



PROJECT INFORMATION

Zoning By-law 2006-250 Consolidation	RIAA	SITE AREA	0.44 ha	4,361.3 sq. m	46,965 sq. ft.
ZONING	REQUIRED	PROVIDED			
ZONE	AM	AM	S		
BUILDING HEIGHT - 0m to 20m FROM "R1, R2 & R3" ZONE	11.0m	21 STOREYS / 68.0m			
BUILDING HEIGHT - 20m to 30m FROM "R1 to R4" ZONE	20.0m	21 STOREYS / 68.0m			
BUILDING HEIGHT - AFTER 30m FROM "R1 to R4" ZONE	9 STOREYS / 30.0m	21 STOREYS / 68.0m			
GRADE - TAKEN FROM EXPOSED PARKING GARAGE	94.40m ASL	94.40m ASL			
DENSITY - GFA	n/a	n/a			
FRONT YARD SETBACK	3.0m	11.0m			
INTERIOR YARD SETBACK EAST (MAIN BUILDING) - ABUTTING "R" ZONE	7.5m	7.2m			
INTERIOR YARD SETBACK WEST (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			
REAR YARD SETBACK (PARKING GARAGE) - ABUTTING "AM" ZONE	1,146.0m ²	2,385.0m ²			
AMENITY AREA - TOTAL 6.0m ² PER UNIT	573.0m ²	1,275.0m ²			
AMENITY AREA - 50% COMMUNAL PER UNIT	229	141			
VEHICLE PARKING - RESIDENTIAL - 1.2 PER UNIT	38	19			
VEHICLE PARKING - VISITOR - 0.2 PER UNIT	96	156			
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	6.0m / 6.7m	6.0m			
ASILE & DRIVEWAY MINIMUM / MAXIMUM WIDTH					

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 SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

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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 STACEE 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 SEPARATIONS)	
PARKING LEVEL	0.0 sq. m		
GROUND FLOOR	574.5 sq. m		
2nd & 3rd FLOOR	2 x 1,096.6 sq. m	2,193.3 sq. m	
4th FLOOR	2 x 1,184.4 sq. m	2,368.8 sq. m	
5th FLOOR	539.8 sq. m	5,810 sq. m	
6th - 16th FLOOR - TOWER	11 x 953.6 sq. m	6,529.1 sq. m	
17th & 18th FLOOR	11 x 639.9 sq. m	70,279 sq. m	
19th FLOOR	2 x 529.6 sq. m	1,059.3 sq. m	
20th AMENITY / MECHANICAL PENTHOUSE	2 x 5.683 sq. ft.	11,366 sq. ft.	
TOTAL AREA	11,948.1 sq. m	128,608 sq. m	
TOWER FOOTPRINT AREA (NOT INCLUDING BALCONIES / PROJECTIONS)	738.7 sq. m	7,951 sq. m	

UNIT STATISTICS

STUDIO UNIT	1.6%	3
1 BEDROOM UNIT	14.7%	28
1 BEDROOM + DEN UNIT	40.3%	77
2 BEDROOM UNIT	31.4%	60
2 BEDROOM + DEN UNIT	4.2%	8
3 BEDROOM	7.9%	15
TOTAL		191

- ### DRAWING NOTES
- PROPERTY LINE
 - AM ZONING BUILDING SETBACK LINES
 - HEATED RAMP TO U/G GARAGE WITH TRENCH DRAIN
 - PROPOSED 37.5m R.O.W.
 - OUTLINE OF TOWER ABOVE
 - OUTLINE OF PARKING GARAGE
 - SHORT TERM LAY-BY PARKING
 - FUTURE PROPOSED CITY SIDEWALK & CYCLE TRACK AS PER TRANSIT PRIORITY CORRIDOR DESIGN
 - EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
 - EX. SIDEWALK & ASPHALT BOULEVARD TO REMAIN
 - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
 - BELOW GRADE CISTERN IN PARKING GARAGE
 - 1.2 X 3.0 CONCRETE PAD FOR GAS EQUIPMENT WITH BOLLARDS AS REQUIRED (GAS BLOW OFF)
 - SIAMSESE CONNECTION
 - PROPOSED UTILITIES, SEE CIVIL
 - PRIVACY SCREEN / GATE
 - 2.1m HT. SOLID WOOD PRIVACY FENCE
 - TEMPORARY SNOW STORAGE
 - CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY, SEE CITY DETAIL SC 7.1
 - 150mm HT CONCRETE BARRIER CURB
 - EXISTING HYDRO POLE & OVERHEAD WIRES
 - FIRE HYDRANT
 - UNIT PAVEMENT
 - EXISTING TREE TO BE REMOVED
 - FLUSH CURB AROUND ENTRY AREA
 - MOUNTABLE APRON
 - EXISTING UTILITY POLE
 - TREE / HEDGE PROTECTION ZONE
 - BALCONY ABOVE
 - 6.0m WIDE FIRE ROUTE
 - METAL GRATE - INTAKE / EXHAUST AIR SHAFT
 - PRIVATE TERRACES AT GROUND LEVEL
 - ACCESSIBLE PASSENGER LOADING AREA
 - GARBAGE BIN PICKUP AREA
 - FIRE PIT WITH SEATING
 - SURFACE MOUNTED BIKE RACK
 - BENCH - SEE LANDSCAPE
 - TRENCH DRAIN - SEE CIVIL
 - RETAINING WALL ON NEIGHBORING PROPERTY

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	-0.72 PER UNIT
VISITOR	-0.1 PER UNIT
TOTAL	160

LOCATION

EXTERIOR - SHORT TERM	3
P3 LEVEL PARKING GARAGE	47
P2 LEVEL PARKING GARAGE	58
P1 LEVEL PARKING GARAGE	52

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBLA APPLICATION	2024 12 13
2	ISSUED FOR OWNER / CONSULTANT REVIEW	2024 12 03
3	ISSUED FOR OWNER / CONSULTANT REVIEW	2024 10 25
4	ISSUED FOR OWNER / CONSULTANT REVIEW	2024 09 03
5	ISSUED FOR OPA / ZBLA PRE-CONSULT APP	2024 08 20
6	DESCRIPTION	DATE

ARCHITECT SEAL: **OTARIO ASSOCIATION OF ARCHITECTS**

CLIENT: **CREATIVE DEV VENTURES**

ARCHITECT: **rla/architecture**

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PROJECT TITLE: **1815 MONTREAL ROAD**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: R.V. CHECKED: S.S.

SCALE: 1:200 SHEET No. **SP-1**

PROJECT No. **2405**