



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		TD3	TD3 [XXXX]
DENSITY: RESIDENTIAL USE, 350 units/hectare MIN.		30 STOREYS / 90.0m	30 STOREYS / 97.0m
ALLOWABLE PROJECTION - AMENITY LEVEL		259	914
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		0.0m	6.9m
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 6.0m ² PER UNIT		4,056.0m ²	5,160.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT		2,028.0m ²	3,690.0m ²
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 100m ² GFA		10	10
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		338	689
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA		2	59
aisle & 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		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 (CITY OF OTTAWA ZONING AREA)	15,785.4 m ²
		TOWER FOOTPRINT	817.0 m ²
		UNIT COUNT	271
		VEHICLE PARKING	118 + 26 = 147
		BICYCLE PARKING	279 + 4 = 283
		COMMERCIAL AREA	85.0 m ²
		AMENITY AREA: TOTAL	2,205.0 m ²
		COMMUNAL AMENITY AREA	1,700.0 m ²
		EAST TOWER 'B' - 30 Storeys	
		TOTAL AREA (CITY OF OTTAWA ZONING AREA)	23,920.0 m ²
		TOWER FOOTPRINT	257.473 m ²
		UNIT COUNT	405
		VEHICLE PARKING	210 + 90 = 300
		BICYCLE PARKING	405 + 1 = 406
		COMMERCIAL AREA	82.9 m ²
		AMENITY AREA: TOTAL	1,000.0 m ²
		COMMUNAL AMENITY AREA	2,430.0 m ²
		TOTAL AREA: BOTH TOWERS	39,705.4 sq. m. 427,388 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 21.9% 142
		1 BEDROOM UNIT	52 179 34.1% 231
		2 BEDROOM + DEN UNIT	67 29 12.3% 116
		2 BEDROOM UNIT	46 86 19.5% 132
		3 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	

LANDSCAPE ARCHITECT		LOT COVERAGE	
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			
		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%

TRANSPORTATION ENGINEER		SURVEYOR	
CGH Transportation Inc. 6 Plaza Court Ottawa, ON K2H 7W1 Tel: (343) 999-9117 Cell: (613) 697-3797 Email: Christopher.Gordon@CGHTransportation.com Email:		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	

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

LEGAL DESCRIPTION		ARCHITECT	
TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 18 REGISTERED PLAN 217 CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebakk Ltd.		rla / architecture roderick lahey architect inc. 56 beech street, ottawa, ontario K1S 3j6 t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca	

NOTATION SYMBOLS:		PROJECT TITLE	
(N)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.	1137 OGILVIE ROAD	
(A)	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.	OTTAWA ONTARIO	
(W)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.	SHEET TITLE:	
(D)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.	SITE PLAN ULTIMATE CONDITION	
(S)	DETAIL NUMBER		
(R)	DETAIL REFERENCE PAGE		
(C)	DETAIL CROSS REFERENCE PAGE		
		DRAWN: R.V. CHECKED: K.R.	
		SCALE: 1:200 SHEET No.	
		PROJECT No. 2420	

