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LEGAL DESCRIPTION
 TOPOGRAPHIC PLAN OF SURVEY OF
 LOT 6 AND
 PART OF LOTS 5, 7, 8, 9, 10, 11 & 12
 REGISTERED PLAN 310501
 & PART OF LOTS 5, 6, 7, 8 & 9
 REGISTERED PLAN 310509
 CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023

SITE PLAN LEGEND

- UNIT PAVERS SURFACE
- PRIVATE TERRACE
- NEW CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- SOFT LANDSCAPING
- PARKLAND DEDICATION
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- RESIDENTIAL / COMMERCIAL DOOR
- PROPERTY LINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

PROJECT INFORMATION	
Zoning By-law 2008-250 Consolidation	GM R1FF
SITE AREA	1.57 ha, 15,688.6 sq. m, 188,870 sq. ft.
ZONING	REQUIRED
BUILDING HEIGHT	18.0m
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m
DENSITY - MAXIMUM FLOOR SPACE INDEX (FULL SITE)	2.0 = 28,588.8 sq. m
TOWER SEPARATION	23.0m
TOWER FOOTPRINT	750m ²
FRONT YARD SETBACK	3.0m
INTERIOR SIDE YARD SETBACK	5.0m
REAR YARD SETBACK	3.0m
MINIMUM WIDTH OF LANDSCAPE AREA (ABUTTING A STREET OR RESIDENTIAL ZONE)	3.0m
MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT	3.0m
TOTAL RESIDENTIAL UNIT COUNT	-
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	154
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT	30
PARKING - COMM. MEDICAL (UNDER 500m ² GFA NOT REQUIRED) - 2 PER 100m ² GFA	9
PARKING - COMM. OFFICE - 1 PER 100m ² GFA	2
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	160
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA	3
AMENITY AREA - TOTAL PER UNIT - 6.0m ²	1,920.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	960.0m ²
PROVIDED	REQUIRED
24 STOREYS / 78.0m	18.0m
4.0m	0.0m
4.6 = 64,056.5 sq. m	2.0 = 28,588.8 sq. m
902m ²	750m ²
6.5m	3.0m
6.5m	3.0m
6.5m	3.0m
328	-
320	154
30	30
9	9
2	2
320	160
8	3
2,770m ²	1,920m ²
1,320m ²	960m ²
SITE STATISTICS	
GROSS BUILDING - AREA	
EXISTING PLAZA - BASELINE	1,807.9 sq. m, 19,460 sq. ft.
EXISTING PLAZA - FISHER	925.3 sq. m, 9,980 sq. ft.
PROPOSED TOWER 'A'	20,136.9 sq. m, 216,752 sq. ft.
TOTAL AREA	22,870.0 sq. m, 246,172 sq. ft.
PARKING SPACE PROVIDED	
COMMERCIAL RESTAURANT - 5 PER 100m ² GFA	46
COMMERCIAL MEDICAL - 2 PER 100m ² GFA	14
COMMERCIAL BANK - 1.25 PER 100m ² GFA	4
COMMERCIAL RETAIL - 1.25 PER 100m ² GFA	5
COMMERCIAL P.S.B. - 1.25 PER 100m ² GFA	5
TOTAL (EXISTING PLAZA)	138
PROPOSED TOWER 'A'	370
BICYCLE SPACE PROVIDED	
EXISTING PLAZA - BASELINE	6
EXISTING PLAZA - FISHER	2
PROPOSED TOWER 'A'	329
TOTAL	336
LOT COVERAGE	
EXISTING PLAZA - BASELINE	2,260.3m ² 14.4%
EXISTING PLAZA - FISHER	1,158.7m ² 7.4%
PROPOSED TOWER 'A'	1,723.7m ² 11.0%
PAVED SURFACE	5,634.1m ² 35.9%
LANDSCAPE OPEN SPACE	4,915.8m ² 31.3%
TOTAL	15,688.6m ² 100.0%
BUILDING STATISTICS - PHASE 1	
GROSS BUILDING - AREA	
PARKING LEVEL	0.0 sq. m, 0.00 sq. ft.
GROUND FLOOR	474.6 + 458.8 sq. m, 5,109 + 4,908 sq. ft.
2nd FLOOR	1,691.2 sq. m, 18,204 sq. ft.
3rd FLOOR	1,692.0 sq. m, 18,212 sq. ft.
4th FLOOR	1,687.7 sq. m, 18,186 sq. ft.
5th FLOOR	393.1 sq. m, 4,231 sq. ft.
6th - 20th FLOOR - TOWER	15 x 745.2 sq. m, 1,604.8 sq. m, 15 x 8,000 sq. ft., 120,000 sq. ft.
21st & 22nd FLOOR	2 x 697.8 sq. m, 14,376 sq. ft.
23rd & 24th FLOOR	2 x 629.2 sq. m, 1,268.5 sq. ft.
25th & 26th FLOOR	2 x 677.3 sq. m, 1,354.6 sq. ft.
TOTAL AREA	20,136.9 sq. m, 216,752 sq. ft.
TOWER FOOTPRINT AREA (BALCONIES NOT INCLUDED)	9,709 sq. ft.
UNIT STATISTICS	
STUDIO UNIT	5.3%
1 BEDROOM UNIT	50.6%
2 BEDROOM UNIT	41.6%
3 BEDROOM	2.2%
TOTAL	320
COMMERCIAL MEDICAL / OFFICE	674.9 sq. m, 7,285 sq. ft.
CAR PARKING AREA 'X' on SCHEDULE 1A	
MINIMUM REQUIRED	
RESIDENCE (AFTER 12 UNITS) - 0.5 PER DWELLING UNIT	154
VISITOR (AFTER 12 UNITS) - 0.1 PER DWELLING UNIT	30
COMM. MEDICAL FACILITY - 2 PER 100m ² OF GFA	9
COMM. OFFICE (ABOVE THE FIRST FLOOR) - 1 PER 100m ² OF GFA	2
TOTAL	186
MAXIMUM REQUIRED	
RESIDENCE - 1.75 PER DWELLING UNIT	560
COMM. MEDICAL FACILITY - 5 PER 100m ² OF GFA	24
COMM. OFFICE (ABOVE THE FIRST FLOOR) - 2.7 PER 100m ² OF GFA	7
TOTAL	591
PROVIDED	
RESIDENCE - 1.0 PER UNIT	328
COMM. MEDICAL FACILITY - 0.1 PER UNIT (MAX. 30)	30
COMM. MEDICAL FACILITY - 2 PER 100m ² OF GFA	9
COMM. OFFICE (ABOVE THE FIRST FLOOR) - 1 PER 100m ² OF GFA	3
TOTAL	370
EXTERIOR	970
PARKING GARAGE	361
BICYCLE PARKING	
REQUIRED	
RESIDENCE - 0.5 PER UNIT (320 UNITS)	160
COMM. MEDICAL - 1.0 PER 250m ² OF G.F.A.	2
COMM. OFFICE - 1.0 PER 250m ² OF G.F.A.	1
TOTAL	163
PROVIDED	
EXTERIOR	8
PARKING GARAGE	328
TOTAL	328
AMENITY SPACE	
EXTERIOR AT GRADE - PRIVATE =	150.0 sq. m.
EXTERIOR AT GRADE - COMMUNAL =	400.0 sq. m.
5th FLOOR INTERIOR COMMUNAL =	370.0 sq. m.
5th FLOOR COMMUNAL TERRACE =	300.0 sq. m.
ROOF TOP COMMUNAL TERRACE =	100.0 sq. m.
ROOF TOP AMENITY ROOM =	130.0 sq. m.
PRIVATE TERRACE =	100.0 sq. m.
PRIVATE BALCONIES =	1,200.0 sq. m.
TOTAL =	2,750.0 sq. m.
TOTAL COMMUNAL =	1,300.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (320) =	1,920.0 sq. m.
REQUIRED COMMUNAL @ 50% =	660.0 sq. m.
WASTE REQUIREMENT (320 UNITS)	
GARBAGE - 0.11 PER UNIT	36 YARDS
RECYCLING GMP - 0.018 PER UNIT	6 YARDS
RECYCLING FIBER - 0.038 PER UNIT	12 YARDS
COMPOST - 240L PER 50 UNITS	7
LAND PHASE AREA	
PHASE 1 - BUILDING 'A' =	3,519.2 sq. m, 22.43%
PHASE 1 PARKLAND =	352.0 sq. m, 2.24%
FUTURE PHASES - EX. PLAZA =	10,900.4 sq. m, 69.48%
FUTURE PHASES PARKLAND =	917.0 sq. m, 5.85%
TOTAL =	15,688.6 sq. m, 100.00%

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

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.

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NOTATION SYMBOLS:

- 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 A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR OWNER / CONSULTANT REVIEW	Apr. 13, 23
2	ISSUED FOR SPC APPLICATION	June 09, 23
3	REVISED AS PER ROUND 1 SPC COMMENTS	Sept. 29, 23

ARCHITECT:
RODERICK LAHEY ARCHITECT INC.
 56 Beech Street, Ottawa, Ontario K1S 3J6
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PROJECT TITLE:
780 Baseline Road
PHASE 1

CITY: OTTAWA **PROVINCE:** ONTARIO

SHEET TITLE:
SITE PLAN PHASE 1

DRAWN: RV **CHECKED:** T.Z.

SCALE: 1:350 **SHEET No.:** SP-2

PROJECT No.: 2131