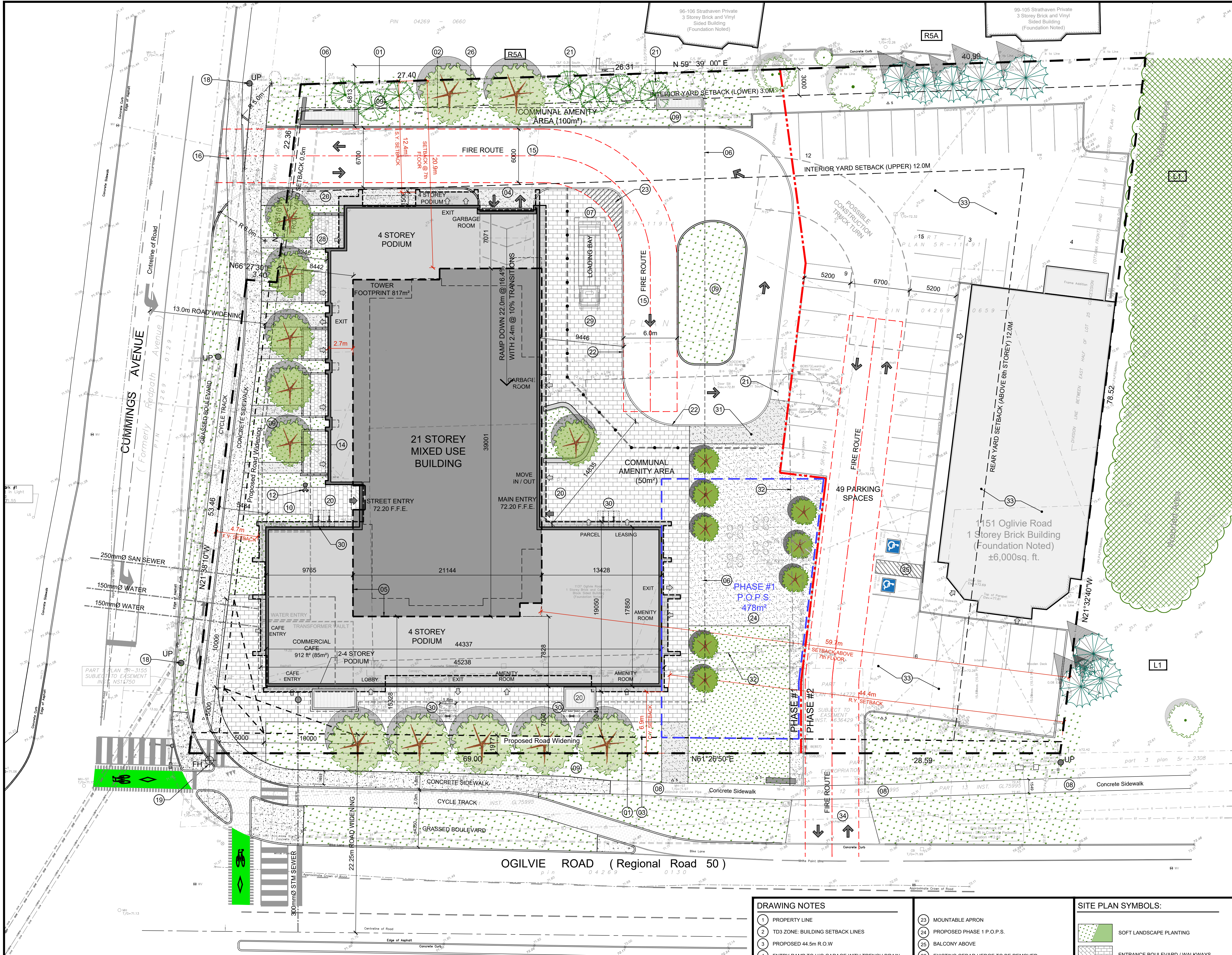




PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation L06 SITE AREA 0.74 ha. 7,384.8 sq. m. 79,489 sq. ft.

ZONING	REQUIRED	PROVIDED
DENSITY: RESIDENTIAL USE, 350 units/hectare MIN. - PHASE 1 ONLY	259	366
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m @ 0.0m ²	4.5m @ 200.0m ²
FRONT YARD SETBACK: CUMINGS	0.5m	4.7m
CORNER SIDE YARD SETBACK: OGILVIE	0.5m	6.9m
INTERIOR YARD SETBACK: 6 STOREYS & BELOW	3.0m	12.0m
INTERIOR YARD SETBACK: 7 STOREYS & ABOVE	12.0m	20.0m
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
ASILE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m	6.0m
TOWER FLOOR PLATE - GUIDELINE ONLY	750m ²	817.0m ²

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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. 28,832 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. 112,064 sq. ft.
22nd AMENITY / MECHANICAL PENTHOUSE	0.0 sq. m. 000 sq. ft.
TOTAL AREA	15,765.4 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	10.2%	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 AREA 'X' ON SCHEDULE 1A

MINIMUM REQUIRED	PROVIDED	
RESIDENCE	- 0.5 PER UNIT AFTER 12	130
VISITOR	- 0.1 PER UNIT AFTER 12	26
COMMERCIAL - RESTAURANT	- 5 PER 100m ² GFA	5
TOTAL		161

PARKING SPACE SIZE

STANDARD SPACE (2.60 x 5.20)	SMALL CAR SPACE (2.40 x 4.60)	BARRIER FREE SPACE TYPE A (3.40 x 5.20)	BARRIER FREE SPACE TYPE B (2.40 x 5.20)
62	57	119	
14	13	27	
0	1	1	
0	0	0	

BICYCLE PARKING

REQUIRED	PROVIDED	
RESIDENCE	- 0.5 PER UNIT (271 UNITS)	136
COMMERCIAL	- 1 PER 250m ² GFA	1
TOTAL		137

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 =	165.0 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)
- SIAMSE 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
- ACCESSIBLE PARKING WITH 1.5m ACCESS AISLE AND DO
- PROPOSED CITY CYCLING BOULEVARD

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

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%

1 SITE PLAN - PHASE 1
SP-1
SCALE = 1 : 200

FUTURE CYCLE TRACK

0m 5 10 20

SCALE 1: 200

KEY MAP

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