



TOPOGRAPHIC PLAN OF SURVEY OF LOTS 56, 57 and PART OF LOT 55 North Lisgar Street REGISTERED PLAN 2996 CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebek Ltd.

**ANDREW MCCREIGHT**  
MANAGER, DEVELOPMENT REVIEW CENTRAL  
PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By Andrew McCreight at 9:54 am, Aug 15, 2024

PROJECT INFORMATION		
ZONING	TMS (71)	SITE AREA - 18 NEPEAN
SITE AREA - TOTAL	2,427.2 sq. m. 26,126 sq. ft.	SITE AREA - 169 LISGAR
		SITE AREA - 200 ELGIN

CAR PARKING: PROVIDED		
PARKING BREAKDOWN		
18 NEPEAN STREET (24 UNITS)	24	
169 LISGAR STREET (42 UNITS)	17	
200 ELGIN STREET (122 UNITS)	68	
169 LISGAR STREET (COMMERCIAL)	4	
200 ELGIN STREET (COMMERCIAL)	5	
TOTAL	118	
LOCATION		
BASEMENT - P1	18 NEPEAN	169 LISGAR
GROUND FLOOR	18 NEPEAN	169 LISGAR
2nd FLOOR	18 NEPEAN	169 LISGAR
3rd FLOOR	18 NEPEAN	169 LISGAR
4th FLOOR	18 NEPEAN	169 LISGAR
5th FLOOR	18 NEPEAN	169 LISGAR
TOTAL	24	17

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 850.2 sq. m. 9 x 9,152 sq. ft.	7,652.2 sq. m. 82,368 sq. ft.
TOTAL	9,220.7 sq. m.	98,251 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	560.2 sq. m.	6,030 sq. ft.
3rd - 5th FLOORS	3 x 753.54 sq. m. 3 x 8,111 sq. ft.	2,260.6 sq. m. 24,333 sq. ft.
6th - 11th FLOORS	6 x 753.54 sq. m. 6 x 8,111 sq. ft.	4,521.2 sq. m. 48,686 sq. ft.
TOTAL	8,021.2 sq. m.	86,340 sq. ft.

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.

UNIT STATISTICS		
STUDIO UNIT		19
ONE BEDROOM UNIT		19
ONE BEDROOM + DEN UNIT		30
TWO BEDROOM UNIT		10
TWO BEDROOM + DEN UNIT		44
TOTAL		122
COMMERCIAL AREA		7,311 sq. ft.

CAR PARKING		
AREA "Y" ON SCHEDULE 1A		
REQUIRED BY ZONING BY-LAW		
RESIDENCE - NOT REQUIRED		0
VISITOR - 0.1 PER DWELLING UNIT (AFTER 12 UNITS)		11
COMMERCIAL - NOT REQUIRED		0
COMMERCIAL RESTAURANT		0
COMMERCIAL (BANK) - NOT REQUIRED		0
TOTAL		11
PROVIDED		
RESIDENCE - 0.5 PER DWELLING UNIT		57
VISITOR - 0.1 PER DWELLING UNIT		11
COMMERCIAL - NON REQUIRED		5
TOTAL		73

BICYCLE PARKING		
REQUIRED		
RESIDENCE - 0.5 PER UNIT		61
COMMERCIAL - 1.0 PER 250m <sup>2</sup> GFA		3
TOTAL		64
PROVIDED		
BASEMENT - INTERIOR		148
EXTERIOR - CITY BOULEVARD		4
TOTAL		152

LOT COVERAGE		
PAVED SURFACE =	0.0 sq. m.	0.0%
BUILDING FOOTPRINT =	1,209.2 sq. m.	92.6%
LANDSCAPE OPEN SPACE =	96.7 sq. m.	7.4%
TOTAL =	1,305.9 sq. m.	100.0%

AMENITY SPACE		
169 LISGAR AMENITY ROOM ON 6th FLOOR OF 200 ELGIN STREET REMOVED AND REPLACED WITH UNITS		
BASEMENT GAMES ROOM COMMUNAL =	60.0 sq. m.	
BASEMENT THEATER COMMUNAL =	40.0 sq. m.	
GROUND GOLF 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 <sup>2</sup> PER UNIT (122 + 42) =	864.0 sq. m.	
REQUIRED COMMUNAL @ 50% =	492.0 sq. m.	

WASTE REQUIREMENT		
COMBINED GARBAGE ROOM 169 LISGAR & 200 ELGIN		
GARBAGE - 0.11 PER UNIT		19 YARDS
RECYCLING GMP - 0.016 PER UNIT		3 YARDS
RECYCLING FIBER - 0.038 PER UNIT		6 YARDS
COMPOST - 240L PER 50 UNITS		4

REVISIONS:

No.	DESCRIPTION	DATE
6	ISSUED FOR SPC - FORMAL REVIEW	JULY 28/24
5	ISSUED FOR SPC - OFFICIAL REVIEW	JUNE 24/24
4	ISSUED FOR SPC - PRE CONSULTATION RESPONSE	MAR 28/24
3	ISSUED FOR SPC - PRE CONSULTATION RESPONSE	JAN 18/24
2	ISSUED TO CONSULTANTS	DEC 20/23
1	ISSUED FOR SPC - PRE CONSULTATION	SEP 26/23

ARCHITECT SEAL: **RODERICK LAHEY ARCHITECT INC.** 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

**1 SITE PLAN**  
SCALE = 1 : 100

SCALE 1: 100