



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.	30 STOREYS / 90.0m	30 STOREYS / 97.0m	
DENSITY: RESIDENTIAL FSI	259	1,141	
ALLOWABLE PROJECTION - AMENITY LEVEL	n/a	5.4	
FRONT YARD SETBACK	0.0m @ 0.0m ²	4.5m @ 200.0m ²	
CORNER SIDE YARD SETBACK	0.5m	4.7m	
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	4.0m	
REAR YARD SETBACK: 7 STOREYS & ABOVE	12.0m	8.2m	
AMENITY AREA - TOTAL 6.0m ² PER UNIT	5,064.0m ²	5,160.0m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT	2,532.0m ²	3,690.0m ²	
VEHICLE PARKING - RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING	410	399	
VEHICLE PARKING - VISITOR - 0.1 PER UNIT MAX. 30 PER BUILDING	60	60	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	422	844	
ASLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m	
TOWER SEPARATION - GUIDELINE ONLY	23m	30.5m	
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.	

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%

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.	
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NOTATION SYMBOLS:	
(N)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
(A)	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
(W)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
(D)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
(000)	DETAIL NUMBER
(00)	TITLE
(000)	DETAIL REFERENCE PAGE
(000)	DETAIL CROSS REFERENCE PAGE

BUILDING STATISTICS	
GROSS BUILDING - AREA	WEST TOWER 'A'
(CITY OF OTTAWA'S DEFINITION)	
GROUND FLOOR	1,347.0 sq. m.
	14,489 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	1,202.8 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.
	177,215 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	817.0 m ²
(INCLUDING BALCONIES / PROJECTIONS)	8,794 ft ²
GROSS BUILDING - AREA	EAST TOWER 'B'
(CITY OF OTTAWA'S DEFINITION)	
GROUND FLOOR	1,194.4 sq. m.
	12,896 sq. ft.
2nd & 3rd FLOOR	2 x 1,452.4 sq. m.
	2,904.8 sq. m.
	31,288 sq. ft.
4th FLOOR	1,398.7 sq. m.
	15,056 sq. ft.
5th FLOOR	790.8 sq. m.
	8,512 sq. ft.
6th FLOOR	1,054.5 sq. m.
	11,351 sq. ft.
7th FLOOR	693.7 sq. m.
	7,457 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.
	257,415 sq. ft.
TOWER FOOTPRINT AREA	800.0 sq. m.
(INCLUDING BALCONIES / PROJECTIONS)	8,609 sq. ft.
TOTAL AREA: BOTH TOWERS	48,652.2 sq. m.
	523,688 sq. ft.

UNIT STATISTICS	
WEST	EAST
STUDIO	158
1 BEDROOM UNIT	104
1 BEDROOM + DEN UNIT	68
2 BEDROOM UNIT	90
2 BEDROOM + DEN UNIT	19
3 BEDROOM UNIT	0
TOTAL	439

CAR PARKING	
AREA 'X' on SCHEDULE 1A	
MINIMUM REQUIRED	
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	470
PROVIDED	
RESIDENCE	- 0.5 PER UNIT
VISITOR	- 0.1 PER UNIT
COMMERCIAL - RESTAURANT	- 1 PER 250m ² GFA
COMMERCIAL - RETAIL	- 1 PER 250m ² GFA
TOTAL	459

BICYCLE PARKING	
REQUIRED	
RESIDENCE	- 0.5 PER UNIT (844 UNITS)
COMMERCIAL	- 1 PER 500m ² GFA
TOTAL	425
PROVIDED	
EXTERIOR	24
PARKING GARAGE	820
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 - 6.0m ² PER UNIT (844) =	5,064.0 sq. m.
REQUIRED COMMUNAL @ 50% =	2,532.0 sq. m.

SITE PLAN	
ULTIMATE CONDITION	
PROJECT TITLE:	1137 OGILVIE ROAD
OTTAWA	ONTARIO
SHEET TITLE:	
DRAWN:	CHECKED:
R.V.	K.R.
SCALE:	SHEET No.
1:200	SP-1
PROJECT No.	
2420	

