

Site Statistics Building A (9-Stor	rey Apartment)		Site Statistics Building B/C (To	wnhouses)		
Zoning Designation:	ion: R1AA (Proposed Reazoning to AM10)			Designation: R1AA (Proposed Reazoning to R3Q)		
Lot Width:	69.9m		Lot Width:	69.8m		
otal Lot Area:	5548.9m <sup>2</sup>		Total Lot Area:	2437.6m <sup>2</sup>		
Average Existing Grade:	n/a		Average Existing Grade:	100.96 (calculated from average of 4 points at intersection of setbacks and interior side yard)		
Gross Floor Area:	17147m <sup>2</sup>		Gross Floor Area:	1240m <sup>2</sup>		
Floor Space Index:	3.08		Floor Space Index:	0.51		
Proposed Development - 159 Un	sit Mid-Rica Anartment		Proposed Development - 12 To	winhouses		
Zoning Mechanism	Required	Provided	Zoning Mechanism	Required	Provided	
finimum Lot Width	-	69.9m	Minimum Lot Width T. 160A (IV)	4.5m	32.8m	
/linimum Lot Area Γ. 185(a)	-	5548.9m <sup>2</sup>	Minimum Lot Area T. 160A (V)	110m <sup>2</sup>	2437.6m <sup>2</sup>	
Min. Front Yard Setback S. 185(10)(b)(i)	Om	4.6m	Min. Front Yard Setback T. 160A (VII)	3m	3.5m	
Min. Interior Side Yard Setback S. 185(10)(d)	≤ 20m from street: 3m > 20m from street: 7.5m	10.2 m 10.2 m	Min. Interior Side Yard Setback T. 160A (X)	1.2m	13.34m	
Min. Corner Side Yard Setback S. 185(10)(b)(i)	Om	3.8m	Min. Corner Side Yard Setback T. 160A (VIII)	3m	7.5m	
Min. Rear Yard Setback S. 185(10)(d)	7.5m	7.5m	Min. Rear Yard Setback T. 160A (IX)	25% of lot depth (or max. 7.5m)	3.5m	
Maximum Building Height S. 185(10)(j)	≤20m from rear lot line abutting res. zone: 11m 20-30m from rear lot line abutting res. zone: 20m	4m (parking podium) 12.2m (level 5 terrace)	Min. Rear Yard Area T. 160A (IX)	609.4m <sup>2</sup> 25% of lot area	124.4m <sup>2</sup>	
Min. Building Height	≥30m from rear lot line abutting res. zone: 30m ≤ 10m of front or corner lot line: 7.5 m or 2 storeys	27.45m (level 9 roof) 27.45m	Maximum Building Height T. 160A (VI)	10m *from average existing grade	11m	
S. 185(10)(e)			Parking Space Rates	12 Spaces 1 spaces / unit for 12 units - Table 101(R9)(IV)	12 Spaces (Individual Garages)	
arking Space Rates 01 (Sch. 1A - Area C)	191 Spaces 1.2 spaces / unit for 159 units - Table 101(R12-IV)	162 Spaces (85% of requirement)	101 (Sch. 1A - Area C)			
			Minimum Visitor Parking Rates	0 Spaces	0 Spaces	
Ninimum Visitor Parking Rates 102 (Sch. 1A - Area C)	32 Spaces 0.2 spaces/unit for 159 units - Table 102(III)	32 Spaces	102 (Sch. 1A - Area C)	Section 102(4)		
			Bicycle Parking Rates	0 Spaces	0 Spaces	
Bicycle Parking Rates Table 111A (Sch. 1 - Area C)	80 Spaces 0.5 spaces/unit for 159 units [111A(b)(i)]	90 Spaces	Table 111A (Sch. 1 - Area C)	Section 111		
			Total Amenity Area	0m <sup>2</sup>	0m <sup>2</sup>	
Total Amenity Area	954m²	1611m <sup>2</sup>	Table 137(12)			
able 137(4)(ii)	6m²/unit for 159 units					
			Communal Amenity Area	0m <sup>2</sup>	0m <sup>2</sup>	
Communal Amenity Area Table 137(4)(iii)	477m <sup>2</sup> Min. 50% of Total Amenity Area	579m <sup>2</sup>	Table 137(12)			

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RAPHICAL PLAN OF SURVEY OF 4 AND 25 ERED PLAN 462	prom-onediag-o			and a
F OTTAWA O'SULLIVAN, VOLLEBEKK LTD. 2021	Discount of the	100 000	prom	ULL
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	LEVEL 01
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P.R.	
	BICYCLE PARKING (BLD. A)
	LEVEL P1
19-	80
30	LEVEL 01
1/4	10
10/	GRAND TOTAL: 90

4	LOCATION PLAN
SP-02/	SCALE: 1:2

TOPOGRAPHICAL PLAN OF SURVEY OF

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2021

LOTS 24 AND 25

REGISTERED PLAN 462 CITY OF OTTAWA

UNIT BREAKDOWN											
Name	Level 01	Level 02	Level 03	Level 04	Level 05	Level 06	Level 07	Level 08	Level 09	Count	Percentage
1-BEDROOM	4	6	6	6	5	5	9	10	10	61	38.4%
1-BEDROOM + DEN	8	8	8	8	8	8	1	1	1	51	32.1%
2-BEDROOM	5	5	5	5	6	6	3	4	4	43	27.0%
STUDIO	1	1	1	1	0	0	0	0	0	4	2.5%
GRAND TOTAL	18	20	20	20	19	19	13	15	15	159	100.0%

GROSS AI	REA (OBC) - BUILDING	S A
LEVEL P1	3820.3 m²	41121.8 ft <sup>2</sup>
LEVEL 01	1663.8 m <sup>2</sup>	17908.6 ft <sup>2</sup>
LEVEL 02	1663.8 m²	17908.6 ft <sup>2</sup>
LEVEL 03	1663.3 m <sup>2</sup>	17904.1 ft²
LEVEL 04	1659.7 m <sup>2</sup>	17864.7 ft <sup>2</sup>
LEVEL 05	1617.4 m²	17409.9 ft <sup>2</sup>
LEVEL 06	1617.4 m <sup>2</sup>	17409.9 ft <sup>2</sup>
LEVEL 07	1147.2 m <sup>2</sup>	12348.4 ft <sup>2</sup>
LEVEL 08	1151.8 m <sup>2</sup>	12397.5 ft <sup>2</sup>
LEVEL 09	1151.8 m <sup>2</sup>	12397.5 ft <sup>2</sup>
GRAND TOTAL	17156.5 m <sup>2</sup>	184670.8 f

RENTABLE / GRO	SS AREA (OBC) - BUI	LDING B/C
LEVEL 01	406.7 m²	4377.6 ft <sup>2</sup>
LEVEL 02	421.9 m²	4541.3 ft <sup>2</sup>
LEVEL 03	394.6 m²	4248.0 ft <sup>2</sup>
GRAND TOTAL	1223.2 m <sup>2</sup>	13166.8 ft²

LEVEL 01	1337 m²	14388 ft <sup>2</sup>
LEVEL 02	1426 m²	15345 ft²
LEVEL 03	1434 m²	15440 ft <sup>2</sup>
LEVEL 04	1434 m²	15440 ft²
LEVEL 05	1391 m²	14968 ft²
LEVEL 06	1391 m²	14977 ft²
LEVEL 07	892 m²	9601 ft <sup>2</sup>
LEVEL 08	1037 m²	11159 ft²
LEVEL 09	1037 m²	11160 ft <sup>2</sup>
GRAND TOTAL	11378 m²	122476 ft²

LEVEL 01	1235.8 m <sup>2</sup>	13302.1 ft <sup>2</sup>
LEVEL 02	1378.6 m <sup>2</sup>	14839.6 ft <sup>2</sup>
LEVEL 03	1375.2 m <sup>2</sup>	14803.0 ft <sup>2</sup>
LEVEL 04	1375.2 m²	14803.0 ft <sup>2</sup>
LEVEL 05	1337.9 m²	14400.8 ft <sup>2</sup>
LEVEL 06	1337.9 m²	14400.8 ft <sup>2</sup>
LEVEL 07	874.4 m²	9411.6 ft <sup>2</sup>
LEVEL 08	1006.2 m <sup>2</sup>	10831.0 ft <sup>2</sup>
LEVEL 09	1006.2 m <sup>2</sup>	10831.0 ft <sup>2</sup>
GRAND TOTAL	10927.5 m <sup>2</sup>	117622.8 ft <sup>2</sup>

<b>GROSS FLOOR AREA</b>	(CITY OF OTTAWA) -	BUILDING B
LEVEL 01	259.5 m <sup>2</sup>	2793.5 ft <sup>2</sup>
LEVEL 02	387.5 m²	4171.0 ft <sup>2</sup>
LEVEL 03	365.1 m <sup>2</sup>	3930.2 ft <sup>2</sup>
GRAND TOTAL	1012.2 m²	10894.8 ft

GROSS LEASABLE F	FLOOR AREA (CITY O	F OTTAWA) -
LEVEL 01	1167.5 m²	12566.9 ft <sup>2</sup>
LEVEL 02	1311.4 m²	14115.5 ft <sup>2</sup>
LEVEL 03	1308.0 m <sup>2</sup>	14079.3 ft <sup>2</sup>
LEVEL 04	1308.0 m <sup>2</sup>	14079.3 ft <sup>2</sup>
LEVEL 05	1274.5 m <sup>2</sup>	13718.5 ft <sup>2</sup>
LEVEL 06	1274.5 m <sup>2</sup>	13718.5 ft <sup>2</sup>
LEVEL 07	940.4 m <sup>2</sup>	10122.3 ft <sup>2</sup>
LEVEL 08	956.3 m <sup>2</sup>	10293.0 ft <sup>2</sup>
LEVEL 09	956.3 m <sup>2</sup>	10293.0 ft <sup>2</sup>
GRAND TOTAL	10496.8 m <sup>2</sup>	112986.3 ft <sup>2</sup>

GROSS LEASABLE F	LOOR AREA (CITY C	OF OTTAWA) -
LEVEL 01	242.6 m <sup>2</sup>	2611.5 ft <sup>2</sup>
LEVEL 02	364.9 m <sup>2</sup>	3928.0 ft <sup>2</sup>
LEVEL 03	344.2 m²	3704.6 ft <sup>2</sup>
GRAND TOTAL	951.7 m <sup>2</sup>	10244.1 ft <sup>2</sup>

PRIVATE AMENITY AREA - BUILDING A				
LEVEL 01	146 m²	1572 ft²		
LEVEL 02	78 m²	844 ft <sup>2</sup>		
LEVEL 03	91 m²	978 ft <sup>2</sup>		
LEVEL 04	96 m²	1036 ft²		
LEVEL 05	137 m²	1477 ft²		
LEVEL 06	92 m²	991 ft²		
LEVEL 07	117 m²	1257 ft²		
LEVEL 08	137 m²	1475 ft²		
LEVEL 09	137 m²	1475 ft²		
GRAND TOTAL	1032 m²	11104 ft²		

COMMUNAL AMENITY AREA - BUILDING A				
EXTERIOR AMENITY	96 m²	1035 ft²		
LEVEL 7 AMENITY ROOM 2	57 m²	615 ft <sup>2</sup>		
LEVEL 7 AMENITY ROOM 1	73 m²	781 ft <sup>2</sup>		
ROOFTOP AMENITY	353 m²	3796 ft <sup>2</sup>		
GRAND TOTAL	579 m²	6227 ft <sup>2</sup>		

5. Positions of e fixtures are indicated	•		or Electrical devic	
Architectural Drawin		0		
Mechanical and Ele	trical items no	t clearly located	will be located as	directed by the
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1. 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.

3. Upon notice in writing, the Architect will provide written/graphic clarification or

supplementary information regarding the intent of the Contract Documents.

4. The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical

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2022-12-20

Project1 Studio Incorpora
613.884.3939   mail@project1studio.

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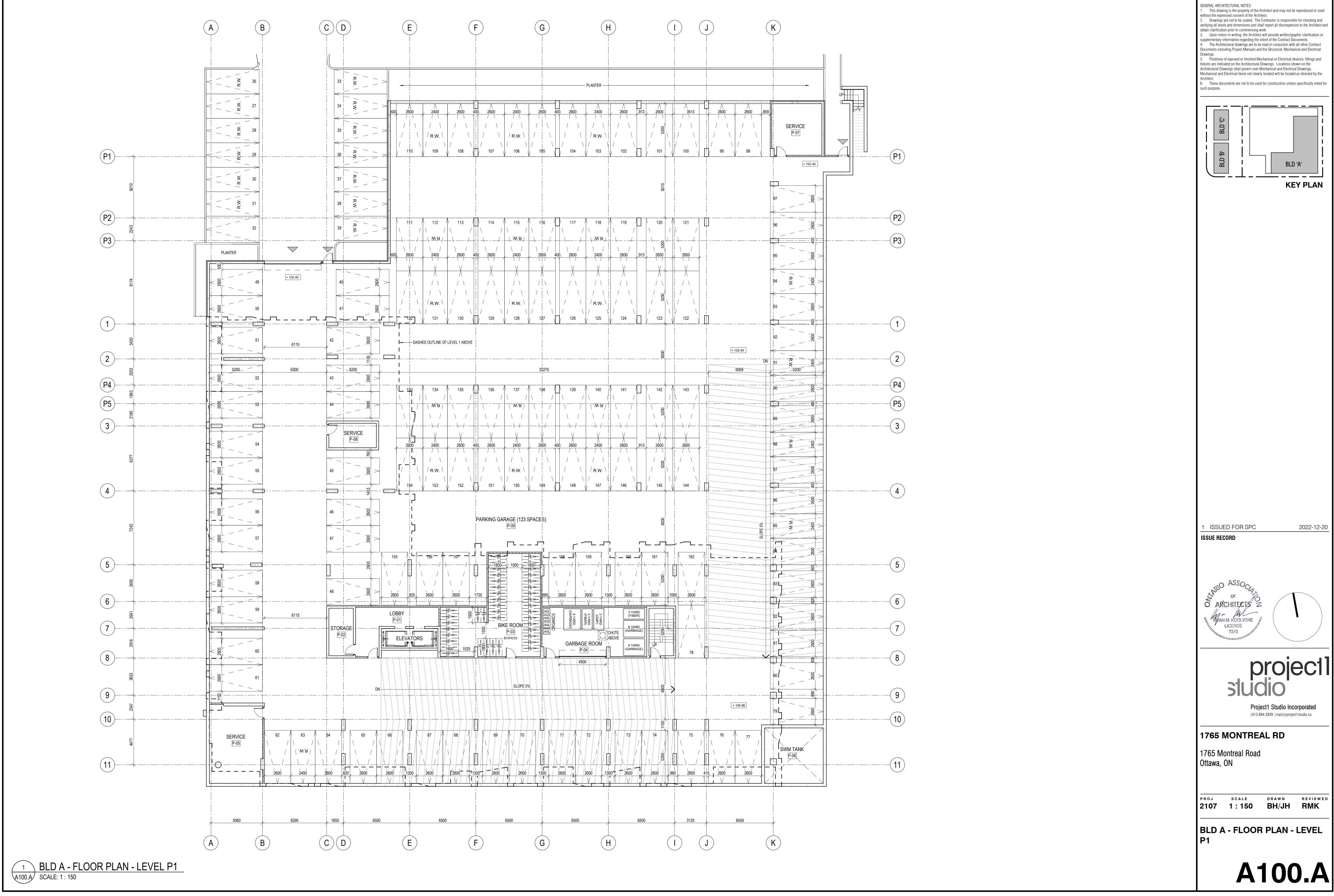
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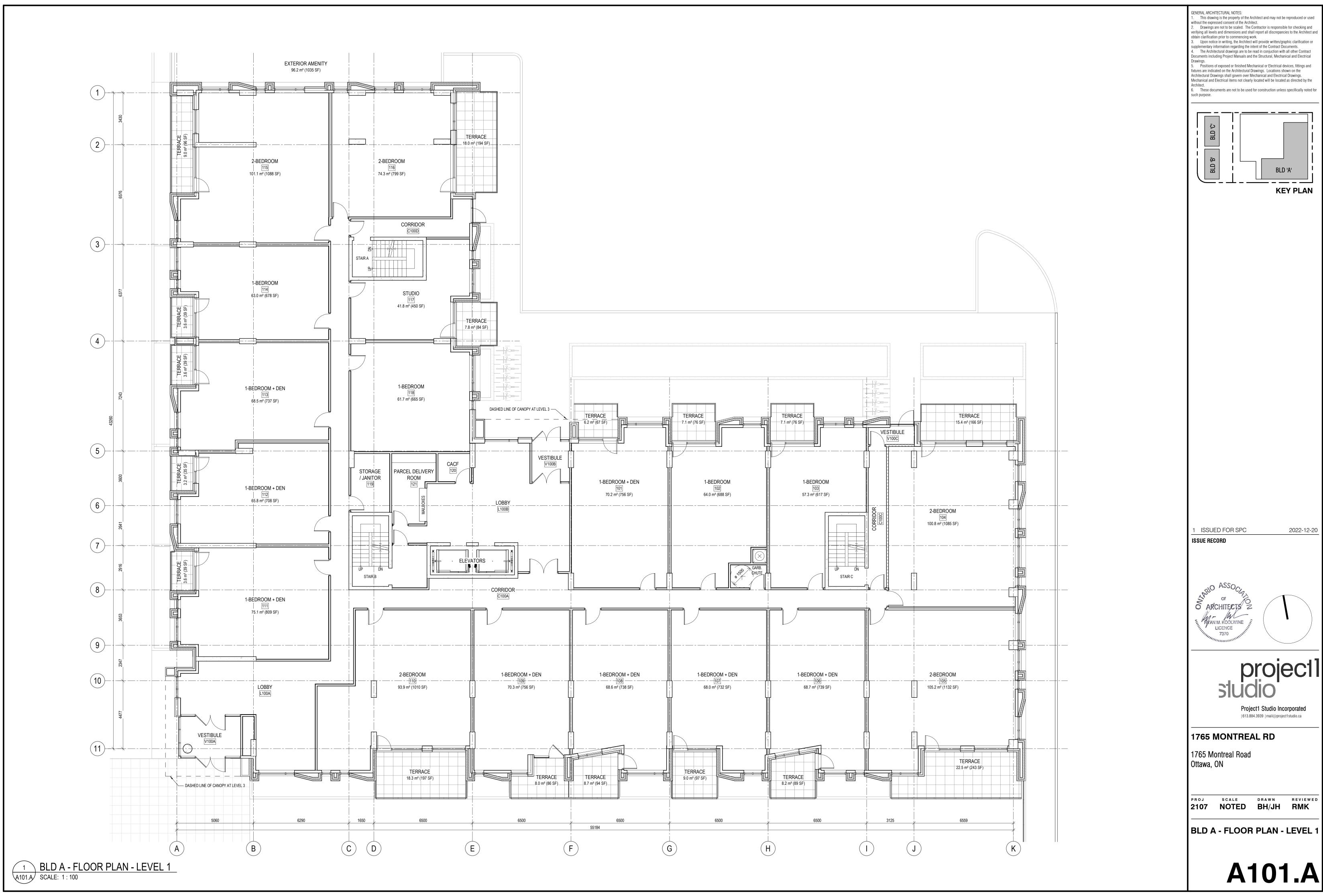
PROJECT STATISTICS AND ZONING INFORMATION

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1 SITE SETBACK PLAN
SP-02 SCALE: 1: 250



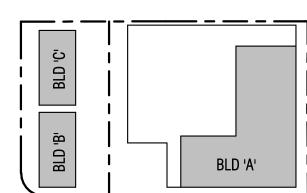
Drawings are not to be scaled. The Contractor is responsible for checking and erifying all levels and dimensions and shall report all discrepancies to the Architect and Upon notice in writing, the Architect will provide written/graphic clarification or



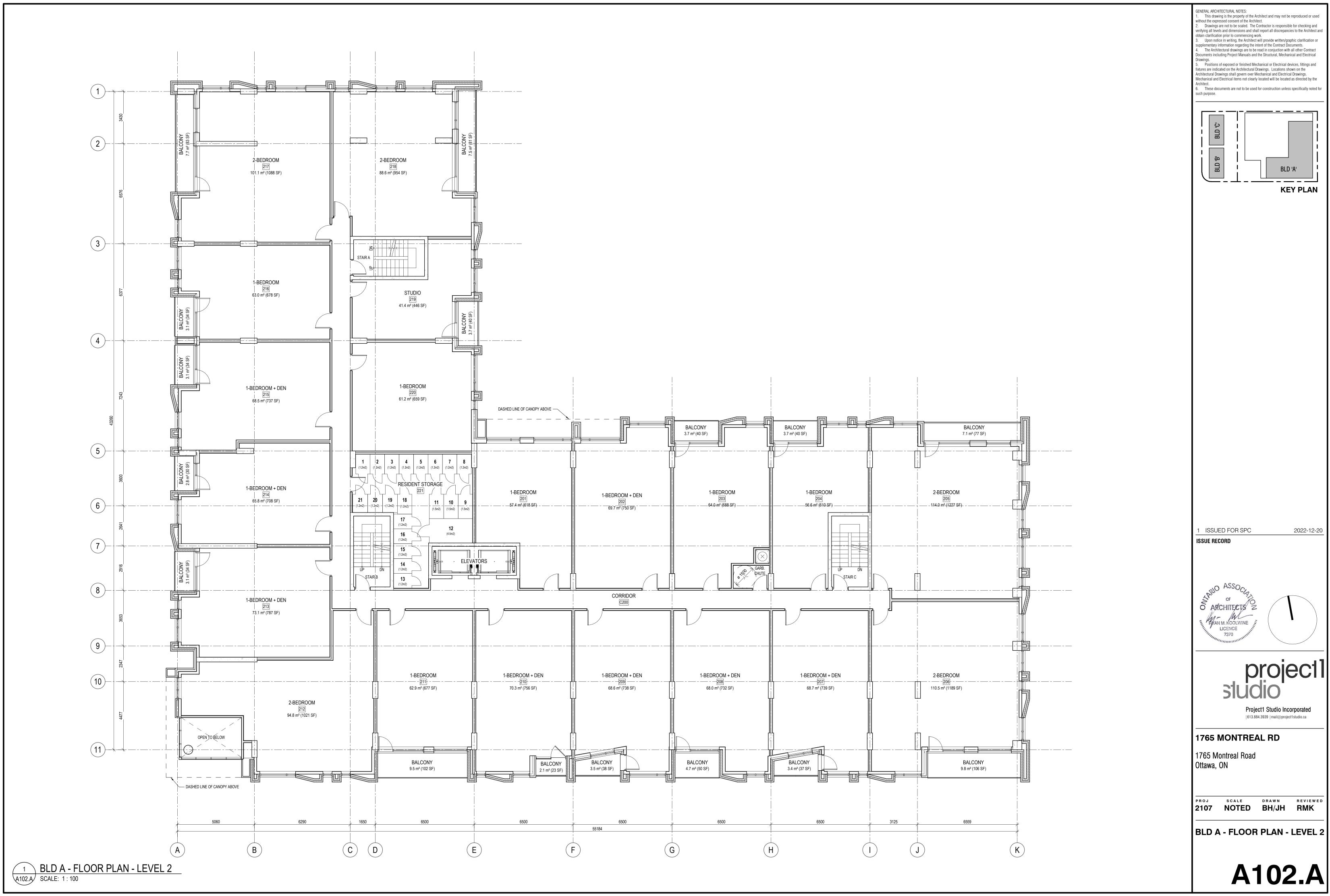
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The Architectural drawings are to be read in conjuction with all other Contract

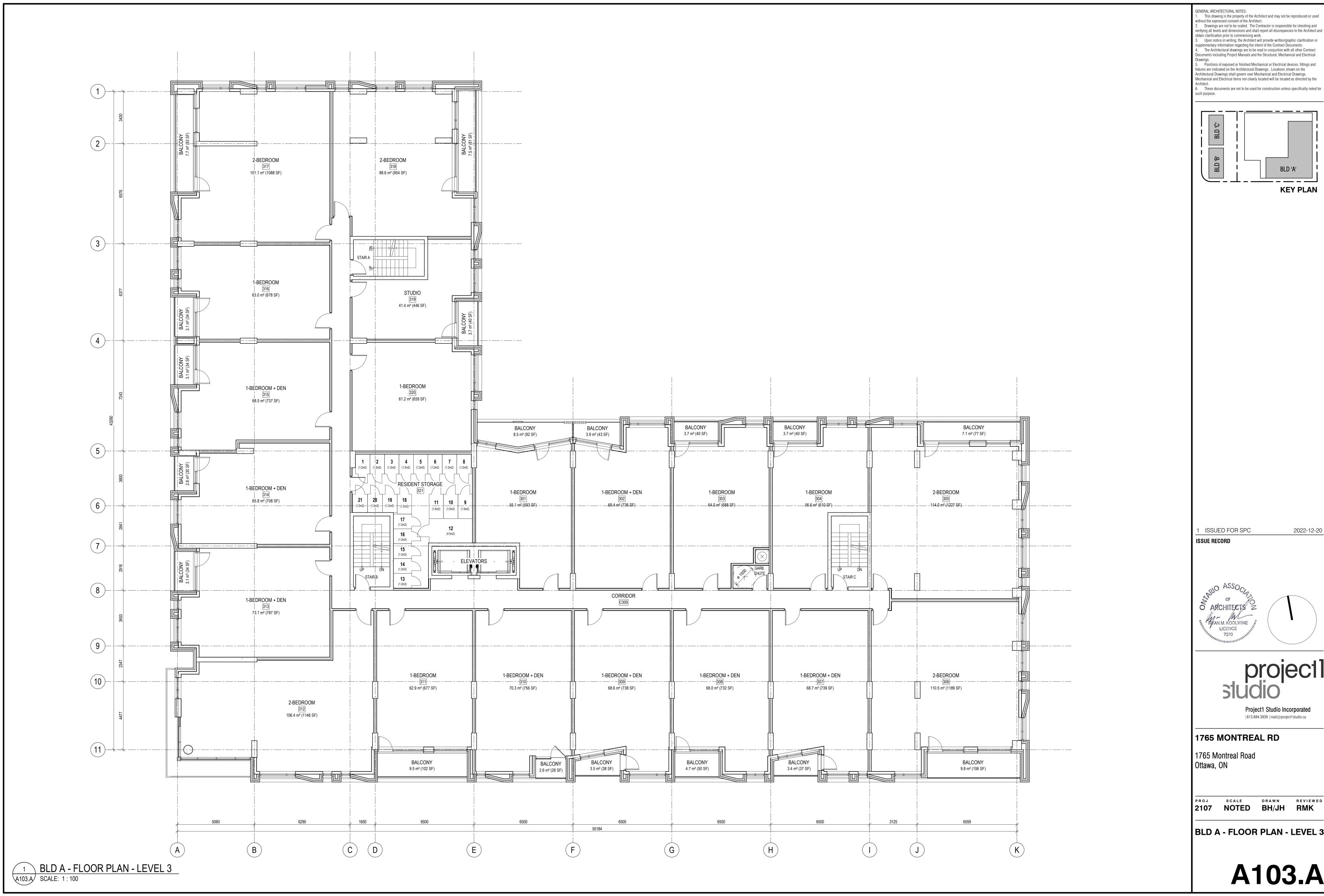
Mechanical and Electrical items not clearly located will be located as directed by the







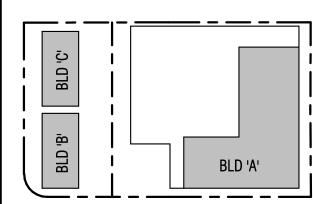
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Positions of exposed or finished Mechanical or Electrical devices, fittings and ixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the



**KEY PLAN** 

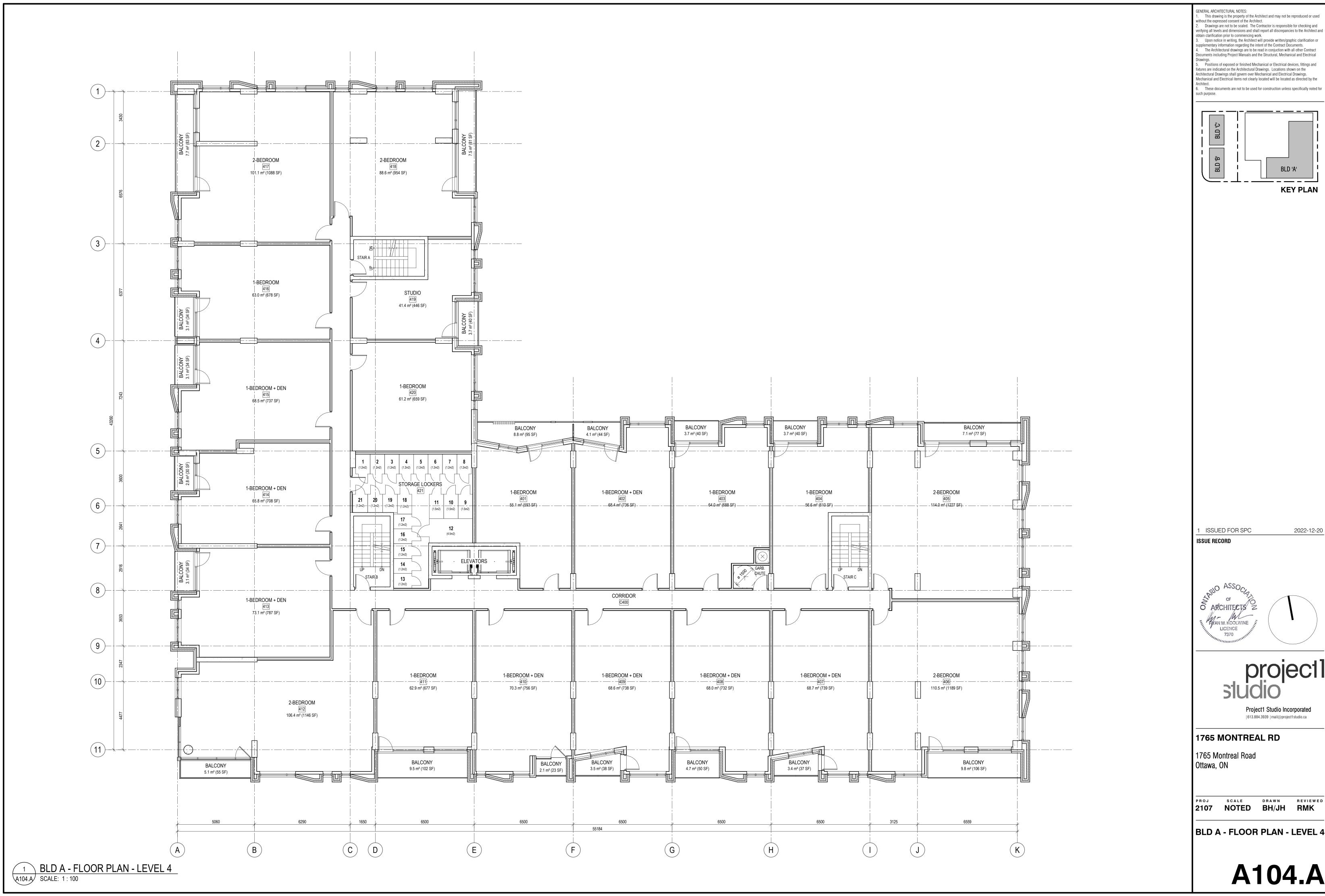


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BLD A - FLOOR PLAN - LEVEL 3

A103.A



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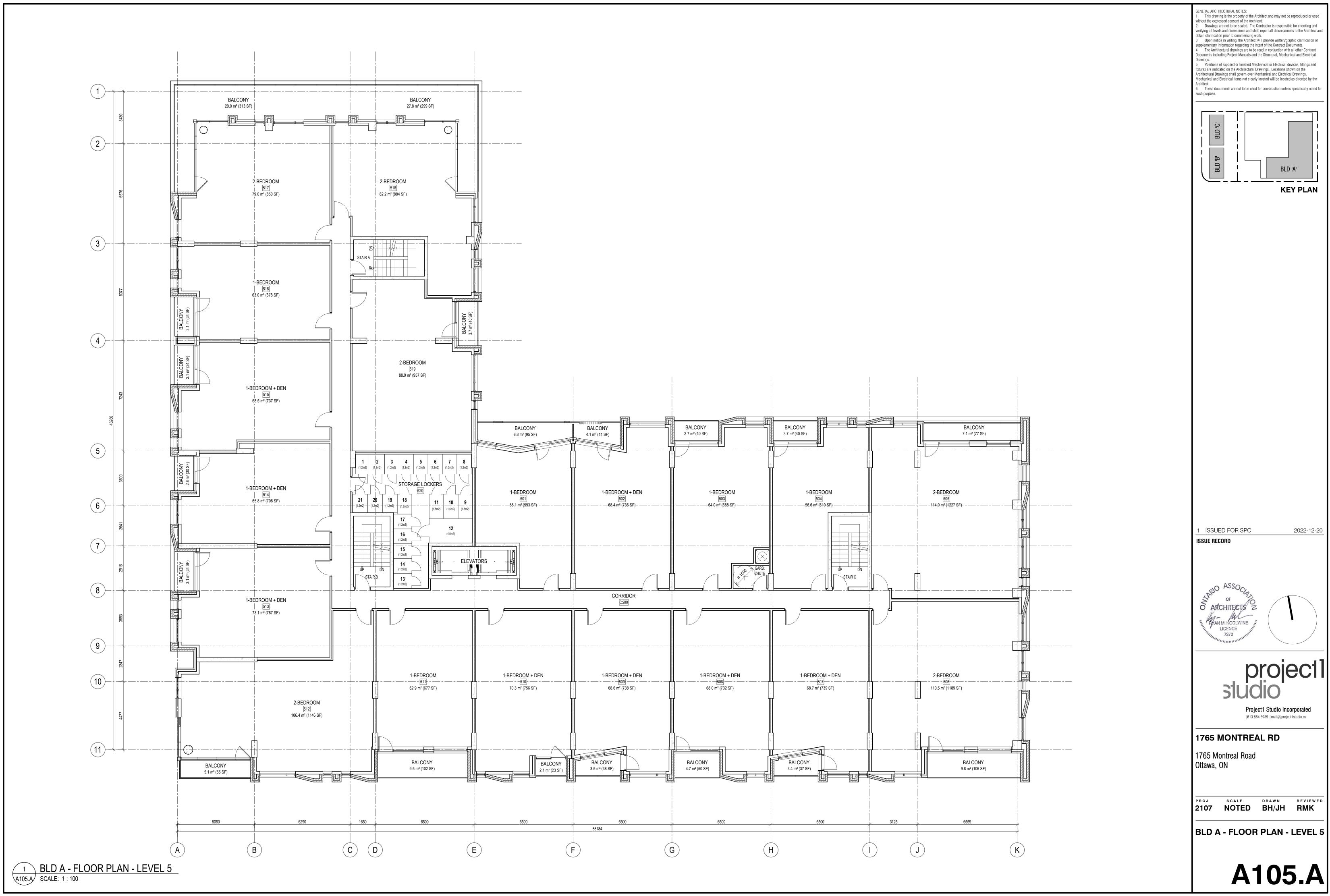
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1765 Montreal Road

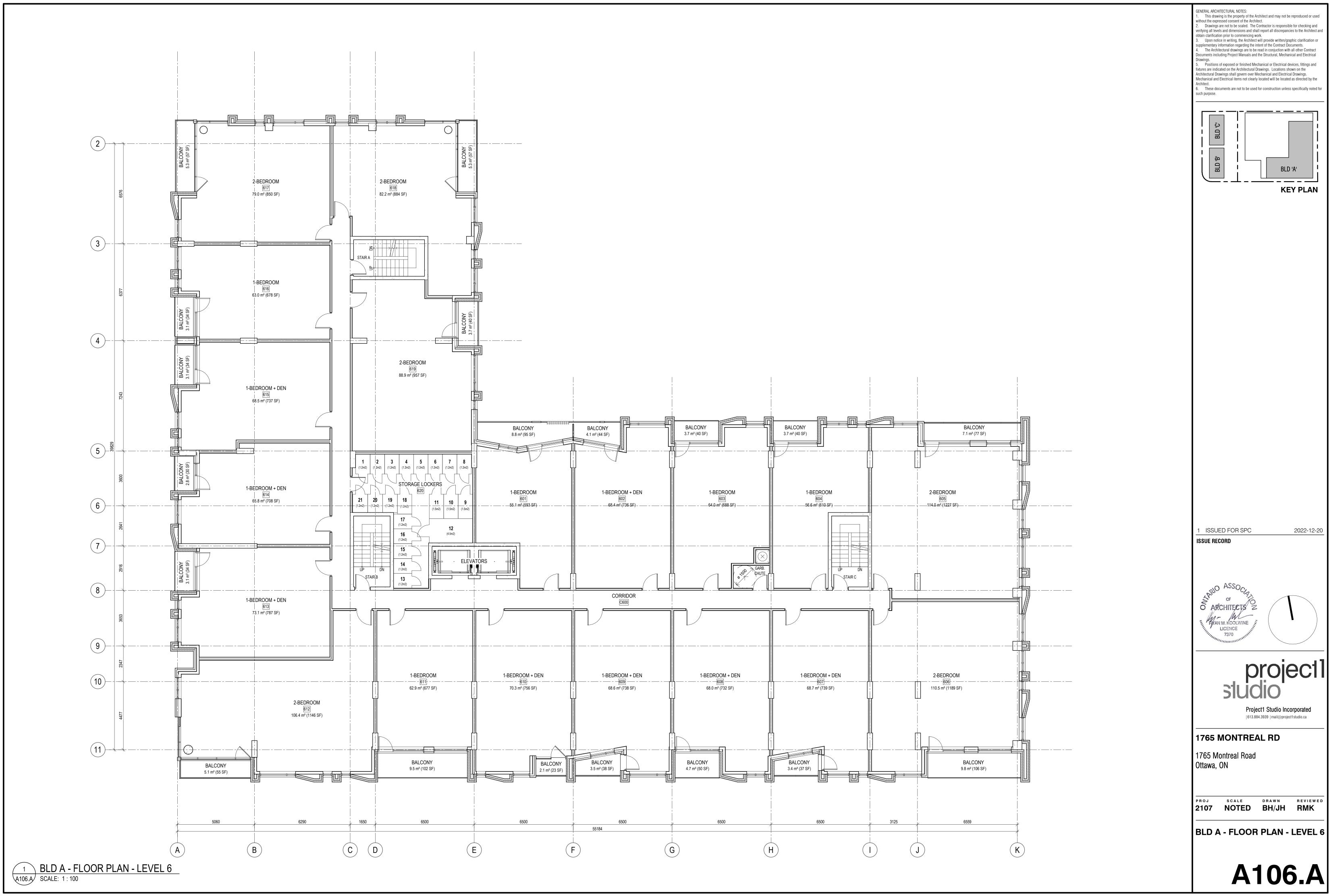
BLD A - FLOOR PLAN - LEVEL 4

A104.A



Drawings are not to be scaled. The Contractor is responsible for checking and rerifying all levels and dimensions and shall report all discrepancies to the Architect and

The Architectural drawings are to be read in conjuction with all other Contract



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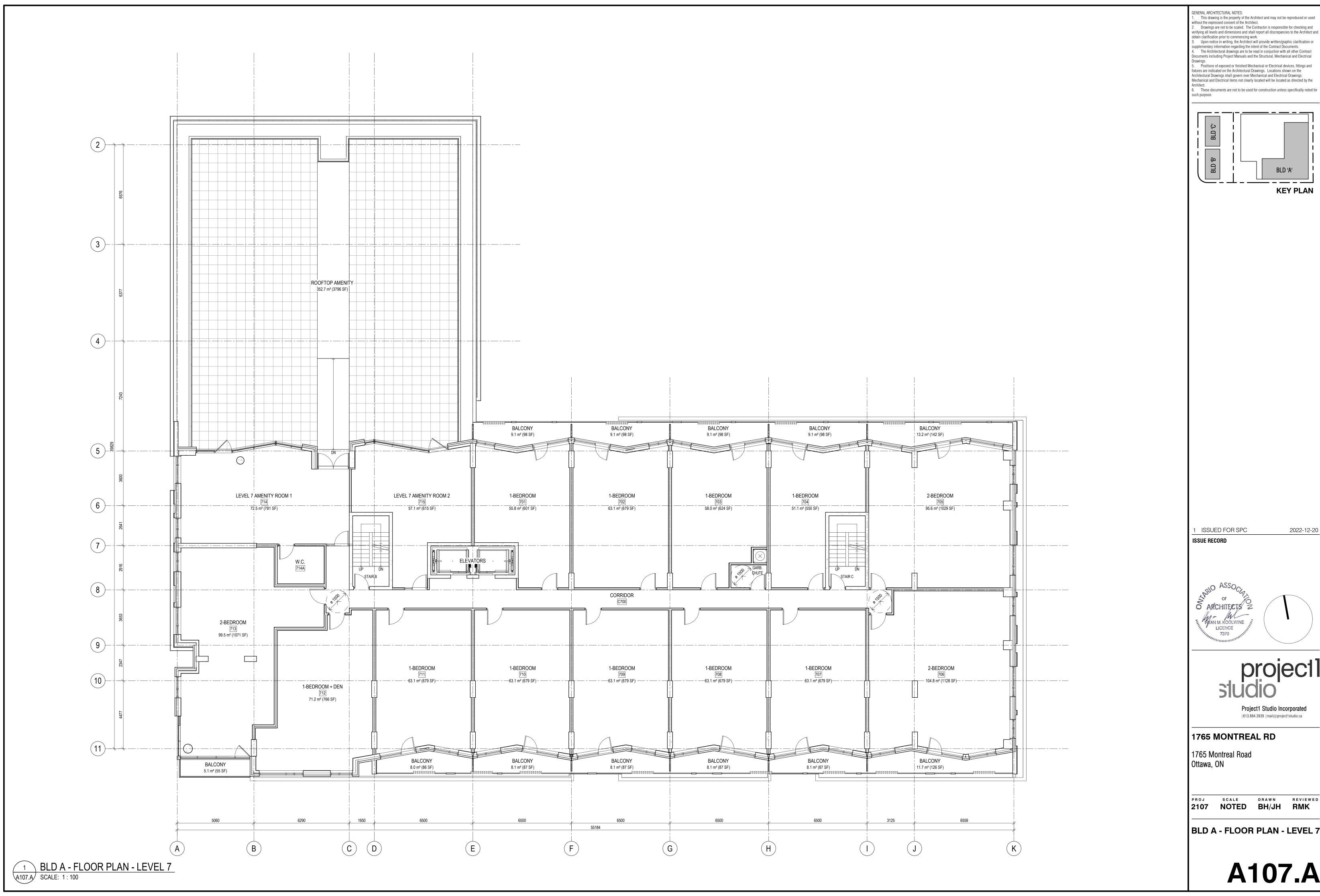
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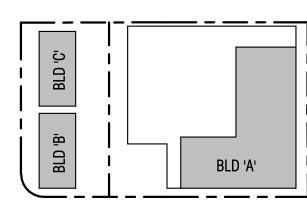


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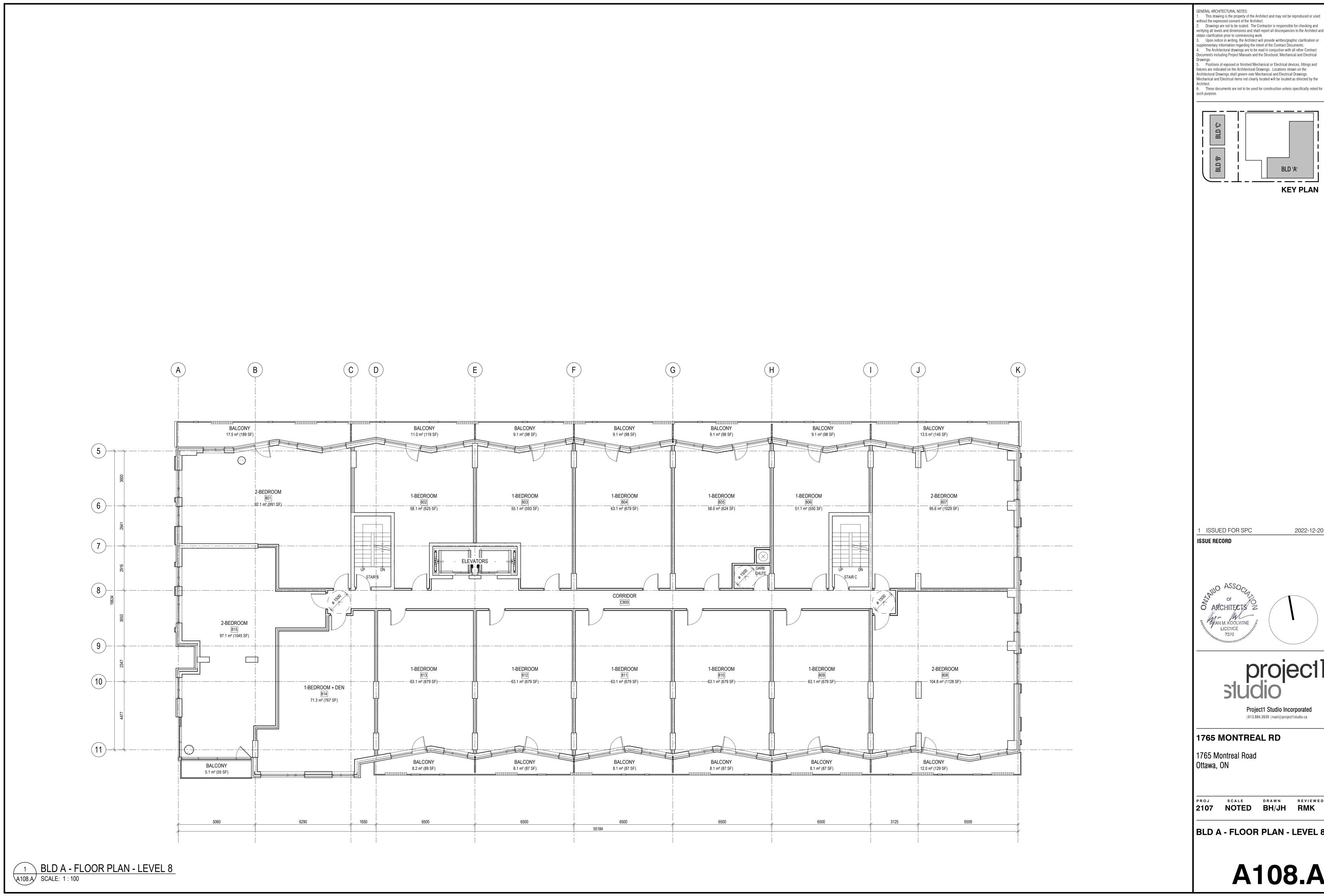




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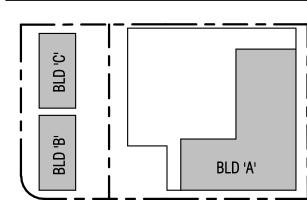
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A107.A



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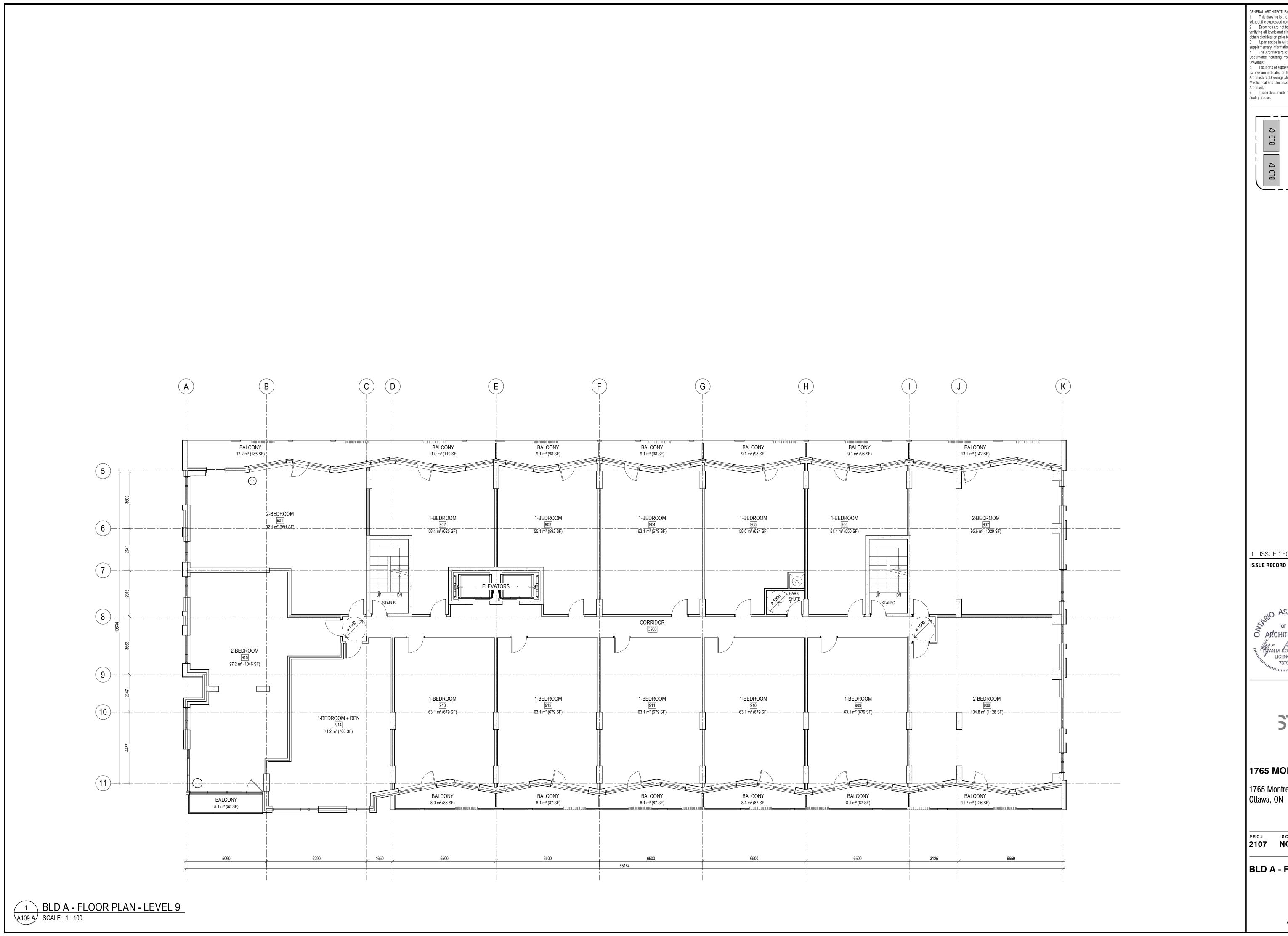
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1765 MONTREAL RD

PROJ SCALE DRAWN REVIEWED 2107 NOTED BH/JH RMK

BLD A - FLOOR PLAN - LEVEL 8

A108.A

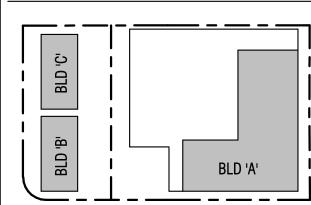


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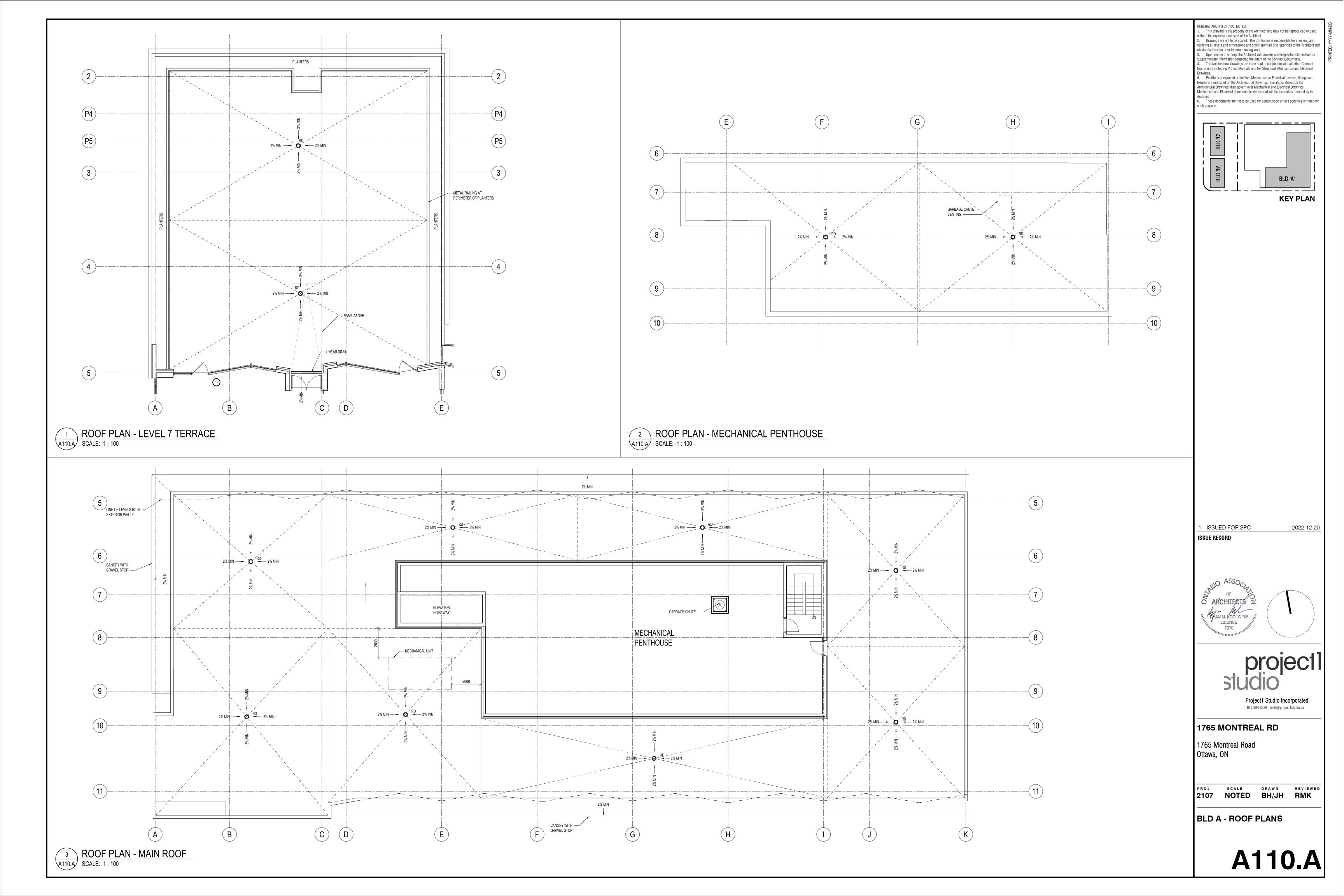
1765 MONTREAL RD

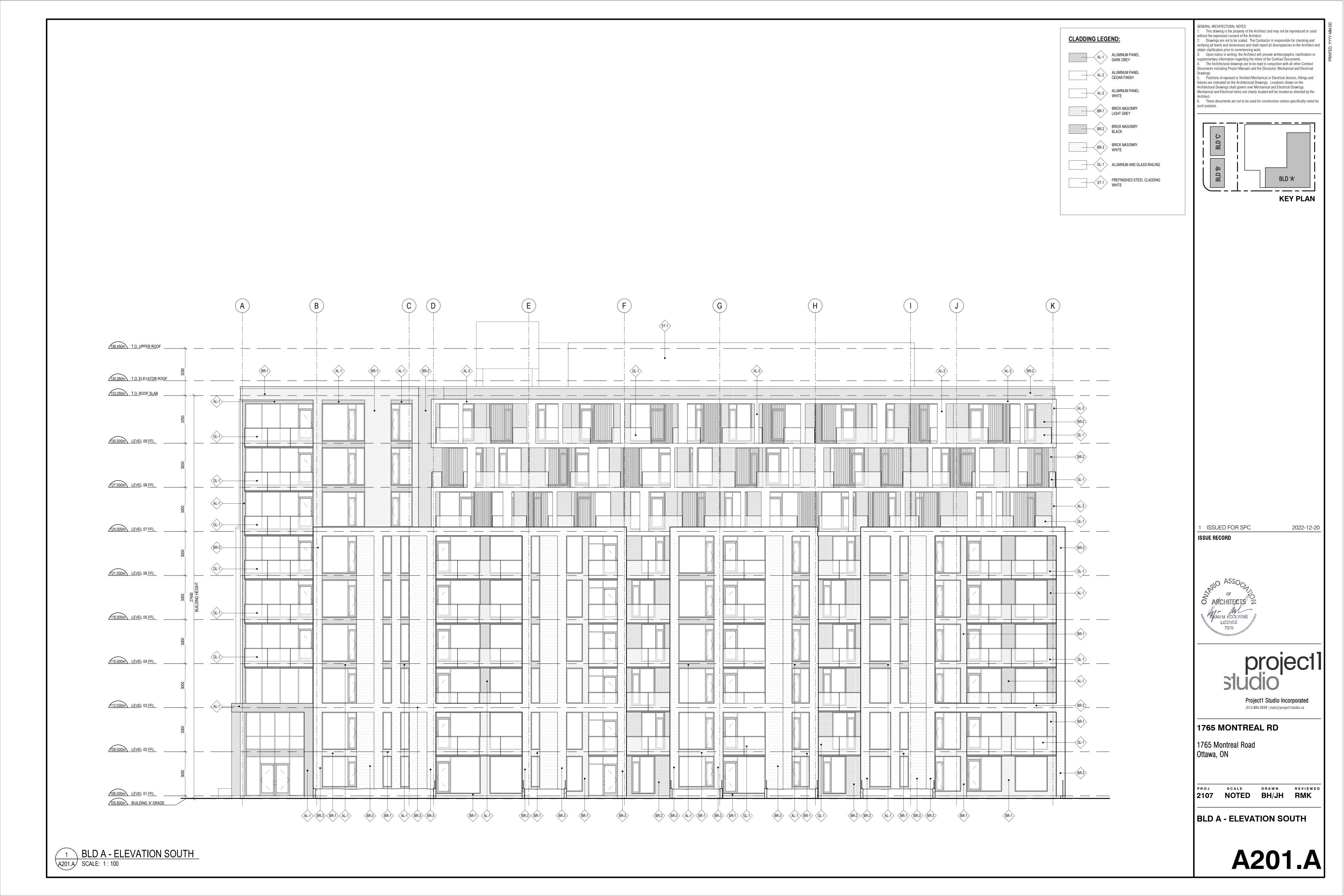
1765 Montreal Road

PROJ SCALE DRAWN REVIEWED 2107 NOTED BH/JH RMK

BLD A - FLOOR PLAN - LEVEL 9

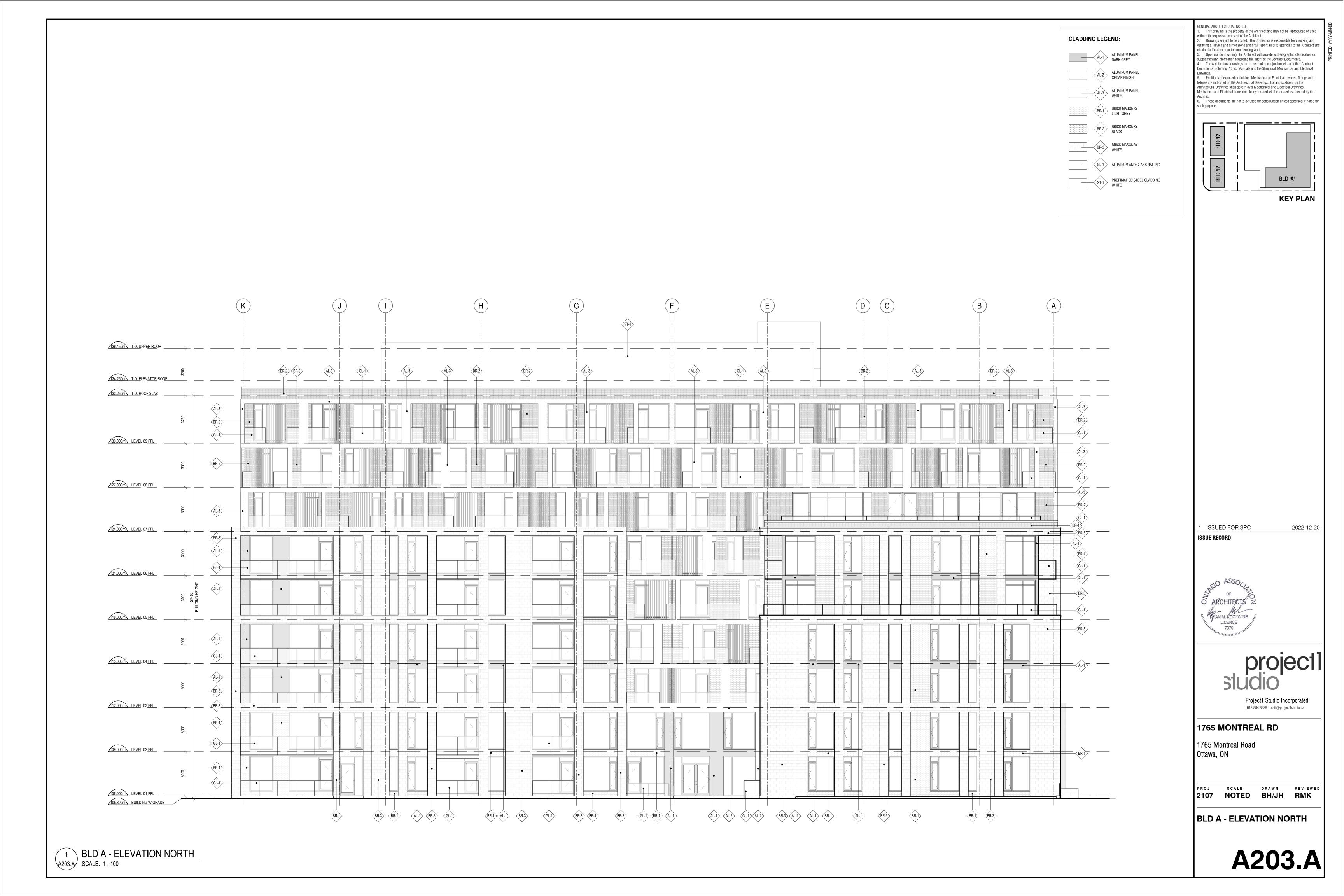
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GENERAL ARCHITECTURAL NOTES:

