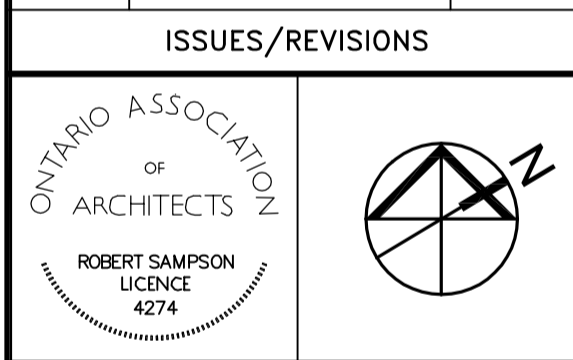


Site Plan

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

Issue	Description	Date
ISSUES/REVISIONS		



Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 12 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geospatial Ltd. June 04, 2015

**WZMH ARCHITECTS**  
95 St. Clair Av W  
Suite 1500  
Toronto, Ontario  
Canada M4V 1N6  
T 416.961.4111  
F 416.961.3176

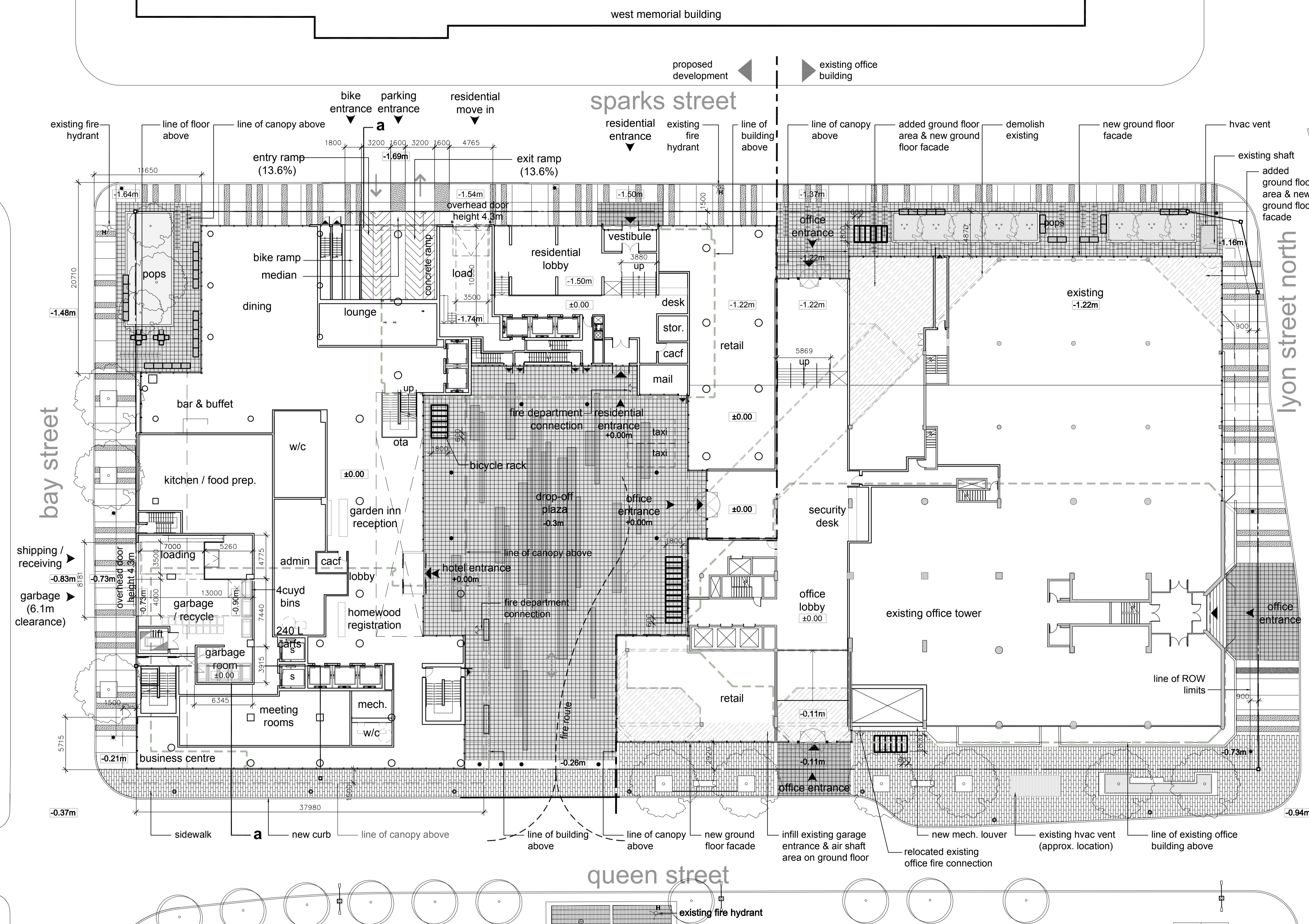
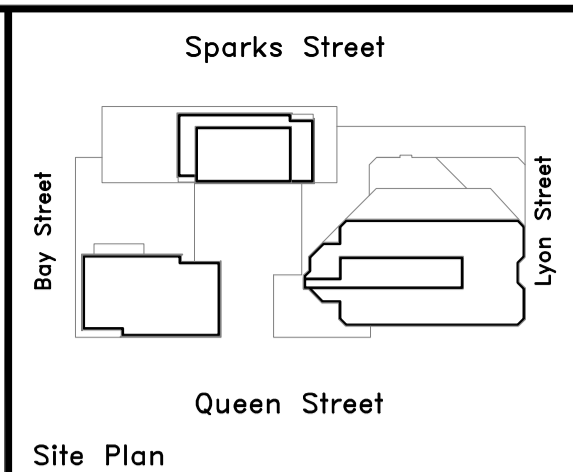
**Morguard**  
350 SPARKS STREET  
350 Sparks Street, Ottawa,  
K1R 7S8

Sheet Title:  
CONTEXT PLAN

Scale: 1:2000

Project Number: 06409.000

Drawing Number: A-001



**building statistics**

site data		building data		parking		
site area	7,463.70m <sup>2</sup>	proposed building(s) height				
ground floor area*	5,449.26m <sup>2</sup>	north tower (residential)	151.61m ASL	existing office parking spaces*	(0.75/100m <sup>2</sup> gfa)	142 cars
landscape open space - ground (including entry plaza)*	2,014.44m <sup>2</sup>	south tower (hotel)	158.31m ASL	proposed hotel parking spaces	(0.5/100m <sup>2</sup> gfa)	93 cars
		podium	3 to 6 floors	proposed residential		0 cars
floor space index	7.1	proposed GFA		total parking spaces		235
site coverage*	0.73	north tower (residential)	14,744m <sup>2</sup>	(includes 14 barrier free spaces / 15 visitor / 3 car share/3 car pool)		314
landscape open space*	27%	south tower (hotel)	18,618m <sup>2</sup>	bicycle		
		ground level (commercial)	267m <sup>2</sup>	residential bicycle parking spaces	(0.5 spaces/unit)	125
		ground level addition (office)	157m <sup>2</sup>	hotel bicycle parking spaces	(1/1,000m <sup>2</sup> )	19
		total building GFA	33,786m <sup>2</sup>	loading space		
easements and setbacks		total number of residential units	250 units	residential		0
zone MD H(64) / zone MD	153.93m to 159.80m ASL	total residential amenity area (6.0m <sup>2</sup> /unit)	1,500m <sup>2</sup>	hotel		2
minimum front yard setback	City of Ottawa Zoning By-law 2008-250	indoor and outdoor amenity space	1,500m <sup>2</sup>			2
minimum side yard setback (west)	City of Ottawa Zoning By-law 2008-250	minimum communal amenity space	750m <sup>2</sup>			
minimum side yard setback (east)	City of Ottawa Zoning By-law 2008-250					
minimum rear yard setback	City of Ottawa Zoning By-law 2008-250	total number of hotel units	303 keys			
	no setback					

0.00 = +73.76m

Site Plan

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 15 (North of Queen St) REGISTERED PLAN No. 3022 CITY OF OTTAWA prepared by Stanton Geospatial Ltd. June 04, 2015

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95 St. Clair Av W  
Suite 1500  
Toronto, Ontario  
Canada M4V 1N6  
T 416.961.4111  
F 416.961.3176

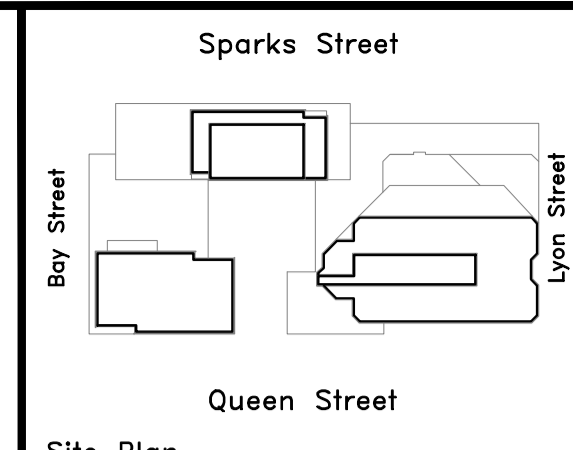
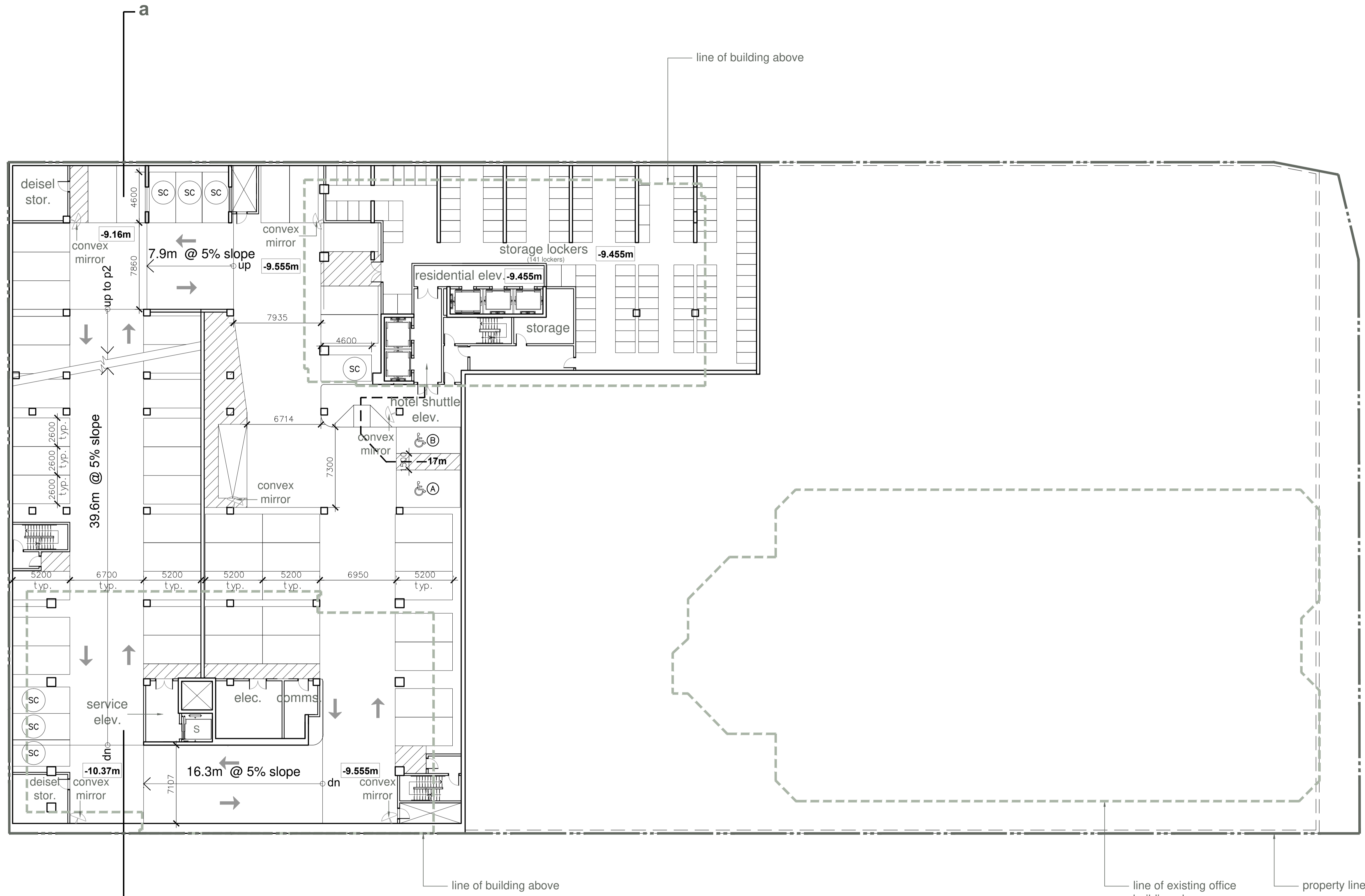


350 SPARKS STREET  
350 Sparks Street, Ottawa,  
K1R 7S8

Sheet Title:  
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Project Number: 06409.000  
Drawing Number: A-002

Plot Time: Oct 15, 2015 - 4:09pm  
 Drawing Name: R:\6409\CAD\SPA\A-101.dwg



Site Plan

A	RIO SUBMISSION	2015APR24
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B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

Issue Description Date

ISSUES/REVISIONS



Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 15 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geomatics Ltd. June 04, 2015

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 Toronto, Ontario  
 Canada M4V 1N6  
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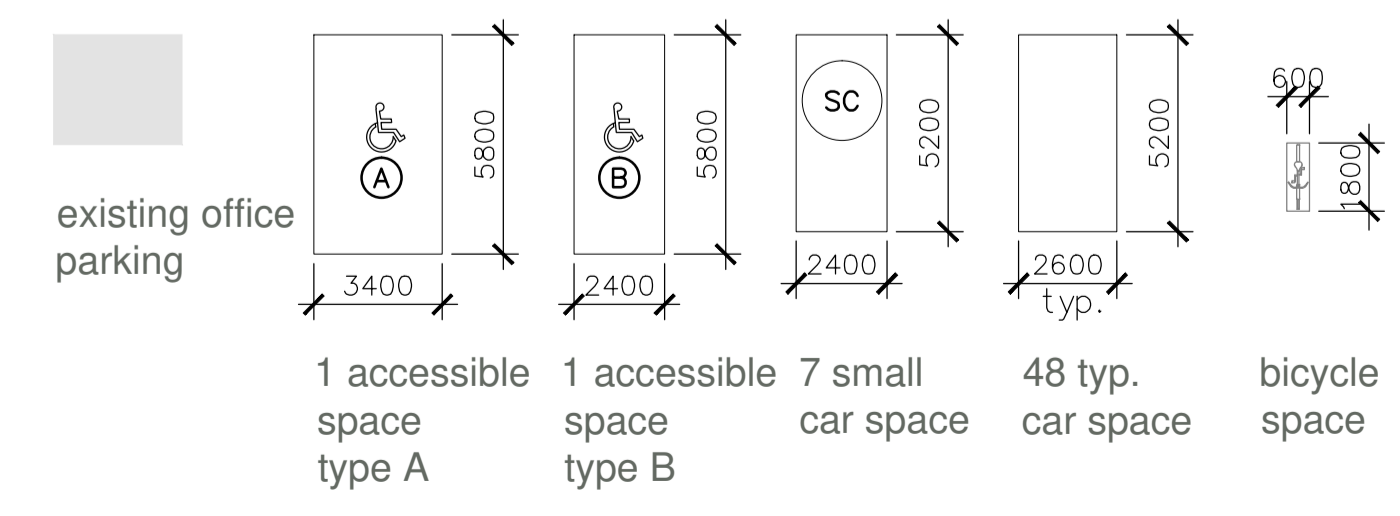
350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

Sheet Title:  
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Scale: 1:200

Project Number: 06409.000

Drawing Number: A-101

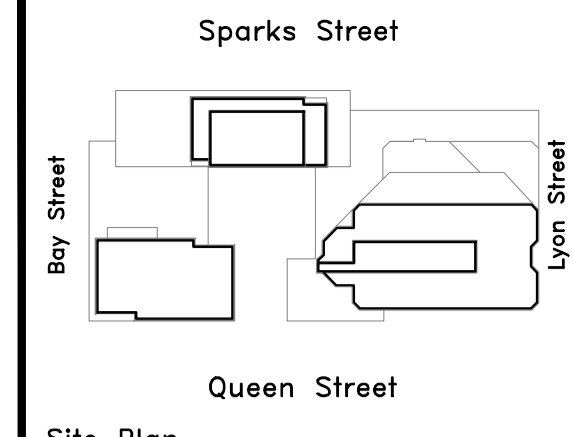


no. of parking spaces

proposed:	size		barrier free		proposed:	existing:
	2.6mX5.2m	2.4mX4.6m	type A	type B		
p1	18	11	3	3	35	77
p2	43	10	3	3	59	94
p3	38	9	1	1	49	0
total	99	30	7	7	143	171

total: 143 + 171 = 314 (including 15 visitor & 3 car share)  
 tandem spaces = 31 (not included in no. of spaces)

0.00 = +73.76m

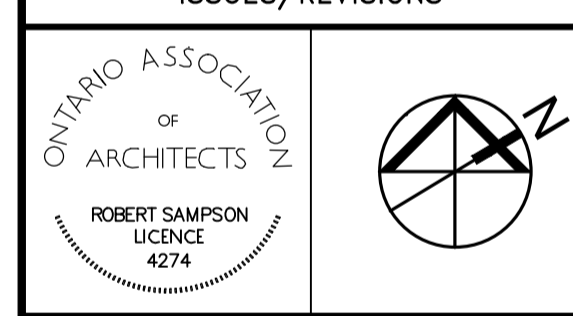


Site Plan

A RIO SUBMISSION 2015APR24

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS		
Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015



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95 St. Clair Av W  
Suite 1500  
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Canada M4V 1N6  
T 416.961.4111  
F 416.961.3176



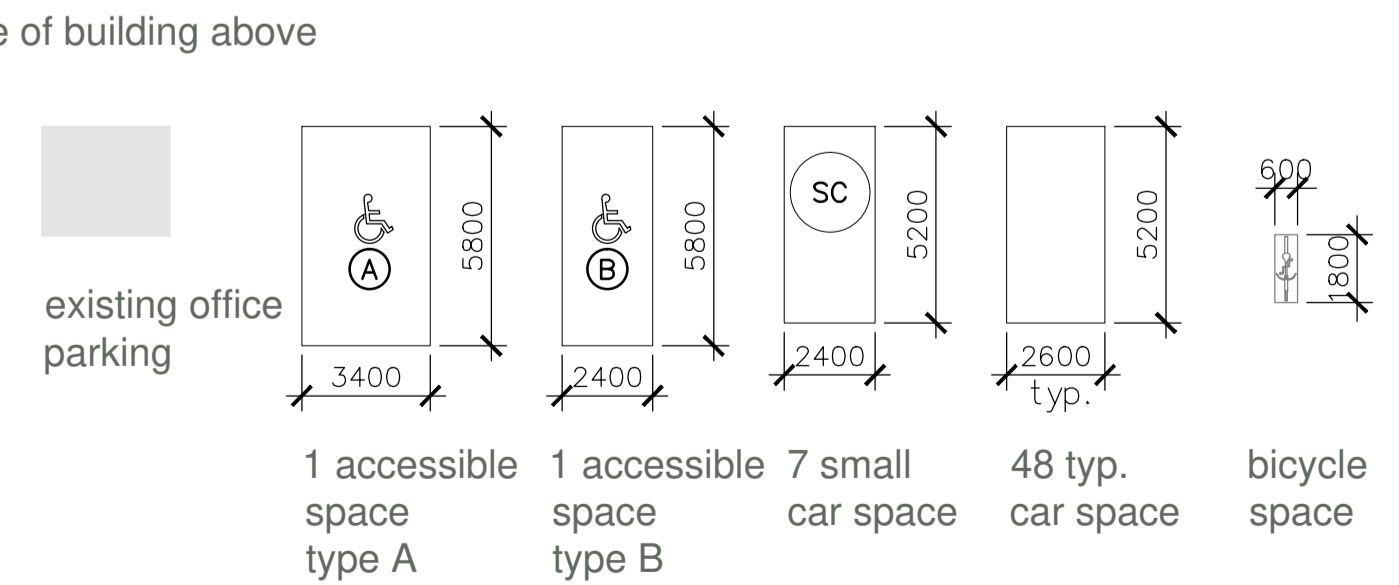
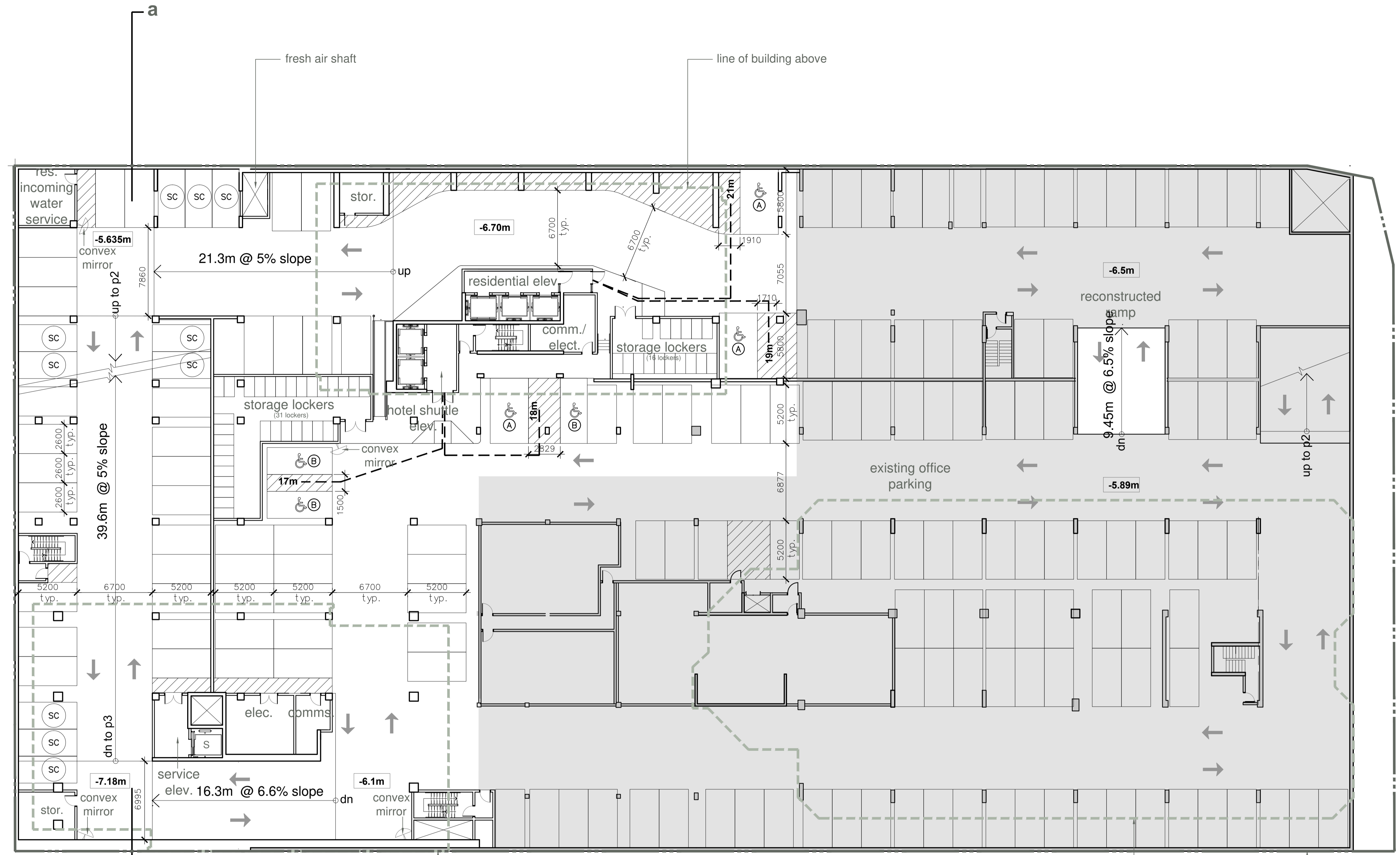
350 SPARKS STREET  
350 Sparks Street, Ottawa,  
K1R 7S8

Sheet Title:  
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Scale: 1:200

Project Number: 06409.000

Drawing Number: A-102

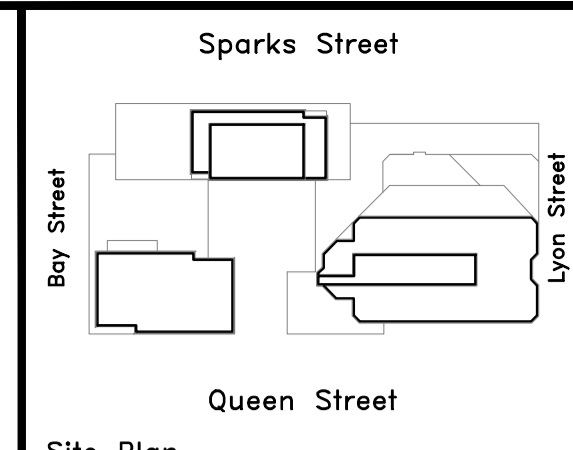


proposed:	size		barrier free		proposed: total	existing: total
	2.6mX5.2m	2.4mX4.6m	type A	type B		
p1	18	11	3	3	35	77
p2	43	10	3	3	59	94
p3	38	9	1	1	49	0
total	99	30	7	7	143	171

total: 143 + 171 = 314 (including 15 visitor & 3 car share)  
tandem spaces = 31 (not included in no. of spaces)

0.00 = +73.76m

Plot Time: Oct 15, 2015 - 4:10pm  
Drawing Name: R:\6409\CAD\SPA\A-102.dwg



Site Plan

A RIO SUBMISSION 2015APR24

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS		
Issue	Description	Date

ONTARIO ASSOCIATION OF ARCHITECTS  
 ROBERT SAMPSON  
 LICENCE 4274

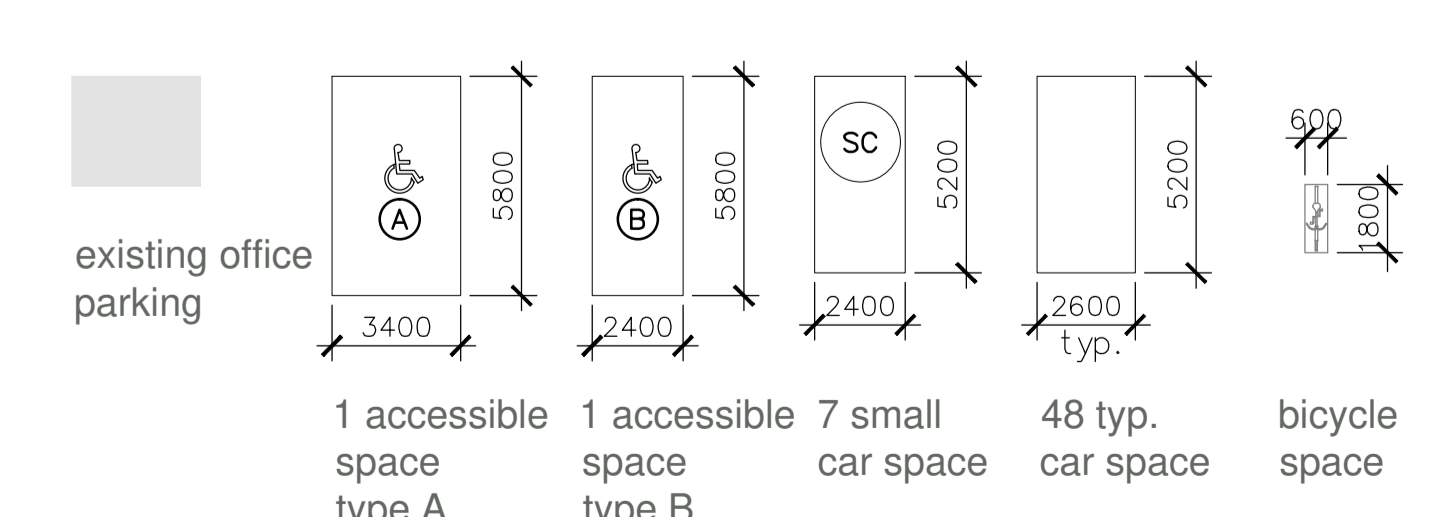
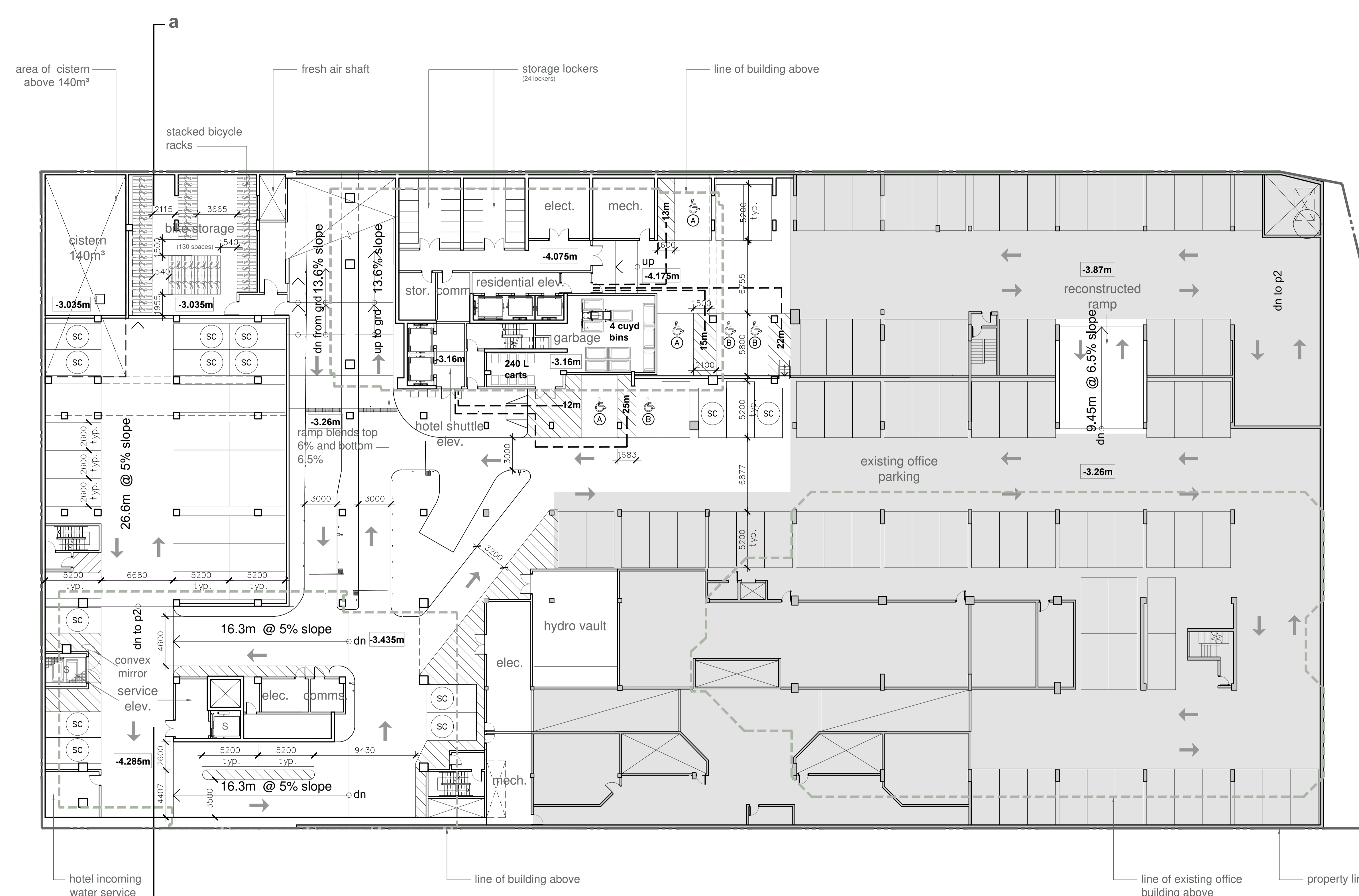
Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 15 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geomatics Ltd. June 04, 2015

**WZMH ARCHITECTS**  
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 F 416.961.3176

**Morguard**  
 350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

Sheet Title:  
**PLAN-P1 LEVEL**

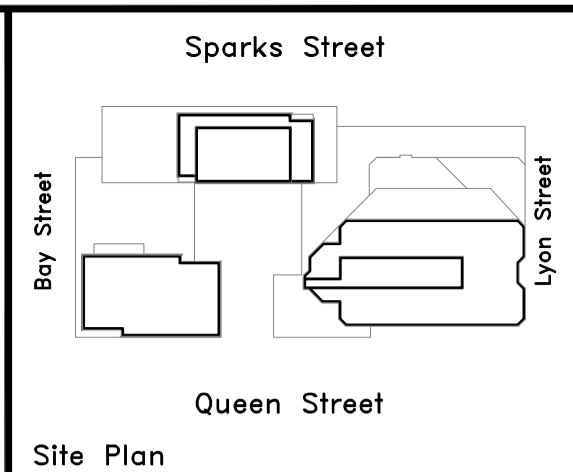
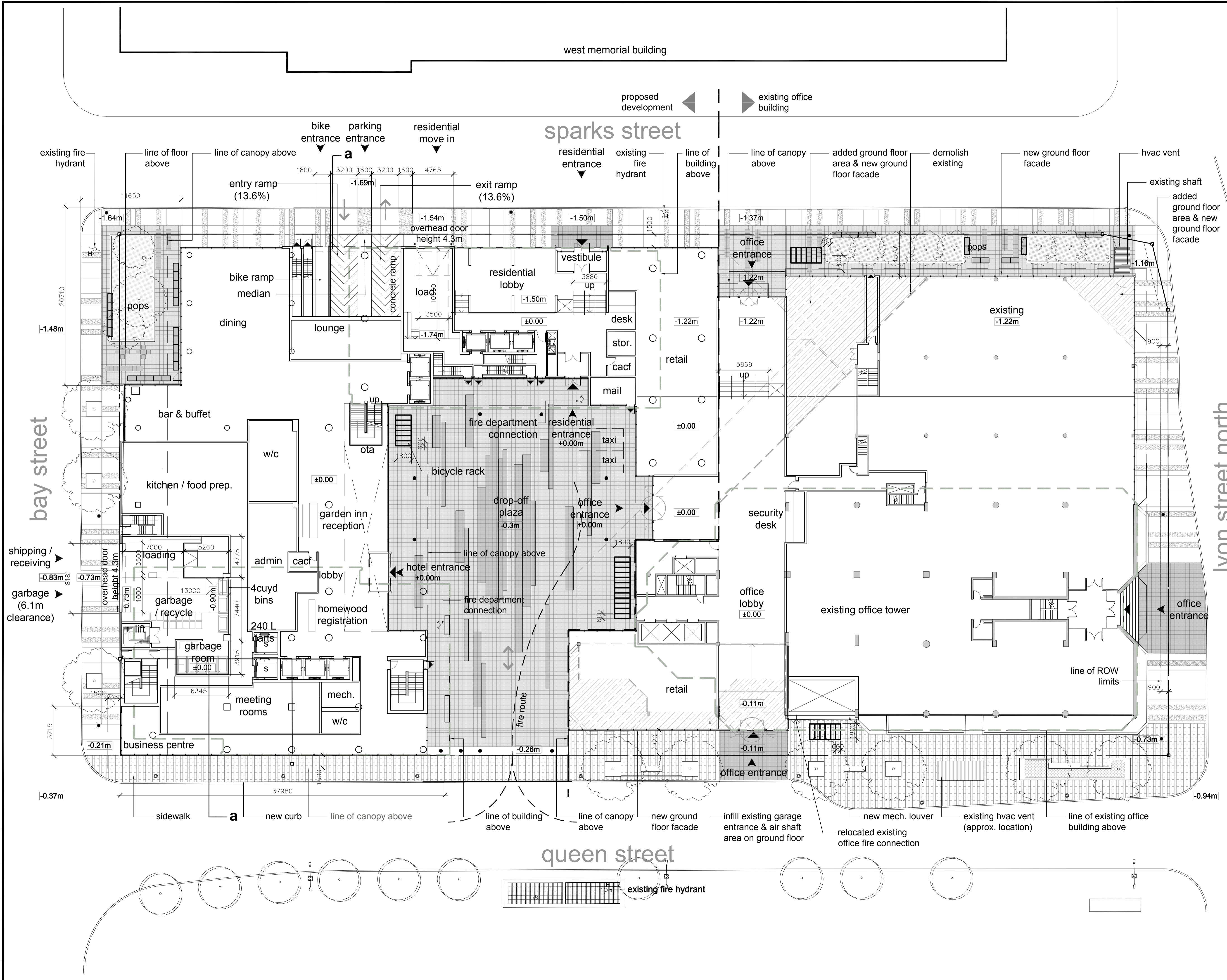
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 Project Number: 06409.000  
 Drawing Number: A-103



proposed:	size		barrier free		proposed:	existing:
	2.6mX5.2m	2.4mX4.6m	type A	type B		
p1	18	11	3	3	35	77
p2	43	10	3	3	59	94
p3	38	9	1	1	49	0
total	99	30	7	7	143	171

total: 143 + 171 = 314 (including 15 visitor & 3 car share)  
 tandem spaces = 31 (not included in no. of spaces)

0.00 = +73.76m



Site Plan

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

ONTARIO ASSOCIATION OF ARCHITECTS  
 ROBERT SAMPSON  
 LICENSE 4274

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 95 St. Clair Av W  
 Suite 1500  
 Toronto, Ontario  
 Canada M4V 1N6  
 T 416.961.4111  
 F 416.961.3176

**Morguard**  
 350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

Sheet Title:  
**PLAN-GROUND FLOOR**

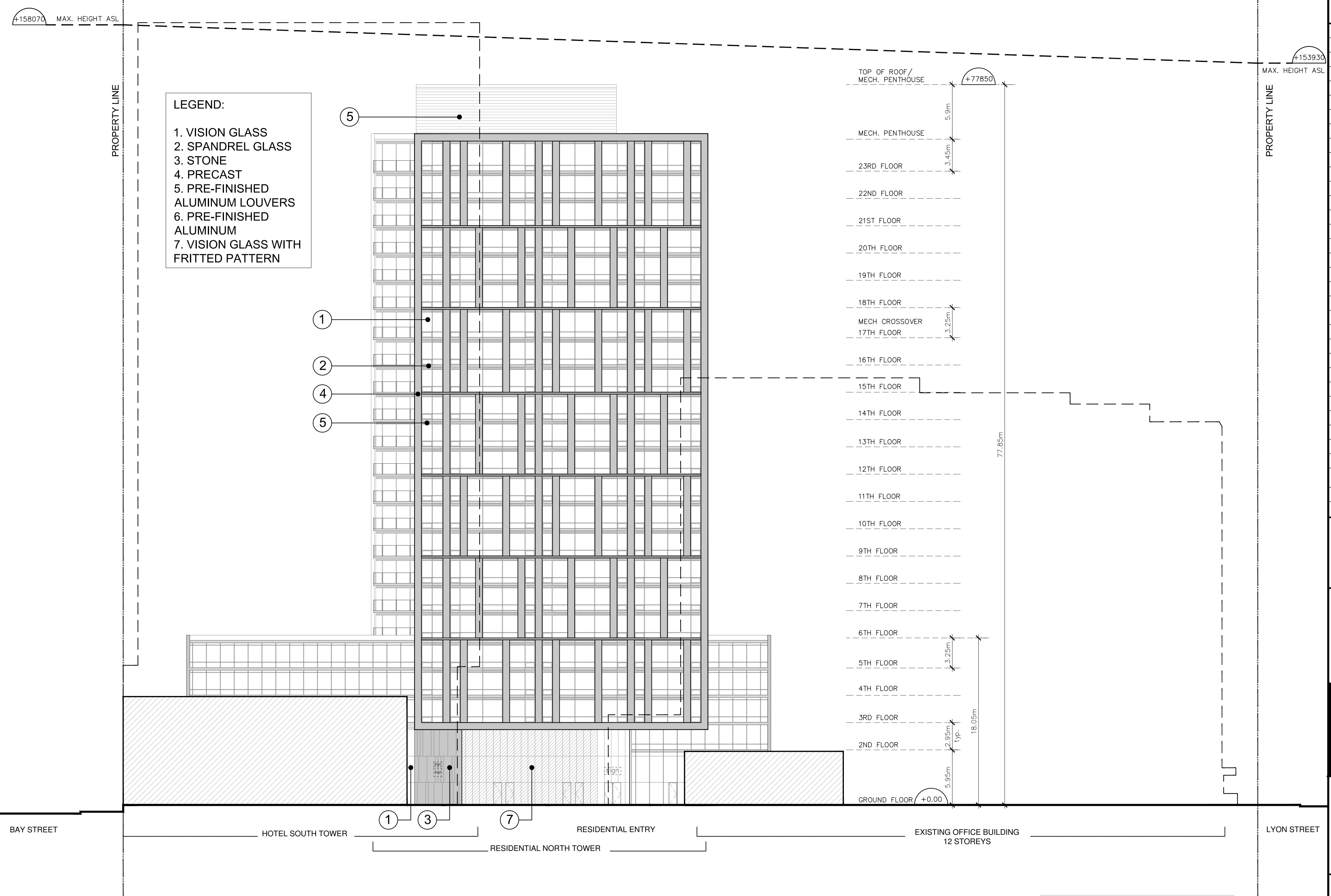
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Drawing Number: A-104

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Plot Time: Oct 15, 2015 - 3:59pm  
 Drawing Name: R:\6409\CAD\SPA\A-401-ADD.NO.1.dwg



- LEGEND:**
- 1. VISION GLASS
  - 2. SPANDREL GLASS
  - 3. STONE
  - 4. PRECAST
  - 5. PRE-FINISHED ALUMINUM LOUVERS
  - 6. PRE-FINISHED ALUMINUM
  - 7. VISION GLASS WITH FRITTED PATTERN

TOP OF ROOF/  
MECH. PENTHOUSE +77850

MECH. PENTHOUSE 5.9m

23RD FLOOR 3.45m

22ND FLOOR

21ST FLOOR

20TH FLOOR

19TH FLOOR

18TH FLOOR

MECH CROSSOVER 3.25m

17TH FLOOR

16TH FLOOR

15TH FLOOR

14TH FLOOR

13TH FLOOR

12TH FLOOR

11TH FLOOR

10TH FLOOR

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

5TH FLOOR 3.25m

4TH FLOOR

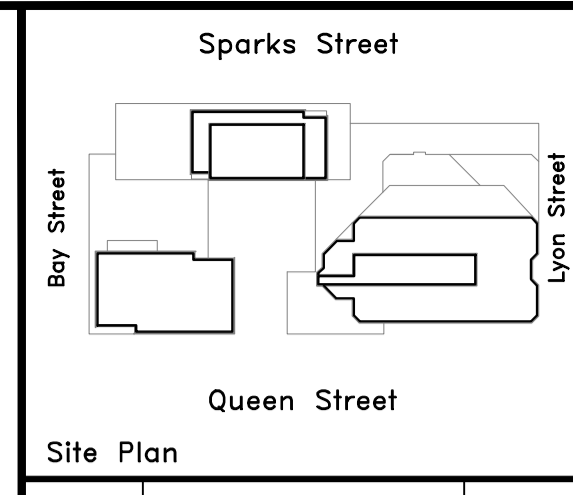
3RD FLOOR

2ND FLOOR 2.95m typ.

GROUND FLOOR +0.00 5.95m

77.85m

18.05m

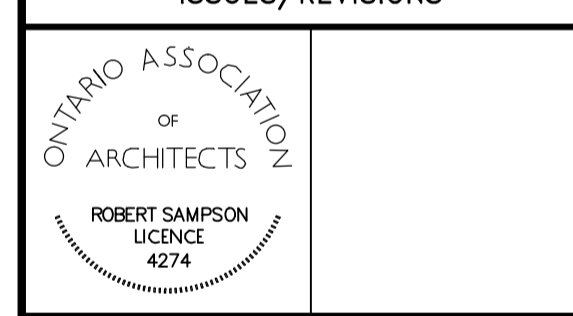


Site Plan

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015



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**WZMH ARCHITECTS**  
 95 St. Clair Av W  
 Suite 1500  
 Toronto, Ontario  
 Canada M4V 1N6  
 T 416.961.4111  
 F 416.961.3176

**Morguard**  
 350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

Sheet Title:  
**ELEVATION—  
 NORTH TOWER—  
 SOUTH ELEVATION**

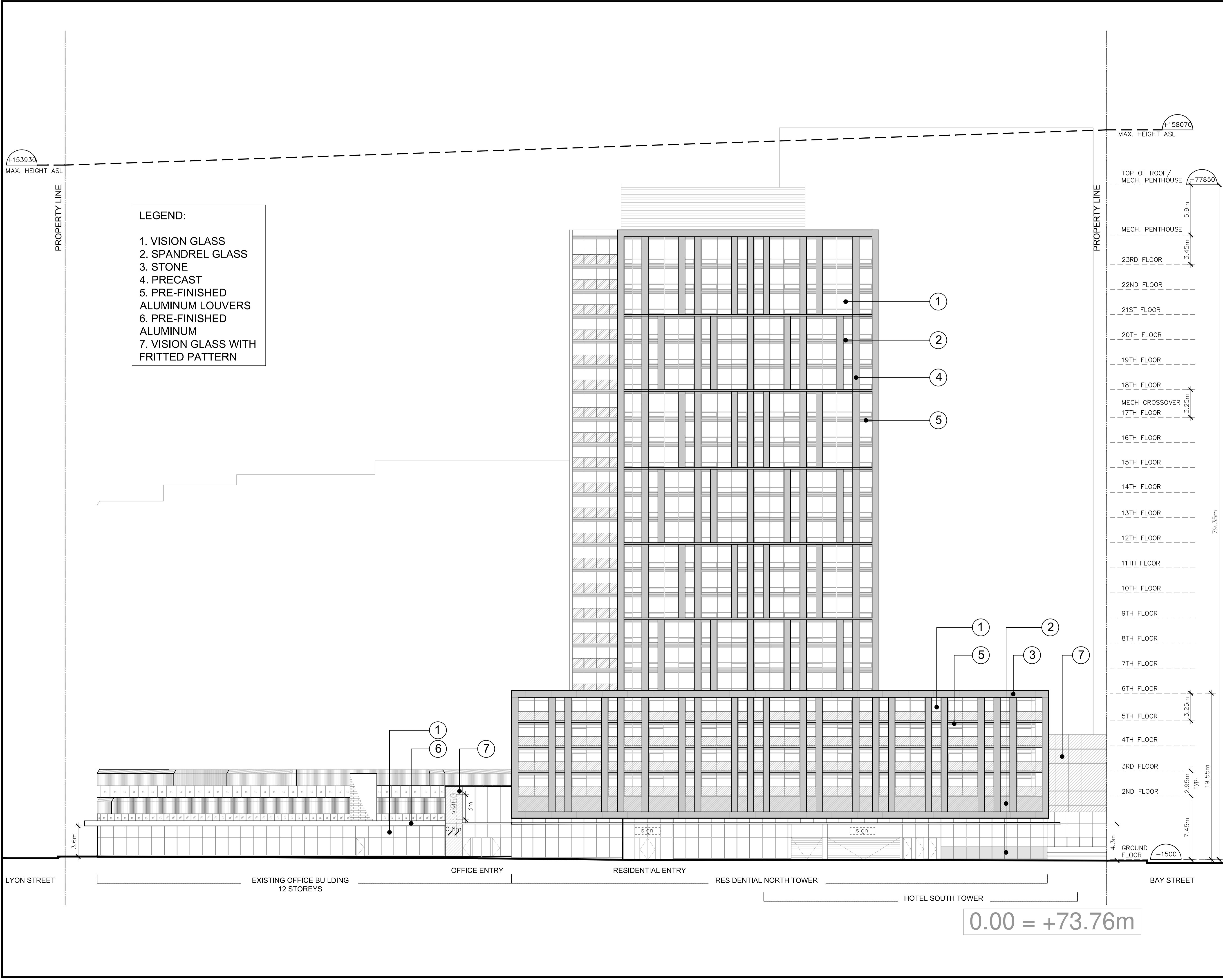
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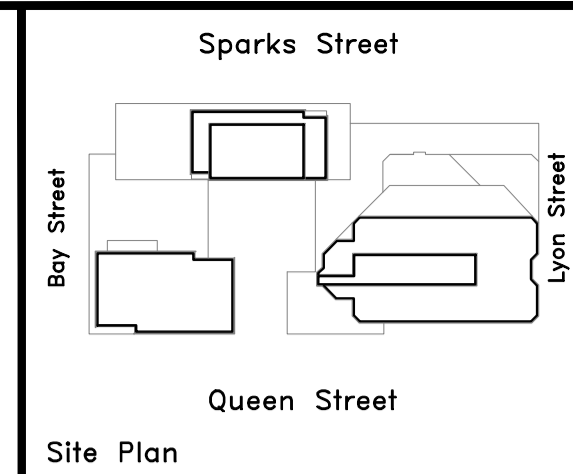
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0.00 = +73.76m

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- LEGEND:**
- 1. VISION GLASS
  - 2. SPANDREL GLASS
  - 3. STONE
  - 4. PRECAST
  - 5. PRE-FINISHED ALUMINUM LOUVERS
  - 6. PRE-FINISHED ALUMINUM
  - 7. VISION GLASS WITH FRITTED PATTERN



Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

**ISSUES/REVISIONS**

ONTARIO ASSOCIATION OF ARCHITECTS  
 ROBERT SAMPSON  
 LICENCE 4274

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 95 St. Clair Av W  
 Suite 1500  
 Toronto, Ontario  
 Canada M4V 1N6  
 T 416.961.4111  
 F 416.961.3176

**Morguard**  
 350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

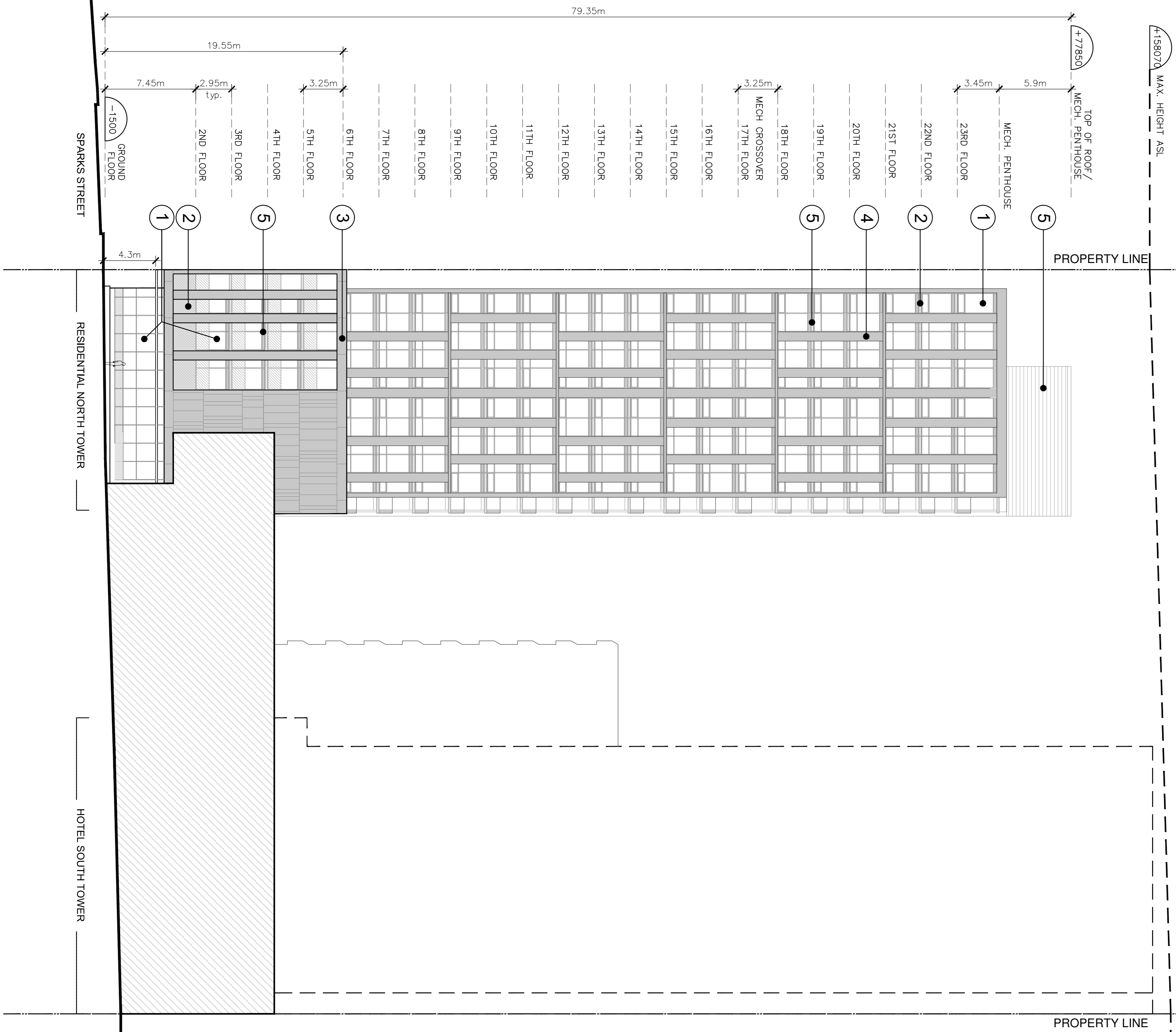
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Scale: 1:200

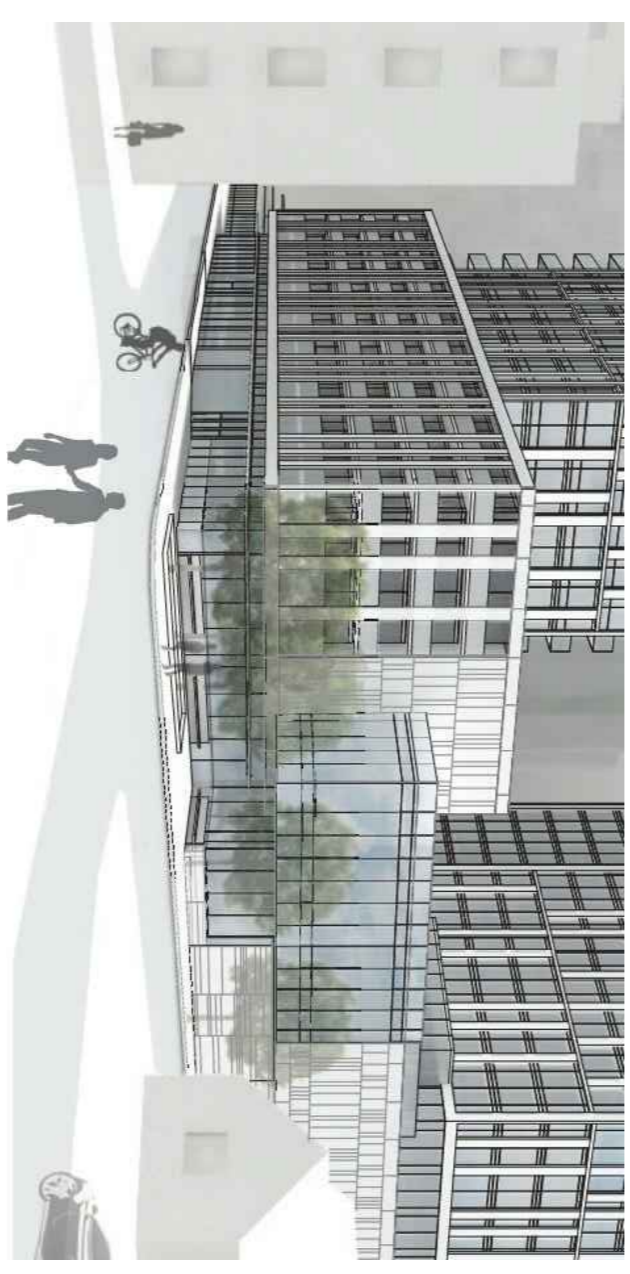
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Drawing Number: A-403



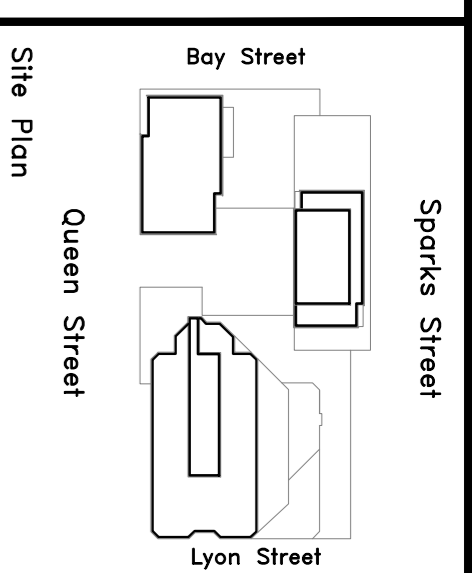


- LEGEND:**
- 1. VISION GLASS
  - 2. SPANDREL GLASS
  - 3. STONE
  - 4. PRECAST
  - 5. PRE-FINISHED ALUMINUM LOUVERS
  - 6. PRE-FINISHED ALUMINUM
  - 7. VISION GLASS WITH FRITTED PATTERN



PROPOSED POPS 3D VIEW

0.00 = +73.76m



Site Plan

Issue	Description	Date
B-1	Site Plan Control (Resubmission)	16OCT2015
B	Site Plan Control	26JUN2015

**ISSUES/REVISIONS**



Property boundary information was derived from topographic plan 50 (ONS 121314 & 5487) OF LOT 15 (Plan of Queen St) and is shown for information only. It does not constitute a survey or other legal document. For more information, please contact the City of Ottawa, Planning Department, 4th Floor, 1000 Somerset Street East, Ottawa, Ontario K1R 7S8.

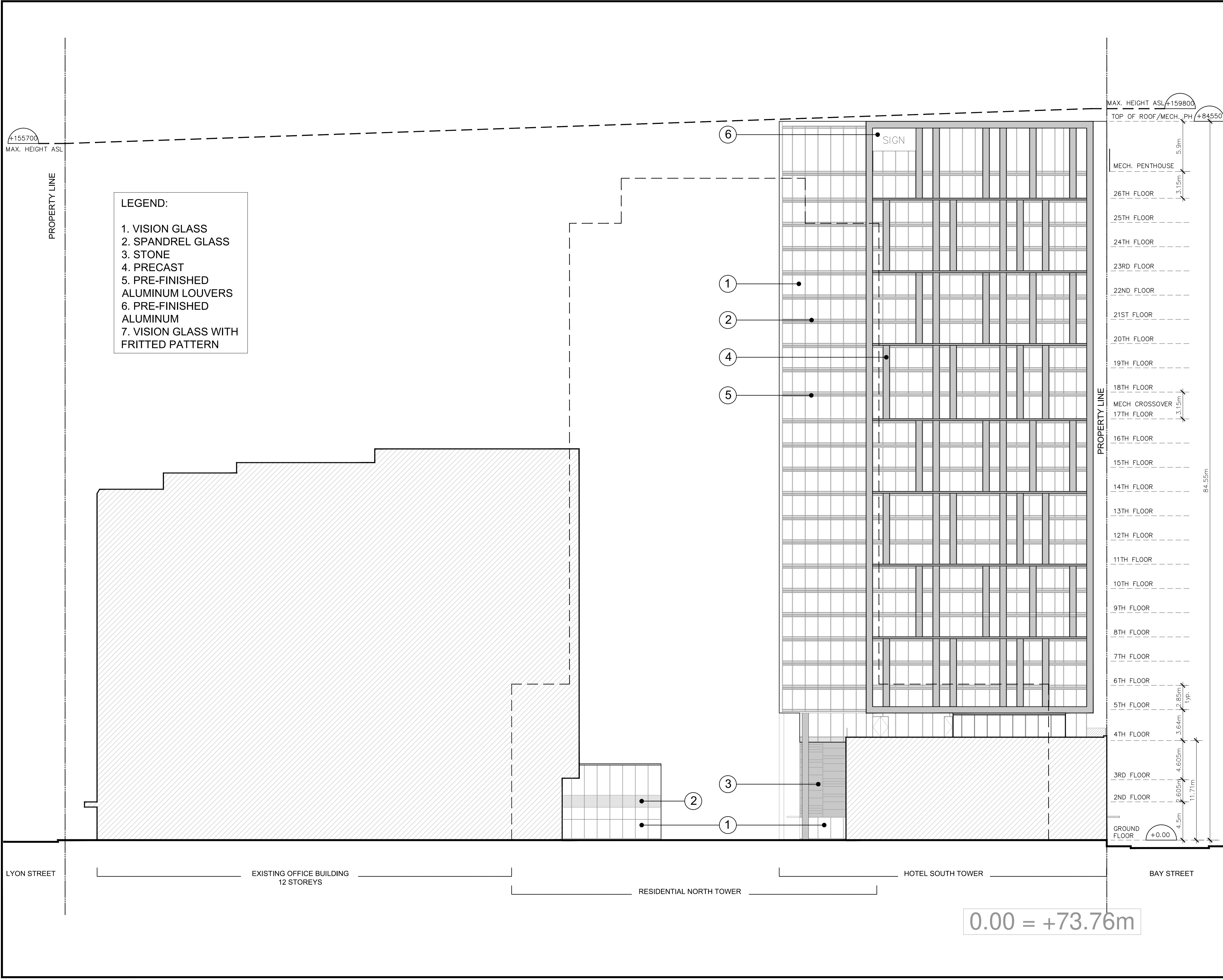
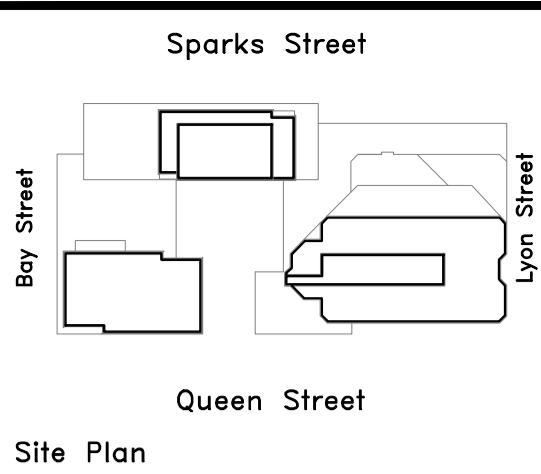
**WZMH ARCHITECTS**  
 95 St. Clair Av W  
 Toronto, Ontario  
 Canada M4V 1T6  
 F 416.961.3178



350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

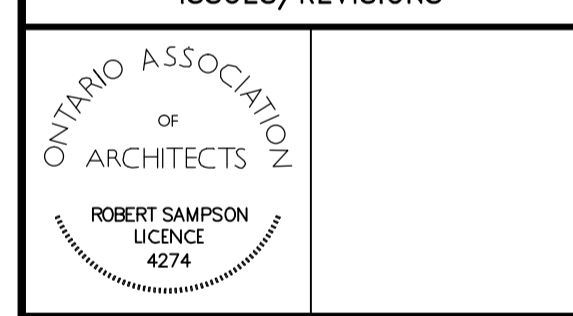
Sheet Title:  
**ELEVATION -  
 NORTH TOWER -  
 WEST ELEVATION**

Scale: 1:200  
 Project Number: 06409.000  
 Drawing Number: A-404



- LEGEND:**
1. VISION GLASS
  2. SPANDREL GLASS
  3. STONE
  4. PRECAST
  5. PRE-FINISHED ALUMINUM LOUVERS
  6. PRE-FINISHED ALUMINUM
  7. VISION GLASS WITH FRITTED PATTERN

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
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 Canada M4V 1N6  
 T 416.961.4111  
 F 416.961.3176



350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

Sheet Title:  
**ELEVATION—  
 SOUTH TOWER—  
 NORTH ELEVATION**

Scale: 1:200

Project Number: 06409.000

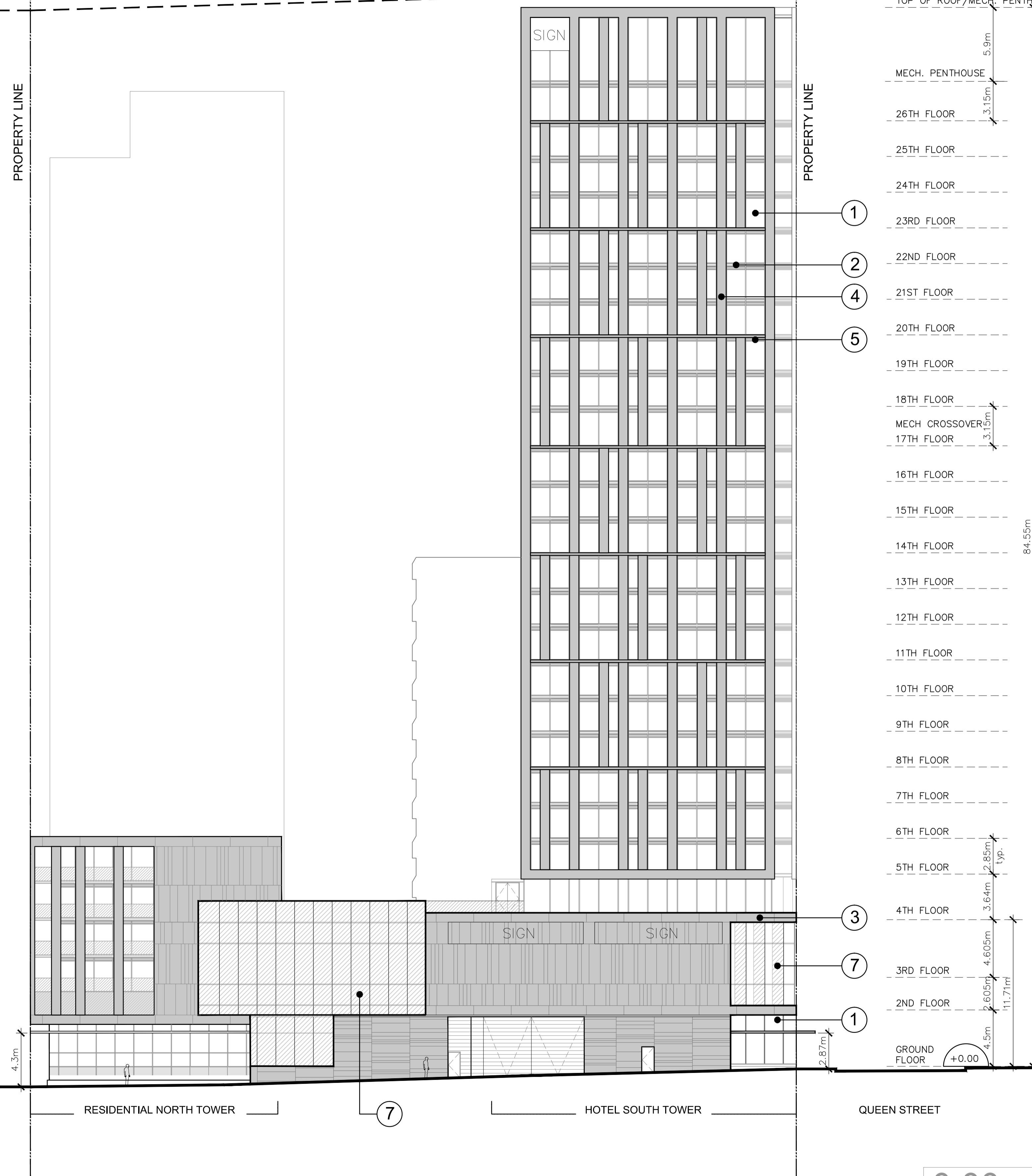
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Plot Time: Oct 16, 2015 - 5:05pm  
 Drawing Name: R:\6409\CAD\SPA\A-406-ADD.NO.1.dwg

- LEGEND:**
1. VISION GLASS
  2. SPANDREL GLASS
  3. STONE
  4. PRECAST
  5. PRE-FINISHED ALUMINUM LOUVERS
  6. PRE-FINISHED ALUMINUM
  7. VISION GLASS WITH FRITTED PATTERN

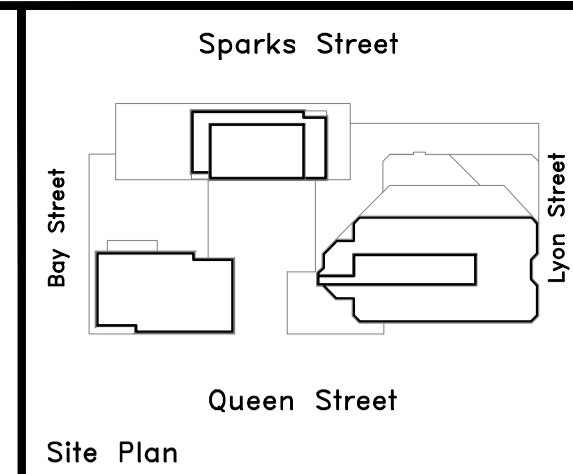
MAX. HEIGHT ASL +158070  
 MAX. HEIGHT ASL +159800  
 TOP OF ROOF/MECH. PENTHOUSE +84550



FLOOR	HEIGHT
MECH. PENTHOUSE	5.9m
26TH FLOOR	3.15m
25TH FLOOR	
24TH FLOOR	
23RD FLOOR	
22ND FLOOR	
21ST FLOOR	
20TH FLOOR	
19TH FLOOR	
18TH FLOOR	
MECH CROSSOVER	3.15m
17TH FLOOR	
16TH FLOOR	
15TH FLOOR	
14TH FLOOR	
13TH FLOOR	
12TH FLOOR	
11TH FLOOR	
10TH FLOOR	
9TH FLOOR	
8TH FLOOR	
7TH FLOOR	
6TH FLOOR	
5TH FLOOR	2.85m Typ.
4TH FLOOR	3.64m
3RD FLOOR	4.605m
2ND FLOOR	2.605m
GROUND FLOOR	4.5m

SPARKS STREET      RESIDENTIAL NORTH TOWER      HOTEL SOUTH TOWER      QUEEN STREET

0.00 = +73.76m

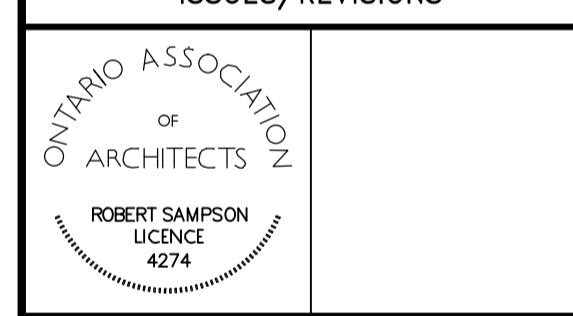


Site Plan

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

Issue	Description	Date



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**WZMH ARCHITECTS**  
 95 St. Clair Av W  
 Suite 1500  
 Toronto, Ontario  
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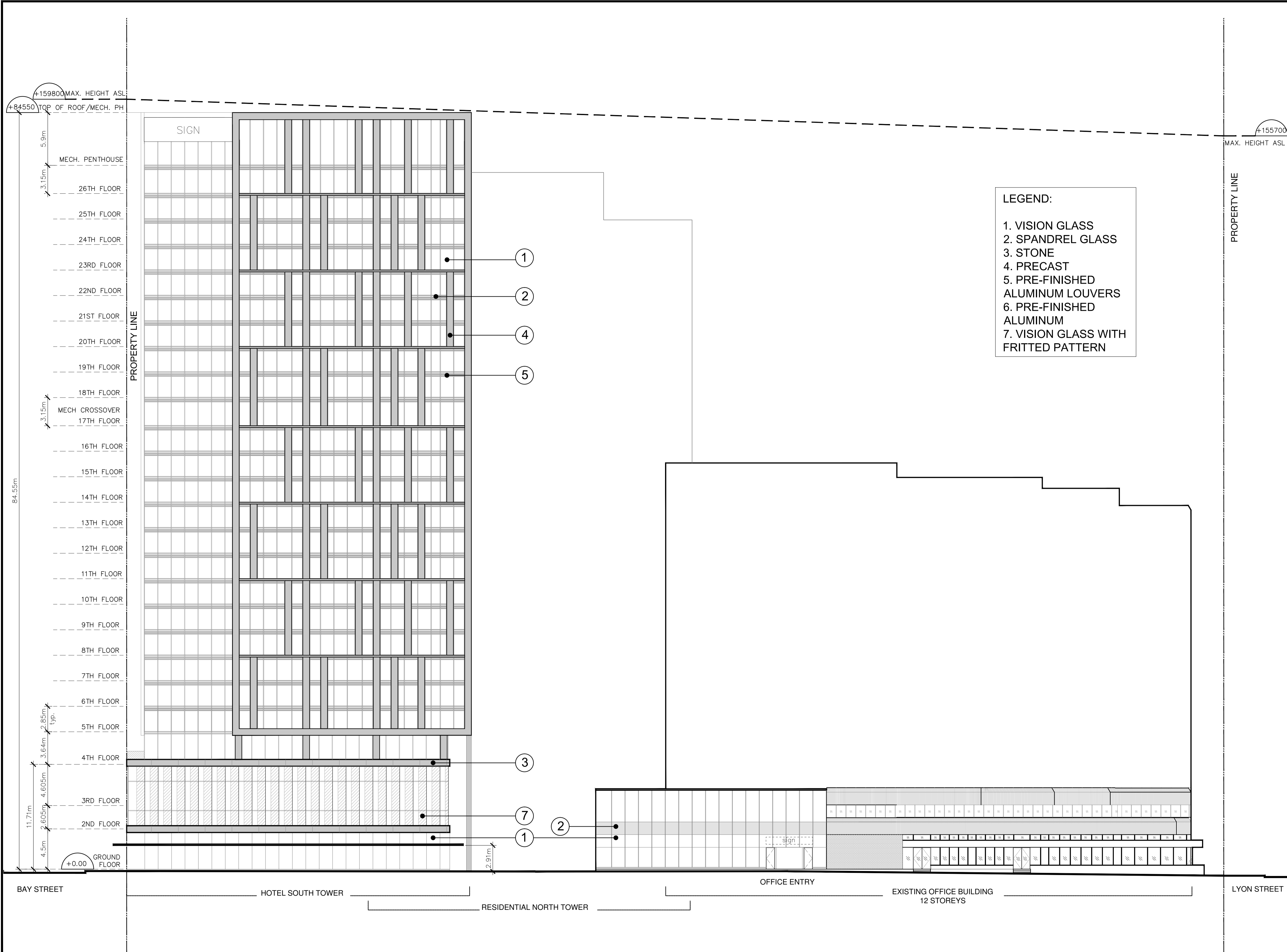
350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

Sheet Title:  
**ELEVATION—  
 SOUTH TOWER—  
 WEST ELEVATION**

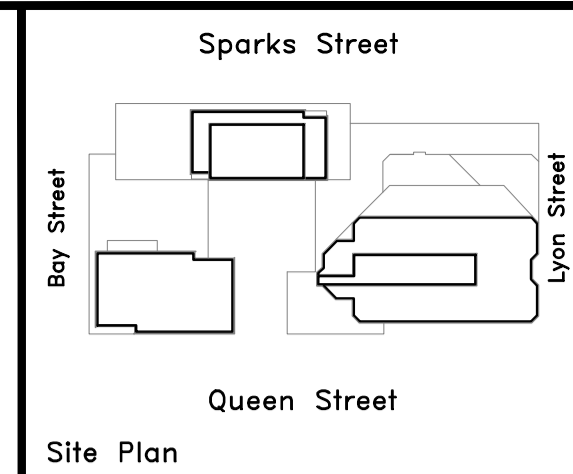
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Project Number: 06409.000

Drawing Number: A-406

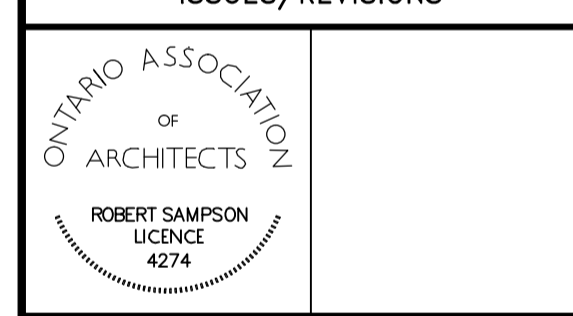


- LEGEND:**
1. VISION GLASS
  2. SPANDREL GLASS
  3. STONE
  4. PRECAST
  5. PRE-FINISHED ALUMINUM LOUVERS
  6. PRE-FINISHED ALUMINUM
  7. VISION GLASS WITH FRITTED PATTERN



Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015



Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 15 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geomatics Ltd. June 04, 2015

**WZMH ARCHITECTS**  
 95 St. Clair Av W  
 Suite 1500  
 Toronto, Ontario  
 Canada M4V 1N6  
 T 416.961.4111  
 F 416.961.3176



350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

Sheet Title:  
**ELEVATION—  
 SOUTH TOWER  
 SOUTH ELEVATION**

Scale: 1:200

Project Number: 06409.000

Drawing Number: A-407

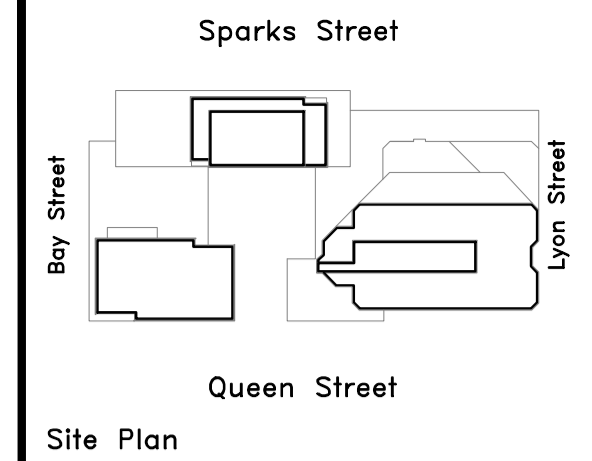
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Plot Time: Oct 16, 2015 - 5:05pm  
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Plot Time: Oct 15, 2015 - 4:02pm  
 Drawing Name: R:\6409\CAD\SPA\A-408-ADD.NO.1.dwg

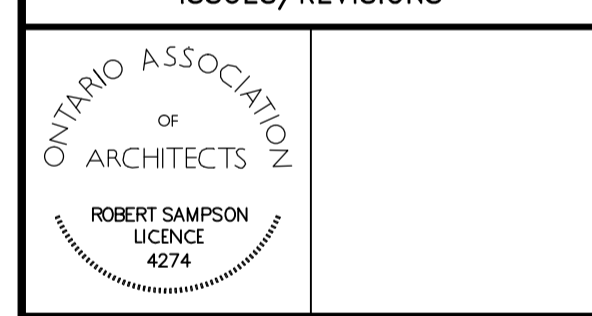


- LEGEND:**
- 1. VISION GLASS
  - 2. SPANDREL GLASS
  - 3. STONE
  - 4. PRECAST
  - 5. PRE-FINISHED ALUMINUM LOUVERS
  - 6. PRE-FINISHED ALUMINUM
  - 7. VISION GLASS WITH FRITTED PATTERN



Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

Issue	Description	Date



Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 15 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geomatics Ltd. June 04, 2015

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350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

0.00 = +73.76m

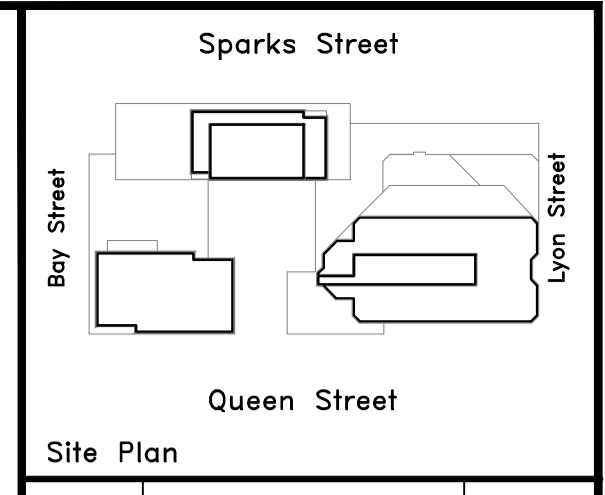
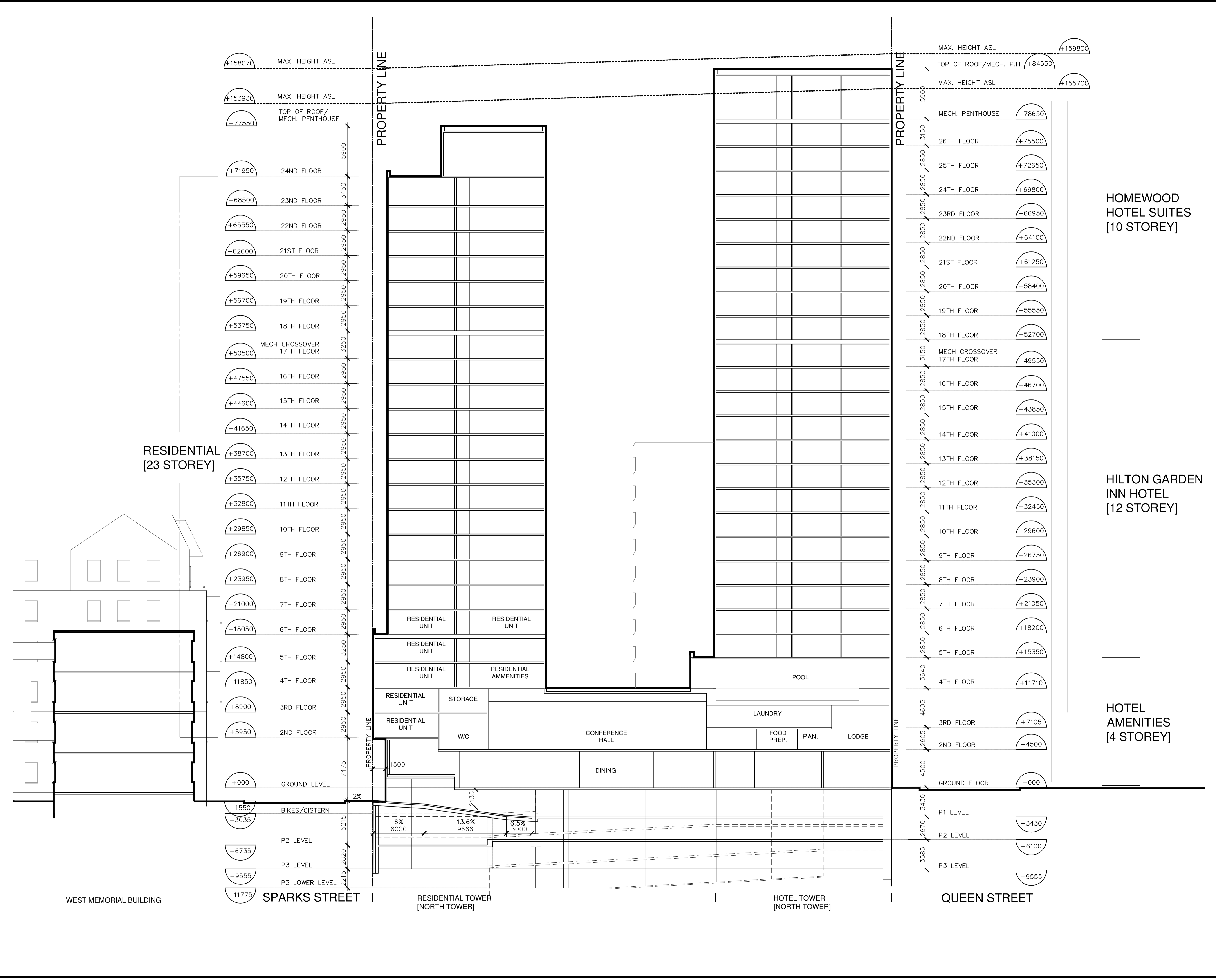
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 SOUTH TOWER  
 EAST ELEVATION**

Scale: 1:200

Project Number: 06409.000

Drawing Number: A-408

Plot Time: Oct 15, 2015 - 4:07pm  
 Drawing Name: R:\6409\CAD\SPA\A-411.dwg



Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015

ISSUES/REVISIONS

ONTARIO ASSOCIATION OF ARCHITECTS  
 ROBERT SAMPSON  
 LICENCE 4274

Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 15 (North of Queen St) REGISTERED PLAN No. 3922 CITY OF OTTAWA prepared by Stantec Geomatics Ltd. June 04, 2015

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**Morguard**  
 350 SPARKS STREET  
 350 Sparks Street, Ottawa,  
 K1R 7S8

Sheet Title:  
**SECTION**

Scale: 1:200

Project Number: 06409.000

Drawing Number: A-411

HOMWOOD HOTEL SUITES  
 [10 STOREY]

HILTON GARDEN INN HOTEL  
 [12 STOREY]

HOTEL AMENITIES  
 [4 STOREY]

RESIDENTIAL  
 [23 STOREY]

WEST MEMORIAL BUILDING

SPARKS STREET

RESIDENTIAL TOWER  
 [NORTH TOWER]

HOTEL TOWER  
 [NORTH TOWER]

QUEEN STREET