



PROJECT INFORMATION			
Zoning By-law: 2008-250 Consolidation	AMS (436)	SITE AREA (PURCHASED) 13,158.6 m <sup>2</sup> / 141,638 ft <sup>2</sup>	
		ROW PROTECTION 829.3 m <sup>2</sup> / 8,927 ft <sup>2</sup>	
		SITE AREA (DEVELOPABLE) 12,329.3 m <sup>2</sup> / 132,711 ft <sup>2</sup>	
<b>ZONING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
ZONING	AMS (436)		
DENSITY - THE CUMULATIVE TOTAL GFA MUST NOT EXCEED (MAXIMUM)	1.26 = 15,550m <sup>2</sup>	7.20 = 86,963.2 m <sup>2</sup>	
BUILDING HEIGHT	BUILDING 'A' 25.0m	40 STOREYS / 125.0m	
	BUILDING 'B' 25.0m	34 STOREYS / 107.0m	
	BUILDING 'C' 25.0m	28 STOREYS / 89.0m	
	BUILDING 'D' 25.0m	34 STOREYS / 107.0m	
TOWER FOOTPRINT (GUIDELINE ONLY) NOT INCLUDES BALCONIES	750m <sup>2</sup>	787m <sup>2</sup>	
TOWER SEPARATION (GUIDELINE ONLY)	23.0m	23.2m	
FRONT YARD SETBACK	0.0m	17.2m	
INTERIOR SIDE YARD SETBACK (WEST & EAST SIDE)	0.0m	1.8m / 6.5m	
REAR YARD SETBACK (MIXED USE BUILDING)	7.5m	13.2m	
PARKLAND SETBACK (ABOVE GRADE ONLY)	3.0m	5.0m	
TOTAL RESIDENTIAL UNIT COUNT	1,251	1,251	
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	602	814	
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.2 PER UNIT: MAX. 30 PER	113	113	
PARKING - COMMERCIAL (VARIES WITH USE) - 1.25 TO 10.0 PER 100m <sup>2</sup> GFA	12 - 80	24	
PARKING - RESIDENTIAL MAXIMUM: 1.75 PER UNIT	2,189	n/a	
PARKING - COMMERCIAL RETAIL ONLY MAXIMUM: 3.6 PER 100m <sup>2</sup> GFA	34	n/a	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	631	631	
BICYCLE PARKING - COMMERCIAL - 1 PER 250m <sup>2</sup> GFA	5	5	
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m	
AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>	7,506m <sup>2</sup>	10,640m <sup>2</sup>	
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m <sup>2</sup>	3,753m <sup>2</sup>	6,940m <sup>2</sup>	
PARKLAND DEDICATION AREA - 10% LOT AREA	1,232.0m <sup>2</sup>	1,148.0m <sup>2</sup>	
<b>CAR PARKING</b>	<b>AREA 'A'</b>	<b>BUILDING STATISTICS</b>	
<b>MINIMUM REQUIRED</b>		<b>BUILDING 'A' - 40 Storeys</b>	
RESIDENCE (AFTER 12 UNITS) - 0.5 PER DWELLING UNIT	602	GROSS BUILDING AREA 24,807.3 m <sup>2</sup> / 267,024 ft <sup>2</sup>	
VISITOR (AFTER 12 UNITS) - 0.1 PER DWELLING UNIT	113	GROSS BUILDING AREA (GFA IS BASED ON 75% CONSTRUCTION AREA) 342,538 ft <sup>2</sup> / 31,804.2 m <sup>2</sup>	
COMM. USE (UNITS OVER 350m <sup>2</sup> ) - 1.25 TO 10.0 PER 100m <sup>2</sup> GFA	24	TOWER FOOTPRINT 787.0 m <sup>2</sup> / 8,467 ft <sup>2</sup>	
TOTAL	739	UNIT COUNT 370	
<b>MAXIMUM PERMITTED</b>		VEHICLE PARKING 270	
RESIDENCE + VISITOR - 1.75 PER DWELLING UNIT	2,189	BICYCLE PARKING 187	
COMM. USE - 3.6 PER 100m <sup>2</sup> GFA	34	COMMERCIAL AREA 257.0 m <sup>2</sup> / 2,770 ft <sup>2</sup>	
TOTAL	2,223		
<b>PROVIDED</b>		<b>BUILDING 'B' - 34 Storeys</b>	
RESIDENCE - 0.63 PER DWELLING UNIT	790	GROSS BUILDING AREA 20,553.0 m <sup>2</sup> / 221,231 ft <sup>2</sup>	
VISITOR - 0.2 PER DWELLING UNIT	113	GROSS BUILDING AREA (GFA IS BASED ON 75% CONSTRUCTION AREA) 283,620 ft <sup>2</sup> / 26,350.0 m <sup>2</sup>	
COMM. USE - 2.5 TO 10 PER 100m <sup>2</sup> GFA	14	TOWER FOOTPRINT 788.0 m <sup>2</sup> / 8,267 ft <sup>2</sup>	
TOTAL	927	UNIT COUNT 307	
<b>LOCATION</b>		VEHICLE PARKING 178	
BUILDING 'A' U/G GARAGE	270	BICYCLE PARKING 157	
BUILDING 'B' U/G GARAGE	178	COMMERCIAL AREA 680.8 m <sup>2</sup> / 7,328 ft <sup>2</sup>	
BUILDING 'C' U/G GARAGE	205		
BUILDING 'D' U/G GARAGE	274	<b>BUILDING 'C' - 28 Storeys</b>	
SURFACE PARKING	0	TOTAL BUILDING AREA 21,929.4 m <sup>2</sup> / 236,046 ft <sup>2</sup>	
TOTAL	952	GROSS BUILDING AREA (GFA IS BASED ON 75% CONSTRUCTION AREA) 184,116 ft <sup>2</sup> / 17,104.9 m <sup>2</sup>	
<b>BICYCLE PARKING</b>		TOWER FOOTPRINT 788.0 m <sup>2</sup> / 8,267 ft <sup>2</sup>	
<b>REQUIRED</b>		UNIT COUNT 244	
RESIDENCE - 0.5 PER UNIT	626	VEHICLE PARKING - RESIDENTIAL ONLY 205	
COMMERCIAL - 1 PER 250m <sup>2</sup> GFA (938 m <sup>2</sup> )	5	BICYCLE PARKING 122	
TOTAL	631		
<b>PROVIDED</b>		<b>BUILDING 'D' - 34 Storeys</b>	
RESIDENCE - 0.5 PER UNIT	626	TOTAL AREA (GFA IS BASED ON 75% CONSTRUCTION AREA) 30,658.4 m <sup>2</sup> / 331,910 ft <sup>2</sup>	
COMMERCIAL	10	TOWER FOOTPRINT 787.0 m <sup>2</sup> / 8,467 ft <sup>2</sup>	
SHORT TERM AT GRADE	14	UNIT COUNT 244	
TOTAL	650	VEHICLE PARKING - RESIDENTIAL ONLY 205	
<b>AMENITY SPACE</b>		BICYCLE PARKING 165	
PHASE 1 BUILDING 'A' PRIVATE BALCONIES =	1,800 m <sup>2</sup>		
PHASE 1 BUILDING 'A' COMMUNAL INTERIOR =	1,000 m <sup>2</sup>		
PHASE 2 BUILDING 'C' PRIVATE BALCONIES =	200 m <sup>2</sup>		
PHASE 2 BUILDING 'C' COMMUNAL INTERIOR =	2,700 m <sup>2</sup>		
PHASE 2 BUILDING 'C' COMMUNAL EXTERIOR =	1,500 m <sup>2</sup>		
PHASE 2 BUILDING 'D' PRIVATE BALCONIES =	1,500 m <sup>2</sup>		
PHASE 2 BUILDING 'D' COMMUNAL INTERIOR =	1,300 m <sup>2</sup>		
PHASE 3 BUILDING 'D' COMMUNAL EXTERIOR =	200 m <sup>2</sup>		
PHASE 3 BUILDING 'B' PRIVATE BALCONIES =	200 m <sup>2</sup>		
PHASE 3 BUILDING 'B' COMMUNAL INTERIOR =	1,300 m <sup>2</sup>		
PHASE 3 BUILDING 'B' COMMUNAL EXTERIOR =	100 m <sup>2</sup>		
TOTAL =	10,640 m <sup>2</sup>		
TOTAL COMMUNAL =	6,940 m <sup>2</sup>		
REQUIRED - 6.0m <sup>2</sup> PER UNIT (1,251) =	7,506 m <sup>2</sup>		
REQUIRED COMMUNAL @ 50% =	3,753 m <sup>2</sup>		
<b>LOT COVERAGE</b>	<b>SITE AREA EXCLUDES</b>	<b>LOT PHASING AREA</b>	
BUILDING FOOTPRINT 'A' =	1,865.8 m <sup>2</sup> 8.85%	PHASE 1: BUILDING 'A' =	2,871.1 m <sup>2</sup> 24.12%
BUILDING FOOTPRINT 'B' =	985.4 m <sup>2</sup> 8.20%	PHASE 2: BUILDING 'C' & 'D' =	5,644.2 m <sup>2</sup> 45.85%
BUILDING FOOTPRINT 'C' =	1,003.2 m <sup>2</sup> 8.14%	PHASE 3: BUILDING 'B' =	2,604.7 m <sup>2</sup> 21.16%
BUILDING FOOTPRINT 'D' =	1,510.0 m <sup>2</sup> 12.28%	PARKLAND DEDICATION =	1,109.0 m <sup>2</sup> 9.00%
DRIVING SURFACE =	1,896.3 m <sup>2</sup> 15.72%	TOTAL =	12,329.3 m <sup>2</sup> 100.00%
LANDSCAPE SURFACE =	4,519.6 m <sup>2</sup> 36.61%		
POPS =	200.0 m <sup>2</sup> 1.62%		
PARKLAND DEDICATION =	1,109.0 m <sup>2</sup> 9.00%		
TOTAL =	12,329.3 m <sup>2</sup> 100.00%		
		<b>UNIT MIX</b>	
		STUDIO UNIT	0
		1 BEDROOM UNIT	68
		1 BEDROOM + UNIT	154
		2 BEDROOM UNIT	142
		2 BEDROOM + UNIT	6
		TOTAL UNITS	370
		BLDG. 'A' COMMERCIAL AREA	257.3 sq. m.
		BLDG. 'B' COMMERCIAL AREA	2,770 sq. ft.
			680.8 sq. ft.
			7,328 sq. ft.

**1 OVERALL SITE PLAN**  
SP-1  
SCALE: 1 : 250

PAPER SIZE: ISO\_B1 (707.00 x 1000.00 MM) | PLOT DATE: Thursday, March 26, 2026 | PLOT SCALE: 1:1

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<b>WIND / SOUND ENGINEER</b> <b>Gradient Wind</b> 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel.: (613) 836-0934 ext. 116 Cell: (343) 643-0026 E-Mail: david.huitema@gradientwind.com E-Mail: joshua.foster@gradientwind.com	<b>TRANSPORTATION ENGINEER</b> <b>Stantec Geomatics Ltd.</b> 400-1331 Clyde Avenue Nepean, ON K2C 3G4 Tel: (613) 722-4420 E-Mail: stantec.com www.stantec.com	<b>SURVEYOR</b> <b>Stantec Geomatics Ltd.</b> 400-1331 Clyde Avenue Nepean, ON K2C 3G4 Tel: (613) 722-4420 E-Mail: stantec.com www.stantec.com	<b>LEGAL DESCRIPTION</b> PLAN OF SURVEY OF PART OF LOT 'N' CONCESSION 'A' (GEOGRAPHIC TOWNSHIP OF NEPEAN) CITY OF OTTAWA Stantec Geomatics Ltd. ONTARIO LAND SURVEYORS	<b>CONSTRUCTION MANAGER</b> <b>Vuze Construction</b> Street, City Quebec, ###-### Tel: (819) 664-1195 Email: mchenier@vuzeconstruction.com

**BERTONE**

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**1345 BASELINE ROAD**

OTTAWA ONTARIO

**SITE PLAN**  
**ULTIMATE CONDITION**

DRAWN: R.V. | CHECKED: K.R.  
SCALE: 1:250 | SHEET No. SP-1  
PROJECT No. 2505

DWG #

D07-12-25-