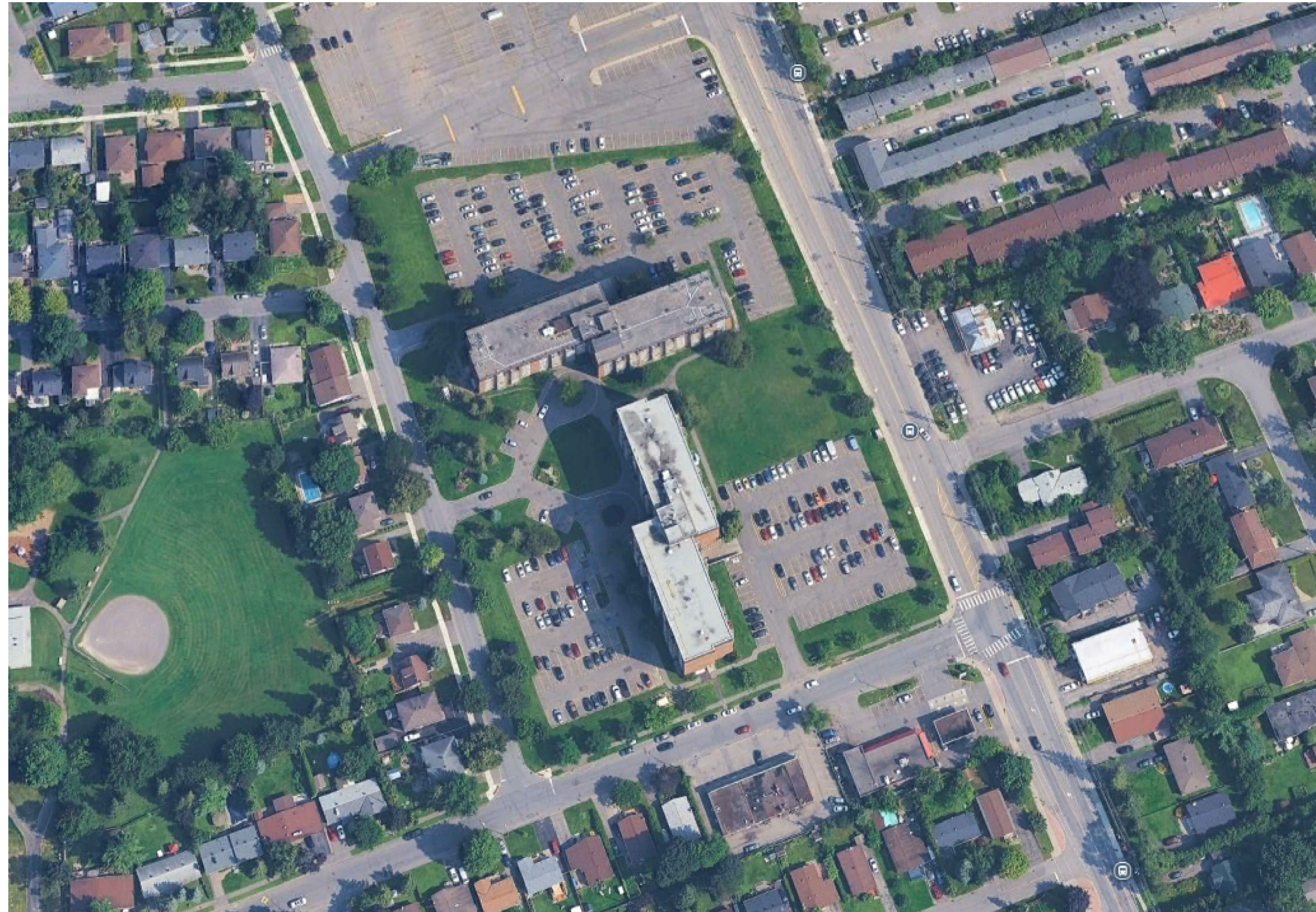


# RESIDENTIAL DEVELOPMENT OSGOODE STACKS

Ottawa, Ontario



## OSGOODE PROPERTIES



8395 JANE STREET, SUITE 202. VAUGHAN, ONTARIO L4K 5Y2 T: 905-417-5515 F: 905-417-5517 EMAIL: INFO@SRNARCHITECTS.COM

**CLIENT:**  
OSGOODE PROPERTIES  
1284 WELLINGTON STREET WEST  
K1Y 3A9  
OTTAWA, ONTARIO  
T. 613 729 0656

**ARCHITECTS OF RECORD:**  
SRN ARCHITECTS INC.  
8395 JANE STREET, SUITE 202  
L4K 5Y2  
VAUGHAN, ONTARIO  
T. 905 417-5515

**CIVIL ENGINEER:**  
EGIS- GROUP  
115 WALGREEN ROAD  
K0A 1L0  
T. 613 714 4629  
OTTAWA, ONTARIO

**LANDSCAPE ARCHITECT:**  
STUDIO TLA  
20 CHAMPLAIN BLVD, SUITE 102  
M3H 2Z1  
TORONTO, ONTARIO  
T. 416 6384911

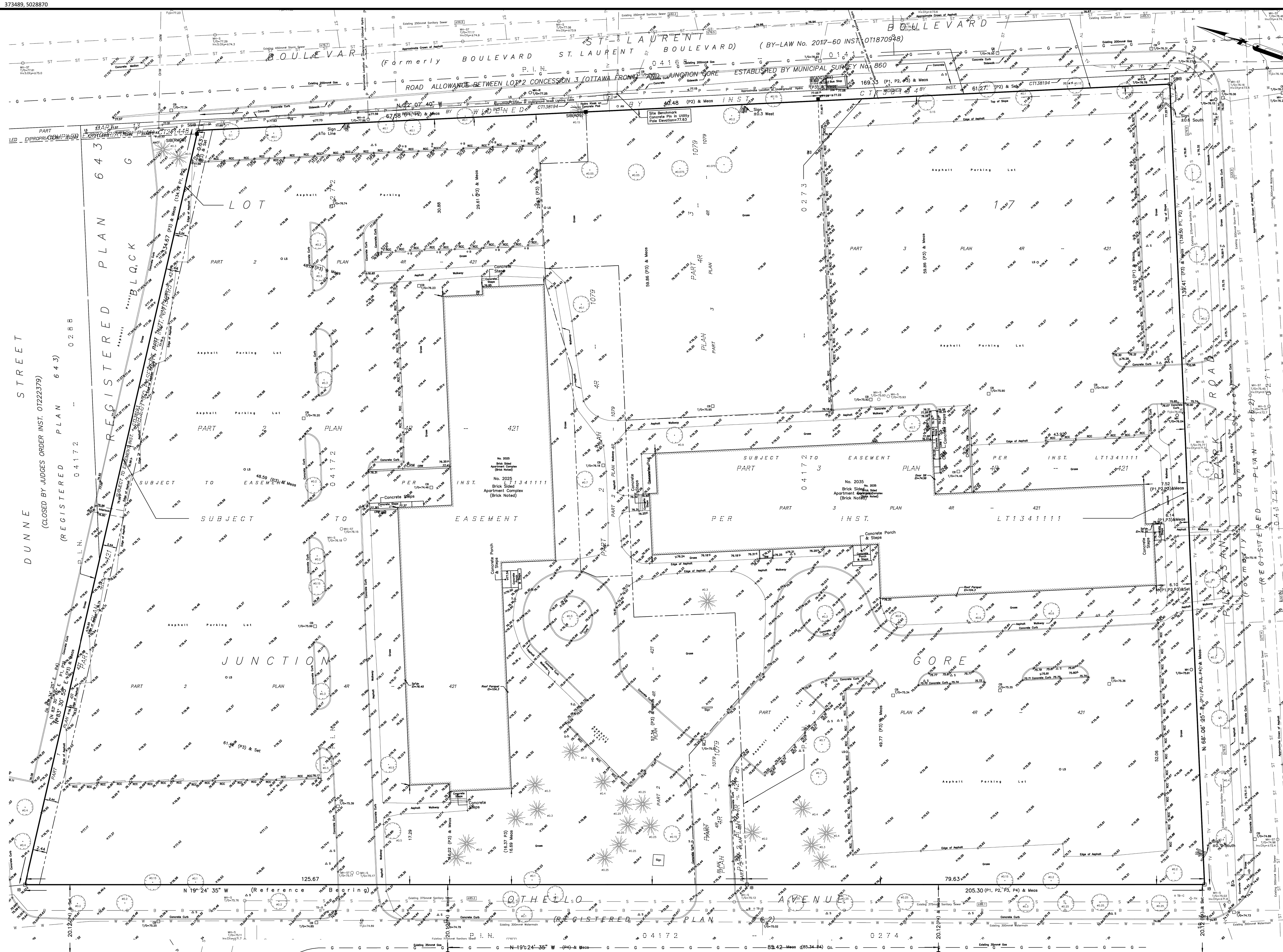
**SURVEYOR:**  
FARLEY, SMITH & DENIS SURVEYING LTD.  
30 COLLONADE ROAD, UNIT 275  
K2E 7J6  
OTTAWA, ONTARIO  
T. 613 727 8226

### ARCHITECTURAL DRAWING LIST

A000 COVER SHEET  
A010 PLAN OF SURVEY  
  
A100 SITE PLAN, ZONING CHART AND PROJECT STATISTICS  
A101 SITE DETAILS  
A110 OBC DATA MATRIX  
  
A300 PRELIMINARY FLOOR PLANS  
  
A400 BUILDING ELEVATIONS

FEBRUARY 11, 2026 RE-ISSUED FOR SPA

PLOT DATE February 11, 2026



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**PART OF LOT 17**  
**JUNCTION GORE**  
**GEOGRAPHIC TOWNSHIP OF GLOUCESTER**  
**CITY OF OTTAWA**

**FARLEY, SMITH & DENIS SURVEYING LTD.** 2021  
 Scale 1: 300  
 0 5 10 15 20 25 30 metres

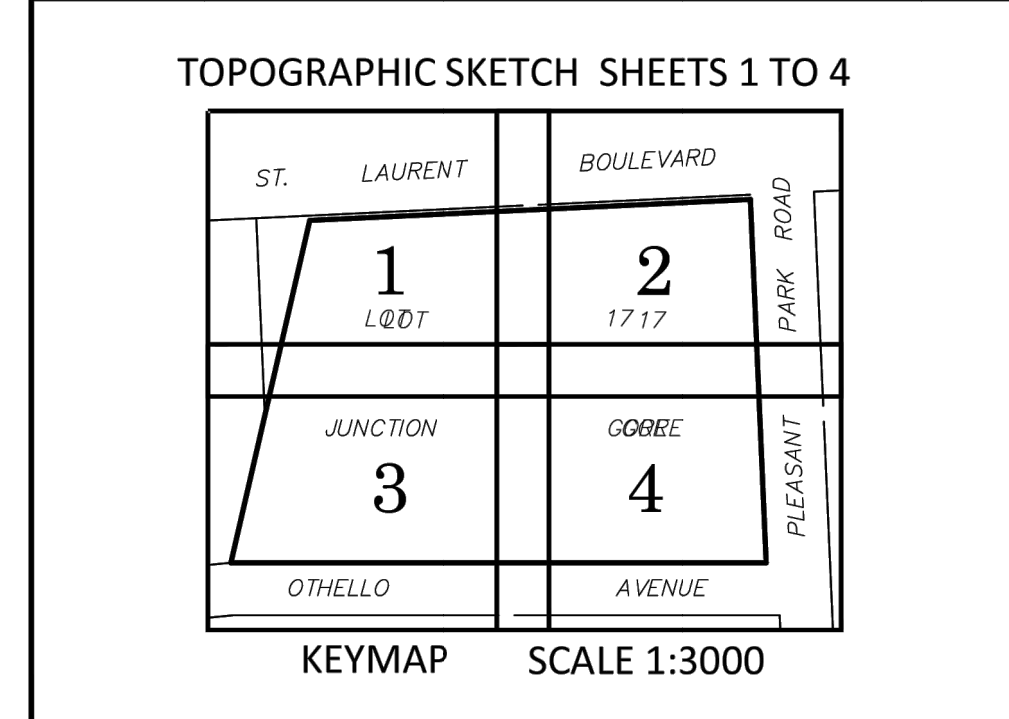
**Metric Note**  
 Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

**Distance Note**  
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99995.

**Bearing Note**  
 Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (17°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°37'05" counter-clockwise was applied to bearings on P1, P2, P3.  
 For bearing comparisons, a rotation of 0°36'35" counter-clockwise was applied to bearings on P4.

**Boundary Note**  
 This Plan is to be read in conjunction with a Topographic Sketch, Sheets 1 to 4 dated September 7, 2021 (FSD Ref. 407-21)



- Notes & Legend**
- Denotes
- Survey Monument Planted
  - Survey Monument Found
  - Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - (W) Witness
  - M Measured
  - (P1) Plan 4R-421
  - (P2) Plan 4R-1079
  - (P3) Plan by (1315) dated January 23, 1990 (Ref. No. J-3314)
  - (P4) Registered Plan 662
  - CRW Concrete Retaining Wall

**WARNING** NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.  
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- PART 2**
1. REGISTERED RIGHTS-OF-WAY/EASEMENTS  
 P.I.N. 04172-0272 is subject to easements as described by Inst. CT138193 & LT1341111.  
 P.I.N. 04172-0273 is subject to easement as described by Inst. LT1341111.
  2. PROPERTY IMPROVEMENTS  
 Signs are displayed from the property lines by up to 0.7m.  
 See plan for location
  3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS  
 Compliance is not certified by this report.
  4. ADDITIONAL REMARKS  
 The building ties are to the surfaces noted on the plan.

THIS REPORT WAS PREPARED FOR:  
 OTHELLO APARTMENTS LTD. ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

**Surveyor's Certificate**  
 I certify that:  
 1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Regulations made under them.  
 2. The survey was completed on the 7th day of September, 2021.

2021-09-07  
 Daniel Robinson  
 Daniel Robinson  
 Ontario Land Surveyor

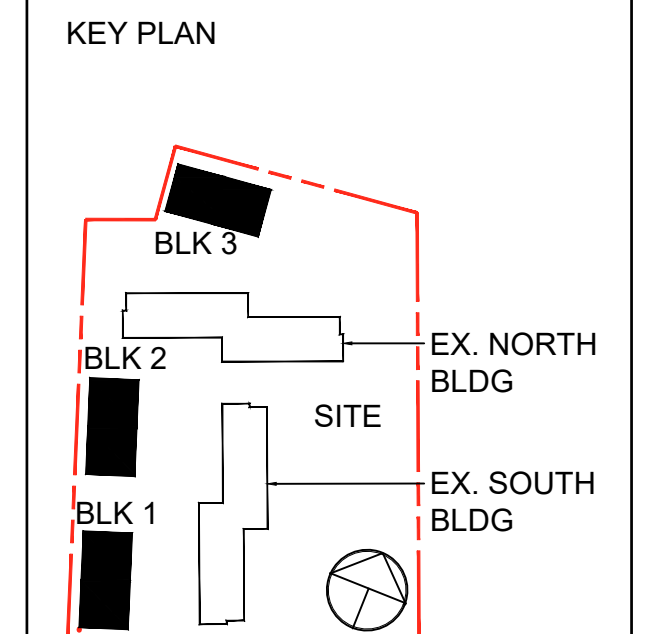
**FARLEY, SMITH & DENIS SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 CANADA LAND SURVEYORS  
 Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
 TEL. (613) 727-8226 E-mail: fdsurveys@bellnet.ca

THESE DRAWINGS ARE NOT TO BE SCALED.  
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NO.	DATE	REVISED FOR
1	05 09 25	ISSUED FOR SPA
2	12 12 25	SPA RE-SUBMISSION
3	11 02 26	SPA RE-SUBMISSION

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**CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER**  
 ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED PARTIES TO ASSIST THEM IN THEIR WORK. THE RECIPIENT PARTIES MUST BE ADVISED OF THE LIMITATIONS AND RESPONSIBILITIES OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.



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 2. TRANSMISSION OF ANY FILE OR DAMAGE TO RECEIVED ELECTRONIC SYSTEM INFORMATION OR TRANSMISSION.

**S/D ARCHITECTS**  
 ARCHITECTS  
 8395 JANE STREET, SUITE 202  
 VAUGHAN, ONTARIO L4K 5Y2  
 PHONE: 905.417.5515 FAX: 905.417.2517

ASSOCIATION OF ONTARIO LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 V-15575

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29 (3)

CLIENT: **OSGOODE PROPERTIES**  
 1284 Wellington Street West, Ottawa, Ont.  
 Tel: 613-729-0656

PROJECT: **OSGOODE STACKS**  
 2025 OTHELLO AVE.  
 OTTAWA, ONTARIO

DRAWING TITLE: **PLAN OF SURVEY**

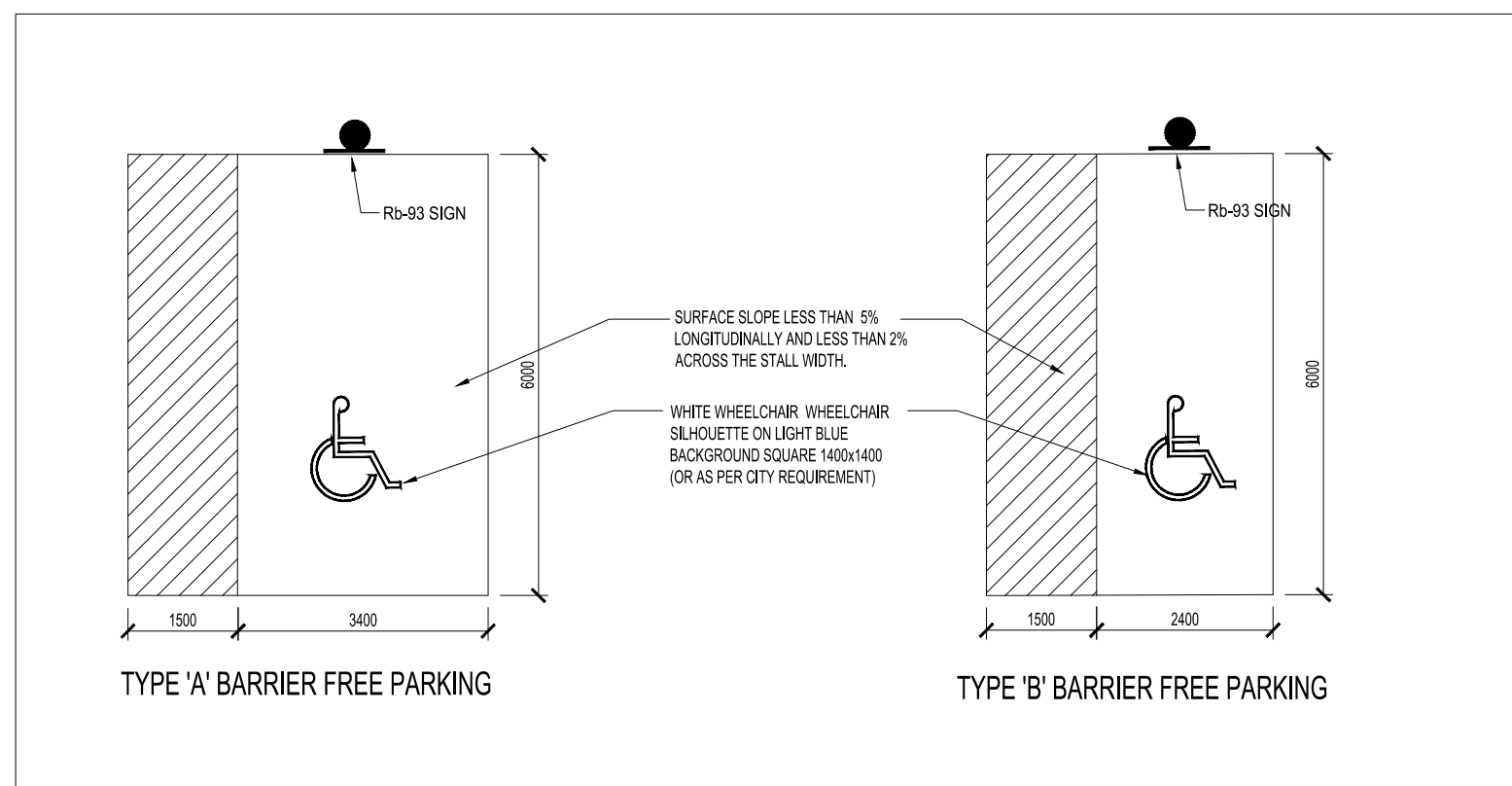
DATE: 2025.06.26 SCALE: AS INDICATED

DRAWN BY: - CHECKED BY: BK

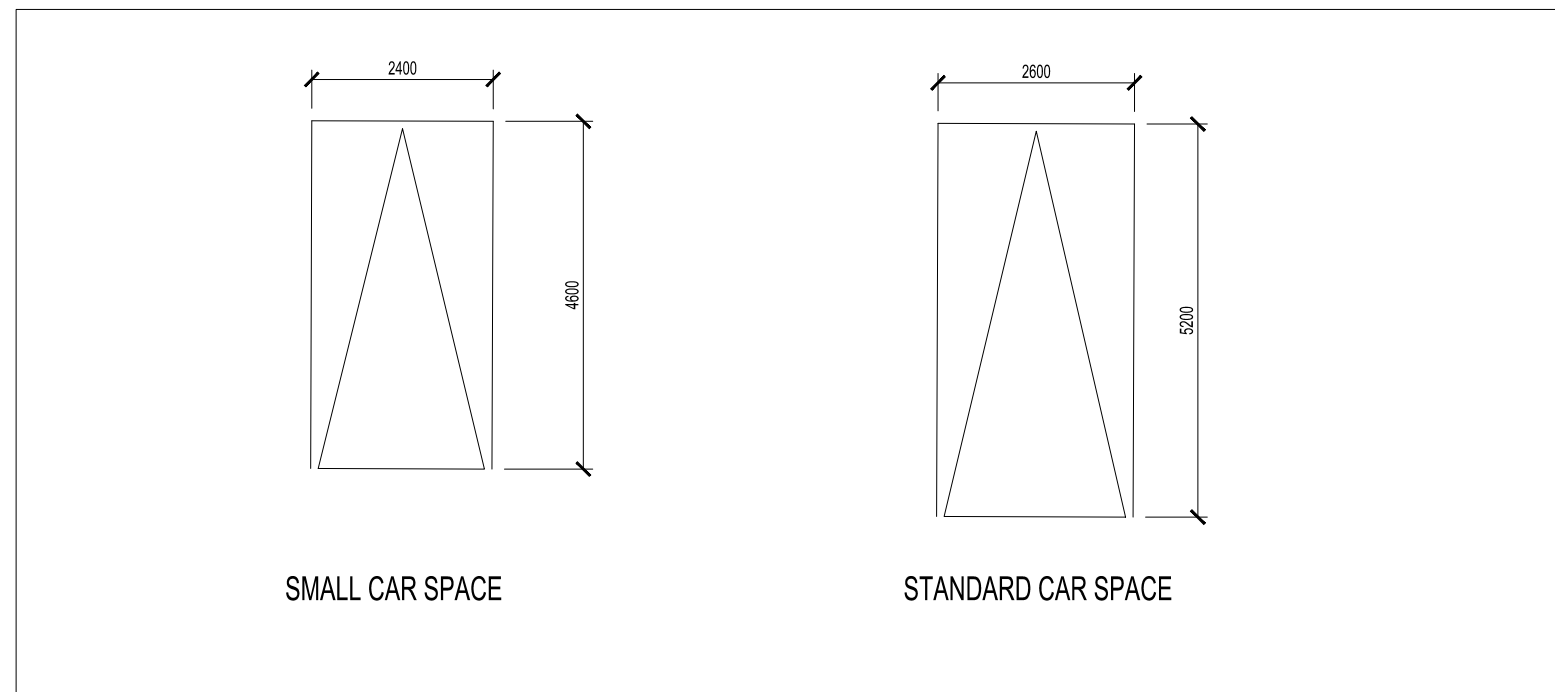
PROJECT NUMBER: **S24016** DRAWING NUMBER: **A010**

SPR252465

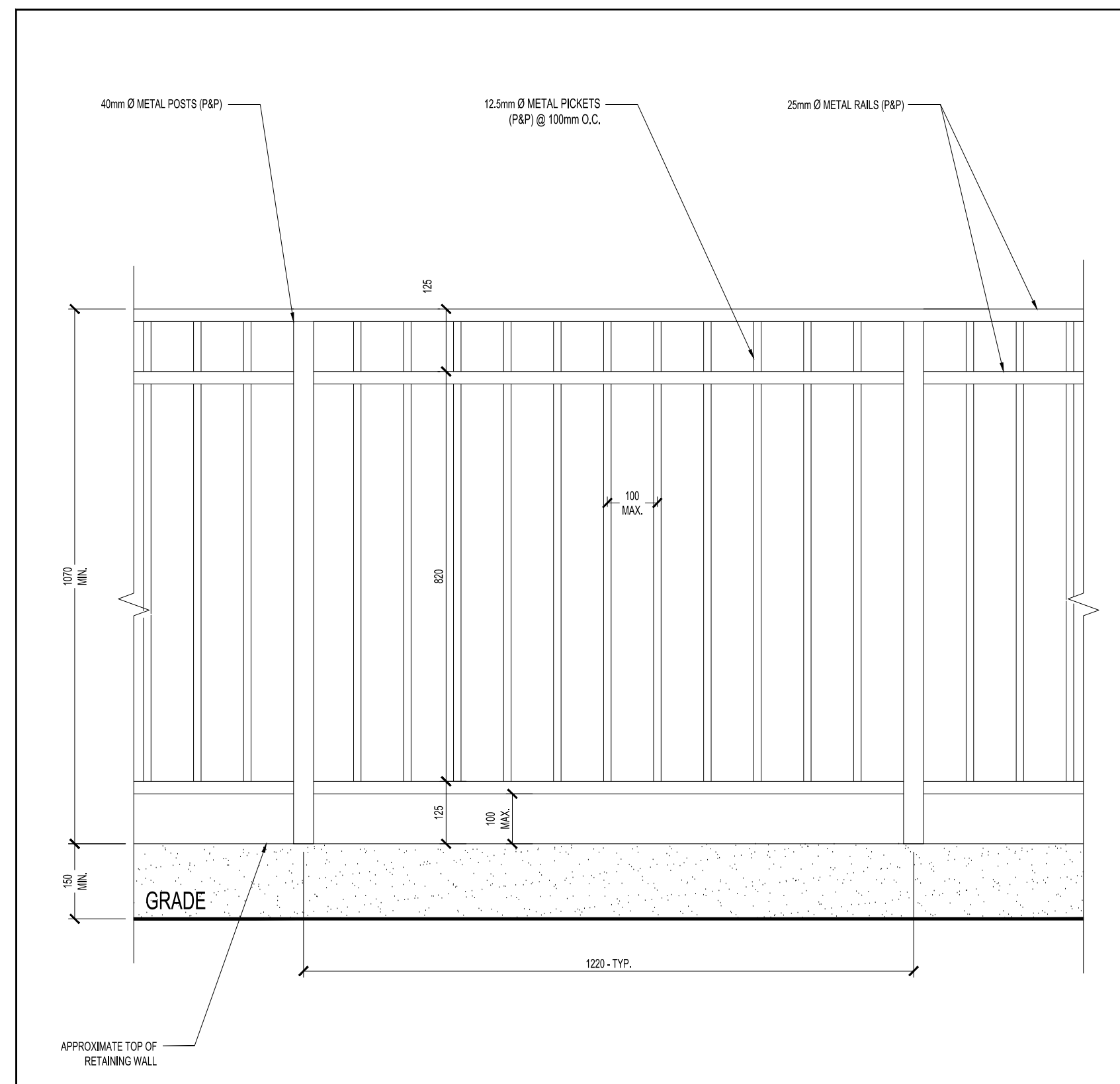




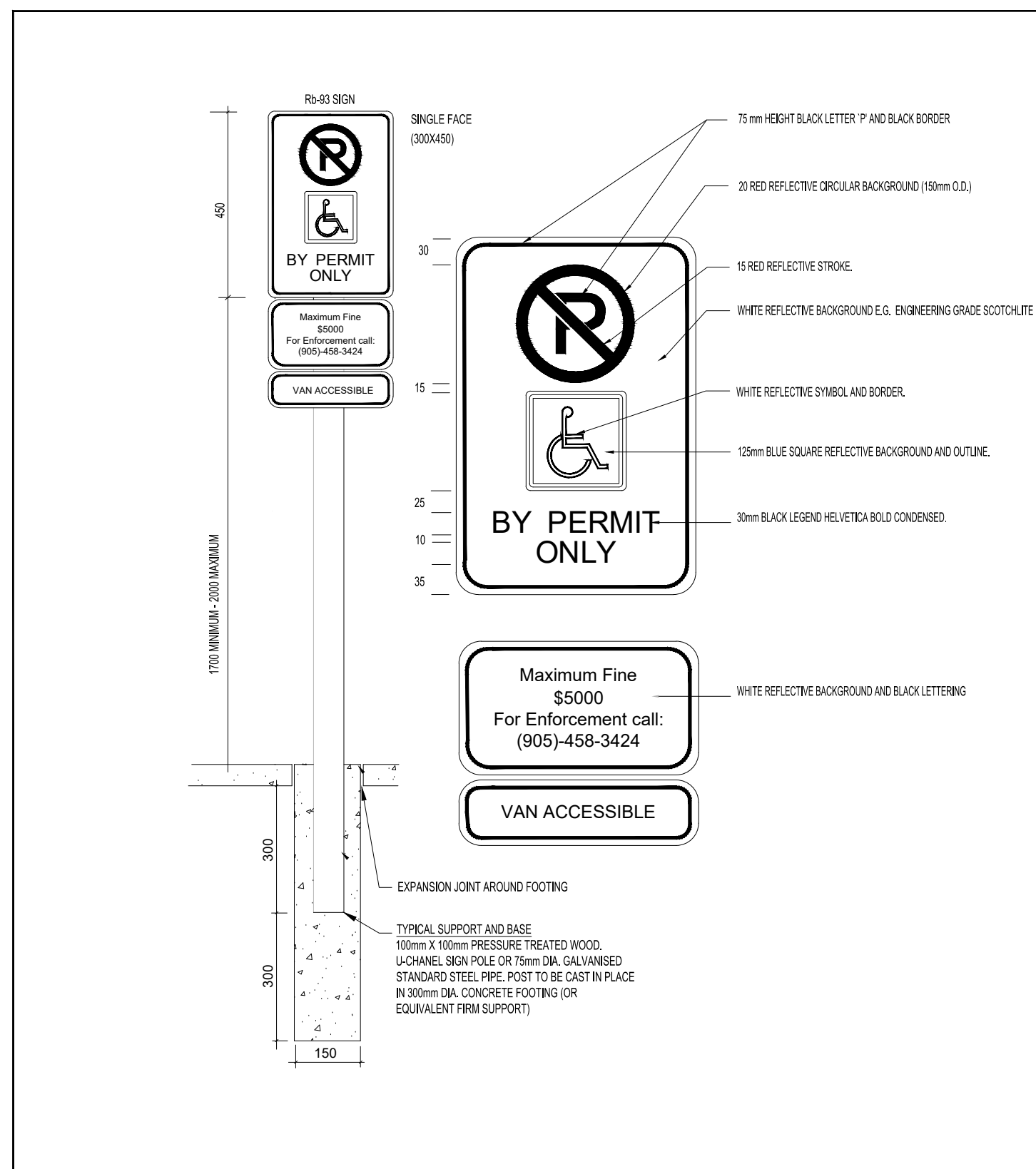
14 ACCESSIBLE PARKING STALLS  
SCALE: NTS



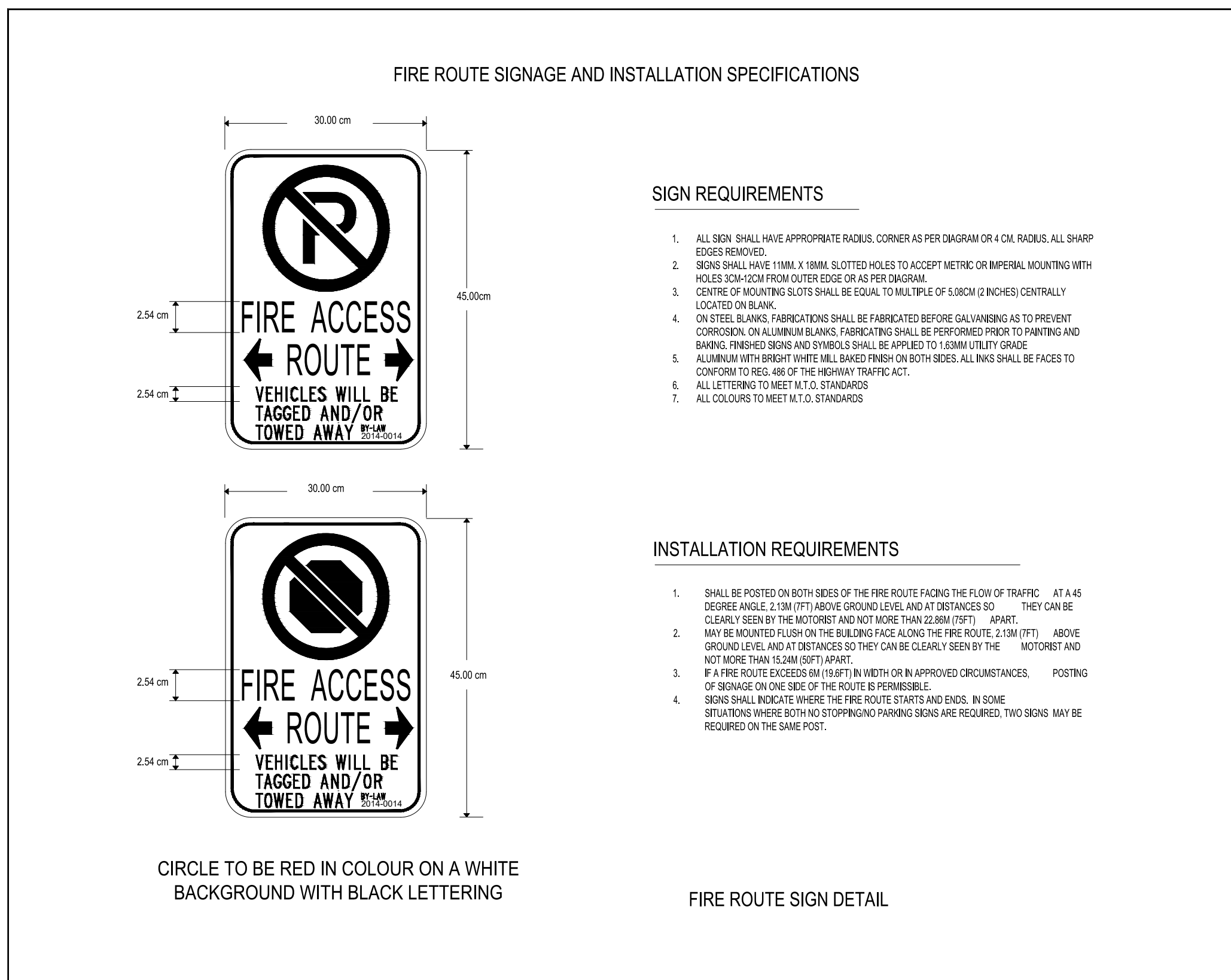
13 PARKING STALLS DIMENSIONS  
SCALE: NTS



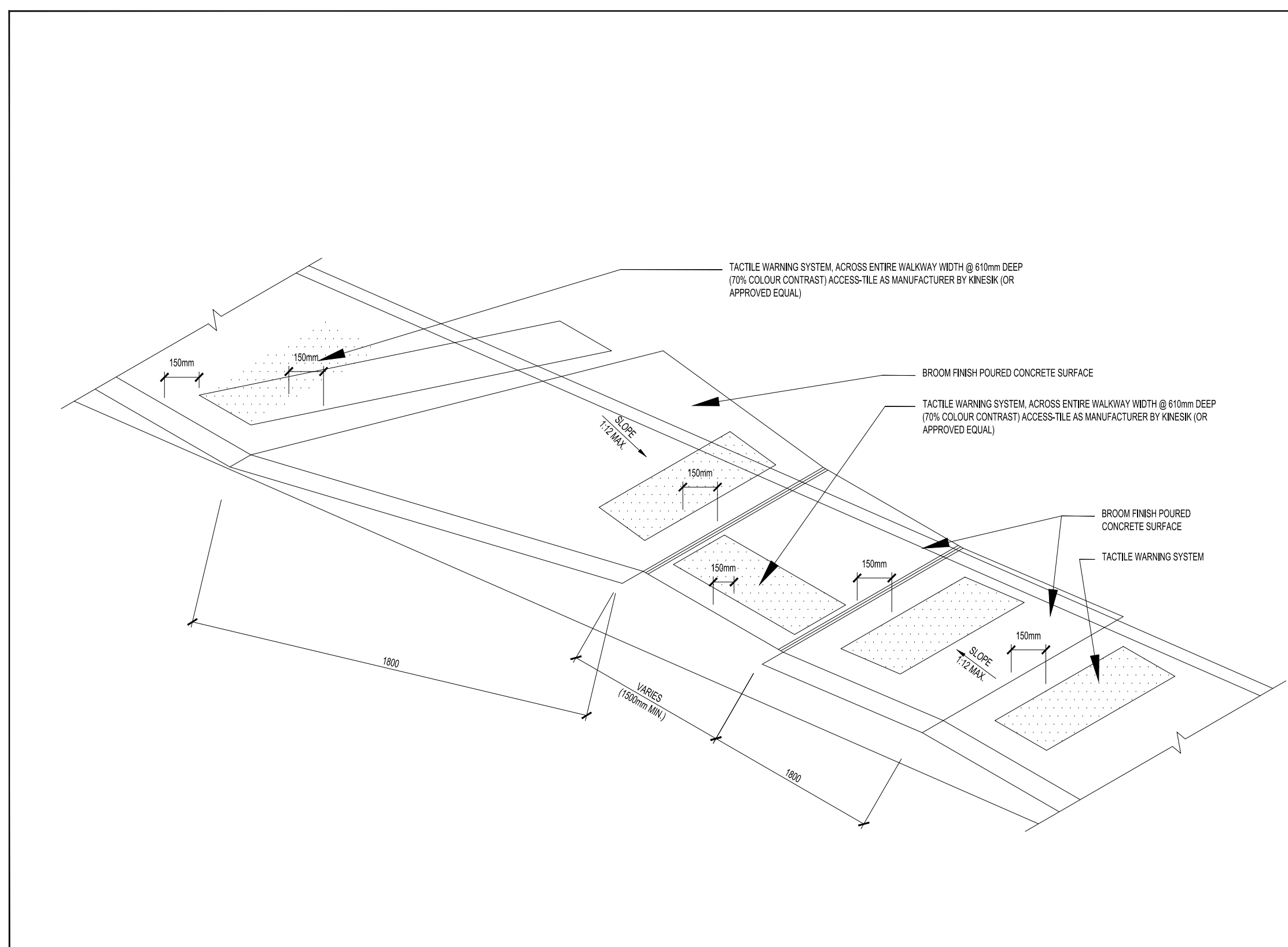
12 TYPICAL GUARD ON RETAINING WALL  
SCALE: 1:10



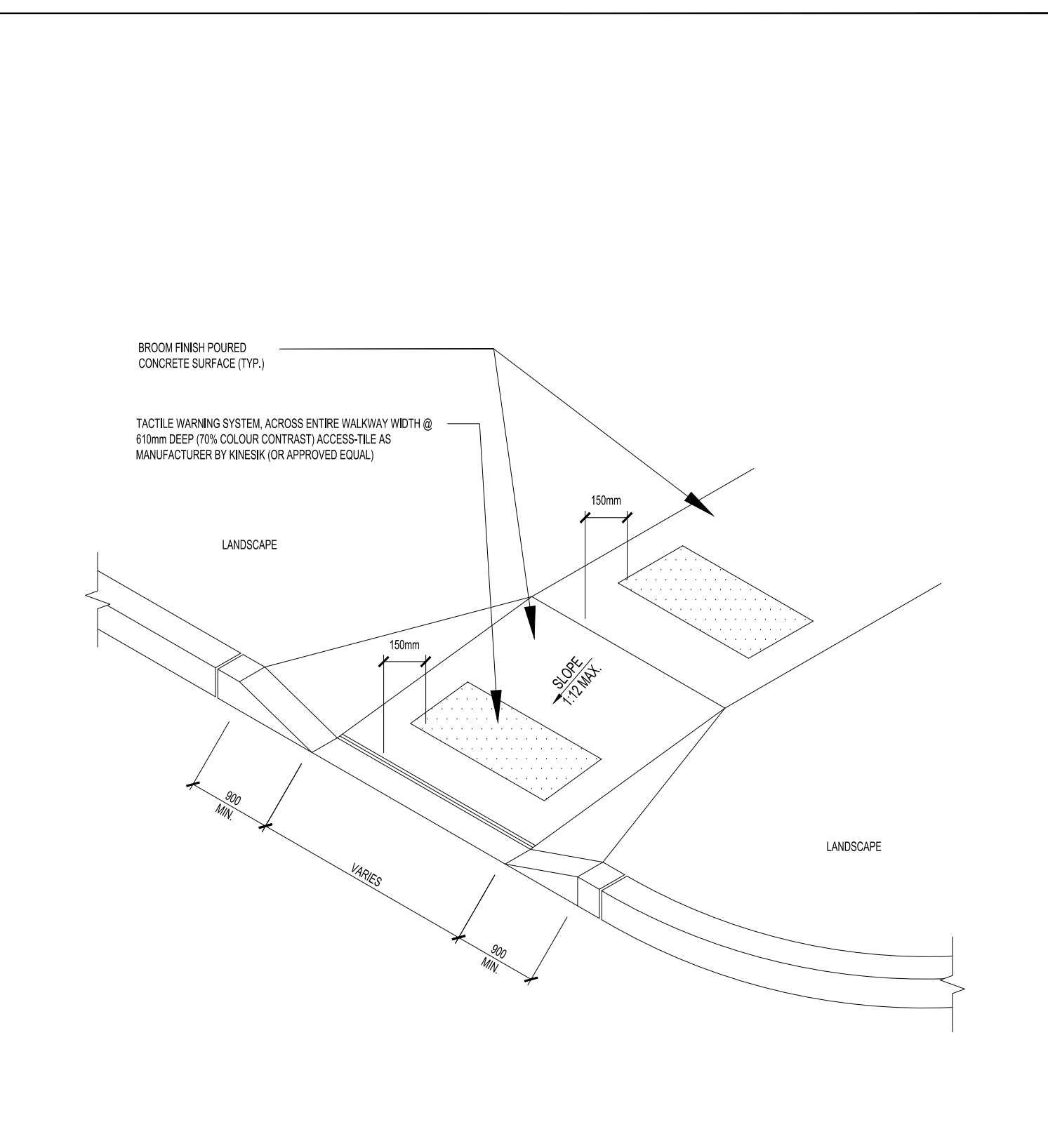
11 TYPICAL BARRIER-FREE SIGNAGE. TO BE VERIFIED BY THE MUNICIPALITY  
SCALE: NTS



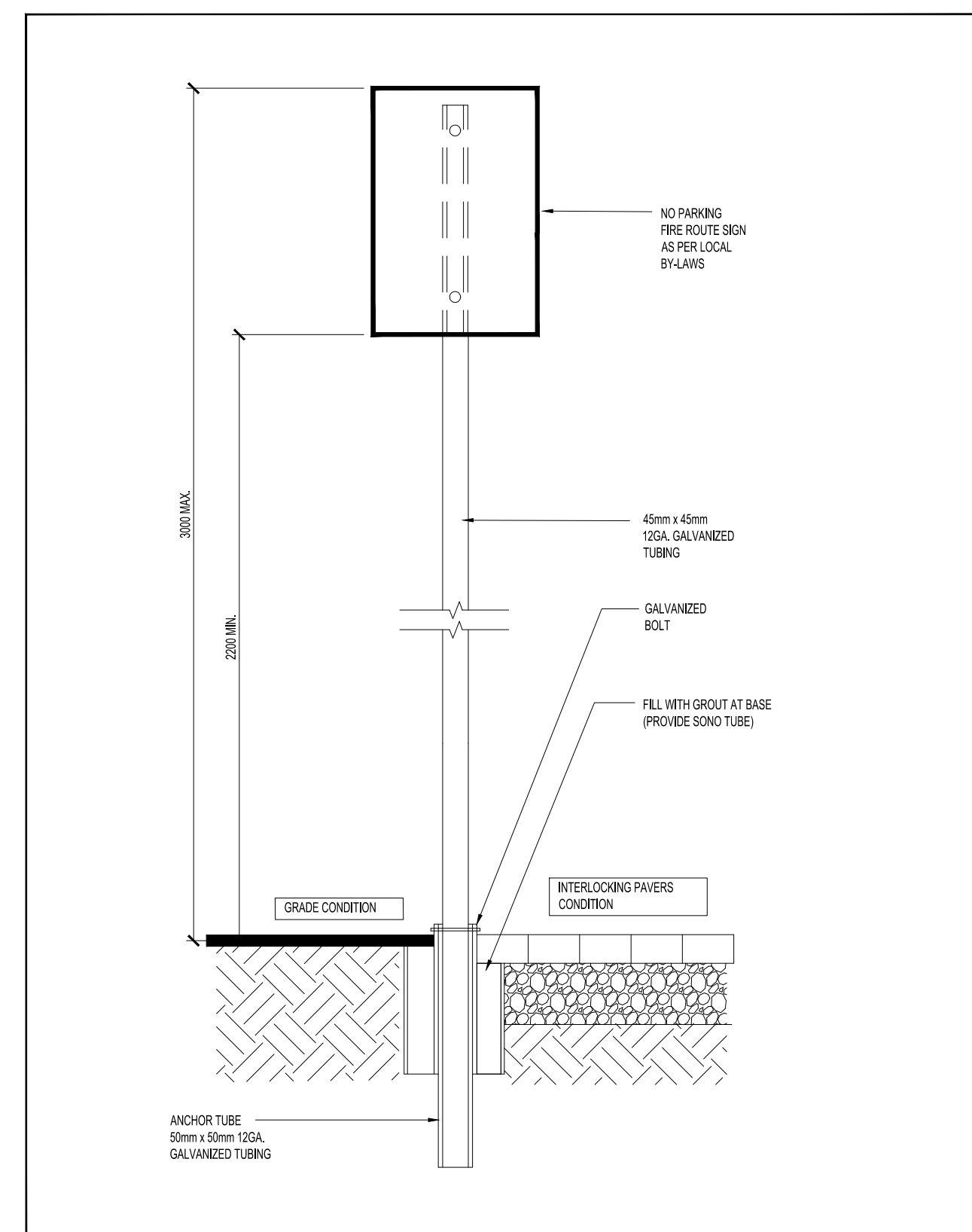
10 TYPICAL FIRE ROUTE SIGNAGE. TO BE VERIFIED BY THE MUNICIPALITY  
SCALE: NTS



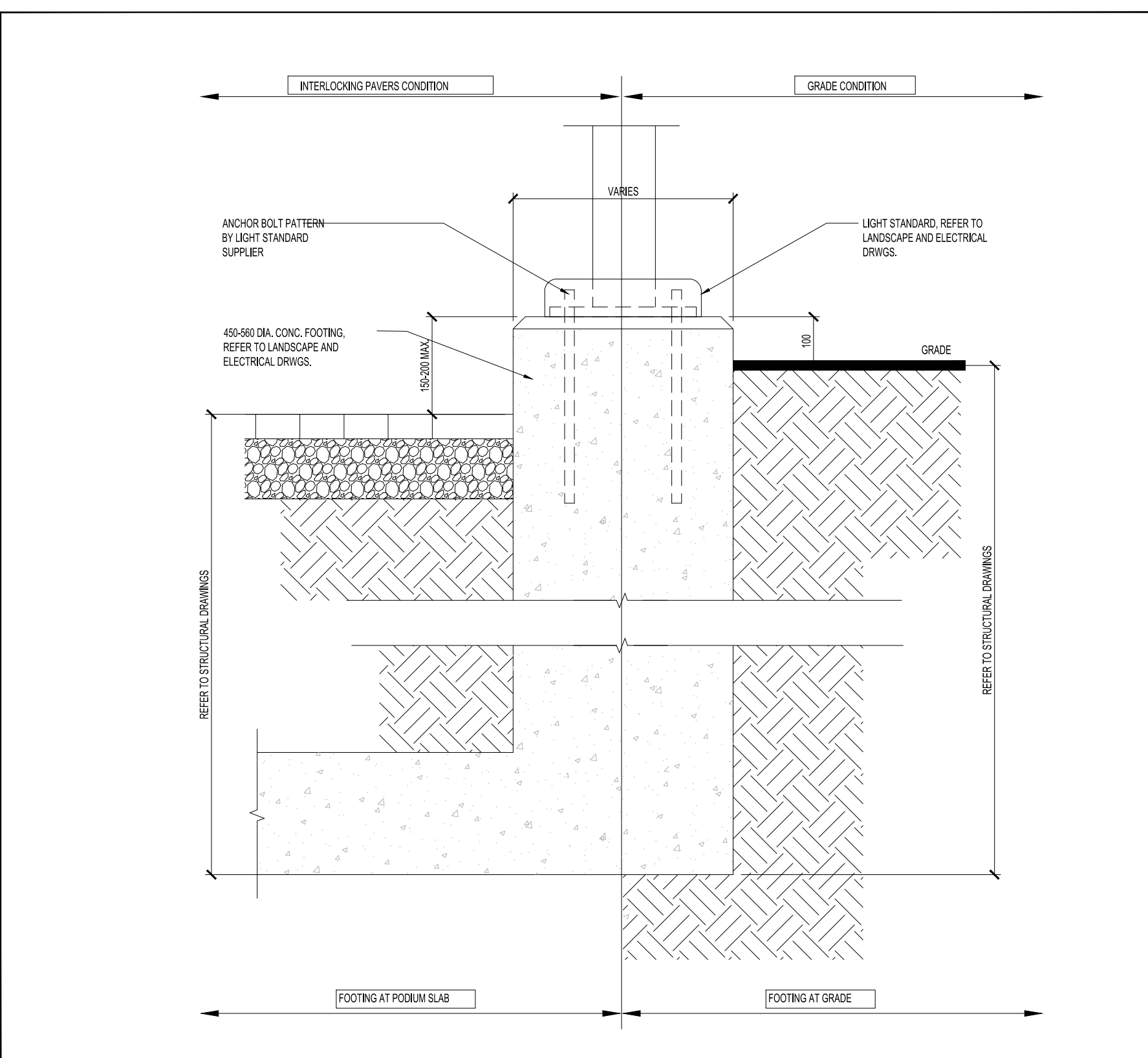
9 BARRIER FREE CURB CUT  
SCALE: NTS



4 TYP. CONCRETE CURB  
SCALE: 1:10



8 FIRE ROUTE SIGN - SUPPORT BASE  
SCALE: 1:10



7 LIGHT STANDARD POLE BASE DETAIL  
SCALE: 1:10

**6 MOLOK WASTE MANAGEMENT SYSTEMS AND FINISHES**  
SCALE: NTS

Capacity	Container division options	Dimensions of the opening	Lifting equipment options	Suitable waste fractions
3 m <sup>3</sup>		Filling hole size min. 100 x 350 mm, max. 600 mm	Lifting bag Reinforced lifting bag for glass	Mixed waste, paper, metal and glass

**Framing options**

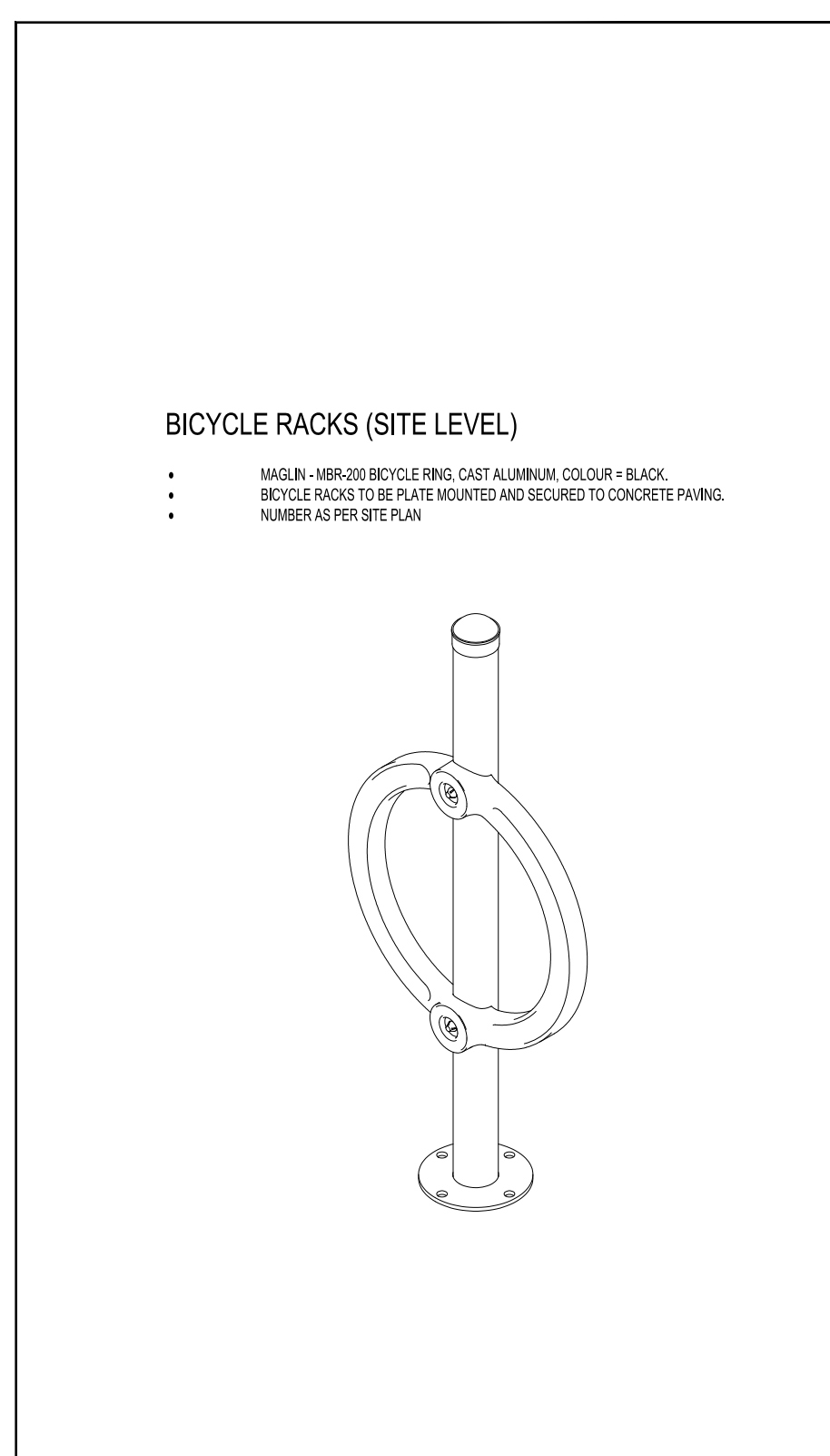
- EcoFrame: Recycled plastic colours
- AluFrame: Aluminium Natural and RAL colours
- PrinFrame: Structure panel Customizable printing
- CustomFrame: Customizable material

**EcoFrame colours**

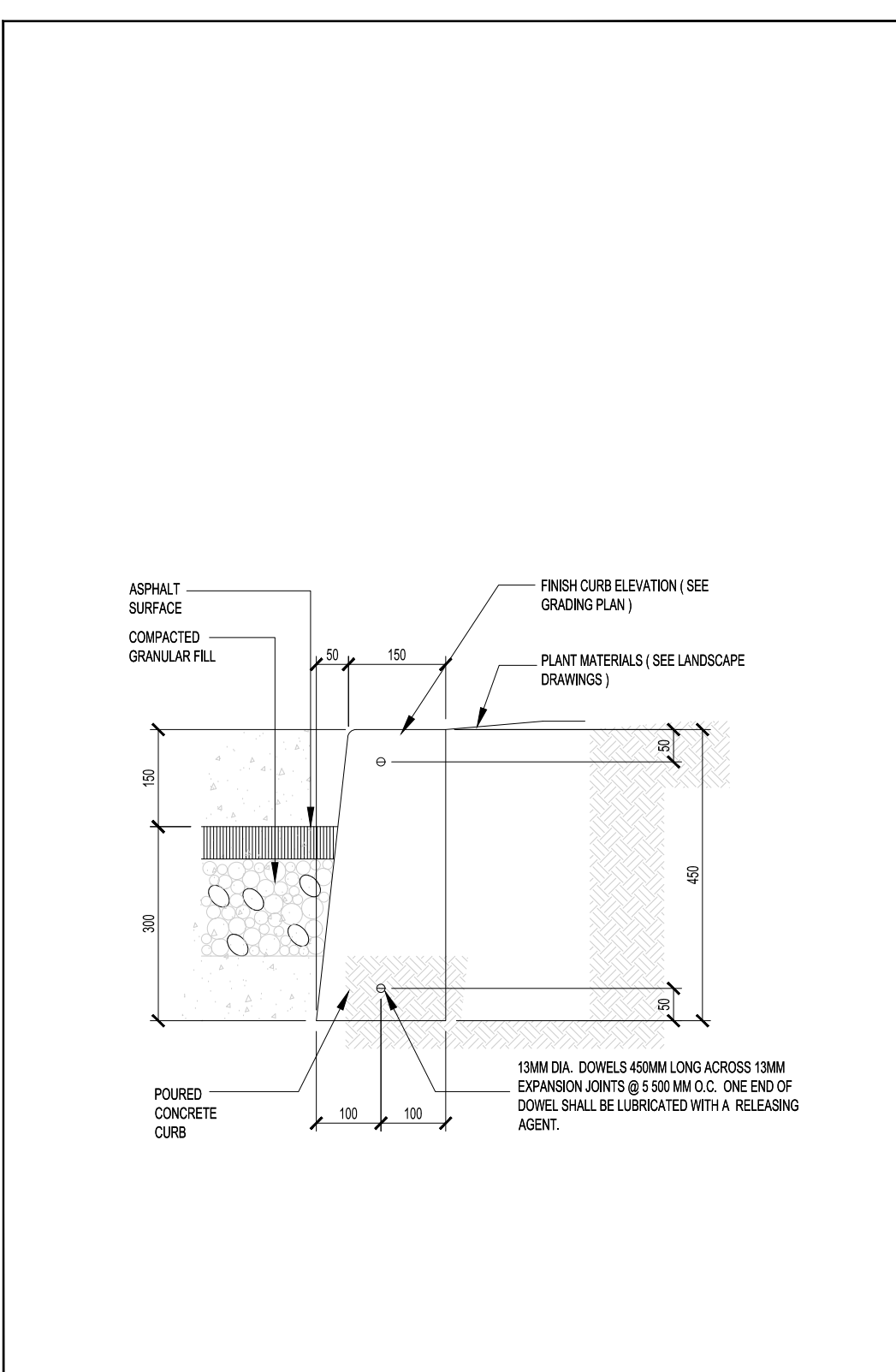
- Midnight black
- Graphite grey
- Coffee brown
- Brick brown

**Colour options for filling lids**

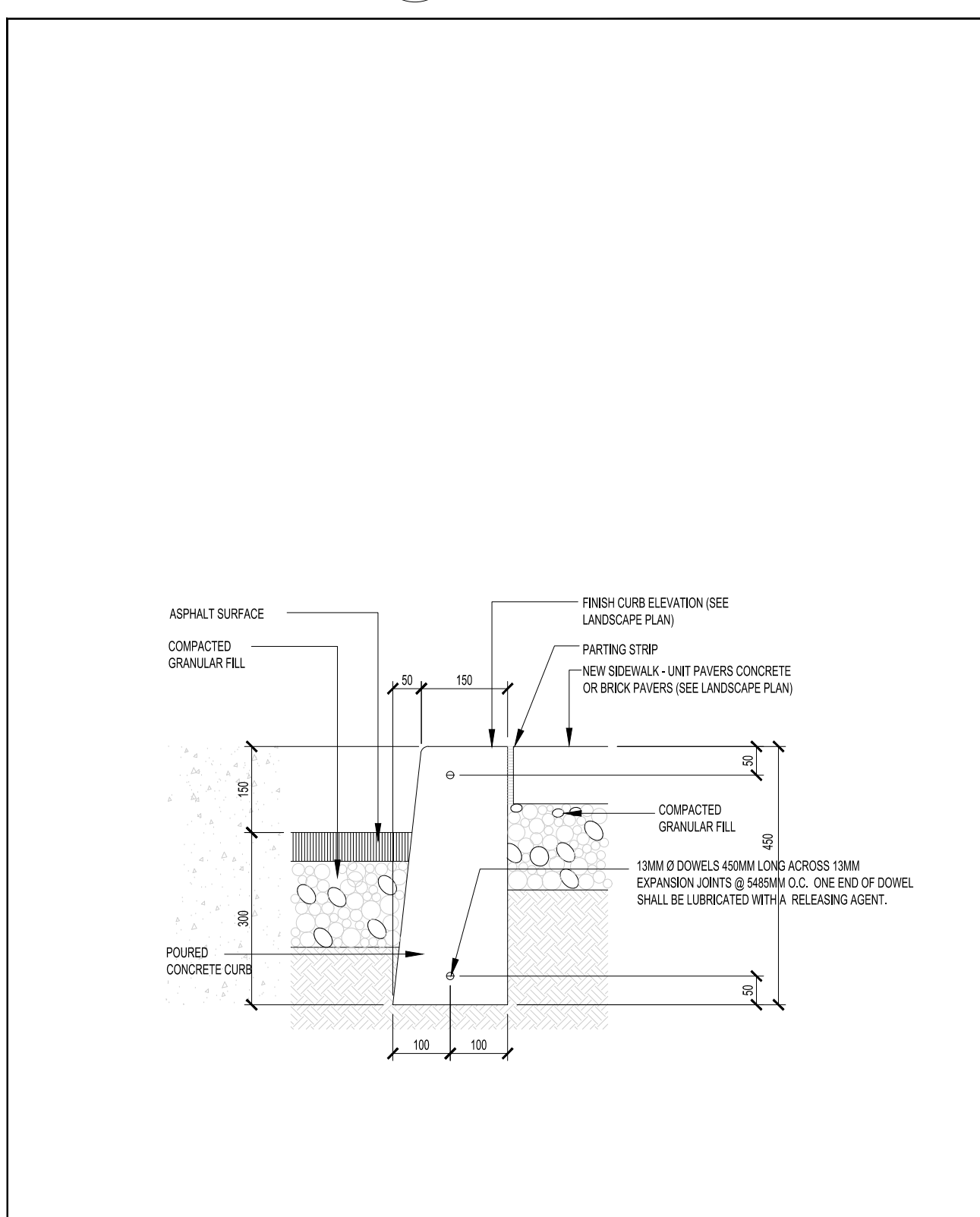
- Black (standard)
- Dark grey
- Yellow
- Green
- Blue
- Brown
- Red
- White
- Orange



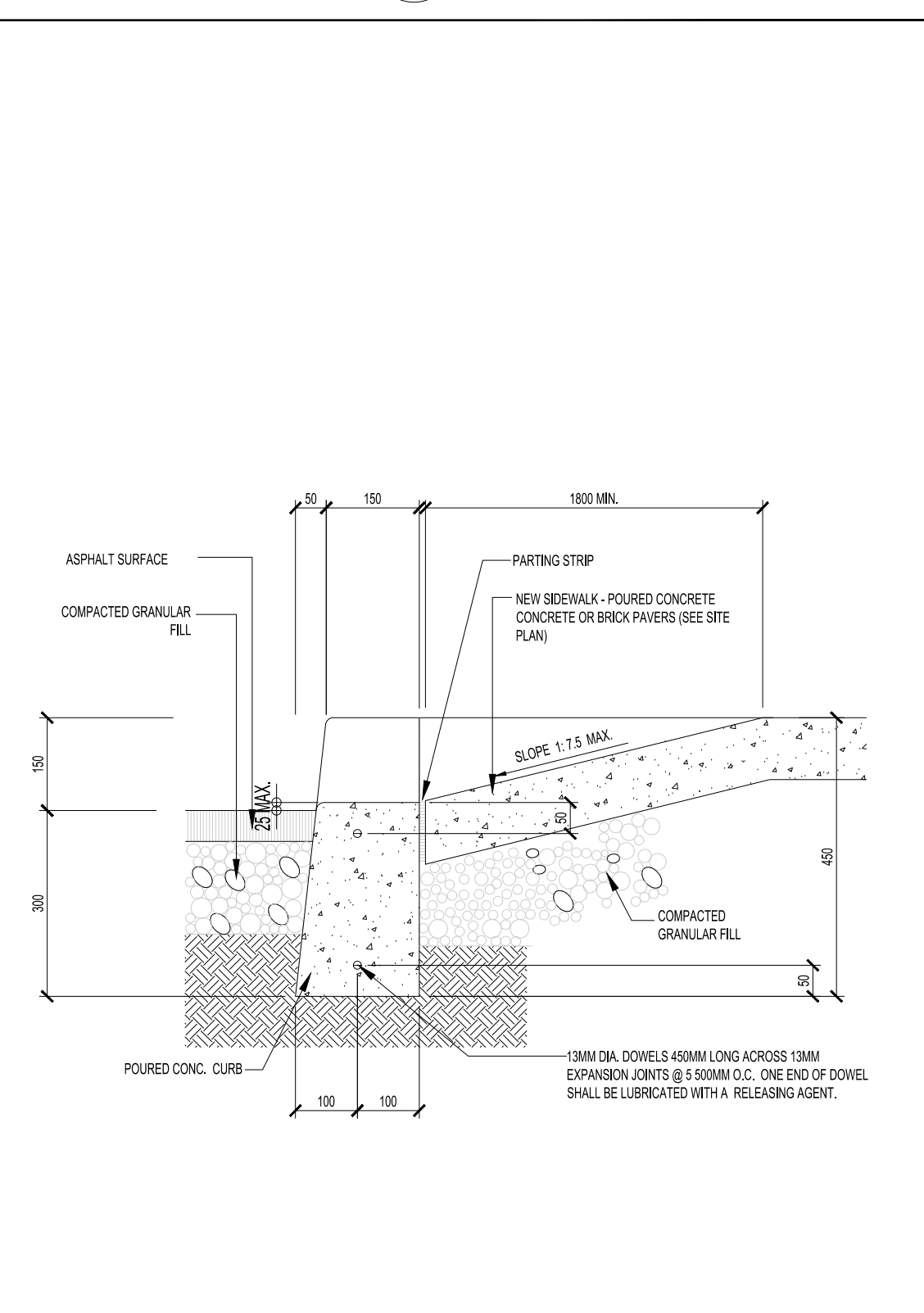
5 BICYCLE RACKS (SITE LEVEL)  
SCALE: NTS



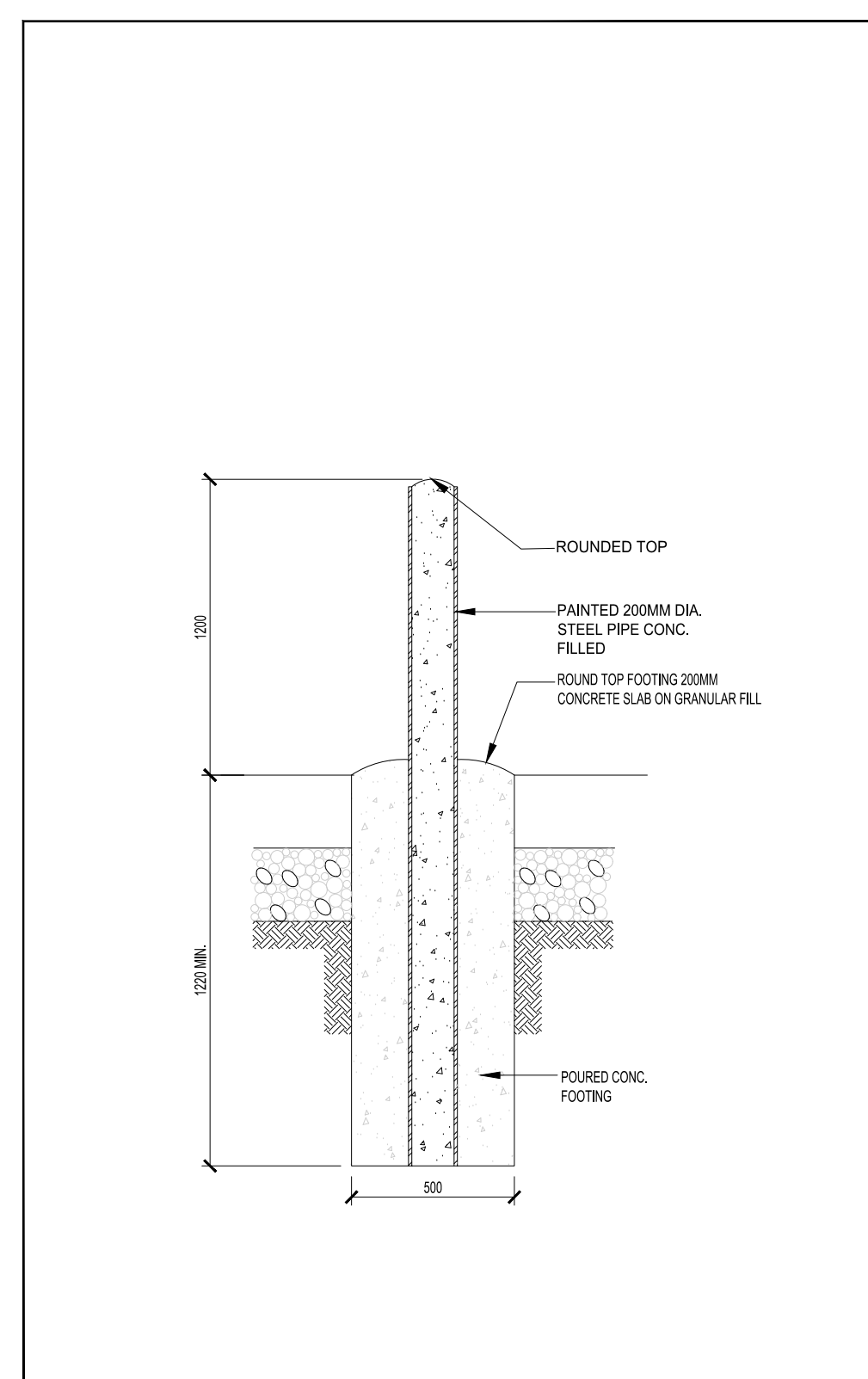
4 TYP. CONCRETE CURB  
SCALE: 1:10



3 SECTION - CONCRETE CURB/SIDEWALK  
SCALE: 1:10



2 DEPRESSED CONCRETE CURB  
SCALE: 1:10



1 TYPICAL STEEL BOLLARDS  
SCALE: NTS

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NO.	DATE	REVISION FOR
1	05 09 25	ISSUED FOR SPA
2	12 12 25	SPA RE-SUBMISSION
3	11 02 26	SPA RE-SUBMISSION

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PRELIMINARY  
NOT FOR CONSTRUCTION

NO.	DATE	REVISION COMMENT

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**SRN ARCHITECTS**  
8395 JANE STREET, SUITE 202  
VAUGHAN, ONTARIO L4K 5Y2  
PHONE: 905.417.5515 FAX: 905.417.2517

Stamp: ONTARIO ASSOCIATION OF ARCHITECTS  
CREATED BY PATRICK PALERU  
LICENSED 6888

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CLIENT: **OSGOODE PROPERTIES**  
1284 Wellington Street West, Ottawa, Ont.  
K1Y 3A9  
Tel: 613-729-0656

PROJECT: **OSGOODE STACKS**  
2025 OTHELLO AVE.  
OTTAWA, ONTARIO

DRAWING TITLE: **SITE DETAILS**

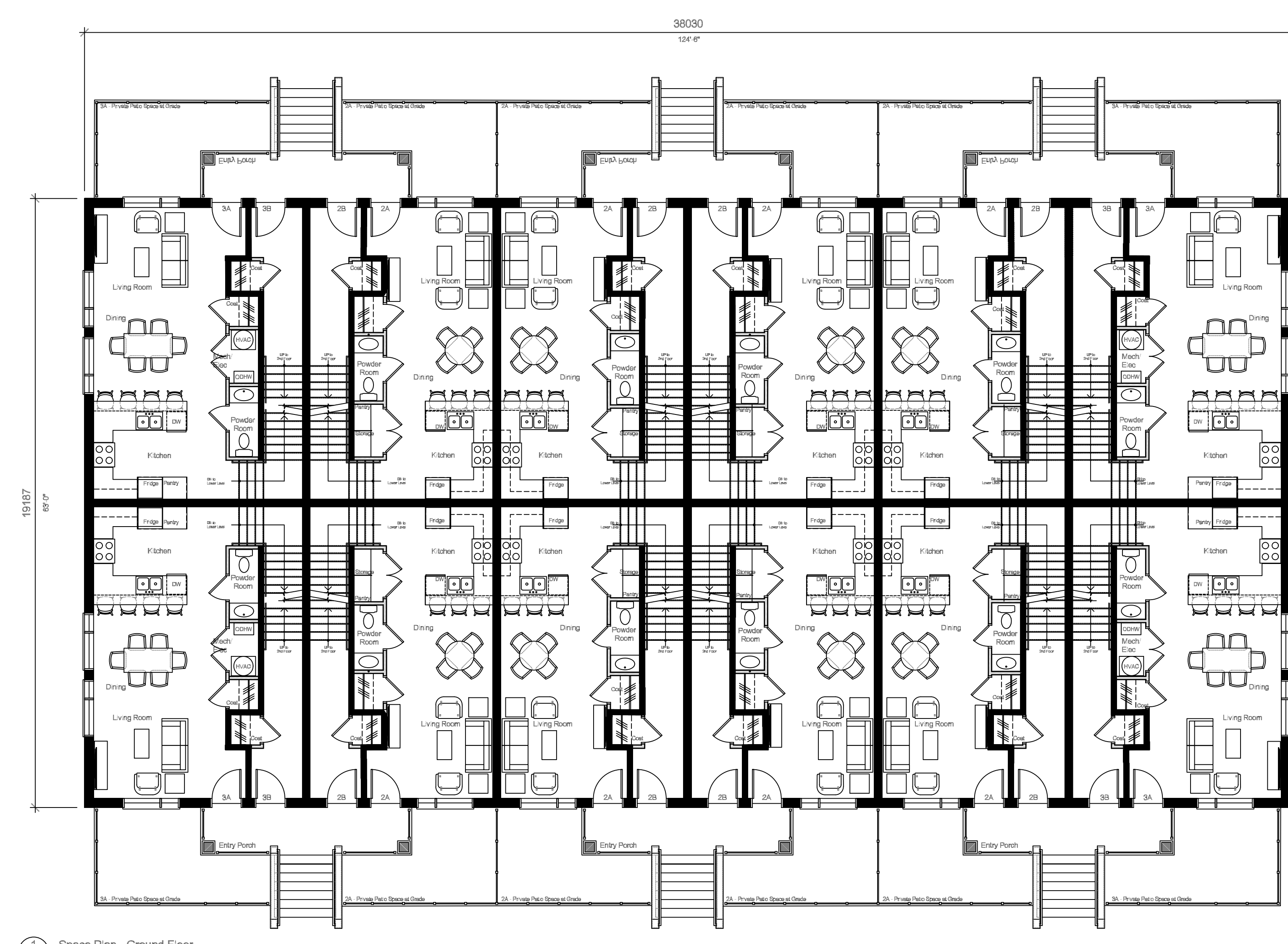
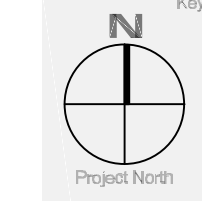
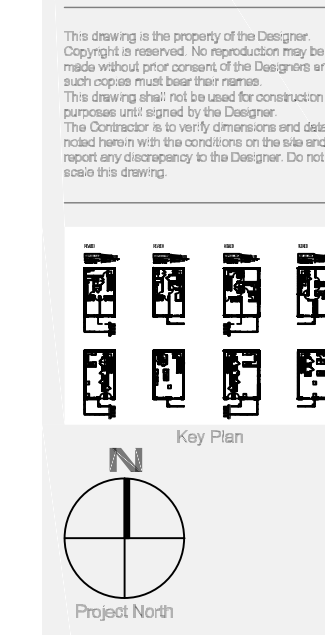
DATE: 2024.11.14 SCALE: AS NOTED

DRAWN BY: BK CHECKED BY: GF

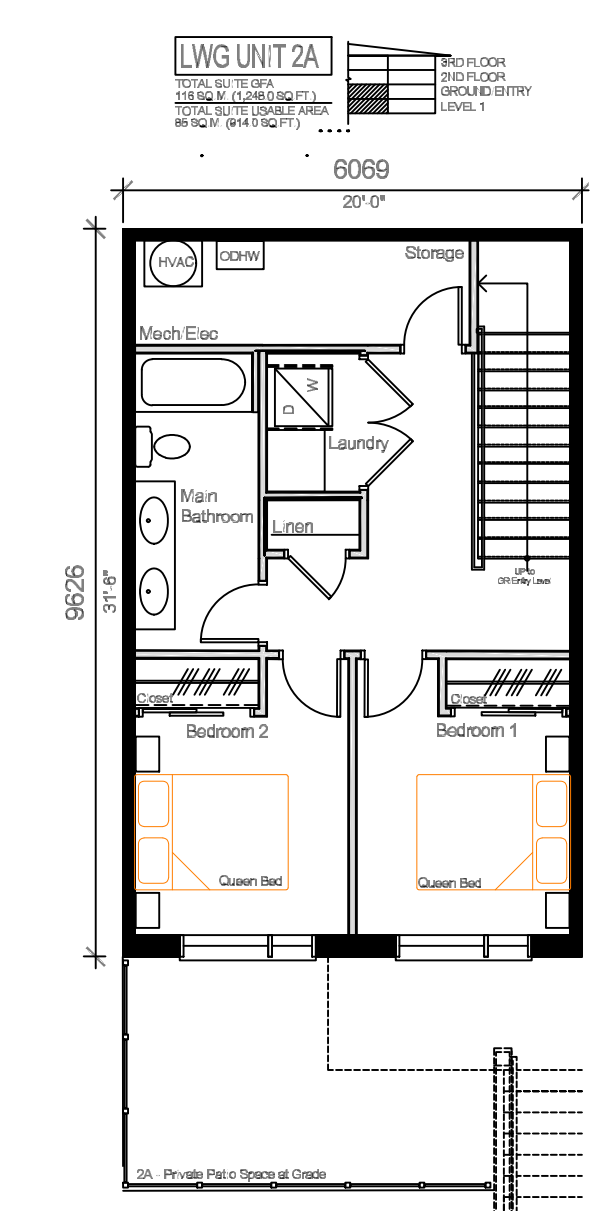
PROJECT NUMBER: **S24016** DRAWING NUMBER: **A101**



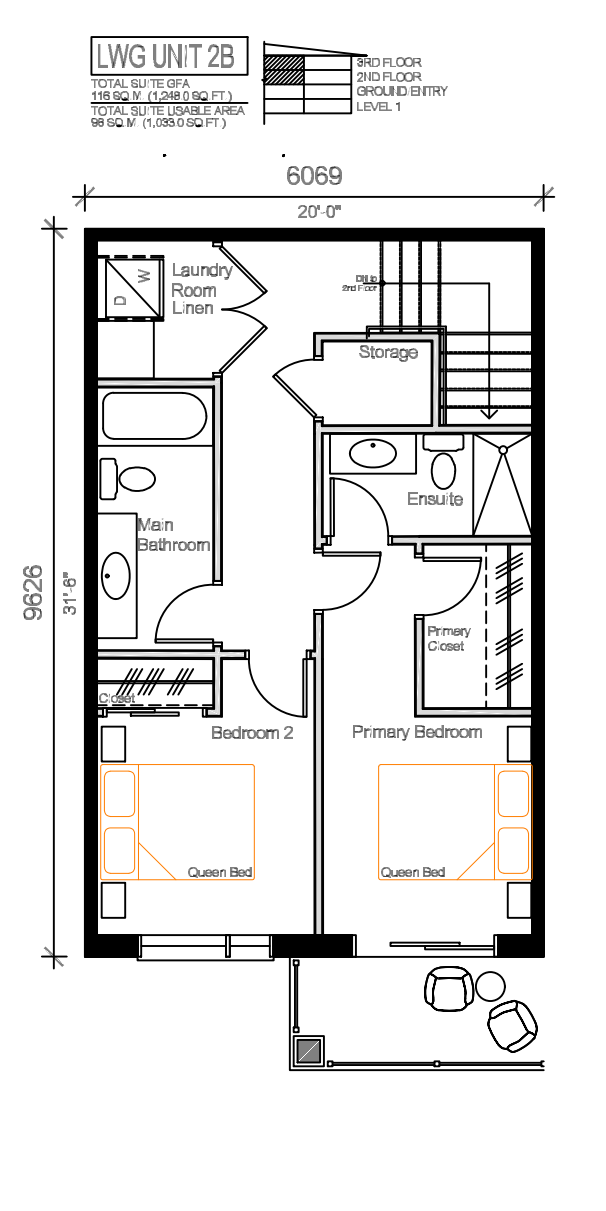
NO.	DATE	ISSUED FOR
1	05 09 25	ISSUED FOR SPA
2	12 12 25	SPA RE-SUBMISSION
3	11 02 26	SPA RE-SUBMISSION



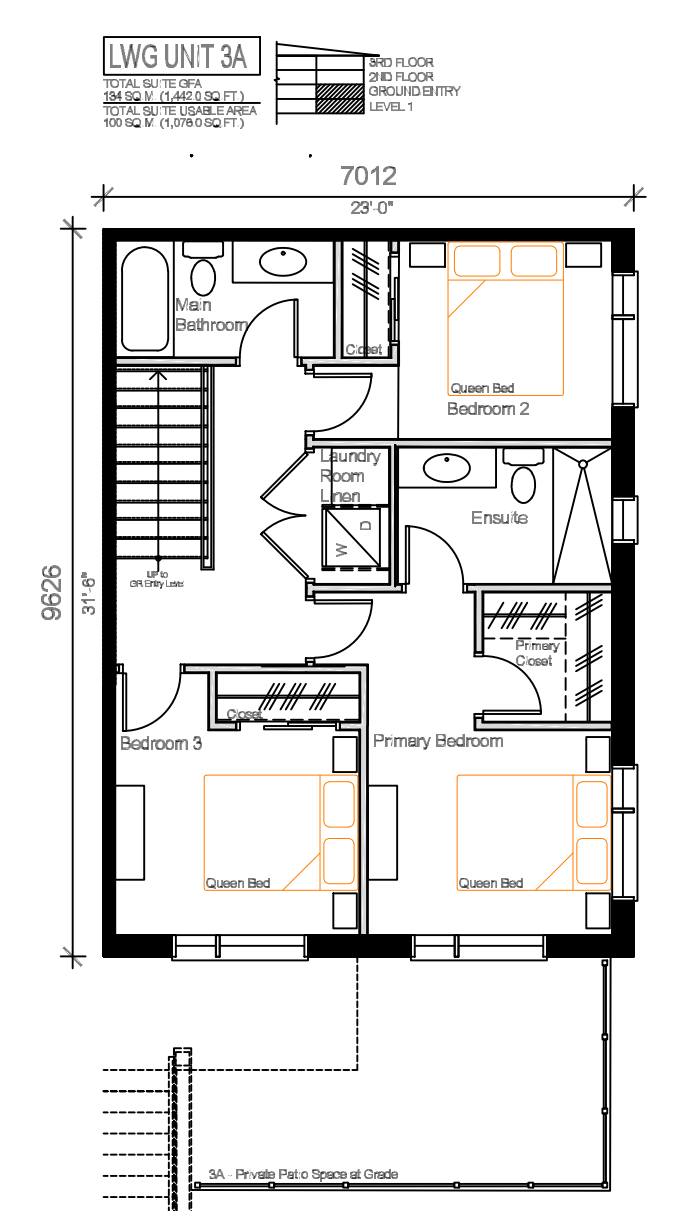
1 Space Plan - Ground Floor  
Scale: 1:50



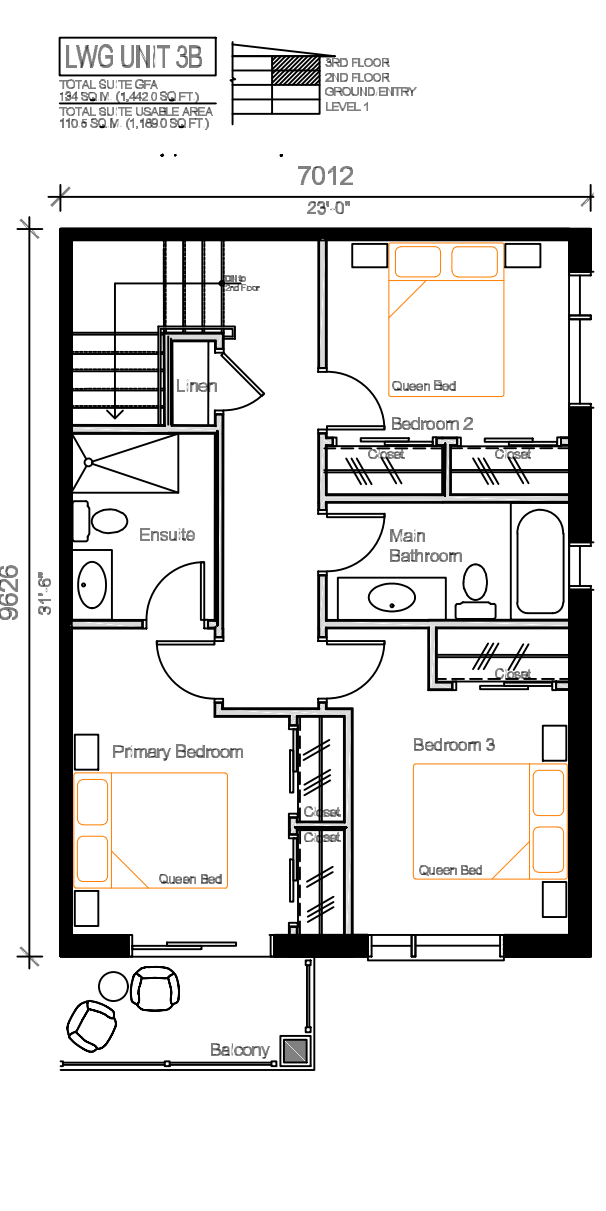
1 Space Plan - Unit 2A 1.5 Bath - Lower Level  
Scale: 1:50



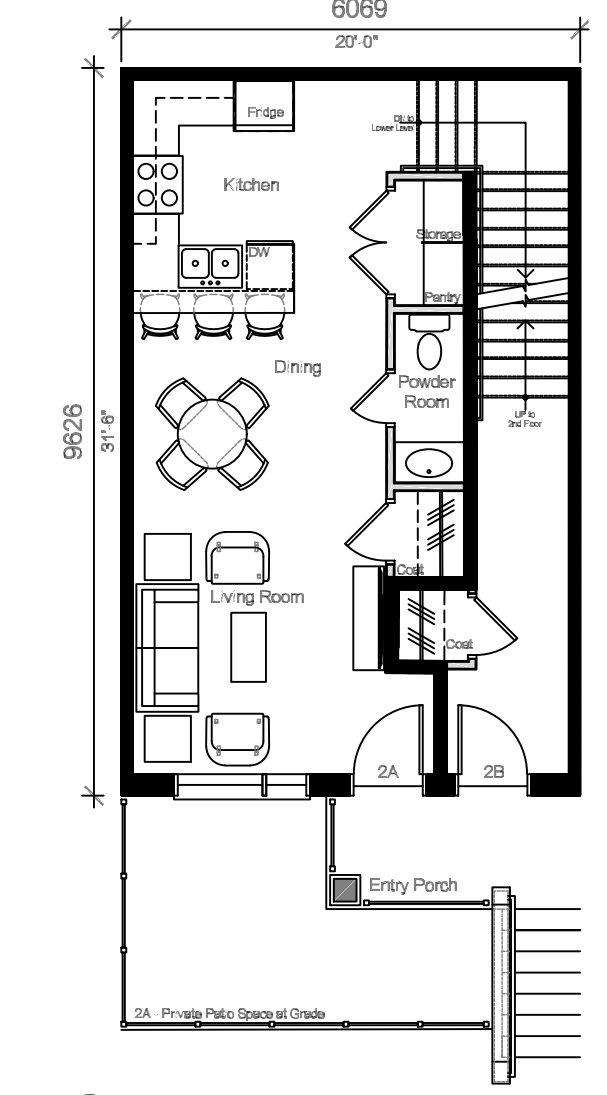
2 Space Plan - Unit 2B 2.5 Bath - 3rd Floor  
Scale: 1:50



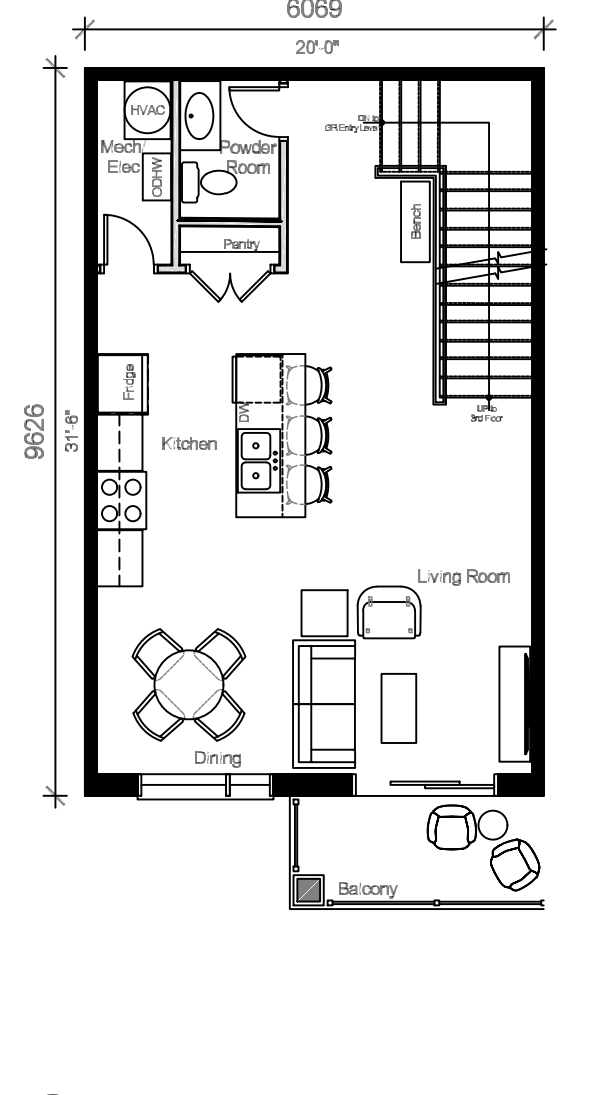
3 Space Plan - Unit 3A 2.5 Bath - Lower Level  
Scale: 1:50



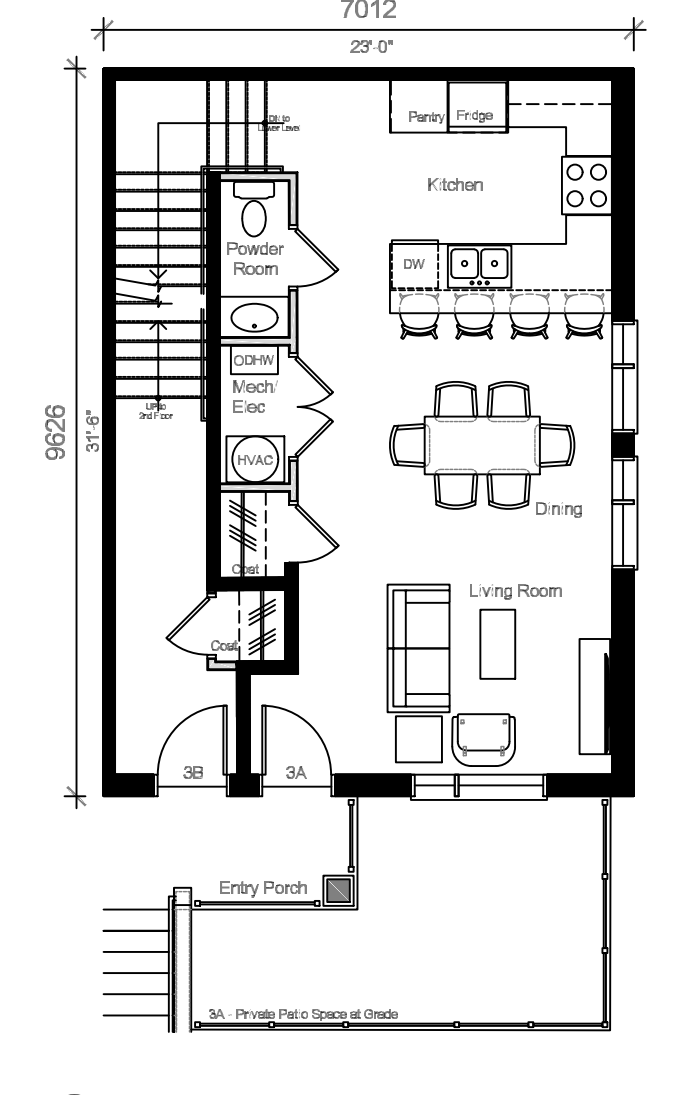
4 Space Plan - Unit 3B 2.5 Bath - 3rd Floor  
Scale: 1:50



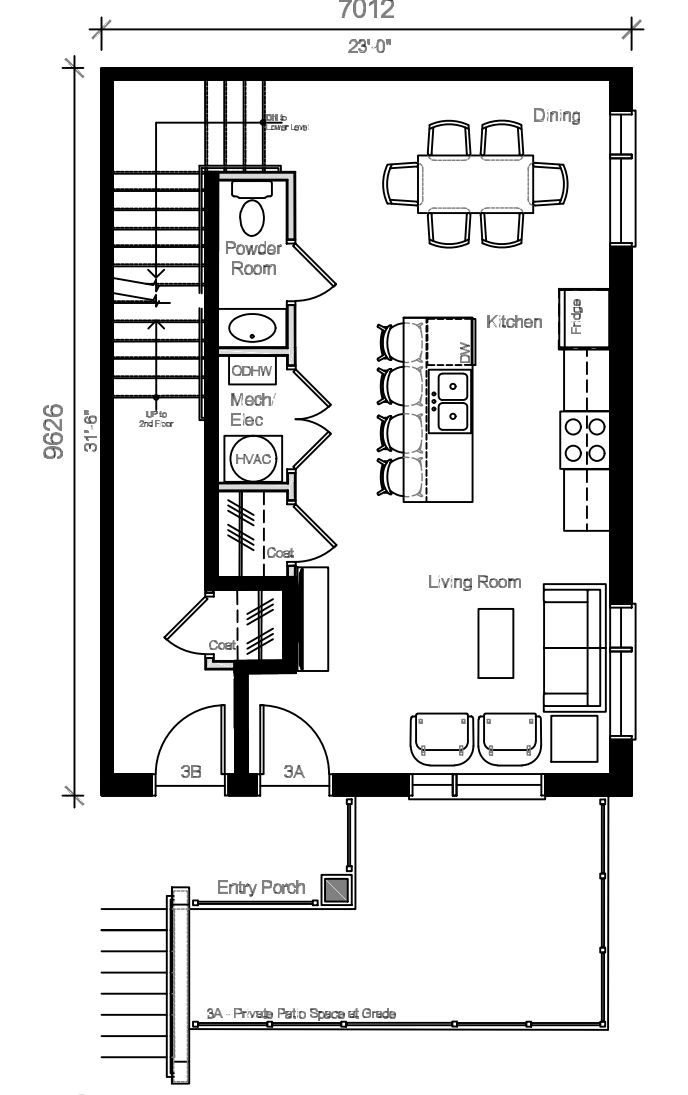
5 Space Plan - Unit 2A - Ground Entry Floor  
Scale: 1:50



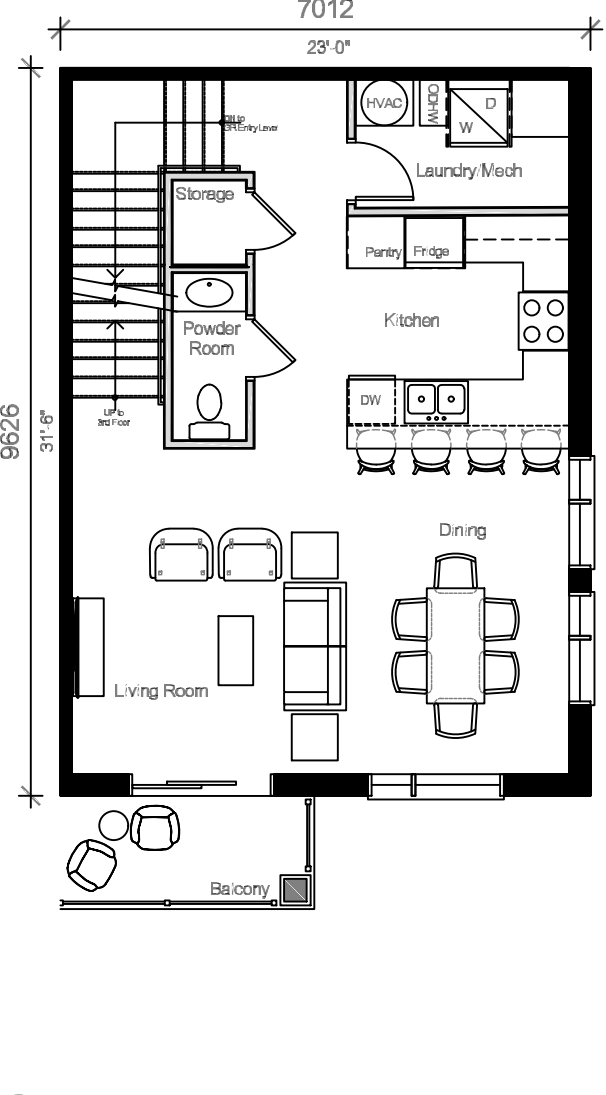
6 Space Plan - Unit 2B - 2nd Floor  
Scale: 1:50



7 Space Plan - Unit 3A - Ground Entry Floor - Option A  
Scale: 1:50

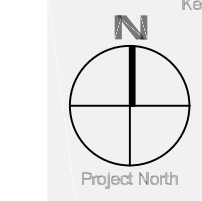
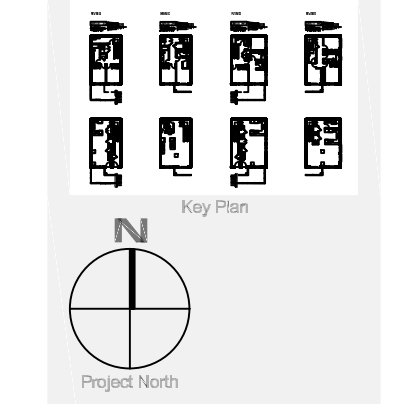


8 Space Plan - Unit 3A - Ground Entry Floor - Option B  
Scale: 1:50



9 Space Plan - Unit 3B - Ground Entry Floor  
Scale: 1:50

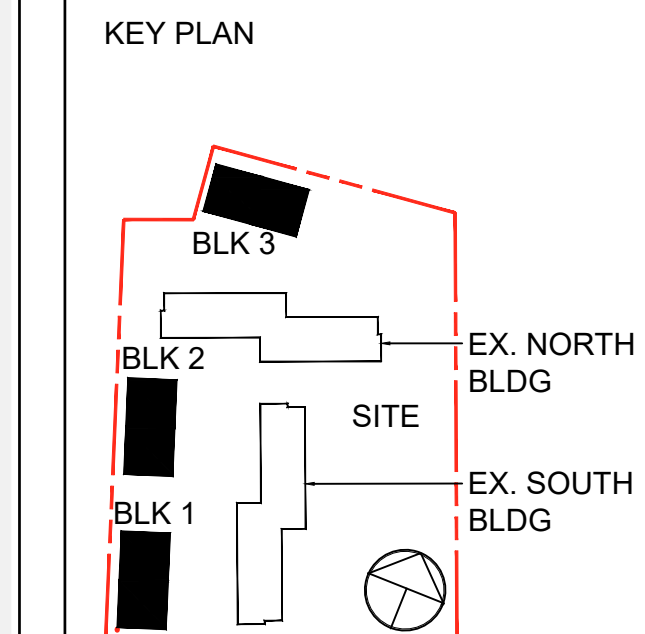
111-241, Tapscott Drive  
Mississauga, ON L4W 1M5  
416-276-8888  
lwg@lwg.com  
www.lwg.com



**Preliminary**  
Do not use for construction

**Osgoode Stacks**  
2025 Othello Ave  
Ottawa, ON  
Drawing Title: Space Plan - Unit 2A, 2B, 3A & 3B  
Project Number: 25038  
Date: 2025-03-30  
Project Name: Osgoode Stacks  
Site: 2025 Othello Ave  
Scale: 1:50  
Drawn By: AD  
Checked By: BK  
Date Checked: 02

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**S&N ARCHITECTS**  
8395 JANE STREET, SUITE 202  
VAUGHAN, ONTARIO L4K 5Y2  
PHONE: 905.417.5515 FAX: 905.417.5517

STAMP: ONTARIO ASSOCIATION OF ARCHITECTS  
CREATED BY PATRICK PALMER  
L25206  
GSD

CLIENT: **OSGOODE PROPERTIES**  
1284 Wellington Street West, Ottawa On.  
K1Y 3A9  
Tel: 613-729-0656

PROJECT: **OSGOODE STACKS**  
2025 OTHELLO AVE.  
OTTAWA, ONTARIO

DRAWING TITLE: **PRELIMINARY FLOOR PLANS**

DATE: 2025.06.26	SCALE: 1:100
DRAWN BY: AD	CHECKED BY: BK
PROJECT NUMBER: <b>S24016</b>	DRAWING NUMBER: <b>A300</b>

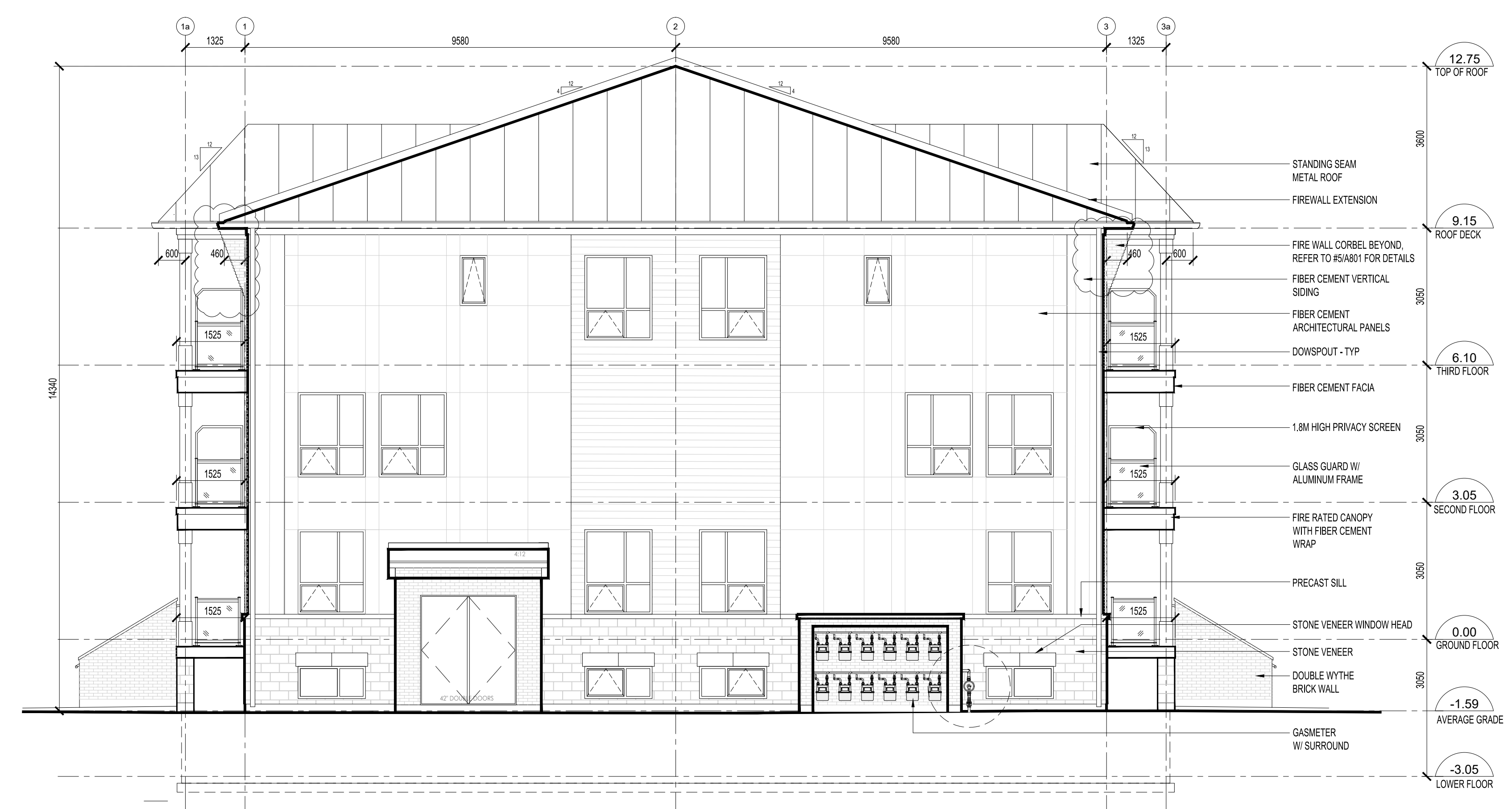
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NO.	DATE	REVISED FOR
1	05 09 25	ISSUED FOR SPA
2	12 12 25	SPA RE-SUBMISSION
3	11 02 26	SPA RE-SUBMISSION

**ADDITIONAL NOTES**  
THE DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF SRN ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY SRN ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. SRN ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC. ENGINEERING INFORMATION SHOWN ON THE DRAWING REFER TO APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH ANY WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE APPLICABLE JURISDICTION. UNDER NO CIRCUMSTANCES SHALL SRN ARCHITECTS INC. BE HELD RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF THE ENVIRONMENTAL CONDITION OF THE SITE.  
**CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER**  
ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE EXECUTION OF THEIR WORK. HOWEVER, THE RECEIVING FIRMS MUST DETERMINE THE COMPLETENESS AND RELIABILITY OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.



1 MAIN ELEVATION - TYP. BLOCK  
SCALE: 1:100



2 SIDE ELEVATION - TYP. BLOCK  
SCALE: 1:100

NO.	DATE	REVISION COMMENT

SRN ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:  
1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSFERRED;  
2. TRANSMISSIONS OF ANY KIND OR DAMAGE TO RECEIVING ELECTRONIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

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LICENSED 6888

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Tel: 613-729-0656

PROJECT:  
**OSGOODE STACKS**  
2025 OTHELLO AVE.  
OTTAWA, ONTARIO

DRAWING TITLE:  
**BUILDING ELEVATIONS**

DATE: 2025.05.25 SCALE: 1:300  
DRAWN BY: BK CHECKED BY: GR

PROJECT NUMBER: **S24016** DRAWING NUMBER: **A400**