

1186-1194 WELLINGTON ST W

11330-65 AVE NW, 1186-1194 Wellington St W
Ottawa, ON K1Y 2Z5

ARCHITECTURAL DRAWING LIST	
SHEET NUMBER	SHEET NAME
SP03	SITE PLAN, CONTEXT PLAN, STATISTICS
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SP05	LEVEL 2-6 FLOOR PLANS
SP06	LEVEL 7-16 FLOOR PLANS
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SITE PLAN APPLICATION RE-ISSUED FOR SPA

2022-12-09

DIALOG®

DIALOG
35 JOHN STREET #500 TORONTO, ON, M5V 3G6
416-966-0220

SITE PLAN APPLICATION
RE-ISSUED FOR SPA
2022-12-09

1186-1194 WELLINGTON ST W
11330-65 AVE NW, 1186-1194 Wellington St W
Ottawa, ON K1Y 2Z5

1.0 SITE AREA

Overall Site Area	sq.m.	sq.ft.
Site Area	0.6170221	2,497
		26,877

2.0 GROSS FLOOR AREAS (GFA)

Buildings GFA	GFA	No. of Levels	sq.m.	sq.ft.
Level Ground (retail)	1,132.0	1	1,132.0	12,165
Level 2	1,293.0	1	1,293.0	13,918
Level 3-4	1,320.0	2	2,640.0	28,417
Level 5	1,119.0	1	1,119.0	12,045
Level 6	1,143.0	1	1,143.0	12,303
Level 7	489.0	1	489.0	5,264
Level 8-15	625.0	8	5,000.0	53,847
Total Proposed GFA	16		13,441.0	144,678

3.0 FLOOR SPACE INDEX (FSI)

Total Proposed GFA / Site Area = 5.38

4.0 GROSS SALEABLE AREAS (GSA)

Buildings GSA	GSA	No. of Levels	sq.m.	sq.ft.
Level Ground (retail)	1,163.0	1	1,163.0	12,518
Level 2	1,438.0	1	1,438.0	15,479
Level 3-4	1,353.0	2	2,706.0	29,127
Level 5	1,151.0	1	1,151.0	12,389
Level 6	1,174.0	1	1,174.0	12,637
Level 7	502.0	1	502.0	5,403
Level 8-15	645.0	8	5,000.0	53,847
Total Proposed GSA	16		13,824.0	148,880

5.0 GROSS BUILDING AREAS (GBA)

Buildings GBA	GBA	No. of Levels	sq.m.	sq.ft.
Level Ground	1,985.0	1	1,985.0	21,366
Level 2	1,438.0	1	1,438.0	15,479
Level 3-4	1,467.0	2	2,934.0	31,561
Level 5	1,274.0	1	1,274.0	13,713
Level 6	1,298.0	1	1,298.0	13,972
Level 7	710.0	1	710.0	7,642
Level 8-16	714.0	9	6,426.0	69,169
Mech PH	480.0	1	480.0	5,167
Total Proposed GBA	17		16,545.0	178,089

6.0 GROSS CONSTRUCTION AREAS (GCA)

Buildings GCA	GCA	No. of Levels	sq.m.	sq.ft.
Level P3	15,510.0	1	1,510.0	16,254
Level P2	2,250.0	1	2,250.0	24,219
Level P1	2,250.0	1	2,250.0	24,219
Level Ground	1,980.0	1	1,980.0	21,097
Level 2	1,959.0	1	1,959.0	21,087
Level 3-4	1,336.0	2	2,672.0	28,845
Level 5	1,529.0	1	1,529.0	16,458
Level 6	1,375.0	1	1,375.0	14,800
Level 7	1,359.0	1	1,359.0	14,628
Level 8-16	775.0	9	6,875.0	73,878
Mech PH	480.0	1	480.0	5,167
Total Proposed GCA	20		24,717.0	266,652

7.0 NO. OF RESIDENTIAL UNITS

Residential Units	Units / Floor	Levels	Units
Level Ground (retail)	0	1	0
Level 2	20	1	20
Level 3-4	20	2	40
Level 5	17	1	17
Level 6	18	1	18
Level 7	9	1	9
Level 8-16	12	9	108
Total No. of Units			212

8.0 AMENITY

Total Amenity Required	Total
6 sq.m. per dwelling unit	1,272 sq.m.
Communal Amenity Required	Total
50% of total amenity	636 sq.m.
Private Amenity Required	Total
(Private balconies, terraces, patios)	636 sq.m.
Indoor Communal Amenity Provided	Total
Level 1	110 sq.m.
Level 7	127 sq.m.
Outdoor Communal Amenity Provided	Total
Level 7	540 sq.m.
Total Communal Amenity Provided	Total
	777 sq.m.
Total Private Amenity Provided	Total
(Private balconies, terraces, patios)	+636 sq.m.
Total Amenity Provided	Total
	+1,413 sq.m.

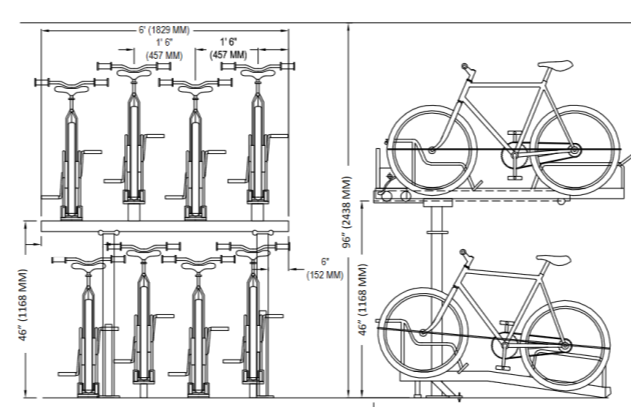
9.0 PARKING

Parking Required			
Residential	0.5 per dwelling unit after first 12 units, minus 10 percent if all located below grs		90
Visitor	0.1 per dwelling unit after first 12 units		20
Retail	1.25 per 100 m ² of GFA		15
Total Parking Required			125
Parking Proposed			120
Residential	0.6 per dwelling unit after first 12 units		120
Visitor	0.1 per dwelling unit after first 12 units		20
Retail	0 per 100 m ² of GFA		0
Total Parking Proposed			140
Parking Provided			
Residential			
Level P3	40		
Level P2	59		
Level P1	21		
Total Parking Provided	120	20	0
Barrier Free Parking Required		Type A	Type B
Total Barrier Free Parking Required		3	3
Barrier Free Parking Provided		Type A	Type B
Level P3		2	1
Level P2		2	1
Level P1		2	2
Total Barrier Free Parking Provided		3	3

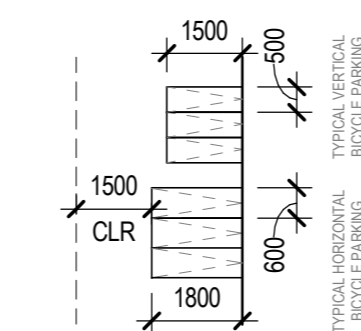
10.0 BICYCLE PARKING

Total Residential Bicycle Spaces Required	Total
0.5 per dwelling unit	106
Total Retail Bicycle Spaces Required	Total
1 per 250 sq.m. of gross floor area	5
Total Residential Bicycle Spaces Provided	Total
Level P3	72
Level P2	96
Level P1	26
Level 1	18
Total	212
(1.0 per unit)	
Total Retail Bicycle Spaces Provided	Total
Level 1	5

SURVEY COMPLETED BY STANTEC GEOMATICS LTD.
DATED APRIL 26, 2021
PART OF LOTS A, B, C & D
REGISTERED PLAN 58
PROJECT NO. - 161614215-111



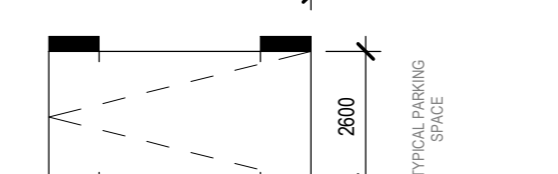
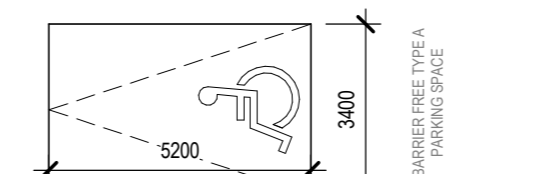
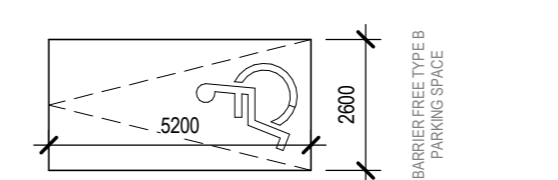
Typical Stacked Bicycle Parking Dimension
SCALE: 1:50



Typical Bicycle Parking Dimension
SCALE: 1:50

BARRIER FREE PARKING SPACES REQUIRED:
TYPE A: 3
TYPE B: 3
TOTAL: 6

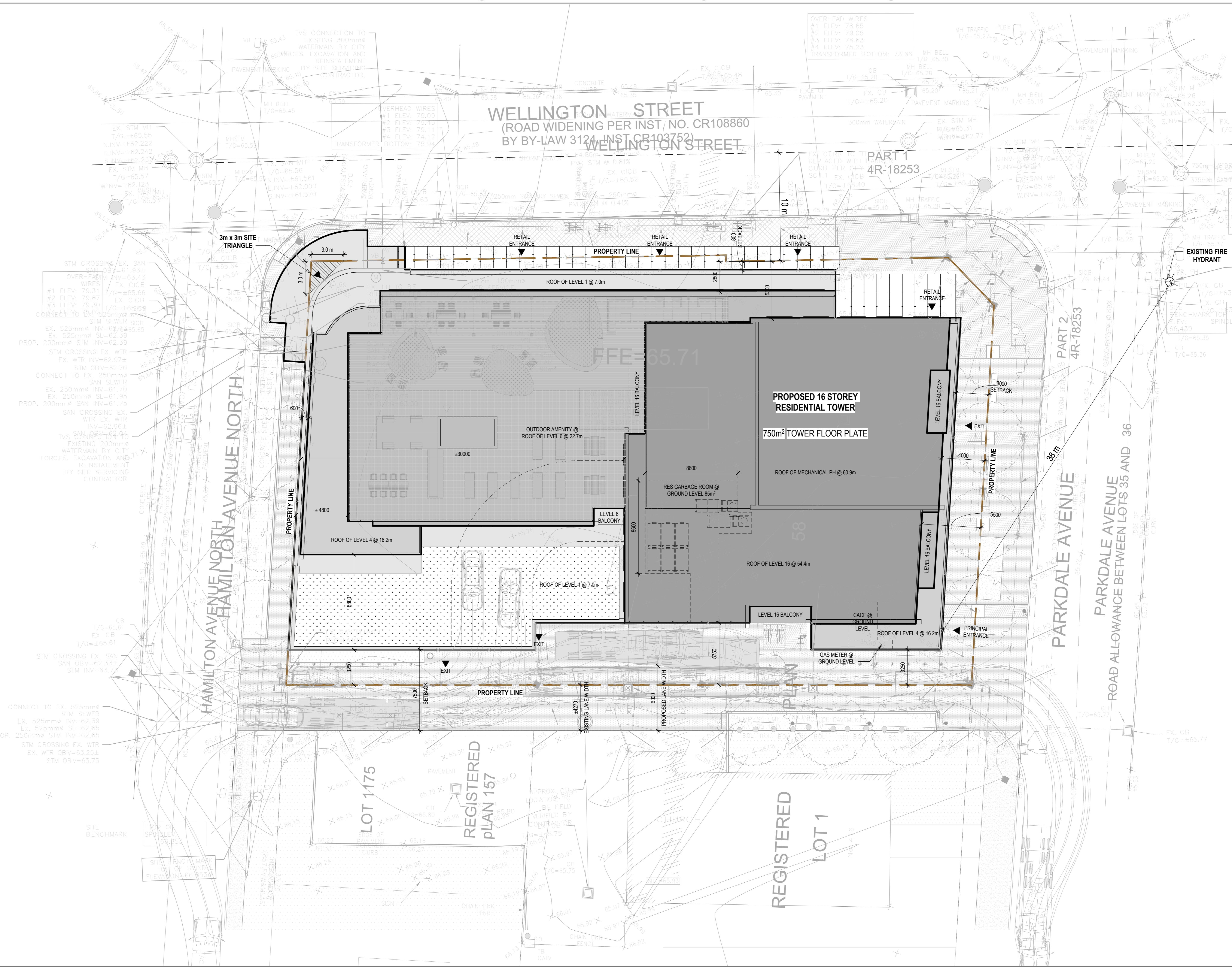
BARRIER FREE PARKING SPACES PROVIDED:
TYPE A: 3
TYPE B: 3
TOTAL: 6



Typical Vehicular Parking Dimension
SCALE: 1:150



Context Plan
SCALE: 1:2000



1 SITE PLAN
SP03 SCALE: 1:150

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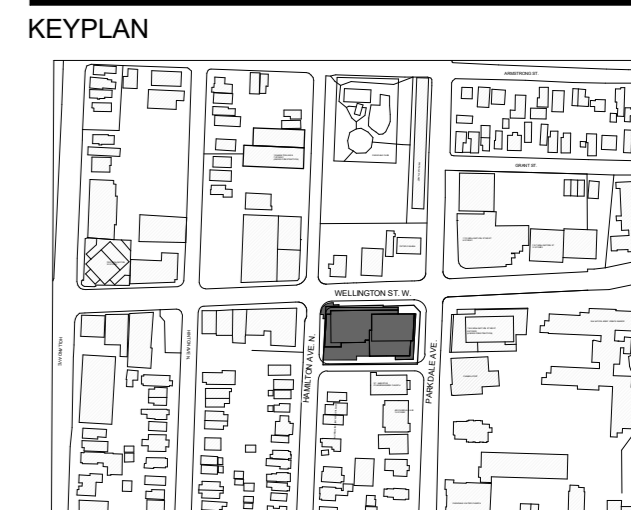
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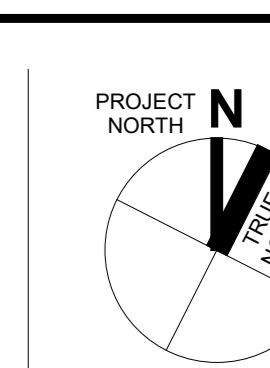
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KEYPLAN



SEAL



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SITE PLAN, CONTEXT
PLAN, STATISTICS

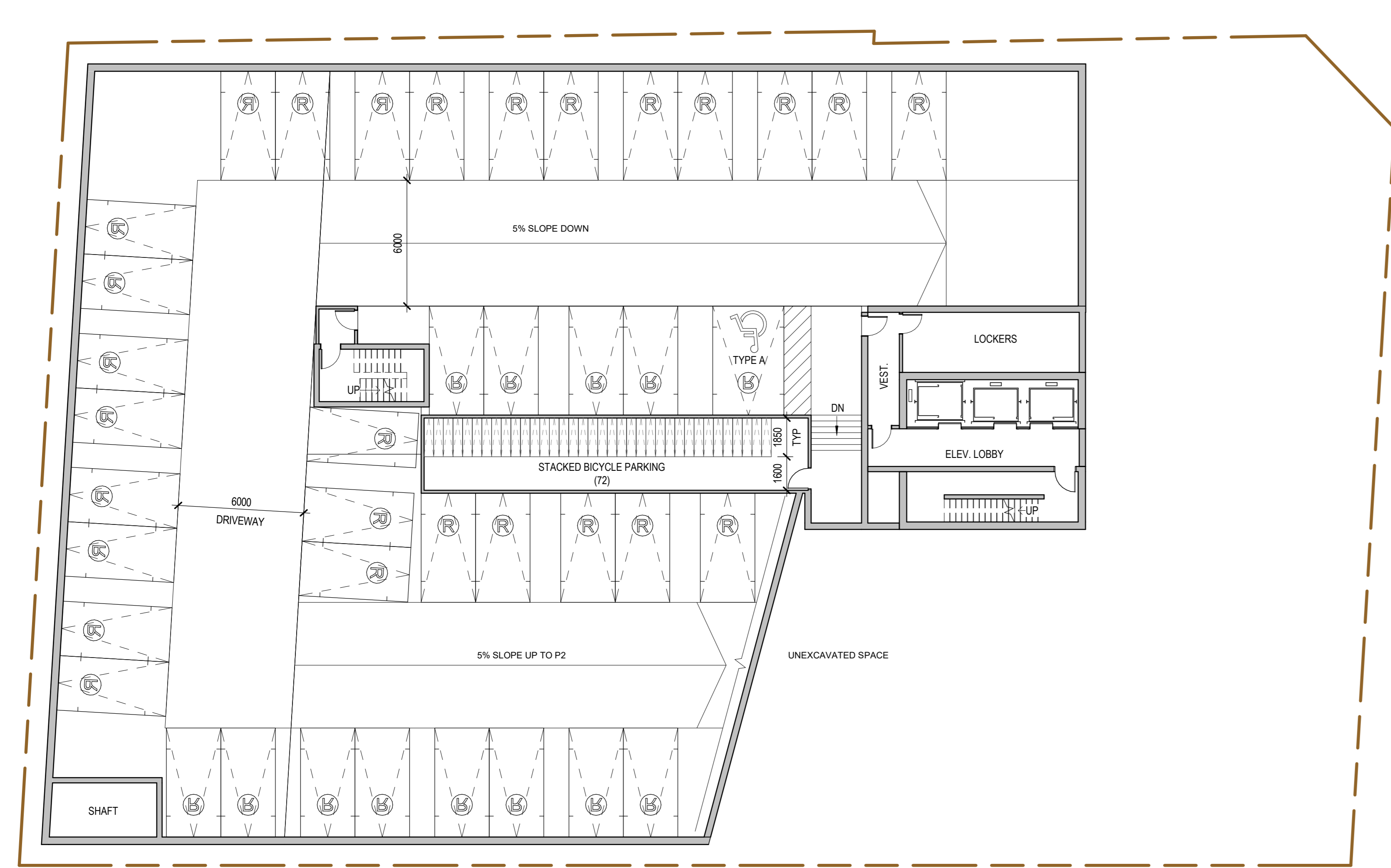
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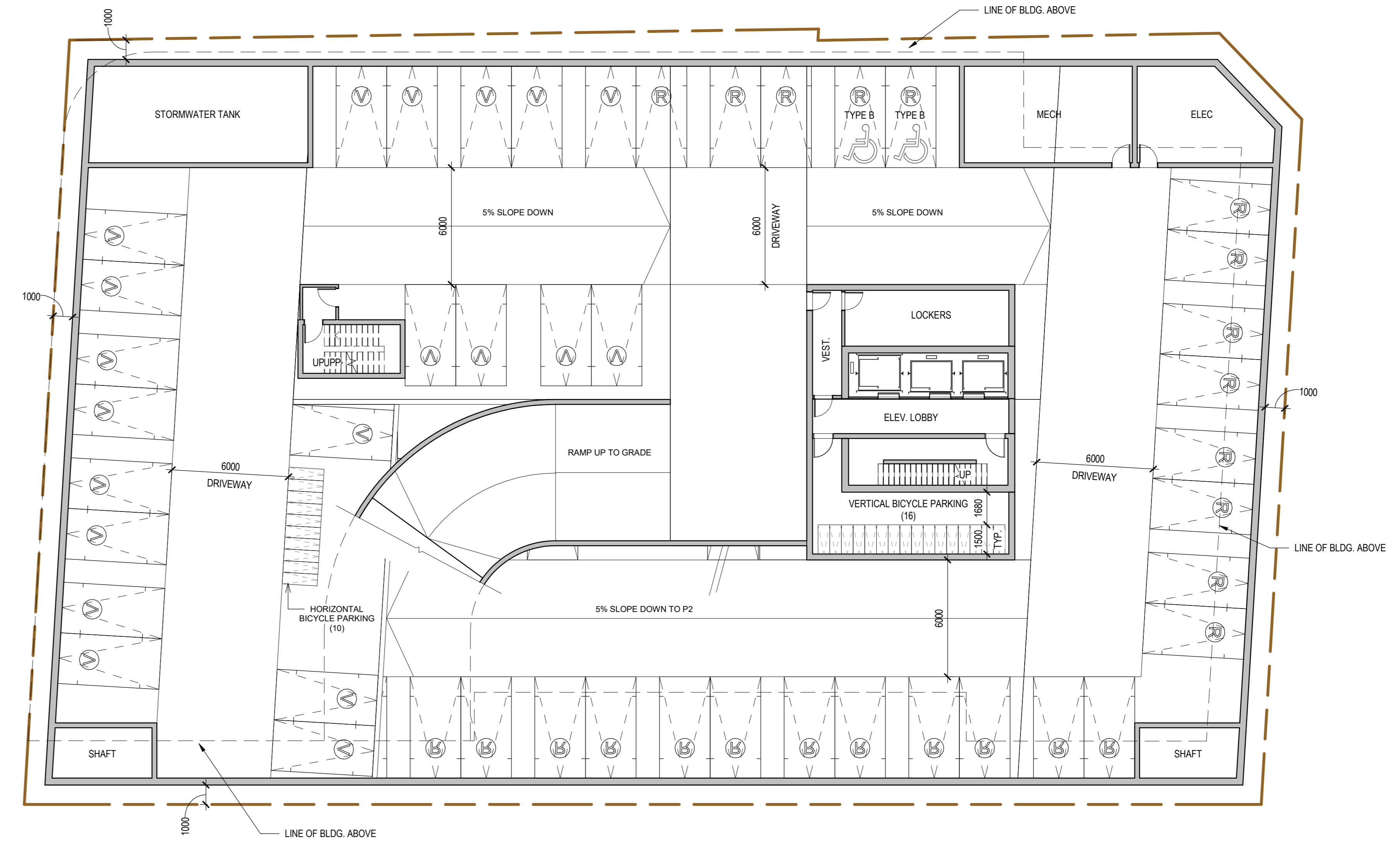
SP03

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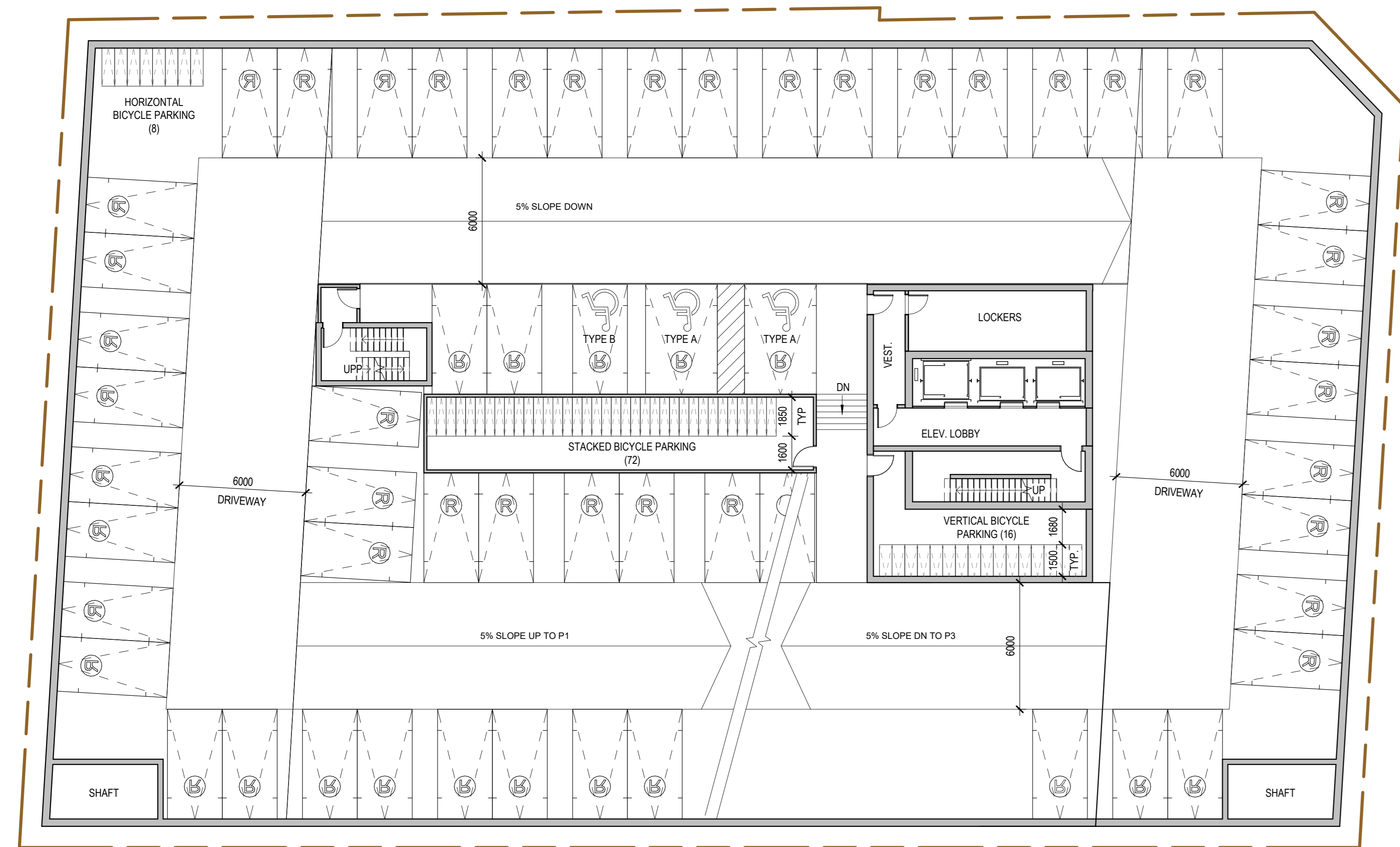
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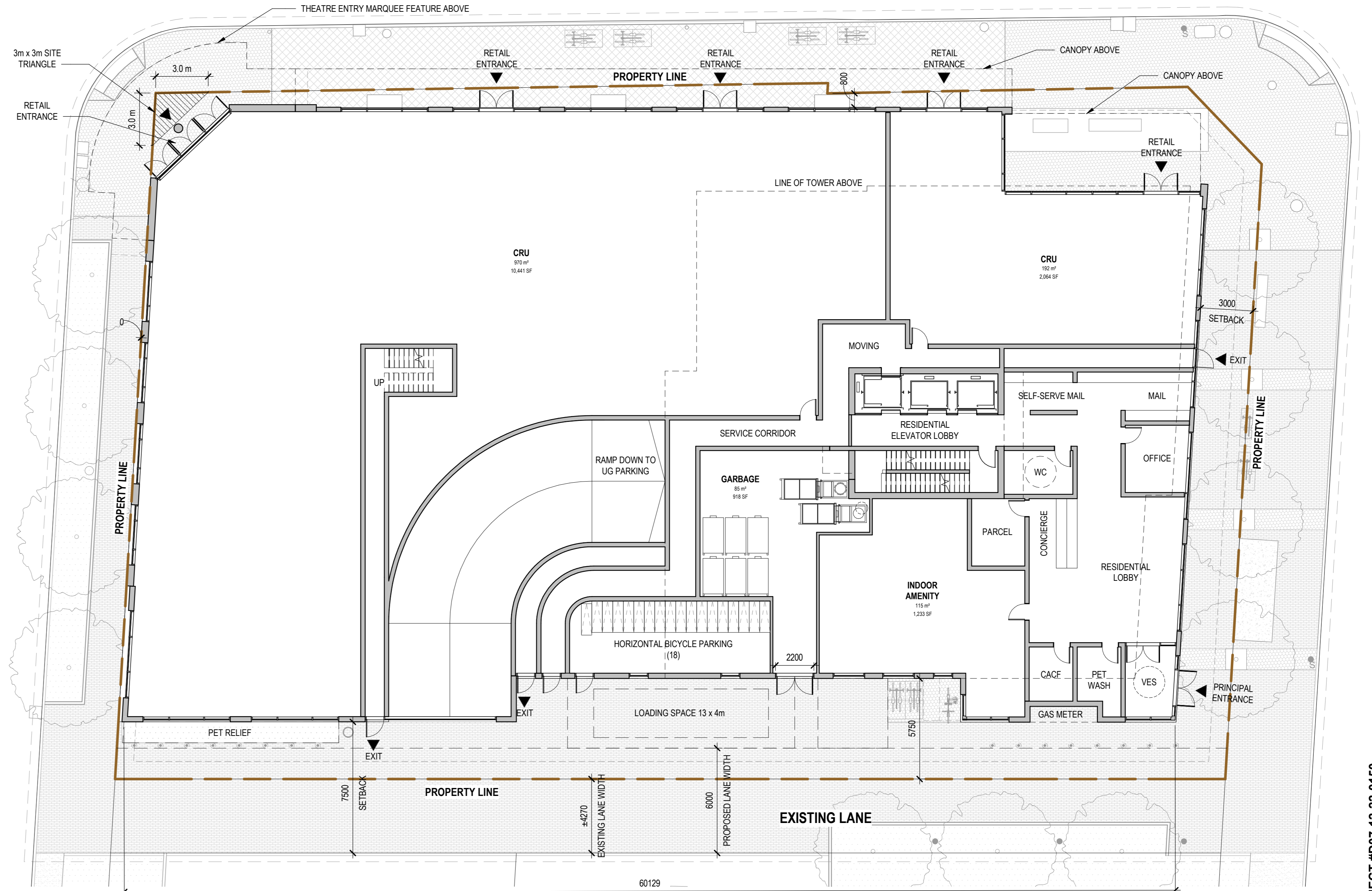
4 LEVEL P3
SCALE: 1:150



2 LEVEL P1 PLAN
SCALE: 1:150



3 LEVEL P2
SCALE: 1:150



GROUND FLOOR PLAN
SCALE: 1:150

ISSUED FOR

1	2021-06-25	ISSUED FOR OPAZBLA
2	2021-11-25	RE-ISSUED FOR OPAZBLA
3	2022-06-29	ISSUED FOR SPA
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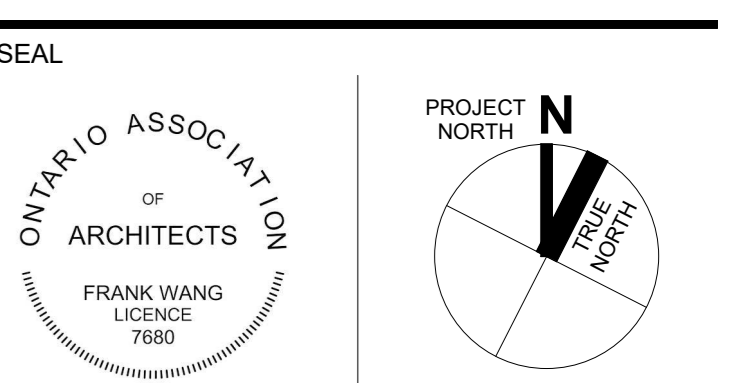
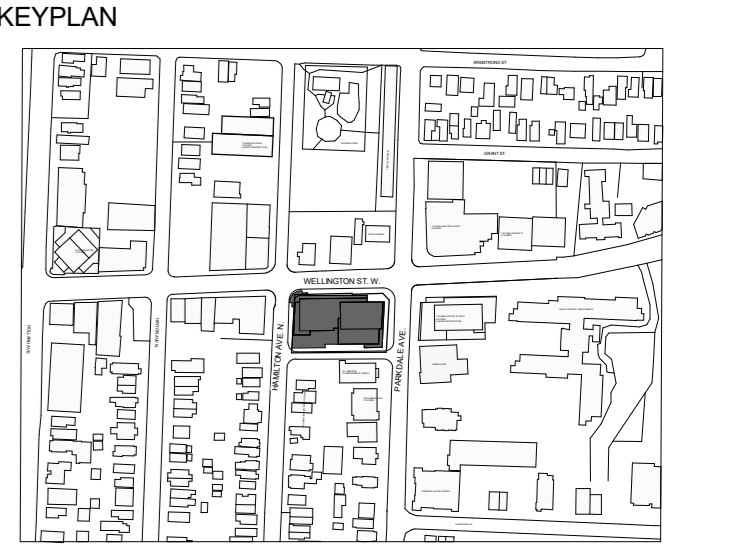
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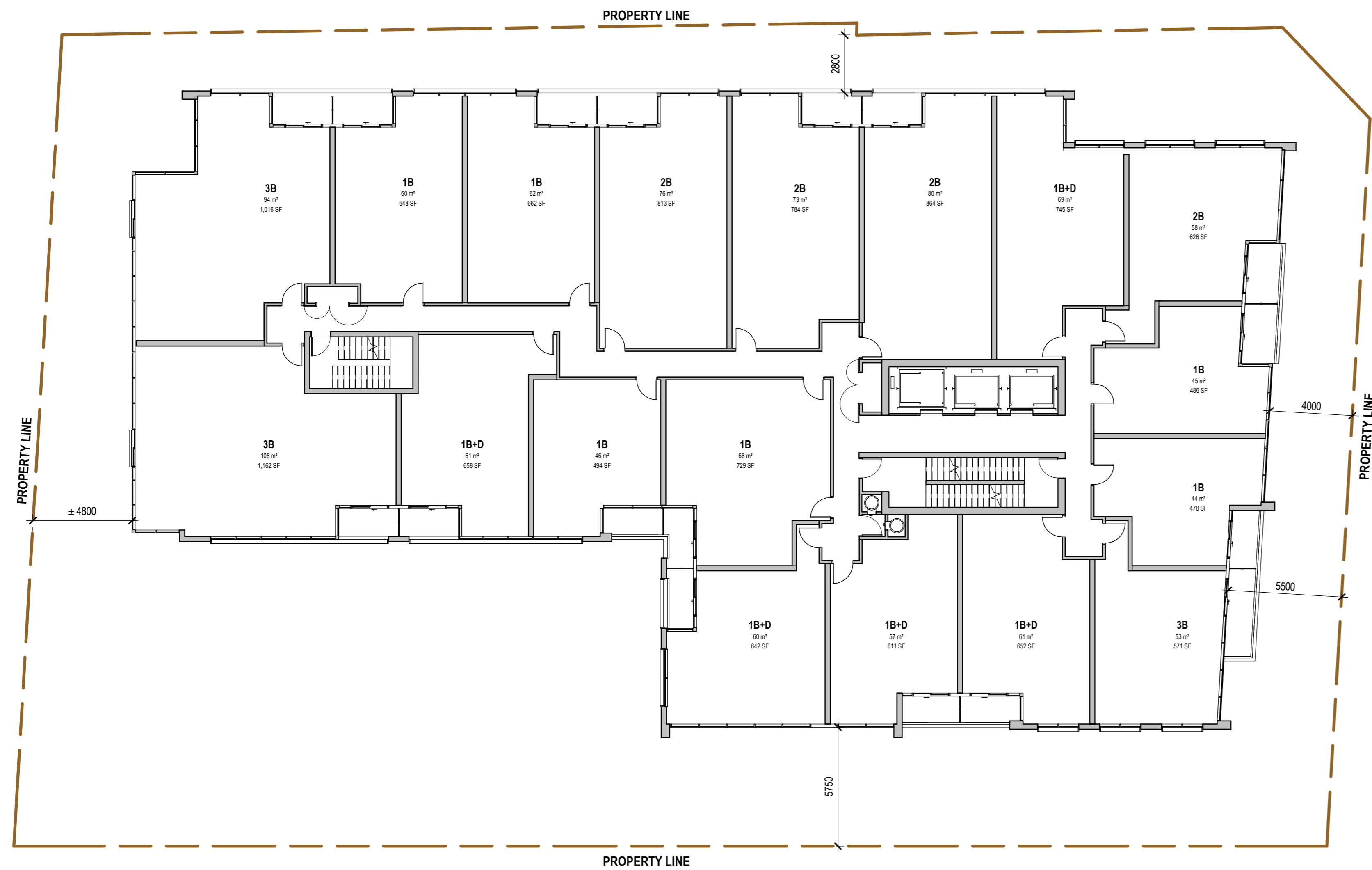
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P3-P1, GROUND FLOOR PLANS

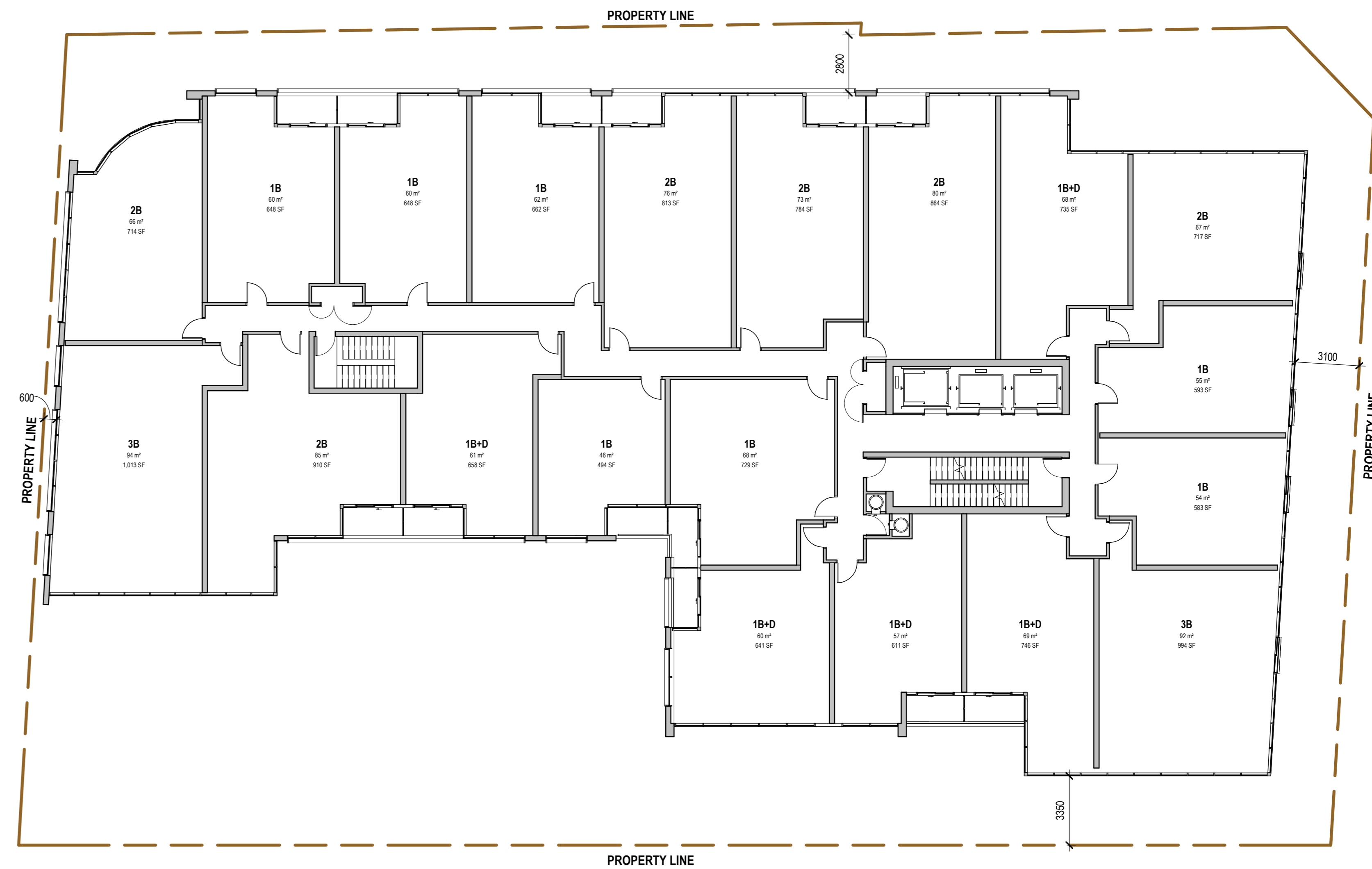
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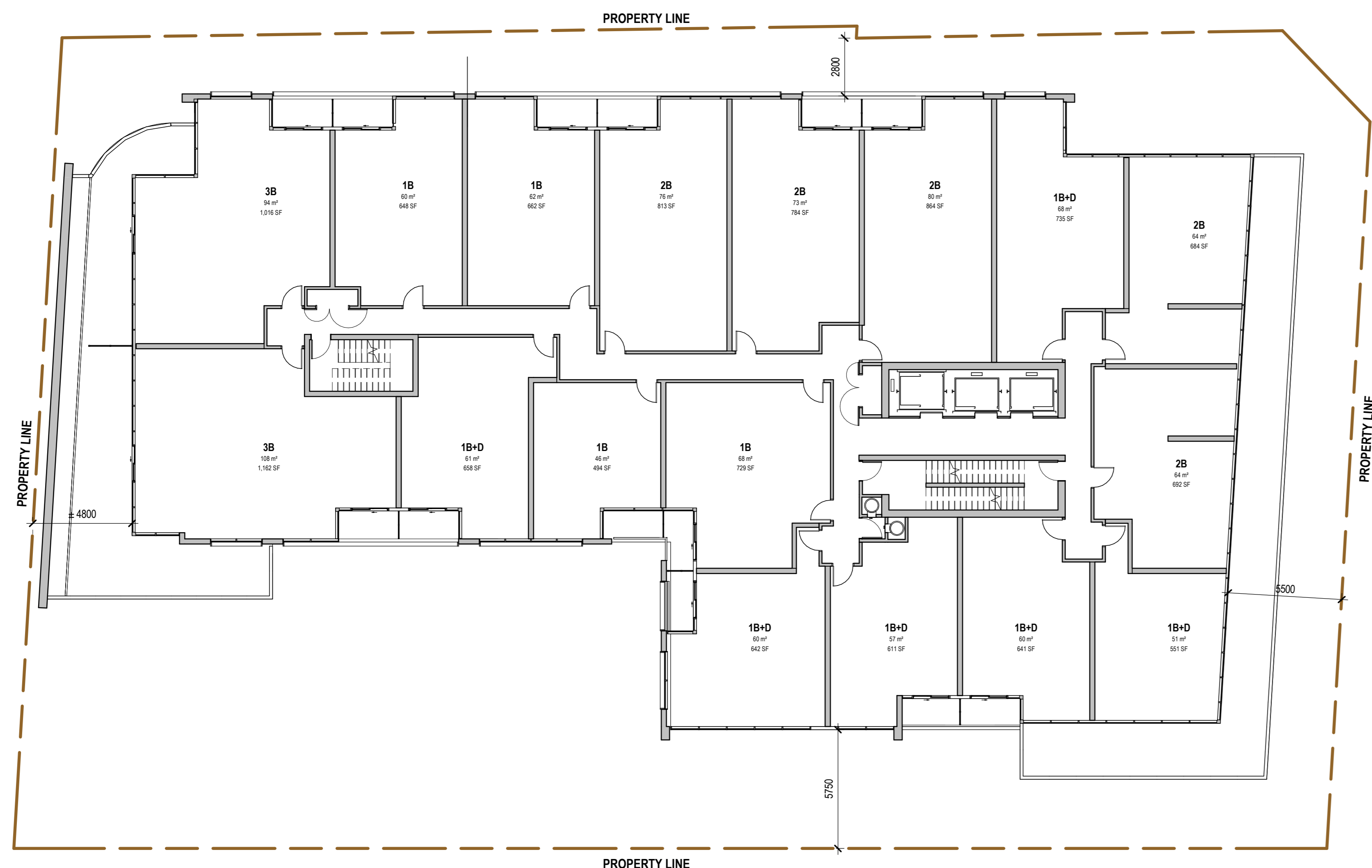
SP04



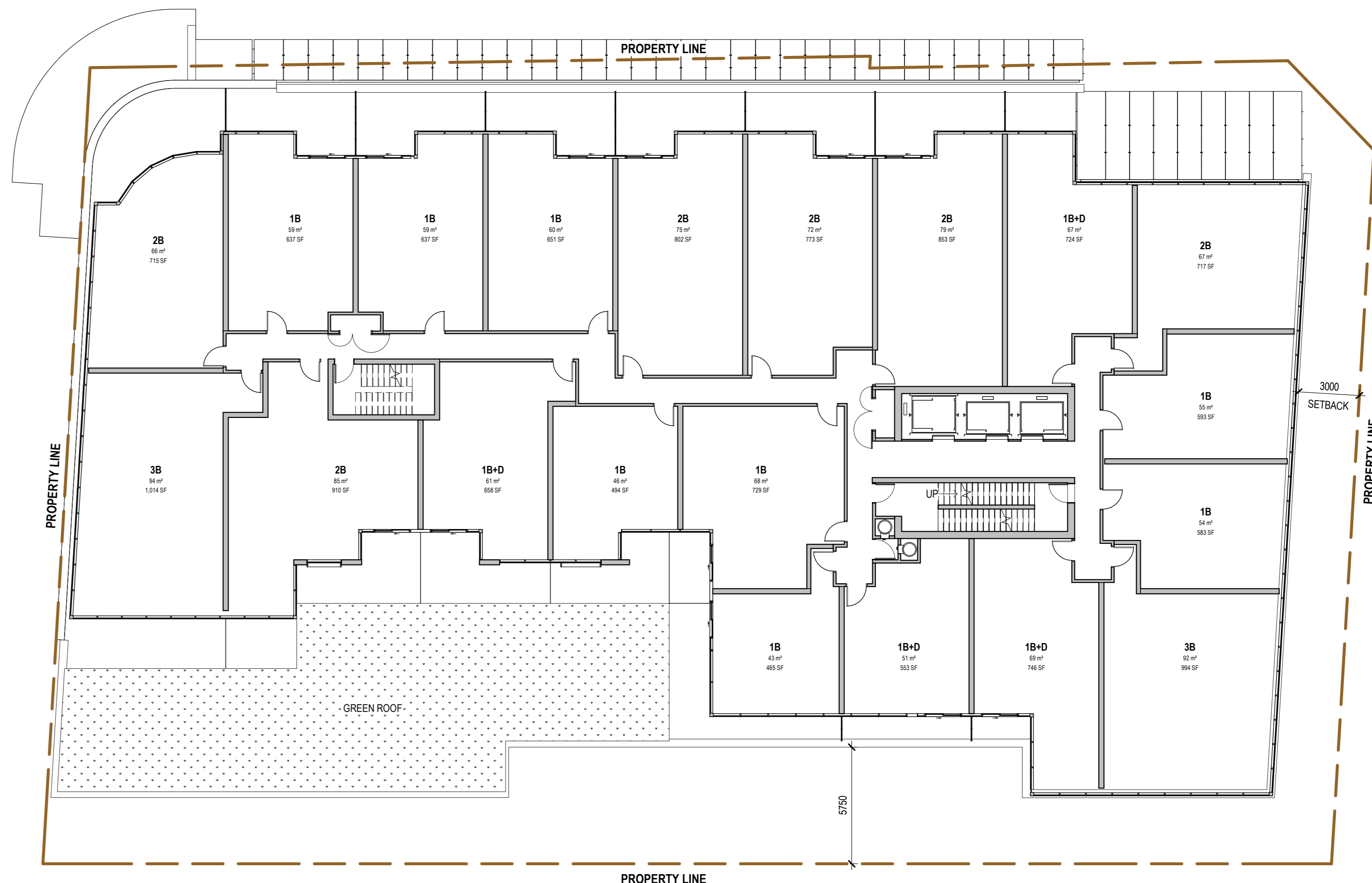
3 LEVEL 6
SP05 SCALE: 1:150



2 LEVEL 3-4 PLAN
SP05 SCALE: 1:150



4 LEVEL 5
SP05 SCALE: 1:150



1 LEVEL 2 PLAN
SP05 SCALE: 1:150

- ISSUED FOR
- 2021-06-25 ISSUED FOR OPAZBLA
 - 2021-11-25 RE-ISSUED FOR OPAZBLA
 - 2022-06-29 ISSUED FOR SPA
 - 2022-12-09 RE-ISSUED FOR SPA

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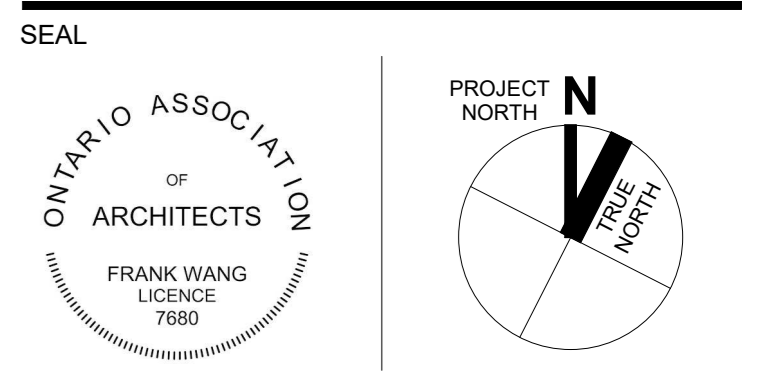
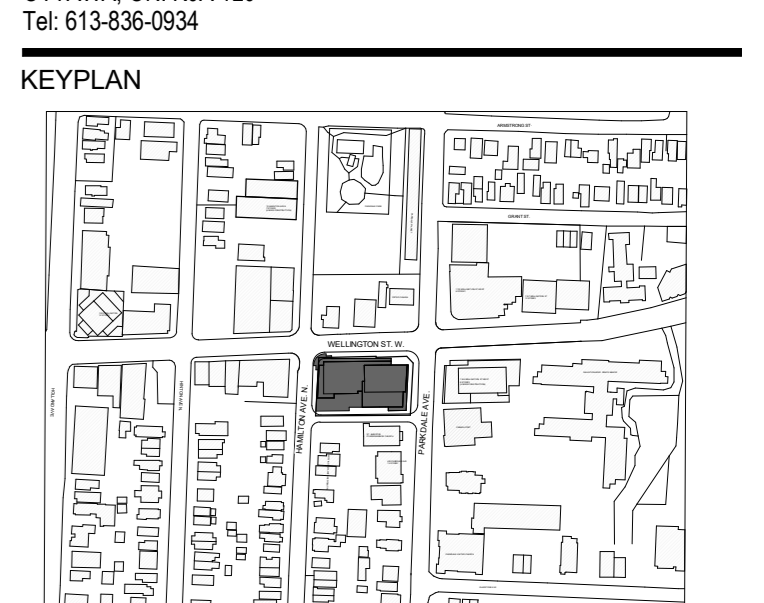
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LEVEL 2-6 FLOOR PLANS

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SP05

CITY OF OTTAWA PROJECT #D07-12-22-0150

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- 1 2021-06-25 ISSUED FOR OPAZBLA
- 2 2021-11-25 RE-ISSUED FOR OPAZBLA
- 3 2022-06-29 ISSUED FOR SPA
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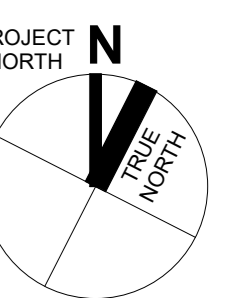
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KEYPLAN



SEAL



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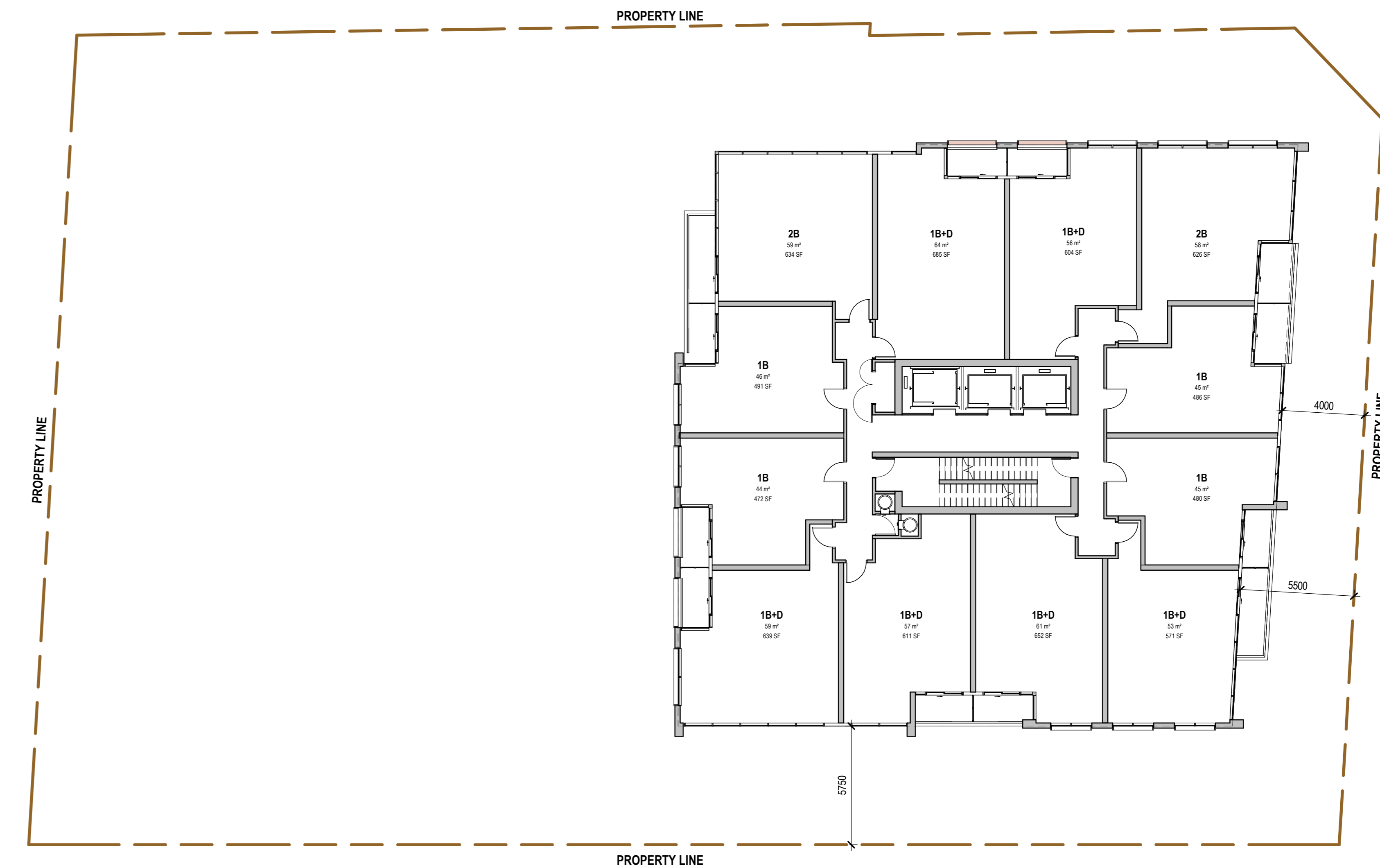
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LEVEL 7-16 FLOOR PLANS

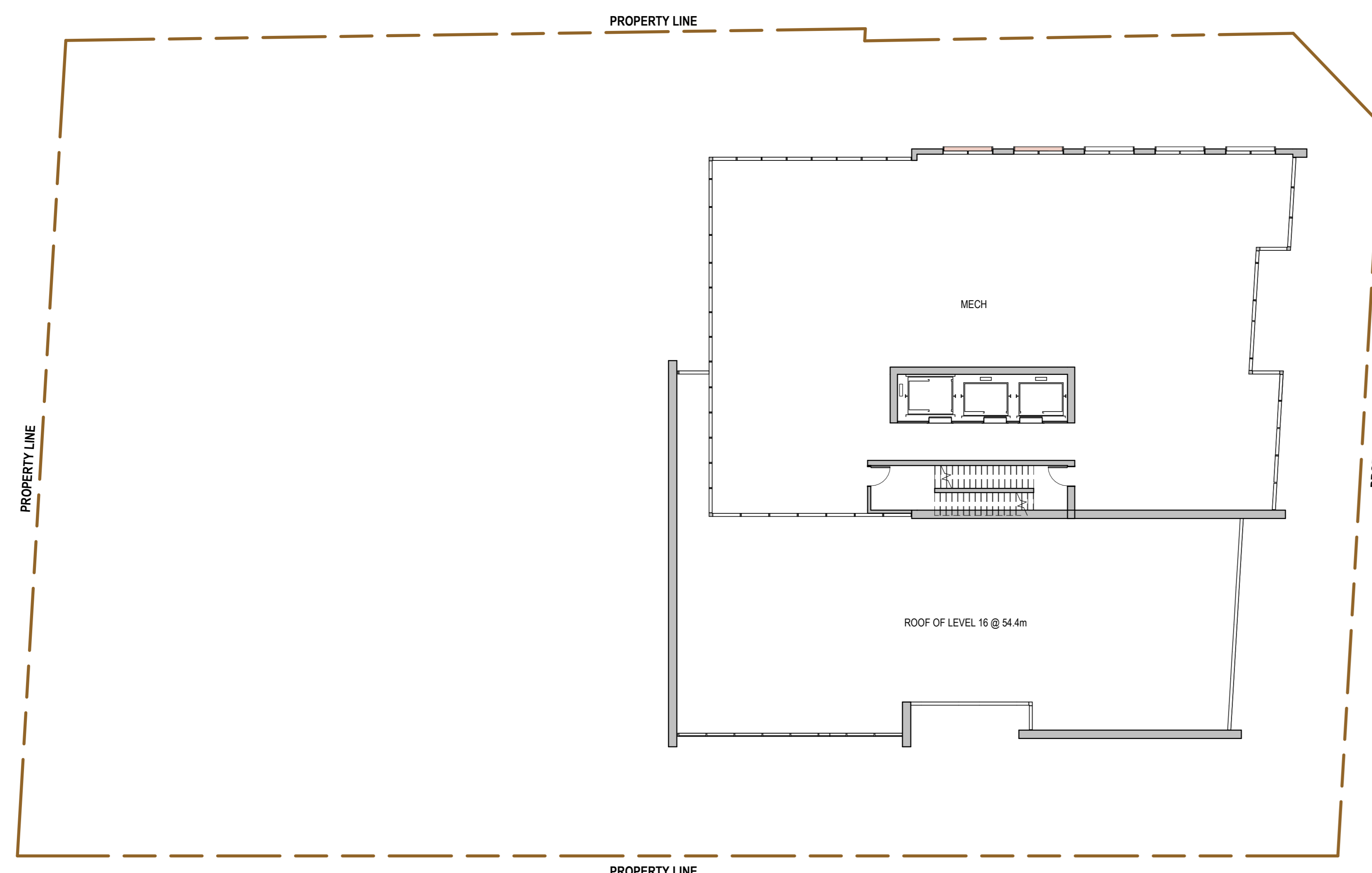
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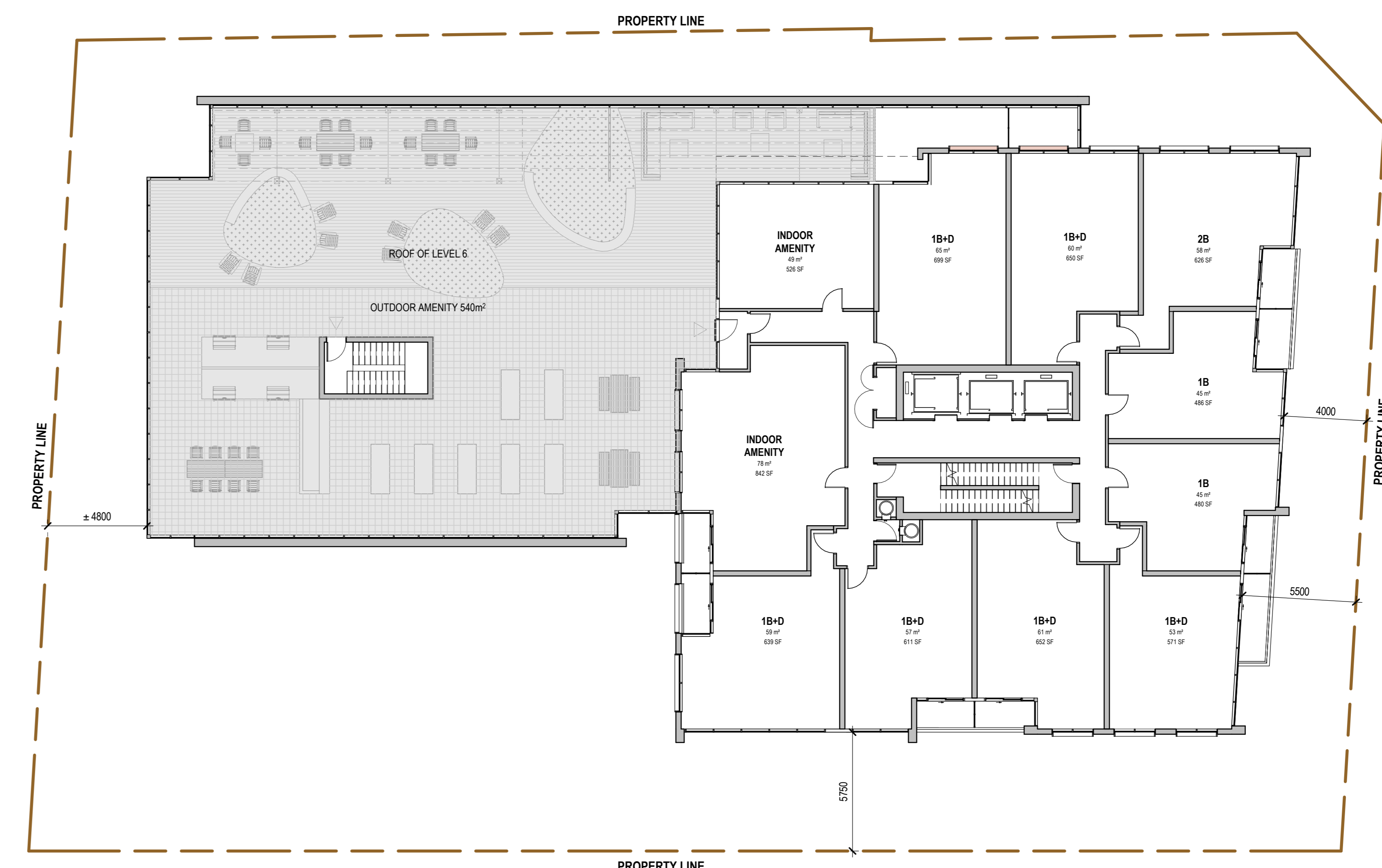
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1 LEVEL 8-16 TYPICAL PLAN
 SCALE: 1:150



3 MECH PH
 SCALE: 1:150

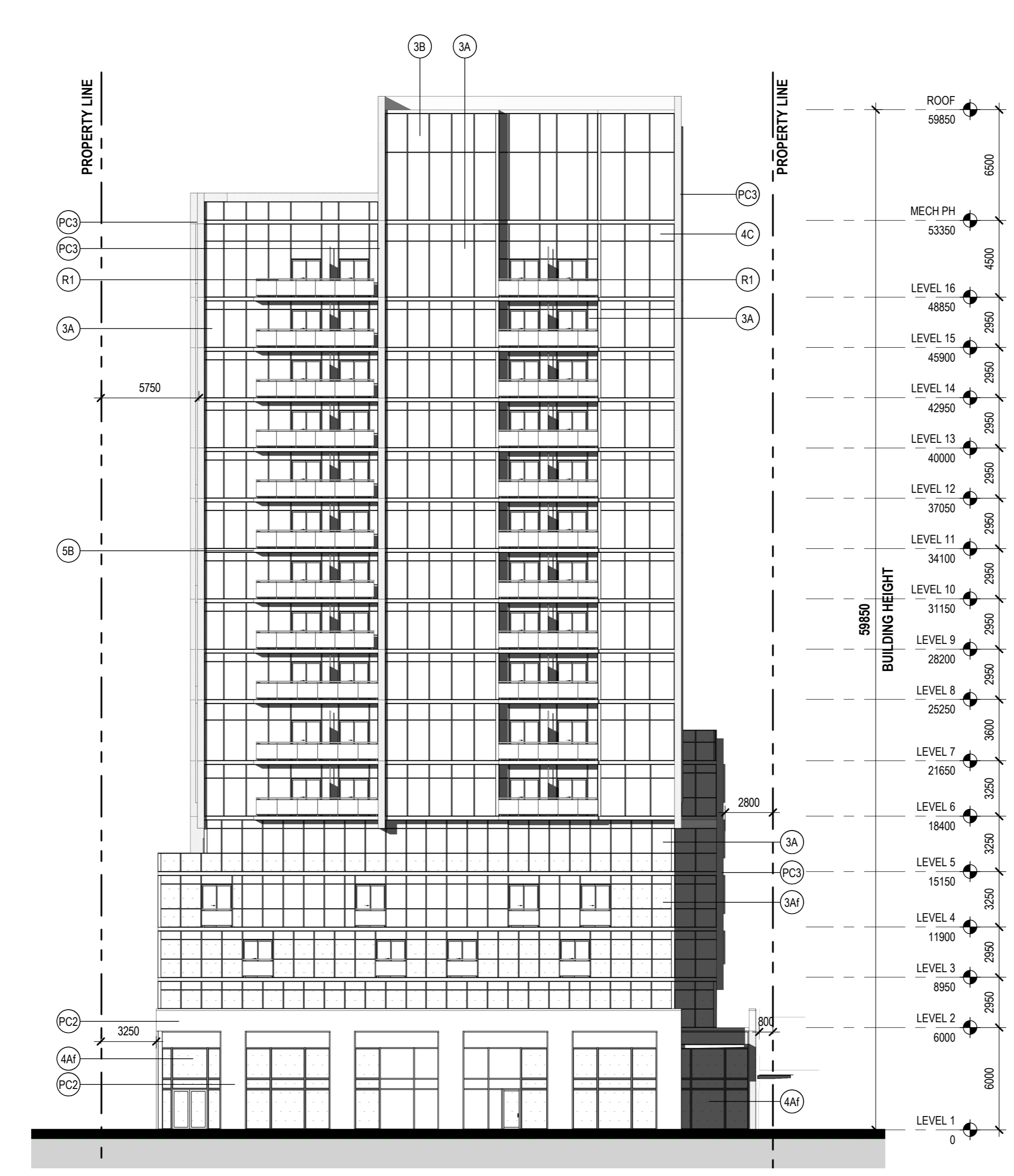


2 LEVEL 7 PLAN
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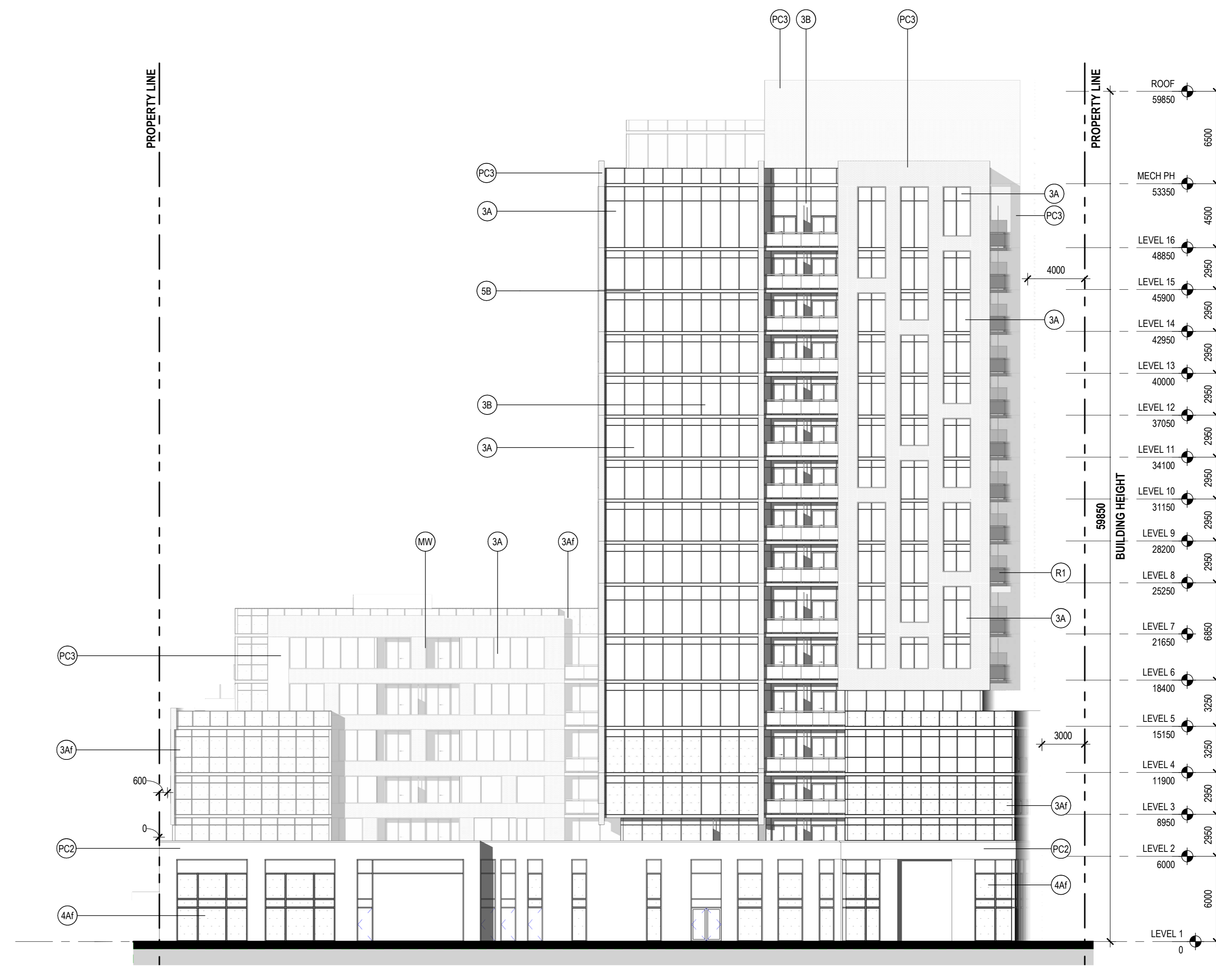
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MATERIALS LEGEND

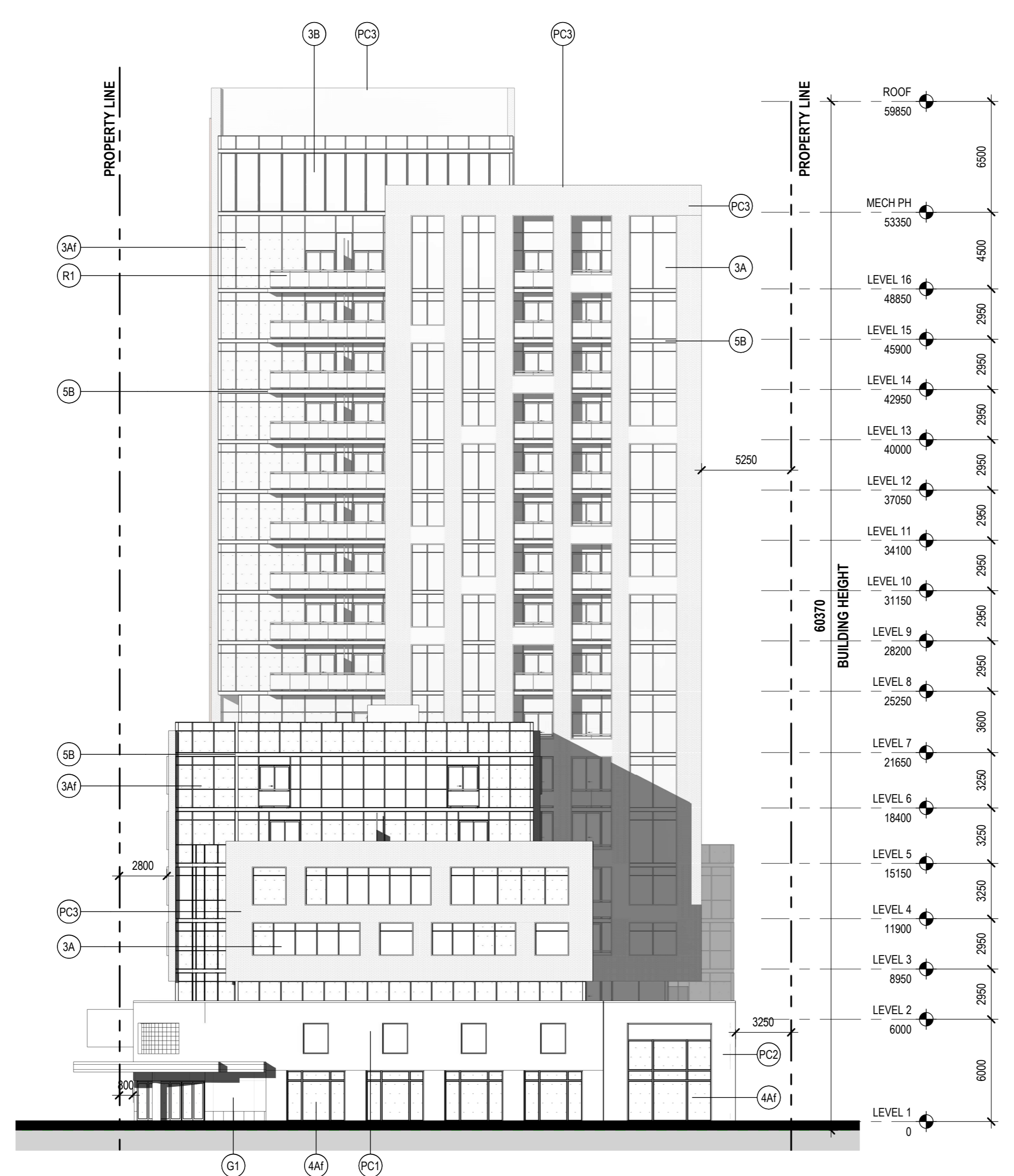
- (3A) DOUBLE GLAZED VISION WINDOW WALL
- (3AM) DOUBLE GLAZED VISION WINDOW WALL FRITTED
- (3B) SPANDREL GLASS WINDOW WALL
- (4A) VISION CURTAIN WALL IN FRITTED PATTERN
- (4C) PREFINISHED METAL PANEL IN CURTAIN WALL SYSTEM
- (5B) PREFINISH METAL SLAB COVER - STAINLESS-STEEL
- (G1) GLASS - OPAQUE BLACK
- (GC) GLASS CANOPY
- (MP) PREFINISH METAL PANEL - STAINLESS-STEEL
- (MP2) PREFINISH METAL PANEL IN LED LIGHTING
- (MW) PREFINISH METAL WINDOW FRAME - STAINLESS-STEEL
- (PC1) ARCHITECTURAL MASONRY CONCRETE PANEL - WHITE
- (PC2) ARCHITECTURAL MASONRY CONCRETE PANEL - LIGHT GREY STONE
- (PC3) ARCHITECTURAL MASONRY CONCRETE PANEL - LIGHT GREY BRICK INLAY
- (R1) BALCONY RAILING



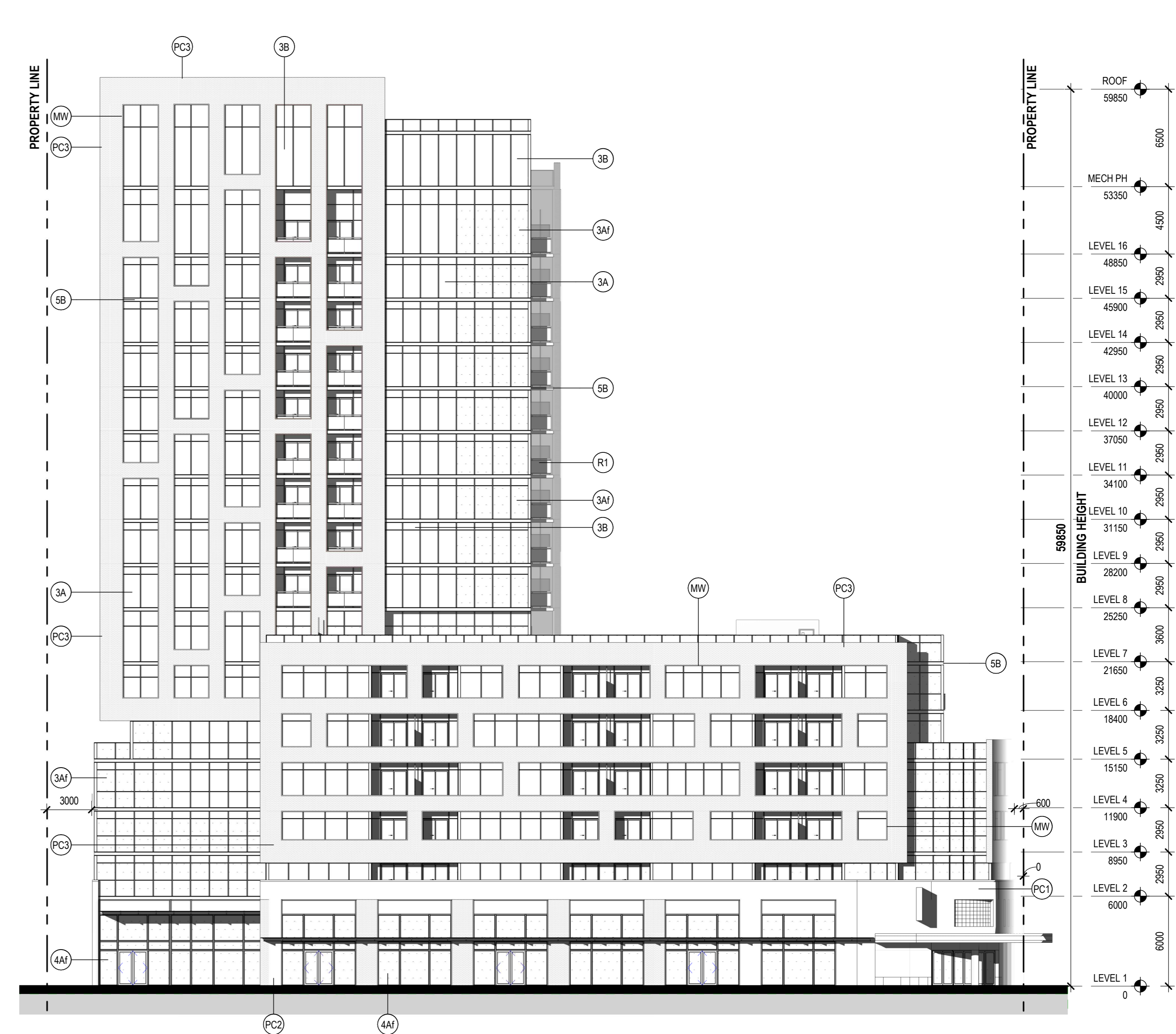
4 EAST ELEVATION
SCALE: 1:200



2 SOUTH ELEVATION
SCALE: 1:200



3 WEST ELEVATION
SCALE: 1:200



1 NORTH ELEVATION
SCALE: 1:200

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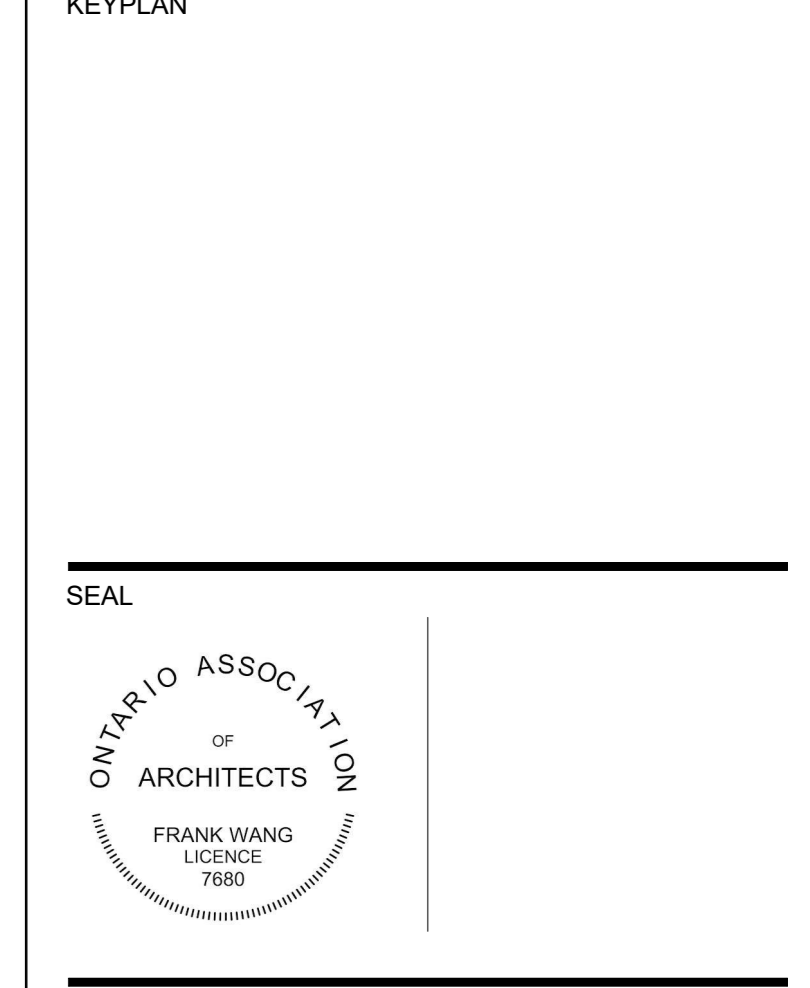
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BUILDING ELEVATIONS

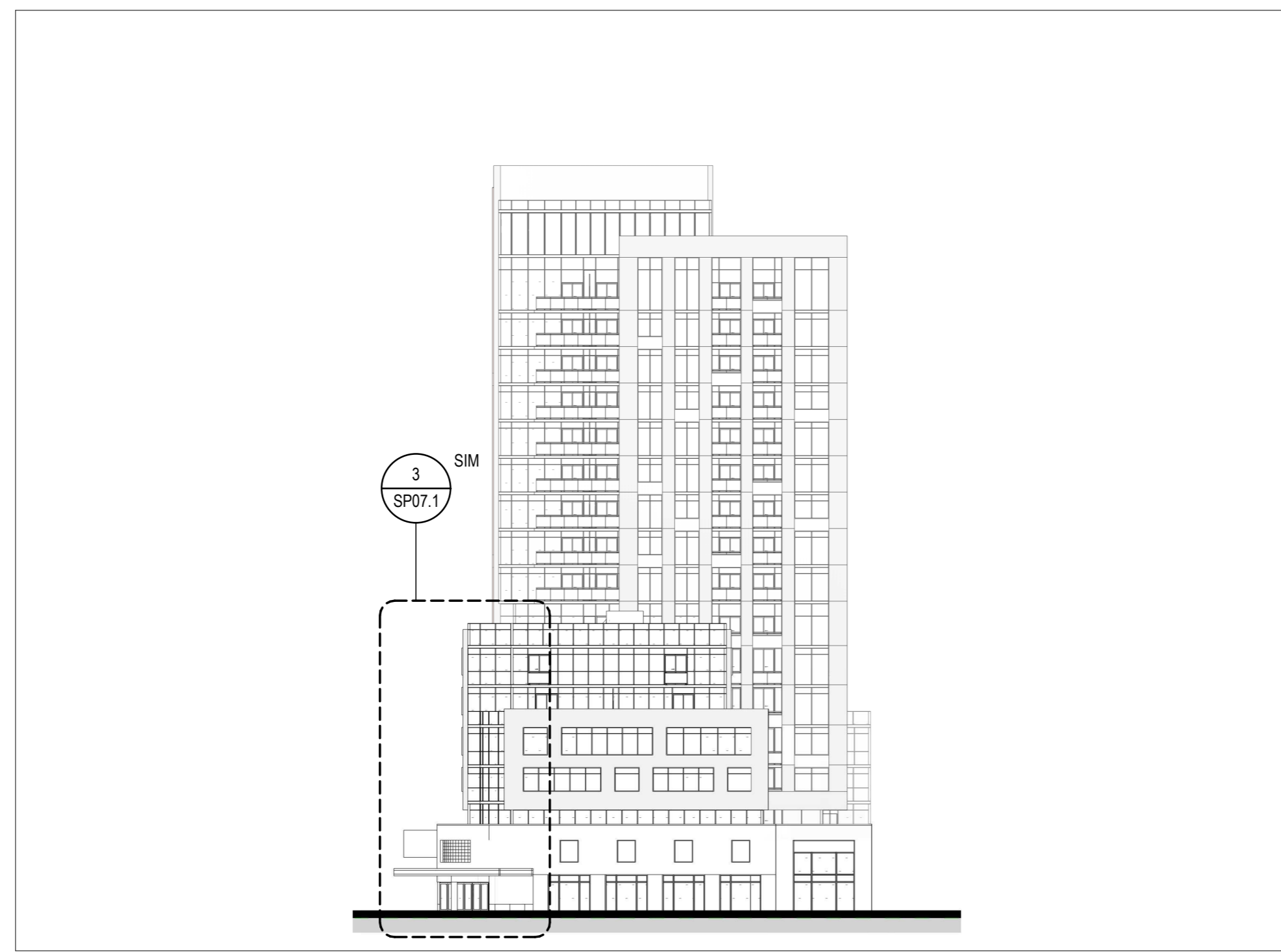
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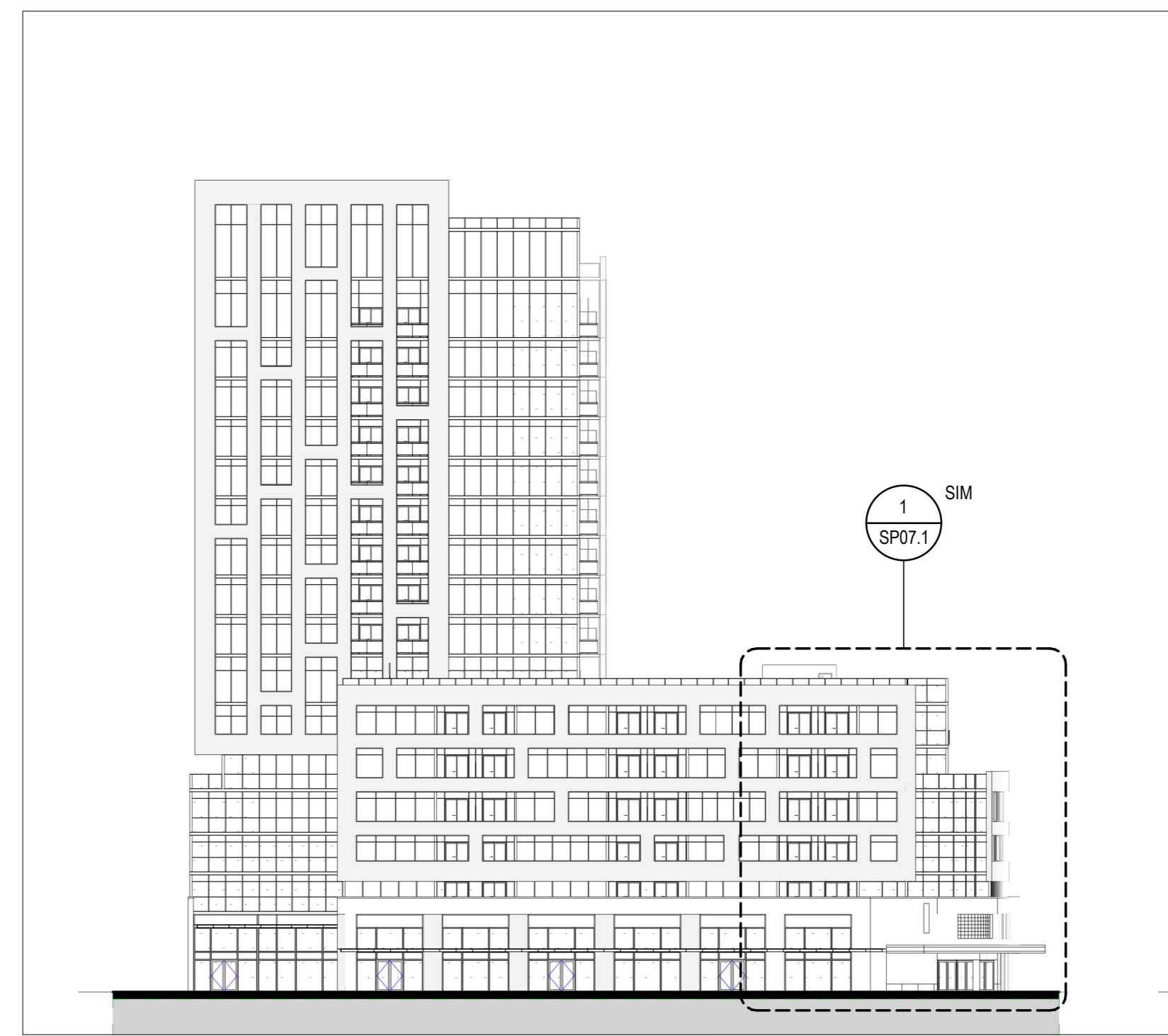
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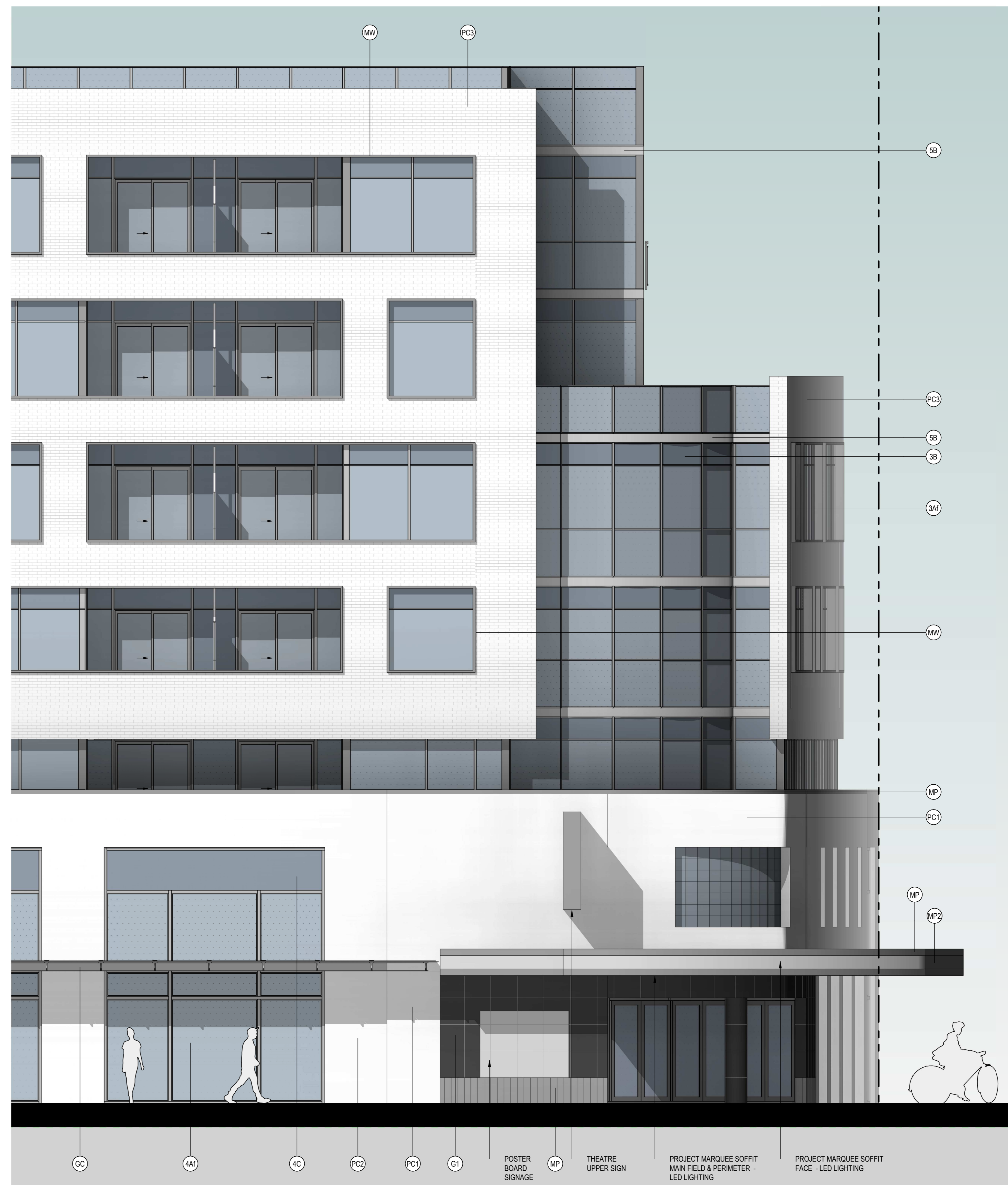


MATERIALS LEGEND

- 3A DOUBLE GLAZED VISION WINDOW WALL
- 3A1 DOUBLE GLAZED VISION WINDOW WALL FRITTED
- 3B SPANDREL GLASS WINDOW WALL
- 4A VISION CURTAIN WALL W/ FRITTED PATTERN
- 4C PREFINISHED METAL PANEL IN CURTAIN WALL SYSTEM
- 5B PREFINISH METAL SLAB COVER - STAINLESS-STEEL
- G1 GLASS - OPAQUE BLACK
- GC GLASS CANOPY
- MP PREFINISH METAL PANEL - STAINLESS-STEEL
- MP2 PREFINISH METAL PANEL W/ LED LIGHTING
- MW PREFINISH METAL WINDOW FRAME - STAINLESS-STEEL
- PC1 ARCHITECTURAL MASONRY CONCRETE PANEL - WHITE
- PC2 ARCHITECTURAL MASONRY CONCRETE PANEL - LIGHT GREY STONE
- PC3 ARCHITECTURAL MASONRY CONCRETE PANEL - LIGHT GREY BRICK INLAY
- R1 BALCONY RAILING



3 WEST ELEVATION - ENLARGED
SCALE: 1 : 50



1 NORTH ELEVATION - ENLARGED
SCALE: 1 : 50

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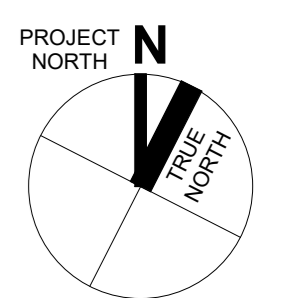
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KEYPLAN



SEAL



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BUILDING ELEVATIONS - ENLARGED

DRAWN: Author CHECKED: Checker
PLOT DATE: 2022-12-09 14:59:55

SP07.1

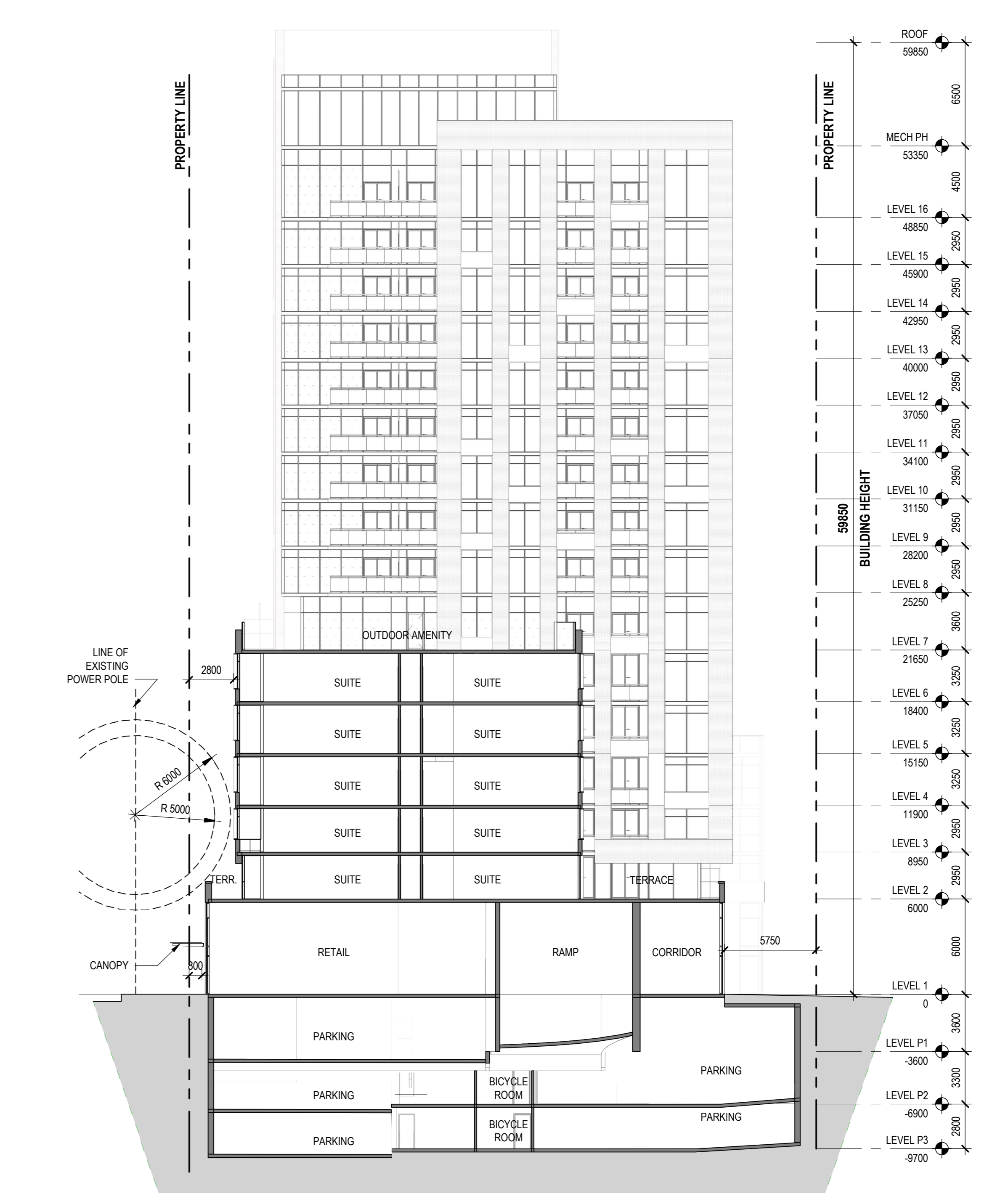
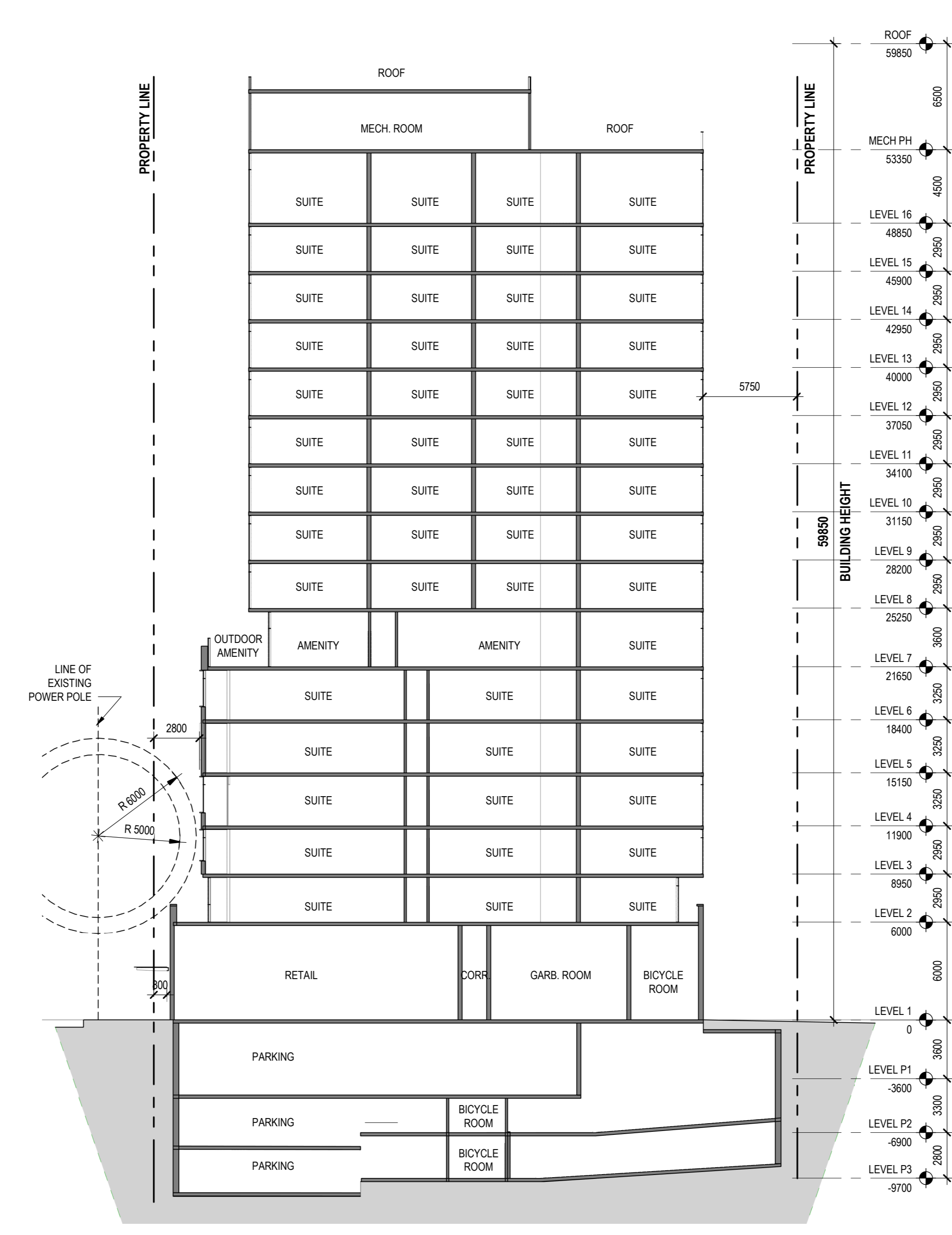
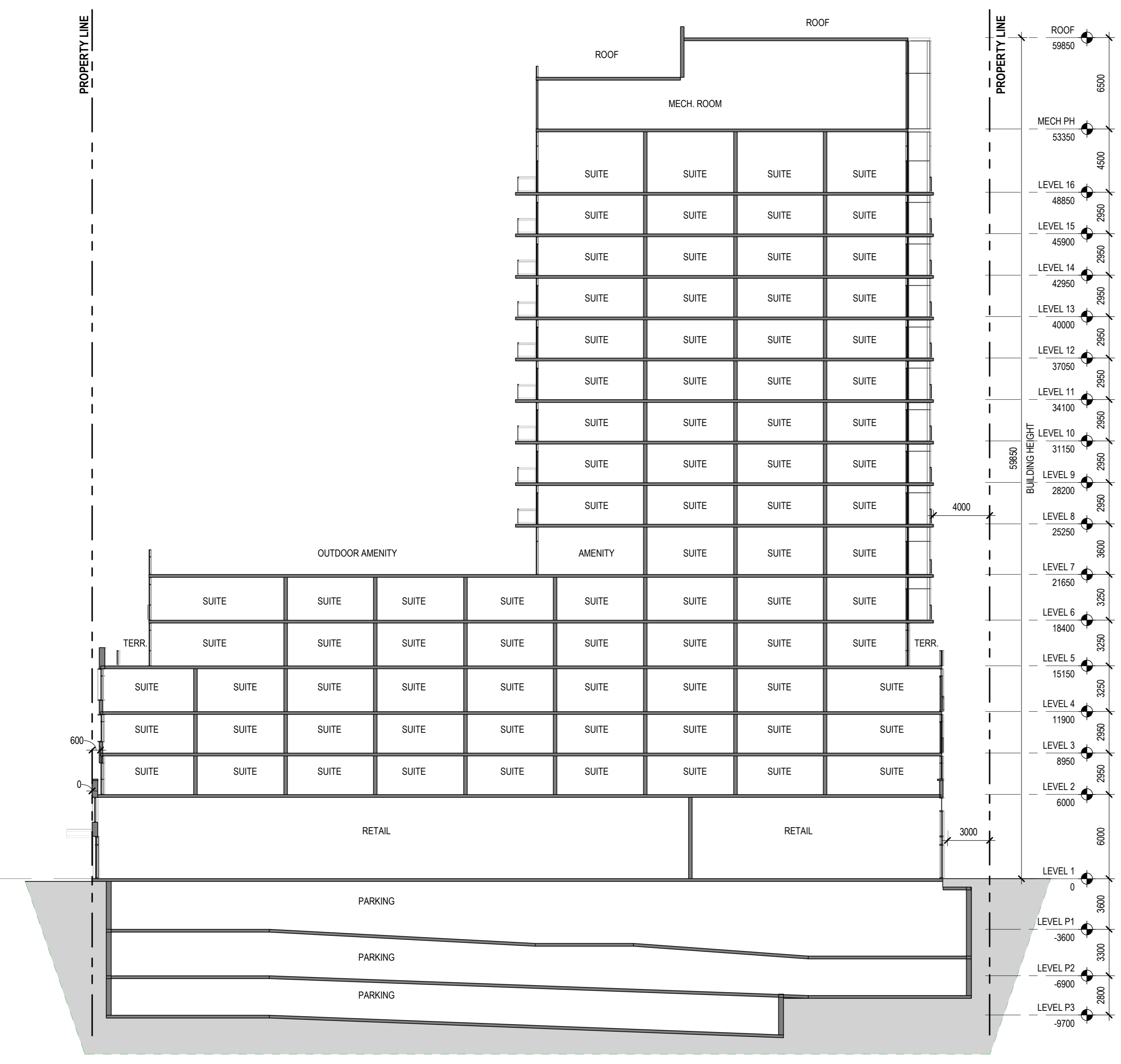
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MIXED USE RESIDENTIAL / RETAIL BUILDING
16 STOREYS

MIXED USE RESIDENTIAL / RETAIL BUILDING
16 STOREYS

MIXED USE RESIDENTIAL / RETAIL BUILDING
16 STOREYS



1 BUILDING SECTION A
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2 BUILDING SECTION B
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3 BUILDING SECTION C
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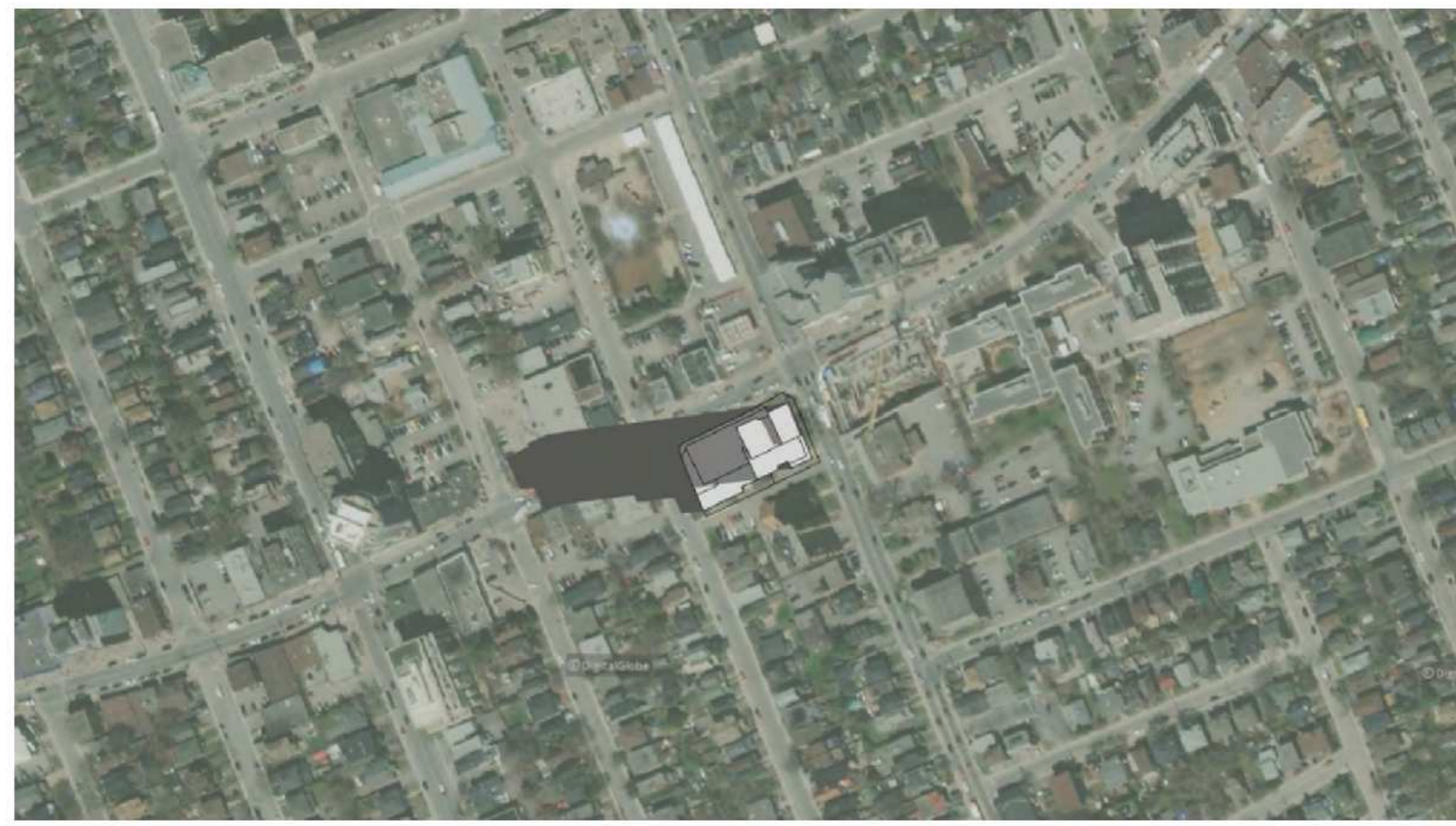
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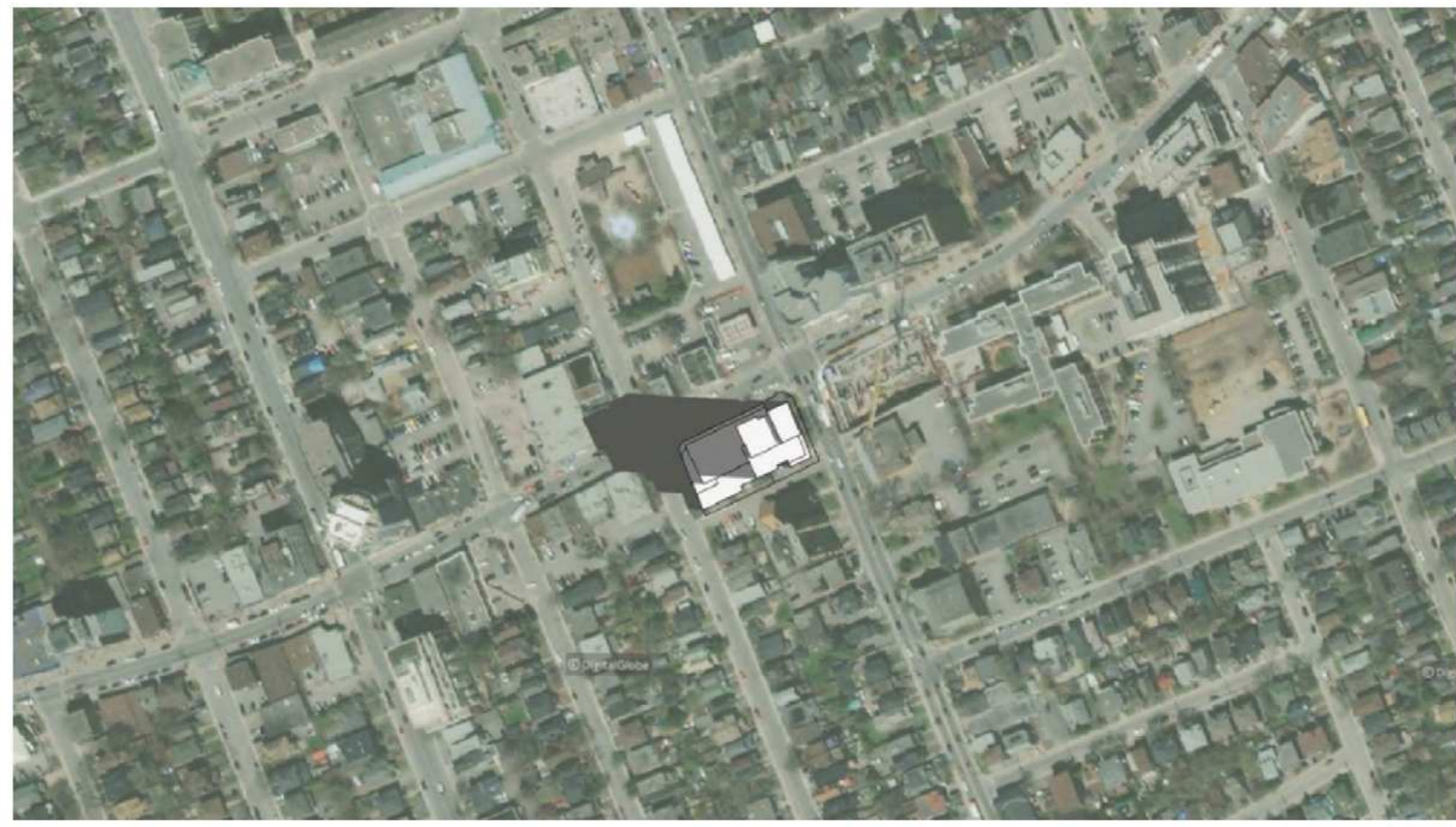
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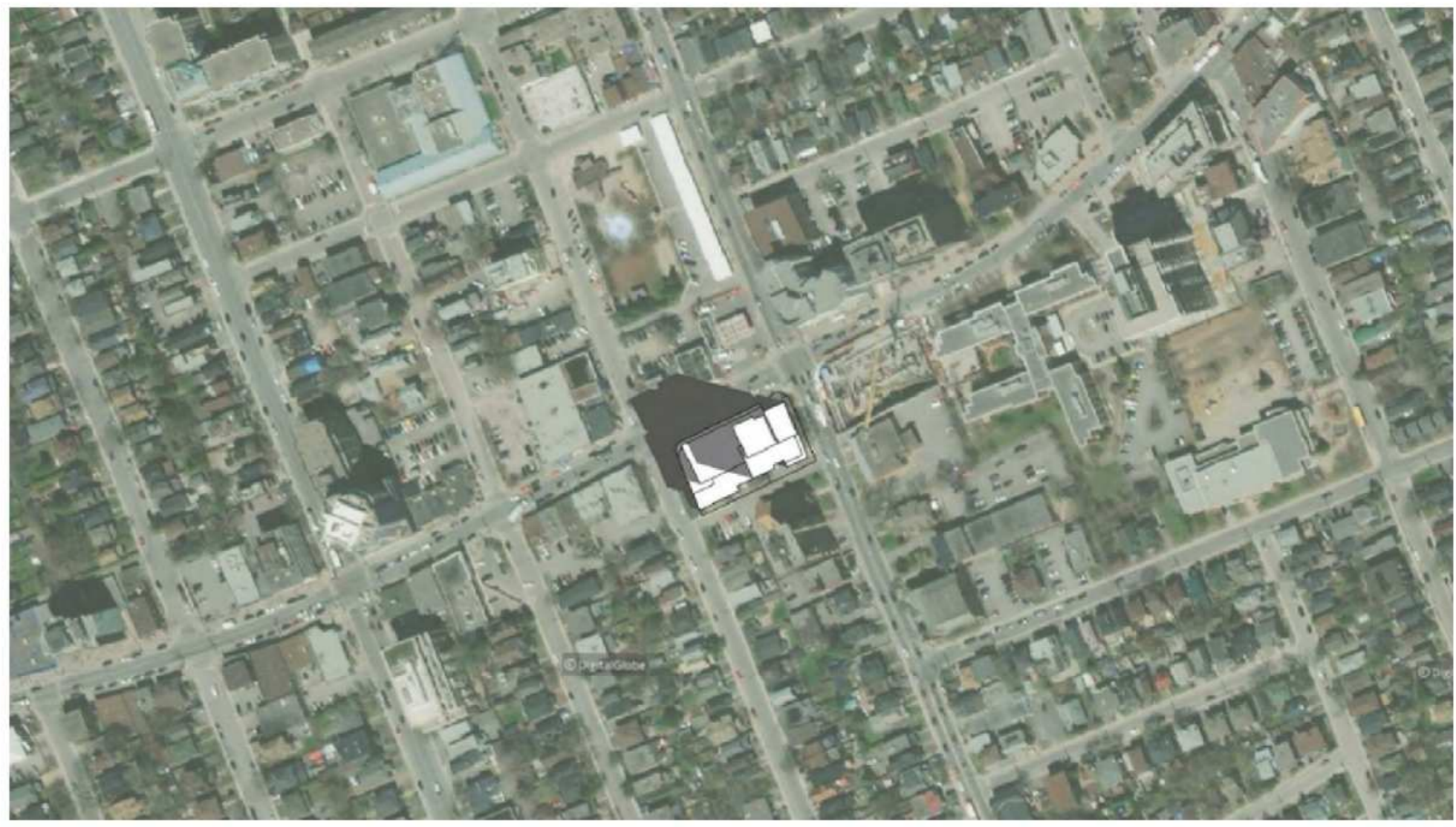
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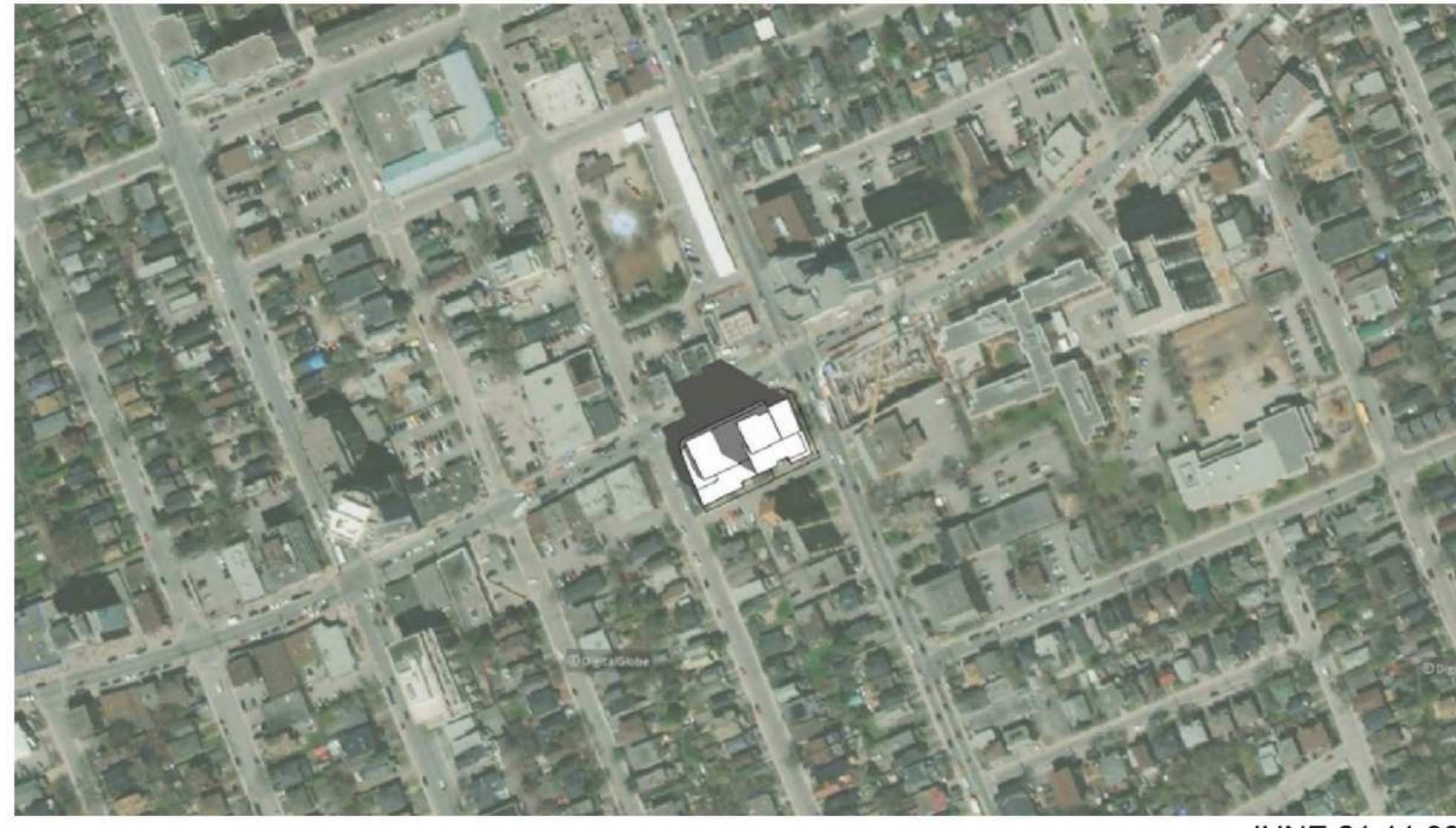
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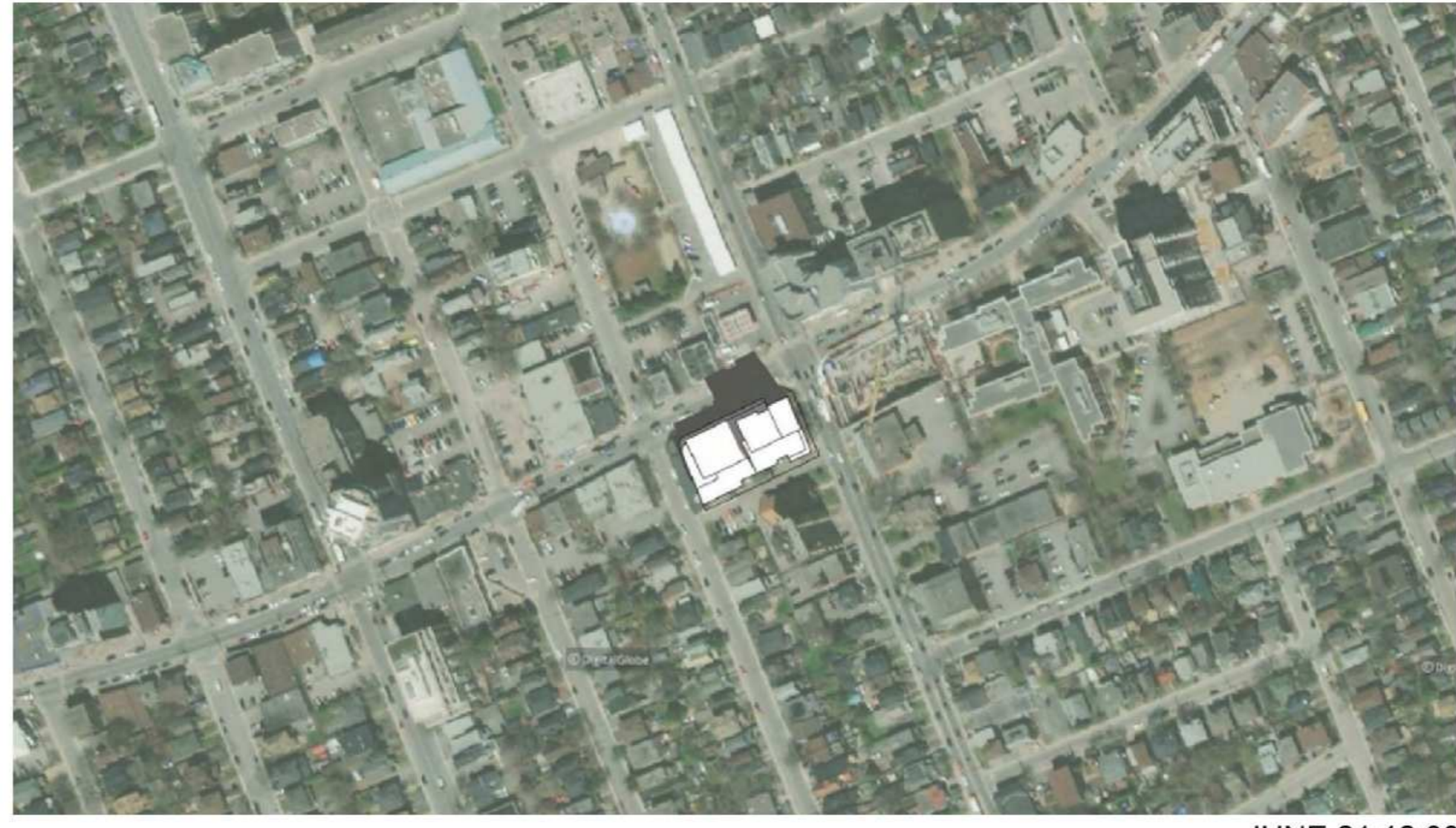
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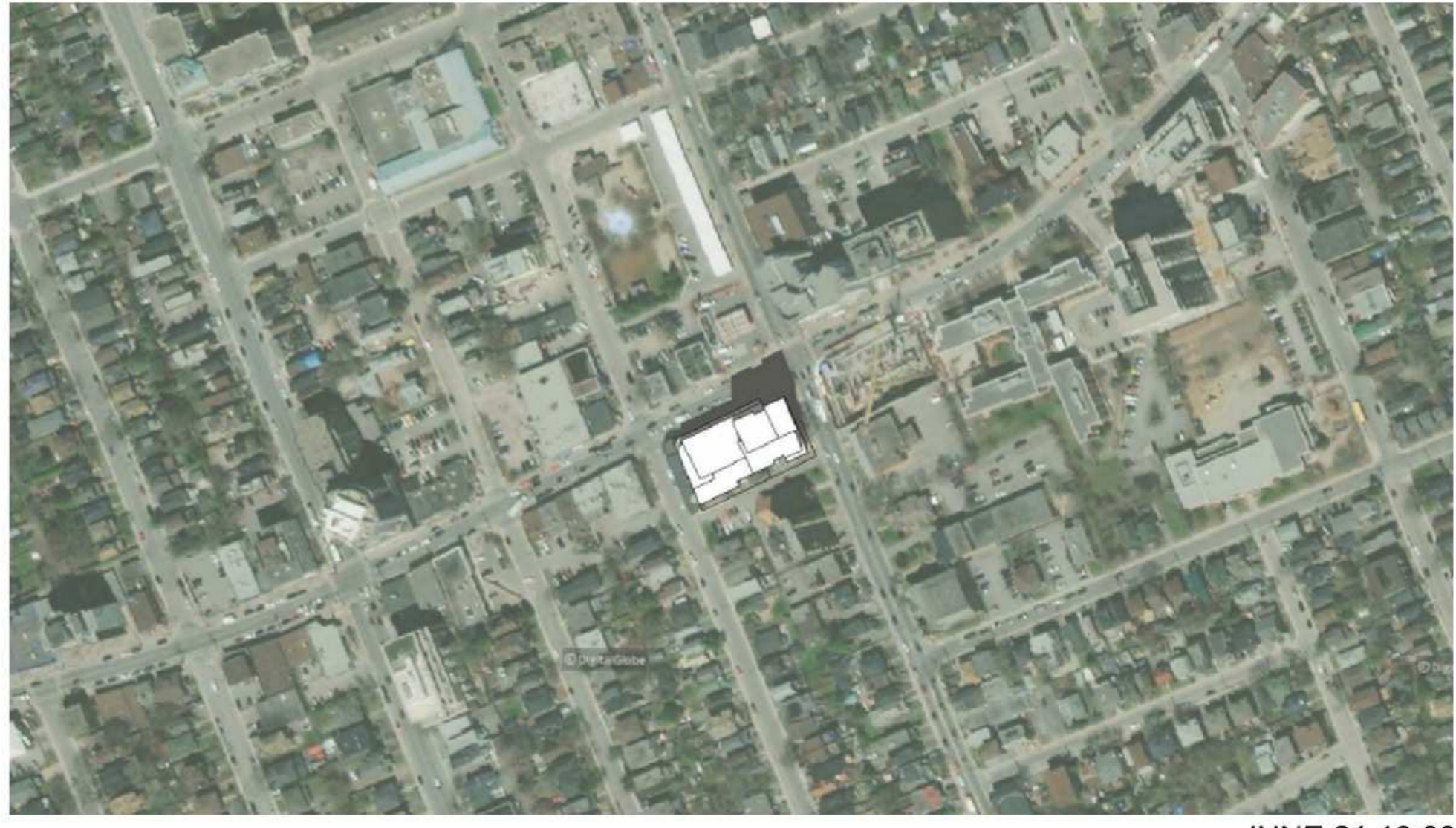
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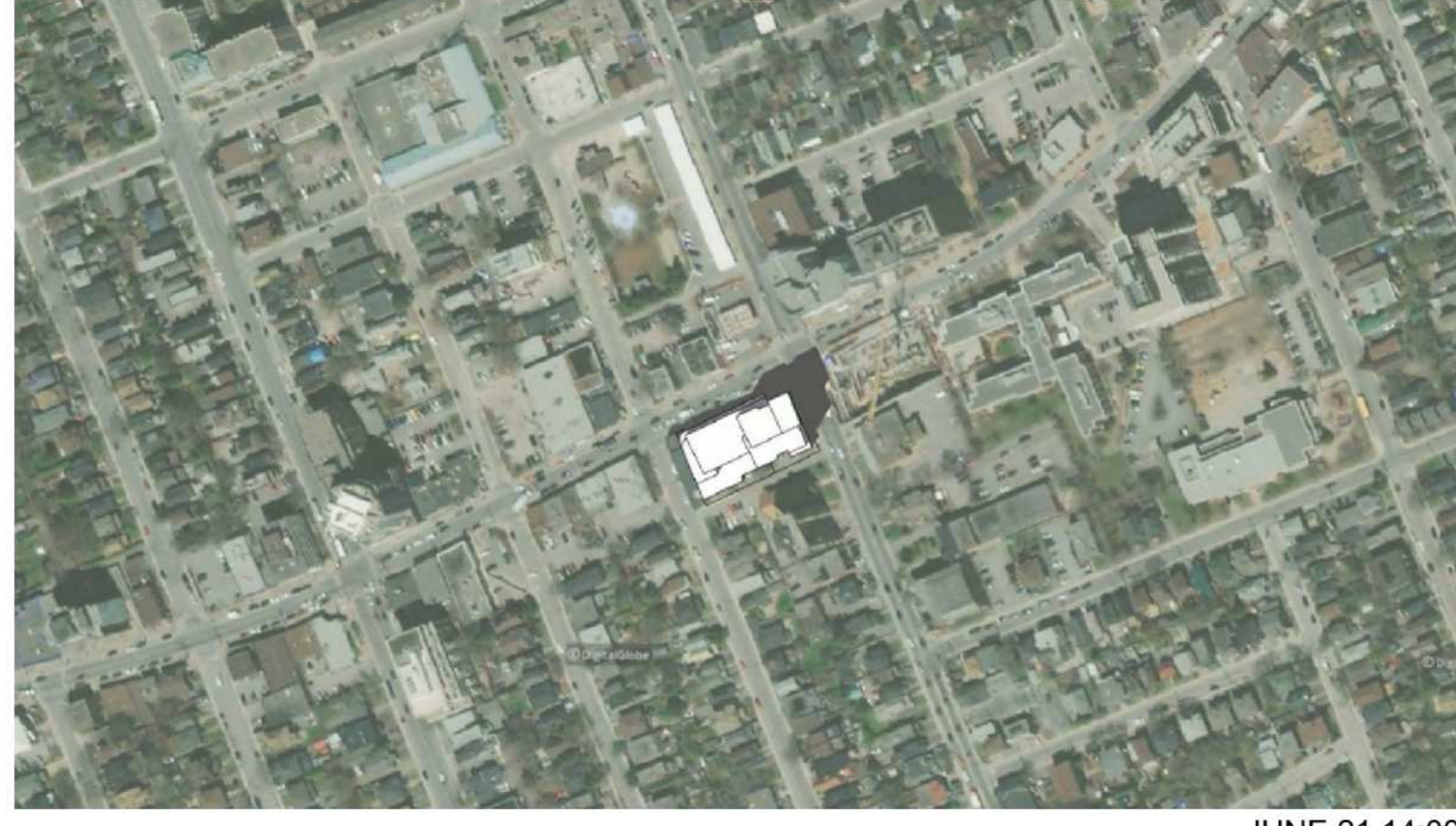
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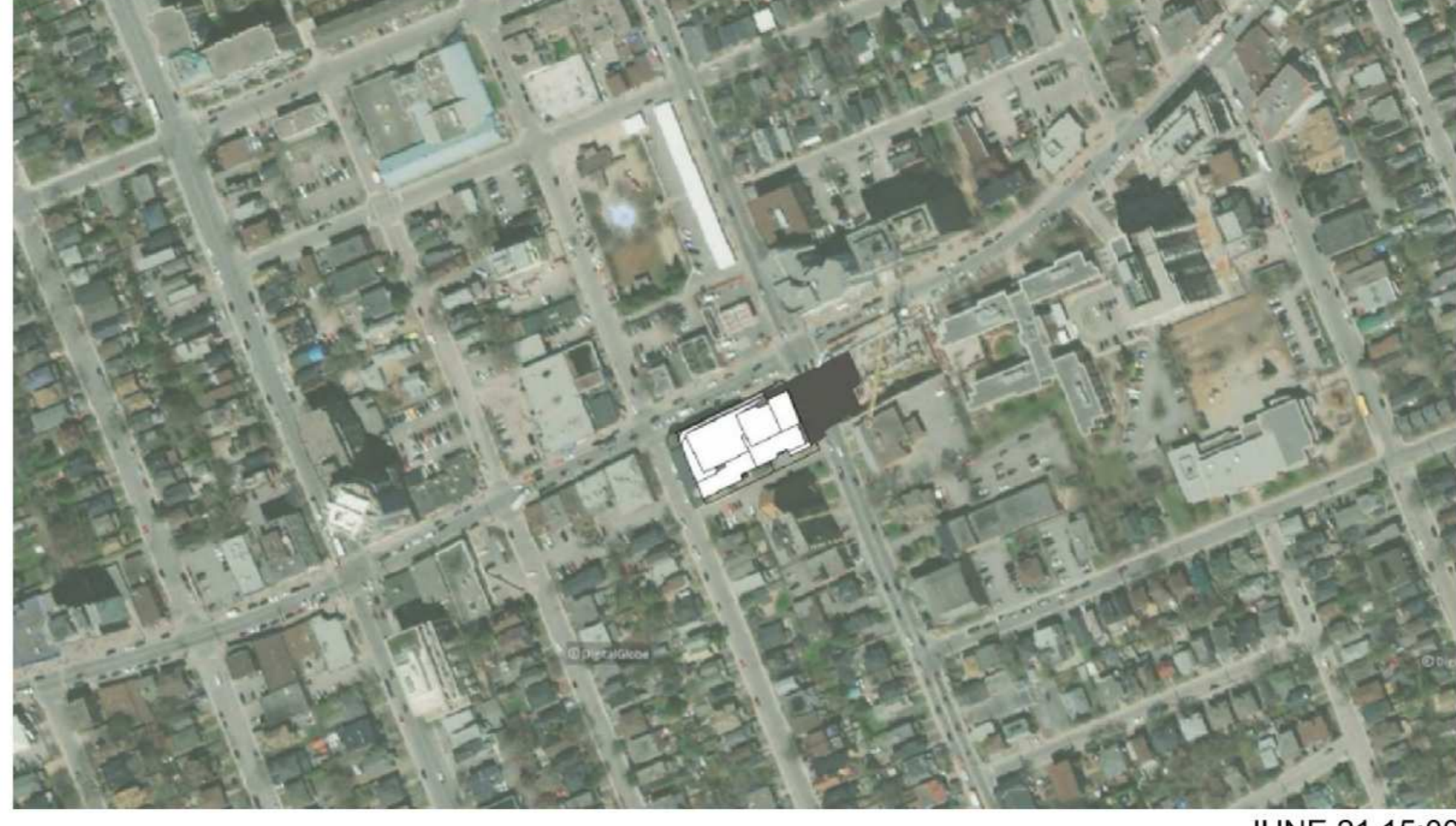
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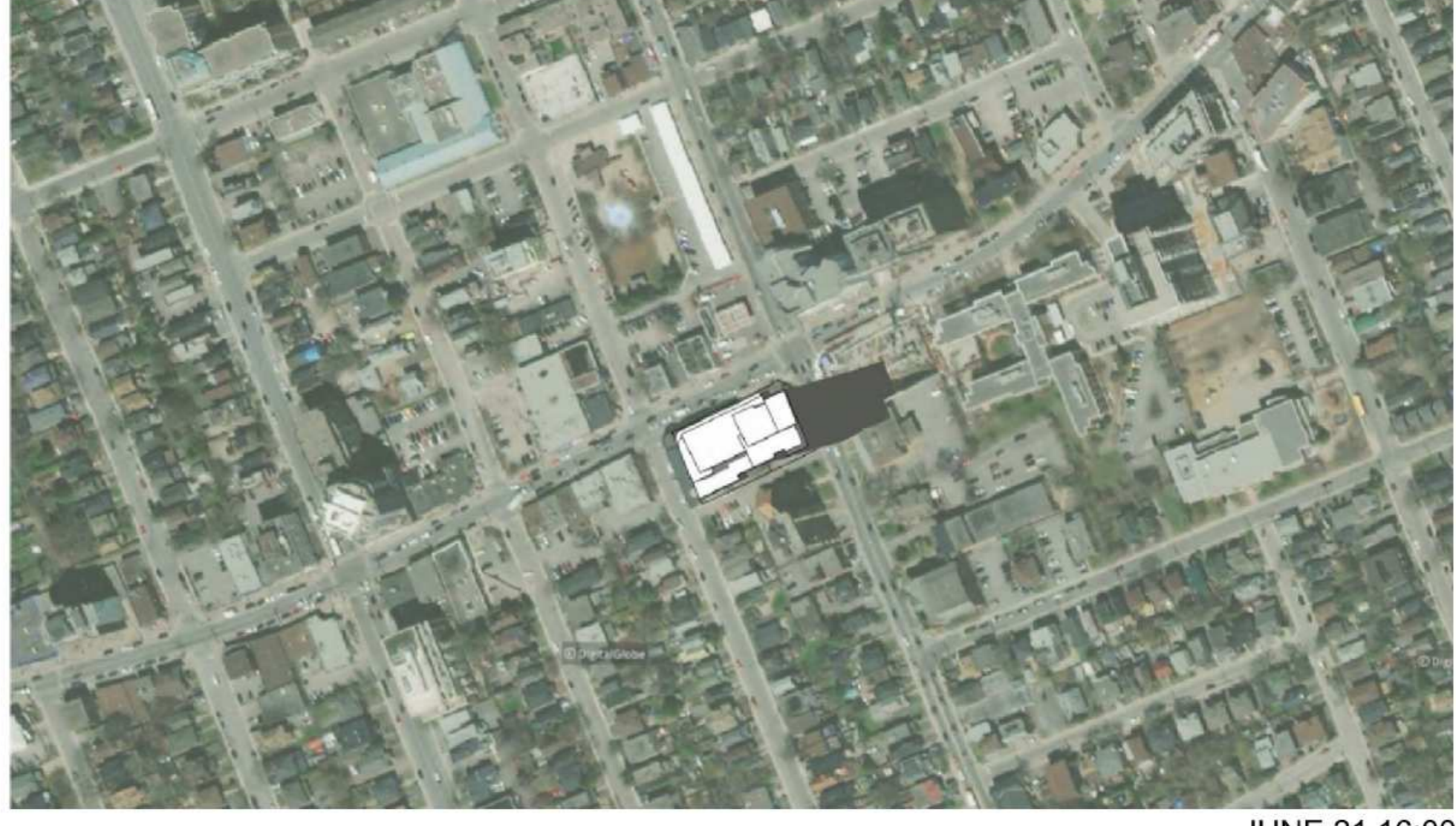
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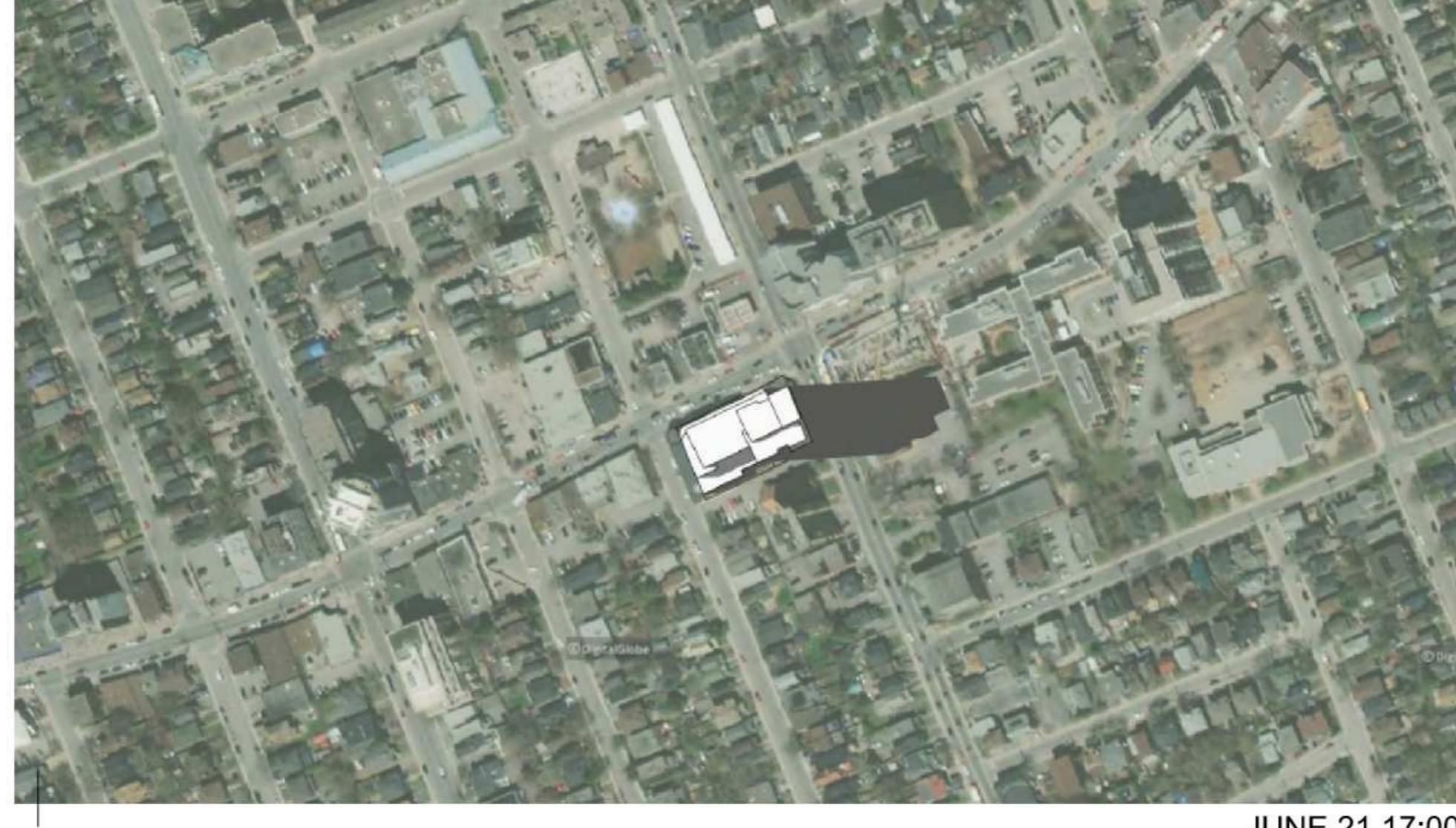
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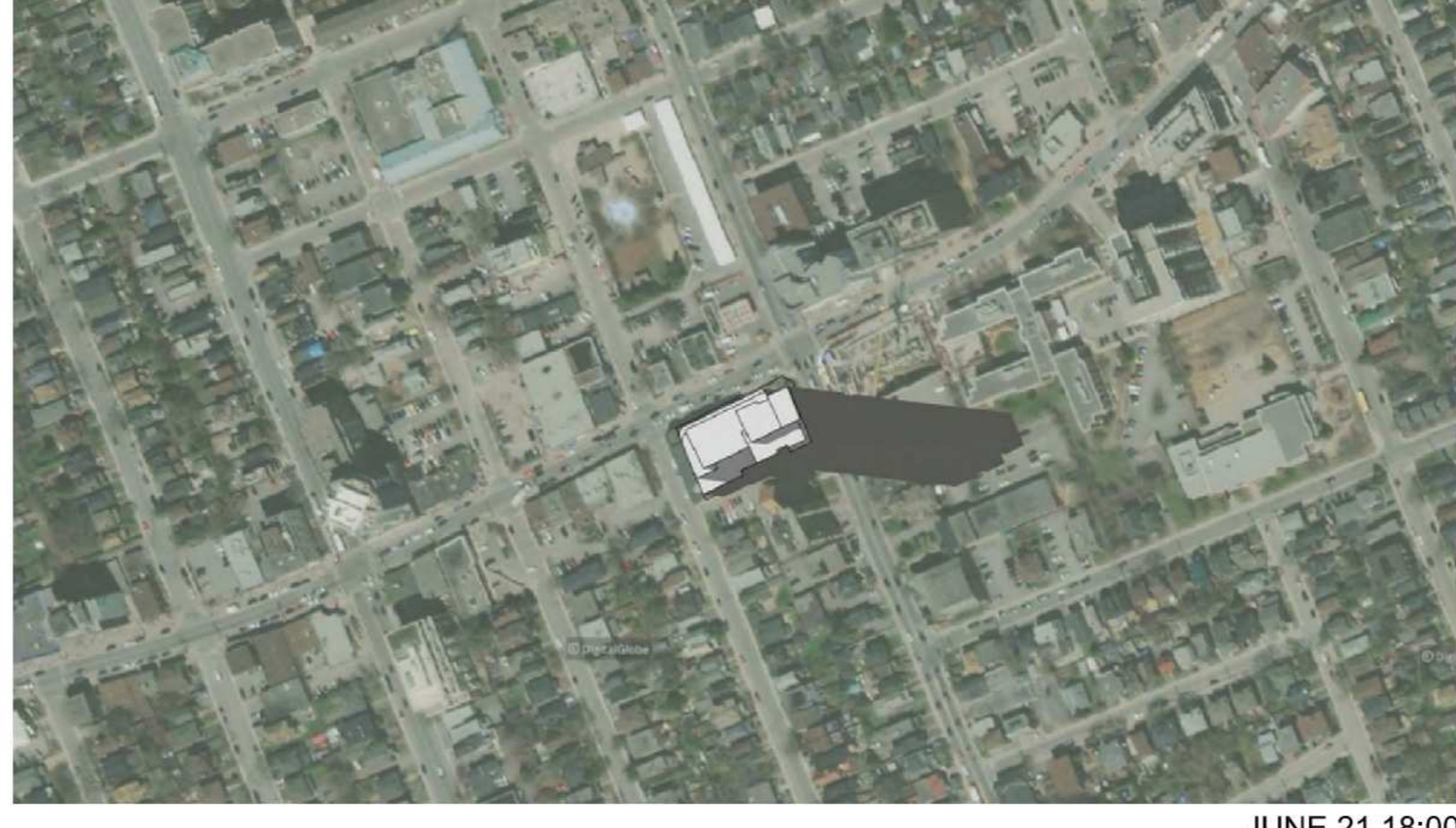
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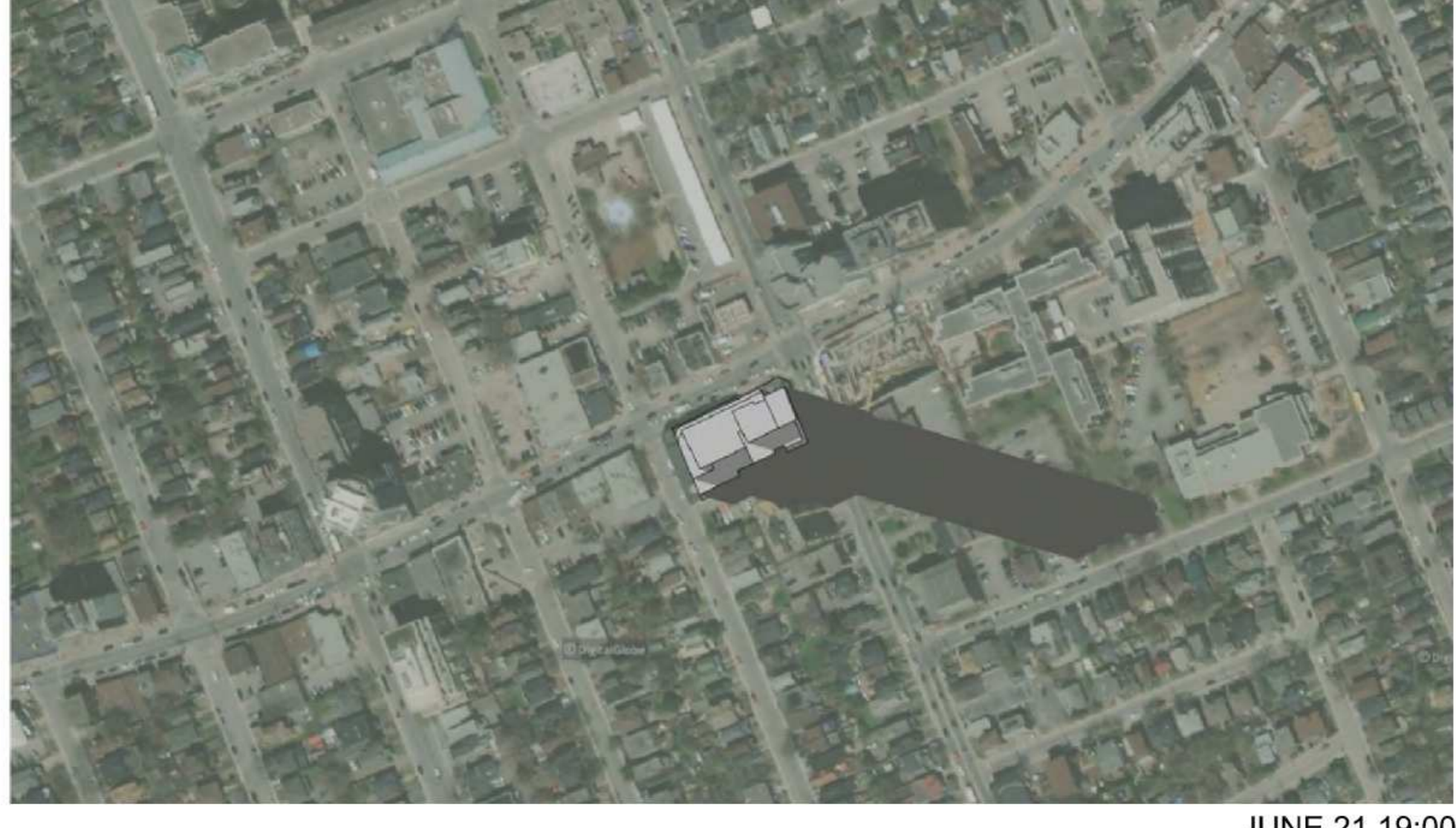
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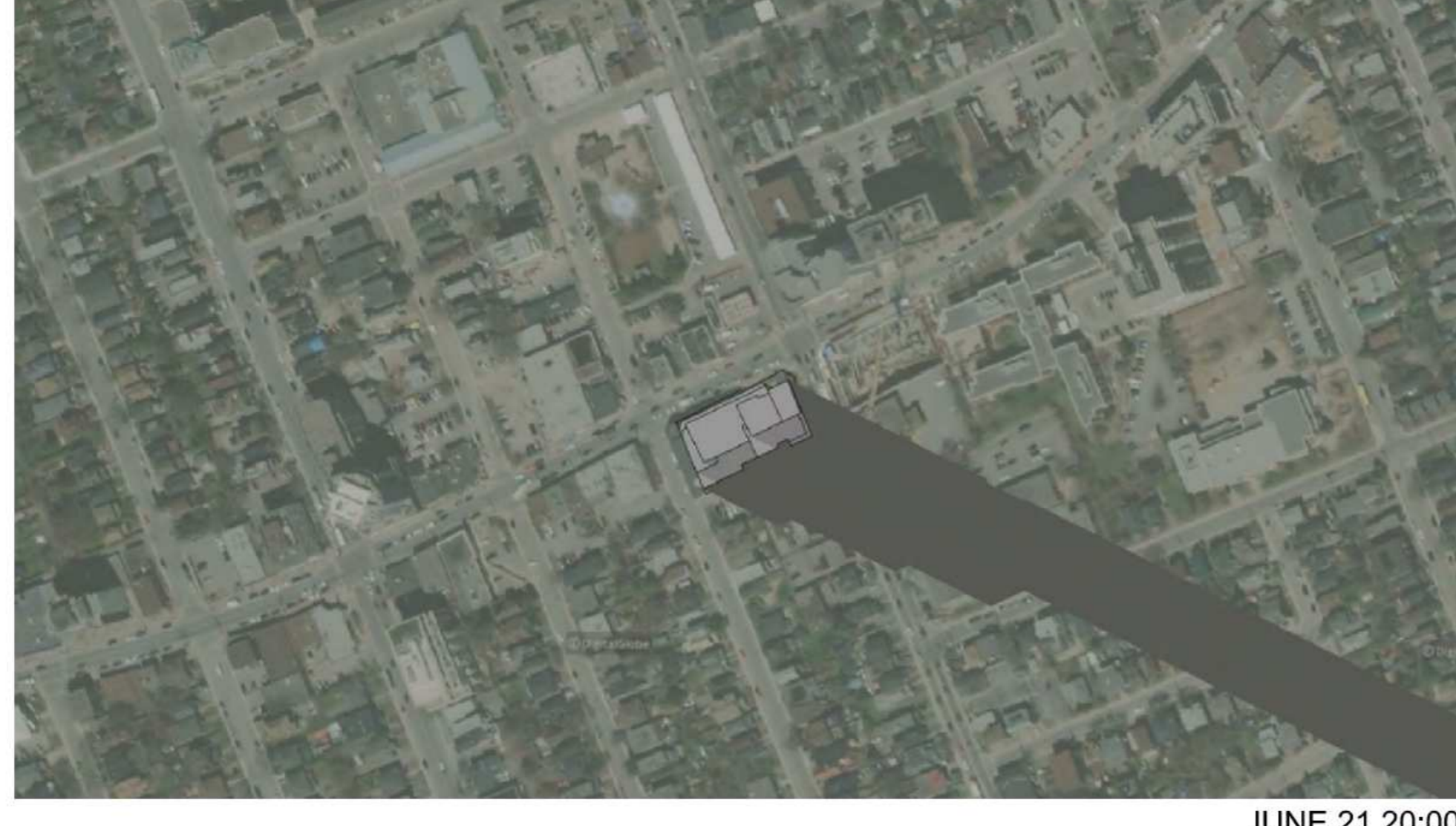
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JUNE 21 19:00



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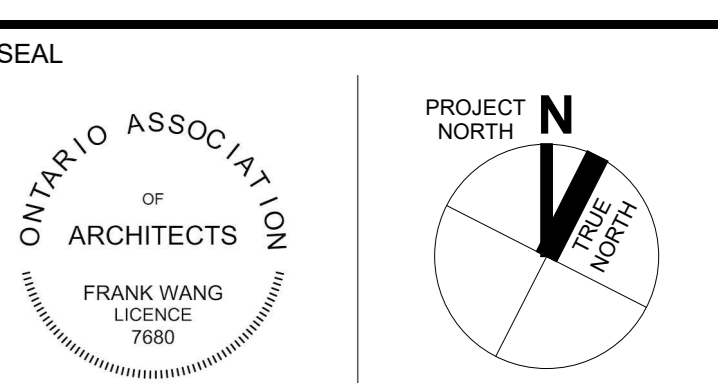
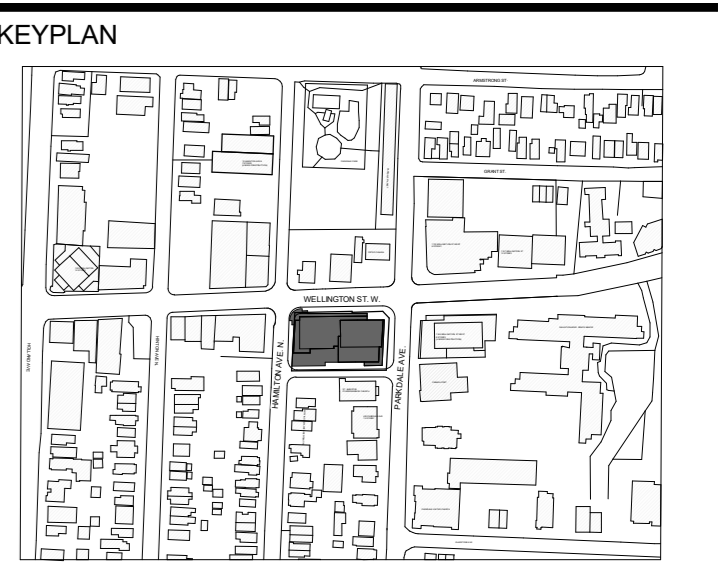
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SHADOW STUDY - JUNE

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SP10

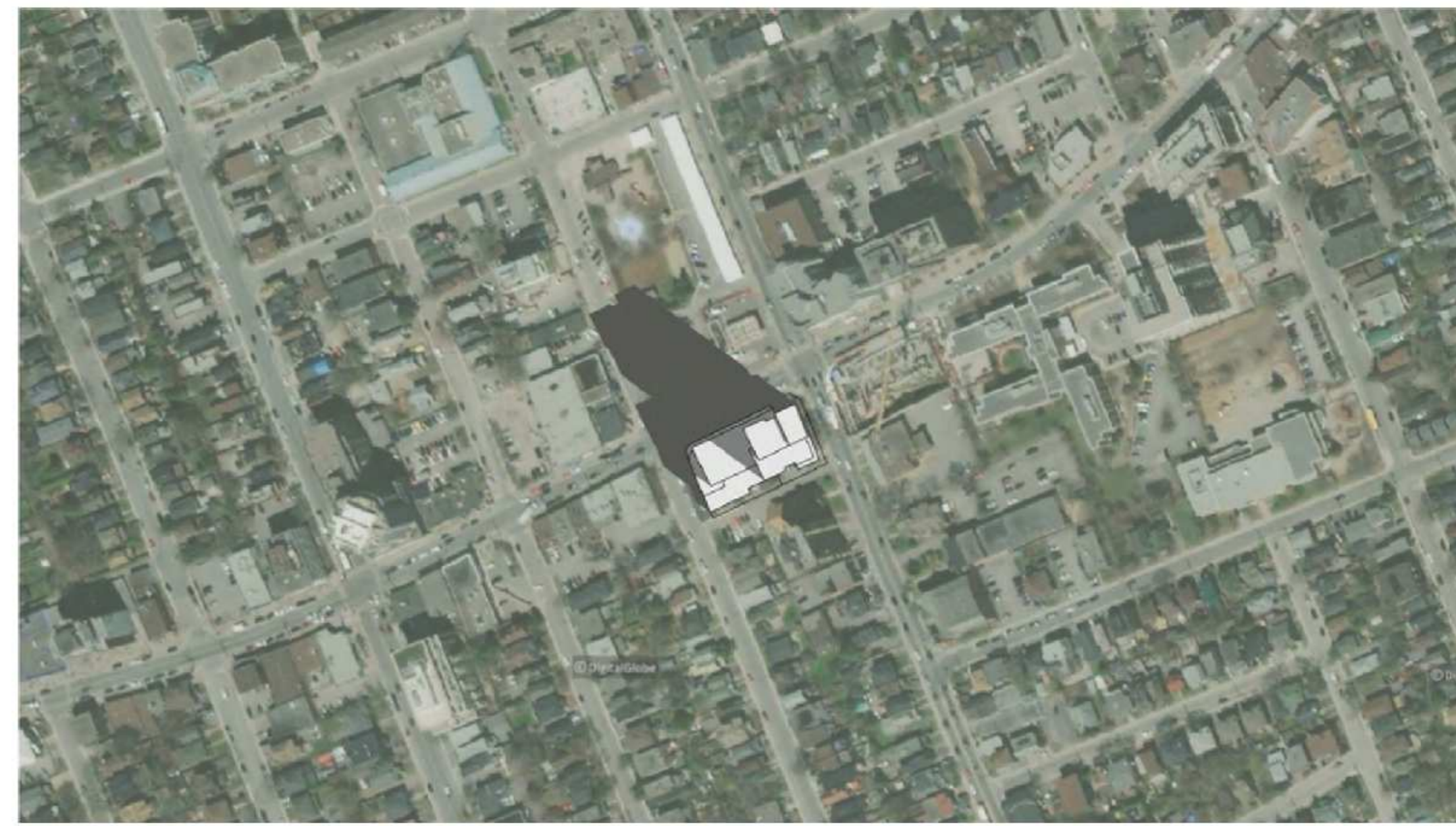
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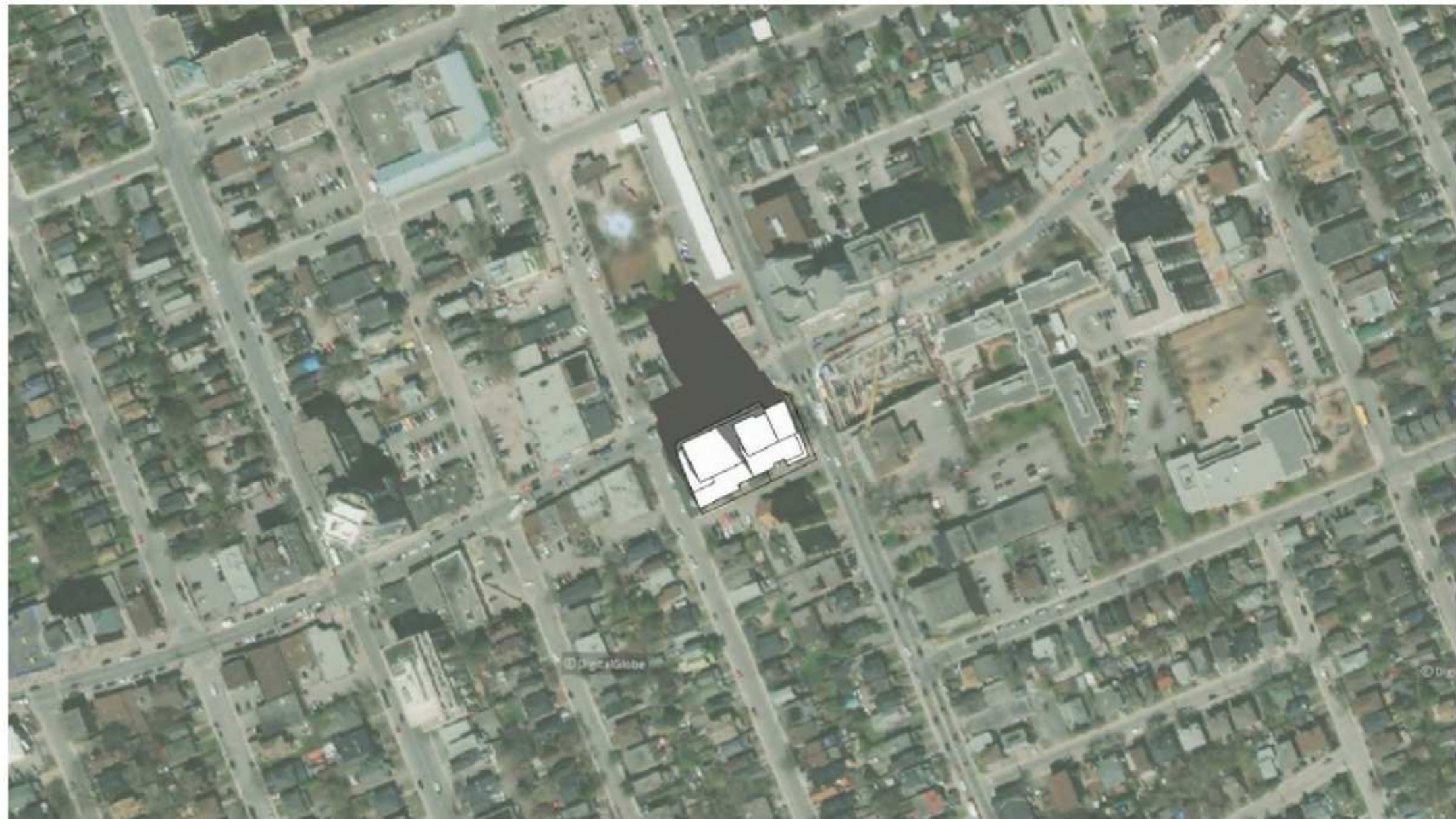
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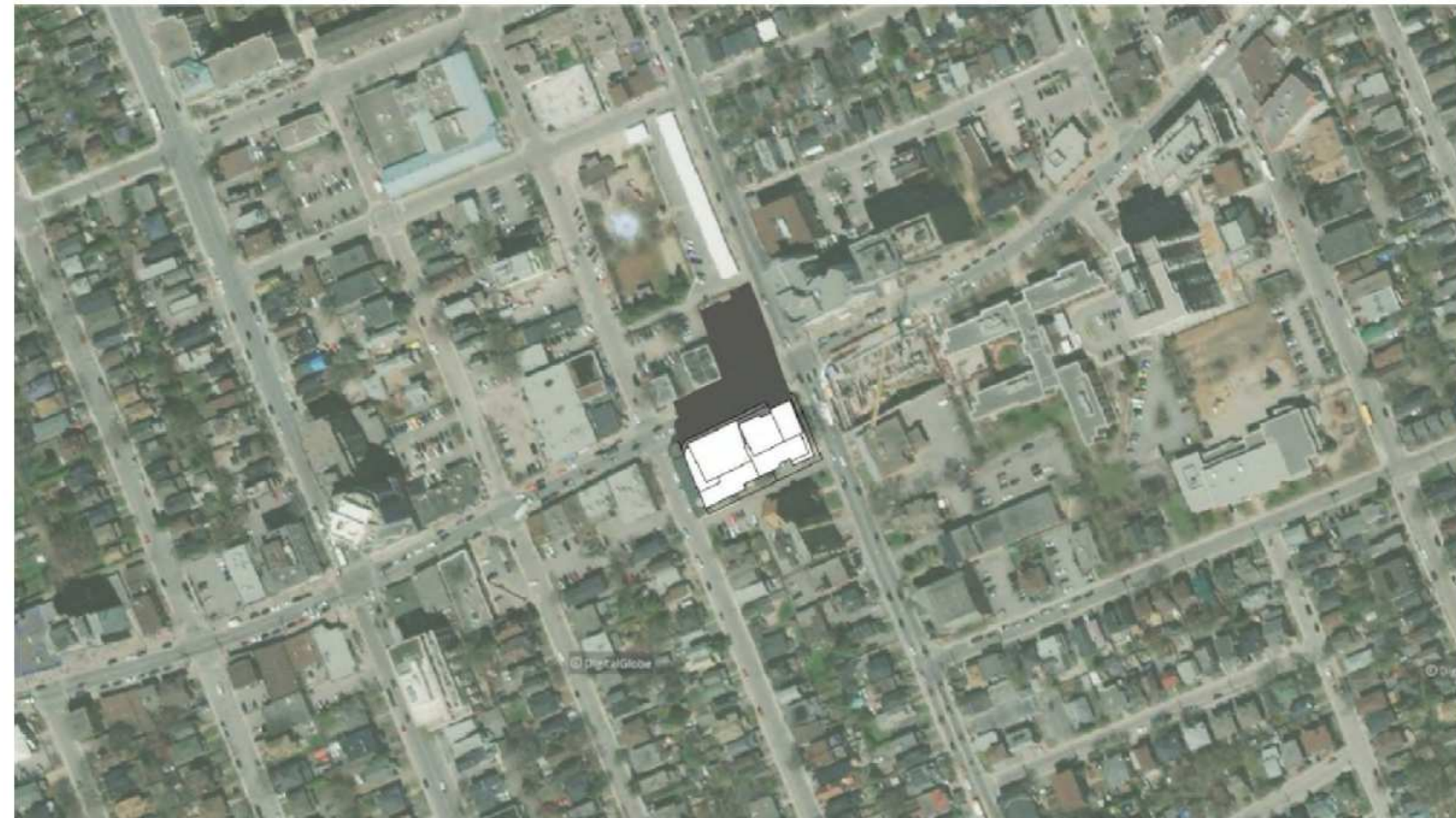
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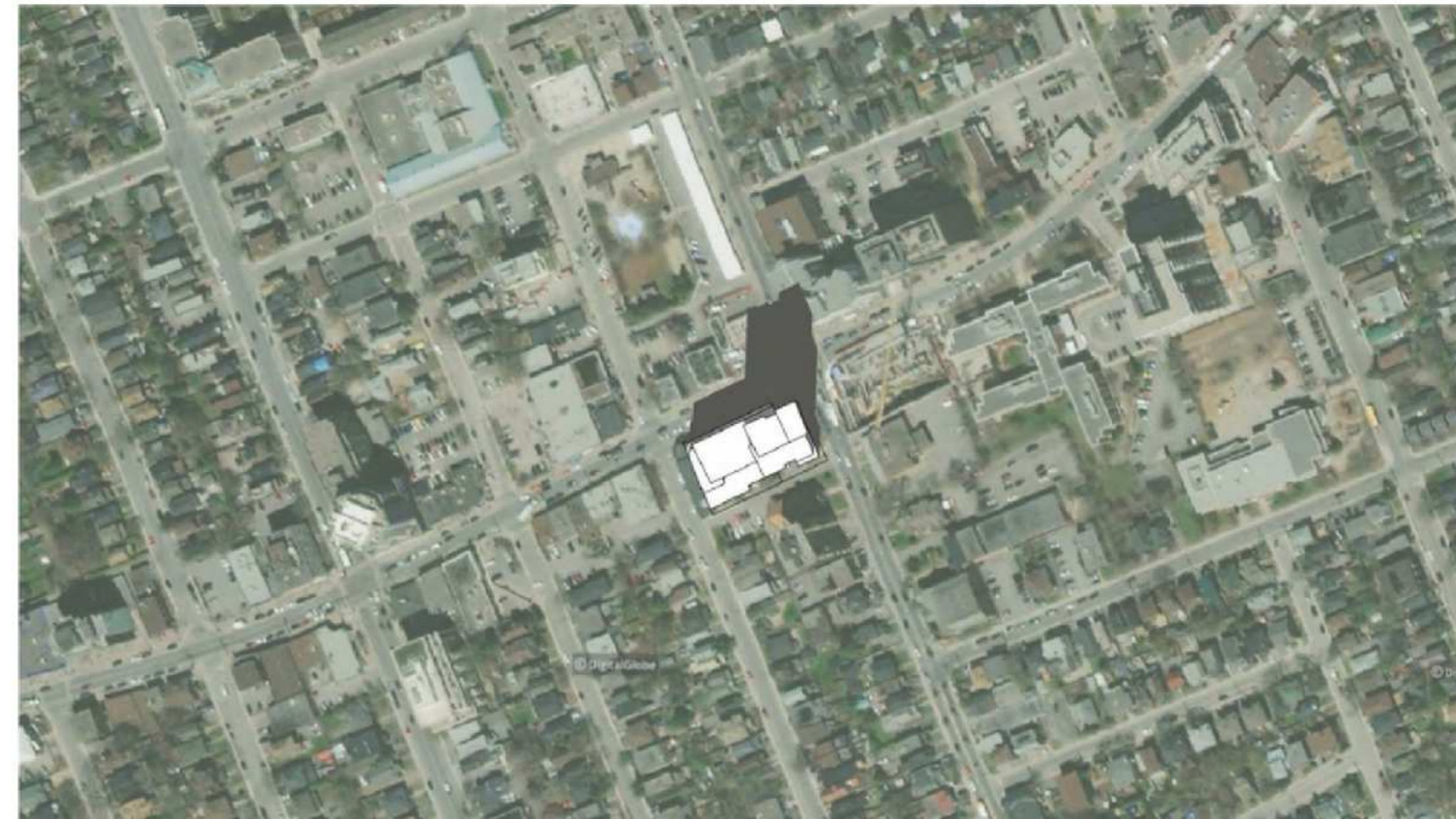
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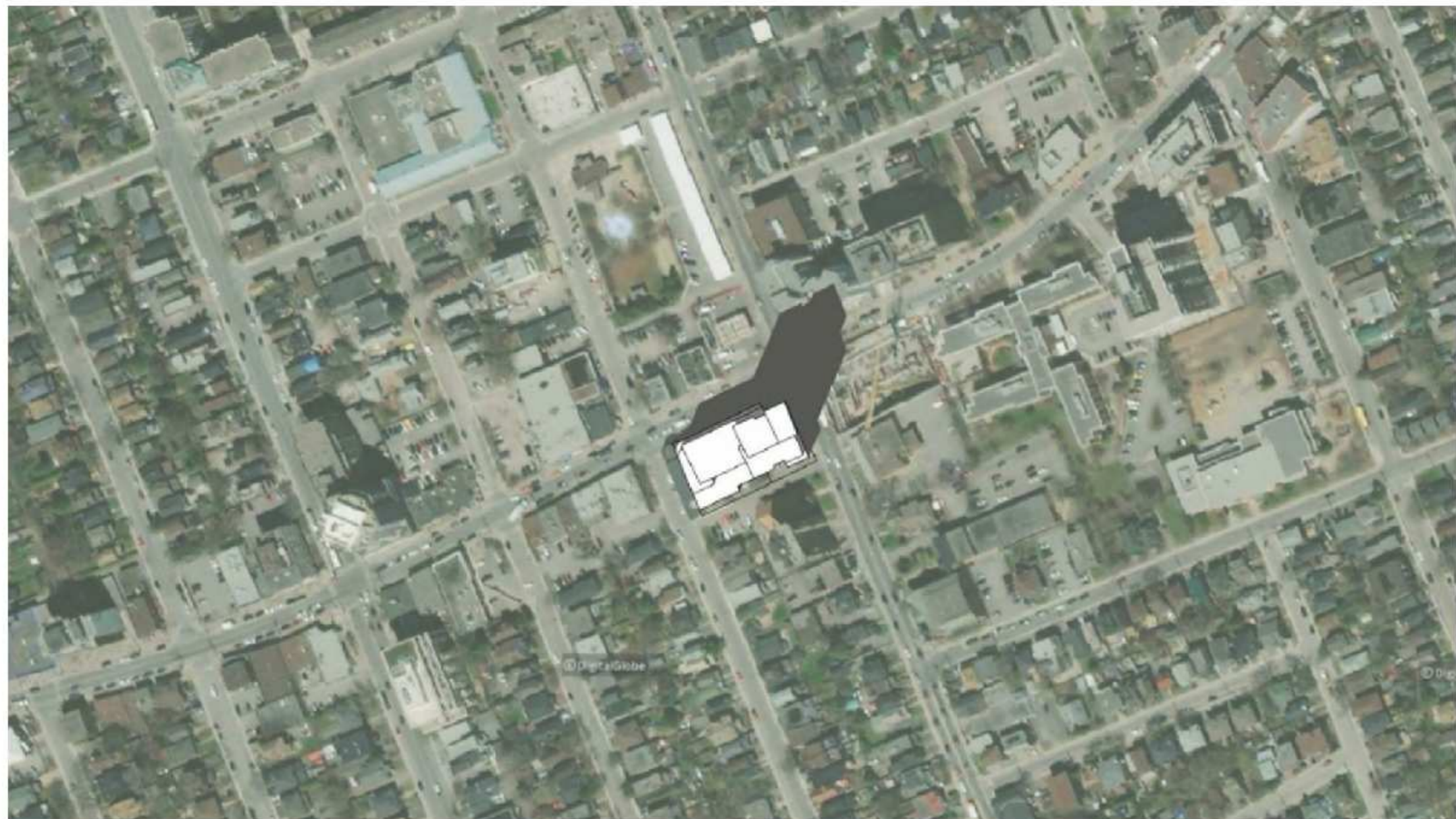
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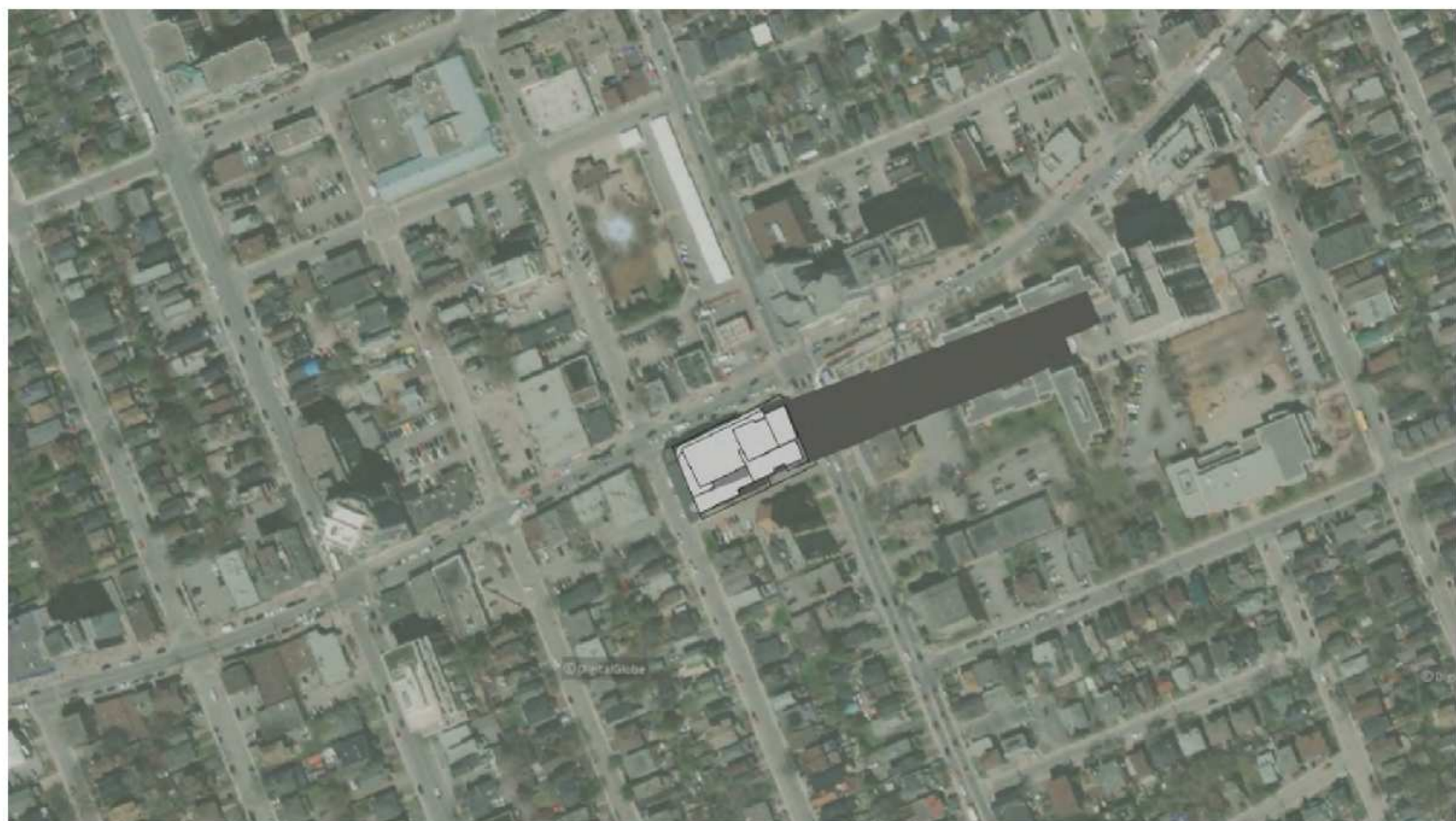
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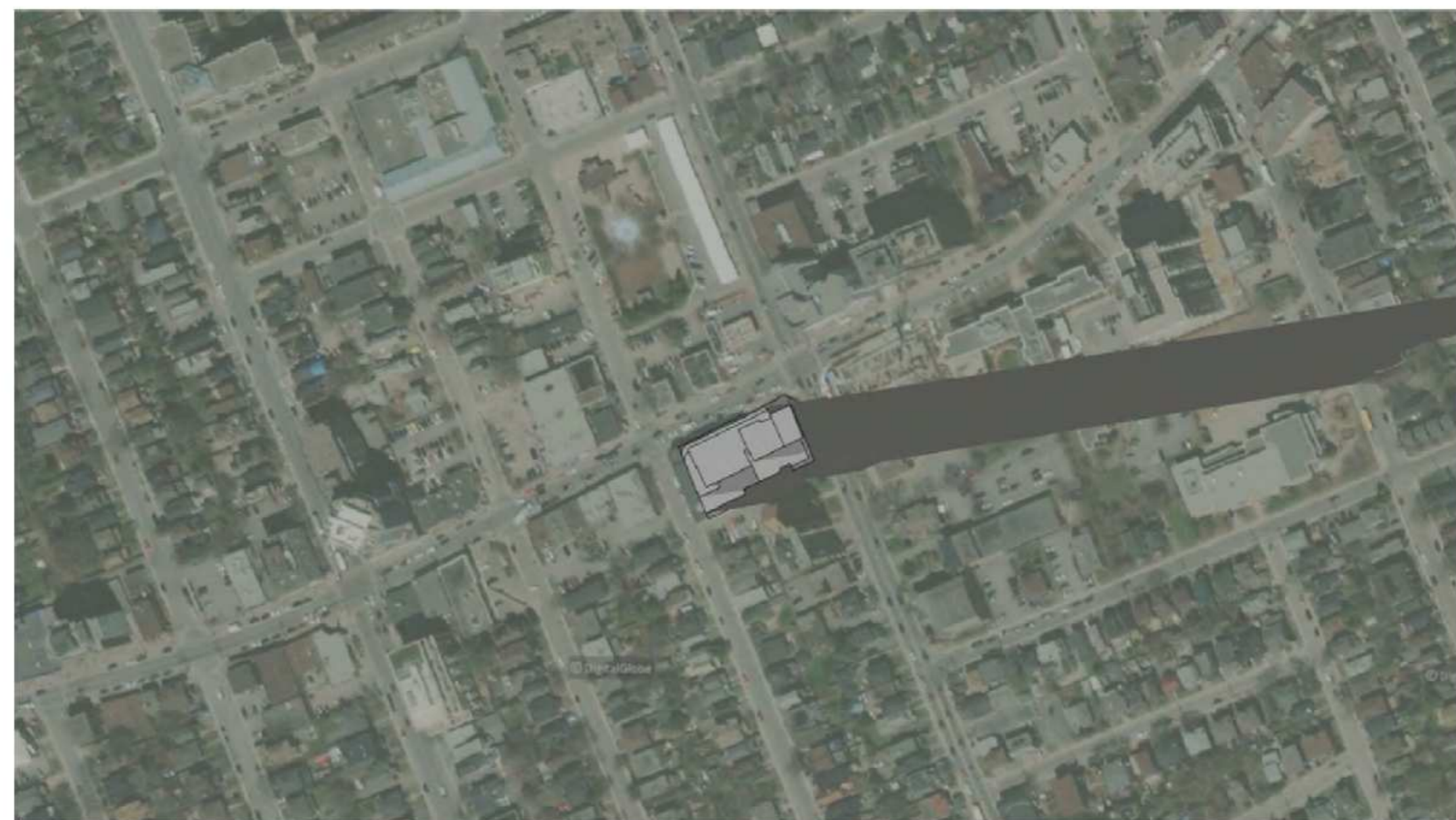
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MARCH/SEPTEMBER 21 17:00



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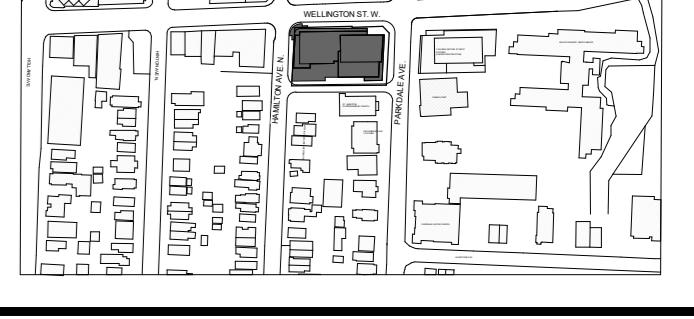
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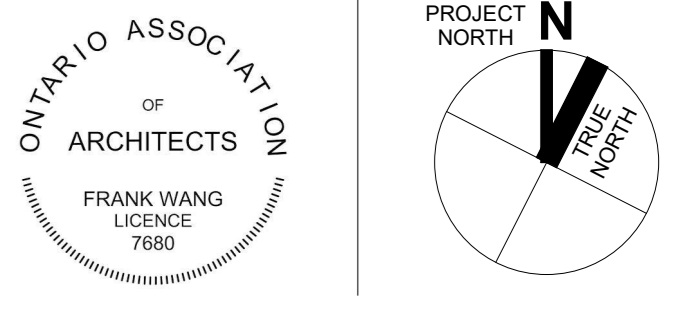
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KEYPLAN



SEAL



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**SHADOW STUDY -
 MARCH/SEPTEMBER**

DRAWN: Author CHECKED: Checker
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SP11

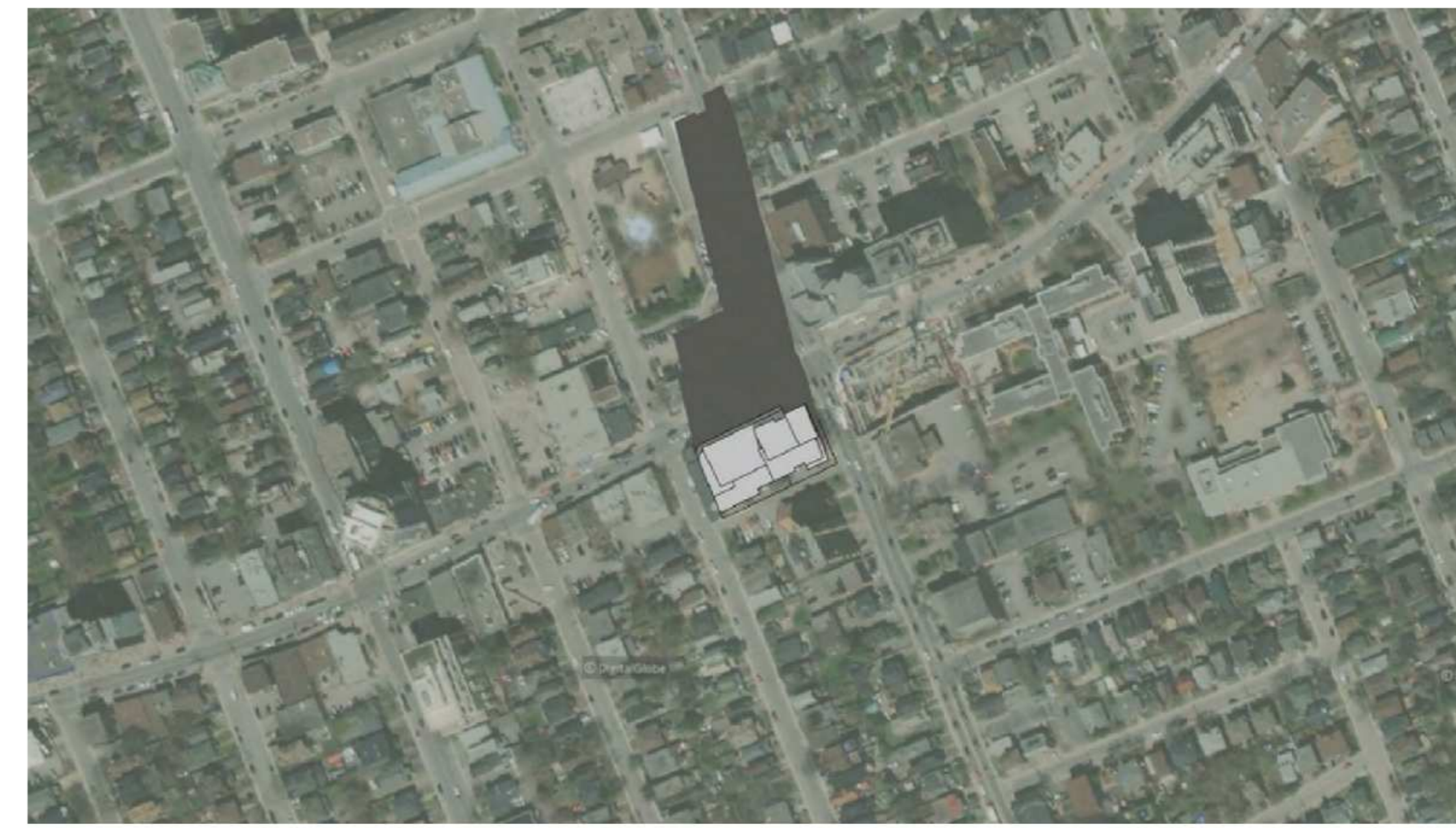
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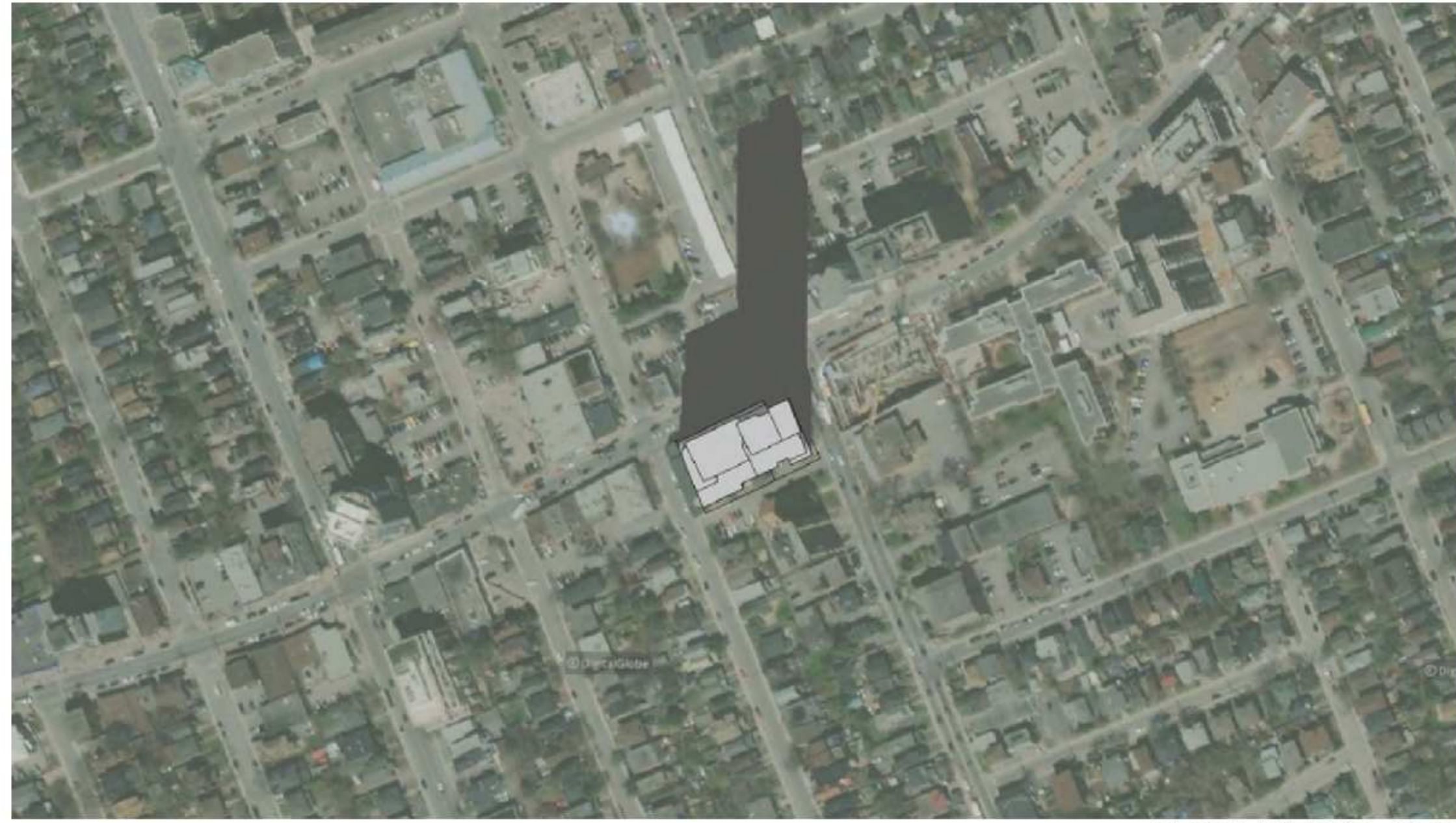
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DECEMBER 21 11:00



DECEMBER 21 12:00



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- 1 2022-06-29 ISSUED FOR SPA
- 2 2022-12-09 RE-ISSUED FOR SPA

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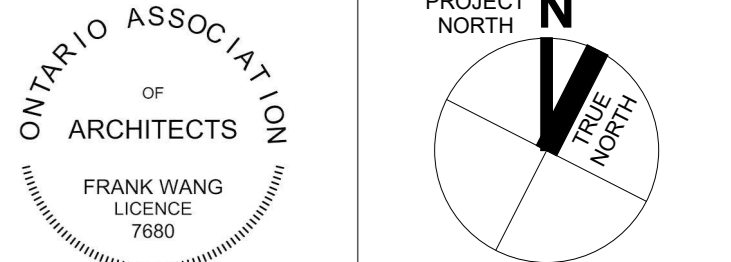
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SHADOW STUDY - DECEMBER

DRAWN: Author CHECKED: Checker
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SP12

CITY OF OTTAWA PROJECT #007-12-22-0160