

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;

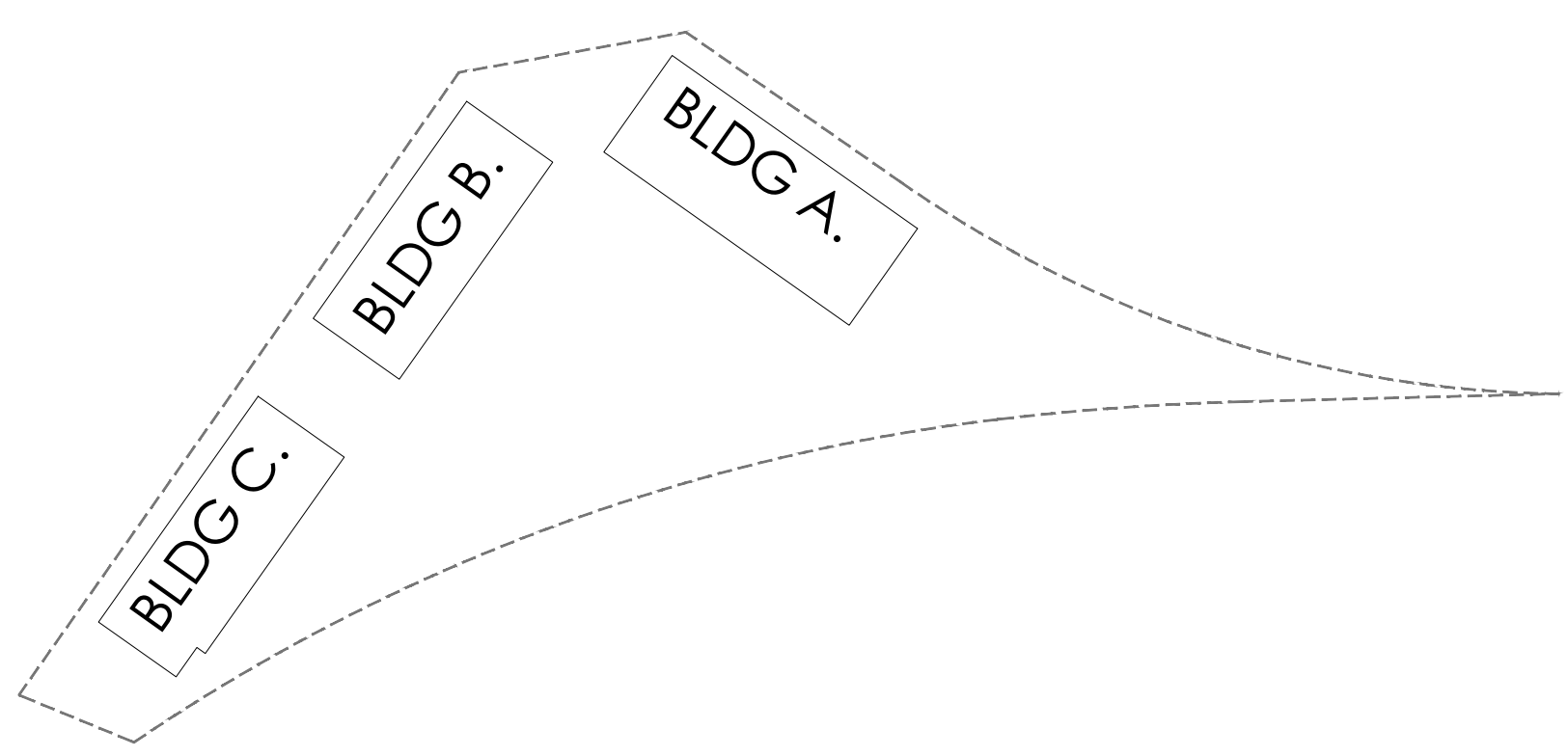
DEVELOPMENT PERMIT SET

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

DP00

APPLICATION No. D07-12-25-0104

PARKING	Surface	Parkade	Combined
Total parking provided	120	90	210
<i>Details: Included in residential parking</i>			
Accessible stalls	3	4	7
Small cars	23	9	32
Visitor parking	37	0	37
Bike Parking	47	61	108



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)

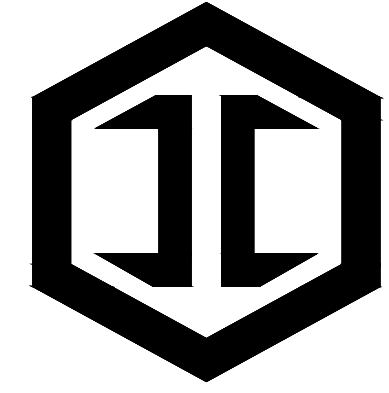
	Sq. Ft.	BUILDING A							BUILDING B							BUILDING C							Grand Total		
		1st	2nd	3rd	4th	5th	6th	Total Suites	1st	2nd	3rd	4th	5th	6th	Total Suites	1st	2nd	3rd	4th	5th	6th	Total Suites			
A1.0 (1bdm)	636.59	4	2	2	2	2	1	13	1	1	1	1	1	1	6	2	0	0	0	0	0	2	21	11.5%	34.6%
A1.0a (1bdm)	692.86	1	1	1	1	1	1	6	1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

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

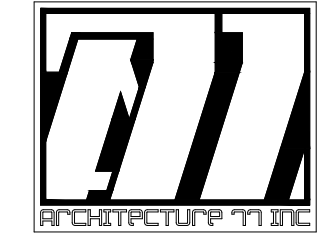
NOTES:



IRONCLAD DEVELOPMENTS INC.

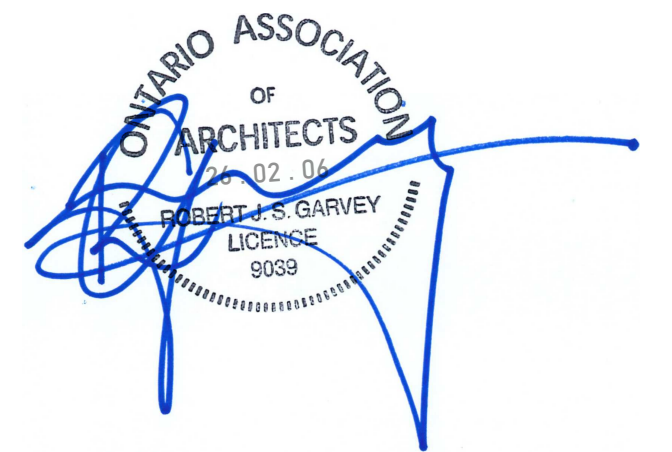
101-57158 Symington Road
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Consultant



ROB GARVEY ARCHITECTURE 77 INC.
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E: RGARVEY@A77.CA

SEAL:



KEY PLAN



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Terry Fox Drive,
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DEVELOPMENT PERMIT SET

SITE PLAN
SCALE: 1:400

DP01

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.OCC840728); City of Ottawa

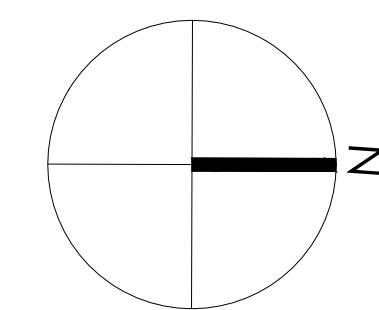
04749-1276 (LT)-Part of Lot 4, Concession 1, March, being Part 4 on Plan 4R-24998 (closed by by-law no.OCC1263323); City of Ottawa

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

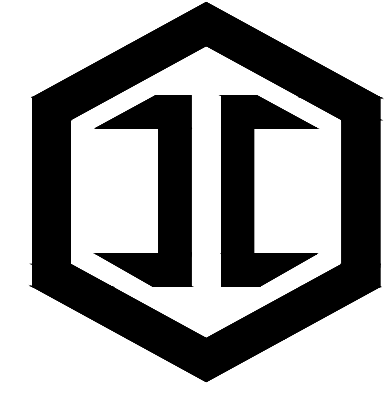
04510-0337 (LT)- Part of Lots 4 and 5, Concession 1, March, being Part 3 on Plan 4R-24998 (closed by by-law no.OCC1263323); City of Ottawa

collectively, the "Property"

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



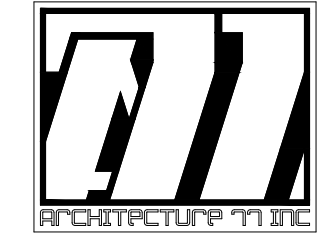
APPLICATION No. D07-12-25-0104



IRONCLAD
DEVELOPMENTS INC.

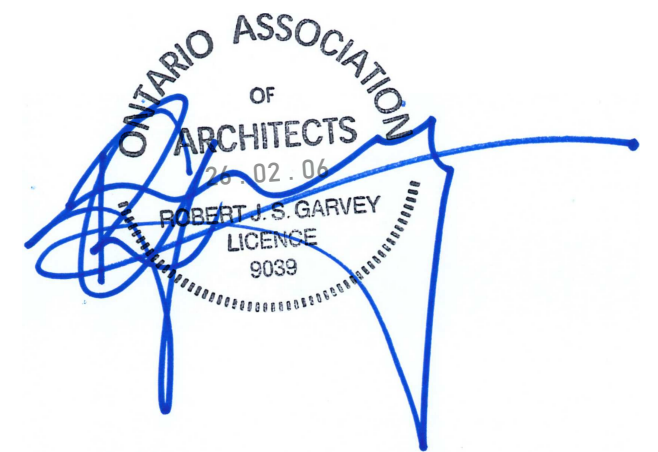
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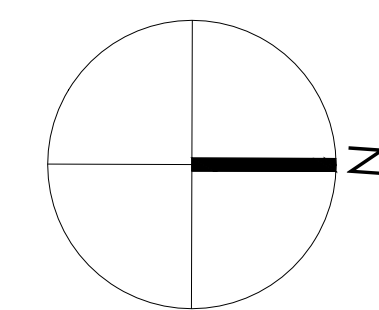
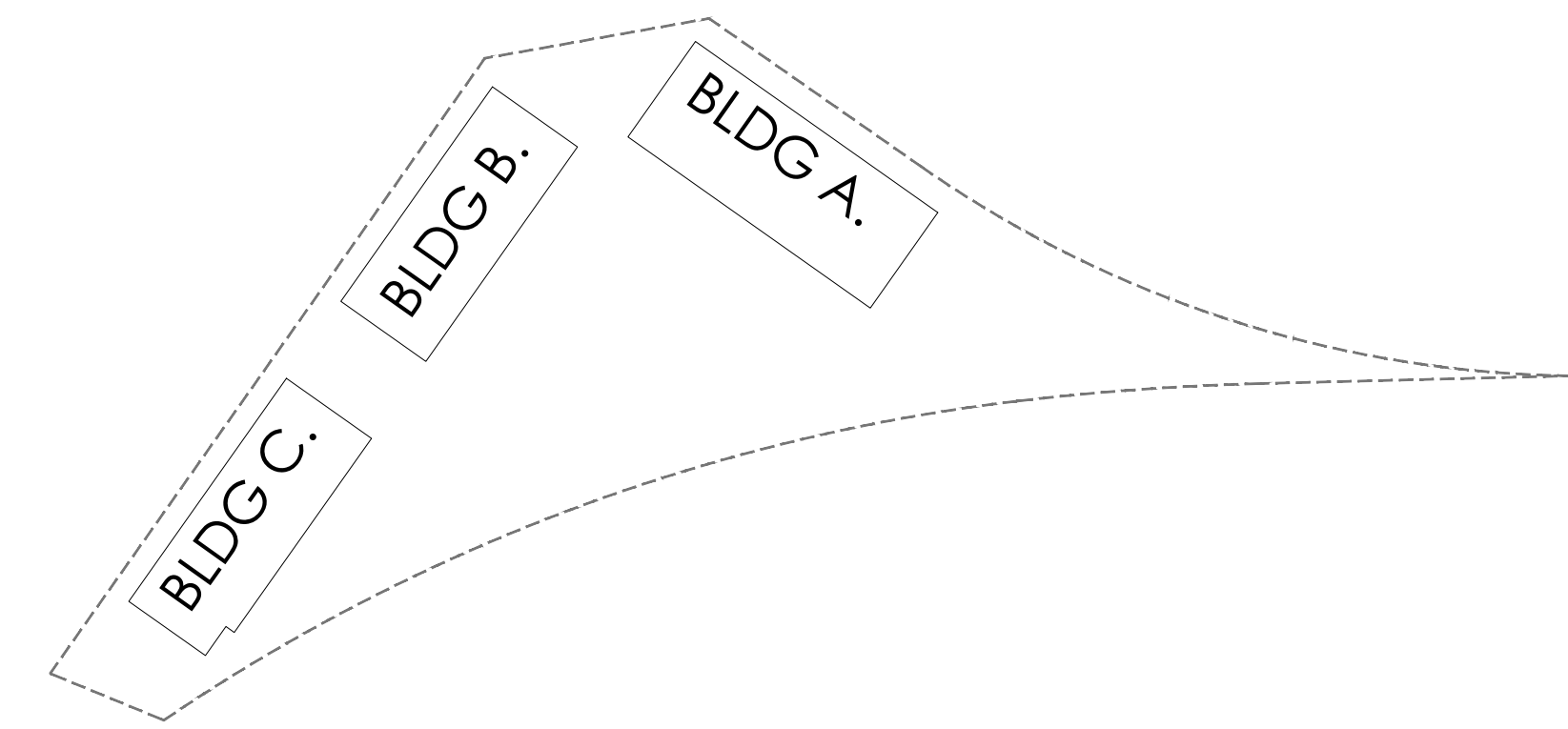
PARKADE
SCALE: 1:400

DP02

APPLICATION No. D07-12-25-0104

PLAN No. 19347

KEY PLAN



NOTES:

- PAINTED PEDESTRIAN CROSSING
- SUPPORTING SPACES
- VERTICAL CIRCULATION
- LOBBY/ENTRANCE AREA
- PROPERTY LINE
- 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



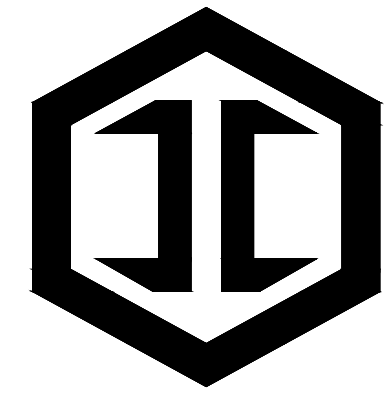
NORTH ELEVATION



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

LEGEND

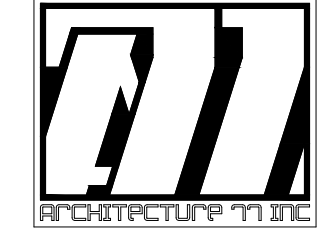
- (A) JAMES HARDIE, PANEL (4x8ft), SMOOTH- ARCTIC WHITE
- (B) WESTMAN STEEL, HORIZONTAL METAL PANEL, WS 200- IRON GRAY
- (C) JAMES HARDIE, DECK FASCIA, SMOOTH- PEARL GRAY
- (D) WESTMAN STEEL, HORIZONTAL METAL PANEL, WS 200- TAN QC8315
- (E) WESTMAN STEEL, HORIZONTAL METAL PANEL, WS 200- SLATE BLUE QC8260
- (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.

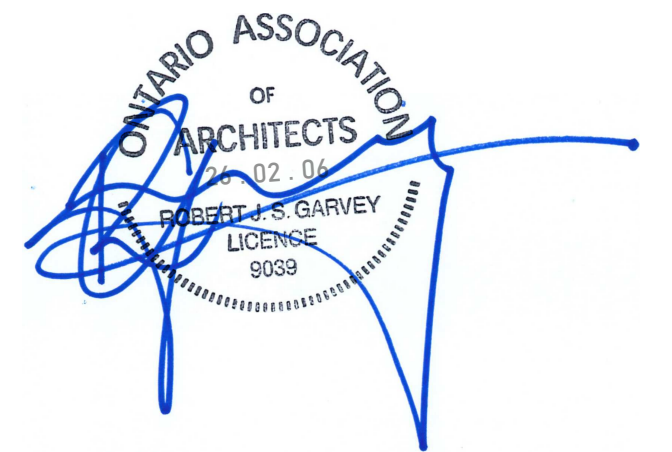
101-57158 Symington Road
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DEVELOPMENT PERMIT SET

BUILDING ELEVATIONS
SCALE: 1:200

DP03

BUILDING C- ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION



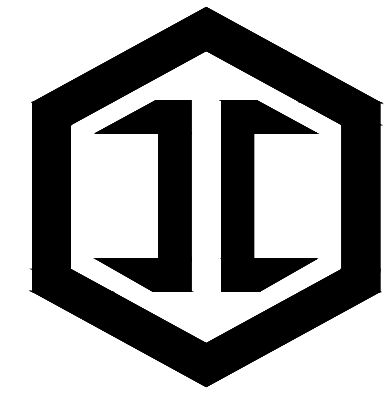
NORTH ELEVATION



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

LEGEND

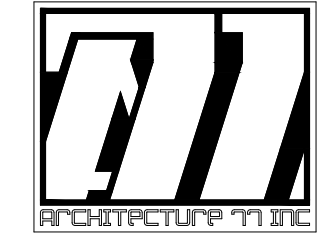
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- (M) ALUMINUM SOFIT, WOOD TONE, MANUFACTURER TBD



IRONCLAD
DEVELOPMENTS INC.

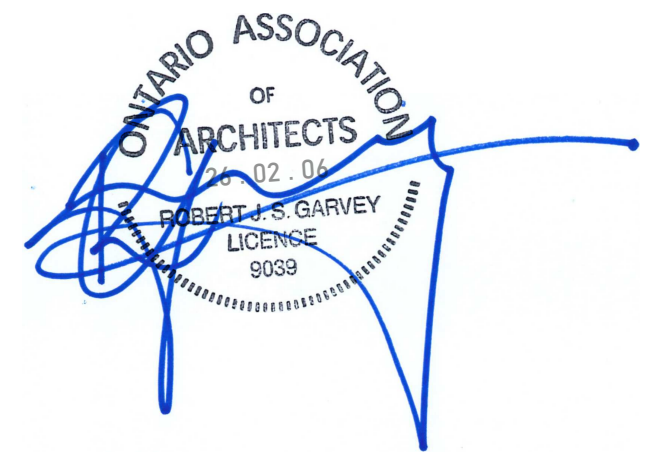
101-57158 Symington Road
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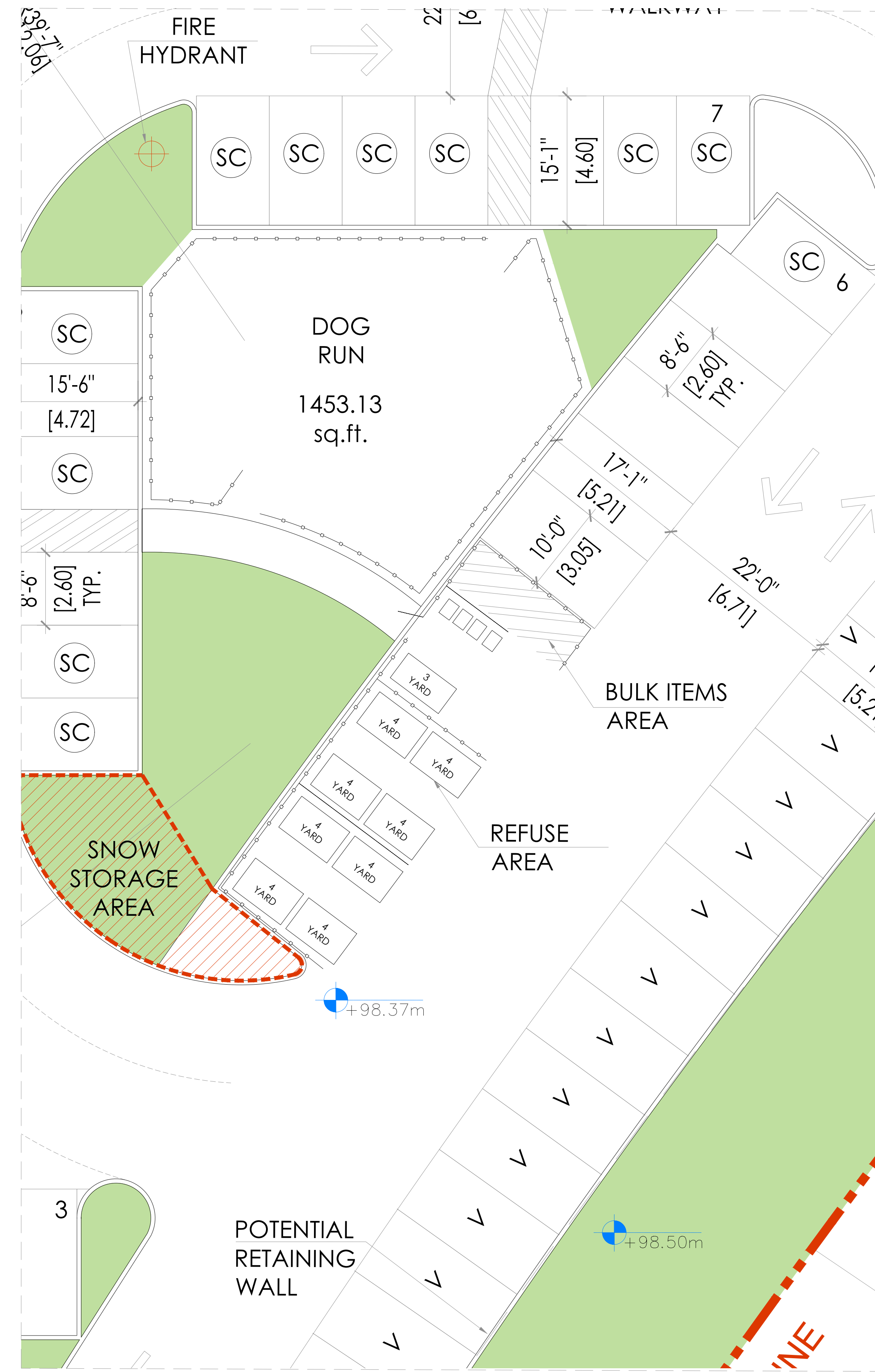
Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

BUILDING ELEVATIONS
SCALE: 1:200

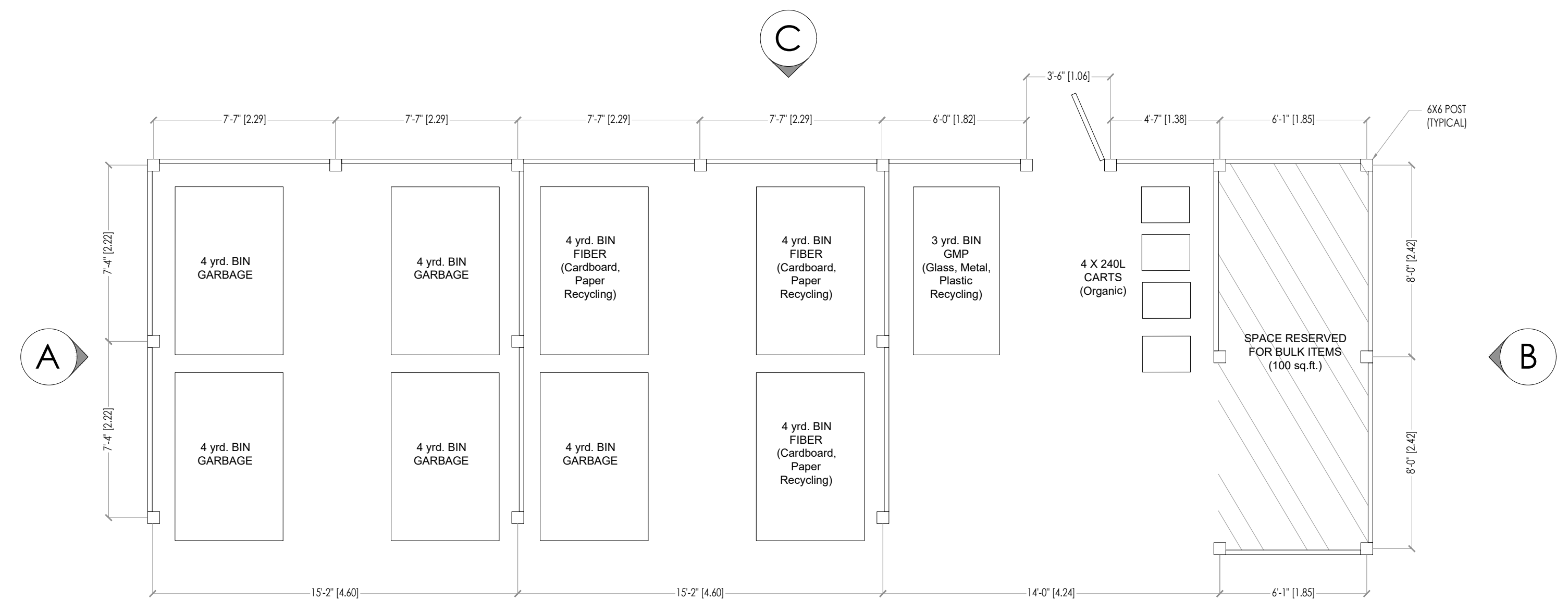
DP04

APPLICATION No. D07-12-25-0104

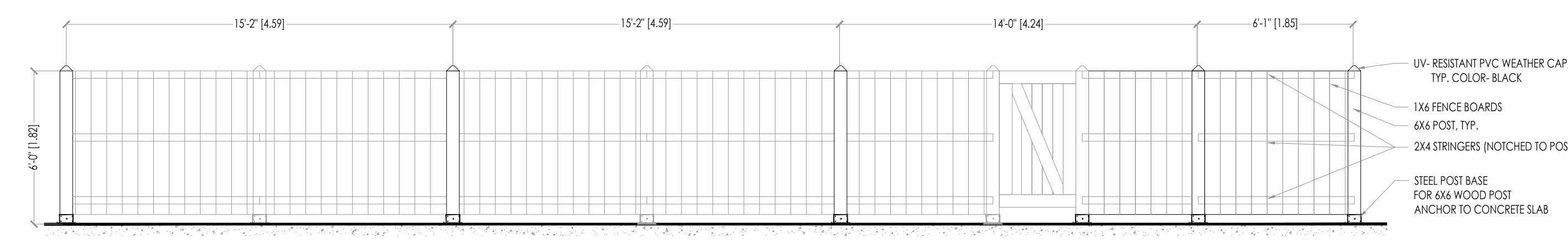


LARGE SCALE SITE PLAN
Scale 1:100

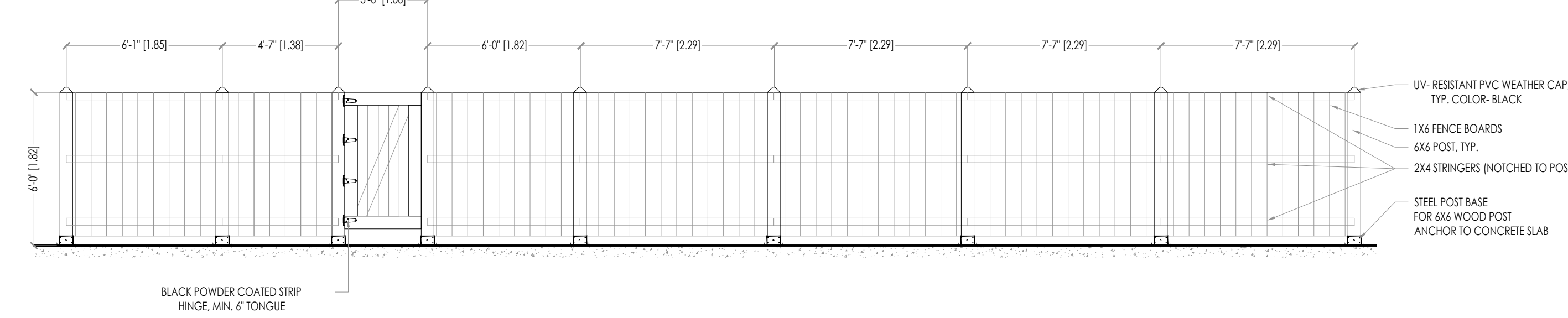
REFUSE ENCLOSURE- FINAL DETAILS TO BE CONFIRMED



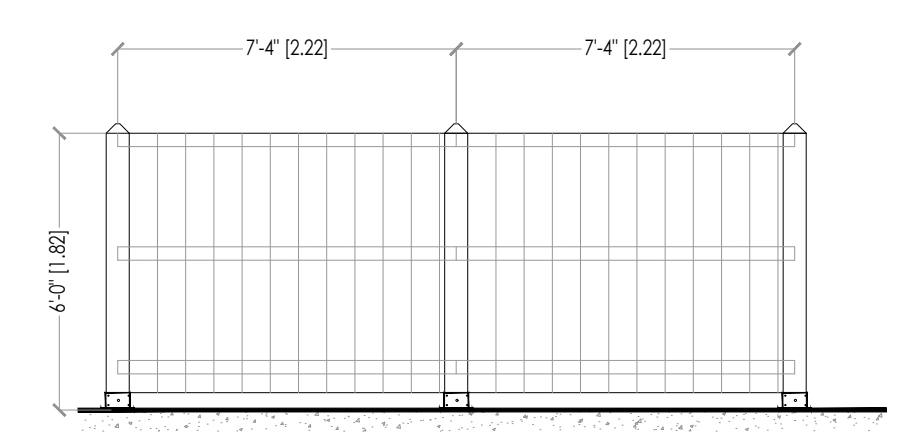
SITE PLAN DETAIL
Scale 1:50



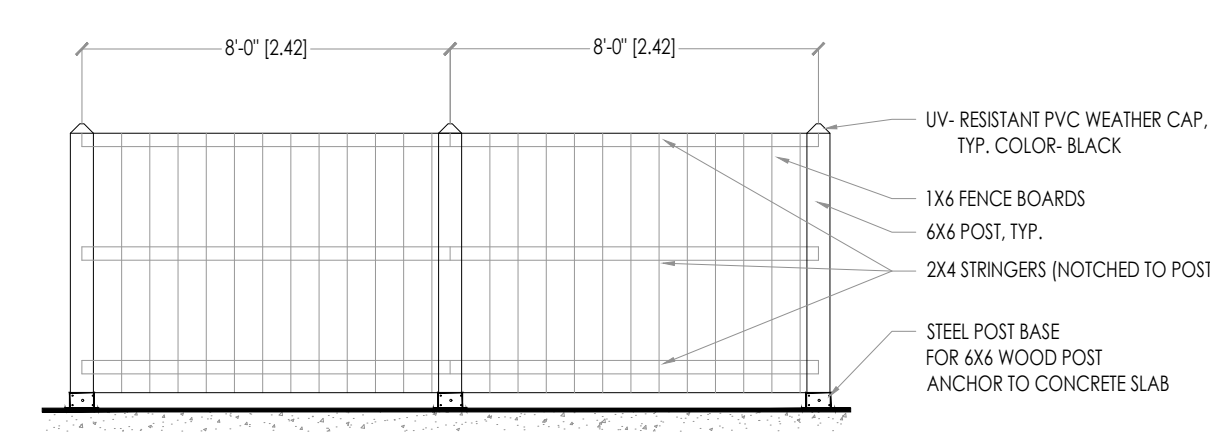
ELEVATION D
Scale 1:50



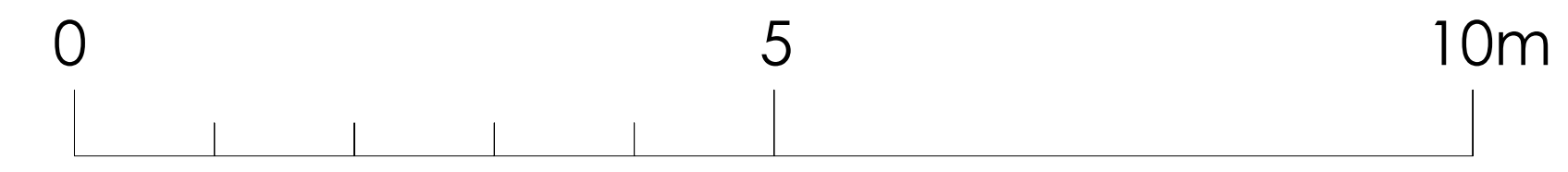
ELEVATION C
Scale 1:50



ELEVATION A
Scale 1:50



ELEVATION B
Scale 1:50



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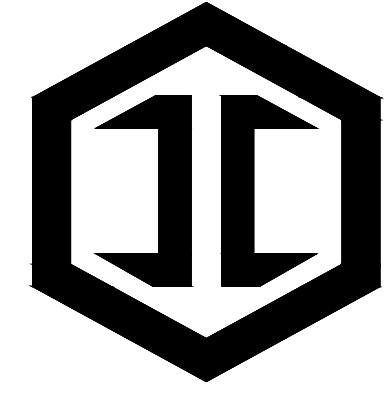
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REFUSE ENCLOSURE
SCALE: As Indicated

DP05

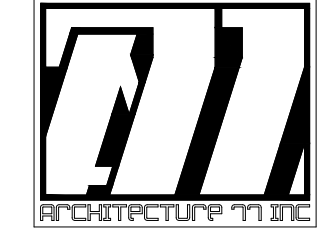
APPLICATION No. D07-12-25-0104



IRONCLAD DEVELOPMENTS INC.

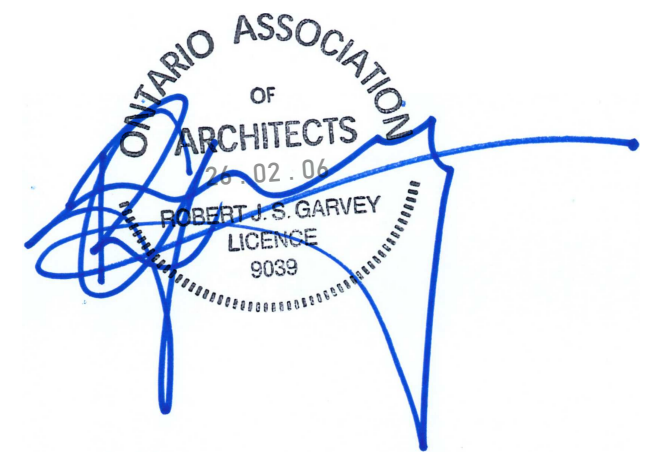
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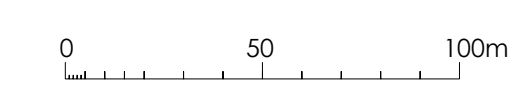


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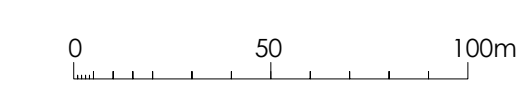
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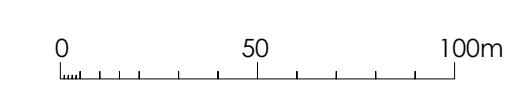
21st June 08:00 AM (EDT)



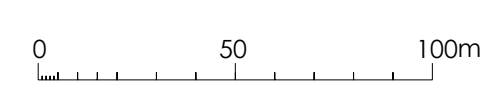
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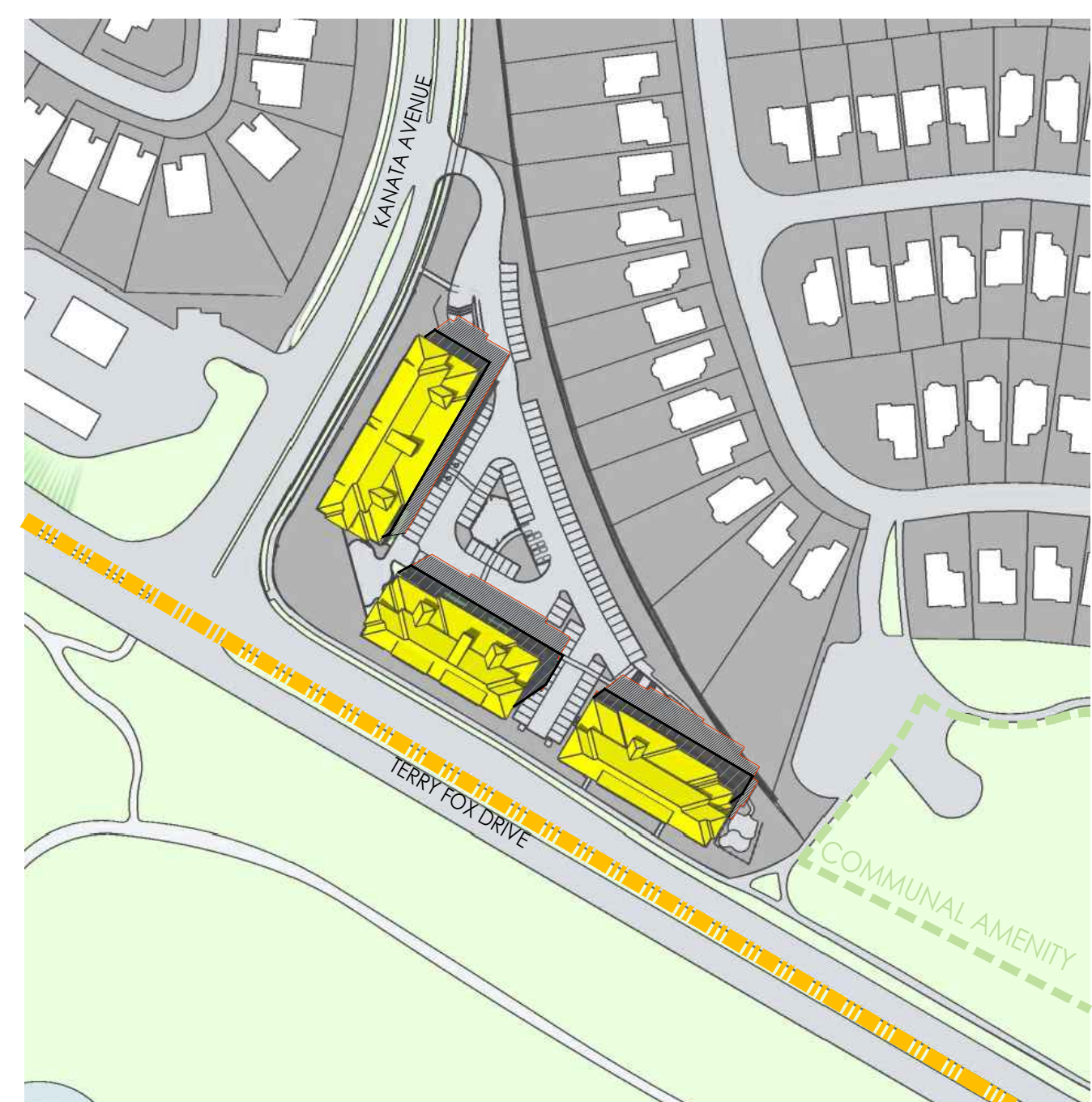
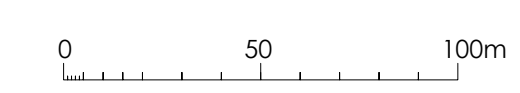
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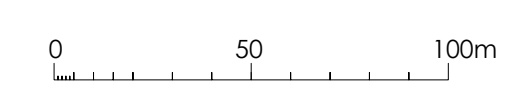
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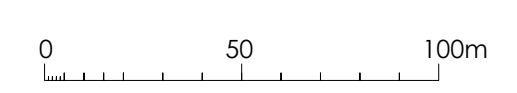
21st June 12:00 PM (EDT)



21st June 01:00 PM (EDT)



21st June 02:00 PM (EDT)



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1	11-09-2025	Plan Approval

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

Terry Fox Drive,
Kanata, Ontario;

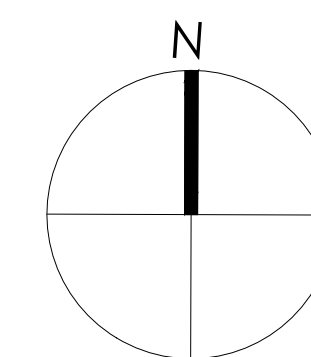
DEVELOPMENT PERMIT SET
SHADOW STUDY- 21st June

SCALE: N.T.S.

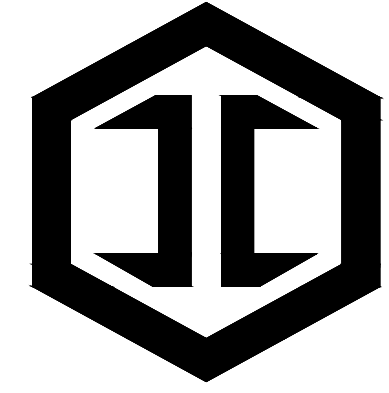
DP06

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



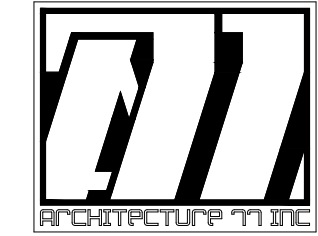
APPLICATION No. D07-12-25-0104
PLAN No. 19347



IRONCLAD DEVELOPMENTS INC.

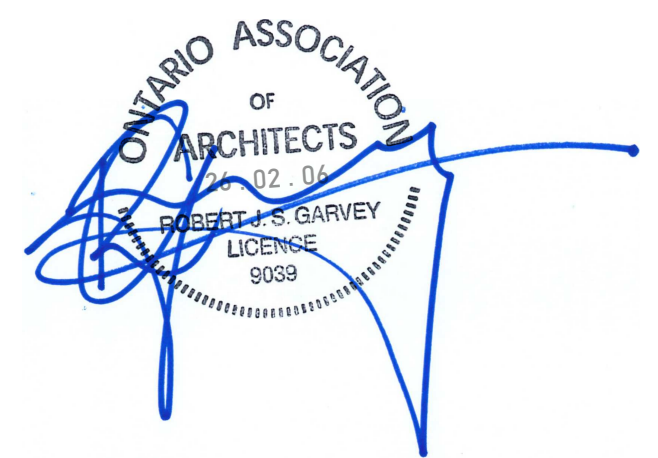
101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

Consultant

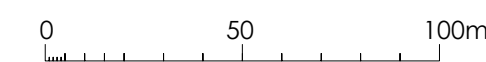


ROB GARVEY
ARCHITECTURE 77 INC.
201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

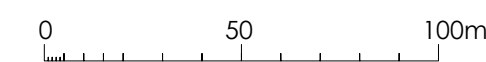
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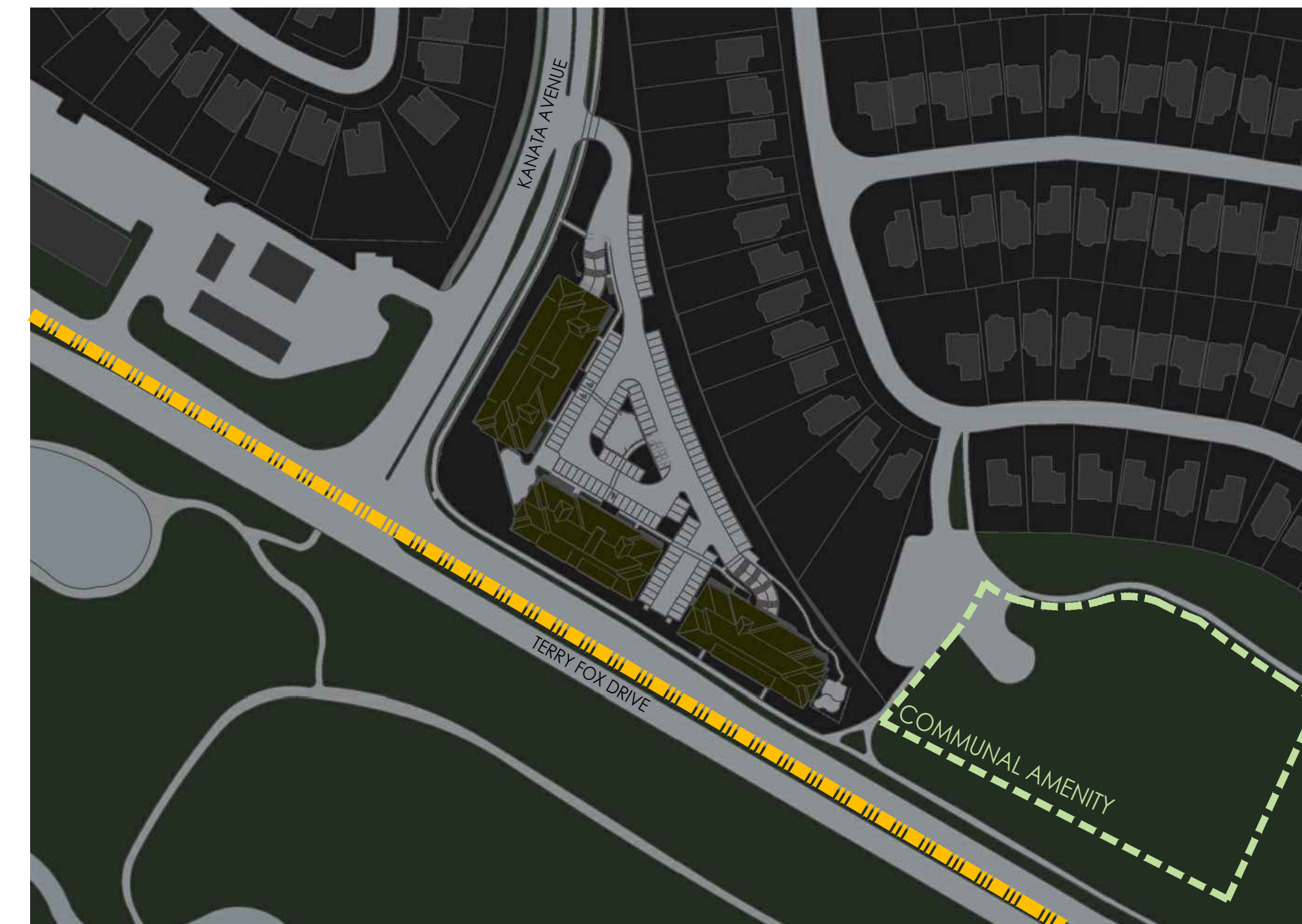
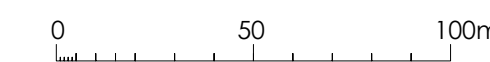
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21st June 05:00 PM (EDT)



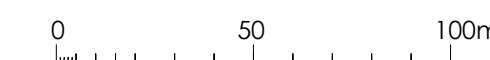
21st June 06:00 PM (EDT)



21st June 07:00 PM (EDT)



21st June 08:00 PM (EDT)



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;

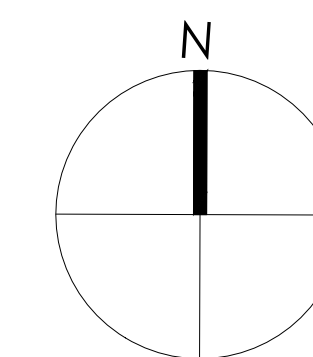
DEVELOPMENT PERMIT SET
SHADOW STUDY- 21st June

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

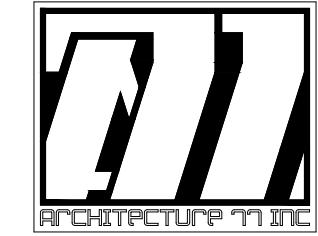




IRONCLAD DEVELOPMENTS INC.

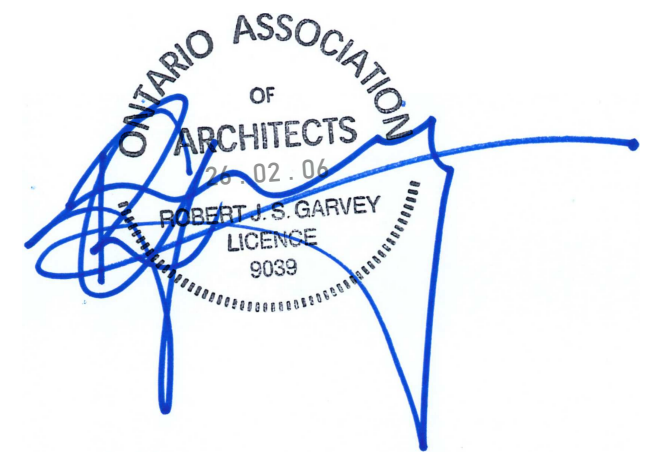
101-57158 Symington Road
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SEAL:



No.	Date	REVISION
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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.

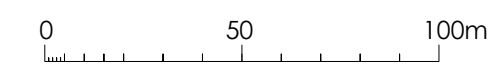
DP08

APPLICATION No. D07-12-25-0104

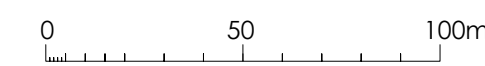
PLAN No. 19347



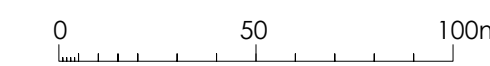
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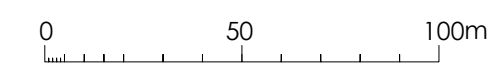
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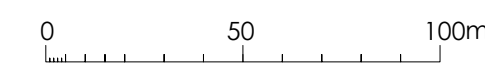
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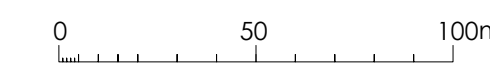
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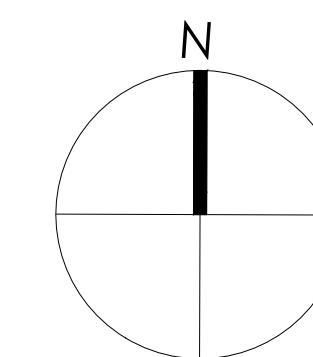


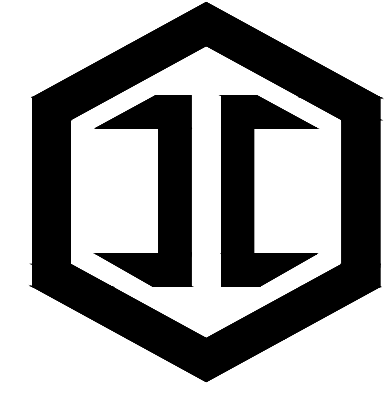
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NOTES:

- PROPOSED SHADOW OUTLINE
- TRADITIONAL MAIN STREET
- ROADS/SIDEWALKS
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- EXISTING BUILDINGS
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- PUBLIC SPACES

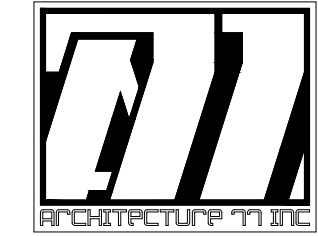




IRONCLAD DEVELOPMENTS INC.

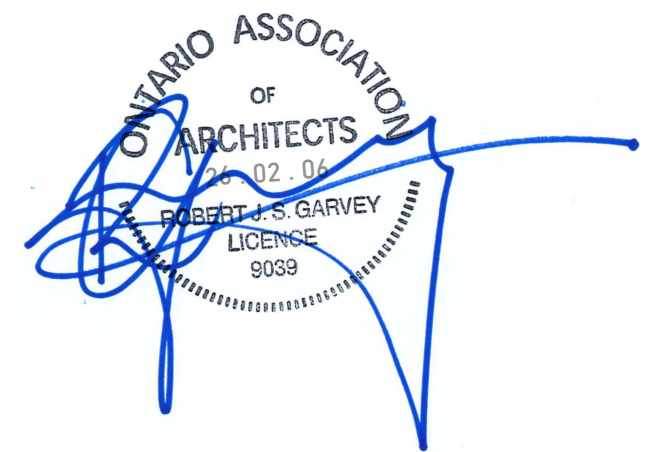
101-57158 Symington Road
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SEAL:



No.	Date	REVISION
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3	05-02-2026	Plan Approval/ Revision
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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.

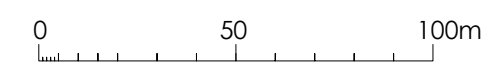
DP09

APPLICATION No. D07-12-25-0104

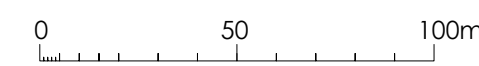
PLAN No. 19347



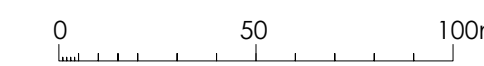
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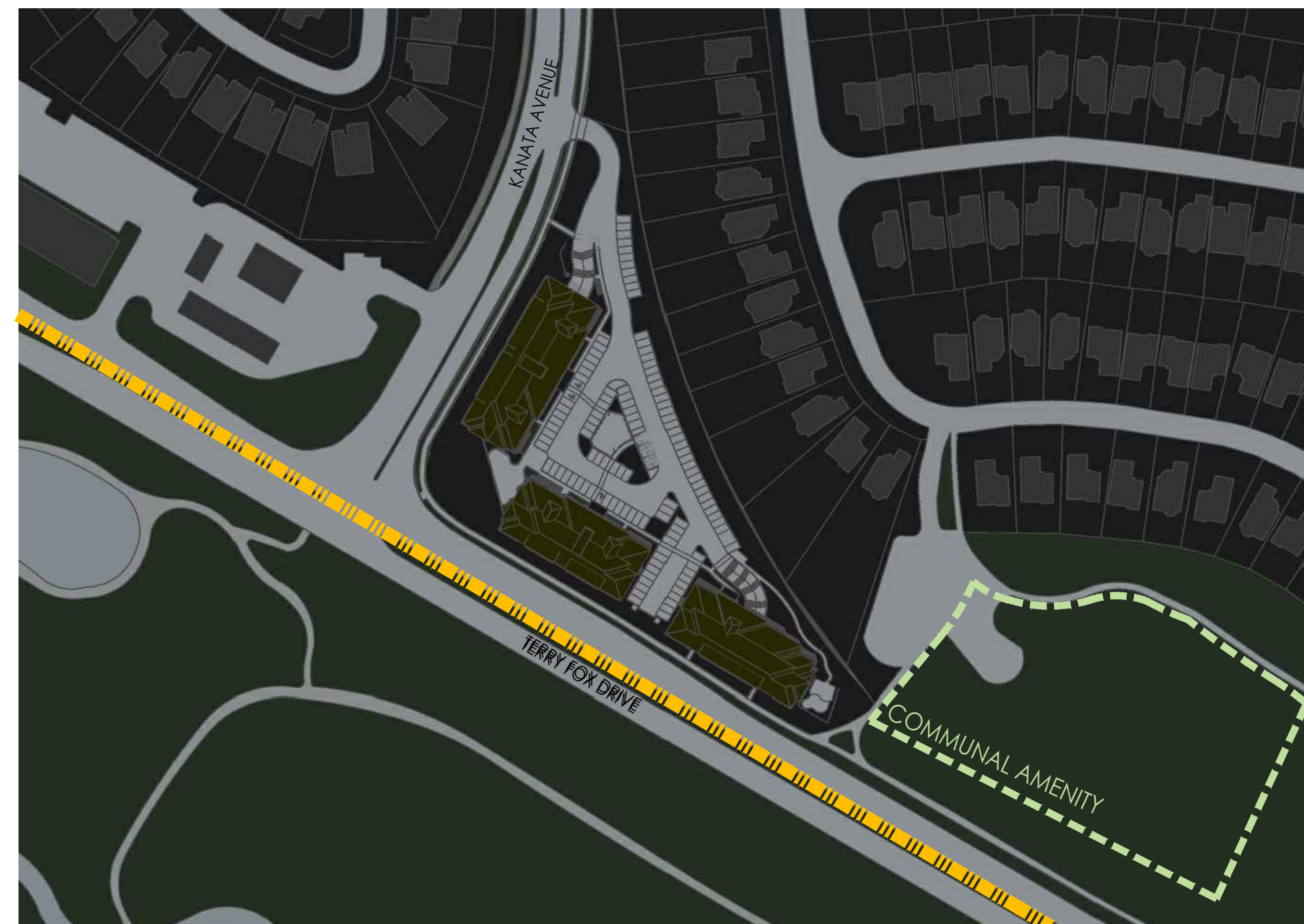
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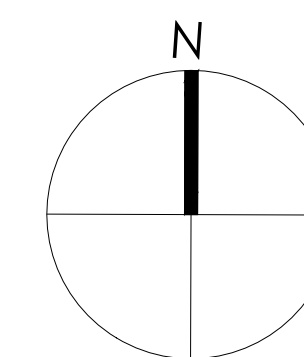


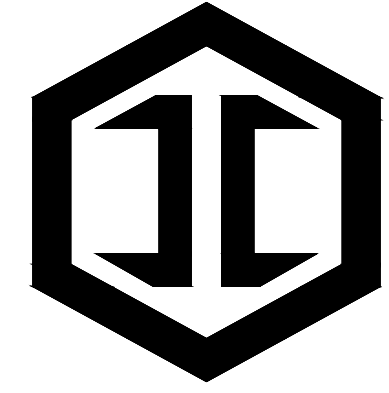
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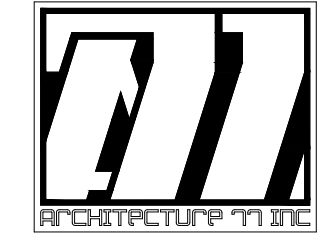




IRONCLAD DEVELOPMENTS INC.

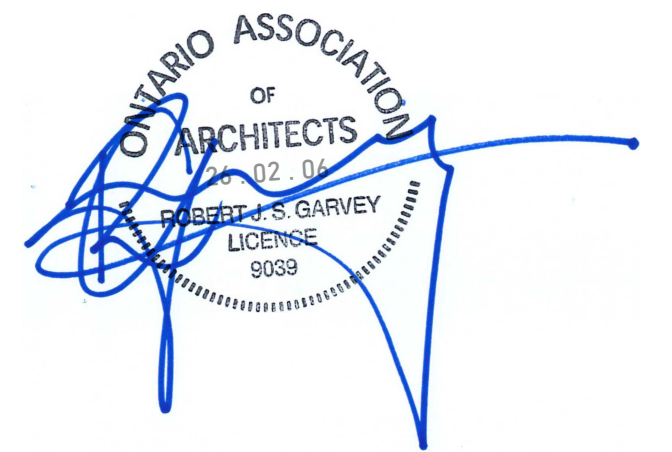
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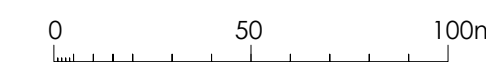
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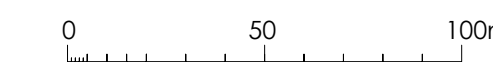
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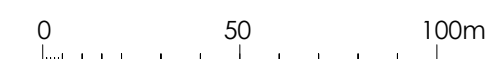
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21st December 02:00 PM (EST)



21st December 03:00 PM (EST)



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Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

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

DP10

NOTES:

- PROPOSED SHADOW OUTLINE
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