

Initial Site Plan Application



Parkdale Lyndale

Issued for Initial Site Plan Application July 1, 2020

Client

RICHCRAFT
2280 St. Laurent Blvd, Suite 201
Ottawa ON K1G 4K1

Consultant Team

TACT Architecture Inc.
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Toronto, On M6G 1B8

Fotenn
396 Cooper Street, Suite 300
Ottawa, ON K2P 2H7

Site/C
90A Isabella Street
Toronto, ON M4Y 1N4

Stantec
400 - 1331 Clyde Avenue
Ottawa, ON K2C 3G4

CGH Transportation Inc.
13 Markham Ave
Ottawa ON, K2G 3Z1

Smith + Andersen
1600 Carling Avenue, Suite 530
Ottawa, ON K1Z 1G3

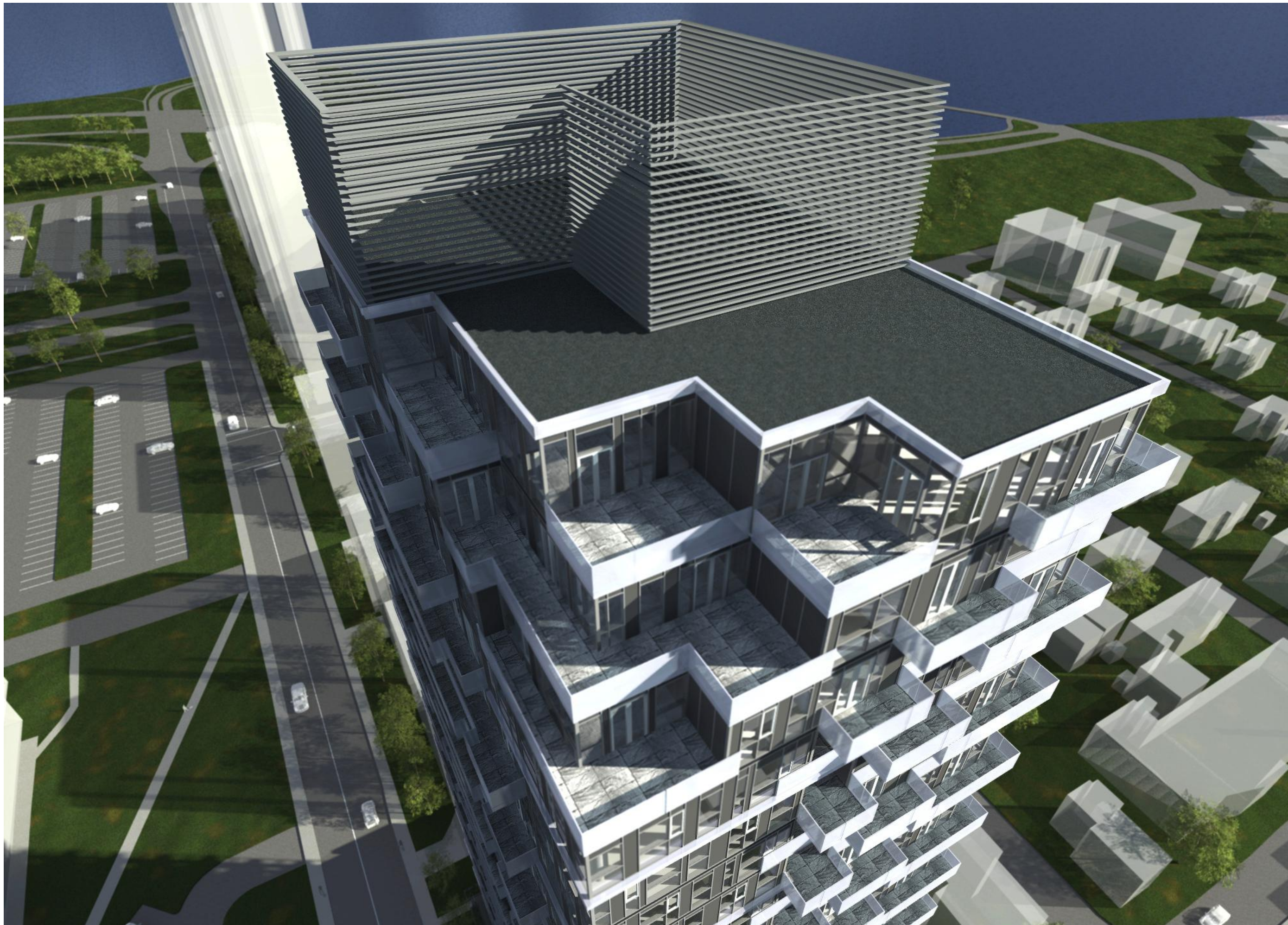
Cunliffe & Associates
200-1550 Carling Ave
Ottawa, ON K1Z 6S8

Gradient Wind
127 Walgreens Road
Ottawa, ON K0A 1L0

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Note: Building permit issuance shall be subject to the building permit drawings not being in contravention with these approved plans and drawings including, but not limited to, the exterior design of the building and exterior building materials

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job title
159-163-167 Parkdale

client
RICH CRAFT

sheet title
Rendering

drawn by
AK

checked by
PJ

issue date
July 1, 2020

job number
1918

scale



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sheet title
Rendering

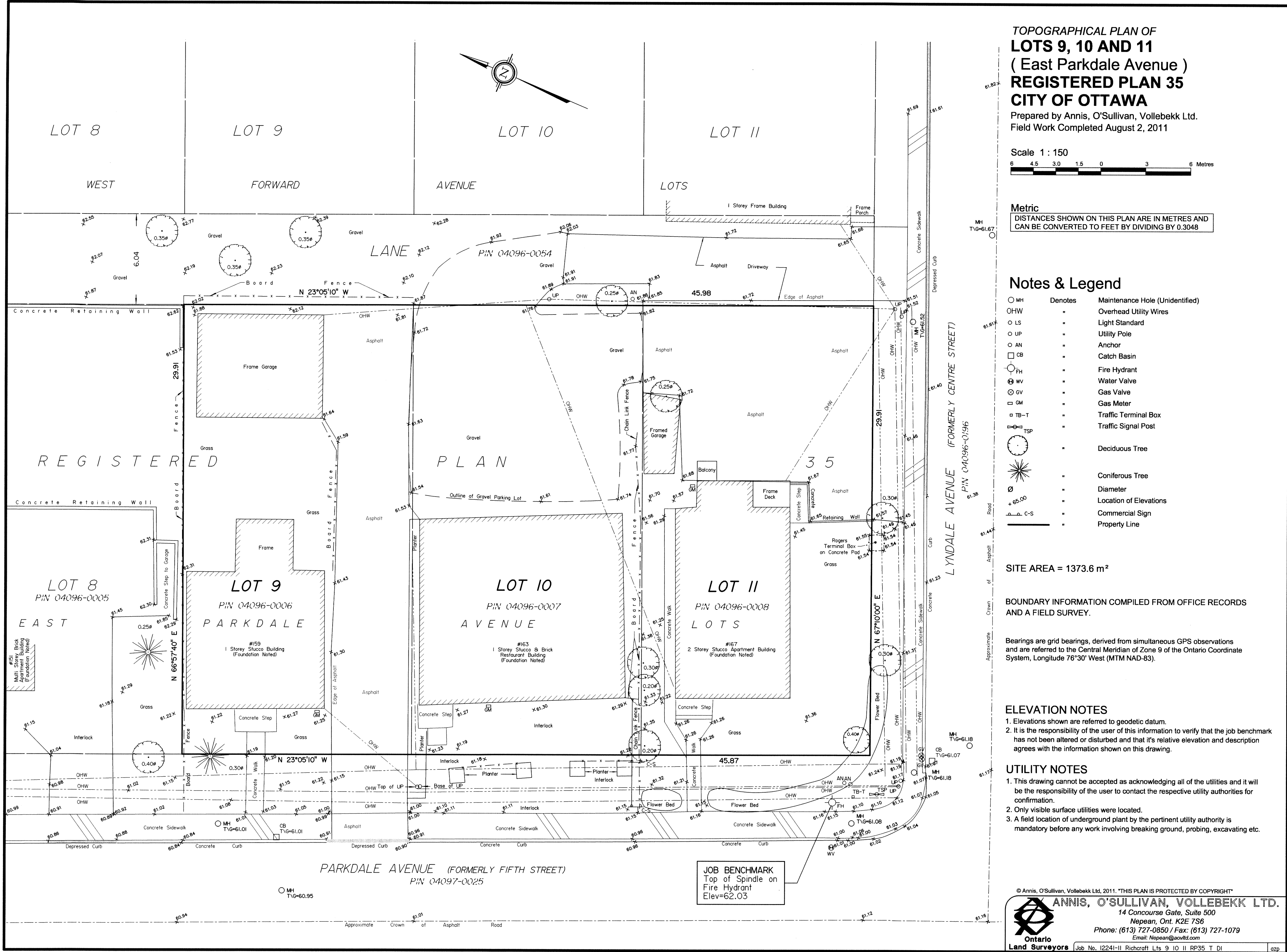
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RHCRAFT

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Survey

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NTS



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Context Plan

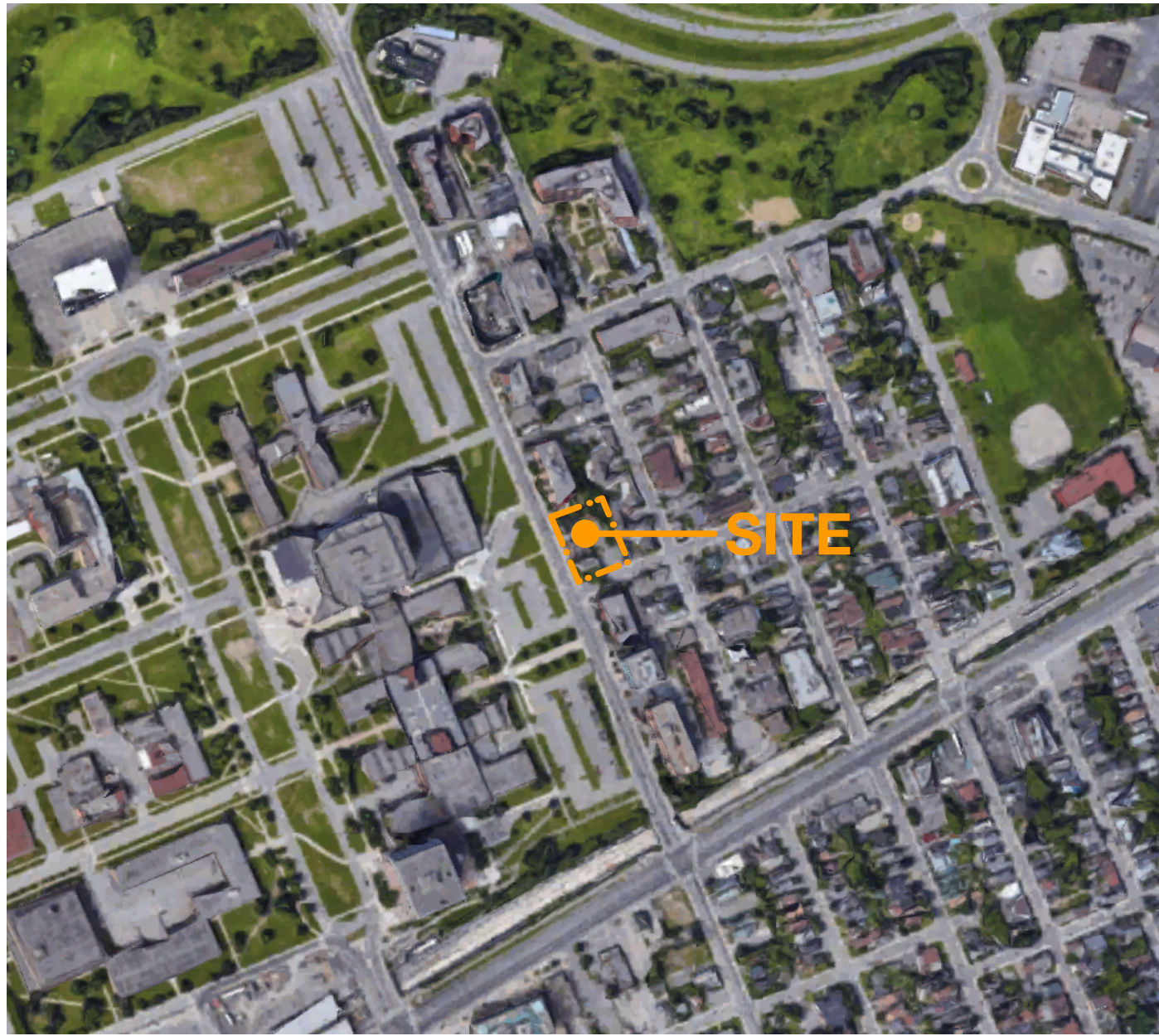
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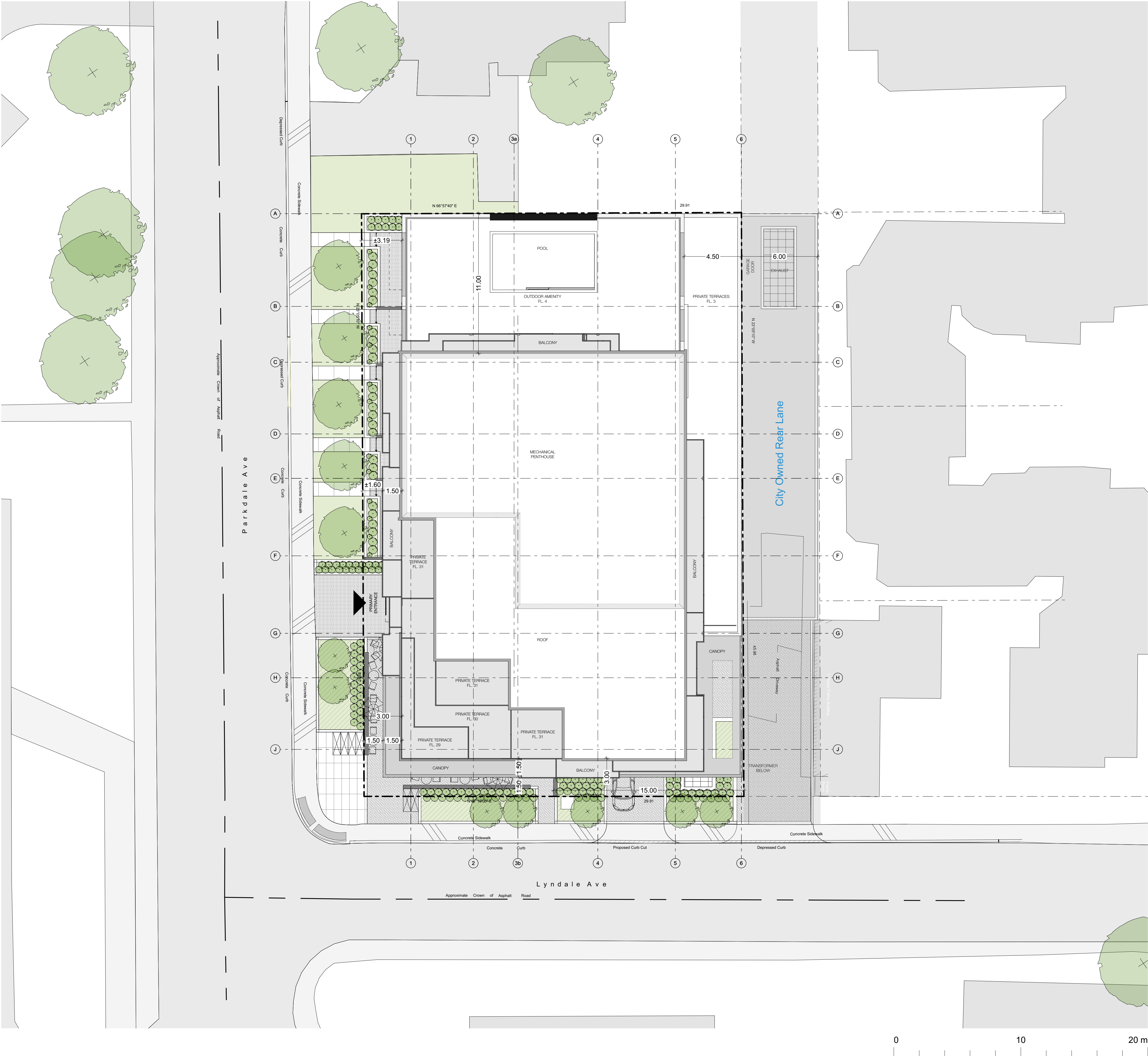
scale
1:2000



KEY PLAN

Municipal Address 159-163-167 Parkdale Ave			
SITE	Site Area	1,373.5 sm	
	Frontage	Parkdale Ave.	45.9 m
		Lyndale Ave	± 29.9 m
BUILDING HEIGHT	Height	Permitted	Proposed
	Established Grade	97.00 m	96.50 m
	Storeys		61.37 m
SETBACKS	Front Yard Setback	3.0 m	3.0 m
	Corner Lot Setback	3.0 m	3.0 m
	Rear Lot Setback below 11m	0.0 m	0.0 m
	Rear Lot Setback above 11m	11.0 m	11.0 m
	Interior Lot Setback below 7m	0.0 m	0.0 m
	Interior Lot Setback above 7m	4.5 m	4.5 m
GROSS FLOOR AREA	Residential GFA		17,382 sm
	Commercial GFA		119 sm
	Total GFA		17,502 sm
FLOOR SPACE INDEX	Residential FSI		12.66
	Retail FSI		0.09
	Total FSI		12.74
UNIT COUNT	1BD		176
	2BD		91
	Total Unit Count		267
AMENITY SPACE		Required	Proposed
	Indoor Communal Amenity		459 sm
	Outdoor Communal Amenity		359 sm
	Total Communal Amenity	801 sm	818 sm
	Outdoor Private Amenity (terraces/balconies)		2,834 sm
	Total Amenity Space	1,602 sm	3,652 sm
PARKING COUNT	Resident Stalls	0 **	127
	Visitor/Commercial Stalls	40 ***	40
	Total Parking Count	40	167
	Barrier-free spaces included in total	2	2
BICYCLE PARKING	Res	134	141
	Retail	1	1
	Total Residential Bicycle Spaces	135	142
* Excluding Mech penthouse			
** Bylaw-2016-249, Section 101 (2)			
*** From approved Zoning Bylaw No. 2013-99			

Developer / Owner / Applicant	Landscape Architecture	Structural Engineer
Richcraft 2280 St. Laurent Blvd, Toronto, ON K1G 4K1	Site/C 90A Isabella Street Toronto, ON M4Y 1N4	Cunliffe & Associates 200-1550 Carling Ave Ottawa, ON K1Z 8S8
Architect	Civil Engineer	Wind & Noise Engineering
TACT Architecture 660R College Street (Rear Lane) Toronto, ON M6G 1B8	Stantec 400 - 1331 Clyde Avenue Ottawa, ON K2C 3G4	Gradient Wind 127 Walgreens Road Ottawa, ON K0A 1L0
Transportation Engineer	Planning	MEP Engineer
CGH Transportation Inc. 13 Markham Ave Ottawa ON, K2G 3Z1	Fotenn 396 Cooper Street, Suite 300 Ottawa, ON K2P 2H7	Smith + Andersen 1600 Carling Avenue, Suite 530 Ottawa, ON K1Z 1G3



TACT

Revision: 00.MA.YYYY 01.07.2020
Revision: INITIAL SPA

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Site Plan

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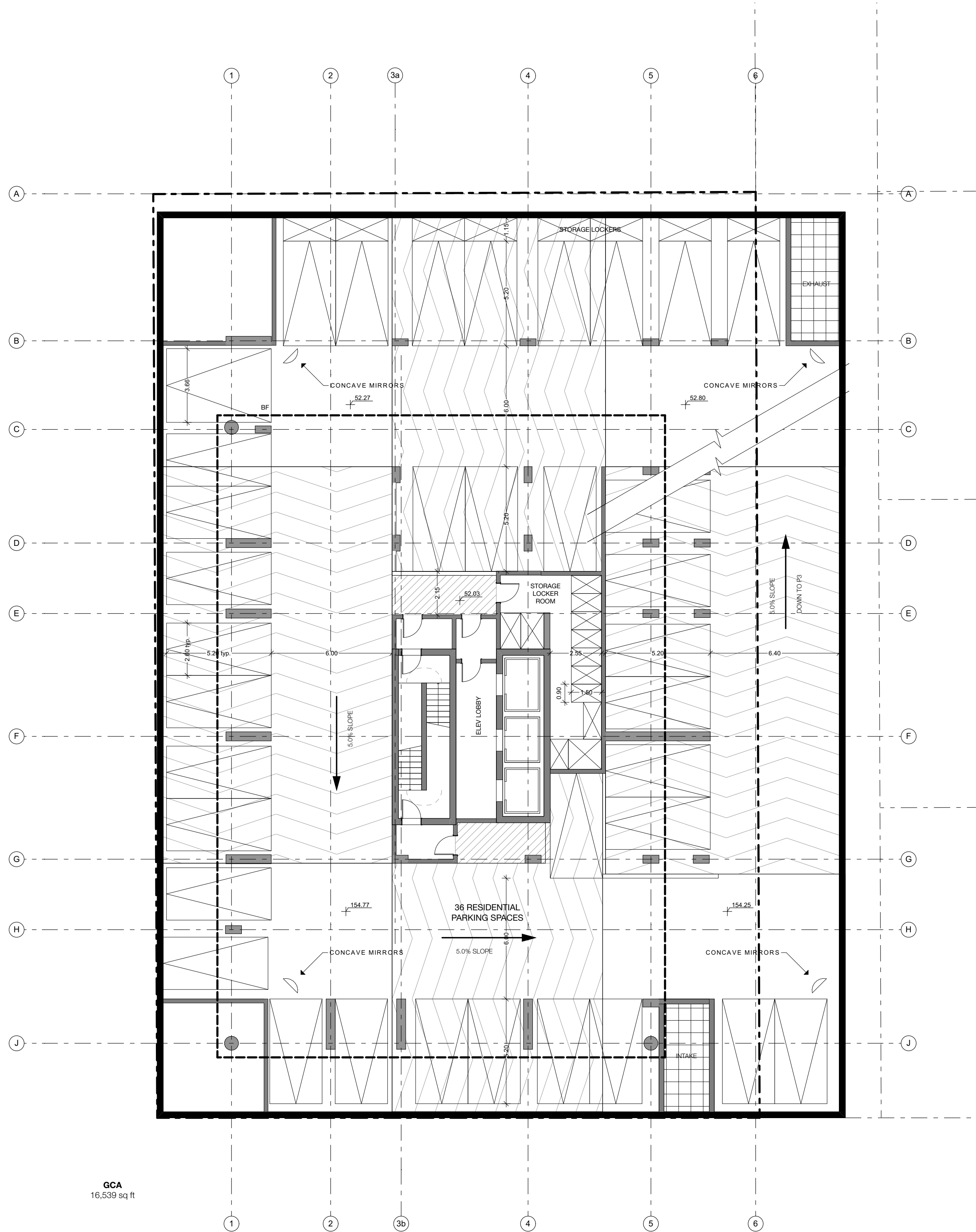
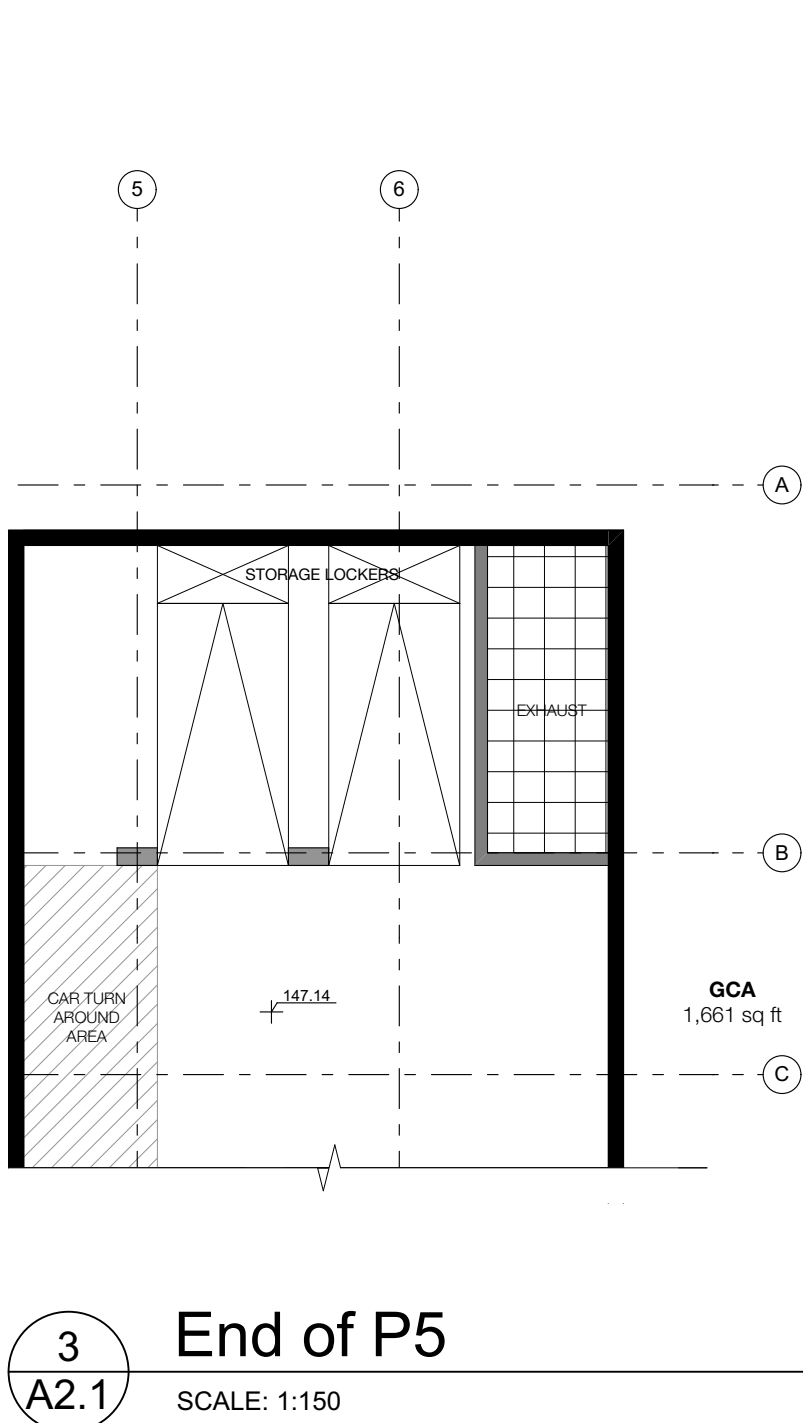
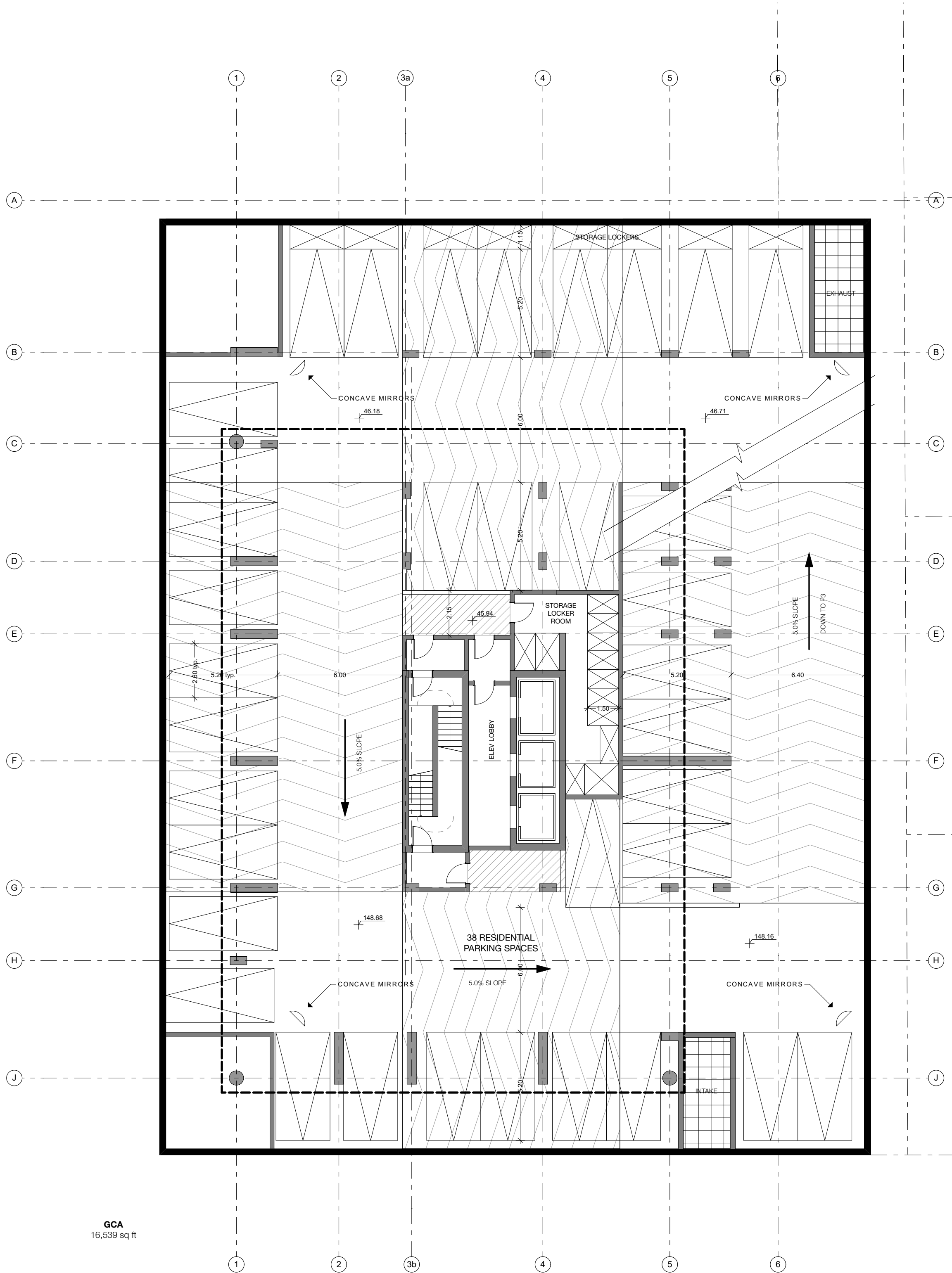
issue date
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job number
1918

scale
1:150

0 10 20 m

A1.5



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Parking Levels

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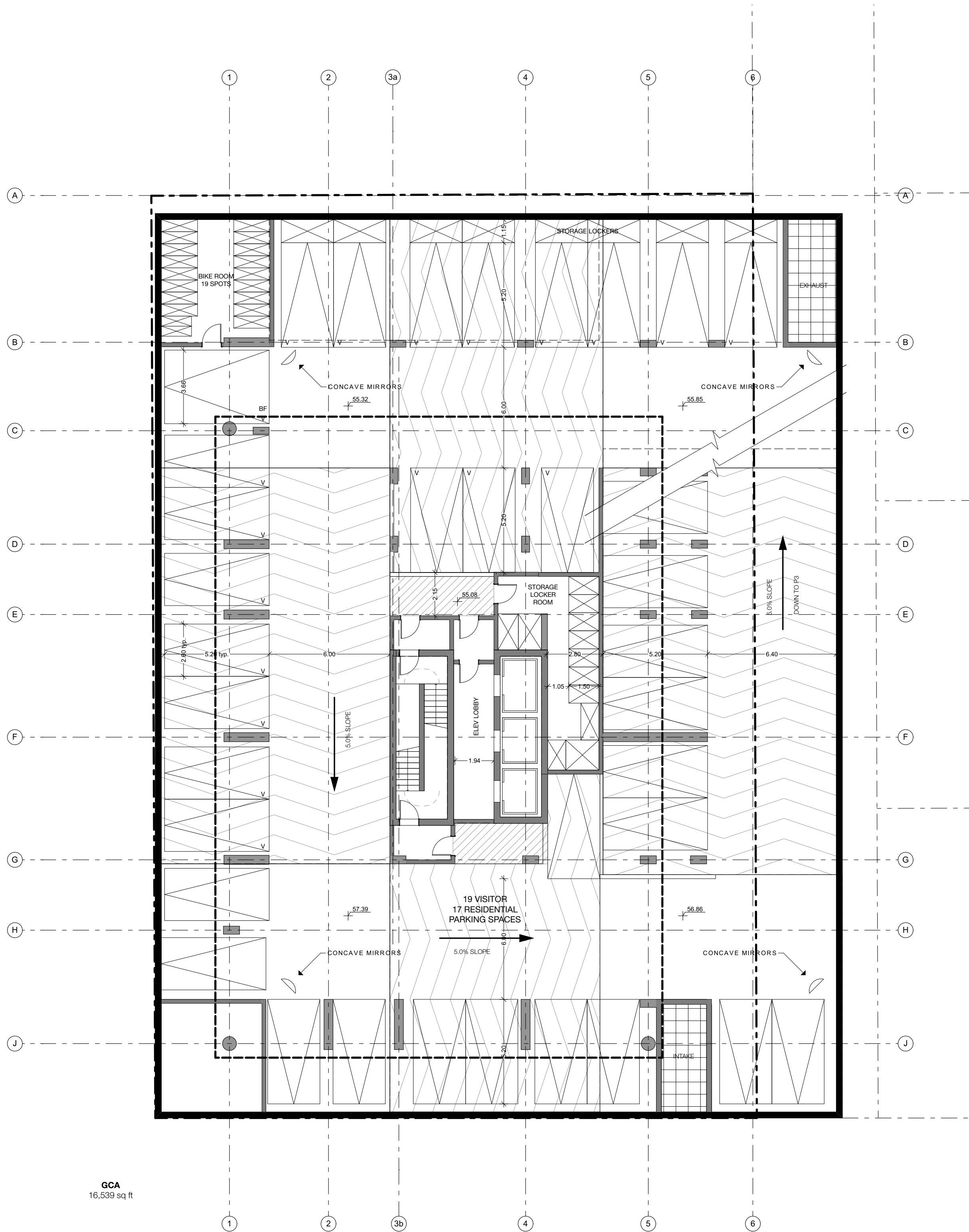
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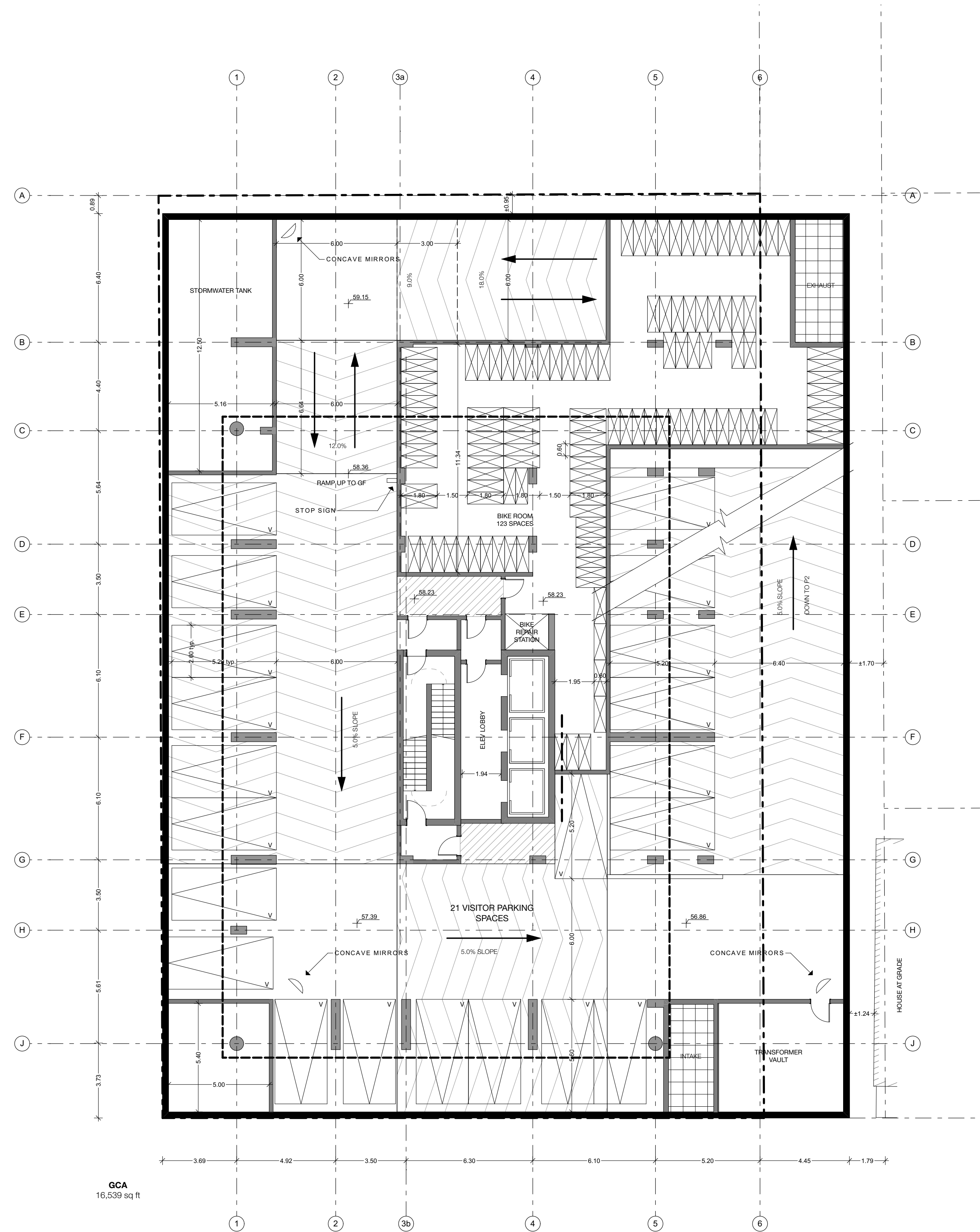
scale
1:150

1
A2.1
P5
SCALE: 1:150

2
A2.1
P3-P4
SCALE: 1:150



1
A2.2
P2
SCALE: 1:150



2
A2.2
P1
SCALE: 1:150

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Parking Levels

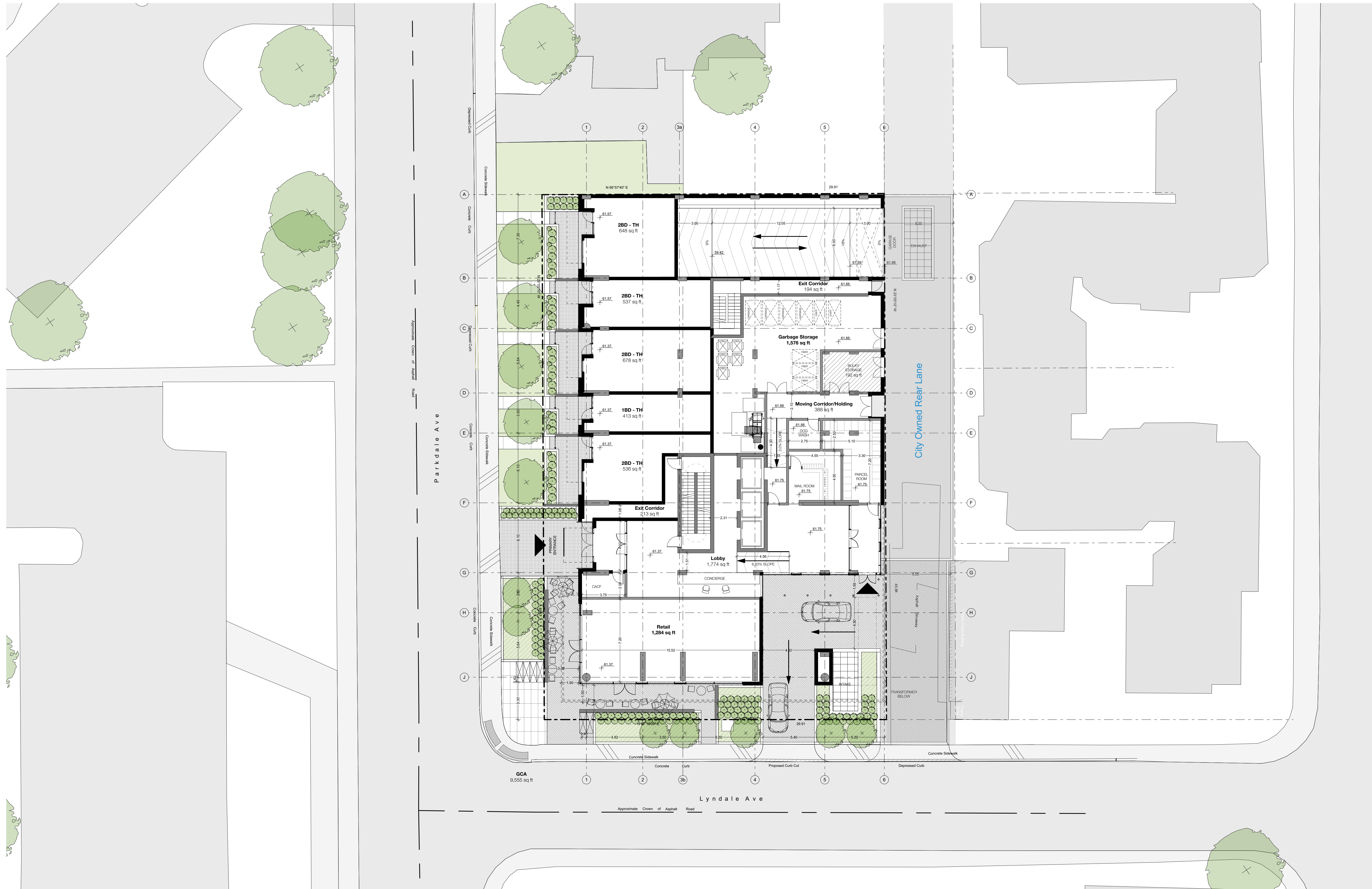
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scale
1:150



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sheet title
Ground Floor

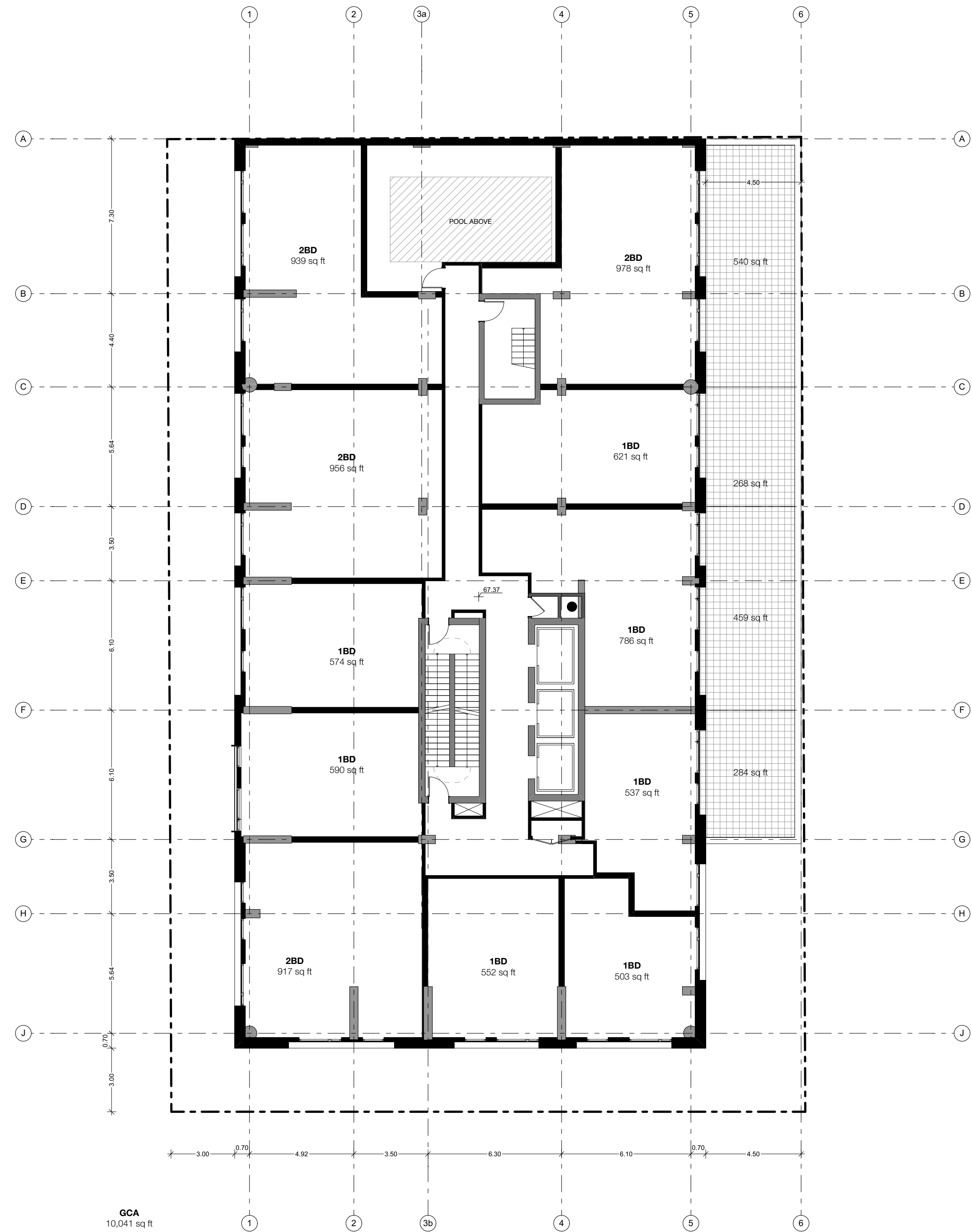
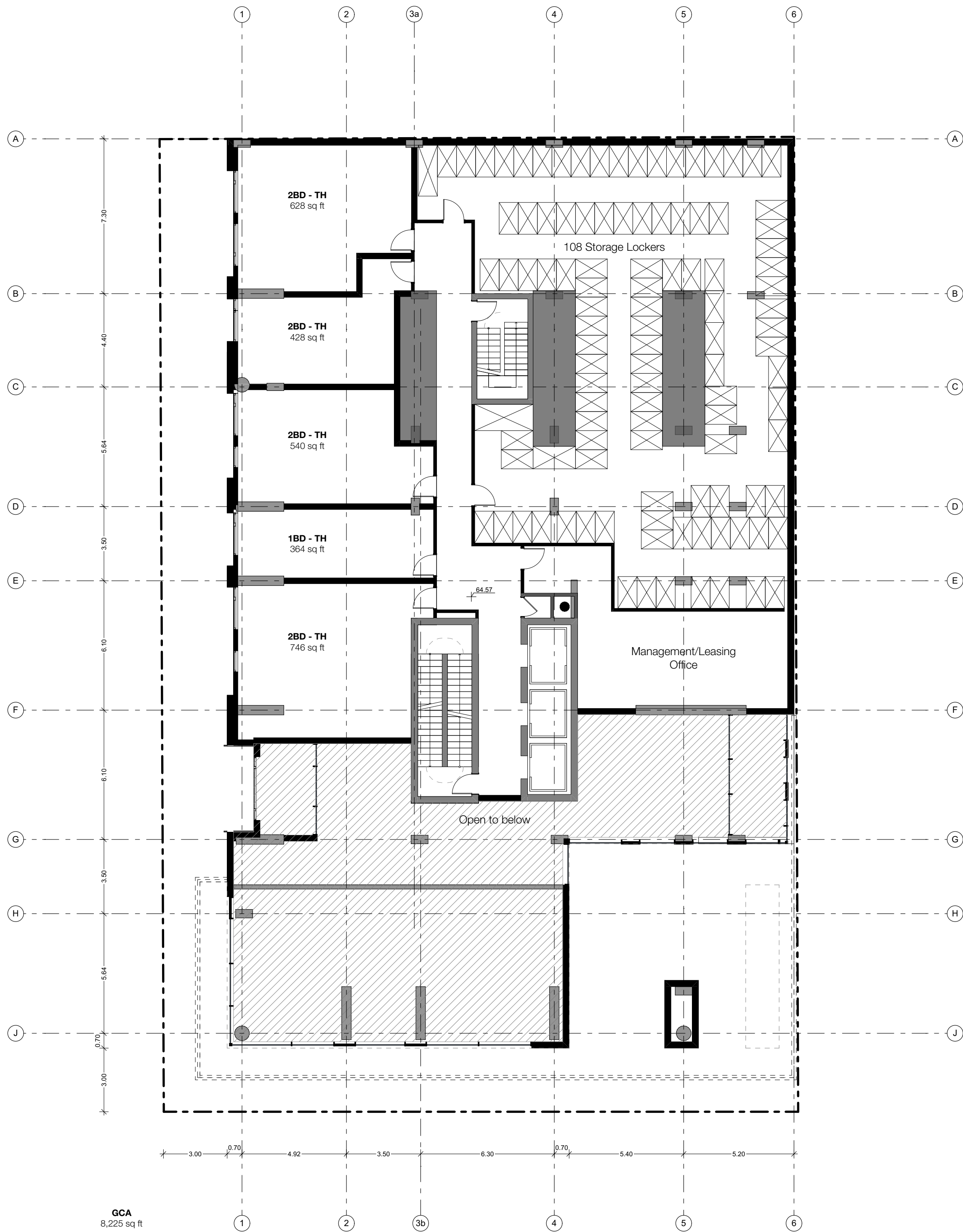
drawn by
AK

checked by
PJ

issue date
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job number
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scale
1:150



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job title
159-163-167 Parkdale

client
RICHCRAFT

sheet title
2-3F

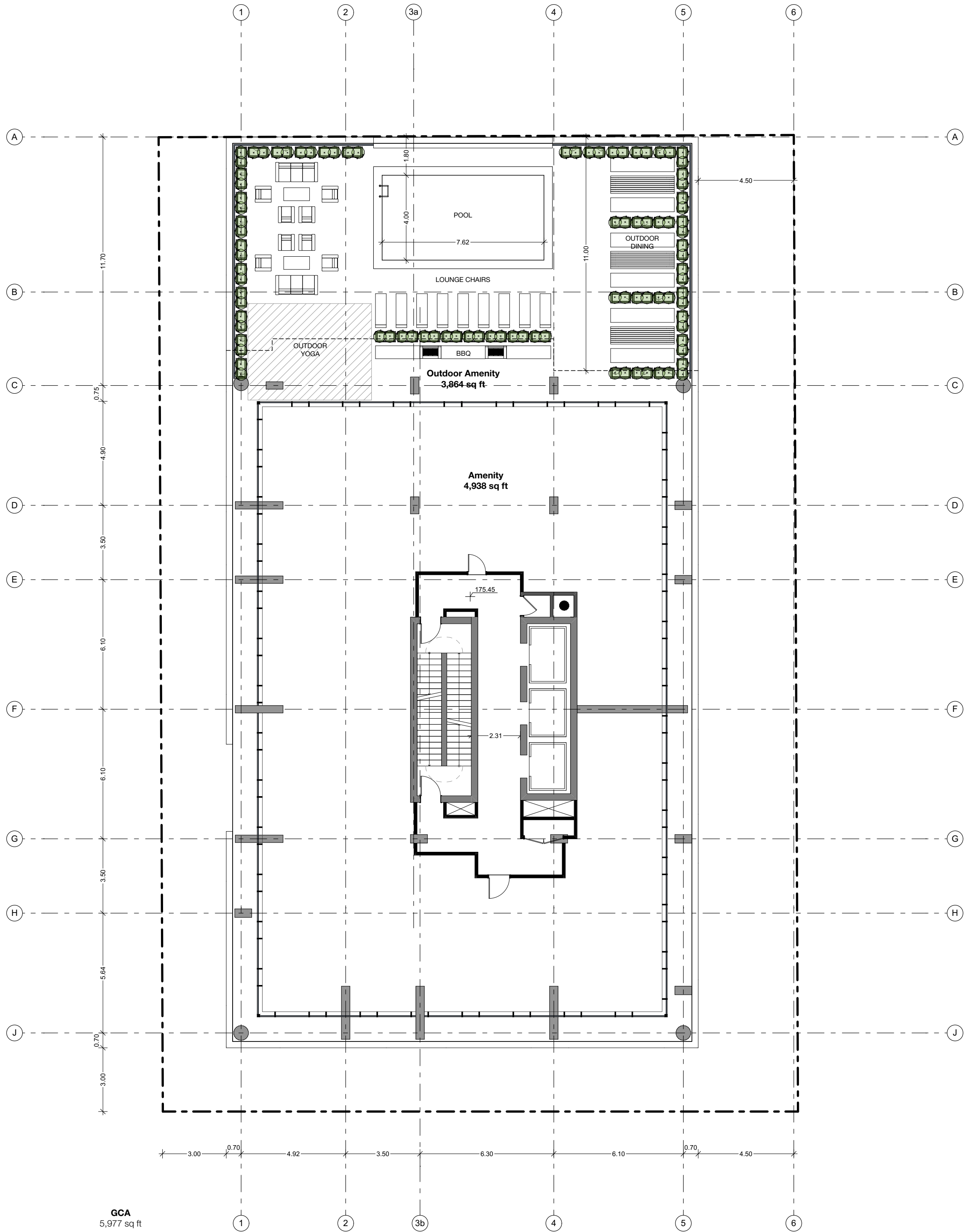
drawn by
AK

checked by
PJ

issue date
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job number
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scale
1:150



GCA
5,977 sq ft

1
A2.5

4F

SCALE: 1:150

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job title
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client
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sheet title
4F Amenty Floor

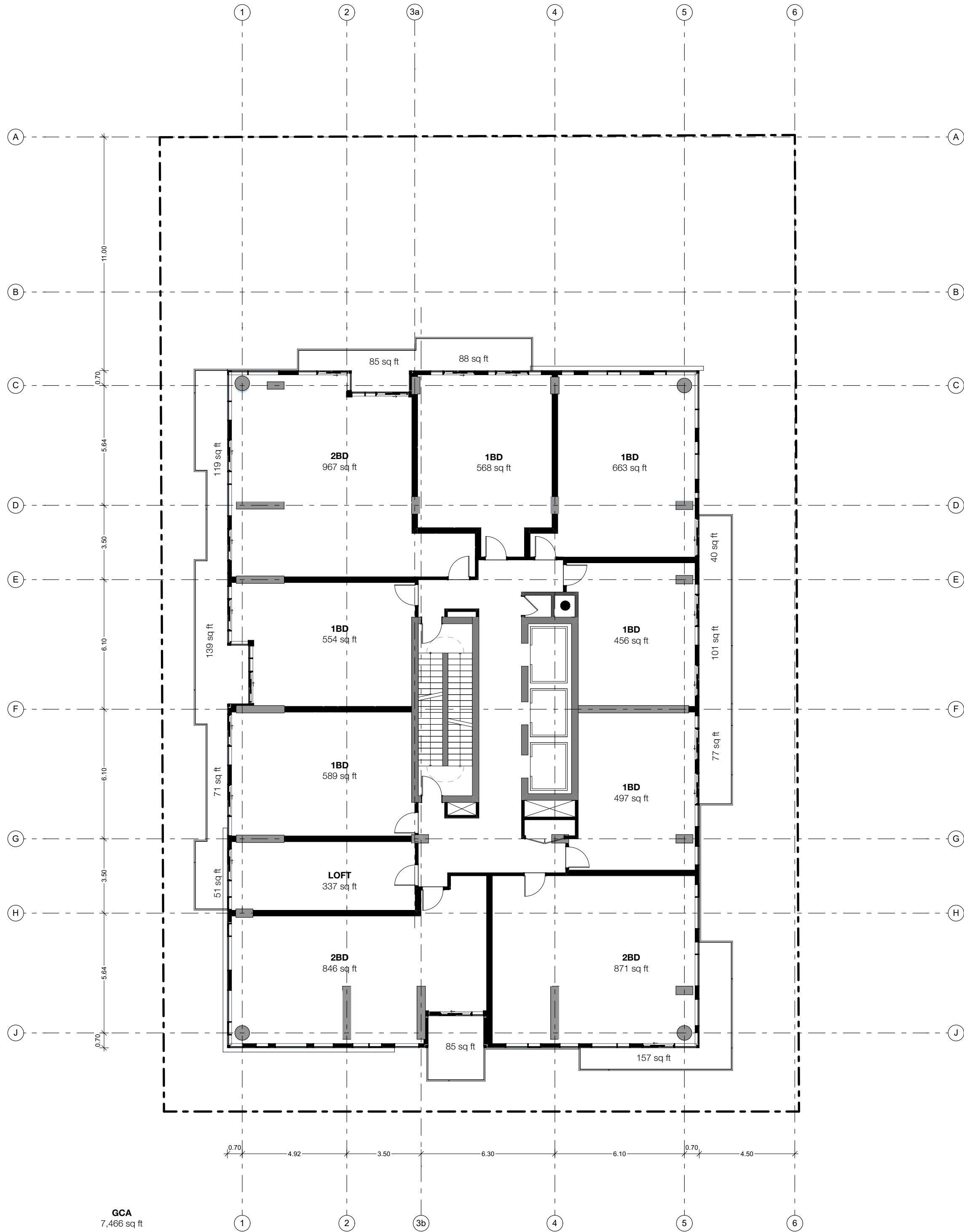
drawn by
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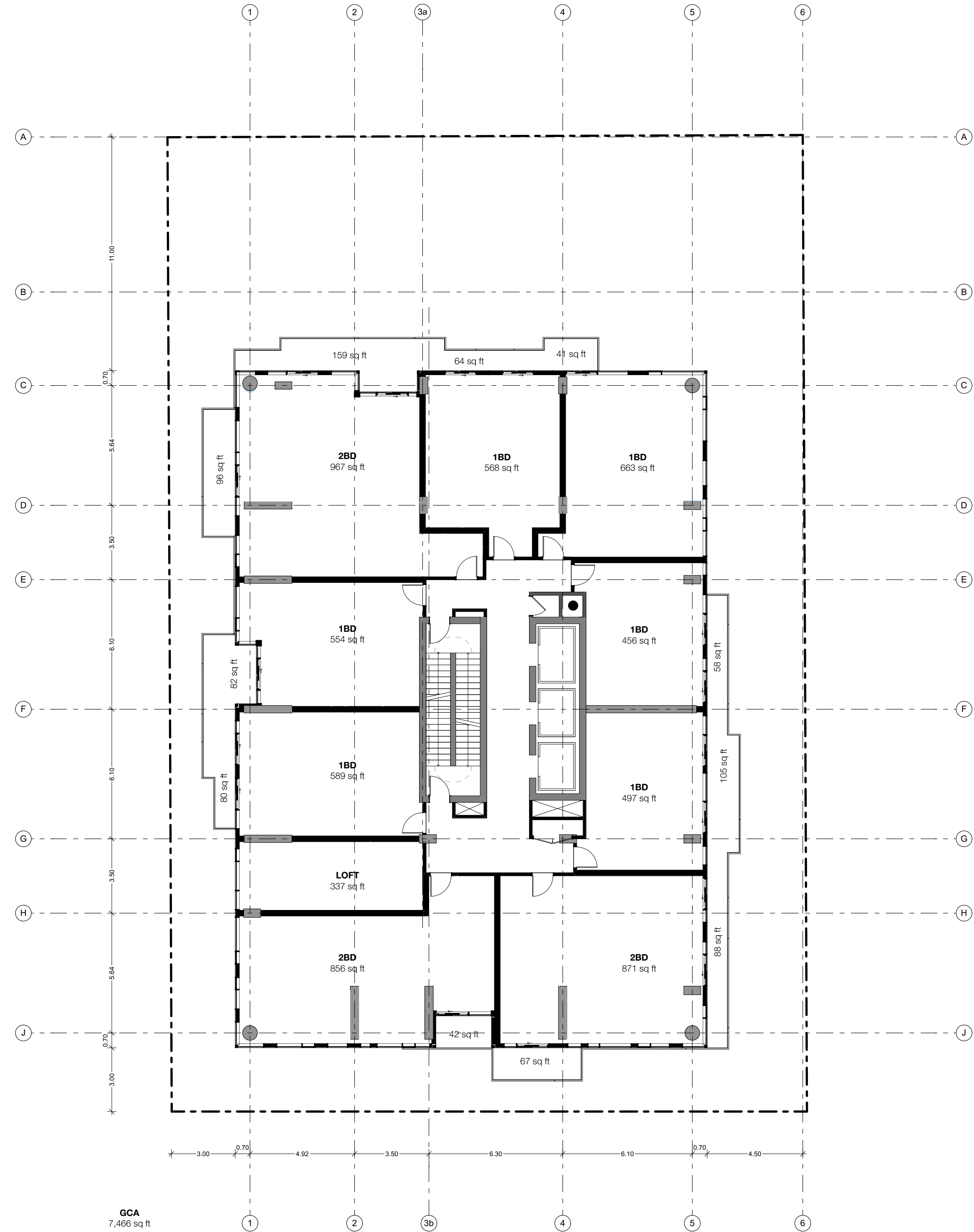
issue date
July 1, 2020

job number
1918

scale
1:150



1
A2.6
Typical Floor Option 1
SCALE: 1:150



2
A2.6
Typical Floor Option 2
SCALE: 1:150

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sheet title
Typical Floors

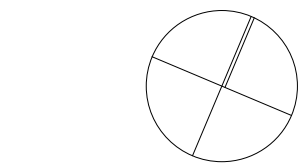
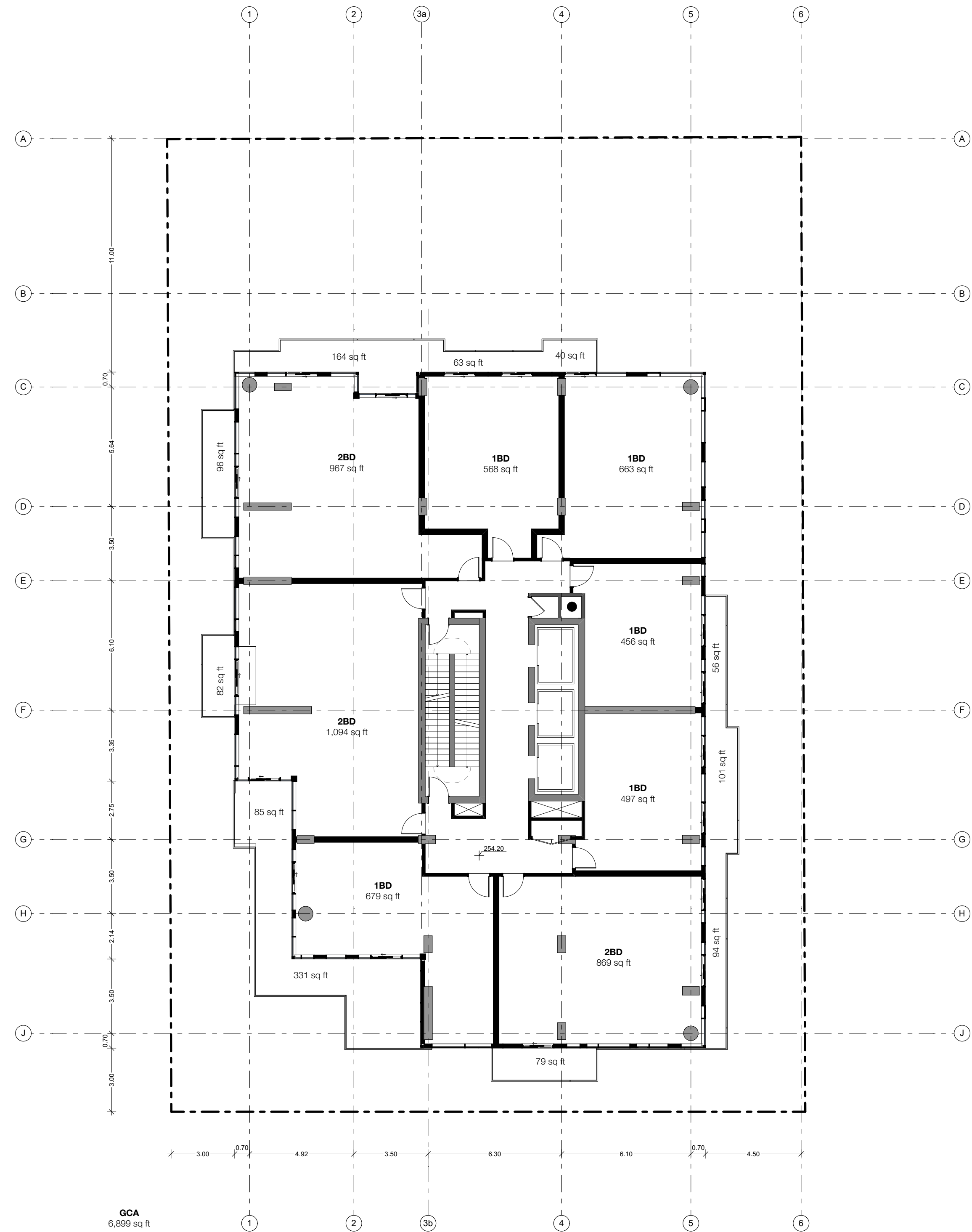
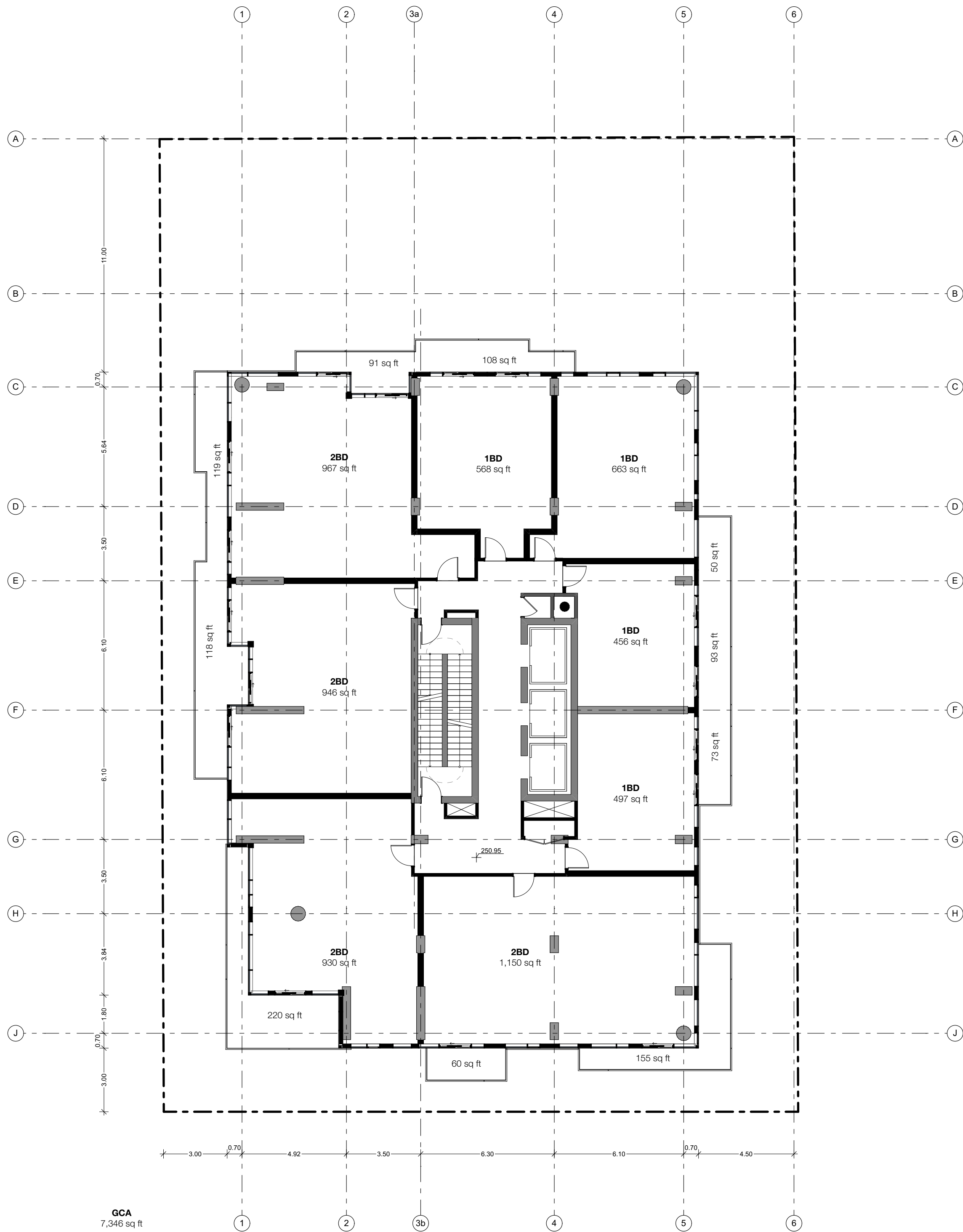
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job title
159-163-167 Parkdale

client
RICHCRAFT

sheet title
29-30F

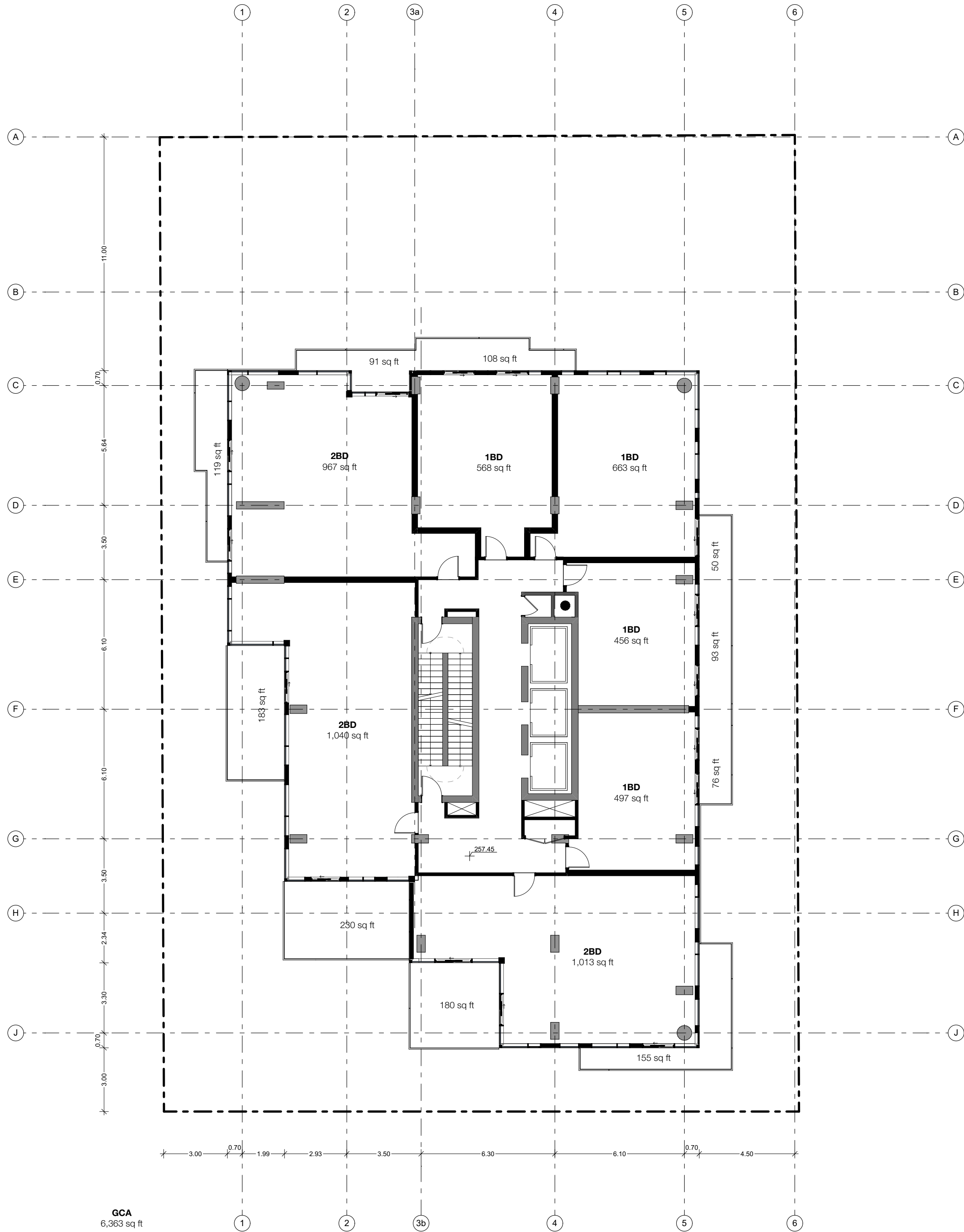
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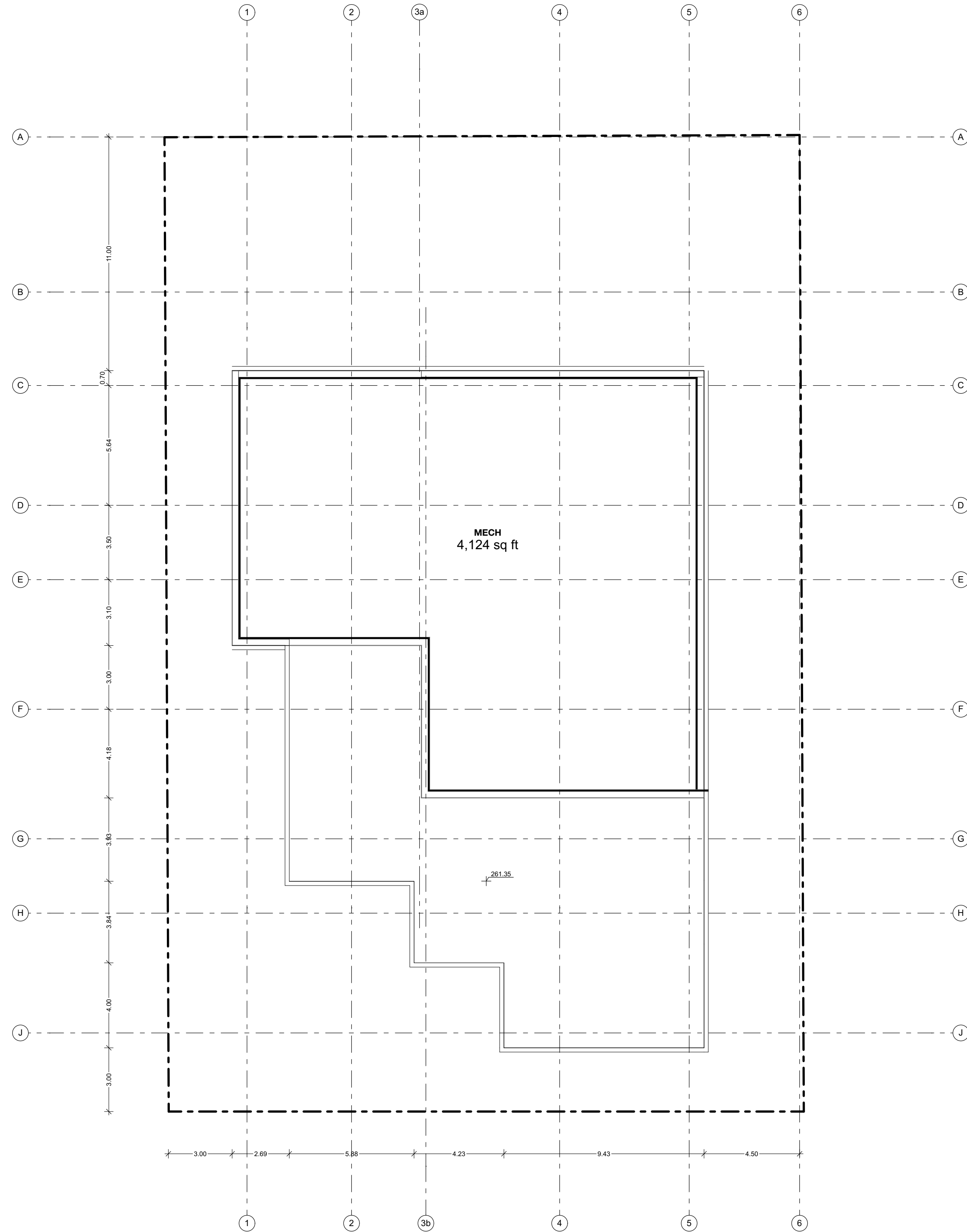
issue date
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1918

scale
1:150



1
A2.8
31F
SCALE: 1:150



2
A2.8
MECH
SCALE: 1:150

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31F-Mech

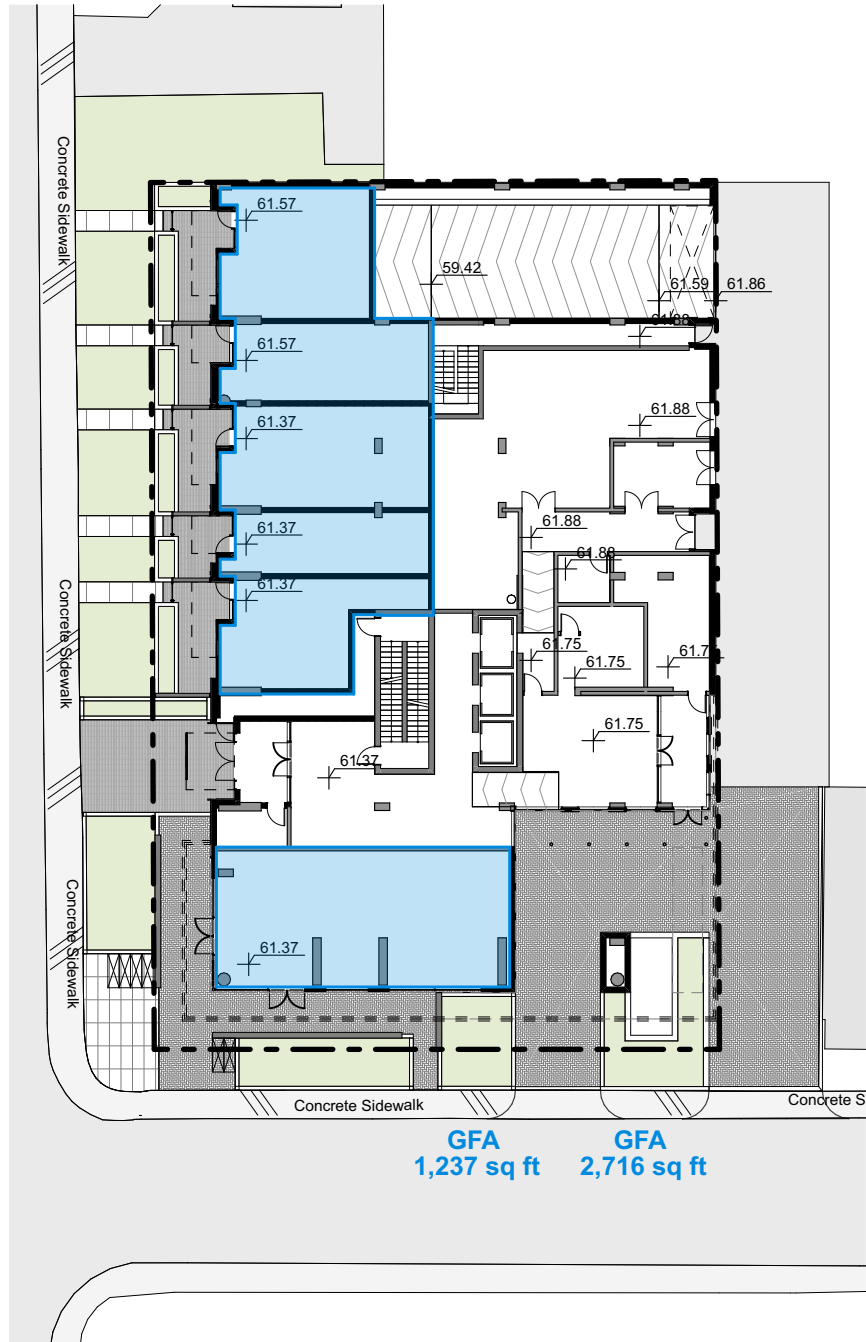
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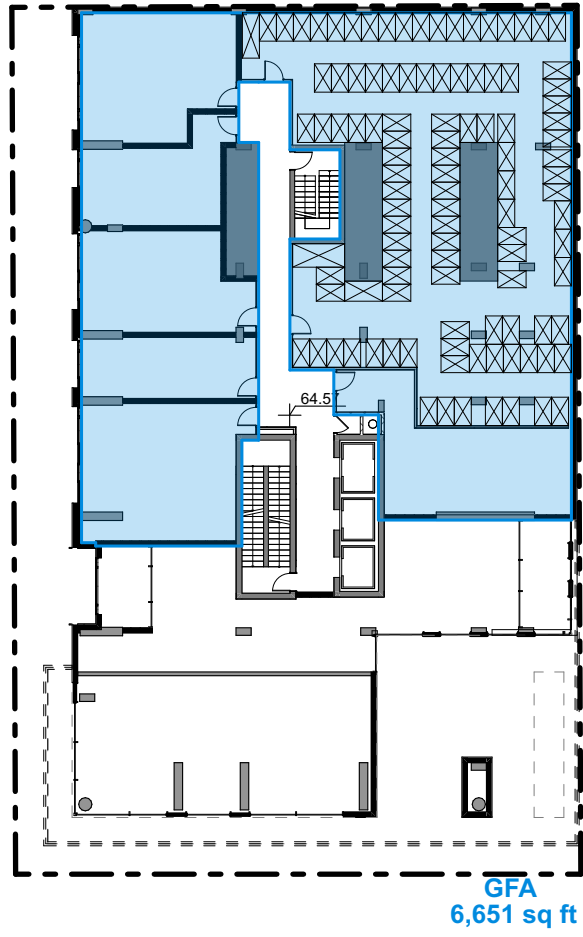
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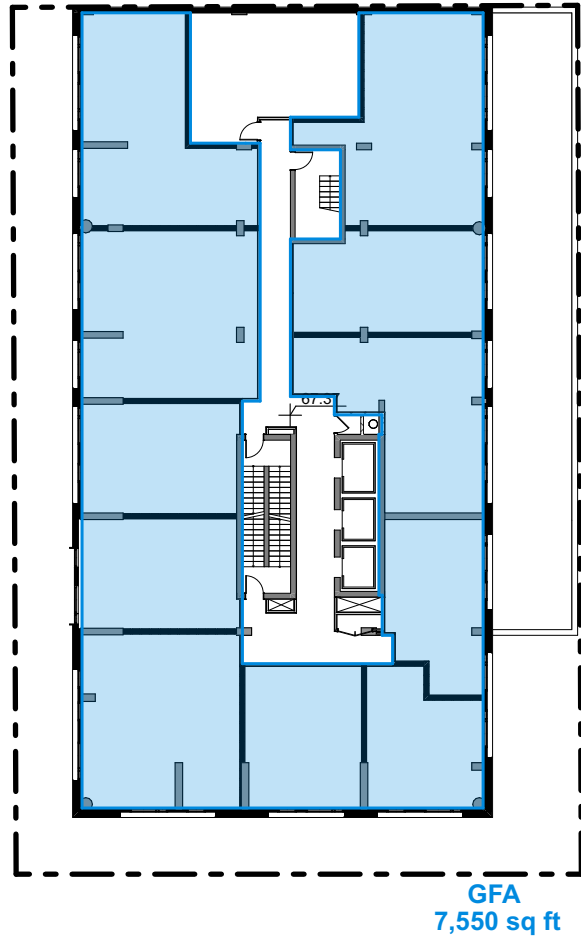
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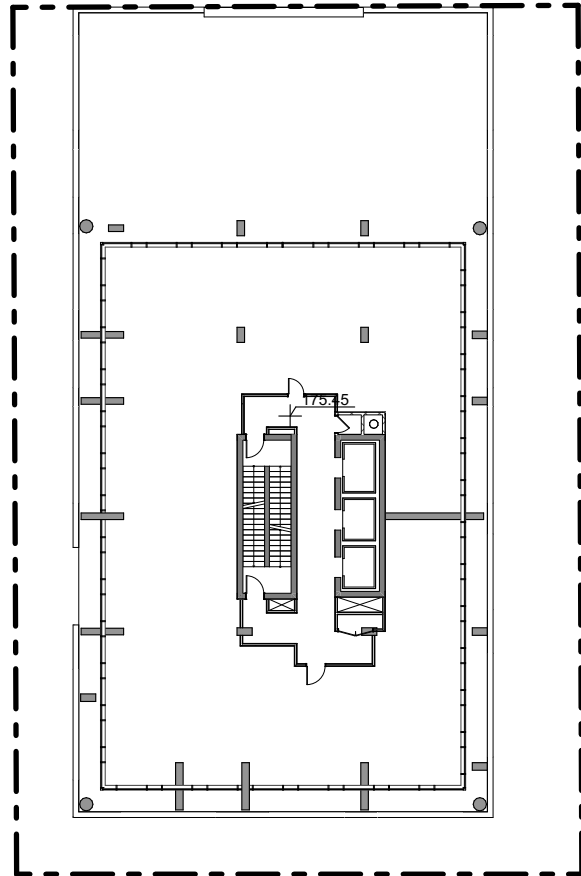
1 Ground Floor



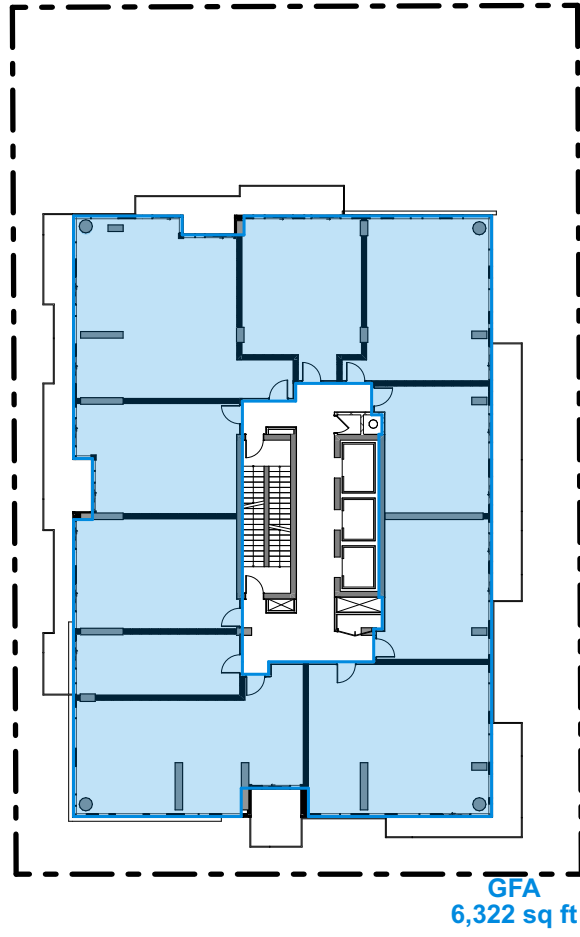
2 2F



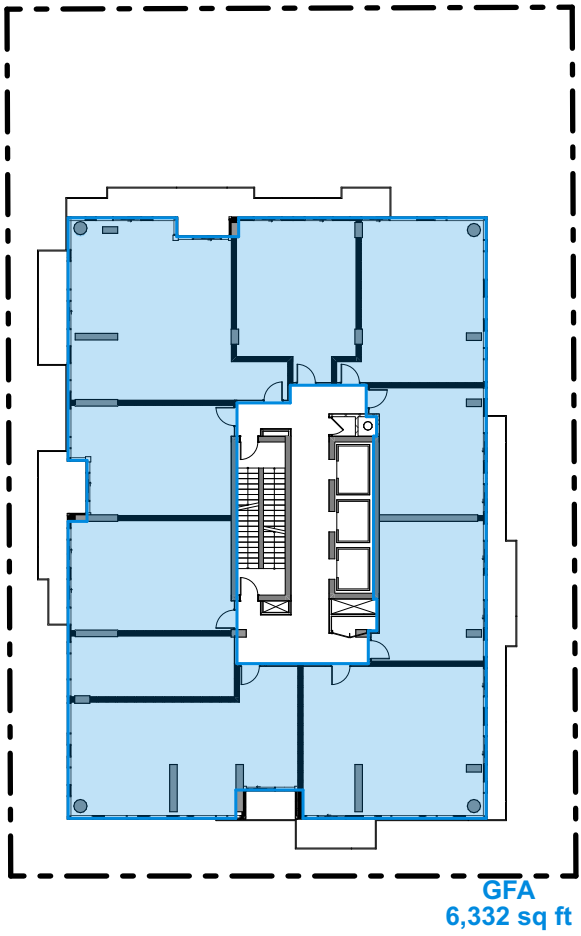
3 3F



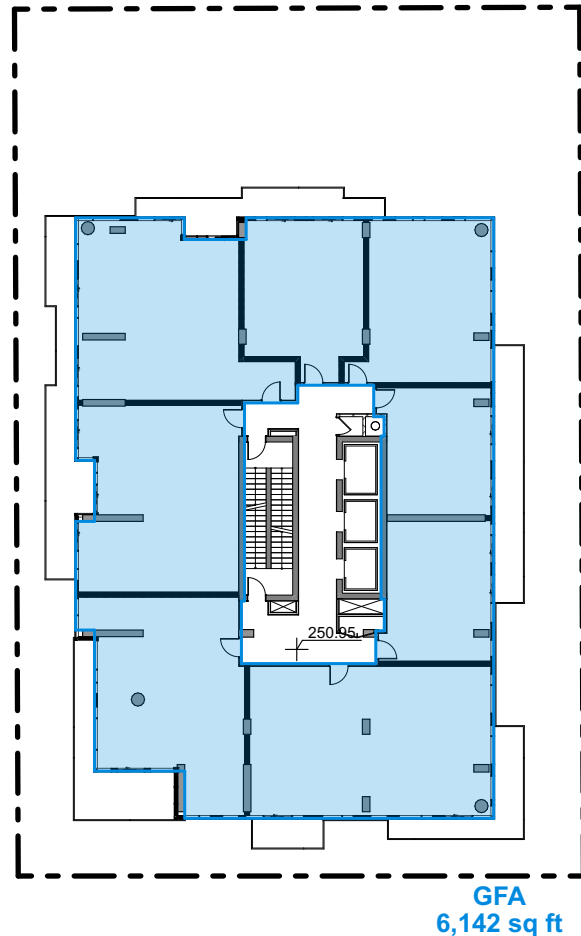
4 4F



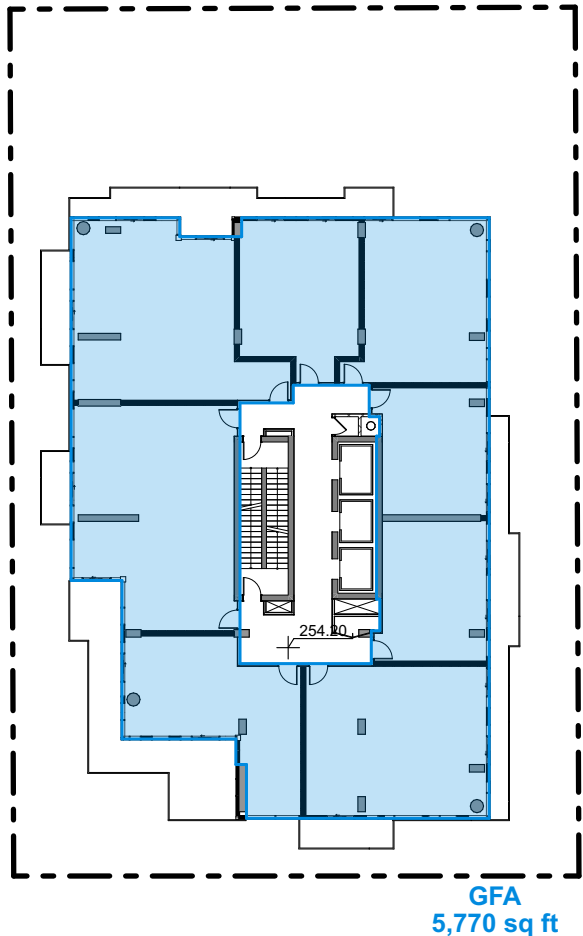
5 Typical Floor Opt. 1



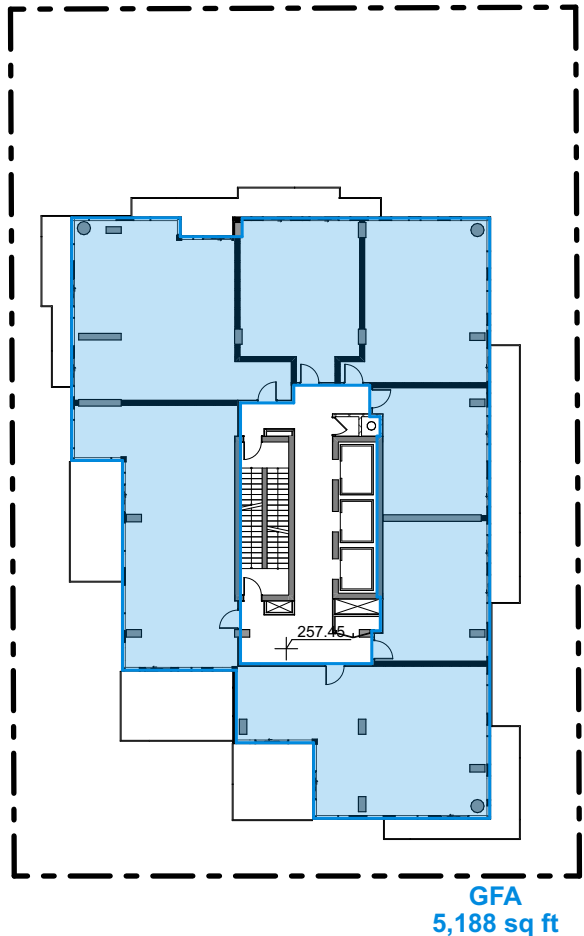
6 Typical Floor Opt. 2



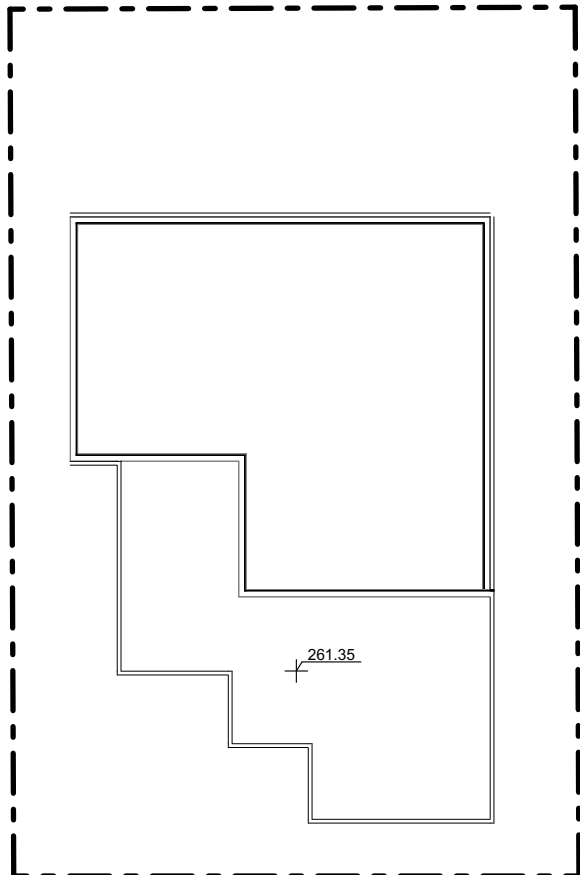
7 29F



8 30F



9 31F



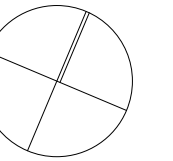
10 MECH

GFA Definition

Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding;

- Floor area occupied by shared mechanical, service and electrical equipment that serve the building; (By-law 2008-326)
- Common hallways, corridors, stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
- Bicycle parking; motor vehicle parking or loading facilities;
- Common laundry, storage and washroom facilities that serve the building or tenants;
- Common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
- Common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
- Living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)

 GFA after deductions



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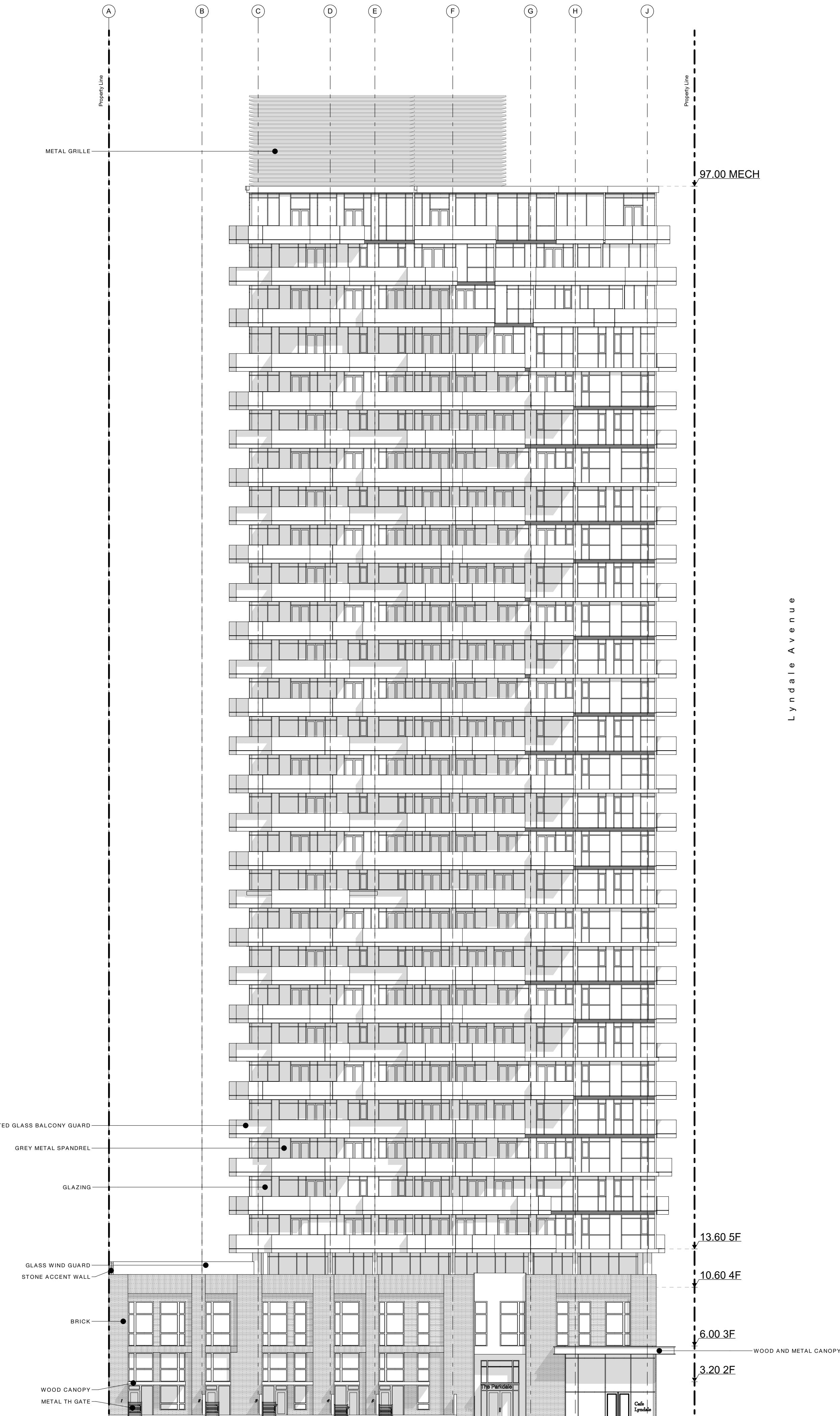
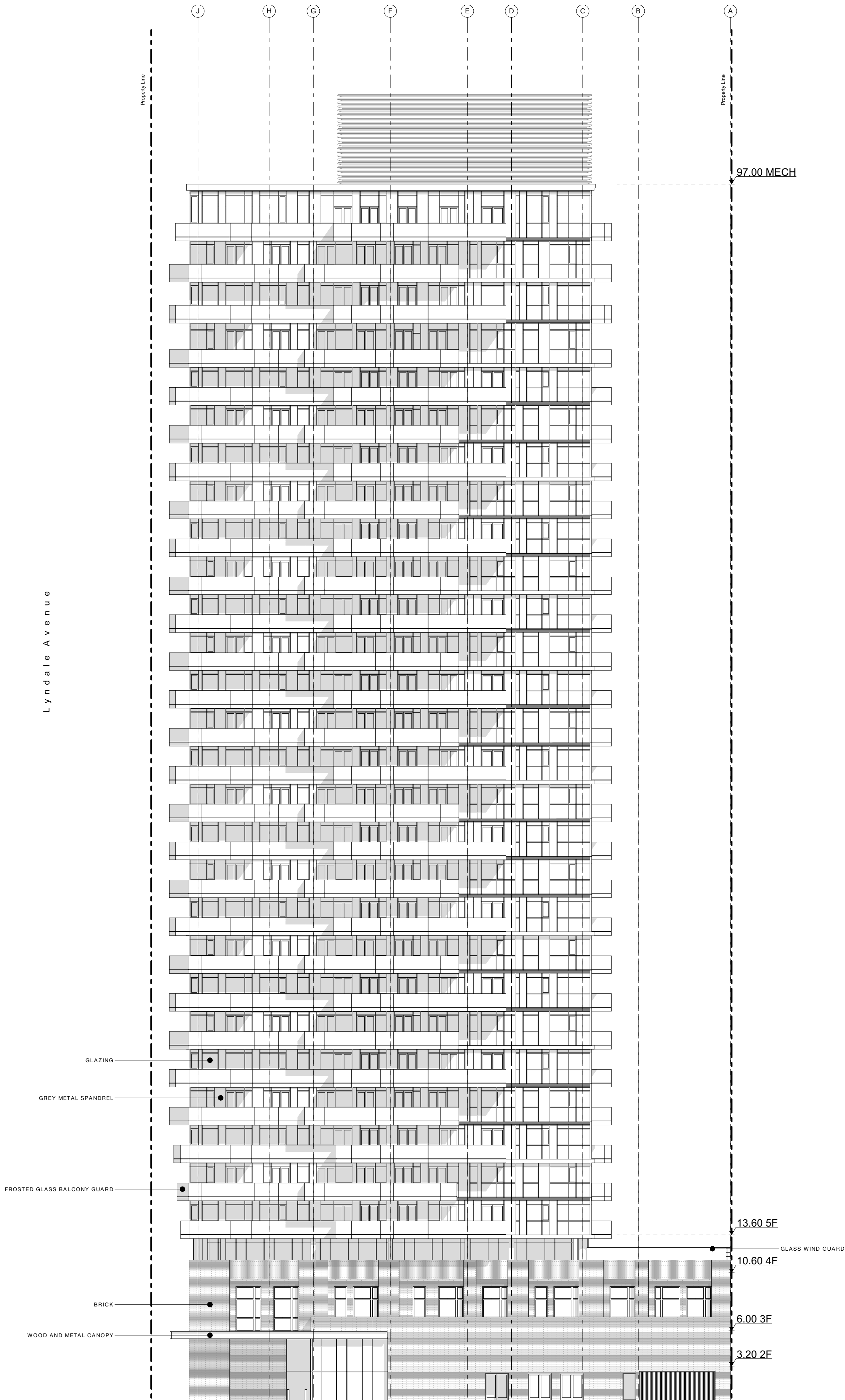
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scale
1:400

Lyndale Avenue

Lyndale Avenue



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sheet title
East + West Elevation

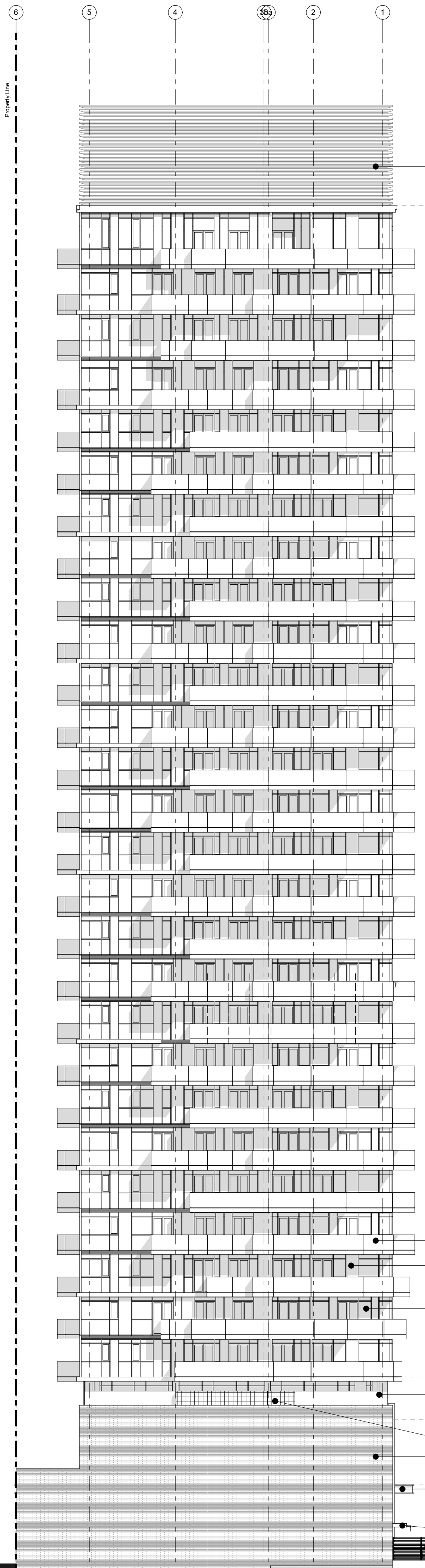
drawn by
AK

checked by
PJ

issue date
July 1, 2020

job number
1918

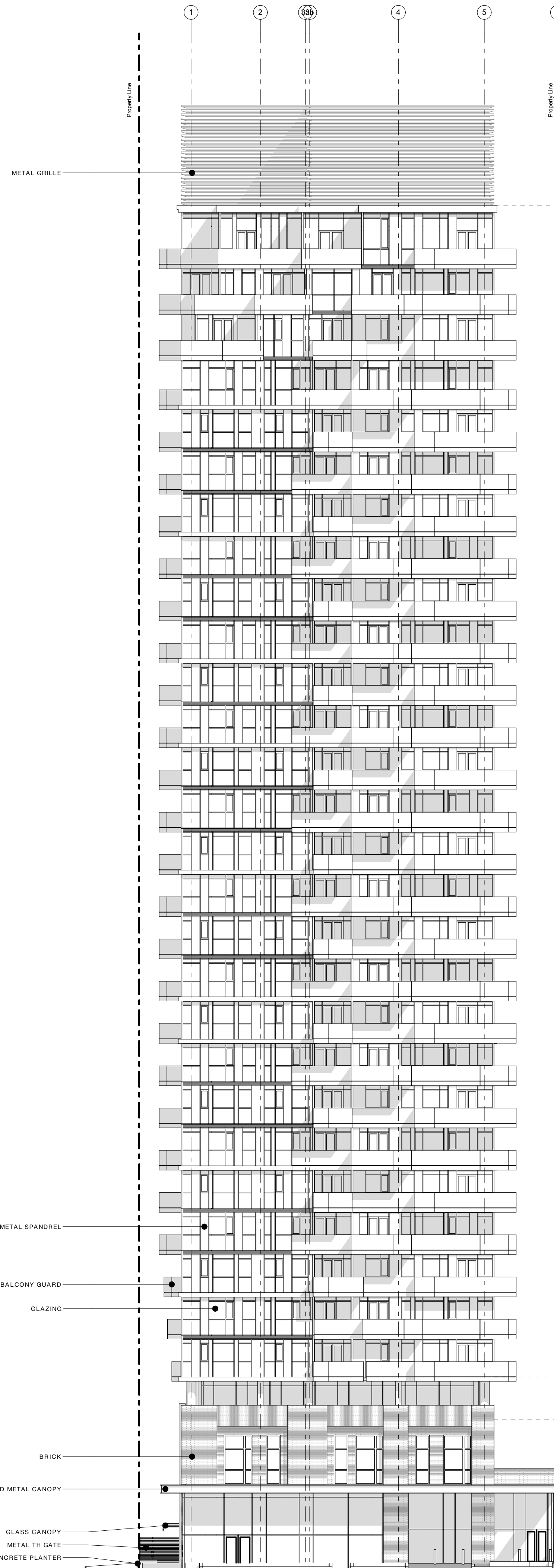
scale
1:200



Parkdale Avenue

METAL GRILLE
97.00 MECH

FROSTED GLASS BALCONY GUARD
GREY METAL SPANDREL
GLAZING
13.60 5F
GLASS WIND GUARD
10.60 4F
STONE ACCENT WALL
6.00 3F
WOOD AND METAL CANOPY
3.20 2F
WOOD CANOPY
METAL TH GATE
CONCRETE PLANTER



Parkdale Avenue

METAL GRILLE
97.00 MECH

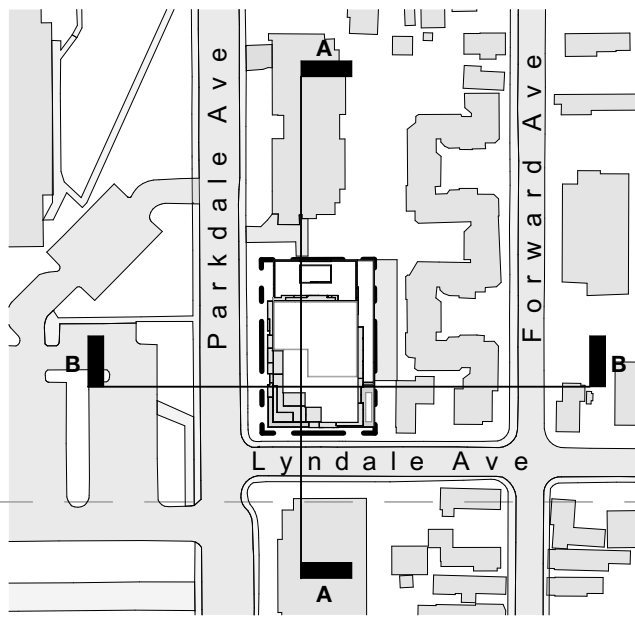
GREY METAL SPANDREL
FROSTED GLASS BALCONY GUARD
GLAZING
13.60 5F
10.60 4F
6.00 3F
3.20 2F
BRICK
WOOD AND METAL CANOPY
GLASS CANOPY
METAL TH GATE
CONCRETE PLANTER

Note: Building permit issuance shall be subject to the building permit drawings not being in contravention with these approved plans and drawings including, but not limited to, the exterior design of the building and exterior building materials

TACT Architecture Inc.
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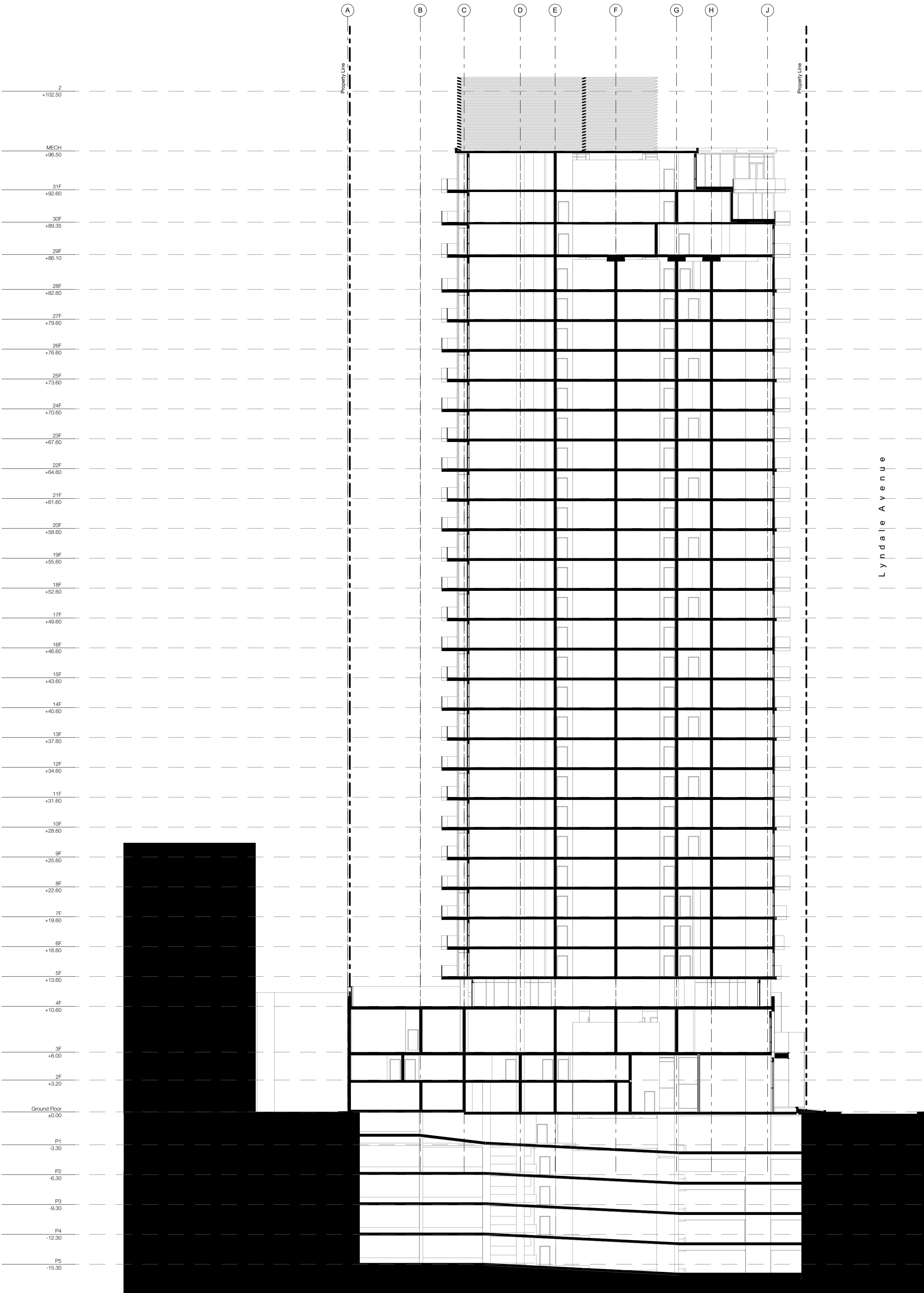
job title
159-163-167 Parkdale
client
RICH CRAFT
sheet title
North + South Elevation
drawn by
AK
checked by
PJ
issue date
July 1, 2020
job number
1918
scale
1:200



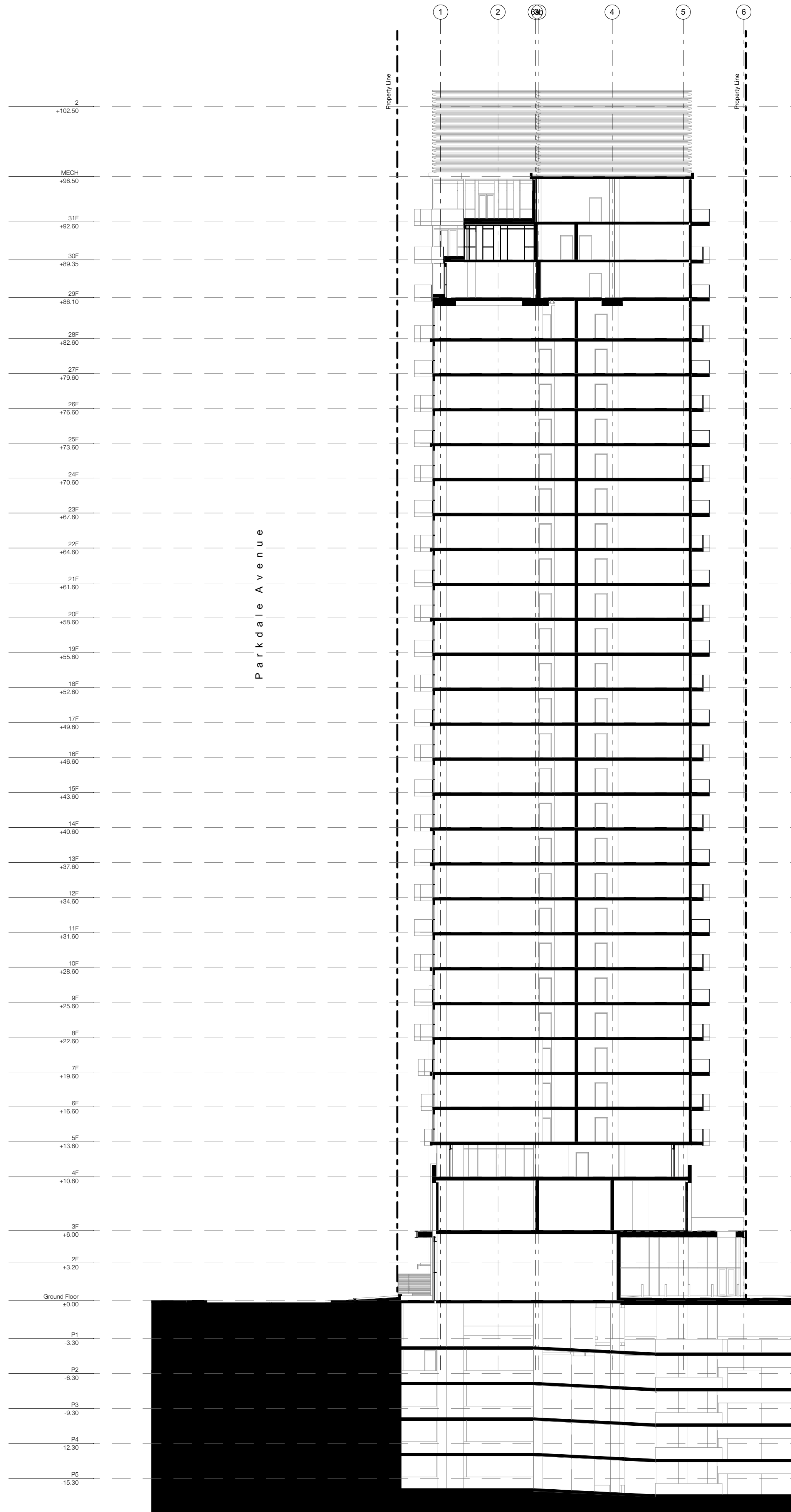
Key Plan
SCALE: 1:2000

TACT

Revision
00.MM.YYYY
01.07.2020
Revision
INITIAL SPA



1
A4.1
Section A-A
SCALE: 1:250



2
A4.1
Section B-B
SCALE: 1:250

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job title
159-163-167 Parkdale

client
RICH CRAFT

sheet title
Sections

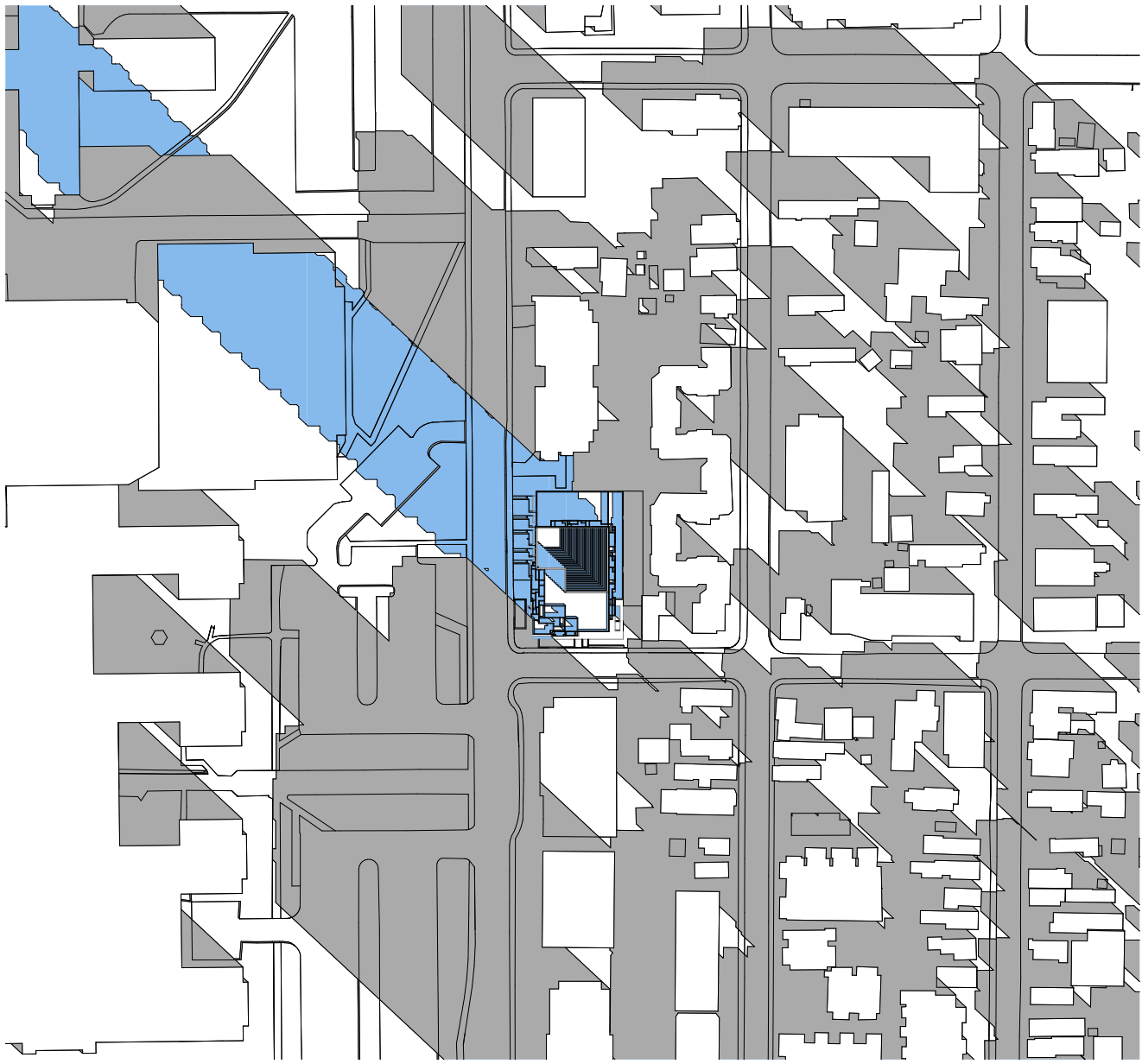
drawn by
AK
checked by
PJ

issue date
July 1, 2020

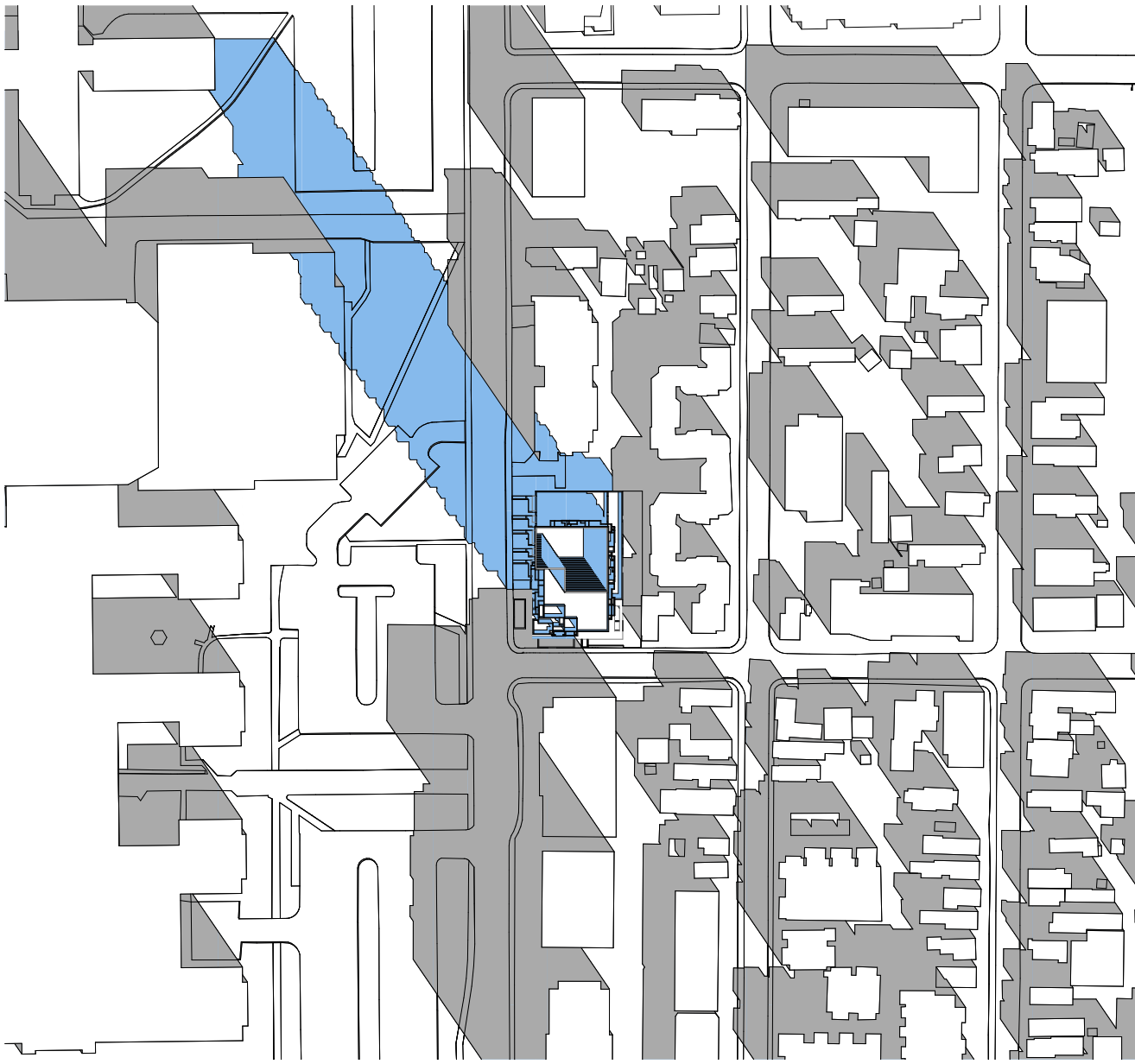
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1918
scale
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A4.1

Revision	Revision
05.07.2020	INITIAL SPA
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####	####
####	####



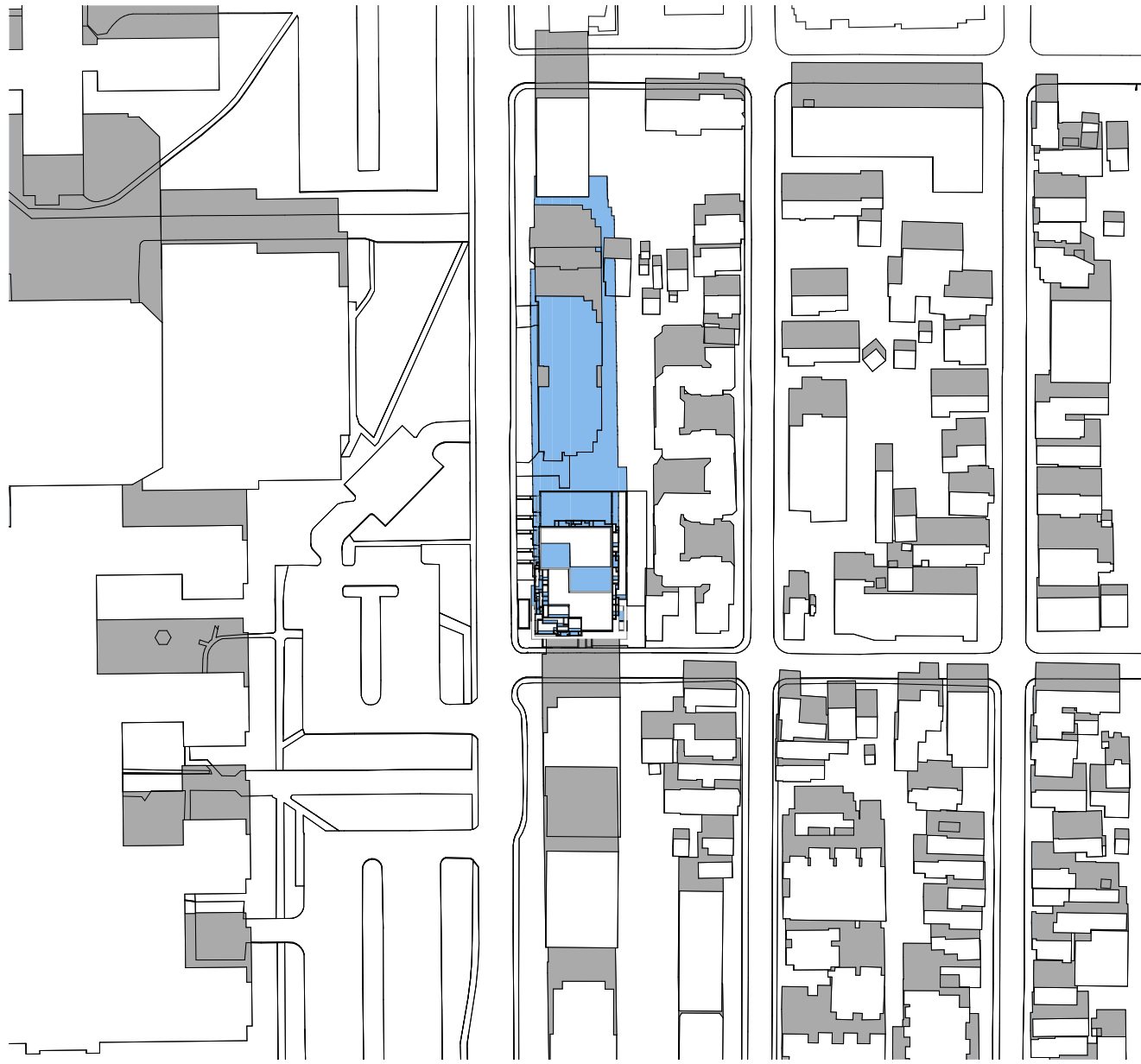
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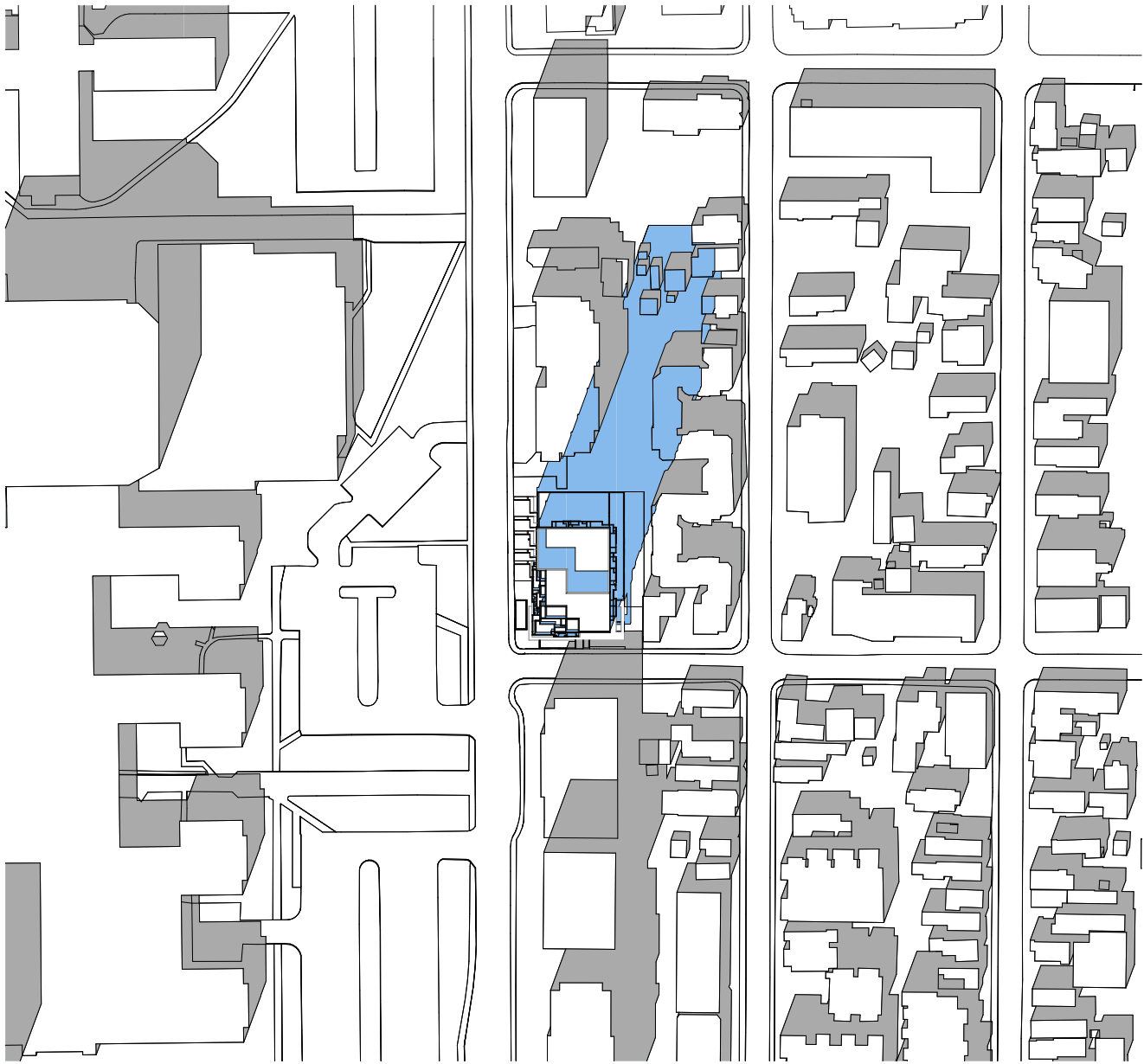
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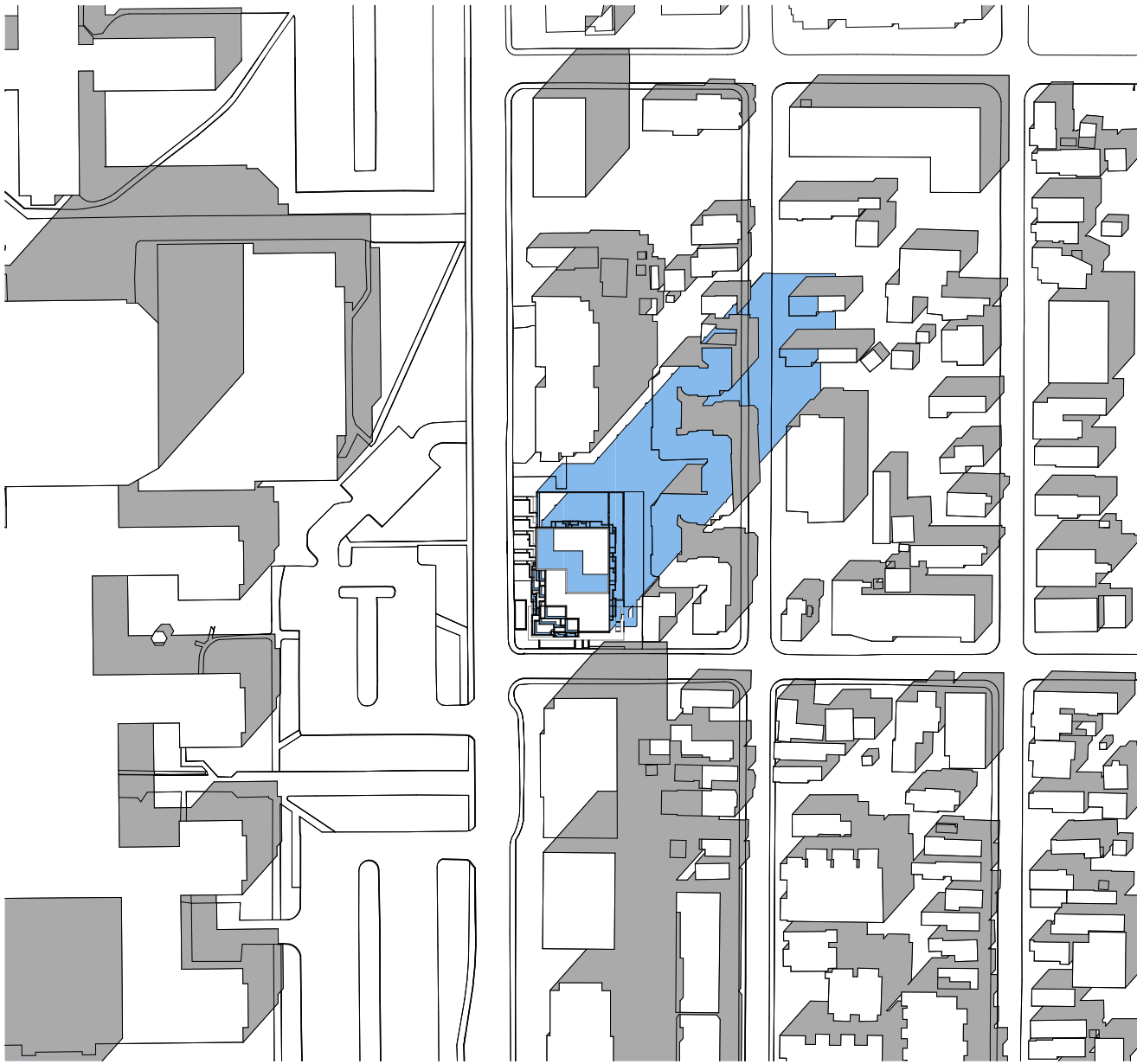
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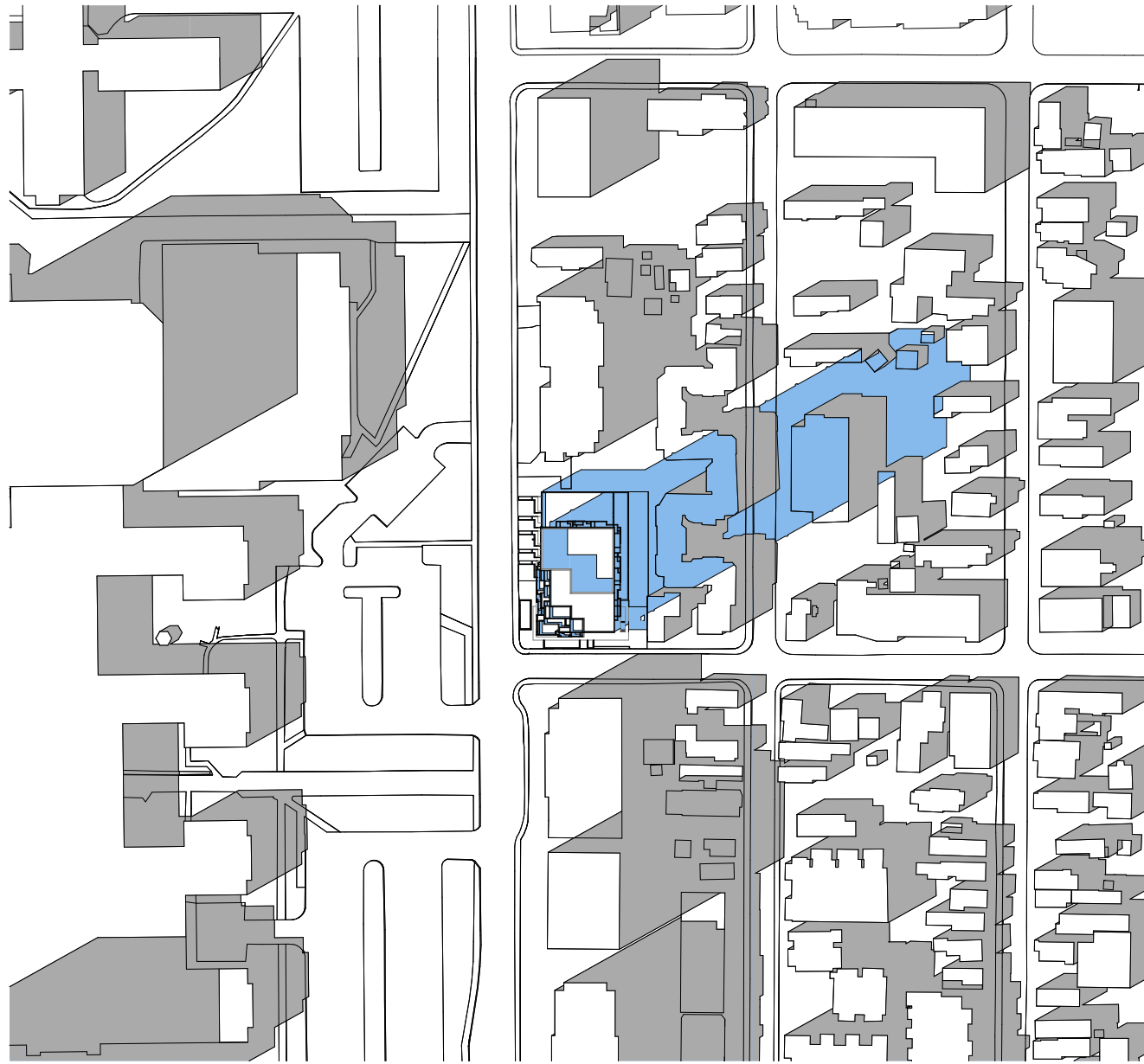
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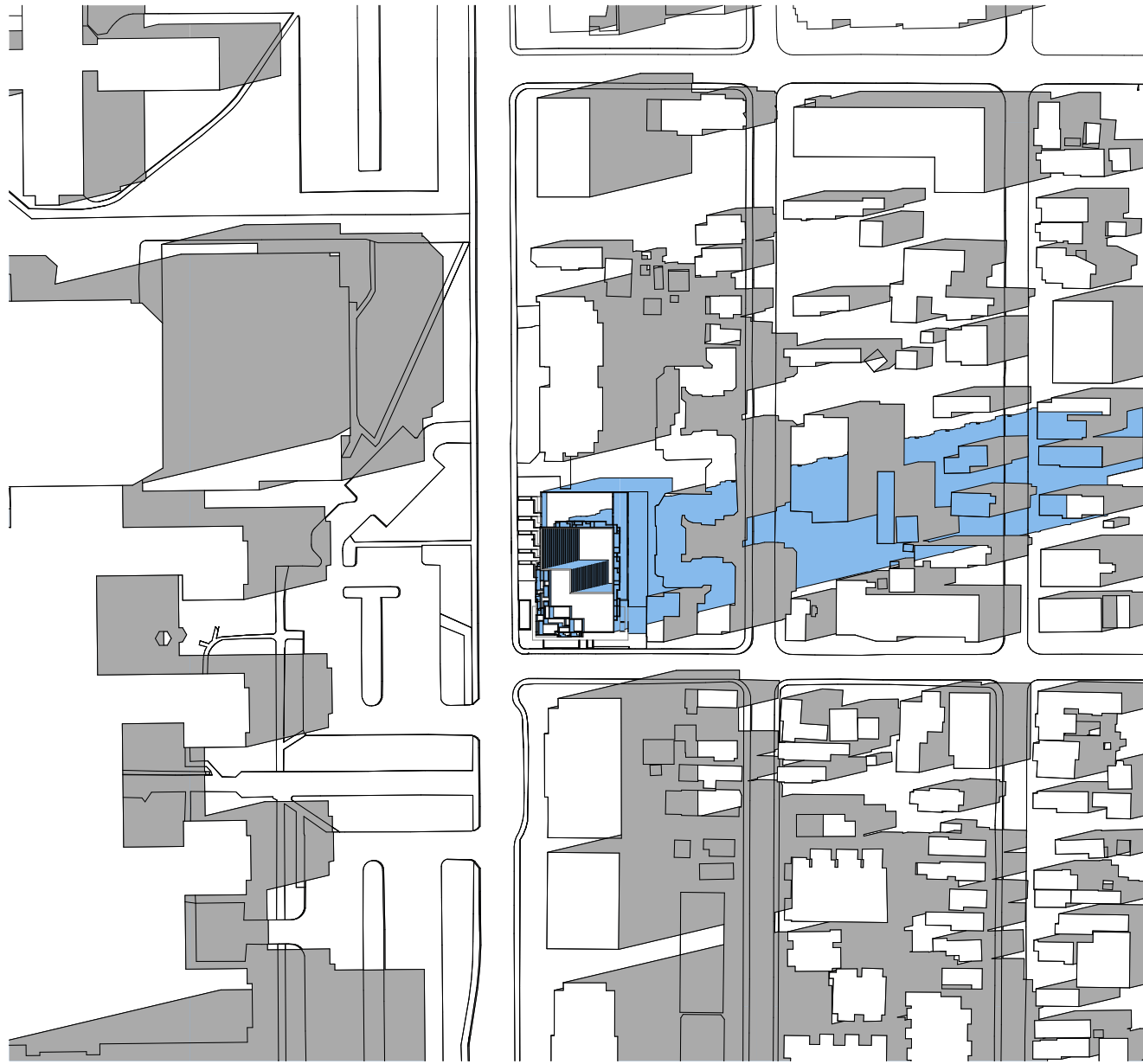
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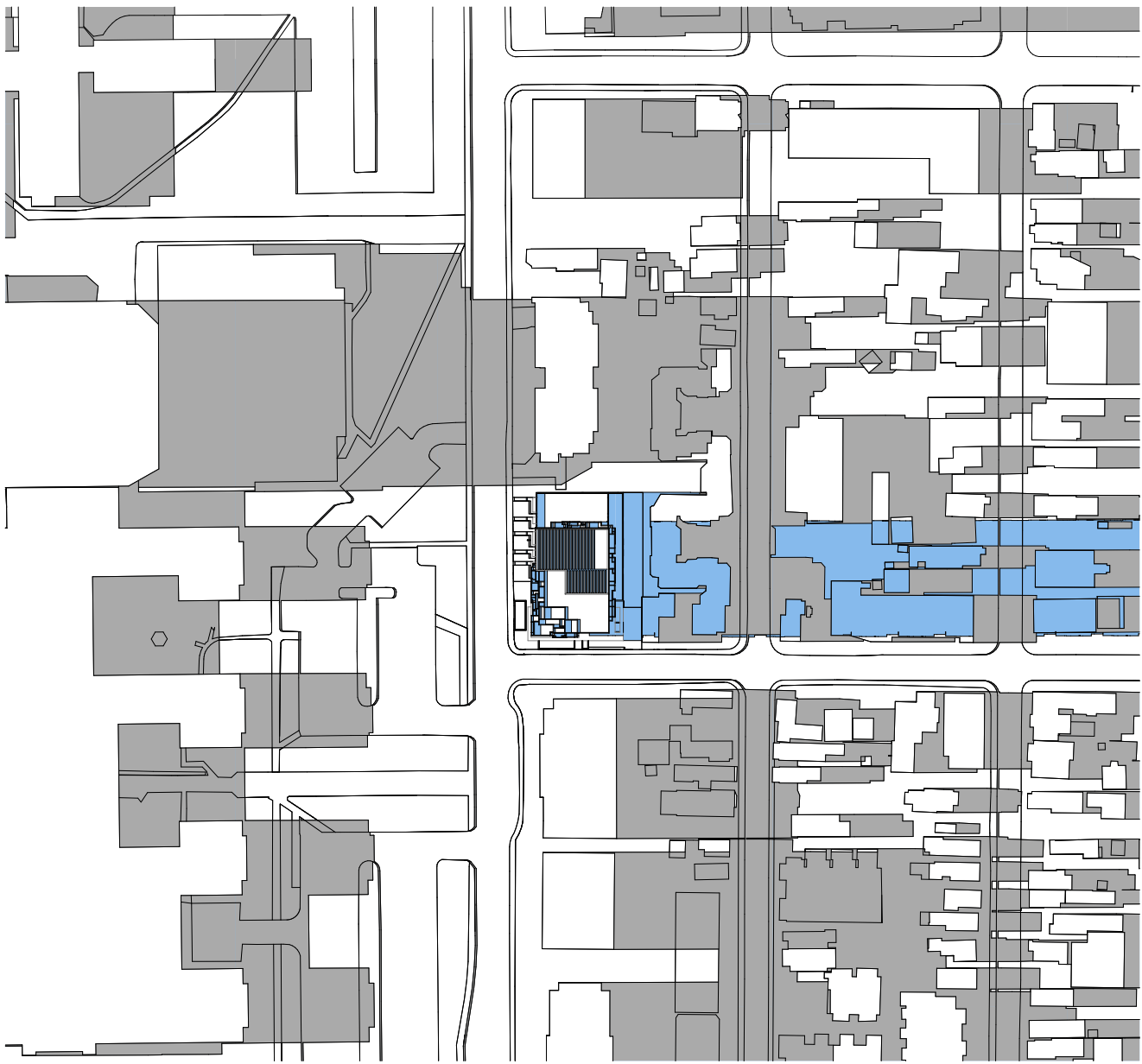
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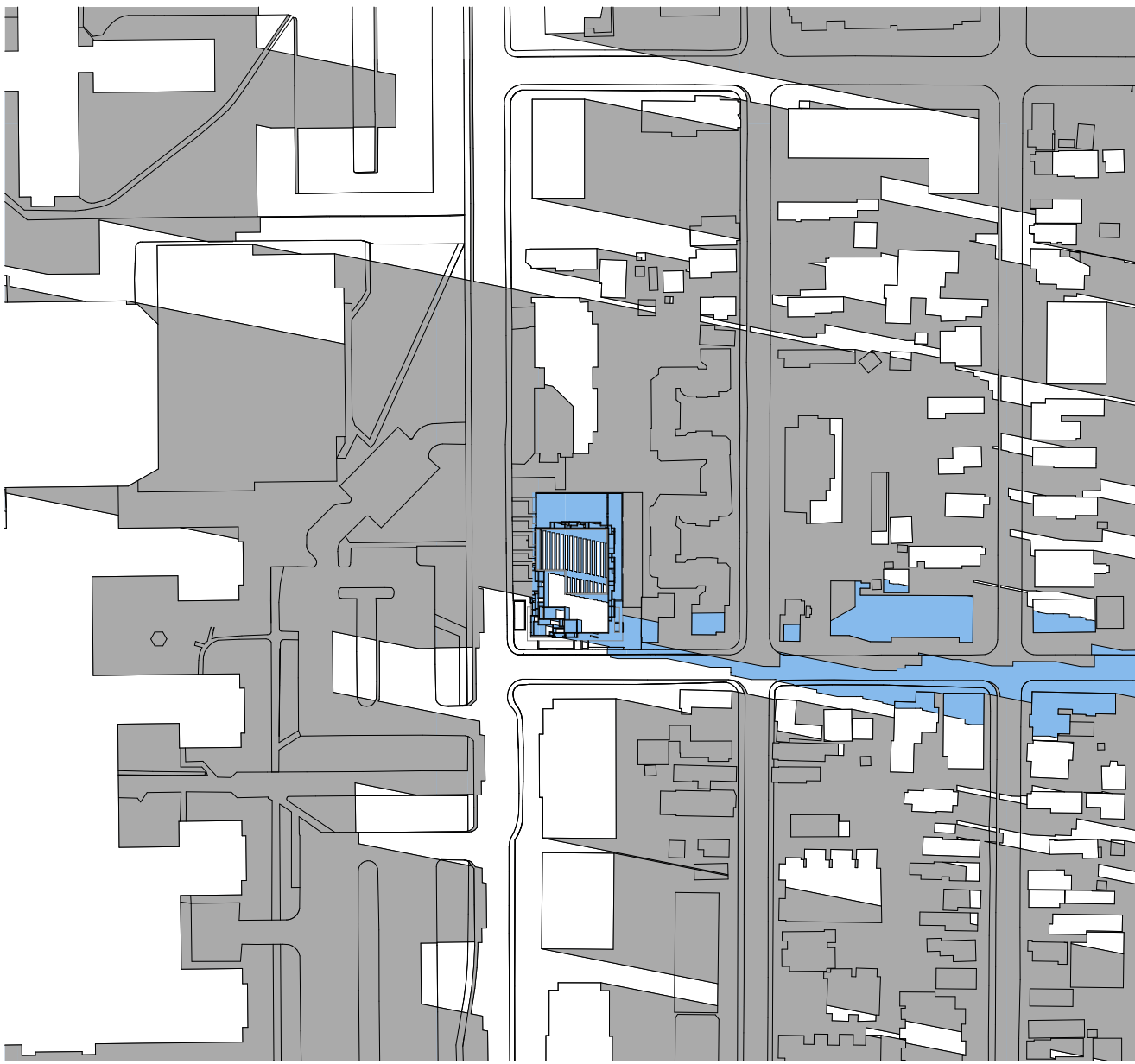
March 15:18



March 16:18

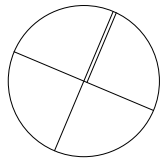


March 17:18



March 18:18

N



proposed
existing

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file: 1918 - Parkdale Lyndale -V19.pn

job title
159-163-167 Parkdale

client
RICH CRAFT

sheet title
March 21

drawn by
AK

checked by
PJ

issue date
July 1, 2020

job number
1918

scale
1:2000

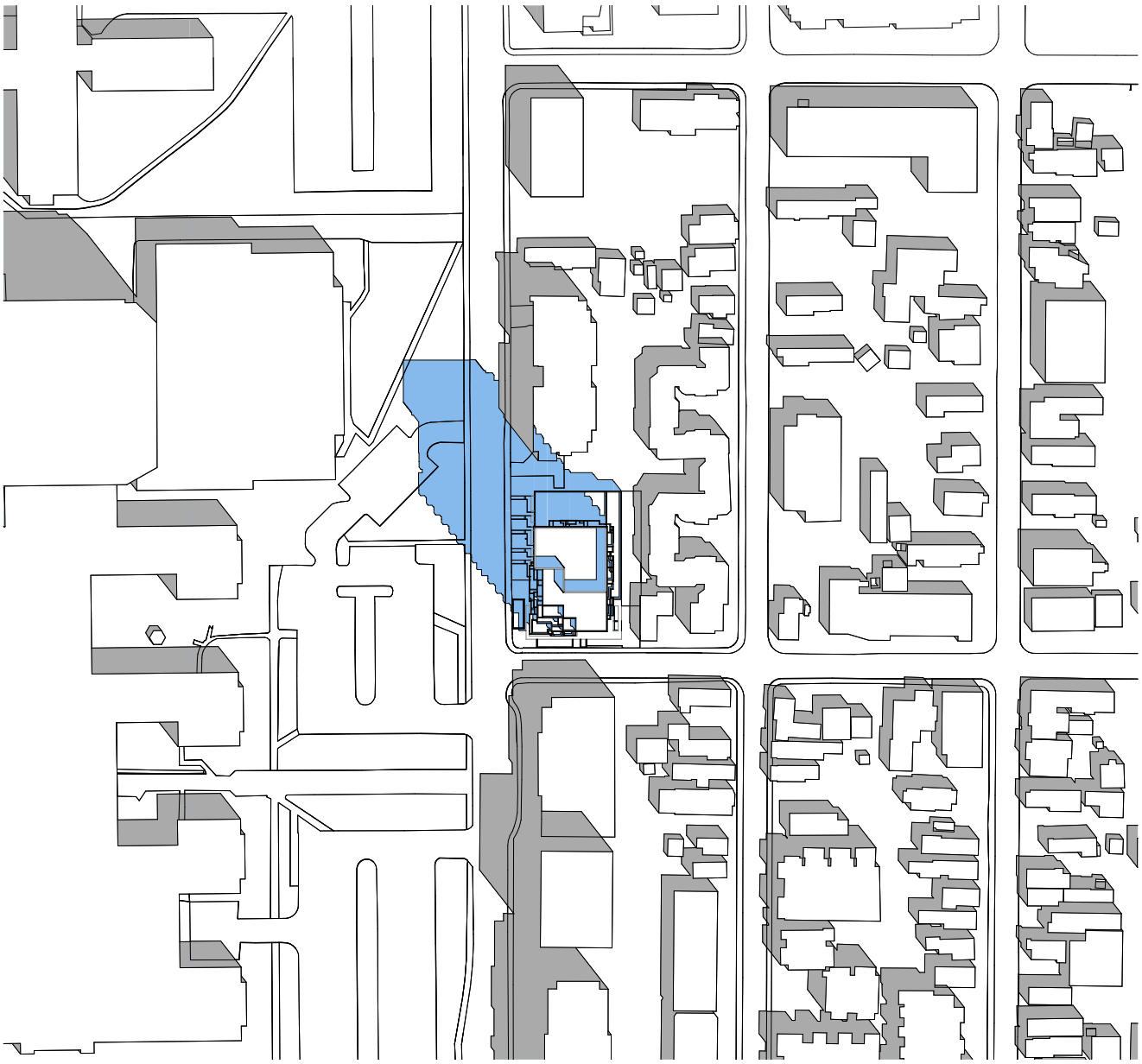
Revision	Revision
05.07.2020	INITIAL SPA
####	####
####	####
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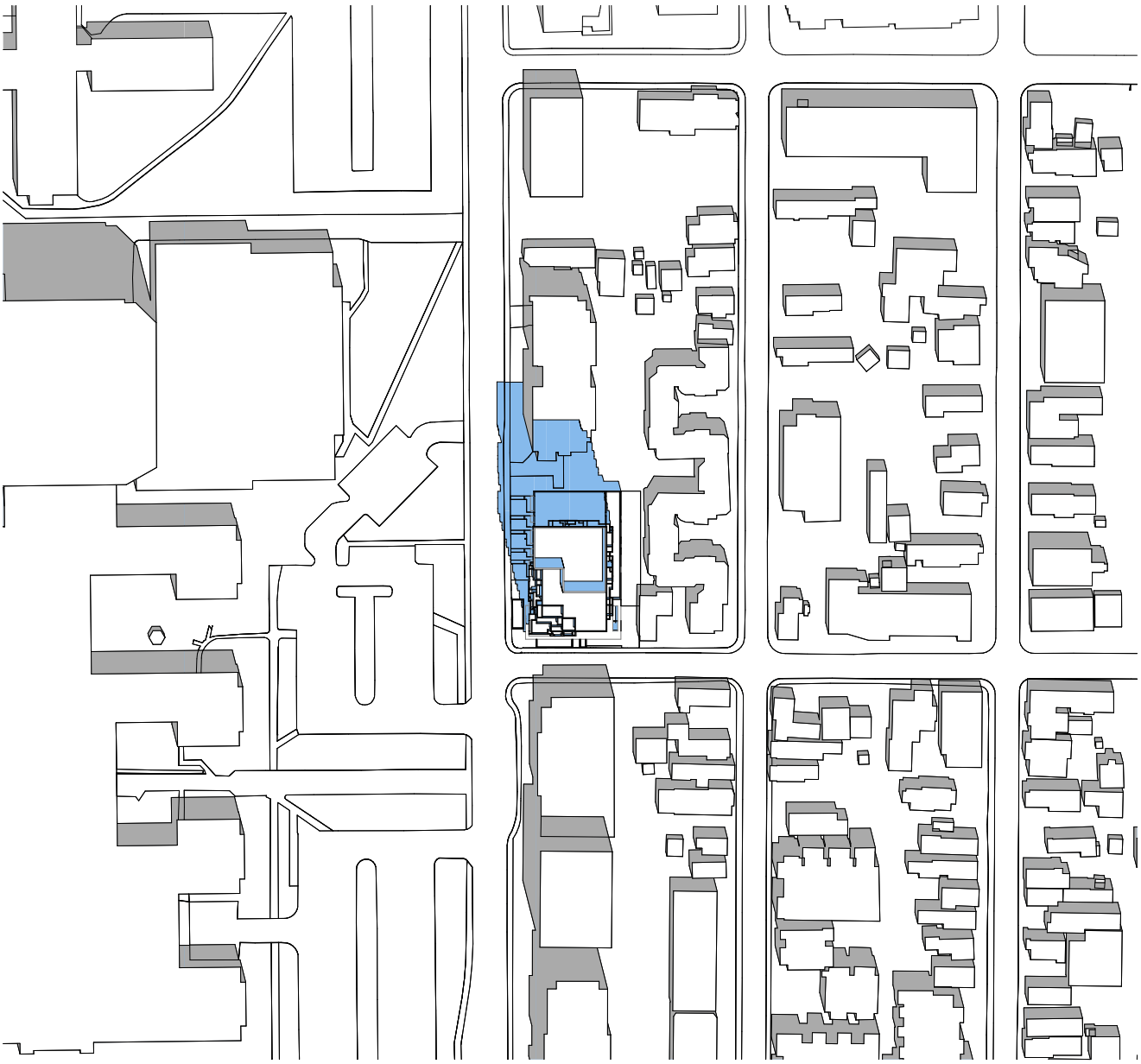
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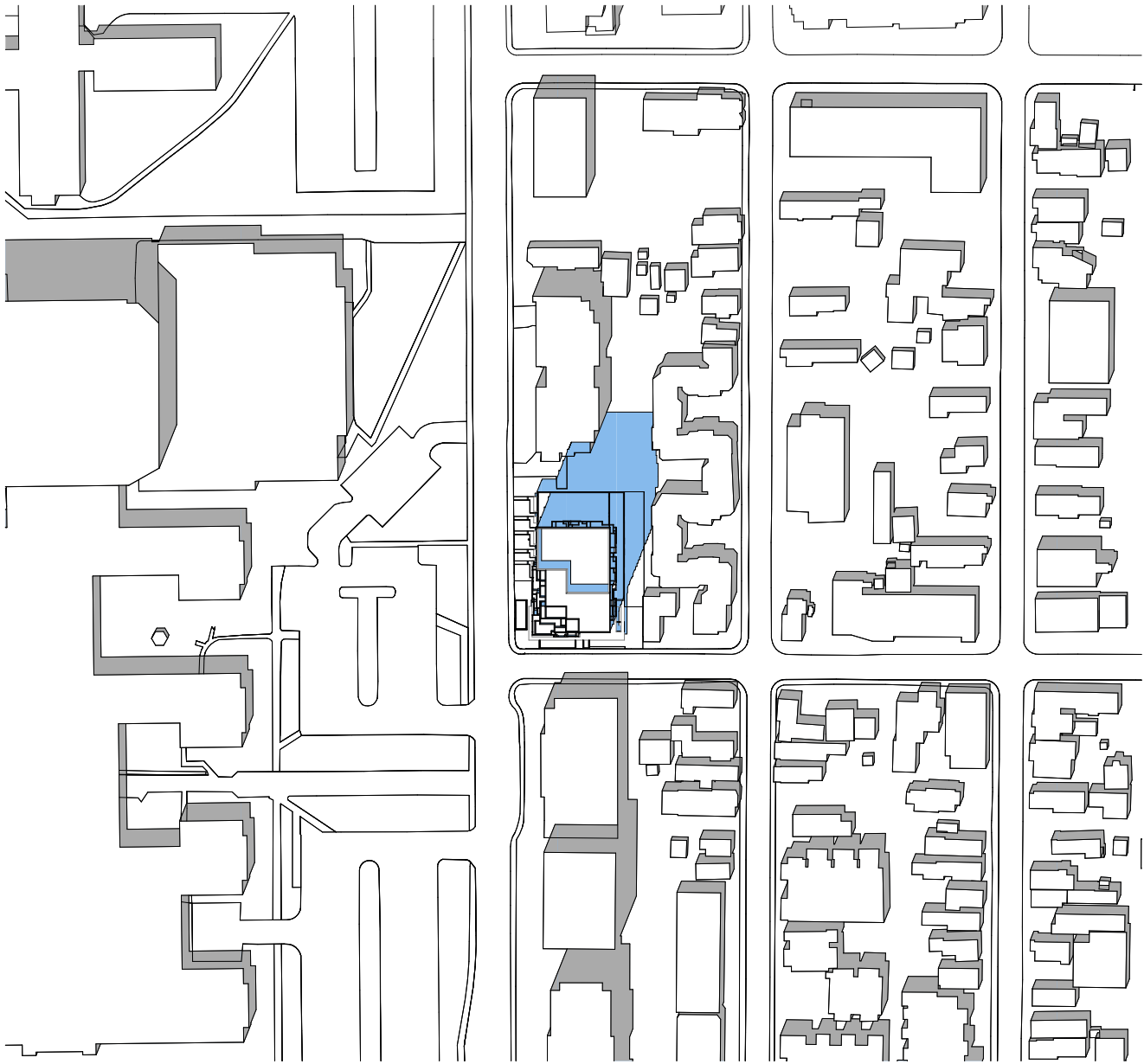
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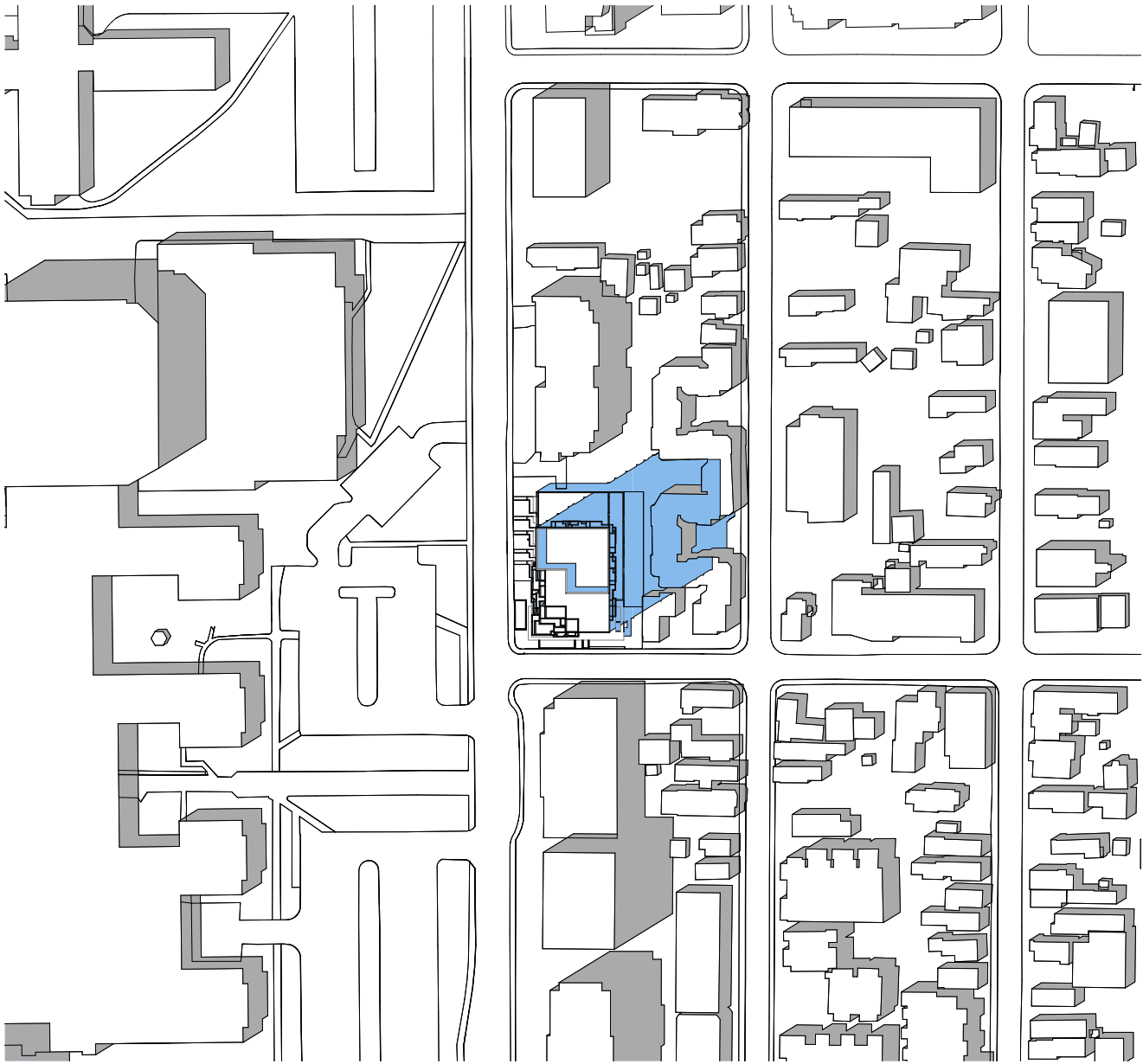
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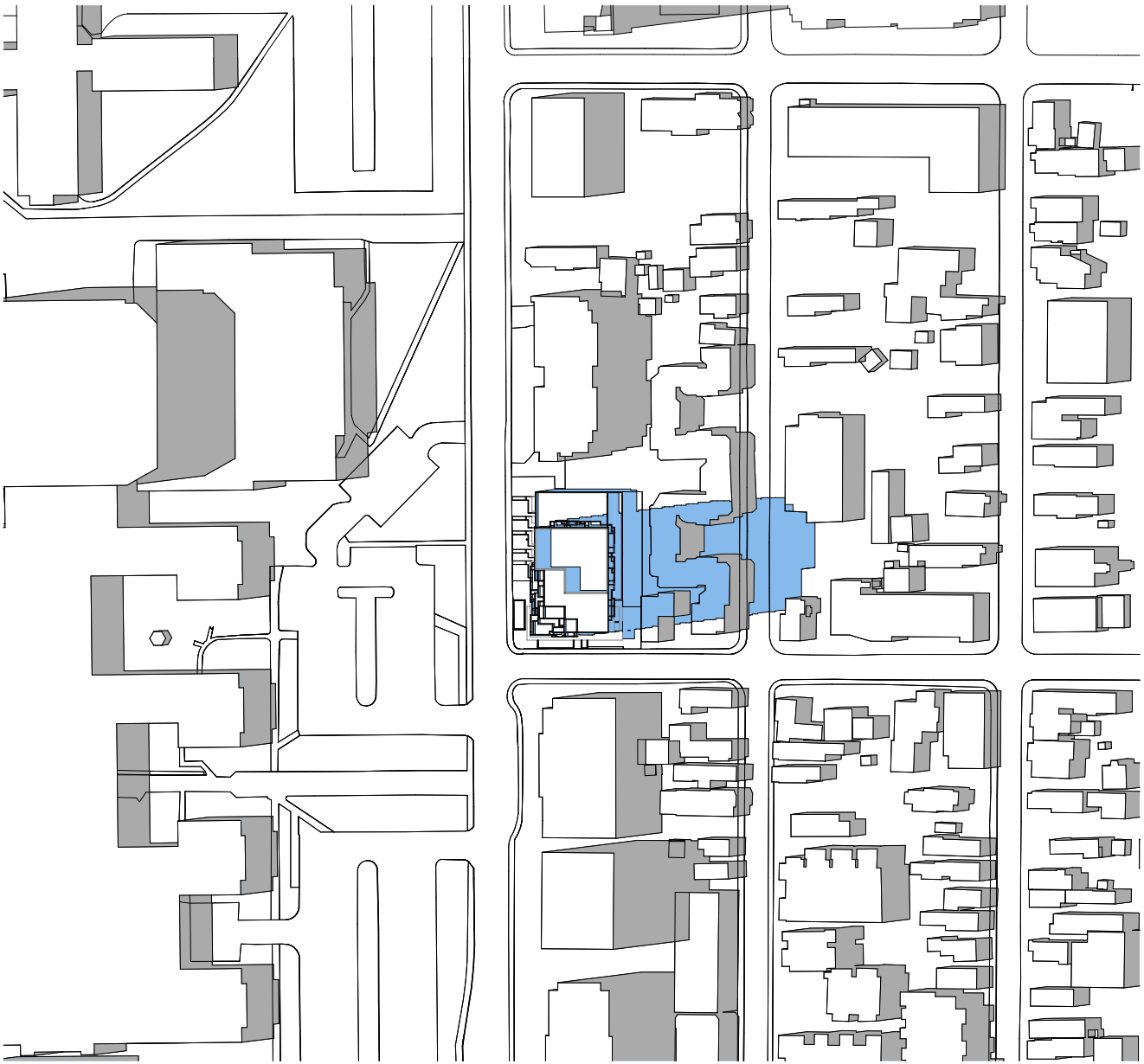
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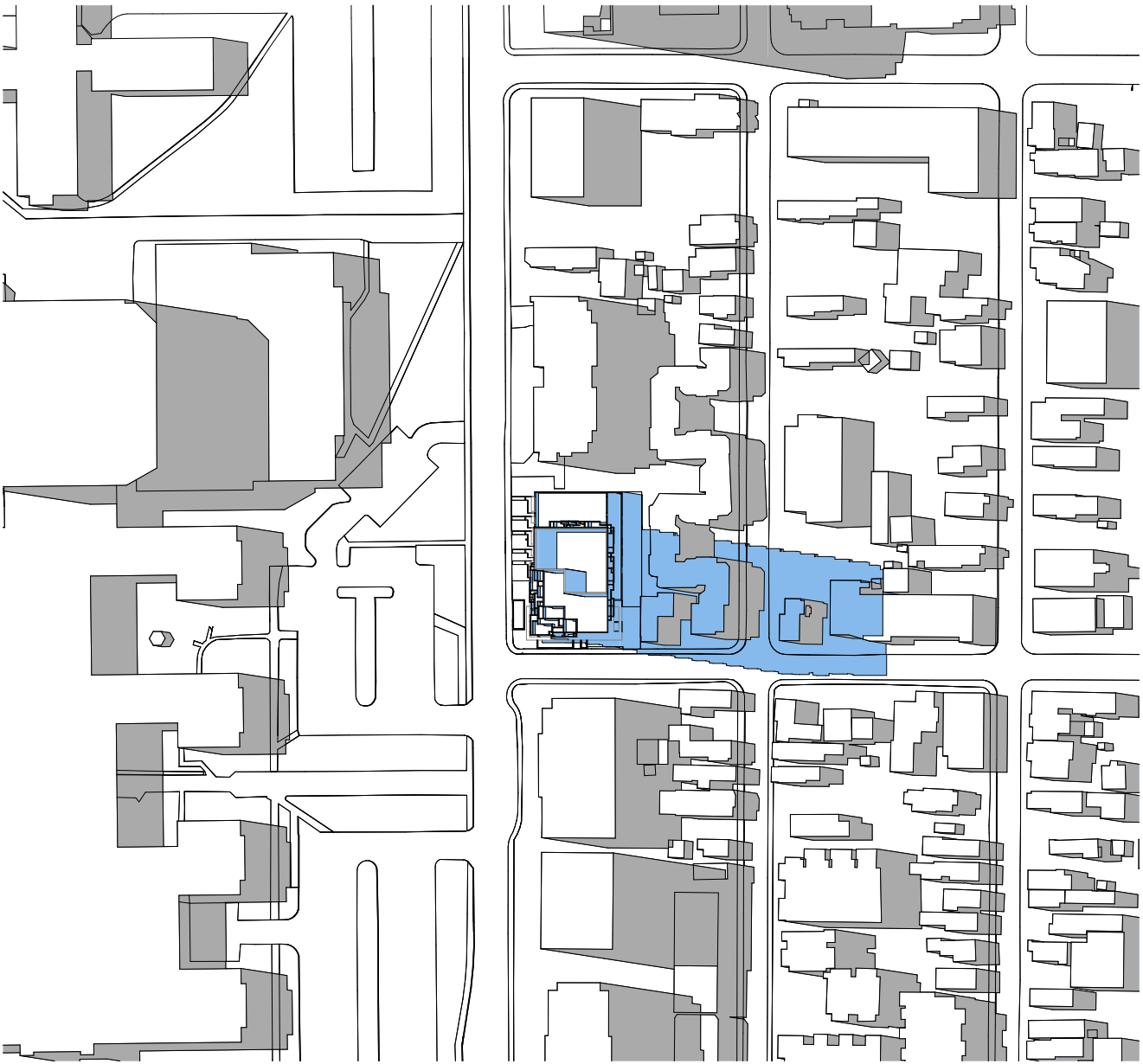
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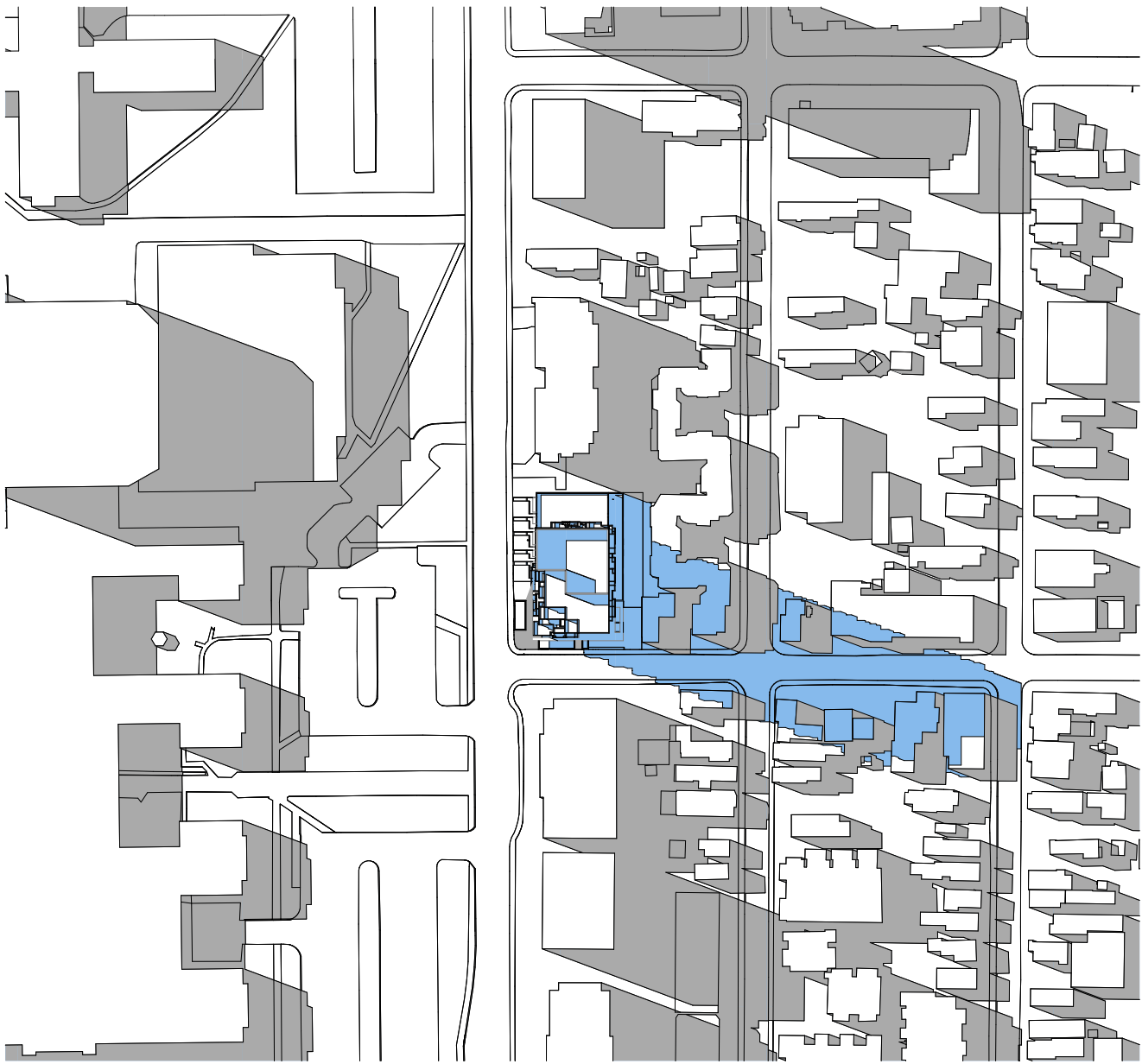
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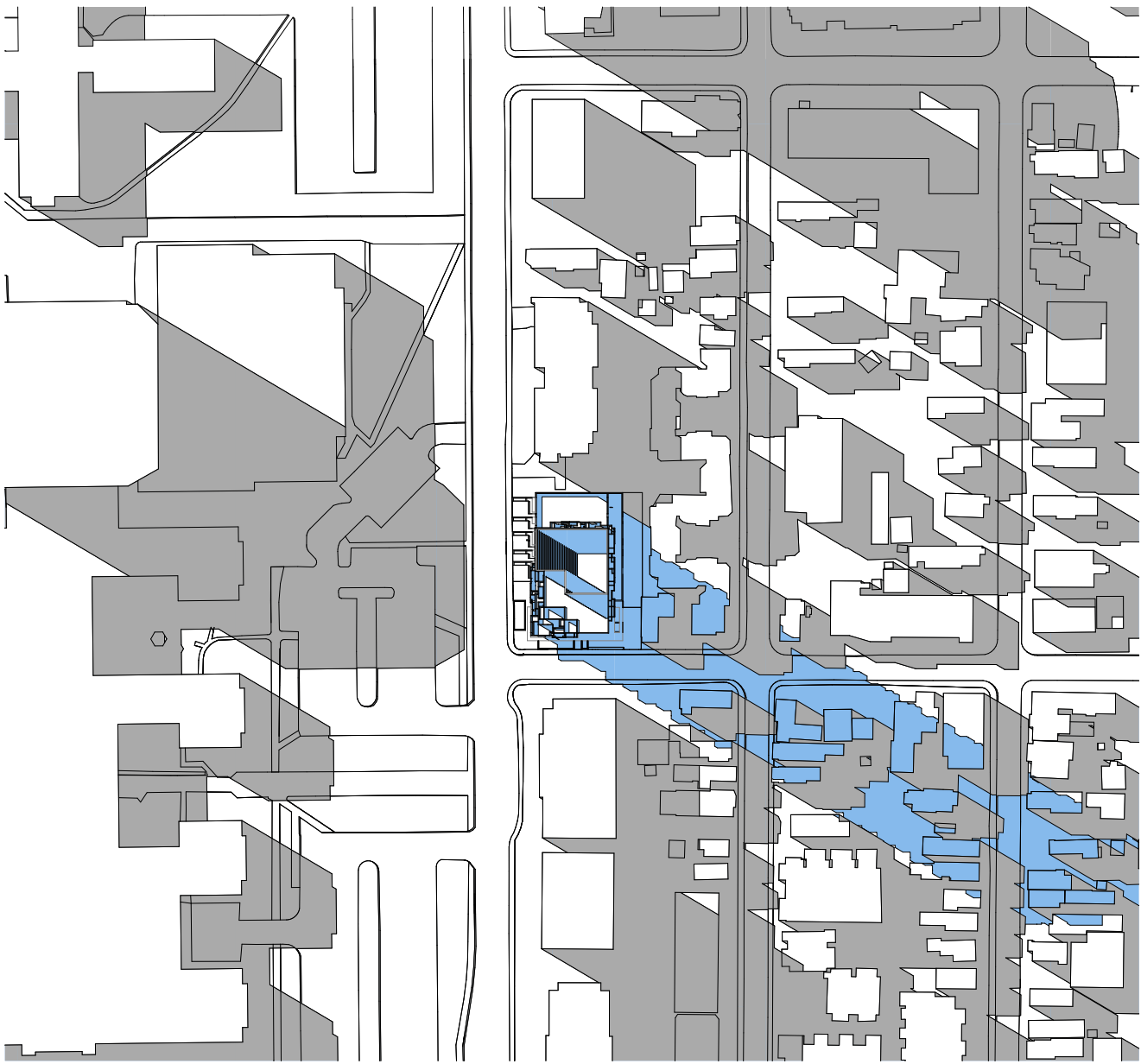
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June 16:18

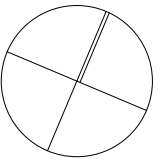


June 17:18



June 18:18

N



proposed
existing

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job title
159-163-167 Parkdale

client
RICHCRAFT

sheet title
June 21

drawn by
AK

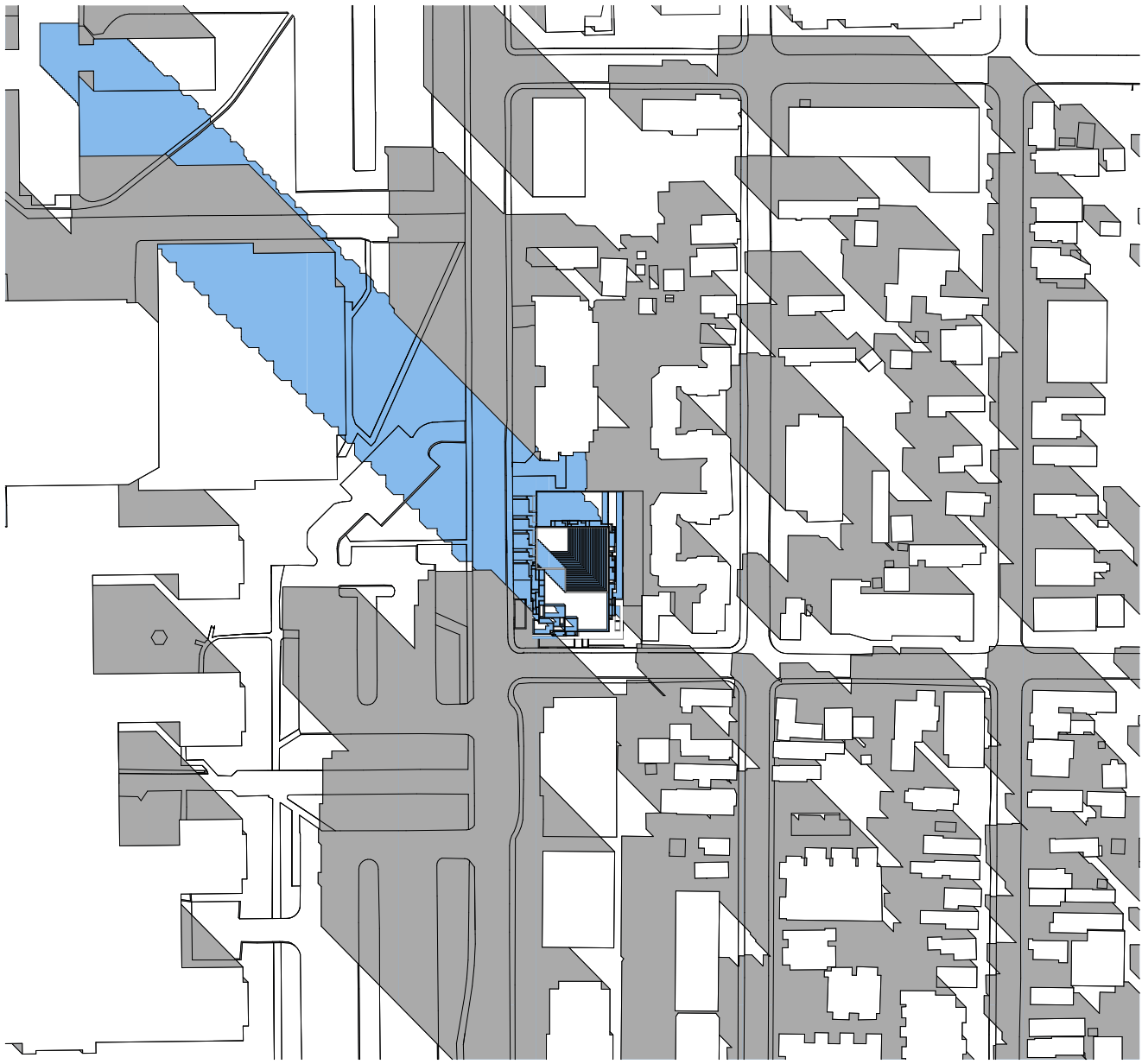
checked by
PJ

issue date
July 1, 2020

job number
1918

scale
1:2000

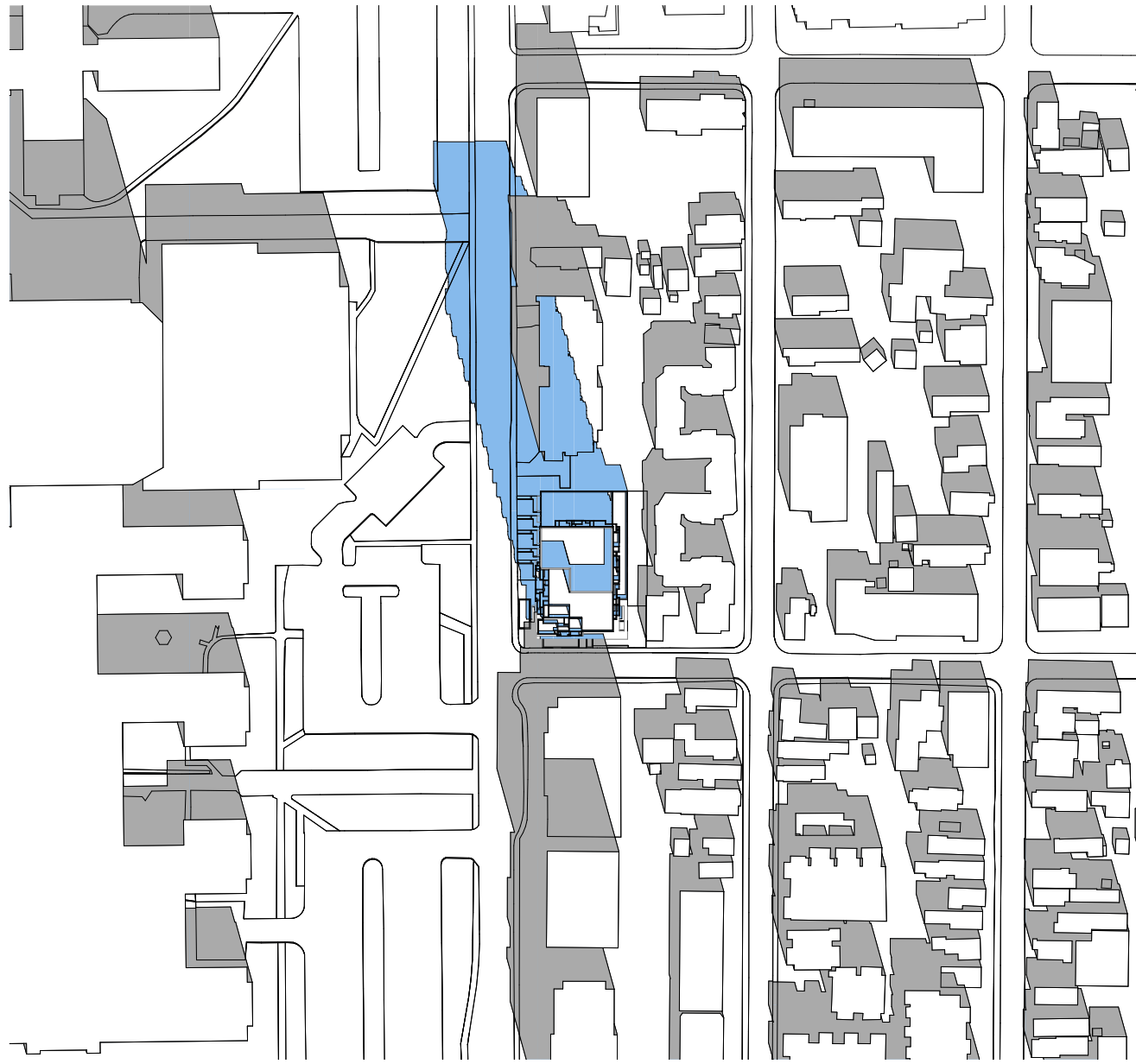
Revision	Revision
05.07.2020	INITIAL SPA
####	####
####	####
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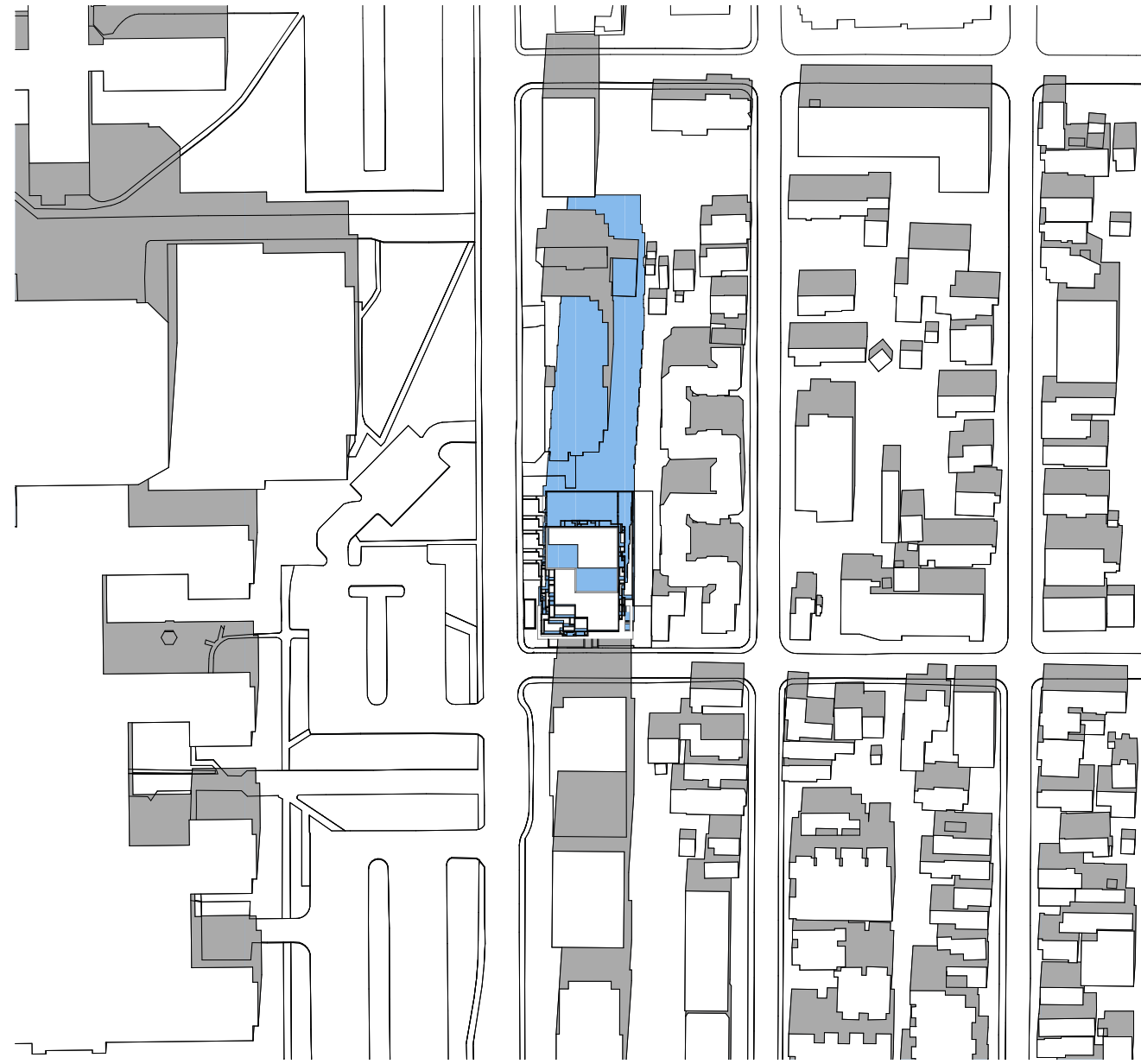
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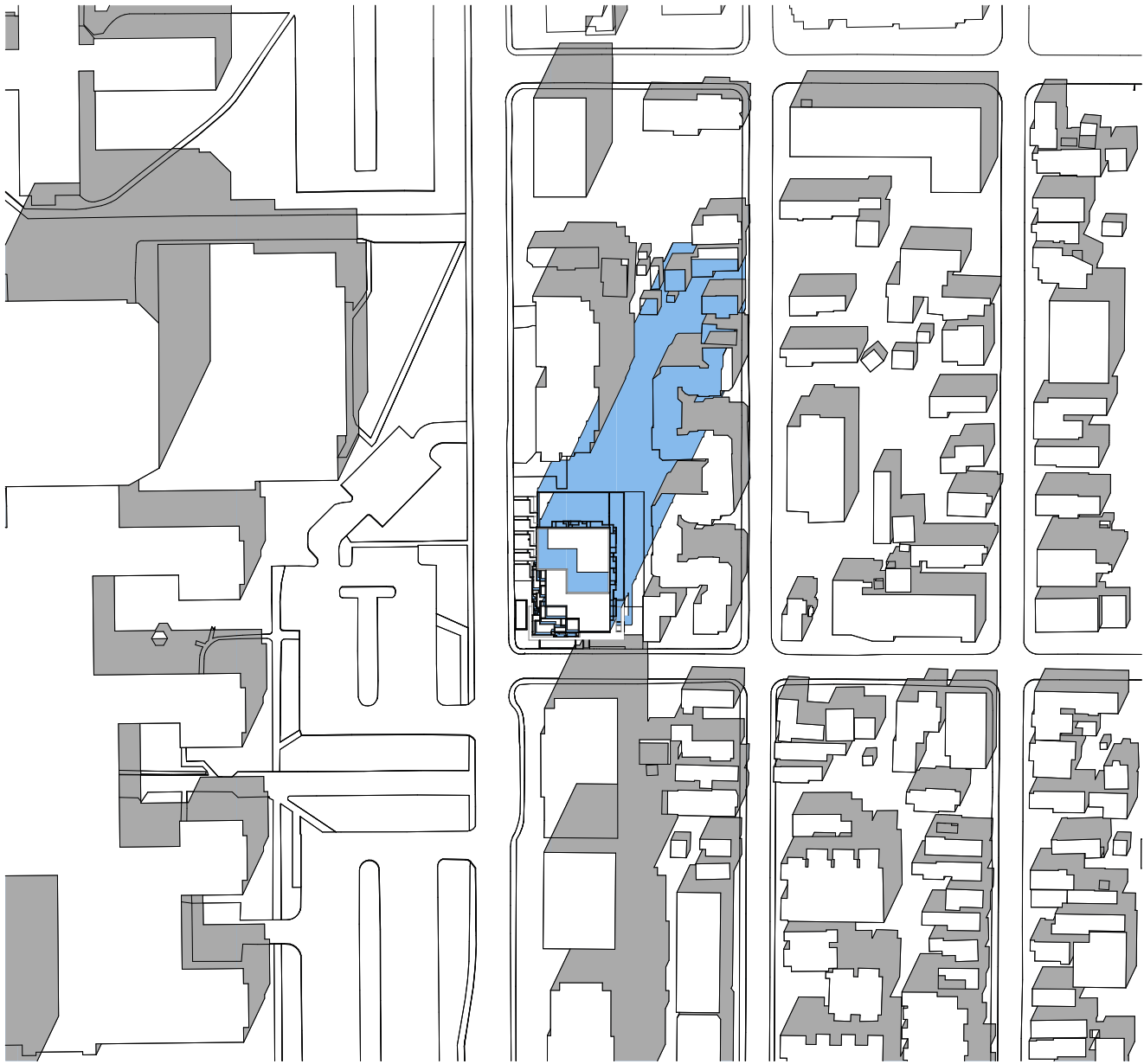
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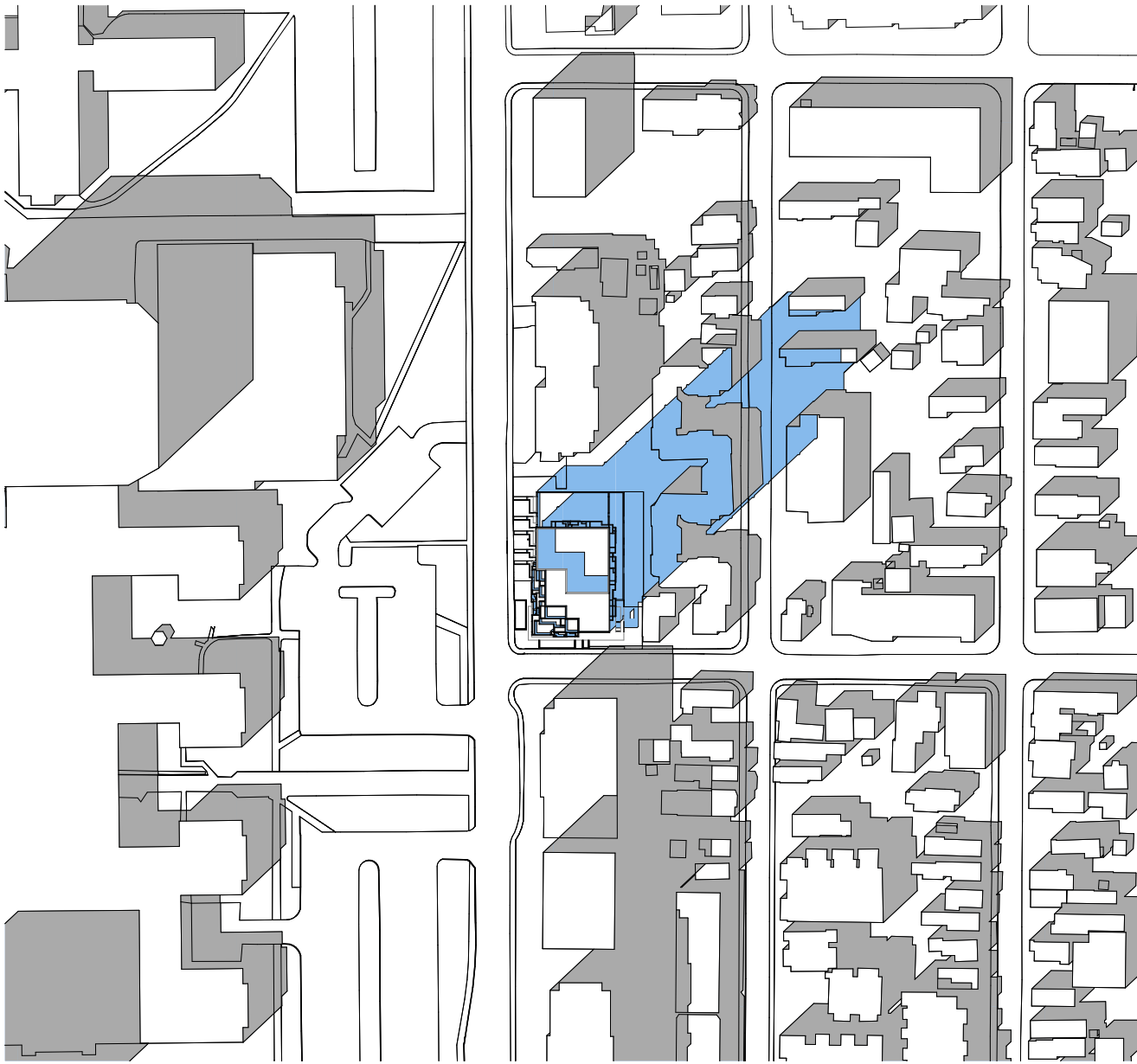
September 11:18



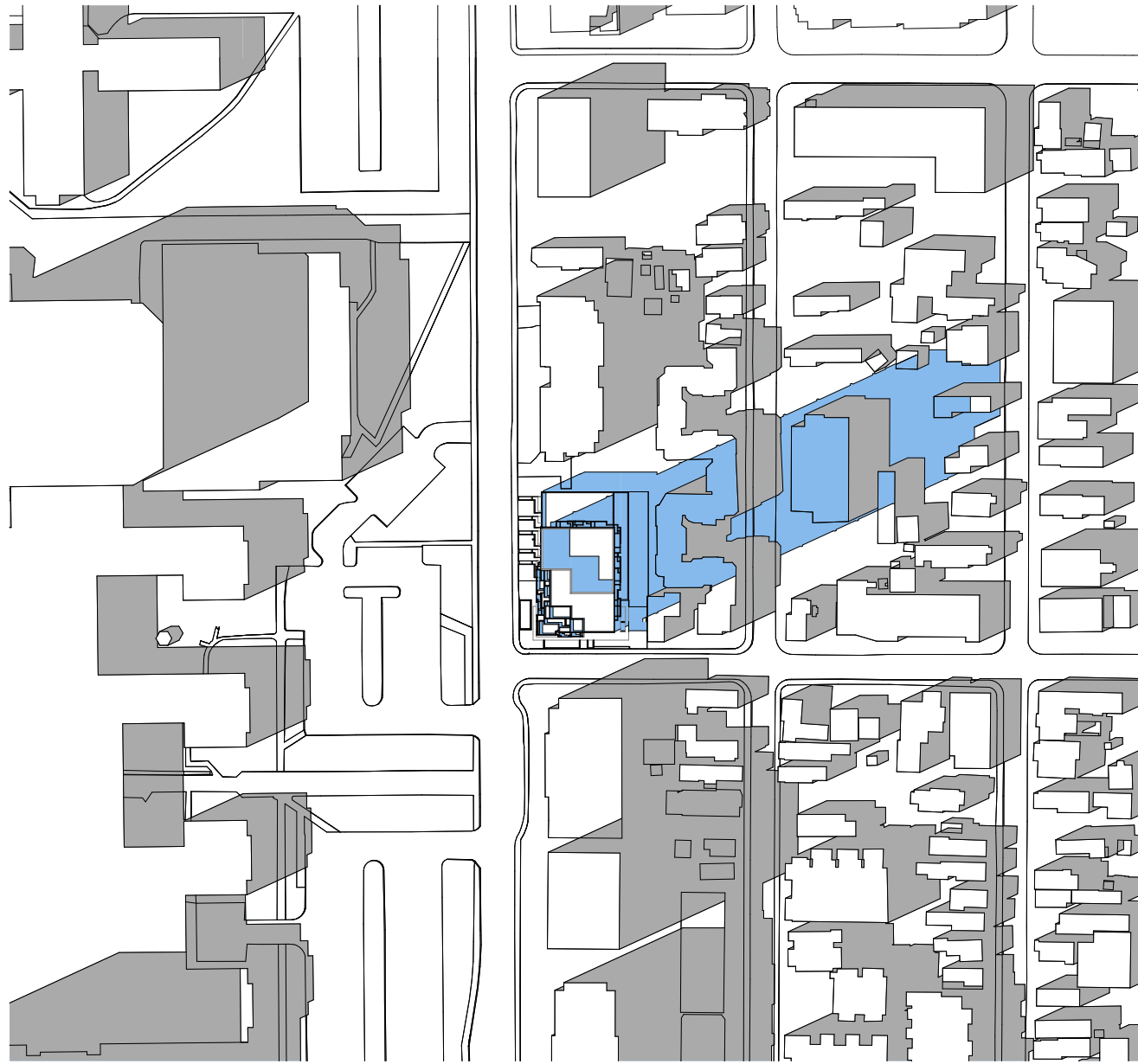
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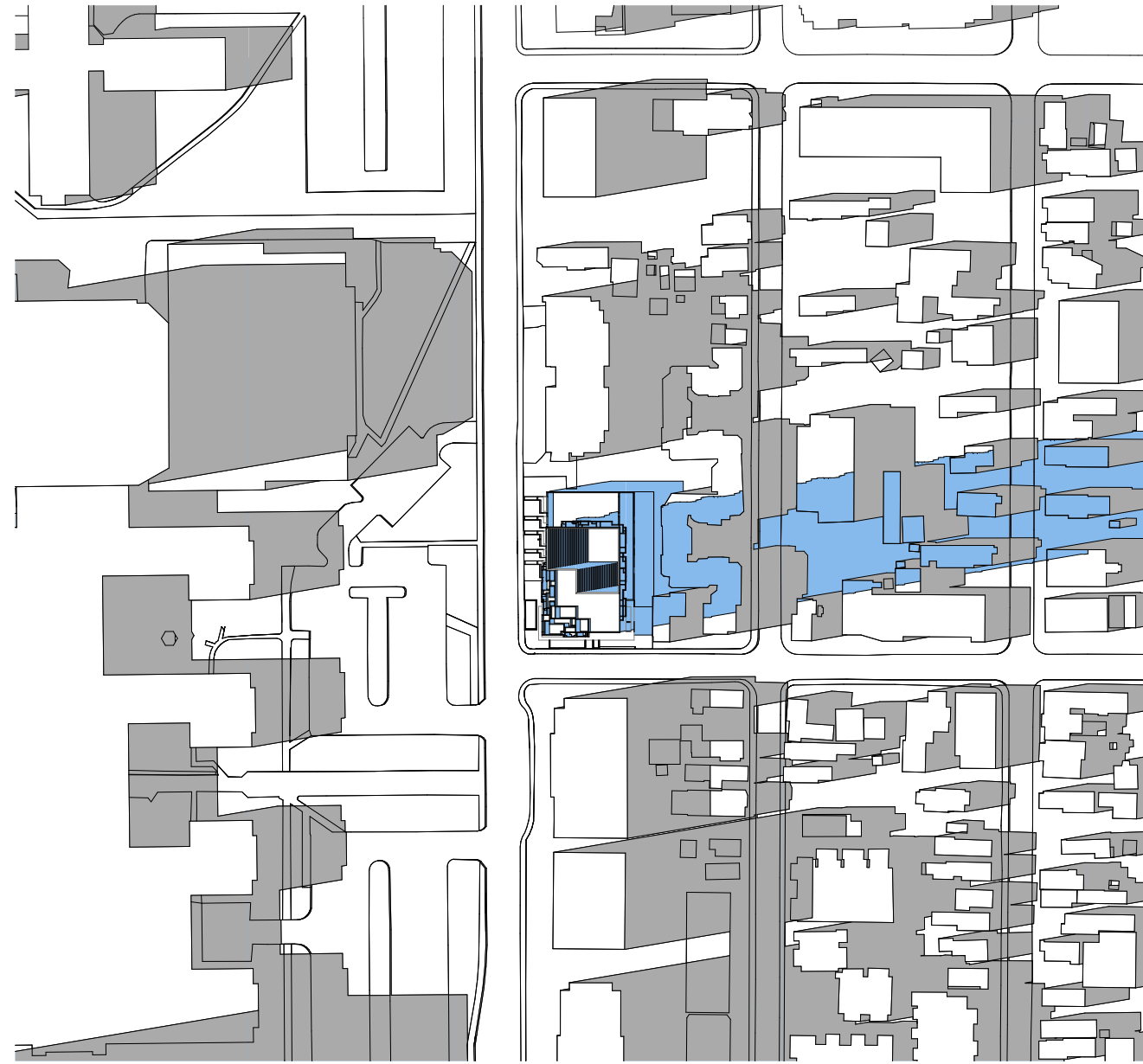
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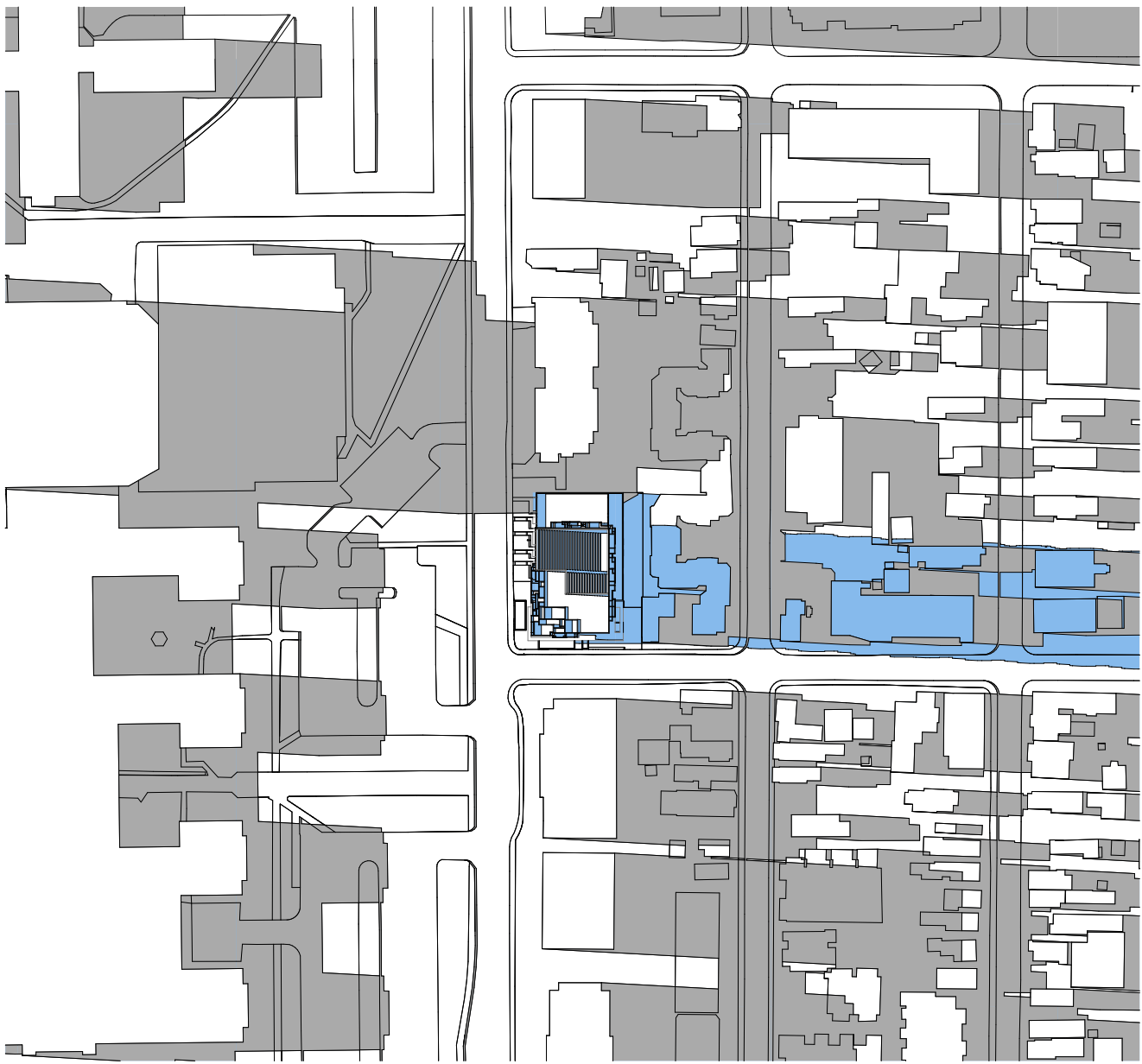
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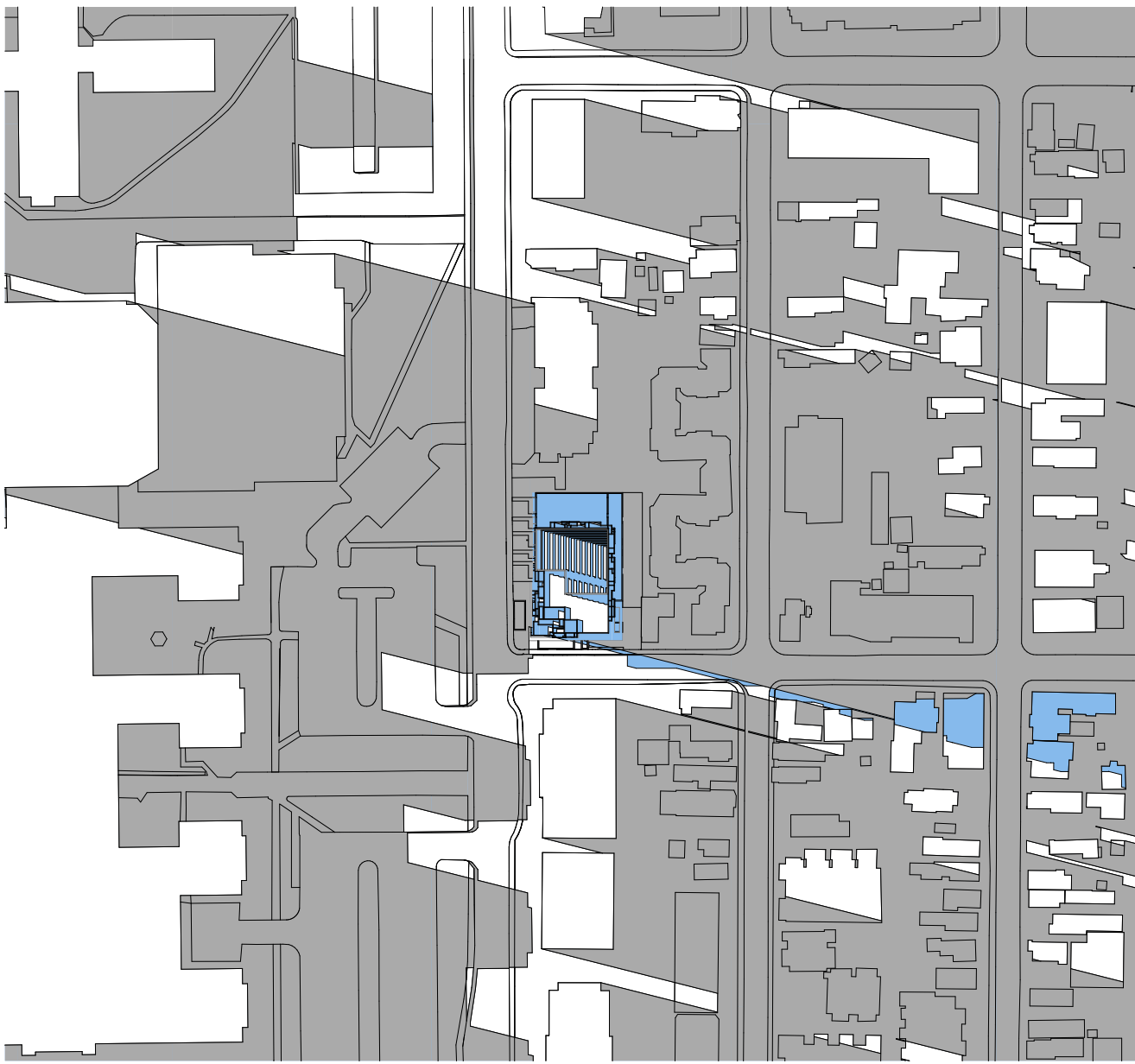
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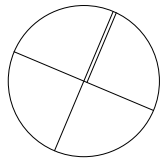
September 16:18



September 17:18



September 18:18



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