

BUILDING AREA SUMMARY

BUILDING AREA	12540 SQ.FT.
NUMBER OF STOREYS ABOVE GRADE	10 STOREYS
TOTAL GROSS AREA	105,720 SQ.FT. (**EXCLUDES AREA BELOW GRADE)
TOTAL NET/LEASEABLE AREA	
RESIDENTIAL	86,545 SQ.FT.
COM/RET	- SQ.FT.
TOTAL GFA (AS PER CITY DEF.)	- SQ.FT.

UNIT SUMMARY

TOTAL UNITS	139	QTY.	RATIO %
STUDIO	34	24%	24.5%
1 BEDROOM	36	26%	
VALUE 1 BEDROOM	32	23%	54.0%
1 BEDROOM + DEN	7	5%	
VALUE 2 BEDROOM	3	2%	
2 BEDROOM	27	19%	21.6%
2 BEDROOM + DEN	-	0%	

AVERAGE UNIT SIZE
623 SQ.FT.

ZONING NOTES:

CURRENT ZONING:	ITA - Minor Institutional Zone	LEGAL DESCRIPTION:	LOT 18 REGISTERED PLAN XXXXXX CITY OF OTTAWA
LOT AREA :	3,292 m ²	REQUIRED MIN LANDSCAPED AREA :	139
LOT WIDTH (Bell St.) :	55.91 m	SETBACK ALONG LOUISA :	3 m
LOT DEPTH (Louisa St.) :	58.66 m	SETBACK ALONG BELL :	3 m
		SETBACK ALONG ARLINGTON :	2 m
		MAXIMUM HEIGHT :	15 m
		NUMBER OF STOREYS :	10
		BUILDING GFA :	9,802 m ²
		ZONING GFA (as per city zoning def.) :	7,612 m ²

PARKING REQUIREMENTS

1. VEHICLE PARKING

Use	Parking rate	GFA*/Units	Parkings
Office	1 per 100m ²	689 sq.m.	6.89
Medical Facility	2 per 100m ²	216 sq.m.	4.32
Instructional Facility	1.25 per 100m ²	111 sq.m.	1.39
Residential	5/Unit (none required for first 12 units)	139 Units	63.50
Visitor Residential	1/Unit (none required for first 12 units)	139 Units	12.70

Total Parking Count Required (Including Shared Provisions)

Residential	63.50
Instructional Facility	1.39
Office, Medical & Res Visitor Shared (see chart below)	20.74
Total Required	86

Shared Parking Provisions (Section 104)

Land Use	Required Parking Count (at per section 101)	Weekday - Morning		Weekday - Noon		Weekday - Afternoon		Weekday - Evening		Saturday - Morning		Saturday - Noon		Saturday - Afternoon		Saturday - Evening	
		%	P	%	P	%	P	%	P	%	P	%	P	%	P	%	P
Office	6.89	100%	6.89	90%	6.20	100%	6.89	15%	1.03	20%	1.37	20%	1.37	10%	0.69	5%	0.34
Medical Facility	4.32	100%	4.32	90%	3.89	100%	4.32	15%	0.65	20%	0.86	20%	0.86	10%	0.43	5%	0.21
Visitor Parking	12.70	50%	6.35	50%	6.35	75%	9.53	100%	12.7	100%	12.7	100%	12.7	100%	12.7	100%	12.7
Total	23.91		17.56		18.44		20.74		14.98		14.94		14.94		13.82		13.53

LAND USE

RESIDENTIAL	65 PARKING SPACES PROVIDED	LOCATED IN UNDERGROUND PARKING GARAGE
INSTRUCTIONAL FACILITY	2 PARKING SPACES PROVIDED	LOCATED AT GRADE
OFFICE, MEDICAL & VISITOR	21 PARKING SPACES PROVIDED	LOCATED IN UNDERGROUND PARKING GARAGE & AT GRADE

TOTAL PARKING PROVIDED
88 TOTAL PARKING SPACES PROVIDED: 80 UNDERGROUND + 8 AT GRADE

2. BICYCLE PARKING

REQUIRED BICYCLE PARKING SPACES (0.5 SPACE/UNIT - 69.5 SPACES REQUIRED FOR 139 UNITS)

RESIDENTIAL (NEW) (1 SPACE/1,500SQ.M - 0.2 SPACES REQUIRED FOR 308SQ.M)

INSTRUCTIONAL FACILITY (EXISTING) (1 SPACE/1,000SQ.M - 0.2 SPACES REQUIRED FOR 216SQ.M)

MEDICAL FACILITY (EXISTING) (1 SPACE/250SQ.M - 3.8 SPACES REQUIRED FOR 952SQ.M)

OFFICE (EXISTING)

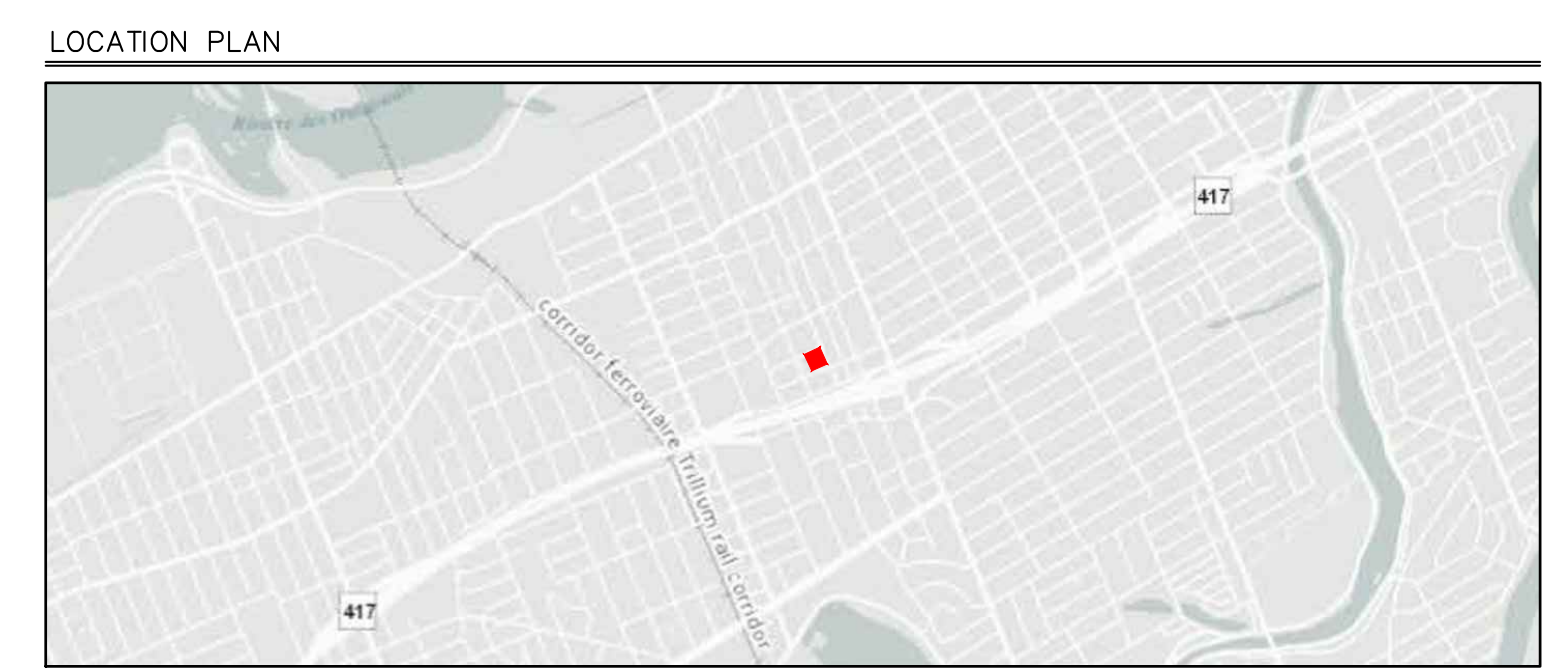
PROVIDED BICYCLE PARKING SPACES
59 INTERIOR + 20 EXTERIOR SPACES*15 count towards city requirements**79 TOTAL BIKE STALLS**4 count towards meeting city requirements

3. AMENITY REQUIREMENTS

REQUIRED AMENITY SPACE 6 m² REQUIRED PER UNIT
139 UNITS X 6 SQ.M. = 834 SQ.M. TOTAL AMENITY REQUIRED

REQUIRED AMENITY SPACE TO BE COMMON = 417 SQ.M.
PROVIDED COMMON AMENITY SPACE = 459 SQ.M.

PROVIDED AMENITY SPACE BREAKDOWN:
- GROUND FLOOR COMMON AMENITY = 55 m² (INTERIOR)
- TOP FLOOR COMMON AMENITY = 88 m² (INTERIOR) + 316 m² (EXTERIOR) = 404 m²
- PRIVATE BALCONY AMENITY = 542 m²
TOTAL AMENITY SPACE PROVIDED 1,001 m²



LEGEND

PROPOSED FIRE ROUTE	EDGE OF SIDEWALK	PTD	PARKING TICKET DISPENSER
PROPOSED BUILDING	PROPERTY LINE	PDS	EXISTING PAY & DISPLAY
BUILDING TO BE DEMOLISHED	SETBACK	BS	EXISTING TRANSIT STOP
EXISTING TRAFFIC MAN HOLE	PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7	CB	EXISTING CATCH BASIN
EXISTING MAN HOLE	EXTENT OF PRIVATELY OWNED PUBLIC SPACE	CB	PROPOSED CATCH BASIN
EXISTING TRAFFIC LIGHT	CURB TO BE REBUILT	AS	SIGNAGE FOR ACCESSIBLE PARKING SPACE
EXISTING FIRE HYDRANT	ROLL CURB	FRS	SIGNAGE FOR FIRE ROUTE ACCESS
CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS	EXISTING UTILITY POLE	S	EXISTING SIGN
BIKE PARKING SPACE	FIRE DEPARTMENT CONNECTION	B	EXISTING BOLLARD
		OL	EXISTING LIGHT POLE
		CP	PROPOSED WALL MOUNTED LIGHT
		SL	EXISTING STREET LIGHTING BOX
		TB	EXISTING TRAFFIC SIGNAL BOX

DATE: 2021-05-28
DRAWING NO.: SP-1
SCALE: 1:150

NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED NOVEMBER 2ND, 2020 AND PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD.

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PROJECT/LOCATION:
18 LOUISA

DRAWING TITLE:
SITE PLAN

DRAWN BY: DA
DATE: 2021-05-28
SCALE: 1:150

PROJECT: 2023
DRAWING NO.: SP-1
REVISION NO.: