



PROJECT INFORMATION		
Zoning By-law: 2008-250 Consolidation AMS [436]	SITE AREA (PURCHASED)	13,158.6 m <sup>2</sup> 141,038 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]	AMS [436]
DENSITY - THE CUMULATIVE TOTAL GFA MUST NOT EXCEED (MAXIMUM)	1.26 = 15,550m <sup>2</sup>	7.20 = 86,363.2 m <sup>2</sup>
BUILDING HEIGHT	25.0m	40 STOREYS / 125.0m
	BUILDING 'A'	25.0m
	BUILDING 'B'	25.0m
	BUILDING 'C'	25.0m
	BUILDING 'D'	25.0m
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>	7,506.0m <sup>2</sup>	10,640.0m <sup>2</sup>
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m <sup>2</sup>	3,753.0m <sup>2</sup>	6,940.0m <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
VISITOR - AFTER 12 UNITS - 0.1 PER DWELLING UNIT	113	(GFA IS BASED ON 75% CONSTRUCTION AREA)
COMM. USE - UNITS OVER 350m <sup>2</sup> - 1.25 TO 10.0 PER 100m <sup>2</sup> GFA	24	TOWER FOOTPRINT
TOTAL	739	UNIT COUNT
<b>MAXIMUM PERMITTED</b>		VEHICLE PARKING
RESIDENCE + VISITOR - 1.75 PER DWELLING UNIT	2,189	BICYCLE PARKING
COMM. USE - 3.6 PER 100m <sup>2</sup> GFA	34	COMMERCIAL AREA
TOTAL	2,223	
<b>PROVIDED</b>		<b>BUILDING 'B' - 34 Storeys</b>
RESIDENCE - 0.63 PER DWELLING UNIT	790	GROSS BUILDING AREA
VISITOR - 0.2 PER DWELLING UNIT	113	(GFA IS BASED ON 75% CONSTRUCTION AREA)
COMM. USE - 2.5 TO 10.0 PER 100m <sup>2</sup> GFA	24	TOWER FOOTPRINT
TOTAL	927	UNIT COUNT
<b>LOCATION</b>		VEHICLE PARKING
BUILDING 'A' U/G GARAGE	270	BICYCLE PARKING
BUILDING 'B' U/G GARAGE	178	COMMERCIAL AREA
BUILDING 'C' U/G GARAGE	205	
BUILDING 'D' U/G GARAGE	274	<b>BUILDING 'C' - 28 Storeys</b>
SURFACE PARKING	0	TOTAL BUILDING AREA
TOTAL	952	(GFA IS BASED ON 75% CONSTRUCTION AREA)
<b>BICYCLE PARKING</b>		TOWER FOOTPRINT
<b>REQUIRED</b>		UNIT COUNT
RESIDENCE - 0.5 PER UNIT	626	VEHICLE PARKING - RESIDENTIAL ONLY
COMMERCIAL - 1 PER 250m <sup>2</sup> GFA (938 m <sup>2</sup> )	5	BICYCLE PARKING
TOTAL	631	
<b>PROVIDED</b>		<b>BUILDING 'D' - 34 Storeys</b>
RESIDENCE - 0.5 PER UNIT	626	TOTAL AREA
COMMERCIAL - 1 PER 250m <sup>2</sup> GFA	10	(GFA IS BASED ON 75% CONSTRUCTION AREA)
SHORT TERM AT GRADE	14	TOWER FOOTPRINT
TOTAL	650	UNIT COUNT
<b>AMENITY SPACE</b>		VEHICLE PARKING - RESIDENTIAL ONLY
PHASE 1 BUILDING 'A' PRIVATE BALCONIES =	1,800 m <sup>2</sup>	BICYCLE PARKING
PHASE 1 BUILDING 'A' COMMUNAL INTERIOR =	1,000 m <sup>2</sup>	
PHASE 2 BUILDING 'C' PRIVATE BALCONIES =	200 m <sup>2</sup>	<b>BUILDING AREA</b>
PHASE 2 BUILDING 'C' COMMUNAL INTERIOR =	2,700 m <sup>2</sup>	CITY OF OTTAWA ZONING AREA (GFA IS BASED ON 75% CONSTRUCTION AREA)
PHASE 2 BUILDING 'C' COMMUNAL EXTERIOR =	1,500 m <sup>2</sup>	BUILDING 'A'
PHASE 2 BUILDING 'D' PRIVATE BALCONIES =	1,500 m <sup>2</sup>	BUILDING 'B'
PHASE 2 BUILDING 'D' COMMUNAL INTERIOR =	1,300 m <sup>2</sup>	BUILDING 'C'
PHASE 2 BUILDING 'D' COMMUNAL EXTERIOR =	200 m <sup>2</sup>	BUILDING 'D'
PHASE 3 BUILDING 'B' PRIVATE BALCONIES =	1,300 m <sup>2</sup>	TOTAL AREA ABOVE GRADE
PHASE 3 BUILDING 'B' COMMUNAL INTERIOR =	100 m <sup>2</sup>	TOTAL COMMUNAL
PHASE 3 BUILDING 'B' COMMUNAL EXTERIOR =	100 m <sup>2</sup>	REQUIRED - 6.0m <sup>2</sup> PER UNIT (1,251) =
TOTAL =	10,640 m <sup>2</sup>	REQUIRED COMMUNAL @ 50% =
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>UNIT MIX</b>
BUILDING FOOTPRINT 'A' =	ROW PROTECTION 829.3m <sup>2</sup>	STUDIO UNIT
BUILDING FOOTPRINT 'B' =	1,865.8 m <sup>2</sup> 8.85%	1 BEDROOM UNIT
BUILDING FOOTPRINT 'C' =	985.4 m <sup>2</sup> 8.00%	1 BEDROOM + UNIT
BUILDING FOOTPRINT 'D' =	1,003.2 m <sup>2</sup> 8.14%	2 BEDROOM UNIT
BUILDING FOOTPRINT 'D' =	1,510.0 m <sup>2</sup> 12.28%	2 BEDROOM + UNIT
DRIVING SURFACE =	1,896.3 m <sup>2</sup> 15.72%	TOTAL UNITS
LANDSCAPE SURFACE =	4,519.6 m <sup>2</sup> 36.61%	BLDG. 'A' COMMERCIAL AREA
POPS =	200.0 m <sup>2</sup> 1.62%	BLDG. 'B' COMMERCIAL AREA
PARKLAND DEDICATION =	1,109.0 m <sup>2</sup> 9.00%	
TOTAL =	12,329.3 m <sup>2</sup> 100.00%	
<b>LOT PHASING AREA</b>		
PHASE 1: BUILDING 'A' =	2,871.1 m <sup>2</sup> 24.12%	
PHASE 2: BUILDING 'C' & 'D' =	5,644.2 m <sup>2</sup> 45.85%	
PHASE 3: BUILDING 'B' =	2,604.7 m <sup>2</sup> 21.16%	
PARKLAND DEDICATION =	1,109.0 m <sup>2</sup> 9.00%	
TOTAL =	12,329.3 m <sup>2</sup> 100.00%	

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

0m 5 10 25  
SCALE 1: 250

<b>LANDSCAPE ARCHITECT</b> <b>FoTenn Consultants Inc.</b> 420 O'Connor Street Ottawa, ON Canada, K2P 1W4 Tel.: (613) 730-5709 Fax: (613) 730-1136 E-Mail: fountain@fotenn.com E-Mail: mitchell@fotenn.com	<b>GEOTECHNICAL ENGINEER</b> <b>Paterson group</b> 9 Auriga Drive Ottawa, Ontario Tel: (613) 730-5709 Tel: 613.226-7381 Email: sdennis@patersongroup.ca Email: npate@patersongroup.ca	<b>CIVIL ENGINEER</b> <b>Stantec</b> 300-1331 Clyde Avenue Nepean, ON K2C 3G4 Tel: (613) 722-4420 E-Mail: omar.elsafdi@stantec.com E-Mail: peter.moroz@stantec.com	<b>URBAN PLANNER</b> <b>FoTenn Consultants Inc.</b> 400-1331 Clyde Avenue Ottawa, ON Canada, K2P 1W4 Tel.: (613) 730-5709 Fax: (613) 730-1136 E-Mail: tremblay@fotenn.com E-Mail: mitchell@fotenn.com	<b>PROJECT DEVELOPER</b> <b>Bertone Development Corporation</b> 1285 Rue Hodge, Suite 200 Saint-Laurent, Quebec, H4N 2B6 Tel: (514) 747-1696 Cell: (514) 952-3383 Email: mbertone@bertone.ca
<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.  
PROJECT No: 2505 **SP-1**