



RENFROE LAND MANAGEMENT

50 BAYSWATER AVE

50 BAYSWATER AVE + 1088 SOMERSET STREET W

RLA PROJECT #: 2028

rla / architecture

ISSUED FOR OPA/ZBLA APPLICATION

2024-08-02

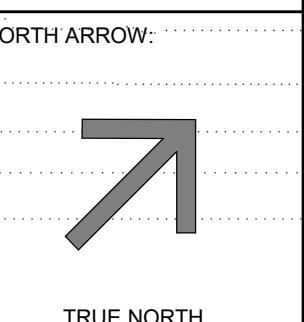




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No.	DESCRIPTION	DATE
5	ISSUED FOR OPA/ZBLA APPLICATION	2024-08-02
4	ISSUED FOR PH 3 PRE-CONSULT OPA/ZA/SPC	2024-05-29
3	REVISED PER UDRP COMMENTS	2024-03-12
2	ISSUED FOR UDRP	2024-01-15
1	ISSUED FOR PRE-CONSULT	2023-08-24
	REVISIONS:	

No.	DESCRIPTION	DATE
1	ISSUED FOR PRE-CONSULT	2023-08-24
	REVISIONS:	



CLIENT:

 RENFROE LAND MANAGEMENT
 CLIENT NAME

ARCHITECT:

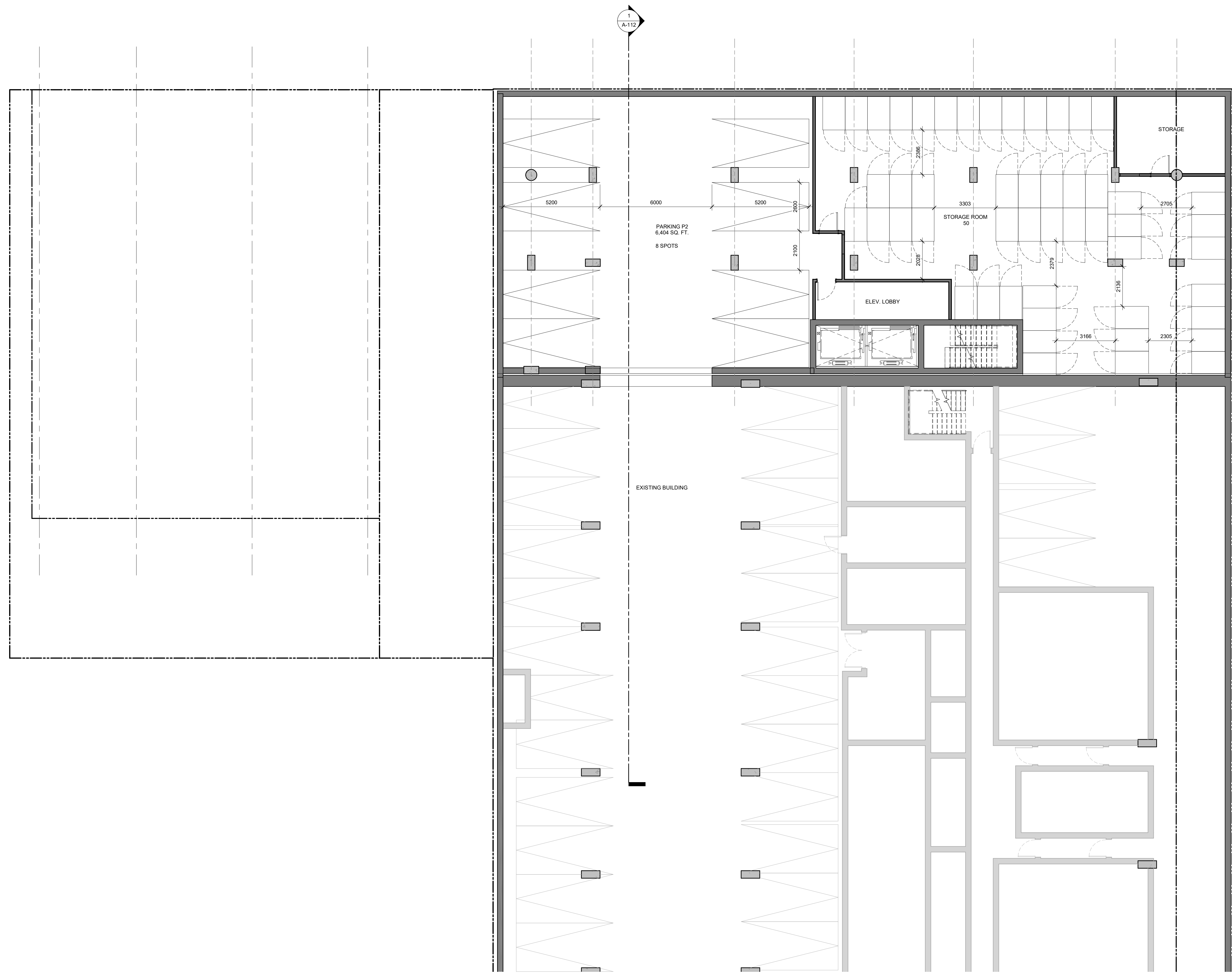
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.robericklahey.ca

PROJECT TITLE:
 50 BAYSWATER AVE

SHEET TITLE:
 CONTEXT PLAN

DRAWN: RIB	CHECKED: RV
SCALE: 1 : 500	SHEET No.:
PROJECT No: 2028	A-101 Plan No.: # 19036

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1	ISSUED FOR PRE-CONSULT	2023-08-24

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT: 
 RENFROE LAND MANAGEMENT
 CLIENT NAME

ARCHITECT: 
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklacey.ca

PROJECT TITLE:
 50 BAYSWATER AVE

SHEET TITLE:
 P2 FLOOR PLAN


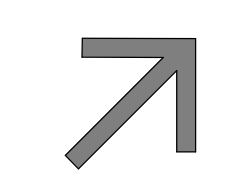
DRAWN: RIB	CHECKED: RV
SCALE: 1 : 100	SHEET No.: A-103
PROJECT No.: 2028	Plan No.: # 19036

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	REVISIONS:	YYYY-MM-DD

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	REVISIONS:	YYYY-MM-DD

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT: 
 RENFROE LAND MANAGEMENT
 CLIENT NAME

ARCHITECT: 
 56 Beech Street, Ottawa, Ontario K1S 3J6
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PROJECT TITLE:
50 BAYSWATER AVE
 50 BAYSWATER AVE

SHEET TITLE:
P1 FLOOR PLAN

DRAWN: RIB	CHECKED: RV
SCALE: 1 : 100	SHEET No.:
PROJECT No: 2028	A-104 Plan No.: # 19036

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CLIENT: RENFROE LAND MANAGEMENT
CLIENT NAME

ARCHITECT: rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
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PROJECT TITLE:
50 BAYSWATER AVE
50 BAYSWATER AVE

SHEET TITLE:
GROUND FLOOR PLAN

DRAWN: RIB	CHECKED: RV
SCALE: 1 : 100	SHEET No.:
PROJECT No: 2028	A-105 Plan No.: # 19036

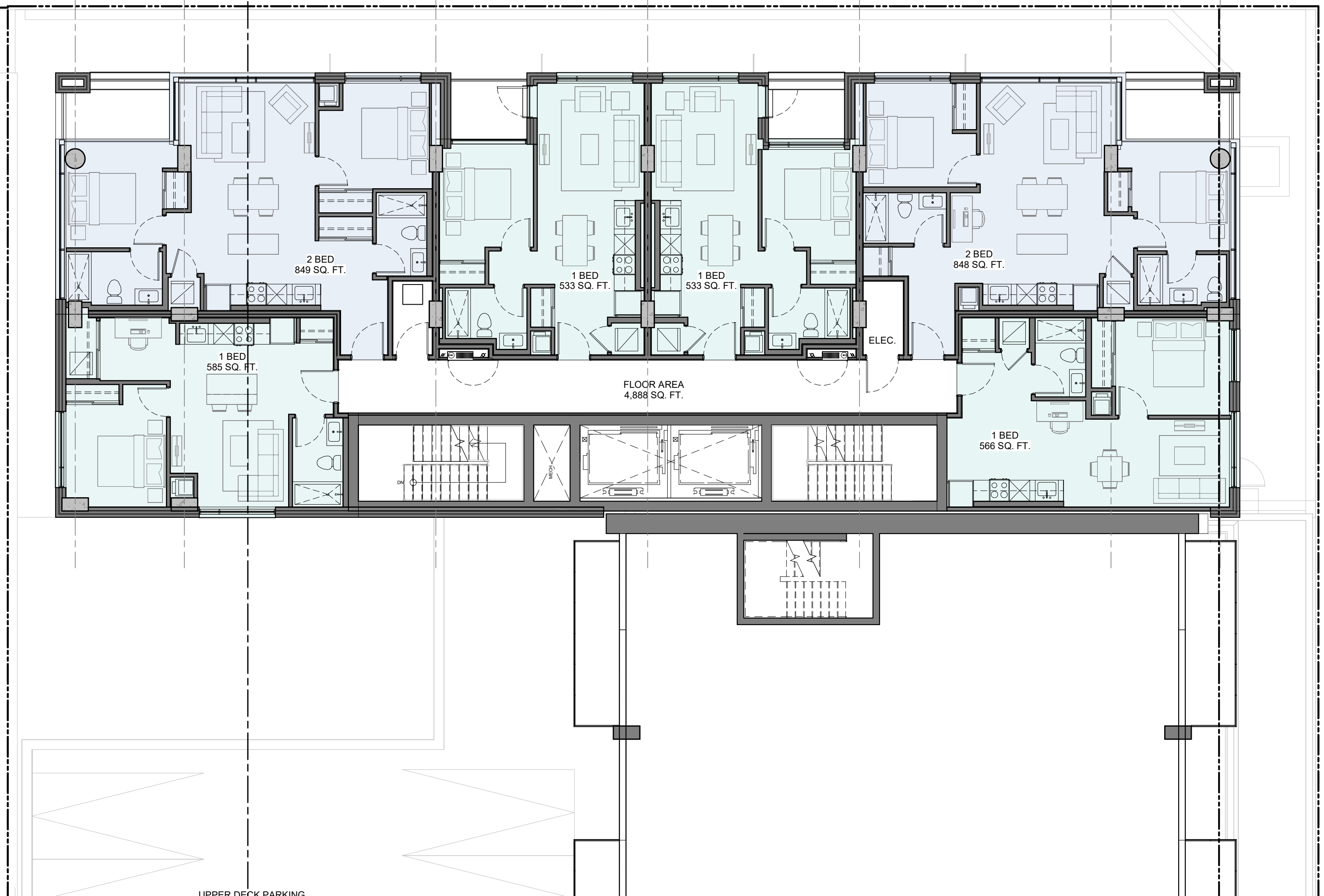
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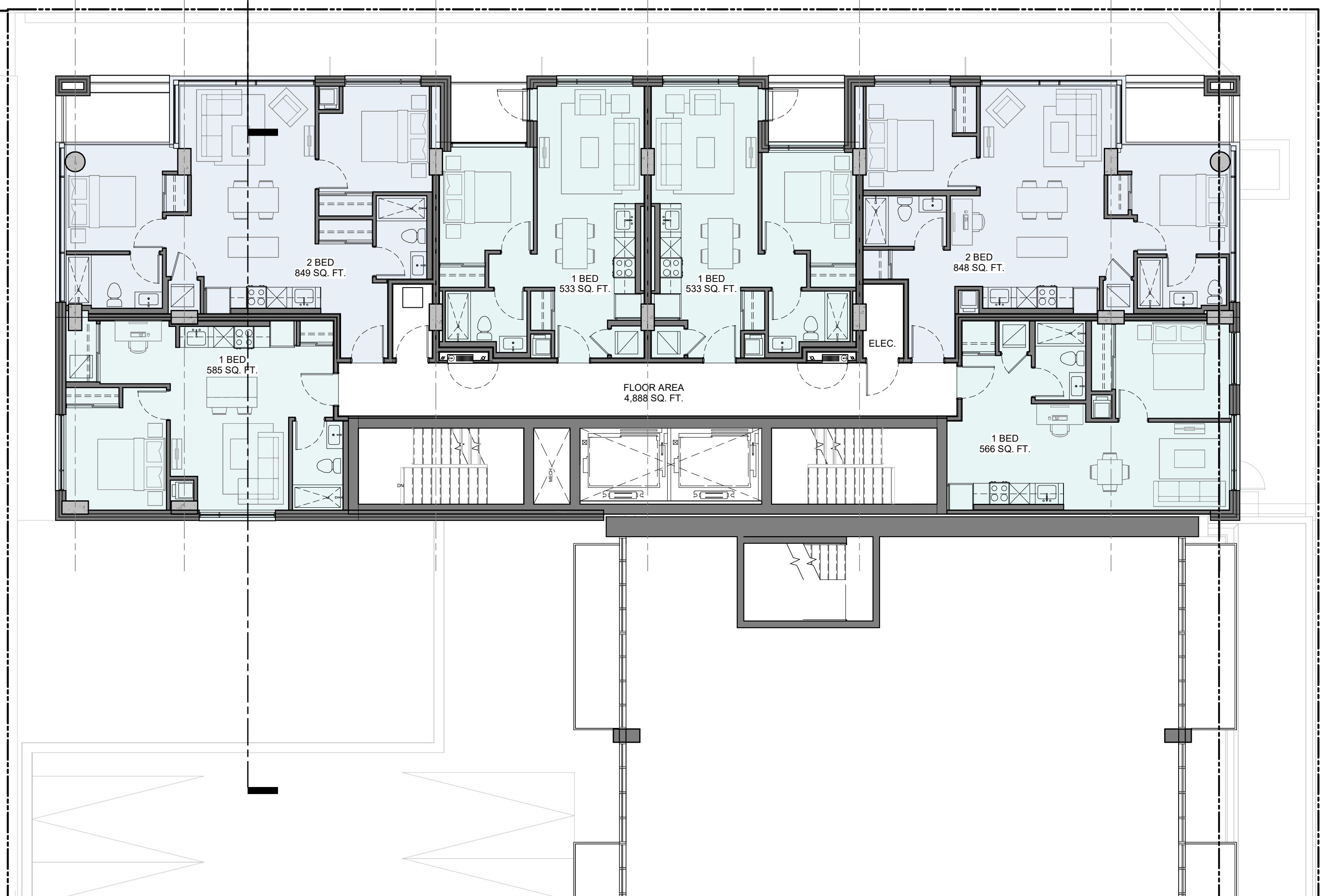
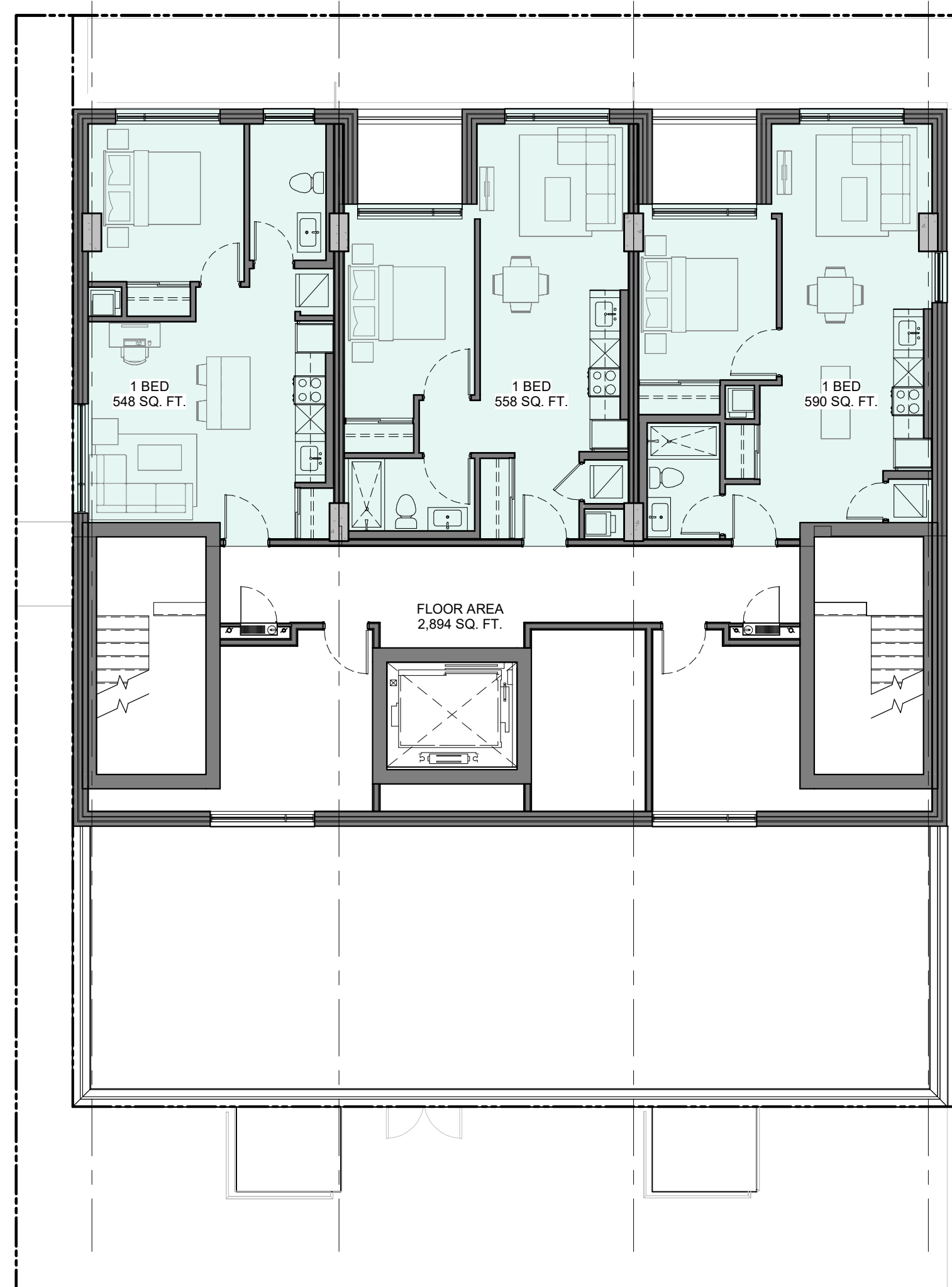
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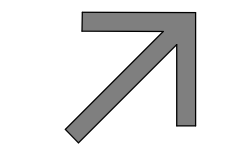
1 L2-L4 FLOOR PLAN
A-106 1:100



2 L5-L6 FLOOR PLAN
A-106 1:100

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REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

RODERICK-LAHEY ARCHITECTS
LICENCE 4375
TRUE NORTH

CLIENT: 
RENFROE LAND MANAGEMENT
CLIENT NAME

ARCHITECT: 
56 Beech Street, Ottawa, Ontario K1S 3J6
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PROJECT TITLE:
50 BAYSWATER AVE
50 BAYSWATER AVE

SHEET TITLE:
L2-L6 FLOOR PLANS

DRAWN: RIB	CHECKED: RV
SCALE: 1 : 100	SHEET No.:
PROJECT No.:	A-106
2028	Plan No. : # 19036

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PLOT DATE: 2024-08-01 2:24:34 PM

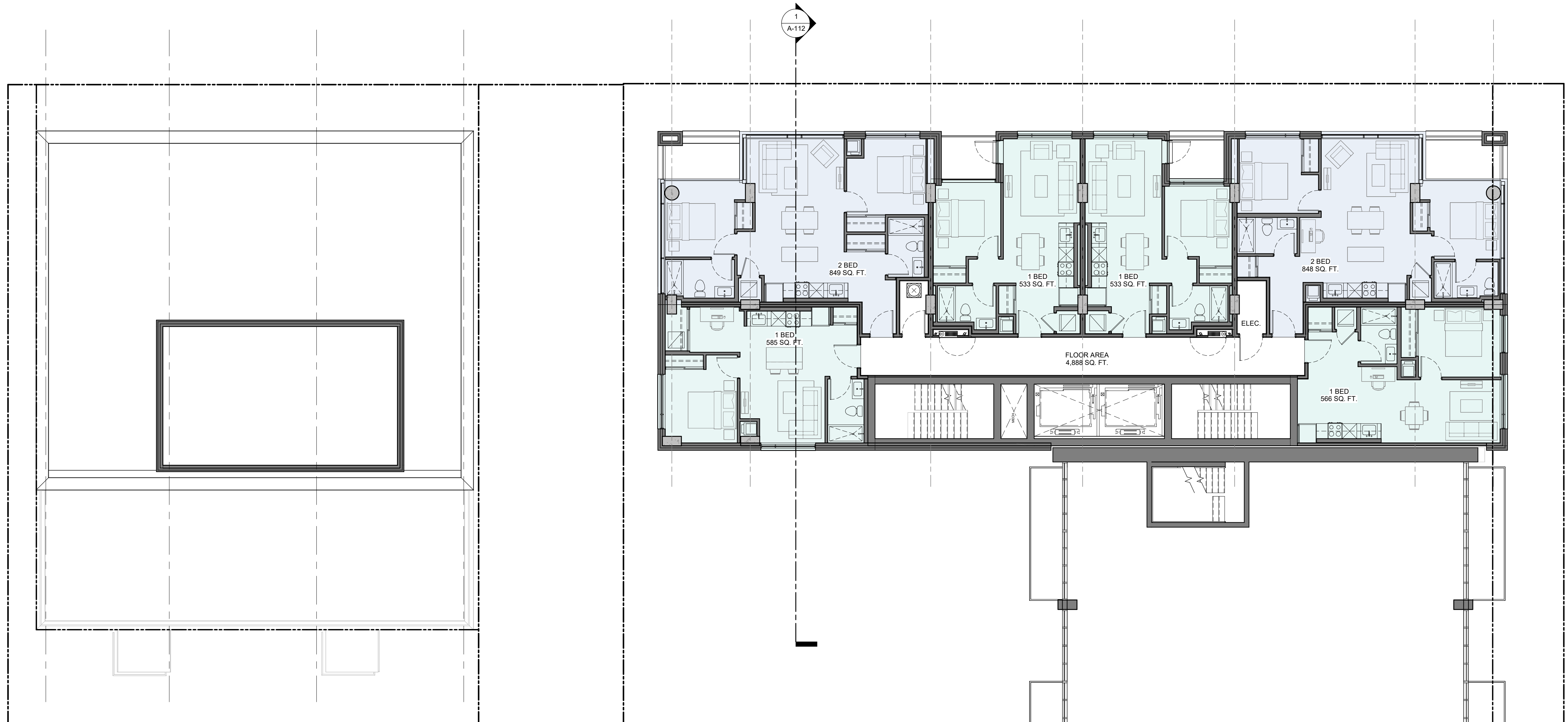
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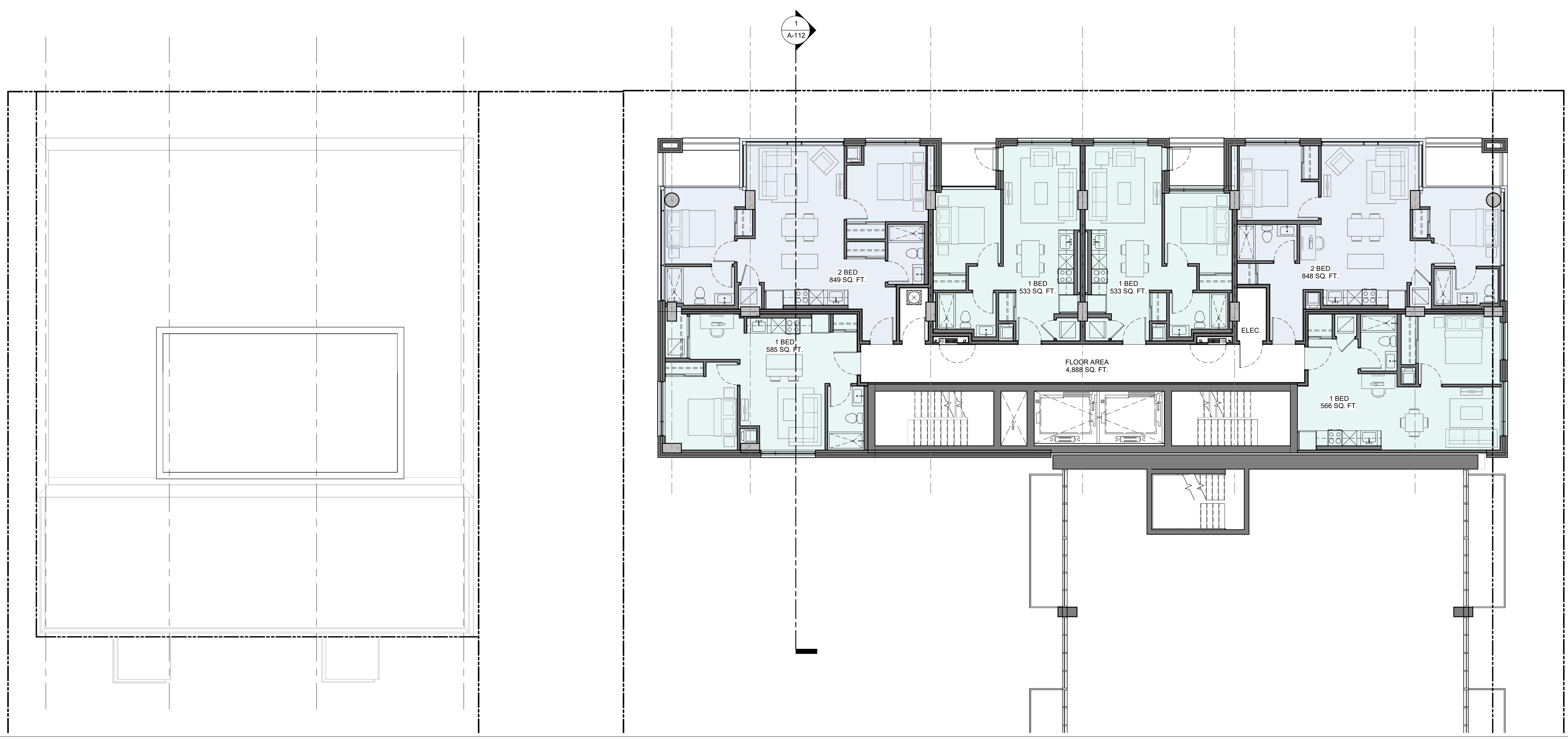
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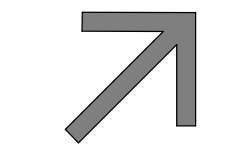
1 L7 FLOOR PLAN
A-107 1:100



2 L8-L12 FLOOR PLAN
A-107 1:100

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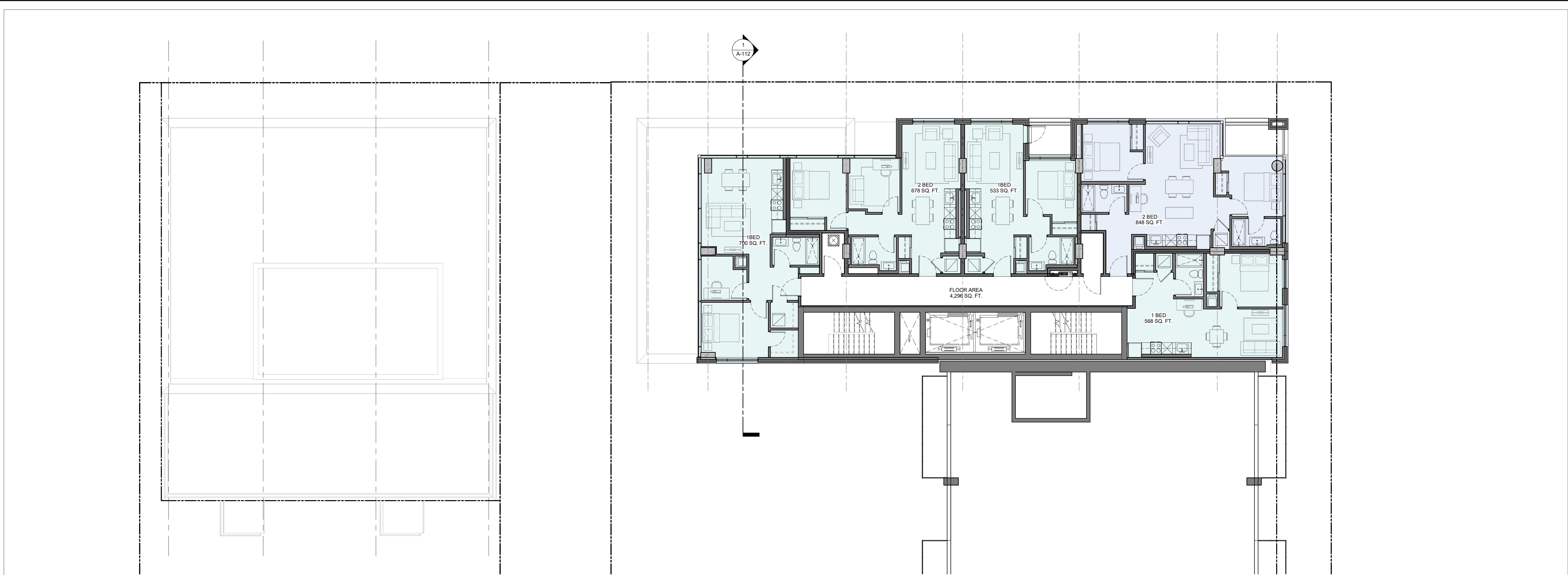
ARCHITECT:  rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklacey.ca

PROJECT TITLE:
50 BAYSWATER AVE
50 BAYSWATER AVE

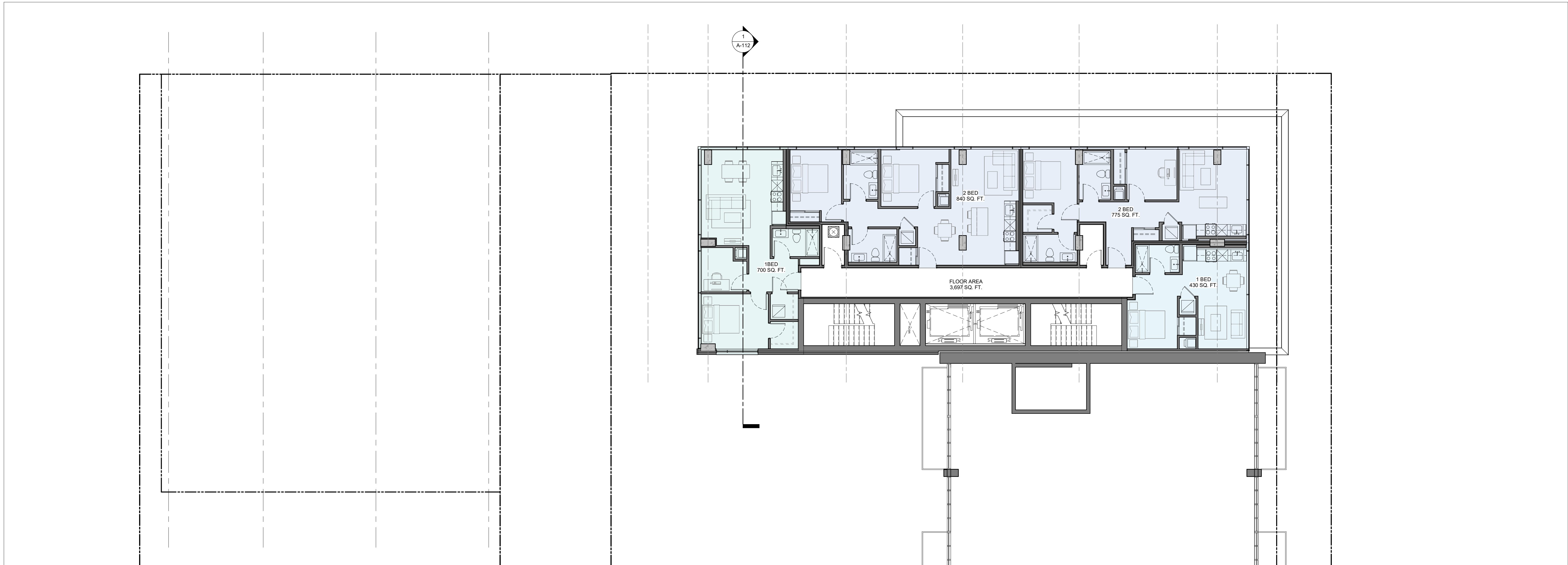
SHEET TITLE:
L7-L12 FLOOR PLANS

DRAWN: RIB	CHECKED: RV
SCALE: 1 : 100	SHEET No.:
PROJECT No.:	A-107
2028	Plan No.: # 19036

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm) PLOT DATE: 2024-08-01 2:24:36PM



1 L13-L14 FLOOR PLAN
A-108 1:100



2 L15 FLOOR PLAN
A-108 1:100

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ARCHITECT SEAL:	NORTH ARROW:

CLIENT:

RENFROE LAND MANAGEMENT
CLIENT NAME

ARCHITECT:

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PROJECT TITLE:

50 BAYSWATER AVE

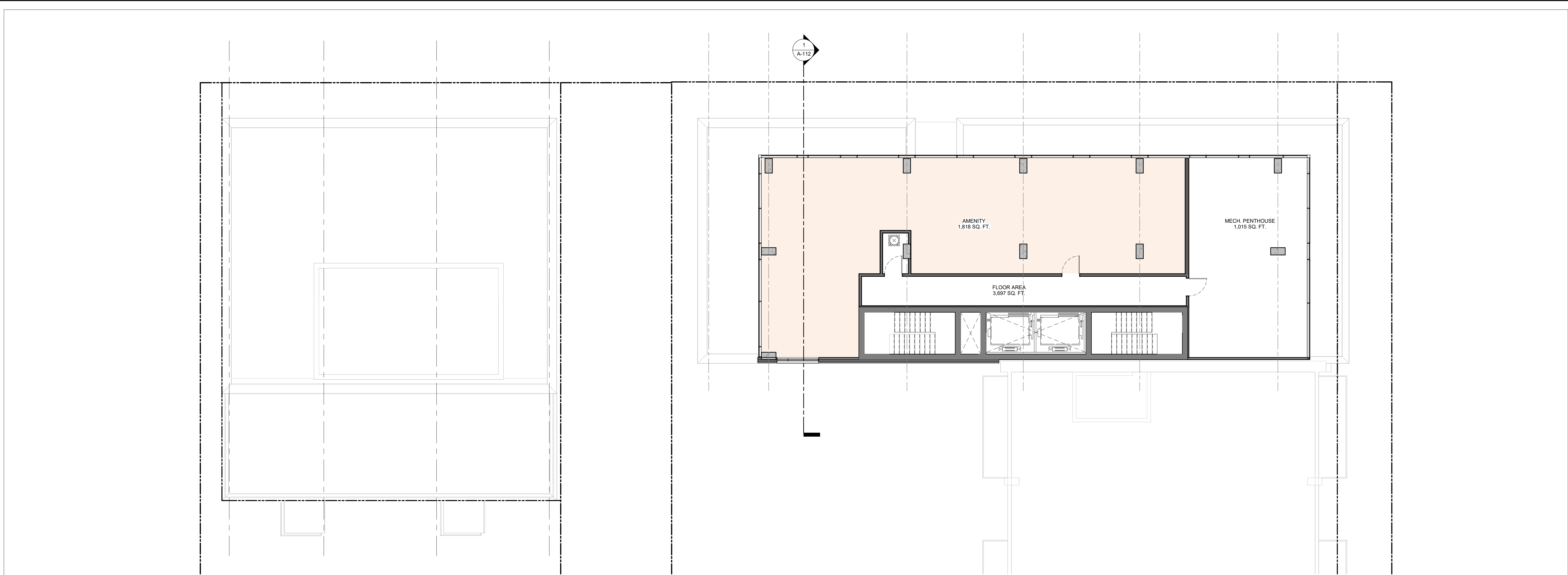
50 BAYSWATER AVE

SHEET TITLE:

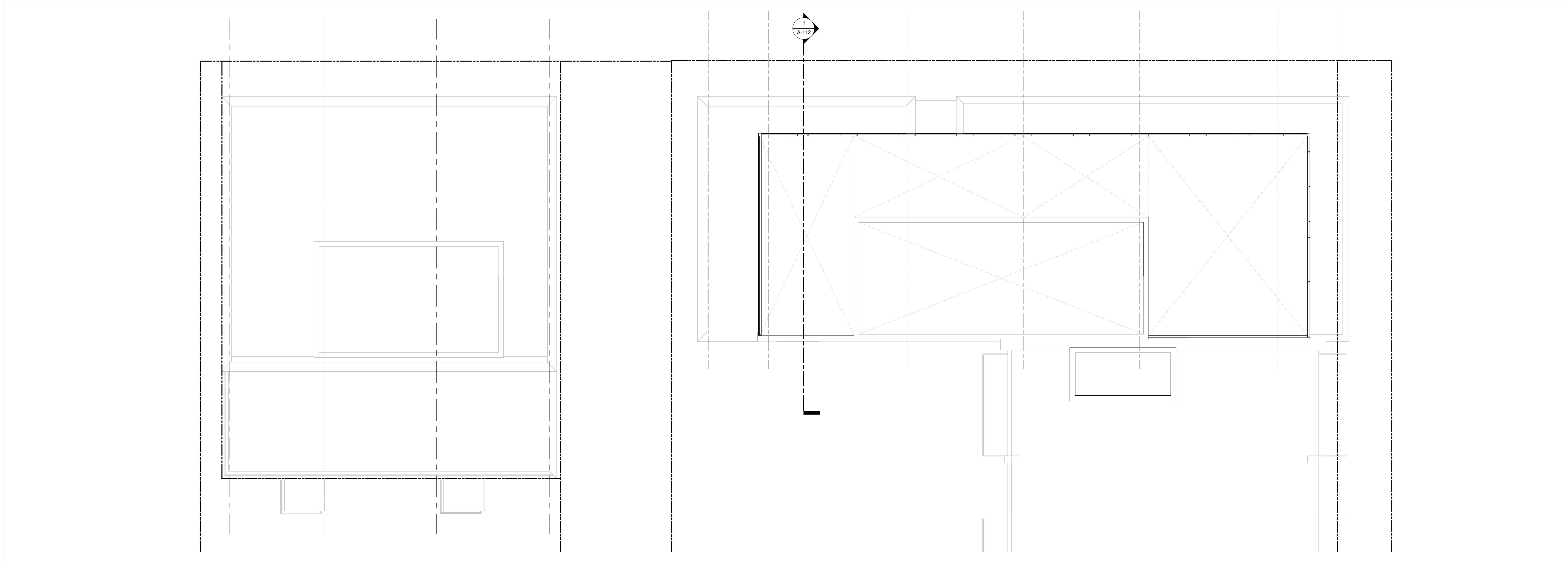
L13-L15 FLOOR PLANS

DRAWN: RIB	CHECKED: RV
SCALE: 1 : 100	SHEET No.:
PROJECT No.:	A-108
2028	Plan No.: # 19036

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
PLOT DATE: 2024-08-01 2:24:37PM




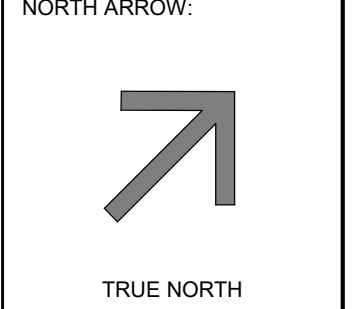
1 L16 FLOOR PLAN
A-109 1:100



2 ROOF PLAN
A-109 1:100

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ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT: 
RENFROE LAND MANAGEMENT
CLIENT NAME

ARCHITECT: 
56 Beech Street, Ottawa, Ontario K1S 3J6
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PROJECT TITLE:
50 BAYSWATER AVE
50 BAYSWATER AVE

SHEET TITLE:
L16 FLOOR PLAN

DRAWN: RIB	CHECKED: RV
SCALE: 1:100	SHEET No.:
PROJECT No: 2028	A-109 Plan No.: # 19036

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
PLOT DATE: 2024-08-01 2:24:40PM



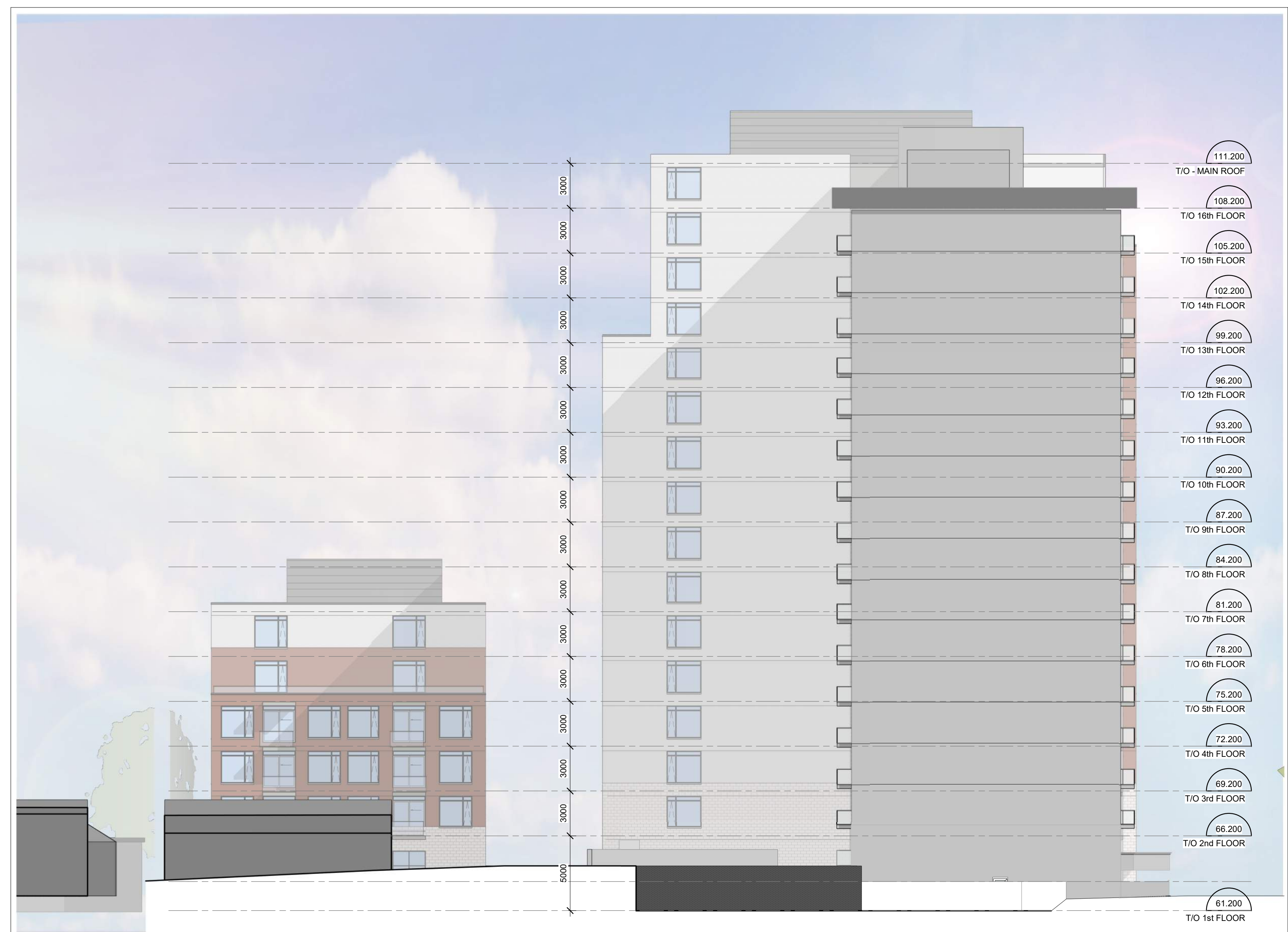
1 BAYSWATER ELEVATION
A-110 1:200



2 SOMERSET STREET W ELEVATION
A-110 1:200



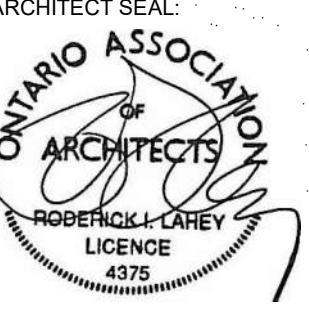
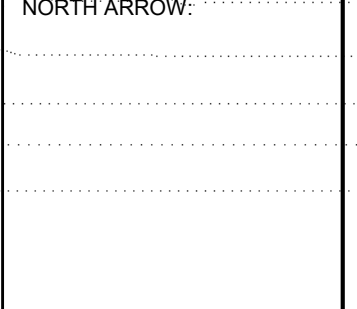
3 WEST ELEVATION - LANEWAY
A-110 1:200



4 SOUTH ELEVATION
A-110 1:200

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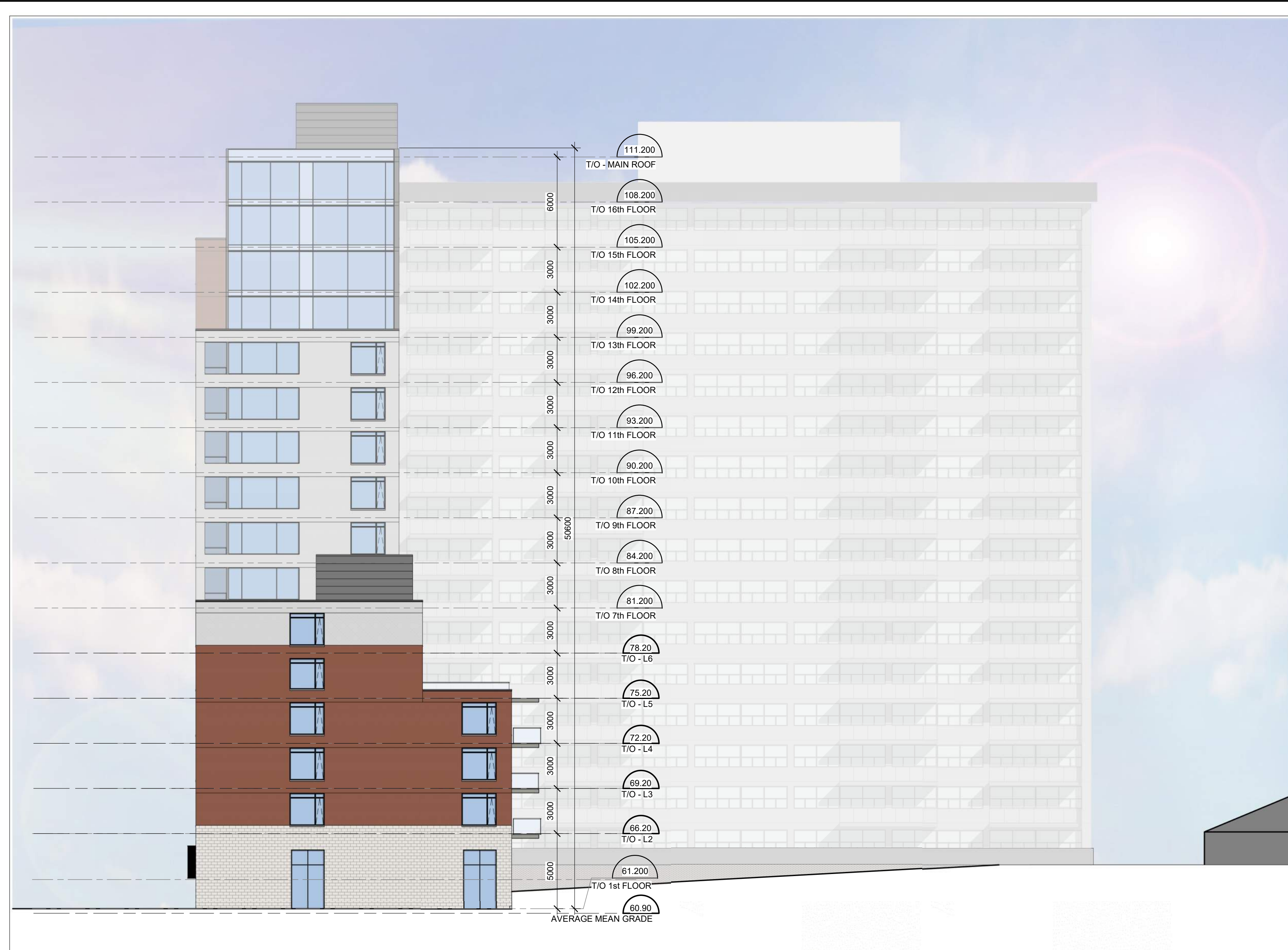
ARCHITECT:
rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklcarey.ca

PROJECT TITLE:
50 BAYSWATER AVE
50 BAYSWATER AVE

SHEET TITLE:
ELEVATIONS

DRAWN: RIB	CHECKED: RV
SCALE: 1 : 200	SHEET No.:
PROJECT No: 2028	A-110
	Plan No. : # 19036

PAPER SIZE: ISO Full (Beech 61 (707.0x 1000.00mm))
PLOT DATE: 2024-08-01 2:55:25PM



1 WEST ELEVATION
A-111 1:200



2 EAST ELEVATION
A-111 1:200



3 ENLARGED ELEVATION-SOMERSET STREET
A-111 1:100

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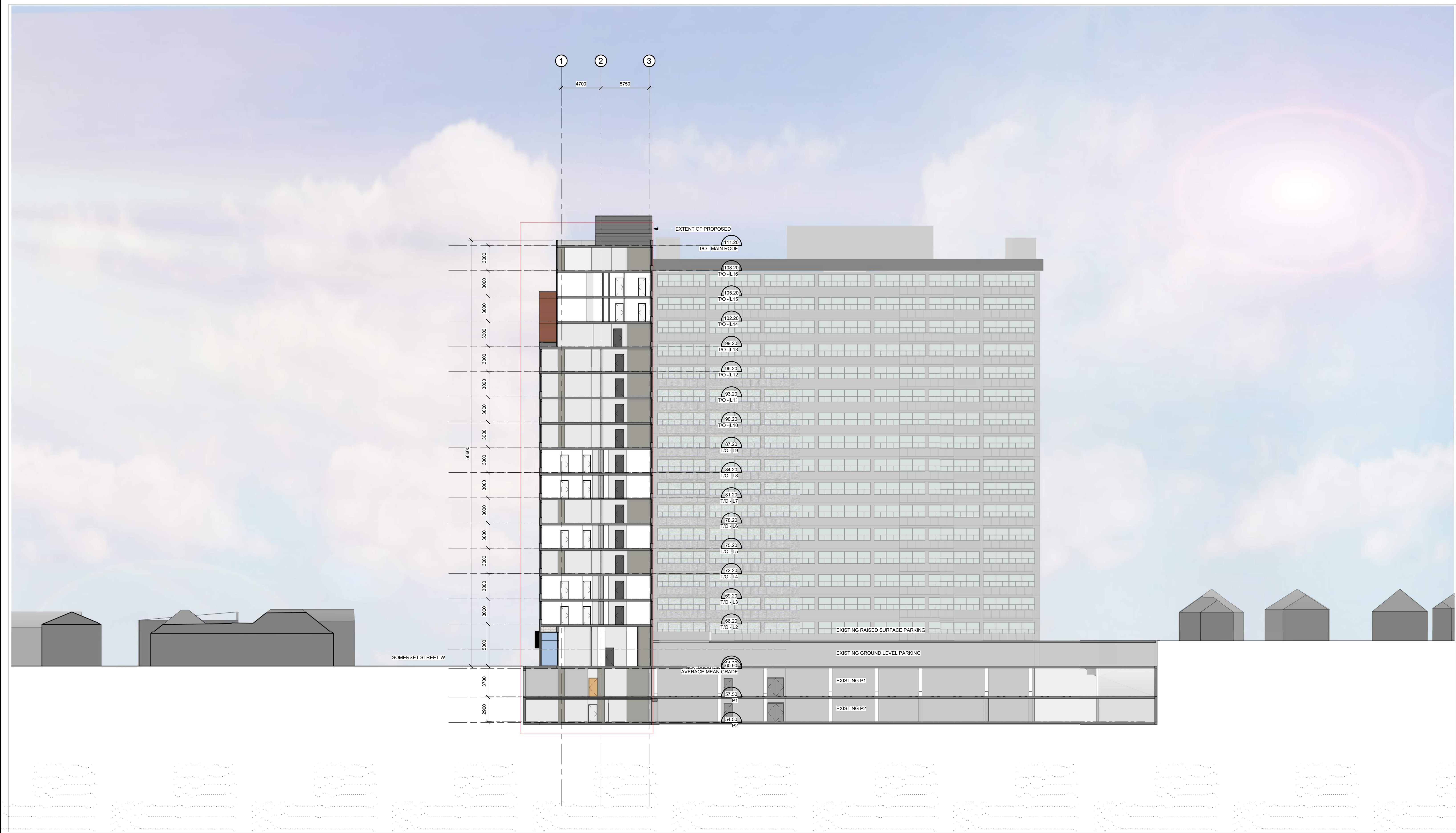
ARCHITECT:
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklacey.ca

PROJECT TITLE:
50 BAYSWATER AVE

SHEET TITLE:
ELEVATIONS

DRAWN: RIB	CHECKED: RV
SCALE: As indicated	SHEET No.:
PROJECT No: 2028	A-111 Plan No.: # 19036

PAPER SIZE: ISO Full Base 61 (707.0x 1000.0mm)
PLOT DATE: 2024-08-01 2:26:17PM



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rla/architecture
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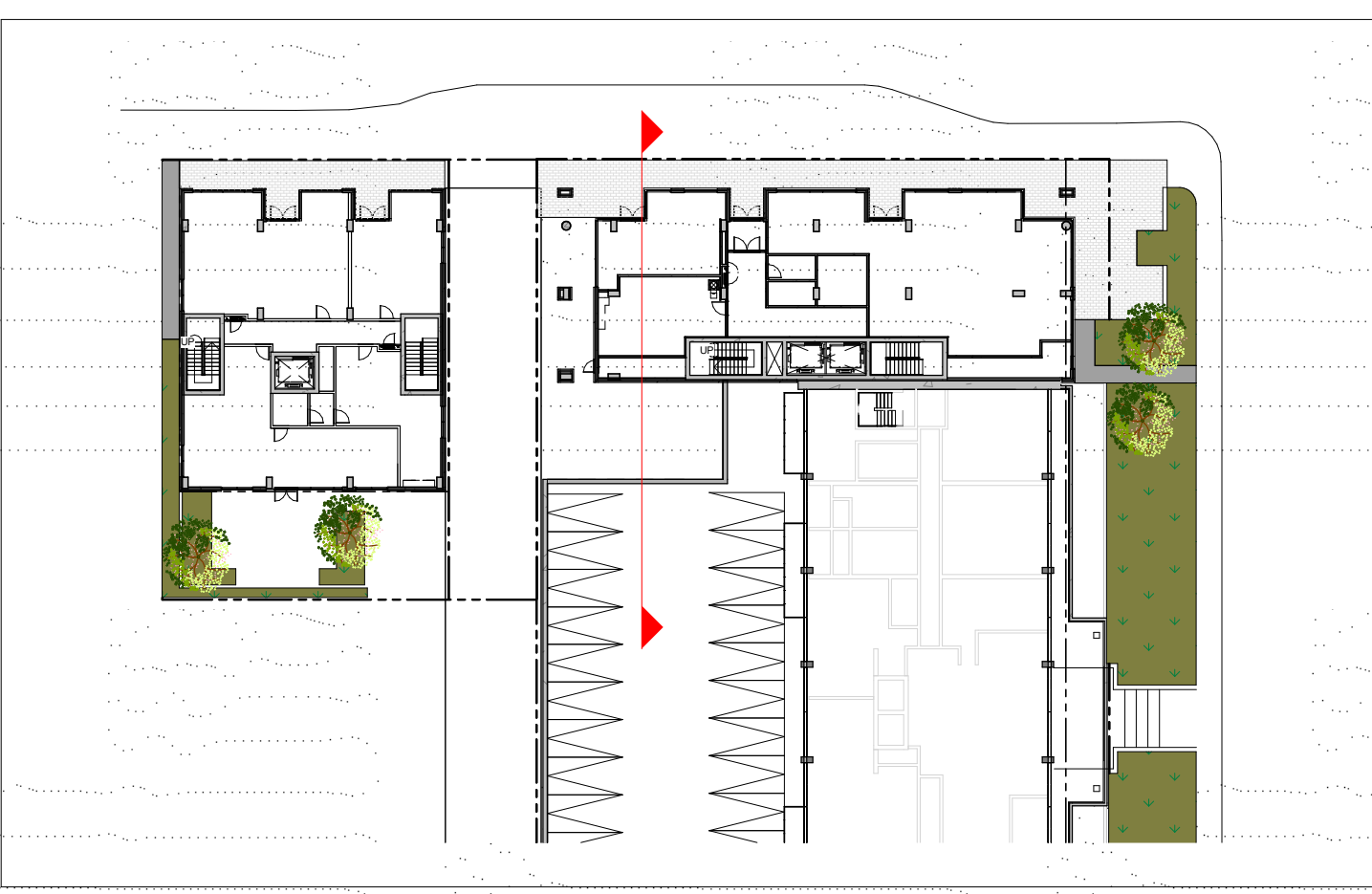
50 BAYSWATER AVE

SHEET TITLE:

BUILDING SECTION

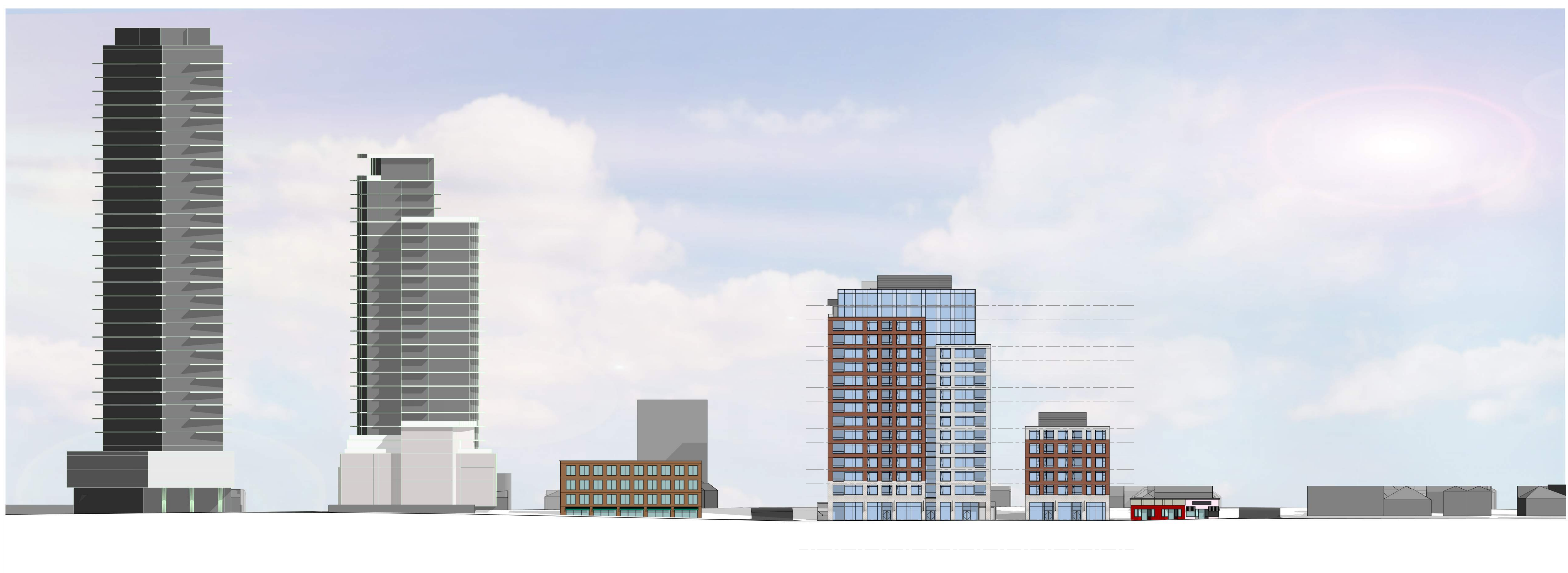
DRAWN: RIB	CHECKED: RV
SCALE: As indicated	SHEET No.:
PROJECT No: 2028	A-112 Plan No.: # 19036

1 BUILDING SECTION
A-112 1:200



KEYPLAN

PAPER SIZE: ISO Full Base B1 (707.0x 1000.0mm)
 PLOT DATE: 2024-08-01 2:26:22 PM



1 STREET SECTION THROUGH SOMERSET STREET W
A-113 1:400

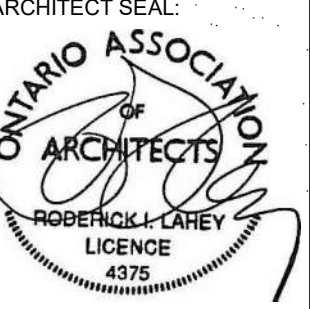
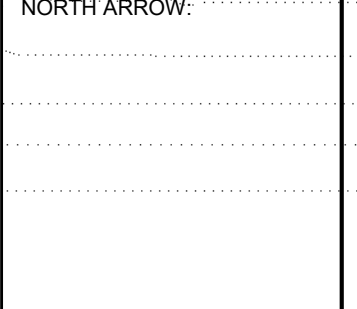


2 STREET SECTION THROUGH BAYWATER AVENUE
A-113 1:400

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CLIENT:

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ARCHITECT:
rla/architecture
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PROJECT TITLE:
50 BAYSWATER AVE
50 BAYSWATER AVE
SHEET TITLE:
STREET SECTIONS

DRAWN: RIB	CHECKED: RV
SCALE: 1:400	SHEET No.:
PROJECT No: 2028	A-113 Plan No.: # 19036

PAPER SIZE: ISO Full (841x1189mm) PLOT DATE: 2024-08-01 2:26:46 PM



1 AERIAL VIEW 1
A-114


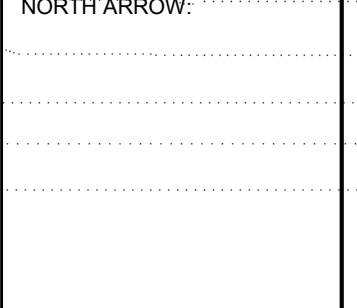


2 AERIAL VIEW 2
A-114

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No.	DESCRIPTION	DATE
5	ISSUED FOR OPA/ZBLA APPLICATION	2024-08-02
4	ISSUED FOR PH 3 PRE-CONSULT OPA/Z/SPC	2024-05-29
3	REVISED PER UDRP COMMENTS	2024-03-12
2	ISSUED FOR UDRP	2024-01-15
1	ISSUED FOR PRE-CONSULT	2023-08-24

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:
 ROBERT L. LAHEY LICENCE 4375	

CLIENT:



RENFROE LAND MANAGEMENT
CLIENT NAME

ARCHITECT:

rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

50 BAYSWATER AVE

50 BAYSWATER AVE

SHEET TITLE:

AERIAL VIEWS

DRAWN: RIB	CHECKED: RV
SCALE:	SHEET No.:
PROJECT No: 2028	A-114 Plan No.: # 19036

PAPER SIZE: ISO Full Base (917.00 x 1000.00mm)
PLOT DATE: 2024-08-01 2:20:01 PM



1 VIEW LOOKING FROM SOMERSET STREET & SPADINA AVE INTERSECTION

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No.	DESCRIPTION	DATE
5	ISSUED FOR OPA/ZBLA APPLICATION	2024-08-02
4	ISSUED FOR PH. 3 PRE-CONSULT OPA/ZA/SPC	2024-05-29
3	REVISED PER UDRP COMMENTS	2024-03-12
2	ISSUED FOR UDRP	2024-01-15
1	ISSUED FOR PRE-CONSULT	2023-08-24
No.	DESCRIPTION	YYYY-MM-DD

REVISIONS:

ARCHITECT SEAL: NORTH ARROW:



CLIENT:

 RENFROE LAND MANAGEMENT
 CLIENT NAME

ARCHITECT:

 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
 50 BAYSWATER AVE

SHEET TITLE:
 PERSPECTIVE

DRAWN: RIB CHECKED: RV

SCALE: SHEET No.:

PROJECT No: 2028
 A-115
 Plan No.: # 19036

PAPER SIZE: ISO Full (841x1189 mm) PLOT DATE: 2024-08-01 2:29:45 PM

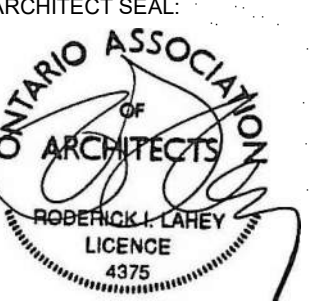
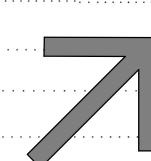


1
A-116 VIEW LOOKING FROM BAYWATER AVE & SOMERSET STREET INTERSECTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
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5	ISSUED FOR OPA/ZBLA APPLICATION	2024-08-02
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3	REVISED PER UDRP COMMENTS	2024-03-12
2	ISSUED FOR UDRP	2024-01-15
1	ISSUED FOR PRE-CONSULT	2023-08-24

REVISIONS:

 ARCHITECT SEAL: ROBERICK LAHEY LICENCE 4375	NORTH ARROW:  TRUE NORTH
--	---

CLIENT:



RENFROE LAND MANAGEMENT
CLIENT NAME

ARCHITECT:

rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.robericklahey.ca

PROJECT TITLE:
50 BAYSWATER AVE

50 BAYSWATER AVE

SHEET TITLE:
PERSPECTIVE

DRAWN: RIB	CHECKED: RV
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SCALE:	SHEET No.:
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PROJECT No: 2028	A-116 Plan No.: # 19036
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PAPER SIZE: ISO Full Base 61 (707.00 x 1000.00mm) PLOT DATE: 2024-08-01 2:50:27PM



1 LOOKING WEST FROM SOMERSET STREET
A-117



2 LOOKING FROM SOMERSET STREET
A-117



3 LOOKING EAST FROM BAYWATER AVENUE
A-117



4 LOOKING FROM BAYWATER & SOMERSET STREET INTERSECTION
A-117

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2	ISSUED FOR UDRP	2024-01-15
1	ISSUED FOR PRE-CONSULT	2023-08-24

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:

CLIENT:

RENFROE LAND MANAGEMENT
CLIENT NAME

ARCHITECT:

56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

50 BAYSWATER AVE

50 BAYSWATER AVE

SHEET TITLE:

PERSPECTIVES

DRAWN: RIB	CHECKED: RV
SCALE:	SHEET No.:
PROJECT No: 2028	A-117
	Plan No.: # 19036

PAPER SIZE: ISO Full Base 61 (707.60 x 1000.00mm)
PLOT DATE: 2024-08-01 2:22:37PM

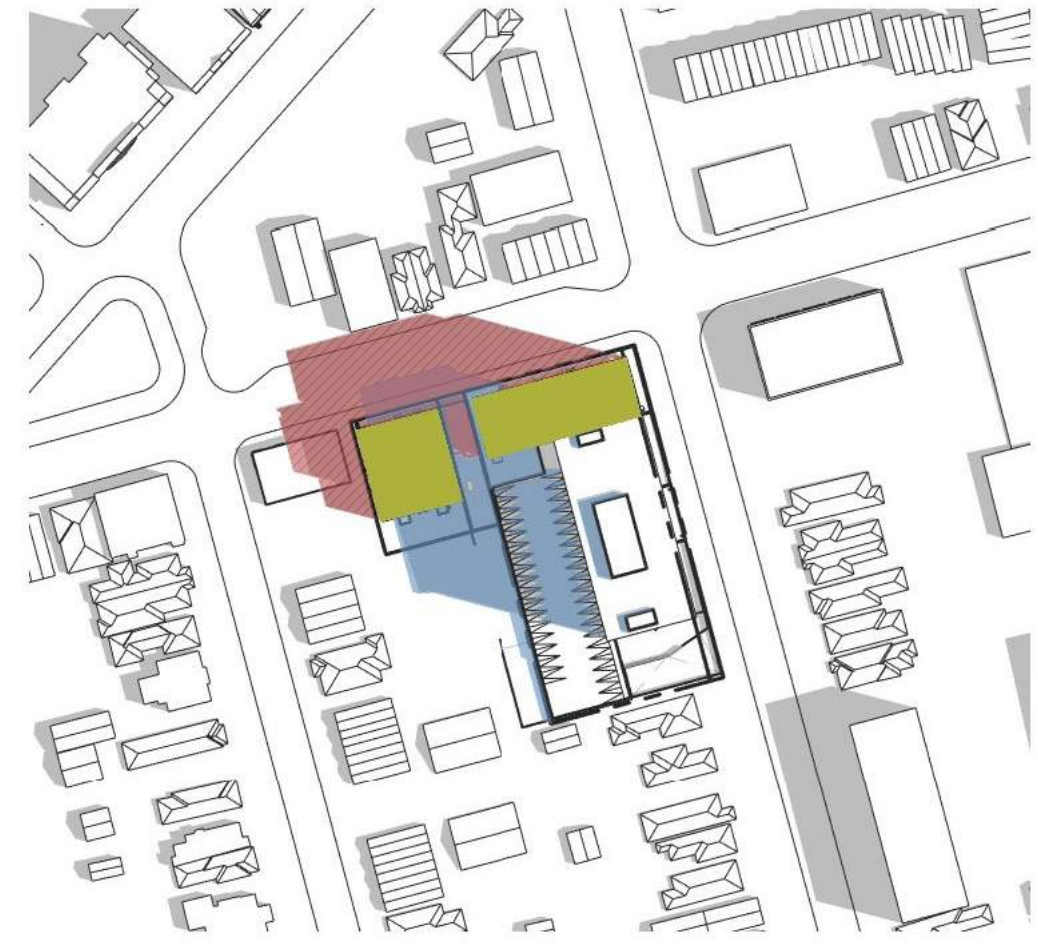
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
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JUNE 21 8:00AM



JUNE 21 9:00AM



JUNE 21 10:00AM



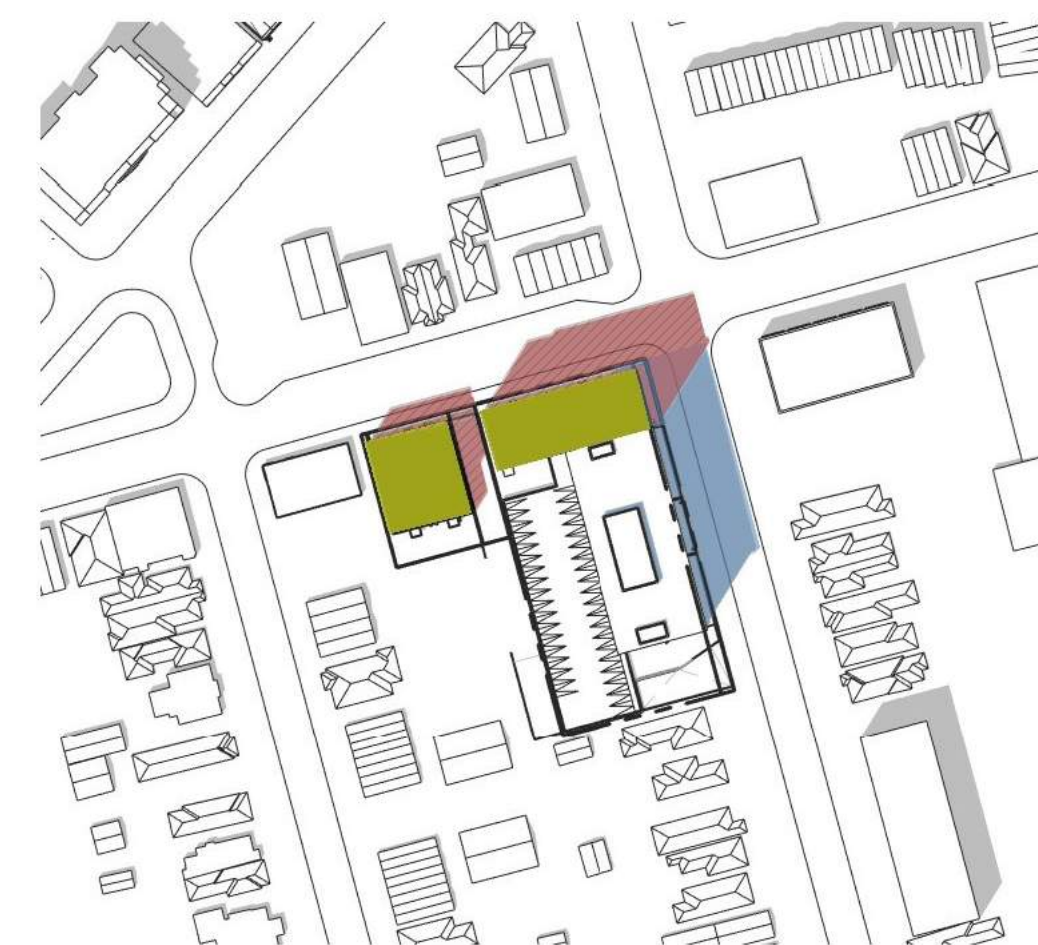
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JUNE 21 12:00PM



JUNE 21 1:00PM



JUNE 21 2:00PM



JUNE 21 3:00PM



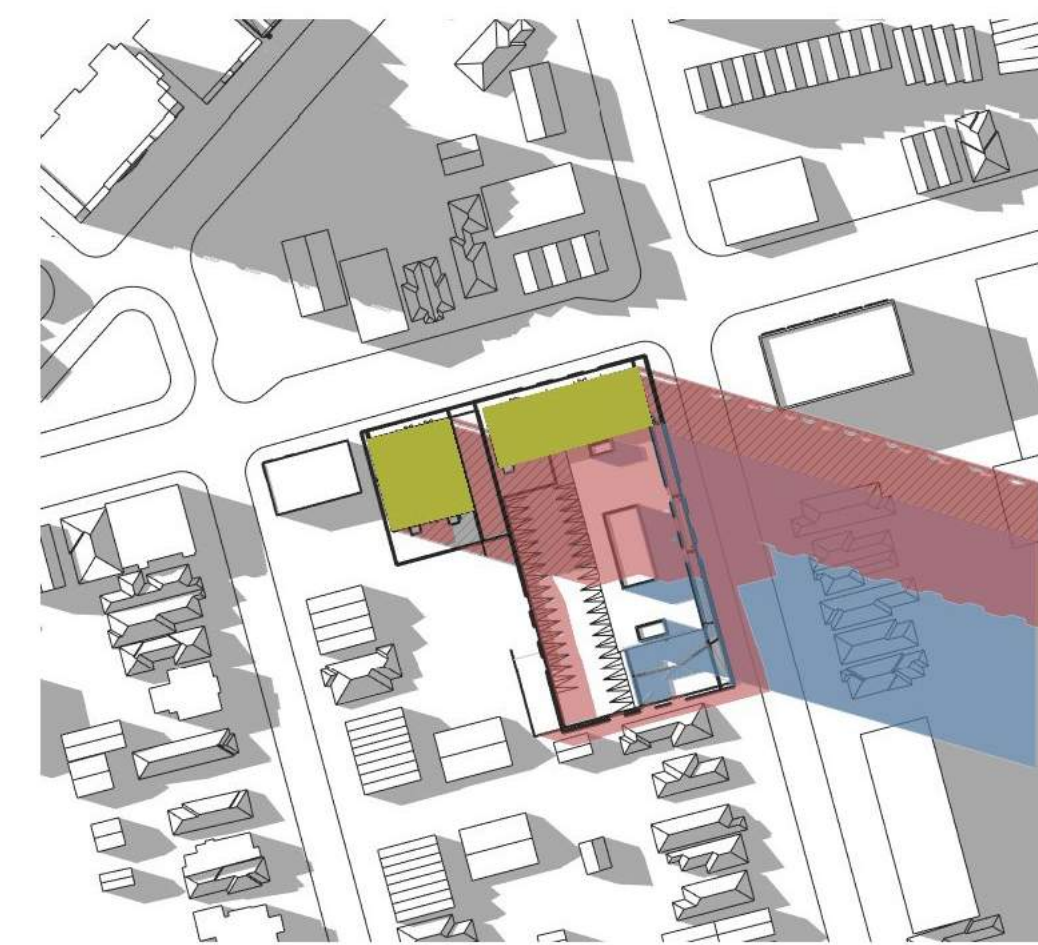
JUNE 21 4:00PM



JUNE 21 5:00PM



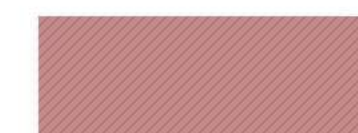
JUNE 21 6:00PM



JUNE 21 7:00PM



JUNE 21 8:00PM



NEW NET SHADOW



PROPOSED BUILDING SHADOW



EXISTING BUILDING SHADOW



PROPOSED BUILDING

No.	DESCRIPTION	DATE
5	ISSUED FOR OPA/ZBLA APPLICATION	2024-08-02
4	ISSUED FOR PH. 3 PRE-CONSULT OPA/ZA/SPC	2024-05-29
3	REVISED PER UDRP COMMENTS	2024-03-12
2	ISSUED FOR UDRP	2024-01-15
1	ISSUED FOR PRE-CONSULT	2023-08-24
		YYYY-MM-DD

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:

CLIENT:

RENFROE LAND MANAGEMENT
CLIENT NAME

ARCHITECT:

56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklaley.ca

PROJECT TITLE:

50 BAYSWATER AVE

SUN SHADE STUDY

DRAWN: RIB	CHECKED: RV
SCALE:	SHEET No.:

PROJECT No:
2028

A-118
Plan No.: # 19036

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
PLOT DATE: 2024-08-01 2:02:37PM



SEPTEMBER 21 8:00AM



SEPTEMBER 21 9:00AM



SEPTEMBER 21 10:00AM



SEPTEMBER 21 11:00AM



SEPTEMBER 21 12:00AM



SEPTEMBER 21 1:00PM



SEPTEMBER 21 2:00PM



SEPTEMBER 21 3:00PM



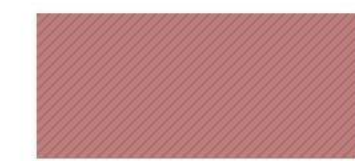



SEPTEMBER 21 4:00PM



SEPTEMBER 21 5:00PM


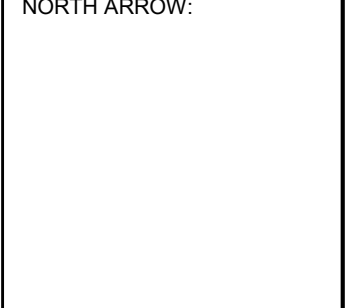


SEPTEMBER 21 6:00PM

-  NEW NET SHADOW
-  PROPOSED BUILDING SHADOW
-  EXISTING BUILDING SHADOW
-  PROPOSED BUILDING

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2	ISSUED FOR UDRP	2024-01-15
1	ISSUED FOR PRE-CONSULT	2023-08-24

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT: 
 RENFROE LAND MANAGEMENT
 CLIENT NAME

ARCHITECT:

 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklacey.ca

PROJECT TITLE:
 50 BAYSWATER AVE
 50 BAYSWATER AVE
 SHEET TITLE:
 SUN SHADE STUDY

DRAWN: RIB	CHECKED: RV
SCALE:	SHEET No.:
PROJECT No: 2028	A-119 Plan No.: # 19036

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
 PLOT DATE: 2024-08-01 2:22:58PM

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DECEMBER 21 9:00AM



DECEMBER 21 10:00AM



DECEMBER 21 11:00AM



DECEMBER 21 12:00PM



DECEMBER 21 1:00PM



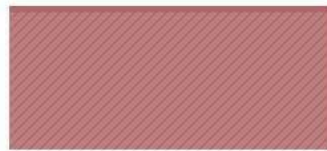



DECEMBER 21 2:00PM



DECEMBER 21 3:00PM


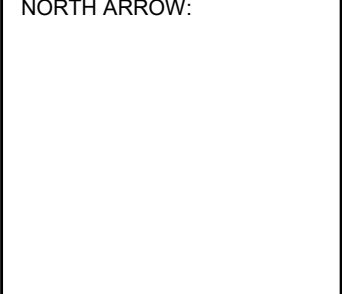


DECEMBER 21 4:00PM

-  NEW NET SHADOW
-  PROPOSED BUILDING SHADOW
-  EXISTING BUILDING SHADOW
-  PROPOSED BUILDING

No.	DESCRIPTION	DATE
5	ISSUED FOR OPA/ZBLA APPLICATION	2024-08-02
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1	ISSUED FOR PRE-CONSULT	2023-08-24

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT: 
 RENFROE LAND MANAGEMENT
 CLIENT NAME

ARCHITECT: 
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklcarey.ca

PROJECT TITLE:
50 BAYSWATER AVE
 50 BAYSWATER AVE

SHEET TITLE:
SUN SHADE STUDY

DRAWN: RIB	CHECKED: RV
SCALE:	SHEET No.:
PROJECT No: 2028	A-120 Plan No.: # 19036

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm) PLOT DATE: 2024-08-01 2:22:58PM