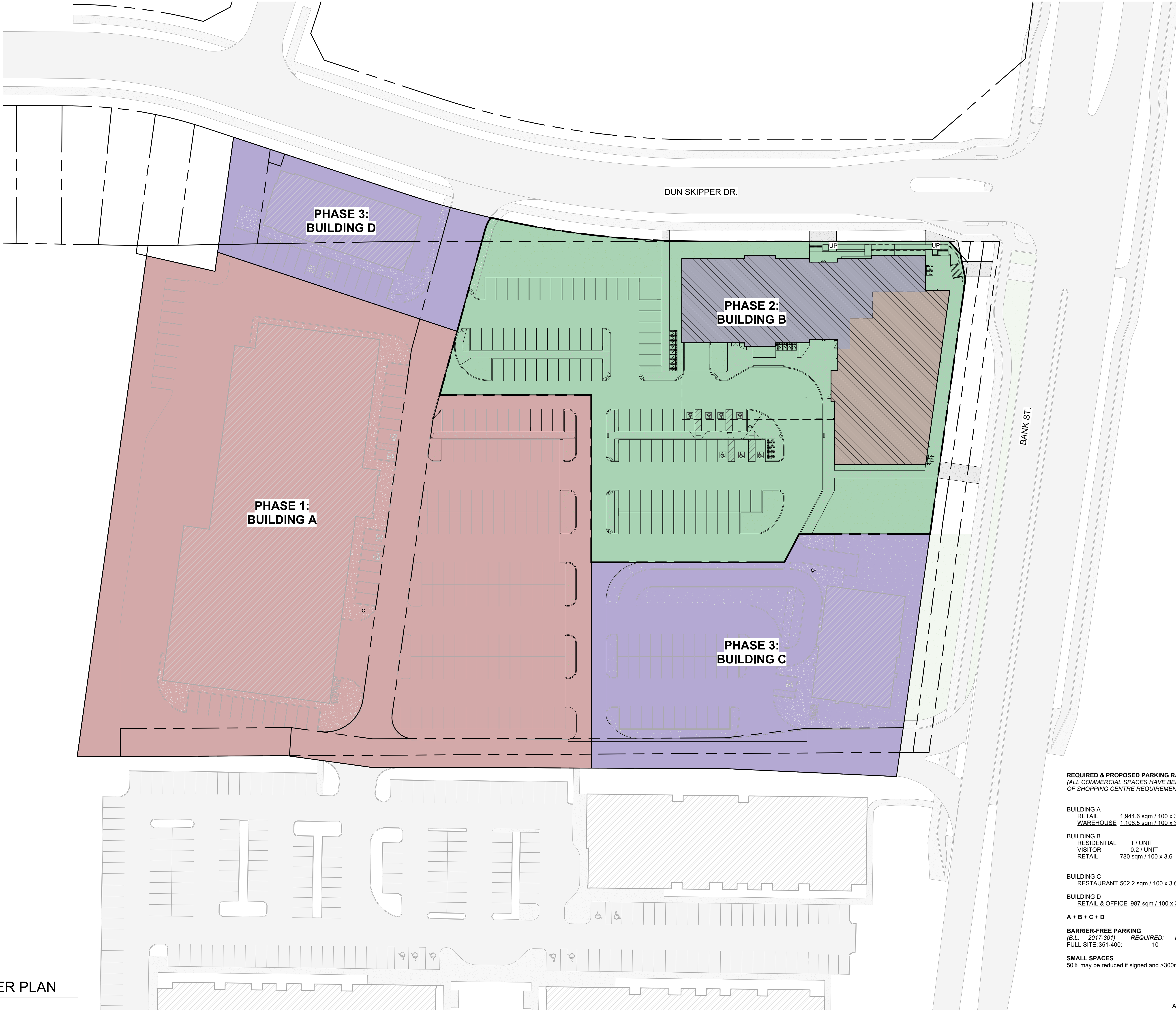




DO NOT SCALE DRAWINGS

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Revisions		
Revision Number	Revision Date	Revision Description
5	2025-04-24	SITE PLAN CONTROL r2

Alexander Wilson Architect Inc
Admiralty Place
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Project
**155 DUN SKIPPER DRIVE
SENIORS APARTMENTS**

Drawing
MASTER PLAN

Drawn By	Checked By
Scale	1 : 400
Project No.	2330
Drawing No.	A00M

REQUIRED & PROPOSED PARKING RATES (ALL COMMERCIAL SPACES HAVE BEEN CALCULATED BASED OFF OF SHOPPING CENTRE REQUIREMENTS [3.6 SPACES / 100sqm GLA])			
		REQ'D	PROVIDED
BUILDING A	RETAIL	1,944.6 sqm / 100 x 3.6 =	70
	WAREHOUSE	1,108.5 sqm / 100 x 3.6 =	40
			110
BUILDING B	RESIDENTIAL	1 / UNIT	= 141
	VISITOR	0.2 / UNIT	= 29
	RETAIL	780 sqm / 100 x 3.6	= 28
			198
BUILDING C	RESTAURANT	502.2 sqm / 100 x 3.6	= 18
			33
BUILDING D	RETAIL & OFFICE	987 sqm / 100 x 3.6 =	36
			36
A + B + C + D		=	366
BARRIER-FREE PARKING			
(B.L. 2017-301)	REQUIRED:	10	14
FULL SITE: 351-400:			
SMALL SPACES			
50% may be reduced if signed and >300mm from obstruction.			



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Revisions

Revision Number	Revision Date	Revision Description
1	2024-02-20	MINOR VARIANCE
2	2024-12-09	MINOR VARIANCE r1
3	2025-02-24	MINOR VARIANCE r1b
4	2025-03-07	SITE PLAN CONTROL r1
5	2025-04-24	SITE PLAN CONTROL r2

LEGEND

- SOD
- CONCRETE SIDEWALK
- ASPHALT
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- TACTILE STRIP
- D.C. DEPRESSED CURB
- ENTRANCE/EXIT
- CROSSWALK

OWNER
2668867 ONTARIO INC.
4836 BANK STREET, OTTAWA, K1X1G6

APPLICANT
ALISON CLARKE, THE STIRLING GROUP
DEVELOPMENT INITIATIVES INC
1650 PROVIDENCE CRESCENT, KINGSTON,
ON, K7P0H8



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Stamp



Project
**155 DUN SKIPPER DRIVE
SENIORS APARTMENTS**

Drawing

SITE PLAN

Drawn By	Checked By
Scale	1 : 300
Date	2025-04-25 11:03:13 AM
Project No.	2330
Revision	5

Drawing No. **A010**

LEGAL DESCRIPTION

PROPERTY LINES DERIVED FROM:
PLAN OF SURVEY OF
**PART OF LOT 22
CONCESSION 4 (RIDEAU FRONT)**
GEOGRAPHIC TOWNSHIP OF
GLOUCESTER
and
**BLOCK 240
REGISTERED PLAN 4-1617**
and
**PART OF BLOCKS 203 and 204
REGISTERED PLAN 4M-1653**
CITY OF OTTAWA
BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PROPERTY PIN: 043285555

APPLICATION NUMBER D07-12-24-0169
PLAN NUMBER: 19213

SITE PLAN

1 : 300



UNIT MIX		
Name	Area	Count
1 BED		
1 BEDROOM A1	690 ft²	16
1 BEDROOM A2	750 ft²	16
1 BEDROOM A3	670 ft²	16
1 BEDROOM A4	750 ft²	16
1 BEDROOM A4	790 ft²	8
1 BEDROOM A4	840 ft²	3
1 BEDROOM A5	710 ft²	8
1 BEDROOM A6	750 ft²	2
1 BEDROOM A6	760 ft²	2
		87

2 BED		
2 BEDROOM B1	1080 ft²	7
2 BEDROOM B1	1090 ft²	7
2 BEDROOM B1	1110 ft²	7
2 BEDROOM B2	1050 ft²	8
2 BEDROOM B3	990 ft²	4
2 BEDROOM B4	1080 ft²	3
		36

2 BED + DEN		
2 BEDROOM + DEN C1	1410 ft²	7
2 BEDROOM + DEN C2	1100 ft²	4
		11

3 BED		
3 BEDROOM D1	1100 ft²	7
		7
87 [62%]	1 BEDROOM	
47 [33%]	2 BEDROOM	141
7 [5%]	3 BEDROOM	

UNITS PER FLOOR	
Level	Count
SECOND FLOOR	18
THIRD FLOOR	18
FOURTH FLOOR	18
FIFTH FLOOR	18
SIXTH FLOOR	18
SEVENTH FLOOR	18
EIGHTH FLOOR	18
NINTH FLOOR	15
141	

AMENITY AREA

TOTAL	REQ'D 6sqm/UNIT (870sqm)	PROPOSED 1511
-------	--------------------------------	------------------

COMMUNAL	>50% TOTAL	561
DINING ROOM		144
LOUNGE/BISTRO BAR		169
GOLF		14
PET WASH		14
GYM		118
9TH FLOOR LOUNGE		70
LIBRARY		32
BALCONIES	N/A	950

Interior of Building contains enough Amenity Area that no exterior Amenity Area is needed

ZONING TABLE		
Provision	Required	Provided
Minimum Lot Area	No Minimum	7382 sqm
Minimum Lot Width	No Minimum	35.9m
Minimum Front Yard	3m	3.2m
Minimum Corner Side Yard	3m	3.2m
Minimum Interior Side Yard	3m	3.2m
Minimum Rear Yard	7.5m	45.1m
Maximum Building Height	18m	31m

REQUIRED & PROPOSED PARKING RATES
(ALL COMMERCIAL SPACES HAVE BEEN CALCULATED BASED OFF OF SHOPPING CENTRE REQUIREMENTS [3.6 SPACES / 100sqm GLA])

BUILDING B			
RESIDENTIAL	1 / UNIT	=	141
VISITOR	0.2 / UNIT	=	29
RETAIL	780 sqm / 100 x 3.6	=	28
*RETAIL TO BE REDUCED THROUGH MINOR VARIANCE			194

BARRIER-FREE PARKING			
(B.L. 2017-301)	REQUIRED:		PROVIDED:
BUILDING B	167-250:	7	7

SMALL SPACES
50% may be reduced if signed and >300mm from obstruction.

LOADING SPACES			
REQUIRED:			PROVIDED:
BUILDING B	0 FOR 1000-1999sqm	[878sqm]	0
		[3m wide Loading & Drop-off Area Provided]	

BICYCLES

RESIDENTIAL		
0.5 PER UNIT	71	71
RETAIL		
1/250sqm GFA	4	4

TOTAL 76 (40 EXTERIOR, 36 UNDERGROUND WITHIN THE 36 TENANT STORAGE LOCKERS)

PARKING SCHEDULE		
Type	Mark	Count

BUILDING B		
GARAGE P2		
Std Space 2600x5200	R	43
Small Space 2400x4600	Rs	2
Small Space 2400x5200	Rs	1
Small Space 2600x4600	Rs	6

GARAGE P1		
Std Space 2600x5200	R	42
Small Space 2400x4600	Rs	2
Small Space 2400x5200	Rs	1
Small Space 2600x4600	Rs	6

GROUND FLOOR		
Std Space 2600x5200	C	24
Std Space 2600x5200	R	38
BF Space Type A 3400x5200	V	3
BF Space Type B 2400x5200	V	4
Std Space 2600x5200	V	22
		194

EXISTING A&D		
GROUND FLOOR		
BF Space Type A 3400x5200	C	3
BF Space Type B 2400x5200	C	3
Std Space 2600x5200	C	154
		160

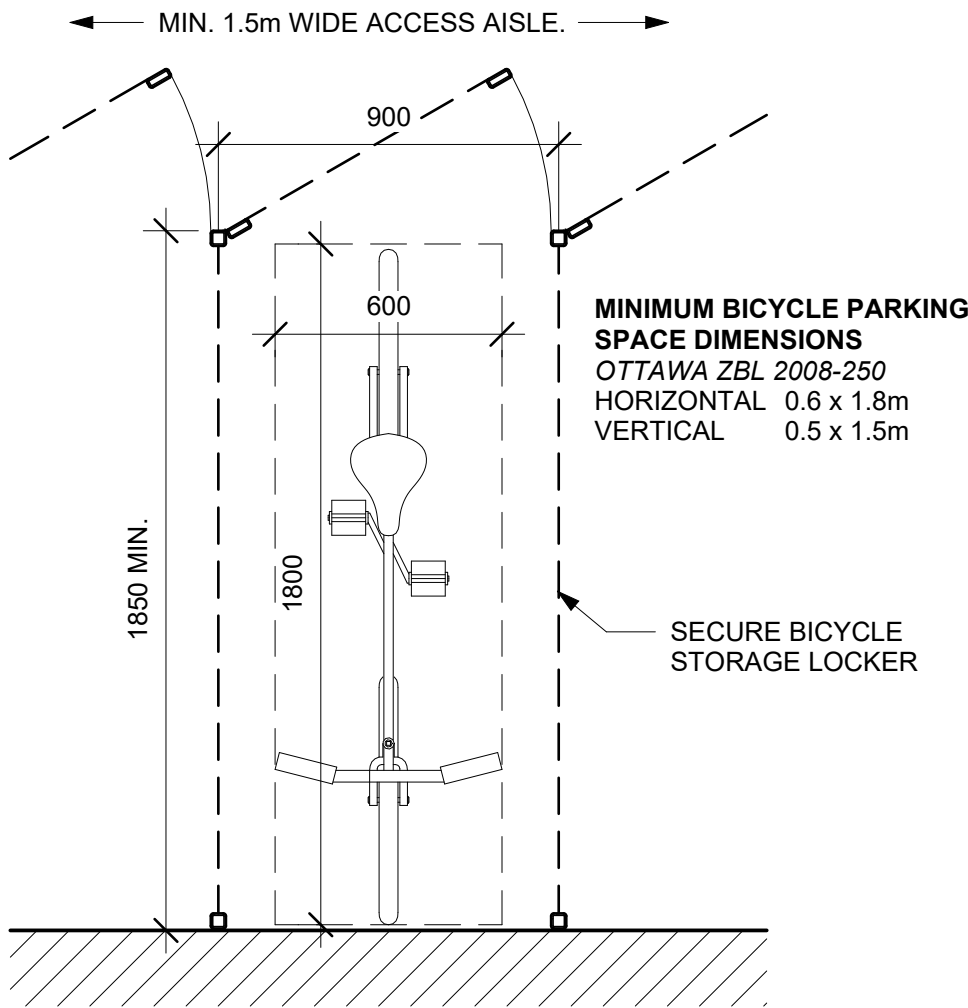
FUTURE C		
GROUND FLOOR		
BF Space Type A 3400x5200	C	1
Std Space 2600x5200	C	32
		33
		387

BICYCLE SCHEDULE	
Type	Count

GARAGE P2	
Bicycle Space, Horizontal	16

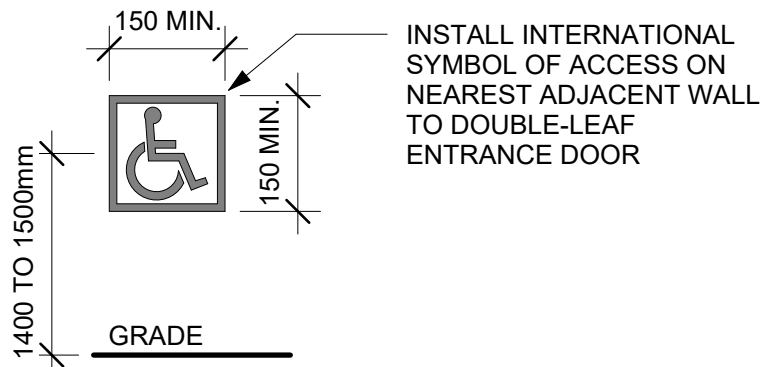
GARAGE P1	
Bicycle Space, Horizontal	20

GROUND FLOOR	
Bicycle Space, Horizontal	40
76	



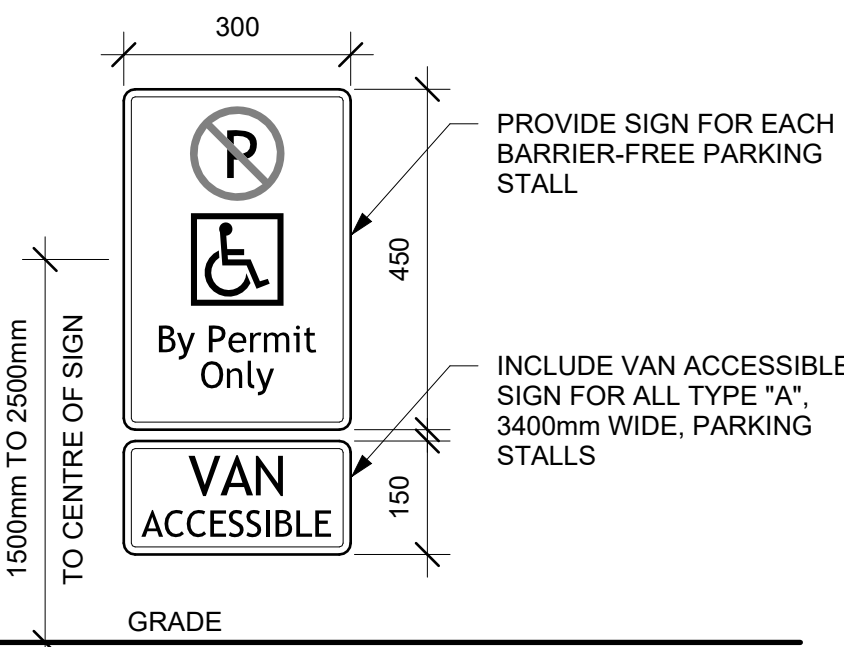
BICYCLE STORAGE

1 : 20



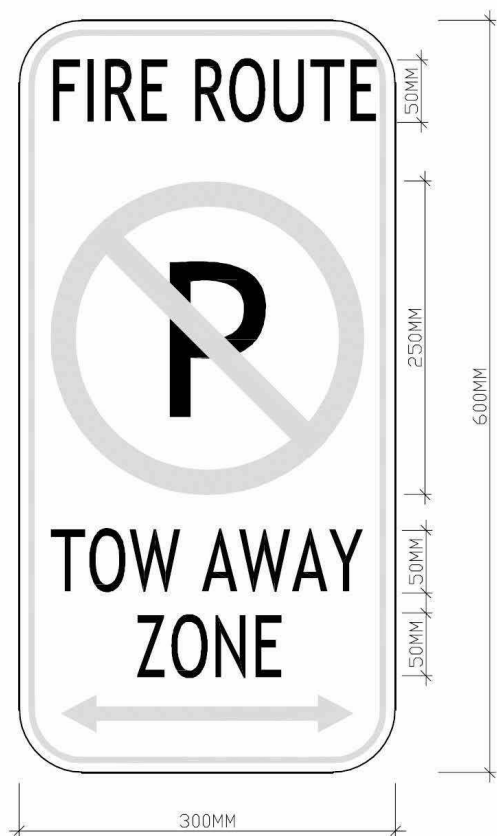
INTERNATIONAL SYMBOL OF ACCESS

1 : 100



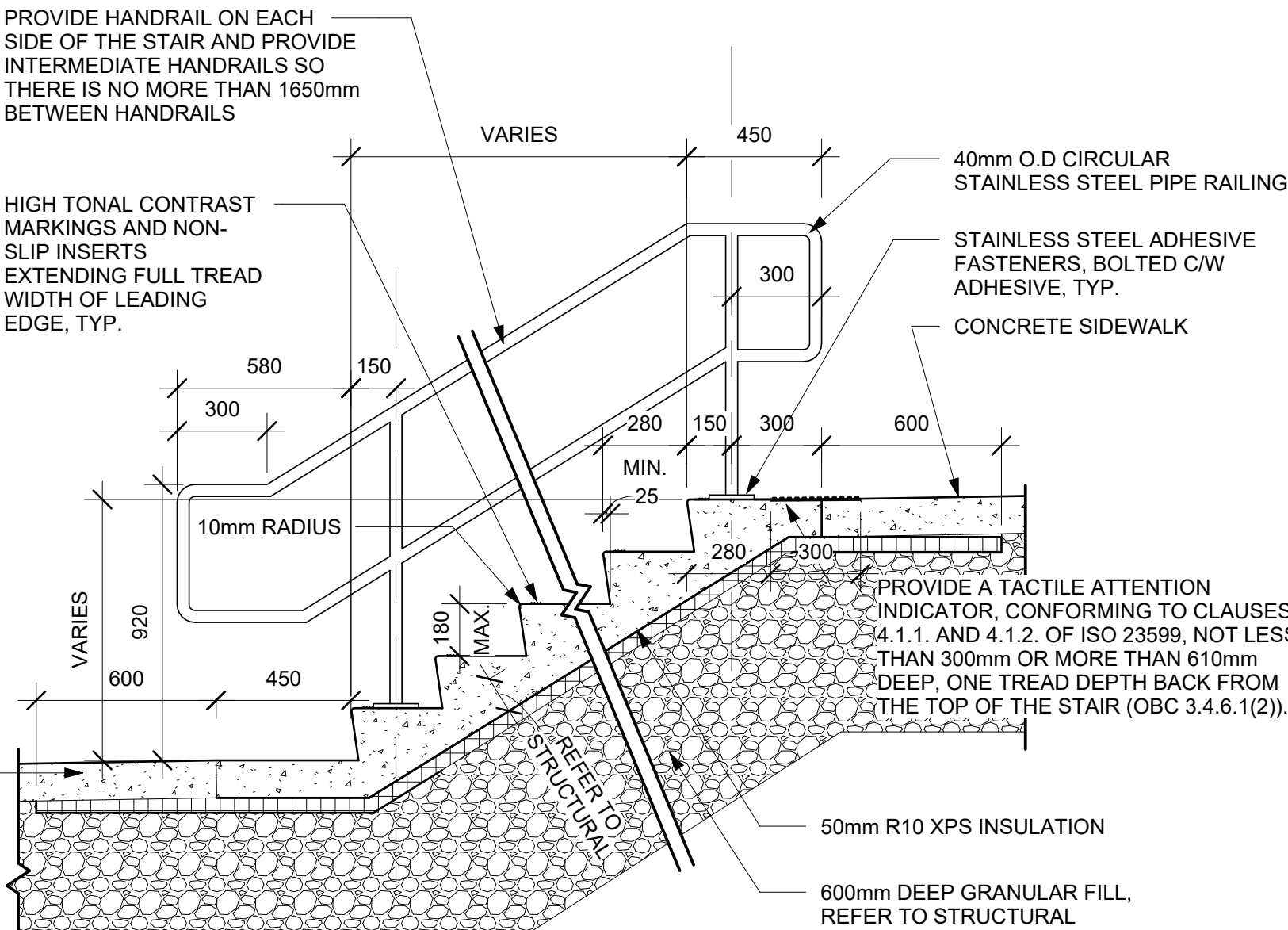
BARRIER FREE SIGNAGE

1 : 10



DESIGNATED FIRE ACCESS ROUTES, FIRE ROUTE SIGNS:

- FIRE ROUTES SIGNS SHALL BE PERMANENTLY MOUNTED ON A RIGID SIGN POST OR POLE.
- BE ERRECTED AT A HEIGHT OF BETWEEN 1.9 AND 2.5 METERS AS MEASURED FROM THE TRAVELED SURFACE OF THE FIRE ROUTE TO THE BOTTOM EDGE OF THE SIGN;
- BE INSTALLED AT A DISTANCE OF 0.3 AND 3 METERS FROM THE TRAVELED EDGES OF THE FIRE ROUTE; AND
- BE INSTALLED ALONG THE FIRE ROUTE AT INTERVALS NO GREATER THAN 30 METERS OR AT SUCH OTHER INTERVALS, APPROVED BY THE CHIEF FIRE OFFICIAL, AS MAY BE REQUIRED TO CLEARLY IDENTIFY THE ROUTE.
- THE DIRECTIONAL ARROWHEADS MAY BE DELETED EITHER LEFT OR RIGHT TO INDICATE THE BOUNDARIES OF THE FIRE ROUTE.



EXTERIOR STAIRS

1 : 20

FIRE ACCESS ROUTE SIGNAGE

1 : 10

APPLICATION NUMBER D07-12-24-0169
PLAN NUMBER: 19213

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Revisions		
Revision Number	Revision Date	Revision Description

3	2025-02-24	MINOR VARIANCE r1b
4	2025-03-07	SITE PLAN CONTROL r1
5	2025-04-24	SITE PLAN CONTROL r2

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Stamp

Alexander Wilson
ARCHITECTS
ALEXANDER WILSON
LICENCE
5482

Project

155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

Drawing

SITE DETAILS

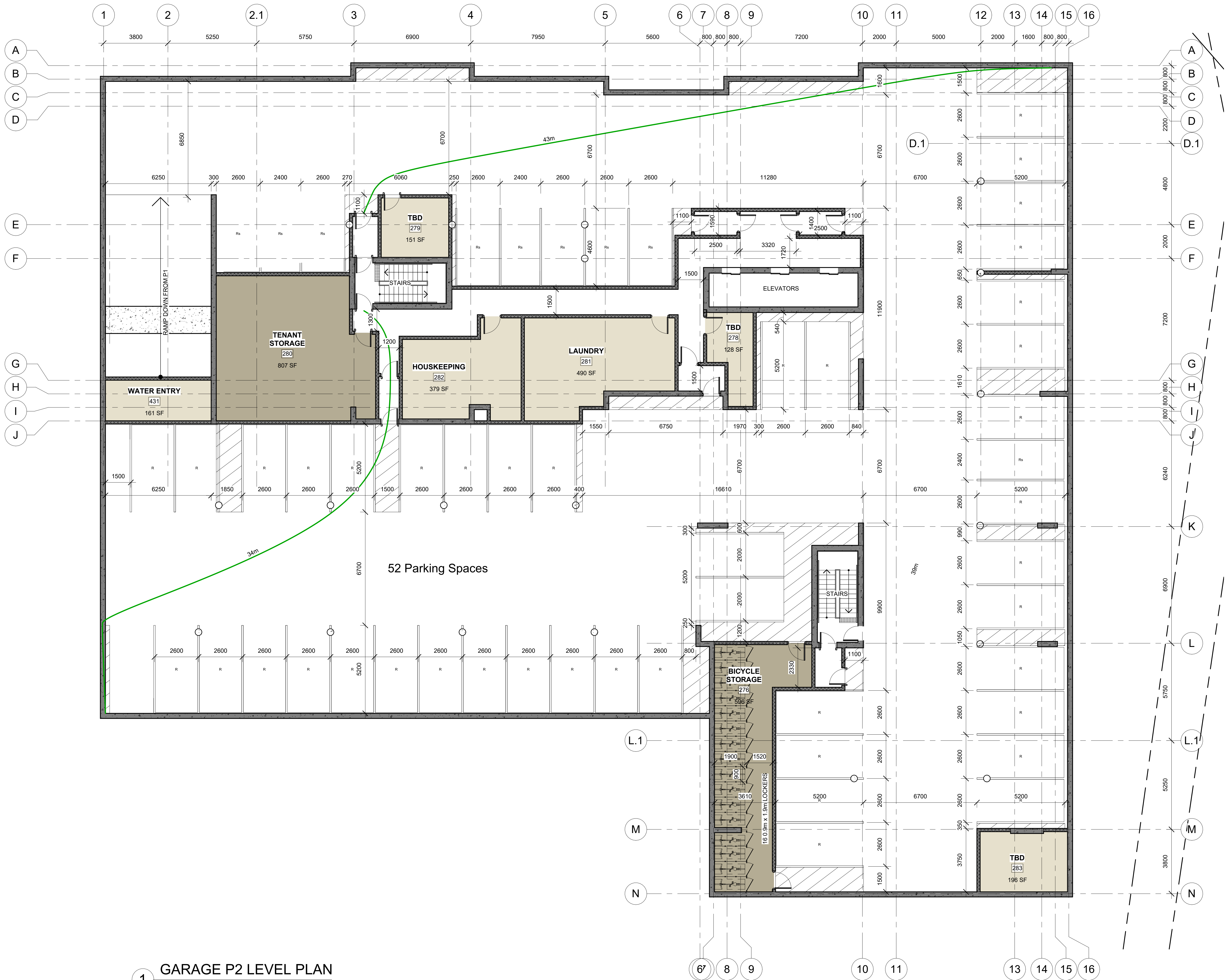
Drawn By	Checked By
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Scale	As indicated	Date	2025-04-25 11:03:15 AM
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Project No.	2330	Revision	5
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Drawing No. A011

1:1



1 GARAGE P2 LEVEL PLAN
1 : 100

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155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

Drawing

PARKING P2

Drawn By

Checked By

Scale

1 : 100

Date

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Project No.

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Revision

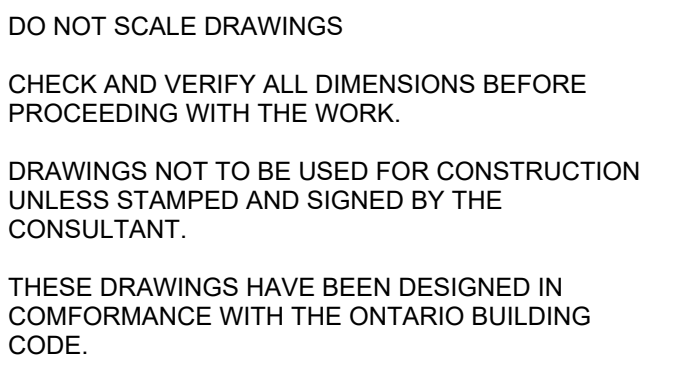
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Drawing No.

A100

APPLICATION NUMBER D07-12-24-0169
PLAN NUMBER: 19213

11



2	2024-12-09	MINOR VARIANCE r1
3	2025-02-24	MINOR VARIANCE r1b
4	2025-03-07	SITE PLAN CONTROL r1
5	2025-04-24	SITE PLAN CONTROL r2

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Project
155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

PARKING P1

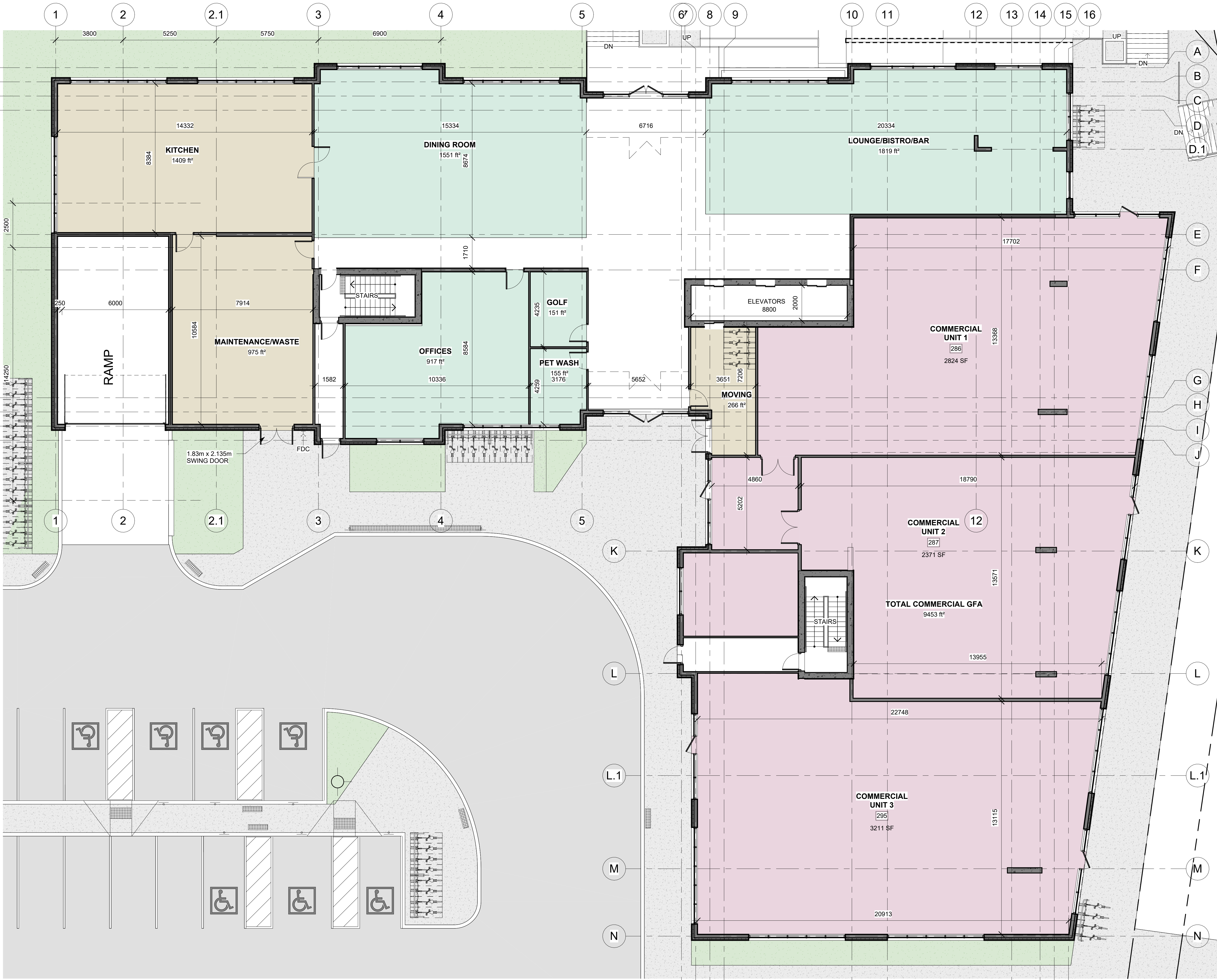
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APPLICATION NUMBER D07-12-24-0169
PLAN NUMBER: 19213

1:1

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4	2025-03-07	SITE PLAN CONTROL r1
5	2025-04-24	SITE PLAN CONTROL r2



1 GROUND FLOOR PLAN
1 : 100



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Project

155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

Drawing

GROUND FLOOR PLAN

Drawn By	Checked By
Scale	1 : 100
Date	2025-04-25 11:03:23 AM
Project No.	2330
Revision	5
Drawing No.	A102

APPLICATION NUMBER D07-12-24-0169
PLAN NUMBER: 19213

1:1

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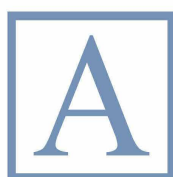
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4	2025-03-07	SITE PLAN CONTROL r1
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87 [63%] 1 BEDROOM
52 [37%] 2 BEDROOM



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155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

Drawing

SECOND FLOOR PLAN

Drawn By

Checked By

Scale

1 : 100

Date

2025-04-25 11:03:27 AM

Project No.

2330

Revision

5

Drawing No.

A103

APPLICATION NUMBER D07-12-24-0169
PLAN NUMBER: 19213

1:1

1 SECOND FLOOR PLAN
1 : 100

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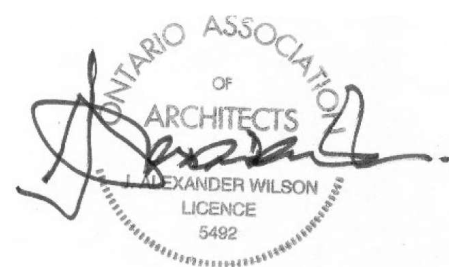
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Project

155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

Drawing

THIRD TO FIFTH FLOOR
PLAN

Drawn By

Checked By

Scale

1 : 100

Date

2025-04-25 11:03:31 AM

Project No.

2330

Revision

5

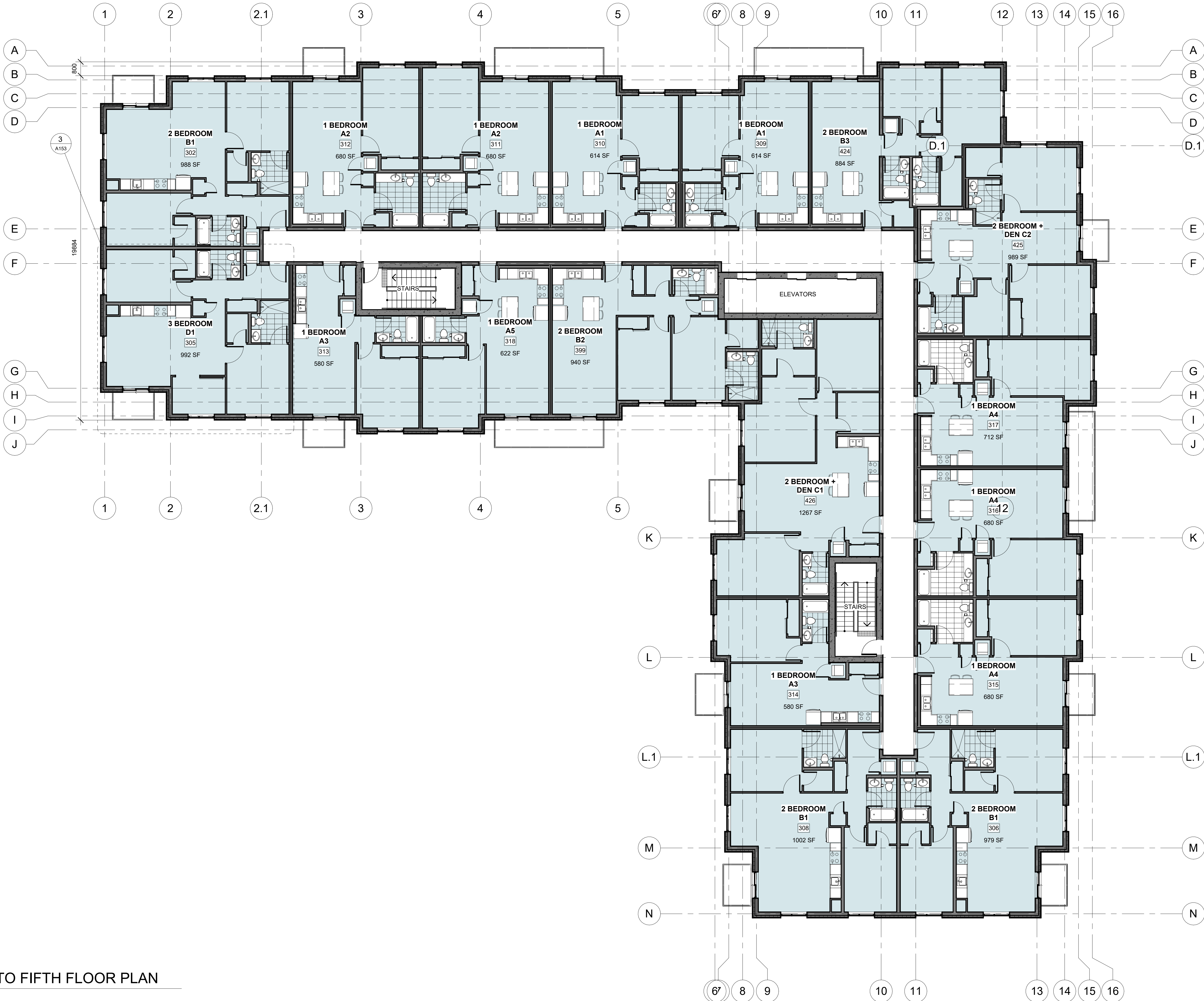
Drawing No.

A104

APPLICATION NUMBER D07-12-24-0169
PLAN NUMBER: 19213

1:1

1 THIRD TO FIFTH FLOOR PLAN
1 : 100



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Project

155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

Drawing

SIXTH FLOOR PLAN

Drawn By

Checked By

Scale

1 : 100

Date

2025-04-25 11:03:36 AM

Project No.

2330

Revision

5

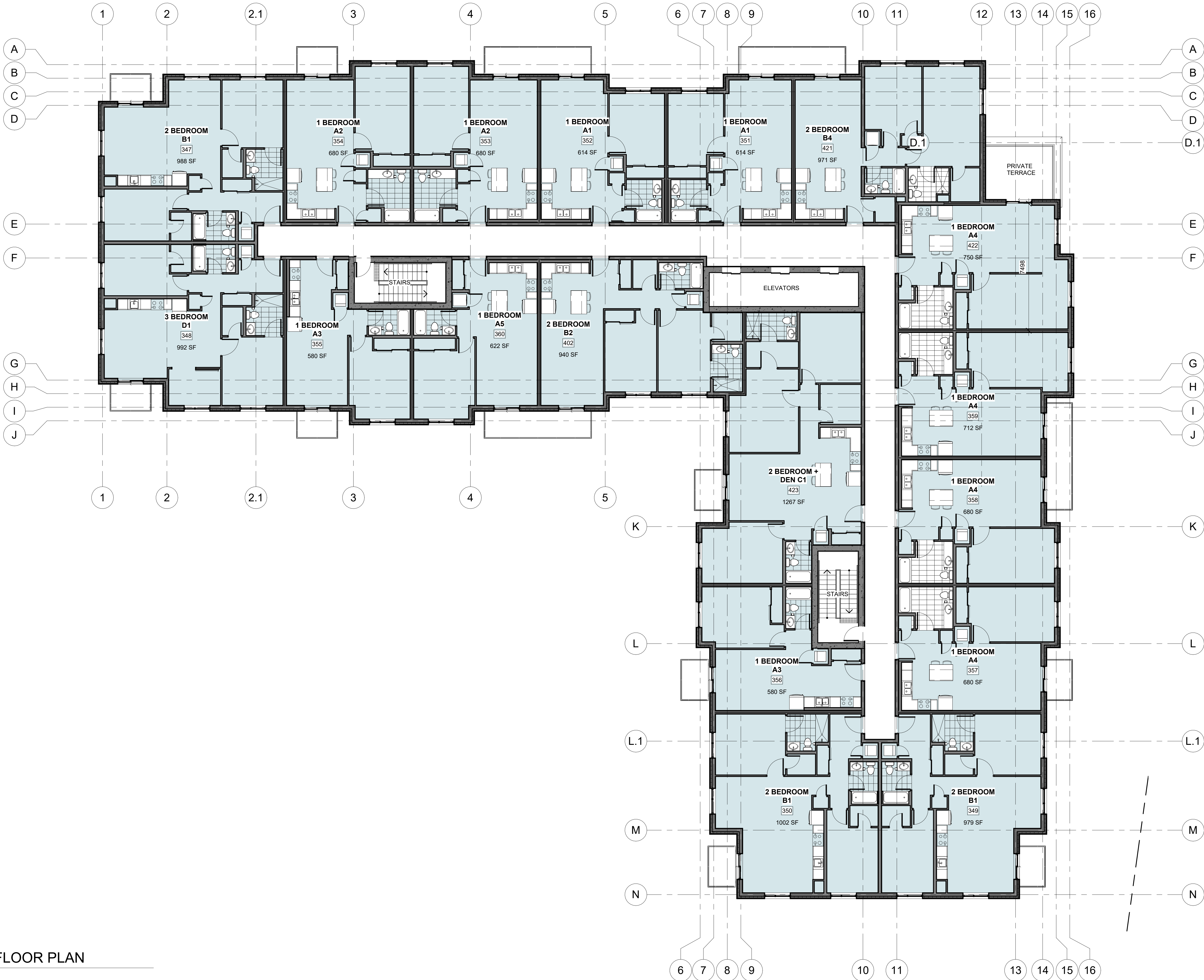
Drawing No.

A107

APPLICATION NUMBER D07-12-24-0169
PLAN NUMBER: 19213

1:1

1 SIXTH FLOOR PLAN
1 : 100



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Project

155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

Drawing

SEVENTH & EIGHTH
FLOOR PLAN

Drawn By

Checked By

Scale

1 : 100

Date

2025-04-25 11:03:40 AM

Project No.

2330

Revision

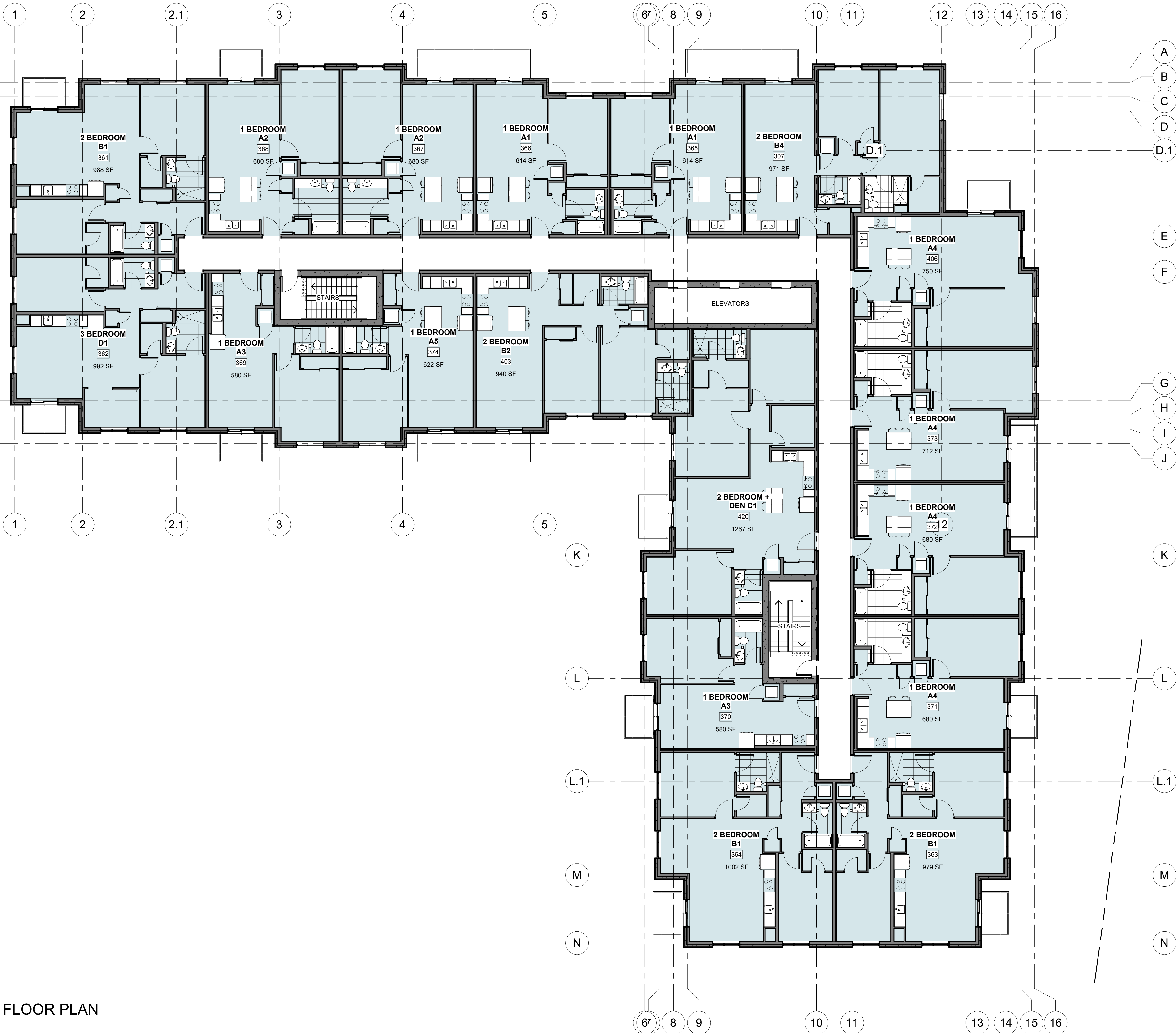
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Drawing No.

A108

APPLICATION NUMBER D07-12-24-0169
PLAN NUMBER: 19213

1:1



SEVENTH & EIGHTH FLOOR PLAN

1 : 100

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Project

155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

Drawing

NINTH FLOOR PLAN

Drawn By

Checked By

Scale

1 : 100

Date

2025-04-25 11:03:44 AM

Project No.

2330

Revision

5

Drawing No.

A110

APPLICATION NUMBER D07-12-24-0169
PLAN NUMBER: 19213

1:1

1 NINTH FLOOR PLAN
1 : 100



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Project

155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

Drawing

ROOF LEVEL PLAN

Drawn By

Checked By

Scale

1 : 100

Date

2025-04-25 11:03:46 AM

Project No.

2330

Revision

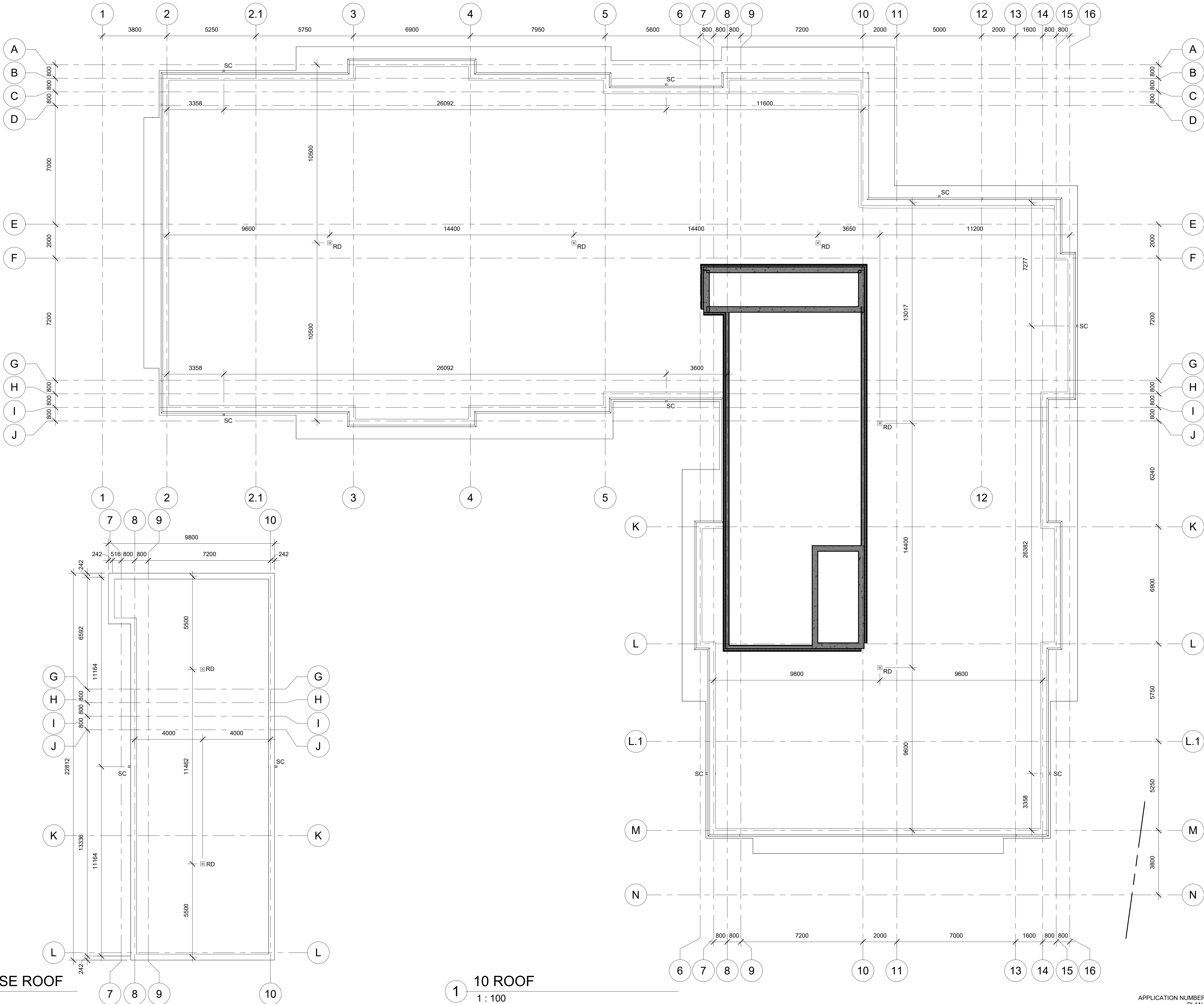
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Drawing No.

A111

APPLICATION NUMBER D07-12-24-0169
PLAN NUMBER: 19213

11

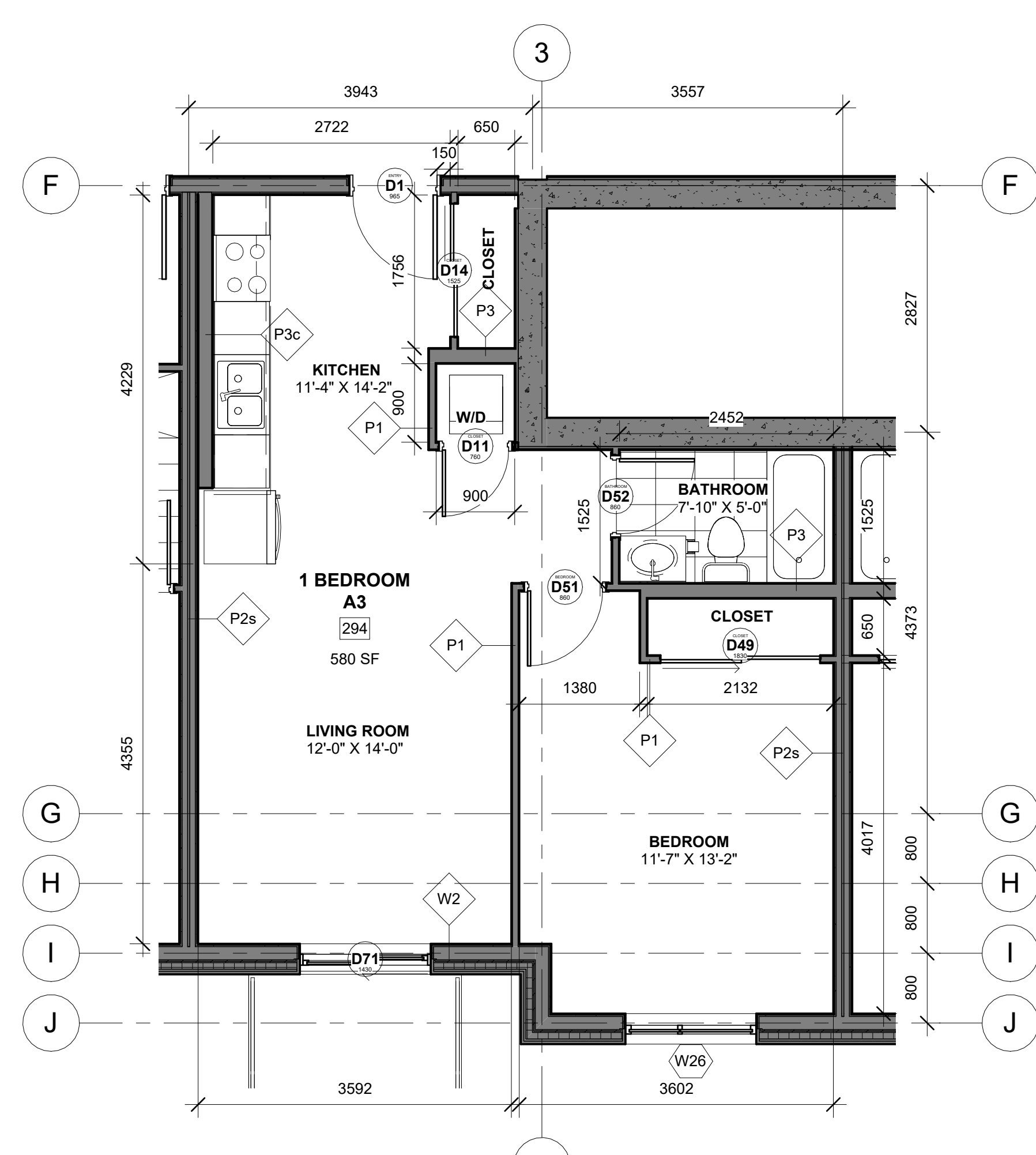
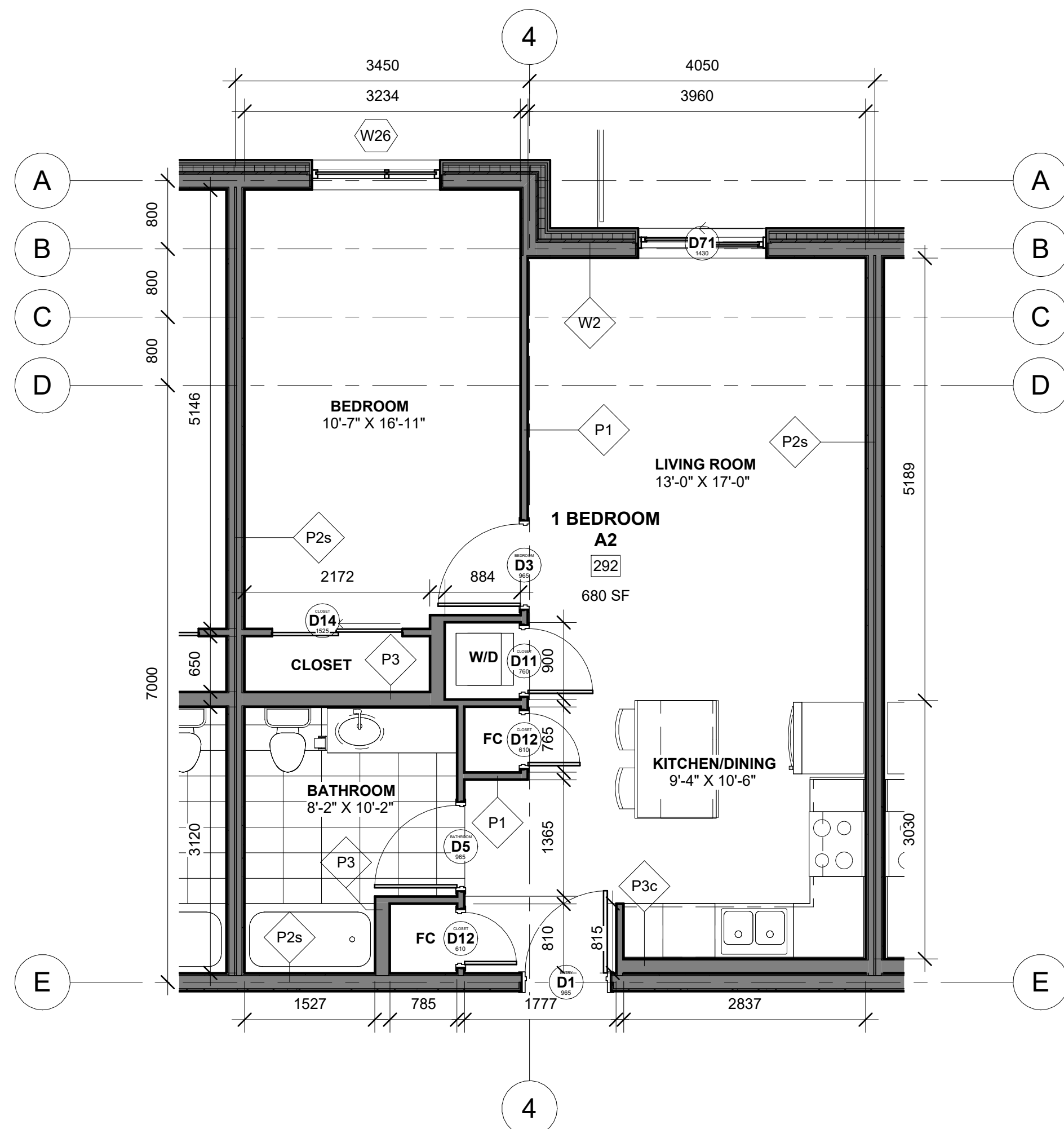
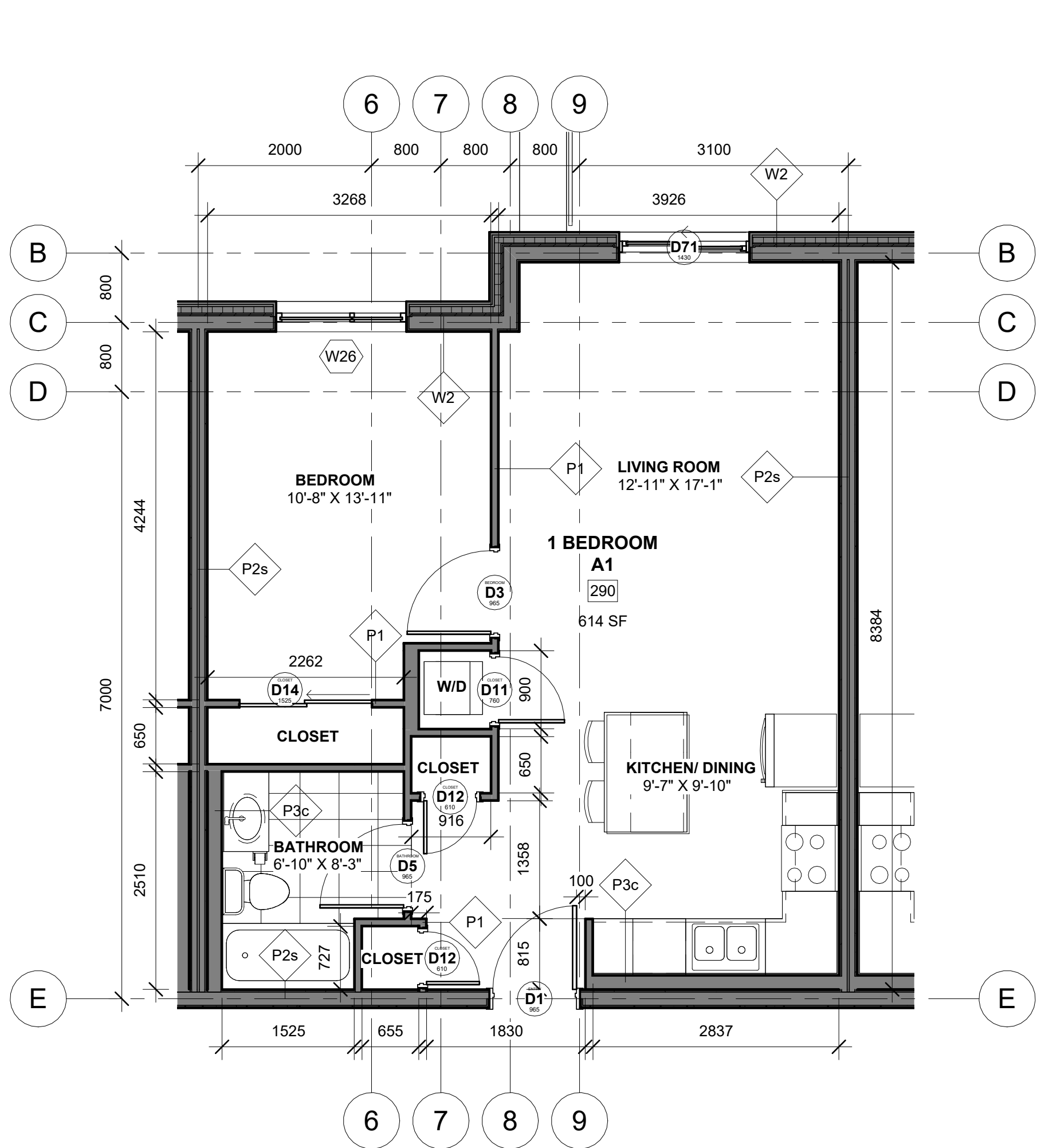


PENTHOUSE ROOF

10 ROOF

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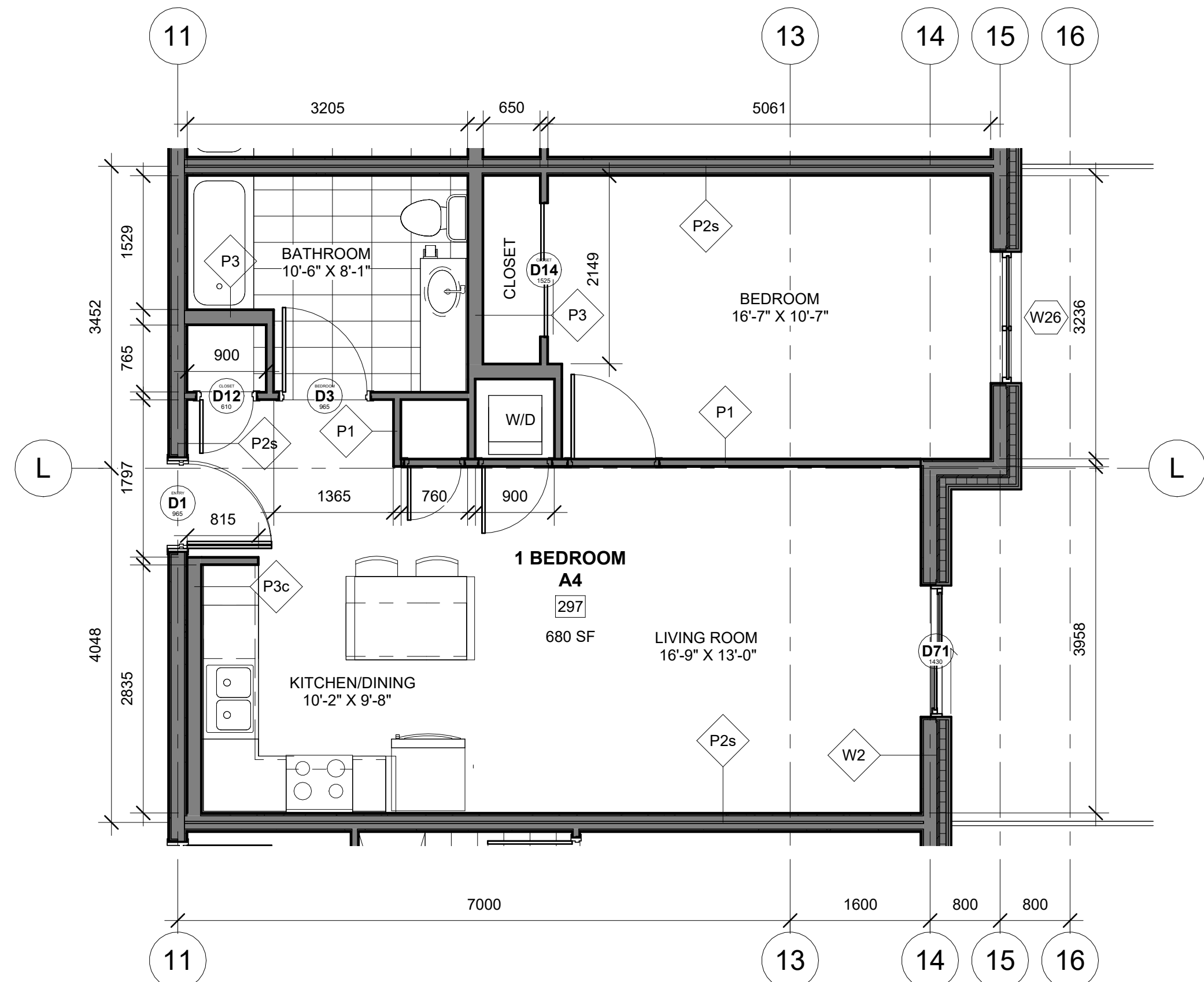
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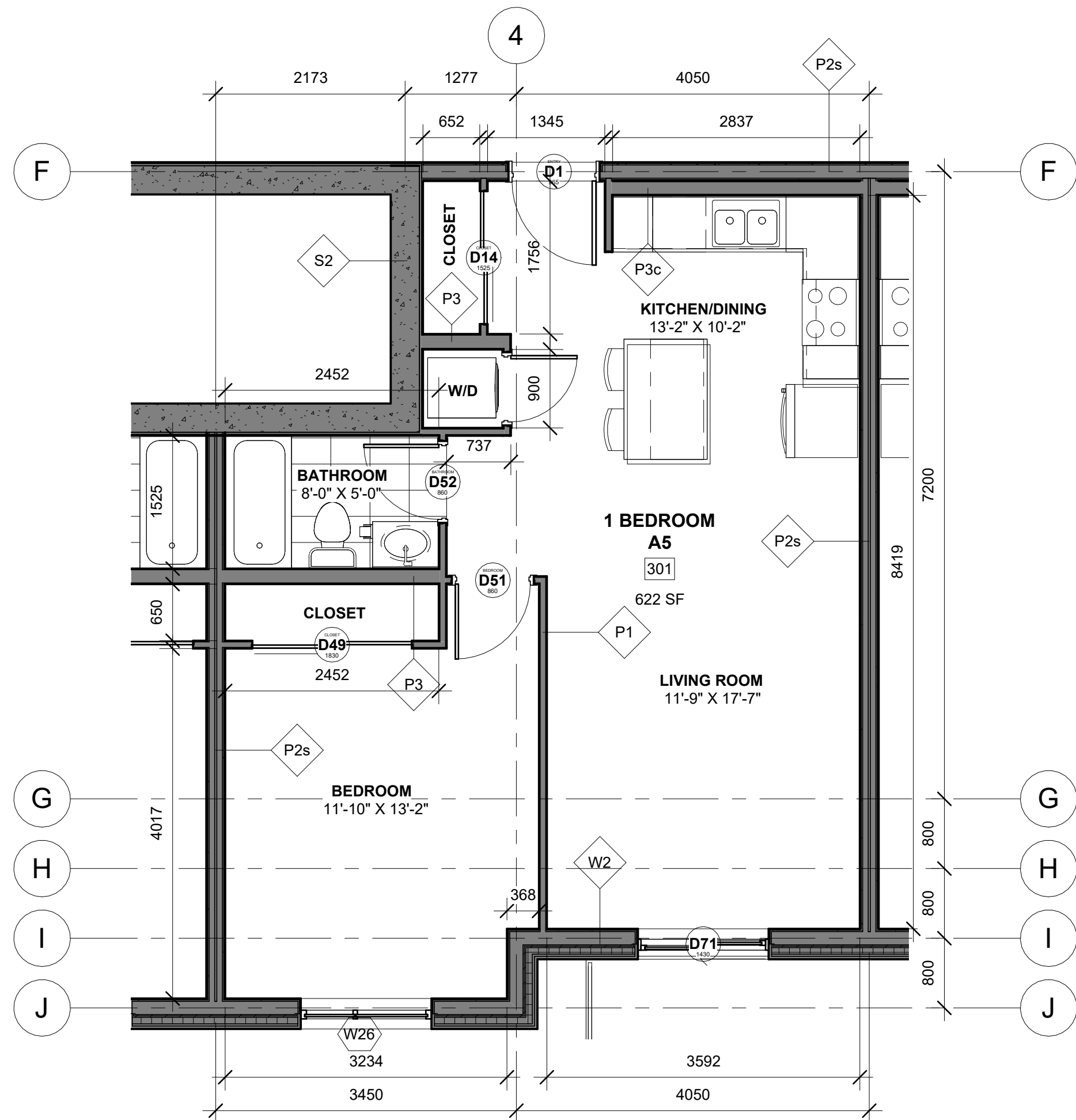
1 Unit Type A1
1 : 50

2 Unit Type A2
1 : 50

3 Unit Type A3
1 : 50



4 Unit Type A4
1 : 50



5 Unit Type A5
1 : 50

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Revisions		
Revision Number	Revision Date	Revision Description
1	2024-02-20	MINOR VARIANCE
2	2024-12-09	MINOR VARIANCE r1
3	2025-02-24	MINOR VARIANCE r1b
4	2025-03-07	SITE PLAN CONTROL r1
5	2025-04-24	SITE PLAN CONTROL r2

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Stamp

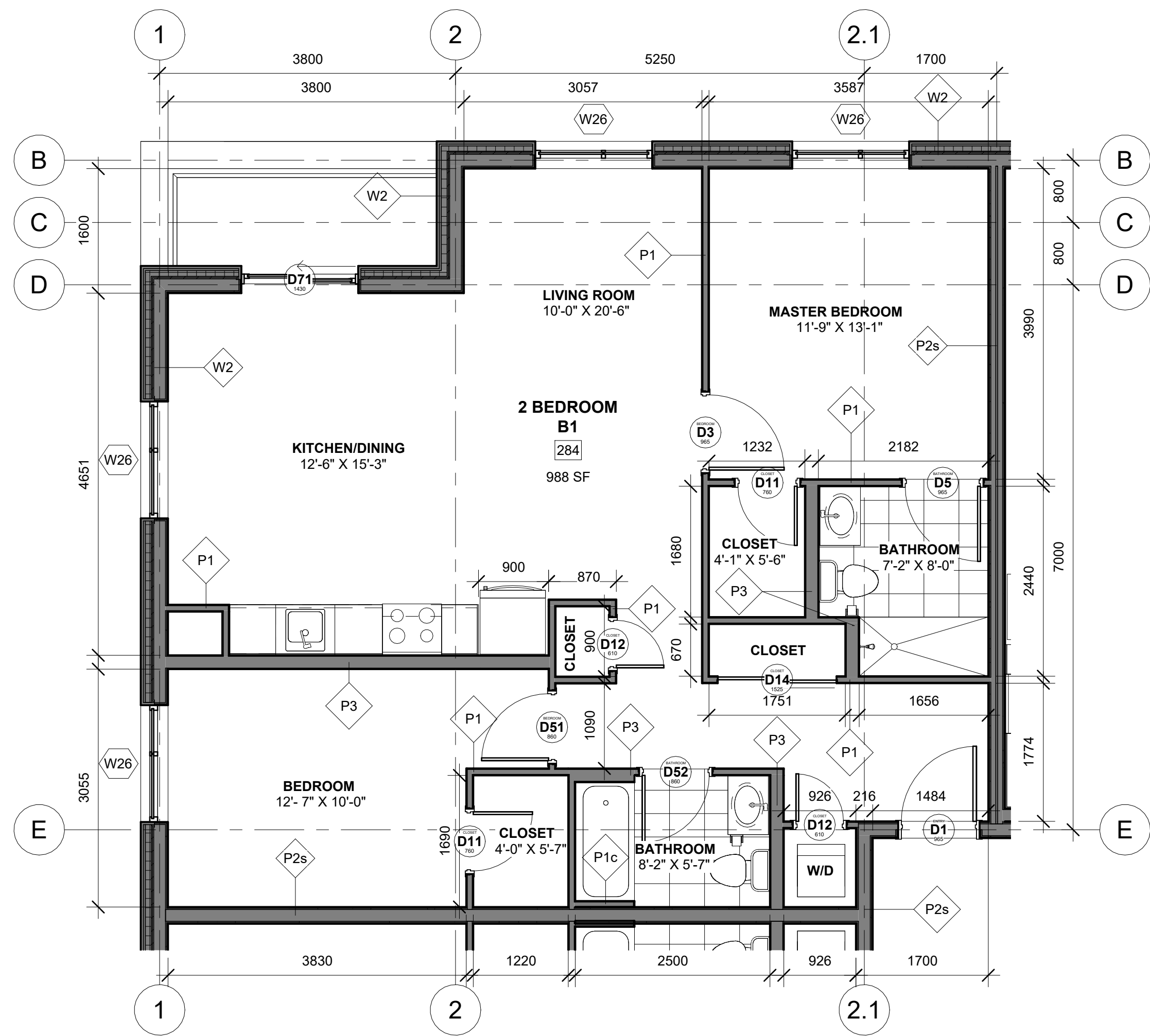
Stamp
ALEXANDER WILSON
ARCHITECTS
ALEXANDER WILSON
LICENCE
5482

Project
155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

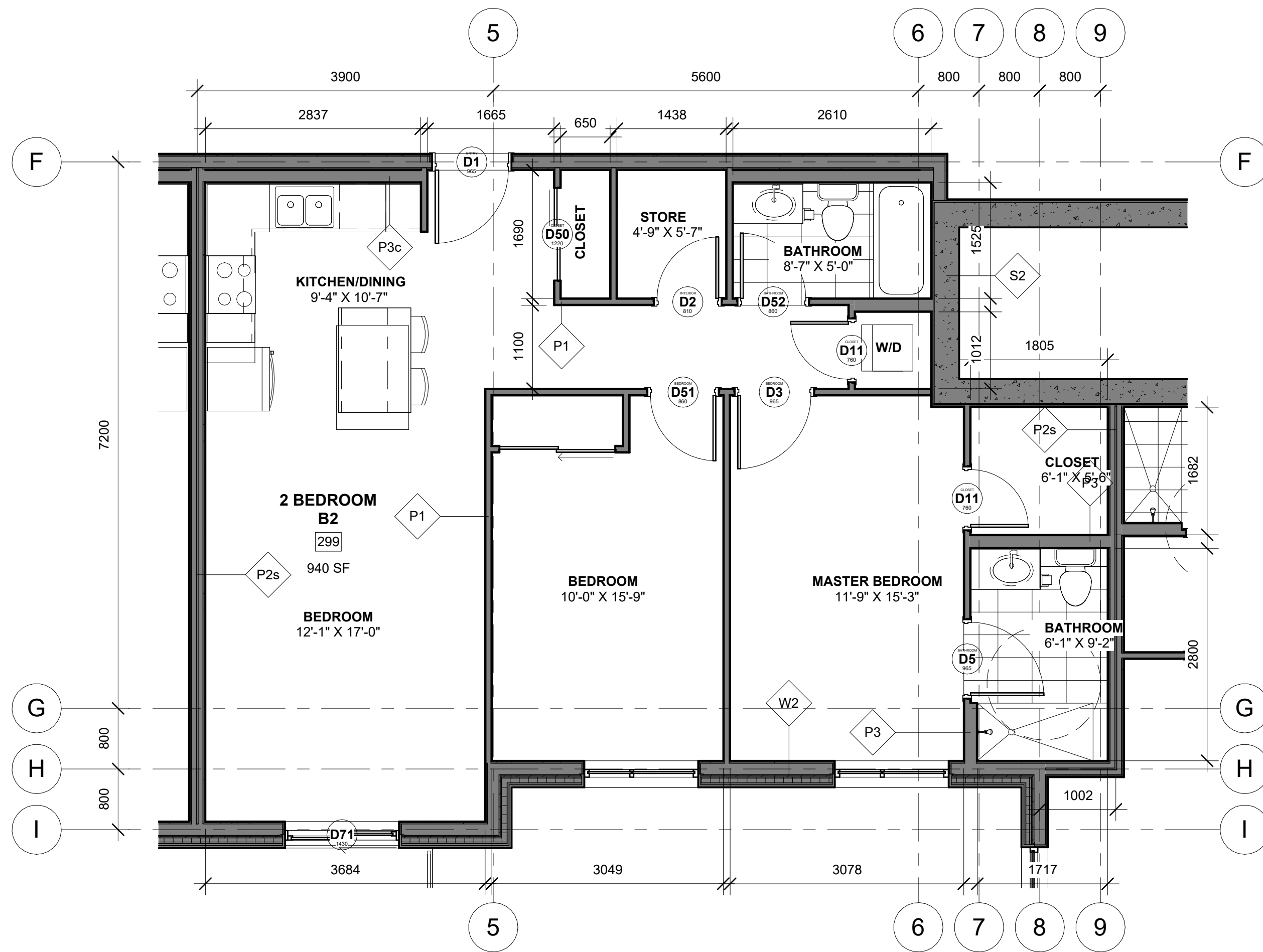
Drawing

TYPICAL 1 BEDROOM
UNIT PLANS

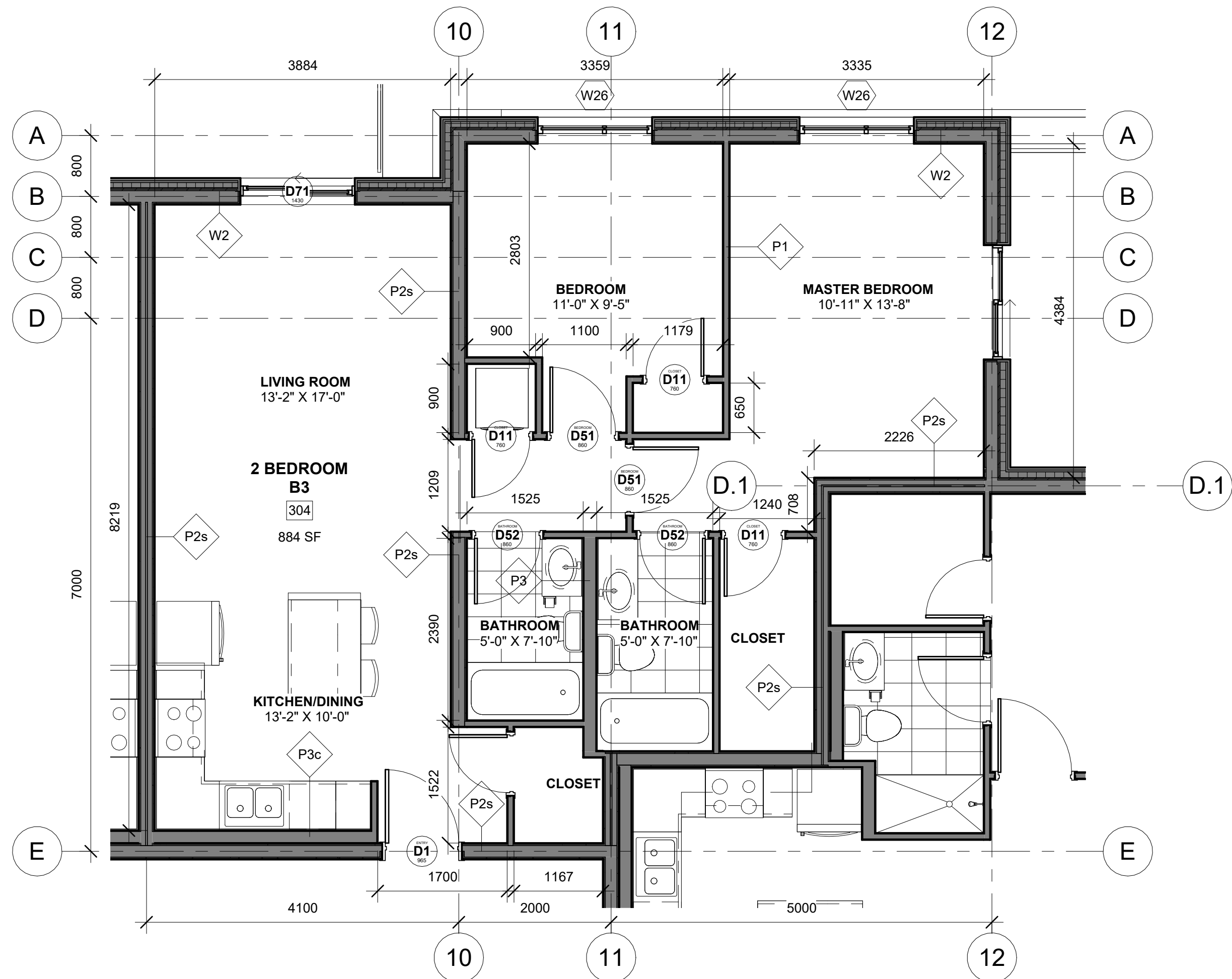
Drawn By	Checked By
Scale	1 : 50
Project No.	2330
Drawing No.	A151
Date	2025-04-25 11:03:50 AM
Revision	5



1 Unit Type B1
1 : 50



2 Unit Type B2
1 : 50



3 Unit Type B3
1 : 50

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Revisions		
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Kingston Ontario, K7L 2L1
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Stamp

Alexander Wilson
ARCHITECTS
ALEXANDER WILSON
LICENCE
5462

Project
155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

Drawing

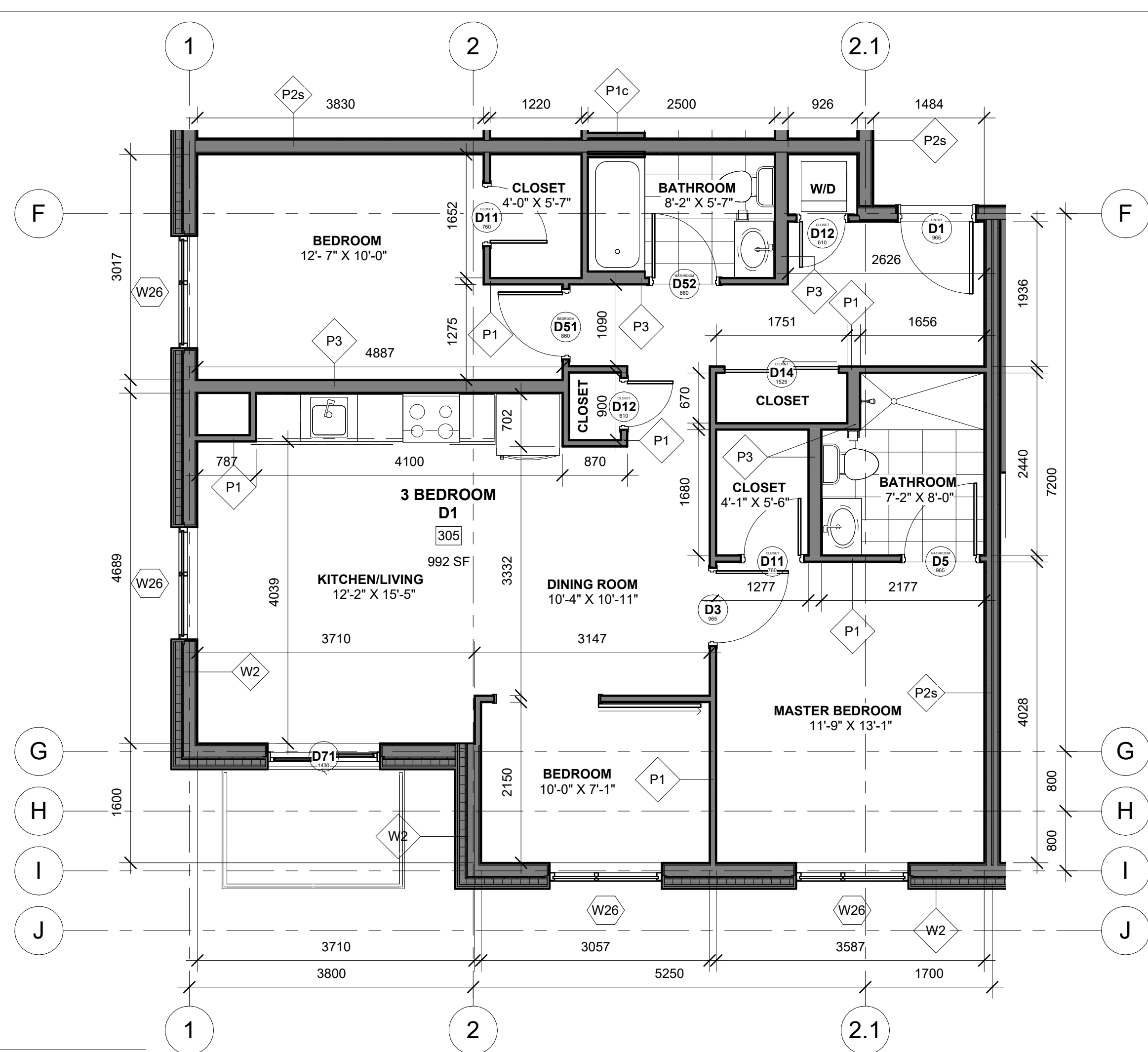
TYPICAL 2 BEDROOM
UNIT PLANS

Drawn By Checked By

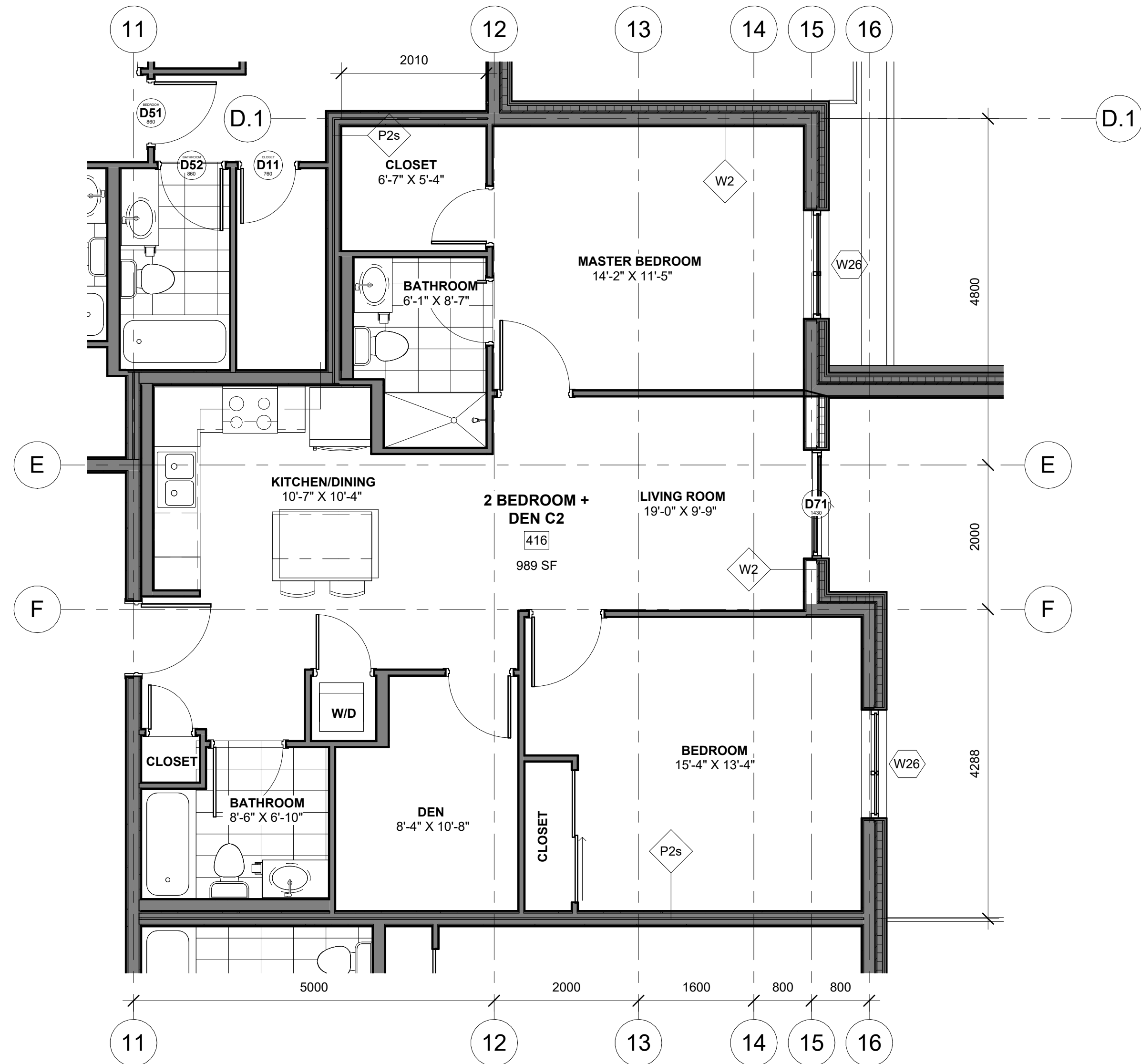
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Project No. 2330 Revision 5

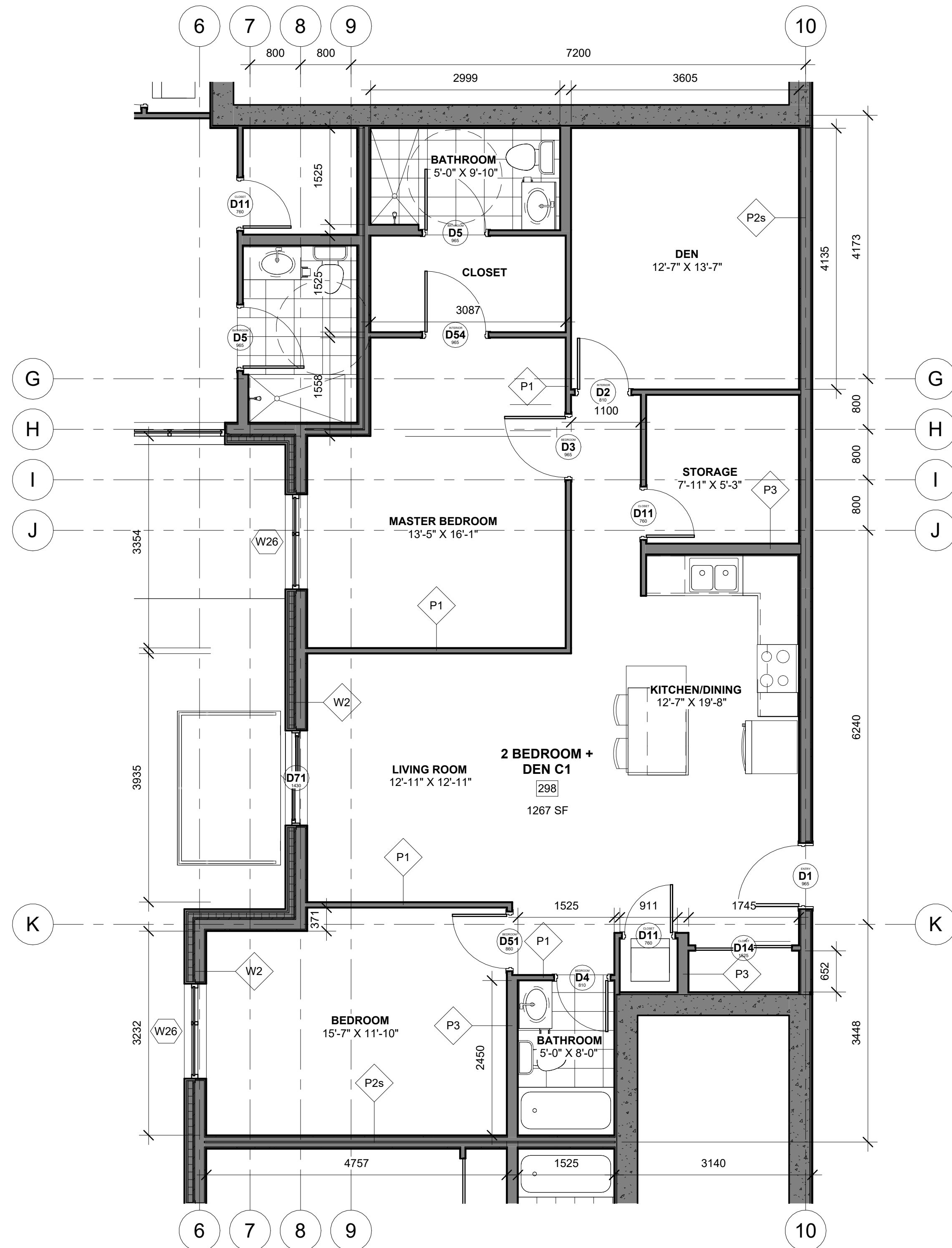
Drawing No. A152



3 Unit Type D1
1 : 50



2 Unit Type C2
1 : 50



1 Unit Type C1
1 : 50

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103-20 Gore Street
Kingston Ontario, K7L 2L1
t: 613.545.3744 ext 213
f: 613.545.1411

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Alexander Wilson
ARCHITECTS
ALEXANDER WILSON
LICENCE
54892

Project
155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

Drawing

TYPICAL 2 & 3 BEDROOM
UNIT PLANS

Drawn By	Checked By
Scale	1 : 50
Project No.	2330
Drawing No.	A153

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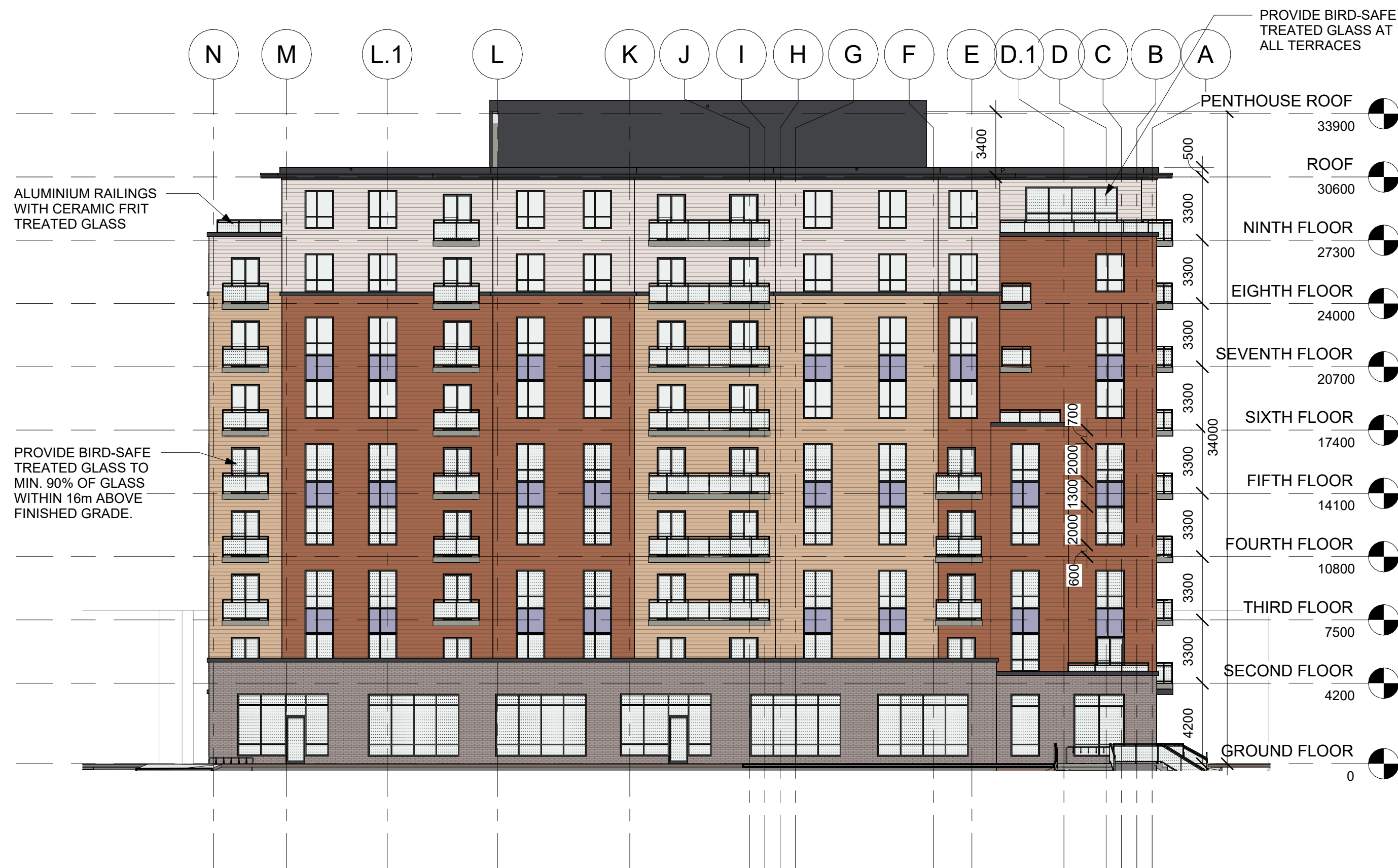
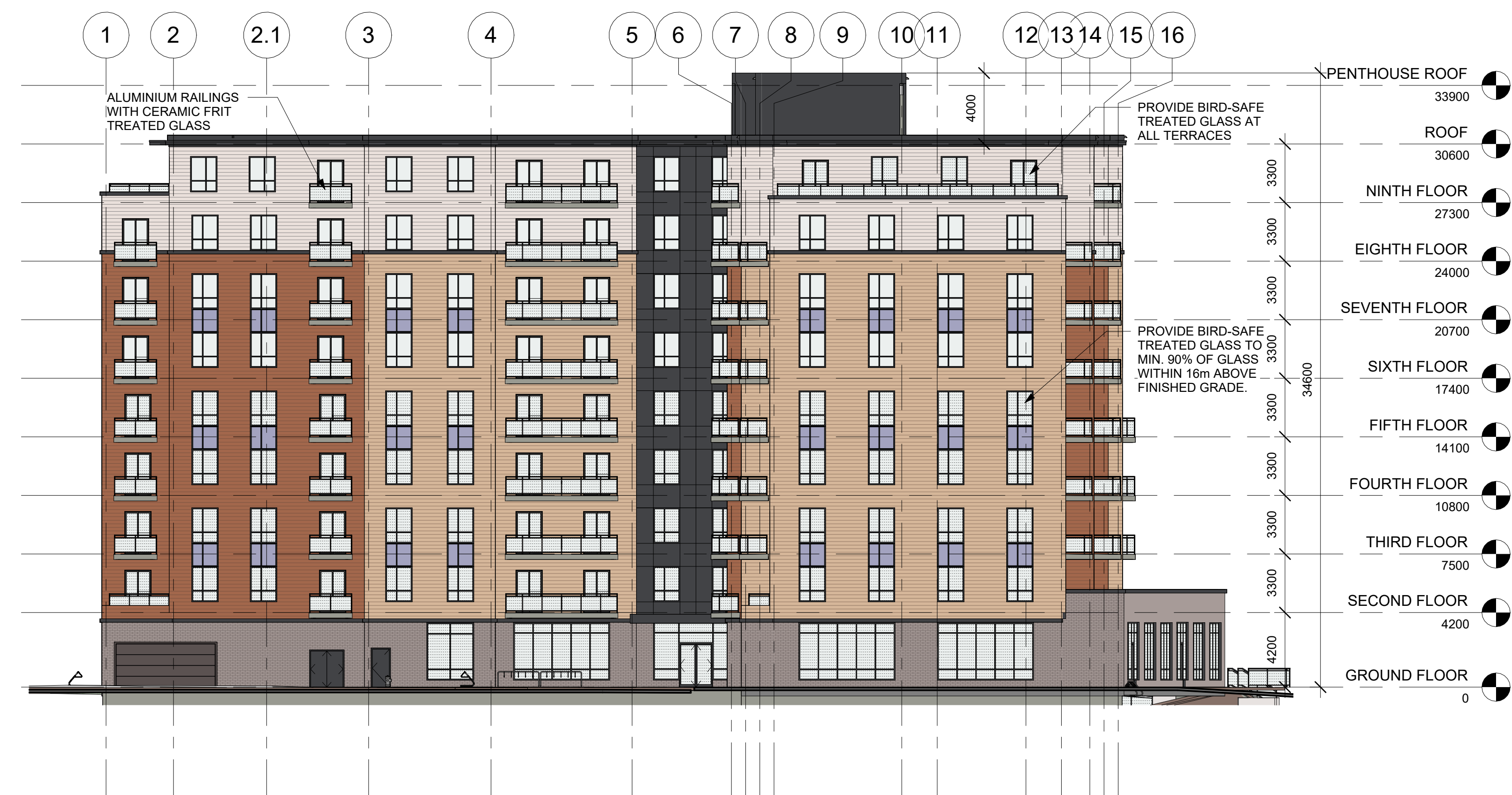
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Project

155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

Drawing

ELEVATIONS

Drawn By

Checked By

Scale

1 : 200

Date

2025-04-25 11:04:33 AM

Project No.

2330

Revision

5

Drawing No.

A400

APPLICATION NUMBER D07-12-24-0169
PLAN NUMBER: 19213

1:1



2 PERSPECTIVE - FROM SOUTH-WEST



1 PERSPECTIVE - FROM NORTH-EAST

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Project
**155 DUN SKIPPER DRIVE
SENIORS APARTMENTS**

Drawing

PERSPECTIVE

Drawn By	Checked By
Scale	Date 2025-04-25 11:07:16 AM
Project No. 2330	Revision 5
Drawing No.	A401