



1649 MONTREAL ROAD

ZONING AMENDMENT: MAY 2021

RODERICKLAHEY
ARCHITECT INC

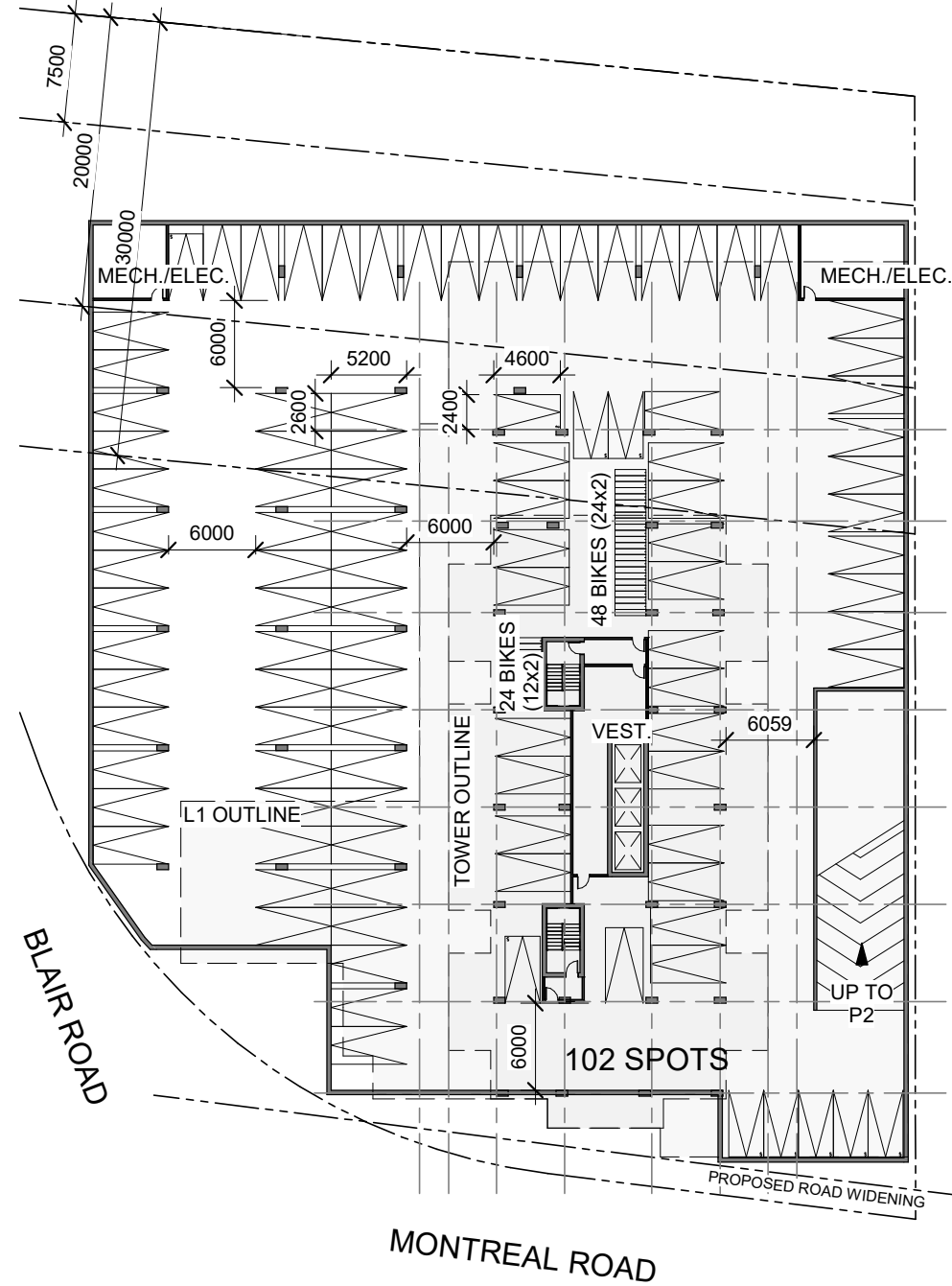


BERTONE
BERTONE DEVELOPMENT
CORPORATION

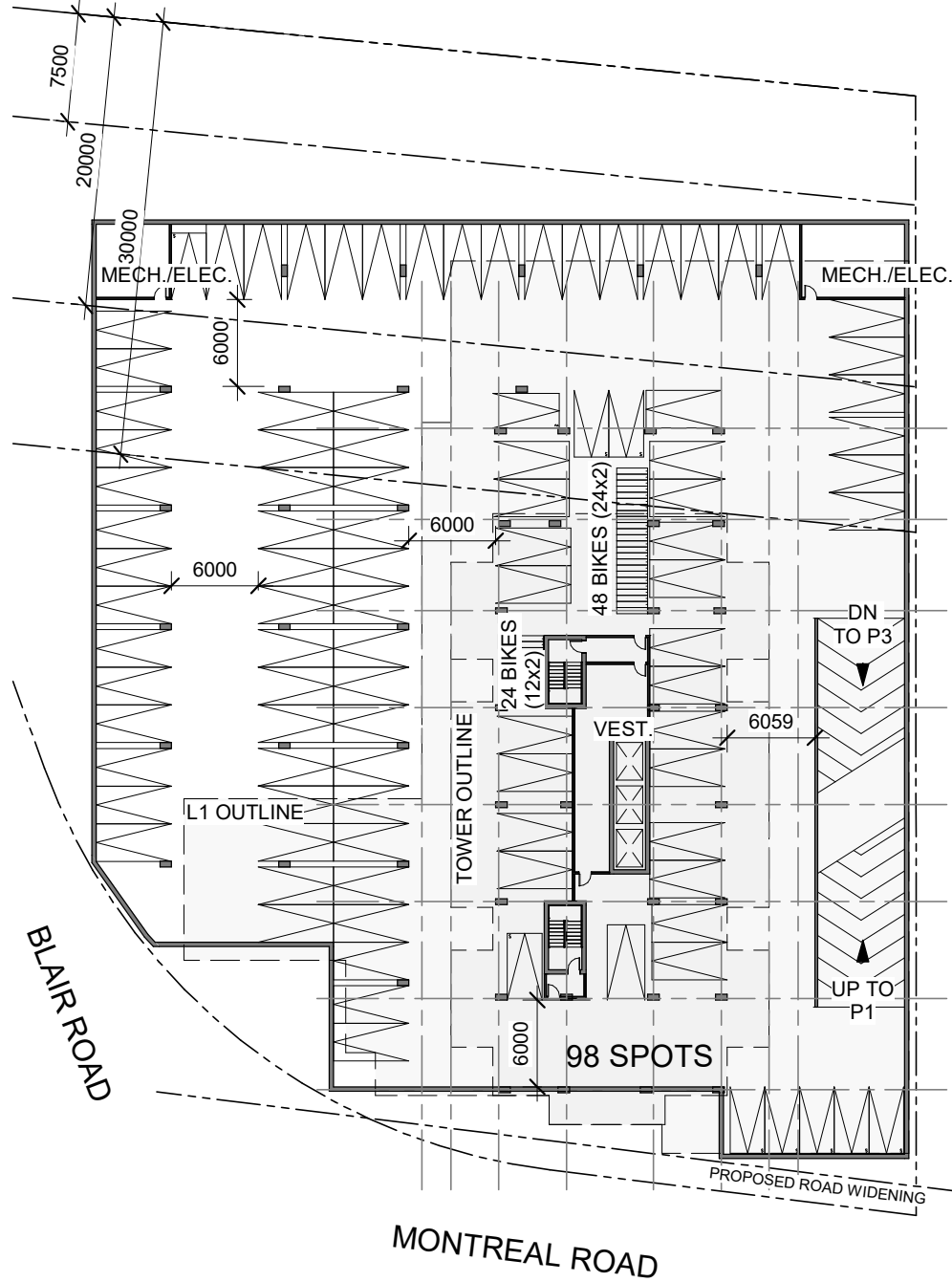


DEVELOPMENT SUMMARY:		
ZONING	AM10[2199]	Arterial Mainstreet Zone
SITE AREA	4,903 sq m	(52,775.45) sq ft
BUILDING STATISTICS:		
PROPOSED GFA (Construction Area)	24012.8 sq m	(258,472) sq ft
PROPOSED FSI (CITY OF OTTAWA'S DEFINITION)		
BUILDING HEIGHT	26 STOREYS	(88m FROM AVERAGE GRADE)
TOTAL UNITS	1 BEDROOM UNITS = 79 (32.5%) 2 BEDROOM UNITS = 169 (67.5%)	243 DUs
COMMERCIAL AREA (ON GROUND FLOOR)	773 sq m	8,320 sq ft
TOWER FLOOR PLATE	827.3 sq m	8,905 sq ft
CAR PARKING:		
REQUIRED		
RESIDENTS	@ 1.0 PER UNIT	243
VISITORS	@ 0.2 PER UNIT	49
COMMERCIAL AREA (RESTAURANT)	@ 10 PER 100 sq m of GFA	77
TOTAL		369
PROVIDED (3 Levels)		
SURFACE PARKING SPACES		9
LEVEL P1 PARKING SPACES		98
LEVEL P2 PARKING SPACES		98
LEVEL P3 PARKING SPACES		102
TOTAL		307

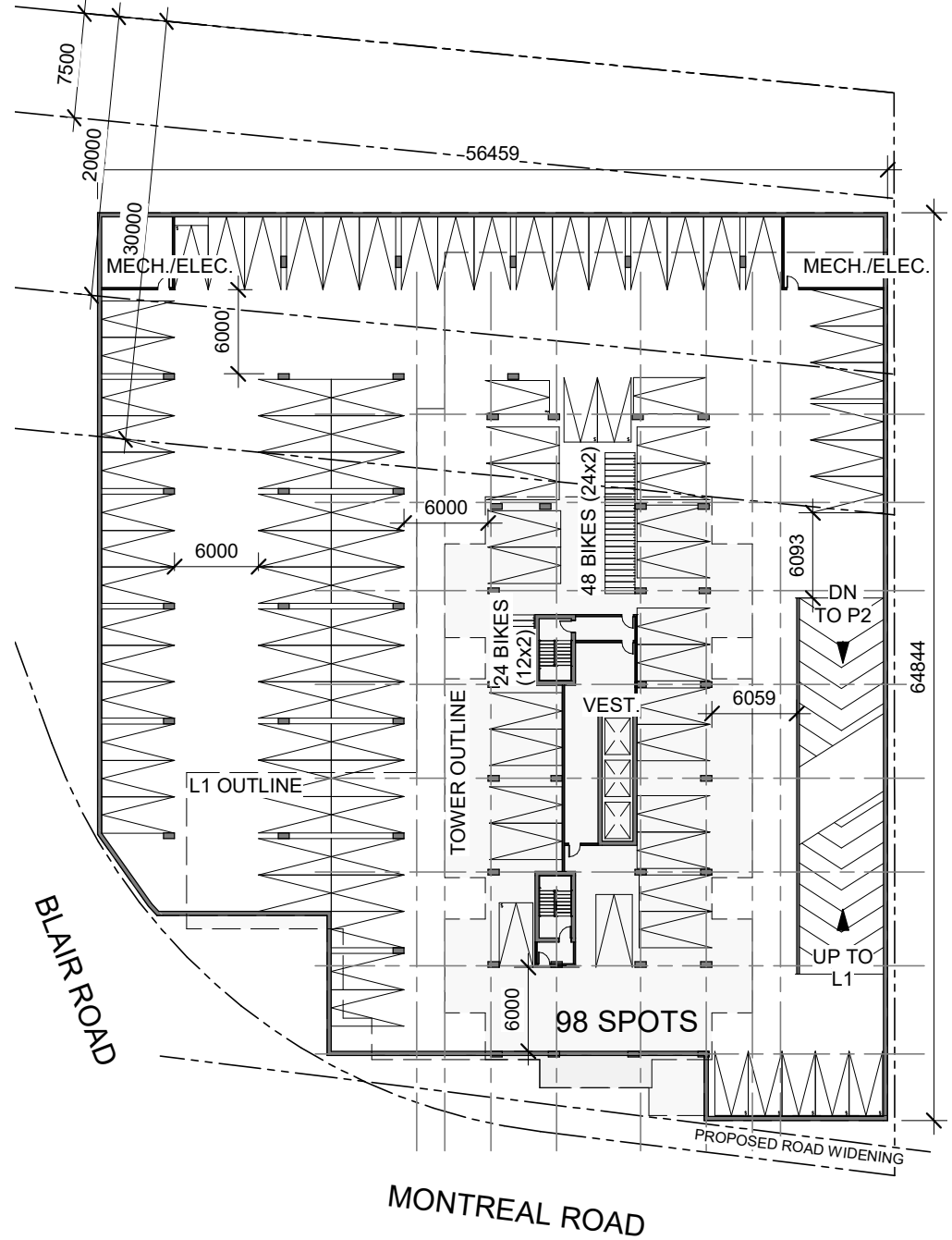




P3 - FLOOR PLAN

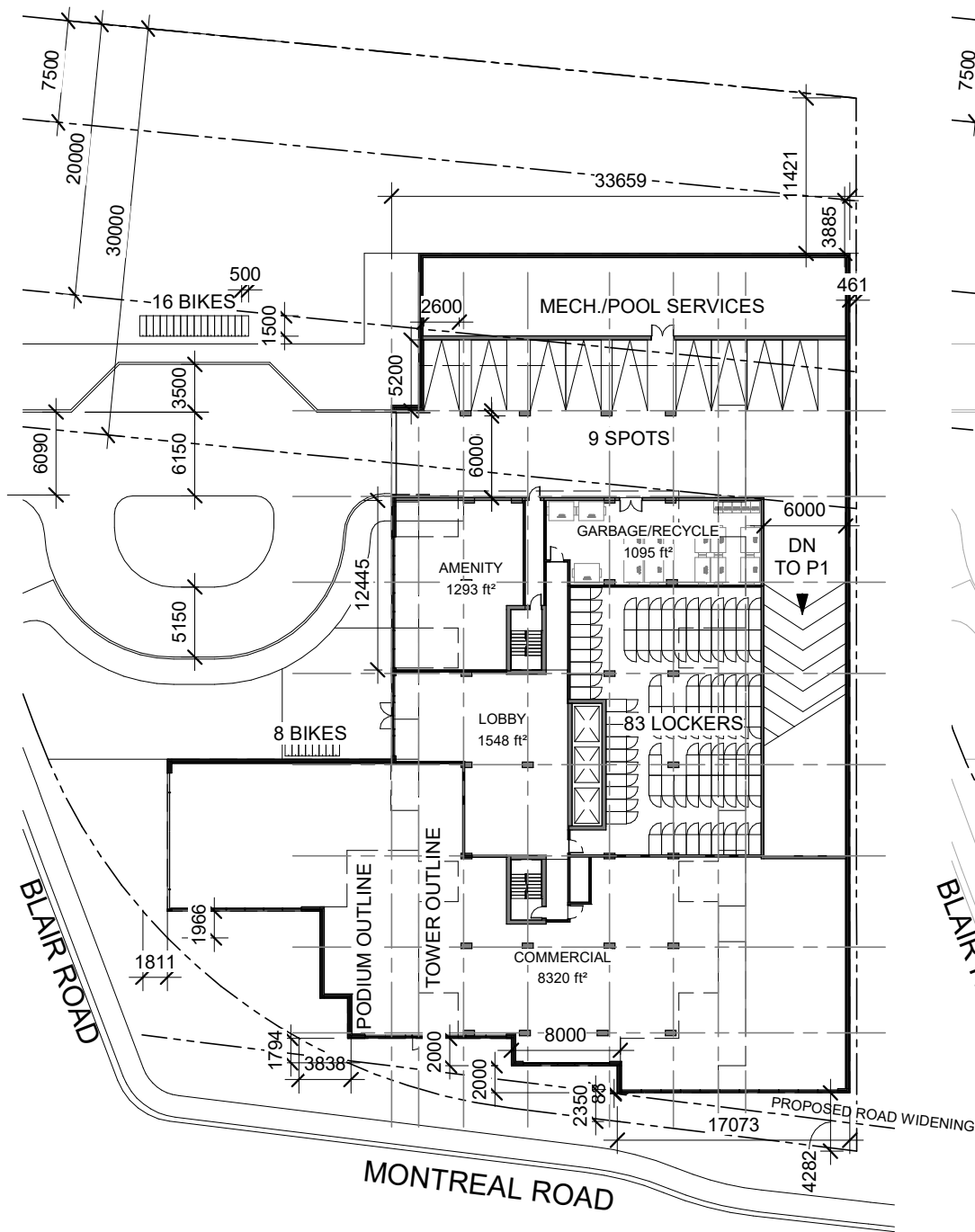


P2 - FLOOR PLAN

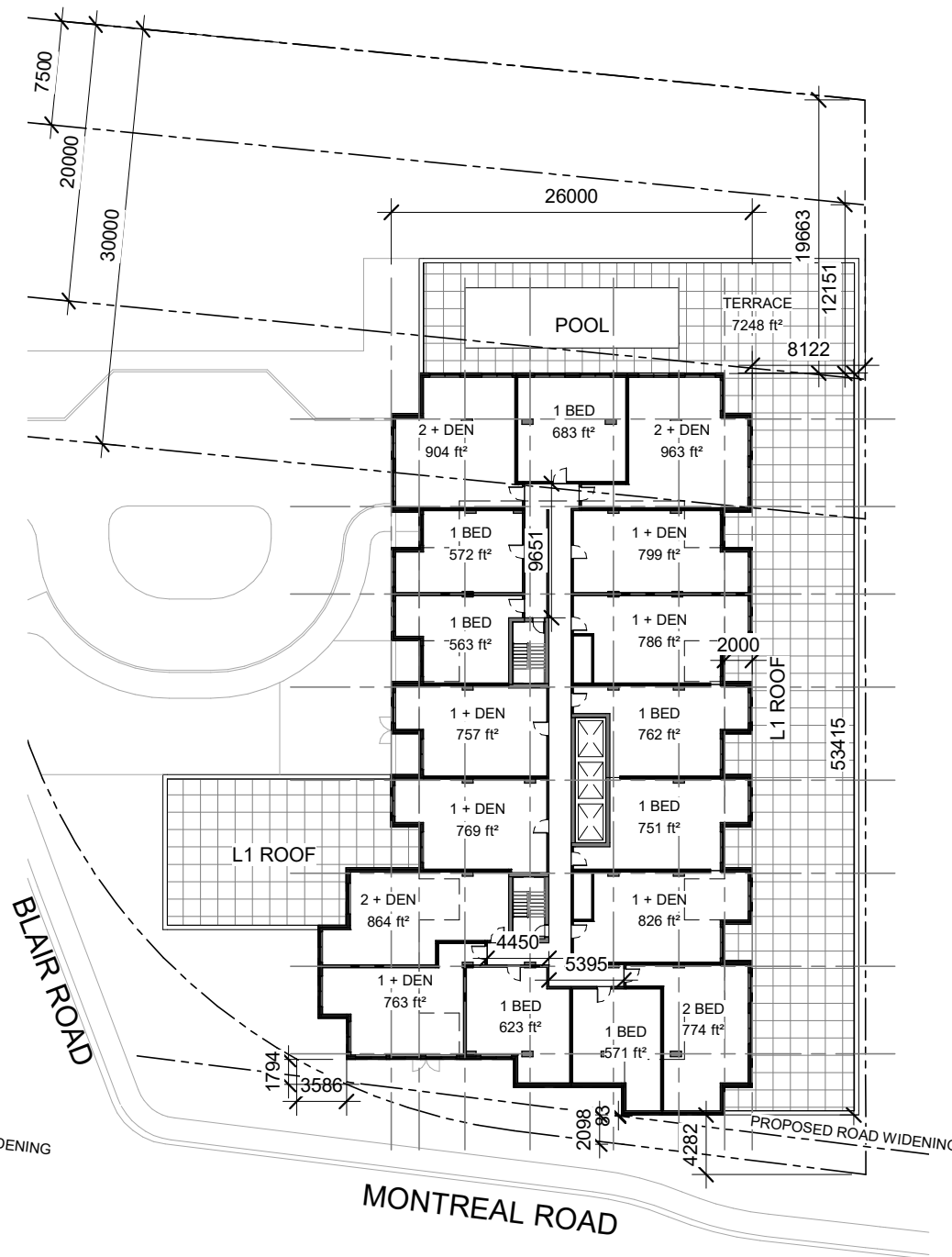


P1 - FLOOR PLAN

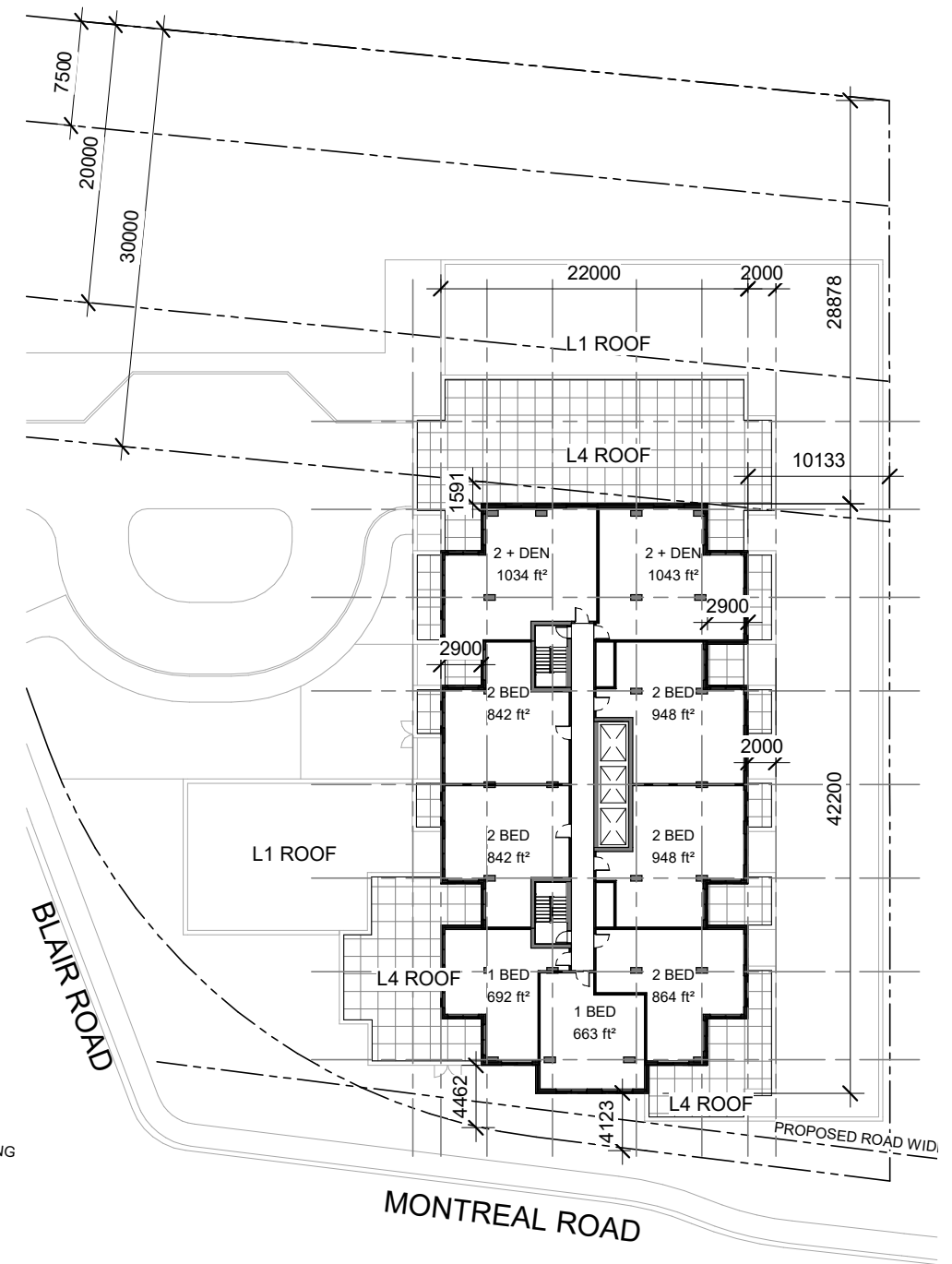




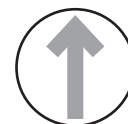
L1 - GROUND FLOOR

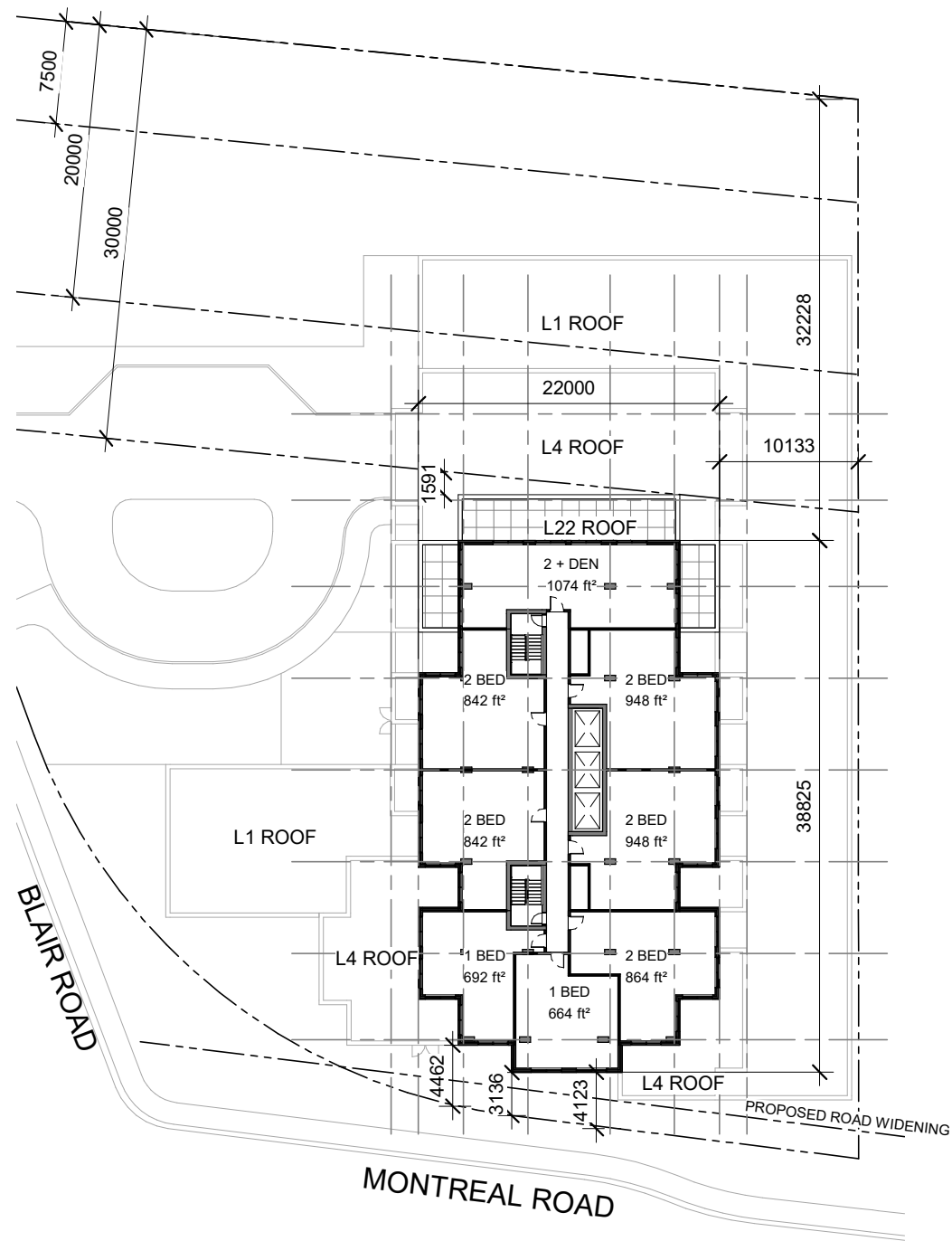


L2-4 - PODIUM TYP.

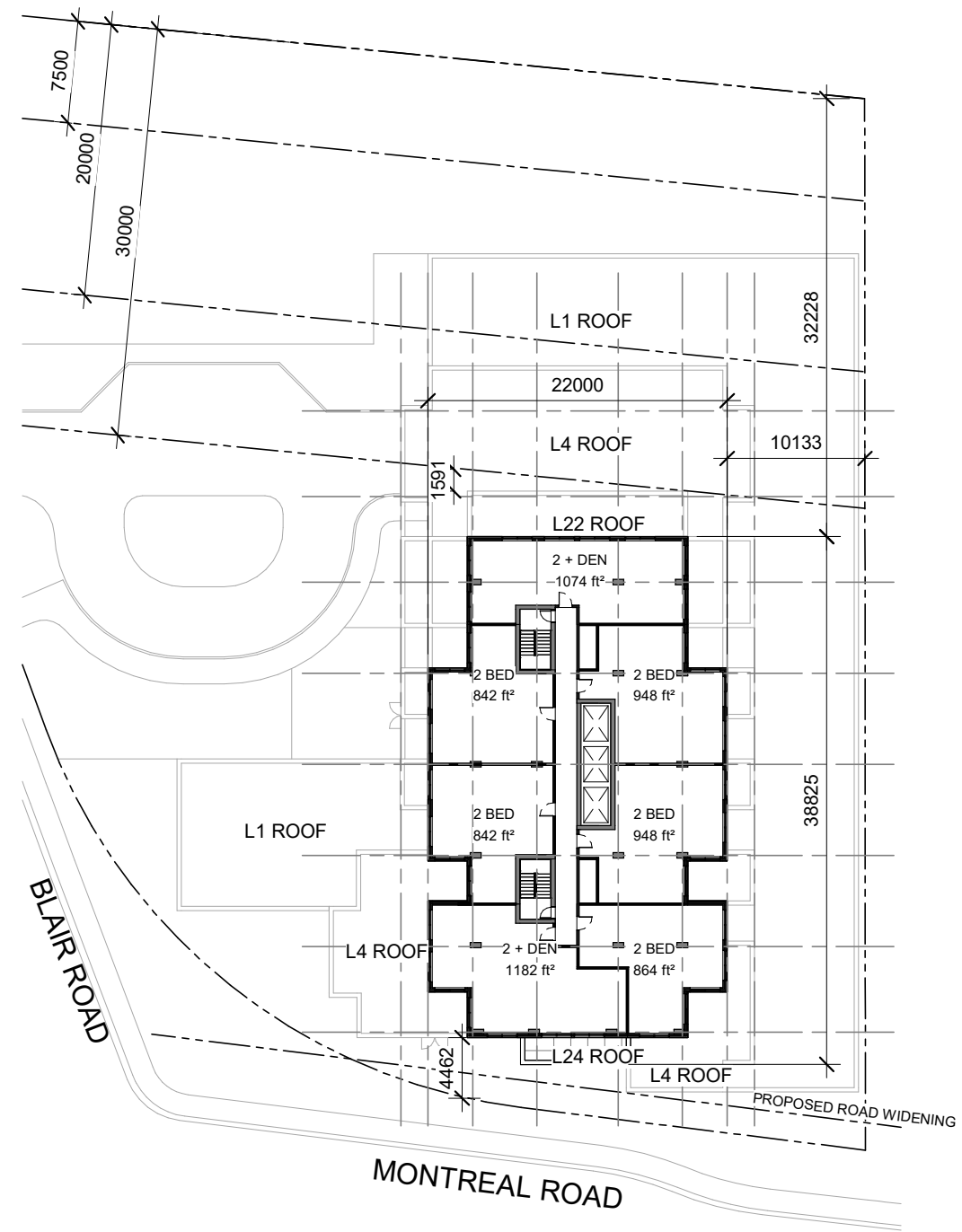


L5-22 - TOWER TYP.



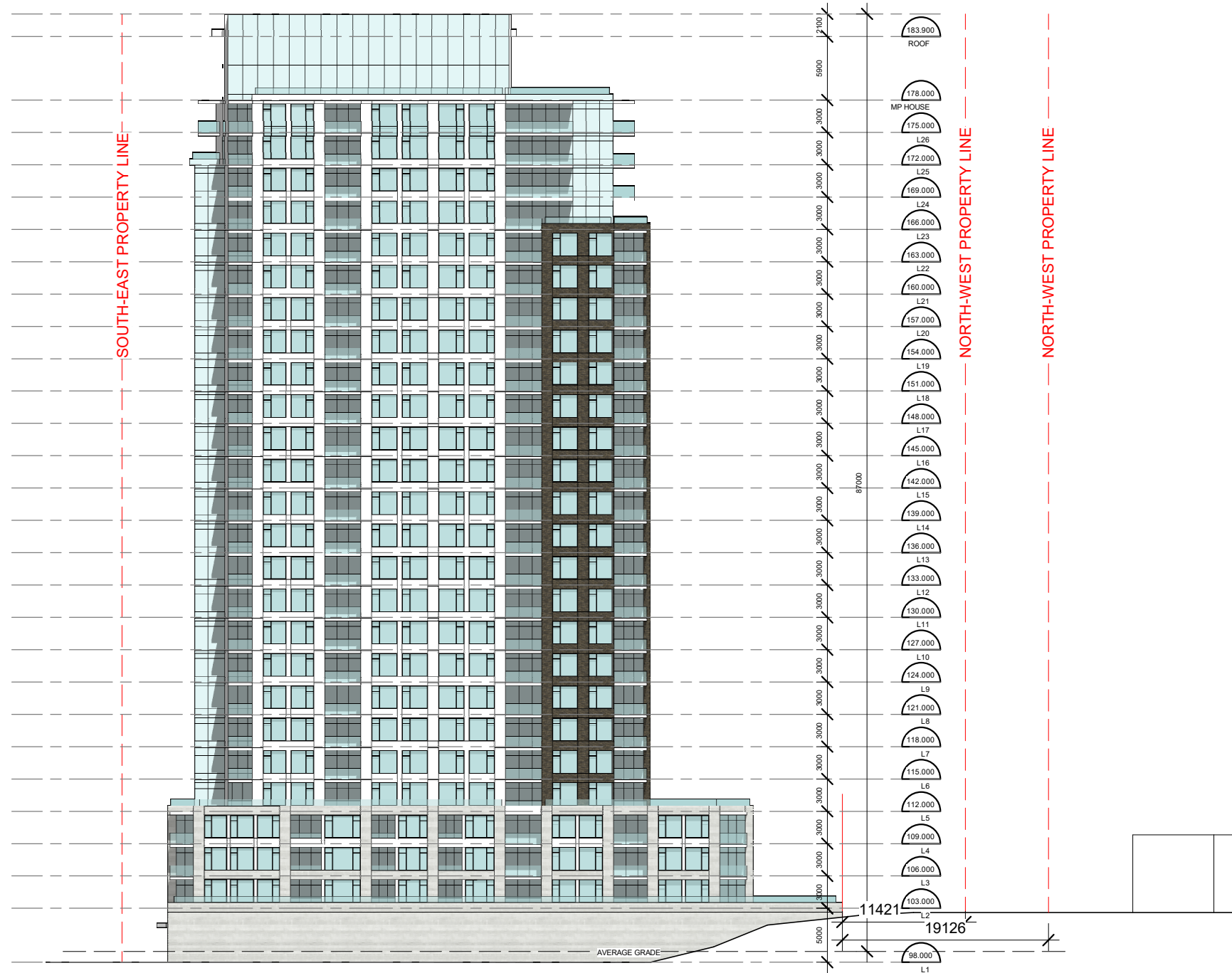


L23-24 - 1st TOWER SETBACK TYP.

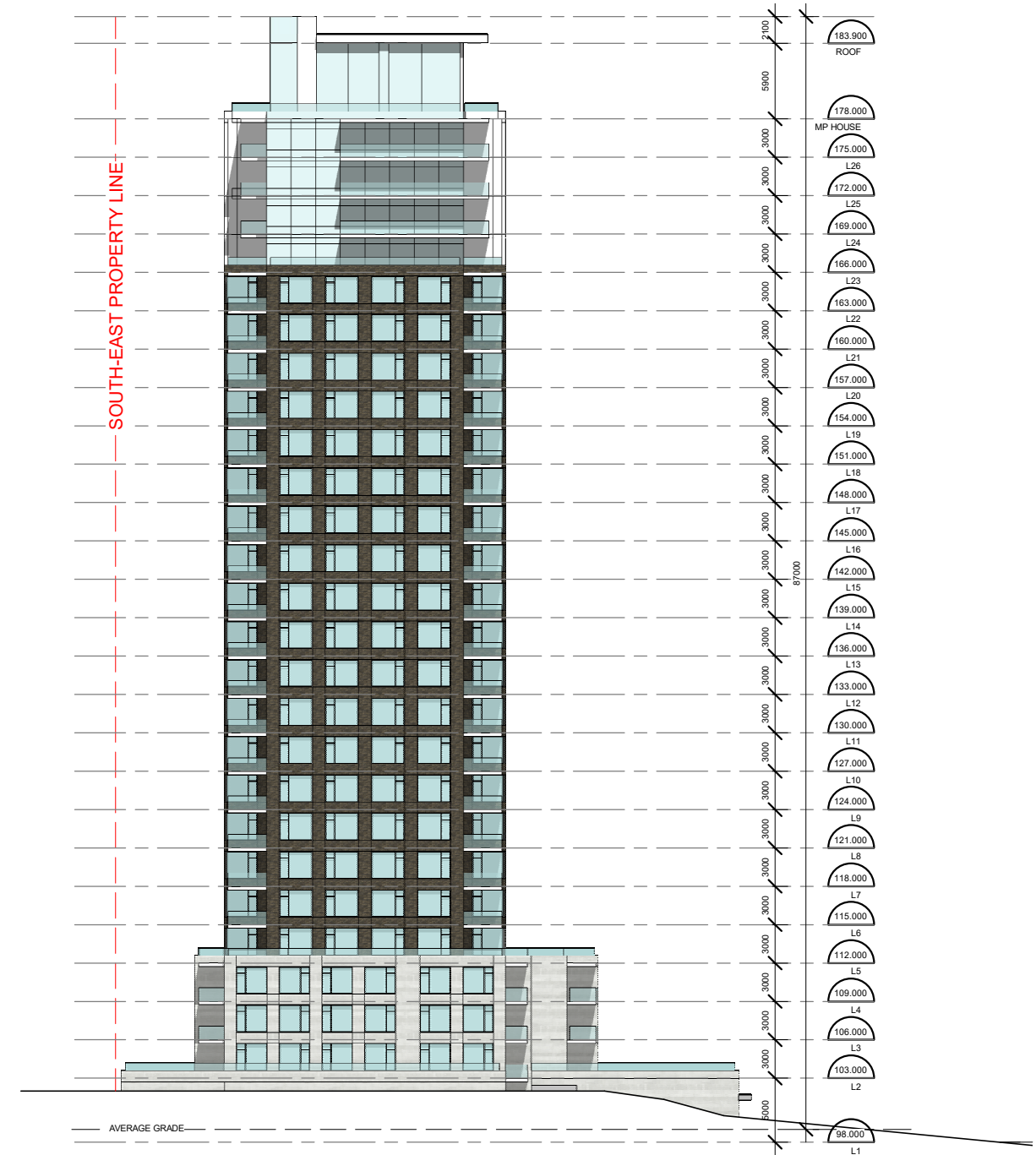


L25-26 - 2nd TOWER SETBACK TYP.

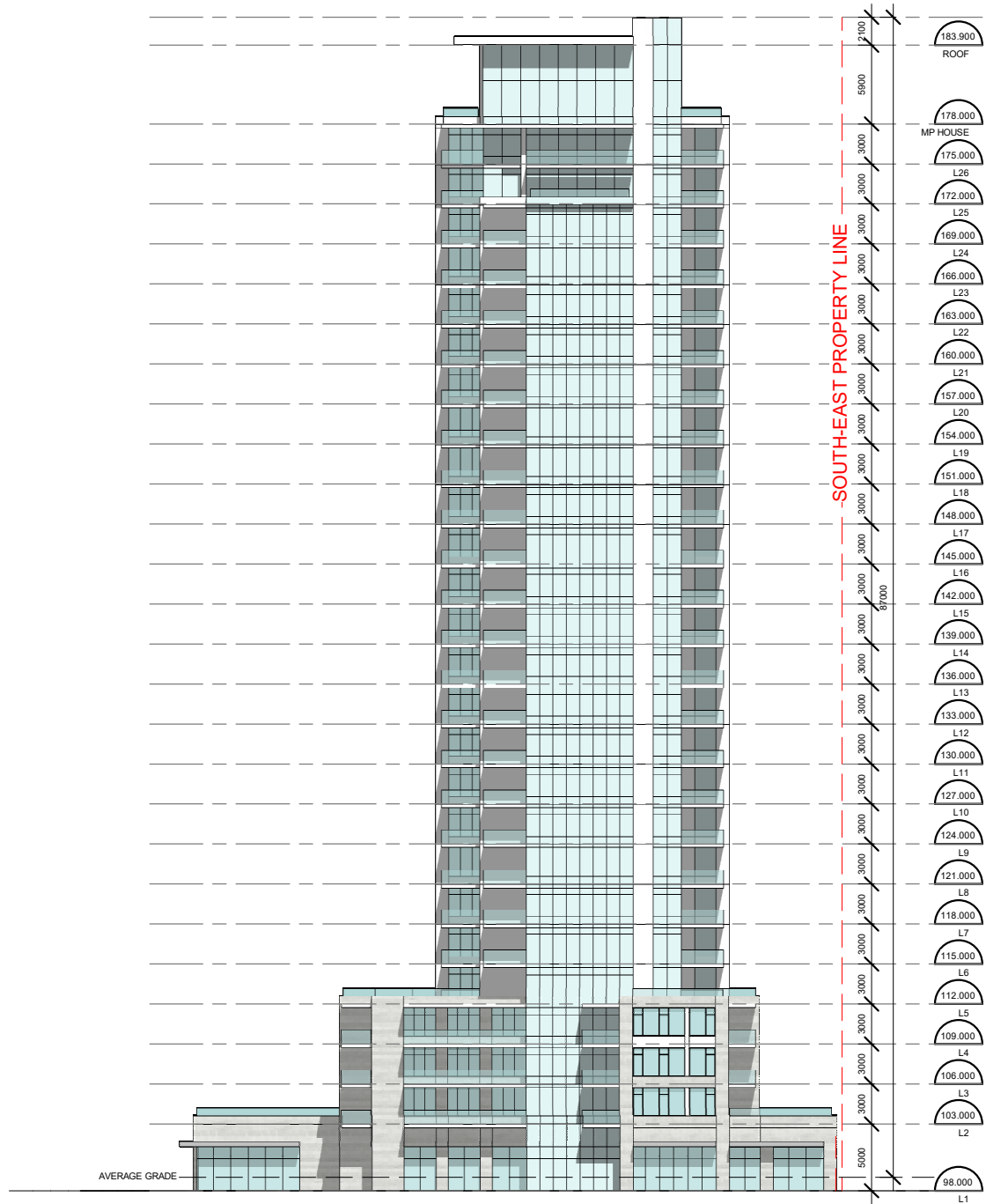




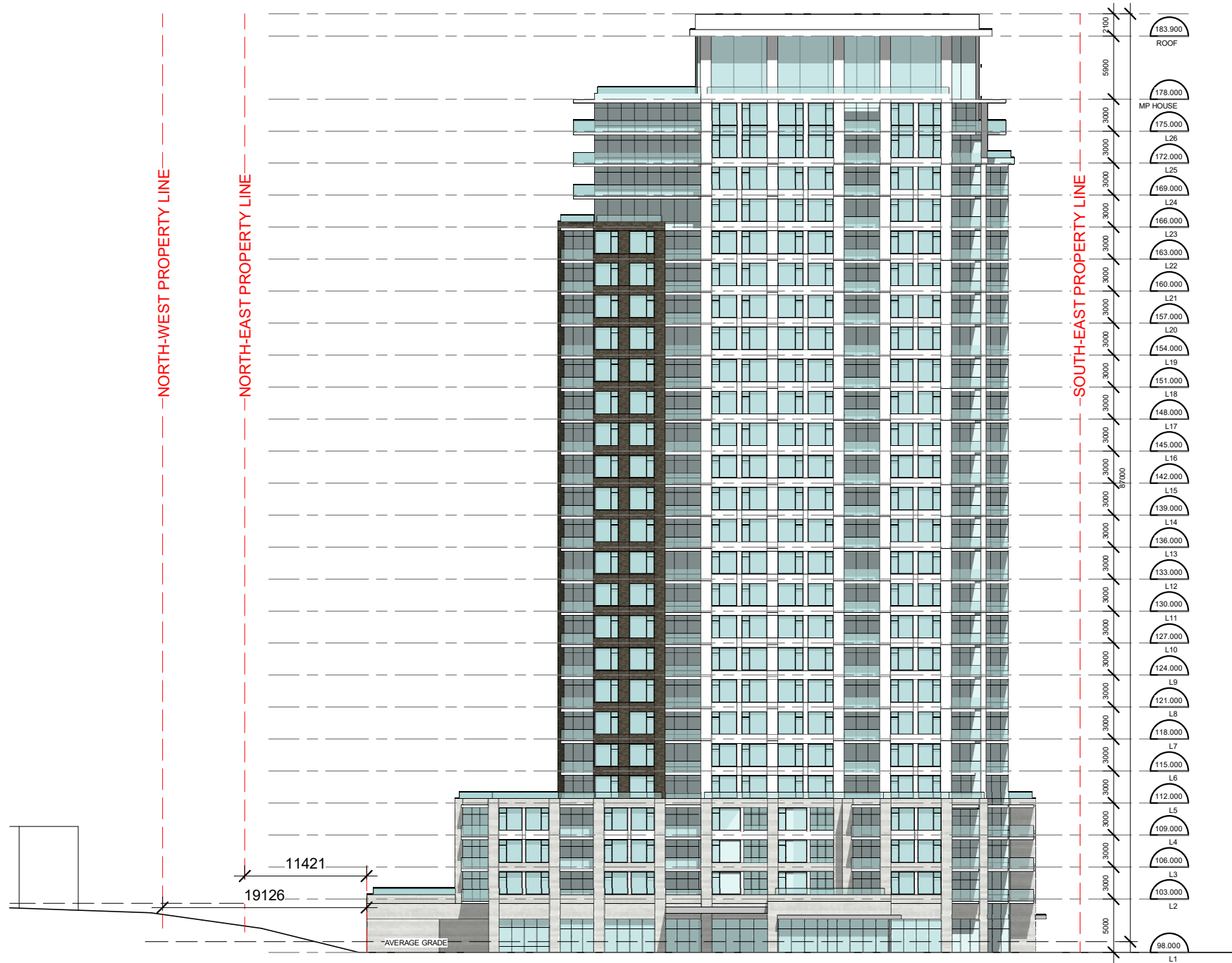
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION
MONTREAL ROAD



WEST ELEVATION
BLAIR ROAD





VIEW FROM MONTREAL ROAD



VIEW FROM MONTREAL / BLAIR CORNER



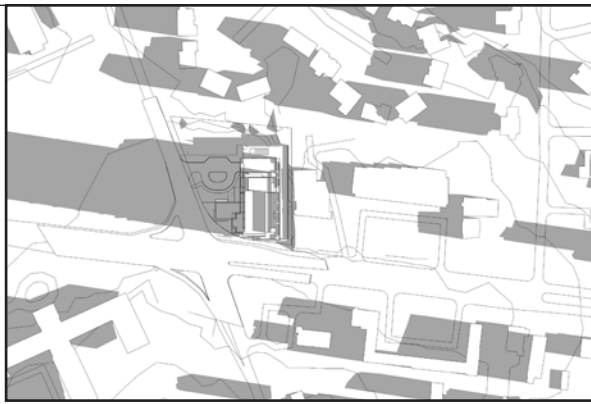
VIEW FROM BLAIR ROAD



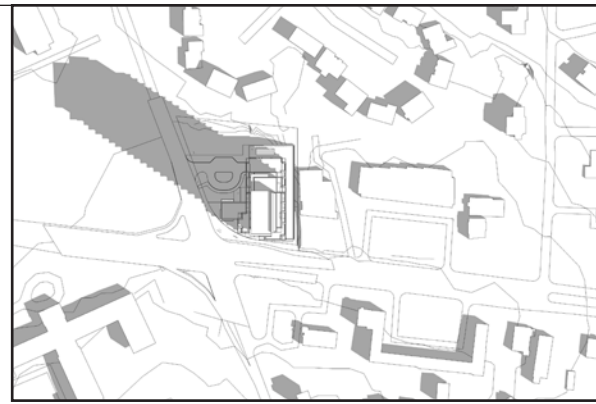
VIEW FROM MONTREAL ROAD



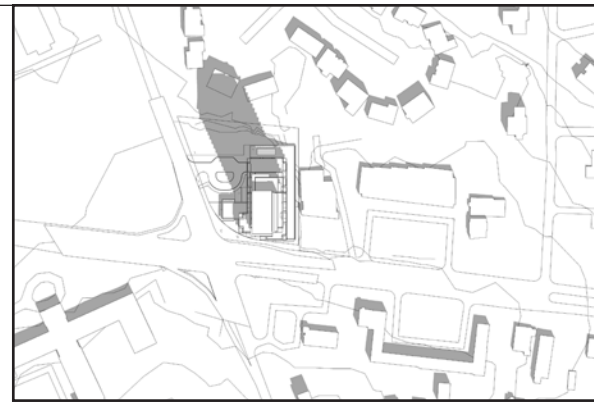
MARCH 21 (DST)



8:00 AM



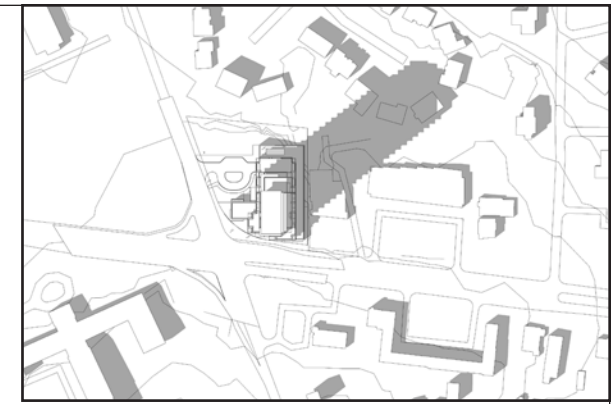
10:00 AM



12:00 PM



2:00 PM

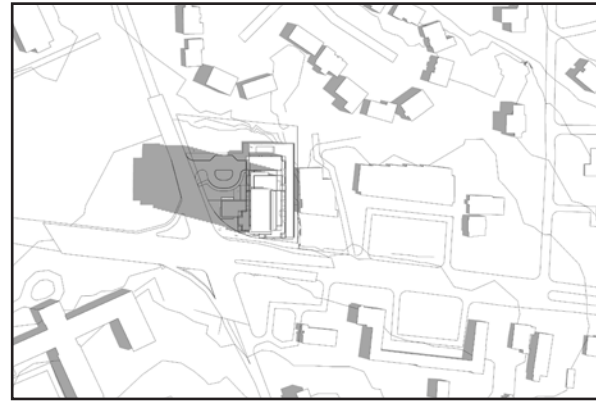


4:00 PM

JUNE 21 (DST)



8:00 AM



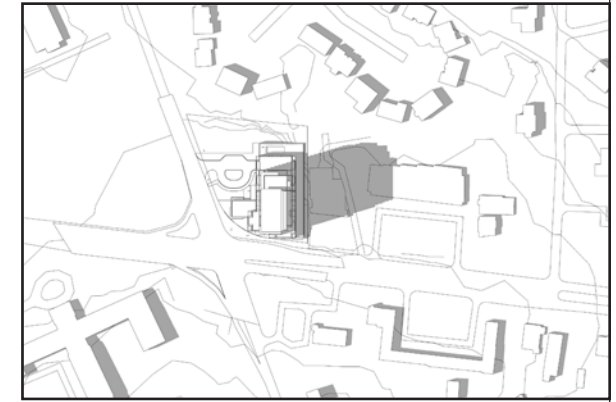
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12:00 PM



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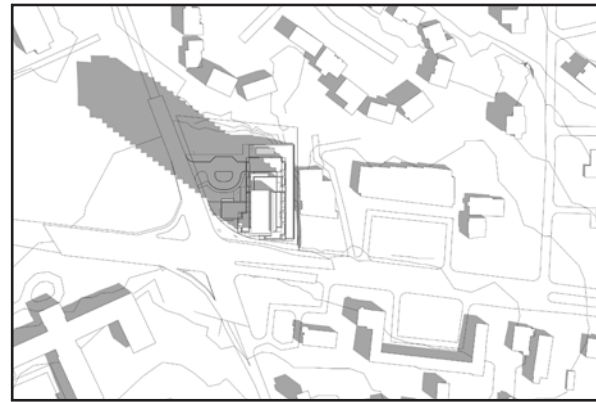


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SEPTEMBER 21 (DST)



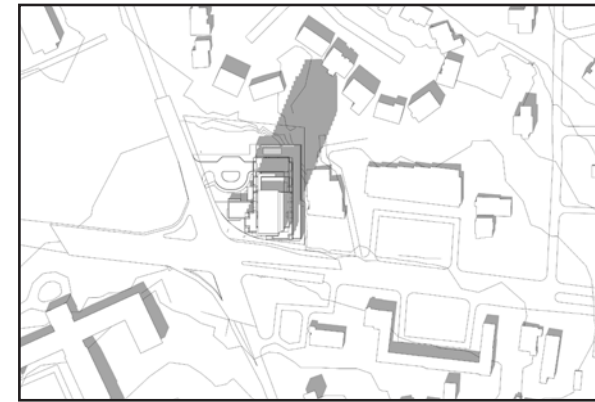
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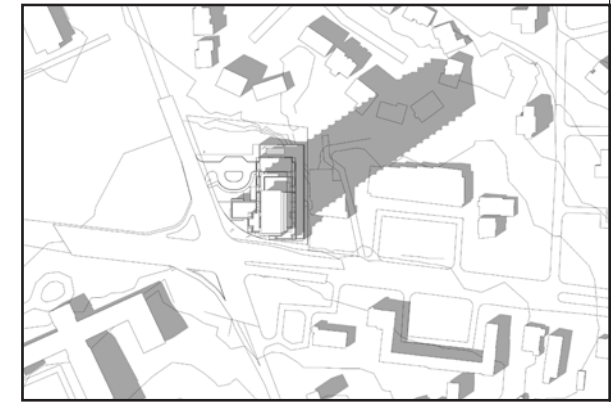
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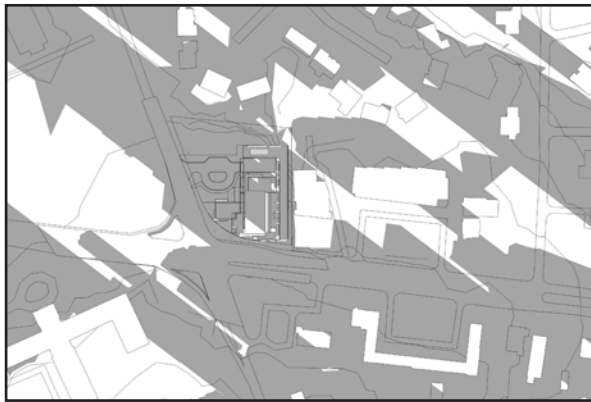


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DECEMBER 21



8:00 AM



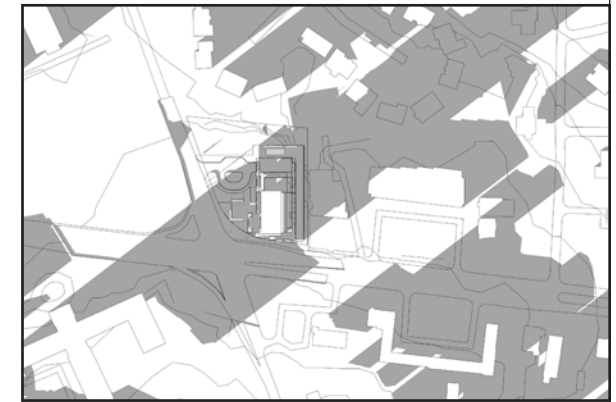
10:00 AM



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4:00 PM

