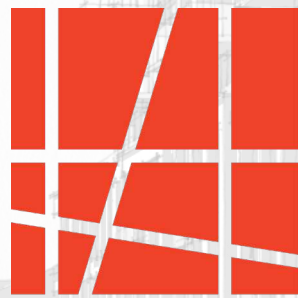
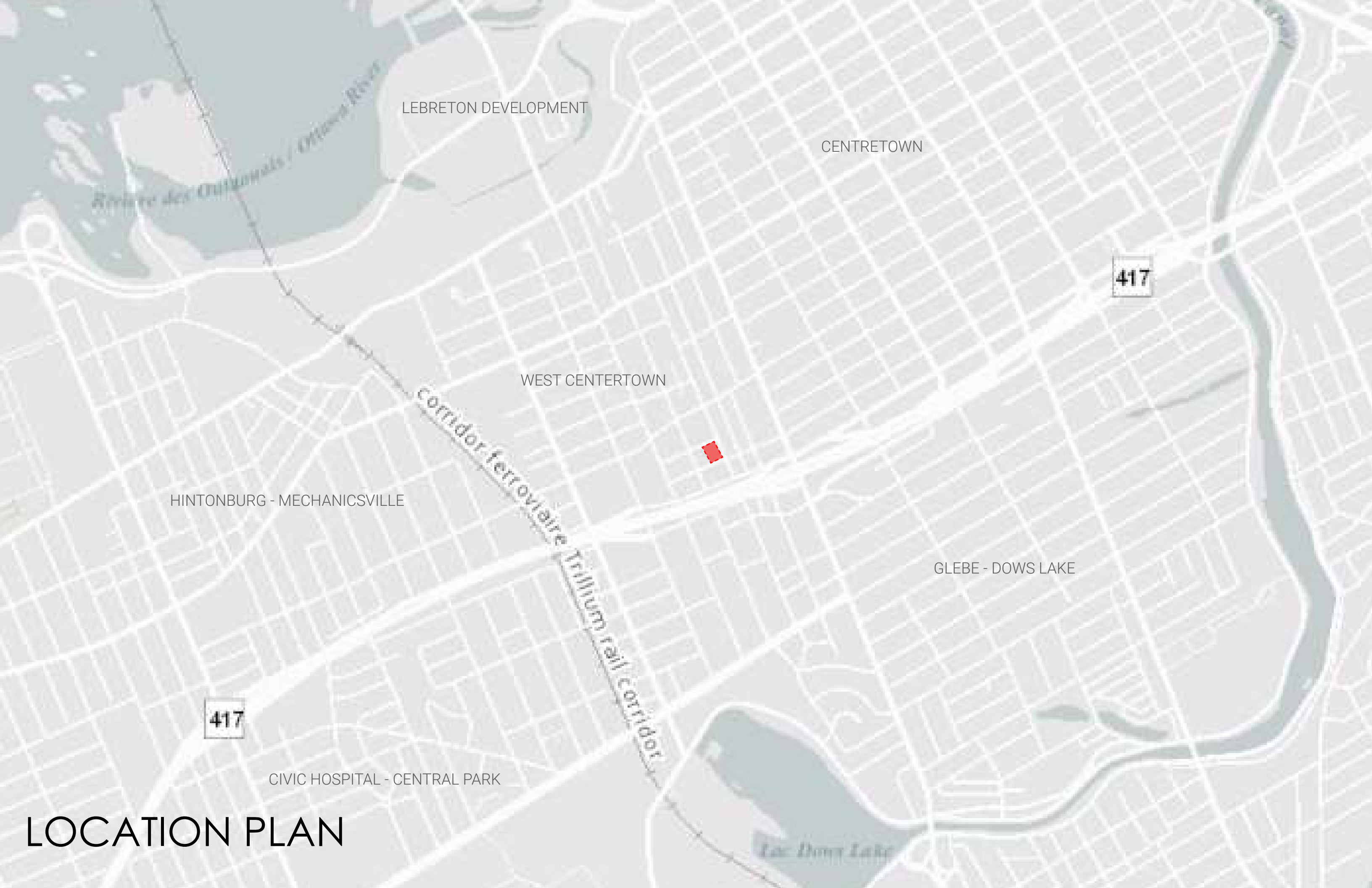


18 LOUISA STREET



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LEBRETON DEVELOPMENT

CENTRETOWN

417

WEST CENTERTOWN



HINTONBURG - MECHANICSVILLE

GLEBE - DOWS LAKE

417

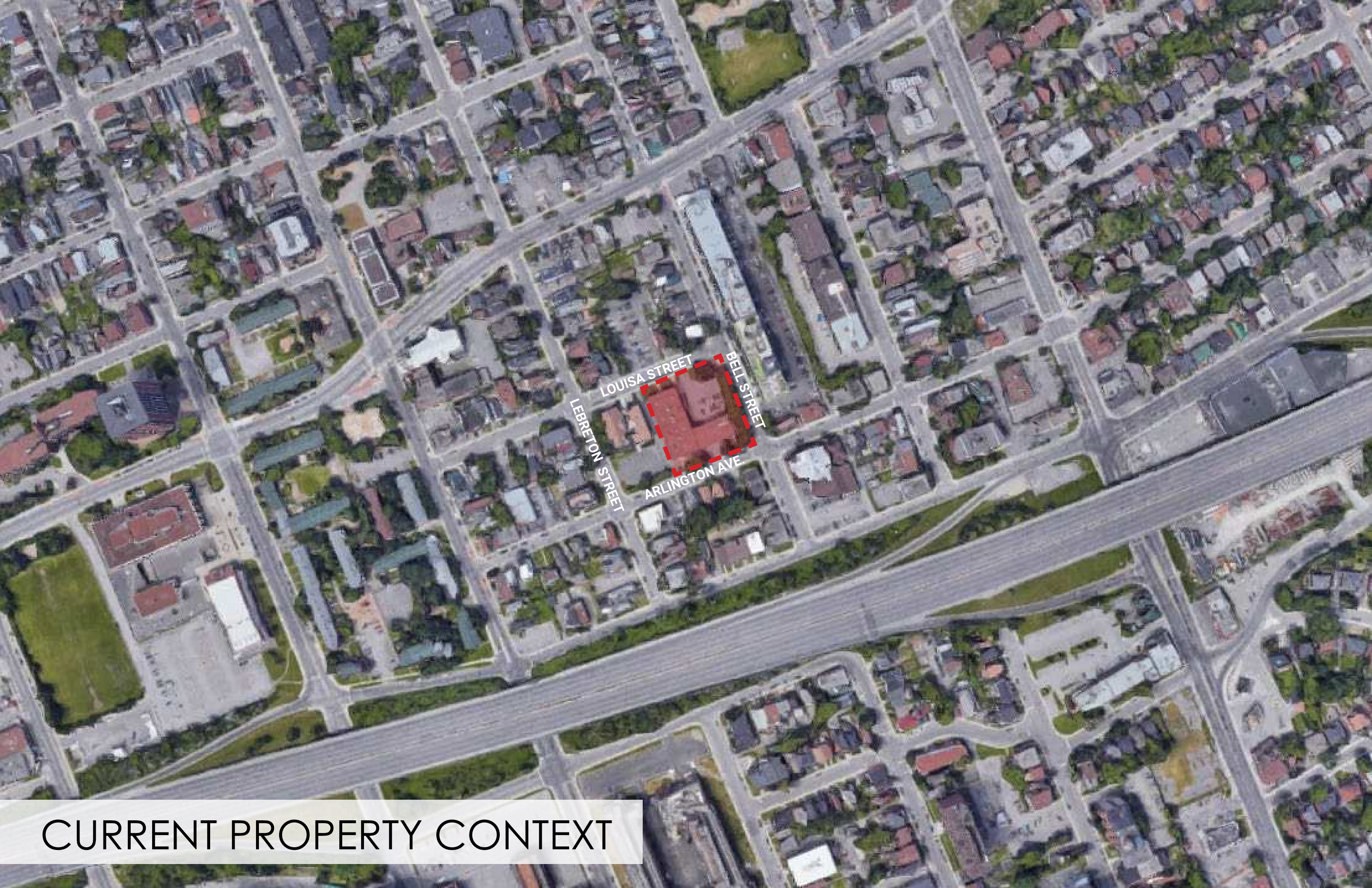
CIVIC HOSPITAL - CENTRAL PARK

LOCATION PLAN

Rivière des Outaouais / Ottawa River

Corridor ferroviaire Trillium rail corridor

Lac Dows Lake



LOUISA STREET
LEBRETON STREET
BELL STREET
ARLINGTON AVE.

CURRENT PROPERTY CONTEXT



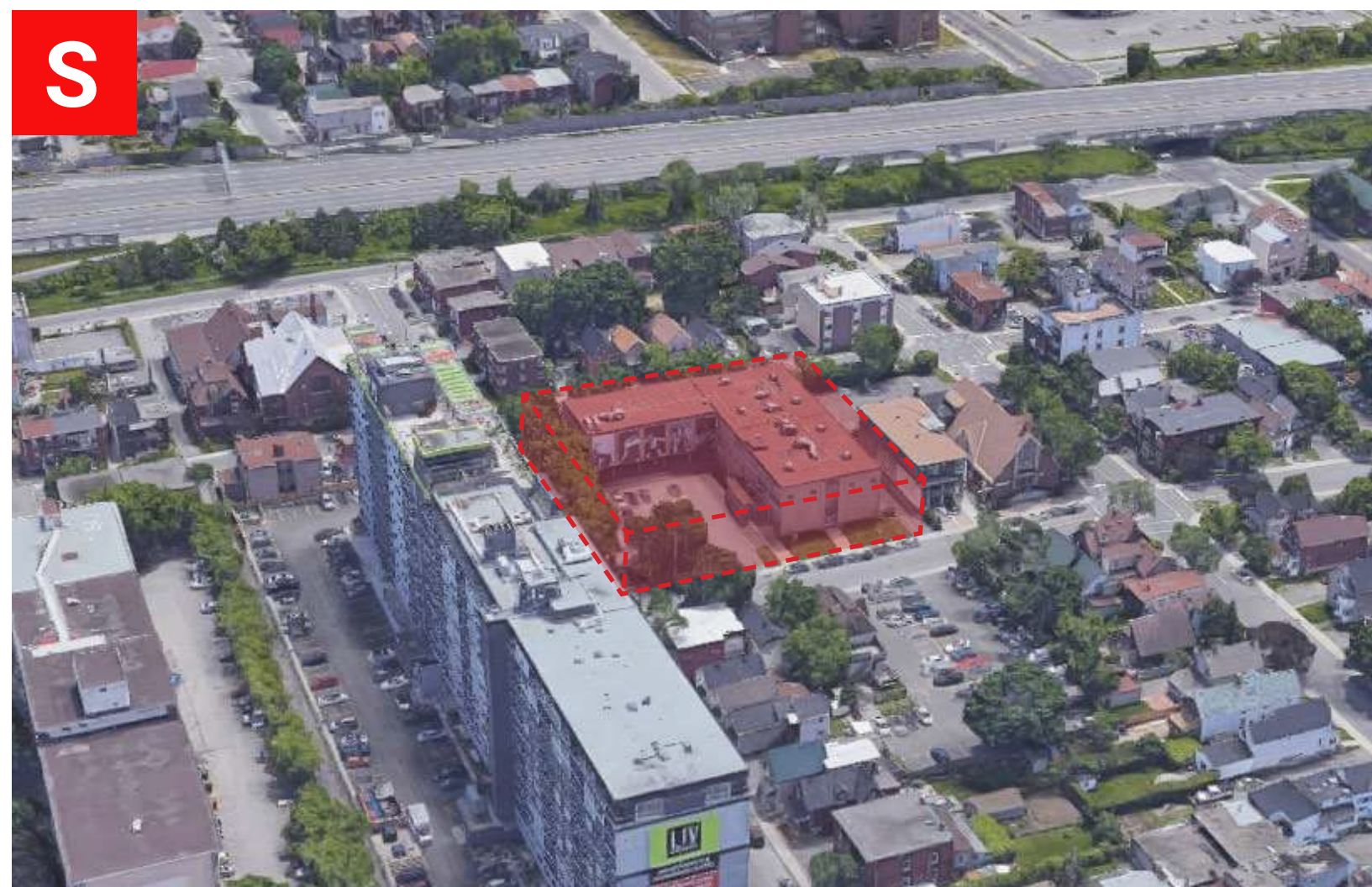
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SITE CONTEXT

18 LOUISA STREET - BUILDING PROPOSAL

PORITION OF EXISTING BUILDING RETAINED

**MID-RISE
- 10 Stories**

Total Gross 105,720 SQ.FT.

Areas:

Ground Level	12,540	SQ.FT.
Levels 2 & 3	12,590	SQ.FT.
Level 4	11,085	SQ.FT.
Levels 5 to 8	11,550	SQ.FT.
Level 9	10,715	SQ.FT.


Total 105,720 SQ.FT.

Total Net Res. 86,535 SQ.FT.

Current Unit Count 139

**Required res.
Parking:** 77 (64 res. + 13 visitors)

Provided Parking Underground: 80



GHOSTED MASSING
=
ANTICIPATED FUTURE
FABRIC BASED ON
ALLOWABLE ZONING

MASSING STUDY - SOUTH EAST CORNER

ANTICIPATED FUTURE BUILDING HEIGHTS BASED ON ALLOWABLE ZONING



MASSING STUDY - SOUTH EAST CORNER AERIAL



MASSING STUDY - NORTH EAST CORNER



ANTICIPATED FUTURE
BUILDING HEIGHTS BASED
ON ALLOWABLE ZONING

MASSING STUDY - ARLINGTON STREET LOOKING EAST



MASSING STUDY - BELL STREET LOOKING SOUTH

ANTICIPATED FUTURE BUILDING HEIGHTS BASED ON ALLOWABLE ZONING



MASSING STUDY - LOUISA STREET LOOKING EAST



MASSING STUDY - BELL STREET LOOKING NORTH

ANTICIPATED FUTURE
BUILDING HEIGHTS BASED
ON ALLOWABLE ZONING



MASSING STUDY - ARLINGTON STREET LOOKING WEST

ANTICIPATED FUTURE
BUILDING HEIGHTS BASED
ON ALLOWABLE ZONING



MASSING STUDY - LOUISA STREET COURTYARD



MASSING STUDY - AERIAL LOOKING EAST



MASSING STUDY - AERIAL LOOKING NORTH



MASSING STUDY - AERIAL LOOKING WEST



MASSING STUDY - PEDESTRIAN EXPERIENCE

ANTICIPATED FUTURE
BUILDING HEIGHTS BASED
ON ALLOWABLE ZONING



MASSING STUDY - PEDESTRIAN EXPERIENCE



ANTICIPATED FUTURE
BUILDING HEIGHTS BASED
ON ALLOWABLE ZONING

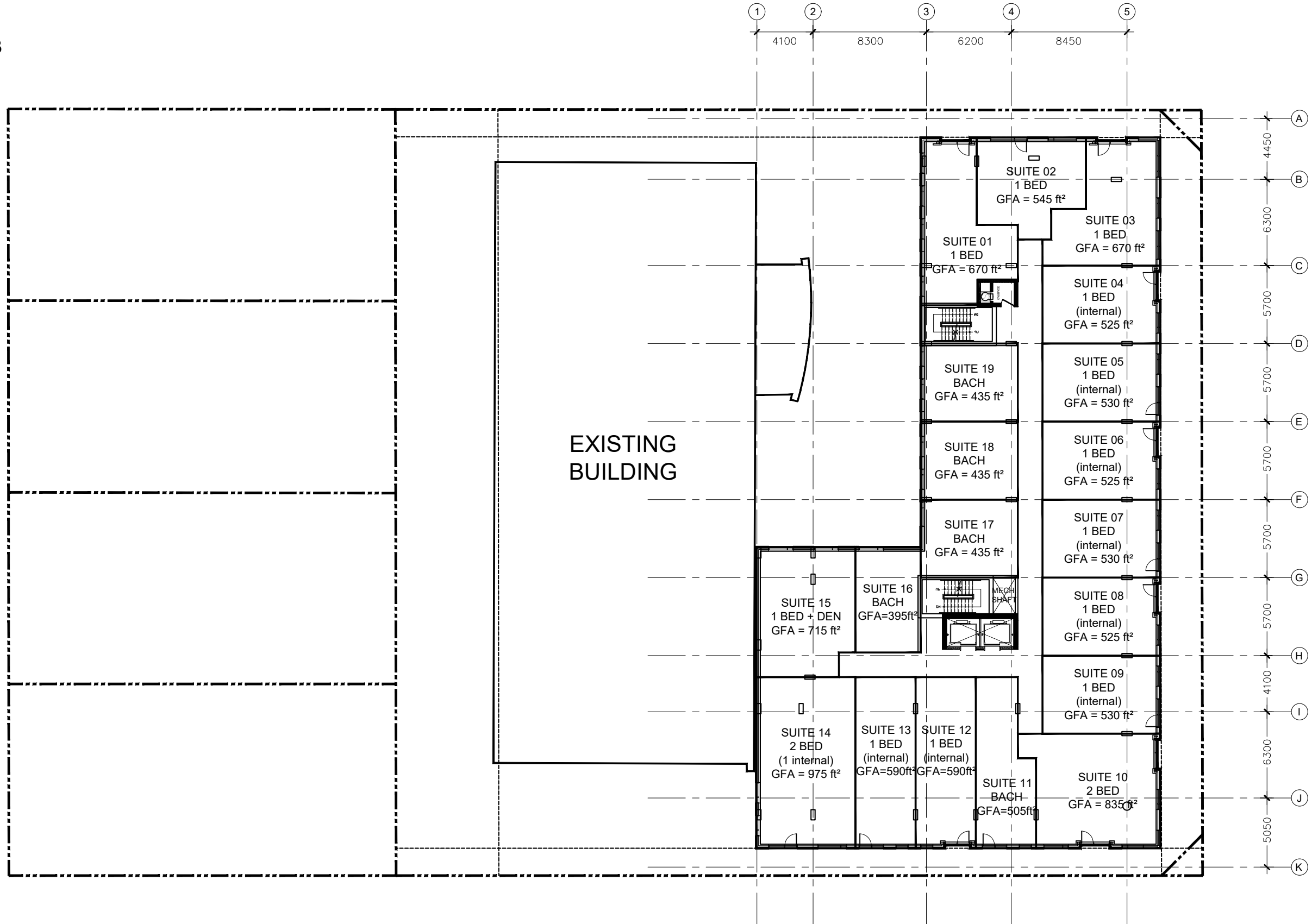
000 BELL

MASSING STUDY - PEDESTRIAN EXPERIENCE

ANTICIPATED FUTURE
BUILDING HEIGHTS BASED
ON ALLOWABLE ZONING



PODIUM LEVELS 2 & 3
 GFA = 12,590 ft²



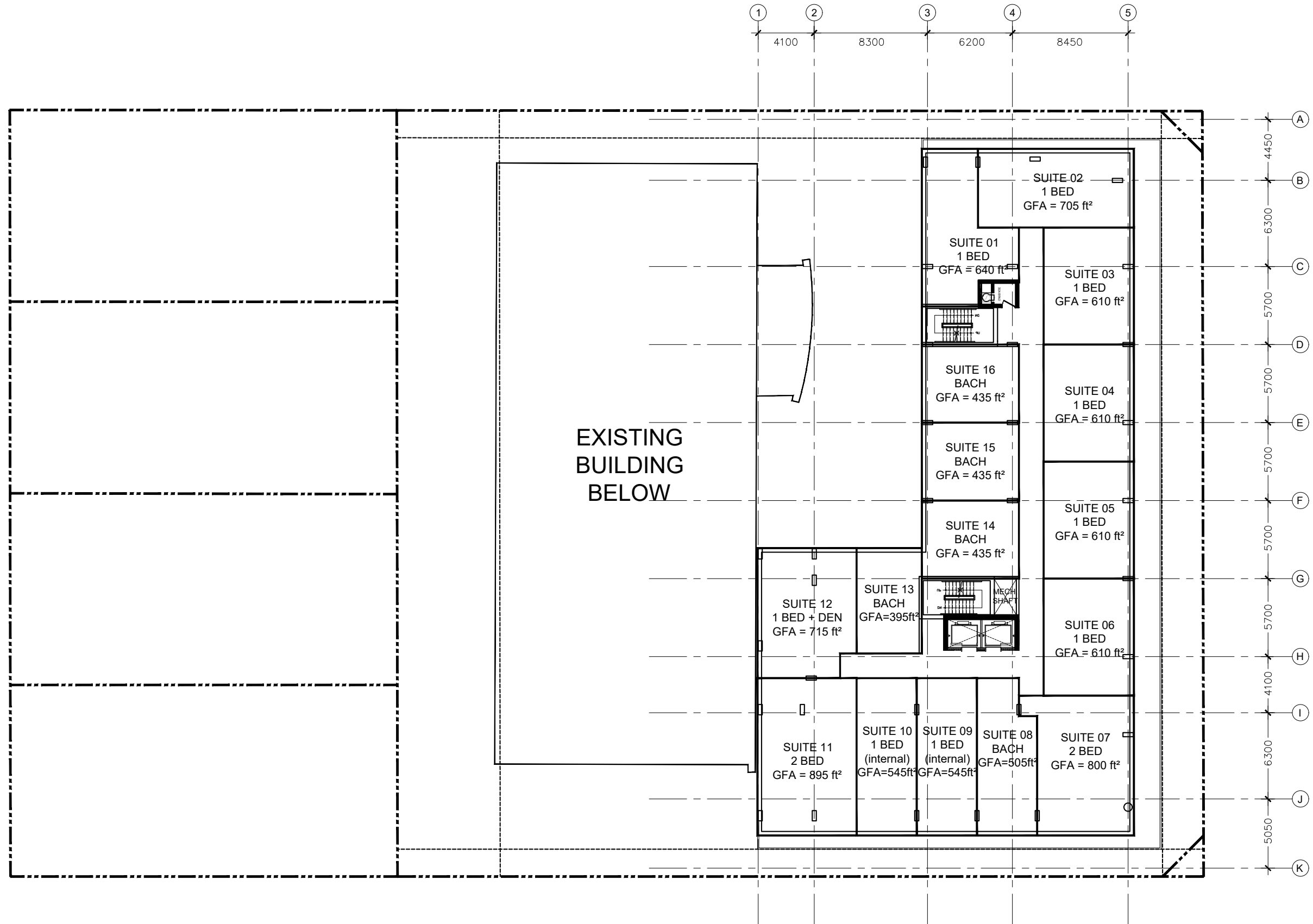
18 LOUISA ST.

PODIUM LEVELS 2 & 3

SCALE: 1:300

MAY 28th 2021

LEVEL 4
GFA = 11,085 ft²



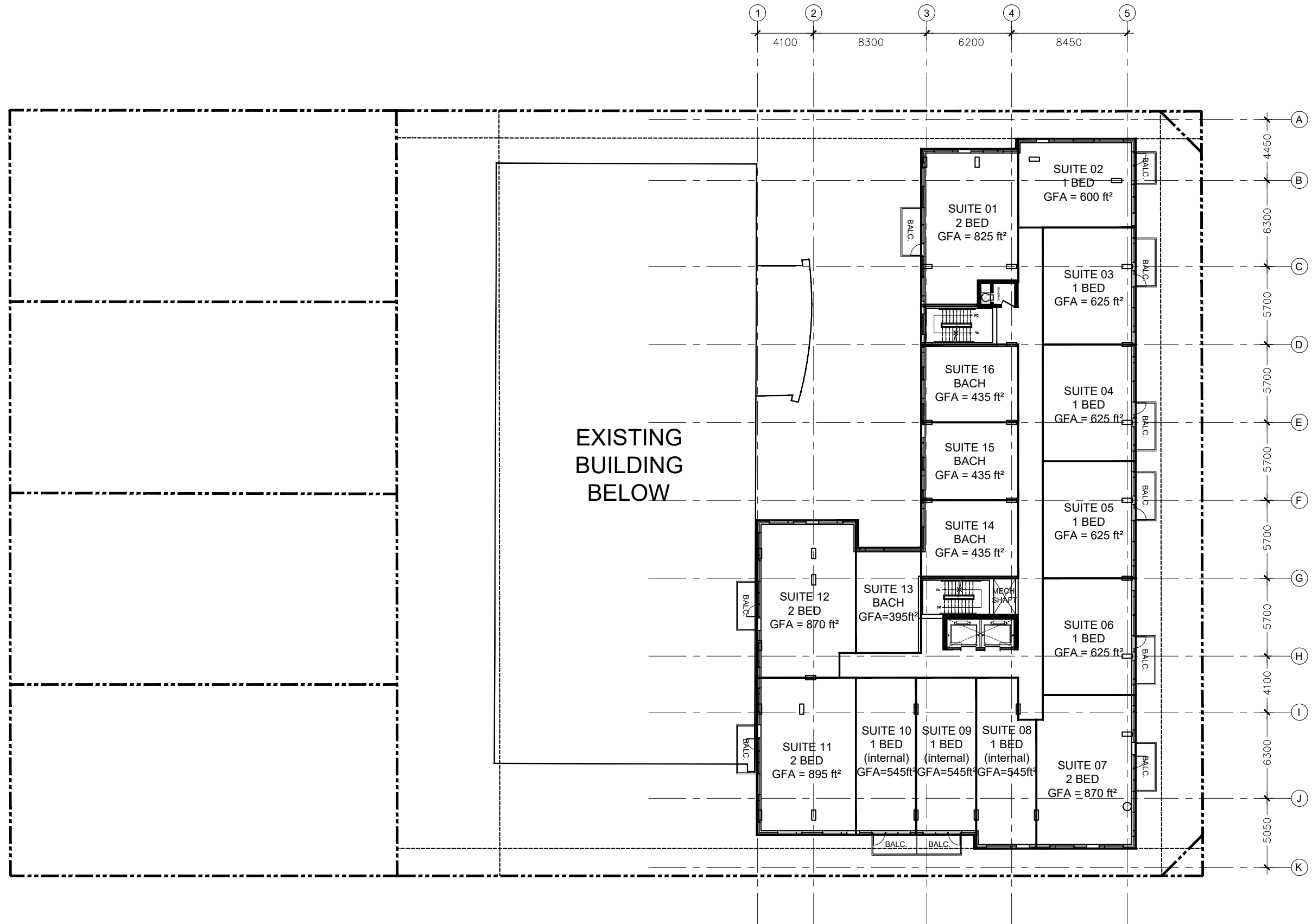
18 LOUISA ST.

LEVEL 4

SCALE: 1:300

MAY 28th 2021

TYPICAL LEVELS
GFA = 11,550 ft²



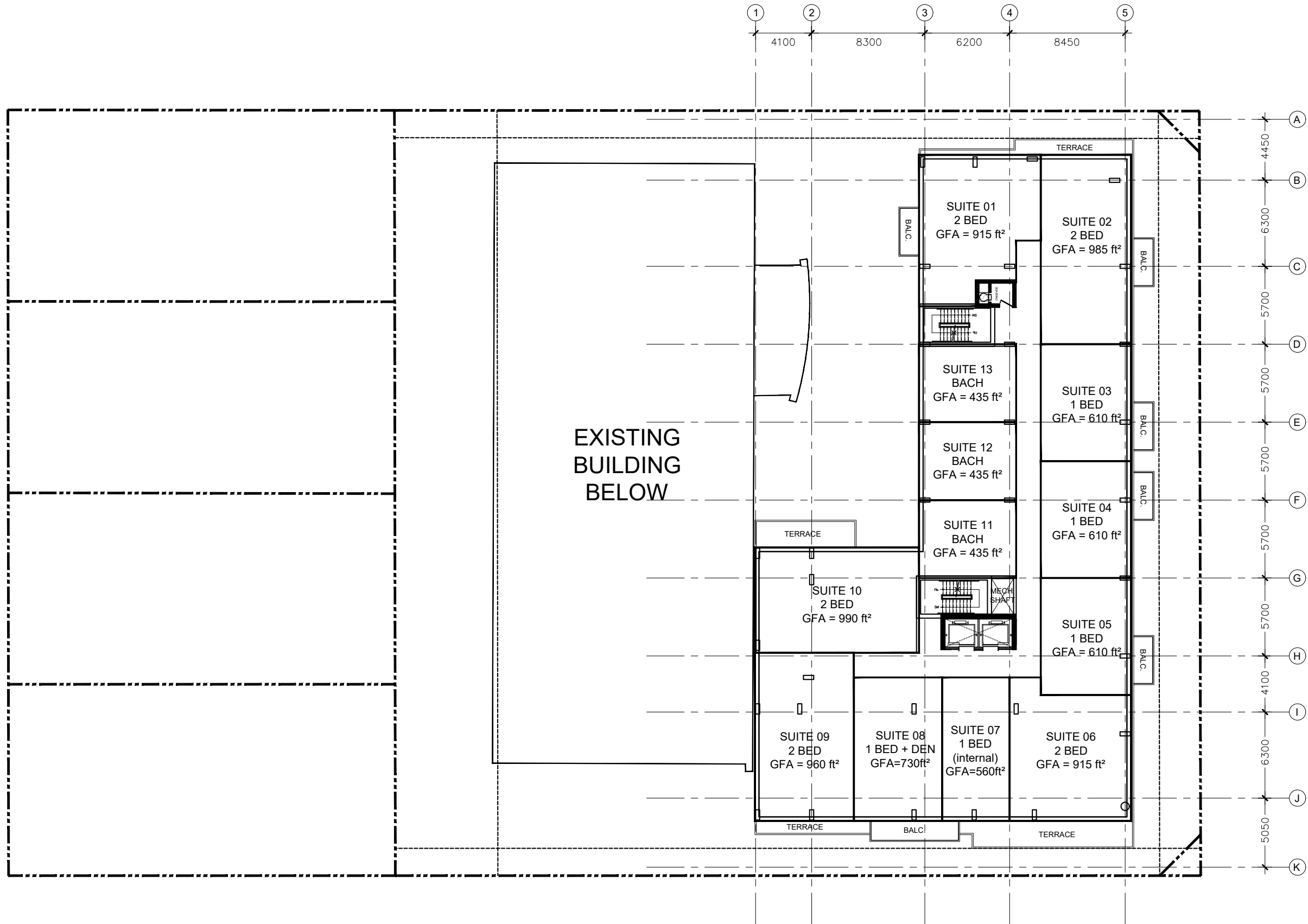
18 LOUISA ST.

TYPICAL LEVELS 5 TO 8

SCALE: 1:300

MAY 28th 2021

LEVEL 9
GFA = 10,715 ft²



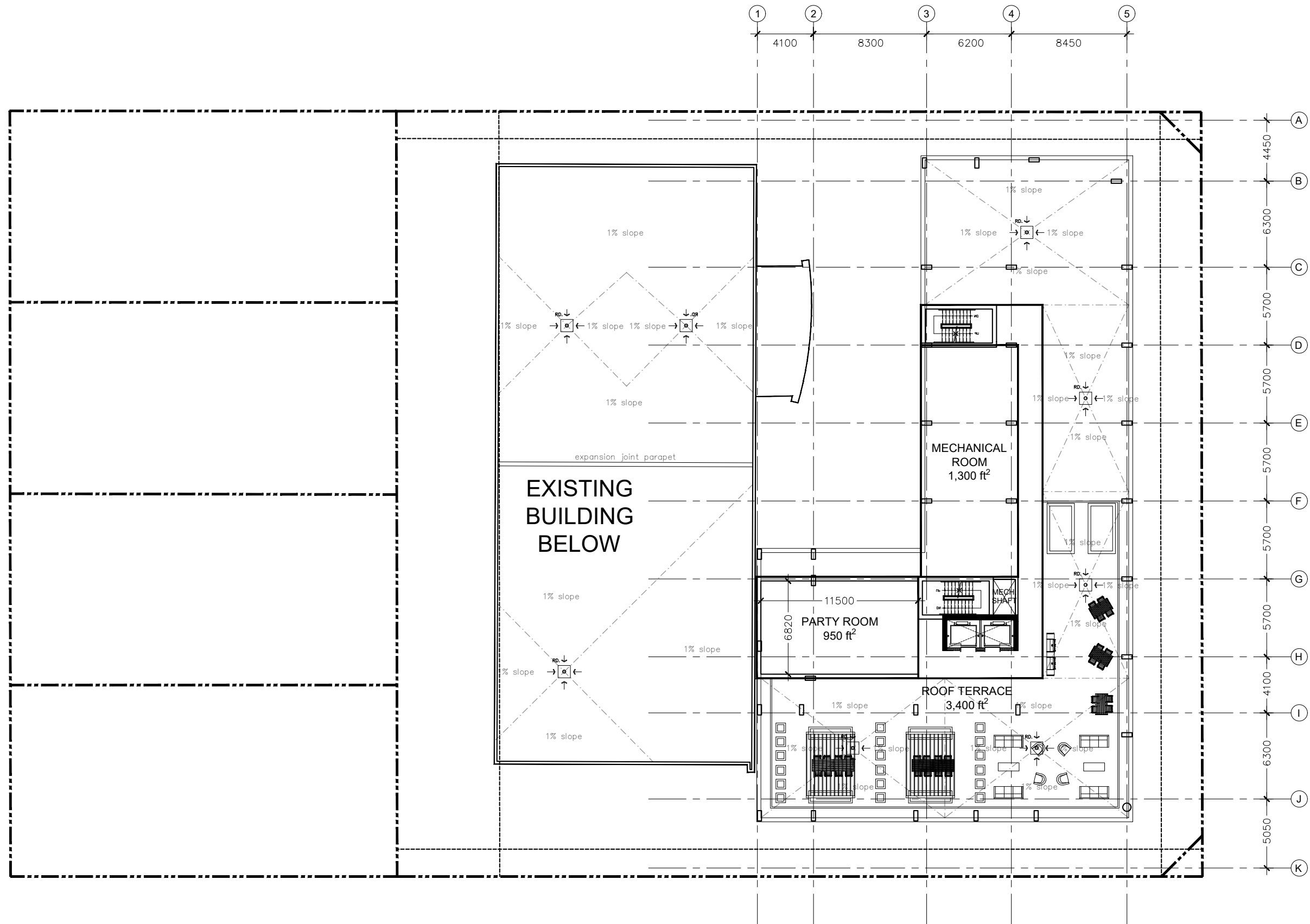
18 LOUISA ST.

LEVEL 9

SCALE: 1:300

MAY 28th 2021

ROOFTOP
GFA = 3,575 ft²



18 LOUISA ST.

ROOFTOP LEVEL

SCALE: 1:300

MAY 28th 2021



1 BUILDING AREA SUMMARY

BUILDING AREA	1,2540	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.	

2 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 DEDROOM + DEN	-	0%		

AVERAGE UNIT SIZE 623 SQ.FT.

3 PARKING REQUIREMENTS (ZBL)

RES	TOTAL PARKING REQUIRED (ZBL)	64	SPACES
	TOTAL PARKING PROVIDED	67	SPACES
	PARKING RATE	0.48	/UNIT
VIS	TOTAL VISITOR PARKING REQUIRED	13	SPACES
	TOTAL VISITOR PROVIDED	13	SPACES
	PARKING RATE PROVIDED	0.10	/UNIT

4 TOTAL AMENITY SPACE REQUIRED (ZBL)

TOTAL AMENITY SPACE REQUIRED	8,974	SQ.FT.
TOTAL SHARED AMENITY SPACE REQUIRED	4,487	SQ.FT.

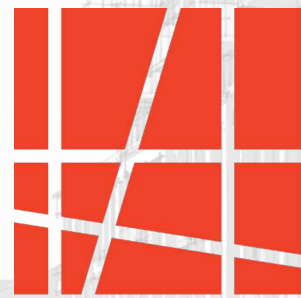
5 BICYCLE PARKING REQUIREMENTS (ZBL)

TOTAL BIKE PARKING SPACES REQUIRED	70	SQ.FT.
RATE/UNIT	0.5	



18 LOUISA STREET

MAY 28th 2020



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