



PROJECT INFORMATION			
Zoning By-law 2008-250 Consolidation	LC6	SITE AREA	0.74 ha.
			7,384.8 sq. m 78,489 sq. ft.
ZONING	REQUIRED	PROVIDED	
BUILDING HEIGHT	TD3	TD3 [XXXX]	
DENSITY: RESIDENTIAL USE, 350 units/hectare MIN.	259	30 STOREYS / 97.0m	914
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	4.9m	
REAR YARD SETBACK: 7 STOREYS & ABOVE	12.0m	8.2m	
AMENITY AREA - TOTAL 6.0m² PER UNIT	4,056.0m²	5,160.0m²	
AMENITY AREA - 50% COMMUNAL PER UNIT	2,028.0m²	3,690.0m²	
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING	332	326	
VEHICLE PARKING: VISITOR - 0.1 PER UNIT, MAX. 30 PER BUILDING	56	56	
VEHICLE PARKING: COMMERCIAL RESTAURANT - 5 PER 100m² GFA	10	10	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	338	689	
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA	2	5	
ABLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m	
TOWER SEPARATION - GUIDELINE ONLY	23m	30.5m	
TOWER FLOOR PLATE - GUIDELINE ONLY	750m²	817.0m²	

PROJECT DEVELOPER		BUILDING STATISTICS	
TCU Development Corporation 150 Isabella Street, Unit 1207 Ottawa ON K1S 5H3 Tel: (613) 680-5582 Cell: (343) 550-0055 E-Mail: e.johnson@tcudevcorp.com		WEST TOWER 'A' - 21 Storeys	
		TOTAL BUILDING AREA	15,785.4 m²
		(CITY OF OTTAWA ZONING AREA)	169,913 ft²
		TOWER FOOTPRINT	817.0 m²
		UNIT COUNT	271
		VEHICLE PARKING	116 + 20 = 147
		BICYCLE PARKING	279 + 4 = 283
		COMMERCIAL AREA	912 m²
		AMENITY AREA: TOTAL	2,205.0 m²
		COMMUNAL AMENITY AREA	1,700.0 m²
		EAST TOWER 'B' - 30 Storeys	
		TOTAL AREA	23,920.0 m²
		(CITY OF OTTAWA ZONING AREA)	257,473 ft²
		TOWER FOOTPRINT	800.0 m²
		UNIT COUNT	405
		VEHICLE PARKING	210 + 30 = 245
		BICYCLE PARKING	405 + 1 = 406
		COMMERCIAL AREA	92.9 m²
		AMENITY AREA: TOTAL	2,430.0 m²
		COMMUNAL AMENITY AREA	1,215.0 m²
		TOTAL AREA, BOTH TOWERS	39,705.4 sq. m 427,386 sq. ft.

URBAN PLANNER		UNIT STATISTICS	
Fotenn Consulting 396 Cooper Street, Suite 300 Ottawa, ON K2P 2H7 Tel: (613) 730-5709 E-Mail: dallarosa@fotenn.com E-Mail: yakichuk@fotenn.com			
		STUDIO	64 78 210% 142
		1 BEDROOM UNIT	52 179 34.1% 231
		1 BEDROOM + DEN UNIT	87 29 17.3% 116
		2 BEDROOM UNIT	46 86 19.5% 132
		2 BEDROOM + DEN UNIT	22 19 6.1% 41
		3 BEDROOM UNIT	0 14 2.1% 14
		TOTAL	271 *405 100% 676
		* EAST TOWER DESIGN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE	

CIVIL ENGINEER		LOT COVERAGE	
Stantec 300 - 1331 Clyde Avenue Ottawa, ON K2C 3G4 Tel: (613) 297-0571 Email: kris.kilborn@stantec.com Email: Warren.Johnson@stantec.com			
		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%

LANDSCAPE ARCHITECT		TRANSPORTATION ENGINEER	
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		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		GEOTECHNICAL ENGINEER	
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		Paterson Group 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: 613.226-7381 Email: MD.Arcy@Patersongroup.ca Email:	

WIND / SOUND ENGINEER		LEGAL DESCRIPTION	
Gradient Wind 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (613) 266-5273 E-Mail: joshua.foster@gradientwind.com		TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 18 REGISTERED PLAN 217 CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebakk Ltd.	

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:

(N) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

(AS) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.

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

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

(000) -DETAIL NUMBER

(00) -DETAIL REFERENCE PAGE

(0000) -DETAIL CROSS REFERENCE PAGE

2 SITE PLAN - ULTIMATE CONDITION
SP-1
SCALE = 1:200

FUTURE CYCLE TRACK

0m 5 10 20
SCALE 1: 200

