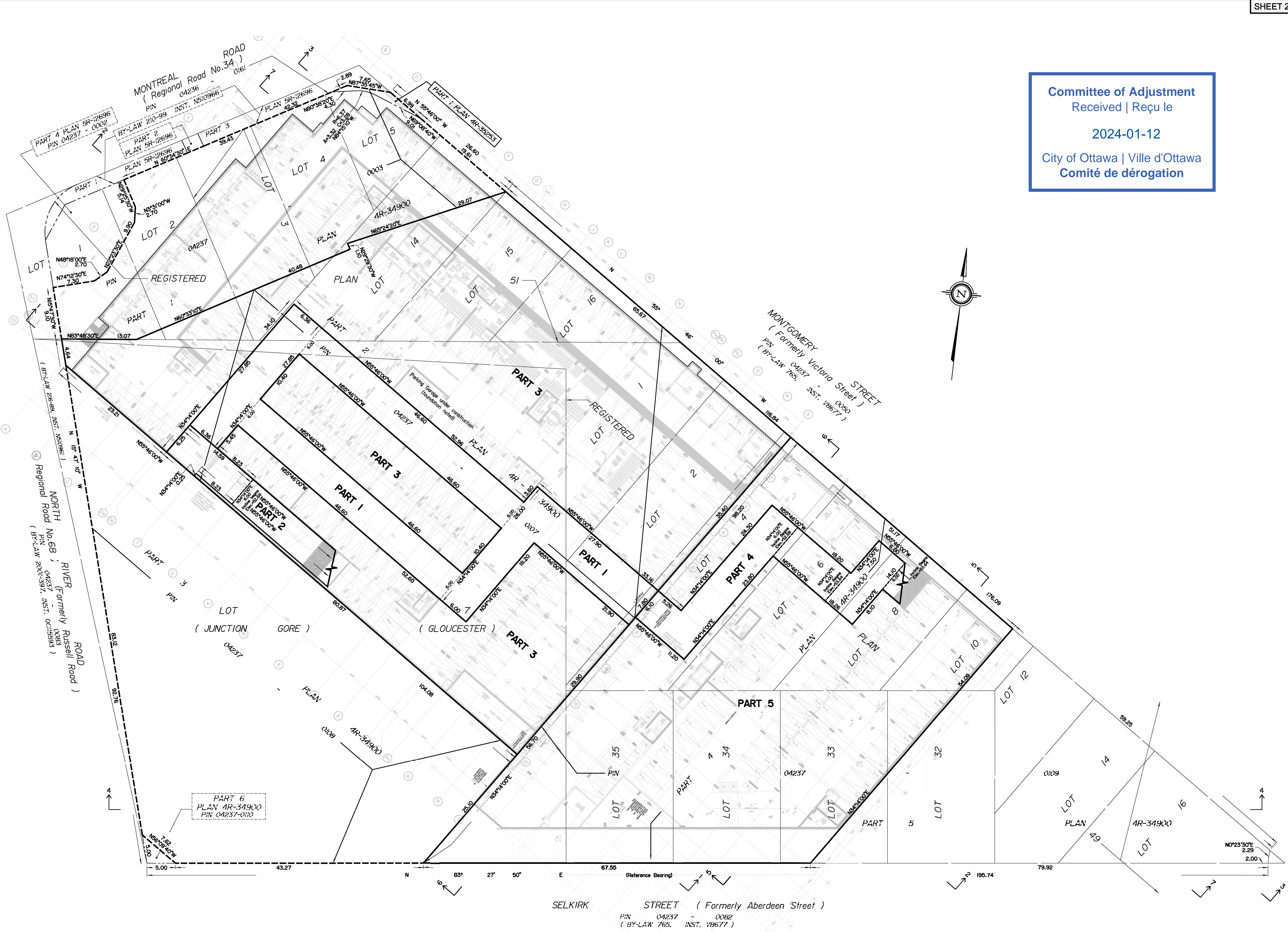


Committee of Adjustment
 Received | Reçu le
 2024-01-12
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 300
 12 9 6 3 0 6 12 Metres
 The intended plot size of this plan is 609mm in width by 914mm in height when plotted at a scale of 1:300.

Metric
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - (WIT) Witness
 - (AOG) Annis, O'Sullivan, Vollebek Ltd.
 - Meas. Measured
 - (P1) Plan 4R-34900
 - UP Utility Pole

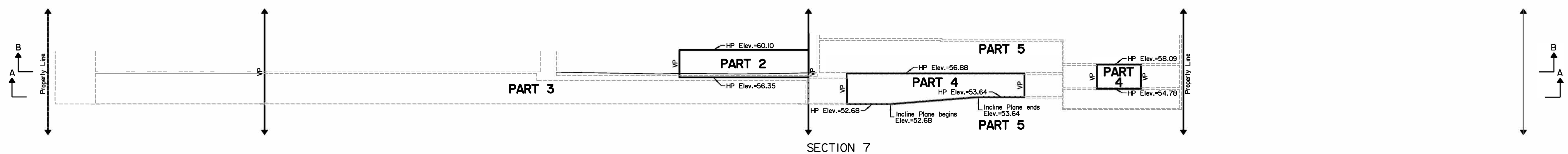
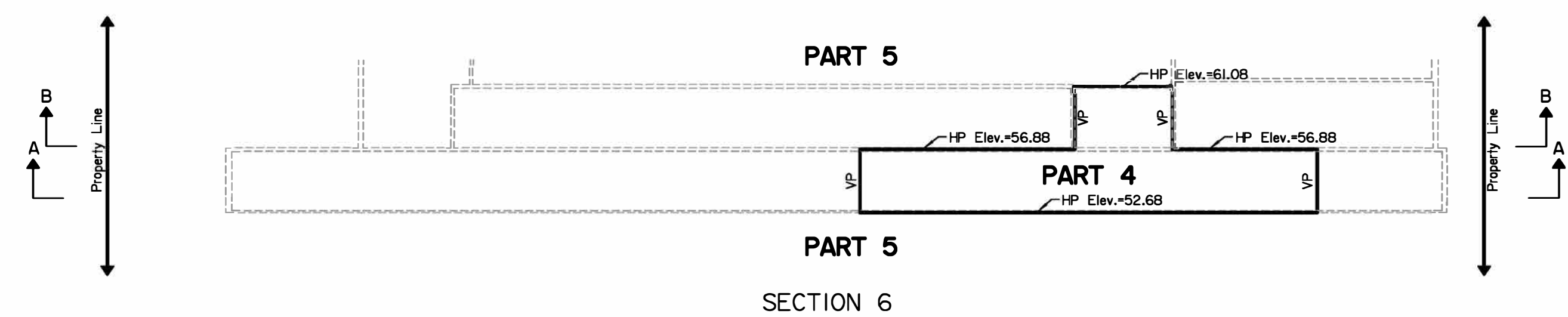
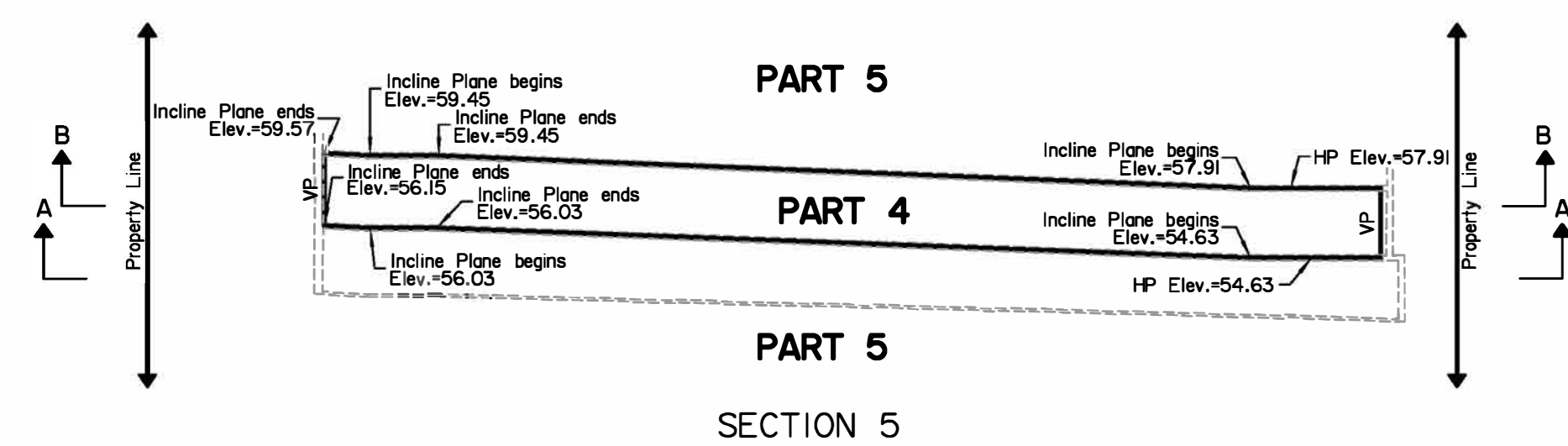
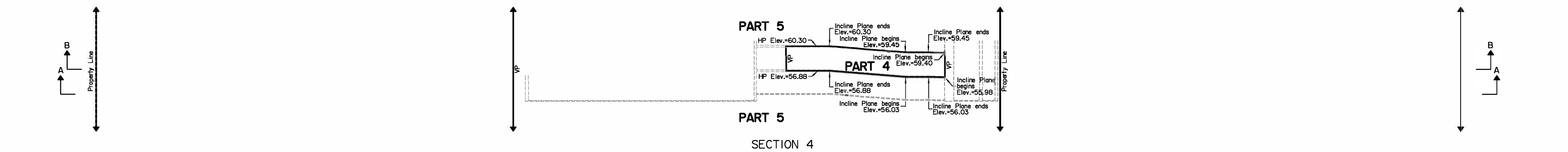
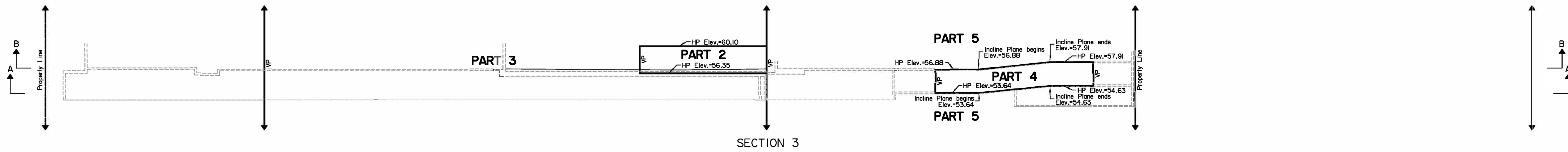
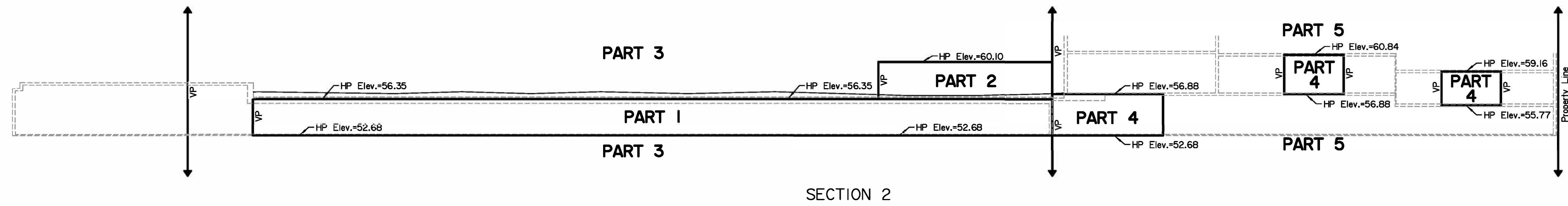
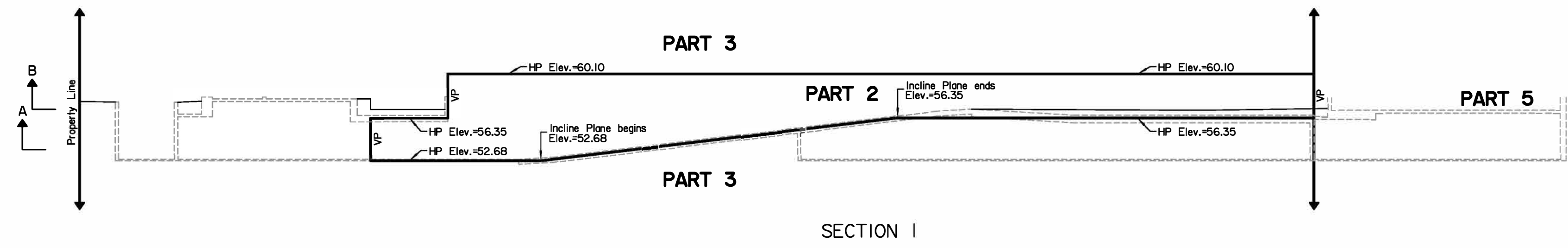
Parts 1, 9 and 10 are NOT limited vertically.
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999943.
 Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N55°46'00"W and are referenced to Specified Control Points 01919680105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
 Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
 Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680105	Northing	5024915.16	Eastings	373971.65
.019198434761	Northing	5036178.12	Eastings	372436.11
.Point A	Northing	5032888.56	Eastings	369840.99
.Point B	Northing	5032787.54	Eastings	369989.44

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

DIAGRAM A - PLAN VIEW ILLUSTRATING CONFIGURATION OF PARTS AT ELEVATION 53.65 (ARCHITECTURAL PARKING LEVEL P1)

Committee of Adjustment
 Received | Reçu le
 2024-01-12
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 300

The intended plot size of this plan is 609mm in width by 914mm in height when plotted at a scale of 1:300.

Metric
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - (WIT) Witness
 - (AOG) Annis, O'Sullivan, Vollebakk Ltd.
 - Meas. Measured
 - (P1) Plan 4R-34900
 - o UP Utility Pole

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999943.

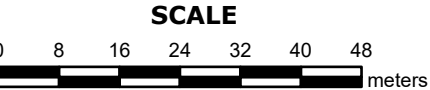
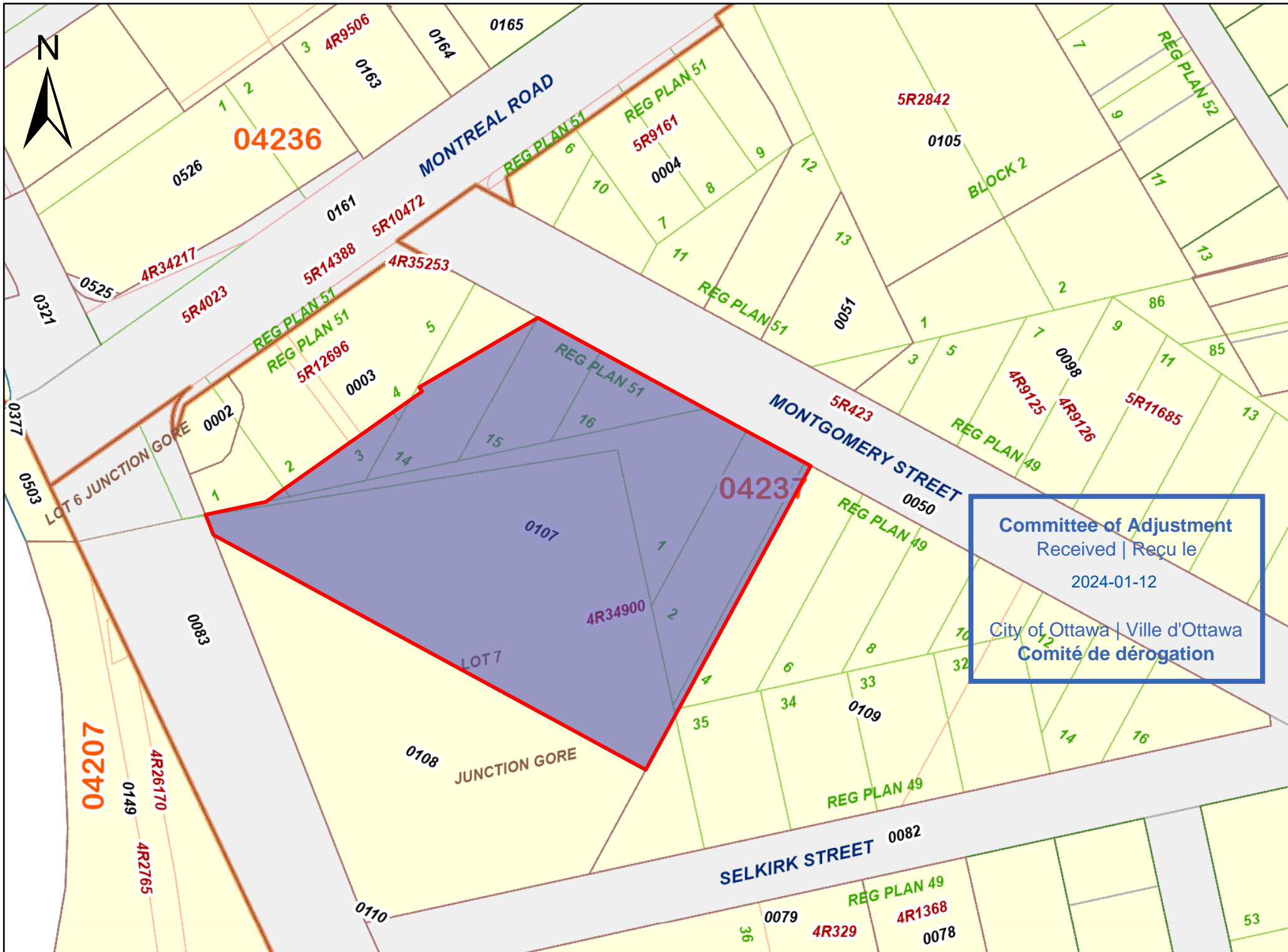
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N55°46'00"W and are referenced to Specified Control Points 01919680105 and 019198434761, MTM Zone 9 (78°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680105 and 019198434761, MTM Zone 9 (78°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680105	Northing	5024915.16	Easting	373971.65
.019198434761	Northing	5036178.12	Easting	372436.11
.Point A	Northing	5032888.56	Easting	369840.99
.Point B	Northing	5032787.54	Easting	369989.44

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.



PROPERTY INDEX MAP
OTTAWA-CARLETON(No. 04)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

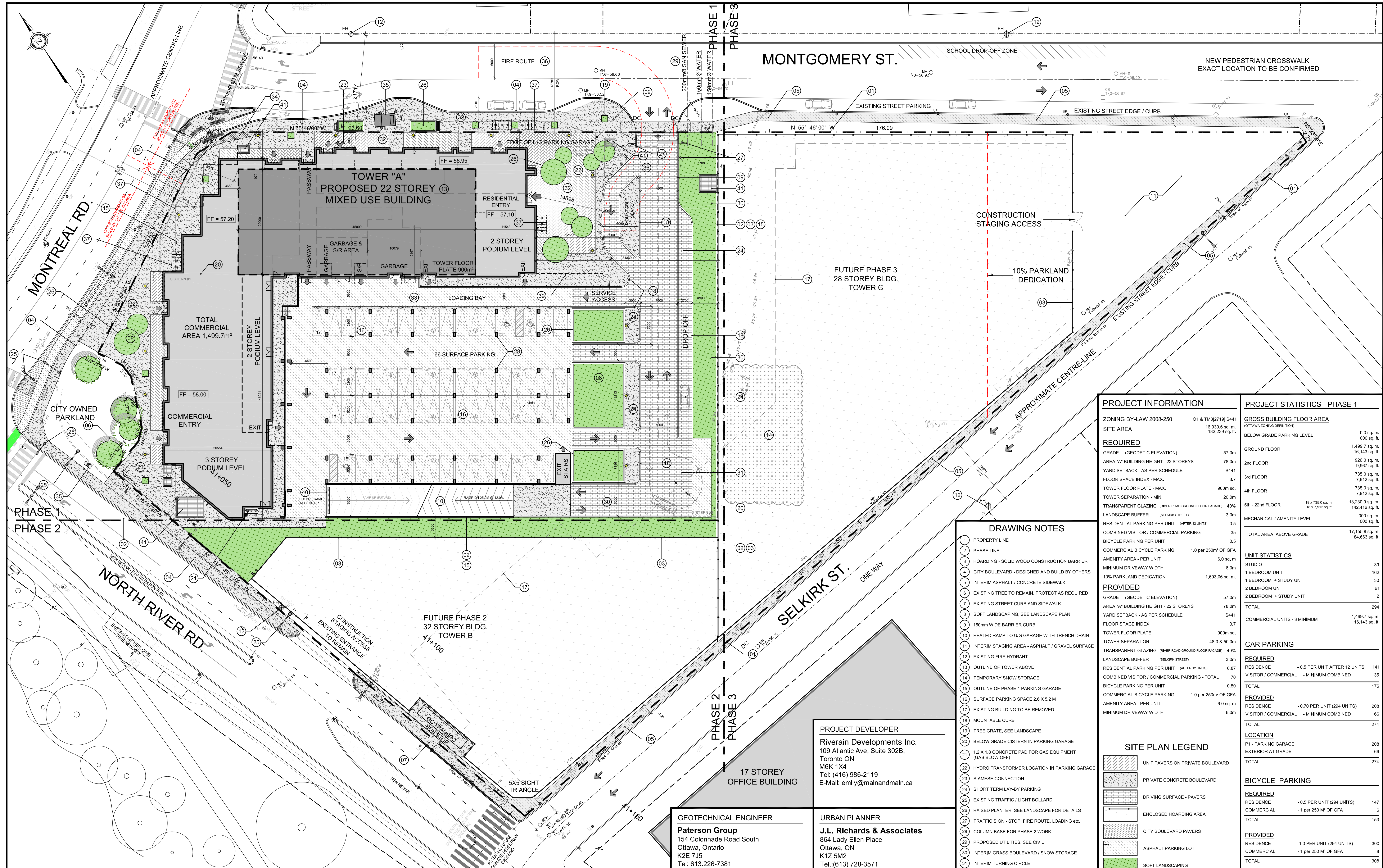
THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED





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.

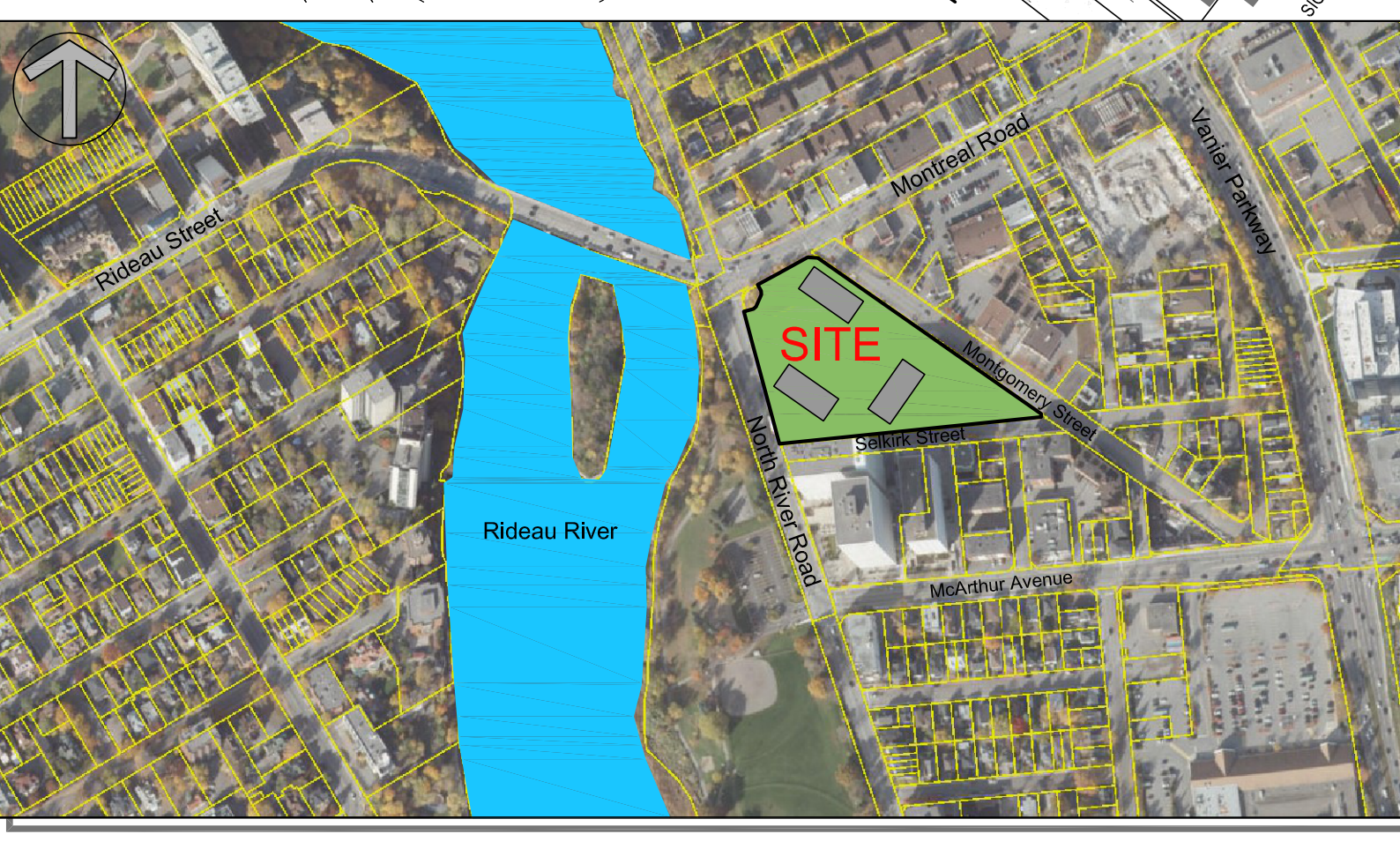
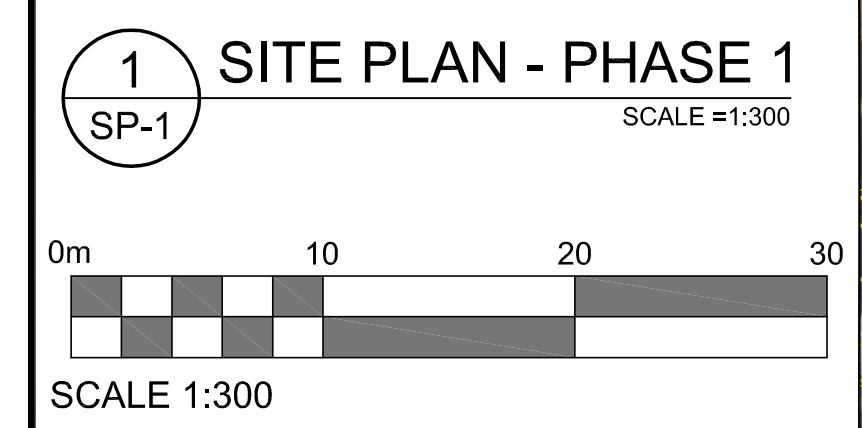
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

NOTATION SYMBOLS:

- ① 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.
- ① DETAIL NUMBER
- ① TITLE
- ① DETAIL REFERENCE PAGE
- ① DETAIL CROSS REFERENCE PAGE

Committee of Adjustment
Received | Reçu le
2024-01-12

City of Ottawa | Ville d'Ottawa
Comité de dérogation



- DRAWING NOTES**
- PROPERTY LINE
 - PHASE LINE
 - HOARDING - SOLID WOOD CONSTRUCTION BARRIER
 - CITY BOULEVARD - DESIGNED AND BUILT BY OTHERS
 - INTERIM ASPHALT / CONCRETE SIDEWALK
 - EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
 - EXISTING STREET CURB AND SIDEWALK
 - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
 - 150mm WIDE BARRIER CURB
 - HEATED RAMP TO U/G GARAGE WITH TRENCH DRAIN
 - INTERIM STAGING AREA - ASPHALT / GRAVEL SURFACE
 - EXISTING FIRE HYDRANT
 - OUTLINE OF TOWER ABOVE
 - TEMPORARY SNOW STORAGE
 - OUTLINE OF PHASE 1 PARKING GARAGE
 - SURFACE PARKING SPACE 2.8 X 5.2 M
 - EXISTING BUILDING TO BE REMOVED
 - MOUNTABLE CURB
 - TREE GRATE, SEE LANDSCAPE
 - BELOW GRADE CISTERN IN PARKING GARAGE
 - 1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF)
 - HYDRO TRANSFORMER LOCATION IN PARKING GARAGE
 - SIAMENSE CONNECTION
 - SHORT TERM LAY-BY PARKING
 - EXISTING TRAFFIC / LIGHT BOLLARD
 - RAISED PLANTER, SEE LANDSCAPE FOR DETAILS
 - TRAFFIC SIGN - STOP, FIRE ROUTE, LOADING etc.
 - COLUMN BASE FOR PHASE 2 WORK
 - PROPOSED UTILITIES, SEE CIVIL
 - INTERIM GRASS BOULEVARD / SNOW STORAGE
 - INTERIM TURNING CIRCLE
 - PEDESTRIAN WALKING SURFACE
 - SERVICE / LOADING BAY: GARBAGE / DELIVERIES
 - CITY SIDEWALK ON PARKING LAND, WILL REQUIRE EASEMENT
 - EXISTING UTILITY EQUIPMENT - KIOSK / PIT
 - 6.0m WIDE FIRE ROUTE
 - BOLLARD STYLE BICYCLE RACK
 - SIGN FOR FIRE TRUCKS NOTING U/G PARKING STRUCTURE BELOW, AS BE OFC REQUIREMENTS
 - PRIVACY SCREEN, SEE LANDSCAPE
 - TEMPORARY WALL TO BLOCK OFF FUTURE RAMP UP
 - METAL GRATE - AIR SHAFT

PROJECT INFORMATION

ZONING BY-LAW 2008-250 01 & T43(2719) S441

SITE AREA 16,930.6 sq. m. 182,239 sq. ft.

REQUIRED

GRADE (GEODETIC ELEVATION) 57.0m

AREA "A" BUILDING HEIGHT - 22 STOREYS 78.0m

YARD SETBACK - AS PER SCHEDULE 5441

FLOOR SPACE INDEX - MAX. 3.7

TOWER FLOOR PLATE - MAX. 900m sq.

TOWER SEPARATION - MIN. 20.0m

TRANSPARENT GLAZING (RIVER ROAD GROUND FLOOR FACADE) 40%

LANDSCAPE BUFFER (SELKIRK STREET) 3.0m

RESIDENTIAL PARKING PER UNIT (AFTER 12 UNITS) 0.5

COMBINED VISITOR / COMMERCIAL PARKING 35

BICYCLE PARKING PER UNIT 0.5

COMMERCIAL BICYCLE PARKING 1.0 per 250m² OF GFA

AMENITY AREA - PER UNIT 6.0 sq. m.

MINIMUM DRIVEWAY WIDTH 6.0m

10% PARKLAND DEDICATION 1,693.06 sq. m.

PROVIDED

GRADE (GEODETIC ELEVATION) 57.0m

AREA "A" BUILDING HEIGHT - 22 STOREYS 78.0m

YARD SETBACK - AS PER SCHEDULE 5441

FLOOR SPACE INDEX 3.7

TOWER FLOOR PLATE 900m sq.

TOWER SEPARATION 48.0 & 50.0m

TRANSPARENT GLAZING (RIVER ROAD GROUND FLOOR FACADE) 40%

LANDSCAPE BUFFER (SELKIRK STREET) 3.0m

RESIDENTIAL PARKING PER UNIT (AFTER 12 UNITS) 0.5

COMBINED VISITOR / COMMERCIAL PARKING - TOTAL 70

BICYCLE PARKING PER UNIT 0.50

COMMERCIAL BICYCLE PARKING 1.0 per 250m² OF GFA

AMENITY AREA - PER UNIT 6.0 sq. m.

MINIMUM DRIVEWAY WIDTH 6.0m

PROJECT STATISTICS - PHASE 1

(OTTAWA ZONING DEFINITIONS)

BELOW GRADE PARKING LEVEL	GROUND FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th - 22nd FLOOR	MECHANICAL / AMENITY LEVEL
0.0 sq. m.	1,499.7 sq. m.	926.0 sq. m.	735.0 sq. m.	735.0 sq. m.	13,230.9 sq. m.	0.0 sq. m.
0.0 sq. ft.	16,143 sq. ft.	9,967 sq. ft.	7,912 sq. ft.	7,912 sq. ft.	142,416 sq. ft.	0.0 sq. ft.
TOTAL AREA ABOVE GRADE	17,105.8 sq. m.	184,663 sq. ft.				

UNIT STATISTICS

STUDIO	1 BEDROOM UNIT	1 BEDROOM + STUDY UNIT	2 BEDROOM UNIT	2 BEDROOM + STUDY UNIT
37	98	162	61	2
TOTAL	294			

COMMERCIAL UNITS - 3 MINIMUM 1,499.7 sq. m. 16,143 sq. ft.

CAR PARKING

REQUIRED

RESIDENCE - 0.5 PER UNIT AFTER 12 UNITS 141

VISITOR / COMMERCIAL - MINIMUM COMBINED 35

TOTAL 176

PROVIDED

RESIDENCE - 0.70 PER UNIT (294 UNITS) 208

VISITOR / COMMERCIAL - MINIMUM COMBINED 66

TOTAL 274

LOCATION

P1 - PARKING GARAGE 208

EXTERIOR AT GRADE 66

TOTAL 274

BICYCLE PARKING

REQUIRED

RESIDENCE - 0.5 PER UNIT (294 UNITS) 147

COMMERCIAL - 1 per 250 M² OF GFA 6

TOTAL 153

PROVIDED

RESIDENCE - 1.0 PER UNIT (294 UNITS) 300

COMMERCIAL - 1 per 250 M² OF GFA 8

TOTAL 308

LOCATION

P1 - PARKING GARAGE 296

EXTERIOR AT GRADE 12

AMENITY AREA

AT GRADE EXTERIOR - COMMUNAL 300.0 sq. m.

4th FLOOR INTERIOR - COMMUNAL 430.0 sq. m.

4th FLOOR TERRACE - COMMUNAL 215.0 sq. m.

4th FLOOR EXTERIOR COVERED - COMMUNAL 165.0 sq. m.

BALCONIES (ALL LEVELS) - PRIVATE 1,230.0 sq. m.

TOTAL 2,360 sq. m.

TOTAL COMMUNAL 1,130 sq. m.

REQUIRED (294 UNITS X 6 m²) = 1,764 sq. m.

REQUIRED COMMUNAL @ 50% = 882 sq. m.

REFUGE REQUIREMENT (294 UNITS)

GARBAGE - 0.11 PER UNIT 33 YARDS

RECYCLING GMP - 0.018 PER UNIT 5 YARDS

RECYCLING FIBER - 0.008 PER UNIT 11 YARDS

COMPOST - 240L PER 50 UNITS 6

PROJECT DEVELOPER
Riverain Developments Inc.
109 Allantic Ave, Suite 302B,
Toronto ON
M8K 1X4
Tel: (416) 986-2119
E-Mail: emily@mainandmain.ca

GEOTECHNICAL ENGINEER
Paterson Group
154 Colonnade Road South
Ottawa, Ontario
K2E 7J5
Tel: 613.226-7381
Email: MD'Arcy@Patersongroup.ca

URBAN PLANNER
J.L. Richards & Associates
864 Lady Ellen Place
Ottawa, ON
K1Z 5M2
Tel: (613) 728-3571
Fax: (613) _____
E-Mail: _____

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

LANDSCAPE ARCHITECT
Corush Sunderland Wright Ltd.
319 McRae Avenue, Suite 502
Ottawa, Ontario, Canada, K1Z 0B9
Tel: (613) 729-4536
Fax: (613) 729-3018
Email: card@csww.ca

SURVEYOR
Annis O'Sullivan Vollebakk Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-4352
Fax: (613) 727-1079
Email: Andys@aovltd.com

CIVIL ENGINEER
Lithos Group Inc.
150 Bermondsey Road
Toronto, ON M4A 1Y1
Tel: (416) 750-7769
Email: ginal@lithosgroup.ca

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, Vollebakk Ltd.

ARCHITECT SEAL:

main + main

Riverain Developments Inc.

ARCHITECT: **RODERICK LAHEY ARCHITECT INC.**
56 Beech Street, Ottawa, Ontario K1S 3J6
RESIDENCE 1.613.724.9932 1.613.724.1209 www.rodericklahey.ca

PROJECT TITLE: **2 MONTREAL ROAD 3 SELKIRK STREET**

SITE PLAN PHASE 1

DRAWN: RV CHECKED: R.I.
SCALE: 1:300 SHEET No: SP-1
PROJECT No: 2124