



SITE PLAN SYMBOLS:

- PROPERTY LINE
- BUILDING SETBACKS
- NEW CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE UNIT PAVERS
- NEW ASPHALT DRIVING SURFACE
- SAWCUT ASPHALT
- NEW CONCRETE PAD
- EXTERIOR ROOFTOP TERRACE
- SOFT LANDSCAPING
- EXTENT OF ROOF PROJECTION
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- FIRE EXIT
- EXTERIOR BICYCLE PARKING SPOT WITH BOLLARD STYLE BIKE RACK

PROJECT INFORMATION:

100 ARGYLE AVENUE, OTTAWA
 ZONING: GM5688 FZ D [H18.5]
 SITE AREA: 1,554.6m² (16,734.3ft²)

PERFORMANCE STANDARDS	REQUIRED	PROPOSED
BUILDING HEIGHT	38m MAX	38m
FRONT YARD SETBACK	3.0m MIN	6.04m
INT SIDE YARD SETBACK(EAST)	3.4m MIN	3.4m
INT SIDE YARD SETBACK(WEST)	1.7m MIN	1.79m
REAR YARD SETBACK	1.6m MIN	1.64m
LANDSCAPED AREA WIDTH	3.64m MIN	2.56m
AMENITY SPACE	6 m ² x 122 UNITS	732 m ² MIN, 1,282m ²
50% FOR COMMUNAL SPACE BREAKDOWN		366 m ² MIN, 876 m ²
L2-4 BALCONY TERRACES		88 m ²
L3 BALCONY TERRACES		79 m ²
L5 BALCONY TERRACES		81 m ²
L6-12 BALCONY TERRACES		158 m ²
AMENITY TV / SPORTS LOUNGE		67 m ²
CONCOURSE AMENITY SPACE		64 m ²
DOG RUN		54 m ²
EXTERIOR AMENITY FITNESS ROOM		285 m ²
FITNESS VESTIBULE		92 m ²
LOBBY		7 m ²
PARTY ROOM		129 m ²
PET SPA		83 m ²
PROPOSED AMENITY		91 m ²
VEHICULAR PARKING SPACES	59 TOTAL	59
48 RES.		48
10 VISITOR		10
ACCESSIBLE VEHICULAR PARKING SPACES (BY-LAW NO. 2017-201 C)	1 MIN.	2
BICYCLE PARKING SPACES	0 MIN.	0
0.5 x 122 UNITS (RESIDENTIAL)	61 MIN.	111
DRIVE AISLE WIDTH	6.0m MIN.	6.0m
LOADING SPACES	0 MIN.	0
STORAGE LOCKERS	0 MIN.	76

- DRAWING NOTES:**
- PROPERTY LINE
 - BUILDING SETBACKS
 - OUTLINE OF GROUND FLOOR (BELOW)
 - OUTLINE OF EXISTING BUILDING (HERITAGE FACADE TO BE REINSTATED EAST)
 - EXISTING SIGN (TO BE REMOVED)
 - REAR PORTION OF EXISTING BUILDING TO BE REMOVED
 - SIAMESE CONNECTION

BUILDING STATISTICS:

GROSS FLOOR AREAS (CITY OF OTTAWA ZONING BY-LAW DEFINITION)		
P2 PARKING LEVEL	0 m ²	0 m ²
P1 PARKING LEVEL	0 m ²	0 m ²
GROUND FLOOR	0 m ²	0 m ²
T/O 2nd FLOOR	828 m ²	8913 ft ²
T/O 3rd FLOOR	737 m ²	7935 ft ²
T/O 4th FLOOR	740 m ²	7960 ft ²
T/O 5th FLOOR	661 m ²	7118 ft ²
T/O 6th FLOOR	663 m ²	7138 ft ²
T/O 7th FLOOR	663 m ²	7138 ft ²
T/O 8th FLOOR	663 m ²	7138 ft ²
T/O 9th FLOOR	663 m ²	7138 ft ²
T/O 10th FLOOR	663 m ²	7138 ft ²
T/O 11th FLOOR	663 m ²	7138 ft ²
T/O 12th FLOOR	662 m ²	7130 ft ²
TOTAL	7607 m²	81883 ft²
CONSTRUCTION AREA		
P2	1427 m ²	15362 ft ²
P1	772 m ²	8310 ft ²
T/O GROUND FLOOR	944 m ²	10165 ft ²
T/O 2nd FLOOR	930 m ²	10011 ft ²
T/O 3rd FLOOR	851 m ²	9161 ft ²
T/O 4th FLOOR	850 m ²	9153 ft ²
T/O 5th FLOOR	769 m ²	8276 ft ²
T/O 6th FLOOR	769 m ²	8276 ft ²
T/O 7th FLOOR	769 m ²	8276 ft ²
T/O 8th FLOOR	769 m ²	8276 ft ²
T/O 9th FLOOR	769 m ²	8276 ft ²
T/O 10th FLOOR	769 m ²	8276 ft ²
T/O 11th FLOOR	769 m ²	8276 ft ²
T/O 12th FLOOR	769 m ²	8276 ft ²
TOTAL (ABOVE GRADE)	12584 m²	135468 ft²
UNIT STATISTICS		
	COUNT	BARRIER FREE
1 Bedroom	48	10 8%
1 Bedroom & Den	15	12 10%
2 Bedroom	31	5 4%
3 Bedroom	3	1 1%
Studio	25	4 3%
TOTAL	122	32 26%

CIVIL ENGINEER:
 NAME: XX ADDRESS
 CITY PROVINCE XXX XXX
 (XXX) XXX XXXX
 EMAIL

LEGAL DESCRIPTION:
 TOPOGRAPHICAL PLAN OF LOT 3 & PART OF LOT 4 REGISTERED PLAN NO. 30 CITY OF OTTAWA
PREPARED BY ANNE VOLLEBEK, O.L.L.T.O.

LANDSCAPE ARCHITECT:
 CJA INC.
 110 DUNDAS STREET WEST
 OTTAWA, ON K2H 9P9
 (613) 298-5130
 gja@cja.com

PROJECT DEVELOPER:
 COLONNADE BRIDGEPORT
 16 CONCOURSE GATE #200
 NEPEAN, ON K2E 7S8
 (613) 315-0811
 skocimml@colonnadebridgeport.ca

SURVEYOR:
 ANNIS, O'SULLIVAN, VOLLEBEK LTD
 14 CONCOURSE GATE SUITE 500
 NEPEAN, ON K2E 7S8
 (613) 727-0850

URBAN PLANNER:
 FOTENN CONSULTANTS INC.
 396 COOPER ST SUITE 300
 OTTAWA, ON K2P 2H7
 (613) 730-5709 x231
 alan@fotenn.com



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

REVISIONS:

No.	DESCRIPTION	DDMMYY
3	ISSUED FOR SPC RESUBMISSION	01/06/22
2	ISSUED FOR SPC RESUBMISSION	23/12/21
1	ISSUED FOR SPC SUBMISSION	21/07/21

ARCHITECT SEAL: **RODERICK L. CAHEY** ARCHITECTS
 LICENCE 4378
 NORTH ARROW: TRUE NORTH

CLIENT: **COLONNADE BRIDGEPORT**

ARCHITECT: **rla/architecture**
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.roderricklcahey.ca

PROJECT TITLE: **100 ARGYLE**
 100 ARGYLE AVENUE

SHEET TITLE: **SITE PLAN**

DRAWN: VM
 CHECKED: KR
 SCALE: As indicated
 SHEET No.: **A001**
 PROJECT No.: 1720

Andrew McCreight
ANDREW MCCREIGHT
 MANAGER (A), DEVELOPMENT REVIEW CENTRAL
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 10:25 am, Oct 18, 2022