

**OWNER**  
230 LISGAR STREET INC.  
1524 ARNHEM STREET  
OTTAWA, ON, K2C 1V1

**ARCHITECT**  
PROJECT1 STUDIO  
260 ST. PATRICK ST, SUITE 300  
OTTAWA, ON, K1N 5K5

**PLANNER**  
FOTENN  
396 COOPER STREET, SUITE 300  
OTTAWA, ON, K2P 2H7

**SURVEYOR**  
J.D. BARNES LTD  
62 STEACIE DRIVE, SUITE 103  
KANATA, ON, K2K 2A9

**CIVIL ENGINEER**  
NOVATECH  
240 MICHAEL COWPLAND DRIVE, SUITE 200  
OTTAWA, ON, K2M 1P6

**LANDSCAPE ARCHITECT**  
JAMES B LENNOX & ASSOCIATES INC.  
3332 CARLING AVENUE  
OTTAWA, ON, K2H 5A8

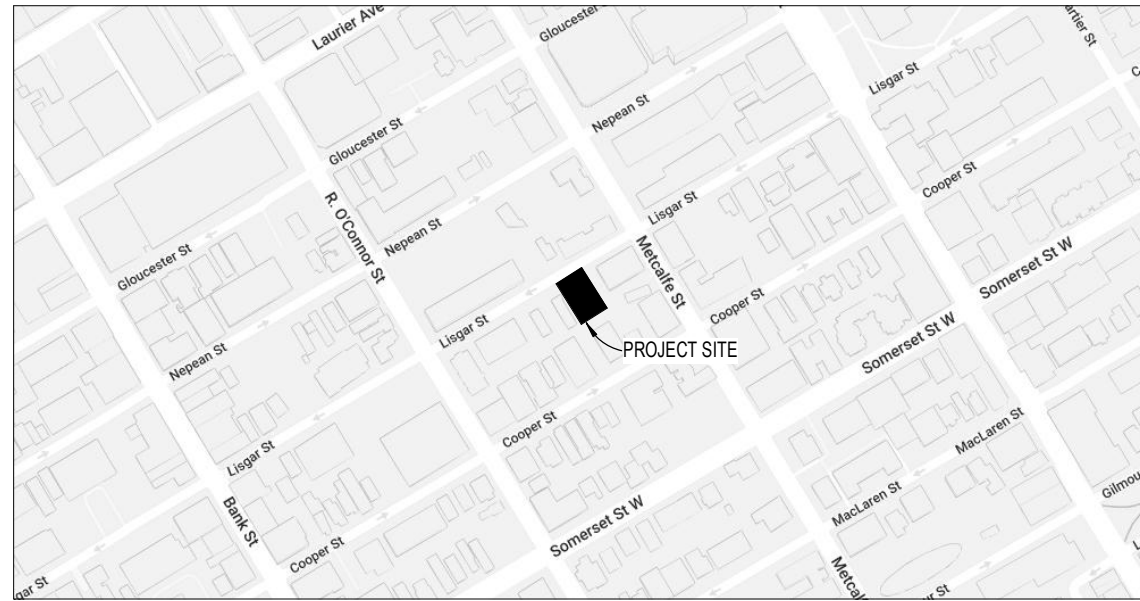
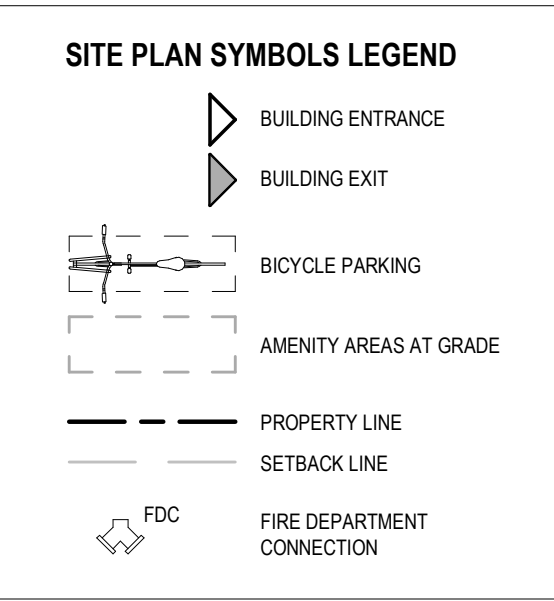
**AREA SCH. (COMMUNAL AMENITY)**

LEVEL	NAME	AREA
LEVEL 01	AMENITY ROOM	31.72 m <sup>2</sup>
LEVEL 01	AMENITY AREA	121.14 m <sup>2</sup>
LEVEL 01	PATIO (AMENITY)	15.05 m <sup>2</sup>
TOTAL		167.92 m <sup>2</sup>

**AREA SCH. (PRIVATE AMENITY)**

LEVEL	NAME	AREA
LEVEL 02	TERRACE	33.89 m <sup>2</sup>
LEVEL 02	BALCONY	28.43 m <sup>2</sup>
LEVEL 03	TERRACE	27.85 m <sup>2</sup>
LEVEL 04	TERRACE	15.52 m <sup>2</sup>
LEVEL 09	TERRACE	31.14 m <sup>2</sup>
TOTAL		134.85 m <sup>2</sup>

- 1 ASPHALT
- 2 EXISTING STRUCTURE TO BE DEMOLISHED
- 3 SOFT LANDSCAPING
- 4 INTERLOCKING STONE PAVERS
- 5 DEPRESSED CURB
- 6 OUTDOOR BICYCLE PARKING SPACE
- 7 BUILT-IN CONCRETE BENCH
- 8 DASHED OUTLINE OF UNDERGROUND PARKING
- 9 DASHED LINE OF CANOPY ABOVE
- 10 STORM WATER MANAGEMENT TANK
- 11 WOOD FENCE
- 12 GATE
- 13 RETAINING WALL REFER TO CIVIL
- 14 ARCHITECTURAL FENCE



**3 SURVEY INFO**  
SCALE: 1:1

PART OF LOT 47 (South Side of Lisgar Street) ON REGISTERED PLAN No. 12281, BEING ALL OF PIN 04115-0216 (LT), AND PART OF LOT 47 (South Side of Lisgar Street) ON REGISTERED PLAN No. 12281 BEING ALL OF PIN 04115-0217 (LT), IN THE CITY OF OTTAWA  
J.D. BARNES LIMITED

**UNIT COUNT**

NAME	TOTAL COUNT	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	LVL 07	LVL 08	LVL 09	PERCENTAGE
1-BED	37	3	4	4	5	5	5	5	5	1	76%
2-BED	12	0	2	2	1	1	1	1	1	3	24%
TOTAL	49	3	6	6	6	6	6	6	6	4	100%

**Site Statistics**

Zoning Designation:	RAU(47F)
Lot Width:	20.1m
Total Lot Area:	691.6m <sup>2</sup>
At-Grade Landscaped Area:	294.3m <sup>2</sup> (36% of Total Lot Area)
Average Existing Grade:	71.45m
Gross Floor Area:	410.4m <sup>2</sup>

**Proposed Development - 49 Unit Mid-Rise Apartment**

Zoning Mechanism	Required	Provided
Minimum Lot Width (152(a))	15m	20.1m
Minimum Lot Area (162(a))	450m <sup>2</sup>	691.6m <sup>2</sup>
Min. Front Yard Setback (162(a))	4.5m	2m
Min. Interior Side Yard Setback (162(a))	1.5m	1.5m
Min. Rear Yard Setback (162(a))	7.5m	7.5m
Maximum Building Height (162(a))	14.5m	28.15m
Parking Space Rates (151 (Sch. 1A - Area X))	19 Spaces 0 spaces for first 12 units - Section 101(3) 0.5 spaces / unit for 37 units - Table 101(R11-1)	22 Spaces
Minimum Visitor Parking Rates (102 (Sch. 1A - Area X))	4 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces/unit for 37 units - Table 102(I)	4 Spaces
Bicycle Parking Rates (Table 111A (Sch. 1 - Area B))	25 Spaces 0.5 spaces/unit for 49 units (111A(B)(i))	43 Spaces
Total Amenity Area (Table 137(4))	294m <sup>2</sup> 6m <sup>2</sup> /unit @ 49 units	303m <sup>2</sup>
Communal Amenity Area (Table 137(4))	147m <sup>2</sup> Min. 50% of Total Amenity Area	168m <sup>2</sup>

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KEY PLAN

3 ISSUED FOR SITE PLAN CONTROL 2023-07-20  
2 REISSUED FOR SITE PLAN CONTROL 2023-05-18  
1 ISSUED FOR SITE PLAN CONTROL 2022-11-15

**ISSUE RECORD**

Project1 Studio logo

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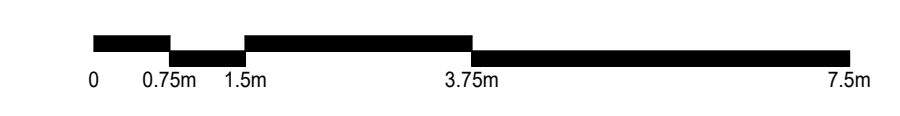
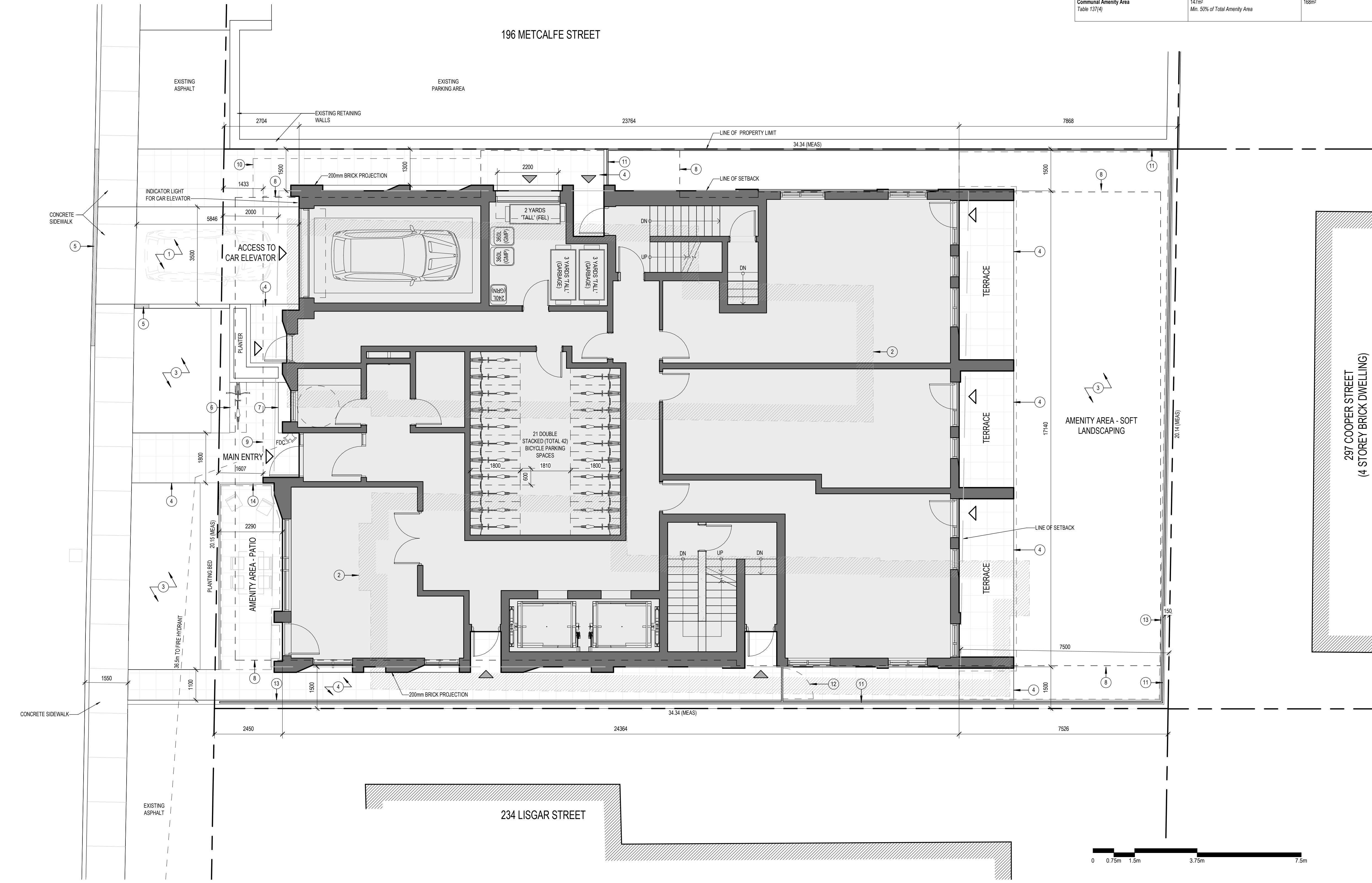
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Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2206	NOTED	BH/JH	RK

**SITE PLAN**

**SP-01**

**1 SITE PLAN**  
SCALE: 1:75



# 18902  
00712-22-0186

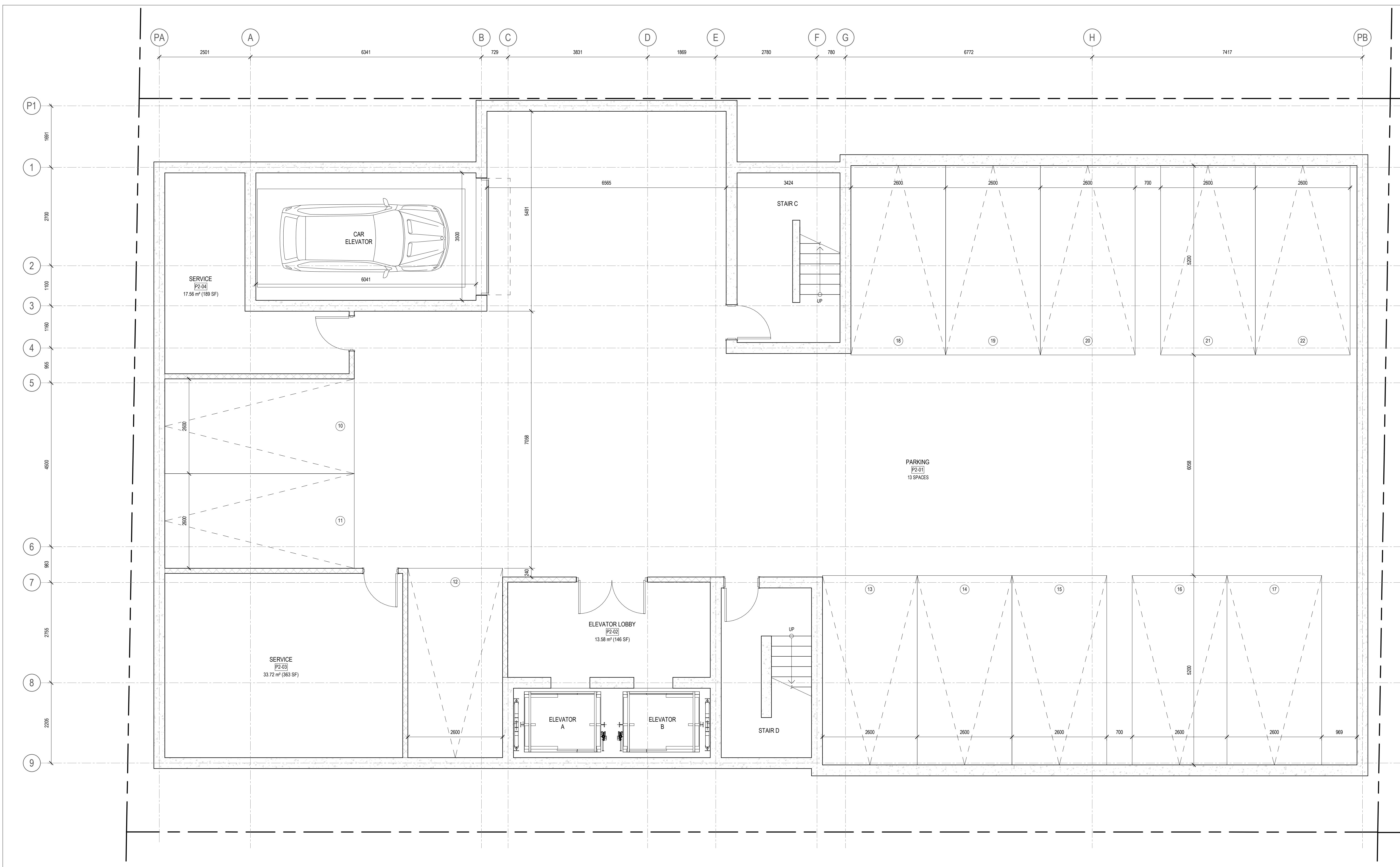


- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
  - 2 SCUPPER
  - 3 GLASS AND ALUMINUM GUARD
- 
- 2 KEYNOTE LEGEND
  - A100a SCALE: N.T.S.

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2206	1 : 50	BH/JH	RK

FLOOR PLAN - LEVEL P2

1 LEVEL P2 - FLOOR PLAN  
 A100a SCALE: 1 : 50

**A100a**

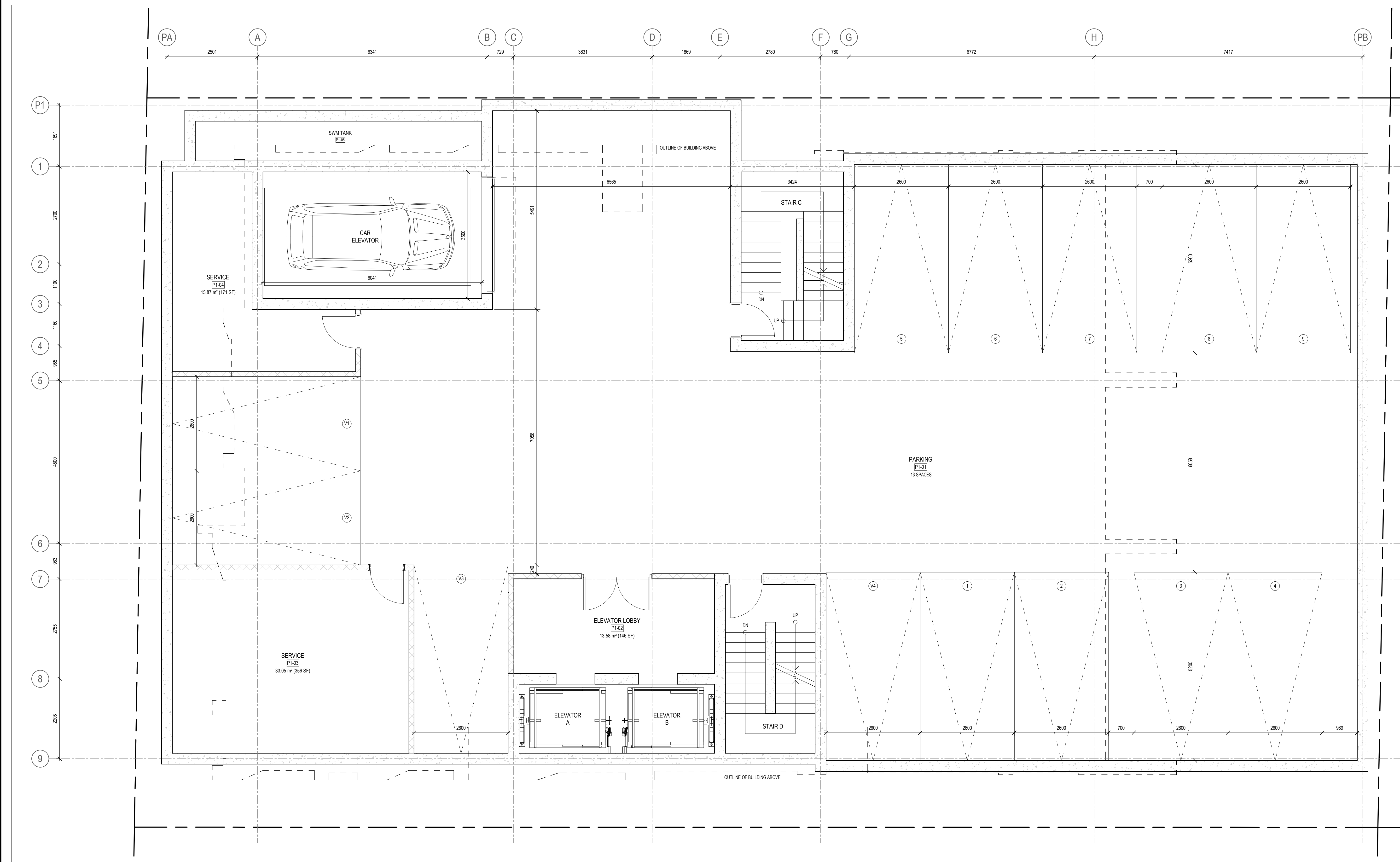
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- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
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- 2 KEYNOTE LEGEND
  - A100b SCALE: N.T.S.

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PROJ	SCALE	DRAWN	REVIEWED
2206	1 : 50	BH/JH	RK

FLOOR PLAN - LEVEL P1

2 LEVEL P1 - FLOOR PLAN  
 A100b SCALE: 1 : 50

**A100b**

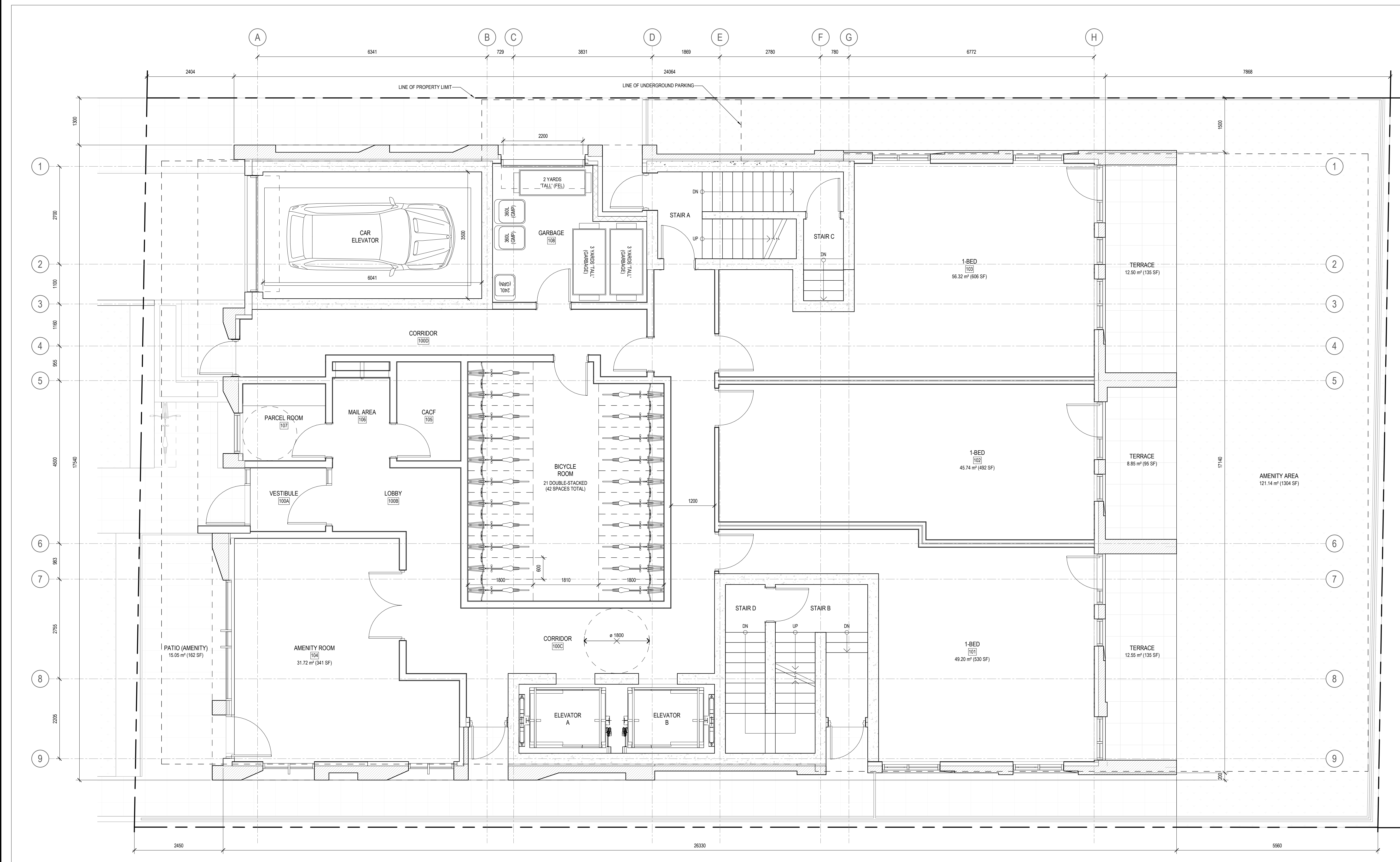
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- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
  - 2 SCUPPER
  - 3 GLASS AND ALUMINUM GUARD
- 
- 2 KEYNOTE LEGEND
  - A101 SCALE: N.T.S.

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PROJ 2206 SCALE 1:50 DRAWN BH/JH REVIEWED RK

FLOOR PLAN - LEVEL 01

1 LEVEL 01 - FLOOR PLAN  
 A101 SCALE: 1:50

**A101**

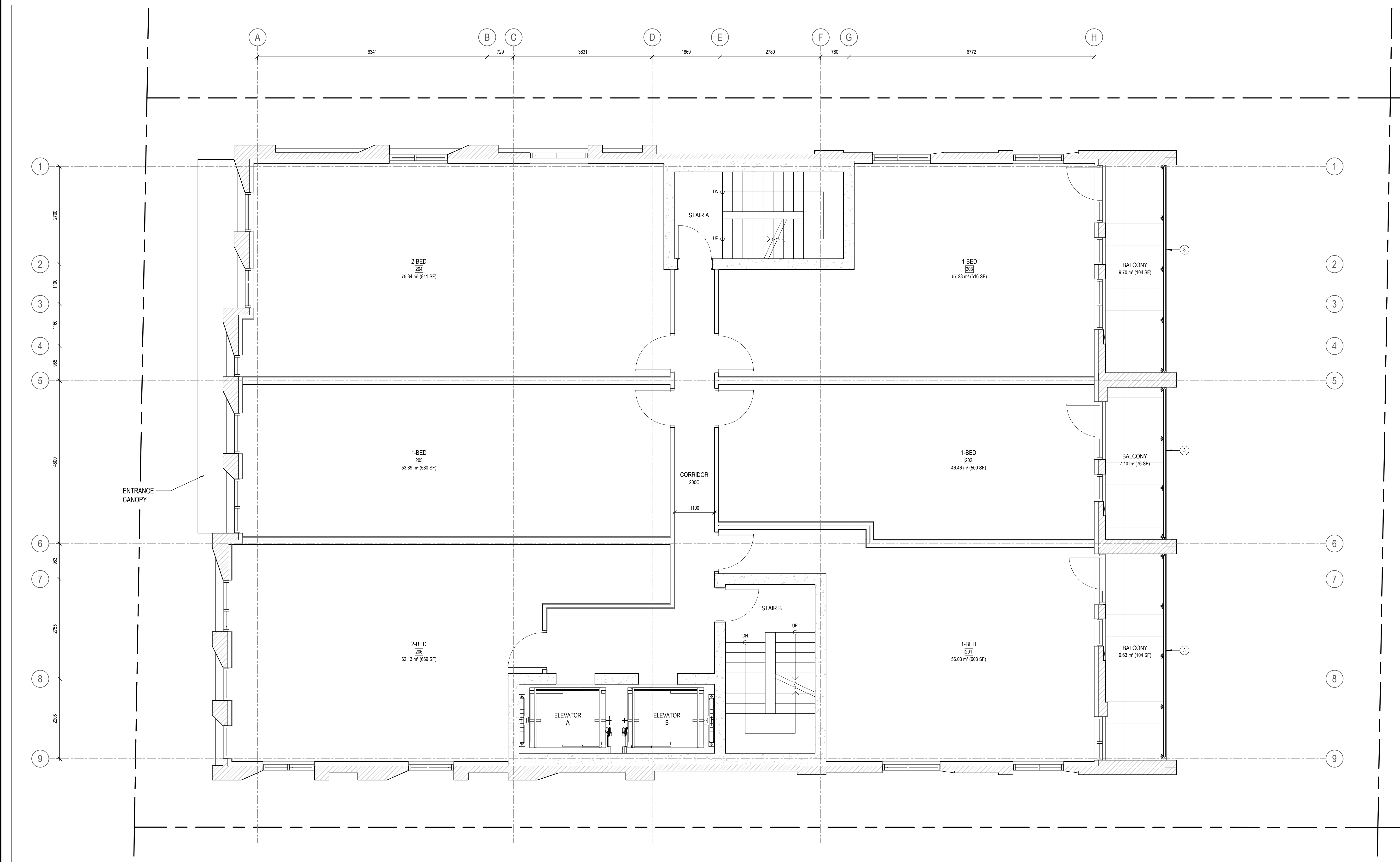
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- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
  - 2 SCUPPER
  - 3 GLASS AND ALUMINUM GUARD
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- 2 KEYNOTE LEGEND
  - A102 SCALE: N.T.S.

GENERAL ARCHITECTURAL NOTES:

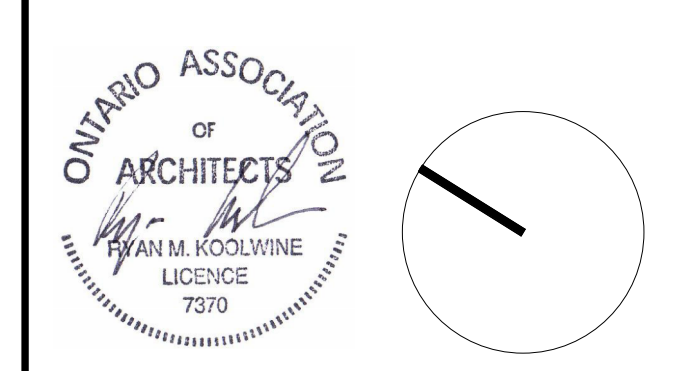
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2206	1 : 50	BH/JH	RK

FLOOR PLAN - LEVEL 02

1 LEVEL 02 - FLOOR PLAN  
 A102 SCALE: 1 : 50

**A102**

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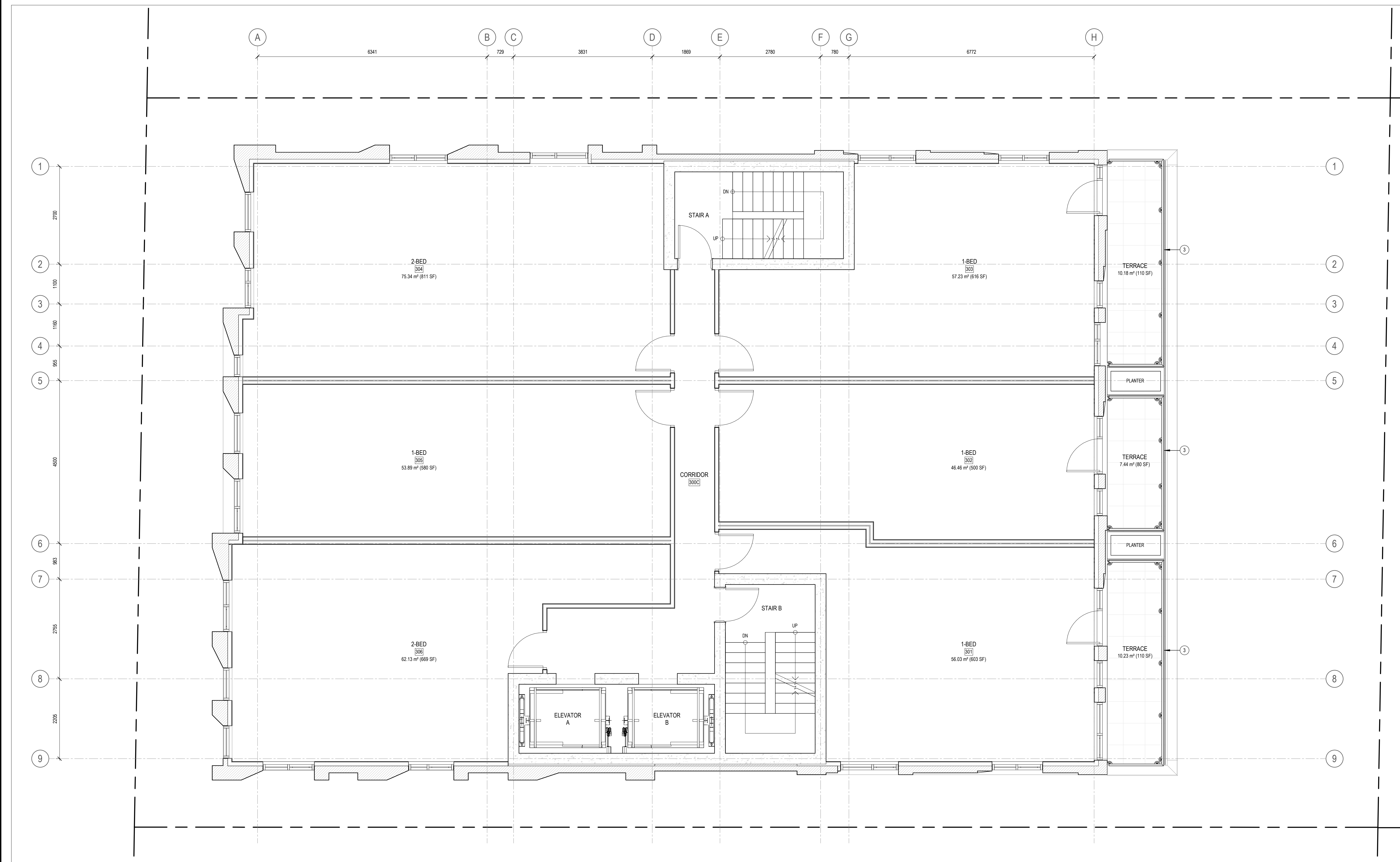


- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
  - 2 SCUPPER
  - 3 GLASS AND ALUMINUM GUARD
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- 2 KEYNOTE LEGEND
  - A103 SCALE: N.T.S.

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2206	1 : 50	BH/JH	RK

FLOOR PLAN - LEVEL 03

1 LEVEL 03 - FLOOR PLAN  
 A103 SCALE: 1 : 50

**A103**

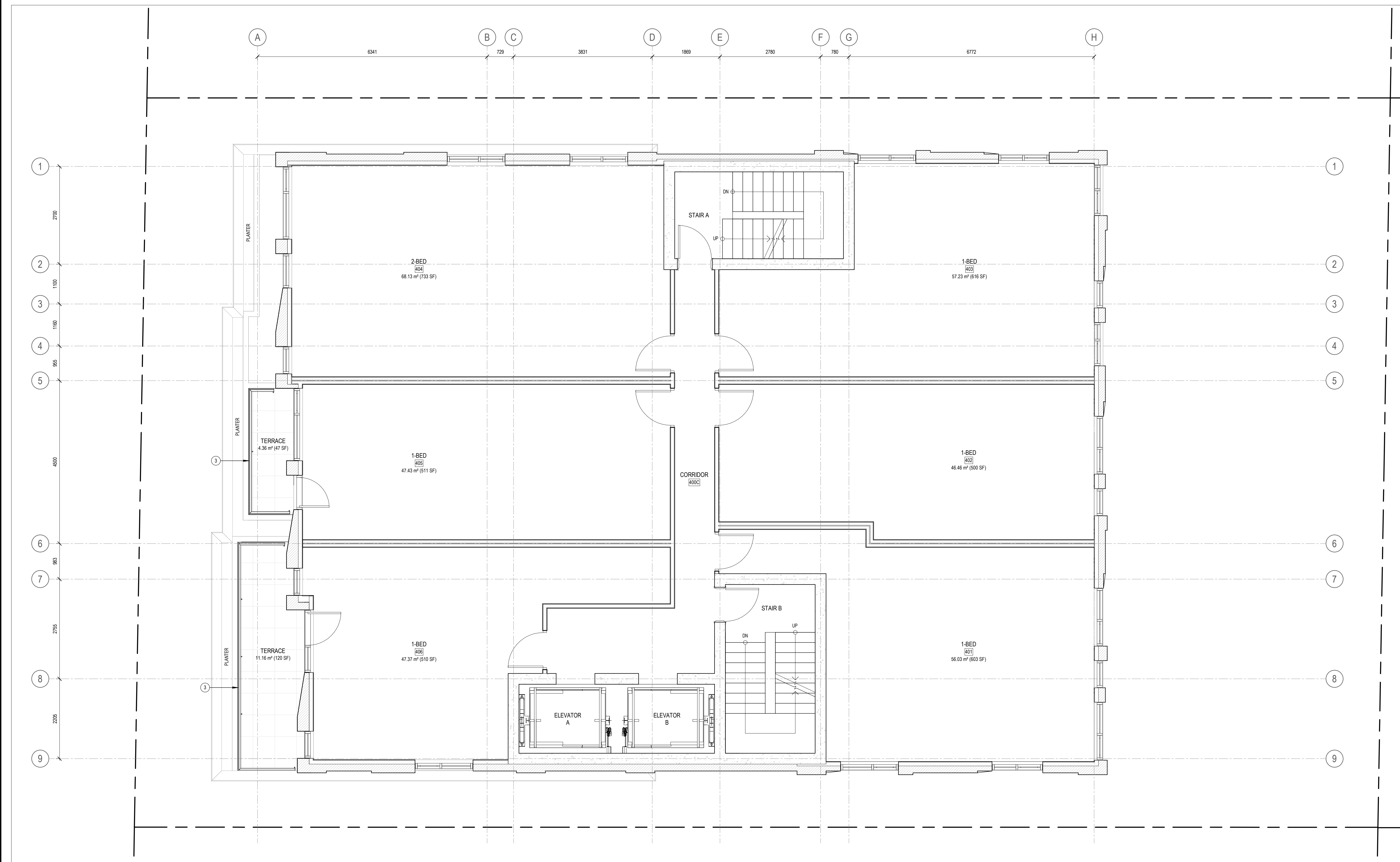
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- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
  - 2 SCUPPER
  - 3 GLASS AND ALUMINIUM GUARD
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- 2 KEYNOTE LEGEND
  - A104 SCALE: N.T.S.

GENERAL ARCHITECTURAL NOTES:

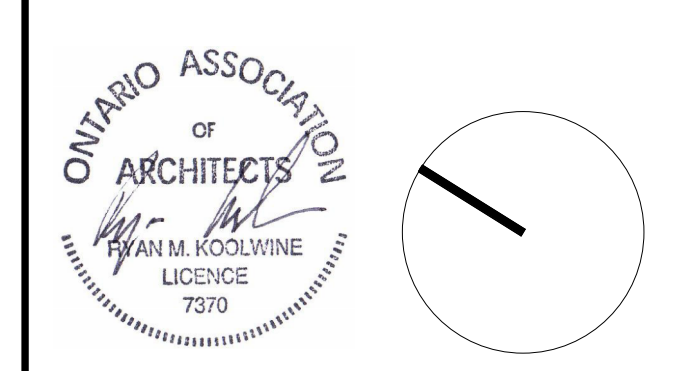
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2206	1 : 50	BH/JH	RK

FLOOR PLAN - LEVEL 04

1 LEVEL 04 - FLOOR PLAN  
 A104 SCALE: 1 : 50

**A104**

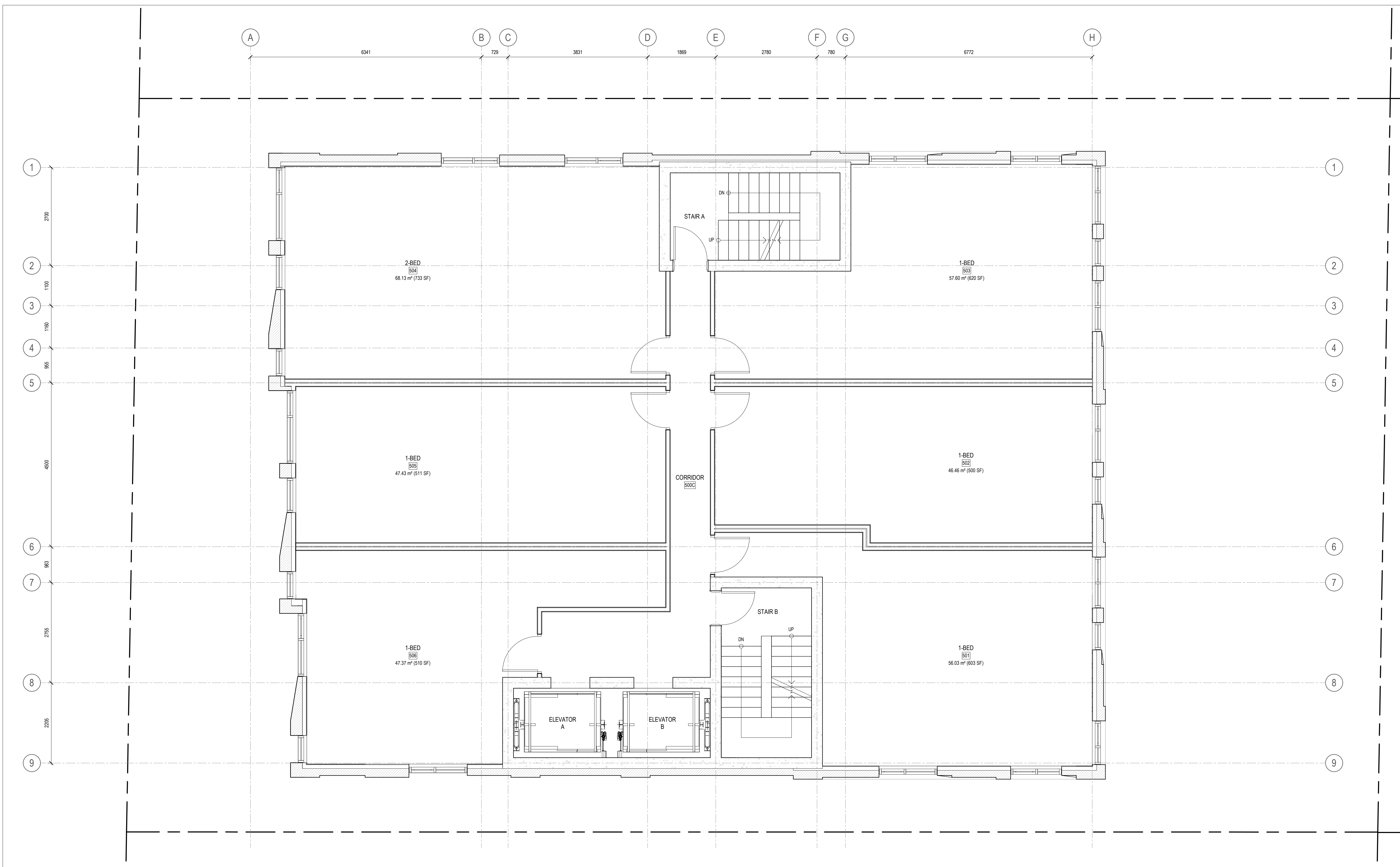
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- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
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  - 3 GLASS AND ALUMINUM GUARD
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- 2 KEYNOTE LEGEND
  - A105 SCALE: N.T.S.

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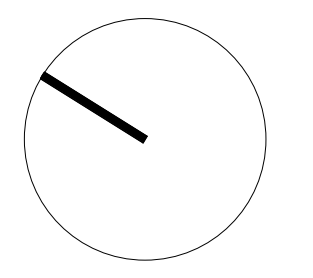
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FLOOR PLAN - LEVEL 05

1 LEVEL 05 - FLOOR PLAN  
 A105 SCALE: 1 : 50

**A105**

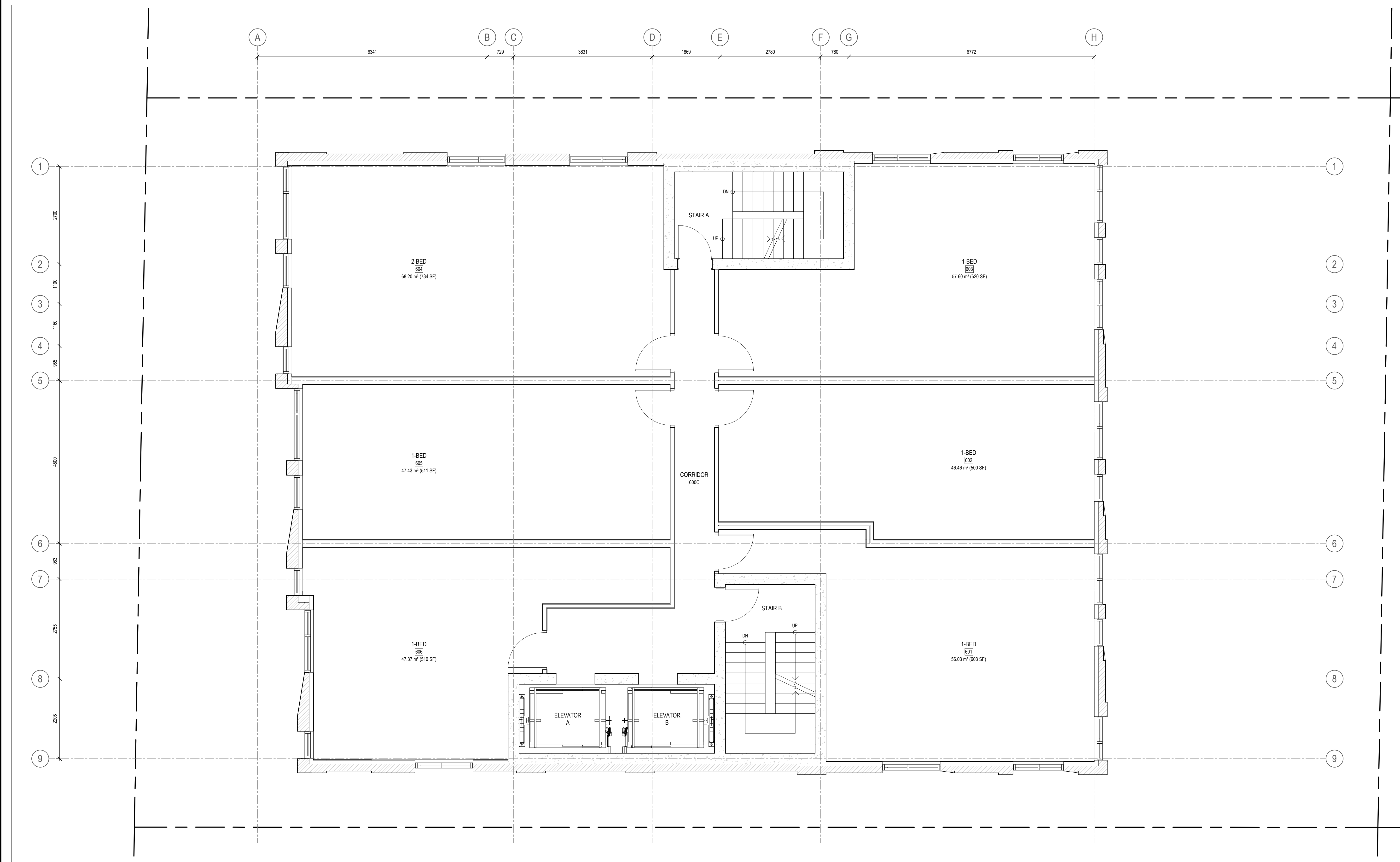


- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
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- 2 KEYNOTE LEGEND
  - A106 SCALE: N.T.S.

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2206	1 : 50	BH/JH	RK

FLOOR PLAN - LEVEL 06

1 LEVEL 06 - FLOOR PLAN  
 A106 SCALE: 1 : 50

**A106**

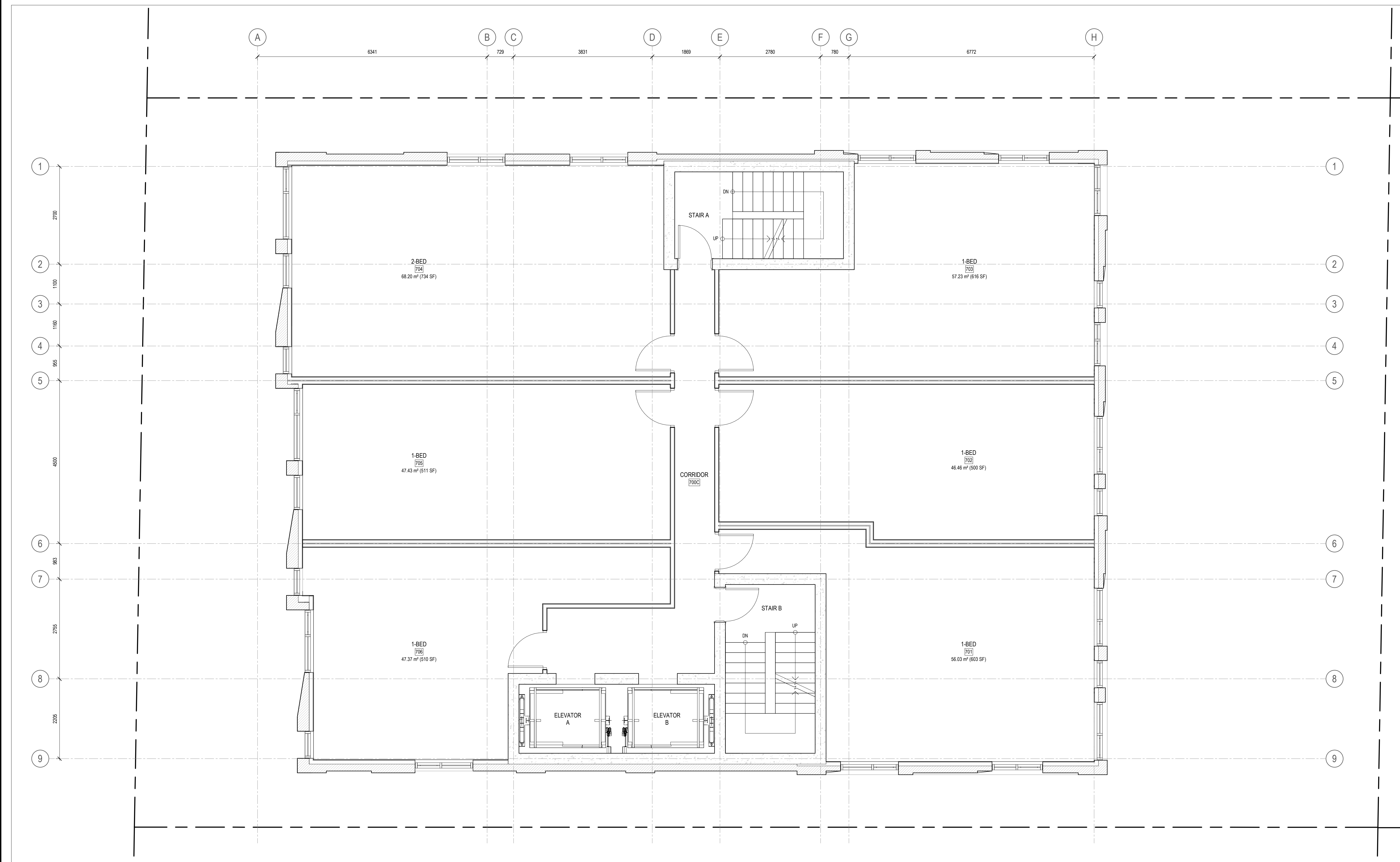
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- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
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  - 3 GLASS AND ALUMINUM GUARD
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- 2 KEYNOTE LEGEND
  - A107 SCALE: N.T.S.

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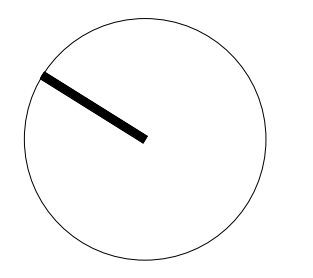
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2206	1 : 50	BH/JH	RK

FLOOR PLAN - LEVEL 07

1 LEVEL 07 - FLOOR PLAN  
 A107 SCALE: 1 : 50

**A107**

# 18902

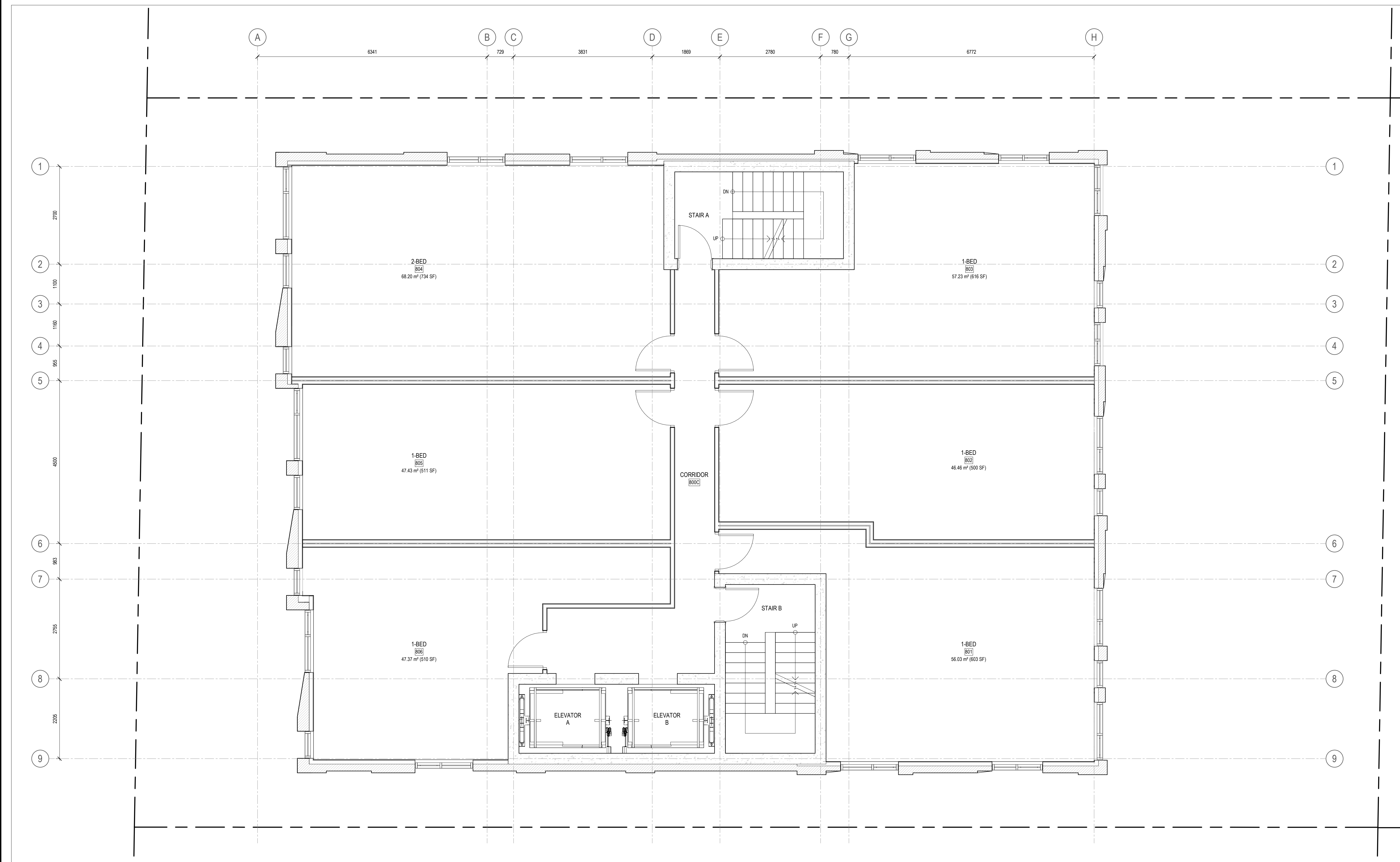


- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
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- 2 KEYNOTE LEGEND
  - A108 SCALE: N.T.S.

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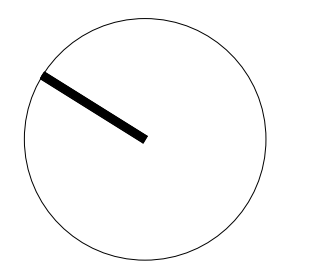
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5. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
6. These documents are not to be used for construction unless specifically noted for such purpose.

KEY PLAN



3	REISSUED FOR SITE PLAN CONTROL	2023-07-20
2	REISSUED FOR SITE PLAN CONTROL	2023-05-18
1	ISSUED FOR SITE PLAN CONTROL	2022-11-15

ISSUE RECORD



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**230 LISGAR**  
 230 Lisgar Street  
 Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2206	1 : 50	BH/JH	RK

FLOOR PLAN - LEVEL 08

1 LEVEL 08 - FLOOR PLAN  
 A108 SCALE: 1 : 50

**A108**

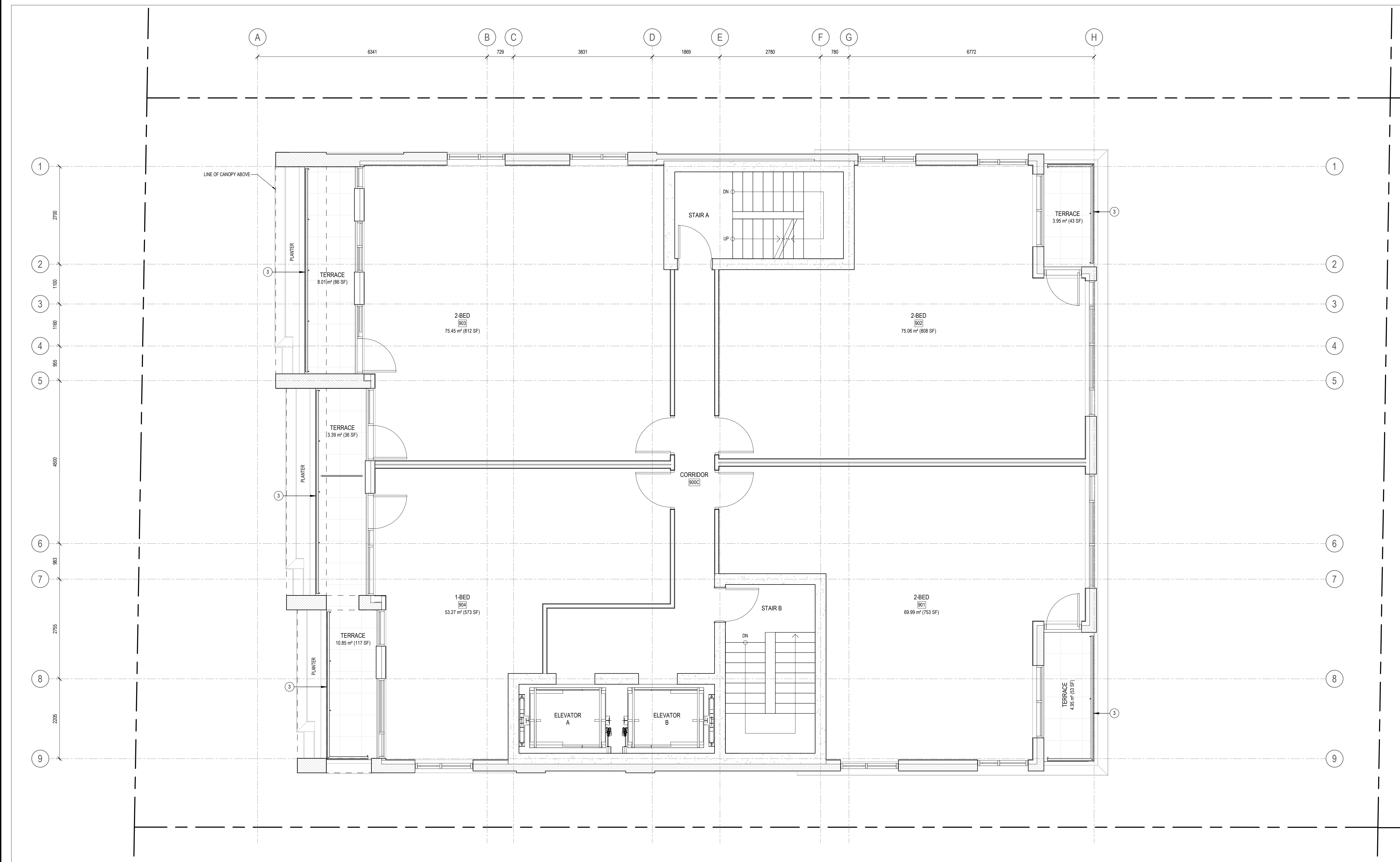
# 18902  
 0071222-0166

- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
  - 2 SCUPPER
  - 3 GLASS AND ALUMINUM GUARD
- 
- 2 KEYNOTE LEGEND
  - A109 SCALE: N.T.S.

GENERAL ARCHITECTURAL NOTES:

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KEY PLAN



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1	ISSUED FOR SITE PLAN CONTROL	2022-11-15

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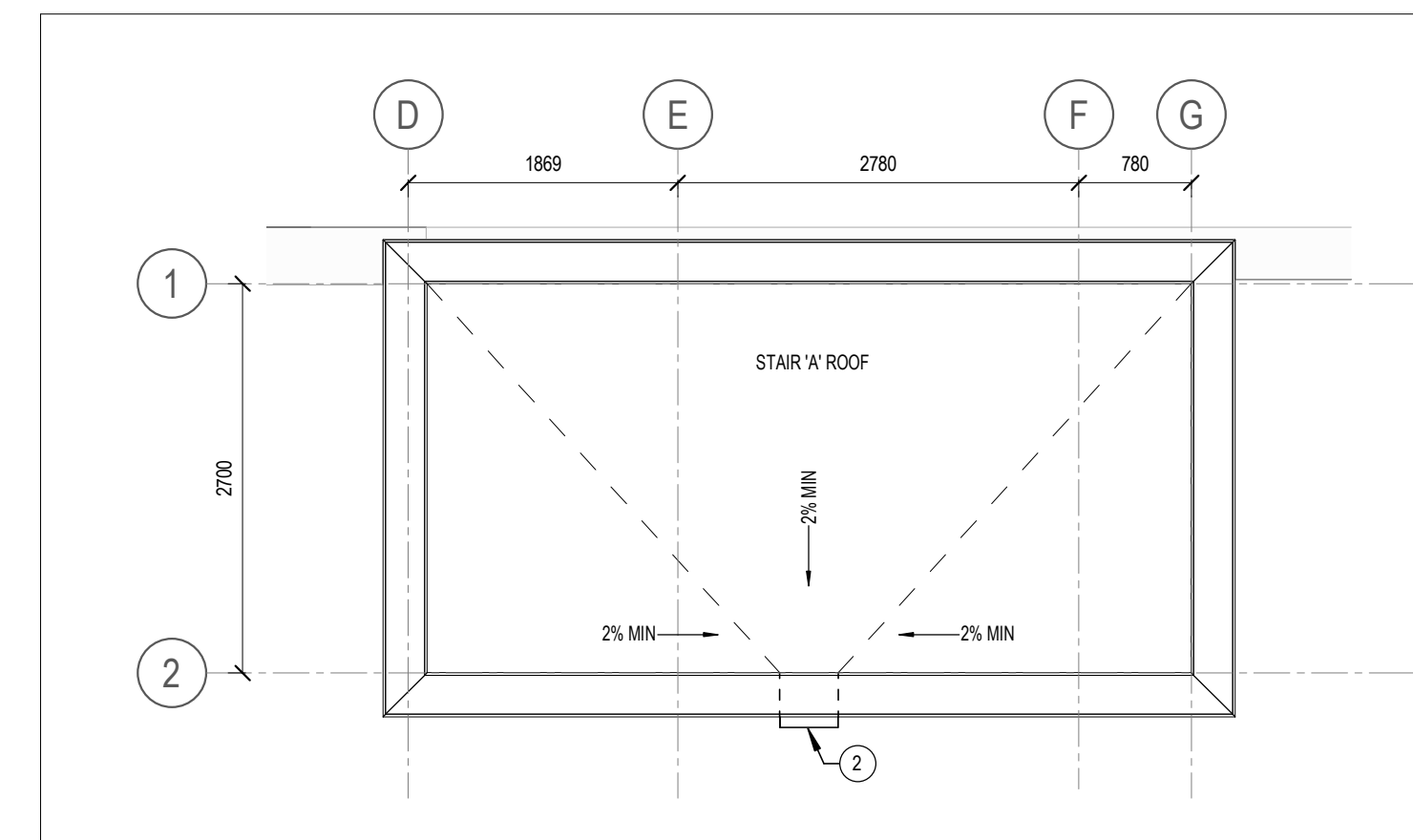
**230 LISGAR**  
 230 Lisgar Street  
 Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2206	1 : 50	BH/JH	RK

FLOOR PLAN - LEVEL 09

1 LEVEL 09 - FLOOR PLAN  
 A109 SCALE: 1 : 50





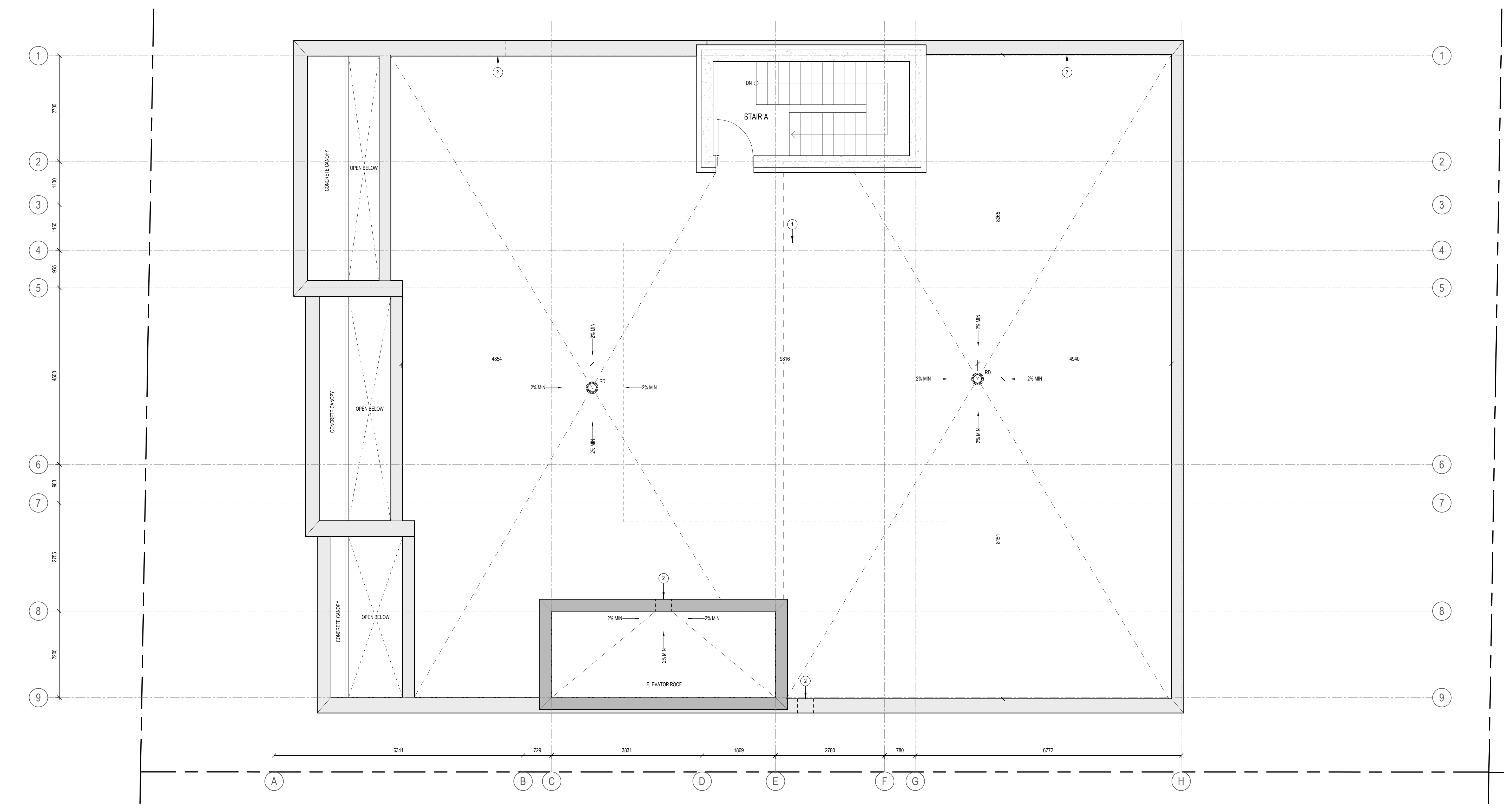
- 1 AREA FOR OUTDOOR MECHANICAL EQUIPMENT
- 2 SCUPPER
- 3 GLASS AND ALUMINUM GUARD

3 STAIR 'A' ROOF PLAN  
A110 SCALE: 1 : 50

2 KEYNOTE LEGEND  
A110 SCALE: N.T.S.

KEY PLAN

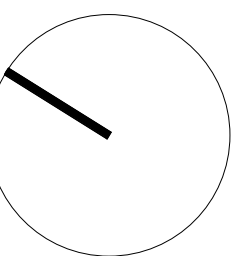
- GENERAL ARCHITECTURAL NOTES:
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1 ROOF PLAN  
A110 SCALE: 1 : 50

- 3 ISSUED FOR SITE PLAN CONTROL 2023-07-20
- 2 ISSUED FOR SITE PLAN CONTROL 2023-05-18
- 1 ISSUED FOR SITE PLAN CONTROL 2022-11-15

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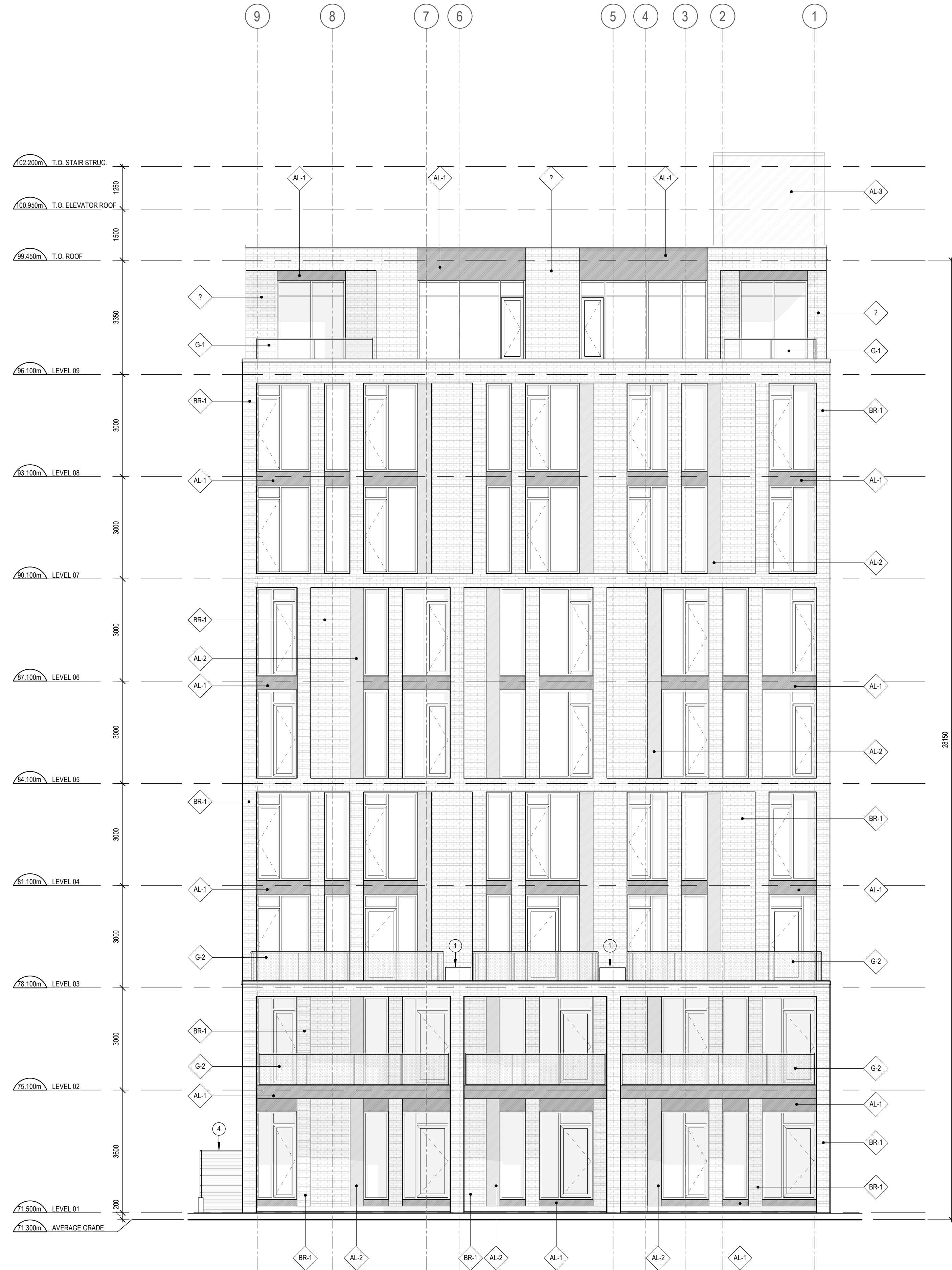
230 Lisgar Street  
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PROJ	SCALE	DRAWN	REVIEWED
2206	1 : 50	BH/JH	RK

**ROOF PLAN**

**A110**

# 18902  
0071222-0186



**CLADDING LEGEND:**

	AL-1	ALUMINUM PANEL DARK GREY
	AL-2	ALUMINUM PANEL METALLIC COPPER COLOUR
	AL-3	STEEL CLADDING GREY
	BR-1	BRICK MASONRY RED
	BR-2	BRICK MASONRY BLACK
	C-1	CONCRETE
	G-1	ALUMINUM AND GLASS RAILING
	G-2	ALUMINUM AND FRITTED GLASS RAILING

**KEYNOTE LEGEND**

	1	PLANTER
	2	PRIVACY SCREEN
	3	OUTDOOR COVERED BENCH
	4	WOOD GATE
	5	WOOD FENCE
	6	CAR ELEVATOR INDICATOR LIGHT

**2** KEYNOTE LEGEND  
A201 SCALE: N.T.S.

**GENERAL ARCHITECTURAL NOTES:**

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KEY PLAN

3	ISSUED FOR SITE PLAN CONTROL	2023-07-20
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1	ISSUED FOR SITE PLAN CONTROL	2022-11-15

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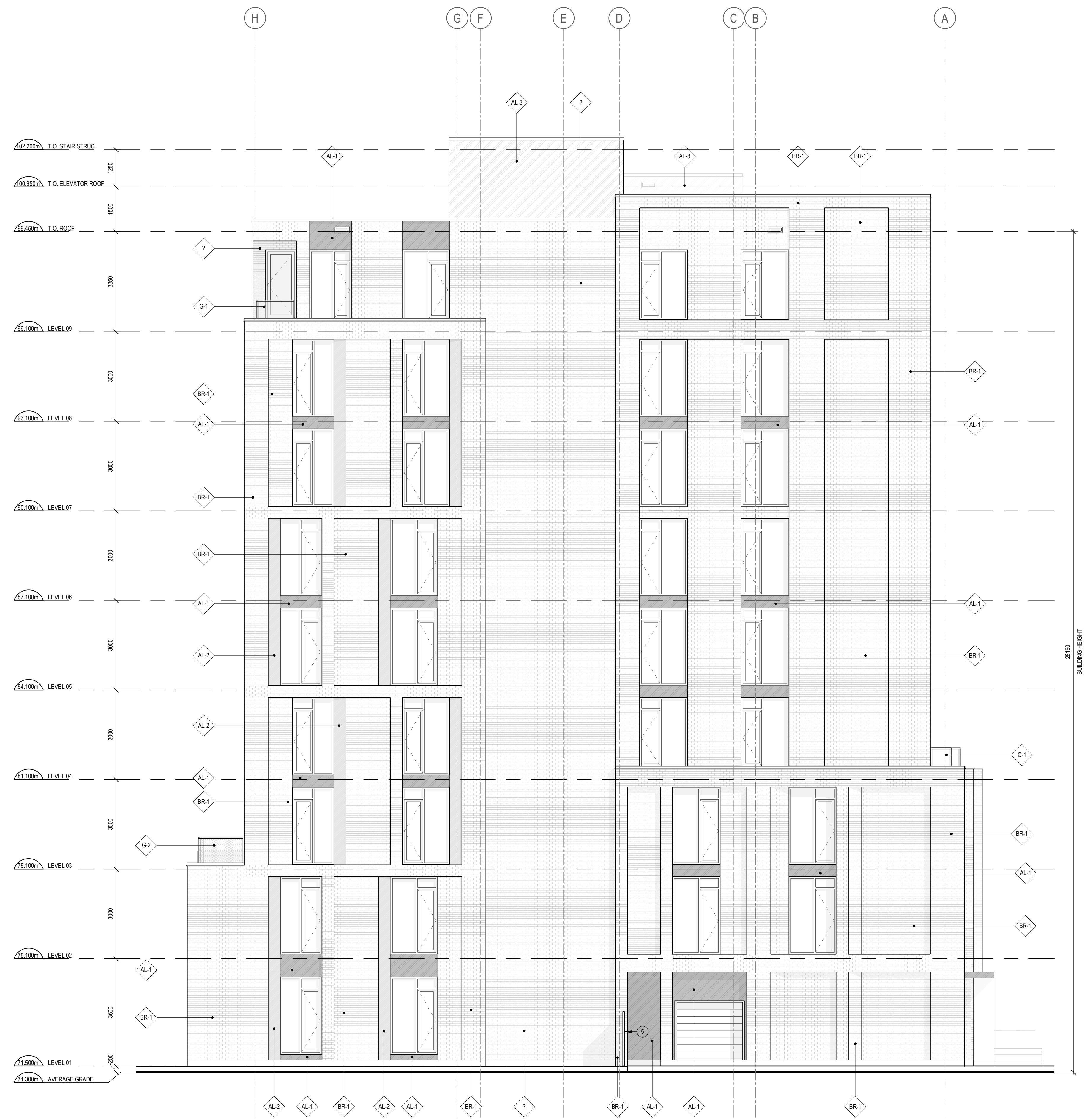
PROJ	SCALE	DRAWN	REVIEWED
2206	NOTED	BH/JH	RK

**SOUTH ELEVATION**

**A201**

**1** SOUTH ELEVATION  
A201 SCALE: 1 : 75





**CLADDING LEGEND:**

	AL-1	ALUMINUM PANEL DARK GREY
	AL-2	ALUMINUM PANEL METALLIC COPPER COLOUR
	AL-3	STEEL CLADDING GREY
	BR-1	BRICK MASONRY RED
	BR-2	BRICK MASONRY BLACK
	C-1	CONCRETE
	G-1	ALUMINUM AND GLASS RAILING
	G-2	ALUMINUM AND FRITTED GLASS RAILING

- KEYNOTE LEGEND**
- 1 PLANTER
  - 2 PRIVACY SCREEN
  - 3 OUTDOOR COVERED BENCH
  - 4 WOOD GATE
  - 5 WOOD FENCE
  - 6 CAR ELEVATOR INDICATOR LIGHT

**2** KEYNOTE LEGEND  
A202 SCALE: N.T.S.

**GENERAL ARCHITECTURAL NOTES:**

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KEY PLAN

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1	ISSUED FOR SITE PLAN CONTROL	2022-11-15

ISSUE RECORD



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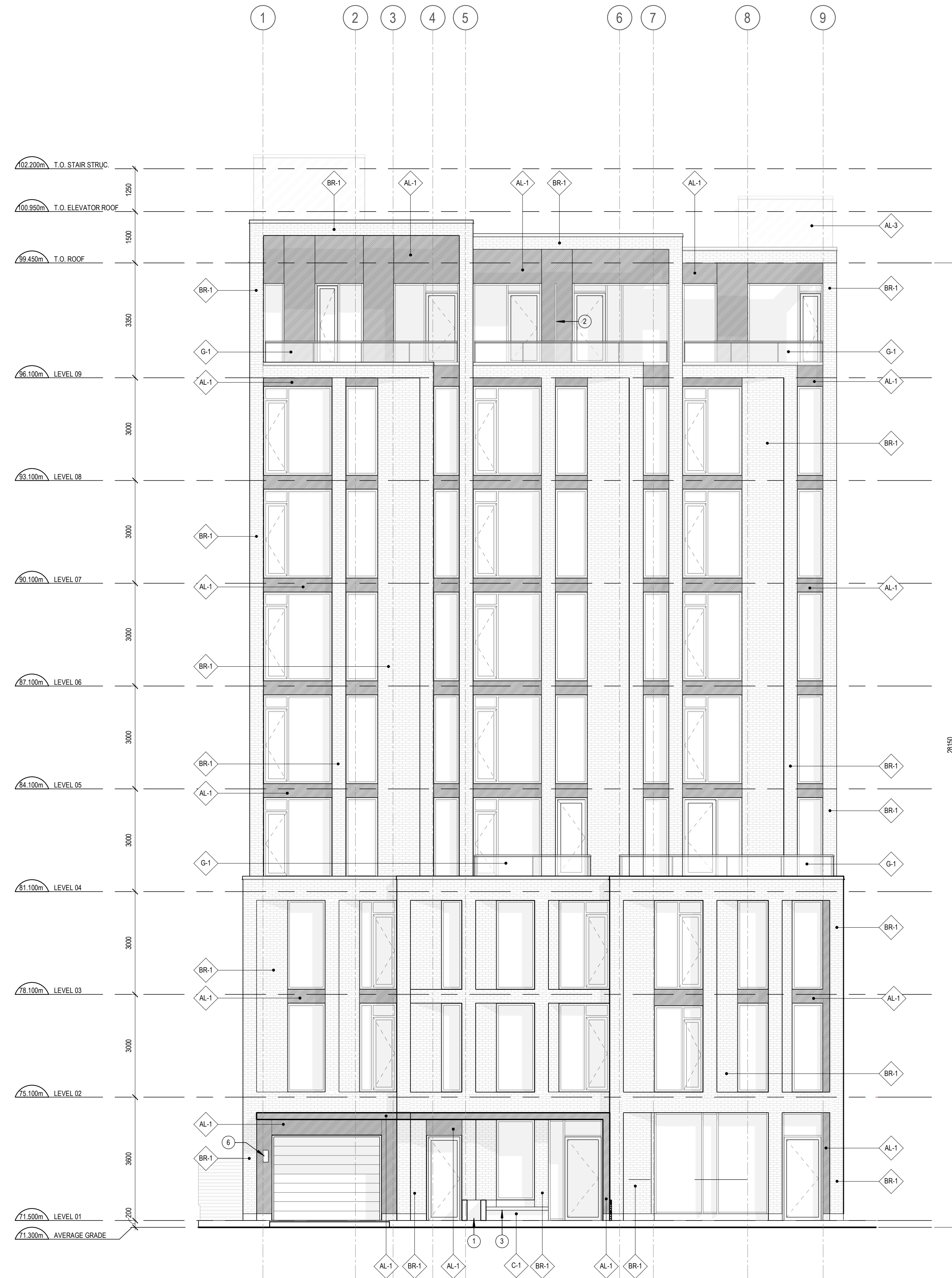
**230 LISGAR**  
230 Lisgar Street  
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2206	NOTED	BH/JH	RK

**EAST ELEVATION**

**1** EAST ELEVATION  
A202 SCALE: 1 : 75

**A202**  
# 18902



**CLADDING LEGEND:**

- AL-1 ALUMINUM PANEL DARK GREY
- AL-2 ALUMINUM PANEL METALLIC COPPER COLOUR
- AL-3 STEEL CLADDING GREY
- BR-1 BRICK MASONRY RED
- BR-2 BRICK MASONRY BLACK
- C-1 CONCRETE
- G-1 ALUMINUM AND GLASS RAILING
- G-2 ALUMINUM AND FRITTED GLASS RAILING

- 1 PLANTER
- 2 PRIVACY SCREEN
- 3 OUTDOOR COVERED BENCH
- 4 WOOD GATE
- 5 WOOD FENCE
- 6 CAR ELEVATOR INDICATOR LIGHT

**2 KEYNOTE LEGEND**  
A203 SCALE: N.T.S.

- GENERAL ARCHITECTURAL NOTES:**
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KEY PLAN

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- 2 REISSUED FOR SITE PLAN CONTROL 2023-05-18
- 1 ISSUED FOR SITE PLAN CONTROL 2022-11-15

**ISSUE RECORD**



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PROJ	SCALE	DRAWN	REVIEWED
2206	NOTED	BH/JH	RK

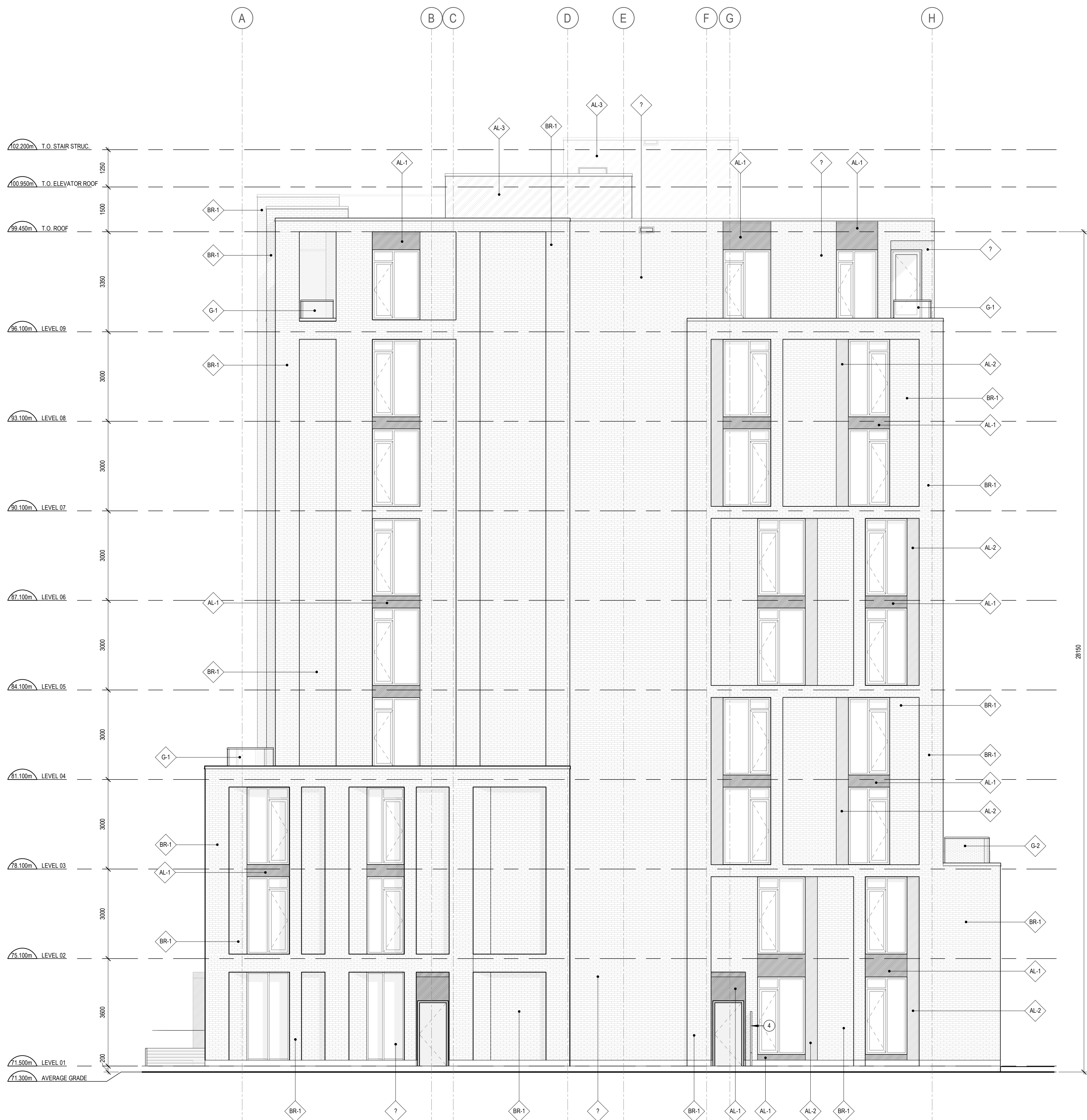
**NORTH ELEVATION**

**A203**

**1 NORTH ELEVATION**  
A203 SCALE: 1 : 75

# 18902





**CLADDING LEGEND:**

	ALUMINUM PANEL DARK GREY
	ALUMINUM PANEL METALLIC COPPER COLOUR
	STEEL CLADDING GREY
	BRICK MASONRY RED
	BRICK MASONRY BLACK
	CONCRETE
	ALUMINUM AND GLASS RAILING
	ALUMINUM AND FRITTED GLASS RAILING

**KEYNOTE LEGEND**

	1 PLANTER
	2 PRIVACY SCREEN
	3 OUTDOOR COVERED BENCH
	4 WOOD GATE
	5 WOOD FENCE
	6 CAR ELEVATOR INDICATOR LIGHT

**2 KEYNOTE LEGEND**  
A204 SCALE: N.T.S.

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2	REISSUED FOR SITE PLAN CONTROL	2023-05-18
1	ISSUED FOR SITE PLAN CONTROL	2022-11-15

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PROJ	SCALE	DRAWN	REVIEWED
2206	NOTED	BH/JH	RK

**WEST ELEVATION**

**1 WEST ELEVATION**  
A204 SCALE: 1 : 75

**A204**

# 18902