2024-11-01

PROJECT STATISTICS

1186 Wellington St Proposed Residential Development
Ottawa Ontario
16 Storey Concept - 6 Podium
BUILDING PERMIT SUBMISSION - AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250 CONSULIDATION

1.0 SITE AREA

Overall Site Area

	acres	sq.m.	sq.ft.
Site Area	**0.6170221**	**2,497**	**26,877**

2.0 GROSS FLOOR AREAS (GFA)

Gross floor area means the total area of each floor whether located above, at or below grade, measured from the **interiors** of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding;
(a) floor area occupied by shared mechanical, service and electrical equipment that serve the building (By-law 2008-326)
(b) common hallways, corridors, stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
(c) bicycle parking; motor vehicle parking or loading facilities;
(d) common laundry, storage and washroom facilities that serve the building or tenants;
(e) common storage areas that are accessory to the principal use of the building; (By-law 2008326)
(f) common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
(g) living quarters for a caretaker of the building, (surface de plancher hors secure broke)

Buildings GFA 1.0

	GFA	No. of Levels	sq.m.	sq.ft.
Commercial - Non-Residential GFA			**1,099**	**11,830**
Level Ground (retail)	1,099	1	1,099	11,830
Residential GFA			**12,733**	**137,057**
Level Ground (residential)	84	1	84	904
Level 2	1,298	1	1,298	13,972
Level 3-4	1,319	2	2,638	28,395
Level 5	1,126	1	1,126	12,120
Level 6	1,145	1	1,145	12,325
Level 7	523	1	523	5,630
Level 8-14	657	7	4,599	49,503
Level 15-16	660	2	1,320	14,208
Total Proposed GFA		**16**	**13,832.0**	**148,886**

3.0 FLOOR SPACE INDEX (FSI)

Total Proposed GFA / Site Area	**5.54**

5.0 GROSS BUILDING AREAS (GBA)

Total area measured from the **exterior** surface of outside walls but excluding shaft/void spaces.

Buildings GBA

	GBA	No. of Levels	sq.m.	sq.ft.
Level Ground	1,900	1	1,900	20,451
Level 2	1,448	1	1,448	15,586
Level 3-4	1,472	2	2,944	31,689
Level 5	1,266	1	1,266	13,627
Level 6	1,288	1	1,288	13,864
Level 7	747	1	747	8,041
Level 8-16	746	9	6,714	72,269
Mech PH	461	1	461	4,962
Total Proposed GBA		**17**	**16,768.0**	**180,489**

6.0 GROSS CONSTRUCTION AREAS (GCA)

Buildings GCA

	GCA	No. of Levels	sq.m.	sq.ft.
Level P3	1831	1	1831	19,709
Level P2	2286	1	2286	24,606
Level P1	2286	1	2286	24,606
Level Ground	1983	1	1983	21,345
Level 2	1501	1	1501	16,157
Level 3-4	1526	2	3052	32,851
Level 5	1319	1	1319	14,198
Level 6	1342	1	1342	14,445
Level 7	804	1	804	8,654
Level 8-16	786	9	7074	76,144
Mech PH	506	1	506	5,447
Total Proposed GCA		**20**	**23,984.0**	**258,162**

7.0 NO. OF RESIDENTIAL UNITS

Residential Units

	Units / Floor	Levels	Units
Level Ground (retail)	0	1	0
Level 2	22	1	22
Level 3-4	22	2	44
Level 5	19	1	19
Level 6	20	1	20
Level 7	9	1	9
Level 8-14	12	7	84
Level 15-16	8	2	16
Total No. of Units		16	**214**

8.0 AMENITY

Total Amenity Required

	Total
6 sq.m. per dwelling unit	**1,284 sq.m.**

Communal Amenity Required

	Total
50% of total amenity	**642 sq.m.**

Private Amenity Required

	Total
(Private balconies, terraces, patios)	**642 sq.m.**

Indoor Communal Amenity Provided

	Total
Level 1	122 sq.m.
Level 7	135 sq.m.

Outdoor Communal Amenity Provided

	Total
Level 7	508 sq.m.

Total Communal Amenity Provided

	Total
	765 sq.m.

Total Private Amenity Provided

	Total
(Private balconies, terraces, patios)	**>642 sq.m.**

Total Amenity Provided

	Total
Total Communal + Total Private	**>1,407 sq.m.**

9.0 PARKING

Parking Required		
Residential	**0.5** per dwelling unit after first 12 units, minus 10 percent if all located below gr	**91**
Visitor	0.1 per dwelling unit after first 12 units	**21**
Retail	1.25 per 100 m2 of GFA	**14**
Total Parking Required		**126**

Parking Proposed		
Residential	**0.6** per dwelling unit after first 12 units	**122**
Visitor	0.1 per dwelling unit after first 12 units	**21**
Retail	0 per 100 m2 of GFA	**0**
Total Parking Proposed		**143**

Parking Provided	**Residential**	**Visitor**	**Retail**	
Level P3	47			
Level P2	60			
Level P1	28	21	0	
Total Parking Provided	**135**	**21**	**0**	**156**

Barrier Free Parking Required	**Type A**	**Type B**	**Total**
Total Barrier Free Parking Required	**3**	**3**	**6**

Barrier Free Parking Provided	**Type A**	**Type B**	**Total**
Level P3	1	1	
Level P2	1	1	
Level P1	1	1	
Total Barrier Free Parking Provided	**3**	**3**	**6**

10.0 BICYCLE PARKING

Total Residential Bicycle Spaces Required

	Total
0.5. per dwelling unit	**107**

Total Retail Bicycle Spaces Required

	Total
1 per 250 sq.m. of gross floor area	**5**

Total Residential Bicycle Spaces Provided

	Total
Level P3	**72**
Level P2	**70**
Level P1	**40**
Level 1	**32**
Total	**214**
	(1.0 per unit)

Total Retail Bicycle Spaces Provided

	Total
Level 1	**5**

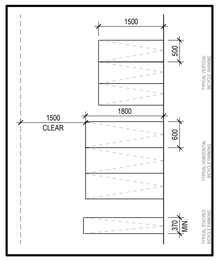
11.0 LOCKER ROOM

Total Residential Locker Room Provided

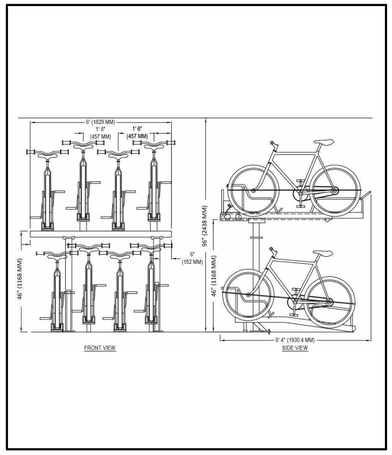
	Total
Level P3	**49**
Level P2	**46**
Level P1	**11**
Total	**106**

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

SURVEY CREDIT (8 / A1.01)
SCALE: 1 : 1



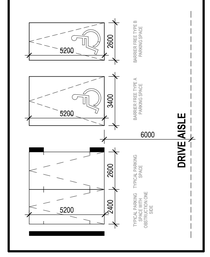
9 / A1.01 Typical Bicycle Parking Dimension (7 / A1.01)
SCALE: 1 : 50



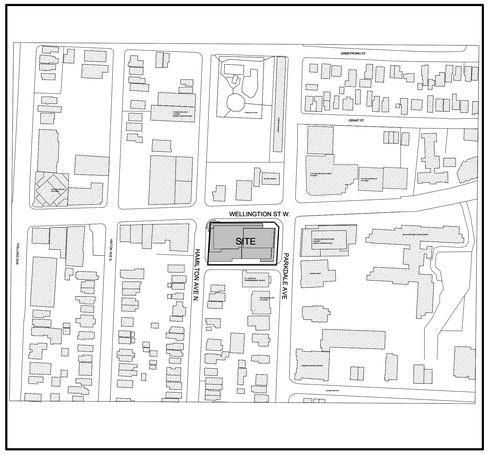
Typical Stacked Bicycle Parking Dimension (6 / A1.01)
SCALE: 1 : 25

BARRIER FREE PARKING SPACES REQUIRED:
TYPE A: 3
TYPE B: 3
TOTAL: 6

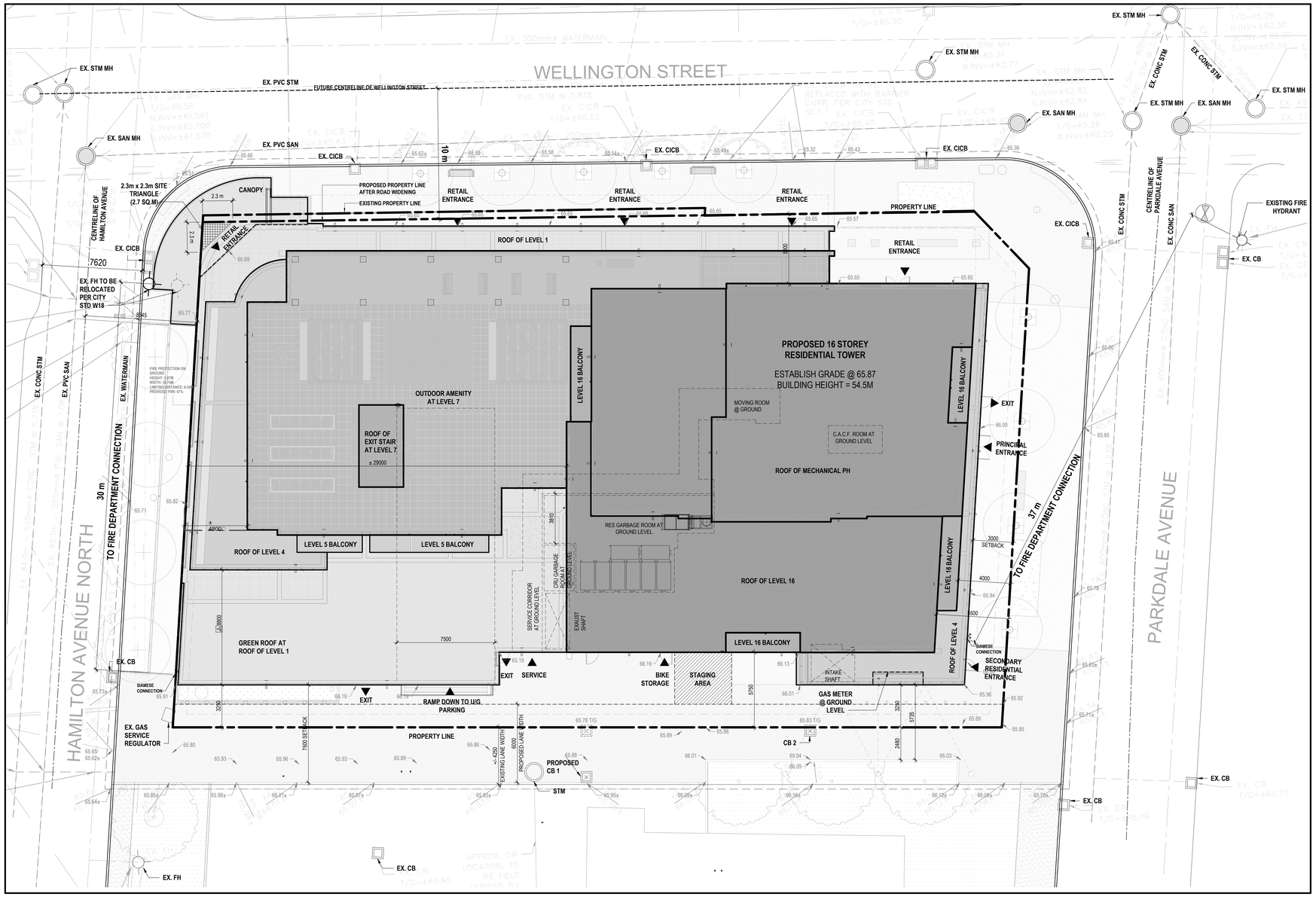
BARRIER FREE PARKING SPACES PROVIDED:
TYPE A: 3
TYPE B: 3
TOTAL: 6



Typical Vehicular Parking Dimension (5 / A1.01)
SCALE: 1 : 150



CONTEXT PLAN (4 / SP03)
SCALE: 1 : 2000



SITE PLAN (1 / SP03)
SCALE: 1 : 125

DIALOG

ISSUED FOR

1	2021-06-25	ISSUED FOR OPA/ZBLA
2	2021-11-25	RE-ISSUED FOR OPA/ZBLA
3	2022-06-29	ISSUED FOR SPA
4	2022-12-09	RE-ISSUED FOR SPA
5	2023-04-19	RE-ISSUED FOR SPA
6	2024-11-08	RE-ISSUED FOR CITY AND OLT COORDINATION
7	2024-11-21	ISSUED FOR FINAL SPA
8	2024-11-29	ISSUED FOR FINAL SPA

METRIC
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DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

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URBAN PLANNER
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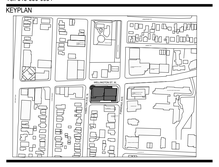
KEYPLAN



ONTARIO ASSOCIATION OF ARCHITECTS
HANK WANG
LICENCE
7680

PROJECT NORTH
N
TRUE NORTH

1186-1194 WELLINGTON ST W

1186-1194 Wellington St W
Ottawa, ON K1Y 2Z5

SITE PLAN, CONTEXT PLAN, STATISTICS

DRAWN: Author CHECKED: Checker
PLOT DATE: 11/28/2024 3:16:21 PM

SP03

ABXXXXXX - 2002323

CITY PLAN No.: 18523
CITY FILE No.: D07-12-22-0150