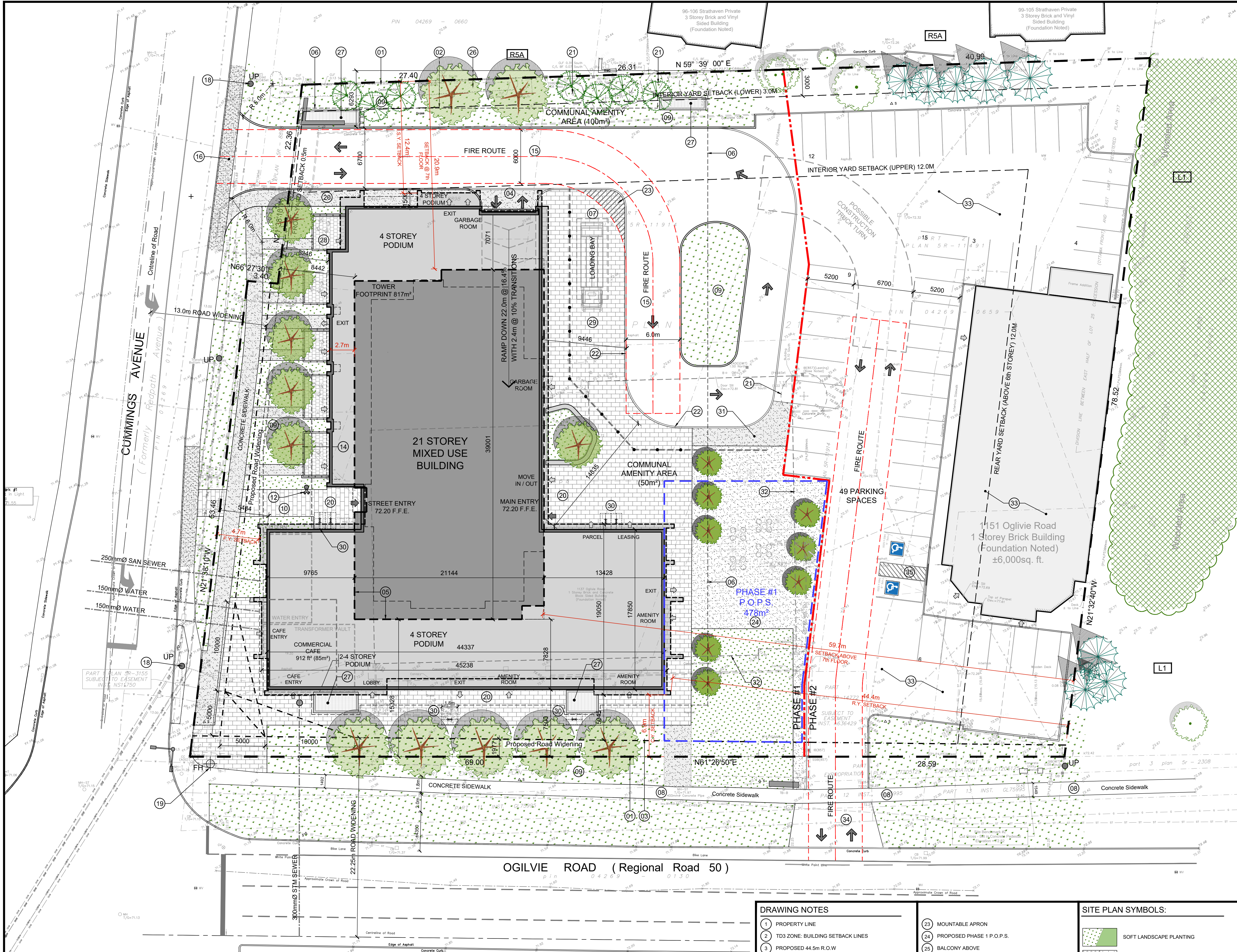




PROJECT INFORMATION

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		TD3	TD3 [XXXX]		
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	2,257.0m ²		
AMENITY AREA - 50% COMMUNAL PER UNIT		813.0m ²	1,755.0m 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		5	5		
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		

PROJECT DEVELOPER

TCU Development Corporation
150 Isabella Street, Unit 1207
Ottawa ON K1S 5H3
Tel: (613) 680-5582
Cell: (343) 550-0055
E-Mail: e.johnson@tcudevcorp.com

URBAN PLANNER

Fotenn Consulting
306 Cooper Street, Suite 300
Ottawa, ON K2P 2H7
Tel: (613) 730-5709
E-Mail: dallarosa@fotenn.com
E-Mail: yakichuk@fotenn.com

CIVIL ENGINEER

Stantec
300 - 1331 Clyde Avenue
Ottawa, ON K2C 3G4
Tel: (613) 297-0571
Email: kris.kilborn@stantec.com
Email: Warren.Johnson@stantec.com

LANDSCAPE ARCHITECT

NAK Design Strategies
1285 Wellington St. West
Ottawa, Ontario K1Y 3A8
Tel: (613) 237-2345 x26
Cell: (613) 362-5275
Email: scard@nak-design.com

TRANSPORTATION ENGINEER

CGH Transportation Inc.
6 Plaza Court
Ottawa, ON K2H 7W1
Tel: (343) 999-9117
Cell: (613) 697-3797
Email: Christopher.Gordon@CGHTransportation.com
Email:

SURVEYOR

Annis O'Sullivan Vollebakk Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
Fax: (613) 727-1079

GEOTECHNICAL ENGINEER

Paterson Group
154 Colonnade Road South
Ottawa, Ontario K2E 7J5
Tel: 613.226-7381
Email: MD@rcy@Patersongroup.ca
Email:

WIND / SOUND ENGINEER

Gradient Wind
127 Walgreen Road,
Ottawa, ON, Canada K0A 1L0
Tel: (613) 836-0934 ext. 116
Cell: (613) 266-5273
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, Vollebakk Ltd.

BUILDING STATISTICS

GROSS BUILDING - AREA	WEST TOWER 'A'
(CITY OF OTTAWA'S DEFINITION)	
GROUND FLOOR	1,128.2 sq. m
	12,144 sq. ft.
2nd & 3rd FLOOR	2 x 1,339.3 sq. m
	2,678.6 sq. m
	28,932 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 'X' ON SCHEDULE 1A

MINIMUM REQUIRED	
RESIDENCE	- 0.5 PER UNIT AFTER 12
VISITOR	- 0.1 PER UNIT AFTER 12
COMMERCIAL - RESTAURANT	- 5 PER 100m ² GFA
TOTAL	161

PROVIDED

RESIDENCE	- 0.45 PER UNIT	116
VISITOR	- 0.1 PER UNIT	26
COMMERCIAL - RESTAURANT	- 5 PER 100m ² GFA	5
TOTAL		147

PARKING SPACE SIZE

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	12
PARKING GARAGE	271
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 =	180.0 sq. m
1st FL. INTERIOR FLEX AREA: COMMUNAL =	500.0 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 =	2,257.0 sq. m
TOTAL COMMUNAL =	1,755.0 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 REQUIRED (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 BE REMOVED

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

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

34

EXISTING ENTRANCE TO REMAIN

35

ACCESSIBLE PARKING WITH 1.5m ACCESS AISLE AND DO

36

PROPOSED CITY CYCLING BOULEVARD

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

Donald Street

Cummings Avenue

Ogilvie Road

Avenue Parkway

St. Laurent Centre

Queensway Highway 417

DRAWING NOTES

23

MOUNTABLE APRON

24

PROPOSED PHASE 1 P.O.P.S.

25

BALCONY ABOVE

26

EXISTING CEDAR HEDGE TO BE REMOVED

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

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

34

EXISTING ENTRANCE TO REMAIN

35

ACCESSIBLE PARKING WITH 1.5m ACCESS AISLE AND DO

36

PROPOSED CITY CYCLING BOULEVARD

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

Donald Street

Cummings Avenue

Ogilvie Road

Avenue Parkway

St. Laurent Centre

Queensway Highway 417

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

NOT DATE: Wednesday, September 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 09 02.dwg

DWG # 19283

D07-12-25-0054