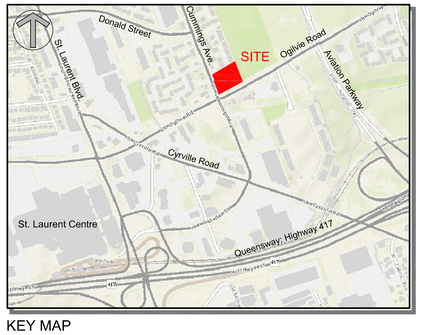
1 SP-1 SITE PLAN
SCALE = 1 : 200

0m 5 10 20
SCALE 1: 200



KEY MAP

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation LC6 SITE AREA 0.74 ha. 7,384.8 sq. m 79,489 sq. ft

ZONING	REQUIRED	PROVIDED
ZONE	TD3	TD3 [XXXX]
BUILDING HEIGHT	30 STOREY'S / 90.0m	30 STOREY'S / 97.0m
DENSITY; RESIDENTIAL USE, 350 units/hectare	259	844
DENSITY; NON RESIDENTIAL USE, F.S.I.	1.5	6.6
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 YEAR SETBACK; 7 STOREYS & ABOVE	12.0m	20.9m
REAR YARD SETBACK; 6 STOREYS & BELOW	0.0m	4.6m
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	410
VEHICLE PARKING; VISITOR - 0.1 PER UNIT, MAX, 30 PER BUILDING	60	60
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	422	844
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m
TOWER SEPARATION - GUIDELINE ONLY	23m	30.5m
TOWER FLOOR PLATE - GUIDELINE ONLY	750m²	818.0m²

PROJECT DEVELOPER

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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, Vollebekk 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%

BUILDING STATISTICS

GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)		WEST TOWER 'A'
GROUND FLOOR		1,347,0 sq. m, 14,499 sq. ft.
2nd & 3rd FLOOR	2 x 1,433,9 sq. m, 2 x 15,434 sq. ft.	2,867,7 sq. m, 30,868 sq. ft.
4th FLOOR		1,401,3 sq. m, 15,084 sq. ft.
5th FLOOR		1,100,8 sq. m, 11,849 sq. ft.
6th FLOOR		1,202,8 sq. m, 12,947 sq. ft.
7th FLOOR		348,7 sq. m, 3,753 sq. ft.
8th - 30th FLOOR - TOWER	23 x 715,82 sq. m, 23 x 7,705 sq. ft.	16,463,8 sq. m, 177,215 sq. ft.
31st AMENITY / MECHANICAL PENTHOUSE		0,0 sq. m, 000 sq. ft.
TOTAL AREA		24,732,2 sq. m, 266,215 sq. ft.
TOWER FOOTPRINT AREA (INCLUDING BALCONIES / PROJECTIONS)		818,0 sq. m, 8,805 sq. ft.

GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)		EAST TOWER 'B'
GROUND FLOOR		1,194,4 sq. m, 12,856 sq. ft.
2nd & 3rd FLOOR	2 x 1,452,4 sq. m, 2 x 15,634 sq. ft.	2,904,9 sq. m, 31,268 sq. ft.
4th FLOOR		1,398,7 sq. m, 15,056 sq. ft.
5th FLOOR		790,8 sq. m, 8,512 sq. ft.
6th FLOOR		1,054,5 sq. m, 11,351 sq. ft.
7th FLOOR		693,7 sq. m, 7,467 sq. ft.
8th - 30th FLOOR - TOWER	23 x 693,707 sq. m, 23 x 7,467 sq. ft.	15,955,3 sq. m, 171,741 sq. ft.
31st AMENITY / MECHANICAL PENTHOUSE		0,0 sq. m, 000 sq. ft.
TOTAL AREA		23,920,0 sq. m, 257,473 sq. ft.
TOWER FOOTPRINT AREA (INCLUDING BALCONIES / PROJECTIONS)		800,0 sq. m, 8,609 sq. ft.
TOTAL AREA: BOTH TOWERS		48,652,2 sq. m, 523,688 sq. ft.

UNIT STATISTICS

	WEST TOWER 'A'	EAST TOWER 'B'		TOTAL
STUDIO	158	78	28,0%	236
1 BEDROOM UNIT	104	179	33,5%	283
1 BEDROOM + DEN UNIT	68	29	11,5%	97
2 BEDROOM UNIT	90	86	20,8%	176
2 BEDROOM + DEN UNIT	19	19	4,5%	38
3 BEDROOM UNIT	0	14	1,7%	14
TOTAL	439	*405	100%	844

* EAST TOWER DESIGN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE

CAR PARKING

AREA 'X' on SCHEDULE 1A

MINIMUM REQUIRED		
RESIDENCE	- 0.5 PER UNIT AFTER 12	410
VISITOR	- 0.1 PER UNIT AFTER 12	60
COMMERCIAL - RESTAURANT	- 1 PER 250m² GFA	—
COMMERCIAL - RETAIL	- 1 PER 250m² GFA	—
TOTAL		470
PROVIDED		
RESIDENCE	- 0.5 PER UNIT	410
VISITOR	- 0.1 PER UNIT	60
COMMERCIAL - RESTAURANT	- 1 PER 250m² GFA	—
COMMERCIAL - RETAIL	- 1 PER 250m² GFA	—
TOTAL		470

BICYCLE PARKING

REQUIRED		
RESIDENCE	- 0.5 PER UNIT (844 UNITS)	424
COMMERCIAL	- 1 PER 500m² GFA	—
PROVIDED		
EXTERIOR		24
PARKING GARAGE		820
TOTAL		844

AMENITY SPACE

EXTERIOR NORTH EDGE; COMMUNAL =	250,0 sq. m,
EXTERIOR COURTYARD; COMMUNAL =	100,0 sq. m,
EXTERIOR AT GRADE TERRACE; PRIVATE =	220,0 sq. m,
1st FL, INTERIOR LOBBY; COMMUNAL =	320,0 sq. m,
1st FL, INTERIOR FLEX AREA; COMMUNAL =	900,0 sq. m,
7th FLOOR TERRACE; COMMUNAL =	500,0 sq. m,
7th FLOOR TERRACE; COMMUNAL =	1,360,0 sq. m,
ROOF TOP AMENITY ROOM =	260,0 sq. m,
ROOF TOP AMENITY TERRACE =	0,0 sq. m,
PRIVATE TERRACE =	150,0 sq. m,
PRIVATE BALCONIES =	1,100,0 sq. m,
TOTAL =	5,160,0 sq. m,
TOTAL COMMUNAL =	3,690,0 sq. m,
REQUIRED - 6,0m² PER UNIT (844) =	5,064,0 sq. m,
REQUIRED COMMUNAL @ 50% =	2,532,0 sq. m,

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.

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NOTATION SYMBOLS:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (00) INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- (00) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 TITLE SCALE — DETAIL NUMBER; DETAIL REFERENCE PAGE; DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
5		
4		
3	RE-ISSUED FOR ZBLA APPLICATION	2025 06 03
2	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 05 21
1	ISSUED FOR ZBLA APPLICATION	2025 03 05

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION ARCHITECTS — RICHARD READ LICENCE 8667 — SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: TCU Development Corporation

ARCHITECT: rla/architecture — roderick lahey architect inc. — 56 beech street, ottawa, ontario K1S 3J6 — t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE: 1137 OGILVIE ROAD — OTTAWA ONTARIO

SHEET TITLE: SITE PLAN ULTIMATE CONDITION

DRAWN: R.V. | CHECKED: K.R.

SCALE: 1:200 | SHEET No. SP-2

PROJECT No. 2420

D07-12-22-0

DWG # _____

PAPER SIZE: ISO_B1_(707.00_x_1000.00_MM) | PLOT DATE: Tuesday, June 03, 2025 | PLOT SCALE: 1:1 | PEN STYLE: 0-RLA-MASTER-100%.ctb | F:\2024\2420 - 1151 Ogilvie Rd\01 Design Development\01 Site Plan\2420 SP-1 Site Plan 2025 04 24.dwg