

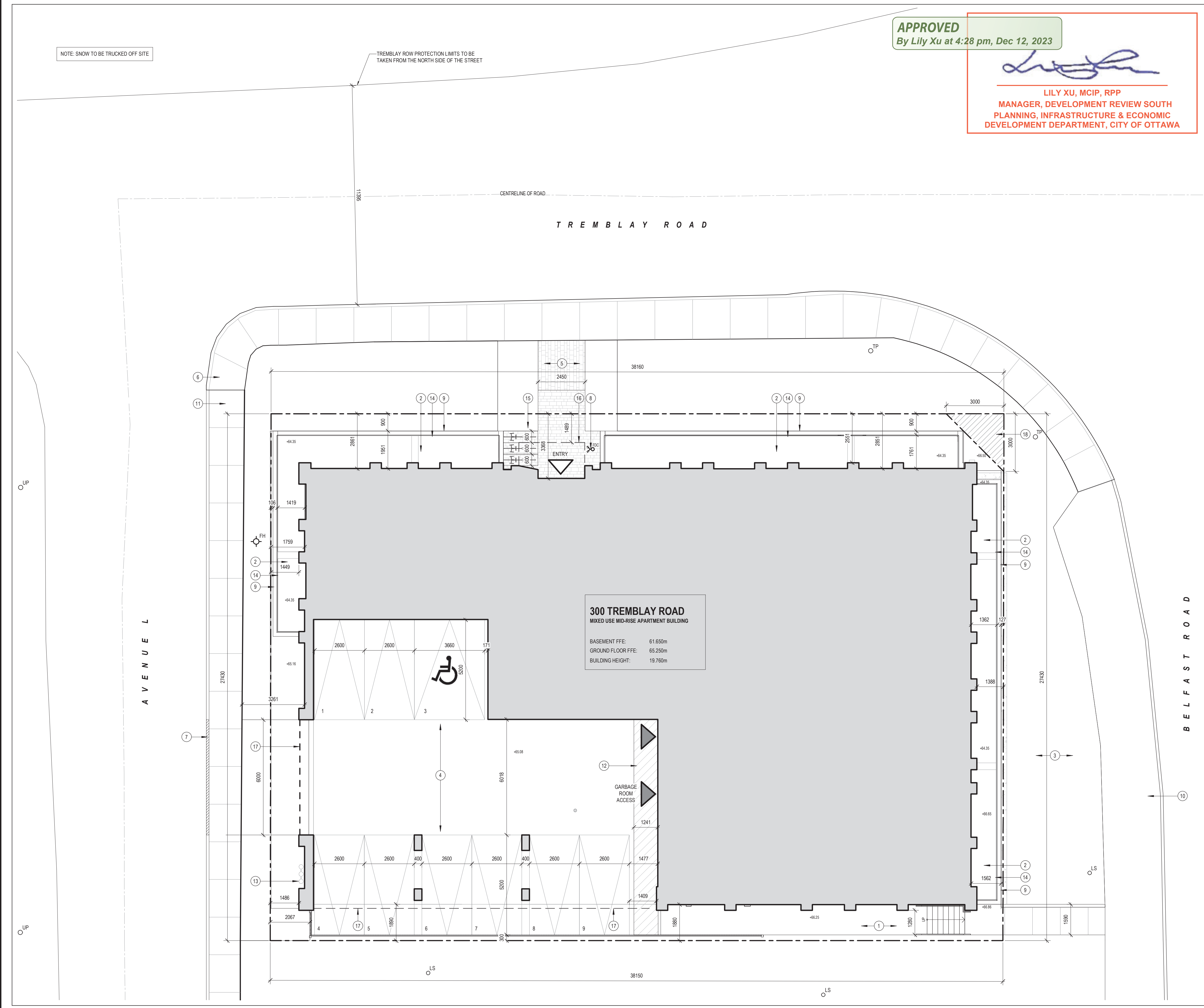
SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DETAILS
 PART 1 - PLAN SHOWING
 LOTS 79, 80, 81, 82, AND 83
 REGISTERED PLAN No. 320
 CITY OF OTTAWA
 J.D. BARNES LIMITED

APPROVED
 By Lily Xu at 4:28 pm, Dec 12, 2023

Lily Xu
LILY XU, MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW SOUTH
 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

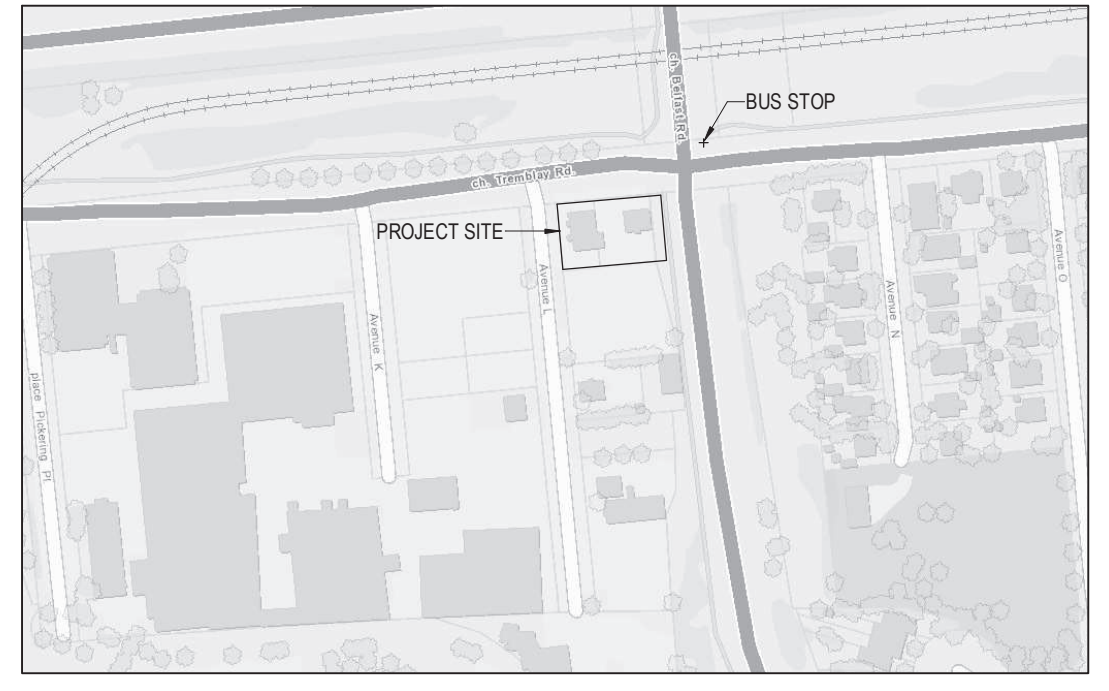
NOTE: SNOW TO BE TRUCKED OFF SITE

TREMBLAY ROW PROTECTION LIMITS TO BE
 TAKEN FROM THE NORTH SIDE OF THE STREET



300 TREMBLAY ROAD
 MIXED USE MID-RISE APARTMENT BUILDING

BASEMENT FFE: 61.650m
 GROUND FLOOR FFE: 65.250m
 BUILDING HEIGHT: 19.760m



2 LOCATION PLAN
 SP-01 SCALE: N.T.S

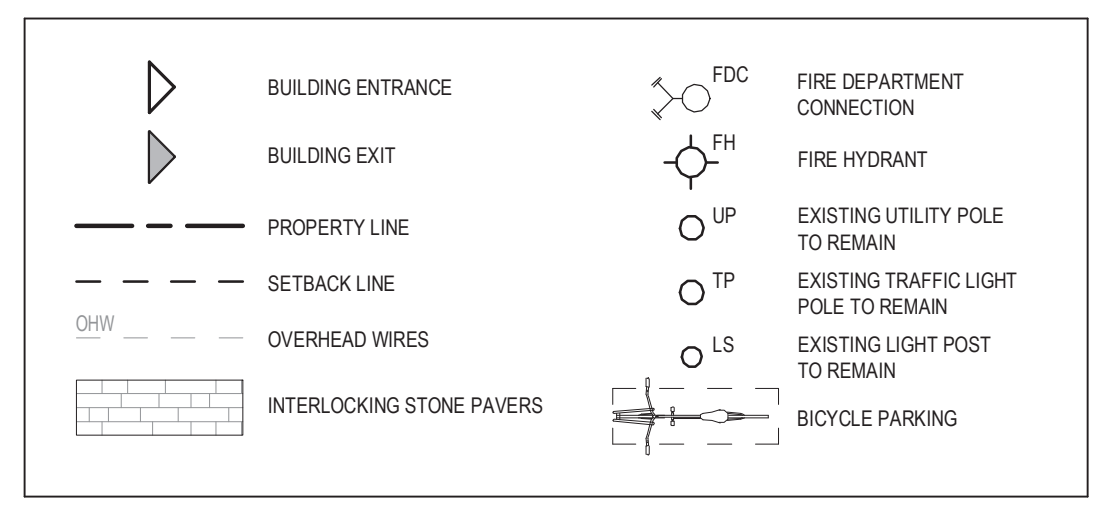
DEVELOPER:
 TCU DEVELOPMENT CORPORATION
 150 ISABELLA STREET, UNIT 1207
 OTTAWA, ON K1S 5H3

PLANNER:
 FOTENN PLANNING + DESIGN
 388 COOPER STREET, SUITE 300
 OTTAWA, ON K2P2H7

SURVEYOR:
 J.D. BARNES LIMITED
 62 STEACIE DRIVE, SUITE 103
 KANATA, ON K2K 2A9

CIVIL ENGINEER:
 MCINTOSH PERRY
 115 WALGREEN ROAD
 CARP, ON K0A 1L0

LANDSCAPE ARCHITECT:
 JAMES B. LENNOX & ASSOC. INC.
 3332 CARLING AVENUE
 OTTAWA, ON K2H 5A8



3 SITE PLAN SYMBOLS
 SP-01 SCALE: N.T.S

KEYNOTE LEGEND:

1 CONCRETE WALKWAY	10 EXISTING MULTI-USE PATHWAY
2 WINDOW WELL	11 NEW CONCRETE SIDEWALK
3 SOFT LANDSCAPING	12 PAINTED LINES
4 ASPHALT	13 GAS BLOW-OFF STATION
5 INTERLOCKING CONCRETE PAVERS	14 PAINTED STEEL GUARD
6 EXISTING CONCRETE SIDEWALK	15 VISITOR BIKE PARKING
7 DEPRESSED CURB	16 LINE OF CANOPY ABOVE
8 FIRE DEPARTMENT CONNECTION	17 LINE OF BUILDING ABOVE
9 RETAINING WALL	18 CORNER SITE TRIANGLE

UNIT COUNT

NAME	LVL 00	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	TOTAL COUNT	PERCENTAGE
1 BEDROOM	1	2	4	4	4	4	4	23	23%
STUDIO	7	5	13	13	13	13	13	77	77%
TOTAL	8	7	17	17	17	17	17	100	100%

Site Statistics

Current Zoning Designation:	TD1
Lot Width:	38.16m
Total Lot Area:	1046.6m ²
Gross Floor Area:	3395.36m ²
Building Area:	796.89m ²
Retail Unit Area:	69.40m ²
Floor Space Index:	3.81
Number of Units:	100 units

Proposed Development - Mixed-Use mid-Rise Apartment Building

Zoning Mechanism	Required	Provided
Minimum Lot Area 195(e)	No Minimum	0.10 ha
Minimum Lot Width 195(c)	No Minimum	38.16m
Min. Front Yard Setback 195(c)(v)	0.5m	2.8m
Corner Side Yard Setback 195(c)(v)	0.5m	1.3m East 1.7m West
Min. Rear Yard Setback 195(c)(iii)	No Minimum	1.9m
Maximum Building Height 196(f)(4)(e)	20m	19.8m
Parking Space Rates (Residents) 107 (Sch. 1A - Area Z)	0 Spaces Section 101(2)	0 Spaces
Minimum Visitor Parking Rates 102 (Sch. 1A - Area Z)	9 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces / unit for 88 units - Table 102	9 Spaces
Parking Space Rates (Retail) 107 (Sch. 1A - Area Z)	0 Spaces Section 101(2)	0 Spaces
Bicycle Parking Rates (Residents) Table 111A (Sch. 1 - Area B)	50 Spaces 0.5 spaces / unit for 100 units [111A)(b) (i)]	51 Spaces
Bicycle Parking Rates (Retail) Table 111A (Sch. 1 - Area B)	0 Spaces 1 space / 250m ² x 100m ² [111A)(e)]	0 Spaces
Total Amenity Area Table 137(4)(i)	600m ² 6m ² / unit for 100 units	659m ²
Communal Amenity Area Table 137(4)(iii)	300m ² Min. 30% of Total Amenity Area	522m ² Roof Top Terrace 137m ² Basement Lounge

GENERAL ARCHITECTURAL NOTES:

- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notice in writing, the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents.
- The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
- Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
- These documents are not to be used for construction unless specifically noted for such purpose.

TCU
 TC UNITED GROUP

ISSUE RECORD

13 RE-ISSUED FOR SITE PLAN CONTROL	2023-10-02
11 ISSUED FOR ADDENDUM 001	2023-09-08
9 RE-ISSUED FOR TENDER	2023-08-04
7 ISSUED FOR TENDER	2023-07-05
3 RE-ISSUED FOR BUILDING PERMIT	2023-05-25
2 ISSUED FOR COORDINATION	2023-05-03
1 ISSUED FOR BUILDING PERMIT	2021-06-12



300 TREMBLAY
 300 Tremblay Road
 Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2008	NOTED	BH	RMK

SITE PLAN

SP-01

1 SITE PLAN
 SP-01 SCALE: 1:100

3 SITE & PROJECT STATISTICS
 SP-01 SCALE: N.T.S

