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- 1 2021-06-25 ISSUED FOR OPA/ZBLA
- 1 2021-11-25 RE-ISSUED FOR OPA/ZBLA

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WELLDALE LIMITED PARTNERSHIP
200-180 KENT STREET
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Tel: 613-230-7051

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LANDSCAPE ARCHITECT

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Tel: 613-835-9934

KEYPLAN

SEAL

1186-1194
WELLINGTON ST W

OTTAWA, ON M5V 1G8

**ARCHITECTURAL
PACKAGE**

DRAWN: _____ CHECKED: _____
PLOT DATE: _____

RZ-01

ON100020-WELLINGTON

DRAWING LIST	
SHEET NAME	SHEET NUMBER
COVER SHEET	RZ-01
AERIAL VIEWS	RZ-02a
CONCEPTUAL VIEWS	RZ-02b
SITE PLAN, CONTEXT AND STATISTICS	RZ-03
P3,P2, P1 AND GROUND FLOOR PLANS	RZ-04
LEVEL 2 TO 6 FLOOR PLANS	RZ-05
LEVEL 7 TO MECH PH FLOOR PLANS	RZ-06
BUILDING ELEVATIONS	RZ-07
BUILDING SECTIONS	RZ-08
SHADOW STUDY MARCH/SEPT	RZ-09
SHADOW STUDY JUNE	RZ-10
SHADOW STUDY DECEMBER	RZ-11

DRAWING LIST	
SHEET NAME	SHEET NUMBER

1186-1194 WELLINGTON ST W
PROPOSED MIXED-USE DEVELOPMENT
OTTAWA, ON K1Y 2Z5

RE-ISSUED FOR OPA/ ZBLA
2021-11-25

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LANDSCAPE ARCHITECT

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KEYPLAN

SEAL

1186-1194
WELLINGTON ST W

OTTAWA, ON M5V 1G8
AERIAL VIEWS

DRAWN: CHECKED:
PLOT DATE:

RZ-02a



1 NORTHWEST
RZ-02a SCALE: NTS



2 NORTHEAST
RZ-02a SCALE: NTS



3 SOUTHEAST
RZ-02a SCALE: NTS



4 SOUTHWEST
RZ-02a SCALE: NTS

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1 WELLINGTON & PARKDALE
SCALE: NTS



2 WELLINGTON & HAMILTON
SCALE: NTS



3 HAMILTON & LANEWAY
SCALE: NTS



4 PARKDALE & LANEWAY
SCALE: NTS

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KEYPLAN

SEAL

1186-1194
WELLINGTON ST W

OTTAWA, ON M5V 1G8
CONCEPTUAL VIEWS

DRAWN: CHECKED:
PLOT DATE:

RZ-02b

PROJECT STATISTICS

1.0 SITE AREA

Overall Site Area	acres	sq.m.	sq.ft.
Site Area	0.617022139	2,497	26,877

2.0 GROSS FLOOR AREAS (GFA)*

Buildings GFA	GFA	No. of Levels	sq.m.	sq.ft.
Level Ground (total)	1,148.0	1	1,148.0	12,357
Level 2	1,295.0	1	1,295.0	13,939
Level 3-4	2,285.0	2	2,270.0	27,663
Level 5	1,088.0	1	1,088.0	11,711
Level 6	1,105.0	1	1,105.0	11,884
Level 7	463.0	1	463.0	4,984
Level 8-16	605.0	9	5,445.0	58,609
Total Proposed GFA		16	13,114.0	141,158

3.0 FLOOR SPACE INDEX (FSI)

Total Proposed GFA / Site Area	5.25
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4.0 GROSS SALEABLE AREAS (GSA)**

Buildings GSA	GFA	No. of Levels	sq.m.	sq.ft.
Level Ground (total)	1,186.0	1	1,186.0	12,786
Level 2	1,357.0	1	1,357.0	14,607
Level 3-4	1,348.0	2	2,696.0	29,020
Level 5	1,144.0	1	1,144.0	12,314
Level 6	1,162.0	1	1,162.0	12,508
Level 7	490.0	1	490.0	5,174
Level 8-16	642.0	9	5,778.0	62,194
Total Proposed GSA		16	13,813.0	148,682

5.0 GROSS BUILDING AREAS (GBA)*

Buildings GBA	GFA	No. of Levels	sq.m.	sq.ft.
Level Ground	1,955.0	1	1,955.0	21,043
Level 2	1,497.0	1	1,497.0	16,114
Level 3-4	1,490.0	2	2,980.0	32,076
Level 5	1,281.0	1	1,281.0	13,789
Level 6	1,300.0	1	1,300.0	13,963
Level 7	710.0	1	710.0	7,642
Level 8-16	750.0	9	6,750.0	72,656
Mech PH	490.0	1	490.0	5,274
Total Proposed GBA		17	16,963.0	182,588

6.0 GROSS CONSTRUCTION AREAS (GCA)**

Buildings GCA	GCA	No. of Levels	sq.m.	sq.ft.
Level P3	1,510.0	1	1,510.0	16,254
Level P2	2,265.0	1	2,265.0	24,380
Level P1	2,265.0	1	2,265.0	24,380
Level Ground	1,955.0	1	1,955.0	21,043
Level 2	1,061.0	1	1,061.0	11,408
Level 3-4	1,547.0	2	3,094.0	33,304
Level 5	1,547.0	1	1,547.0	16,652
Level 6	1,378.0	1	1,378.0	14,833
Level 7	1,378.0	1	1,378.0	14,833
Level 8-16	773.0	9	6,957.0	74,885
Mech PH	490.0	1	490.0	5,274
Total Proposed GCA		20	24,900.0	266,345

7.0 NO. OF RESIDENTIAL UNITS

Residential Units	Units / Floor	Levels	Units
Level Ground (total)	0	1	0
Level 2	20	1	20
Level 3-4	20	2	40
Level 5	17	1	17
Level 6	18	1	18
Level 7	9	1	9
Level 8-16	12	9	108
Total No. of Units		16	212

8.0 AMENITY

Total Amenity Required	Total
6 sq.m. per dwelling unit	1,272 sq.m.
Communal Amenity Required	Total
50% of total amenity	636 sq.m.
Private Amenity Required	Total
(Private balconies, terraces, patios)	636 sq.m.
Indoor Communal Amenity Provided	Total
Level 1	125 sq.m.
Level 7	135 sq.m.
Outdoor Communal Amenity Provided	Total
Level 7	410 sq.m.
Total Communal Amenity Provided	Total
	670 sq.m.
Total Private Amenity Provided	Total
(Private balconies, terraces, patios)	>636 sq.m.
Total Amenity Provided	Total
Total Communal + Total Private	>1,306 sq.m.

9.0 PARKING

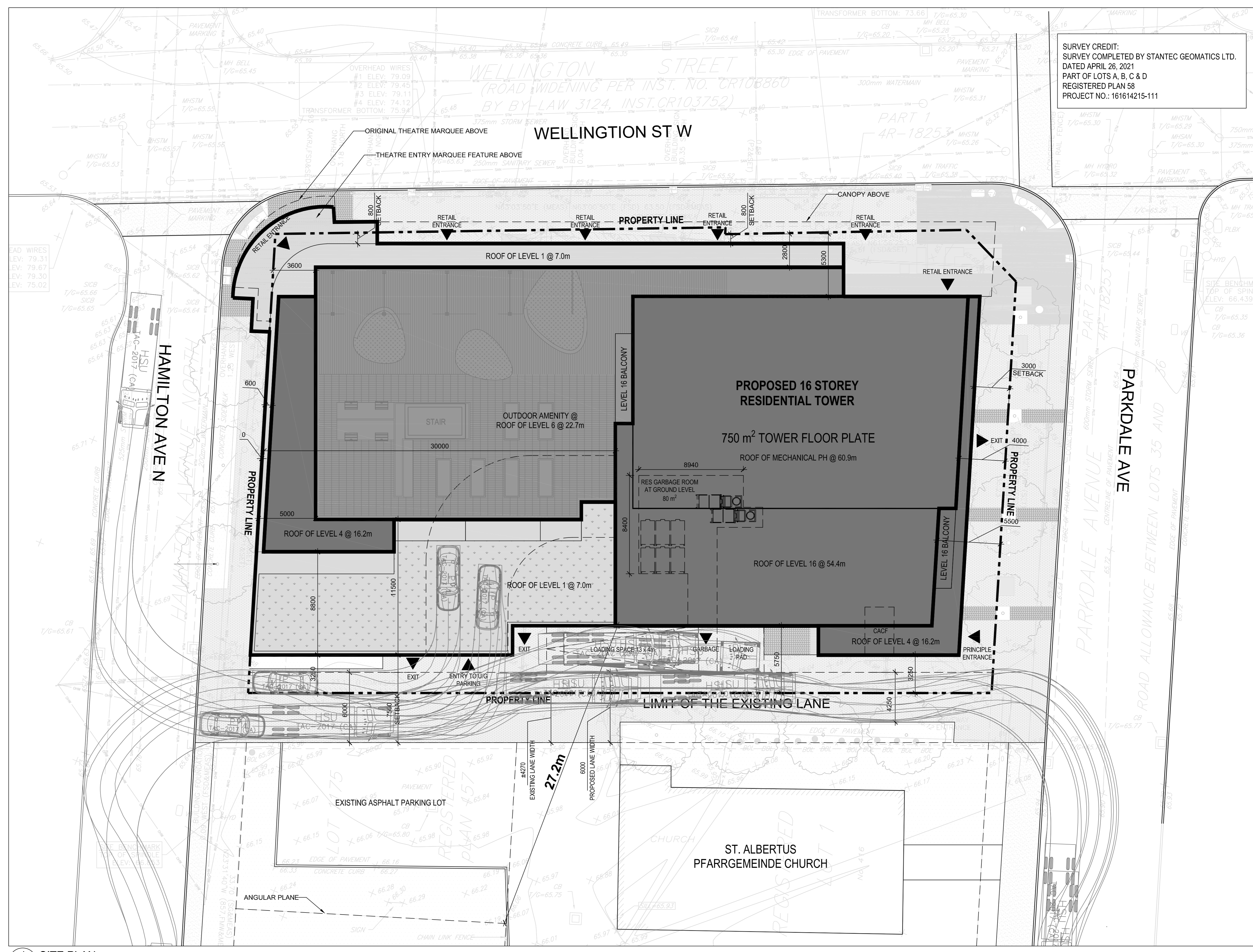
Parking Required	Residential	Visitor	Retail
Residential	0.5 per dwelling unit after first 12 units, minus 10 percent if all located below grade in same building	90	20
Visitor	0.1 per dwelling unit after first 12 units	20	0
Retail	1.25 per 100 m ² of GFA	0	15
Total Parking Required			125
Parking Provided	Residential	Visitor	Retail
Level P3	37	0	0
Level P2	60	0	0
Level P1	22	20	0
Total Parking Provided	119	20	0

10.0 BICYCLE PARKING

Total Residential Bicycle Spaces Required	Total
0.5 per dwelling unit	106
Total Retail Bicycle Spaces Required	Total
1 per 250 sq.m. of gross floor area	5
Total Residential Bicycle Spaces Provided	Total
Level P3	50
Level P2	72
Level P1	30
Level 1	60
Total Retail	212
Total Retail Bicycle Spaces Provided	Total
At Grade	5



2 CONTEXT PLAN
RZ-03 SCALE: 1:1250



1 SITE PLAN
RZ-03 SCALE: 1:150



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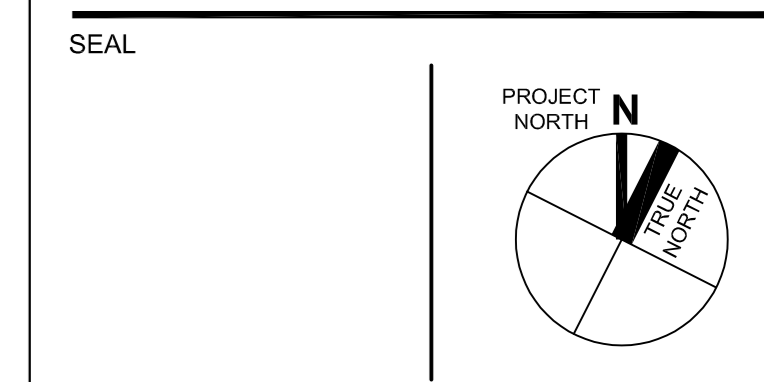
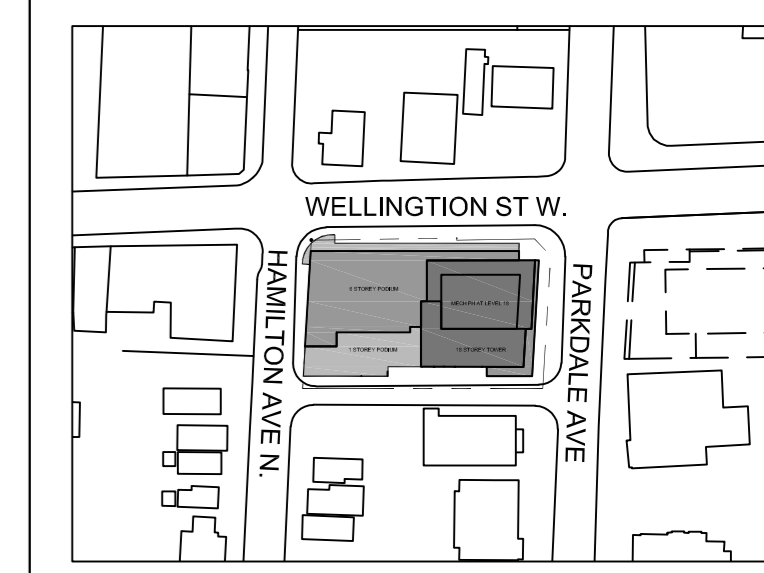
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1186-1194
WELLINGTON ST W

OTTAWA, ON M5V 1G8
SITE PLAN, CONTEXT & STATISTICS

DRAWN: CHECKED:

RZ-03

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LANDSCAPE ARCHITECT

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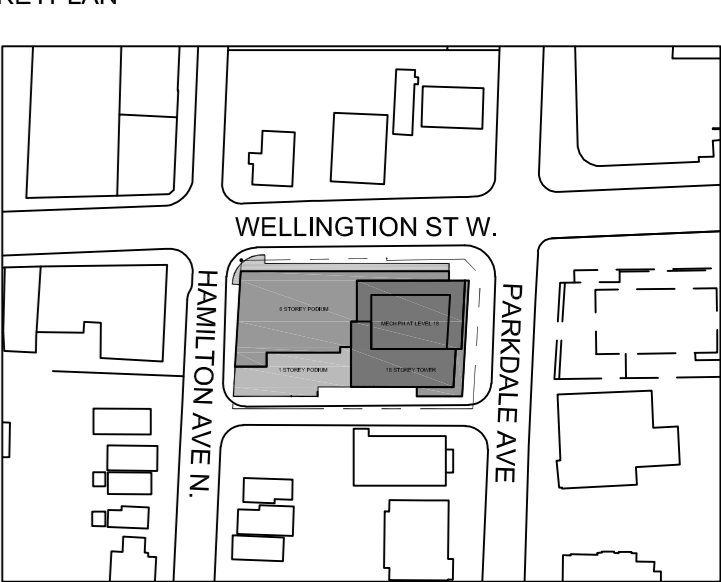
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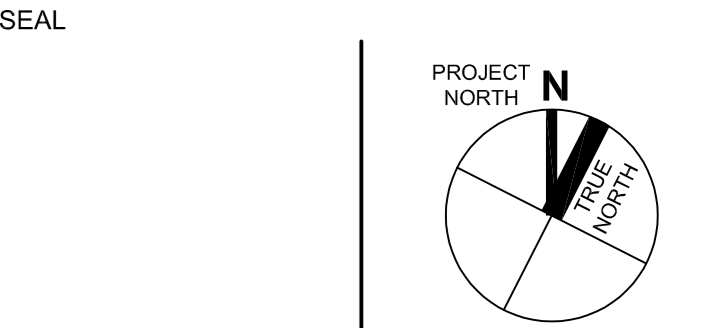
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KEYPLAN



SEAL



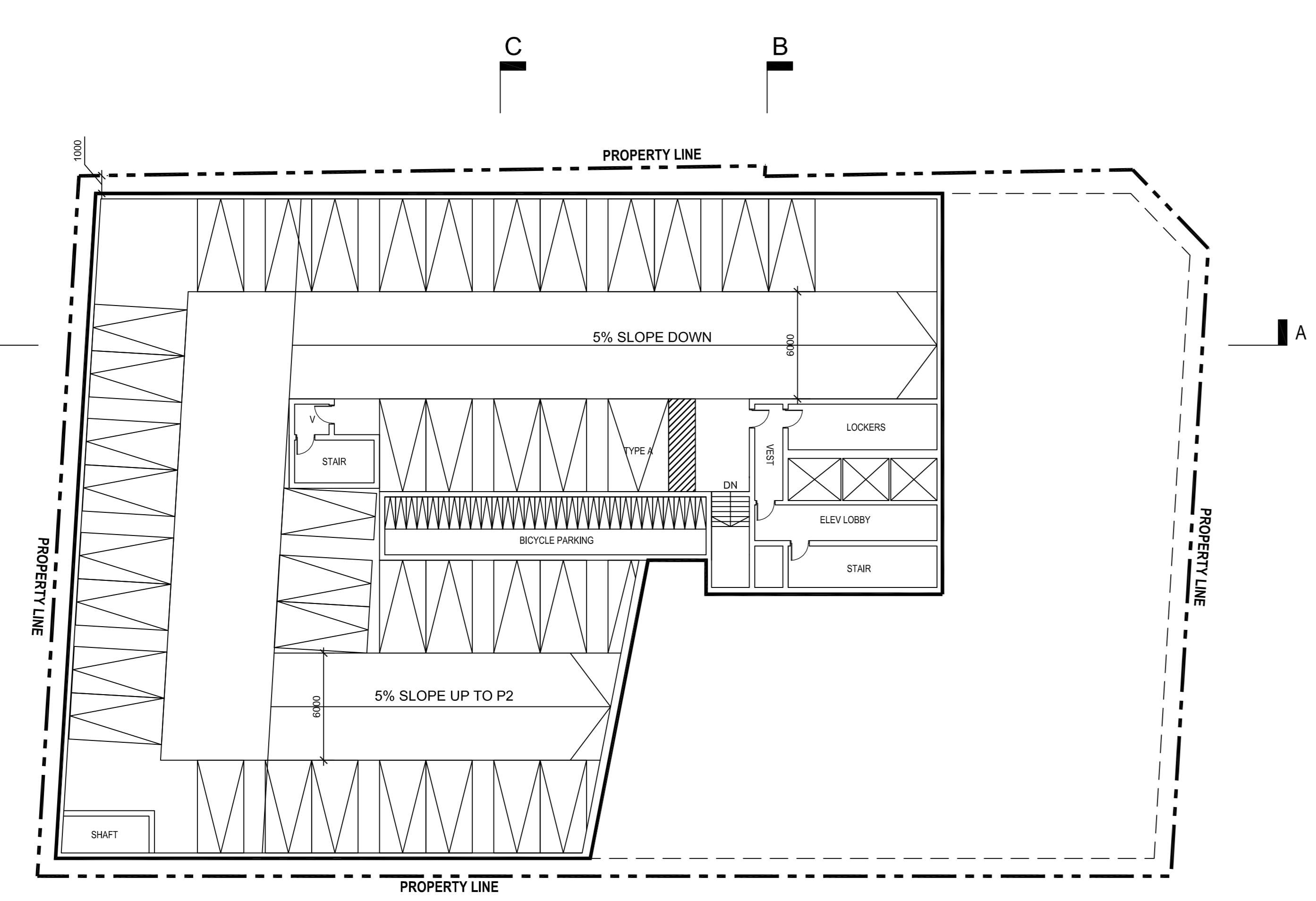
**1186-1194
WELLINGTON ST W**

OTTAWA, ON M5V 1G8

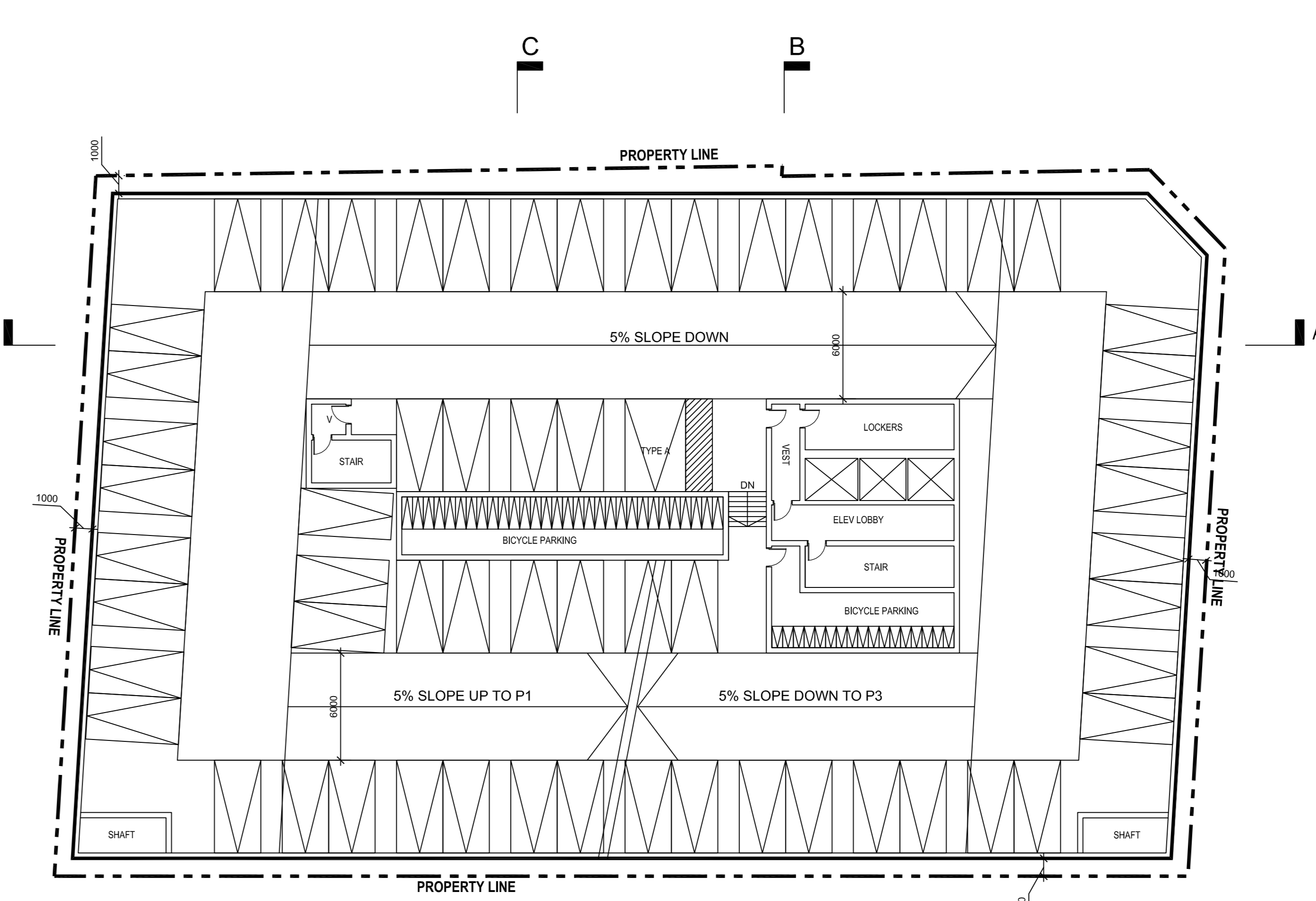
**P3, P2, P1 &
GROUND FLOOR
PLANS**

DRAWN: _____ CHECKED: _____
PLOT DATE: _____

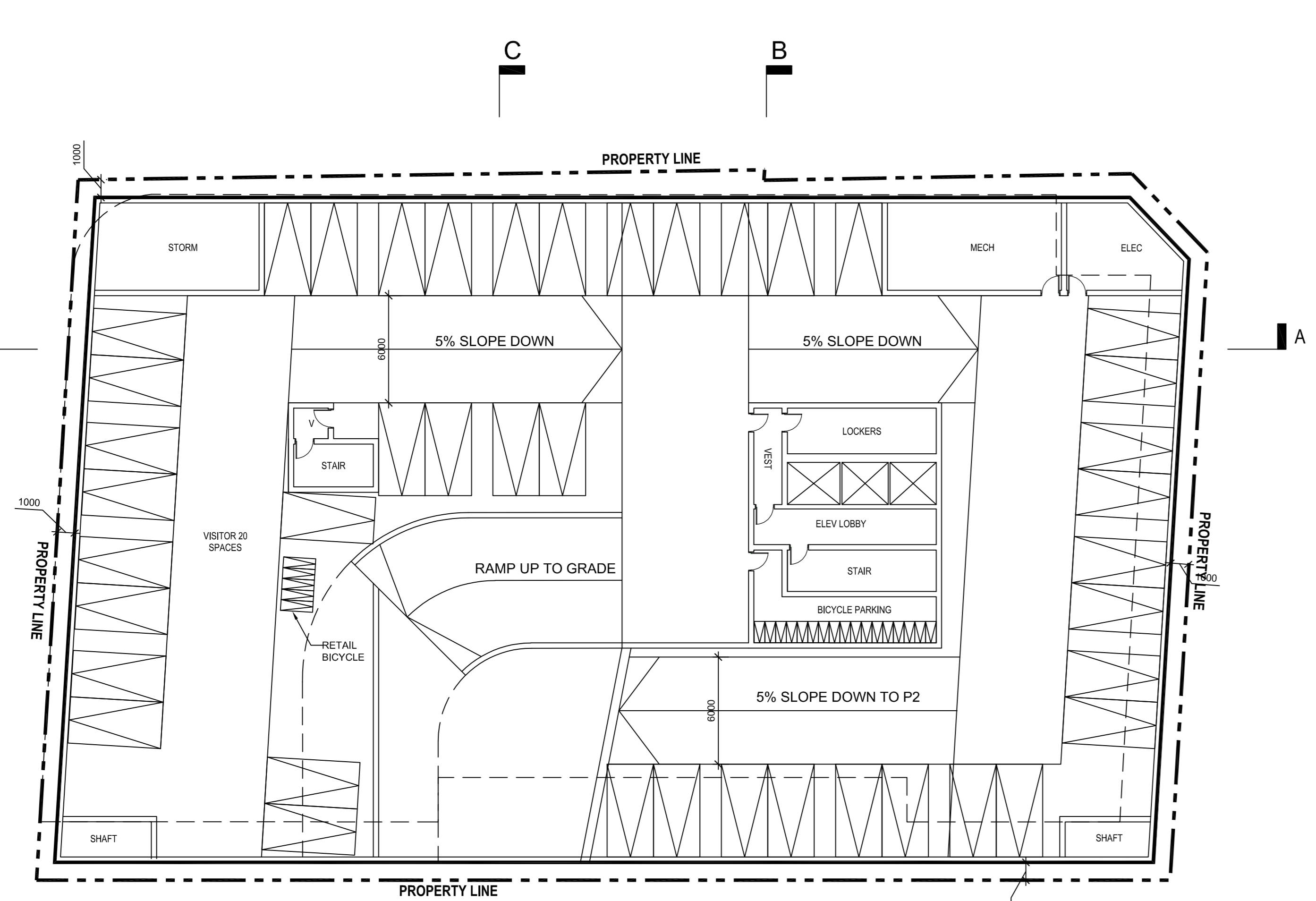
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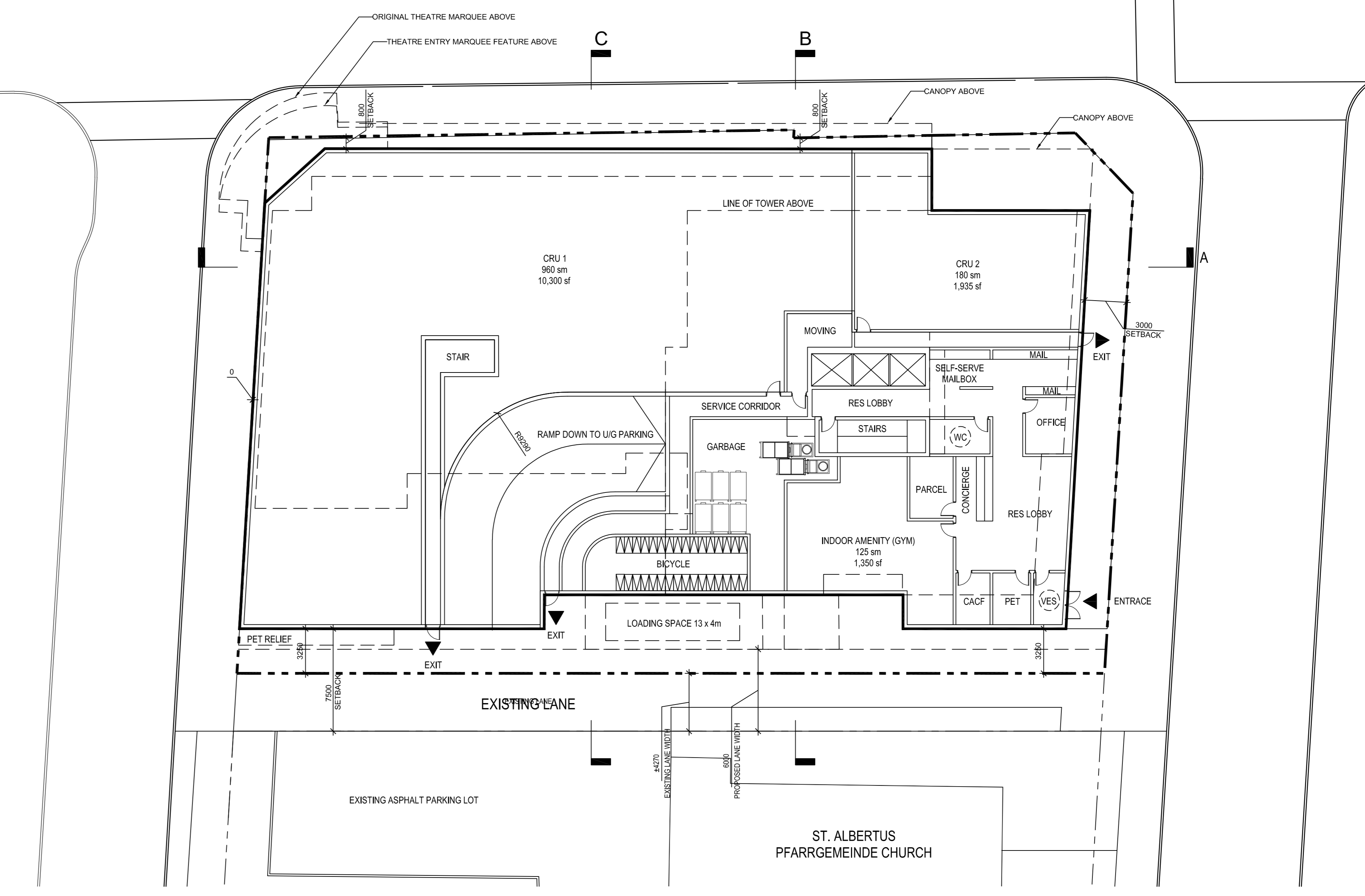
1 P3 PLAN
RZ-04 SCALE: 1:200



2 P2 PLAN
RZ-04 SCALE: 1:200



3 P1 PLAN
RZ-04 SCALE: 1:200



4 GROUND FLOOR PLAN
RZ-04 SCALE: 1:200

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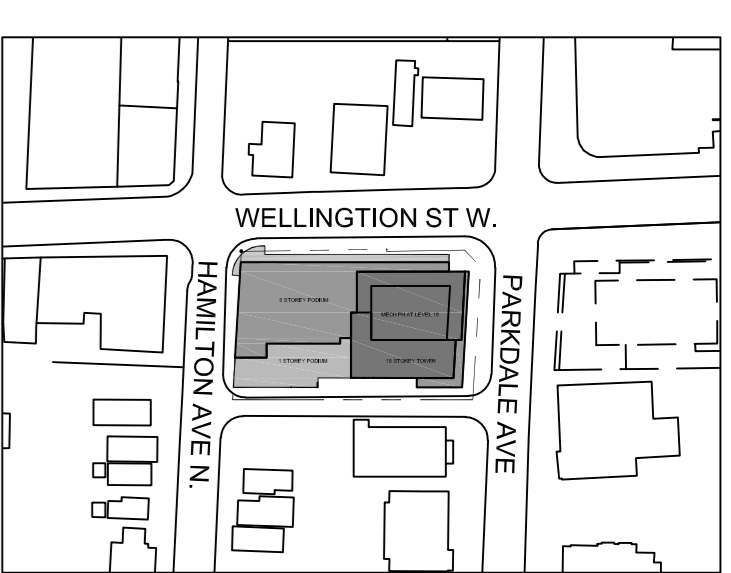
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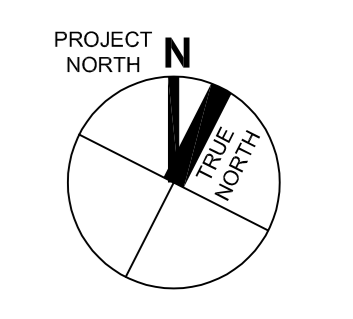
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KEY PLAN



SEAL



**1186-1194
WELLINGTON ST W**

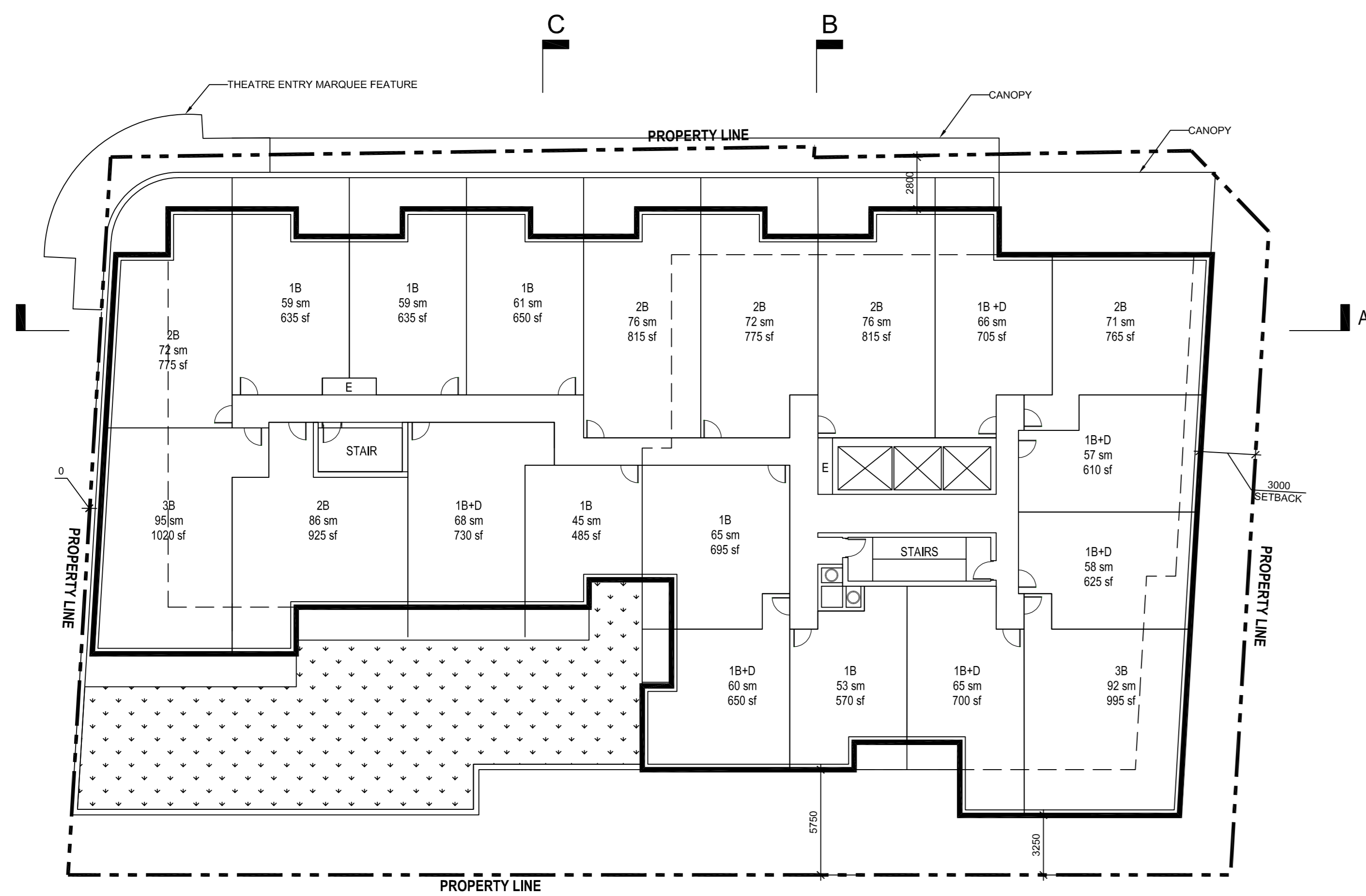
OTTAWA, ON M5V 1G8

**LEVEL 2-6 FLOOR
PLANS**

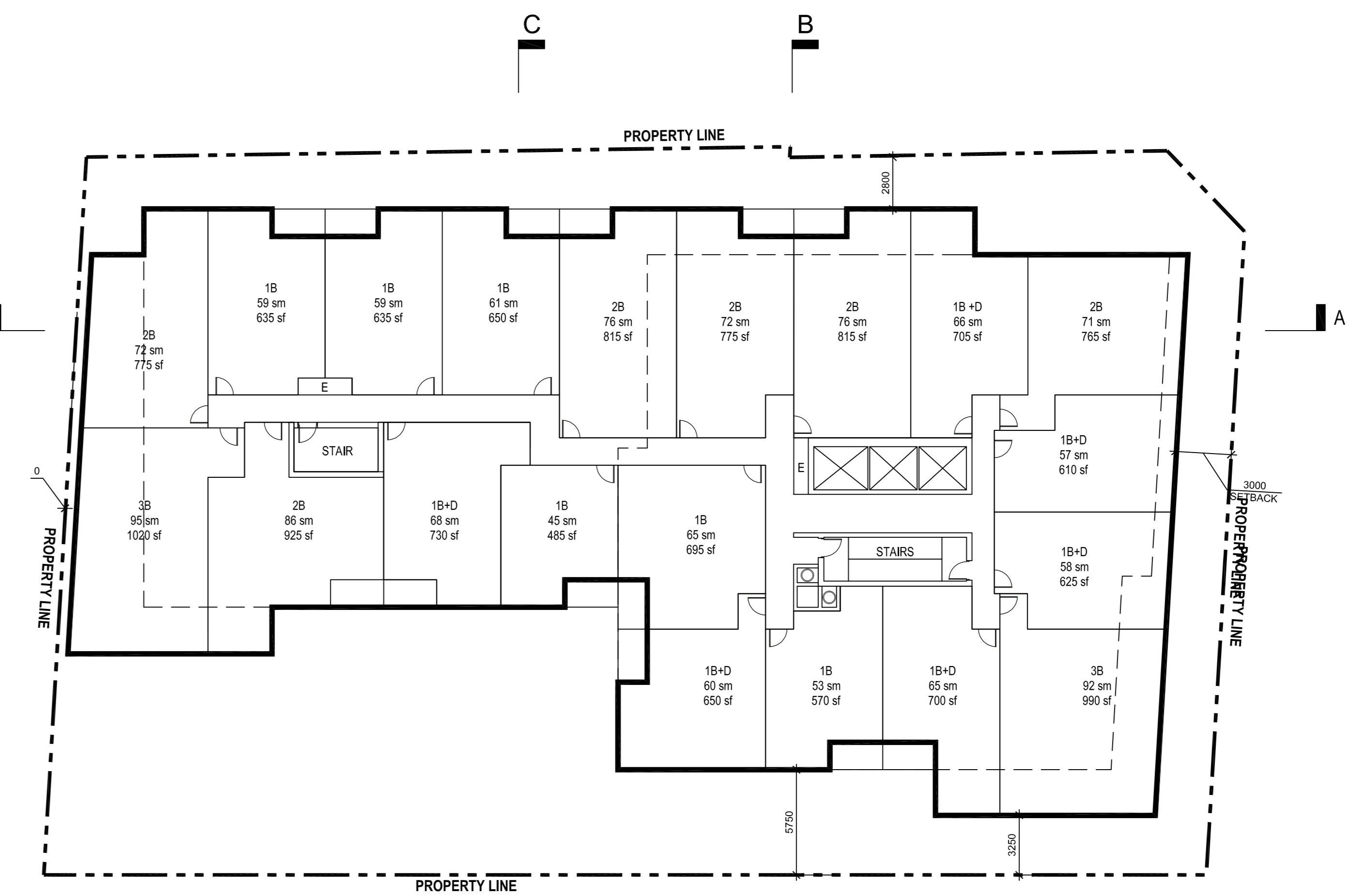
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RZ-05

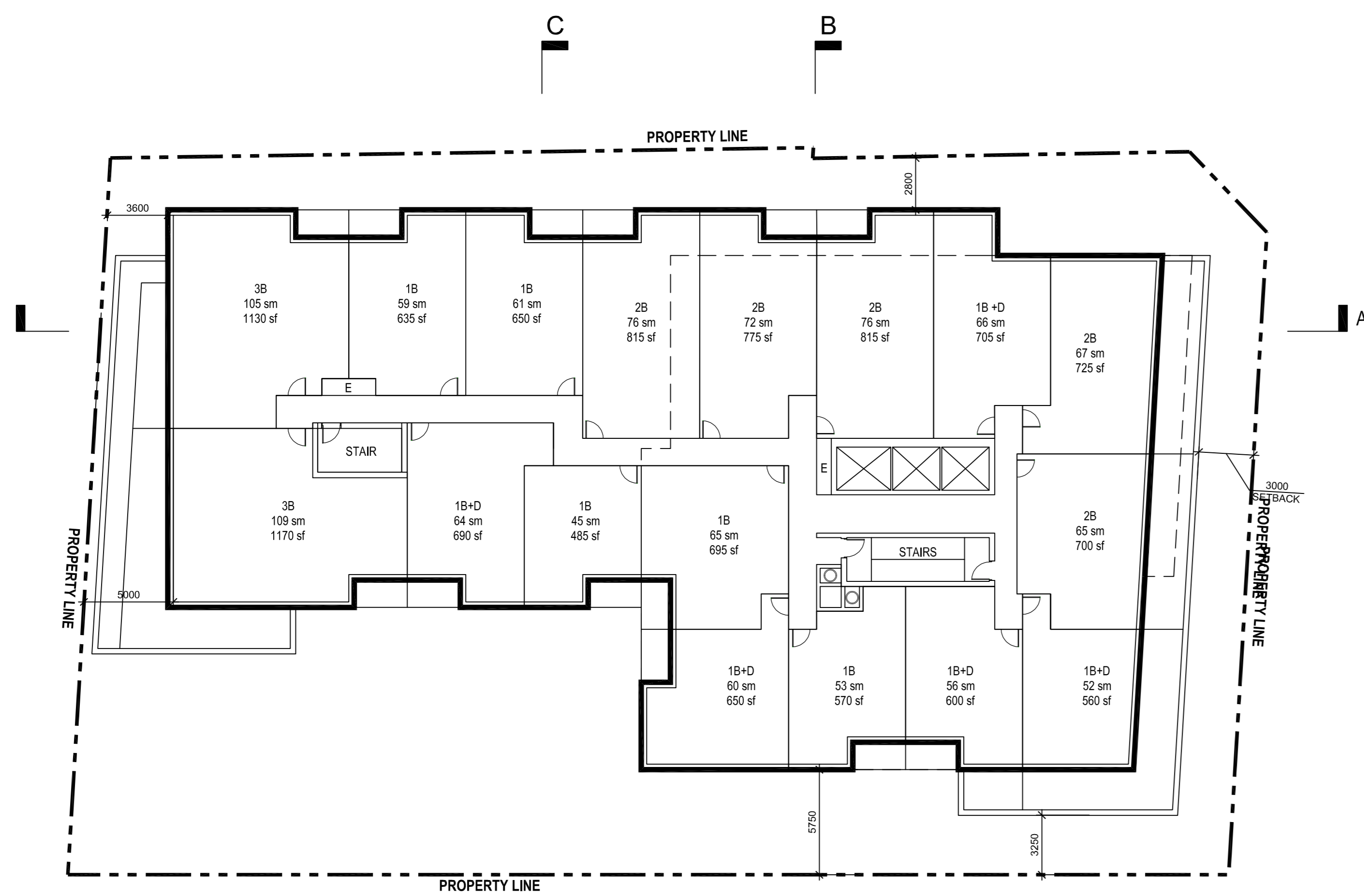
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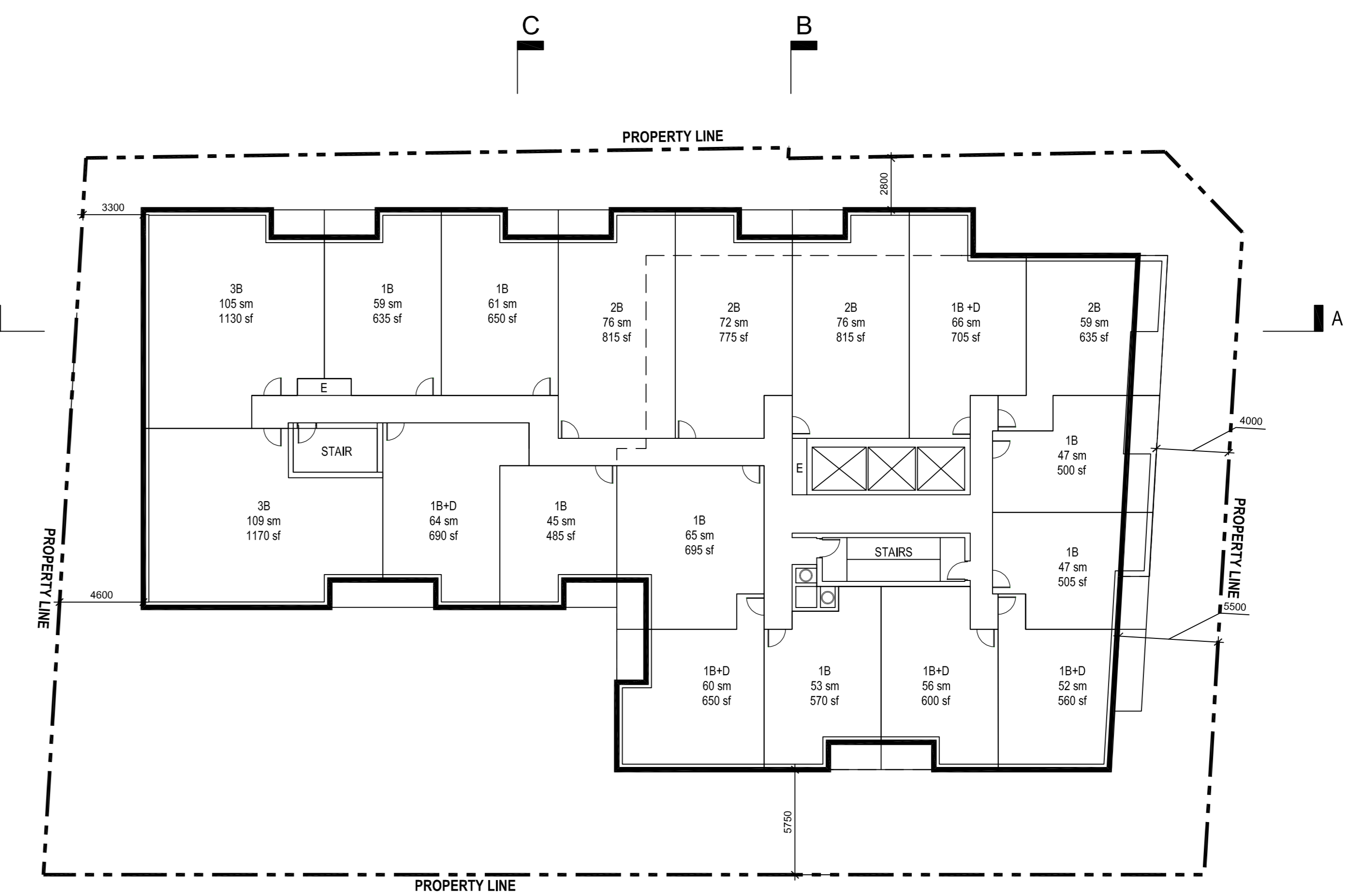
1 LEVEL 2 PLAN
RZ-05 SCALE: 1:200



2 LEVEL 3-4 PODIUM PLAN
RZ-05 SCALE: 1:200



3 LEVEL 5 PODIUM PLAN
RZ-05 SCALE: 1:200



4 LEVEL 6 PODIUM PLAN
RZ-05 SCALE: 1:200

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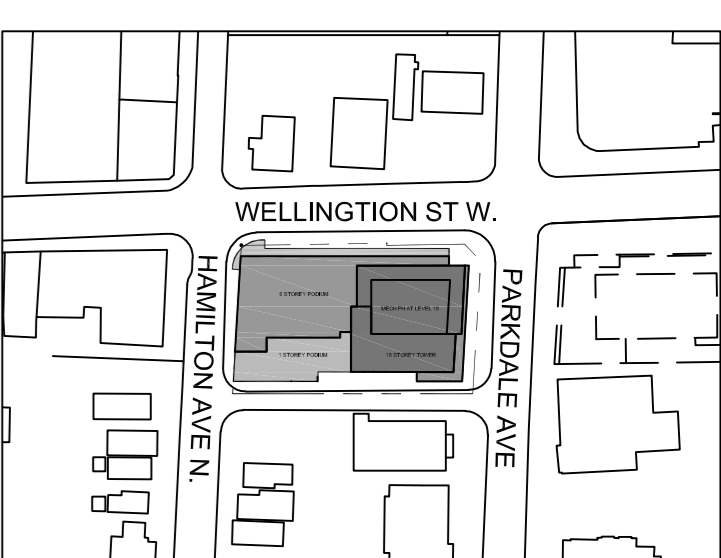
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STANTEC
 1331 CLYDE AVE, SUITE 400
 OTTAWA, ON K2C 3J4
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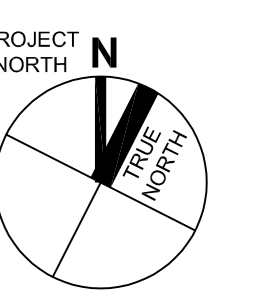
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KEYPLAN



SEAL



**1186-1194
 WELLINGTON ST W**

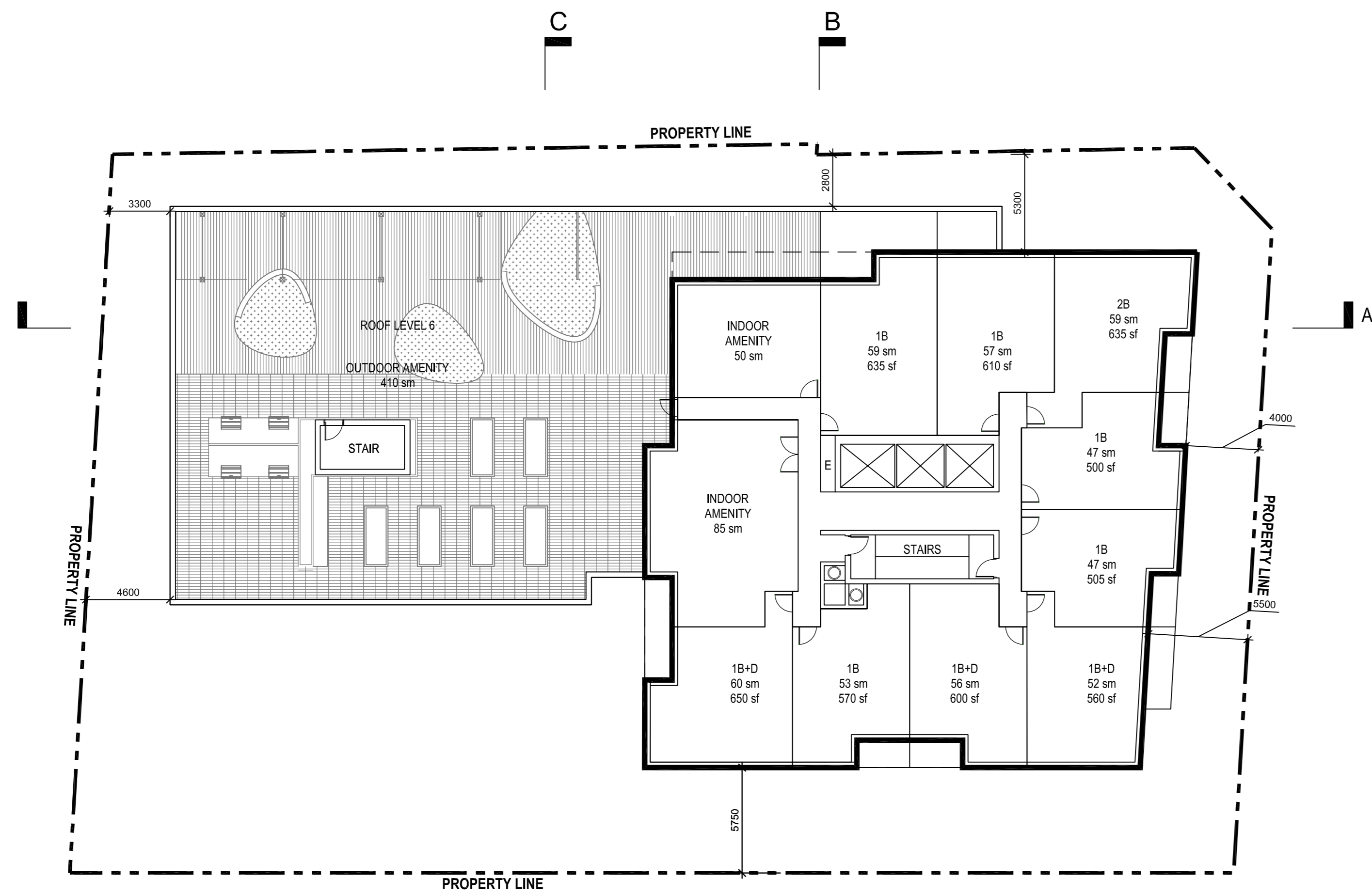
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**LEVEL 7-16
 FLOOR PLANS**

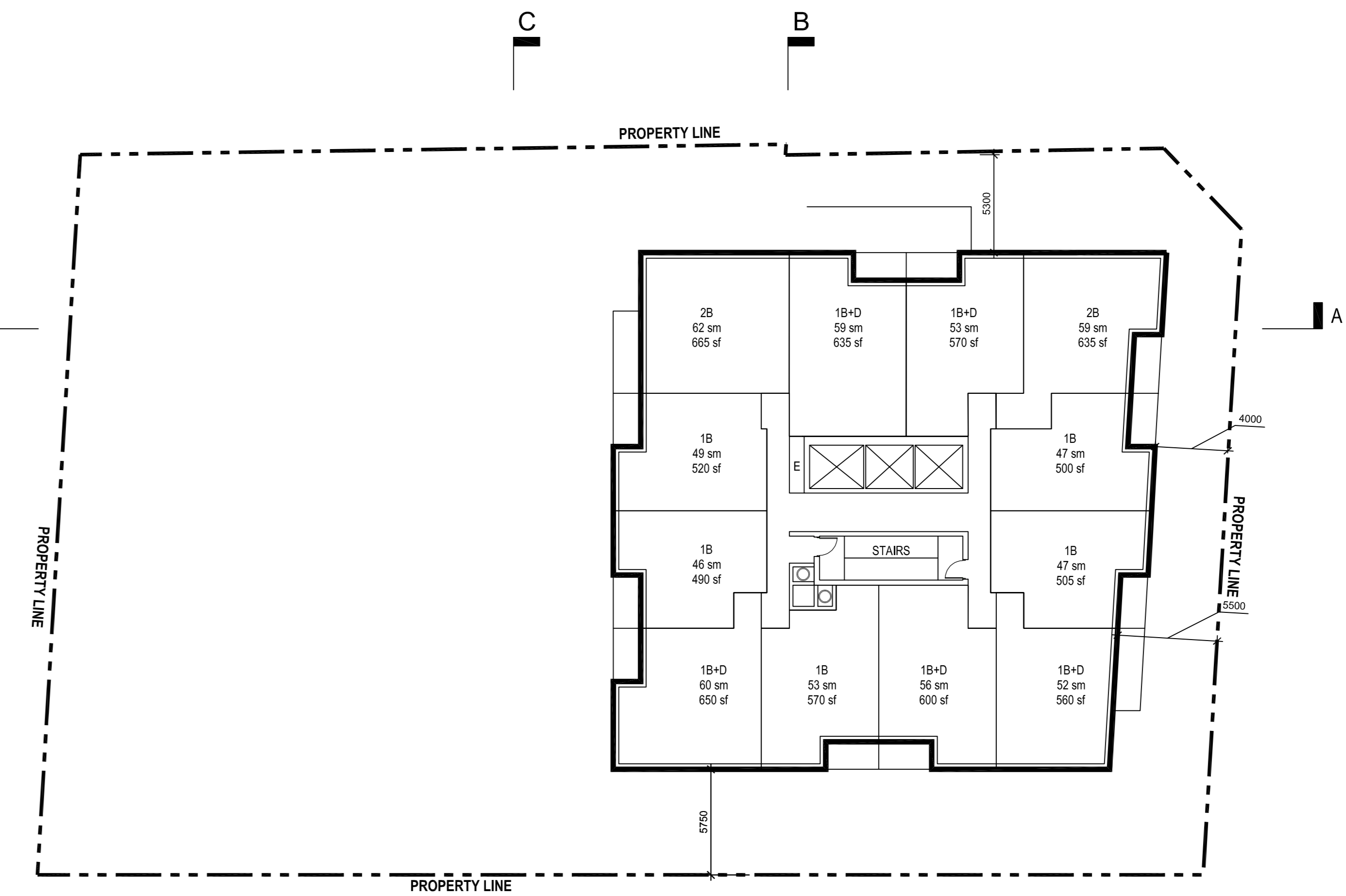
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RZ-06

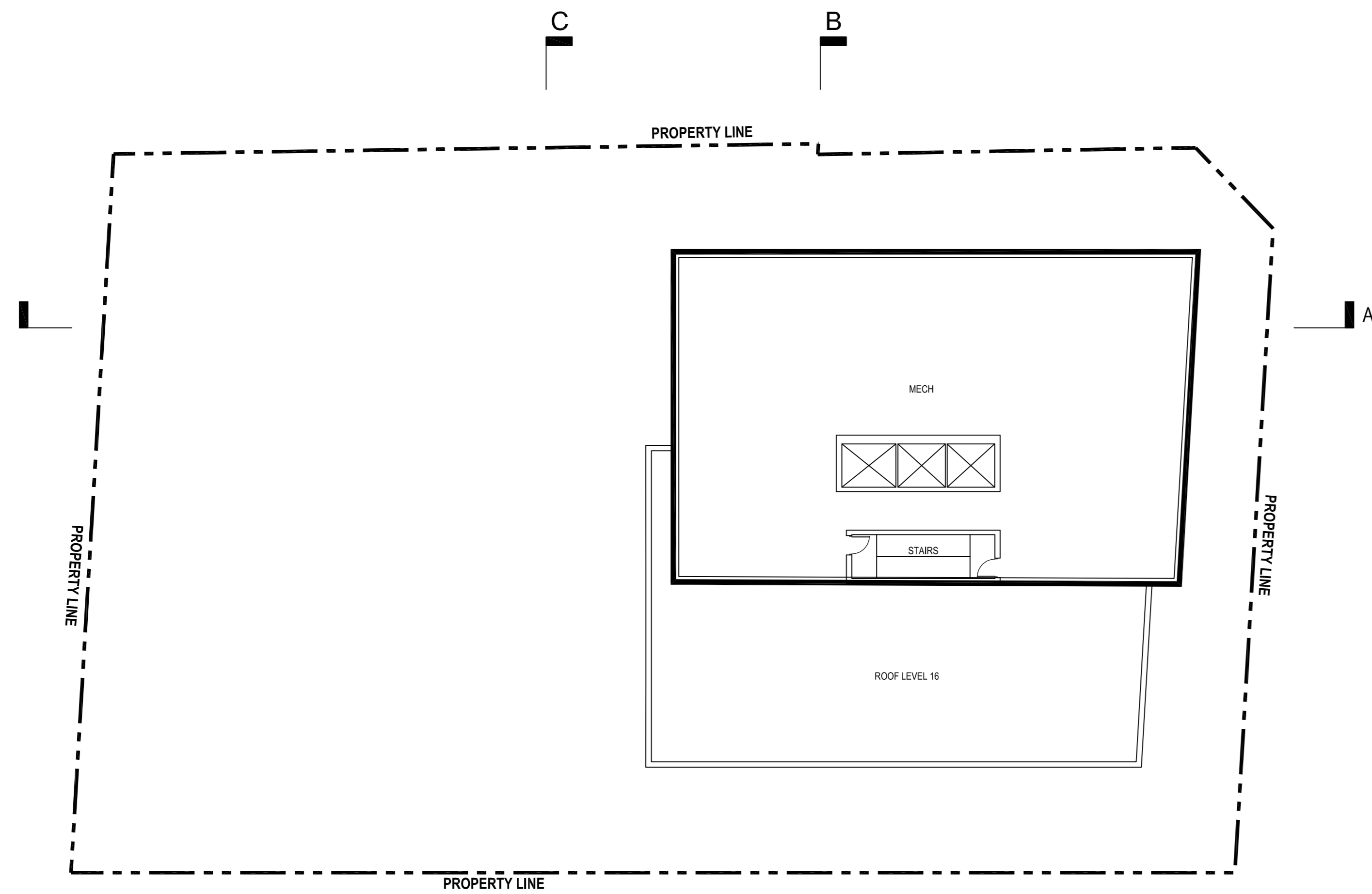
ON100020-WELLINGTON



1 LEVEL 7 PLAN
 RZ-06 SCALE: 1:200



2 LEVEL 8-16 TYPICAL TOWER PLAN
 RZ-06 SCALE: 1:200



3 MECH PH PLAN
 RZ-06 SCALE: 1:200

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KEYPLAN

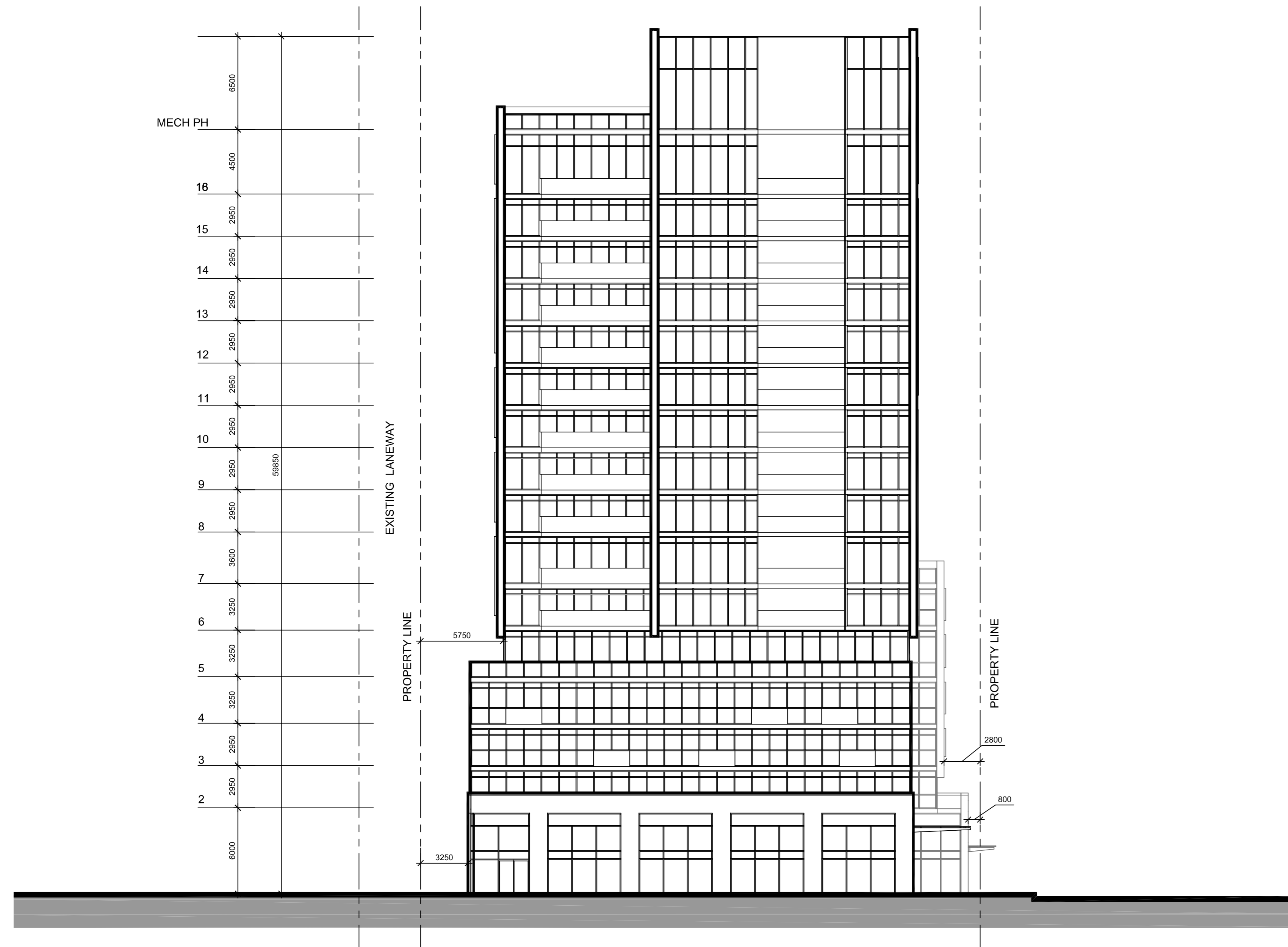
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**1186-1194
 WELLINGTON ST W**

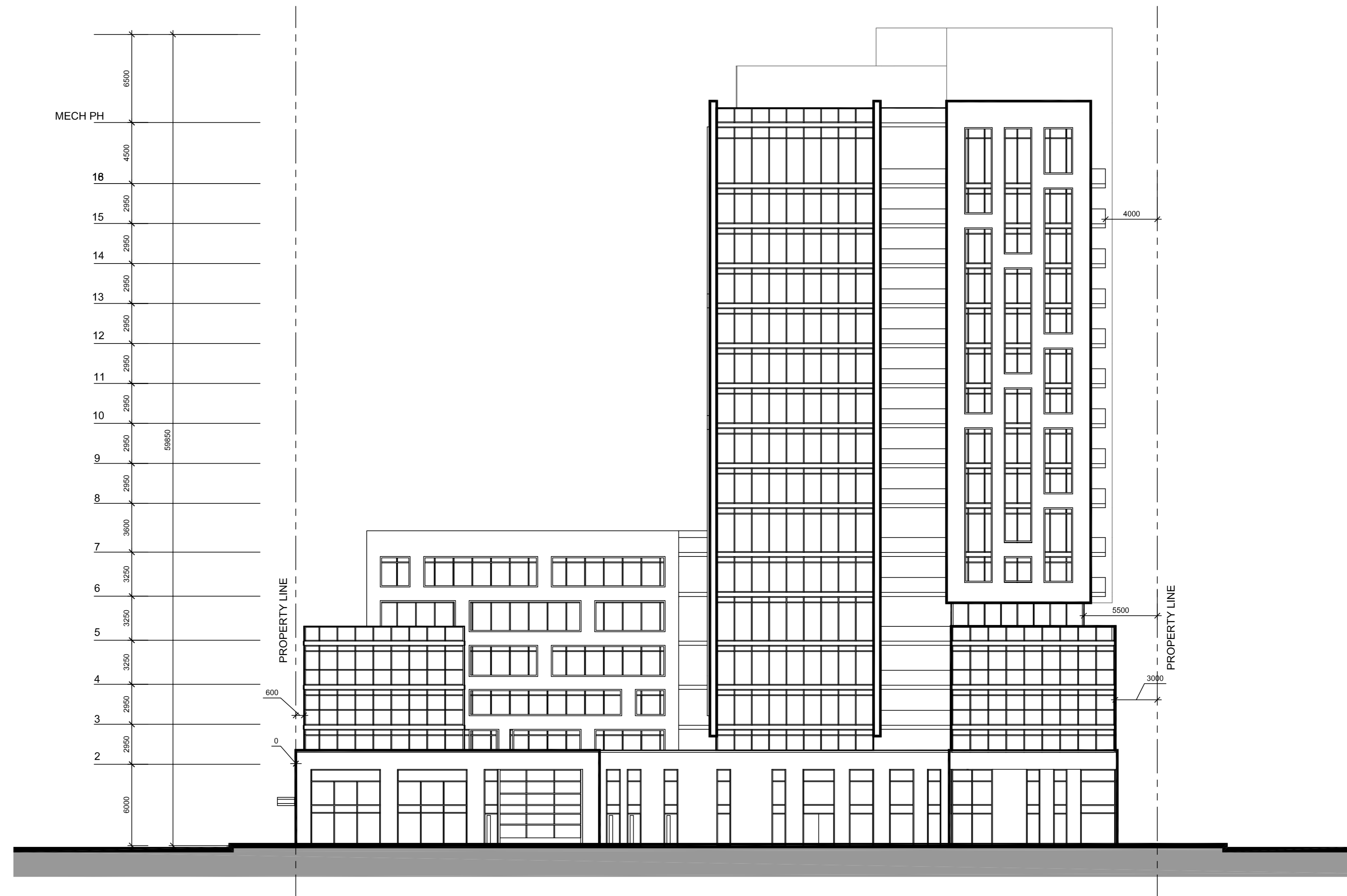
OTTAWA, ON M5V 1G8
**BUILDING
 ELEVATIONS**

DRAWN: CHECKED:
 PLOT DATE:

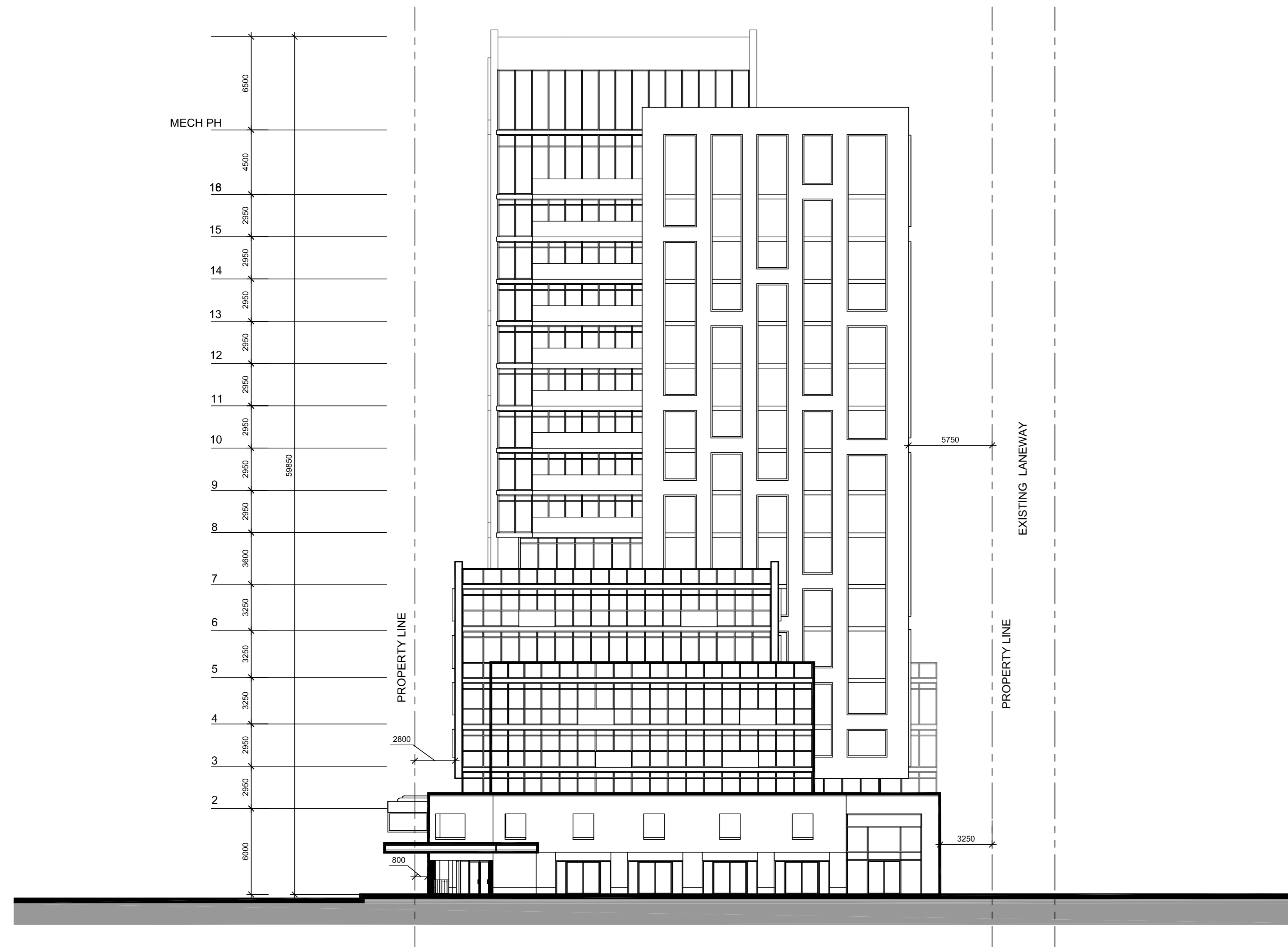
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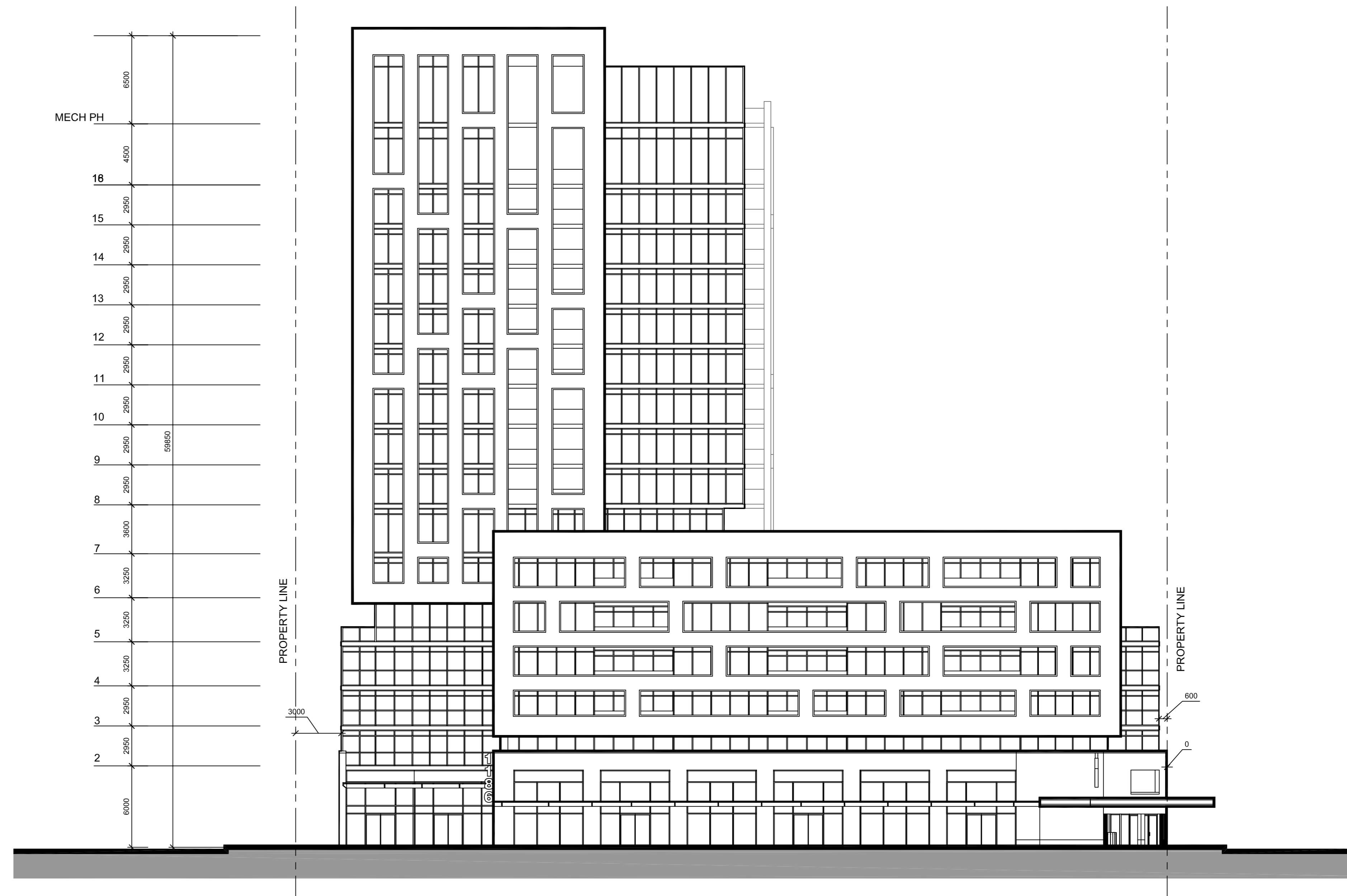
1 EAST ELEVATION
 RZ-07 SCALE: 1:200



2 SOUTH ELEVATION
 RZ-07 SCALE: 1:200



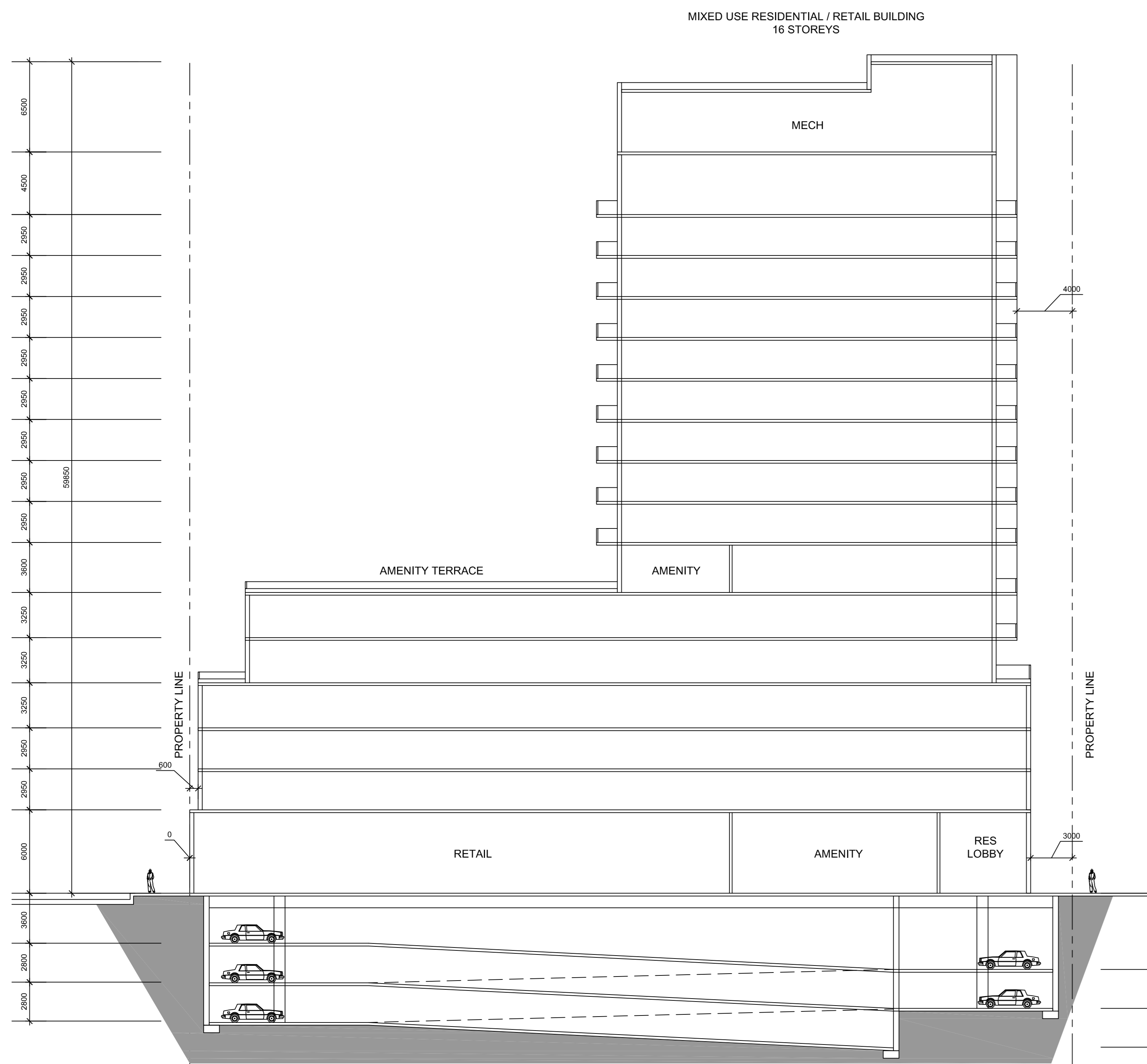
3 WEST ELEVATION
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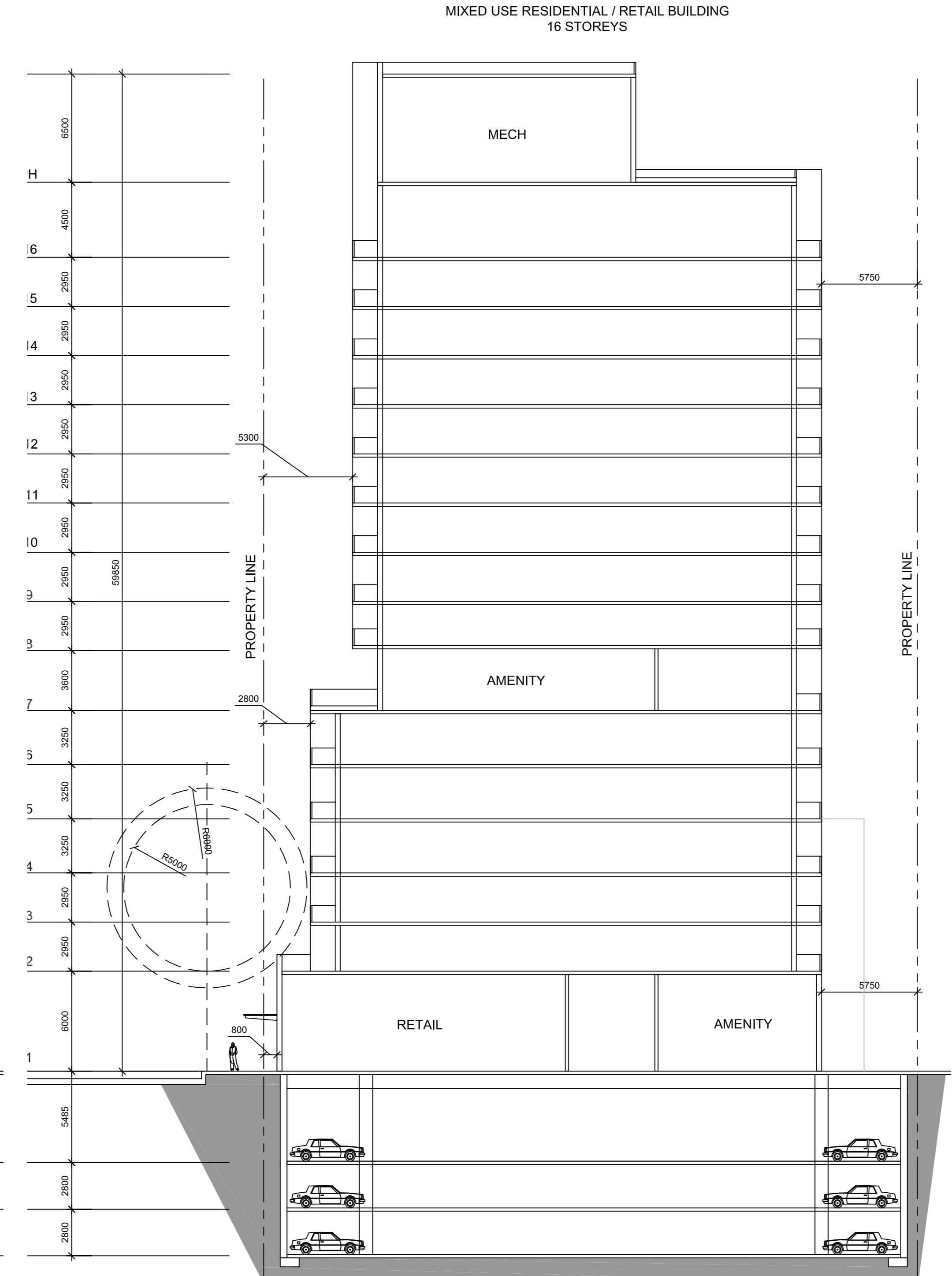
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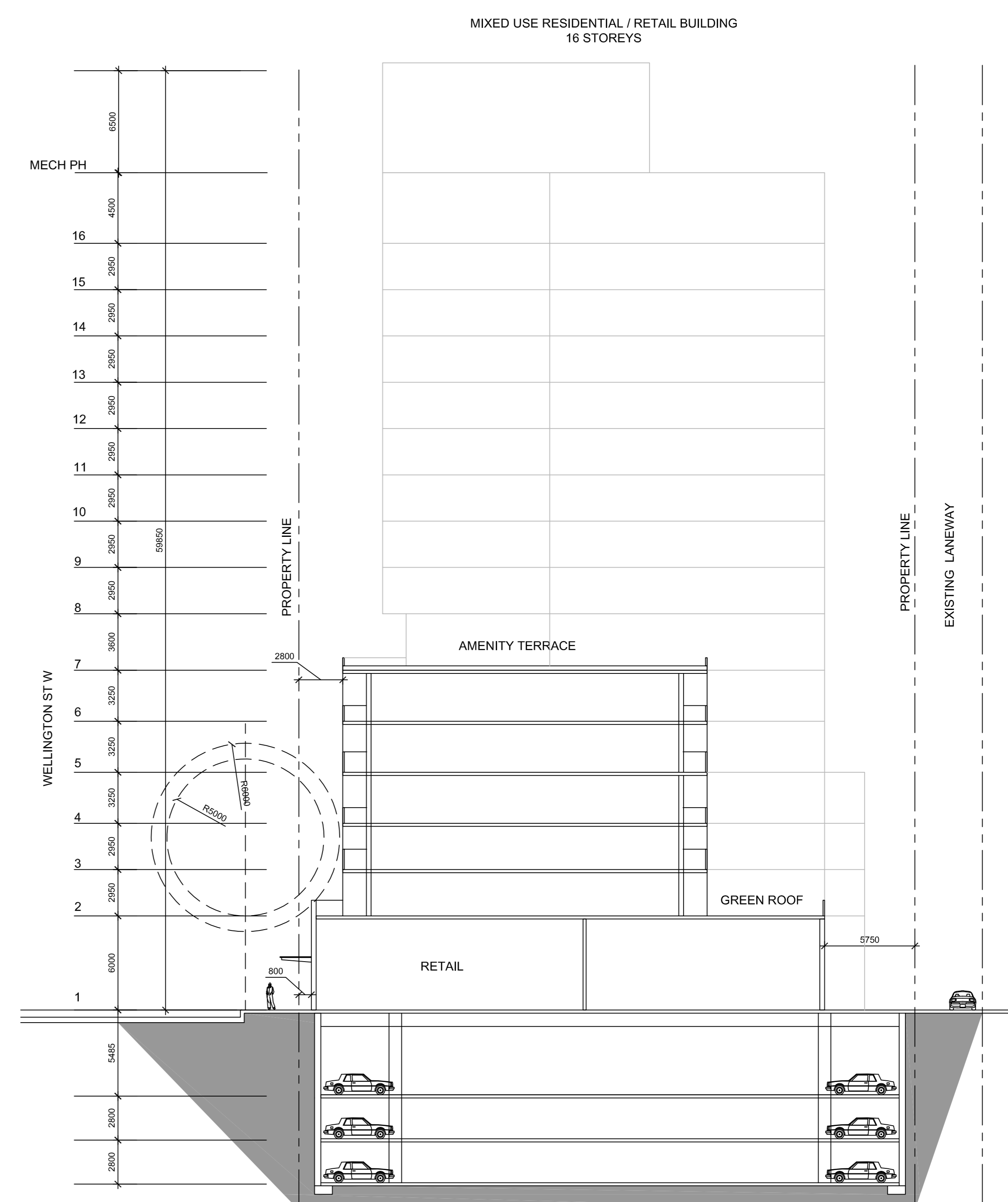
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1 BUILDING SECTION A
RZ-08 SCALE: 1:200



2 BUILDING SECTION B
RZ-08 SCALE: 1:200

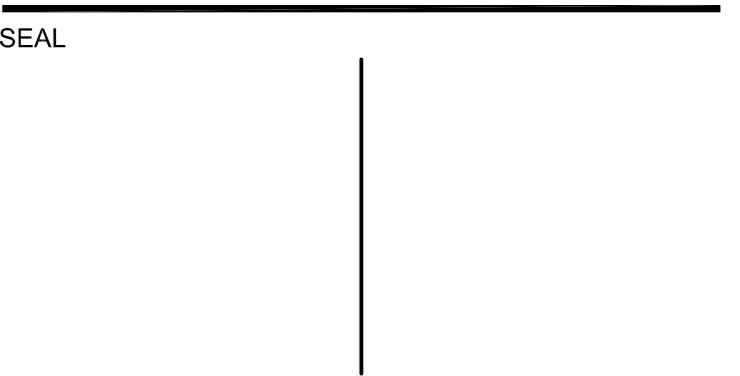


3 BUILDING SECTION C
RZ-08 SCALE: 1:200

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KEYPLAN



**1186-1194
WELLINGTON ST W**

OTTAWA, ON M5V 1G8
**BUILDING
SECTIONS**

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PLOT DATE:

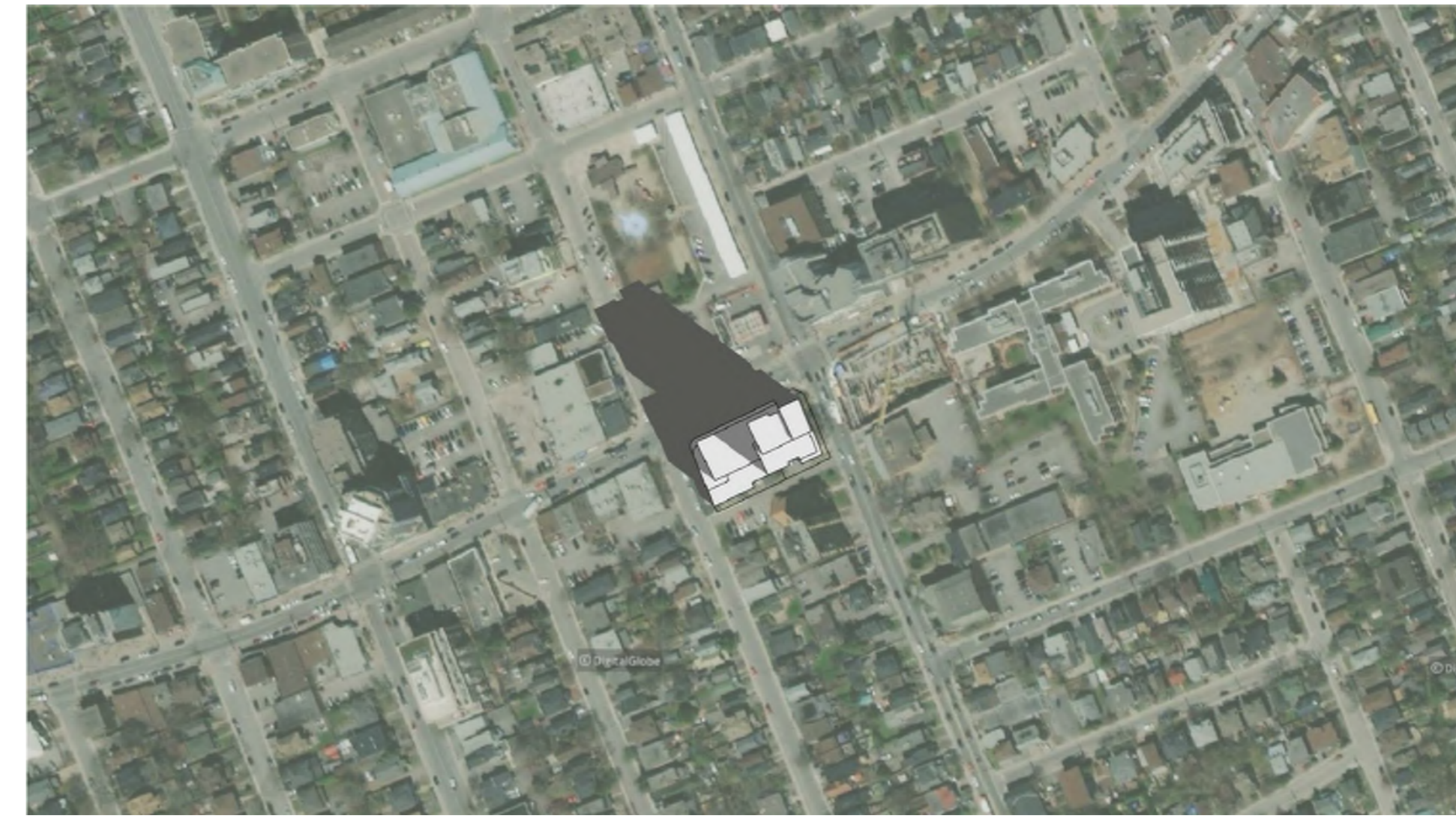
RZ-08



MARCH/SEPTEMBER 21 08:00



MARCH/SEPTEMBER 21 09:00



MARCH/SEPTEMBER 21 10:00



MARCH/SEPTEMBER 21 11:00



MARCH/SEPTEMBER 21 12:00



MARCH/SEPTEMBER 21 13:00



MARCH/SEPTEMBER 21 14:00



MARCH/SEPTEMBER 21 15:00



MARCH/SEPTEMBER 21 16:00



MARCH/SEPTEMBER 21 17:00



MARCH/SEPTEMBER 21 18:00

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SEAL

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WELLINGTON ST W

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SHADOW STUDY
MARCH/SEPTEMBER

DRAWN: CHECKED:
PLOT DATE:

RZ-09



JUNE 21 08:00



JUNE 21 11:00



JUNE 21 14:00



JUNE 21 17:00



JUNE 21 20:00



JUNE 21 09:00



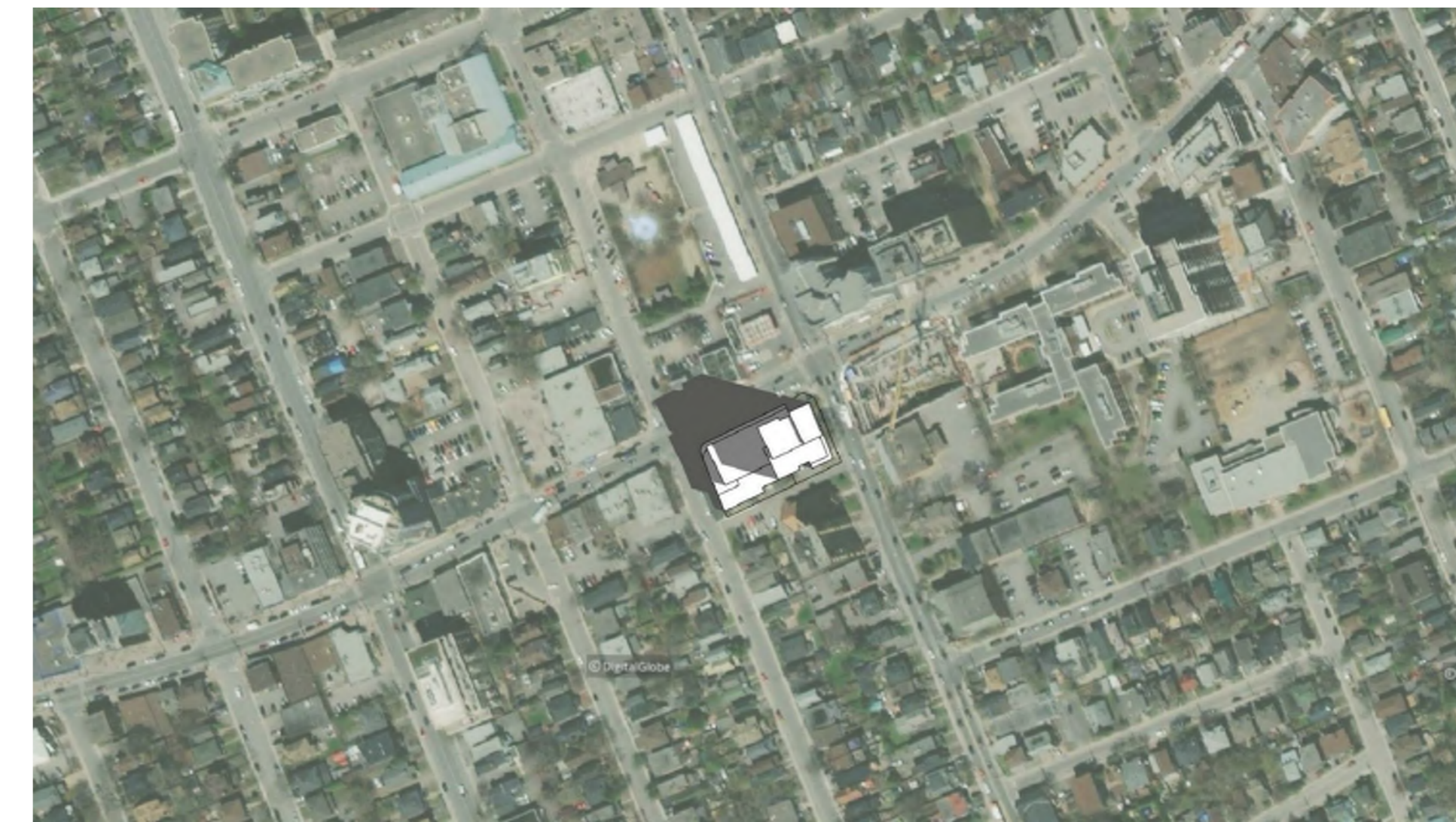
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JUNE 21 13:00



JUNE 21 16:00



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KEYPLAN

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WELLINGTON ST W

OTTAWA, ON M5V 1G8

SHADOW STUDY
JUNE

DRAWN: _____ CHECKED: _____
PLOT DATE: _____

RZ-10



DECEMBER 21 09:00



DECEMBER 21 10:00



DECEMBER 21 11:00



DECEMBER 21 12:00



DECEMBER 21 13:00



DECEMBER 21 14:00



DECEMBER 21 15:00

1 SHADOW STUDY DECEMBER
RZ-11 SCALE: NTS

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DECEMBER

DRAWN: CHECKED:

RZ-11