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Office to Residential Conversion

116 Albert Street Ottawa

for
Fullers Group of Companies

Project No. 25043
Date 28 - 08 - 2026
Issued for Site Plan Control

ARCHITECTURAL DRAWINGS

A000.S	Cover Page
A100.S	GFA calculations
A101.S	Site Plan & Context Plan
A102.S	Basement and Sub-Basement
A103.S	Limiting Distance Agreements
A201.S	Ground and Second Floor Plan
A202.S	Typical Floor Plan 3rd - 7th and Typical Floor Plan 8th - 10th
A203.S	Amenity Level Floor Plan & Mechanical Penthouse Floor Plan
A204.S	Roof Plan
A401.S	North Building Elevation
A402.S	East and West Building Elevations
A403.S	South Building Elevation
A451.S	Building Section
A452.S	Building Section

STRUCTURAL ENGINEER

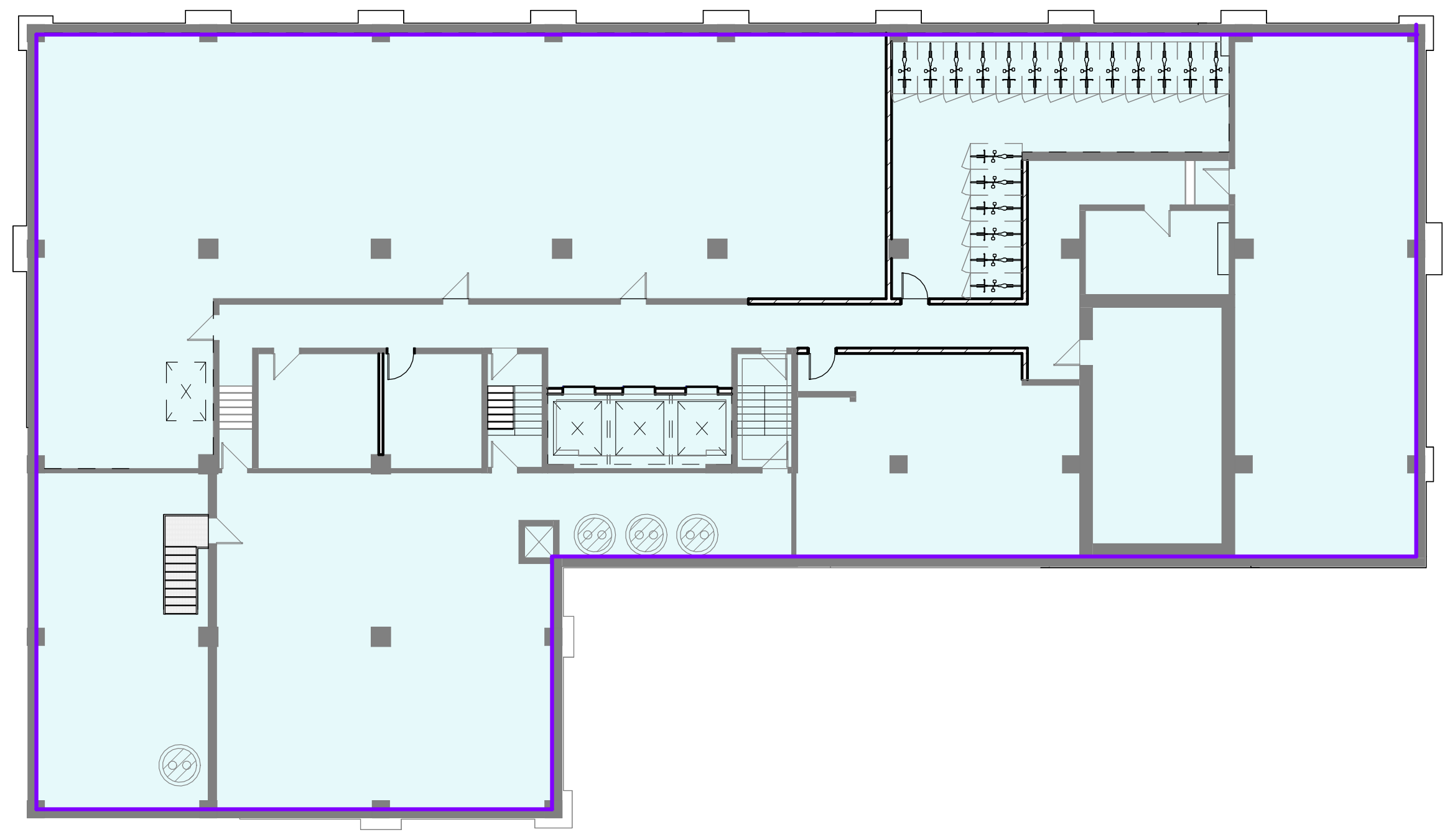
Entuitive
275 Slater Street
Suite 1001
Ottawa, ON K1P 5H9

MECHANICAL & ELECTRICAL ENGINEER

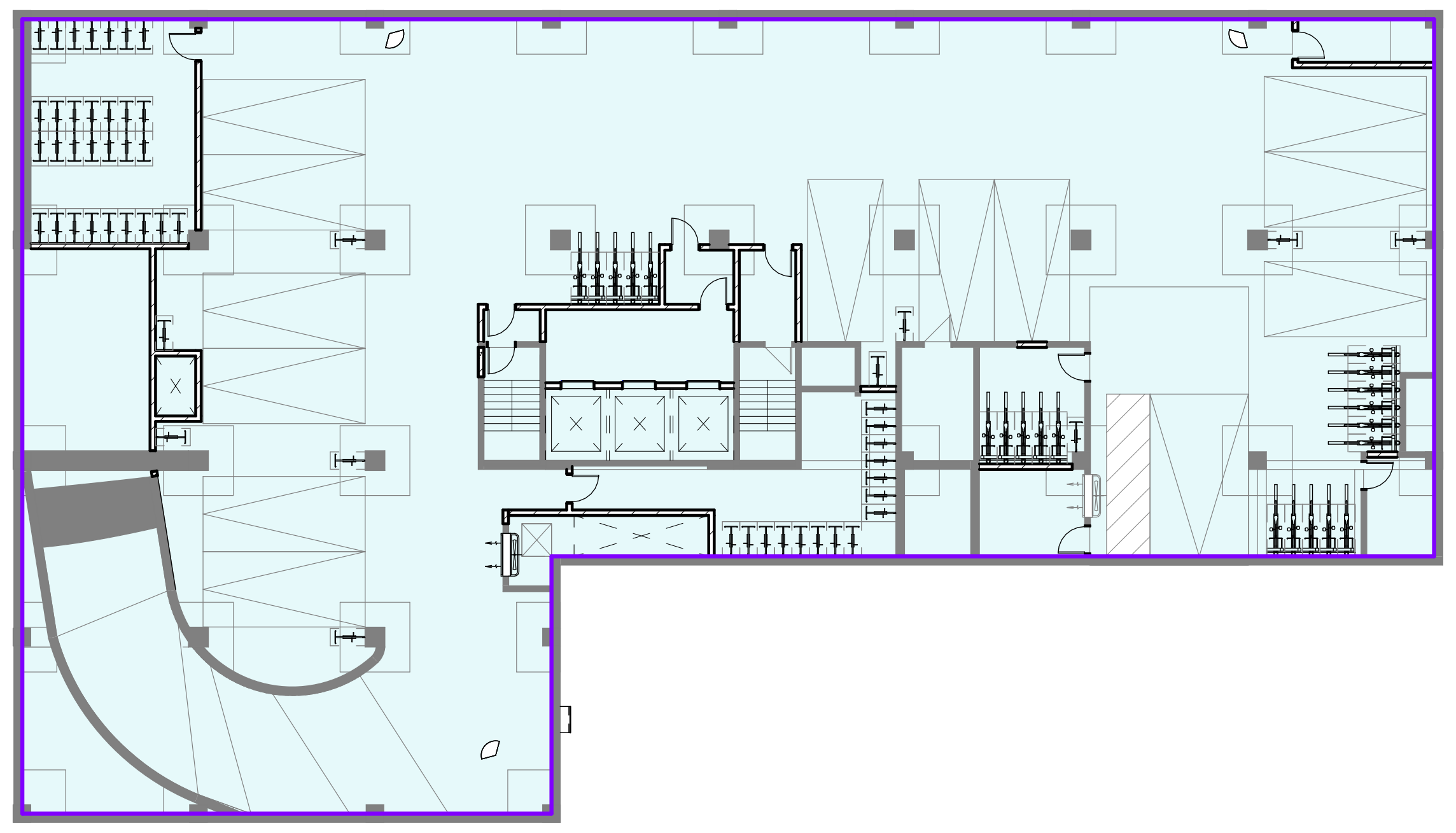
Smith + Andersen
1600 Carling Ave
Suite 700
Ottawa, ON K1Z 1G3

URBAN DESIGN & LANDSCAPE ARCHITECT

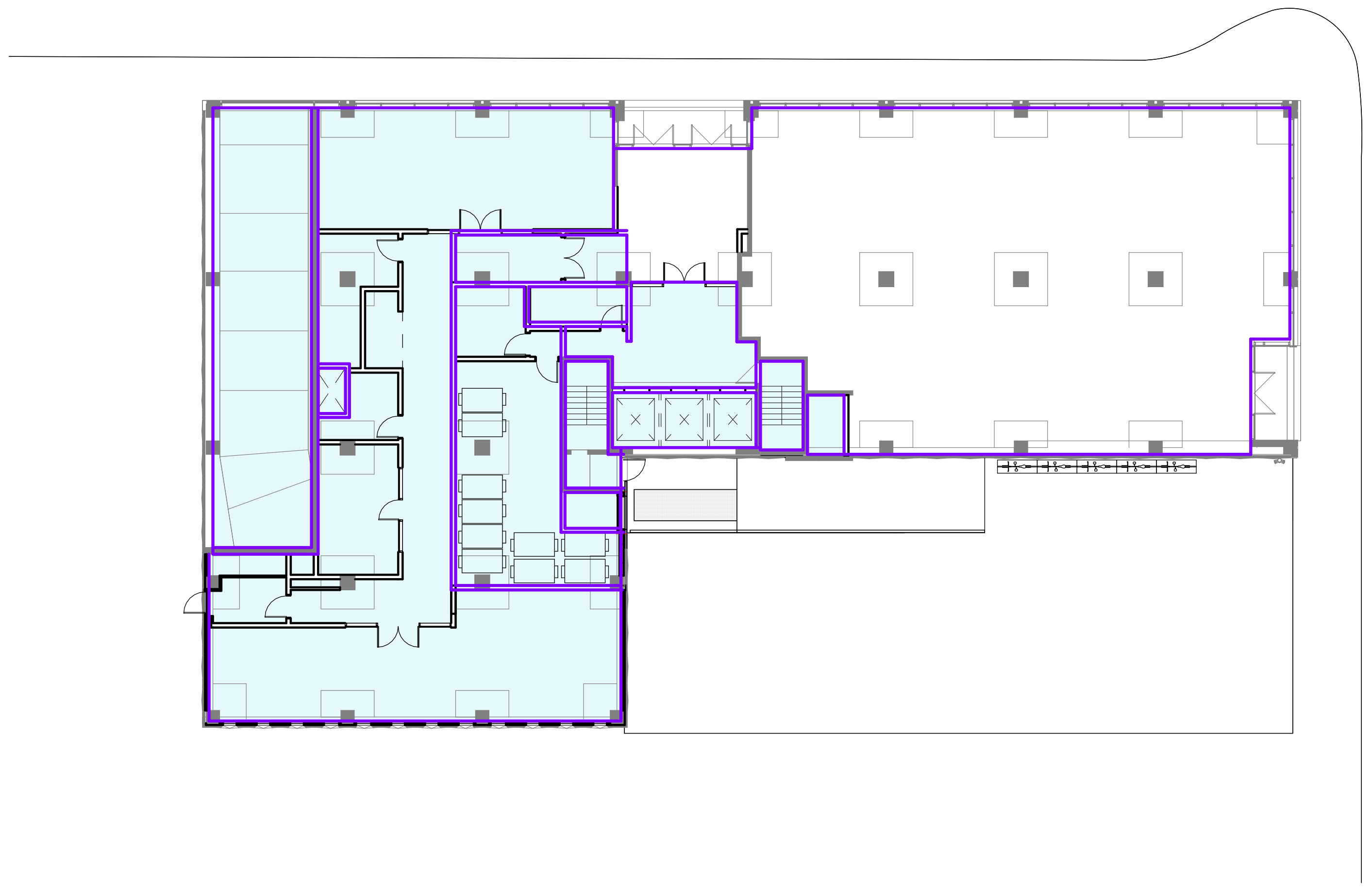
Siteform
150 Elgin St 8th Floor,
Ottawa, ON K2P 1L4



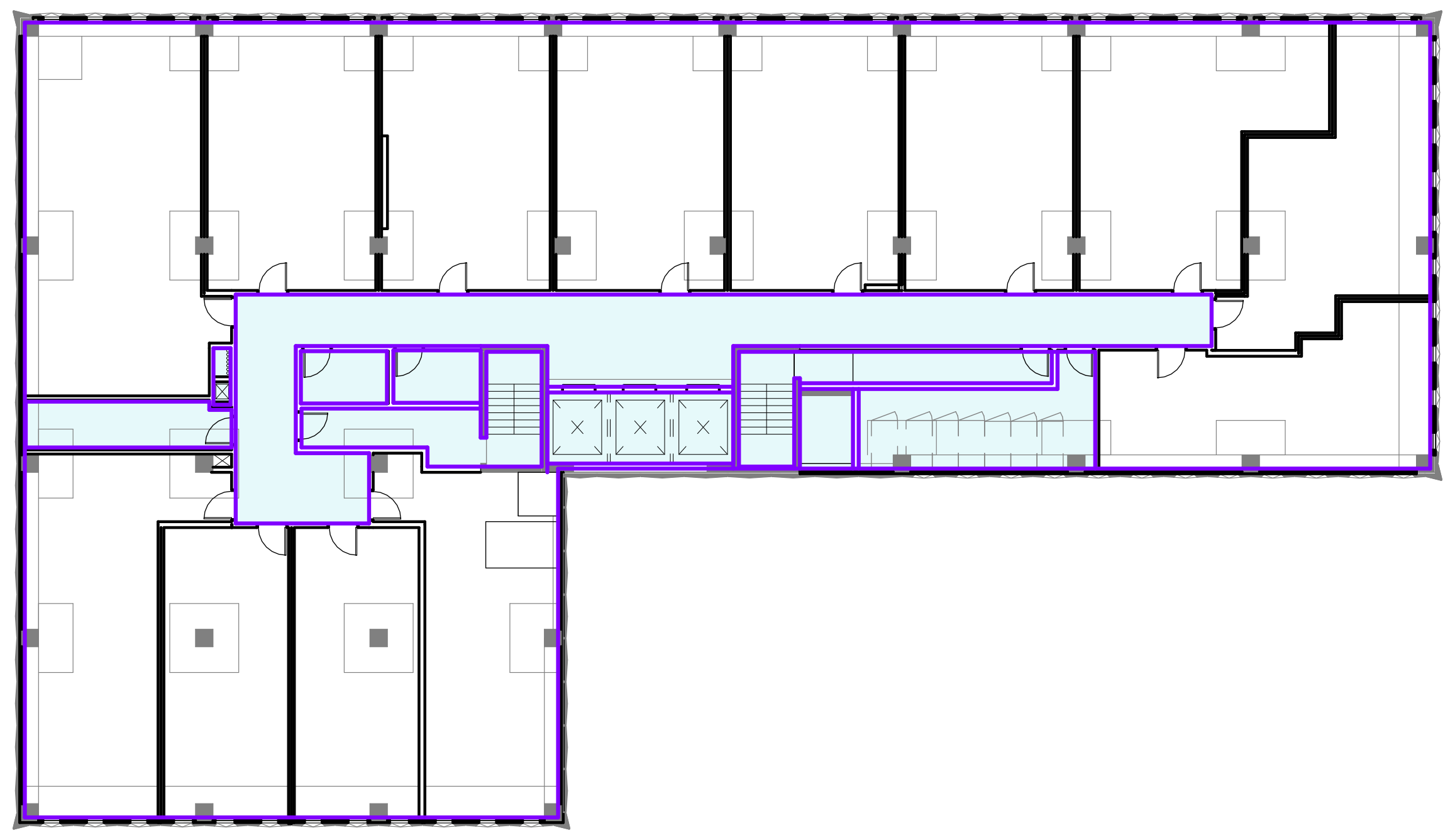
2 A100.S SUB. BASEMENT



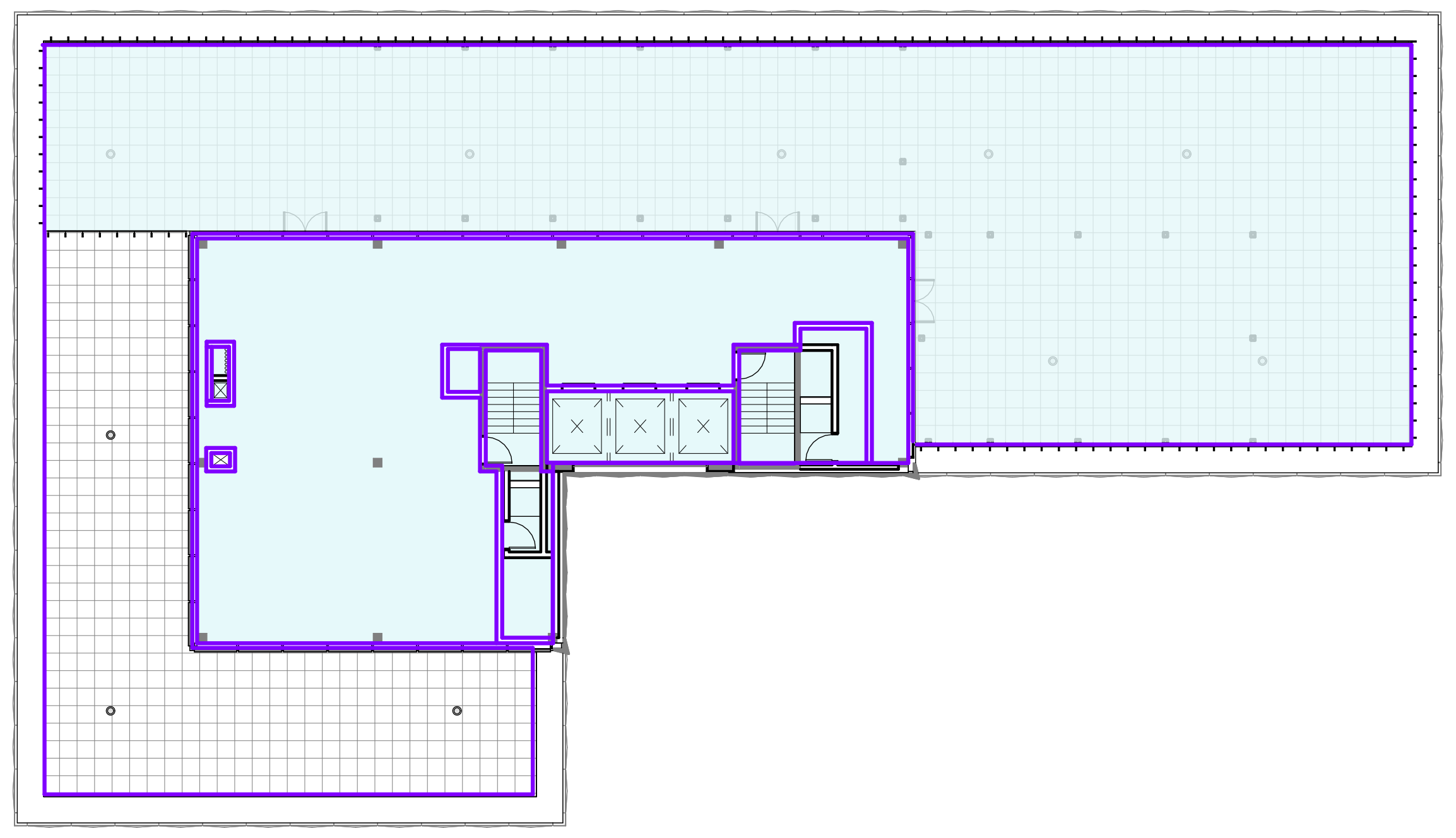
3 A100.S BASEMENT



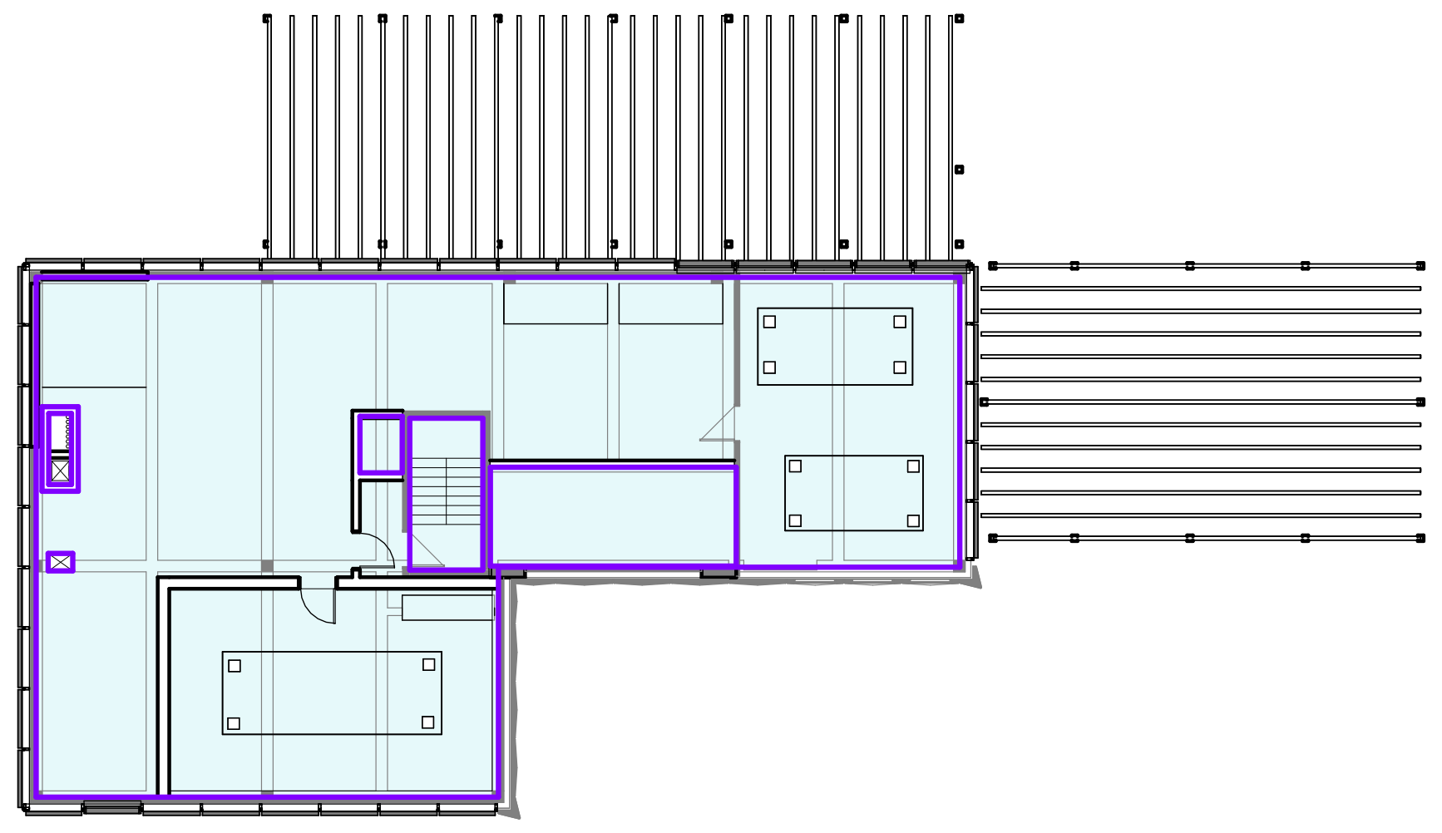
1 A100.S GROUND FLOOR



4 A100.S TYPICAL RESIDENTIAL 2 - 10



6 A100.S ROOF / AMENITY LEVEL



7 A100.S MPH (UPPER)

Date	No.	Description

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PROJECT	SCALE	DRAWN	REVIEWED
25043	1 : 200	Author	Checker

GFA calculations

A100.S

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PROJECT STATISTICS SUMMARY

Municipal Address: 116 Albert Street Ottawa	
Lot Area	1198sm
Zoning Bylaw 2008-250 (In-Effect) MD S36 Zoning Bylaw 2026-05 (Approved not yet enacted) H1 S36	
Average Grade:	70.68
Building Height (Storeys): (excl. Mech Penthouse)	10
Building Height above Average Grade: (excl. Mech Penthouse)	33.51m
	(sm)
GFA - Residential Uses	7,168
GFA - Non-Residential Uses	370
By-Law 2008-250/2026-05	7,538
Floor Space Index (FSI)	6.29
Number of Residential Suites	114
	(sm)
Min. Residential Amenity Space Required	684.00
Total Residential Amenity Space Provided	853.73
Vehicular Parking Total Required	73
Vehicular Parking Total Provided	13
Bicycle Parking Total Required	116
Bicycle Parking Total Provided	116
Total Loading Spaces Required	0
Total Loading Spaces Provided	0

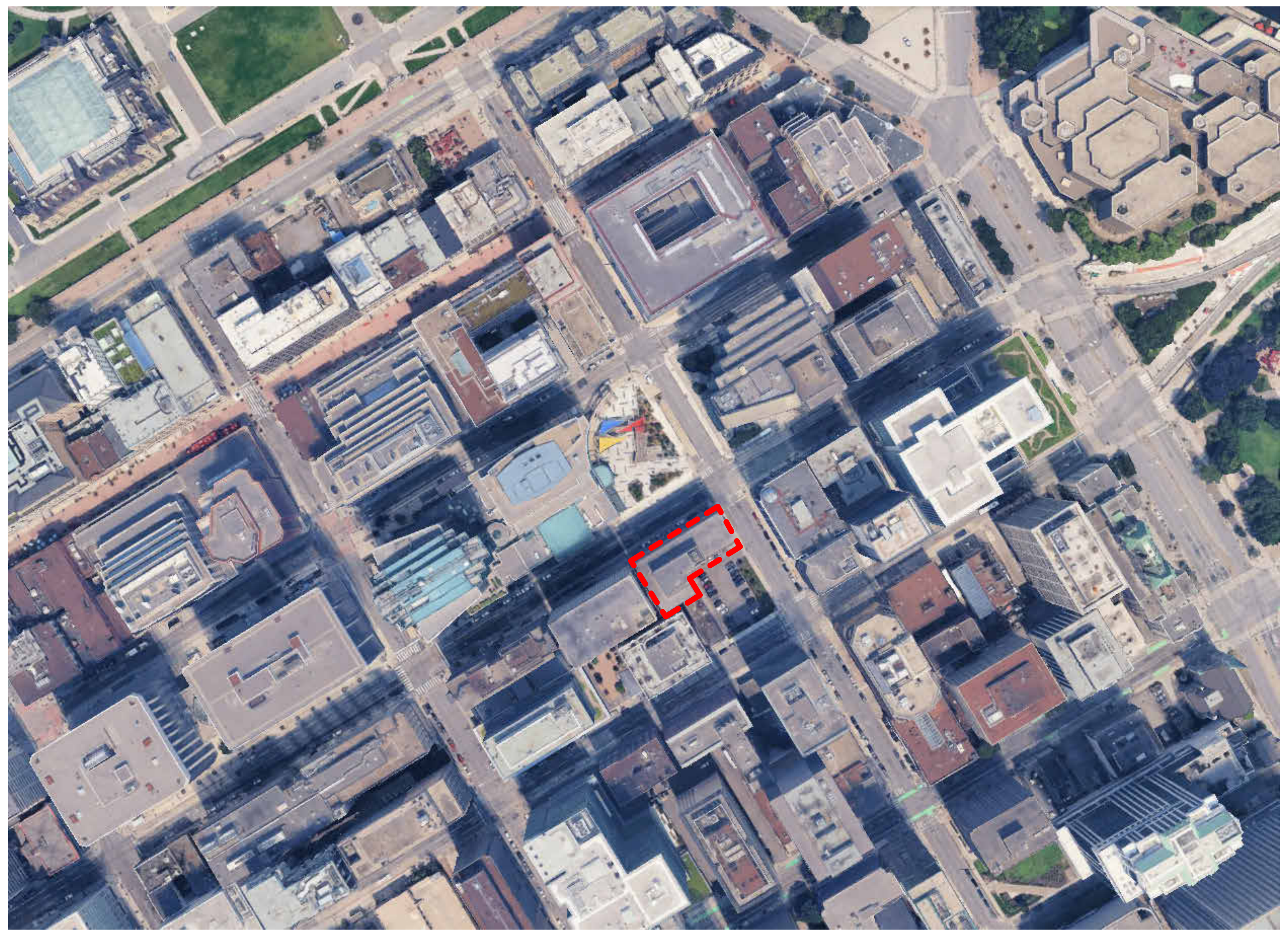
	Floor	No. Typ. Floors	GBA Gross Building Area (no exclusions) sm	GBA sf	GFA Exclusions	GFA By-Law 2008-250/2026-05 GFA (Res) sm	GFA (Res) sf	GFA (Non-Res) sm	GFA (Non-Res) sf	Studio	1 Bed	2 Bed	3 Bed	Total Suites	Notes:
BUILDING	MPH		295	3,175	261	34									
	Ammenity Roof		295	3,175	702	-407	-4,381								Exterior Amenity deduction (sm) 440
	10	1	1,021	10,990	195	826	8,891			0	9	2	1	12	
	9	1	1,021	10,990	195	826	8,891			0	9	2	1	12	
	8	1	1,021	10,990	195	826	8,891			0	9	2	1	12	
	7	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	6	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	5	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	4	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	3	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	2	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	Ground	1	1,021	10,990	544	107	1,152	370	3,983					0	Amenity deduction (sm) 195
	TOTAL	10	10,800	116,250	3,262	7,168	77,156	370	3,983	12	81	18	3	114	635
BELOW GRADE	Basement	1	1,062.0	11,431	1,062	0.0	0								
	Sub-Basement	1	1,062.0	11,431	1,062	0.0	0								
	TOTAL	2	2,124.0	22,863	2,124	0.0	0								
TOTALS										10.5%	71.1%	15.8%	2.6%	100%	% of Suite Type
	GBA Excluding Below Grade Parking		10,800	116,250		Res GFA		Non-Res GFA							
	GBA Including Below Grade Parking		12,924	139,113		7,168	77,156	370	3,983	1.8	12.2	2.7	0.5	17	Barrier Free Required

GFA USE Breakdown

Non-Res GFA (RETAIL)	**370** sm
Non-Res GFA (OFFICE)	**0** sm
Total NON-RES GFA	**370** sm
Total RESIDENTIAL GFA	**7,168** sm

FSI & COVERAGE

Site Area (Survey Part 7)	1,198 sm	
Combined RES & NON-RES Gross Floor Area Totals	7,538 sm	
Res and Non-Res Floor Space Index (FSI)	5.98	0.31
Floor Space Index (FSI)	6.29	



VEHICULAR PARKING REQUIREMENTS

Parking Requirements

	Units		Total	x	Ratio	=	Total
Residential - Occupant							
Residential - Occupant Total	114	=	114	x	0.5	=	57
Visitor	114	=	114	x	0.1	=	12
							69
Non-Residential	GFA (sm)		GFA/100				
Non-Residential (1/100sm)	370		3.70	x	1.00	=	3.7
Office (1.0/100sm)	0		0.00	x	1.0	=	0
						=	
TOTAL							4
							73

BICYCLE PARKING

	Ratio	x		Minimum Required	Provided Total
Residential Occupant (0.5/unit)	1	x	114	114	114
Retail (1.0/250sm)	1.0	x	1.48	2	2
Office (not applicable) (1.0/250sm)	1.0	x	1.48	0	0
TOTAL				116	116

Note: Residential occupant bicycle parking spaces are located indoors on the basement Level.
Retail bicycle parking spaces is located outdoors.

WASTE MANAGEMENT

Waste Collection Containers

	Ratio		yd³/suite		Bin Size		Bins
Garbage	0.053	yd³ / suite	6.0	÷	3 yd³	=	3 (3 yd³ Bins)
Recycling	0.038	yd³ / suite (FEL Fibre Container)	4.3	÷	3 yd³	=	2 (3 yd³ Bins)
Organic	1	240 L bins / 50 suites					3 (240 L Bins)

Garbage Room Size ***(Residential only)***

			Min. Area Req'd	Area Provided
Garbage	5.0	sm of floor area per bin	15 sm	
Recycling	5.0	sm of floor area per bin	10 sm	
Organic	0.5	sm of floor area per 240 L bin	1.5 sm	
		Total Area	27 sm	59 sm (garbage) 10 sm (bulky storage)

VEHICULAR PARKING LOCATION

Parking Provided & Location

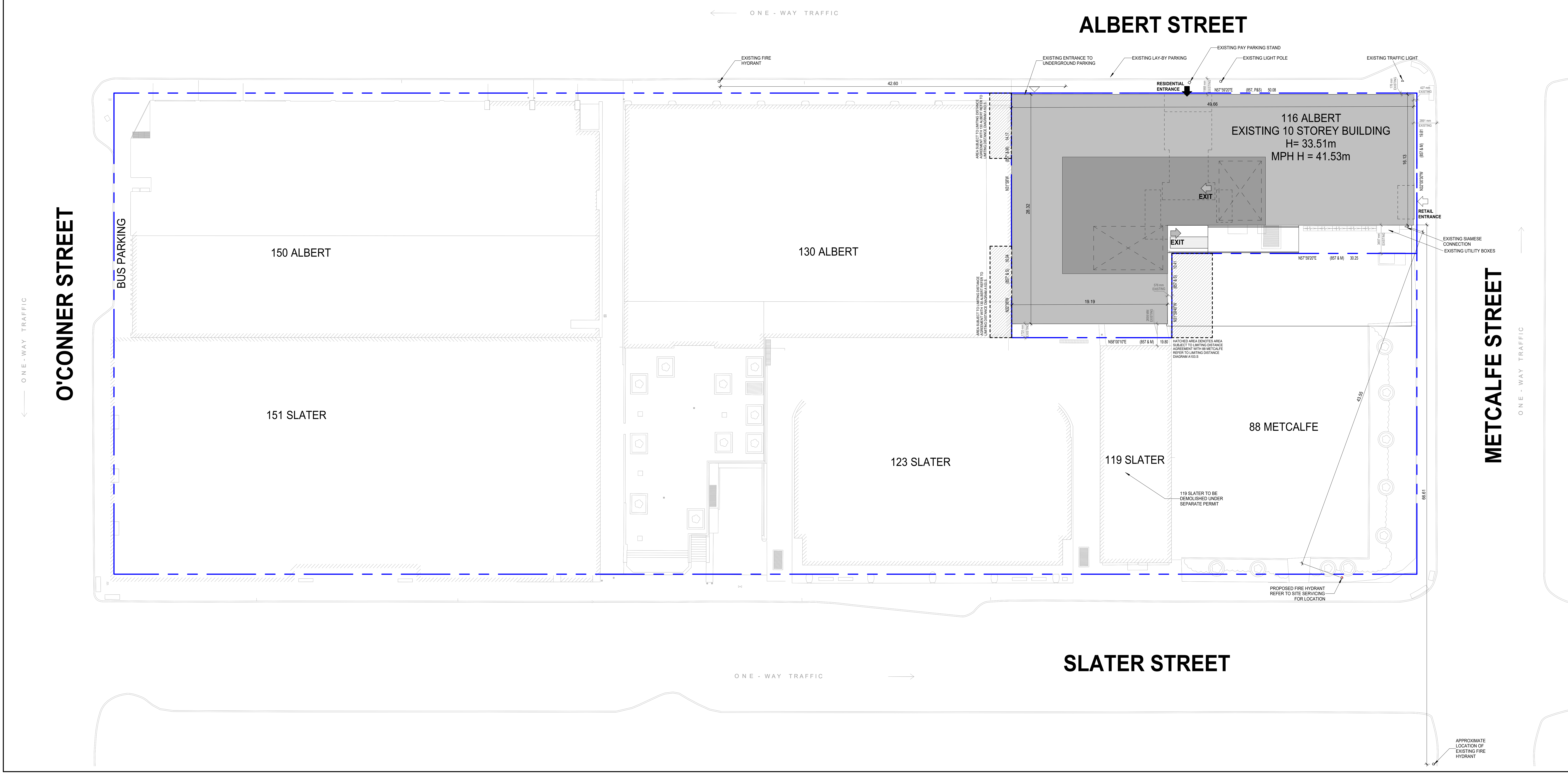
Level	Occupant	Auto Share	Shared Visitor/ Retail	Total
Basement	13	0	0	13
Sub-Basement	0	0	0	0
TOTAL	13	0	0	13

Included in the TOTAL above:	Visitor & Retail	Req'd	Provided
Visitor Accessible Parking Spaces (Ottawa)	0	1	1
Type A accessible parking space required by-law 2017-301			

AMENITY

		Suites	x	Ratio	=	Required
Amenity	6 sm / suite	114.0	x	6 sm	=	684 sm

Location		Provided
Indoor Ground Floor		195 sm
Interior (MPH)		220 sm
Exterior (MPH)		440 sm
Total Amenity	Total Amenity	856 sm
	ratio	7.51



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25043	1 : 200	Author	Checker

Site Plan & Context Plan

A101.S

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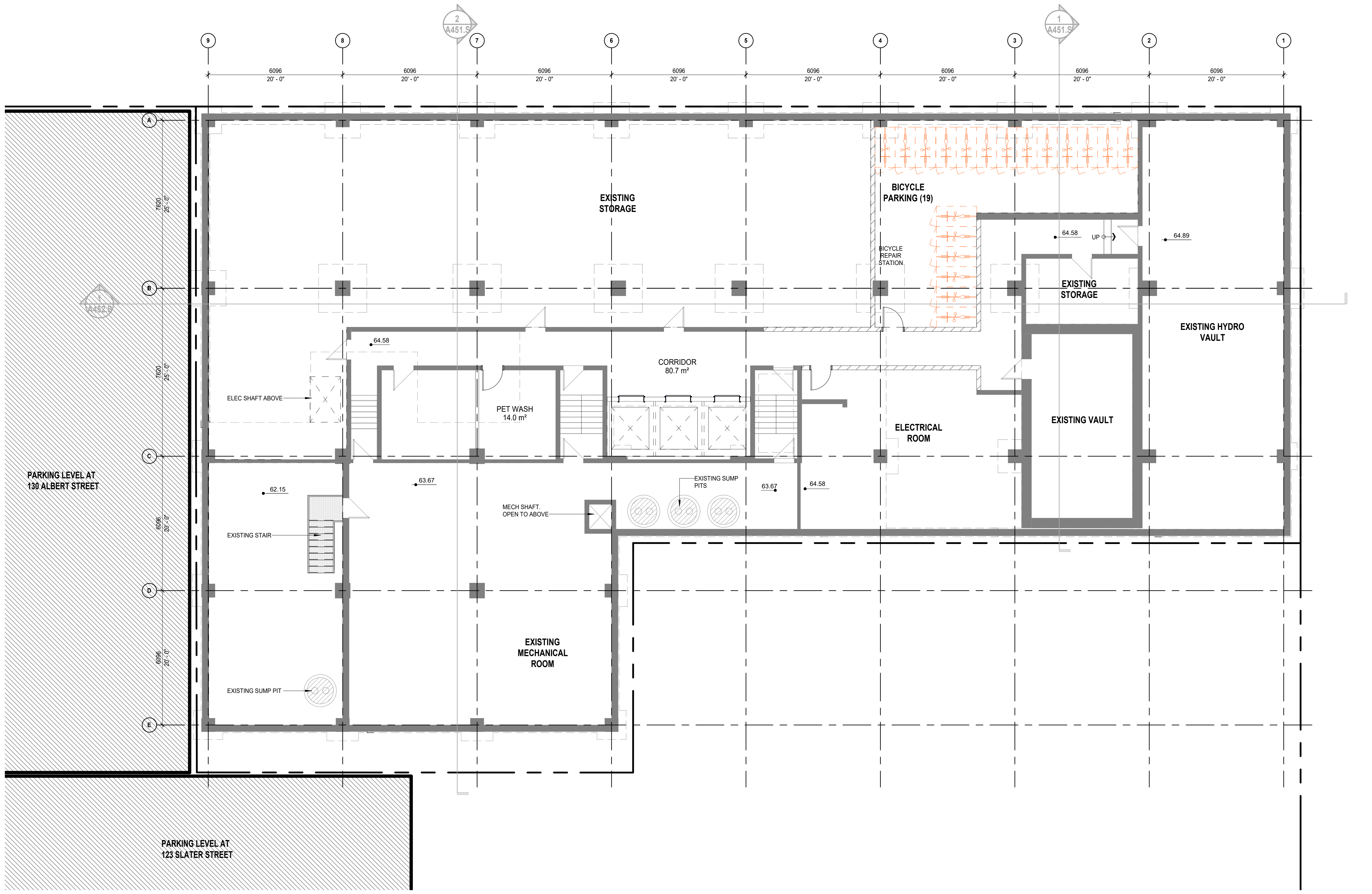
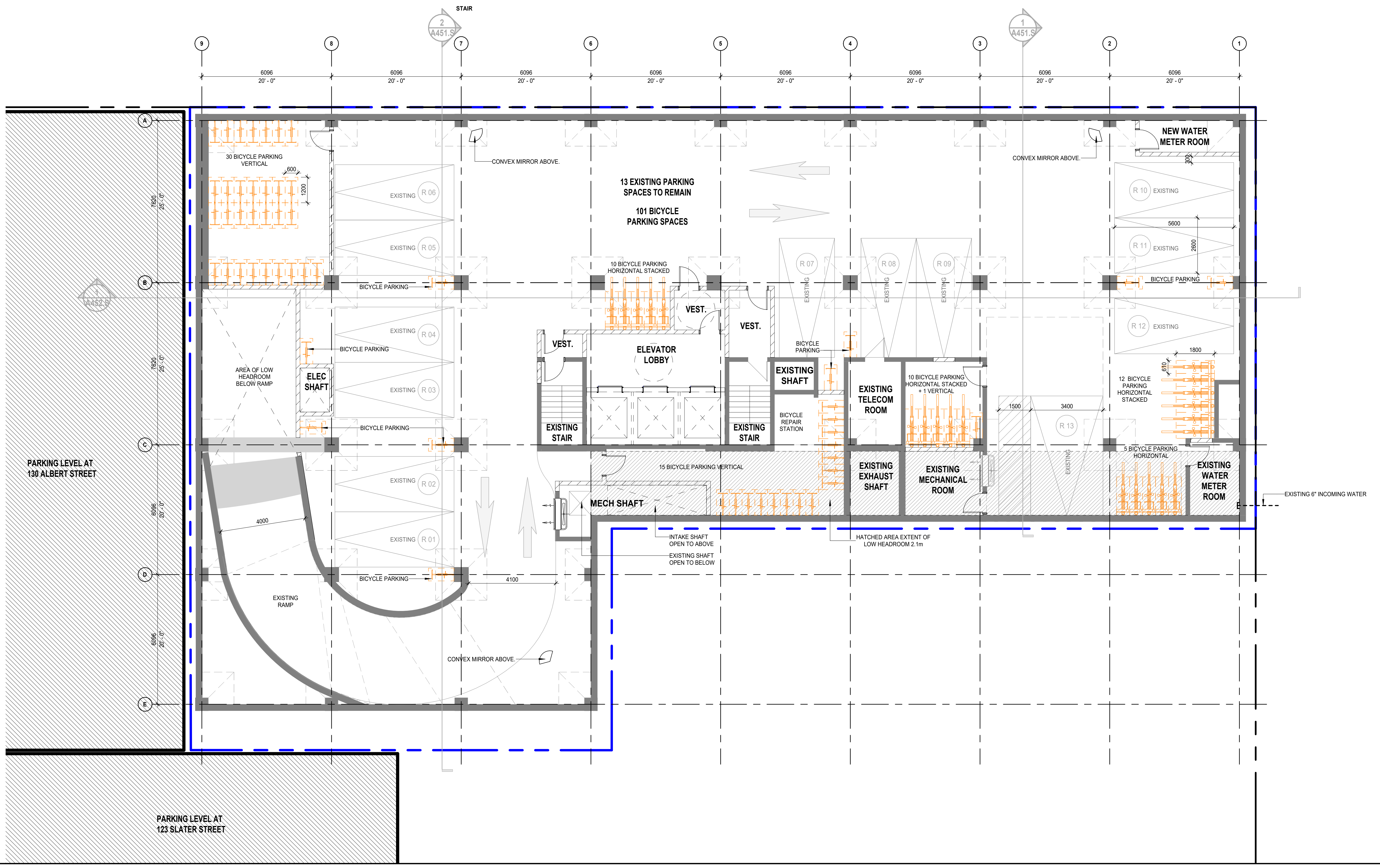


2
A102.S
SUB. BASEMENT


STAIR
2
A451.S
1
A451.S
9
8
7
6
5
4
3
2
1
6096
20' - 0"
A
B
C
D
E
7620
25' - 0"
A452.S
30 BICYCLE PARKING VERTICAL
600
1200
CONVEX MIRROR ABOVE.
13 EXISTING PARKING SPACES TO REMAIN
101 BICYCLE PARKING SPACES
CONVEX MIRROR ABOVE.
NEW WATER METER ROOM
300
EXISTING
R 06
R 05
R 04
R 03
R 02
R 01
R 07
R 08
R 09
R 10
R 11
R 12
R 13
5600
2600
BICYCLE PARKING
10 BICYCLE PARKING HORIZONTAL STACKED
VEST.
VEST.
VEST.
ELEVATOR LOBBY
AREA OF LOW HEADROOM BELOW RAMP
ELEC SHAFT
EXISTING SHAFT
BICYCLE PARKING
BICYCLE REPAIR STATION
EXISTING TELECOM ROOM
10 BICYCLE PARKING HORIZONTAL STACKED + 1 VERTICAL
12 BICYCLE PARKING HORIZONTAL STACKED
1800
610
1500
3400
EXISTING STAIR
EXISTING STAIR
15 BICYCLE PARKING VERTICAL
5 BICYCLE PARKING HORIZONTAL
EXISTING EXHAUST SHAFT
EXISTING MECHANICAL ROOM
EXISTING WATER METER ROOM
EXISTING 6" INCOMING WATER
MECH SHAFT
INTAKE SHAFT OPEN TO ABOVE
EXISTING SHAFT OPEN TO BELOW
HATCHED AREA EXTENT OF LOW HEADROOM 2.1m
4000
4100
EXISTING RAMP
CONVEX MIRROR ABOVE.
PARKING LEVEL AT 130 ALBERT STREET
PARKING LEVEL AT 123 SLATER STREET

1
A102.S
BASEMENT

NEW DOOR
EXISTING DOOR
▬ EXISTING WALL
▭ NEW WALL
▨ NEW INFILL SLAB

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Basement and Sub-Basement

A102.S

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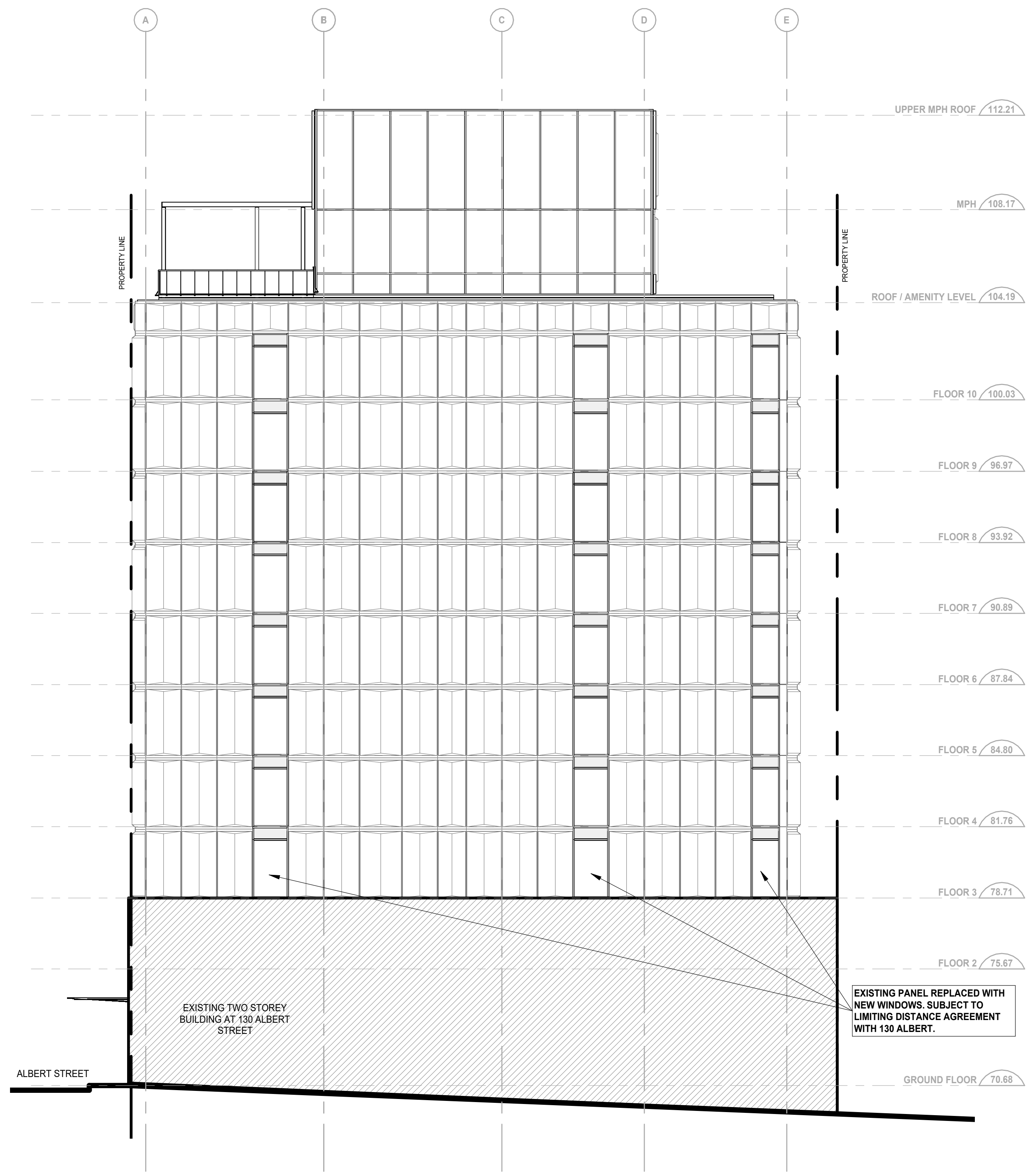
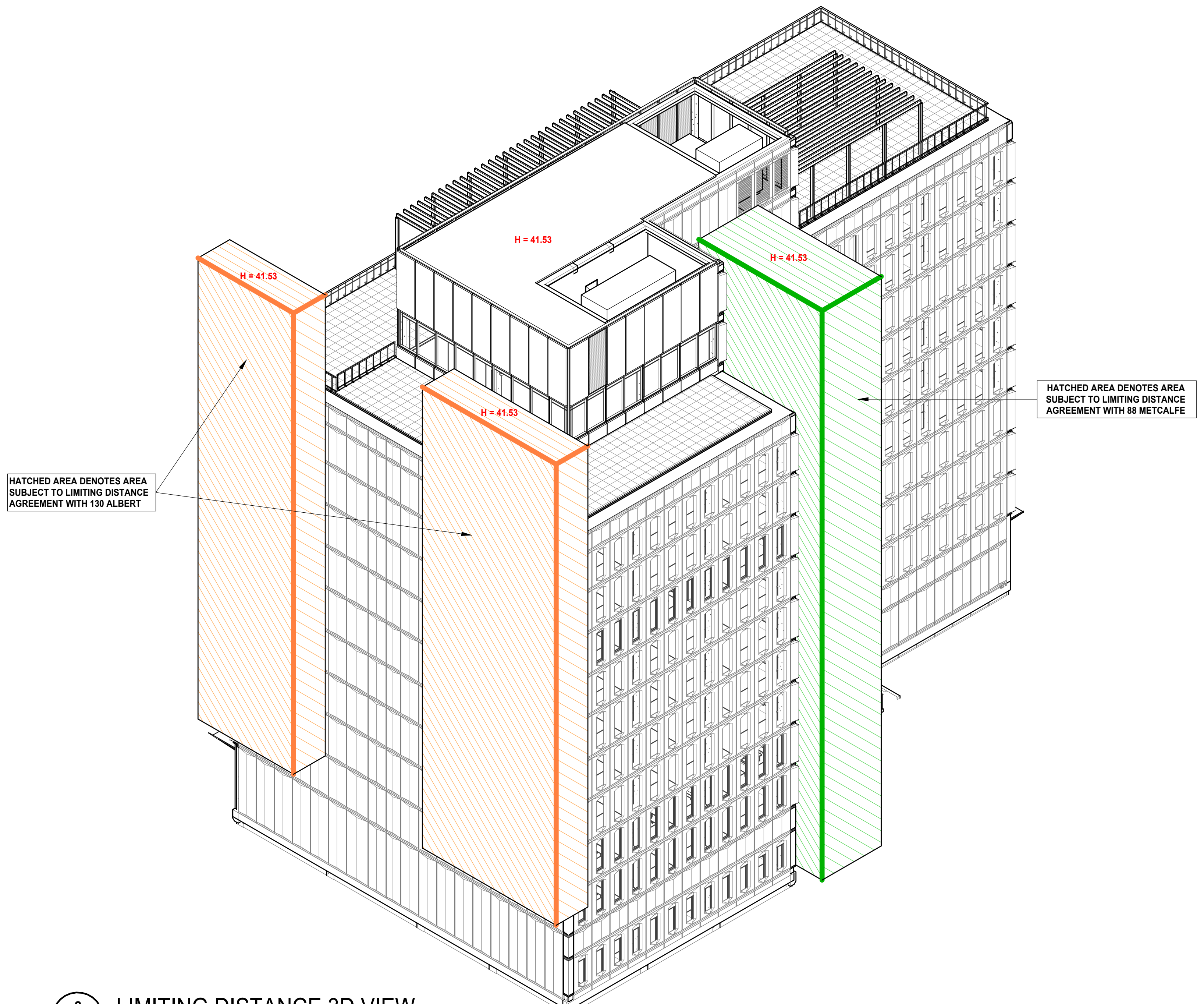


EXISTING PANEL REPLACED WITH NEW WINDOWS. SUBJECT TO LIMITING DISTANCE AGREEMENT WITH 130 ALBERT.

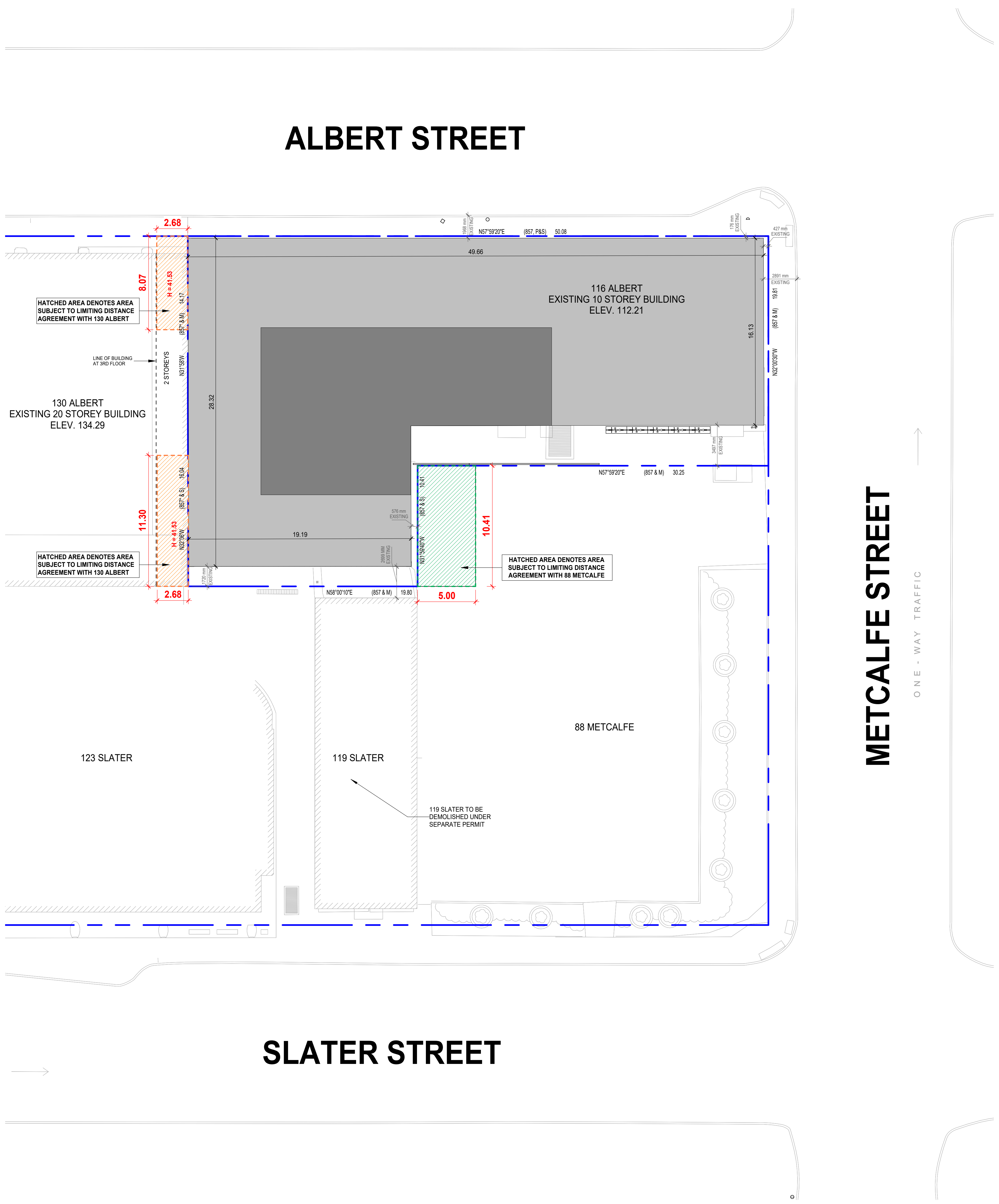
3 A103.S WEST ELEVATION_LDA



HATCHED AREA DENOTES AREA SUBJECT TO LIMITING DISTANCE AGREEMENT WITH 130 ALBERT

HATCHED AREA DENOTES AREA SUBJECT TO LIMITING DISTANCE AGREEMENT WITH 88 METCALFE

2 A103.S LIMITING DISTANCE 3D VIEW



HATCHED AREA DENOTES AREA SUBJECT TO LIMITING DISTANCE AGREEMENT WITH 130 ALBERT

LINE OF BUILDING AT 3RD FLOOR

HATCHED AREA DENOTES AREA SUBJECT TO LIMITING DISTANCE AGREEMENT WITH 130 ALBERT

HATCHED AREA DENOTES AREA SUBJECT TO LIMITING DISTANCE AGREEMENT WITH 88 METCALFE

119 SLATER TO BE DEMOLISHED UNDER SEPARATE PERMIT

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Limiting Distance Agreements

A103.S

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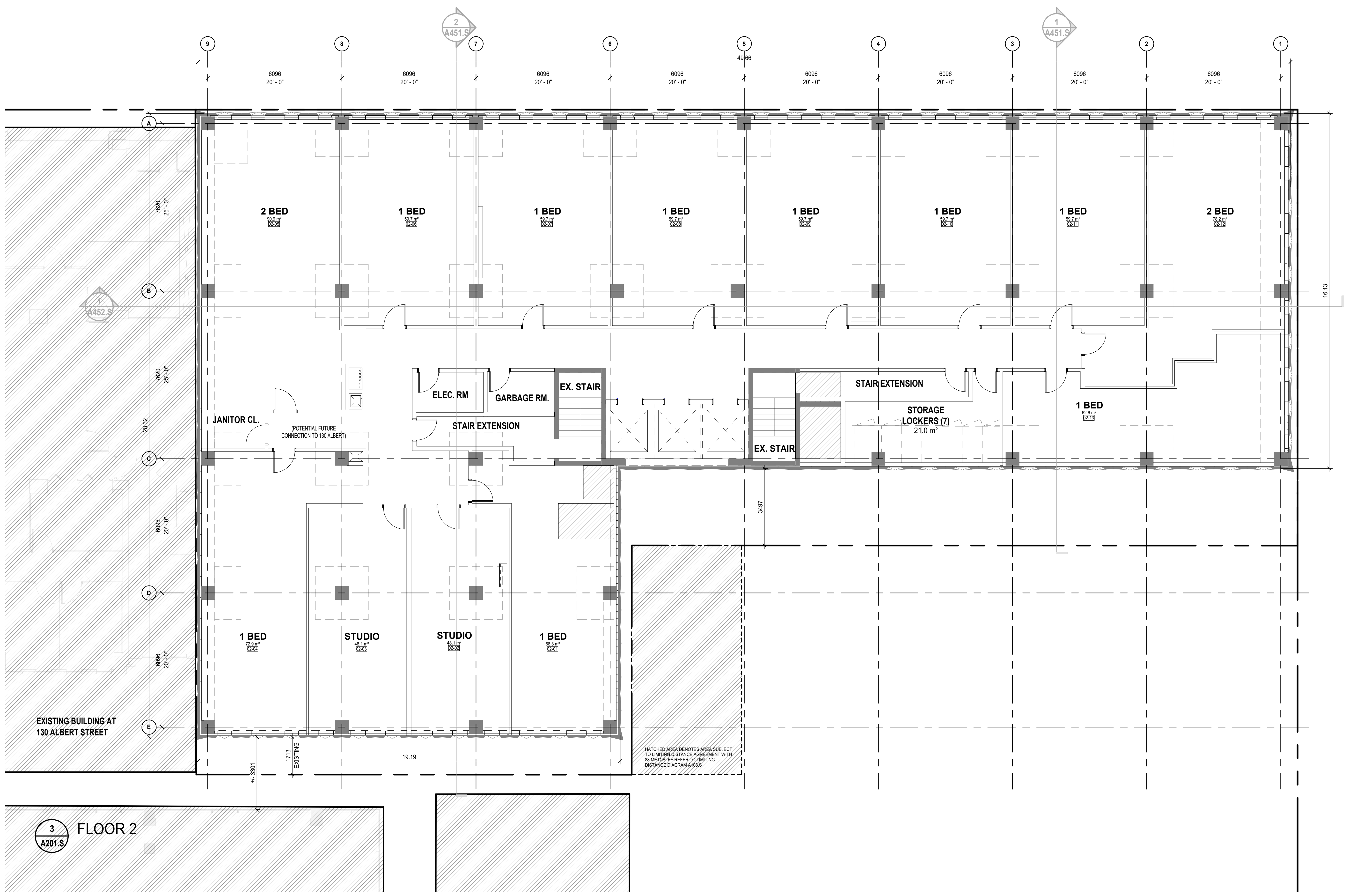
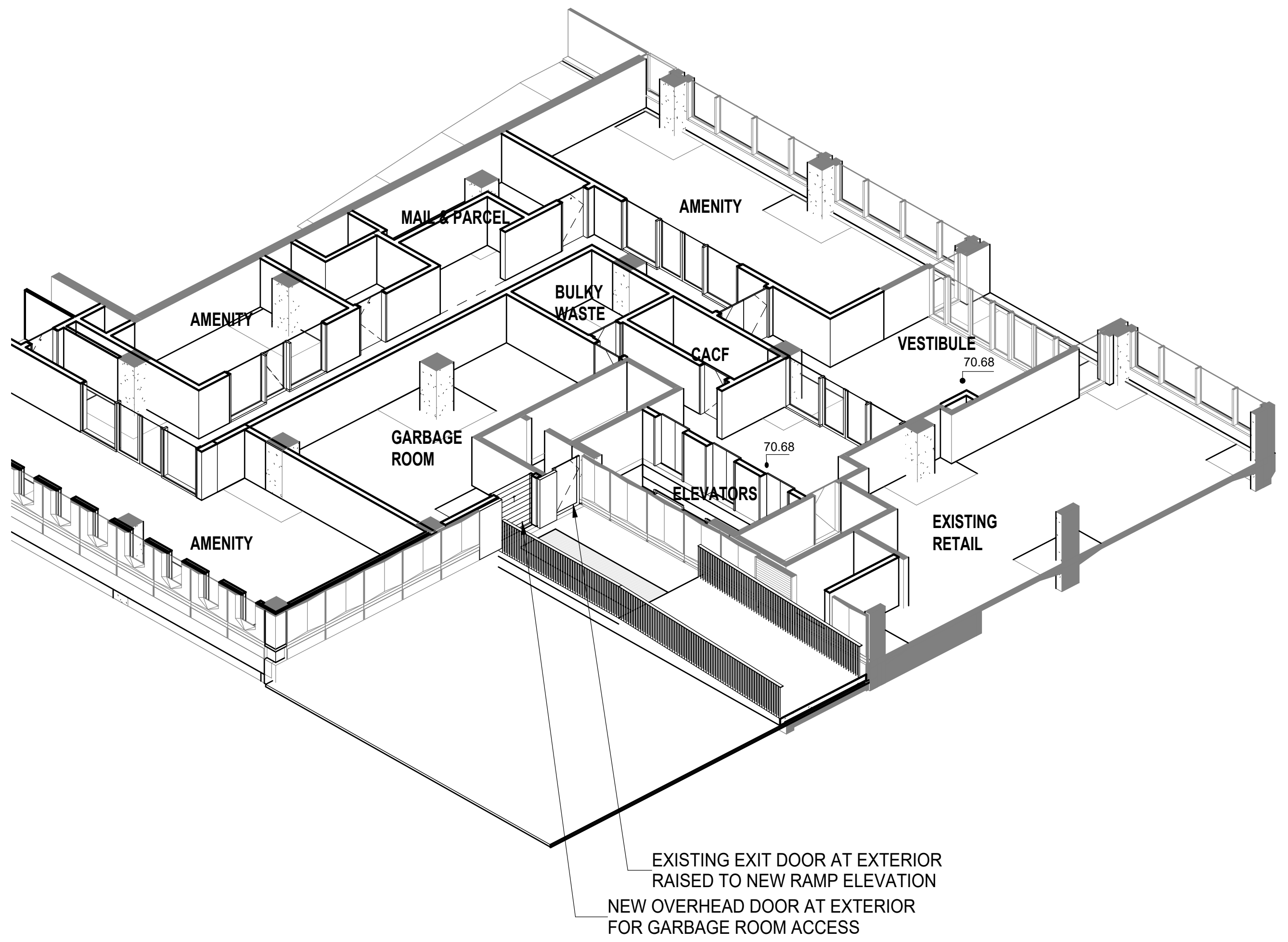
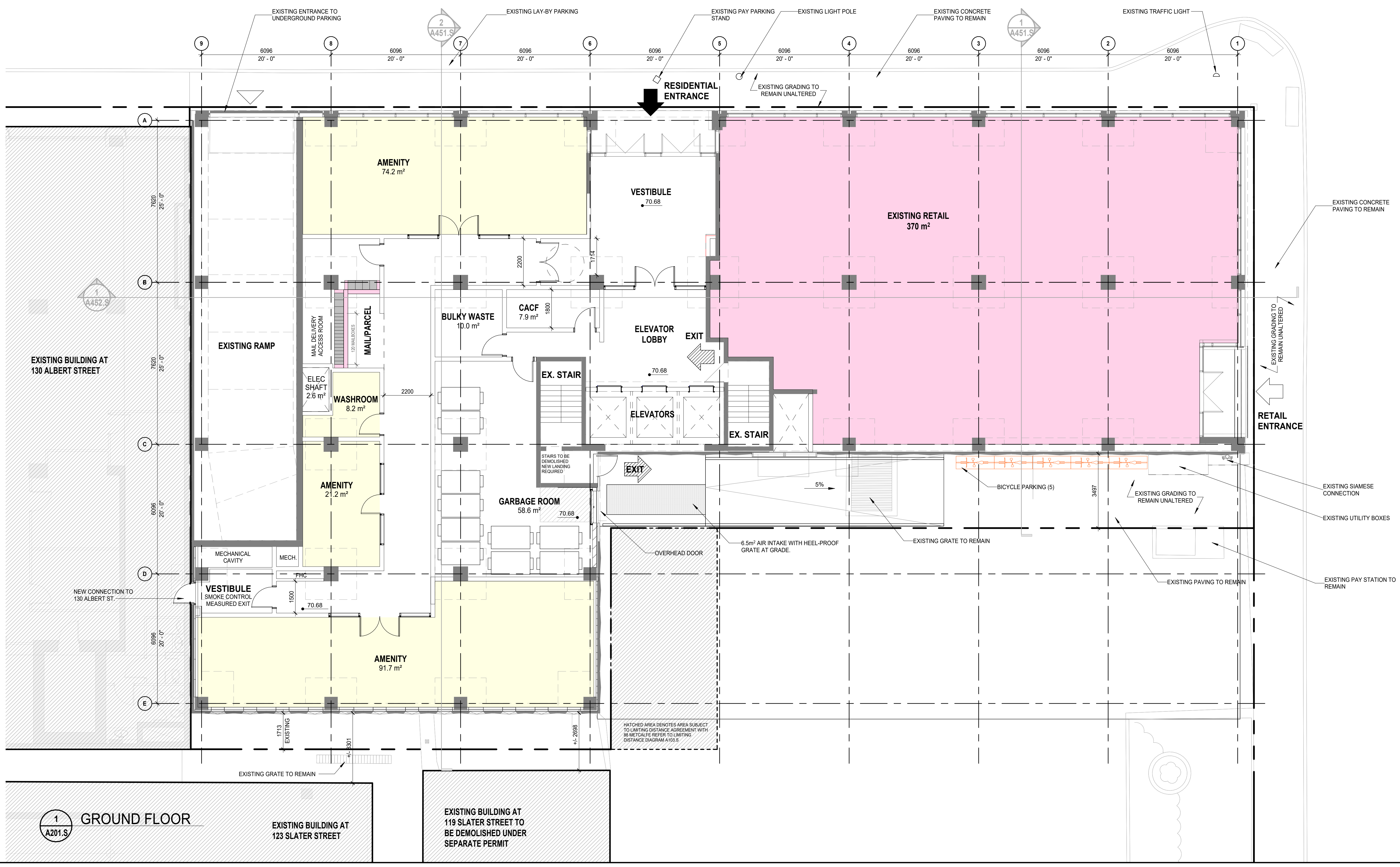


3
A201.S
FLOOR 2



EXISTING EXIT DOOR AT EXTERIOR RAISED TO NEW RAMP ELEVATION
NEW OVERHEAD DOOR AT EXTERIOR FOR GARBAGE ROOM ACCESS


EXISTING ENTRANCE TO UNDERGROUND PARKING
EXISTING LAY-BY PARKING
EXISTING PAY PARKING STAND
EXISTING LIGHT POLE
EXISTING CONCRETE PAVING TO REMAIN
EXISTING TRAFFIC LIGHT
9
8
7
6
5
4
3
2
1
2
A451.S
1
A451.S
6096
20' - 0"
RESIDENTIAL ENTRANCE
EXISTING GRADING TO REMAIN UNALTERED
A
B
C
D
E
1
A452.S
AMENITY
74.2 m²
VESTIBULE
70.68
EXISTING RETAIL
370 m²
EXISTING CONCRETE PAVING TO REMAIN
EXISTING GRADING TO REMAIN UNALTERED
EXISTING BUILDING AT 130 ALBERT STREET
EXISTING RAMP
MAIL DELIVERY ACCESS ROOM
MAIL/PARCEL
BULKY WASTE
10.0 m²
CACF
7.9 m²
ELEVATOR LOBBY
EXIT
2200
1500
ELEC SHAFT
2.6 m²
WASHROOM
8.2 m²
EX. STAIR
70.68
ELEVATORS
EX. STAIR
RETAIL ENTRANCE
AMENITY
21.2 m²
STAIRS TO BE DEMOLISHED NEW LANDING REQUIRED
EXIT
5%
BICYCLE PARKING (5)
EXISTING GRADING TO REMAIN UNALTERED
3497
EXISTING SIAMESE CONNECTION
EXISTING UTILITY BOXES
GARBAGE ROOM
58.6 m²
70.68
OVERHEAD DOOR
6.5m² AIR INTAKE WITH HEEL-PROOF GRATE AT GRADE.
EXISTING GRATE TO REMAIN
EXISTING GRATE TO REMAIN
EXISTING PAVING TO REMAIN
EXISTING PAY STATION TO REMAIN
MECHANICAL CAVITY
MECH.
FHC
VESTIBULE
SMOKE CONTROL MEASURED EXIT
70.68
NEW CONNECTION TO 130 ALBERT ST
AMENITY
91.7 m²
7620
25' - 0"
6096
20' - 0"
1713
EXISTING
+/- 3301
+/- 2006
HATCHED AREA DENOTES AREA SUBJECT TO LIMITING DISTANCE AGREEMENT WITH 88 METCALFE REFER TO LIMITING DISTANCE DIAGRAM A103.S
EXISTING GRATE TO REMAIN
EXISTING BUILDING AT 123 SLATER STREET
EXISTING BUILDING AT 119 SLATER STREET TO BE DEMOLISHED UNDER SEPARATE PERMIT

1
A201.S
GROUND FLOOR

NEW DOOR
EXISTING DOOR
EXISTING WALL
NEW WALL
NEW INFILL SLAB

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Ground and Second Floor Plan

A201.S

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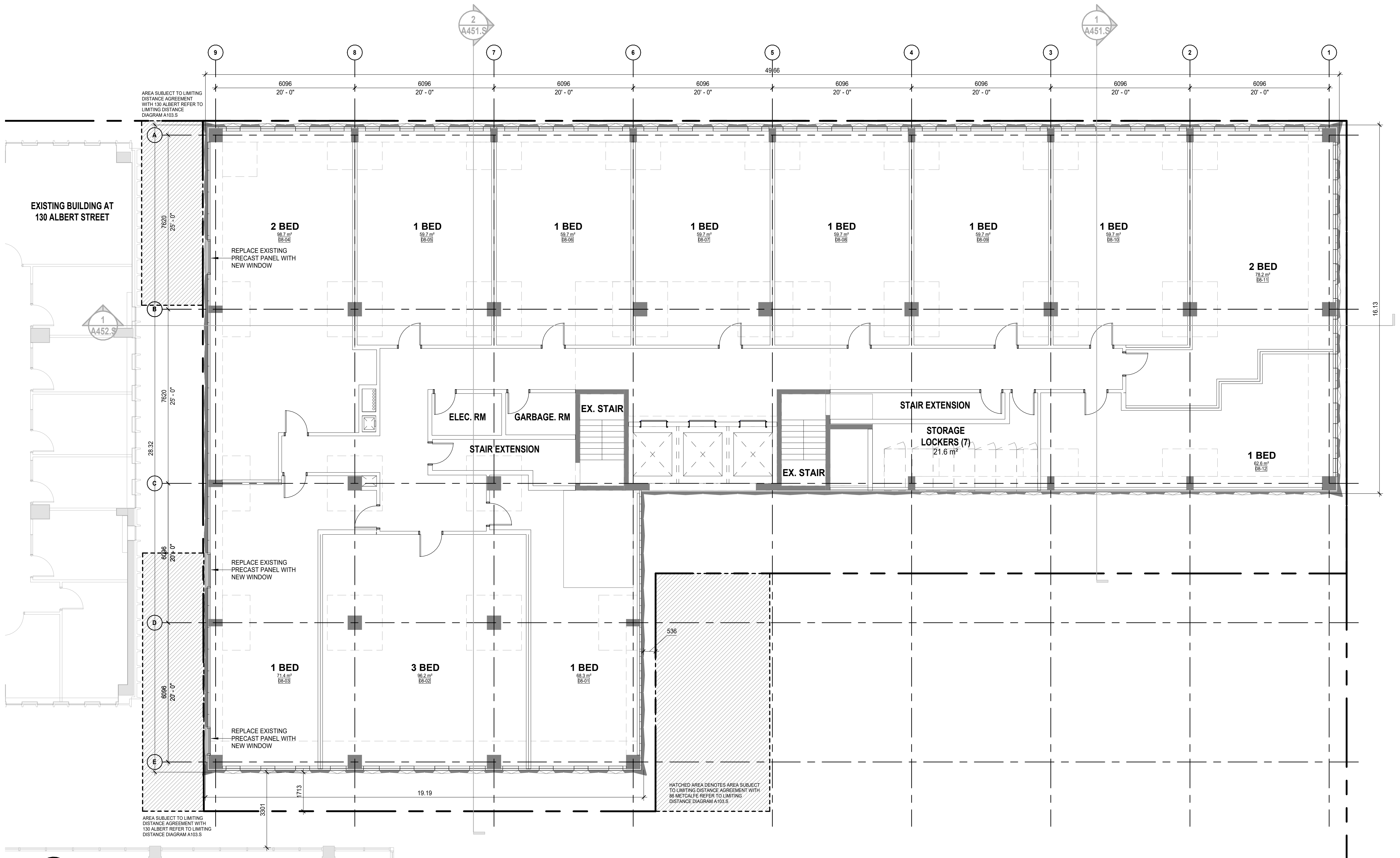
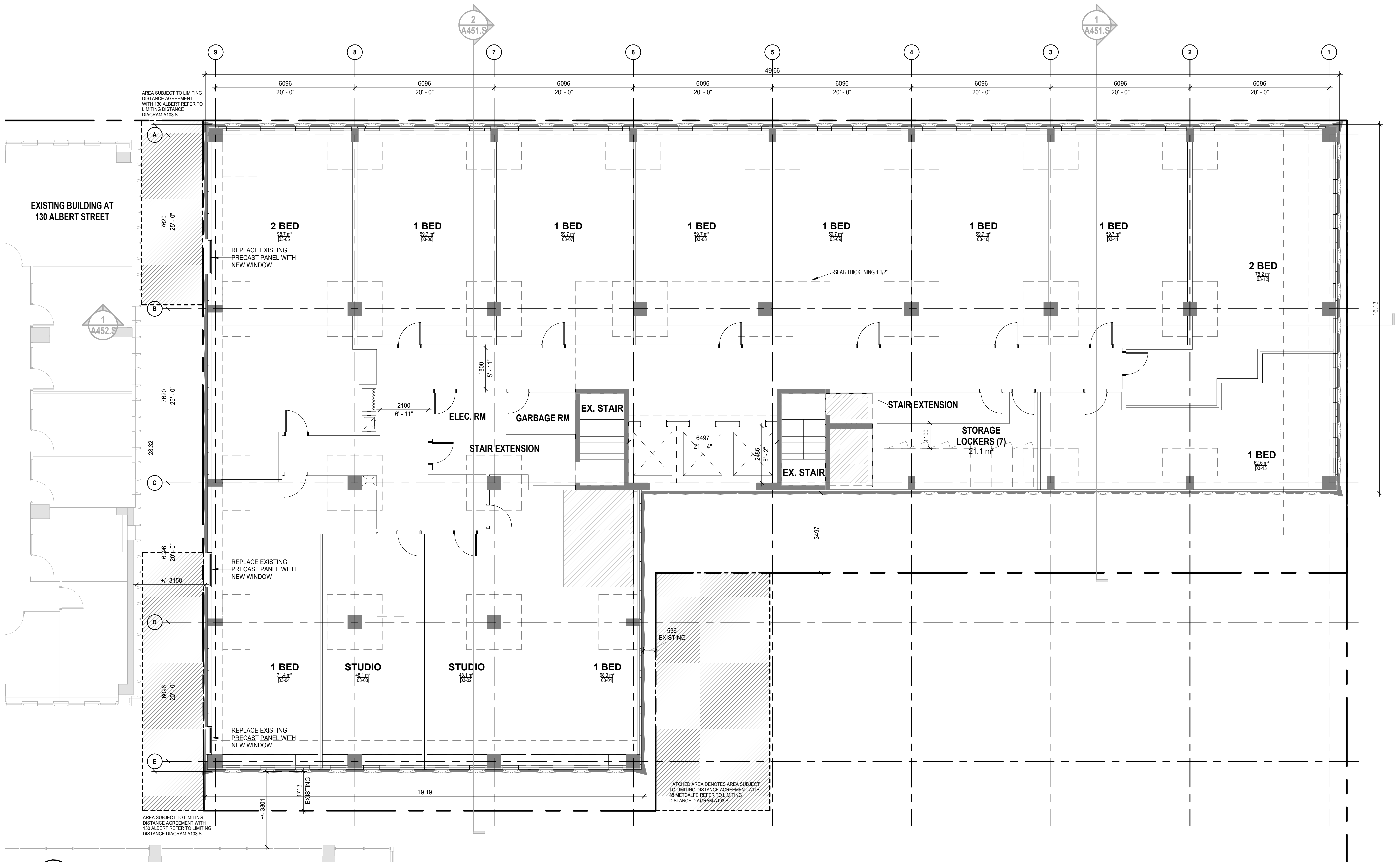
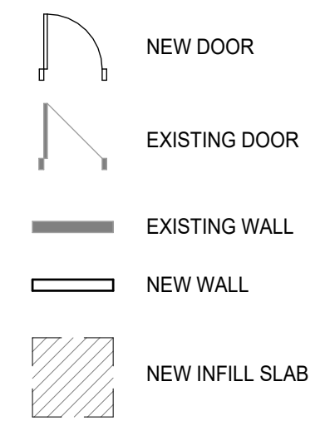


2 A202.S TYPICAL FLOOR 8 - 10



1 A202.S TYPICAL FLOOR 3 - 7



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Typical Floor Plan 3rd - 7th and
Typical Floor Plan 8th - 10th

A202.S

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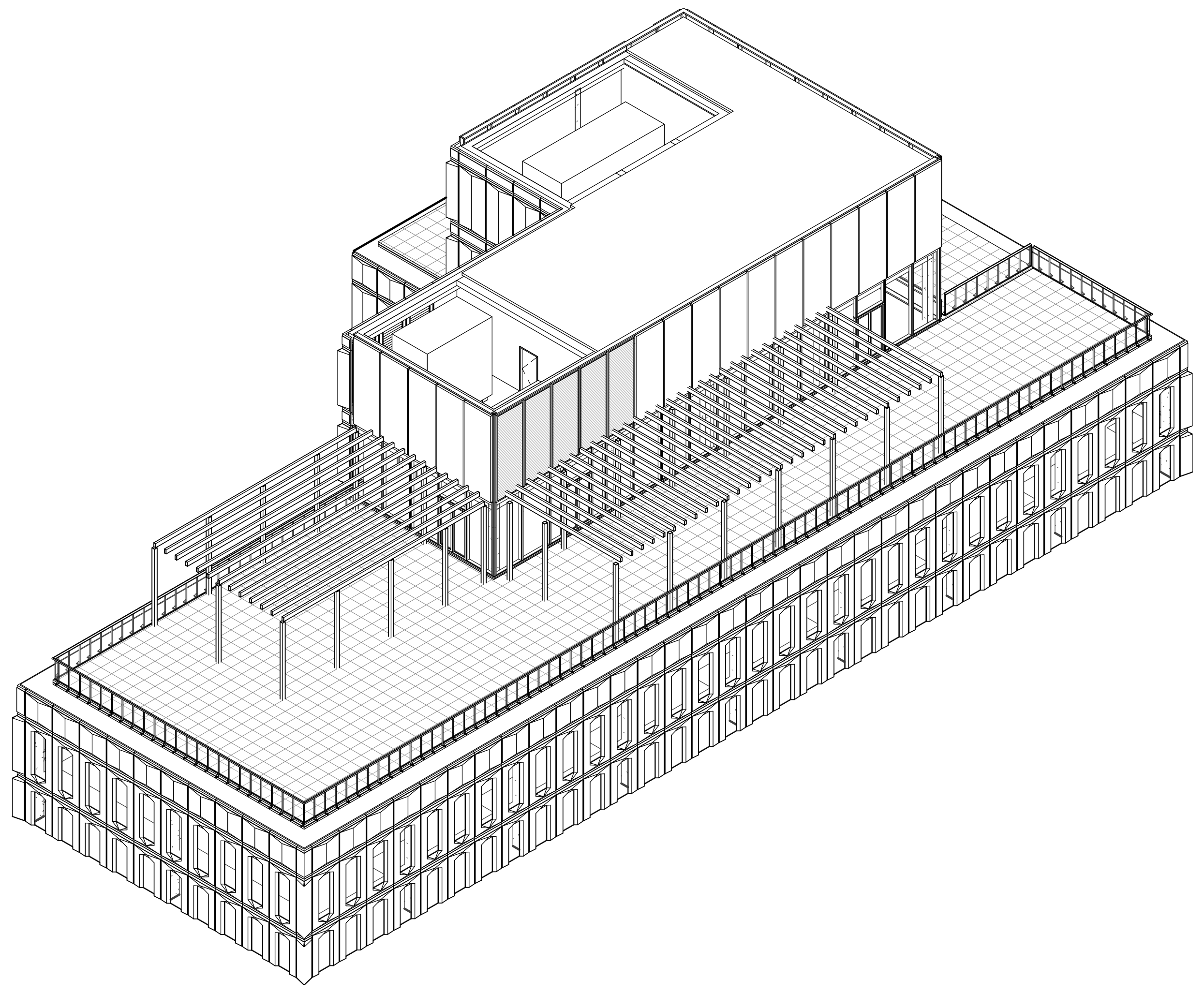
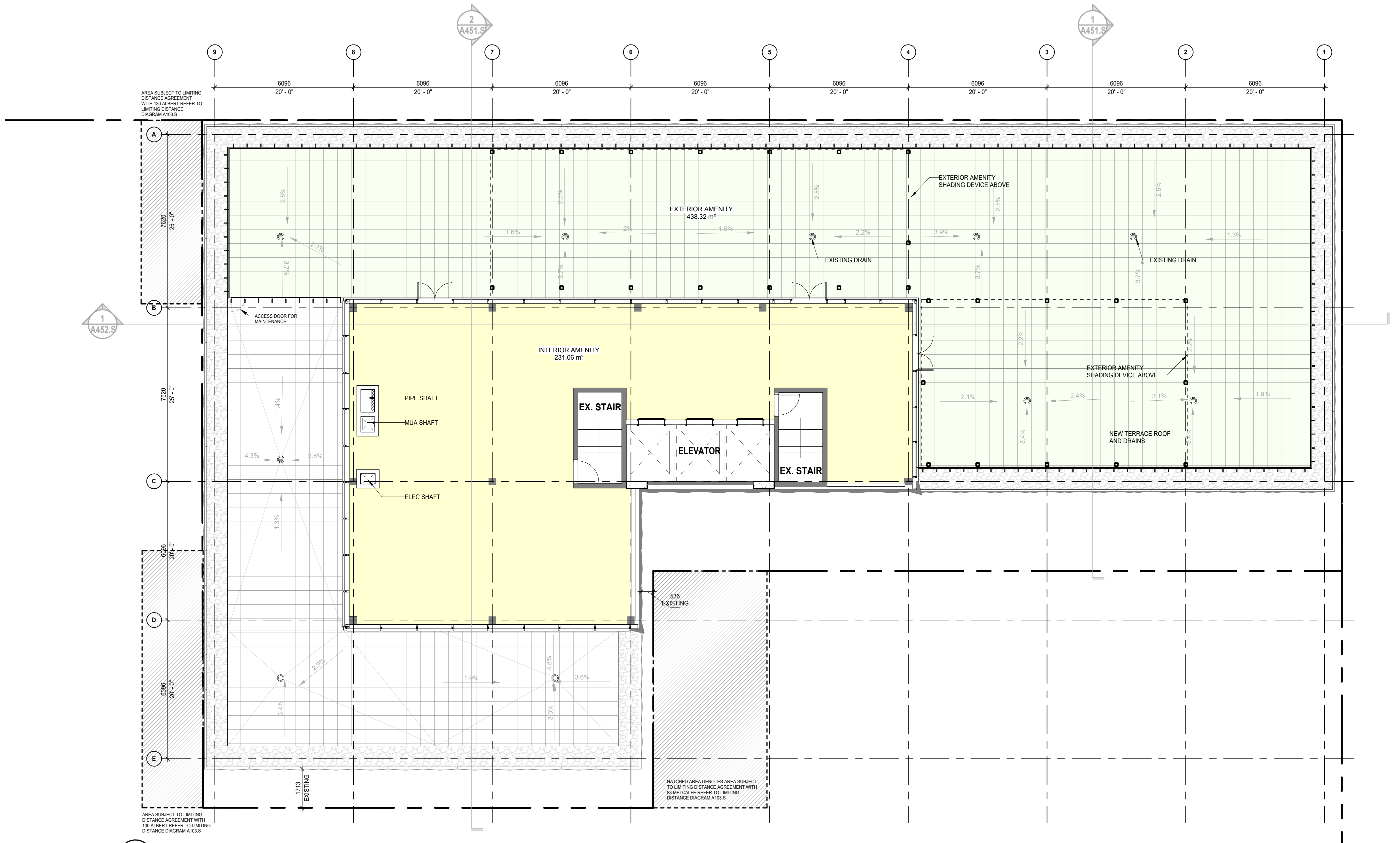
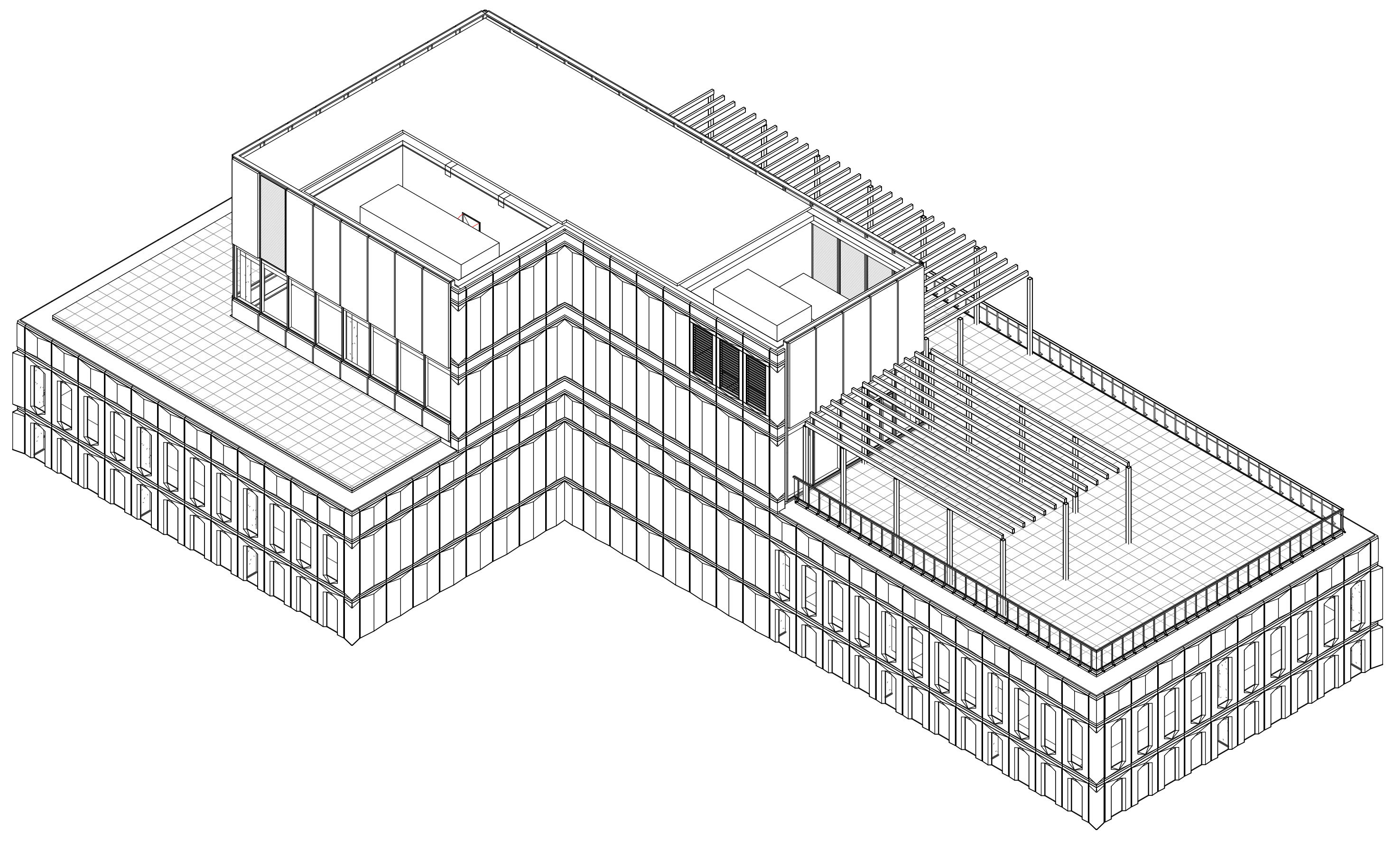
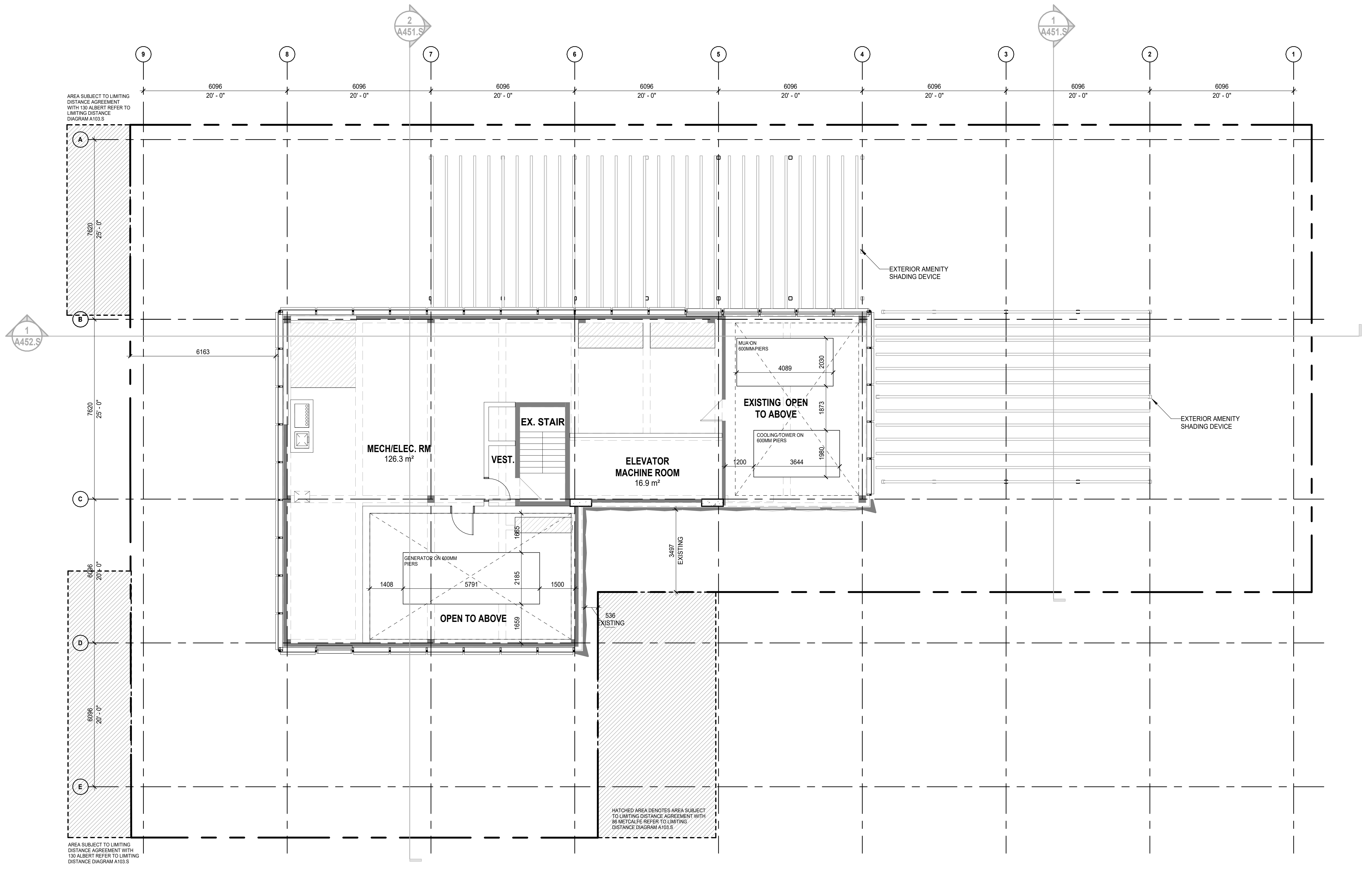



2
A451.S
1
A451.S
9
8
7
6
5
4
3
2
1
6096
20' - 0"
AREA SUBJECT TO LIMITING DISTANCE AGREEMENT WITH 130 ALBERT REFER TO LIMITING DISTANCE DIAGRAM A103.S
A
B
C
D
E
7620
25' - 0"
6096
20' - 0"
1
A452.S
EXTERIOR AMENITY
438.32 m²
EXTERIOR AMENITY SHADING DEVICE ABOVE
EXISTING DRAIN
ACCESS DOOR FOR MAINTENANCE
INTERIOR AMENITY
231.06 m²
PIPE SHAFT
MUA SHAFT
ELEC SHAFT
EX. STAIR
ELEVATOR
NEW TERRACE ROOF AND DRAINS
2.5%
2.7%
3.7%
1.6%
2%
2.2%
3.9%
1.3%
2.1%
2.4%
3.1%
1.9%
3.4%
1.4%
4.3%
3.6%
2.9%
4.8%
3.3%
536
EXISTING
1713
EXISTING
HATCHED AREA DENOTES AREA SUBJECT TO LIMITING DISTANCE AGREEMENT WITH 88 METCALFE REFER TO LIMITING DISTANCE DIAGRAM A103.S

1 A203.S ROOF / AMENITY LEVEL





2 A203.S MPH

◜	NEW DOOR
◸	EXISTING DOOR
▬	EXISTING WALL
▭	NEW WALL
▨	NEW INFILL SLAB

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PROJECT	SCALE	DRAWN	REVIEWED

Amenity Level Floor Plan &
Mechanical Penthouse Floor Plan

A203.S

2026-08-25 2:36:10 PM

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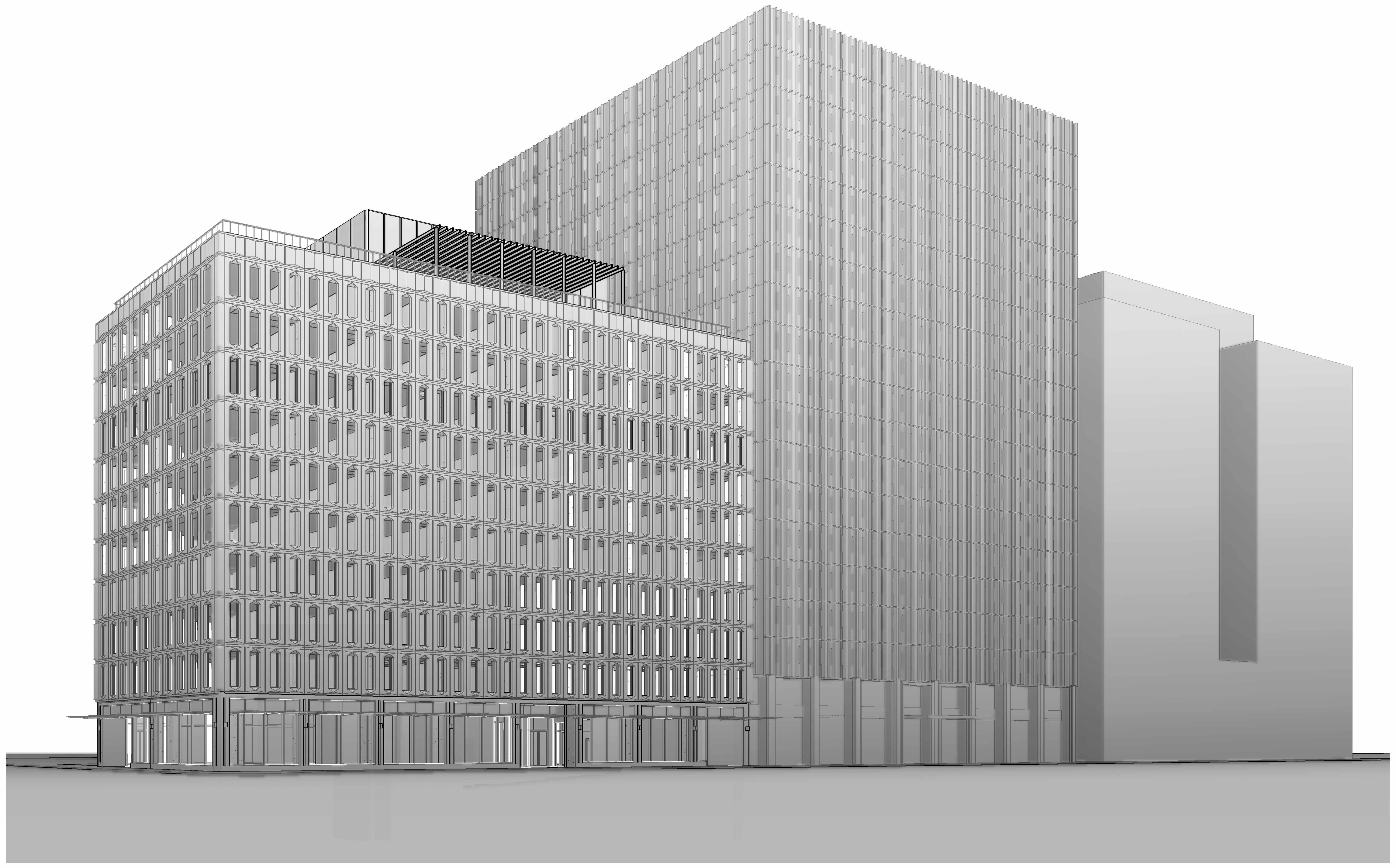

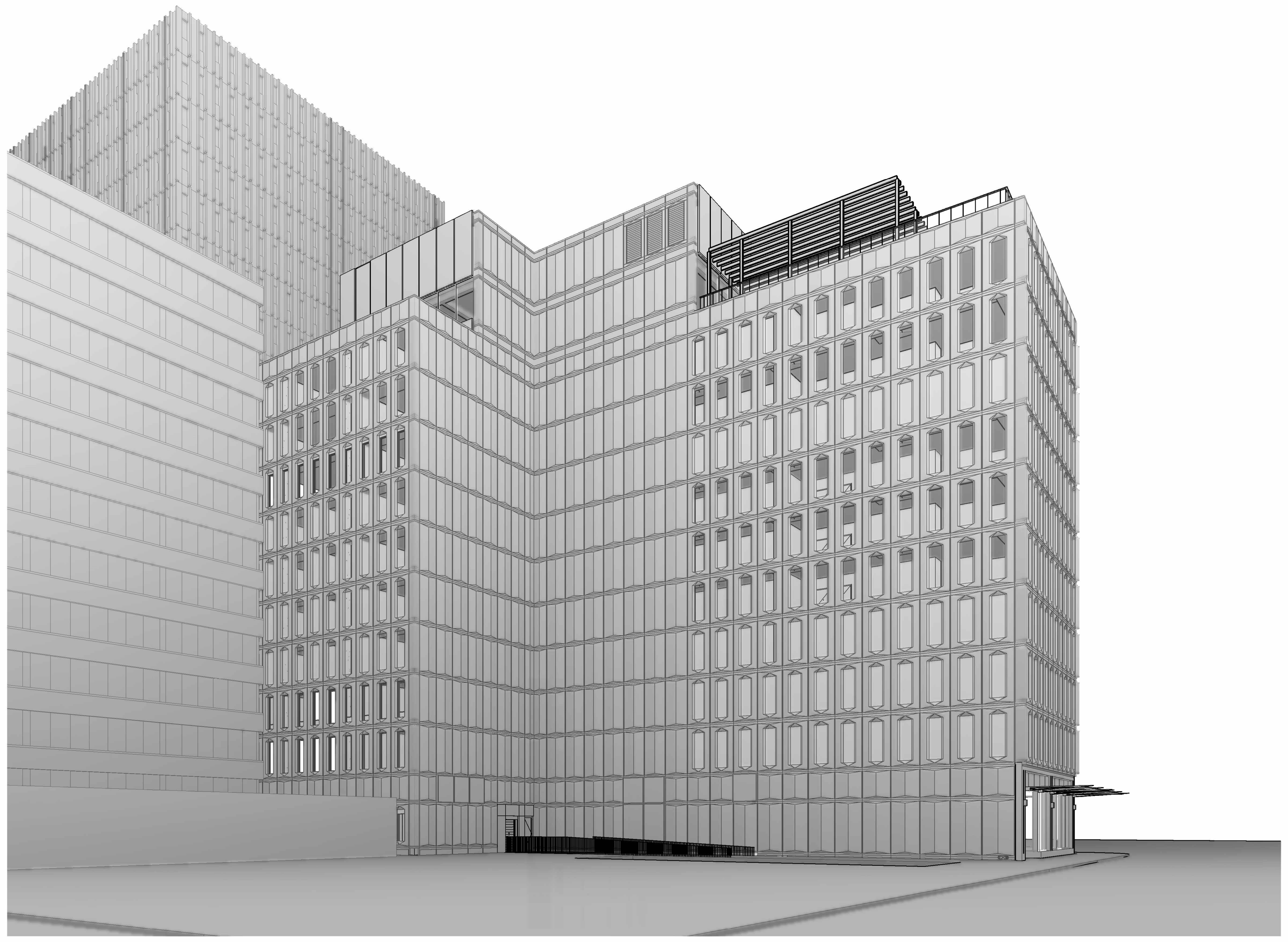

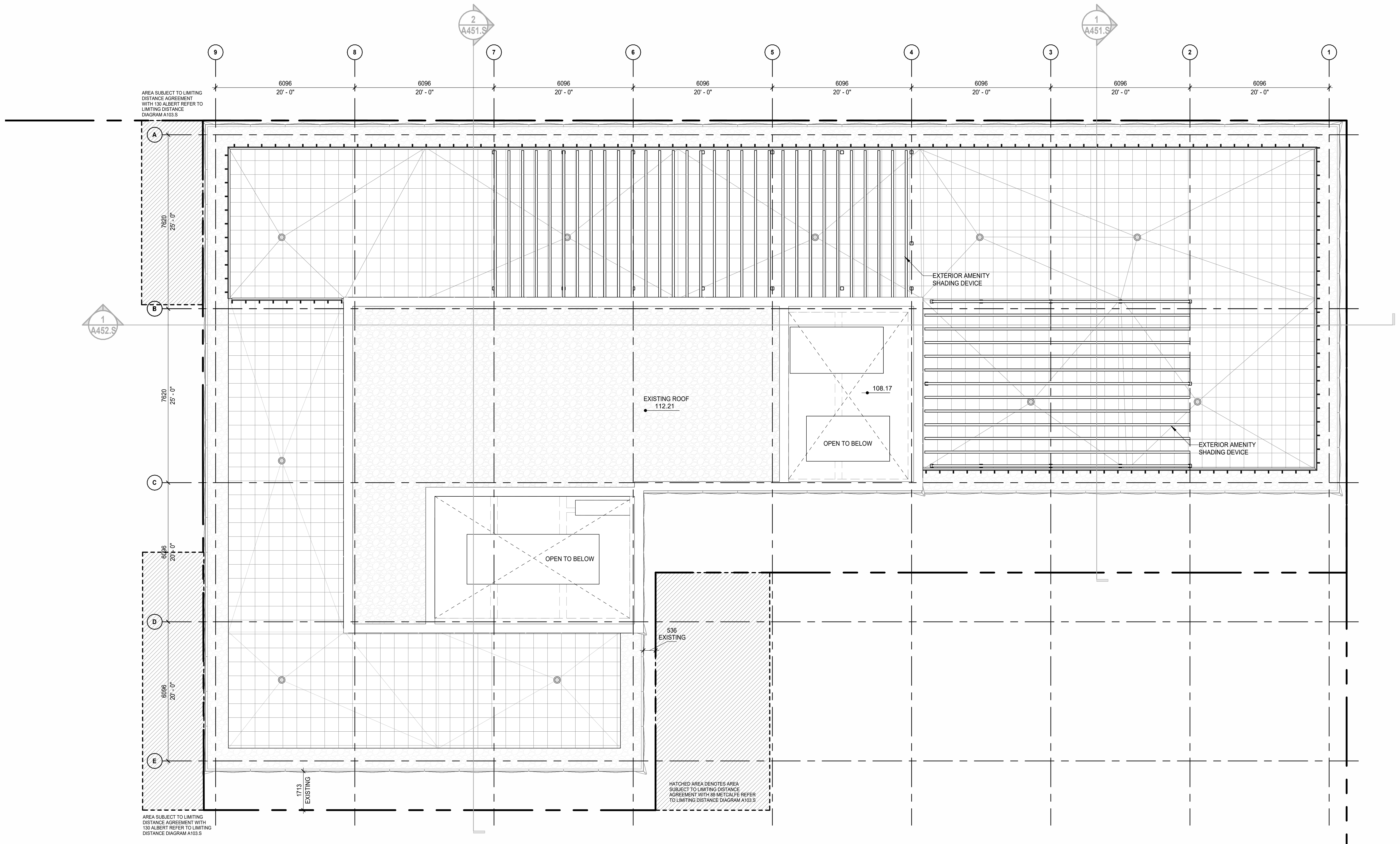
2
A451.S
1
A451.S
9
8
7
6
5
4
3
2
1
6096
20' - 0"
AREA SUBJECT TO LIMITING DISTANCE AGREEMENT WITH 130 ALBERT REFER TO LIMITING DISTANCE DIAGRAM A103.S
A
B
C
D
E
7620
25' - 0"
6096
20' - 0"
1
A452.S
EXTERIOR AMENITY SHADING DEVICE
EXISTING ROOF
112.21
108.17
OPEN TO BELOW
EXTERIOR AMENITY SHADING DEVICE
OPEN TO BELOW
536
EXISTING
1713
EXISTING
AREA SUBJECT TO LIMITING DISTANCE AGREEMENT WITH 130 ALBERT REFER TO LIMITING DISTANCE DIAGRAM A103.S
HATCHED AREA DENOTES AREA SUBJECT TO LIMITING DISTANCE AGREEMENT WITH 88 METCALFE REFER TO LIMITING DISTANCE DIAGRAM A103.S

1
A204.S
ROOF

NEW DOOR
EXISTING DOOR
▬ EXISTING WALL
▭ NEW WALL
▨ NEW INFILL SLAB

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Roof Plan

A204.S

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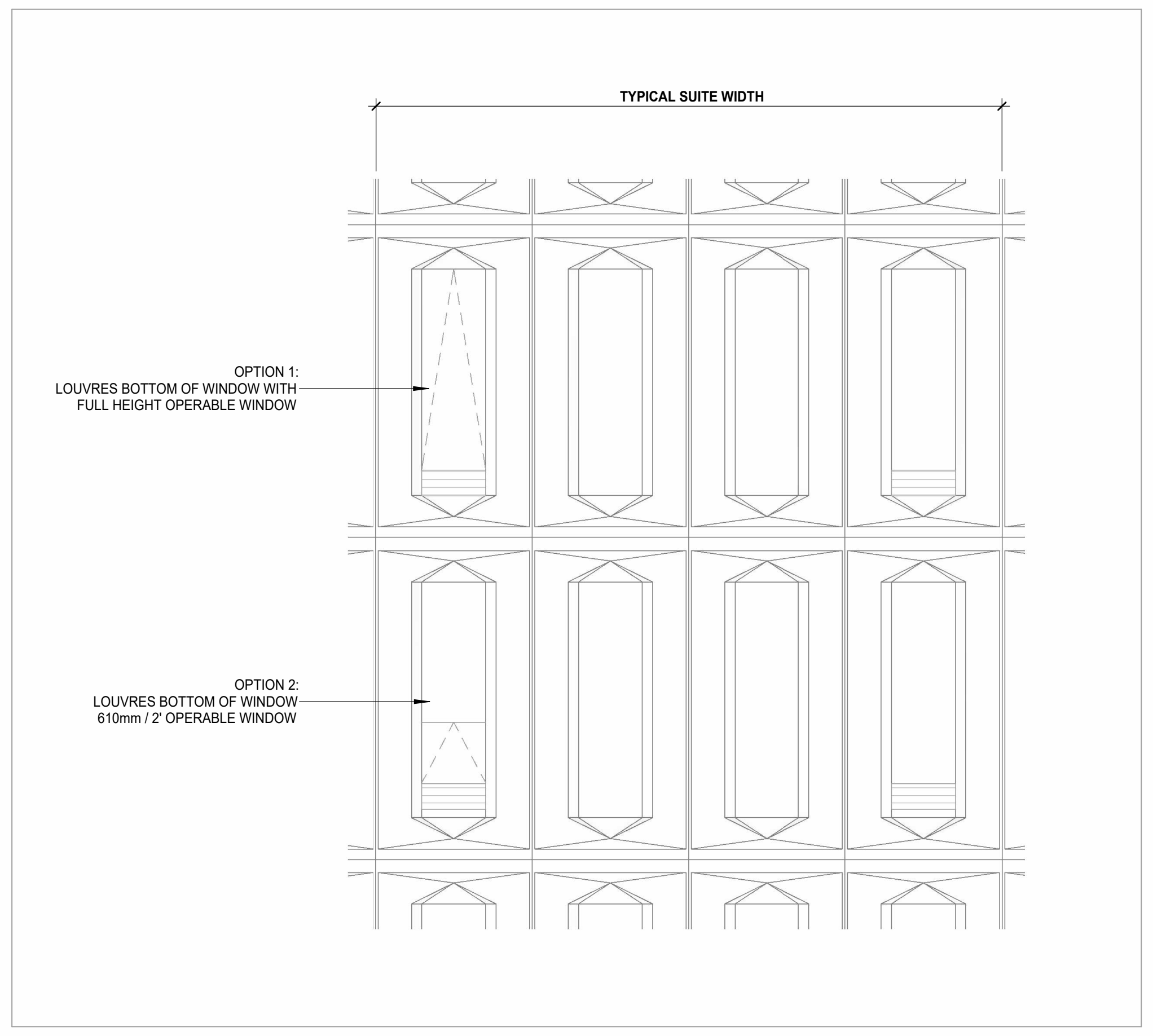
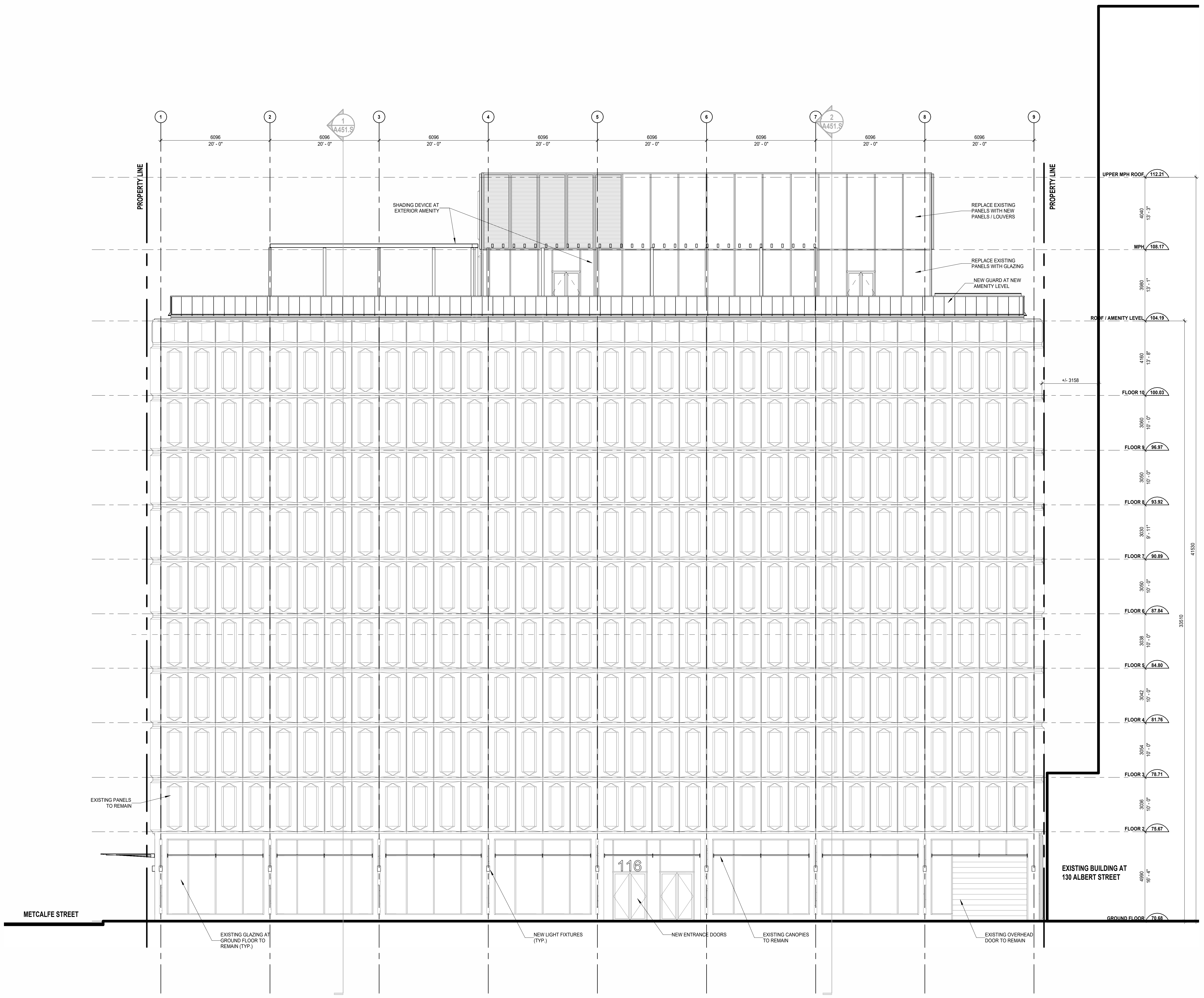
OPTIONS FOR APPROACH TO VENTING AND OPERABLE WINDOWS


TYPICAL SUITE WIDTH
OPTION 1:
LOUVRES BOTTOM OF WINDOW WITH
FULL HEIGHT OPERABLE WINDOW
OPTION 2:
LOUVRES BOTTOM OF WINDOW
610mm / 2' OPERABLE WINDOW



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North Building Elevation

A401.S

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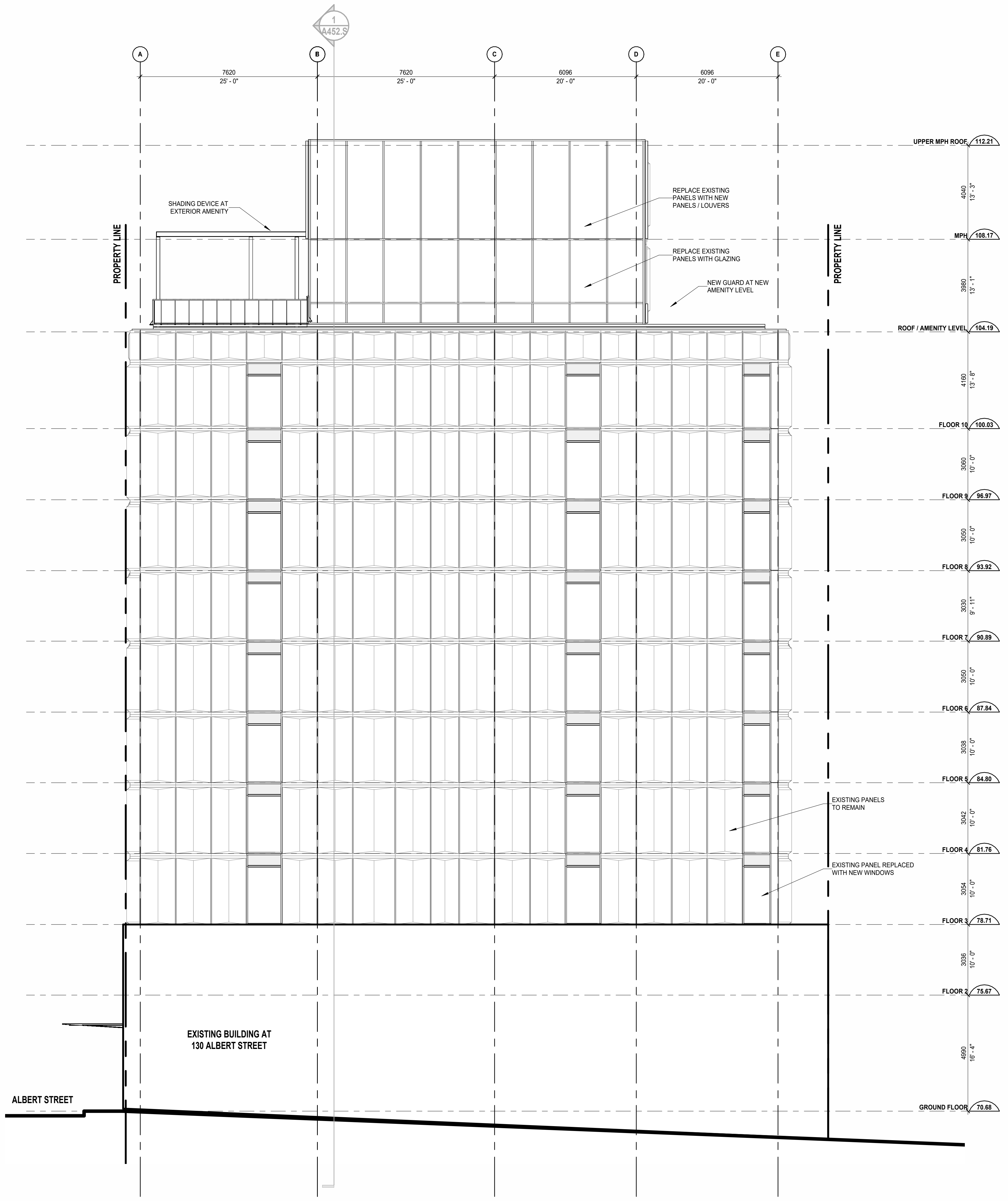
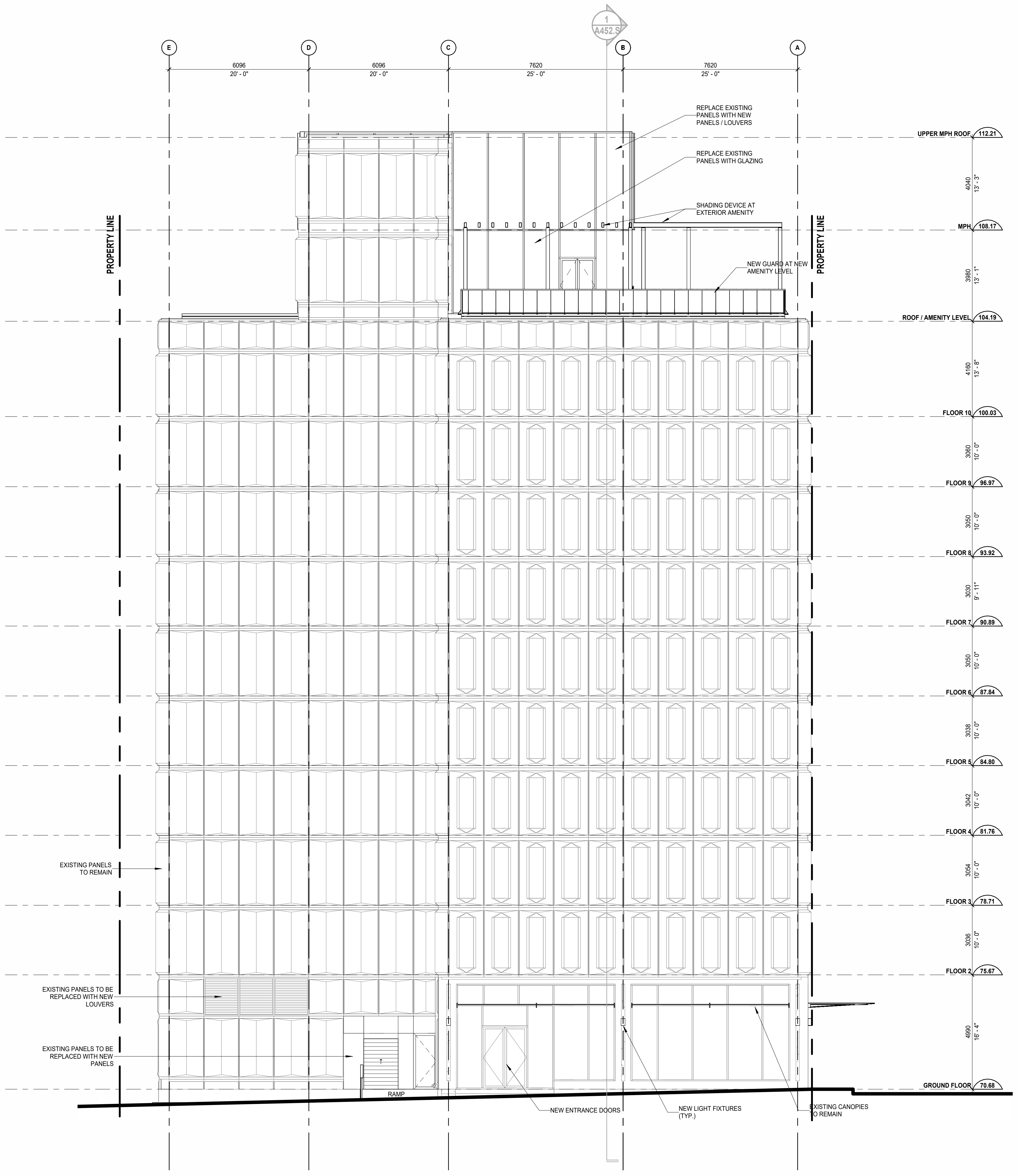
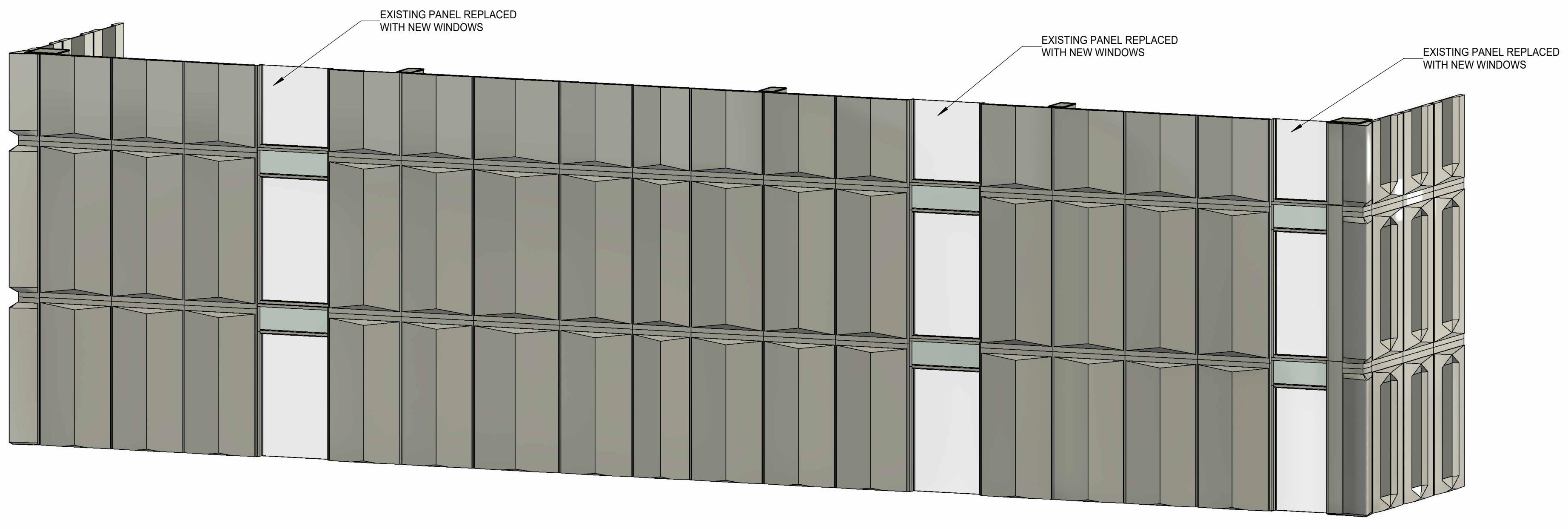


2
A402.S
WEST ELEVATION



1
A402.S
EAST ELEVATION



3
A402.S
NEW WINDOWS AT WEST

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East and West Building
Elevations

A402.S

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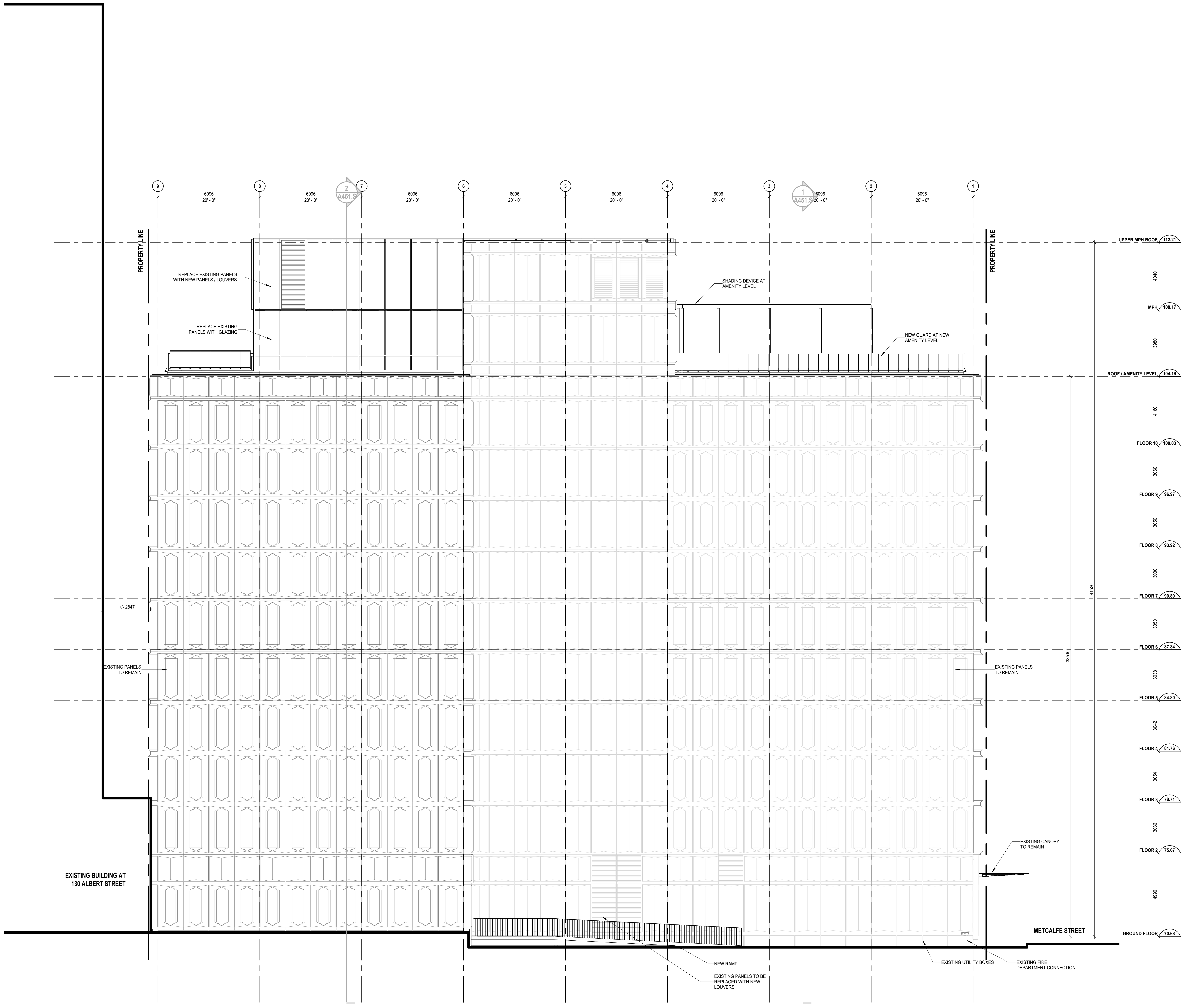
9
8
7
6
5
4
3
2
1
6096
20' - 0"
2
A451.S
1
A451.S
PROPERTY LINE
PROPERTY LINE
REPLACE EXISTING PANELS WITH NEW PANELS / LOUVERS
REPLACE EXISTING PANELS WITH GLAZING
SHADING DEVICE AT AMENITY LEVEL
NEW GUARD AT NEW AMENITY LEVEL
UPPER MPH ROOF 112.21
MPH 108.17
ROOF / AMENITY LEVEL 104.19
FLOOR 10 100.03
FLOOR 9 96.97
FLOOR 8 93.92
FLOOR 7 90.89
FLOOR 6 87.84
FLOOR 5 84.80
FLOOR 4 81.76
FLOOR 3 78.71
FLOOR 2 75.67
GROUND FLOOR 70.68
4040
3980
4160
3060
3050
3030
3050
3038
3042
3054
3036
4990
41530
33510
+/- 2847
EXISTING PANELS TO REMAIN
EXISTING PANELS TO REMAIN
EXISTING CANOPY TO REMAIN
EXISTING BUILDING AT 130 ALBERT STREET
METCALFE STREET
NEW RAMP
EXISTING PANELS TO BE REPLACED WITH NEW LOUVERS
EXISTING UTILITY BOXES
EXISTING FIRE DEPARTMENT CONNECTION

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South Building Elevation

A403.S

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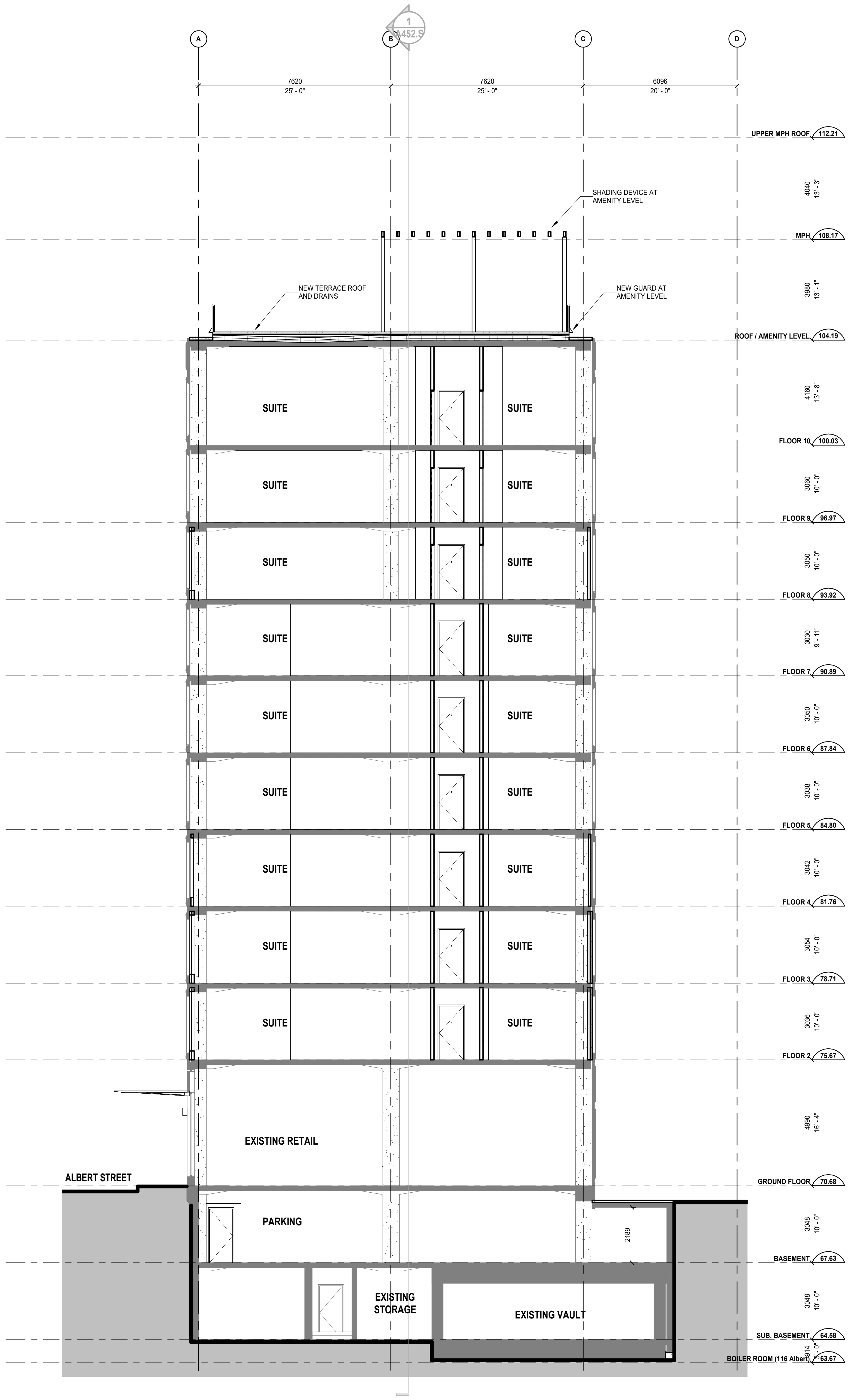
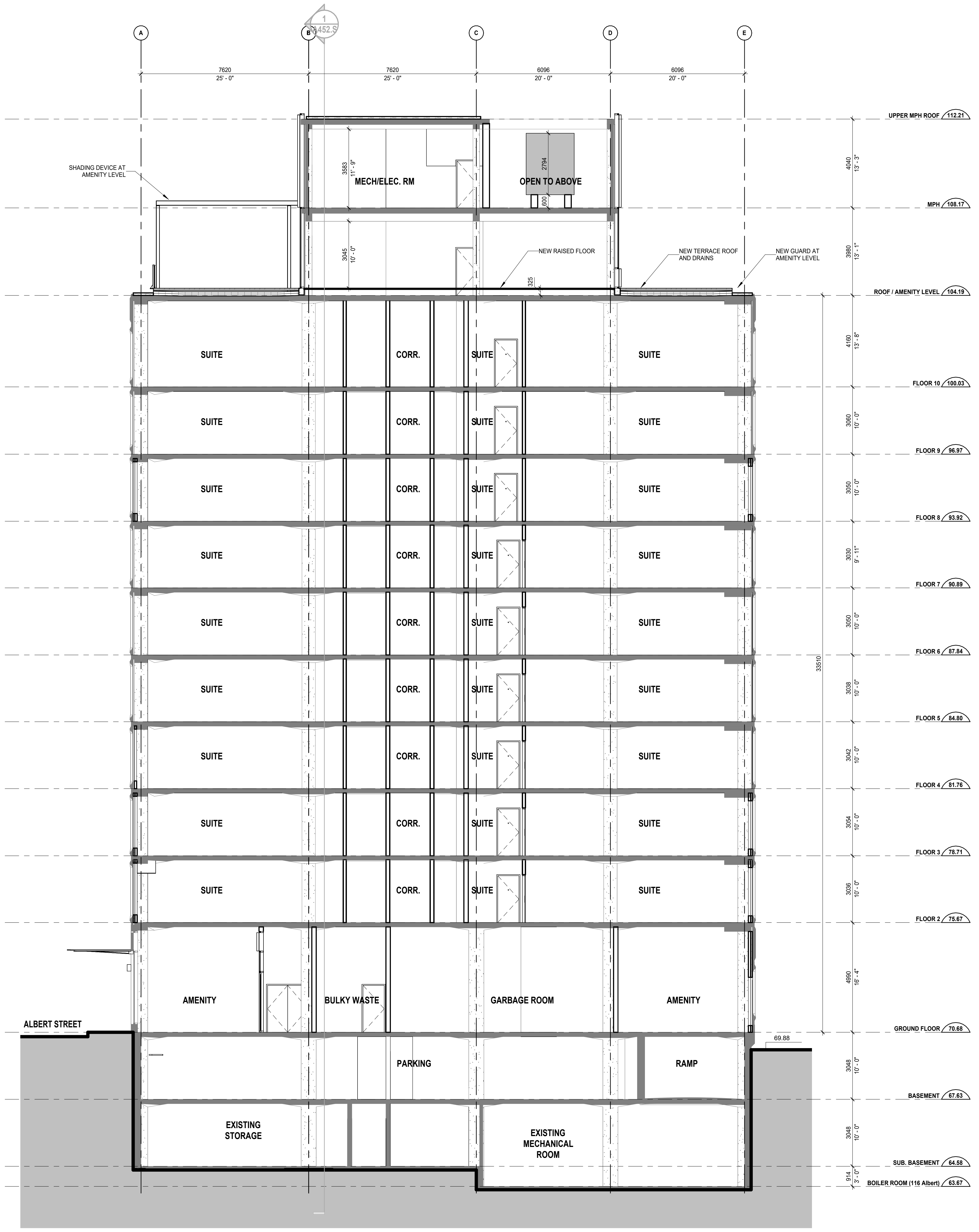


1
A451.S
North - South 1



2
A451.S
North - South 2

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Building Section

A451.S

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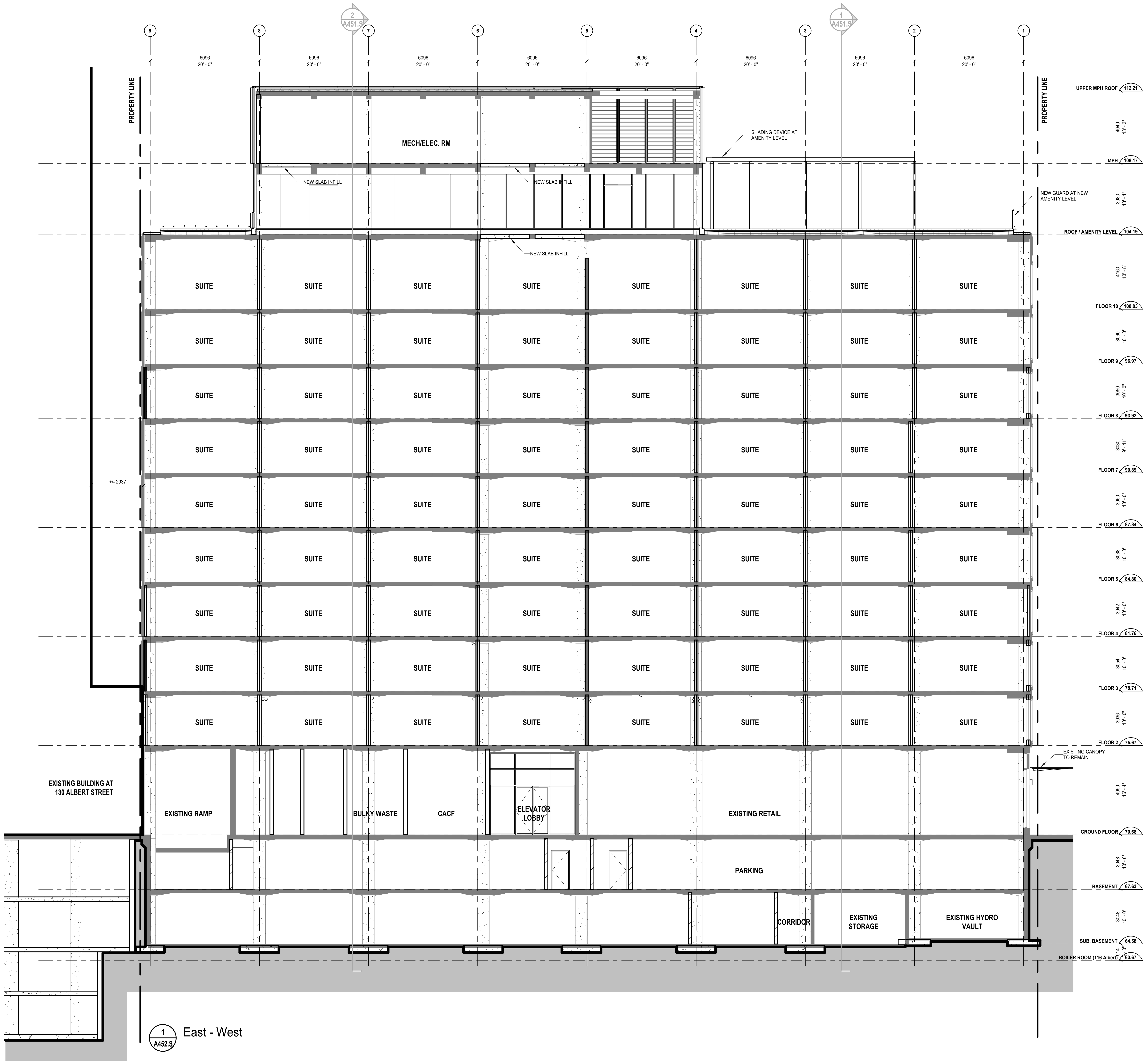

1
A452.S
East - West

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Building Section

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