



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.		30 STOREYS / 90.0m	30 STOREYS / 97.0m
ALLOWABLE PROJECTION - AMENITY LEVEL		259	914
FRONT YARD SETBACK		0.0m @ 0.0m ²	4.5m @ 200.0m ²
CORNER SIDE YARD SETBACK		0.5m	4.7m
INTERIOR YARD SETBACK: 6 STOREYS & BELOW		3.0m	6.9m
INTERIOR YARD SETBACK: 7 STOREYS & ABOVE		12.0m	20.9m
REAR YARD SETBACK: 6 STOREYS & BELOW		0.0m	4.9m
REAR YARD SETBACK: 7 STOREYS & ABOVE		12.0m	8.2m
AMENITY AREA - TOTAL 6.0m ² PER UNIT		4,056.0m ²	5,160.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT		2,028.0m ²	3,690.0m ²
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING		332	326
VEHICLE PARKING: VISITOR - 0.1 PER UNIT, MAX. 30 PER BUILDING		56	56
VEHICLE PARKING: COMMERCIAL RESTAURANT - 5 PER 100m ² GFA		10	10
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		338	689
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA		2	5
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m / 6.7m	6.0m
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 (CITY OF OTTAWA ZONING AREA)	15,785.4 m ² 169,913 ft ²
		TOWER FOOTPRINT	817.0 m ² 8,794 ft ²
		UNIT COUNT	271
		VEHICLE PARKING	118 + 26 = 147
		BICYCLE PARKING	279 + 4 = 283
		COMMERCIAL AREA	85.0 m ² 915 ft ²
		AMENITY AREA: TOTAL	2,055.0 m ²
		COMMUNAL AMENITY AREA	1,550.0 m ²
		EAST TOWER 'B' - 30 Storeys	
		TOTAL AREA (CITY OF OTTAWA ZONING AREA)	23,920.0 m ² 257,473 ft ²
		TOWER FOOTPRINT	800.0 m ² 8,609 ft ²
		UNIT COUNT	405
		VEHICLE PARKING	210 + 30 = 245
		BICYCLE PARKING	405 + 1 = 406
		COMMERCIAL AREA	82.9 m ² 1,000 ft 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. 427,386 sq. ft.

URBAN PLANNER		CIVIL ENGINEER	
Fotenn Consulting 396 Cooper Street, Suite 300 Ottawa, ON K2P 2H7 Tel: (613) 730-5709 E-Mail: dallarosa@fotenn.com E-Mail: yakichuk@fotenn.com		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		TRANSPORTATION ENGINEER	
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		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		GEOTECHNICAL ENGINEER	
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		Paterson Group 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: 613.226-7381 Email: MD'Arcy@Patersongroup.ca Email:	
LOT COVERAGE		WIND / SOUND ENGINEER	
PAVED SURFACE = 806.0 sq. m. BUILDING FOOTPRINT: TOWER A = 1,621.8 sq. m. BUILDING FOOTPRINT: TOWER B = 1,441.0 sq. m. LANDSCAPE OPEN SPACE = 2,810.0 sq. m. P.O.P.S. = 706.0 sq. m. TOTAL = 7,384.8 sq. m. 100.0%		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	

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

PROJECT DEVELOPER		ARCHITECT	
TCU Development Corporation		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.	
		PROJECT No. 2420	

