

UNIT MIX / FLOOR	BACHELOR	1 BDRM		1 BDRM +DEN		2 BDRM		2 BDRM +DEN		3 BDRM +DEN		TOTAL		TOTAL	
UNIT AREA	(40-52m2)	(76-80m2)		(76-80m2)		(103-113m2)		(82-84m2)		(121.9m2)					
	B.F.	B.F.		B.F.		B.F.		B.F.		B.F.		B.F.			
LEVEL 1	7	1	2	0	1	0	1	1	2	0	0	0	13	2	15
LEVEL 2	9	1	3	0	1	0	3	0	2	0	0	0	18	1	19
LEVEL 3	8	2	3	0	1	0	3	0	2	0	0	0	17	2	19
LEVEL 4	7	2	3	1	1	0	3	1	0	0	0	0	14	4	18
LEVEL 5-8 (X4 floors)	8	1	3	1	1	0	3	1	0	0	0	0	15	3	18
	X4=32	X4=4	X4=12	X4=4	X4=4	0	X4=12	X4=4	0	0	0	0	X4=60	X4=12	X4=72
LEVEL 9	4	2	3	1	1	0	4	0	0	0	0	0	12	3	15
PENTHOUSE LEVEL	0	0	0	0	0	0	0	0	1	0	1	0	2	0	2
TOTAL	67	12	26	6	9	0	26	6	7	0	1	0	136	24 (15%)	160
TOTAL	79	32	9	32	6	7	1	1	160	24 (15%)	160				

	BUILDING AREAS			
	GROSS FLOOR AREA AS PER O.B.C.	GROSS FLOOR AREA AS PER CITY DEF.	BALCONIES	TERRACES
GROUND FLOOR AREA	1,224.7 m²	818.8 m²	11.37 m²	101.83 m²
2ND & 3RD FLOOR AREA (X2 STOREYS)	(1,230 m² X2) = 2,460 m²	(1,019.04 m² X2) = 2,038.08 m²	(17.30m² X2 =) 34.60m²	-
4TH FLOOR AREA	1,135.57 m²	942.00 m²	39.47 m²	42.66 m²
TYPICAL FLOOR AREA (5TH - 8TH) (X4 STOREYS)	(1,135.57 m² X4) = 4,542.28 m²	(942.0 m² X4) = 3,768.0 m²	(45.6 m² X 4 floors=) 182.4m²	-
9TH FLOOR AREA	1,031.43 m²	844.08 m²	-	117.23 m²
PENTHOUSE FLOOR AREA	480 m²	204.74 m²	-	512.7 m² (42.7 private+ 470 Communal)
ELEVATOR MECHANICAL ROOM FLOOR AREA	54.77 m²	0.00 m²	-	-
GROSS AREA (Excludes area below grade)	10,928.75 m² (117,636.01 ft²)	8,615.7 m² (92,738.623 ft²)	267.84 m²	774.42 m²
AMENITIES (Balconies and Terraces)			1,042.26 m² (Including 470 m² communal)	
AMENITIES on the ground floor of the existing building	123.6 m² Fitness Room (Communal)			
SUM AMENITIES	1,165.86 m² (Including 593.6 m² communal)			
NUMBER OF STOREYS (above grade)	10 storeys + 1 (Elevator Mechine Room) floor			
UNDERGROUND PARKING GARAGE L1	1573.36 m²	0.00 m²		
UNDERGROUND PARKING GARAGE L2	1549.00 m²	0.00 m²		

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Revisions		
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1	2022.03.14	ISSUED FOR REVIEW
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8	2024.08.08	ISSUED FOR SPA
9	2024.09.05	RE-ISSUED FOR SPA

City of Ottawa Zoning By-Law 2008-250			
ZONING MECHANISM	REQUIRED /PERMITTED	RELIEF REQ'D	PROPOSED
MIN. LOT AREA (HIGH-RISE REGULATION)	MIN. 1150 m²		3,292 m²
MIN. LOT WIDTH (BELL ST.)	MIN. 22.5 m		55.91 m
MIN. LOT DEPTH (LOUISA ST.)			58.86 m
BUILDING HEIGHT	15 m (as per existing 11a zoning)	YES	31 m (30.49m ACTUAL HEIGHT)
SETBACKS (SIDE YARDS)	3 m	YES	LOUISA ST. 2m ARLINGTON ST. 2m
SETBACKS (FRONT YARD)	3 m		BELL ST. 3m
SETBACKS (REAR YARD)	7.2m - 7.5m		7.2m to the existing building
LANDSCAPED AREA (%)	MIN. 30% (of developed land 2,026.7) = 608.01m²		802 m² (39.57 %)

AMENITIES			
Amenity Area for Residential Development (MIN.)	6 m² for every Residential Unit = 960 m²		1,165.86 m²
Amenity Area Provided as Communal Space	MIN. 960 m² x 50% = 480m²		593.6 m² (61.8%)

LOT COVERAGE			
GROUND FLOOR AREA (New Proposed Building)			1,224.7 m²
LANDSCAPE AREA (HARD/SOFT)			802 m²
TOTAL DEVELOPED AREA			2,026.7 m²
UNDEVELOPED (Existing building) AREA			840.43 m²
UNDEVELOPED WEST PARKING AREA PAVED ASPHALT			414.46 m²
UNDEVELOPED WEST LANDSCAPE AREA (SOFT)			10.41 m²
TOTAL LOT AREA			3,292 m²

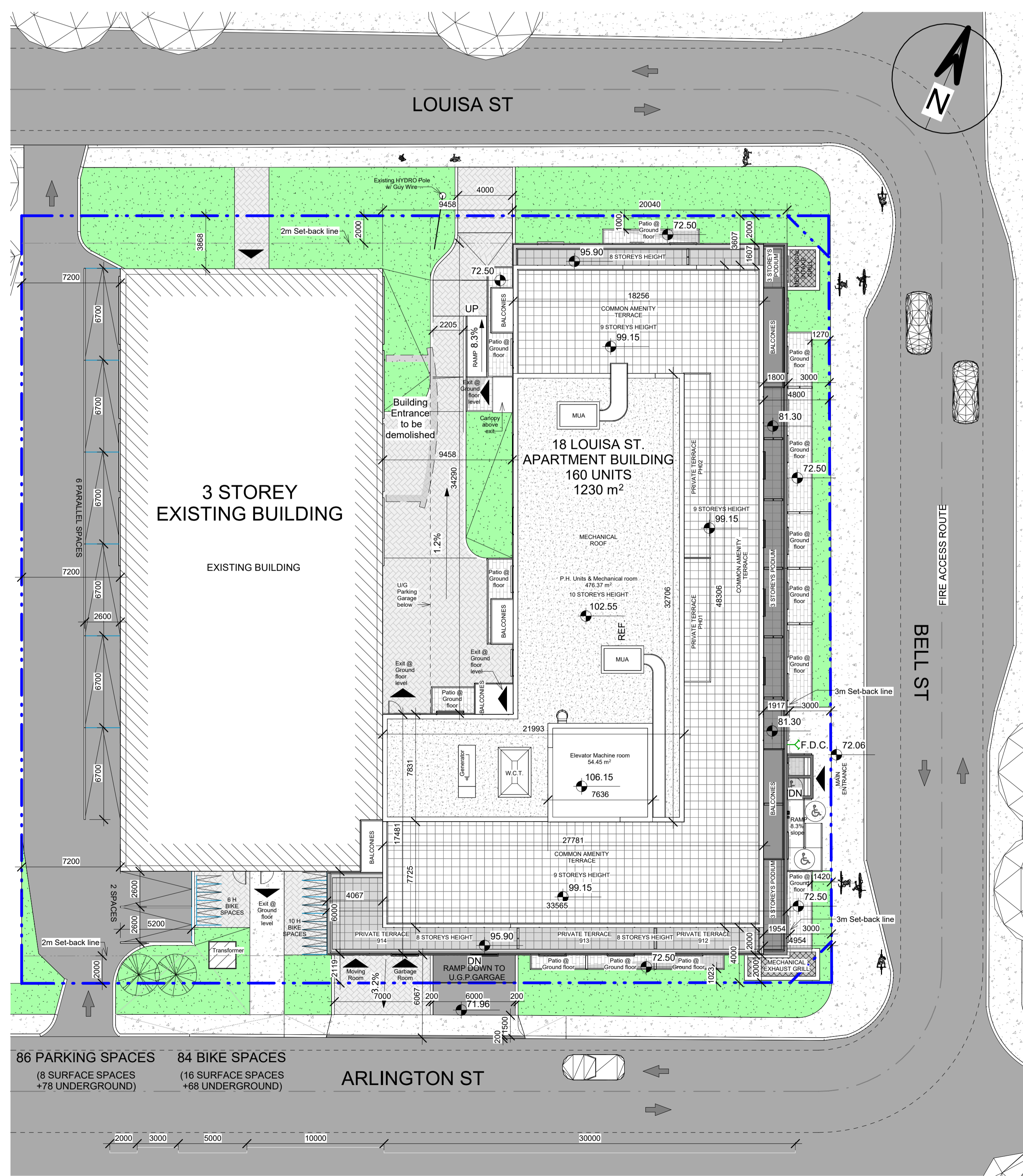
VEHICLE PARKING CALCULATION			
Minimum required parking spaces / use (Sections 101, 102)			
USE	PARKING RATE	GFA / UNIT	PARKING
OFFICE	1 PER 100 m²	689 m²	6.89
MEDICAL FACILITY	0 for 200m² or less , on ground floor	200 m²	0
INSTRUCTIONAL FACILITY	0 for 200m² or less , on ground floor	111 m²	0
VISITOR RESIDENTIAL	0.1 / UNIT (non required for the first 12 units)	148 Units (160 - 12)	14.8
RESIDENTIAL	0.5 / UNIT (non required for the first 12 units) 10% of value to be reduced due to location of parking in underground garage	148 Units (160 - 12)	66.6 (74 - 10%)
TOTAL REQUIRED			85

Total Parking Count Required (Including Shared Provisions)	
USE	Required Parking Count
Office, Medical & Residential Visitor Shared (see chart below)	18
INSTRUCTIONAL FACILITY	0
RESIDENTIAL	67
TOTAL REQUIRED	85

Shared Parking Provisions (Section 104)																	
USE	Required Parking Count (as per section 101)	Weekday Morning		Weekday Noon		Weekday Afternoon		Weekday Evening		Saturday Morning		Saturday Afternoon					
		%	P	%	P	%	P	%	P	%	P	%	P				
OFFICE	6.89	100%	6.89	90%	6.201	100%	6.89	15%	1.0335	20%	1.378	20%	1.378	10%	0.689	5%	0.3445
VISITOR RESIDENTIAL	14.8	50%	7.4	50%	7.4	75%	11.1	100%	14.8	100%	14.8	100%	14.8	100%	14.8	100%	14.8
Total	26.01		14.29		13.601		17.99		15.8335		16.178		16.178		15.489		15.1445

ZONING MECHANISM	REQUIRED /PERMITTED	RELIEF REQ'D	PROPOSED
VEHICLE PARKING SPACE	85		86
STANDARD PARKING SPACES DESIGN (MIN.)	standard space: Min: 2.6m wide x 5.2m long up to 40% of residential 67 spaces = 26.8 can be reduced to 2.4m wide x 4.6m long		AS REQUIRED 12 spaces (18%) reduced to 2.4m wide x 5.2m long
PARKING ACCESS & ACCESS WIDTH (MIN.)	6 m		AS REQUIRED 6 m
BARRIER FREE PARKING SPACE	4 Spaces total number of parking spaces is between 76 - 100		6 Spaces
BF PARKING SPACES DESIGN (MIN.)	2 spaces X 2.4m wide & 2 spaces X 3.4m wide Access aisle of min. 1.5m		4 spaces X 2.4m wide & 2 spaces X 3.4m wide Access aisle of min. 1.5m

BICYCLE PARKING			
BICYCLE PARKING SPACE	Total: 84 Spaces Res : 0.5 space/ unit = 80 space Instructional Facility: 1 per 1,500 m2 = 0.2 space Medical Facility: 1 per 1,000 m2 = 0.2 space Office: 1 per 250 m2 = 3.8 space		84 Spaces
ACCESS AISLE FOR BICYCLE PARKING	Maximum 50% (42 spaces) within Landscaped Area		16 Surface spaces
BICYCLE PARKING SPACE DESIGN (MIN.)	Minimum width: 1.5m	YES	1.2 m
BICYCLE PARKING SPACE DESIGN (MIN.)	horizontal: 0.6m wideX1.8m long vertical: 0.5m wideX1.5m long		horizontal: 0.6m wideX1.8m long vertical: 0.6m wideX1.5m long
Maximum Number of Vertical Bicycle Parking Spaces	50% of required spaces = 42	YES	(42.3%) 36 STACKED Spaces 0.6m wide X 1.8m long

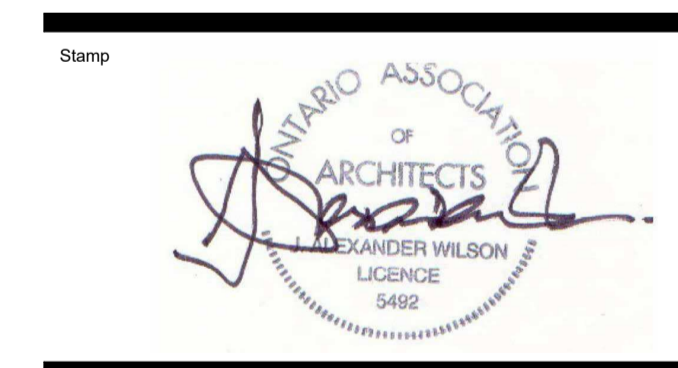


86 PARKING SPACES
8 SURFACE SPACES +78 UNDERGROUND
 (including 6 B.F. & 12 reduces)

84 BIKE SPACES
 (36 Stacked +48 Horizontal)

16 SURFACE SPACES (Horizontal) +68UNDERGROUND
 (36 Stacked +32 Horizontal)

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Project
18 LOUISA ST.
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 OTTAWA, ONTARIO

Drawing
SITE PLAN & ZONING INFO

Drawn By	FAHD A.Z.	Checked By	
Scale	1 : 200	Date	2024.09.05
Project No.	2204	Revision	g
Drawing No.	A010		

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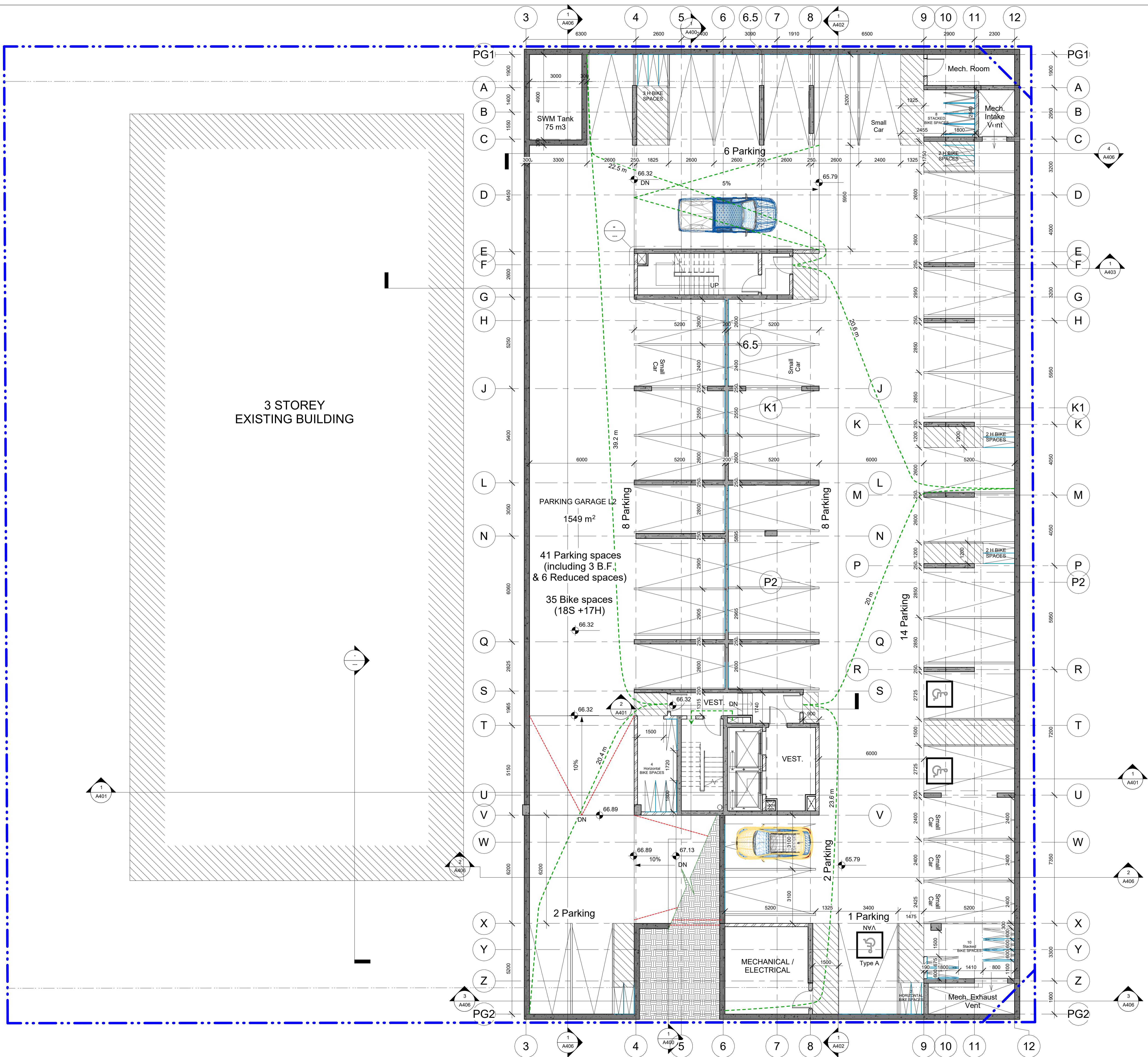
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Revisions

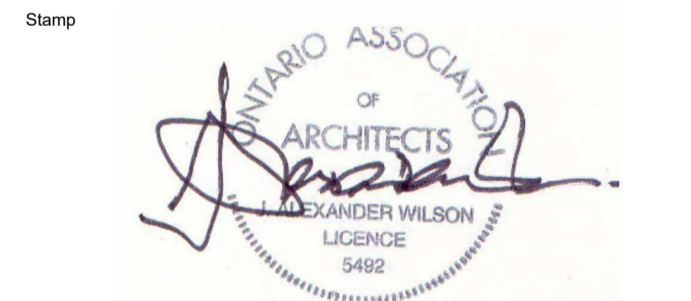
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9	2024.09.05	RE-ISSUED FOR SPA



3 STOREY EXISTING BUILDING

PARKING GARAGE L2
1549 m²
8 Parking
41 Parking spaces (including 3 B.F. & 6 Reduced spaces)
35 Bike spaces (18S + 17H)

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Project: 18 LOUISA ST.

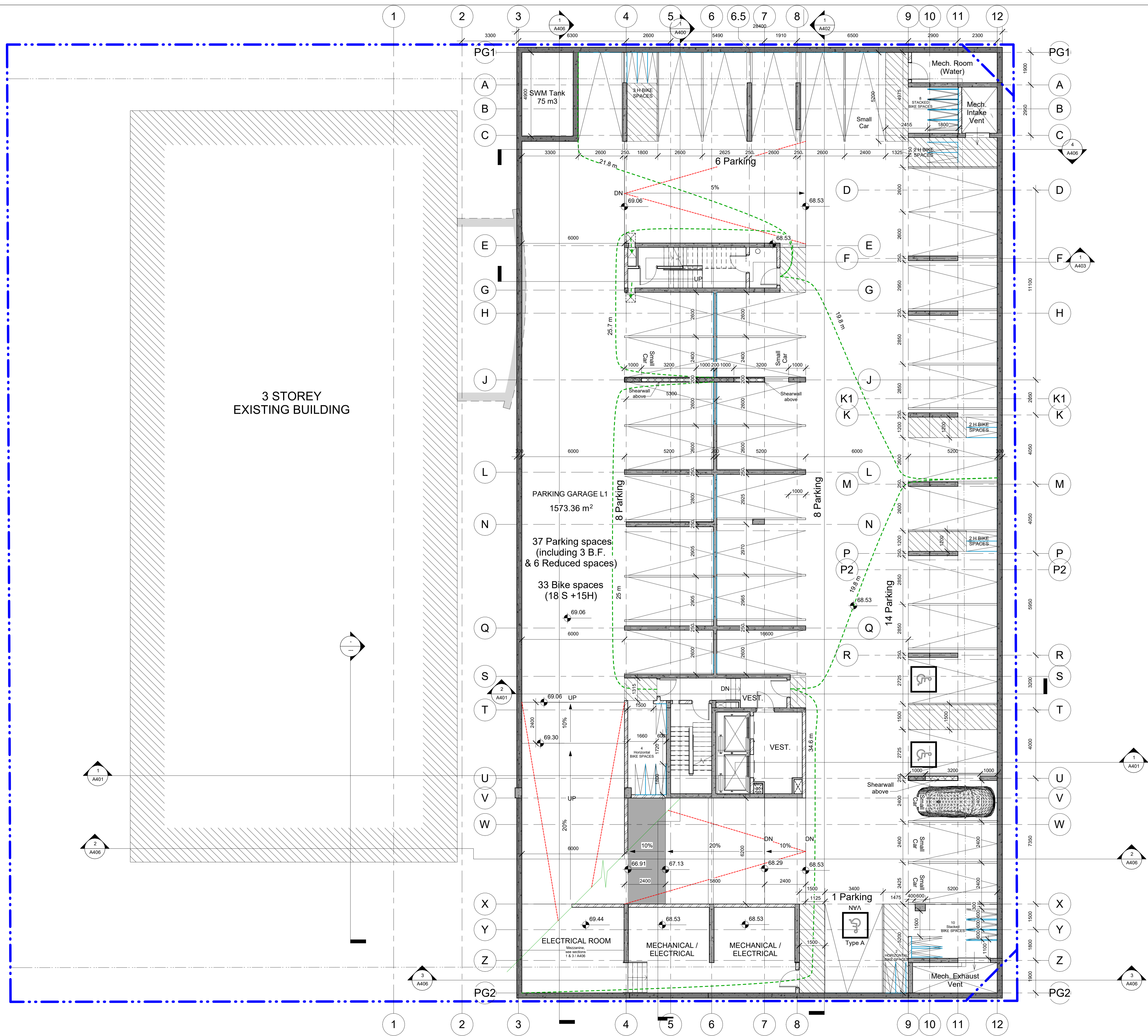
18 LOUISA ST., OTTAWA, ONTARIO

UNDERGROUND GARAGE L2

Drawn By: FAHD A.Z. Checked By: _____
Scale: 1:100 Date: 2024.09.05
Project No: 2204 Revision: 9
Drawing No: **A100.2**

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Project:
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Drawing:
UNDERGROUND GARAGE L1

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 Scale: 1:100 Date: 2024.09.05
 Project No: 2204 Revision: 9
 Drawing No: **A100.1**

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160 Units Apartment Building

15 Units @ Ground floor :

- 8 units : Bahcelors
- 1 unit : 1 Bedroom
- 1 unit : 1 Bedroom+Den
- 3 units : 2 Bedroom
- 2 units : 2 Bedroom+Den

Gross floor area to O.B.C = 1224.7 m²

Gross floor area to Ottawa By-Law = 818.8 m²

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GROUND FLOOR PLAN

Drawn By: FAHD A.Z. Checked By: _____
 Scale: 1 : 100 Date: 2024.09.05
 Project No: 2204 Revision: 9
 Drawing No: **A101**



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160 Units Apartment Building

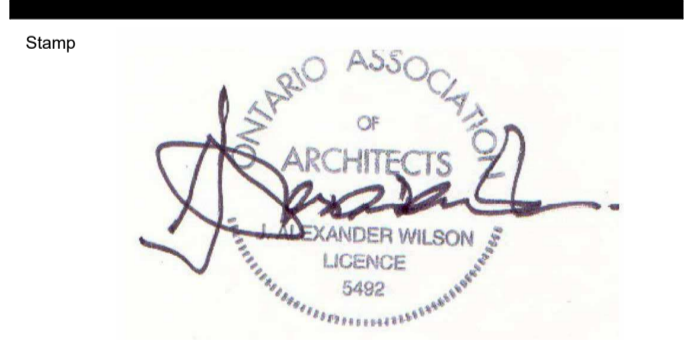
19 Units @ 2nd floor :

- 10 units : Bahcelors (incl:1 int bedrm unit)
- 3 units : 1 Bedroom
- 1 units : 1 Bedroom + Den
- 3 units : 2 Bedroom
- 2 units : 2 Bedroom+Den

Gross floor area to O.B.C = 1230.0 m²

Gross floor area to Ottawa By-Law = 1019.04 m²

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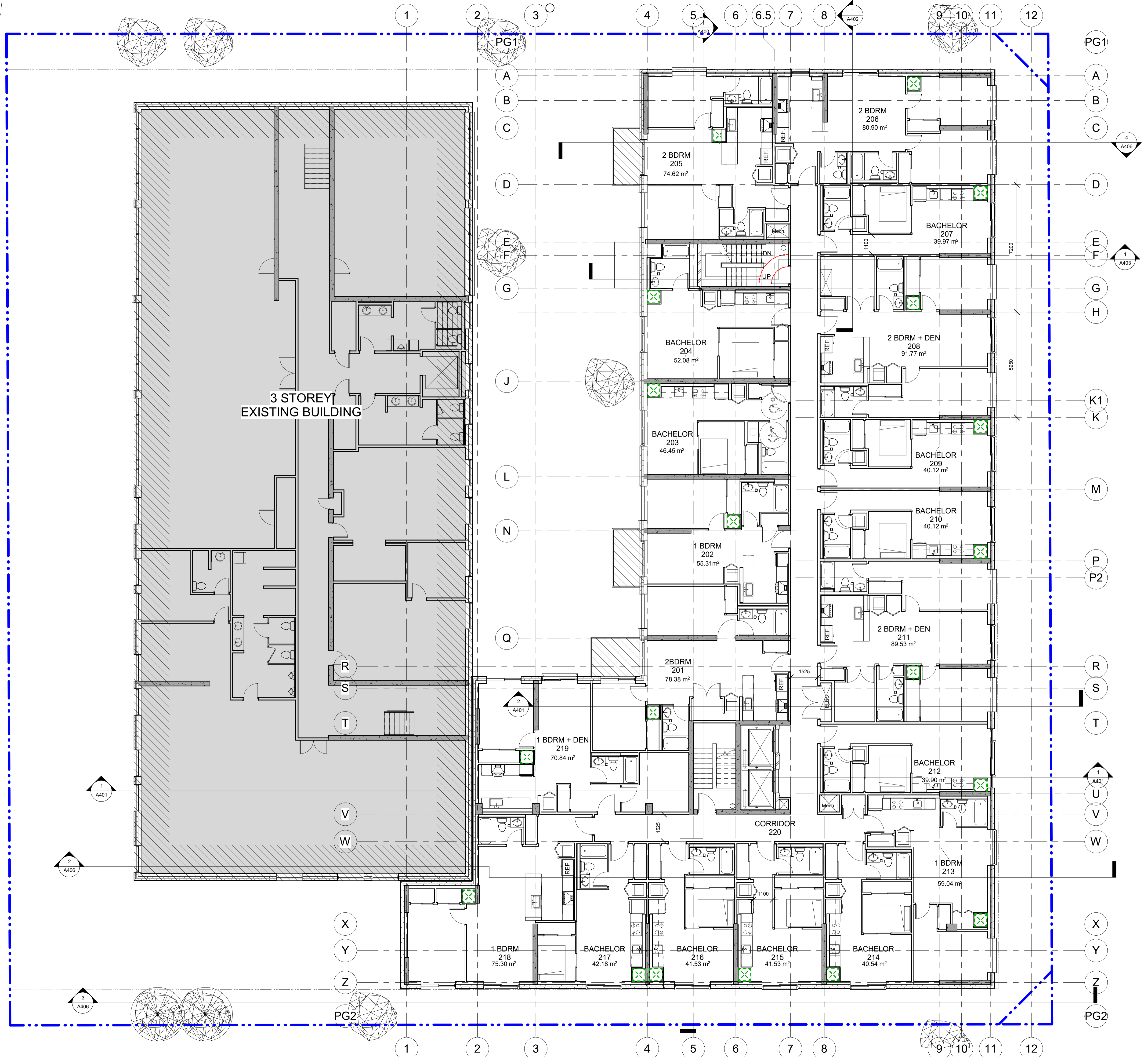


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2ND FLOOR PLAN

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Drawing No.	A102		



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160 Units Apartment Building

19 Units @ 3rd floor :

- 10 units : Bahcelors (incl:1 int bedrm unit)
- 3 units : 1 Bedroom
- 1 units : 1 Bedroom + Den
- 3 units : 2 Bedroom
- 2 units : 2 Bedroom+Den

Gross floor area to O.B.C = 1230.0 m²

Gross floor area to Ottawa By-Law = 1019.04 m²

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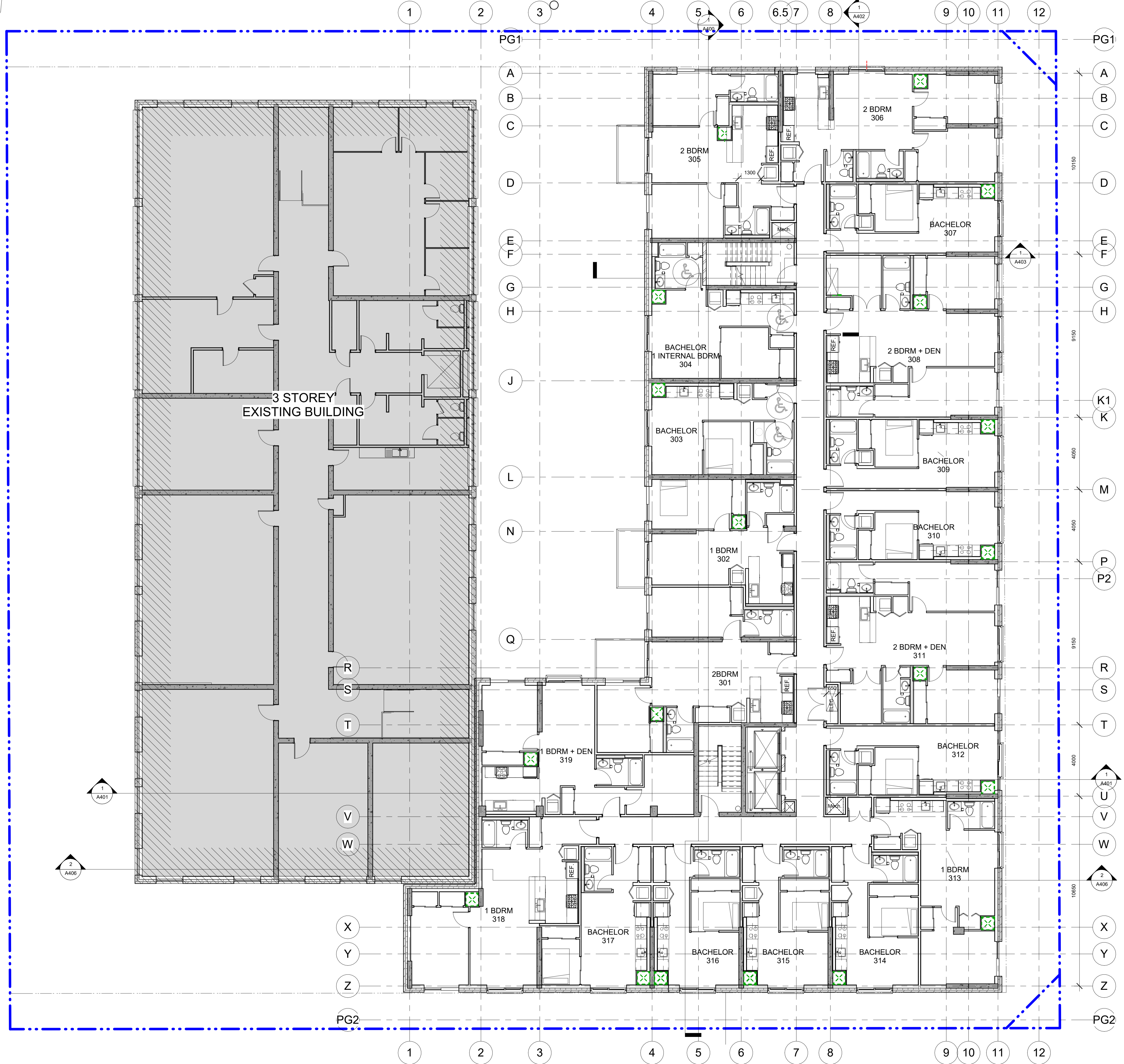


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3RD FLOOR PLAN

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160 Units Apartment Building

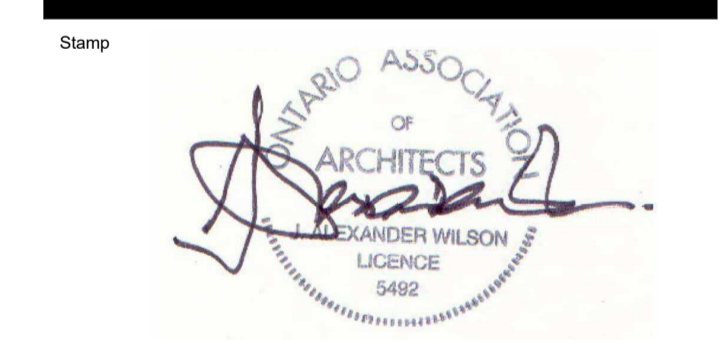
18 Units @ 4th floor :

- 9 units : Bahcelors (including 2 B.F. units)
- 4 units : 1 Bedroom
- 1 units : 1 Bedroom + Den
- 4 units : 2 Bedroom
- 0 unit : 2 Bedroom + Den

Gross floor area to O.B.C = 1135.57 m²

Gross floor area to Ottawa By-Law = 942.00 m²

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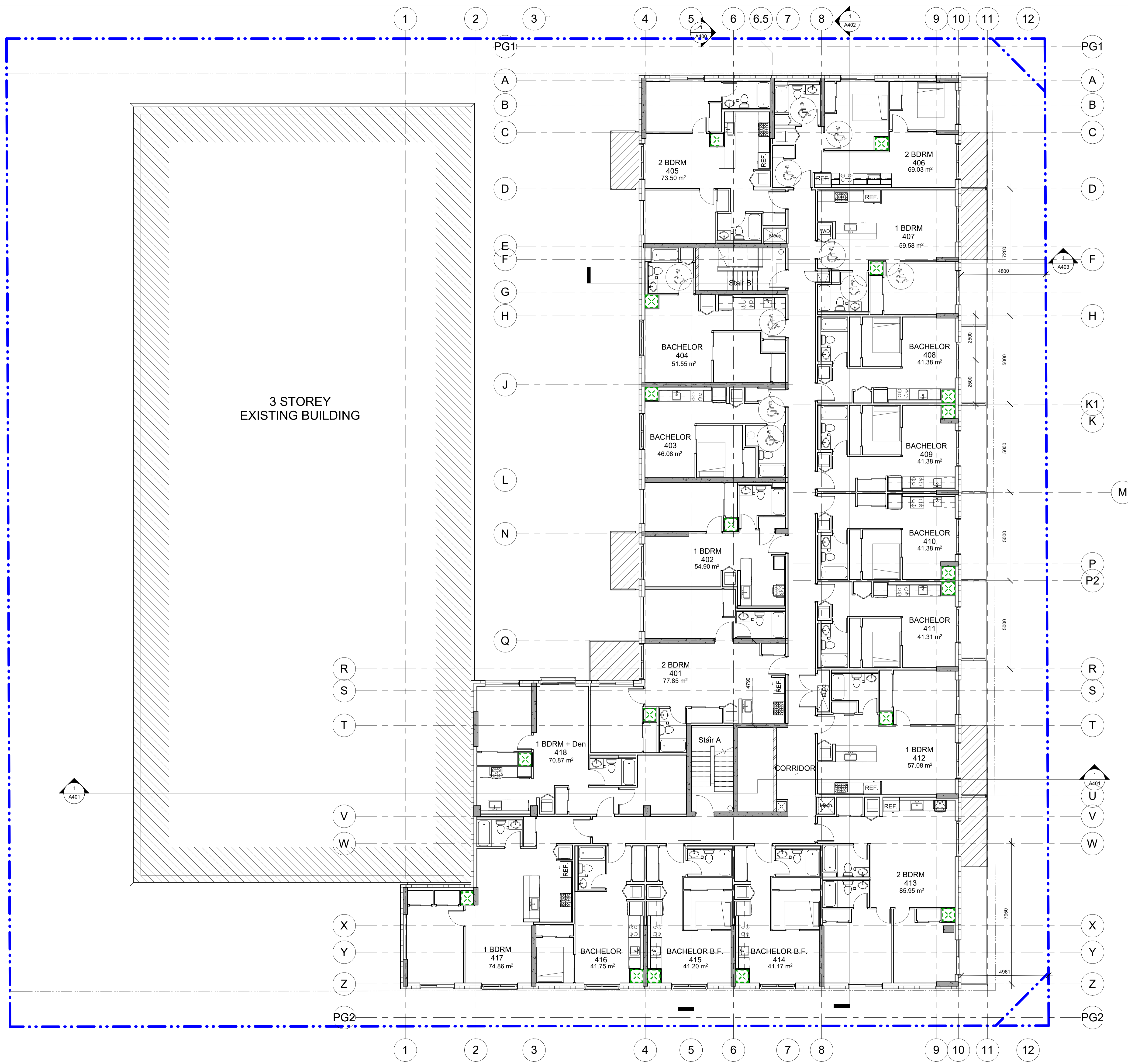


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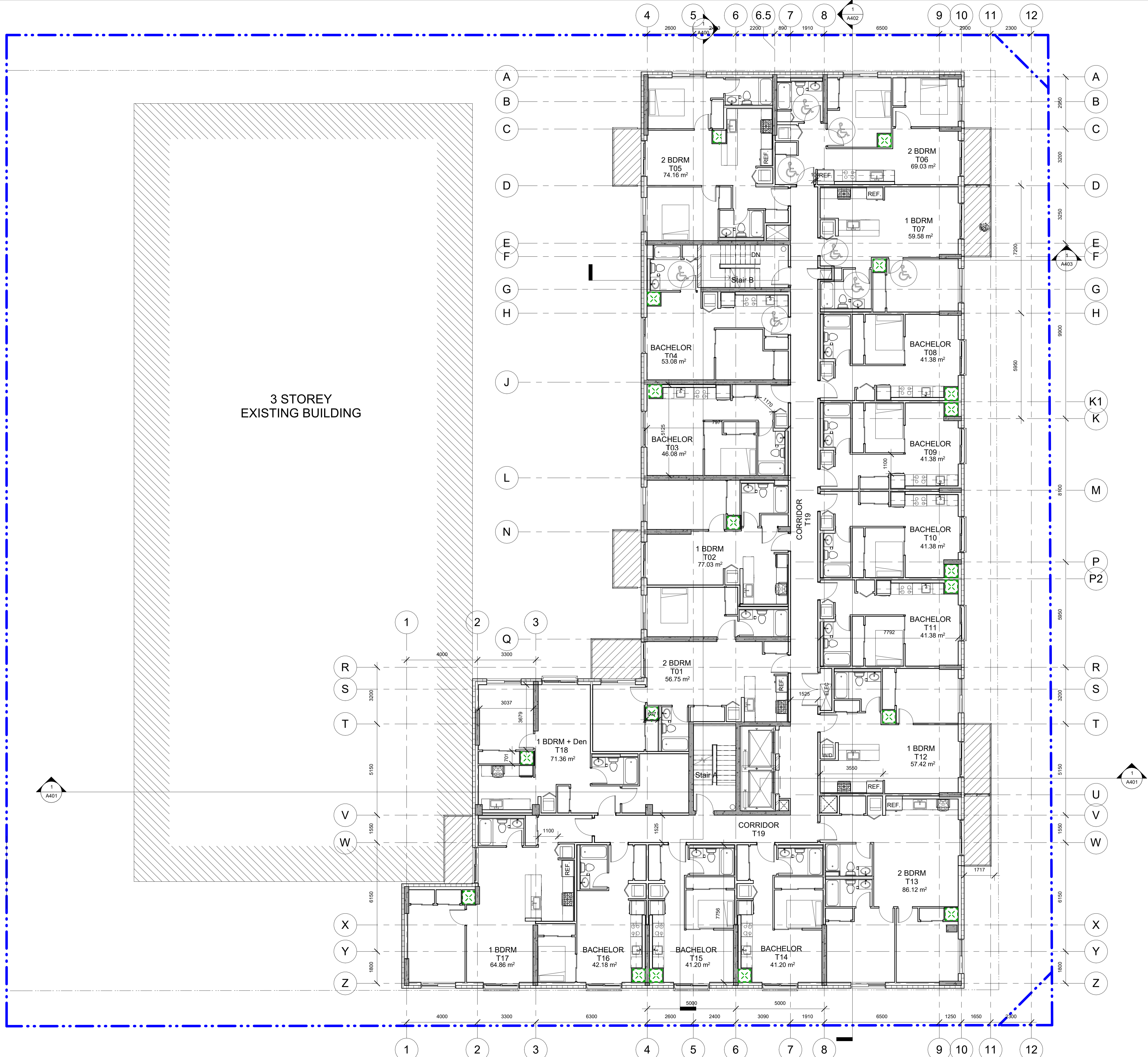
Drawing
4TH FLOOR PLAN

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Drawing No. A104	



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3 STOREY EXISTING BUILDING

160 Units Apartment Building

18 Units @ Typical floor (X4 = 72 Units):

- 9 units : Bahcelors (incl:1 int bedrm unit)
- 4 units : 1 Bedroom
- 1 units : 1 Bedroom + Den
- 4 units : 2 Bedroom
- 0 unit : 2 Bedroom + Den

Gross floor area to O.B.C = 1135.57 m²

Gross floor area to Ottawa By-Law = 942.00 m²

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Drawing
**TYPICAL FLOOR PLAN
 (5th - 8th)**

Drawn By FAHD A.Z.	Checked By
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Project No. 2204	Revision g
Drawing No. A105	

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160 Units Apartment Building

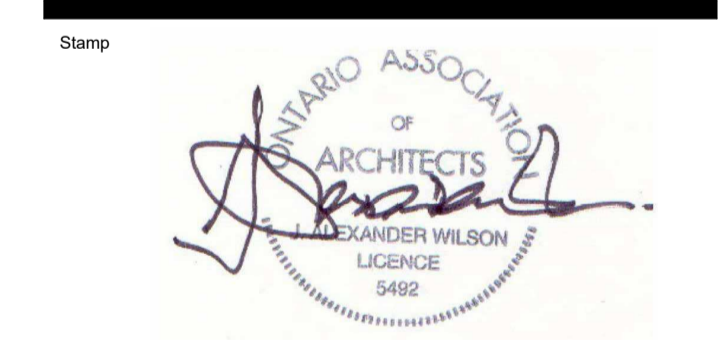
15 Units @ 9th floor :

- 6 units : Bahcelors (incl:1 int bedrm unit)
- 4 units : 1 Bedroom
- 1 units : 1 Bedroom + Den
- 4 units : 2 Bedroom
- 0 unit : 2 Bedroom+Den

Gross floor area to O.B.C = 1031.43 m²

Gross floor area to Ottawa By-Law = 844.08 m²

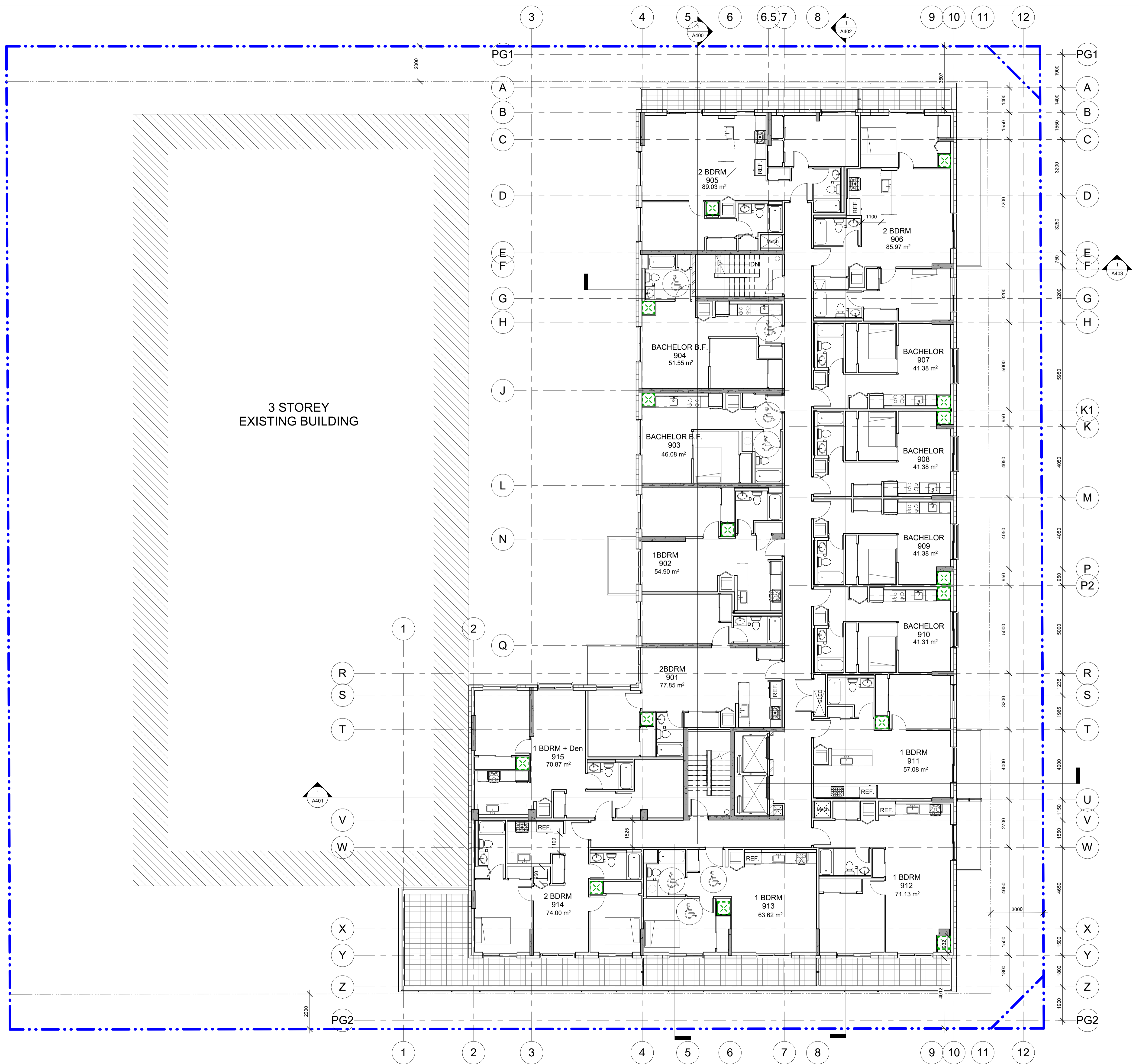
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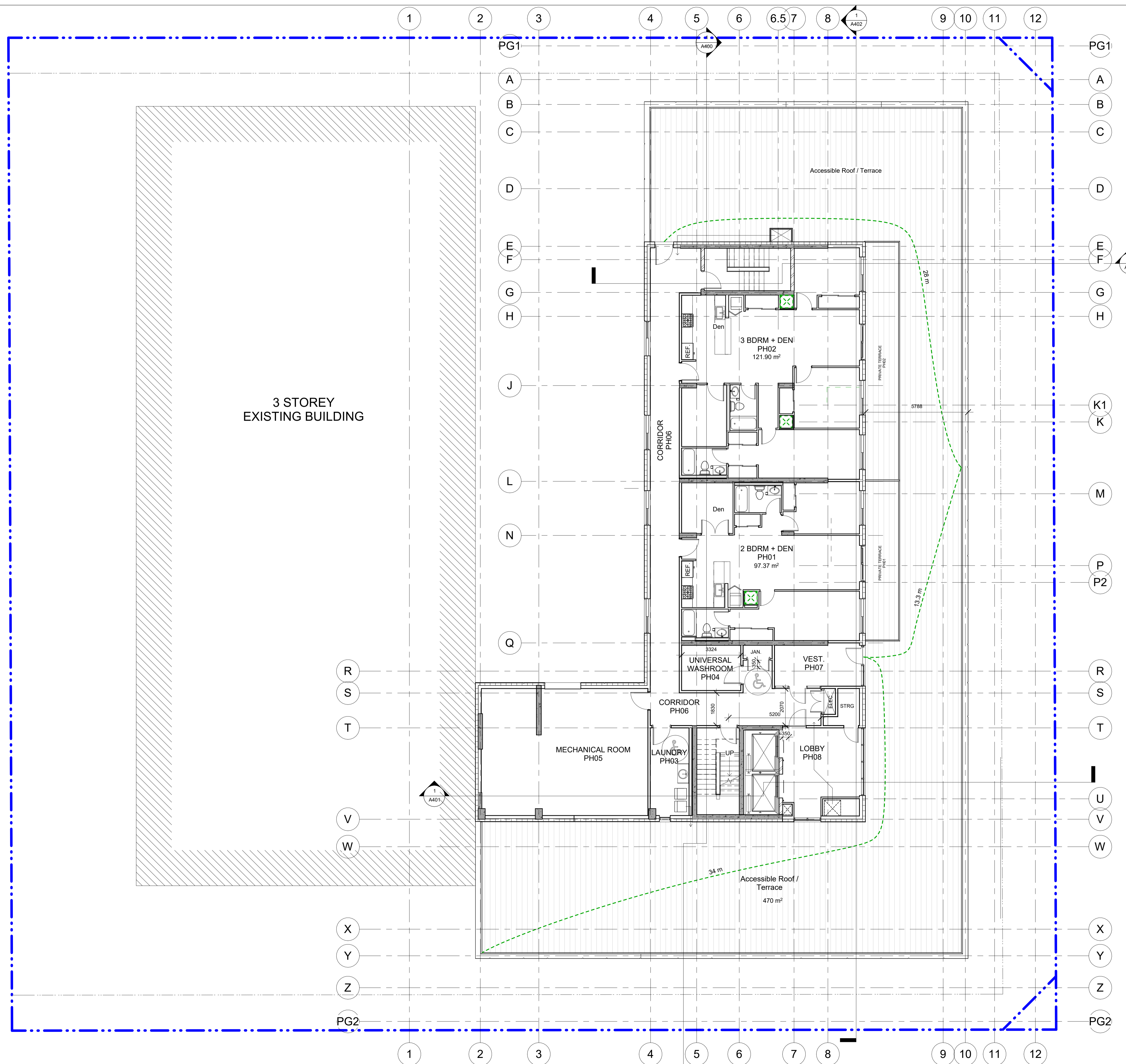
Project
18 LOUISA ST.
 18 LOUISA ST.
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Drawing
9TH FLOOR PLAN

Drawn By: FAHD A.Z. Checked By: _____
 Scale: 1 : 100 Date: 2024.09.05
 Project No: 2204 Revision: g
 Drawing No: **A106**



3 STOREY EXISTING BUILDING



3 STOREY
EXISTING BUILDING

160 Units Apartment Building

2 Units @ P.H. floor :

- 0 units : Bahcelor
- 0 unit : 1 Bedroom
- 0 unit : 1 Bedroom + Den
- 0 unit : 2 bedroom
- 1 unit : 2 Bedroom + Den
- 1 unit : 3 Bedroom + Den

Gross floor area to O.B.C = 480 m²

Gross floor area to Ottawa By-Law = 204.74 m²

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5	2023.02.17	ISSUED FOR REVIEW
6	2023.05.04	ISSUED FOR REVIEW
7	2024.07.12	ISSUED FOR REVIEW
8	2024.08.08	ISSUED FOR SPA
9	2024.09.05	RE-ISSUED FOR SPA

Alexander Wilson Architect Inc
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f: 613.545.1411



Project
18 LOUISA ST.

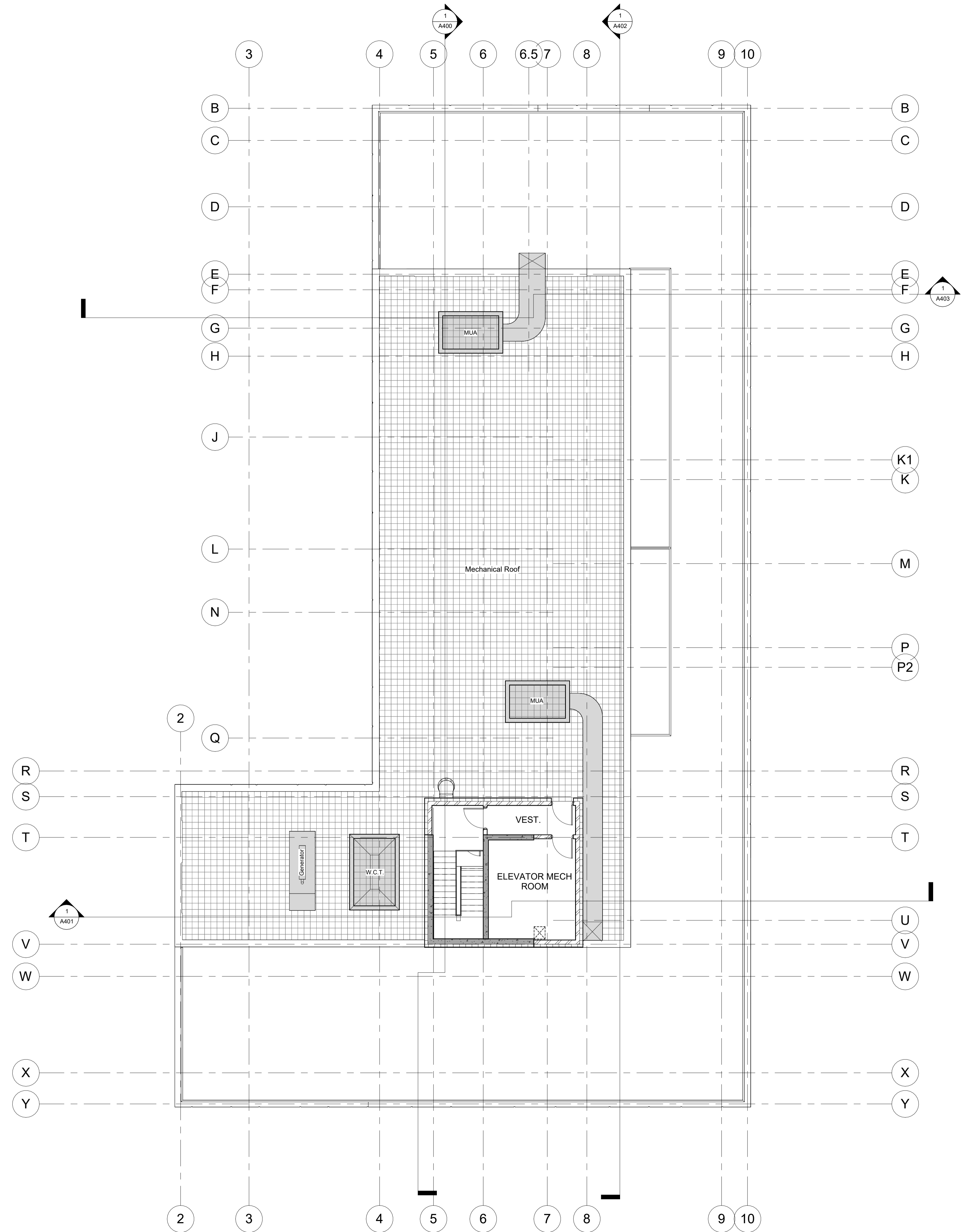
18 LOUISA ST.
OTTAWA, ONTARIO

Drawing
PENTHOUSE FLOOR PLAN

Drawn By FAHD A.Z.	Checked By
Scale 1 : 100	Date 2024.09.05
Project No. 2204	Revision g
Drawing No. A107	

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 CODE.

Revisions		
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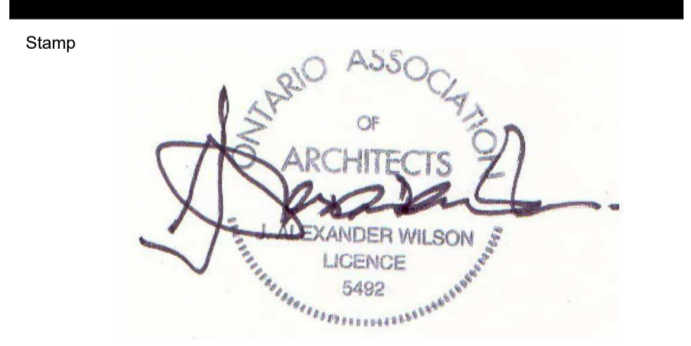
160 Units Apartment Building

Gross floor area to O.B.C = 54.77 m²

Gross floor area to CITY DEF. = 0.00 m²

1 ELEVATOR ROOM
 1:100

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Project
18 LOUISA ST.

18 LOUISA ST.
 OTTAWA, ONTARIO

Drawing
ELEVATOR ROOM FLOOR PLAN

Drawn By	FAHD A.Z.	Checked By	
Scale	1:100	Date	2024.09.05
Project No.	2204	Revision	g
Drawing No.	A108		

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8	2024.08.08	ISSUED FOR SPA
9	2024.09.05	RE-ISSUED FOR SPA



1 EAST ELEVATION
 1 : 100

MATERIAL LEGEND	
	BRICK
	SOLDIER COURSE
	EIFS
	STONE VENEER
	EIFS

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Project
18 LOUISA ST.
 18 LOUISA ST.
 OTTAWA, ONTARIO

EAST ELEVATION

Drawn By	FAHD A.Z.	Checked By	
Scale	As Indicated	Date	2024.09.05
Project No.	2204	Revision	g
Drawing No.	A300		

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1 SOUTH ELEVATION
1 : 100

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Project
18 LOUISA ST.

18 LOUISA ST.
OTTAWA, ONTARIO

SOUTH ELEVATION

Drawn By	FAHD A.Z.	Checked By	
Scale	1 : 100	Date	2024.09.05
Project No.	2204	Revision	g
Drawing No.	A303		

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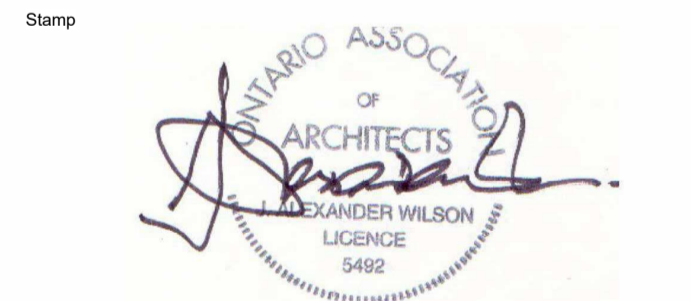
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9	2024.09.05	RE-ISSUED FOR SPA



1 WEST ELEVATION
1 : 100

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Project
18 LOUISA ST.

18 LOUISA ST.
OTTAWA, ONTARIO

Drawing
WEST ELEVATION

Drawn By	FAHD A.Z.	Checked By	
Scale	1 : 100	Date	2024.09.05
Project No.	2204	Revision	g
Drawing No.	A302		

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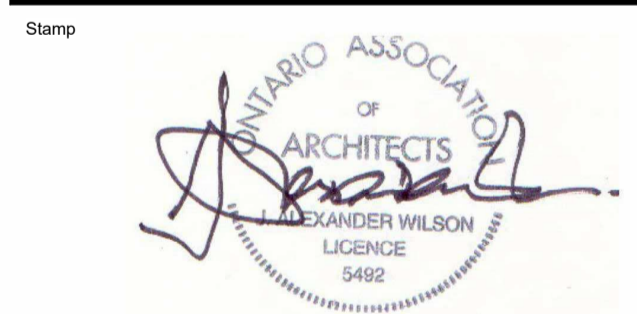


1 NORTH ELEVATION
1 : 100

MATERIAL LEGEND

-  BRICK
-  SOLDIER COURSE
-  EIFS
-  STONE VENEER
-  EIFS

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Project
18 LOUISA ST.

18 LOUISA ST.
OTTAWA, ONTARIO

Drawing

NORTH ELEVATION

Drawn By: FAHD A.Z. Checked By: .

Scale: As Indicated Date: 2024.09.05

Project No: 2204 Revision: g

Drawing No: **A301**