

# 3 SELKIRK STREET

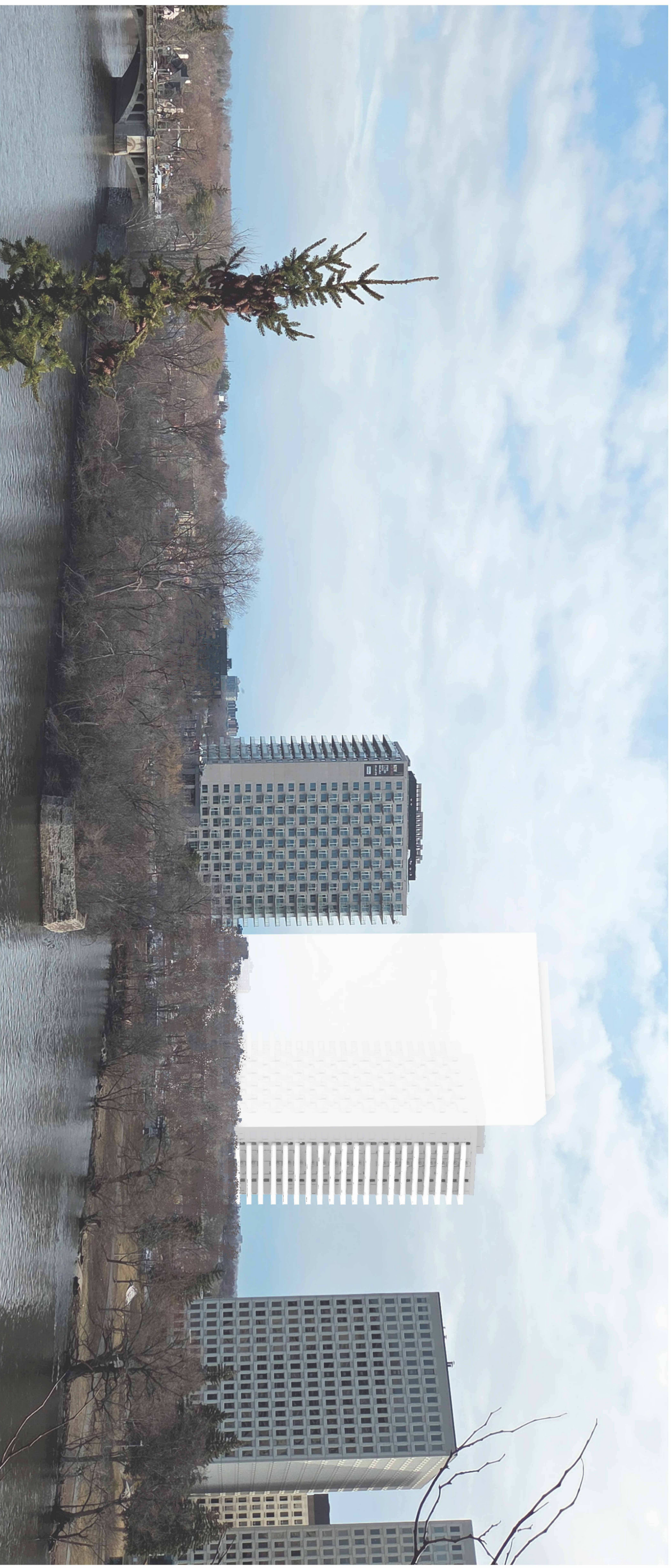
**OTTAWA, ON**

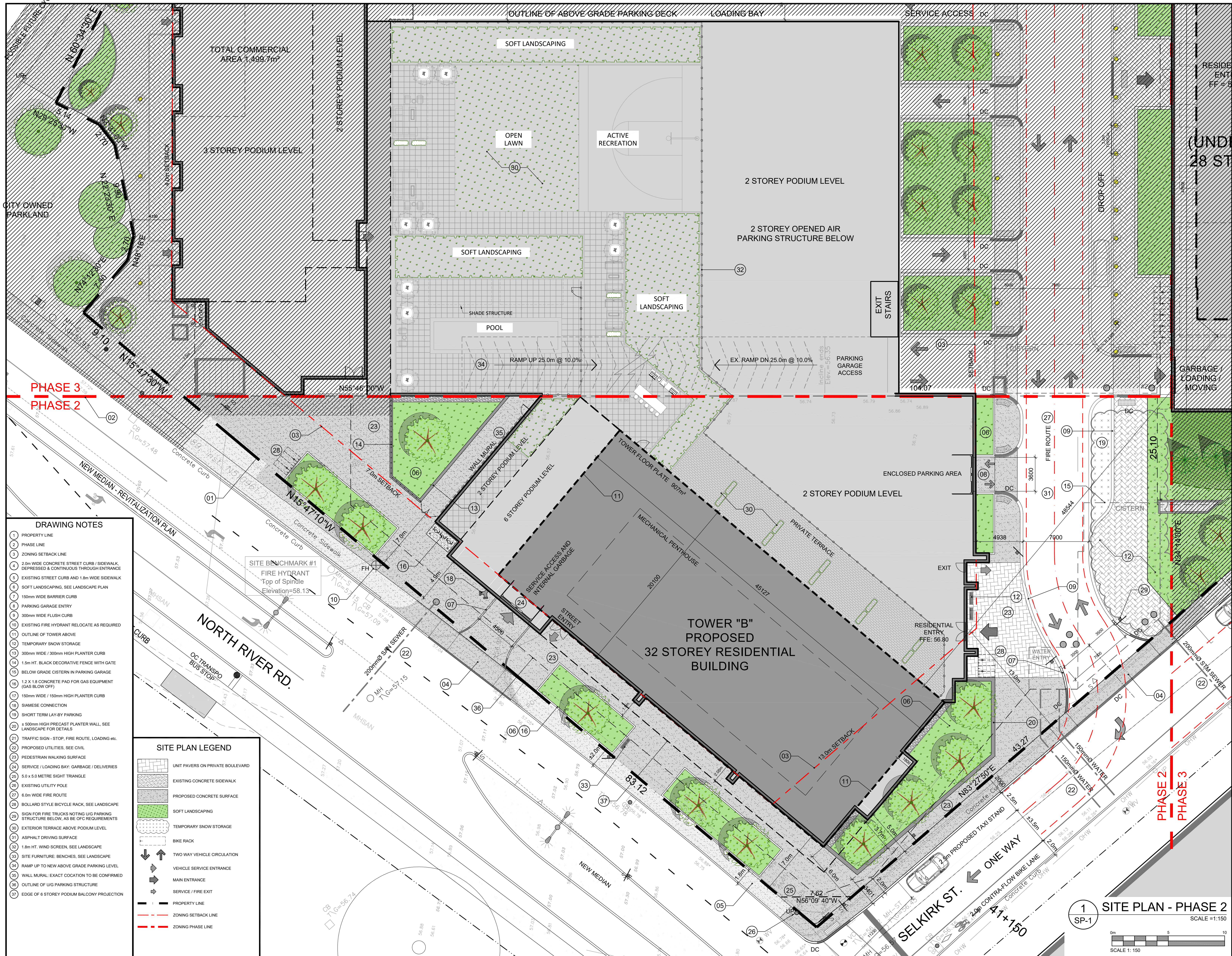
**3 SELKIRK ST,**

RLA PROJECT #: 2511

## ISSUED FOR SITE PLAN CONTROL

2026-02-13





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**NOTATION SYMBOLS:**

- (01) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (02) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- (03) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- (04) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A800 SERIES.
- (05) - DETAIL NUMBER
- (06) - DETAIL REFERENCE PAGE
- (07) - DETAIL CROSS REFERENCE PAGE

- DRAWING NOTES**
- 1 PROPERTY LINE
  - 2 PHASE LINE
  - 3 ZONING SETBACK LINE
  - 4 2.0m WIDE CONCRETE STREET CURB / SIDEWALK, DEPRESSED & CONTINUOUS THROUGH ENTRANCE
  - 5 EXISTING STREET CURB AND 1.8m WIDE SIDEWALK
  - 6 SOFT LANDSCAPING, SEE LANDSCAPE PLAN
  - 7 150mm WIDE BARRIER CURB
  - 8 PARKING GARAGE ENTRY
  - 9 300mm WIDE FLUSH CURB
  - 10 EXISTING FIRE HYDRANT RELOCATE AS REQUIRED
  - 11 OUTLINE OF TOWER ABOVE
  - 12 TEMPORARY SNOW STORAGE
  - 13 300mm WIDE / 300mm HIGH PLANTER CURB
  - 14 1.5m HT. BLACK DECORATIVE FENCE WITH GATE
  - 15 BELOW GRADE CISTERN IN PARKING GARAGE
  - 16 1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF)
  - 17 150mm WIDE / 150mm HIGH PLANTER CURB
  - 18 SIAMISE CONNECTION
  - 19 SHORT TERM LAY-BY PARKING
  - 20 ± 500mm HIGH PRECAST PLANTER WALL, SEE LANDSCAPE FOR DETAILS
  - 21 TRAFFIC SIGN - STOP, FIRE ROUTE, LOADING etc.
  - 22 PROPOSED UTILITIES, SEE CIVIL
  - 23 PEDESTRIAN WALKING SURFACE
  - 24 SERVICE / LOADING BAY; GARBAGE / DELIVERIES
  - 25 5.0 x 5.0 METRE SIGHT TRIANGLE
  - 26 EXISTING UTILITY POLE
  - 27 6.0m WIDE FIRE ROUTE
  - 28 BOLLARD STYLE BICYCLE RACK, SEE LANDSCAPE
  - 29 SIGN FOR FIRE TRUCKS NOTING U/G PARKING STRUCTURE BELOW, AS BE OF REQUIREMENTS
  - 30 EXTERIOR TERRACE ABOVE PODIUM LEVEL
  - 31 ASPHALT DRIVING SURFACE
  - 32 1.8m HT. WIND SCREEN, SEE LANDSCAPE
  - 33 SITE FURNITURE; BENCHES, SEE LANDSCAPE
  - 34 RAMP UP TO NEW ABOVE GRADE PARKING LEVEL
  - 35 WALL MURAL: EXACT COLOCATION TO BE CONFIRMED
  - 36 OUTLINE OF U/G PARKING STRUCTURE
  - 37 EDGE OF 6 STOREY PODIUM BALCONY PROJECTION
- SITE PLAN LEGEND**
- [Symbol] UNIT PAVERS ON PRIVATE BOULEVARD
  - [Symbol] EXISTING CONCRETE SIDEWALK
  - [Symbol] PROPOSED CONCRETE SURFACE
  - [Symbol] SOFT LANDSCAPING
  - [Symbol] TEMPORARY SNOW STORAGE
  - [Symbol] BIKE RACK
  - [Symbol] TWO WAY VEHICLE CIRCULATION
  - [Symbol] VEHICLE SERVICE ENTRANCE
  - [Symbol] MAIN ENTRANCE
  - [Symbol] SERVICE / FIRE EXIT
  - [Symbol] PROPERTY LINE
  - [Symbol] ZONING SETBACK LINE
  - [Symbol] ZONING PHASE LINE

**REVISIONS:**

No.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN CONTROL APPLICATION	Feb. 10, 26
2	ISSUED FOR COORDINATION	Feb. 10, 26
3	ISSUED FOR OWNER / CONSULTANT REVIEW	Jan. 28, 26

ARCHITECT SEAL: **ONTARIO ASSOCIATION OF ARCHITECTS**  
 Roderick Lahey  
 License No. 8867  
 SEAL DATE: STAMP DATE

CLIENT: **main + main**  
 Riverain Developments Inc.

ARCHITECT: **rla / architecture**  
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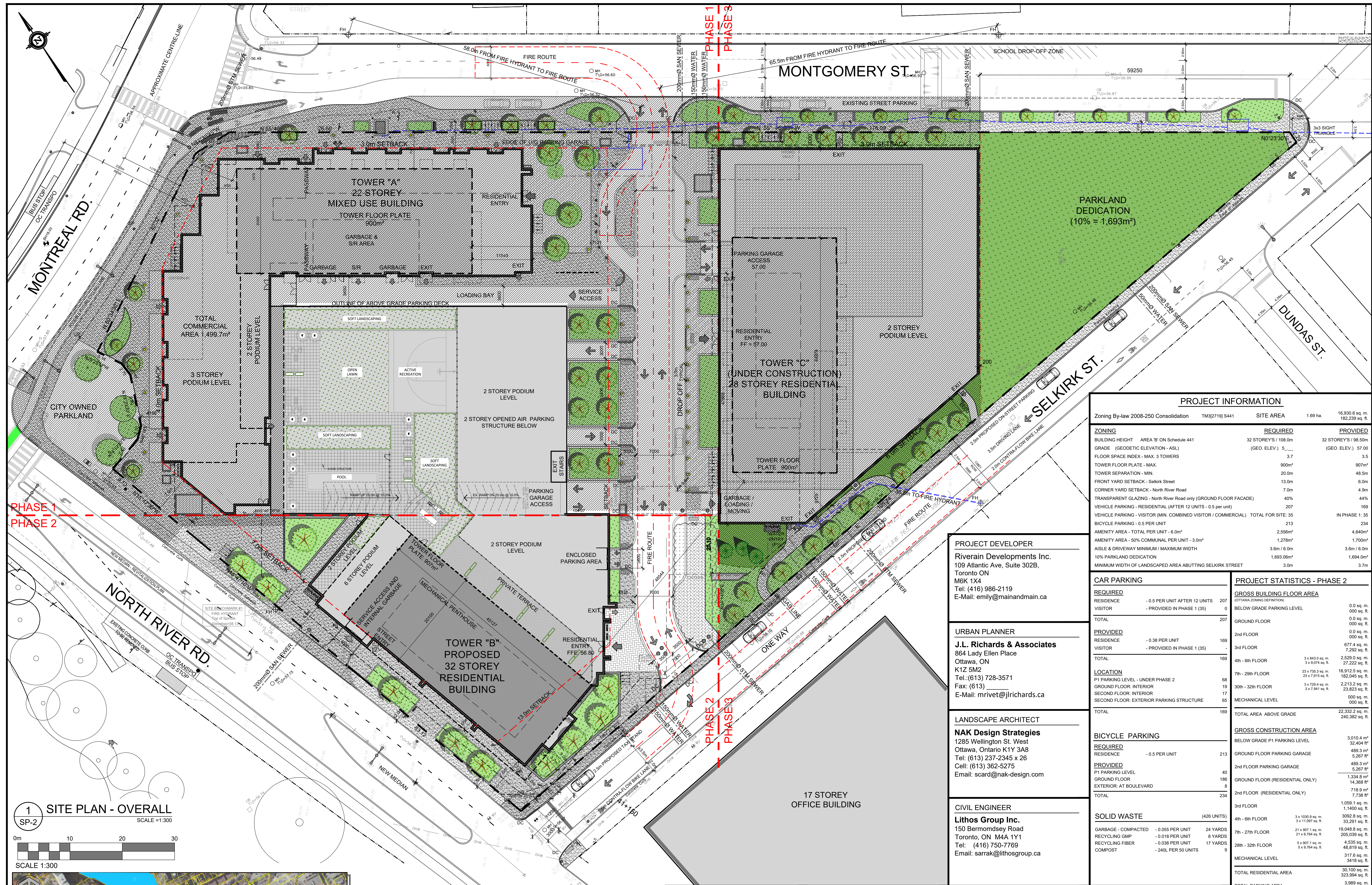
PROJECT TITLE: **MAISON RIVERAIN**  
 2 MONTREAL ROAD, 3 SELKIRK STREET  
 300 MONTGOMERY STREET  
 OTTAWA, ONTARIO

SHEET TITLE: **SITE PLAN**  
 3 SELKIRK STREET  
 TOWER 'B' - PHASE 2

DRAWN: RV	CHECKED: R.D.
SCALE: 1:150	SHEET No. SP-1
PROJECT No. 2511	

SCALE 1: 150

**1 SITE PLAN - PHASE 2**  
 SCALE = 1:150



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PROJECT INFORMATION		
Zoning By-law 2008-250 Consolidation	TM312718 S441	SITE AREA 1.69 ha, 16,930.6 sq. m, 162,239 sq. ft.
<b>ZONING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
BUILDING HEIGHT - AREA 'B' ON Schedule 441	32 STOREYS / 108.50m	32 STOREYS / 98.50m
GRADE (GEODETIC ELEVATION - ASL)	(GEO. ELEV.) 5.00	(GEO. ELEV.) 57.00
FLOOR SPACE INDEX - MAX. 3 TOWERS	3.7	3.5
TOWER FLOOR PLATE - MAX.	900m <sup>2</sup>	907m <sup>2</sup>
TOWER SEPARATION - MIN.	20.0m	48.5m
FRONT YARD SETBACK - Selkirk Street	13.0m	6.0m
CORNER YARD SETBACK - North River Road	7.0m	4.9m
TRANSPARENT GLAZING - North River Road only (GROUND FLOOR FACADE)	40%	44%
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 per unit)	207	169
VEHICLE PARKING - VISITOR (MIN. COMBINED VISITOR / COMMERCIAL)	35	IN PHASE 1: 35
BICYCLE PARKING - 0.5 PER UNIT	213	234
AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>	2,566m <sup>2</sup>	4,640m <sup>2</sup>
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m <sup>2</sup>	1,278m <sup>2</sup>	1,700m <sup>2</sup>
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	3.6m / 6.0m	3.6m / 6.0m
10% PARKLAND DEDICATION	1,693.06m <sup>2</sup>	1,694.0m <sup>2</sup>
MINIMUM WIDTH OF LANDSCAPED AREA ABUTTING SELKIRK STREET	3.0m	3.7m

CAR PARKING		
<b>REQUIRED</b>	<b>PROVIDED</b>	
RESIDENCE - 0.5 PER UNIT AFTER 12 UNITS	207	
VISITOR - PROVIDED IN PHASE 1 (35)	0	
TOTAL	207	
<b>PROVIDED</b>		
RESIDENCE - 0.38 PER UNIT	169	
VISITOR - PROVIDED IN PHASE 1 (35)	0	
TOTAL	169	

PROJECT STATISTICS - PHASE 2		
<b>GROSS BUILDING FLOOR AREA</b>		
OTTAWA ZONING DEFINITION		
BELOW GRADE PARKING LEVEL	0.0 sq. m	0.0 sq. m
GROUND FLOOR	0.0 sq. m	0.0 sq. m
2nd FLOOR	677.4 sq. m	7,292 sq. ft.
3rd FLOOR	3 x 843.0 sq. m	2,529.0 sq. m
4th - 6th FLOOR	3 x 9,074 sq. m	27,222 sq. m
7th - 29th FLOOR	23 x 750.3 sq. m	16,912.5 sq. m
GROUND FLOOR INTERIOR	23 x 7,915 sq. ft.	182,045 sq. ft.
30th - 32nd FLOOR	3 x 729.4 sq. m	2,213.2 sq. m
SECOND FLOOR INTERIOR	17	23,823 sq. ft.
MECHANICAL LEVEL	65	600 sq. m
TOTAL	169	22,332.2 sq. m
MECHANICAL LEVEL		240,382 sq. ft.

GROSS CONSTRUCTION AREA		
BELOW GRADE P1 PARKING LEVEL	3,010.4 m <sup>2</sup>	32,404 ft <sup>2</sup>
GROUND FLOOR PARKING GARAGE	489.3 m <sup>2</sup>	5,267 ft <sup>2</sup>
2nd FLOOR PARKING GARAGE	489.3 m <sup>2</sup>	5,267 ft <sup>2</sup>
GROUND FLOOR (RESIDENTIAL ONLY)	1,334.8 m <sup>2</sup>	14,368 ft <sup>2</sup>
2nd FLOOR (RESIDENTIAL ONLY)	718.9 m <sup>2</sup>	7,738 ft <sup>2</sup>
3rd FLOOR	1,059.1 sq. m	11,400 sq. ft.
4th - 6th FLOOR	3 x 10,097 sq. m	33,291 sq. ft.
7th - 29th FLOOR	21 x 9,074 sq. m	19,048.8 sq. m
30th - 32nd FLOOR	3 x 729.4 sq. m	2,053.9 sq. m
28th - 32nd FLOOR	5 x 907.1 sq. m	4,535 sq. m
MECHANICAL LEVEL	317.8 sq. m	3,418 sq. ft.
TOTAL RESIDENTIAL AREA	30,100 sq. m	323,994 sq. ft.
TOTAL PARKING AREA	3,989 sq. m	42,937 sq. ft.
TOTAL	34,089.0 sq. m	366,931 sq. ft.

UNIT STATISTICS		
STUDIO	10.8%	46
1 BEDROOM UNIT	46.5%	198
1 BEDROOM + STUDY UNIT	28.4%	121
2 BEDROOM UNIT	8.0%	34
2 BEDROOM + STUDY UNIT	5.2%	22
3 BEDROOM UNIT	1.2%	5
TOTAL		426

**PROJECT DEVELOPER**  
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 Fax: (613)  
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 1285 Wellington St. West  
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 Email: scard@nak-design.com

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 150 Bemdonsy Road  
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 Email: sarrah@lithosgroup.ca

**TRANSPORTATION ENGINEER**  
 Parsons  
 1223 Michael Street, Suite 100,  
 Ottawa, ON  
 K1J 7T2  
 Tel: (613) 601-1528  
 Cell: (343) 996-5362  
 Email: Matthew.Mantle@parsons.com

TOTAL UNITS PER PHASE		
PHASE 1	396	
PHASE 2	426	
TOTAL	1,100	

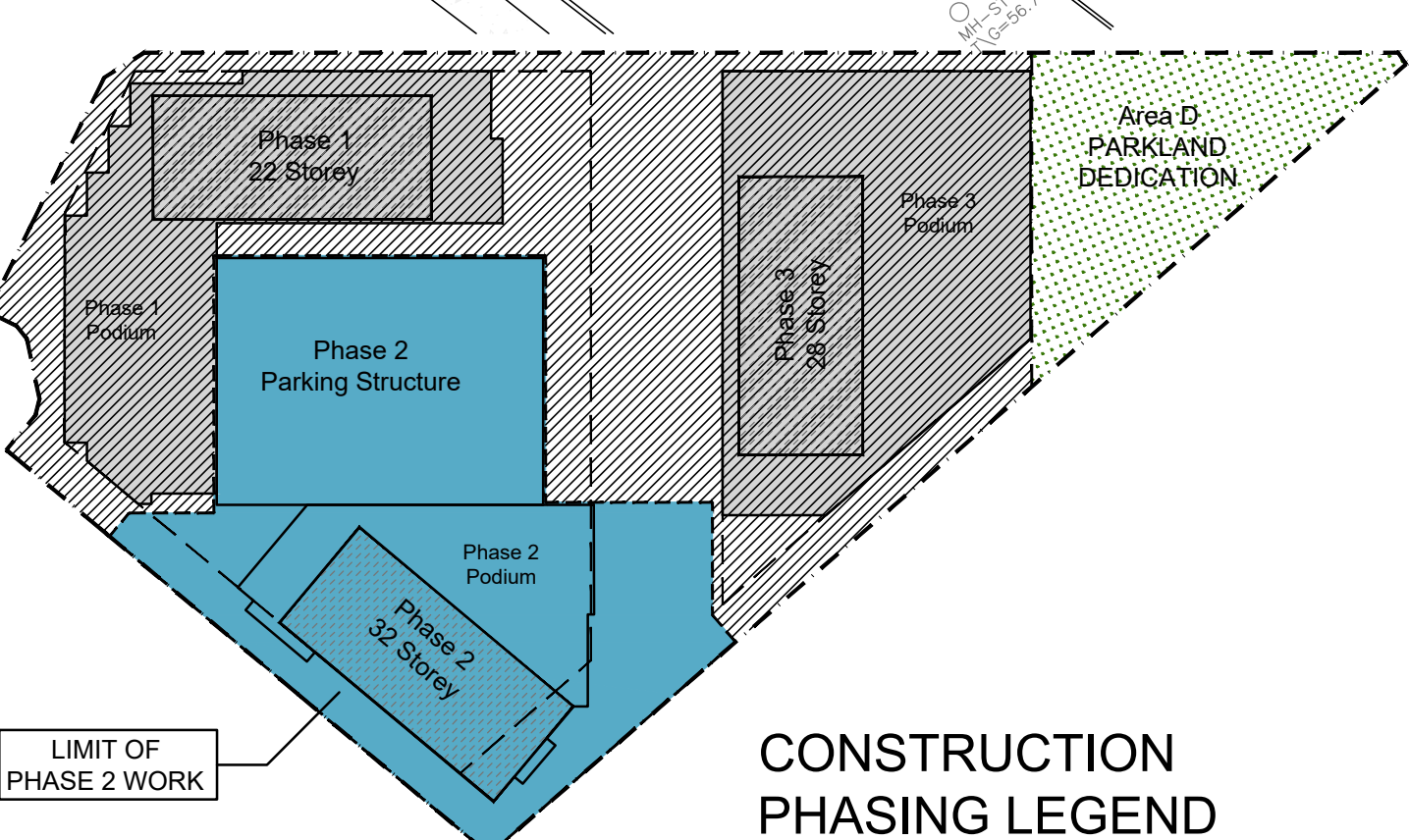
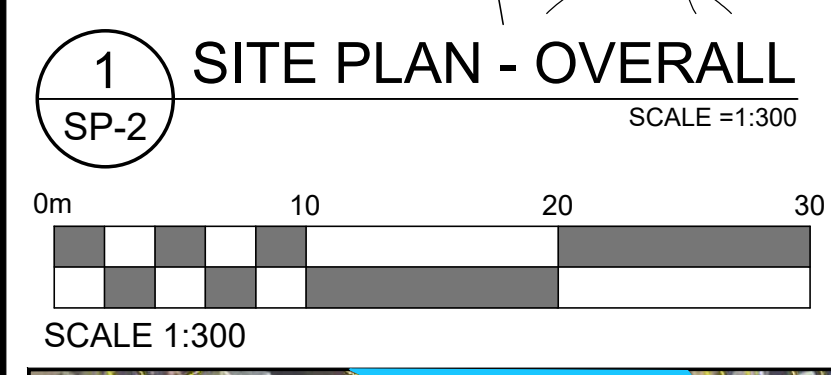
TOTAL PARKING PER PHASE		
PHASE 1 INTERIOR: U/G GARAGE	194	0
PHASE 1 EXTERIOR AT GRADE	0	0
PHASE 3 INTERIOR: U/G GARAGE	0	78
PHASE 3 OPENED AIR: 1st, 2nd & 3rd FLOOR	0	187
PHASE 2 INTERIOR: 1st & 2nd FLOOR	0	36
PHASE 2 OPENED AIR: 3rd FLOOR	0	65
PHASE 2 U/G GARAGE	0	68
TOTAL PROVIDED	194	265
TOTAL REQUIRED	141	217

**LEGAL DESCRIPTION**  
 TOPOGRAPHICAL PLAN OF SURVEY OF  
 LOTS 2, 4, 6, 8, 10, 12, 14, 16, 32, 33, 34,  
 35 AND PART OF LOT 1  
 REGISTERED PLAN 49 AND  
 LOTS 14, 15, 16 AND  
 PART OF LOTS 1, 2, 3, 4, AND 5  
 REGISTERED PLAN 51 AND  
 PART OF LOT 7  
 JUNCTION GORE  
 GEOGRAPHIC TOWNSHIP OF  
 GLOUCESTER  
 CITY OF OTTAWA

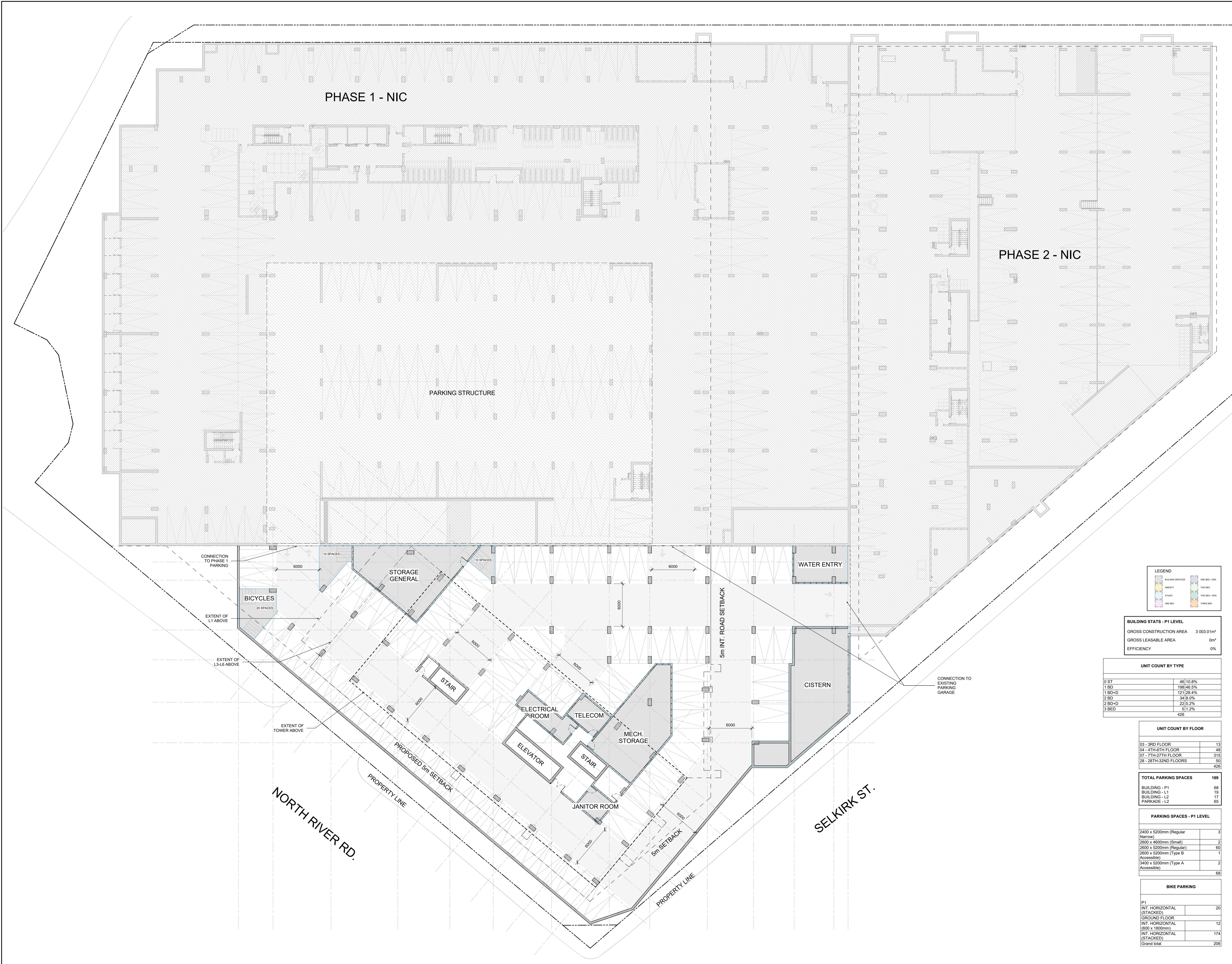
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

**GEOTECHNICAL ENGINEER**  
 Paterson Group  
 154 Colonnade Road South  
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 K2E 7J5  
 Tel: 613-228-7381  
 Email: MD@Arcy@Patersongroup.ca

**SURVEYOR**  
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 Nepean, Ontario K2E 7S6  
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**LEGEND**

BUILDING SERVICES	ONE BED - 10th
SAFETY	TWO BED
STAIR	TWO BED - 13th
ONE BED	THREE BED

**BUILDING STATS - P1 LEVEL**

GROSS CONSTRUCTION AREA	3 003.01m <sup>2</sup>
GROSS LEASABLE AREA	0m <sup>2</sup>
EFFICIENCY	0%

**UNIT COUNT BY TYPE**

0 ST	46 (10.8%)
1 BD	198 (46.5%)
1 BD+D	121 (28.4%)
2 BD	34 (8.0%)
2 BD+D	22 (5.2%)
3 BED	5 (1.2%)
<b>TOTAL</b>	<b>426</b>

**UNIT COUNT BY FLOOR**

03 - 3RD FLOOR	13
04 - 4TH FLOOR	48
07 - 7TH-27TH FLOOR	315
28 - 28TH-32ND FLOORS	50
<b>TOTAL</b>	<b>426</b>

**TOTAL PARKING SPACES**

BUILDING - P1	68
BUILDING - L1	19
BUILDING - L2	17
PARKADE - L2	65

**PARKING SPACES - P1 LEVEL**

2400 x 5200mm (Regular Narrow)	3
2600 x 4600mm (Small)	2
2600 x 5200mm (Regular)	60
2600 x 5200mm (Type B Accessible)	1
3400 x 5200mm (Type A Accessible)	2
<b>TOTAL</b>	<b>68</b>

**BIKE PARKING**

P1 INT. HORIZONTAL (STACKED)	20
GROUND FLOOR INT. HORIZONTAL (600 x 1800mm)	174
INT. HORIZONTAL (STACKED)	12
<b>Grand total</b>	<b>206</b>

**REVISIONS**

1	ISSUED FOR SPC	13/02/26
No.	DESCRIPTION	DD/MM/YY

ARCHITECT SEAL: \_\_\_\_\_ NORTH ARROW:

TRUE NORTH

CLIENT: **main+main**  
 Riverain Development Inc.

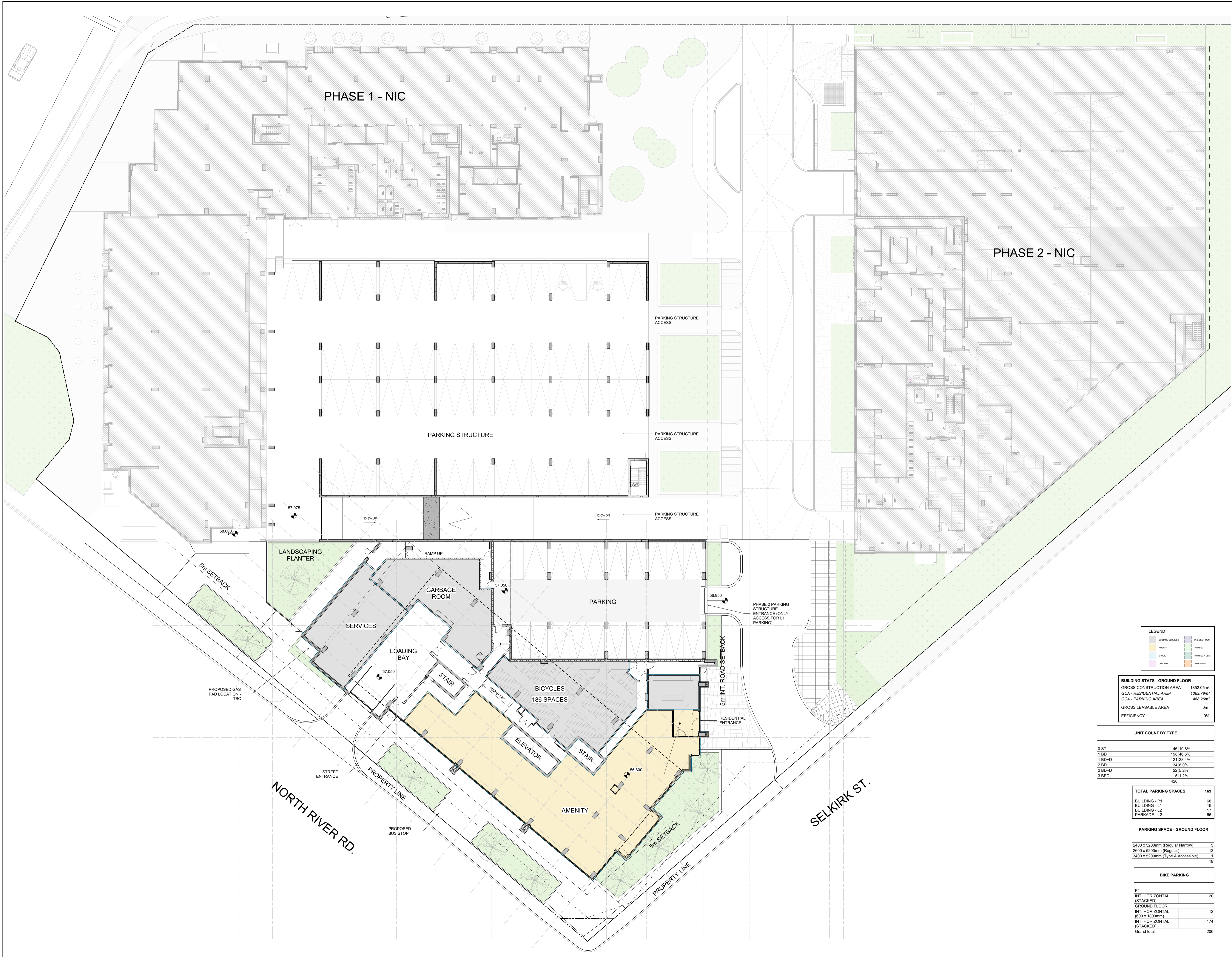
ARCHITECT: **rla/architecture**  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE: **RIVERAIN DISTRICT 3 SELKIRK ST**

SHEET TITLE: **MASTER PLAN - P1**

DRAWN: Author CHECKED: Checker  
 SCALE: As indicated SHEET No: **A-100**  
 PROJECT No: 2124 Plan No.: # 18574

PAPER SIZE: ISO Full Sheet B1 (707.00 x 1100.00mm) PLOT SCALE: 1:1 PLOT DATE: 2/13/2026 3:02:30 PM C:\Users\jghey\OneDrive - Rodenok Lawey Architect Inc\Documents\2511\_3 Selkirk\_RRPHC\_L1\_P1\_Selkirk\_RRPHC\_L1\_P1.dwg



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ARCHITECT: **rla/architecture**  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
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PROJECT TITLE: **RIVERAIN DISTRICT**  
 3 SELKIRK ST

SHEET TITLE: **MASTER PLAN - GROUND FLOOR**

DRAWN: Author	CHECKED: Checker
SCALE: As indicated	SHEET No: A-101
PROJECT No: 2124	Plan No.: # 18574

**LEGEND**

BUILDING SERVICES	ONE BED + DIN
AMENITY	TWO BED
STUDIO	TWO BED + DIN
THREE BED	THREE BED

**BUILDING STATS - GROUND FLOOR**

GROSS CONSTRUCTION AREA	1852.05m <sup>2</sup>
GCA - RESIDENTIAL AREA	1363.79m <sup>2</sup>
GCA - PARKING AREA	488.26m <sup>2</sup>
GROSS LEASABLE AREA	0m <sup>2</sup>
EFFICIENCY	0%

**UNIT COUNT BY TYPE**

0 ST	46	10.8%
1 BD	198	46.5%
1 BD+D	121	28.4%
2 BD	34	8.0%
2 BD+D	22	5.2%
3 BED	5	1.2%
<b>Total</b>	<b>426</b>	

**TOTAL PARKING SPACES 169**

BUILDING - P1	68
BUILDING - L1	19
BUILDING - L2	17
PARKADE - L2	65

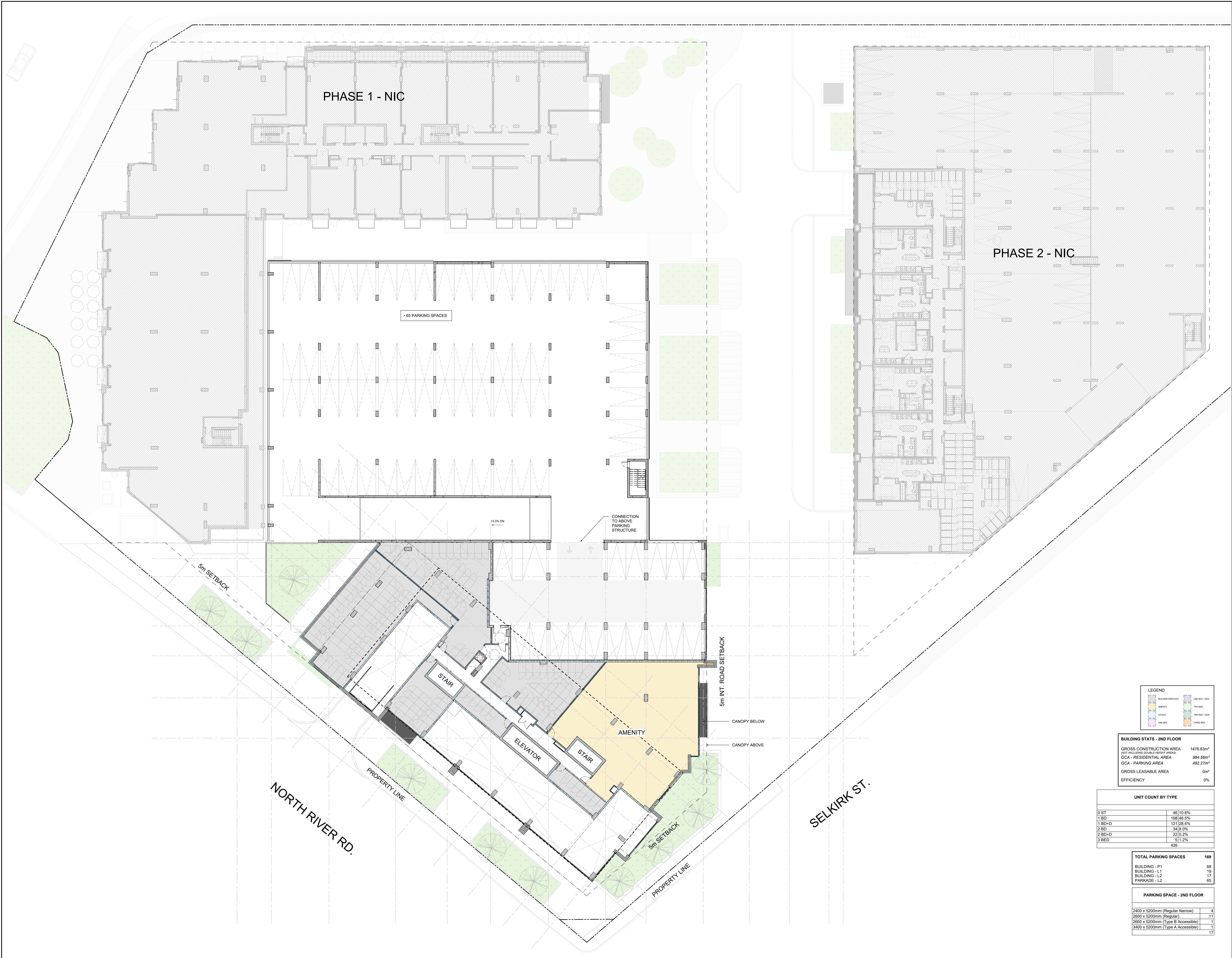
**PARKING SPACE - GROUND FLOOR**

2400 x 5200mm (Regular Narrow)	5
2600 x 5200mm (Regular)	13
3400 x 5200mm (Type A Accessible)	1
<b>Total</b>	<b>19</b>

**BIKE PARKING**

P1	
INT. HORIZONTAL (STACKED)	20
GROUND FLOOR	
INT. HORIZONTAL (600 x 1800mm)	12
INT. HORIZONTAL (STACKED)	174
<b>Grand total</b>	<b>206</b>

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Selkirk\_Riverain\_District\_P1\_P2\_P3\_P4\_P5\_P6\_P7\_P8\_P9\_P10\_P11\_P12\_P13\_P14\_P15\_P16\_P17\_P18\_P19\_P20\_P21\_P22\_P23\_P24\_P25\_P26\_P27\_P28\_P29\_P30\_P31\_P32\_P33\_P34\_P35\_P36\_P37\_P38\_P39\_P40\_P41\_P42\_P43\_P44\_P45\_P46\_P47\_P48\_P49\_P50\_P51\_P52\_P53\_P54\_P55\_P56\_P57\_P58\_P59\_P60\_P61\_P62\_P63\_P64\_P65\_P66\_P67\_P68\_P69\_P70\_P71\_P72\_P73\_P74\_P75\_P76\_P77\_P78\_P79\_P80\_P81\_P82\_P83\_P84\_P85\_P86\_P87\_P88\_P89\_P90\_P91\_P92\_P93\_P94\_P95\_P96\_P97\_P98\_P99\_P100\_P101\_P102\_P103\_P104\_P105\_P106\_P107\_P108\_P109\_P110\_P111\_P112\_P113\_P114\_P115\_P116\_P117\_P118\_P119\_P120\_P121\_P122\_P123\_P124\_P125\_P126\_P127\_P128\_P129\_P130\_P131\_P132\_P133\_P134\_P135\_P136\_P137\_P138\_P139\_P140\_P141\_P142\_P143\_P144\_P145\_P146\_P147\_P148\_P149\_P150\_P151\_P152\_P153\_P154\_P155\_P156\_P157\_P158\_P159\_P160\_P161\_P162\_P163\_P164\_P165\_P166\_P167\_P168\_P169\_P170\_P171\_P172\_P173\_P174\_P175\_P176\_P177\_P178\_P179\_P180\_P181\_P182\_P183\_P184\_P185\_P186\_P187\_P188\_P189\_P190\_P191\_P192\_P193\_P194\_P195\_P196\_P197\_P198\_P199\_P200\_P201\_P202\_P203\_P204\_P205\_P206\_P207\_P208\_P209\_P210\_P211\_P212\_P213\_P214\_P215\_P216\_P217\_P218\_P219\_P220\_P221\_P222\_P223\_P224\_P225\_P226\_P227\_P228\_P229\_P230\_P231\_P232\_P233\_P234\_P235\_P236\_P237\_P238\_P239\_P240\_P241\_P242\_P243\_P244\_P245\_P246\_P247\_P248\_P249\_P250\_P251\_P252\_P253\_P254\_P255\_P256\_P257\_P258\_P259\_P260\_P261\_P262\_P263\_P264\_P265\_P266\_P267\_P268\_P269\_P270\_P271\_P272\_P273\_P274\_P275\_P276\_P277\_P278\_P279\_P280\_P281\_P282\_P283\_P284\_P285\_P286\_P287\_P288\_P289\_P290\_P291\_P292\_P293\_P294\_P295\_P296\_P297\_P298\_P299\_P300\_P301\_P302\_P303\_P304\_P305\_P306\_P307\_P308\_P309\_P310\_P311\_P312\_P313\_P314\_P315\_P316\_P317\_P318\_P319\_P320\_P321\_P322\_P323\_P324\_P325\_P326\_P327\_P328\_P329\_P330\_P331\_P332\_P333\_P334\_P335\_P336\_P337\_P338\_P339\_P340\_P341\_P342\_P343\_P344\_P345\_P346\_P347\_P348\_P349\_P350\_P351\_P352\_P353\_P354\_P355\_P356\_P357\_P358\_P359\_P360\_P361\_P362\_P363\_P364\_P365\_P366\_P367\_P368\_P369\_P370\_P371\_P372\_P373\_P374\_P375\_P376\_P377\_P378\_P379\_P380\_P381\_P382\_P383\_P384\_P385\_P386\_P387\_P388\_P389\_P390\_P391\_P392\_P393\_P394\_P395\_P396\_P397\_P398\_P399\_P400\_P401\_P402\_P403\_P404\_P405\_P406\_P407\_P408\_P409\_P410\_P411\_P412\_P413\_P414\_P415\_P416\_P417\_P418\_P419\_P420\_P421\_P422\_P423\_P424\_P425\_P426\_P427\_P428\_P429\_P430\_P431\_P432\_P433\_P434\_P435\_P436\_P437\_P438\_P439\_P440\_P441\_P442\_P443\_P444\_P445\_P446\_P447\_P448\_P449\_P450\_P451\_P452\_P453\_P454\_P455\_P456\_P457\_P458\_P459\_P460\_P461\_P462\_P463\_P464\_P465\_P466\_P467\_P468\_P469\_P470\_P471\_P472\_P473\_P474\_P475\_P476\_P477\_P478\_P479\_P480\_P481\_P482\_P483\_P484\_P485\_P486\_P487\_P488\_P489\_P490\_P491\_P492\_P493\_P494\_P495\_P496\_P497\_P498\_P499\_P500\_P501\_P502\_P503\_P504\_P505\_P506\_P507\_P508\_P509\_P510\_P511\_P512\_P513\_P514\_P515\_P516\_P517\_P518\_P519\_P520\_P521\_P522\_P523\_P524\_P525\_P526\_P527\_P528\_P529\_P530\_P531\_P532\_P533\_P534\_P535\_P536\_P537\_P538\_P539\_P540\_P541\_P542\_P543\_P544\_P545\_P546\_P547\_P548\_P549\_P550\_P551\_P552\_P553\_P554\_P555\_P556\_P557\_P558\_P559\_P560\_P561\_P562\_P563\_P564\_P565\_P566\_P567\_P568\_P569\_P570\_P571\_P572\_P573\_P574\_P575\_P576\_P577\_P578\_P579\_P580\_P581\_P582\_P583\_P584\_P585\_P586\_P587\_P588\_P589\_P590\_P591\_P592\_P593\_P594\_P595\_P596\_P597\_P598\_P599\_P600\_P601\_P602\_P603\_P604\_P605\_P606\_P607\_P608\_P609\_P610\_P611\_P612\_P613\_P614\_P615\_P616\_P617\_P618\_P619\_P620\_P621\_P622\_P623\_P624\_P625\_P626\_P627\_P628\_P629\_P630\_P631\_P632\_P633\_P634\_P635\_P636\_P637\_P638\_P639\_P640\_P641\_P642\_P643\_P644\_P645\_P646\_P647\_P648\_P649\_P650\_P651\_P652\_P653\_P654\_P655\_P656\_P657\_P658\_P659\_P660\_P661\_P662\_P663\_P664\_P665\_P666\_P667\_P668\_P669\_P670\_P671\_P672\_P673\_P674\_P675\_P676\_P677\_P678\_P679\_P680\_P681\_P682\_P683\_P684\_P685\_P686\_P687\_P688\_P689\_P690\_P691\_P692\_P693\_P694\_P695\_P696\_P697\_P698\_P699\_P700\_P701\_P702\_P703\_P704\_P705\_P706\_P707\_P708\_P709\_P710\_P711\_P712\_P713\_P714\_P715\_P716\_P717\_P718\_P719\_P720\_P721\_P722\_P723\_P724\_P725\_P726\_P727\_P728\_P729\_P730\_P731\_P732\_P733\_P734\_P735\_P736\_P737\_P738\_P739\_P740\_P741\_P742\_P743\_P744\_P745\_P746\_P747\_P748\_P749\_P750\_P751\_P752\_P753\_P754\_P755\_P756\_P757\_P758\_P759\_P760\_P761\_P762\_P763\_P764\_P765\_P766\_P767\_P768\_P769\_P770\_P771\_P772\_P773\_P774\_P775\_P776\_P777\_P778\_P779\_P780\_P781\_P782\_P783\_P784\_P785\_P786\_P787\_P788\_P789\_P790\_P791\_P792\_P793\_P794\_P795\_P796\_P797\_P798\_P799\_P800\_P801\_P802\_P803\_P804\_P805\_P806\_P807\_P808\_P809\_P810\_P811\_P812\_P813\_P814\_P815\_P816\_P817\_P818\_P819\_P820\_P821\_P822\_P823\_P824\_P825\_P826\_P827\_P828\_P829\_P830\_P831\_P832\_P833\_P834\_P835\_P836\_P837\_P838\_P839\_P840\_P841\_P842\_P843\_P844\_P845\_P846\_P84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No.	DESCRIPTION	DDMMYY

REVISIONS:

ARCHITECT SEAL: \_\_\_\_\_

NORTH ARROW:

CLIENT:

Riverain Development Inc.

ARCHITECT:

56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

RIVERAIN DISTRICT  
 3 SELKIRK ST

SHEET TITLE:

**MASTER PLAN - LEVEL 2**

DRAWN:	CHECKED:
Author	Checker
SCALE:	SHEET No.:
As indicated	A-102
PROJECT No.:	Plan No.:
2124	# 18574

LEGEND

	ONE BED - 101N
	TWO BED
	TWO BED - 101N
	THREE BED
	THREE BED

BUILDING STATS - 2ND FLOOR

GROSS CONSTRUCTION AREA (NOT INCLUDING TO BE BUILT REPAIR AREAS)	1476.83m <sup>2</sup>
GCA - RESIDENTIAL AREA	984.56m <sup>2</sup>
GCA - PARKING AREA	492.27m <sup>2</sup>
GROSS LEASABLE AREA	0m <sup>2</sup>
EFFICIENCY	0%

UNIT COUNT BY TYPE

0 ST	46	10.8%
1 BD	198	46.5%
1 BD+D	121	28.4%
2 BD	34	8.0%
2 BD+D	22	5.2%
3 BED	5	1.2%
<b>TOTAL</b>	<b>426</b>	

TOTAL PARKING SPACES

BUILDING - P1	68
BUILDING - L1	19
BUILDING - L2	17
PARKADE - L2	65
<b>TOTAL</b>	<b>169</b>

PARKING SPACE - 2ND FLOOR

2400 x 5200mm (Regular Narrow)	4
2600 x 5200mm (Regular)	11
2600 x 5200mm (Type B Accessible)	1
3400 x 5200mm (Type A Accessible)	1
<b>TOTAL</b>	<b>17</b>

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No.	DESCRIPTION	DDMMYY

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:
	TRUE NORTH

CLIENT:

Riverain Development Inc.

ARCHITECT:

56 Beech Street, Ottawa, Ontario K1S 3J6  
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PROJECT TITLE:

RIVERAIN DISTRICT  
 3 SELKIRK ST

SHEET TITLE:

**MASTER PLAN - LEVEL 3**

DRAWN:	CHECKED:
Author	Checker
SCALE:	SHEET No.:
As indicated	A-103
PROJECT No.:	Plan No.:
2124	# 18574

LEGEND

BUILDING SERVICES	ONE BED - COX
AMENITY	TWO BED
STAIR	TWO BED - COX
ONE BED	THREE BED

BUILDING STATS - 3RD FLOOR

GROSS CONSTRUCTION AREA	1035.30m <sup>2</sup>
GROSS LEASABLE AREA	713.27m <sup>2</sup>
EFFICIENCY	68.9%

UNIT COUNT BY TYPE

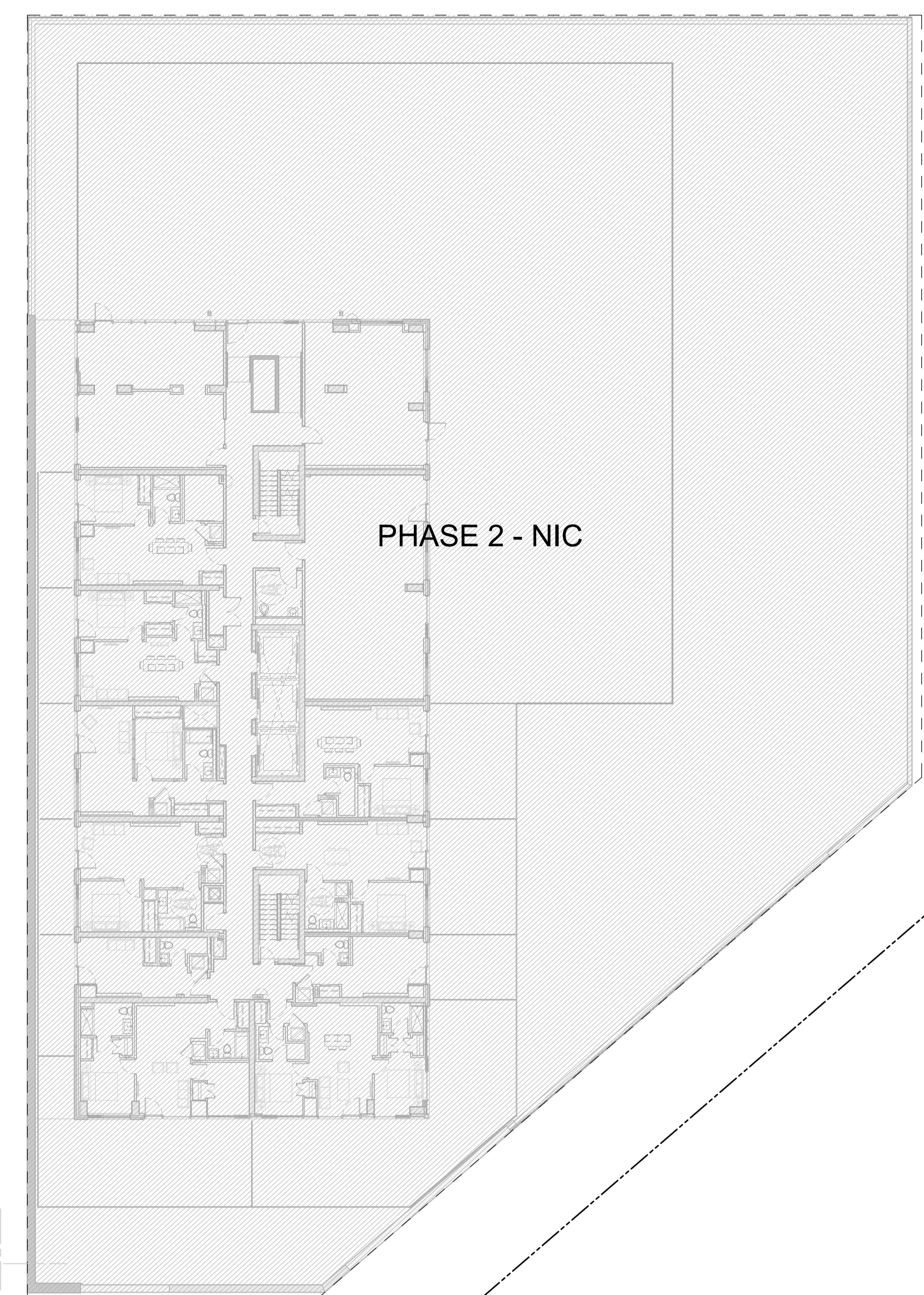
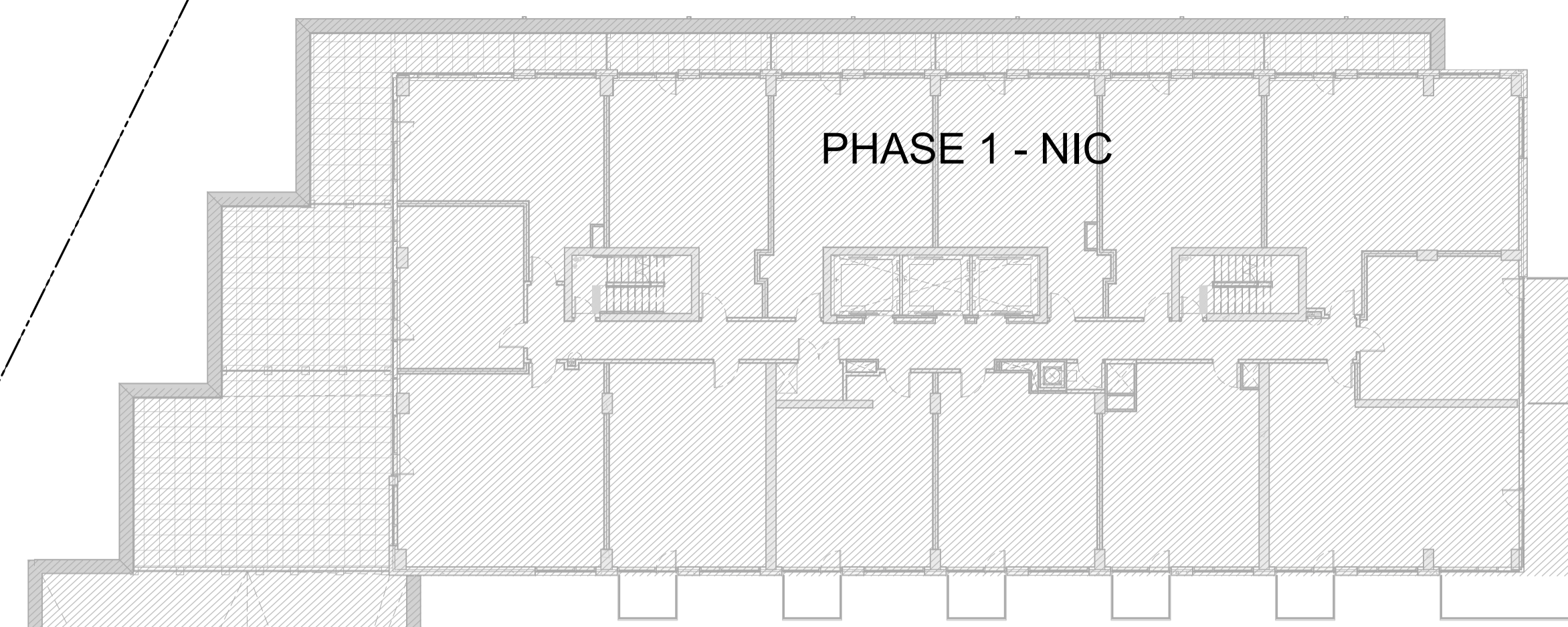
0 ST	46	10.8%
1 BD	198	46.5%
1 BD+D	121	28.4%
2 BD	36	8.0%
2 BD+D	22	5.2%
3 BED	5	1.2%
	426	

UNIT MIX - 3RD FLOOR

0 ST	1
1 BD	5
1 BD+D	6
2 BD+D	1
	13

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No.	DESCRIPTION	DDMMYY

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CLIENT:

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ARCHITECT:

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PROJECT TITLE:

RIVERAIN DISTRICT  
 3 SELKIRK ST

SHEET TITLE:  
**MASTER PLAN - LEVEL 4-6 TYP. PODIUM**

DRAWN:	CHECKED:
Author	Checker
SCALE:	SHEET No.:
As indicated	A-104
PROJECT No.:	Plan No. : # 18574
2124	

LEGEND

[Symbol]	WALKING SERVICES	[Symbol]	ONE BED - 10th
[Symbol]	STAIR	[Symbol]	TWO BED - 10th
[Symbol]	STUDIO	[Symbol]	TWO BED - 10th
[Symbol]	ONE BED	[Symbol]	THREE BED

BUILDING STATS - TYPICAL FLOOR (4<sup>TH</sup> - 6<sup>TH</sup>)

GCA PER FLOOR / TOTAL	1036.23m <sup>2</sup> / 3108.68m <sup>2</sup>
GLA PER FLOOR / TOTAL	894.73m <sup>2</sup> / 2684.19m <sup>2</sup>
EFFICIENCY	86.3%

UNIT COUNT BY TYPE

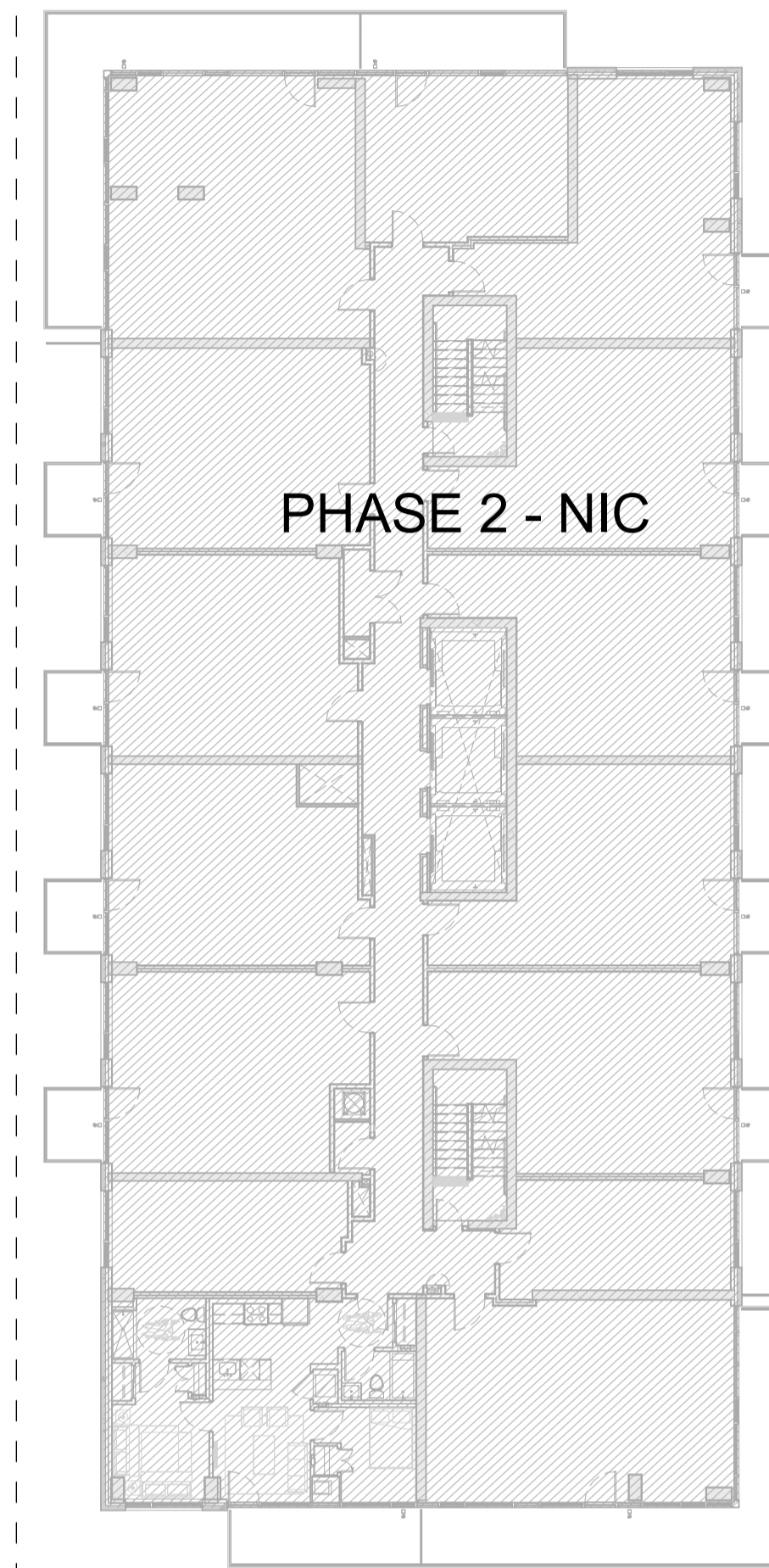
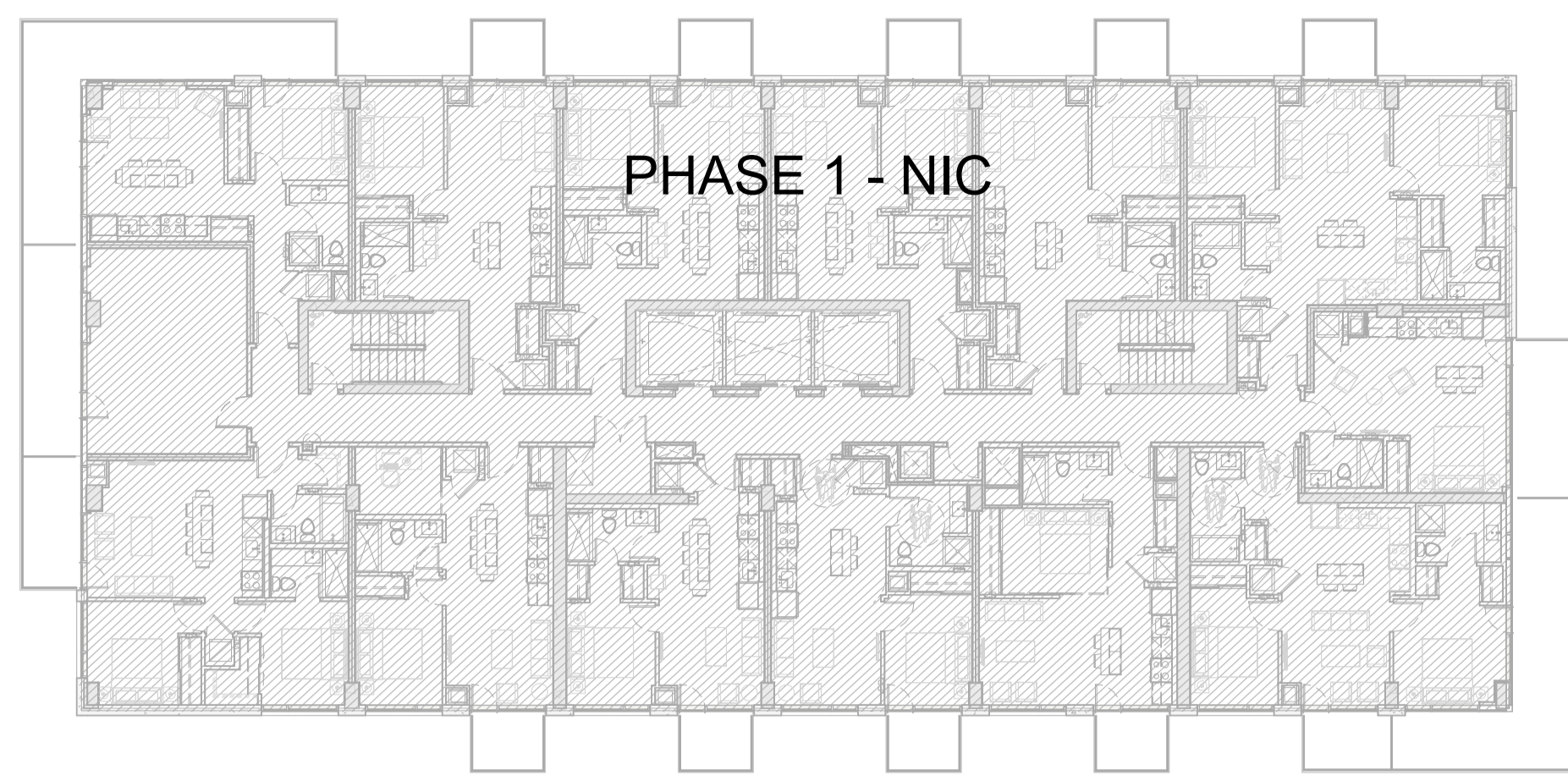
0 ST	46	10.8%
1 BD	198	46.5%
1 BD+D	121	28.4%
2 BD	36	8.0%
2 BD+D	22	5.2%
3 BED	5	1.2%
	428	

UNIT MIX - 4TH FLOOR

0 ST	1	3
1 BD	5	15
1 BD+D	7	21
2 BD	3	9
	16	48

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**LEGEND**

HAULING SERVICES	ONE BED - 100M
SECURITY	TWO BED
STAIR	TWO BED - 100M
TRAILER	THREE BED

**BUILDING STATS - TYPICAL TOWER FLOOR (7TH - 27TH)**

GCA PER FLOOR / TOTAL	907.08m <sup>2</sup> / 19 048.68m <sup>2</sup>
GLA PER FLOOR / TOTAL	786.74m <sup>2</sup> / 16 521.54m <sup>2</sup>
EFFICIENCY	86.7%

**UNIT MIX - TYP. TOWER FLOOR (7TH-27TH)**

0 ST	2	42
1 BD	6	168
1 BD+D	4	84
2 BD+D	1	21
	15	315

**UNIT COUNT BY TYPE**

0 ST	46	10.8%
1 BD	198	46.5%
1 BD+D	121	28.4%
2 BD	36	8.0%
2 BD+D	22	5.2%
3 BED	5	1.2%
	426	

**UNIT COUNT BY FLOOR**

03 - 3RD FLOOR	13
04 - 4TH-6TH FLOOR	48
07 - 7TH-27TH FLOOR	315
28 - 28TH-32ND FLOORS	50
	426

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No.	DESCRIPTION	DD/MM/YY

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CLIENT: **main+main**  
 Riverain Development Inc.

ARCHITECT: **rla/architecture**  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.roderickrlahey.ca

PROJECT TITLE: **RIVERAIN DISTRICT**  
 3 SELKIRK ST

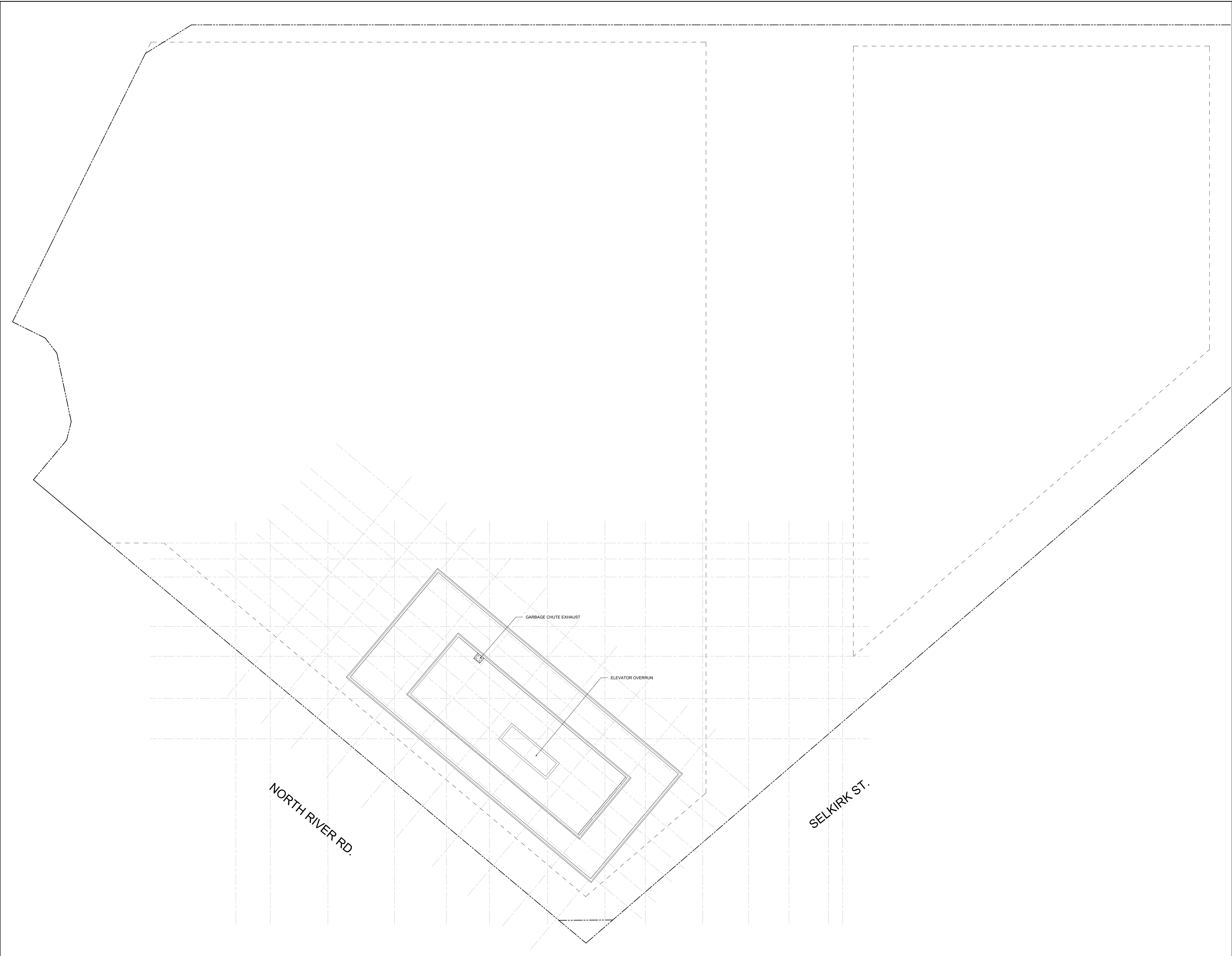
SHEET TITLE: **MASTER PLAN - LEVEL 7-27 - TYP. TOWER EVEN**

DRAWN: Author	CHECKED: Checker
SCALE: As indicated	SHEET No: A-107
PROJECT No: 2124	Plan No.: # 18574

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ARCHITECT SEAL:	NORTH ARROW:

CLIENT:

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 3 SELKIRK STREET

ARCHITECT:

**rla/architecture**  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

**RIVERAIN DISTRICT**  
 3 SELKIRK ST

SHEET TITLE:

**MASTER PLAN - ROOF PLAN**

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No: <b>A-134</b>
PROJECT No: 2511	Plan No.: # 18574

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CLIENT:

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ARCHITECT:

56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

RIVERAIN DISTRICT  
 3 SELKIRK ST

SHEET TITLE:

**NORTH RIVER ELEVATION -  
 TOWER ORIENTATION**

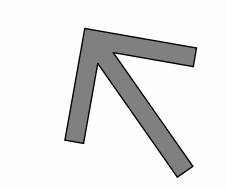
DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No: <b>A-200</b>
PROJECT No: 2124	Plan No.: # 18574

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ARCHITECT: **rla/architecture**  
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PROJECT TITLE:   
**RIVERAIN DISTRICT**  
 3 SELKIRK ST

SHEET TITLE: **INTERNAL RD ELEVATION - TOWER ORIENTATION**

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No: <b>A-201</b>
PROJECT No: 2124	Plan No.: # 18574

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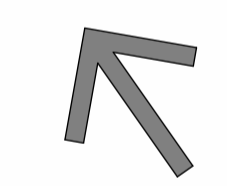


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ARCHITECT:



56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:



RIVERAIN DISTRICT  
 3 SELKIRK ST

SHEET TITLE:

**MONTGOMERY ELEVATION -  
 TOWER ORIENTATION**

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No.:
PROJECT No: 2124	<b>A-203</b>
	Plan No.: # 18574

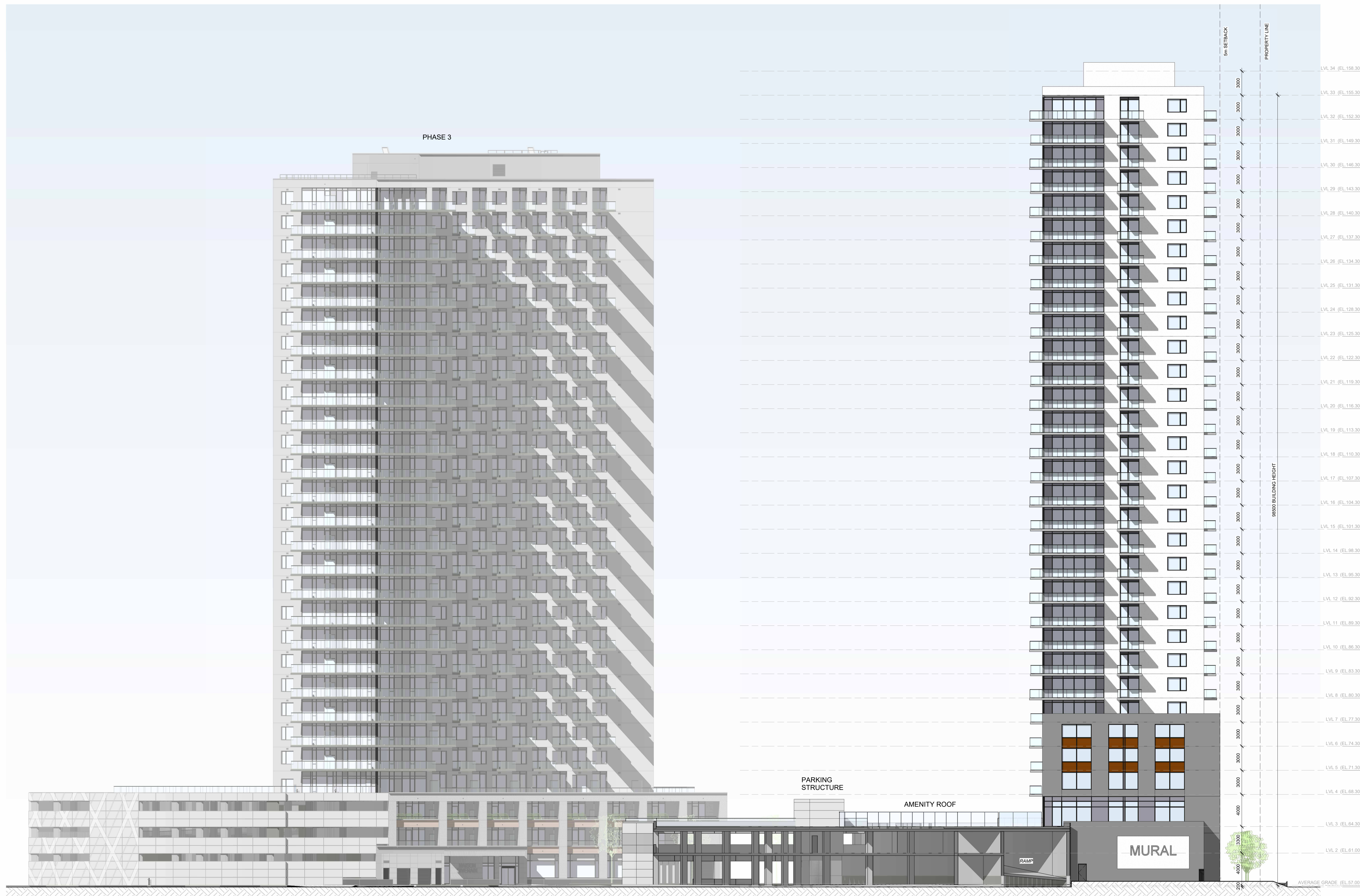
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LVL 2 (EL. 61.00)
AVERAGE GRADE (EL. 57.00)

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ARCHITECT:

56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodericklathey.ca

PROJECT TITLE:

RIVERAIN DISTRICT  
3 SELKIRK ST

SHEET TITLE:

MONTREAL RD ELEVATION - TOWER ORIENTATION

DRAWN:	CHECKED:
Author	Checker
SCALE:	SHEET No:
1 : 200	A-204
PROJECT No:	Plan No. : # 18574
2124	

PAPER SIZE: ISO Full Size B1 (707.00 x 1100.00mm) PLOT SCALE: 1:1 PLOT DATE: 21/02/2026 3:08:32 PM C:\Users\jgiffey\OneDrive - Roderick Lathey Architect Inc\Documents\2511\_3 Selkirk\_Riverain District\Riverain District\2511\_3 Selkirk\_Riverain District\2511\_3 Selkirk\_Riverain District.dwg



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VIEW FROM CUMMINGS BRIDGE



VIEW FROM SELKIRK



VIEW FROM MONTGOMERY STREET



AERIAL FROM MONTREAL ROAD

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1	ISSUED FOR SPC	13/02/26

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PROJECT TITLE:

RIVERAIN DISTRICT  
 3 SELKIRK ST

SHEET TITLE:

3D PERSPECTIVES

DRAWN:	CHECKED:
Author	Checker

SCALE:	SHEET No:

PROJECT No:	A-401
2124	
Plan No.: # 18574	

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VIEW FROM INTERNAL ROAD



CORNER VIEW FROM SELKIRK



VIEW ALONG NORTH RIVER

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PROJECT TITLE:

RIVERAIN DISTRICT  
 3 SELKIRK ST

SHEET TITLE:

3D PERSPECTIVES

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SCALE:	SHEET No:
PROJECT No: 2124	A-402 Plan No.: # 18574

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# SHADOW ANALYSIS

June 21st



3 SELKIRK STREET SHADOW STUDY  
JUNE 21ST - 8:00



3 SELKIRK STREET SHADOW STUDY  
JUNE 21ST - 9:00



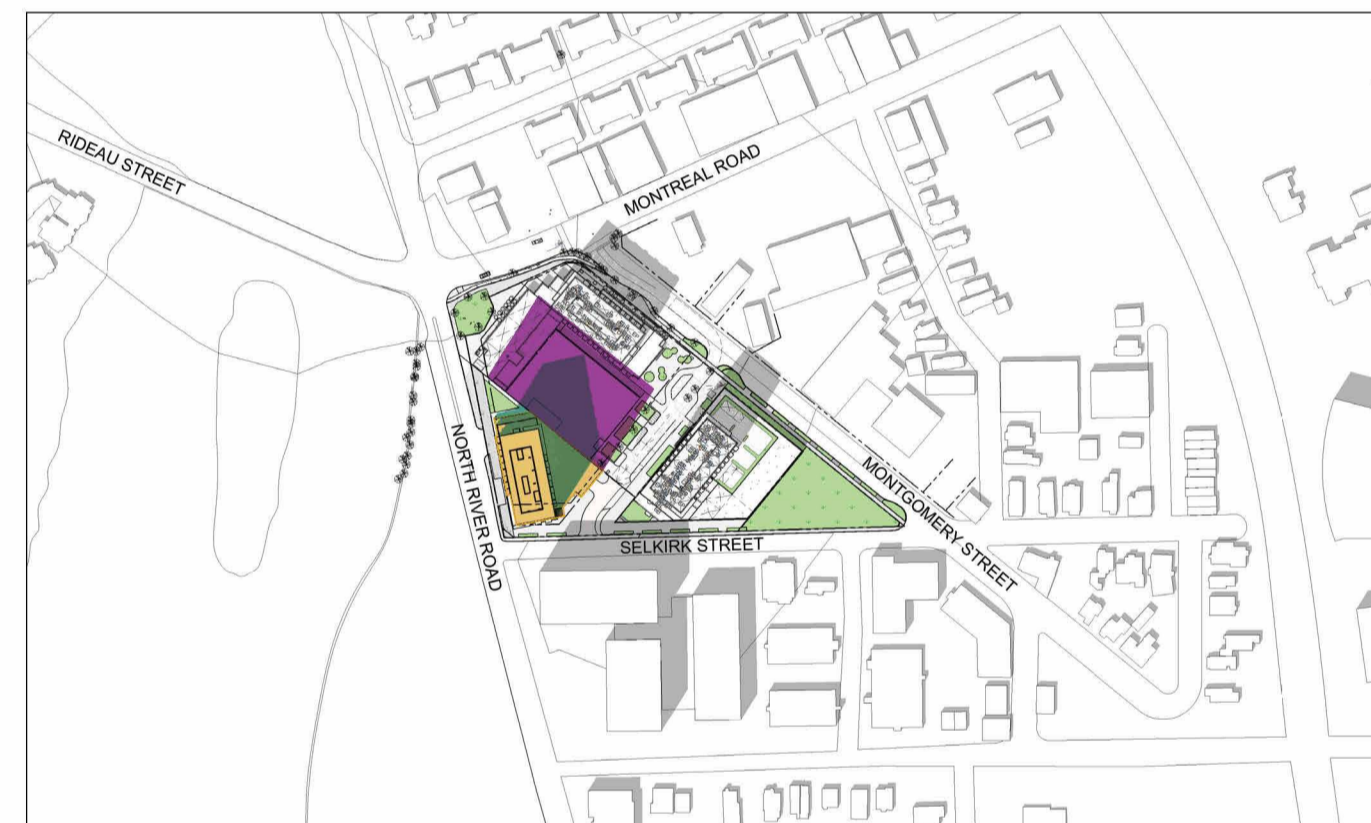
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JUNE 21ST - 10:00



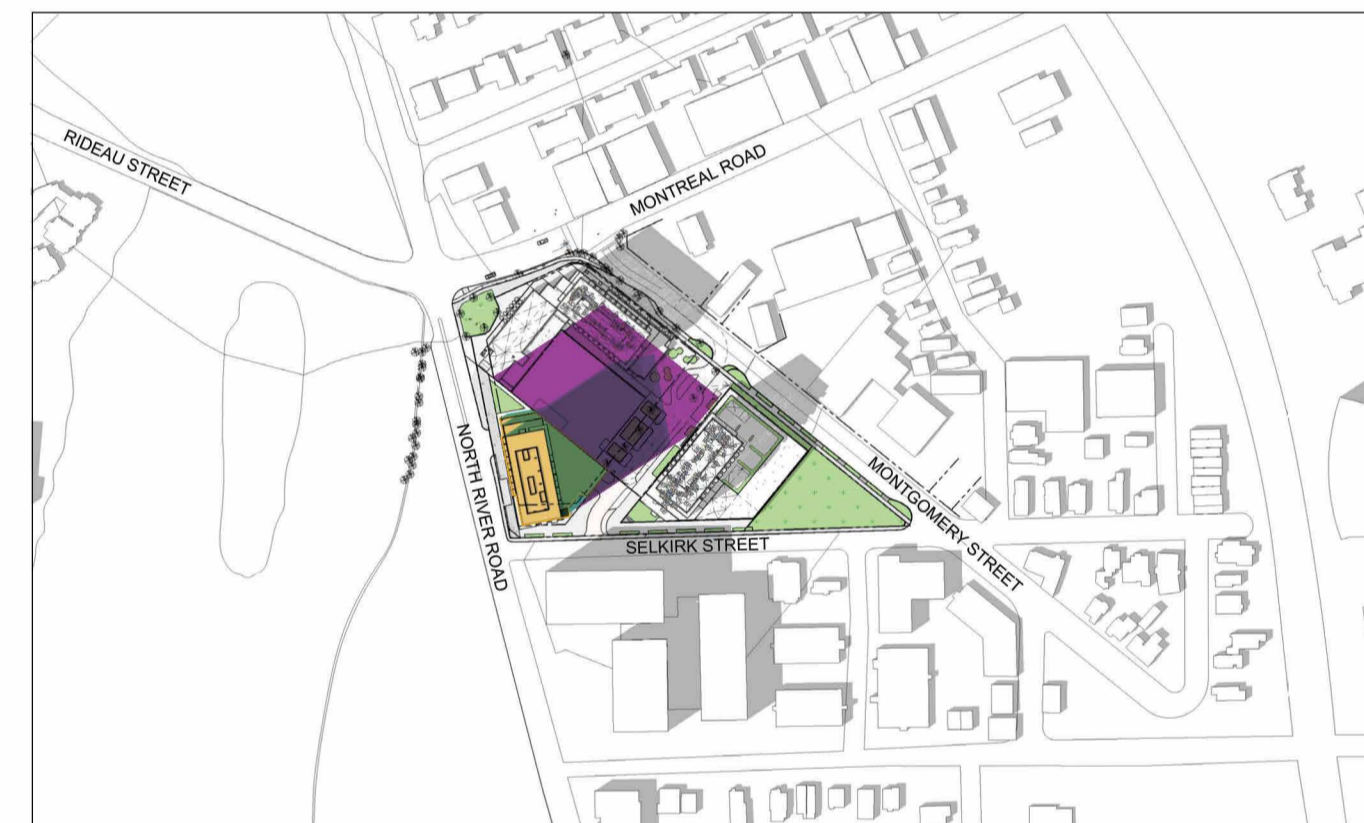
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JUNE 21ST - 11:00



3 SELKIRK STREET SHADOW STUDY  
JUNE 21ST - 12:00



3 SELKIRK STREET SHADOW STUDY  
JUNE 21ST - 1:00



3 SELKIRK STREET SHADOW STUDY  
JUNE 21ST - 14:00



3 SELKIRK STREET SHADOW STUDY  
JUNE 21ST - 15:00



3 SELKIRK STREET SHADOW STUDY  
JUNE 21ST - 16:00



3 SELKIRK STREET SHADOW STUDY  
JUNE 21ST - 17:00



3 SELKIRK STREET SHADOW STUDY  
JUNE 21ST - 18:00



3 SELKIRK STREET SHADOW STUDY  
JUNE 21ST - 19:00

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PROJECT TITLE: **RIVERAIN DISTRICT 3 SELKIRK ST**

SHEET TITLE: **SUNSHADE STUDIES**

DRAWN: Author	CHECKED: Checker
SCALE:	SHEET No:
PROJECT No: 2124	<b>A-501</b>
	Plan No.: # 18574

PAPER SIZE: ISO Full Size B1 (707.00 x 1100.00mm) PLOT SCALE: 1:1 PLOT DATE: 21/02/26 3:11:38 PM C:\Users\jgiffey\OneDrive - Rodenck Lawler Architect Inc\Documents\2511\_3 Selkirk\_RLPHC\_RFD\jgiffey\A04\A-501.dwg

# SHADOW ANALYSIS

Sept/ Mar 21st



3 SELKIRK STREET SHADOW STUDY  
SEPTEMBER 21ST - 8:00



3 SELKIRK STREET SHADOW STUDY  
SEPTEMBER 21ST - 9:00



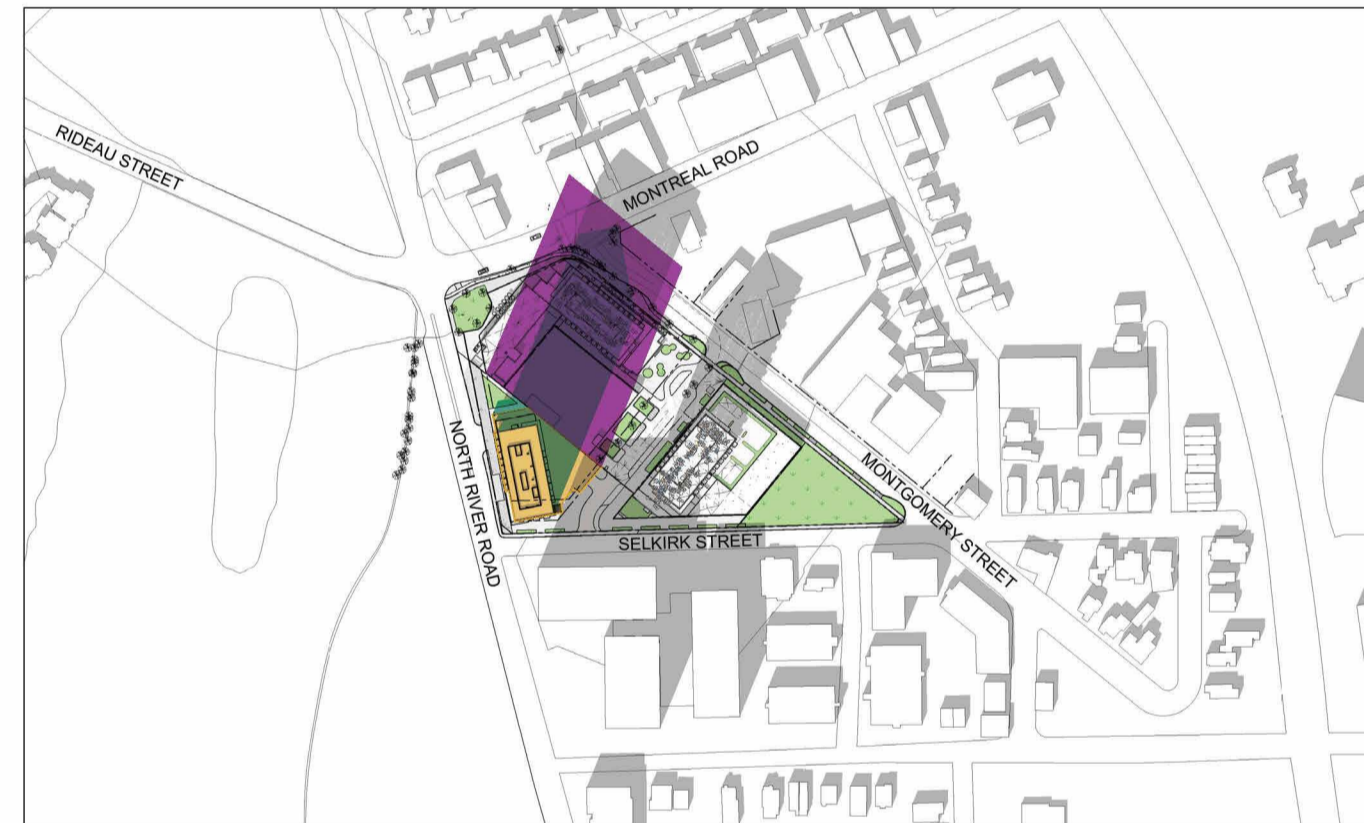
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SEPTEMBER 21ST - 10:00



3 SELKIRK STREET SHADOW STUDY  
SEPTEMBER 21ST - 11:00



3 SELKIRK STREET SHADOW STUDY  
SEPTEMBER 21ST - 12:00



3 SELKIRK STREET SHADOW STUDY  
SEPTEMBER 21ST - 13:00



3 SELKIRK STREET SHADOW STUDY  
SEPTEMBER 21ST - 14:00



3 SELKIRK STREET SHADOW STUDY  
SEPTEMBER 21ST - 15:00



3 SELKIRK STREET SHADOW STUDY  
SEPTEMBER 21ST - 16:00



3 SELKIRK STREET SHADOW STUDY  
SEPTEMBER 21ST - 17:00



3 SELKIRK STREET SHADOW STUDY  
SEPTEMBER 21ST - 18:00

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3 SELKIRK ST

SHEET TITLE: **SUNSHADE STUDIES**

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PROJECT No: 2124 SHEET No: **A-502**

Plan No.: # 18574

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# SHADOW ANALYSIS

Dec 21st



3 SELKIRK STREET SHADOW STUDY  
DECEMBER 21ST - 10:00



3 SELKIRK STREET SHADOW STUDY  
DECEMBER 21ST - 11:00



3 SELKIRK STREET SHADOW STUDY  
DECEMBER 21ST - 12:00



3 SELKIRK STREET SHADOW STUDY  
DECEMBER 21ST - 13:00



3 SELKIRK STREET SHADOW STUDY  
DECEMBER 21ST - 14:00



3 SELKIRK STREET SHADOW STUDY  
DECEMBER 21ST - 15:00



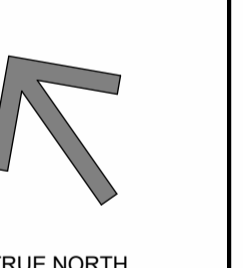
3 SELKIRK STREET SHADOW STUDY  
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SHEET TITLE:  
**SUNSHADE STUDIES**

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PROJECT No: 2124  
A-503  
Plan No.: # 18574