

KEY PLAN, SCALE 1:2000

SITE PLAN SYMBOLS

- PAVED SURFACE
- BALCONY / TERRACE
- ROOF BELOW
- TWO WAY VEHICLE CIRCULATION
- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY 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

PROJECT INFORMATION
For 100 Argyle Avenue

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

Performance Standards	Required	Provided
Building Height	18.5 m max.	38.0 m
Front Yard Setback	3 m min.	6.04 m
Interior Side Yard Setback	3 m min.	1.78 m
Rear Yard Setback	7.5 m min.	1.64 m
Landscape Area Width (Abutting a Street)	3 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.	Ground Floor (Interior): 300 sq. m. Ground Floor (Exterior): 63 sq. m. Private Balconies: 281 sq. m. Penthouse (Interior): 165 sq. m. Penthouse (Exterior): 372 sq. m. Total = 1202 sq. m.
Minimum Vehicular Parking Spaces	50 Residential (0.5 per unit after 12 less 10%) 11 Visitor (0.1 per unit after 12) 61 Total	52 11 63
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)	78 (Interior)
Storage Lockers	0	60

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	934.6 sq. m. / 10,060 sq. ft.
3rd - 4th Level (2 x 853.3 sq. m.)	1,706.6 sq. m. / 18,370 sq. ft.
5th - 12th Level (8 x 746.5 sq. m.)	6,131.6 sq. m. / 66,000 sq. ft.
Penthouse Level	0 sq. m. / 0 sq. ft.
Total (above grade)	8,772.8 sq. m. / 94,430 sq. ft.

Construction Area

Parking Levels	2 x 1,427.1 sq. m.	2,854.2 sq. m. / 30,723 sq. ft.
Ground Level	769.9 sq. m. / 8,287 sq. ft.	
2nd Level	934.6 sq. m. / 10,060 sq. ft.	
3rd - 4th Level (2 x 853.3 sq. m.)	1,706.6 sq. m. / 18,370 sq. ft.	
5th - 12th Level (8 x 746.5 sq. m.)	6,131.6 sq. m. / 66,000 sq. ft.	
Penthouse Level	422.0 sq. m. / 4,540 sq. ft.	
Total (above grade)	12,818.9 sq. m. / 137,980 sq. ft.	

Unit Statistics

1 Bedroom	55
1 Bedroom + Den	31
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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CIVIL ENGINEER

LANDSCAPE ARCHITECT

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

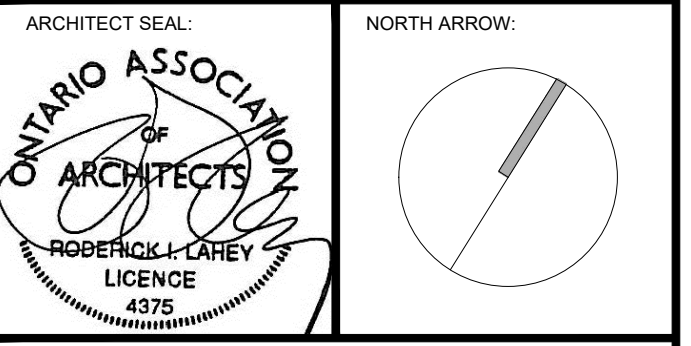
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No.	DESCRIPTION	DATE
1	ISSUED FOR INTERNAL REVIEW	July 22, 21
1	SPC SUBMISSION	July 21, 21

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR INTERNAL REVIEW	July 22, 21
1	SPC SUBMISSION	July 21, 21



CLIENT:
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PROJECT TITLE:
100 ARGYLE AVENUE

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: RLA	CHECKED: RLA
SCALE: AS SHOWN	SHEET No. A100
PROJECT No. 1720	