

ARGYLE AVENUE

33593

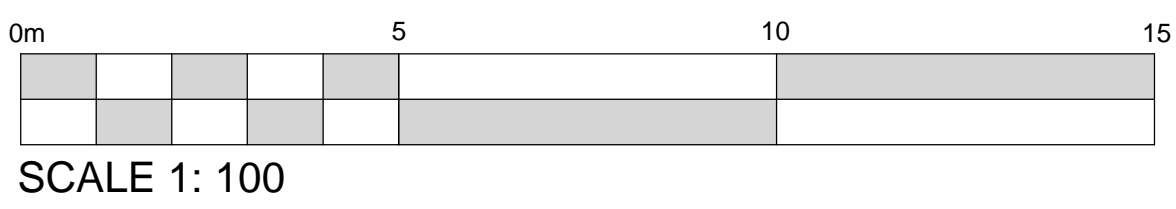
FRONT YARD SETBACK 3.0m

PROPOSED  
21 STOREY,  
65 m HEIGHT  
RENTAL BUILDING

LOADING DRIVEWAY  
REVERSE IN, DRIVE OUT

SIDE YARD SETBACK 3.0m

REAR YARD SETBACK 7.5m



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 LANDSCAPE BARRIER
- 3 EXTENT OF MECHANICAL PENTHOUSE
- 4 OUTLINE OF EXISTING BUILDING (HERITAGE FACADE TO BE REINSTATED EAST)
- 5 EXTENT OF GROUND FLOOR
- 6 EXISTING SIGN (TO BE REMOVED)

PROJECT INFORMATION

For 100 Argyle Avenue  
ZONING: GM5(e8) F2 (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.	65 m
Front Yard Setback	3 m min.	3.64 m
Interior Side Yard Setback	3 m min.	3 m
Rear Yard Setback	7.5 m min.	7.6 m
Landscape Area Width (Abutting a Street)	3 m min.	3.64 m
Landscape Area Width (Other Instances)	0 m min.	0 m
Amenity Space	6 sq. m. x 156 units = 936 sq. m.	Ground Floor Lobby (Interior) 105 sq. m. Level 2 (Interior) 105 sq. m. Level 4 (Interior) 163 sq. m. Level 4 (Exterior) 195 sq. m. Private Balconies 545 sq. m. Total = 1133 sq. m.
Minimum Vehicular Parking Spaces	72 Residential (0.5 per unit after 12) 14 Visitor (0.1 per unit after 12) 86 Total	72 2 74
Minimum Accessible Vehicular Parking Spaces (Traffic and Parking By-law No. 2017-301 C)	1	4
Drive Aisle Width - parking lot	6.7 m	6.72 m
Drive Aisle Width - parking garage	6 m	6 m
Minimum Loading Spaces	0	0
Minimum Bicycle Parking Spaces	78 Residential (0.5 per unit)	34 (Exterior) 118 (Interior)
Storage Lockers	0	34

Building Statistics

Gross Floor Areas (City of Ottawa Zoning By-law Definition)	0 sq. m. / 0 sq. ft.
Parking Levels	0 sq. m. / 0 sq. ft.
Ground Level	0 sq. m. / 0 sq. ft.
2nd Level	710 sq. m. / 7,646 sq. ft.
3rd Level	663 sq. m. / 7,134 sq. ft.
4th Level	289 sq. m. / 3,111 sq. ft.
5th Level	480 sq. m. / 5,171 sq. ft.
6th - 16th Level (11 x 662 sq. m.)	7,282 sq. m. / 78,397 sq. ft.
17th to 21st Level (5 x 592 sq. m.)	2,960 sq. m. / 31,860 sq. ft.
<b>Total (above grade)</b>	<b>10,933 sq. m. / 117,681 sq. ft.</b>

Construction Area

Parking Levels (2 x 1405 sq. m.)	2,810 sq. m. / 30,268 sq. ft.
Ground Level	478 sq. m. / 5,147 sq. ft.
2nd Level	911 sq. m. / 9,801 sq. ft.
3rd Level	835 sq. m. / 8,986 sq. ft.
4th Level	549 sq. m. / 5,910 sq. ft.
5th Level	549 sq. m. / 5,910 sq. ft.
6th - 16th Level (11 x 662 sq. m.)	7,282 sq. m. / 78,397 sq. ft.
17th to 21st Level (5 x 592 sq. m.)	2,960 sq. m. / 31,860 sq. ft.
<b>Total (above grade)</b>	<b>13,564 sq. m. / 146,011 sq. ft.</b>

Unit Statistics

Studio	24
1 Bedroom	43
1 Bedroom + Den	37
2 Bedroom	36
2 Bedroom + Den	14
<b>Total</b>	<b>156</b>

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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CIVIL ENGINEER

LANDSCAPE ARCHITECT

SURVEYOR

**Annis, O'Sullivan, Vollebakk Ltd.**  
223 McLeod Street  
Nepean, Ont. K2E 7S6  
Tel.: 613-727-0850

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.

PROJECT DEVELOPER

**Colonnade BridgePort**  
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URBAN PLANNER

**FoTenn Consultants Inc.**  
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Ottawa, ON Canada, K2P 0Z8  
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E-Mail: alain@fotenn.com,  
tremblay@fotenn.com

No.	DESCRIPTION	DATE
1	SUBMISSION FOR REZONING	NOV.15,18

REVISIONS:

ARCHITECT SEAL:  
**ONTARIO ASSOCIATION OF ARCHITECTS**  
RODERIC LAHEY  
LICENCE 4375

NORTH ARROW:

CLIENT:  
**COLONNADE BRIDGEPORT**  
Property Investment & Management

ARCHITECT:  
**rla/architecture**  
56 Beech Street, Ottawa, Ontario K1S 3J6  
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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

PLOT SCALE: 1:25.4 PLOT DATE: Wednesday, November 21, 2018 F:\2017\1720 100 Argyle (Bridgeport)\01\_Design Development\1720 Site Plan.dwg PEN STYLE: 0,RLA,MASTER\B506\126-ARCH Full Bleed D (24.00 X 36.00 Inches)