

UNIT MIX/ FLOOR	BACHELOR (40-52m2)		1 BDRM (76-80m2)		1 BDRM +DEN (76-80m2)		2 BDRM (103-113m2)		2 BDRM +DEN (82-84m2)		3 BDRM +DEN (121.9m2)		TOTAL	TOTAL	
UNIT AREA	B.F.		B.F.		B.F.		B.F.		B.F.		B.F.		B.F.		
LEVEL 1	7	1	2	0	1	0	3	1	0	0	0	0	13	2	15
LEVEL 2	9	1	3	0	1	0	5	0	0	0	0	0	18	1	19
LEVEL 3	8	2	3	0	1	0	5	0	0	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		X4=12	X4=4					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
<b>TOTAL</b>	<b>67</b>	<b>12</b>	<b>26</b>	<b>6</b>	<b>9</b>	<b>0</b>	<b>32</b>	<b>6</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>136</b>	<b>24 (15%)</b>	<b>160</b>
<b>TOTAL</b>	<b>79</b>		<b>32</b>		<b>9</b>		<b>38</b>		<b>1</b>		<b>1</b>		<b>160</b>		<b>160</b>

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 m <sup>2</sup>	818.8 m <sup>2</sup>	11.37 m <sup>2</sup>	101.83 m <sup>2</sup>
2ND & 3RD FLOOR AREA (X2 STOREYS)	(1,230 m <sup>2</sup> X2) = 2,460 m <sup>2</sup>	(1,019.04 m <sup>2</sup> X2) = 2,038.08 m <sup>2</sup>	( 17.30m <sup>2</sup> X2 =) 34.60m <sup>2</sup>	-
4TH FLOOR AREA	1,135.57 m <sup>2</sup>	942.00 m <sup>2</sup>	39.47 m <sup>2</sup>	42.66 m <sup>2</sup>
TYPICAL FLOOR AREA (5TH - 8TH) (X4 STOREYS)	(1,135.57 m <sup>2</sup> X4) = 4,542.28 m <sup>2</sup>	(942.0 m <sup>2</sup> X4) = 3,768.0 m <sup>2</sup>	(45.6 m <sup>2</sup> X 4 floors=) 182.4m <sup>2</sup>	-
9TH FLOOR AREA	1,031.43 m <sup>2</sup>	844.08 m <sup>2</sup>	-	117.23 m <sup>2</sup>
PENTHOUSE FLOOR AREA	480 m <sup>2</sup>	204.74 m <sup>2</sup>	-	512.7 m <sup>2</sup> (32.7 private+ 480 Communal)
ELEVATOR MECHANICAL ROOM FLOOR AREA	54.77 m <sup>2</sup>	0.00 m <sup>2</sup>	-	-
GROSS AREA (Excludes area below grade)	10,928.75 m <sup>2</sup> (117,636.01 ft <sup>2</sup> )	8,615.7 m <sup>2</sup> (92,738.623 ft <sup>2</sup> )	267.84 m <sup>2</sup>	774.42 m <sup>2</sup>
SUM AMENITIES (Balconies and Terraces)			1,042.26 m <sup>2</sup> (Including 480 m <sup>2</sup> communal)	
NUMBER OF STOREYS (above grade)	10 storeys + 1 (Elevator Machine Room) floor			
UNDERGROUND PARKING GARAGE L1	1573.36 m <sup>2</sup>	0.00 m <sup>2</sup>		
UNDERGROUND PARKING GARAGE L2	1549.00 m <sup>2</sup>	0.00 m <sup>2</sup>		

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

AMENITIES		
Amenity Area for Residential Development (MIN.)	6 m <sup>2</sup> for every Residential Unit = 960 m <sup>2</sup>	1,042.26 m <sup>2</sup>
Amenity Area Provided as Common Space	MIN. 960 m <sup>2</sup> x 50% = 480m <sup>2</sup>	480 m <sup>2</sup> (50%)

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

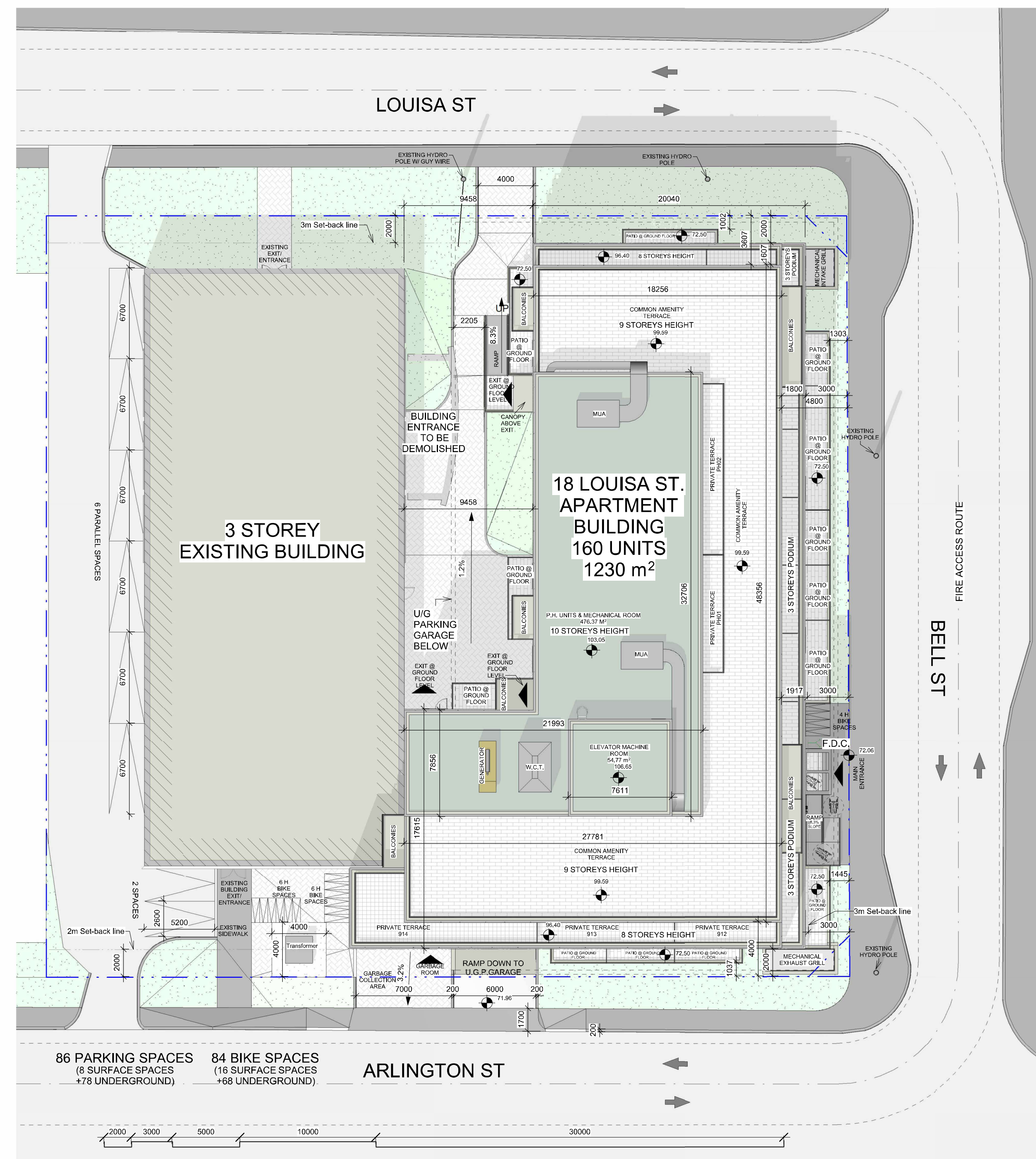
VEHICLE PARKING CALCULATION			
Minimum required parking spaces / use (Sections 101, 102)			
USE	PARKING RATE	GFA / UNIT	PARKING
OFFICE	1 PER 100 m <sup>2</sup>	689 m <sup>2</sup>	6.89
MEDICAL FACILITY	0 for 200m <sup>2</sup> or less, on ground floor	200 m <sup>2</sup>	0
INSTRUCTIONAL FACILITY	0 for 200m <sup>2</sup> or less, on ground floor	111 m <sup>2</sup>	0
VISITOR RESIDENTIAL	0.1 / UNIT (not required for the first 12 units)	148 Units (160 - 12)	14.8
RESIDENTIAL	0.5 / UNIT (not 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 Parking Count Required (Including Shared Provisions)		
USE	Required Parking Count	
Office, Medical & Residential Visitor Shared (see chart below)	18	
INSTRUCTIONAL FACILITY	0	
RESIDENTIAL	67	
<b>TOTAL REQUIRED</b>	<b>85</b>	

Shared Parking Provisions (Section 104)																	
USE	Required Parking Count (as per section 101)	Weekday Morning	Weekday Noon	Weekday Afternoon	Weekday Evening	Saturday Morning	Saturday Noon	Saturday Afternoon	Saturday Evening								
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
<b>Total</b>	<b>26.01</b>		<b>14.29</b>		<b>13.601</b>		<b>17.99</b>		<b>15.8335</b>		<b>16.178</b>		<b>16.178</b>		<b>15.489</b>		<b>15.1445</b>

ZONING MECHANISM	REQUIRED /PERMITTED	RELIEF REQD	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 4.8m long Min: 2.6m wide x 6.7m long (parallel)		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		4 Spaces
BF PARKING SPACES DESIGN (MIN.)	2 spaces X 2.4m wide & 2 spaces X 3.4m wide Access aisle of min. 1.5m		2 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 spaces/unit = 80 space Instructional Facility: 1 per 1,500 m <sup>2</sup> = 0.2 space Medical Facility: 1 per 1,000 m <sup>2</sup> = 0.2 space Office: 1 per 250 m <sup>2</sup> = 3.8 space		84 Spaces
ACCESS AISLE FOR BICYCLE PARKING	Maximum 50% (42 spaces) within Landscaped Area Minimum width: 1.5m	YES	16 Surface spaces
BICYCLE PARKING SPACE DESIGN (MIN.)	horizontal: 0.6m wide X 1.8m long vertical: 0.5m wide X 1.5m long		horizontal: 0.6m wide X 1.8m long vertical: 0.6m wide X 1.5m long
Maximum Number of Vertical Bicycle Parking Spaces	50% of required spaces = 42	YES	(40.4%) 34 STACKED Spaces 0.6m wide X 1.8m long



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

**84 BIKE SPACES**  
(36 Stacked +48 Horizontal)

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

DO NOT SCALE DRAWINGS  
CHECK AND VERIFY ALL DIMENSIONS BEFORE  
PROCEEDING WITH THE WORK.  
DRAWINGS NOT TO BE USED FOR CONSTRUCTION  
UNLESS STAMPED AND SIGNED BY THE  
CONSULTANT.  
THESE DRAWINGS HAVE BEEN DESIGNED IN  
CONFORMANCE WITH THE ONTARIO BUILDING  
CODE.

Revisions		
Revision Number	Revision Date	Revision Description
01	2022.03.14	ISSUED FOR REVIEW
08	2024.08.08	ISSUED FOR SPA
09	2024.09.03	RE-ISSUED FOR SPA
10	2024.10.25	RE-ISSUED FOR SPA
11	2024.11.18	RE-ISSUED FOR SPA

**Alexander Wilson Architect Inc**  
Admiralty Place  
103-20 Gore Street  
Kingston Ontario, K7L 2L1  
t: 613.545.3744 ext 213  
f: 613.545.1411

**ARCHITECTS**  
ALEXANDER WILSON  
LICENSE  
5482

Project  
**18 LOUISA ST.**

18 LOUISA ST.  
OTTAWA, ONTARIO

Drawing  
**SITE PLAN & ZONING  
INFO**

Drawn By: FANI A.Z. Checked By: AWA  
Scale: 1:200 Date: 2024.11.18  
Project No.: 2414 (AWA 2204) Revision: 11  
Drawing No.: **A001**