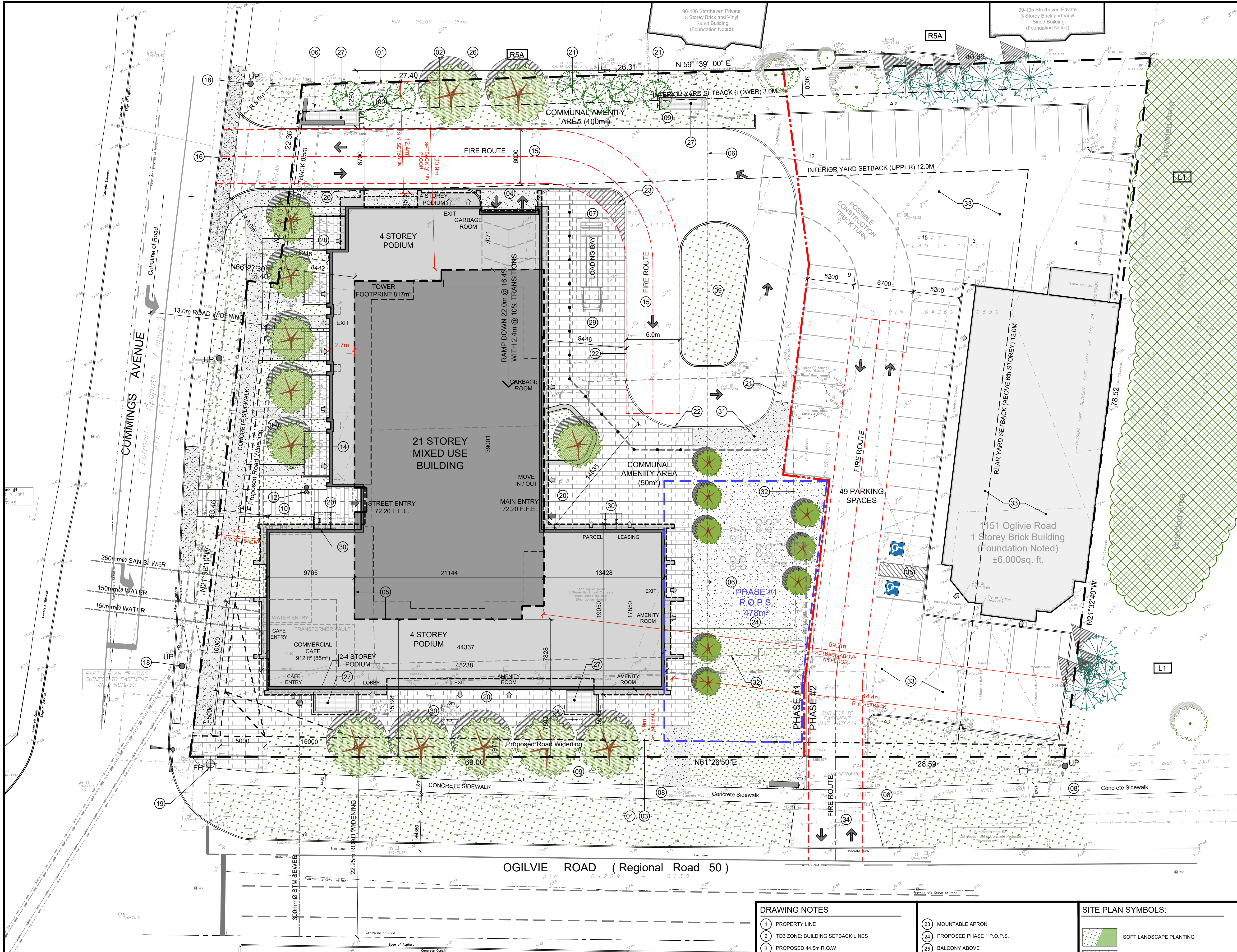




PROJECT INFORMATION

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		21 STOREYS / 68.0m	
DENSITY: RESIDENTIAL USE, 350 units/hectare MIN. - PHASE 1 ONLY		259		366	
ALLOWABLE PROJECTION - AMENITY LEVEL		0.0m @ 0.0m ²		4.5m @ 0.0m ²	
FRONT YARD SETBACK: CUMMINGS		0.5m		4.7m	
CORNER SIDE YARD SETBACK: OGILVIE		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		59.7m	
AMENITY AREA - TOTAL 6.0m ² PER UNIT		1,626.0m ²		2,257.0m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT		813.0m ²		1,755.0m ²	
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING		130		116	
VEHICLE PARKING: VISITOR - 0.1 PER UNIT, MAX. 30 PER BUILDING		26		26	
VEHICLE PARKING: COMMERCIAL		5		5	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		136		279	
BICYCLE PARKING - COMMERCIAL		1		4	
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m		6.0m	
TOWER FLOOR PLATE - GUIDELINE ONLY		750m ²		817.0m 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	1,128.2 sq. m
	12,144 sq. ft.
2nd & 3rd FLOOR	2 x 1,339.3 sq. m
	2,678.6 sq. m
	28,932 sq. ft.
4th FLOOR	1,303.3 sq. m
	14,072 sq. ft.
5th FLOOR	260.2 sq. m
	2,801 sq. ft.
6th - 21st FLOOR - TOWER	16 x 650.7 sq. m
	10,411.0 sq. m
	112,084 sq. ft.
22nd AMENITY / MECHANICAL PENTHOUSE	0.0 sq. m
	0.0 sq. ft.
TOTAL AREA	15,785.4 sq. m
	169,913 sq. ft.
TOWER FOOTPRINT AREA (INCLUDING BALCONIES / PROJECTIONS)	817 sq. m
	8,792 sq. ft.

UNIT STATISTICS

STUDIO	23.6%	64
1 BEDROOM UNIT	19.2%	52
1 BEDROOM + DEN UNIT	32.1%	87
2 BEDROOM UNIT	17.0%	46
2 BEDROOM + DEN UNIT	8.1%	22
3 BEDROOM UNIT	0.0%	0
TOTAL	100%	271

CAR PARKING

MINIMUM REQUIRED	
RESIDENCE	- 0.5 PER UNIT AFTER 12
VISITOR	- 0.1 PER UNIT AFTER 12
COMMERCIAL - RESTAURANT	- 5 PER 100m ² GFA
TOTAL	161

PROVIDED

RESIDENCE	- 0.45 PER UNIT	116
VISITOR	- 0.1 PER UNIT	26
COMMERCIAL - RESTAURANT	- 5 PER 100m ² GFA	5
TOTAL		147

PARKING SPACE SIZE

	P LEVEL	P LEVEL	TOTAL
STANDARD SPACE (2.80 x 5.20)	62	57	119
SMALL CAR SPACE (2.40 x 4.60)	14	13	27
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	0	1	1
BARRIER FREE SPACE TYPE B (2.40 x 5.20)	0	0	0

BICYCLE PARKING

REQUIRED	
RESIDENCE	- 0.5 PER UNIT (271 UNITS)
COMMERCIAL	- 1 PER 250m ² GFA
TOTAL	137

PROVIDED

EXTERIOR	12
PARKING GARAGE	271
TOTAL	283

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
5th FLOOR INTERIOR: COMMUNAL =	240.0 sq. m
5th FLOOR TERRACE: COMMUNAL =	500.0 sq. m
ROOF TOP AMENITY ROOM =	185.0 sq. m
ROOF TOP AMENITY TERRACE =	0.0 sq. m
PRIVATE TERRACE =	75.0 sq. m
PRIVATE BALCONIES =	330.0 sq. m
TOTAL =	2,257.0 sq. m
TOTAL COMMUNAL =	1,755.0 sq. m
REQUIRED - 6.0m ² PER UNIT (271) =	1,626.0 sq. m
REQUIRED COMMUNAL @ 50% =	813.0 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)
- EXISTING 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

SITE PLAN SYMBOLS:

SOFT LANDSCAPE PLANTING

ENTRANCE BOULEVARD / WALKWAYS

PRIVATE PATIOS

PAVERS @ TERRACE LEVEL

PROPOSED CITY BOULEVARD: CONCRETE SIDEWALK & ASPHALT CYCLE TRACK

BIKE RACK (0.6x1.8m BIKE PARKING SPACE)

MAIN ENTRANCE DOOR

SERVICE / EXIT DOOR

VEHICULAR DIRECTION

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

PROPOSED TREE

SIAMSE CONNECTION

FIRE HYDRANT

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 ENTRANCE TO REMAIN

34 ACCESSIBLE PARKING WITH 1.5m ACCESS AISLE AND DO

35 PROPOSED CITY CYCLING BOULEVARD

PAPER SIZE: ISO Full Bleed B1 (707.00 X 1000.00 MM) / OT DATE: Wednesday, September 03, 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 09 02.dwg / DWG # 19283