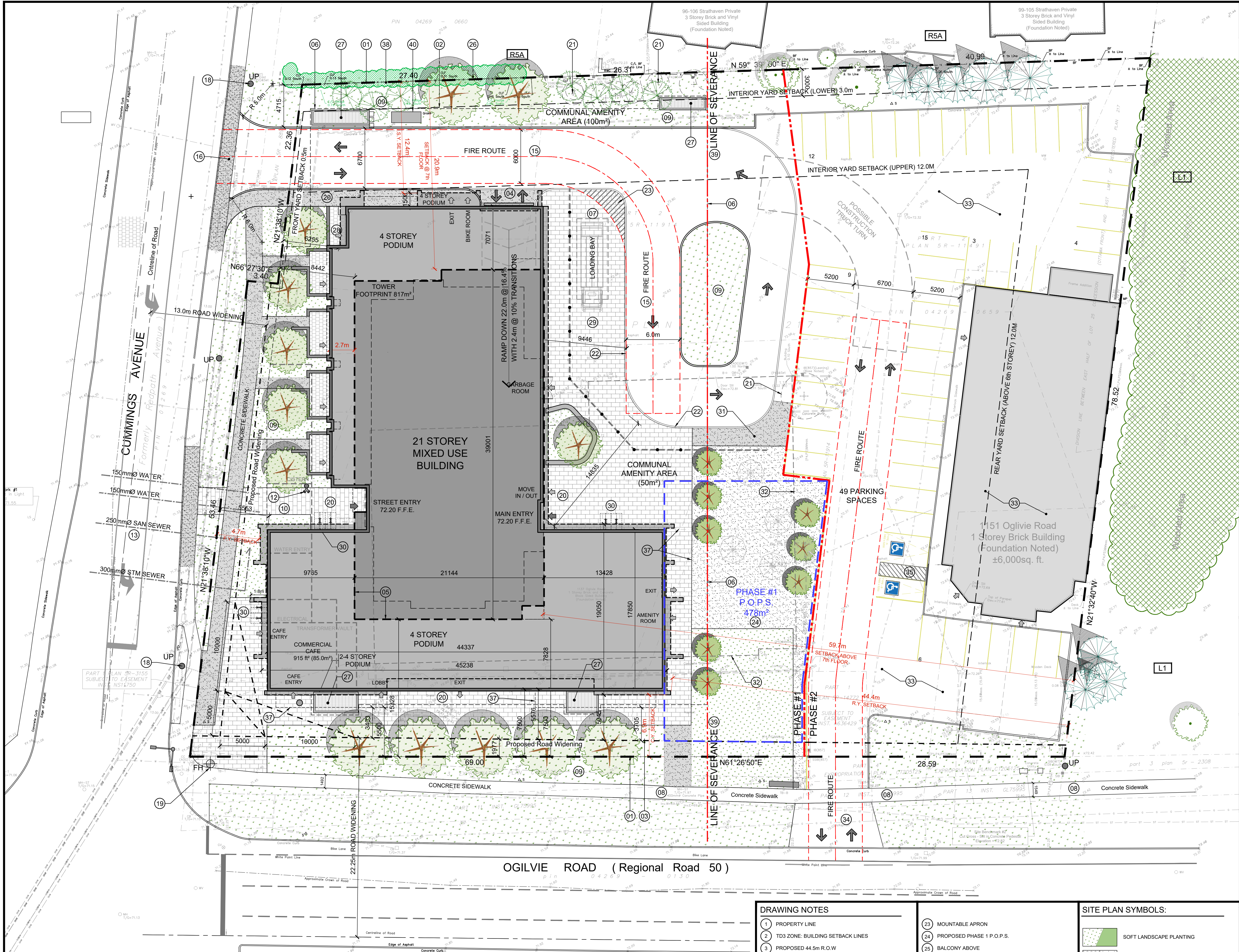




PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	LC6	SITE AREA	0.74 ha.	7,384.8 sq. m	79,489 sq. ft.
ZONING		REQUIRED		PROVIDED	
BUILDING HEIGHT		30 STOREYS / 90.0m		21 STOREYS / 66.0m	
DENSITY: RESIDENTIAL USE, 350 units/hectare MIN. - PHASE 1 ONLY		259		366	
ALLOWABLE PROJECTION - AMENITY LEVEL		0.0m @ 0.0m ²		4.5m @ 0.0m ²	
FRONT YARD SETBACK: CUMMINGS		0.5m		4.7m	
CORNER SIDE YARD SETBACK: OGILVIE		0.5m		6.9m	
INTERIOR YARD SETBACK: 6 STOREYS & BELOW		3.0m		12.4m	
INTERIOR YARD SETBACK: 7 STOREYS & ABOVE		12.0m		20.9m	
REAR YARD SETBACK: 6 STOREYS & BELOW		0.0m		44.4m	
REAR YARD SETBACK: 7 STOREYS & ABOVE		12.0m		59.7m	
AMENITY AREA - TOTAL 6.0m ² PER UNIT		1,626.0m ²		2,055.0m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT		813.0m ²		1,550.0m ²	
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING		130		116	
VEHICLE PARKING: VISITOR - 0.1 PER UNIT, MAX. 30 PER BUILDING		26		26	
VEHICLE PARKING: COMMERCIAL - NOT REQUIRED UNDER 200m ²		0		0	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		136		279	
BICYCLE PARKING - COMMERCIAL		1		4	
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m		6.0m	
TOWER FLOOR PLATE - GUIDELINE ONLY		750m ²		817.0m ²	

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LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 18
REGISTERED PLAN 217
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

BUILDING STATISTICS

GROSS BUILDING - AREA	WEST TOWER 'A'
(CITY OF OTTAWA'S DEFINITION)	1,128.2 sq. m
GROUND FLOOR	12,144 sq. ft.
2nd & 3rd FLOOR	2 x 1,339.3 sq. m
	2,678.6 sq. m
	28,832 sq. ft.
4th FLOOR	1,303.3 sq. m
	14,072 sq. ft.
5th FLOOR	260.2 sq. m
	2,801 sq. ft.
6th - 21st FLOOR - TOWER	16 x 650.7 sq. m
	10,411.0 sq. m
	112,084 sq. ft.
22nd AMENITY / MECHANICAL PENTHOUSE	0.0 sq. m
	0.0 sq. ft.
TOTAL AREA	15,785.4 sq. m
	169,913 sq. ft.
TOWER FOOTPRINT AREA (INCLUDING BALCONIES / PROJECTIONS)	817 sq. ft.
	8,792 sq. ft.

UNIT STATISTICS

STUDIO	23.6%	64
1 BEDROOM UNIT	19.2%	52
1 BEDROOM + DEN UNIT	32.1%	87
2 BEDROOM UNIT	17.0%	46
2 BEDROOM + DEN UNIT	8.1%	22
3 BEDROOM UNIT	0.0%	0
TOTAL	100%	271

CAR PARKING

AREA 'A' ON SCHEDULE 1A

MINIMUM REQUIRED	
RESIDENCE	-0.5 PER UNIT AFTER 12
VISITOR	-0.1 PER UNIT AFTER 12
COMMERCIAL - RESTAURANT	-NOT REQUIRED UNDER 200m ²
TOTAL	156

PROVIDED

RESIDENCE	-0.45 PER UNIT	116
VISITOR	-0.1 PER UNIT	26
COMMERCIAL - RESTAURANT		5
TOTAL		147

PARKING SPACE SIZE

	P LEVEL	P LEVEL	TOTAL
STANDARD SPACE (2.80 x 5.20)	62	57	119
SMALL CAR SPACE (2.40 x 4.60)	14	13	27
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	0	1	1
BARRIER FREE SPACE TYPE B (2.40 x 5.20)	0	0	0

BICYCLE PARKING

REQUIRED	
RESIDENCE	-0.5 PER UNIT (271 UNITS)
COMMERCIAL	-1 PER 250m ² GFA
TOTAL	137

PROVIDED

EXTERIOR	121
PARKING GARAGE	17
TOTAL	283

AMENITY SPACE

EXTERIOR NORTH EDGE: COMMUNAL =	100.0 sq. m
EXTERIOR COURTYARD: COMMUNAL =	50.0 sq. m
EXTERIOR AT GRADE TERRACE: PRIVATE =	100.0 sq. m
1st FL. INTERIOR LOBBY: COMMUNAL =	135.0 sq. m
1st FL. INTERIOR FLEX AREA: COMMUNAL =	340.0 sq. m
5th FLOOR INTERIOR: COMMUNAL =	240.0 sq. m
5th FLOOR TERRACE: COMMUNAL =	500.0 sq. m
ROOF TOP AMENITY ROOM =	185.0 sq. m
ROOF TOP AMENITY TERRACE =	0.0 sq. m
PRIVATE TERRACE =	75.0 sq. m
PRIVATE BALCONIES =	330.0 sq. m
TOTAL =	2,055.0 sq. m
TOTAL COMMUNAL =	1,550.0 sq. m
REQUIRED - 6.0m ² PER UNIT (271) =	1,626.0 sq. m
REQUIRED COMMUNAL @ 50% =	813.0 sq. m

LOT COVERAGE

PHASE #2 AREA =	2,622.0 sq. m.	35.5%
PAVED SURFACE =	795.0 sq. m.	10.8%
BUILDING FOOTPRINT =	1,441.0 sq. m.	19.5%
LANDSCAPE OPEN SPACE =	2,048.8 sq. m.	27.7%
P.O.P.S. =	478.0 sq. m.	6.5%
TOTAL =	7,384.8 sq. m.	100.0%

DRAWING NOTES

1

PROPERTY LINE

2

TD3 ZONE: BUILDING SETBACK LINES

3

PROPOSED 4.5m R.O.W

4

ENTRY RAMP TO U/G GARAGE WITH TRENCH DRAIN

5

OUTLINE OF TOWER ABOVE

6

OUTLINE OF PARKING GARAGE

7

LOADING BAY

8

EX. CONCRETE SIDEWALK TO REMAIN

9

SOFT LANDSCAPING, SEE LANDSCAPE PLAN

10

BELOW GRADE CISTERN IN PARKING GARAGE

11

T.B.D. - 1.2 X 3.0 CONCRETE PAD FOR GAS EQUIPMENT WITH BOLLARDS AS STRUCTURED (GAS BLOW OFF)

12

SIAMSE CONNECTION

13

PROPOSED UTILITIES, SEE CIVIL

14

PRIVACY FENCE / GATE

15

6.0m WIDE FIRE ROUTE

16

CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY, SEE CITY DETAIL SC 7.1

17

150mm HT CONCRETE BARRIER CURB

18

EXISTING HYDRO POLE & OVERHEAD WIRES

19

FIRE HYDRANT

20

HARD SURFACE WALK, SEE LANDSCAPE

21

EXISTING TREE TO BE REMOVED

22

FLUSH CURB AROUND ENTRY AREA

23

MOUNTABLE APRON

24

PROPOSED PHASE 1 P.O.P.S.

25

BALCONY ABOVE

26

EXISTING CEDAR HEDGE TO REMAIN

27

T.B.D. METAL GRATE - INTAKE / EXHAUST AIR SHAFT

28

PRIVATE TERRACES AT GROUND LEVEL

29

GARBAGE BIN PICKUP AREA

30

SURFACE MOUNTED BIKE RACK

31

INTERIM CONNECTION PATHWAY

32

EXISTING BUILDING / ASPHALT PARKING LOT TO BE REMOVED

33

EXISTING ENTRANCE TO REMAIN

34

ACCESSIBLE PARKING WITH 1.5m ACCESS AISLE AND DO

35

PROPOSED CITY CYCLING BOULEVARD

36

ENTRY CANOPY

37

EXISTING CHAIN LINK FENCE TO REMAIN

38

PROPOSED FUTURE LINE OF SEVERANCE

39

PROPOSED NATURAL GAS METER STATION

SITE PLAN SYMBOLS:

SOFT LANDSCAPE PLANTING

ENTRANCE BOULEVARD / WALKWAYS

PRIVATE PATIOS

PAVERS @ TERRACE LEVEL

PROPOSED CITY BOULEVARD: CONCRETE SIDEWALK & ASPHALT CYCLE TRACK

BIKE RACK (0.6x1.8m BIKE PARKING SPACE)

MAIN ENTRANCE DOOR

SERVICE / EXIT DOOR

VEHICULAR DIRECTION

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

PROPOSED TREE

SIAMSE CONNECTION

FIRE HYDRANT

1

SITE PLAN - PHASE 1

SCALE = 1:200

0m

5

10

20

SCALE 1: 200

KEY MAP

PAPER SIZE: ISO Full Bleed B1 (707.00 X 1000.00 MM)

DATE: Tuesday, November 25, 2025

PLOT SCALE: 1:1

PEN STYLE: 0-RLA-MASTER-100%.ctb

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DWG # 19283

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