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The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com



Office to Residential Conversion

116 Albert Street Ottawa

for
Fuller Group of Companies

Project No. 25043
Date 28 - 08 - 2026
Issued for Site Plan Control

ARCHITECTURAL DRAWINGS

A000.S Cover Page

A100.S GFA calculations
A101.S Site Plan & Context Plan
A102.S Basement and Sub-Basement

A103.S Limiting Distance Agreements

A201.S Ground and Second Floor Plan
A202.S Typical Floor Plan 3rd - 7th and Typical Floor Plan 8th - 10th
A203.S Amenity Level Floor Plan & Mechanical Penthouse Floor Plan
A204.S Roof Plan

A401.S North Building Elevation
A402.S East and West Building Elevations
A403.S South Building Elevation

A451.S Building Section
A452.S Building Section

STRUCTURAL ENGINEER

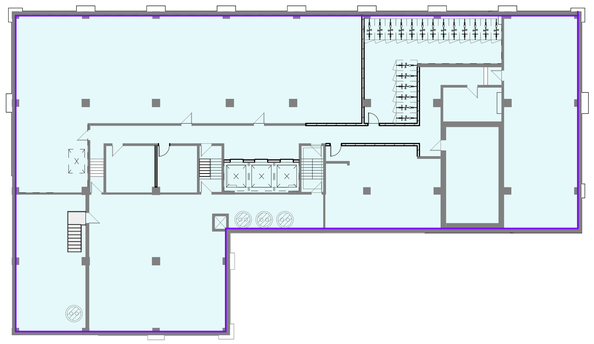
Entuitive
275 Slater Street
Suite 1001
Ottawa, ON K1P 5H9

MECHANICAL & ELECTRICAL ENGINEER

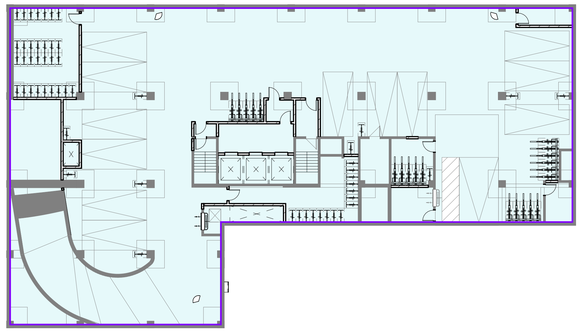
Smith + Andersen
1600 Carling Ave
Suite 700
Ottawa, ON K1Z 1G3

URBAN DESIGN & LANDSCAPE ARCHITECT

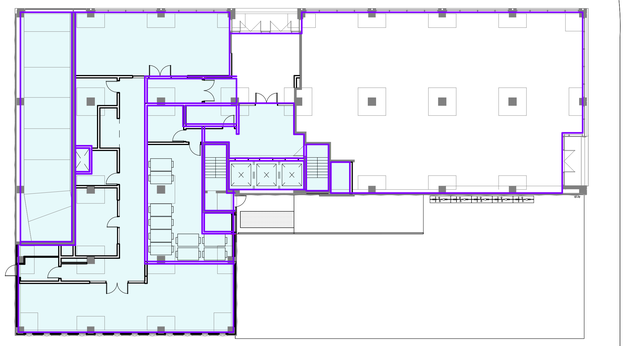
Siteform
150 Elgin St 8th Floor,
Ottawa, ON K2P 1L4



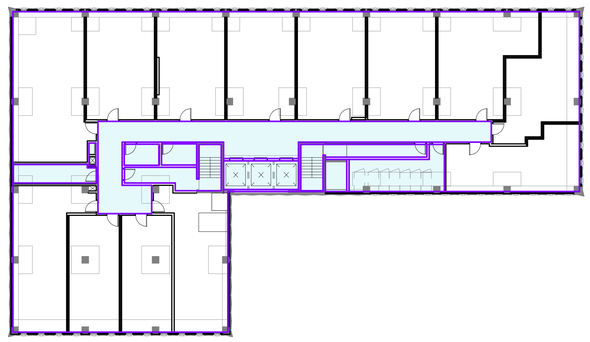
2 A100.S SUB. BASEMENT



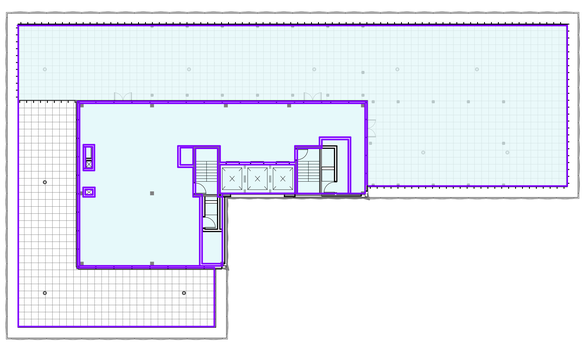
3 A100.S BASEMENT



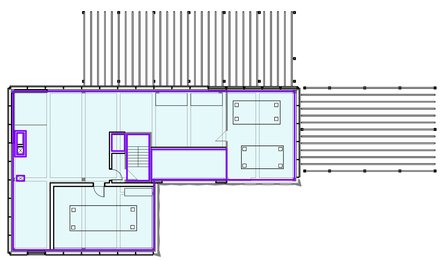
1 A100.S GROUND FLOOR



4 A100.S TYPICAL RESIDENTIAL 2 - 10



6 A100.S ROOF / AMENITY LEVEL



7 A100.S MPH (UPPER)

Date	No.	Description

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25043	1 : 200	Author	Checker
PROJECT	SCALE	DRAWN	REVIEWED

GFA calculations

A100.S

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PROJECT STATISTICS SUMMARY

Municipal Address:	116 Albert Street Ottawa
Lot Area	1198sm
Zoning Bylaw 2008-250 (In-Effect) MD S36 Zoning Bylaw 2026-05 (Approved not yet enacted) H1 S36	
Average Grade:	70.68
Building Height (Storeys): (excl. Mech Penthouse)	10
Building Height above Average Grade: (excl. Mech Penthouse)	33.51m (sm)
GFA - Residential Uses GFA - Non-Residential Uses By-Law 2008-250/2026-05	7,168 370 7,538
Floor Space Index (FSI)	6.29
Number of Residential Suites	114
	(sm)
Min. Residential Amenity Space Required Total Residential Amenity Space Provided	684.00 853.73
Vehicular Parking Total Required Vehicular Parking Total Provided	73 13
Bicycle Parking Total Required Bicycle Parking Total Provided	116 116
Total Loading Spaces Required Total Loading Spaces Provided	0 0

	Floor	No. Typ. Floors	GBA Gross Building Area (no exclusions) sm	sf	GFA Exclusions	GFA By-Law 2008-250/2026-05 GFA (Res) sm	sf	GFA (Non-Res) sm	sf	Studio	1 Bed	2 Bed	3 Bed	Total Suites	Notes:
BUILDING	MPH		295	3,175	261	34									
	Ammenity Roof		295	3,175	702	-407	-4,381								Exterior Amenity deduction (sm) 440
	10	1	1,021	10,990	195	826	8,891			0	9	2	1	12	
	9	1	1,021	10,990	195	826	8,891			0	9	2	1	12	
	8	1	1,021	10,990	195	826	8,891			0	9	2	1	12	
	7	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	6	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	5	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	4	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	3	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	2	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	Ground	1	1,021	10,990	544	107	1,152	370	3,983					0	Amenity deduction (sm) 195
	TOTAL	10	10,800	*116,250*	3,262	7,168	*77,156*	370	*3,983*	12	81	18	3	**114**	635
BELOW GRADE	Basement	1	1,062.0	*11,431*	1,062	0.0	*0*								
	Sub-Basement	1	1,062.0	*11,431*	1,062	0.0	*0*								
	TOTAL	2	2,124.0	*22,863*	2,124	0.0	*0*								
TOTALS										*10.5%*	*71.1%*	*15.8%*	*2.6%*	**100%**	**% of Suite Type**
	GBA Excluding Below Grade Parking		**10,800**	*116,250*		Res GFA		Non-Res GFA							
	GBA Including Below Grade Parking		**12,924**	*139,113*		**7,168**	*77,156*	**370**	*3,983*	1.8	12.2	2.7	0.5	**17**	**Barrier Free Required**

GFA USE Breakdown

Non-Res GFA (RETAIL)	**370** sm
Non-Res GFA (OFFICE)	**0** sm
Total NON-RES GFA	**370** sm
Total RESIDENTIAL GFA	**7,168** sm

FSI & COVERAGE

Site Area (Survey Part 7)	1,198 sm	
Combined RES & NON-RES Gross Floor Area Totals	**7,538** sm	
Res and Non-Res Floor Space Index (FSI)	5.98	0.31
Floor Space Index (FSI)	**6.29**	



VEHICULAR PARKING REQUIREMENTS

Parking Requirements

	Units		Total	x	Ratio		Total
Residential - Occupant							
Residential - Occupant Total	114	=	114	x	0.5	=	57
Visitor	114	=	114	x	0.1	=	12
							69
Non-Residential	GFA (sm)		GFA/100				
Non-Residential (1/100sm)	370		3.70	x	1.00	=	3.7
Office (1.0/100sm)	0		0.00	x	1.0	=	0
						=	
TOTAL							**4**
							73

BICYCLE PARKING

	Ratio				Minimum Required	Provided Total
Residential Occupant						
(0.5/unit)	1	x	114		114	114
Retail						
(1.0/250sm)	1.0	x	1.48		2	2
Office (not applicable)						
(1.0/250sm)	1.0	x	1.48		0	0
TOTAL					116	**116**

Note: Residential occupant bicycle parking spaces are located indoors on the basement Level.
Retail bicycle parking spaces is located outdoors.

WASTE MANAGEMENT

Waste Collection Containers

	Ratio	yd³/suite		Bin Size		Bins
Garbage	0.053 yd³ / suite	6.0	=	3 yd³	=	3 (3 yd³ Bins)
Recycling	0.038 yd³ / suite (FEL Fibre Container)	4.3	=	3 yd³	=	2 (3 yd³ Bins)
Organic	1 240 L bins / 50 suites					3 (240 L Bins)

Garbage Room Size *(Residential only)*

		Min. Area Req'd	Area Provided
Garbage	5.0 sm of floor area per bin	15 sm	
Recycling	5.0 sm of floor area per bin	10 sm	
Organic	0.5 sm of floor area per 240 L bin	1.5 sm	
		Total Area **27** sm	**59** sm (garbage) **10** sm (bulky storage)

VEHICULAR PARKING LOCATION

Parking Provided & Location

Level

	Occupant	Auto Share	Shared Visitor/ Retail	Total
Basement	13	0	0	13
Sub-Basement	0	0	0	0
TOTAL	13	0	0	**13**

Included in the TOTAL above:	Visitor & Retail	Req'd	Provided
Visitor Accessible Parking Spaces (Ottawa)	0	**1**	**1**

Type A accessible parking space required by-law 2017-301

AMENITY

		Suites		Ratio		Required
Amenity	6 sm / suite	114.0	x	6 sm	=	684 sm
Location						Provided
Indoor Ground Floor						195 sm
Interior (MPH)						220 sm
Exterior (MPH)						440 sm
Total Amenity	Total Amenity					**856** sm
					ratio	7.51

ONE - WAY TRAFFIC

ALBERT STREET

EXISTING FIRE HYDRANT
EXISTING ENTRANCE TO UNDERGROUND PARKING
EXISTING LAY-BY PARKING
EXISTING PAY PARKING STAND
EXISTING LIGHT POLE
EXISTING TRAFFIC LIGHT
RESIDENTIAL ENTRANCE
42.60
49.66
116 ALBERT
EXISTING 10 STOREY BUILDING
H= 33.51m
MPH H = 41.53m
EXIT
RETAIL ENTRANCE
EXISTING SIAMESE CONNECTION
EXISTING UTILITY BOXES
AREA SUBJECT TO LIMITING DISTANCE AGREEMENT WITH 116 ALBERT REFER TO LIMITING DISTANCE DIAGRAM A103.S
HATCHED AREA DENOTES AREA SUBJECT TO LIMITING DISTANCE AGREEMENT WITH 88 METCALFE REFER TO LIMITING DISTANCE DIAGRAM A103.S
119 SLATER TO BE DEMOLISHED UNDER SEPARATE PERMIT
PROPOSED FIRE HYDRANT REFER TO SITE SERVICING FOR LOCATION
APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT

O'CONNER STREET

ONE - WAY TRAFFIC

BUS PARKING

150 ALBERT

151 SLATER

130 ALBERT

123 SLATER

119 SLATER

88 METCALFE

METCALFE STREET

ONE - WAY TRAFFIC

ONE - WAY TRAFFIC

SLATER STREET

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25043 1 : 200 Author Checker
PROJECT SCALE DRAWN REVIEWED

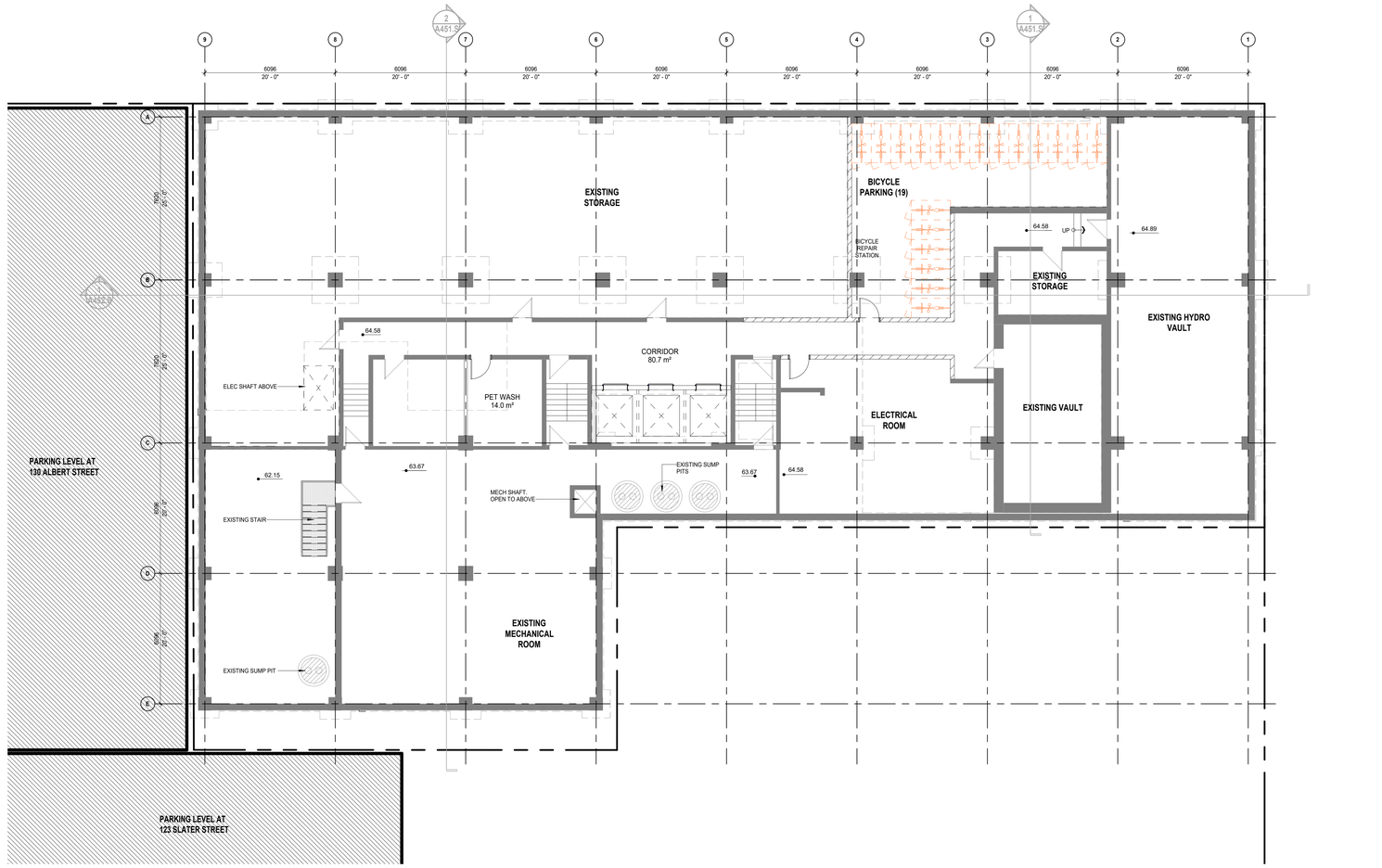
Site Plan & Context Plan

A101.S

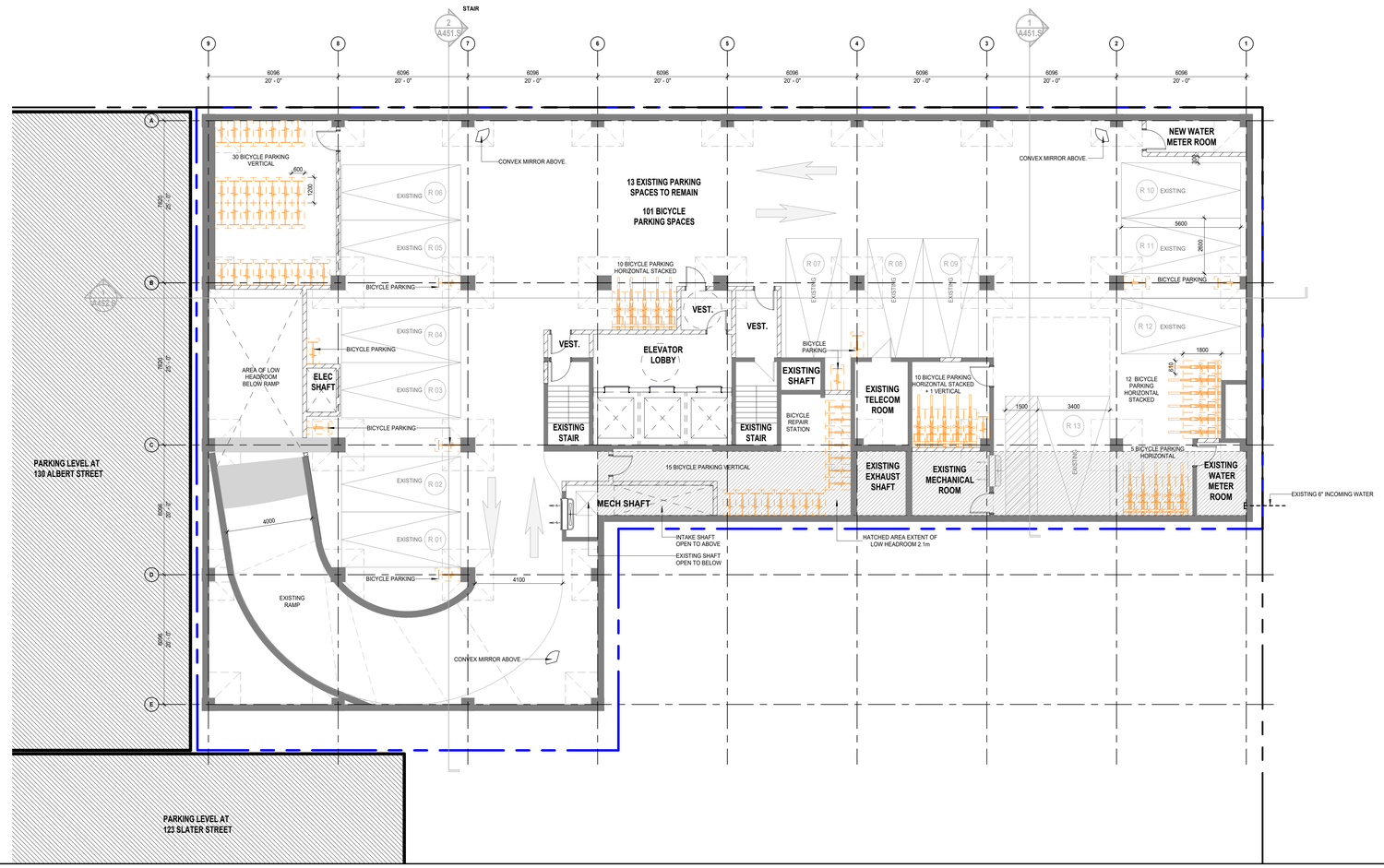
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2 / A102.S SUB. BASEMENT



1 / A102.S BASEMENT

NEW DOOR
EXISTING DOOR
EXISTING WALL
NEW WALL
NEW INFILL SLAB

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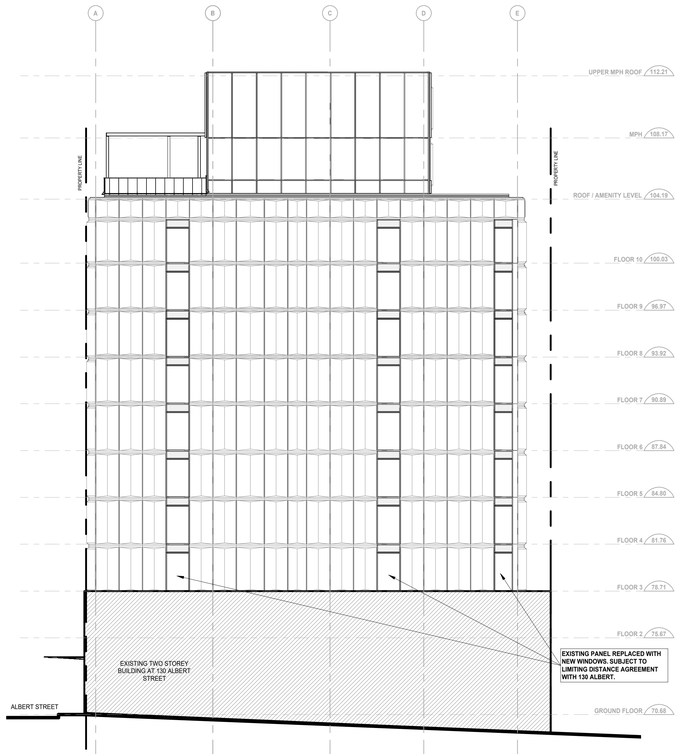
Basement and Sub-Basement

A102.S

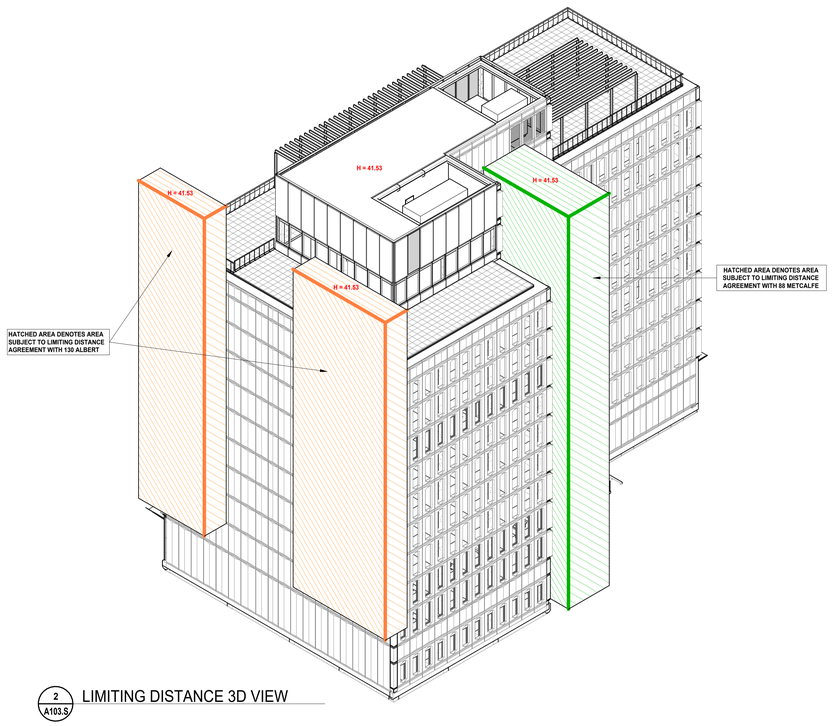
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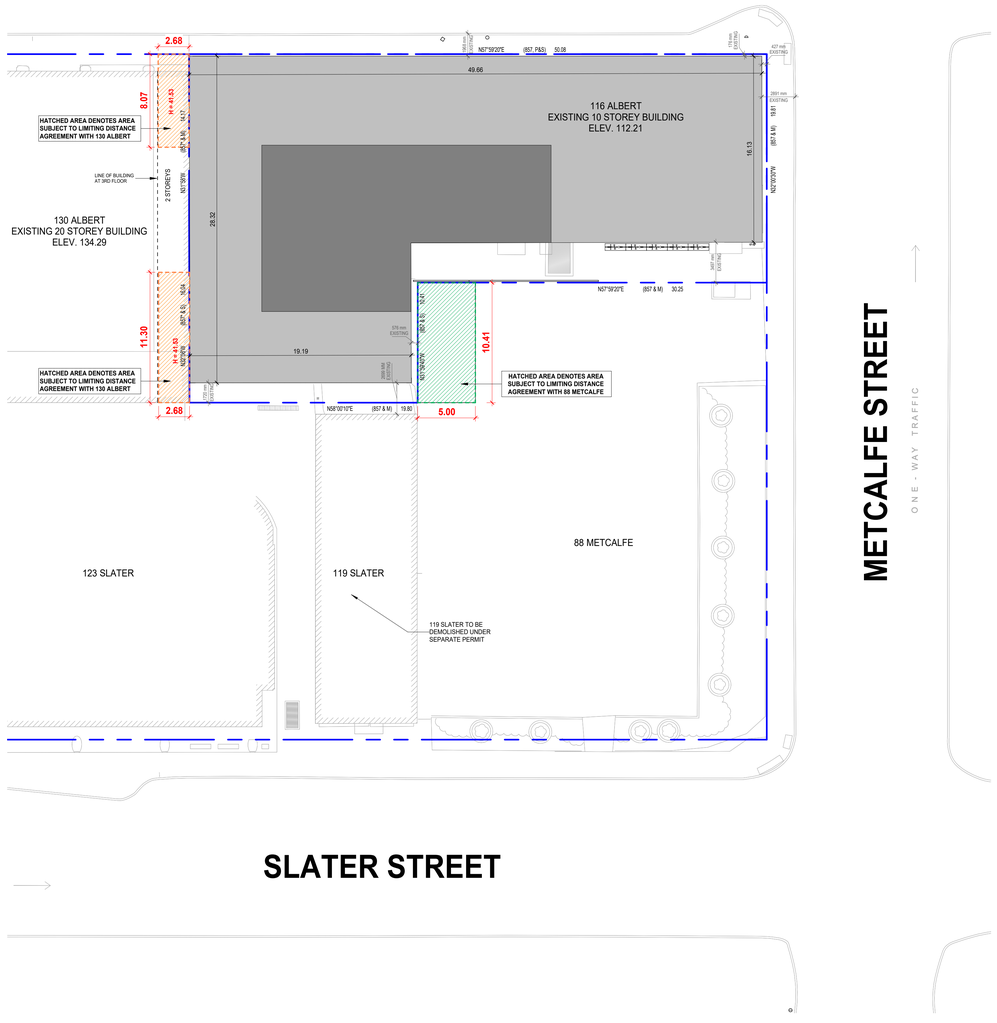


3 A103.S WEST ELEVATION_LDA



2 A103.S LIMITING DISTANCE 3D VIEW

ALBERT STREET



SLATER STREET

METCALFE STREET

ONE - WAY TRAFFIC

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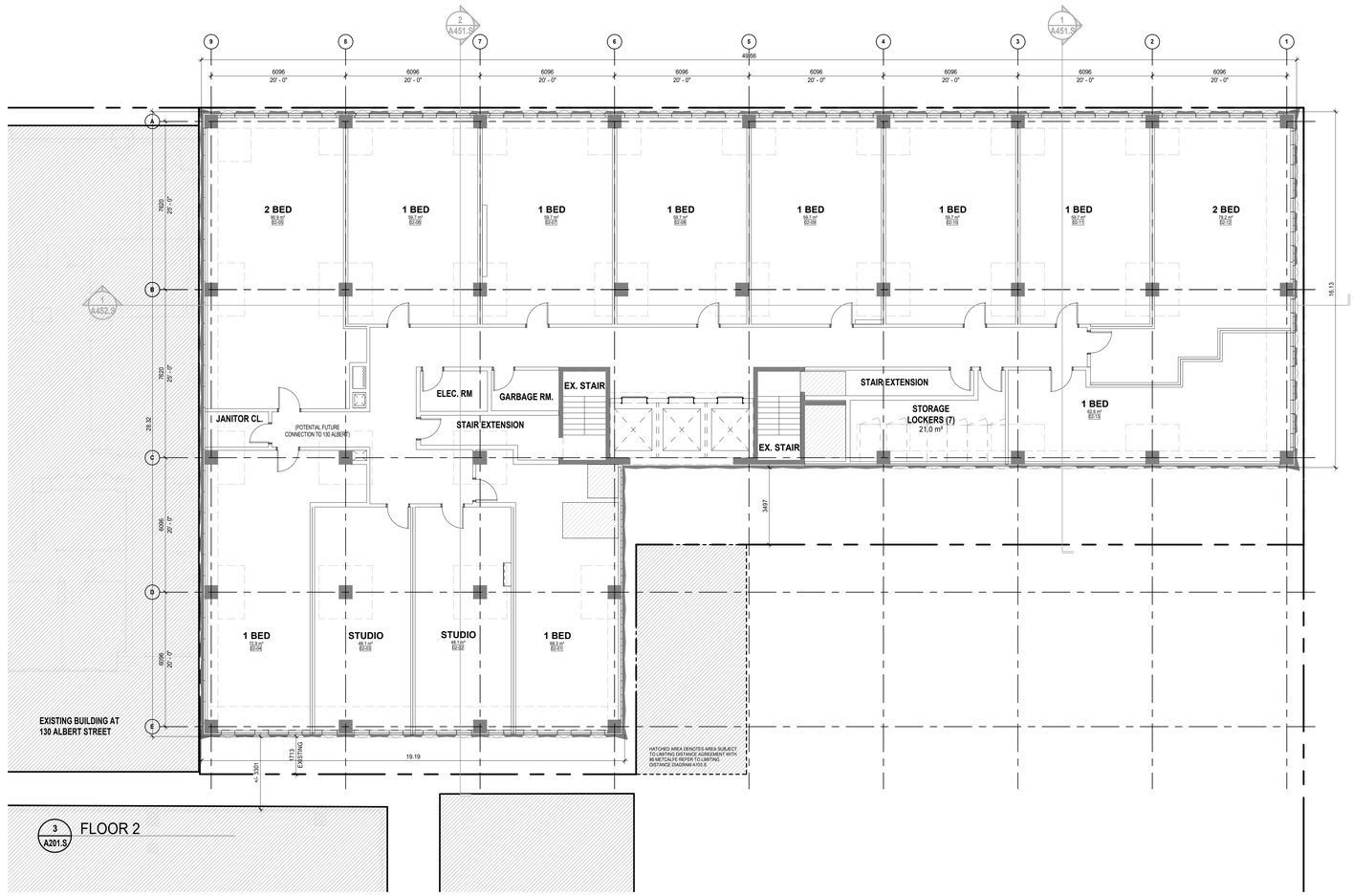
Limiting Distance Agreements

A103.S

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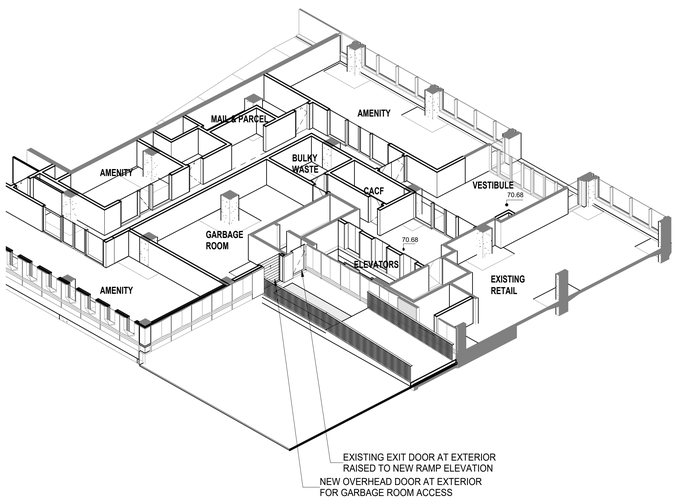
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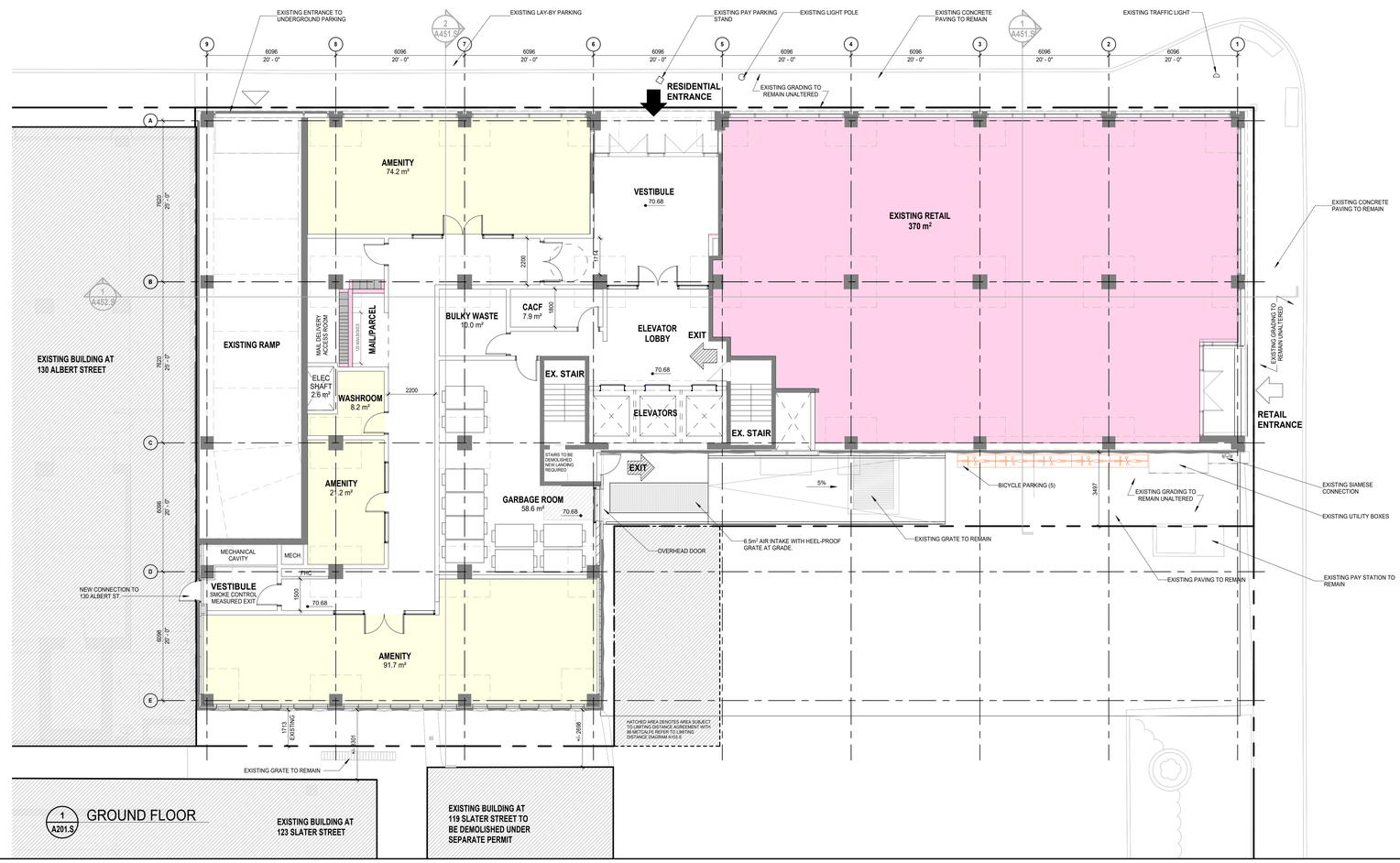
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3 A201.S FLOOR 2

NEW DOOR
EXISTING DOOR
EXISTING WALL
NEW WALL
NEW INFILL SLAB





1 A201.S GROUND FLOOR

EXISTING BUILDING AT 123 SLATER STREET

EXISTING BUILDING AT 119 SLATER STREET TO BE DEMOLISHED UNDER SEPARATE PERMIT

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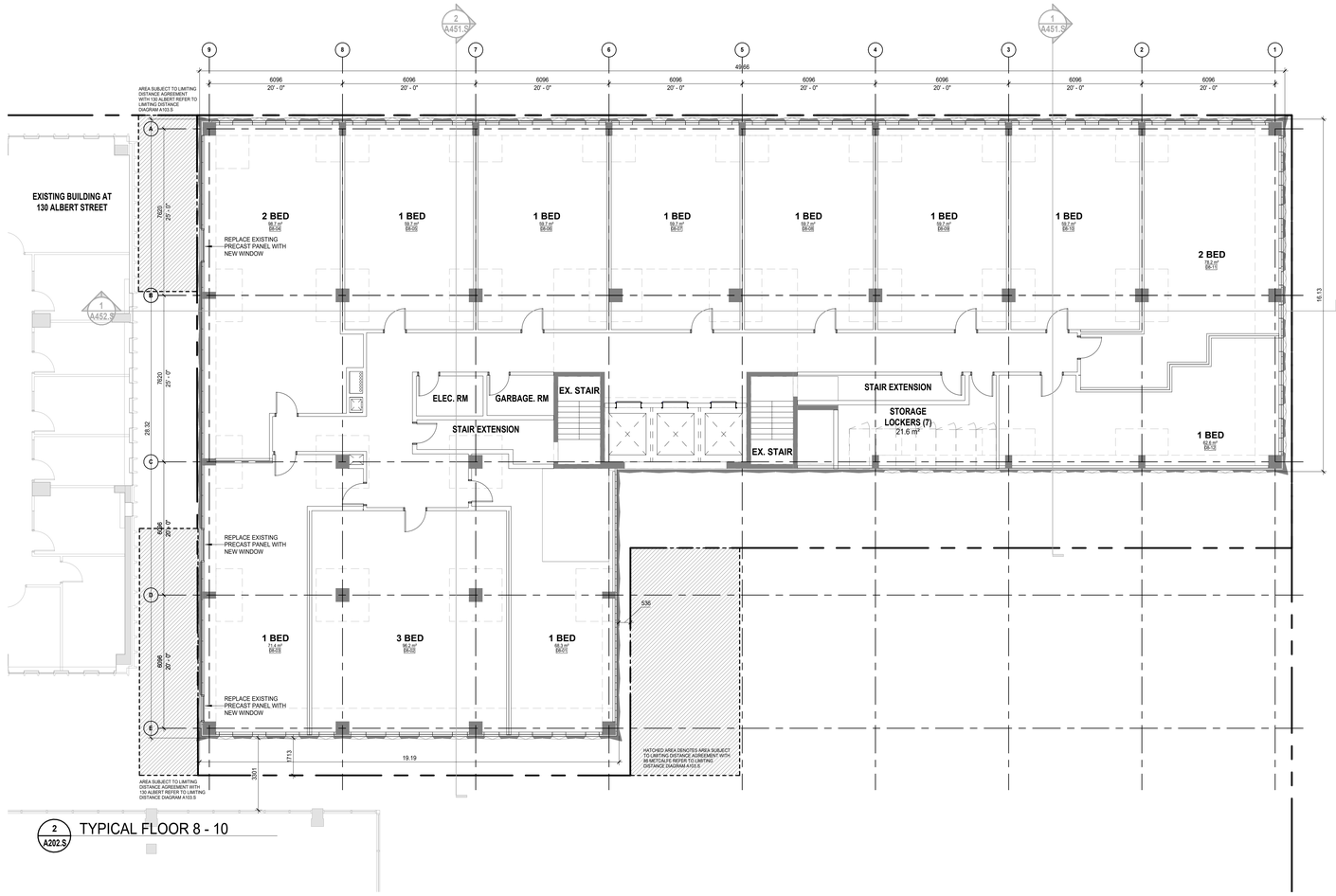
Ground and Second Floor Plan

A201.S

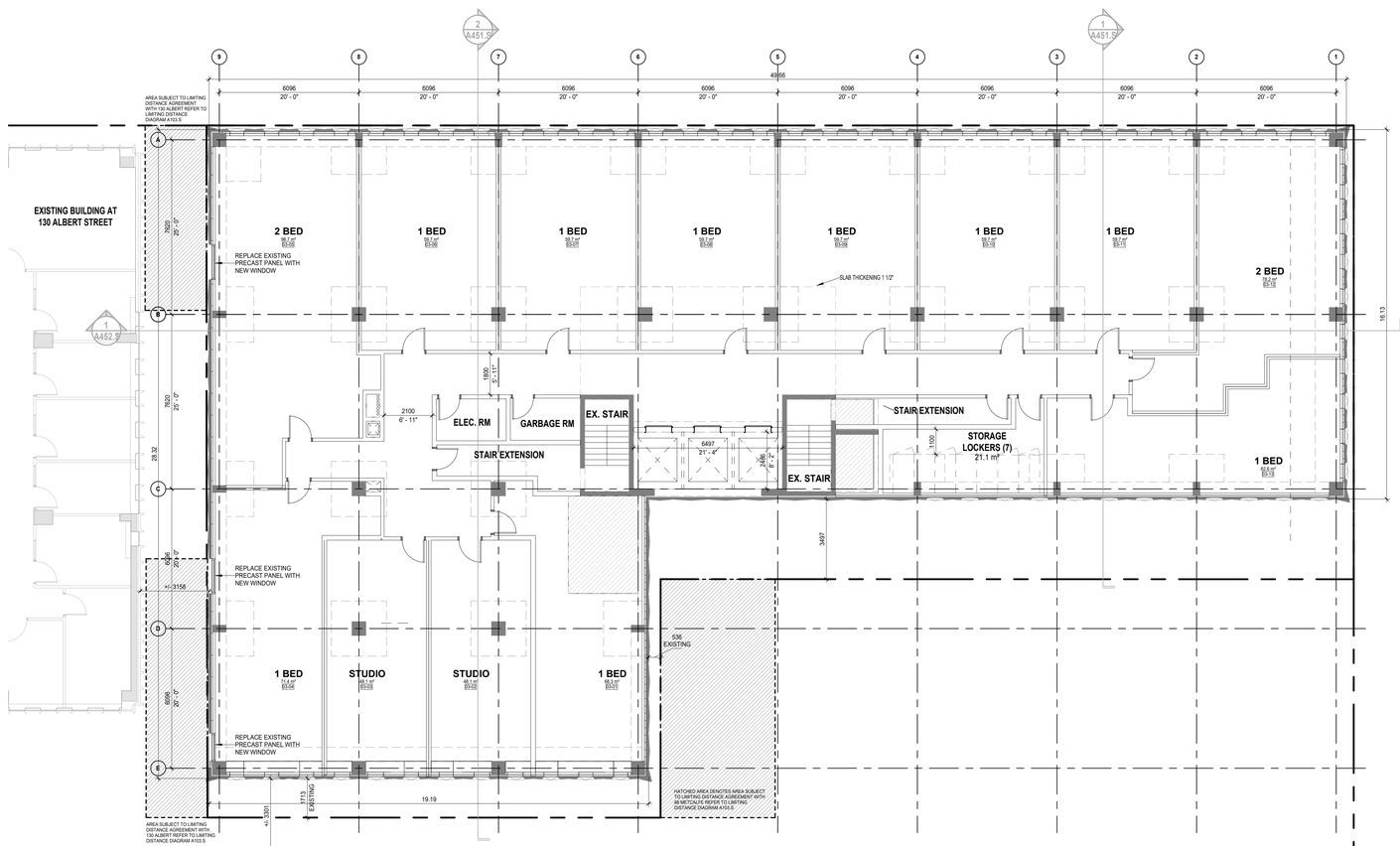
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2 A202.S TYPICAL FLOOR 8 - 10



1 A202.S TYPICAL FLOOR 3 - 7

NEW DOOR
EXISTING DOOR
EXISTING WALL
NEW WALL
NEW INFILL SLAB

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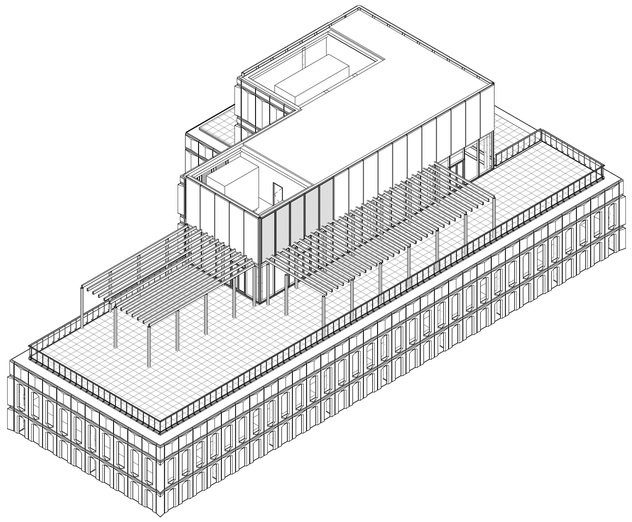
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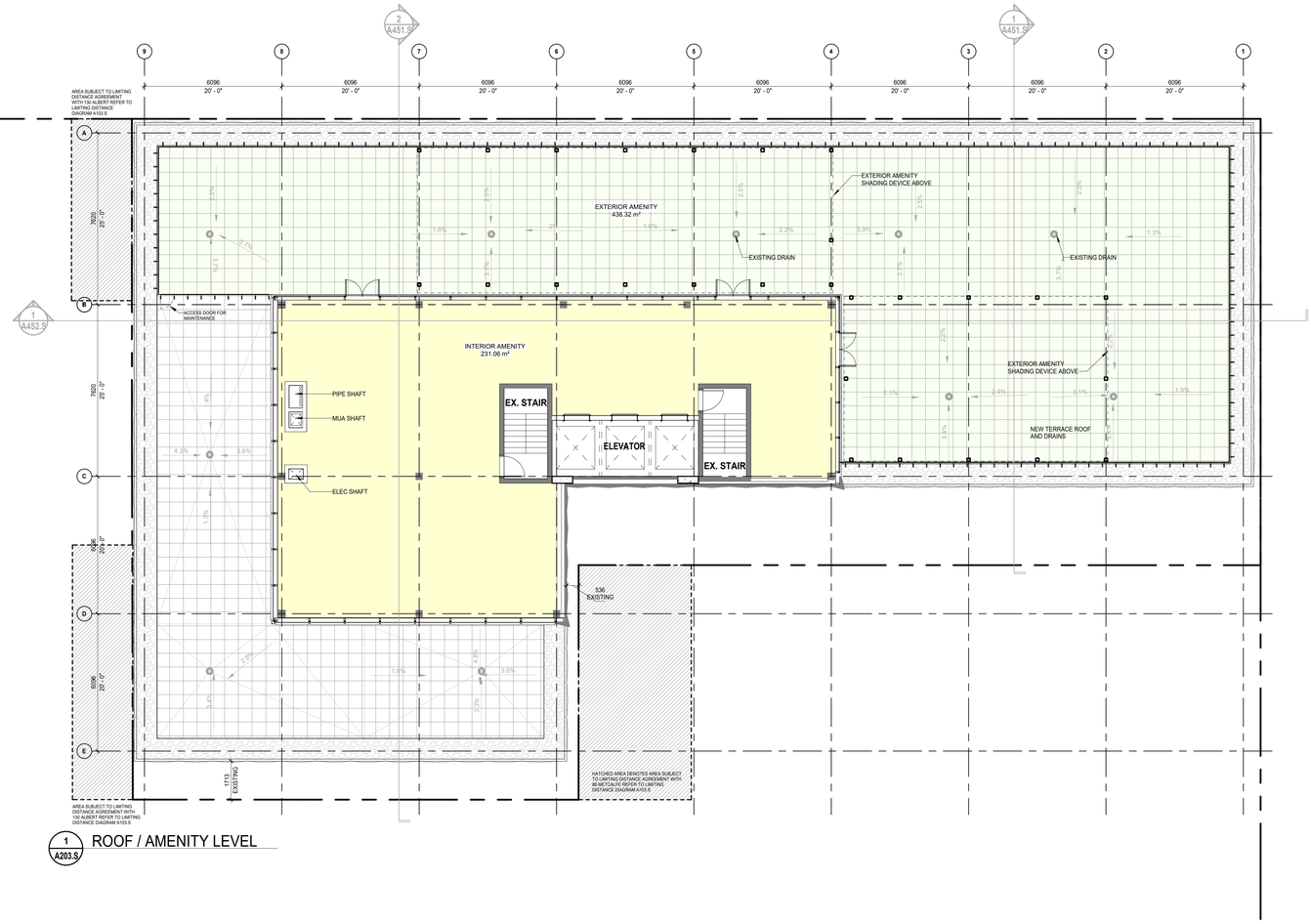
Typical Floor Plan 3rd - 7th and Typical Floor Plan 8th - 10th

A202.S

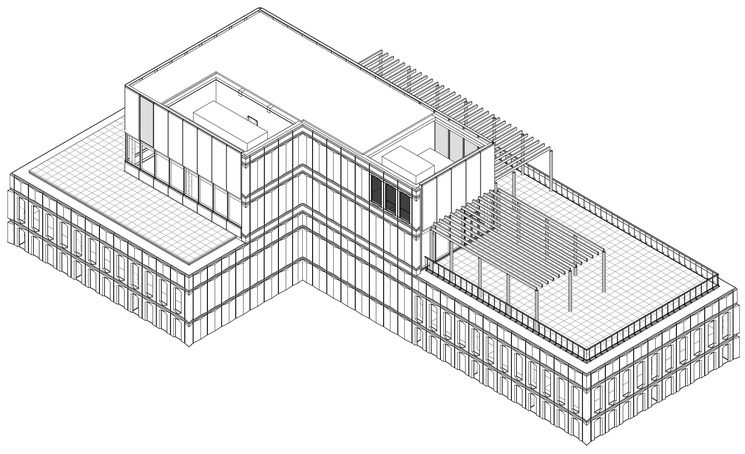
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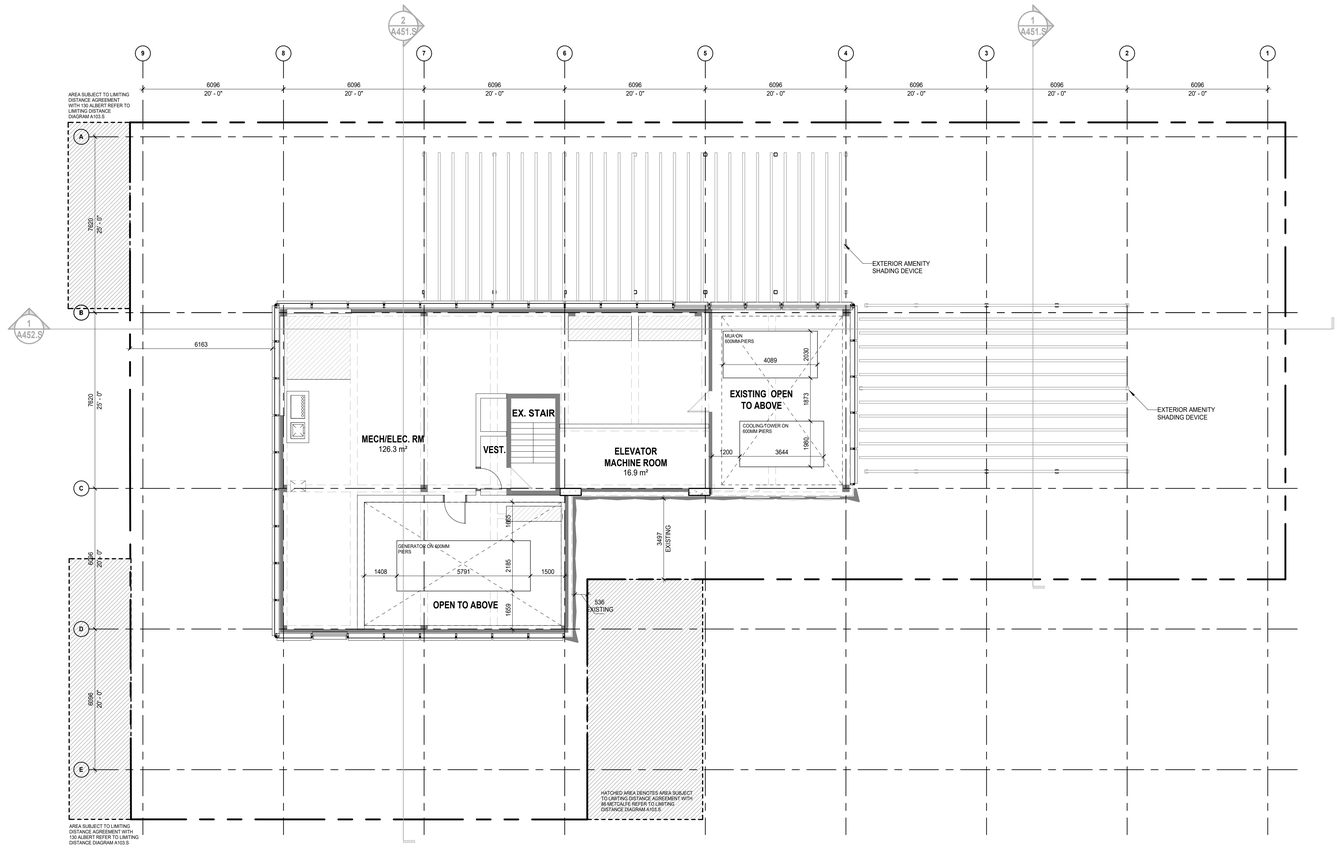
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1 A203.S ROOF / AMENITY LEVEL





2 A203.S MPH

NEW DOOR
EXISTING DOOR
EXISTING WALL
NEW WALL
NEW INFILL SLAB

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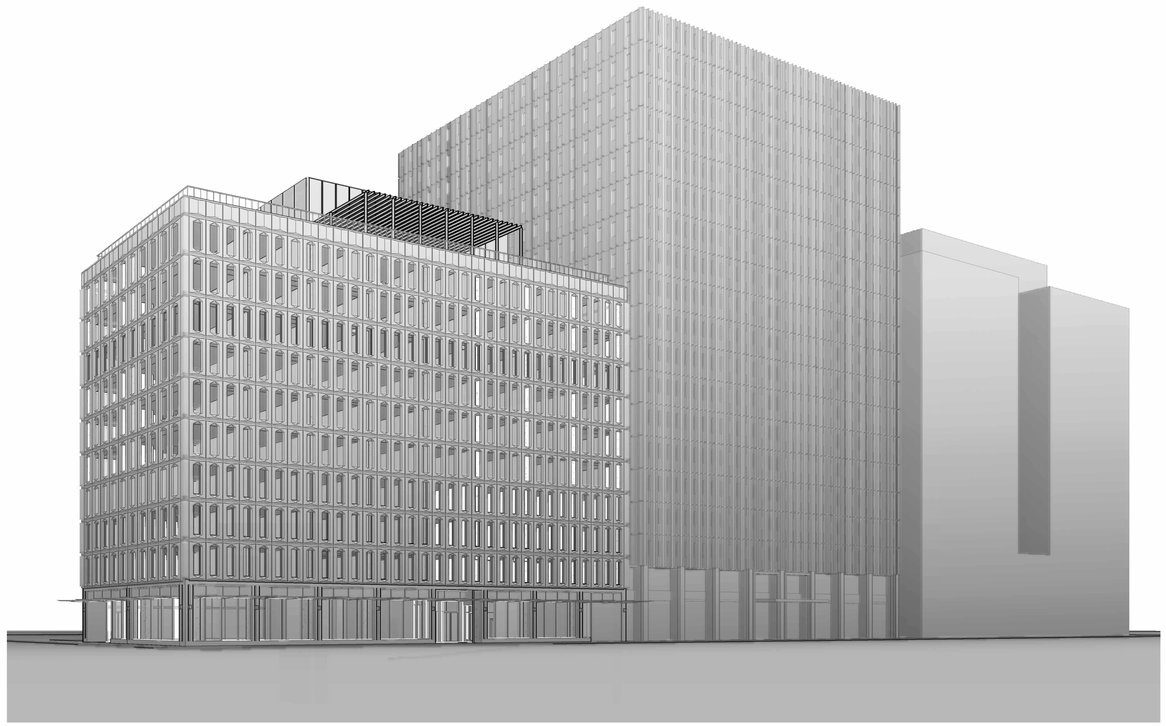
Amenity Level Floor Plan &
Mechanical Penthouse Floor Plan

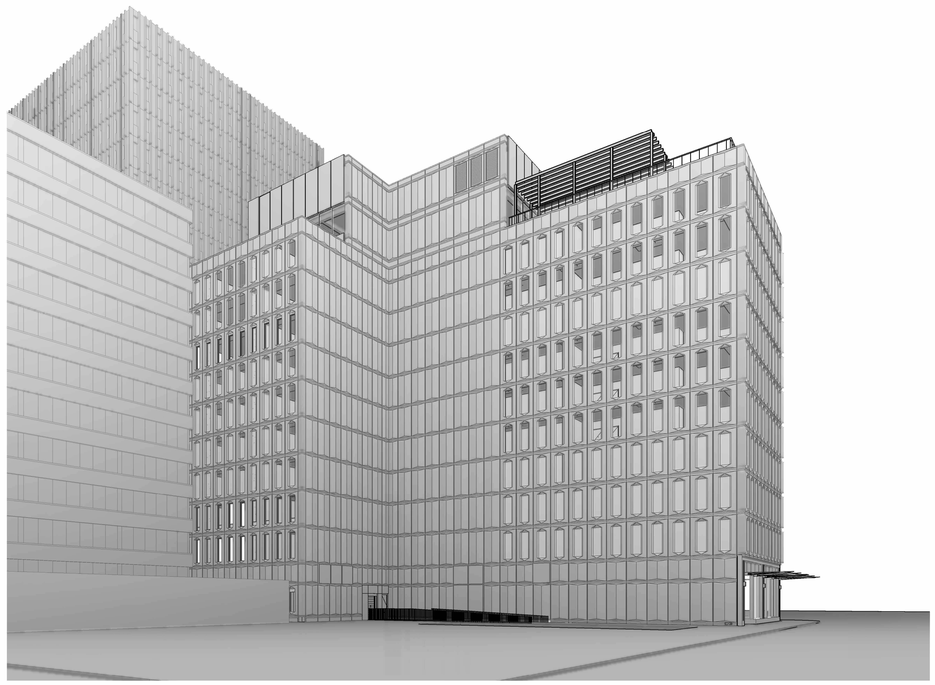
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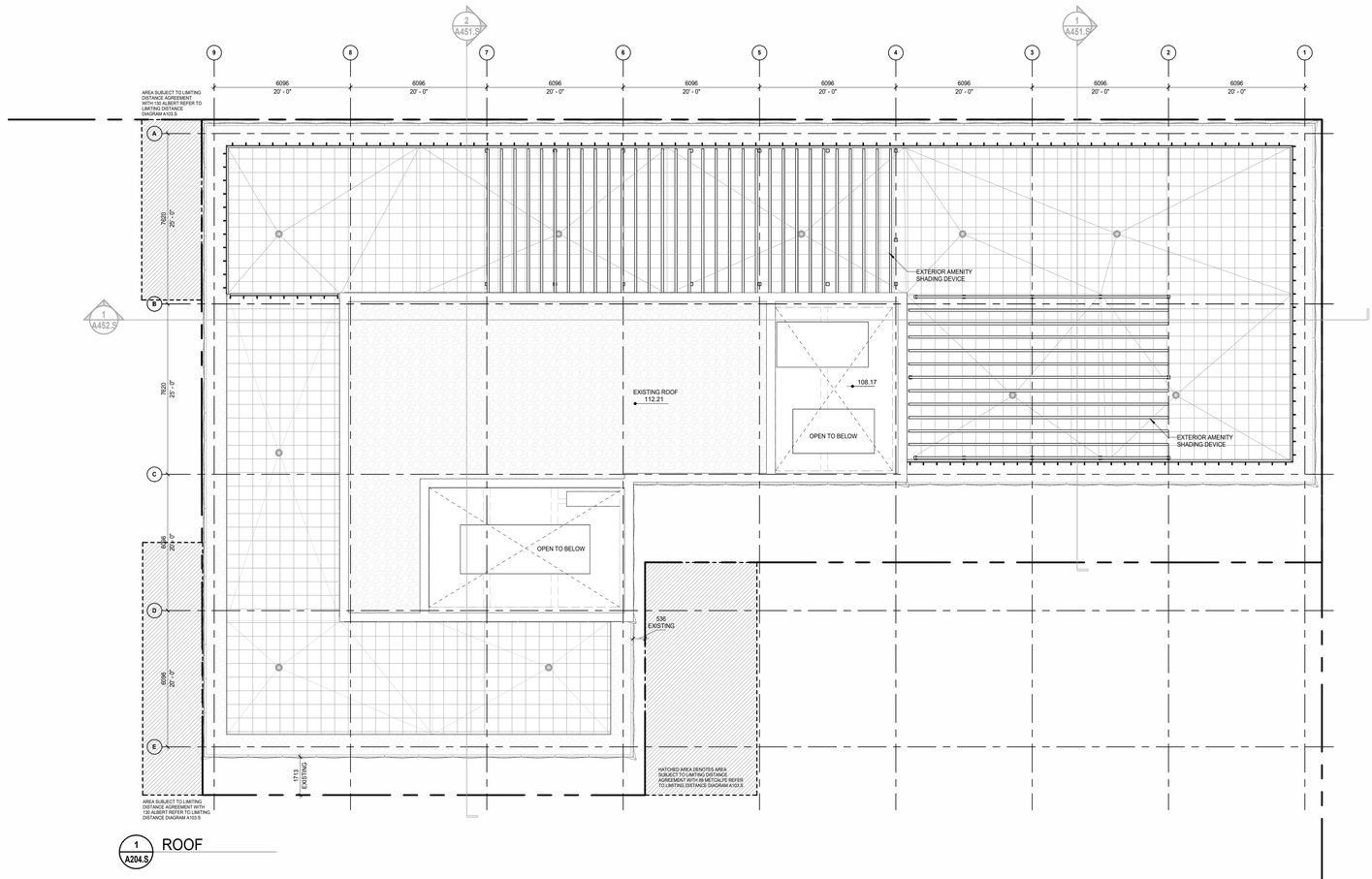
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1 A204.S ROOF

NEW DOOR
EXISTING DOOR
EXISTING WALL
NEW WALL
NEW INFILL SLAB

Date	No.	Description

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116 Albert Street Ottawa

for
Fuller Group of Companies

25043 As indicated Author Checker
PROJECT SCALE DRAWN REVIEWED

Roof Plan

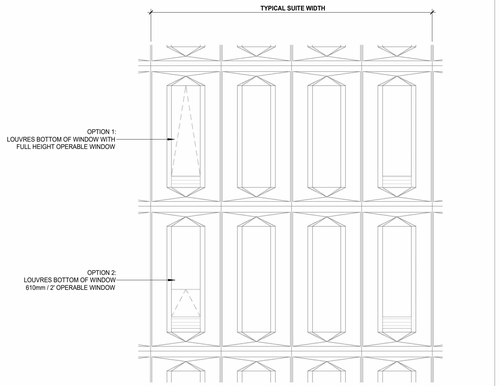
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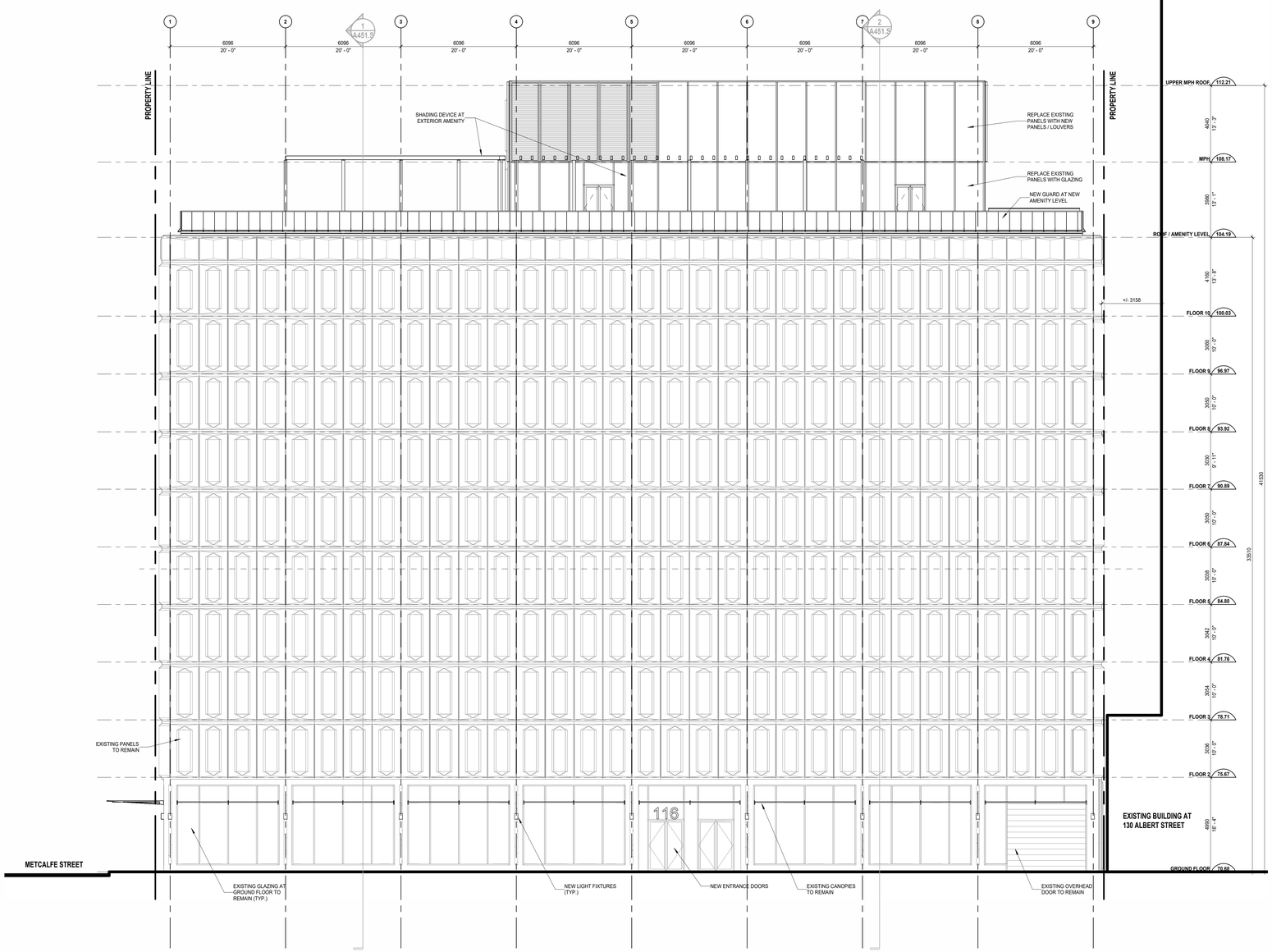
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OPTIONS FOR APPROACH TO VENTING AND OPERABLE WINDOWS





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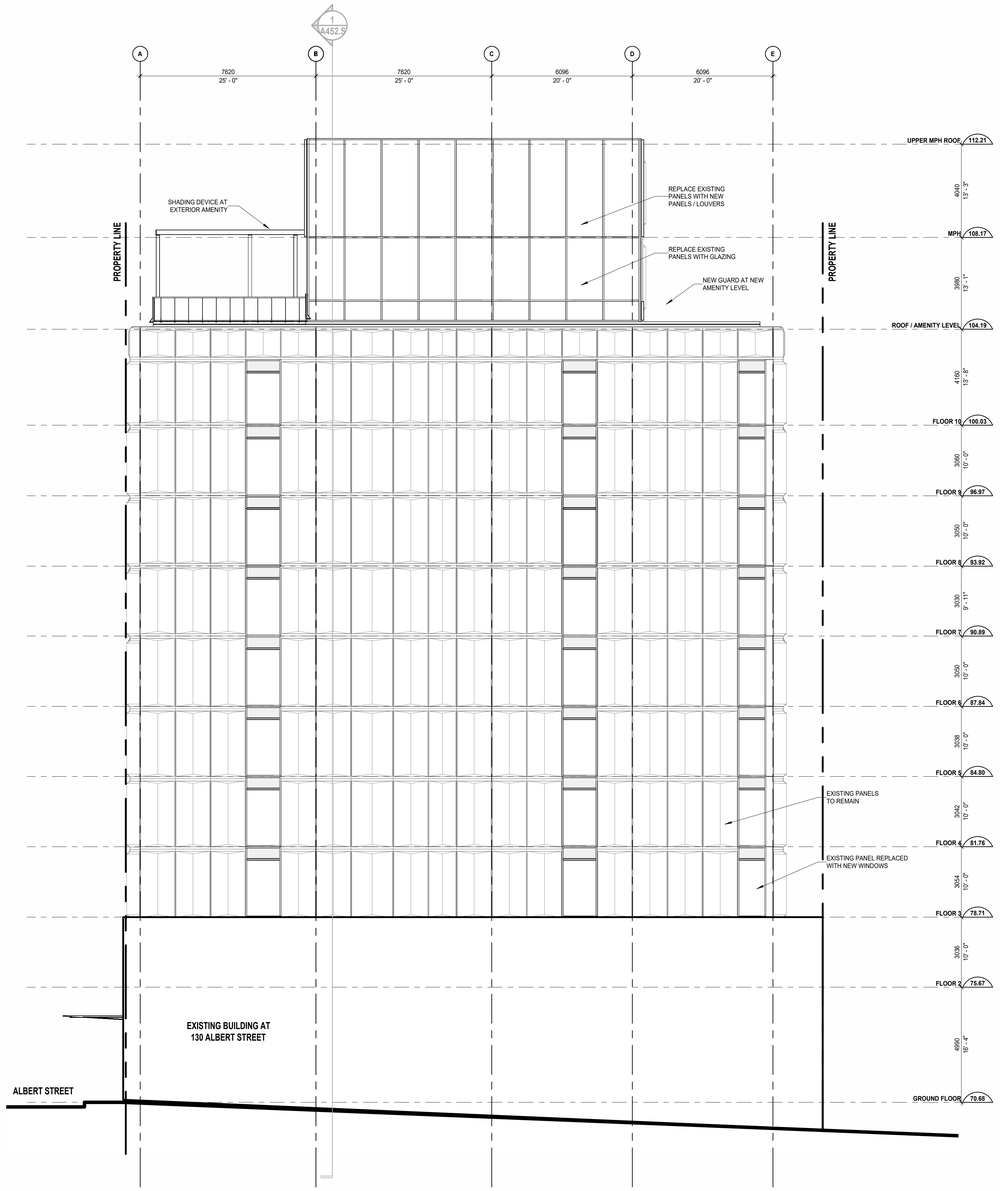
25043	As indicated	Author	Checker
PROJECT	SCALE	DRAWN	REVIEWED

North Building Elevation

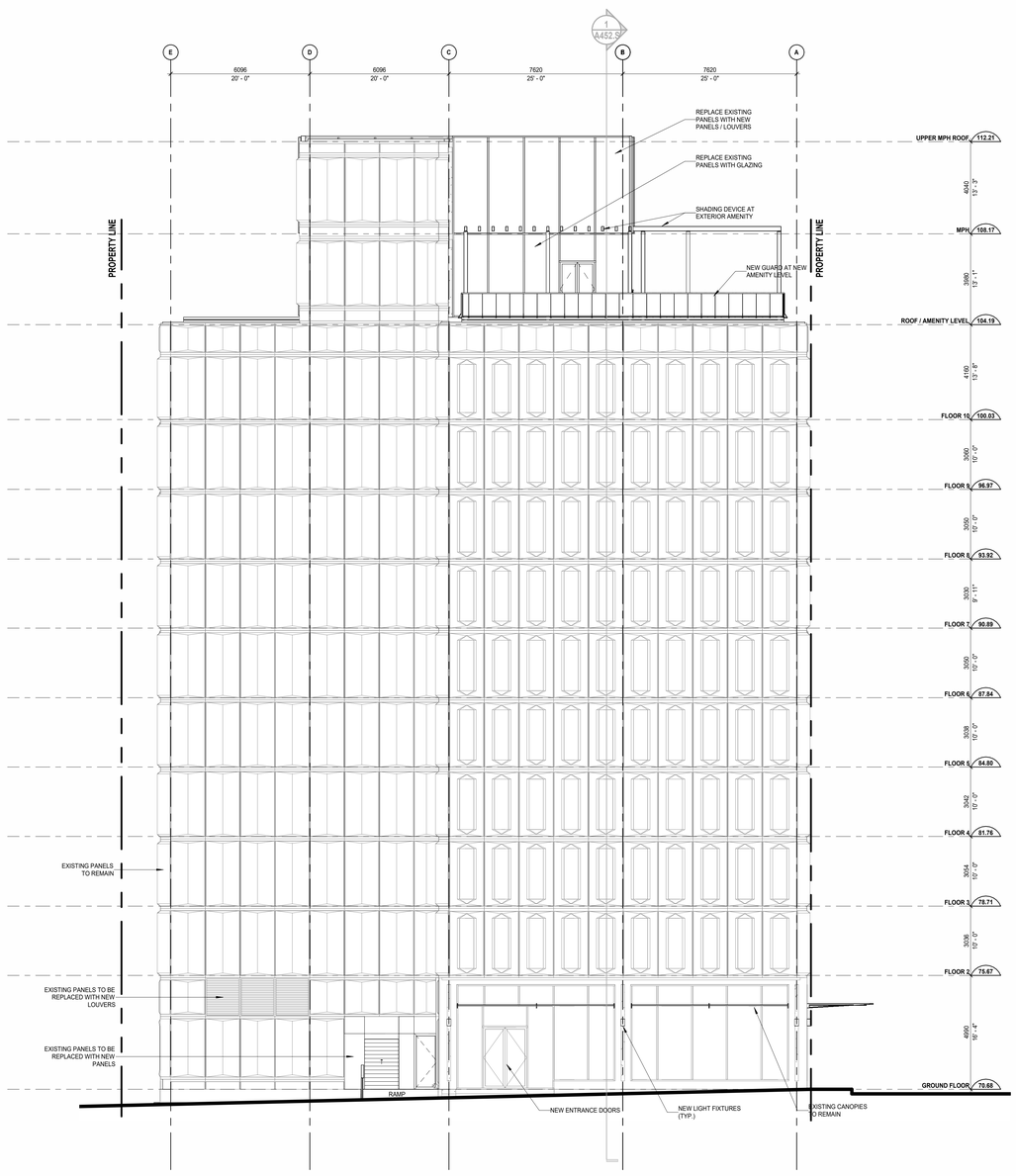
A401.S

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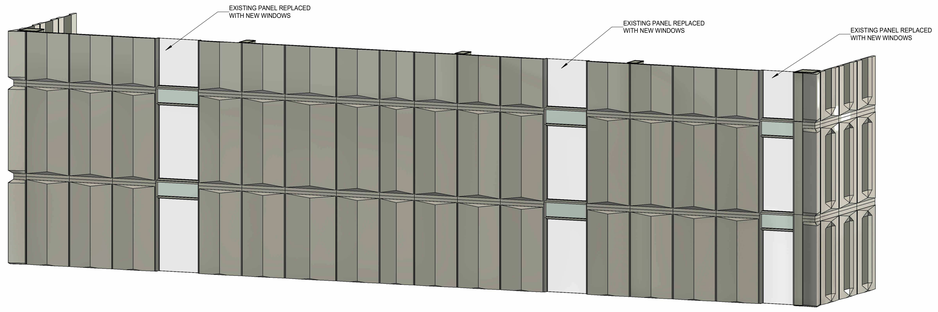
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2 A402.S WEST ELEVATION



1 A402.S EAST ELEVATION



3 A402.S NEW WINDOWS AT WEST

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East and West Building Elevations

A402.S

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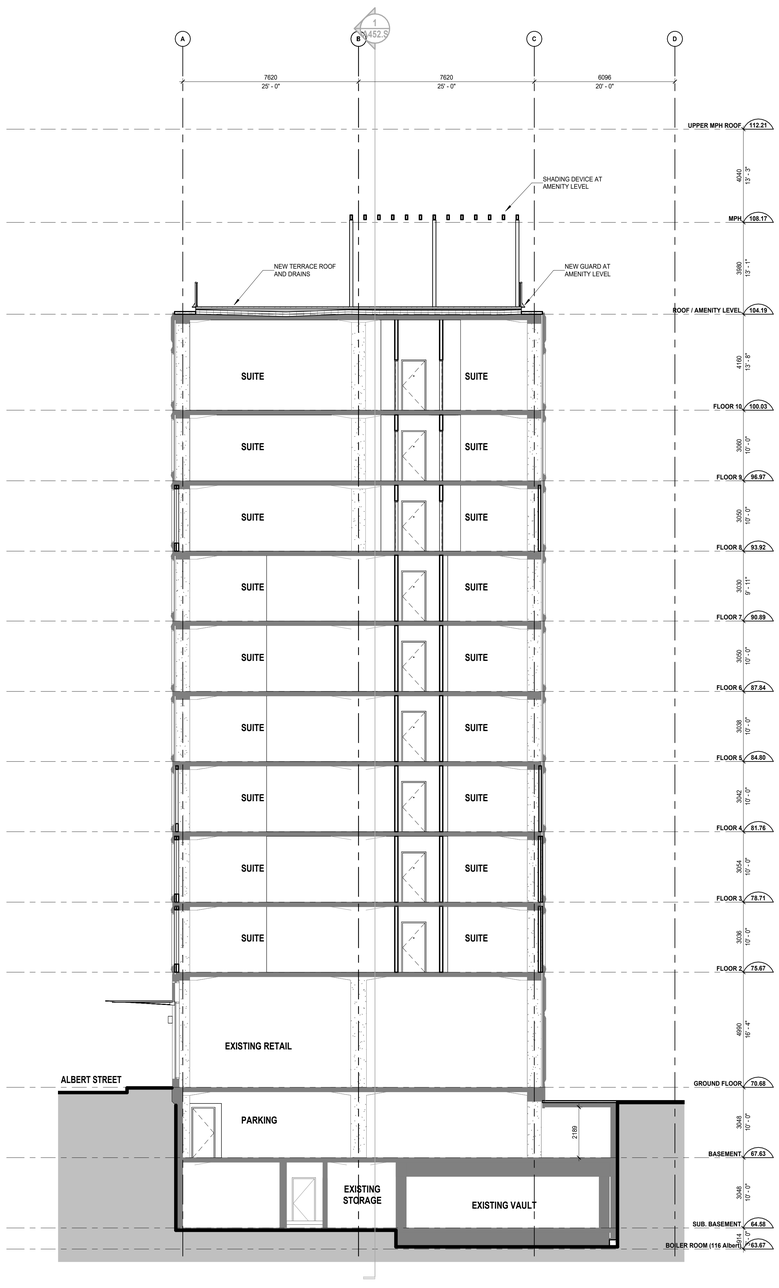
South Building Elevation

A403.S

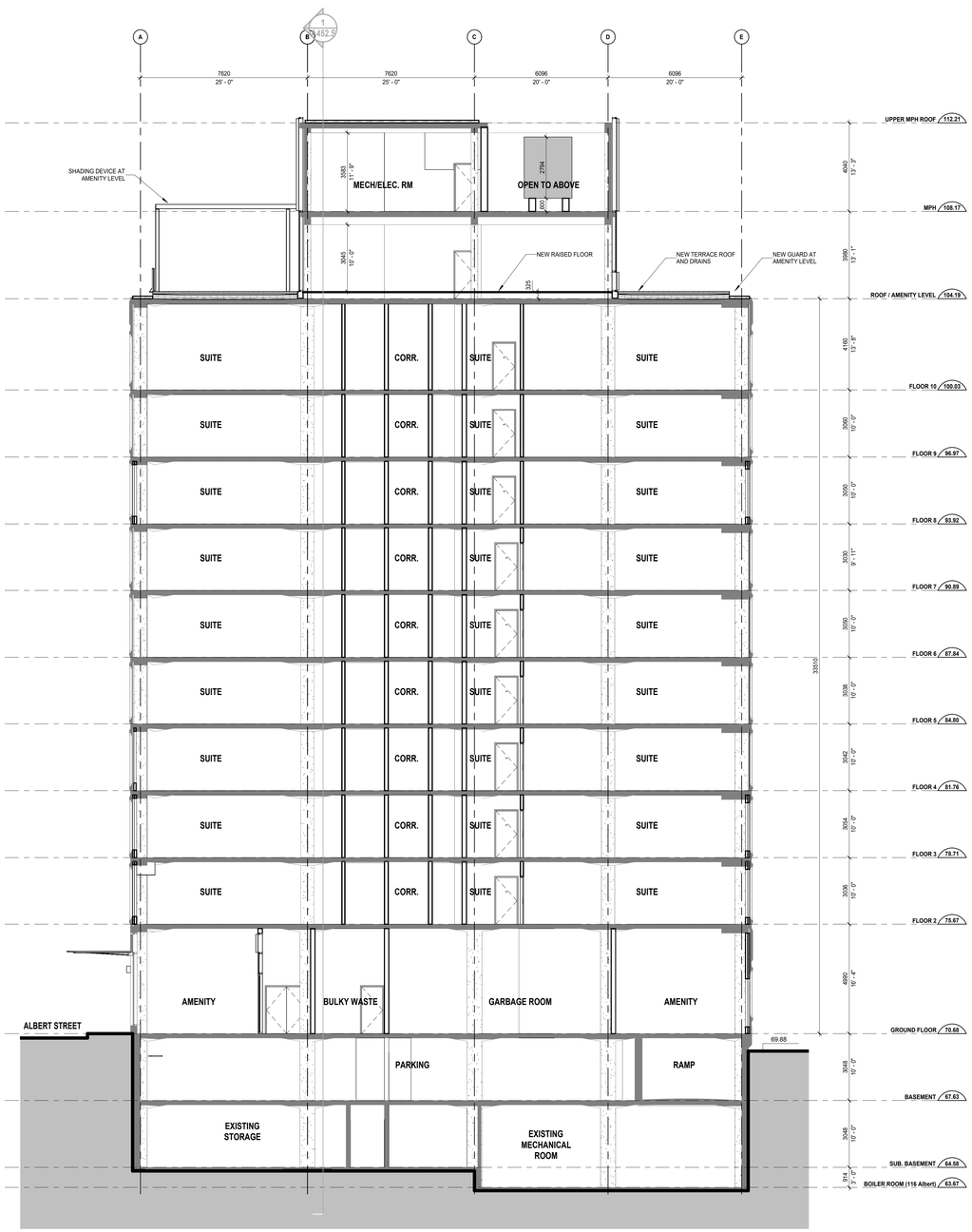
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1 / A451.S North - South 1



2 / A451.S North - South 2

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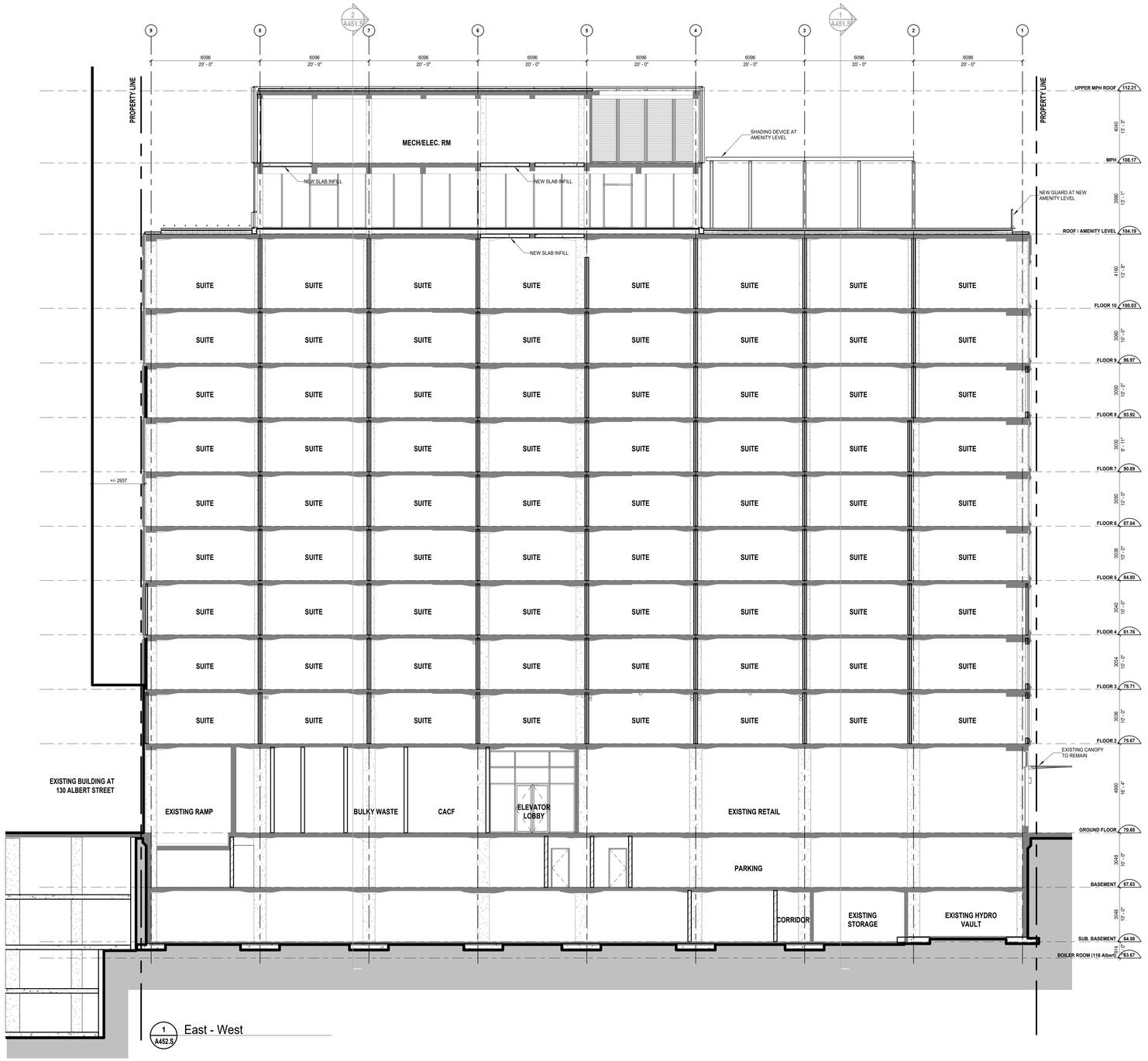
Building Section

A451.S

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1 A452.S East - West

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Building Section

A452.S

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