



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 STOREYS / 90.0m	30 STOREYS / 97.0m
DENSITY: RESIDENTIAL USE, 350 units/hectare MIN.		259	914
ALLOWABLE PROJECTION - AMENITY LEVEL		0.0m @ 0.0m ²	4.5m @ 200.0m ²
FRONT YARD SETBACK		0.5m	4.7m
CORNER SIDE YARD SETBACK		0.5m	6.9m
INTERIOR YARD SETBACK: 6 STOREYS & BELOW		12.0m	20.9m
INTERIOR YARD SETBACK: 7 STOREYS & ABOVE		0.0m	4.9m
REAR YARD SETBACK: 6 STOREYS & BELOW		12.0m	8.2m
REAR YARD SETBACK: 7 STOREYS & ABOVE		0.0m	5.160.0m ²
AMENITY AREA - TOTAL 6.0m ² PER UNIT		4,056.0m ²	3,690.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT		2,028.0m ²	326
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING		332	56
VEHICLE PARKING: VISITOR - 0.1 PER UNIT, MAX. 30 PER BUILDING		56	10
VEHICLE PARKING: COMMERCIAL RESTAURANT - 5 PER 100m ² GFA		10	338
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		165	2
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA		2	6.0m
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m / 6.7m	23m
TOWER SEPARATION - GUIDELINE ONLY		23m	30.5m
TOWER FLOOR PLATE - GUIDELINE ONLY		750m ²	817.0m ²

PROJECT DEVELOPER		BUILDING STATISTICS	
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		WEST TOWER 'A' - 21 Storeys	
		TOTAL BUILDING AREA	15,785.4 m ²
		(CITY OF OTTAWA ZONING AREA)	169,913 m ²
		TOWER FOOTPRINT	817.0 m ²
		UNIT COUNT	271
		VEHICLE PARKING	118 + 26 = 147
		BICYCLE PARKING	279 + 4 = 283
		COMMERCIAL AREA	85.0 m ²
		AMENITY AREA: TOTAL	2,205.0 m ²
		COMMUNAL AMENITY AREA	1,700.0 m ²
		EAST TOWER 'B' - 30 Storeys	
		TOTAL AREA	23,920.0 m ²
		(CITY OF OTTAWA ZONING AREA)	257,473 m ²
		TOWER FOOTPRINT	800.0 m ²
		UNIT COUNT	405
		VEHICLE PARKING	210 + 90 = 300
		BICYCLE PARKING	405 + 1 = 406
		COMMERCIAL AREA	82.9 m ²
		AMENITY AREA: TOTAL	2,430.0 m ²
		COMMUNAL AMENITY AREA	1,215.0 m ²
		TOTAL AREA: BOTH TOWERS	39,705.4 sq. m. 427,388 sq. ft.

URBAN PLANNER			
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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			
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TRANSPORTATION ENGINEER			
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SURVEYOR			
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GEOTECHNICAL ENGINEER			
Paterson Group 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: 613.226-7381 Email: MD@aroy@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.			

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.
(L)	DETAIL NUMBER
(R)	TITLE
(S)	SCALE
(P)	DETAIL REFERENCE PAGE
(C)	DETAIL CROSS REFERENCE PAGE

