

DRAWING LIST

A106 - ROOF PLAN

A301 - SECTIONS A000 - COVER A001 - STATISTICS A302 - SECTIONS A003 - SITE PLAN (PH1) A401 - ELEVATIONS A101 - PARKING LEVEL 3 A402 - ELEVATIONS A600 - PERSPECTIVE A102 - PARKING LEVEL 2 A601 - PERSPECTIVE A103 - PARKING LEVEL 1 A602 - PERSPECTIVE A104 - GROUND FLOOR PLAN A105 - 2nd-6th FLOOR PLAN A603 - PERSPECTIVE

A604 - PERSPECTIVE

8201 Campeau Drive Inc.

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IBI Group Architects (Canada) Inc.

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ISSUES	5	
No.	DESCRIPTION	DATE
01	ISSUED FOR SPC	2025-07-18



CONSULTANTS

	ARCHITECT	ARCADIS
24/1/20	STRUCTURAL	Adjeleian Allen Rubeli
多烈	TRANSPORTATION	CGH
(i)	LANDSCAPE	LENNOX-DERUE
	CIVIL ENGINEER	ARCADIS
M	NOISE	Paterson
	LRT Proximity	Paterson
	Mech- Elec Engineering	QME





8201 Campeau Drive

PROJECT NO:	30259723
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:
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COVER	DATE	
SHEET NUMBER	ISSUE	CHECK
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8201 Campeau Dr Ottawa,	, Ontario													
ARCADIS STATS ARE BASED ON DRAWINGS DATED:	APR. 2025							AMI	NITY					
				REQ	UIRED					PROPOSED	}			
	sq.m.	sq.ft.		6M2	2/UNIT	COM	IMUNAL AME	NITY*	PR	IVATE AMEN	ITY	1	OTAL AMENI	TY
TOTAL LOT AREA:	62285.3	670432.7							Ва	alconies/ Pati	ios			
PHASE 1 LOT AREA:	12288.5	132272.2		sq.m.	sq.ft.	sq.m.	sq.ft.		sq.m.	sq.ft.		sq.m.	sq.ft.	
R.O.W ON TAGGART RD. :	1235.4	13297.7	BLDG A	1,086	11,690	1,063	11,442		2,189	23,562		3,252	35,004	
NET PHASE 1 LOT AREA:	11053.1	118974.5	BLDG B	912	9,817	1,385	14,908		2,082	22,410	(3,467	37,318	
PARKLAND:	1658.0	17846.2	PHASE1	1,998	21,506	2,448	26,350		4,271	45,973		6,719	72,323	
PHASE1 COVERAGE:		39.0%	6											
PHASE1-FLOOR SPACE INDEX:		1.8	* Communa	al Amenity t	o be 50% of	total require	d Amenity (1998x50%=9	99sf), extra a	area above 9	999sm stated	is optional	at this stage	•
						_						-		
Parkland Dedication is 15% of Net Phase 1														

							PHASE	1 OVERALL	. (above grad	de)							
FLOOR LEVEL	Floor to F	loor Height	G	CA	G	CA	G	FA	G	FA	UNIT COUNT	COMMUN	AL AMENITY	COMMUNA	AL AMENITY	PRIVATE	AMENITY
			Outside wal	l included	Outside wall	excluded	COMMERC	CIAL/RETAIL	RESID	ENTIAL		IND	OOR	OUTI	DOOR	BALCONI	ES/PATIOS
	(mm)	(ft & inch)	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	OVERALL	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
L-01	4267	13' 12"	4,789	51,546	4,598	49,491	272	2,930	2,065	22,223	33	709	7,632	1,341	14,434	923	9,935
L-02	3386	11' 1 1/2"	4,237	45,606	4,043	43,518			3,566	38,386	60					558	6,006
L-03	3386	11' 1 1/2"	4,237	45,606	4,043	43,518			3,566	38,386	60					558	6,006
L-04	3386	11' 1 1/2"	4,237	45,606	4,043	43,518			3,566	38,386	60					558	6,006
L-05	3386	11' 1 1/2"	4,237	45,606	4,043	43,518			3,566	38,386	60		:			558	6,006
L-06	3817	12'6 1/2"	4,237	45,606	4,043	43,518			3,566	38,386	60					558	6,006
ROOF														398	4,284	558	6,006
SUB-TOTAL	21628		26,090	279,574	24,813	267,084	272	2,930	19,896	214,154	333	709	7,632	1,739	18,718	4,271	45,973

								BLDG A	+LINK								
	GCA per	rfirewall	G	iCA	G	CA	G	FA	G	iFA	UNIT COUNT	COMMUNA	AL AMENITY	COMMUNA	AL AMENITY	PRIVATE	AMENITY
			Outside wa	ll included	Outside wall	excluded	COMMERC	CIAL/RETAIL	RESID	ENTIAL		IND	OOR	оиті	DOOR	BALCONIE	S/PATIOS
	BLDG AA	BLDG AB	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	BLDG A	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
L-01	1,458	1,432	2,890	31,108	2,776	29,883	272	2,930	972	10,463	16	459	4,941	206	2,217	383	4,123
L-02	1,414	986	2,401	25,841	2,289	24,642			1,986	21,377	33					301	3,240
L-03	1,414	986	2,401	25,841	2,289	24,642			1,986	21,377	33					301	3,240
L-04	1,414	986	2,401	25,841	2,289	24,642			1,986	21,377	33					301	3,240
L-05	1,414	986	2,401	25,841	2,289	24,642			1,986	21,377	33					301	3,240
L-06	1,414	986	2,401	25,841	2,289	24,642			1,986	21,377	33					301	3,240
ROOF			66	713										398	4,284	301	3,240
TOTAL	8,530	6,364	14,960	161,025	14,223	153,092	272	2,930	10,902	117,348	181	459	4,941	604	2,217	2,189	23,562

	'							BLDC	6 B								
	GCA per	firewall	G	CA	GC	CA	GF	·A	G	FA	UNIT COUNT	COMMUN	AL AMENITY	COMMUNA	L AMENITY	PRIVATE	AMENITY
			Outside wal	lincluded	Outside wall	excluded	COMMERC	IAL/RETAIL	RESID	ENTIAL		IND	OOR	OUTE	DOOR	BALCONIE	S/PATIOS
	BLDG BA	BLDG BB	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	BLDG B	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
L-01	993	906	1,899	20,438	1,822	19,609			1,093	11,761	17	250	2,691	1,135	12,217	540	5,813
L-02	959	877	1,836	19,765	1,754	18,877			1,580	17,009	27					257	2,766
L-03	959	877	1,836	19,765	1,754	18,877			1,580	17,009	27					257	2,766
L-04	959	877	1,836	19,765	1,754	18,877			1,580	17,009	27					257	2,766
L-05	959	877	1,836	19,765	1,754	18,877			1,580	17,009	27					257	2,766
L-06	959	877	1,836	19,765	1,754	18,877			1,580	17,009	27					257	2,766
ROOF			50	540												257	2,766
TOTAL			11,130	119,802	10,590	113,992			8,994	96,806	152	250	2,691	1,135	12,217	2,082	22,410

General Notes:				
ALL NUMBERS ARE PE	RELIMINARY AN	ID SUBJECT TO	CHANGE	
The building height to th	e 6th floor must r	not exceed 18m		
GCA is Gross Constructible	le Area (means th	e area enclosed	by the building	envelo

NSA is Net Saleable Area (Includes the residential units measured to the exterior of the outside wall). **GFA** is calculated based on the City of Ottawa Definition copied below. *GFA is calculated based on the City of Ottawa Definition copied below.

Gross floor area (GFA) means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior

floor area created by bay windows, but excluding;

(a) floor area occupied by shared mechanical, service and electrical equipment that serve the building; (By-law 2008-326) (b) common hallways, corridors, stairwells, elevator shafts and other voids, steps and

Part 1 – Administration, Interpretation and Definitions 1 - 24

City of Ottawa Zoning By-law 2008-250 Consolidation

(By-law 2008-326) (By-law 2017-302) (c) bicycle parking; motor vehicle parking or loading facilities;

(d) common laundry, storage and washroom facilities that serve the building or tenants; (e) common storage areas that are accessory to the principal use of the building; (By-law 2008-

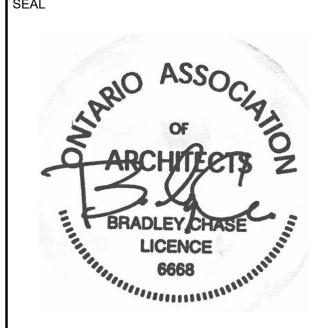
(f) common amenity area and play areas accessory to a principal use on the lot; and (By-

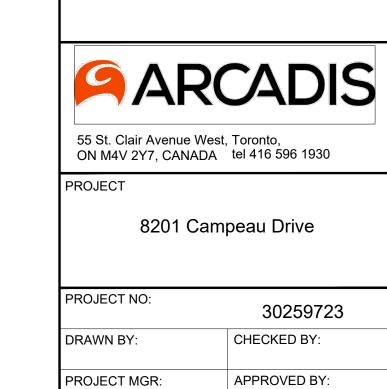
UNIT MA	TRIX							CLIEN	Γ		
UNIT TYPI	E	STUDIO	1B	1B+D	2B	3B	TOTAL				
Average	size	±450sf	±600sf	±700sf	±875sf	±1100sf			0004.0	solely for the intended use, thus any pose other than authorized by IBI Group is nave precedence over scaled dimensions. Isible for all dimensions and conditions on d of any variations from the dimensions and p drawings shall be submitted to IBI Group fore proceeding with fabrication. tects (Canada) Inc. IBI Group of companies	
BLDG A	L-01	0	7	8	1	0	16		8201 Campeau Drive	e inc.	
	L-02	7	10	12	2	2	33				
	L-03	7	10	12	2	2	33				
	L-04	7	10	12	2	2	33	COPYF	This drawing has been prepared solely for the intende	ed use, thus any orized by IBI Group is	
	L-05	7	10	12	2	2	33	Cont the job	ractors shall verify and be responsible for all dimension o, and IBI Group shall be informed of any variations fro	ons and conditions on om the dimensions and	
	L-06	7	10	12	2	2	33	condi	for general conformance before proceeding with	fabrication.	
	TOTAL	35	57	68	11	10	181		IBI Group Architects (Canada) is a member of the IBI Group of compani		
	UNIT MIX	19.3%	31.5%	37.6%	6.1%	5.5%	100.0%	ISSUE:	S DESCRIPTION	DATE	
								01	ISSUED FOR SPC	2025-07-18	
BLDG B	L-01	1	9	4	2	1	17				
	L-02	4	13	8	1	1	27				
	L-03	4	13	8	1	1	27				
	L-04	4	13	8	1	1	27				
	L-05	4	13	8	1	1	27				
	L-06	4	13	8	1	1	27				
	TOTAL	21	74	44	7	6	152				
	UNIT MIX	13.8%	48.7%	28.9%	4.6%	3.9%	100.0%				
								KEY PL	AN		
PHASE 1	OVERALL	56	131	112	18	16	333	O linguista	D market		
	UNIT MIX	16.8%	39.3%	33.6%	5.4%	4.8%	100.0%			in a de la companio	

Vehicle parking	Min. park	ing space r	equired	quired Parking space provided				Tandem parking (excluded)				
	(No Min.	parking red	quirement)								
				BLDG A	BLDG B	PH1-TOTAL		BLDG A	BLDG B	PH1-TOTAL		
SURFACE				19		19						
P1				56	51	107		21	18	39		
P2				67	55	126		27	25	52		
P3				69	55	124		27	25	91		
TOTAL				211	161	372		75	68	143		

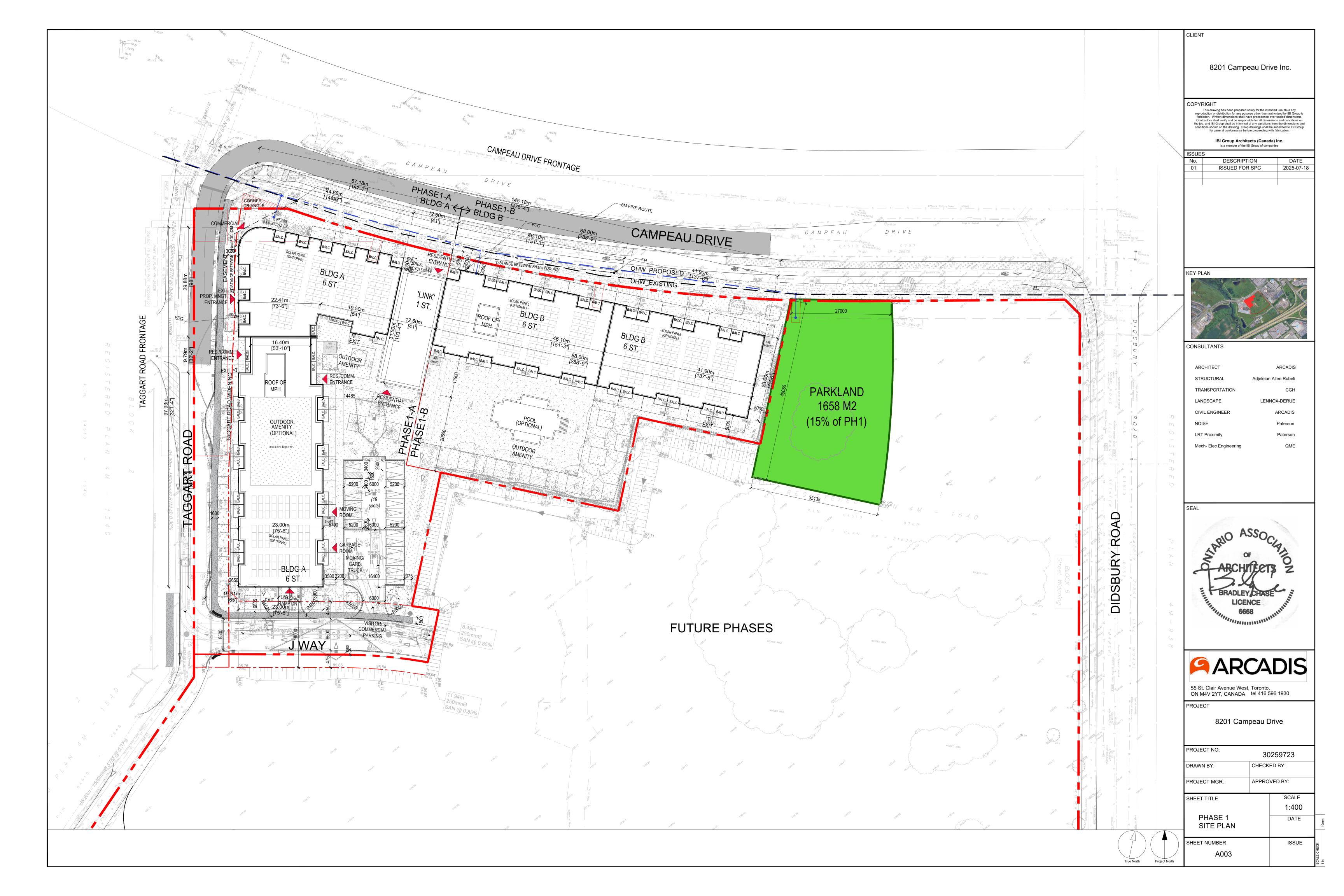
Bicycle parking	Required		Propose	ed	
Residential	0.5/units	167		174	
Retail	1/250m2	2		6	
Phase 1 Total		169		180	

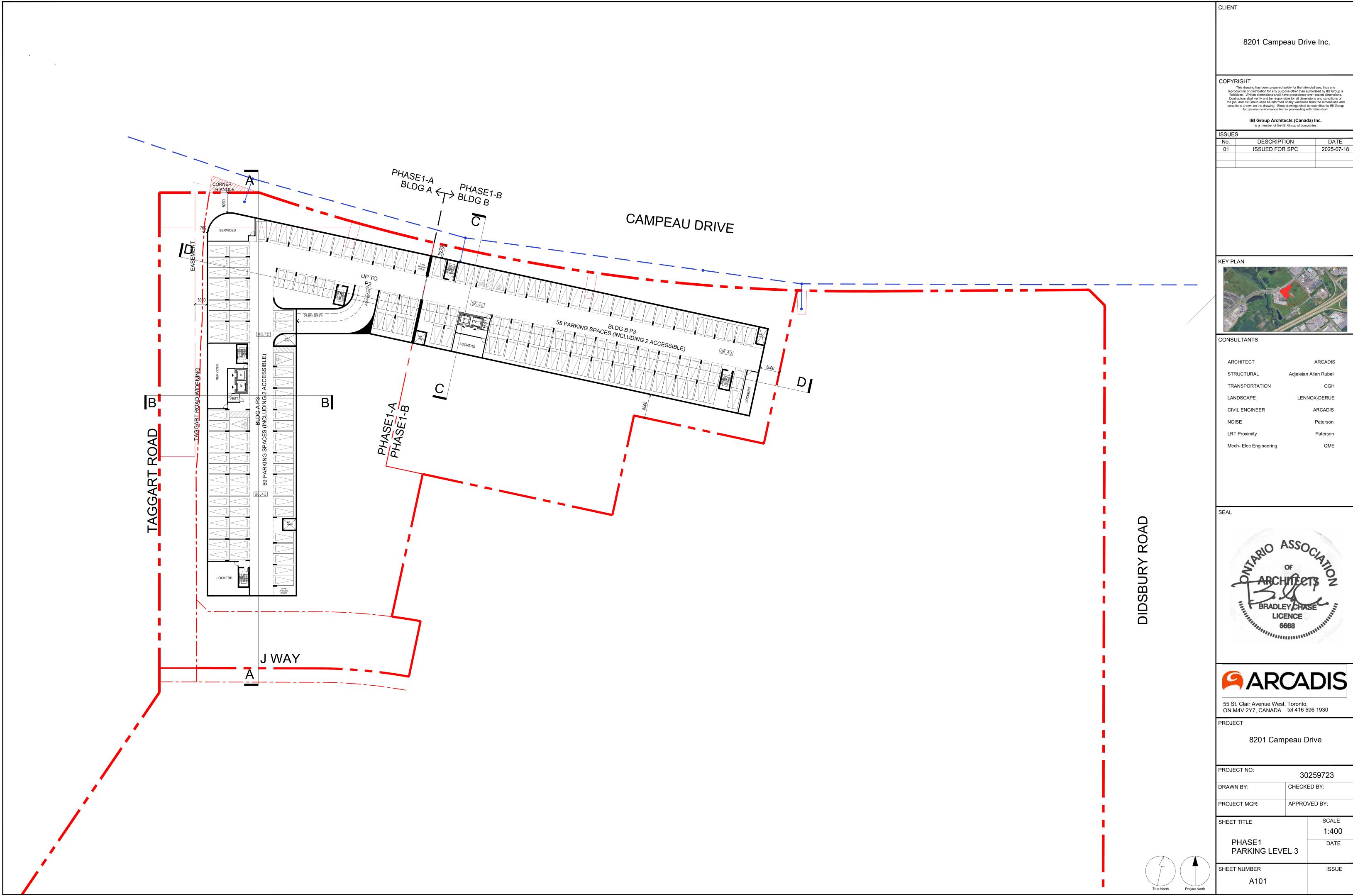
Adjeleian Allen Rubeli TRANSPORTATION LENNOX-DERUE Paterson LRT Proximity Mech- Elec Engineering





SCALE SHEET TITLE STATUS DATE SHEET NUMBER ISSUE A001

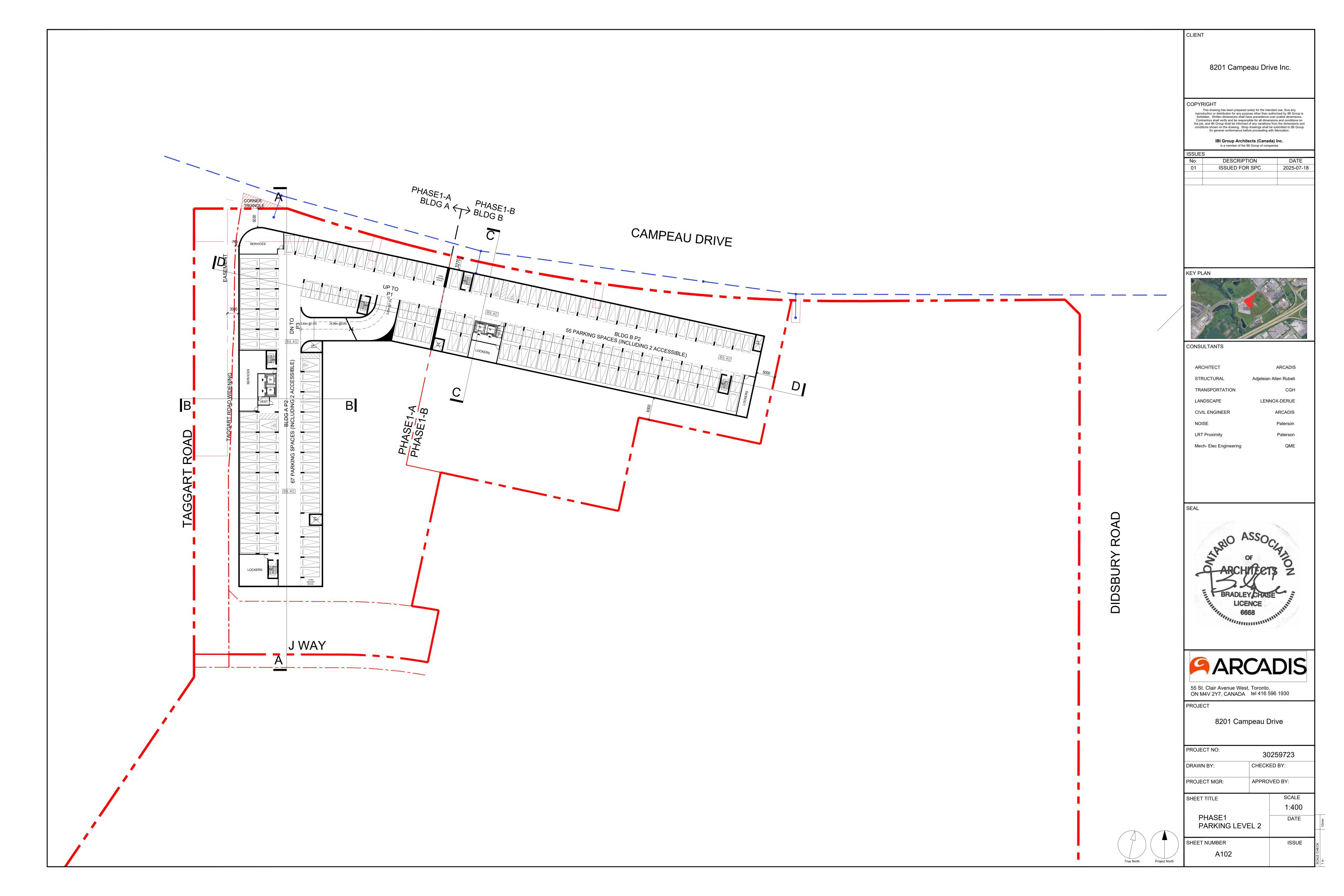


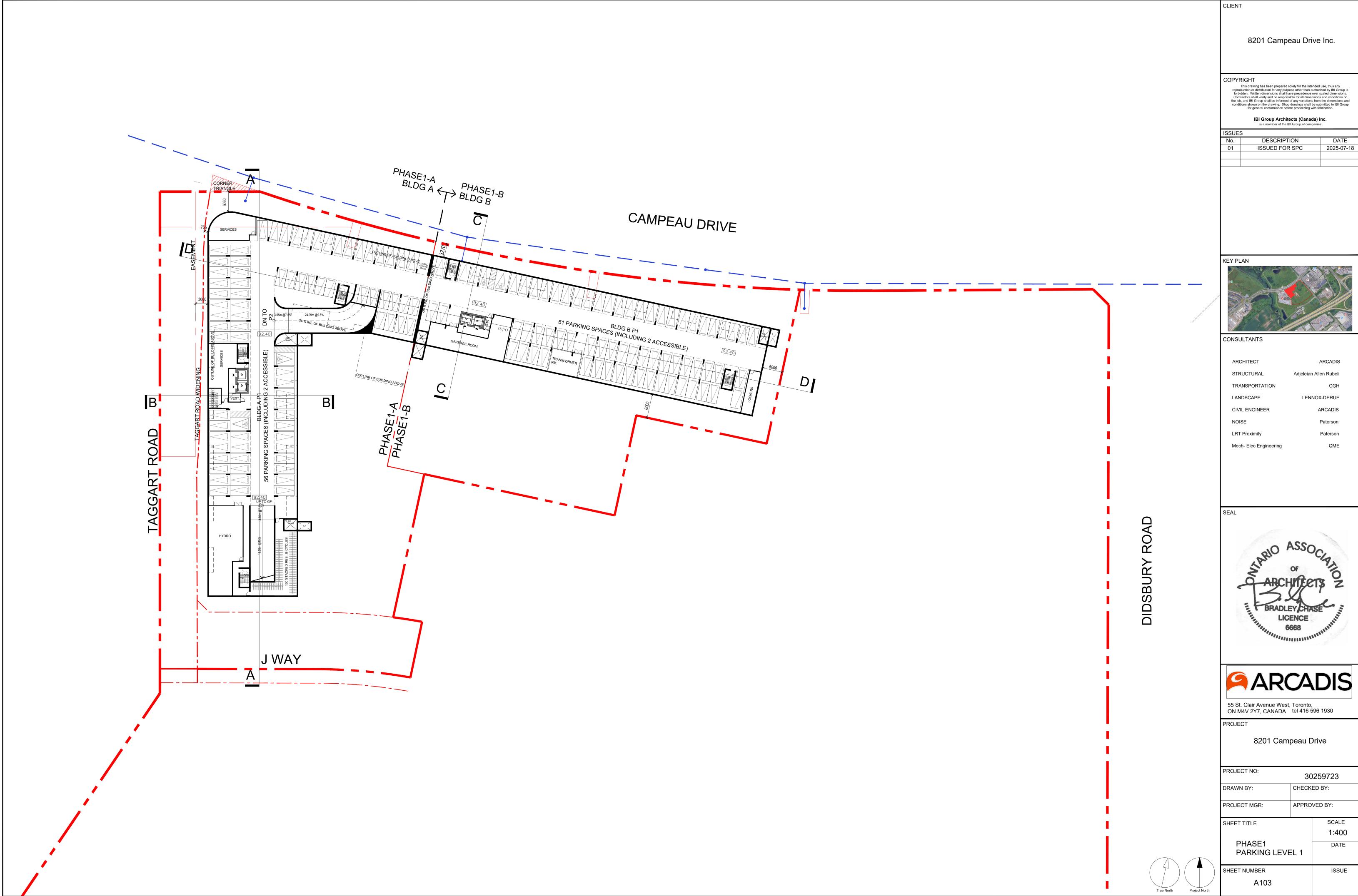


DATE
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2025-07-18



SHEET TITLE	SCALE
	1:400
PHASE1 PARKING LEVE	DATE
SHEET NUMBER	ISSUE
۸101	



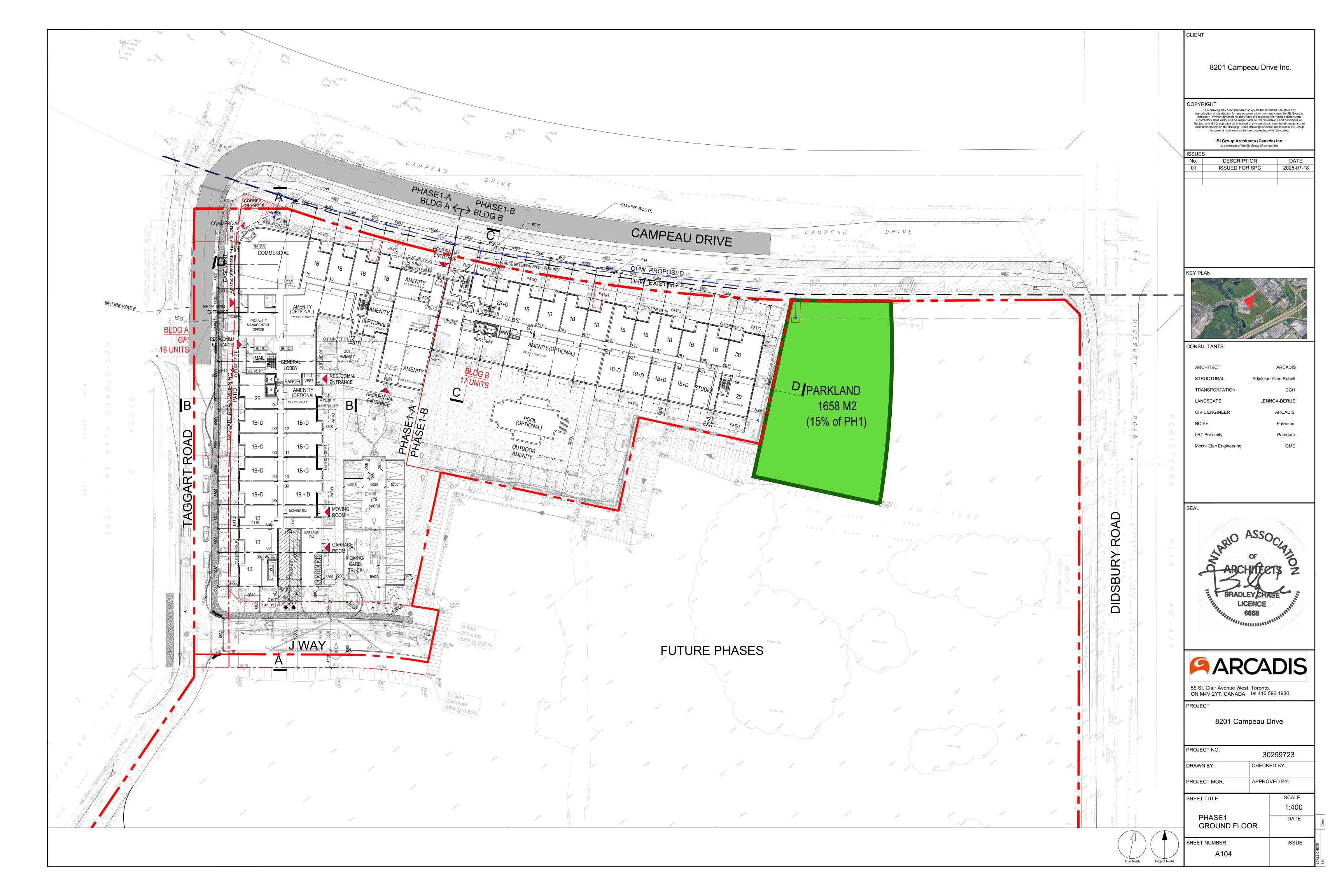


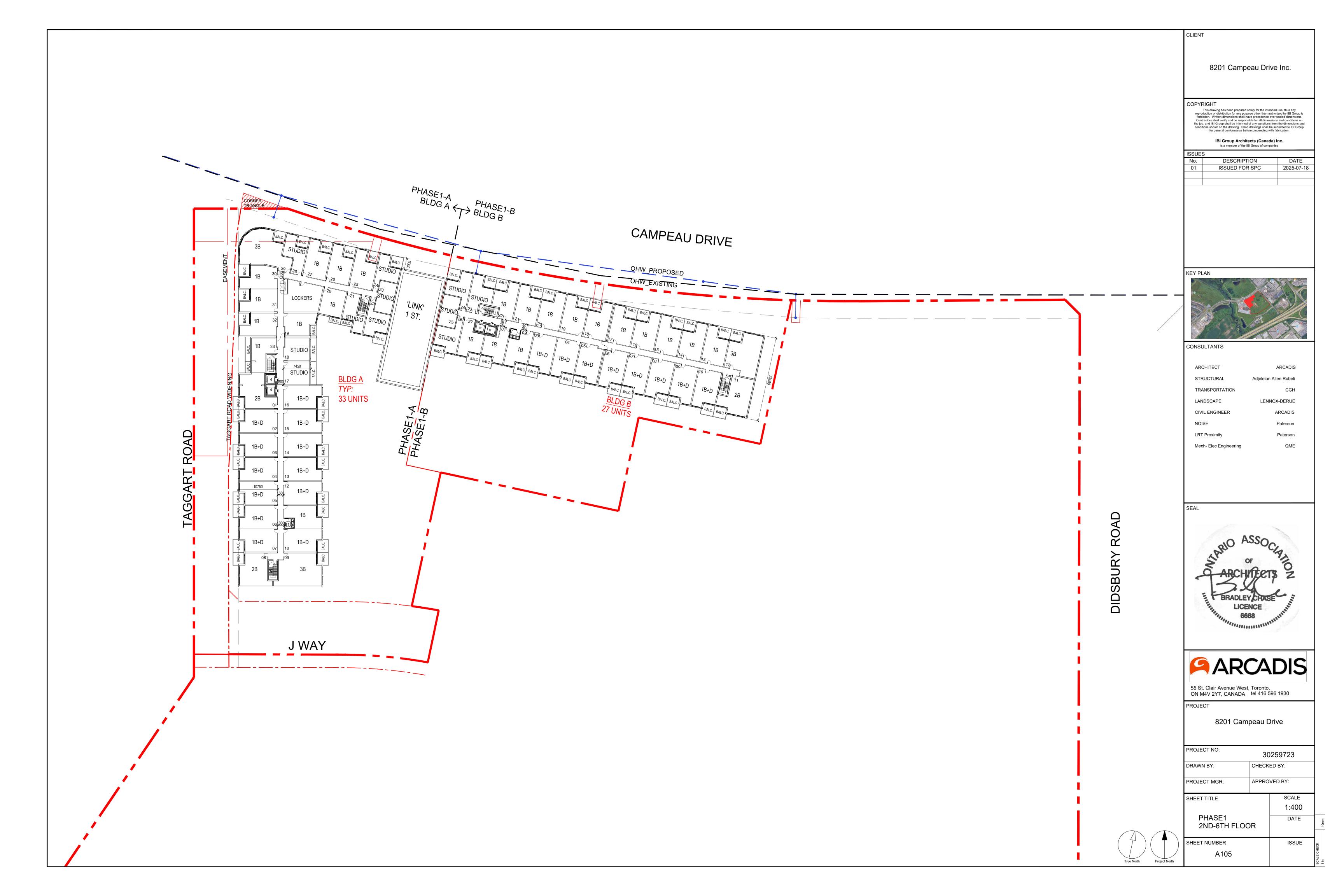
ISSUES		
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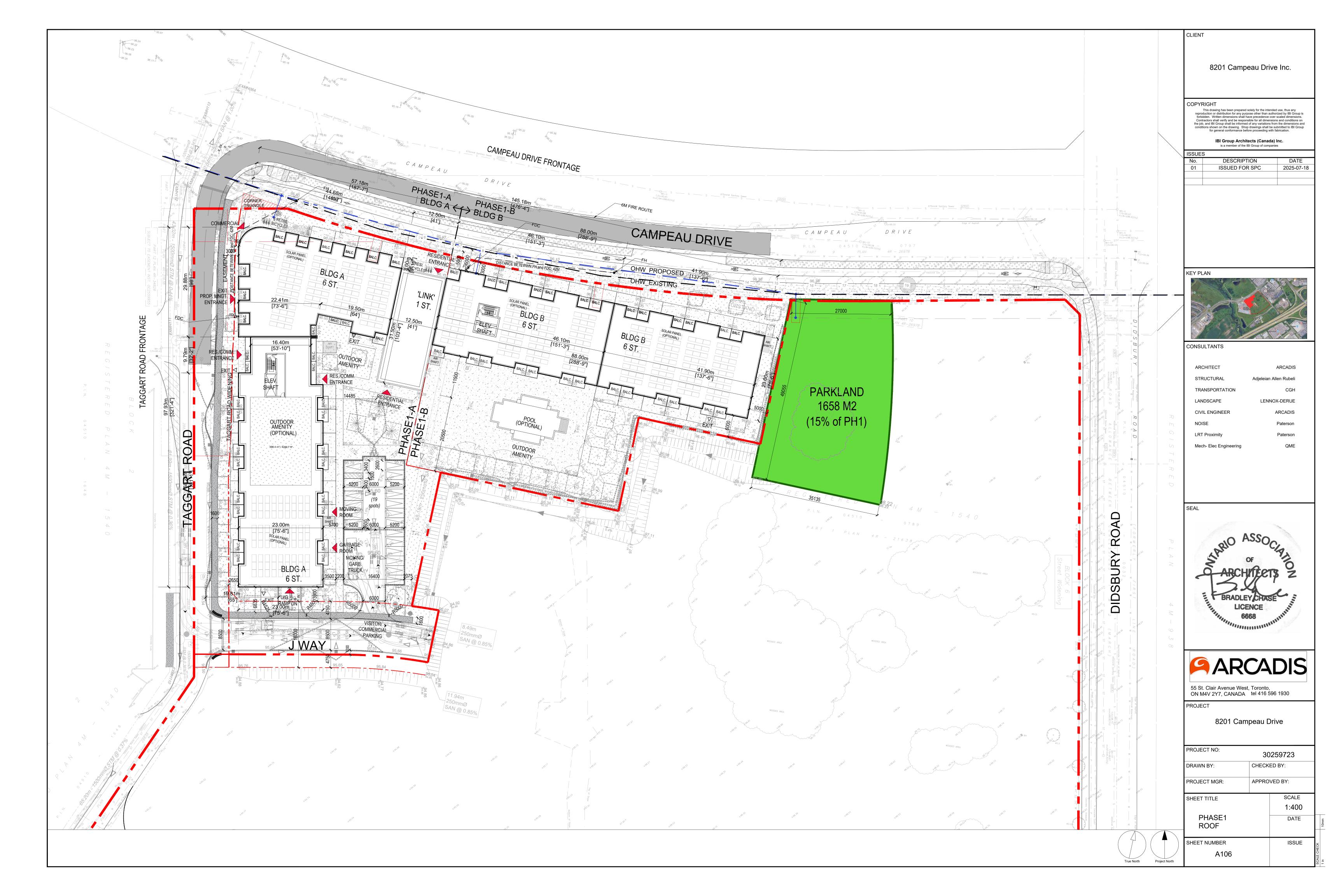


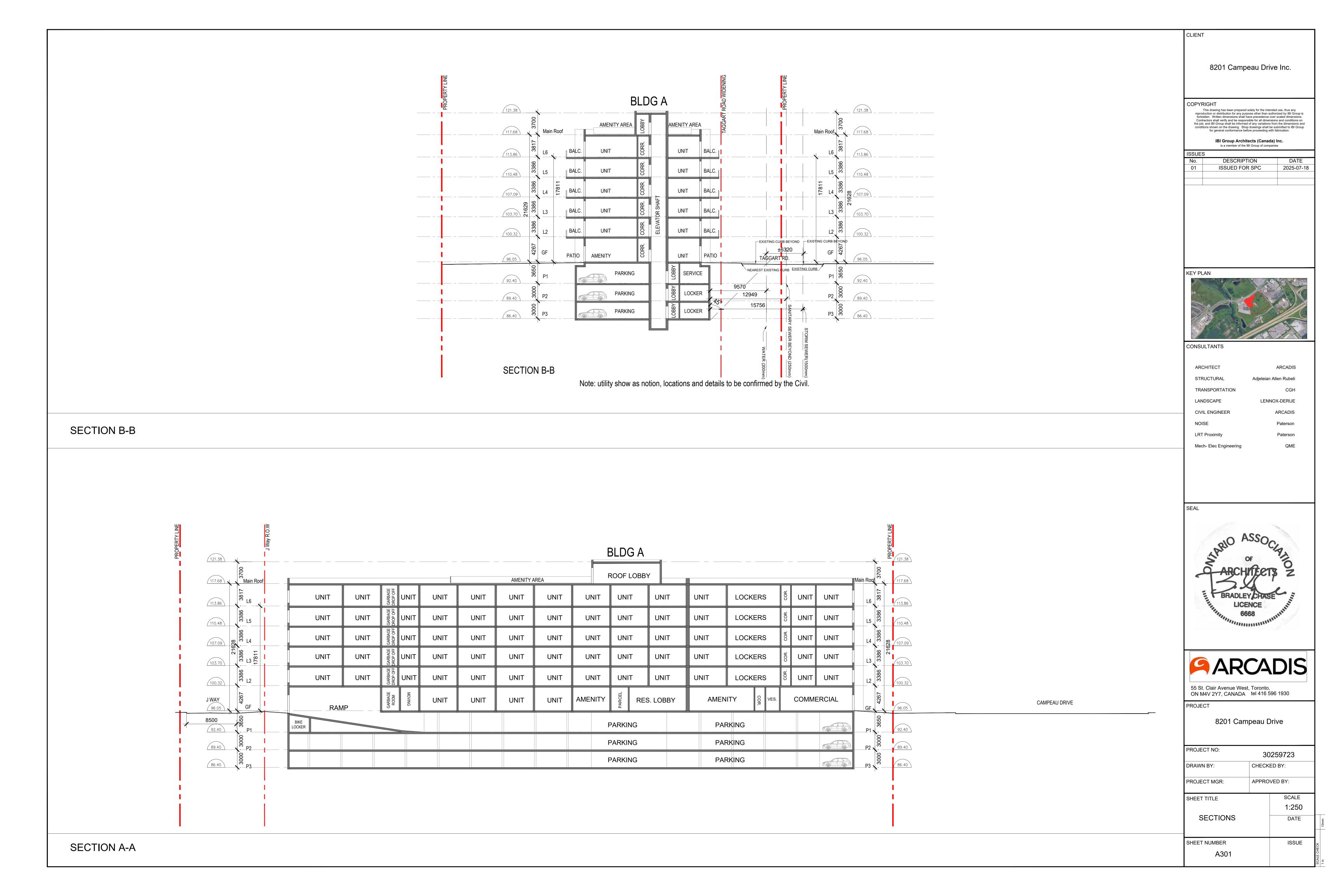


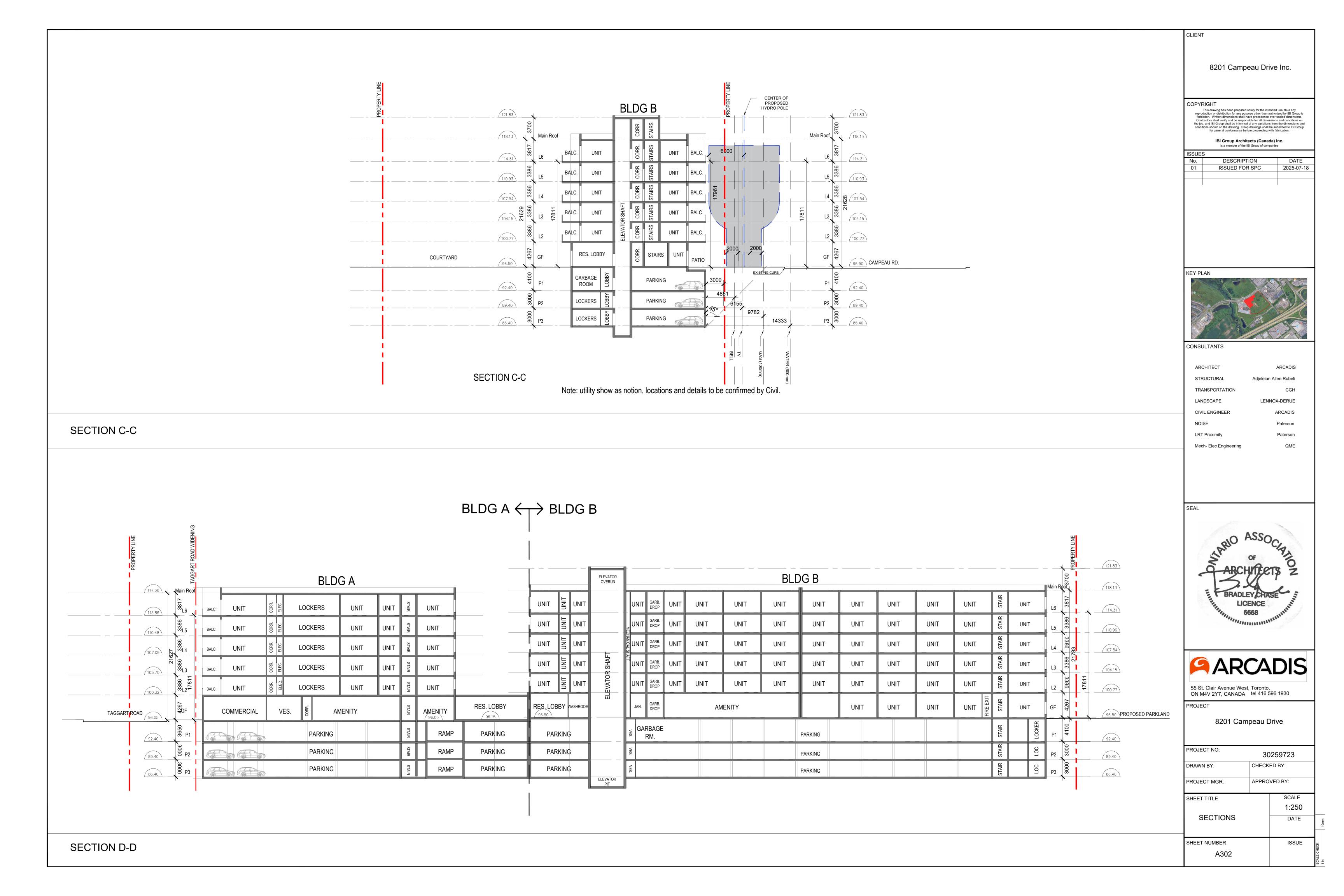
SHEET TITLE	1:400		
PHASE1 PARKING LEVEL 1	DATE		
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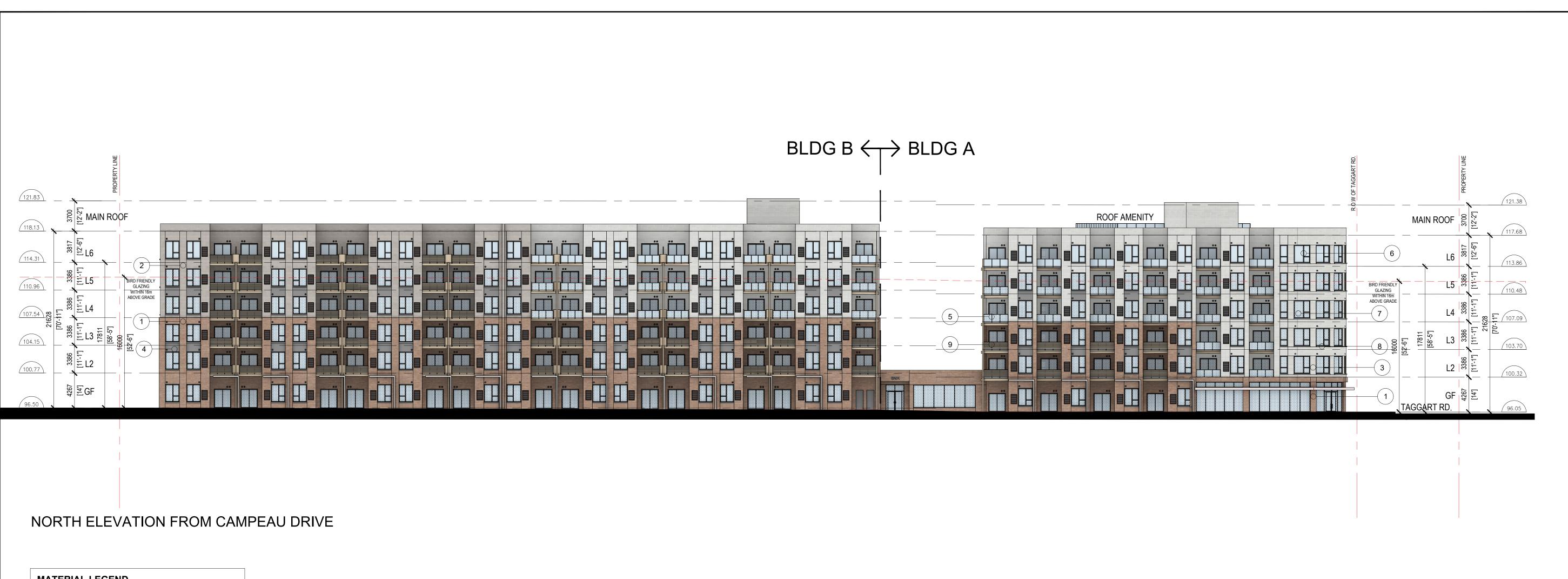












MATERIAL LEGEND

- MASONRY VENEER
- 2. FIBRE CEMENT PANEL GREY RED
- FIBRE CEMENT PANEL BLUE GREY
- METAL PANEL DARK GRAY
- 7. VISION GLASS
- 8. PRECAST CONCRETE WINDOW SILL
- 9. WOOD



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8201 Campeau Drive Inc.

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NOISE	Paterson
LRT Proximity	Paterson
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PROJECT

8201 Campeau Drive

PROJECT NO.	30259723
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE	SCALE
	1:250
ELEVATIONS	DATE
SHEET NUMBER	ISSUE
A401	







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NOISE	Paterson
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55 St. Clair Avenue West, Toronto, ON M4V 2Y7, CANADA tel 416 596 1930

PROJECT

8201 Campeau Drive

	30	259723
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PROJECT NO:	30	259723
DRAWN BY:	CHECK	ED BY:
PROJECT MGR:	APPRO	VED BY:
SHEET TITLE		SCALE

SHEET TITLE	337.122	
PERSPECTIVE	DATE	
SHEET NUMBER	ISSUE	CK
A602		SCALE CHECK
		SC