

AS Design Company Inc.  
*The Passion of Design*

AS DESIGN COMPANY | 32 HACKETT STREET,  
OTTAWA, ON, K1V 0P7  
(613) - 7000387  
www.ASDesignCompany.com



10 GARRISON ST  
LOW-RISE APARTMENT BUILDING

10

REV. NO.

2023-01

PR. NO.

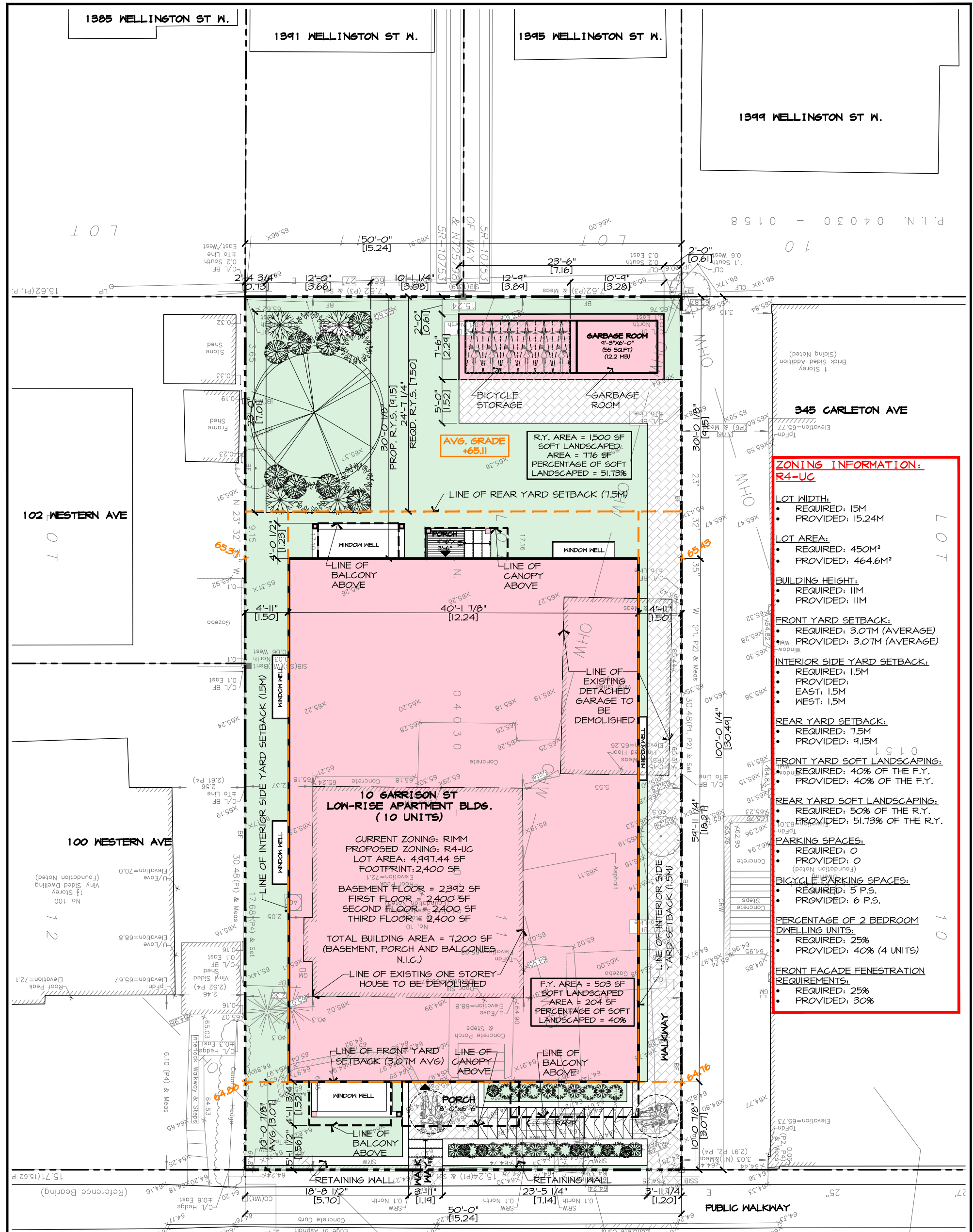
2024-06-03

DATE

10 GARRISON ST  
R1MM TO R4-UC

LOCATION

ZONING



**ZONING INFORMATION:**  
**R4-UC**

**LOT WIDTH:**

- REQUIRED: 15M
- PROVIDED: 15.24M

**LOT AREA:**

- REQUIRED: 450M<sup>2</sup>
- PROVIDED: 464.6M<sup>2</sup>

**BUILDING HEIGHT:**

- REQUIRED: 11M
- PROVIDED: 11M

**FRONT YARD SETBACK:**

- REQUIRED: 3.07M (AVERAGE)
- PROVIDED: 3.07M (AVERAGE)

**INTERIOR SIDE YARD SETBACK:**

- REQUIRED: 1.5M
- PROVIDED:
- EAST: 1.5M
- WEST: 1.5M

**REAR YARD SETBACK:**

- REQUIRED: 7.5M
- PROVIDED: 9.15M

**FRONT YARD SOFT LANDSCAPING:**

- REQUIRED: 40% OF THE F.Y.
- PROVIDED: 40% OF THE F.Y.

**REAR YARD SOFT LANDSCAPING:**

- REQUIRED: 50% OF THE R.Y.
- PROVIDED: 51.73% OF THE R.Y.

**PARKING SPACES:**

- REQUIRED: 0
- PROVIDED: 0

**BICYCLE PARKING SPACES:**

- REQUIRED: 5 P.S.
- PROVIDED: 6 P.S.

**PERCENTAGE OF 2 BEDROOM DWELLING UNITS:**

- REQUIRED: 25%
- PROVIDED: 40% (4 UNITS)

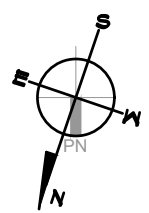
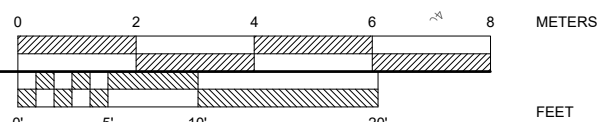
**FRONT FACADE FENESTRATION REQUIREMENTS:**

- REQUIRED: 25%
- PROVIDED: 30%

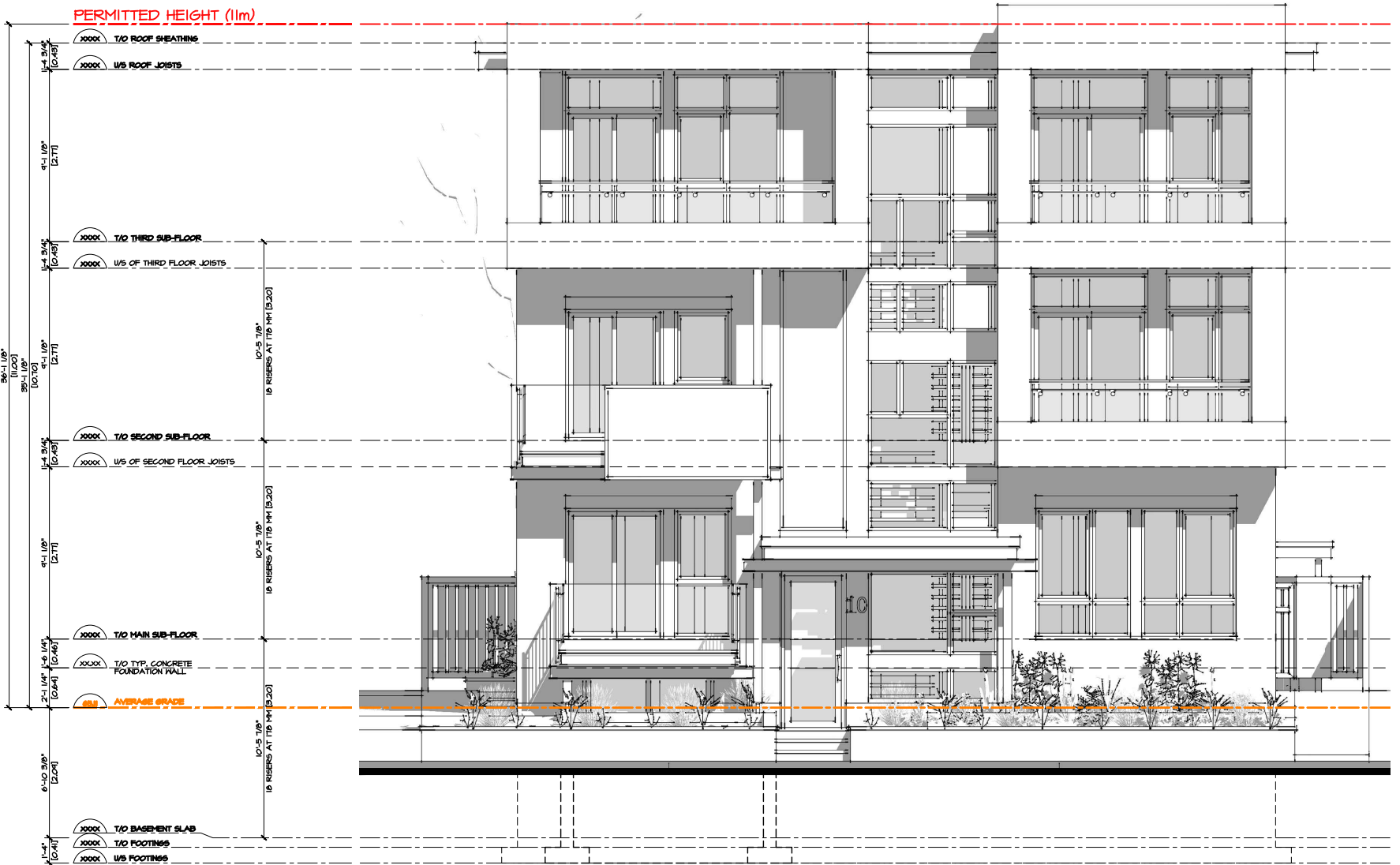
# GARRISON ST

## SITE PLAN

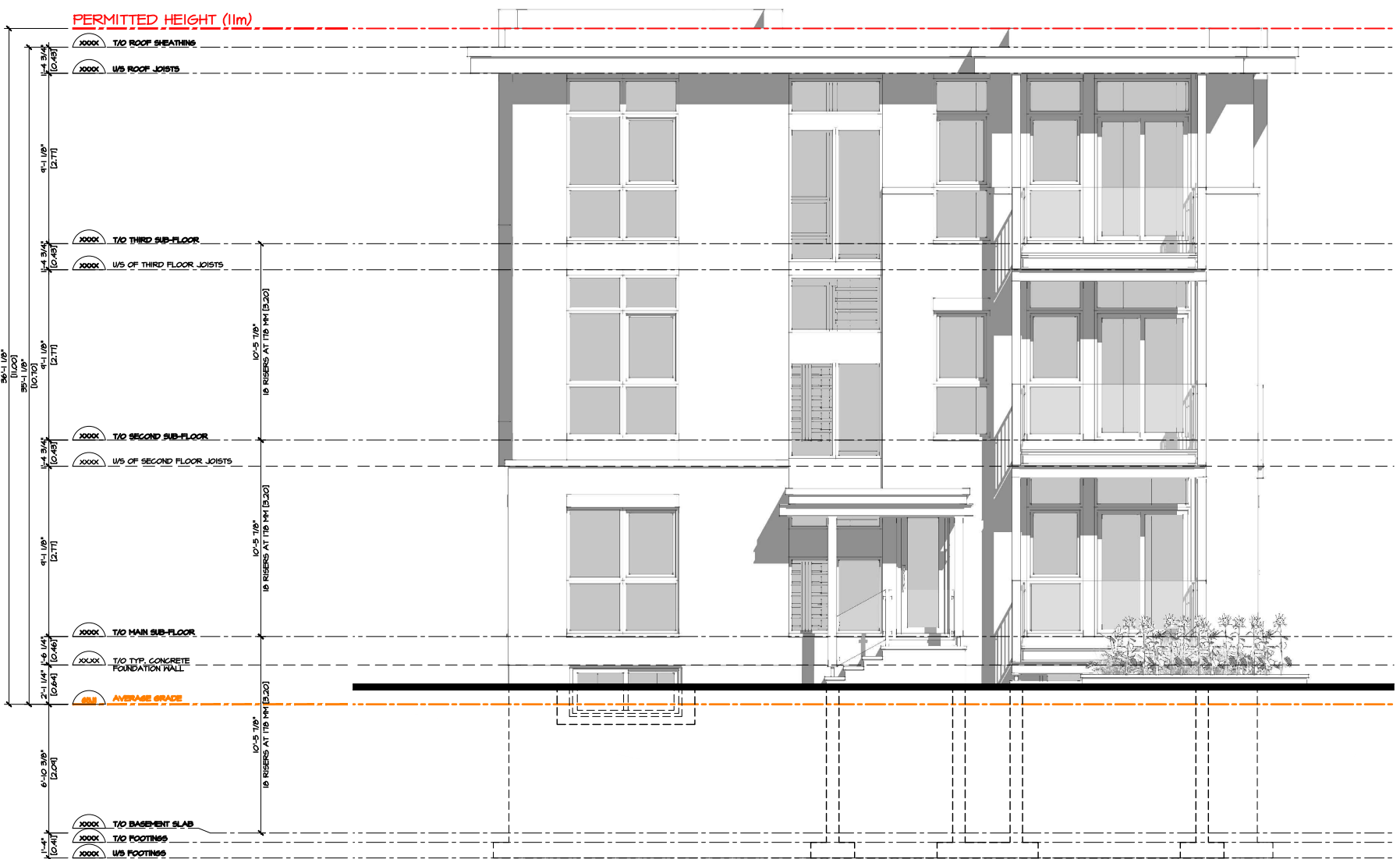
SCALE: 3/32" = 1'-0"



A2	DWG No.:	DATE:	2023-06-05	PROJECT No.:	2023-01	10	PRE-CONSULT.	2024	10 GARRISON ST	AS Design Company Inc. <i>The Stratum of Design</i> A-32 Ince Street, Ottawa, ON T1G 1G3   700.0087 EAMID@asdesigncompany.com
		CHECKED:	AS			9	LANDSCAPE	2024		
DWG BY:	AS	8	PRE-CONSULT.	2023	10-04					
		7	ELEV.	2023	09-22					
		6	FLR. PLANS	2023	08-31					
		5	FLR. PLANS	2023	08-29					
		4	FLR. PLANS	2023	07-18					
			REVIEW	2023						
			REVIEW	2023						
			REVIEW	2023						



**NORTH ELEVATION**  
SCALE :  $\frac{1}{8}'' = 1'-0''$



**SOUTH ELEVATION**  
SCALE :  $\frac{1}{8}'' = 1'-0''$

A7  
DWG No.:

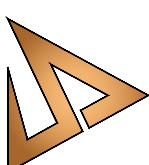
DATE: 2023-06-05  
CHECKED: AS  
DWG BY: AS

PROJECT No.:  
2023-01

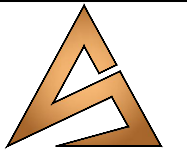
10	PRE-CONSULT.	2024
9	LANDSCAPE DESIGN	2024
8	PRE-CONSULT.	2023
7	ELEV. REVIEW	2023
6	FLR. PLANS REVIEW	2023
5	FLR. PLANS REVIEW	2023
4	FLR. PLANS REVIEW	2023

10 GARRISON ST

PROJECT TITLE



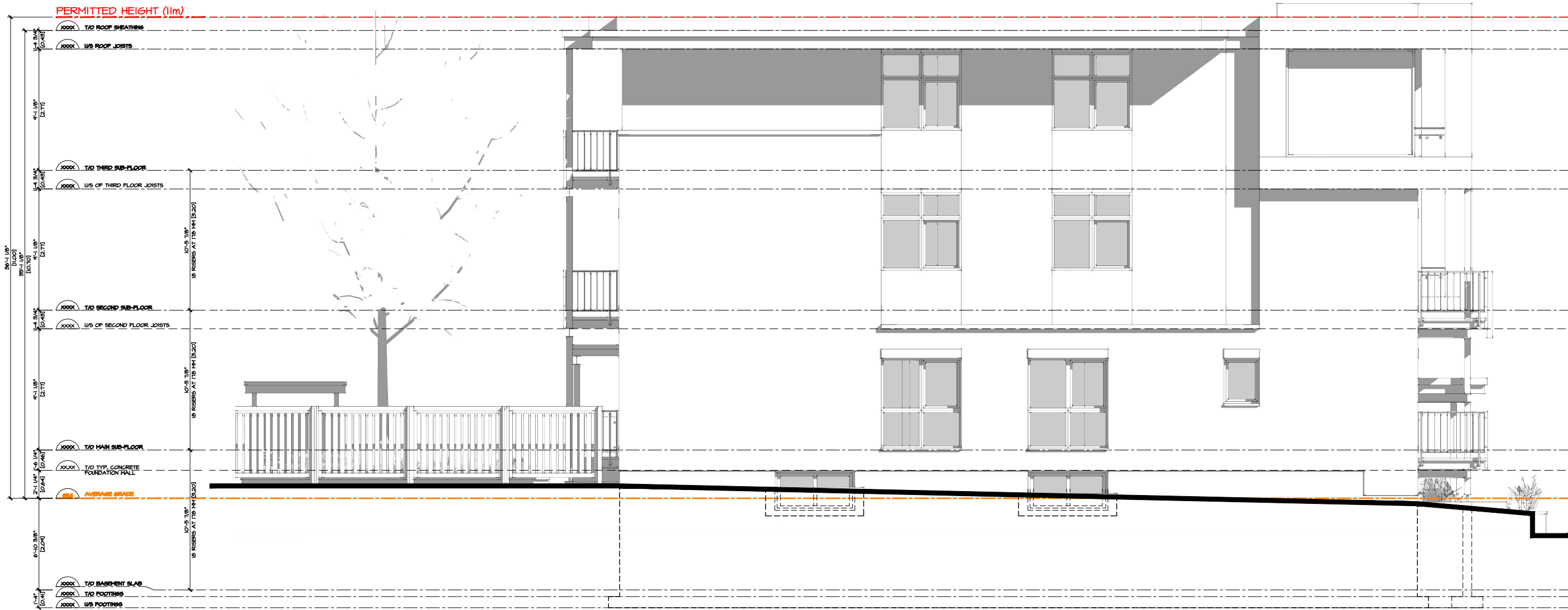
AS Design Company Inc.  
The Passion of Design  
A-32 Incewell Street, Ottawa,  
ON K1M 1S8  
T: (613) 700-0387  
F: (613) 700-0387  
E: AMID@ASDesignCompany.com



AS Design Company Inc.  
*The Passion of Design*  
 A: 32 Hockett Street, Ottawa,  
 ON, K1V 0P7  
 T: (613) 700 0387  
 E:AMJD@ASDesigncompany.com

PROJECT TITLE

10 GARRISON ST



# EAST ELEVATION

SCALE :  $\frac{1}{8}'' = 1'-0''$

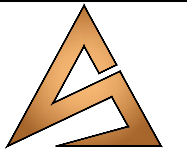
10	PRE-CONSULT.	2024 06-03
9	LANDSCAPE DESIGN	2024 04-11
8	PRE-CONSULT.	2023 10-04
7	ELEV. REVIEW	2023 09-22
6	FLR. PLANS REVIEW	2023 08-31
5	FLR. PLANS REVIEW	2023 08-29
4	FLR. PLANS REVIEW	2023 07-18

PROJECT No. :  
**2023-01**

DATE:	2023-06-05
CHECKED:	AS
DWG BY:	AS

DWG No:  
**A8**

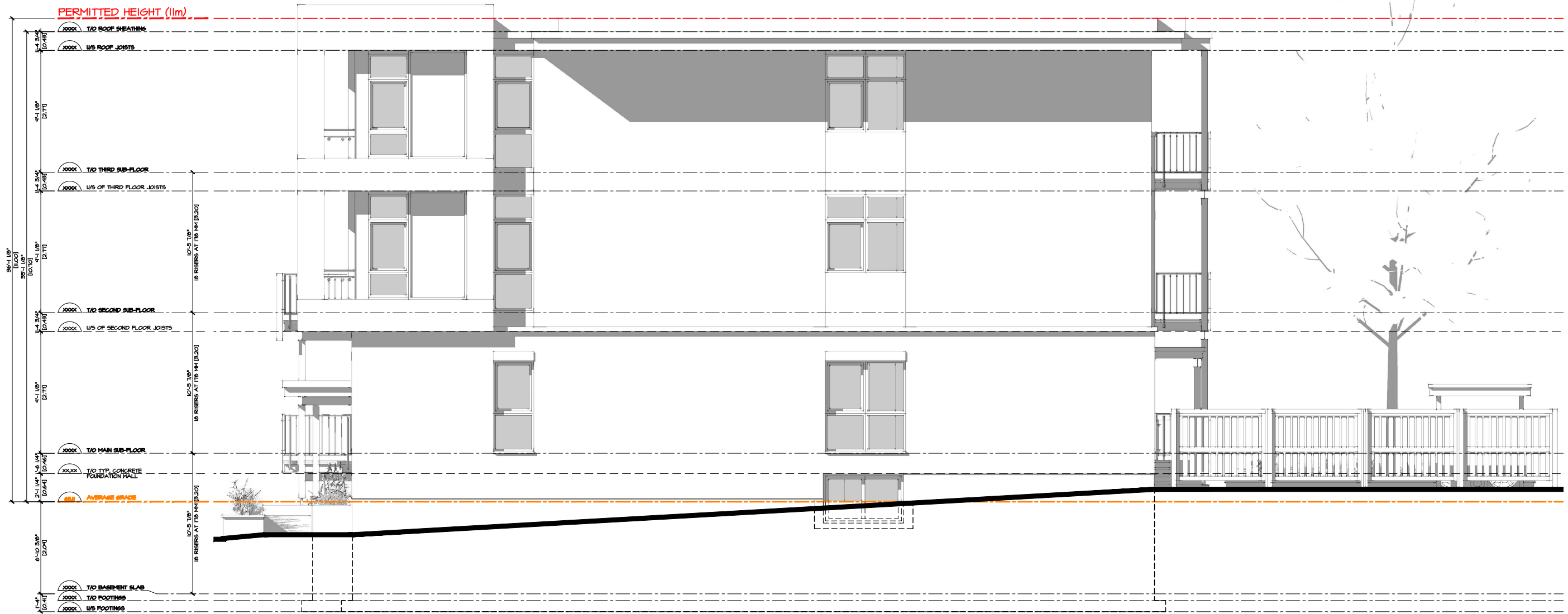




AS Design Company Inc.  
*The Passion of Design*  
 A: 32 Hockett Street, Ottawa,  
 ON, K1V 0P7  
 T: (613) 700 0387  
 E:AMJD@ASDesigncompany.com

PROJECT TITLE

10 GARRISON ST



**WEST ELEVATION**

SCALE :  $\frac{1}{8}'' = 1'-0''$

10	PRE-CONSULT.	2024 06-03
9	LANDSCAPE DESIGN	2024 04-11
8	PRE-CONSULT.	2023 10-04
7	ELEV. REVIEW	2023 09-22
6	FLR. PLANS REVIEW	2023 08-31
5	FLR. PLANS REVIEW	2023 08-29
4	FLR. PLANS REVIEW	2023 07-18

PROJECT No. :  
**2023-01**

DATE:	2023-06-05
CHECKED:	AS
DWG BY:	AS

DWG No:  
**A9**



**NORTH PERSPECTIVE**



**SOUTH PERSPECTIVE**

AIO

DWG No.

DATE:	2023-06-05
CHECKED:	AS
DWG BY:	AS

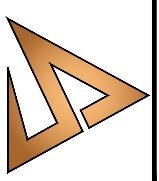
PROJECT No.:  
2023-01

10	PRE-CONSULT.	2024	06-03
9	LANDSCAPE DESIGN	2024	04-11
8	PRE-CONSULT.	2023	10-04
7	ELEV. REVIEW	2023	09-22
6	FLR. PLANS REVIEW	2023	08-31
5	FLR. PLANS REVIEW	2023	08-29
4	FLR. PLANS REVIEW	2023	07-18

10 GARRISON ST

PROJECT TITLE

AS Design Company Inc.  
The Division of Design  
A: 32 Incewell Street, Ottawa,  
T: (613) 700-0087  
E: AMID@ASdesigncompany.com

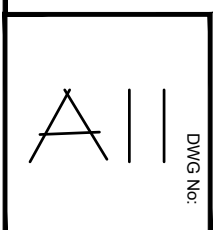




NORTH EAST PERSPECTIVE



NORTH WEST PERSPECTIVE



DATE:	2023-06-05
CHECKED:	AS
DWG BY:	AS

PROJECT No. :  
**2023-01**

10	PRE-CONSULT.	2024
9	LANDSCAPE DESIGN	2024
8	PRE-CONSULT.	2023
7	ELEV. REVIEW	2023
6	FLR. PLANS REVIEW	2023
5	FLR. PLANS REVIEW	2023
4	FLR. PLANS REVIEW	2023

10 GARRISON ST

PROJECT TITLE

AS Design Company Inc.  
*The Passion of Design*  
 A-32 Hockell Street, Ottawa, ON  
 T1R 1G3 | 700.0387  
 E:AMID@ASdesigncompany.com





SOUTH EAST PERSPECTIVE



SOUTH WEST PERSPECTIVE

A12  
DWG No.

DATE:	2023-06-05
CHECKED:	AS
DWG BY:	AS

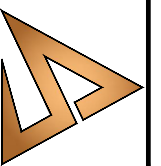
PROJECT No. :  
2023-01

10	PRE-CONSULT.	2024
9	LANDSCAPE DESIGN	06-03
8	PRE-CONSULT.	04-11
7	ELEV. REVIEW	2023
6	FLR. PLANS REVIEW	09-22
5	FLR. PLANS REVIEW	2023
4	FLR. PLANS REVIEW	08-29
		07-18

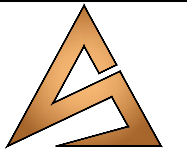
10 GARRISON ST

PROJECT TITLE

AS Design Company Inc.  
The Stratum of Design  
A-32 Incewell Street, Ottawa,  
T1 (413) 700-0387  
E:AMID@ASDesignCompany.com







AS Design Company Inc.  
*The Passion of Design*  
 A: 32 Hockett Street, Ottawa,  
 ON, K1V 0P7  
 T: (613) 700 0387  
 E: AMJD@ASDesigncompany.com

PROJECT TITLE

10 GARRISON ST



10	PRE-CONSULT.	2024 06-03
9	LANDSCAPE DESIGN	2024 04-11
8	PRE-CONSULT.	2023 10-04
7	ELEV. REVIEW	2023 09-22
6	FLR. PLANS REVIEW	2023 08-31
5	FLR. PLANS REVIEW	2023 08-29
4	FLR. PLANS REVIEW	2023 07-18

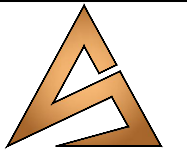
PROJECT No. :  
**2023-01**

DATE:	2023-06-05
CHECKED:	AS
DWG BY:	AS

DWG No:  
**A13**

# NORTH STREET CONTEXT PERSPECTIVE

 PROPOSED FUTURE PERMITTED SIX STOREY BUILDING



AS Design Company Inc.  
*The Passion of Design*  
 A: 32 Hockett Street, Ottawa,  
 ON, K1V 0P7  
 T: (613) 700 0387  
 E: AMJD@ASDesignCompany.com

PROJECT TITLE

10 GARRISON ST



10	PRE-CONSULT.	2024 06-03
9	LANDSCAPE DESIGN	2024 04-11
8	PRE-CONSULT.	2023 10-04
7	ELEV. REVIEW	2023 09-22
6	FLR. PLANS REVIEW	2023 08-31
5	FLR. PLANS REVIEW	2023 08-29
4	FLR. PLANS REVIEW	2023 07-18

PROJECT No. :  
**2023-01**

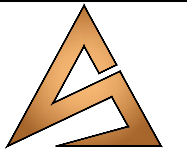
DATE:	2023-06-05
CHECKED:	AS
DWG BY:	AS

DWG No:  
**A14**

# NORTH EAST STREET CONTEXT PERSPECTIVE

 PROPOSED FUTURE PERMITTED SIX STOREY BUILDING

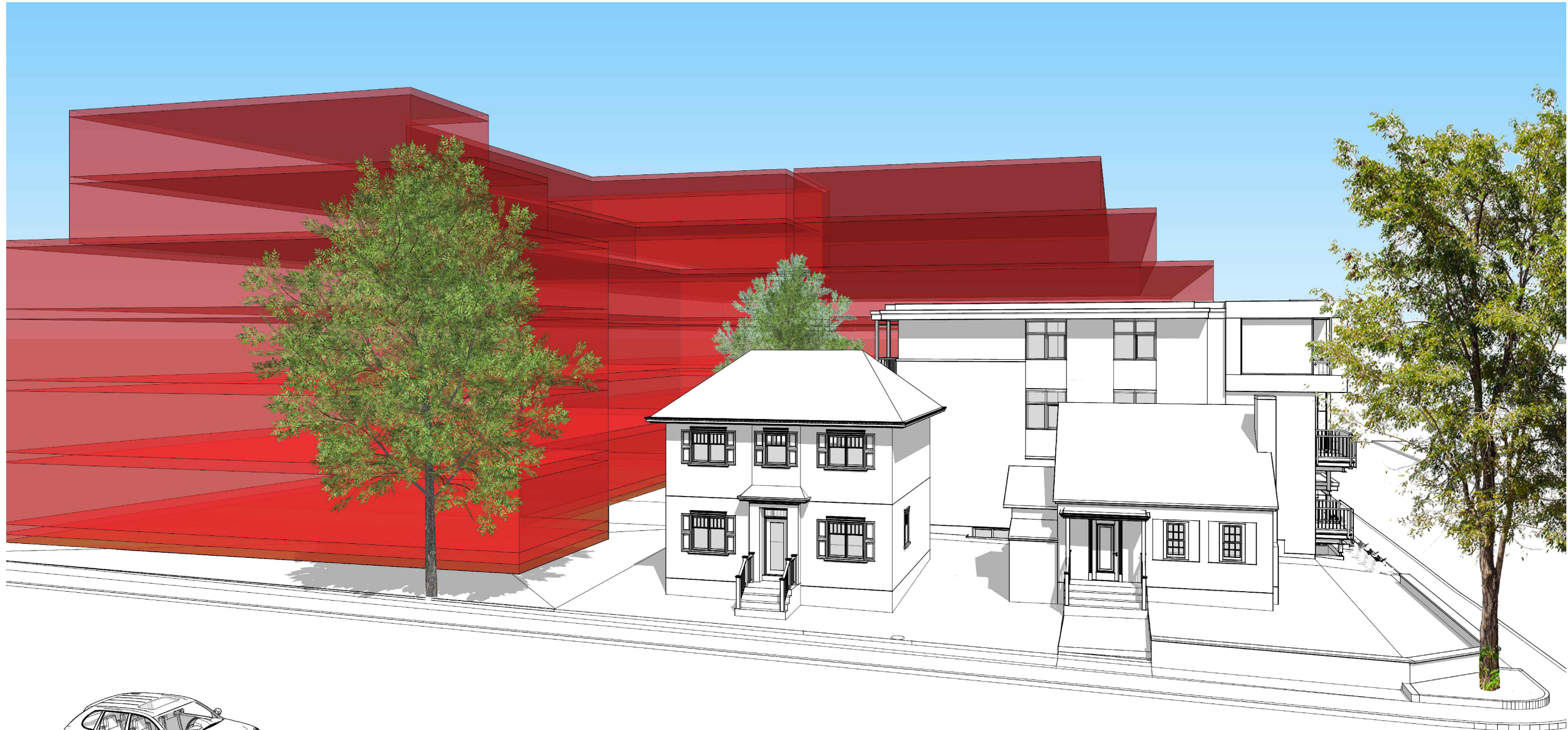




AS Design Company Inc.  
*The Passion of Design*  
 A: 32 Hockett Street, Ottawa,  
 ON, K1V 0P7  
 T: (613) 700 0387  
 E:AMJD@ASDesigncompany.com

PROJECT TITLE

10 GARRISON ST



10	PRE-CONSULT.	2024 06-03
9	LANDSCAPE DESIGN	2024 04-11
8	PRE-CONSULT.	2023 10-04
7	ELEV. REVIEW	2023 09-22
6	FLR. PLANS REVIEW	2023 08-31
5	FLR. PLANS REVIEW	2023 08-29
4	FLR. PLANS REVIEW	2023 07-18

PROJECT No. :  
**2023-01**

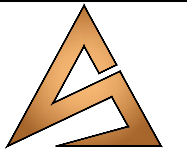
DATE:	2023-06-05
CHECKED:	AS
DWG BY:	AS

DWG No:  
**A15**

# EAST STREET CONTEXT PERSPECTIVE

 PROPOSED FUTURE PERMITTED SIX STOREY BUILDING





AS Design Company Inc.  
*The Passion of Design*  
 A: 32 Hockett Street, Ottawa,  
 ON, K1V 0P7  
 T: (613) 700 0387  
 E: AMJD@ASDesignCompany.com

PROJECT TITLE

10 GARRISON ST



10	PRE-CONSULT.	2024 06-03
9	LANDSCAPE DESIGN	2024 04-11
8	PRE-CONSULT.	2023 10-04
7	ELEV. REVIEW	2023 09-22
6	FLR. PLANS REVIEW	2023 08-31
5	FLR. PLANS REVIEW	2023 08-29
4	FLR. PLANS REVIEW	2023 07-18

PROJECT No. :  
**2023-01**

DATE:	2023-06-05
CHECKED:	AS
DWG BY:	AS

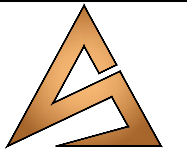
DWG No:

A16

# AERIAL STREET CONTEXT PERSPECTIVE

 PROPOSED FUTURE PERMITTED SIX STOREY BUILDING

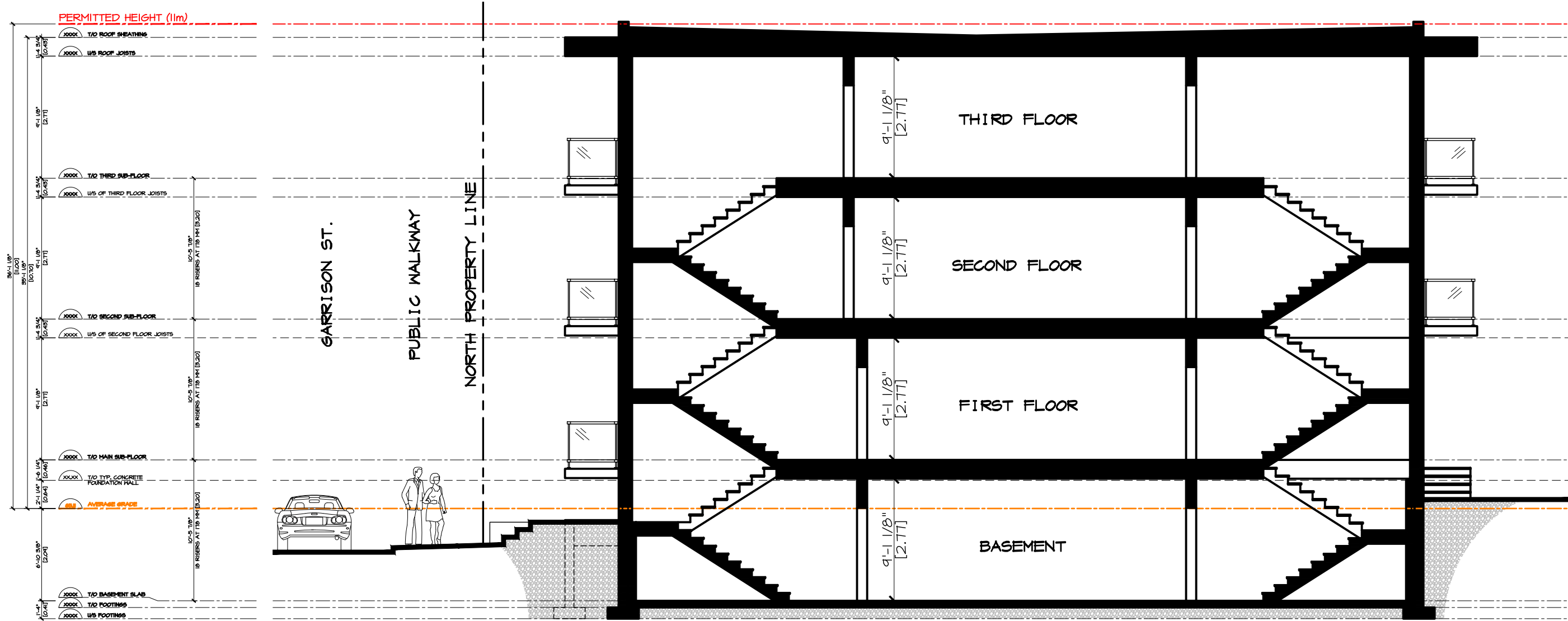




AS Design Company Inc.  
*The Passion of Design*  
 A: 32 Hackett Street, Ottawa,  
 ON, K1V 0P7  
 T: (613) 700 0387  
 E: AMJD@ASDesignCompany.com

PROJECT TITLE

10 GARRISON ST



**SECTION I**  
 SCALE : 1/8" = 1'-0"

10	PRE-CONSULT.	2024 06-03
9	LANDSCAPE DESIGN	2024 04-11
8	PRE-CONSULT.	2023 10-04
7	ELEV. REVIEW	2023 09-22
6	FLR. PLANS REVIEW	2023 08-31
5	FLR. PLANS REVIEW	2023 08-29
4	FLR. PLANS REVIEW	2023 07-18

PROJECT No. :  
**2023-01**

DATE:	2023-06-05
CHECKED:	AS
DWG BY:	AS

DWG No:  
**A17**