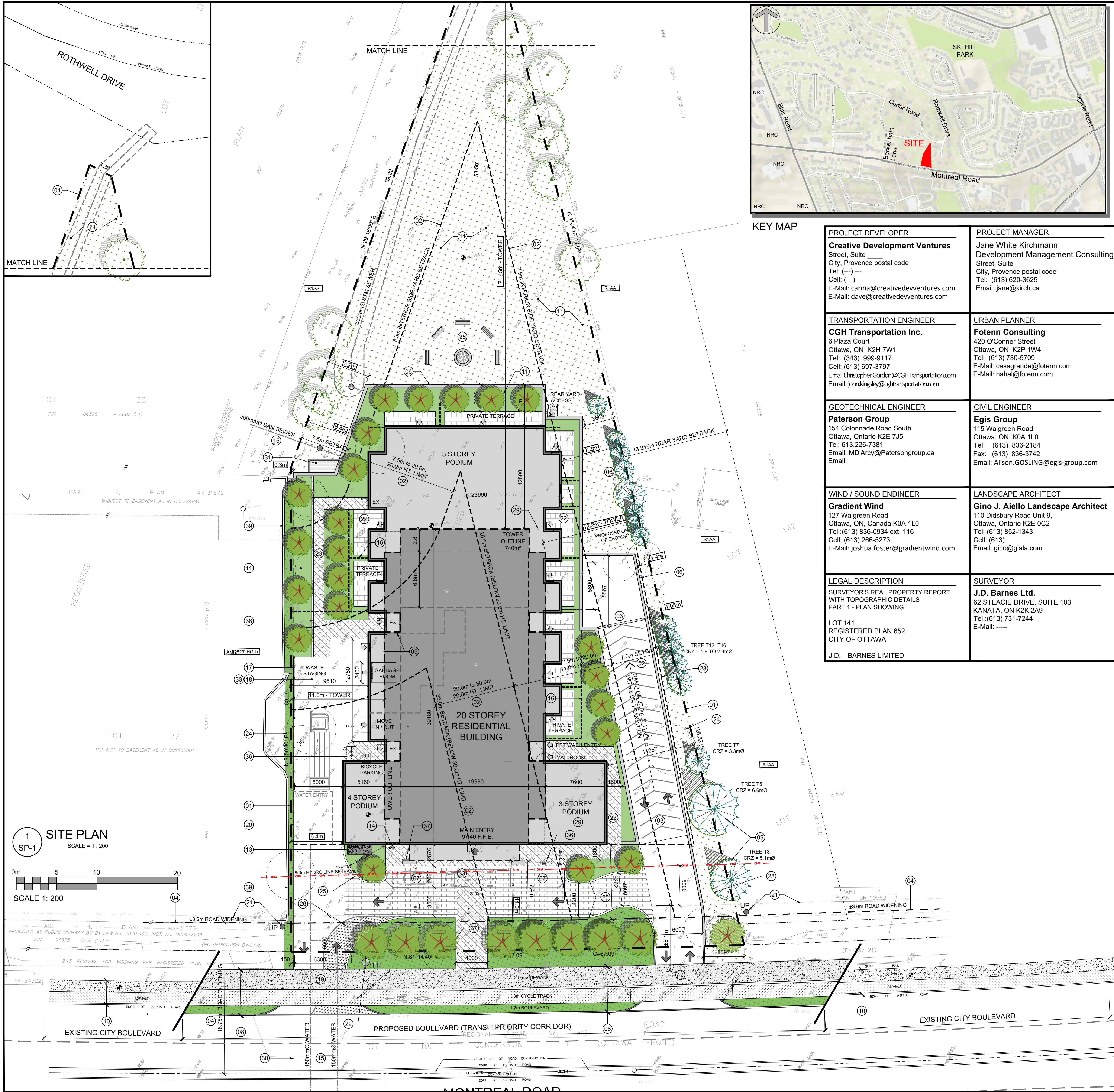




PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	R1A	SITE AREA	0.44 ha.	4,361.3 sq. m.	46,945 sq. ft.
ZONING		REQUIRED		PROVIDED	
ZONE	AM	AM	1 S		
BUILDING HEIGHT - 0m to 20m FROM "R1, R2 & R3" ZONE	11.0m	20 STOREYS / 64.0m			
BUILDING HEIGHT - 20m to 30m FROM "R1 to R4" ZONE	20.0m	20 STOREYS / 64.0m			
BUILDING HEIGHT - AFTER 30m FROM "R1 to R4" ZONE	9 STOREYS / 30.0m	20 STOREYS / 64.0m			
GRADE: TAKEN FROM EXPOSED PARKING GARAGE	94.40m ASL	94.40m ASL			
DENSITY - GFA	n/a	2.75			
FRONT YARD SETBACK	3.0m	11.0m			
INTERIOR YARD SETBACK EAST (MAIN BUILDING) - ABUTTING "R" ZONE	7.5m	7.2m			
INTERIOR YARD SETBACK EAST (PARKING GARAGE) - ABUTTING "R" ZONE	7.5m	1.4m			
INTERIOR YARD SETBACK WEST (MAIN BUILDING) - ABUTTING "R" ZONE	7.5m	8.4m			
INTERIOR YARD SETBACK WEST (PARKING GARAGE) - ABUTTING "R" ZONE	7.5m	5.2m			
INTERIOR YARD SETBACK WEST (MAIN BUILDING) - ABUTTING "AM" ZONE	0.0m	4.6m			
INTERIOR YARD SETBACK WEST (PARKING GARAGE) - ABUTTING "AM" ZONE	0.0m	0.3m			
REAR YARD SETBACK (PARKING GARAGE) - ABUTTING "R" ZONE	7.5m	53.5m			
AMENITY AREA - TOTAL 6.0m ² PER UNIT	1,146.0m ²	2,210.0m ²			
AMENITY AREA - 50% COMMUNAL PER UNIT	573.0m ²	1,105.0m ²			
VEHICLE PARKING - RESIDENTIAL - 1.2 PER UNIT	229	141			
VEHICLE PARKING - VISITOR - 0.2 PER UNIT	38	19			
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	96	134			
ASILE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m			

NOTATION SYMBOLS:

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.

INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.

INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.

DETAIL NUMBER

TITLE

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

PROJECT DEVELOPER

Creative Development Ventures
Street, Suite
City, Province postal code
Tel: (---) ---
Cell: (---) ---
E-Mail: carina@creativdevventures.com
E-Mail: dave@creativdevventures.com

PROJECT MANAGER

Jane White Kirchmann
Development Management Consulting
Street, Suite
City, Province postal code
Tel: (613) 620-3625
Email: jane@kirch.ca

TRANSPORTATION ENGINEER

CGH Transportation Inc.
6 Plaza Court
Ottawa, ON K2H 7W1
Tel: (343) 999-9117
Cell: (613) 697-3797
Email: Christopher.Gordon@CGHTransportation.com
Email: john.karsley@cgtransportation.com

URBAN PLANNER

Fotenn Consulting
420 O'Connor Street
Ottawa, ON K2P 1W4
Tel: (613) 730-5709
E-Mail: casagrande@fotenn.com
E-Mail: nahal@fotenn.com

GEOTECHNICAL ENGINEER

Paterson Group
154 Colonnade Road South
Ottawa, Ontario K2E 7J5
Tel: 613.226-7381
Fax: 613.226-5273
Email: MD@rcy@patersongroup.ca
Email: joshua.foster@gradientwind.com

CIVIL ENGINEER

Egis Group
115 Walgreen Road
Ottawa, ON K0A 1L0
Tel: (613) 836-2184
Cell: (613) 836-3742
Email: Alison.GOSLING@egis-group.com

WIND / SOUND ENGINEER

Gradient Wind
127 Walgreen Road,
Ottawa, ON, Canada K0A 1L0
Tel: (613) 836-0934 ext. 116
Cell: (613) 266-5273
E-Mail: joshua.foster@gradientwind.com

LANDSCAPE ARCHITECT

Gino J. Aiello Landscape Architect
110 Didsbury Road Unit 9,
Ottawa, Ontario K2E 0C2
Tel: (613) 852-1343
Cell: (613)
Email: gino@giala.com

LEGAL DESCRIPTION

SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN SHOWING
LOT 141
REGISTERED PLAN 652
CITY OF OTTAWA
J.D. BARNES LIMITED

SURVEYOR

J.D. Barnes Ltd.
62 STEACIE DRIVE, SUITE 103
KANATA, ON K2K 2A9
Tel: (613) 731-7244
E-Mail: ----

SITE PLAN SYMBOLS:

- SOFT LANDSCAPE PLANTING
- ENTRANCE BOULEVARD / WALKWAYS
- PRIVATE PATIOS
- PAVERS @ TERRACE LEVEL
- PROPOSED CITY BOULEVARD: CONCRETE SIDEWALK & ASPHALT CYCLE TRACK
- BIKE RACK
- MAIN ENTRANCE DOOR
- SERVICE / EXIT DOOR
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- SIAMSESE CONNECTION
- FIRE HYDRANT

BUILDING STATISTICS

GROSS BUILDING - AREA	
(CITY OF OTTAWA DEFINITION)	
PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	574.5 sq. m.
2nd & 3rd FLOOR	2 x 1,096.8 sq. m.
4th FLOOR	2,193.3 sq. m.
5th FLOOR	23,608 sq. ft.
6th - 16th FLOOR - TOWER	11 x 593.6 sq. m.
17th & 18th FLOOR	11 x 638.9 sq. ft.
19th FLOOR	1,055.0 sq. m.
MECHANICAL PENTHOUSE	2 x 568.8 sq. ft.
TOTAL AREA	11,948.1 sq. m.
TOWER FOOTPRINT AREA (NOT INCLUDING BALCONIES / PROJECTIONS)	738.7 sq. m.

UNIT STATISTICS

UNIT	16%	3
STUDIO UNIT	14.7%	28
1 BEDROOM UNIT	40.3%	77
2 BEDROOM UNIT	31.4%	60
2 BEDROOM + DEN UNIT	4.2%	8
3 BEDROOM	7.9%	15
TOTAL		191

CAR PARKING

AREA "C" on SCHEDULE 1A

MINIMUM REQUIRED	
RESIDENCE	- 1.2 PER DWELLING UNIT
VISITOR	- 0.2 PER DWELLING UNIT
TOTAL	267

PROVIDED

RESIDENCE	- 0.73 PER UNIT	141
VISITOR	- 0.1 PER UNIT	19
TOTAL		160

LOCATION

EXTERIOR - SHORT TERM

P3 LEVEL PARKING GARAGE	47
P2 LEVEL PARKING GARAGE	58
P1 LEVEL PARKING GARAGE	52

CAR PARKING

PARKING SPACE TYPE

STANDARD SPACE (2.60 x 5.20)	120
SMALL CAR SPACE (2.40 x 4.60)	33
PARALLEL SPACE - SHORT TERM (2.60 x 6.70)	3
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	2
ELECTRIC VEHICLE SPACE (2.60 x 5.20)	2

BICYCLE PARKING

REQUIRED	
RESIDENCE	- 0.5 PER UNIT (191 UNITS)
TOTAL	96

PROVIDED

EXTERIOR	4
GROUND FLOOR	110
PARKING GARAGE	20
TOTAL	134

AMENITY SPACE

REAR YARD - COMMUNAL =	600.0 sq. m.
AT GRADE TERRACE - PRIVATE =	290.0 sq. m.
4th FLOOR INTERIOR - COMMUNAL =	200.0 sq. m.
4th FLOOR TERRACE - COMMUNAL =	300.0 sq. m.
ROOF TOP AMENITY TERRACE =	100.0 sq. m.
PRIVATE TERRACE =	220.0 sq. m.
PRIVATE BALCONIES =	500.0 sq. m.
TOTAL =	2,210.0 sq. m.
TOTAL COMMUNAL =	1,100.0 sq. m.
REQUIRED - 6.0m ² PER UNIT (191) =	1,146.0 sq. m.
REQUIRED COMMUNAL @ 50% =	573.0 sq. m.

WASTE REQUIREMENT

(191 UNITS)

GARBAGE	- 0.11 PER UNIT	21 YARDS
RECYCLING GMP	- 0.018 PER UNIT	4 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	7 YARDS
COMPOST	- 240L PER 50 UNITS	4

LOT COVERAGE

PAVED SURFACE =	807.3 sq. m.	18.5%
BUILDING FOOTPRINT =	1,294.6 sq. m.	29.7%
LANDSCAPE OPEN SPACE =	2,259.4 sq. m.	51.8%
TOTAL =	4,361.3 sq. m.	100.0%

KEY MAP

1 SITE PLAN

SCALE = 1:200

0m 5 10 20

SCALE 1: 200

PAPER SIZE: ISO Full Bleed B1 (707.00 X 1000.00 MM) LOT DATE: Friday, October 03, 2025 PLOT SCALE: 1:1 PEN STYLE: 0-RLA-MASTER-100%.ctb F:\2024\2405 - 1815 Montreal Rd\01 Design Development\01 Site Plan\2405 SP-2 Site Plan ROW 2025 09 25.dwg DWG #