

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	86,545	SQ.FT.
	RESIDENTIAL	86,545
	COM/RET	-
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 + DEN	27	19%	21.6%
	-	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	MIN 1150 m ²
LOT WIDTH (Bell St.) : 55.91 m	PROPOSED 3,292 m ²
LOT DEPTH (Louisa St.) : 58.66 m	35,275

DEVELOPMENT STATS

LOT OF AREA 'A'	% OF LANDSCAPED AREA	REQUIRED	PROPOSED
TOTAL UNITS	139	3 m	2 m
SETBACK ALONG LOUISA	3 m	3 m	3 m
SETBACK ALONG BELL	3 m	2 m	2 m
SETBACK ALONG ARLINGTON	15 m	31 m	10
MAXIMUM HEIGHT	9,802 m ²	7,612 m ²	
NUMBER OF STOREYS			
BUILDING GFA			
ZONING GFA (as per city zoning def.)			

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 - Evening	Weekday - 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
Medical Facility	4.32	100%	4.32	90%	3.888	100%	4.32	15%	0.648	20%	0.864	20%	0.864	10%	0.432	5%	0.216
Visitor Parking	12.70	50%	6.35	50%	6.35	75%	9.525	100%	12.7	100%	12.7	100%	12.7	100%	12.7	100%	12.7
Total	23.91		17.56		16.44		23.214		14.98		14.94		14.94		13.82		13.24

LAND USE

RESIDENTIAL	64 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 87 TOTAL PARKING SPACES PROVIDED: 80 UNDERGROUND + 7 AT GRADE

2. BICYCLE PARKING

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

RESIDENTIAL (NEW) (1 SPACE/1,000SQ.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 + 15 EXTERIOR SPACES = 74 TOTAL BIKE STALLS

3. AMENITY REQUIREMENTS

REQUIRED AMENITY SPACE 6 m² REQUIRED PER UNIT

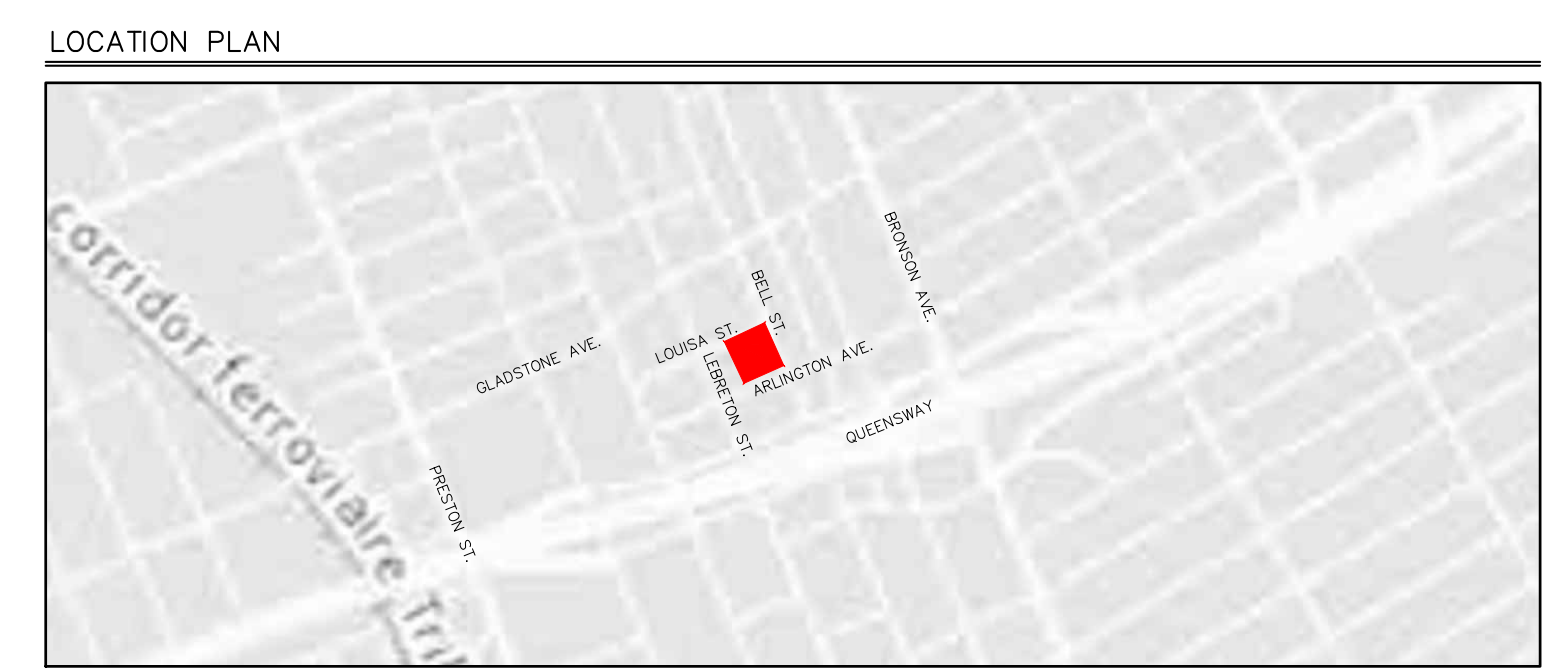
139 UNITS X 6 SQ.M. = 834 SQ.M. TOTAL AMENITY REQUIRED

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	PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7	BS	EXISTING TRANSIT STOP
EXISTING TRAFFIC MAN HOLE	GAS PRESSURE REGULATING STATION	CB	EXISTING CATCH BASIN
EXISTING TRAFFIC LIGHT	SIGNAGE FOR TEMP. LOADING ONLY	CB	PROPOSED CATCH BASIN
EXISTING FIRE HYDRANT	EXTENT OF PRIVATELY OWNED PUBLIC SPACE	AS	SIGNAGE FOR ACCESSIBLE PARKING SPACE
CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS	CURB TO BE REBUILT	FRS	SIGNAGE FOR FIRE ROUTE ACCESS
BIKE PARKING SPACE	ROLL CURB	S	EXISTING SIGN
	EXISTING UTILITY POLE	B	EXISTING BOLLARD
	FIRE DEPARTMENT CONNECTION	OL	EXISTING LIGHT POLE
		OP	PROPOSED WALL MOUNTED LIGHT
		SL	EXISTING STREET LIGHTING BOX
		TB	EXISTING TRAFFIC SIGNAL BOX

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2	20211110	REZONING/SPA RESUBMISSION#1
1	20210528	ISSUED FOR REZONING & SPA
no.	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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PROJECT LOCATION:
 18 LOUISA STREET

DRAWING TITLE:
 SITE PLAN
 18 LOUISA STREET

0m 2m 4m 6m 8m 10m

DRAWN BY: DA **DATE:** 2021-11-10 **SCALE:** 1:150

PROJECT: 2023

DRAWING NO.: A1-00

REVISION NO.: 01

ONTARIO ASSOCIATION OF ARCHITECTS
 ANNIS O'SULLIVAN VOLLEBEK LTD.
 LICENCE 3049

A1.00 SITE PLAN
 1:150

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

DWG #18564