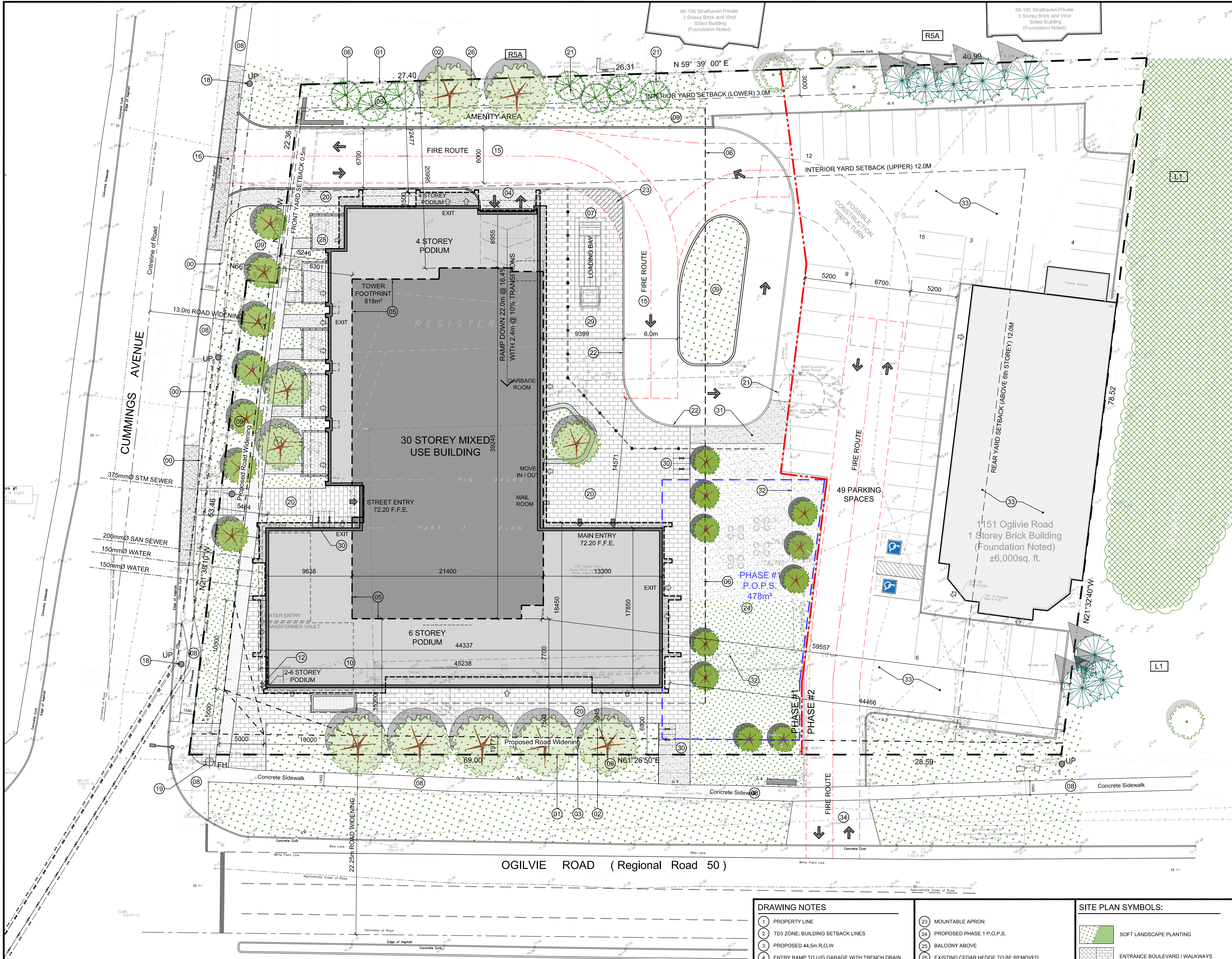




PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	LC6	SITE AREA	0.74 ha.	7,384.8 sq. m	79,489 sq. ft.
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ZONING

	REQUIRED	PROVIDED
ZONE	TD3	TD3 [XXXX]
BUILDING HEIGHT	30 STOREYS / 90.0m	30 STOREYS / 97.0m
DENSITY: RESIDENTIAL USE, 350 units/hectare :PHASE 1 ONLY	259	436
DENSITY: NON RESIDENTIAL USE, F.S.I.: PHASE 1 ONLY	1.5	0.0
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m @ 0.0m ²	4.5m @ 200.0m ²
FRONT YARD SETBACK: CUMMINGS	0.5m	4.7m
CORNER SIDE YARD SETBACK: OGLIVIE	0.5m	6.9m
INTERIOR YARD SETBACK: 6 STOREYS & BELOW	3.0m	12.4m
INTERIOR YARD SETBACK: 7 STOREYS & ABOVE	12.0m	20.9m
REAR YARD SETBACK: 6 STOREYS & BELOW	0.0m	44.4m
REAR YARD SETBACK: 7 STOREYS & ABOVE	12.0m	59.5m
AMENITY AREA - TOTAL 6.0m ² PER UNIT	2,634.0m ²	2,665.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT	1,317.0m ²	1,940.0m ²
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING	214	222
VEHICLE PARKING: VISITOR - 0.1 PER UNIT, MAX. 30 PER BUILDING	30	30
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	218	451
BIKE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m	6.0m
TOWER FLOOR PLATE - GUIDELINE ONLY	750m ²	806.0m ²

PROJECT DEVELOPER

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Email: ---

WIND / SOUND ENGINEER

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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.
	2,942.0 sq. m.
	31,580 sq. ft.
4th FLOOR	1,439.0 sq. m.
	15,479 sq. ft.
5th FLOOR	1,125.1 sq. m.
	12,111 sq. ft.
6th FLOOR	1,215.3 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.
	168,452 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	818.0 sq. m.
(INCLUDING BALCONIES / PROJECTIONS)	8,805 sq. ft.

UNIT STATISTICS

STUDIO	36.0%	158
1 BEDROOM UNIT	23.7%	104
1 BEDROOM + DEN UNIT	15.0%	68
2 BEDROOM UNIT	20.9%	90
2 BEDROOM + DEN UNIT	4.3%	19
3 BEDROOM UNIT	0.0%	0
TOTAL	100%	439

CAR PARKING

MINIMUM REQUIRED	AREA 'X' on SCHEDULE 1A
RESIDENCE	- 0.5 PER UNIT AFTER 12
VISITOR	- 0.1 PER UNIT AFTER 12
COMMERCIAL - RESTAURANT	- 1 PER 250m ² GFA
COMMERCIAL - RETAIL	- 1 PER 250m ² GFA
TOTAL	244

PROVIDED

RESIDENCE	- 0.5 PER UNIT	222
VISITOR	- 0.1 PER UNIT	30
COMMERCIAL - RESTAURANT	- 1 PER 250m ² GFA	---
COMMERCIAL - RETAIL	- 1 PER 250m ² GFA	---
TOTAL		252

PARKING SPACE SIZE

	P3 LEVEL	P2 LEVEL	P1 LEVEL	TOTAL
STANDARD SPACE (2.60 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	
RESIDENCE	- 0.5 PER UNIT (439 UNITS)
TOTAL	220

PROVIDED

EXTERIOR	12
PARKING GARAGE	439
TOTAL	451

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 (439) =	2,634.0 sq. m.
REQUIRED COMMUNAL @ 50% =	1,317.0 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

1

PROPERTY LINE

2

TD3 ZONE: BUILDING SETBACK LINES

3

PROPOSED 44.5m R.O.W

4

ENTRY RAMP TO U/G GARAGE WITH TRENCH DRAIN

5

OUTLINE OF TOWER ABOVE

6

OUTLINE OF PARKING GARAGE

7

LOADING BAY

8

EX. CONCRETE SIDEWALK TO REMAIN

9

SOFT LANDSCAPING, SEE LANDSCAPE PLAN

10

BELOW GRADE CISTERN IN PARKING GARAGE

11

T.B.D. - 1.2 X 3.0 CONCRETE PAD FOR GAS EQUIPMENT WITH BOLLARDS AS REQUIRED (GAS BLOW OFF)

12

SIAMSESE CONNECTION

13

PROPOSED UTILITIES, SEE CIVIL

14

PRIVACY FENCE / GATE

15

6.0m WIDE FIRE ROUTE

16

CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY, SEE CITY DETAIL SC 7.1

17

150mm HT CONCRETE BARRIER CURB

18

EXISTING HYDRO POLE & OVERHEAD WIRES

19

FIRE HYDRANT

20

HARD SURFACE WALK, SEE LANDSCAPE

21

EXISTING TREE TO BE REMOVED

22

FLUSH CURB AROUND ENTRY AREA

23

MOUNTABLE APRON

24

PROPOSED PHASE 1 P.O.P.S.

25

BALCONY ABOVE

26

EXISTING CEDAR HEDGE TO BE REMOVED

27

T.B.D.: METAL GRATE - INTAKE / EXHAUST AIR SHAFT

28

PRIVATE TERRACES AT GROUND LEVEL

29

GARBAGE BIN PICKUP AREA

30

SURFACE MOUNTED BIKE RACK

31

INTERIM CONNECTION PATHWAY

32

EXISTING BUILDING / ASPHALT PARKING LOT TO BE REMOVED

33

EXISTING BUILDING AND PARKING TO REMAIN AS CONSTRUCTION STAGING AREA

34

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

KEY MAP

1

SITE PLAN - PHASE 1

SCALE = 1:200

0m

5

10

20

SCALE 1: 200

OTAWA

ONTARIO

SHEET TITLE:

SITE PLAN

PHASE 1 INTERIM

DRAWN:

R.V.

CHECKED:

K.R.

SHEET No:

SP-1

PROJECT No:

2420

PAPER SIZE: ISO_B1_(707.00_x_1000.00_MM)

PLOT DATE: Monday, June 02, 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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