

KEY PLAN, SCALE 1:2000

SITE PLAN SYMBOLS

- PAVED SURFACE
- BALCONY / TERRACE
- ROOF BELOW
- TWO WAY VEHICLE CIRCULATION
- PRIMARY RESIDENTIAL ENTRANCE
- PROPERTY LINE
- BUILDING SETBACKS

- DRAWING NOTES**
- 1 PROPERTY LINE
 - 2 OUTLINE OF EXISTING BUILDING (HERITAGE FACADE TO BE REINSTATED EAST)
 - 3 EXISTING SIGN (TO BE REMOVED)
 - 4 REAR PORTION OF EXISTING BUILDING TO BE REMOVED
 - 5 SIAMESE CONNECTION
 - 6 3M NOISE BARRIER

PROJECT INFORMATION
For 100 Argyle Avenue

ZONING: GMS[88] F2.0 H(18.5)
SITE AREA: 1,554.6 sq. m. (16,734.3 sq. ft)

Performance Standards	Required	Provided
Building Height	38.0 m max.	38.0 m
Front Yard Setback	3.0 m min.	6.04 m
Interior Side Yard Setback (East)	3.40 m min.	3.40 m
Interior Side Yard Setback (West)	1.70 m min.	1.79 m
Rear Yard Setback	1.6 m min.	1.64 m
Landscape Area Width (Abutting a Street)	3.64 m min.	2.56 m
Landscape Area Width (Other Instances)	0 m min.	0 m
Amenity Space	6 sq. m x 123 units = 738 sq. m. (50% required to be communal amenity = 369 sq. m.)	Ground Floor (Interior): 275 sq. m. Private Balconies: 292.5 sq. m. Penthouse (Exterior): 204 sq. m. Total = 771.5 sq. m.
Minimum Vehicular Parking Spaces	50 Residential (0.5 per unit and after 12 less 10%) 11 Visitor (0.1 per unit after 12) 61 Total	50 11 61
Minimum Accessible Vehicular Parking Spaces (Traffic and Parking By-law No. 2017-301 C)	1	4
Drive Aisle Width - Parking lot	6.7 m	N/A
Drive Aisle Width - Parking Garage	6 m	6 m
Minimum Loading Spaces	0	0
Minimum Bicycle Parking Spaces	62 Residential (0.5 per unit)	70 (Interior) 20 (Exterior)
Storage Lockers	0	73

Building Statistics
Gross Floor Areas (City of Ottawa Zoning By-law Definition)

Parking Levels	0 sq. m. / 0 sq. ft.
Ground Level	0 sq. m. / 0 sq. ft.
2nd Level	934.0 sq. m. / 8,983 sq. ft.
3rd - 4th Level (2 x 747.4 sq. m.)	1,494.8 sq. m. / 16,090 sq. ft.
5th - 12th Level (8 x 655.4 sq. m.)	5,233.2 sq. m. / 57,298 sq. ft.
Penthouse Level	0 sq. m. / 0 sq. ft.
Total (above grade)	7,752.6 sq. m. / 82,371 sq. ft.

REVISIONS:	No.	DESCRIPTION	DATE
1 ISSUED FOR SITE PLAN RESUBMISSION			Dec. 23, 21
1 ISSUED FOR INTERNAL REVIEW			Nov. 02, 21
1 ISSUED FOR INTERNAL REVIEW			July 22, 21
1 SPC SUBMISSION			July 21, 21

Construction Area

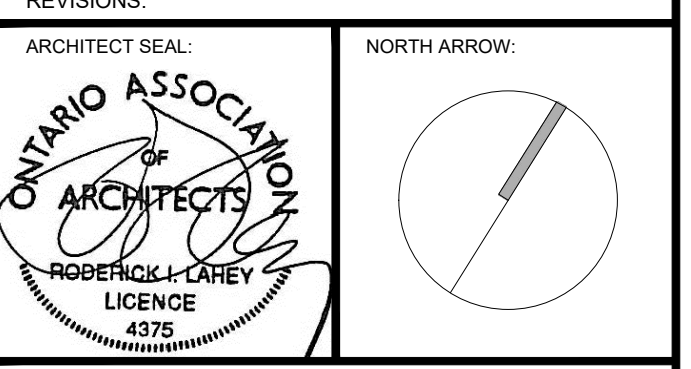
Parking Levels (2 x 1,427.0 sq. m.)	2,854.0 sq. m. / 30,720 sq. ft.
Ground Level	768.6 sq. m. / 8,273 sq. ft.
2nd Level	947.4 sq. m. / 10,198 sq. ft.
3rd - 4th Level (2 x 852.6 sq. m.)	1,705.2 sq. m. / 18,354 sq. ft.
5th - 12th Level (8 x 767.5 sq. m.)	6,140.0 sq. m. / 66,088 sq. ft.
Penthouse Level	422.0 sq. m. / 4,540 sq. ft.
Total (above grade)	12,837.2 sq. m. / 138,173 sq. ft.

Unit Statistics

1 Bedroom	52
1 Bedroom + Den	34
2 Bedroom	11
Studio	26
Total	123

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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THE PROPERTY BOUNDARY INFORMATION ON THIS SITE PLAN WAS DERIVED FROM THE SURVEY CONDUCTED BY ANNIS, O'SULLIVAN & VOLLEBEKK LTD DATED JULY 24, 2018.



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PROJECT TITLE:
100 ARGYLE AVENUE

OTTAWA ONTARIO
SHEET TITLE:
SITE PLAN

DRAWN:
RLA
SCALE:
AS SHOWN
PROJECT No.
1720

CHECKED:
RLA
SHEET No.
A100

CIVIL ENGINEER

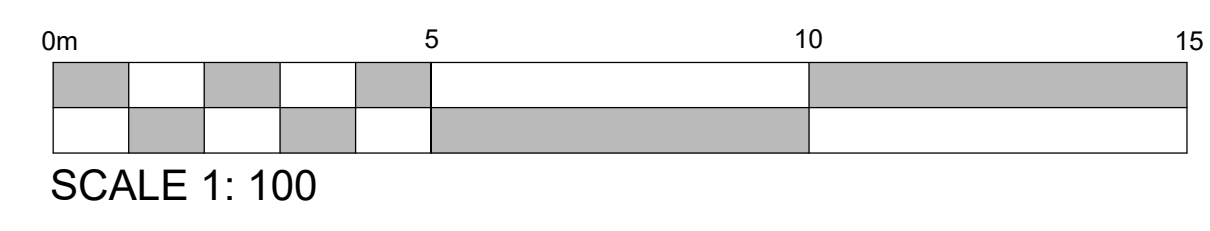
LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF
LOT 3 & PART OF LOT 4
REGISTERED PLAN NO.30
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebakk Ltd.

LANDSCAPE ARCHITECT

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PLOT SCALE: 1:25.4
PLOT DATE: Thursday, December 23, 2021
PLOT STYLE: 0_RLA_MaskedBleed_Sized_ARCH Full Bleed D (24.00 X 36.00 inches)
DWG#18561