

PROJECT INFORMATION		
Zoning By-law 2006-250 Consolidation	LC6	SITE AREA 0.74 ha, 7,384.8 sq. m, 78,499 sq. ft.
ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT	TD3	TD3 (XXXX)
DENSITY: RESIDENTIAL USE, 350 units/hectare MIN. PHASE 1 ONLY	259	366
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m @ 0.0m ²	4.5m @ 0.0m ²
FRONT YARD SETBACK: CUMMINGS	0.5m	4.7m
CORNER SIDE YARD SETBACK: OGLIVIE	0.5m	6.9m
INTERIOR YARD SETBACK: 6 STOREYS & BELOW	3.0m	12.4m
INTERIOR YARD SETBACK: 7 STOREYS & ABOVE	12.0m	20.9m
REAR YARD SETBACK: 6 STOREYS & BELOW	12.0m	44.4m
REAR YARD SETBACK: 7 STOREYS & ABOVE	12.0m	59.7m
AMENITY AREA - TOTAL 6.0m ² PER UNIT	1,626.0m ²	2,055.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT	813.0m ²	1,550.0m ²
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS PER BUILDING	130	116
VEHICLE PARKING: VISITOR - 0.1 PER UNIT, MAX 30 PER BUILDING	26	26
VEHICLE PARKING: COMMERCIAL - NOT REQUIRED UNDER 200m ²	0	—
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	136	279
BICYCLE PARKING - COMMERCIAL	1	4
ASLE & DRIVEWAY MINIMUM MAXIMUM WIDTH	6.0m	6.0m
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		GROSS BUILDING - AREA WEST TOWER 'A' (CITY OF OTTAWA'S DEFINITION)	
URBAN PLANNER Fotenn Consulting 396 Cooper Street, Suite 300 Ottawa, ON K2P 2H7 Tel: (613) 730-5709 E-Mail: dallosa@fotenn.com E-Mail: yakichuk@fotenn.com		GROUND FLOOR 1,128.2 sq. m, 12,144 sq. ft.	
CIVIL ENGINEER Stantec 300 - 1331 Clyde Avenue Ottawa, ON K2C 3G4 Tel: (613) 237-2345 x26 Cell: (613) 297-0571 Email: kris.kilborn@stantec.com Email: Warren.Johnson@stantec.com		2nd & 3rd FLOOR 2 x 1,339.3 sq. m, 2,678.6 sq. m, 28,832 sq. ft.	
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		4th FLOOR 1,303.3 sq. m, 14,072 sq. ft.	
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:		5th FLOOR 290.2 sq. m, 2,801 sq. ft.	
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		6th - 21st FLOOR - TOWER 16 x 600.7 sq. m, 10,411.0 sq. m, 112,064 sq. ft.	
GEOTECHNICAL ENGINEER Paterson Group 9 Auriga Drive Ottawa, Ontario K2E 7T9 Tel: 613.226-7381 Email: MD'Arcy@Patersongroup.ca Email:		22nd AMENITY / MECHANICAL PENTHOUSE 0.0 sq. ft.	
WIND / SOUND ENGINEER Gradient Wind 127 WaiGreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (613) 266-5273 E-Mail: joshua.foster@gradientwind.com		TOTAL AREA 15,785.4 sq. m, 169,913 sq. ft.	
LEGAL DESCRIPTION TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 18 REGISTERED PLAN 217 CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebakk Ltd.		TOWER FOOTPRINT AREA (INCLUDING BALCONIES / PROJECTIONS) 817 sq. m, 8,792 sq. ft.	

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. COPYRIGHT RESERVED.

NOTATION SYMBOLS:

- (01) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (02) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- (03) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (04) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- (05) - - - - - DETAIL NUMBER
- (06) TITLE
- (07) - - - - - DETAIL REFERENCE PAGE
- (08) - - - - - DETAIL CROSS REFERENCE PAGE

UNIT STATISTICS	
STUDIO	23.0% 64
1 BEDROOM UNIT	19.2% 52
1 BEDROOM + DEN UNIT	32.1% 87
2 BEDROOM UNIT	17.0% 46
2 BEDROOM + DEN UNIT	8.1% 22
3 BEDROOM UNIT	0.0% 0
TOTAL	100% 271

CAR PARKING	
MINIMUM REQUIRED	AREA 'X' ON SCHEDULE 1A
RESIDENCE	-0.5 PER UNIT AFTER 12 130
VISITOR	-0.1 PER UNIT AFTER 12 26
COMMERCIAL - RESTAURANT - NOT REQUIRED UNDER 200m ²	0
TOTAL	156

PARKING SPACE SIZE	
STANDARD SPACE (2.40 x 5.20)	62 57 119
SMALL CAR SPACE (2.40 x 4.60)	14 13 27
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	0 1 1
BARRIER FREE SPACE TYPE B (2.40 x 5.20)	0 0 0

BICYCLE PARKING	
REQUIRED	
RESIDENCE	-0.5 PER UNIT (21 UNITS) 136
COMMERCIAL	-1 PER 250m ² GFA 1
TOTAL	137

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 =	135.0 sq. m,
1st FL. INTERIOR FLEX AREA: COMMUNAL =	340.0 sq. m,
5th FLOOR INTERIOR: COMMUNAL =	240.0 sq. m,
5th FLOOR TERRACE: COMMUNAL =	50.0 sq. m,
ROOF TOP AMENITY ROOM =	185.0 sq. m,
ROOF TOP AMENITY TERRACE =	0.0 sq. m,
PRIVATE TERRACE =	75.0 sq. m,
PRIVATE BALCONIES =	330.0 sq. m,
TOTAL =	2,055.0 sq. m,
TOTAL COMMUNAL =	1,550.0 sq. m,
REQUIRED - 6.0m ² PER UNIT (271) =	1,626.0 sq. m,
REQUIRED COMMUNAL @ 50% =	813.0 sq. m,

TCU Development Corporation

ARCHITECT: **rla/architecture**
roderick lahey architect inc.
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t: 613.724.9932 f: 613.724.1209 rla@architecture.ca

1137 OGLIVIE ROAD

OTTAWA ONTARIO

SITE PLAN PHASE 1 INTERIM

DRAWN: R.V. CHECKED: K.R.

SCALE: 1:200 SHEET No. SP-1

PROJECT No. 2507

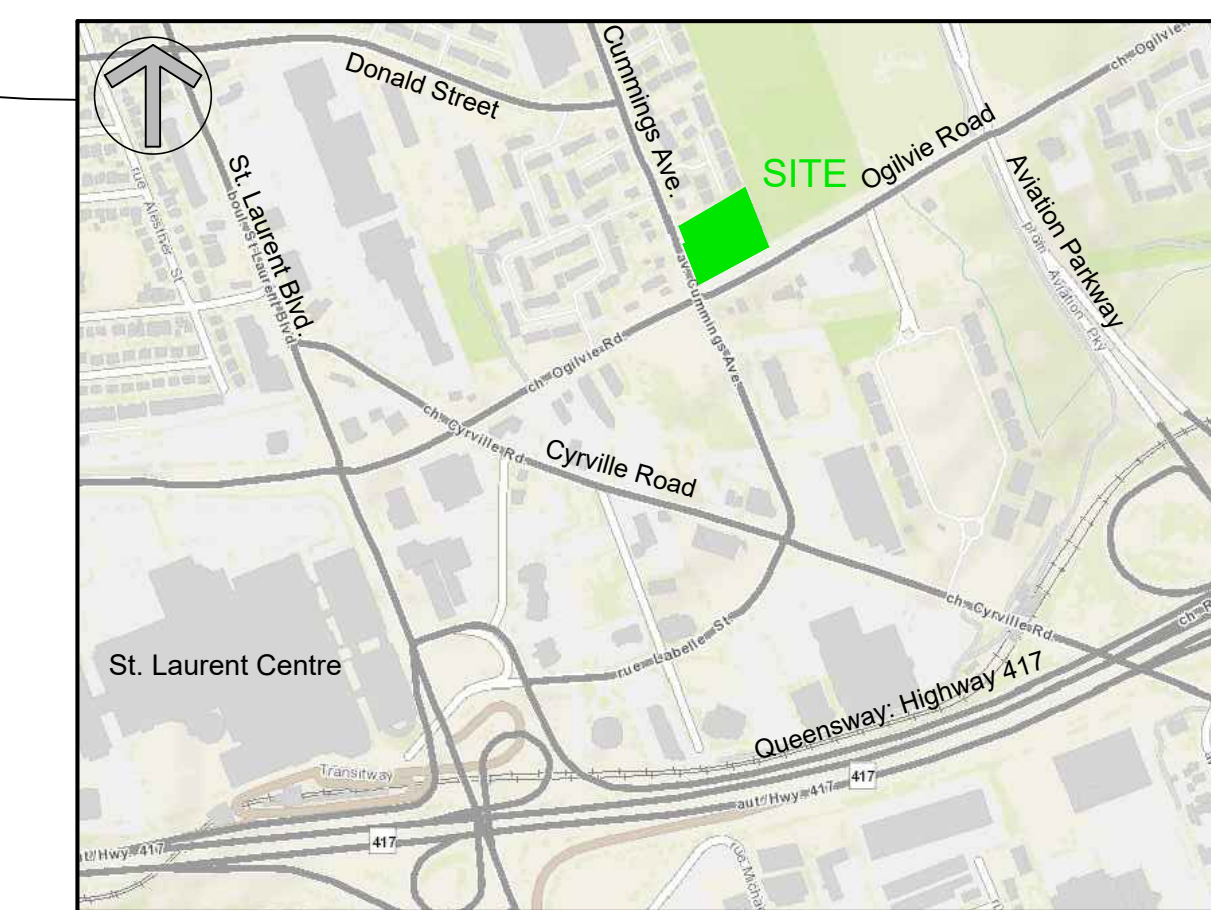
- DRAWING NOTES**
- PROPERTY LINE
 - TD3 ZONE: BUILDING SETBACK LINES
 - PROPOSED 4.5m R.O.W
 - ENTRY RAMP TO U/G GARAGE WITH TRENCH DRAIN
 - OUTLINE OF TOWER ABOVE
 - OUTLINE OF PARKING GARAGE
 - LOADING BAY
 - EX. CONCRETE SIDEWALK TO REMAIN
 - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
 - BELOW GRADE CISTERN 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 CURBS
 - 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 REMAIN
 - 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 BUILDING AND PARKING TO REMAIN AS CONSTRUCTION STAGING AREA
 - EXISTING ENTRANCE TO REMAIN
 - ACCESSIBLE PARKING WITH 1.5m ACCESS AISLE AND DC
 - PROPOSED CITY CYCLING BOULEVARD
 - ENTRY CANOPY
 - EXISTING CHAIN LINK FENCE TO REMAIN
 - PROPOSED FUTURE LINE OF SEVERANCE
 - PROPOSED NATURAL GAS METER STATION
 - STORMWATER CISTERN ACCESS MANHOLE
 - LOW PRECAST CONCRETE RETAINING WALL

- SITE PLAN SYMBOLS:**
- SOFT LANDSCAPE PLANTING
 - STONE DUST SURFACE AT TEMPORARY POIS
 - ENTRANCE BOULEVARD / WALKWAYS
 - PRIVATE PATIOS
 - PROPOSED CONCRETE SURFACE / CITY SIDEWALK
 - BIKE RACK (0.8x1.8m BIKE PARKING SPACE)
 - MAIN ENTRANCE DOOR
 - SERVICE / EXIT DOOR
 - VEHICULAR DIRECTION
 - EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED
 - PROPOSED TREE
 - SIAMSESE CONNECTION
 - FIRE HYDRANT

JOHN SEVIGNY C.E.T.
MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

REVISED
11:22 am, Jun 05, 2026

APPROVED
By sevignyjo at 11:22 am, Jun 05, 2026



1 SITE PLAN - PHASE 1
SCALE: 1:200

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SCALE 1:200