

UNIT MIX/ FLOOR	BACHELOR		1 BDRM		1 BDRM +DEN		2 BDRM		2 BDRM +DEN		3 BDRM +DEN		TOTAL		TOTAL
UNIT AREA	(40-52m2)		(76-80m2)		(76-80m2)		(103-113m2)		(82-84m2)		(121.9m2)				
		B.F.		B.F.		B.F.		B.F.		B.F.				B.F.	
LEVEL 1	7	1	2	0	1	0	1	1	2	0	0	0	13	2	15
LEVEL 2	9	1	3	0	1	0	3	0	2	0	0	0	18	1	19
LEVEL 3	8	2	3	0	1	0	3	0	2	0	0	0	17	2	19
LEVEL 4	7	2	3	1	1	0	3	1	0	0	0	0	14	4	18
LEVEL 5-8 (X4 floors)	8	1	3	1	1	0	3	1	0	0	0	0	15	3	18
	X4=32	X4=4	X4=12	X4=4	X4=4	0	X4=12	X4=4	0	0	0	0	X4=60	X4=12	X4=72
LEVEL 9	4	2	3	1	1	0	4	0	0	0	0	0	12	3	15
PENTHOUSE LEVEL	0	0	0	0	0	0	0	0	1	0	1	0	2	0	2
TOTAL	67	12	26	6	9	0	26	6	7	0	1	0	136	24 (15%)	160
TOTAL	79		32		9		32		7		1		160		160

BUILDING AREAS				
	GROSS FLOOR AREA AS PER O.B.C.	GROSS FLOOR AREA AS PER CITY DEF.	BALCONIES	TERRACES
GROUND FLOOR AREA	1,224.7 m²	818.8 m²	11.37 m²	101.83 m²
2ND & 3RD FLOOR AREA (X2 STOREYS)	(1,230 m² X2 =) 2,460 m²	(1,019.04 m² X2 =) 2460 m²	(17.30m² X2 =) 34.60m²	-
4TH FLOOR AREA	1,135.57 m²	942.00 m²	39.47 m²	42.66 m²
TYPICAL FLOOR AREA (5TH - 8TH) (X4 STOREYS)	(1,135.57 m² X4 =) 4,542.28 m²	(942.0 m² X4 =) 3,768.0 m²	(45.6 m²X 4 floors=) 182.4m²	-
9TH FLOOR AREA	1,031.43 m²	844.08 m²	-	117.23 m²
PENTHOUSE FLOOR AREA	480 m²	204.74 m²	-	512.7 m² (42.7 private+ 470 Communal)
ELEVATOR MECHANICAL ROOM FLOOR AREA	54.77 m²	0.00 m²	-	-
GROSS AREA (Excludes area below grade)	10,928.75 m² (117,636.01 ft²)	8,615.7 m² (92,738.623 ft²)	267.84 m²	774.42 m²
AMENITIES (Balconies and Terraces)			1,042.26 m² (Including 470 m² communal)	
AMENITIES on the ground floor of the existing building)	123.6 m² Fitness Room (Communal)			
SUM AMENITIES	1,165.86 m² (Including 593.6 m² communal)			
NUMBER OF STOREYS (above grade)	10 storeys + 1 (Elevator Mechine Room) floor			
UNDERGROUND PARKING GARAGE L1	1573.36 m²	0.00 m²		
UNDERGROUND PARKING GARAGE L2	1549.00 m²	0.00 m²		

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CODE.

Revisions		
Revision Number	Revision Date	Revision Description

1	2022.03.14	ISSUED FOR REVIEW
5	2023.02.17	ISSUED FOR REVIEW
6	2023.05.04	ISSUED FOR REVIEW
7	2024.07.12	ISSUED FOR REVIEW
8	2024.08.08	ISSUED FOR SPA

City of Ottawa Zoning By-Law 2008-250			
ZONING MECHANISM	REQUIRED /PERMITTED	RELIEF REQ'D	PROPOSED
MIN. LOT AREA (HIGH-RISE REGULATION)	MIN. 1150 m²		3,292 m²
MIN. LOT WIDTH (BELL ST.)	MIN. 22.5 m²		55.91 m²
MIN. LOT DEPTH (LOUISA ST.)			58.86 m²
BUILDING HEIGHT	15 m (as per existing 11a zoning)	YES	31 m (30.49m ACTUAL HEIGHT)
SETBACKS (SIDE YARDS)	3 m	YES	LOUISA ST. 2m ARLINGTON ST. 2m
SETBACKS (FRONT YARD)	3 m		BELL ST. 3m
SETBACKS (REAR YARD)	7.2m - 7.5m		7.2m to the existing building
LANDSCAPED AREA (%)	MIN. 30% (of developed land 2,026.7) = 608.01m²		802 m² (39.57 %)

AMENITIES			
Amenity Area for Residential Development (MIN.)	6 m² for every Residential Unit = 960 m²		1,165.86 m²
Amenity Area Provided as Communal Space	MIN. 960 m² x 50% = 480m²		593.6 m² (61.8%)

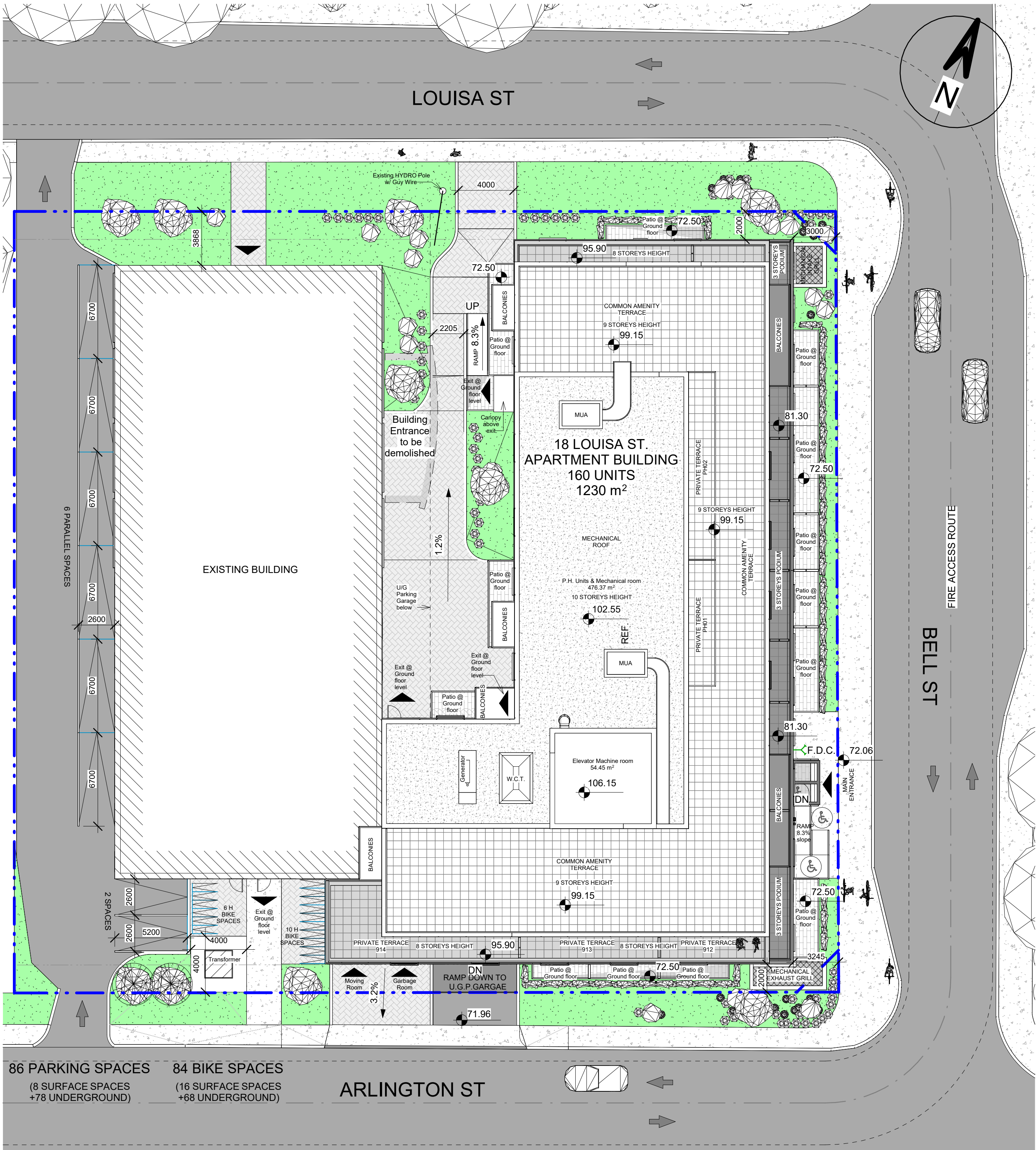
LOT COVERAGE			
GROUND FLOOR AREA (New Proposed Building)			1,224.7 m²
LANDSCAPE AREA (HARD/SOFT)			802 m²
TOTAL DEVELOPED AREA			2,026.7 m²
UNDEVELOPED (Existing building) AREA			840.43 m²
UNDEVELOPED WEST PARKING AREA PAVED ASPHALT			414.46 m²
UNDEVELOPED WEST LANDSCAPE AREA (SOFT)			10.41 m²
TOTAL LOT AREA			3,292 m²

VEHICLE PARKING CALCULATION			
Minimum required parking spaces / use (Sections 101, 102)			
USE	PARKING RATE	GFA / UNIT	PARKING
OFFICE	1 PER 100 m²	689 m²	6.89
MEDICAL FACILITY	0 for 200m² or less , on ground floor	200 m²	0
INSTRUCTIONAL FACILITY	0 for 200m² or less , on ground floor	111 m²	0
VISITOR RESIDENTIAL	0.1 / UNIT (non required for the first 12 units)	148 Units (160 - 12)	14.8
RESIDENTIAL	0.5 / UNIT (non required for the first 12 units) 10% of value to be reduced due to location of parking in underground garage	148 Units (160 - 12)	66.6 (74 - 10%)
Total Parking Count Required (Including Shared Provisions)			
USE	Required Parking Count		
Office, Medical & Residential Visitor Shared (see chart below)	18		
INSTRUCTIONAL FACILITY	0		
RESIDENTIAL	67		
TOTAL REQUIRED	85		

Shared Parking Provisions (Section 104)															
USE	Required Parking Count (as per section 101)	Weekday Morning		Weekday Noon		Weekday Afternoon		Weekday Evening		Saturday Morning		Saturday Noon		Saturday Afternoon	
		%	P	%	P	%	P	%	P	%	P	%	P	%	P
OFFICE	6.89	100%	6.89	90%	6.201	100%	6.89	15%	1.0335	20%	1.378	20%	1.378	10%	0.689
VISITOR RESIDENTIAL	14.8	50%	7.4	50%	7.4	75%	11.1	100%	14.8	100%	14.8	100%	14.8	100%	14.8
Total	26.01		14.29		13.601		17.99		15.8335		16.178		16.178		15.1445

ZONING MECHANISM	REQUIRED /PERMITTED	RELIEF REQ'D	PROPOSED
VEHICLE PARKING SPACE	85		86
STANDARD PARKING SPACES DESIGN (MIN.)	standard space: Min: 2.6m wide x 5.2m long up to 40% of residential 67 spaces = 26.8 can be reduced to 2.4m wide x 4.6m long Min: 2.6m wide x 6.7m long (parallel)		AS REQUIRED 12 spaces (18%) reduced to 2.4m wide x 5.2m long
PARKING ACCESS & ACCESS WIDTH (MIN.)	6 m		AS REQUIRED 6 m
BARRIER FREE PARKING SPACE	4 Spaces total number of parking spaces is between 76 -100		6 Spaces
BF PARKING SPACES DESIGN (MIN.)	2 spaces X 2.4m wide & 2 spaces X 3.4m wide Access aisle of min. 1.5m		4 spaces X 2.4m wide & 2 spaces X 3.4m wide Access aisle of min. 1.5m

BICYCLE PARKING			
BICYCLE PARKING SPACE	Total: 84 Spaces Res : 0.5 space/ unit = 80 space Instructional Facility: 1 per 1,500 m2 = 0.2 space Medical Facility: 1 per 1,000 m2 = 0.2 space Office: 1 per 250 m2 = 3.8 space		84 Spaces
ACCESS AISLE FOR BICYCLE PARKING	Maximum 50% (42 spaces) within Landscaped Area Minimum width: 1.5m	YES	16 Surface spaces
BICYCLE PARKING SPACE DESIGN (MIN.)	horizontal: 0.6m wideX1.8m long vertical: 0.5m wideX1.5m long		horizontal: 0.6m wideX1.8m long vertical: 0.6m wideX1.5m long
Maximum Number of Vertical Bicycle Parking Spaces	50% of required spaces = 42	YES	(42.3%) 36 STACKED Spaces 0.6m wide X 1.8m long



86 PARKING SPACES

8 SURFACE SPACES
+78 UNDERGROUND
(including 6 B.F. & 12 reduces)

84 BIKE SPACES
(36 Stacked +48 Horizontal)

16 SURFACE SPACES (Horizontal)
+68UNDERGROUND
(36 Stacked +32 Horizontal)

Alexander Wilson Architect Inc
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Stamp



Project

18 LOUISA ST.

18 LOUISA ST,
OTTAWA, ONTARIO

Drawing

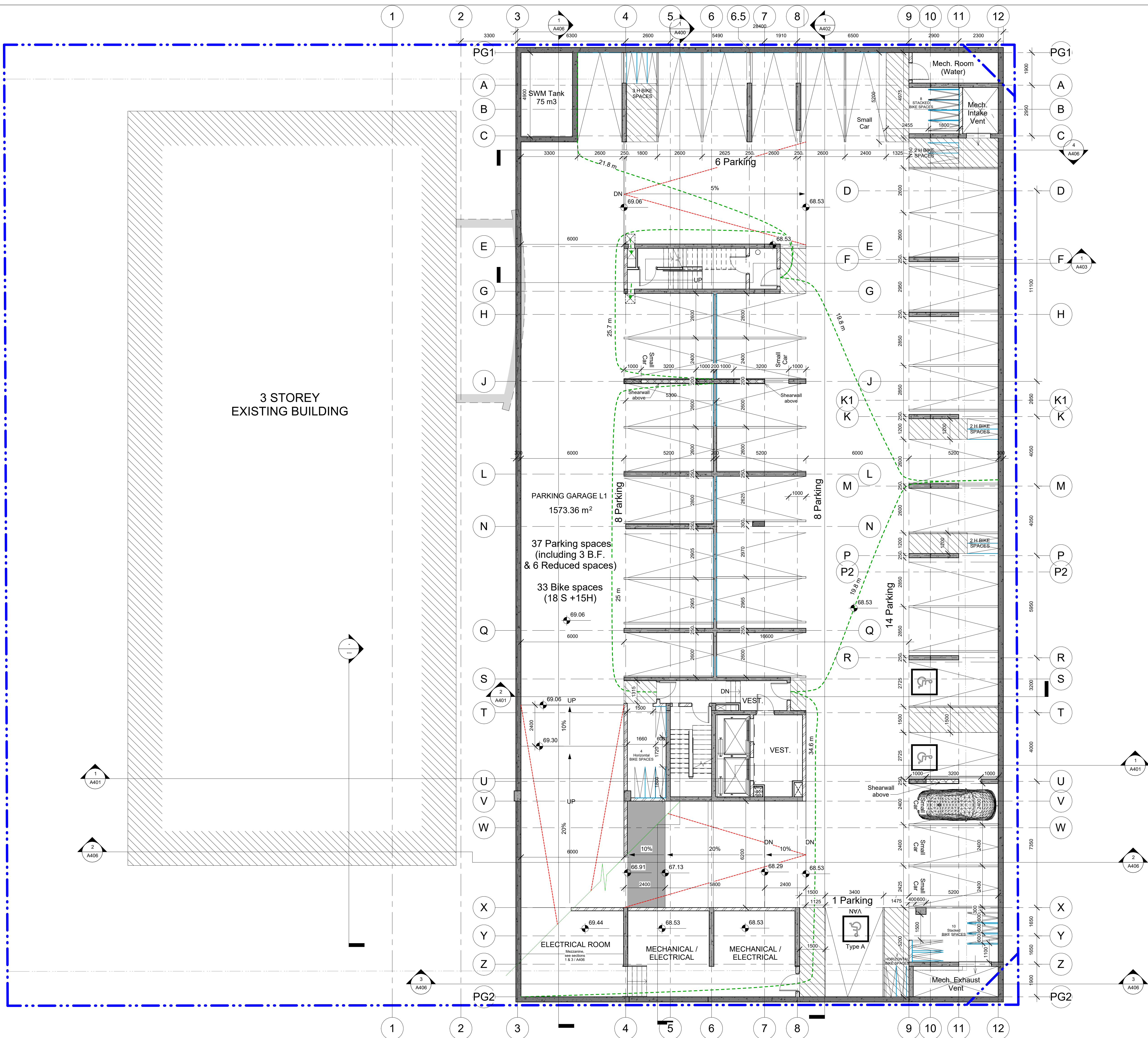
SITE PLAN & ZONING
INFO

Drawn By FAHD A.Z. Checked By

Scale 1 : 200 Date 2024.08.08

Project No. 2204 Revision 8

Drawing No. A010



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Revisions		
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7	2024.07.12	ISSUED FOR REVIEW
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Drawing

**UNDERGROUND GARAGE
L1**

Drawn By FAHD A.Z. Checked By Checker

Scale 1 : 100 Date 2024.08.08

Project No. 2204 Revision 8

Drawing No. **A100.1**



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160 Units Apartment Building

15 Units @ Ground floor :

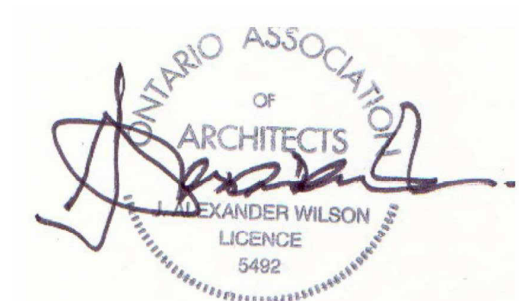
- 8 units : Bahcelors
- 1 unit : 1 Bedroom
- 1 unit : 1 Bedroom+Den
- 3 units : 2 Bedroom
- 2 units : 2 Bedroom+Den

Gross floor area to O.B.C = 1224.7 m²

Gross floor area to Ottawa By-Law = 818.8 m²

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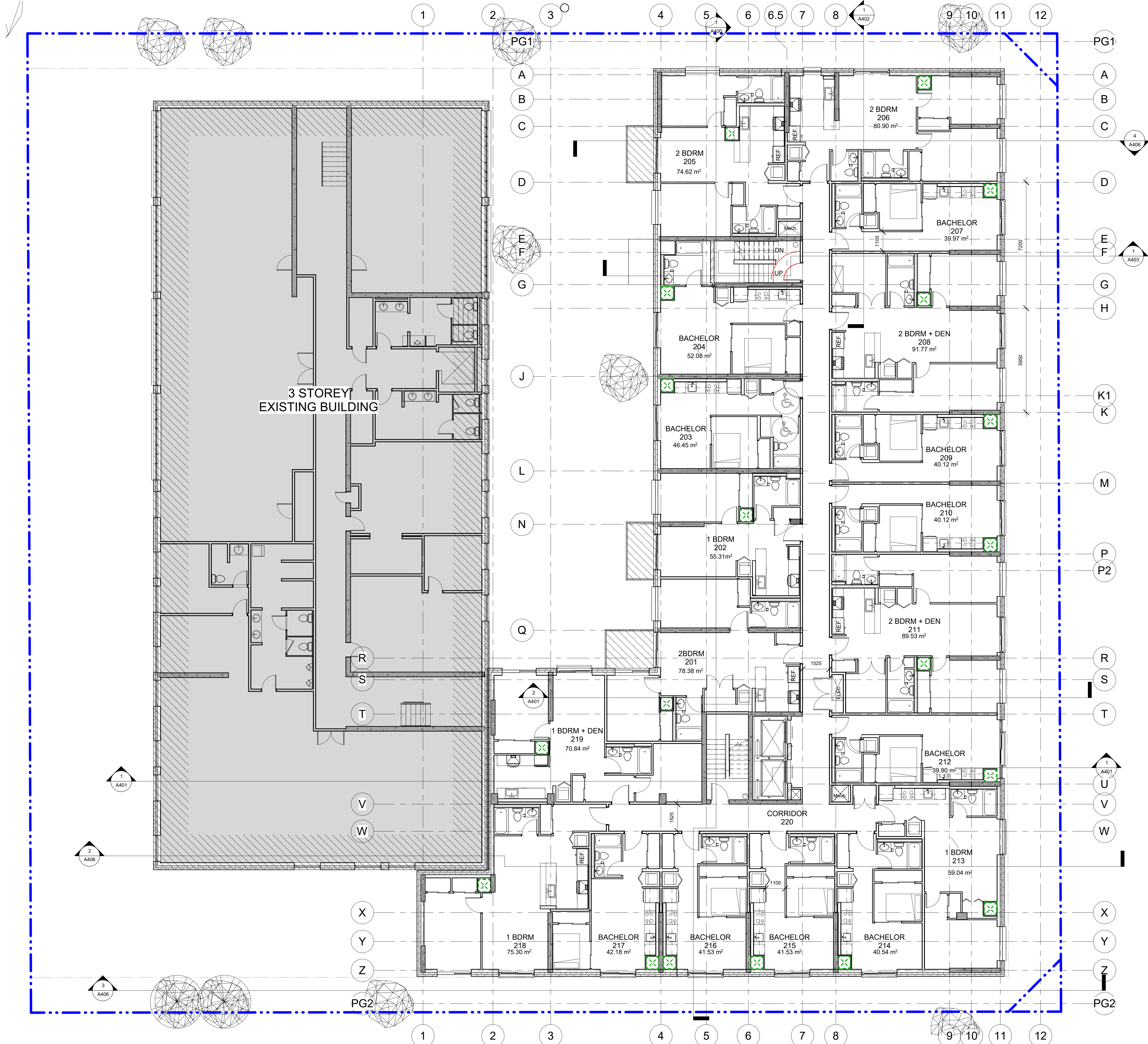
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GROUND FLOOR PLAN

Drawn By	FAHD A.Z.	Checked By	Checker
Scale	1 : 100	Date	2024.08.08
Project No.	2204	Revision	8
Drawing No.	A101		



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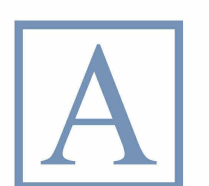
160 Units Apartment Building

19 Units @ 2nd floor :

- 10 units : Bahcelors (incl:1 int bedrm unit)
- 3 units : 1 Bedroom
- 1 units : 1 Bedroom + Den
- 3 units : 2 Bedroom
- 2 units : 2 Bedroom+Den

Gross floor area to O.B.C = 1230.0 m²

Gross floor area to Ottawa By-Law = 1019.04 m²



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Drawing
2ND FLOOR PLAN

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Scale	1 : 100	Date	2024.08.08
Project No.	2204	Revision	8
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160 Units Apartment Building

19 Units @ 3rd floor :

10 units : Bahcelors (includ:1 int bedrm unit)
3 units : 1 Bedroom
1 units : 1 Bedroom + Den
3 units : 2 Bedroom
2 units : 2 Bedroom+Den

Gross floor area to O.B.C = 1230.0 m²

Gross floor area to Ottawa By-Law = 1019.04 m²

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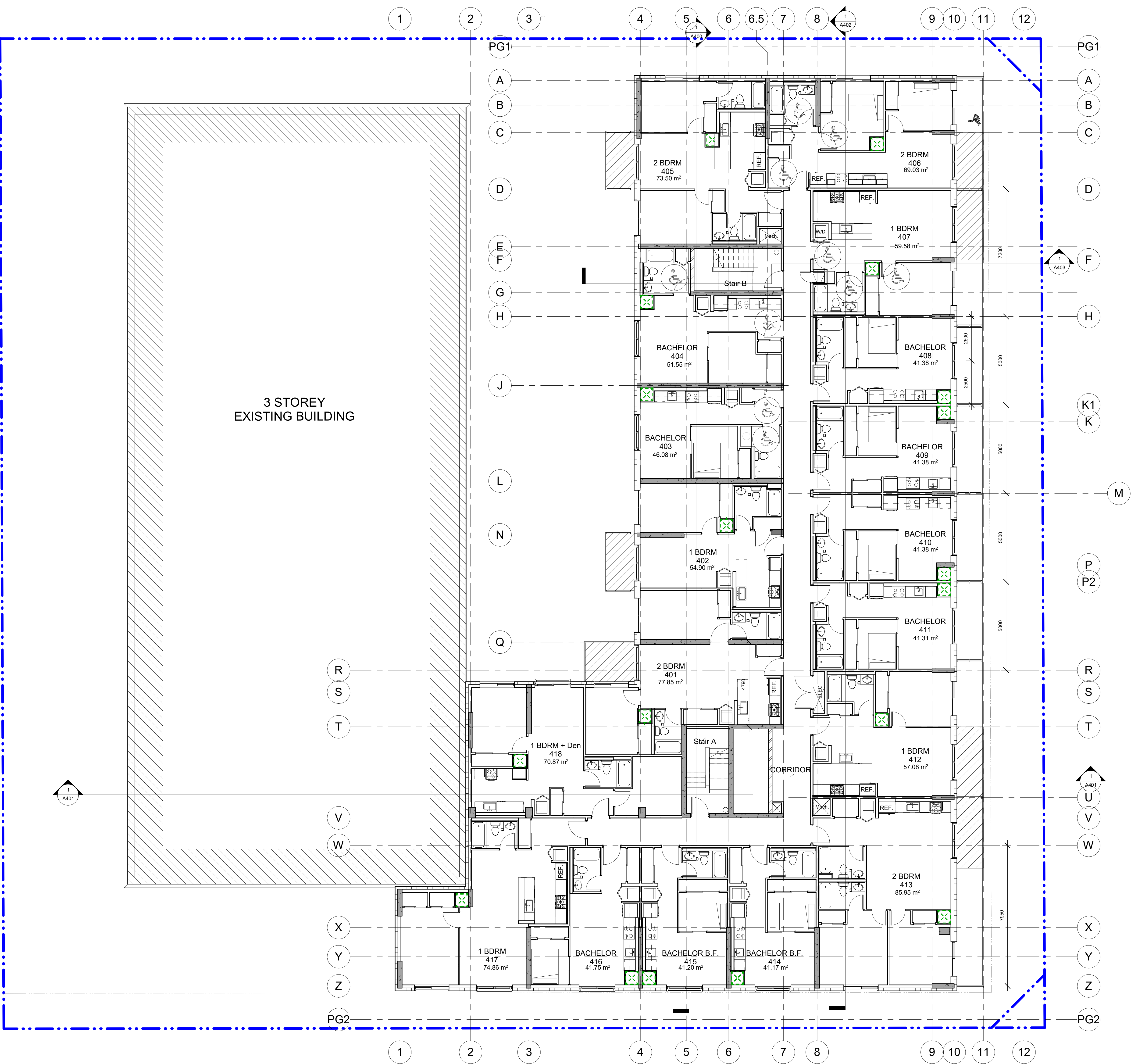
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Drawing

3RD FLOOR PLAN

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160 Units Apartment Building

18 Units @ 4th floor :

9 units : Bahcelors (including 2 B.F. units)
4 units : 1 Bedroom
1 units : 1 Bedroom + Den
4 units : 2 Bedroom
0 unit : 2 Bedroom + Den

Gross floor area to O.B.C = 1135.57 m²

Gross floor area to Ottawa By-Law = 942.00 m²

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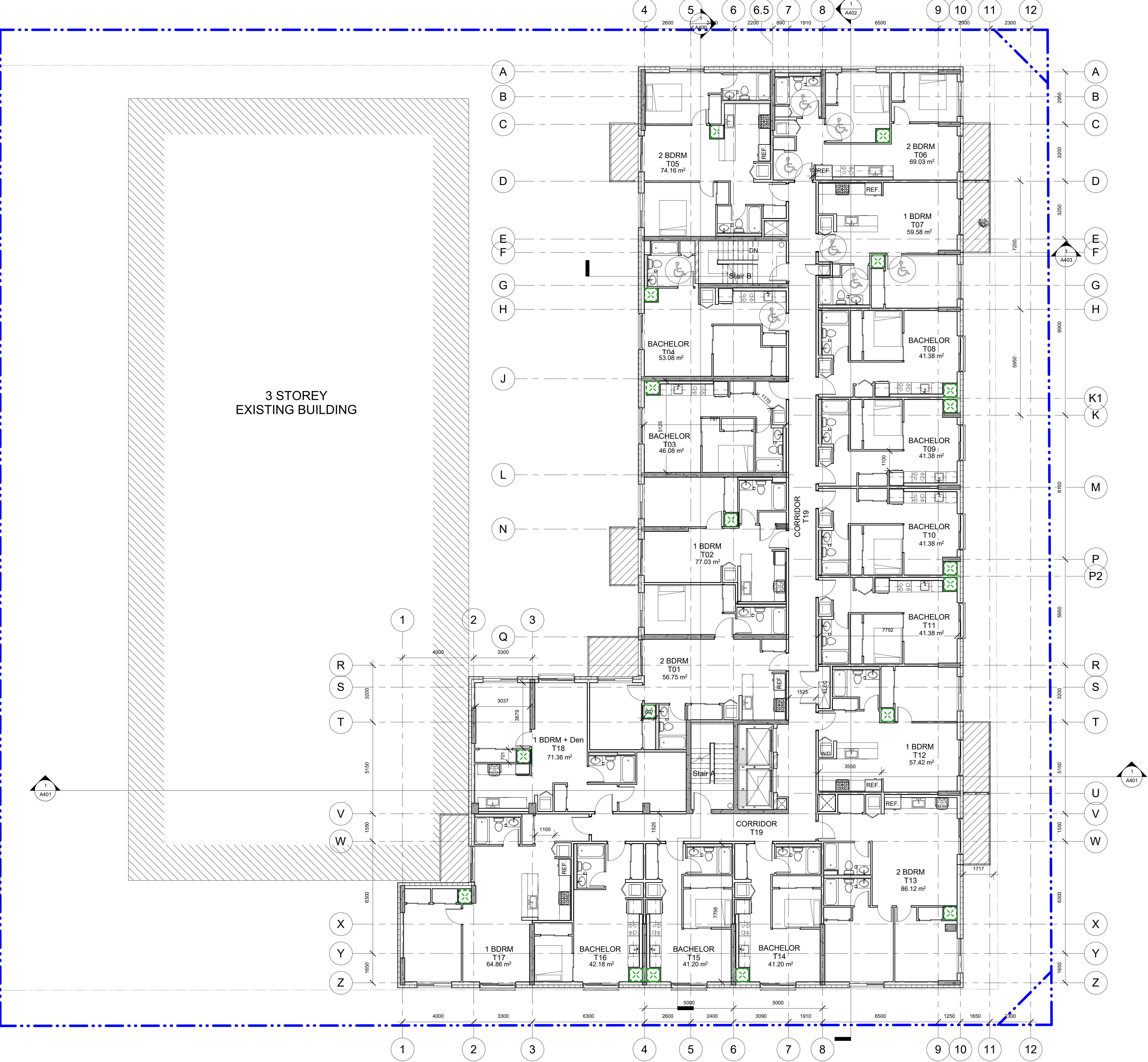
4TH FLOOR PLAN

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8	2024.08.08	ISSUED FOR SPA

160 Units Apartment Building

18 Units @ Typical floor (X4 = 72 Units):

9 units : Bahcelors (incl:1 int bedrm unit)
4 units : 1 Bedroom
1 units : 1 Bedroom + Den
4 units : 2 Bedroom
0 unit : 2 Bedroom + Den

Gross floor area to O.B.C = 1135.57 m²

Gross floor area to Ottawa By-Law = 942.00 m²

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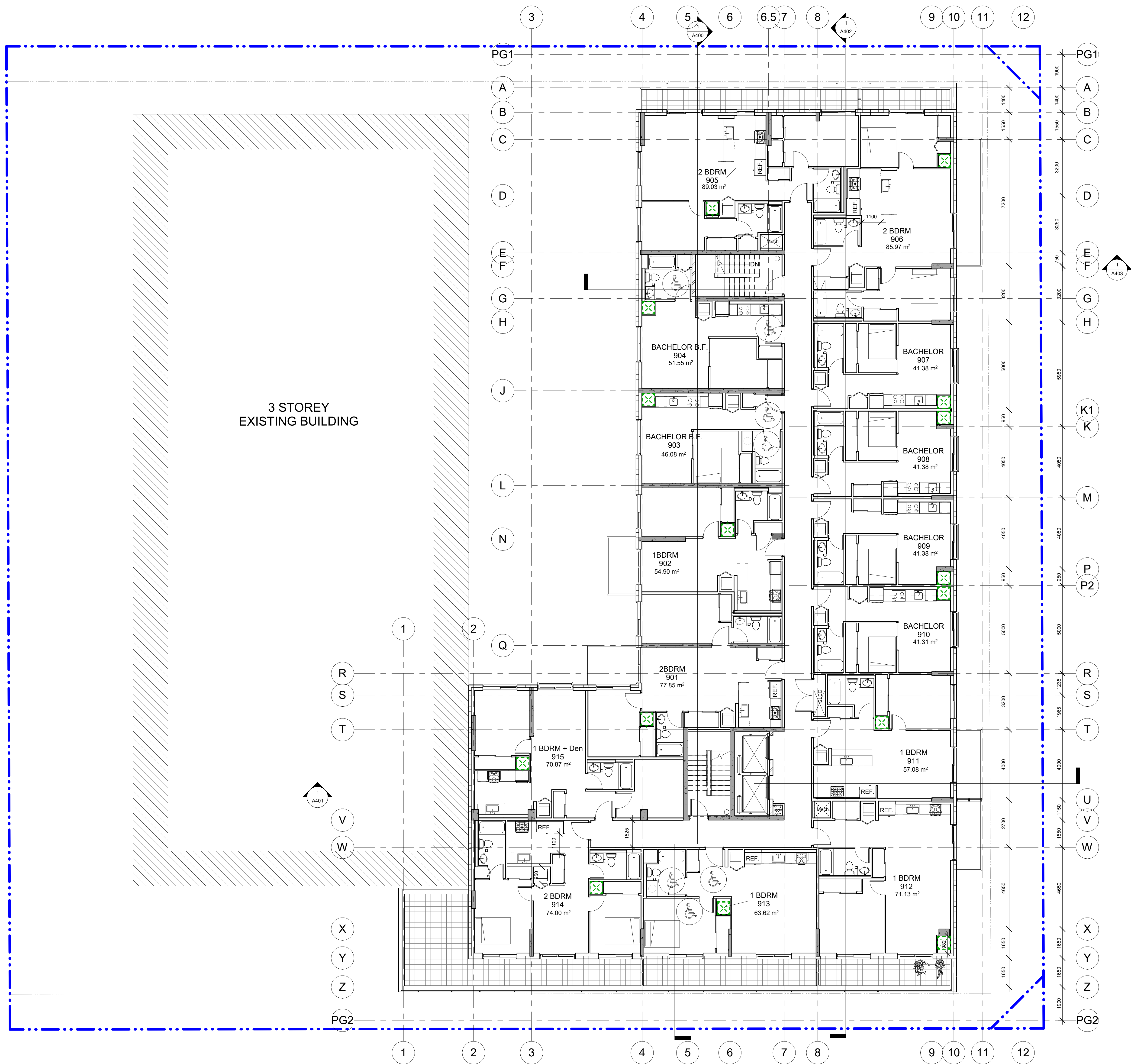
TYPICAL FLOOR PLAN
(5th - 8th)

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Scale 1:100 Date 2024.08.08

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Drawing No. A105



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160 Units Apartment Building

15 Units @ 9th floor :

- 6 units : Bahcelors (incl:1 int bedrm unit)
- 4 units : 1 Bedroom
- 1 units : 1 Bedroom + Den
- 4 units : 2 Bedroom
- 0 unit : 2 Bedroom+Den

Gross floor area to O.B.C = 1031.43 m²

Gross floor area to Ottawa By-Law = 844.08 m²

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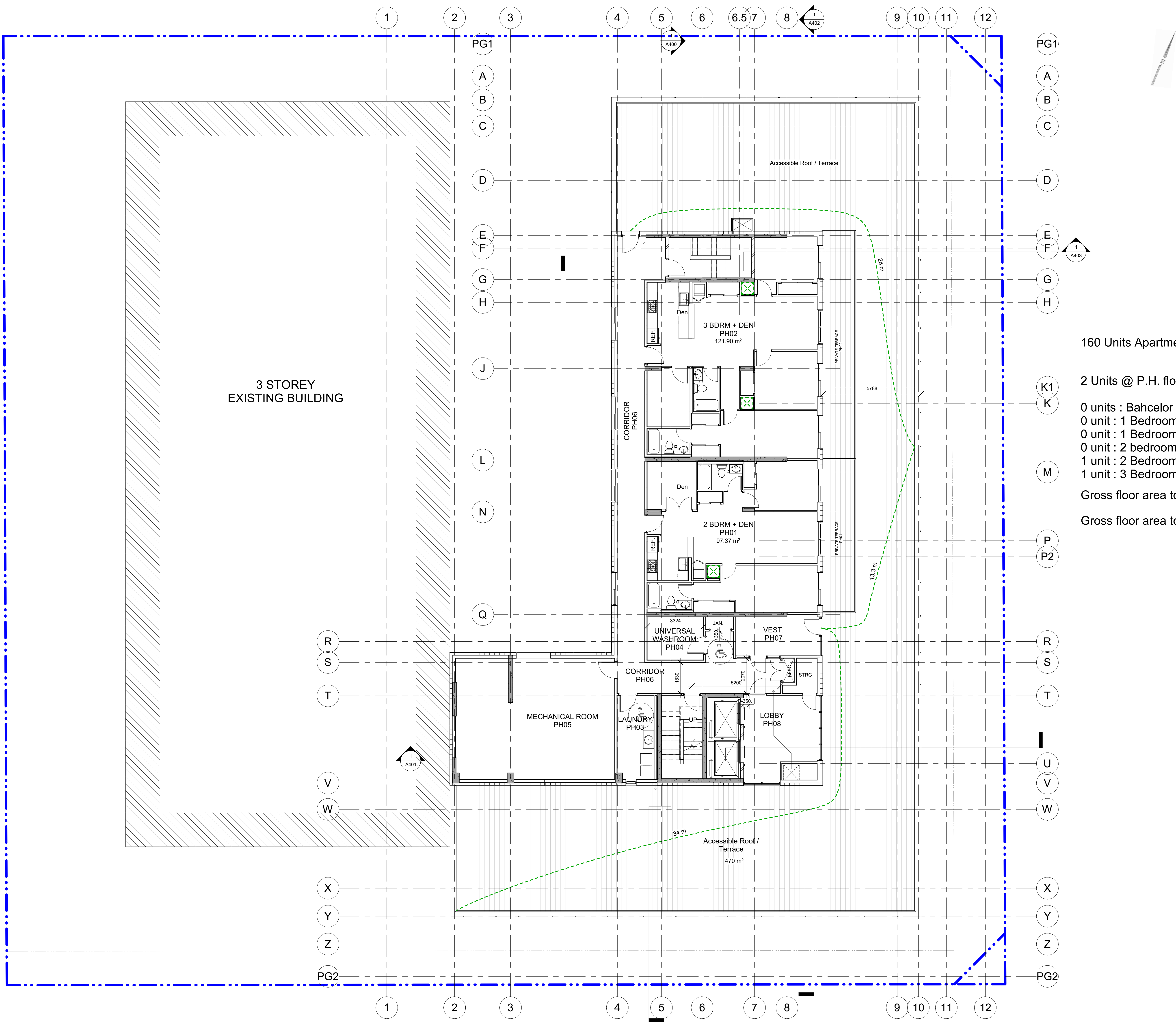
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Drawing

9TH FLOOR PLAN

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160 Units Apartment Building

2 Units @ P.H. floor :

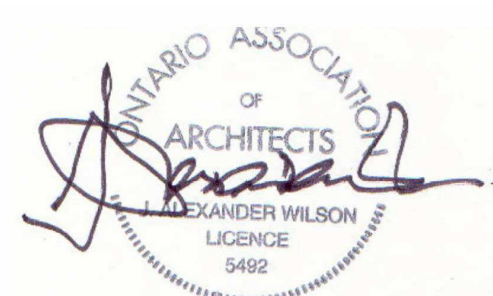
- 0 units : Bahcelor
- 0 unit : 1 Bedroom
- 0 unit : 1 Bedroom + Den
- 0 unit : 2 bedroom
- 1 unit : 2 Bedroom + Den
- 1 unit : 3 Bedroom + Den

Gross floor area to O.B.C = 480 m²

Gross floor area to Ottawa By-Law = 204.74 m²

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Project

18 LOUISA ST.

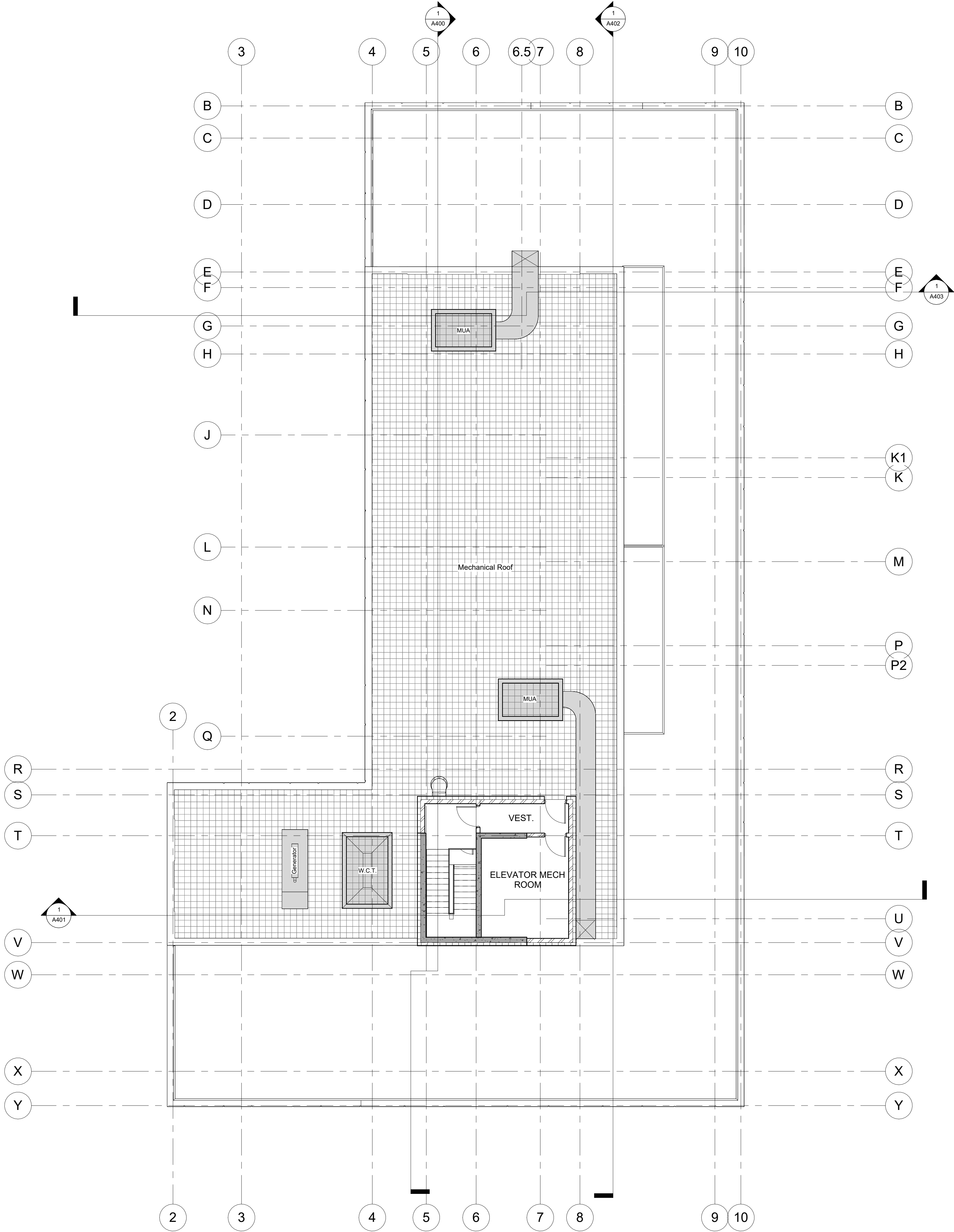
18 LOUISA ST,
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Drawing

PENTHOUSE FLOOR PLAN

Drawn By	FAHD A.Z.	Checked By	Checker
Scale	1 : 100	Date	2024.08.08
Project No.	2204	Revision	8
Drawing No.	A107		

1 ELEVATOR ROOM
1: 100



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160 Units Apartment Building

Gross floor area to O.B.C = 54.77 m²

Gross floor area to CITY DEF. = 0.00 m²

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18 LOUISA ST.,
OTTAWA, ONTARIO

Drawing

ELEVATOR ROOM FLOOR
PLAN

Drawn By	FAHD A.Z.	Checked By	Checker
Scale	1: 100	Date	2024.08.08
Project No.	2204	Revision	8
Drawing No.	A108		

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7	2024.07.12	ISSUED FOR REVIEW
8	2024.08.08	ISSUED FOR SPA

MATERIAL LEGEND

	BRICK
	SOLDIER COURSE
	EIFS
	STONE VENEER
	EIFS

Alexander Wilson Architect Inc
Admiralty Place
103-20 Gore Street
Kingston Ontario, K7L 2L1
t: 613.545.3744 ext 213
f: 613.545.1411



Project
18 LOUISA ST.

18 LOUISA ST,
OTTAWA, ONTARIO

Drawing

EAST ELEVATION

Drawn By FAHD A.Z.	Checked By Checker
Scale As indicated	Date 2024.08.08
Project No. 2204	Revision 8
Drawing No. A300	



1 EAST ELEVATION
1 : 100

DO NOT SCALE DRAWINGS

CHECK AND VERIFY ALL DIMENSIONS BEFORE
PROCEEDING WITH THE WORK.

DRAWINGS NOT TO BE USED FOR CONSTRUCTION
UNLESS STAMPED AND SIGNED BY THE
CONSULTANT.

THESE DRAWINGS HAVE BEEN DESIGNED IN
CONFORMANCE WITH THE ONTARIO BUILDING
CODE.

Revisions

Revision Number	Revision Date	Revision Description
1	2022.03.14	ISSUED FOR REVIEW
5	2023.02.17	ISSUED FOR REVIEW
6	2023.05.04	ISSUED FOR REVIEW
7	2024.07.12	ISSUED FOR REVIEW
8	2024.08.08	ISSUED FOR SPA



1 SOUTH ELEVATION
1 : 100

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Stamp



Project

18 LOUISA ST.

18 LOUISA ST,
OTTAWA, ONTARIO

Drawing

SOUTH ELEVATION

Drawn By FAHD A.Z. Checked By Checker

Scale 1 : 100 Date 2024.08.08

Project No. 2204 Revision 8

Drawing No. A303

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Revisions

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1	2022.03.14	ISSUED FOR REVIEW
5	2023.02.17	ISSUED FOR REVIEW
6	2023.05.04	ISSUED FOR REVIEW
7	2024.07.12	ISSUED FOR REVIEW
8	2024.08.08	ISSUED FOR SPA

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Project
18 LOUISA ST.

18 LOUISA ST,
OTTAWA, ONTARIO

Drawing

WEST ELEVATION

Drawn By FAHD A.Z. Checked By Checker

Scale 1 : 100 Date 2024.08.08

Project No. 2204 Revision 8

Drawing No. **A302**



1 WEST ELEVATION
1 : 100

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CODE.

Revisions

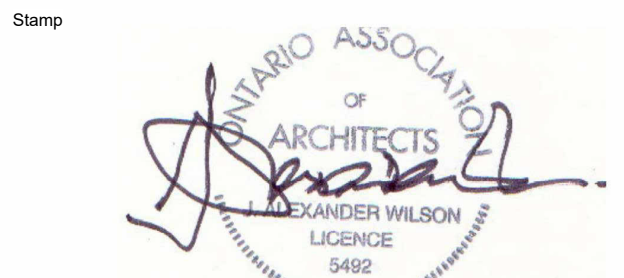
Revision Number	Revision Date	Revision Description
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5	2023.02.17	ISSUED FOR REVIEW
6	2023.05.04	ISSUED FOR REVIEW
7	2024.07.12	ISSUED FOR REVIEW
8	2024.08.08	ISSUED FOR SPA



MATERIAL LEGEND

- BRICK
- SOLDIER COURSE
- EIFS
- STONE VENEER
- EIFS

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Project
18 LOUISA ST.

18 LOUISA ST.
OTTAWA, ONTARIO

Drawing

NORTH ELEVATION

Drawn By FAHD A.Z. Checked By Checker

Scale As indicated Date 2024.08.08

Project No. 2204 Revision 8

Drawing No. A301