

**SITE PLAN LEGEND**

- EXISTING ENTRANCE
- NEW ENTRANCE
- NEW CLOCK TOWER
- RELOCATED FLAG POLES
- AIR SHAFT GRATE
- GLYCOL LOOP
- NEW BUILDING
- DEMOLISHED BUILDING

**ZONING FSI INFORMATION:**

EXISTING FSI	2.72
TOTAL EXISTING GFA FOR ZONING PURPOSES	87,285.6 Square Meters
PROPOSED NEW ADDITIONAL GFA FOR ZONING PURPOSES	14,096.3 Square Meters
TOTAL GFA WITH EXISTING + ADDITION	71,381.3 Square Meters
PERCENTAGE INCREASE OF GFA	19.75%
NEW FSI WITH EXISTING & PROPOSED	3.39

**PRESTON SQUARE ZONING TABLE**

Current Zoning	TM (2188) H (24.5), TM (2188) H (18.54), MC (107) H (50), MC (107) H (148) ASL, MC (107) H (91) ASL
Site Area	21,060.97 m <sup>2</sup>
Dwelling Units	158 Existing / 244 proposed (222 + 22) (41,926.84m <sup>2</sup> )
Existing Restaurant GFA	854.7m <sup>2</sup> (273.6m <sup>2</sup> + 425.9m <sup>2</sup> + 155.2m <sup>2</sup> )
Existing Personal Service GFA	1,539.3m <sup>2</sup>
Existing Training Centre GFA	209m <sup>2</sup>
Existing Office GFA	412.16m <sup>2</sup>
Total Existing City GFA	40,010.52m <sup>2</sup> (8,864.04m <sup>2</sup> in the TM zone + 30,146.48m <sup>2</sup> in the MC zone)
Total Proposed City GFA	10,179.3m <sup>2</sup>
REQUIRED	14,096.3m <sup>2</sup> (Max permitted City GFA: 14,318m <sup>2</sup> )
PROVIDED	
Setbacks	No minimum on all sides
Building Height	Minimum: 6.7m Maximum: 148m ASL
Amenity Area	Total: 1,512m <sup>2</sup> Communal: 726m <sup>2</sup>
Minimum Parking (per By-Law 2018-2400)	30 spaces
Barrier-Free Parking	500 or more spaces: 6 spaces Existing Spaces: 217 spaces Required for new units: 59 spaces
Bicycle Parking	Residential: 0.15dwelling unit Retail: 1.75dwelling unit Office: 0.1dwelling unit
Loading Space	No requirements for residential uses.
Lot Coverage	Site Area 21,061m <sup>2</sup> / New Building Footprint 485,97m <sup>2</sup> 2.31% coverage
Overall Lot Coverage	Site Area 21,061m <sup>2</sup> / New Building Footprint 935,73m <sup>2</sup> 44.4% coverage
Number of parking spaces being assigned	1,056 total existing, 110 existing residential assigned, 100 additional residential to be assigned for new units as well as 30 spaces for visitor parking for a total of 240 spaces

**EXTERIOR PARKING COUNT:**

NUMBER OF EXISTING PARKING SPACES:	26
NUMBER OF SPACES TO BE REMOVED:	13
PROPOSED NUMBER OF NEW PARKING SPACES:	09
TOTAL PROPOSED EXTERIOR PARKING SPACES:	22
NET CHANGE IN EXTERIOR PARKING:	-04

**LEGEND**

- FIRE HYDRANT
- SIAMSESE CONNECTION
- PROPOSED SIAMSESE CONNECTION
- FIRE DEPARTMENT CONNECTION
- MUSTER POINT

**CLIENT**  
SAKTO CORPORATION  
910-333 Preston Street, Ottawa, ON, K1S 5N4

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**ISSUES**

No.	DESCRIPTION	DATE
1	CLIENT REVIEW	2018-09-19
2	SITE PLAN APPROVAL	2018-09-20
3	SITE PLAN APPROVAL	2017-01-24
4	RE-ISSUED FOR SITE PLAN APPROVAL	2017-05-29
5	ISSUED FOR PLANNING REVIEW	2018-11-30
6	ISSUED FOR REVISED SITE PLAN APPLICATION	2019-01-11
7	ISSUED FOR REVISED GFA	2019-03-11
8	ISSUED FOR SPA RE-SUBMISSION	2019-05-30

**KEYPLAN**

**CONSULTANTS**

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**PROJECT**  
ADELAIDE TOWER EXPANSION  
17 Aberdeen Street  
Ottawa, Ontario, Canada  
K1S 3J3

**PROJECT NO.:** 112516

**DRAWN BY:** IBI  
**CHECKED BY:** Y. BILBERS

**PROJECT MGR:** IBI  
**APPROVED BY:** H. SEMPLE

**SCALE:** As indicated  
**DATE:** 19/05/20

**SHEET TITLE**  
SITE PLAN

**SEAL**

**IBI GROUP**

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SITE PLAN

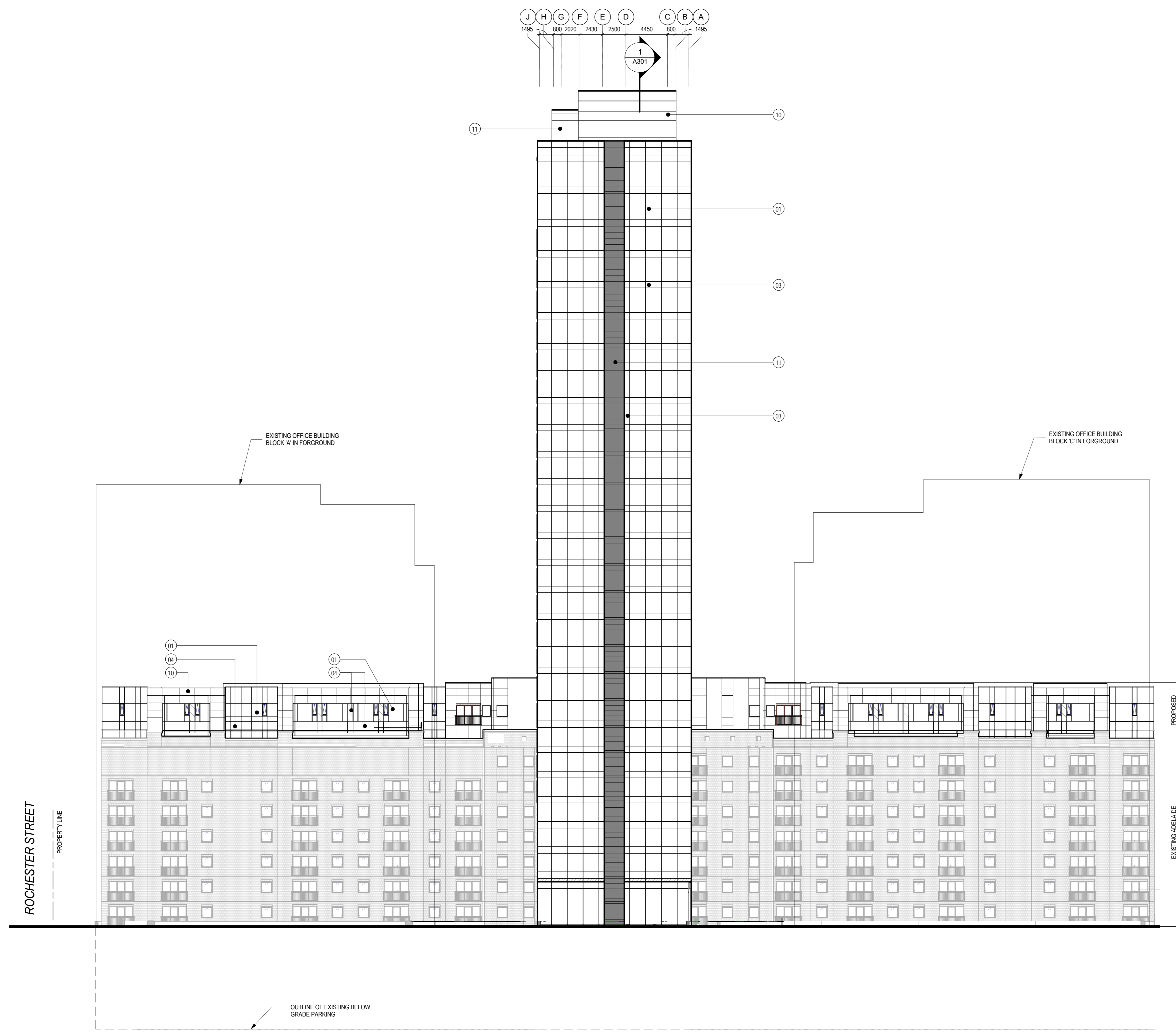
**SHEET NUMBER**  
A003

**ISSUE**  
8

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**LEGEND**

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- 2) VISION GLASS CLEAR (TYPE 2)
- 3) GLASS SPANDREL - SANDBLAST (TYPE 1)
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- 12) ILLUMINATED PANEL
- 13) RESERVED (NOT USED)
- 14) LOUVRES
- 15) GLASS GUARD
- 16) EXISTING VISION GLASS
- 17) EXISTING BRICK
- 18) EXISTING GUARD

HEIGHT FROM FLOOR LEVEL	DESCRIPTION	HEIGHT (m)
154.845	T/O PARAPET	154.845
151.620	TOWER MECH. PENT. ROOF	151.620
149.820	ELEVATOR MACHINE RM.	149.820
147.140	TOWER MECH. PENT. FL.	147.140
143.240	(T/O TOWER ROOF)	143.240
139.730	30th FL.	139.730
136.415	29th FL.	136.415
133.100	28th FL.	133.100
129.785	27th FL.	129.785
126.470	26th FL.	126.470
123.580	25th FL.	123.580
120.690	24th FL.	120.690
117.800	23rd FL.	117.800
114.910	22nd FL.	114.910
112.020	21st FL.	112.020
109.130	20th FL.	109.130
106.240	19th FL.	106.240
103.350	18th FL.	103.350
100.460	17th FL.	100.460
97.570	16th FL.	97.570
94.680	15th FL.	94.680
91.790	14th FL.	91.790
88.900	13th FL.	88.900
86.010	12th FL.	86.010
83.315	11th FL.	83.315
80.620	10th FL.	80.620
77.925	09th FL. NEW	77.925
75.230	08th FL. EXIST.	75.230
72.535	07th FL. EXIST.	72.535
69.840	06th FL. EXIST.	69.840
67.145	04th FL. EXIST.	67.145
64.450	03rd FL. EXIST.	64.450
61.250	02nd FL. EXIST.	61.250
58.680	01st FL. EXIST.	58.680
56.070	BK-A-C-LEVEL-P2	56.070
53.480	P3 FL. EXIST.	53.480
50.890	P4 FL. EXIST.	50.890

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**KEYPLAN**  
 A site plan showing the location of the Adelaide Tower Expansion (indicated by a red outline) within the context of the surrounding urban grid. Key streets shown include Queenway Eastbound, Rochester Street, Aberdeen Street, and Preston Street. Existing buildings are shown in grey, and the proposed tower is shown in red.

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**PROJECT**  
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 17 Aberdeen Street  
 Ottawa, Ontario, Canada  
 K1S 3J3

**PROJECT NO.:** 112516

**DRAWN BY:** IBI  
**CHECKED BY:** Y. BILBREIS

**PROJECT MGR:** IBI  
**APPROVED BY:** H. SEMPLE

**SCALE:** As indicated  
**DATE:** 19/05/20

**SHEET TITLE**  
**NORTH ELEVATION**

**SHEET NUMBER** A401 **ISSUE** 7

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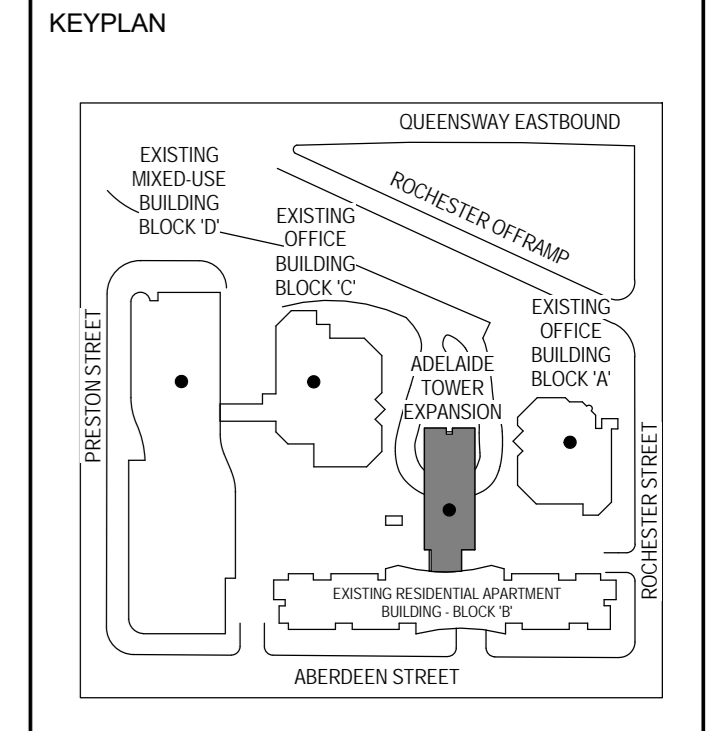
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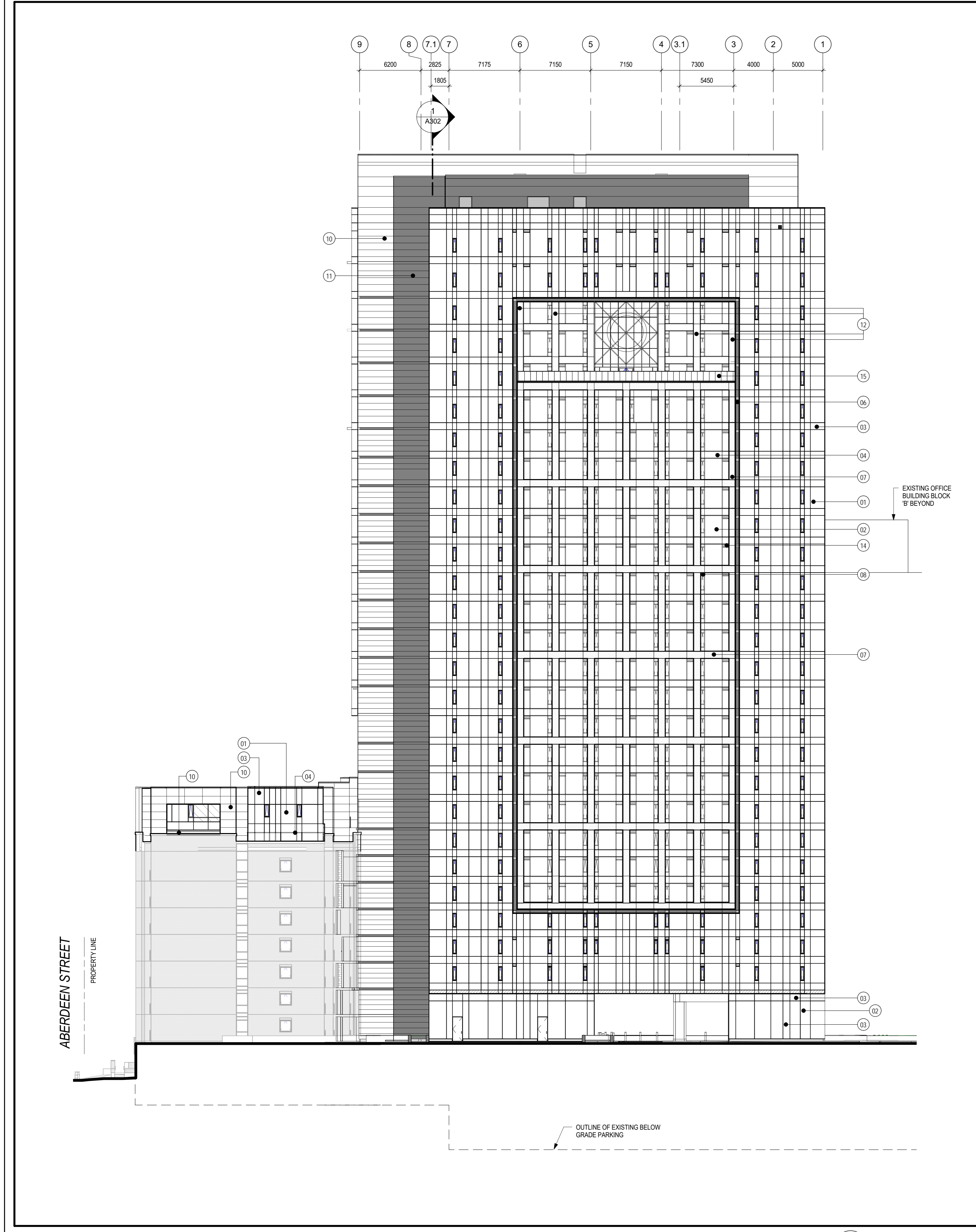
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**PROJECT MGR:** IBI  
**SCALE:** As indicated

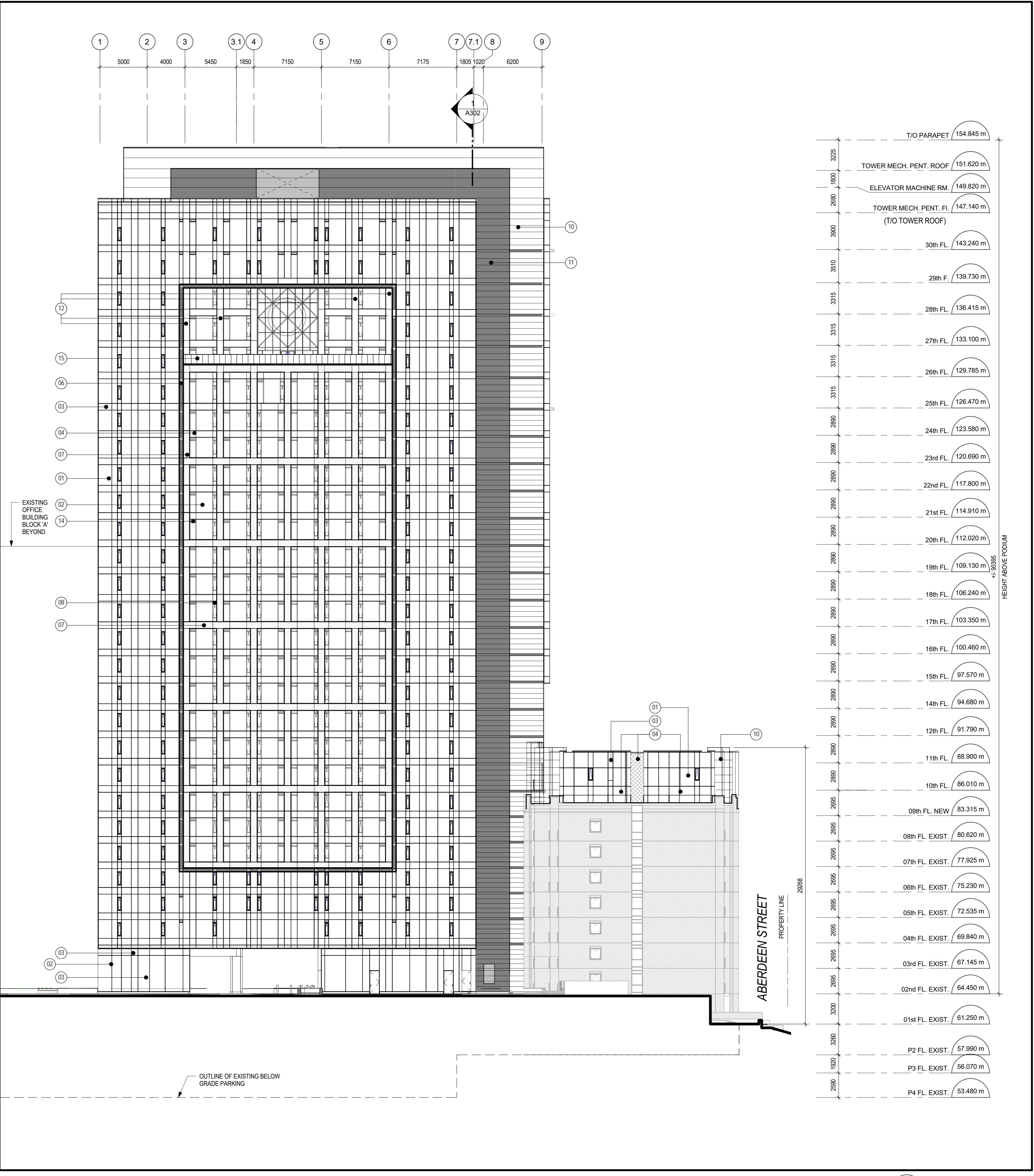
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**APPROVED BY:** H. SEMPLE  
**DATE:** 19/05/20

**SHEET TITLE**  
**EAST AND WEST ELEVATIONS**

**SHEET NUMBER** A402 **ISSUE** 7



**1 EAST ELEVATION**  
 A402 / Scale: 1: 200



**2 WEST ELEVATION**  
 A402 / Scale: 1: 200

**HEIGHT ABOVE FINISH**

T/O PARAPET	154.845 m
TOWER MECH. PENT. ROOF	151.620 m
ELEVATOR MACHINE RM.	149.820 m
TOWER MECH. PENT. FL. (T/O TOWER ROOF)	147.140 m
30th FL.	143.240 m
29th FL.	139.730 m
28th FL.	136.415 m
27th FL.	133.100 m
26th FL.	129.785 m
25th FL.	126.470 m
24th FL.	123.580 m
23rd FL.	120.690 m
22nd FL.	117.800 m
21st FL.	114.910 m
20th FL.	112.020 m
19th FL.	109.130 m
18th FL.	106.240 m
17th FL.	103.350 m
16th FL.	100.460 m
15th FL.	97.570 m
14th FL.	94.680 m
12th FL.	91.790 m
11th FL.	88.900 m
10th FL.	86.010 m
09th FL. NEW	83.315 m
08th FL. EXIST.	80.620 m
07th FL. EXIST.	77.925 m
06th FL. EXIST.	75.230 m
05th FL. EXIST.	72.535 m
04th FL. EXIST.	69.840 m
03rd FL. EXIST.	67.145 m
02nd FL. EXIST.	64.450 m
01st FL. EXIST.	61.250 m
P2 FL. EXIST.	57.990 m
P3 FL. EXIST.	56.070 m
P4 FL. EXIST.	53.480 m

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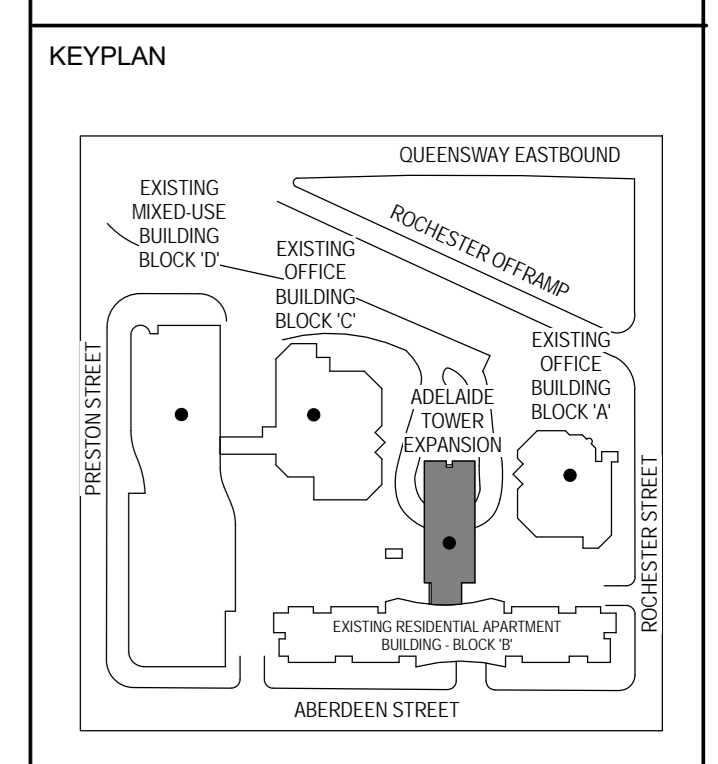
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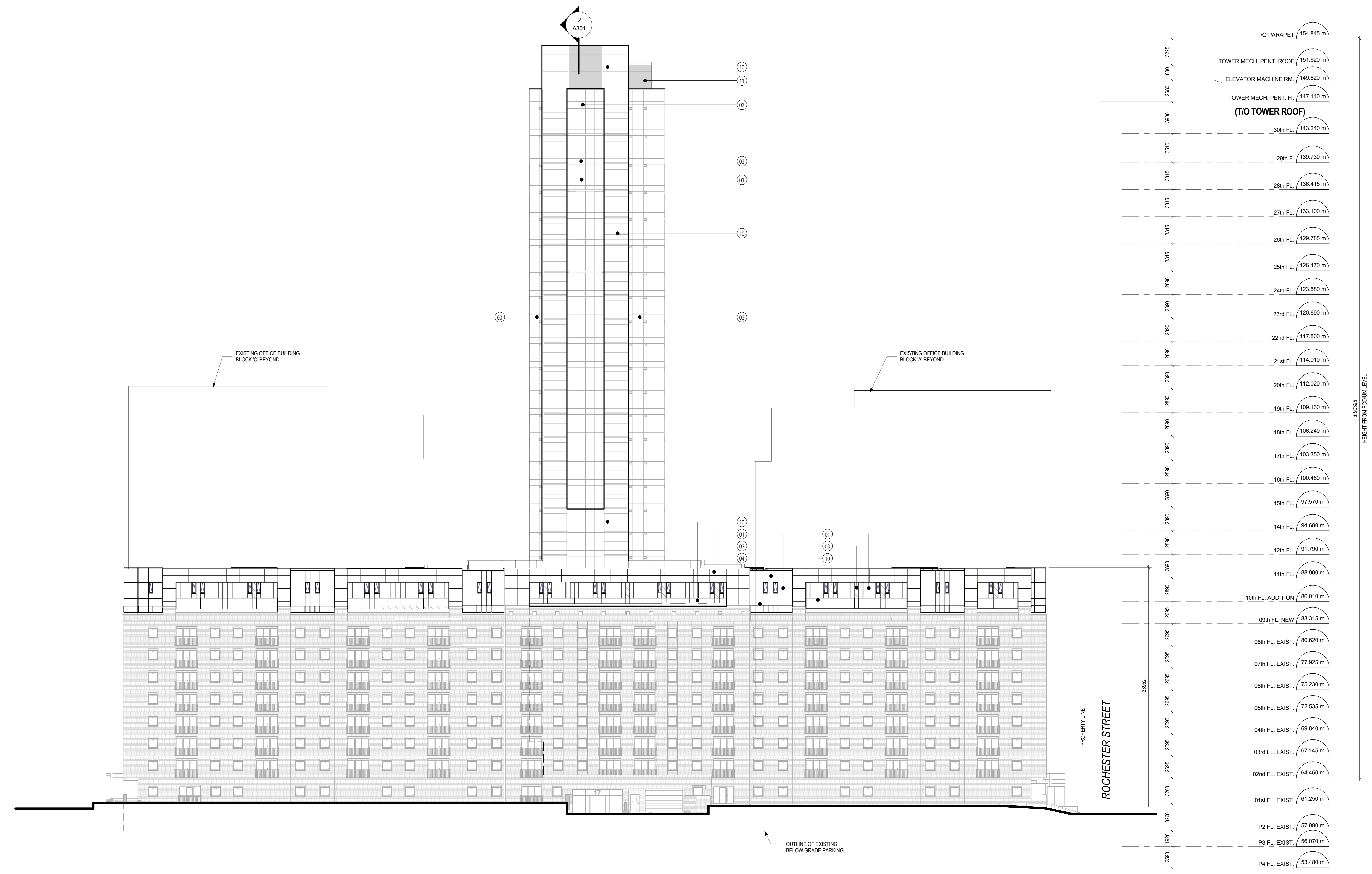
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**DRAWN BY:** Author  
**CHECKED BY:** Checker  
**PROJECT MGR:** Designer  
**APPROVED BY:** H.SEMPLE  
**SCALE:** As indicated  
**DATE:** 19/05/20

**SHEET TITLE**  
SOUTH ELEVATION

**SHEET NUMBER** A403 **ISSUE** 3



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