



PROJECT INFORMATION		
Zoning By-law 2006-250 Consolidation	LC6	SITE AREA 0.74 ha, 7,384.8 sq. m, 78,499 sq. ft.
<b>ZONING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
BUILDING HEIGHT	TD3	TD3 (XXXX)
DENSITY: RESIDENTIAL USE, 350 units/hectare MIN. PHASE 1 ONLY	259	366
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m @ 0.0m <sup>2</sup>	4.5m @ 0.0m <sup>2</sup>
FRONT YARD SETBACK: CUMMINGS	0.5m	4.7m
CORNER SIDE YARD SETBACK: OGLIVIE	0.5m	6.9m
INTERIOR YARD SETBACK: 6 STOREYS & BELOW	3.0m	12.4m
INTERIOR YARD SETBACK: 7 STOREYS & ABOVE	12.0m	20.9m
REAR YARD SETBACK: 6 STOREYS & BELOW	12.0m	44.4m
REAR YARD SETBACK: 7 STOREYS & ABOVE	12.0m	59.7m
AMENITY AREA - TOTAL 6.0m <sup>2</sup> PER UNIT	1,626.0m <sup>2</sup>	2,055.0m <sup>2</sup>
AMENITY AREA - 50% COMMUNAL PER UNIT	813.0m <sup>2</sup>	1,550.0m <sup>2</sup>
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING	130	116
VEHICLE PARKING: VISITOR - 0.1 PER UNIT, MAX 30 PER BUILDING	26	26
VEHICLE PARKING: COMMERCIAL - NOT REQUIRED UNDER 200m <sup>2</sup>	0	—
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	136	279
BICYCLE PARKING - COMMERCIAL	1	4
ASLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m	6.0m
TOWER FLOOR PLATE - GUIDELINE ONLY	750m <sup>2</sup>	817.0m <sup>2</sup>

PROJECT DEVELOPER		BUILDING STATISTICS	
<b>TCU Development Corporation</b> 150 Isabella Street, Unit 1207 Ottawa ON K1S 5H3 Tel: (613) 680-5582 Cell: (343) 550-0055 E-Mail: e.johnson@tcudevcorp.com		<b>GROSS BUILDING - AREA</b> WEST TOWER 'A' (CITY OF OTTAWA'S DEFINITION)	
		GROUND FLOOR	1,128.2 sq. m, 12,144 sq. ft.
		2nd & 3rd FLOOR	2 x 1,339.3 sq. m, 2,678.6 sq. m, 28,832 sq. ft.
		4th FLOOR	1,303.3 sq. m, 14,072 sq. ft.
		5th FLOOR	260.2 sq. m, 2,801 sq. ft.
		6th - 21st FLOOR - TOWER	16 x 600.7 sq. m, 10,411.0 sq. m, 112,064 sq. ft.
		22nd AMENITY / MECHANICAL PENTHOUSE	0.0 sq. ft.
		TOTAL AREA	15,785.4 sq. m, 169,913 sq. ft.
		TOWER FOOTPRINT AREA (INCLUDING BALCONIES / PROJECTIONS)	817 sq. m, 8,792 sq. ft.

URBAN PLANNER		UNIT STATISTICS	
<b>Fotenn Consulting</b> 396 Cooper Street, Suite 300 Ottawa, ON K2P 2H7 Tel: (613) 730-5709 E-Mail: dallosa@fotenn.com E-Mail: yakichuk@fotenn.com		STUDIO	23.0% 64
		1 BEDROOM UNIT	19.2% 52
		1 BEDROOM + DEN UNIT	32.1% 87
		2 BEDROOM UNIT	17.0% 46
		2 BEDROOM + DEN UNIT	8.1% 22
		3 BEDROOM UNIT	0.0% 0
		TOTAL	100% 271

LANDSCAPE ARCHITECT		CAR PARKING	
<b>NAK Design Strategies</b> 1285 Wellington St. West Ottawa, Ontario K1Y 3A8 Tel: (613) 237-2345 x26 Cell: (613) 297-0571 Email: scard@nak-design.com		<b>MINIMUM REQUIRED</b>	
		RESIDENCE	-0.5 PER UNIT AFTER 12 130
		VISITOR	-0.1 PER UNIT AFTER 12 26
		COMMERCIAL - RESTAURANT - NOT REQUIRED UNDER 200m <sup>2</sup>	0
		TOTAL	156

TRANSPORTATION ENGINEER		PROVIDED	
<b>CGH Transportation Inc.</b> 6 Plaza Court Ottawa, ON K2H 7W1 Tel: (343) 999-9117 Tel: (613) 697-3797 Email: Christopher.Gordon@CGHtransportation.com		RESIDENCE	-0.45 PER UNIT 116
		VISITOR	-0.1 PER UNIT 26
		COMMERCIAL - RESTAURANT	5
		TOTAL	147

SURVEYOR		PARKING SPACE SIZE	
<b>Annis O'Sullivan Vollebek Ltd.</b> Ontario Land Surveyors 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 Fax: (613) 727-1079		STANDARD SPACE (2.40 x 5.20)	62 57 119
		SMALL CAR SPACE (2.40 x 4.60)	14 13 27
		BARRIER FREE SPACE TYPE A (3.40 x 5.20)	0 1 1
		BARRIER FREE SPACE TYPE B (2.40 x 5.20)	0 0 0

GEOTECHNICAL ENGINEER		BICYCLE PARKING	
<b>Paterson Group</b> 9 Auriga Drive Ottawa, Ontario K2E 7T9 Tel: 613.226-7381 Email: MD'Arcy@Patersongroup.ca		<b>REQUIRED</b>	
		RESIDENCE	-0.5 PER UNIT (271 UNITS) 136
		COMMERCIAL	-1 PER 250m <sup>2</sup> GFA 1
		TOTAL	137
		<b>PROVIDED</b>	
		EXTERIOR	12
		PARKING GARAGE	271
		TOTAL	283

WIND / SOUND ENGINEER		AMENITY SPACE	
<b>Gradient Wind</b> 127 Waingreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (613) 266-5273 E-Mail: joshua.foster@gradientwind.com		EXTERIOR NORTH EDGE: COMMUNAL =	100.0 sq. m.
		EXTERIOR COURTYARD: COMMUNAL =	50.0 sq. m.
		EXTERIOR AT GRADE TERRACE: PRIVATE =	100.0 sq. m.
		1st FL. INTERIOR LOBBY: COMMUNAL =	135.0 sq. m.
		1st FL. INTERIOR FLEX AREA: COMMUNAL =	340.0 sq. m.
		5th FLOOR INTERIOR: COMMUNAL =	240.0 sq. m.
		5th FLOOR TERRACE: COMMUNAL =	500.0 sq. m.
		ROOF TOP AMENITY ROOM =	185.0 sq. m.
		ROOF TOP AMENITY TERRACE =	0.0 sq. m.
		PRIVATE TERRACE =	75.0 sq. m.
		PRIVATE BALCONIES =	330.0 sq. m.
		TOTAL =	2,055.0 sq. m.
		TOTAL COMMUNAL =	1,550.0 sq. m.
		REQUIRED - 6.0m <sup>2</sup> PER UNIT (271) =	1,626.0 sq. m.
		REQUIRED COMMUNAL @ 50% =	813.0 sq. m.

LEGAL DESCRIPTION		LOT COVERAGE	
<b>TOPOGRAPHIC PLAN OF SURVEY OF</b> <b>PART OF LOT 18</b> <b>REGISTERED PLAN 217</b> <b>CITY OF OTTAWA</b> Surveyed by Annis, O'Sullivan, Vollebek Ltd.		PHASE #2 (LIMIT OF WORK) AREA =	2,622.0 sq. m. 35.5%
		PAVED SURFACE =	795.0 sq. m. 10.8%
		BUILDING FOOTPRINTS =	1,441.0 sq. m. 19.5%
		LANDSCAPE OPEN SPACE =	2,048.8 sq. m. 27.7%
		P.O.P.S. =	478.0 sq. m. 6.5%
		TOTAL =	7,384.8 sq. m. 100.0%
		<b>SEVERANCE AREA</b>	
		PHASE #1 AREA =	3,944.0 sq. m. 53.4%
		PHASE #2 AREA =	3,440.8 sq. m. 46.6%

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.

DO NOT SCALE DRAWINGS.

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**NOTATION SYMBOLS:**

- (01) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (02) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- (03) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (04) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- (05) - - - - - DETAIL NUMBER
- (06) TITLE
- (07) - - - - - DETAIL REFERENCE PAGE
- (08) - - - - - DETAIL CROSS REFERENCE PAGE

REVISIONS:	
1	ISSUED FOR SPC APPROVAL 2026 06 01
2	ISSUED FOR SPC APPROVAL 2026 05 15
3	ISSUED FOR BUILDING PERMIT #2 2026 05 14
4	ISSUED FOR INFORMATION 2026 05 11
5	ISSUED FOR TP2 - ADDENDUM 2 2026 04 24
6	REVISED AS PER GENERAL UPDATES 2026 02 25
7	ISSUED FOR BUILDING PERMIT #1 2025 12 12
8	ISSUED FOR SPA 2025 11 25
9	ISSUED FOR SPA 2025 11 21
10	GENERAL UPDATES 2025 11 06
11	RESPONSE TO ROUND 2 CITY COMMENTS 2025 10 08
12	ISSUED FOR FORMAL SPC SUBMISSION UPDATE 2025 09 02
13	ISSUED FOR OWNER / CONSULTANT REVIEW 2025 08 19
14	ISSUED FOR SPC APPLICATION 2025 08 03
15	ISSUED FOR ZBLA APPLICATION 2025 04 23
16	ISSUED FOR CONSULTANT UPDATE 2025 04 01
17	ISSUED FOR ZBLA APPLICATION 2025 03 05

REVISIONS:	
1	ISSUED FOR SPC APPROVAL 2026 06 01
2	ISSUED FOR SPC APPROVAL 2026 05 15
3	ISSUED FOR BUILDING PERMIT #2 2026 05 14
4	ISSUED FOR INFORMATION 2026 05 11
5	ISSUED FOR TP2 - ADDENDUM 2 2026 04 24
6	REVISED AS PER GENERAL UPDATES 2026 02 25
7	ISSUED FOR BUILDING PERMIT #1 2025 12 12
8	ISSUED FOR SPA 2025 11 25
9	ISSUED FOR SPA 2025 11 21
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16	ISSUED FOR CONSULTANT UPDATE 2025 04 01
17	ISSUED FOR ZBLA APPLICATION 2025 03 05

**ONTARIO ASSOCIATION OF ARCHITECTS**

**TCU Development Corporation**

ARCHITECT: **rla/architecture**  
roderick lahey architect inc.  
56 beech street, ottawa, ontario K1S 3J6  
t: 613.724.9932 f: 613.724.1209 rla@architecture.ca

PROJECT TITLE: **1137 OGLIVIE ROAD**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN PHASE 1 INTERIM**

DRAWN: R.V. CHECKED: K.R.

SCALE: 1:200 SHEET No.

PROJECT No: **SP-1**

2507

**1 SITE PLAN - PHASE 1**  
SCALE: 1:200

0m 5 10 20

SCALE 1:200

**KEY MAP**

**JOHN SEVIGNY C.E.T.**  
MANAGER, DEVELOPMENT REVIEW EAST  
PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

**REVISED**  
11:22 am, Jun 05, 2026

**APPROVED**  
By sevignyo at 11:22 am, Jun 05, 2026

**DRAWING NOTES**

- PROPERTY LINE
- TD3 ZONE: BUILDING SETBACK LINES
- PROPOSED 4.5m R.O.W
- ENTRY RAMP TO U/G GARAGE WITH TRENCH DRAIN
- OUTLINE OF TOWER ABOVE
- OUTLINE OF PARKING GARAGE
- LOADING BAY
- EX. CONCRETE SIDEWALK TO REMAIN
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- BELOW GRADE CISTERN IN PARKING GARAGE
- T.B.D. - 1.2 X 3.0 CONCRETE PAD FOR GAS EQUIPMENT WITH BOLLARDS AS REQUIRED (GAS BLOW OFF)
- SIAMISE CONNECTION
- PROPOSED UTILITIES, SEE CIVIL
- PRIVACY FENCE / GATE
- 6.0m WIDE FIRE ROUTE
- CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY, SEE CITY DETAIL SC 7.1
- 150mm HT CONCRETE BARRIER CURBS
- EXISTING HYDRO POLE & OVERHEAD WIRES
- FIRE HYDRANT
- HARD SURFACE WALK, SEE LANDSCAPE
- EXISTING TREE TO BE REMOVED
- FLUSH CURB AROUND ENTRY AREA
- MOUNTABLE APRON
- PROPOSED PHASE 1 P.O.P.S.
- BALCONY ABOVE
- EXISTING CEDAR HEDGE TO REMAIN
- T.B.D. - METAL GRATE - INTAKE / EXHAUST AIR SHAFT
- PRIVATE TERRACES AT GROUND LEVEL
- GARBAGE BIN PICKUP AREA
- SURFACE MOUNTED BIKE RACK
- INTERIM CONNECTION PATHWAY
- EXISTING BUILDING / ASPHALT PARKING LOT TO BE REMOVED
- EXISTING BUILDING AND PARKING TO REMAIN AS CONSTRUCTION STAGING AREA
- EXISTING ENTRANCE TO REMAIN
- ACCESSIBLE PARKING WITH 1.5m ACCESS AISLE AND DC
- PROPOSED CITY CYCLING BOULEVARD
- ENTRY CANOPY
- EXISTING CHAIN LINK FENCE TO REMAIN
- PROPOSED FUTURE LINE OF SEVERANCE
- PROPOSED NATURAL GAS METER STATION
- STORMWATER CISTERN ACCESS MANHOLE
- LOW PRECAST CONCRETE RETAINING WALL

**SITE PLAN SYMBOLS:**

- SOFT LANDSCAPE PLANTING
- STONE DUST SURFACE AT TEMPORARY POIS
- ENTRANCE BOULEVARD / WALKWAYS
- PRIVATE PATIOS
- PROPOSED CONCRETE SURFACE / CITY SIDEWALK
- BIKE RACK (0.8x1.8m BIKE PARKING SPACE)
- MAIN ENTRANCE DOOR
- SERVICE / EXIT DOOR
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- SIAMISE CONNECTION
- FIRE HYDRANT

**LEGAL DESCRIPTION**  
**TOPOGRAPHIC PLAN OF SURVEY OF**  
**PART OF LOT 18**  
**REGISTERED PLAN 217**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.