



PROJECT INFORMATION			
Zoning By-law 2006-250 Consolidation	LC6	SITE AREA	0.74 ha, 7,384.8 sq. m, 78,489 sq. ft.
ZONING	REQUIRED	PROVIDED	
ZONE	LC6	TD3 [XXXX]	
BUILDING HEIGHT	12.5m	30 STOREYS / 97.0m	
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m @ 0.0m²	4.5m @ 200.0m²	
FRONT YARD SETBACK	3.0m	1.5m	
CORNER SIDE YARD SETBACK	3.0m	4.6m	
INTERIOR YEAR SETBACK: 6 STOREYS & BELOW	5.0m	7.9m	
INTERIOR YEAR SETBACK: 7 STOREYS & ABOVE	N/A	21.6m	
REAR YARD SETBACK: 6 STOREYS & BELOW	NO MINIMUM	4.6m	
REAR YARD SETBACK: 7 STOREYS & ABOVE	N/A	8.2m	
AMENITY AREA - TOTAL 6.0m² PER UNIT	4,956.0m²	5,000.0m²	
AMENITY AREA - 50% COMMUNAL PER UNIT	2,478.0m²	3,392.0m²	
VEHICLE PARKING - RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING	401	417	
VEHICLE PARKING - VISITOR - 0.1 PER UNIT, MAX. 30 PER BUILDING	60	60	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	413	413	
BIKE & DRIVEWAY MINIMUM MAXIMUM WIDTH	6.0m / 6.7m	6.0m	
TOWER SEPARATION - GUIDELINE ONLY	23m	31.0m	
TOWER FLOOR PLATE - GUIDELINE ONLY	750m²	806.0m²	

PROJECT DEVELOPER		BUILDING STATISTICS	
TCU Development Corporation 150 Isabella Street, Unit 1207 Ottawa ON K1S 5H3 Tel: (613) 680-5582 Cell: (---) --- E-Mail: e.johnson@tcudevcorp.com			
URBAN PLANNER 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			
CIVIL ENGINEER Stantec 300 - 1331 Clyde Avenue Ottawa, ON K2C 3G4 Tel: (613) 297-0571 Cell: (613) --- Email: ---		GROSS BUILDING - AREA WEST TOWER 'A' (CITY OF OTTAWA'S DEFINITION) GROUND FLOOR 1,506.1 sq. m, 16,212 sq. ft. 2nd & 3rd FLOOR 2 x 1,466.0 sq. m, 2,942.0 sq. m, 31,560 sq. ft. 4th FLOOR 1,430.9 sq. m, 15,479 sq. ft. 5th FLOOR 1,125.1 sq. m, 12,111 sq. ft. 6th FLOOR 1,215.5 sq. m, 13,083 sq. ft. 7th FLOOR 597.2 sq. m, 6,428 sq. ft. 8th - 30th FLOOR - TOWER 23 x 60.422 sq. m, 15,649.7 sq. m, 168,452 sq. ft. 31st AMENITY / MECHANICAL PENTHOUSE 0.0 sq. m, 0.0 sq. ft. TOTAL AREA 24,463.7 sq. m, 263,325 sq. ft. TOWER FOOTPRINT AREA (INCLUDING BALCONIES / PROJECTIONS) 806.0 sq. m, 8,678 sq. ft.	
LANDSCAPE ARCHITECT 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		GROSS BUILDING - AREA EAST TOWER 'B' (CITY OF OTTAWA'S DEFINITION) GROUND FLOOR 1,170.7 sq. m, 12,601 sq. ft. 2nd & 3rd FLOOR 2 x 1,484.8 sq. m, 2,969.2 sq. m, 31,960 sq. ft. 4th FLOOR 1,430.9 sq. m, 15,402 sq. ft. 5th FLOOR 802.5 sq. m, 8,638 sq. ft. 6th FLOOR 947.3 sq. m, 10,197 sq. ft. 7th FLOOR 615.5 sq. m, 6,655 sq. ft. 8th - 30th FLOOR - TOWER 23 x 69.707 sq. m, 15,955.3 sq. m, 171,741 sq. ft. 31st AMENITY / MECHANICAL PENTHOUSE 0.0 sq. m, 0.0 sq. ft. TOTAL AREA 23,891.3 sq. m, 257,164 sq. ft. TOWER FOOTPRINT AREA (INCLUDING BALCONIES / PROJECTIONS) 800.0 sq. m, 8,609 sq. ft. TOTAL AREA: BOTH TOWERS 48,355.0 sq. m, 520,489 sq. ft.	

TRANSPORTATION ENGINEER			
CGH Transportation Inc. 6 Plaza Court Ottawa, ON K2H 7W1 Tel: (343) 999-9117 Cell: (613) 697-3797 Email: Christopher.Gordon@CGHTransportation.com			
SURVEYOR Annis O'Sullivan Vollebek Ltd. Ontario Land Surveyors 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 Fax: (613) 727-1079			

GEOTECHNICAL ENGINEER			
Paterson Group 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: 613.226-7381 Email: MD'Arcy@Patersongroup.ca			
WIND / SOUND ENGINEER 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			
TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 18 REGISTERED PLAN 217 CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebek Ltd.			
LOT COVERAGE			
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%	

UNIT STATISTICS			
	WEST TOWER 'A'	EAST TOWER 'B'	TOTAL
STUDIO	143	78	221
1 BEDROOM UNIT	102	179	281
1 BEDROOM + DEN UNIT	50	29	79
2 BEDROOM UNIT	95	86	181
2 BEDROOM + DEN UNIT	28	19	47
3 BEDROOM UNIT	0	17	17
TOTAL	418	408	826

CAR PARKING			
AREA 'X' ON SCHEDULE 1A			
MINIMUM REQUIRED			
RESIDENCE	-0.5 PER DWELLING UNIT	401	
VISITOR	-0.1 PER DWELLING UNIT	60	
COMMERCIAL - RESTAURANT	-1 PER 250m² GFA	---	
COMMERCIAL - RETAIL	-1 PER 250m² GFA	---	
TOTAL		461	
PROVIDED			
RESIDENCE	-0.5 PER UNIT	417	
VISITOR	-0.1 PER UNIT	60	
COMMERCIAL - RESTAURANT	-1 PER 250m² GFA	---	
COMMERCIAL - RETAIL	-1 PER 250m² GFA	---	
TOTAL		477	

AMENITY SPACE			
EXTERIOR NORTH EDGE - COMMUNAL =	730.0 sq. m.		
EXTERIOR COURTYARD - COMMUNAL =	380.0 sq. m.		
EXTERIOR AT GRADE TERRACE - PRIVATE =	200.0 sq. m.		
1st FL. INTERIOR LOBBY - COMMUNAL =	370.0 sq. m.		
1st FL. INTERIOR FLEX AREA - COMMUNAL =	545.0 sq. m.		
7th FLOOR TERRACE - PRIVATE =	158.0 sq. m.		
7th FLOOR TERRACE - COMMUNAL =	517.0 sq. m.		
ROOF TOP AMENITY ROOM =	700.0 sq. m.		
ROOF TOP AMENITY TERRACE =	150.0 sq. m.		
PRIVATE TERRACE =	150.0 sq. m.		
PRIVATE BALCONIES =	1,100.0 sq. m.		
TOTAL =	5,000.0 sq. m.		
TOTAL COMMUNAL =	3,392.0 sq. m.		
REQUIRED - 6.0m² PER UNIT (823) =	4,938.0 sq. m.		
REQUIRED COMMUNAL @ 50% =	2,469.0 sq. m.		

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 A800 SERIES.		
(D)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.		
(000)	DETAIL NUMBER		
(-)	TITLE		
(-)	SCALE		
(-)	DETAIL REFERENCE PAGE		
(-)	DETAIL CROSS REFERENCE PAGE		

