



site data

CURRENT ZONING
 AM5(134) H(2) N.T.S.
 AM1(189) S(2) 274h
 AM1(836) H(2) 274h
 AM1(189) S(2) 274h
 AM1
 RSK(836) H(2)

Zoning Requirements
 AM5(134) H(2), AM2 1.33 and AM1 Zones

Front and Corner Side Yard
 Non-residential or mixed use no min.
 Residential use building min. 3.0m
 Abutting residential zone min. 7.5m
 All other cases no min.

Minimum Interior Side Yard
 Abutting a street min. 3.0m
 residential zone min. 7.5m
 Far residential use bldg. min. 7.5m
 All other cases no min.

Minimum Rear Yard
 Abutting a street min. 3.0m
 residential zone min. 7.5m
 Minimum Corner Side Yard min. 3.0m
 Minimum Rear Yard 25% lot depth to max. 7.5m

Parts of 1 & 6 Registered Plan 4M-970 and Part of Block 71 Registered Plan 4M-1047 City of Ottawa

Area:
 North of Central Park Drive 11,140m² / 1,114ha
 South of Central Park Drive 16,296m² / 1,629ha
 Total: 27,436m² / 2.74ha

Site information from official survey prepared by Annis O'Sullivan Vollebek Ltd.

building data

AREAS BY BUILDING (gfa)	HEIGHT	
	Stories	metres *
Building ONE: South Podium 1 South Tower One South Office	26,420m ² 3,980m ² 16,100m ² 4,440m ²	1, 11.450 2-25, 80.450 2-6, 23.450
Building TWO: South Podium 2 South Tower Two	13,340m ² 2,250m ² 11,200m ²	1, 11.450 2-18, 59.450
Building THREE: Centre Podium Centre Residential	8,222m ² 1,890m ² 7,442m ²	1, 7.570 2-7, 24.950
Building FOUR: Retail C4	600m ²	1-2, 11.450
Building FIVE: North Podium 1 North Tower One North Condo Apts One	15,310m ² 2,380m ² 9,100m ² 3,430m ²	1, 11.450 2-18, 59.450 2-6, 23.450
Building SIX: North Podium 2 North Condo Apts. Two	7,420m ² 1,890m ² 4,480m ²	1, 11.450 2-6, 22.530
Building SEVEN: North Podium 3 North Tower Two	18,290m ² 7,290m ² 16,100m ²	1, 11.450 2-25, 80.450
TOTAL AREA:	90,425m² (973,325ft ²)	

* NOTE: HEIGHT GIVEN IN METRES IS TO TOP OF PARAPET

building data

AREAS BY USE (gfa)	
Retail:	
Retail S1	5880
Retail S2	2340
Retail C1	635
Retail C2	430
Retail C3	215
Retail N1	2760
Retail N2	2810
Retail N3	2190
Total	17,480m² (188,155ft ²)
Restaurant:	
Retail C4 (Bldg. 4)	600m ² (6,460ft ²)
Office:	
Office S1	4440m ² (47,790ft ²)
Residential:	
South Tower One	16,100
South Tower Two	11,200
Centre Condo Apts	6144
Townhomes	483
Penhouse	858
North Tower One	9100
North Tower Two	16,100
North Condo Apts One	3430
North Condo Apts Two	4480
Total	67,905m² (730,920ft ²)
TOTAL AREA:	90,425m² (973,325ft ²)

parking data

Required Stalls	
Retail Use 2.5/100m ² gfa	437
Office Use 2.0/100m ² gfa	89
Residential 0.5/dwelling unit	384
Restaurant Use 3 for first 50m ² + 10/100m ² gfa	58
Visitor 0.2/dwelling unit	151
Total	1119
Parking Provisions	
As per Section 104 Shared	626
total required	384
Residential TOTAL	1010
Surface:	
Proposed	162
South Garage	370
Centre Garage	110
North Garage	472
Total	1122
Accessible Parking	
3% of total required	16
Typical Stall	2.60 x 5.2m
Accessible Stall	3.66 x 5.2m
BICYCLE PARKING	
Retail/ Office/ Restaurant 1.0/250m ² gfa	87
Residential 0.2/dwelling unit	376
Required	463

general notes

- PROPOSED SITE PLAN INCLUDES LONG TERM MASTER PLAN FOR ENTIRE SITE. BUILDING PERMIT APPLICATIONS WILL BE SUBMITTED IN PHASES BEGINNING WITH THE CENTRE BLOCK NOTED AS 'AREA 3'.
- REFER TO LANDSCAPE PLAN AND CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION REGARDING LANDSCAPE, GRADING AND SERVICES.
- BUILDING FOOTPRINTS ARE SUBJECT TO ADJUSTMENTS AND ARTICULATION BASED ON DESIGN AND TECHNICAL DETAILING.
- BICYCLE PARKING FOR RETAIL/ OFFICE TO BE PROVIDED AT VARIOUS LOCATIONS ON GRADE. RESIDENTIAL REQUIREMENTS TO BE PROVIDED IN BELOW GRADE PARKING LEVELS.
- GARBAGE/ RECYCLING TO BE STORED IN INTERIOR GARBAGE ROOMS UNTIL PICK-UP.
- EXISTING INTERSECTION AT MERIVALE AND CENTRAL PARK NORTH TO REMAIN SIGNALIZED. ALL NEW CURBS AND SIDEWALKS TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS FOR SIDEWALKS AND SIGNALIZED INTERSECTIONS.
- SITE ENTRANCE AT MERIVALE AND NEW ENTRY TO BE NON-SIGNALIZED. ALL CURBS AND SIDEWALKS TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS SC 7.1 FOR NON-SIGNALIZED SITE ENTRANCES.
- CURBS ALONG MERIVALE TO REMAIN EXCEPT WHERE NOTED TO BE REMOVED (DASHED LINES). NEW CURBS TO BE TIED INTO EXISTING CURBS THAT REMAIN. EXACT EXTENT OF CURBS TO REMAIN TO BE DETERMINED DURING CONSTRUCTION BASED ON DAMAGE.

legend

- PRINCIPLE BUILDING ENTRY
- EXIT
- TEXTURED CROSSWALK
- FIRE ROUTE w/ 12.0m RADIUS AND HEAVY DUTY ASPHALT
- DEPRESSED CURB
- FIRE HYDRANT
- SIAMSESE CONNECTION
- 'STOP' SIGN

FOR INFORMATION ONLY

NO.	DESCRIPTION	DATE	CHK.
08	Relocated bus shelter and coord. landscape	13.03.04	CF
07	City of Ottawa road widening requirements	12.12.21	DM
06	City of Ottawa comments	12.09.28	DM
05	Revised Crystal Park	11.11.23	TL
04	Progress Set	11.11.21	TL
03	For Information	xx.xx.xx	---
02	Response to SPC review comments. Part of Record Application No. 1	11.11.05	HB
01	For SPC Application Submission	11.07.04	HB
00	DESCRIPTION		DM

REVISIONS/ISSUES

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 STAMPED	11.09.08	(11/09/08)
DRAWN	G.F.J.J.G.	
DATE	11.06.23	(11/06/23)
CHECKED	RB	
DATE PLOTTED	11.11.21	(11/11/21)



bbb architects

PROJECT
 Central Park
 Merivale Road

DWG. TITLE
 Site Plan

SCALE	DWG. No.	REV.
1:500	A0-01	08
PROJ. NO.	1101.01	