

PROPOSED 28-STOREY RESIDENTIAL BUILDING

PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

18.050 P01



**TURNER
FLEISCHER**
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**ISSUED FOR SITE PLAN APPROVAL #4
APRIL 30, 2026**

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Landscape & Urban Planner
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Vollebakk Ltd.

Surveyor
14 Concourse Gate, Suite 500
Nepean, ON, K2E 7S6
Contact Name: Annia O'sullivan
Phone Number: (613) 727-0850
Email: Nepean@aovltd.com

This drawing is an instrument of service, it is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the approved information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultants' drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked for Contractor must assume full responsibility and bear costs for any corrections or damages resulting from their work.

The site plan prepared by Turner Fleischer is subject to a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features or encumbrances prepared by Anns, O'Sullivan, Vollebek Ltd. dated 16-05-2023 as provided by Vollebek Ltd.

TOPOGRAPHIC PLAN OF SURVEY OF

LOT 1
REGISTERED PLAN 747
CITY OF OTTAWA
Surveyed by Anns, O'Sullivan, Vollebek Ltd.

Scale 1:400
0 10 20 30 40 50 60 70 80 90 100 Metres

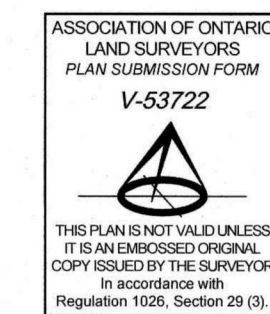
Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 19th day of May, 2023.
Date: May 23, 2023
V. Andrew Rempel
Chartered Land Surveyor

Notes & Legend

Denotes	
○	Survey Monument Planted
●	Survey Monument Found
SIB	Standard Iron Bar
SSB	Short Standard Iron Bar
(WIT)	Witness
Meas.	Measured
(AOG)	Anns, O'Sullivan, Vollebek Ltd.
(P)	Registered Plan 747
(P1)	Plan 58-3157
(P2)	Plan 48-17039
(P3)	(AOG) Plan dated June 14, 1995 (ADV Ref. O-180-95)
(P4)	Plan 48-12750
(P5)	Plan 58-5421
○	Fire Hydrant
W	Water Valve
SP	Water Stand Post
MH-ST	Maintenance Hole (Storm Sewer)
MH-S	Maintenance Hole (Sanitary)
MH-B	Maintenance Hole (Bell Telephone)
MH-H	Maintenance Hole (Hydro)
CB	Catch Basin
CFI	Catch Basin Inlet
M-W	Monitoring Well
H	Handhole
TB-C	Cable Terminal Box
B	Bolt
S	Sign
CLF	Chain Link Fence
BF	Board Fence
G	Gate
M-P	Mail Pole
U-P	Utility Pole
AN	Anchor
LS	Light Standard
(D)	Deciduous Tree
(C)	Coniferous Tree
S	Shrub
Ø	Diameter
+0.00	Location of Elevations
+0.00	Top of Concrete Curb Elevation
C/L	Centreline
---	Property Line
(G)	Multiple trees

SITE AREA = 34,661 m²



Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 0191680105 and 019198434791, MTM Zone 9 (78°30' West Longitude) NAD-83 (original).

For comparison purposes, bearings shown on Plans (P1), (P2) & (P3) are astronomic bearings.

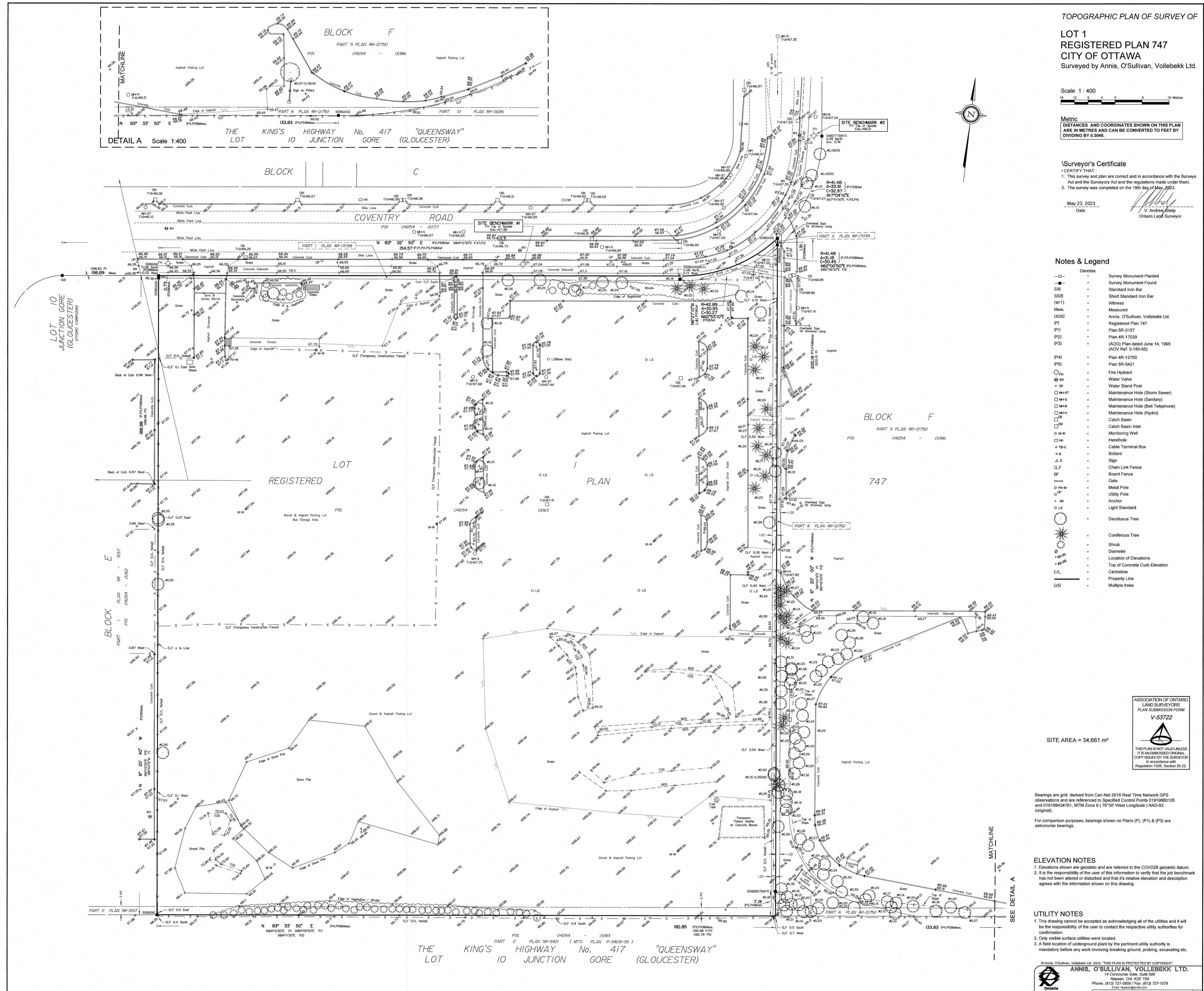
ELEVATION NOTES

- Elevations shown are geoidetic and are referred to the CGVD28 geoidetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

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Phone: (613) 727-0800 / Fax: (613) 727-1070
Email: survey@annsvol.com
P.O. Box 2886-25 Ottawa, Ont. K1A 7Z7, G7



#	DATE	DESCRIPTION	BY
3	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
4	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
3	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	AYU
2	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	AYU
1	2024-01-30	ISSUED FOR PRE-CONSTRUCTION	AYU



PROJECT

PROPOSED 28-STOREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING

SURVEY

PROJECT NO.	18.050 P01
PROJECT DATE	2026-04-30
DRAWN BY	RYT
CHECKED BY	HHO
SCALE	NTS

DRAWING NO. **SPA001** REV. **5**

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SPA DRAWINGS

SHEET NUMBER	SHEET NAME
SPA000	COVER SHEET
SPA001	SURVEY
SPA004	CONTEXT PLAN & DRAWING LIST
SPA005A	MASTER PLAN / CONCEPT PLAN
SPA005B	SITE PLAN / ROOF PLAN - OVERALL SITE
SPA005C	SITE PLAN / ROOF PLAN
SPA101	UNDERGROUND LEVEL 02
SPA102	UNDERGROUND LEVEL 01
SPA151	FLOOR 01
SPA152	FLOOR 02
SPA153	FLOOR 03 - 05
SPA154	FLOOR 06
SPA155	FLOOR 07
SPA156	FLOOR 08 - 28
SPA157	MPH
SPA301	ELEVATIONS
SPA302	ELEVATIONS
SPA401	EAST-WEST SECTION
SPA801	3D PERSPECTIVES
SPA802	3D PERSPECTIVES
SPA803	3D PERSPECTIVE
SPA804	3D PERSPECTIVES
SPA805	3D PERSPECTIVES
SPA806	3D PERSPECTIVES
SPA807	3D PERSPECTIVES
SPA808	3D PERSPECTIVES
SPA809	3D PERSPECTIVES - PARKING RAMP
SPA810	3D PERSPECTIVES - PARKING RAMP

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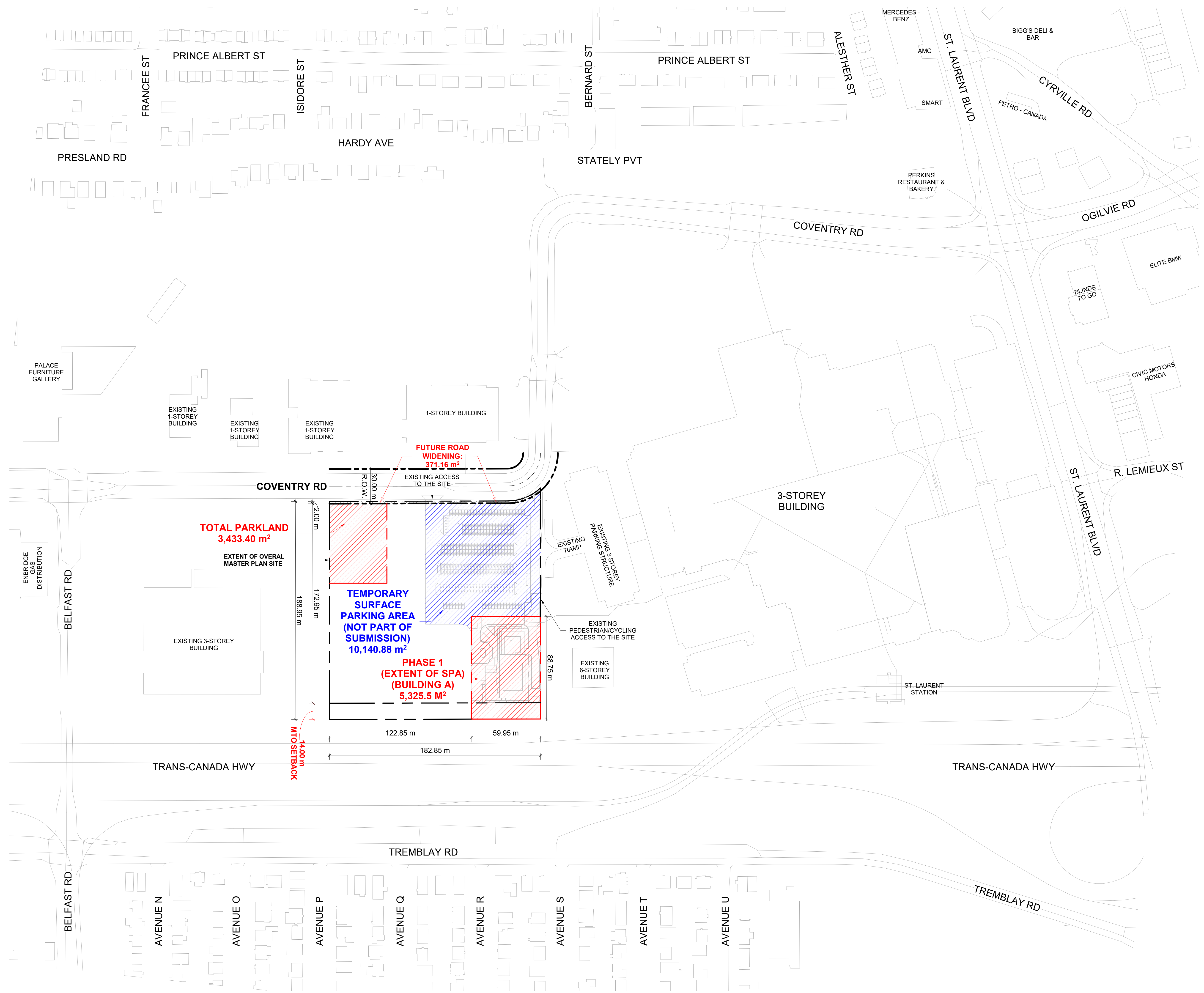
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FILE #D07-12-24-0151
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DRAWING CONTEXT PLAN & DRAWING LIST

PROJECT NO.	18.050 P01
PROJECT DATE	2026-04-30
DRAWN BY	RYT
CHECKED BY	HHO
SCALE	1 : 1500



DRAWING NO.	SPA004	REV	5
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1 CONTEXT PLAN
SPA004 1 : 1500

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SITE PLAN SYMBOLS

	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	EXIT
	FIRE HYDRANT
	SIAMESE CONNECTION
	CONVEX MIRROR
	SPOT ELEVATION
	GAS/HYDRO METER
	PRIVATE ROAD
	PRIVATE ROAD - INTERNAL
	PARKLAND
	SOFT LANDSCAPING
	GREEN ROOF / AMENITY
	TWO-WAY CYCLE PATH
	OUTDOOR TERRACE
	SIDEWALK
	TWSI - AT PEDESTRIAN AND CYCLING CROSSINGS
	TOWNHOUSES AT GRADE
	EXTENT OF UNDERGROUND PARKING BELOW
	EXTENT OF SPA

REFER TO LANDSCAPE DRAWINGS FOR SURFACE TREATMENT

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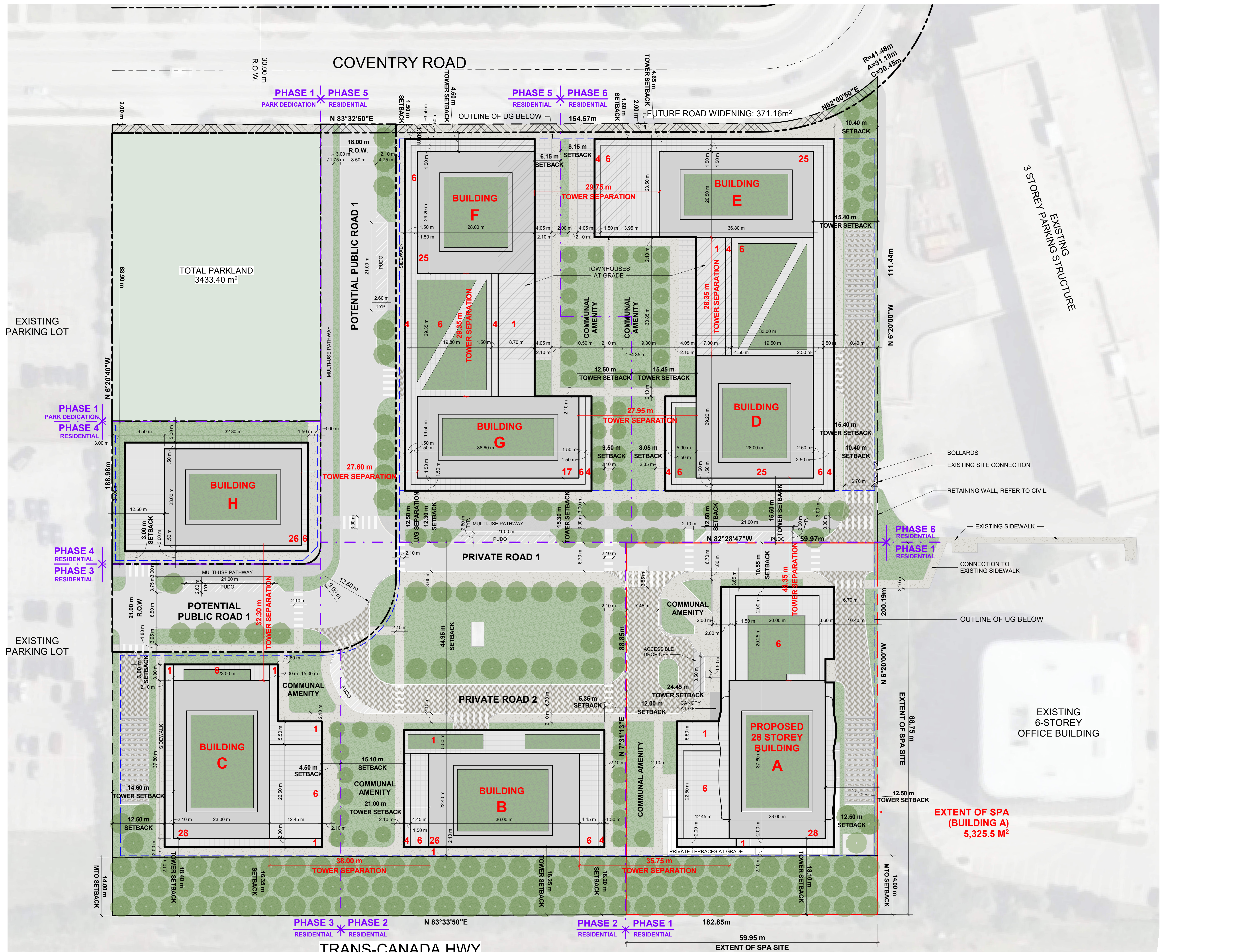
PROJECT
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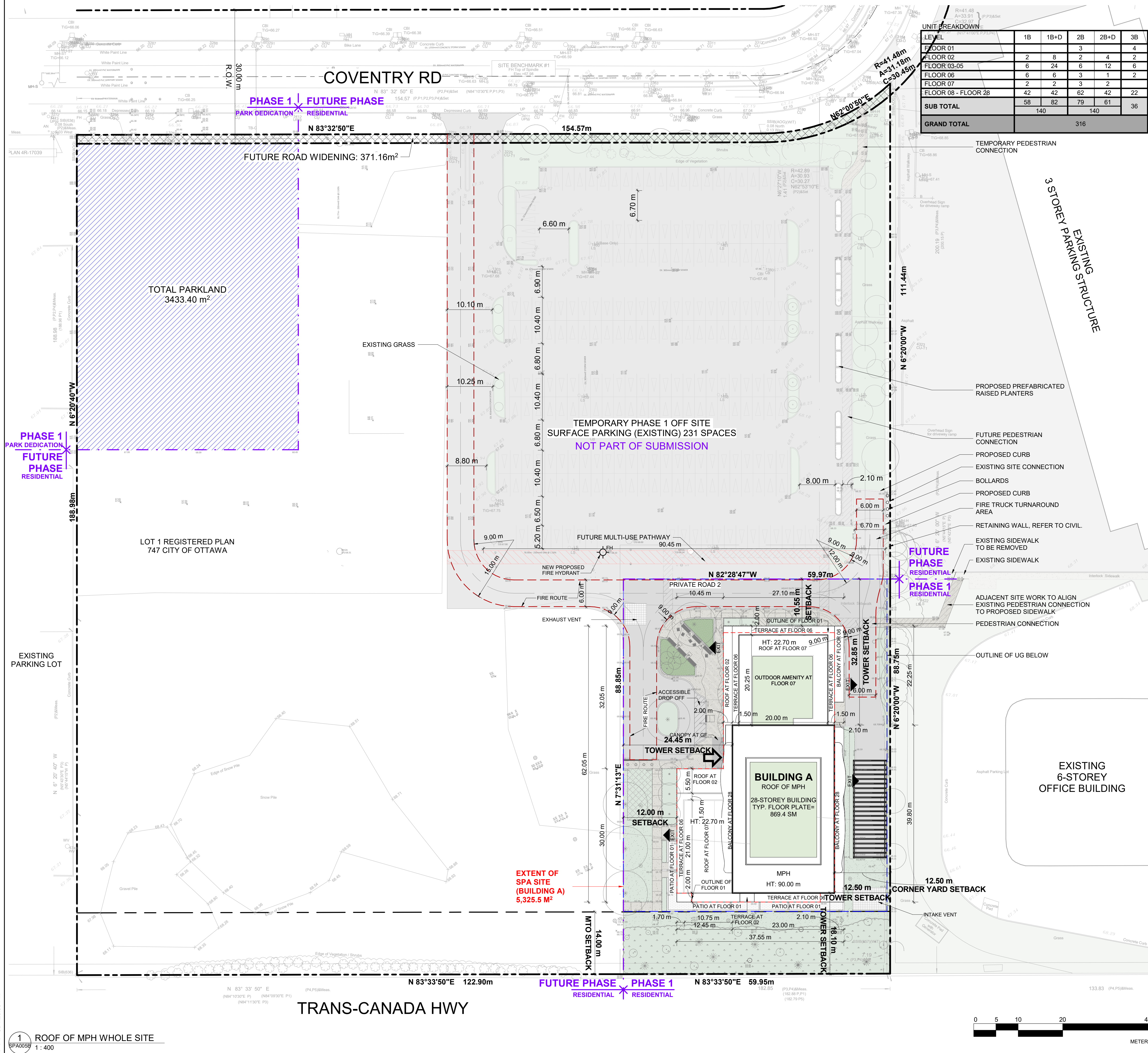
MASTER PLAN / CONCEPT PLAN

PROJECT NO:	18.050 PD1
PROJECT DATE:	2026-04-30
DRAWN BY:	RYT
CHECKED BY:	HHO
SCALE:	1:400



DRAWING NO:	SPA005A	REV:	5
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PROJECT INFORMATION
Zoning By-law 2008-250 Consolidation

NET OVERALL SITE AREA BREAKDOWN

AREA TYPE	m ²	ACRE
SITE AREA - BLDG A	5,325.54	1.316
TOTAL PARKLAND AREA	3,433.40	0.848
FUTURE ROAD WIDENING AREA	371.16	0.092
TOTAL PHASE 1 & ASSOCIATED AREAS	9,130.10	2.256
TEMPORARY OFF SITE PARKING	10,140.88	2.573
REMAINING SITE AREA	15,120.12	3.736
TOTAL SITE AREA	34,661.0	8.565

ZONING

BUILDING HEIGHT	REQUIRED	PROVIDED
GRADE (GEODETIC ELEVATION - ASL)	30 STOREYS / 90.0M	28 STOREYS / 90.0M
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0M	22.7M
DENSITY - MINIMUM 350 UNITS/HECTARE	206 UNITS	316 UNITS
FRONT YARD SETBACK	3.0M/3.0M	110.75M
CORNER YARD SETBACK (EAST / WEST)	3.0M/3.0M	134.85M/12.5M
REAR YARD SETBACK (GROUND TO 6th FLOOR)	0.0M	16.10M
REAR YARD SETBACK (ABOVE 7th STOREY)	12.0M	18.10M
AMENITY AREA - TOTAL PER UNIT	6.0M ²	14.4M ²
AMENITY AREA - 50% COMMUNAL PER UNIT	3.0M ²	3.00M ²
AMENITY AREA - 2.0% OF LOT EXTERIOR AT GRADE COMMUNAL	117.15M ²	170.9M ²
VEHICLE PARKING - RESIDENTIAL (AREA 'Z' - MAX 1.5/PER UNIT)	NOT REQUIRED	289
VEHICLE PARKING - VISITOR ONLY (MAX. 30, AFTER 12 UNITS)	30	30
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	158	309
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0M/6.7M	6.7M

GROSS FLOOR AREA (OTTAWA ZONING DEFINITION)

LEVEL	m ²	ft ²
UG 02-01	0	0
FLOOR 01	503.6	5,421
FLOOR 02	1,339.6	14,419
FLOOR 03-05	1,339.6 m ² x 3	4,018.8
FLOOR 06	1,224.1	13,176
FLOOR 07	631.4	6,796
FLOOR 08 - FLOOR 28	725.2 m ² x 21	15,229.8
TOTAL	22,347.3	247,003

TYP. FLOOR PLATE (INCLUDING EXTERIOR WALLS)
869.4 m² / 9,358 ft²

UNIT STATISTICS

UNIT TYPE	UNITS
1B	58
1B+D	82
2B	80
2B+D	61
3B	35
TOTAL	316

VEHICULAR PARKING SPACES REQUIRED - AREA 'Z' ON SCHEDULE 1A

TYPE	SPACES
VISITOR	0.1 SPACES PER UNIT AFTER 12 UNITS - MAX 30
RESIDENTIAL	N/A
TOTAL	30

VEHICULAR PARKING SPACES PROVIDED

TYPE	SPACES
VISITOR	0.1 SPACES PER UNIT (316 UNITS)
RESIDENTIAL	0.55 SPACES PER UNIT (316 UNITS)
TOTAL	205

EXISTING SURFACE PARKING LOT
TOTAL: 112

ACCESSIBLE PARKING SPACES REQUIRED - (NOT INCLUDING SURFACE PARKING)

TYPE	SPACES
TYPE 'A'	3
TYPE 'B'	4
TOTAL	7

ACCESSIBLE PARKING SPACES PROVIDED - (NOT INCLUDING SURFACE PARKING)

TYPE	SPACES
TYPE 'A'	3
TYPE 'B'	5
TOTAL	8

STANDARD PARKING SPACE
2.6m X 5.2m

PARALLEL PARKING SPACE
2.6m X 6.7m

SMALL PARKING SPACE
2.4m X 4.6m

ACCESSIBLE PARKING SPACE 'TYPE A'
3.4m X 5.2m

ACCESSIBLE PARKING SPACE 'TYPE B'
2.4m X 5.2m

LOADING SPACE
3.5m X 7.0m

BICYCLE PARKING SPACES REQUIRED

TYPE	SPACES
RESIDENTIAL	0.5 PER UNIT (316 UNITS)
TOTAL	158

BICYCLE PARKING SPACES PROVIDED

TYPE	SPACES
RESIDENTIAL	INTERIOR
RESIDENTIAL	EXTERIOR
TOTAL	1.0 PER UNIT (309 UNITS)

AMENITY AREA

TYPE	m ²	ft ²
GRADE EXTERIOR - COMMUNAL	170.9	1,839
INTERIOR - COMMUNAL	582.9	6,275
07F EXTERIOR - COMMUNAL	202.1	2,175
TOTAL COMMUNAL	955.9	10,289
BALCONIES / TERRACE - PRIVATE	3,599.5	38,744
TOTAL	4,555.4	49,033

REQUIRED (316 UNITS X 6 m²) = 1,896.0 sq. m.
REQUIRED COMMUNAL @ 50% = 948.0 sq. m.

SITE COVERAGE

TYPE	m ²	%
BUILDING FOOTPRINT	1,815.4	34.8%
DRIVING SURFACE	1,225.8	22.3%
LANDSCAPE AREA	2,284.3	42.9%
TOTAL BUILDING A	5,325.5	100%

REFUSE REQUIREMENT (316 UNITS)

TYPE	COMPACTED RATIO	CUBIC YARDS
GARBAGE	0.053 yd ³ /UNIT	17
RECYCLING GMP	0.018 yd ³ /UNIT	6
RECYCLING FIBER	0.038 yd ³ /UNIT	12
COMPOST	240L PER 50 UNITS	7 BINS

TURNER FLEISCHER
Turner Fleischer Architects Inc.
67 Lesmill Road
Toronto, ON, M5B 2T8
1 416 425 2222
turnerfleischer.com

SITE PLAN SYMBOLS

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMSESE CONNECTION
- CONVEX MIRROR
- SPOT ELEVATION
- GASHYDRO METER

REFER TO LANDSCAPE DRAWINGS FOR SURFACE TREATMENT

- V VISITOR PARKING SPACE
- R RESIDENTIAL PARKING SPACE

MINIMUM PERMITTED PARKING DIMENSIONS

TYPICAL PARKING DIMENSIONS

aisle width: MIN 6.7m

TYPICAL PARKING SPACE:
MIN 2.6 x 5.2 x 2.1 m HIGH

TYPICAL BARRIER FREE SPACE
MIN 3.66 x 5.2 x 2.1m HIGH

* UNDERGROUND WILL BE DESIGNED/CONSTRUCTED AT 15kPa BRIDGE STANDARD

REVISIONS

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Morguard

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PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
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SITE PLAN / ROOF PLAN - OVERALL SITE

PROJECT INFORMATION

PROJECT NO: 18.050 P01
PROJECT DATE: 2026-04-30
DRAWN BY: RYT
CHECKED BY: HHO
SCALE: 1:400

ONTARIO ASSOCIATION OF ARCHITECTS
RUSSELL L FLEISCHER
LICENCE 5004

DRAWING NO: SPA005B
REV: 5

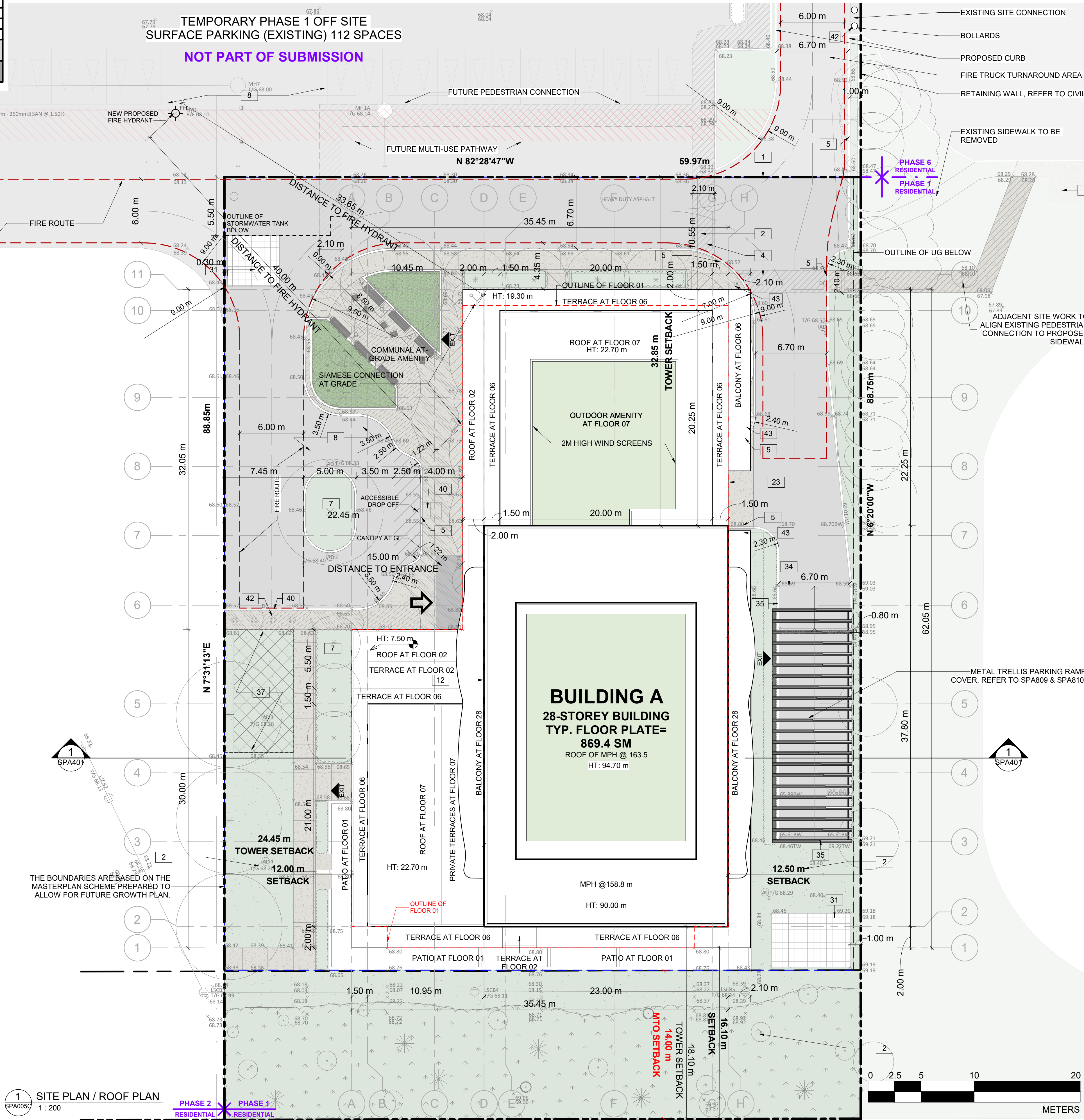
2026-04-30 1:20:53 PM

1 ROOF OF MPH WHOLE SITE
SPA005B 1:400



UNIT BREAKDOWN					
LEVEL	1B	1B+D	2B	2B+D	3B
FLOOR 01			3		4
FLOOR 02	2	8	2	4	2
FLOOR 03-05	6	24	6	12	6
FLOOR 06	6	6	3	1	2
FLOOR 07	2	2	3	2	
FLOOR 08 - FLOOR 28	42	42	62	42	22
SUB TOTAL	58	82	79	61	36
GRAND TOTAL		140		140	

- DRAWINGS NOTES**
- PHASE 1 LIMITS
 - BUILDING SETBACKS
 - PROPOSED ROAD WIDENING
 - HARD SURFACE PAVING, REFER TO LANDSCAPE PLAN FOR PATTERN AND TYPE
 - DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS, REFER TO CIVIL
 - EXISTING STREET CURB AND SIDEWALK
 - SOFT LANDSCAPING, REFER TO LANDSCAPE PLAN
 - ASPHALT DRIVING SURFACE / PARKING LOT WITH BARRIER CURB
 - INTERNAL GARBAGE ROOM
 - 2.0m WIDE CONCRETE SIDEWALK
 - OUTLINE OF PRIVATE BALCONY ABOVE
 - OUTLINE OF TOWER ABOVE
 - STRUCTURAL SUPPORT FOR BUILDING ABOVE
 - VISITOR / SHORT TERM PARKING SPACE 2.6 x 5.2m
 - EXISTING TREE TO BE REMOVED
 - EXISTING STORM GRATE
 - EXISTING UTILITY KIOSK
 - PROPOSED SERVICES
 - RETAINING WALL, REFER TO CIVIL FOR HEIGHT
 - EXISTING CONCRETE / ASPHALT ISLAND
 - EXISTING UTILITY / LIGHT POLE
 - 1.2 x 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF)
 - 3.5 x 7.0m LOADING SPACE
 - SIAMESE CONNECTION
 - EXISTING CROSSWALK WITH DEPRESSED CURBS
 - EXISTING CONCRETE JERSEY BARRIER
 - EXISTING CONCRETE OVERPASS
 - GUARDRAIL WITH METAL PIPE RAILING
 - EXISTING FIRE HYDRANT
 - INTAKE / EXHAUST GRILL
 - BICYCLE PARKING SPACE WITH RACK
 - OUTLINE OF BELOW GRADE PARKING DECK
 - HEATED GARAGE RAMP WITH TRENCH DRAIN
 - GARAGE RAMP WALL
 - RELOCATE UTILITY / LIGHT POLE AS NEEDED
 - TEMPORARY SNOW STORAGE, SNOW WILL BE REMOVED FROM THE SITE AS REQUIRED
 - PRIVACY FENCE
 - WASHED PEA-STONE SURFACE
 - DEPRESSED CURB
 - ACCESS TO INTERNAL CISTERN
 - REMOVABLE CONCRETE BOLLARDS
 - TACTILE WALKING SURFACE INDICATORS



1 SITE PLAN / ROOF PLAN
1:200

DEVELOPER
Morguard Corporation
55 City Centre Drive, Suite 1000
Mississauga, ON L5B 1M3
Contact Name: David Hurlima
Phone Number: (905) 281-5831
Email: mbradley@morguard.com

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Contact Name: David Hurlima
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Contact Name: Andrew Harte
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CIVIL ENGINEER
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6240 Hwy 7, Suite 200
Woodbridge, ON, K2E 4G3
Contact Name: Alison Gosling
Tel.: (613) 714-4629
E-Mail: Alison.GOSLING@egis-group.com

LANDSCAPE & URBAN PLANNER
Fotenn Planning + Design
396 Cooper Street, Suite 300
Ottawa, ON, K2P 2H7
Contact Name: Jillian Simpson
Tel.: (613) 730-5709
E-Mail: simpson@fotenn.com

SURVEYOR
Vollbekk Ltd.
14 Concourse Gate, Suite 500
Nepean, ON, K2E 7S6
Contact Name: Annis O'Sullivan
Tel.: (613) 727-0850
E-Mail: Nepean@sovttl.com

PROJECT INFORMATION
Zoning By-law 2008-250 Consolidation TD3

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AMENITY AREA - 50% COMMUNAL PER UNIT	3.0M ²	3.00M ²
AMENITY AREA - 2.0% OF LOT EXTERIOR AT GRADE COMMUNAL	117.15M ²	170.9M ²
VEHICLE PARKING - RESIDENTIAL (AREA 'Z' - MAX 1.5/PER UNIT)	NOT REQUIRED	289
VEHICLE PARKING - VISITOR ONLY (MAX. 30, AFTER 12 UNITS)	30	30
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	158	309
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0M/6.7M	6.7M

GROSS FLOOR AREA (OTTAWA ZONING DEFINITION)

	m ²	ft ²
UG 02-01	0	0
FLOOR 01	503.6	5,421
FLOOR 02	1,339.6	14,419
FLOOR 03-05	1,339.6 m ² x 3	4,018.8
FLOOR 06	1,224.1	13,176
FLOOR 07	631.4	6,796
FLOOR 08 - FLOOR 28	725.2 m ² x 21	15,229.8
TOTAL	22,347.3	247,003

TYP. FLOOR PLATE (INCLUDING EXTERIOR WALLS)
869.4 m² / 9,358 ft²

UNIT STATISTICS

	UNITS
1B	58
1B+D	82
2B	80
2B+D	61
3B	35
TOTAL	316

VEHICULAR PARKING SPACES REQUIRED - AREA 'Z' ON SCHEDULE 1A

	UNITS
VISITOR	0.1 SPACES PER UNIT AFTER 12 UNITS - MAX 30
RESIDENTIAL	N/A
TOTAL	30

VEHICULAR PARKING SPACES PROVIDED

	UNITS
VISITOR	0.1 SPACES PER UNIT (316 UNITS)
RESIDENTIAL	0.55 SPACES PER UNIT (316 UNITS)
TOTAL	205
EXISTING SURFACE PARKING LOT	112
TOTAL	1.03 PER UNIT (316 UNITS)

ACCESSIBLE PARKING SPACES REQUIRED - (NOT INCLUDING SURFACE PARKING)

	UNITS
TYPE 'A'	3
TYPE 'B'	4
TOTAL	7

ACCESSIBLE PARKING SPACES PROVIDED - (NOT INCLUDING SURFACE PARKING)

	UNITS
TYPE 'A'	3
TYPE 'B'	5
TOTAL	8

BICYCLE PARKING SPACES REQUIRED

	UNITS
RESIDENTIAL	0.5 PER UNIT (316 UNITS)
TOTAL	158

BICYCLE PARKING SPACES PROVIDED

	UNITS	
RESIDENTIAL	INTERIOR	316
	EXTERIOR	0
TOTAL	1.0 PER UNIT (309 UNITS)	316

AMENITY AREA

	m ²	ft ²
GRADE EXTERIOR - COMMUNAL	170.9	1,839
INTERIOR - COMMUNAL	582.9	6,275
07F EXTERIOR - COMMUNAL	202.1	2,175
TOTAL COMMUNAL	955.9	10,289
BALCONIES / TERRACE - PRIVATE	3,599.5	38,744
TOTAL	4,555.4	49,033

REQUIRED (316 UNITS X 6 m²) = 1,896.0 sq. m.
REQUIRED COMMUNAL @ 50% = 948.0 sq. m.

SITE COVERAGE

	m ²	%
BUILDING FOOTPRINT	1,815.4	34.8%
DRIVING SURFACE	1,225.8	22.3%
LANDSCAPE AREA	2,284.3	42.9%
TOTAL BUILDING A	5,325.5	100%

REFUSE REQUIREMENT (316 UNITS)

	COMPACTED RATIO	CUBIC YARDS
GARBAGE	0.053 yd ³ /UNIT	17
RECYCLING GMP	0.018 yd ³ /UNIT	6
RECYCLING FIBER	0.038 yd ³ /UNIT	12
COMPOST	240L PER 50 UNITS	7 BINS

TURNER FLEISCHER
Turner Fleischer Architects Inc.
67 Lesmill Road
Toronto, ON, M5B 2T8
1 416 425 2222
turnerfleischer.com

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SITE PLAN SYMBOLS

[Symbol]	PRIMARY RESIDENTIAL ENTRANCE
[Symbol]	SECONDARY RESIDENTIAL ENTRANCE
[Symbol]	EXIT
[Symbol]	FIRE HYDRANT
[Symbol]	SIAMESE CONNECTION
[Symbol]	CONVEX MIRROR
[Symbol]	SPOT ELEVATION
[Symbol]	GASHYDRO METER

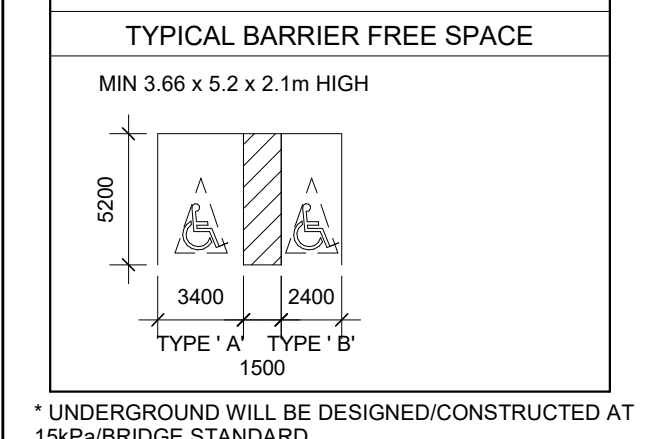
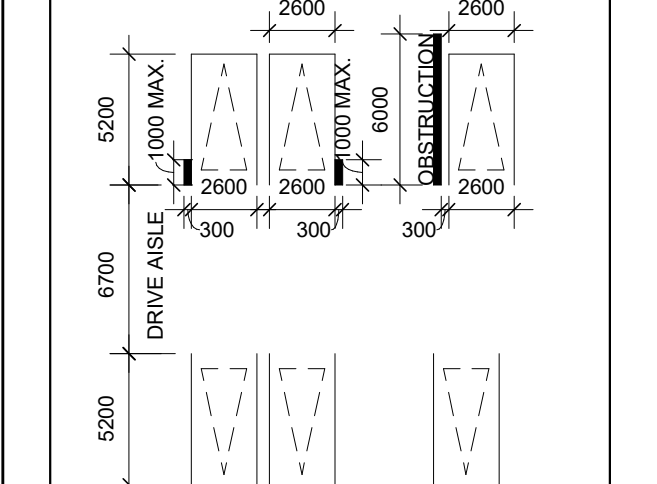
REFER TO LANDSCAPE DRAWINGS FOR SURFACE TREATMENT
V VISITOR PARKING SPACE
R RESIDENTIAL PARKING SPACE

MINIMUM PERMITTED PARKING DIMENSIONS

TYPICAL PARKING DIMENSIONS

ASILE WIDTH: MIN 6.7m

TYPICAL PARKING SPACE:
MIN 2.6 x 5.2 x 2.1m HIGH



* UNDERGROUND WILL BE DESIGNED/CONSTRUCTED AT 15kPa BRIDGE STANDARD

#	DATE	DESCRIPTION	BY
3	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
2	2026-04-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
1	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	AYU
1	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	AYU
1	2024-01-30	ISSUED FOR PRE-CONSTRUCTION	AYU



PROPOSED 28-STOREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #07-12-24-0151
PLAN #19272

SITE PLAN / ROOF PLAN

PROJECT NO: 18.050 P01
PROJECT DATE: 2026-04-30
DRAWN BY: RYT
CHECKED BY: HHO
SCALE: 1:200

PROJECT NO: SPA005C
REV: 5

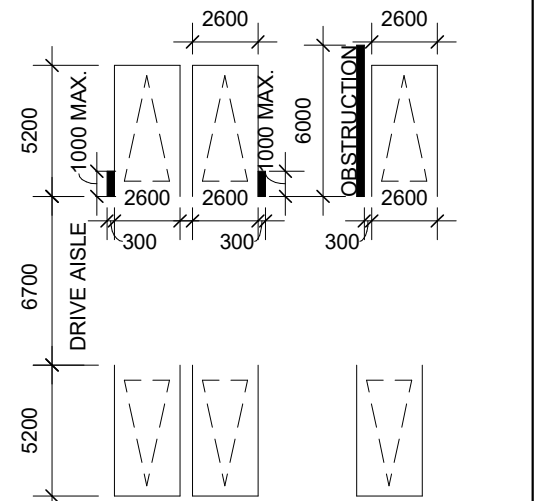
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V VISITOR PARKING SPACE
R RESIDENTIAL PARKING SPACE

MINIMUM PERMITTED PARKING DIMENSIONS

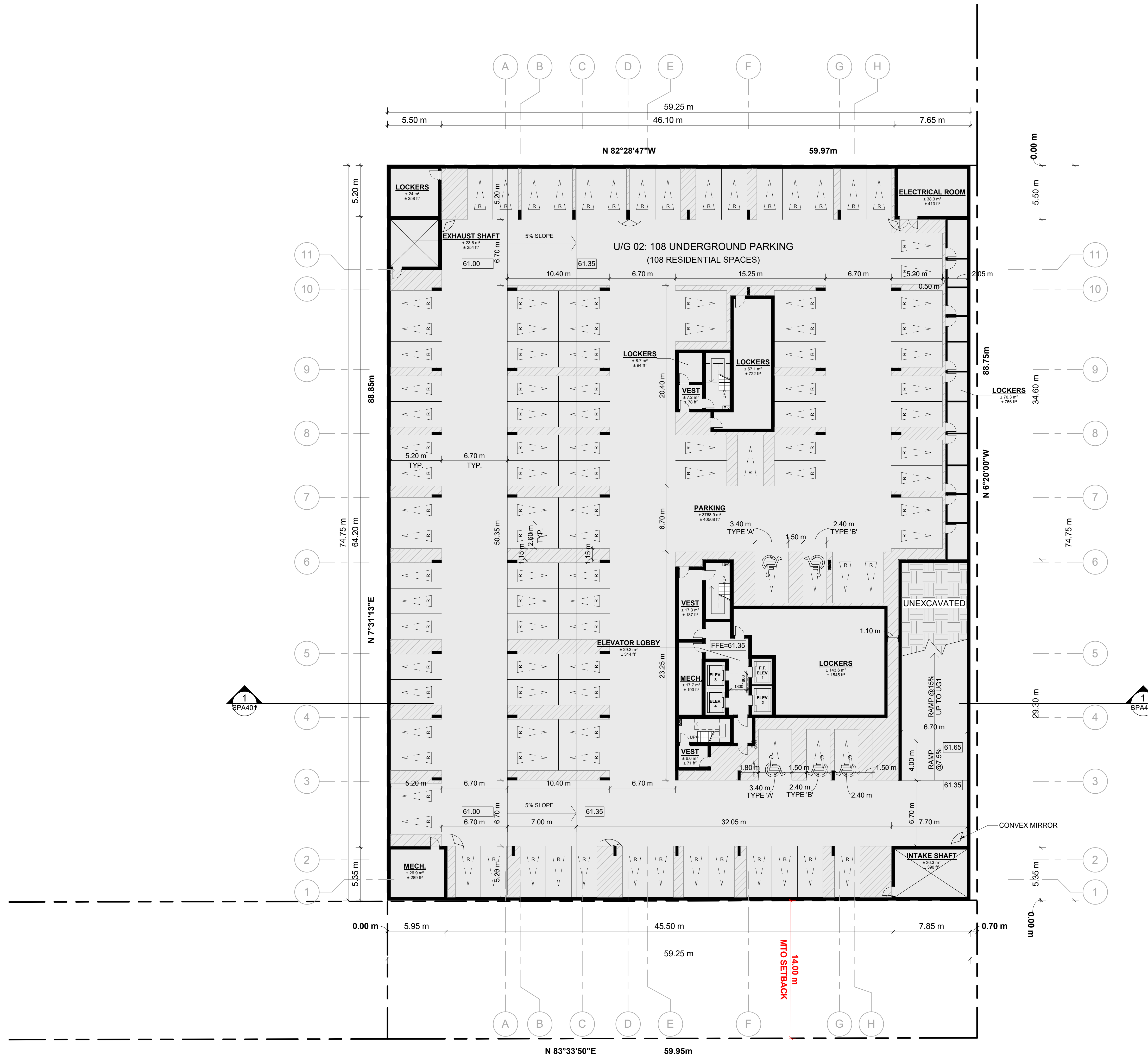
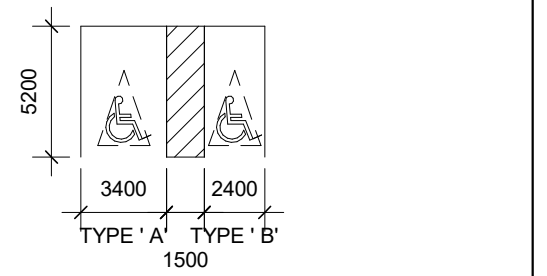
TYPICAL PARKING DIMENSIONS

aisle width: MIN 6.7m
TYPICAL PARKING SPACE:
MIN 2.6 x 5.2 x 2.1 m HIGH



TYPICAL BARRIER FREE SPACE

MIN 3.66 x 5.2 x 2.1m HIGH



5	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
4	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
3	2024-04-04	ISSUED FOR SITE PLAN APPROVAL #2	AYU
2	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	AYU
1	2024-01-30	ISSUED FOR PRE-CONSTRUCTION	AYU
#	DATE	DESCRIPTION	BY



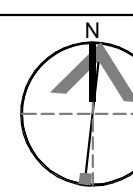
PROJECT
PROPOSED 28-STOREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
UNDERGROUND LEVEL 02

PROJECT NO.	18.050 P01
PROJECT DATE	2026-04-30
DRAWN BY	RYT
CHECKED BY	HHO
SCALE	1:200



DRAWING NO.	SPA101	REV	5
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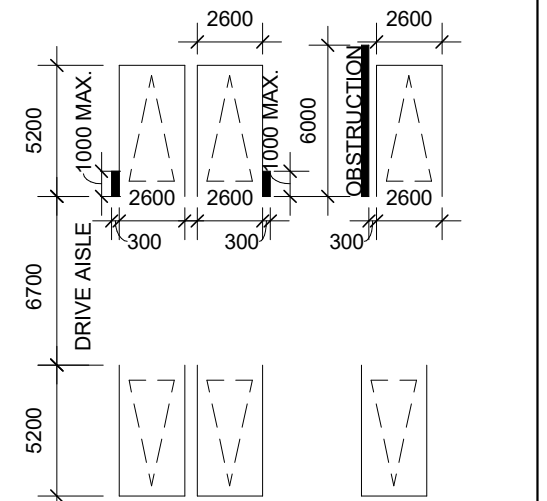


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V VISITOR PARKING SPACE
R RESIDENTIAL PARKING SPACE

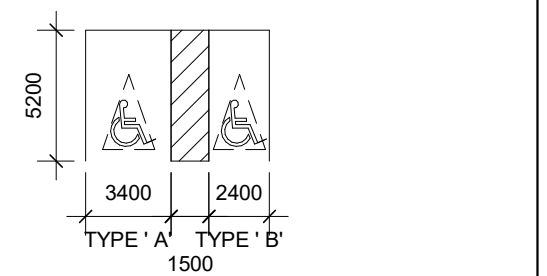
MINIMUM PERMITTED PARKING DIMENSIONS

TYPICAL PARKING DIMENSIONS
AISLE WIDTH: MIN 6.7m
TYPICAL PARKING SPACE:
MIN 2.6 x 5.2 x 2.1 m HIGH

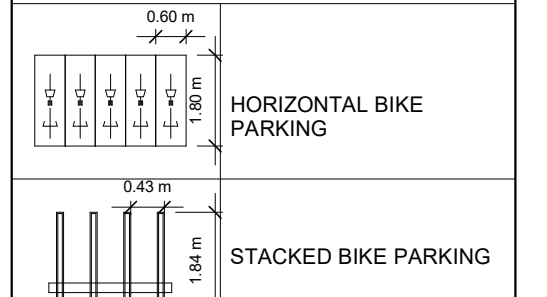


TYPICAL BARRIER FREE SPACE

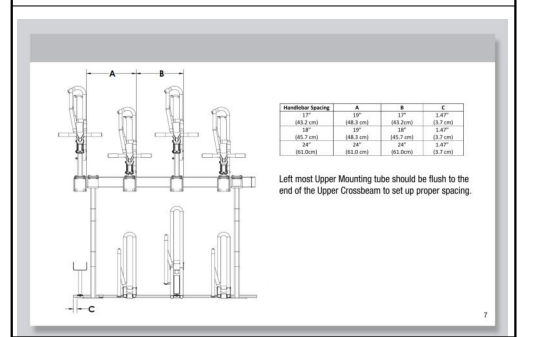
MIN 3.66 x 5.2 x 2.1m HIGH



BIKE PARKING LEGEND



STACKED BIKE PARKING DIAGRAM



#	DATE	DESCRIPTION	BY
5	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
4	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
3	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	AYU
2	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	AYU
1	2024-01-30	ISSUED FOR PRE-CONSTRUCTION	AYU

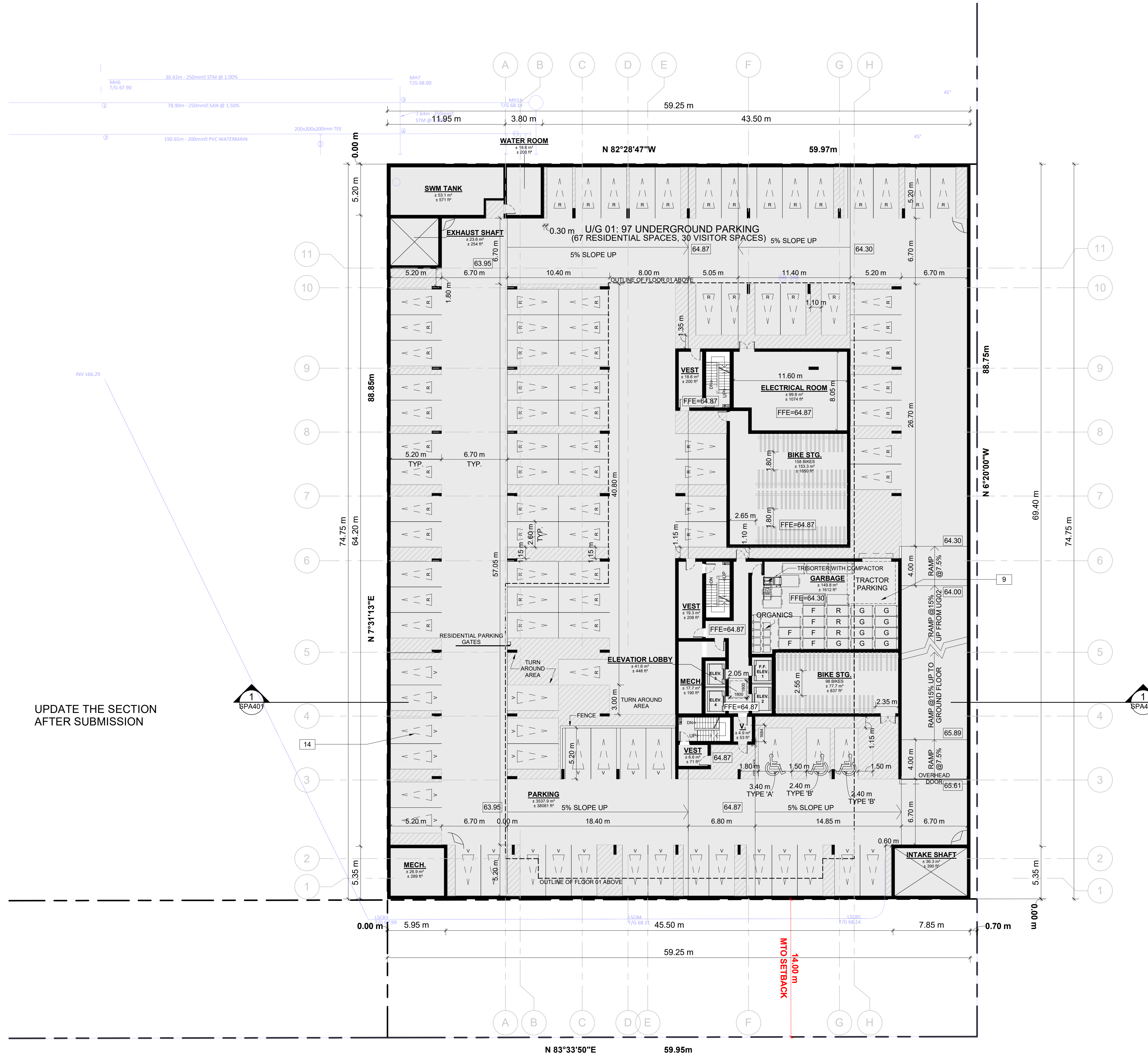


PROJECT
PROPOSED 28-STOREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
UNDERGROUND LEVEL 01

PROJECT NO. 18.050 PD1	
PROJECT DATE 2026-04-30	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE 1:200	

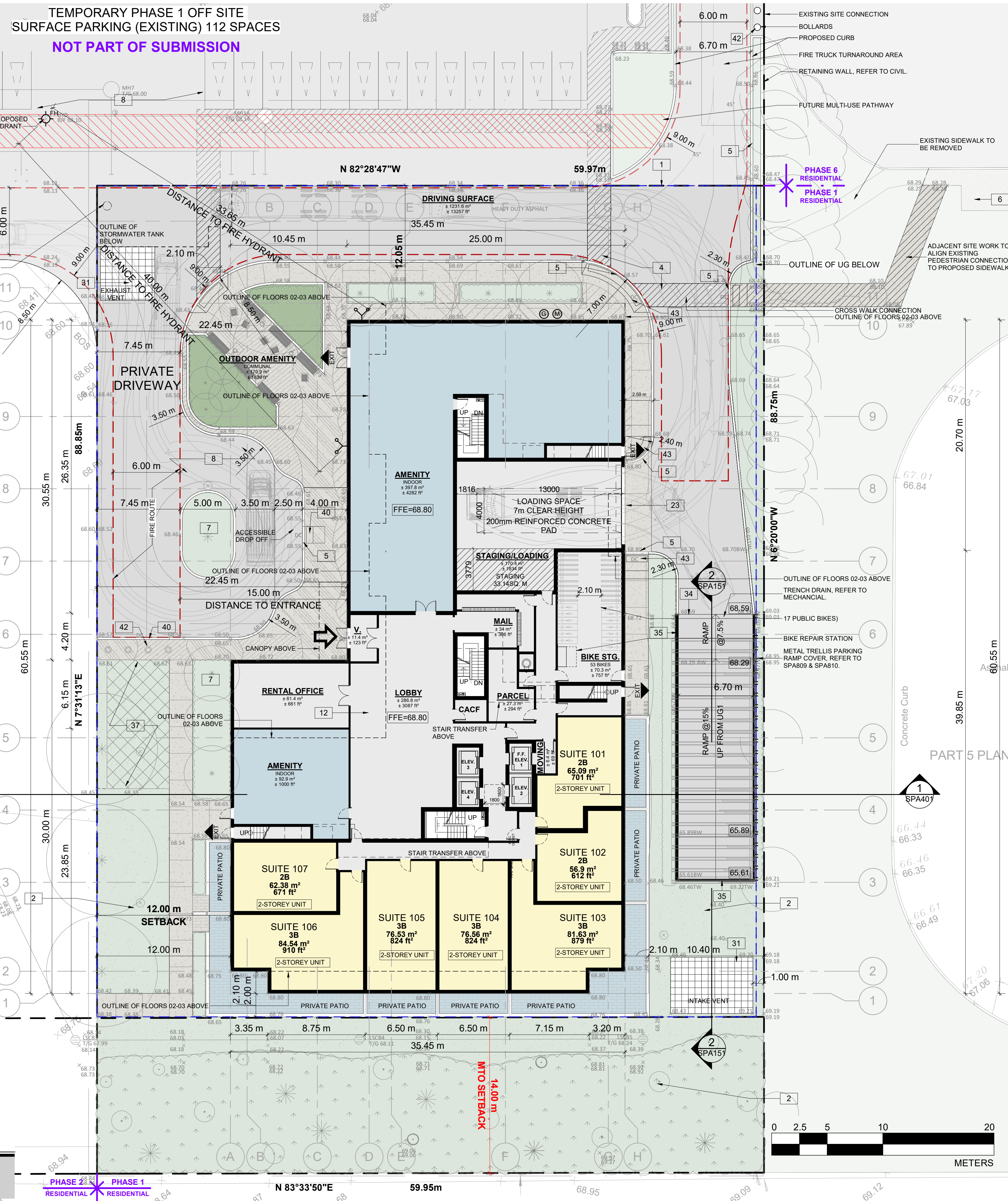
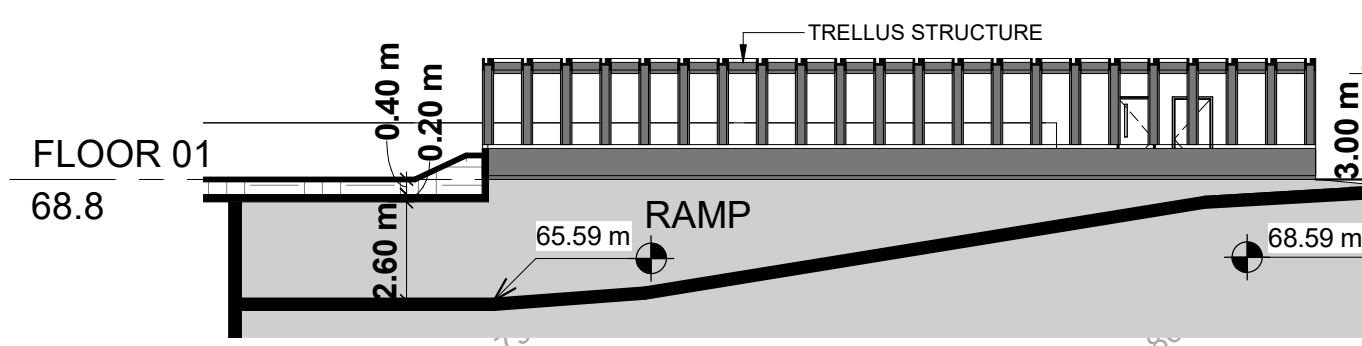
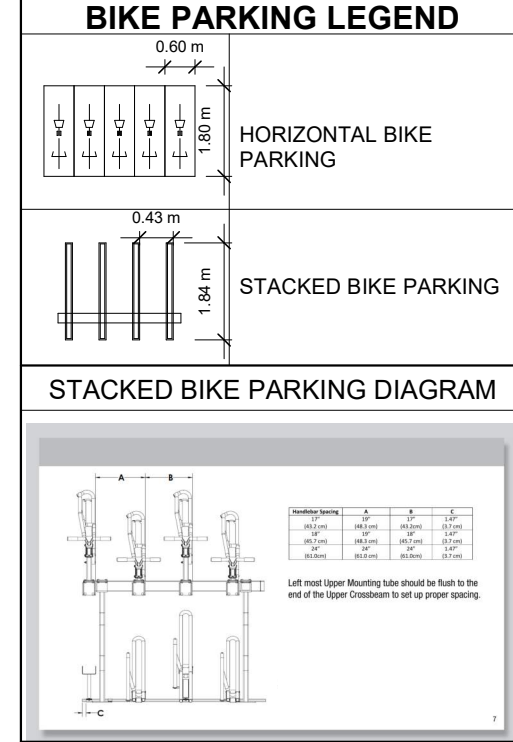
DRAWING NO. SPA102	REV 5
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UPDATE THE SECTION AFTER SUBMISSION

UNIT BREAKDOWN					
LEVEL	1B	1B+D	2B	2B+D	3B
FLOOR 01			3		4
FLOOR 02	2	8	2	4	2
FLOOR 03-05	6	24	6	12	6
FLOOR 06	6	6	3	1	2
FLOOR 07	2	2	3	2	
FLOOR 08 - FLOOR 28	42	42	62	42	22
SUB TOTAL	58	82	79	61	36
GRAND TOTAL	140	140			

- DRAWINGS NOTES**
- 1 PHASE 1 LIMITS
 - 2 BUILDING SETBACKS
 - 3 PROPOSED ROAD WIDENING
 - 4 HARD SURFACE PAVING. REFER TO LANDSCAPE PLAN FOR PATTERN AND TYPE
 - 5 DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS, REFER TO CIVIL
 - 6 EXISTING STREET CURB AND SIDEWALK
 - 7 SOFT LANDSCAPING, REFER TO LANDSCAPE PLAN
 - 8 ASPHALT DRIVING SURFACE / PARKING LOT WITH BARRIER CURB
 - 9 INTERNAL GARBAGE ROOM
 - 10 2.0m WIDE CONCRETE SIDEWALK
 - 11 OUTLINE OF PRIVATE BALCONY ABOVE
 - 12 OUTLINE OF TOWER ABOVE
 - 13 STRUCTURAL SUPPORT FOR BUILDING ABOVE
 - 14 VISITOR / SHORT TERM PARKING SPACE 2.6 x 5.2m
 - 15 EXISTING TREE TO BE REMOVED
 - 16 EXISTING STORM GRATE
 - 17 EXISTING UTILITY KIOSK
 - 18 PROPOSED SERVICES
 - 19 RETAINING WALL, REFER TO CIVIL FOR HEIGHT
 - 20 EXISTING CONCRETE / ASPHALT ISLAND
 - 21 EXISTING UTILITY / LIGHT POLE
 - 22 1.2 x 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF)
 - 23 3.5 x 7.0m LOADING SPACE
 - 24 SIAMESE CONNECTION
 - 26 EXISTING CROSSWALK WITH DEPRESSED CURBS
 - 27 EXISTING CONCRETE JERSEY BARRIER
 - 28 EXISTING CONCRETE OVERPASS
 - 29 GUARDRAIL WITH METAL PIPE RAILING
 - 30 EXISTING FIRE HYDRANT
 - 31 INTAKE / EXHAUST GRILL
 - 32 BICYCLE PARKING SPACE WITH RACK
 - 33 OUTLINE OF BELOW GRADE PARKING DECK
 - 34 HEATED GARAGE RAMP WITH TRENCH DRAIN
 - 35 GARAGE RAMP WALL
 - 36 RELOCATE UTILITY / LIGHT POLE AS NEEDED
 - 37 TEMPORARY SNOW STORAGE. SNOW WILL BE REMOVED FROM THE SITE AS REQUIRED
 - 38 PRIVACY FENCE
 - 39 WASHED PEA-STONE SURFACE
 - 40 DEPRESSED CURB
 - 41 ACCESS TO INTERNAL CISTERN
 - 42 REMOVABLE CONCRETE BOLLARDS
 - 43 TACTILE WALKING SURFACE INDICATORS



2 RAMP SECTION
1 : 200

1 FLOOR 01
1 : 200

PROJECT INFORMATION
Zoning By-law 2008-250 Consolidation TD3

NET OVERALL SITE AREA BREAKDOWN

AREA TYPE	m ²	ACRE
SITE AREA - BLDG A	5,325.54	1.316
TOTAL PARKLAND AREA	3,433.40	0.848
FUTURE ROAD WIDENING AREA	371.16	0.092
TOTAL PHASE 1 & ASSOCIATED AREAS	9,130.10	2.256
TEMPORARY OFF SITE PARKING	10,140.88	2.573
REMAINING SITE AREA	15,120.12	3.736
TOTAL SITE AREA	34,661.0	8.565

ZONING

	REQUIRED	PROVIDED
BUILDING HEIGHT	30 STOREYS / 90.0M	28 STOREYS / 90.0M
GRADE (GEODETIC ELEVATION - ASL)	0.0M	68.80M
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0M	22.7M
DENSITY - MINIMUM 350 UNITS/HECTARE	206 UNITS	316 UNITS
FRONT YARD SETBACK	3.0M	110.75M
CORNER YARD SETBACK (EAST / WEST)	3.0M/3.0M	134.85M/12.5M
REAR YARD SETBACK (GROUND TO 6th FLOOR)	0.0M	16.10M
REAR YARD SETBACK (ABOVE 7th STOREY)	12.0M	18.10M
AMENITY AREA - TOTAL PER UNIT	6.0M ²	14.4M ²
AMENITY AREA - 50% COMMUNAL PER UNIT	3.0M ²	3.00M ²
AMENITY AREA - 2.0% OF LOT EXTERIOR AT GRADE COMMUNAL	117.15M ²	170.9M ²
VEHICLE PARKING - RESIDENTIAL (AREA 'Z' - MAX 1.5/PER UNIT)	NOT REQUIRED	289
VEHICLE PARKING - VISITOR ONLY (MAX. 30, AFTER 12 UNITS)	30	30
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	m ²	ft ²
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UNIT STATISTICS

	UNITS
1B	58
1B+D	82
2B	80
2B+D	61
3B	35
TOTAL	316

VEHICULAR PARKING SPACES REQUIRED - AREA 'Z' ON SCHEDULE 1A

	VISITOR	RESIDENTIAL	TOTAL
VEHICULAR PARKING SPACES REQUIRED - AREA 'Z' ON SCHEDULE 1A	0.1 SPACES PER UNIT AFTER 12 UNITS - MAX 30	N/A	30
TOTAL			30

VEHICULAR PARKING SPACES PROVIDED

	VISITOR	RESIDENTIAL	TOTAL
VEHICULAR PARKING SPACES PROVIDED	0.1 SPACES PER UNIT (316 UNITS)	0.55 SPACES PER UNIT (316 UNITS)	205
EXISTING SURFACE PARKING LOT			112
TOTAL			319

ACCESSIBLE PARKING SPACES REQUIRED - (NOT INCLUDING SURFACE PARKING)

	TYPE 'A'	TYPE 'B'	TOTAL
ACCESSIBLE PARKING SPACES REQUIRED - (NOT INCLUDING SURFACE PARKING)	3	4	7
TOTAL			7

ACCESSIBLE PARKING SPACES PROVIDED - (NOT INCLUDING SURFACE PARKING)

	TYPE 'A'	TYPE 'B'	TOTAL
ACCESSIBLE PARKING SPACES PROVIDED - (NOT INCLUDING SURFACE PARKING)	3	5	8
TOTAL			8

STANDARD PARKING SPACE

STANDARD PARKING SPACE	2.6m X 5.2m
PARALLEL PARKING SPACE	2.6m X 6.7m
SMALL PARKING SPACE	2.4m X 4.6m
ACCESSIBLE PARKING SPACE 'TYPE A'	3.4m X 5.2m
ACCESSIBLE PARKING SPACE 'TYPE B'	2.4m X 5.2m
LOADING SPACE	3.5m X 7.0m

BICYCLE PARKING SPACES REQUIRED

	RESIDENTIAL	TOTAL
BICYCLE PARKING SPACES REQUIRED	0.5 PER UNIT (316 UNITS)	158
TOTAL		158

BICYCLE PARKING SPACES PROVIDED

	RESIDENTIAL	INTERIOR	TOTAL
BICYCLE PARKING SPACES PROVIDED	316	0	316
TOTAL			316

AMENITY AREA

	m ²	ft ²
GRADE EXTERIOR - COMMUNAL	170.9	1,839
INTERIOR - COMMUNAL	582.9	6,275
07F EXTERIOR - COMMUNAL	202.1	2,175
TOTAL COMMUNAL	955.9	10,289
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REQUIRED (316 UNITS X 6 m²) = 1,896.0 sq. m.
REQUIRED COMMUNAL @ 50% = 948.0 sq. m.

SITE COVERAGE

	m ²	%
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DRIVING SURFACE	1,225.8	22.3%
LANDSCAPE AREA	2,284.3	42.9%
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GARBAGE	0.053 yd ³ /UNIT	17
RECYCLING GMP	0.018 yd ³ /UNIT	6
RECYCLING FIBER	0.038 yd ³ /UNIT	12
COMPOST	240L PER 50 UNITS	7 BINS

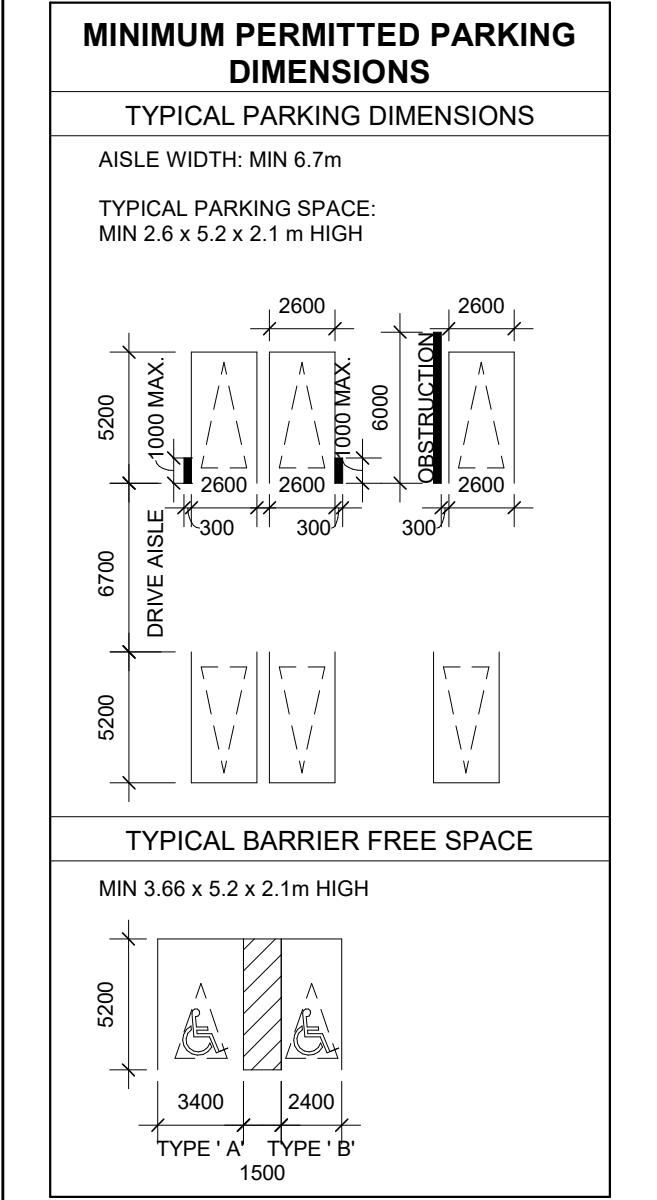
TURNER FLEISCHER

Turner Fleischer Architects Inc.
 67 Lesmill Road
 Toronto, ON, M5B 2T8
 1-416-423-2222
 turnerfleischer.com

SITE PLAN SYMBOLS

↑	PRIMARY RESIDENTIAL ENTRANCE
△	SECONDARY RESIDENTIAL ENTRANCE
⬇	EXIT
⊙	FIRE HYDRANT
⊕	SIAMESE CONNECTION
◊	CONVEX MIRROR
⊙	SPOT ELEVATION
⊙	GASHYDRO METER

REFER TO LANDSCAPE DRAWINGS FOR SURFACE TREATMENT
 R. RESIDENTIAL PARKING SPACE
 R. RESIDENTIAL PARKING SPACE



PROJECT

PROPOSED 28-STOREY RESIDENTIAL BUILDING

PHASE 1 - 500 CONVENT ROAD, OTTAWA, ON.
 FILE #007-12-24-0151
 PLAN #19272

Morguard

PROJECT
18.050 P01

PROJECT DATE
2026-04-30

DRAWN BY
RYT

CHECKED BY
HHO

SCALE
1:200

DRAWING NO.
SPA151

REV
5

ONTARIO ASSOCIATION OF ARCHITECTS

RUSSELL FLEISCHER
 LICENCE 5004



6-STOREY OFFICE BLDG.

5	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
4	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
3	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	AYU
2	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	AYU
1	2024-01-30	ISSUED FOR PRE-CONSTRUCTION	AYU
#	DATE	DESCRIPTION	BY



PROJECT
PROPOSED 28-STOREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
FLOOR 02

PROJECT NO.	18.050 P01
PROJECT DATE	2026-04-30
DRAWN BY	RYT
CHECKED BY	HHO
SCALE	1 : 200



DRAWING NO.	SPA152	REV	5
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6-STOREY OFFICE BLDG.

#	DATE	DESCRIPTION	BY
5	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
4	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
3	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	AYU
2	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	AYU
1	2024-01-30	ISSUED FOR PRE-CONSTRUCTION	AYU



PROJECT
PROPOSED 28-STOREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
FLOOR 03 - 05

PROJECT NO. 18.050 P01	
PROJECT DATE 2026-04-30	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE 1 : 200	

DRAWING NO. SPA153	REV 5
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6-STOREY OFFICE BLDG.

#	DATE	DESCRIPTION	BY
5	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
4	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
3	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	AYU
2	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	AYU
1	2024-01-30	ISSUED FOR PRE-CONSTRUCTION	AYU

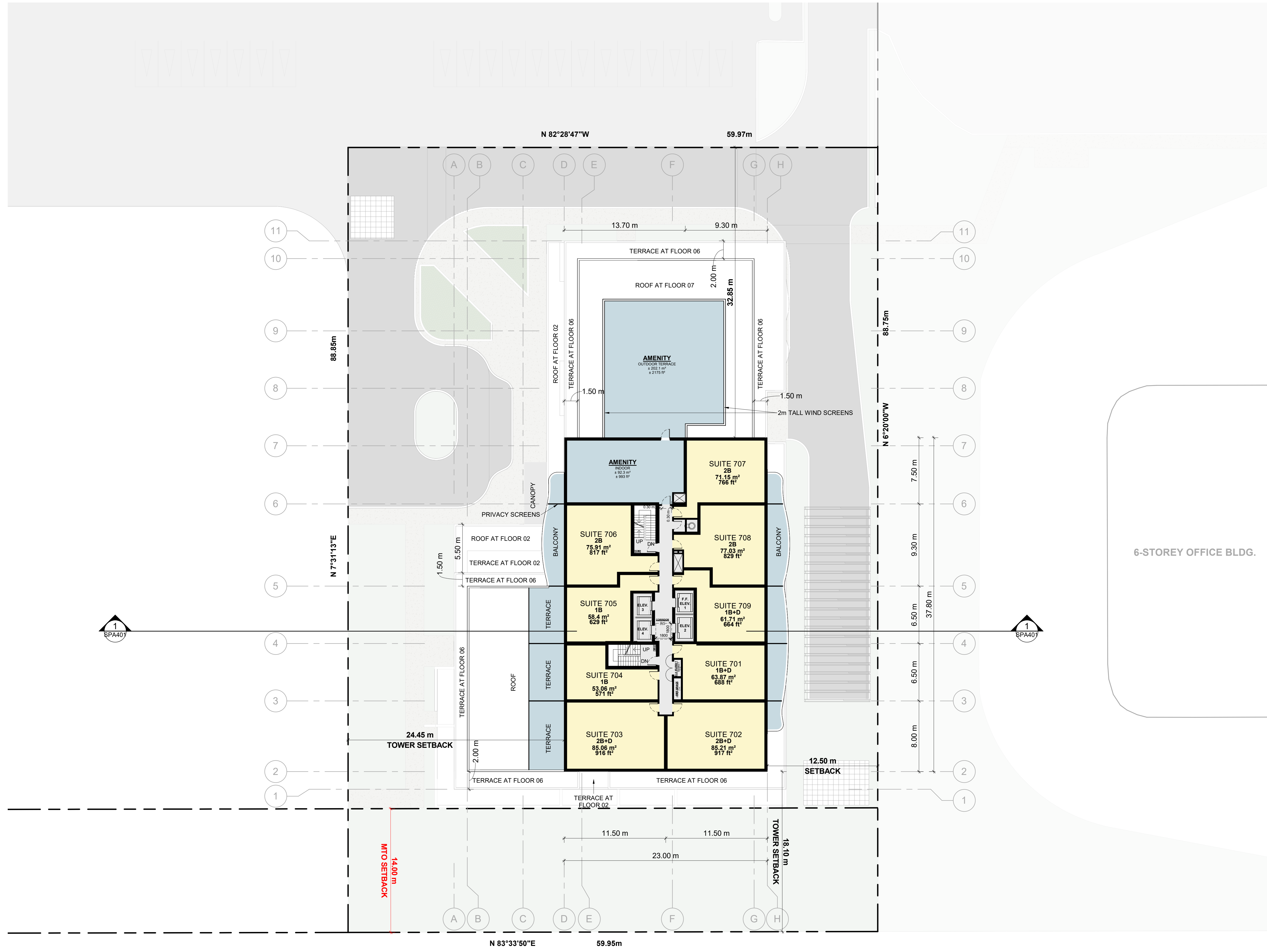


PROJECT
PROPOSED 28-STOREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
FLOOR 06

PROJECT NO. 18.050 P01	
PROJECT DATE 2026-04-30	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE 1 : 200	

DRAWING NO. SPA154	REV 5
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6-STOREY OFFICE BLDG.

#	DATE	DESCRIPTION	BY
5	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
4	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
3	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	AYU
2	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	AYU
1	2024-01-30	ISSUED FOR PRE-CONSTRUCTION	AYU



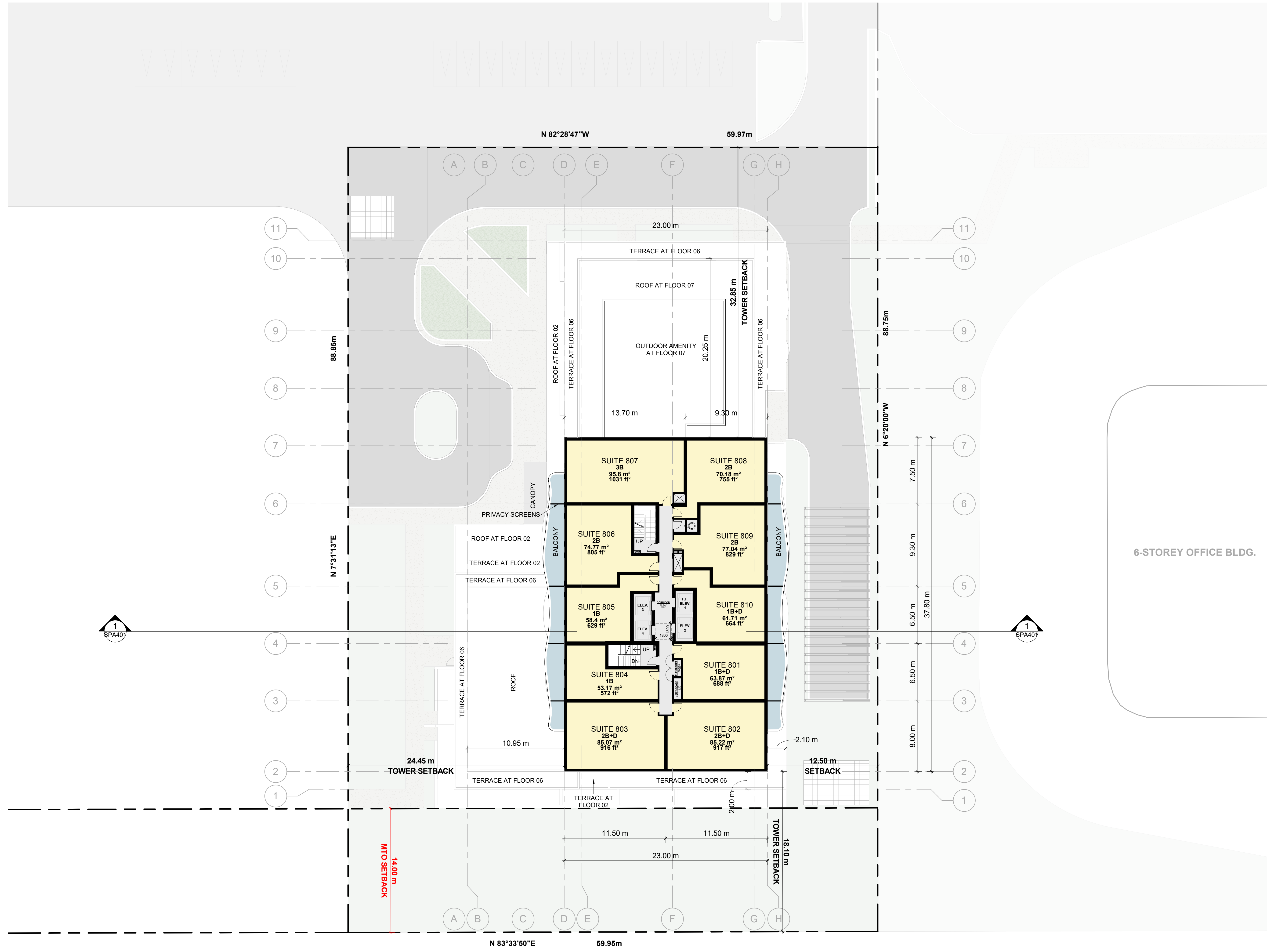
PROJECT
PROPOSED 28-STOREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
FLOOR 07

PROJECT NO. 18.050 P01	
PROJECT DATE 2026-04-30	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE 1 : 200	

DRAWING NO. SPA155	REV 5
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6-STOREY OFFICE BLDG.

#	DATE	DESCRIPTION	BY
5	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
4	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
3	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	AYU
2	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	AYU
1	2024-01-30	ISSUED FOR PRE-CONSTRUCTION	AYU

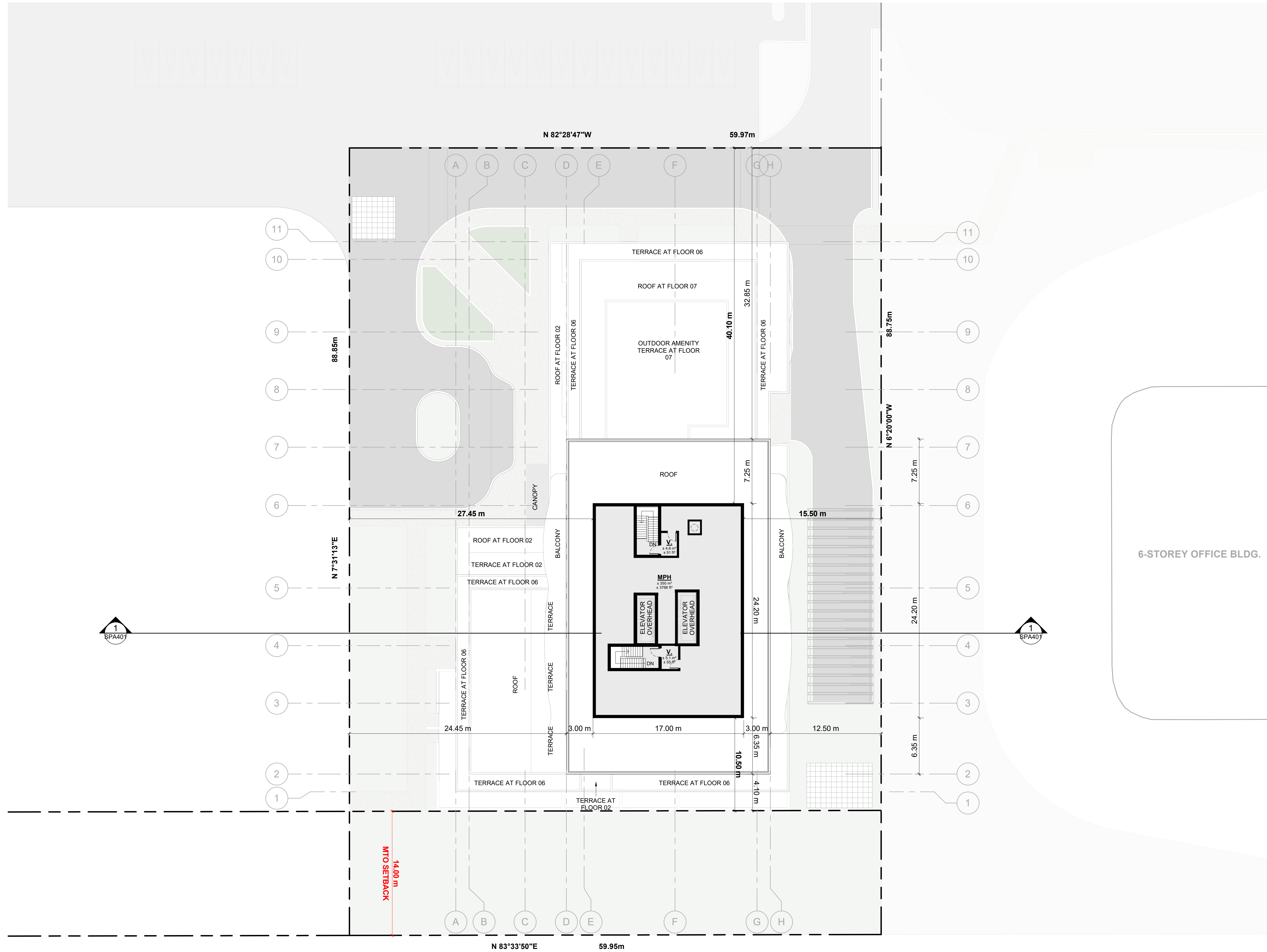


PROJECT
PROPOSED 28-STOREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
FLOOR 08 - 28

PROJECT NO. 18.050 P01	
PROJECT DATE 2026-04-30	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE 1 : 200	

DRAWING NO. SPA156	REV 5
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#	DATE	DESCRIPTION	BY
5	2025-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
4	2025-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
3	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	AYU
2	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	AYU
1	2024-01-30	ISSUED FOR PRE-CONSTRUCTION	AYU



PROJECT
PROPOSED 28-STOREY RESIDENTIAL BUILDING
PHASE 1 - 500 CONVENTY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
MPH

PROJECT NO. 18.050 P01	
PROJECT DATE 2026-04-30	
DRAWN BY RYT	
CHECKED BY HHO	
SCALE 1 : 200	

DRAWING NO. SPA157	REV 5
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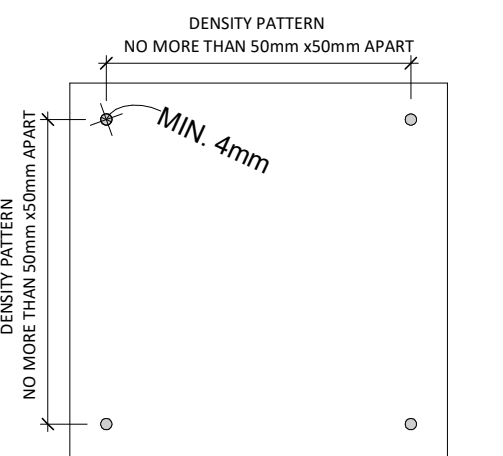
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EXTERIOR FINISH LEGEND

1A	PRECAST CONCRETE - WHITE
1B	PRECAST CONCRETE - BLACK
2A	METAL PANEL - BRONZE
2B	METAL PANEL - BLACK
2C	METAL PANEL - WHITE
3	METAL MULLIONS - LIGHT GREY
4A	CLEAR GLAZING
4B	FRITTED GLASS
5	SPANDREL GLASS - LIGHT GREY

GENERAL NOTES IN ACCORDANCE WITH THE BIRD-SAFE DESIGN GUIDELINES (MINIMUM 90% OF GLASS AREA AT FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE THE SURFACE OF THE ROOF/TERRACE OR THE HEIGHT OF THE ADJACENT MATURE VEGETATION, WHICHEVER IS GREATER):

- PROVISION OF VISUAL MARKERS
VISUAL MARKERS TO ALERT BIRDS WILL BE PROVIDED.
METHODS OF ACHIEVING THIS ARE AS FOLLOWS:
- HIGH COLOUR CONTRAST TO THE GLASS SURFACE.
 - MUST BE APPLIED TO THE EXTERIOR (FIRST) SURFACE OF THE GLASS.
 - VISUAL MARKERS APPLIED TO GLASS WITH A MAXIMUM SPACING OF 50mm x 50mm.
 - INDIVIDUAL MARKER ELEMENTS SHOULD BE A MINIMUM OF 4 MM DIAMETER, OR 2 MM WIDE BY 8 MM LONG FOR LINEAR ELEMENTS.
 - LOW REFLECTANCE OR OPAQUE MATERIALS
 - BUILDING-INTERGRADED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES.



DETAIL NOTES:

FRITTED GLASS WILL BE TREATED WITH A DENSITY PATTERN OF VISUAL MARKERS NO MORE THAN 50mm X 50mm APART FOR THE FIRST 16M ABOVE GRADE AND 4 METERS ABOVE THE SURFACE OF THE ROOF/TERRACE OR THE HEIGHT OF THE ADJACENT MATURE VEGETATION, WHICHEVER IS GREATER)

#	DATE	DESCRIPTION	BY
3	2025-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
4	2025-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
3	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	AYU
2	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	AYU
1	2024-01-30	ISSUED FOR PRE-CONSTRUCTION	AYU



PROJECT
PROPOSED 28-STOREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

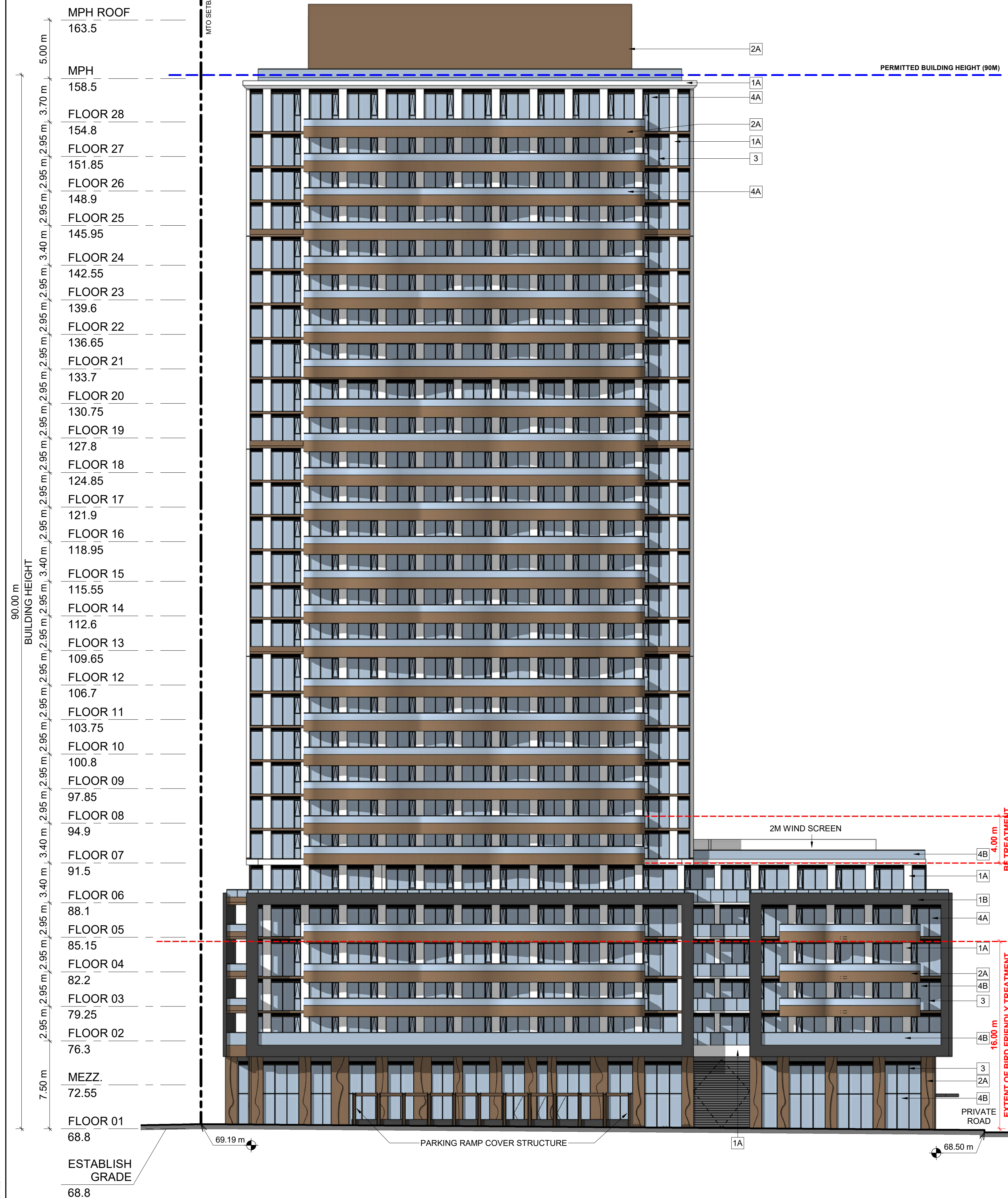
DRAWING
ELEVATIONS

PROJECT NO.	18.050 P01
PROJECT DATE	2026-04-30
DRAWN BY	RYT
CHECKED BY	HHO
SCALE	1:200



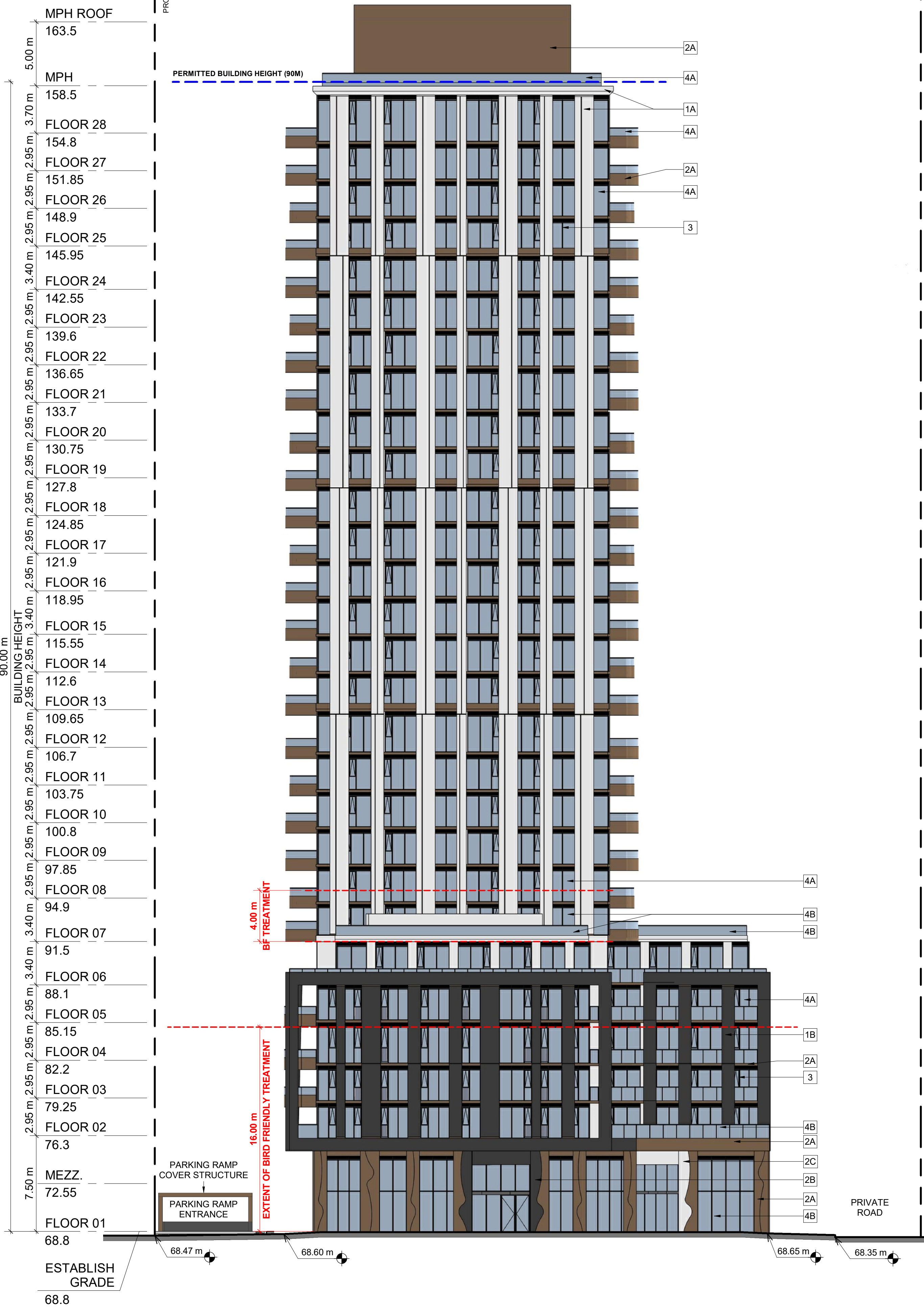
DRAWING NO. **SPA301** REV. **5**

BLDG A 28-STOREY TOWER



1 EAST ELEVATION
1:200

BLDG A 28-STOREY TOWER



2 NORTH ELEVATION
1:200

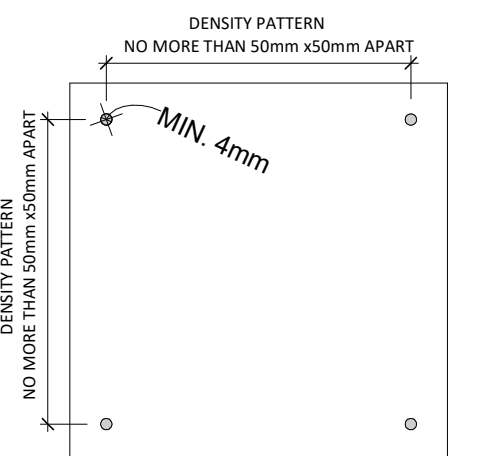
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EXTERIOR FINISH LEGEND

1A	PRECAST CONCRETE - WHITE
1B	PRECAST CONCRETE - BLACK
2A	METAL PANEL - BRONZE
2B	METAL PANEL - BLACK
2C	METAL PANEL - WHITE
3	METAL MULLIONS - LIGHT GREY
4A	CLEAR GLAZING
4B	FRITTED GLASS
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GENERAL NOTES IN ACCORDANCE WITH THE BIRD-SAFE DESIGN GUIDELINES (MINIMUM 90% OF GLASS AREA AT FIRST 16 METERS ABOVE GRADE AND 4 METERS ABOVE THE SURFACE OF THE ROOF/TERRACE OR THE HEIGHT OF THE ADJACENT MATURE VEGETATION, WHICHEVER IS GREATER):

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 - LOW REFLECTANCE OR OPAQUE MATERIALS
 - BUILDING-INTEGRATED STRUCTURES TO MUTE REFLECTIONS ON GLASS SURFACES.



DETAIL NOTES:

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#	DATE	DESCRIPTION	BY
3	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
2	2026-01-13	APPROVED FOR SITE PLAN APPROVAL #3	HHO
3	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	AYU
2	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	AYU
1	2024-01-30	ISSUED FOR PRE-CONSTRUCTION	AYU



PROJECT
PROPOSED 28-STOREY RESIDENTIAL BUILDING
PHASE 1 - 500 CONVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING

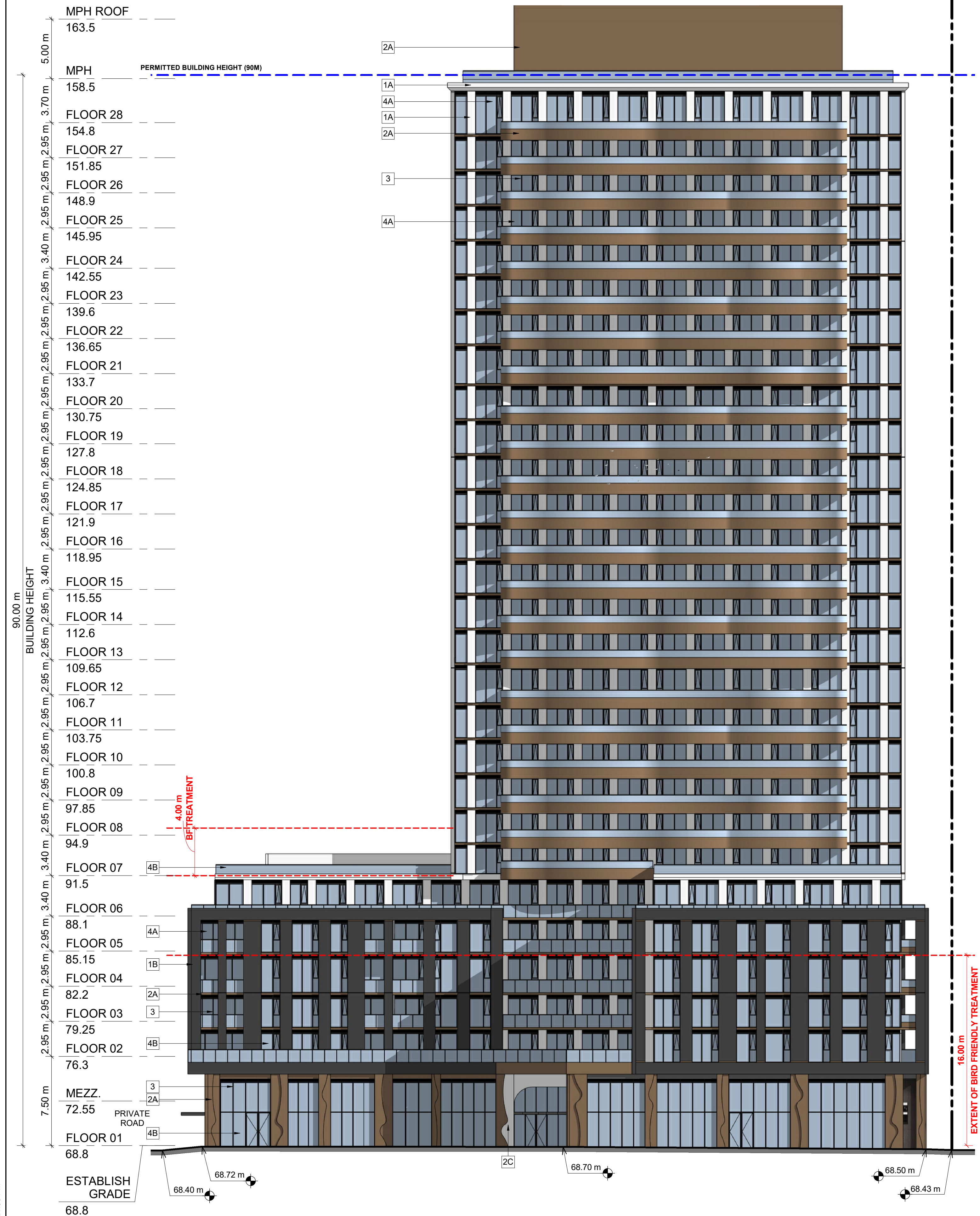
ELEVATIONS

PROJECT NO.
18.050 P01
PROJECT DATE
2026-04-30
DRAWN BY
RYT
CHECKED BY
HHO
SCALE
1:200



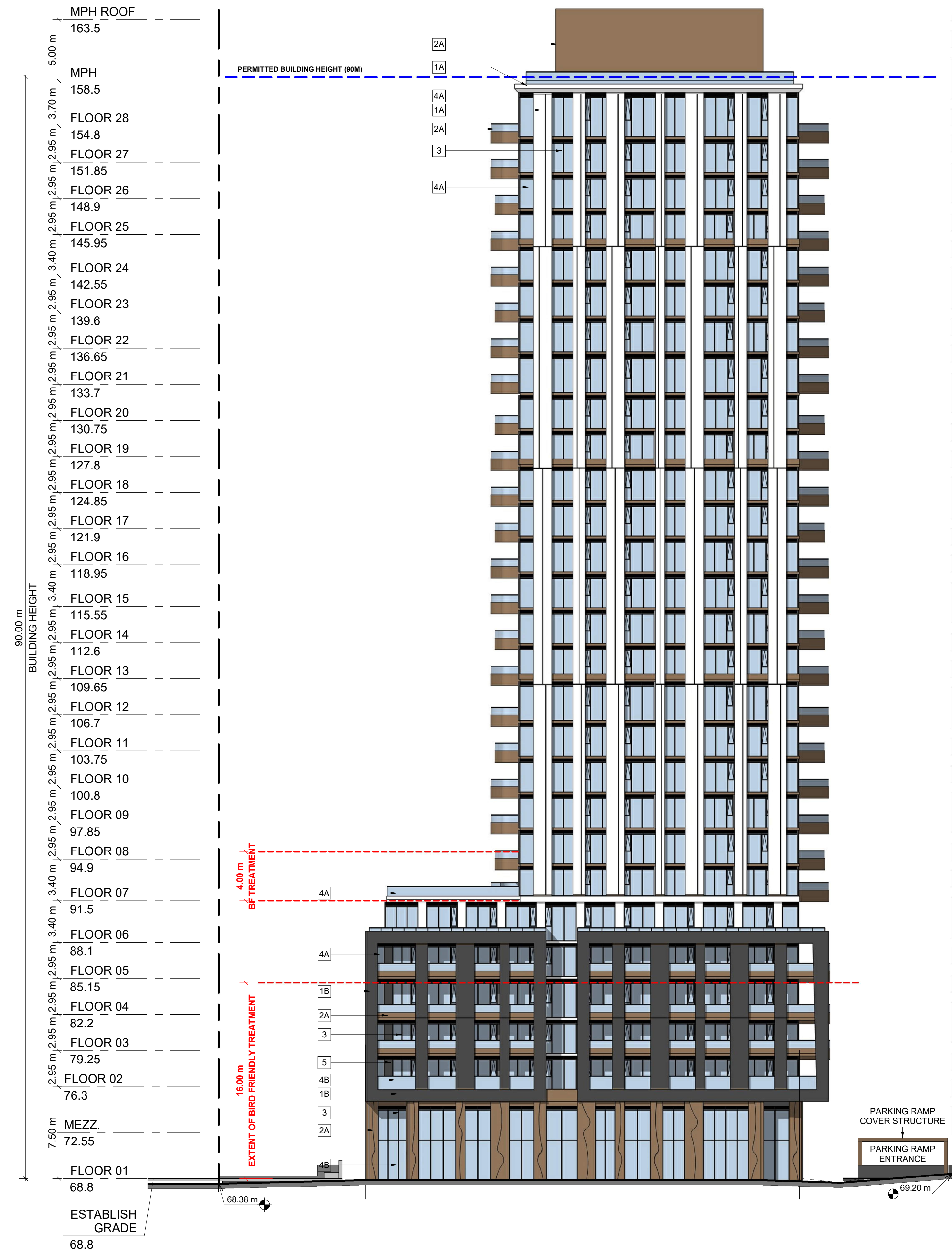
DRAWING NO. SPA302 REV. 5

BLDG A 28-STOREY TOWER



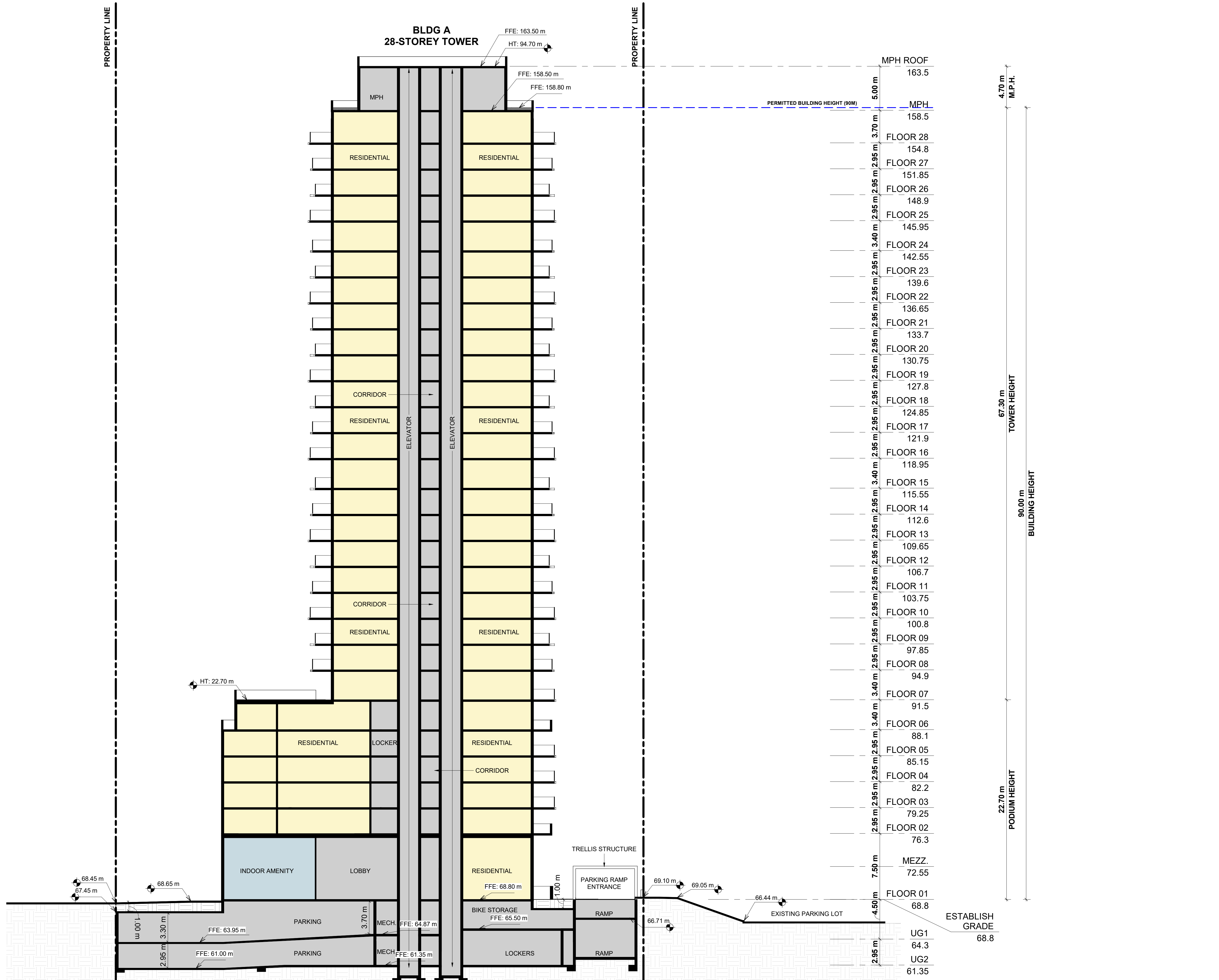
2 WEST ELEVATION
1:200

BLDG A 28-STOREY TOWER



1 SOUTH ELEVATION
1:200

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FLOOR	HEIGHT (m)	FLOOR TO FLOOR HEIGHT (m)
MPH ROOF	163.5	5.00 m
MPH	158.5	3.70 m
FLOOR 28	154.8	2.95 m
FLOOR 27	151.85	2.95 m
FLOOR 26	148.9	2.95 m
FLOOR 25	145.95	2.95 m
FLOOR 24	142.55	3.40 m
FLOOR 23	139.6	2.95 m
FLOOR 22	136.65	2.95 m
FLOOR 21	133.7	2.95 m
FLOOR 20	130.75	2.95 m
FLOOR 19	127.8	2.95 m
FLOOR 18	124.85	2.95 m
FLOOR 17	121.9	2.95 m
FLOOR 16	118.95	3.40 m
FLOOR 15	115.55	2.95 m
FLOOR 14	112.6	2.95 m
FLOOR 13	109.65	2.95 m
FLOOR 12	106.7	2.95 m
FLOOR 11	103.75	2.95 m
FLOOR 10	100.8	2.95 m
FLOOR 09	97.85	2.95 m
FLOOR 08	94.9	3.40 m
FLOOR 07	91.5	3.40 m
FLOOR 06	88.1	2.95 m
FLOOR 05	85.15	2.95 m
FLOOR 04	82.2	2.95 m
FLOOR 03	79.25	2.95 m
FLOOR 02	76.3	2.95 m
MEZZ.	72.55	7.50 m
FLOOR 01	68.8	4.50 m
UG1	64.3	2.95 m
UG2	61.35	

4.70 m
M.P.H.

67.30 m
TOWER HEIGHT

90.00 m
BUILDING HEIGHT

22.70 m
PODIUM HEIGHT

ESTABLISH GRADE
68.8

1 EAST-WEST SECTION
SPA401 1 : 200

#	DATE	DESCRIPTION	BY
5	2025-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
4	2025-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
3	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	AYU
2	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	AYU
1	2024-01-30	ISSUED FOR PRE-CONSTRUCTION	AYU



PROJECT
PROPOSED 28-STOREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
EAST-WEST SECTION

PROJECT NO.
18.050 P01
PROJECT DATE
2026-04-30
DRAWN BY
RYT
CHECKED BY
HHO
SCALE
1 : 200



DRAWING NO. SPA401 REV. 5

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VIEW FROM TRANS-CANADA HWY LOOKING NORTH WEST

4	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
3	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
2	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	JYU
1	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	JYU
#	DATE	DESCRIPTION	BY



PROJECT
PROPOSED 28-STOUREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
3D PERSPECTIVES

PROJECT NO.
18.050 P01
PROJECT DATE
2026-04-30
DRAWN BY
RYT
CHECKED BY
HHO
SCALE



DRAWING NO. SPA801 REV. 4

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VIEW FROM TRANS-CANADA HWY LOOKING NORTH EAST

#	DATE	DESCRIPTION	BY
4	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
3	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
2	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	JYU
1	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	JYU



PROJECT
PROPOSED 28-STORY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
3D PERSPECTIVES

PROJECT NO.
18.050 P01
PROJECT DATE
2026-04-30
DRAWN BY
RYT
CHECKED BY
HHO
SCALE



DRAWING NO. SPA802 REV. 4

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VIEW FROM TRANS-CANADA HWY LOOKING NORTH

4	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
3	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
2	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	JYU
1	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	JYU
#	DATE	DESCRIPTION	BY



PROJECT
PROPOSED 28-STOUREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
3D PERSPECTIVE

PROJECT NO.
18.050 P01
PROJECT DATE
2026-04-30
DRAWN BY
RYT
CHECKED BY
HHO
SCALE



DRAWING NO. SPA803 REV. 4

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VIEW LOOKING SOUTH WEST FROM EXISTING BUS STOP

#	DATE	DESCRIPTION	BY
4	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
3	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
2	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	JYU
1	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	JYU



PROJECT
PROPOSED 28-STOREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
3D PERSPECTIVES

PROJECT NO.
18.050 P01
PROJECT DATE
2026-04-30
DRAWN BY
RYT
CHECKED BY
HHO
SCALE



DRAWING NO. SPA804 REV. 4

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VIEW LOOKING FROM THE WEST

#	DATE	DESCRIPTION	BY
5	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
4	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
3	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	AYU
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1	2024-01-30	ISSUED FOR PRE-CONSTRUCTION	AYU



PROJECT
PROPOSED 28-STOUREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
3D PERSPECTIVES

PROJECT NO.
18.050 PD1
PROJECT DATE
2026-04-30
DRAWN BY
RYT
CHECKED BY
HHO
SCALE



DRAWING NO. SPA805 REV. 5

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VIEW LOOKING WEST FROM EXISTING 6-STOREY OFFICE BUILDING

3	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
4	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
3	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	AYU
2	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	AYU
1	2024-01-30	ISSUED FOR PRE-CONSTRUCTION	AYU
#	DATE	DESCRIPTION	BY



PROJECT
PROPOSED 28-STOREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
3D PERSPECTIVES

PROJECT NO.
18.050 P01
PROJECT DATE
2026-04-30
DRAWN BY
RYT
CHECKED BY
HHO
SCALE



DRAWING NO. SPA806 REV. 5



VIEW LOOKING TOWARDS MAIN ENTRANCE AND DROP-OFF AREA

4	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
3	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
2	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	ATU
1	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	ATU
#	DATE	DESCRIPTION	BY



PROJECT
PROPOSED 28-STOUREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
3D PERSPECTIVES

PROJECT NO.
18.050 PD1
PROJECT DATE
2026-04-30
DRAWN BY
RYT
CHECKED BY
HHO
SCALE



DRAWING NO. SPA807 REV. 4

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VIEW FROM TRANS-CANADA HWY LOOKING NORTH EAST

4	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
3	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
2	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	JYU
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#	DATE	DESCRIPTION	BY



PROJECT
PROPOSED 28-STOUREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
3D PERSPECTIVES

PROJECT NO.
18.050 P01
PROJECT DATE
2026-04-30
DRAWN BY
RYT
CHECKED BY
HHO
SCALE



DRAWING NO. SPA808 REV. 4

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VIEW LOOKING SOUTH WEST TOWARDS THE PARKING RAMP TRELLIS STRUCTURE

4	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
3	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
2	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	JYU
1	2024-11-01	ISSUED FOR SITE PLAN APPROVAL	JYU
#	DATE	DESCRIPTION	BY



PROJECT
PROPOSED 28-STOREY RESIDENTIAL BUILDING
PHASE 1 - 500 COVENTRY ROAD, OTTAWA, ON.
FILE #D07-12-24-0151
PLAN #19272

DRAWING
3D PERSPECTIVES - PARKING RAMP

PROJECT NO.
18.050 P01
PROJECT DATE
2026-04-30
DRAWN BY
RYT
CHECKED BY
HHO
SCALE



DRAWING NO. SPA809 REV. 4

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VIEW LOOKING WEST TOWARDS THE PARKING RAMP TRELLIS STRUCTURE

4	2026-04-30	ISSUED FOR SITE PLAN APPROVAL #4	HHO
3	2026-01-13	ISSUED FOR SITE PLAN APPROVAL #3	HHO
2	2025-04-04	ISSUED FOR SITE PLAN APPROVAL #2	JYU
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PROJECT
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FILE #D07-12-24-0151
PLAN #19272

DRAWING
3D PERSPECTIVES - PARKING RAMP

PROJECT NO.
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PROJECT DATE
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DRAWING NO. SPA810 REV. 4