

TOPOGRAPHICAL PLAN OF SURVEY OF
LOTS 7, 8, 9, 10, 11, 12, 13 and 14
REGISTERED PLAN 49
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150

Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys
 Act and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 2nd day of November, 2020.

Nov. 2, 2020
 Date

 E. H. Herveyer
 Ontario Land Surveyor

Bearings are grid, derived from Can-NET 2016 Real Time Network GPS
 observations and are referenced to MTM Zone 9 (76°30' West Longitude)
 NAD-83 (original).
 For bearing comparisons, a rotation of 0°33'10" counter-clockwise was
 applied to bearings on plans P2 & P3.

SITE AREA = 3293 m²

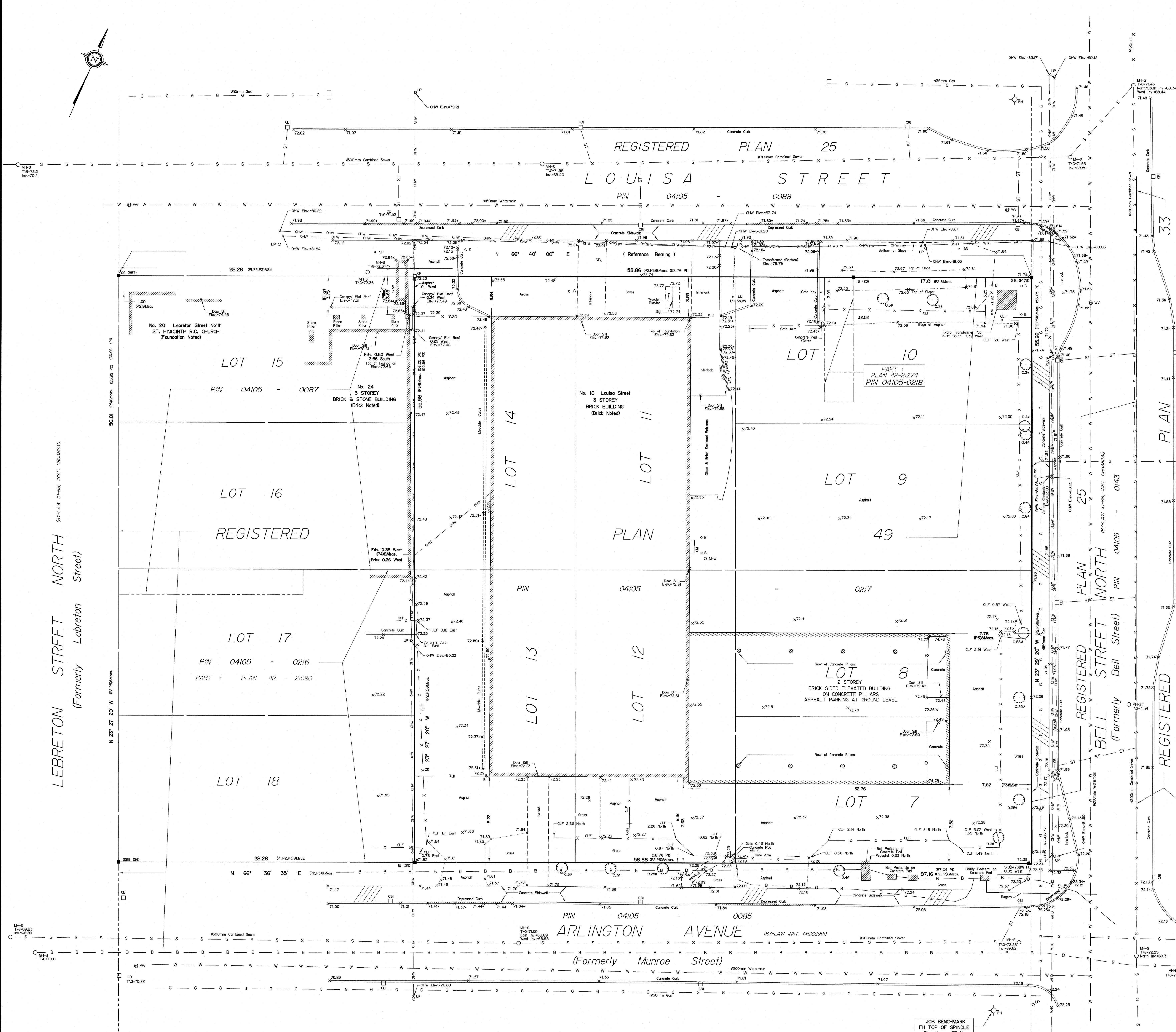
Notes & Legend

Denotes	
—	Survey Monument Planted
—	Survey Monument Found
SSB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CC	Cut Cross
CP	Concrete Pin
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 49
(P2)	(SG) Plan January 31, 2007
(P3)	(AOG) Plan September 2, 2008
(P4)	(857) Oct 19, 1988
⊙ FH	Fire Hydrant
⊙ W	Water Valve
⊙ SP	Water Stand Pipe
⊙ M-ST	Maintenance Hole (Storm Sewer)
⊙ M-S	Maintenance Hole (Sanitary)
⊙ M-B	Maintenance Hole (Bell)
— OHW	Overhead Wires
— ST	Underground Storm Sewer
— S	Underground Sanitary Sewer
— W	Underground Water
— B	Bell
— G	Underground Gas
⊙ UP	Utility Pole
⊙ AN	Anchor
⊙ CB	Catch Basin
⊙ CBI	Catch Basin Inlet
⊙ SM	Gas Meter
⊙ S	Sign
⊙ CLF	Chain Link Fence
⊙ CRW	Concrete Retaining Wall
F.d.	Foundation
+60.00	Location of Elevations
+60.00	Top of Concrete Curb, Pad, CRW Elevations
T/G	Top of Grade
C/L	Centreline
⊙	Deciduous Tree
⊙ M-W	Monitoring Well
Inv.	Invert

Committee of Adjustment
 Received | Reçu le
 2024-10-16
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2141765

 THIS PLAN IS NOT VALID UNLESS
 IT IS AN UNREPRODUCED ORIGINAL
 COPY ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1008, Section 29 (3).



ELEVATION NOTES
 1. Elevations shown are geoidic and are referred to the CGVD28 geoidic datum, derived from vertical control monument No. 3603 having an elevation of 76.959 metres
 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES
 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 2. Only visible surface utilities were located.
 3. Underground utility data derived from City of Ottawa utility sheet reference F-10-03
 4. Sanitary and storm sewer grades and inverts were derived from City of Ottawa engineering Plan No. 5002 sheets 11, 14 & 16
 Plan No. 3355 sheets 6, 7 & 11
 5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

UNIT FLOOR	BACHELOR	1 BDRM		1 BDRM +DEN		2 BDRM		2 BDRM +DEN		3 BDRM +DEN		TOTAL	TOTAL	
UNIT AREA	(40-52m2)	(76-80m2)		(76-80m2)		(103-113m2)		(82-84m2)		(121.9m2)				
	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.	B.F.			
LEVEL 1	7	1	2	0	1	0	1	1	2	0	0	13	2	15
LEVEL 2	9	1	3	0	1	0	3	0	2	0	0	18	1	19
LEVEL 3	8	2	3	0	1	0	3	0	2	0	0	17	2	19
LEVEL 4	7	2	3	1	1	0	3	1	0	0	0	14	4	18
LEVEL 5-8 (X4 floors)	8	1	3	1	1	0	3	1	0	0	0	15	3	18
	X4=32	X4=4	X4=12	X4=4	X4=4	0	X4=12	X4=4	0	0	0	X4=60	X4=12	X4=72
LEVEL 9	4	2	3	1	1	0	4	0	0	0	0	12	3	15
PENTHOUSE LEVEL	0	0	0	0	0	0	0	0	1	0	1	2	0	2
TOTAL	67	12	26	6	9	0	26	6	7	0	1	136	24 (15%)	160
TOTAL	79	32	9	32	6	7	0	1	0	1	0	160	160	160

	BUILDING AREAS			
	GROSS FLOOR AREA AS PER O.B.C.	GROSS FLOOR AREA AS PER CITY DEF.	BALCONIES	TERRACES
GROUND FLOOR AREA	1,224.7 m²	818.8 m²	11.37 m²	101.83 m²
2ND & 3RD FLOOR AREA (X2 STOREYS)	(1,230 m² X2 =) 2,460 m²	(1,019.04 m² X2 =) 2,038.08 m²	(17.30m² X2 =) 34.60m²	-
4TH FLOOR AREA	1,135.57 m²	942.00 m²	39.47 m²	42.66 m²
TYPICAL FLOOR AREA (5TH - 8TH) (X4 STOREYS)	(1,135.57 m² X4 =) 4,542.28 m²	(942.0 m² X4 =) 3,768.0 m²	(45.6 m² X 4 floors=) 182.4m²	-
9TH FLOOR AREA	1,031.43 m²	844.08 m²	-	117.23 m²
PENTHOUSE FLOOR AREA	480 m²	204.74 m²	-	512.7 m² (42.7 private+ 470 Communal)
ELEVATOR MECHANICAL ROOM FLOOR AREA	54.77 m²	0.00 m²	-	-
GROSS AREA (Excludes area below grade)	10,928.75 m² (117,636.01 ft²)	8,615.7 m² (92,738.623 ft²)	267.84 m²	774.42 m²
AMENITIES (Balconies and Terraces)			1,042.26 m² (Including 470 m² communal)	
AMENITIES on the ground floor of the existing building	123.6 m² Fitness Room (Communal)			
SUM AMENITIES	1,165.86 m² (Including 593.6 m² communal)			
NUMBER OF STOREYS (above grade)	10 storeys + 1 (Elevator Mechine Room) floor			
UNDERGROUND PARKING GARAGE L1	1573.36 m²	0.00 m²		
UNDERGROUND PARKING GARAGE L2	1549.00 m²	0.00 m²		

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DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE CONSULTANT.
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Revisions		
Revision Number	Revision Date	Revision Description
1	2022.03.14	ISSUED FOR REVIEW
5	2023.02.17	ISSUED FOR REVIEW
6	2023.05.04	ISSUED FOR REVIEW
7	2024.07.12	ISSUED FOR REVIEW
8	2024.08.08	ISSUED FOR SPA
9	2024.09.05	RE-ISSUED FOR SPA

City of Ottawa Zoning By-Law 2008-250			
ZONING MECHANISM	REQUIRED /PERMITTED	RELIEF REQ'D	PROPOSED
MIN. LOT AREA (HIGH-RISE REGULATION)	MIN. 1150 m²		3,292 m²
MIN. LOT WIDTH (BELL ST.)	MIN. 22.5 m		55.91 m
MIN. LOT DEPTH (LOUISA ST.)			58.86 m
BUILDING HEIGHT	15 m (as per existing 11a zoning)	YES	31 m (30.49m ACTUAL HEIGHT)
SETBACKS (SIDE YARDS)	3 m	YES	LOUISA ST. 2m ARLINGTON ST. 2m
SETBACKS (FRONT YARD)	3 m		BELL ST. 3m
SETBACKS (REAR YARD)	7.2m - 7.5m		7.2m to the existing building
LANDSCAPED AREA (%)	MIN. 30% (of developed land 2,026.7) = 608.01m²		802 m² (39.57 %)

AMENITIES			
Amenity Area for Residential Development (MIN.)	6 m² for every Residential Unit = 960 m²		1,165.86 m²
Amenity Area Provided as Communal Space	MIN. 960 m² x 50% = 480m²		593.6 m² (61.8%)

LOT COVERAGE			
GROUND FLOOR AREA (New Proposed Building)			1,224.7 m²
LANDSCAPE AREA (HARD/SOFT)			802 m²
TOTAL DEVELOPED AREA			2,026.7 m²
UNDEVELOPED (Existing building) AREA			840.43 m²
UNDEVELOPED WEST PARKING AREA PAVED ASPHALT			414.46 m²
UNDEVELOPED WEST LANDSCAPE AREA (SOFT)			10.41 m²
TOTAL LOT AREA			3,292 m²

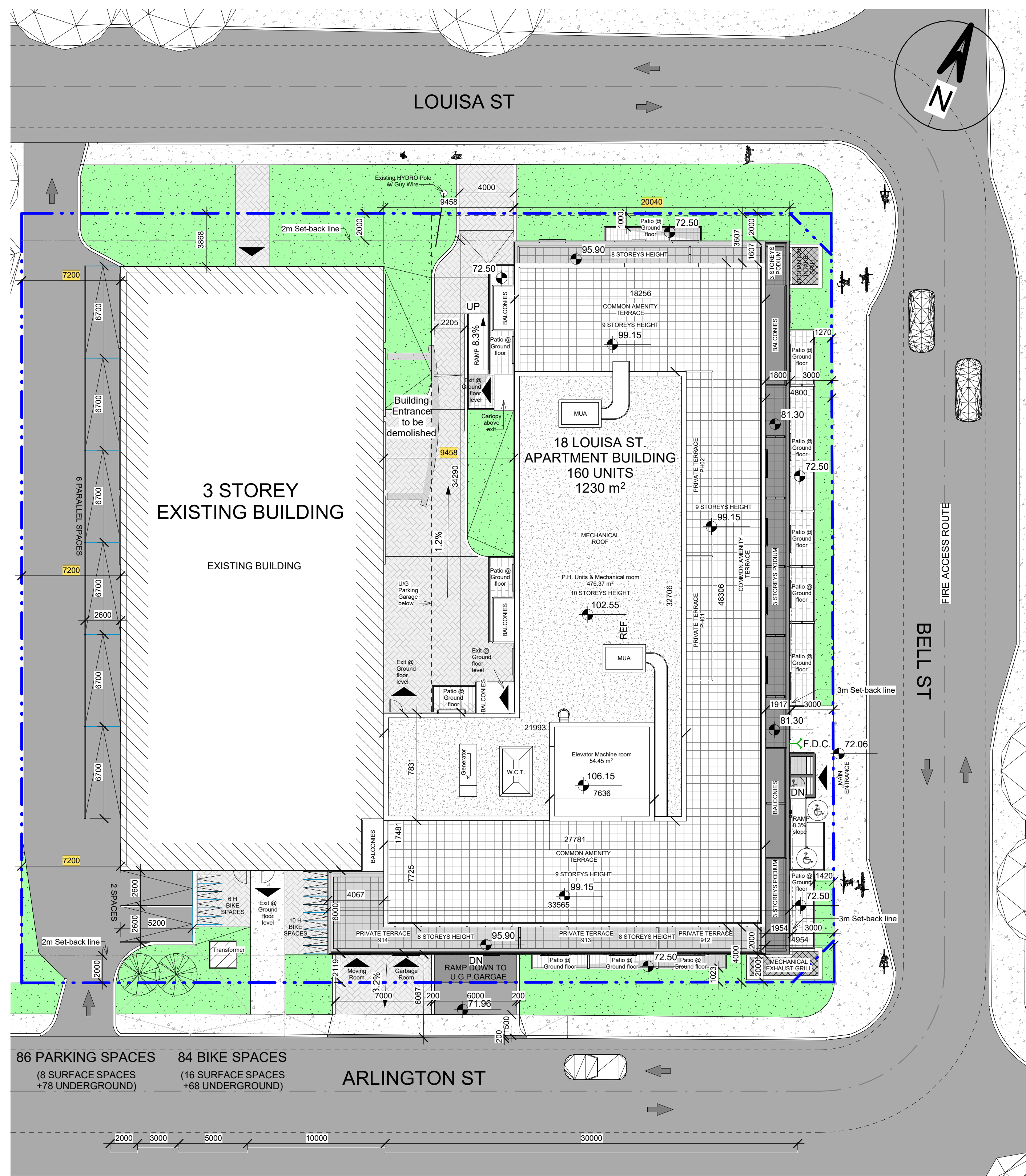
VEHICLE PARKING CALCULATION			
Minimum required parking spaces / use (Sections 101, 102)			
USE	PARKING RATE	GFA / UNIT	PARKING
OFFICE	1 PER 100 m²	689 m²	6.89
MEDICAL FACILITY	0 for 200m² or less , on ground floor	200 m²	0
INSTRUCTIONAL FACILITY	0 for 200m² or less , on ground floor	111 m²	0
VISITOR RESIDENTIAL	0.1 / UNIT (non required for the first 12 units)	148 Units (160 - 12)	14.8
RESIDENTIAL	0.5 / UNIT (non required for the first 12 units) 10% of value to be reduced due to location of parking in underground garage	148 Units (160 - 12)	66.6 (74 - 10%)
TOTAL REQUIRED			85

Total Parking Count Required (Including Shared Provisions)	
USE	Required Parking Count
Office, Medical & Residential Visitor Shared (see chart below)	18
INSTRUCTIONAL FACILITY	0
RESIDENTIAL	67
TOTAL REQUIRED	85

Shared Parking Provisions (Section 104)																	
USE	Required Parking Count (as per section 101)	Weekday Morning		Weekday Noon		Weekday Afternoon		Weekday Evening		Saturday Morning		Saturday Noon		Saturday Afternoon		Saturday Evening	
		%	P	%	P	%	P	%	P	%	P	%	P	%	P		
OFFICE	6.89	100%	6.89	90%	6.201	100%	6.89	15%	1.0335	20%	1.378	20%	1.378	10%	0.689	5%	0.3445
VISITOR RESIDENTIAL	14.8	50%	7.4	50%	7.4	75%	11.1	100%	14.8	100%	14.8	100%	14.8	100%	14.8	100%	14.8
Total	26.01		14.29		13.601		17.99		15.8335		16.178		16.178		15.489		15.1445

ZONING MECHANISM	REQUIRED /PERMITTED	RELIEF REQ'D	PROPOSED
VEHICLE PARKING SPACE	85		86
STANDARD PARKING SPACES DESIGN (MIN.)	standard space: Min: 2.6m wide x 5.2m long up to 40% of residential 67 spaces = 26.8 can be reduced to 2.4m wide x 4.6m long		AS REQUIRED 12 spaces (18%) reduced to 2.4m wide x 5.2m long
PARKING ACCESS & ACCESS WIDTH (MIN.)	Min: 2.6m wide x 6.7m long (parallel)		AS REQUIRED
BARRIER FREE PARKING SPACE	6 m		6 m
BARRIER FREE PARKING SPACE	4 Spaces total number of parking spaces is between 76 - 100		6 Spaces
BF PARKING SPACES DESIGN (MIN.)	2 spaces X 2.4m wide & 2 spaces X 3.4m wide Access aisle of min. 1.5m		4 spaces X 2.4m wide & 2 spaces X 3.4m wide Access aisle of min. 1.5m

BICYCLE PARKING			
BICYCLE PARKING SPACE	Total: 84 Spaces Res : 0.5 space/ unit = 80 space Instructional Facility: 1 per 1,500 m2 = 0.2 space Medical Facility: 1 per 1,000 m2 = 0.2 space Office: 1 per 250 m2 = 3.8 space		84 Spaces
ACCESS AISLE FOR BICYCLE PARKING	Maximum 50% (42 spaces) within Landscaped Area		16 Surface spaces
BICYCLE PARKING SPACE DESIGN (MIN.)	Minimum width: 1.5m	YES	1.2 m
BICYCLE PARKING SPACE DESIGN (MIN.)	horizontal: 0.6m wideX1.8m long vertical: 0.5m wideX1.5m long		horizontal: 0.6m wideX1.8m long vertical: 0.6m wideX1.5m long
Maximum Number of Vertical Bicycle Parking Spaces	50% of required spaces = 42	YES	(42.3%) 36 STACKED Spaces 0.6m wide X 1.8m long



86 PARKING SPACES
8 SURFACE SPACES +78 UNDERGROUND
(including 6 B.F. & 12 reduces)

84 BIKE SPACES
(36 Stacked +48 Horizontal)

16 SURFACE SPACES (Horizontal) +68UNDERGROUND
(36 Stacked +32 Horizontal)

Committee of Adjustment
Received | Reçu le
2024-10-16
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Stamp
ONTARIO ASSOCIATION OF ARCHITECTS
ALEXANDER WILSON
LICENSEE
5482

Project
18 LOUISA ST.
18 LOUISA ST.
OTTAWA, ONTARIO

Drawing
SITE PLAN & ZONING INFO

Drawn By FAHD A.Z. Checked By
Scale 1:200 Date 2024.09.05
Project No. 2204 Revision 9
Drawing No. **A010**

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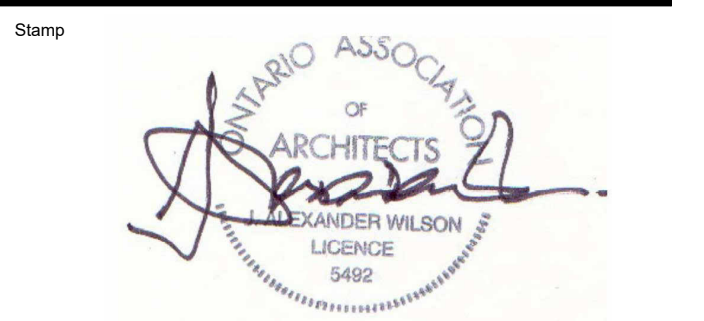
Committee of Adjustment
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Revisions		
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01	2022.03.14	ISSUED FOR REVIEW
08	2024.08.08	ISSUED FOR SPA
09	2024.09.03	RE-ISSUED FOR SPA
10	2024.10.25	RE-ISSUED FOR SPA



1 EAST ELEVATION
 A200 1:100

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Project
18 LOUISA ST.

18 LOUISA ST.
 OTTAWA, ONTARIO

Drawing
EAST ELEVATION

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1:100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	A200		

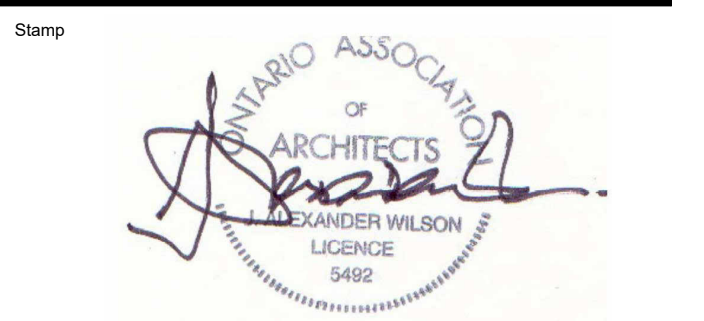
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Project
18 LOUISA ST.

18 LOUISA ST.
 OTTAWA, ONTARIO

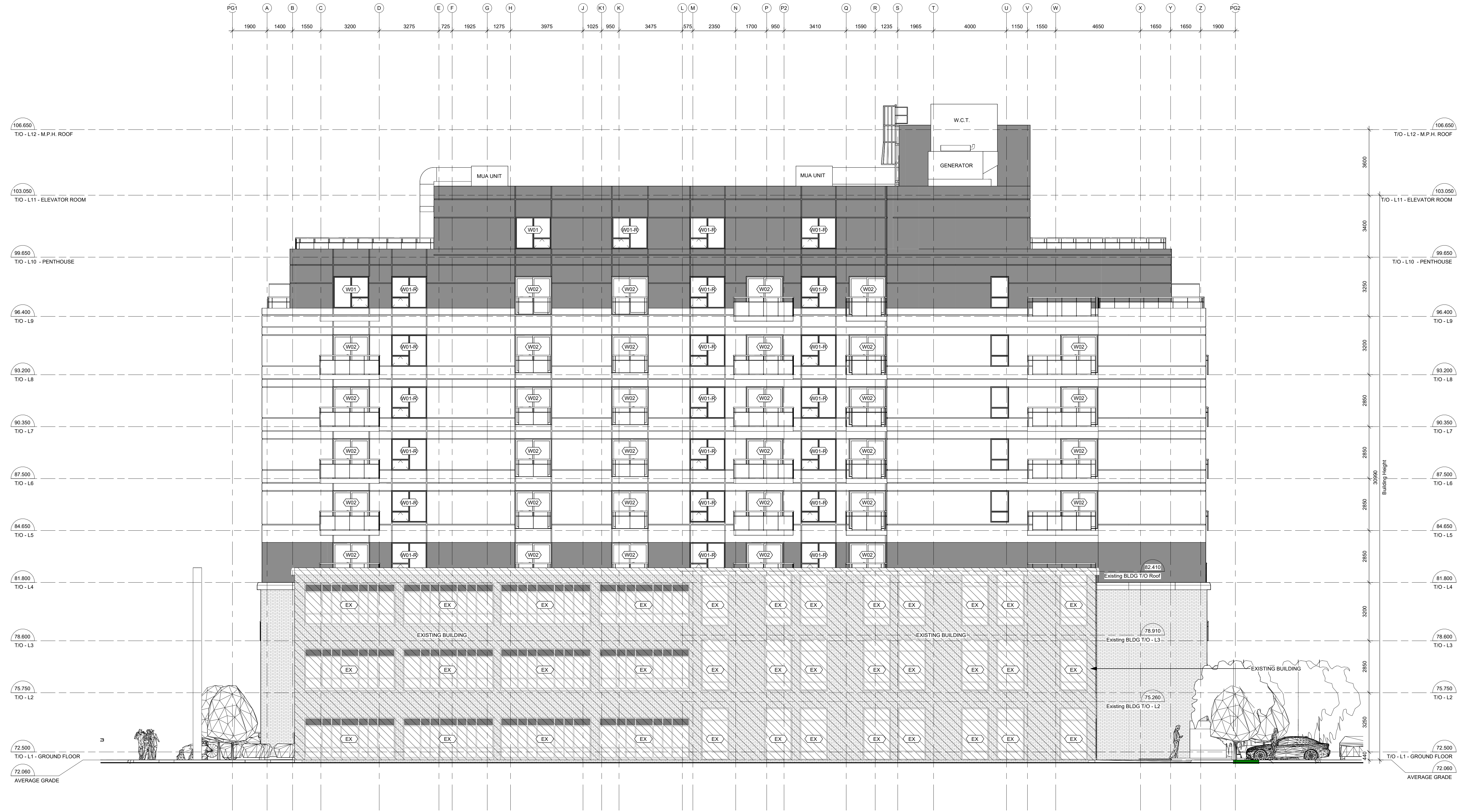
Drawing
SOUTH ELEVATION

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1 : 100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	A201		

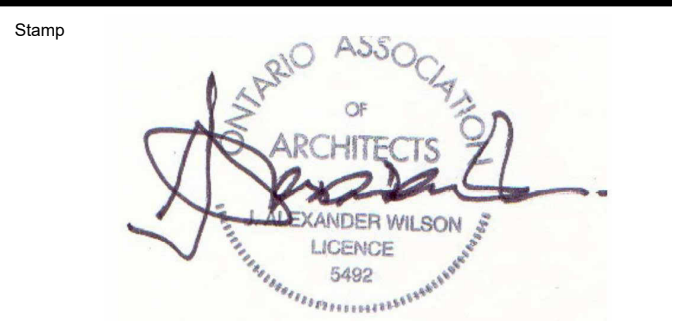
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Project
18 LOUISA ST.

18 LOUISA ST.
 OTTAWA, ONTARIO

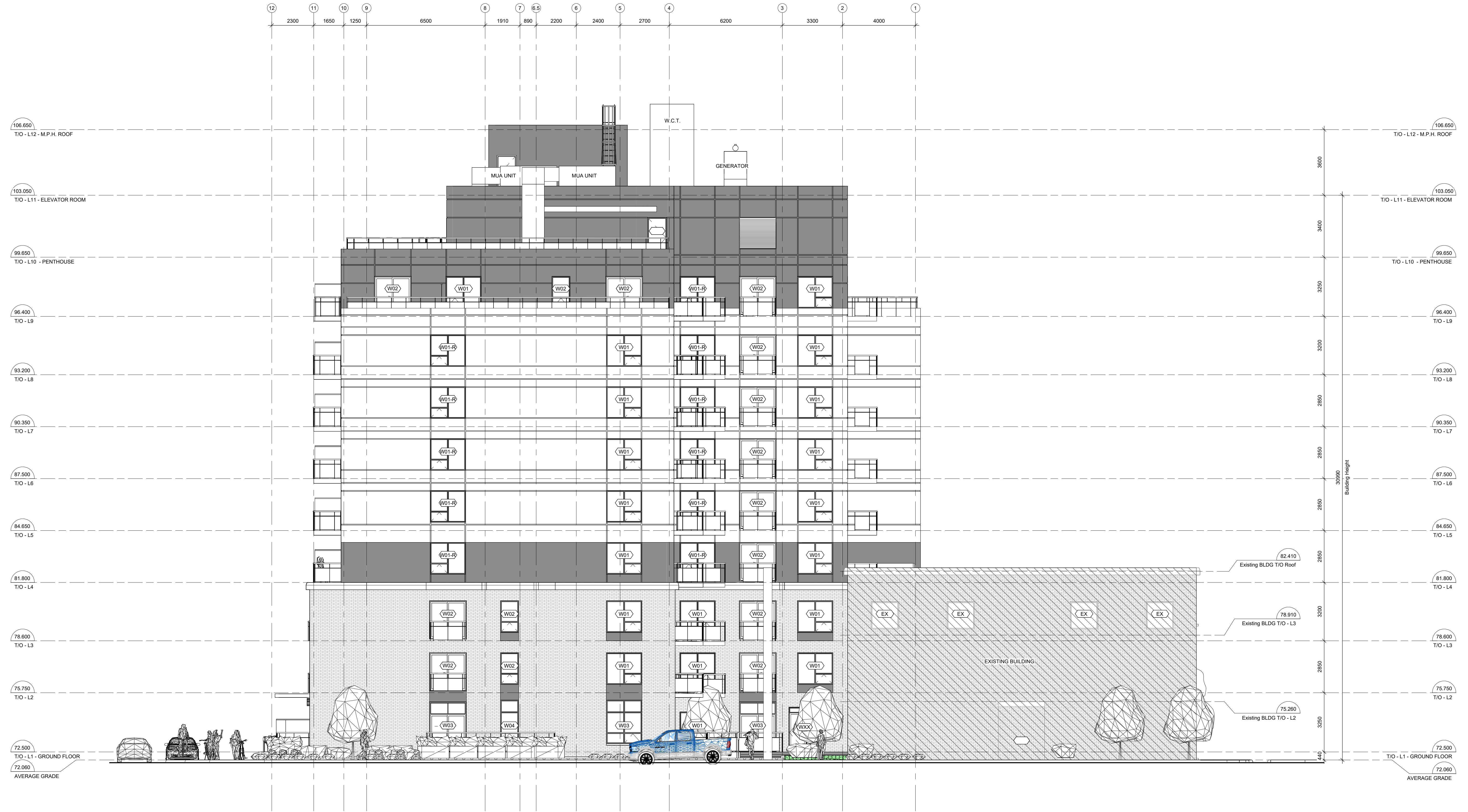
Drawing
WEST ELEVATION

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1:100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	A202		

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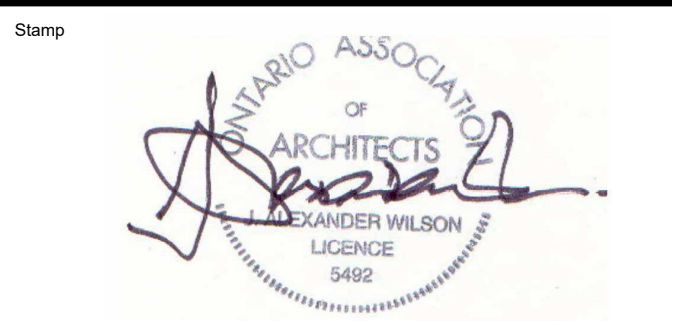
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1 NORTH ELEVATION
 A203 1:100

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Project
 18 LOUISA ST.

18 LOUISA ST.
 OTTAWA, ONTARIO

Drawing
 NORTH ELEVATION

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1:100	Date	2024.10.25
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Drawing No.	A203		

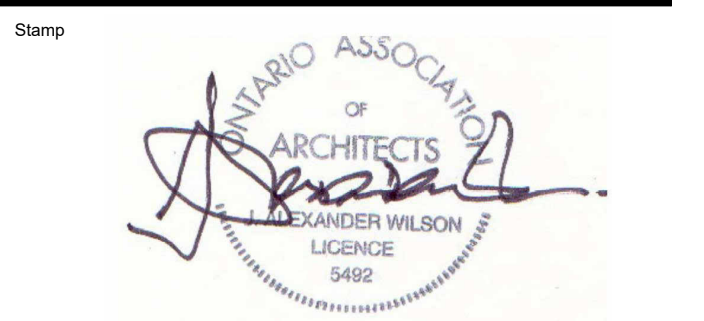
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Project
18 LOUISA ST.

18 LOUISA ST.
 OTTAWA, ONTARIO

Drawing
COURTYARD ELEVATION

Drawn By	Fahd A.Z.	Checked By	AWA
Scale	1 : 100	Date	2024.10.25
Project No.	2414 (AWA 2204)	Revision	10
Drawing No.	A204		