

UNIT LIST		
UNIT TYPE	AREA	COUNT
LEVEL 0		
1-BED	56.6 m ²	1
1-BED + DEN	64.1 m ²	1
2-BED	77.8 m ²	1
LEVEL 1		
1-BED	49.6 m ²	1
1-BED	53.2 m ²	1
1-BED + DEN	64.1 m ²	1
2-BED	100.2 m ²	1
2-BED	84.9 m ²	1
2-BED	79.7 m ²	1
2-BED	79.1 m ²	1
3-BED	82.6 m ²	1
LEVEL 2		
1-BED	49.6 m ²	1
1-BED	56.0 m ²	1
1-BED + DEN	58.2 m ²	1
1-BED + DEN	64.0 m ²	1
2-BED	100.2 m ²	1
2-BED	70.6 m ²	1
2-BED	80.2 m ²	1
2-BED	79.4 m ²	1
3-BED	82.6 m ²	1
3-BED	100.7 m ²	1

UNIT LIST		
UNIT TYPE	AREA	COUNT
LEVEL 3		
1-BED	49.6 m ²	1
1-BED + DEN	58.2 m ²	1
1-BED + DEN	64.0 m ²	1
2-BED	100.2 m ²	1
2-BED	70.6 m ²	1
2-BED	80.2 m ²	1
2-BED	79.4 m ²	1
3-BED	82.6 m ²	1
3-BED	100.7 m ²	1
LEVEL 4		
1-BED	49.6 m ²	1
1-BED	54.3 m ²	1
1-BED + DEN	57.3 m ²	1
1-BED + DEN	63.1 m ²	1
2-BED	99.1 m ²	1
2-BED	70.6 m ²	1
2-BED	79.3 m ²	1
2-BED	76.9 m ²	1
3-BED	81.7 m ²	1
3-BED	98.4 m ²	1
TOTAL	3005.7 m ²	41

OWNER
DALHOUSIE NON-PROFIT HOUSING CO-OPERATIVE INC.
224-211 BRONSON AVENUE
OTTAWA, ON, K1R 6H5

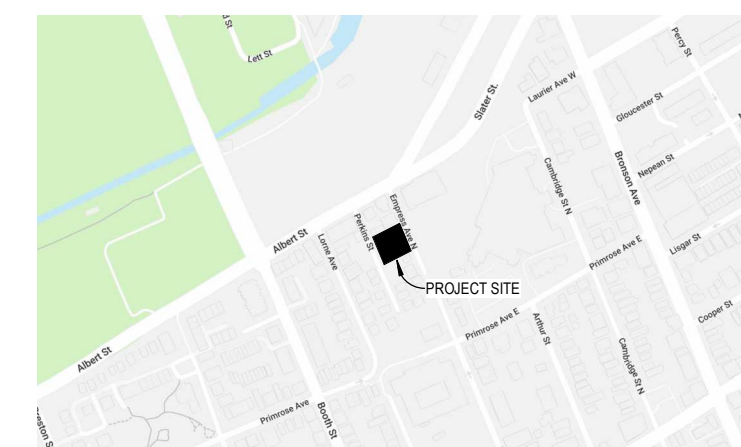
ARCHITECT
PROJECT1 STUDIO
260 ST. PATRICK ST. SUITE 300
OTTAWA, ON, K1N 5K5

PLANNER
NOVATECH
240 MICHAEL COWPLAND DRIVE, SUITE 200
OTTAWA, ON, K2M 1P6

LANDSCAPE ARCHITECT
NOVATECH
240 MICHAEL COWPLAND DRIVE, SUITE 200
OTTAWA, ON, K2M 1P6

CIVIL ENGINEER
STANTEC
300 - 1331 CLYDE AVENUE
OTTAWA, ON, K2C 3G4

SURVEYOR
FARLEY, SMITH & DENIS SURVEYING LTD.
30 COLONNADE ROAD, UNIT 275
OTTAWA, ON, K2E 7J6



3 LOCATION PLAN
SP-01 SCALE: N.T.S.

TOPOGRAPHIC PLAN OF SURVEY OF
LOT 5 AND PART OF LOT 6
REGISTERED PLAN 7
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2021

GFA (OBC)		
LEVEL	AREA	AREA (SF)
LEVEL 0	944.3 m ²	10164 SF
LEVEL 1	801.9 m ²	8632 SF
LEVEL 2	905.3 m ²	9668 SF
LEVEL 3	905.3 m ²	9668 SF
LEVEL 4	793.4 m ²	8540 SF
ROOFTOP TERRACE	76.3 m ²	822 SF
TOTAL	4226.4 m ²	45493 SF

AREA SCH. (COMMUNAL AMENITY)			
LEVEL	NAME	AREA	AREA (SF)
LEVEL 1	AMENITY ROOM	70.6 m ²	760 SF
LEVEL 1	AMENITY - SOFT LANDSCAPING	68.6 m ²	741 SF
LEVEL 1	AMENITY - PATIO	28.5 m ²	306 SF
ROOFTOP TERRACE	AMENITY - ROOFTOP TERRACE	165.6 m ²	1782 SF
ROOFTOP TERRACE	AMENITY - COMMUNITY GARDEN	150.7 m ²	1622 SF
TOTAL		484.2 m ²	5211 SF

GFA (CITY OF OTTAWA)		
LEVEL	AREA	AREA (SF)
LEVEL 0	187.0 m ²	2013 SF
LEVEL 1	591.9 m ²	6349 SF
LEVEL 2	701.7 m ²	7554 SF
LEVEL 3	701.7 m ²	7554 SF
LEVEL 4	698.5 m ²	7518 SF
ROOFTOP TERRACE	76.3 m ²	8267 SF
TOTAL	2859.9 m ²	30687 SF

UNIT COUNT						
NAME	COUNT	LVL 00	LVL 01	LVL 02	LVL 03	LVL 04
1-BED	9	1	2	2	2	2
1-BED + DEN	8	1	1	2	2	2
2-BED	17	1	4	4	4	4
3-BED	7	0	1	2	2	2
GRAND TOTAL	41	3	8	10	10	10

GROSS LEASABLE F.A.		
LEVEL	AREA	AREA (SF)
LEVEL 0	198.6 m ²	2138 SF
LEVEL 1	633.3 m ²	6808 SF
LEVEL 2	741.6 m ²	7983 SF
LEVEL 3	741.6 m ²	7983 SF
LEVEL 4	730.3 m ²	7861 SF
TOTAL	3005.7 m ²	32353 SF

PARKING SCHEDULE	
LEVEL	COUNT
LEVEL 0	16
TOTAL	16

G.L.F.A. (CITY OF OTTAWA)		
LEVEL	AREA	AREA (SF)
Net Proposed	0.0 m ²	0 SF
LEVEL 0	178.4 m ²	1921 SF
LEVEL 1	538.6 m ²	5797 SF
LEVEL 2	673.7 m ²	7252 SF
LEVEL 3	305.3 m ²	3286 SF
LEVEL 4	670.6 m ²	7216 SF
TOTAL	2366.6 m ²	25474 SF

BICYCLE PARKING SCHEDULE	
LEVEL	COUNT
ENTRY LEVEL	2
LEVEL 0	42
TOTAL	44

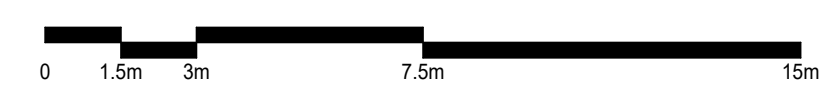
Site Statistics		
Current Zoning Designation:	R4LD	
Lot Width:	35.1m	
Total Lot Area:	1215.1m ²	
Gross Floor Area:	4226.4m ²	
Building Area:	855.2m ²	
Floor Space Index:	3.47	
Proposed Development - 4 Storey Low-Rise Apartment Building		
No. of Units:	41	
Zoning Mechanism		
Minimum Lot Width Table 162A (V):	15m	35.1m
Minimum Lot Area Table 162A (V):	450m ²	1215.1m ²
Maximum Building Height Table 162A (V):	14.5m	14.5m
Minimum Front Yard Setback Table 162A (VII):	4.5m	2.5m
Corner Side Yard Setback Table 162A (VIII):	4.5m	n/a
Rear Yard Setback Table 162B (4):	n/a	n/a
Min. Interior Side Yard Setback Table 162A (V):	1.5m	1.5m
Minimum Landscaped Area Section 161 (8):	364.5m ²	376m ²
Total Amenity Area Table 137:	n/a	484m ²
Communal Amenity Area Table 137:	n/a	484m ²
Parking Requirements		
Minimum Parking Spaces Table 101 (Sch. 1A - Area X):	13 Spaces 0 spaces for the first 12 units - Section 101(3)(a) 0.5 spaces / unit for 29 units - Table 101(R1)(ii) - 0% Section 101(6)	13 Spaces
Minimum Visitor Parking Spaces Table 102 (Sch. 1A - Area X):	3 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces / unit for 29 units - Table 102 (ii)	3 Spaces
Bicycle Parking Rates		
Minimum Bicycle Parking Spaces Table 111A (Sch. 1 - Area B):	21 Spaces 0.5 spaces / unit for 41 units(111A)(ii)(i))	44 Spaces (42 interior spaces & 2 outdoor visitor spaces)

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KEY PLAN



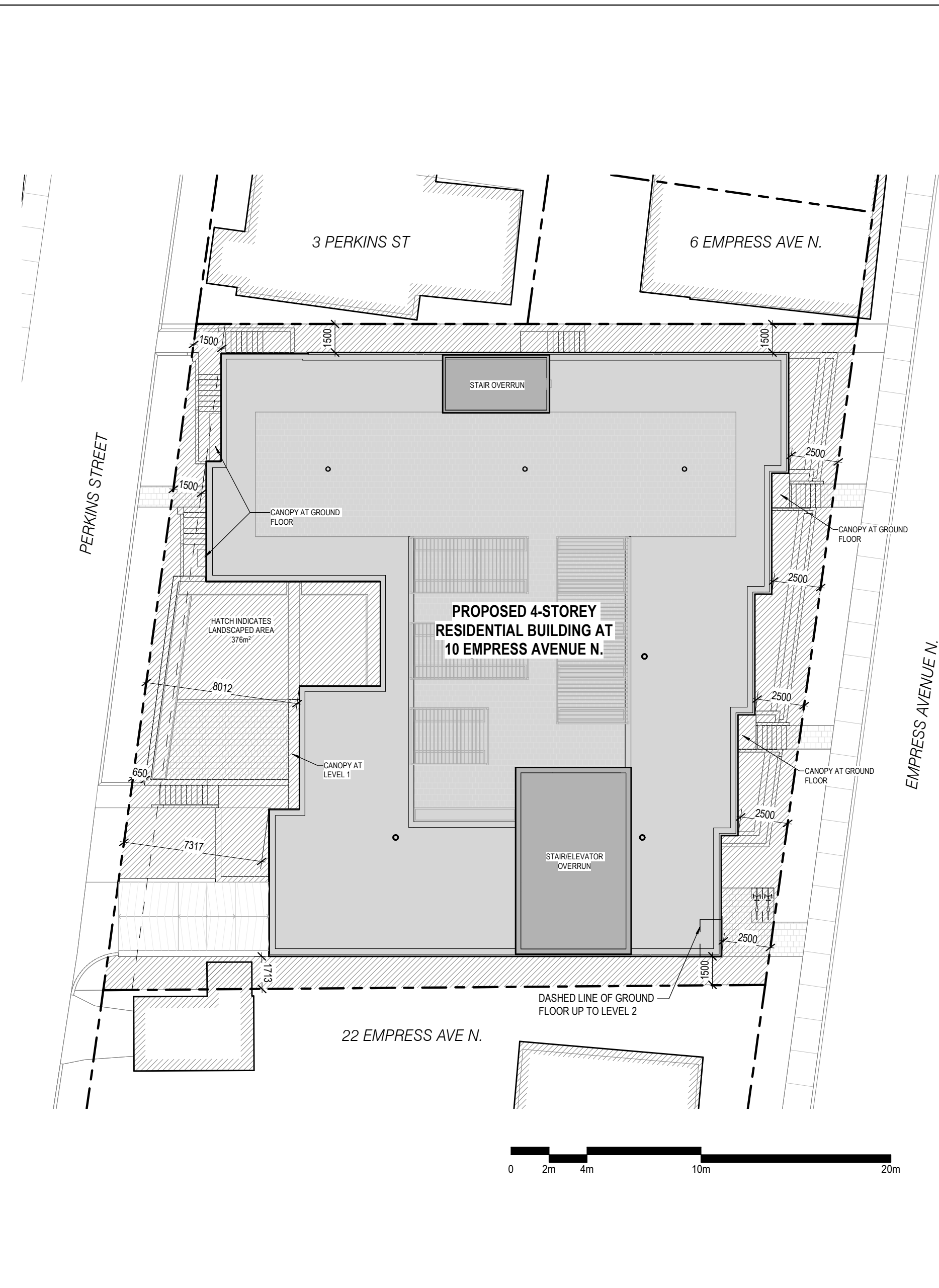
1 SITE PLAN
SP-01 SCALE: 1 : 150



SITE PLAN SYMBOLS LEGEND

- BUILDING ENTRANCE
- BUILDING EXIT
- BICYCLE PARKING
- PROPERTY LINE
- SETBACK LINE
- OVERHEAD WIRES
- INTERLOCKING STONE PAVERS
- TSP EXISTING TRAFFIC SIGNAL POST
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- NEW STREET LIGHT
- STREET LIGHT TO BE REMOVED
- EXISTING STREET LIGHT TO REMAIN
- EXISTING UTILITY POLE TO REMAIN
- UTILITY POLE TO BE REMOVED/RELOCATED

- SITE PLAN NOTES**
- ASPHALT
 - EXISTING STRUCTURE TO BE DEMOLISHED
 - CONCRETE SIDEWALK
 - SOFT LANDSCAPING
 - DEPRESSED CURB
 - LINE OF CANOPY ABOVE
 - INTERLOCKING PAVERS
 - 2 VISITOR BIKE PARKING SPACES
 - RAMP TRAFFIC SIGNAL
 - SNOW-MELT SYSTEM ON RAMP AND PARKING SPACE



2 SITE SETBACK PLAN
SP-01 SCALE: 1 : 200



ISSUE	DESCRIPTION	DATE
4	REISSUED FOR ZBLA	2024-04-08
3	REISSUED FOR ZBLA	2024-02-26
2	REISSUED FOR ZBLA	2024-01-08
1	ISSUED FOR ZBLA	2023-11-13

ISSUE RECORD



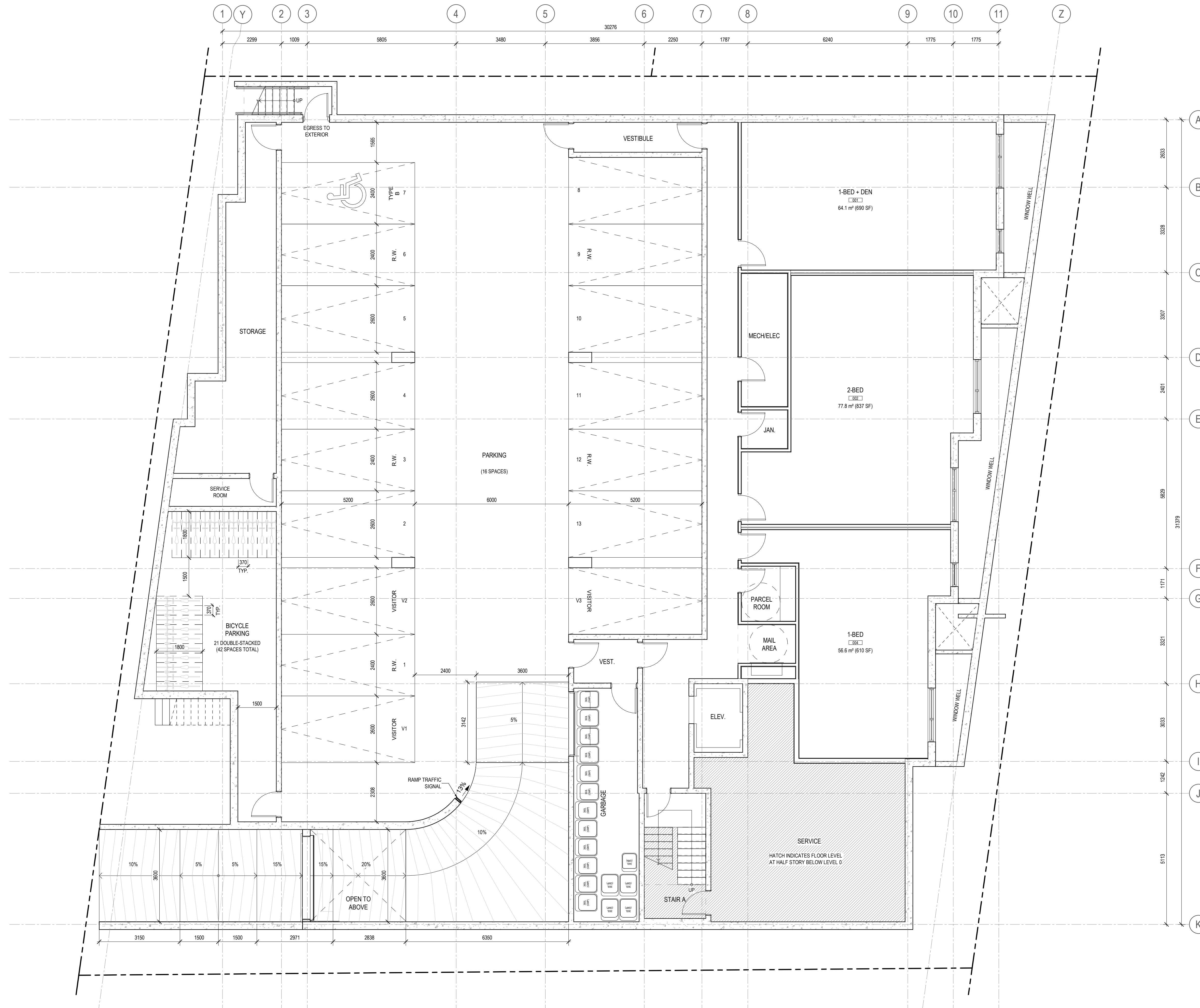
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10 Empress Avenue
Ottawa, ON K1R 7E8

PROJ	SCALE	DRAWN	REVIEWED
2214	NOTED	JH / BH	RMK

SITE PLAN & PROJECT INFORMATION

SP-01



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KEY PLAN

ISSUE RECORD	DATE
4 ISSUED FOR ZBLA	2024-04-08
3 REISSUED FOR ZBLA	2024-02-26
2 REISSUED FOR ZBLA	2024-01-08
1 ISSUED FOR ZBLA	2023-11-13



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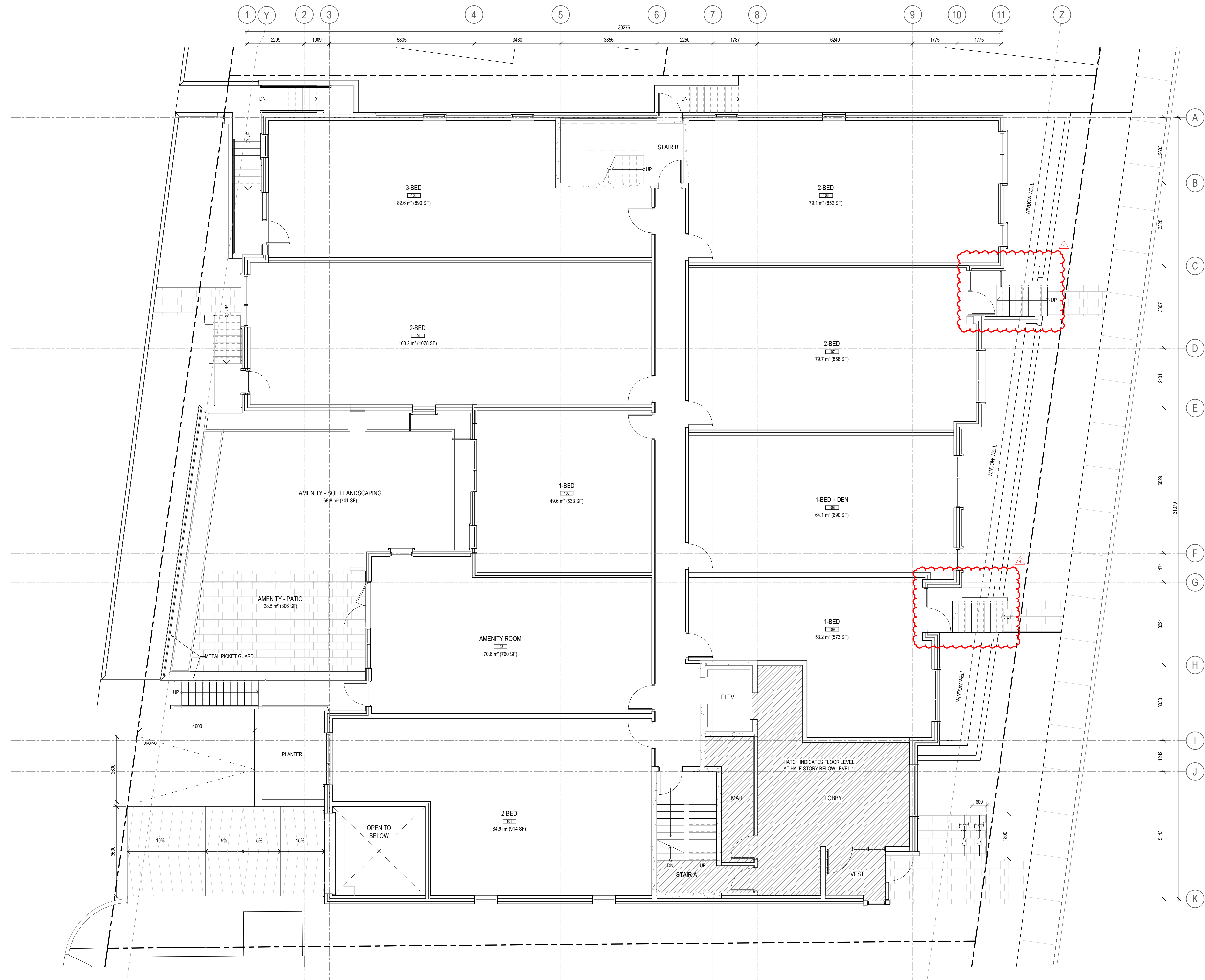
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PROJ	SCALE	DRAWN	REVIEWED
2214	NOTED	JH / BH	RMK

FLOOR PLAN - LEVEL 00 / BASEMENT

A100



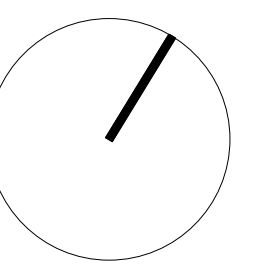
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KEY PLAN

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1	ISSUED FOR ZBLA	2023-11-13

ISSUE RECORD



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FLOOR PLAN - LEVEL 01 / ENTRANCE LEVEL

A101

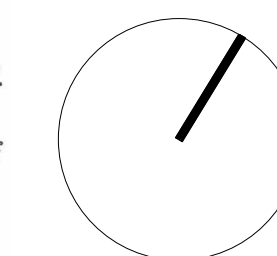
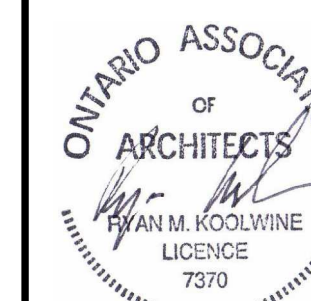
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1	ISSUED FOR ZBLA	2023-11-13

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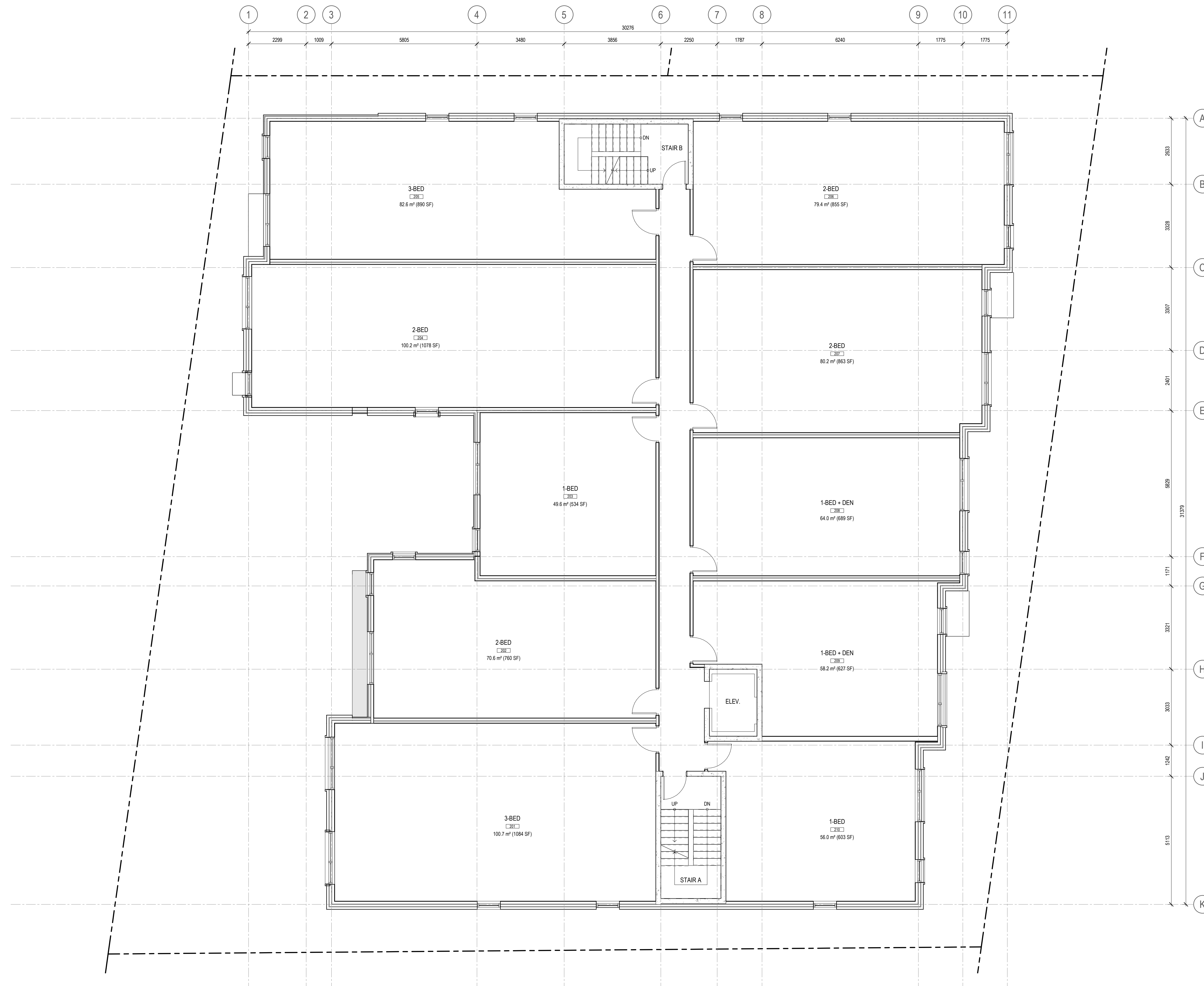
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PROJ	SCALE	DRAWN	REVIEWED
2214	NOTED	JH / BH	RMK

FLOOR PLAN - LEVEL 02

A102



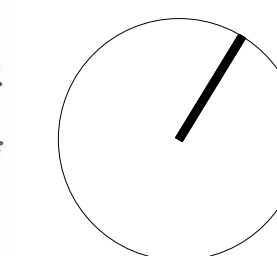
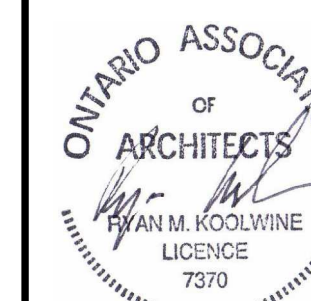
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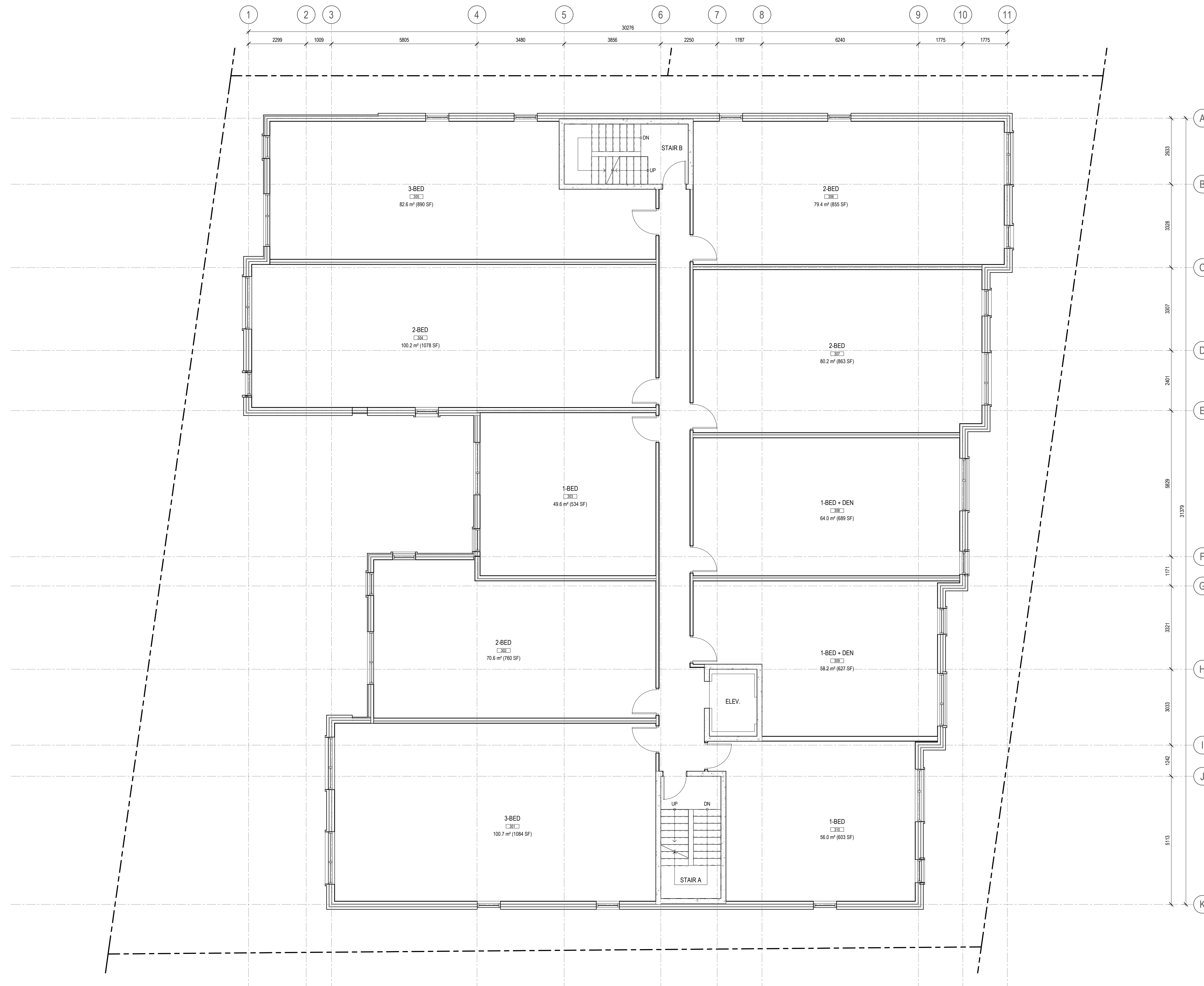
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2214	NOTED	JH / BH	RMK

FLOOR PLAN - LEVEL 03

A103

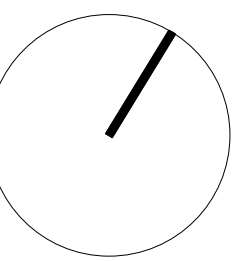


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KEY PLAN

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1	ISSUED FOR ZBLA	2023-11-13

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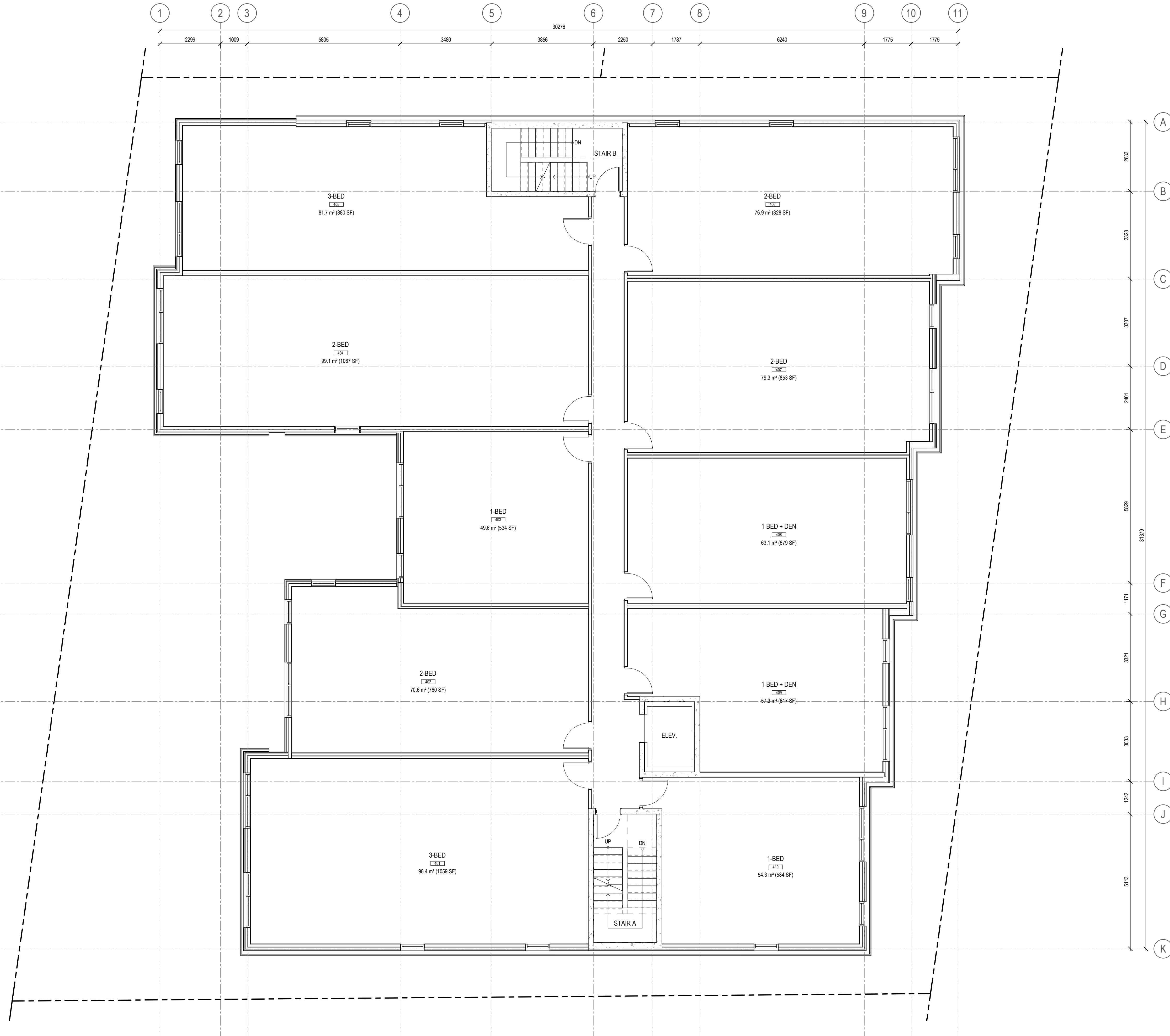
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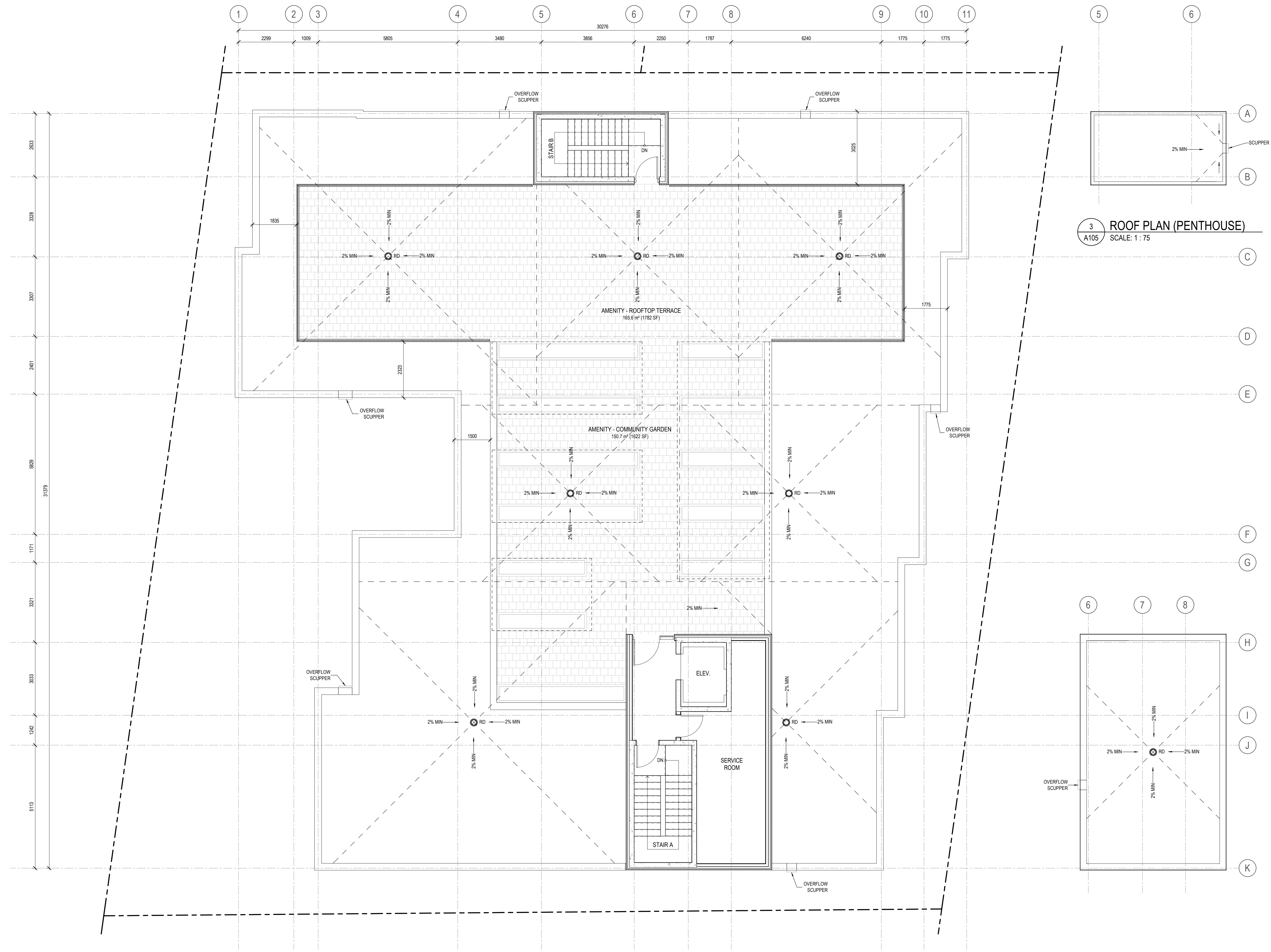
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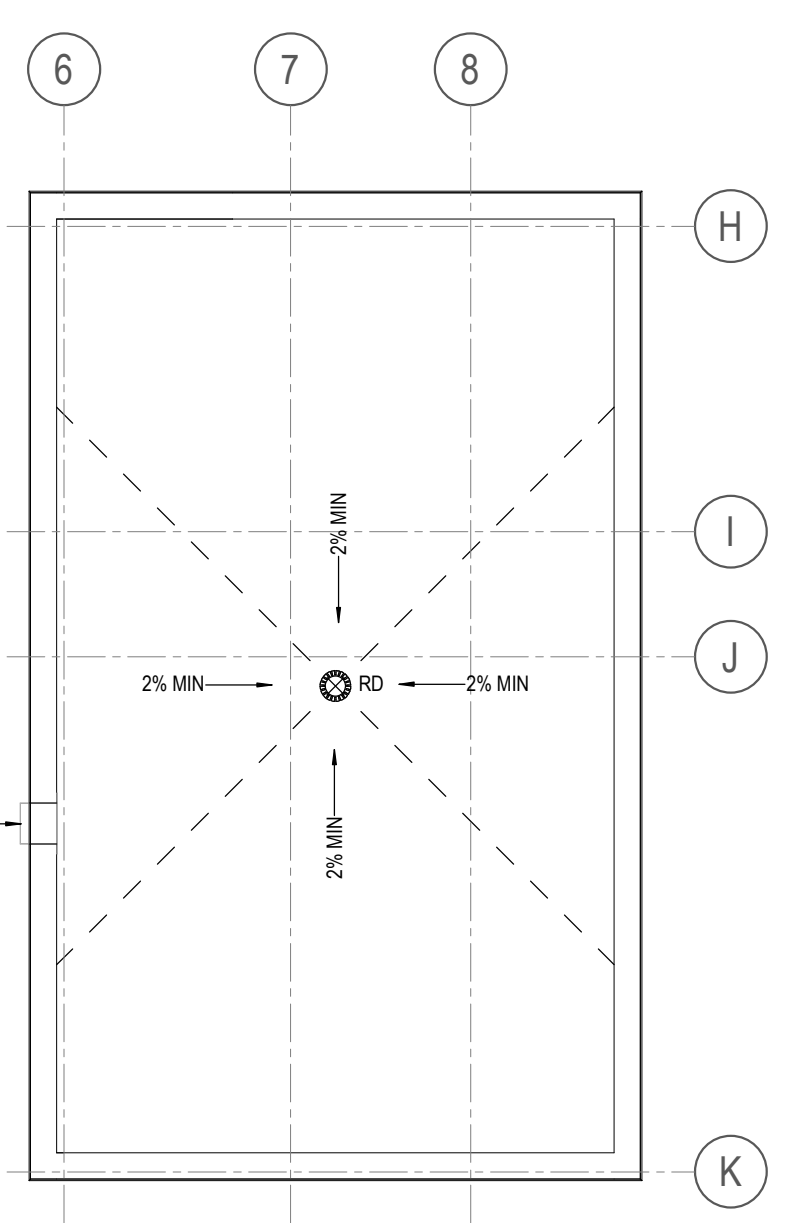
FLOOR PLAN - LEVEL 04

A104





3 ROOF PLAN (PENTHOUSE)
A105 SCALE: 1 : 75

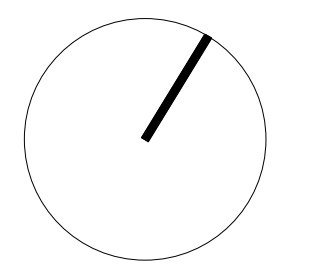


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ROOF PLAN

1 ROOF PLAN
A105 SCALE: 1 : 75

2 ROOF PLAN (PENTHOUSE)
A105 SCALE: 1 : 75

A105



1 ELEVATION - EAST
A201 SCALE: 1 : 75



2 ELEVATION - WEST
A201 SCALE: 1 : 75

CLADDING LEGEND:

	BR-1	RED BRICK
	BR-2	RED BRICK SOLDIER STRING COURSE
	C-1	PRECAST CONCRETE CORNICE BLACK COLOUR
	C-2	CONCRETE
	AL-1	ALUMINUM PANEL BLACK
	AL-2	ALUMINUM PANEL COLOUR ACCENT (BLUE GREY)
	AL-3	ALUMINUM PANEL GREY (COLOUR MATCH TO STEEL CLADDING)
	ST-1	STEEL CLADDING GREY VERTICAL PLANKS
	G-1	ALUMINUM AND GLASS RAILING
	WD-1	WOOD PLANK

NOTE:
WINDOW FRAMES ARE DARK GREY IN RED BRICK WALLS AND ANODIZED ALUMINUM IN STEEL CLADDING WALLS

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KEY PLAN

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2	REISSUED FOR ZBLA	2024-01-08
1	ISSUED FOR ZBLA	2023-11-13

ISSUE RECORD



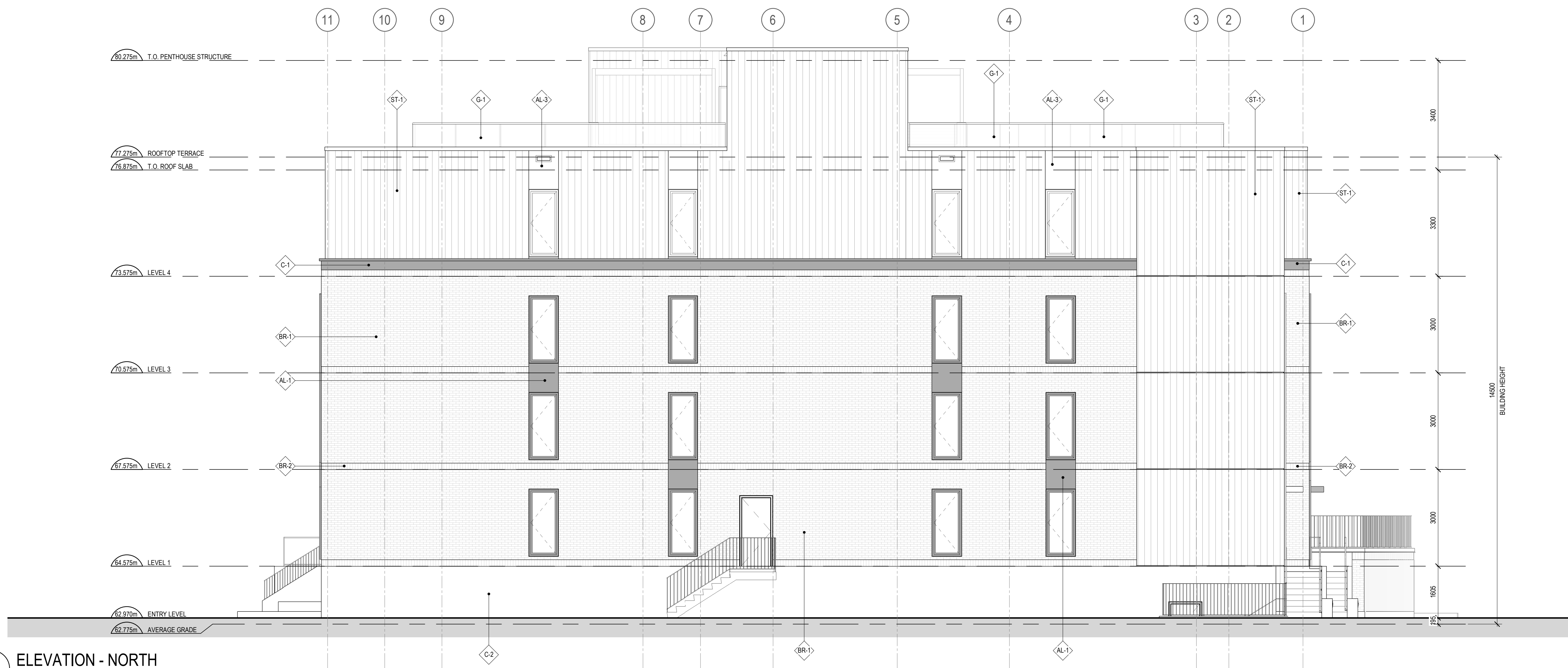
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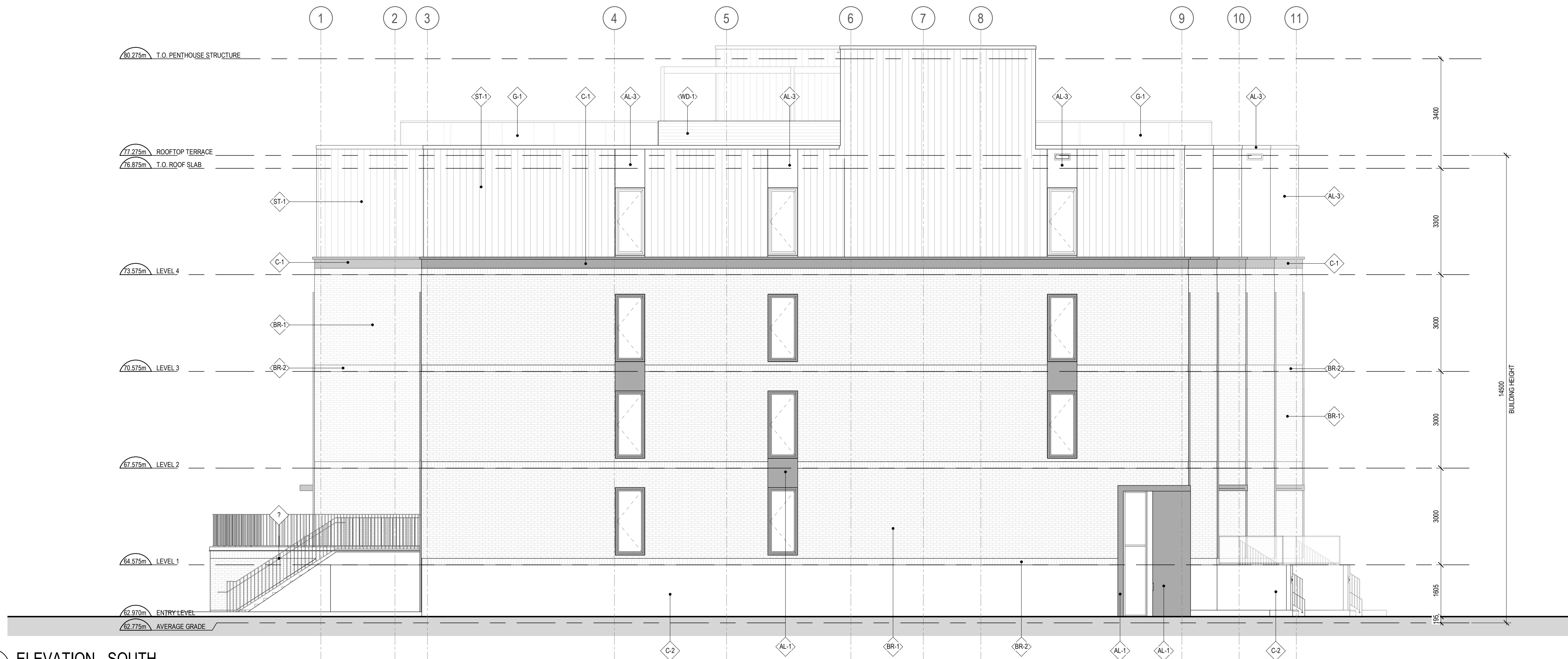
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2214	NOTED	JH / BH	RMK

ELEVATIONS - EAST & WEST

A201



1 ELEVATION - NORTH
A202 SCALE: 1 : 75



2 ELEVATION - SOUTH
A202 SCALE: 1 : 75

CLADDING LEGEND:

- RED BRICK
- RED BRICK SOLDIER STRING COURSE
- PRECAST CONCRETE CORNICE BLACK COLOUR
- CONCRETE
- ALUMINUM PANEL BLACK
- ALUMINUM PANEL COLOUR ACCENT (BLUE GREY)
- ALUMINUM PANEL GREY (COLOUR MATCH TO STEEL CLADDING)
- STEEL CLADDING GREY VERTICAL PLANKS
- ALUMINUM AND GLASS RAILING
- WOOD PLANK

NOTE:
WINDOW FRAMES ARE DARK GREY IN RED BRICK WALLS
AND ANODIZED ALUMINUM IN STEEL CLADDING WALLS

- GENERAL ARCHITECTURAL NOTES:**
1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 3. Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
 4. The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 5. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 6. These documents are not to be used for construction unless specifically noted for such purpose.

KEY PLAN

4	REISSUED FOR ZBLA	2024-04-08
3	REISSUED FOR ZBLA	2024-02-26
2	REISSUED FOR ZBLA	2024-01-08
1	ISSUED FOR ZBLA	2023-11-13

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PROJ	SCALE	DRAWN	REVIEWED
2214	NOTED	JH / BH	RMK

ELEVATIONS - NORTH AND SOUTH

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