

NAME	L01	L02	L03	L04	L05	L06	L07	L08	L09	L10	L11	L12	L13	L14	L15	L16	L17	L18	TOTAL COUNT	PERCENTAGE
STUDIO	0	8	9	9	9	9	0	0	0	0	0	0	0	0	0	0	0	0	44	19%
1-BED	1	2	4	4	4	4	6	6	5	7	7	7	7	7	7	7	7	0	85	37%
1-BED + DEN	0	3	3	3	3	3	2	2	3	0	0	0	0	0	0	0	0	0	22	10%
2-BED	2	2	3	3	3	3	4	4	4	3	3	3	3	3	3	3	3	3	55	24%
3-BED	1	1	2	2	2	2	2	0	0	1	1	1	1	1	1	1	3	3	23	10%
TOTAL	4	16	21	21	21	21	21	12	12	11	11	11	11	11	11	11	6	6	229	100%

LEVEL	TYPE	COUNT
ENTRY	SHORT-TERM PARKING	3
LEVEL P1	RESIDENTIAL	22
LEVEL P1	VISITOR	22
LEVEL P2	RESIDENTIAL	65
TOTAL		102

LEVEL	COUNT
LEVEL 01	8
LEVEL P1	234
TOTAL	242

LEVEL	AREA	AREA (SF)
LEVEL 01	752.8 m²	8,103 SF
LEVEL 02	1,032.4 m²	11,113 SF
LEVEL 03	1,307.2 m²	14,071 SF
LEVEL 04	1,307.2 m²	14,070 SF
LEVEL 05	1,307.2 m²	14,070 SF
LEVEL 06	1,307.2 m²	14,070 SF
LEVEL 07	846.0 m²	9,106 SF
LEVEL 08	846.0 m²	9,106 SF
LEVEL 09	846.0 m²	9,106 SF
LEVEL 10	761.0 m²	8,191 SF
LEVEL 11	761.0 m²	8,191 SF
LEVEL 12	761.0 m²	8,191 SF
LEVEL 13	761.0 m²	8,191 SF
LEVEL 14	761.0 m²	8,191 SF
LEVEL 15	761.0 m²	8,191 SF
LEVEL 16	761.0 m²	8,191 SF
LEVEL 17	724.1 m²	7,794 SF
LEVEL 18	676.9 m²	7,286 SF
LEVEL 19	349.9 m²	3,767 SF
TOTAL	16,629.9 m²	179,000 SF

LEVEL	AREA	AREA (SF)
LEVEL 01	293.5 m²	3,159 SF
LEVEL 02	837.8 m²	9,018 SF
LEVEL 03	1,141.3 m²	12,284 SF
LEVEL 04	1,141.3 m²	12,284 SF
LEVEL 05	1,141.3 m²	12,284 SF
LEVEL 06	1,141.3 m²	12,284 SF
LEVEL 07	726.2 m²	7,839 SF
LEVEL 08	726.2 m²	7,839 SF
LEVEL 09	726.2 m²	7,839 SF
LEVEL 10	659.9 m²	7,103 SF
LEVEL 11	659.9 m²	7,103 SF
LEVEL 12	659.9 m²	7,103 SF
LEVEL 13	659.9 m²	7,103 SF
LEVEL 14	659.9 m²	7,103 SF
LEVEL 15	659.9 m²	7,103 SF
LEVEL 16	659.9 m²	7,103 SF
LEVEL 17	622.1 m²	6,686 SF
LEVEL 18	575.7 m²	6,197 SF
LEVEL 19	293.5 m²	3,159 SF
TOTAL	13,697.8 m²	147,442 SF

LEVEL	AREA	AREA (SF)
LEVEL 01	77.3 m²	832 SF
LEVEL 02	227.0 m²	2,443 SF
LEVEL 03	24.0 m²	258 SF
LEVEL 04	24.0 m²	258 SF
LEVEL 05	24.0 m²	258 SF
LEVEL 06	24.0 m²	258 SF
LEVEL 07	24.0 m²	258 SF
LEVEL 08	24.0 m²	258 SF
LEVEL 09	24.0 m²	258 SF
LEVEL 10	24.0 m²	258 SF
LEVEL 11	24.0 m²	258 SF
LEVEL 12	24.0 m²	258 SF
LEVEL 13	24.0 m²	258 SF
LEVEL 14	24.0 m²	258 SF
LEVEL 15	24.0 m²	258 SF
LEVEL 16	24.0 m²	258 SF
LEVEL 17	31.7 m²	341 SF
LEVEL 18	49.9 m²	537 SF
LEVEL 19	63.8 m²	687 SF
TOTAL	632.8 m²	6,812 SF

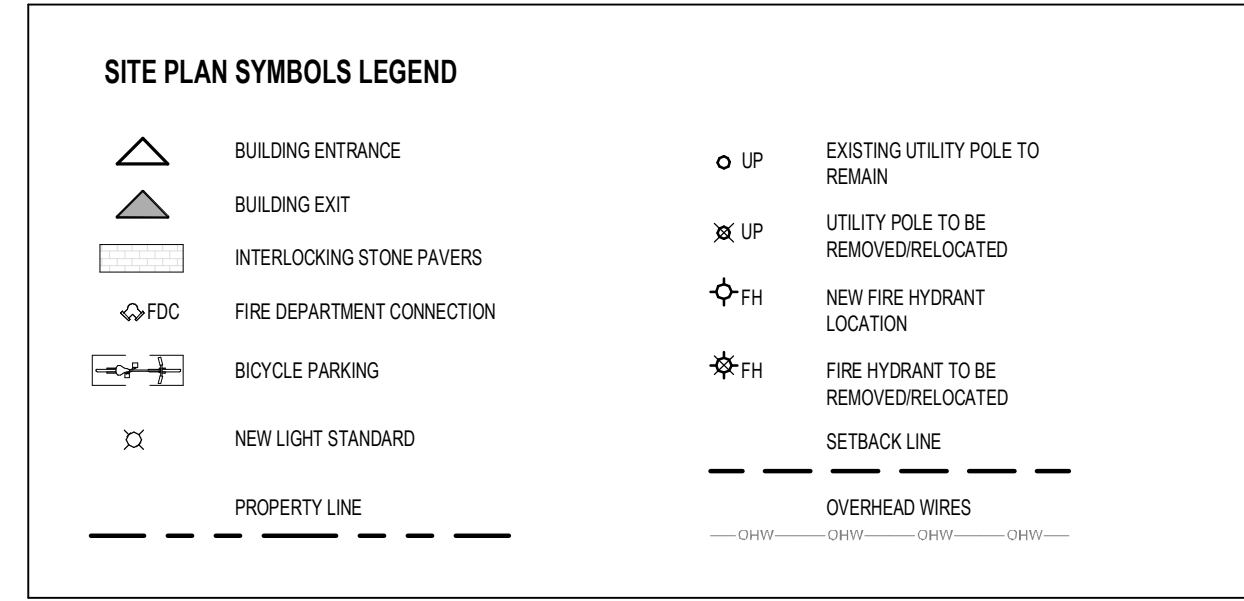
LEVEL	AREA	AREA (SF)
LEVEL 01	407.1 m²	4,382 SF
LEVEL 19	584.5 m²	6,269 SF
TOTAL	991.6 m²	10,651 SF



2 LOCATION PLAN
SP-01 SCALE: NTS

SITE STATISTICS	
Current Zoning Designation:	GMA(217) S486
Lot Width:	75.85 m
Total Lot Area:	2,391.05 m²
Average Existing Grade:	68.04 m

Proposed Development - 19 Storey High-Rise Apartment Building		
No. of units	229 Units	
Zoning Mechanism	Required	Provided
Minimum Lot Width Table 187(b)	No Minimum	75.85 m
Minimum Lot Area Table 187(a)	No Minimum	2,388.61 m²
Min. Front Yard Setback Schedule 486	0.75 m for the first 6 storeys 2.75 m at 7+ storeys	0.75 m for the first 6 storeys 2.75 m at 7+ storeys
Min. Interior Side Yard Setback (East) Schedule 486	3 m for the first 6 storeys 11.78 m at 7-9 storeys 18.28 m at 10+ storeys	3 m for the first 6 storeys 11.78 m at 7-9 storeys 18.28 m at 10+ storeys
Min. Interior Side Yard Setback (West) Schedule 486	3 m for the first 6 storeys 11.82 m at 7+ storeys	3 m for the first 6 storeys 11.82 m at 7+ storeys
Min. Rear Yard Setback Schedule 486	7.5 m for the first 6 storeys 9.5 m at 7-17 storeys 14.3 m at 18 storeys	7.5 m for the first 6 storeys 9.5 m at 7-17 storeys 14.5 m at 18 storeys
Maximum Building Height Schedule 486	60 m or 19 storeys	60 m / 19 storeys
Parking Space Rates (Residents) 101 (Sch. 1A - Area X) Section 101(3)	88 Spaces 0.5 spaces / unit for 12 units 0.5 spaces / unit for 217 units -10% of required parking spaces	77 Spaces
Minimum Visitor Parking Rates 101 (Sch. 1A - Area X) Section 102(2)	22 Spaces 0 spaces for first 12 units 0.1 spaces / unit for 217 units	22 Spaces
Bicycle Parking Rates (Residents) Table 1114(1)(i) (Sch. 1 - Area X)	115 Spaces 0.5 spaces / unit for 229 units	242 Spaces
Total Amenity Area Table 1374(1)(i)	1,374 m² 6 m² / unit for 229 units	1,594 m²
Communal Amenity Area Table 1374(1)(i)	687 m² Min. 50% of Total Amenity Area	961.5 m²



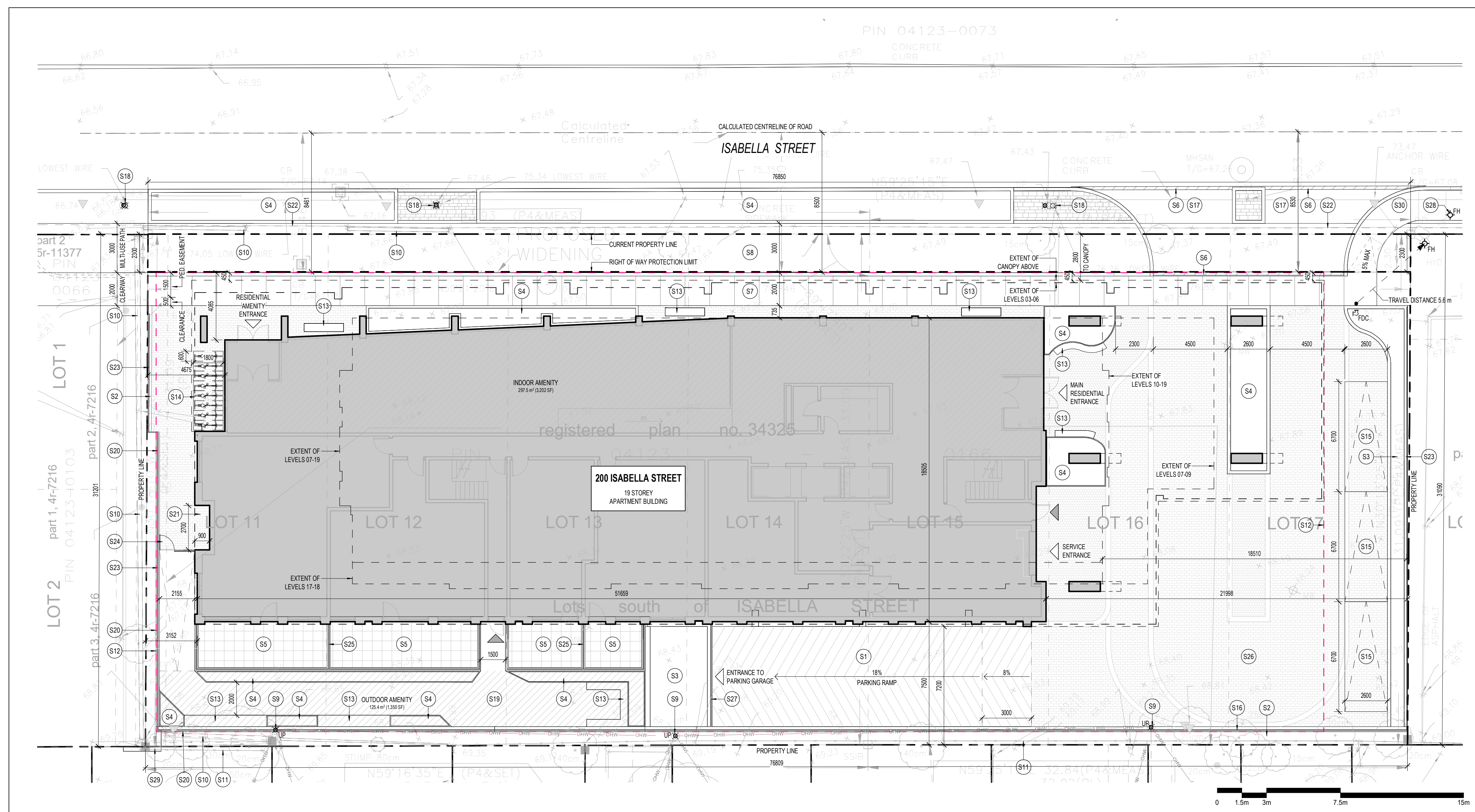
PLAN OF SURVEY OF LOTS 11, 12, 13, 14, 15, 16, & 17 AND PART OF THE 10 FOOT WIDE SOUTH ISABELLA STREET REGISTERED PLAN 34325 CITY OF OTTAWA STANTEC GEOMATICS LTD. 2019

SURVEY INFO SCALE: 1:1

- OWNER ISATORIA LIMITED PARTNERSHIP SUITE 200, 180 KENT ST. OTTAWA ON K1P 0B6
- APPLICANT MINTO GROUP SUITE 200, 180 KENT ST. OTTAWA ON K1P 0B6
- ARCHITECT PROJECT1 STUDIO SUITE 300, 260 ST PATRICK ST. OTTAWA ON K1W 8S5
- SURVEYOR STANTEC GEOMATICS LTD. SUITE 300, 131 CLYDE AVE. OTTAWA ON K2C 3G4
- LANDSCAPE DTAH SUITE 100, 425 KENNEL CREEK ST W. TORONTO ON M5V 3C1
- CIVIL ARCADE PROFESSIONAL SERVICES INC. SUITE 300, 333 PRESTON ST. OTTAWA ON K1S 9M4
- TRAFFIC J.L. RICHARDS SUITE 100, 343 PRESTON ST. OTTAWA ON K1S 1M4
- NOISEWIND GRADIENT WIND 127 HALLGREEN RD. OTTAWA ON K0A 1L0

- GENERAL ARCHITECTURAL NOTES:
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 - Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
 - The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 - Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 - These documents are not to be used for construction unless specifically noted for such purpose.

3 ZONING SETBACK PLAN
SP-01 SCALE: 1:250



1 SITE PLAN
SP-01 SCALE: 1:150

- 5 REISSUED FOR SITE PLAN CONTROL 26-04-16
- 4 ISSUED FOR COORDINATION 26-04-14
- 3 ISSUED FOR COORDINATION 26-04-10
- 2 ISSUED FOR COORDINATION 26-04-01
- 1 ISSUED FOR SITE PLAN CONTROL 26-01-30

ISSUE RECORD



200 ISABELLA STREET
200 Isabella Street
Ottawa, ON
K1S 1V7

PROJ	SCALE	DATE	BY	REVIEWED
2516	NOTED	BH/JDH	RMK	

SITE PLAN

SP-01