

1186-1194 WELLINGTON ST W

1186-1194 Wellington St W
Ottawa, ON K1Y 2Z5



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|----------------------------|-------------------------------------|
| SHEET NUMBER | SHEET NAME |
| SP03 | SITE PLAN, CONTEXT PLAN, STATISTICS |
| SP04 | P3-P1, GROUND FLOOR PLANS |
| SP05 | LEVEL 2-6 FLOOR PLANS |
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| SP07 | BUILDING ELEVATIONS |
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SITE PLAN APPLICATION ISSUED FOR SPA

2022-06-29

DIALOG[®]

35 JOHN STREET #500 TORONTO, ON, M5V 3G6
416-866-0220

SITE PLAN APPLICATION
ISSUED FOR SPA
2022-06-29

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

6/29/2022 12:16:54 PM

1.0 SITE AREA

| Overall Site Area | acres | 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 | 12,185 |
| Level 2 | 1,298.0 | 1 | 1,298.0 | 13,972 |
| Level 3-4 | 1,325.0 | 2 | 2,650.0 | 28,524 |
| Level 5 | 1,130.0 | 1 | 1,130.0 | 12,163 |
| Level 6 | 1,154.0 | 1 | 1,154.0 | 12,422 |
| Level 7 | 489.0 | 1 | 489.0 | 5,254 |
| Level 8-16 | 625.0 | 8 | 5,000.0 | 53,547 |
| Total Proposed GFA | | 16 | 13,478.0 | 145,076 |

3.0 FLOOR SPACE INDEX (FSI)

| | |
|--------------------------------|------|
| Total Proposed GFA / Site Area | 5.40 |
|--------------------------------|------|

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 | 1,328.0 | 1 | 1,328.0 | 14,294 |
| Level 3-4 | 1,358.0 | 2 | 2,716.0 | 29,255 |
| Level 5 | 1,162.0 | 1 | 1,162.0 | 12,508 |
| Level 6 | 1,185.0 | 1 | 1,185.0 | 12,755 |
| Level 7 | 502.0 | 1 | 502.0 | 5,403 |
| Level 8-16 | 645.0 | 8 | 5,160.0 | 55,484 |
| Total Proposed GSA | | 16 | 13,861.0 | 149,199 |

5.0 GROSS BUILDING AREAS (GBA)

| Buildings GBA | GBA | No. of Levels | sq.m. | sq.ft. |
|---------------------------|---------|---------------|-----------------|----------------|
| Level Ground | 1,165.0 | 1 | 1,165.0 | 12,506 |
| Level 2 | 1,443.0 | 1 | 1,443.0 | 15,532 |
| Level 3-4 | 1,472.0 | 2 | 2,944.0 | 31,689 |
| Level 5 | 1,285.0 | 1 | 1,285.0 | 13,832 |
| Level 6 | 1,359.0 | 1 | 1,359.0 | 14,600 |
| 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 | 16,582.0 | 178,487 |

6.0 GROSS CONSTRUCTION AREAS (GCA)

| Buildings GCA | GCA | No. of Levels | sq.m. | sq.ft. |
|---------------------------|---------|---------------|-----------------|----------------|
| Level P3 | 1510.0 | 1 | 1,510.0 | 16,254 |
| Level P2 | 2250.0 | 1 | 2,250.0 | 24,219 |
| Level P1 | 2250.0 | 1 | 2,250.0 | 24,219 |
| Level Ground | 1,960.0 | 1 | 1,960.0 | 21,097 |
| Level 2 | 1,964.0 | 1 | 1,964.0 | 21,140 |
| Level 3-4 | 1,540.0 | 2 | 3,080.0 | 33,155 |
| Level 5 | 1,540.0 | 1 | 1,540.0 | 16,576 |
| Level 6 | 1,386.0 | 1 | 1,386.0 | 14,919 |
| Level 7 | 1,359.0 | 1 | 1,359.0 | 14,628 |
| Level 8-16 | 715.0 | 8 | 5,720.0 | 61,476 |
| Mech PH | 480.0 | 1 | 480.0 | 5,167 |
| Total Proposed GCA | | 20 | 24,784.0 | 268,450 |

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

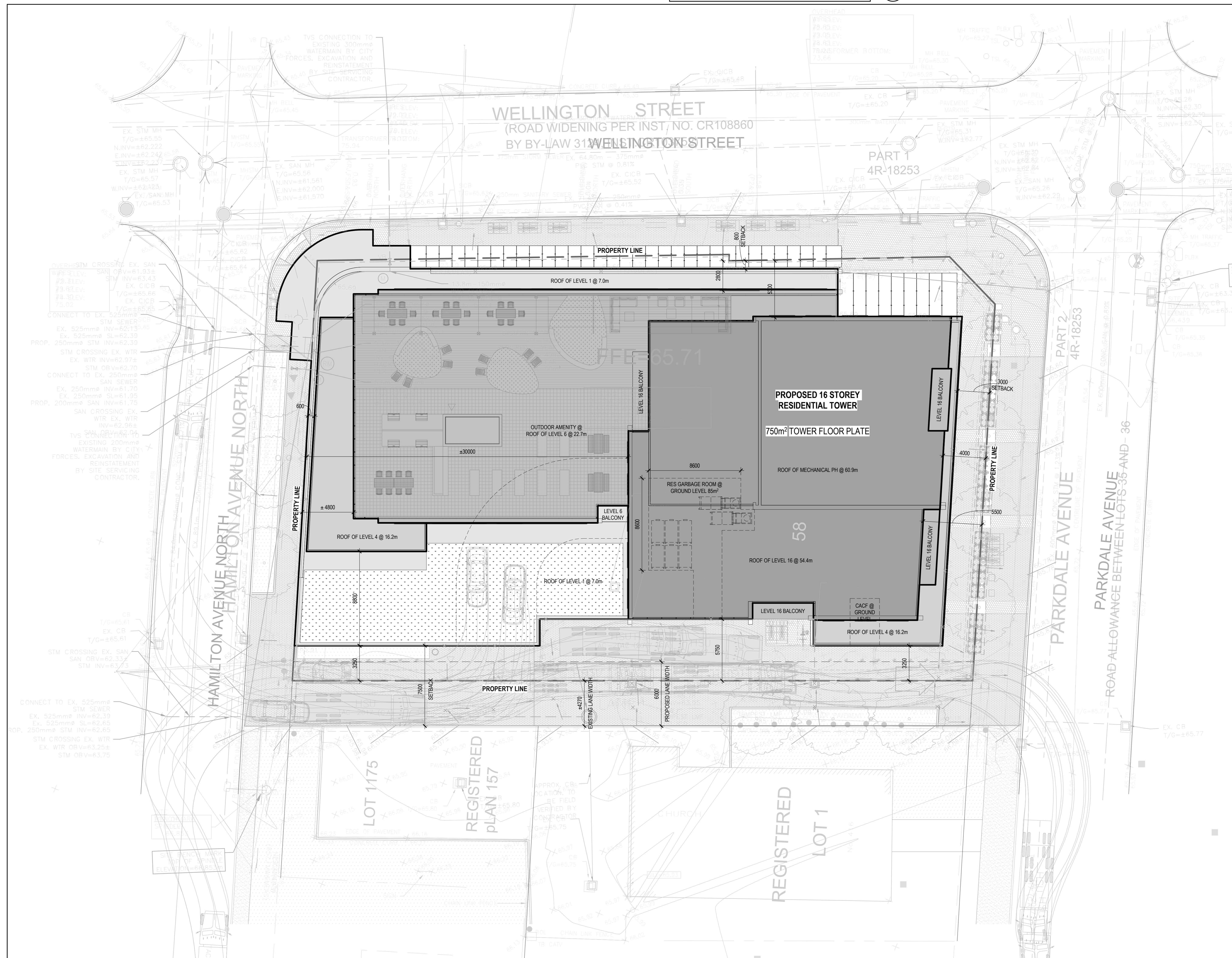
| | |
|--|--------------|
| Total Amenity Required | Total |
| 6 sq.m. per dwelling unit | 1,272 sq.m. |
| Communal Amenity Required | Total |
| 50% of total amenity | 636 sq.m. |
| Private Amenity Required | Total |
| (Private balconies, terraces, patios) | 636 sq.m. |
| Indoor Communal Amenity Provided | Total |
| Level 1 | 110 sq.m. |
| Level 7 | 127 sq.m. |
| Outdoor Communal Amenity Provided | Total |
| Level 7 | 560 sq.m. |
| Total Communal Amenity Provided | Total |
| | 797 sq.m. |
| Total Private Amenity Provided | Total |
| (Private balconies, terraces, patios) | >636 sq.m. |
| Total Amenity Provided | Total |
| Total Communal + Total Private | >1,433 sq.m. |

9.0 PARKING

| | | |
|-------------------------------|---|------------|
| Parking Required | | |
| Residential | 0.5 per dwelling unit after first 12 units, minus 10 percent if all located below grade | 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 | | |
| Residential | 0.4 per dwelling unit after first 12 units | 100 |
| Visitor | 0.1 per dwelling unit after first 12 units | 20 |
| Retail | 0 per 100 m ² of GFA | 0 |
| Total Parking Proposed | | 120 |
| Parking Provided | | |
| Level P3 | Residential | 37 |
| Level P2 | Residential | 60 |
| Level P1 | Residential | 21 |
| Level P1 | Visitor | 20 |
| Level P1 | Retail | 0 |
| Total Parking Provided | | 138 |

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 | 50 |
| Level P2 | 72 |
| Level P1 | 30 |
| Level 1 | 60 |
| Total Retail | 212 |
| Total Retail Bicycle Spaces Provided | Total |
| P1 | 1 |



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

2 Context Plan
 SP03 SCALE: 1: 2000



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 Tel: 613-230-9700

ARCHITECT

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

URBAN PLANNER

FOTEN
 396 COOPER ST. SUITE 300
 OTTAWA, ON K2P 2H7
 Tel: 613-230-9700

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DIALOG
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 Tel: 416-966-0220

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 20 GURDWARA ROAD, UNIT 1
 OTTAWA, ON K2E 8B3
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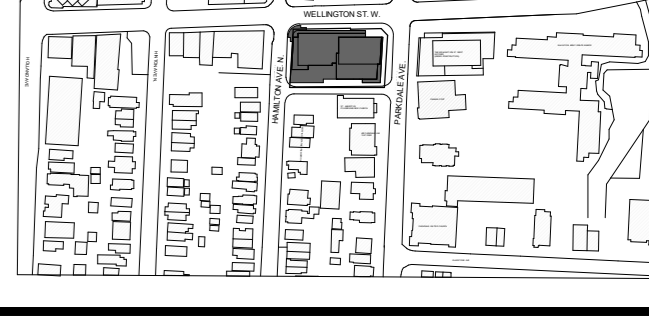
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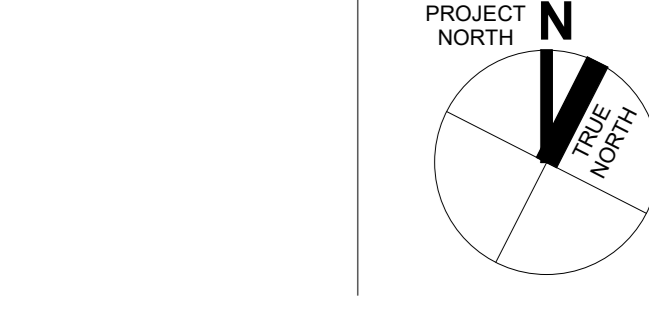
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KEYPLAN



SEAL



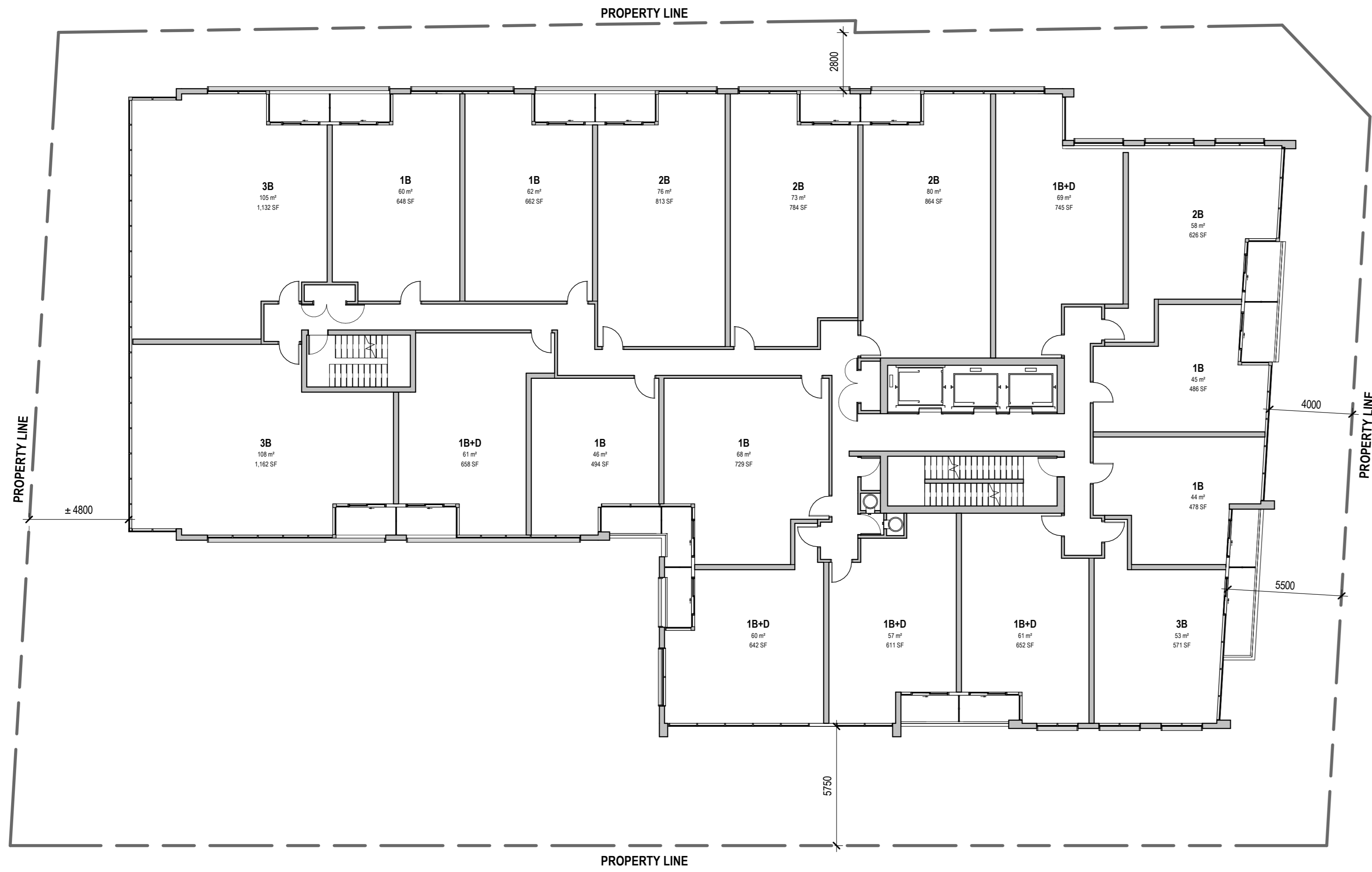
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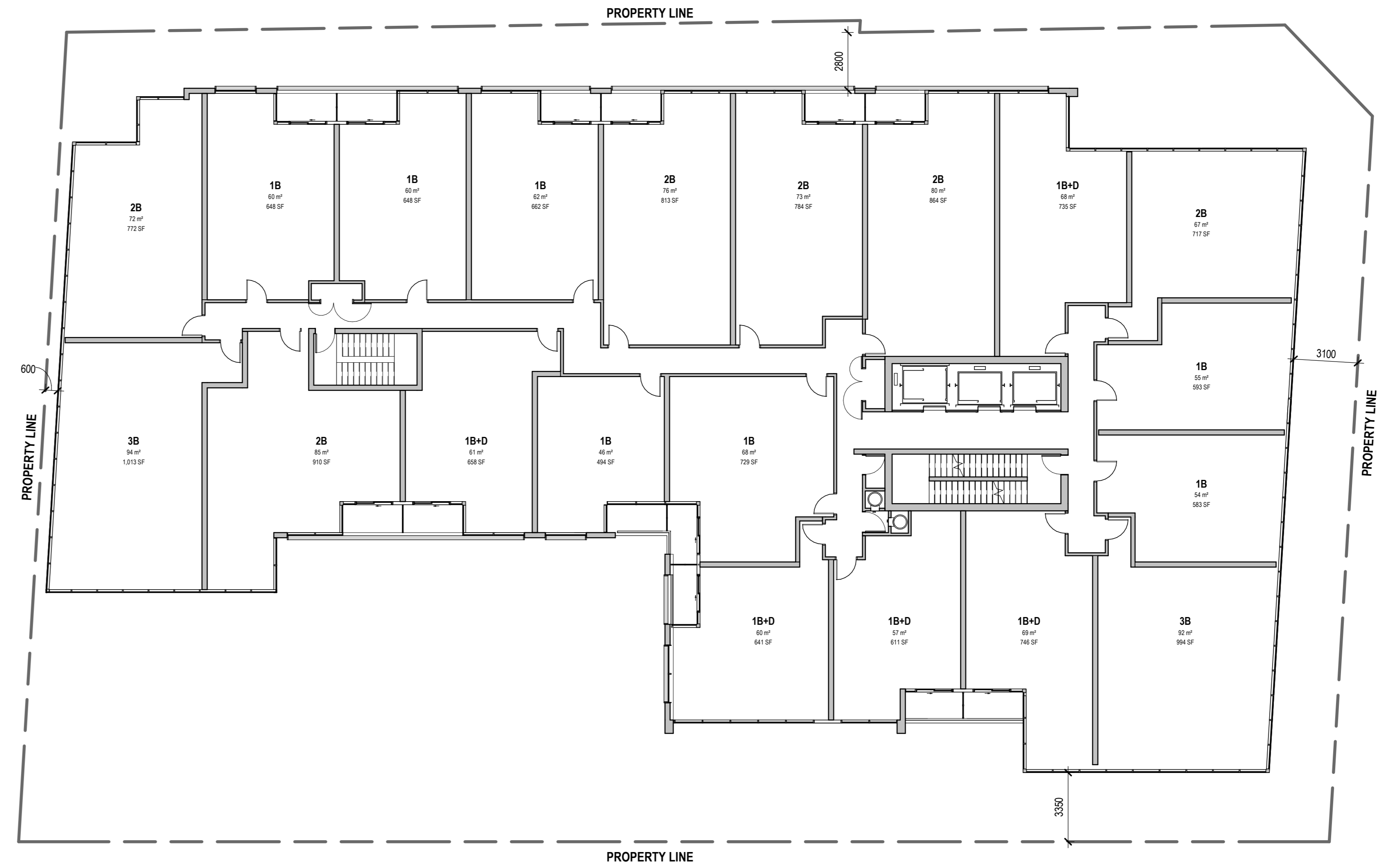
**SITE PLAN, CONTEXT
 PLAN, STATISTICS**

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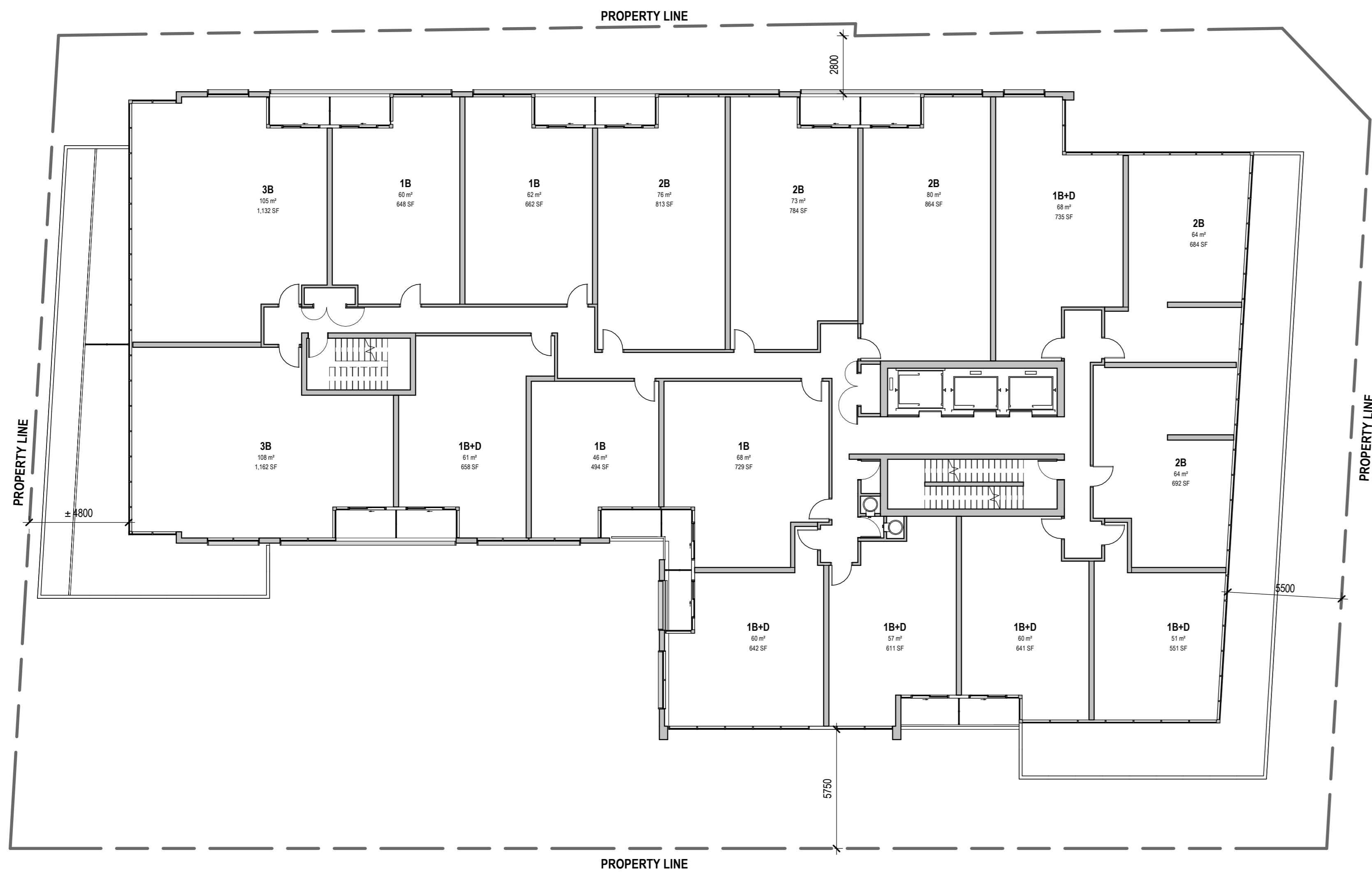
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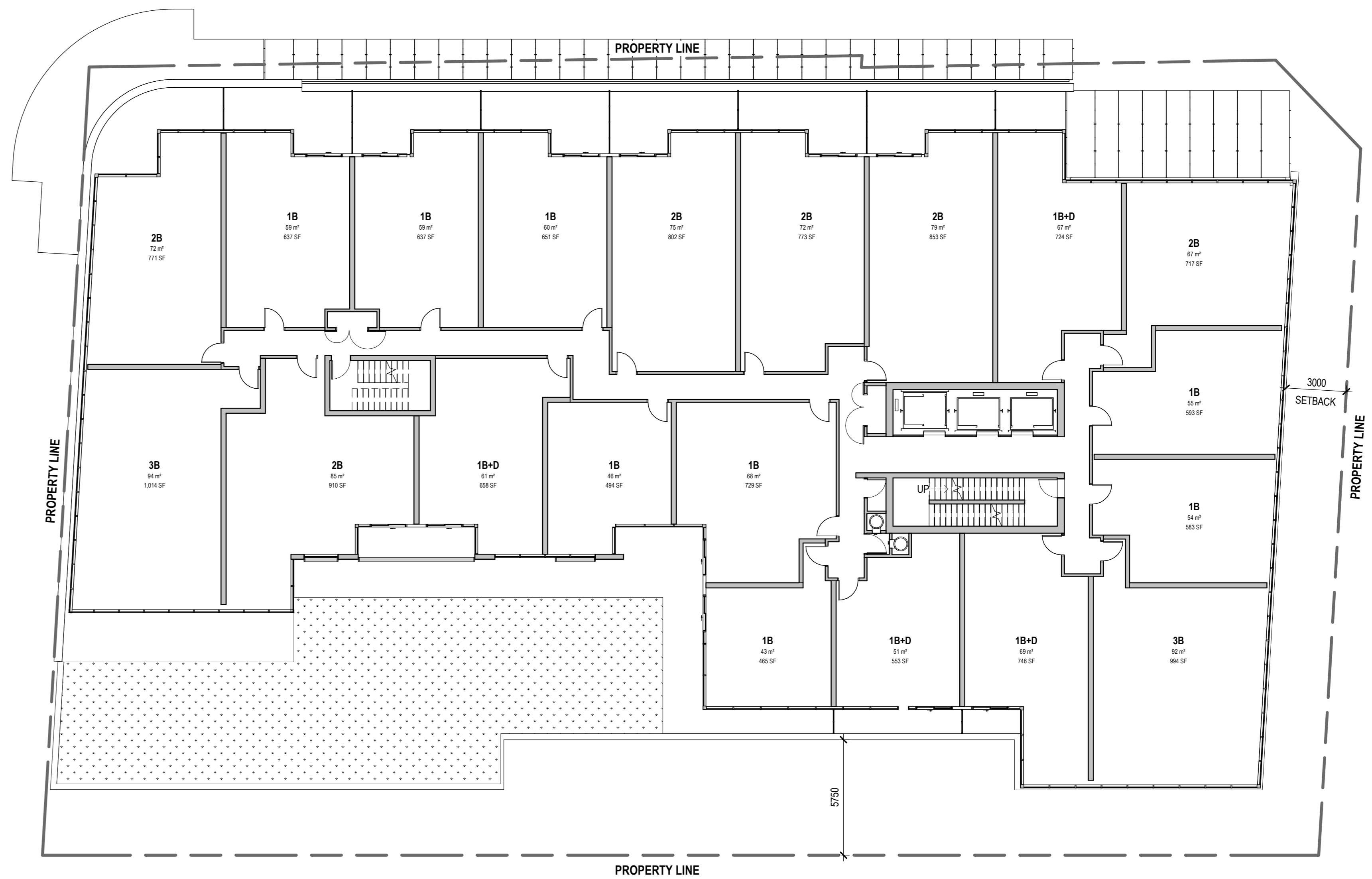
3 LEVEL 6
SP05 SCALE: 1:150



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



4 LEVEL 5
SP05 SCALE: 1:150



1 LEVEL 2 PLAN
SP05 SCALE: 1:150

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OTTAWA, ON K1P 0B6
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TORONTO, ON M5V 3G6
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POTEN
396 COOPER ST. SUITE 300
OTTAWA, ON K2P 2H7
Tel: 613-230-5700

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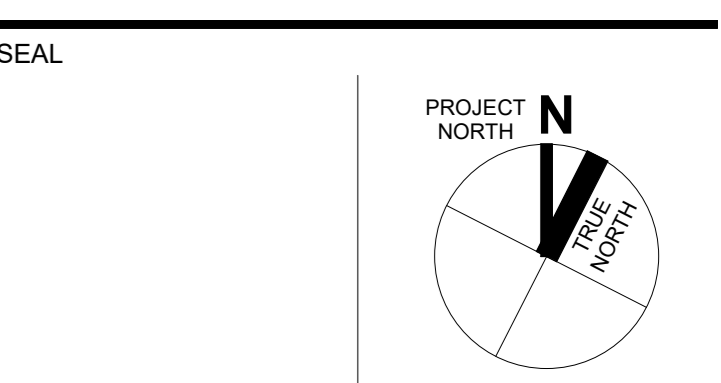
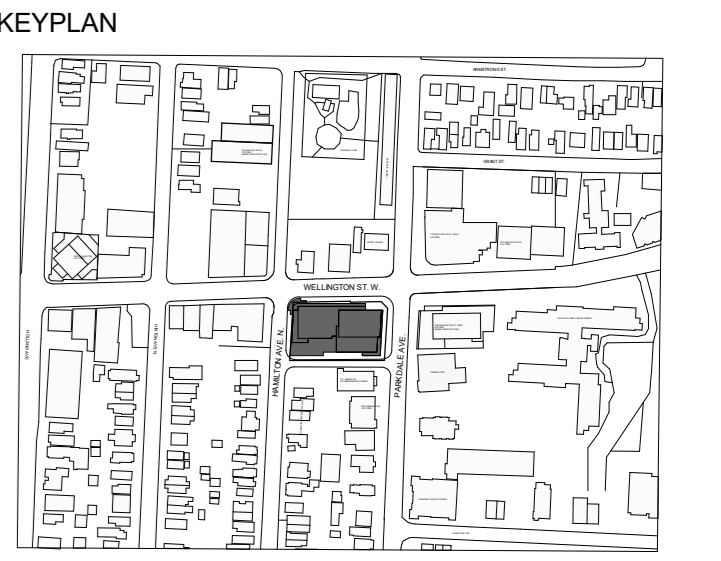
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LEVEL 2-6 FLOOR PLANS

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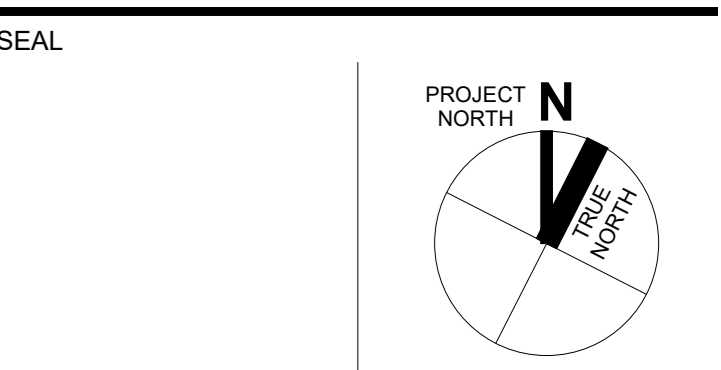
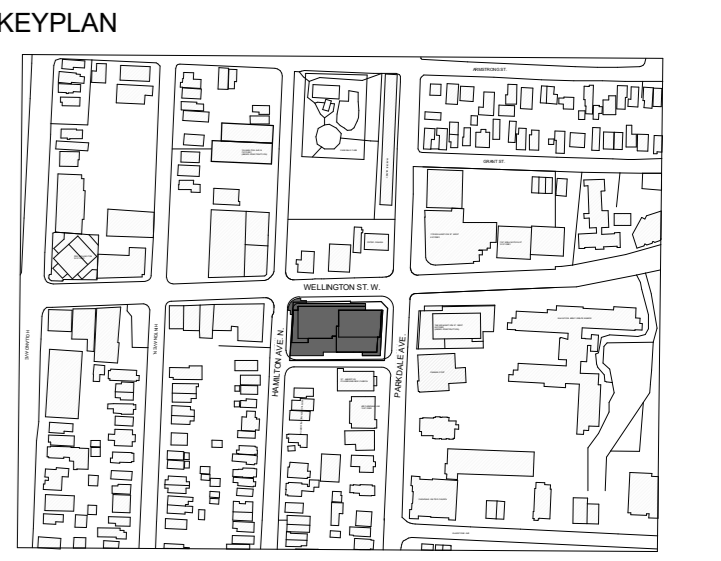
SP05

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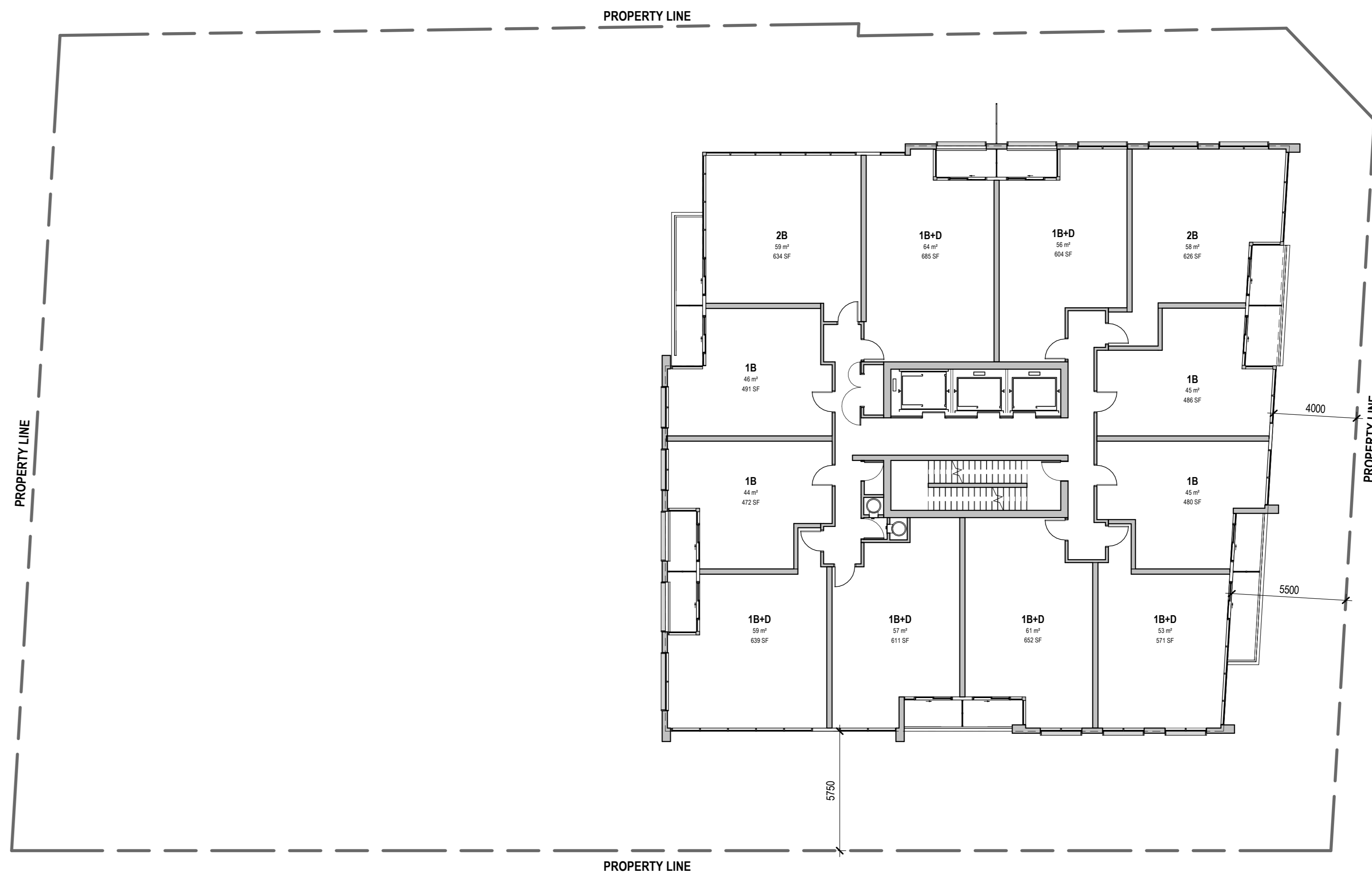
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LEVEL 7-16 FLOOR PLANS

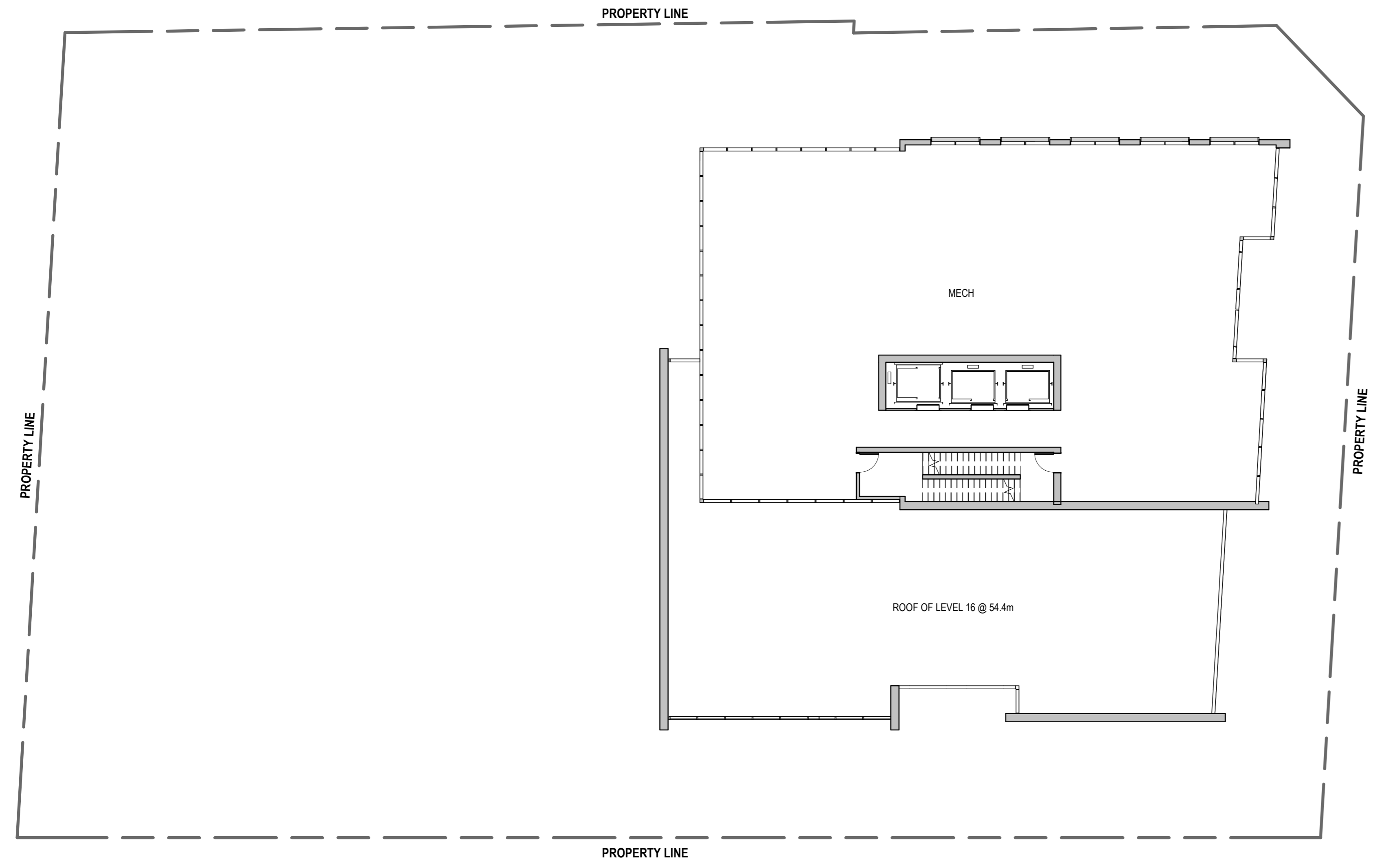
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SP06

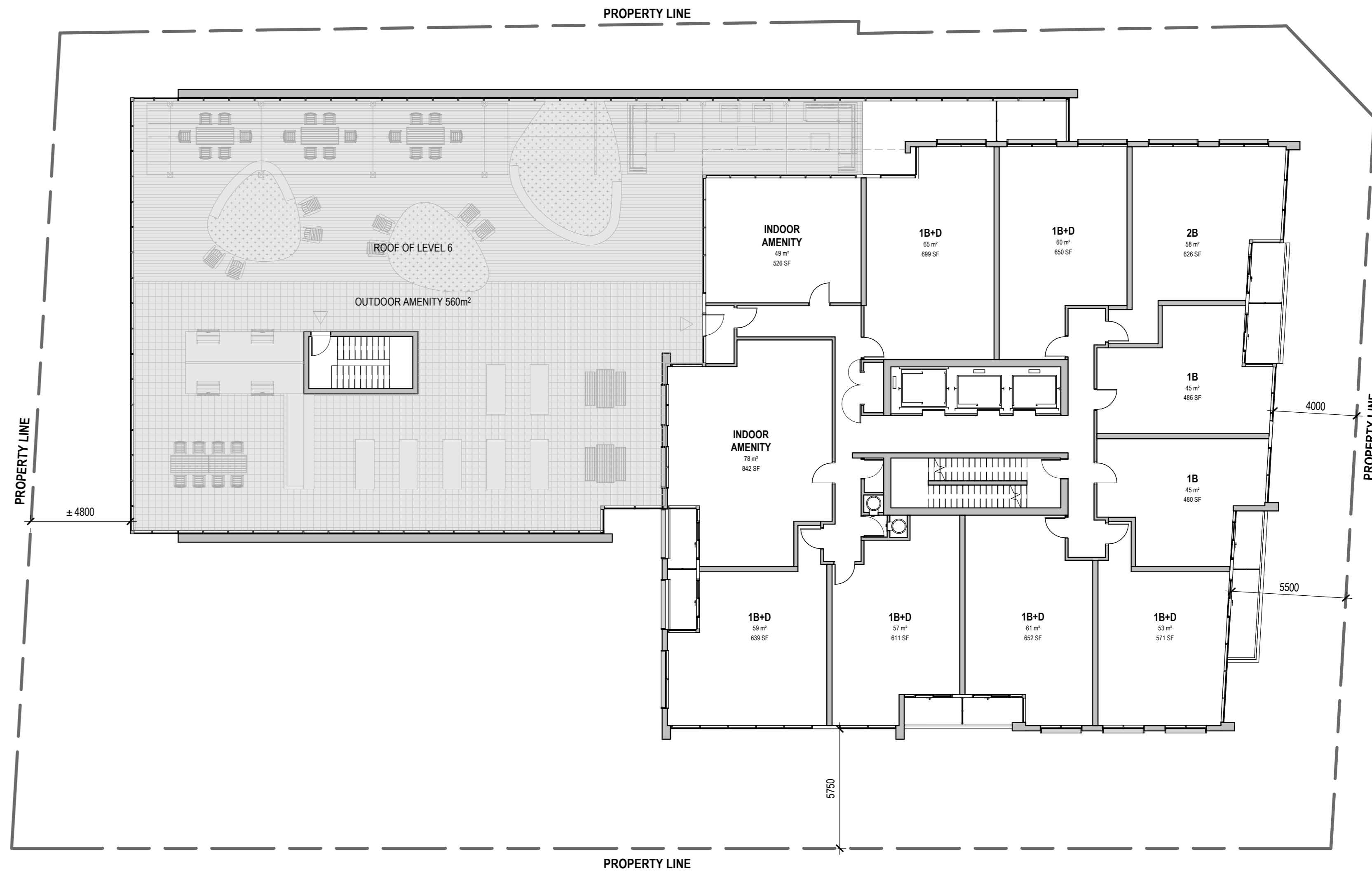
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1 LEVEL 8-16 TYPICAL PLAN
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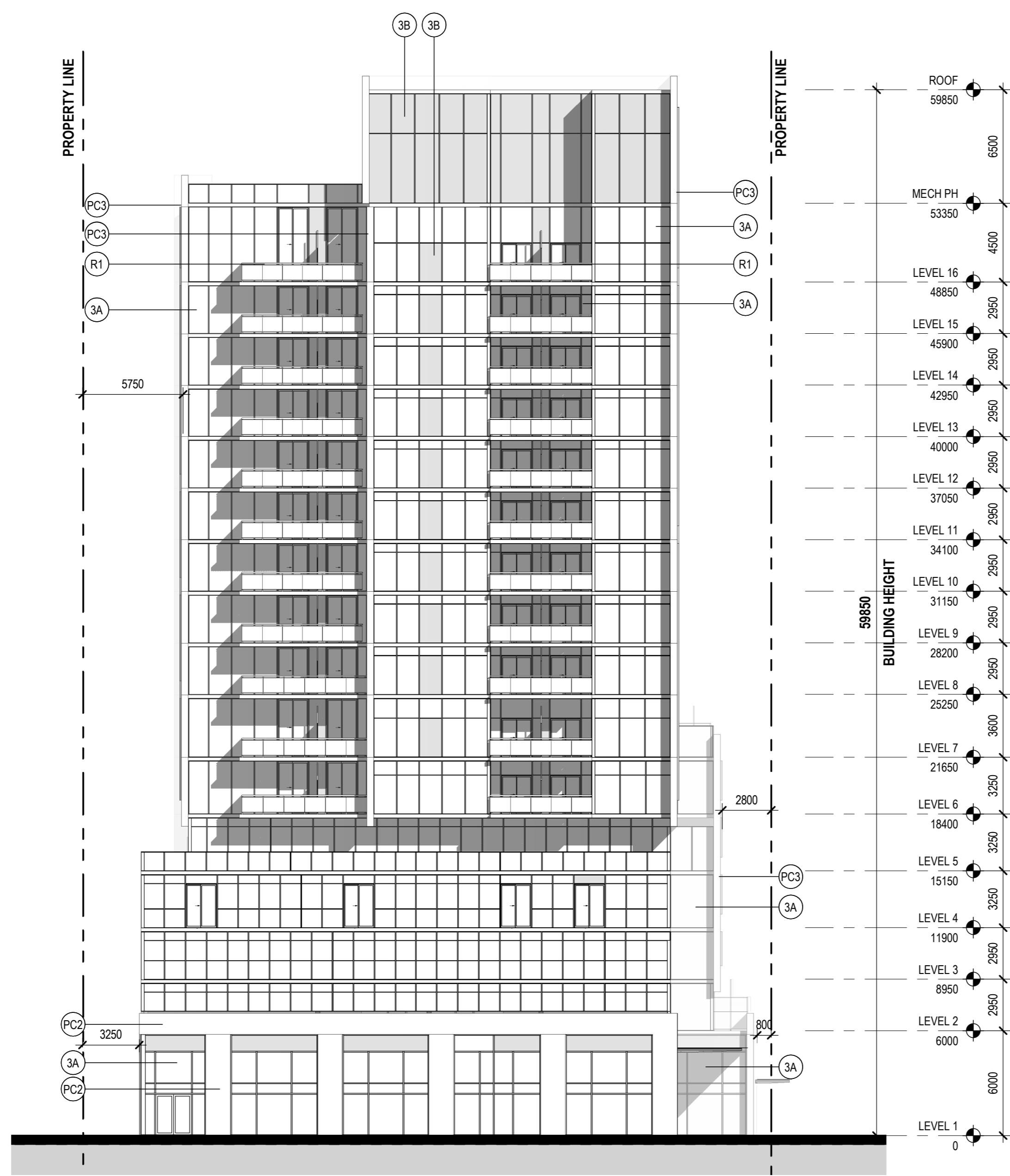


3 MECH PH
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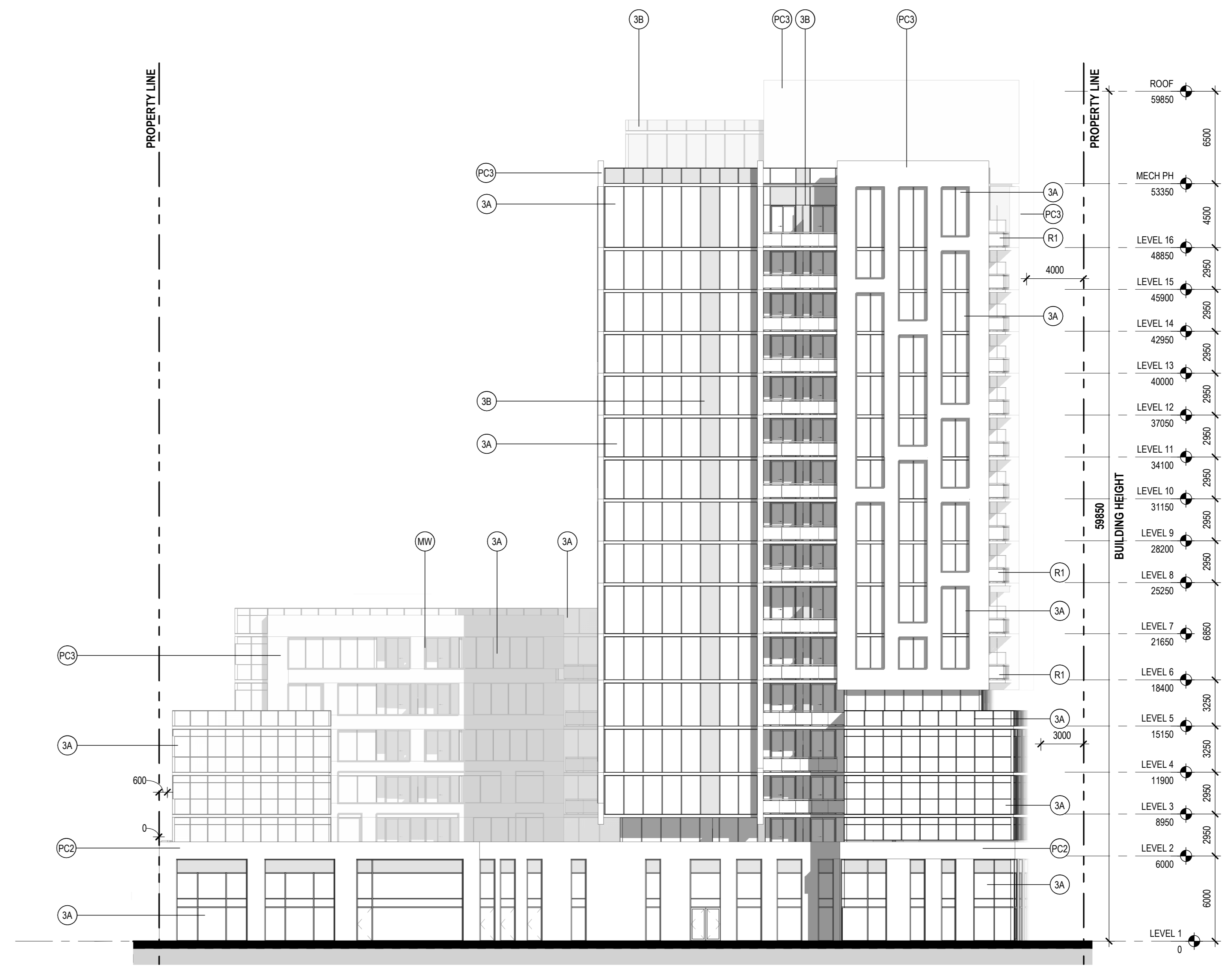


2 LEVEL 7 PLAN
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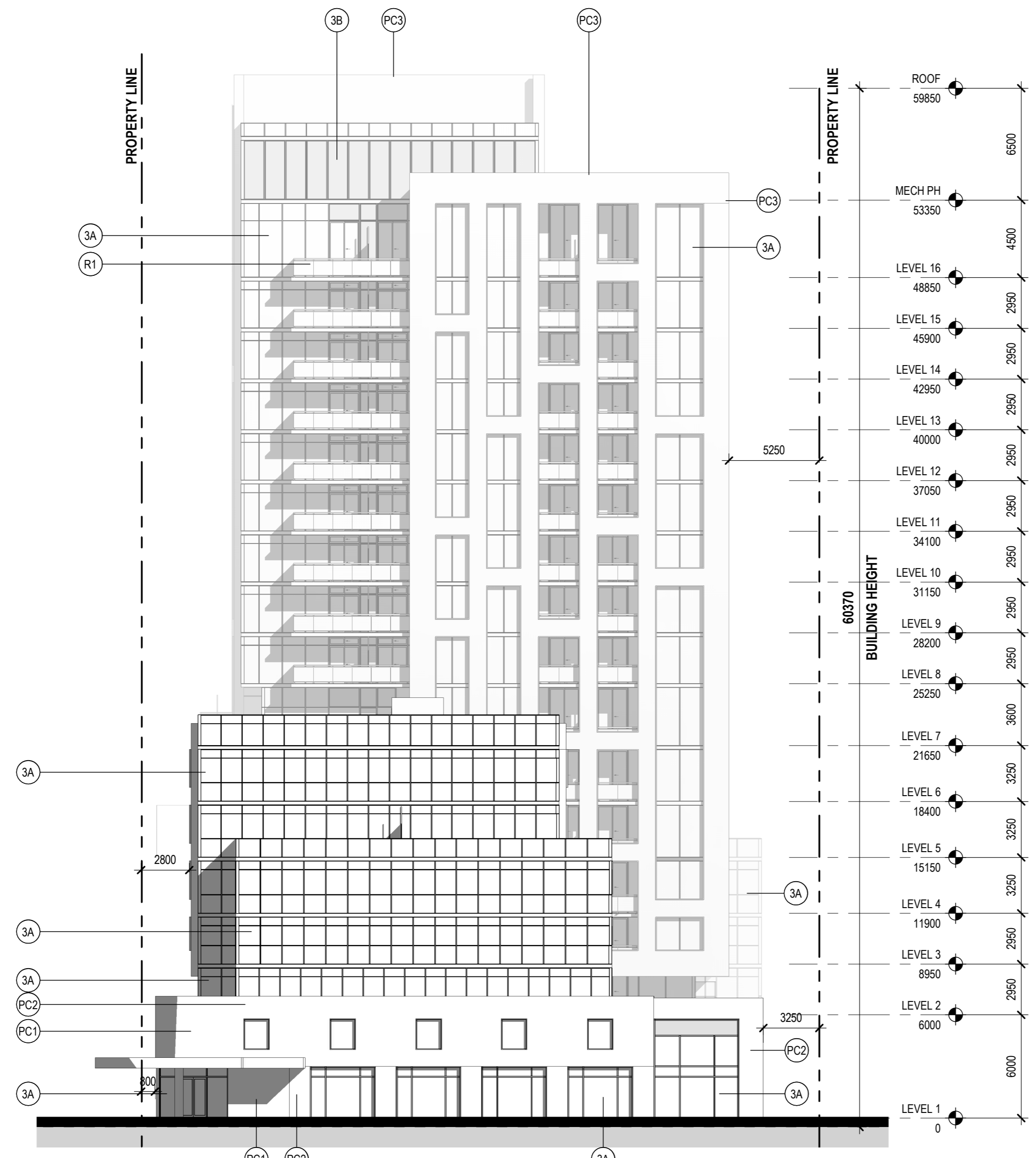
- LEGENDS**
- (PC1) ARCHITECTURAL MASONRY PANEL
 - (PC2) ARCHITECTURAL MASONRY PANEL
 - (PC3) ARCHITECTURAL MASONRY PANEL
 - (3A) DOUBLE GLAZED VISION WINDOW WALL PANEL
 - (3B) SPANDREL GLASS WINDOW WALL PANEL
 - (R1) BALCONY RAILING
 - (MW) PREFINISHED METAL WINDOW FRAME - BRONZE COLOUR



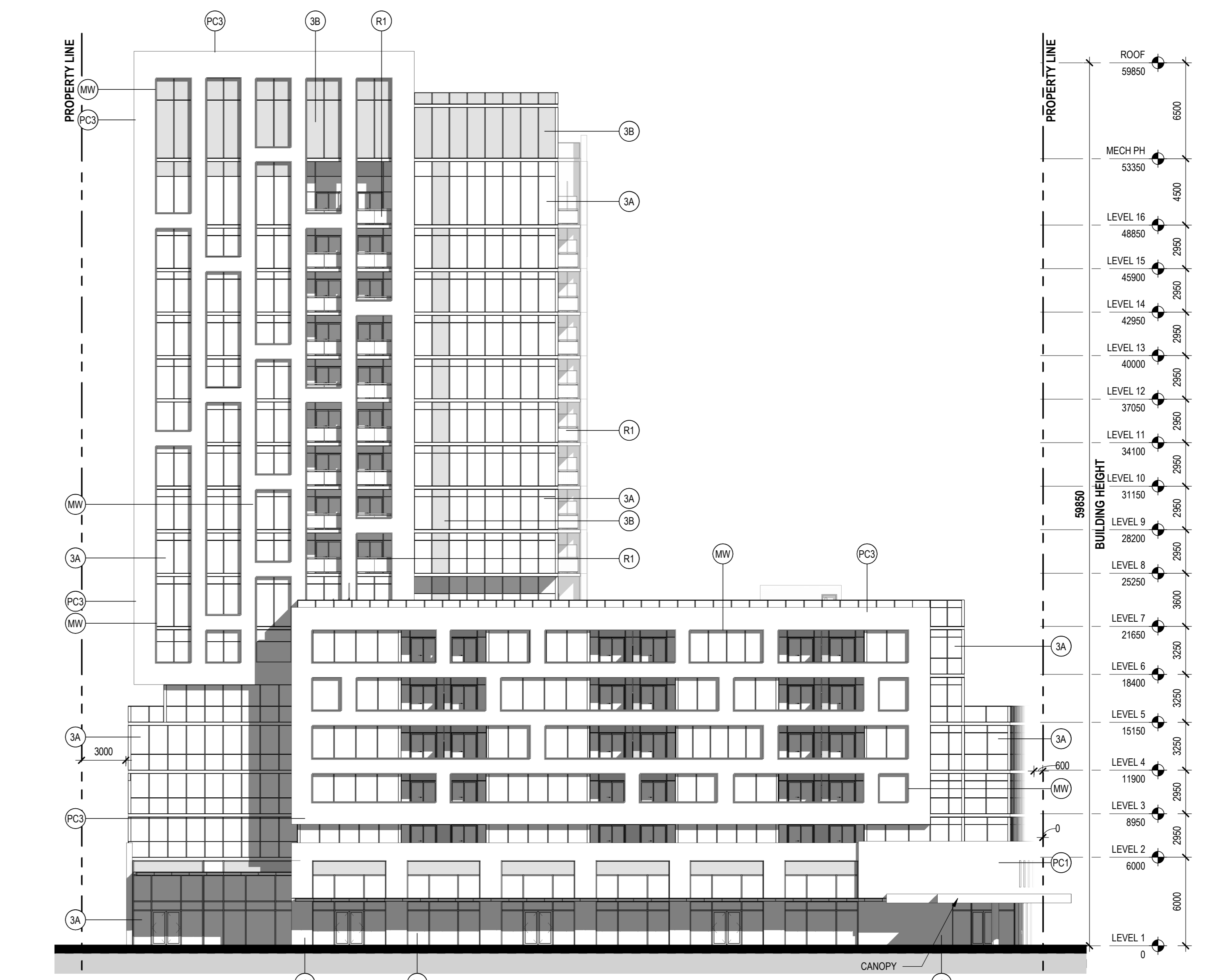
4 EAST ELEVATION
SCALE: 1:200



2 SOUTH ELEVATION
SCALE: 1:200



3 WEST ELEVATION
SCALE: 1:200



1 NORTH ELEVATION
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35 JOHN STREET #500
TORONTO, ON M5V 3G6
Tel: 416-966-0220

URBAN PLANNER
POTVIN
396 COOPER ST. SUITE 300
OTTAWA, ON K2P 2H7
Tel: 613-730-5793

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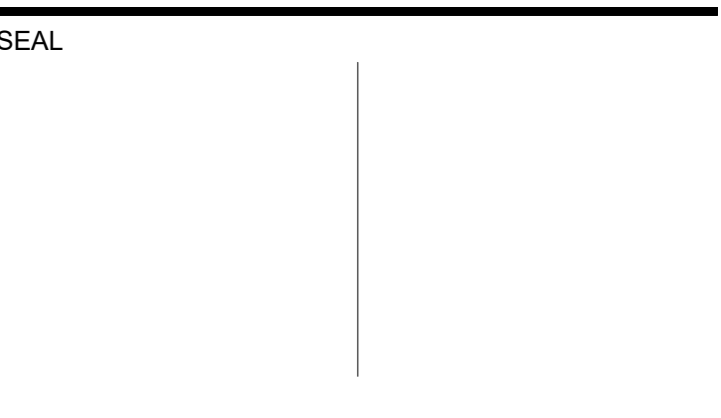
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KEYPLAN



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BUILDING ELEVATIONS

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SP07

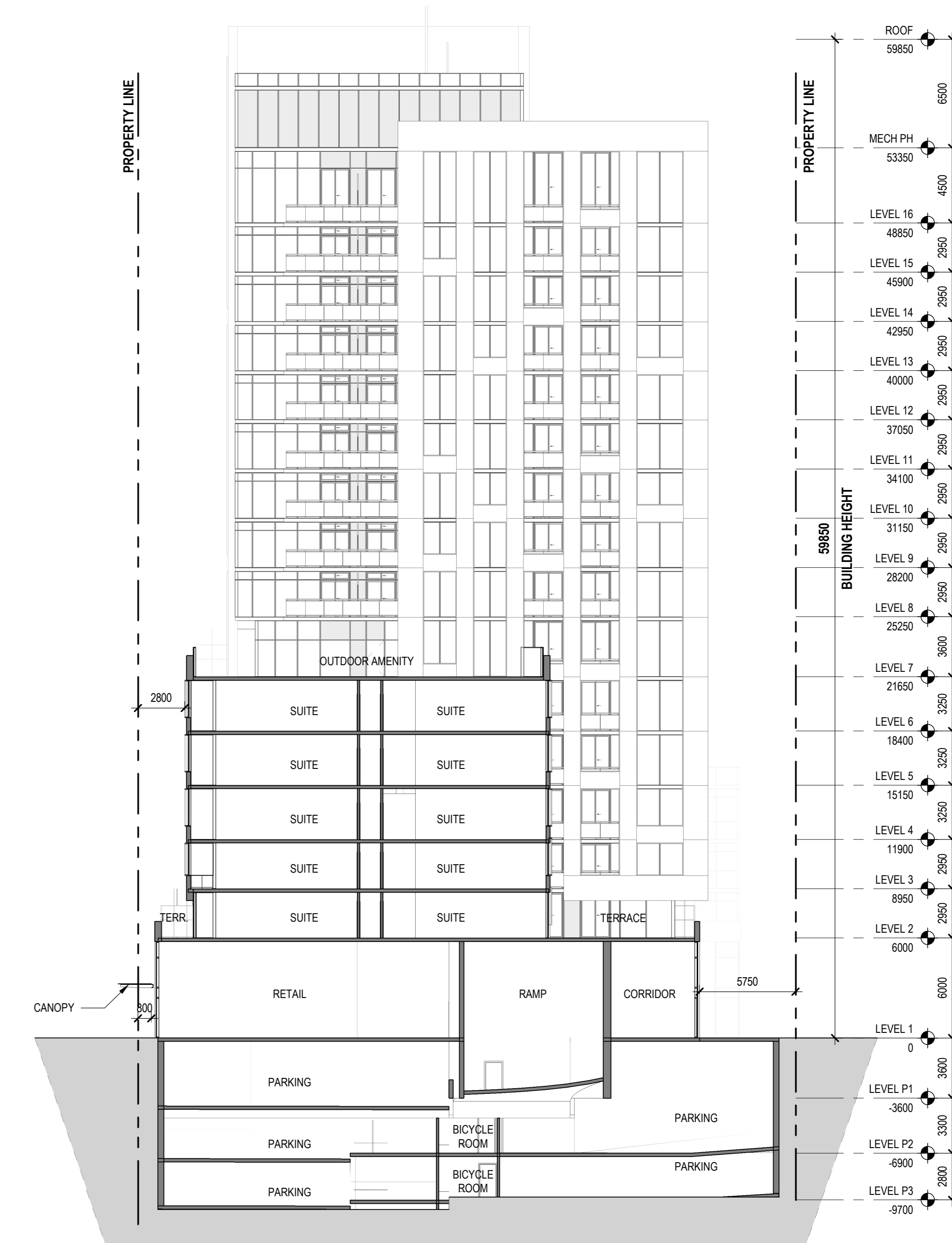
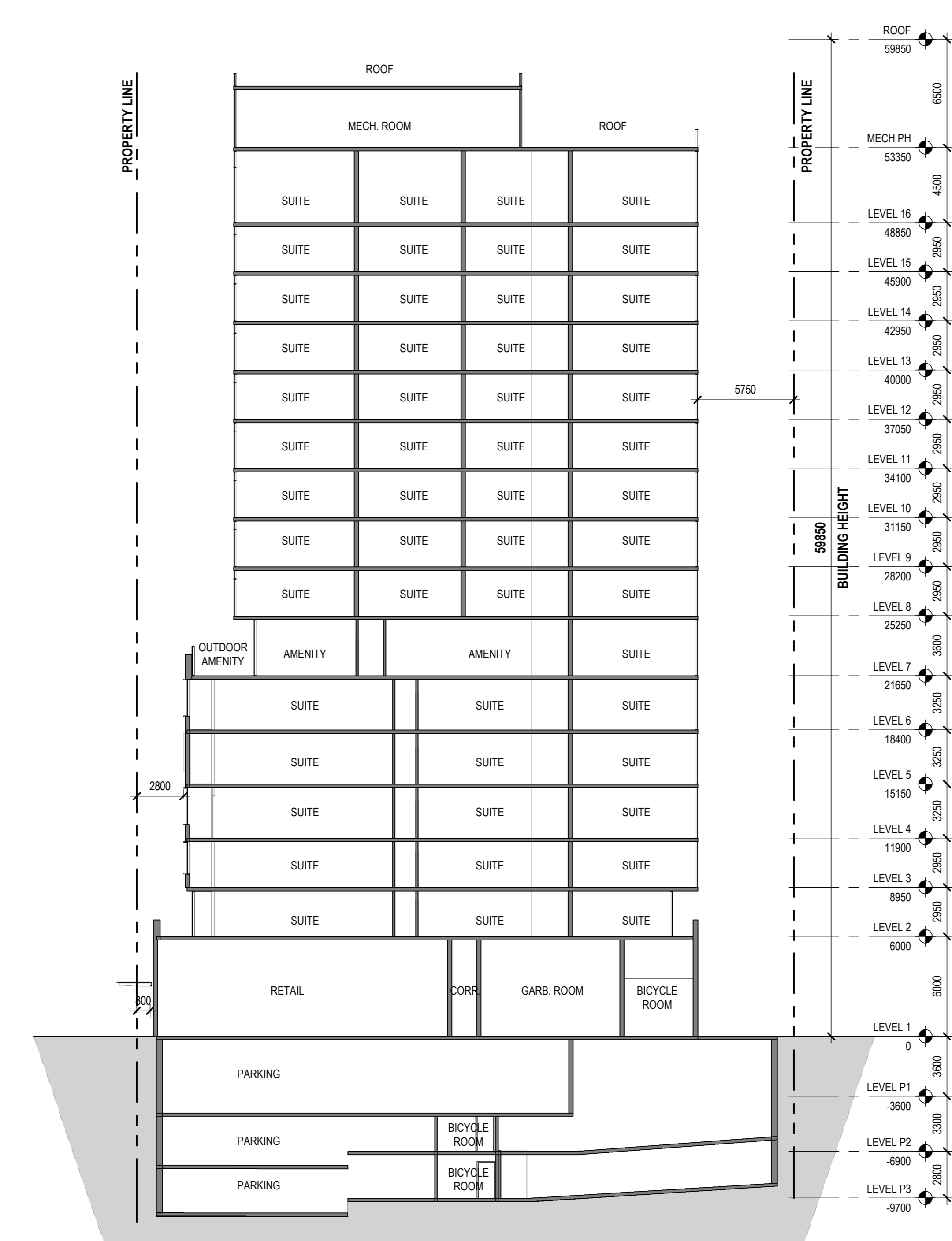
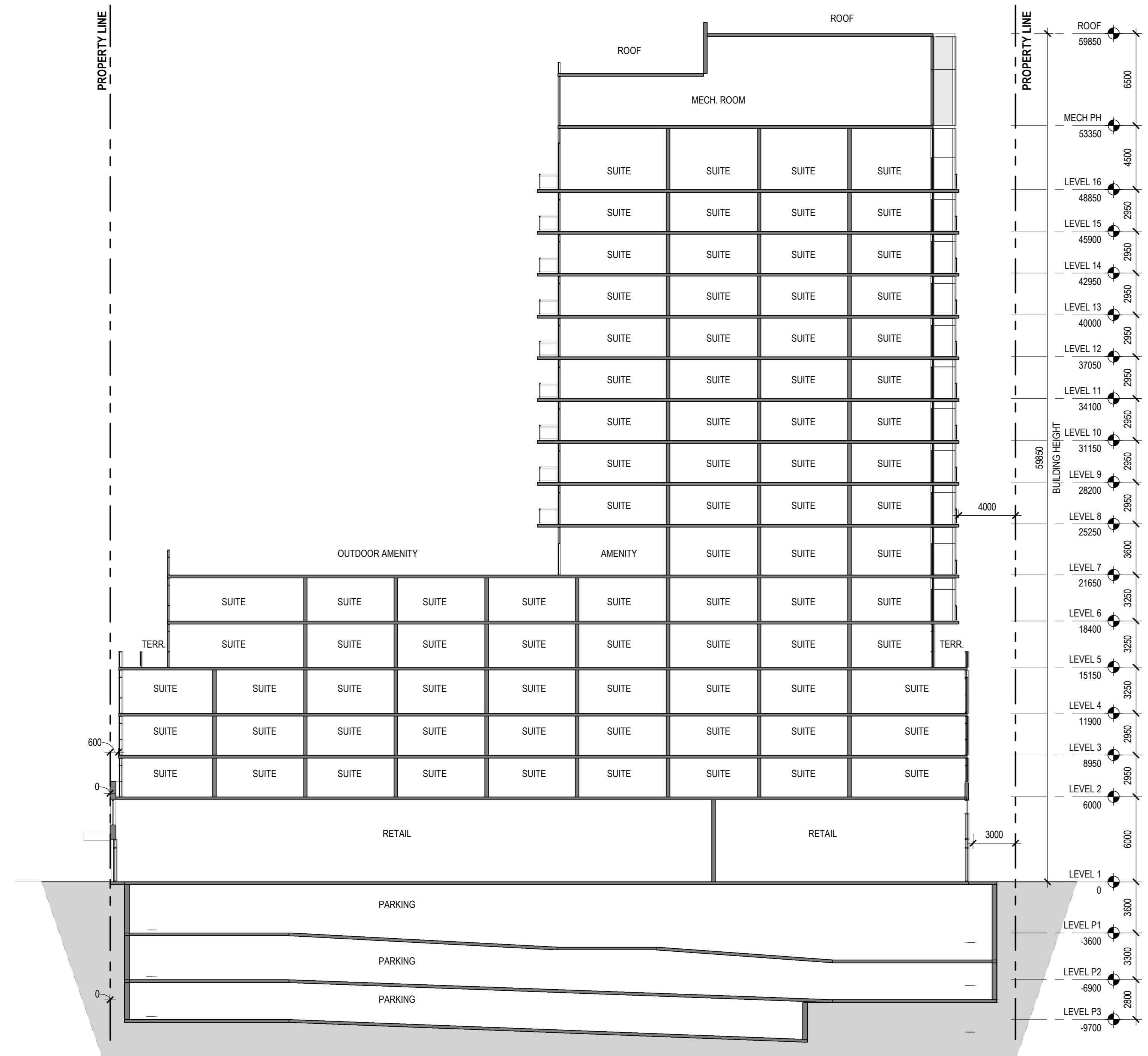
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MIXED USE RESIDENTIAL / RETAIL BUILDING
16 STOREYS

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16 STOREYS

MIXED USE RESIDENTIAL / RETAIL BUILDING
16 STOREYS



1 BUILDING SECTION A
SCALE: 1:200

2 BUILDING SECTION B
SCALE: 1:200

3 BUILDING SECTION C
SCALE: 1:200

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- CLIENT**
WELLDALE LIMITED PARTNERSHIP
200-180 KENT STREET
OTTAWA, ON K1P 0B6
Tel: 613-230-7551
- ARCHITECT**
DIALOG
35 JOHN STREET #500
TORONTO, ON M5V 3G6
Tel: 416-966-0220
- URBAN PLANNER**
POTEN
396 COOPER ST. SUITE 300
OTTAWA, ON K1P 0B6
Tel: 613-230-7551
- LANDSCAPE ARCHITECT**
DIALOG
35 JOHN STREET #500
TORONTO, ON M5V 3G6
Tel: 416-966-0220
- ENVIRONMENTAL/GEOTECHNICAL**
SERPENS ENVIRONMENTAL
20 GURDWARA ROAD, UNIT 1
OTTAWA, ON K1C 8B3
Tel: 613-745-6471
- HERITAGE CONSULTANT**
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Tel: 613-897-3797
- SURVEY**
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Tel: 613-722-4400
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GRADIENT WIND
127 WALGREEN ROAD
OTTAWA, ON K1A 1L0
Tel: 613-836-0934

KEYPLAN

SEAL

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1186-1194 Wellington St W
Ottawa, ON K1Y 2Z5

BUILDING SECTIONS

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SP08

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ARCHITECT

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TORONTO, ON M5V 3G6
Tel: 416-966-0220

URBAN PLANNER

POTVIN
396 COOPER ST. SUITE 300
OTTAWA, ON K2P 2H7
Tel: 613-230-5793

LANDSCAPE ARCHITECT

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

ENVIRONMENTAL/GEOTECHNICAL

TERRAPIN ENVIRONMENTAL
20 GURDWARA ROAD, UNIT 1
OTTAWA, ON K2E 8B3
Tel: 613-745-6471

HERITAGE CONSULTANT

MTBA
222 LAURIER AVENUE EAST, STUDIO 201
OTTAWA, ON K1N 6P2
Tel: 613-244-2323

CIVIL ENGINEER

DISEL
120 BER ROAD, SUITE 103
OTTAWA, ON K2S 1E9
Tel: 613-836-0556

TRAFFIC CONSULTANT

CGH TRANSPORTATION
13 MARSHALL AVE
OTTAWA, ON K2G 3Z1
Tel: 613-897-3797

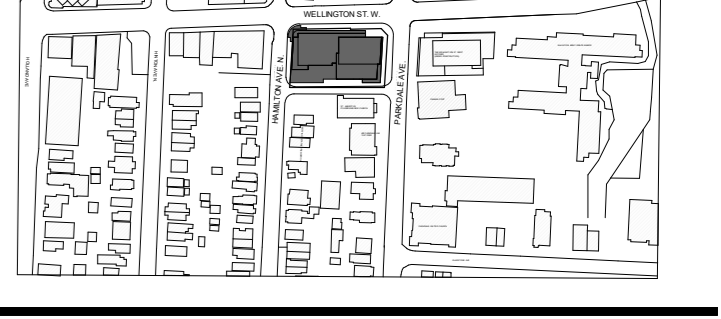
SURVEY

STANTEC
1331 CLYDE AVE, SUITE 400
OTTAWA, ON K2C 3G4
Tel: 613-722-4500

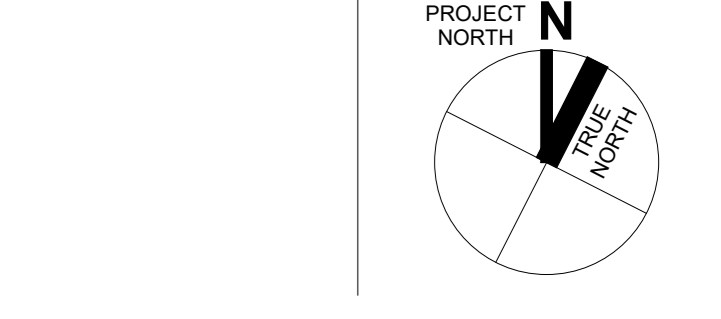
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KEYPLAN



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Ottawa, ON K1Y 2Z5

SHADOW STUDY -
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OTTAWA, ON K1P 0B6
Tel: 613-232-7551

ARCHITECT

DIALOG
25 JOHN STREET #500
TORONTO, ON M5V 3G6
Tel: 416-966-0220

URBAN PLANNER

POTVIN
396 COOPER ST. SUITE 300
OTTAWA, ON K2P 2H7
Tel: 613-232-5709

LANDSCAPE ARCHITECT

DIALOG
25 JOHN STREET #500
TORONTO, ON M5V 3G6
Tel: 416-966-0220

ENVIRONMENTAL/GEOTECHNICAL

FERRARI'S ENVIRONMENTAL
20 GURDWARA ROAD, UNIT 1
OTTAWA, ON K2E 8B3
Tel: 613-745-6471

HERITAGE CONSULTANT

MTBA
222 LAURIER AVENUE EAST, STUDIO 201
OTTAWA, ON K1N 6P2
Tel: 613-244-2323

CIVIL ENGINEER

DISEL
120 BER ROAD, SUITE 103
OTTAWA, ON K2S 1E9
Tel: 613-836-0556

TRAFFIC CONSULTANT

CGH TRANSPORTATION
13 MARSHALL AVE
OTTAWA, ON K2G 3Z1
Tel: 613-897-3797

SURVEY

STANTEC
1331 CLYDE AVE. SUITE 400
OTTAWA, ON K2C 3G4
Tel: 613-724-4400

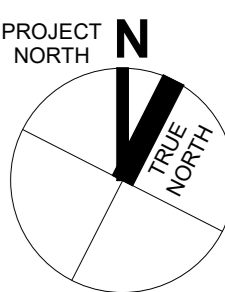
NOISE/WIND CONSULTANT

GRADIENT WIND
127 WALGREEN ROAD
OTTAWA, ON K0A 1L0
Tel: 613-836-0934

KEYPLAN



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CLIENT

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OTTAWA, ON K1P 0B6
Tel: 613-237-7551

ARCHITECT

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

URBAN PLANNER

POTEN
396 COOPER ST. SUITE 300
OTTAWA, ON K2P 2H7
Tel: 613-237-5700

LANDSCAPE ARCHITECT

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

ENVIRONMENTAL/GEOTECHNICAL

TERRAPIN ENVIRONMENTAL
20 GURDWARA ROAD, UNIT 1
OTTAWA, ON K2E 8B3
Tel: 613-745-6471

HERITAGE CONSULTANT

MTBA
222 LAURIER AVENUE EAST, STUDIO 201
OTTAWA, ON K1N 6P2
Tel: 613-244-2323

CIVIL ENGINEER

DISEL
120 BER ROAD, SUITE 103
OTTAWA, ON K2S 1E9
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13 MARRIAGE AVE
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OTTAWA, ON K2C 3G4
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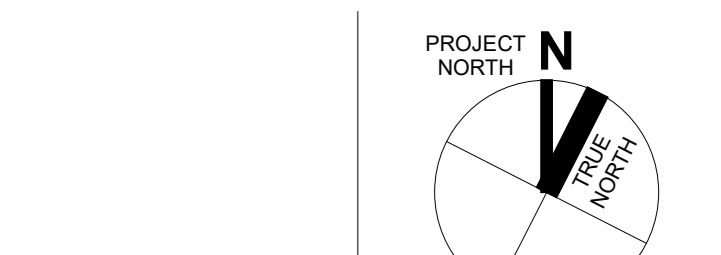
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