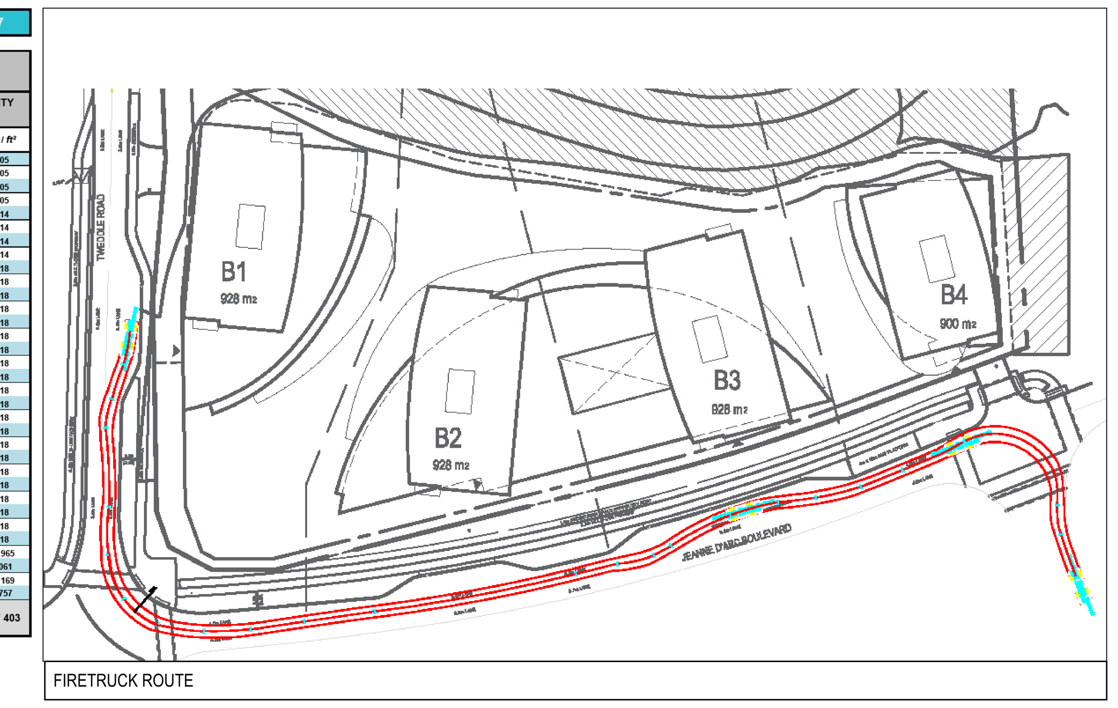
1015 TWEDDLE ROAD ZONING GROSS FLOOR AREA

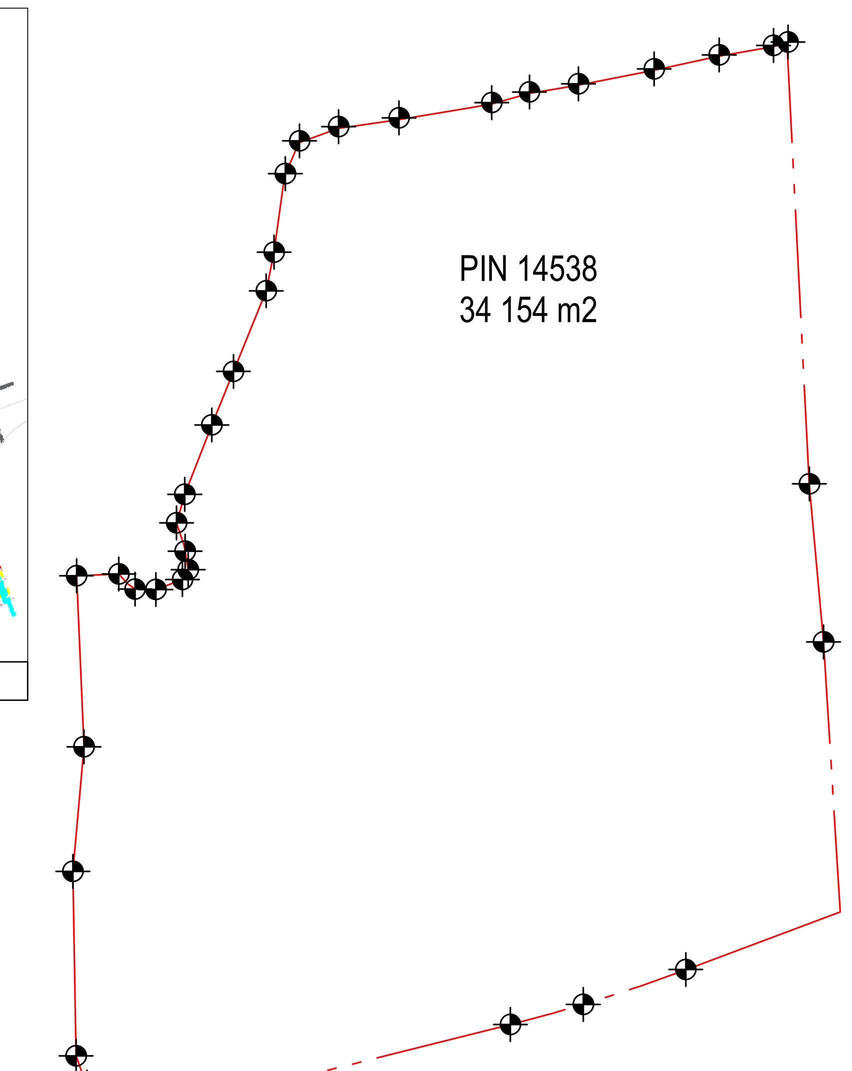
	B1 m² / m²	B1 pi² / ft²	B2 m² / m²	B2 pi² / ft²	B3 m² / m²	B3 pi² / ft²	B4 m² / m²	B4 pi² / ft²	TOTAL m² / m²	TOTAL pi² / ft²
GROSS FLOOR AREA	21704	233620	24911	268140	20887	224826	15197	163579	82699	890165
ABOVE GRADE	21704	233620	24911	268140	20887	224826	15197	163579	82699	890165
UNDER GRADE	0	0	0	0	0	0	0	0	0	0
32nd Floor			753	8105						
31st Floor			753	8105						
30th Floor			753	8105						
29th Floor	215	2314	753	8105						
28th Floor	753	8105	753	8105	753	8105				
27th Floor	753	8105	753	8105	753	8105				
26th Floor	753	8105	753	8105	753	8105				
25th Floor	753	8105	753	8105	753	8105				
24th Floor	753	8105	753	8105	753	8105	637	6857		
23rd Floor	753	8105	753	8105	753	8105	637	6857		
22nd Floor	753	8105	753	8105	753	8105	637	6857		
21st Floor	753	8105	753	8105	753	8105	637	6857		
20th Floor	753	8105	753	8105	753	8105	637	6857		
19th Floor	753	8105	753	8105	753	8105	637	6857		
18th Floor	753	8105	753	8105	753	8105	637	6857		
17th Floor	753	8105	753	8105	753	8105	637	6857		
16th Floor	753	8105	753	8105	753	8105	637	6857		
15th Floor	753	8105	753	8105	753	8105	637	6857		
14th Floor	753	8105	753	8105	753	8105	637	6857		
13th Floor	753	8105	753	8105	753	8105	637	6857		
12th Floor	753	8105	753	8105	753	8105	637	6857		
11th Floor	753	8105	753	8105	753	8105	637	6857		
10th Floor	753	8105	753	8105	753	8105	637	6857		
9th Floor	753	8105	753	8105	753	8105	637	6857		
8th Floor	753	8105	753	8105	753	8105	637	6857		
7th Floor	753	8105	753	8105	753	8105	637	6857		
6th Floor	753	8105	753	8105	753	8105	637	6857		
5th Floor	753	8105	753	8105	753	8105	637	6857		
4th Floor	670	7212	753	8105	753	8105	637	6857		
3rd Floor	670	7212	733	7890	727	7825	637	6857		
2nd Floor	1174	12637	1033	11119	824	8869	685	7373		
Ground Floor	903	9720	1308	14079	511	5500	498	5360		
Basement 1	0	0	0	0	0	0	0	0		
Basement 2	0	0	0	0	0	0	0	0		
Basement 3	0	0	0	0	0	0	0	0		

13383 — 1015 TWEDDLE RD - AMENITY AREAS (ZONING) — 2026-02-17

STATISTIQUES / STATISTICS	B1 PRIVATE: Private Amenity Area m²	pi²	B1 COMMUNAL: Indoor Amenity Area m²	pi²	B1 COMMUNAL: Outdoor Amenity Area m²	pi²	B2 PRIVATE: Private Amenity Area m²	pi²	B2 COMMUNAL: Indoor Amenity Area m²	pi²	B2 COMMUNAL: Outdoor Amenity Area m²	pi²	B3 PRIVATE: Private Amenity Area m²	pi²	B3 COMMUNAL: Indoor Amenity Area m²	pi²	B3 COMMUNAL: Outdoor Amenity Area m²	pi²	B4 PRIVATE: Private Amenity Area m²	pi²	B4 COMMUNAL: Indoor Amenity Area m²	pi²	B4 COMMUNAL: Outdoor Amenity Area m²	pi²	TOTAL: Total Private Amenity Area m²	pi²	TOTAL: Total Communal Amenity Area m²	pi²	TOTAL: Total Amenity Area m²	pi²
32e Étage / 32nd Floor	0,00	0,00	0,00	0,00	0,00	0,00	19	205	0	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	19	205	0,00	0,00	19	205
31e Étage / 31st Floor	0,00	0,00	0,00	0,00	0,00	0,00	19	205	0	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	19	205	0,00	0,00	19	205
30e Étage / 30th Floor	0,00	0,00	0,00	0,00	0,00	0,00	19	205	0	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	19	205	0,00	0,00	19	205
29e Étage / 29th Floor	0,00	0,00	0,00	0,00	0,00	0,00	19	205	0	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	19	205	0,00	0,00	19	205
28e Étage / 28th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	0,00	0,00	0,00	0,00	0	0	57	614	0,00	0,00	57	614
27e Étage / 27th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	0,00	0,00	0,00	0,00	0	0	57	614	0,00	0,00	57	614
26e Étage / 26th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	0,00	0,00	0,00	0,00	0	0	57	614	0,00	0,00	57	614
25e Étage / 25th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	0,00	0,00	0,00	0,00	0	0	57	614	0,00	0,00	57	614
24e Étage / 24th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
23e Étage / 23rd Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
22e Étage / 22nd Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
21e Étage / 21st Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
20e Étage / 20th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
19e Étage / 19th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
18e Étage / 18th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
17e Étage / 17th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
16e Étage / 16th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
15e Étage / 15th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
14e Étage / 14th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
13e Étage / 13th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
12e Étage / 12th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
11e Étage / 11th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
10e Étage / 10th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
9e Étage / 9th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
8e Étage / 8th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
7e Étage / 7th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
6e Étage / 6th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
5e Étage / 5th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
4e Étage / 4th Floor	19	205	0	0	0	0	19	205	0	0	0	0	19	205	0,00	0,00	0	0	19	205	0,00	0,00	0	0	76	818	0,00	0,00	76	818
3e Étage / 3rd Floor	905	9 741	0	0	0	0	255	2 745	320	3 444	350	3 767	85	915	520	5 597	520	5 597	145	1 561	0,00	0,00	520	5 597	1390	14 962	2 230	24 004	3 620	38 965
2e Étage / 2nd Floor	115	1 238	0	0	0	0	100	1 076	0	0	0	0	195	2 099	246	2 648	0	0	0	0	0,00	0,00	0	0	410	4 413	246	2 648	656	7 061
RDC / Ground Floor	0	0	550	5 920	483	5 199	0	0	0	0	820	8 826	0,00	0,00	675	7 266	350	3 767	78	840	0,00	0	590	6 351	78	840	3 468	37 329	3 546	38 169
P1	0	0	256	2 757	0	0	0	0	0	0	0	0	0,00	0,00	0,00	0,00	0	0	0,00	0,00	0,00	0,00	0	0	0	0	256	2 757	256	2 757
AIRE TOTAL D'AGRÉMENT (m²) / TOTAL AMENITY AREA (m²)	1 495	16 092	806	8 677	483	5 199	906	9 752	320	3 444	1 170	12 594	755	8 127	1 441	15 511	870	9 365	622	6 695	0	0	1 110	11 948	3 778	40 666	6 200	66 737	9 978	107 403



FIRETRUCK ROUTE

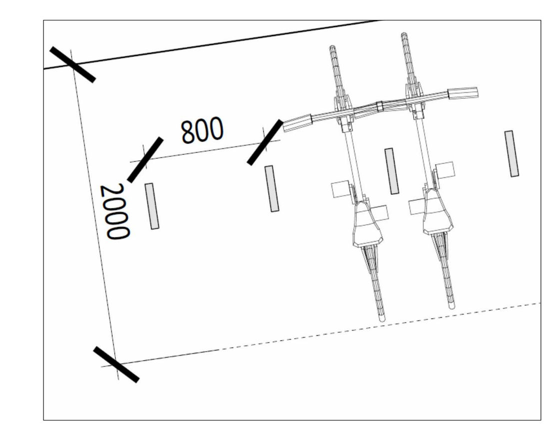


KEY PLAN - PROPERTY BOUNDARY

1 : 1000

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING 100 YEAR FLOOD LIMIT (45m CONTOUR)
- PROPOSED 100 YEAR FLOOD LIMIT (45m CONTOUR)
- WATER EDGE LINE
- UNDERGROUND PARKING LIMIT
- 15m SETBACK FROM TOP OF SLOPE
- LIMIT OF HAZARD LANDS (PATERSONGROUP)
- TOP OF SLOPE BASED ON FIELD OBSERVATIONS (JUNE 2ND 2020 PATERSONGROUP)
- GROUND FLOOR/PODIUM OUTLINE BELOW
- UNDERGROUND PARKING OUTLINE BELOW
- WOODEN DECK
- 30m WETLAND EDGE BUFFER ZONE- REHABILITATION ZONE
- TREE CONSERVATION AREA
- ENTRANCE AT GF
- RD ROOF DRAINS
- FIRE HYDRANT
- RETAINED TREES AS PER CIMA REPORT



TYPICAL OUTDOOR BIKE RACK. ADEQUATE BIKE RACKS TO BE PROVIDED TO MEET BIKE PARKING SPOTS LISTED IN THE PROJECT

SITE PLAN

1 : 250

GRAPHIC SCALE 1:250

NOTES:

- FILE NUMBER D02-02-25-0038 & D07-12-25-0073. PLAN NUMBER # 19417
- PIN 14538
- LOT 30 CONCESSION 1 (OLD SURVEY) GEOGRAPHIC TOWNSHIP OF CUMBERLAND CITY OF OTTAWA, PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED OCTOBER 15TH, 2024.
- PROPERTY BOUNDARY INFORMATION AND PIN AS WELL AS WETLAND EDGE, PSW 30m BUFFER, PATERSON TOP OF SLOPE, 15m SETBACK AND HAZARD LANDS LIMITS DERIVED FROM PLAN OF SURVEY DATED OCTOBER 15TH, 2024 11th, AMENDED APRIL 30TH, 2025, BY ANNIS, O' SULLIVAN, VOLLEBEKK LTD PLAN 25483-24 M.Chenier Pt Lt30 C1 OS Cumberland O D5.
- FOR PEDESTRIAN WALKING AREAS AND SURFACE MATERIALS REFER TO LANDSCAPE PLAN BY PROJET PAYSAGE.
- FOR WASTE MANAGEMENT CALCULATIONS AND ENLARGED PLANS REFER TO DESIGN BRIEF PAGES 46-50.
- BIRD-SAFE GLAZING TREATMENT PROVIDED ON ALL EXTERIOR GLAZING WITHIN THE FIRST 16M ABOVE GRADE AND ADJACENT TO SIGNIFICANT LANDSCAPE FEATURES, IN ACCORDANCE WITH CSA A460:19 AND CITY OF OTTAWA HIGH-RISE DESIGN GUIDELINES.

INFORMATION SUR LE PROJET - *PROJECT INFORMATION* — 2026-02-16

13383 — 1015 TWEDDLE ROAD — *Projet Global / Overall Project*

Province / *Province*	Ontario	
Zonage / *Zoning*	City of Ottawa zoning By-law No. 2008-250	
Superficie du Lot / *Property Area*	34 154 m² / sq. m.	367 634 pi² / sq. ft

SETBACKS	REQUIRED (m)	PROVIDED (m)
Min. Corner Setback	6	6
Min. Rear Side Setback	4,1	4,15
Min. Interior Side Setback	5,3	5,5
Min. Front Yard Setback	2,3	2,3

PROJECT STATISTICS	TOWER B1	TOWER B2	TOWER B3	TOWER B4
Hauteur du Bâtiment (m)/ *Building Height* (m)	97,6m (29 STOREYS)	105m (32 STOREYS)	91,6m (28 STOREYS)	77,2m (24 STOREYS)

UNIT STATISTICS	TOWER B1	TOWER B2	TOWER B3	TOWER B4
Studio / *Bachelor*	0	0	0	0
1 Chambre / *1 Bedroom*	53	62	51	144
1 Chambre + D / *1 Bedroom +D*	163	186	167	92
2 Chambres / *2 Bedrooms*	107	123	104	0
3 Chambres / *3 Bedrooms*	3	1	1	0
Total Number of Units	326	372	323	236
				1257

PARKING

PHASE	REQUIRED #/Unit	REQUIRED Parking	PROVIDED Avg. Ratio (m²)	PROVIDED Parking
Tower B1 - Résidential, Commmercial	-	-	0.53/unit	172
Tower B1 - Visitors	0.1/unit	33	0.1/unit	33
Tower B1 - Total Residential, Commercial & Visitor Parking	0.1/unit	33	0.63/unit	205
Tower B2- Résidential, Commercial	-	-	0.84/unit	311
Tower B2 - Visitors	0.1/unit	38	0.1/unit	38
Tower B2 - Total Residential, Commercial & Visitor Parking	0.1/unit	38	0.94/unit	349
Tower B3 - Résidential, Commercial	-	-	0.46/unit	150
Tower B3 - Visitors	0.1/unit	33	0.1/unit	33
Tower B3 - Total Residential, Commercial & Visitor Parking	0.1/unit	33	0.56/unit	183
Tower B4 - Résidential, Commercial	-	-	0.5/unit	118
Tower B4 - Visitors	0.1/unit	24	0.1/unit	22
Tower B4 - Total Residential, Commercial & Visitor Parking	0.1/unit	24	0.6/unit	140
Total Residential, Commercial & Visitor Parking	0.1/unit	128	0.7/unit	877
Tower B1-B2-B3-B4 - Total Accessible Parking*		20		20*
Total Type A Accessible Parking*		10		10*
Total Type B Accessible Parking*		10		10*
Total Small Parking**	50%	439		73**

BICYCLE PARKING

PHASE	Units	Area (m²)	REQUIRED Ratio	REQUIRED Bicycle Parking	PROVIDED Avg. Ratio (m²)	PROVIDED Bicycle Parking
Tower B1 - Residential	326		0.5/unit	163	0,8/unit	282
					Total B1 Residential Bicycle parking	282
Tower B2 - Residential	372		0.5/unit	186	0.7/unit	289
					Total B2 Residential Bicycle parking	289
Tower B3 - Residential	323		0.5/unit	162	1,3/unit	408
					Total B3 Residential Bicycle parking	408
Tower B4 - Residential	236		0.5/unit	118	1,2/unit	278
					Total B4 Residential Bicycle parking	278
Total Residential Bicycle Parking			0.5/unit	629	1/unit	1257
Total Vertical Bicycles***			50% of total bikes	314		247***
Tower B1 - Commercial		0	1/250 m2	0	1/250 m2	0
Tower B2 - Commercial		1161		5		5
Tower B3 - Commercial		425		2		2
Tower B4 - Commercial		0		0		0
Total Commercial Bicycle Parking		1586	1/250 m2	7	1/250 m2	7

*Note: Accessible Parking spaces are incorporated into the total count of visitors parking spaces
**Note: Small Parking spaces are incorporated into the total count of residential parking spaces
***Note: Vertical bicycles are incorporated into the total count of bicycle parking spaces

NOTES GÉNÉRALES General Notes

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4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

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ARCHITECTE

NEUF ARCHITECT(E)S

OUVRAGE Project

1015 TWEDDLE ROAD, ORLÉANS, ON, K4A 3P4

EMPLACEMENT Location: **OTTAWA, ON**

NO PROJET No.: **13383**

NO	RÉVISION	DATE (aa-mm-jj)
0	SPA SUBMISSION	2025.05.30
1	SPA RESUBMISSION	2025.09.26
2	SPA RESUBMISSION	2025.11.22
3	SPA RESUBMISSION	2026.02.18

Préliminaire
NE PAS UTILISER POUR CONSTRUCTION

DESSINÉ PAR Drawn by: AT

VÉRIFIÉ PAR Checked by: AC

DATE (aa.mm.jj): 25.05.30

ÉCHELLE Scale: As indicated

TITRE DU DESSIN Drawing Title

SITE PLAN

RÉVISION Revision: 3

NO. DESSIN Dwg Number: A100

Autodesk Docs://13383_TWEDDLE_R24/TWEDL_13383_SPA_ARC_R24.rvt