

# 1186-1194 WELLINGTON ST W

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



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ARCHITECTURAL DRAWING LIST	
SHEET NUMBER	SHEET NAME
SP03	SITE PLAN, CONTEXT PLAN, STATISTICS
SP04	P3-P1, GROUND FLOOR PLANS
SP05	LEVEL 2-6 FLOOR PLANS
SP06	LEVEL 7-16 FLOOR PLANS
SP07	BUILDING ELEVATIONS
SP08	BUILDING SECTIONS
SP10	SHADOW STUDY - JUNE
SP11	SHADOW STUDY - MARCH/SEPTEMBER
SP12	SHADOW STUDY - DECEMBER

## SITE PLAN APPLICATION ISSUED FOR SPA

2022-06-29

**DIALOG**<sup>®</sup>

35 JOHN STREET #500 TORONTO, ON, M5V 3G6  
416-866-0220

SITE PLAN APPLICATION  
ISSUED FOR SPA  
2022-06-29

1186-1194 WELLINGTON ST W  
11330-65 AVE NW, 1186-1194 Wellington St W  
Ottawa, ON K1Y 2Z5

6/29/2022 12:16:54 PM

**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	12,185
Level 2	1,298.0	1	1,298.0	13,972
Level 3-4	1,325.0	2	2,650.0	28,524
Level 5	1,130.0	1	1,130.0	12,163
Level 6	1,154.0	1	1,154.0	12,422
Level 7	489.0	1	489.0	5,254
Level 8-16	625.0	8	5,000.0	53,547
<b>Total Proposed GFA</b>		<b>16</b>	<b>13,478.0</b>	<b>145,076</b>

**3.0 FLOOR SPACE INDEX (FSI)**

Total Proposed GFA / Site Area **5.40**

**4.0 GROSS SALEABLE AREAS (GSA)**

Buildings GSA	GSA	No. of Levels	sq.m.	sq.ft.
Level Ground (retail)	1,163.0	1	1,163.0	12,518
Level 2	1,328.0	1	1,328.0	14,294
Level 3-4	1,358.0	2	2,716.0	29,255
Level 5	1,162.0	1	1,162.0	12,508
Level 6	1,185.0	1	1,185.0	12,755
Level 7	502.0	1	502.0	5,403
Level 8-16	645.0	8	5,160.0	55,484
<b>Total Proposed GSA</b>		<b>16</b>	<b>13,861.0</b>	<b>148,199</b>

**5.0 GROSS BUILDING AREAS (GBA)**

Buildings GBA	GBA	No. of Levels	sq.m.	sq.ft.
Level Ground	1,985.0	1	1,985.0	21,366
Level 2	1,443.0	1	1,443.0	15,532
Level 3-4	1,472.0	2	2,944.0	31,689
Level 5	1,285.0	1	1,285.0	13,832
Level 6	1,359.0	1	1,359.0	14,600
Level 7	710.0	1	710.0	7,642
Level 8-16	714.0	8	5,712.0	61,169
Mech PH	480.0	1	480.0	5,167
<b>Total Proposed GBA</b>		<b>17</b>	<b>16,582.0</b>	<b>178,487</b>

**6.0 GROSS CONSTRUCTION AREAS (GCA)**

Buildings GCA	GCA	No. of Levels	sq.m.	sq.ft.
Level P3	1510.0	1	1,510.0	16,254
Level P2	2250.0	1	2,250.0	24,219
Level P1	2250.0	1	2,250.0	24,219
Level Ground	1,960.0	1	1,960.0	21,097
Level 2	1,964.0	1	1,964.0	21,140
Level 3-4	1,540.0	2	3,080.0	33,155
Level 5	1,540.0	1	1,540.0	16,576
Level 6	1,386.0	1	1,386.0	14,919
Level 7	1,359.0	1	1,359.0	14,628
Level 8-16	715.0	8	5,720.0	61,376
Mech PH	480.0	1	480.0	5,167
<b>Total Proposed GCA</b>		<b>20</b>	<b>24,784.0</b>	<b>268,450</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	8	108
<b>Total No. of Units</b>			<b>212</b>

**8.0 AMENITY**

<b>Total Amenity Required</b>	<b>Total</b>
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	560 sq.m.
<b>Total Communal Amenity Provided</b>	<b>Total</b>
	797 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	>1,433 sq.m.

**9.0 PARKING**

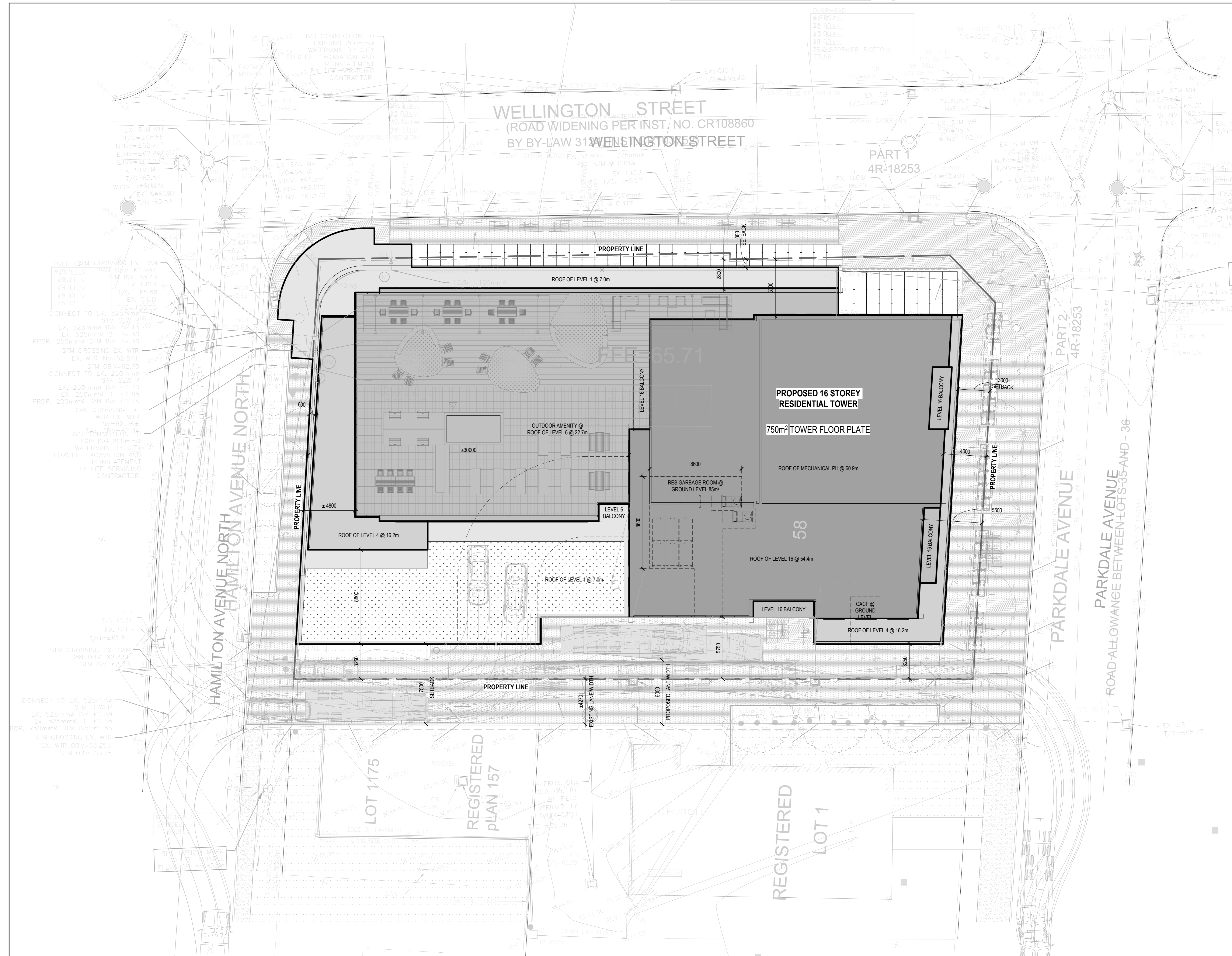
<b>Parking Required</b>	
Residential	0.5 per dwelling unit after first 12 units, minus 10 percent if all located below grade
Visitor	0.1 per dwelling unit after first 12 units
Retail	1.25 per 100 m <sup>2</sup> of GFA
<b>Total Parking Required</b>	<b>125</b>
<b>Parking Proposed</b>	
Residential	0.4 per dwelling unit after first 12 units
Visitor	0.1 per dwelling unit after first 12 units
Retail	0 per 100 m <sup>2</sup> of GFA
<b>Total Parking Proposed</b>	<b>120</b>
<b>Parking Provided</b>	
Level P3	37
Level P2	60
Level P1	21
<b>Total Parking Provided</b>	<b>118</b>

**10.0 BICYCLE PARKING**

<b>Total Residential Bicycle Spaces Required</b>	<b>Total</b>
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	50
Level P2	72
Level P1	30
Level 1	60
<b>Total Retail</b>	<b>212</b>
<b>Total Retail Bicycle Spaces Provided</b>	<b>Total</b>
P1	1

**SURVEY CREDIT:**  
**SURVEY COMPLETED BY STANTEC GEOMATICS LTD.**  
**DATED APRIL 26, 2021**  
**PART OF LOTS A, B, C & D**  
**REGISTERED PLAN 58**  
**PROJECT NO. - 161614215-111**

2 Context Plan  
 SP03 SCALE: 1: 2000



1 SITE PLAN  
 SP03 SCALE: 1: 150

**ISSUED FOR**

- 1 2021-06-25 ISSUED FOR OPAZBLA
- 2 2021-11-25 RE-ISSUED FOR OPAZBLA
- 3 2022-06-29 ISSUED FOR SPA

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**CLIENT**

WELLDALE LIMITED PARTNERSHIP  
 200-180 KENT STREET  
 OTTAWA, ON K1P 0B6  
 Tel: 613-230-9700

**ARCHITECT**

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

**URBAN PLANNER**

FOTEN  
 396 COOPER ST. SUITE 300  
 OTTAWA, ON K2P 2H7  
 Tel: 613-230-9700

**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  
 OTTAWA, ON K2E 8B3  
 Tel: 613-745-6471

**HERITAGE CONSULTANT**

MIBA  
 222 LAURIER AVENUE EAST, STUDIO 201  
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**CIVIL ENGINEER**

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 120 BEEB ROAD, SUITE 103  
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**TRAFFIC CONSULTANT**

CGH TRANSPORTATION  
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**SURVEY**

STANTEC  
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 OTTAWA, ON K2C 3G4  
 Tel: 613-272-4400

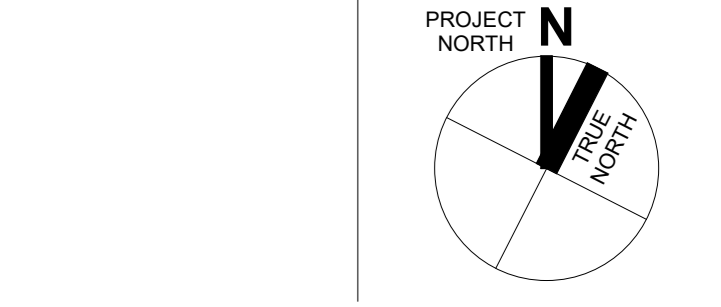
**NOISE/WIND CONSULTANT**

GRADIENT WIND  
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**KEYPLAN**



**SEAL**



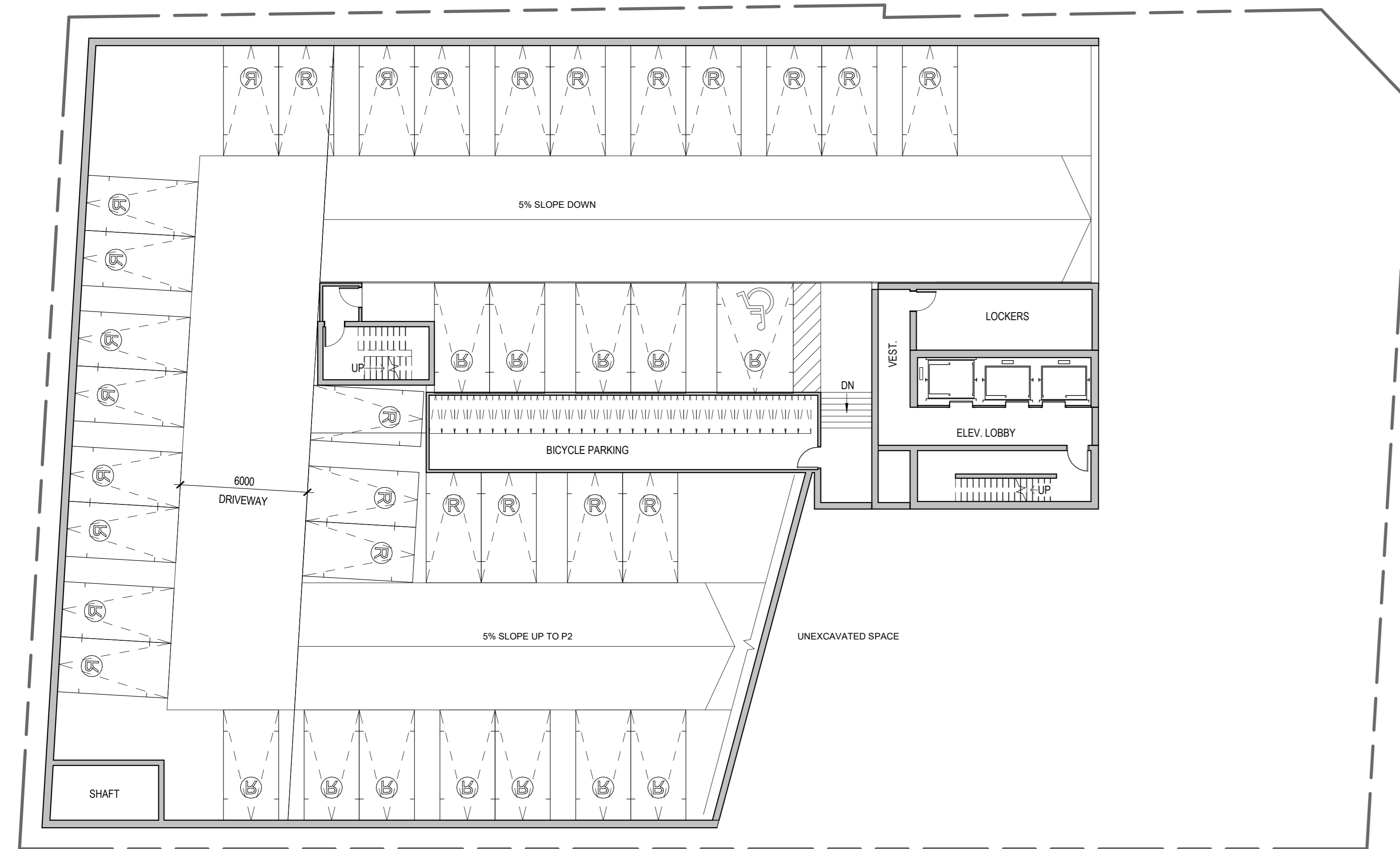
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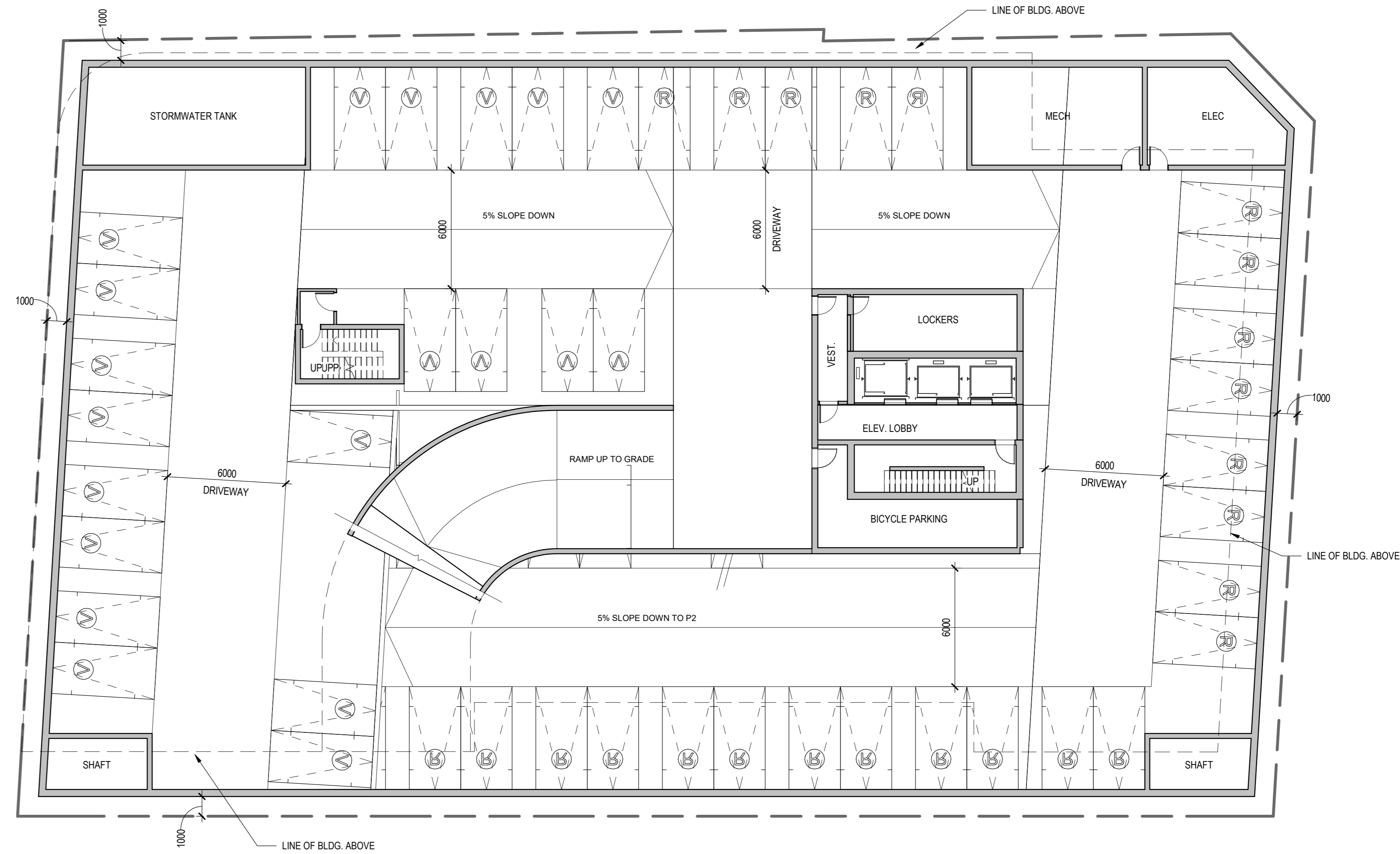
**SITE PLAN, CONTEXT PLAN, STATISTICS**

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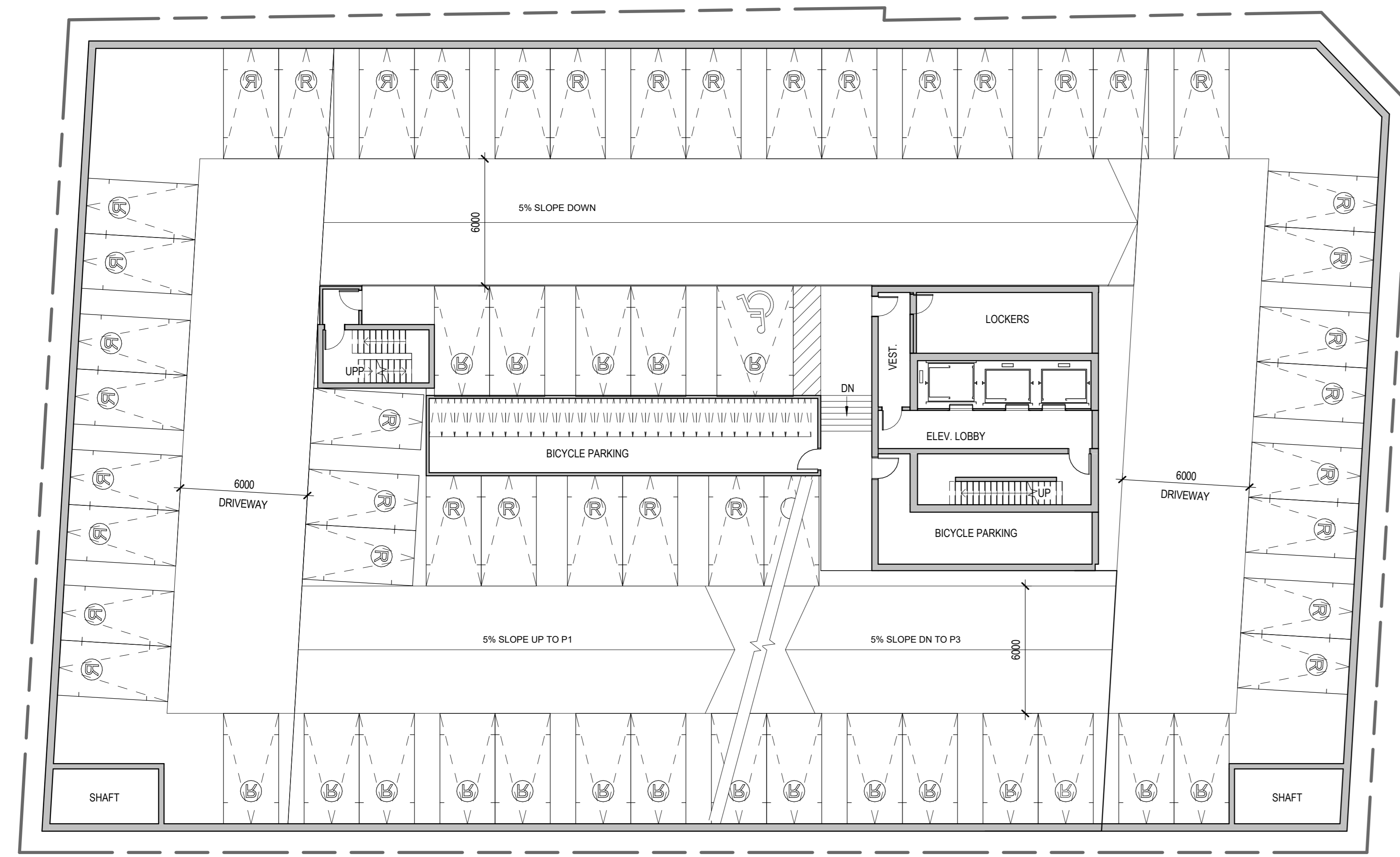
**SP03**



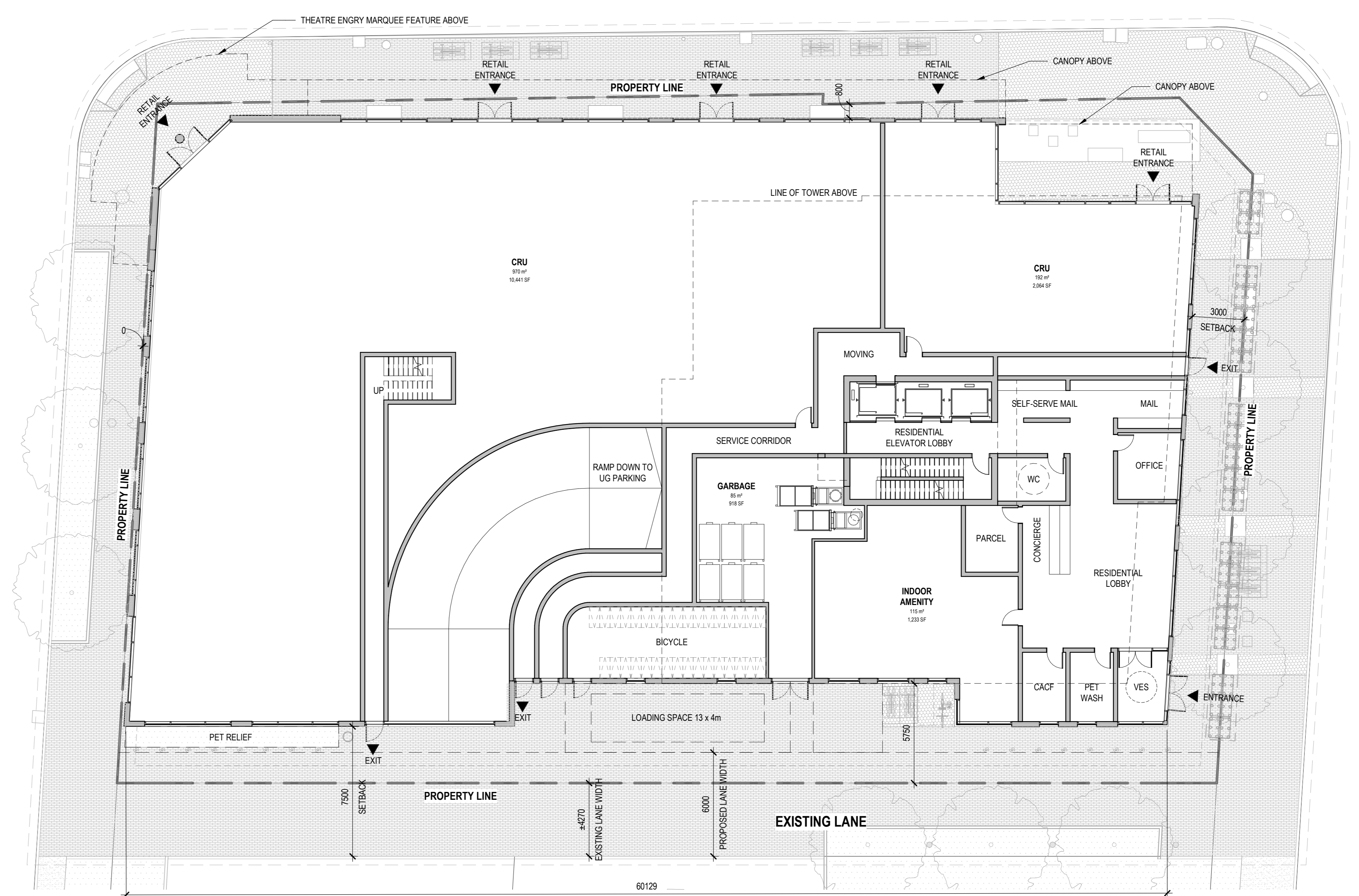
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SCALE: 1:150



2 LEVEL P1 PLAN  
SCALE: 1:150



3 LEVEL P2  
SCALE: 1:150



GROUND FLOOR PLAN  
SCALE: 1:150

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**LANDSCAPE ARCHITECT**  
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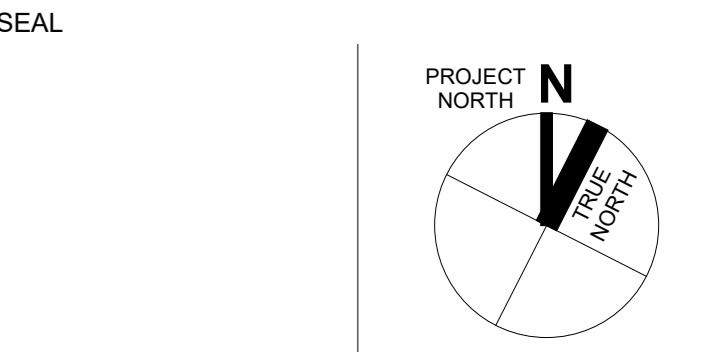
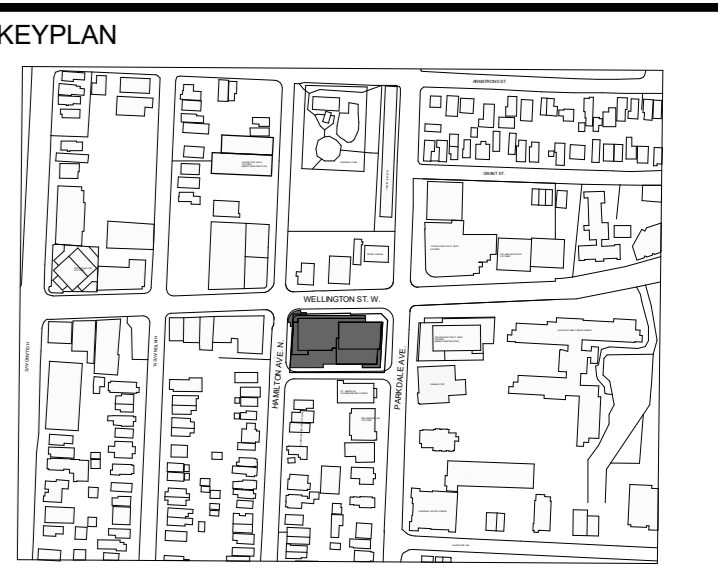
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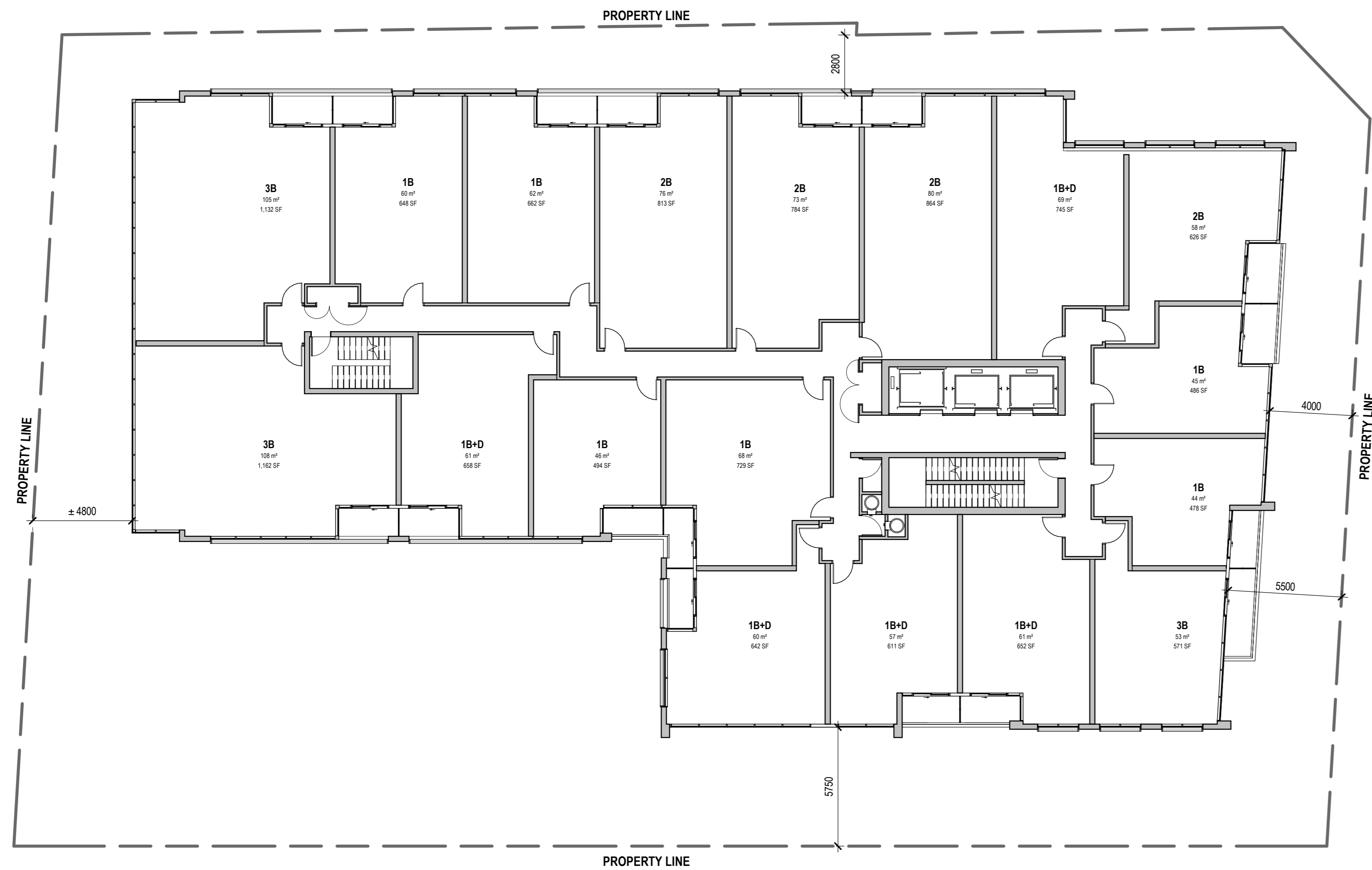
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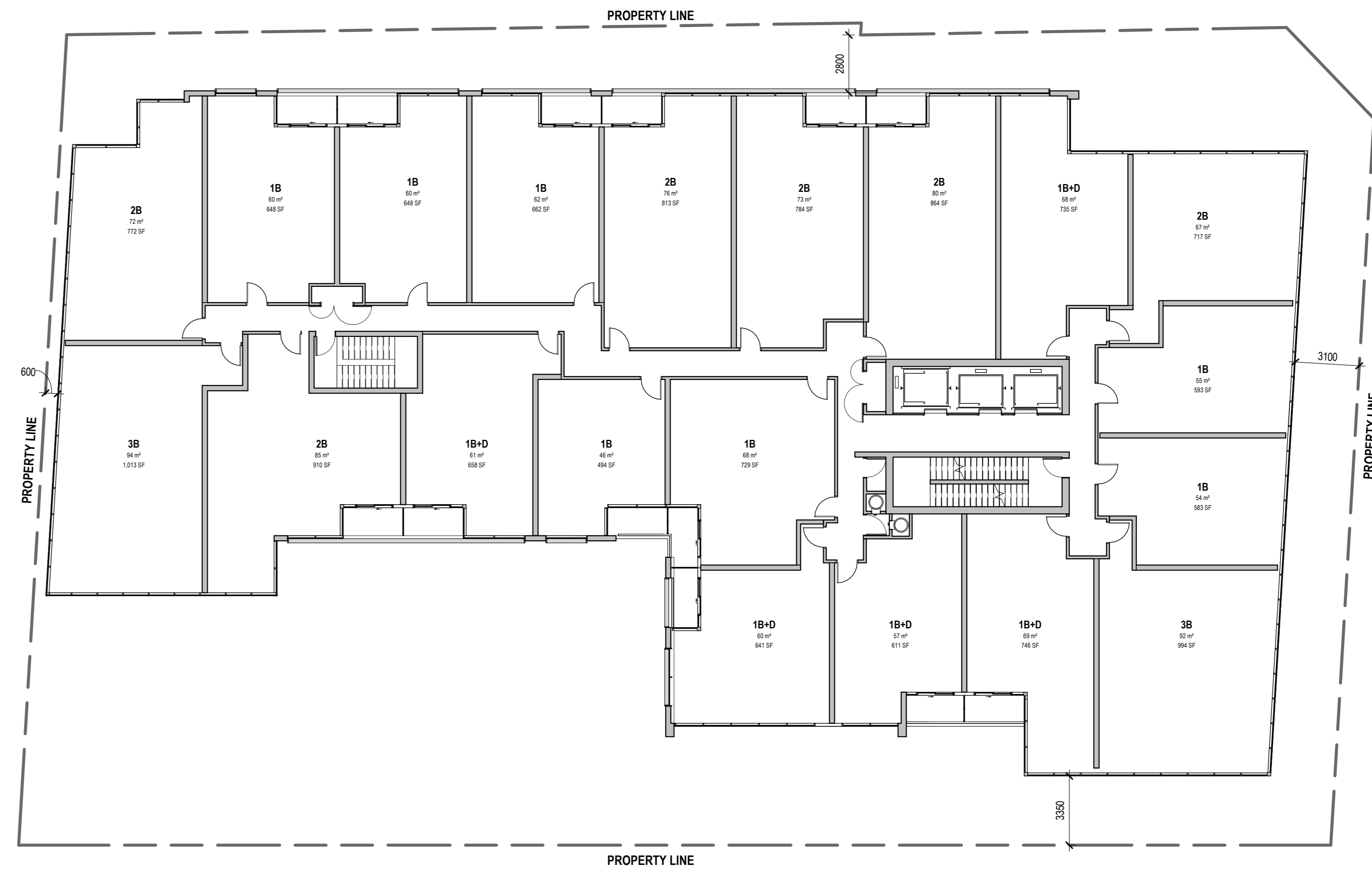
P3-P1, GROUND  
FLOOR PLANS

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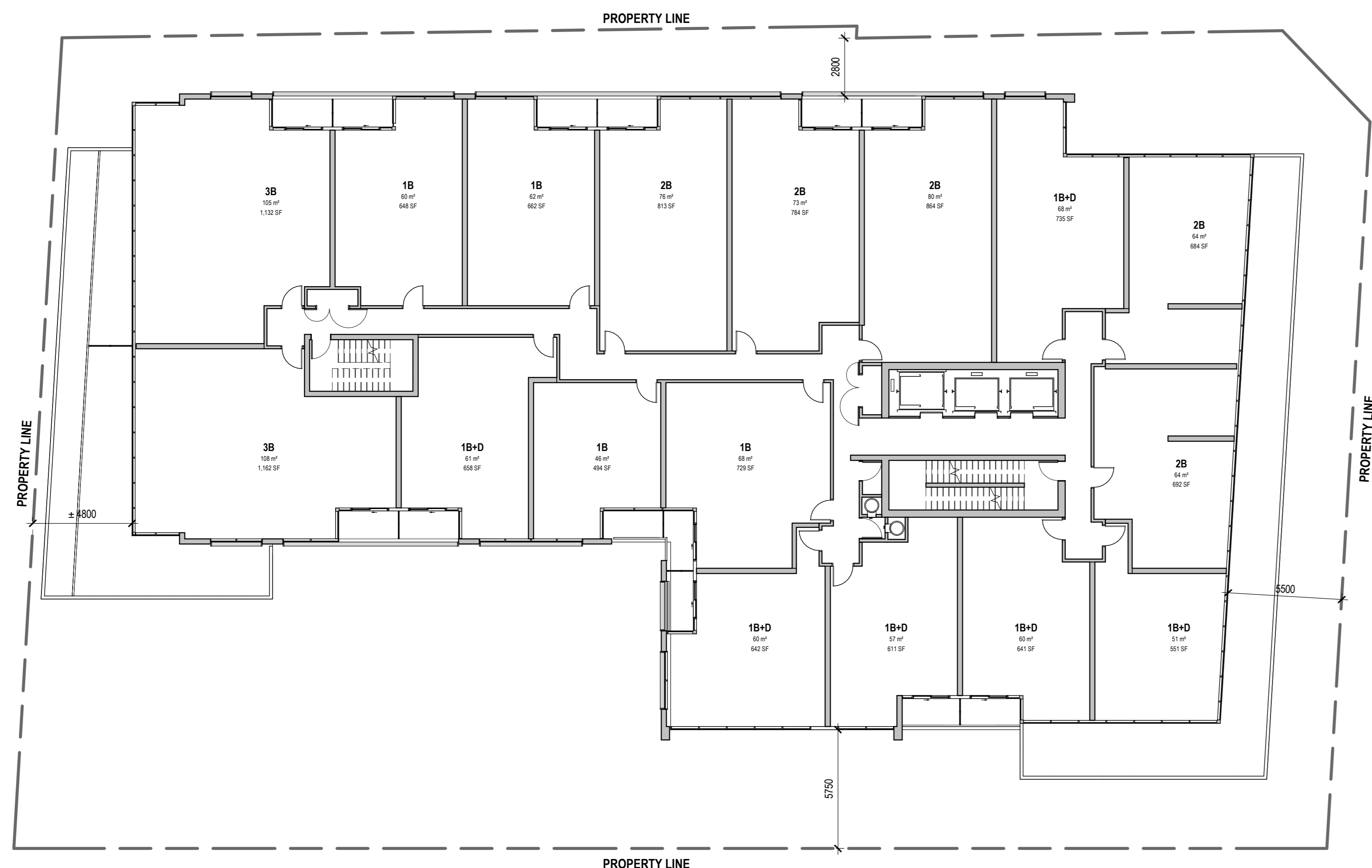
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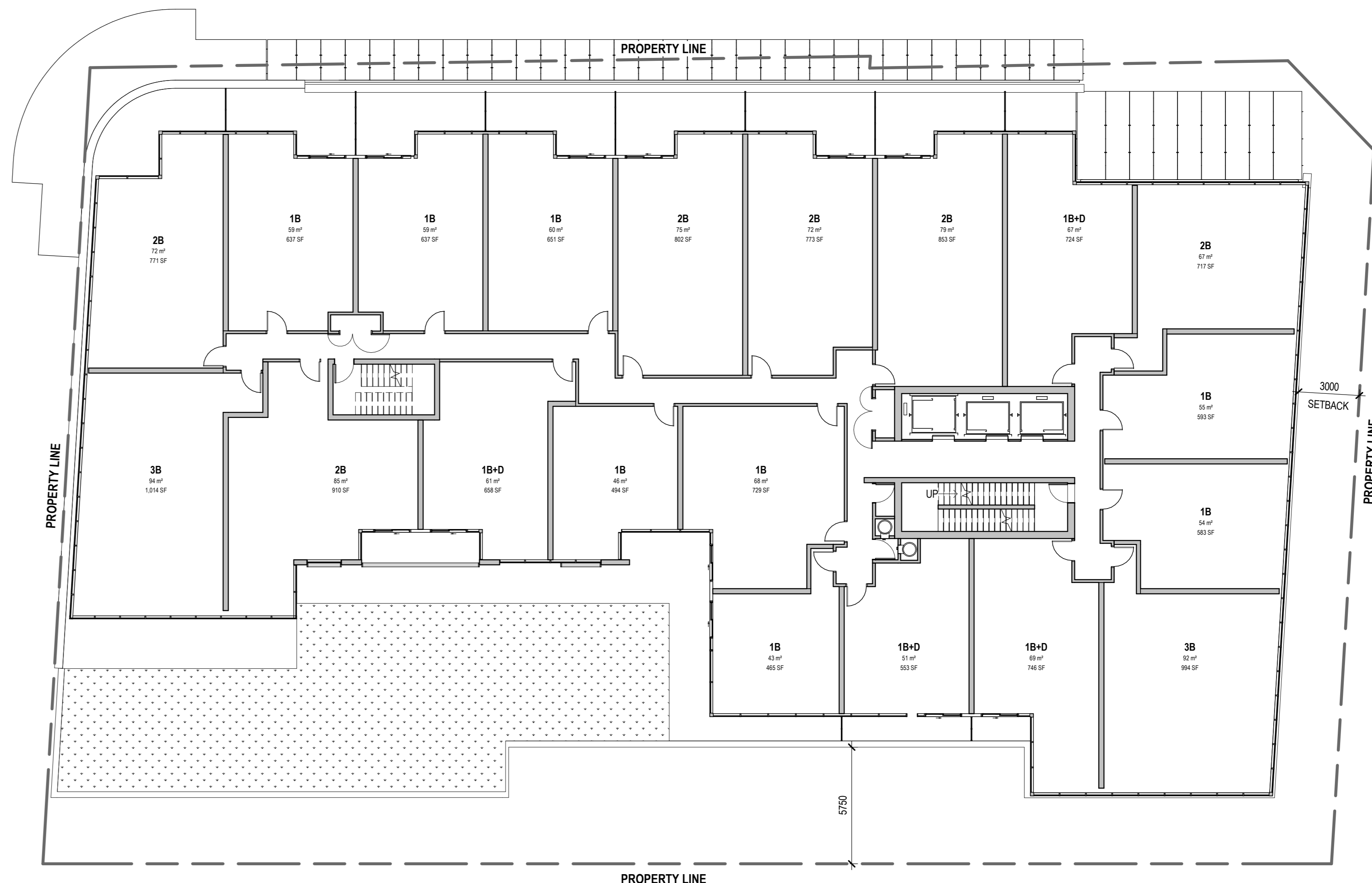
3 LEVEL 6  
SP05 SCALE: 1:150



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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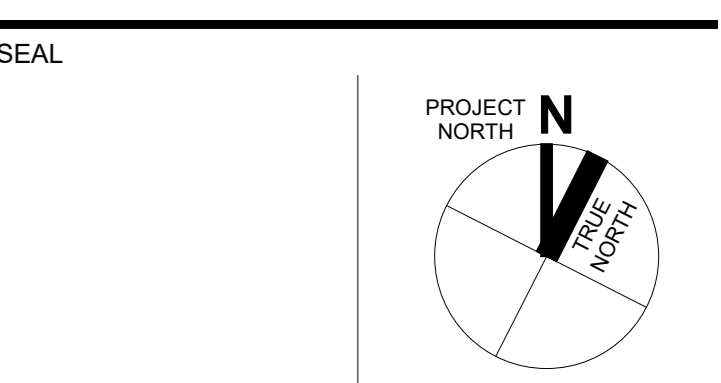
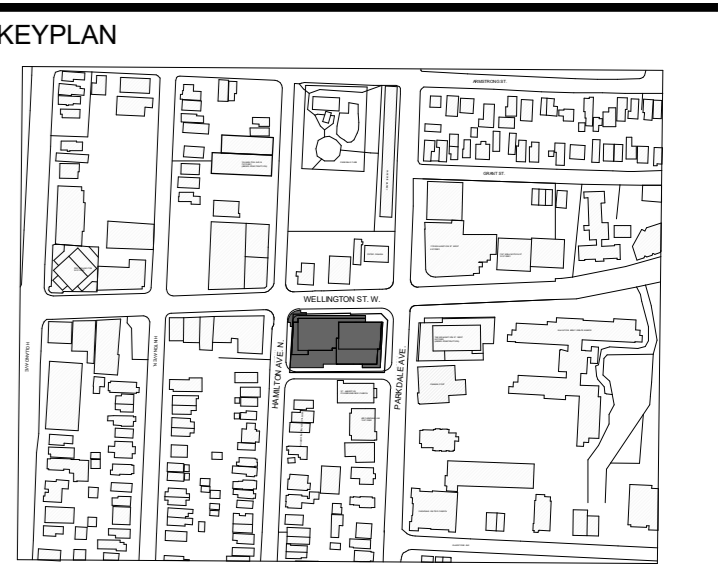
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**LEVEL 2-6 FLOOR PLANS**

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**SP05**

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**LANDSCAPE ARCHITECT**

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 OTTAWA, ON K2G 3Z1  
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**SURVEY**

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 OTTAWA, ON K2C 3G4  
 Tel: 613-272-4400

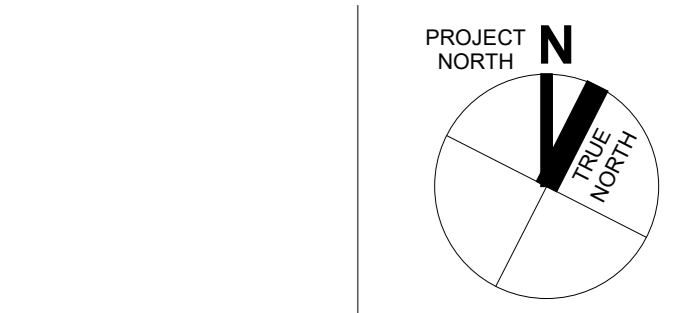
**NOISE/WIND CONSULTANT**

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

**KEYPLAN**



**SEAL**



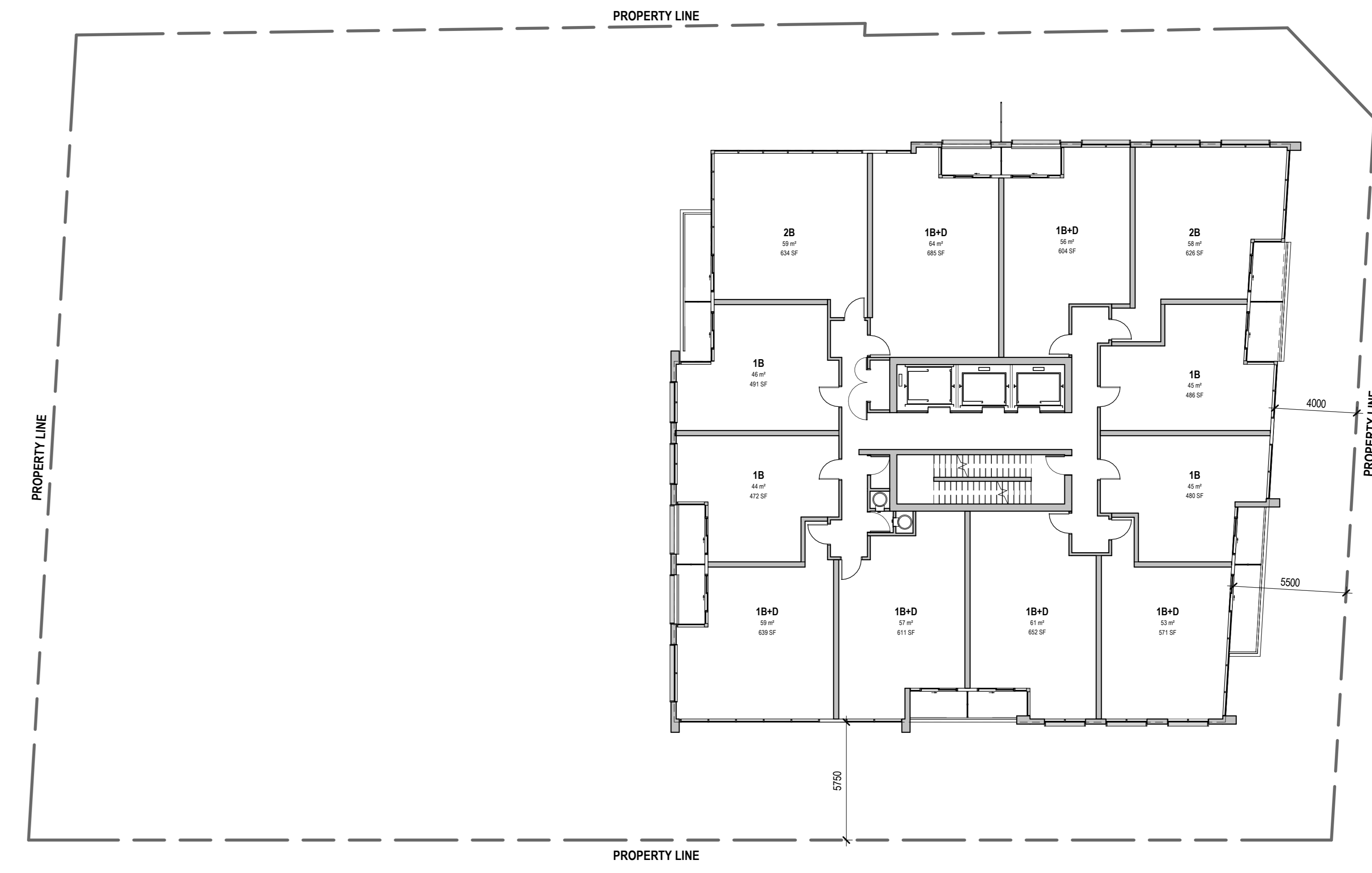
**1186-1194 WELLINGTON ST W**

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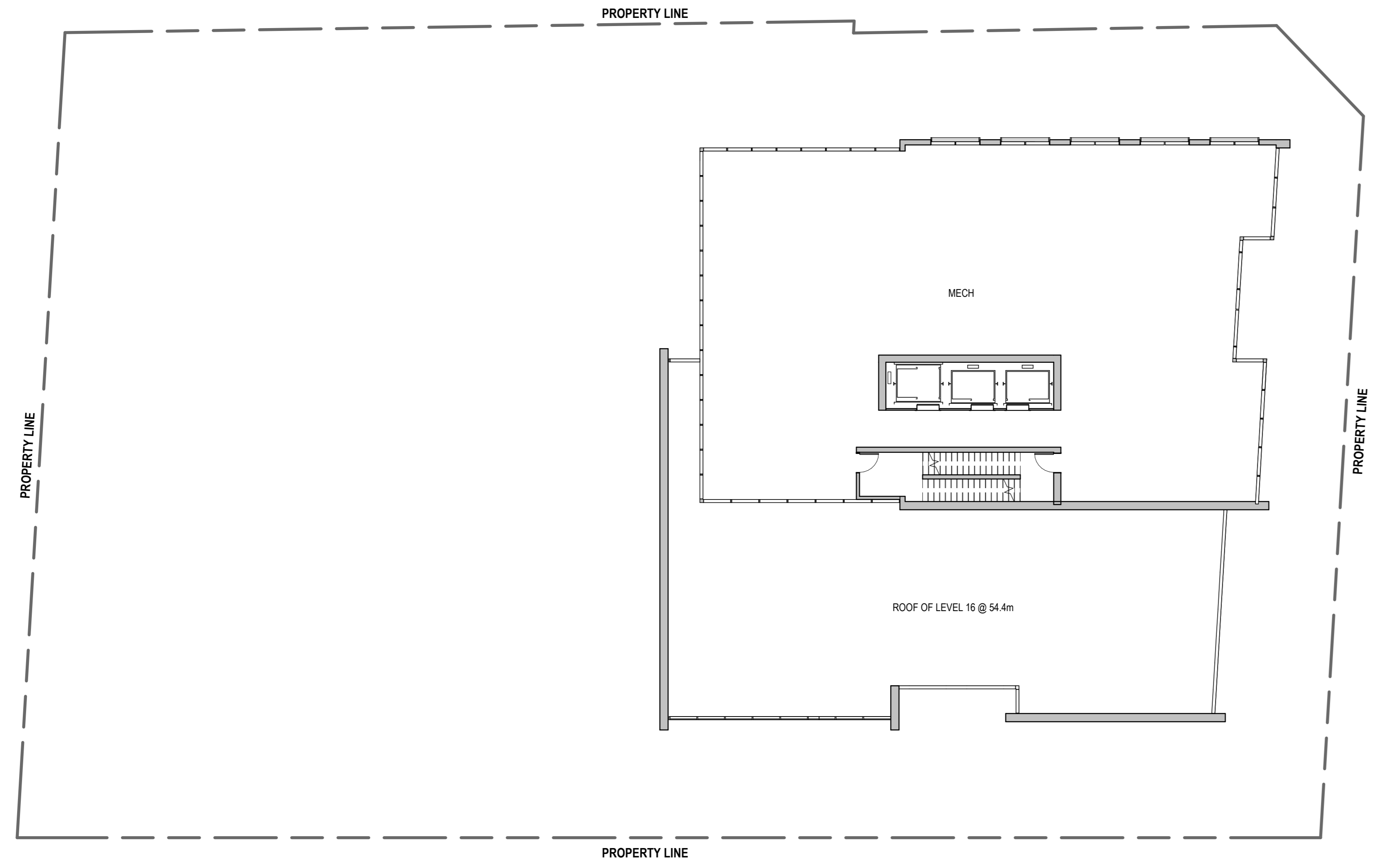
**LEVEL 7-16 FLOOR PLANS**

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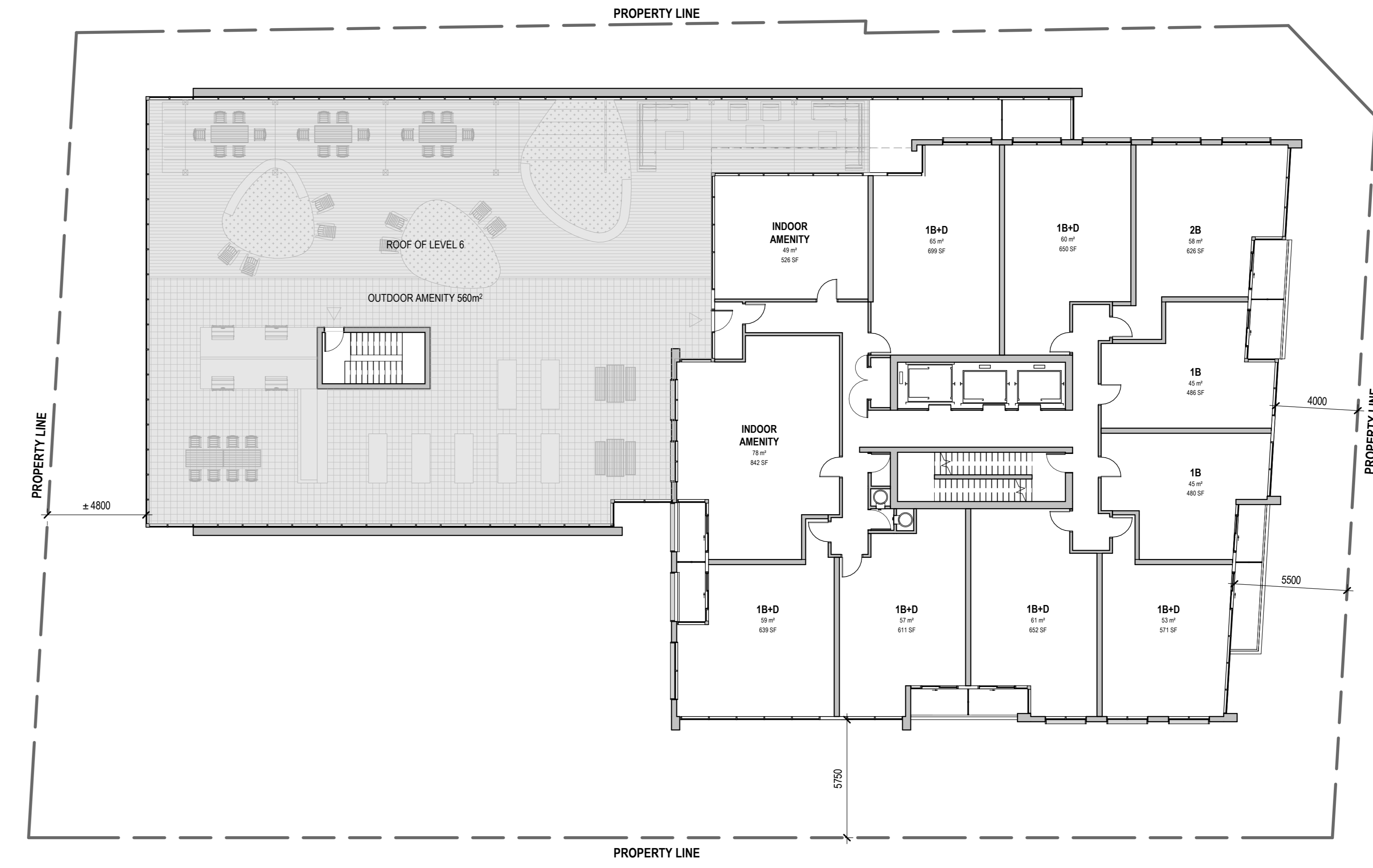
**SP06**



1 LEVEL 8-16 TYPICAL PLAN  
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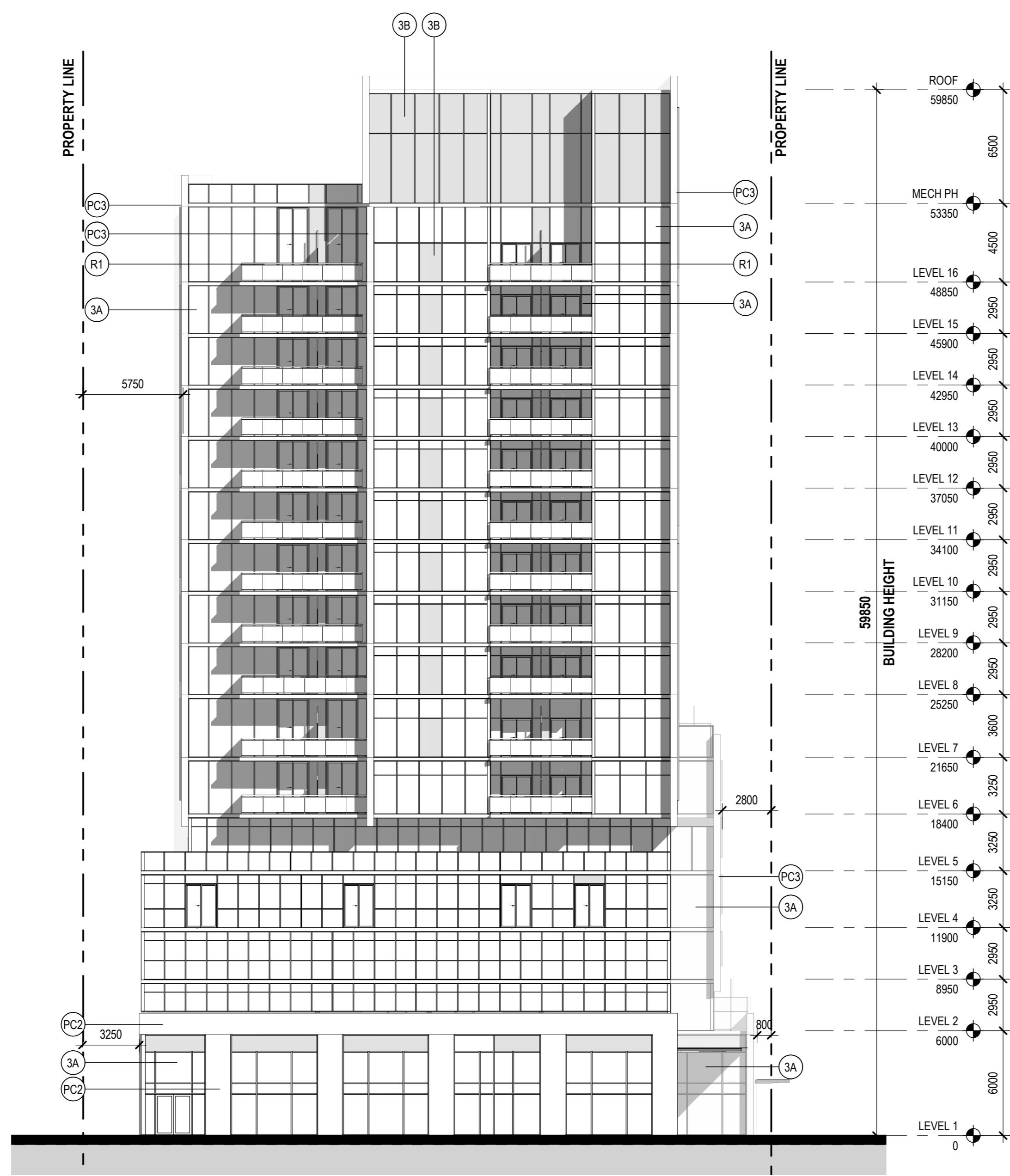


3 MECH PH  
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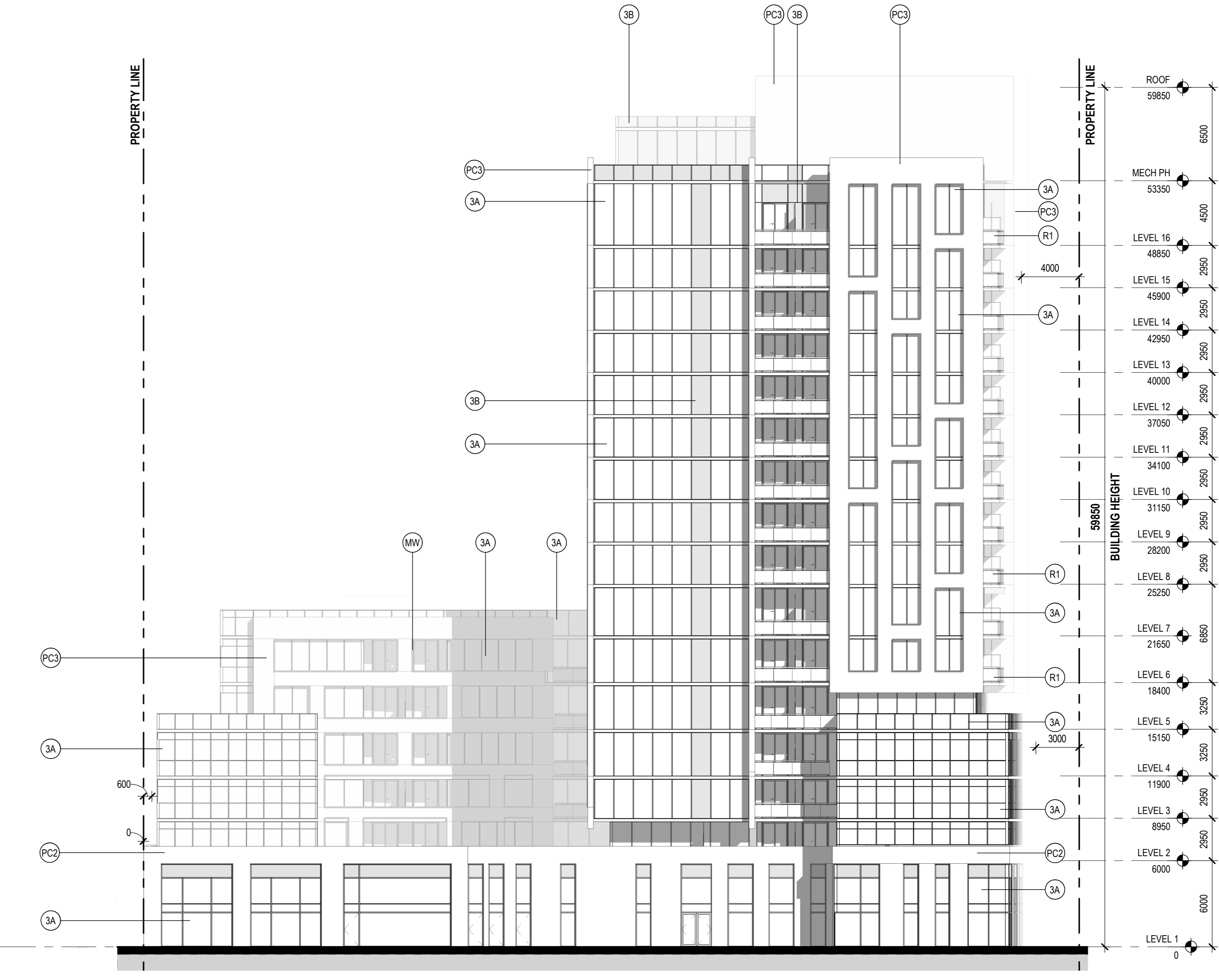


2 LEVEL 7 PLAN  
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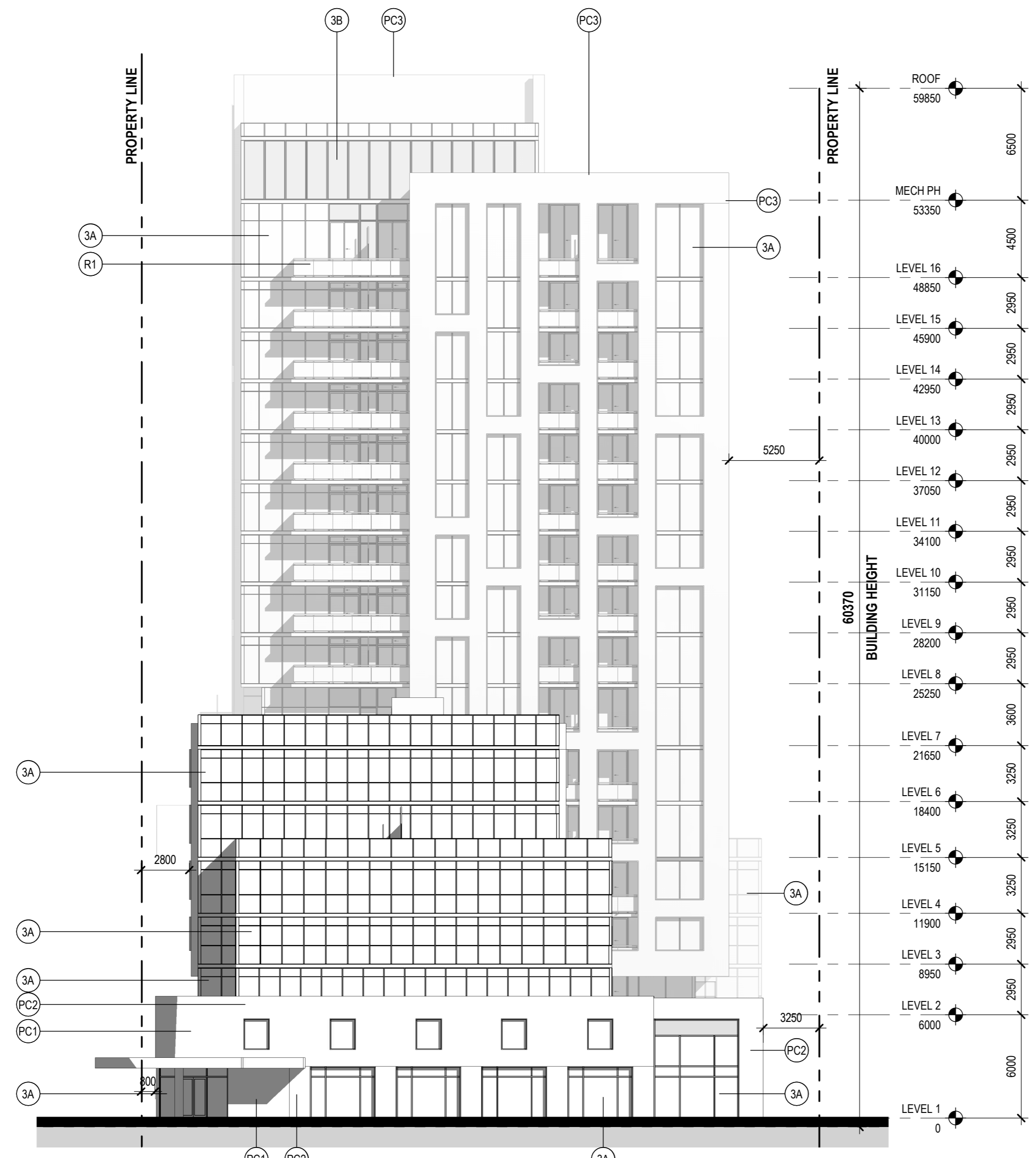
- LEGENDS**
- (PC1) ARCHITECTURAL MASONRY PANEL
  - (PC2) ARCHITECTURAL MASONRY PANEL
  - (PC3) ARCHITECTURAL MASONRY PANEL
  - (3A) DOUBLE GLAZED VISION WINDOW WALL PANEL
  - (3B) SPANDREL GLASS WINDOW WALL PANEL
  - (R1) BALCONY RAILING
  - (MW) PREFINISHED METAL WINDOW FRAME - BRONZE COLOUR



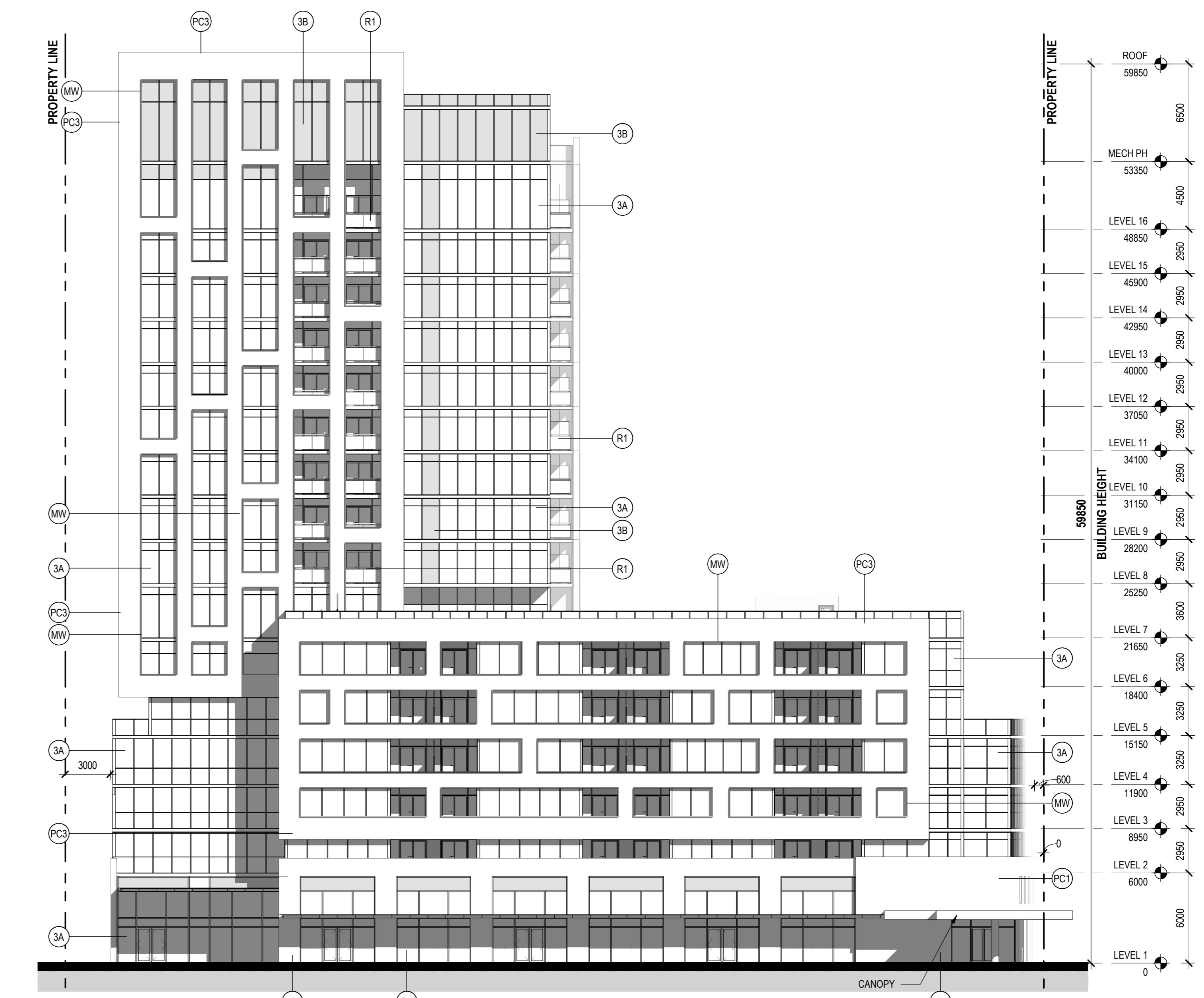
**4 EAST ELEVATION**  
SCALE: 1:200



**2 SOUTH ELEVATION**  
SCALE: 1:200



**3 WEST ELEVATION**  
SCALE: 1:200



**1 NORTH ELEVATION**  
SCALE: 1:200

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  - 2 2021-11-25 RE-ISSUED FOR OPAZBLA
  - 3 2022-06-29 ISSUED FOR SPA

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WELLDALE 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  
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TORONTO, ON M5V 3G6  
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**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

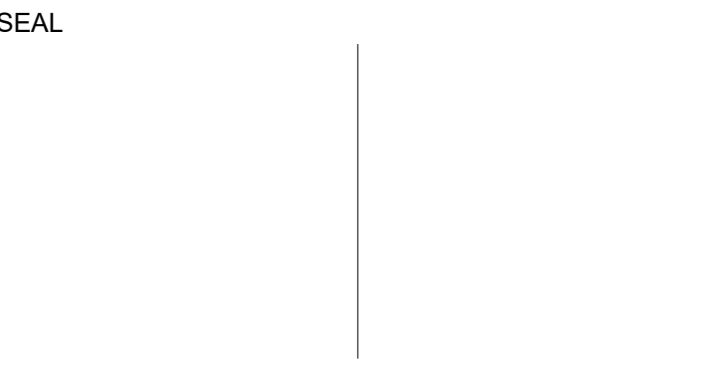
**CIVIL ENGINEER**  
DISEL  
120 BEEB ROAD, SUITE 103  
OTTAWA, ON K2S 1E9  
Tel: 613-826-0866

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CGH TRANSPORTATION  
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**SURVEY**  
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**NOISE/WIND 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

**BUILDING ELEVATIONS**

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**SP07**

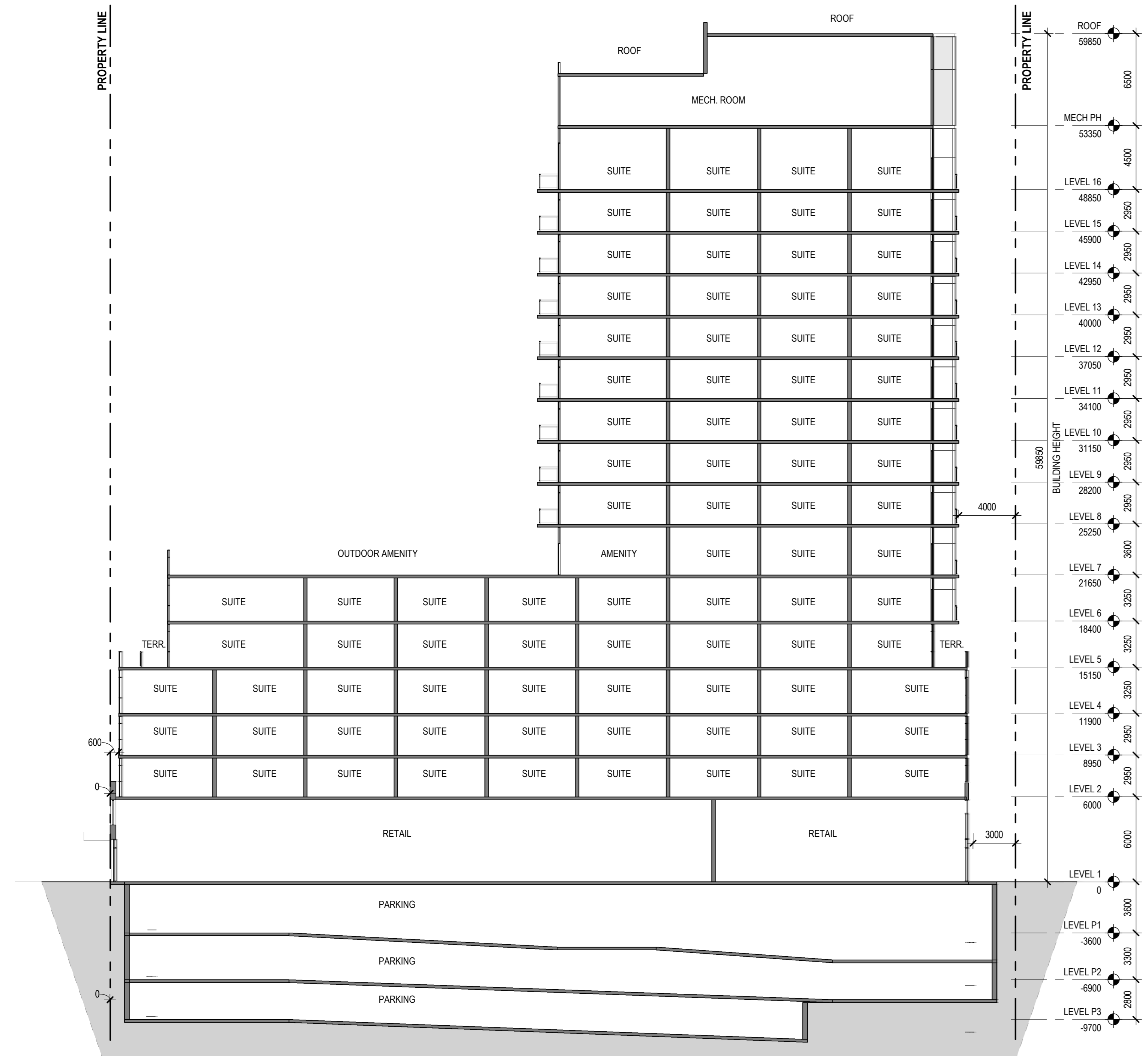
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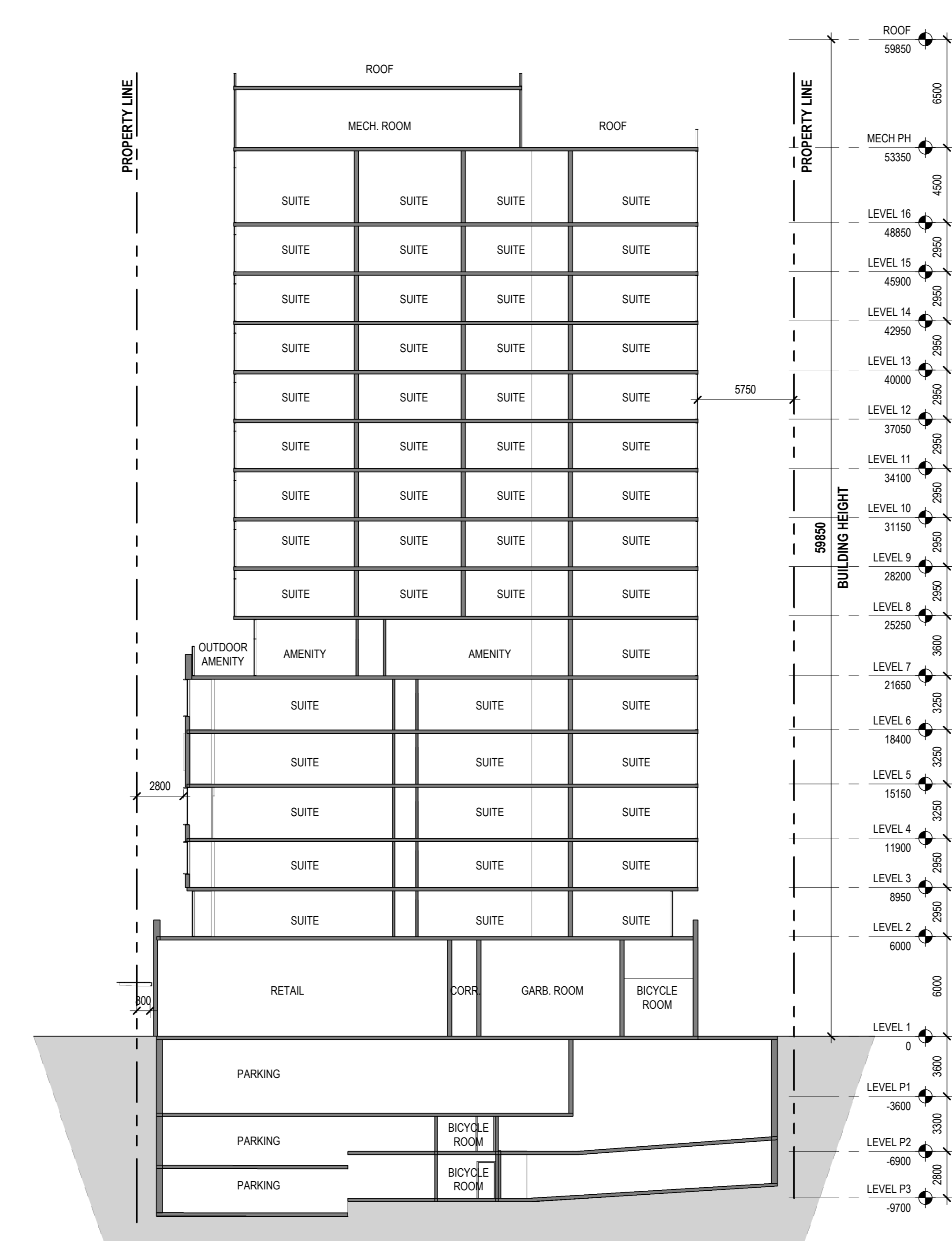
MIXED USE RESIDENTIAL / RETAIL BUILDING  
16 STOREYS

MIXED USE RESIDENTIAL / RETAIL BUILDING  
16 STOREYS

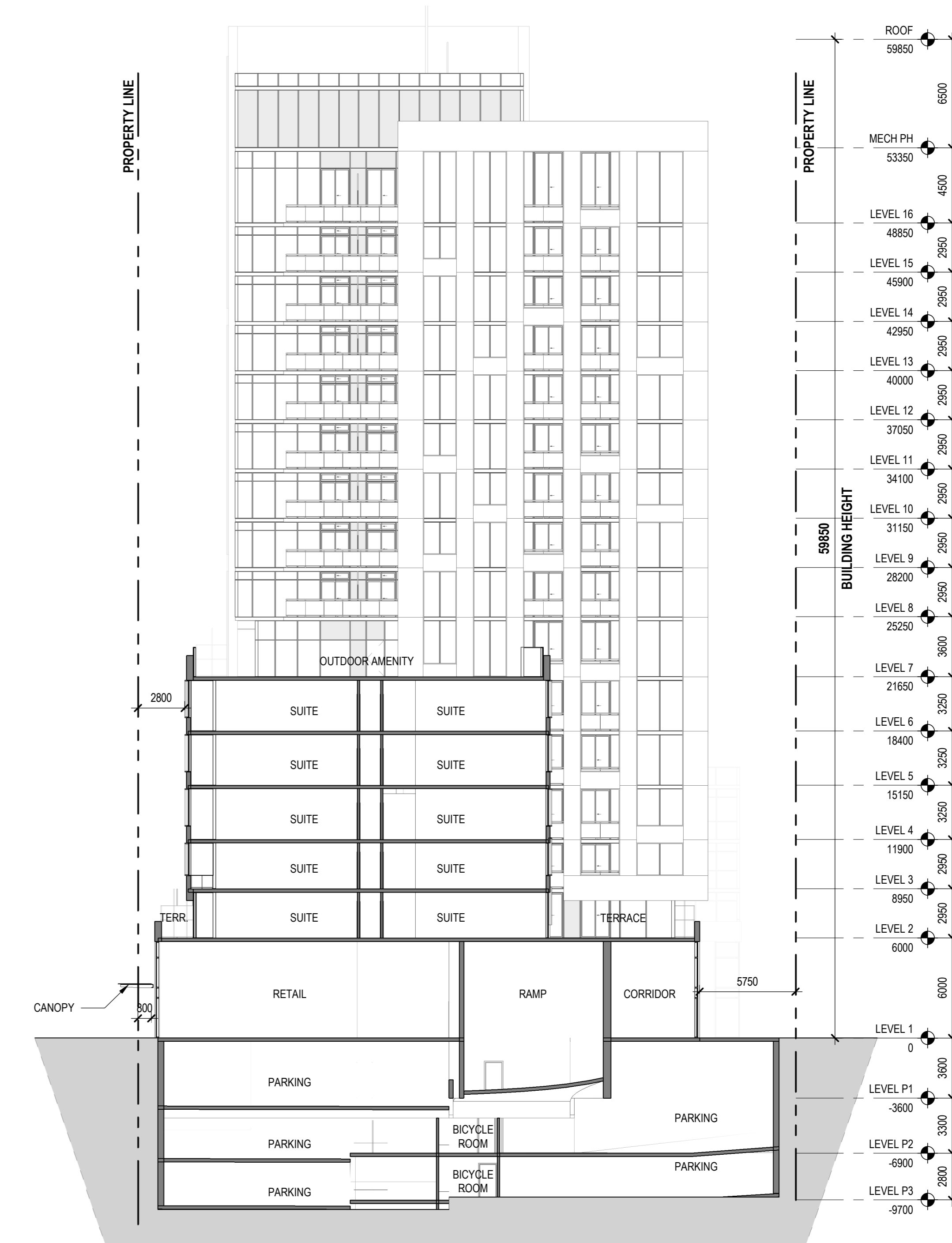
MIXED USE RESIDENTIAL / RETAIL BUILDING  
16 STOREYS



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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OTTAWA, ON K1P 0B6  
Tel: 613-230-5751
- ARCHITECT**  
DIALOG  
35 JOHN STREET #500  
TORONTO, ON M5V 3G6  
Tel: 416-966-0220
- URBAN PLANNER**  
POTEN  
396 COOPER ST. SUITE 300  
OTTAWA, ON K1P 0B6  
Tel: 613-230-5751
- LANDSCAPE ARCHITECT**  
DIALOG  
35 JOHN STREET #500  
TORONTO, ON M5V 3G6  
Tel: 416-966-0220
- ENVIRONMENTAL/GEOTECHNICAL**  
SERRES ENVIRONMENTAL  
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OTTAWA, ON K1C 8B3  
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- HERITAGE CONSULTANT**  
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OTTAWA, ON K1N 6P2  
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- CIVIL ENGINEER**  
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Tel: 613-272-4400
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KEYPLAN

SEAL

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**BUILDING SECTIONS**

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**SP08**



JUNE 21 09:00



JUNE 21 09:30



JUNE 21 10:00



JUNE 21 11:00



JUNE 21 12:00



JUNE 21 13:00



JUNE 21 14:00



JUNE 21 15:00



JUNE 21 16:00



JUNE 21 17:00



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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  
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OTTAWA, ON K2P 2H7  
Tel: 613-230-5700

LANDSCAPE ARCHITECT

DIALOG  
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CIVIL ENGINEER

DSEL  
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Tel: 613-836-0556

TRAFFIC CONSULTANT

CGH TRANSPORTATION  
13 MARSHALL AVE  
OTTAWA, ON K2G 3Z1  
Tel: 613-897-3757

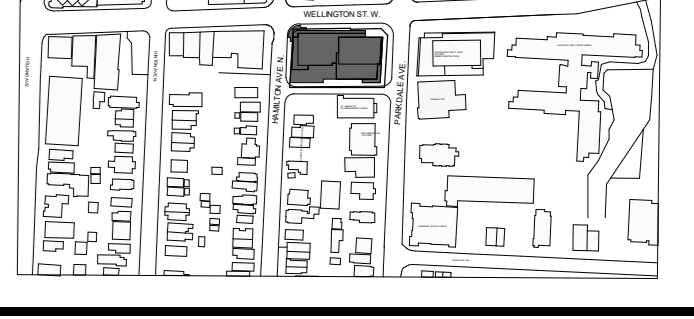
SURVEY

STANTEC  
1331 CLYDE AVE, SUITE 400  
OTTAWA, ON K2C 3G4  
Tel: 613-722-4500

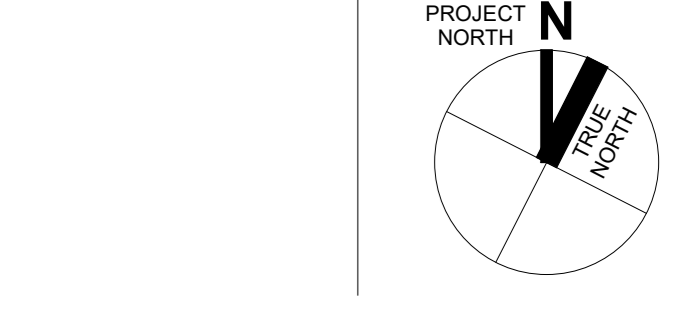
NOISE/WIND CONSULTANT

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27 PAUL GREEN ROAD  
OTTAWA, ON K0A 1L0  
Tel: 613-836-0934

KEYPLAN



SEAL



1186-1194  
WELLINGTON ST W

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

SHADOW STUDY -  
JUNE

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SP10





MARCH/SEPTEMBER 21 08:00



MARCH/SEPTEMBER 21 09:00



MARCH/SEPTEMBER 21 10:00



MARCH/SEPTEMBER 21 11:00



MARCH/SEPTEMBER 21 12:00



MARCH/SEPTEMBER 21 13:00



MARCH/SEPTEMBER 21 14:00



MARCH/SEPTEMBER 21 15:00



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CLIENT

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ARCHITECT

DIALOG  
25 JOHN STREET #500  
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URBAN PLANNER

POTVIN  
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OTTAWA, ON K2P 2H7  
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LANDSCAPE ARCHITECT

DIALOG  
25 JOHN STREET #500  
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Tel: 613-897-3797

SURVEY

STANTEC  
1331 CLYDE AVE, SUITE 400  
OTTAWA, ON K2C 3G4  
Tel: 613-724-4400

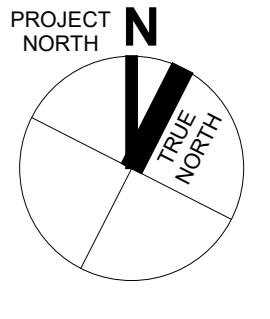
NOISE/WIND CONSULTANT

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

KEYPLAN



SEAL



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SHADOW STUDY - MARCH/SEPTEMBER

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SP11



DECEMBER 21 09:00



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ARCHITECT

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35 JOHN STREET #500  
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URBAN PLANNER

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LANDSCAPE ARCHITECT

DIALOG  
35 JOHN STREET #500  
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ENVIRONMENTAL/GEOTECHNICAL

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Tel: 613-244-2323

CIVIL ENGINEER

DISEL  
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Tel: 613-836-0556

TRAFFIC CONSULTANT

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OTTAWA, ON K2G 3Z1  
Tel: 613-897-3797

SURVEY

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

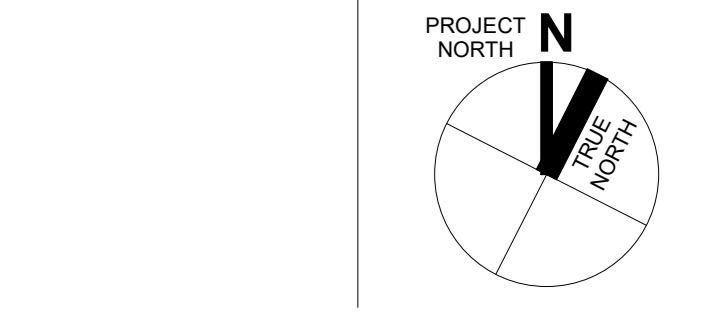
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