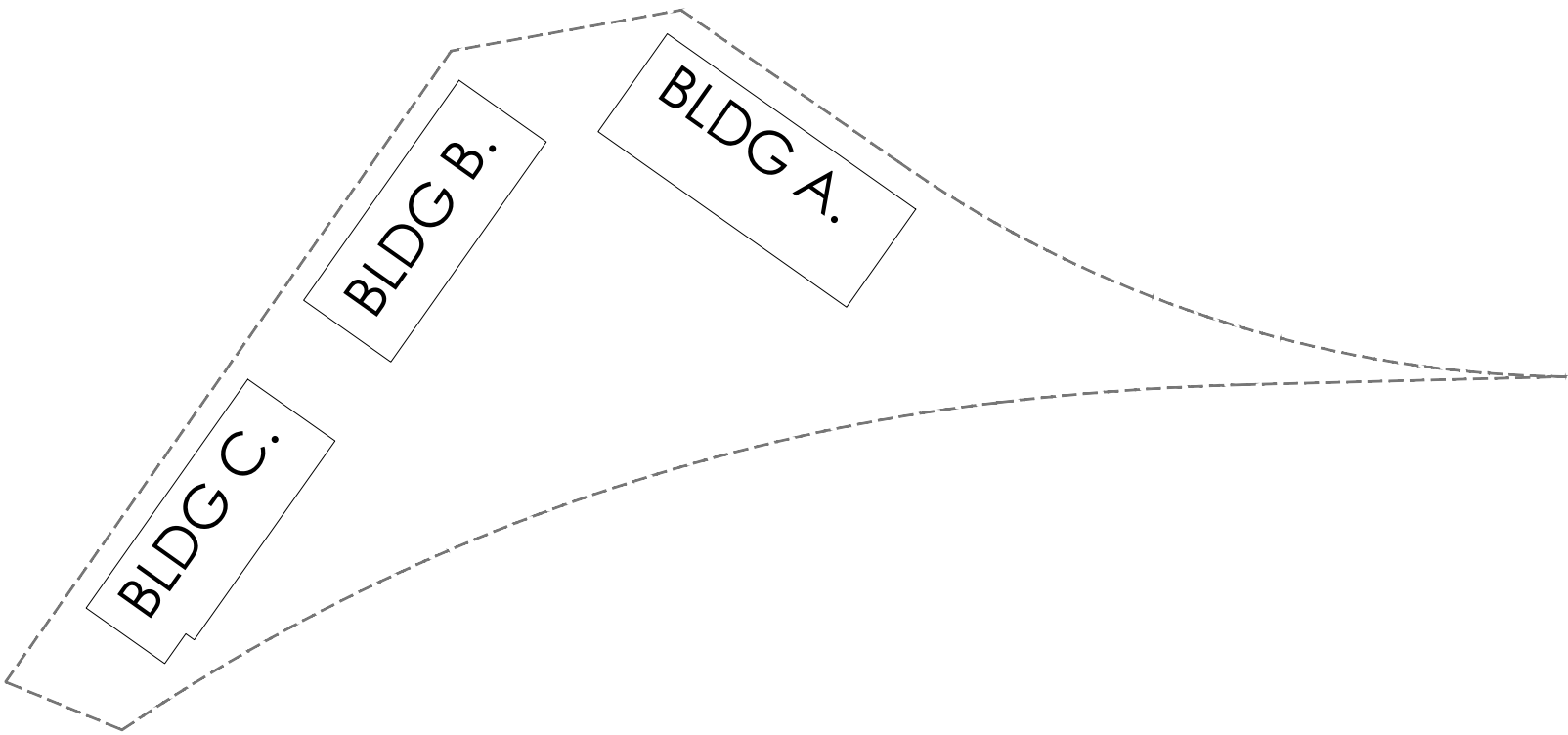




KEY PLAN

Building A= 6 floors (top floor-half floor)
Building B=6 floors (top floor-half floor)
Building C= 6 floors (top floor-half floor)

		BUILDING A							BUILDING B							BUILDING C									
	Sq. Ft.	1st	2nd	3rd	4th	5th	6th	Total Suites	1st	2nd	3rd	4th	5th	6th	Total Suites	1st	2nd	3rd	4th	5th	6th	Total Suites	Grand Total		
A1.0 (1bdrm)	636.59	4	2	2	2	2	1	13	1	1	1	1	1	1	6	2	0	0	0	0	0	2	21	11.5%	34.6%
A1.0a (1bdrm)	692.86	1	1	1	1	1	1	6	1	1	1	1	1	1	6	0	1	1	1	1	0	4	16	8.8%	
A2.0 (1bdrm)	742.64	0	2	2	2	2	0	8	0	2	2	2	2	0	8	0	2	2	2	2	2	10	26	14.3%	
B1.0 (2bdrm)	935.77	1	1	1	1	1	1	6	0	1	1	1	1	1	5	2	2	2	2	2	1	11	22	12.1%	38.5%
B1.0a (2bdrm)	935.77	1	1	1	1	1	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	3.3%	
B1.1 (2bdrm)	842.67	0	1	1	1	1	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	2.2%	
B1.2 (1bdrm)	757.70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	5	5	2.7%	
B2.0 (2bdrm)	968.92	2	2	2	2	2	1	11	1	1	1	1	1	0	5	1	1	1	1	1	0	5	21	11.5%	
B2.0a (2bdrm)	968.92	0	0	0	0	0	0	0	1	1	1	1	1	1	6	1	1	1	1	1	1	6	12	6.6%	
C1.0 (3bdrm)	1067.43	1	1	1	1	1	0	5	0	1	1	1	1	0	4	0	0	0	0	0	0	0	9	4.9%	17.0%
C1.0a (3bdrm)	1148.75	1	1	1	1	1	1	6	0	1	1	1	1	1	5	1	1	1	1	1	1	6	17	9.3%	
C2.0 (3bdrm)	1170.73	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	5	5	2.7%	
D1.0 (Studio)	416.42	1	0	0	0	0	0	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	2	1.1%	9.9%
D1.1 (Studio)	584.97	0	0	0	0	0	0	0	0	1	1	1	1	0	4	0	0	0	0	0	0	0	4	2.2%	
D1.0a (Studio)	484.22	1	1	1	1	1	1	6	1	1	1	1	1	1	6	0	0	0	0	0	0	0	12	6.6%	
TOTAL SUITES		13	13	13	13	13	7	72	6	11	11	11	11	6	56	9	10	10	10	10	5	54	182	100%	

33% OF THE SUITES IN THE BUILDING ARE ADAPTABLE

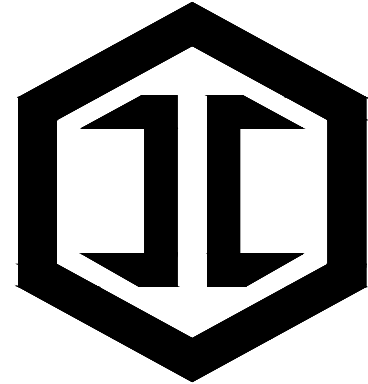
41% OF THE SUITES IN THE BUILDING ARE ADAPTABLE

35% OF THE SUITES IN THE BUILDING ARE ADAPTABLE

CONSULTANTS:

Architect Robert J. S. Garvey, OAA Architecture 77	Structural Engineering Andrew Meads, P. Eng. Conclusive Edge Engineering	Mechanical Engineering Henry Cortens, P. Eng. Conclusive Edge Engineering	Electrical Engineering Amir Tavakoli, P. Eng. Conclusive Edge Engineering	Civil Engineering Ryan Faith D.B. Gray Engineering Inc.	Landscape Architect Marietta Ruhland, Principal, BLA, OALA Ruhland & Associates Ltd.	Geotechnical Engineering Paterson Group	Land Surveyor Ed Herweyer Annis O'Sullivan Vollebekk Ltd. Ontario Land Surveyors
201-57158 Symington Rd. 20E Springfield, MB R2J 4L6 t: 204-227-9274	101-57158 Symington Rd. 20E Springfield, MB R2J 4L6 t: 204-777-1972	101-57158 Symington Rd. 20E Springfield, MB R2J 4L6 t: 204-777-1972	711 Treanor Terrace Office Langford, BC V9B 6W7 t: 250-216-2138	700 Long Point Circle, Ottawa, ON K1T 4E9 t: 613-425-8044	Suite 200-1750 Courtwood Cr. Ottawa, ON K2C 2B5 t: 613-224-4744	9 Auriga Drive, Ottawa, ON K2E 7T9 t: 613-224-4744	14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 t: 613-727-0850

NOTES:



IRONCLAD
DEVELOPMENTS INC.
101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

Consultant



ROB GARVEY
ARCHITECTURE 77 INC.
201-57158 SYMINGTON RD. 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

SEAL:



No.	Date	REVISION
6		
5		
4		
3	05-02-2026	Plan Approval/ Revision
2	21-10-2025	Plan Approval/ Revision
1	11-09-2025	Plan Approval

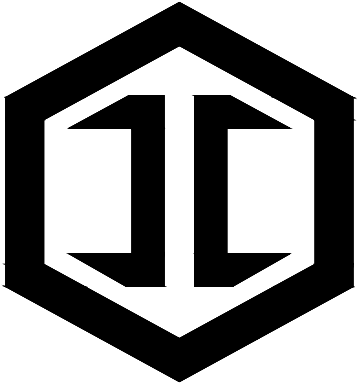
Project Number: 2402
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

GENERAL PROJECT INFO.
SCALE: N.T.S.

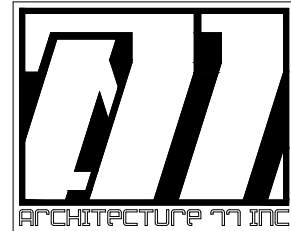
DP00



IRONCLAD
DEVELOPMENTS INC.

101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

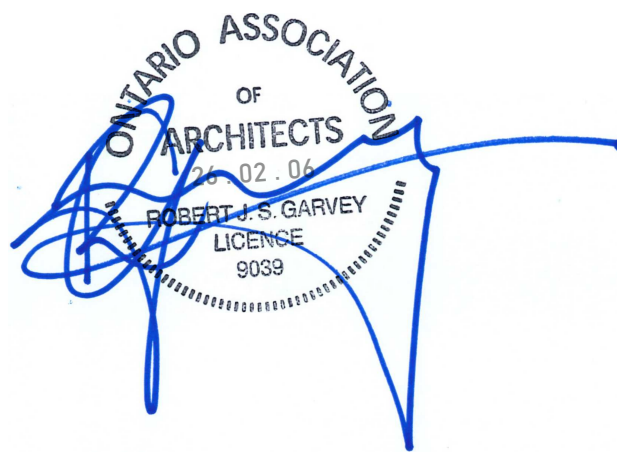
Consultant



ROB GARVEY
ARCHITECTURE 77 INC.

201-57158 SYMINGTON RD. 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

SEAL:



No.	Date	REVISION
6		
5		
4		
3	05-02-2026	Plan Approval/ Revision
2	21-10-2025	Plan Approval/ Revision
1	11-09-2025	Plan Approval

Project Number: 2402

Designed By: J.P.M.

Drawn By: D.D.

Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

SITE PLAN
SCALE: 1:400

DP01

PLAN No. 19347

APPLICATION No.: D07-12-25-0104

KEY PLAN



NOTES:

FOR LANDSCAPING DETAILS, PLEASE REFER TO LANDSCAPING PLAN.
FOR GRADING AND RETAINING WALL DETAILS, PLEASE REFER TO CIVIL PLAN.

ALL INTERNAL SIDEWALKS ARE 6" RAISED CONCRETE

SURVEY DATA PROVIDED BY E. H. HERWEYER, ONTARIO LAND
SURVEYOR, ANNIS, O'SULLIVAN, VALLEBEKK LTD. DATA RECORDED ON
JANUARY 15, 2025; CIVIC UNDERGROUND SERVICES LOCATED BY
UNDERGROUND SERVICE LOCATORS USL-1 INC. SEPTEMBER 21, 2025.

*PIN (Parcel Identification Numbers):

04749-1275 (LT);
04749-1276 (LT);
04510-0076 (LT);
04510-0337 (LT);

*SIZE OF THE PROPERTY: 3.03 Acres (+/-)

04749-1275 (LT)-Part of Lots 4 and 5, Concession 1, March, being Part
2 on Plan 4R-24998 (closed by by-law no.OC840728); City of Ottawa

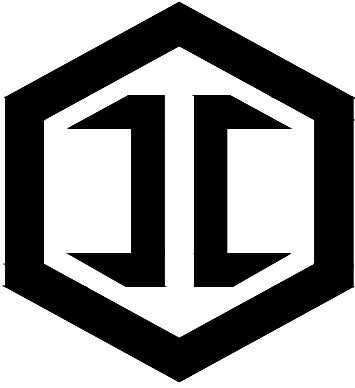
04749-1276 (LT)-Part of Lot 4, Concession 1, March, being Part 4
on Plan 4R-24998 (closed by by-law no.OC1263323); City of Ottawa

04510-0076 (LT)- Part of Lots 4 and 5, Concession 1, March, being Part
11 on Plan 4R-18222; City of Ottawa

04510-0337 (LT)- Part of Lots 4 and 5, Concession 1, March, being Part
3 on Plan 4R-24998 (closed by by-law no.OC1263323); City of Ottawa

collectively, the "Property"

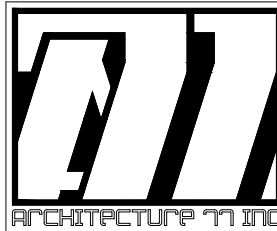
- PROPERTY LINE
- LANDSCAPE AREA
- PEDESTRIAN WALKWAY
- SC - SMALL CAR PARKING
- V - VISITOR PARKING



IRONCLAD
DEVELOPMENTS INC.

101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

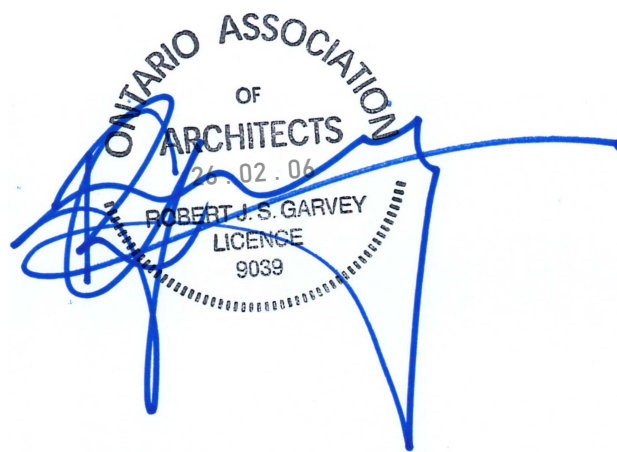
Consultant



ROB GARVEY
ARCHITECTURE 77 INC.

201-57158 SYMINGTON RD. 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

SEAL:



No.	Date	REVISION
6		
5		
4		
3	05-02-2026	Plan Approval/ Revision
2	21-10-2025	Plan Approval/ Revision
1	11-09-2025	Plan Approval

Project Number: 2402

Designed By: J.P.M.

Drawn By: D.D.

Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

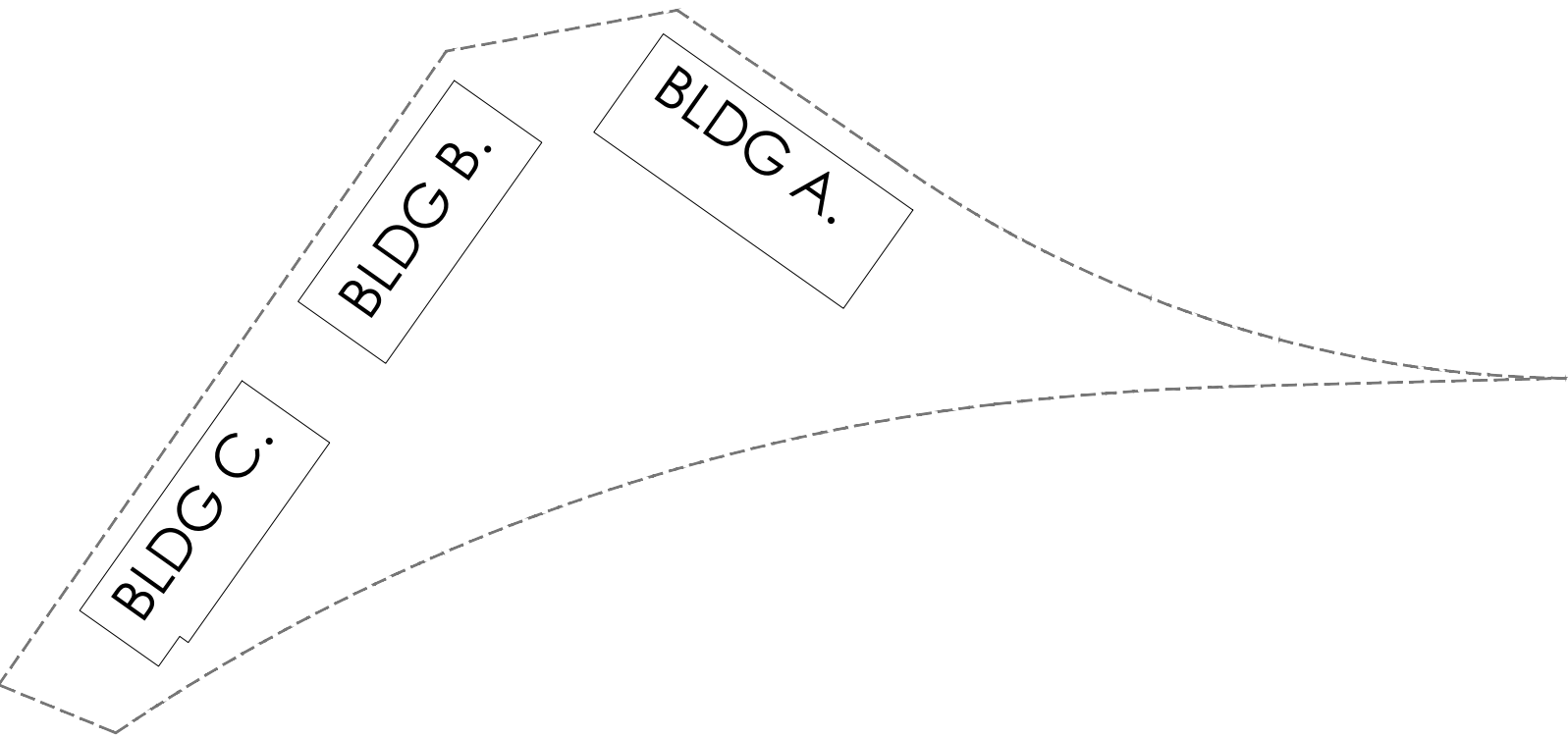
DEVELOPMENT PERMIT SET

PARKADE
SCALE: 1:400

DP02

PLAN No. 19347

APPLICATION No. D07-12-25-0104



KEY PLAN



NOTES:

- PAINTED PEDESTRIAN CROSSING
- VERTICAL CIRCULATION
- PROPERTY LINE
- SUPPORTING SPACES
- LOBBY/ENTRANCE AREA
- S.C. - SMALL CAR PARKING

BUILDING A- ELEVATIONS



WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION

BUILDING B- ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION

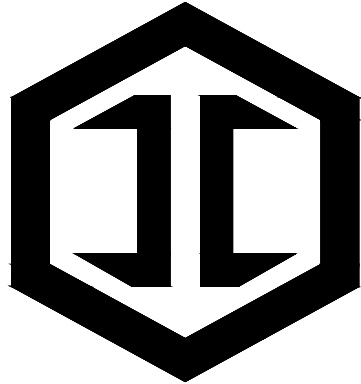


NORTH ELEVATION

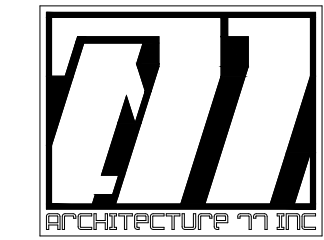


NOTES:
-EAVESDROPS AND DOWNSPOUTS TO MATCH FASCIA AND CLADDING COLOR.

- LEGEND
- (A) JAMES HARDIE, PANEL (4x8ft), SMOOTH- ARCTIC WHITE
 - (B) WESTMAN STEEL, HORIZONTAL METAL PANEL, WS 200- IRON GRAY
 - (C) JAMES HARDIE, DECK FASCIA, SMOOTH- PEARL GRAY
 - (D) WESTMAN STEEL, HORIZONTAL METAL PANEL, WS 200- TAN QC8315
 - (E) WESTMAN STEEL, HORIZONTAL METAL PANEL, WS 200- SLATE BLUE QC8260
 - (F) WESTMAN STEEL, VERTICAL METAL PANEL, WS 200- BONE WHITE QC8273
 - (G) PVC FRAMED WINDOWS WITH CLEAR GLASS
 - (H) METAL PICKET RAILING
 - (J) PREFIN. ALUMINUM SOFFIT PANEL (IRON GRAY)
 - (K) ASPHALT ROOF SHINGLES, MIDNIGHT BLACK
 - (L) PREFIN. ALUMINUM FASCIA AND SOFFIT
 - (M) ALUMINUM SOFIT, WOOD TONE, MANUFACTURER TBD

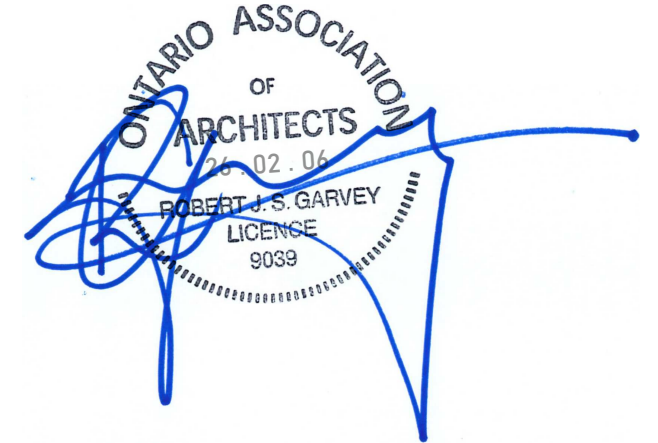


IRONCLAD
DEVELOPMENTS INC.
101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

Consultant

ARCHITECTURE + INTERIOR

ROB GARVEY
ARCHITECTURE 77 INC.
201-57158 SYMINGTON RD. 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

SEAL:



No.	Date	REVISION
6		
5		
4		
3	05-02-2026	Plan Approval/ Revision
2	21-10-2025	Plan Approval/ Revision
1	11-09-2025	Plan Approval

Project Number: 2402
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

BUILDING ELEVATIONS
SCALE: 1:200

DP03

BUILDING C- ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION

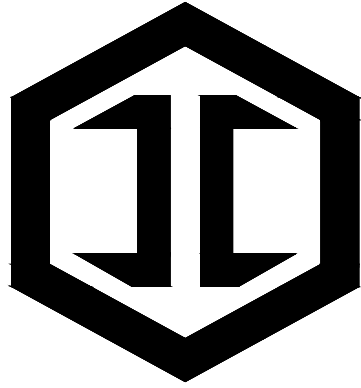


NORTH ELEVATION



NOTES:
-EAVESDROPS AND DOWNSPOUTS TO MATCH FASCIA AND CLADDING COLOR.

- LEGEND
- (A) JAMES HARDIE, PANEL (4x8ft), SMOOTH- ARCTIC WHITE
 - (B) WESTMAN STEEL, HORIZONTAL METAL PANEL, WS 200- IRON GRAY
 - (C) JAMES HARDIE, DECK FASCIA, SMOOTH- PEARL GRAY
 - (D) WESTMAN STEEL, HORIZONTAL METAL PANEL, WS 200- TAN QC8315
 - (E) WESTMAN STEEL, HORIZONTAL METAL PANEL, WS 200- SLATE BLUE QC8260
 - (F) WESTMAN STEEL, VERTICAL METAL PANEL, WS 200- BONE WHITE QC8273
 - (G) PVC FRAMED WINDOWS WITH CLEAR GLASS
 - (H) METAL PICKET RAILING
 - (J) PREFIN. ALUMINUM SOFFIT PANEL (IRON GRAY)
 - (K) ASPHALT ROOF SHINGLES, MIDNIGHT BLACK
 - (L) PREFIN. ALUMINUM FASCIA AND SOFFIT
 - (M) ALUMINUM SOFIT, WOOD TONE, MANUFACTURER TBD



IRONCLAD
DEVELOPMENTS INC.

101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

Consultant



ROB GARVEY
ARCHITECTURE 77 INC.

201-57158 SYMINGTON RD. 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

SEAL:



No.	Date	REVISION
6		
5		
4		
3	05-02-2026	Plan Approval/ Revision
2	21-10-2025	Plan Approval/ Revision
1	11-09-2025	Plan Approval

Project Number: 2402

Designed By: J.P.M.

Drawn By: D.D.

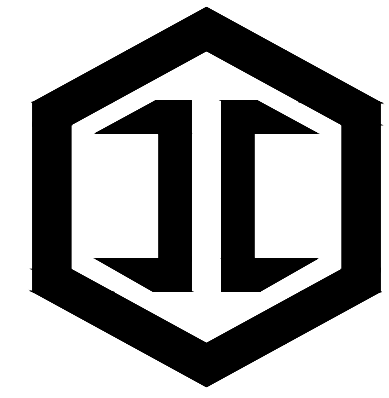
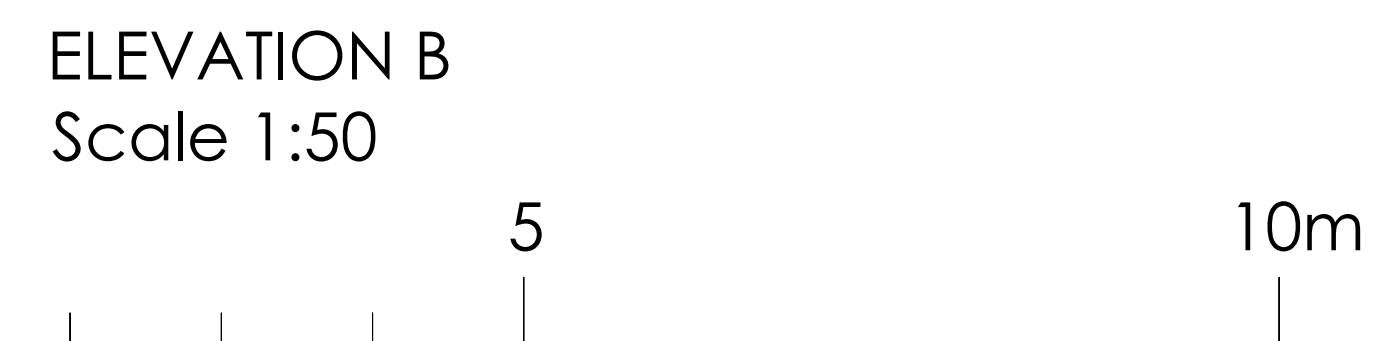
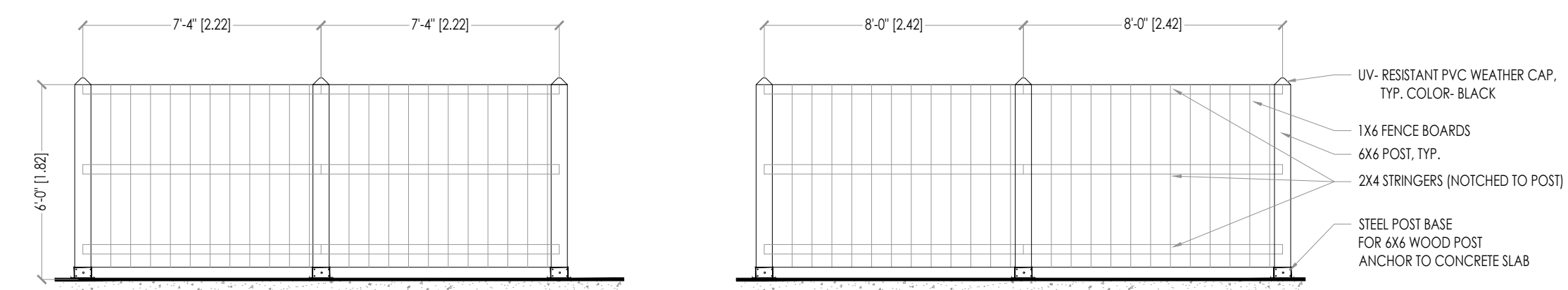
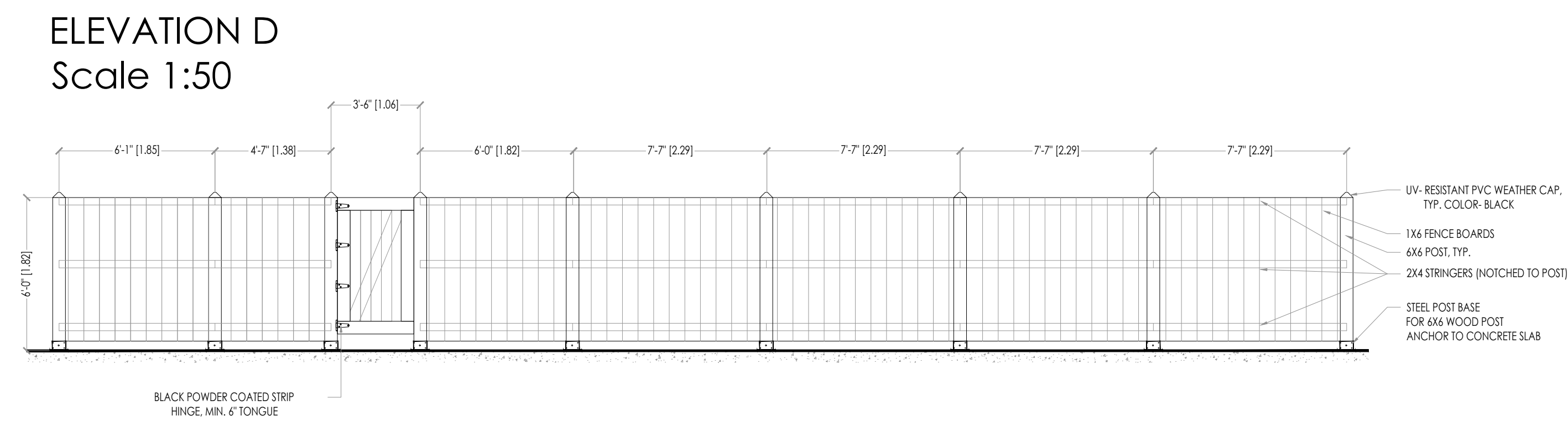
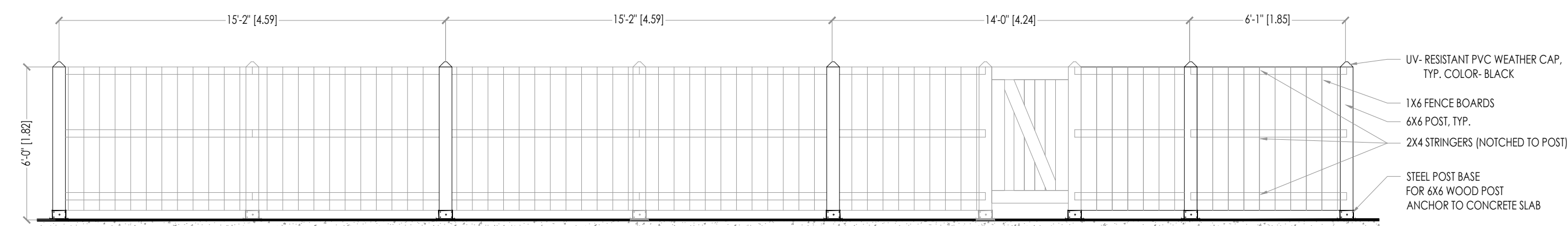
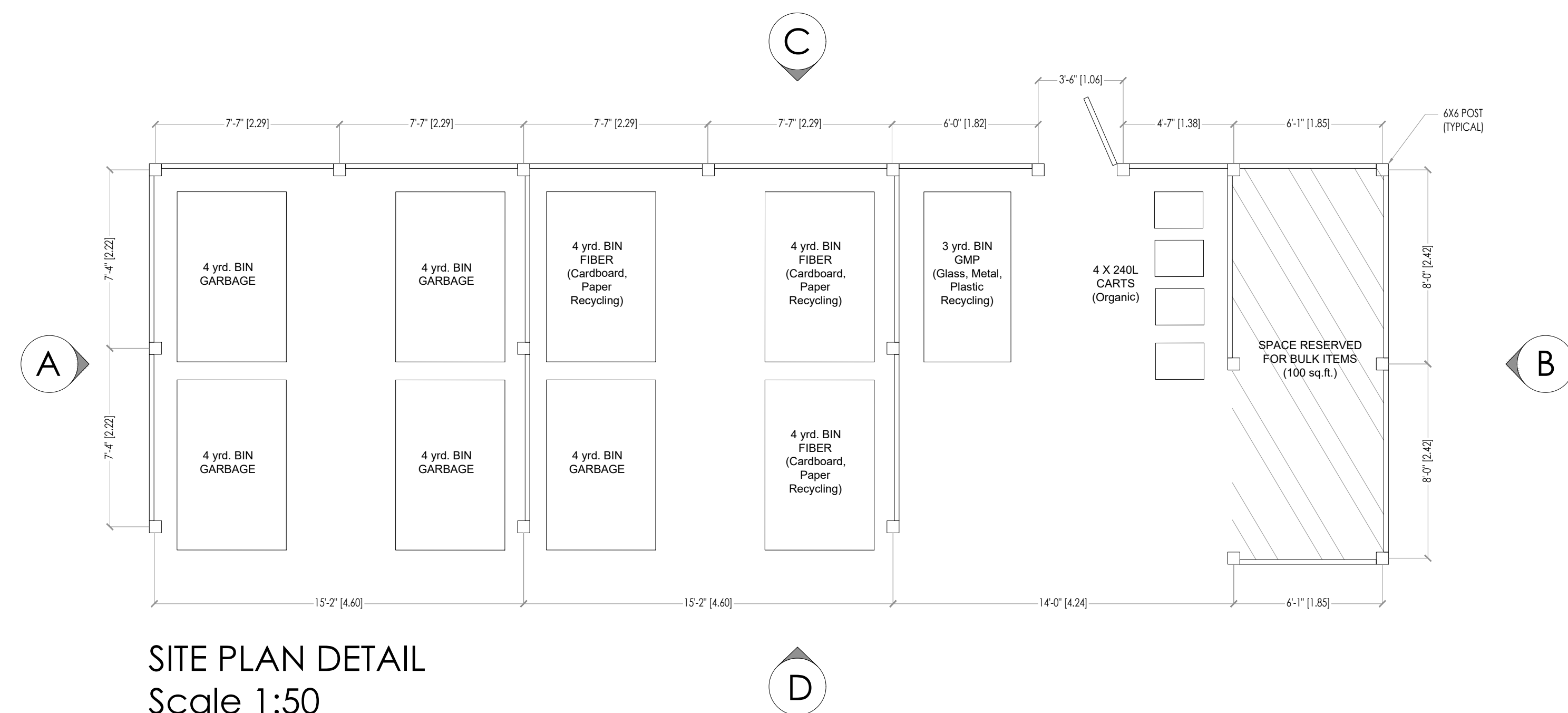
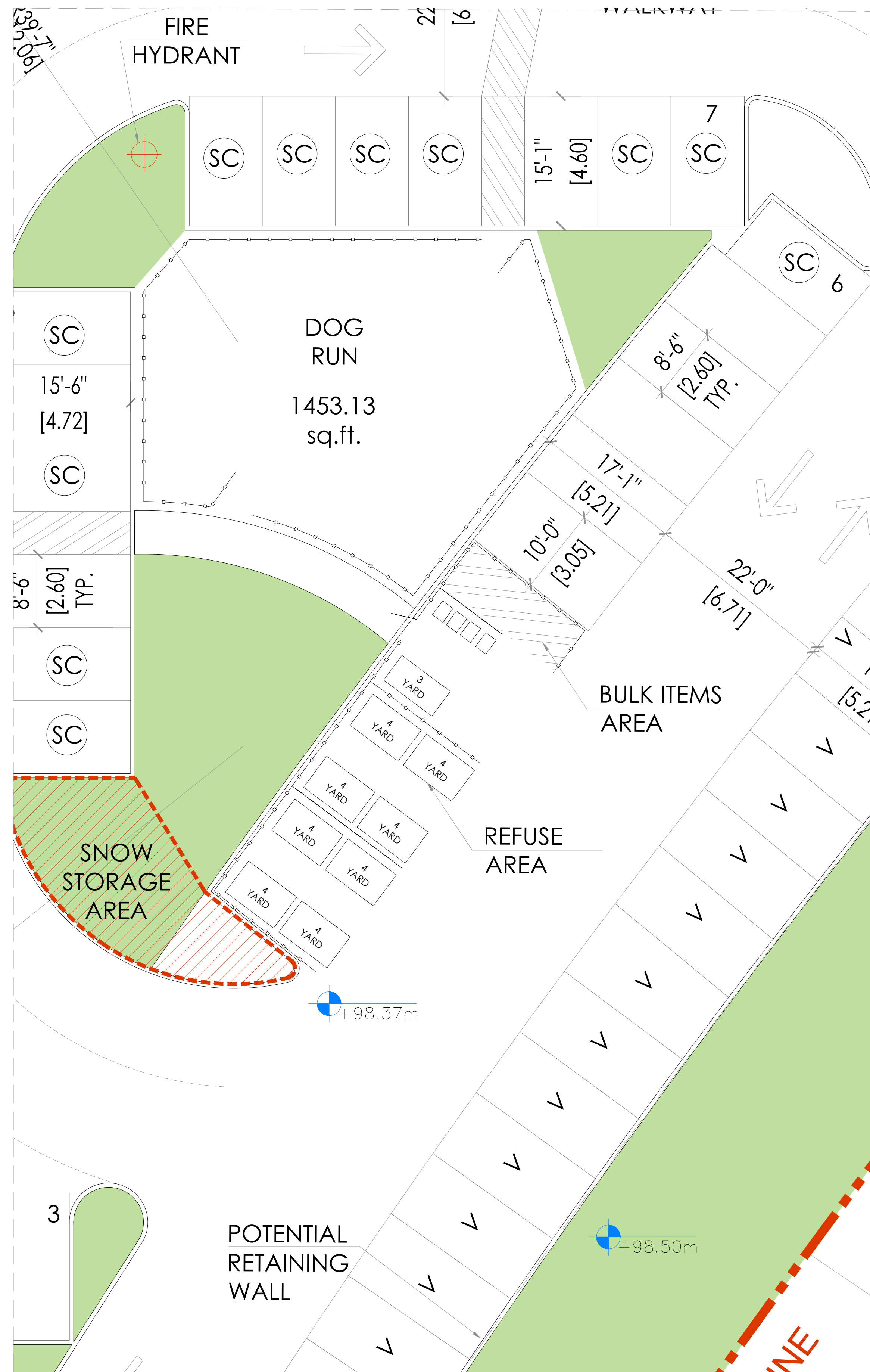
Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

BUILDING ELEVATIONS
SCALE: 1:200

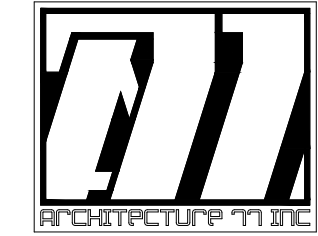
DP04



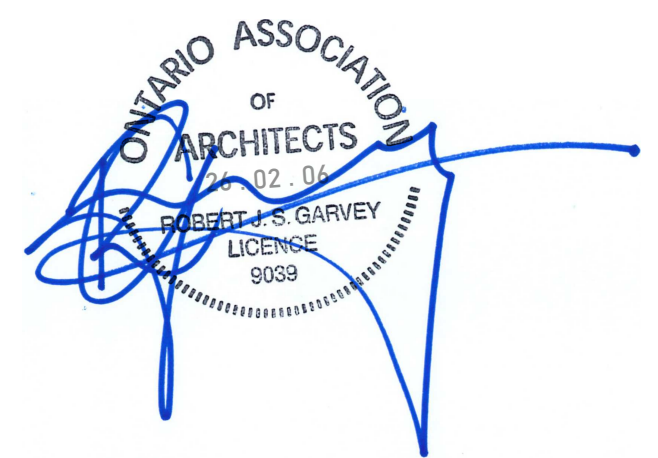
IRONCLAD
DEVELOPMENTS INC.

101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

Consultant



SEAL:



No.	Date	REVISION
6		
5		
4		
3	05-02-2026	Plan Approval/ Revision
2	21-10-2025	Plan Approval/ Revision
1	11-09-2025	Plan Approval

Project Number: 2402

Designed By: J.P.M.

Drawn By: D.D.

Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

REFUSE ENCLOSURE
SCALE: As Indicated

DP05

REFUSE ENCLOSURE- FINAL DETAILS TO BE CONFIRMED

PLAN No. 19347

APPLICATION No. D07-12-25-0104



21st June 08:00 AM (EDT)



21st June 09:00 AM (EDT)



21st June 10:00 AM (EDT)



21st June 11:00 AM (EDT)



21st June 12:00 PM (EDT)



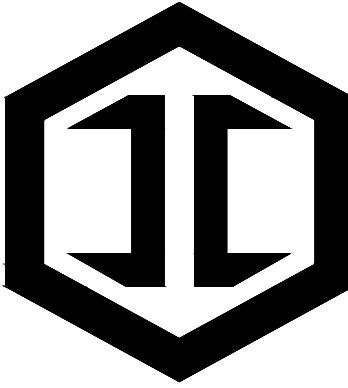
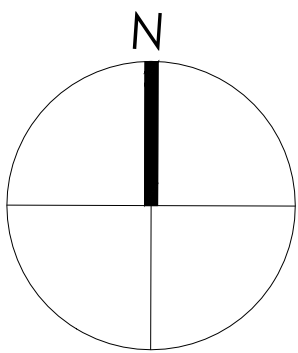
21st June 01:00 PM (EDT)



21st June 02:00 PM (EDT)

NOTES:

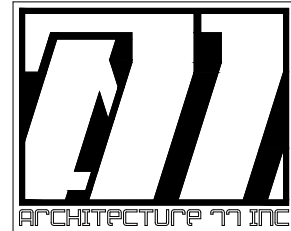
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- PROPOSED DEVELOPMENT
- TRADITIONAL MAIN STREET
- NEW NET SHADOW
- COMMUNAL AMENITY AREAS
- ROADS/SIDEWALKS
- EXISTING BUILDINGS
- PUBLIC SPACES
- PRIVATE PROPERTY



IRONCLAD
DEVELOPMENTS INC.

101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

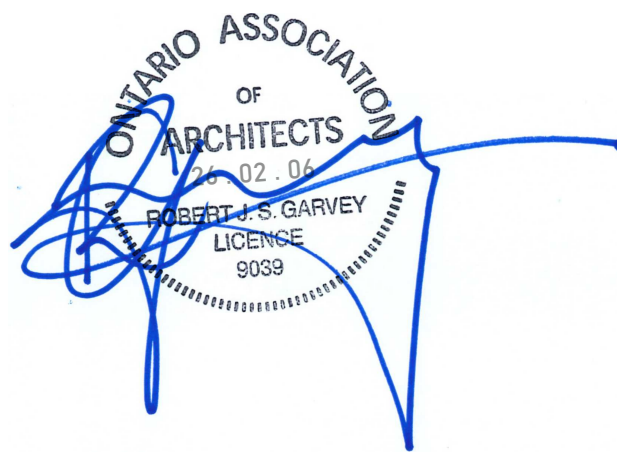
Consultant



ROB GARVEY
ARCHITECTURE 77 INC.

201-57158 SYMINGTON RD. 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

SEAL:



No.	Date	REVISION
6		
5		
4		
3	05-02-2026	Plan Approval/ Revision
2	21-10-2025	Plan Approval/ Revision
1	11-09-2025	Plan Approval

Project Number: 2402

Designed By: J.P.M.

Drawn By: D.D.

Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

SHADOW STUDY- 21st June

SCALE: N.T.S.

DP06



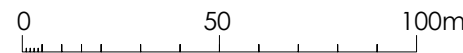
21st June 03:00 PM (EDT)



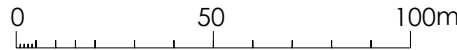
21st June 04:00 PM (EDT)



21st June 05:00 PM (EDT)



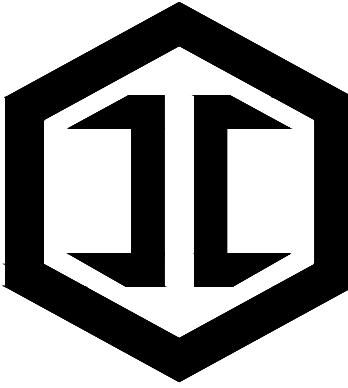
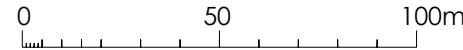
21st June 06:00 PM (EDT)



21st June 07:00 PM (EDT)



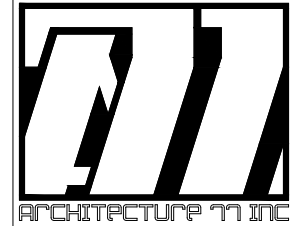
21st June 08:00 PM (EDT)



IRONCLAD
DEVELOPMENTS INC.

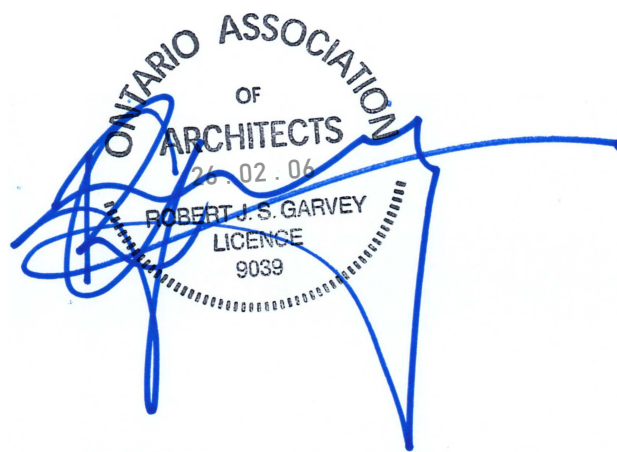
101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

Consultant



ROB GARVEY
ARCHITECTURE 77 INC.
201-57158 SYMINGTON RD. 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

SEAL:



No.	Date	REVISION
6		
5		
4		
3	05-02-2026	Plan Approval/ Revision
2	21-10-2025	Plan Approval/ Revision
1	11-09-2025	Plan Approval

Project Number: 2402

Designed By: J.P.M.

Drawn By: D.D.

Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

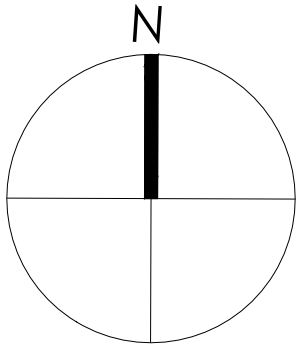
SHADOW STUDY- 21st June

SCALE: N.T.S.

DP07

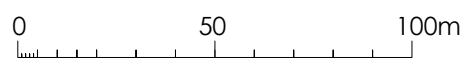
NOTES:

- PROPOSED SHADOW OUTLINE
- TRADITIONAL MAIN STREET
- ROADS/SIDEWALKS
- PRIVATE PROPERTY
- AS OF RIGHT SHADOW OUTLINE
- NEW NET SHADOW
- EXISTING BUILDINGS
- PROPOSED DEVELOPMENT
- COMMUNAL AMENITY AREAS
- PUBLIC SPACES

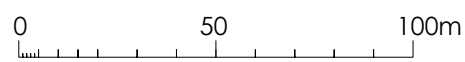




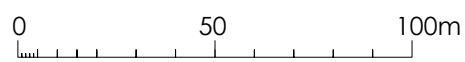
21st September 08:00 AM (EDT)



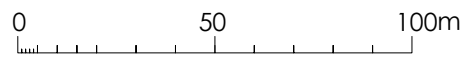
21st September 09:00 AM (EDT)



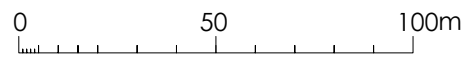
21st September 10:00 AM (EDT)



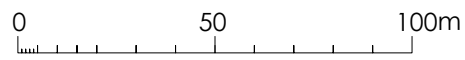
21st September 11:00 AM (EDT)



21st September 12:00 PM (EDT)

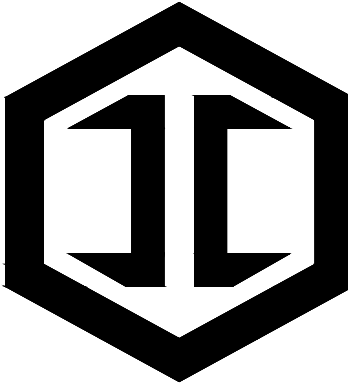
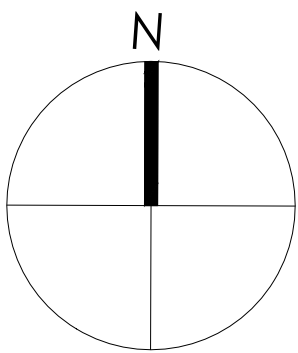


21st September 01:00 PM (EDT)



NOTES:

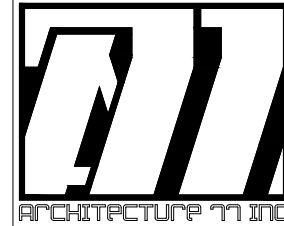
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- PROPOSED DEVELOPMENT
- TRADITIONAL MAIN STREET
- NEW NET SHADOW
- COMMUNAL AMENITY AREAS
- ROADS/SIDEWALKS
- EXISTING BUILDINGS
- PUBLIC SPACES
- PRIVATE PROPERTY



IRONCLAD
DEVELOPMENTS INC.

101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

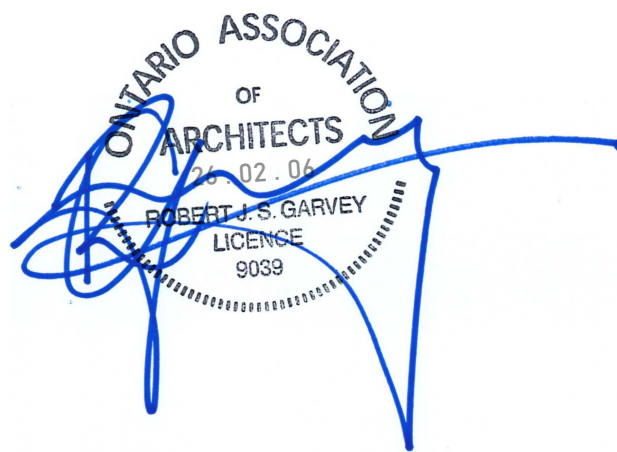
Consultant



ROB GARVEY
ARCHITECTURE 77 INC.

201-57158 SYMINGTON RD. 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

SEAL:



No.	Date	REVISION
6		
5		
4		
3	05-02-2026	Plan Approval/ Revision
2	21-10-2025	Plan Approval/ Revision
1	11-09-2025	Plan Approval

Project Number: 2402

Designed By: J.P.M.

Drawn By: D.D.

Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

SHADOW STUDY- EQUINOX
SCALE: N.T.S.

DP08



21st September 02:00 PM (EDT)



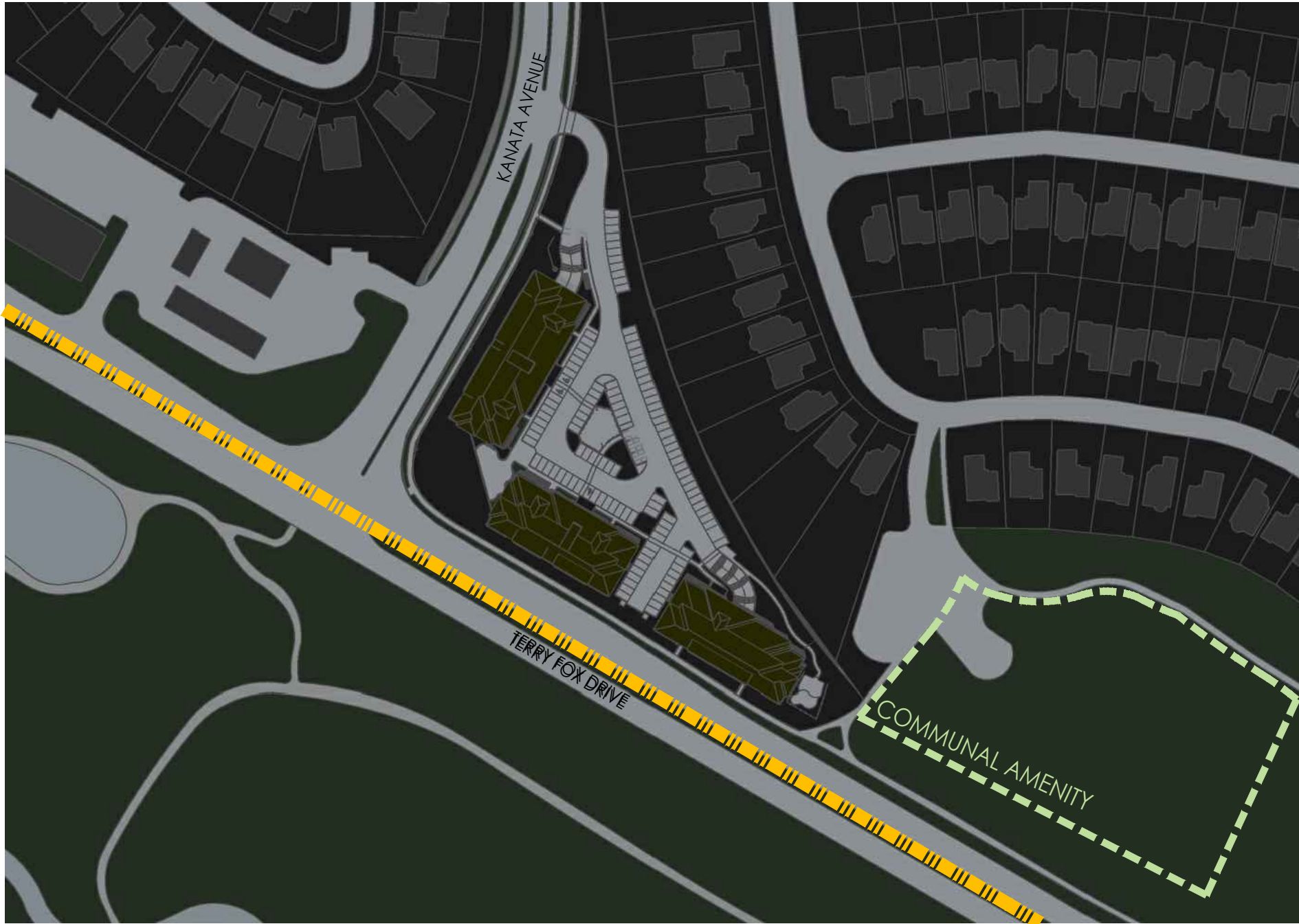
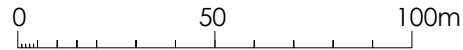
21st September 03:00 PM (EDT)



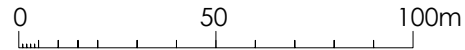
21st September 04:00 PM (EDT)



21st September 05:00 PM (EDT)

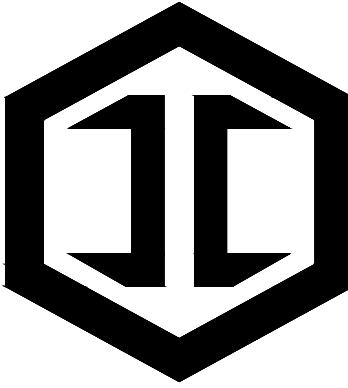
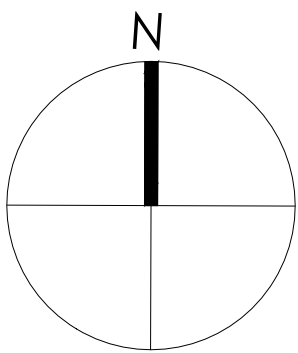


21st September 06:00 PM (EDT)



NOTES:

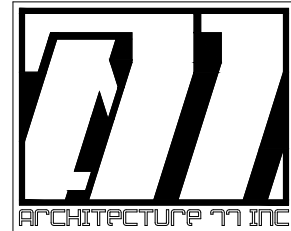
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- PROPOSED DEVELOPMENT
- TRADITIONAL MAIN STREET
- NEW NET SHADOW
- COMMUNAL AMENITY AREAS
- ROADS/SIDEWALKS
- EXISTING BUILDINGS
- PUBLIC SPACES
- PRIVATE PROPERTY



IRONCLAD
DEVELOPMENTS INC.

101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

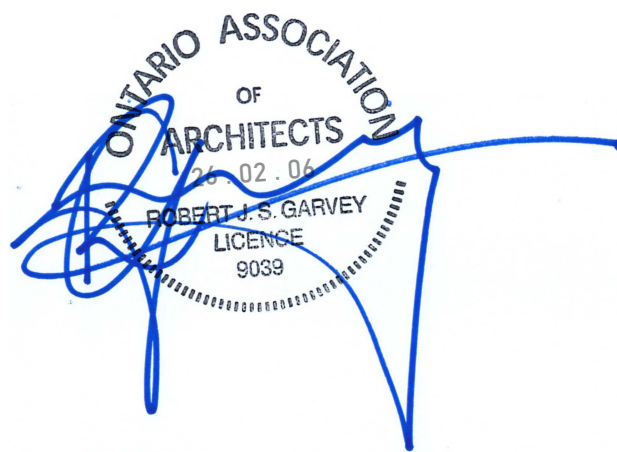
Consultant



ROB GARVEY
ARCHITECTURE 77 INC.

201-57158 SYMINGTON RD. 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

SEAL:



No.	Date	REVISION
6		
5		
4		
3	05-02-2026	Plan Approval/ Revision
2	21-10-2025	Plan Approval/ Revision
1	11-09-2025	Plan Approval

Project Number: 2402

Designed By: J.P.M.

Drawn By: D.D.

Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

SHADOW STUDY- EQUINOX
SCALE: N.T.S.

DP09



21st December 09:00 AM (EST)



21st December 10:00 AM (EST)



21st December 11:00 AM (EST)



21st December 12:00 PM (EST)



21st December 01:00 PM (EST)



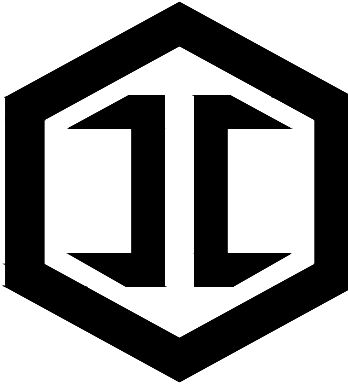
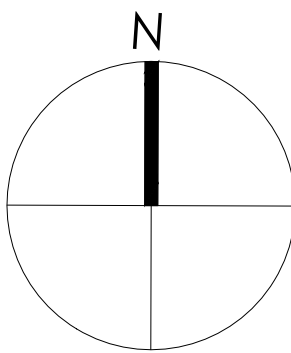
21st December 02:00 PM (EST)



21st December 03:00 PM (EST)

NOTES:

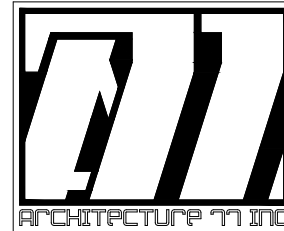
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- PROPOSED DEVELOPMENT
- TRADITIONAL MAIN STREET
- NEW NET SHADOW
- COMMUNAL AMENITY AREAS
- ROADS/SIDEWALKS
- EXISTING BUILDINGS
- PUBLIC SPACES
- PRIVATE PROPERTY



IRONCLAD
DEVELOPMENTS INC.

101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

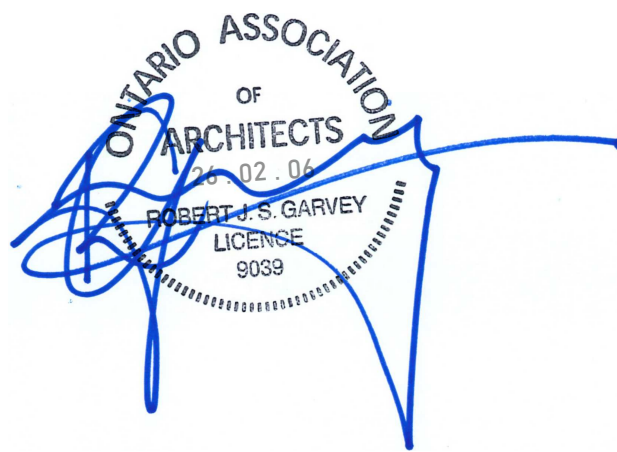
Consultant



ROB GARVEY
ARCHITECTURE 77 INC.

201-57158 SYMINGTON RD. 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

SEAL:



No.	Date	REVISION
6		
5		
4		
3	05-02-2026	Plan Approval/ Revision
2	21-10-2025	Plan Approval/ Revision
1	11-09-2025	Plan Approval

Project Number: 2402

Designed By: J.P.M.

Drawn By: D.D.

Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

SHADOW STUDY- WINTER
SOLISTICE
SCALE: N.T.S.

DP10