



KEY PLAN

TOPOGRAPHIC PLAN OF SURVEY OF LOTS 56, 57 and PART OF LOT 55 North Lisgar Street REGISTERED PLAN 2996 CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebek Ltd.

PROJECT INFORMATION

ZONING	TMS (71)	SITE AREA - 18 NEPEAN	607.2 sq. m. 6,535 sq. ft.
SITE AREA - TOTAL	2,427.2 sq. m. 26,126 sq. ft.	SITE AREA - 169 LISGAR	514.1 sq. m. 5,534 sq. ft.
		SITE AREA - 200 ELGIN	1,305.9 sq. m. 14,057 sq. ft.

CAR PARKING: PROVIDED

18 NEPEAN STREET (24 UNITS)	24
169 LISGAR STREET (42 UNITS)	17
200 ELGIN STREET (122 UNITS)	68
169 LISGAR STREET (COMMERCIAL)	4
200 ELGIN STREET (COMMERCIAL)	5
TOTAL	118

PARKING BREAKDOWN

18 NEPEAN	24
169 LISGAR	17
200 ELGIN	68
COMMERCIAL	9
TOTAL	118

TO BE CONFIRMED BY OWNER

PROJECT STATISTICS (200 ELGIN)

BUILDING HEIGHT	33.5 M
LANDSCAPE OPEN SPACE (3.5%)	65.0 sq. m. (700 sq. ft.)
EXISTING GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)	
PARKING LEVEL P1	0.0 sq. m. 0.0 sq. ft.
GROUND FLOOR - COMMERCIAL	718.2 sq. m. 7,731 sq. ft.
2nd FLOORS - OFFICE	850.2 sq. m. 9,152 sq. ft.
3rd - 11th FLOORS - OFFICE	9 x 850.2 sq. m. 9 x 9,152 sq. ft. 8,238 sq. ft.
TOTAL	9,220.7 sq. m. 88,251 sq. ft.
PROPOSED GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)	
PARKING LEVEL P1	0.0 sq. m. 0.0 sq. ft.
GROUND FLOOR - COMMERCIAL	679.2 sq. m. 7,311 sq. ft.
2nd FLOORS	600.2 sq. m. 6,030 sq. ft.
3rd - 5th FLOORS	3 x 753.54 sq. m. 3 x 8,111 sq. ft. 2,260.6 sq. m. 24,333 sq. ft.
6th - 11th FLOORS	6 x 753.54 sq. m. 6 x 8,111 sq. ft. 4,521.2 sq. m. 48,686 sq. ft.
TOTAL	8,021.2 sq. m. 86,340 sq. ft.

UNIT STATISTICS

STUDIO UNIT	19
ONE BEDROOM UNIT	19
ONE BEDROOM + DEN UNIT	30
TWO BEDROOM UNIT	10
TWO BEDROOM + DEN UNIT	44
TOTAL	122
COMMERCIAL AREA	679.2 sq. m. 7,311 sq. ft.

CAR PARKING (122 UNITS)

AREA "Y" ON SCHEDULE 1A
REQUIRED BY ZONING BY-LAW

RESIDENCE - NOT REQUIRED	0
VISITOR - 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	11
COMMERCIAL - NOT REQUIRED	0
COMMERCIAL (BANK) - NOT REQUIRED	0
TOTAL	11
PROVIDED	
RESIDENCE - 0.5 PER DWELLING UNIT	57
VISITOR - 0.1 PER DWELLING UNIT	11
COMMERCIAL - NON REQUIRED	5
TOTAL	73

BICYCLE PARKING (122 UNITS)

REQUIRED

RESIDENCE - 0.5 PER UNIT	61
COMMERCIAL - 1.0 PER 250m ² GFA	3
TOTAL	64
PROVIDED	
BASEMENT - INTERIOR	148
EXTERIOR - CITY BOULEVARD	4
TOTAL	152

LOT COVERAGE

PAVED SURFACE =	0.0 sq. m.	0.0%
BUILDING FOOTPRINT =	1,209.2 sq. m.	92.6%
LANDSCAPE OPEN SPACE =	96.7 sq. m.	7.4%
TOTAL =	1,305.9 sq. m.	100.0%

AMENITY SPACE (42 + 122 UNITS)

169 LISGAR AMENITY ROOM ON 6th FLOOR OF 200 ELGIN STREET REMOVED AND REPLACED WITH UNITS

BASEMENT GAMES ROOM COMMUNAL =	60.0 sq. m.
BASEMENT THEATER COMMUNAL =	40.0 sq. m.
GROUND GOLF SIMULATOR COMMUNAL =	74.0 sq. m.
2nd FL COMMUNAL ROOF TERRACE =	120.0 sq. m.
2nd FL GYM COMMUNAL =	116.0 sq. m.
2nd FL PARTY ROOM COMMUNAL =	93.0 sq. m.
PRIVATE BALCONIES =	570.0 sq. m.
TOTAL =	1,163.0 sq. m.
TOTAL COMMUNAL =	503.0 sq. m.
REQUIRED - 6.0m ² PER UNIT (122 + 42) =	864.0 sq. m.
REQUIRED COMMUNAL @ 50% =	492.0 sq. m.

WASTE REQUIREMENT (42 + 122 UNITS)

COMBINED GARBAGE ROOM 169 LISGAR & 200 ELGIN	19 YARDS
GARBAGE - 0.11 PER UNIT	3 YARDS
RECYCLING GMP - 0.016 PER UNIT	6 YARDS
RECYCLING FIBER - 0.038 PER UNIT	4 YARDS
COMPOST - 240L PER 50 UNITS	4

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

6 ISSUED FOR SPC - FORMAL REVIEW JULY 28/24
5 ISSUED FOR SPC - OFFICIAL REVIEW JUNE 24/24
4 ISSUED FOR SPC - PRE CONSULT RESPONSE MAR 28/24
3 ISSUED FOR SPC - PRE CONSULT RESPONSE JAN 18/24
2 ISSUED TO CONSULTANTS DEC 20/23
1 ISSUED FOR SPC - PRE CONSULTATION SEP 26/23

REVISIONS:

No.	DESCRIPTION	DATE
6	ISSUED FOR SPC - FORMAL REVIEW	JULY 28/24
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ARCHITECT SEAL: Roderick Lahey Architects, License 4375

CLIENT: DISTRICT REALTY

PROJECT TITLE: 200 ELGIN

OTTAWA ONTARIO

SHEET TITLE: SITE PLAN

DRAWN: R.V. CHECKED: R.V.
SCALE: 1:100 SHEET No.: SP-1
PROJECT No.: 2215

1 SITE PLAN
SCALE = 1 : 100

SCALE 1: 100