

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.	B.F.	B.F.	B.F.	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 X4=32	1 X4=4	3 X4=12	1 X4=4	1 X4=4	0	3 X4=12	1 X4=4	0	0	0	0	15 X4=60	3 X4=12	18 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 =) 2,038.08 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 (32.7 private+ 480 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
SUM AMENITIES (Balconies and Terraces)			1,042.26 m² (Including 480 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		

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	31 m		31 m
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	1,042.26 m²
Amenity Area Provided as Commonal Space	MIN. 960 m² x 50% = 480m²	480 m² (50%)

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)				Total Parking Count Required (Including Shared Provisions)	
USE	PARKING RATE	GFA / UNIT	PARKING	USE	Required Parking Count
OFFICE	1 PER 100 m²	689 m²	6.89	Office, Medical & Residential Visitor Shared (see chart below)	18
MEDICAL FACILITY	0 for 200m² or less , on ground floor	200 m²	0	INSTRUCTIONAL FACILITY	0
INSTRUCTIONAL FACILITY	0 for 200m² or less , on ground floor	111 m²	0	RESIDENTIAL	67
VISITOR RESIDENTIAL	0.1 / UNIT (non required for the first 12 units)	148 Units (160 - 12)	14.8	TOTAL REQUIRED	85
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%)		

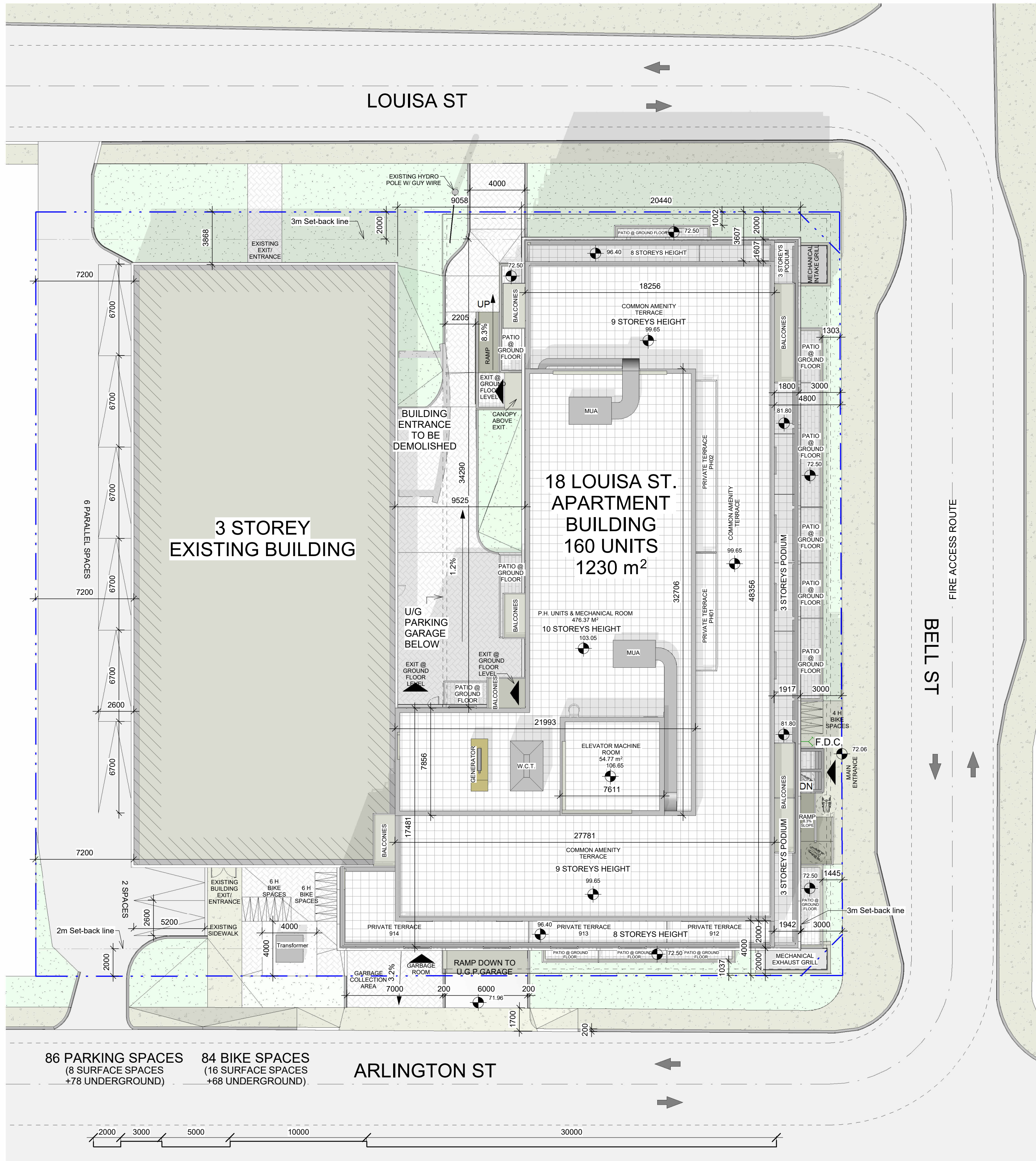
Shared Parking Provisions (Section 104)

USE	Required Parking Count (as per section 101)	Weekday Morning	Weekday Noon	Weekday Afternoon	Weekday Evening	Saturday Morning	Saturday Noon	Saturday Afternoon	Saturday Evening
		% P	% P	% P	% P	% P	% P	% P	% P
OFFICE	6.89	100%	6.89	80%	6.201	100%	6.89	15%	1.0335
VISITOR RESIDENTIAL	14.8	50%	7.4	50%	7.4	75%	11.1	100%	14.8
Total	26.01		14.29		13.601		17.99		15.8335
									16.178
									16.178
									15.489
									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		AS REQUIRED 12 spaces (18%) reduced to 2.4m wide x 5.2m long
PARKING ACCESS & ACCESS WIDTH (MIN.)	Min: 2.6m wide x 6.7m long (parallel)		AS REQUIRED 6 m
BARRIER FREE PARKING SPACE	4 Spaces total number of parking spaces is between 76 -100		4 Spaces
BF PARKING SPACES DESIGN (MIN.)	2 spaces X 2.4m wide & 2 spaces X 3.4m wide Access aisle of min. 1.5m		2 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	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 (40.4%) 34 STACKED Spaces 0.6m wide X 1.8m long



86 PARKING SPACES

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

84 BIKE SPACES
(36 Stacked +48 Horizontal)

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

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Revisions

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Stamp

ONTARIO ASSOCIATION
OF
ARCHITECTS
ALEXANDER WILSON
LICENCE
5482

Project

18 LOUISA ST.

18 LOUISA ST.
OTTAWA, ONTARIO

Drawing

SITE PLAN & ZONING
INFO

Drawn By

Fahs A.Z.

Checked By

AWA

Scale

1 : 200

Date

2024.10.25

Project No.

2414 (AWA 2204)

Revision

10

Drawing No.

A001

DESIGNED FIRE ACCESS
ROUTES, FIRE ROUTE SIGNS:

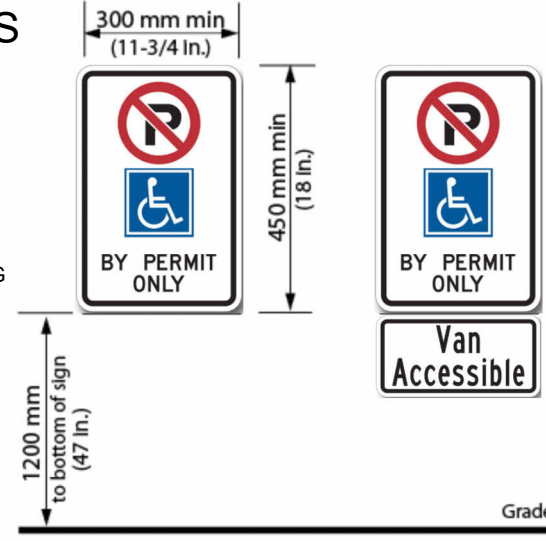


- 1) FIRE ROUTES SHALL BE PERMANENTLY MOUNTED ON A RIGID SIGN POST OR POLE.
- 2) BE ERRECTED AT A HEIGHT BETWEEN 1.9 AND 2.5 METERS AS MEASURED FROM THE TRAVELLED SURFACE OF THE FIRE ROUTE TO THE BOTTOM OF THE SIGN.
- 3) BE INSTALLED AT A DISTANCE OF 0.3 AND 3 METERS FROM THE TRAVELLED EDGES OF THE FIRE ROUTE AND
- 4) BE INSTALLED ALONG THE FIRE ROUTE AT INTERVALS NO GREATER THAN 30 METERS OR AT SUCH OTHER INTERVALS APPROVED BY THE CHIEF FIRE OFFICIAL AS MAY BE REQUIRED TO CLEARLY IDENTIFY THE ROUTE.
- 5) THE DIRECTIONAL ARROWHEADS MAY BE DELETED EITHER LEFT OR RIGHT TO INDICATE THE BOUNDARIES OF THE FIRE ROUTE.

ACCESSIBLE PARKING NOTES

MINIMUM OF 1 AUTHORIZED SIGN PER PARKING SPACE,
LOCATED WITHIN 2m OF THE FRONT OF THE SPACE,
CENTERED ON THE SPACE

ACCESSIBLE PARKING NOTED IN PLANBY THE FOLLOWING
SYMBOL



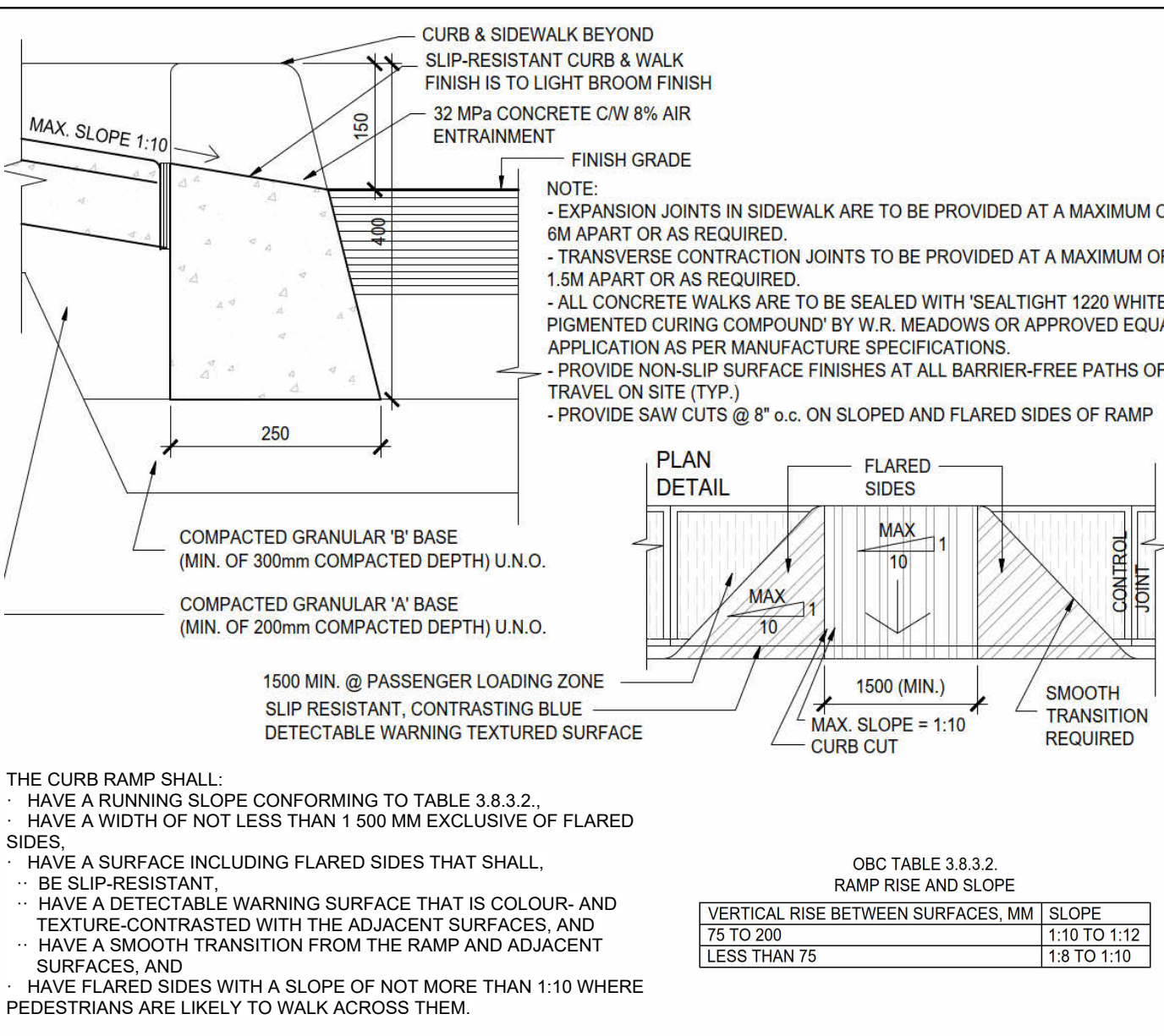
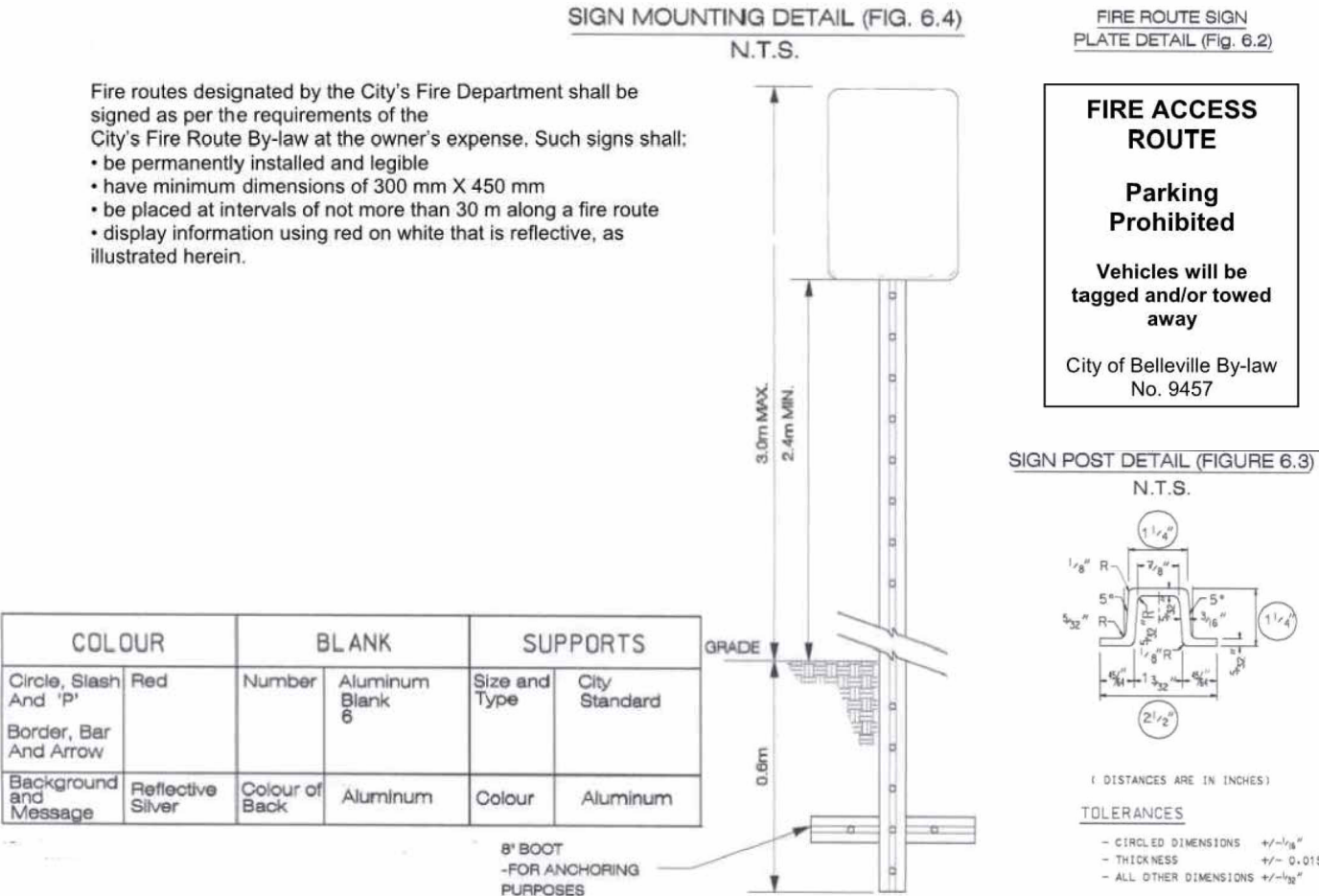
GENERAL NOTES:

1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
2. A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF THE RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
3. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
4. ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
5. THE OWNER/CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA.
6. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
7. ALL DOWNGROUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
8. ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.
9. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
10. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
11. EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.
12. REBOUNDING SIGN POST MOUNTED ON CURB. MANUFACTURE: IMPACT RECOVERY (<http://www.impactrecovery.com>) STYLE: Sta-Rite Sign Posts. SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS

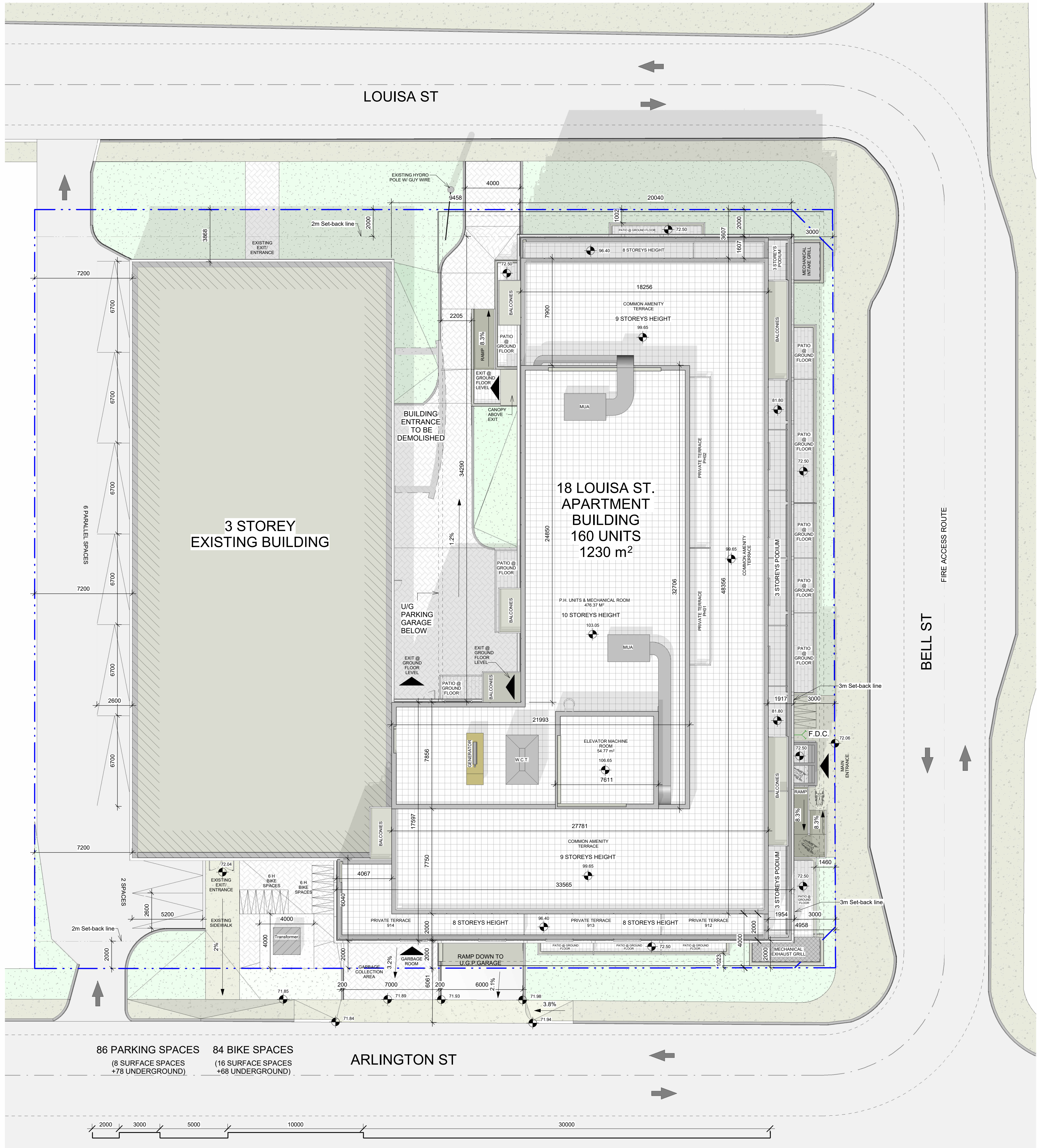
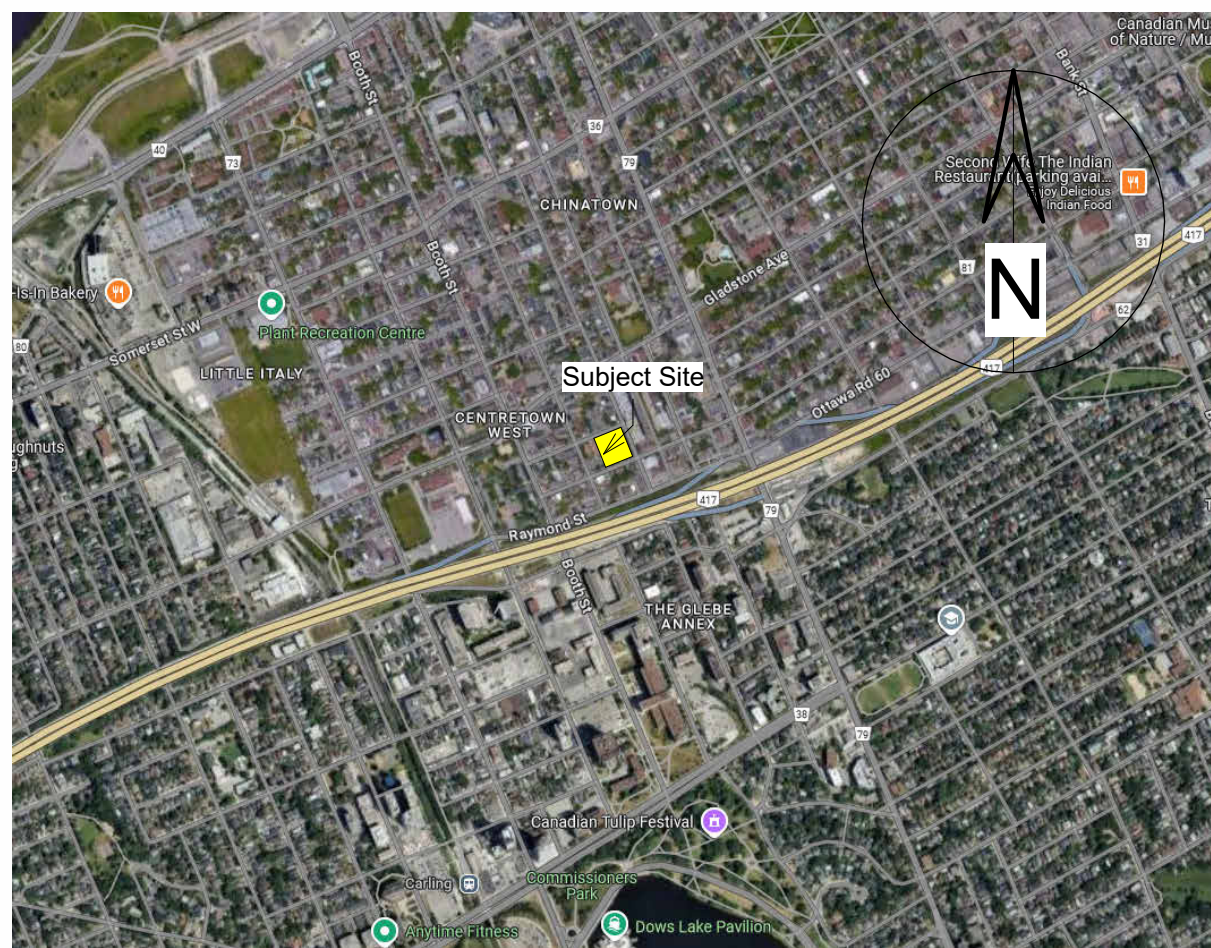
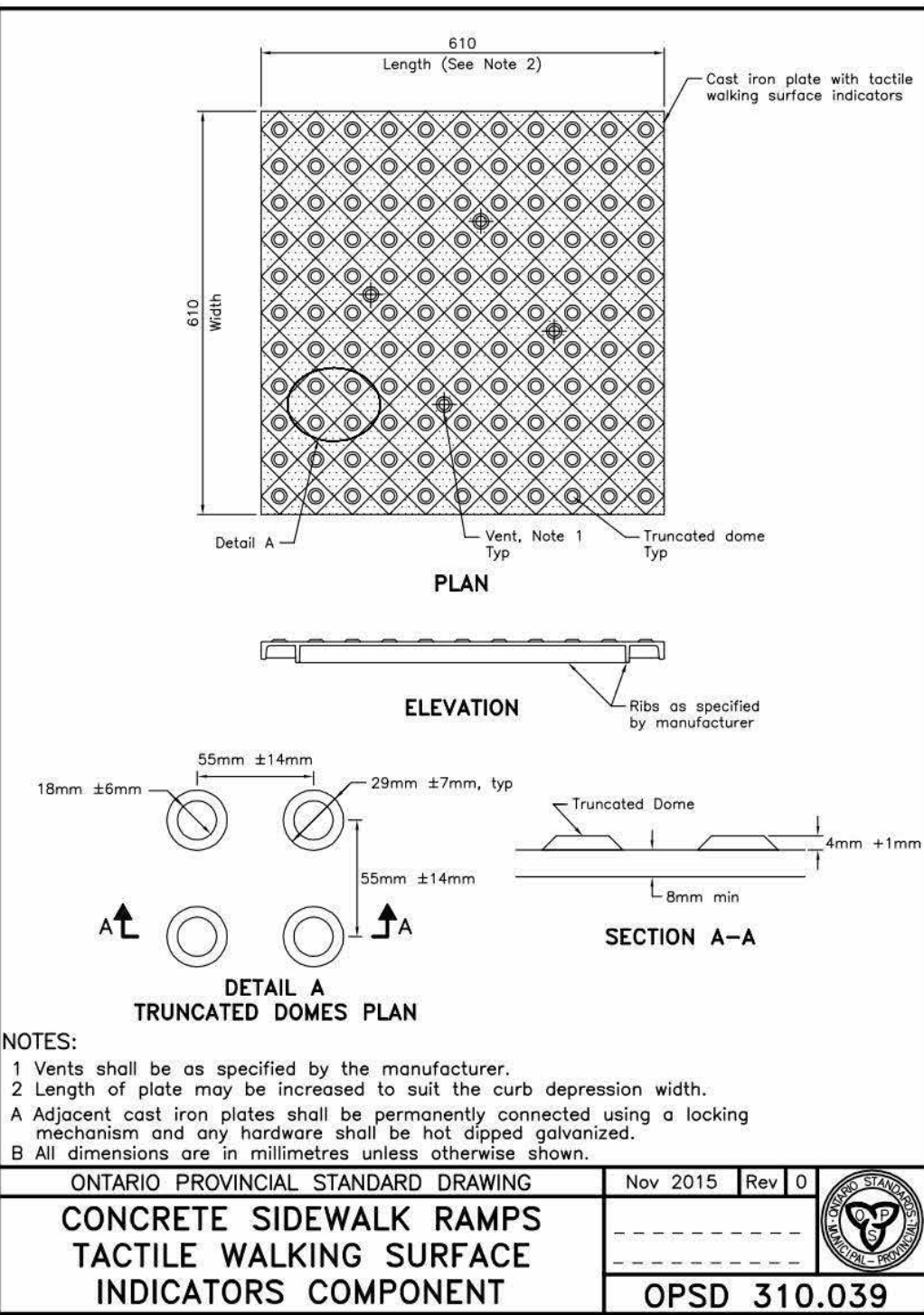
LEGEND :

- GRASS
- ASPHALT PAVING
- FIRE ACCESS ROUTE
- PROP. LINE
- TRAFFIC DIRECTION
- FIRE DEPT. CONNECTION
- ENTRANCE/EXIT
- FIRE HYDRANT
- BF DEPRESSED CURB / RAMP (TYP.) AS PER 3.8.3.2(3) OBC
- ON-SITE SNOW STORAGE
- PAINTED ISLAND NO PARKING
- FREE STANDING SIGNS
- PROPOSED LOCATION OF PAD MOUNTED TRANSFORMER

ABBREVIATIONS	
CD	CURB DEPRESSION
RD	ROOF DRAIN
FFL	FINISHED FLOOR LEVEL
FRS	FIRE ACCESS ROUTE SIGN
APS	ACCESSIBLE PARKING SIGN
OH	OVERHEAD DOOR
FH	FIRE-HYDRANT
FDC	FIRE DEPARTMENT CONNECTION



1
A002
1:1
TYPICAL B.F. RAMP DEPRESSION



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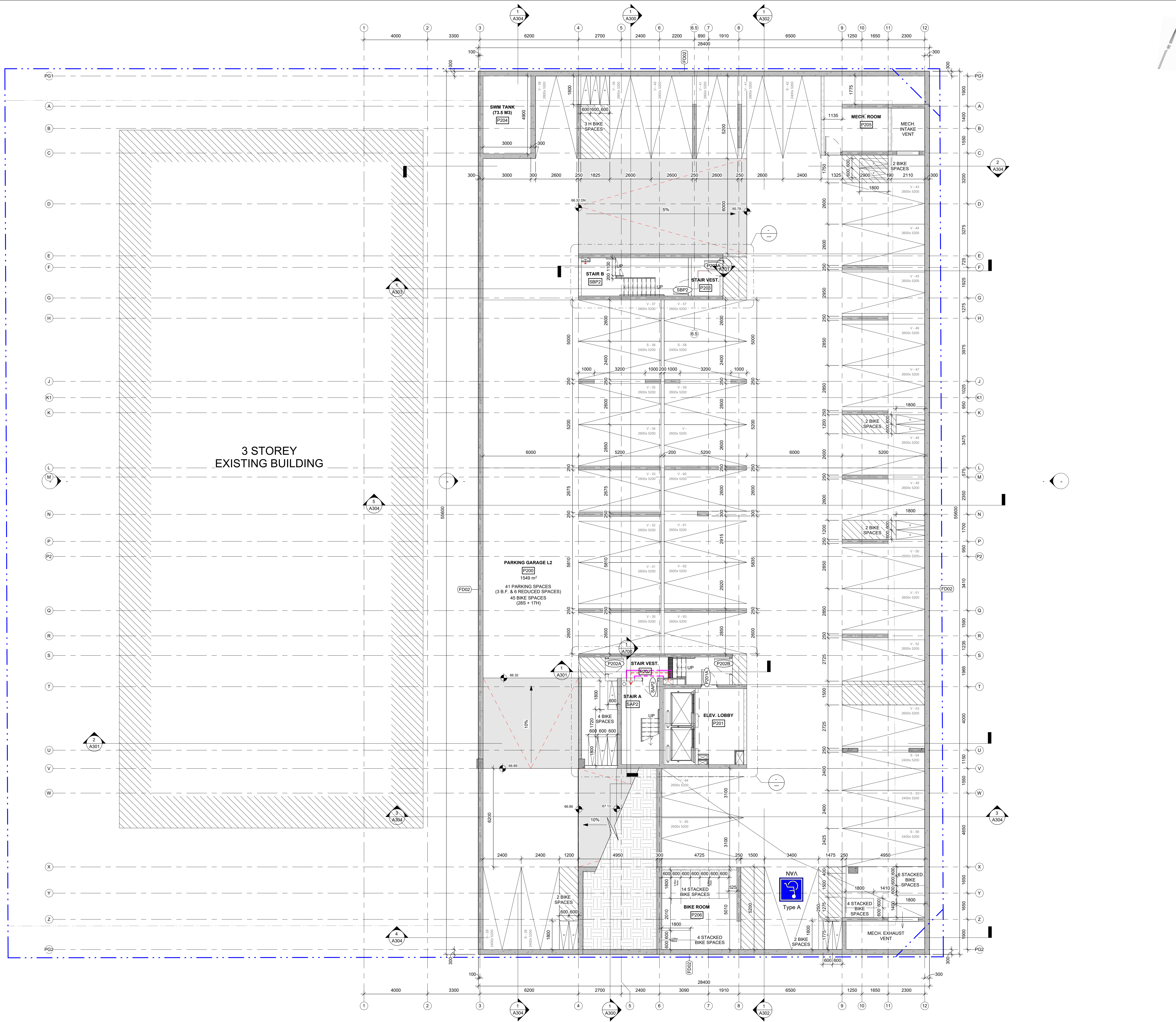
Project
18 LOUISA ST.

18 LOUISA ST.
OTTAWA, ONTARIO

Drawing

SITE PLAN DETAILS &
LEGENDS

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	As indicated	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	A002		



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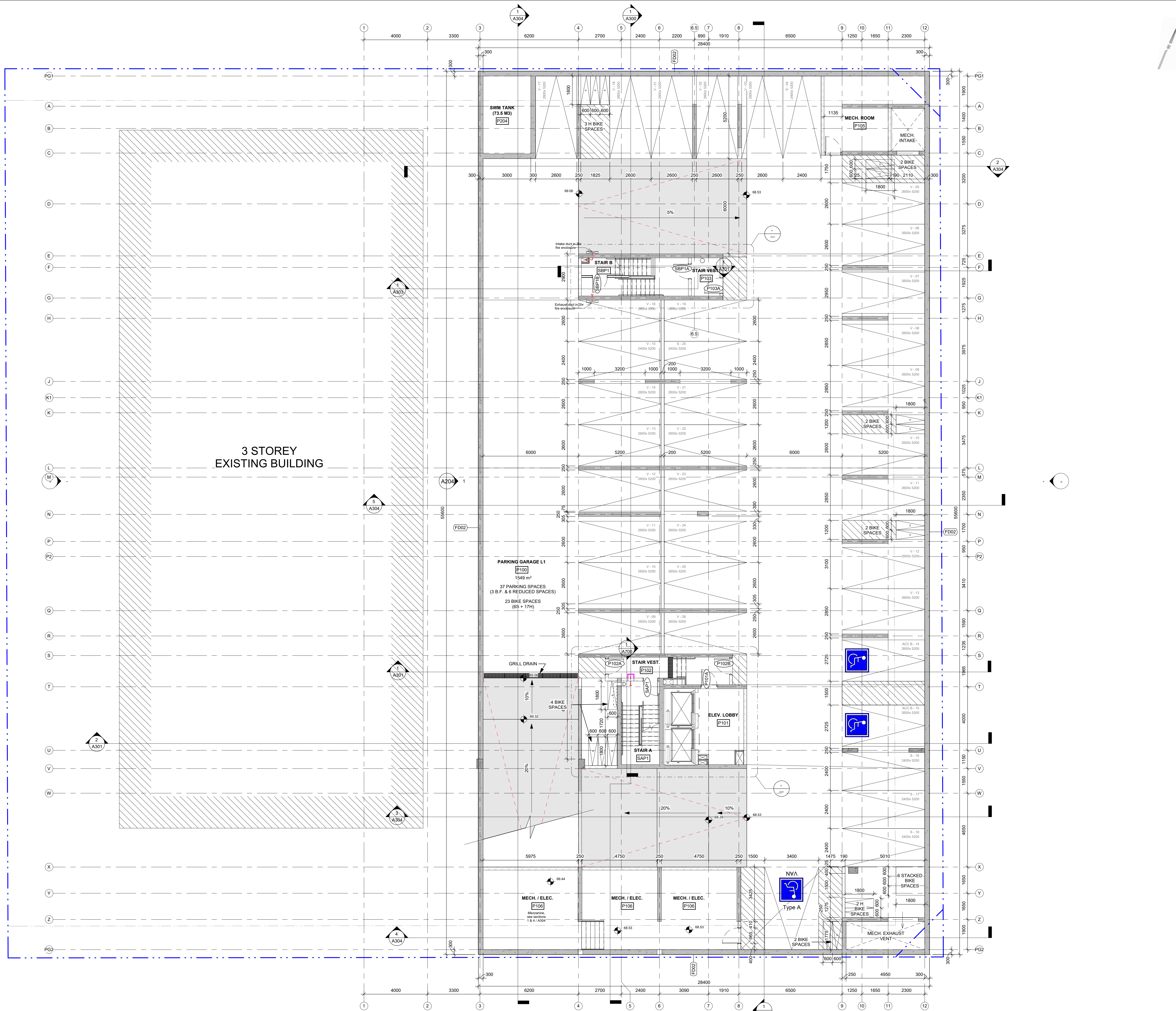


Project
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PARKING LEVEL P2 FLOOR PLAN

Drawn By	Fahd A.Z.	Checked By	AWA
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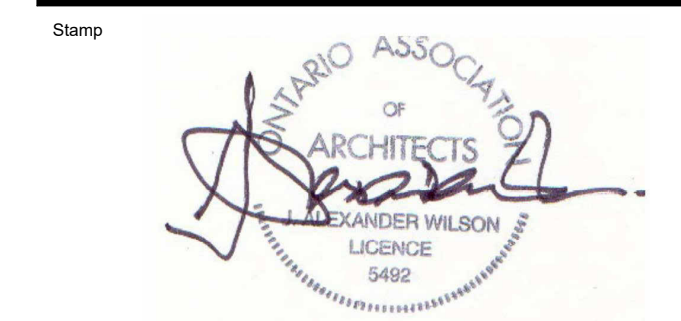
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Drawing
**PARKING LEVEL P1
FLOOR PLAN**

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Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	A100.1		



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Drawing
GROUND FLOOR PLAN

Drawn By Fahd A.Z. Checked By AWA
Scale 1:100 Date 2024.10.25
Project No. 2414 (AWA 2204) Revision 10
Drawing No. A101

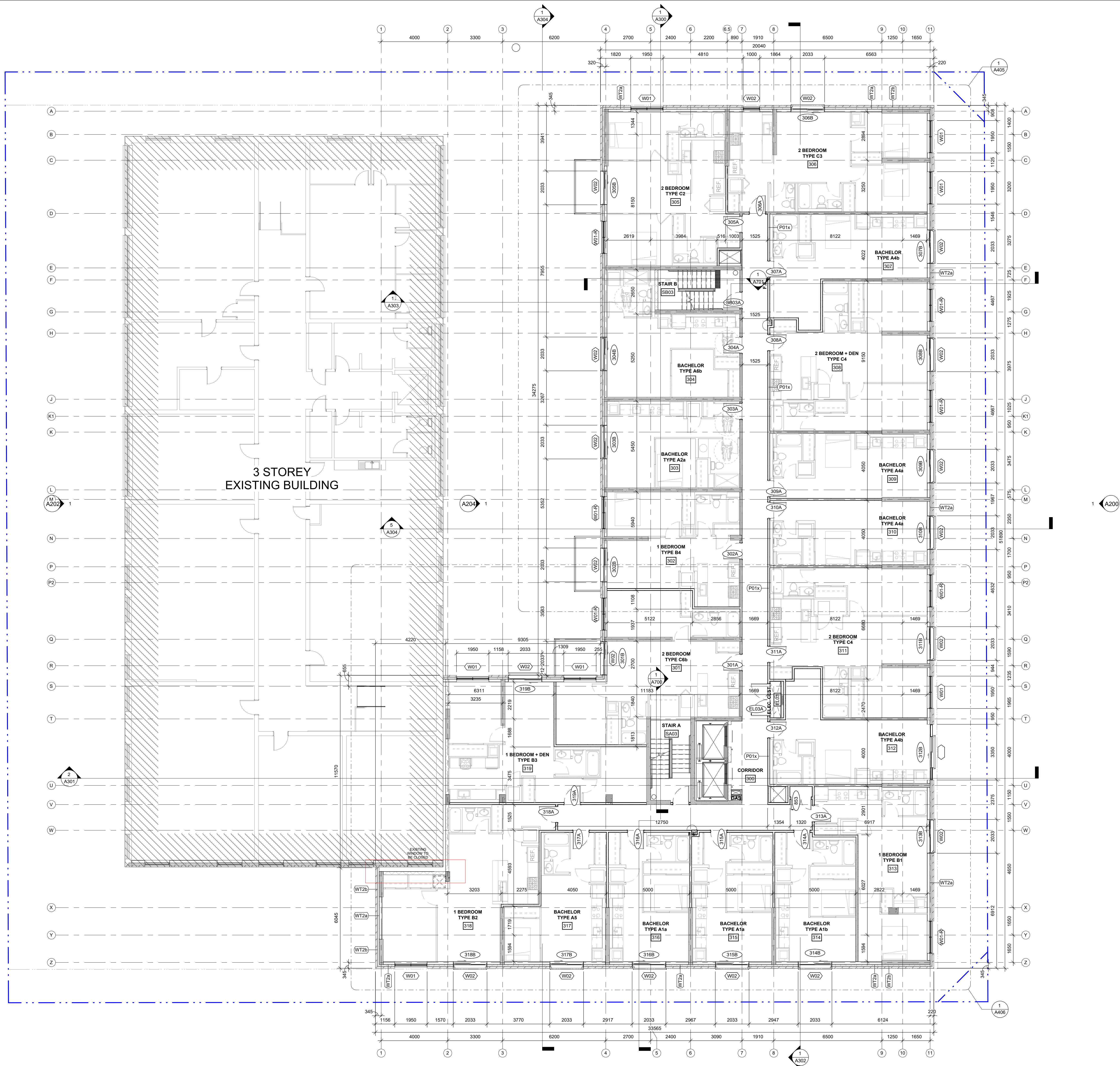


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OF
ARCHITECTS
ALEXANDER WILSON
LICENCE
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Project No.	2414 (AWA 2204)	Revision	10
Drawing No.		A102	



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Project
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18 LOUISA ST.
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Drawing

3RD FLOOR PLAN

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1 : 100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	A103		



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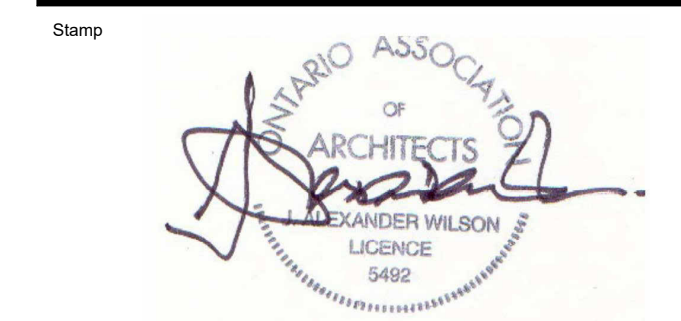
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Project
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18 LOUISA ST.
OTTAWA, ONTARIO

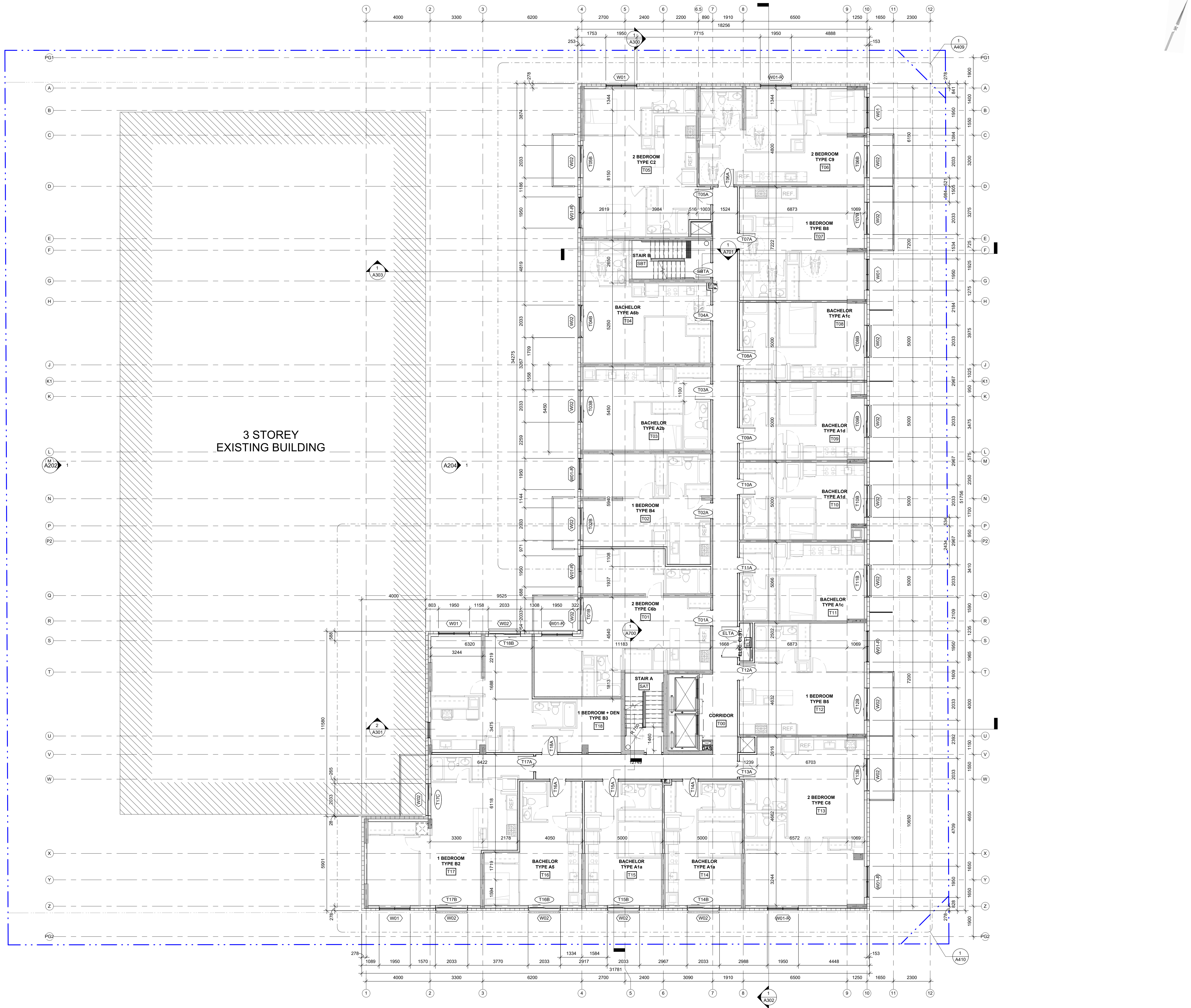
Drawing
4TH FLOOR PLAN

Drawn By Fahd A.Z. Checked By AWA

Scale 1 : 100 Date 2024.10.25

Project No. 2414 (AWA 2204) Revision 10

Drawing No. A104



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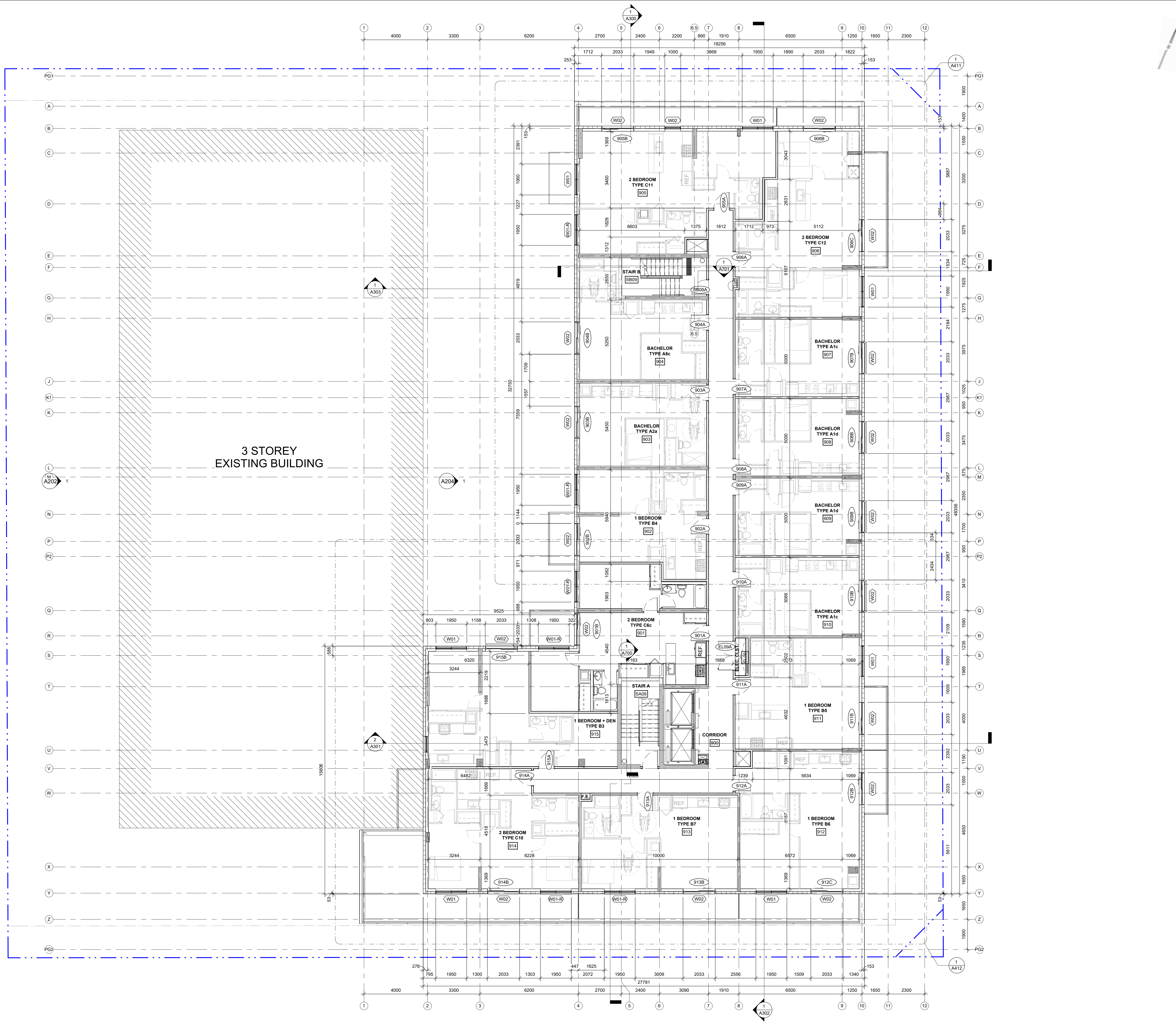


Project
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Drawing
TYPICAL 5TH-8TH FLOOR PLAN

Drawn By Fahd A.Z. Checked By AWA
Scale 1 : 100 Date 2024.10.25
Project No. 2414 (AWA 2204) Revision 10
Drawing No. A105



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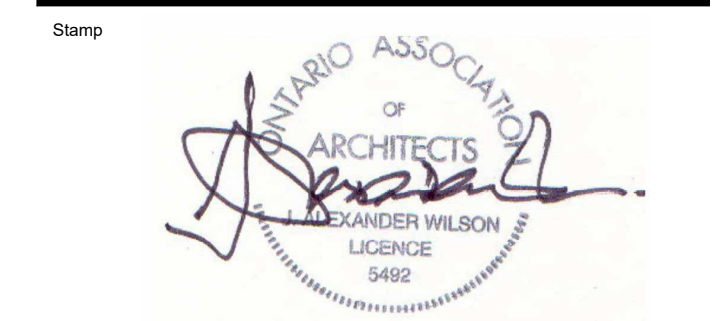
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f: 613.545.1411

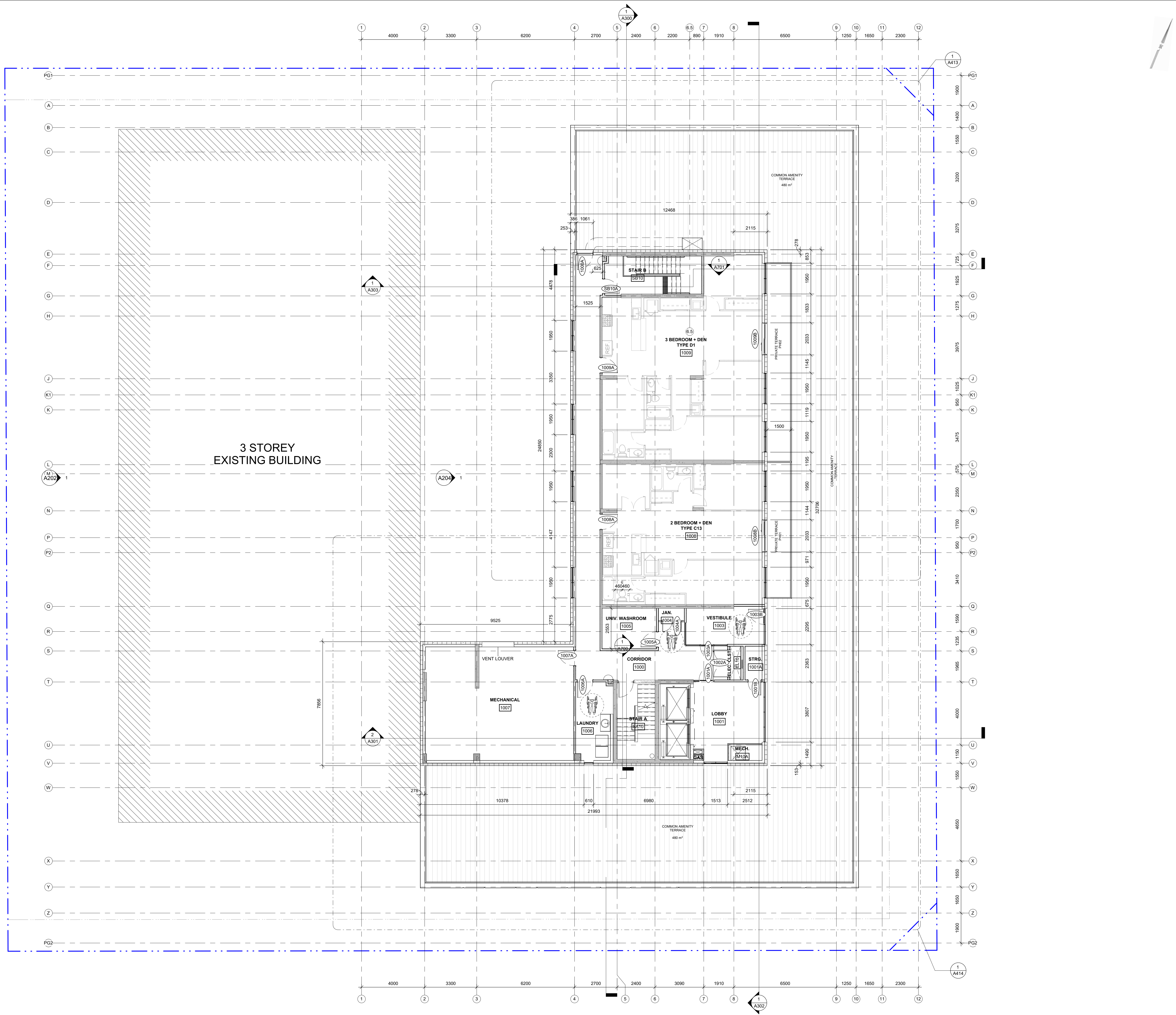


Project
18 LOUISA ST.

18 LOUISA ST.
OTTAWA, ONTARIO

Drawing
9TH FLOOR PLAN

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1 : 100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	A106		



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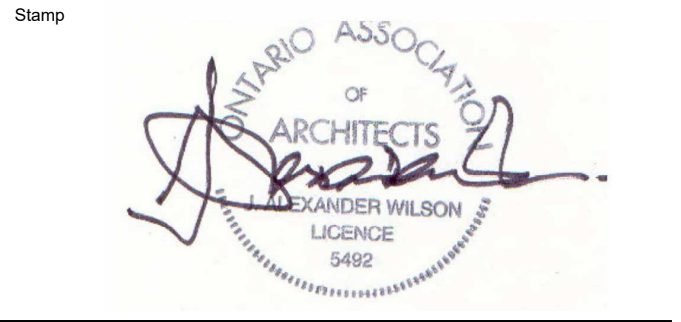
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Revisions		
Revision Number	Revision Date	Revision Description
01	2022.03.14	ISSUED FOR REVIEW
08	2024.08.08	ISSUED FOR SPA
09	2024.09.03	RE-ISSUED FOR SPA
10	2024.10.25	RE-ISSUED FOR SPA

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Project
18 LOUISA ST.

18 LOUISA ST.
OTTAWA, ONTARIO

Drawing
PENTHOUSE FLOOR PLAN

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1 : 100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	A107		



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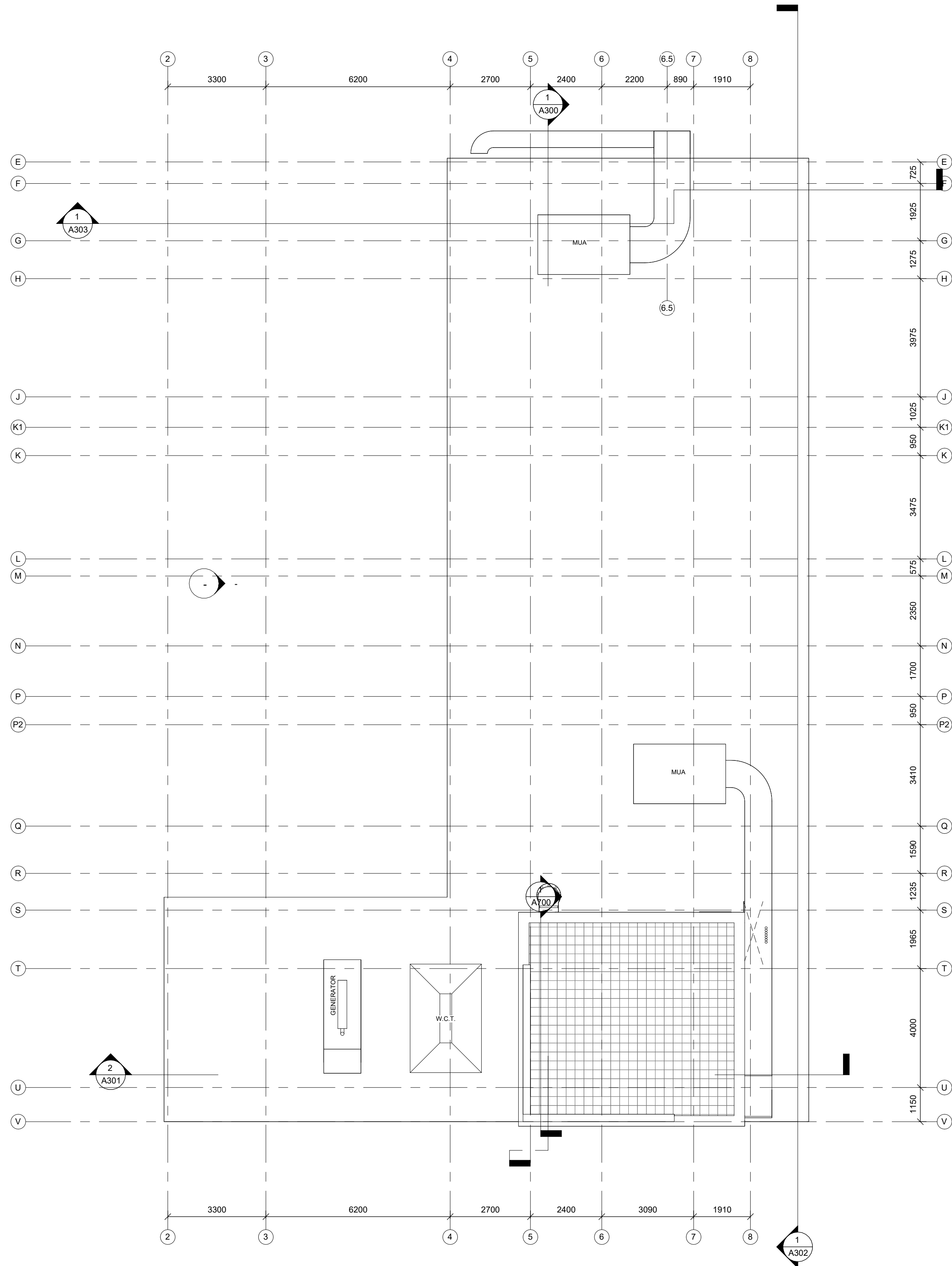
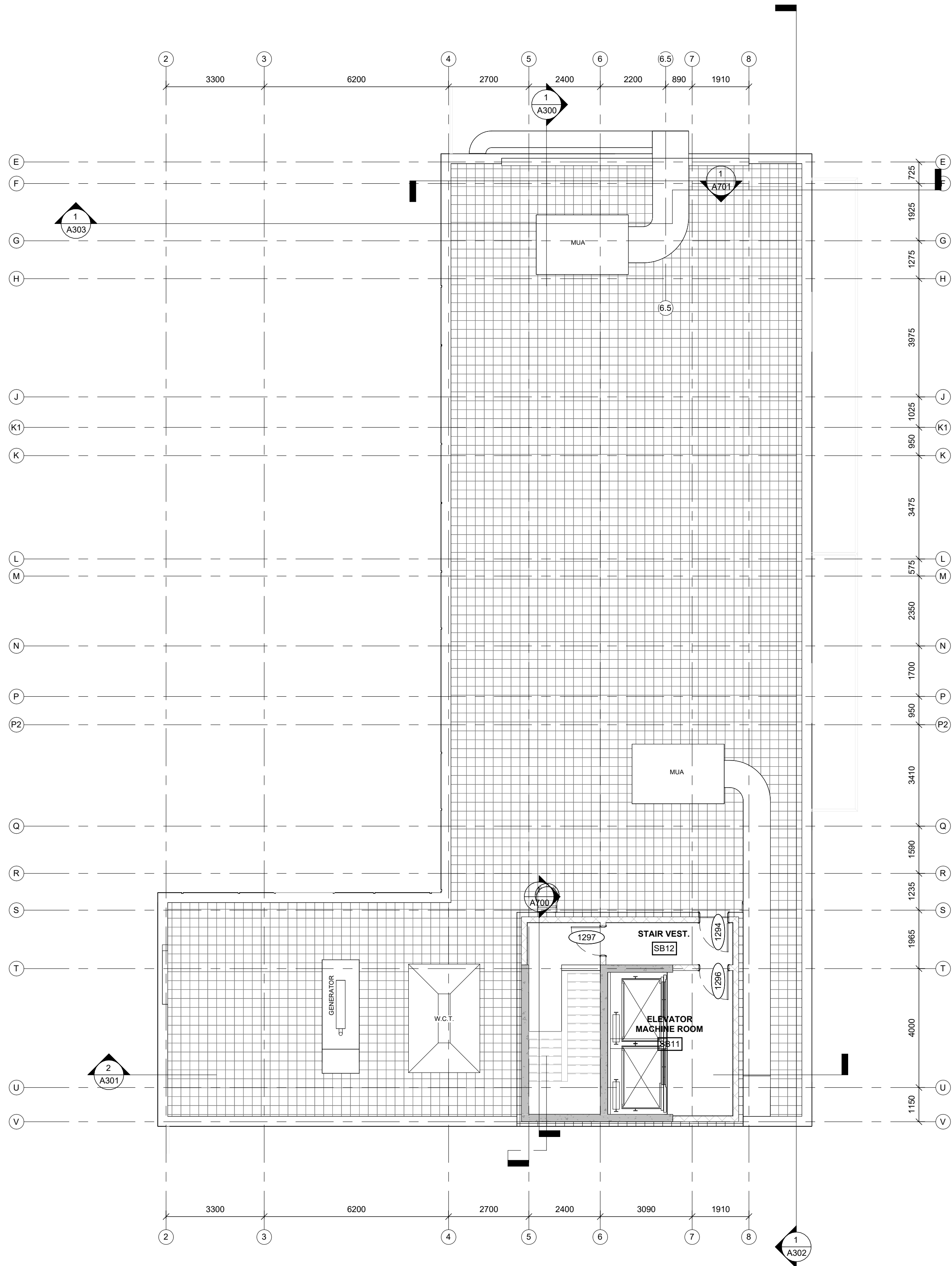
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Stamp



Project
18 LOUISA ST.

18 LOUISA ST.
OTTAWA, ONTARIO

Drawing

ELEVATOR ROOM FLOOR
& ROOF PLAN

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1 : 100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	A108		

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Stamp



Project
18 LOUISA ST.

18 LOUISA ST.
OTTAWA, ONTARIO

Drawing

EAST ELEVATION

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1 : 100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	A200		

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10	2024.10.25	RE-ISSUED FOR SPA



1 SOUTH ELEVATION
A201 1 : 100

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Stamp



ONTARIO ASSOCIATION
OF
ARCHITECTS
ALEXANDER WILSON
LICENCE
5492

Project
18 LOUISA ST.

18 LOUISA ST.
OTTAWA, ONTARIO

SOUTH ELEVATION

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1 : 100	Date	2024.10.25
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Drawing No.	A201		

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ONTARIO ASSOCIATION
OF
ARCHITECTS
ALEXANDER WILSON
LICENCE
5492

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1 : 100	Date	2024.10.25
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Drawing No.	A202		



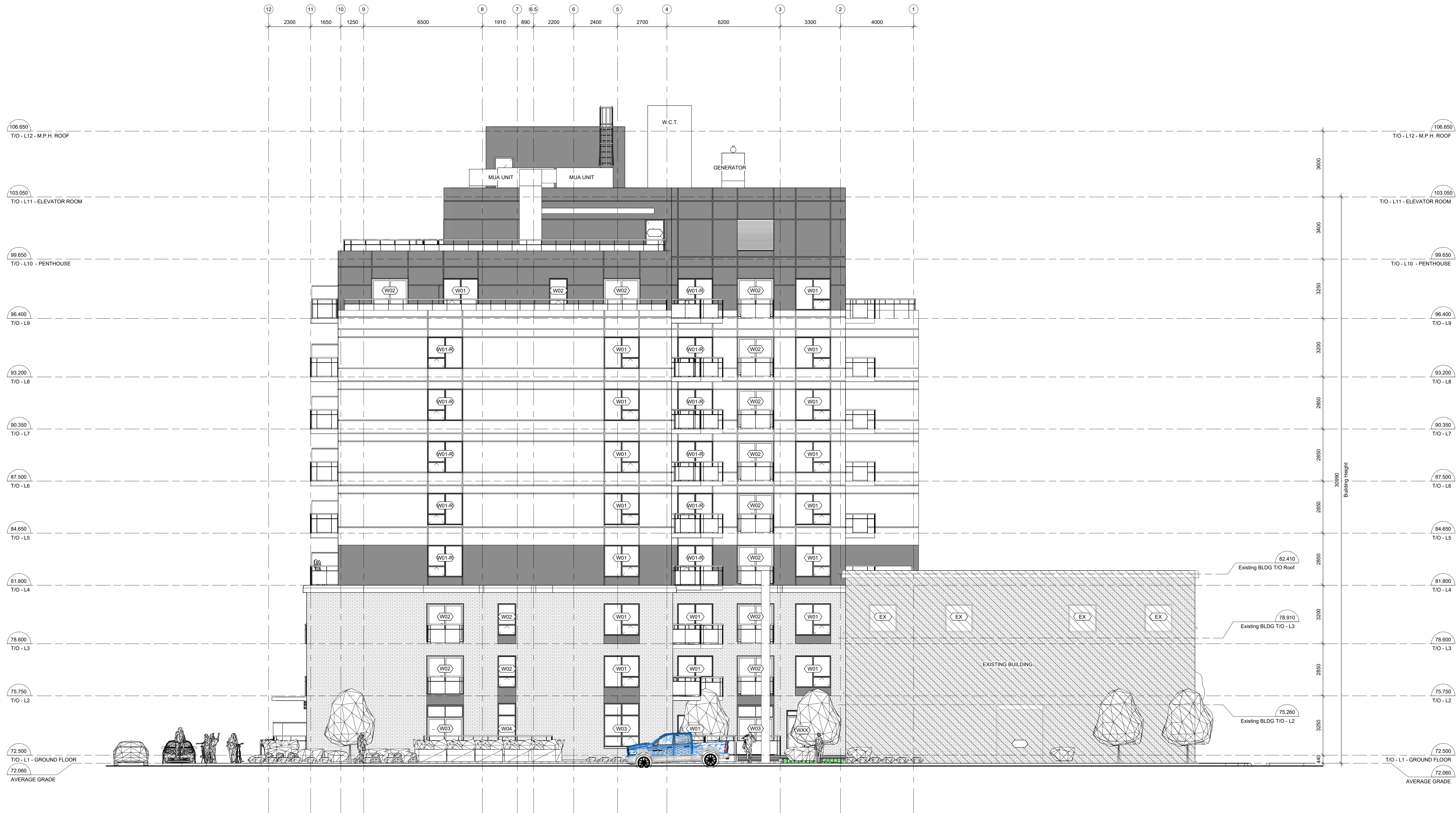
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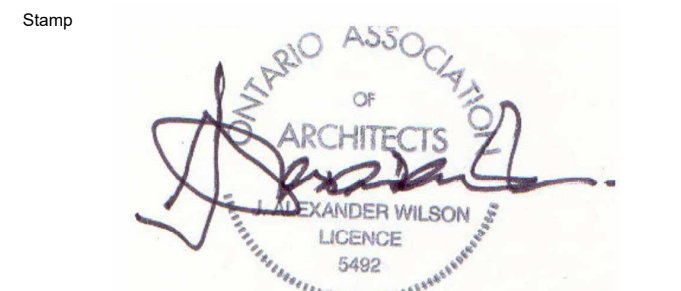
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Project
18 LOUISA ST.

18 LOUISA ST.
OTTAWA, ONTARIO

Drawing

NORTH ELEVATION

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1 : 100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	A203		

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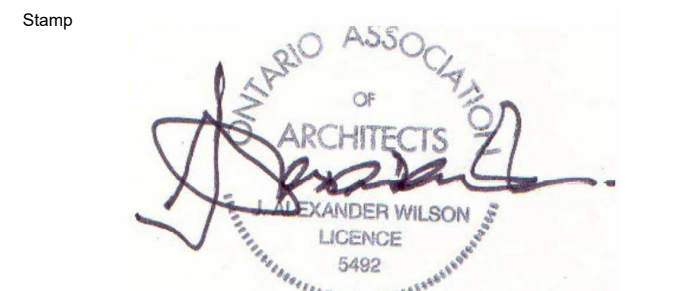
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Project
18 LOUISA ST.

18 LOUISA ST.
OTTAWA, ONTARIO

Drawing
COURTYARD ELEVATION

Drawn By: Fahd A.Z. Checked By: AWA
Scale: 1 : 100 Date: 2024.10.25
Project No: 2414 (AWA 2204) Revision: 10
Drawing No: A204