

GROSS AREA (OBC)		
LEVEL	AREA	AREA (SF)
LEVEL P1	3353.71 m²	36059 SF
LEVEL 00	3405.43 m²	36656 SF
LEVEL 01	2359.76 m²	25400 SF
LEVEL 02	2359.76 m²	25400 SF
LEVEL 03	2502.87 m²	26941 SF
LEVEL 04	2502.87 m²	26941 SF
LEVEL 05	2148.89 m²	23130 SF
LEVEL 06	2148.89 m²	23130 SF
LEVEL 07	776.03 m²	8353 SF
LEVEL 08	834.12 m²	8978 SF
LEVEL 09	834.12 m²	8978 SF
LEVEL 10	834.12 m²	8978 SF
LEVEL 11	834.12 m²	8978 SF
LEVEL 12	834.12 m²	8978 SF

GROSS AREA (OBC)		
LEVEL	AREA	AREA (SF)
LEVEL 13	747.41 m²	8045 SF
LEVEL 14	747.41 m²	8045 SF
LEVEL 15	747.41 m²	8045 SF
LEVEL 16	747.41 m²	8045 SF
LEVEL 17	747.41 m²	8045 SF
LEVEL 18	747.41 m²	8045 SF
LEVEL 19	747.41 m²	8045 SF
LEVEL 20	747.41 m²	8045 SF
LEVEL 21	747.41 m²	8045 SF
LEVEL 22	747.41 m²	8045 SF
LEVEL 23	747.41 m²	8045 SF
LEVEL 24	747.41 m²	8045 SF
LEVEL 25	747.41 m²	8045 SF
TOTAL	35446.11 m²	381528 SF

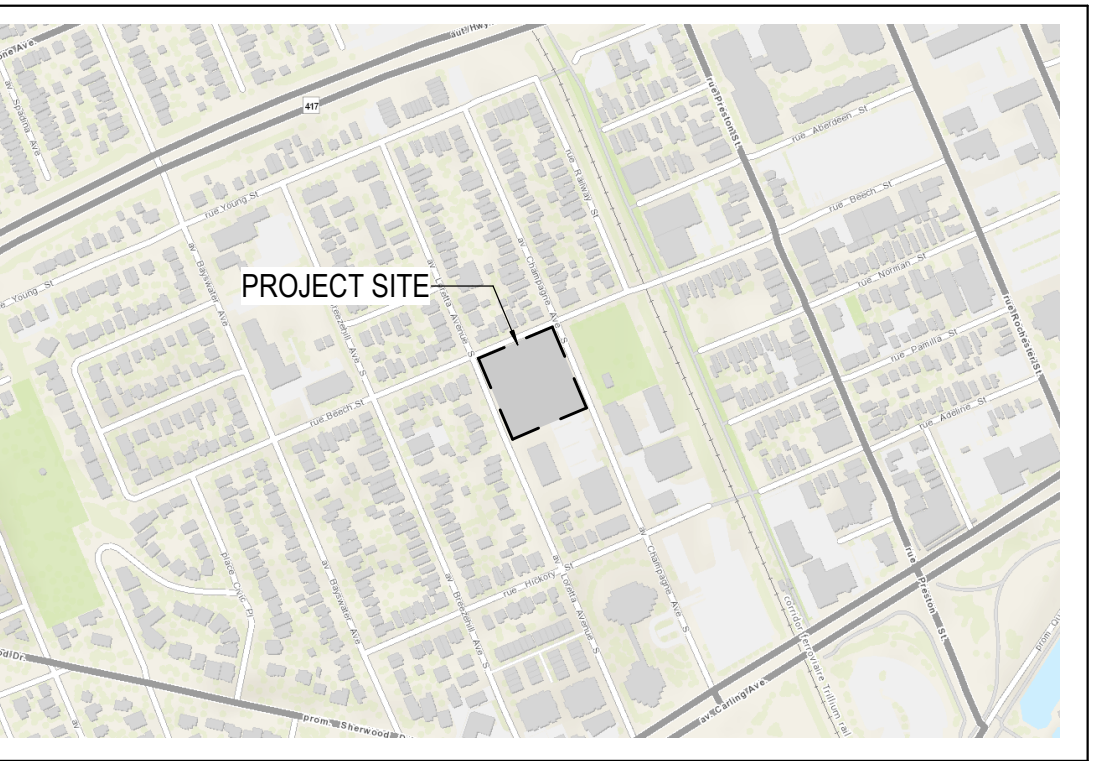
UNIT COUNT																												
NAME	LVL.00	LVL.01	LVL.02	LVL.03	LVL.04	LVL.05	LVL.06	LVL.07	LVL.08	LVL.09	LVL.10	LVL.11	LVL.12	LVL.13	LVL.14	LVL.15	LVL.16	LVL.17	LVL.18	LVL.19	LVL.20	LVL.21	LVL.22	LVL.23	LVL.24	LVL.25	TOTAL COUNT	PERCENTAGE
1-BED	2	14	21	23	23	19	19	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	254	65%
2-BED	1	8	7	9	9	10	10	3	5	5	5	5	5	4	4	4	4	4	4	4	4	4	4	4	4	4	134	34%
STUDIO	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1%
TOTAL	3	22	28	33	33	30	30	10	12	12	12	12	12	11	11	11	11	11	11	11	11	11	11	11	11	11	392	100%

PARKING SCH. (BICYCLE)	
LEVEL	COUNT
LEVEL P1	190
LEVEL 00	214
TOTAL	404

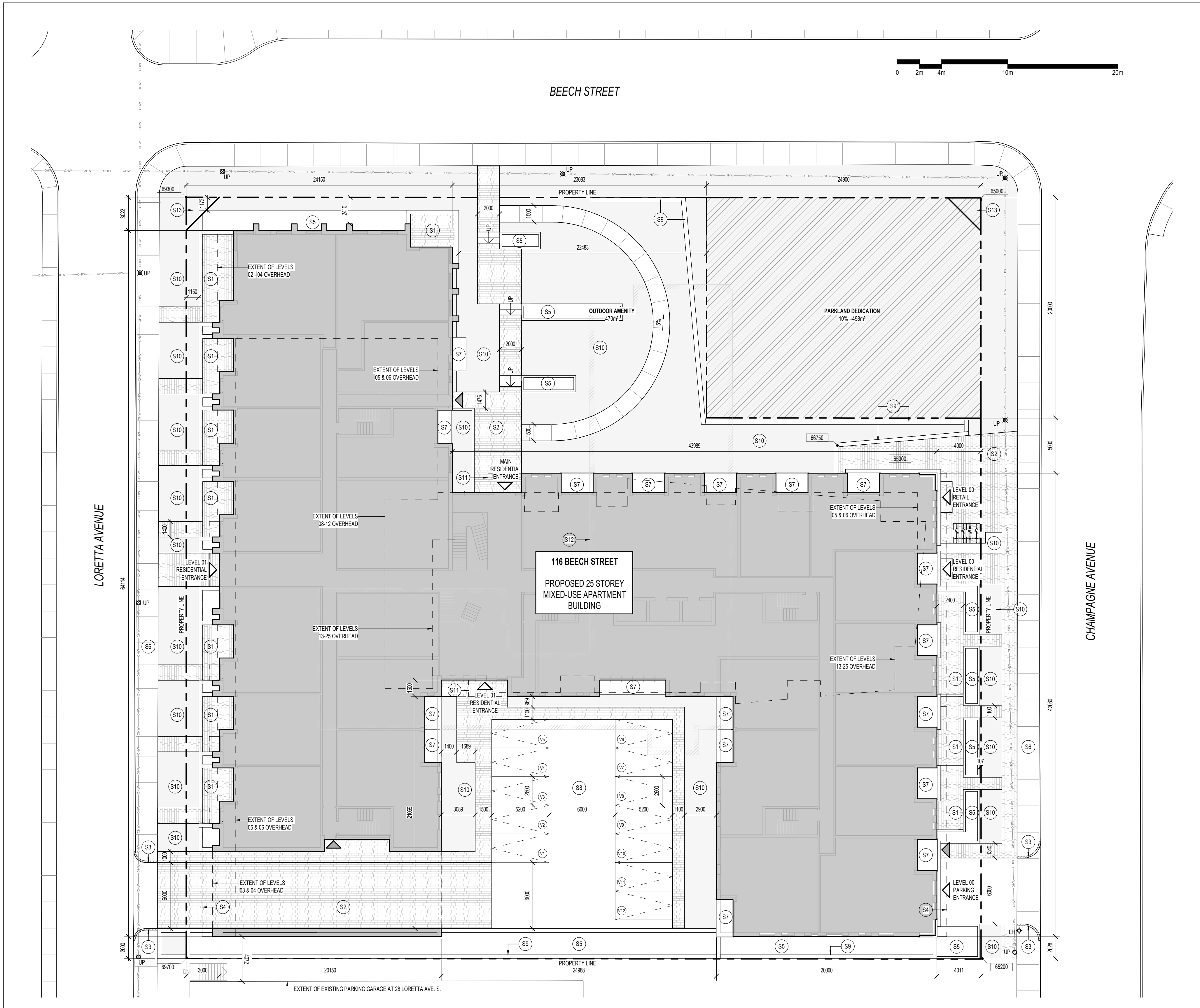
PARKING SCH. (VEHICLE)		
LEVEL	TYPE	COUNT
LEVEL P1	RESIDENTIAL	78
LEVEL 00	VISITOR	15
LEVEL 01	RESIDENTIAL	34
LEVEL 01	VISITOR	12
TOTAL		139

AMENITY SCH. (COMMUNAL)			
LEVEL	NAME	AREA	AREA (SF)
LEVEL 01	AMENITY	86.56 m²	928 SF
LEVEL 01	AMENITY	159.65 m²	1718 SF
LEVEL 01	AMENITY	157.46 m²	1695 SF
LEVEL 01	AMENITY	469.70 m²	5056 SF
LEVEL 02	AMENITY	56.01 m²	603 SF
LEVEL 02	AMENITY	86.56 m²	928 SF
LEVEL 07	AMENITY	158.50 m²	1706 SF
LEVEL 07	AMENITY	818.85 m²	8812 SF
TOTAL		1993.93 m²	21462 SF

AMENITY SCH. (PRIVATE)		
LEVEL	AREA	AREA (SF)
LEVEL 00	54.89 m²	591 SF
LEVEL 01	174.29 m²	1876 SF
LEVEL 02	113.14 m²	1218 SF
LEVEL 03	152.46 m²	1641 SF
LEVEL 04	152.46 m²	1641 SF
LEVEL 06	221.35 m²	2383 SF
LEVEL 06	234.89 m²	2528 SF
LEVEL 07	189.54 m²	2045 SF
LEVEL 08	56.11 m²	604 SF
LEVEL 09	56.37 m²	607 SF
LEVEL 10	56.37 m²	607 SF
LEVEL 11	56.37 m²	607 SF
LEVEL 12	56.37 m²	607 SF
LEVEL 13	133.80 m²	1441 SF
LEVEL 14	59.37 m²	638 SF
LEVEL 15	59.37 m²	638 SF
LEVEL 16	59.37 m²	638 SF
LEVEL 17	59.37 m²	638 SF
LEVEL 18	59.37 m²	638 SF
LEVEL 19	59.37 m²	638 SF
LEVEL 20	59.37 m²	638 SF
LEVEL 21	59.37 m²	638 SF
LEVEL 22	59.37 m²	638 SF
LEVEL 23	59.37 m²	638 SF
LEVEL 24	59.37 m²	638 SF
LEVEL 25	59.37 m²	638 SF
TOTAL	2421.34 m²	26063 SF



2 LOCATION PLAN
SP-01 SCALE: NTS



1 SITE PLAN
SP-01 SCALE: 1 : 200

SITE PLAN SYMBOLS LEGEND	
	BUILDING ENTRANCE
	BUILDING EXIT
	BICYCLE PARKING
	INTERLOCKING STONE PAVERS
	UTILITY POLE TO BE REMOVED
	FIRE HYDRANT
	FIRE HYDRANT TO BE REMOVED
	PROPERTY LINE
	SETBACK LINE
	OVERHEAD WIRE

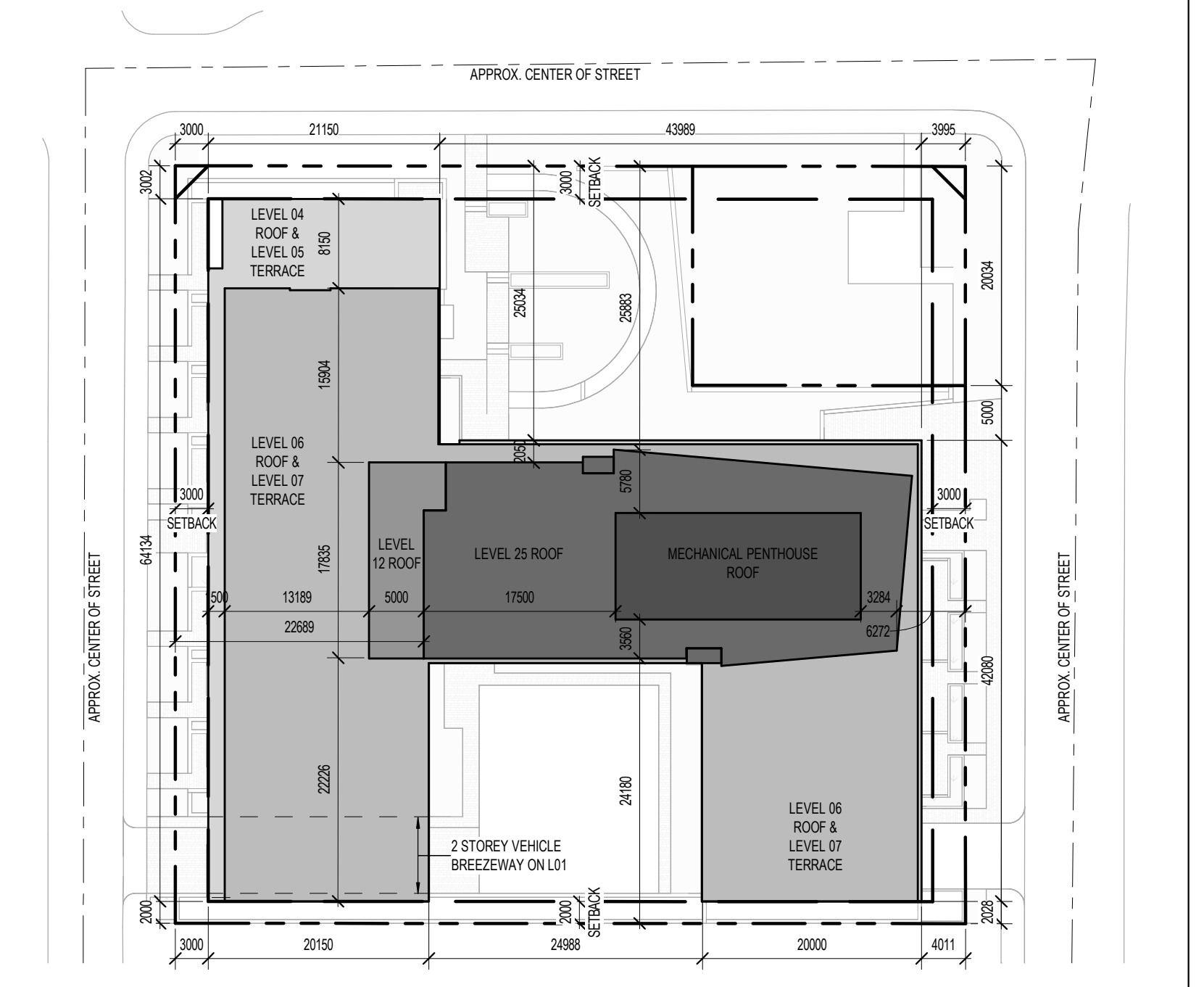
SITE PLAN NOTES	
S1	PRIVATE RESIDENTIAL TERRACE
S2	INTERLOCK PAVEMENT SURFACE
S3	DEPRESSED CURB, REFER TO CIVIL
S4	LINE DENOTES EXTENT OF PARKING GARAGE BELOW
S5	RAISED PLANTING BED, REFER TO LANDSCAPE
S6	EXISTING CONCRETE SIDEWALK
S7	PRIVATE RESIDENTIAL BALCONY
S8	PICKUP/DROP-OFF & VISITOR PARKING
S9	RETAINING WALL, REFER TO CIVIL
S10	SOFT LANDSCAPING, REFER TO LANDSCAPE
S11	LINE DENOTES CANOPY ABOVE
S12	EXISTING 3 STOREY BRICK BUILDING
S13	3m X 3m CORNER TRIANGLE

SITE STATISTICS	
Current Zoning Designation:	R5B H(18)
Lot Width:	72.1m
Total Lot Area:	4,984.5m²
Average Existing Grade:	63.21m

Proposed Development - 25 Storey High-Rise Mixed-Use Apartment Building		
No. of units	392 Units	
Zoning Mechanism	Required	Provided
Minimum Lot Width 154(a)	25.2m	72.1m
Minimum Lot Area 154(a)	675.0m²	4,984.5m²
Min. Front Yard Setback 154(a)	3.0m	3.0m
Corner Side Yard Setback 154(a)	3.0m	3.0m
Min. Interior Side Yard Setback 154(b)(4)(i) & (b)	6.0m if located further than 21.0m from the front lot line	2.0m
Min. Rear Yard Setback 154(b)(4)	7.5m	N/A
Maximum Building Height 154(b)(5)	18.0m	77.8m
Parking Space Rates (Residents) 101 (Sch. 1A - Area Z)	0 Spaces (Min)	112 Spaces
Minimum Visitor Parking Rates Table 102 (Sch. 1A - Area Z) Section 102(2)	38 Spaces 0 spaces for first 12 units 0.1 spaces / unit for 392 units	27 Spaces
Parking Space Rates (Retail) 101 (Sch. 1A - Area Z) Section 101(2)	0 Spaces No off-street parking required	0 Spaces
Bicycle Parking Rates (Residents) Table 111A(b)(i) (Sch. 1 - Area B)	196 Spaces 0.5 spaces / unit for 392 units	400 Spaces
Bicycle Parking Rates (Retail) Table 111A(e) (Sch. 1 - Area B)	1 Space 1 space / 250m² x 69.4m²	4 Spaces
Total Amenity Area Table 137(4)(i)	2,352.0m² 6m² / unit for 392 units	2,355.0m²
Communal Amenity Area Table 137(4)(ii)	1,176.0m² Min. 50% of Total Amenity Area	1,540.0m²

TOPOGRAPHIC PLAN OF SURVEY OF
LOTS 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43 AND 64
AND PART OF THE ADJACENT LAND
REGISTERED PLAN 131037
CITY OF OTTAWA
FARLEY, SMITH, & DENIS SURVEYING LTD. 2022

SURVEY INFO
SCALE: 1 : 100



3 SITE SETBACK PLAN
SP-01 SCALE: 1 : 500

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7	ISSUED FOR COORDINATION	26-09-10
6	REISSUED FOR ZBLA/OPA	26-07-09
5	ISSUED FOR COORDINATION	26-05-20
4	ISSUED FOR ZBLA/OPA	25-12-19
3	ISSUED FOR COORDINATION	25-11-25
2	ISSUED FOR COORDINATION	24-04-09
1	ISSUED FOR COORDINATION	24-02-09

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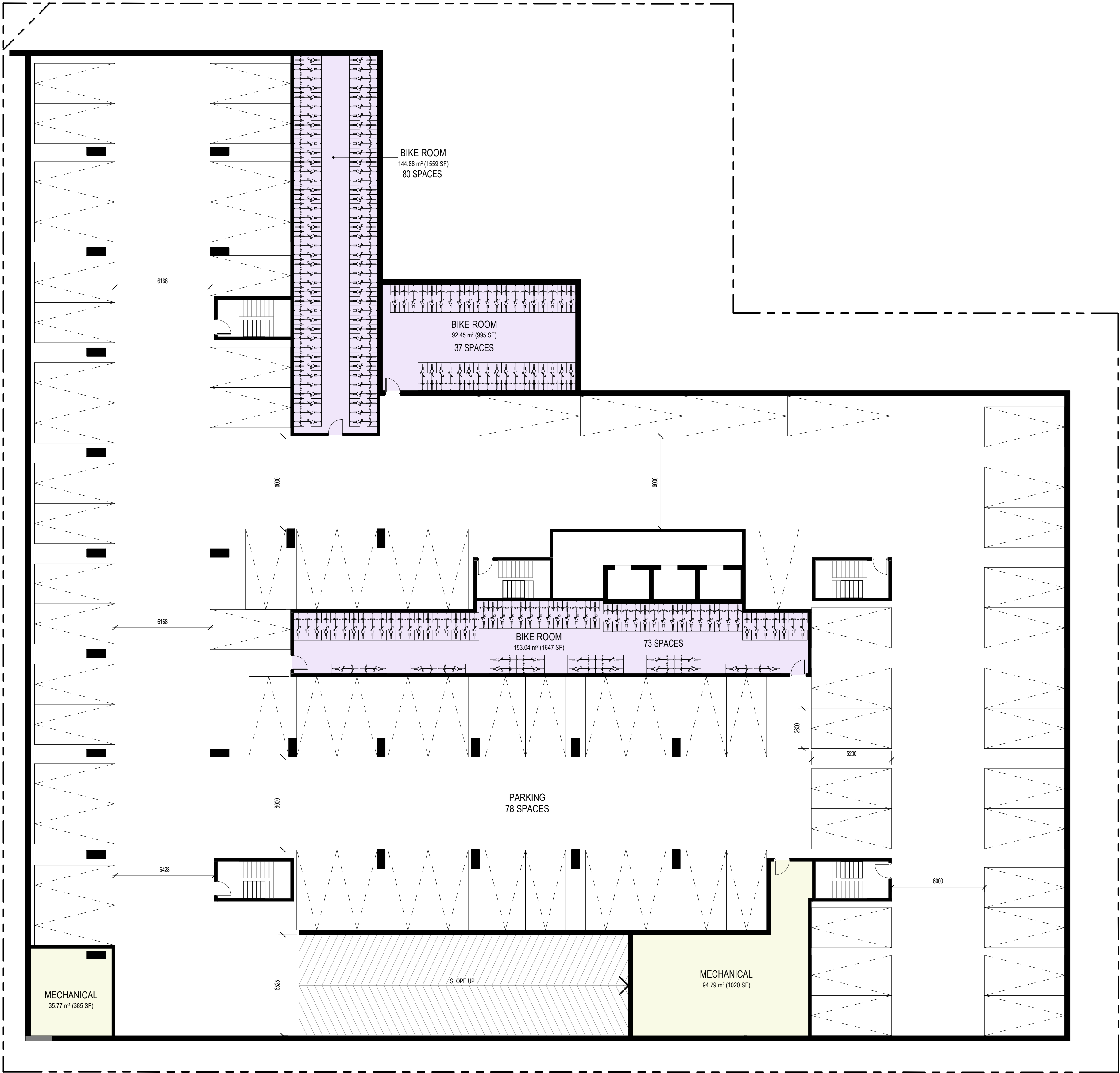
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2307	NOTED	JDH	RMK

SITE PLAN

SP-01



1 LEVEL P1 FLOOR PLAN
A00.1 SCALE: 1 : 150

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4	ISSUED FOR ZBLA/OPA	25-12-19

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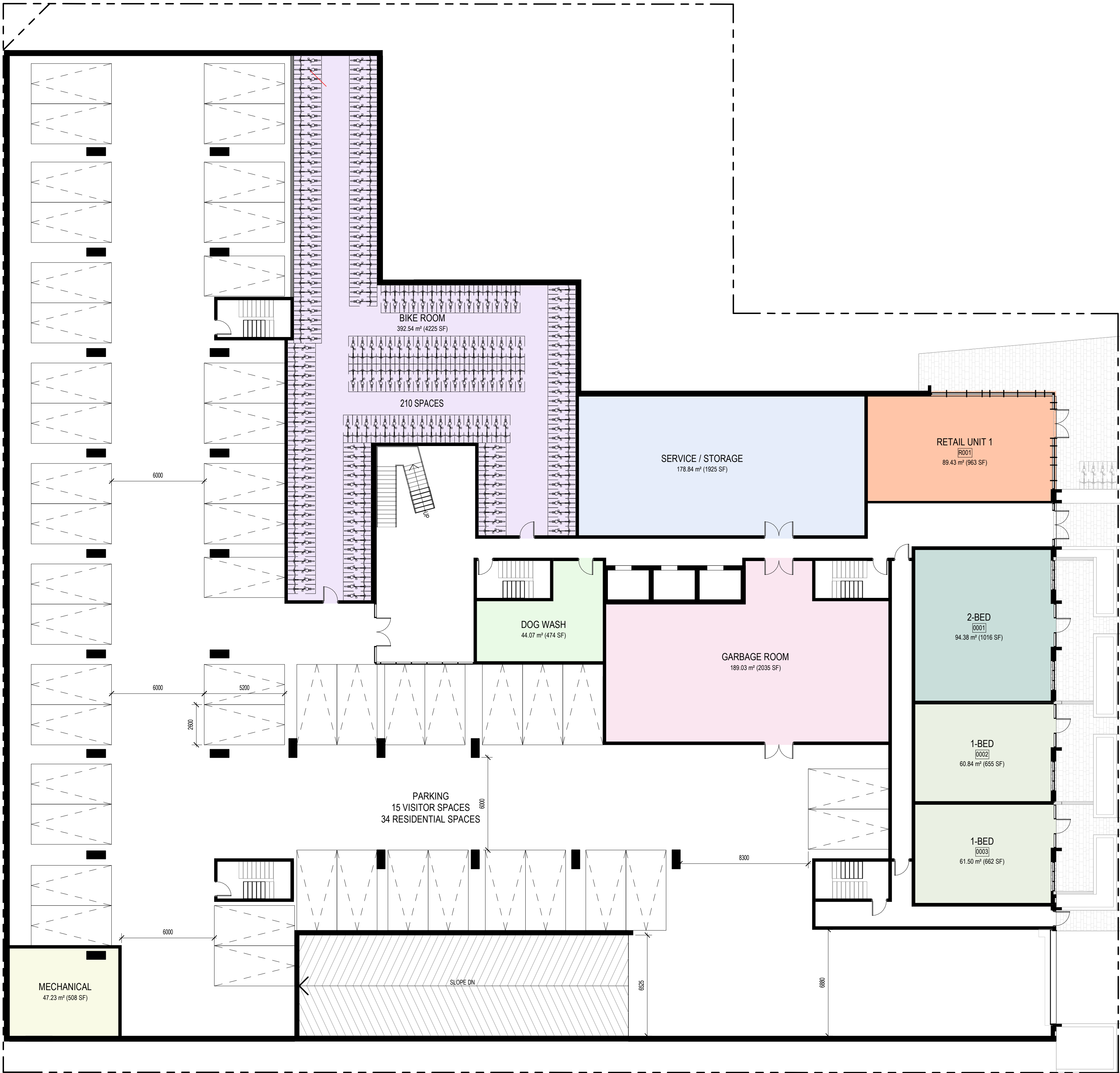
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LEVEL P1 FLOOR PLAN

A00.1



1 LEVEL 00 FLOOR PLAN
A00.2 SCALE: 1 : 150

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LEVEL 00 FLOOR PLAN

A00.2



1 LEVEL 01 FLOOR PLAN
A01 SCALE: 1 : 150

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LEVEL 01 FLOOR PLAN

A01



1 LEVEL 02 FLOOR PLAN
A02 SCALE: 1 : 150

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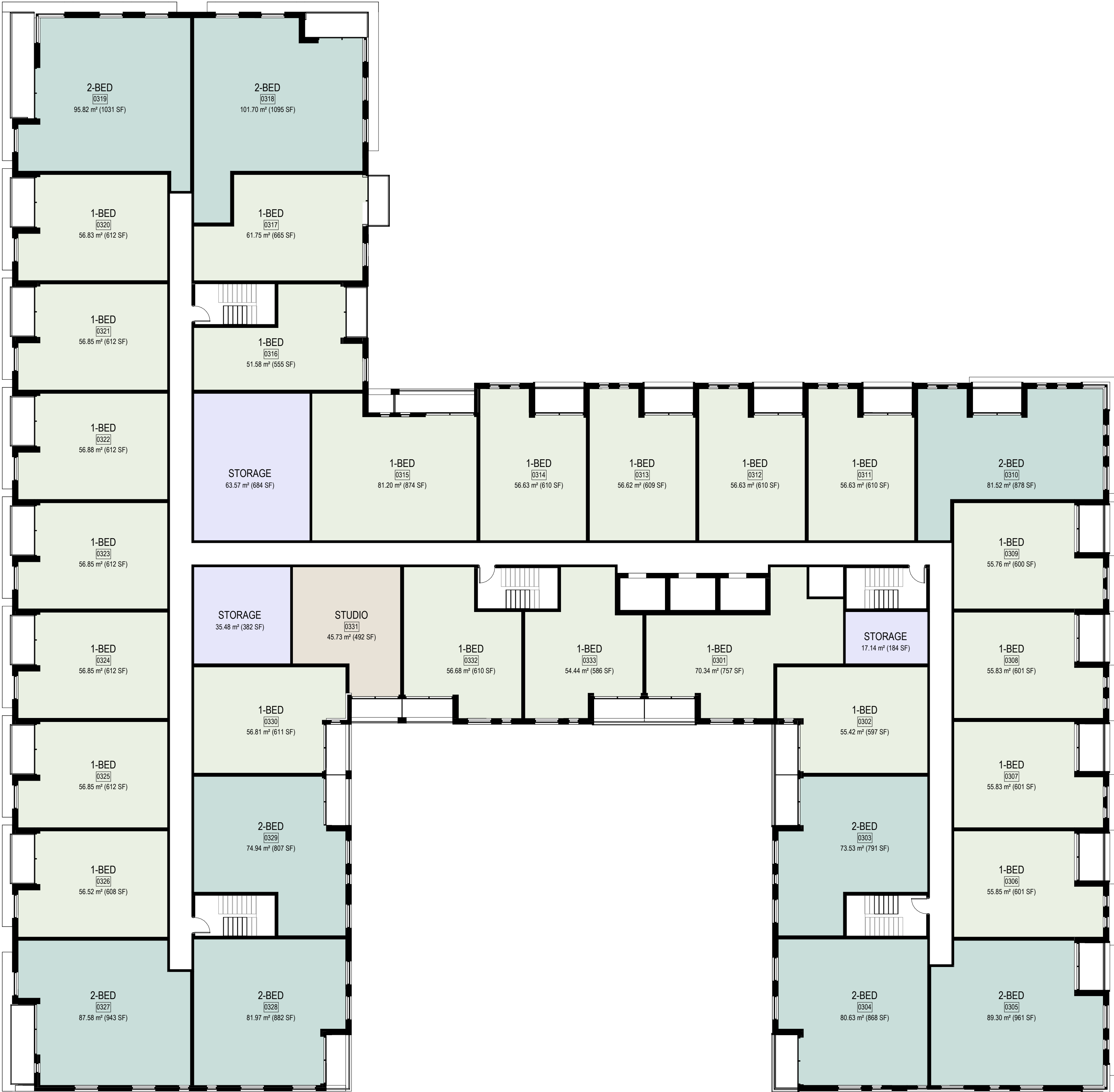
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LEVEL 02 FLOOR PLAN

A02



1
A03 LEVELS 03-04 FLOOR PLAN
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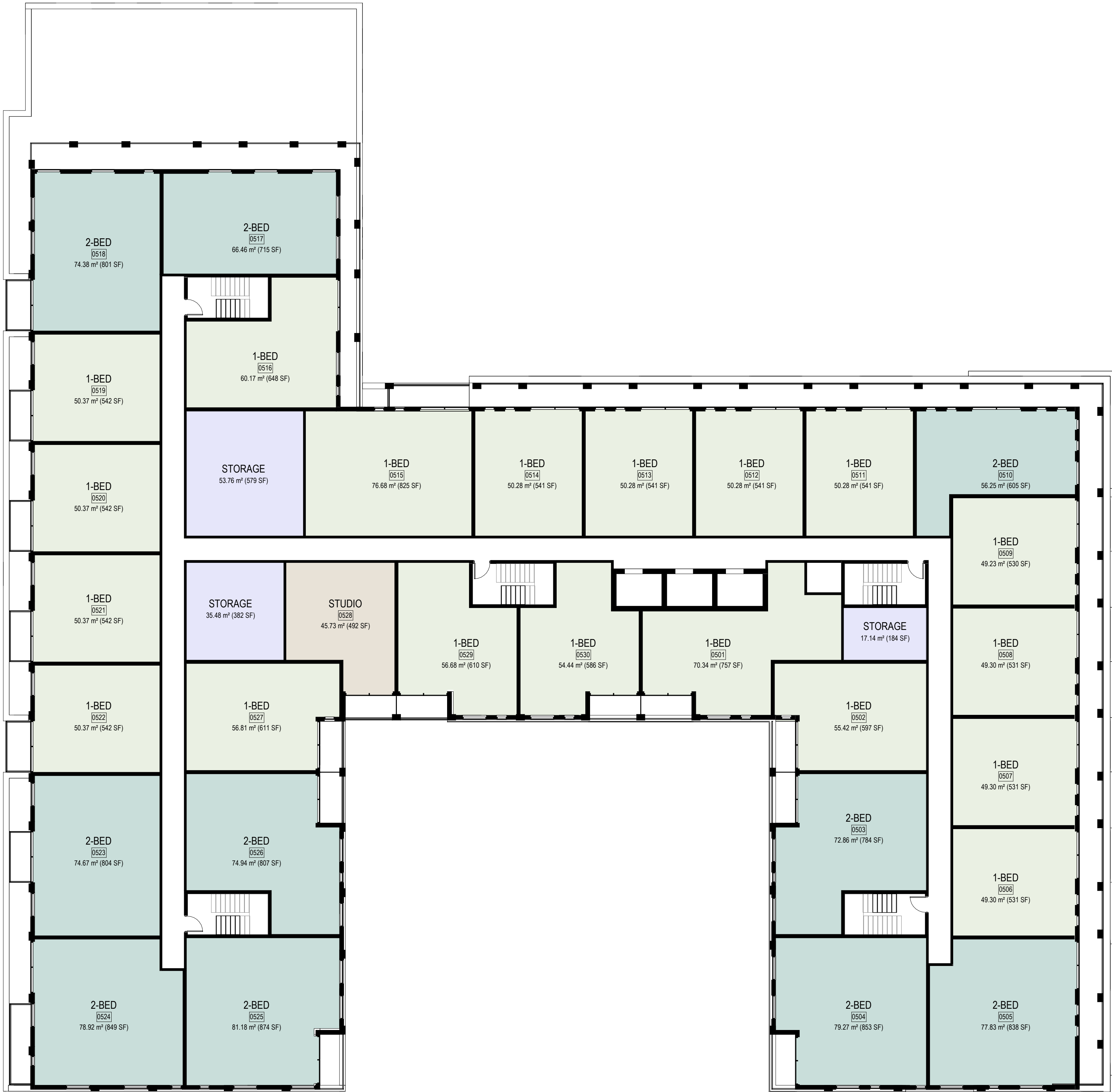
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LEVELS 03-04 FLOOR PLAN

A03



1
A04

LEVELS 05-06 FLOOR PLAN

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LEVELS 05-06 FLOOR PLAN

A04



1 LEVEL 07 FLOOR PLAN
A05 SCALE: 1 : 150

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LEVEL 07 FLOOR PLAN



1 LEVELS 08-12 FLOOR PLAN
A06 SCALE: 1 : 150

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LEVELS 08-12 FLOOR PLAN

A06



1
A07

LEVEL 13 FLOOR PLAN

SCALE: 1 : 150

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LEVEL 13 FLOOR PLAN

A07



1
A08

LEVELS 14-25 FLOOR PLAN

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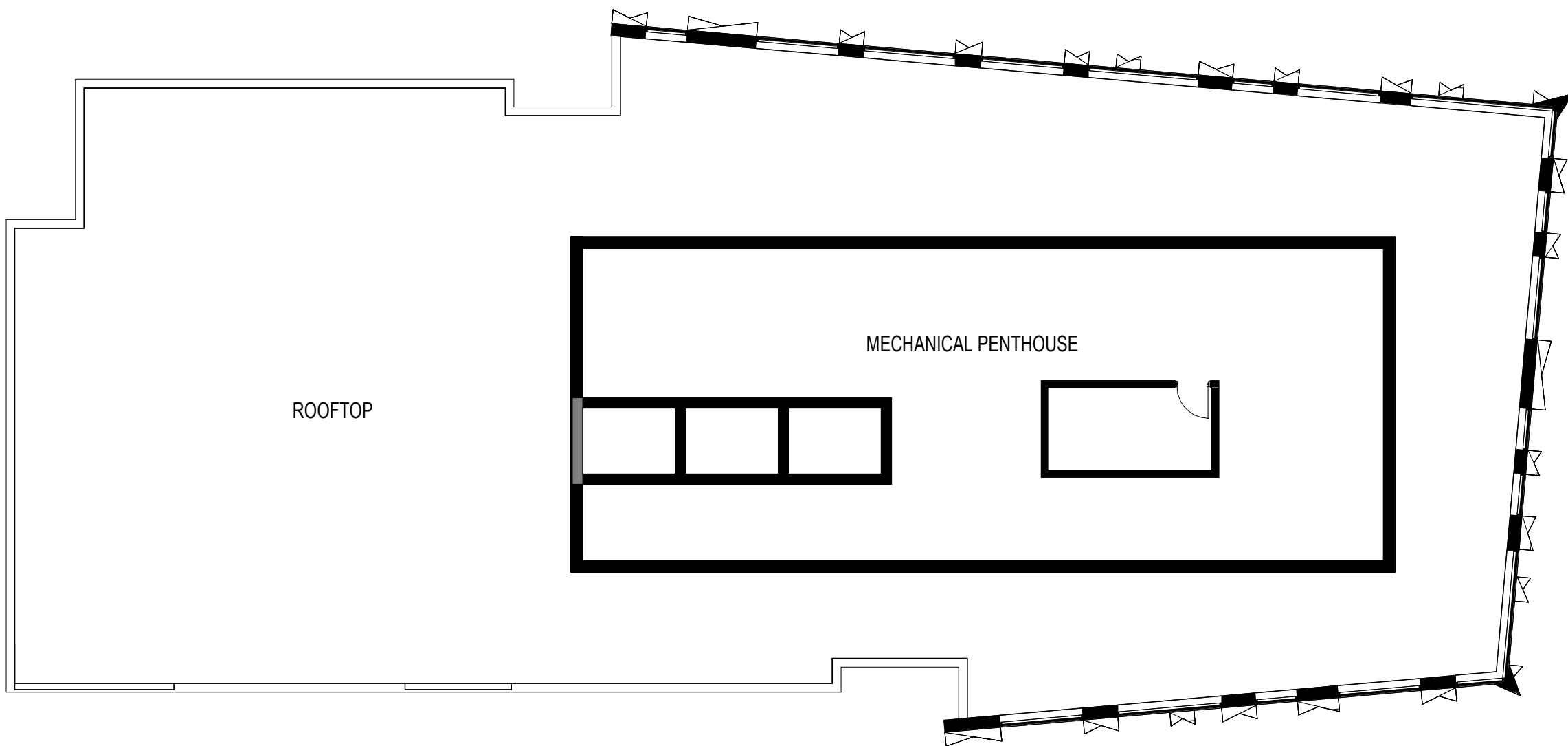
116 BEECH

116 Beech Street
Ottawa, ON K1S 3K1

PROJ	SCALE	DRAWN	REVIEWED
2307	NOTED	JDH	RMK

LEVELS 14-25 FLOOR PLAN

A08



1
A09

ROOF PLAN
SCALE: 1 : 150

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 4. The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 5. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 6. These documents are not to be used for construction unless specifically noted for such purpose.

8	REISSUED FOR ZBLA/OPA	26-09-18
7	ISSUED FOR COORDINATION	26-09-10
6	REISSUED FOR ZBLA/OPA	26-07-09
5	ISSUED FOR COORDINATION	26-05-20
4	ISSUED FOR ZBLA/OPA	25-12-19

ISSUE RECORD

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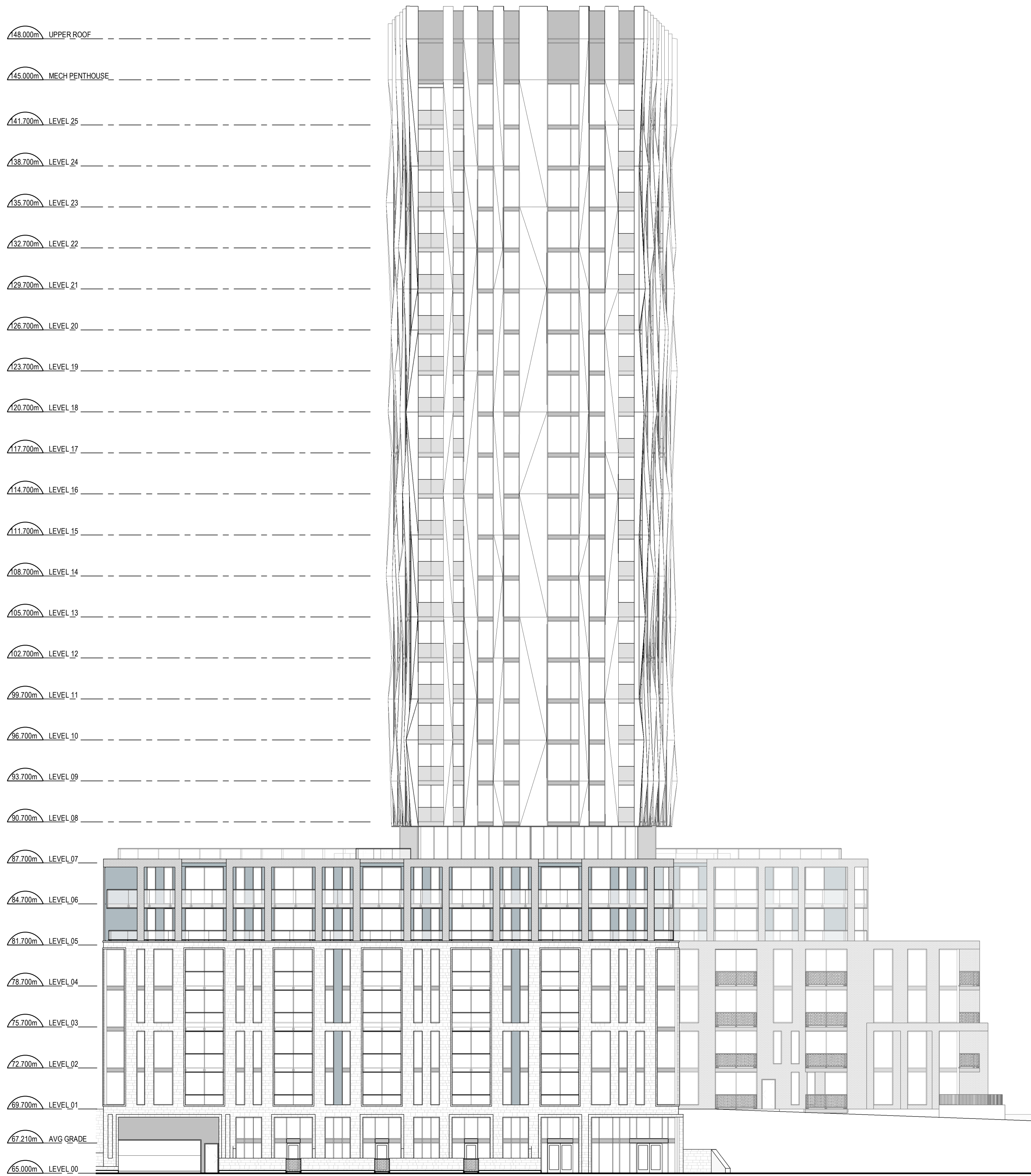
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2307	NOTED	JDH	RMK

ROOF PLAN

A09



2 EAST ELEVATION
A20 SCALE: 1 : 200



1 NORTH ELEVATION
A20 SCALE: 1 : 200

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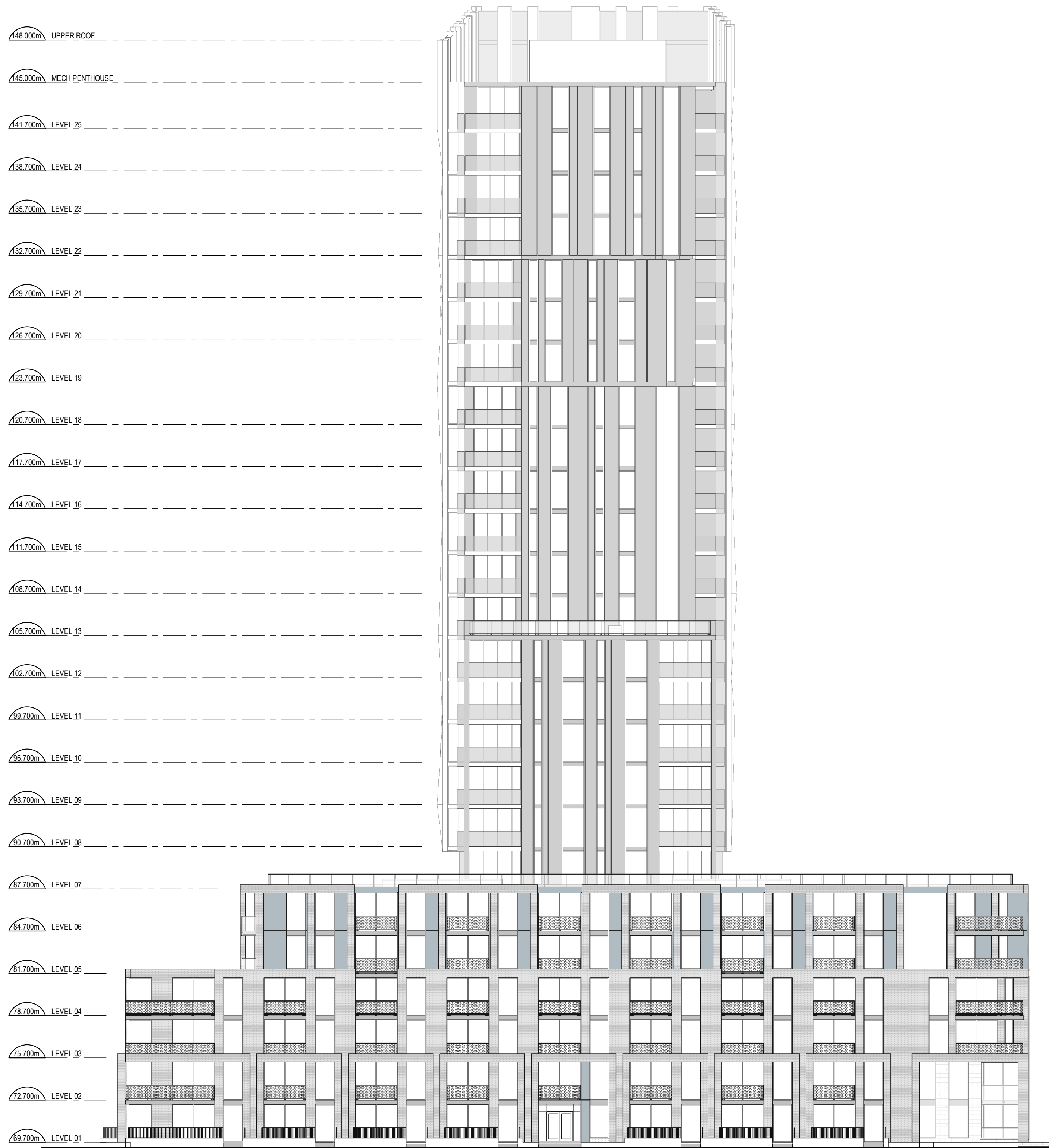
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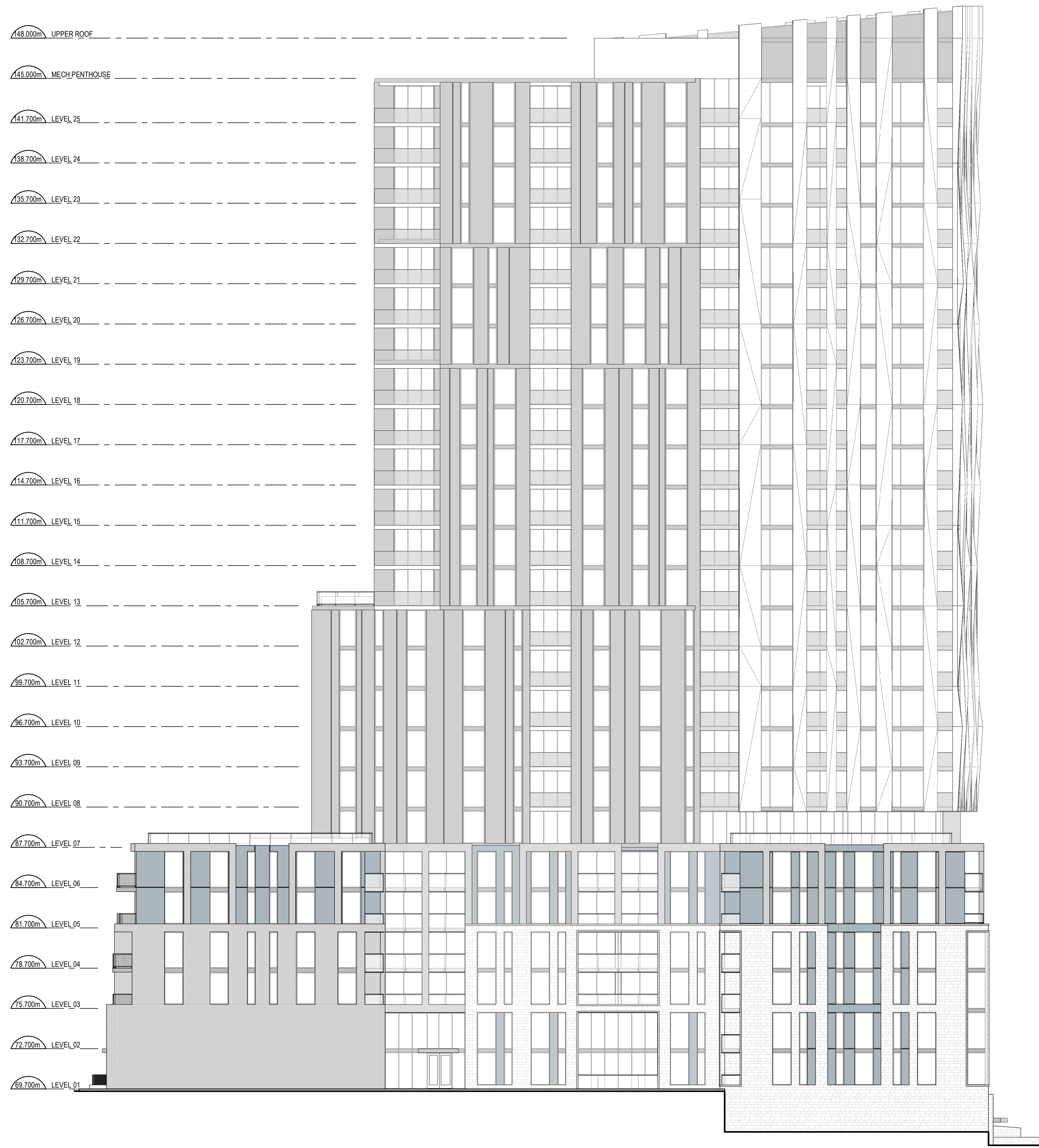
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NORTH & EAST ELEVATIONS

A20



2 WEST ELEVATION
A21 SCALE: 1 : 200



1 SOUTH ELEVATION
A21 SCALE: 1 : 200

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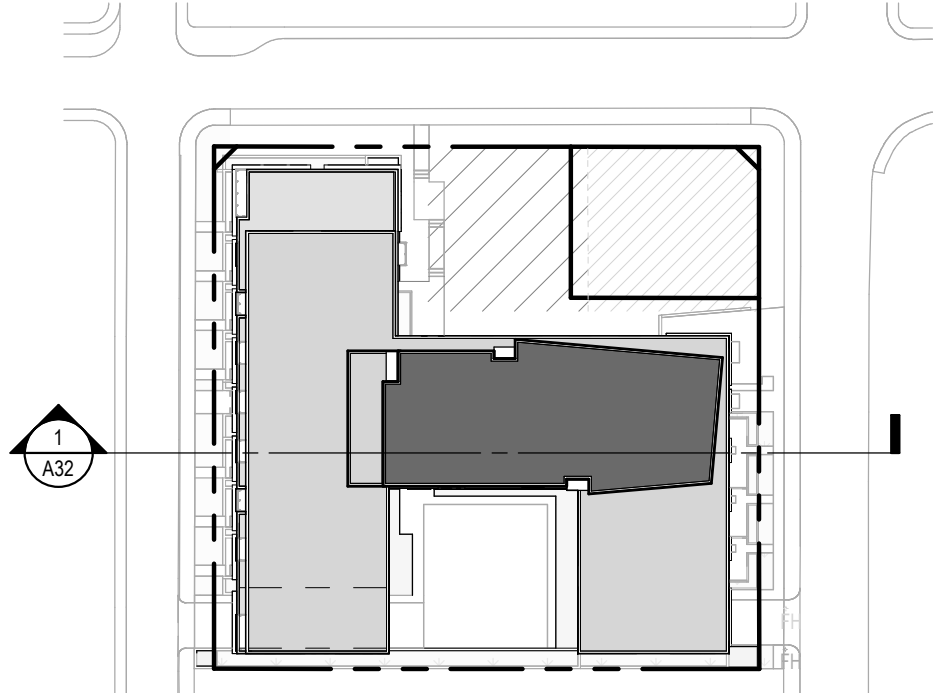
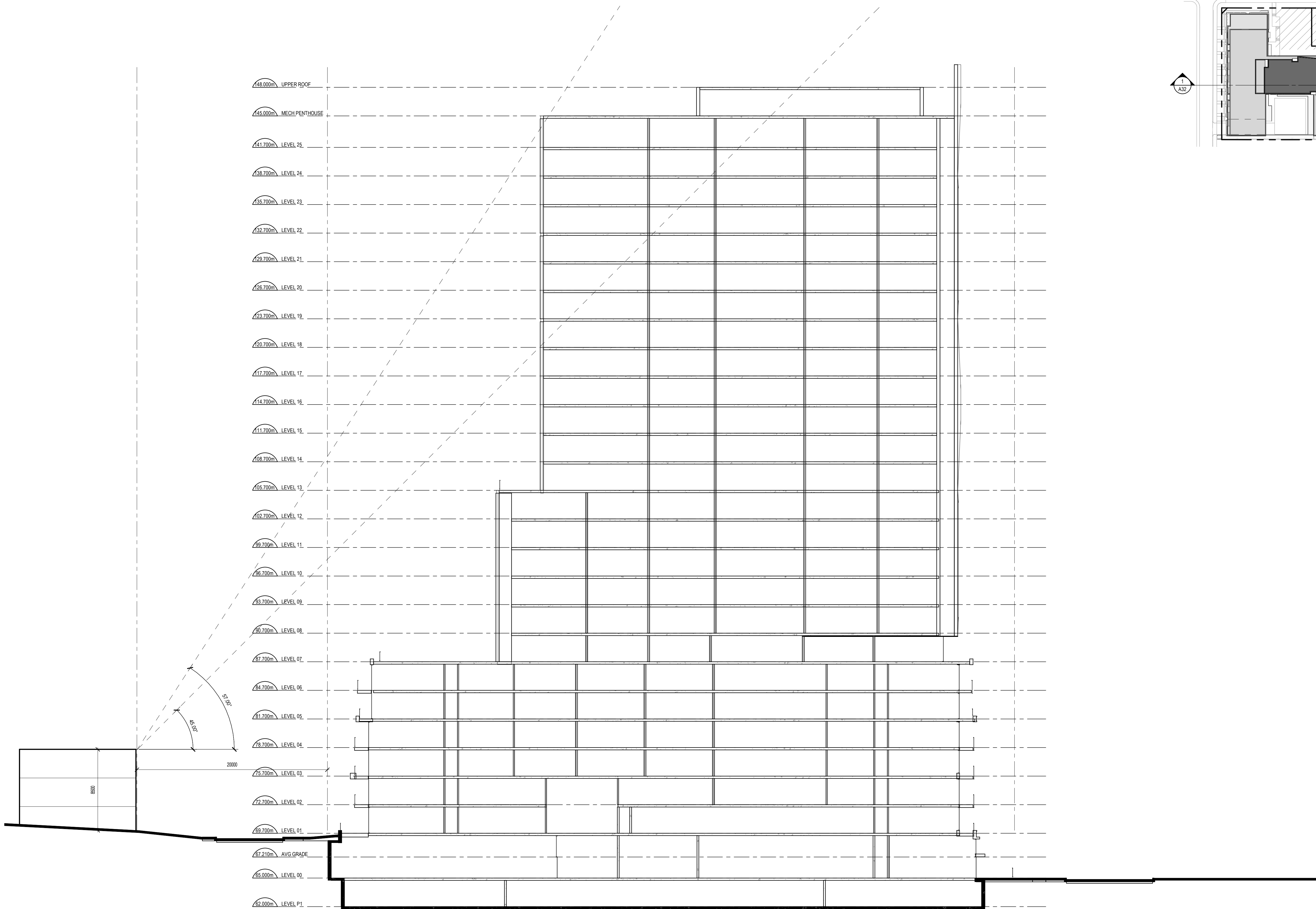
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SOUTH & WEST ELEVATIONS

A21



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ANGULAR PLANE NORTH

A32

1 ANGULAR PLANE NORTH
A32 SCALE: 1 : 200