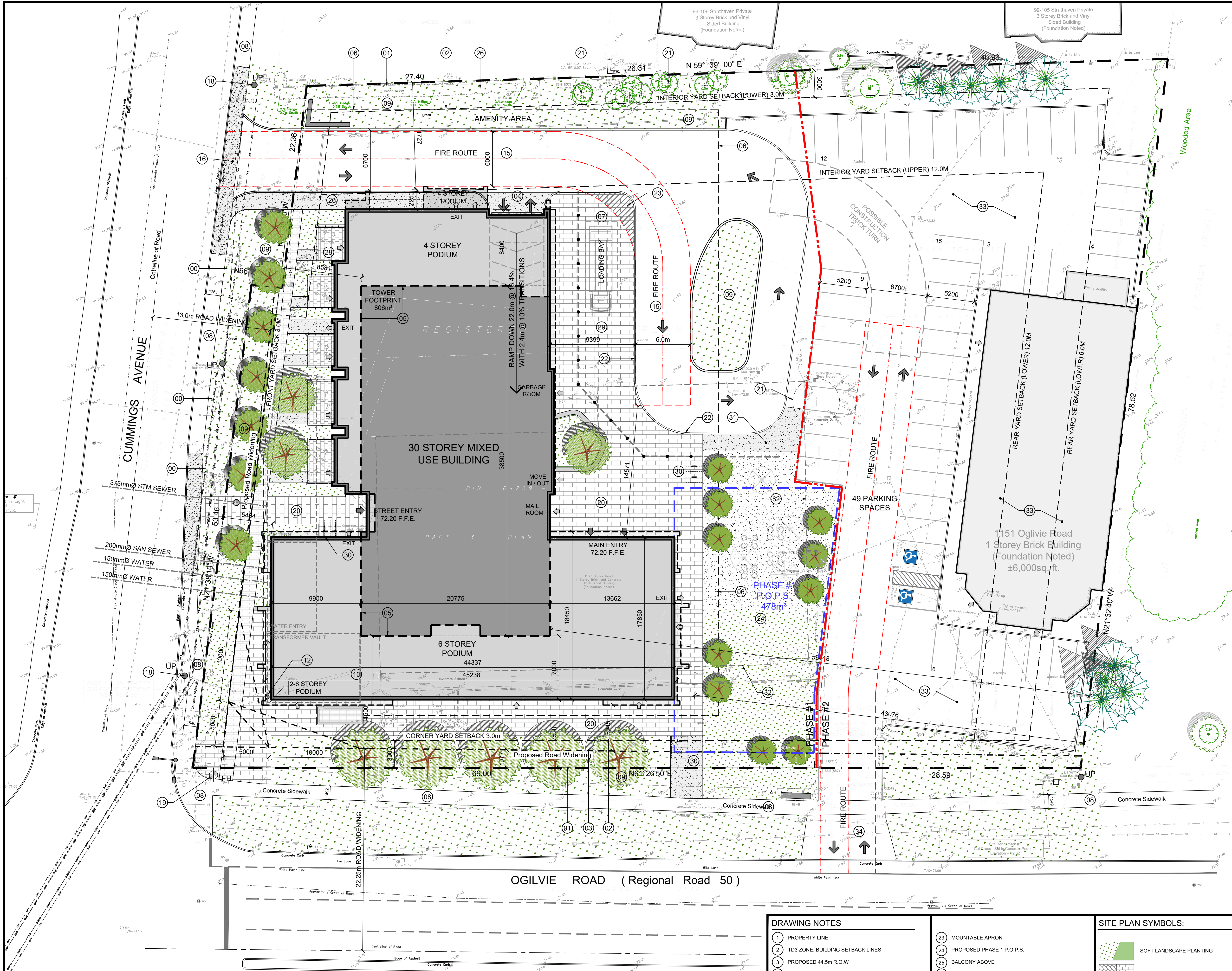




PROJECT INFORMATION

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

BUILDING HEIGHT	30 STOREYS / 90.0m	REQUIRED	TD3 [XXXX]	PROVIDED	TD3 [XXXX]
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m @ 0.0m ²				
FRONT YARD SETBACK	3.0m				
CORNER SIDE YARD SETBACK	3.0m				
INTERIOR YARD SETBACK: 6 STOREYS & BELOW	3.0m				
INTERIOR YARD SETBACK: 7 STOREYS & ABOVE	12.0m				
REAR YARD SETBACK: 6 STOREYS & BELOW	6.0m				
REAR YARD SETBACK: 7 STOREYS & ABOVE	12.0m				
AMENITY AREA - TOTAL 6.0m ² PER UNIT	2,616.0m ²				
AMENITY AREA - 50% COMMUNAL PER UNIT	1,308.0m ²				
VEHICLE PARKING - RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING	212				
VEHICLE PARKING - VISITOR - 0.1 PER UNIT. MAX. 30 PER BUILDING	30				
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	218				
ASILE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m				
TOWER FLOOR PLATE - GUIDELINE ONLY	750m ²				

PROJECT DEVELOPER
TCU Development Corporation
150 Isabella Street, Unit 1207
Ottawa ON K1S 5H3
Tel: (613) 680-5582
Cell: (---)---
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
Cell: (613) ---
Email: ---

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
Tel: (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'Arcy@Patersongroup.ca
Email: ---

WIND / SOUND ENGINEER
Gradient Wind
127 Walgreen Road,
Ottawa, ON, Canada K0A 1L0
Tel: (613) 836-0934 ext. 116
Tel: (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	1,506.1 sq. m.
	16,212 sq. ft.
2nd & 3rd FLOOR	2 x 1,466.0 sq. m.
	2,932.0 sq. m.
	31,560 sq. ft.
4th FLOOR	1,430.0 sq. m.
	15,479 sq. ft.
5th FLOOR	1,125.1 sq. m.
	12,111 sq. ft.
6th FLOOR	1,215.5 sq. m.
	13,083 sq. ft.
7th FLOOR	597.2 sq. m.
	6,428 sq. ft.
8th - 30th FLOOR - TOWER	23 x 680.422 sq. m.
	15,649.7 sq. m.
	169,452 sq. ft.
31st AMENITY / MECHANICAL PENTHOUSE	0.0 sq. ft.
	0.0 sq. ft.
TOTAL AREA	24,463.7 sq. m.
	263,325 sq. ft.
TOWER FOOTPRINT AREA	806.0 sq. m.
(INCLUDING BALCONIES / PROJECTIONS)	8,676 sq. ft.

UNIT STATISTICS

STUDIO	46.4%	211
1 BEDROOM UNIT	17.7%	77
1 BEDROOM + DEN UNIT	6.0%	26
2 BEDROOM UNIT	21.6%	94
2 BEDROOM + DEN UNIT	6.4%	28
3 BEDROOM UNIT	0.0%	0
TOTAL	100%	436

CAR PARKING

MINIMUM REQUIRED	AREA 'X' ON SCHEDULE 1A
RESIDENCE	- 0.5 PER UNIT AFTER 12
VISITOR	- 0.1 PER UNIT AFTER 12
COMMERCIAL - RESTAURANT	- 1 PER 250m ² GFA
COMMERCIAL - RETAIL	- 1 PER 250m ² GFA
TOTAL	242

PROVIDED

RESIDENCE	- 0.48 PER UNIT	222
VISITOR	- 0.1 PER UNIT	30
COMMERCIAL - RESTAURANT	- 1 PER 250m ² GFA	---
COMMERCIAL - RETAIL	- 1 PER 250m ² GFA	---
TOTAL		252

PARKING SPACE SIZE

STANDARD SPACE (2.80 x 5.20)	P3 LEVEL	P2 LEVEL	P1 LEVEL	TOTAL
SMALL CAR SPACE (2.40 x 4.60)	54	77	46	177
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	25	25	17	67
BARRIER FREE SPACE TYPE B (2.40 x 5.20)	0	0	4	4
	0	0	4	4

BICYCLE PARKING

REQUIRED	RESIDENCE	- 0.5 PER UNIT (436 UNITS)	218
PROVIDED	EXTERIOR		12
	PARKING GARAGE		436
	TOTAL		448

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.
7th FLOOR INTERIOR: COMMUNAL =	270.0 sq. m.
7th FLOOR TERRACE: COMMUNAL =	710.0 sq. m.
ROOF TOP AMENITY ROOM =	130.0 sq. m.
ROOF TOP AMENITY TERRACE =	0.0 sq. m.
PRIVATE TERRACE =	75.0 sq. m.
PRIVATE BALCONIES =	550.0 sq. m.
TOTAL =	2,665.0 sq. m.
TOTAL COMMUNAL =	1,940.0 sq. m.
REQUIRED - 6.0m ² PER UNIT (436) =	2,616.0 sq. m.
REQUIRED COMMUNAL @ 50% =	1,308.0 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

- PROPERTY LINE
- TD3 ZONE: BUILDING SETBACK LINES
- PROPOSED 44.5m R.O.W
- ENTRY RAMP TO U/G GARAGE WITH TRENCH DRAIN
- OUTLINE OF TOWER ABOVE
- OUTLINE OF PARKING GARAGE
- LOADING BAY
- EX. CONCRETE SIDEWALK TO REMAIN
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- BELOW GRADE CISTERN IN PARKING GARAGE
- T.B.D. - 1.2 X 3.0 CONCRETE PAD FOR GAS EQUIPMENT WITH BOLLARDS AS REQUIRED (GAS BLOW OFF)
- SIAMSESE CONNECTION
- PROPOSED UTILITIES, SEE CIVIL
- PRIVACY FENCE / GATE
- 6.0m WIDE FIRE ROUTE
- CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY, SEE CITY DETAIL SC 7.1
- 150mm HT CONCRETE BARRIER CURB
- EXISTING HYDRO POLE & OVERHEAD WIRES
- FIRE HYDRANT
- HARD SURFACE WALK, SEE LANDSCAPE
- EXISTING TREE TO BE REMOVED
- FLUSH CURB AROUND ENTRY AREA
- MOUNTABLE APRON
- PROPOSED PHASE 1 P.O.P.S.
- BALCONY ABOVE
- EXISTING CEDAR HEDGE TO BE REMOVED
- T.B.D. - METAL GRATE - INTAKE / EXHAUST AIR SHAFT
- PRIVATE TERRACES AT GROUND LEVEL
- GARBAGE BIN PICKUP AREA
- SURFACE MOUNTED BIKE RACK
- INTERIM CONNECTION PATHWAY
- EXISTING BUILDING / ASPHALT PARKING LOT TO BE REMOVED
- EXISTING ENTRANCE TO REMAIN

SITE PLAN SYMBOLS:

SOFT LANDSCAPE PLANTING

ENTRANCE BOULEVARD / WALKWAYS

PRIVATE PATIOS

PAVERS @ TERRACE LEVEL

PROPOSED CITY BOULEVARD: CONCRETE SIDEWALK & ASPHALT CYCLE TRACK

BIKE RACK

MAIN ENTRANCE DOOR

SERVICE / EXIT DOOR

VEHICULAR DIRECTION

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

PROPOSED TREE

SIAMSESE CONNECTION

FIRE HYDRANT

23

24

25

26

27

28

29

30

31

32

33

34

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: Monday, April 28, 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

DWG #

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:

INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.

INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.

INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.

DETAIL NUMBER

TITLE

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

ISSUED FOR SPC APPLICATION

ISSUED FOR CONSULTANT UPDATE

ISSUED FOR ZBLA APPLICATION

2025 04 23

2025 04 01

2025 03 05

DATE

REVISIONS:

ARCHITECT SEAL

ARCHITECT: **rla / architecture**

roderick lahey architect inc.

56 beech street, ottawa, ontario K1S 3J6

1.613.724.9932 f.613.724.1209 rlaarchitecture.ca

PROJECT TITLE:

1137 OGILVIE ROAD

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN PHASE 1 INTERIM

DRAWN: R.V.

CHECKED: K.R.

SCALE: 1:200

SHEET No.

PROJECT No. 2420

SP-1

D07-12-22-0