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KEYPLAN

SEAL

1186-1194
 WELLINGTON ST W

OTTAWA, ON M5V 1G8

**ARCHITECTURAL
 PACKAGE**

DRAWN: CHECKED:

RZ-01

ON100020-WELLINGTON

DRAWING LIST	
SHEET NAME	SHEET NUMBER
COVER SHEET	RZ-01
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CONCEPTUAL VIEWS	RZ-02b
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P3,P2, P1 AND GROUND FLOOR PLANS	RZ-04
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SHADOW STUDY MARCH/SEPT	RZ-08
SHADOW STUDY JUNE	RZ-09
SHADOW STUDY DECEMBER	RZ-10

DRAWING LIST	
SHEET NAME	SHEET NUMBER

1186-1194 WELLINGTON ST W

PROPOSED MIXED-USE DEVELOPMENT
 OTTAWA, ON K1Y 2Z5

ISSUED FOR OPA/ ZBLA
 2021-06-25

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1 NORTHWEST
RZ-02a SCALE: NTS



2 NORTHEAST
RZ-02a SCALE: NTS



3 SOUTHEAST
RZ-02a SCALE: NTS



4 SOUTHWEST
RZ-02a SCALE: NTS

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KEYPLAN

SEAL

1186-1194
WELLINGTON ST W

OTTAWA, ON M5V 1G8

AERIAL VIEWS

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PLOT DATE: _____

RZ-02a

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1 WELLINGTON & PARKDALE
SCALE: NTS



2 WELLINGTON & HAMILTON
SCALE: NTS



3 HAMILTON & LANEWAY
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4 PARKDALE & LANEWAY
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KEYPLAN

SEAL

**1186-1194
WELLINGTON ST W**

OTTAWA, ON M5V 1G8

**CONCEPTUAL
VIEWS**

DRAWN: CHECKED:
PLOT DATE:

RZ-02b

PROJECT STATISTICS

1.0 SITE AREA

Overall Site Area	acres	sq.m.	sq.ft.
Site Area	0.617022139	2,497	26,877

2.0 GROSS FLOOR AREAS (GFA)*

Buildings GFA	GFA	No. of Levels	sq.m.	sq.ft.
Level Ground (retail)	1,172.0	1	1,172.0	12,615
Level 1	1,314.0	1	1,314.0	14,144
Level 3-6	1,314.0	4	5,256.0	56,575
Level 7	424.0	1	424.0	4,564
Level 8-18	605.0	11	6,655.0	71,634
Total Proposed GFA		18	14,821.0	159,332

3.0 FLOOR SPACE INDEX (FSI)

Total Proposed GFA / Site Area	5.94
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4.0 GROSS SALEABLE AREAS (GSA)**

Buildings GSA	GSA	No. of Levels	sq.m.	sq.ft.
Level Ground (retail)	1,208.0	1	1,208.0	13,014
Level 1	1,378.0	1	1,378.0	14,633
Level 3-6	1,378.0	4	5,512.0	59,331
Level 7	450.0	1	450.0	4,844
Level 8-18	643.0	11	7,073.0	76,133
Total Proposed GSA		18	15,622.0	166,154

5.0 GROSS BUILDING AREAS (GBA)*

Buildings GBA	GBA	No. of Levels	sq.m.	sq.ft.
Level Ground	2,010.0	1	2,010.0	21,635
Level 2	1,538.0	1	1,538.0	16,555
Level 3-6	1,538.0	4	6,152.0	66,220
Level 7	690.0	1	690.0	7,427
Level 8-18	750.0	11	8,250.0	88,802
Mech PH	270.0	1	270.0	2,906
Total Proposed GBA		19	18,510.0	203,546

6.0 GROSS CONSTRUCTION AREAS (GCA)**

Buildings GCA	GCA	No. of Levels	sq.m.	sq.ft.
Level P3	1,510.0	1	1,510.0	16,254
Level P2	2,265.0	1	2,265.0	24,380
Level P1	2,265.0	1	2,265.0	24,380
Level Ground	2,010.0	1	2,010.0	21,635
Level 2	2,040.0	1	2,040.0	21,958
Level 3-6	1,634.0	4	6,536.0	70,353
Level 7	1,590.0	1	1,590.0	17,115
Level 8-18	786.0	11	8,756.0	94,249
Mech PH	270.0	1	270.0	2,906
Total Proposed GCA		22	27,242.0	293,230

7.0 NO. OF RESIDENTIAL UNITS

Residential Units	Units / Floor	Levels	Units
Level Ground (retail)	0	1	0
Level 2	20	1	20
Level 3-6	20	4	80
Level 7	8	1	8
Level 8-18	12	11	132
Total No. of Units		18	240

8.0 AMENITY

Total Amenity Required	Total
6 sq.m. per dwelling unit	1,440 sq.m.
Communal Amenity Required	Total
50% of total amenity	720 sq.m.
Private Amenity Required	Total
(Private balconies, terraces, patios)	720 sq.m.
Indoor Communal Amenity Provided	Total
Level 1	158 sq.m.
Level 7	135 sq.m.
Total Communal Amenity Provided	Total
	738 sq.m.
Total Private Amenity Provided	Total
(Private balconies, terraces, patios)	>720 sq.m.
Total Amenity Provided	Total
Total Communal + Total Private	>1,458 sq.m.

9.0 PARKING

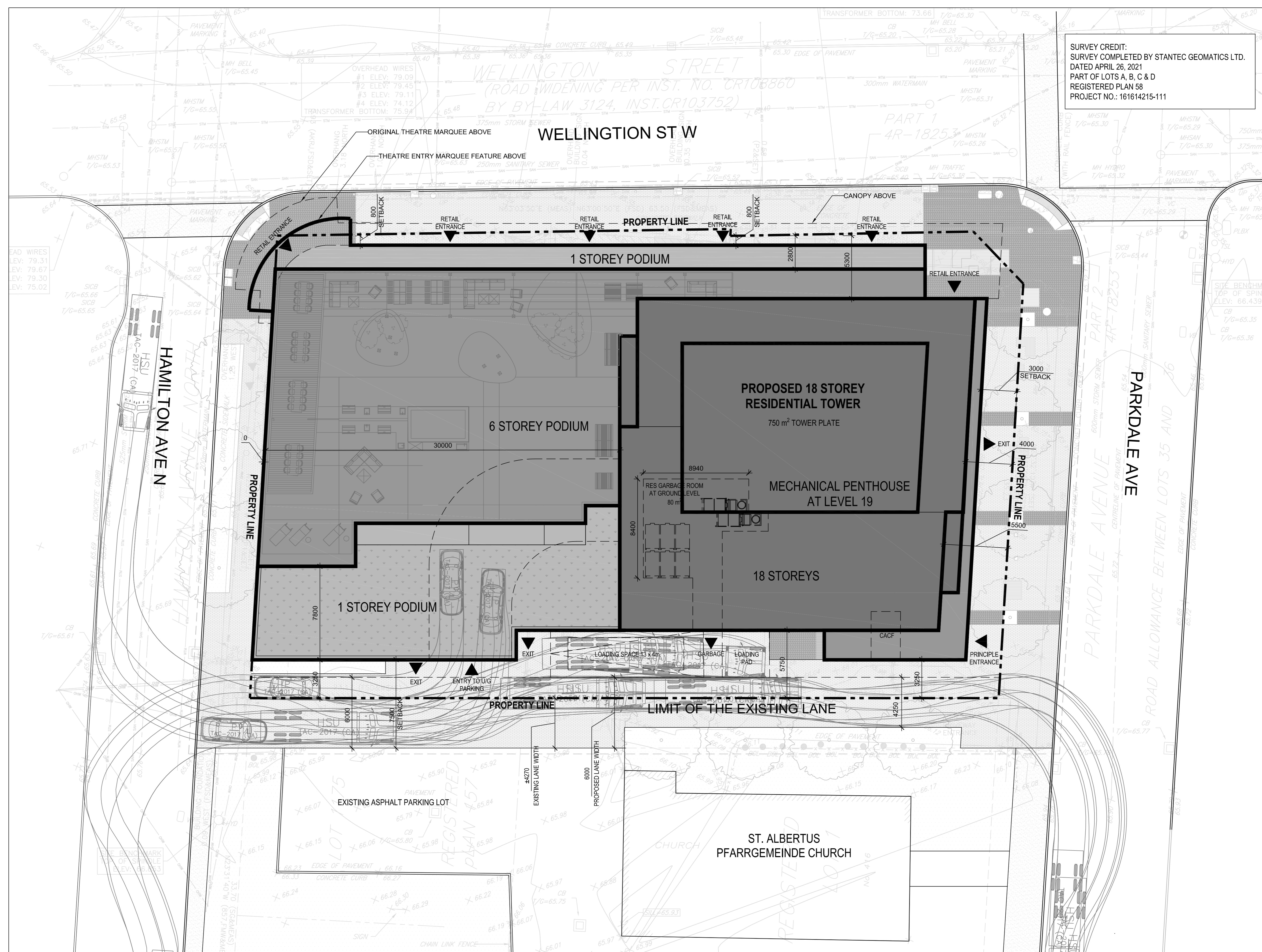
Parking Required			
Residential	0.5 per dwelling unit after first 12 units, minus 10 percent if all located below grade in same building	103	
Visitor	0.1 per dwelling unit after first 12 units	23	
Retail	1.25 per 100 m ² of GFA	15	
Total Parking Required		141	
Parking Proposed			
Residential	0.6 per dwelling unit after first 12 units	114	
Visitor	0.1 per dwelling unit after first 12 units	23	
Retail	0 per 100 m ² of GFA	0	
Total Parking Proposed		137	
Parking Provided	Residential	Visitor	Retail
Level P3	37		
Level P2	60		
Level P1	19	23	0
Total Parking Provided	116	23	0

10.0 BICYCLE PARKING

Total Residential Bicycle Spaces Required	Total
0.5 per dwelling unit	120
Total Retail Bicycle Spaces Required	Total
1 per 250 sq.m. of gross floor area	5
Total Residential Bicycle Spaces Provided	Total
Level P3	86
Level P2	90
Level P1	30
Level 1	86
Total Retail	240
Total Retail Bicycle Spaces Provided	Total
At Grade	5



2 CONTEXT PLAN
RZ-03 SCALE: 1:1250



1 SITE PLAN
RZ-03 SCALE: 1:150

SURVEY CREDIT:
SURVEY COMPLETED BY STANTEC GEOMATICS LTD.
DATED APRIL 26, 2021
PART OF LOTS A, B, C & D
REGISTERED PLAN 58
PROJECT NO.: 161614215-111

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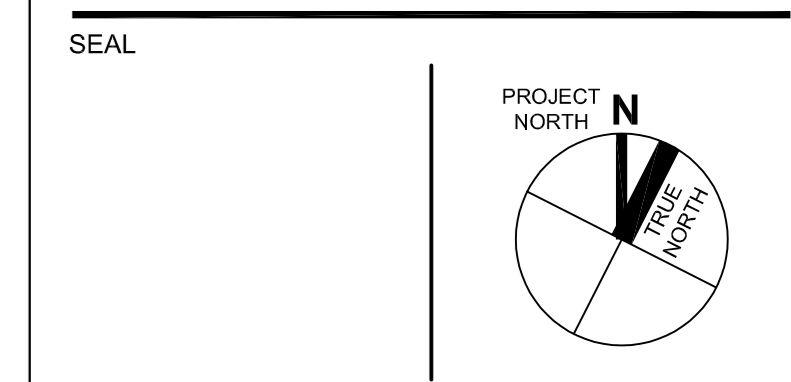
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KEY PLAN



1186-1194
WELLINGTON ST W

OTTAWA, ON M5V 1G8
SITE PLAN, CONTEXT & STATISTICS

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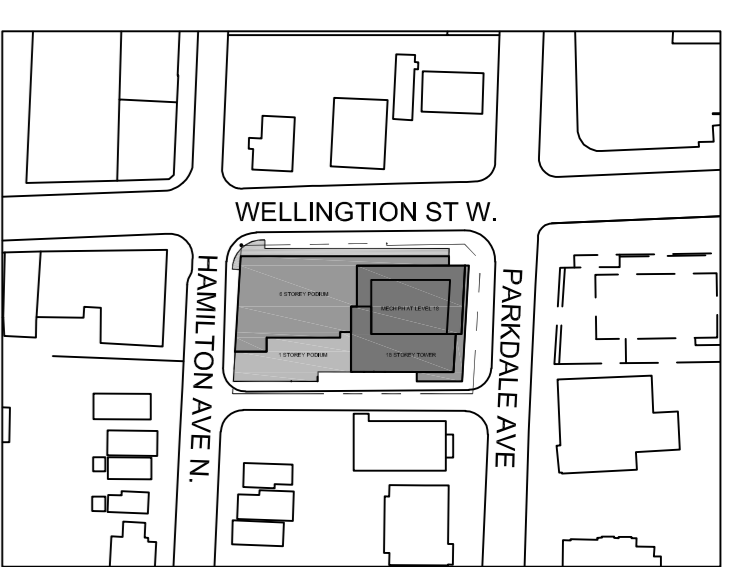
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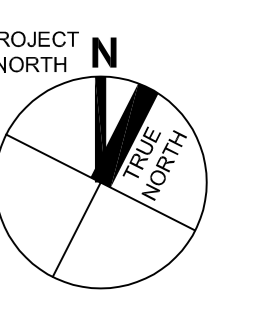
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KEYPLAN



SEAL



**1186-1194
WELLINGTON ST W**

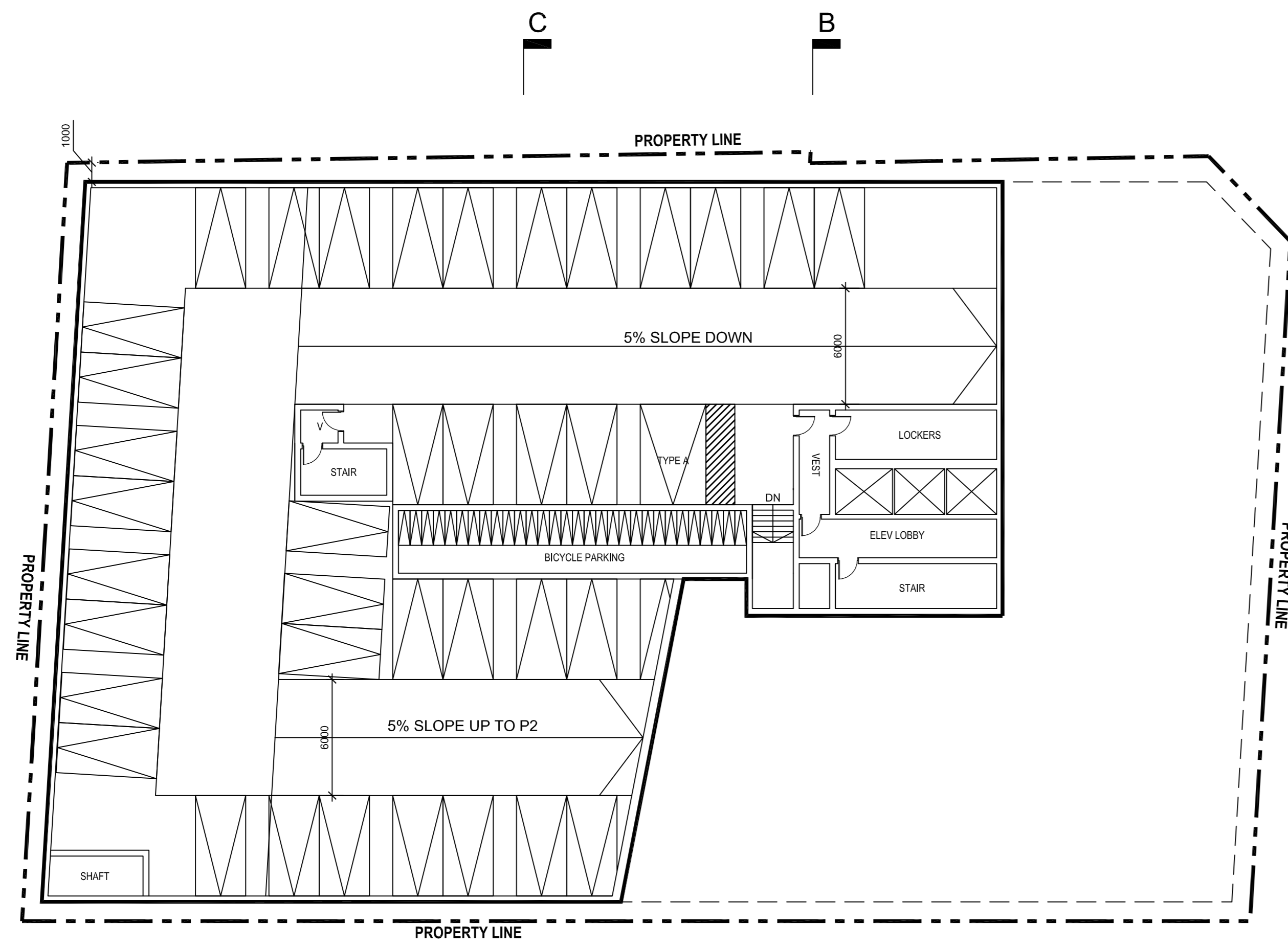
OTTAWA, ON M5V 1G8

**P3, P2, P1 &
GROUND FLOOR
PLANS**

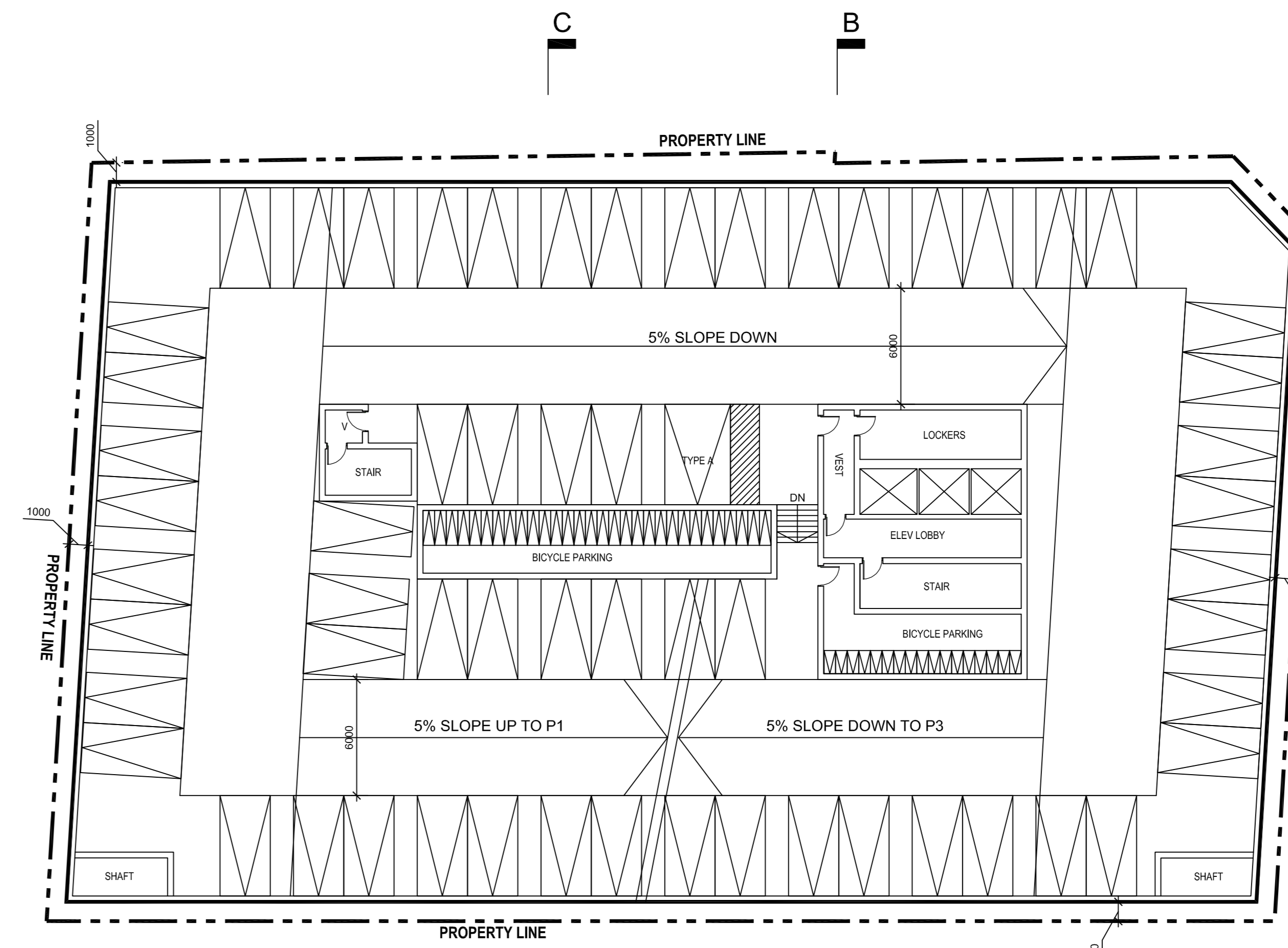
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PLOT DATE:

RZ-04

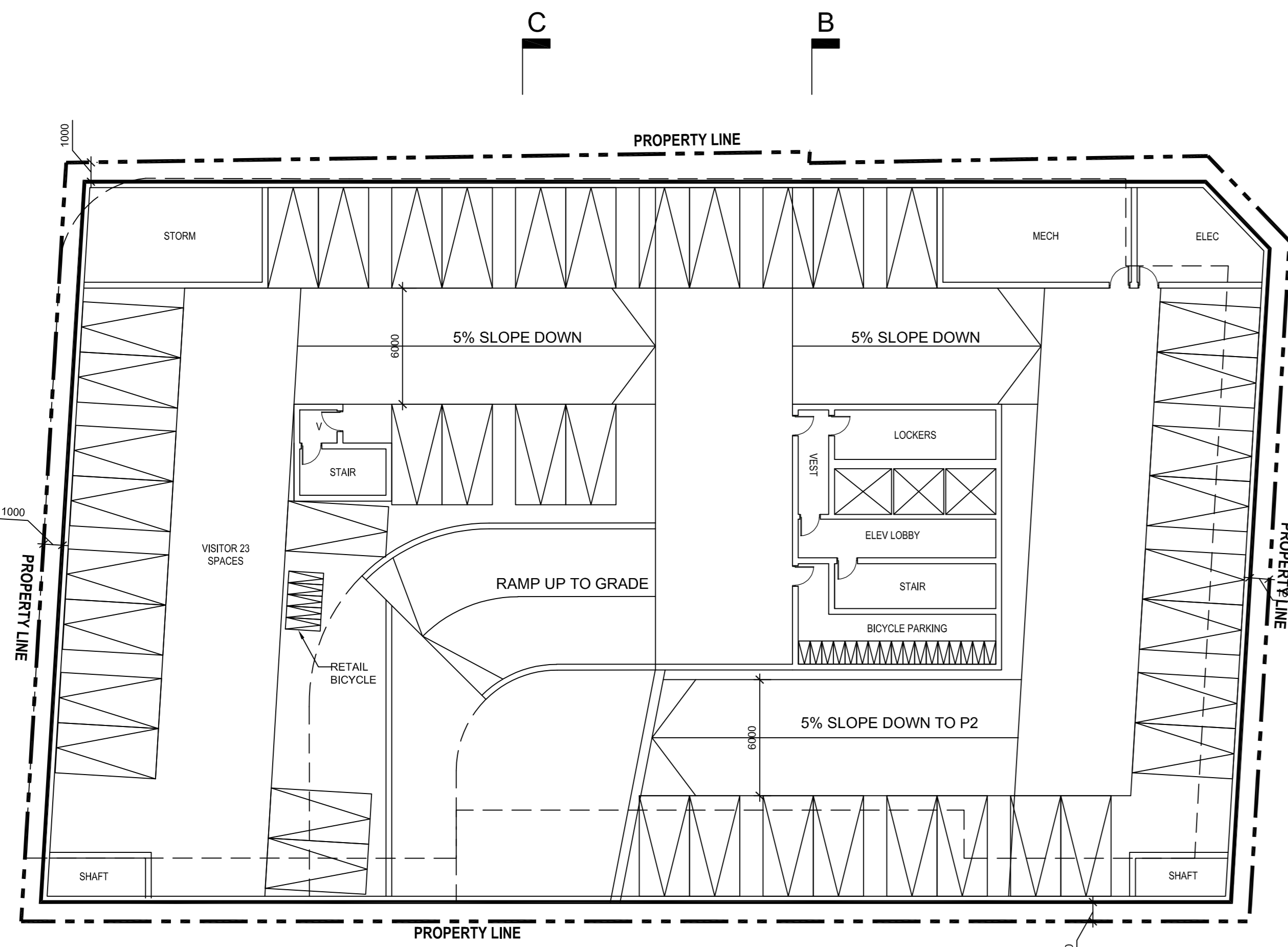
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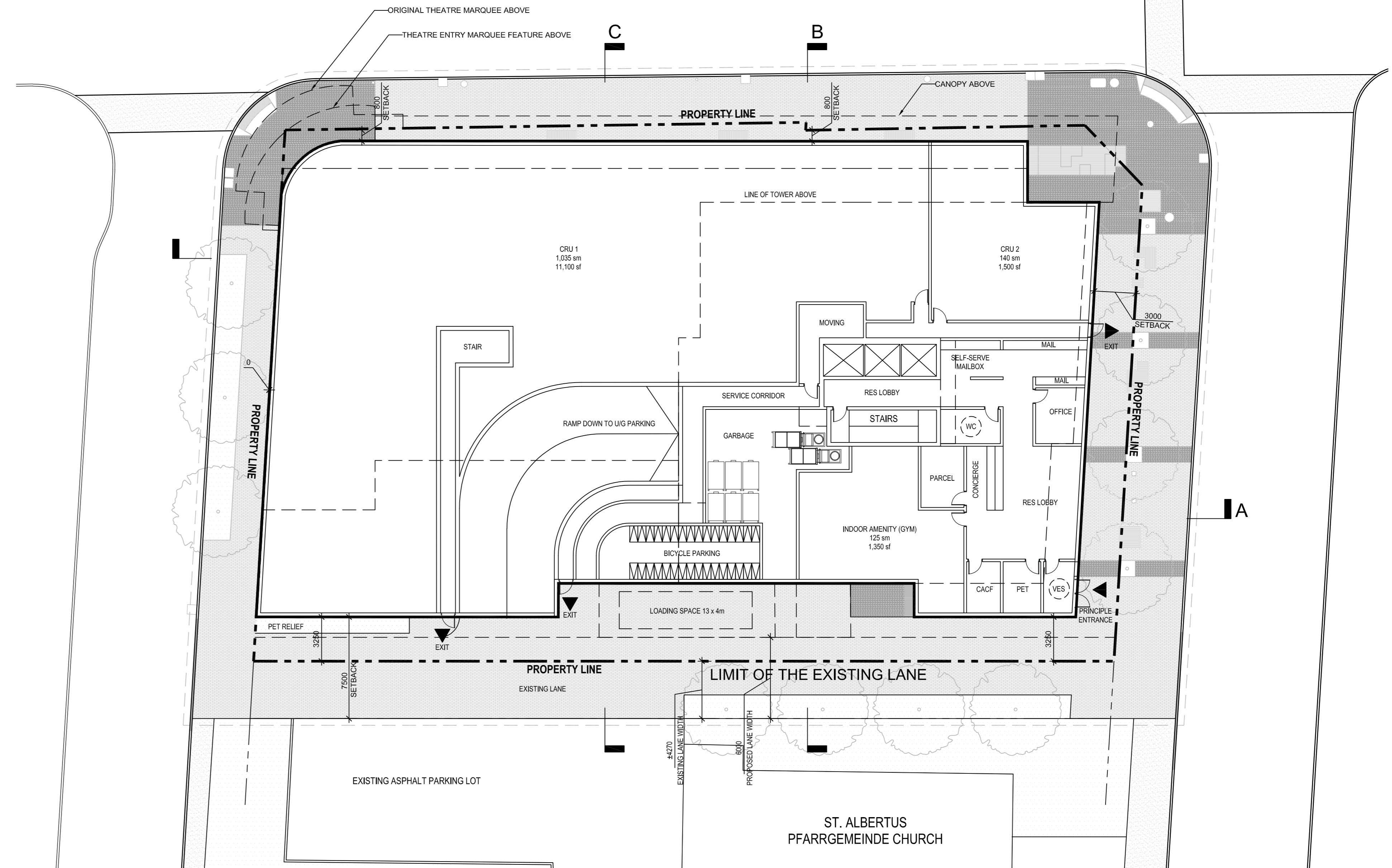
1 P3 PLAN
RZ-04 SCALE: 1:200



2 P2 PLAN
RZ-04 SCALE: 1:200



3 P1 PLAN
RZ-04 SCALE: 1:200



4 GROUND FLOOR PLAN
RZ-04 SCALE: 1:200

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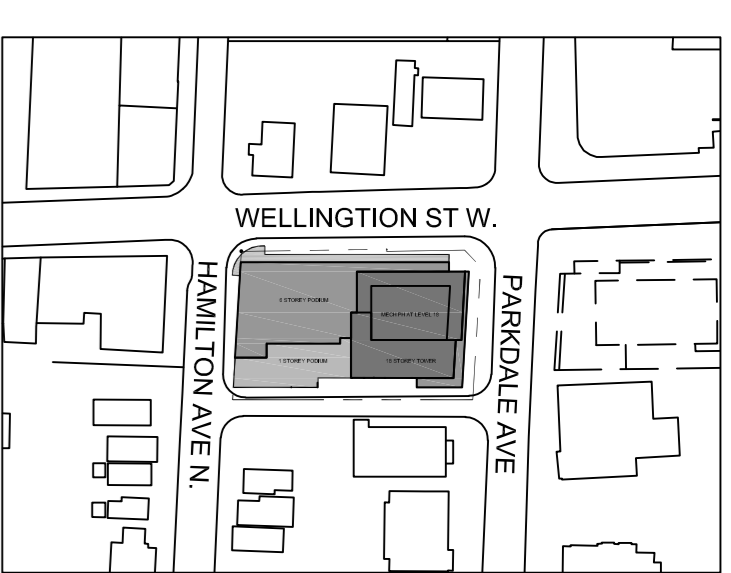
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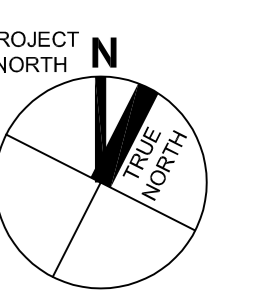
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KEY PLAN



SEAL



**1186-1194
WELLINGTON ST W**

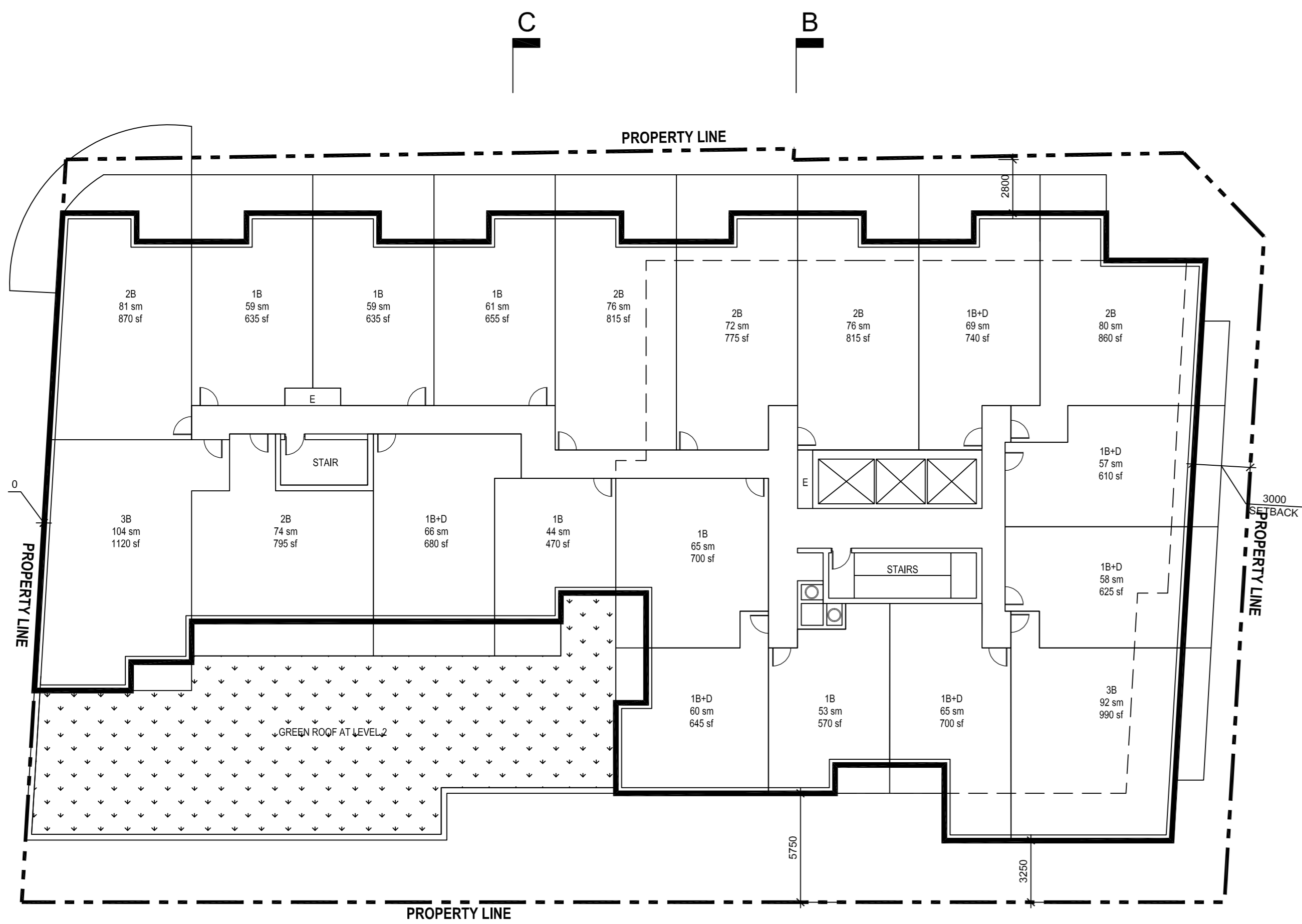
OTTAWA, ON M5V 1G8

**LEVEL 2-18
FLOOR PLANS**

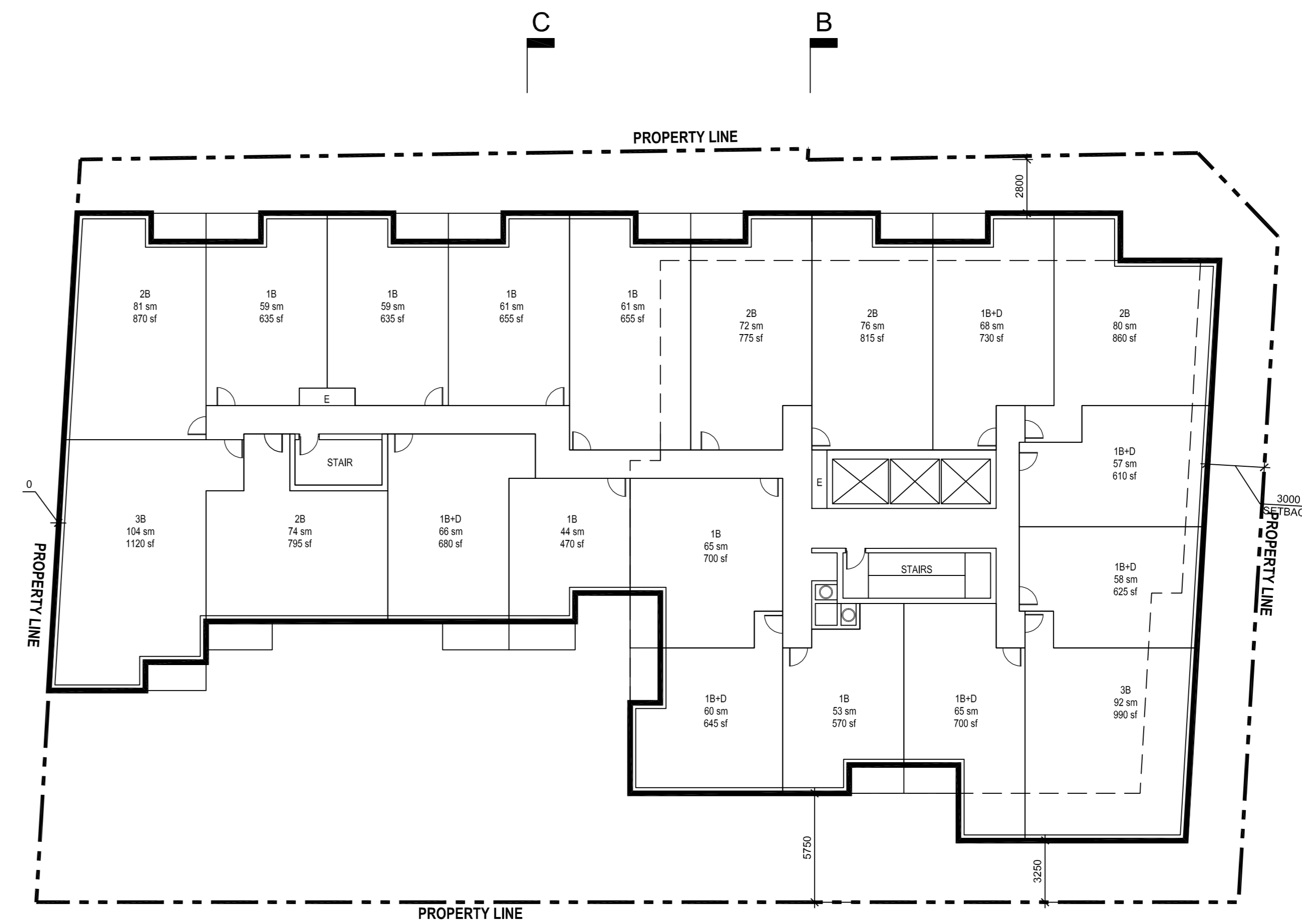
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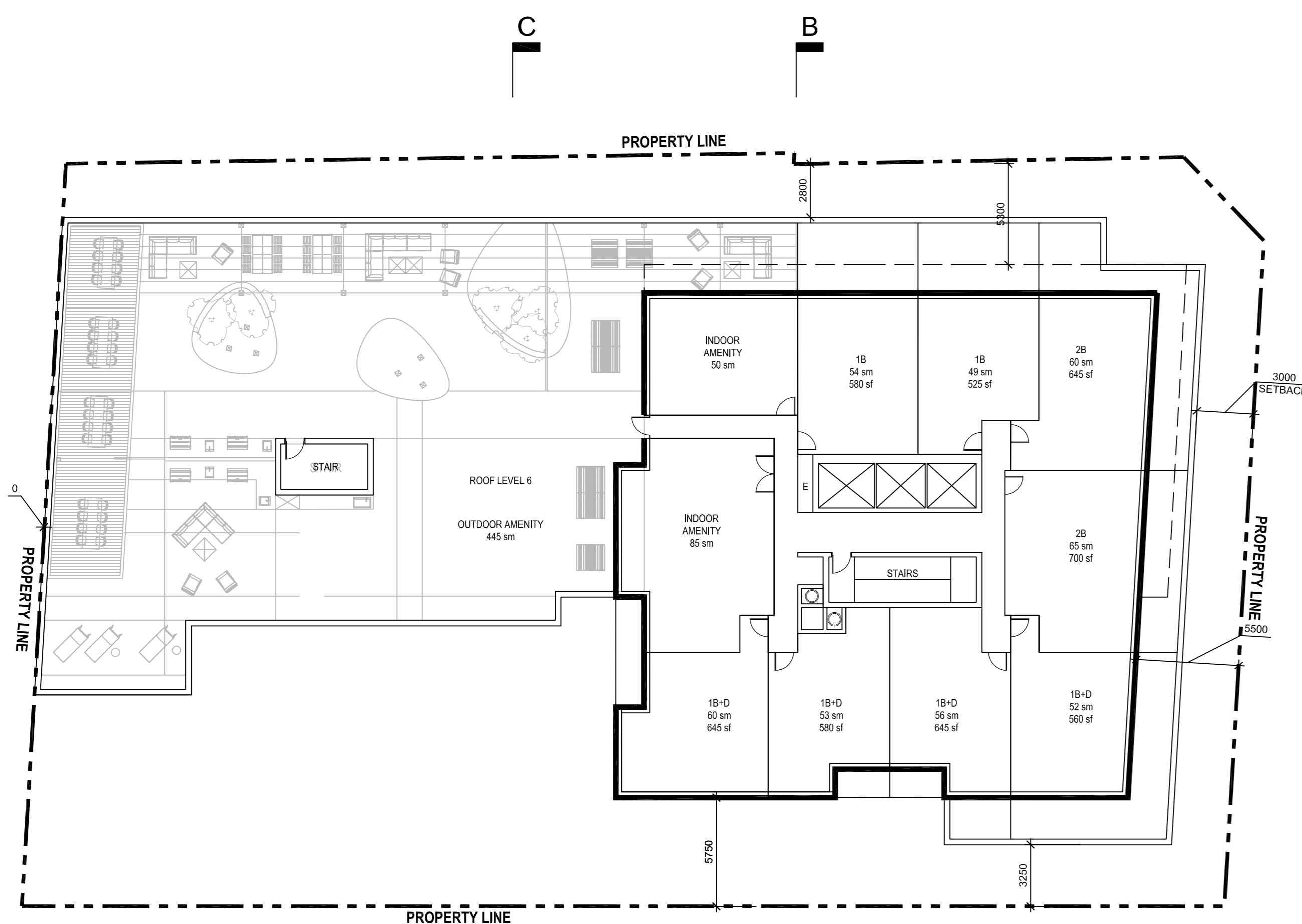
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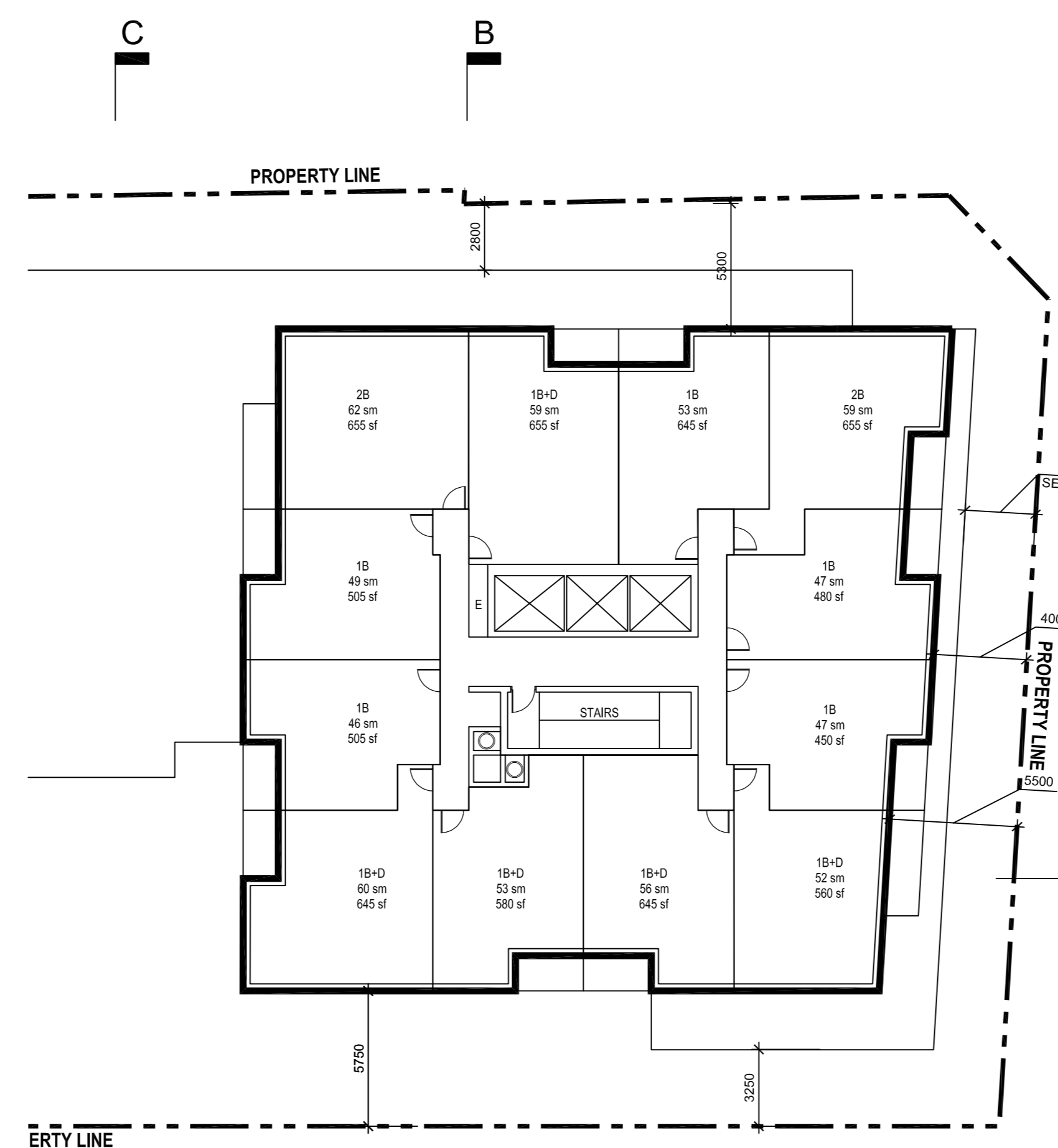
1 LEVEL 2 PLAN
RZ-05 SCALE: 1:200



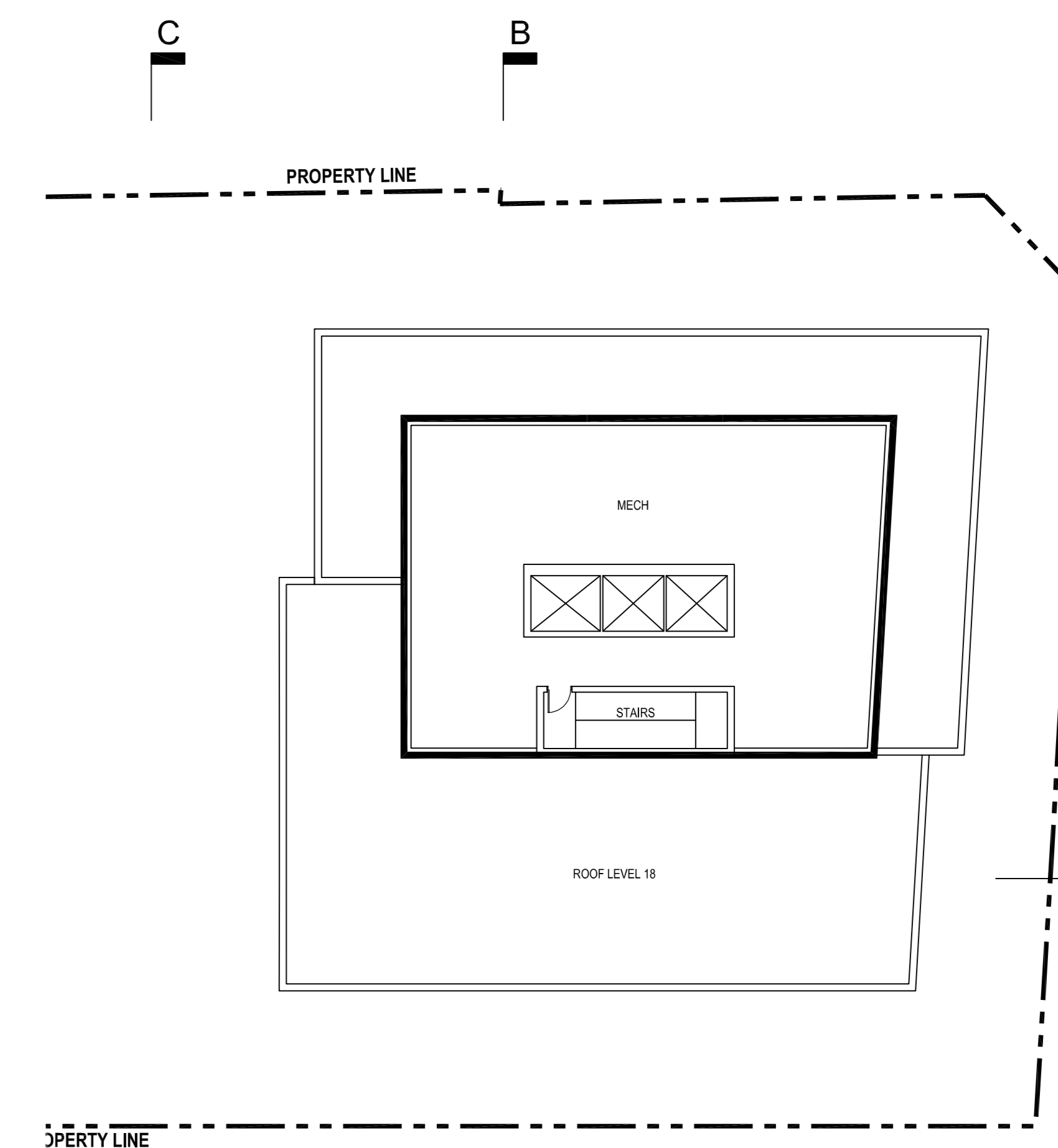
2 LEVEL 3-6 TYPICAL PODIUM PLAN
RZ-05 SCALE: 1:200



3 LEVEL 7 PLAN
RZ-05 SCALE: 1:200



4 LEVEL 8-18 TYPICAL TOWER PLAN
RZ-05 SCALE: 1:200



5 MECH PH
RZ-05 SCALE: 1:200

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KEYPLAN

SEAL

**1186-1194
WELLINGTON ST W**

OTTAWA, ON M5V 1G8

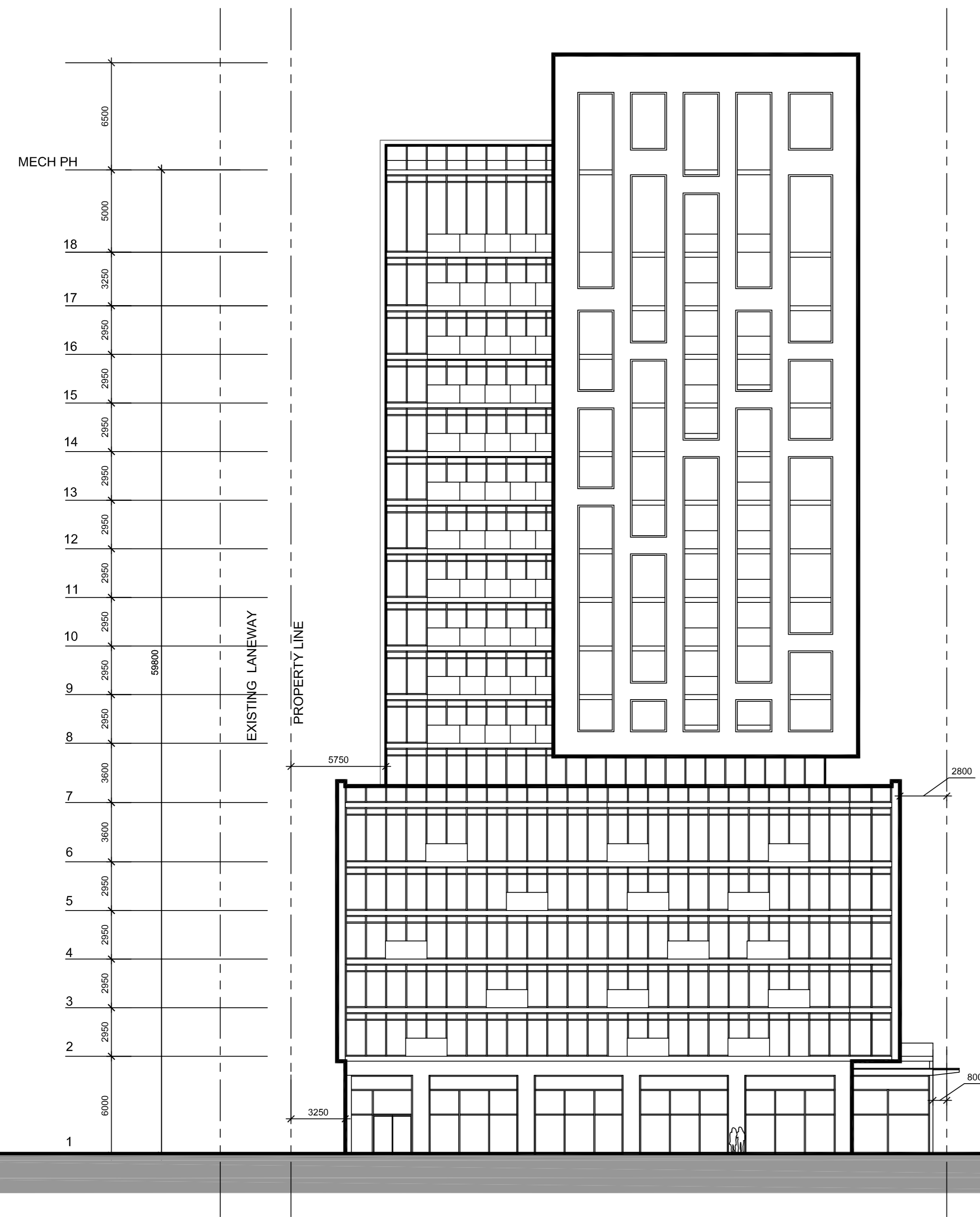
**BUILDING
ELEVATIONS**

DRAWN:
PLOT DATE:

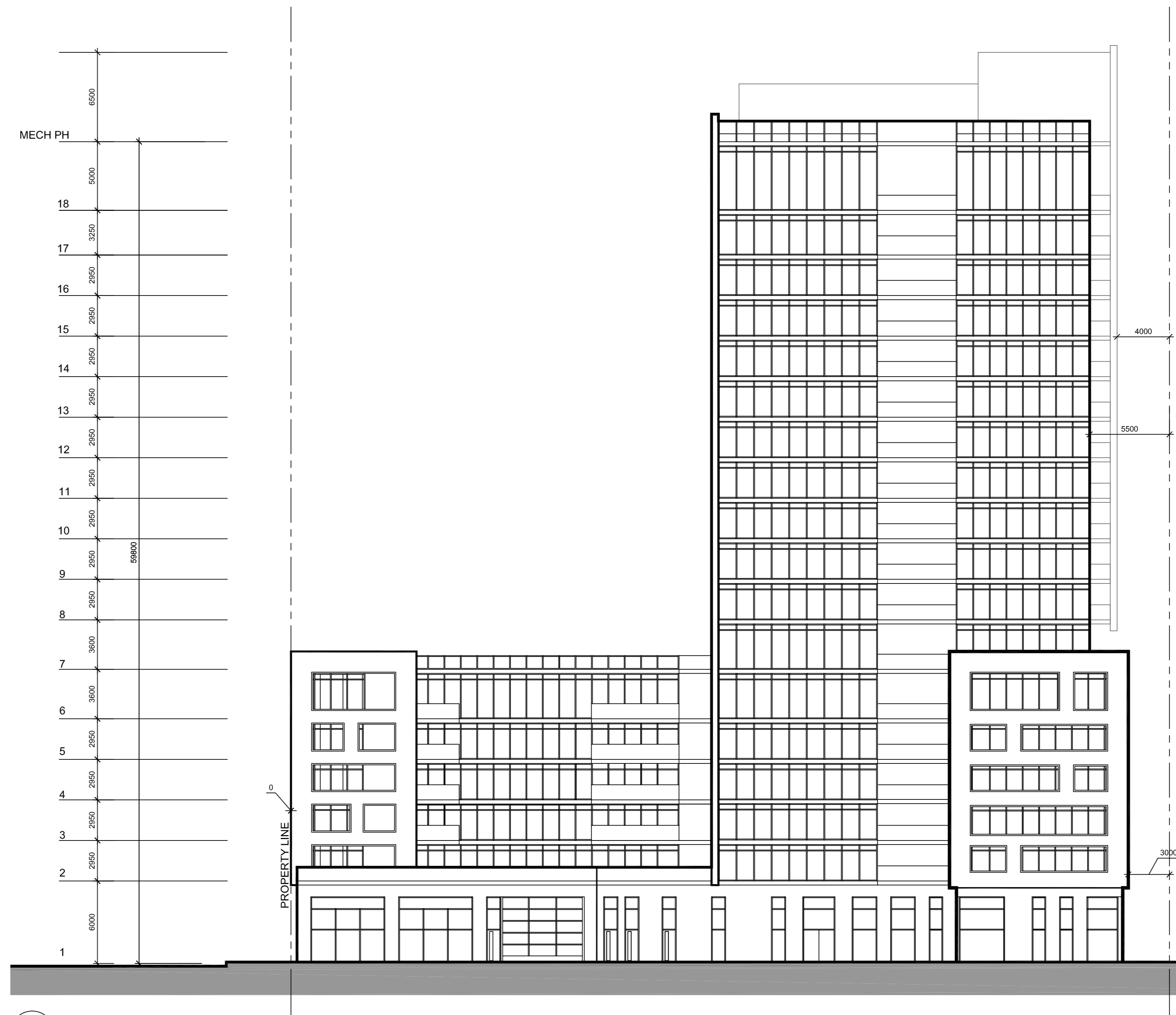
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RZ-06

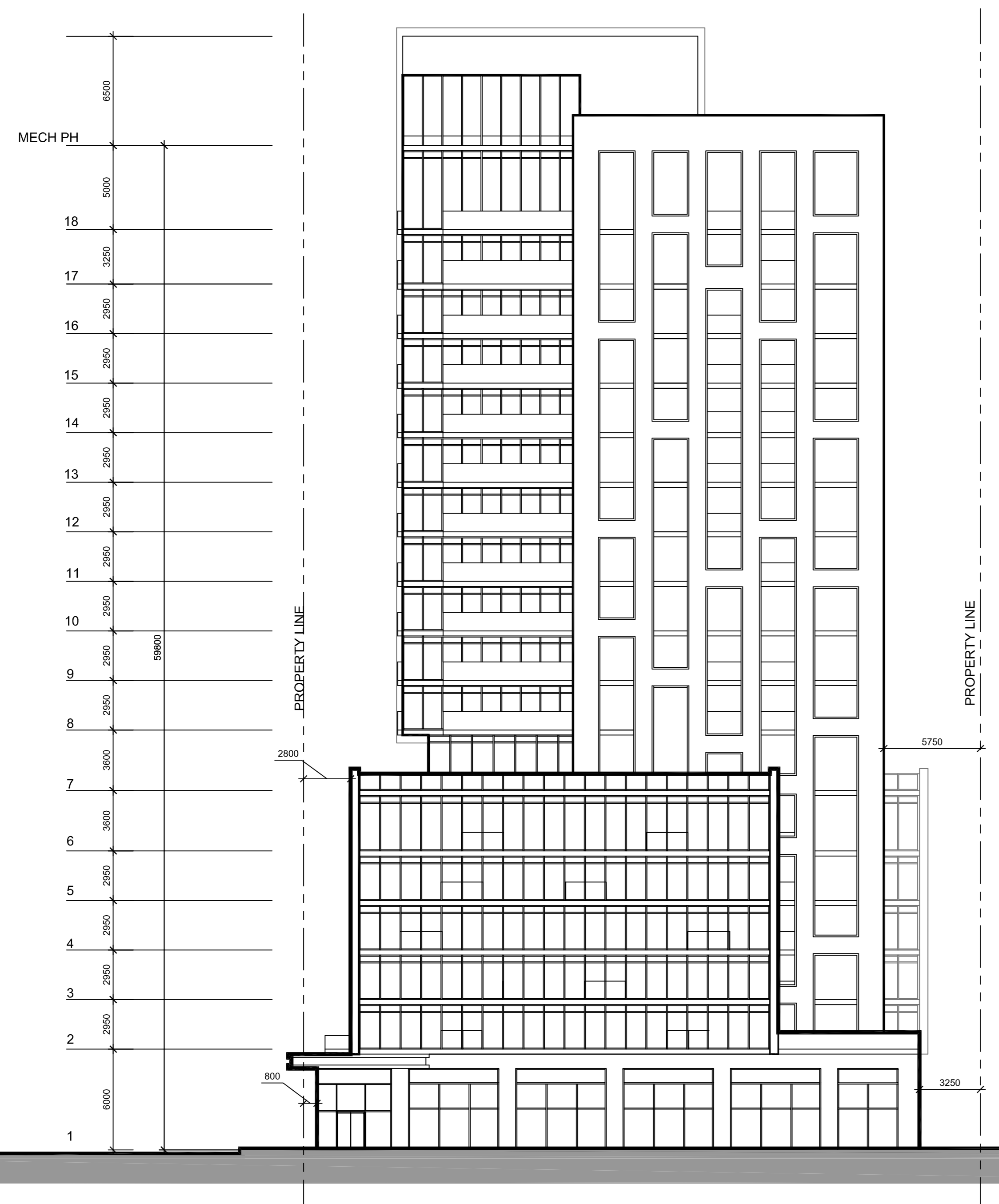
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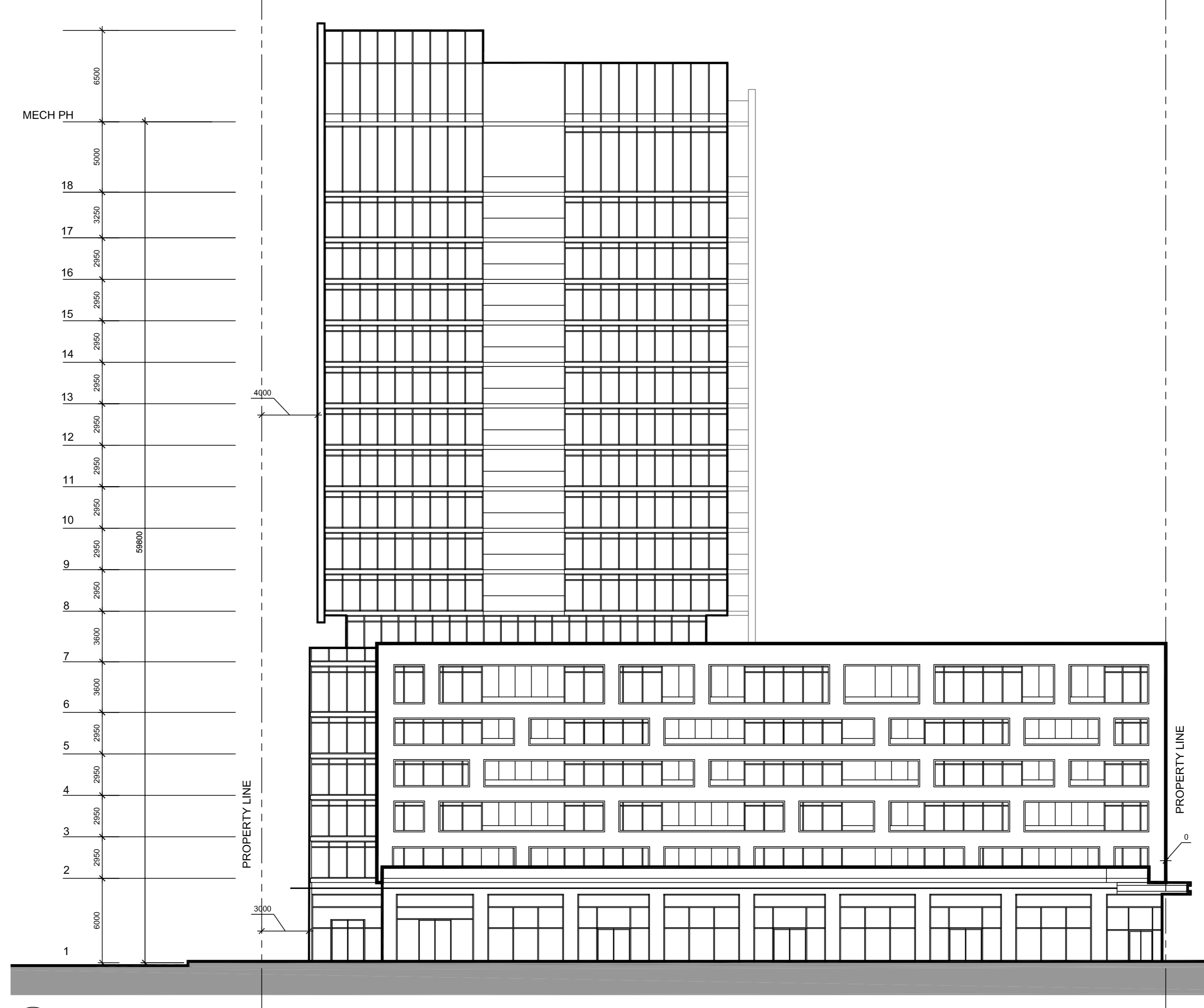
1 EAST ELEVATION
RZ-06 SCALE: 1:200



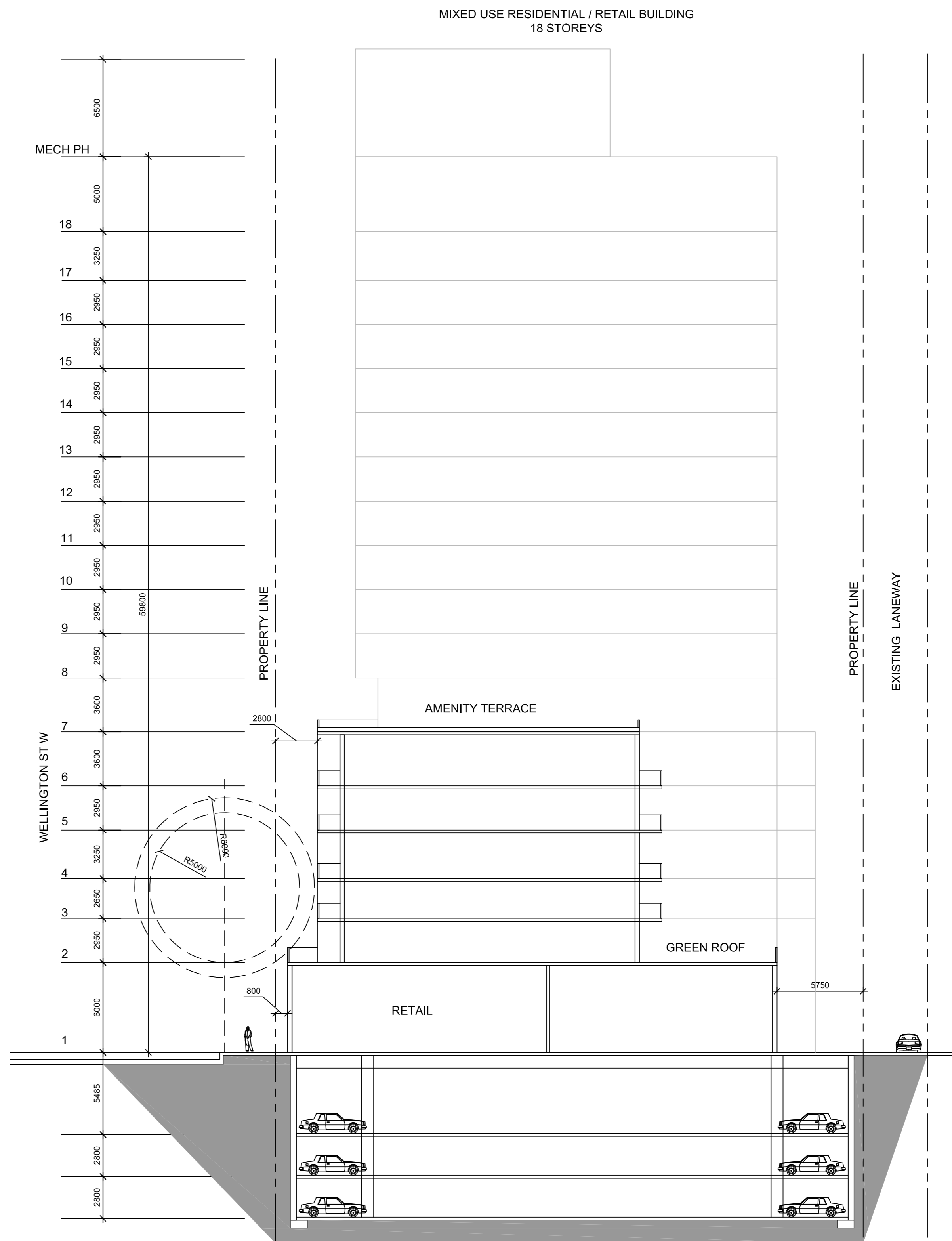
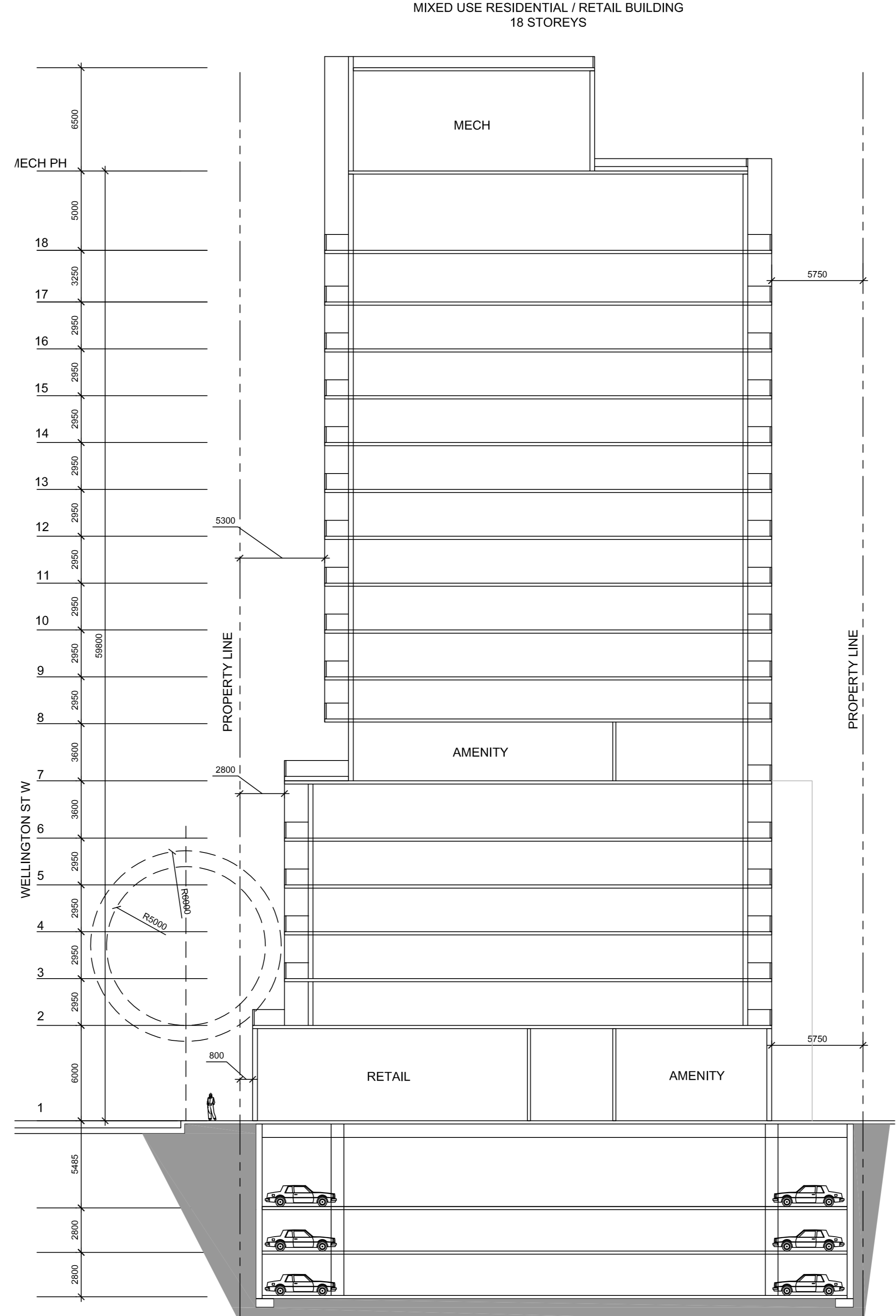
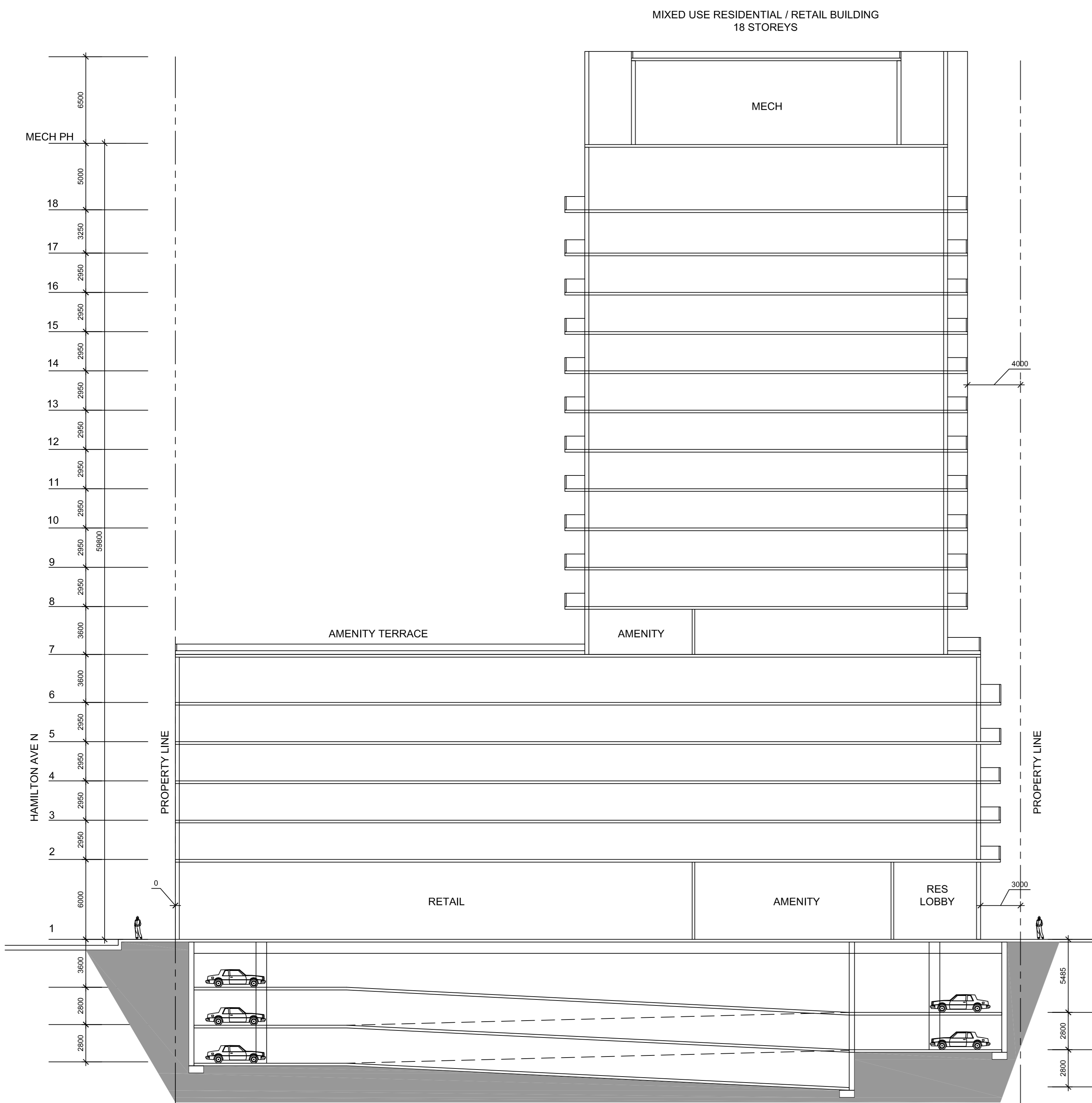
2 SOUTH ELEVATION
RZ-06 SCALE: 1:200



3 WEST ELEVATION
RZ-06 SCALE: 1:200



4 NORTH ELEVATION
RZ-06 SCALE: 1:200



1 BUILDING SECTION A
RZ-07 SCALE: 1:200

2 BUILDING SECTION B
RZ-07 SCALE: 1:200

3 BUILDING SECTION C
RZ-07 SCALE: 1:200

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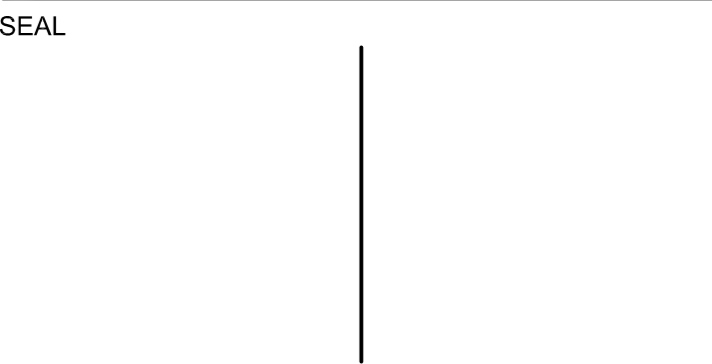
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KEYPLAN



1186-1194 WELLINGTON ST W

OTTAWA, ON M5V 1G8
BUILDING SECTIONS

DRAWN: CHECKED:
PLOT DATE:

RZ-07

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1 2021-06-25 ISSUED FOR OPA/ZBLA



MARCH/SEPTEMBER 21 08:00



MARCH/SEPTEMBER 21 09:00



MARCH/SEPTEMBER 21 10:00



MARCH/SEPTEMBER 21 11:00



MARCH/SEPTEMBER 21 12:00



MARCH/SEPTEMBER 21 13:00



MARCH/SEPTEMBER 21 14:00



MARCH/SEPTEMBER 21 15:00



MARCH/SEPTEMBER 21 16:00



MARCH/SEPTEMBER 21 17:00



MARCH/SEPTEMBER 21 18:00

1 SHADOW STUDY MARCH/SEPTEMBER
RZ-08 SCALE: NTS

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KEYPLAN

SEAL

1186-1194
WELLINGTON ST W

OTTAWA, ON M5V 1G8

SHADOW STUDY
MARCH/SEPTEMBER

DRAWN: CHECKED:

RZ-08

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1 2021-06-25 ISSUED FOR OPA/ZBLA



JUNE 21 08:00



JUNE 21 09:00



JUNE 21 10:00



JUNE 21 11:00



JUNE 21 12:00



JUNE 21 13:00



JUNE 21 14:00



JUNE 21 15:00



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JUNE 21 17:00



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KEYPLAN

SEAL

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OTTAWA, ON M5V 1G8

SHADOW STUDY
JUNE

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