



**SITE PLAN SYMBOLS**

- CONCRETE UNIT PAVERS SURFACE
- CONCRETE WALK / DRIVING SURFACE
- 3rd FLOOR EXTERIOR AMENITY SPACE
- 29th FLOOR EXTERIOR AMENITY SPACE
- ASPHALT LANE WAY
- SOFT LANDSCAPING
- OVERFLOW ROOF SCUPPER
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- SERVICE / FIRE EXIT
- PROPERTY LINE
- PROPOSED ROAD WIDENING / BUILDING SETBACKS

**DRAWING NOTES**

- PROPERTY LINE
- BUILDING SETBACKS
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR MATERIAL AND TYPE
- 2000mm WIDE SIDEWALK WITH STREET CURB TO CITY OF OTTAWA STANDARDS
- ROAD ALLOWANCE (ROW)
- OUTLINE OF UNDERGROUND PARKING LEVELS
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- OUTLINE OF TOWER ABOVE
- EXTERIOR AMENITY AT 3rd FLOOR
- SIAMSE CONNECTION
- AIR INTAKE / EXHAUST GRILL
- EXISTING GRAVEL LANE WAY TO BE PAVED
- CONCRETE WALK, WIDTH AS SHOWN
- EXISTING OVERHEAD HYDRO LINES
- EXISTING UTILITY POLE (BELL / ROGERS)
- EXISTING FIRE HYDRANT RELOCATE AS REQUIRED
- OUTLINE OF PRIVATE TERRACE ABOVE
- SITE FURNITURE (AS PER LANDSCAPE PLAN)
- CISTERN IN P1 PARKING LEVEL WITH ACCESS C.B.
- EXISTING STREET LIGHT
- PROPOSED U/G BUILDING SERVICE LINE - SEE CIVIL
- EXISTING VEHICLE ENTRANCE RAMP TO U/G GARAGE LOCATED AT 121 PARKDALE
- GAS PRESSURE RELEASE STATION
- BICYCLE RACKS, SEE LANDSCAPE PLAN FOR EXACT LOCATION AND SPEC
- ELECTRICAL VAULT BELOW
- LINE OF L4-26 BALCONIES ABOVE
- P1 LEVEL SERVICES & WATER ENTRY ROOM
- 1.07M H. GLASS GUARD @ PODIUM FLOOR
- DEPRESSED CURB AS PER CITY STANDARDS, SEE CIVIL
- PROPOSED LOCATION OF NAT. GAS CONNECTION, SEE MECHANICAL
- U/G HYDRO LINE, SEE SURVEY DRAWINGS
- AREA DRAIN - SEE CIVIL
- CONCRETE CURB - SEE CIVIL

**URBAN PLANNER**

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**LANDSCAPE ARCHITECT**

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**PROJECT INFORMATION**

ZONING: R58(1929) S284-h  
 SITE AREA: 1,372.7 sq. m. (14,776 sq. ft.)  
**PROJECT STATISTICS**  
 GRADE (ZONING DEFINITION): 60.50 M (200')  
 BUILDING HEIGHT: 84.0 M  
 YARD SETBACKS - AS PER ZONING SCHEDULE: S284  
 LANDSCAPE OPEN SPACE (REQ'D): 30.0% (411.81 sq. m.)  
 PROVIDED: 50.5% (693.50 sq. m.)  
 AMENITY SPACE REQUIRED: 6 sq.m x 238 units = 1,440 sq.m.  
 PROVIDED: 3,419 sq.m.

**GROSS BUILDING - AREAS**

CITY OF OTTAWA ZONING DEFINITION:

PARKING LEVEL (P1 to P6)	0 sq. m.
GROUND FLOOR	0 sq. m.
2nd FLOOR	782.0 sq. m.
3rd FLOOR	503.3 sq. m.
4th to 26th FLOOR	23,577.21 sq. m.
27th to 28th FLOOR	23,623.23 sq. m.
29th & 30th LEVEL MECHANICAL & AMENITY PENTHOUSE	0 sq. m.
TOTAL BUILDING AREA	15,583.1 sq. m.
	167,735 sq. ft.

**UNIT STATISTICS**

STUDIO UNIT	31
1 BEDROOM	102
2+ BEDROOM UNIT	104
TOTAL	237

**CAR PARKING** ZONING - AREA 'Z' ON SCHD. 1A

REQUIRED	
RESIDENCE	- NOT REQUIRED 0
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS) 23
TOTAL	23
PROVIDED	
RESIDENCE	- 0.76 PER UNIT (238 UNITS) 182
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS) 23
TOTAL	205

**BICYCLE PARKING**

REQUIRED	
RESIDENCE	- 0.5 PER UNIT (238 UNITS) 119
PROVIDED	
INTERIOR	210
EXTERIOR	2
TOTAL	212

**LOT COVERAGE**

PAVED SURFACE	= 103.0 sq. m.	7.5%
BUILDING FOOTPRINT	= 1,120.5 sq. m.	81.6%
LANDSCAPE OPEN SPACE	= 149.2 sq. m.	10.9%
TOTAL	= 1,372.7 sq. m.	100.0%
TOTAL LANDSCAPED AREA:		
GROUND FLOOR	= 149.2 sq. m.	10.9%
3rd FLOOR PODIUM	= 248.9 sq. m.	18.1%
AMENITY ROOF TERRACE	= 295.4 sq. m.	21.5%
TOTAL	= 693.5 sq. m.	50.1%

**AMENITY SPACE**

PRIVATE BALCONIES	= 2,180.0 sq. m.
PRIVATE PATIOS	= 122.0 sq. m.
1st FLOOR COMMUNAL INTERIOR	= 350.0 sq. m.
3rd FLOOR COMMUNAL INTERIOR	= 500.0 sq. m.
3rd FLOOR COMMUNAL EXTERIOR	= 230.0 sq. m.
29th FLOOR COMMUNAL INTERIOR	= 170.0 sq. m.
29th FLOOR COMMUNAL EXTERIOR	= 295.0 sq. m.
TOTAL	= 3,847.0 sq. m.
(TOTAL COMMUNAL)	= 1,545.0 sq. m.
REQUIRED COMMUNAL @ 50%	= 774.0 sq. m.

**LEGAL DESCRIPTION**

TOPOGRAPHICAL PLAN OF THE  
 LOTS 4, 5 and 6  
 EAST PARKDALE AVENUE  
 (Formerly Fifth Street)  
 REGISTERED PLAN 41  
 CITY OF OTTAWA  
 Prepared by Annis, O'Sullivan, Vollebakk Ltd. &  
 TOPOGRAPHICAL PLAN OF THE LANE  
 (BETWEEN FORWARD AVE. & PARKDALE AVE.)  
 REGISTERED PLAN 41  
 CITY OF OTTAWA  
 Prepared by Annis, O'Sullivan, Vollebakk Ltd.

**PROJECT DEVELOPER**

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IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

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

DO NOT SCALE DRAWINGS.

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ISSUED FOR RE-ZONING APPLICATION	10/02/25
ISSUED FOR REVISED CONSTRUCTION - R4 (AS PER 189)	18/05/23
ISSUED FOR REVISED CONSTRUCTION - R3 (AS1 #102)	01/11/22
ISSUED FOR ALTERNATIVE SOLUTIONS APPLICATION	10/02/22
ISSUED FOR REVISED CONSTRUCTION - R2 (UP TO AS1 #019 INCLUSIVE)	10/12/21
ISSUED FOR SUPERSTRUCTURE PERMIT (AS1 #004 INCLUSIVE)	23/11/21
ISSUED FOR REVISED CONSTRUCTION (UP TO AS1 #004 INCLUSIVE)	08/09/21
ISSUED FOR CONSTRUCTION / REVISED BUILDING PERMIT	23/07/21
ISSUED FOR BUILDING PERMIT	31/03/21
ISSUED FOR 99% TENDER	14/12/20
ISSUED FOR CONCRETE TENDER	27/11/20
ISSUED FOR 99% TENDER & COMMENTS	02/11/20
ISSUED FOR EXCAVATION PERMIT	17/08/20
ISSUED FOR FOUNDATION PERMIT	17/02/20

**REVISIONS:**

No.	DESCRIPTION	DATE (D/M/Y)
1	ISSUED FOR FOUNDATION PERMIT	17/02/20
2	ISSUED FOR EXCAVATION PERMIT	17/08/20
3	ISSUED FOR 99% TENDER & COMMENTS	02/11/20
4	ISSUED FOR CONCRETE TENDER	27/11/20
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14	ISSUED FOR RE-ZONING APPLICATION	10/02/25

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS  
 RODERICK LAHEY  
 LICENSE 4375

CLIENT: **brigil**

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PROJECT TITLE: **99 PARKDALE**

99 PARKDALE AVENUE  
 OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: BG	CHECKED: JG
SCALE: AS SHOWN	SHEET No. SP-1
PROJECT No. 1918	

**KEY MAP**



**1 SITE PLAN SP-1**  
 SCALE = AS NOTED

