



PROJECT INFORMATION			
Zoning By-law 2008-250 Consolidation	IP12 F (1.5)	SITE AREA	1.2 ha.
			12,140.3 sq. m 130,677 sq. ft.
ZONING	REQUIRED	PROVIDED	
DEVELOPABLE AREA		7,653.0m ²	
ZONE	R5B	R5B	
BUILDING HEIGHT	37.0m	9 STOREYS / 33.0m	
ALLOWABLE PROJECTION - AMENITY LEVEL	---	1 STOREY / 4.0m	
DENSITY: RESIDENTIAL USE, ___ units/hectare MIN.	---	430	
DENSITY: RESIDENTIAL FSI	---	3.25	
FRONT YARD SETBACK	1.5m	6.5m	
INTERIOR YARD SETBACK	3.0m	2.7m & 4.0m	
REAR YARD SETBACK	25% OF LOT DEPTH / MAX 7.5m	29.4m	
MINIMUM LOT WIDTH	22.5m	144.28m	
LANDSCAPED AREA	30%	41%	
SET BACK FROM WATERCOURSES/BODIES	30m	30m	
MINIMUM LOT AREA	675m ²	12,144.0m ²	
AMENITY AREA - TOTAL 6.0m ² PER UNIT (329 Units)	1,974.0m ²	3,025.0m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT	987.0m ²	3,025.0m ²	
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING	159	186	
VEHICLE PARKING: VISITOR - 0.2 PER UNIT, MAX. 60 PER BUILDING	60	30	
BICYCLE PARKING: RESIDENTIAL - 0.5 PER UNIT	165	350	
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m	

PROJECT DEVELOPER		BUILDING STATISTICS	
TCU Development Corporation 150 Isabella Street, Unit 1207 Ottawa ON K1S 6H3 Tel: (613) 680-5582 E-Mail: e.johnson@tcudevcorp.com		GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)	
		GROUND FLOOR	1,022.9 sq. m. 11,010 sq. ft.
		2nd & 3rd FLOOR	2 x 3,422.3 sq. m. 73,676 sq. ft.
		4th FLOOR	2 x 3,422.3 sq. m. 36,971 sq. ft.
		5th & 6th FLOOR	2 x 3,422.3 sq. m. 73,676 sq. ft.
		7th - 9th FLOOR	3 x 2,231.9 sq. m. 72,075 sq. ft.
		AMENITY / MECHANICAL LEVEL	0.0 sq. m. 000 sq. ft.
		TOTAL AREA	24,866.9 sq. m. 267,674 sq. ft.
		UNIT STATISTICS	
		STUDIO	22.2% 73
		1 BEDROOM UNIT	34.4% 113
		1 BEDROOM + DEN UNIT	16.1% 53
		2 BEDROOM UNIT	20.4% 67
		2 BEDROOM + DEN UNIT	3.0% 10
		3 BEDROOM UNIT	3.9% 13
		TOTAL	100% 329
		CAR PARKING AREA 'X' on SCHEDULE 1A	
		MINIMUM REQUIRED	
		RESIDENCE	- 0.5 PER UNIT AFTER 12 159
		VISITOR	- 0.2 PER UNIT AFTER 12 60
		TOTAL	219
		PROVIDED	
		RESIDENCE	- 0.56 PER UNIT 186
		VISITOR	- 0.08 PER UNIT 30
		TOTAL	216
		BICYCLE PARKING	
		REQUIRED - 0.5 PER UNIT (329 UNITS)	
		165	
		PROVIDED	
		EXTERIOR	20
		GROUND FLOOR	310
		PARKING GARAGE	20
		TOTAL	350
		AMENITY SPACE	
		EXTERIOR: COMMUNAL	500.0 sq. m.
		1st FL. INTERIOR: COMMUNAL	650.0 sq. m.
		2nd/6th FL. INTERIOR: COMMUNAL (25 x 5)	125.0 sq. m.
		10th FLOOR AMENITY ROOM	950.0 sq. m.
		10th FLOOR AMENITY TERRACE	500.0 sq. m.
		TOTAL	3,025.0 sq. m.
		TOTAL COMMUNAL	3,025.0 sq. m.
		REQUIRED - 6.0m ² PER UNIT (329) =	1,974.0 sq. m.
		REQUIRED COMMUNAL @ 50% =	1,517.0 sq. m.

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LEGAL DESCRIPTION	
PLAN OF SURVEY OF PART OF LOT 15 CONCESSION JUNCTION GORE GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebakk Ltd.	

LOT COVERAGE	
DEVELOPABLE LANDS =	7,653.0 sq. m. 63.0%
NON-DEVELOPABLE LANDS =	4,487.3 sq. m. 37.0%
TOTAL =	12,140.3 sq. m. 100.0%
DEVELOPABLE AREA BRAKE DOWN	
POPS =	765.3 sq. m. 10.0%
PAVED SURFACE =	733.9 sq. m. 9.6%
BUILDING FOOTPRINT =	3,004.5 sq. m. 39.3%
LANDSCAPE OPEN SPACE =	3,149.3 sq. m. 41.1%
TOTAL =	7,653.0 sq. m. 100.0%
WASTE REQUIREMENT	
GARBAGE	- 0.11 PER UNIT 6 - 4Y BRKS 36 YARDS
RECYCLING GMP	- 0.018 PER UNIT 2 - 4Y BRKS 6 YARDS
RECYCLING FIBER	- 0.038 PER UNIT 4 - 4Y BRKS 13 YARDS
COMPOST	- 240L PER 50 UNITS 7
OVERSIZED GARBAGE AREA (SUGGESTED)	10m ²

NOTATION SYMBOLS:	
(00)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
(00)	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
(00)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
(000)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
(00)	DETAIL NUMBER
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(00)	DETAIL CROSS REFERENCE PAGE
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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.	
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