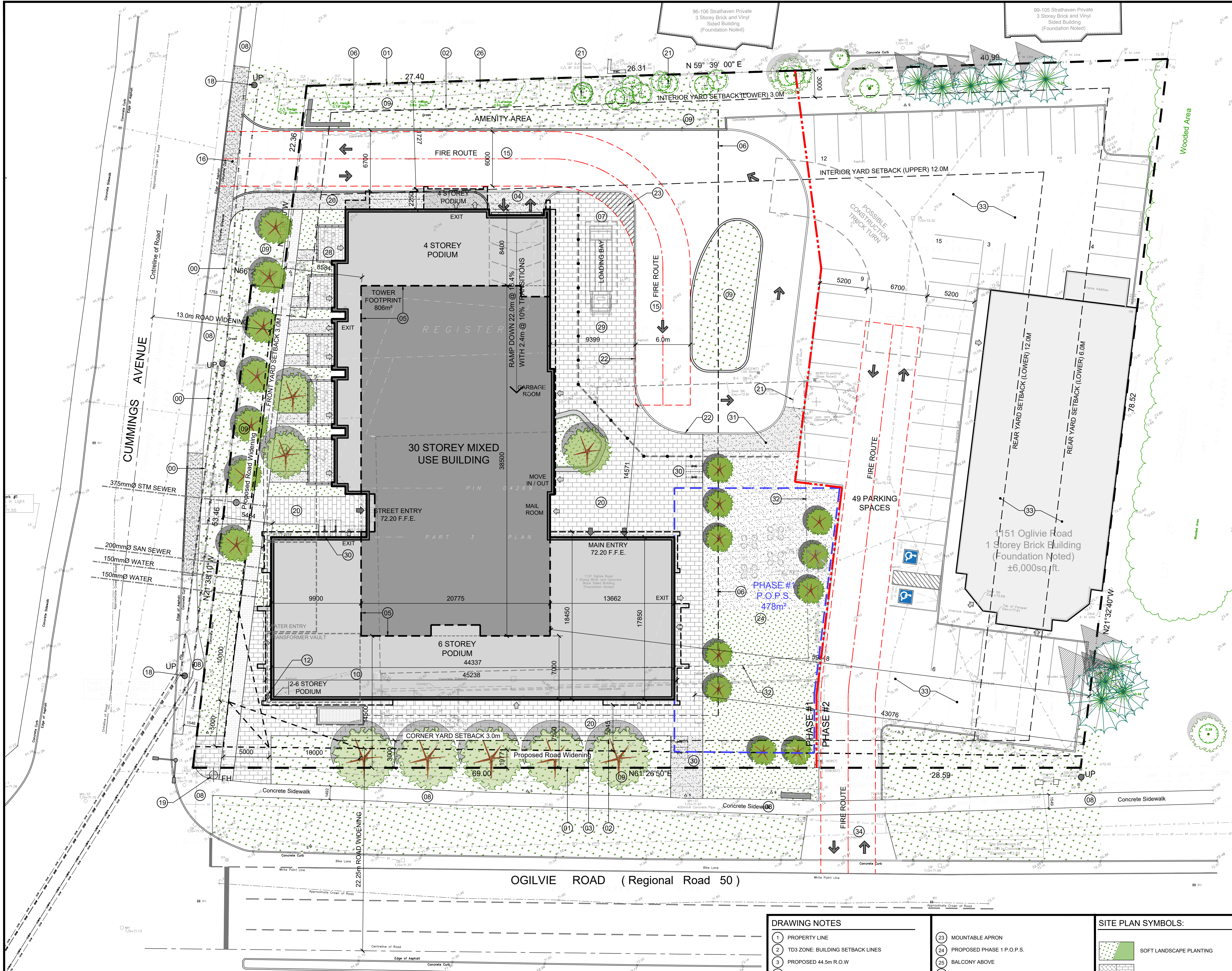




PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	LC6	SITE AREA	0.74 ha.	7,384.8 sq. m.	79,489 sq. ft.
ZONING		REQUIRED		PROVIDED	
BUILDING HEIGHT		30 STOREYS / 90.0m		30 STOREYS / 97.0m	
ALLOWABLE PROJECTION - AMENITY LEVEL		0.0m @ 0.0m ²		4.5m @ 200.0m ²	
FRONT YARD SETBACK		3.0m		1.5m	
CORNER SIDE YARD SETBACK		3.0m		4.6m	
INTERIOR YARD SETBACK: 6 STOREYS & BELOW		3.0m		7.9m	
INTERIOR YEAR SETBACK: 7 STOREYS & ABOVE		12.0m		21.6m	
REAR YARD SETBACK: 6 STOREYS & BELOW		6.0m		43.0m	
REAR YARD SETBACK: 7 STOREYS & ABOVE		12.0m		59.0m	
AMENITY AREA - TOTAL 6.0m ² PER UNIT		2,616.0m ²		2,665.0m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT		1,308.0m ²		1,340.0m ²	
VEHICLE PARKING - RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING		212		201	
VEHICLE PARKING - VISITOR - 0.1 PER UNIT MAX. 30 PER BUILDING		30		30	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		218		438	
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m / 6.7m		6.3m	
TOWER FLOOR PLATE - GUIDELINE ONLY		750m ²		806.0m ²	

PROJECT DEVELOPER

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LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 18
REGISTERED PLAN 217
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

BUILDING STATISTICS

GROSS BUILDING - AREA	WEST TOWER 'A'
(CITY OF OTTAWA'S DEFINITION)	
GROUND FLOOR	1,506.1 sq. m.
	16,212 sq. ft.
2nd & 3rd FLOOR	2 x 1,466.0 sq. m.
	2,932.0 sq. m.
	31,560 sq. ft.
4th FLOOR	1,430.0 sq. m.
	15,479 sq. ft.
5th FLOOR	1,125.1 sq. m.
	12,111 sq. ft.
6th FLOOR	1,215.5 sq. m.
	13,083 sq. ft.
7th FLOOR	597.2 sq. m.
	6,428 sq. ft.
8th - 30th FLOOR - TOWER	23 x 680.422 sq. m.
	15,649.7 sq. m.
	169,452 sq. ft.
31st AMENITY / MECHANICAL PENTHOUSE	0.0 sq. ft.
	0.0 sq. ft.
TOTAL AREA	24,463.7 sq. m.
	263,325 sq. ft.
TOWER FOOTPRINT AREA	806.0 sq. m.
(INCLUDING BALCONIES / PROJECTIONS)	8,676 sq. ft.

UNIT STATISTICS

STUDIO	46.4%	211
1 BEDROOM UNIT	17.7%	77
1 BEDROOM + DEN UNIT	6.0%	26
2 BEDROOM UNIT	21.6%	94
2 BEDROOM + DEN UNIT	6.4%	28
3 BEDROOM UNIT	0.0%	0
TOTAL	100%	436

CAR PARKING

AREA 'A' on SCHEDULE 1A

MINIMUM REQUIRED	PROVIDED
RESIDENCE - 0.5 PER UNIT AFTER 12	212
VISITOR - 0.1 PER UNIT AFTER 12	30
COMMERCIAL - RESTAURANT - 1 PER 250m ² GFA	---
COMMERCIAL - RETAIL - 1 PER 250m ² GFA	---
TOTAL	242

PARKING SPACE SIZE

STANDARD SPACE (2.80 x 5.20)	54	77	46	177
SMALL CAR SPACE (2.40 x 4.60)	25	25	17	67
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	0	0	4	4
BARRIER FREE SPACE TYPE B (2.40 x 5.20)	0	0	4	4

BICYCLE PARKING

REQUIRED	PROVIDED
RESIDENCE - 0.5 PER UNIT (436 UNITS)	218
EXTERIOR	12
PARKING GARAGE	436
TOTAL	448

AMENITY SPACE

EXTERIOR NORTH EDGE: COMMUNAL =	100.0 sq. m.
EXTERIOR COURTYARD: COMMUNAL =	50.0 sq. m.
EXTERIOR AT GRADE TERRACE: PRIVATE =	100.0 sq. m.
1st FL. INTERIOR LOBBY: COMMUNAL =	180.0 sq. m.
1st FL. INTERIOR FLEX AREA: COMMUNAL =	500.0 sq. m.
7th FLOOR INTERIOR: COMMUNAL =	270.0 sq. m.
7th FLOOR TERRACE: COMMUNAL =	710.0 sq. m.
ROOF TOP AMENITY ROOM =	130.0 sq. m.
ROOF TOP AMENITY TERRACE =	0.0 sq. m.
PRIVATE TERRACE =	75.0 sq. m.
PRIVATE BALCONIES =	550.0 sq. m.
TOTAL =	2,665.0 sq. m.
TOTAL COMMUNAL =	1,940.0 sq. m.
REQUIRED - 6.0m ² PER UNIT (436) =	2,616.0 sq. m.
REQUIRED COMMUNAL @ 50% =	1,308.0 sq. m.

LOT COVERAGE

PHASE #2 AREA =	2,622.0 sq. m.	35.5%
PAVED SURFACE =	795.0 sq. m.	10.8%
BUILDING FOOTPRINT =	1,441.0 sq. m.	19.5%
LANDSCAPE OPEN SPACE =	2,048.8 sq. m.	27.7%
P.O.P.S. =	478.0 sq. m.	6.5%
TOTAL =	7,384.8 sq. m.	100.0%

DRAWING NOTES

- PROPERTY LINE
- TD3 ZONE: BUILDING SETBACK LINES
- PROPOSED 44.5m R.O.W
- ENTRY RAMP TO U/G GARAGE WITH TRENCH DRAIN
- OUTLINE OF TOWER ABOVE
- OUTLINE OF PARKING GARAGE
- LOADING BAY
- EX. CONCRETE SIDEWALK TO REMAIN
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- BELOW GRADE CISTERN IN PARKING GARAGE
- T.B.D. - 1.2 X 3.0 CONCRETE PAD FOR GAS EQUIPMENT WITH BOLLARDS AS REQUIRED (GAS BLOW OFF)
- SIAMSESE CONNECTION
- PROPOSED UTILITIES, SEE CIVIL
- PRIVACY FENCE / GATE
- 6.0m WIDE FIRE ROUTE
- CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY, SEE CITY DETAIL SC 7.1
- 150mm HT CONCRETE BARRIER CURB
- EXISTING HYDRO POLE & OVERHEAD WIRES
- FIRE HYDRANT
- HARD SURFACE WALK, SEE LANDSCAPE
- EXISTING TREE TO BE REMOVED
- FLUSH CURB AROUND ENTRY AREA
- MOUNTABLE APRON
- PROPOSED PHASE 1 P.O.P.S.
- BALCONY ABOVE
- EXISTING CEDAR HEDGE TO BE REMOVED
- T.B.D. - METAL GRATE - INTAKE / EXHAUST AIR SHAFT
- PRIVATE TERRACES AT GROUND LEVEL
- GARBAGE BIN PICKUP AREA
- SURFACE MOUNTED BIKE RACK
- INTERIM CONNECTION PATHWAY
- EXISTING BUILDING / ASPHALT PARKING LOT TO BE REMOVED
- EXISTING ENTRANCE TO REMAIN

SITE PLAN SYMBOLS:

SOFT LANDSCAPE PLANTING

ENTRANCE BOULEVARD / WALKWAYS

PRIVATE PATIOS

PAVERS @ TERRACE LEVEL

PROPOSED CITY BOULEVARD: CONCRETE SIDEWALK & ASPHALT CYCLE TRACK

BIKE RACK

MAIN ENTRANCE DOOR

SERVICE / EXIT DOOR

VEHICULAR DIRECTION

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

PROPOSED TREE

SIAMSESE CONNECTION

FIRE HYDRANT

1 SITE PLAN - PHASE 1

SCALE = 1:200

0m 5 10 20

SCALE 1: 200

KEY MAP

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:

INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.

INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.

INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.

DETAIL NUMBER

TITLE

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

TCU Development Corporation

ARCHITECT:

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PROJECT TITLE:

1137 OGILVIE ROAD

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN
PHASE 1 INTERIM

DRAWN: R.V. CHECKED: K.R.

SCALE: 1:200 SHEET No. SP-1

PROJECT No. 2420

PAPER SIZE: ISO Full Bleed B1 (707.00 X 1000.00 MM)

DATE: Monday, April 28, 2025

PLOT SCALE: 1:1

PEN STYLE: 0-RLA-MASTER-100%.ctb

F:\2024\2420 - 1151 Ogilvie Rd\01 Design Development\01 Site Plan\2420 SP-1 Site Plan 2025 04 24.dwg

DWG #

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