



CONSULTING TEAM

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(613) 721-0555

Planning:

Fotenn Planning + Design
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Geotechnical Engineering:

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(613) 226-7381

Landscape Architecture

James B. Lennox & Associates Inc.
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(613) 722-5168

Noise Consultant

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(613) 688-1899

Transportation Engineering

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(613) 410-8243

DRAWING LIST

- A000 - COVER
- A001 - STATISTICS
- A003 - SITE PLAN (PH1)
- A101 - PARKING LEVEL 3
- A102 - PARKING LEVEL 2
- A103 - PARKING LEVEL 1
- A104 - GROUND FLOOR PLAN
- A105 - 2nd-6th FLOOR PLAN
- A106 - ROOF PLAN
- A301 - SECTIONS
- A302 - SECTIONS
- A401 - ELEVATIONS
- A402 - ELEVATIONS
- A600 - PERSPECTIVE
- A601 - PERSPECTIVE
- A602 - PERSPECTIVE
- A603 - PERSPECTIVE
- A604 - PERSPECTIVE

CLIENT

8201 Campeau Drive Inc.

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Arcadis Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
01	ISSUED FOR SPC	2025-07-18
02	ISSUED FOR SPC RESUB.	2025-10-03

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SEAL

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

PROJECT

8201 Campeau Drive

PROJECT NO:

30259723

DRAWN BY:

CHECKED BY:

PROJECT MGR:

APPROVED BY:

SHEET TITLE

COVER

SCALE

DATE

SHEET NUMBER

A000

ISSUE

SCALE CHECK

1 in

10mm

8201 Campeau Dr Ottawa, Ontario														
ARCADIS STATS ARE BASED ON DRAWINGS DATED: Oct. 2025														
		sq.m.	sq.ft.											
TOTAL LOT AREA:		62285.3	670432.7											
PHASE 1 LOT AREA:		12288.5	132272.2											
R.O.W ON TAGGART RD. :		1235.4	13297.7											
NET PHASE 1 LOT AREA:		11053.1	118974.5											
PARKLAND:		1658.0	17846.2											
PHASE1 COVERAGE:			39.0%											
PHASE1-FLOOR SPACE INDEX:			1.9											
Parkland Dedication is 15% of Net Phase 1														

PHASE1 OVERALL (above grade)																	
FLOOR LEVEL	Floor to Floor Height		GCA		GCA		GFA		GFA		UNIT COUNT	COMMUNAL AMENITY		COMMUNAL AMENITY		PRIVATE AMENITY	
			Outside wall included		Outside wall excluded		COMMERCIAL/RETAIL		RESIDENTIAL			INDOOR		OUTDOOR		BALCONIES/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.
L-01	4267	13' 12"	4,789	51,546	4,598	49,491	272	2,930	2,676	28,804	42	212	2,282	936	10,075	630	6,781
L-02	3386	11' 1 1/2"	4,237	45,606	4,043	43,518			3,566	38,386	60					270	2,906
L-03	3386	11' 1 1/2"	4,237	45,606	4,043	43,518			3,566	38,386	60					270	2,906
L-04	3386	11' 1 1/2"	4,237	45,606	4,043	43,518			3,566	38,386	60					270	2,906
L-05	3386	11' 1 1/2"	4,237	45,606	4,043	43,518			3,566	38,386	60					270	2,906
L-06	3817	12' 6 1/2"	4,237	45,606	4,043	43,518			3,566	38,386	60					270	2,906
ROOF																270	2,906
SUB-TOTAL	21628		26,090	279,574	24,813	267,084	272	2,930	20,507	220,735	342	212	2,282	936	10,075	2,250	24,219

	BLDG A+LINK																
	GCA per firewall		GCA		GCA		GFA		GFA		UNIT COUNT	COMMUNAL AMENITY		COMMUNAL AMENITY		PRIVATE AMENITY	
			Outside wall included		Outside wall excluded		COMMERCIAL/RETAIL		RESIDENTIAL			INDOOR		OUTDOOR		BALCONIES/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	1,232	13,261	20	166	1,787	389	4,187	300	3,229
L-02	1,414	986	2,401	25,841	2,289	24,642			1,986	21,377	33					149	1,598
L-03	1,414	986	2,401	25,841	2,289	24,642			1,986	21,377	33					149	1,598
L-04	1,414	986	2,401	25,841	2,289	24,642			1,986	21,377	33					149	1,598
L-05	1,414	986	2,401	25,841	2,289	24,642			1,986	21,377	33					149	1,598
L-06	1,414	986	2,401	25,841	2,289	24,642			1,986	21,377	33					149	1,598
ROOF			66	713												149	1,598
TOTAL	8,530	6,364	14,960	161,025	14,223	153,092	272	2,930	11,162	120,147	185	166	1,787	389	4,187	1,191	12,820

BLDG B																	
	GCA per firewall		GCA		GCA		GFA		GFA		UNIT COUNT	COMMUNAL AMENITY		COMMUNAL AMENITY		PRIVATE AMENITY	
			Outside wall included		Outside wall excluded		COMMERCIAL/RETAIL		RESIDENTIAL			INDOOR		OUTDOOR		BALCONIES/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			1,444	15,543	22	46	495	547	5,888	330	3,552
L-02	959	877	1,836	19,765	1,754	18,877			1,580	17,009	27					122	1,308
L-03	959	877	1,836	19,765	1,754	18,877			1,580	17,009	27					122	1,308
L-04	959	877	1,836	19,765	1,754	18,877			1,580	17,009	27					122	1,308
L-05	959	877	1,836	19,765	1,754	18,877			1,580	17,009	27					122	1,308
L-06	959	877	1,836	19,765	1,754	18,877			1,580	17,009	27					122	1,308
ROOF			50	540												122	1,308
TOTAL			11,130	119,802	10,590	113,992			9,345	100,589	157	46	495	547	5,888	1,059	11,399

General Notes:
ALL NUMBERS ARE PRELIMINARY AND SUBJECT TO CHANGE
The building height to the 6th floor must not exceed 18m

GCA is Gross Constructible Area (means the area enclosed by the building envelope).
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 walls and 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 landings;
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 2008-326)
(f) common amenity area and play areas accessory to a principal use on the lot; and (By-law

Vehicle parking		PH1 Min. parking space required			Parking space provided											
		commercial parking		visitor parking		residential parking		commercial		visitor			residential			Overall parking
		3.4/100m2		0.2/unit		1/unit		BLDG A	PH1	BLDG A	BLDG B	PH1	BLDG A	BLDG B	PH1	PH1-TOTAL
SURFACE							9	9	10		10					19
P1									56	2	58		0	49	49	107
P2													67	53	120	120
P3													69	53	122	122
TOTAL			9		68		342	9	9	66	2	68	136	155	291	368

UNIT MATRIX							
UNIT TYPE		STUDIO	1B	1B+D	2B	3B	TOTAL
Average size		±450sf	±600sf	±700sf	±875sf	±1100sf	
BLDG A	L-01	0	9	10	1	0	20
	L-02	7	10	12	2	2	33
	L-03	7	10	12	2	2	33
	L-04	7	10	12	2	2	33
	L-05	7	10	12	2	2	33
	L-06	7	10	12	2	2	33
	TOTAL	35	59	70	11	10	185
	UNIT MIX	18.9%	31.9%	37.8%	5.9%	5.4%	100.0%
BLDG B	L-01	1	10	7	3	1	22
	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	75	47	8	6	157
	UNIT MIX	13.4%	47.8%	29.9%	5.1%	3.8%	100.0%
PHASE 1	OVERALL	56	134	117	19	16	342
	UNIT MIX	16.4%	39.2%	34.2%	5.6%	4.7%	100.0%

Bicycle parking	Required	Proposed
Residential	0.5/units	171
Retail	1/250m2	2
Phase1 Total		173

CLIENT

8201 Campeau Drive Inc.

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No.	DESCRIPTION	DATE
01	ISSUED FOR SPC	2025-07-19
02	ISSUED FOR SPC RESUB.	2025-10-03

KEY PLAN

CONSULTANTS

Architect:

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SEAL

ARCADIS

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

PROJECT

8201 Campeau Drive

PROJECT NO:

30259723

DRAWN BY:

CHECKED BY:

PROJECT MGR:

APPROVED BY:

SHEET TITLE

SCALE

STATUS

DATE

SHEET NUMBER

ISSUE

A001

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ISSUES

[illegible]

NAME	Neilsen Consultant
------	--------------------

Planning:	Environmental Engineer
-----------	------------------------

Geotechnical Engineering: Transportation Engineering

ONTARIO ASSOCIATION
OF
ARCHITECTS
BRADLEY CHASE
LICENCE
6668

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

8201 Campeau Drive

PROJECT NO:	30259723
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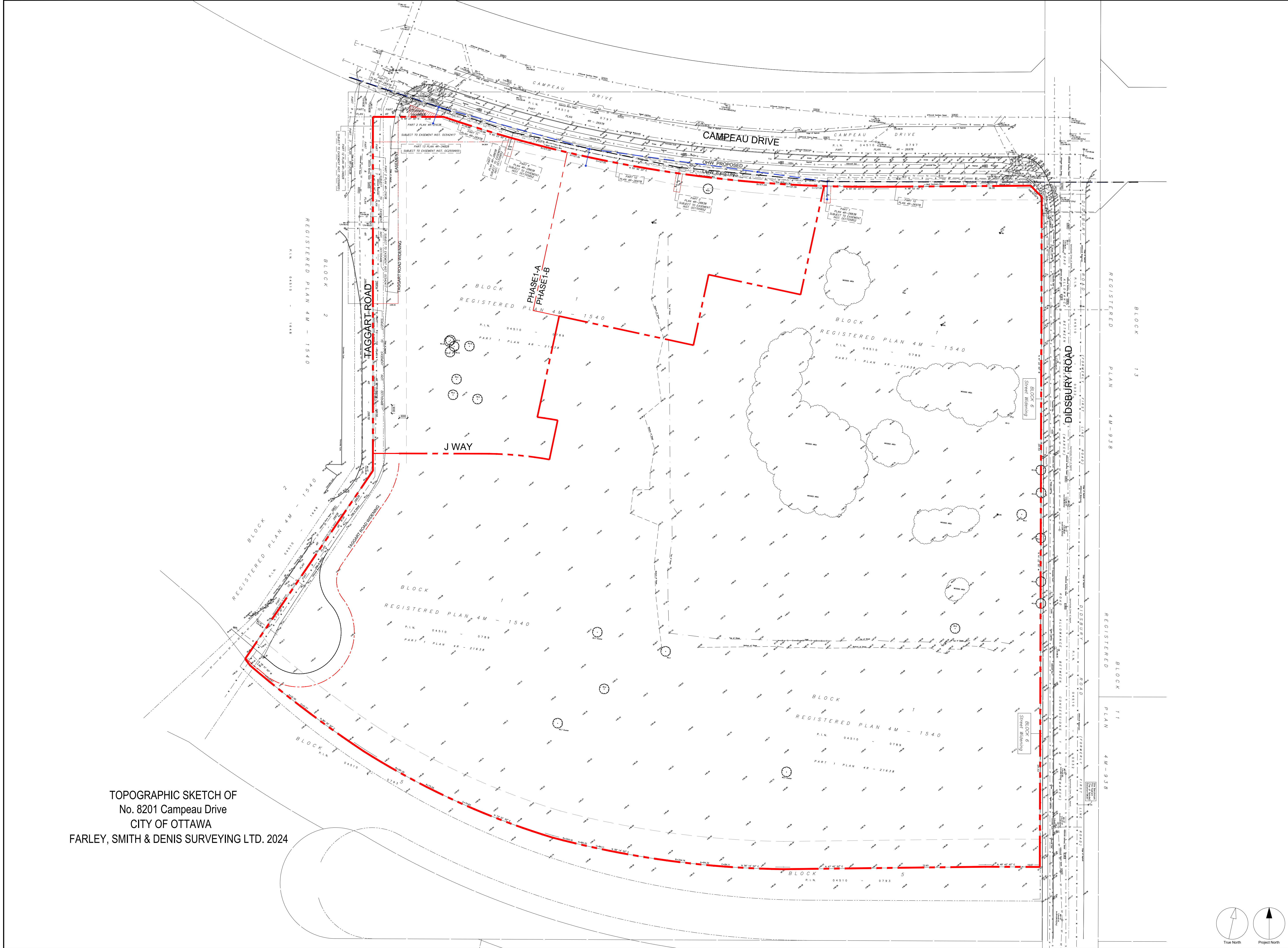
DRAWN BY:	CHECKED BY:
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PROJECT MGR:	APPROVED BY:
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SHEET TITLE SURVEY	SCALE 1:600
	DATE

SHEET NUMBER	ISSUE
A002a	





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SEAL

ARCADIS

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ON M4V 2Y7, CANADA tel 416 596 1930

PROJECT

8201 Campeau Drive

PROJECT NO:

30259723

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PROJECT MGR:

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SHEET TITLE

OVERALL
PROPERTY LINE

SHEET NUMBER

A002b

SCALE

1:600

DATE

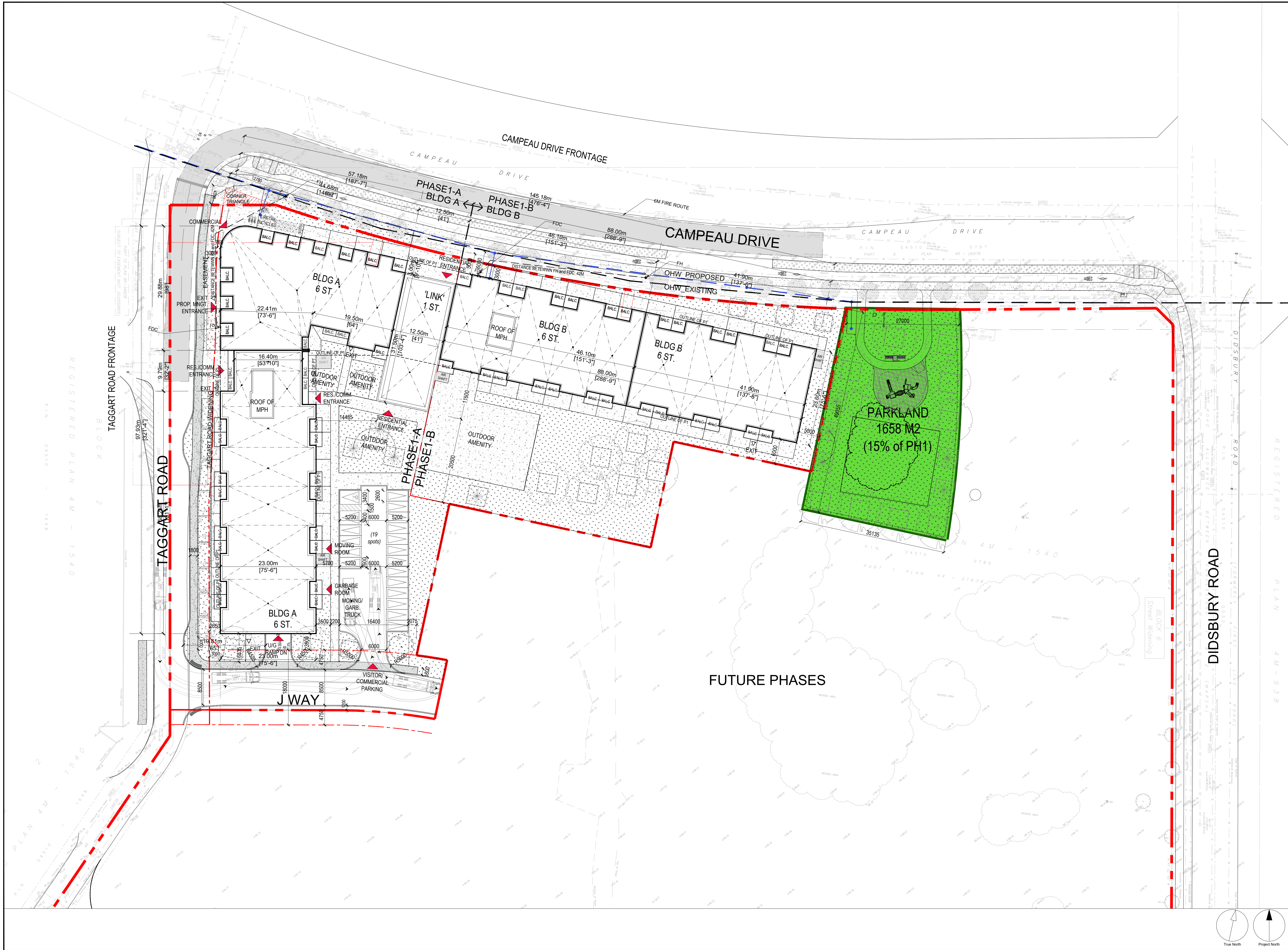
ISSUE

True North

Project North

SCALE CHECK

1/10



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8201 Campeau Drive

PROJECT NO:

30259723

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SHEET TITLE

PHASE 1
SITE PLAN

SHEET NUMBER

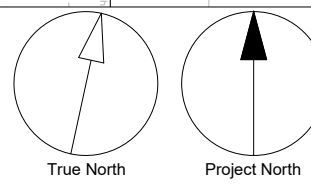
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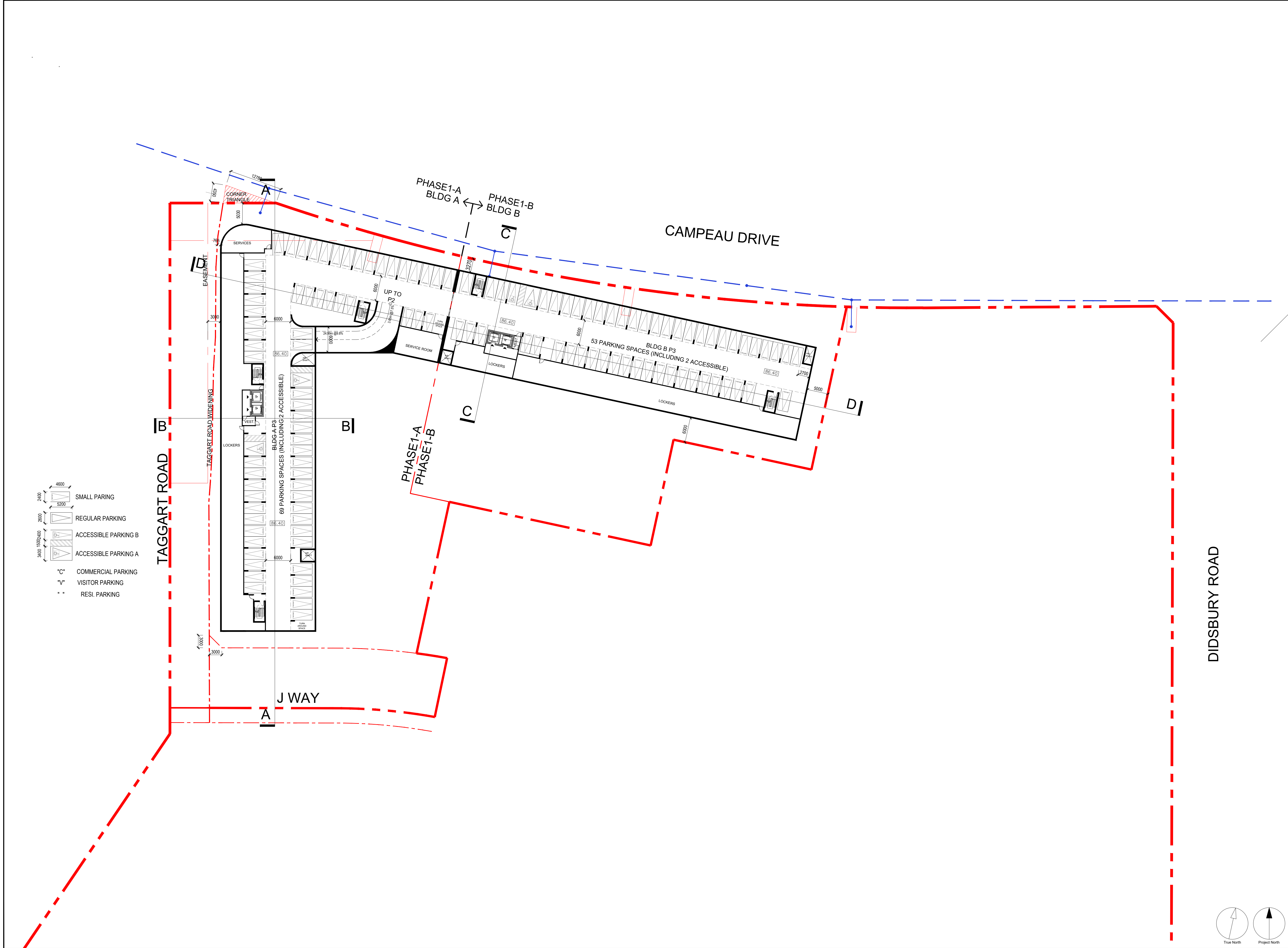
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DATE

ISSUE





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8201 Campeau Drive

PROJECT NO:

30259723

DRAWN BY:

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PROJECT MGR:

APPROVED BY:

SHEET TITLE

PHASE1
PARKING LEVEL 3

SHEET NUMBER

A101

SCALE

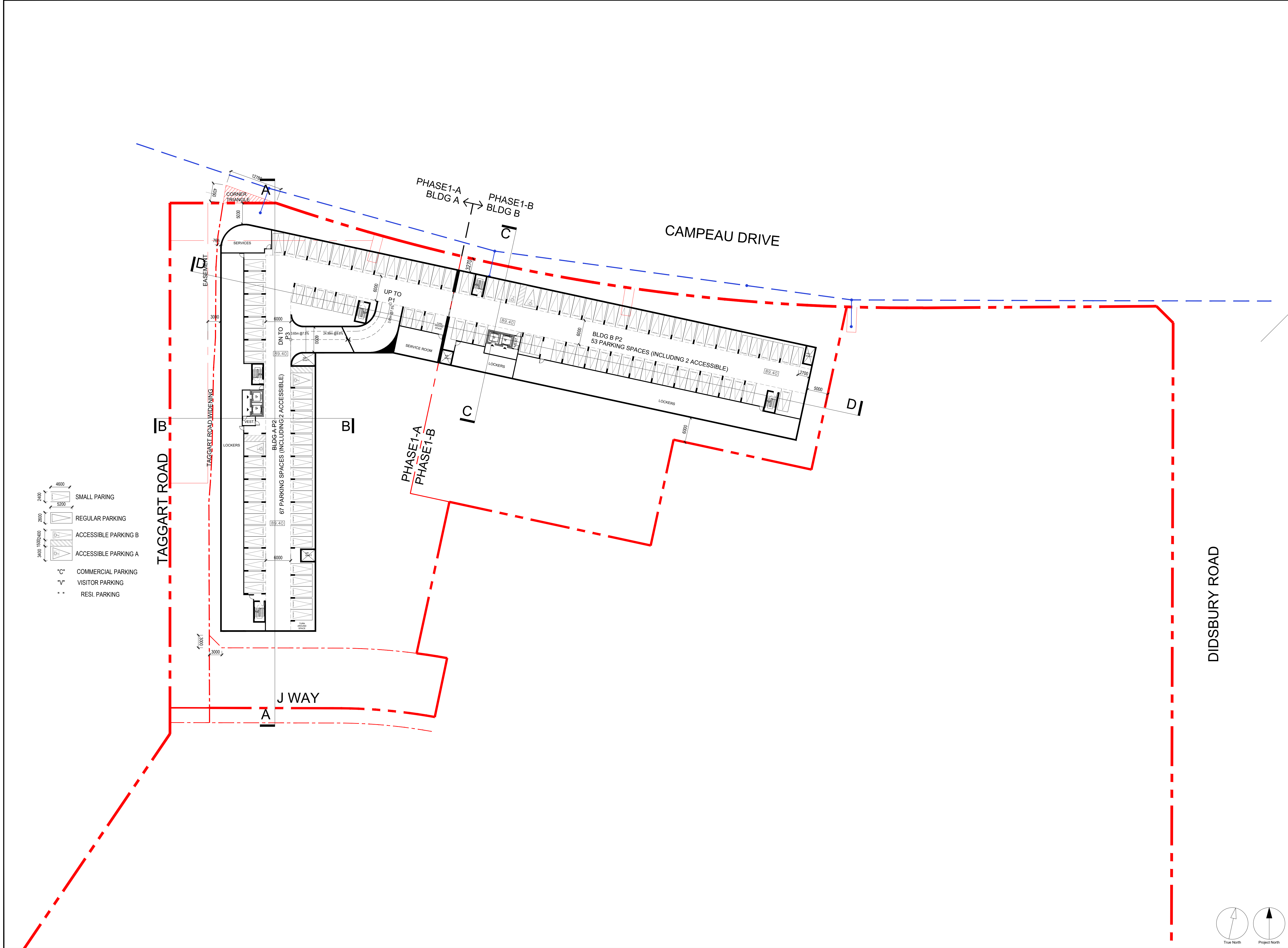
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DATE

ISSUE

SCALE CHECK

1:10m



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SHEET TITLE

SCALE

PHASE1
PARKING LEVEL 2

1:400

SHEET NUMBER

DATE

A102

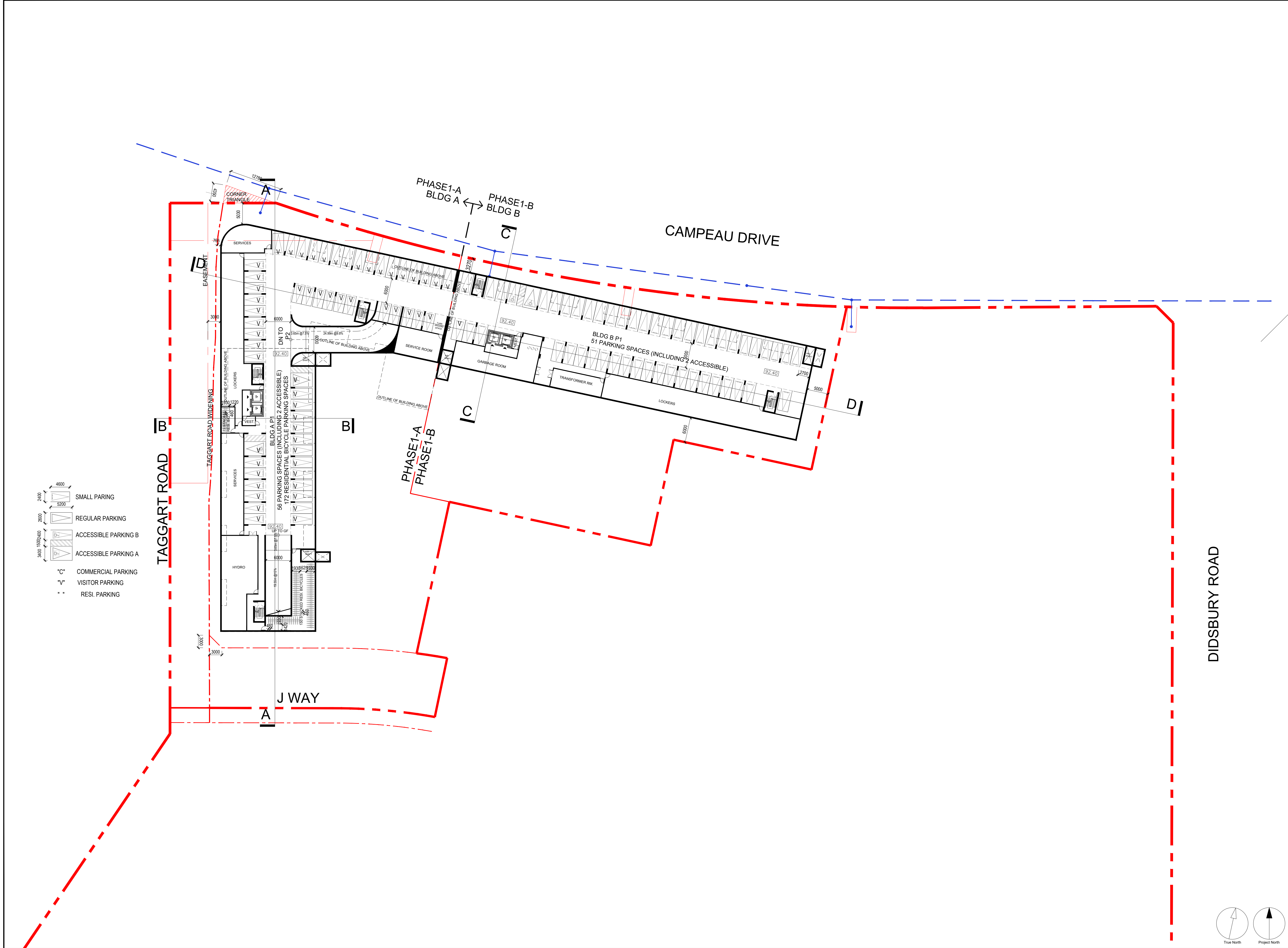
ISSUE

True North

Project North

SCALE CHECK

1:1m



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ISSUES

No.	DESCRIPTION	DATE
01	ISSUED FOR SPC	2025-07-19
02	ISSUED FOR SPC RESUB.	2025-10-03

KEY PLAN

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ARCADIS

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

PROJECT

8201 Campeau Drive

PROJECT NO:

30259723

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PROJECT MGR:

APPROVED BY:

SHEET TITLE

SCALE

PHASE1
PARKING LEVEL 1

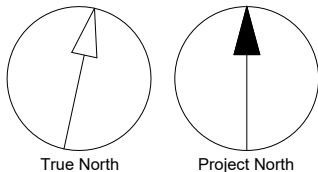
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PROJECT

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PROJECT NO:

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SHEET TITLE

PHASE1
GROUND FLOOR

SHEET NUMBER

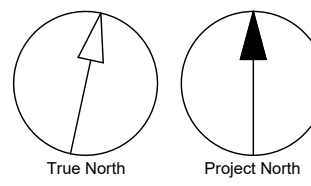
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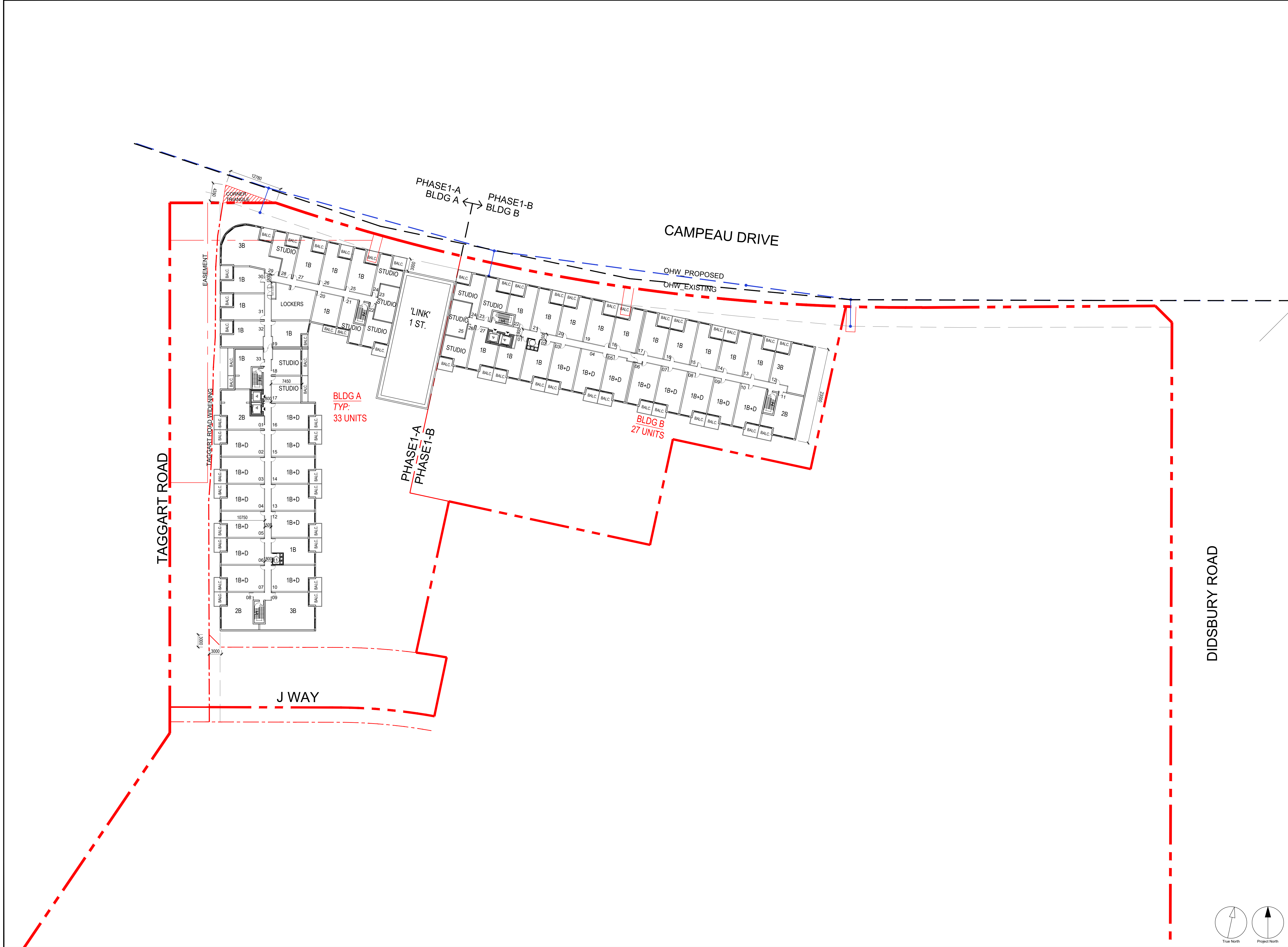
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SHEET TITLE

SCALE

PHASE1
2ND-6TH FLOOR

1:400

SHEET NUMBER

DATE

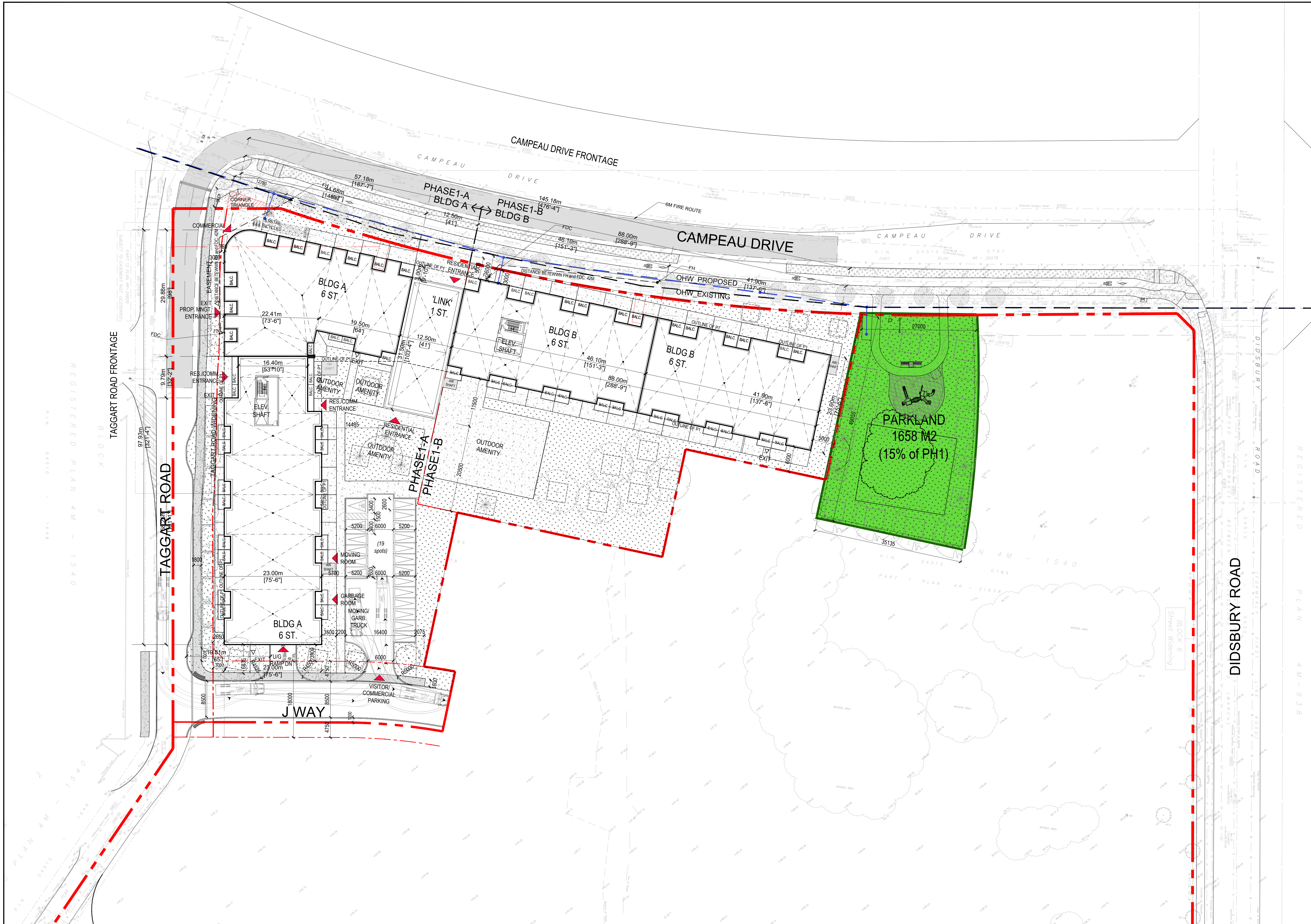
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ISSUE

True North
Project North

SCALE CHECK

1/10m



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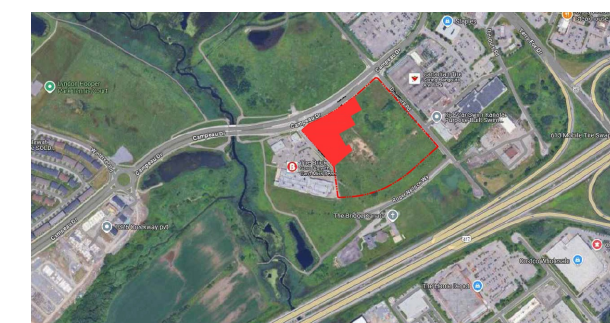
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Architect: Arcadis 55 St. Clair Ave. West Toronto, ON M4V 2T7 (416) 596-1930	Landscape Architecture James B. Lennox & Associates Inc. 3332 Carling Avenue Ottawa, ON K2H 8A9 (613) 722-5168
Civil Engineering: Arcadis Suite 500, 333 Preston Street Ottawa, ON K1S 9M4 (613) 721-0555	Noise Consultant Paterson Group Inc. 154 Colomade Road South Ottawa, ON K2E 7J5 (613) 226-7381
Planning: Fotenn Planning + Design 430 O'Connor Street Ottawa, ON K2P 1H4 (613) 730-5709	Environmental Engineer EXP Services Inc. 100-2650 Queensview Drive Ottawa, Ontario K2B 9H6 (613) 686-1899
Geotechnical Engineering: Paterson Group Inc. 154 Colomade Road South Ottawa, ON K2E 7J5 (613) 226-7381	Transportation Engineering CGH Transportation 6 Plaza Court Ottawa, ON K2H 7W1 (613) 410-8243

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ON M4V 2Y7, CANADA tel 416 596 1930

PROJECT

8201 Campeau Drive

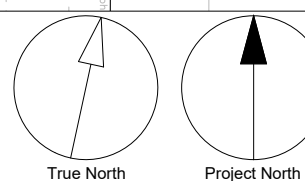
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DRAWN BY: CHECKED BY:

PROJECT MGR: APPROVED BY:

SHEET TITLE		SCALE
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SHEET NUMBER		DATE

A106	ISSUE
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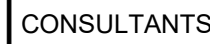


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ISSUES

KEY PLAN



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--	---

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(613) 688-1899

Paterson Group Inc. 154 Colonnade Road South Ottawa, ON K2E 7J5 (613) 226-7381	CGH Transportation 6 Plaza Court Ottawa, ON K2H 7W1 (613) 410-8243
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8201 Campeau Drive

30259723

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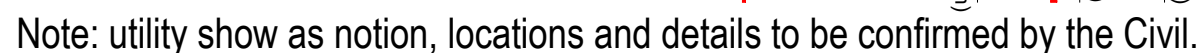
PROVED BY

SCALE

DATE _____

ISSUE

SCALE CHECK		
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SECTION B-B





NORTH ELEVATION FROM CAMPEAU DRIVE

MATERIAL LEGEND

1. MASONRY VENEER
2. FIBRE CEMENT PANEL GREY RED
3. FIBRE CEMENT PANEL BLUE GREY
4. METAL PANEL - DARK GRAY
5. ALUMINUM RAILING
6. ALUMINUM MULLIONS
7. VISION GLASS
8. PRECAST CONCRETE WINDOW SILL
9. WOOD



WEST ELEVATION FROM TAGGART ROAD

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KEY PLAN



CONSULTANTS

Architect: Arcadis 55 St. Clair Ave. West Toronto, ON M4V 2Y7 (416) 596-1930	Landscape Architecture James B. Lennox & Associates Inc. 3332 Carling Avenue Ottawa, ON K2H 8A8 (613) 722-5168
Civil Engineering: Arcadis Suite 500, 333 Preston Street Ottawa, ON K1S 9M4 (613) 721-0555	Noise Consultant Paterson Group Inc. 154 Colomade Road South Ottawa, ON K2E 7J5 (613) 226-7381
Planning: Fotenn Planning + Design 420 O'Connor Street Ottawa, ON K2P 1W4 (613) 730-5709	Environmental Engineer EXP Services Inc. 100-2650 Queensview Drive Ottawa, Ontario K2B 6H6 (613) 688-1899
Geotechnical Engineering: Paterson Group Inc. 154 Colomade Road South Ottawa, ON K2E 7J5 (613) 226-7381	Transportation Engineering CGH Transportation 6 Plaza Court Ottawa, ON K2H 7W1 (613) 410-8243

SEAL



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ON M4V 2Y7, CANADA tel 416 596 1930

PROJECT

8201 Campeau Drive

PROJECT NO: 30259723

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PROJECT MGR: APPROVED BY:

SHEET TITLE ELEVATIONS SCALE 1:250 DATE

SHEET NUMBER A401 ISSUE



SOUTH ELEVATION FROM J WAY

- MATERIAL LEGEND**
1. MASONRY VENEER
 2. FIBRE CEMENT PANEL GREY RED
 3. FIBRE CEMENT PANEL BLUE GREY
 4. METAL PANEL - DARK GRAY
 5. ALUMINUM RAILING
 6. ALUMINUM MULLIONS
 7. VISION GLASS
 8. PRECAST CONCRETE WINDOW SILL
 9. WOOD



EAST ELEVATION FROM PARKLAND

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CONSULTANTS

Architect: Arcadis 55 St. Clair Ave. West Toronto, ON M4V 2Y7 (416) 596-1930	Landscape Architecture James B. Lennox & Associates Inc. 3332 Carling Avenue Ottawa, ON K2B 5A9 (613) 722-5168
Civil Engineering: Arcadis Suite 500, 333 Preston Street Ottawa, ON K1S 0M4 (613) 721-0555	Noise Consultant Paterson Group Inc. 154 Colomade Road South Ottawa, ON K2E 7J5 (613) 226-7381
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Geotechnical Engineering: Paterson Group Inc. 154 Colomade Road South Ottawa, ON K2E 7J5 (613) 226-7381	Transportation Engineering CGH Transportation 6 Plaza Court Ottawa, ON K2H 7N1 (613) 410-8243

SEAL



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PROJECT

8201 Campeau Drive

PROJECT NO: 30259723

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SHEET TITLE	SCALE
ELEVATIONS	1:250
	DATE

SHEET NUMBER	ISSUE
A402	



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ON M4V 2Y7, CANADA tel 416 596 1930

PROJECT

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PROJECT

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A601

SCALE

DATE

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SCALE CHECK

1/16

1/16



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Architect: Arcadis 55 St. Clair Ave. West Toronto, ON M4V 2Y7 (416) 596-1930	Landscape Architecture James B. Lennox & Associates Inc. 3332 Carling Avenue Ottawa, ON K2H 6A8 (613) 722-5168
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PROJECT

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PROJECT NO: 30259723

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SHEET TITLE	SCALE
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PERSPECTIVE	
SHEET NUMBER	ISSUE
	A602



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Architect: Arcadis 55 St. Clair Ave. West Toronto, ON M4V 2Y7 (416) 596-1930	Landscape Architecture James B. Lennox & Associates Inc. 3332 Carling Avenue Ottawa, ON K2H 6A8 (613) 722-5168
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Planning: Fotene Planning + Design 450 O'Connor Street Ottawa, ON K2P 1W4 (613) 730-5709	Environmental Engineer EXP Services Inc. 100-2650 Queensview Drive Ottawa, Ontario K2B 6H6 (613) 688-1899
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ON M4V 2Y7, CANADA tel 416 596 1930

PROJECT	
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A602		