



PROJECT INFORMATION			
Zoning By-law 2008-250 Consolidation	IP12 F (1.5)	SITE AREA	1.2 ha.
			12,140.3 sq. m 130,677 sq. ft.
ZONING	REQUIRED	PROVIDED	
DEVELOPABLE AREA		7,653.0m ²	
ZONE	R5B	R5B	
BUILDING HEIGHT	37.0m	9 STOREYS / 33.0m	
ALLOWABLE PROJECTION - AMENITY LEVEL	---	1 STOREY / 4.0m	
DENSITY: RESIDENTIAL USE, ___ units/hectare MIN.	---	430	
DENSITY: RESIDENTIAL FSI	---	3.25	
FRONT YARD SETBACK	1.5m	6.5m	
INTERIOR YARD SETBACK	3.0m	2.7m & 4.0m	
REAR YARD SETBACK	25% OF LOT DEPTH / MAX 7.5m	29.4m	
MINIMUM LOT WIDTH	22.5m	144.28m	
LANDSCAPED AREA	30%	41%	
SET BACK FROM WATERCOURSES/BODIES	30m	30m	
MINIMUM LOT AREA	675m ²	12,144.0m ²	
AMENITY AREA - TOTAL 6.0m ² PER UNIT (329 Units)	1,974.0m ²	3,025.0m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT	987.0m ²	3,025.0m ²	
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING	159	186	
VEHICLE PARKING: VISITOR - 0.2 PER UNIT, MAX. 60 PER BUILDING	60	30	
BICYCLE PARKING: RESIDENTIAL - 0.5 PER UNIT	165	350	
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m	

PROJECT DEVELOPER TCU Development Corporation 150 Isabella Street, Unit 1207 Ottawa ON K1S 6H3 Tel: (613) 680-5582 E-Mail: e.johnson@tcudevcorp.com	BUILDING STATISTICS GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION) GROUND FLOOR 1,022.9 sq. m. 11,010 sq. ft. 2nd & 3rd FLOOR 2 x 3,422.3 sq. m. 73,676 sq. ft. 3,434.6 sq. m. 36,971 sq. ft. 4th FLOOR 2 x 3,434.6 sq. m. 73,676 sq. ft. 5th & 6th FLOOR 2 x 3,434.6 sq. m. 73,676 sq. ft. 7th - 9th FLOOR 3 x 2,231.9 sq. m. 6,695.0 sq. m. 3 x 24,025 sq. ft. 72,075 sq. ft. AMENITY / MECHANICAL LEVEL 0.0 sq. m. 000 sq. ft. TOTAL AREA 24,866.9 sq. m. 267,674 sq. ft.
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URBAN PLANNER Fotenn Consulting 396 Cooper Street, Suite 300 Ottawa, ON K2P 2H7 Tel: (613) 730-5709 E-Mail: yakichuk@fotenn.com E-Mail: henderson@fotenn.com	UNIT STATISTICS STUDIO 22.2% 73 1 BEDROOM UNIT 34.4% 113 1 BEDROOM + DEN UNIT 16.1% 53 2 BEDROOM UNIT 20.4% 67 2 BEDROOM + DEN UNIT 3.0% 10 3 BEDROOM UNIT 3.9% 13 TOTAL 100% 329
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CIVIL ENGINEER Parsons Corporation 1223 Michael Street, Suite 100, Ottawa, ON K1J 7T2 Tel: (613) 601-1528 Cell: (343) 998-1436 Email: Tamara.Harb@parsons.com	CAR PARKING AREA 'X' on SCHEDULE 1A MINIMUM REQUIRED RESIDENCE - 0.5 PER UNIT AFTER 12 159 VISITOR - 0.2 PER UNIT AFTER 12 60 TOTAL 219 PROVIDED RESIDENCE - 0.56 PER UNIT 186 VISITOR - 0.08 PER UNIT 30 TOTAL 216
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LANDSCAPE ARCHITECT Fotenn Consulting 396 Cooper Street, Suite 300 Ottawa, ON K2P 2H7 Tel: (613) 730-5709 E-Mail: mitchell@fotenn.com E-Mail: fountain@fotenn.com	BICYCLE PARKING REQUIRED - 0.5 PER UNIT (329 UNITS) 165 PROVIDED EXTERIOR 20 GROUND FLOOR 310 PARKING GARAGE 20 TOTAL 350
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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 Email: john.kingsley@cghttransportation.com	AMENITY SPACE EXTERIOR: COMMUNAL = 500.0 sq. m. 1st FL. INTERIOR: COMMUNAL = 650.0 sq. m. 2nd/6th FL. INTERIOR: COMMUNAL (25 x 5) = 125.0 sq. m. 10th FLOOR AMENITY ROOM = 950.0 sq. m. 10th FLOOR AMENITY TERRACE = 500.0 sq. m. TOTAL = 3,025.0 sq. m. TOTAL COMMUNAL = 3,025.0 sq. m. REQUIRED - 6.0m ² PER UNIT (329) = 1,974.0 sq. m. REQUIRED COMMUNAL @ 50% = 1,867.0 sq. m.
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SURVEYOR 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	CLIENT: TCU Development Corporation
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GEOTECHNICAL ENGINEER paterson group 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: 613.226-7381 Email: mdarcy@patersongroup.ca	ARCHITECT: rla / architecture roderick lahey architect inc. 56 beech street, ottawa, ontario K1S 3J6 t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca
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WIND / SOUND ENGINEER Gradient Wind 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (343) 643-0026 E-Mail: david.huitema@gradientwind.com	LOT COVERAGE DEVELOPABLE LANDS = 7,653.0 sq. m. 63.0% NON-DEVELOPABLE LANDS = 4,487.3 sq. m. 37.0% TOTAL = 12,140.3 sq. m. 100.0% DEVELOPABLE AREA BRAKE DOWN POPS = 765.3 sq. m. 10.0% PAVED SURFACE = 733.9 sq. m. 9.6% BUILDING FOOTPRINT = 3,004.5 sq. m. 39.3% LANDSCAPE OPEN SPACE = 3,149.3 sq. m. 41.1% TOTAL = 7,653.0 sq. m. 100.0% WASTE REQUIREMENT GARBAGE - 0.11 PER UNIT 6 - 4Y BRKS 36 YARDS RECYCLING GMP - 0.018 PER UNIT 2 - 4Y BRKS 6 YARDS RECYCLING FIBER - 0.038 PER UNIT 4 - 4Y BRKS 13 YARDS COMPOST - 240L PER 50 UNITS 7 OVERSIZED GARBAGE AREA (SUGGESTED) 10m ²
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LEGAL DESCRIPTION PLAN OF SURVEY OF PART OF LOT 15 CONCESSION JUNCTION GORE GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebakk Ltd.	PROJECT TITLE: 1867 ALTA VISTA DRIVE OTTAWA ONTARIO SHEET TITLE: SITE PLAN
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DRAWN: R.V. SCALE: 1:250 PROJECT No: 2516	CHECKED: K.R. SHEET No: SP-1
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