



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	
ZONE	TD3	TD3 [XXXX]	
BUILDING HEIGHT	30 STOREYS / 90.0m	30 STOREYS / 97.0m	
DENSITY: RESIDENTIAL USE, 350 units/hectare	259	844	
DENSITY: NON RESIDENTIAL USE, F.S.I.	1.5	6.6	
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m @ 0.0m²	4.5m @ 200.0m²	
FRONT YARD SETBACK	0.5m	4.7m	
CORNER SIDE YARD SETBACK	0.5m	6.9m	
INTERIOR YARD SETBACK: 6 STOREYS & BELOW	3.0m	7.9m	
INTERIOR YARD SETBACK: 7 STOREYS & ABOVE	12.0m	20.9m	
REAR YARD SETBACK: 6 STOREYS & BELOW	0.0m	4.6m	
REAR YARD SETBACK: 7 STOREYS & ABOVE	12.0m	8.2m	
AMENITY AREA - TOTAL 6.0m² PER UNIT	5,064.0m²	5,160.0m²	
AMENITY AREA - 50% COMMUNAL PER UNIT	2,532.0m²	3,690.0m²	
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING	410	410	
VEHICLE PARKING: VISITOR - 0.1 PER UNIT. MAX. 30 PER BUILDING	60	60	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	422	844	
AMENITY AREA - DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m	
TOWER SEPARATION - GUIDELINE ONLY	30.5m	30.5m	
TOWER FLOOR PLATE - GUIDELINE ONLY	750m²	818.0m²	
PROJECT DEVELOPER			
TCU Development Corporation 150 Isabella Street, Unit 1207 Ottawa ON K1S 5H3 Tel: (613) 680-5582 Cell: (---)--- E-Mail: e.johnson@tcudevcorp.com			
URBAN PLANNER			
Fotenn Consulting 306 Cooper Street, Suite 300 Ottawa, ON K2P 2H7 Tel: (613) 730-5709 E-Mail: dallarosa@fotenn.com E-Mail: yakichuk@fotenn.com			
CIVIL ENGINEER			
Stantec 300 - 1331 Clyde Avenue Ottawa, ON K2C 3G4 Tel: (613) 297-0571 Cell: (613) --- Email: ---			
LANDSCAPE ARCHITECT			
NAK Design Strategies 1285 Wellington St. West Ottawa, Ontario K1Y 3A8 Tel: (613) 237-2345 x26 Cell: (613) 362-5275 Email: scard@nak-design.com			
TRANSPORTATION ENGINEER			
CGH Transportation Inc. 6 Plaza Court Ottawa, ON K2H 7W1 Tel: (343) 999-9117 Cell: (613) 697-3797 Email: Christopher.Gordon@CGHTransportation.com Email: ---			
SURVEYOR			
Annis O'Sullivan Vollebakk Ltd. Ontario Land Surveyors 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 Fax: (613) 727-1079			
GEOTECHNICAL ENGINEER			
Paterson Group 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: 613.226-7381 Email: MD'Arcy@Patersongroup.ca Email: ---			
WIND / SOUND ENGINEER			
Gradient Wind 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Tel: (613) 266-5273 E-Mail: joshua.foster@gradientwind.com			
LEGAL DESCRIPTION			
TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 18 REGISTERED PLAN 217 CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebakk Ltd.			
LOT COVERAGE			
PAVED SURFACE = 806.0 sq. m. 10.9% BUILDING FOOTPRINT: TOWER A = 1,621.8 sq. m. 22.0% BUILDING FOOTPRINT: TOWER B = 1,441.0 sq. m. 19.5% LANDSCAPE OPEN SPACE = 2,810.0 sq. m. 38.0% P.O.P.S. = 706.0 sq. m. 9.6% TOTAL = 7,384.8 sq. m. 100.0%			
BUILDING STATISTICS			
GROSS BUILDING - AREA WEST TOWER 'A' (CITY OF OTTAWA'S DEFINITION) GROUND FLOOR 1,347.0 sq. m. 14,499 sq. ft. 2nd & 3rd FLOOR 2 x 1,433.9 sq. m. 2,867.7 sq. m. 30,868 sq. ft. 4th FLOOR 1,401.3 sq. m. 15,084 sq. ft. 5th FLOOR 1,100.8 sq. m. 11,849 sq. ft. 6th FLOOR 1,202.9 sq. m. 12,947 sq. ft. 7th FLOOR 348.7 sq. m. 3,753 sq. ft. 8th - 30th FLOOR - TOWER 23 x 715.82 sq. m. 16,463.8 sq. m. 177,235 sq. ft. 31st AMENITY / MECHANICAL PENTHOUSE 0.0 sq. m. 0.0 sq. ft. TOTAL AREA 24,732.2 sq. m. 266,215 sq. ft. TOWER FOOTPRINT AREA (INCLUDING BALCONIES / PROJECTIONS) 818.0 sq. m. 8,805 sq. ft. No. DESCRIPTION DATE			
GROSS BUILDING - AREA EAST TOWER 'B' (CITY OF OTTAWA'S DEFINITION) GROUND FLOOR 1,194.4 sq. m. 12,856 sq. ft. 2nd & 3rd FLOOR 2 x 1,402.4 sq. m. 2,804.8 sq. m. 30,268 sq. ft. 4th FLOOR 1,398.7 sq. m. 15,056 sq. ft. 5th FLOOR 790.5 sq. m. 8,512 sq. ft. 6th FLOOR 1,054.5 sq. m. 11,351 sq. ft. 7th FLOOR 693.7 sq. m. 7,467 sq. ft. 8th - 30th FLOOR - TOWER 23 x 693.707 sq. m. 15,955.3 sq. m. 171,741 sq. ft. 31st AMENITY / MECHANICAL PENTHOUSE 0.0 sq. m. 0.0 sq. ft. TOTAL AREA 23,920.0 sq. m. 257,473 sq. ft. TOWER FOOTPRINT AREA (INCLUDING BALCONIES / PROJECTIONS) 800.0 sq. m. 8,609 sq. ft. TOTAL AREA: BOTH TOWERS 48,652.2 sq. m. 523,686 sq. ft.			
UNIT STATISTICS			
STUDIO 158 78 28.0% 236 1 BEDROOM UNIT 104 179 33.6% 283 1 BEDROOM + DEN UNIT 68 29 11.5% 97 2 BEDROOM UNIT 90 86 20.8% 176 2 BEDROOM + DEN UNIT 19 19 4.5% 38 3 BEDROOM UNIT 0 14 1.7% 14 TOTAL 439 '405 100% 844 * EAST TOWER DESIGN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE			
CAR PARKING AREA 'A' ON SCHEDULE 1A			
MINIMUM REQUIRED			
RESIDENCE - 0.5 PER UNIT AFTER 12 410 VISITOR - 0.1 PER UNIT AFTER 12 60 COMMERCIAL - RESTAURANT - 1 PER 250m² GFA COMMERCIAL - RETAIL - 1 PER 250m² GFA			
PROVIDED			
RESIDENCE - 0.5 PER UNIT 410 VISITOR - 0.1 PER UNIT 60 COMMERCIAL - RESTAURANT - 1 PER 250m² GFA COMMERCIAL - RETAIL - 1 PER 250m² GFA			
BICYCLE PARKING			
REQUIRED			
RESIDENCE - 0.5 PER UNIT (844 UNITS) 424 COMMERCIAL - 1 PER 500m² GFA			
PROVIDED			
EXTERIOR 24 PARKING GARAGE 84 TOTAL 844			
AMENITY SPACE			
EXTERIOR NORTH EDGE: COMMUNAL = 250.0 sq. m. EXTERIOR COURTYARD: COMMUNAL = 100.0 sq. m. EXTERIOR AT GRADE TERRACE: PRIVATE = 220.0 sq. m. 1st FL. INTERIOR LOBBY: COMMUNAL = 320.0 sq. m. 1st FL. INTERIOR FLEX AREA: COMMUNAL = 900.0 sq. m. 7th FLOOR TERRACE: COMMUNAL = 500.0 sq. m. 7th FLOOR TERRACE: COMMUNAL = 1,360.0 sq. m. ROOF TOP AMENITY ROOM = 260.0 sq. m. ROOF TOP AMENITY TERRACE = 0.0 sq. m. PRIVATE TERRACE = 150.0 sq. m. PRIVATE BALCONIES = 1,100.0 sq. m. TOTAL = 5,160.0 sq. m. TOTAL COMMUNAL = 3,690.0 sq. m. REQUIRED - 6.0m² PER UNIT (844) = 5,064.0 sq. m. REQUIRED COMMUNAL @ 50% = 2,532.0 sq. m.			
NOTATION SYMBOLS:			
INDICATES DRAWING NOTES, LISTED ON EACH SHEET. INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY 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 SCALE DETAIL REFERENCE PAGE DETAIL CROSS REFERENCE PAGE			
REVISIONS:			
RE-ISSUED FOR ZBLA APPLICATION 2025 06 03 ISSUED FOR OWNER / CONSULTANT REVIEW 2025 05 21 ISSUED FOR ZBLA APPLICATION 2025 03 05			
ARCHITECT SEAL			
Ottawa Association of Architects ARCHITECT'S SEAL SEAL DATE: STAMP DATE			
CLIENT:			
TCU Development Corporation			
ARCHITECT:			
rla / architecture roderick lahey architect inc. 56 beech street, ottawa, ontario K1S 3J6 t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca			
PROJECT TITLE:			
1137 OGILVIE ROAD			
OTTAWA ONTARIO			
SHEET TITLE:			
SITE PLAN ULTIMATE CONDITION			
DRAWN:			
R.V. K.R.			
CHECKED:			
K.R.			
SCALE:			
1:200			
PROJECT No:			
2420			
SP-2			