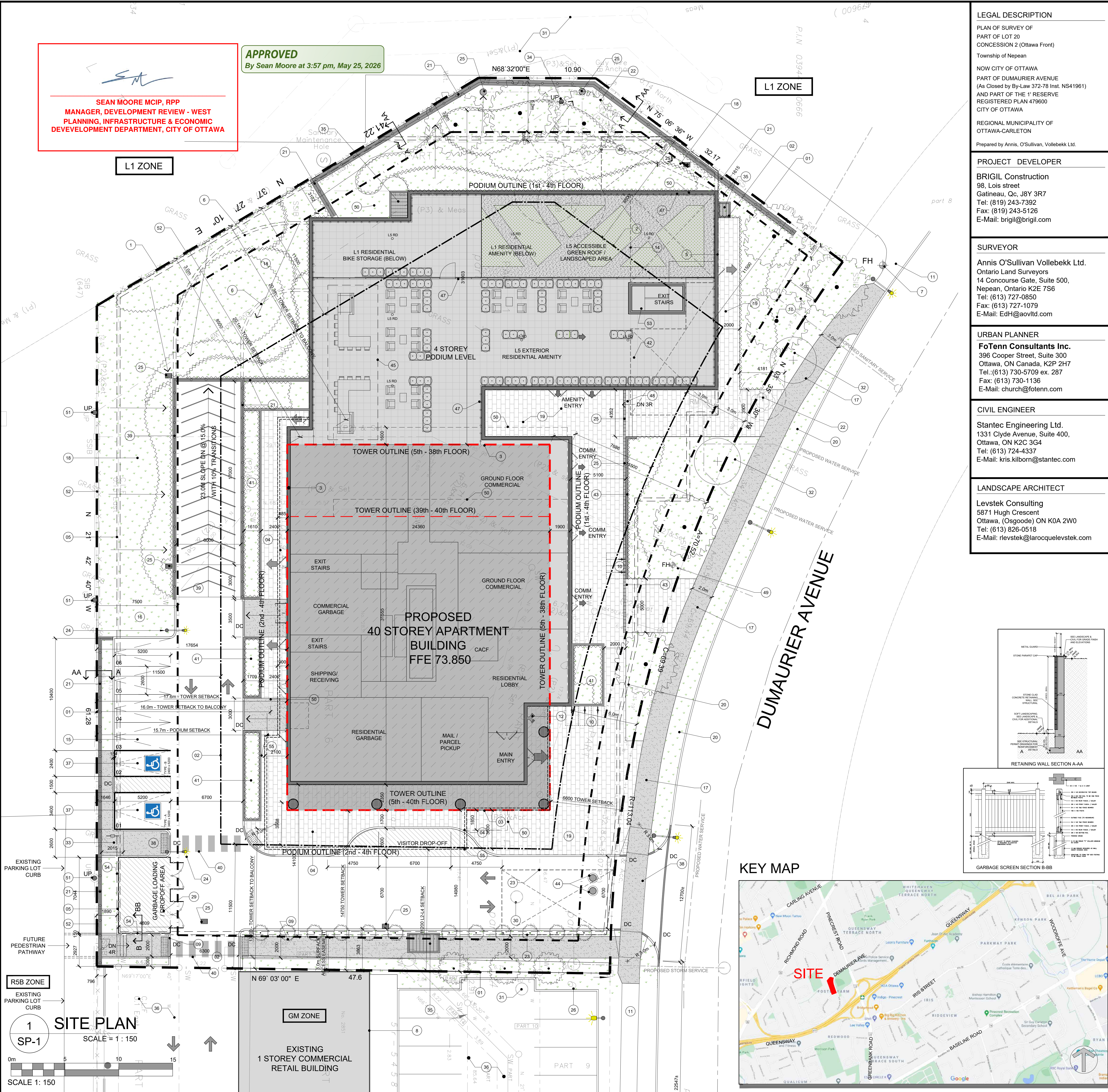


SEAN MOORE MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Sean Moore at 3:57 pm, May 25, 2026



LEGAL DESCRIPTION
 PLAN OF SURVEY OF
 PART OF LOT 20
 CONCESSION 2 (Ottawa Front)
 Township of Nepean
 NOW CITY OF OTTAWA
 PART OF DUMAURIER AVENUE
 (As Closed by By-Law 372-78 Inst. NS41961)
 AND PART OF THE 1ST RESERVE
 REGISTERED PLAN 479600
 CITY OF OTTAWA
 REGIONAL MUNICIPALITY OF
 OTTAWA-CARLETON
 Prepared by Annis, O'Sullivan, Vollebek Ltd.

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- DRAWING NOTES:**
- PROPERTY LINE
 - BUILDING / HEIGHT SETBACK LINE
 - OUTLINE OF TOWER
 - LINE OF PODIUM (L2-4) LEVEL
 - LINE OF PARKING GARAGE BELOW
 - RAMP TO U/G GARAGE (BELOW GRADE)
 - EXISTING FIRE HYDRANT
 - EXISTING COMMERCIAL BUILDING
 - 2.0M WIDE CONCRETE SIDEWALK C/W DEPRESSED CURBS AT DRIVEWAY ENTRANCE
 - BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
 - EXISTING 1.5M WIDE ASPHALT CITY SIDEWALK
 - SIAMSE CONNECTION
 - REAR YARD LANDSCAPE SETBACK
 - LINE OF U/G HYDRO VAULT
 - 2.6 X 5.2M STANDARD PARKING SPACES
 - AREA OF TEMPORARY SNOW STORAGE
 - NEW 2.0M W. CONCRETE SIDEWALK AS PER CITY STANDARDS C/W DEPRESSED CURB @ DRIVEWAY
 - SOFT LANDSCAPING
 - HARD LANDSCAPING - PAVERS
 - EXISTING CITY BOULEVARD TO BE REINSTATED UPON COMPLETION OF SITE WORK
 - CONCRETE RETAINING WALL C/W STONE FACE PROVIDE GUARD RAIL GRADE CHANGE EXCEEDS 900mm - SEE SECTION DETAIL A-AA
 - EXISTING TREE TO BE REMOVED - SEE LANDSCAPE
 - LINE OF U/G CISTERN, SEE CIVIL AND MECHANICAL FOR DETAILS
 - LIGHT STANDARD - SEE ELECTRICAL LIGHTING CERTIFICATE
 - CATCH BASIN / TRENCH DRAIN - SEE CIVIL & MECH.
 - NEW CURBS TO THE INTD EXISTING - SEE CIVIL
 - 160mm W. CONCRETE B/F RAMP - SEE GRADING AND LANDSCAPE PLANS
 - RAISED COMMERCIAL TERRACE - SEE GRADING AND LANDSCAPE PLANS
 - GARBAGE TRUCK LOADING/BACKUP, HATCH INDICATES PAINTED LINES
 - EXISTING STN TO BE REMOVED/RELOCATED - SEE CIVIL
 - SEE CIVIL DRAWINGS FOR ALL SERVICING WORK BEYOND PROPERTY LINE OF PROPOSED APPLICATION
 - RETAINING EXISTING STREET TREE - SEE LANDSCAPE
 - GAS PRESSURE RELEASE STATION
 - EXISTING HYDRO POLE TO BE REMOVED
 - EXHAUST INTAKE FOR PARKING GARAGE, FLUSH TO GRADE
 - EXISTING ASPHALT PARKING LOT & ENTRANCE
 - B/F PARKING AS PER CITY STANDARD, ONE TYPE 'A' & ONE TYPE 'B' SPACE
 - PRIVATE ENTRANCE CROSSING AS PER CITY OF OTTAWA STANDARDS SC-7.1
 - HEATED CONCRETE RAMP DOWN TO GARAGE ENTRY, PROVIDE GUARD WHEN ADJACENT GRADE TO RAMP EXCEEDS 900MM
 - PAINTED LINES TO INDICATE PEDESTRIAN CROSSING
 - RAISED PLANTER - SEE LANDSCAPE
 - LINE OF WATER ENTRY ROOM BELOW
 - RETAINING WALL - SEE LANDSCAPE AND CIVIL
 - CISTERN ACCESS COVERS - SEE CIVIL
 - L5 PERGOLA STRUCTURE ABOVE - SEE LANDSCAPE
 - LINE OF ELECTRICAL ROOM BELOW
 - 5th LEVEL EXTERIOR AMENITY TERRACE WITH 1.8m HT. WIND SCREEN
 - CONCRETE STEPS
 - FIRE HYDRANT
 - LINE OF BALCONY ABOVE
 - EXISTING UTILITY POLE
 - EXISTING CHAIN LINK FENCE TO BE REPLACED AS REQUIRED
 - EXIT STAIR PROJECTION AT L5 EXTERIOR TERRACE
 - 2.0M H. OPAQUE PT WOOD SCREEN FOR GARBAGE
 - LINE OF L2-4 BALCONY PROJECTION FOR WIND SCREEN

- SITE PLAN SYMBOLS:**
- EXTERIOR COMMUNAL LANDSCAPE AREA
 - CONCRETE SIDEWALK
 - COMMERCIAL PATIO / CONCRETE PAVERS
 - PAVERS @ TERRACE LEVEL
 - TWIS CROSSING AS PER CITY OF OTTAWA STANDARDS
 - AREA OF MAIN TOWER ABOVE
 - PROPERTY LINE
 - BUILDING SETBACK LINE
 - 11.5M TOWER SETBACK LINE
 - PROPOSED STORM SERVICE
 - PROPOSED WATER SERVICE
 - PROPOSED SANITARY SERVICE
 - FENCE / GUARD LINE
 - BIKE RACK
 - FIRE HYDRANT
 - VEHICULAR DIRECTION
 - EXISTING TREE TO BE REMOVED - SEE LANDSCAPE DRAWINGS
 - EXISTING TREE TO BE RETAINED - SEE LANDSCAPE DRAWINGS
 - NEW TREE - SEE LANDSCAPE PLANS
 - SIAMSE CONNECTION
 - PRIMARY ENTRANCE / EGRESS DOOR
 - SECONDARY DOOR
 - GAS METER REGULATOR - SEE CIVIL & MECHANICAL DRAWINGS
 - NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

PROJECT INFORMATION

ZONING
 Zoning By-Law 2008-250 GM (R2) F (0.25)

SITE AREA
 4,195.2 sq. m. (45,157) sq. ft.

BUILDING HEIGHT
 18.0 m
 FRONT YARD SETBACK 3.0 m
 REAR YARD SETBACK 0.0 m
 REAR YARD SETBACK 7.5 m
 AMENITY SPACE (6.0 M² PER UNIT) 2,532.0 m²

PROJECT STATISTICS

BUILDING HEIGHT 130.0 m
BUILDING HEIGHT - STOREYS 40
AVERAGE MEAN GRADE (GEO. ELEV.) 74.20
FRONT YARD SETBACK 5.9 m
INTERIOR YARD SETBACK 0.0 m
REAR YARD SETBACK 15.7 m

GROSS BUILDING - AREAS
 (PER CITY OF OTTAWA ZONING AREA DEFINITION)

PARKING LEVEL 0.0 sq. m. / 000 sq. ft.
GROUND FLOOR 1335.0 sq. m. / 14,370 sq. ft.
2nd to 4th FLOOR 3 x 1,455.2 sq. m. / 3 x 15,665 sq. ft. / 4,365.6 sq. m. / 46,995 sq. ft.
5th FLOOR 710.7 sq. m. / 7,650 sq. ft.
6th - 38th FLOOR 33 x 710.7 sq. m. / 33 x 7,650 sq. ft. / 23,453.1 sq. m. / 252,450 sq. ft.
38th - 40th FLOOR 2 x 534.5 sq. m. / 2 x 5,750 sq. ft. / 1,069.0 sq. m. / 11,505 sq. ft.
MECHANICAL LEVEL 0.0 sq. m. / 000 sq. ft.
TOTAL AREA 30,933.3 sq. m. / 332,970 sq. ft.

UNIT STATISTICS

ONE BEDROOM UNIT 240
TWO BEDROOM UNIT 161
THREE BEDROOM UNIT 6
TOTAL 407

COMMERCIAL
 TOTAL NFA COMMERCIAL (PER CITY OF OTTAWA DEFINITION) 2,150 sq. ft.

CAR PARKING
 REQUIRED BY ZONING BY-LAW

RESIDENCE -0.0 PER DWELLING UNIT 0
VISITOR -0.0 PER DWELLING UNIT 0
COMMERCIAL -0.0 REQUIRED 0
TOTAL 0

PROVIDED
 RESIDENCE (BELOW GRADE) (0.42 / UNIT) 174
 VISITOR & COMMERCIAL (BLENDED) 2
 ABOVE GRADE: 06
 BELOW GRADE: 24
TOTAL 30

BICYCLE PARKING
 REQUIRED

RESIDENTIAL -1.0 PER UNIT (407 UNITS) 407
COMMERCIAL -1.5 PER 250 M² GFA (200 M²) 2
TOTAL 409

LOT COVERAGE

PAVED SURFACE = 720.0 sq. m. 17.2%
BUILDING FOOTPRINT = 1,570.0 sq. m. 37.4%
LANDSCAPE OPEN SPACE = 1,905.0 sq. m. 45.4%
TOTAL = 4,195.0 sq. m. 100.0%

REAR PARKING/LANDSCAPE AREA

PAVED SURFACE = 511.0 sq. m. 39.5%
LANDSCAPE OPEN SPACE = 784.0 sq. m. 60.5%
TOTAL = 1,295.0 sq. m. 100.0%

AMENITY SPACE

AT GRADE COMMUNAL EXTERIOR = 1,673.0 sq. m.
GROUND COMMUNAL INTERIOR = 520.0 sq. m.
PRIVATE BALCONIES = 5,250.0 sq. m.
5th FLOOR COMMUNAL INTERIOR = 355.0 sq. m.
5th FLOOR COMMUNAL EXTERIOR = 755.0 sq. m.
ROOF TOP COMMUNAL EXTERIOR = 0.0 sq. m.
TOTAL PRIVATE = 5,250.0 sq. m.
TOTAL COMMUNAL = 3,303.0 sq. m.
TOTAL OVERALL = 8,553.0 sq. m.
REQUIRED - 6.0M² PER UNIT (407) = 2,442.0 sq. m.
REQUIRED COMMUNAL @ 50% = 1,221.0 sq. m.

REFUSE REQUIREMENT (407 UNITS)

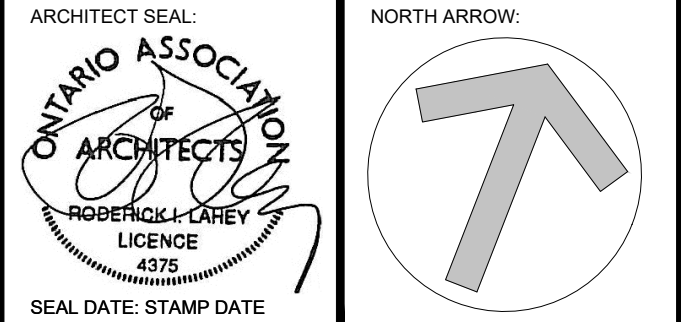
GARBAGE (COMPACTED) -0.053 PER UNIT 22 YARDS
RECYCLING GMP -0.018 PER UNIT 8 YARDS
RECYCLING FIBER -0.038 PER UNIT 16 YARDS
ORGANICS -240L PER 50 UNITS 9

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:

(00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
 (01) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
 (02) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
 (03) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
 (04) -DETAIL NUMBER
 (05) -DETAIL REFERENCE PAGE
 (06) -DETAIL CROSS REFERENCE PAGE

ISSUED FOR SPA / RE-ZONING - R5 20 / 11 / 25
 ISSUED FOR SPA / RE-ZONING - R4 08 / 10 / 24
 ISSUED FOR SPA / RE-ZONING - R3 08 / 07 / 24
 ISSUED FOR SPA / RE-ZONING 08 / 06 / 21
 ISSUED FOR DESIGN CONCEPT 06 / 11 / 20



brigil

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PROJECT TITLE:
2829 DUMAURIER AVENUE

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: R.V.
CHECKED: J.G.
SCALE: 1:150
SHEET No.: SP-1
PROJECT No.: 1922

