

- ALL SITE INFORMATION TAKEN FROM PLAN OF SURVEY AS PREPARED BY FARLEY, SMITH, AND DENIS OLS, DATED SEPTEMBER 10, 2020. PART OF LOT 4 AND ALL OF LOTS 5, 6 & 42. REGISTERED PLAN 263, CITY OF OTTAWA.
- REFER TO LANDSCAPE PLANS FOR SIDEWALK, DEMARCATION OF PEDESTRIAN CLEARWAY, PAVING, AND PLANTING STRATEGIES.
- ALL BUILDING SETBACKS AND STEPS/BACKS TO CONFORM TO THE ZONING AND HEIGHT SCHEDULE ATTACHED TO SITE PLAN SHEET A01.00.
- PERMITTED PROJECTION DECORATIVE CORNICE DETAIL OMITTED FROM SITE PLAN FOR CLARITY.
- PROJECTING CANOPIES @ GROUND LEVEL SUBJECT TO EASEMENT.

MATERIAL LEGEND:

- TYP. BALLASTED ROOF
- TERRACE ROOF (PAVERS)
- BALCONIES
- PLANTERS

ZONING INFORMATION

ZONE DESIGNATION

TM H(15)

ZONING REQUIREMENTS

NOTE:

- MIN. LOT WIDTH REQUIRED: 48.8M
- LOT WIDTH PROVIDED (NORTH PROPERTY LINE): 49.6M
- MIN. LOT AREA REQUIRED (M²): NO MINIMUM
- LOT AREA PROVIDED: 2161.2M²
- MAX BUILDING HEIGHT: 15.0M
- BUILDING HEIGHT FROM AVG GRADE: 31.0M
- AVERAGE GRADE: 46.37m (GEODETHIC)
- MAX FRONT YARD SETBACK: 3M
- FRONT YARD SETBACK (RETAIL) (VARIES AT GRADE): 0M
- FRONT YARD SETBACK (RESIDENTIAL): 3M
- MIN. REAR YARD SETBACK: 7.5M
- REAR YARD SETBACK (FORMER R4 ZONE): 1.2M
- REAR YARD SETBACK (AMENITY AREAS): 0.17M
- REAR YARD SETBACK (BUILDING ABOVE GRADE): 7.5M
- MAX INTERIOR SIDE YARD SETBACK: 3M
- INTERIOR SIDE YARD SETBACK (FORMER R4 ZONE): 7.5M
- INTERIOR SIDE YARD SETBACK (TM ZONE): 0.155M
- INTERIOR SIDE YARD SETBACK (WEST): 1.2M
- MIN. CORNER YARD SETBACK (EAST): 3M
- MIN. CORNER YARD SETBACK (NORTH): 3M
- CORNER YARD SETBACK (EAST) PROVIDED: 0M
- CORNER YARD SETBACK (NORTH) PROVIDED: 3.8M
- MIN. DRIVEWAY ASLE WIDTH: 6.7M
- DRIVEWAY ASLE WIDTH: 6M

UNIT DISTRIBUTION SUMMARY

Level	Name	Count	Area
Level 1	One Bedroom	5	310.28 m ²
Level 2	Studio	1	52.64 m ²
Level 2	Two Bedroom	12	853.46 m ²
Level 3	One Bedroom + Den	10	630.69 m ²
Level 3	Studio	4	318.80 m ²
Level 3	Two Bedroom	4	382.25 m ²
Level 3		19	1374.31 m ²
Level 4	One Bedroom	10	633.72 m ²
Level 4	One Bedroom + Den	4	318.80 m ²
Level 4	Studio	1	42.38 m ²
Level 4	Two Bedroom	4	382.25 m ²
Level 4		19	1377.14 m ²
Level 5	One Bedroom	6	381.02 m ²
Level 5	One Bedroom + Den	4	318.80 m ²
Level 5	Studio	1	42.38 m ²
Level 5	Two Bedroom	17	1296.85 m ²
Level 5		28	2063.05 m ²
Level 6	One Bedroom	8	503.80 m ²
Level 6	One Bedroom + Den	4	318.80 m ²
Level 6	Studio	1	42.38 m ²
Level 6	Two Bedroom	4	373.24 m ²
Level 6		17	1238.22 m ²
Level 7	One Bedroom	4	270.02 m ²
Level 7	One Bedroom + Den	4	318.80 m ²
Level 7	Studio	2	81.85 m ²
Level 7	Two Bedroom	5	497.06 m ²
Level 7		15	1167.73 m ²
Level 8	One Bedroom	5	304.06 m ²
Level 8	One Bedroom + Den	1	77.58 m ²
Level 8	Studio	1	38.27 m ²
Level 8	Two Bedroom	2	143.12 m ²
Level 8		12	963.91 m ²
Level 9	One Bedroom	5	309.08 m ²
Level 9	Studio	1	39.21 m ²
Level 9	Two Bedroom	2	160.91 m ²
Level 9		11	912.20 m ²
Grand total:		127	9456.10 m ²

DEVELOPMENT INFORMATION

PROPOSED:

Level	Name	Count	Area	Proposed # Units (Residential)
Level 1	One Bedroom	5	310.28 m ²	5
Level 2	Studio	1	52.64 m ²	1
Level 2	Two Bedroom	12	853.46 m ²	12
Level 3	One Bedroom + Den	10	630.69 m ²	10
Level 3	Studio	4	318.80 m ²	4
Level 3	Two Bedroom	4	382.25 m ²	4
Level 3		19	1374.31 m ²	19
Level 4	One Bedroom	10	633.72 m ²	10
Level 4	One Bedroom + Den	4	318.80 m ²	4
Level 4	Studio	1	42.38 m ²	1
Level 4	Two Bedroom	4	382.25 m ²	4
Level 4		19	1377.14 m ²	19
Level 5	One Bedroom	6	381.02 m ²	6
Level 5	One Bedroom + Den	4	318.80 m ²	4
Level 5	Studio	1	42.38 m ²	1
Level 5	Two Bedroom	17	1296.85 m ²	17
Level 5		28	2063.05 m ²	28
Level 6	One Bedroom	8	503.80 m ²	8
Level 6	One Bedroom + Den	4	318.80 m ²	4
Level 6	Studio	1	42.38 m ²	1
Level 6	Two Bedroom	4	373.24 m ²	4
Level 6		17	1238.22 m ²	17
Level 7	One Bedroom	4	270.02 m ²	4
Level 7	One Bedroom + Den	4	318.80 m ²	4
Level 7	Studio	2	81.85 m ²	2
Level 7	Two Bedroom	5	497.06 m ²	5
Level 7		15	1167.73 m ²	15
Level 8	One Bedroom	5	304.06 m ²	5
Level 8	One Bedroom + Den	1	77.58 m ²	1
Level 8	Studio	1	38.27 m ²	1
Level 8	Two Bedroom	2	143.12 m ²	2
Level 8		12	963.91 m ²	12
Level 9	One Bedroom	5	309.08 m ²	5
Level 9	Studio	1	39.21 m ²	1
Level 9	Two Bedroom	2	160.91 m ²	2
Level 9		11	912.20 m ²	11
Grand total:		127	9456.10 m ²	127

PARKING REQUIREMENTS

- MIN. RESIDENT PARKING STALLS REQUIRED: 0.5
- (STALLS/RESIDING UNIT AFTER FIRST 12 UNITS)
- MIN. VISITOR PARKING STALLS REQUIRED: 0.1
- (STALLS/RESIDING UNIT AFTER FIRST 12 UNITS)
- MIN. REQUIRED PARKING STALLS @ (127-12 = 115 X 0.5): 58
- MIN. REQUIRED VISITOR PARKING STALLS @ (127-12 = 115 X 0.1 - 10%): 12
- TOTAL PARKING REQUIRED: 70

PROPOSED PARKING

Category	Count
DRIVE ASLE WIDTH (RETAIL AND VISITOR PARKING SHARED)	6.0M
PINCH POINT IN GARAGE	5.2M
PROPOSED RETAIL PARKING	0
PROPOSED RESIDENTIAL PARKING	85
PROPOSED VISITOR PARKING	12
TOTAL OF PROPOSED PARKING (P1, P2, P3)	97
CONFORMING STALLS (2.6 X 5.2m)	47
CONFORMING SHORT CAR STALLS (2.4 X 4.6m MIN.)	50

PROPOSED BICYCLE PARKING

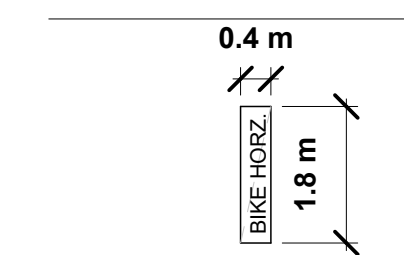
Category	Count
REQUIRED RETAIL BICYCLE PARKING	2
REQUIRED RESIDENTIAL BICYCLE PARKING (@ 1.75/UNIT)	222
SUB-TOTAL OF REQUIRED BICYCLE PARKING	224
PROVIDED RESIDENTIAL BICYCLE PARKING (@ 1.25 / UNIT)	158
PROVIDED RETAIL BICYCLE PARKING	2
TOTAL BICYCLE PARKING PROVIDED	160
BICYCLE PARKING PROVIDED (UNDERGROUND)	128
BICYCLE PARKING PROVIDED (LOBBY)	30
BICYCLE PARKING PROVIDED (EXTERIOR)	2
BICYCLE PARKING PROVIDED (TOTAL)	160

AMENITY AREA CALCULATIONS - PROPOSED

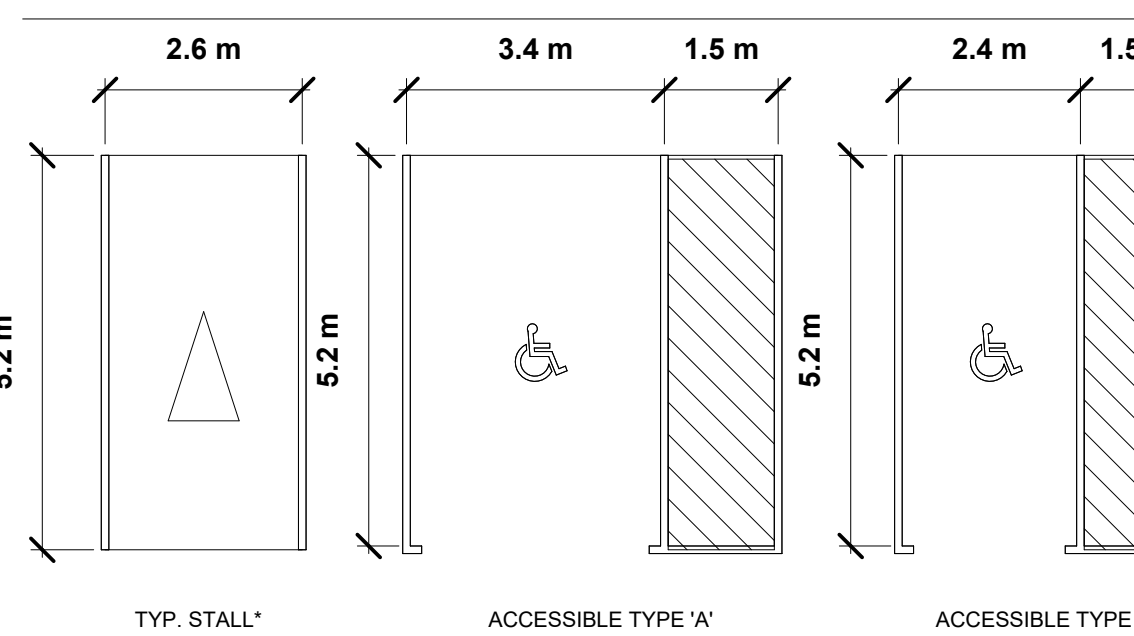
NOTE: CALCULATIONS DONE IN ACCORDANCE WITH CITY OF OTTAWA BY-LAW 2008-250, SECTION 137 - AMENITY AREA

RESIDENTIAL TOTAL REQUIRED AMENITY AREA (MIN.): (127 UNITS @ 8.84M ² /UNIT)	762.0M ²
COMMUNAL AREA (MIN.): (50% OF REQD TOTAL AMENITY AREA)	381.0M ²
TOTAL RESIDENTIAL AMENITY AREA REQUIRED:	762.0M²
TOTAL AMENITY AREA PROVIDED:	937.01M ²
BALCONY AREA (104 UNITS)	32.0M ²
INDOOR AMENITY AREA (COMMUNAL)	26.0M ²
OUTDOOR AMENITY AREA (COMMUNAL)	26.0M ²
TOTAL RESIDENTIAL AMENITY AREA PROVIDED:	1,524.99M²
LANDSCAPED AREA REQUIRED:	NON MINIMUM
LANDSCAPED AREA PROVIDED:	400.00M ²
MINIMUM WIDTH OF LANDSCAPE AREA ABUTTING A RESIDENTIAL ZONE:	1.0M WITH FENCE
WIDTH OF LANDSCAPE AREA PROVIDED ABUTTING RESIDENTIAL ZONE (FORMER R4 REAR YARD):	7.4M WITH FENCE
WIDTH OF LANDSCAPE AREA PROVIDED ABUTTING RESIDENTIAL ZONE (FORMER R4 SIDE YARD):	1.2M
WIDTH OF LANDSCAPE AREA PROVIDED ABUTTING RESIDENTIAL ZONE (TM ZONE REAR YARD):	0.070M
WIDTH OF LANDSCAPE AREA PROVIDED ABUTTING RESIDENTIAL ZONE (TM ZONE ABOVE GARAGE RAMP):	7.4M

BICYCLE PARKING TYPES

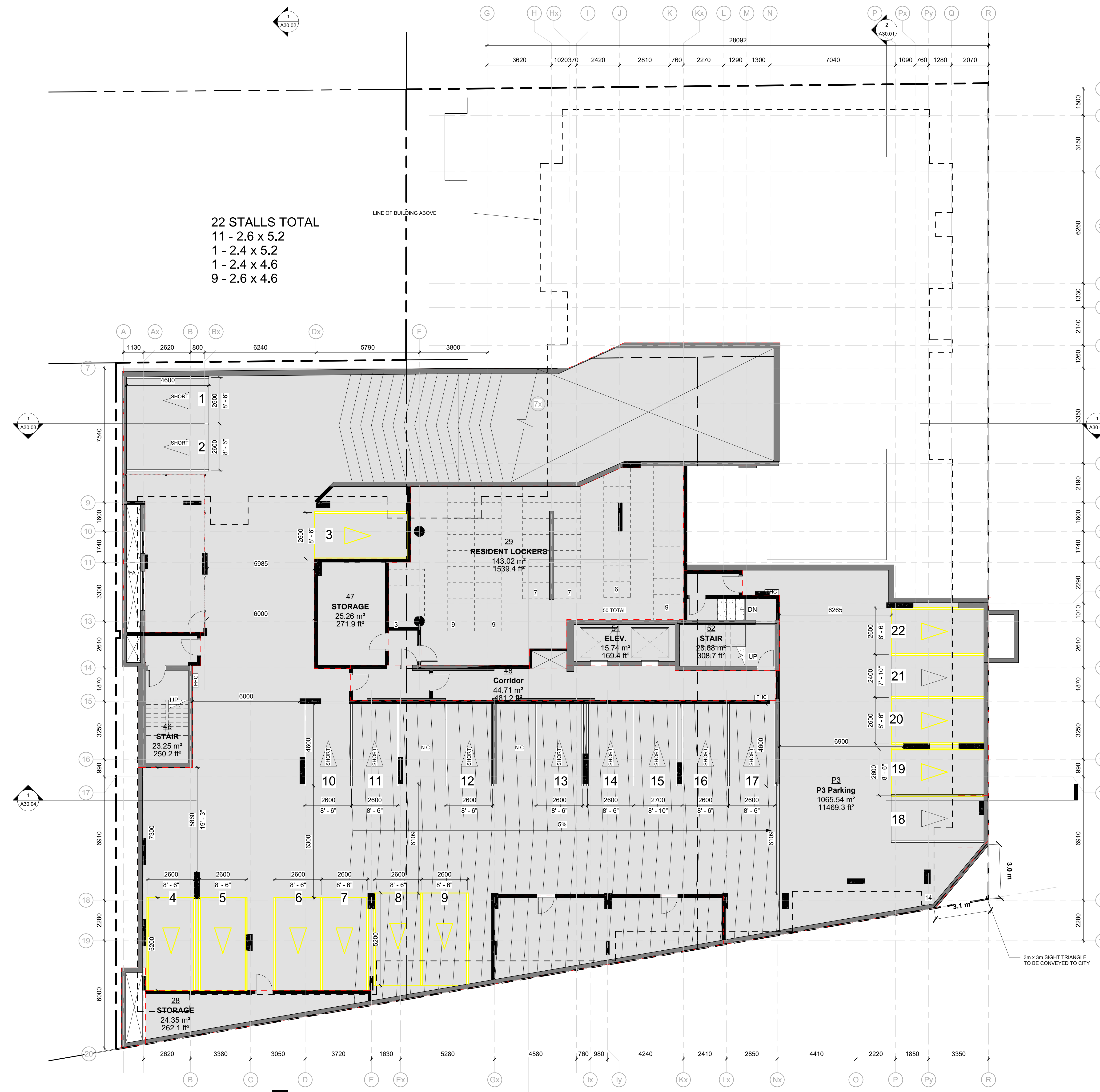


VEHICLE PARKING TYPES



NOTE: TYPICAL CONFORMING STALLS HIGHLIGHTED IN YELLOW ON PLANS. REMAINING STALLS ARE NON-CONFORMING.





22 STALLS TOTAL
 11 - 2.6 x 5.2
 1 - 2.4 x 5.2
 1 - 2.4 x 4.6
 9 - 2.6 x 4.6

No.	DESCRIPTION	DATE	CHKD
10	Setback & Height Review	2023.03.18	
7	Issued for EPA	2023.03.05	
5	Revised as per City Comments	2023.08.29	
3	Revised for Zoning Amendment	2023.04.14	
2	Revised for Zoning Amendment	2023.04.04	
1	Issued for Zoning Amendment	2023.04.03	

REVISIONS

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.

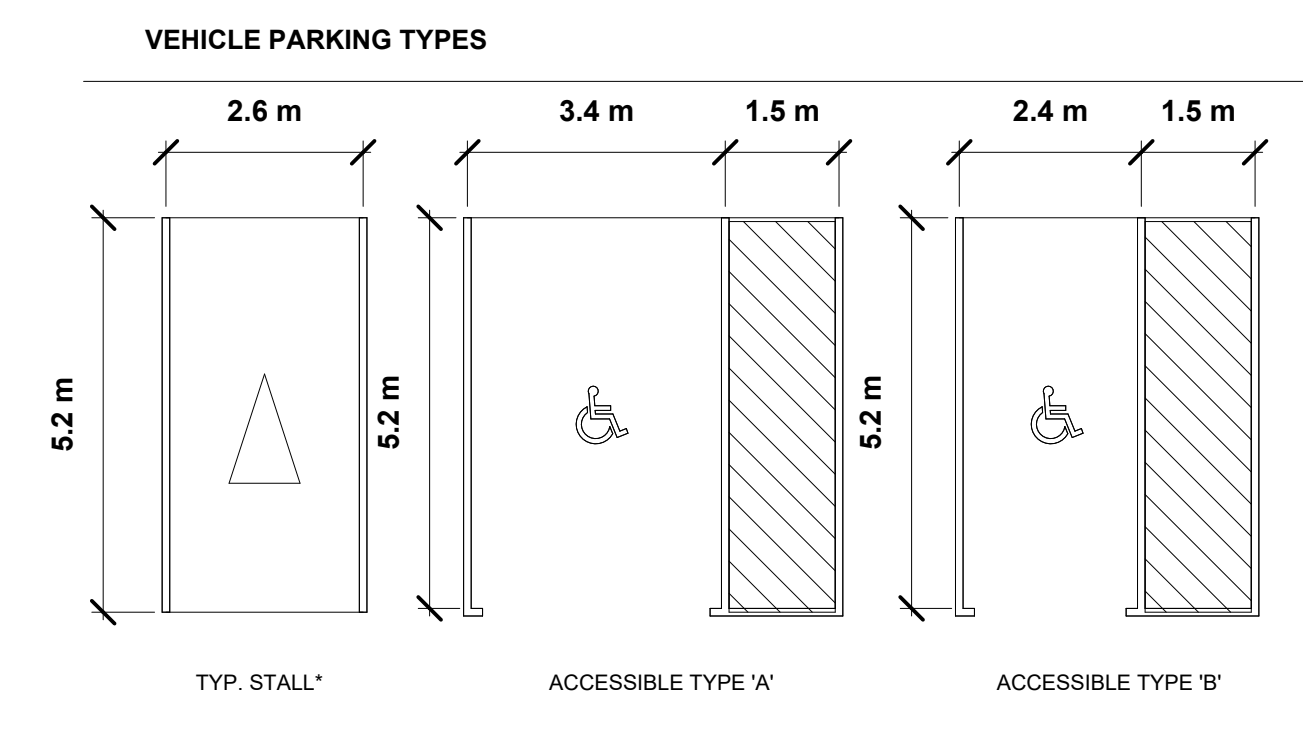
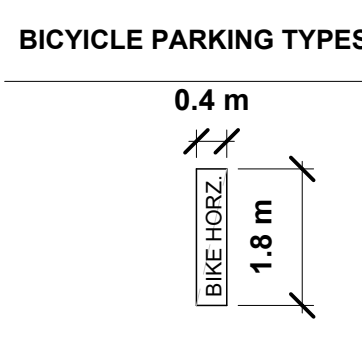
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03/24/2024	CHECKED: VPC
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VINCENT P. COLIZZA ARCHITECT INCORPORATED

249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

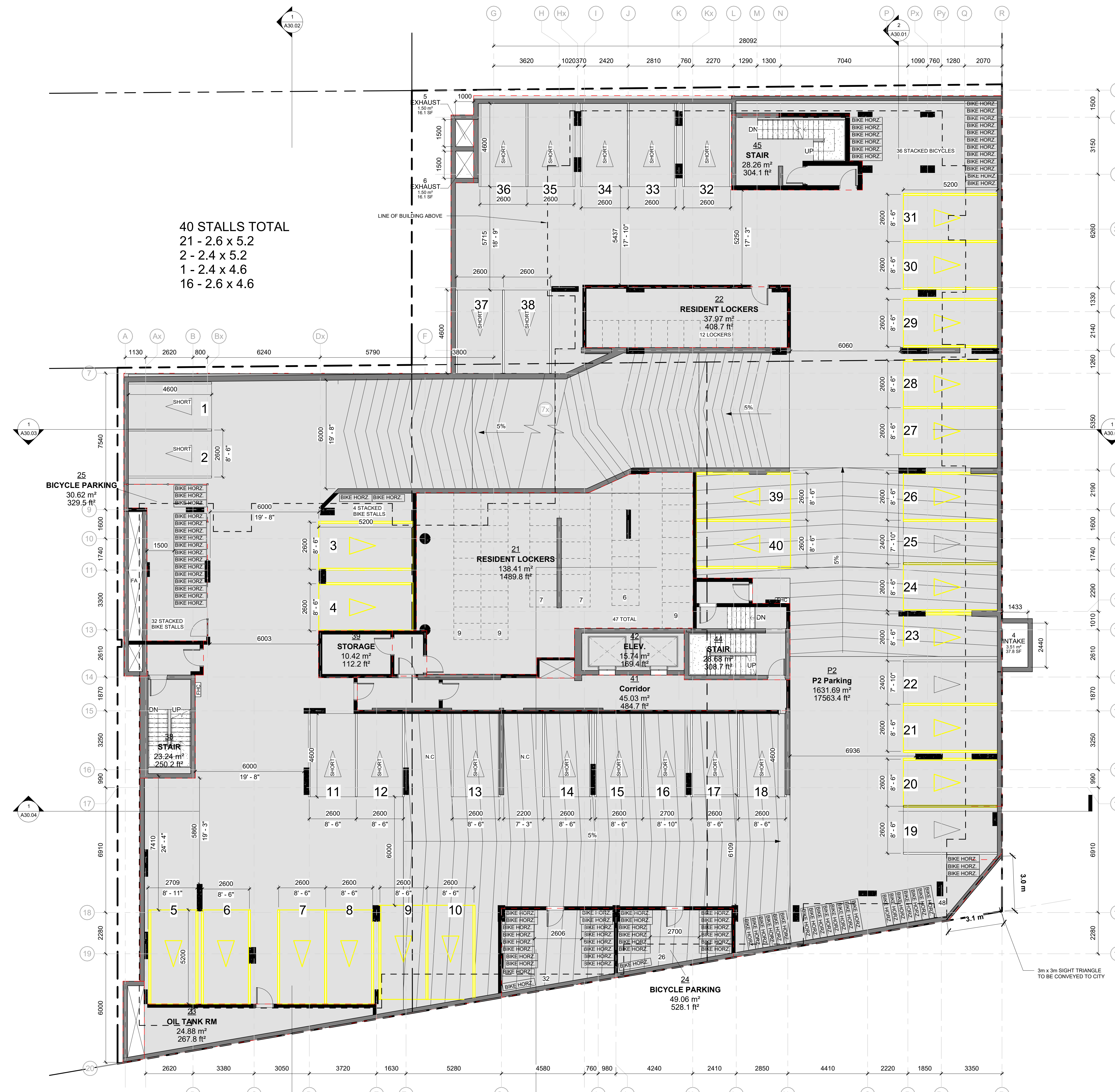
DWG TITLE: P3 Floor Plan

SCALE: 1 : 100
 PRJ. NO.: 2219
 DWG. NO.: A10.00



*NOTE: TYPICAL CONFORMING STALLS HIGHLIGHTED IN YELLOW ON PLANS. REMAINING STALLS ARE NON-CONFORMING.

1 P3
1 : 100



40 STALLS TOTAL
21 - 2.6 x 5.2
2 - 2.4 x 5.2
1 - 2.4 x 4.6
16 - 2.6 x 4.6

No.	DESCRIPTION	DATE	CHD
10	Setback & Height Review	2023.03.19	
7	Issued for SPA	2024.03.05	
3	Revised for Zoning Amendment	2023.04.14	
2	Revised for Zoning Amendment	2023.04.04	
1	Issued for Zoning Amendment	2023.04.03	

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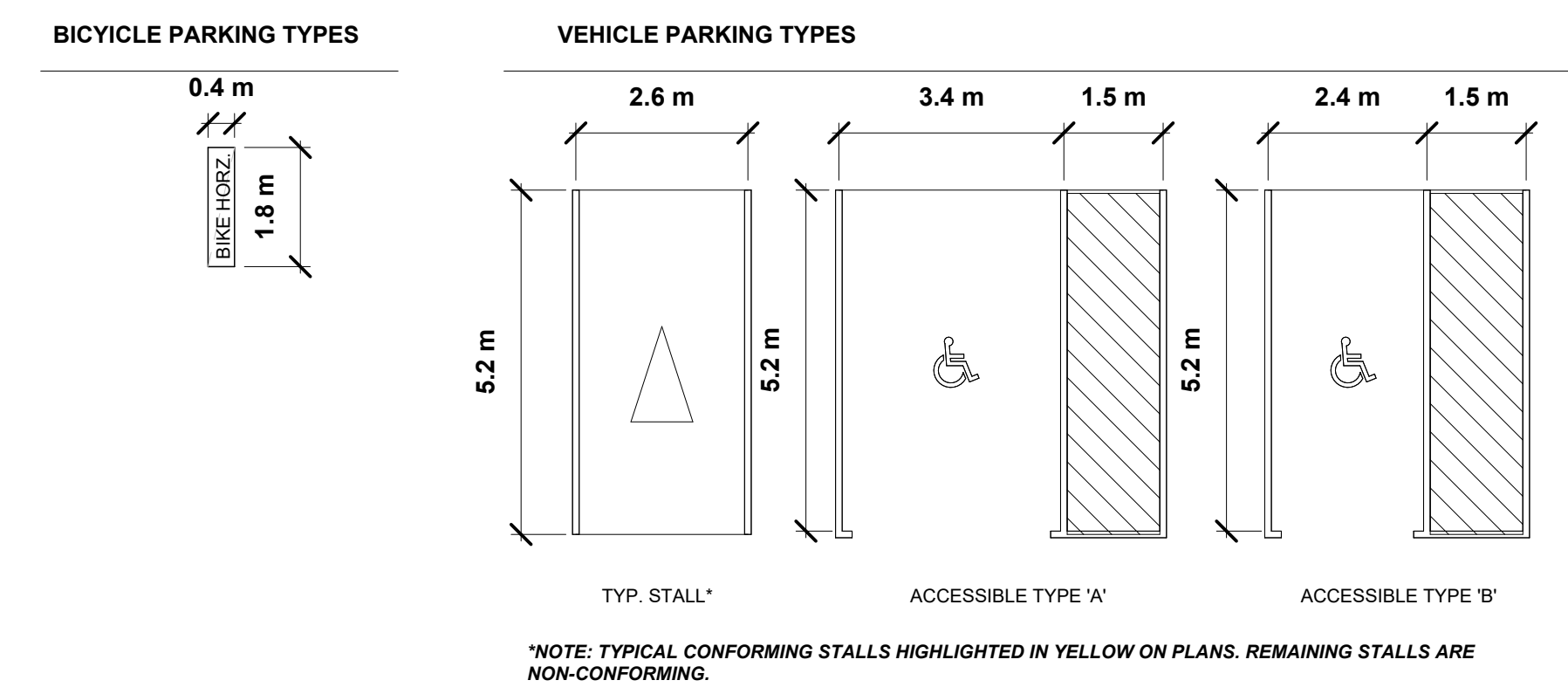
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03/24/2024	DATE
VPIC	CHECKED
2025-04-01 10:09:50 PM	DATE PRINTED

VINCENT P. COLIZZA ARCHITECT INCORPORATED

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Tweedsmuir Avenue
Ottawa, ON

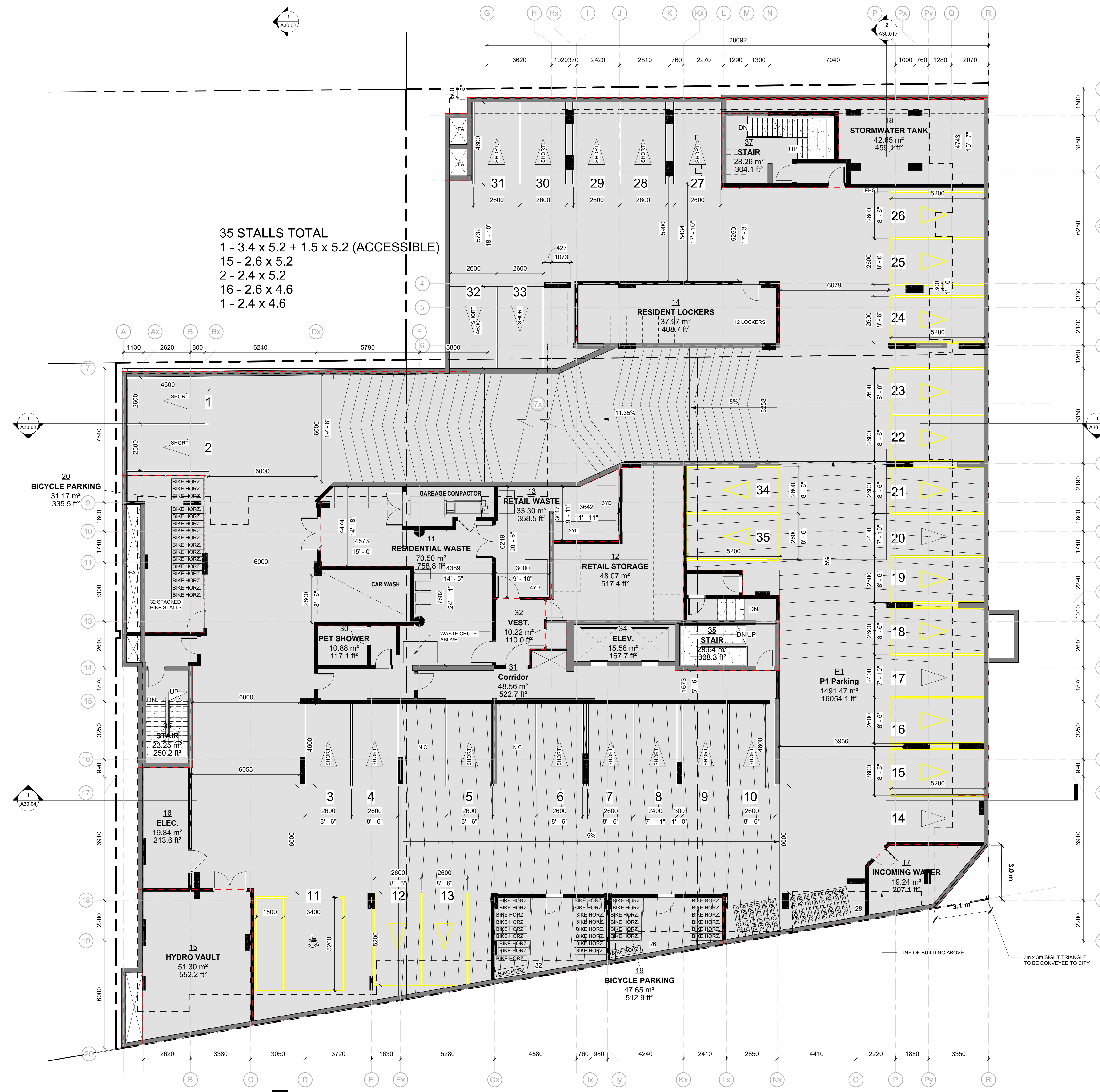
DWG TITLE
P2 Floor Plan

SCALE: 1 : 100
PRJ. NO.: 2219
DWG. NO.: A10.01

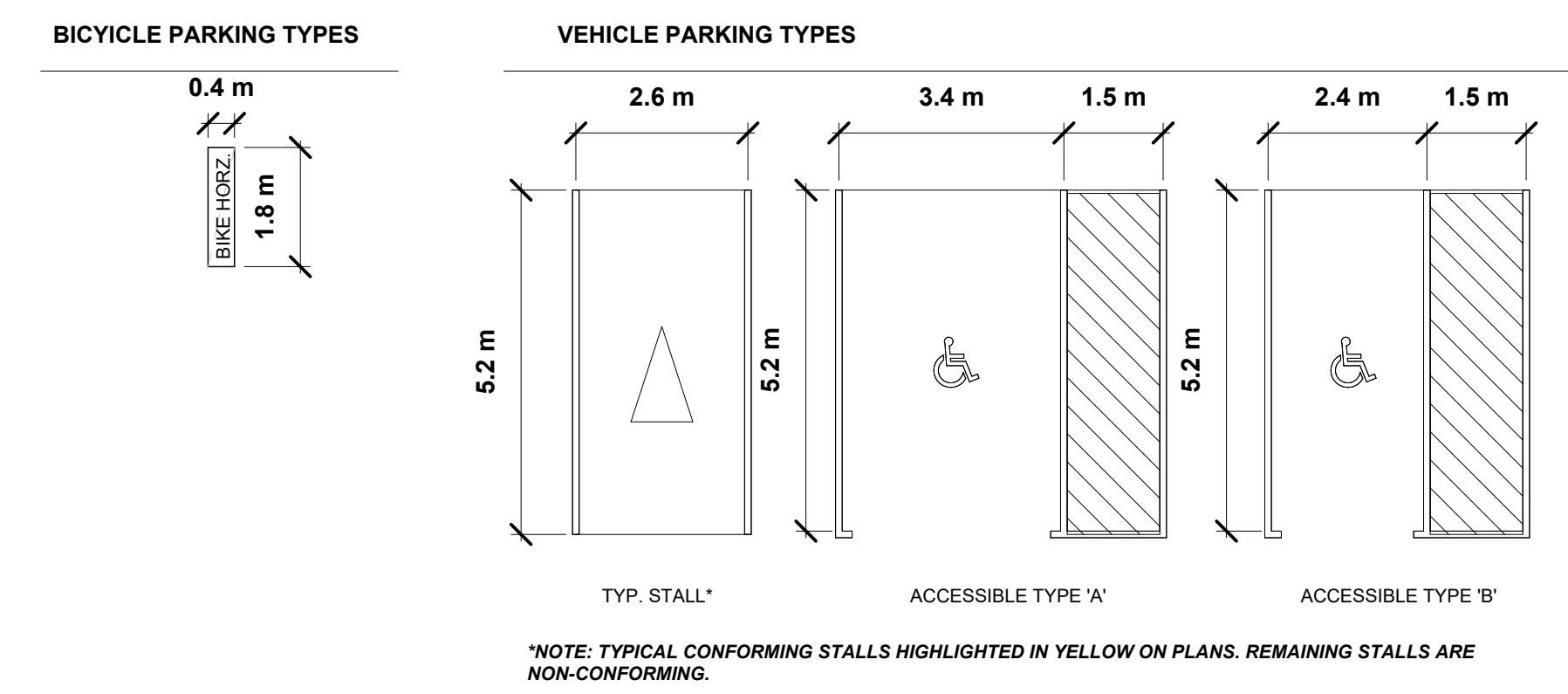


*NOTE: TYPICAL CONFORMING STALLS HIGHLIGHTED IN YELLOW ON PLANS, REMAINING STALLS ARE NON-CONFORMING.

1 P2
1 : 100



35 STALLS TOTAL
 1 - 3.4 x 5.2 + 1.5 x 5.2 (ACCESSIBLE)
 15 - 2.6 x 5.2
 2 - 2.4 x 5.2
 16 - 2.6 x 4.6
 1 - 2.4 x 4.6



No.	DESCRIPTION	DATE	CHKD
10	Isotack & Height Review	2025.03.18	
9	Structural Comments	2025.03.18	
7	Issued for SPA	2024.03.05	
6	Reviewed for Zoning Amendment	2023.04.14	
5	Reviewed for Zoning Amendment	2023.04.04	
1	Issued for Zoning Amendment	2023.04.03	

REVISIONS	
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DO NOT SCALE THE DRAWINGS	
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DATE	03/24/2024
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CHECKED	VPK
DATE PRINTED	2025-04-01 10:09:52 PM

VINCENT P. COLIZZA ARCHITECT INCORPORATED

249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE	P1 Floor Plan
SCALE	1 : 100
PRJ. NO.	2219
DWG. NO.	A10.02

1 P1
1 : 100

- ALL SITE INFORMATION TAKEN FROM PLAN OF SURVEY AS PREPARED BY FARLEY, SMITH, AND DENIS OLS, DATED SEPTEMBER 10, 2020. PART OF LOT 4 AND ALL OF LOTS 5, 6 & 42. REGISTERED PLAN 263, CITY OF OTTAWA.
- REFER TO LANDSCAPE PLANS FOR SIDEWALK, DEMARCATION OF PEDESTRIAN CLEARWAY, PAVING, AND PLANTING STRATEGIES.
- ALL BUILDING SETBACKS AND STEPPED BACKS TO CONFORM TO THE ZONING AND HEIGHT SCHEDULE ATTACHED TO SITE PLAN SHEET A01.00.
- PERMITTED PROJECTION DECORATIVE CORNER DETAIL OMITTED FROM SITE PLAN FOR CLARITY.
- PROJECTING CANOPIES @ GROUND LEVEL SUBJECT TO EASEMENT.

No.	DESCRIPTION	DATE	CHKD
11	Issued for Zoning Amendment	2023.03.31	
10	Setback & Height Review	2023.03.19	
9	Issued for Draft Review	2023.02.12	
7	Issued for SPA	2023.03.05	
5	Revised as per City Comments	2023.08.29	
3	Revised for Zoning Amendment	2023.04.14	
2	Revised for Zoning Amendment	2023.04.04	
1	Issued for Zoning Amendment	2023.04.03	

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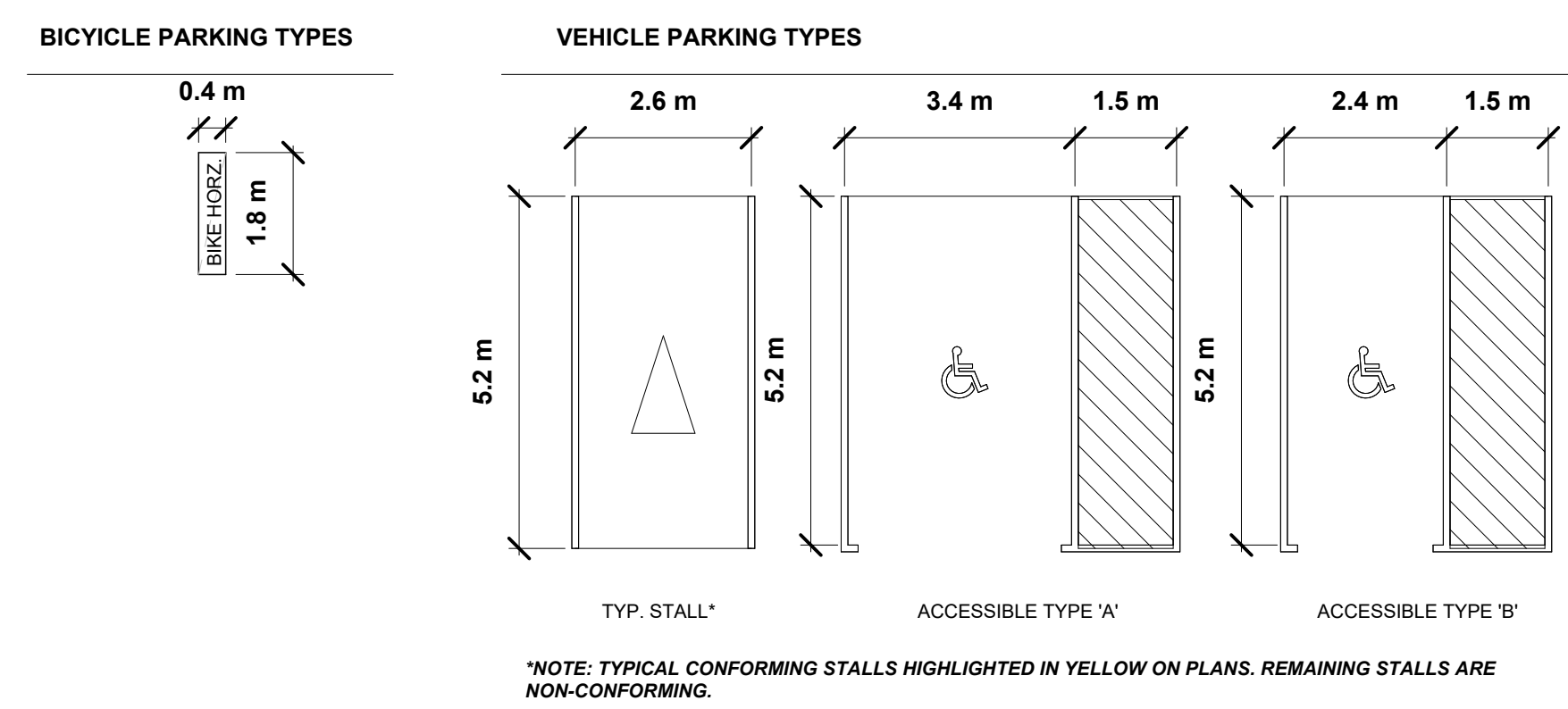
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VP	CHECKED
2023-04-01 10:09:57 PM	DATE PRINTED

VINCENT P. COLIZZA ARCHITECT INCORPORATED

249, 255 Richmond Road, 372
Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Level 01 Floor Plan

SCALE: As indicated DWG. NO.: A10.03
PROJ. NO.: 2219



Level 1 Area Summary					
Level	Name	Number	Area Designation	Area (SqM)	Area (Sqft)
Level 1	Amenity	108	Amenity	90.57 m ²	974.85 ft ²
Level 1	E-Commerce	111-A	Amenity	18.18 m ²	195.64 ft ²
Level 1	Entrance Area Amenity	111	Amenity	153.65 m ²	1653.83 ft ²
Level 1	Fitness Center	150	Amenity	61.76 m ²	664.78 ft ²
Amenity: 4				324.15 m ²	3489.10 ft ²
Level 1	Corridor	100C-A	Corridors	102.97 m ²	1108.36 ft ²
Level 1	Corridor	100C-B	Corridors	20.28 m ²	218.33 ft ²
Corridors: 2				123.25 m ²	1326.69 ft ²
Level 1	Outdoor Amenity	100	Outdoor Amenity	156.16 m ²	1680.90 ft ²
Level 1	Outdoor Amenity	106	Outdoor Amenity	110.18 m ²	1185.94 ft ²
Outdoor Amenity: 2				266.34 m ²	2866.84 ft ²
Level 1	Balcony	129O	Outdoor Private Amenity	4.23 m ²	45.54 ft ²
Level 1	Balcony	131O	Outdoor Private Amenity	4.01 m ²	43.13 ft ²
Level 1	Balcony	132O	Outdoor Private Amenity	4.54 m ²	48.91 ft ²
Level 1	Balcony	133O	Outdoor Private Amenity	4.45 m ²	47.93 ft ²
Level 1	Balcony	151-O	Outdoor Private Amenity	14.86 m ²	159.91 ft ²
Outdoor Private Amenity: 5				32.09 m ²	345.42 ft ²
Level 1	Restaurant	101	Retail	216.86 m ²	2334.32 ft ²
Level 1	Retail	103	Retail	197.28 m ²	2123.48 ft ²
Level 1	Retail	104	Retail	196.96 m ²	2120.04 ft ²
Retail: 3				611.10 m ²	6577.84 ft ²
Level 1	One Bedroom	129	Unit	65.54 m ²	705.47 ft ²
Level 1	One Bedroom	131	Unit	56.01 m ²	602.90 ft ²
Level 1	One Bedroom	132	Unit	54.39 m ²	585.48 ft ²
Level 1	One Bedroom	133	Unit	71.24 m ²	766.80 ft ²
Level 1	One Bedroom	151	Unit	63.09 m ²	679.13 ft ²
Unit: 5				310.28 m ²	3339.78 ft ²



No.	DESCRIPTION	DATE	CHKD
11	Issued for Zoning Amendment	2025-03-31	
10	Setback & Height Review	2025-03-18	
7	Issued for OPA	2023-03-05	
5	Revised as per City Comments	2023-08-28	
3	Revised for Zoning Amendment	2023-04-14	
2	Revised for Zoning Amendment	2023-04-04	
1	Issued for Zoning Amendment	2023-04-03	

REVISIONS

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DATE	DESCRIPTION
03/24/2024	DRAWN: BH
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VINCENT P. COLIZZA ARCHITECT INCORPORATED

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249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE: Level 02 Floor Plan

SCALE: 1 : 100
PRJ. NO.: 2219
DWG. NO.: A10.04

Level 2 Area Summary					
Level	Name	Number	Area Designation	Area (SqM)	Area (Sqft)
Level 2	Corridor	200C	Corridors	113.22 m ²	1218.67 ft ²
Corridors: 1				113.22 m ²	1218.67 ft ²
Level 2	Balcony	200O	Outdoor Private Amenity	4.04 m ²	43.44 ft ²
Level 2	Balcony	206O	Outdoor Private Amenity	3.29 m ²	35.38 ft ²
Level 2	Balcony	208O	Outdoor Private Amenity	3.98 m ²	42.83 ft ²
Level 2	Balcony	209O	Outdoor Private Amenity	6.92 m ²	74.48 ft ²
Level 2	Balcony	210O	Outdoor Private Amenity	23.82 m ²	256.36 ft ²
Level 2	Balcony	211O	Outdoor Private Amenity	3.62 m ²	38.96 ft ²
Level 2	Balcony	212O	Outdoor Private Amenity	5.52 m ²	59.41 ft ²
Level 2	Balcony	213O	Outdoor Private Amenity	3.55 m ²	38.23 ft ²
Level 2	Balcony	214O	Outdoor Private Amenity	3.53 m ²	38.02 ft ²
Level 2	Balcony	215O	Outdoor Private Amenity	3.74 m ²	40.30 ft ²
Level 2	Balcony	216O	Outdoor Private Amenity	3.56 m ²	38.29 ft ²
Outdoor Private Amenity: 11				65.56 m ²	705.71 ft ²
Level 2	One Bedroom	200	Unit	65.77 m ²	707.89 ft ²
Level 2	One Bedroom	208	Unit	58.31 m ²	627.63 ft ²
Level 2	One Bedroom	210	Unit	63.70 m ²	685.62 ft ²
Level 2	One Bedroom	211	Unit	63.27 m ²	681.02 ft ²
Level 2	One Bedroom	213	Unit	59.22 m ²	637.39 ft ²
Level 2	One Bedroom	214	Unit	59.24 m ²	637.71 ft ²
Level 2	One Bedroom	215	Unit	67.52 m ²	726.82 ft ²
Level 2	One Bedroom	216	Unit	65.82 m ²	708.49 ft ²
Level 2	Studio	220	Unit	52.64 m ²	566.61 ft ²
Level 2	Two Bedroom	206	Unit	93.20 m ²	1003.23 ft ²
Level 2	Two Bedroom	209	Unit	98.95 m ²	1065.11 ft ²
Level 2	Two Bedroom	212	Unit	105.82 m ²	1139.07 ft ²
Unit: 12				853.46 m ²	9186.59 ft ²

1 Level 2
1 : 100



Level 3 Area Summary

Level	Name	Number	Area Designation	Area (SqM)	Area (Sqft)
Level 3	Corridor	300C	Corridors	114.02 m ²	1227.32 ft ²
Corridors: 1				114.02 m ²	1227.32 ft ²
Level 3	Balcony	300O	Outdoor Private Amenity	4.03 m ²	43.42 ft ²
Level 3	Balcony	305O	Outdoor Private Amenity	3.29 m ²	35.38 ft ²
Level 3	Balcony	307O	Outdoor Private Amenity	3.98 m ²	42.83 ft ²
Level 3	Balcony	308O	Outdoor Private Amenity	5.33 m ²	57.40 ft ²
Level 3	Balcony	309O	Outdoor Private Amenity	3.49 m ²	37.21 ft ²
Level 3	Balcony	310O	Outdoor Private Amenity	3.64 m ²	39.21 ft ²
Level 3	Balcony	311O	Outdoor Private Amenity	5.52 m ²	59.41 ft ²
Level 3	Balcony	312O	Outdoor Private Amenity	3.29 m ²	35.43 ft ²
Level 3	Balcony	313O	Outdoor Private Amenity	6.91 m ²	74.38 ft ²
Level 3	Balcony	314O	Outdoor Private Amenity	11.87 m ²	127.80 ft ²
Level 3	Balcony	315O	Outdoor Private Amenity	11.75 m ²	126.42 ft ²
Level 3	Balcony	316O	Outdoor Private Amenity	22.63 m ²	243.63 ft ²
Level 3	Balcony	317O	Outdoor Private Amenity	11.56 m ²	124.38 ft ²
Level 3	Balcony	319O	Outdoor Private Amenity	3.85 m ²	41.45 ft ²
Level 3	Balcony	320O	Outdoor Private Amenity	3.56 m ²	38.29 ft ²
Level 3	Balcony	321O	Outdoor Private Amenity	3.49 m ²	37.57 ft ²
Level 3	Balcony	350O	Outdoor Private Amenity	4.02 m ²	43.27 ft ²
Level 3	Balcony	352O	Outdoor Private Amenity	4.99 m ²	53.66 ft ²
Outdoor Private Amenity: 18				117.20 m ²	1261.55 ft ²
Level 3	One Bedroom	300	Unit	65.82 m ²	708.53 ft ²
Level 3	One Bedroom	307	Unit	55.48 m ²	597.14 ft ²
Level 3	One Bedroom	309	Unit	63.71 m ²	685.77 ft ²
Level 3	One Bedroom	310	Unit	63.46 m ²	683.03 ft ²
Level 3	One Bedroom	312	Unit	69.47 m ²	747.77 ft ²
Level 3	One Bedroom	319	Unit	67.08 m ²	722.03 ft ²
Level 3	One Bedroom	320	Unit	65.93 m ²	709.66 ft ²
Level 3	One Bedroom	321	Unit	59.39 m ²	639.31 ft ²
Level 3	One Bedroom	350	Unit	59.83 m ²	644.05 ft ²
Level 3	One Bedroom	352	Unit	60.72 m ²	653.54 ft ²
Level 3	One Bedroom + Den	313	Unit	72.27 m ²	777.92 ft ²
Level 3	One Bedroom + Den	314	Unit	82.09 m ²	883.64 ft ²
Level 3	One Bedroom + Den	315	Unit	85.59 m ²	921.29 ft ²
Level 3	One Bedroom + Den	316	Unit	78.85 m ²	848.68 ft ²
Level 3	Studio	351	Unit	42.38 m ²	456.13 ft ²
Level 3	Two Bedroom	305	Unit	93.23 m ²	1003.56 ft ²
Level 3	Two Bedroom	308	Unit	98.98 m ²	1065.39 ft ²
Level 3	Two Bedroom	311	Unit	105.44 m ²	1134.92 ft ²
Level 3	Two Bedroom	317	Unit	84.60 m ²	910.61 ft ²
Unit: 19				1374.31 m ²	14792.97 ft ²

No.	DESCRIPTION	DATE	CHKD
11	Issued for Zoning Amendment	2025-03-31	
10	Setback & Height Review	2025-03-19	
7	Issued for EPA	2023-03-05	
5	Revised as per City Comments	2023-08-29	
3	Revised for Zoning Amendment	2023-04-14	
2	Revised for Zoning Amendment	2023-04-04	
1	Issued for Zoning Amendment	2023-04-03	

REVISIONS

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

DATE	DESCRIPTION
03/24/2024	DATE
BH	DRAWN
03/24/2024	DATE
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2025-04-01 10:10:06 PM	DATE PRINTED

VINCENT P. COLIZZA ARCHITECT INCORPORATED

249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE	Level 03 Floor Plan
SCALE	1 : 100
PRJ. NO.	2219
DWG. NO.	A10.05



No	DESCRIPTION	DATE	CHD
11	Issued for Zoning Amendment	2025-03-31	
10	Setback & Height Review	2025-03-18	
7	Issued for EPA	2024-03-05	
5	Revised as per City Comments	2023-08-29	
3	Pre-issued for Zoning Amendment	2023-06-14	
2	Revised for Zoning Amendment	2023-04-04	
1	Issued for Zoning Amendment	2023-04-03	

No	DESCRIPTION	DATE	CHD
REVISIONS			

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VINCENT P. COLIZZA ARCHITECT INCORPORATED

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MATERIAL LEGEND

	ARRISCRAFT BRICK VENEER
	ARRISCRAFT STONE VENEER
	ALUCOBOND PANELS
	GLAZING
	SPANDREL PANEL

1 SOUTH BUILDING ELEVATION
1:100

249, 255 Richmond Road, 372 Tweedsmuir Avenue Ottawa, ON	
DWG. TITLE Building Elevations	
SCALE 1:100	DWG. NO. A20.01
PRJ. NO. 2219	



1 NORTH BUILDING ELEVATIONS
1:100

MATERIAL LEGEND

	ARRISCRAFT BRICK VENEER
	ARRISCRAFT STONE VENEER
	ALUCOBOND PANELS
	GLAZING
	SPANDEL PANEL

No.	DESCRIPTION	DATE	CHD
11	Issued for Zoning Amendment	2025-03-31	
10	Setback & Height Review	2025-03-18	
7	Issued for SPA	2024-03-05	
5	Revised as per City Comments	2023-08-29	
3	Re-assessed for Zoning Amendment	2023-06-14	
2	Re-assessed for Zoning Amendment	2023-04-04	
1	Issued for Zoning Amendment	2023-04-03	

REVISIONS

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ARCHITECT
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249, 255 Richmond Road, 372
Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Building Elevations

SCALE	1:100	DWG. NO.	A20.02
PRJ. NO.	2219		



1 WEST BUILDING ELEVATION
1:100

No	DESCRIPTION	DATE	CHD
11	Issued for Zoning Amendment	2025-03-31	
10	Setback & Height Review	2025-03-18	
7	Issued for OPA	2023-03-05	
5	Revised as per City Comments	2023-08-29	
3	Re-assessed for Zoning Amendment	2023-04-14	
2	Re-assessed for Zoning Amendment	2023-04-04	
1	Issued for Zoning Amendment	2023-04-03	

No	DESCRIPTION	DATE	CHD
REVISIONS			

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249, 255 Richmond Road, 372
Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Building Elevations

SCALE	1:100	DWG. NO.	A20.03
PRJ. NO.	2219		



1 EAST BUILDING ELEVATION
1 : 100

No.	DESCRIPTION	DATE	CHD
11	Issued for Zoning Amendment	2025-03-31	
10	Setback & Height Review	2025-03-18	
7	Issued for SPA	2023-03-05	
6	Revised as per City Comments	2023-08-29	
5	Pre-issued for Zoning Amendment	2023-06-14	
2	Revised for Zoning Amendment	2023-04-04	
1	Issued for Zoning Amendment	2023-04-03	

No.	DESCRIPTION	DATE	CHD
REVISIONS			

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DATE	03/05/2024
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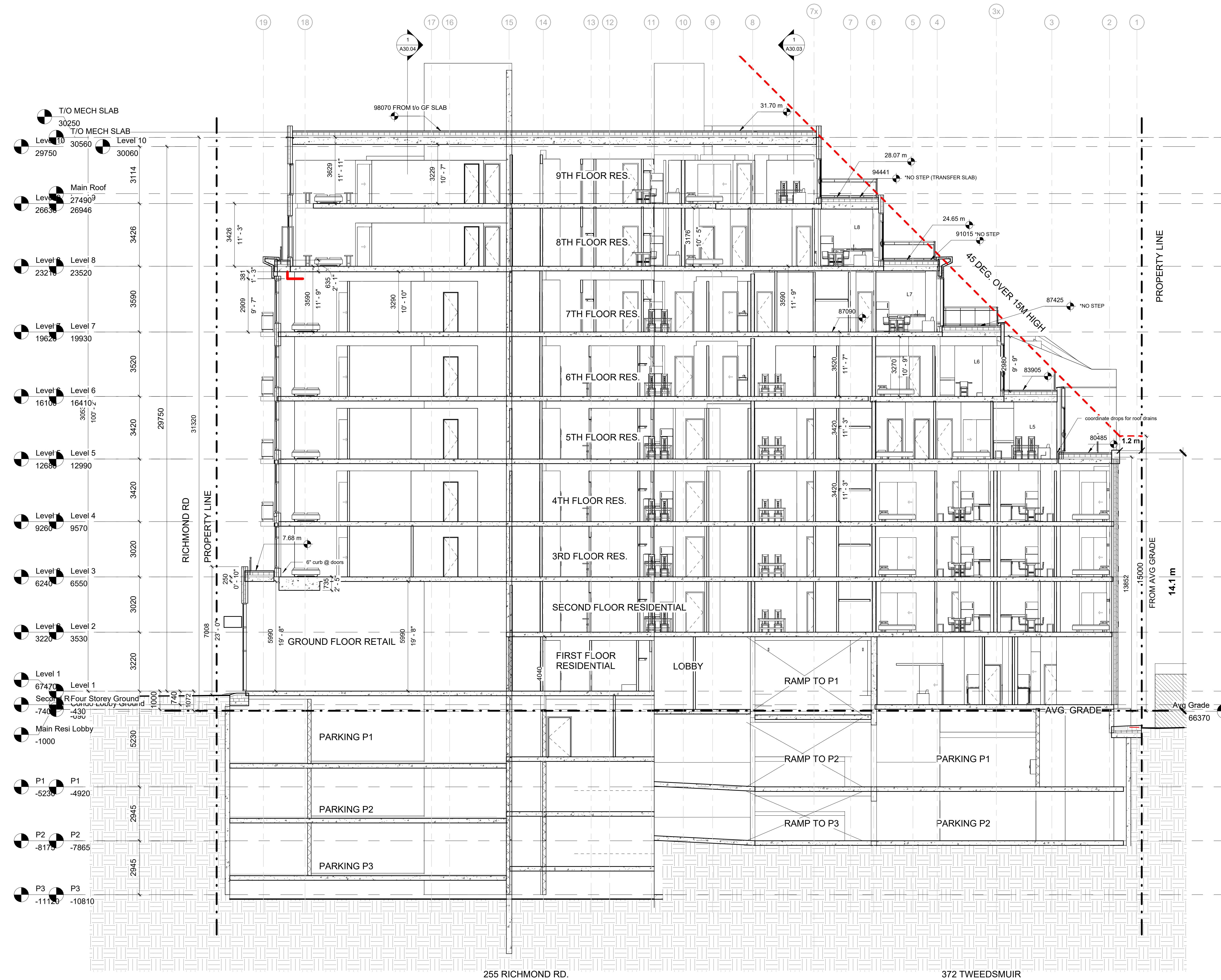
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Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Building Elevations

SCALE	1 : 100	DWG. NO.	A20.04
PRJ. NO.	2219		

MATERIAL LEGEND

- ARRISCRAFT BRICK VENEER
- ARRISCRAFT STONE VENEER
- ALUCOBOND PANELS
- GLAZING
- SPANDREL PANEL



2 Section 1
1 : 100

No.	DESCRIPTION	DATE	CHKD
11	Issued for Zoning Amendment	2025-03-31	
10	Setback & Height Review	2025-03-18	
7	Issued for SPA	2024-03-05	
5	Revised as per City Comments	2023-08-28	
3	Pre-issued for Zoning Amendment	2023-04-14	
2	Revised for Zoning Amendment	2023-04-04	
1	Issued for Zoning Amendment	2023-04-03	

No.	DESCRIPTION	DATE	CHKD
REVISIONS			

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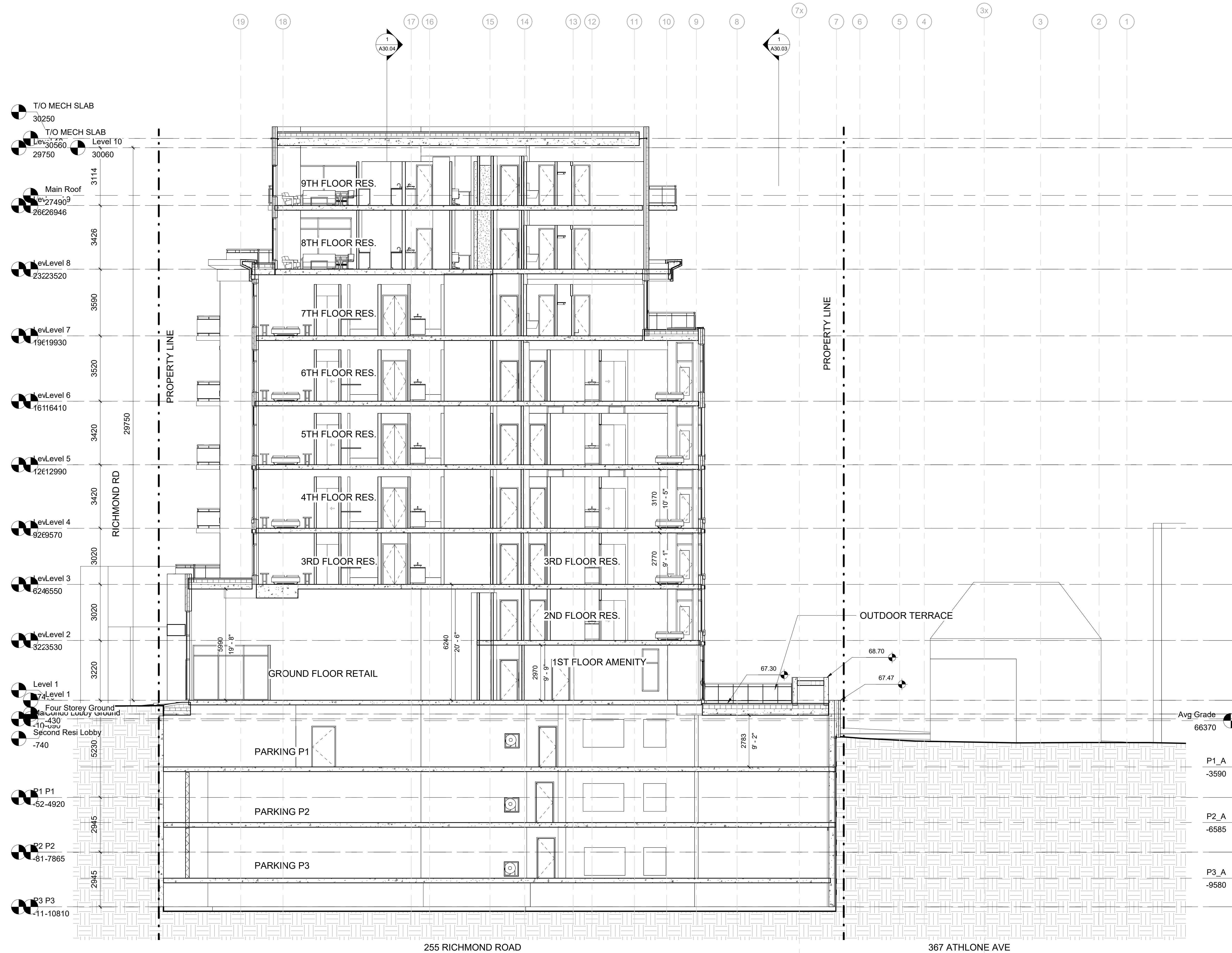
249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Building Sections

SCALE
1 : 100

DWG. NO.
A30.01

PRJ. NO.
2219



1 Section 2
1 : 100

No	DESCRIPTION	DATE	CHD
11	Issued for Zoning Amendment	2025-03-31	
10	Setback & Height Review	2025-03-18	
7	Issued for BPA	2024-03-05	
5	Revised as per City Comments	2023-08-29	
3	Pre-issued for Zoning Amendment	2023-06-14	
2	Revised for Zoning Amendment	2023-04-04	
1	Issued for Zoning Amendment	2023-04-03	

No	DESCRIPTION	DATE	CHD
REVISIONS			

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DATE	DESCRIPTION
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2025-04-01 10:10:44 PM	DATE PRINTED

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249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Building Sections

SCALE	1 : 100	DWG. NO.	A30.02
PRJ. NO.	2219		



No	DESCRIPTION	DATE	CHD
11	Issued for Zoning Amendment	2025-03-31	
10	Setback & Height Review	2025-03-18	
7	Issued for SPA	2023-03-05	
5	Revised as per City Comments	2023-08-29	
3	Re-assessed for Zoning Amendment	2023-06-14	
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No	DESCRIPTION	DATE	CHD
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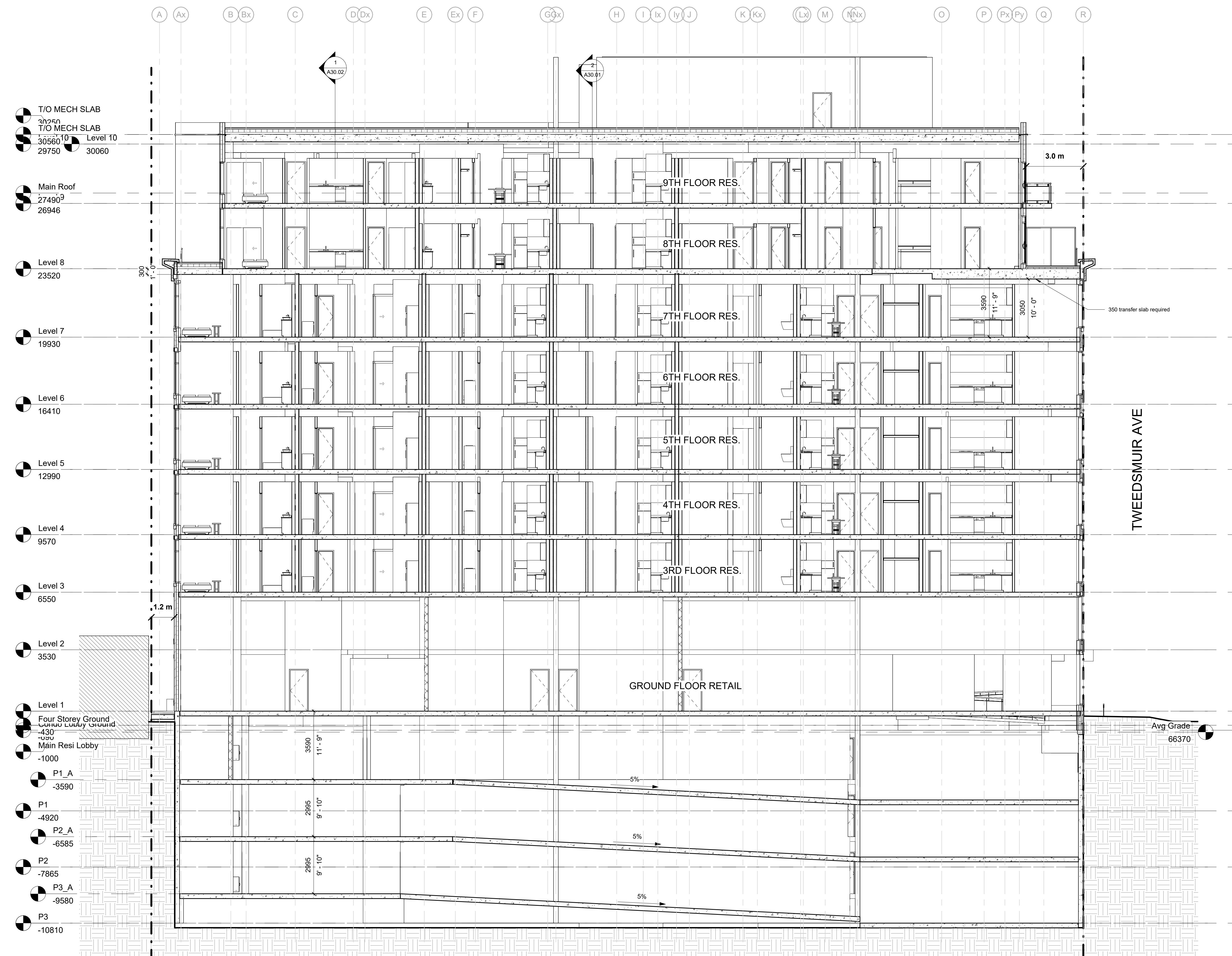
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249, 255 Richmond Road, 372
Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Building Sections

SCALE	1 : 100	DWG. NO.	A30.03
PRJ. NO.	2219		

1 SECTION THROUGH RAMP
1 : 100



1 SECTION THROUGH SECONDARY RAMP
1:100

No.	DESCRIPTION	DATE	CHKD
11	Issued for Zoning Amendment	2025-03-31	
10	Setback & Height Review	2025-03-18	
7	Issued for SRP	2024-03-05	
5	Revised as per City Comments	2023-08-29	
3	Revised for Zoning Amendment	2023-04-14	
2	Revised for Zoning Amendment	2023-04-04	
1	Issued for Zoning Amendment	2023-04-03	

REVISIONS

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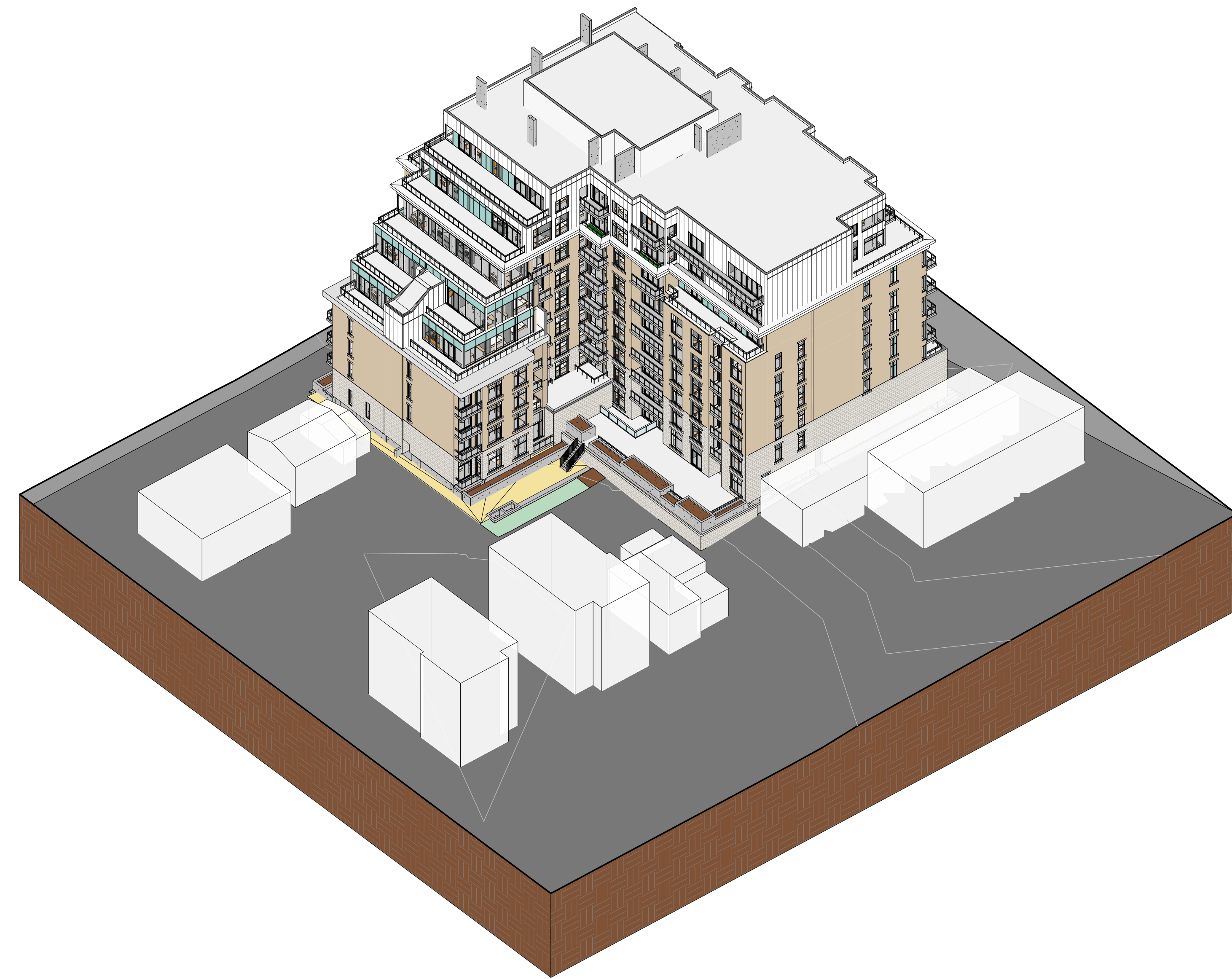
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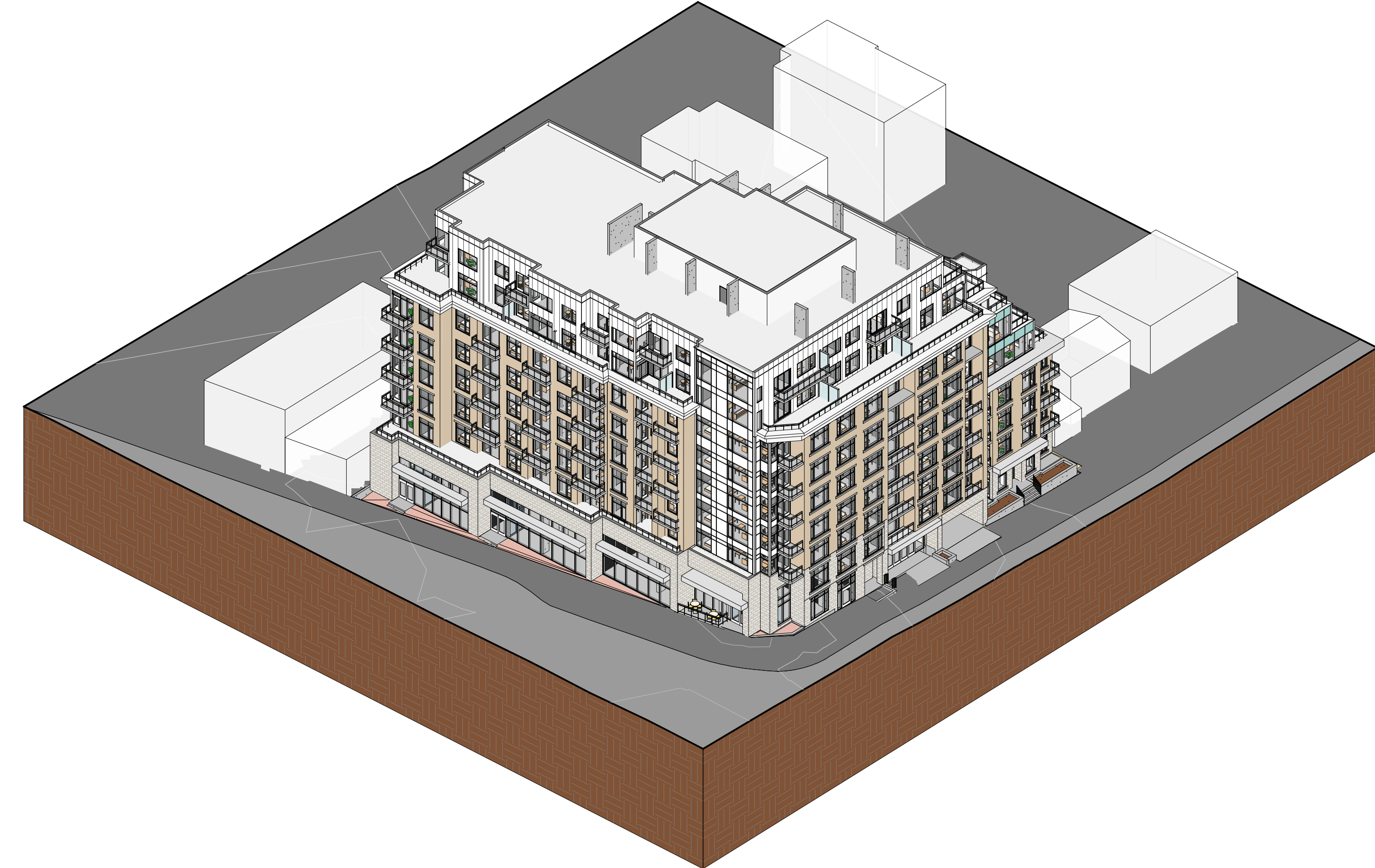
249, 255 Richmond Road, 372
Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Building Sections

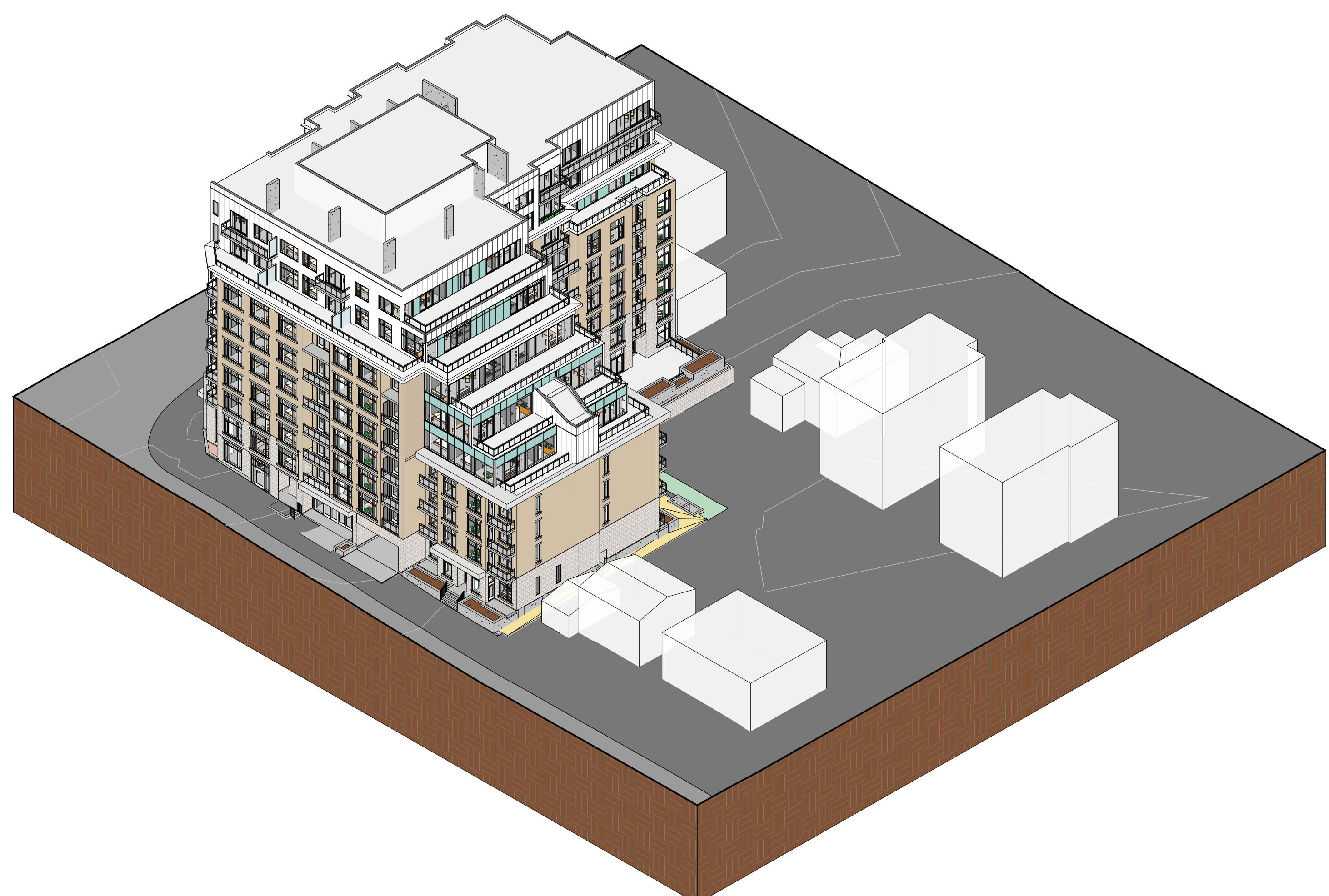
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PRJ. NO. 2219	



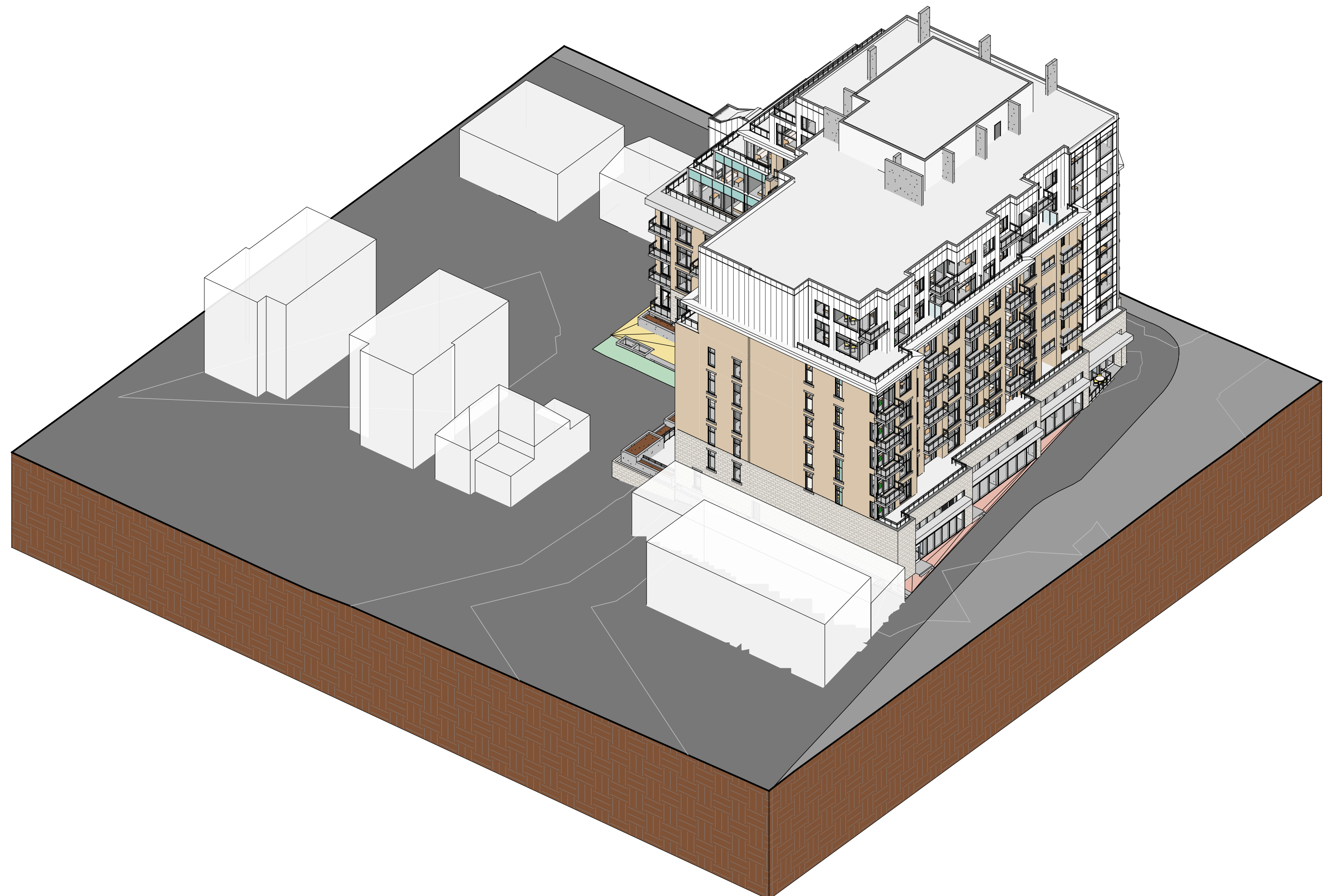
3 Massing 3



1 Massing 1



4 Massing 4



2 Massing 2

11	Issued for Zoning Amendment	2025-03-31	
10	Setback & Height Review	2025-03-19	
9	Issued for Draft Review	2025-02-12	
7	Issued for SPA	2024-03-05	
5	Revised as per City Comments	2023-08-29	
3	Re-assessed for Zoning Amendment	2023-06-14	
2	Re-assessed for Zoning Amendment	2023-04-04	
1	Issued for Zoning Amendment	2023-04-03	

No	DESCRIPTION	DATE	CHD
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DATE	03/05/2024
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DATE PRINTED	2025-04-01 10:12:20 PM

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ARCHITECT
INCORPORATED

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Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
3D MASSING VIEWS

SCALE	DWG. NO.
PROJ. NO.	A80.20
2219	