

PROJECT STATISTICS

SITE AREA	= 11,052 m² (118,960 ft²)
PARKLAND	
TOTAL REQUIRED PARKLAND DEDICATION (10%)	= 1,105 m² (11,896 ft²)
TOTAL AREA ENCUMBERED (EASEMENT AND GUY WIRES)	= 260 m² (2,803 ft²)
SERVICE EASEMENT (1.8%)	*= 206 m² (2,217 ft²)*
GUY WIRES EASEMENT	*= 54 m² (586 ft²)*
TOTAL UNENCUMBERED PARKLAND (CLEAN PARKLAND)	= 899 m² (9,675 ft²)
TOTAL CORNER PARKLAND LOT AREA (12%)	= 1,340 m² (14,424 ft²)
TOTAL PROJECT SITE AREA	= 9,712 m² (104,536 ft²)
TOTAL UNITS	= 398
FOOTPRINT AREA	= 3,306 m² (35,587 ft²)
LOT COVERAGE	= 34% (OF PROJECT SITE AREA)
OPEN SPACE	= 66% (OF PROJECT SITE AREA)

PARKING SUMMARY

TOTAL PARKING COUNT = 285

TOTAL ABOVE GROUND PARKING	
PARKING SPACE 5200 X 2600 VISITOR	6
PARKING SPACE 6700 X 2600 VISITOR	10
	16
TOTAL BELOW GRADE PARKING P1	
PARKING SPACE 5500X2400 SMALL	3
PARKING SPOT 5500 X 2600	2
PARKING SPOT 5500 X 2750	121
	126
TOTAL BELOW GRADE PARKING P2	
PARKING SPACE 5500X2400 SMALL	3
PARKING SPOT 5500 X 2600	5
PARKING SPOT 5500 X 2750	135
	143

BICYCLE PARKING SUMMARY

TOTAL BICYCLE PARKING COUNT = *100*

TOTAL SURFACE LEVEL BICYCLE PARKING = 6

TOTAL UNDERGROUND BICYCLE PARKING
P1 = 62
P2 = 32

ZONING GFA SUMMARY

* AS PER SECTION 54 (DEFINITIONS-GROSS FLOOR AREA) CITY OF OTTAWA ZONING BY-LAW.

	GFA PER FLOOR		# OF FLOORS	TOTAL GFA	
LEVEL 2-4	2,194 m²	23,611 ft²	3	6,581 m²	70,832 ft²
LEVEL 5-6	2,053 m²	22,094 ft²	2	4,105 m²	44,189 ft²
LEVEL 7 NORTH	631 m²	6,788 ft²	1	631 m²	6,788 ft²
LEVEL 7 SOUTH	491 m²	5,290 ft²	1	491 m²	5,290 ft²
LEVEL 8-17 NORTH	646 m²	6,956 ft²	10	6,462 m²	69,561 ft²
LEVEL 8-17 SOUTH	644 m²	6,936 ft²	10	6,443 m²	69,355 ft²
LEVEL 18 NORTH	512 m²	5,508 ft²	1	512 m²	5,508 ft²
LEVEL 18 SOUTH	644 m²	6,936 ft²	1	644 m²	6,936 ft²
LEVEL 19-22	644 m²	6,936 ft²	4	2,577 m²	27,742 ft²
ZONING GFA TOTAL				28,447 m²	306,201 ft²

GFA SUMMARY *(NOT INCLUDING PARKING)*

	GFA PER FLOOR		# OF FLOORS	TOTAL GFA	
LEVEL 1	3,306 m²	35,587 ft²	1	3,306 m²	35,587 ft²
LEVEL 2-4	2,635 m²	28,368 ft²	3	7,906 m²	85,105 ft²
LEVEL 5-6	2,479 m²	26,683 ft²	2	4,958 m²	53,366 ft²
LEVEL 7 NORTH	811 m²	8,728 ft²	1	811 m²	8,728 ft²
LEVEL 7 SOUTH	811 m²	8,728 ft²	1	811 m²	8,728 ft²
LEVEL 7 TERRACE	870 m²	9,366 ft²	1	870 m²	9,366 ft²
LEVEL 8-17 NORTH	811 m²	8,728 ft²	10	8,109 m²	87,280 ft²
LEVEL 8-17 SOUTH	811 m²	8,728 ft²	10	8,109 m²	87,280 ft²
LEVEL 18 NORTH	811 m²	8,728 ft²	1	811 m²	8,728 ft²
LEVEL 18 SOUTH	811 m²	8,728 ft²	1	811 m²	8,728 ft²
LEVEL 19-22	811 m²	8,728 ft²	4	3,243 m²	34,912 ft²
GFA TOTAL				39,745 m²	427,807 ft²

GFA SUMMARY PARKING *(UNDERGROUND)*

	# OF FLOORS	TOTAL GFA	
P2 PARKING	1	6,723 m²	72,370 ft²
P1 PARKING	1	6,611 m²	71,159 ft²
GFA PARKING TOTAL		13,334 m²	143,529 ft²

NET RES AREA SUMMARY

	NET RES AREA PER FLOOR		# OF FLOORS	TOTAL GFA		EFF.
LEVEL 2-4	2,289 m²	24,637 ft²	3	6,866 m²	73,910 ft²	86.85%
LEVEL 5-6	2,139 m²	23,028 ft²	2	4,279 m²	46,057 ft²	86.30%
LEVEL 7 NORTH	676 m²	7,277 ft²	1	676 m²	7,277 ft²	83.38%
LEVEL 7 SOUTH	527 m²	5,669 ft²	1	527 m²	5,669 ft²	64.95%
LEVEL 8-17 NORTH	692 m²	7,453 ft²	10	6,924 m²	74,527 ft²	85.39%
LEVEL 8-17 SOUTH	690 m²	7,431 ft²	10	6,904 m²	74,309 ft²	851.38%
LEVEL 18 NORTH	531 m²	5,711 ft²	1	531 m²	5,711 ft²	6.54%
LEVEL 18 SOUTH	676 m²	7,277 ft²	1	676 m²	7,277 ft²	83.38%
LEVEL 19-22	676 m²	7,277 ft²	4	2,704 m²	29,109 ft²	83.38%
TOTAL NET RES AREA	8,896 m²	95,761 ft²		30,086 m²	323,847 ft²	

AMENITY AREA SUMMARY *(COMMUNAL)*

		TOTAL AMENITY GFA	
LEVEL 1	INT. AMENITY - LEVEL 1	2,827 m²	30,426 ft²
LEVEL 1	EXT. AMENITY - REAR COURTYARD	1,251 m²	13,464 ft²
LEVEL 1	EXT. AMENITY - FRONT TERRACE	310 m²	3,338 ft²
LEVEL 7 SOUTH TOWER	INT. AMENITY - CINEMA	145 m²	1,557 ft²
LEVEL 7	EXT. AMENITY - ROOF TOP TERRACE	854 m²	9,195 ft²
LEVEL 18 NORTH TOWER	INT. AMENITY - SALON PANORAMIQUE	151 m²	1,622 ft²
TOTAL AMENITY AREA PROVIDED		5,537 m²	59,602 ft²

TOTAL AMENITY AREA REQUIRED = 6 m² X 398 UNITS = 2,388 m²
* 50% OF REQUIRED AMENITY AREA IS COMMUNAL = 1,194 m²

LEGROUPE MD MAURICE
LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

NO.	DATE	REVISION
A	250704	RESUBMITTED FOR ZBA

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HOBIN ARCHITECTURE

PROJECT NORTH
TRUE NORTH

PROJECT/LOCATION:
BLAIR & OGILVIE
1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
PROJECT STATS

PROJECT NO:	SCALE:	DRAWING NO.:
2314		ZB0.01
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

OGILVIE ROAD

BLAIR ROAD

EXISTING BUS STOP

EXISTING BIKE MUP

EXISTING 2 STOREY DEPARTMENT STORE

EXISTING PARKING GARAGE TO REMAIN

OFFICE TOWER

CANOPY OF EXISTING MATURE TREES TO BE PRESERVED

EXISTING CHAIN LINK FENCE

EXISTING 2 STOREY PARKING GARAGE TO REMAIN

EXISTING 8 STOREY OFFICE BUILDING

EXISTING FIRE HYDRANT
EXISTING LIGHT STANDARD

EXISTING TRAFFIC KIOSK/FIBER OPTIC CABLE (LOCATION TBD)
EXISTING WATER MAIN SEGMENT TO BE REMOVED & RELOCATED IN SERVICE EASEMENT
EXISTING FIBER OPTIC CABLE (LOCATION TBD)

PROPOSED SERVICE EASEMENT (ENCUMBERED AREA A)

EXISTING SERVICE WIRES TO BE REMOVED

EXISTING GUY WIRES TO BE REMOVED

EXISTING BILLBOARD TO BE REMOVED

EXISTING UTILITY POLE TO BE REMOVED

10% PARKLAND DEDICATION
1,105 m²
(11,896 ft²)

ENCUMBERED AREA B

EXISTING GUY WIRES TO REMAIN
EXISTING TRAFFIC KIOSK (LOCATION TBD)
EXISTING HYDRO POLE TO REMAIN
EXISTING GUY WIRES TO REMAIN

EXISTING GUY WIRES EASEMENT (ENCUMBERED AREA B)

EXTENT OF PARKLAND DEDICATION

EXTENT OF P1 BELOW

EXISTING HYDRO POLE

NEW PROPERTY LINE

EXISTING SIDEWALK

EXISTING CONC. STORM DRAIN

FRONT BISTRO

DROP OFF

VISITOR PARKING

MAIN ENTRANCE

BIKE RACK (6)

FIRETRUCK

FIRETRUCK ENTRY ROUTE

FIRETRUCK EXIT ROUTE

PROPOSED SITE ACCESS

EXISTING SITE ACCESS TO BE RELOCATED

EXISTING SIDEWALK TO BE REMOVED

PROPOSED SITE EXIT

BLDG ENVELOPE LEV 1

BLDG ENVELOPE LEV 1
BLDG ENVELOPE LEV 2-4

BLDG ENVELOPE LEV 5-18

BLDG ENVELOPE LEV 2-18
BLDG ENVELOPE LEV 7-18

18 FLOORS NORTH TOWER
811 m² TOWER PLATE
(870 m² INCLUDING BALCONIES)

4 FLOORS PODIUM

BLDG ENVELOPE LEV 2-6
BLDG ENVELOPE LEV 1-6
BLDG ENVELOPE LEV 7-18
BLDG ENVELOPE LEV 2-18
BLDG ENVELOPE LEV 1

6 FLOORS PODIUM + PRIVATE ROOF TOP TERRACE (LEVEL 7)

1 FLOOR

BLDG ENVELOPE LEV 1
BLDG ENVELOPE LEV 2-6

EXTENT OF P1 BELOW

LEGEND: (SEE FLOOR PLANS FOR DETAILS)
BLDG ENVELOPE
BLDG ENVELOPE (BELOW)

BLDG ENVELOPE LEV 2-6
BLDG ENVELOPE LEV 1-6
BLDG ENVELOPE LEV 7-22
BLDG ENVELOPE LEV 5-22
BLDG ENVELOPE LEV 1-4

22 FLOORS SOUTH TOWER
811 m² TOWER PLATE
(870 m² INCLUDING BALCONIES)

BLDG ENVELOPE LEV 7-22
BLDG ENVELOPE LEV 1-6
BLDG ENVELOPE LEV 5-22
BLDG ENVELOPE LEV 2-22
BLDG ENVELOPE LEV 1

BLDG ENVELOPE LEV 1

WASTE

LOADING AREA

PARKING GARAGE ACCESS

EXTENT OF P1 BELOW

VISITOR PARKING

EXISTING GARAGE ENTRANCE TO REMAIN

EXISTING CATCH BASIN
EXISTING LIGHT STANDARD
EXISTING GARAGE ACCESS PEDASTAL

EXISTING DRIVEWAY

EXISTING PATH

EXISTING SIGNAGE TO REMAIN

EXISTING CHAIN LINK FENCE TO REMAIN

EXISTING ELECTRICAL TRANSFORMERS

NEW PROPERTY LINE

SCALE 1:300
0 5 10 15 20 25

SURVEY/LEGAL DESCRIPTION

The property boundaries are taken from the survey submitted with the application, and dated as per the below:
Part of Lot 21, Concession 2
Geographic Township of Gloucester
City Of Ottawa
Surveyed by Fairhall Moffatt & Woodland Ltd. 2023/10/18

PROJECT STATISTICS

SITE AREA	= 11,052 m² (118,960 ft²)	
PARKLAND		
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GUY WIRES EASEMENT	= 54 m² (586 ft²)	
TOTAL UNENCUMBERED PARKLAND (CLEAN PARKLAND)		= 899 m² (9,675 ft²)
TOTAL CORNER PARKLAND LOT AREA (12%)		= 1,340 m² (14,424 ft²)
TOTAL PROJECT SITE AREA	= 9,712 m² (104,536 ft²)	
TOTAL UNITS	= 398	
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LOT COVERAGE	= 34% (OF PROJECT SITE AREA)	
OPEN SPACE	= 66% (OF PROJECT SITE AREA)	

SEE ADDITIONAL STATISTICS ON PROJECT STATS SHEET

TOTAL ABOVE GROUND PARKING		
PARKING SPACE 5200 X 2600 VISITOR	6	
PARKING SPACE 6700 X 2600 VISITOR	10	
	16	
TOTAL BELOW GRADE PARKING P1		
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PARKING SPOT 5500 X 2750	135	
	143	
TOTAL PARKING	285	

LEGROUPE MD MAURICE
LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

NO.	DATE	REVISION
B	250704	RESUBMITTED FOR ZBA
A	250702	ISSUED FOR COORDINATION

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HOBIN ARCHITECTURE

PROJECT NORTH
TRUE NORTH

PROJECT/LOCATION:
BLAIR & OGILVIE
1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
SITE PLAN
WITH EXISTING CITY ROW (SIDEWALK/MUP)

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 300	ZB1.01
DRAWN BY: CH	DATE: July 2, 2025	REVISION NO.: B

OGILVIE ROAD

BLAIR ROAD

EXISTING 2 STOREY DEPARTMENT STORE

EXISTING PARKING GARAGE TO REMAIN

OFFICE TOWER

CANOPY OF EXISTING MATURE TREES TO BE PRESERVED

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EXISTING CATCH BASIN
EXISTING LIGHT STANDARD
EXISTING GARAGE ACCESS PEDASTAL
EXISTING GARAGE ENTRANCE TO REMAIN
EXISTING PATH
EXTENT OF P1 BELOW
EXTENT OF PARKLAND DEDICATION

BLDG ENVELOPE LEV 1
BLDG ENVELOPE LEV 1
BLDG ENVELOPE LEV 2-4
BLDG ENVELOPE LEV 5-18
BLDG ENVELOPE LEV 2-18
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18 FLOORS NORTH TOWER
811 m² TOWER PLATE
(870 m² INCLUDING BALCONIES)

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BLDG ENVELOPE LEV 2-6

6 FLOORS PODIUM + PRIVATE ROOF TOP TERRACE (LEVEL 7)

1 FLOOR

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BLDG ENVELOPE LEV 1

LEGEND: (SEE FLOOR PLANS FOR DETAILS)
BLDG ENVELOPE
BLDG ENVELOPE (BELOW)

BLDG ENVELOPE LEV 1

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BLDG ENVELOPE LEV 7-22
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BLDG ENVELOPE LEV 1-6
BLDG ENVELOPE LEV 5-22
BLDG ENVELOPE LEV 2-22
BLDG ENVELOPE LEV 1

FRONT BISTRO
DROP OFF
VISITOR PARKING
MAIN ENTRANCE
BIKE RACK (6)
WASTE
LOADING AREA
PARKING GARAGE ACCESS
FIRETRUCK
FIRETRUCK ENTER ROUTE
FIRETRUCK EXIT ROUTE
PROPOSED SITE ACCESS
PROPOSED SITE EXIT
FUTURE CITY ROW SIDEWALK
FUTURE CITY ROW MUP

SCALE 1:300
0 5 10 15 20 25

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	143
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LEGROUPE MD MAURICE
LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

NO.	DATE	REVISION
B	250704	RESUBMITTED FOR ZBA
A	250702	ISSUED FOR COORDINATION

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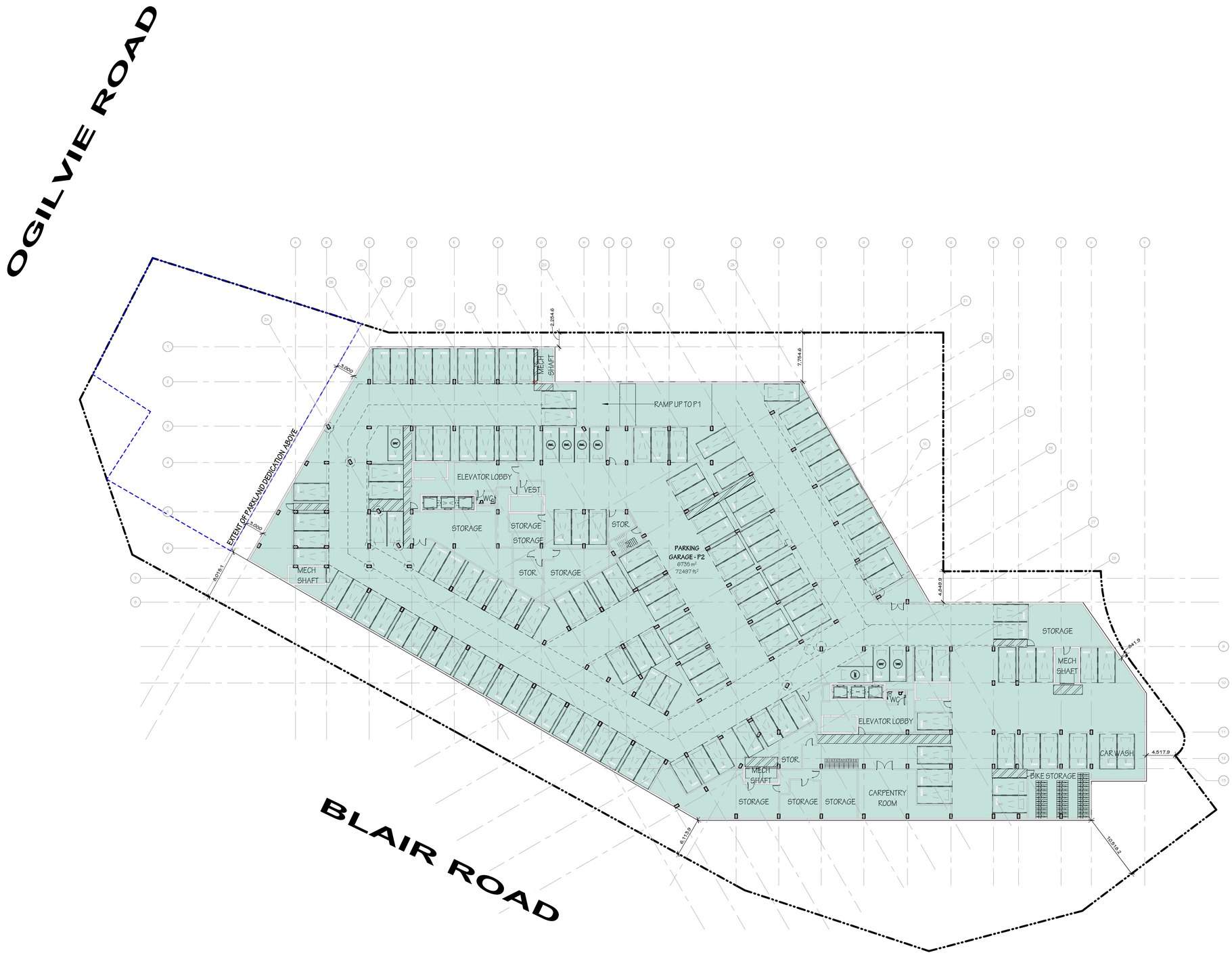
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HOBIN ARCHITECTURE

PROJECT NORTH
TRUE NORTH

PROJECT/LOCATION:
BLAIR & OGILVIE
1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
SITE PLAN
WITH FUTURE CITY ROW (SIDEWALK/MUP)

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 300	ZB1.02
DRAWN BY:	DATE:	REVISION NO.: B
CH	July 2, 2025	



SCALE 1:300

0 5 10 15 20 25

GFA SUMMARY:

	GFA PER FLOOR			TOTAL GFA LEVEL P2	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
PARKING GARAGE P1	6,597 m²	71,010 ft²	1	6,597 m²	71,010 ft²
TOTAL GFA	6,597 m²	71,010 ft²		6,597 m²	71,010 ft²

TOTAL BELOW GRADE PARKING P2	
PARKING SPACE 5500X2400 SMALL	3
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HOBIN ARCHITECTURE

PROJECT NORTH

TRUE NORTH

PROJECT/LOCATION:

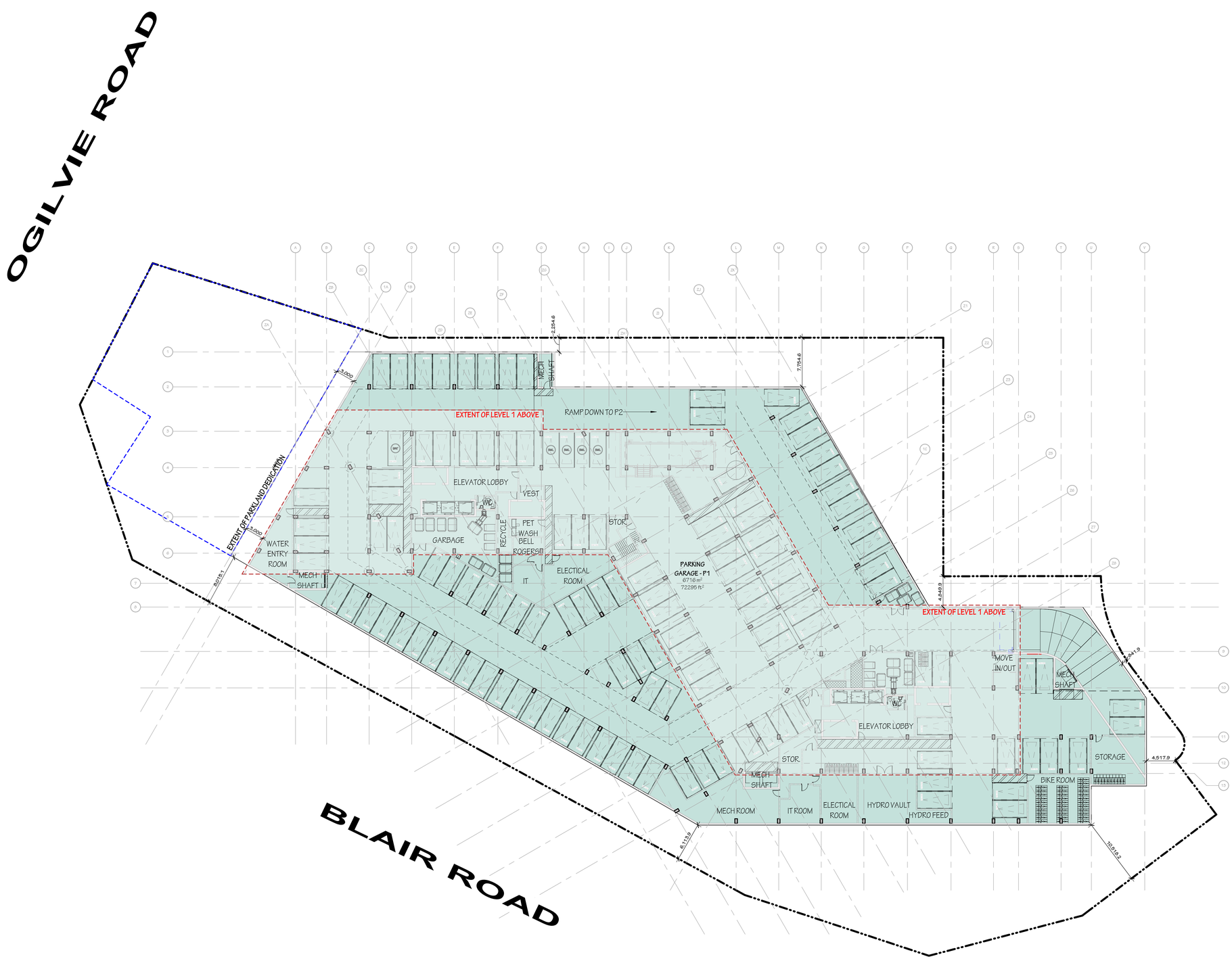
BLAIR & OGILVIE

1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:

LEVEL P2

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 300	ZB2.01
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A



GFA SUMMARY:

	GFA PER FLOOR			TOTAL GFA LEVEL P1	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
PARKING GARAGE P1	6,597 m²	71,010 ft²	1	6,597 m²	71,010 ft²
TOTAL GFA	6,597 m²	71,010 ft²		6,597 m²	71,010 ft²

TOTAL BELOW GRADE PARKING P1	
PARKING SPACE 5500X2400 SMALL	3
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PARKING SPOT 5500 X 2750	121
	126

SCALE 1:300

0 5 10 15 20 25

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LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

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HOBIN ARCHITECTURE

PROJECT NORTH

TRUE NORTH

PROJECT/LOCATION:

BLAIR & OGILVIE

1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:

LEVEL P1

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 300	ZB2.02
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

OGILVIE ROAD

BLAIR ROAD

EXISTING BUS STOP

EXISTING BIKE MUP

EXISTING FIRE HYDRANT

EXISTING LIGHT STANDARD

EXISTING TRAFFIC KIOSK/FIBER OPTIC CABLE (LOCATION TBD)

EXISTING WATER MAIN SEGMENT TO BE REMOVED & RELOCATED IN SERVICE EASEMENT

EXISTING FIBER OPTIC CABLE (LOCATION TBD)

PROPOSED SERVICE EASEMENT (ENCUMBERED AREA A)

EXISTING SERVICE WIRES TO BE REMOVED

EXISTING GUY WIRES TO BE REMOVED

EXISTING BILLBOARD TO BE REMOVED

EXISTING UTILITY POLE TO BE REMOVED

10% PARKLAND DEDICATION
1,105 m² (11,896 ft²)

ENCUMBERED AREA B

EXISTING GUY WIRES TO REMAIN

EXISTING TRAFFIC KIOSK (LOCATION TBD)

EXISTING HYDRO POLE TO REMAIN

EXISTING GUY WIRES TO REMAIN

EXISTING GUY WIRES EASEMENT (ENCUMBERED AREA B)

EXISTING HYDRO POLE

NEW PROPERTY LINE

EXISTING SIDEWALK

PROPOSED SITE ACCESS

EXISTING SITE ACCESS TO BE RELOCATED

EXISTING SIDEWALK TO BE REMOVED

PROPOSED SITE EXIT

CANOPY OF EXISTING MATURE TREES TO BE PRESERVED

EXISTING CHAIN LINK FENCE

EXISTING 2 STOREY DEPARTMENT STORE

OFFICE TOWER

EXISTING PARKING GARAGE TO REMAIN

EXISTING 2 STOREY PARKING GARAGE TO REMAIN

EXISTING 8 STOREY OFFICE BUILDING

EXISTING GARAGE ENTRANCE TO REMAIN

EXISTING FIRE HYDRANT FH(B)

EXISTING CATCH BASIN

EXISTING LIGHT STANDARD

EXISTING GARAGE ACCESS PEDASTAL

EXISTING DRIVEWAY

EXISTING SIGNAGE TO REMAIN

EXISTING CHAIN LINK FENCE TO REMAIN

EXISTING ELECTRICAL TRANSFORMERS

EXISTING PATH

FFE 80.600

ART ROOM
FIRE PLACE
YOGA
GYM
CHANGE ROOM
POOL
OFFICE
STAIR
STOR
ELEC
COMM.
SPORT LOUNGE BAR
VIRTUAL GAME
EMPLOYEE ROOM
JAN
CONCIERGE OFFICE
GEN
DIRECTOR OFFICE
ADMIN.
LOCATION OFFICE
MECH
BR.WC
ELEC.
MULTI FUNC.
STORAGE / RECEPT.
CAGE
LIBRARY
TABLE TOP GAMES
BARISTA
FRONT BISTRO
DROP OFF
VISITOR PARKING
MAIN ENTRANCE
SALON HALL
DINING ROOM
OPEN KITCHEN
ACTIVITY ROOM
MOVE IN/OUT
MEC
COMM
ELEC
WASTE
COMMERCIAL KITCHEN
PHARMACY
HAIR SALON
HEALTH SECTION
LOADING AREA
PARKING GARAGE ACCESS
FIRETRUCK
FIRETRUCK ENTRY ROUTE
FIRETRUCK EXIT ROUTE
EXTENT OF P1 BELOW
BIKE RACK (9)
EXIT

SCALE 1:300
0 5 10 15 20 25

TOTAL ABOVE GROUND PARKING
PARKING SPACE 5200 X 2600 VISITOR 6
PARKING SPACE 6700 X 2600 VISITOR 10
16

GFA SUMMARY:

	GFA PER FLOOR			TOTAL GFA LEVEL 1	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
CORNER LOT	56 m²	603 ft²	1	56 m²	603 ft²
COMMON AREA	2,827 m²	30,426 ft²	1	2,827 m²	30,426 ft²
AMENITY AREA (EXT)	1,561 m²	16,802 ft²	1	1,561 m²	16,802 ft²
TOTAL GFA	4,444 m²	47,831 ft²		4,444 m²	47,831 ft²

AMENITY GFA SUMMARY:

AMENITY AREA	# of Floors	Total Area m2	Total Area ft2
AMENITY AREA BACK (EXT)	1	1,251 m²	13,464 ft²
AMENITY AREA FRONT (EXT)	1	310 m²	3,338 ft²
		1,561 m²	16,802 ft²

LEGROUPE MD MAURICE
LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

NO.	DATE	REVISION
A	250704	RESUBMITTED FOR ZBA

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HOBIN ARCHITECTURE

PROJECT NORTH
TRUE NORTH

PROJECT/LOCATION:
BLAIR & OGILVIE
1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
LEVEL 1
WITH EXISTING CITY ROW (SIDEWALK/MUP)

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 300	ZB2.03
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

OGILVIE ROAD

BLAIR ROAD

EXISTING 2 STOREY DEPARTMENT STORE

EXISTING PARKING GARAGE TO REMAIN

OFFICE TOWER

EXISTING 2 STOREY PARKING GARAGE TO REMAIN

EXISTING 8 STOREY OFFICE BUILDING

EXISTING TRAFFIC KIOSK/FIBER OPTIC CABLE (LOCATION TBD)

EXISTING WATER MAIN SEGMENT TO BE REMOVED & RELOCATED IN SERVICE EASEMENT

EXISTING FIBER OPTIC CABLE (LOCATION TBD)

PROPOSED SERVICE EASEMENT (ENCUMBERED AREA A)

CANOPY OF EXISTING MATURE TREES TO BE PRESERVED

EXISTING CHAIN LINK FENCE

EXISTING SERVICE WIRES TO BE REMOVED

EXISTING GUY WIRES TO BE REMOVED

EXISTING BILLBOARD TO BE REMOVED

EXISTING UTILITY POLE TO BE REMOVED

10% PARKLAND DEDICATION
1,105 m² (11,896 ft²)

ENCUMBERED AREA B

EXISTING GUY WIRES TO REMAIN

EXISTING TRAFFIC KIOSK (LOCATION TBD)

EXISTING HYDRO POLE TO REMAIN

EXISTING GUY WIRES TO REMAIN

EXTENT OF PARKLAND DEDICATION

EXISTING GUY WIRES EASEMENT (ENCUMBERED AREA B)

EXISTING HYDRO POLE

NEW PROPERTY LINE

EXISTING FIRE HYDRANT

EXISTING LIGHT STANDARD

EXISTING CATCH BASIN

EXISTING GARAGE ACCESS PEDASTAL

EXISTING GARAGE ENTRANCE TO REMAIN

EXISTING FIRE HYDRANT FH(B)

EXISTING LIGHT STANDARD

EXISTING SIGNAGE TO REMAIN

EXISTING CHAIN LINK FENCE TO REMAIN

EXISTING ELECTRICAL TRANSFORMERS

EXISTING PATH

NEW PROPERTY LINE

EXISTING CONC. STORM DRAIN

FUTURE CITY ROW SIDEWALK

FUTURE CITY ROW MUP

PROPOSED SITE ACCESS

PROPOSED SITE EXIT

FIRETRUCK ENTRY ROUTE

FIRETRUCK EXIT ROUTE

FIRETRUCK

DROP OFF

VISITOR PARKING

MAIN ENTRANCE

LOADING AREA

PARKING GARAGE ACCESS

EXISTING DRIVEWAY

EXTENT OF P1 BELOW

EXTENT OF P2 BELOW

FFE 80.600

ART ROOM
FIRE PLACE
YOGA
GYM
CHANGE ROOM
POOL
OFFICE
STAIR
STOR
ELEC
COMM.
SPORT LOUNGE BAR
VIRTUAL GAME
MECH
BR-WC
ELEC.
MULTI FUNC.
JAN
EMPLOYEE ROOM
CONCIERGE OFFICE
GEN. DIRECTOR OFFICE
ADMIN.
LOCATION OFFICE
STORAGE
REFRIG.
CAGE
LIBRARY
SALON HALL
TABLE TOP GAMES
BARISTA
FRONT BISTRO
OPEN KITCHEN
DINING ROOM
ACTIVITY ROOM
MOVE IN/OUT
WASTE
MEC
COMM
ELEC
COMMERCIAL KITCHEN
PHARMACY
HAIR SALON
HEALTH SECTION
VISITOR PARKING
BIKE RACK (6)

SCALE 1:300
0 5 10 15 20 25

N53°22'00"W 34.600
39.30
N56°13'30"W 107.33
N53°07'20"E 37.61
N56°56'50"W 24.81
N26°06'30"W 59.06
N86°06'30"E 11.89
N38°35'20"W 33.05
N86°06'30"E 34.33
N71°33'00"W 30.54
24.97
R=24.83
R=3.00
R=15.45
10.72
12.55

GFA SUMMARY:

	GFA PER FLOOR			TOTAL GFA LEVEL 1	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
CORNER LOT	56 m²	603 ft²	1	56 m²	603 ft²
COMMON AREA	2,827 m²	30,426 ft²	1	2,827 m²	30,426 ft²
AMENITY AREA (EXT)	1,561 m²	16,802 ft²	1	1,561 m²	16,802 ft²
TOTAL GFA	4,444 m²	47,831 ft²		4,444 m²	47,831 ft²

AMENITY GFA SUMMARY:

AMENITY AREA	# of Floors	Total Area m2	Total Area ft2
AMENITY AREA BACK (EXT)	1	1,251 m²	13,464 ft²
AMENITY AREA FRONT (EXT)	1	310 m²	3,338 ft²
		1,561 m²	16,802 ft²

TOTAL ABOVE GROUND PARKING	
PARKING SPACE 5200 X 2600 VISITOR	6
PARKING SPACE 6700 X 2600 VISITOR	10
	16

LEGROUPE MD MAURICE
LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

NO.	DATE	REVISION
A	250704	RESUBMITTED FOR ZBA

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HOBIN ARCHITECTURE

PROJECT NORTH

TRUE NORTH

PROJECT/LOCATION:
BLAIR & OGILVIE

1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
LEVEL 1
WITH FUTURE CITY ROW (SIDEWALK/MUP)

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 300	ZB2.04
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A



GFA SUMMARY:

	GFA PER FLOOR			TOTAL GFA LEVEL 2-4	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	2,289 m²	24,637 ft²	3	6,866 m²	73,910 ft²
COMMON AREA	347 m²	3,731 ft²	3	1,040 m²	11,194 ft²
TOTAL GFA	2,635 m²	28,368 ft²		7,906 m²	85,105 ft²

UNIT TYPE BREAKDOWN

Area Types	# of Unite per Floor	# of Floors	Total
1 BACH (1½)	3	3	9
1 BED (3½)	15	3	45
1 BED (3½) + BAY	7	3	21
1 BED (3½) + DEN	3	3	9
2 BED (4½)	3	3	9
3 BED (5½)	2	3	6
	33		99

SCALE 1:300

0 5 10 15 20 25

LEGROUPE MD MAURICE
LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

NO.	DATE	REVISION
A	250704	RESUBMITTED FOR ZBA

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HOBIN ARCHITECTURE

PROJECT NORTH

TRUE NORTH

PROJECT/LOCATION:
BLAIR & OGILVIE

1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
LEVEL 2-4

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 300	ZB2.05
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A



SCALE 1:300

0 5 10 15 20 25

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BACH (1½)	3	2	6
1 BED (1½)	15	2	30
1 BED (1½) + BAY	6	2	12
1 BED (1½) + DEN	2	2	4
2 BED (4½)	3	2	6
2 BED (4½) + BAY	1	2	2
3 BED (5½)	1	2	2
	31		62

GFA SUMMARY:

	GFA PER FLOOR			TOTAL GFA LEVEL 5-6	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	2,139 m²	23,028 ft²	2	4,279 m²	46,057 ft²
COMMON AREA	340 m²	3,655 ft²	2	679 m²	7,309 ft²
TOTAL GFA	2,479 m²	26,683 ft²		4,958 m²	53,366 ft²

LEGROUPE MD MAURICE
LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

NO.	DATE	REVISION
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HOBIN ARCHITECTURE

PROJECT NORTH

TRUE NORTH

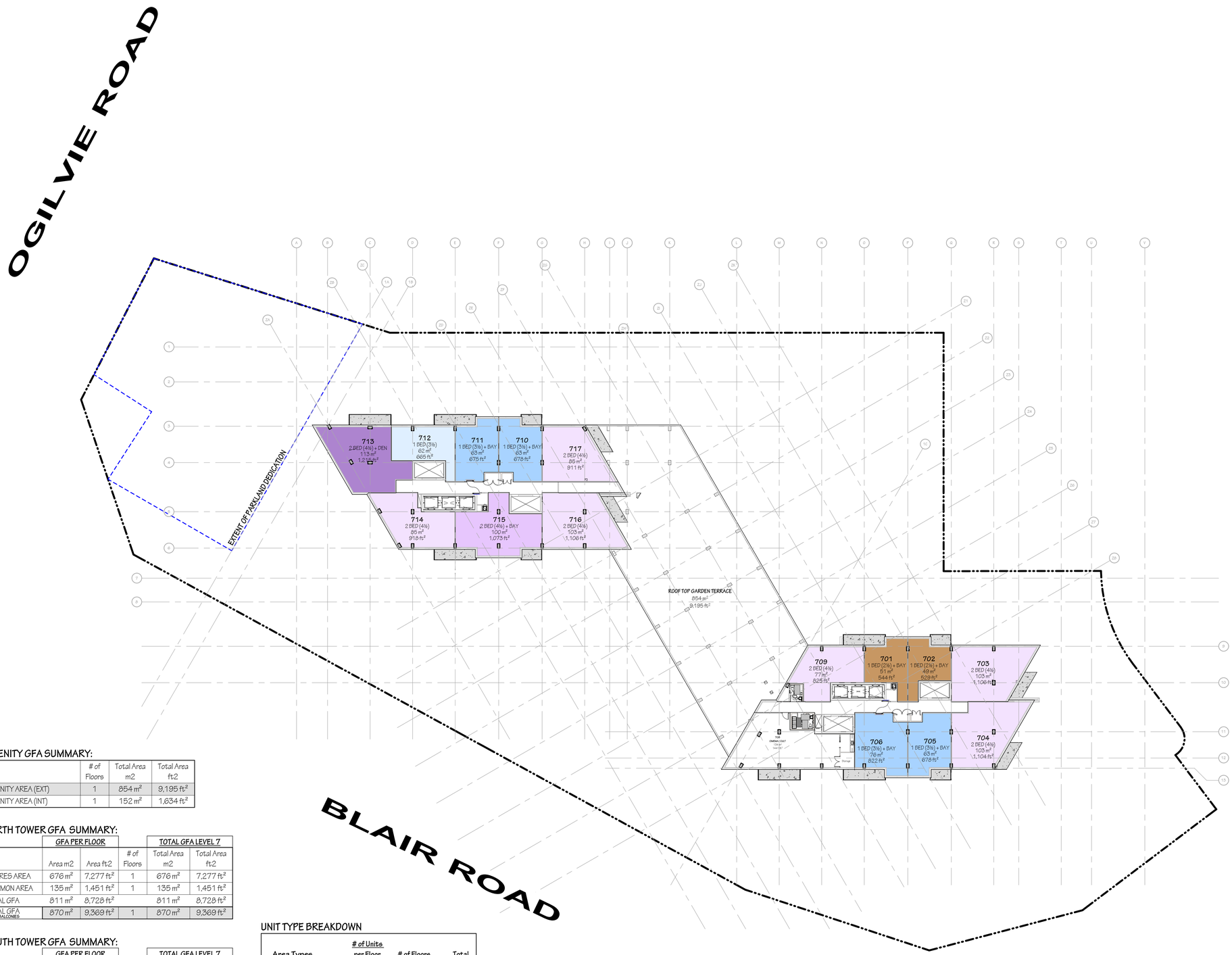
PROJECT/LOCATION:
BLAIR & OGILVIE

1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
LEVEL 5-6

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 300	ZB2.06
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB2.06- RA- LEVEL 5-6



AMENITY GFA SUMMARY:

	# of Floors	Total Area m2	Total Area ft2
AMENITY AREA (EXT)	1	854 m²	9,195 ft²
AMENITY AREA (INT)	1	152 m²	1,634 ft²

NORTH TOWER GFA SUMMARY:

	GFA PER FLOOR			TOTAL GFA LEVEL 7	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	676 m²	7,277 ft²	1	676 m²	7,277 ft²
COMMON AREA	135 m²	1,451 ft²	1	135 m²	1,451 ft²
TOTAL GFA	811 m²	8,728 ft²		811 m²	8,728 ft²
TOTAL GFA * INCL. BALCONIES	870 m²	9,369 ft²	1	870 m²	9,369 ft²

SOUTH TOWER GFA SUMMARY:

	GFA PER FLOOR			TOTAL GFA LEVEL 7	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	527 m²	5,669 ft²	1	527 m²	5,669 ft²
COMMON AREA	132 m²	1,426 ft²	1	132 m²	1,426 ft²
AMENITY AREA (INT)	152 m²	1,634 ft²	1	152 m²	1,634 ft²
TOTAL GFA	811 m²	8,728 ft²		811 m²	8,728 ft²
TOTAL GFA * INCL. BALCONIES	870 m²	9,369 ft²	1	870 m²	9,369 ft²

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BED (2½) + BAY	2	1	2
1 BED (3½)	1	1	1
1 BED (3½) + BAY	4	1	4
2 BED (4½)	6	1	6
2 BED (4½) + BAY	1	1	1
2 BED (4½) + DEN	1	1	1
	15		15

SCALE 1:300

0 5 10 15 20 25

LEGROUPE MD MAURICE
LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

NO.	DATE	REVISION
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HOBIN ARCHITECTURE

PROJECT NORTH

TRUE NORTH

PROJECT/LOCATION:
BLAIR & OGILVIE

1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
LEVEL 7

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 300	ZB2.07
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB2.07- RA- LEVEL 7

OGILVIE ROAD



BLAIR ROAD

NORTH TOWER GFA SUMMARY:

	GFA PER FLOOR			TOTAL GFA LEVEL 8-17	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	692 m²	7,453 ft²	10	6,924 m²	74,527 ft²
COMMON AREA	118 m²	1,275 ft²	10	1,185 m²	12,753 ft²
TOTAL GFA	811 m²	8,728 ft²		8,109 m²	87,280 ft²
TOTAL GFA *INCL. BALCONIES	870 m²	9,369 ft²	10	8,704 m²	93,692 ft²

SOUTH TOWER GFA SUMMARY:

	GFA PER FLOOR			TOTAL GFA LEVEL 8-17	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	690 m²	7,431 ft²	10	6,904 m²	74,309 ft²
COMMON AREA	121 m²	1,297 ft²	10	1,205 m²	12,971 ft²
TOTAL GFA	811 m²	8,728 ft²		8,109 m²	87,280 ft²
TOTAL GFA *INCL. BALCONIES	870 m²	9,369 ft²	10	8,704 m²	93,692 ft²

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BED (2½) + BAY	2	10	20
1 BED (3½)	2	10	20
1 BED (3½) + BAY	4	10	40
2 BED (4½)	7	10	70
2 BED (4½) + BAY	1	10	10
2 BED (4½) + DEN	1	10	10
	17		170

SCALE 1:300

0 5 10 15 20 25

LEGROUPE MD MAURICE
LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

NO.	DATE	REVISION
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HOBIN ARCHITECTURE

PROJECT NORTH

TRUE NORTH

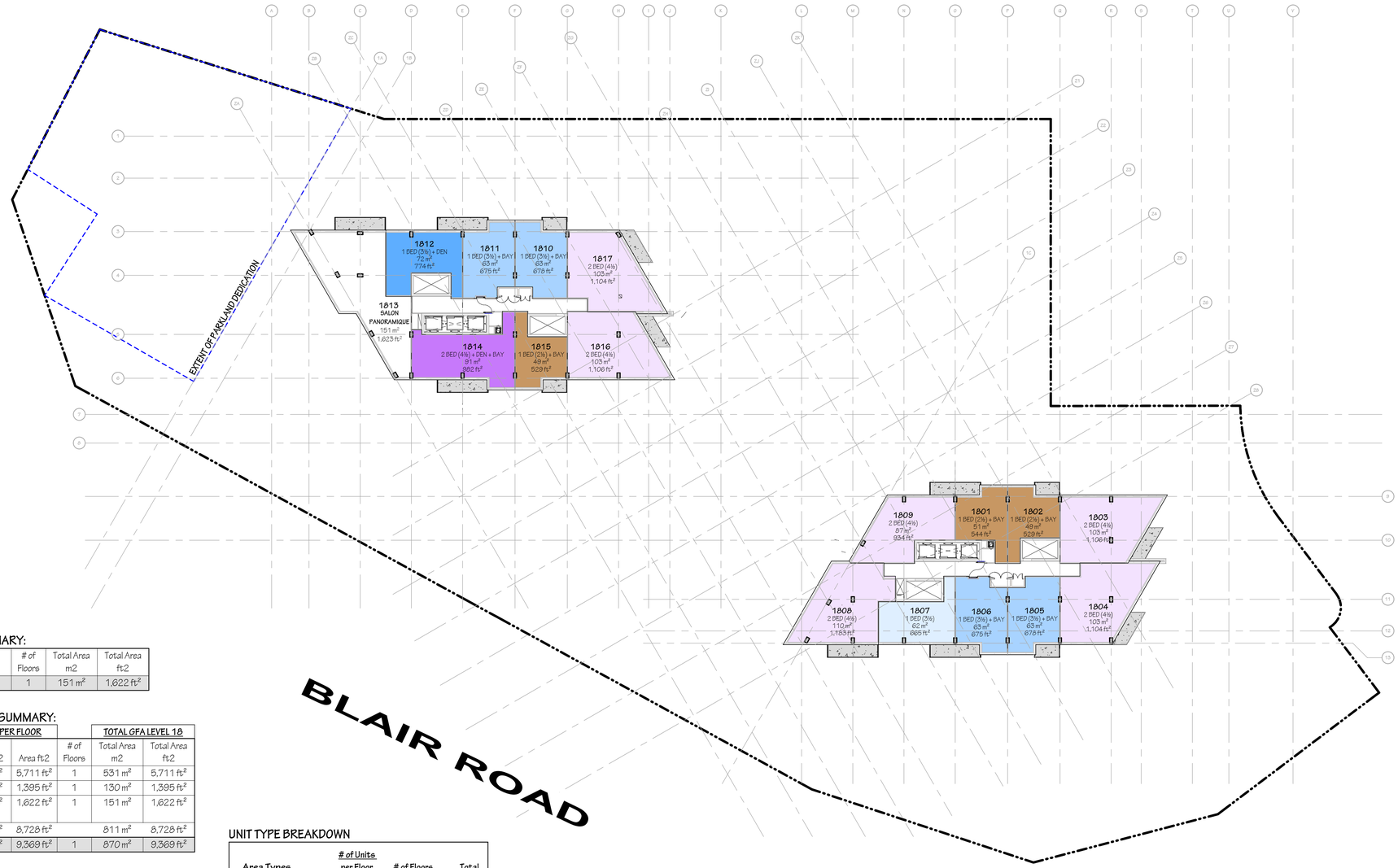
PROJECT/LOCATION:
BLAIR & OGILVIE

1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
LEVEL 8-17

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 300	ZB2.08
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

OGILVIE ROAD



BLAIR ROAD

AMENITY GFA SUMMARY:

	# of Floors	Total Area m2	Total Area ft2
AMENITY AREA (INT)	1	151 m²	1,622 ft²

NORTH TOWER GFA SUMMARY:

	GFA PER FLOOR			TOTAL GFA LEVEL 18	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	531 m²	5,711 ft²	1	531 m²	5,711 ft²
COMMON AREA	130 m²	1,395 ft²	1	130 m²	1,395 ft²
AMENITY AREA (INT)	151 m²	1,622 ft²	1	151 m²	1,622 ft²
TOTAL GFA	811 m²	8,728 ft²		811 m²	8,728 ft²
TOTAL GFA *INCL. BALCONIES	870 m²	9,369 ft²	1	870 m²	9,369 ft²

SOUTH TOWER GFA SUMMARY:

	GFA PER FLOOR			TOTAL GFA LEVEL 18	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	676 m²	7,277 ft²	1	676 m²	7,277 ft²
COMMON AREA	135 m²	1,451 ft²	1	135 m²	1,451 ft²
TOTAL GFA	811 m²	8,728 ft²		811 m²	8,728 ft²
TOTAL GFA *INCL. BALCONIES	870 m²	9,369 ft²	1	870 m²	9,369 ft²

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BED (2½) + BAY	3	1	3
1 BED (3½)	1	1	1
1 BED (3½) + BAY	4	1	4
1 BED (3½) + DEN	1	1	1
2 BED (4½)	6	1	6
2 BED (4½) + DEN + BAY	1	1	1
	16		16

SCALE 1:300

0 5 10 15 20 25

LEGROUPE MD MAURICE
LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

NO.	DATE	REVISION
A.	250704	RESUBMITTED FOR ZBA

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HOBIN ARCHITECTURE

PROJECT NORTH

TRUE NORTH

PROJECT/LOCATION:
BLAIR & OGILVIE

1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
LEVEL 18

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 300	ZB2.09
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

OGILVIE ROAD



BLAIR ROAD

SOUTH TOWER GFA SUMMARY:

	GFA PER FLOOR			TOTAL GFA LEVEL 19-22	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	676 m²	7,277 ft²	4	2,704 m²	29,109 ft²
COMMON AREA	135 m²	1,451 ft²	4	539 m²	5,802 ft²
TOTAL GFA	811 m²	8,728 ft²		3,243 m²	34,912 ft²
TOTAL GFA *INCL. BALCONIES	870 m²	9,369 ft²	4	3,482 m²	37,477 ft²

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BED (2½) + BAY	2	4	8
1 BED (3½)	1	4	4
1 BED (3½) + BAY	2	4	8
2 BED (4½)	4	4	16
	9		36

SCALE 1:300

0 5 10 15 20 25

LEGROUPE MD MAURICE
LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

NO.	DATE	REVISION
A.	250704	RESUBMITTED FOR ZBA

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HOBIN ARCHITECTURE

PROJECT NORTH

TRUE NORTH

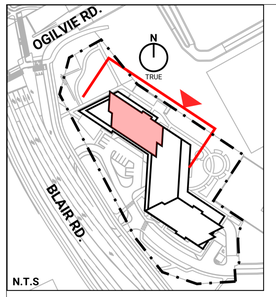
PROJECT/LOCATION:
BLAIR & OGILVIE

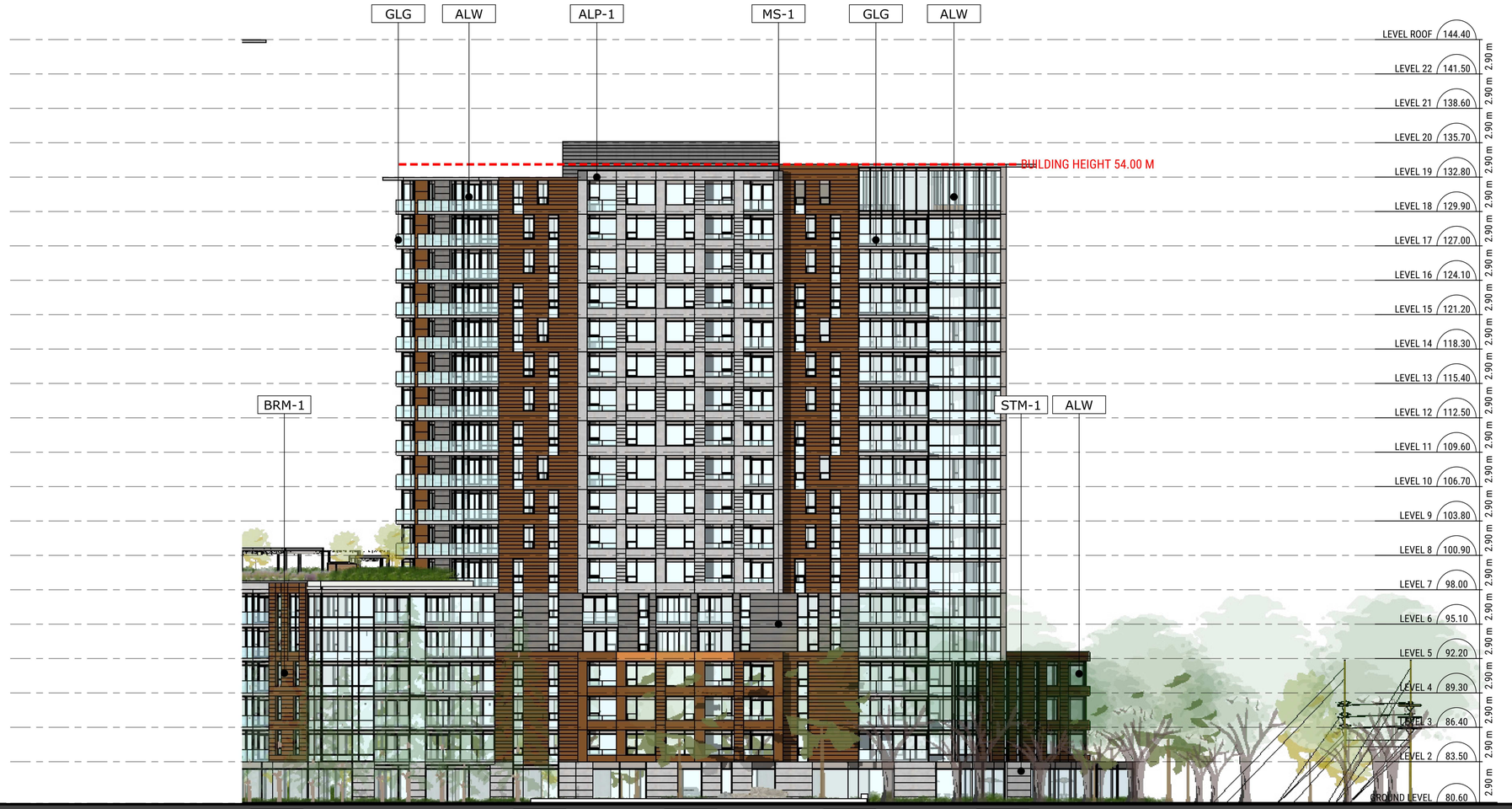
1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
LEVEL 19-22

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 300	ZB2.10
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB2.10- RA- LEVEL 19-22





ALP-1 ALUMINUM PANEL 1

BRM-1 BRICK MASONRY 1 / TERRACOTTA SIDING

STM-1 STONE MASONRY

MS-1 METAL SIDING 1

GLG GLASS GUARD RAIL

ALW ALUMINUM WINDOWS / SPANDREL GLASS

LEGROUPE MD MAURICE
LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

NO.	DATE	REVISION
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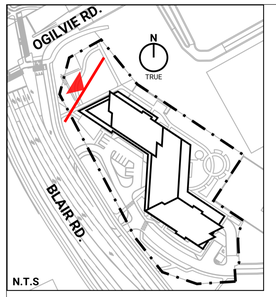
PROJECT NORTH

TRUE NORTH

PROJECT/LOCATION:
BLAIR & OGILVIE
1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
EAST ELEVATION
(NORTH TOWER)

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 200	ZB3.01
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A





ALP-1 ALUMINUM PANEL 1

BRM-1 BRICK MASONRY 1 / TERRACOTTA SIDING

STM-1 STONE MASONRY

MS-1 METAL SIDING 1

GLG GLASS GUARD RAIL

ALW ALUMINUM WINDOWS / SPANDREL GLASS

LEGROUPE MD MAURICE
LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

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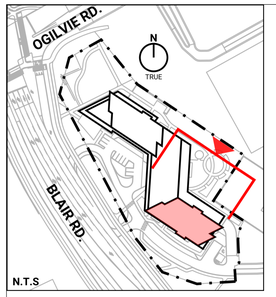
PROJECT NORTH
TRUE NORTH

PROJECT/LOCATION:
BLAIR & OGILVIE
1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
NORTH ELEVATION

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 200	ZB3.02
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB3.02- RA- NORTH ELEVATION





ALP-1 ALUMINUM PANEL 1

BRM-1 BRICK MASONRY 1 / TERRACOTTA SIDING

STM-1 STONE MASONRY

MS-1 METAL SIDING 1

GLG GLASS GUARD RAIL

ALW ALUMINUM WINDOWS / SPANDREL GLASS

LEGROUPE MD MAURICE
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PROJECT NORTH

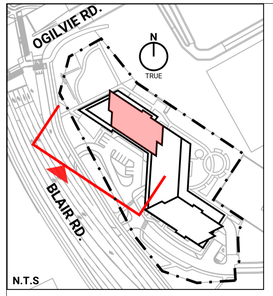
TRUE NORTH

PROJECT/LOCATION:
BLAIR & OGILVIE
1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
EAST ELEVATION (SOUTH TOWER)

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 200	ZB3.03
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB3.03- RA- EAST ELEVATION (SOUTH TOWER)





ALP-1 ALUMINUM PANEL 1

BRM-1 BRICK MASONRY 1 / TERRACOTTA SIDING

STM-1 STONE MASONRY

MS-1 METAL SIDING 1

GLG GLASS GUARD RAIL

ALW ALUMINUM WINDOWS / SPANDREL GLASS

LEGROUPE MD MAURICE
LES RETRAITÉS NOUS HABITENT

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PROJECT NORTH

TRUE NORTH

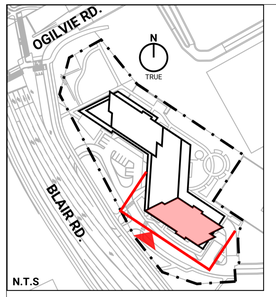
PROJECT/LOCATION:
BLAIR & OGILVIE

1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
WEST ELEVATION (NORTH TOWER)

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 200	ZB3.04
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB3.04- RA- WEST ELEVATION (NORTH TOWER)





ALP-1 ALUMINUM PANEL 1

BRM-1 BRICK MASONRY 1 / TERRACOTTA SIDING

STM-1 STONE MASONRY

MS-1 METAL SIDING 1

GLG GLASS GUARD RAIL

ALW ALUMINUM WINDOWS / SPANDREL GLASS

LEGROUPE MD MAURICE
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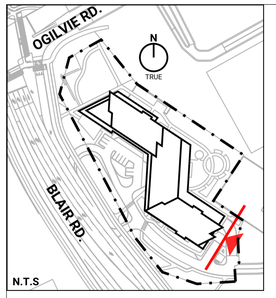
PROJECT NORTH

TRUE NORTH

PROJECT/LOCATION:
BLAIR & OGILVIE
1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
WEST ELEVATION (SOUTH TOWER)

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 200	ZB3.05
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A





ALP-1	ALUMINUM PANEL 1	
BRM-1	BRICK MASONRY 1 / TERRACOTTA SIDING	
STM-1	STONE MASONRY	
MS-1	METAL SIDING 1	
GLG	GLASS GUARD RAIL	
ALW	ALUMINUM WINDOWS / SPANDREL GLASS	

LEGROUPE MD
MAURICE
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PROJECT NORTH
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PROJECT/LOCATION:
BLAIR & OGILVIE
1440 BLAIR TOWERS PL,OTTAWA, ON K1J 1G2

DRAWING TITLE:
SOUTH ELEVATION

PROJECT NO:	SCALE:	DRAWING NO.:
2314	1 : 200	ZB3.06
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A