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ISSUES		
No.	DESCRIPTION	DATE
01	ISSUED FOR REZONING	2019-08-29
02	ISSUED FOR REZONING	2020-05-04

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PROJECT

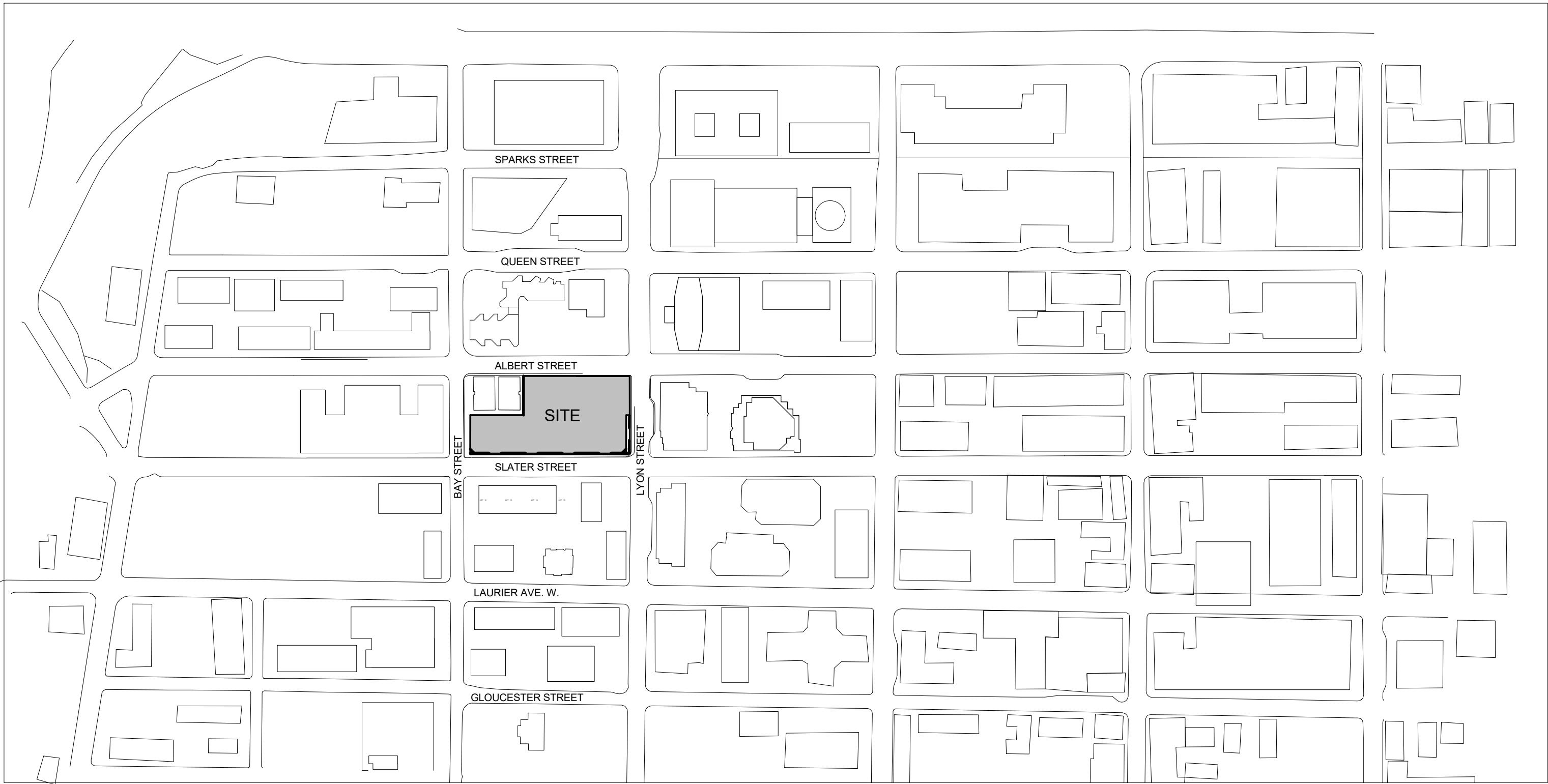
400 Albert Street
383 Slater Street/400 Albert Street
Ottawa, Ontario

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120068

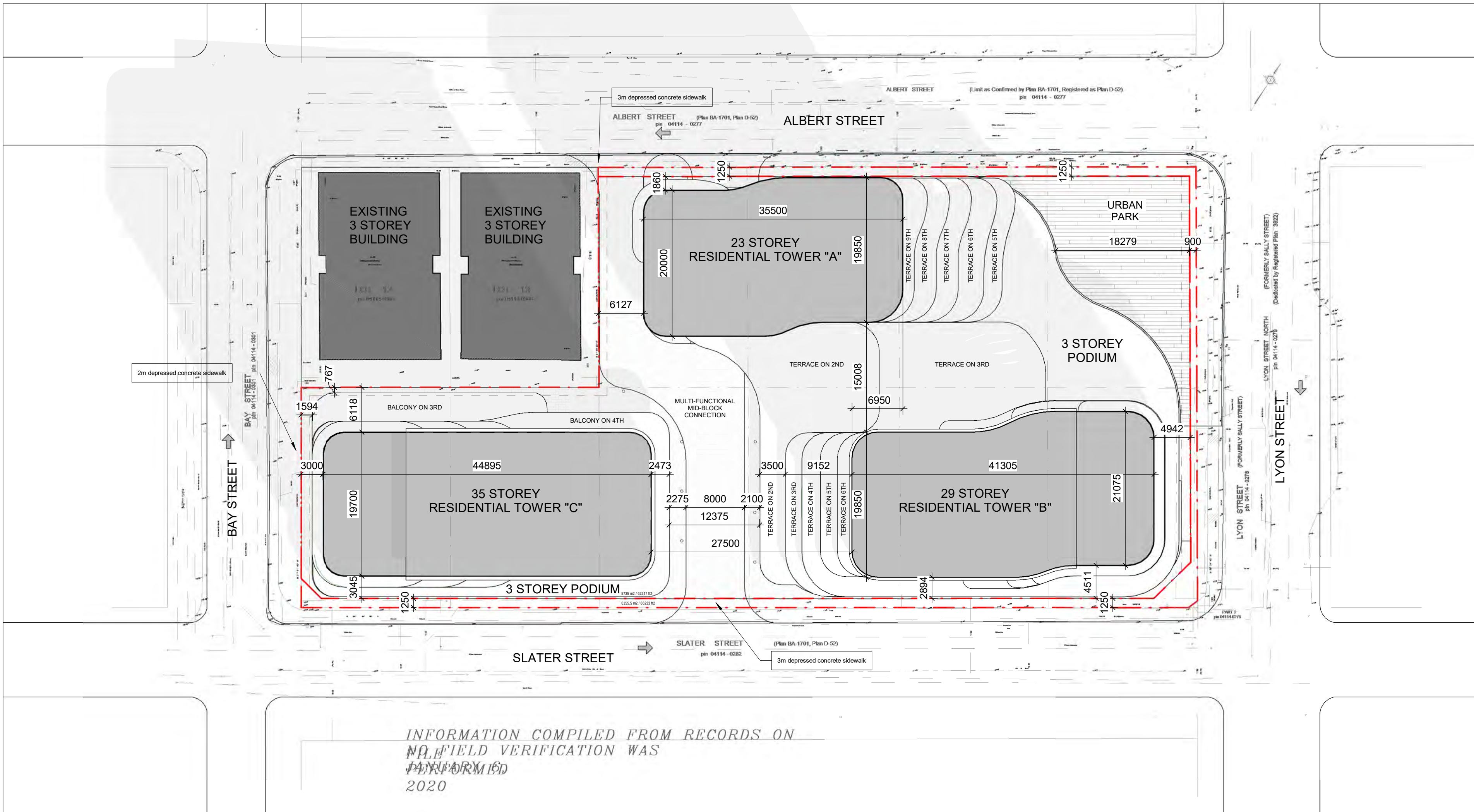
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SHEET TITLE
COVER AND SHEET LIST

SHEET NUMBER
A000



3 CONTEXT PLAN
Scale: NTS



2 SITE PLAN
Scale: 1 : 400

400 Albert Street - Ottawa

May 1, 2020

PROJECT STATISTICS

SUMMARY	TOTAL	
	SQ.M.	SQ.FT.
Site Area	6,156	66,233
Net Site Area	5,832	62,756
Total GCA	77,596	834,929
Total GFA	61,544	662,211
Total NSA (Residential + Retail)	67,476	726,037
Total Retail GFA (Ground and 2nd)	2,884	31,036
URBAN PARK Area	402	4,326
Total Number of Units	930	

PROJECT STATISTICS

Tower A (23 Storeys) - North	TOTAL	
	SQ.M.	SQ.FT.
Total Tower GCA	15,654	168,432
Total Tower GFA	12,616	135,743
Total Number of Units	231	
Tower B (29 Storeys) - SE	TOTAL	
	SQ.M.	SQ.FT.
Podium GCA (shared with Tower A)	7,798	83,908
Podium GFA (shared with Tower A)	5,364	57,720
Total Tower GCA	22,631	243,510
Total Tower GFA	18,559	199,695
Total GCA	30,429	327,417
Total GFA	23,923	257,415
Total Number of Units	306	
Tower C (35 Storeys) - SW	TOTAL	
	SQ.M.	SQ.FT.
Podium GCA	2,856	30,731
Total Tower GCA	28,657	308,349
Total GCA	31,513	339,080
Total GFA	25,005	269,054
Total Number of Units (tower)	393	

Notes:

GCA is Gross Constructible Area (includes everything inside 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 2008-326)

(g) living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)

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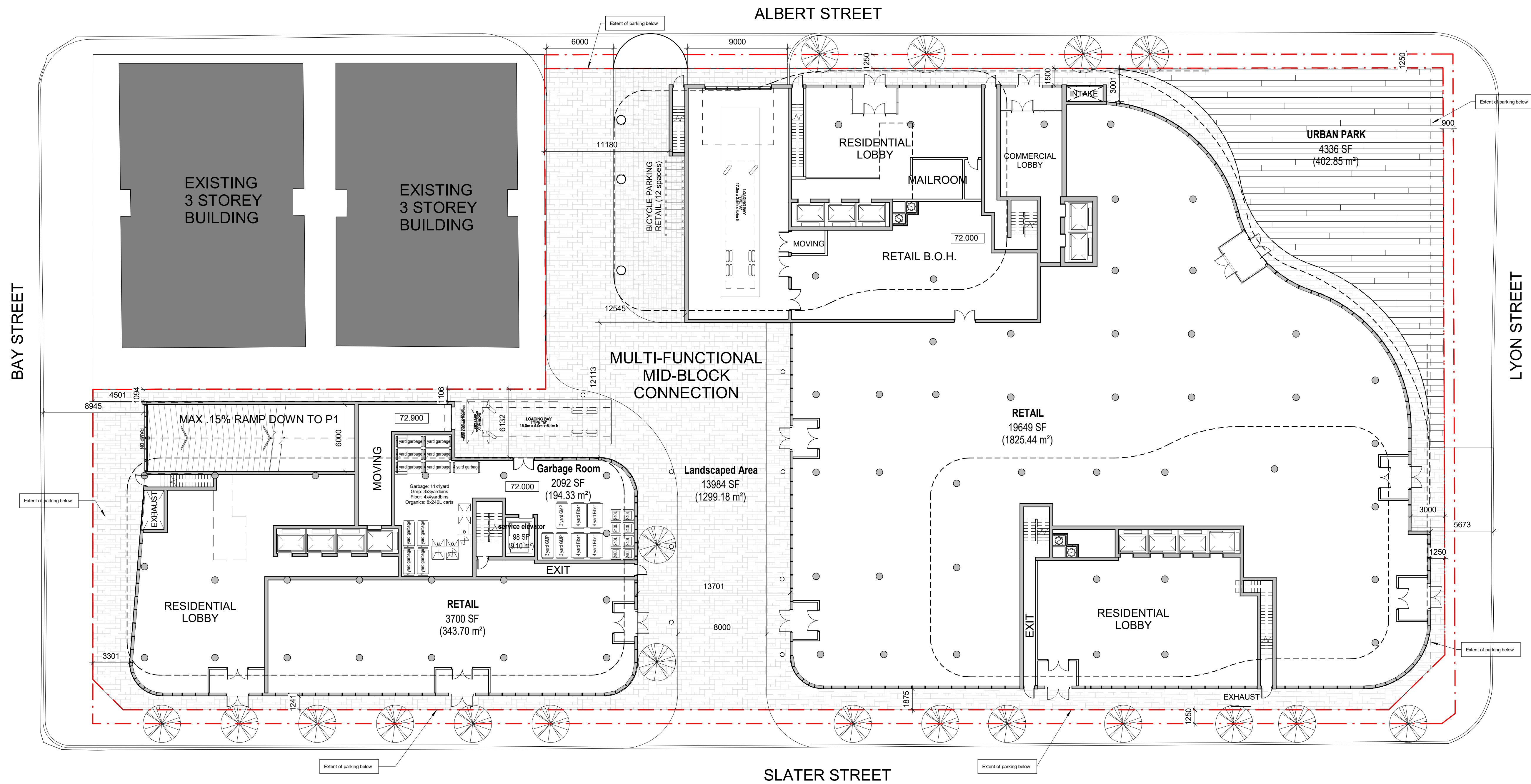
SHEET TITLE

CONTEXT, SITE PLAN AND

SITE STATISTICS

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A100



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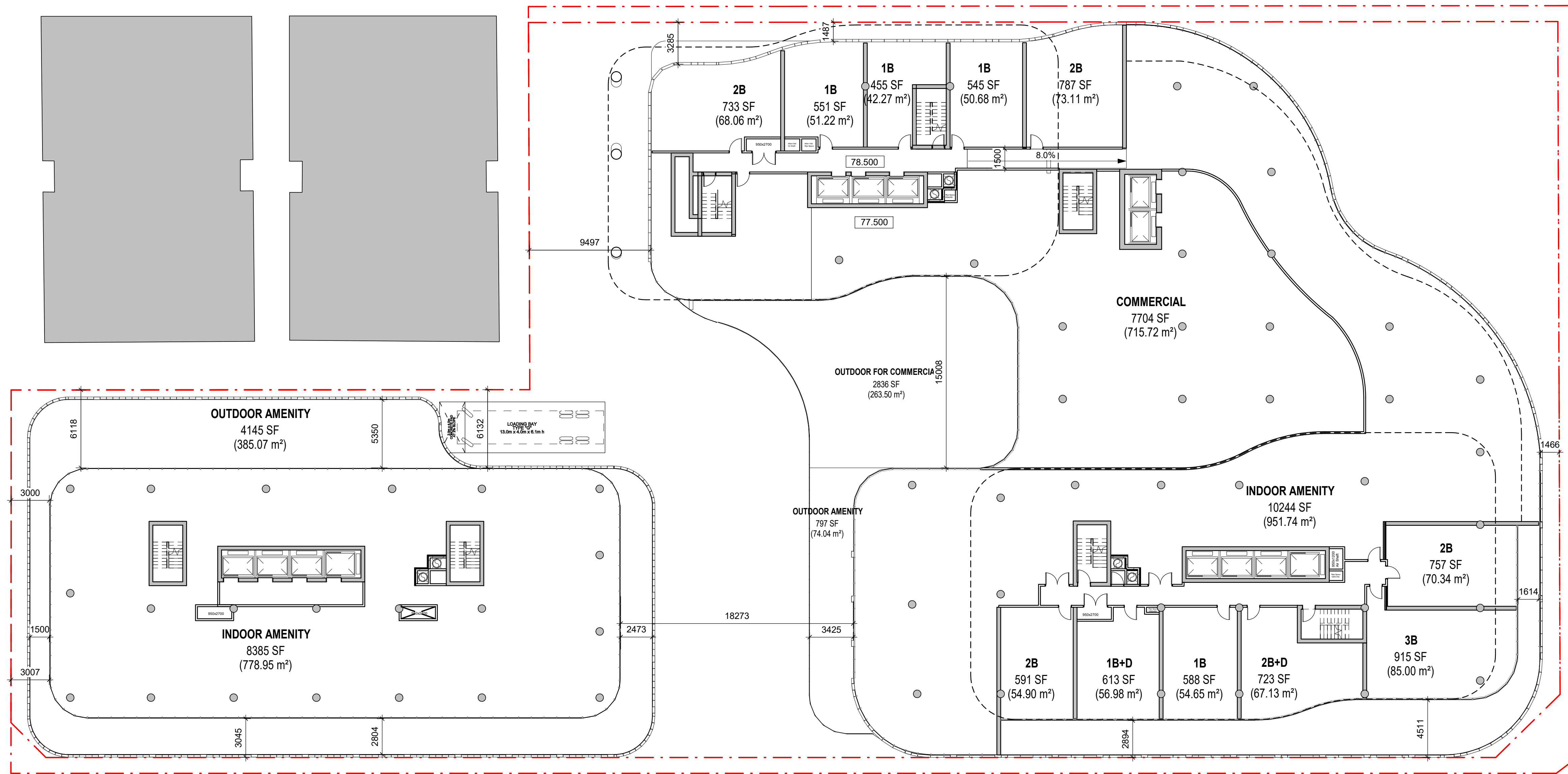
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SHEET TITLE
GROUND FLOOR PLAN

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A201



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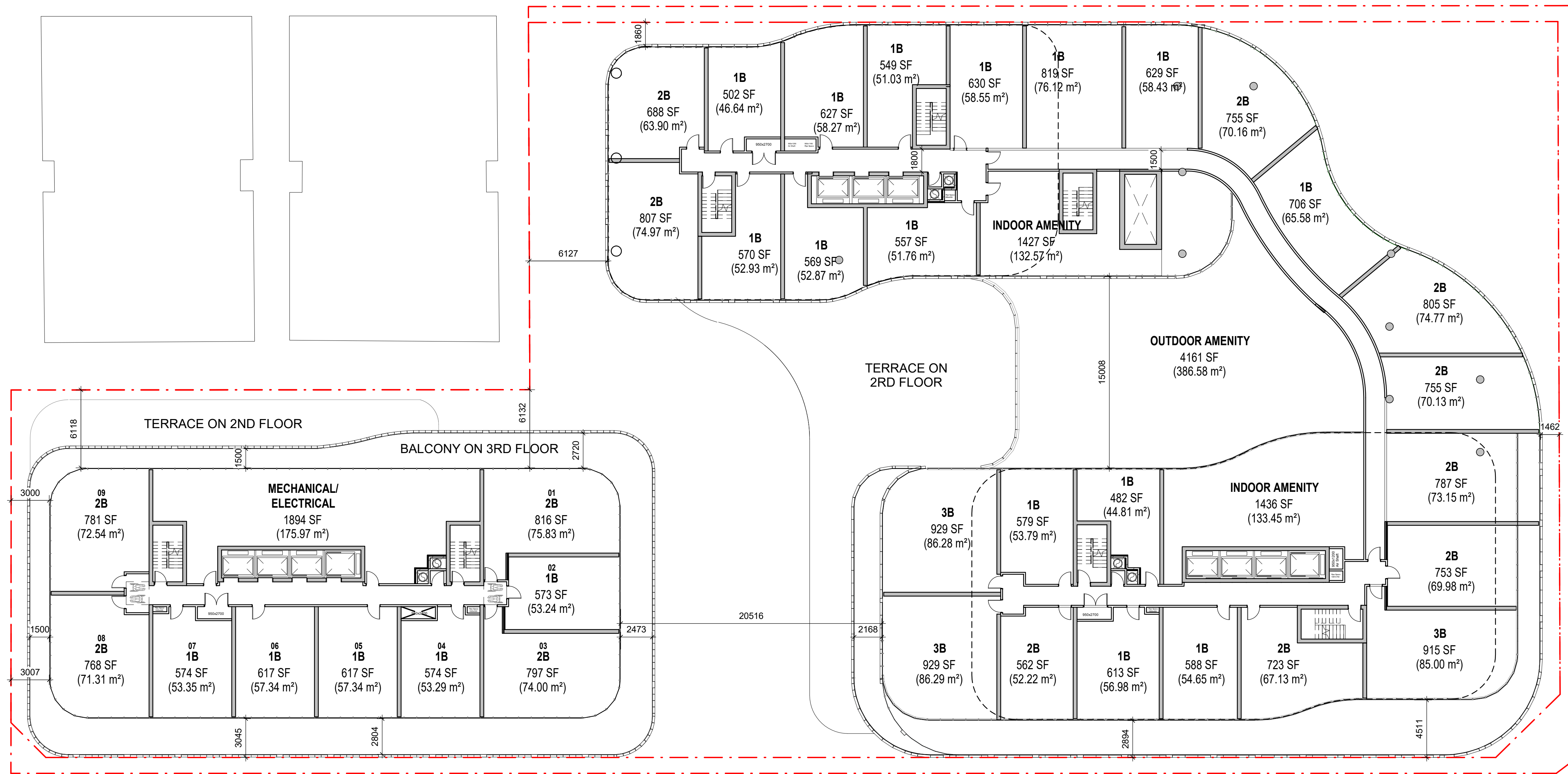
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SHEET TITLE
2ND FLOOR PLAN

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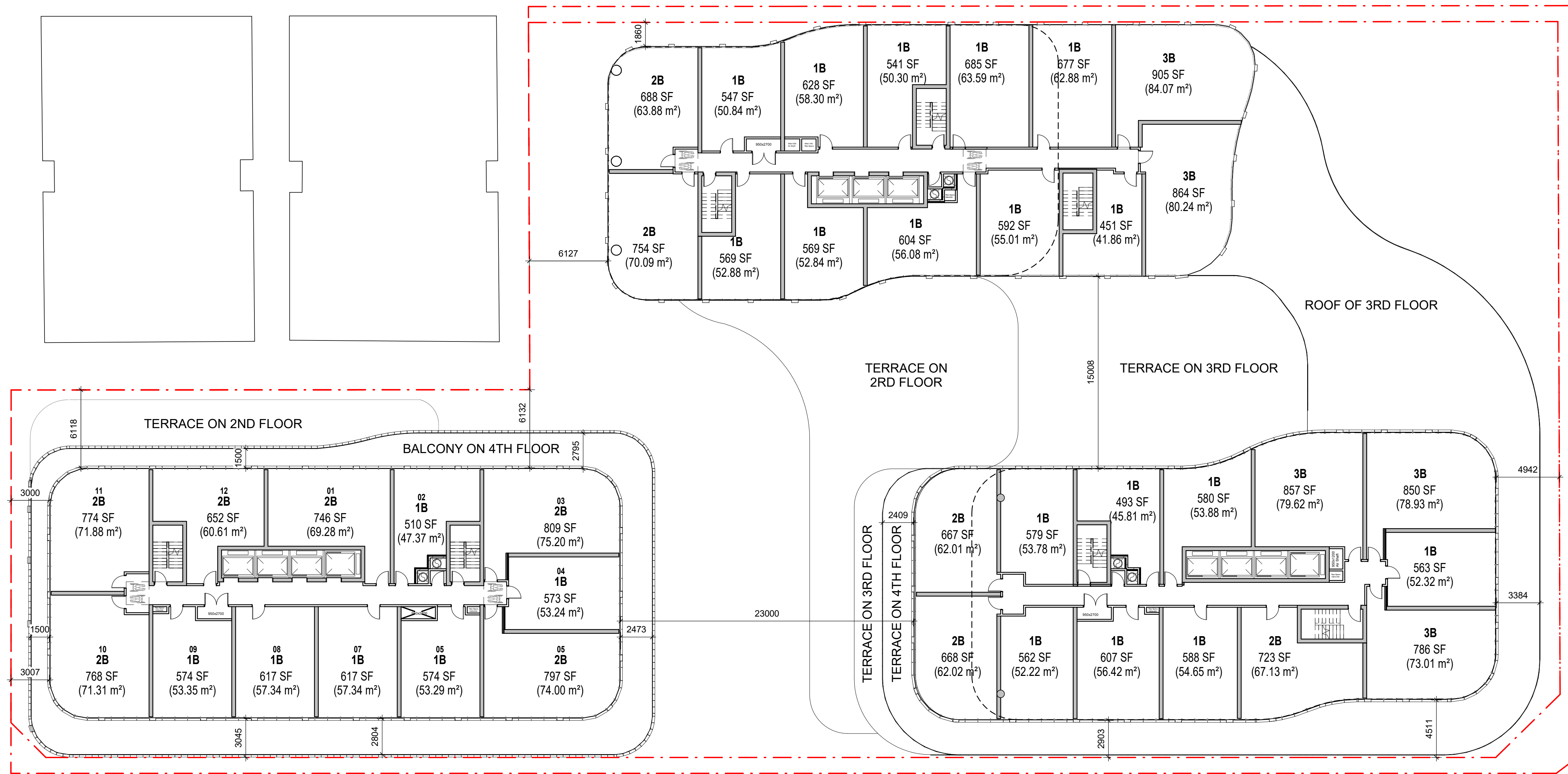
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SHEET TITLE
3RD FLOOR PLAN

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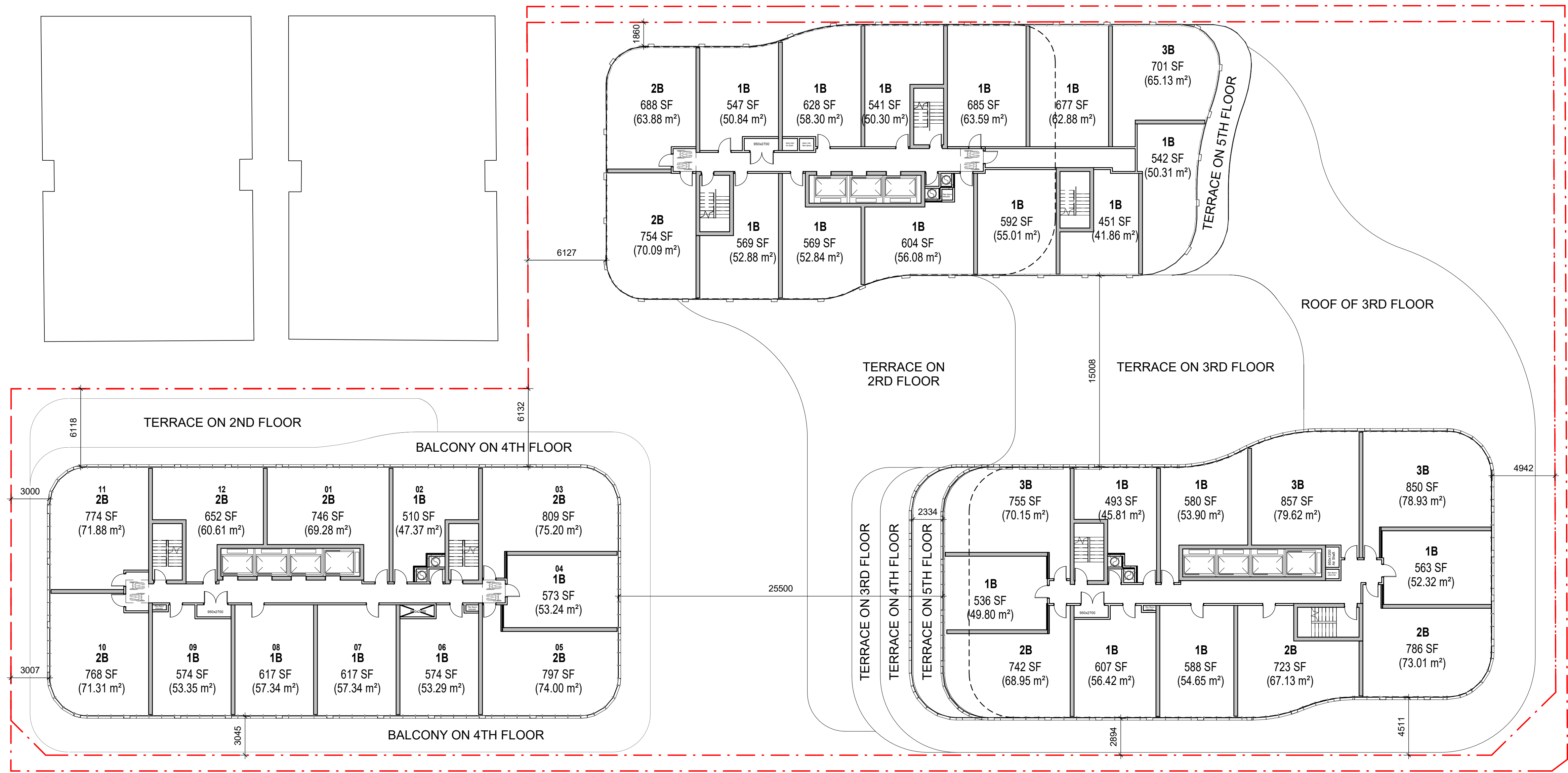
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SHEET TITLE
4TH FLOOR PLAN

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A204



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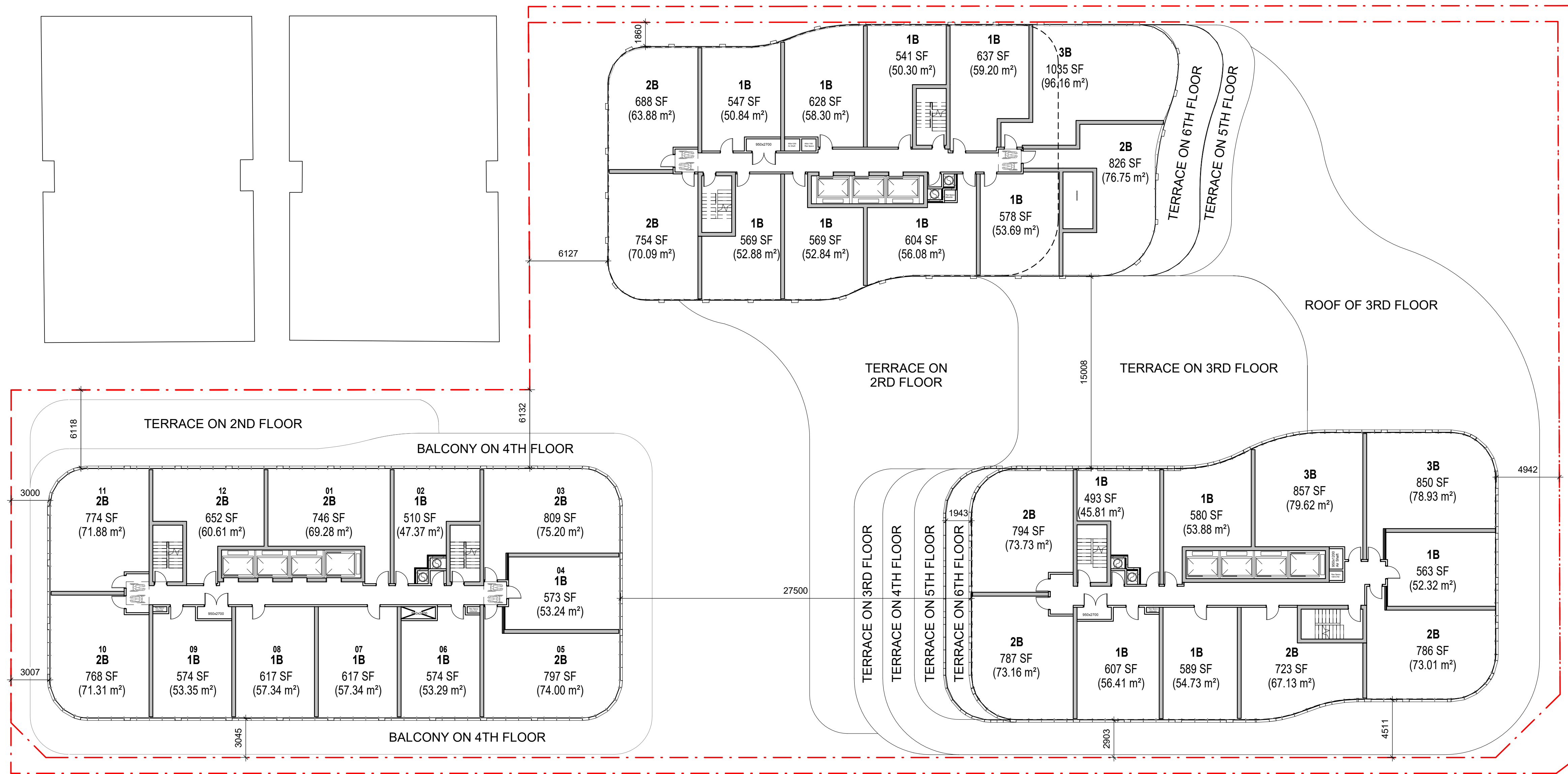
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SHEET TITLE
5TH FLOOR PLAN

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A205



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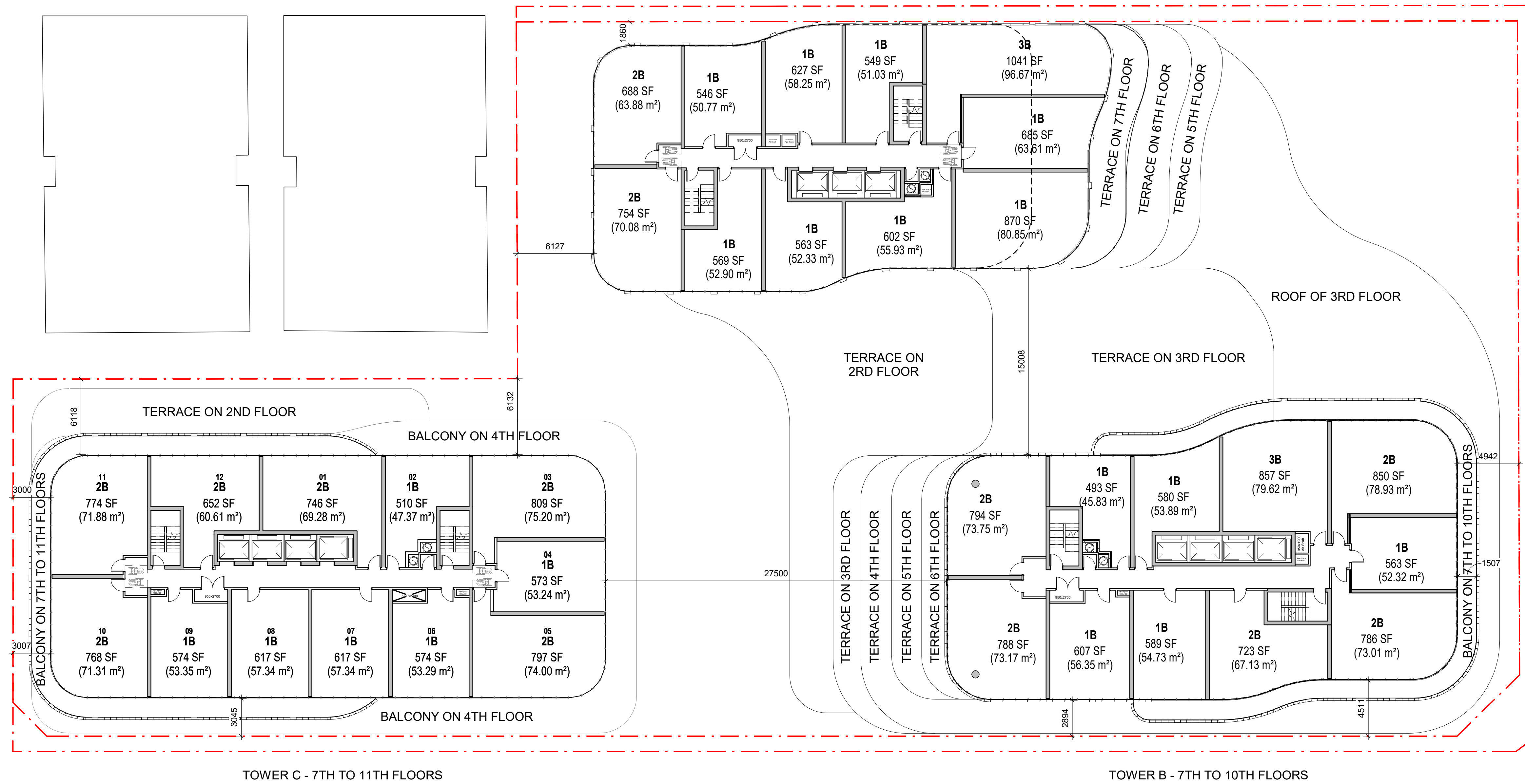
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6TH FLOOR PLAN

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A206



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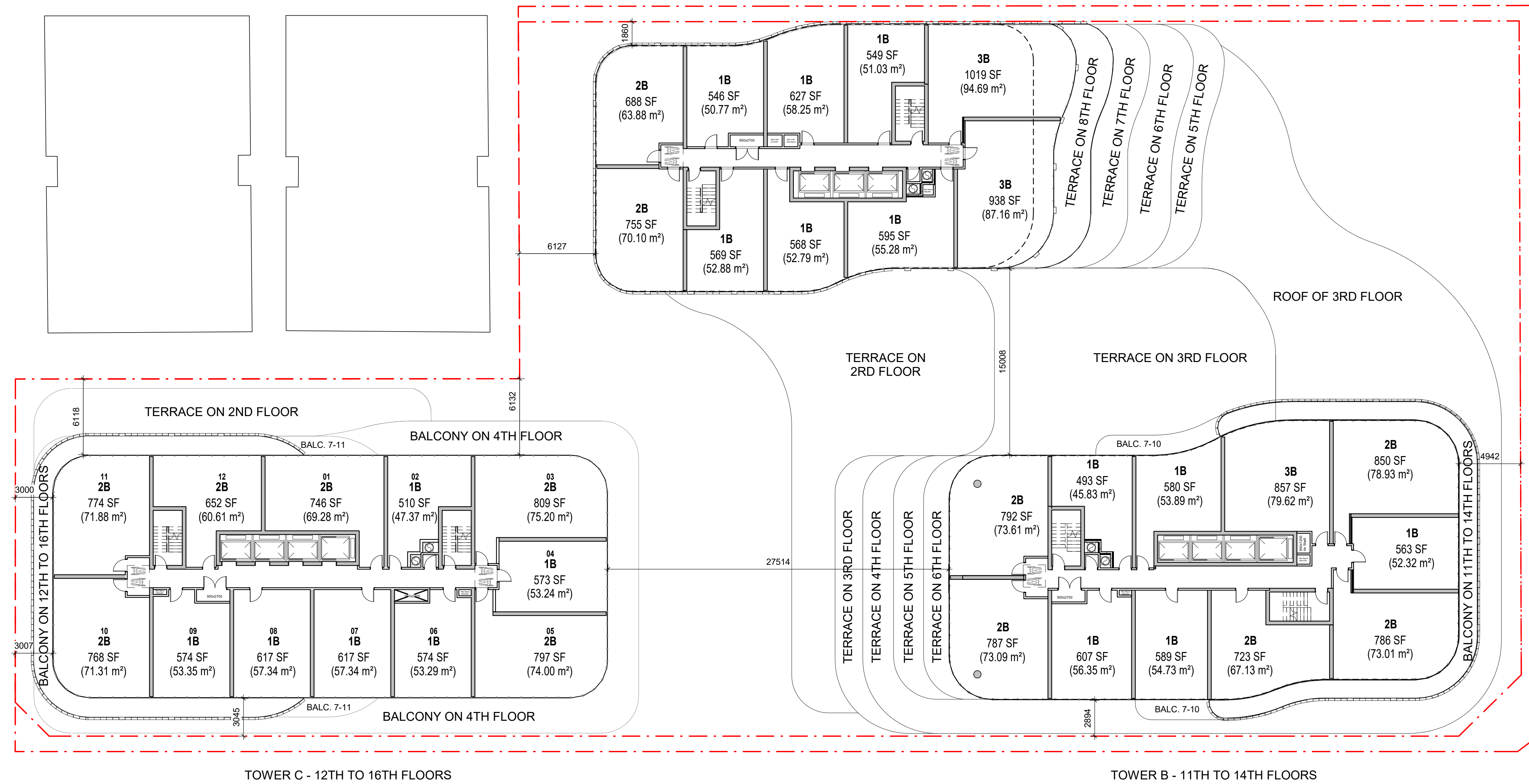
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SHEET TITLE
7TH FLOOR PLAN

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A207



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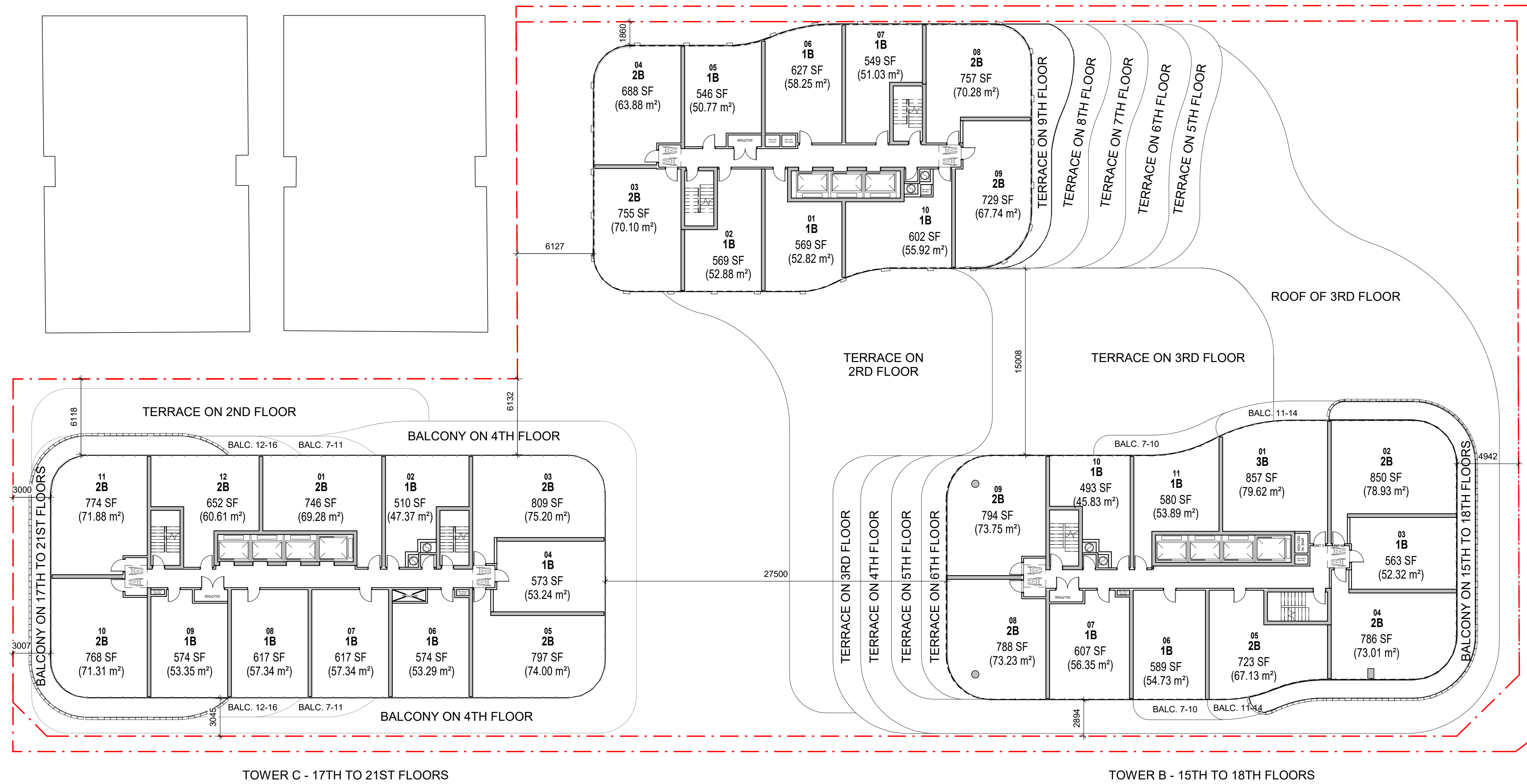
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SHEET TITLE
8TH FLOOR PLAN

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A208



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SHEET TITLE
9TH FLOOR PLAN

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A209

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TOWER B - 19TH TO 29TH FLOORS

SEAL



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1. 200	05/04/20
SHEET TITLE	
TYP. TOWER FLOOR PLANS	

SHEET NUMBER

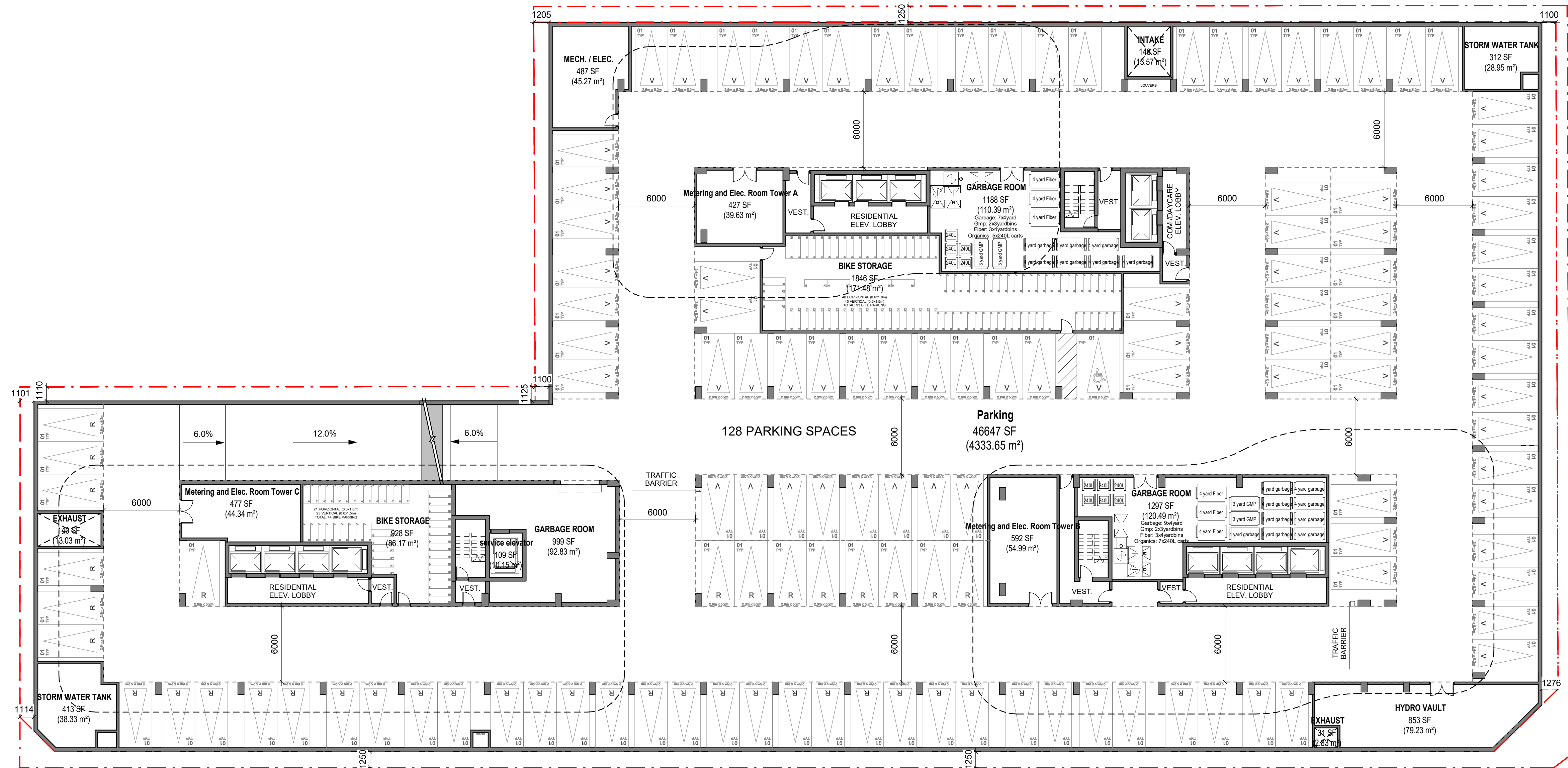
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GARBAGE BIN CALC.	
RESIDENTIAL WASTE COLLECTION:	
Tower A - 231 Units	
Garbage:	1-4yard bin per 33 Units = 7 Bins
Gmp:	1-3yard bin per 116 Units = 2 Bins
Fiber:	1-4yard bin per 77 Units = 3 Bins
Organics:	1-240L carts per 46 Units = 5 Cart
Tower B - 306 Units	
Garbage:	1-4yard bin per 34 Units = 9 Bins
Gmp:	1-3yard bin per 153 Units = 2 Bins
Fiber:	1-4yard bin per 102 Units = 3 Bins
Organics:	1-240L carts per 44 Units = 7 Cart

STATISTICS LEVEL P1	PER LEVEL
GCA = 5,658 m ² (60,902 R ²)	
GFA = 0 m ² (0 R ²)	

PARKING P1	PER LEVEL	
(RESIDENTIAL)	46 SPACES	TYP. (2.6 x 5.2m)
(VISITOR)	81 SPACES	TYP. (2.6 x 5.2m)
(VISITOR)	1 SPACES	B.F. TYPE-A (3.4 x 5.2m)
	0 SPACES	B.F. TYPE-B (2.4 x 5.2m)
	0 SPACES	CAR SHARE (2.6 x 5.2m)
	0 SPACES	OBSTRUCTED
TOTAL PARKING =	128 SPACES	

BICYCLE PARKING P1	PER LEVEL	
RES. BIKE PARKING =		
(HORIZONTAL)	69 SPACES	HORIZ. (0.6 x 1.8m)
(VERTICAL)	68 SPACES	VERT. (0.6 x 1.5m)
TOTAL BIKE PARKING=	137 SPACES	

LOCKERS P1	PER LEVEL
TOTAL RES. LOCKERS @ P1 = 0	

LEGEND

PARKING
"V" DENOTES VISITOR PARKING
"R" DENOTES RESIDENTIAL PARKING

TYPICAL PARKING SIZE:
2.6m (W) x 5.2m (D)

BARRIER-FREE PARKING SIZE:
TYPE A: 3.4m (W) x 5.2m (D)
+ 1.5m (W) ACCESS AISLE
TYPE B: 2.4m (W) x 5.2m (D)
+ 1.5m (W) ACCESS AISLE

BICYCLE PARKING
VERTICAL: 0.60m (W) x 1.5m (D)
HORIZONTAL: 0.60m (W) x 1.8m (D)

"V" DENOTES VERTICAL
"H" DENOTES HORIZONTAL
"R" DENOTES RESIDENTIAL
"RT" DENOTES RETAIL



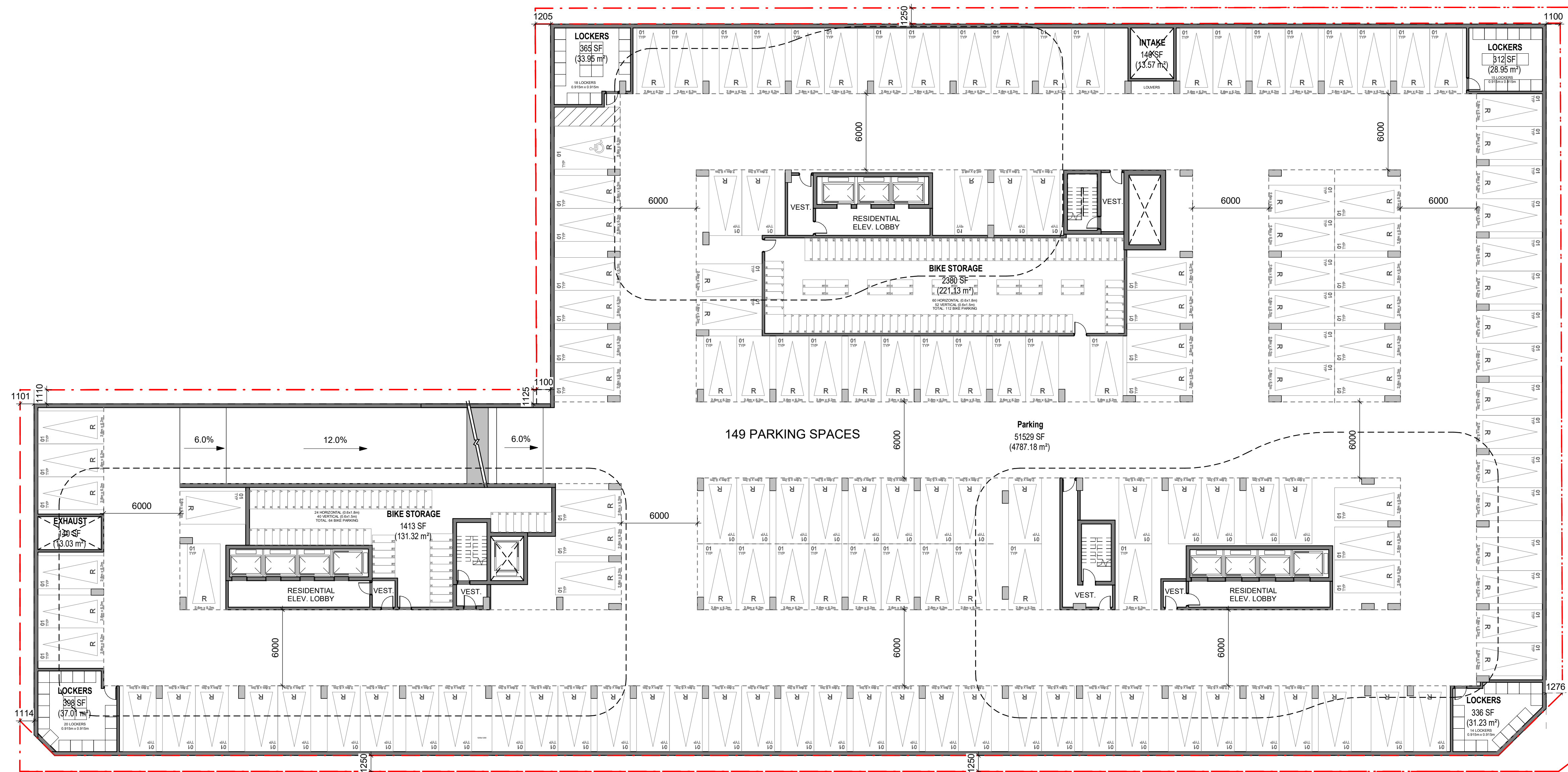
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SHEET TITLE
PARKING LEVEL 1

SHEET NUMBER
A212



STATISTICS LEVEL P2	PER LEVEL
GCA = 5,658 m ² (60,902 ft ²)	
GFA = 0 m ² (0 ft ²)	

PARKING P2	PER LEVEL
(RESIDENTIAL)	148 SPACES 1 SPACES 0 SPACES 0 SPACES 0 SPACES
TOTAL PARKING =	149 SPACES

BICYCLE PARKING P2	PER LEVEL
RES. BIKE PARKING =	
(HORIZONTAL)	84 SPACES
(VERTICAL)	92 SPACES
TOTAL BIKE PARKING=	176 SPACES

LOCKERS P2	PER LEVEL
TOTAL RES. LOCKERS @ P2 = 67	(0.915 x 0.915m)

LEGEND

5200

2600

(A) 3400

(B) 2400

1500

5200

(H) 1800

(V) 1500

800

PARKING

"V" DENOTES VISITOR PARKING

"R" DENOTES RESIDENTIAL PARKING

TYPICAL PARKING SIZE:

2.6m (W) x 5.2m (D)

BARRIER-FREE PARKING SIZE:

TYPE A: 3.4m (W) x 5.2m (D)

+ 1.5m (W) ACCESS AISLE

TYPE B: 2.4m (W) x 5.2m (D)

+ 1.5m (W) ACCESS AISLE

BICYCLE PARKING

VERTICAL: 0.60m (W) x 1.5m (D)

HORIZONTAL: 0.60m (W) x 1.8m (D)

"V" DENOTES VERTICAL

"H" DENOTES HORIZONTAL

"R" DENOTES RESIDENTIAL

"RT" DENOTES RETAIL

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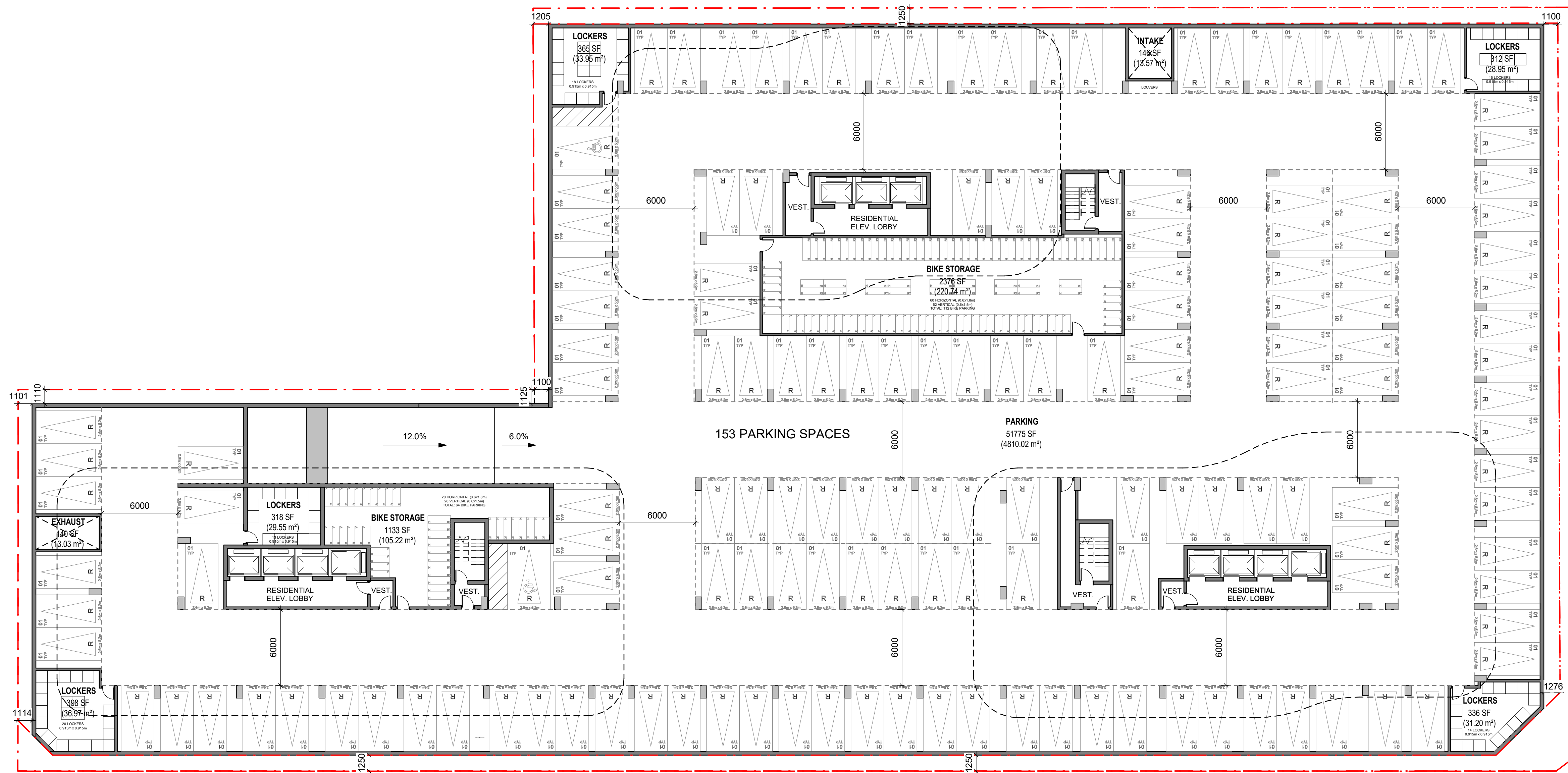
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SHEET TITLE
PARKING LEVEL 2

SHEET NUMBER
A213



STATISTICS LEVEL P3	PER LEVEL
GCA = 5,658 m ² (60,902 ft ²)	
GFA = 0 m ² (0 ft ²)	

PARKING P3	PER LEVEL
(RESIDENTIAL)	151 SPACES 2 SPACES 0 SPACES 0 SPACES 0 SPACES
	TYP. (2.6 x 5.2m) B.F. TYPE-A (3.4 x 5.2m) B.F. TYPE-B (2.4 x 5.2m) CAR SHARE (2.6 x 5.2m) OBSTRUCTED
TOTAL PARKING =	153 SPACES

BICYCLE PARKING P3	PER LEVEL
RES. BIKE PARKING =	
(HORIZONTAL)	80 SPACES
(VERTICAL)	72 SPACES
	HORIZ. (0.6 x 1.8m) VERT. (0.6 x 1.5m)
TOTAL BIKE PARKING=	152 SPACES

LOCKERS P3	PER LEVEL
TOTAL RES. LOCKERS @ P3 = 80	(0.915 x 0.915m)

5200

2600

(A) 3400

(B) 2400

1500

5200

(H) 1800

(V) 1500

800

LEGEND

PARKING

"V" DENOTES VISITOR PARKING

"R" DENOTES RESIDENTIAL PARKING

TYPICAL PARKING SIZE:

2.6m (W) x 5.2m (D)

BARRIER-FREE PARKING SIZE:

TYPE A: 3.4m (W) x 5.2m (D)

+ 1.5m (W) ACCESS AISLE

TYPE B: 2.4m (W) x 5.2m (D)

+ 1.5m (W) ACCESS AISLE

BICYCLE PARKING

VERTICAL: 0.60m (W) x 1.5m (D)

HORIZONTAL: 0.60m (W) x 1.8m (D)

"V" DENOTES VERTICAL

"H" DENOTES HORIZONTAL

"R" DENOTES RESIDENTIAL

"RT" DENOTES RETAIL

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ISSUES		
No.	DESCRIPTION	DATE
01	ISSUED FOR REZONING	2019-08-29
02	ISSUED FOR REZONING	2020-05-04

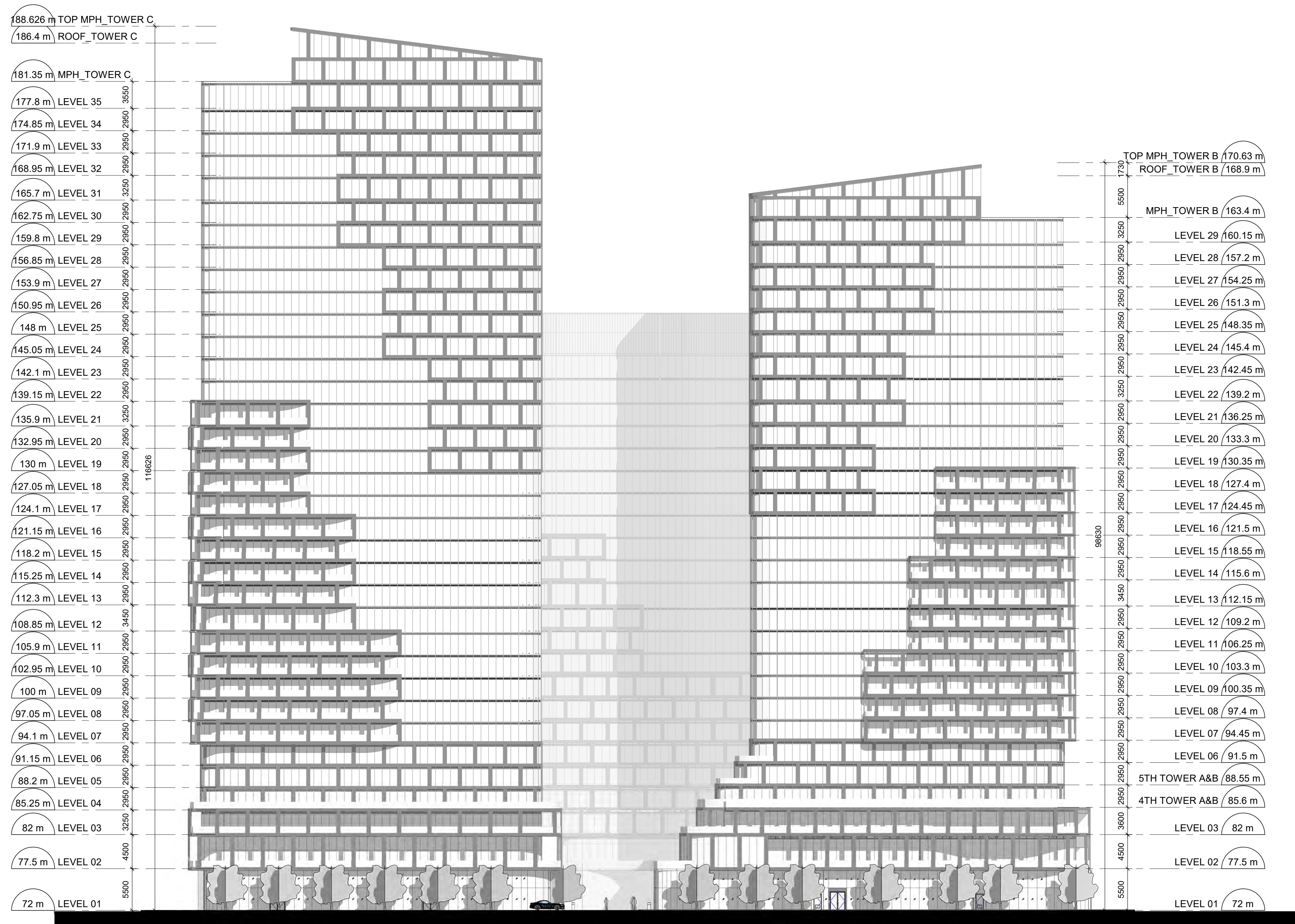
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ibigroup.com

PROJECT
400 Albert Street
383 Slater Street/400 Albert Street
Ottawa, Ontario

PROJECT NO:
120068
SCALE:
As indicated
DATE
05/04/20

SHEET TITLE
PARKING LEVEL 3

SHEET NUMBER
A214



1 South Elevation
Scale: 1 : 300

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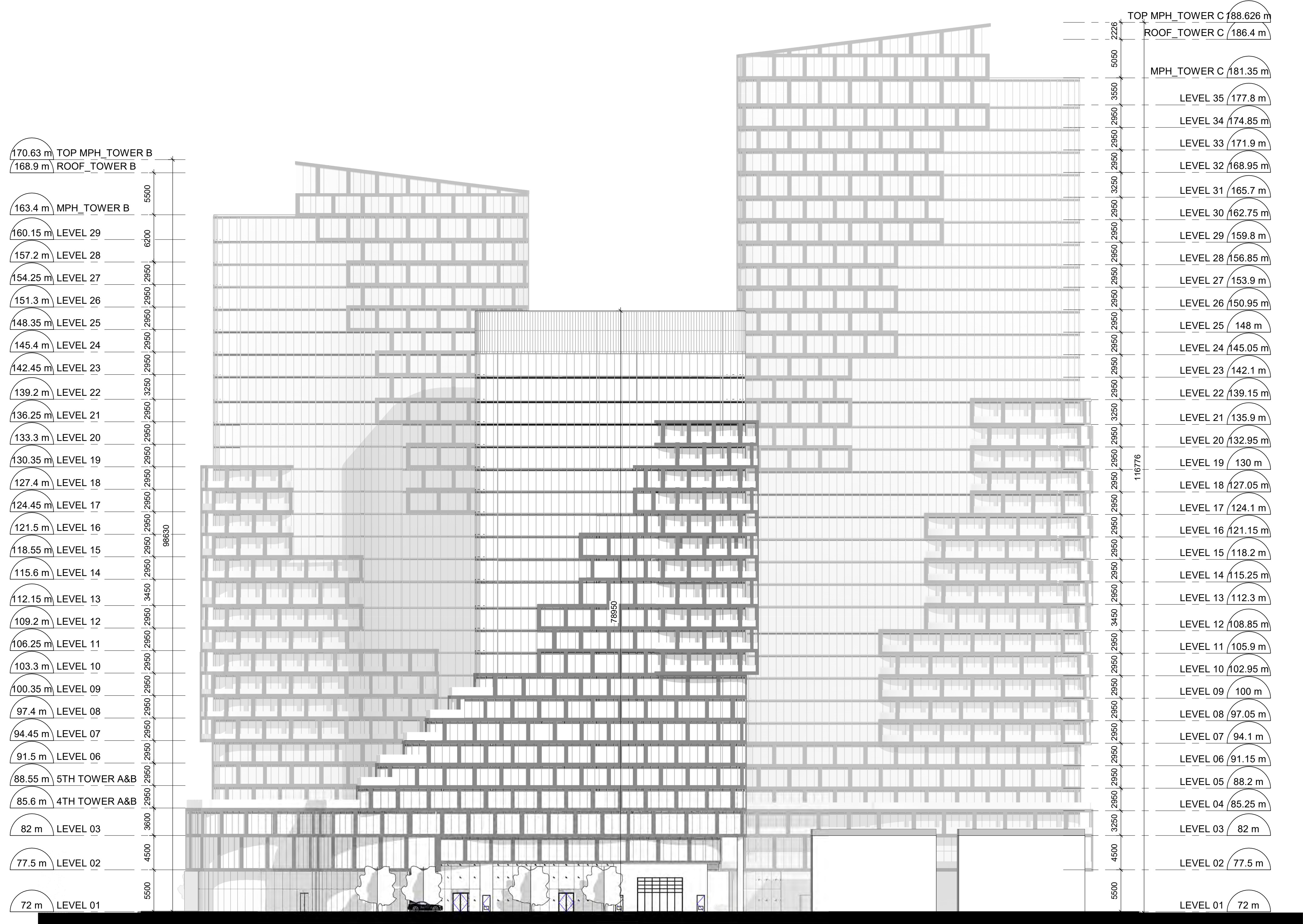
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SHEET TITLE
SOUTH ELEVATION

SHEET NUMBER
A301



1 North Elevation
Scale: 1 : 300

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02	ISSUED FOR REZONING	2020-05-04



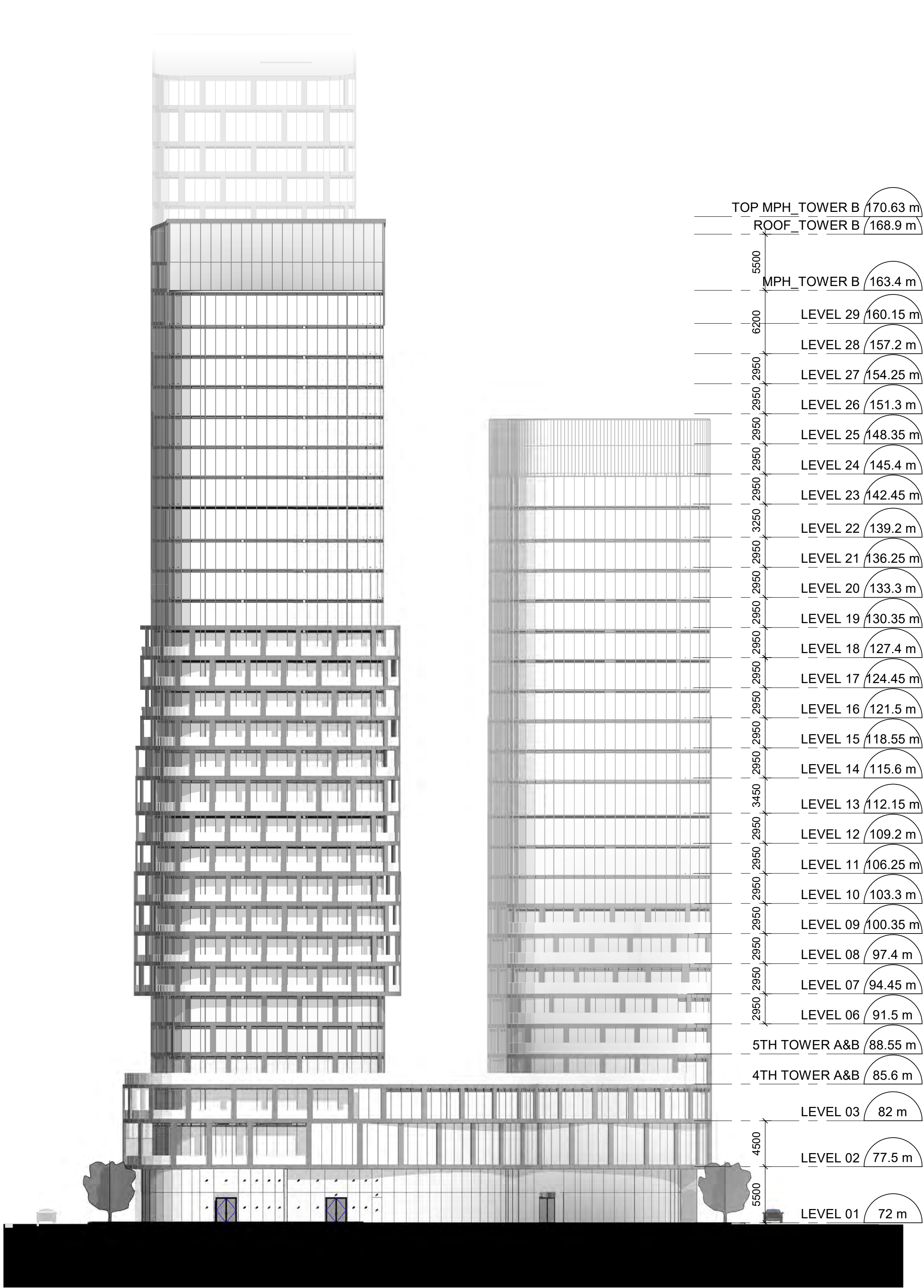
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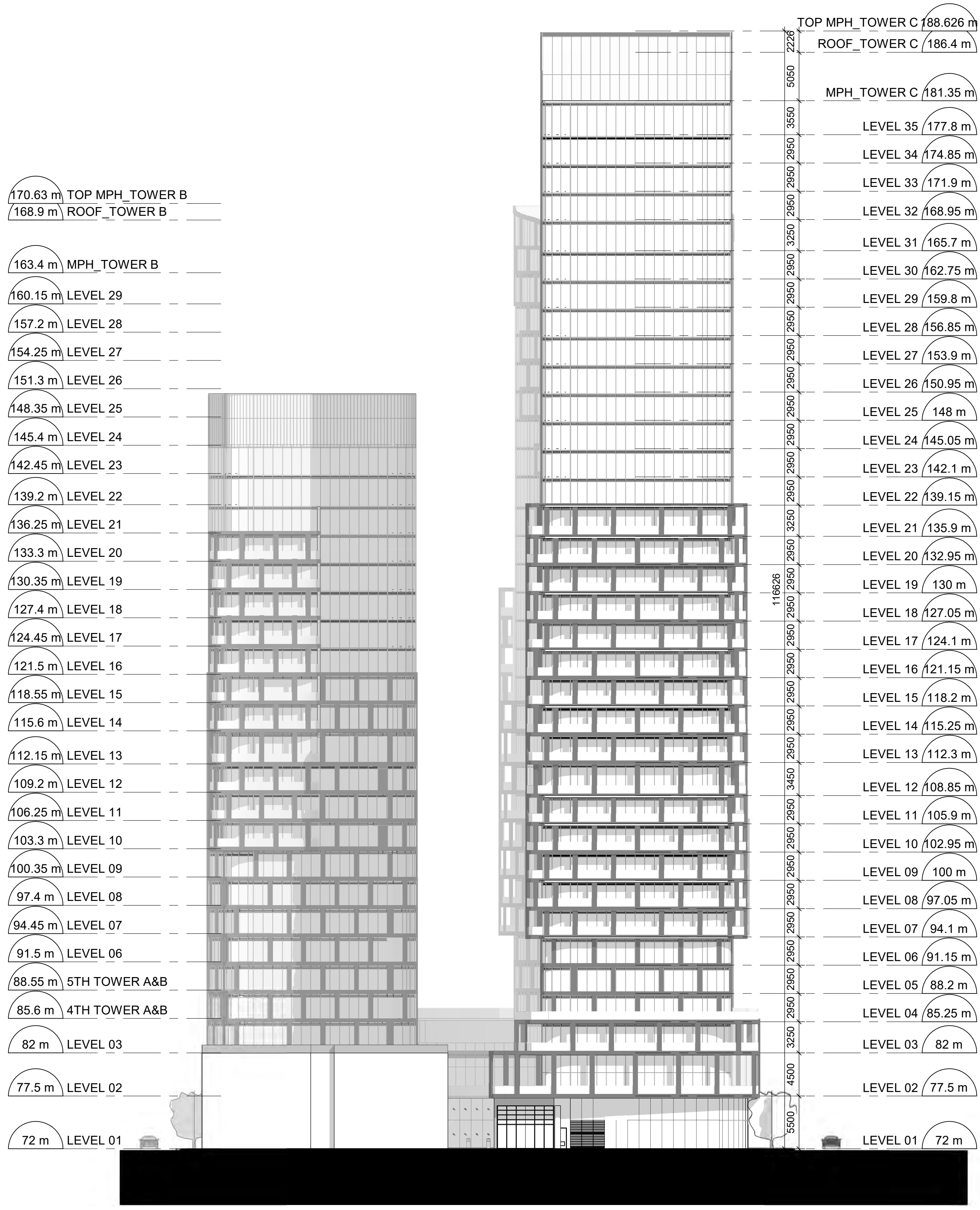
PROJECT NO:
120068
SCALE:
1 : 300
DATE
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SHEET TITLE
NORTH ELEVATION

SHEET NUMBER
A302



1 East Elevation
Scale: 1 : 300



2 West Elevation
Scale: 1 : 300

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SHEET TITLE
EAST AND WEST ELEVATIONS

SHEET NUMBER
A303



VIEW FROM LYON STREET LOOKING SOUTH

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SHEET TITLE
PERSPECTIVES

SHEET NUMBER
A401



VIEW FROM LYON STREET
LOOKING NORTH

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SEAL

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SHEET TITLE

PERSPECTIVES

SHEET NUMBER

A402



VIEW OF URBAN PARK



VIEW OF MID-BLOCK CONNECTION

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SHEET TITLE
PERSPECTIVES

SHEET NUMBER
A403



VIEW FROM BAY STREET
LOOKING SOUTH

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SHEET TITLE

PERSPECTIVES

SHEET NUMBER

A404



VIEW FROM LYON STREET
NORTH LOOKING NORTH

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PERSPECTIVES

SHEET NUMBER
A405