

**1.0 SITE AREA**

Overall Site Area	sqm	sq.ft.
Site Area	0.6170221	2,487 28,877

**2.0 GROSS FLOOR AREAS (GFA)**

Notes: (1) floor area measured to the outside walls... (2) common hallways, corridors, stairways, elevator shafts and other wells, shafts and landings... (3) include storage areas... (4) common storage areas... (5) common amenity areas... (6) include parking for a component of the building...

Buildings GFA	GFA	No. of Levels	sq.m.	sq.ft.
Commercial - Non-Residential GFA	1,099	1	1,099	11,830
Level Ground (podium)	1,099	1	1,099	11,830
Residential GFA	12,733	16	12,733	137,867
Level 2	2,208	1	2,208	23,812
Level 3-4	1,319	2	2,638	28,385
Level 5	1,126	1	1,126	12,120
Level 6	1,145	1	1,145	12,325
Level 7	623	1	623	6,730
Level 8-14	697	7	4,879	52,563
Level 15-16	690	2	1,380	14,828
Total Proposed GFA	16	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)**

Buildings GBA	GBA	No. of Levels	sq.m.	sq.ft.
Level Ground	1,300	1	1,300	14,011
Level 2	1,448	1	1,448	15,586
Level 3-4	1,472	2	2,944	31,689
Level 5	1,296	1	1,296	13,827
Level 6	1,298	1	1,298	13,864
Level 7	747	1	747	8,041
Level 8-14	745	7	5,215	56,189
Level 15-16	461	2	922	9,902
Total Proposed GBA	17	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	1520	2	3,040	32,811
Level 5	1319	1	1,319	14,198
Level 6	1342	1	1,342	14,445
Level 7	804	1	804	8,604
Level 8-14	796	7	5,572	59,944
Level 15-16	498	2	996	10,747
Total Proposed GCA	20	20	23,944.0	256,162

**7.0 NO. OF RESIDENTIAL UNITS**

Level	Units / Floor	Levels	Units
Level Ground (podium)	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			214

**8.0 AMENITY**

**Total Amenity Required**

6 sq.m. per dwelling unit	1,284 sq.m.
90% of total amenity	1,156 sq.m.

**Private Amenity Provided**

(Private balconies, terraces, patios)	1,156 sq.m.
---------------------------------------	-------------

**Total Amenity Provided**

1,156 sq.m.
-------------

**9.0 PARKING**

**Parking Required**

Residential: 0.8 per dwelling unit after first 12 units, minus 10 percent of all located below g	91
Visitor: 0.1 per dwelling unit after first 12 units	21
Retail: 1.25 per 100 sq.m. of GFA	14
<b>Total Parking Required</b>	<b>126</b>

**Parking Provided**

Residential: 0.8 per dwelling unit after first 12 units	122
Visitor: 0.1 per dwelling unit after first 12 units	21
Retail: 0 per 100 sq.m. of GFA	3
<b>Total Parking Provided</b>	<b>143</b>

**Barrier Free Parking Required**

Type A	3
Type B	3
<b>Total Barrier Free Parking Required</b>	<b>6</b>

**Barrier Free Parking Provided**

Type A	1
Type B	1
<b>Total Barrier Free Parking Provided</b>	<b>2</b>

**10.0 BICYCLE PARKING**

**Total Residential Bicycle Spaces Required**

0.5 per dwelling unit	107
<b>Total Residential Bicycle Spaces Required</b>	<b>107</b>

**Total Residential Bicycle Spaces Provided**

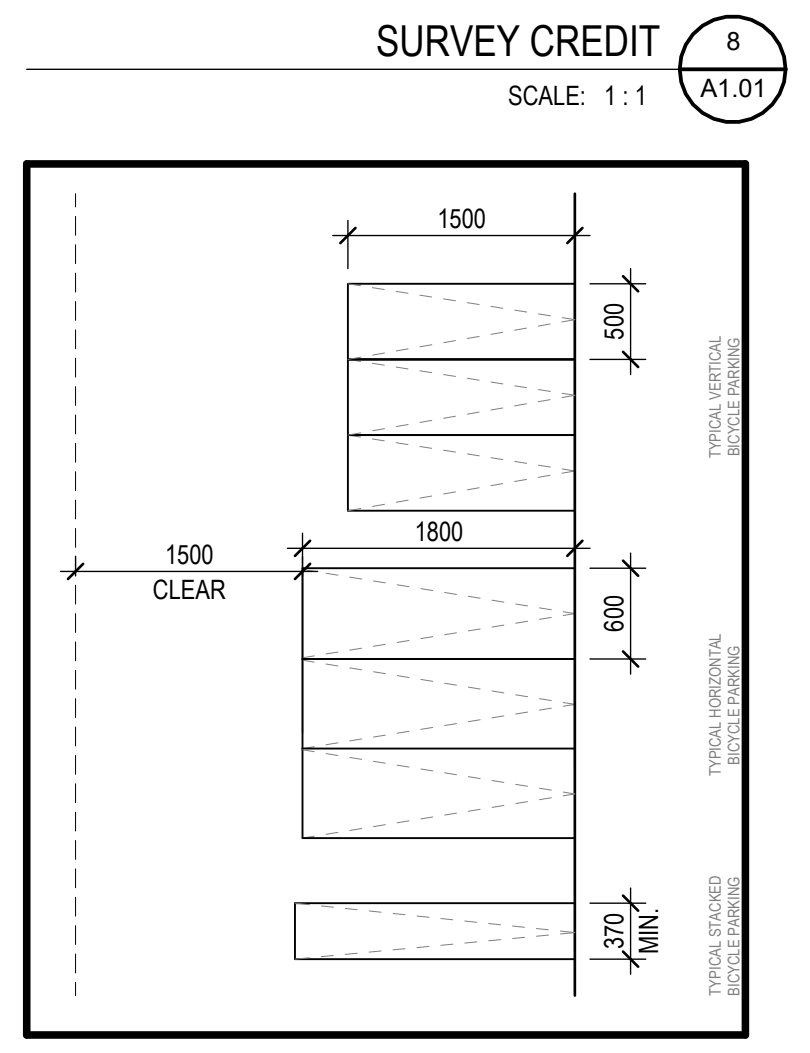
Level P3	74
Level P2	70
Level P1	40
Level 1	22
<b>Total</b>	<b>206</b>

**11.0 LOCKER ROOM**

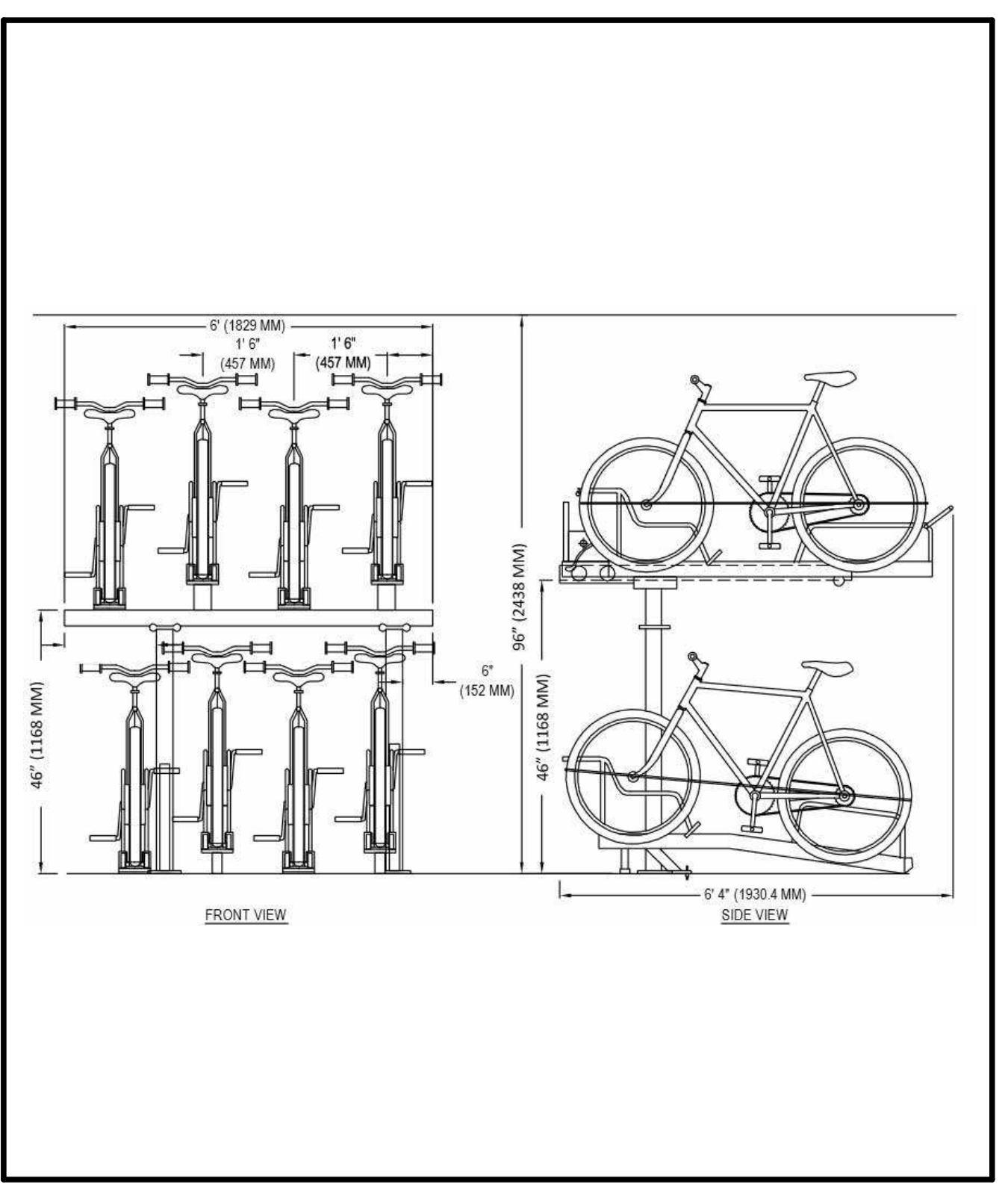
**Total Residential Locker Room Provided**

Level P3	49
Level P2	46
Level P1	11
<b>Total</b>	<b>106</b>

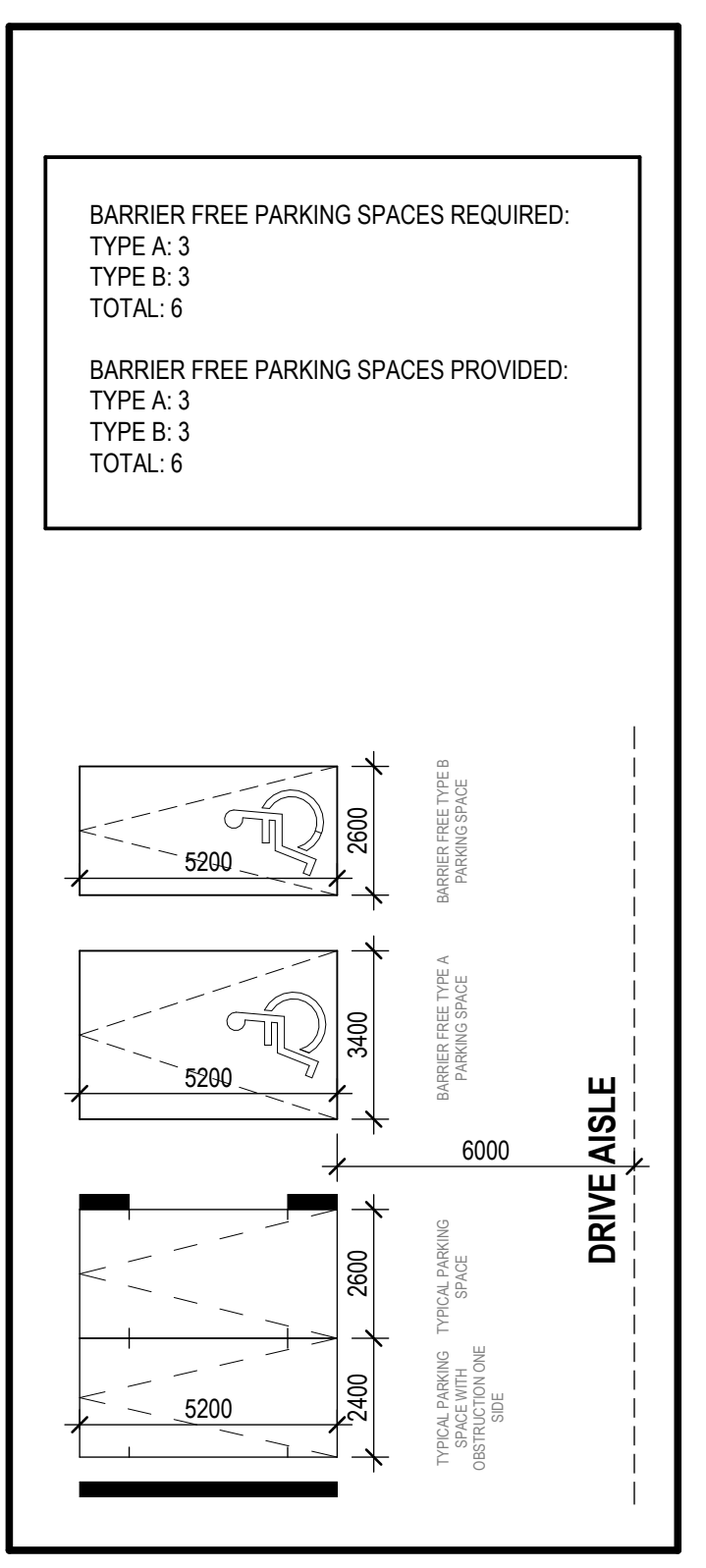
SURVEY COMPLETED BY STANTEC GEOMATICS LTD.  
 DATED APRIL 26, 2021  
 PART OF LOTS A, B, C & D  
 REGISTERED PLAN 58  
 PROJECT NO. - 16164215-111



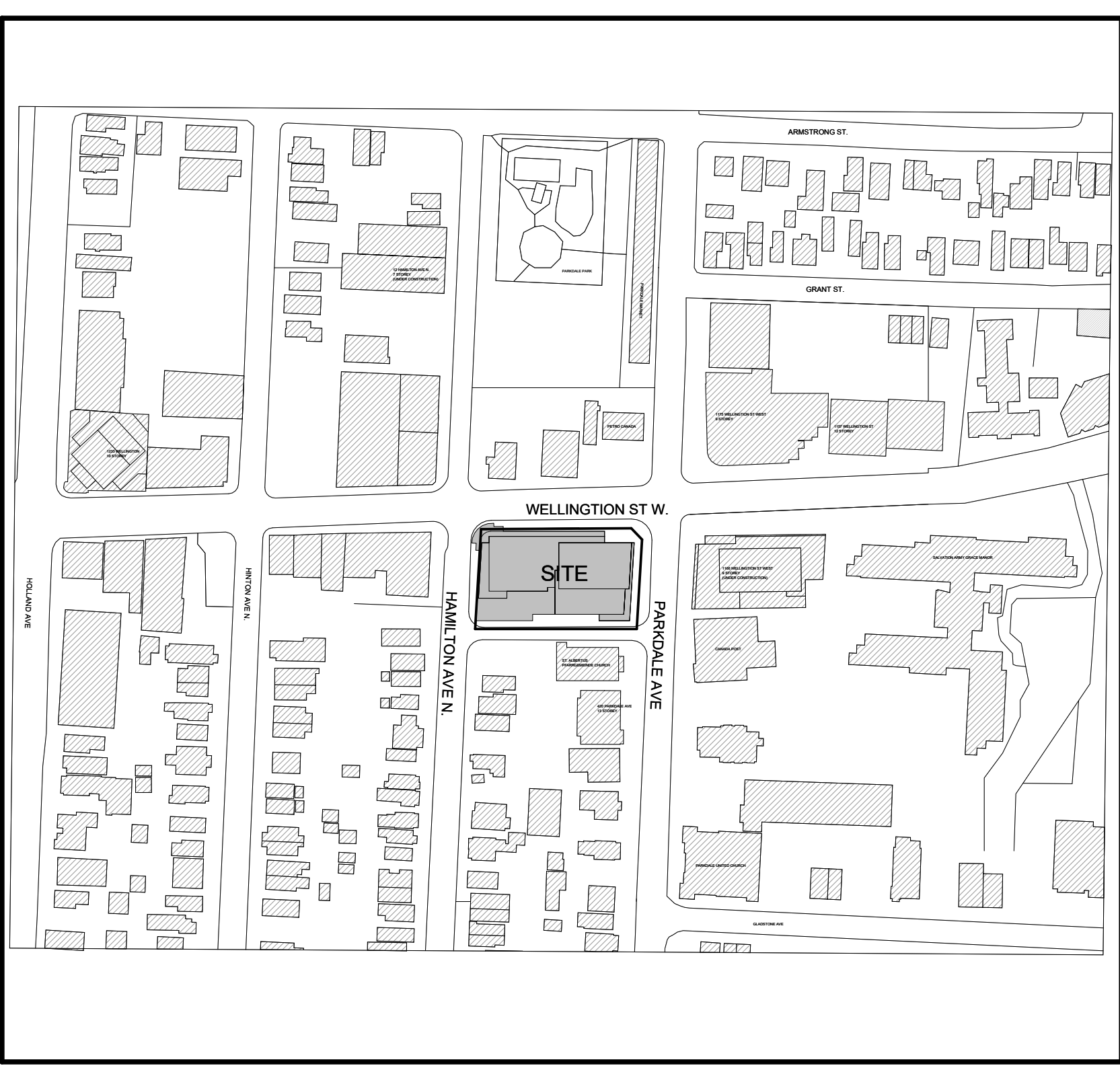
7 Typical Bicycle Parking Dimension SCALE: 1:50 (A1:01)



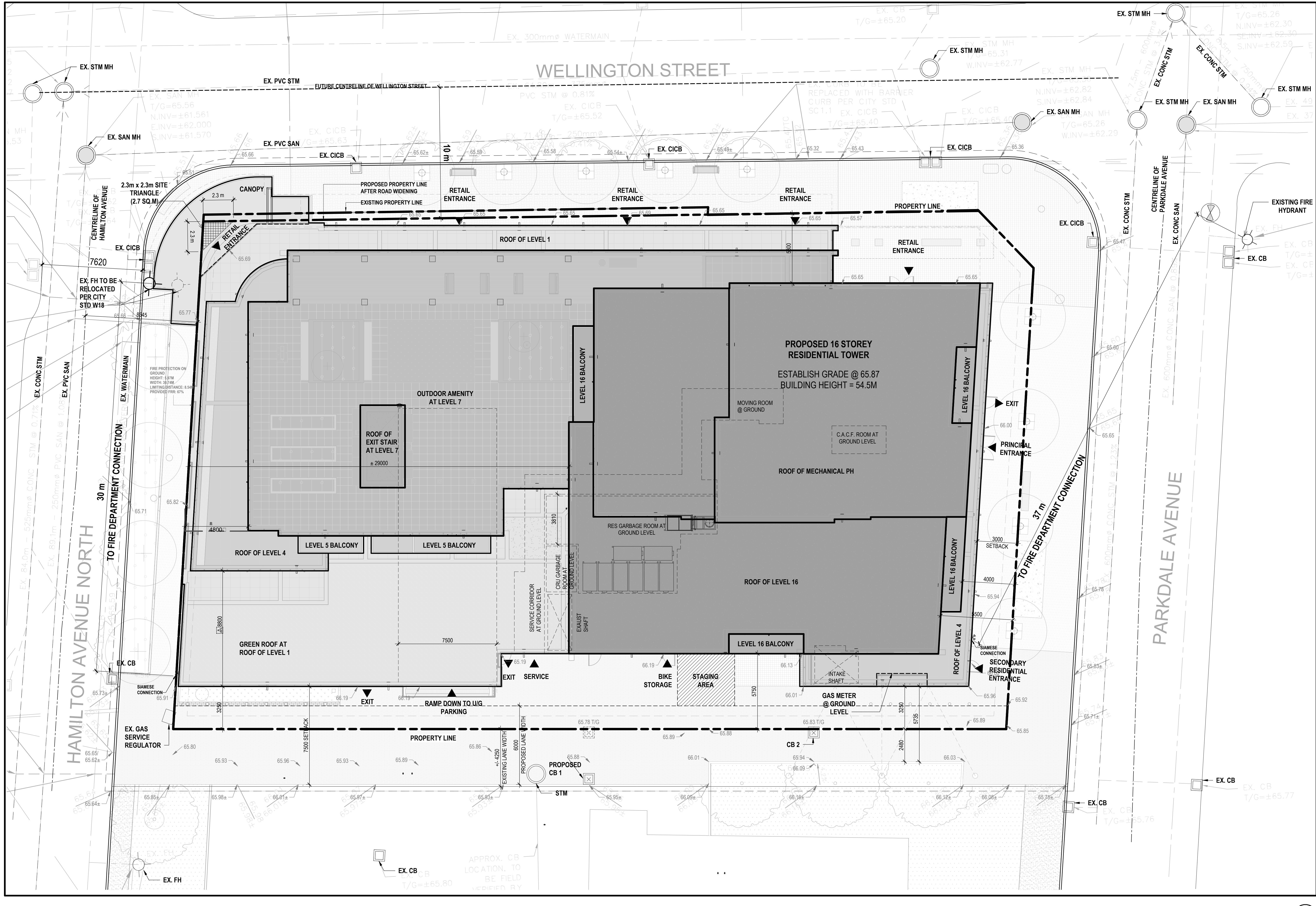
8 Typical Stacked Bicycle Parking Dimension SCALE: 1:25 (A1:01)



9 Typical Vehicular Parking Dimension SCALE: 1:150 (A1:01)



4 CONTEXT PLAN SCALE: 1:2000 (SP03)



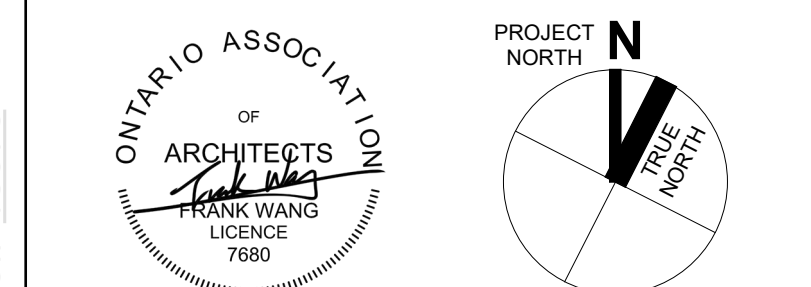
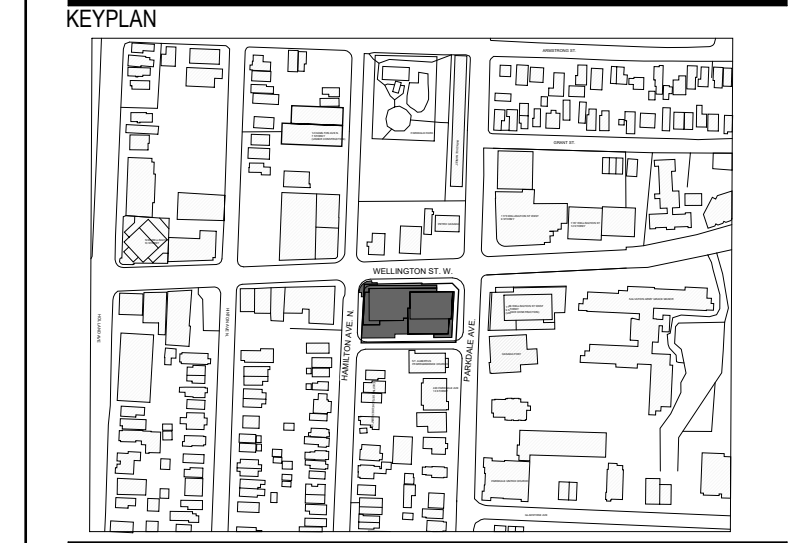
**SITE PLAN**  
 SCALE: 1:125 (SP03)



- ISSUED FOR:
- 2021-06-25 ISSUED FOR OPA/ZBLA
  - 2021-11-25 RE-ISSUED FOR OPA/ZBLA
  - 2022-06-29 ISSUED FOR SPA
  - 2022-12-09 RE-ISSUED FOR SPA
  - 2023-04-19 RE-ISSUED FOR SPA
  - 2024-11-08 RE-ISSUED FOR CITY AND OLT COORDINATION
  - 2024-11-21 ISSUED FOR FINAL SPA
  - 2024-11-29 ISSUED FOR FINAL SPA

**METRIC**  
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

- CLIENT**  
 LIMITED PARTNERSHIP  
 200-180 KENT STREET  
 OTTAWA, ON K1P 0E6  
 Tel: 613-230-7051
- ARCHITECT**  
 DIALOG  
 35 JOHN STREET, SUITE 500  
 TORONTO, ON CANADA, M5V 3G6  
 Tel: 416-996-0220
- URBAN PLANNER**  
 PETERSON  
 395 COOPER ST. SUITE 300  
 OTTAWA, ON K2P 2H7  
 Tel: 613-720-5709
- LANDSCAPE ARCHITECT**  
 DIALOG  
 35 JOHN STREET, SUITE 500  
 TORONTO, ON CANADA, M5V 3G6  
 Tel: 416-996-0220
- ENVIRONMENTAL/GEOTECHNICAL**  
 TERREX ENVIRONMENTAL  
 20 GARDINER ROAD, UNIT 1  
 OTTAWA, ON K2E 8B3  
 Tel: 613-745-5471
- HERITAGE CONSULTANT**  
 MIRA  
 222 LAURIER AVENUE EAST, STUDIO 201  
 OTTAWA, ON K1R 6P7  
 Tel: 613-244-2323
- CIVIL ENGINEER**  
 CGSL  
 120 BERROAD, SUITE 103  
 OTTAWA, ON K2E 1E9  
 Tel: 613-836-0852
- TRAFFIC CONSULTANT**  
 CGH TRANSPORTATION  
 8 PLAZA COURT  
 OTTAWA, ON K2H 7M1  
 Tel: 613-489-3797
- SURVEY**  
 STANTEC  
 1331 CLYDE AVE. SUITE 400  
 OTTAWA, ON K2E 3S4  
 Tel: 613-722-4425
- NOISE/WIND CONSULTANT**  
 GRADIENT WIND  
 127 WILGREEN ROAD  
 OTTAWA, ON K2A 1L3  
 Tel: 613-836-0934



1186-1194  
 WELLINGTON ST W

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

**SITE PLAN, CONTEXT PLAN, STATISTICS**

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

**SP03**

ABXXXXXX - 2002323