



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	
ZONE	TD3 [XXXX]	TD3 [XXXX]	
BUILDING HEIGHT	30 STOREYS / 90.0m	30 STOREYS / 97.0m	
DENSITY: RESIDENTIAL USE, 350 units/hectare MIN.	259	914	
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m @ 0.0m ²	4.5m @ 200.0m ²	
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 6.0m 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	5	
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 ² 169,913 ft ²
		TOWER FOOTPRINT	817.0 m ² 8,794 ft ²
		UNIT COUNT	271
		VEHICLE PARKING	118 + 26 = 147
		BICYCLE PARKING	279 + 4 = 283
		COMMERCIAL AREA	85.0 m ² 915 ft ²
		AMENITY AREA: TOTAL	2,055.0 m ²
		COMMUNAL AMENITY AREA	1,550.0 m ²
		EAST TOWER 'B' - 30 Storeys	
		TOTAL AREA (CITY OF OTTAWA ZONING AREA)	23,920.0 m ² 257,473 ft ²
		TOWER FOOTPRINT	800.0 m ² 8,609 ft ²
		UNIT COUNT	405
		VEHICLE PARKING	210 + 30 = 245
		BICYCLE PARKING	405 + 1 = 406
		COMMERCIAL AREA	82.9 m ² 1,000 ft ²
		AMENITY AREA: TOTAL	2,430.0 m ²
		COMMUNAL AMENITY AREA	1,215.0 m ²
		TOTAL AREA: BOTH TOWERS	39,705.4 sq. m. 427,386 sq. ft.

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

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
(R)	TITLE
(S)	SCALE
(P)	DETAIL REFERENCE PAGE
(C)	DETAIL CROSS REFERENCE PAGE

