

# 1186-1194 WELLINGTON ST W

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

ARCHITECTURAL DRAWING LIST	
SHEET NUMBER	SHEET NAME
SP01	MASSING VIEWS
SP02	CONCEPTUAL VIEWS
SP03	SITE PLAN, CONTEXT PLAN, STATISTICS
SP04	LEVEL P3-P1, GROUND FLOOR PLANS
SP05	LEVEL 2-6 FLOOR PLANS
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SP07.1	BUILDING ELEVATIONS - ENLARGED
SP08	BUILDING SECTIONS
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SP11	SHADOW STUDY - MARCH/SEPTEMBER
SP12	SHADOW STUDY - DECEMBER



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## SITE PLAN APPLICATION RE-ISSUED FOR SPA

2023-04-19

**DIALOG**

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

SITE PLAN APPLICATION  
RE-ISSUED FOR SPA  
2023-04-19

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





1 NORTHWEST



2 NORTHEAST



3 SOUTHEAST



4 SOUTHWEST

**ISSUED FOR**

- 1 2021-06-25 ISSUED FOR OPAZBLA
- 2 2021-11-25 RE-ISSUED FOR OPAZBLA
- 3 2022-06-29 ISSUED FOR SPA
- 4 2023-04-19 RE-ISSUED FOR SPA

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**CLIENT**

WELLINGTONE LIMITED PARTNERSHIP  
 200-180 KENT STREET  
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 Tel: 613-232-7551

**ARCHITECT**

DIALOG  
 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: 613-732-5793

**LANDSCAPE ARCHITECT**

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

**ENVIRONMENTAL/GEOTECHNICAL**

TERRAPIN ENVIRONMENTAL  
 20 GURDWARA ROAD, UNIT 1  
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 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  
 6 PLEASANT COURT  
 OTTAWA, ON K2H 7W1  
 Tel: 613-897-3197

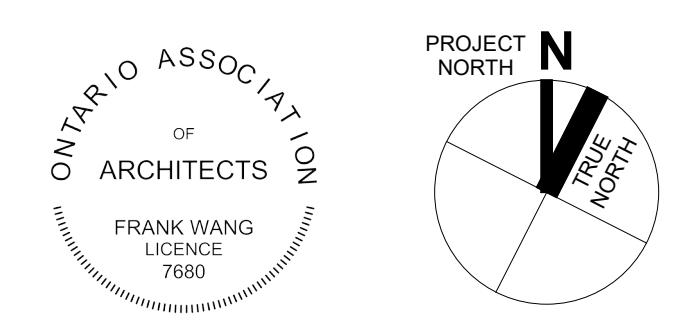
**SURVEY**

STANTEC  
 1331 CLYDE AVE. SUITE 400  
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**NOISE/WIND CONSULTANT**

GRADIENT WIND  
 177 WALGREEN ROAD  
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 Tel: 613-836-0934

**KEYPLAN**



**1186-1194 WELLINGTON ST W**

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

**MASSING VIEWS**

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 PLOT DATE: 2023-04-19 11:08:26

**SP01**





1 WELLINGTON & PARKDALE



2 WELLINGTON & HAMILTON



3 HAMILTON & LANEWAY



4 PARKDALE & LANEWAY

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- 1 2021-06-25 ISSUED FOR OPAZBLA
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KEYPLAN



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CONCEPTUAL VIEWS

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**SP02**



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	12,165
Level 2	1,320.0	1	1,320.0	14,241
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	5,254
Level 8-16	625.0	9	5,625.0	60,547
<b>Total Proposed GFA</b>		<b>16</b>	<b>13,441.0</b>	<b>144,878</b>

3.0 FLOOR SPACE INDEX (FSI)

Total Proposed GFA / Site Area	5.38
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4.0 GROSS SALEABLE AREAS (GSA)

Buildings GSA	GSA	No. of Levels	sq.m	sq.ft
Level Ground (retail)	1,132.0	1	1,132.0	12,165
Level 2	1,323.0	1	1,323.0	14,241
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 8-16	645.0	9	5,805.0	62,484
<b>Total Proposed GSA</b>		<b>16</b>	<b>13,534.0</b>	<b>145,800</b>

5.0 GROSS BUILDING AREAS (GBA)

Buildings GBA	GBA	No. of Levels	sq.m	sq.ft
Level Ground	1,365.0	1	1,365.0	14,706
Level 2	1,438.0	1	1,438.0	15,479
Level 3-4	1,487.0	2	2,974.0	31,981
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
Match Int.	480.0	1	480.0	5,167
<b>Total Proposed GBA</b>		<b>17</b>	<b>16,545.0</b>	<b>178,059</b>

6.0 GROSS CONSTRUCTION AREAS (GCA)

Buildings GCA	GCA	No. of Levels	sq.m	sq.ft
Level P3	1,510.0	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	1,960.0	1	1,960.0	21,097
Level 2	1,959.0	1	1,959.0	21,087
Level 3-4	1,535.0	2	3,070.0	33,045
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	6,975.0	75,079
Match Int.	480.0	1	480.0	5,167
<b>Total Proposed GCA</b>		<b>20</b>	<b>24,717.0</b>	<b>266,952</b>

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
<b>Total No. of Units</b>		<b>16</b>	<b>212</b>

8.0 AMENITY

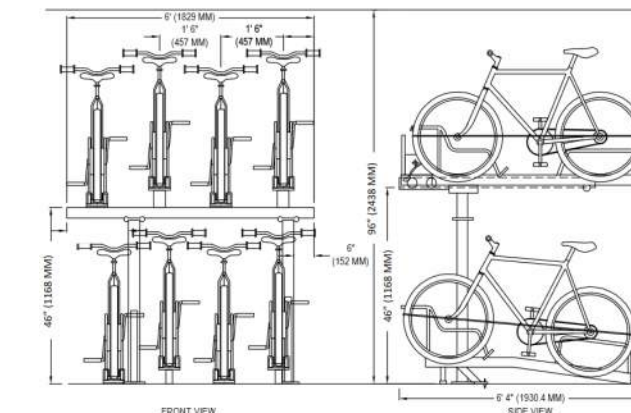
Total Amenity Required	Total
6 sq.m. per dwelling unit	1,272 sq.m.
<b>Communal Amenity Required</b>	<b>Total</b>
50% of total amenity	636 sq.m.
<b>Private Amenity Required</b>	<b>Total</b>
(Private balconies, terraces, patios)	636 sq.m.
<b>Indoor Communal Amenity Provided</b>	<b>Total</b>
Level 1	110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

9.0 PARKING

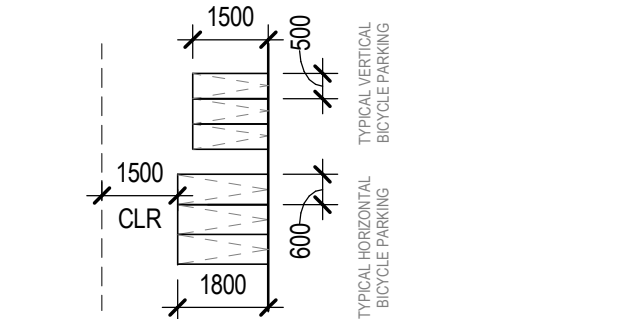
Parking Required	Residential	Visitor	Retail	Total
Residential	0.5 per dwelling unit after first 12 units, minus 10 percent if all located below gr.			90
Visitor	0.1 per dwelling unit after first 12 units			20
Retail	1.25 per 100 m <sup>2</sup> of GFA			15
<b>Total Parking Required</b>				<b>125</b>
<b>Parking Proposed</b>				
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 <sup>2</sup> of GFA			0
<b>Total Parking Provided</b>				<b>140</b>
<b>Parking Provided</b>				
Level P3	40			40
Level P2	59			59
Level P1	21	20	0	41
<b>Total Parking Provided</b>	<b>120</b>	<b>20</b>	<b>0</b>	<b>140</b>
<b>Barrier Free Parking Required</b>				
Total Barrier Free Parking Required	Type A	Type B	Total	
	3	3	6	
<b>Barrier Free Parking Provided</b>				
Level P3	1	1	2	
Level P2	2	1	3	
Level P1	2	2	4	
<b>Total Barrier Free Parking Provided</b>	<b>3</b>	<b>3</b>	<b>6</b>	

10.0 BICYCLE PARKING

Total Residential Bicycle Spaces Required	Total
0.5 per dwelling unit	106
<b>Total Retail Bicycle Spaces Required</b>	<b>Total</b>
1 per 250 sq.m. of gross floor area	5
<b>Total Residential Bicycle Spaces Provided</b>	<b>Total</b>
Level P3	72
Level P2	96
Level P1	26
Level 1	16
<b>Total</b>	<b>210</b>
(1.0 per unit)	
<b>Total Retail Bicycle Spaces Provided</b>	<b>Total</b>
Level 1	5



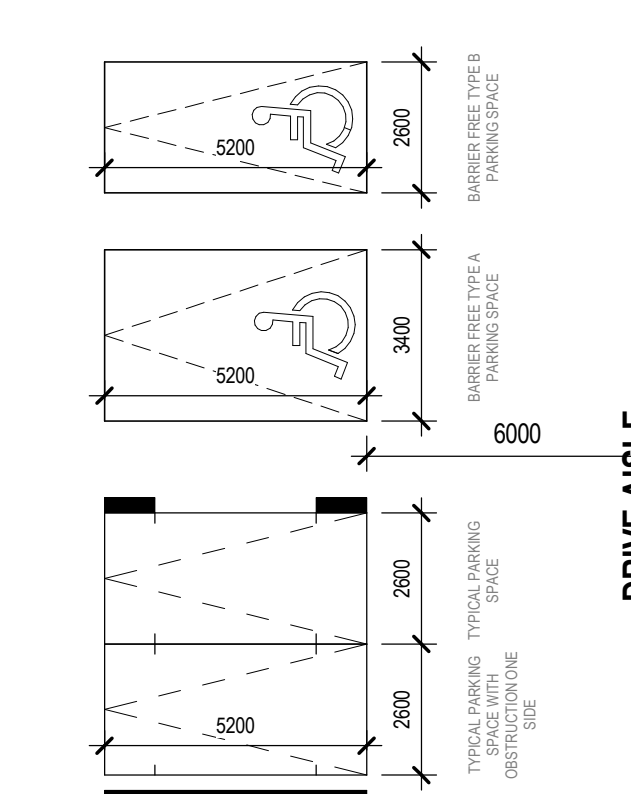
Typical Stacked Bicycle Parking Dimension  
SCALE: 1:50



Typical Bicycle Parking Dimension  
SCALE: 1:150

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

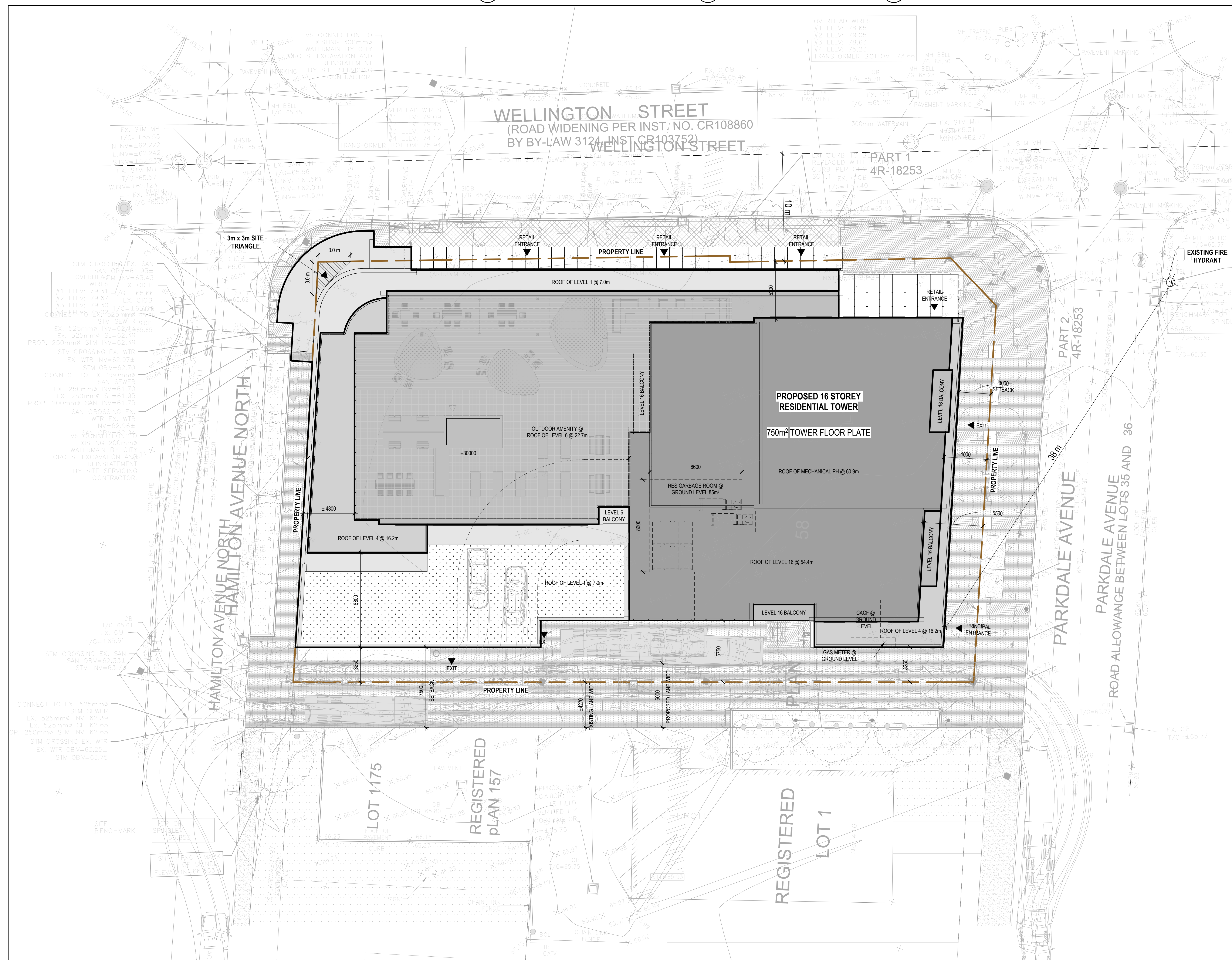


Typical Vehicular Parking Dimension  
SCALE: 1:150



Context Plan  
SCALE: 1:2000

SURVEY COMPLETED BY STANTEC GEOMATICS LTD.  
DATED APRIL 26, 2021  
PART OF LOTS A, B, C & D  
REGISTERED PLAN 58  
PROJECT NO. - 191614215-111



1 SITE PLAN  
SP03 SCALE: 1:150

ISSUED FOR

- 2021-06-25 ISSUED FOR OPA/ZBLA
- 2021-11-25 RE-ISSUED FOR OPA/ZBLA
- 2022-06-29 ISSUED FOR SPA
- 2022-12-09 RE-ISSUED FOR SPA
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CLIENT

WELDALE LIMITED PARTNERSHIP  
35 JOHN STREET #500  
TORONTO, ON M5V 3G6  
Tel: 416-566-0220

ARCHITECT

DIALOG  
35 JOHN STREET #500  
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LANDSCAPE ARCHITECT

DIALOG  
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CIVIL ENGINEER

DSGL  
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Tel: 613-836-0856

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6 PLAZA COURT  
OTTAWA, ON K2H 7W1  
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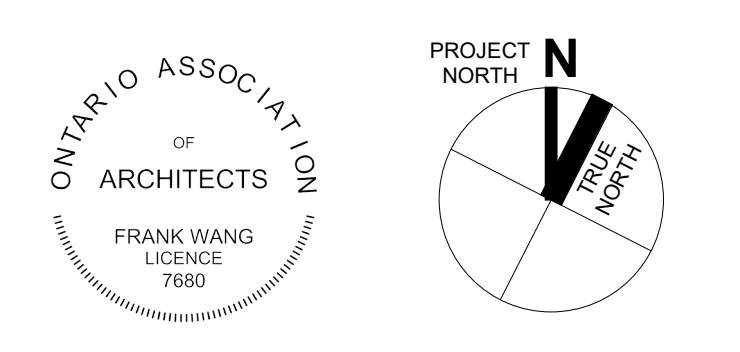
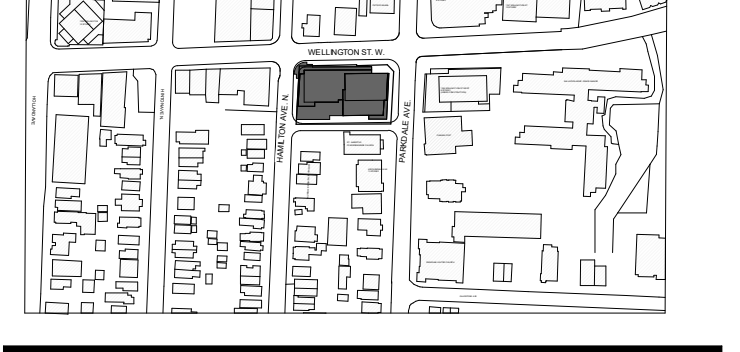
SURVEY

STANTEC  
531 CLIVE AVE. SUITE 400  
OTTAWA, ON K2C 3C4  
Tel: 613-722-4420

NOISE/WIND CONSULTANT

GRANDT WIND  
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OTTAWA, ON K0A 1L0  
Tel: 613-569-9504

KEY PLAN



1186-1194  
WELLINGTON ST W

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SITE PLAN, CONTEXT  
PLAN, STATISTICS

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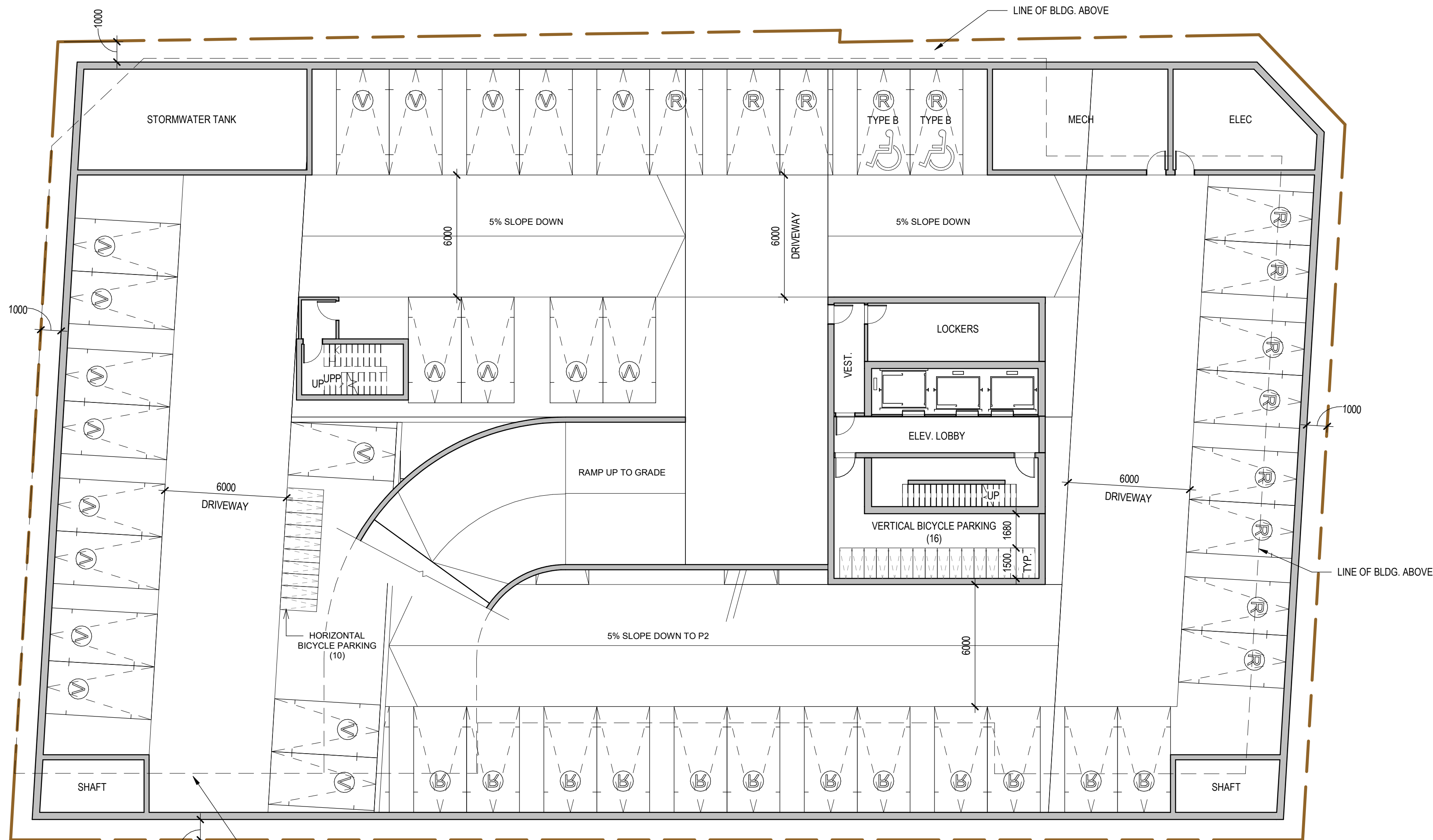
SP03

ABXXXXX - 2002323

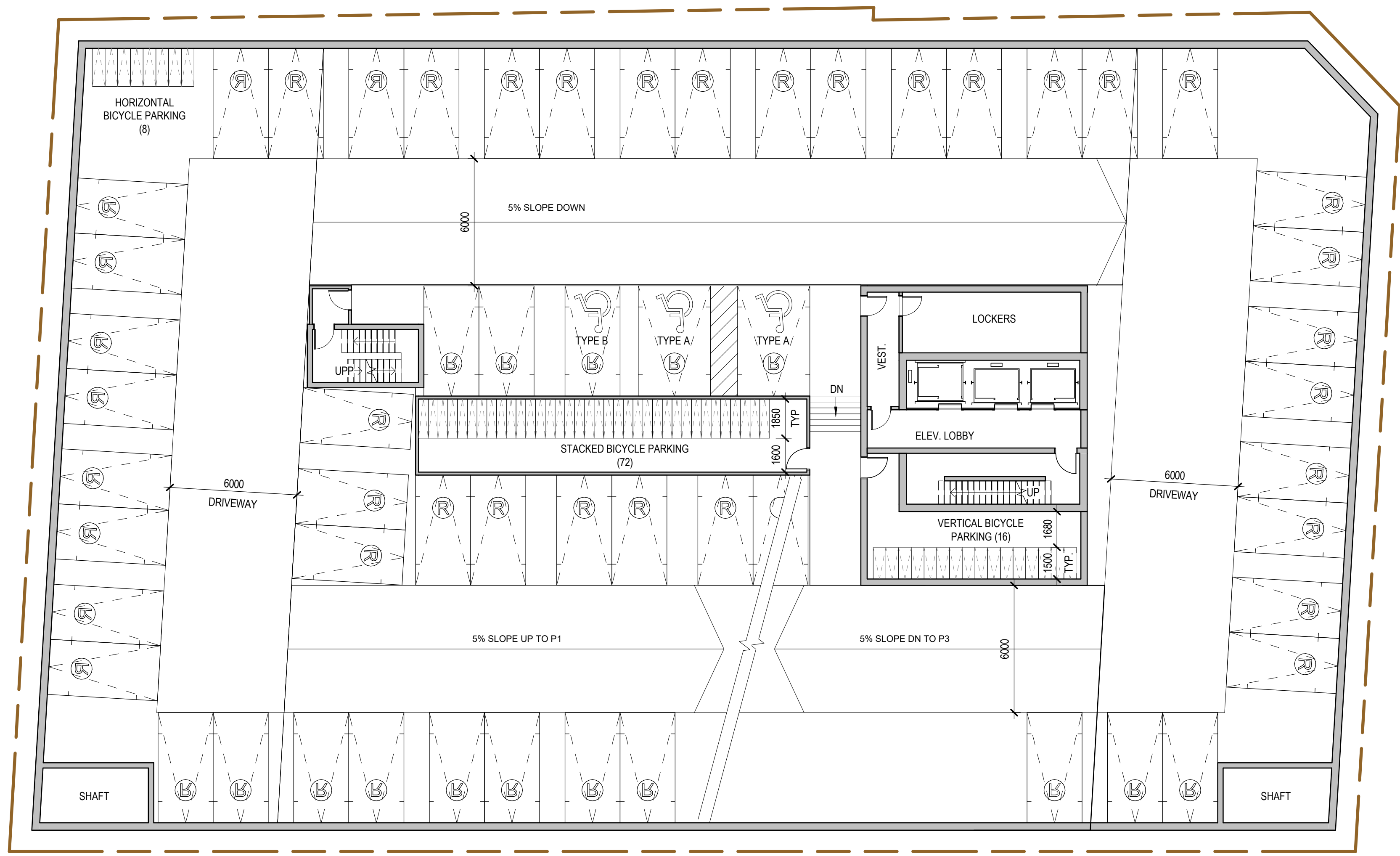




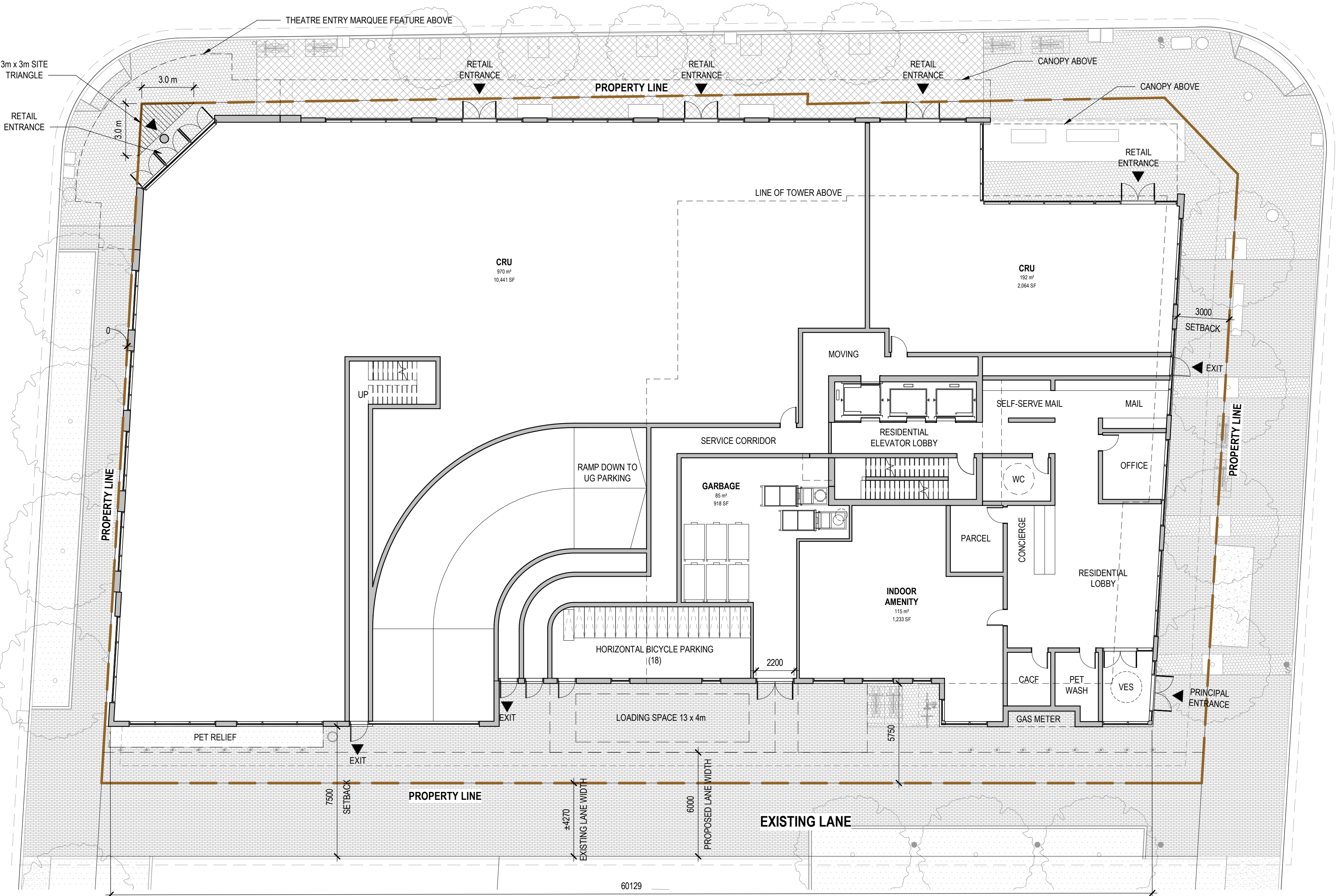
**LEVEL P3**  
SCALE: 1:150



**LEVEL P1 PLAN**  
SCALE: 1:150



**LEVEL P2**  
SCALE: 1:150



**GROUND FLOOR PLAN**  
SCALE: 1:150

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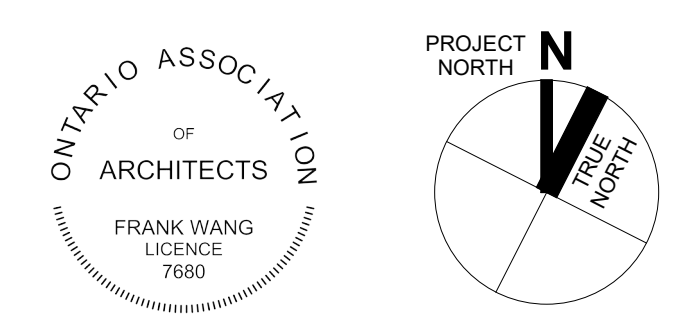
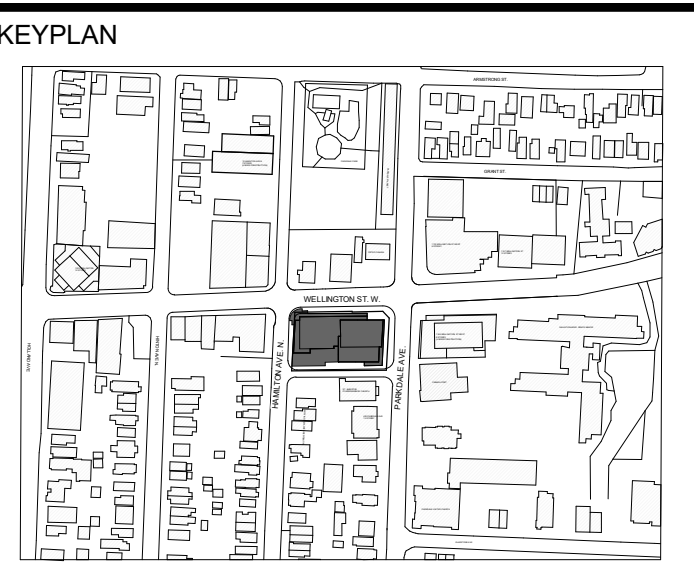
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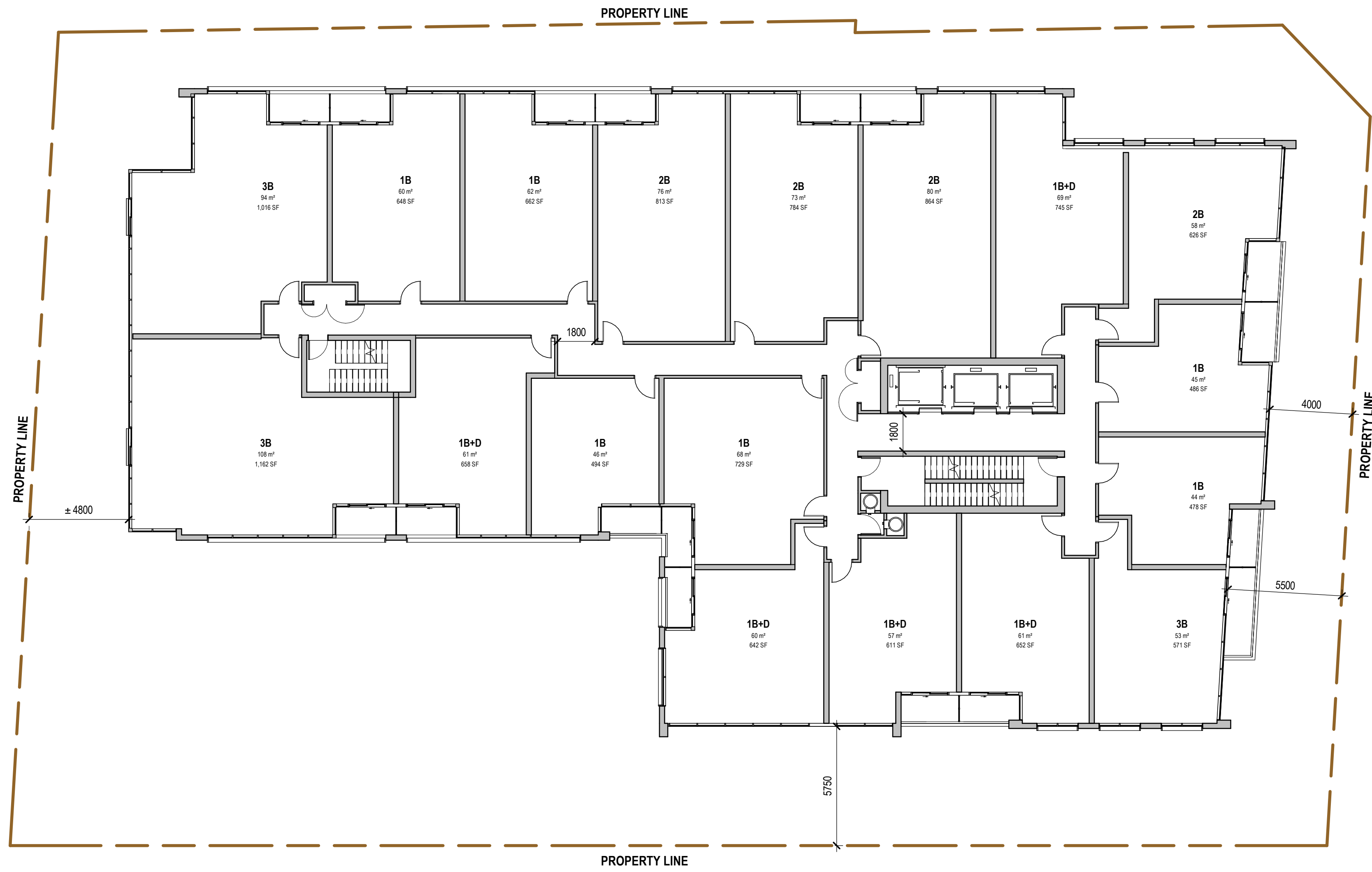
**1186-1194 WELLINGTON ST W**  
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**LEVEL P3-P1, GROUND FLOOR PLANS**

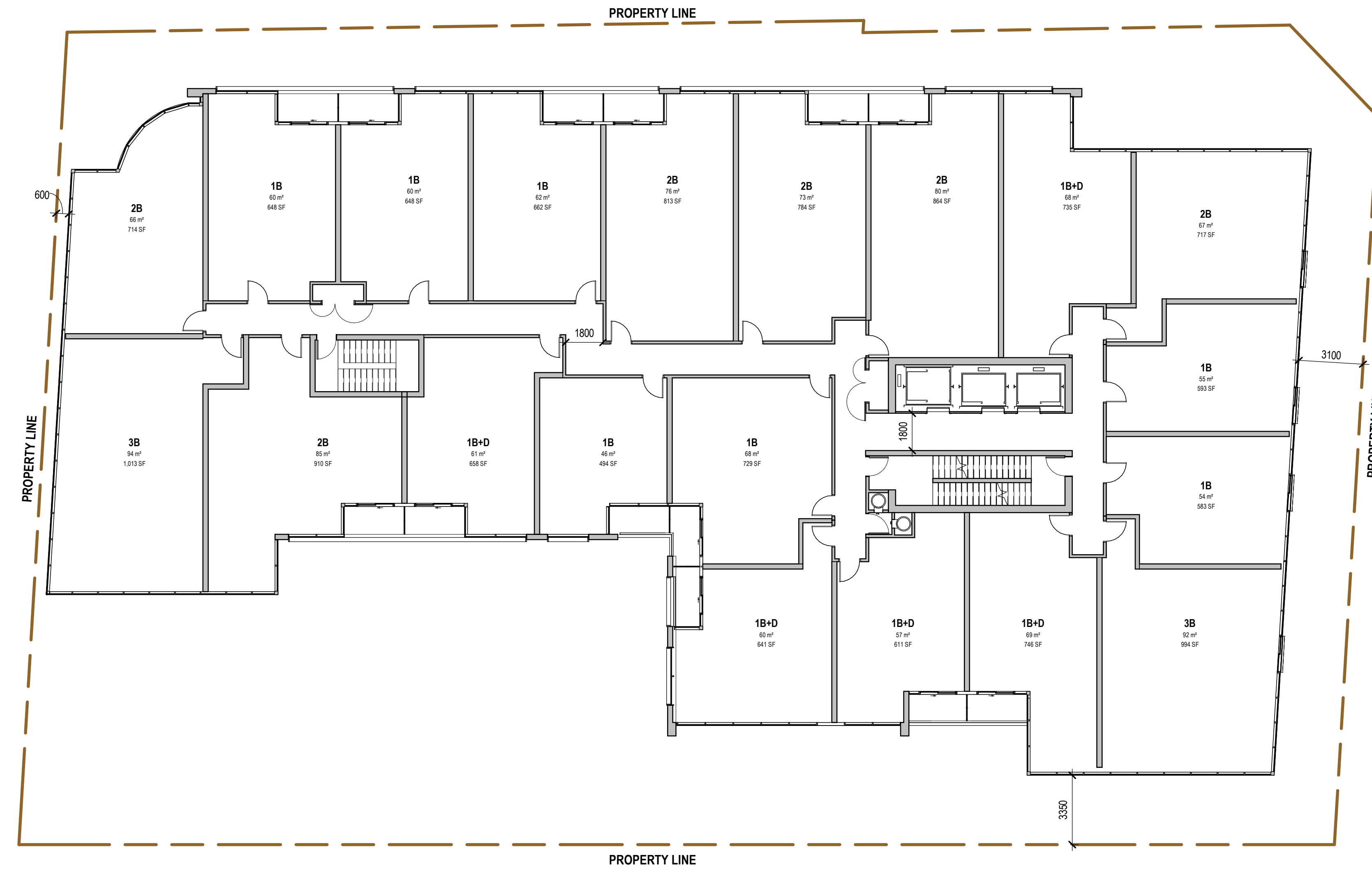
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**SP04**

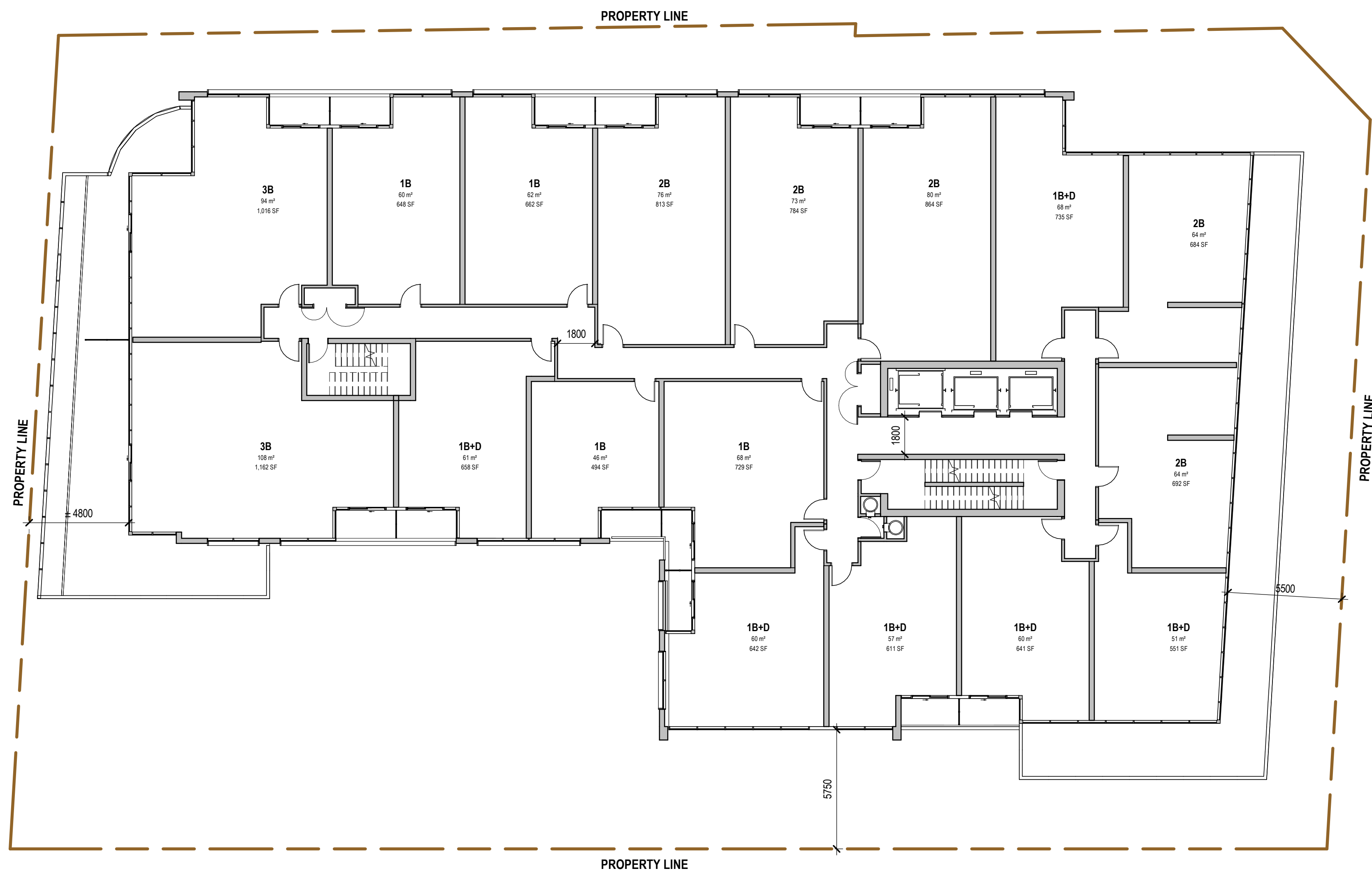




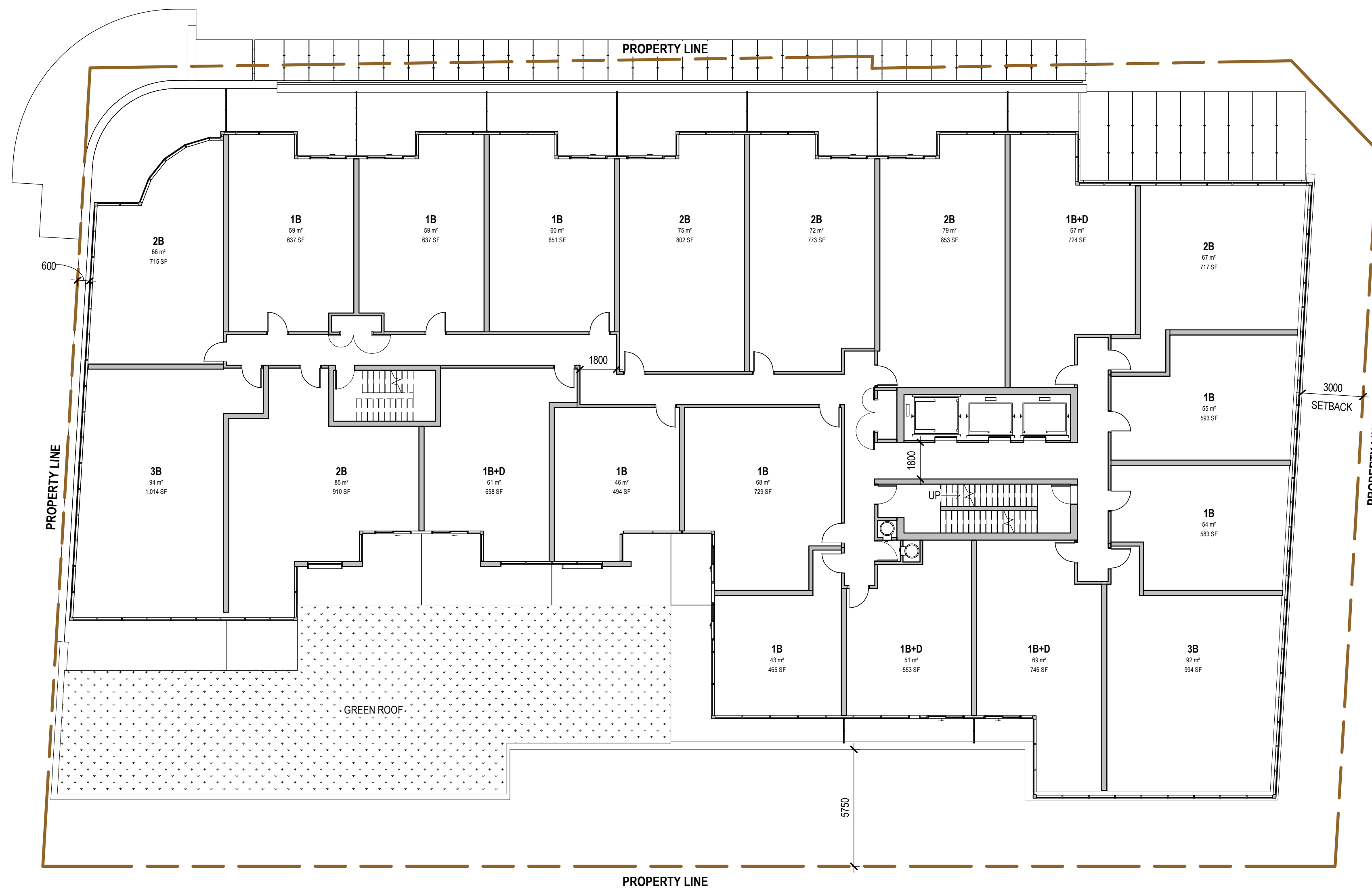
3 LEVEL 6  
SP05 SCALE: 1:150



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



4 LEVEL 5  
SP05 SCALE: 1:150



1 LEVEL 2 PLAN  
SP05 SCALE: 1:150

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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 K2P 2H7  
Tel: 613-230-5700

**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 K1C 1B3  
Tel: 613-745-6471

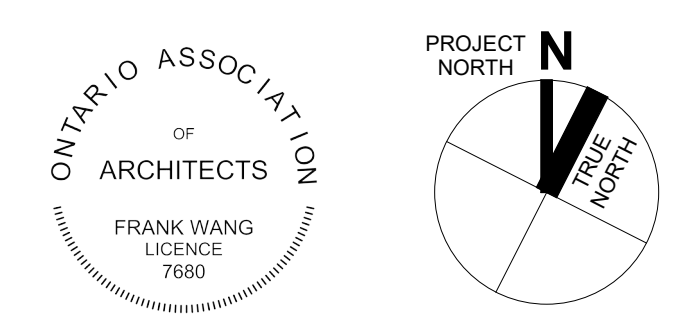
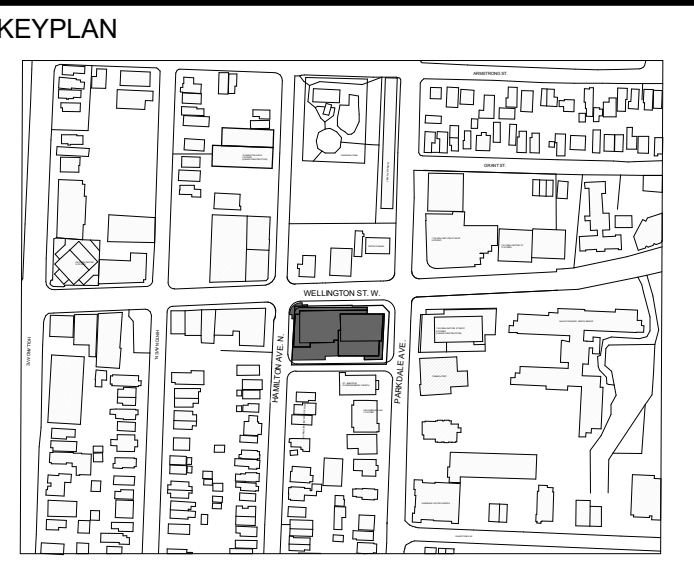
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OTTAWA, ON K1N 6P2  
Tel: 613-244-2323

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DISEL  
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OTTAWA, ON K2C 3G4  
Tel: 613-836-0556

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OTTAWA, ON K2H 7W1  
Tel: 613-897-3197

**SURVEY**  
STANTEC  
1331 CLYDE AVE, SUITE 400  
OTTAWA, ON K2C 3G4  
Tel: 613-272-4400

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



1186-1194  
WELLINGTON ST W

LEVEL 2-6 FLOOR  
PLANS

DRAWN: Author CHECKED: Checker  
PLOT DATE: 2023-04-19 10:46:02

**SP05**



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- 3 2022-06-29 ISSUED FOR SPA
- 4 2022-12-09 RE-ISSUED FOR SPA
- 5 2023-04-19 RE-ISSUED FOR SPA

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**CLIENT**

WELLINLE 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 K2P 2H7  
 Tel: 613-230-5700

**LANDSCAPE ARCHITECT**

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

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 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**

DSEL  
 120 BER ROAD, SUITE 103  
 OTTAWA, ON K2S 1E9  
 Tel: 613-836-0066

**TRAFFIC CONSULTANT**

CGH TRANSPORTATION  
 6 PLEASANT COURT  
 OTTAWA, ON K2H 7W1  
 Tel: 613-897-3197

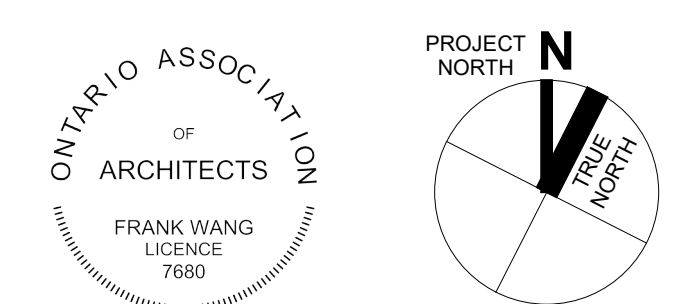
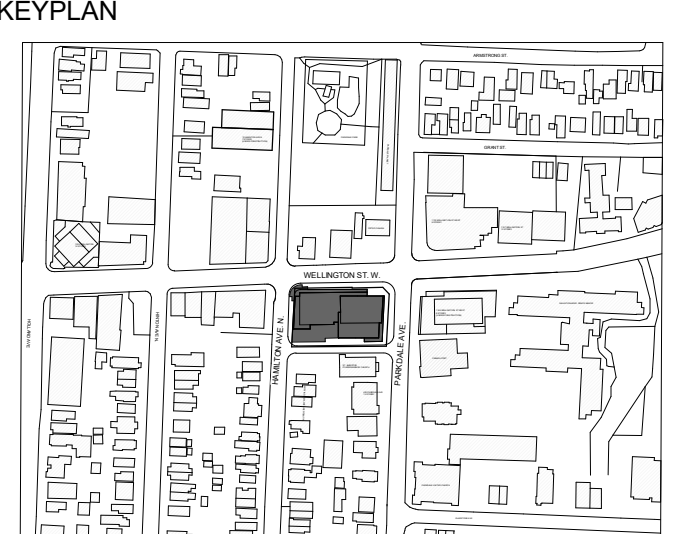
**SURVEY**

STANTEC  
 1331 CLYDE AVE, SUITE 400  
 OTTAWA, ON K2C 3G4  
 Tel: 613-272-4400

**NOISE/WIND CONSULTANT**

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

**KEYPLAN**



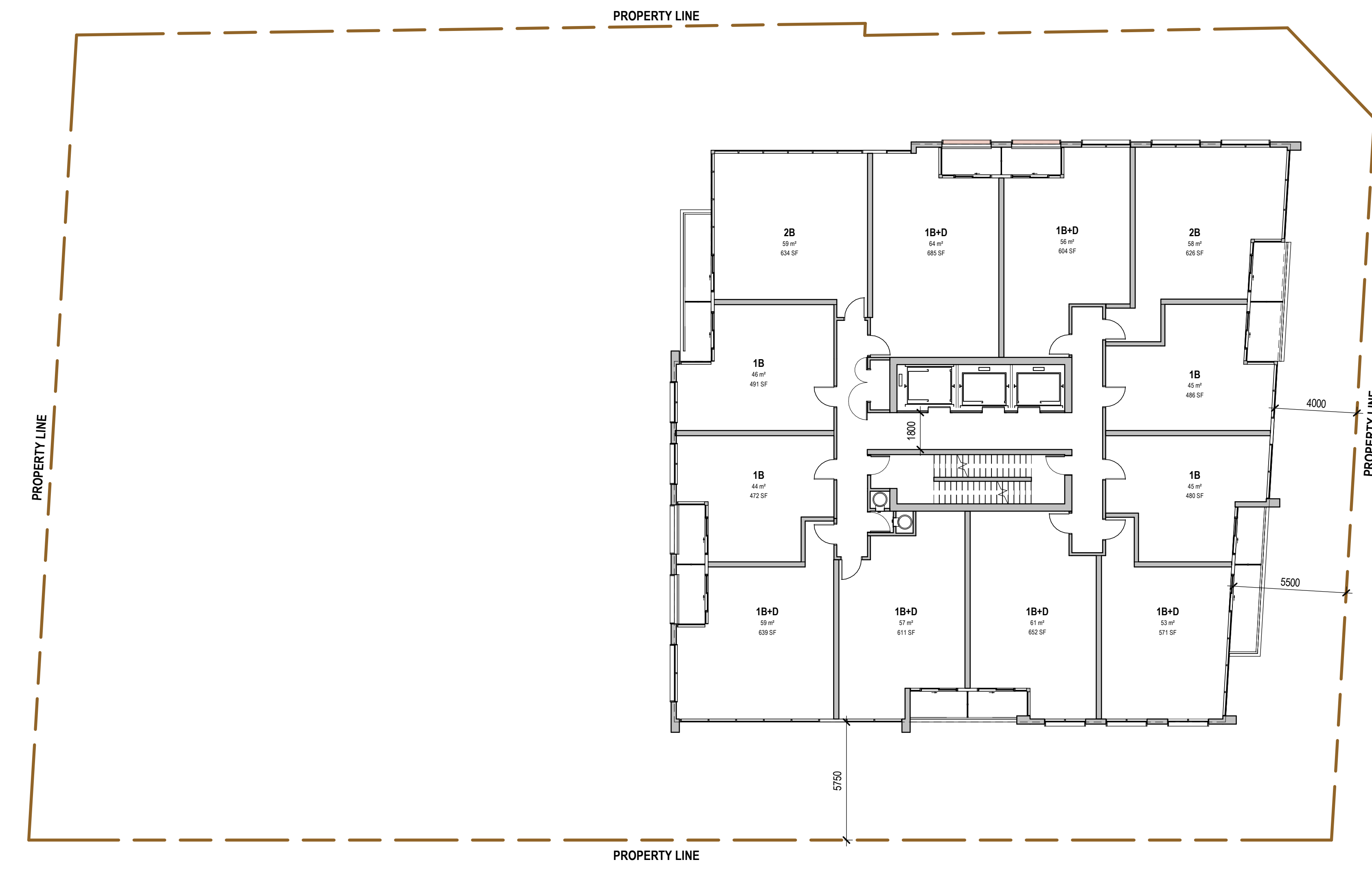
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1186-1194 Wellington St W  
 Ottawa, ON K1Y 2Z5

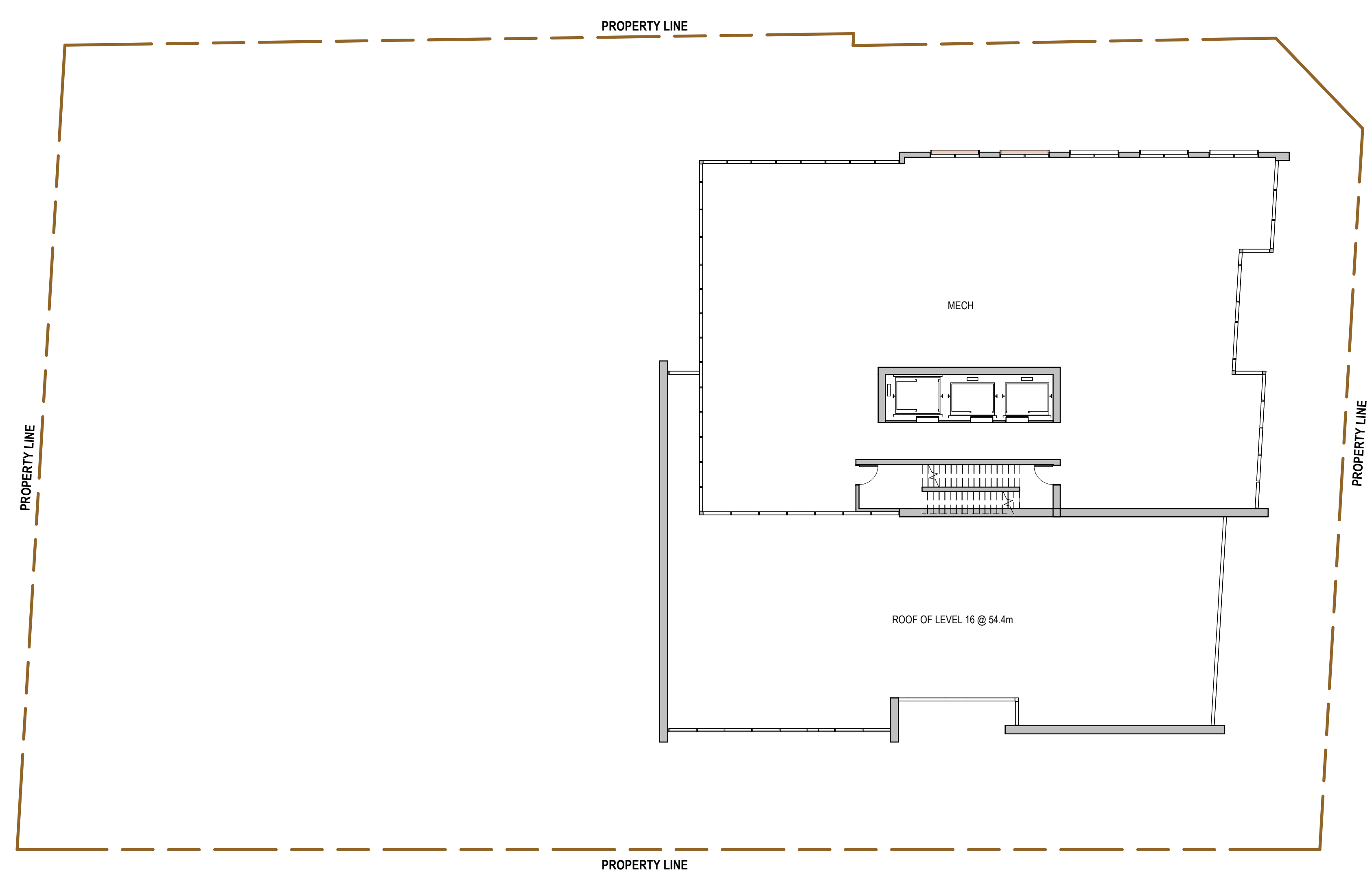
**LEVEL 7-16 FLOOR PLANS**

DRAWN: Author CHECKED: Checker  
 PLOT DATE: 2023-04-19 10:46:06

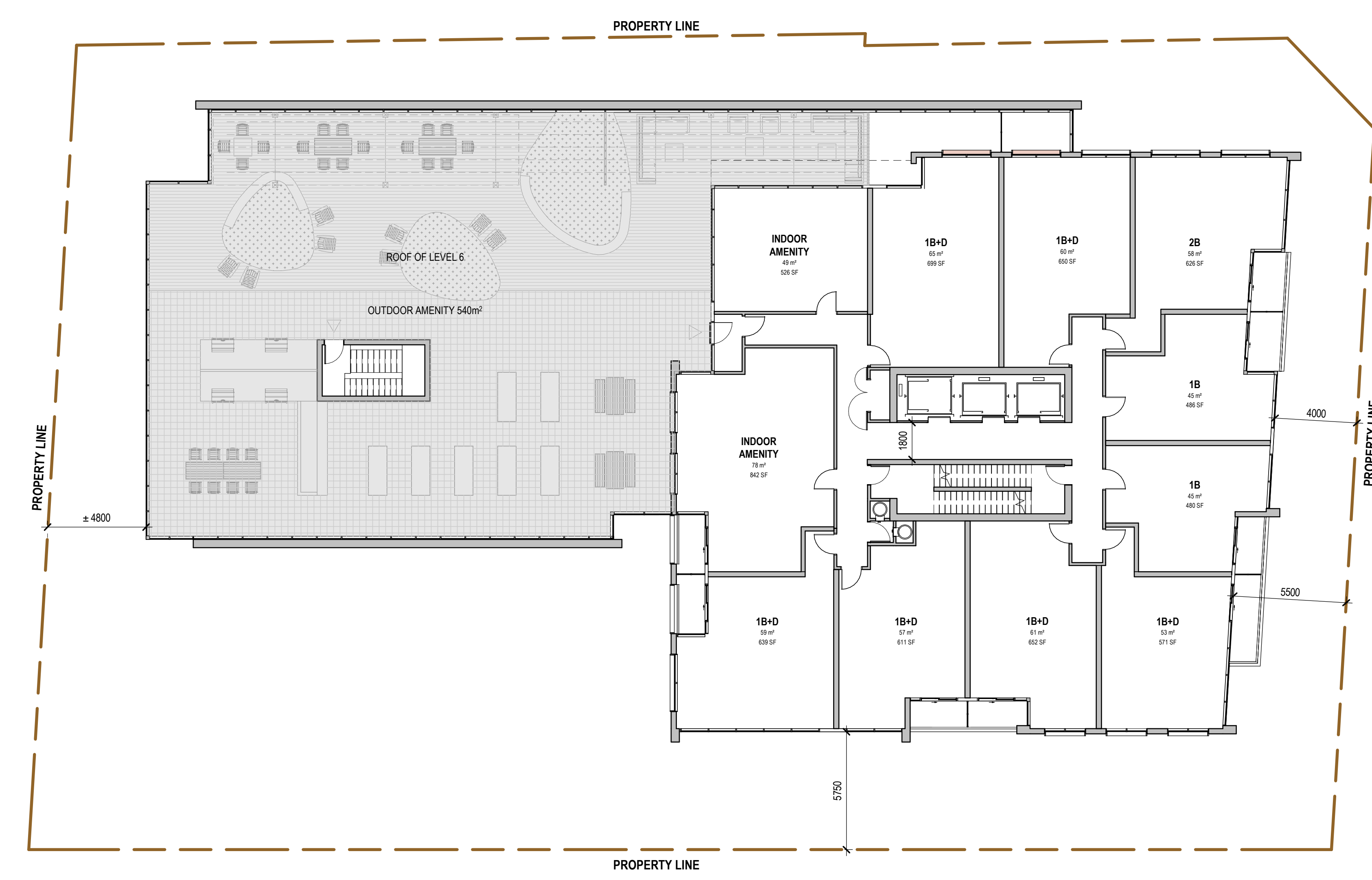
**SP06**



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



3 MECH PH  
 SCALE: 1:150

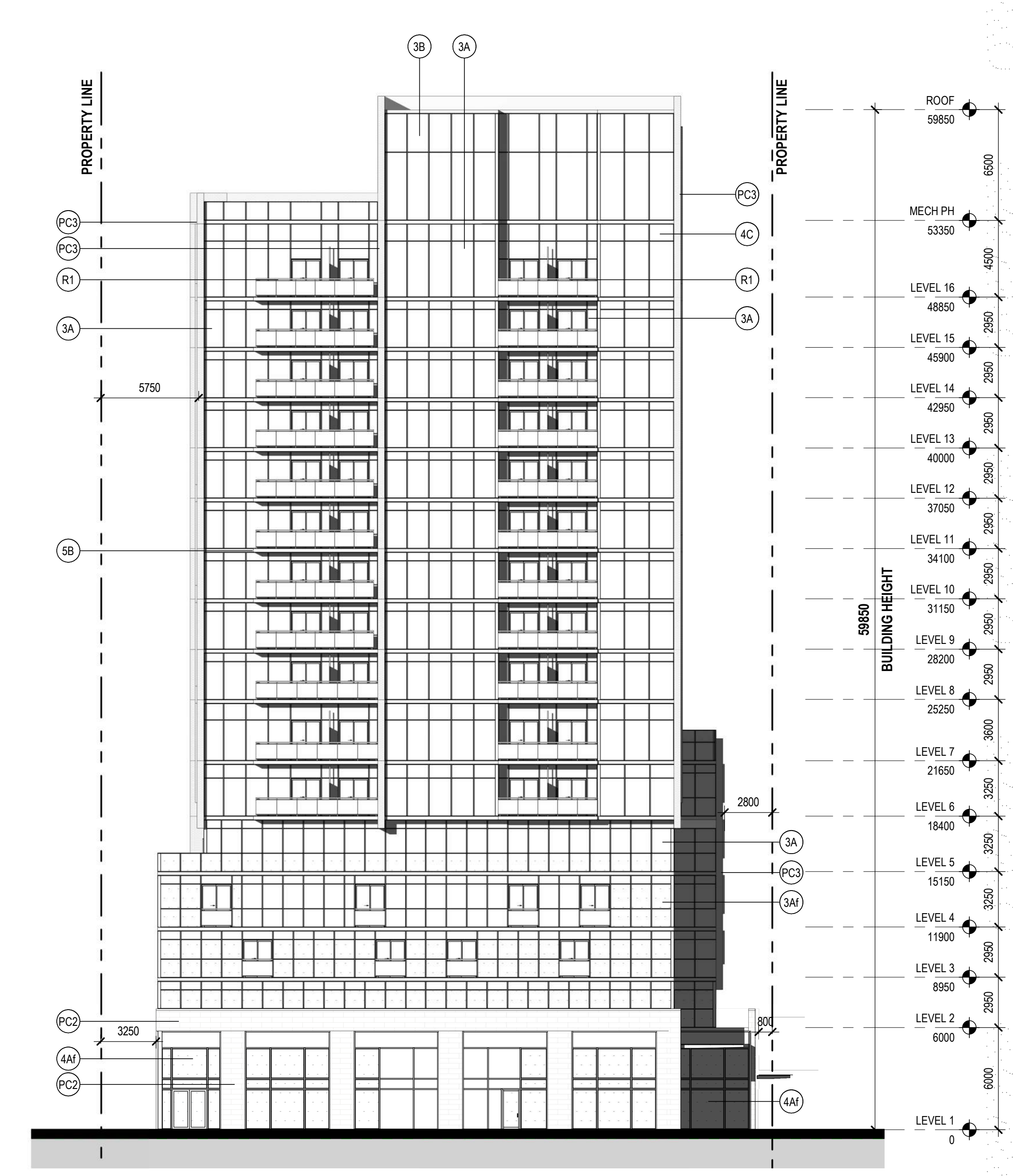


2 LEVEL 7 PLAN  
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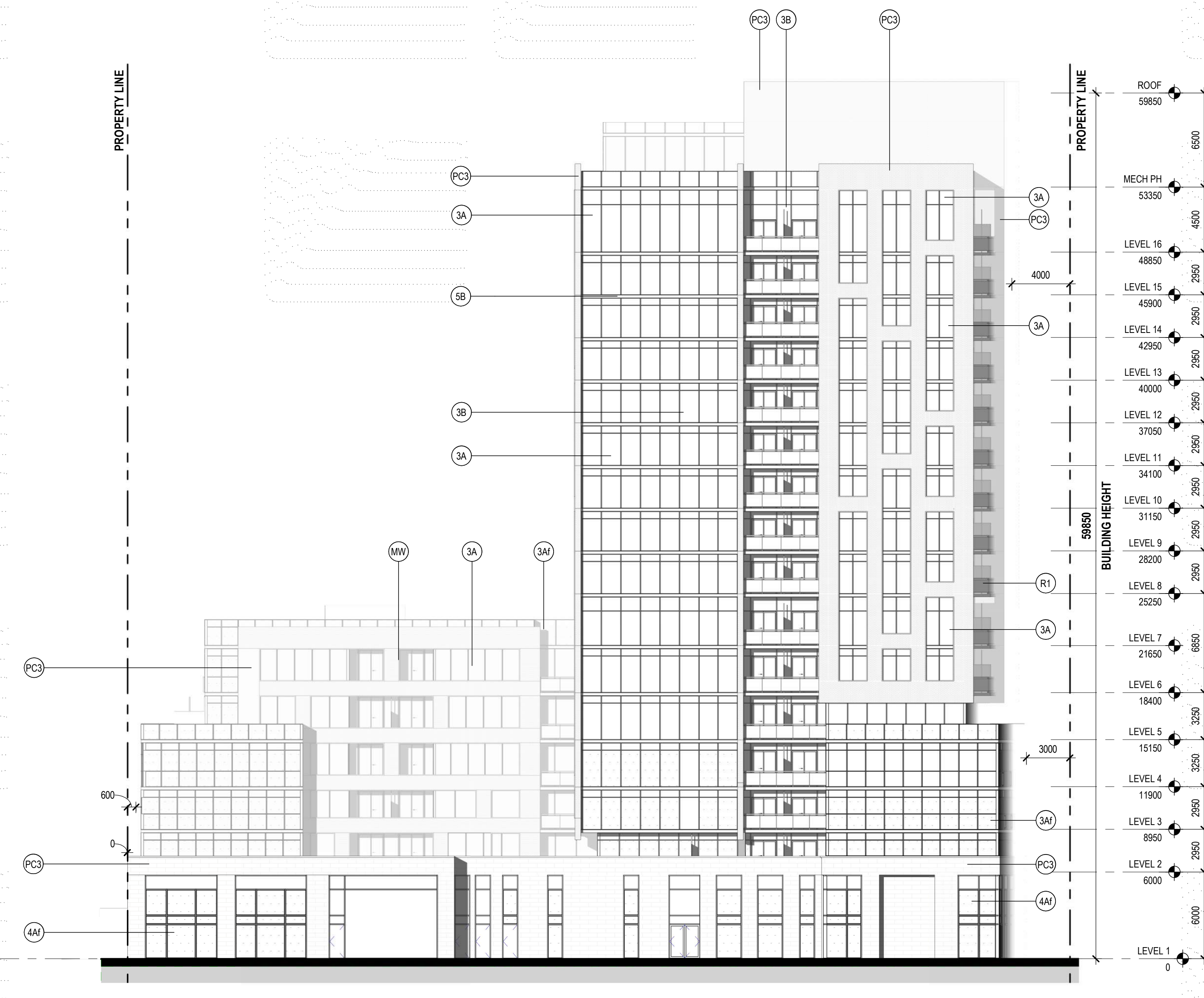


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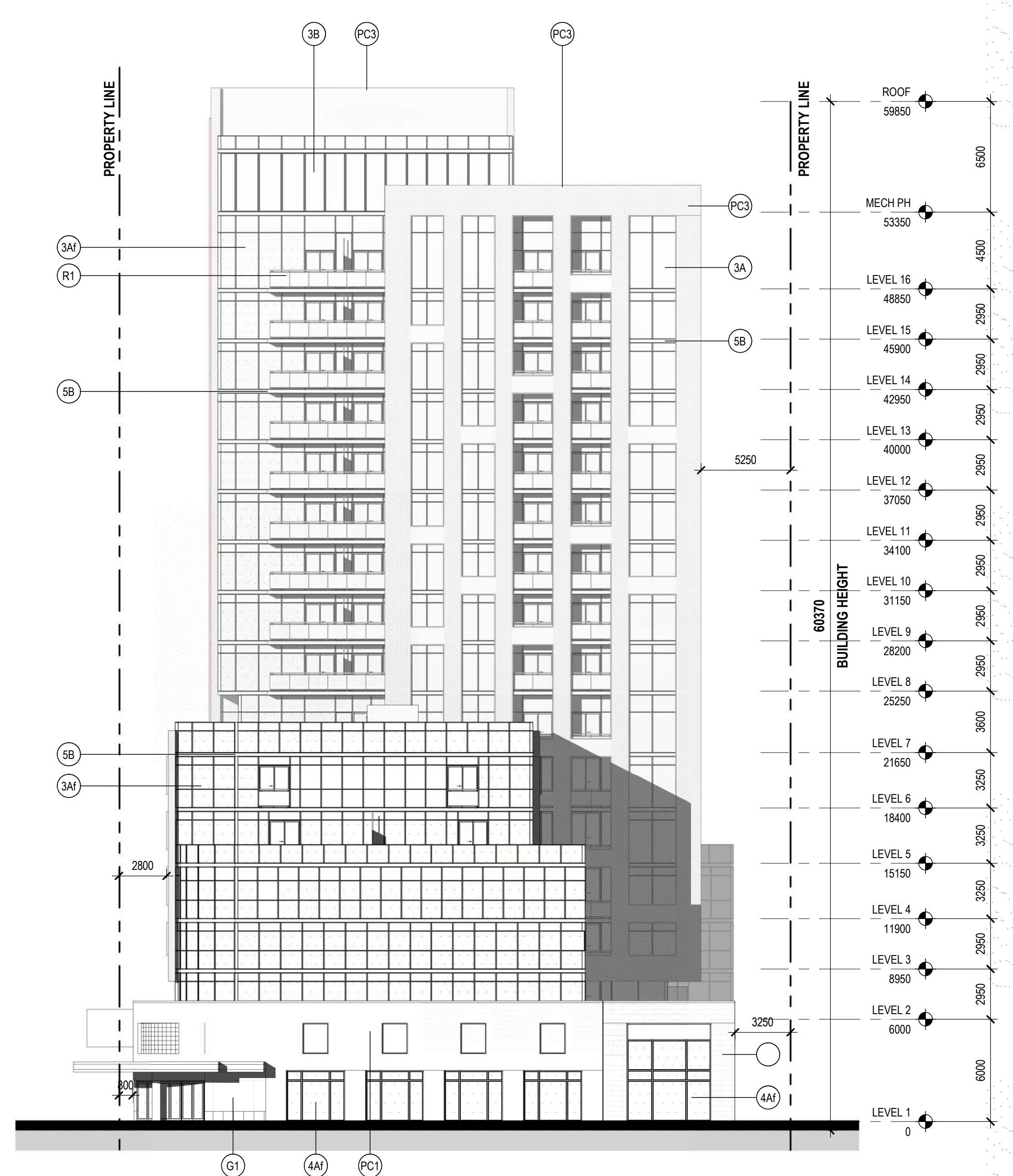
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- 3A1 DOUBLE GLAZED VISION WINDOW WALL FRITTED
- 3B SPANDREL GLASS WINDOW WALL
- 4A1 VISION CURTAIN WALL W/ FRITTED PATTERN
- 4C PREFINISH METAL PANEL IN CURTAIN WALL SYSTEM
- 5B PREFINISH METAL SLAB COVER - STAINLESS-STEEL
- G1 GLASS - OPAQUE BLACK
- Gc GLASS CANOPY
- MP PREFINISH METAL PANEL - STAINLESS-STEEL
- MP2 PREFINISH METAL PANEL W/ LED LIGHTING
- MV1 PREFINISH METAL WINDOW FRAME - STAINLESS-STEEL
- PC1 ARCHITECTURAL MASONRY CONCRETE PANEL - LIGHT BEIGE
- PC2 ARCHITECTURAL MASONRY CONCRETE PANEL - LIGHT BEIGE STONE
- PC3 ARCHITECTURAL MASONRY CONCRETE PANEL - LIGHT GREY BRICK INLAY
- R1 BALCONY RAILING



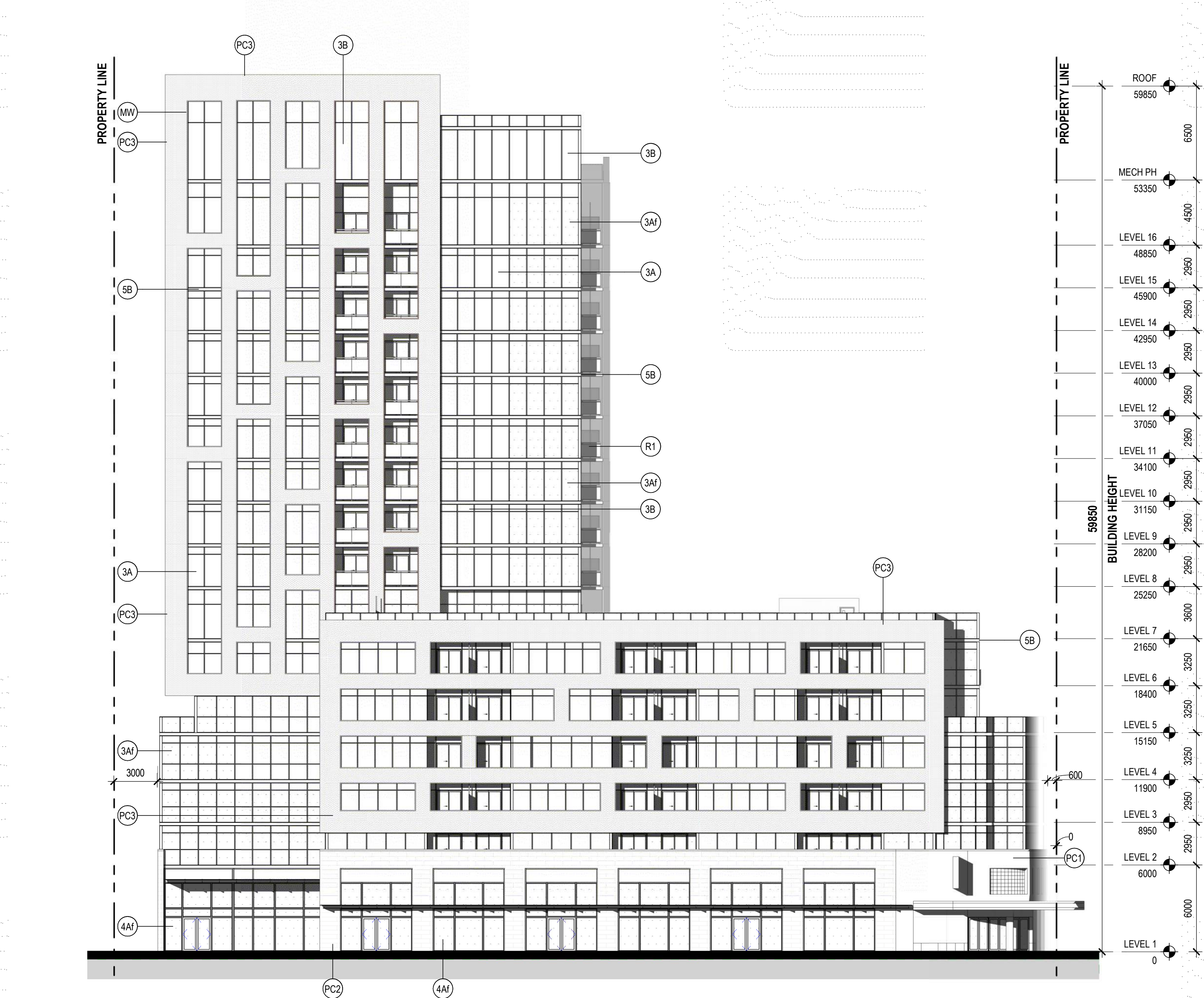
4 EAST ELEVATION  
SP07 SCALE: 1:200



2 SOUTH ELEVATION  
SP07 SCALE: 1:200



3 WEST ELEVATION  
SP07 SCALE: 1:200



1 NORTH ELEVATION  
SP07 SCALE: 1:200

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

URBAN PLANNER  
 POTEVIN  
 396 COOPER ST. SUITE 300  
 OTTAWA, ON K2P 2H7  
 Tel: 613-237-0709

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

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 20 GURDWARA ROAD, UNIT 1  
 OTTAWA, ON K2E 8B3  
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 222 LAURIER AVENUE EAST, STUDIO 201  
 OTTAWA, ON K1N 6P2  
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CIVIL ENGINEER  
 DSEL  
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 OTTAWA, ON K2S 1E9  
 Tel: 613-826-0656

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 CGH TRANSPORTATION  
 6 PLEASANT COURT  
 OTTAWA, ON K2H 7W1  
 Tel: 613-897-3197

SURVEY  
 STANTEC  
 1331 CLYDE AVE, SUITE 400  
 OTTAWA, ON K2C 3G4  
 Tel: 613-272-4500

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

KEYPLAN

ONTARIO ASSOCIATION  
 OF  
 ARCHITECTS  
 FRANK WANG  
 LICENSE  
 7160

1186-1194  
 WELLINGTON ST W

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

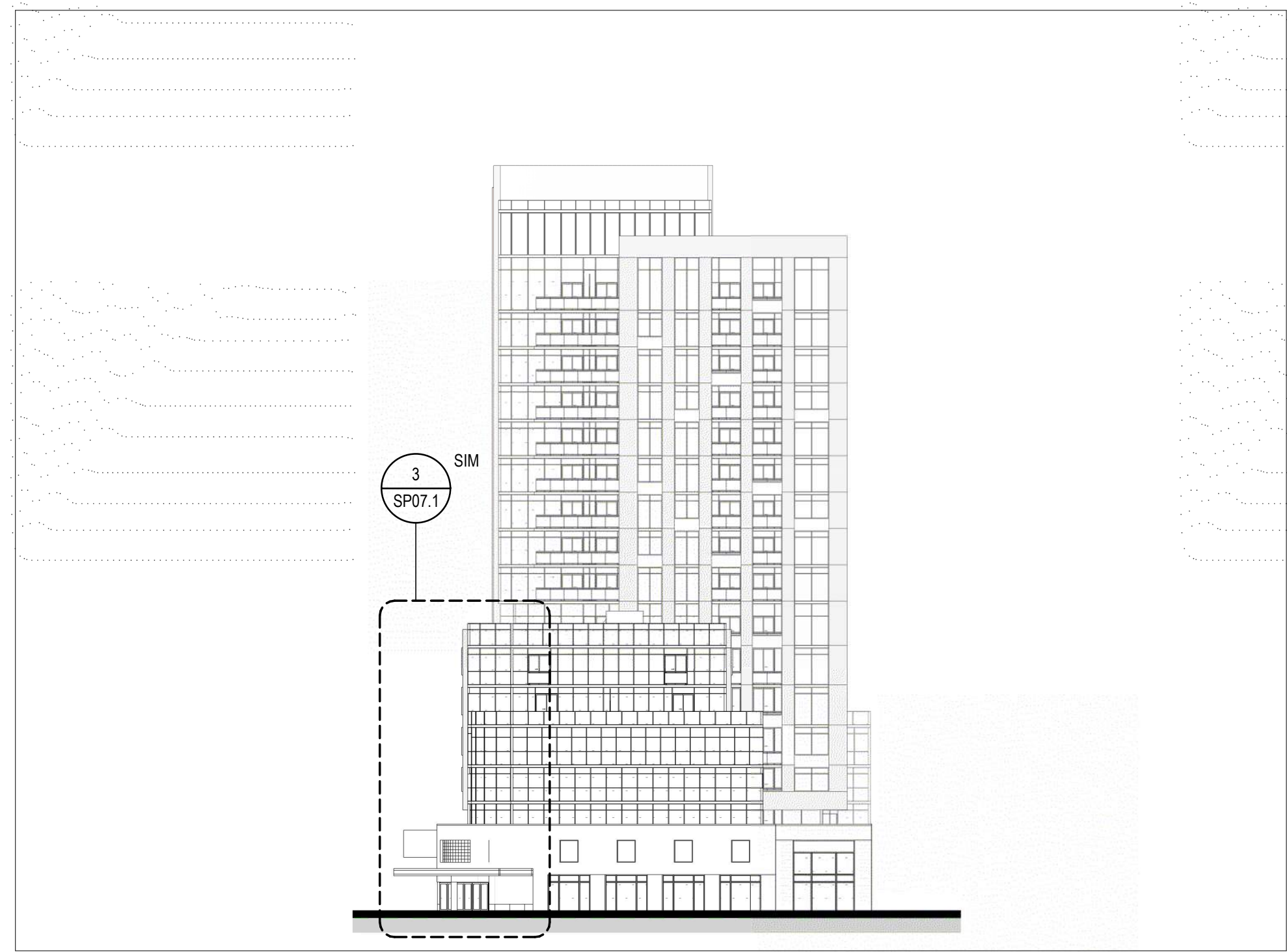
BUILDING  
 ELEVATIONS

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SP07

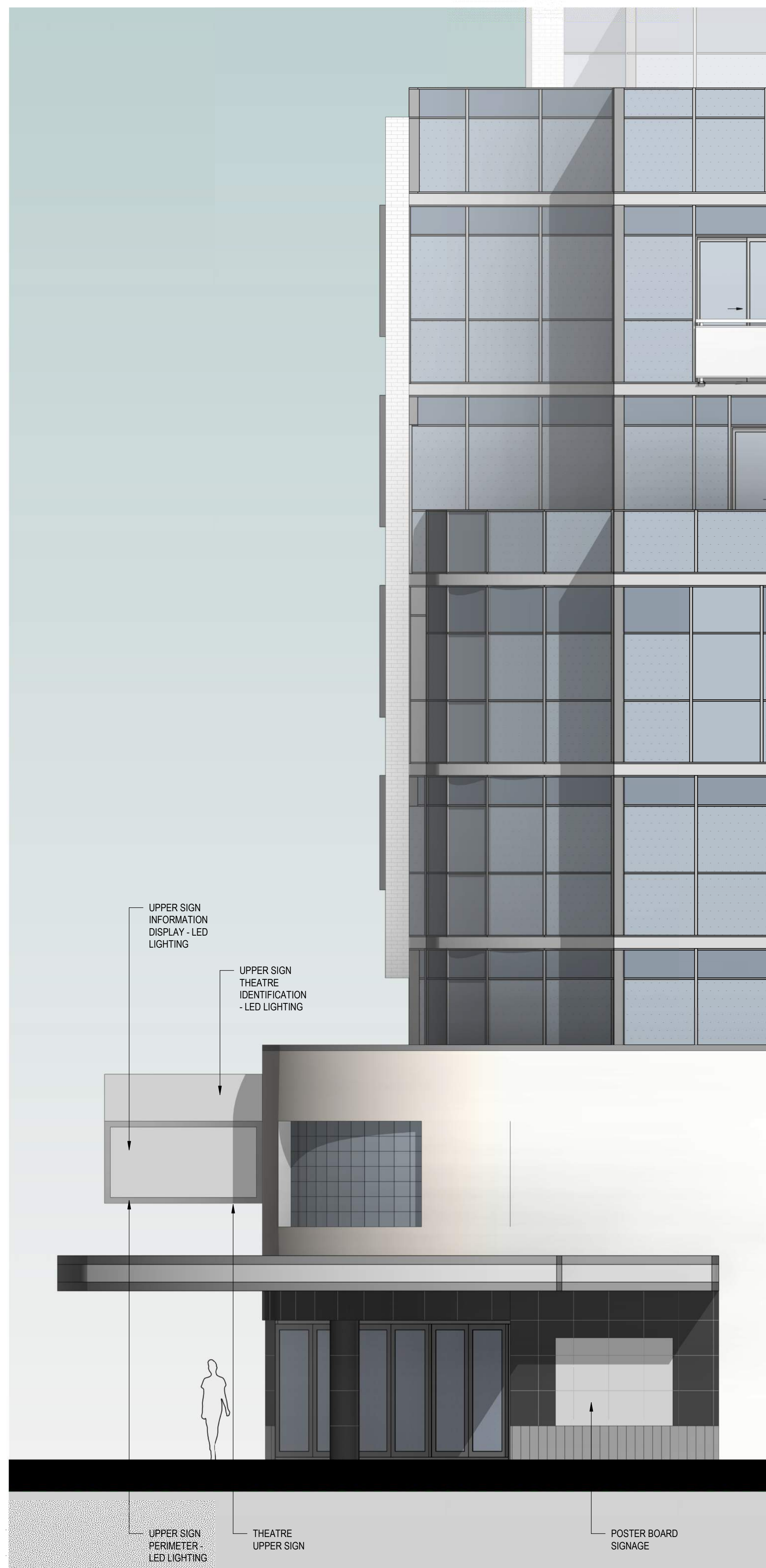
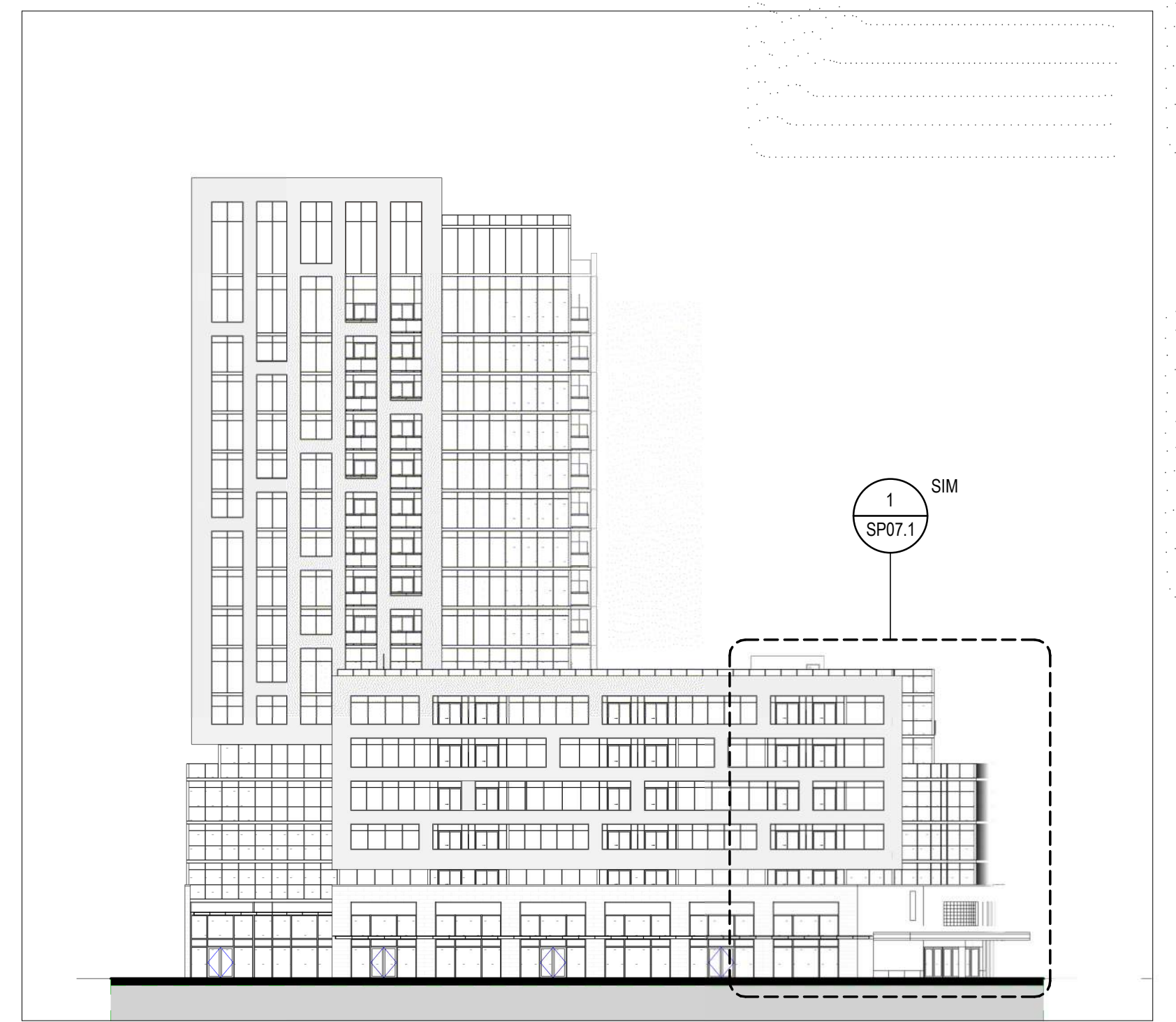
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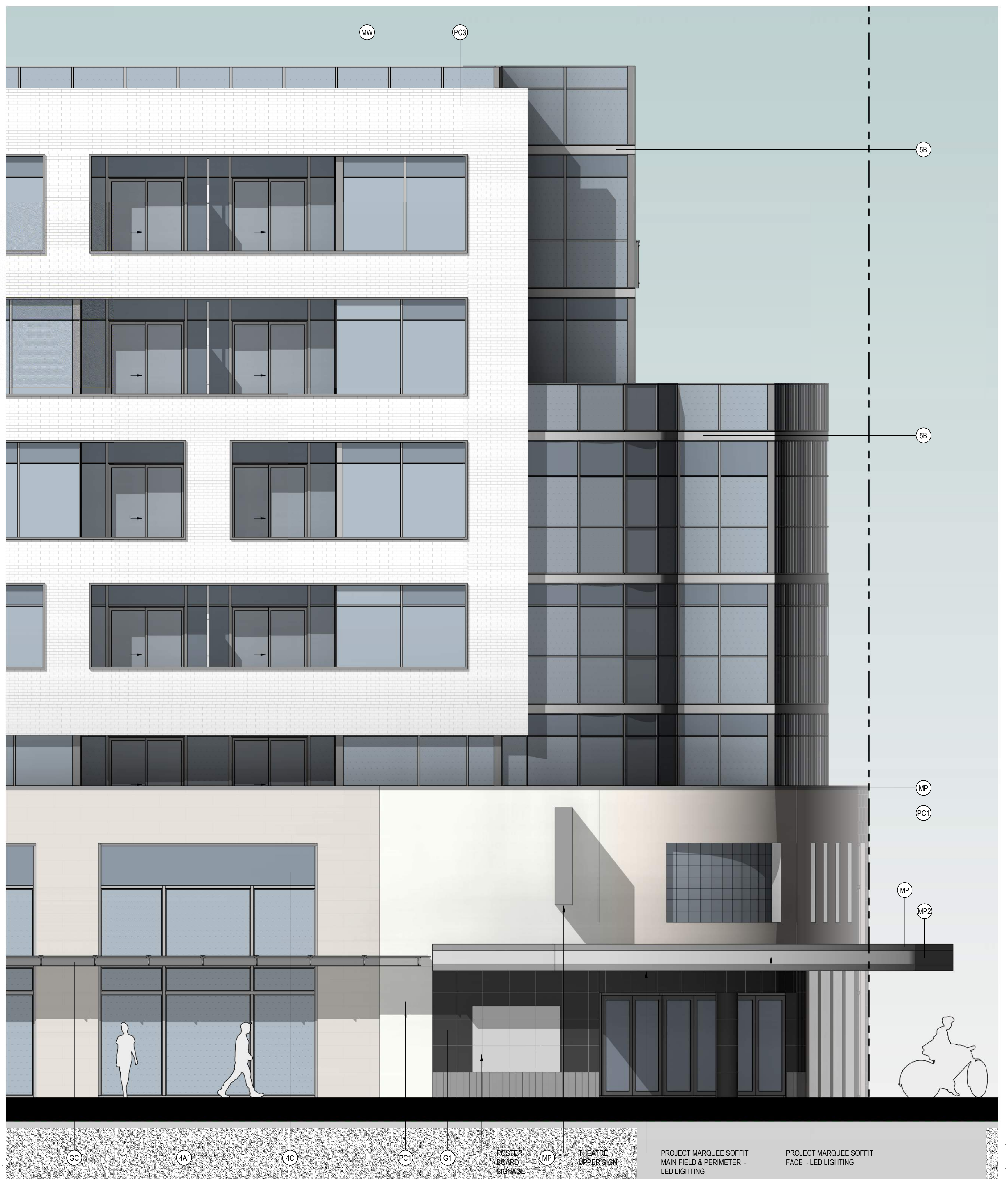


**MATERIALS LEGEND**

- 3A DOUBLE GLAZED VISION WINDOW WALL
- 3AF DOUBLE GLAZED VISION WINDOW WALL FRITTED
- 3B SPANDREL GLASS WINDOW WALL
- 4A VISION CURTAIN WALL /W FRITTED PATTERN
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- MN PREFINISH METAL WINDOW FRAME - STAINLESS-STEEL
- PC1 ARCHITECTURAL MASONRY CONCRETE PANEL - LIGHT BEIGE
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- PC3 ARCHITECTURAL MASONRY CONCRETE PANEL - LIGHT GREY BRICK INLAY
- R1 BALCONY RAILING



3 WEST ELEVATION - ENLARGED  
SCALE: 1:50



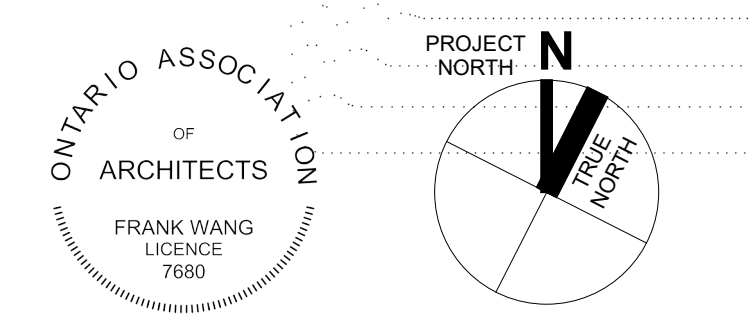
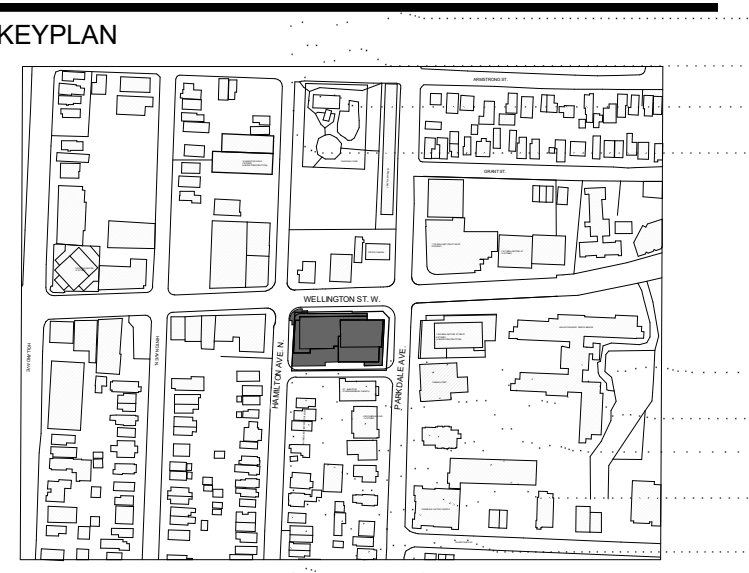
1 NORTH ELEVATION - ENLARGED  
SCALE: 1:50

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- 2 2023-04-19 RE-ISSUED FOR SPA

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- CLIENT**  
WELLBLE 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**  
POTVIN  
396 COOPER ST. SUITE 300  
OTTAWA, ON K2P 2H7  
Tel: 613-230-5700
- LANDSCAPE ARCHITECT**  
DIALOG  
35 JOHN STREET #500  
TORONTO, ON M5V 3G6  
Tel: 416-966-0220
- ENVIRONMENTAL/GEOTECHNICAL**  
TERRA'S ENVIRONMENTAL  
20 GURDWARA ROAD, UNIT 1  
OTTAWA, ON K2E 1B3  
Tel: 613-745-6471
- HERITAGE CONSULTANT**  
MTBA  
222 LAURIER AVENUE EAST, STUDIO 201  
OTTAWA, ON K1N 6P2  
Tel: 613-244-2323
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DESEL  
120 BEEB ROAD, SUITE 103  
OTTAWA, ON K2S 1E9  
Tel: 613-836-0556
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CGH TRANSPORTATION  
61 PLAZA COURT  
OTTAWA, ON K2H 7W1  
Tel: 613-897-3197
- SURVEY**  
STANTEC  
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OTTAWA, ON K2C 3G4  
Tel: 613-272-4400
- NOISEWIND CONSULTANT**  
GRADIENT WIND  
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OTTAWA, ON K0A 1L0  
Tel: 613-836-0934



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

**BUILDING ELEVATIONS - ENLARGED**  
DRAWN: Author CHECKED: Checker  
PLOT DATE: 2023-04-19 10:49:20

**SP07.1**



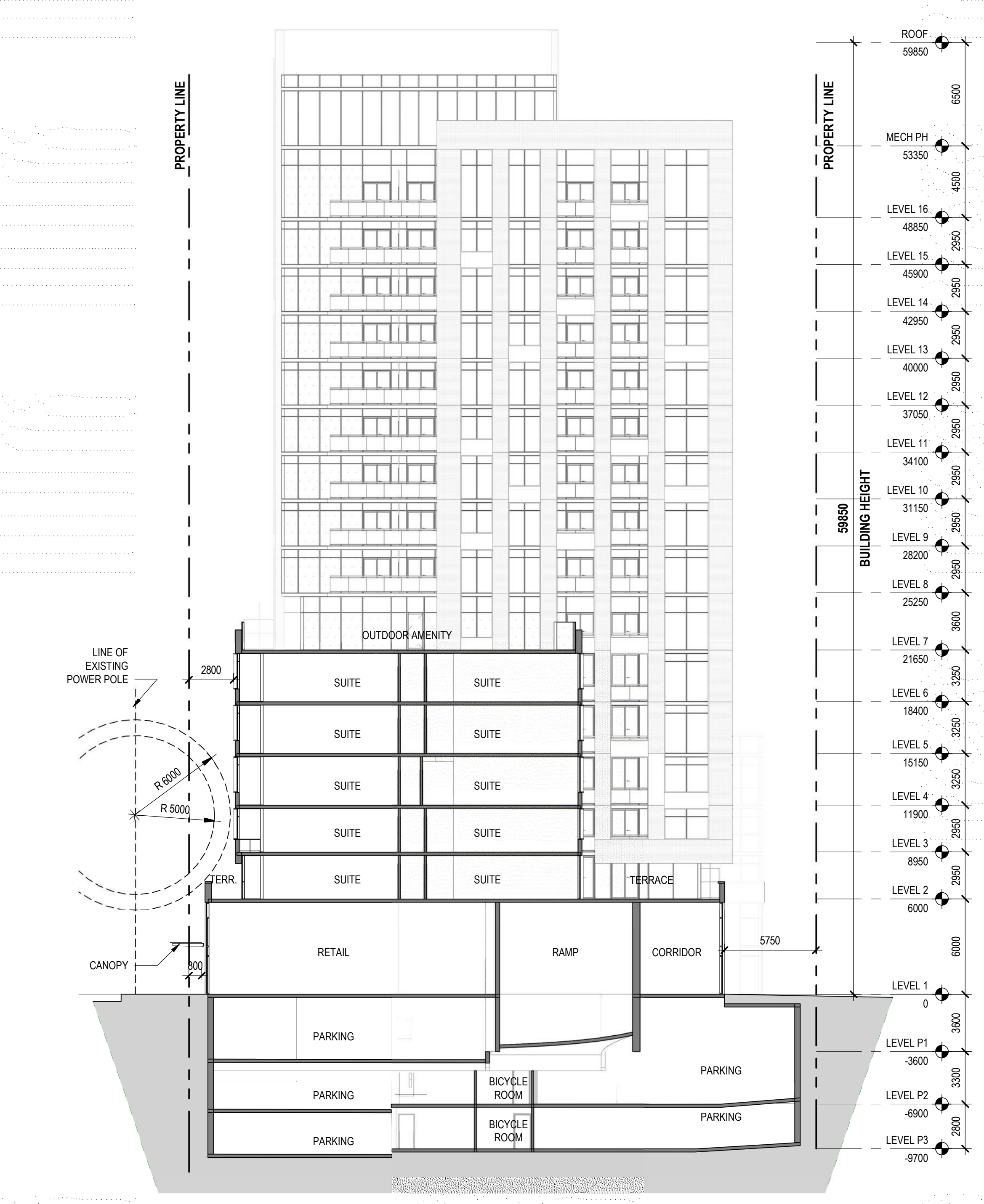
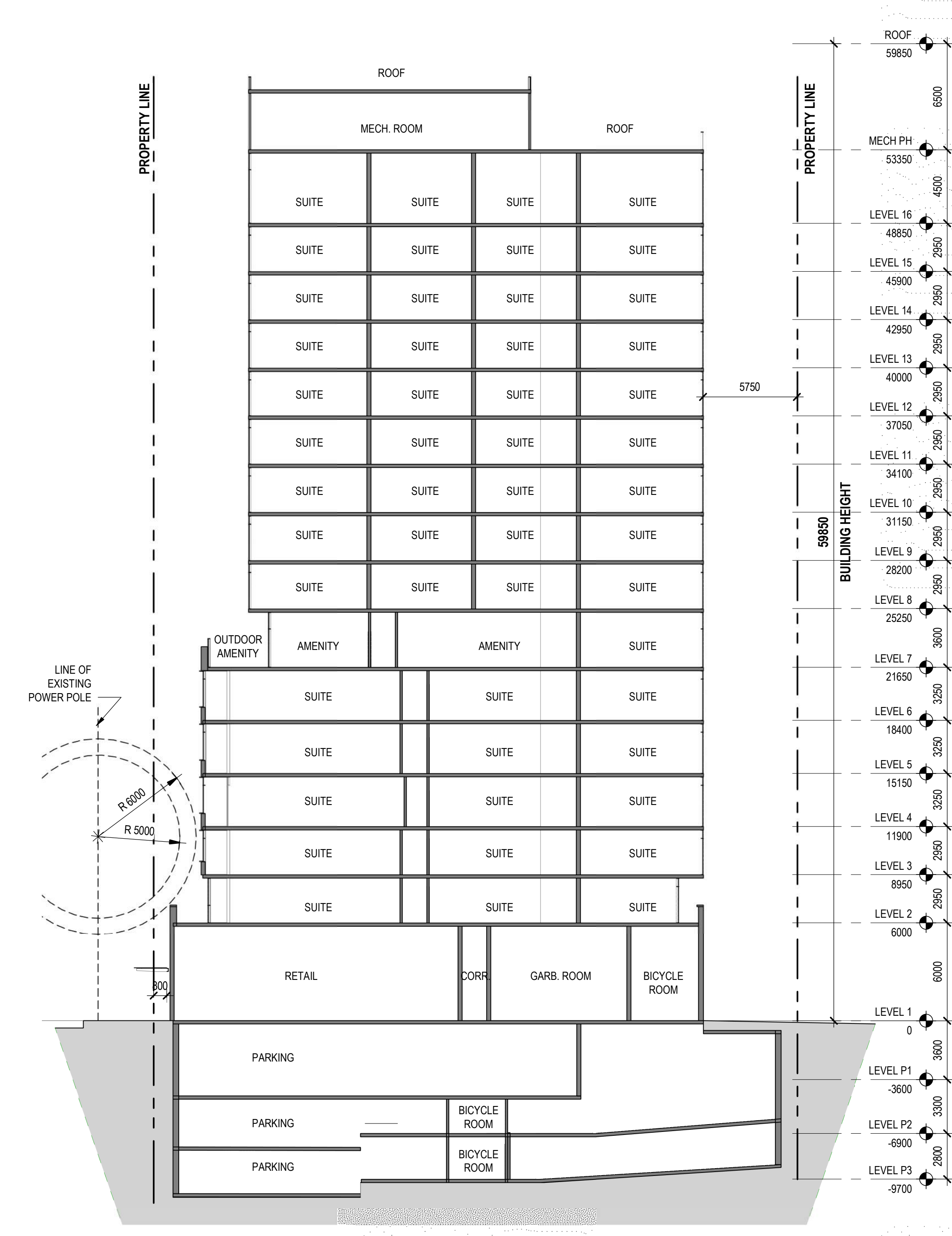
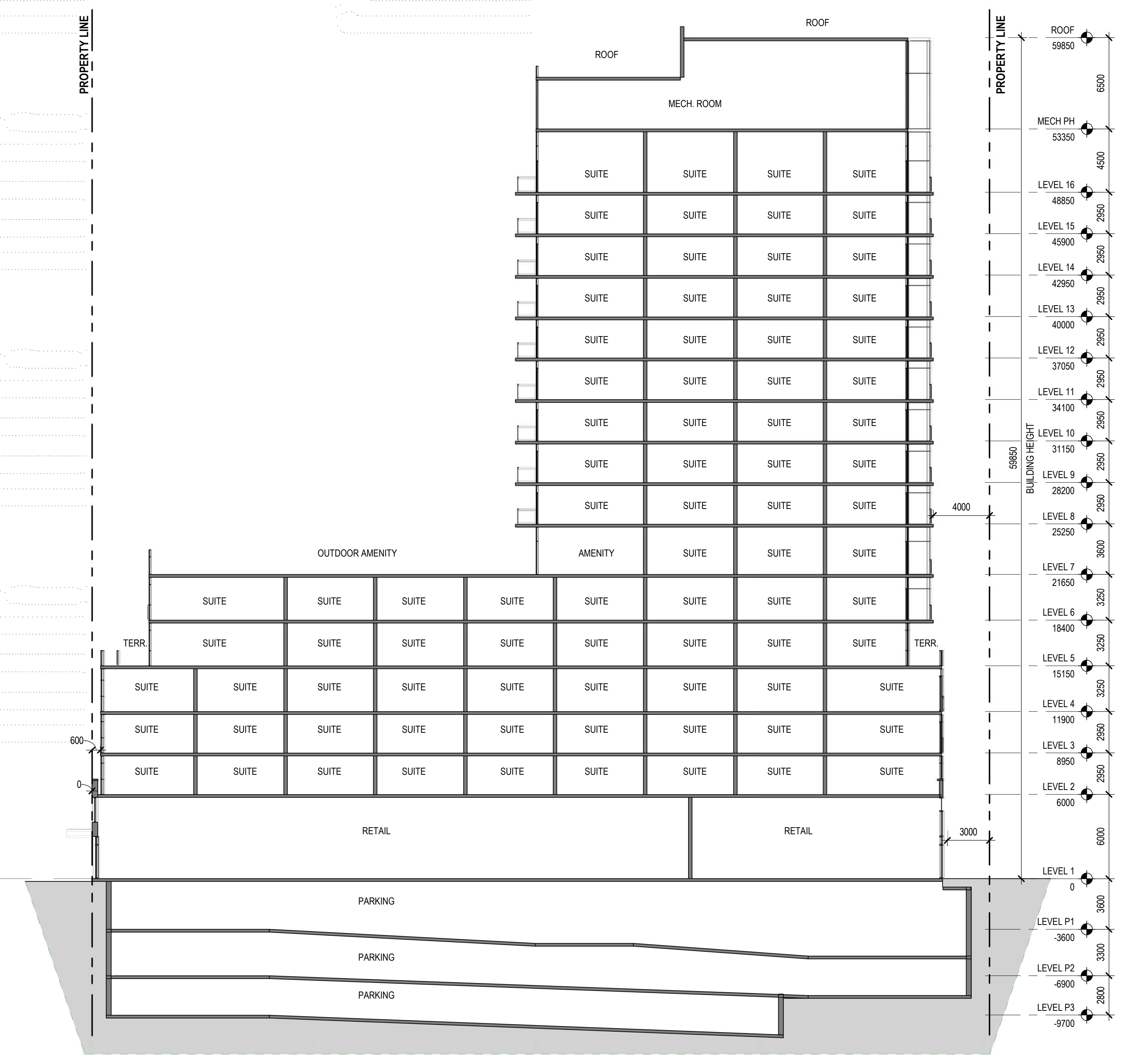
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- 5 2023-04-19 RE-ISSUED FOR SPA

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  
SCALE: 1:200

2 BUILDING SECTION B  
SCALE: 1:200

3 BUILDING SECTION C  
SCALE: 1:200

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200-180 KENT STREET  
OTTAWA, ON K1P 0B6  
Tel: 613-230-5751

ARCHITECT

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

URBAN PLANNER

POTVIN  
396 COOPER ST. SUITE 300  
OTTAWA, ON K1P 2H7  
Tel: 613-230-5750

LANDSCAPE ARCHITECT

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

ENVIRONMENTAL/GEOTECHNICAL

FERRELL'S ENVIRONMENTAL  
20 GURDWARA ROAD, UNIT 1  
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OTTAWA, ON K1N 6P2  
Tel: 613-244-2323

CIVIL ENGINEER

DISEL  
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OTTAWA, ON K2C 3G4  
Tel: 613-826-0556

TRAFFIC CONSULTANT

CGH TRANSPORTATION  
6 PLAZA COURT  
OTTAWA, ON K2H 7W1  
Tel: 613-897-3197

SURVEY

SIWATEC  
1331 CLYDE AVE, SUITE 400  
OTTAWA, ON K2C 3G4  
Tel: 613-222-4400

NOISE/WIND CONSULTANT

GRADIENT WIND  
127 WALGREEN ROAD  
OTTAWA, ON K1A 1L0  
Tel: 613-836-0934

KEYPLAN



1186-1194  
WELLINGTON ST W

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

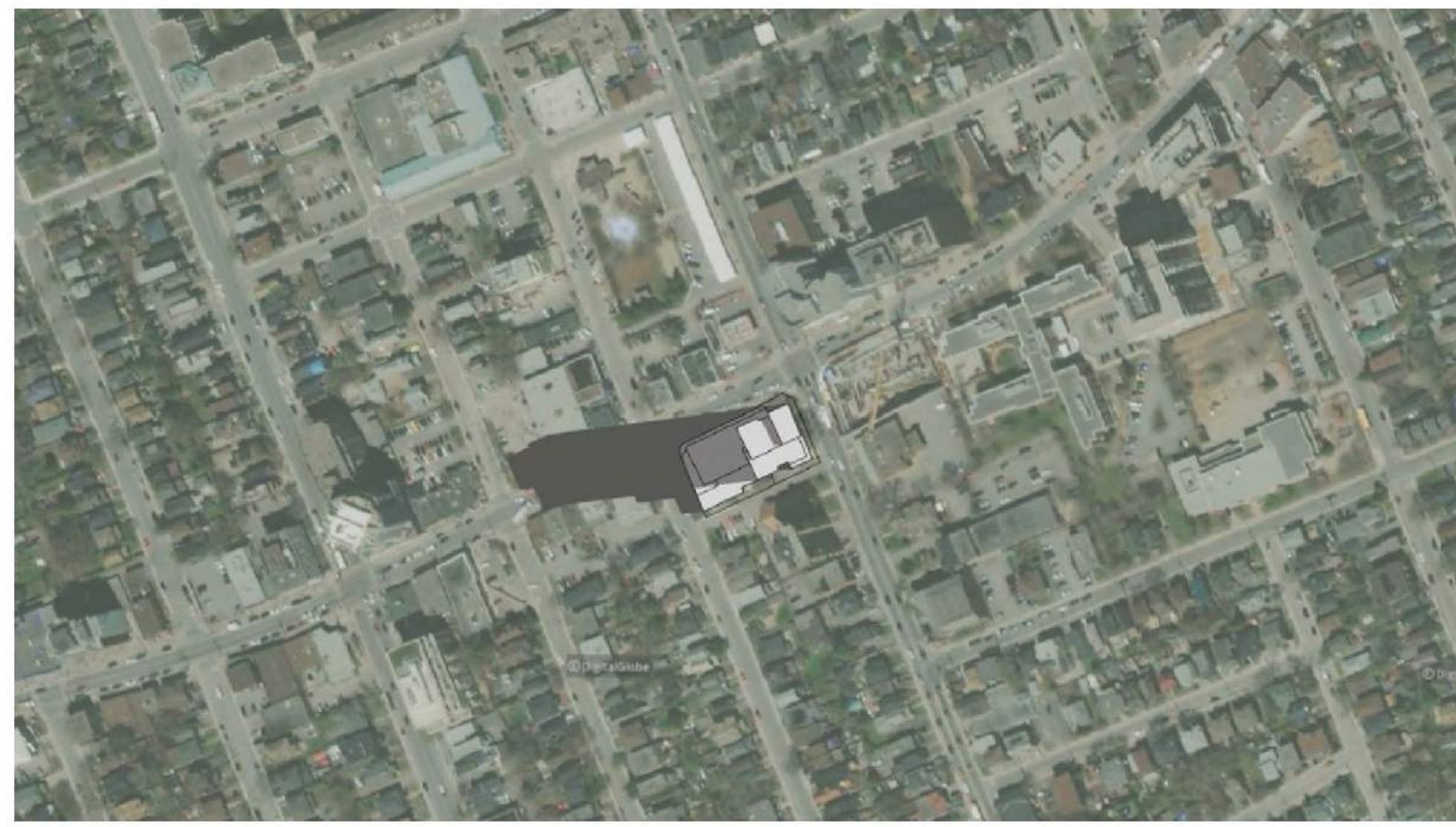
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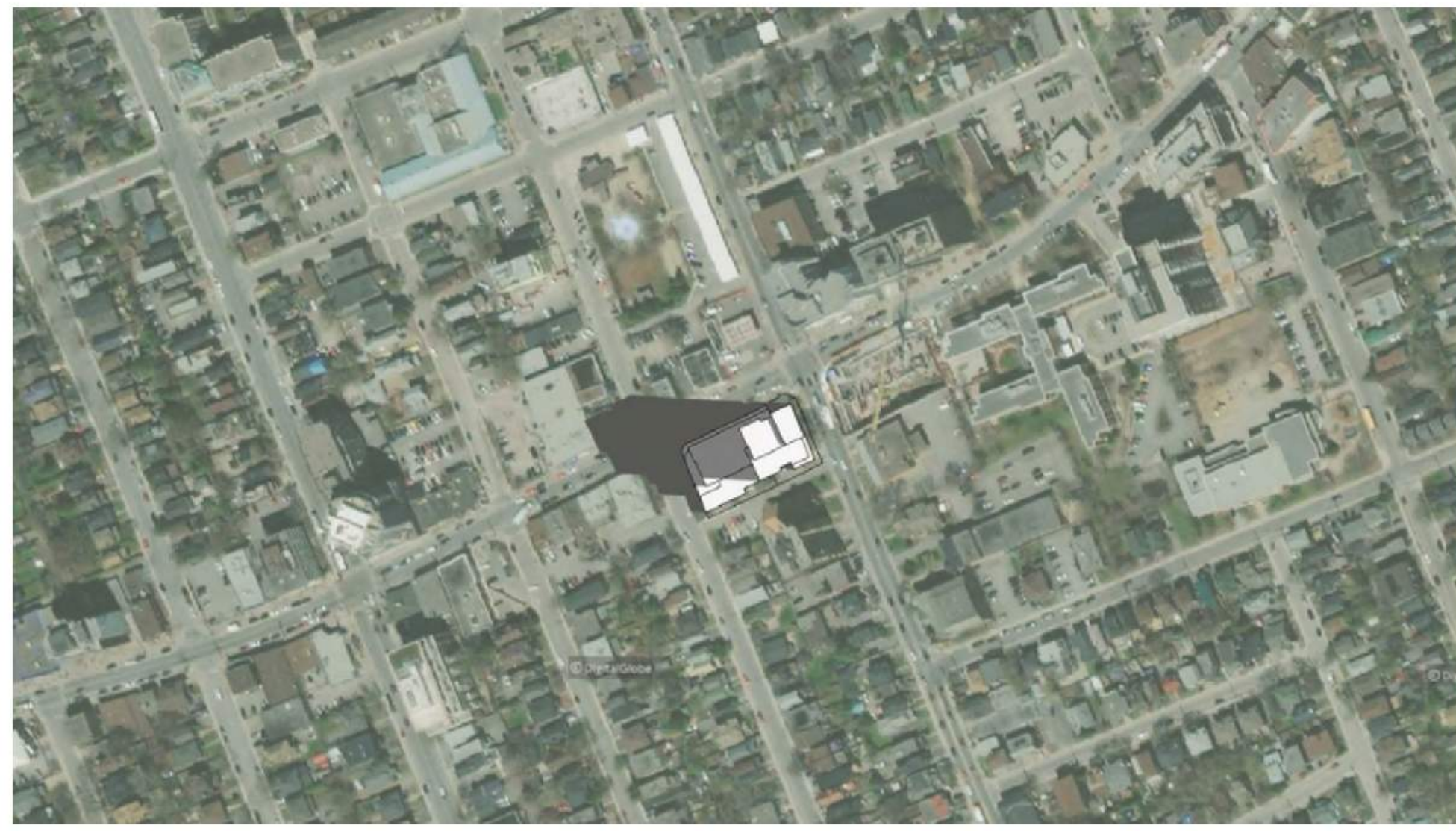
**SP08**

ABXXXXXX - 2002323

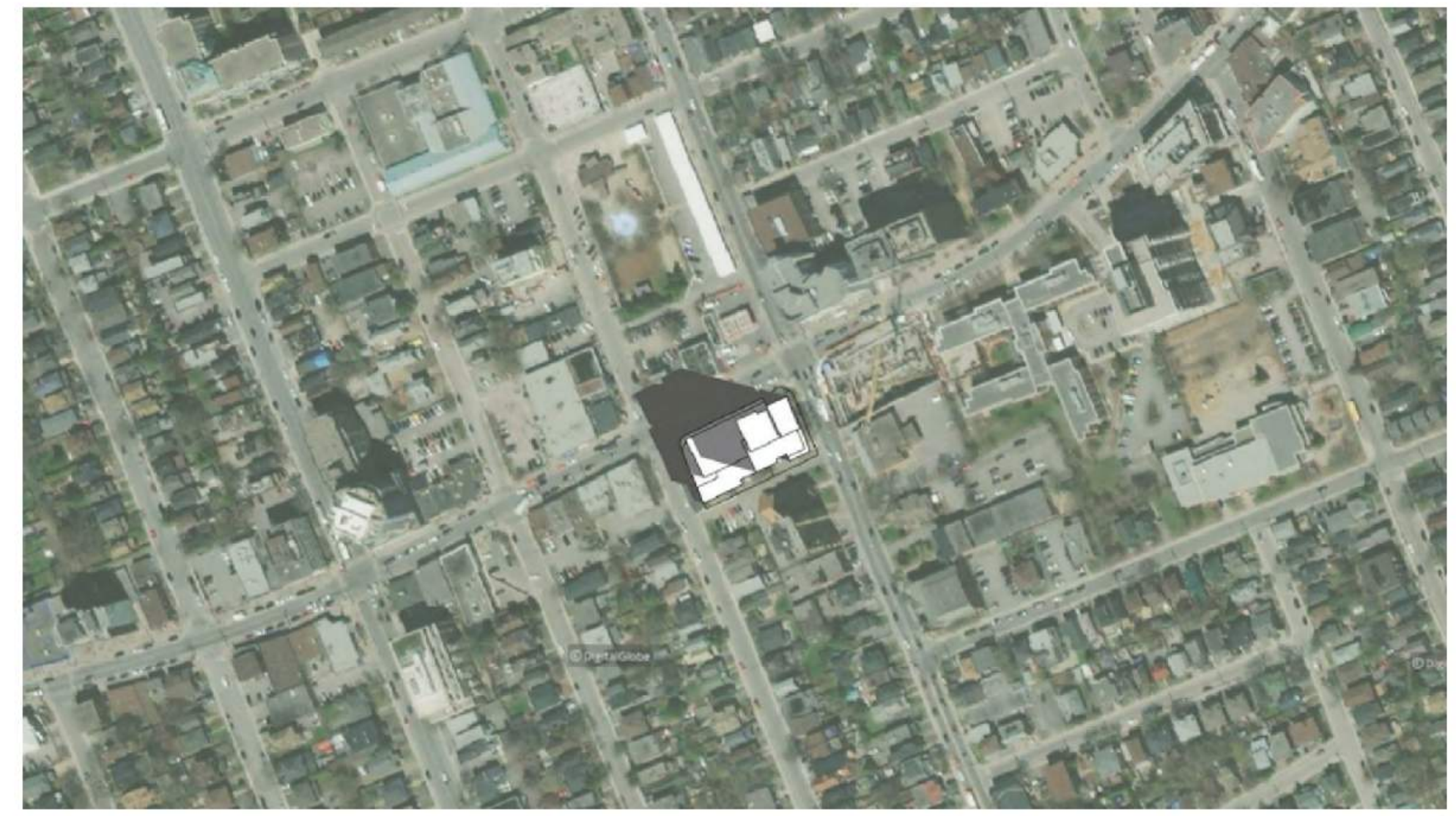




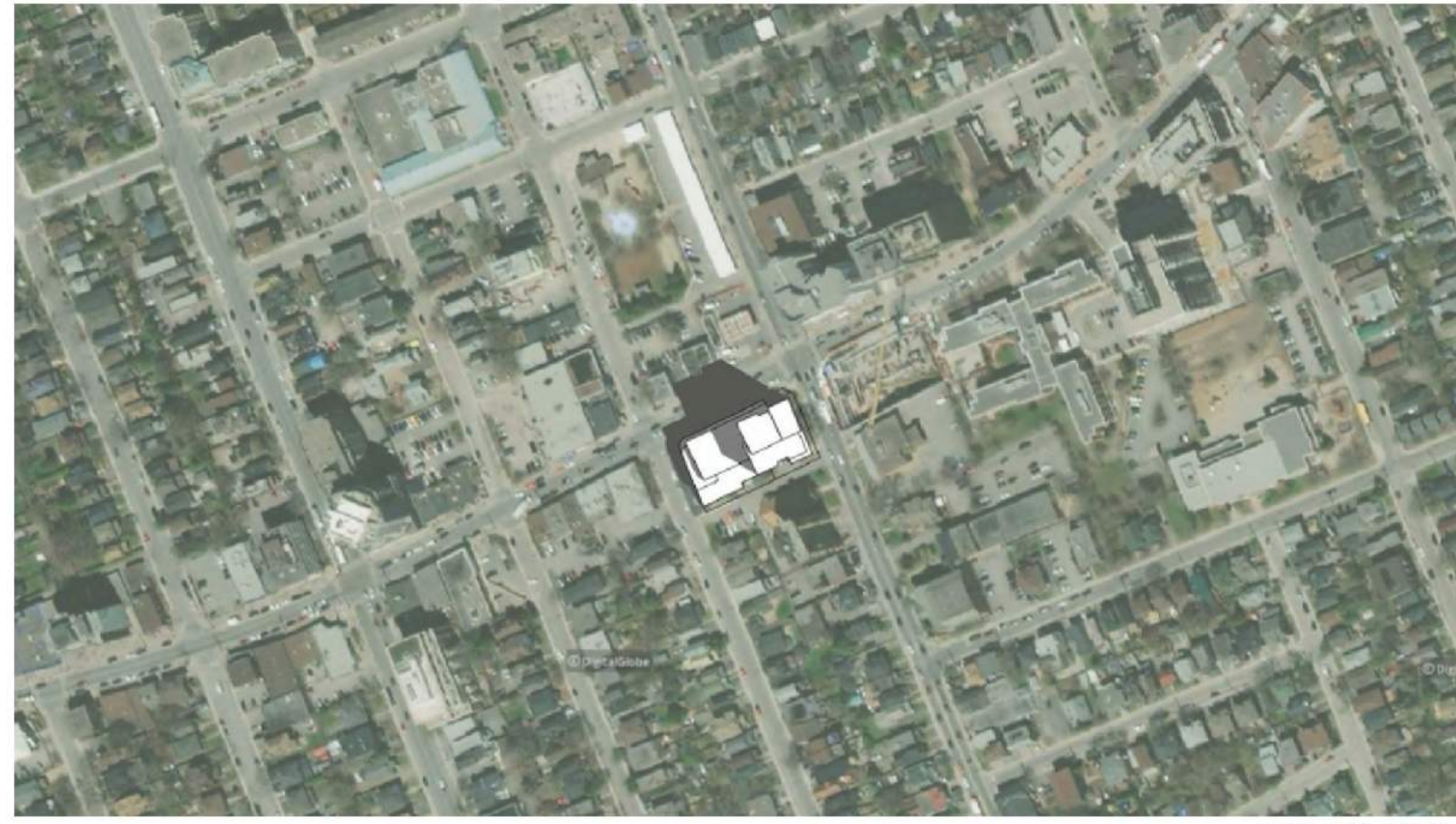
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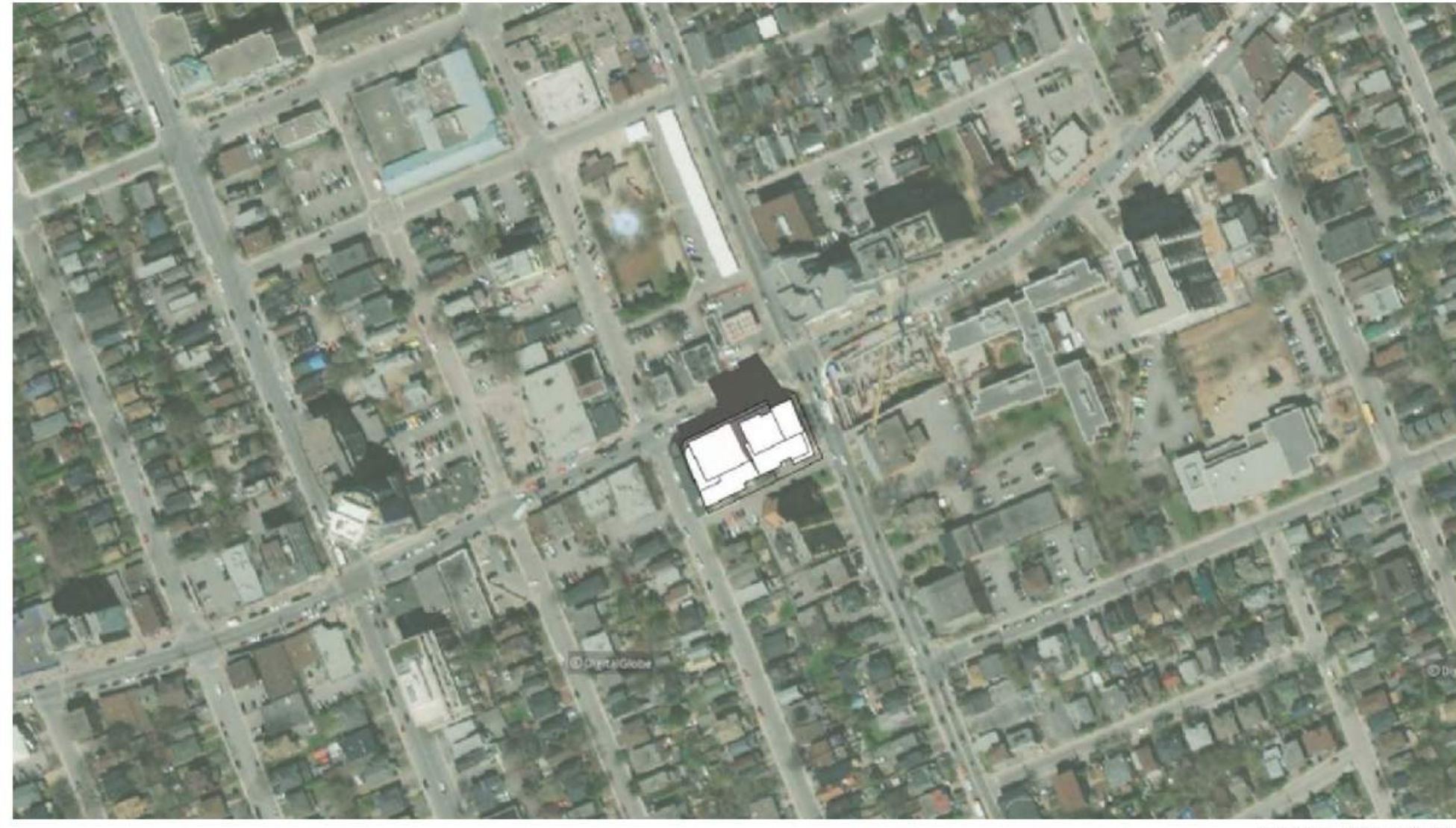
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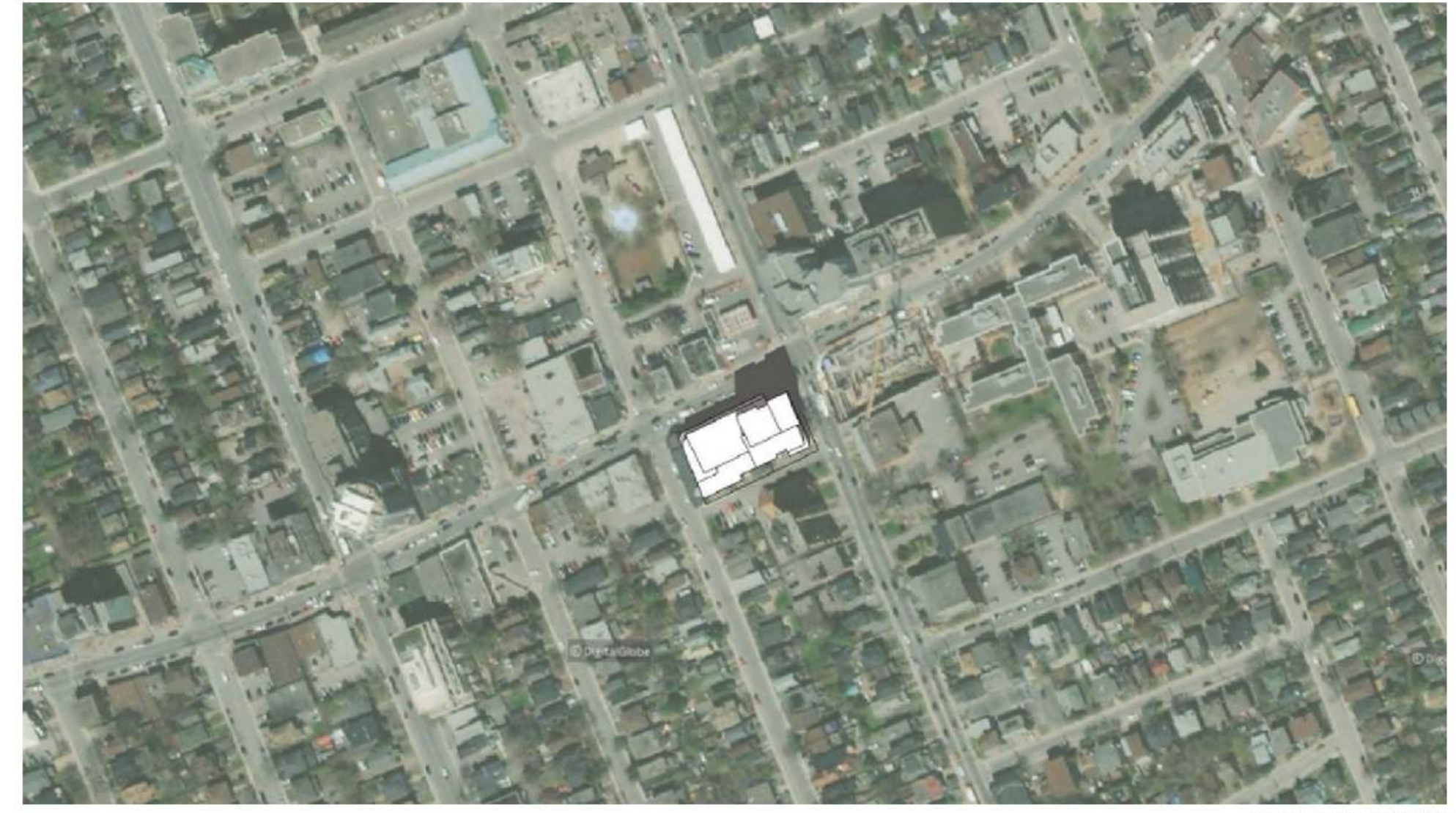
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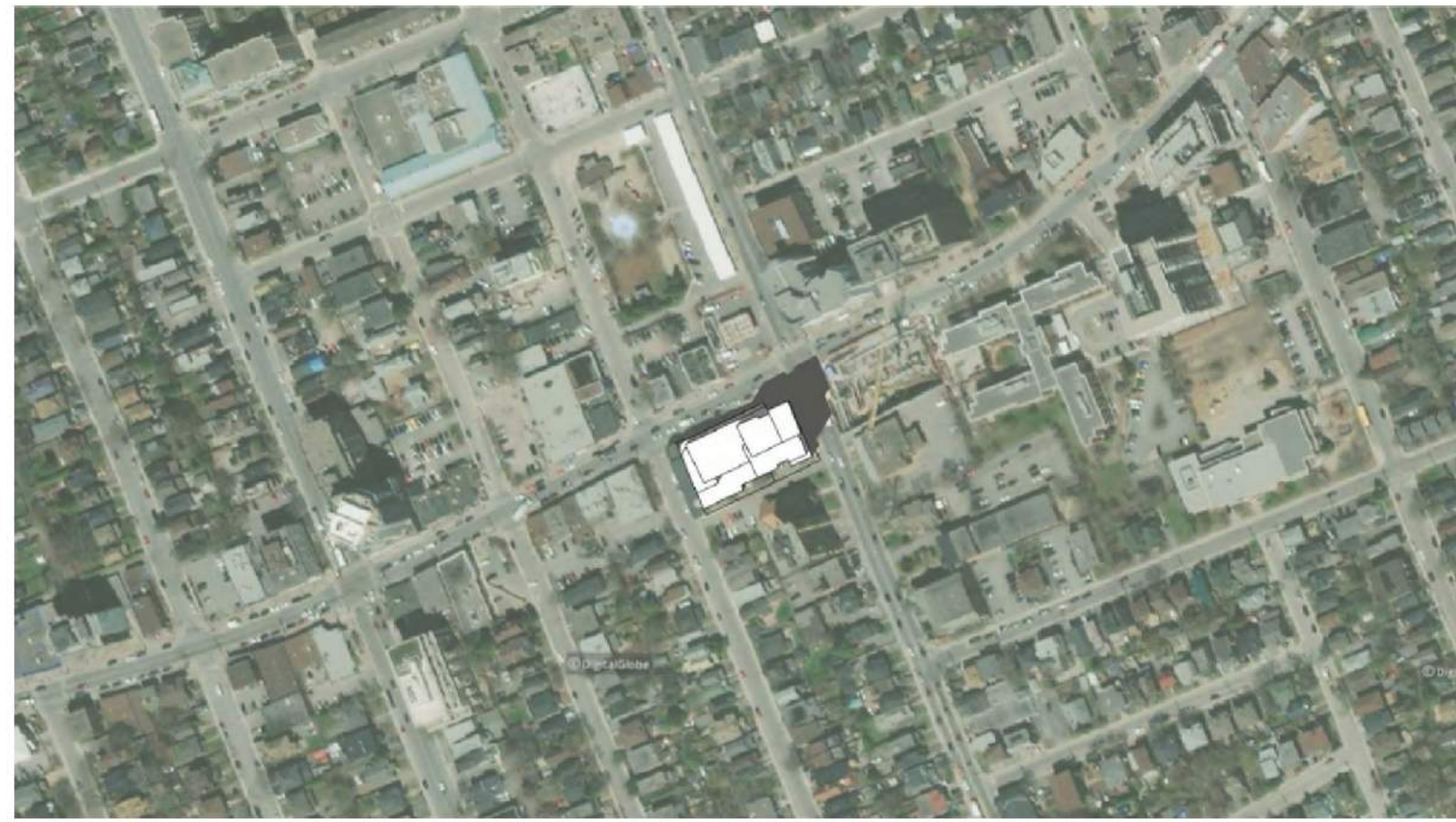
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JUNE 21 12:00



JUNE 21 13:00



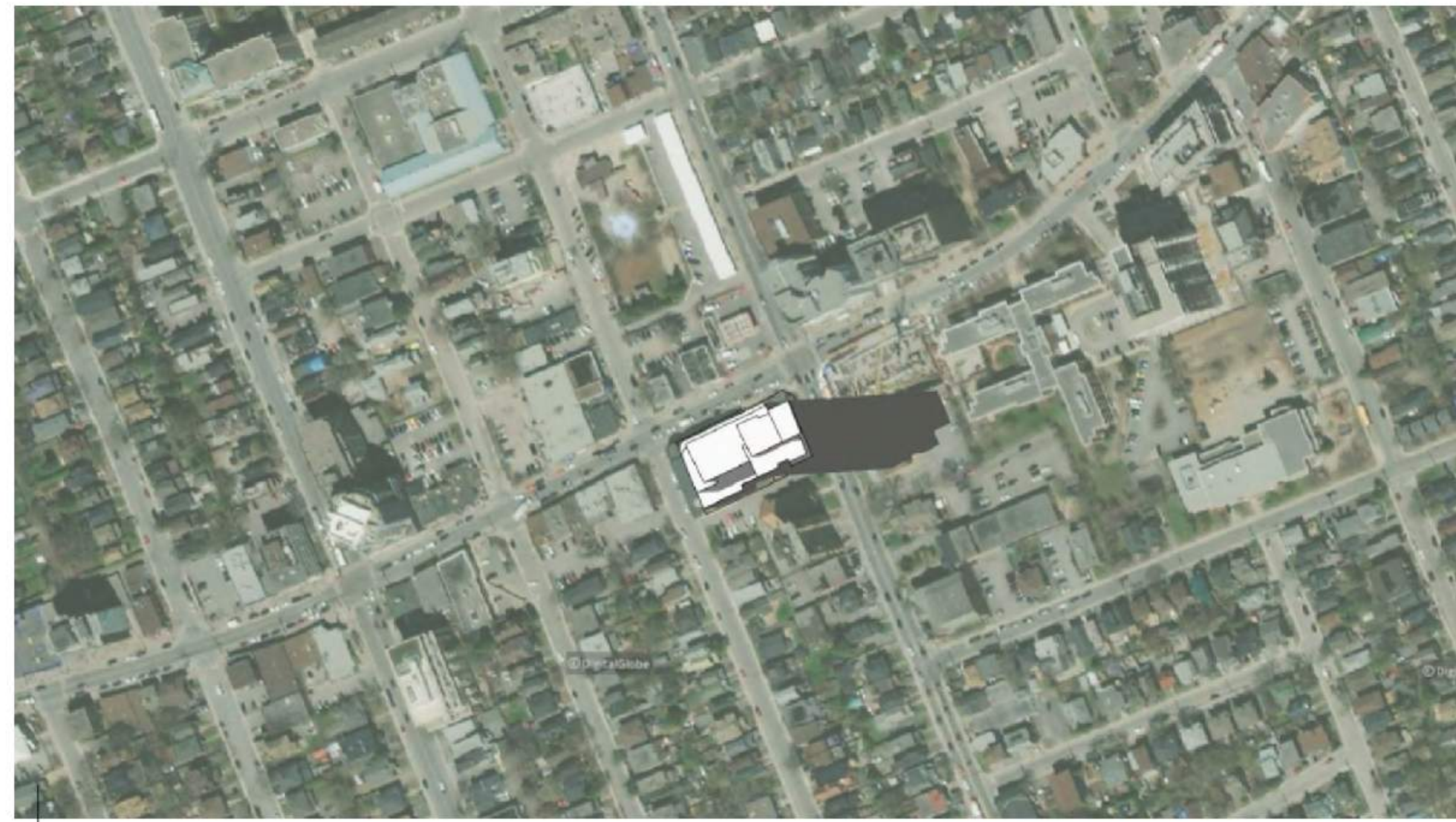
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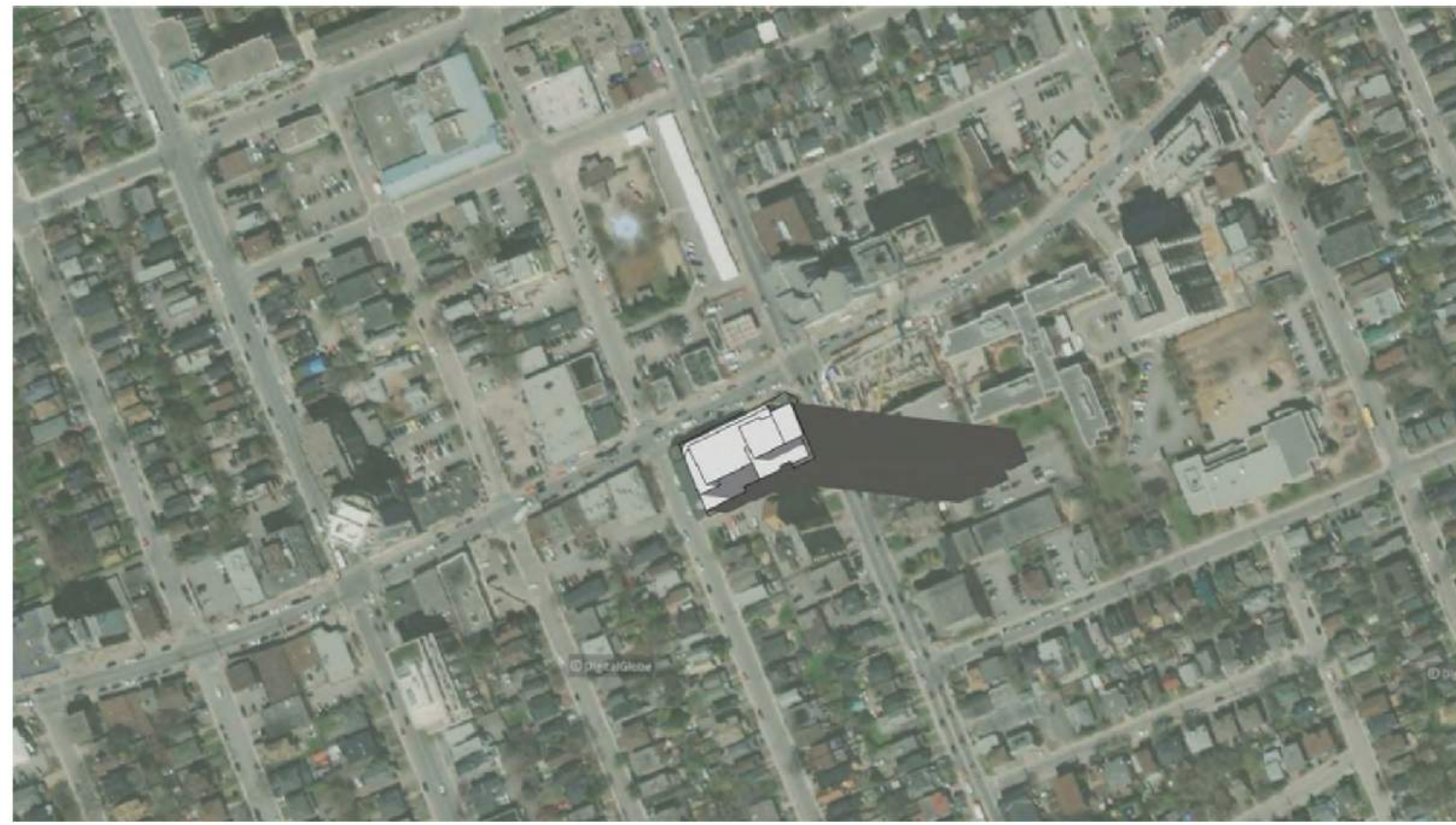
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JUNE 21 16:00



JUNE 21 17:00



JUNE 21 18:00



JUNE 21 19:00



JUNE 21 20:00

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 Tel: 613-230-7551

**ARCHITECT**

DIALOG  
 35 JOHN STREET #500  
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**URBAN PLANNER**

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 OTTAWA, ON K2P 2H7  
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**LANDSCAPE ARCHITECT**

DIALOG  
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 OTTAWA, ON K1N 6P2  
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**CIVIL ENGINEER**

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 Tel: 613-836-0556

**TRAFFIC CONSULTANT**

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 61 FLAZA COURT  
 OTTAWA, ON K2H 7W1  
 Tel: 613-897-3757

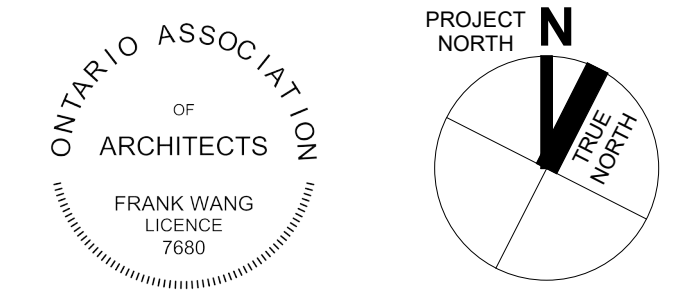
**SURVEY**

STANTEC  
 1331 CLYDE AVE. SUITE 400  
 OTTAWA, ON K2C 3G4  
 Tel: 613-272-4500

**NOISEWIND CONSULTANT**

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

**KEYPLAN**



**1186-1194 WELLINGTON ST W**

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

**SHADOW STUDY - JUNE**

DRAWN: Author CHECKED: Checker  
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**SP10**

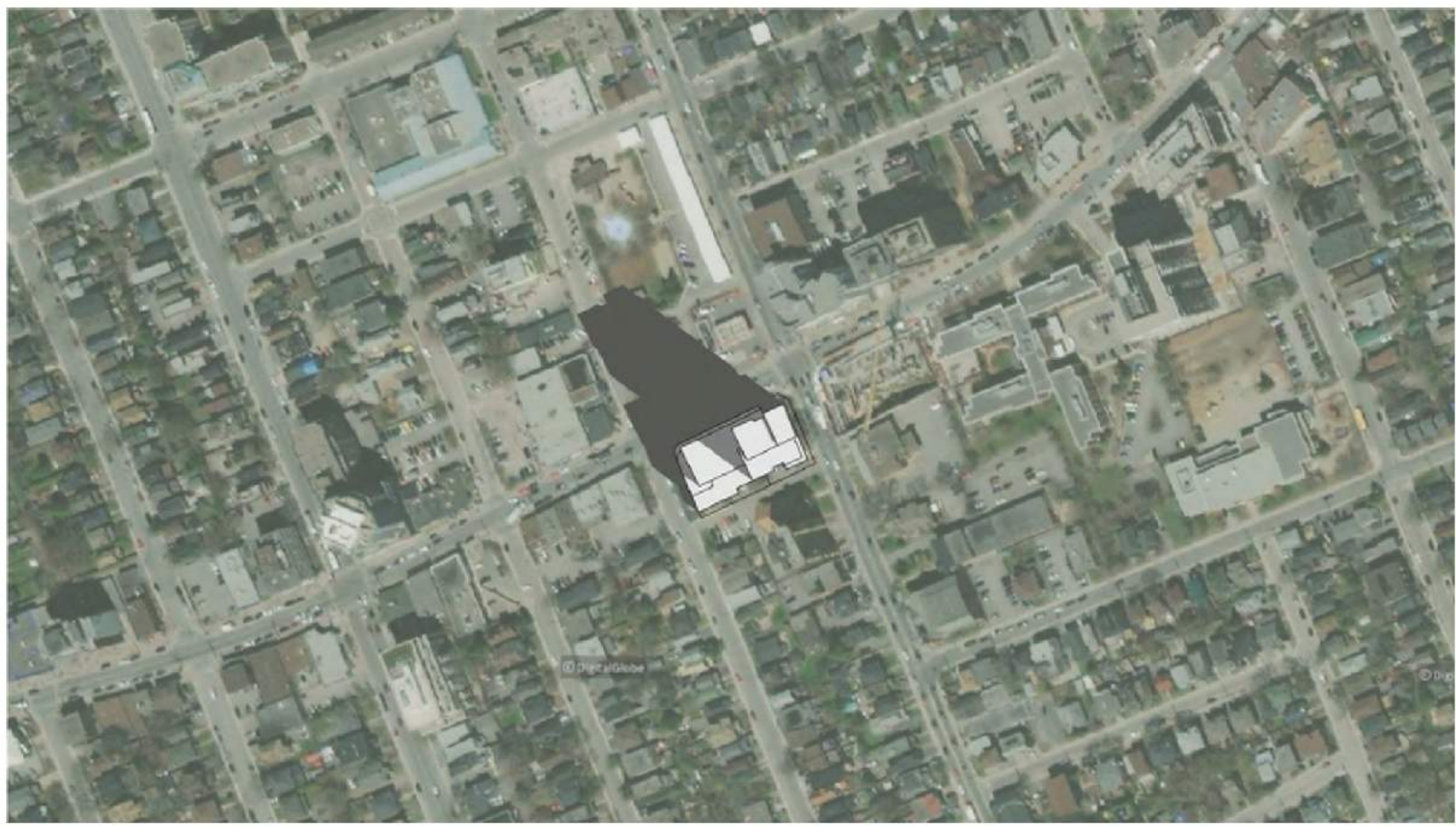




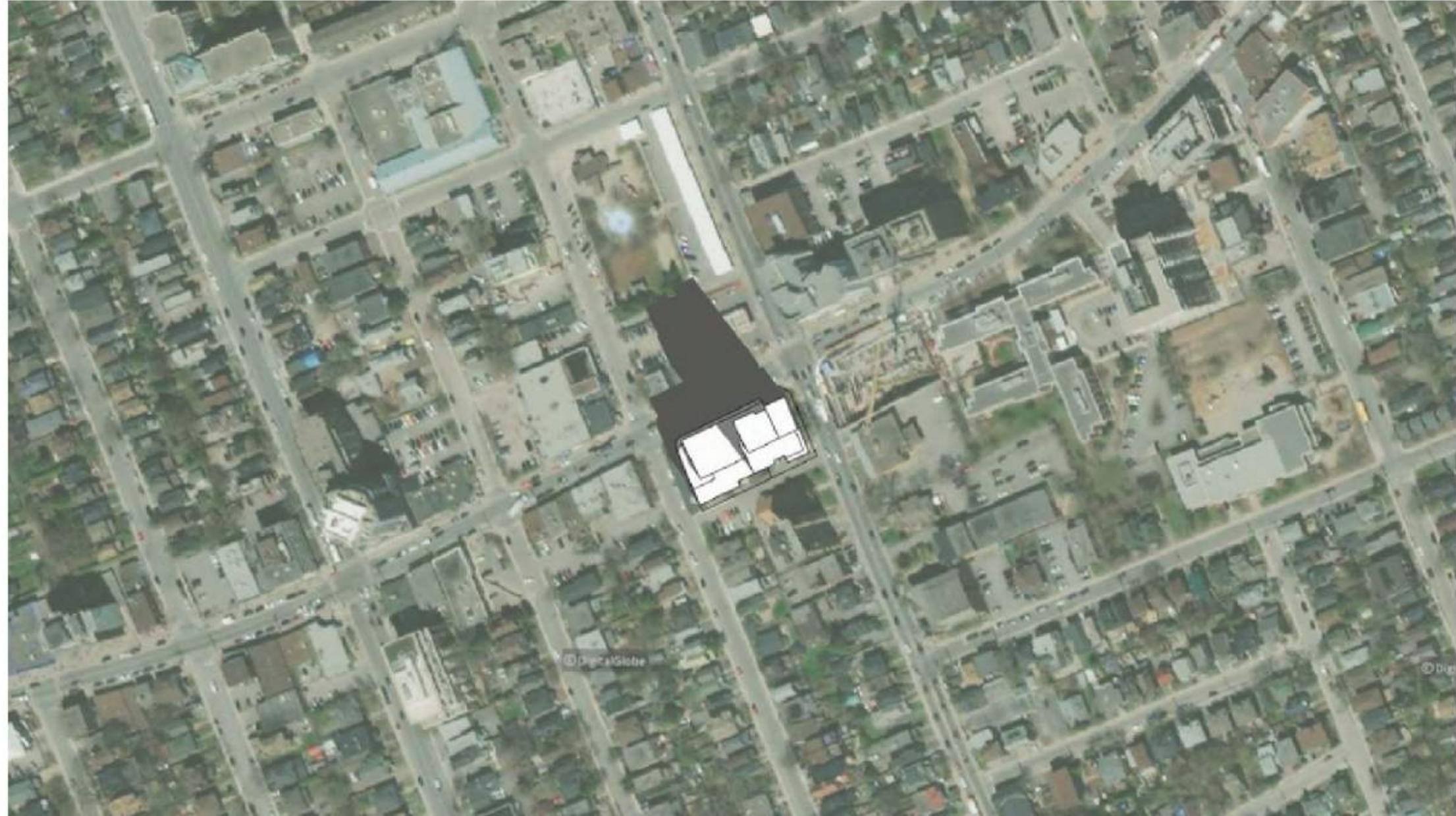
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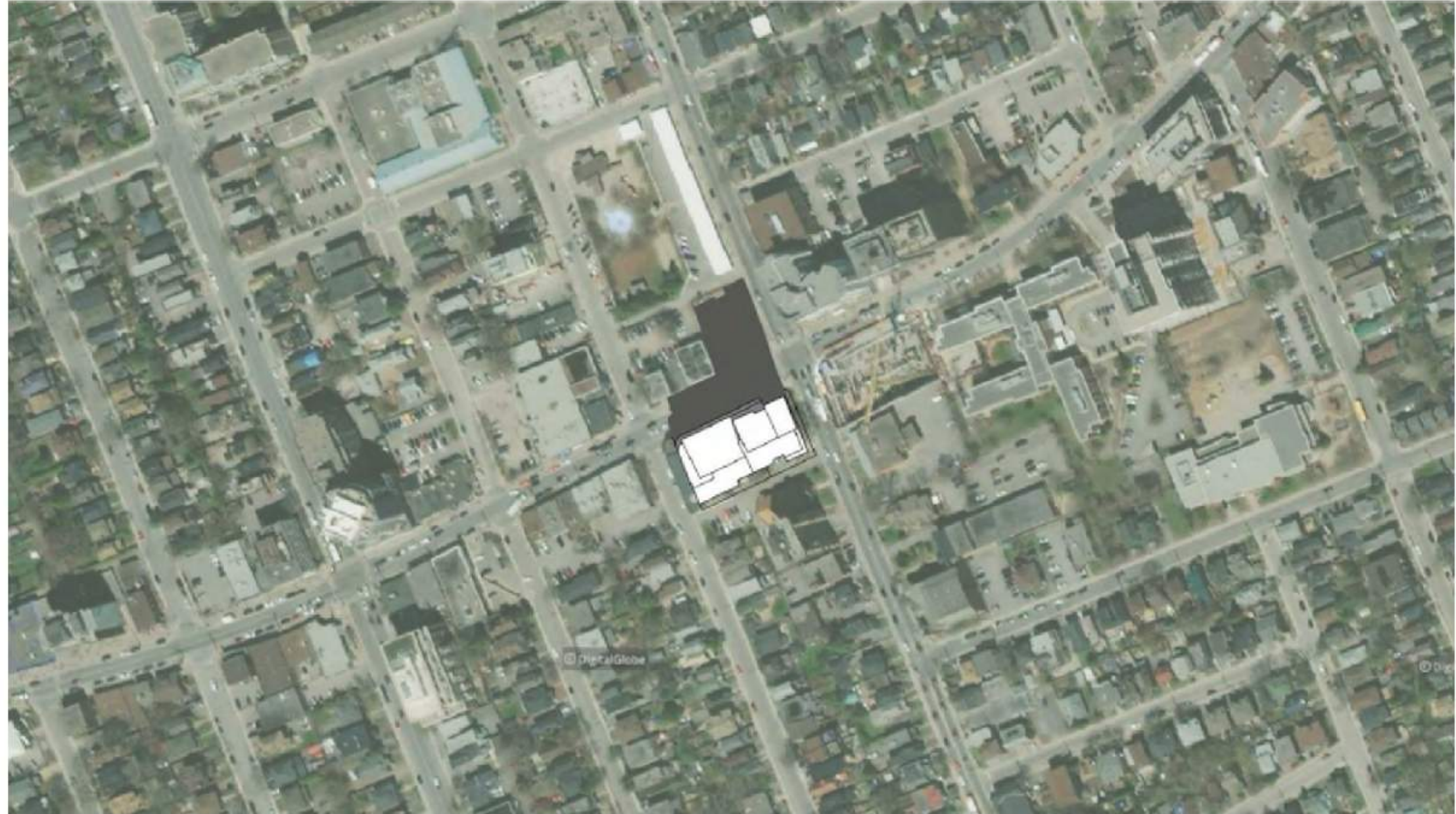
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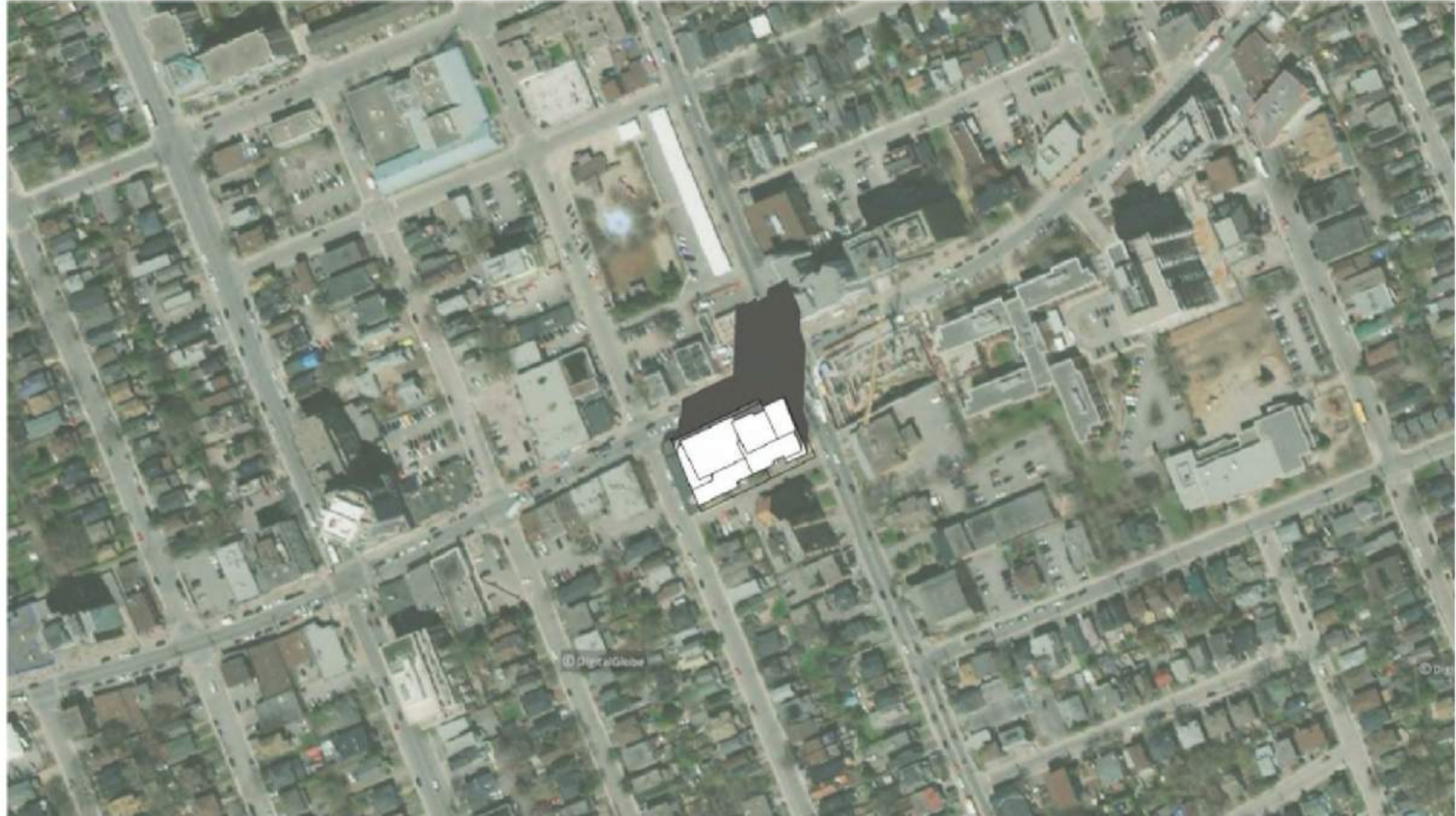
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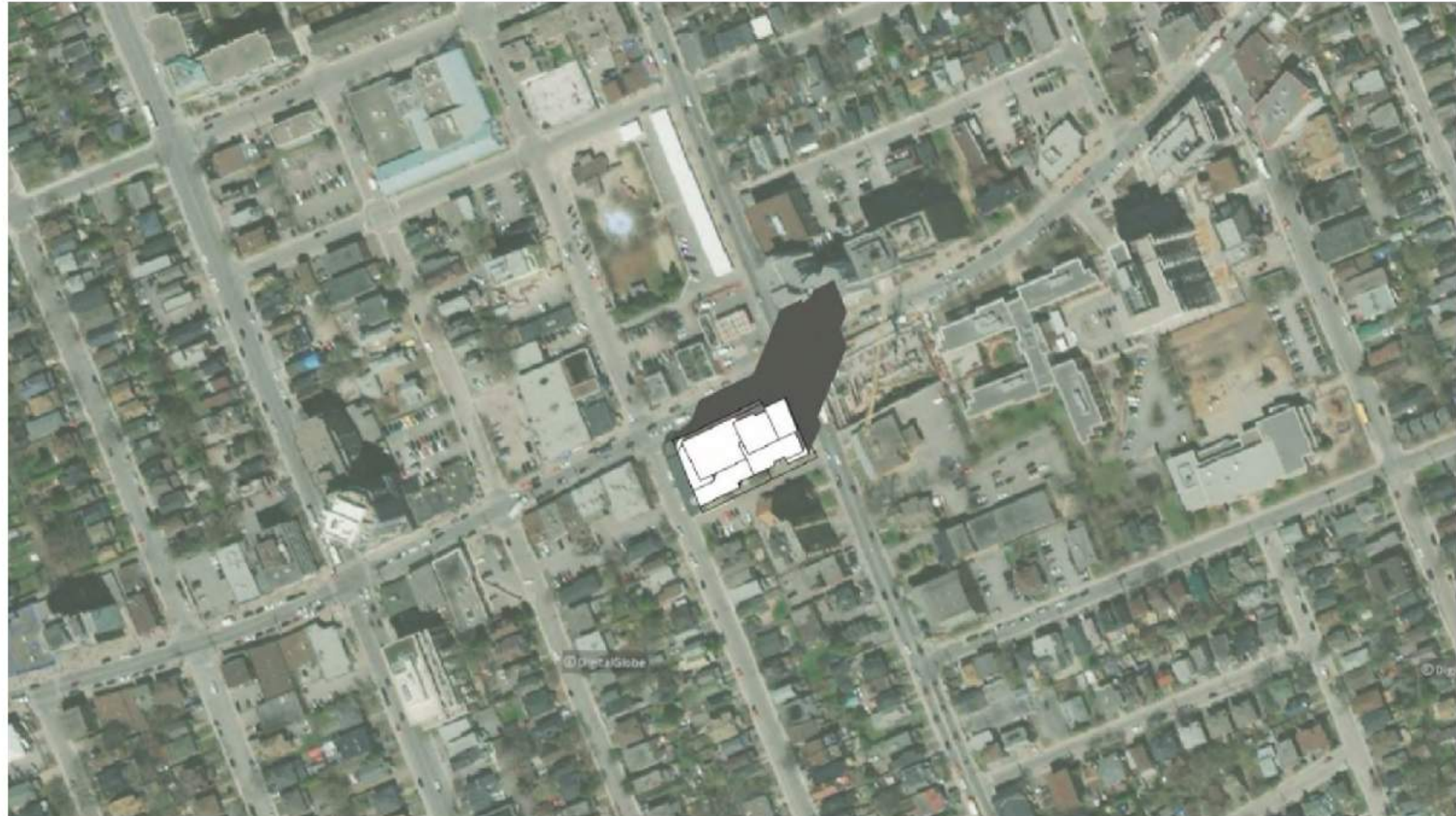
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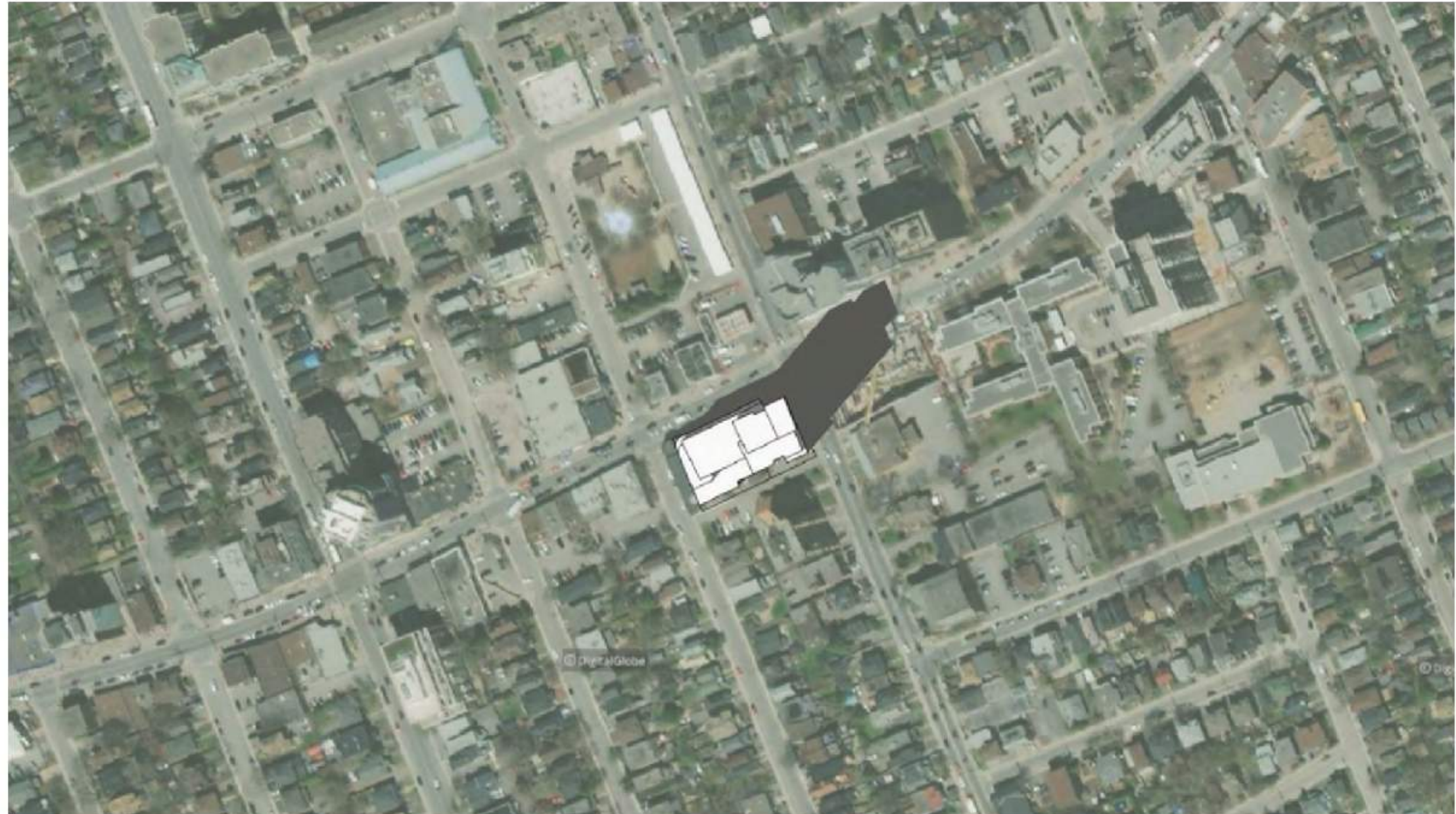
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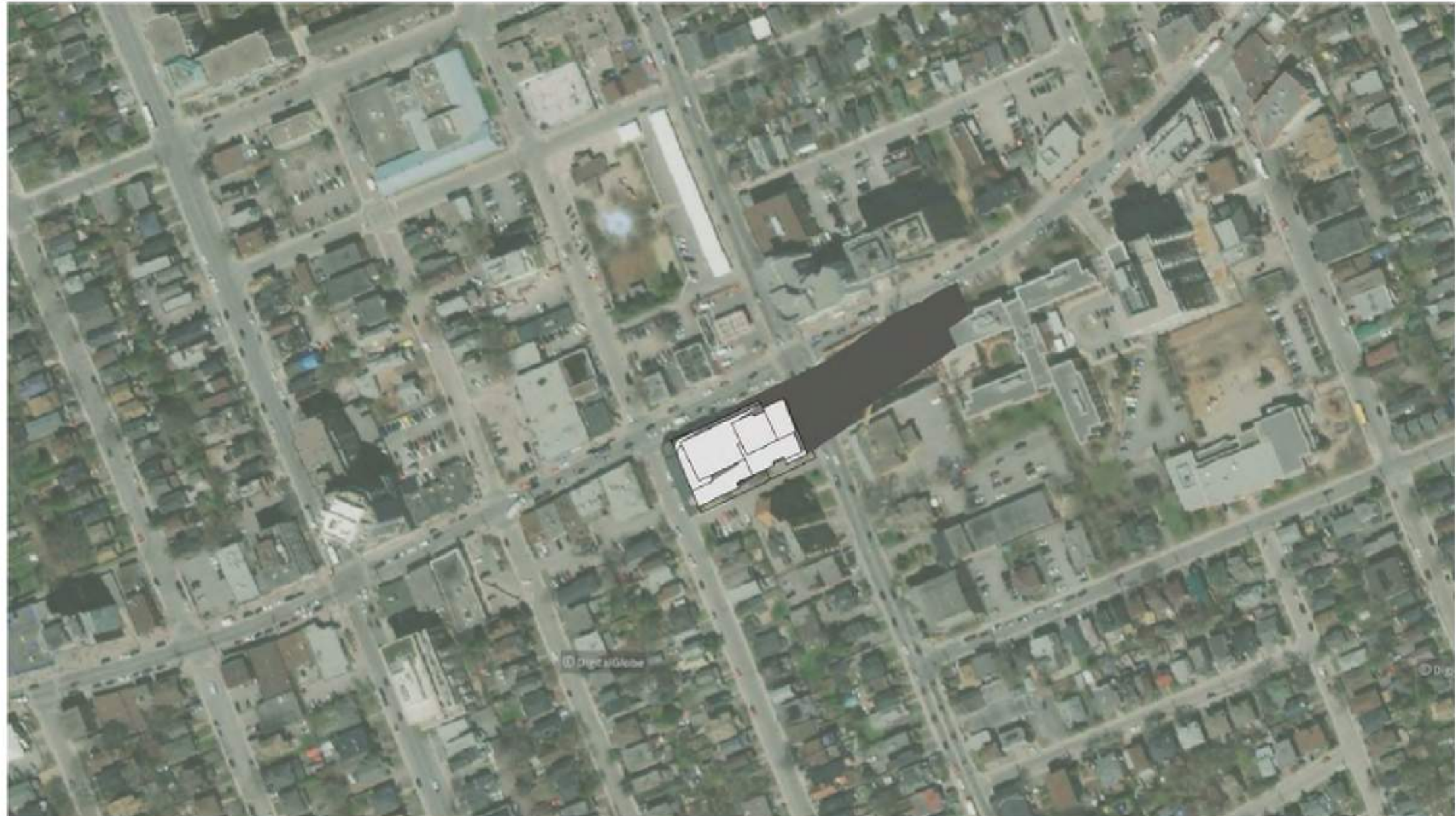
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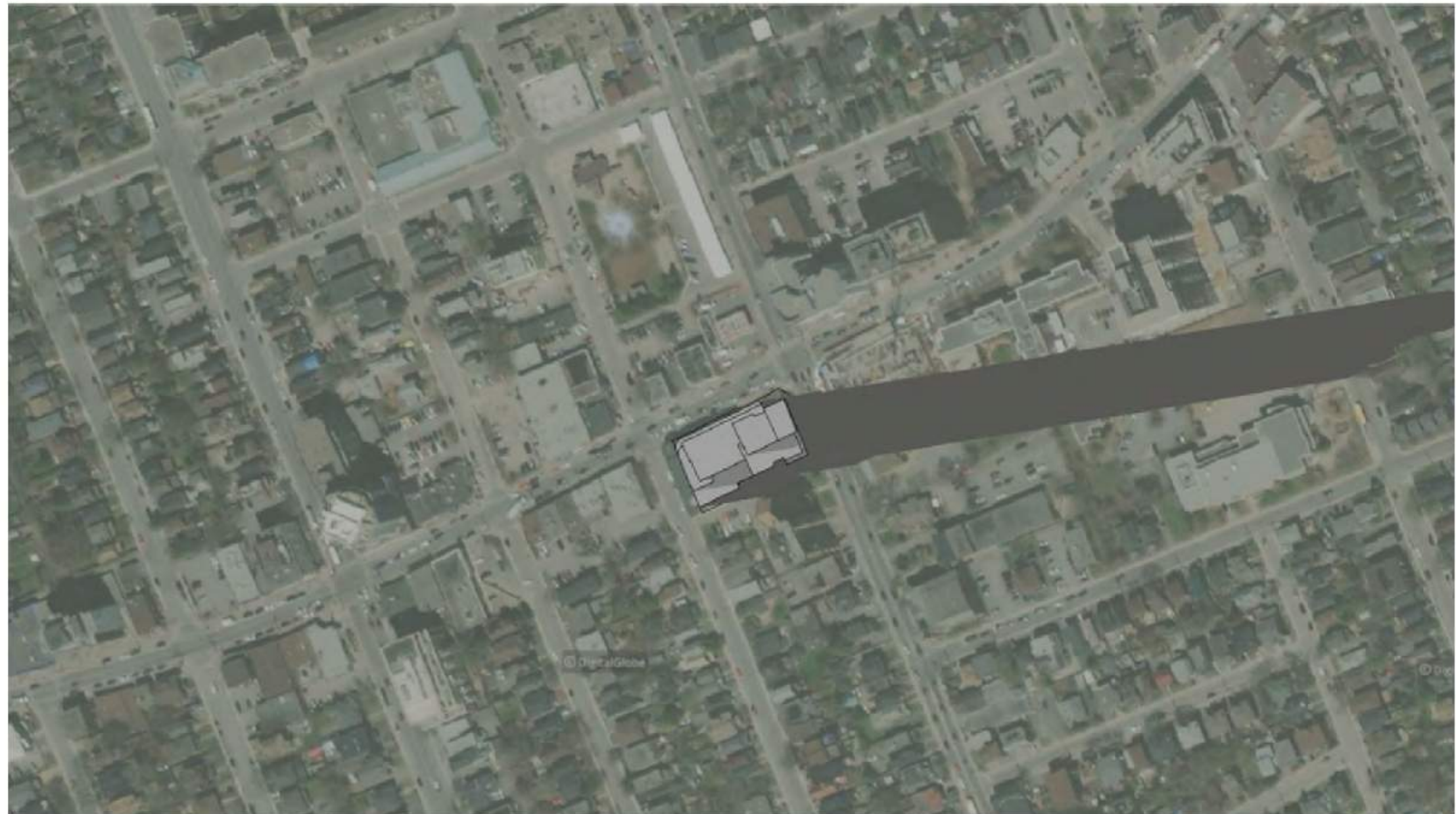
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MARCH/SEPTEMBER 21 16:00



MARCH/SEPTEMBER 21 17:00



MARCH/SEPTEMBER 21 18:00

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- 1 2022-06-29 ISSUED FOR SPA
- 2 2022-12-09 RE-ISSUED FOR SPA
- 3 2023-04-19 RE-ISSUED FOR SPA

**METRIC**

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**CLIENT**

WELLBEE LIMITED PARTNERSHIP  
 200-180 KENT STREET  
 OTTAWA, ON K1P 0B6  
 Tel: 613-232-7551

**ARCHITECT**

DIALOG  
 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: 613-232-5709

**LANDSCAPE ARCHITECT**

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

**ENVIRONMENTAL/GEOTECHNICAL**

ERRATA ENVIRONMENTAL  
 20 GURDWARA ROAD, UNIT 1  
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**HERITAGE CONSULTANT**

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

**CIVIL ENGINEER**

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

**TRAFFIC CONSULTANT**

CGH TRANSPORTATION  
 614-24 COURT  
 OTTAWA, ON K2H 7W1  
 Tel: 613-897-3197

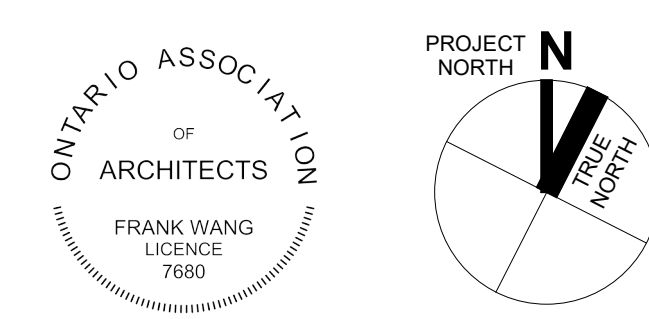
**SURVEY**

STANTEC  
 1331 CLYDE AVE. SUITE 400  
 OTTAWA, ON K2C 3G4  
 Tel: 613-272-4500

**NOISEWIND CONSULTANT**

GRADIENT WIND  
 127 WALDEN ROAD  
 OTTAWA, ON K1A 1L0  
 Tel: 613-836-0934

**KEYPLAN**



**1186-1194**  
**WELLINGTON ST W**

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

**SHADOW STUDY -**  
**MARCH/SEPTEMBER**

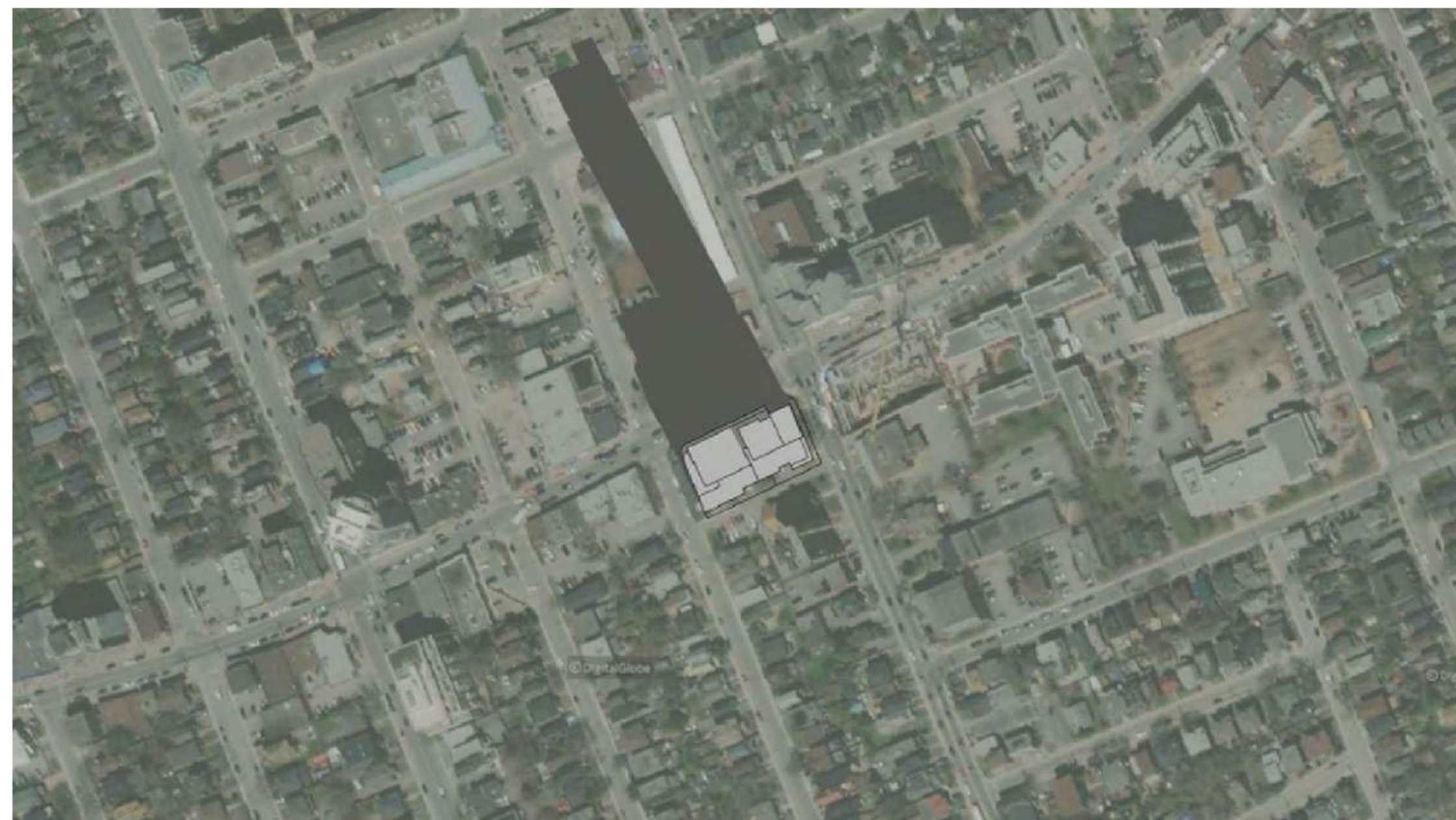
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**SP11**

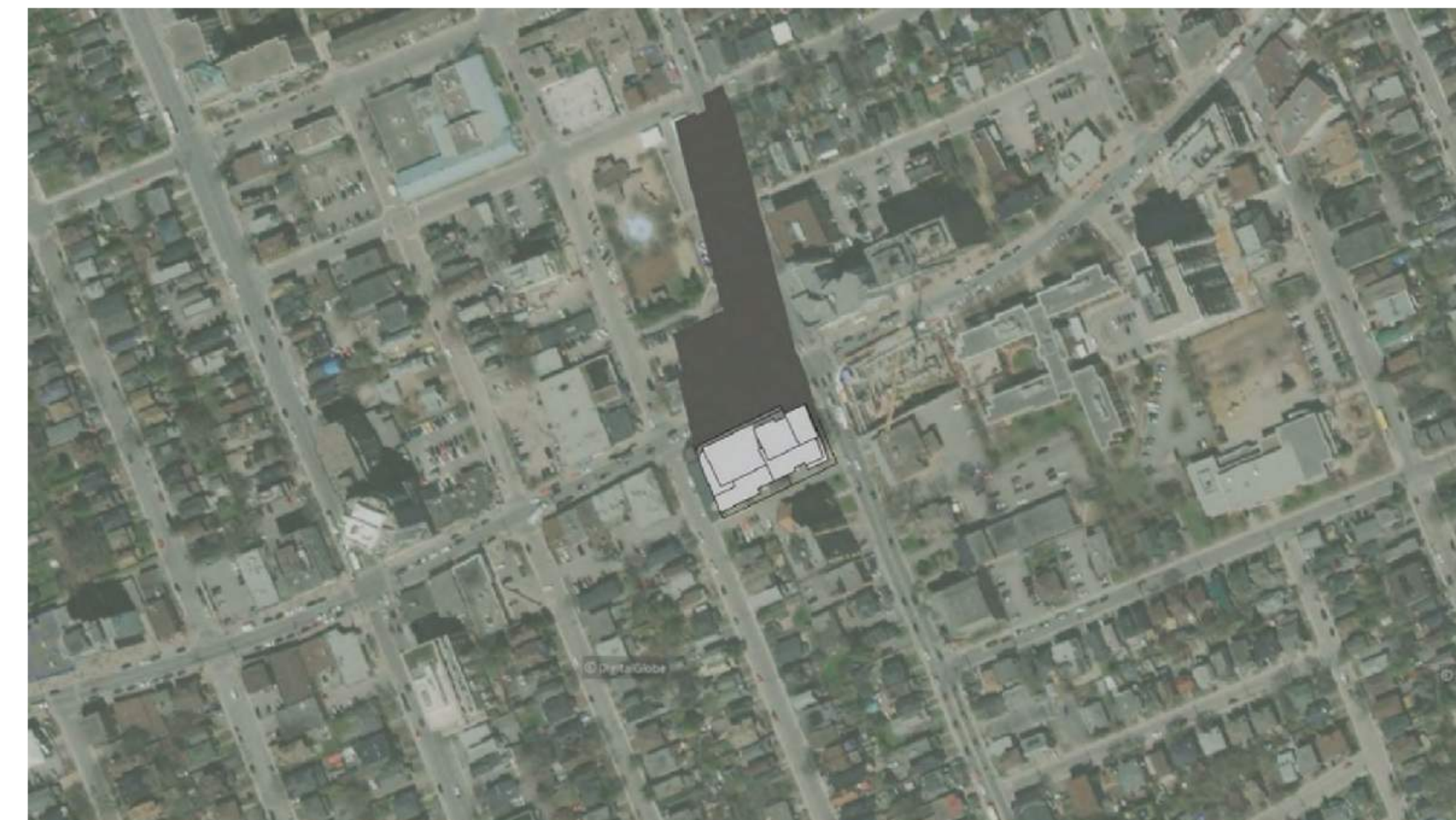




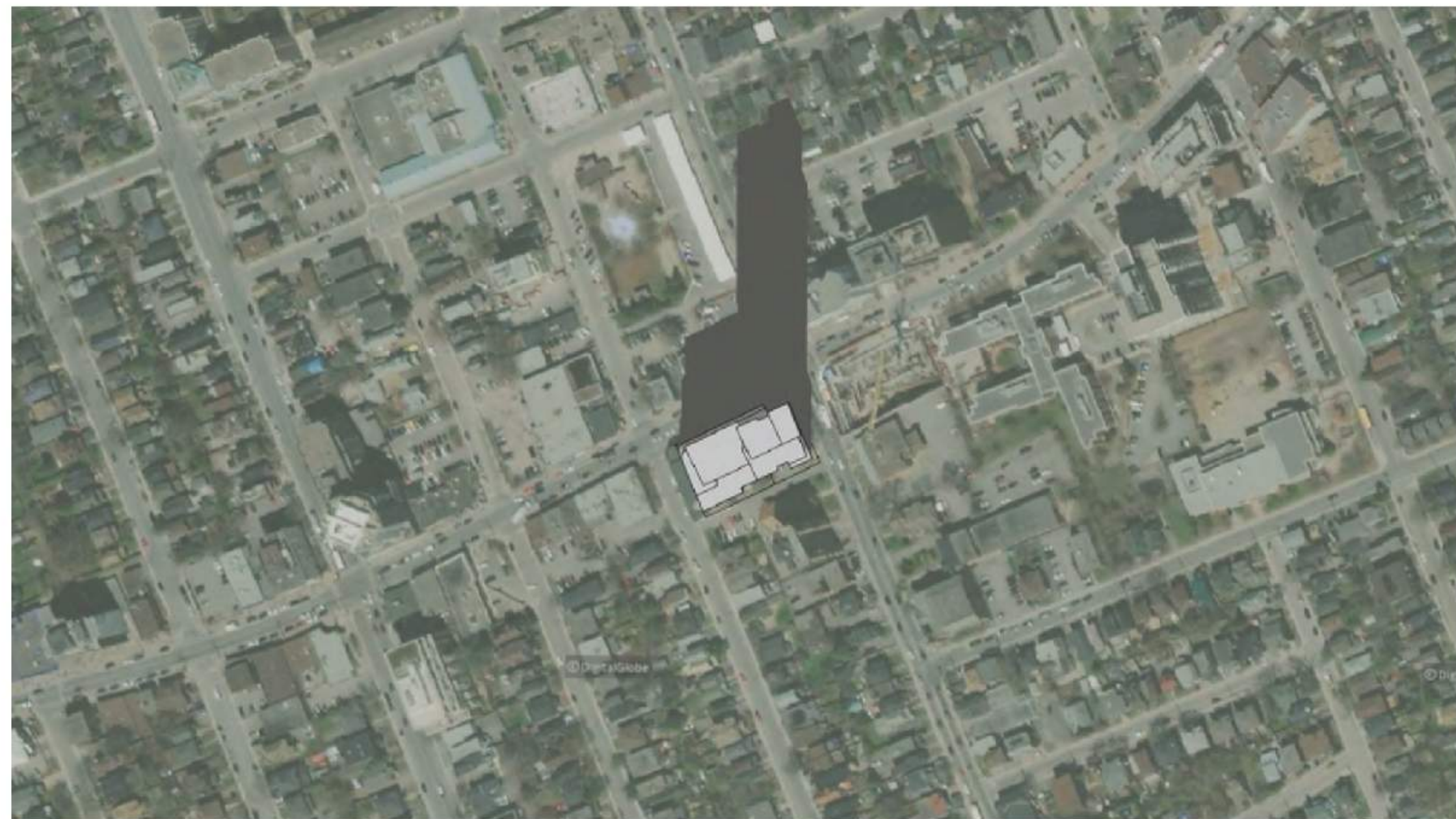
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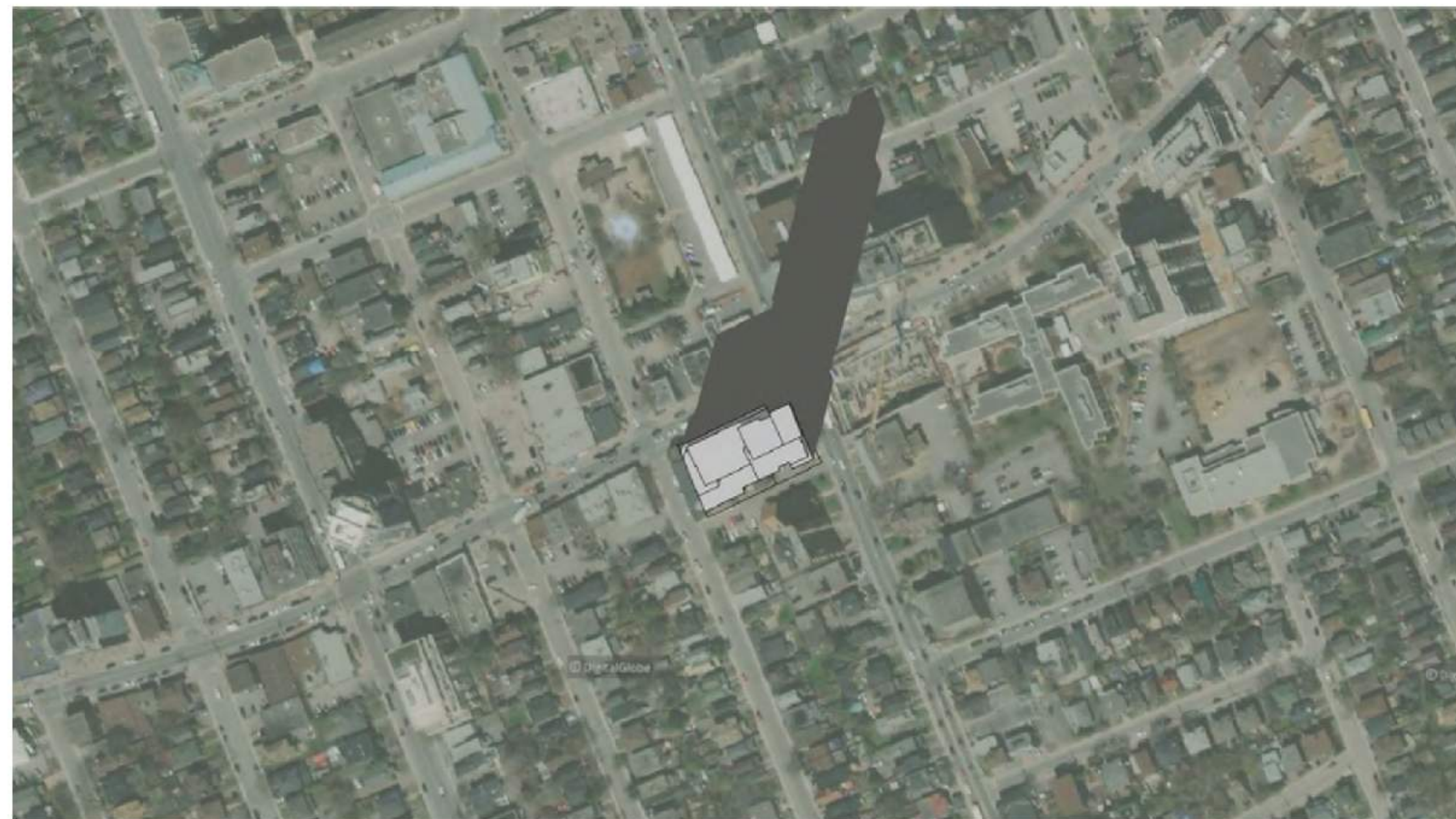
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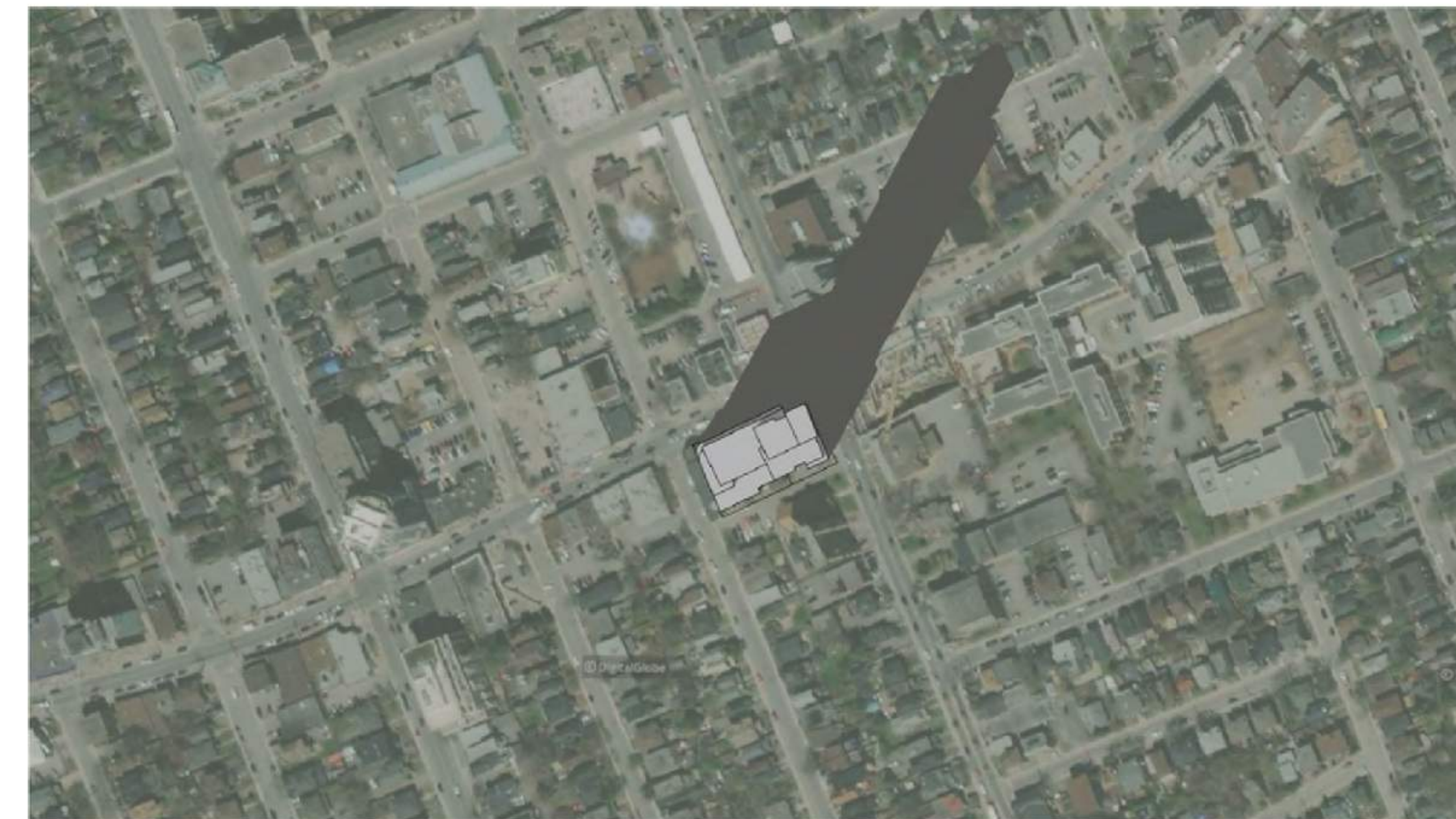
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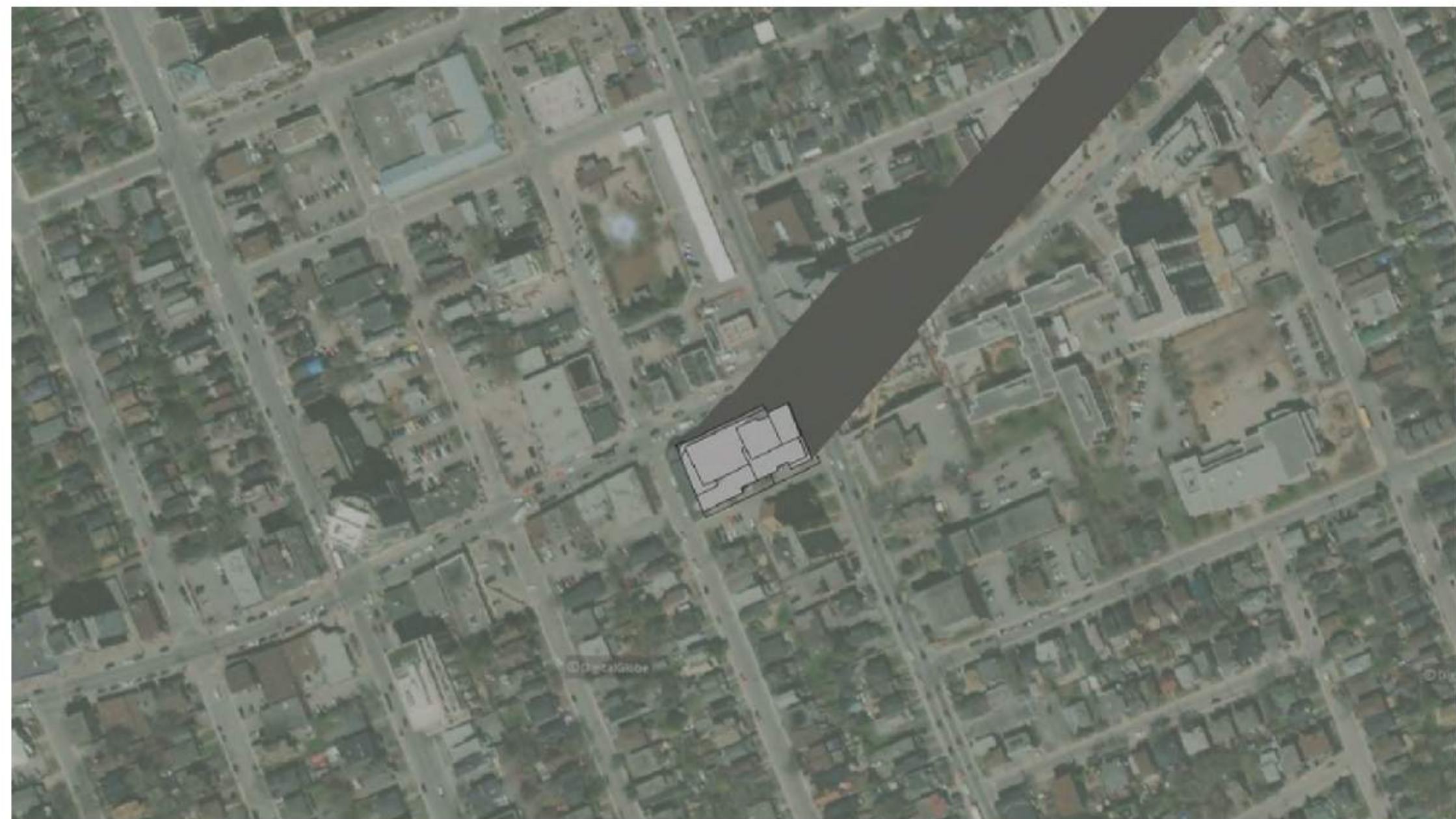
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DECEMBER 21 15:00

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- 1 2022-06-29 ISSUED FOR SPA
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**ARCHITECT**

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

**URBAN PLANNER**

FOTEN  
 396 COOPER ST. SUITE 300  
 OTTAWA, ON K2P 2H7  
 Tel: 613-232-5700

**LANDSCAPE ARCHITECT**

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 OTTAWA, ON K2H 7W1  
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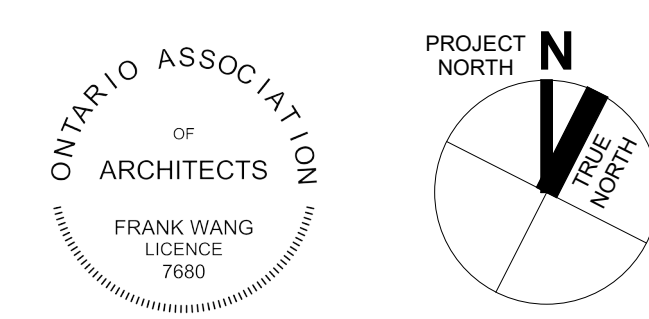
**SURVEY**

SIANTEC  
 1331 CLYDE AVE. SUITE 400  
 OTTAWA, ON K2C 3G4  
 Tel: 613-722-4400

**NOISEWIND CONSULTANT**

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

**KEYPLAN**



**1186-1194  
 WELLINGTON ST W**

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

**SHADOW STUDY -  
 DECEMBER**

DRAWN: Author CHECKED: Checker  
 PLOT DATE: 2023-04-19 10:49:39

**SP12**