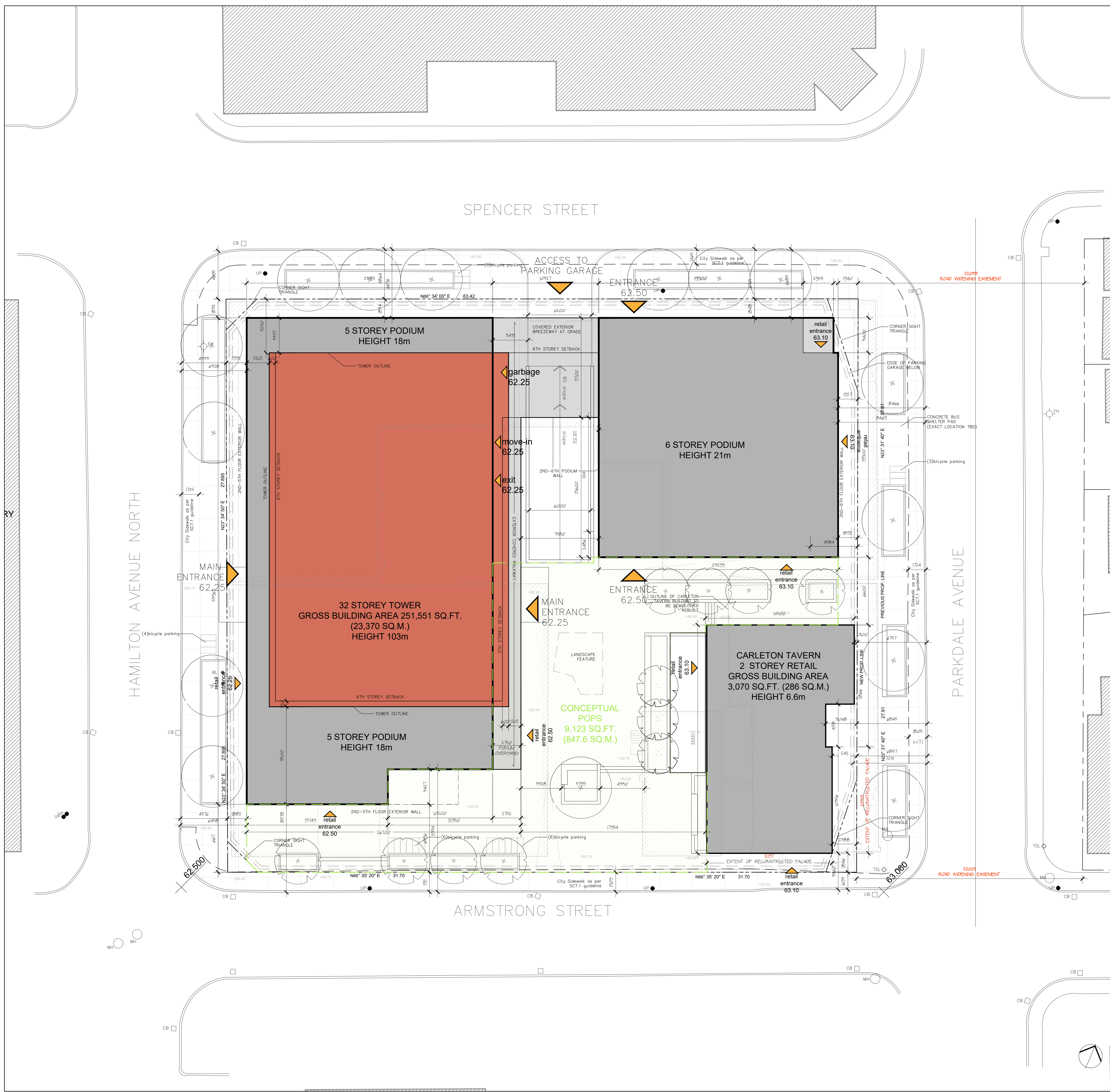




ZONING NOTES

CURRENT ZONING: MCR [100] F(40) 5995-h & LB [04] F(2.0) H(5.5)

LOT AREA: 3,996 m²

DEVELOPMENT STATS

	PROPOSED
LOT WIDTH	61.54m
LOT DEPTH	65.7m
UNITS	
TOTAL UNITS	286
PARKDALE SETBACK	VARIES MINIMUM 0.3m
ARMSTRONG SETBACK	VARIES MINIMUM 1.8m
HAMILTON SETBACK	1.8m
SPENCER SETBACK	1.8m
BUILDING HEIGHTS	
6 storey podium	21 m
32 storey tower	+/-102 m
BUILDING AREA	
RESIDENTIAL NET/GFA	+/-23,370 sq.m. (25,091 sq.ft.)
COMMERCIAL (GROUND FLOOR) NET/GFA	+/-1,454 sq.m. (1,568 sq.ft.)
RESTAURANT NET/GFA	+/-286 sq.m. (3,070 sq.ft.)

NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED JANUARY 16, 2024 AND PREPARED BY STANTEC GEOMATICS LTD.

UNIT RATIOS

	PROPOSED	38%
TOTAL UNIT COUNT		
STUDIOS	61	16%
1 BEDROOM	136	50%
2 BEDROOM	125	22%
3 BEDROOM	4	1%

AMENITY SPACE REQUIREMENTS: 6 m² REQUIRED PER UNIT
(964 X 6 SQ.M. = 2.3% SQ.M. REQUIRED TO BE AMENITY SPACE)
(108 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE)

PROVIDED AMENITY SPACE

TOTAL AMENITY AREA	+/-3,105 sq.m.
TOTAL PRIVATE AMENITY	+/-2,249 sq.m.
TOTAL COMMON AMENITY	+/-1,456 sq.m.
POPS AREA	+/-347.6 sq.m.

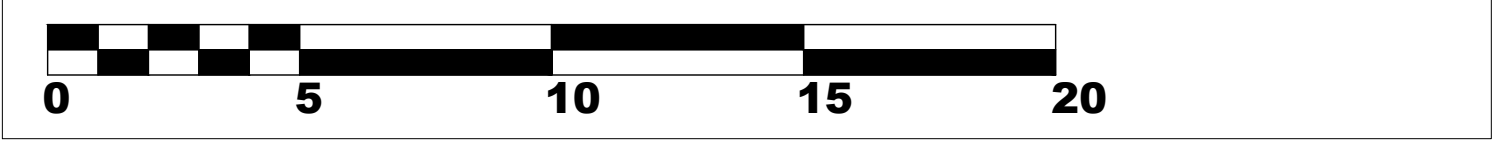
VEHICLE PARKING

	RESIDENTIAL
REQUIRED: 0	
PROVIDED: 216 (0.71/unit)	
	VISITOR
REQUIRED: 0	
PROVIDED: 30 (0.08/unit)	
	COMMERCIAL
REQUIRED: 0	
PROVIDED: 12	

BICYCLE PARKING

REQUIRED: 419 (19 OF WHICH WILL BE REQUIRED INCLUSIVE SPACES)
PROVIDED: 419 (19 INCLUSIVE)
LOCATION: UNDERGROUND PARKING GARAGE AND GROUND FLOOR (INTERIOR), SOME SPACES WHERE REQUIRED ON THE EXTERIOR

RESIDENT LONG TERM - 38% (11 RATIO)
RESIDENT SHORT TERM - 21
NON-RESIDENTIAL - 6



LEGEND:

EXISTING BUILDING	MHO EXISTING MAN HOLE	CB EXISTING CATCH BASIN
FIRE ROUTE	EXISTING TRAFFIC LIGHT	CB PROPOSED CATCH BASIN
	CONC. CURB DETAIL TO CITY	AS SIGNAGE FOR ACCESSIBLE PARKING SPACE
	EXISTING FIRE HYDRANT	FRS SIGNAGE FOR FIRE ROUTE ACCESS
	OF OTTAWA STANDARDS	EXISTING SIGN
	BIKE PARKING SPACE	EXISTING LIGHT POLE
	BL EXISTING BOLLARD	NEW LIGHT POLE
	TSL EXISTING TRAFFIC SIGNAL LIGHT	PROPOSED WALL MOUNTED LIGHT
	UP EXISTING UTILITY POLE	SL EXISTING STREET LIGHTING BOX
		TB EXISTING TRAFFIC SIGNAL BOX

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PROJECT/LOCATION:
340 PARKDALE
OTTAWA ON.

DRAWING TITLE:
SITE PLAN

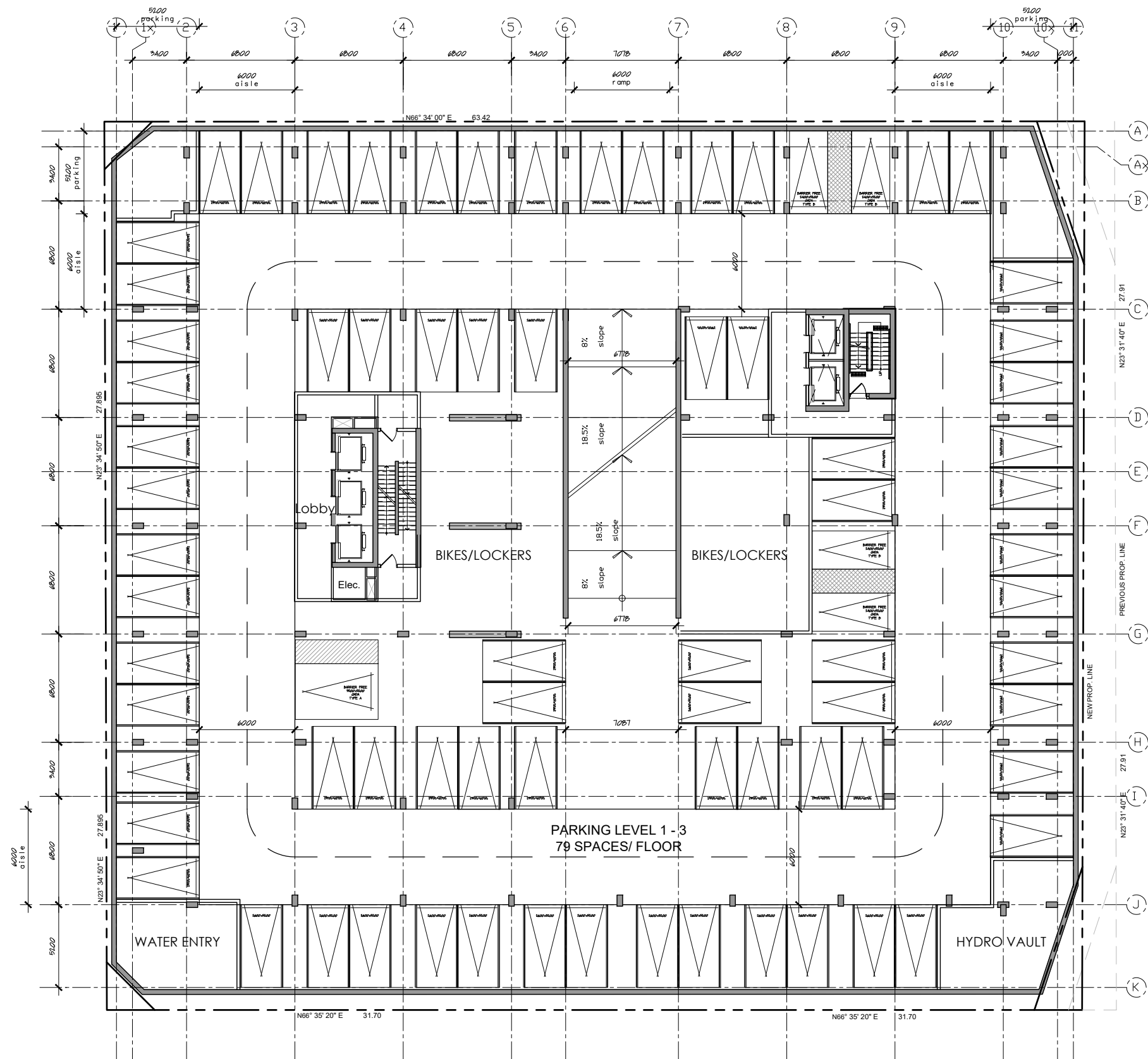
DRAWN BY: DATE: 28-05-15
HL

SCALE: 1:150

PROJECT: 2409

DRAWING NO.: A100

REVISION NO.:



340 PARKDALE

PARKING LEVEL 1 TO 3 - FLOOR PLAN

SCALE 1:300
2026.07.20

SPENCER STREET

GROUND

GROSS : 20,801 sq.ft

NET : 9,218 sq.ft.

HAMILTON AVENUE NORTH

PARKDALE AVENUE

ARMSTRONG STREET



340 PARKDALE

HOBIN

GROUND LEVEL FLOOR PLAN

SCALE 1:300

2026.07.20

TYP. PODIUM

GROSS : 18,470 sq.ft

NET : 15,133 sq.ft.

unit type	total	mix
studio	2	9%
1 bed	15	68%
2 bed	4	18%
3 bed	1	5%
	22	



6TH FLOOR

GROSS : 14,091 sq.ft

NET : 7,677 sq.ft.

unit type	total	mix
studio	1	8%
1 bed	6	50%
2 bed	5	42%
3 bed	0	0%
	12	

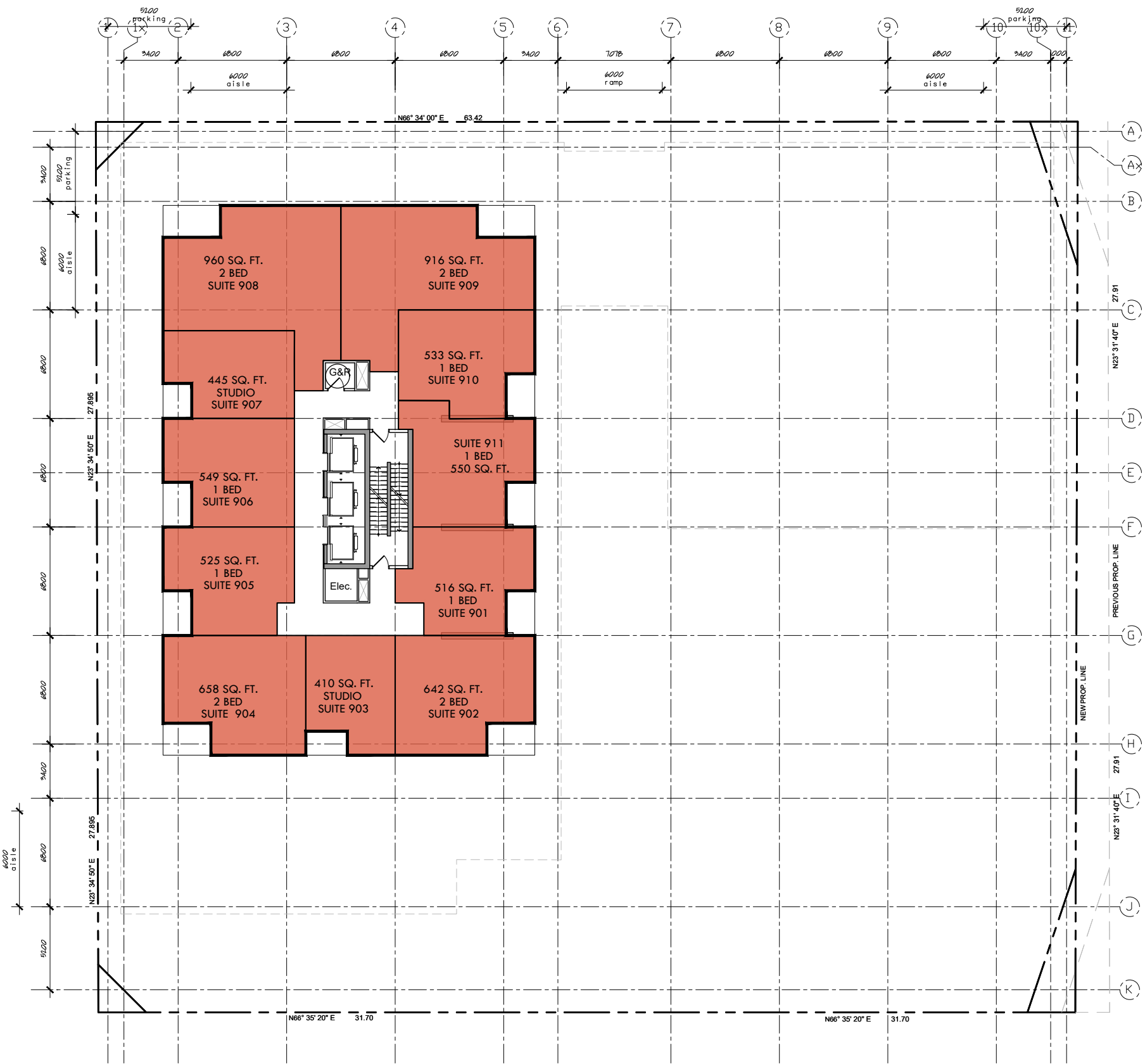


TYP. TOWER

GROSS : 8,000 sq.ft

NET : 6,704 sq.ft.

unit type	total	mix
studio	2	18%
1 bed	5	45%
2 bed	4	36%
3 bed	0	0%
	11	

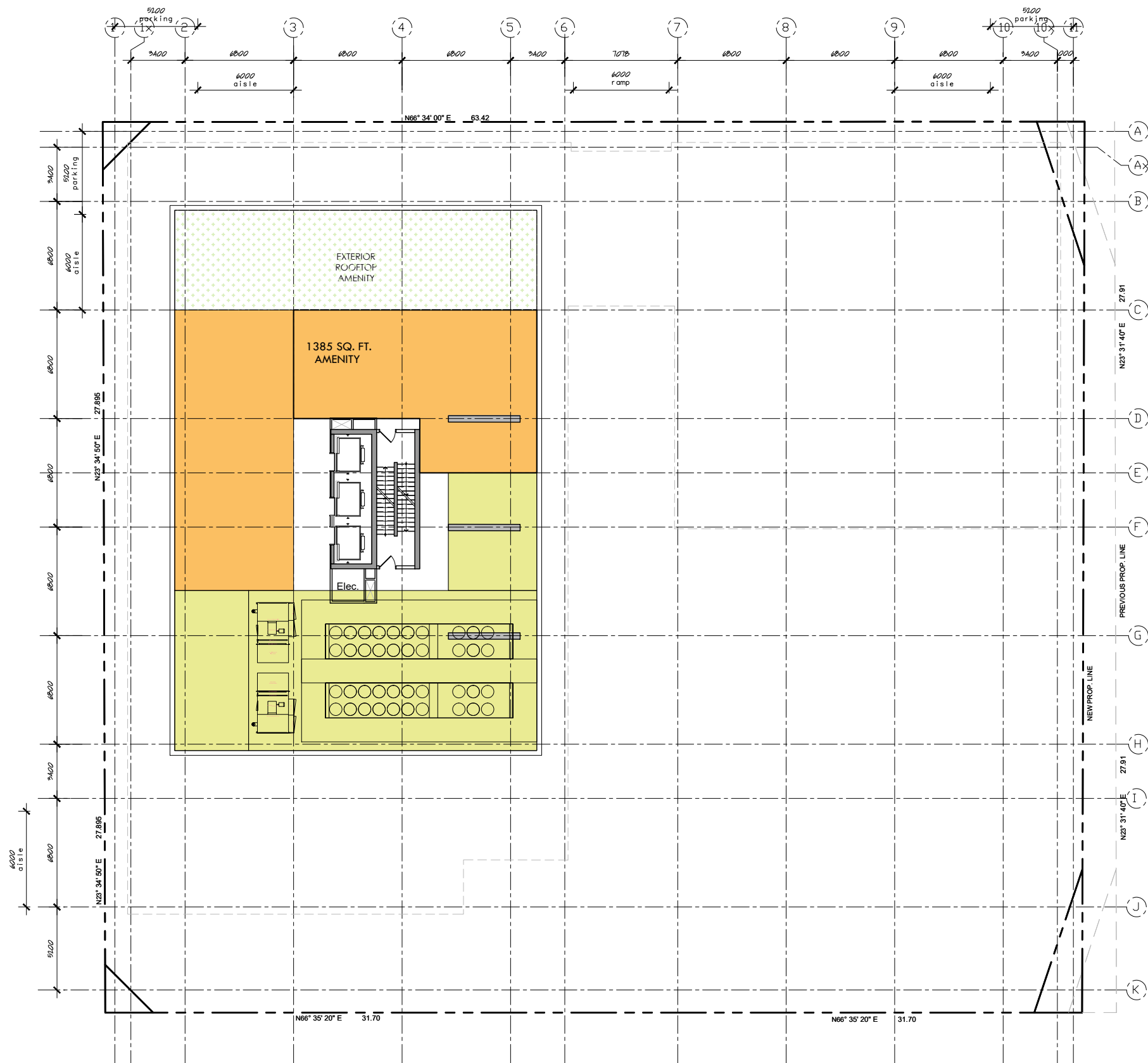


340 PARKDALE

TYPICAL TOWER FLOOR PLAN

SCALE 1:300

2026.07.20



HOBIN

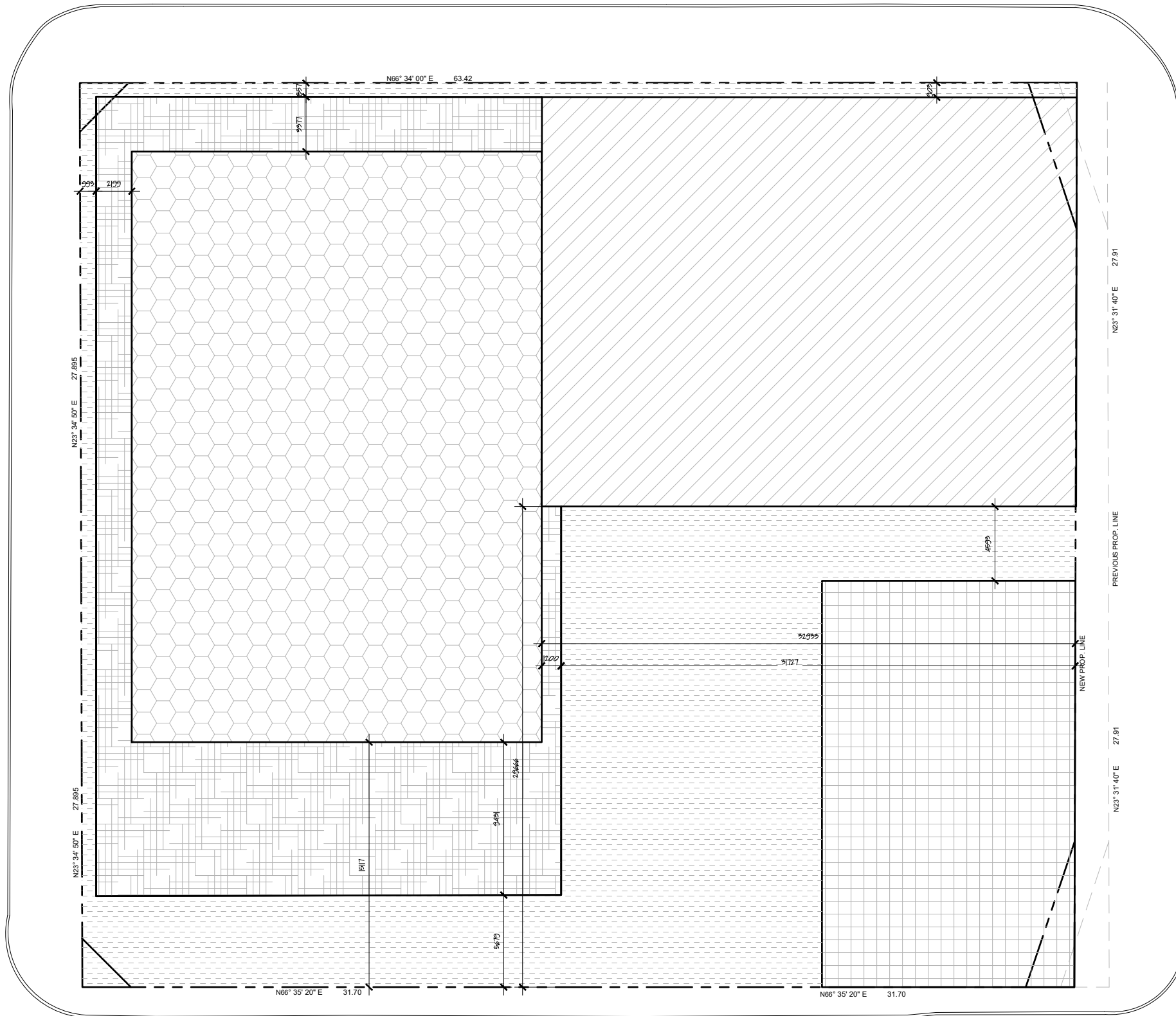
340 PARKDALE

PENTHOUSE PLAN

SCALE 1:300
2026.07.20

HAMILTON AVENUE NORTH

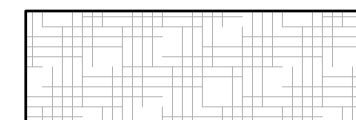
SPENCER STREET



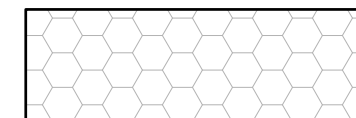
PARKDALE AVENUE



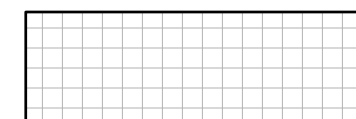
AREA 'A'
23m (6 Storeys)



AREA 'B'
20m (5 Storeys)



AREA 'C'
103m (32 Storeys) exclusive of
permitted rooftop projections



AREA 'D'
8m (2 Storeys)



AREA 'E'
NO BUILDING PERMITTED

ARMSTRONG STREET



340 PARKDALE

HOBIN

ZONING ENVELOPE SCHEDULE

SCALE 1:300

2026.07.08



340 PARKDALE

HOBIN MASSING CONCEPT

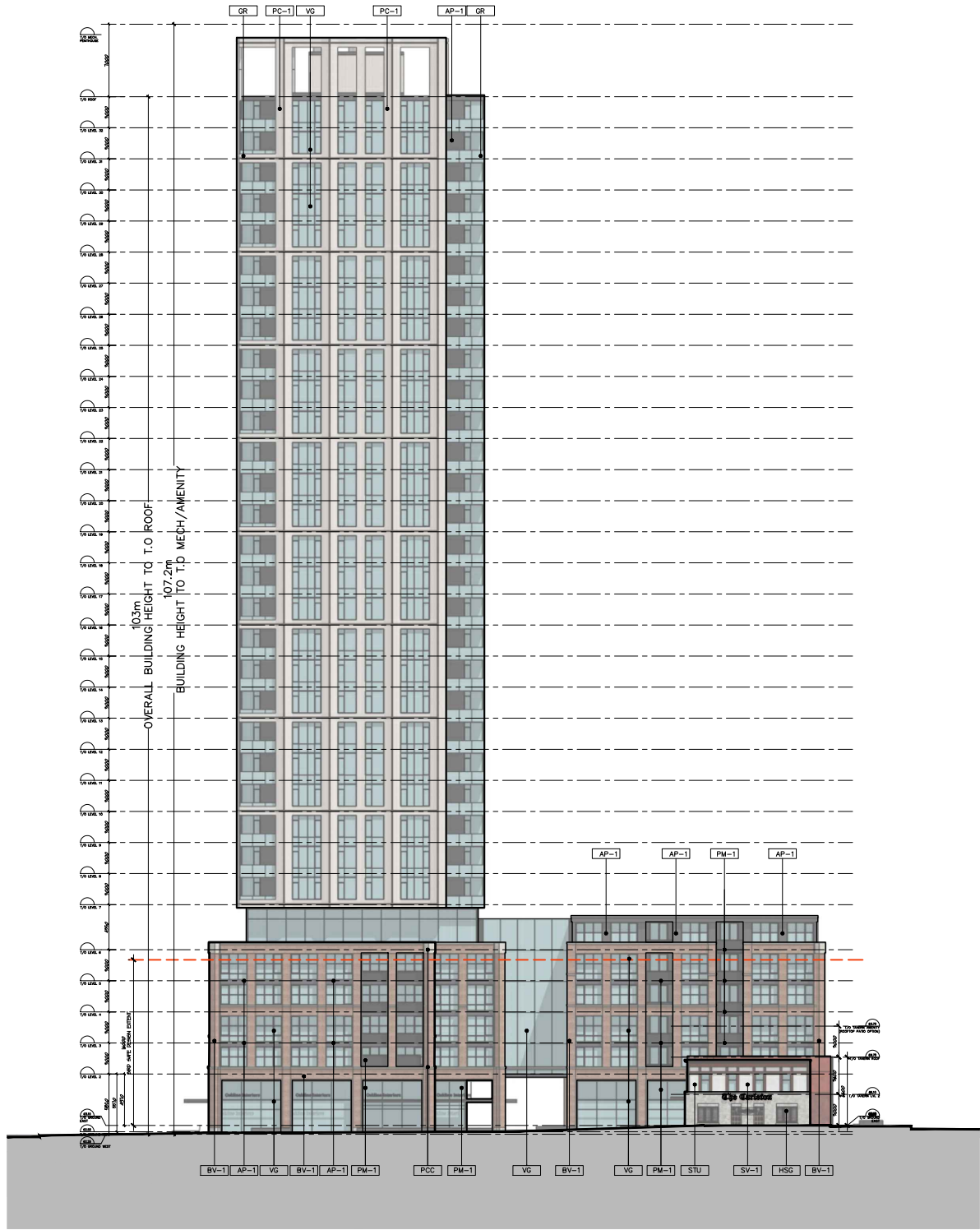
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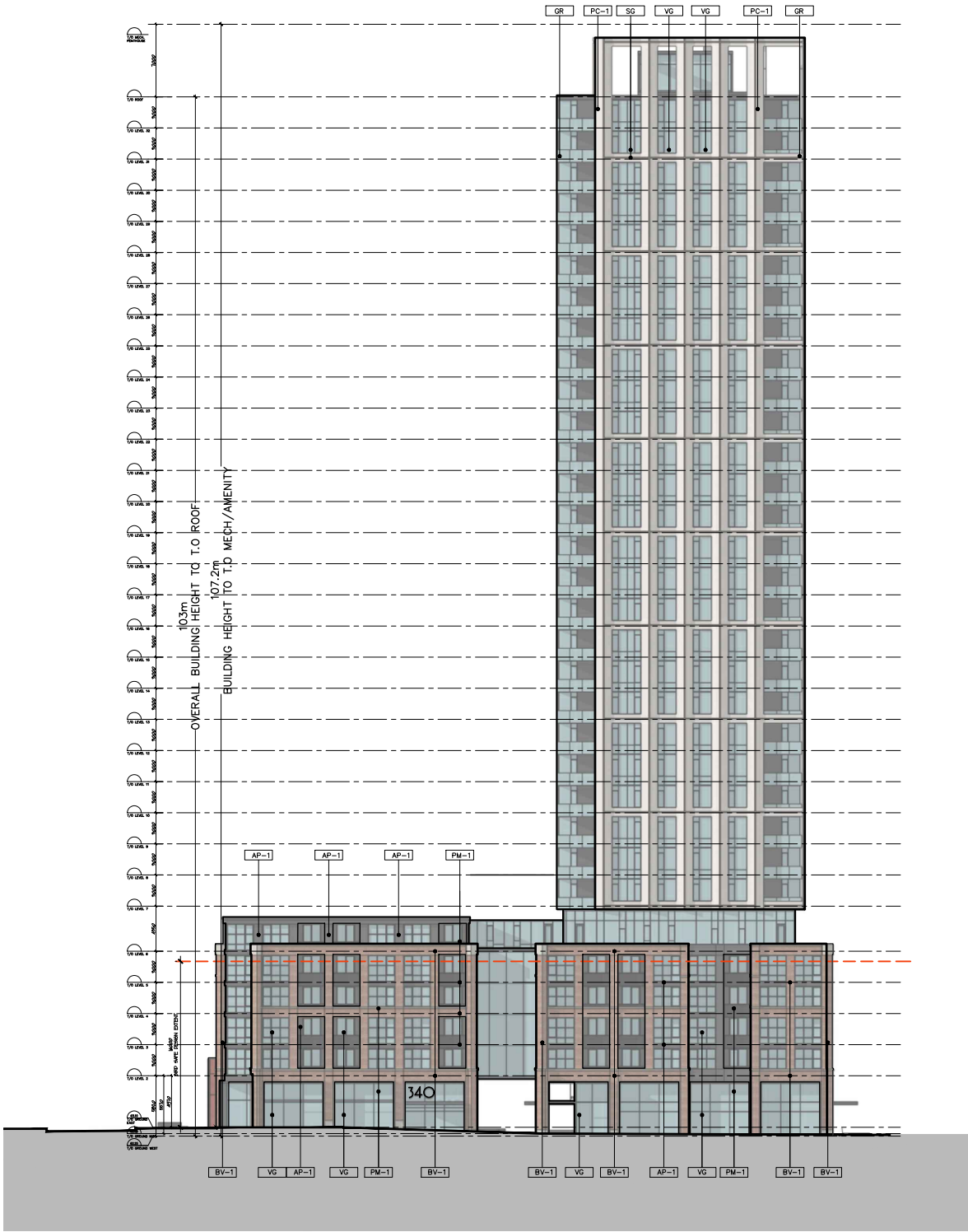
340 PARKDALE

HOBIN MASSING CONCEPT

2026.07.20



SOUTH ELEVATION

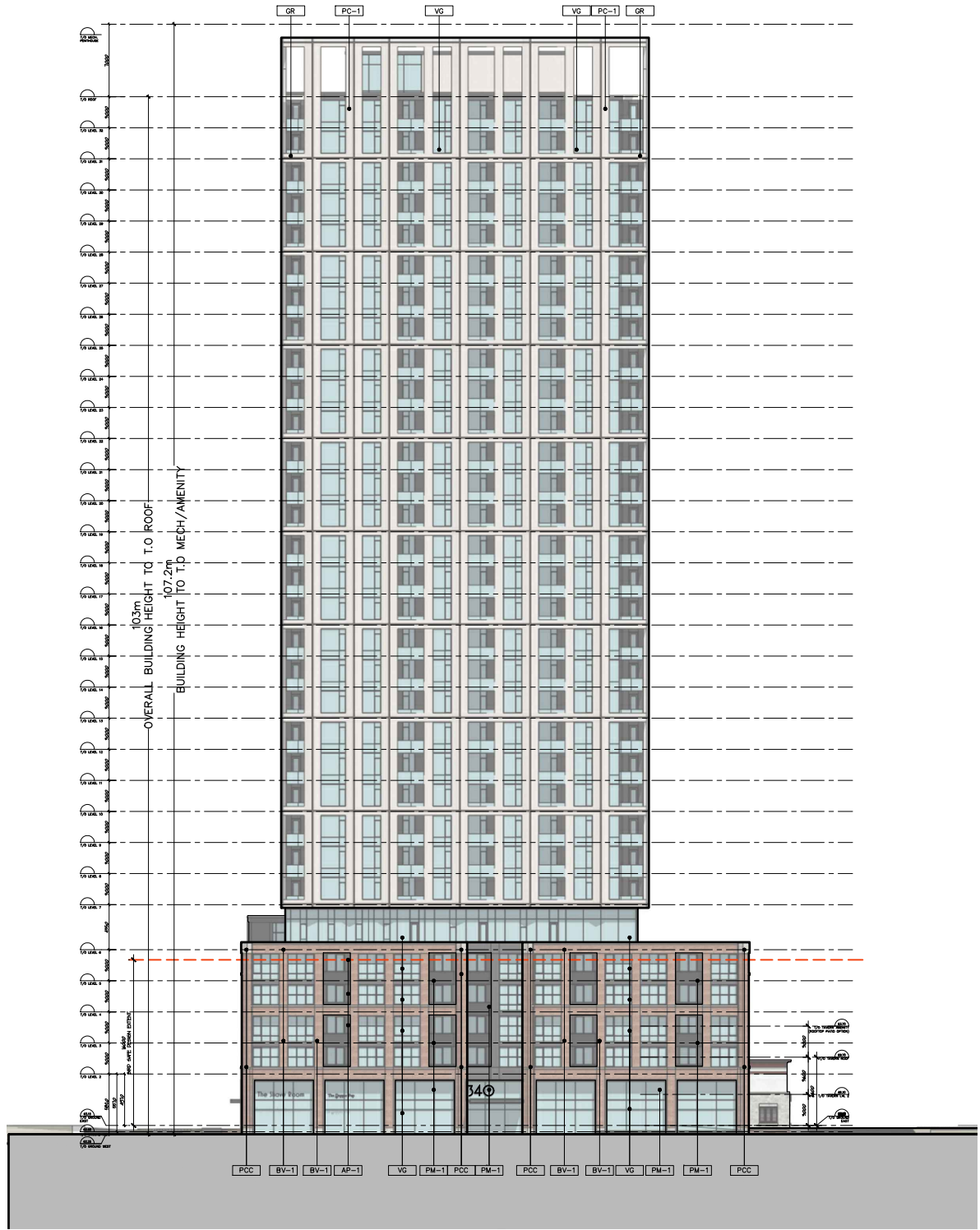


NORTH ELEVATION

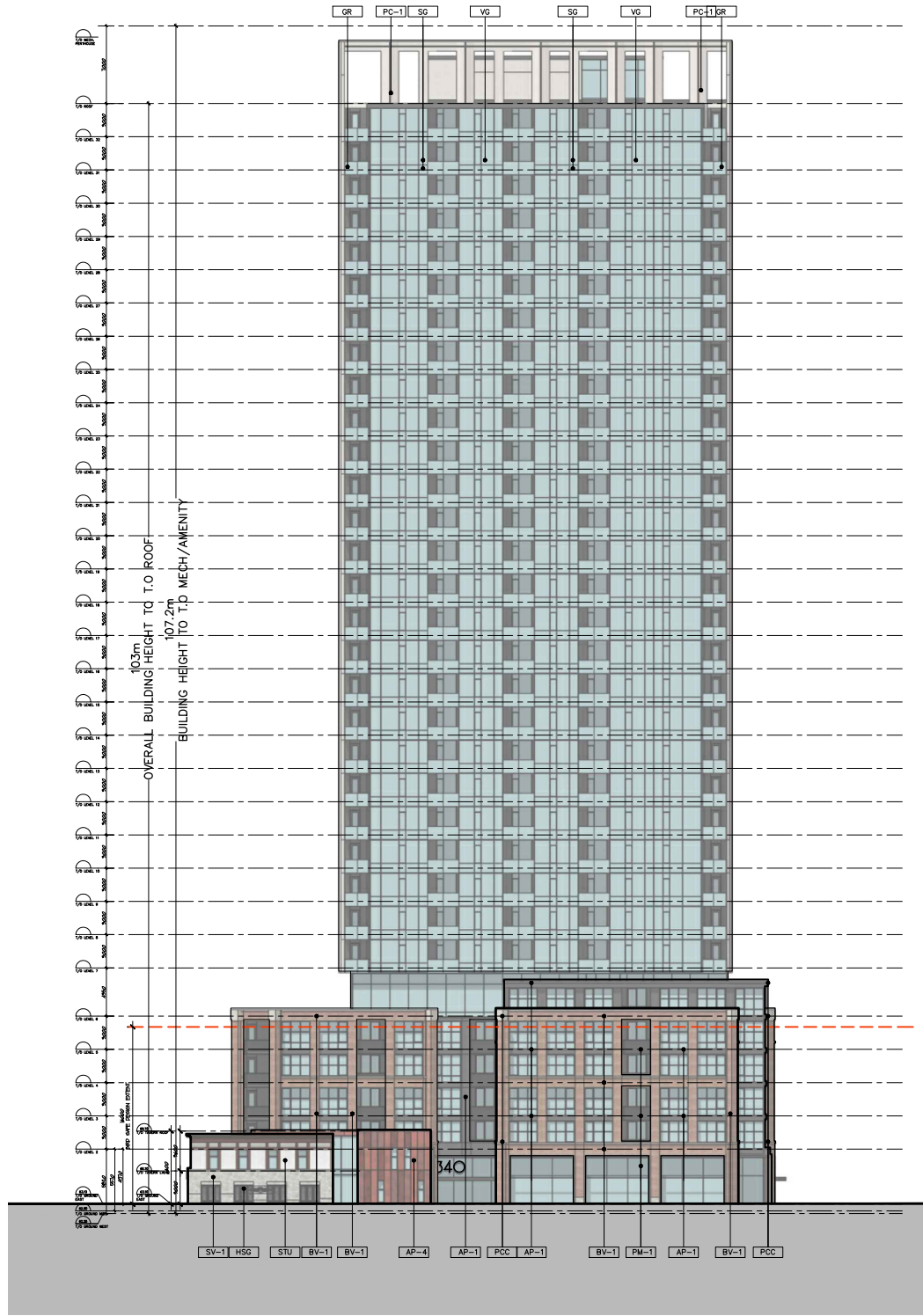
BIRD FRIENDLY GLASS – AS PER CITY BIF SAFE GUIDELINES GUIDELINE 2 – Treatments to be applied to a minimum of the glass within the first 16m of heig

1.GLASS SPECIFIED TO BE LOW REFLECTIV ON LEVEL 1–5

- AP-1 ALUMINUM PANEL – CHARCOAL
- AP-2 ALUMINUM PANEL – BRASS
- AP-3 ALUMINUM PANEL – WHITE
- AP-4 ALUMINUM PANEL – RUST
- BV-1 BRICK VENEER 1
- HSG HISTORICAL STAINED GLASS
- PC-1 PRECAST PANEL – TEXTURED
- PM-1 PERFORATED METAL
- SG SPANDREL GLASS
- STU STUCCO HERITAGE TAVERN
- STU-2 STUCCO LIGHT GREY
- SV-1 STONE VENEER 1
- VG VISION GLASS



WEST ELEVATION



EAST ELEVATION

BIRD FRIENDLY GLASS – AS PER CITY BIF SAFE GUIDELINES GUIDELINE 2 – Treatments to be applied to a minimum of the glass within the first 16m of heig

1.GLASS SPECIFIED TO BE LOW REFLECTIV ON LEVEL 1–5

- AP-1 ALUMINUM PANEL – CHARCOAL
- AP-2 ALUMINUM PANEL – BRASS
- AP-3 ALUMINUM PANEL – WHITE
- AP-4 ALUMINUM PANEL – RUST
- BV-1 BRICK VENEER 1
- HSG HISTORICAL STAINED GLASS
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- STU STUCCO HERITAGE TAVERN
- STU-2 STUCCO LIGHT GREY
- SV-1 STONE VENEER 1
- VG VISION GLASS