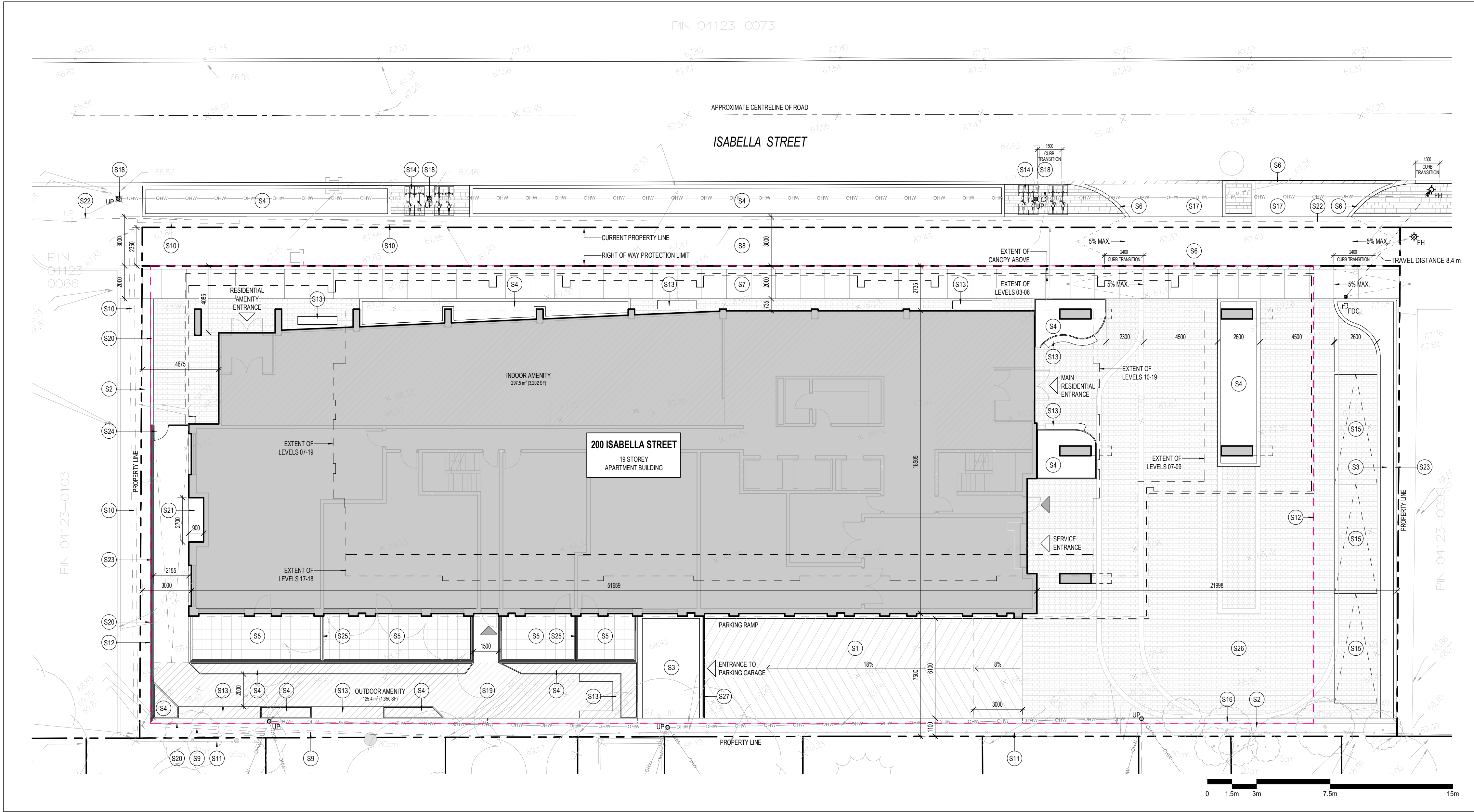


3 ZONING SETBACK PLAN  
SP-01 SCALE: 1 : 250



1 SITE PLAN  
SP-01 SCALE: 1 : 150

UNIT COUNT																			
NAME	L01	L02	L03	L04	L05	L06	L07	L08	L09	L10	L11	L12	L13	L14	L15	L16	L17	L18	TOTAL COUNT
STUDIO	0	8	9	9	9	9	0	0	0	0	0	0	0	0	0	0	0	0	44
1-BED	1	2	4	4	4	4	6	6	5	7	7	7	7	7	7	7	0	0	85
1-BED + DEN	0	3	3	3	3	3	2	2	3	0	0	0	0	0	0	0	0	0	22
2-BED	2	2	3	3	3	3	4	4	4	3	3	3	3	3	3	3	3	3	55
3-BED	1	1	2	2	2	2	0	0	0	1	1	1	1	1	1	1	3	3	23
TOTAL	4	16	21	21	21	21	12	12	12	11	11	11	11	11	11	11	6	6	229

VEHICLE PARKING		
LEVEL	TYPE	COUNT
ENTRY	SHORT-TERM PARKING	3
LEVEL P1	RESIDENTIAL	29
LEVEL P1	VISITOR	20
LEVEL P2	RESIDENTIAL	40
LEVEL P2	VISITOR	2
TOTAL		102

BICYCLE PARKING		
LEVEL		COUNT
LEVEL 01		8
LEVEL P1		234
TOTAL		242

GROSS BUILDING AREA		
LEVEL	AREA	AREA (SF)
LEVEL 01	916.0 m <sup>2</sup>	9,859 SF
LEVEL 02	1,032.4 m <sup>2</sup>	11,113 SF
LEVEL 03	1,307.2 m <sup>2</sup>	14,071 SF
LEVEL 04	1,307.2 m <sup>2</sup>	14,070 SF
LEVEL 05	1,307.2 m <sup>2</sup>	14,070 SF
LEVEL 06	1,307.2 m <sup>2</sup>	14,070 SF
LEVEL 07	846.0 m <sup>2</sup>	9,106 SF
LEVEL 08	846.0 m <sup>2</sup>	9,106 SF
LEVEL 09	846.0 m <sup>2</sup>	9,106 SF
LEVEL 10	761.0 m <sup>2</sup>	8,191 SF
LEVEL 11	761.0 m <sup>2</sup>	8,191 SF
LEVEL 12	761.0 m <sup>2</sup>	8,191 SF
LEVEL 13	761.0 m <sup>2</sup>	8,191 SF
LEVEL 14	761.0 m <sup>2</sup>	8,191 SF
LEVEL 15	761.0 m <sup>2</sup>	8,191 SF
LEVEL 16	761.0 m <sup>2</sup>	8,191 SF
LEVEL 17	724.1 m <sup>2</sup>	7,794 SF
LEVEL 18	676.9 m <sup>2</sup>	7,286 SF
LEVEL 19	349.9 m <sup>2</sup>	3,767 SF
TOTAL	16,793.1 m <sup>2</sup>	180,760 SF

GFA (CITY OF OTTAWA)		
LEVEL	AREA	AREA (SF)
LEVEL 01	293.5 m <sup>2</sup>	3,159 SF
LEVEL 02	837.8 m <sup>2</sup>	9,018 SF
LEVEL 03	1,141.3 m <sup>2</sup>	12,284 SF
LEVEL 04	1,141.3 m <sup>2</sup>	12,284 SF
LEVEL 05	1,141.3 m <sup>2</sup>	12,284 SF
LEVEL 06	1,141.3 m <sup>2</sup>	12,284 SF
LEVEL 07	726.2 m <sup>2</sup>	7,839 SF
LEVEL 08	726.2 m <sup>2</sup>	7,839 SF
LEVEL 09	726.2 m <sup>2</sup>	7,839 SF
LEVEL 10	659.9 m <sup>2</sup>	7,103 SF
LEVEL 11	659.9 m <sup>2</sup>	7,103 SF
LEVEL 12	659.9 m <sup>2</sup>	7,103 SF
LEVEL 13	659.9 m <sup>2</sup>	7,103 SF
LEVEL 14	659.9 m <sup>2</sup>	7,103 SF
LEVEL 15	659.9 m <sup>2</sup>	7,103 SF
LEVEL 16	659.9 m <sup>2</sup>	7,103 SF
LEVEL 17	622.1 m <sup>2</sup>	6,686 SF
LEVEL 18	575.7 m <sup>2</sup>	6,197 SF
TOTAL	13,697.8 m <sup>2</sup>	147,442 SF

PRIVATE AMENITY		
LEVEL	AREA	AREA (SF)
LEVEL 01	77.3 m <sup>2</sup>	832 SF
LEVEL 07	227.0 m <sup>2</sup>	2,443 SF
LEVEL 08	24.0 m <sup>2</sup>	258 SF
LEVEL 09	24.0 m <sup>2</sup>	258 SF
LEVEL 10	55.1 m <sup>2</sup>	593 SF
LEVEL 11	24.0 m <sup>2</sup>	258 SF
LEVEL 12	24.0 m <sup>2</sup>	258 SF
LEVEL 13	24.0 m <sup>2</sup>	258 SF
LEVEL 14	24.0 m <sup>2</sup>	258 SF
LEVEL 15	24.0 m <sup>2</sup>	258 SF
LEVEL 16	24.0 m <sup>2</sup>	258 SF
LEVEL 17	31.7 m <sup>2</sup>	341 SF
LEVEL 18	49.9 m <sup>2</sup>	537 SF
TOTAL	632.9 m <sup>2</sup>	6,812 SF

COMMUNAL AMENITY		
LEVEL	AREA	AREA (SF)
LEVEL 01	407.0 m <sup>2</sup>	4,381 SF
LEVEL 19	554.3 m <sup>2</sup>	5,969 SF
TOTAL	961.3 m <sup>2</sup>	10,350 SF



2 LOCATION PLAN  
SP-01 SCALE: NTS

SITE STATISTICS	
Current Zoning Designation:	GM(2012) S466
Lot Width:	76.85 m
Total Lot Area:	2,391.05 m <sup>2</sup>
Average Existing Grade:	68.04 m

Proposed Development - 19 Storey High-Rise Apartment Building		
No. of units	229 Units	
Zoning Mechanism	Required	Provided
Minimum Lot Width Table 187(b)	No Minimum	76.85 m
Minimum Lot Area Table 187(a)	No Minimum	2,388.61 m <sup>2</sup>
Min. Front Yard Setback Schedule 466	0.75 m for the first 6 storeys 2.75 m at 7+ storeys	0.75 m for the first 6 storeys 2.75 m at 7+ storeys
Min. Interior Side Yard Setback (East) Schedule 466	5.37 m for the first 6 storeys 11.78 m at 7-9 storeys 18.28 m at 10+ storeys	5.37 m for the first 6 storeys 11.78 m at 7-9 storeys 18.28 m at 10+ storeys
Min. Interior Side Yard Setback (West) Schedule 466	3 m for the first 6 storeys 11.82 m at 7+ storeys	3 m for the first 6 storeys 11.82 m at 7+ storeys
Min. Rear Yard Setback Schedule 466	7.5 m for the first 6 storeys 9.5 m at 7-17 storeys 14.3 m at 18 storeys	7.5 m for the first 6 storeys 9.5 m at 7-17 storeys 14.3 m at 18 storeys
Maximum Building Height Schedule 466	60 m or 19 storeys	60 m / 19 storeys
Parking Space Rates (Residents) 101 (Sch. 1A - Area X), Section 101(3), Section 101(6)	88 Spaces 0.5 spaces / unit for 12 units 0.5 spaces / unit for 217 units ~10% of required parking spaces	77 Spaces
Minimum Visitor Parking Rates 101 (Sch. 1A - Area X)   Section 102(2)	22 Spaces 0.1 spaces for first 12 units 0.1 spaces / unit for 217 units	22 Spaces
Bicycle Parking Rates (Residents) Table 111A(4)(i) (Sch. 1 - Area X)	115 Spaces 0.5 spaces / unit for 229 units	242 Spaces
Total Amenity Area Table 137(4)(ii)	1,374 m <sup>2</sup> 8 m <sup>2</sup> / unit for 229 units	1,594.3 m <sup>2</sup>
Communal Amenity Area Table 137(4)(ii)	687 m <sup>2</sup> Min. 50% of Total Amenity Area	961.5 m <sup>2</sup>

SITE PLAN SYMBOLS LEGEND	
	BUILDING ENTRANCE
	BUILDING EXIT
	INTERLOCKING STONE PAVERS
	FIRE DEPARTMENT CONNECTION
	BICYCLE PARKING
	NEW LIGHT STANDARD
	PROPERTY LINE
	EXISTING UTILITY POLE TO REMAIN
	UTILITY POLE TO BE REMOVED/RELOCATED
	NEW FIRE HYDRANT LOCATION
	FIRE HYDRANT TO BE REMOVED/RELOCATED
	SETBACK LINE
	OVERHEAD WIRES

SITE PLAN NOTES	
S1	CONCRETE SURFACE c/w HERRINGBONE SURFACE & INTEGRATED SNOWMELT
S2	SOFT LANDSCAPING, REFER TO LANDSCAPE
S3	RAISED PLANTER, REFER TO LANDSCAPE
S4	PLANTING BED, REFER TO LANDSCAPE
S5	PATIO c/w CONCRETE UNIT PAVING, REFER TO LANDSCAPE
S6	DEPRESSED CURB, REFER TO CIVIL
S7	PROPOSED SIDEWALK, REFER TO CIVIL
S8	PROPOSED MULTI-USE PATHWAY, REFER TO CIVIL
S9	EXISTING RETAINING WALL TO BE DEMOLISHED, REFER TO CIVIL
S10	EXISTING STONE RETAINING WALL w/ STEEL FENCE TO BE DEMOLISHED, REFER TO CIVIL
S11	LINE DENOTES EXTENT OF PARKING LEVEL BELOW
S12	BENCH, REFER TO LANDSCAPE
S13	BICYCLE PARKING
S14	SHORT-TERM PARKING
S15	CAST-IN-PLACE CONCRETE RETAINING WALL, REFER TO CIVIL
S16	VEHICULAR CONCRETE PAVING, REFER TO CIVIL
S17	NEW LIGHT STANDARD AS PER CITY OF OTTAWA STANDARDS, REFER TO ELECTRICAL & CIVIL
S18	CONCRETE WALKWAY, REFER TO LANDSCAPE
S19	CONCRETE UPSTAIR
S20	GAS PAD, REFER TO MECHANICAL
S21	EXISTING CONCRETE SIDEWALK TO BE REMOVED
S22	PRIVACY FEATURE SCREEN, REFER TO LANDSCAPE
S23	GATE, REFER TO LANDSCAPE
S24	PRIVACY SCREEN, REFER TO LANDSCAPE
S25	CONCRETE UNIT PAVING, REFER TO LANDSCAPE
S26	PAINTED STEEL GUARD

SURVEY INFO  
SCALE: 1 : 1

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1 ISSUED FOR SITE PLAN CONTROL 2026-01-30



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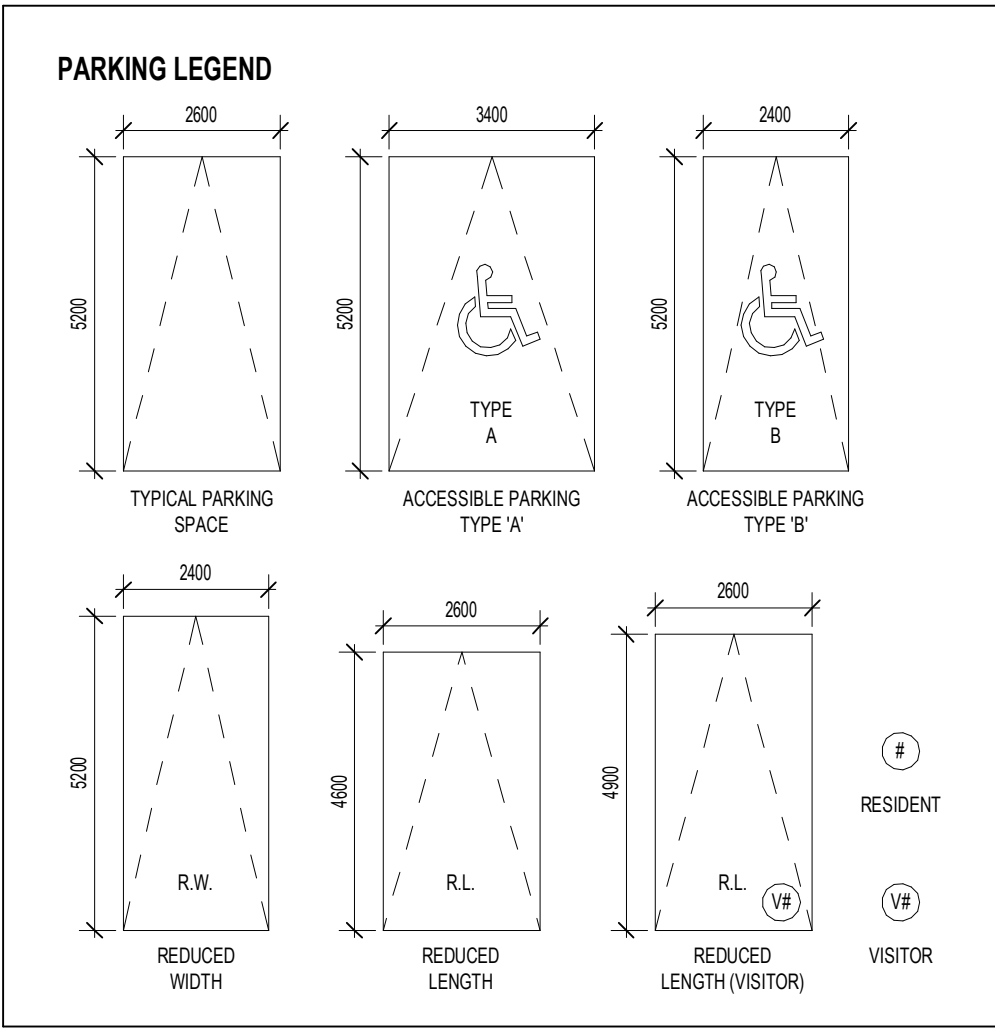
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Ottawa, ON  
K1S 1V7

PROJ SCALE DRAWN REVIEWED  
2516 NOTED BH/SDL RMK

SITE PLAN

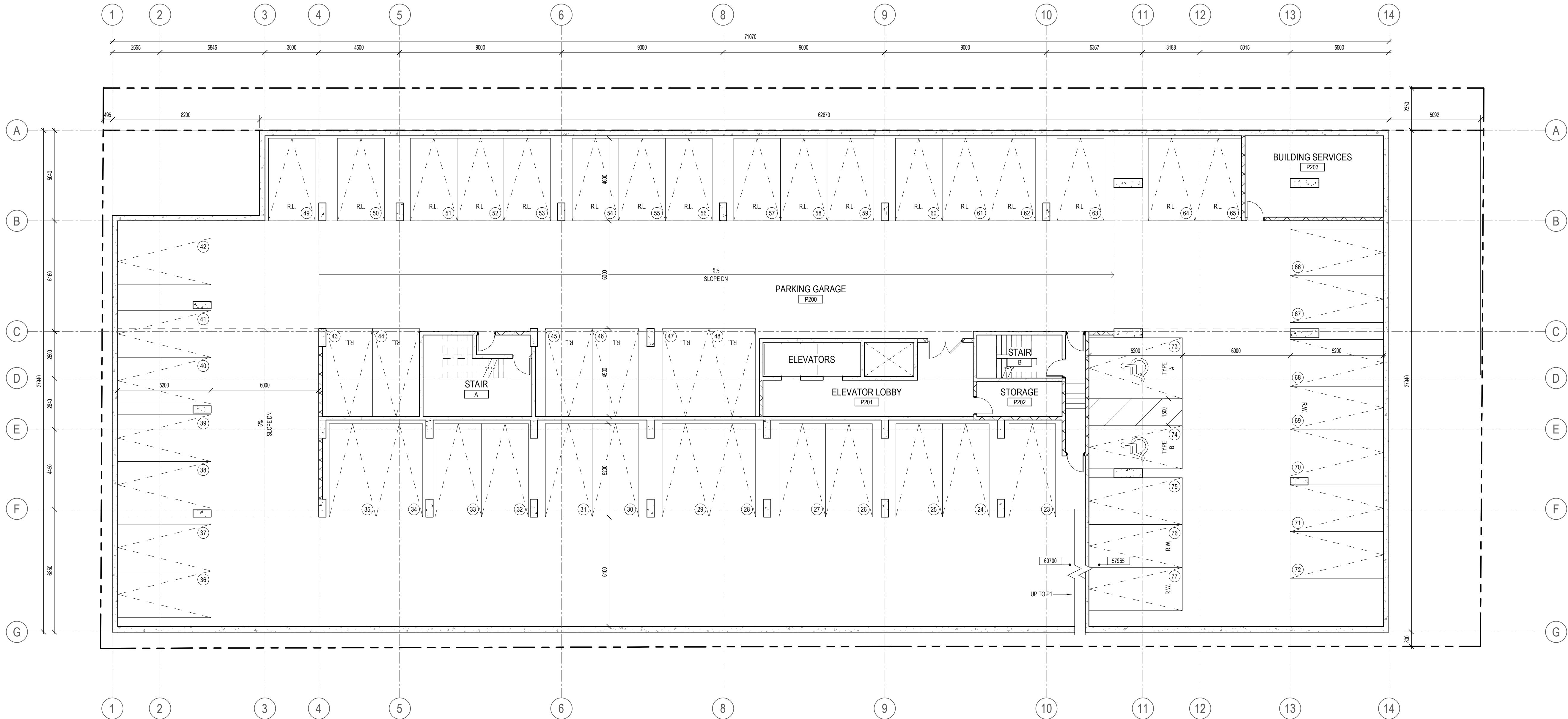
SP-01





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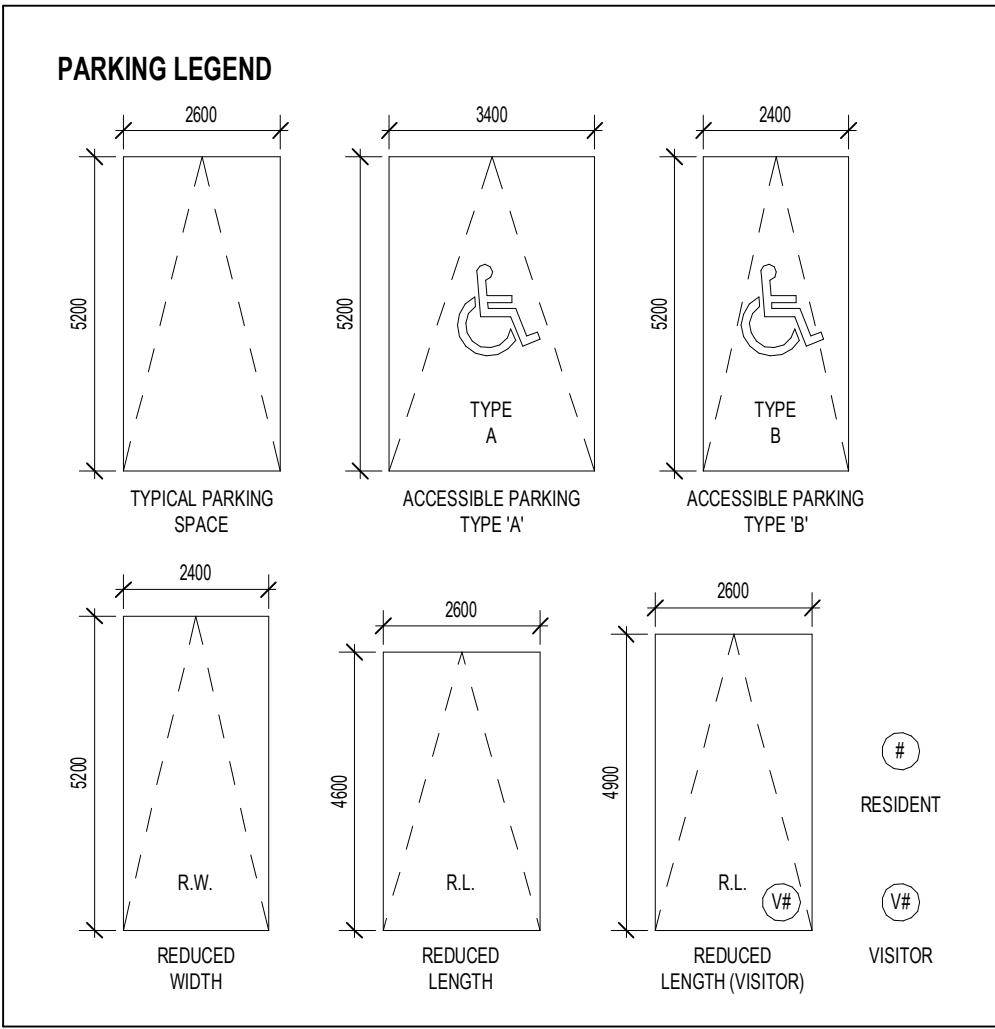
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**PARKING LEVEL P2 FLOOR PLAN**

**A100a**



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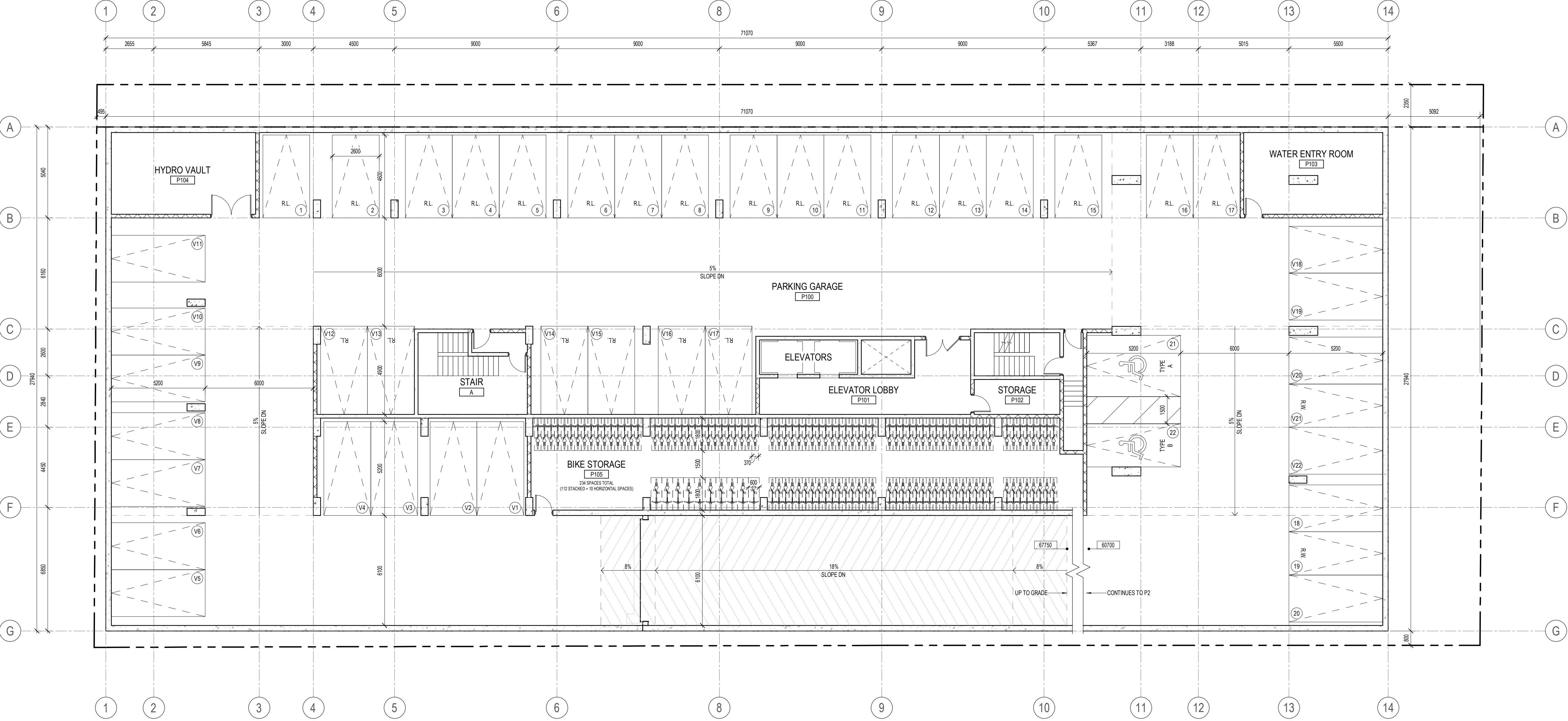
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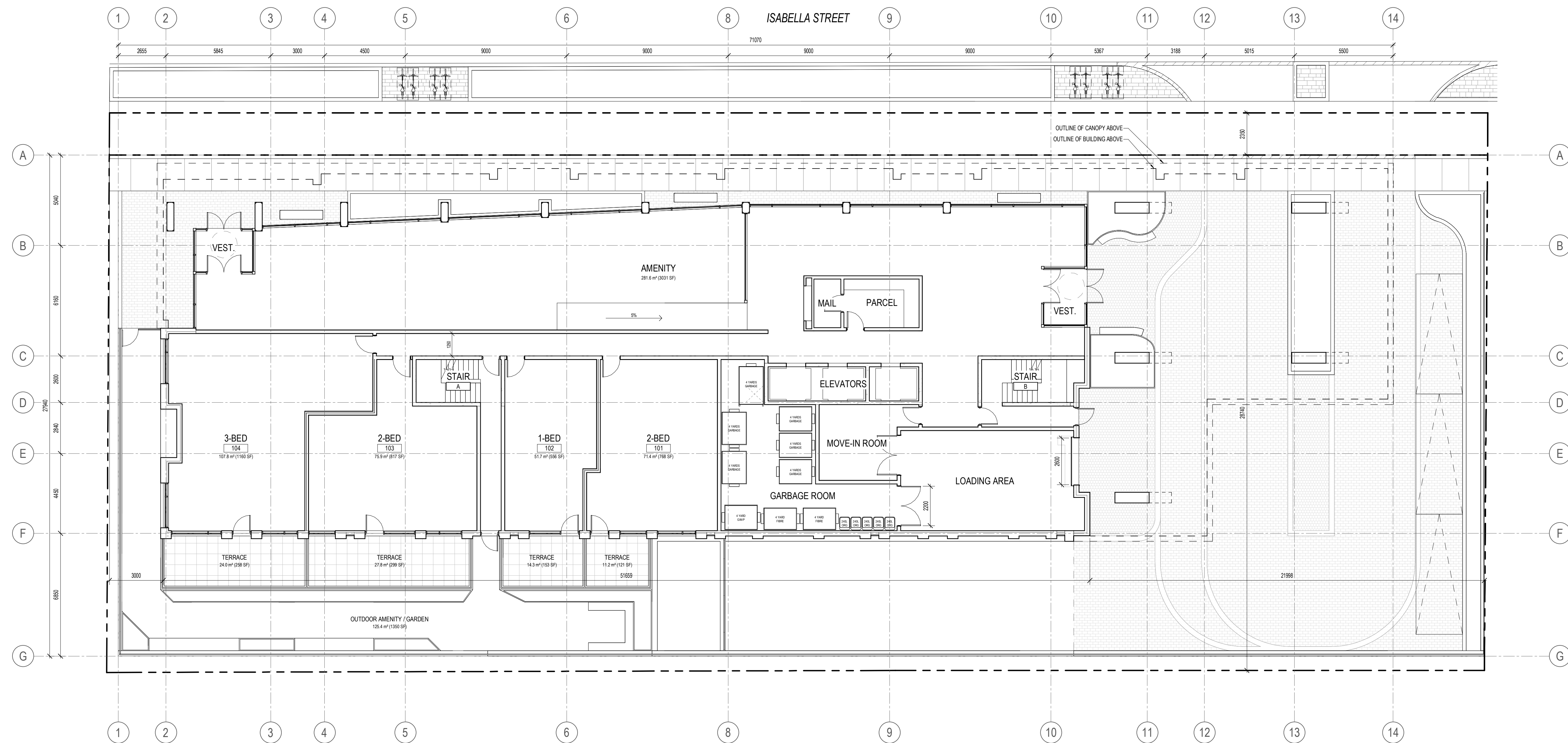
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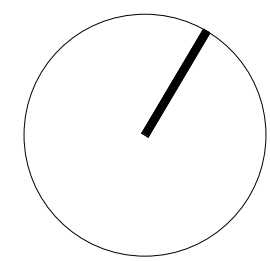


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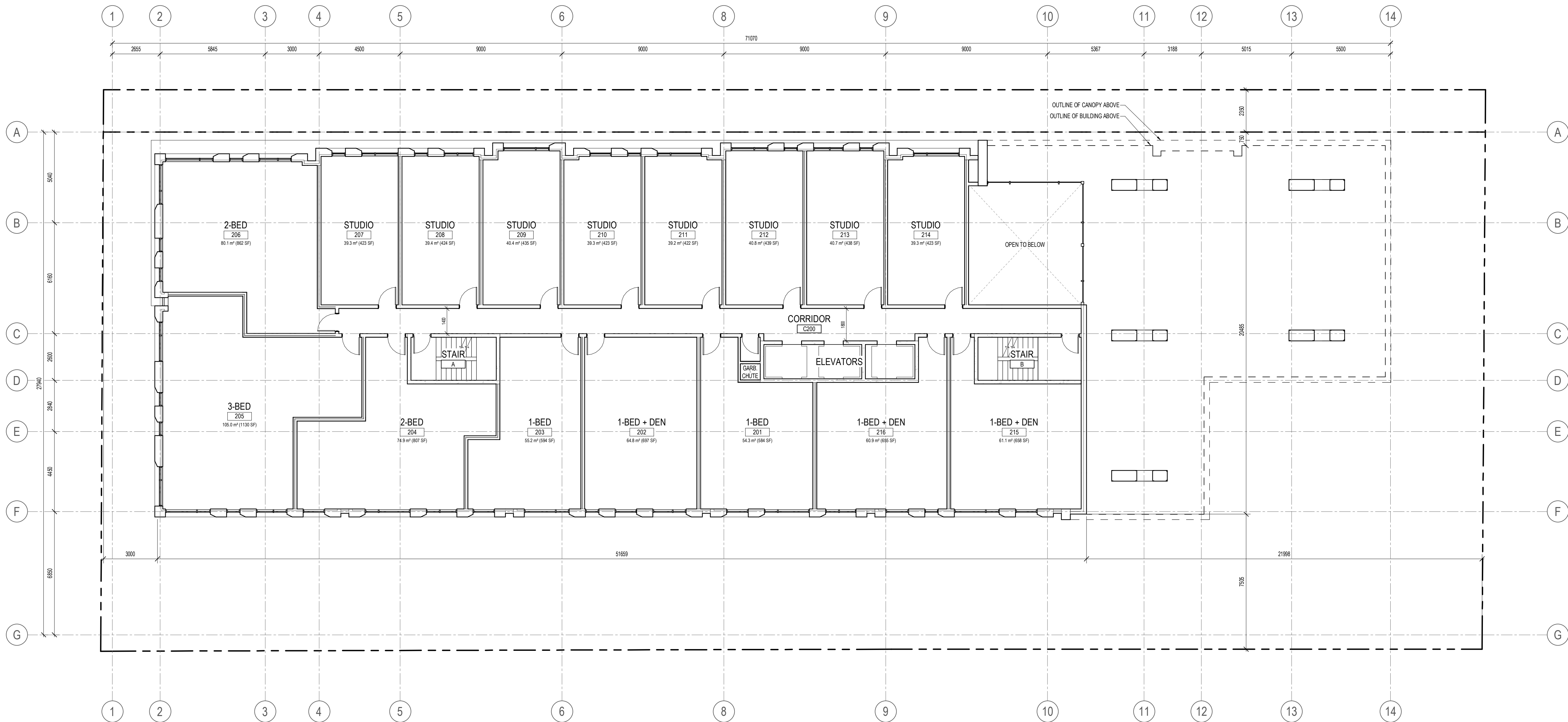
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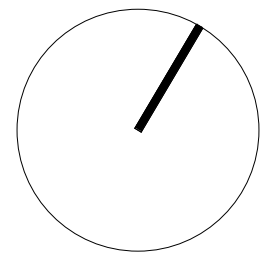
LEVEL 01 FLOOR PLAN

FLOOR/ROOF PLAN NOTES

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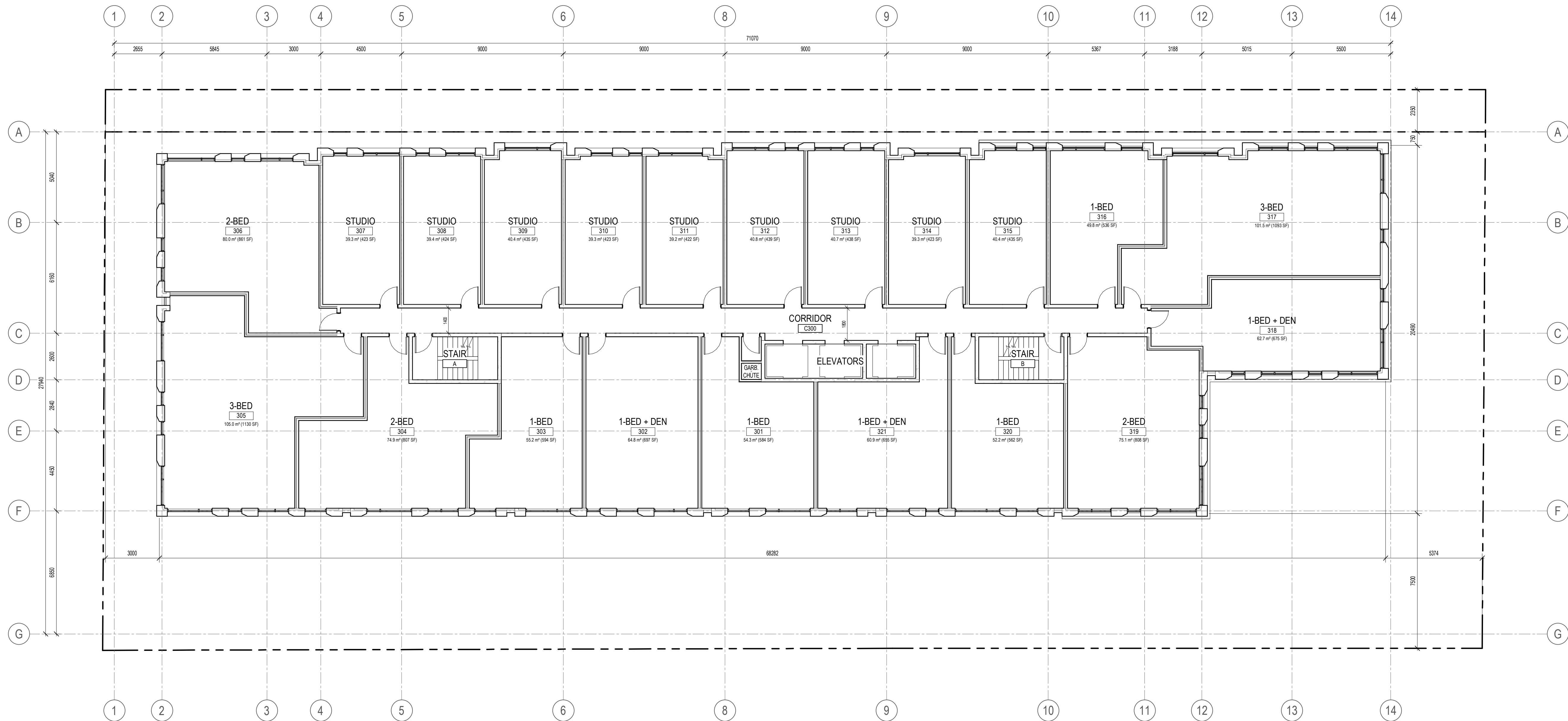
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LEVEL 02 FLOOR PLAN

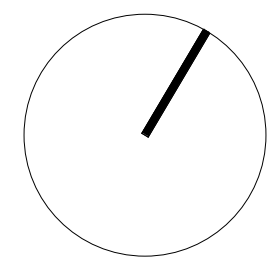
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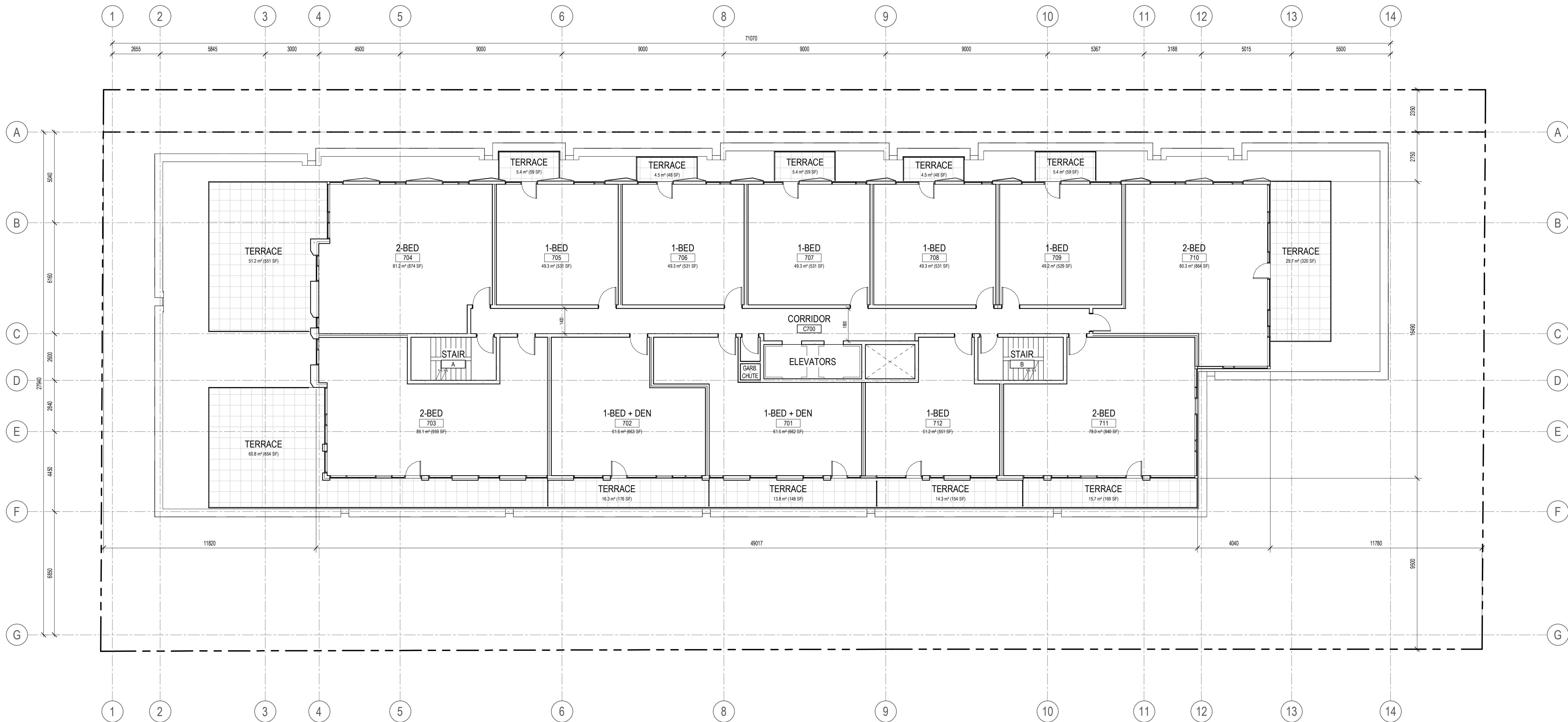
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LEVEL 03-06 FLOOR PLAN

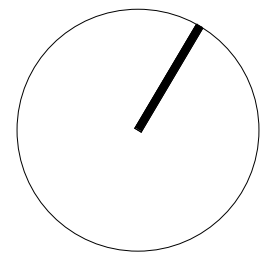


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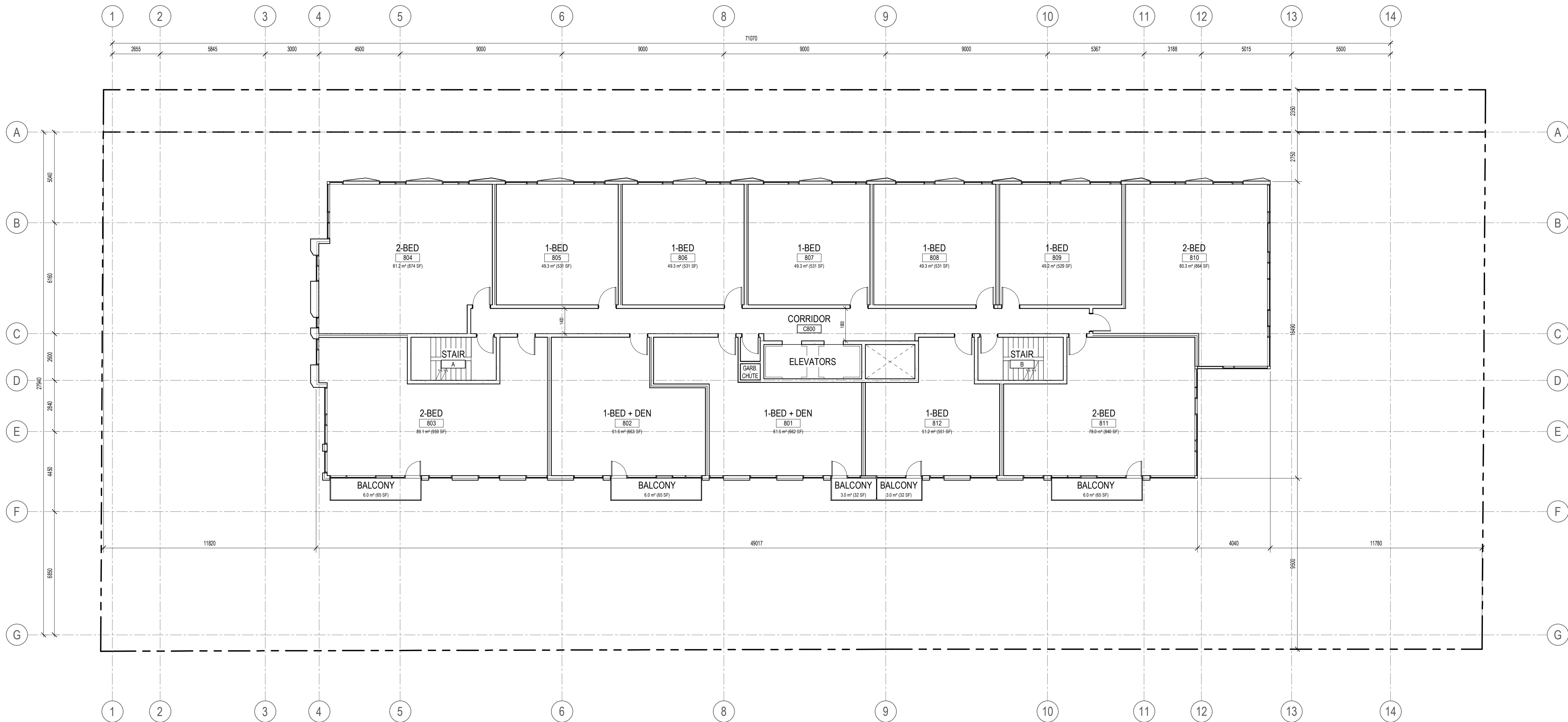
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LEVEL 07 FLOOR PLAN

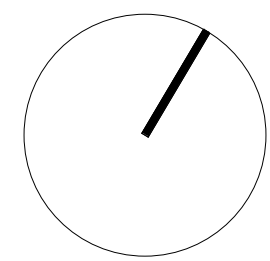
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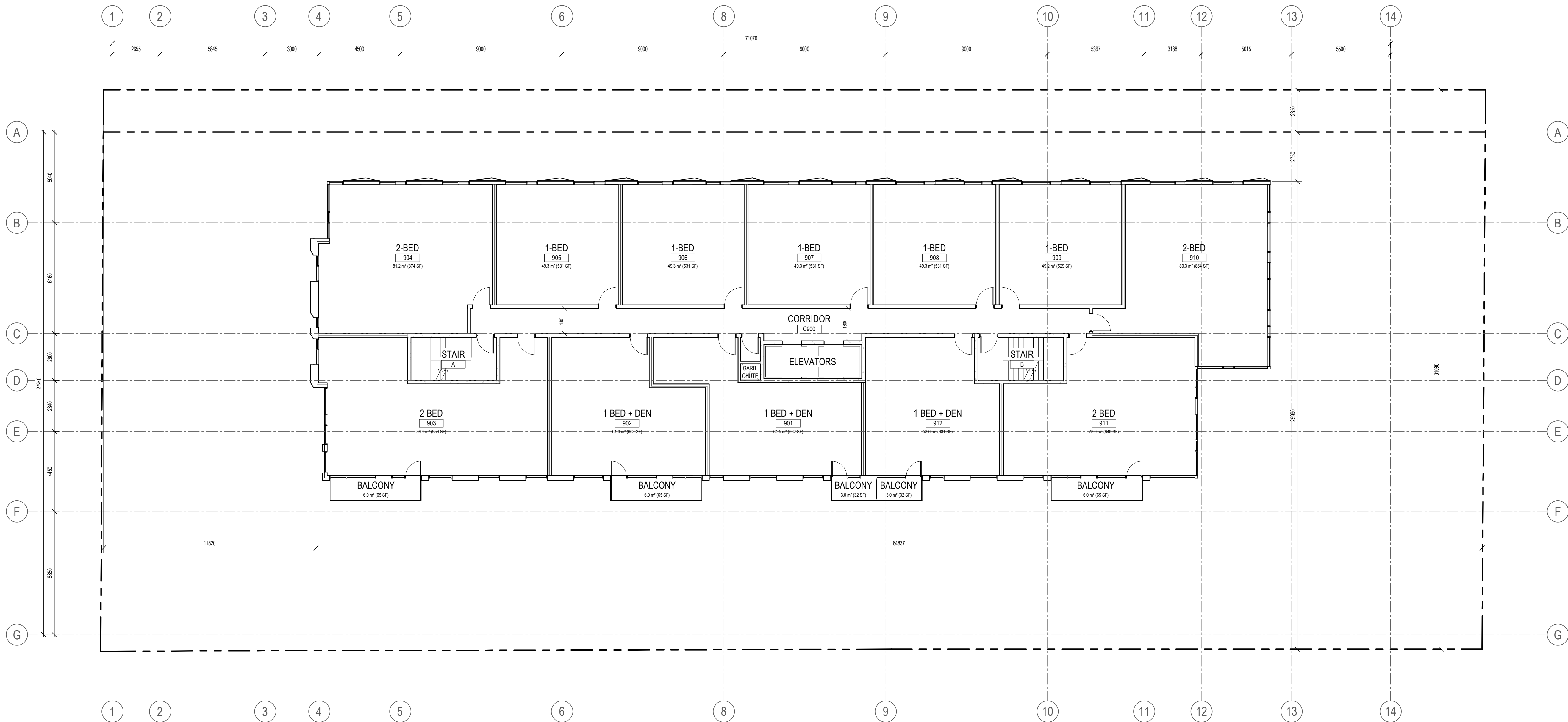
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LEVEL 08 FLOOR PLAN

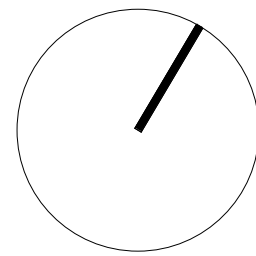


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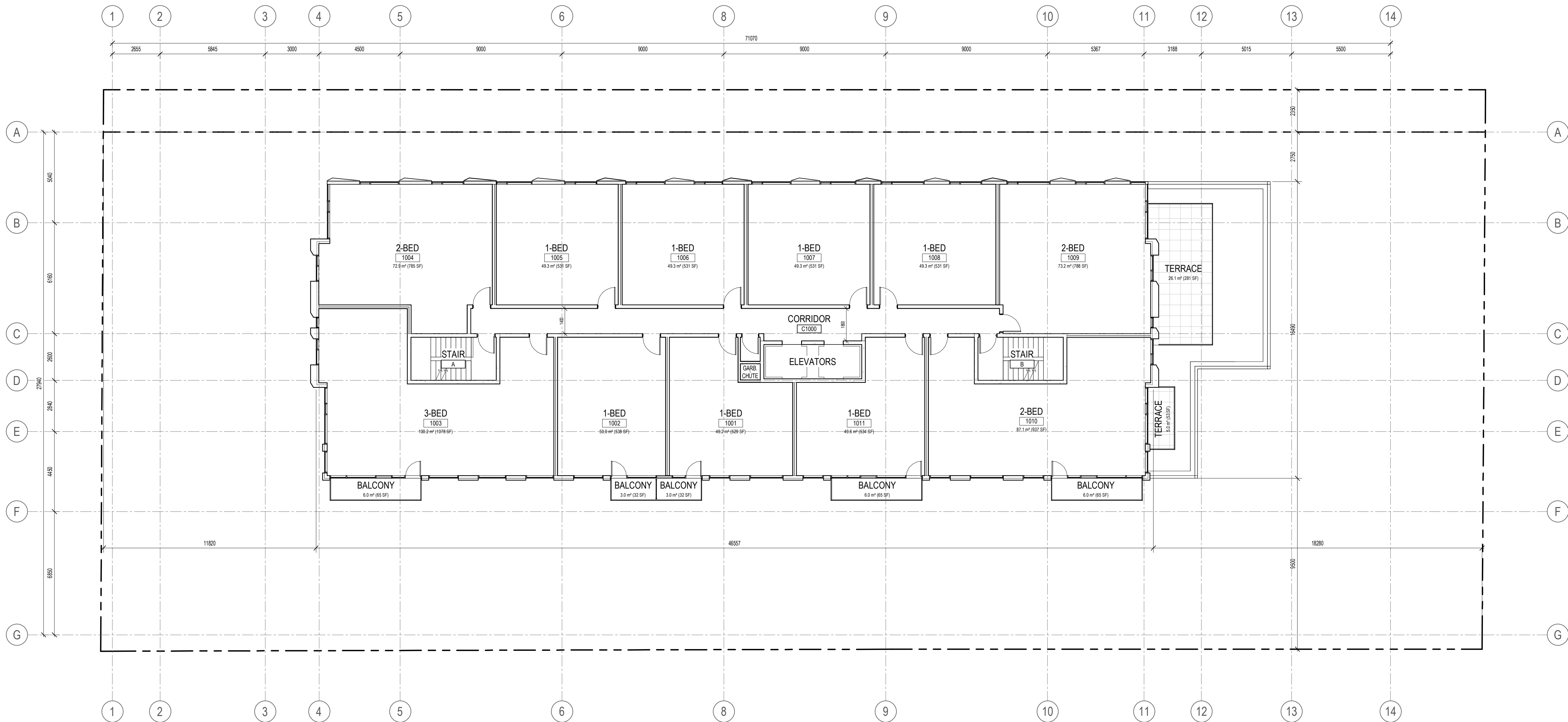
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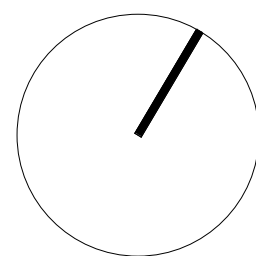
LEVEL 09 FLOOR PLAN

FLOOR/ROOF PLAN NOTES

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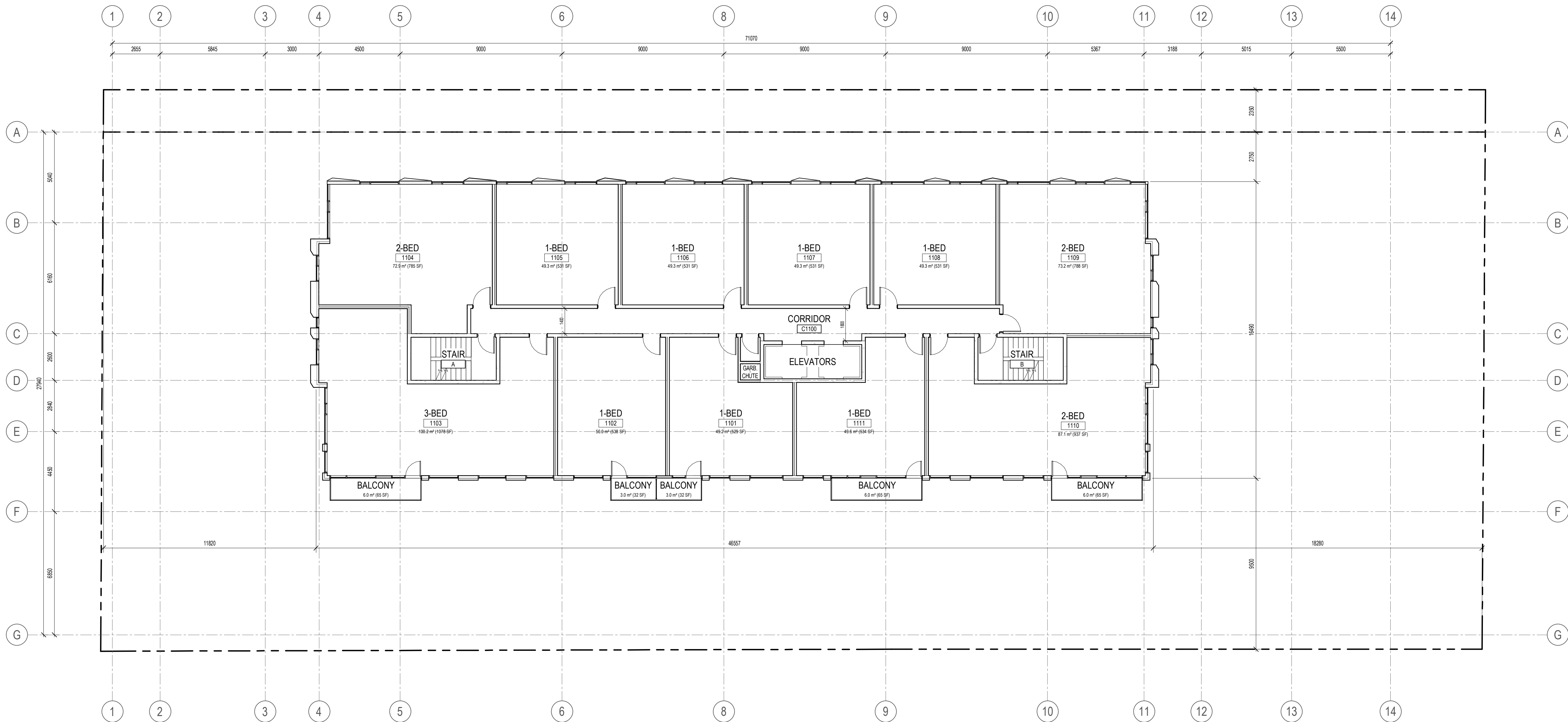
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2516	NOTED	BH	RMK

LEVEL 10 FLOOR PLAN

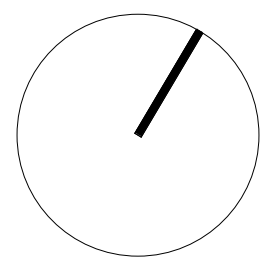


FLOOR/ROOF PLAN NOTES

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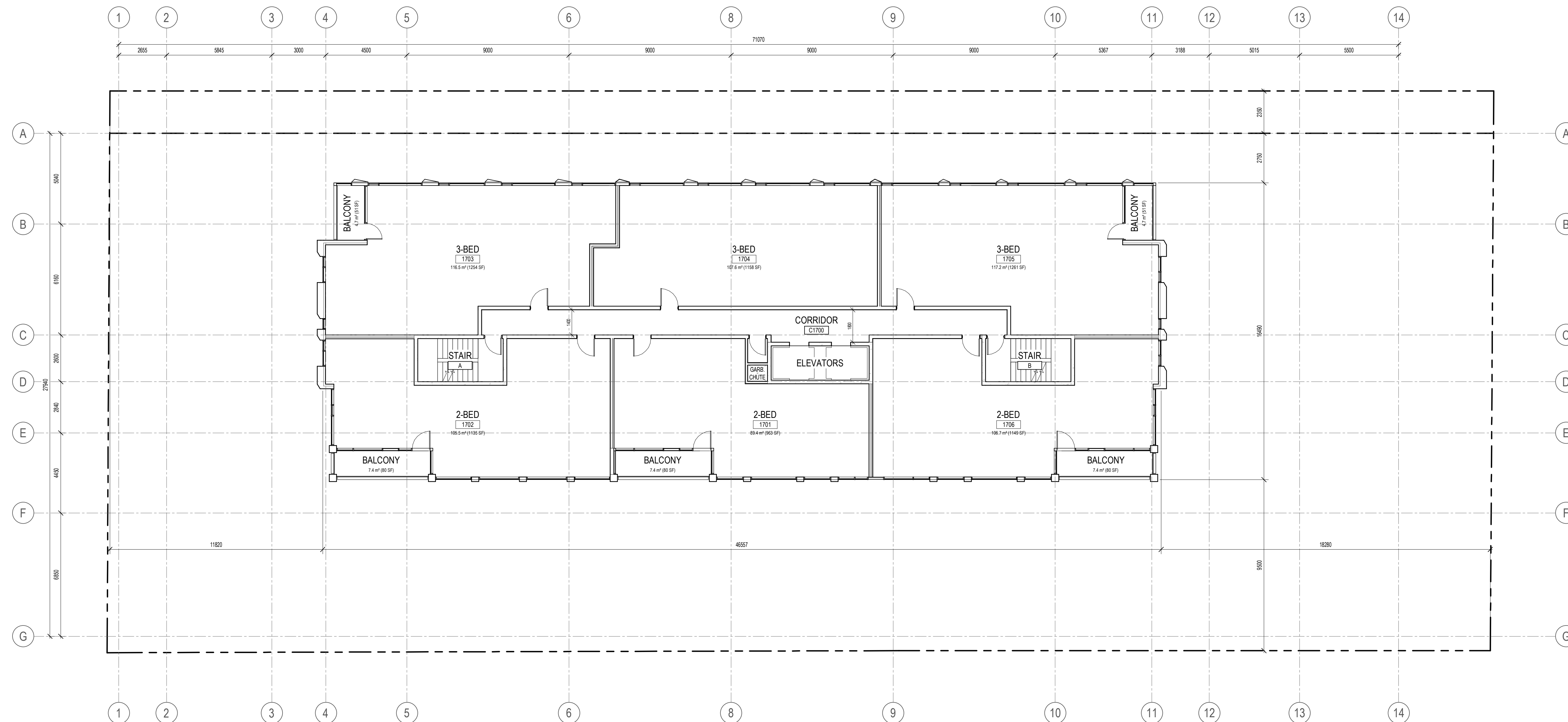
PROJ	SCALE	DRAWN	REVIEWED
2516	NOTED	BH	RMK

LEVEL 11-16 FLOOR PLAN

## FLOOR/ROOF PLAN NOTES

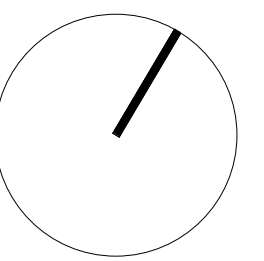
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2516	NOTED	BH	RMK

### LEVEL 17 FLOOR PLAN

# A109

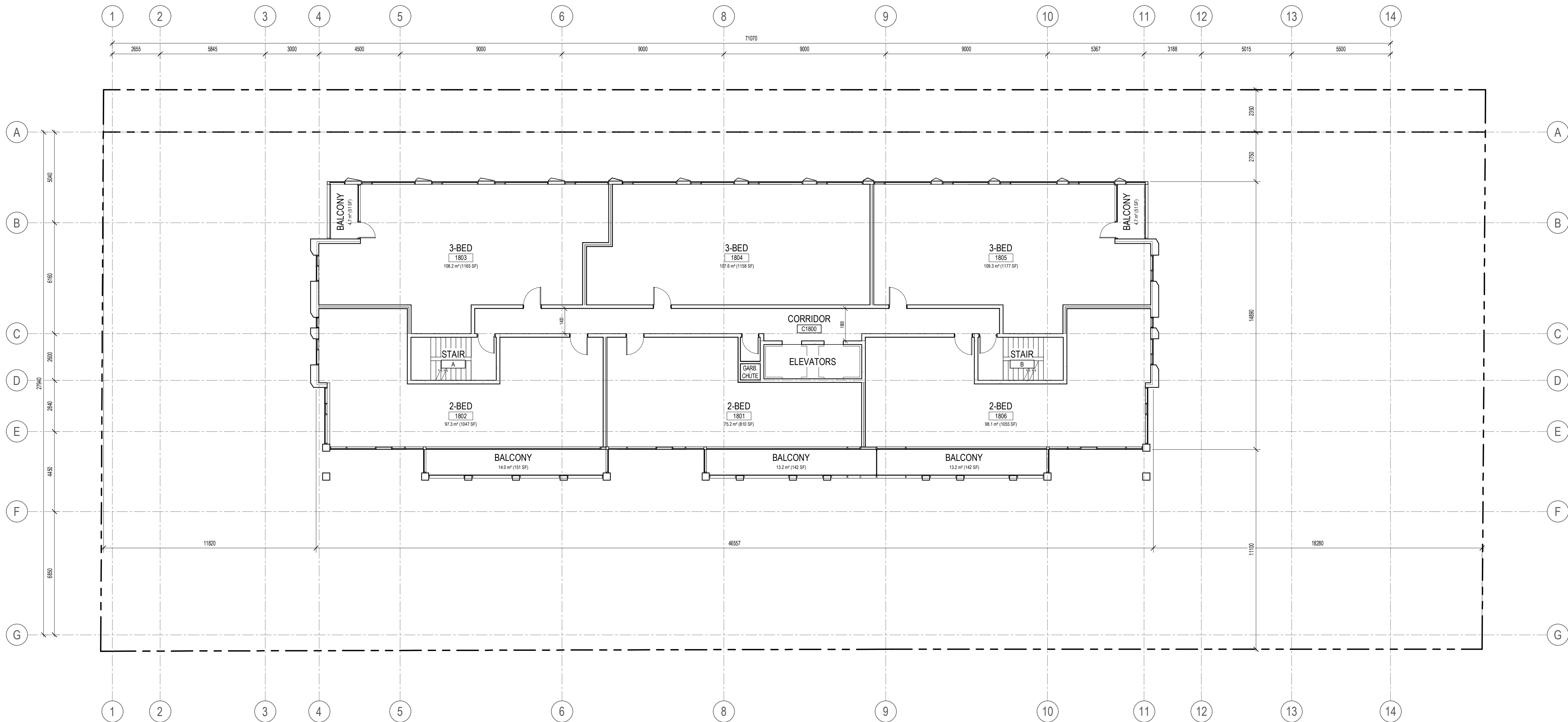
1 LEVEL 17 FLOOR PLAN  
A109 SCALE: 1 : 125



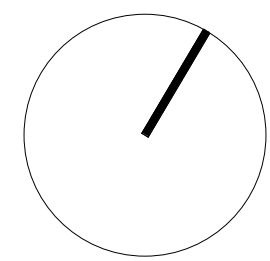
## FLOOR/ROOF PLAN NOTES

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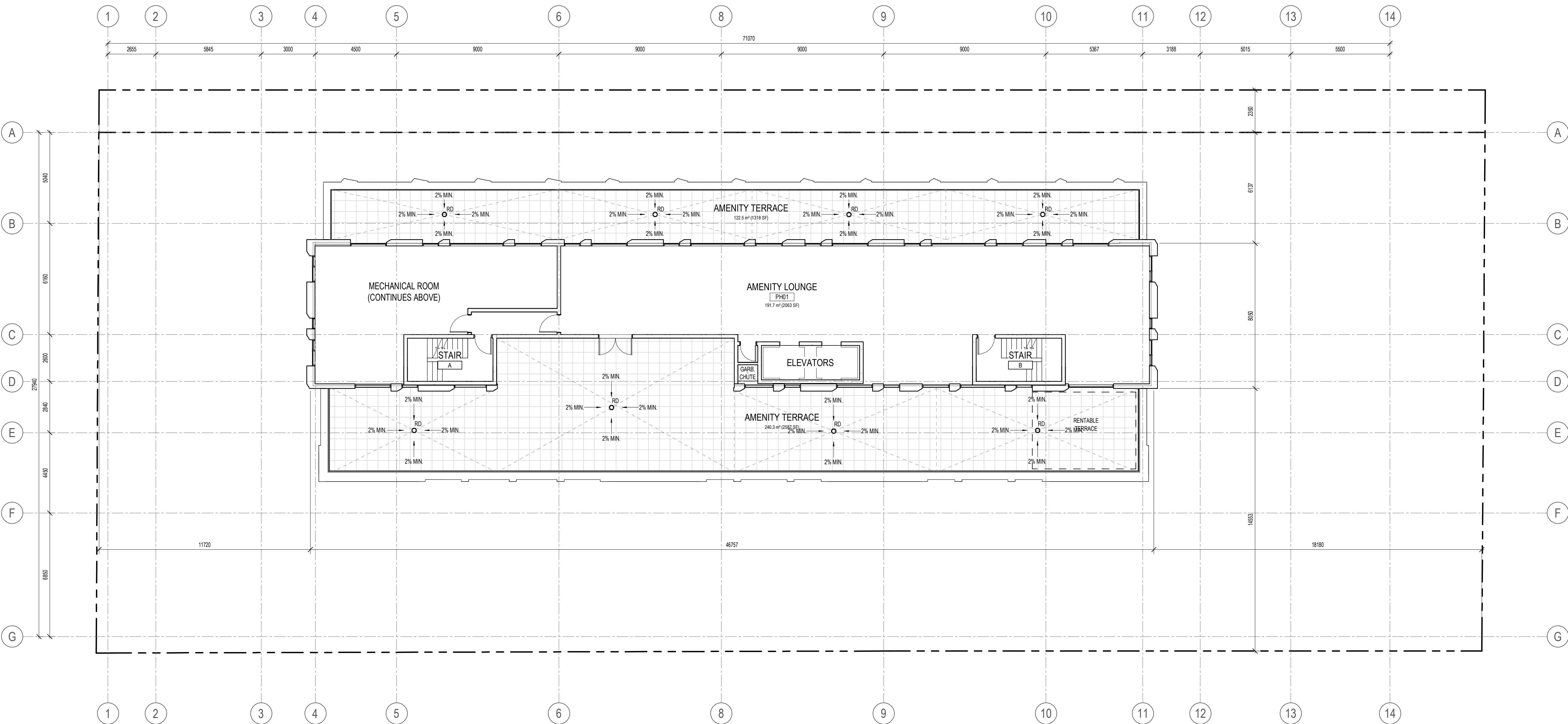
200 Isabella Street  
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K1S 1V7

PROJ	SCALE	DRAWN	REVIEWED
2516	NOTED	BH	RMK

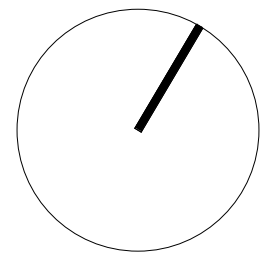
**LEVEL 18 FLOOR PLAN**

FLOOR/ROOF PLAN NOTES

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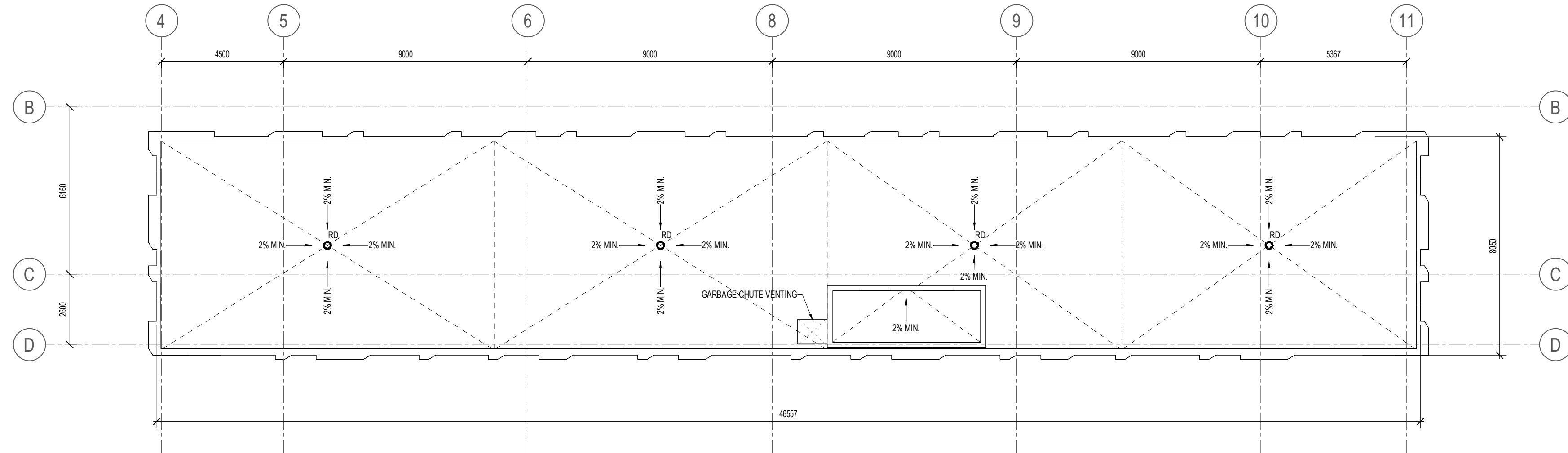
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PROJ	SCALE	DRAWN	REVIEWED
2516	NOTED	BH	RMK

LEVEL 19 FLOOR PLAN

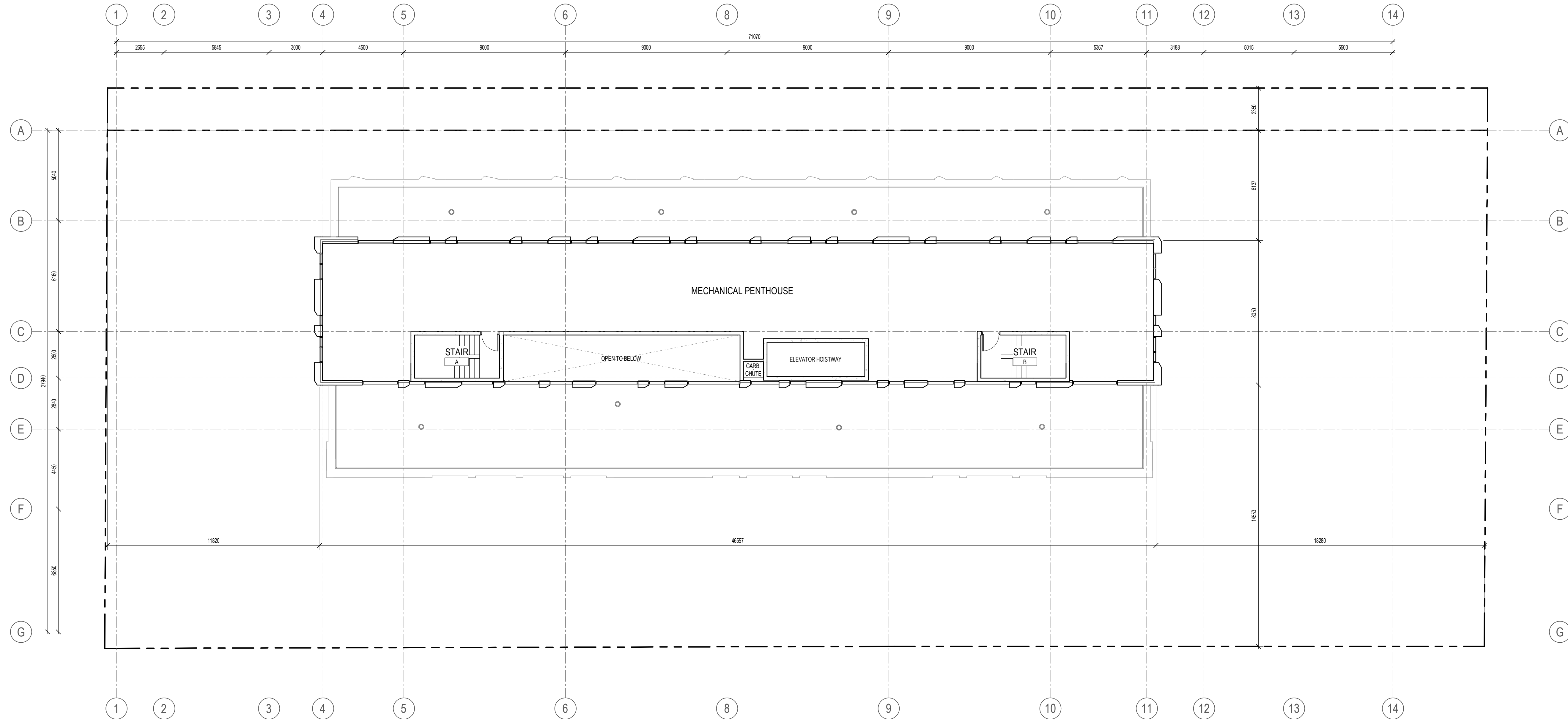




#### FLOOR/ROOF PLAN NOTES

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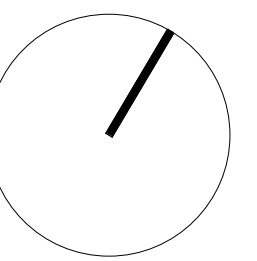
2 ROOF PLAN  
A112 SCALE: 1 : 125



1 MECHANICAL PENTHOUSE FLOOR PLAN  
A112 SCALE: 1 : 125

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2516	NOTED	BH	RMK

MECHANICAL PENTHOUSE &  
ROOF PLAN

A112

CLADDING LEGEND:

1

PRECAST CONCRETE PANEL

DARK GREY

2

ALUMINUM PANEL

WHITE

3

ALUMINUM PANEL

BRONZE

4

ALUMINUM PANEL

BLACK

5

BRICK MASONRY

BROWN

6

GLASS SPANDREL PANEL

GREY

7

GLASS SPANDREL PANEL

BLACK

8

PORCELAIN TILE

LIGHT GREY

9

ALUMINUM AND GLASS RAILING

10

ALUMINUM AND GLASS WINDOW SYSTEM

11

ALUMINUM AND BIRD-SAFE GLASS WINDOW SYSTEM

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1 NORTH ELEVATION  
A200 SCALE: 1 : 150

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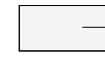
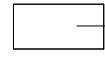


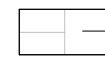
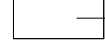
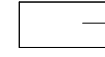

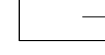
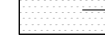
PROJ	SCALE	DRAWN	REVIEWED
2516	NOTED	BH	RMK

NORTH ELEVATION

A200






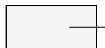
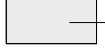
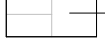
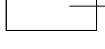
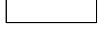
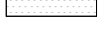


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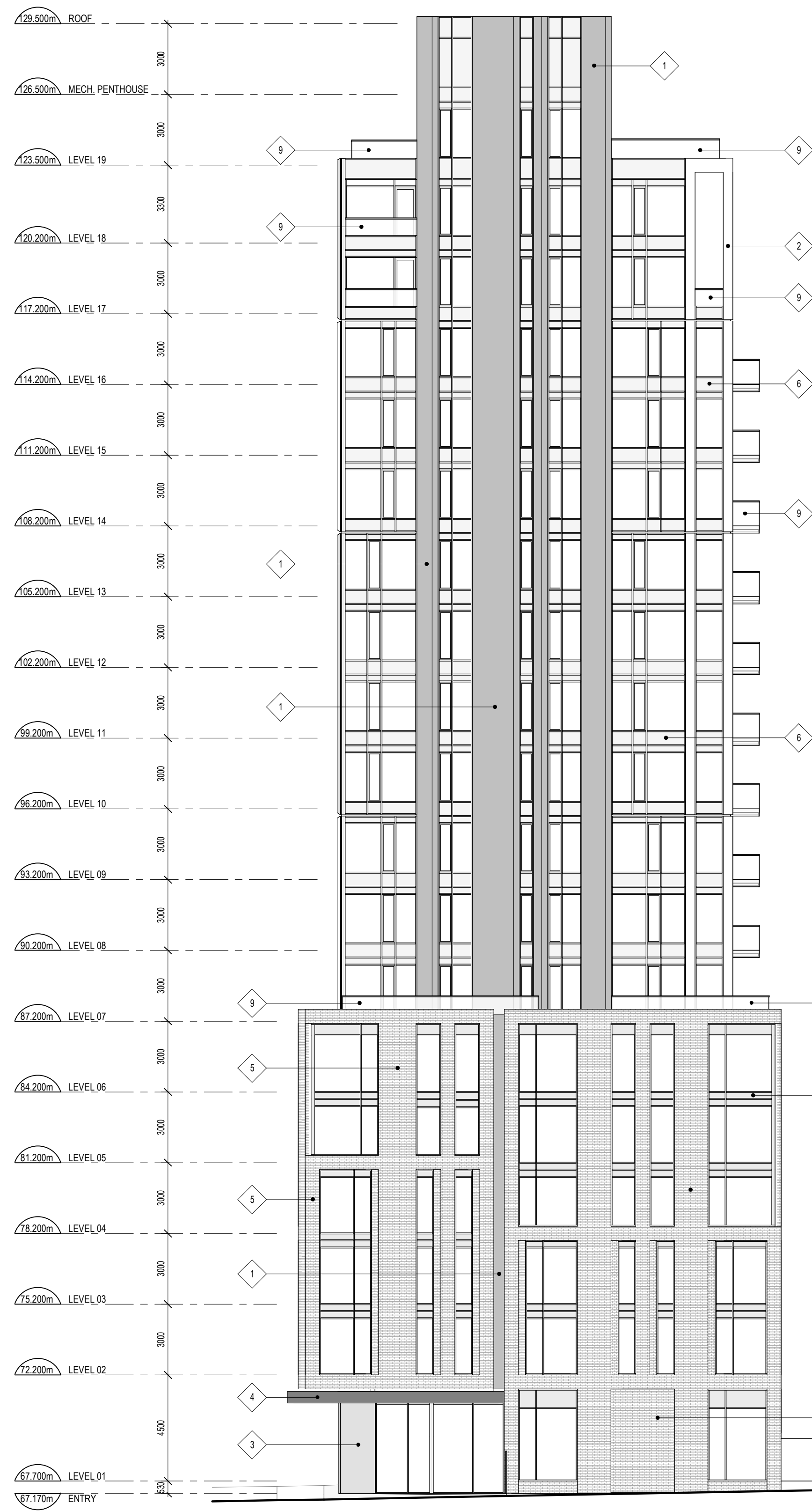
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|---|-------------------------------------|--|--|
|  1 | PRECAST CONCRETE PANEL<br>DARK GREY |  6   | GLASS SPANDREL PANEL<br>GREY               |
|  2 | ALUMINUM PANEL<br>WHITE             |  7  | GLASS SPANDREL PANEL<br>BLACK              |
|  3 | ALUMINUM PANEL<br>BRONZE            |  8  | PORCELAIN TILE<br>LIGHT GREY               |
|  4 | ALUMINUM PANEL<br>BLACK             |  9  | ALUMINUM AND GLASS RAILING                 |
|  5 | BRICK MASONRY<br>BROWN              |  10 | ALUMINUM AND GLASS WINDOW SYSTEM           |
|   |                                     |  11 | ALUMINUM AND BIRD-SAFE GLASS WINDOW SYSTEM |

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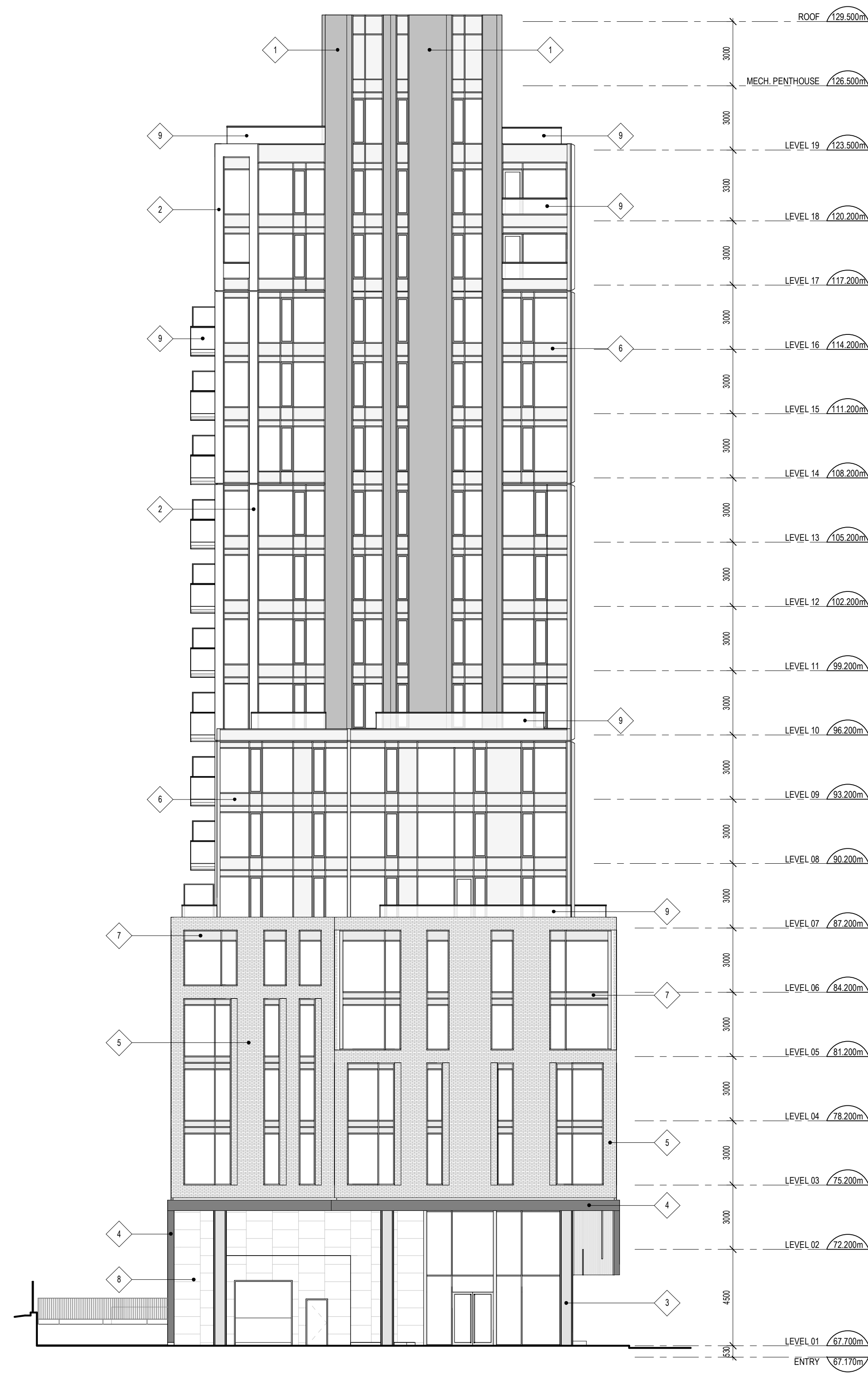


CLADDING LEGEND:	
	1 PRECAST CONCRETE PANEL DARK GREY
	2 ALUMINUM PANEL WHITE
	3 ALUMINUM PANEL BRONZE
	4 ALUMINUM PANEL BLACK
	5 BRICK MASONRY BROWN
	6 GLASS SPANDREL PANEL GREY
	7 GLASS SPANDREL PANEL BLACK
	8 PORCELAIN TILE LIGHT GREY
	9 ALUMINUM AND GLASS RAILING
	10 ALUMINUM AND GLASS WINDOW SYSTEM
	11 ALUMINUM AND BIRD-SAFE GLASS WINDOW SYSTEM

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2 WEST ELEVATION  
A202 SCALE: 1 : 150



1 EAST ELEVATION  
A202 SCALE: 1 : 150

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2516	NOTED	BH	RMK

EAST & WEST ELEVATION

A202