



KEY PLAN

PROJECT INFORMATION			
ZONING	TMS (71)	SITE AREA - 169 LISGAR / 200 ELGIN	1,820.0 sq. m. 19,590 sq. ft.
SITE AREA - TOTAL	2,427.2 sq. m. 26,126 sq. ft.	SITE AREA - 18 NEPEAN	607.2 sq. m. 6,535 sq. ft.
SURVEY INFORMATION BASED ON SURVEY PREPARED BY ARNETT & MARTIN OLS REFERENCE #508-66 DATED OCTOBER 31, 1966, REGISTERED PLAN 2996 CITY OF OTTAWA & SURVEY PREPARED BY ARNETT, KENNEDY, RIDDELL & JASON SURVEY LTD. REFERENCE #600-34, DATED OCTOBER 30 1984, REGISTERED PLAN 2996 CITY OF OTTAWA			
PARKING BREAKDOWN			
18 NEPEAN	24		
169 LISGAR	17		
200 ELGIN	68		
169 LISGAR STREET (COMMERCIAL)	4		
200 ELGIN STREET (COMMERCIAL)	5		
TOTAL	118		
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)		COMMERCIAL 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 890.2 sq. m. 9 x 9,152 sq. ft.
TOTAL			9,220.7 sq. m. 99,251 sq. ft.
PROPOSED			
GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)		RESIDENTIAL 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			747.9 sq. m. 8,090 sq. ft.
3rd - 5th FLOORS			3 x 753.54 sq. m. 3 x 8,111 sq. ft.
6th - 11th FLOORS			6 x 753.54 sq. m. 6 x 8,111 sq. ft.
TOTAL			8,208.9 sq. m. 88,369 sq. ft.
UNIT STATISTICS			
STUDIO UNIT			19
ONE BEDROOM UNIT			19
TWO BEDROOM UNIT			10
THREE BEDROOM UNIT			4
TOTAL			52
COMMERCIAL AREA			679.2 sq. m. 7,311 sq. ft.
CAR PARKING (126 UNITS)			
AREA "X" ON SCHEDULE 1A			
REQUIRED BY ZONING BY-LAW			
RESIDENCE	- 0.5 PER DWELLING UNIT (AFTER 12 UNITS)		57
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)		11
COMMERCIAL	- LEGAL NON-CONFORMING RIGHTS		0
COMMERCIAL (BANK)	- LEGAL NON-CONFORMING RIGHTS		0
TOTAL			68
PROVIDED			
RESIDENCE	- 0.5 PER DWELLING UNIT		57
VISITOR	- 0.1 PER DWELLING UNIT		11
COMMERCIAL	- NON REQUIRED		5
TOTAL			73
BICYCLE PARKING (126 UNITS)			
REQUIRED			
RESIDENCE	- 0.5 PER UNIT		63
COMMERCIAL	- 1.0 PER 250m ² GFA		3
TOTAL			66
PROVIDED			
BASEMENT - INTERIOR	- 0.9 PER UNIT		167
EXTERIOR - CITY BOULEVARD			4
TOTAL			171
LOT COVERAGE			
PAVED SURFACE =	0.4 sq. m.	0.02%	
BUILDING FOOTPRINT =	1,719.5 sq. m.	94.48%	
LANDSCAPE OPEN SPACE =	100.1 sq. m.	5.50%	
TOTAL =	1,820.0 sq. m.	100.00%	
AMENITY SPACE (42 + 123 UNITS)			
169 LISGAR AMENITY ROOM ON 6th FLOOR OF 200 ELGIN STREET REMOVED AND REPLACED WITH UNITS			
BASEMENT GYM COMMUNAL =	60.0 sq. m.		
BASEMENT THEATER COMMUNAL =	40.0 sq. m.		
GROUND FLOOR 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 (123 + 42) =	990.0 sq. m.		
REQUIRED COMMUNAL @ 50% =	495.0 sq. m.		
WASTE REQUIREMENT (42 + 126 UNITS)			
COMBINED GARBAGE ROOM 169 LISGAR & 200 ELGIN			
GARBAGE	- 0.11 PER UNIT		19 YARDS
RECYCLING GMP	- 0.018 PER UNIT		3 YARDS
RECYCLING FIBER	- 0.038 PER UNIT		6 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.

ISSUED FOR SPC - OFFICIAL REVIEW	JUNE 12/24
ISSUED FOR SPC - PRE CONSULT 2 RESPONSE	MAR 28/24
ISSUED FOR SPC - PRE CONSULT RESPONSE	JAN 18/24
ISSUED TO CONSULTANTS	DEC 20/23
ISSUED FOR SPC - PRE CONSULTATION	SEP 26/23

ARCHITECT SEAL: Roderick Lahey Architects, License 4375

CLIENT: DISTRICT REALTY

PROJECT TITLE: 200 ELGIN

OTTAWA ONTARIO

SHEET TITLE: SITE PLAN

SCALE: 1:100

PROJECT No. 2215

DRAWN: R.V. CHECKED: R.V. SHEET No. SP-1

