



| PROJECT INFORMATION                                                     |     |                    |                                        |
|-------------------------------------------------------------------------|-----|--------------------|----------------------------------------|
| Zoning By-law 2008-250 Consolidation                                    | LC6 | SITE AREA          | 0.74 ha. 7,384.8 sq. m. 78,489 sq. ft. |
| <b>ZONING</b>                                                           |     | <b>REQUIRED</b>    | <b>PROVIDED</b>                        |
| BUILDING HEIGHT                                                         |     | TD3                | TD3 [XXXX]                             |
| DENSITY: RESIDENTIAL USE, 350 units/hectare MIN.                        |     | 30 STOREYS / 90.0m | 30 STOREYS / 97.0m                     |
| DENSITY: RESIDENTIAL FSI                                                |     | 259                | 1,141                                  |
| ALLOWABLE PROJECTION - AMENITY LEVEL                                    |     | 0.0m @ 0.0m²       | 4.5m @ 200.0m²                         |
| FRONT YARD SETBACK                                                      |     | 0.5m               | 4.7m                                   |
| CORNER SIDE YARD SETBACK                                                |     | 0.5m               | 6.9m                                   |
| INTERIOR YARD SETBACK: 6 STOREYS & BELOW                                |     | 3.0m               | 7.9m                                   |
| INTERIOR YARD SETBACK: 7 STOREYS & ABOVE                                |     | 12.0m              | 20.9m                                  |
| REAR YARD SETBACK: 6 STOREYS & BELOW                                    |     | 0.0m               | 0.0m                                   |
| REAR YARD SETBACK: 7 STOREYS & ABOVE                                    |     | 12.0m              | 8.2m                                   |
| AMENITY AREA - TOTAL 6.0m² PER UNIT                                     |     | 5,064.0m²          | 5,160.0m²                              |
| AMENITY AREA - 50% COMMUNAL PER UNIT                                    |     | 2,532.0m²          | 3,690.0m²                              |
| VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING |     | 410                | 399                                    |
| VEHICLE PARKING: VISITOR - 0.1 PER UNIT. MAX. 30 PER BUILDING           |     | 60                 | 60                                     |
| BICYCLE PARKING: RESIDENTIAL - 0.5 PER UNIT                             |     | 422                | 844                                    |
| ASILE & DRIVEWAY MINIMUM / MAXIMUM WIDTH                                |     | 6.0m / 6.7m        | 6.0m                                   |
| TOWER SEPARATION - GUIDELINE ONLY                                       |     | 23m                | 30.5m                                  |
| TOWER FLOOR PLATE - GUIDELINE ONLY                                      |     | 750m²              | 817.0m²                                |

| PROJECT DEVELOPER                                                                                                                                                                                                                                              |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>TCU Development Corporation</b><br>150 Isabella Street, Unit 1207<br>Ottawa, ON K1S 5H3<br>Tel: (613) 680-5582<br>Cell: (343) 550-0055<br>E-Mail: e.johnson@tcudevcorp.com                                                                                  |  |
| URBAN PLANNER                                                                                                                                                                                                                                                  |  |
| <b>Fotenn Consulting</b><br>396 Cooper Street, Suite 300<br>Ottawa, ON K2P 2H7<br>Tel: (613) 730-5709<br>E-Mail: dallarosa@fotenn.com<br>E-Mail: yakichuk@fotenn.com                                                                                           |  |
| CIVIL ENGINEER                                                                                                                                                                                                                                                 |  |
| <b>Stantec</b><br>300 - 1331 Clyde Avenue<br>Ottawa, ON K2C 3G4<br>Tel: (613) 297-0571<br>Email: kris.kilborn@stantec.com<br>Email: Warren.Johnson@stantec.com                                                                                                 |  |
| LANDSCAPE ARCHITECT                                                                                                                                                                                                                                            |  |
| <b>NAK Design Strategies</b><br>1285 Wellington St. West<br>Ottawa, Ontario K1Y 3A8<br>Tel: (613) 237-2345 x26<br>Cell: (613) 362-5275<br>Email: scard@nak-design.com                                                                                          |  |
| TRANSPORTATION ENGINEER                                                                                                                                                                                                                                        |  |
| <b>CGH Transportation Inc.</b><br>6 Plaza Court<br>Ottawa, ON K2H 7W1<br>Tel: (343) 999-9117<br>Cell: (613) 697-3797<br>Email: Christopher.Gordon@CGHTransportation.com<br>Email:                                                                              |  |
| SURVEYOR                                                                                                                                                                                                                                                       |  |
| <b>Annis O'Sullivan Vollebakk Ltd.</b><br>Ontario Land Surveyors<br>14 Concourse Gate, Suite 500,<br>Nepean, Ontario K2E 7S6<br>Tel: (613) 727-0850<br>Fax: (613) 727-1079                                                                                     |  |
| GEOTECHNICAL ENGINEER                                                                                                                                                                                                                                          |  |
| <b>Paterson Group</b><br>154 Colonnade Road South<br>Ottawa, Ontario K2E 7J5<br>Tel: (613) 226-7381<br>Email: MD'Arcy@Patersongroup.ca<br>Email:                                                                                                               |  |
| WIND / SOUND ENGINEER                                                                                                                                                                                                                                          |  |
| <b>Gradient Wind</b><br>127 Walgreen Road,<br>Ottawa, ON, Canada K0A 1L0<br>Tel: (613) 836-0934 ext. 116<br>Cell: (613) 266-5273<br>E-Mail: joshua.foster@gradientwind.com                                                                                     |  |
| LEGAL DESCRIPTION                                                                                                                                                                                                                                              |  |
| TOPOGRAPHIC PLAN OF SURVEY OF<br>PART OF LOT 18<br>REGISTERED PLAN 217<br>CITY OF OTTAWA<br>Surveyed by Annis, O'Sullivan, Vollebakk Ltd.                                                                                                                      |  |
| LOT COVERAGE                                                                                                                                                                                                                                                   |  |
| PAVED SURFACE = 806.0 sq. m. 10.9%<br>BUILDING FOOTPRINT: TOWER A = 1,621.8 sq. m. 22.0%<br>BUILDING FOOTPRINT: TOWER B = 1,441.0 sq. m. 19.5%<br>LANDSCAPE OPEN SPACE = 2,810.0 sq. m. 38.0%<br>P.O.P.S. = 706.0 sq. m. 9.6%<br>TOTAL = 7,384.8 sq. m. 100.0% |  |

| 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.                                                                                                                                        |                                                                               |
| COPYRIGHT RESERVED.                                                                                                                                           |                                                                               |
| 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 A500 SERIES. |
| (D)                                                                                                                                                           | INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.       |
| (000)                                                                                                                                                         | DETAIL NUMBER                                                                 |
| (00)                                                                                                                                                          | TITLE                                                                         |
| (0000)                                                                                                                                                        | DETAIL REFERENCE PAGE                                                         |
| (00000)                                                                                                                                                       | DETAIL CROSS REFERENCE PAGE                                                   |

| BUILDING STATISTICS                                      |  |                                                     |  |
|----------------------------------------------------------|--|-----------------------------------------------------|--|
| GROSS BUILDING - AREA                                    |  | WEST TOWER 'A'                                      |  |
| (CITY OF OTTAWA'S DEFINITION)                            |  | 1,347.0 sq. m. 14,489 sq. ft.                       |  |
| GROUND FLOOR                                             |  | 2 x 1,433.9 sq. m. 2,867.7 sq. m. 30,868 sq. ft.    |  |
| 2nd & 3rd FLOOR                                          |  | 1,401.3 sq. m. 15,084 sq. ft.                       |  |
| 4th FLOOR                                                |  | 1,100.8 sq. m. 11,849 sq. ft.                       |  |
| 5th FLOOR                                                |  | 1,202.8 sq. m. 12,947 sq. ft.                       |  |
| 6th FLOOR                                                |  | 348.7 sq. m. 3,753 sq. ft.                          |  |
| 7th FLOOR                                                |  | 23 x 715.82 sq. m. 16,483.8 sq. m. 177,215 sq. ft.  |  |
| 8th - 30th FLOOR - TOWER                                 |  | 0.0 sq. m. 000 sq. ft.                              |  |
| 31st AMENITY / MECHANICAL PENTHOUSE                      |  | 24,732.2 sq. m. 266,215 sq. ft.                     |  |
| TOTAL AREA                                               |  | 817.0 m² 8,794 ft²                                  |  |
| TOWER FOOTPRINT AREA (INCLUDING BALCONIES / PROJECTIONS) |  | 817.0 m² 8,794 ft²                                  |  |
| GROSS BUILDING - AREA                                    |  | EAST TOWER 'B'                                      |  |
| (CITY OF OTTAWA'S DEFINITION)                            |  | 1,194.4 sq. m. 12,896 sq. ft.                       |  |
| GROUND FLOOR                                             |  | 2 x 1,452.4 sq. m. 2,904.9 sq. m. 31,288 sq. ft.    |  |
| 2nd & 3rd FLOOR                                          |  | 1,398.7 sq. m. 15,056 sq. ft.                       |  |
| 4th FLOOR                                                |  | 857.2 sq. m. 9,212 sq. ft.                          |  |
| 5th FLOOR                                                |  | 1,054.5 sq. m. 11,351 sq. ft.                       |  |
| 6th FLOOR                                                |  | 693.7 sq. m. 7,467 sq. ft.                          |  |
| 7th FLOOR                                                |  | 23 x 693.707 sq. m. 15,955.3 sq. m. 171,741 sq. ft. |  |
| 8th - 30th FLOOR - TOWER                                 |  | 0.0 sq. m. 000 sq. ft.                              |  |
| 31st AMENITY / MECHANICAL PENTHOUSE                      |  | 23,920.0 sq. m. 257,415 sq. ft.                     |  |
| TOTAL AREA                                               |  | 800.0 sq. m. 8,609 sq. ft.                          |  |
| TOWER FOOTPRINT AREA (INCLUDING BALCONIES / PROJECTIONS) |  | 48,662.2 sq. m. 523,688 sq. ft.                     |  |
| TOTAL AREA: BOTH TOWERS                                  |  | 1,594.4 sq. m. 17,111 sq. ft.                       |  |

| UNIT STATISTICS                                                 |                            |      |       |
|-----------------------------------------------------------------|----------------------------|------|-------|
| UNIT                                                            | WEST                       | EAST | TOTAL |
| STUDIO                                                          | 158                        | 78   | 236   |
| 1 BEDROOM UNIT                                                  | 104                        | 179  | 283   |
| 1 BEDROOM + DEN UNIT                                            | 68                         | 29   | 97    |
| 2 BEDROOM UNIT                                                  | 90                         | 86   | 176   |
| 2 BEDROOM + DEN UNIT                                            | 19                         | 19   | 38    |
| 3 BEDROOM UNIT                                                  | 0                          | 14   | 14    |
| TOTAL                                                           | 439                        | 405  | 844   |
| *EAST TOWER DESIGN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE    |                            |      |       |
| ARCHITECT SEAL                                                  |                            |      |       |
| COMMERCIAL CAFE AREA                                            |                            |      |       |
| CAR PARKING                                                     |                            |      |       |
| MINIMUM REQUIRED                                                |                            |      |       |
| RESIDENCE                                                       | - 0.5 PER UNIT AFTER 12    | 410  |       |
| VISITOR                                                         | - 0.1 PER UNIT AFTER 12    | 60   |       |
| COMMERCIAL - RESTAURANT                                         | - 1 PER 250m² GFA          | 60   |       |
| COMMERCIAL - RETAIL                                             | - 1 PER 250m² GFA          | 470  |       |
| TOTAL                                                           |                            | 470  |       |
| PROVIDED                                                        |                            |      |       |
| RESIDENCE                                                       | - 0.5 PER UNIT             | 399  |       |
| VISITOR                                                         | - 0.1 PER UNIT             | 60   |       |
| COMMERCIAL - RESTAURANT                                         | - 1 PER 250m² GFA          | 60   |       |
| COMMERCIAL - RETAIL                                             | - 1 PER 250m² GFA          | 459  |       |
| TOTAL                                                           |                            | 459  |       |
| BICYCLE PARKING                                                 |                            |      |       |
| REQUIRED                                                        |                            |      |       |
| RESIDENCE                                                       | - 0.5 PER UNIT (844 UNITS) | 424  |       |
| COMMERCIAL                                                      | - 1 PER 500m² GFA          | 1    |       |
| TOTAL                                                           |                            | 425  |       |
| PROVIDED                                                        |                            |      |       |
| EXTERIOR PARKING GARAGE                                         |                            | 24   |       |
| TOTAL                                                           |                            | 844  |       |
| AMENITY SPACE                                                   |                            |      |       |
| EXTERIOR NORTH EDGE: COMMUNAL = 250.0 sq. m. 100.0 sq. m.       |                            |      |       |
| EXTERIOR AT GRADE TERRACE: PRIVATE = 220.0 sq. m. 320.0 sq. m.  |                            |      |       |
| 1st FL. INTERIOR LOBBY: COMMUNAL = 900.0 sq. m. 500.0 sq. m.    |                            |      |       |
| 7th FLOOR TERRACE: COMMUNAL = 1,360.0 sq. m. 260.0 sq. m.       |                            |      |       |
| ROOF TOP AMENITY ROOM = 0.0 sq. m. 0.0 sq. m.                   |                            |      |       |
| ROOF TOP AMENITY TERRACE = 150.0 sq. m. 1,100.0 sq. m.          |                            |      |       |
| PRIVATE TERRACE = 1,100.0 sq. m. 3,690.0 sq. m.                 |                            |      |       |
| TOTAL = 5,160.0 sq. m. 5,564.0 sq. m.                           |                            |      |       |
| TOTAL COMMUNAL = 3,690.0 sq. m. 5,064.0 sq. m.                  |                            |      |       |
| REQUIRED - 6.0m² PER UNIT (844) = 5,064.0 sq. m. 2,532.0 sq. m. |                            |      |       |
| REQUIRED COMMUNAL @ 50% = 2,532.0 sq. m.                        |                            |      |       |

|                                         |            |
|-----------------------------------------|------------|
| REVISIONS:                              |            |
| ISSUED FOR FORMAL SPC SUBMISSION UPDATE | 2025 09 02 |
| ISSUED FOR OWNER / CONSULTANT REVIEW    | 2025 08 19 |
| RE-ISSUED FOR ZBLA APPLICATION          | 2025 06 10 |
| ISSUED FOR OWNER / CONSULTANT REVIEW    | 2025 05 21 |
| ISSUED FOR ZBLA APPLICATION             | 2025 03 05 |
| No. DESCRIPTION                         | DATE       |
| ARCHITECT SEAL                          |            |
| Ottawa Association of Architects        |            |
| ARCHITECT: Roderick Lahey               |            |
| PROJECT TITLE:                          |            |
| 1137 OGILVIE ROAD                       |            |
| OTTAWA ONTARIO                          |            |
| SHEET TITLE:                            |            |
| SITE PLAN ULTIMATE CONDITION            |            |
| DRAWN: R.V.                             |            |
| CHECKED: K.R.                           |            |
| SCALE: 1:200                            |            |
| PROJECT No. 2420                        |            |
| SHEET No. SP-1                          |            |

