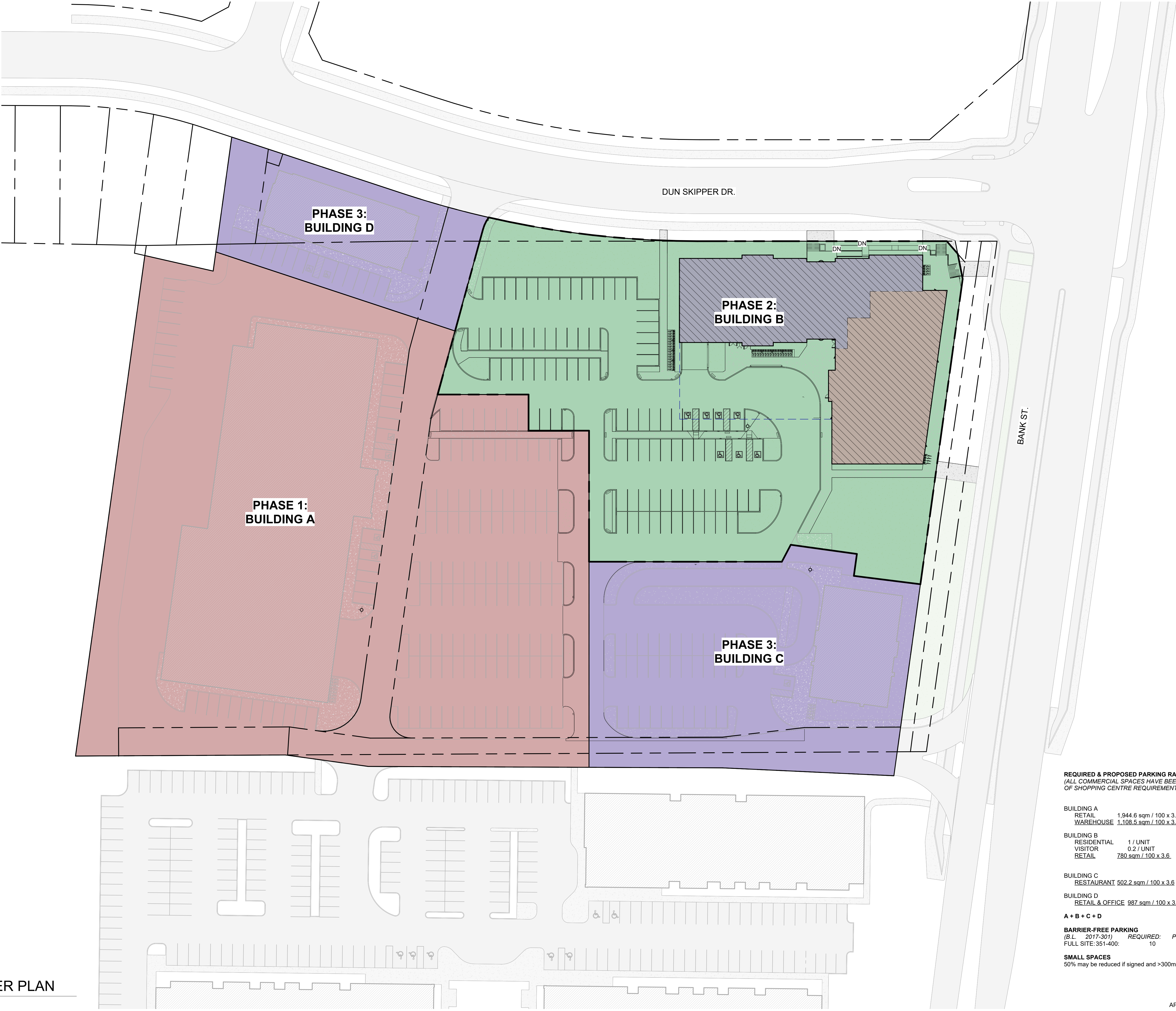




DO NOT SCALE DRAWINGS

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Revisions		
Revision Number	Revision Date	Revision Description
5	2025-04-24	SITE PLAN CONTROL r2
6	2025-06-03	SITE PLAN CONTROL r3
7	2025-07-16	SITE PLAN CONTROL r4

Alexander Wilson Architect Inc
Admiralty Place
103-20 Gore Street
Kingston Ontario, K7L 2L1
t: 613.545.3744 ext 213
f: 613.545.1411

Stamp

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
A + B + C + D			= 366
			387

BARRIER-FREE PARKING
(B.L. 2017-301) REQUIRED: 10 PROVIDED: 14
FULL SITE: 351-400:

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

Project
155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

155 DUN SKIPPER DRIVE

Drawing

MASTER PLAN

Drawn By AW Checked By

Scale 1 : 400 Date 2025-07-16 10:11:59 AM

Project No. 2330 Revision 7

Drawing No. A00M



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Revisions

Revision Number	Revision Date	Revision Description
1	2024-02-20	MINOR VARIANCE
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5	2025-04-24	SITE PLAN CONTROL r2
6	2025-06-03	SITE PLAN CONTROL r3
7	2025-07-16	SITE PLAN CONTROL r4

LEGEND

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

OWNER
2688867 ONTARIO INC.
4836 BANK STREET, OTTAWA, K1X1G6

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



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

Stamp

Project

**155 DUN SKIPPER DRIVE
SENIORS APARTMENTS**

155 DUN SKIPPER DRIVE

Drawing

SITE PLAN

Drawn By

AW

Checked By

Scale

1 : 300

Date

2025-07-16 10:12:03 AM

Project No.

2330

Revision

7

Drawing No.

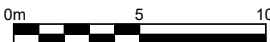
A010

PROPERTY PIN: 043285555

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

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.



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	7
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	7739 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	141
VISITOR	0.2 / UNIT	=	29	29
RETAIL	780 sqm / 100 x 3.6	=	28	24
			198	194

BARRIER-FREE PARKING

(B.L. 2017-301)

BUILDING B	167-250:	REQUIRED: 7	PROVIDED: 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

	REQ'D	PROPOSED
--	-------	----------

RESIDENTIAL		
0.5 PER UNIT	71	76
RETAIL		
1/250sqm GFA	4	4

TOTAL 80 (40 EXTERIOR, 40 UNDERGROUND)

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	30
Small Space 2600x4600	Rs	8
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

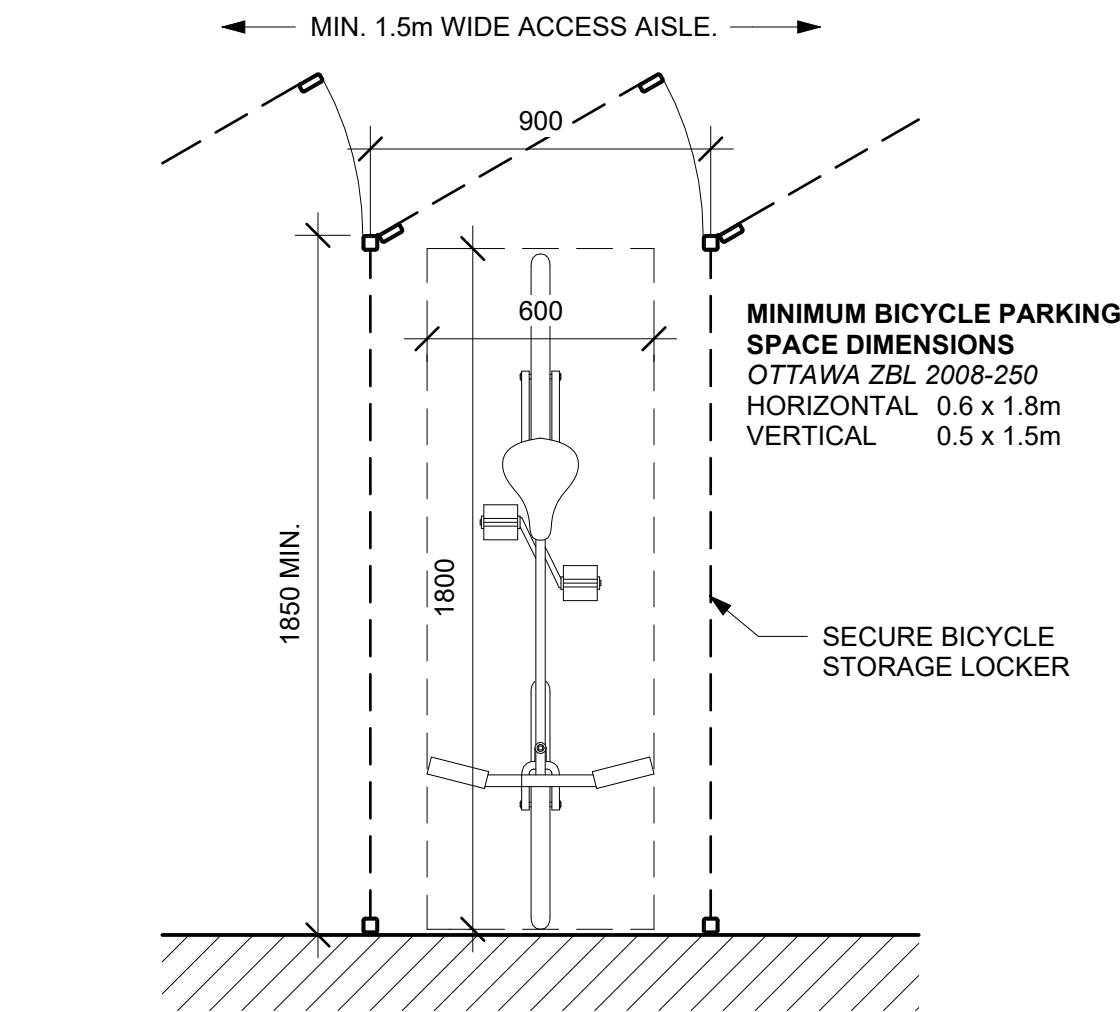
GROUND FLOOR		
BF Space Type A 3400x5200	C	1
Std Space 2600x5200	C	32
		33
		387

BICYCLE SCHEDULE	
Type	Count

GARAGE P2	
Bicycle Space, Horizontal	20

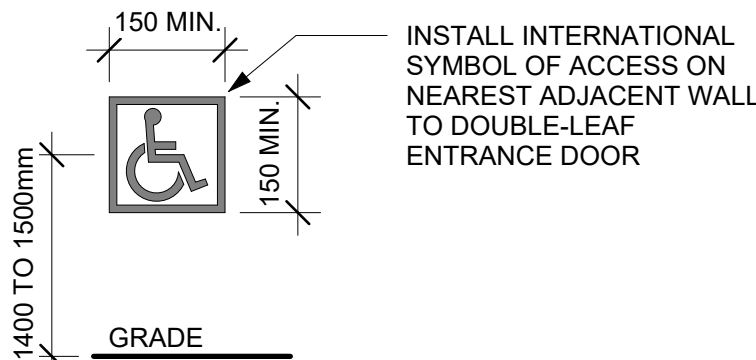
GARAGE P1	
Bicycle Space, Horizontal	20

GROUND FLOOR	
Bicycle Space, Horizontal	40
80	



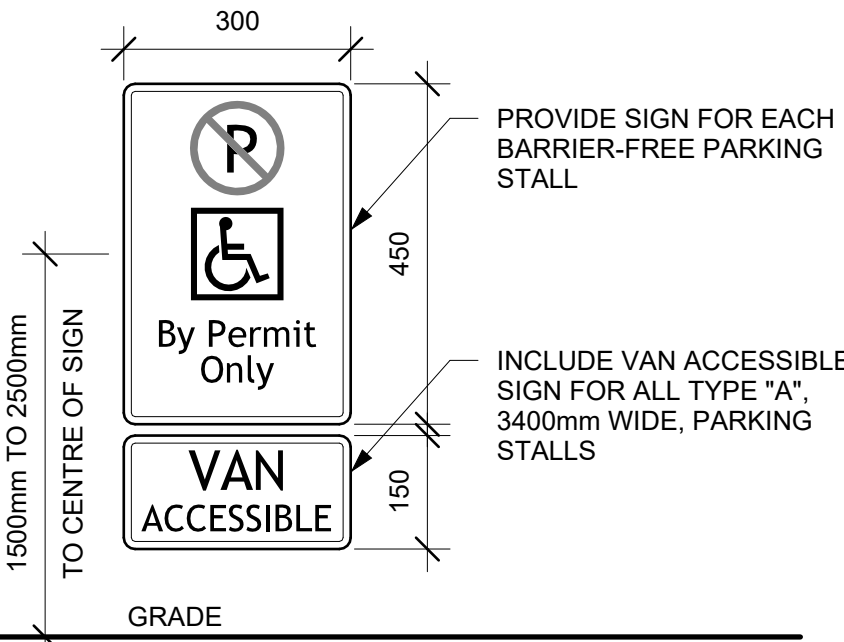
BICYCLE STORAGE

1 : 20



INTERNATIONAL SYMBOL OF ACCESS

1 : 100



BARRIER FREE SIGNAGE

1 : 10



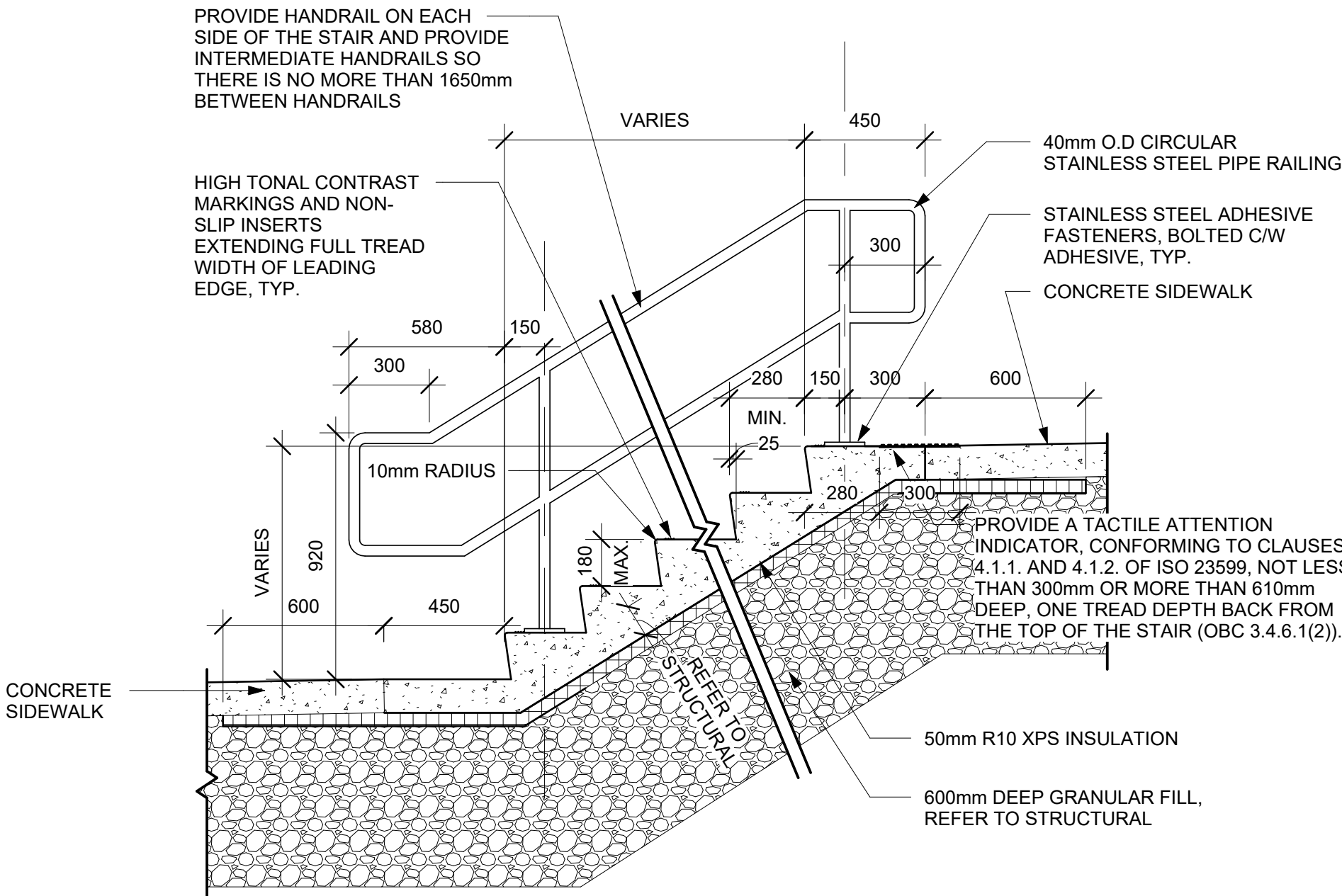
OTTAWA BY-LAW 2003-499

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 2.0 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 25 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.

FIRE ACCESS ROUTE SIGNAGE

1 : 5



EXTERIOR STAIRS

1 : 20

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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
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7	2025-07-16	SITE PLAN CONTROL r4

Alexander Wilson Architect Inc
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Stamp

Project

155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

155 DUN SKIPPER DRIVE

Drawing

SITE DETAILS

Drawn By AW Checked By

Scale As indicated Date 2025-07-16 10:12:04 AM

Project No. 2330 Revision 7

Drawing No. A011

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

1:1

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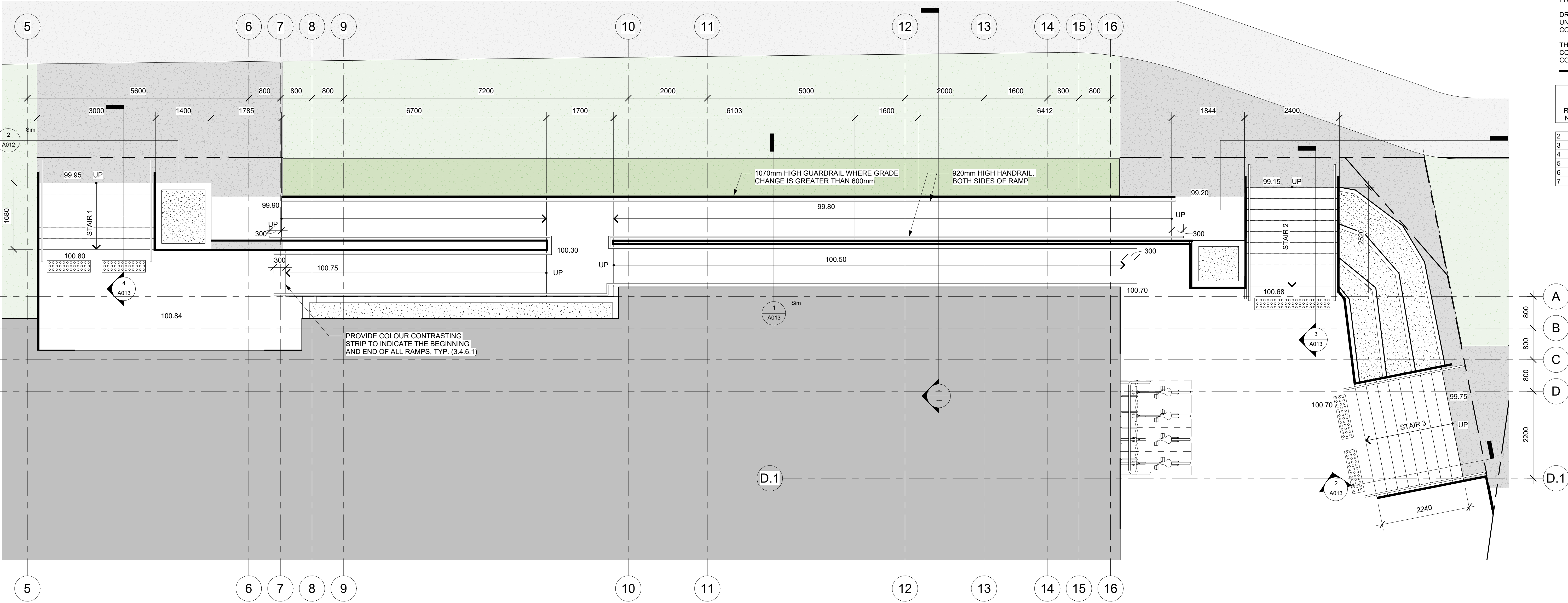
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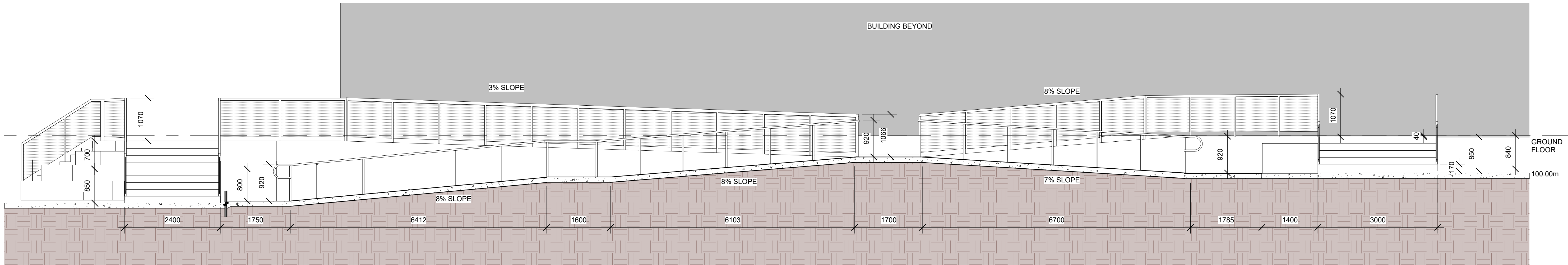
Revisions

Revision Number	Revision Date	Revision Description
2	2024-12-09	MINOR VARIANCE r1
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7	2025-07-16	SITE PLAN CONTROL r4



1 ENTRANCE RAMP PARTIAL PLAN

1 : 50



2 RAMP SECTION & STAIR ELEVATION

1 : 50

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Stamp

Project
155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

155 DUN SKIPPER DRIVE

Drawing

RAMP PLAN & SECTION

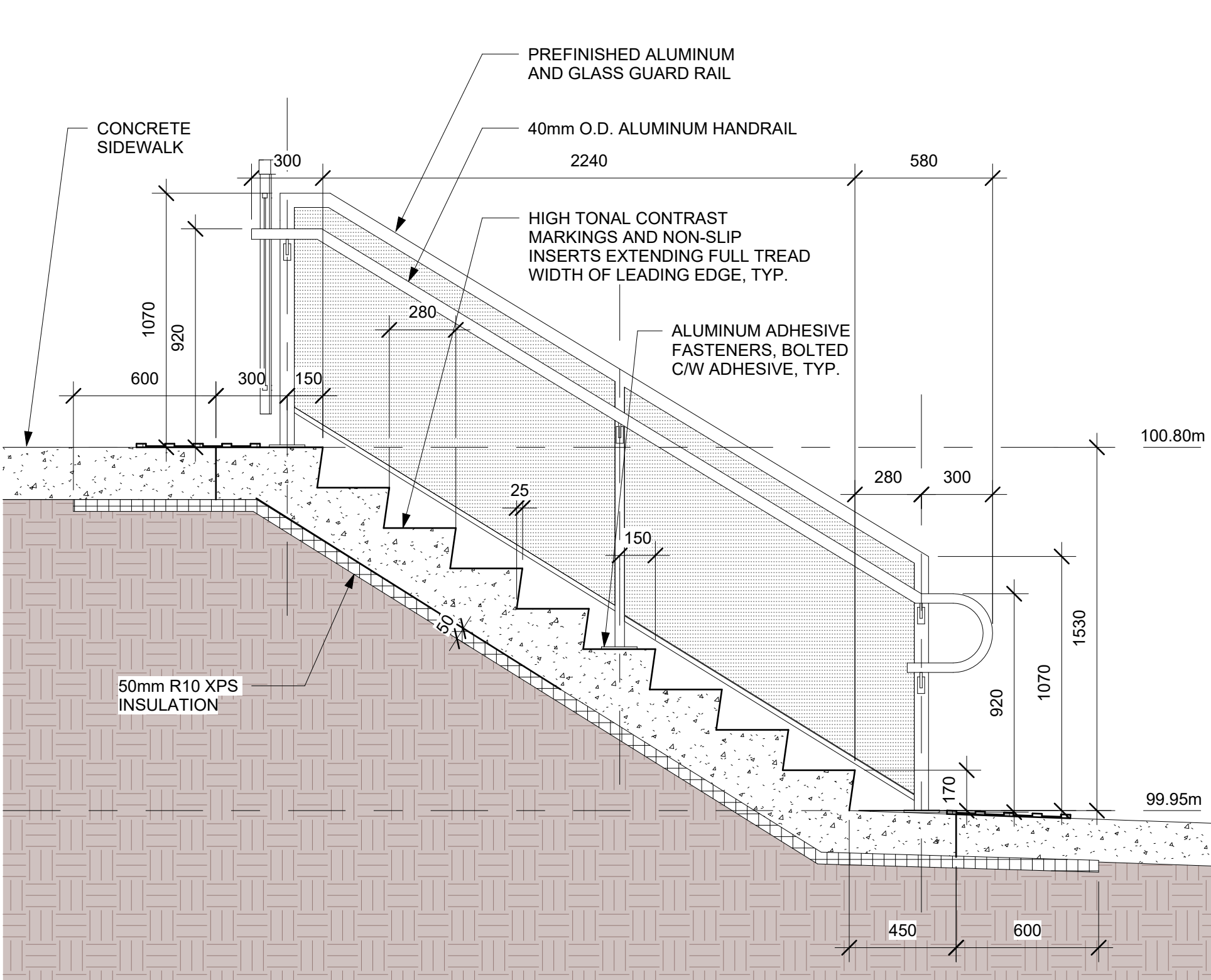
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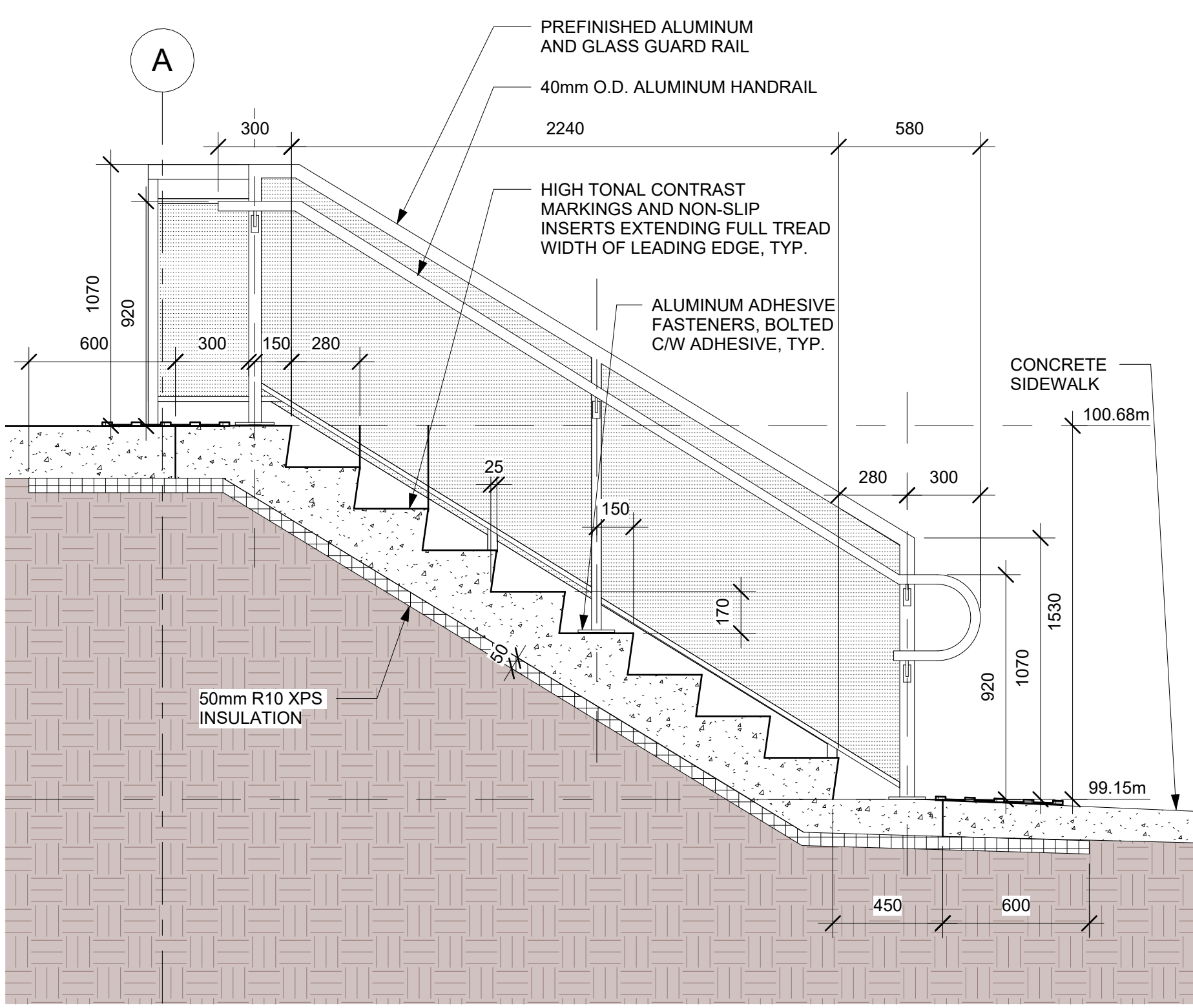
Project No. 2330 Revision 7

Drawing No. A012

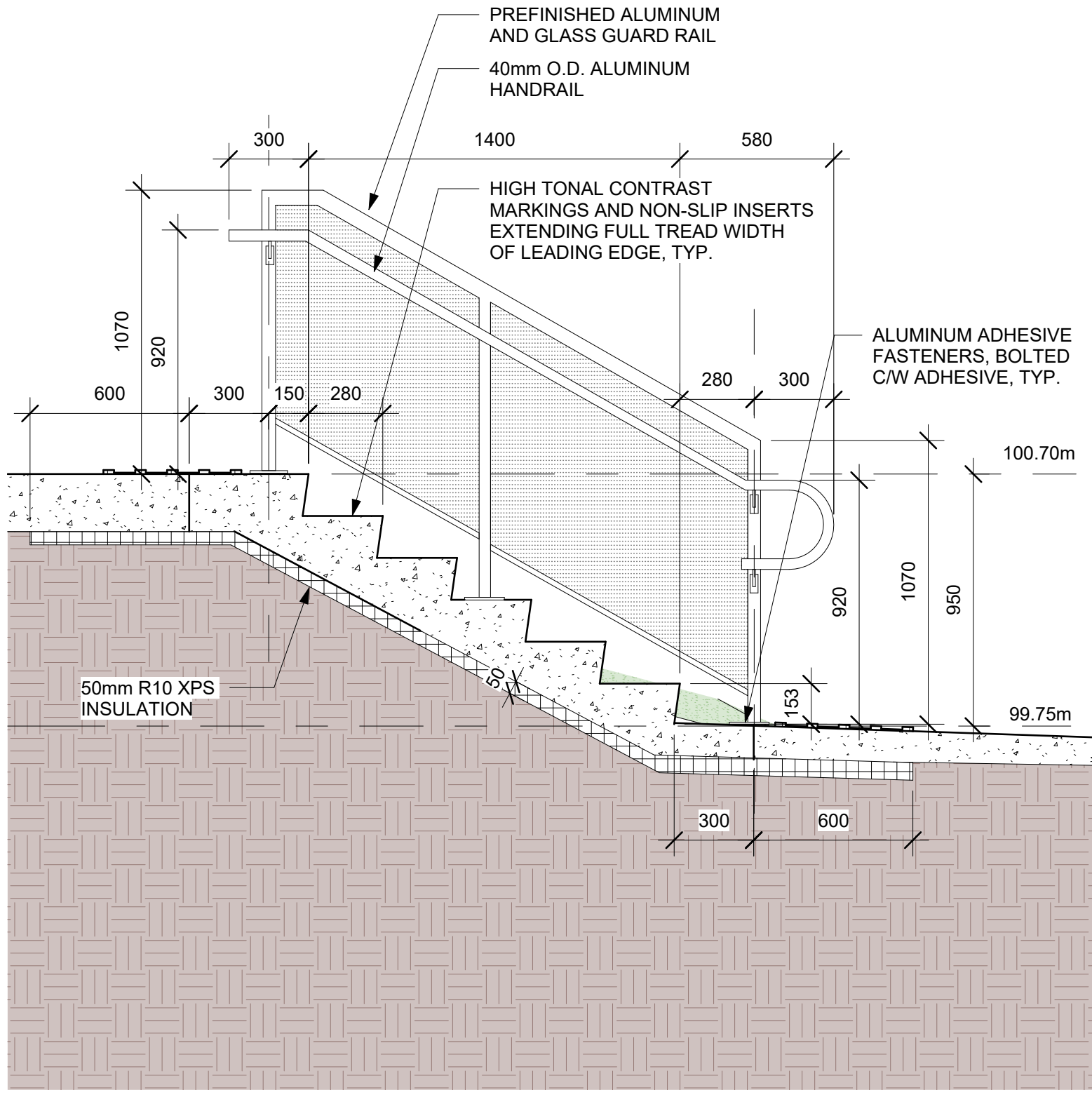
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PLAN NUMBER: 19213



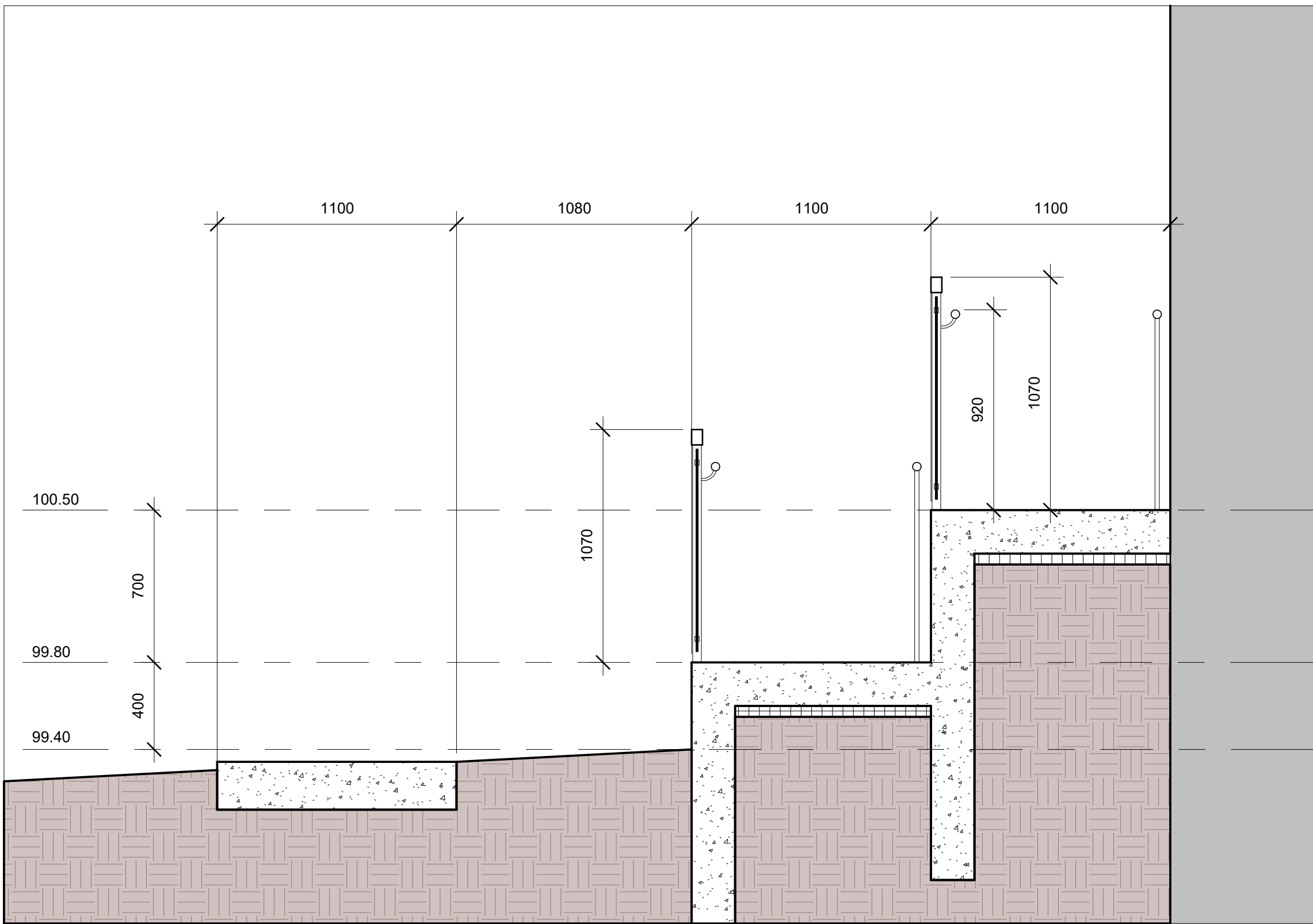
2 SECTION - STAIR 1
1 : 20



3 SECTION - STAIR 2
1 : 20



4 SECTION - STAIR 3
1 : 20



1 SECTION - ACROSS RAMP
1 : 20

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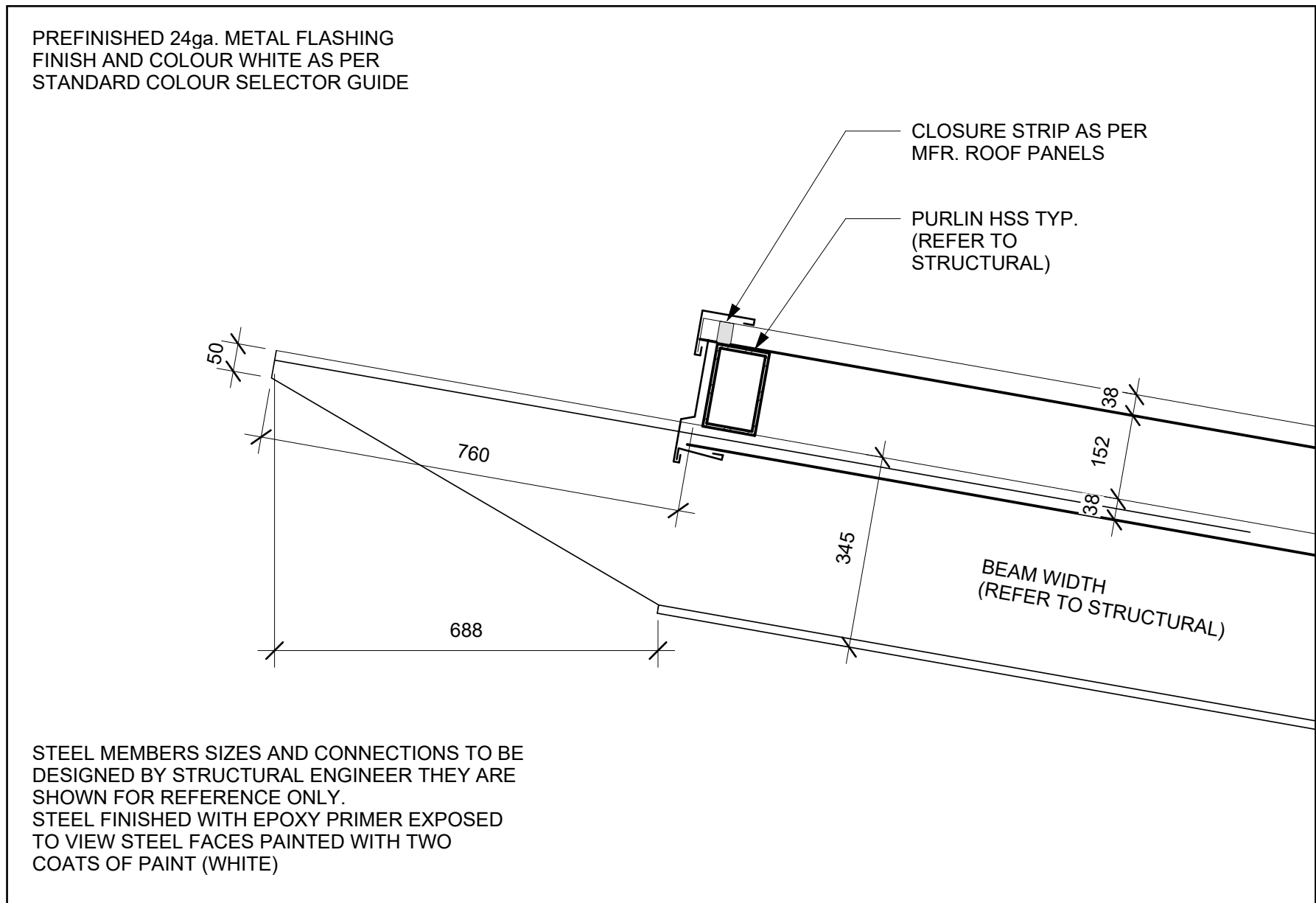
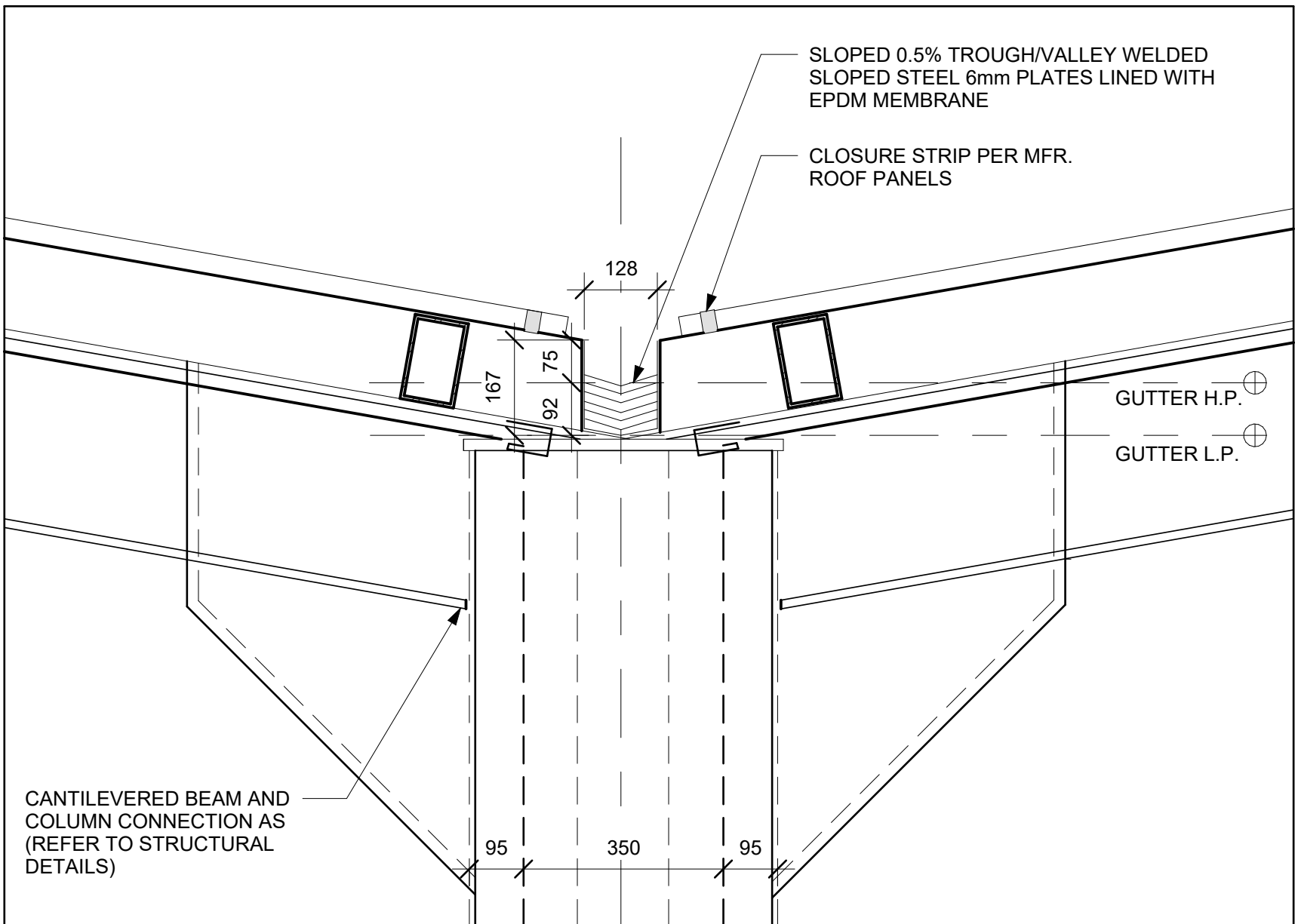
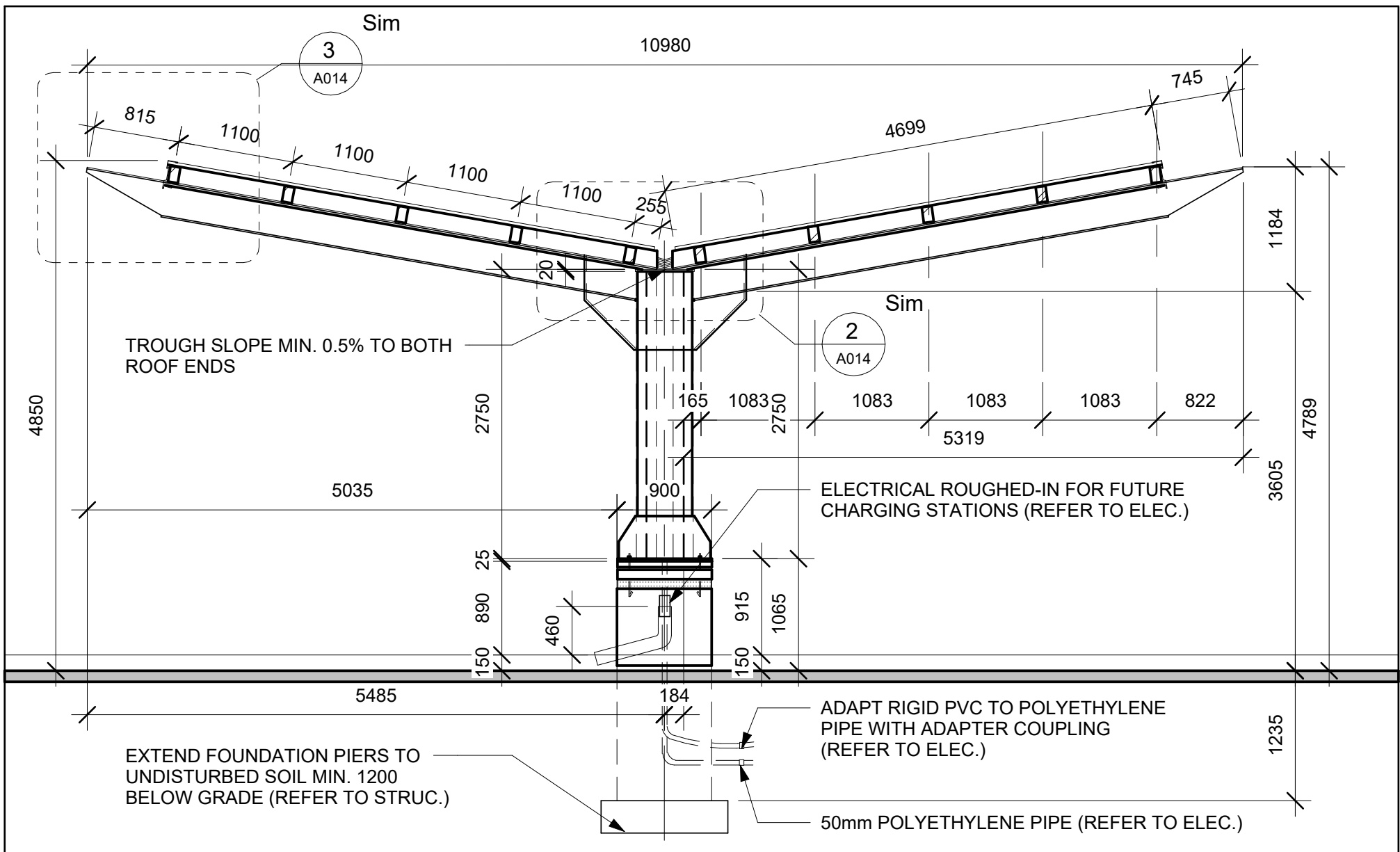
Project
155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

155 DUN SKIPPER DRIVE

Drawing

RAMP & STAIR DETAILS

Drawn By	AW	Checked By	-
Scale	1 : 20	Date	2025-07-16 10:12:07 AM
Project No.	2330	Revision	7
Drawing No.	A013		



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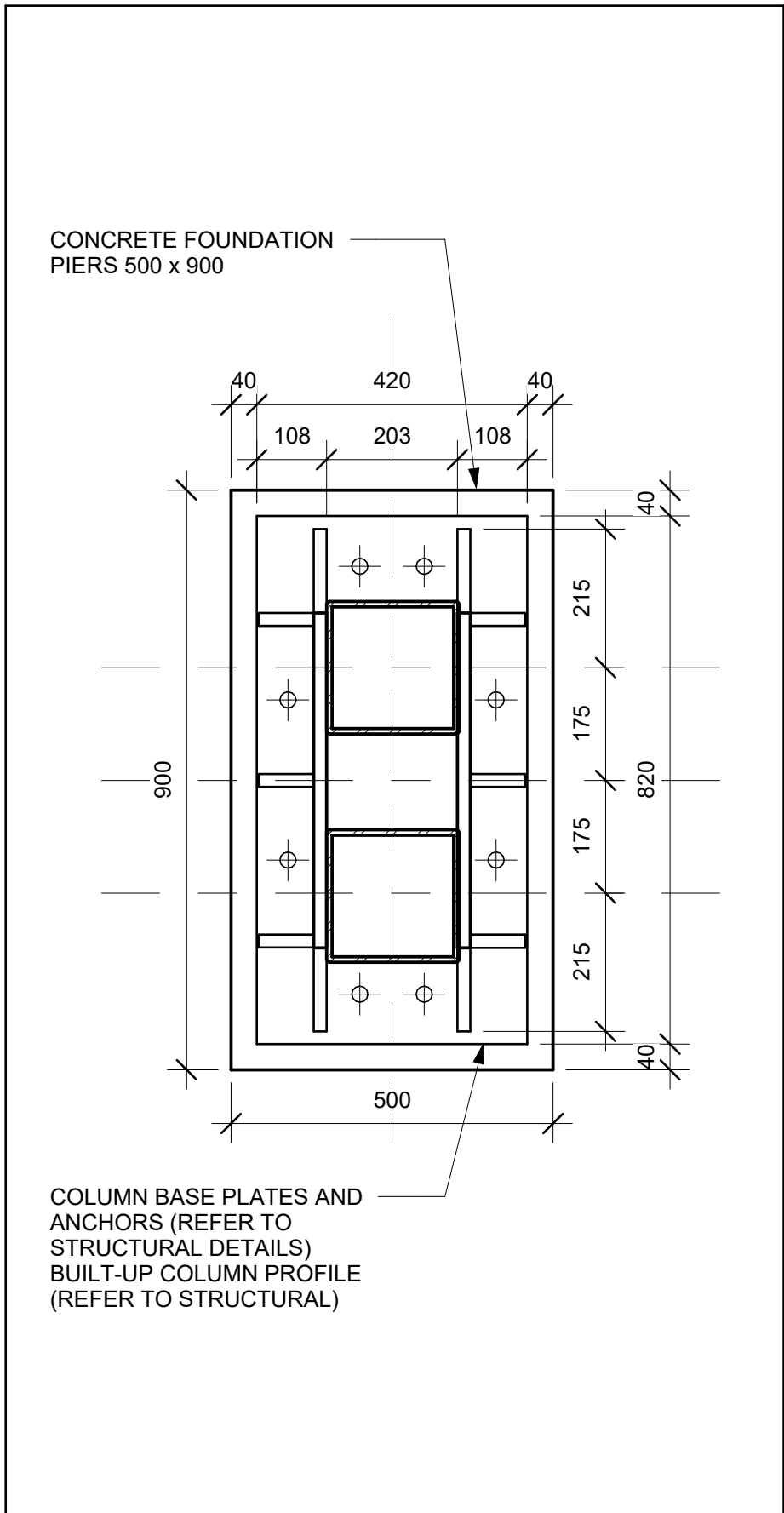
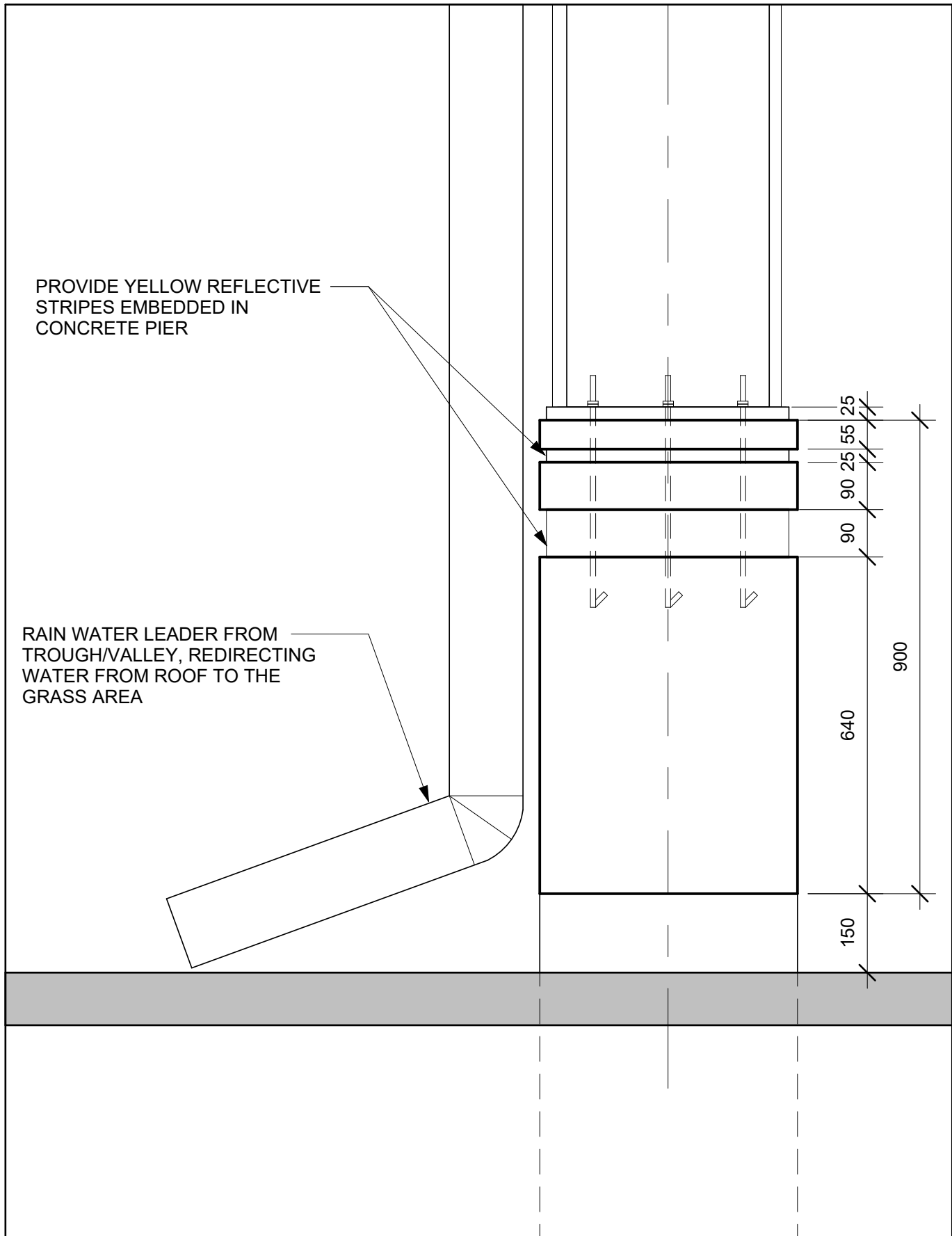
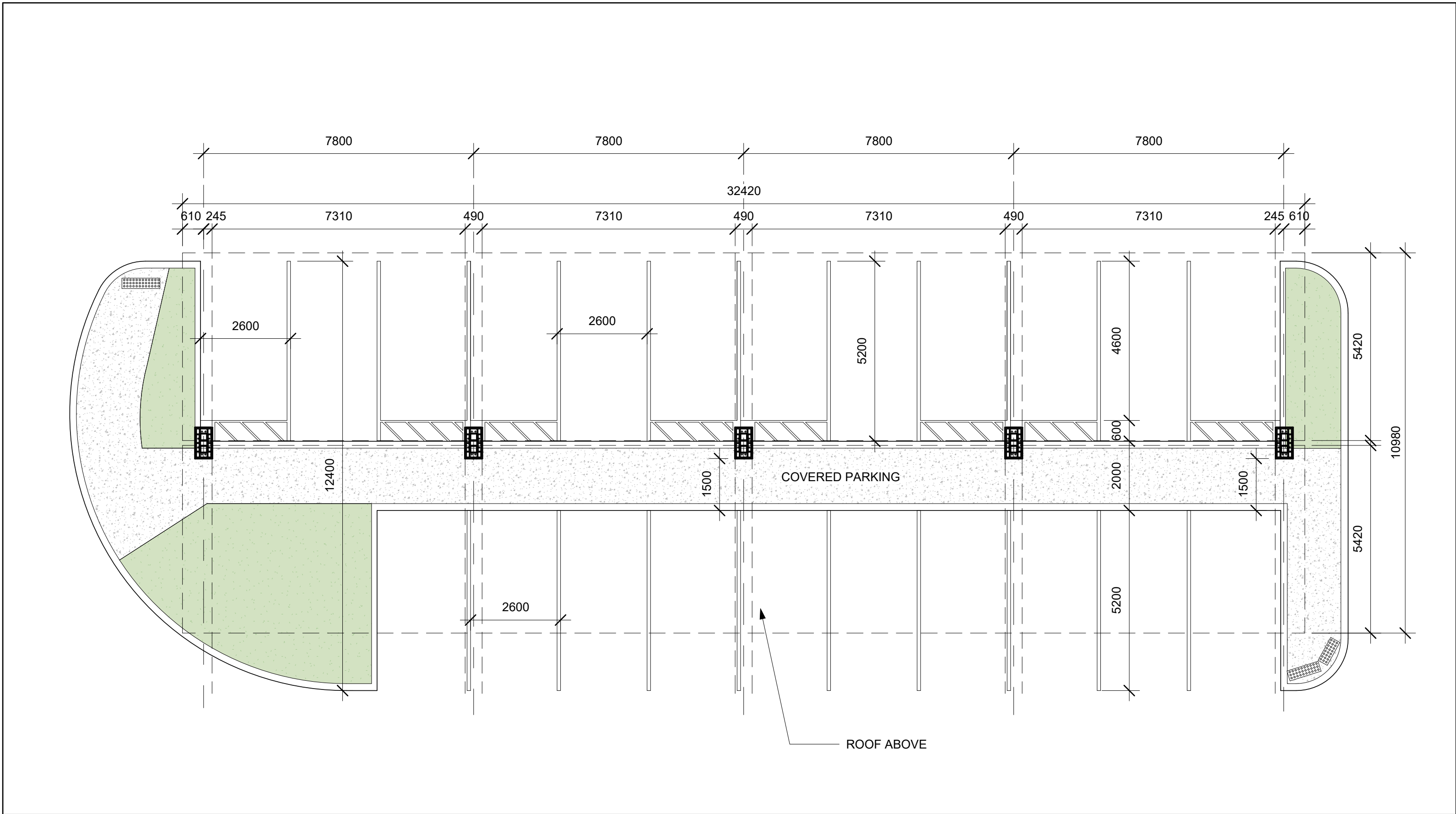
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7	2025-07-16	SITE PLAN CONTROL r4

1 CANOPY SECTION
1 : 50

2 DETAIL @ VALLEY
1 : 10

3 EAVE DETAIL
1 : 10



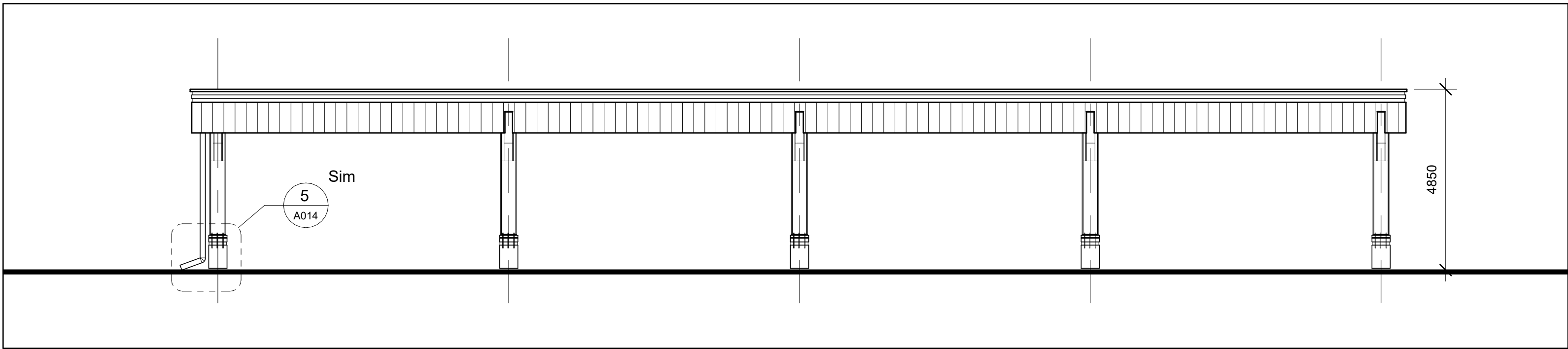
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Stamp

4 PARTIAL SITE PLAN
1 : 100

5 COLUMN @ EAVESTROUGH
1 : 10

6 COLUMN DETAIL
1 : 10



NOTES:

SINGLE SKIN METAL ROOF PANELS

- MLT ROOF PANELS PICWEST CL 435, 20ga, COLOUR WHITE, COMPLETE WITH EAVE AND VALLEY FLASHINGS
- SECURED TO STEEL PURLINS (1100 o.c.)
- 22 ga. PREFINISHED SOFFIT/SIDING FLAT PANEL VICWEST, AD 300-R/SR COLOUR WHITE ID 8717, COMPLETE WITH TRIM FLASHINGS

Project
155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

155 DUN SKIPPER DRIVE

Drawing

PARKING CANOPY
DETAILS

Drawn By AW Checked By

Scale As indicated Date 2025-07-16 10:12:08 AM

Project No. 2330 Revision 7

Drawing No. A014

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

1:1

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Stamp

Project
**155 DUN SKIPPER DRIVE
SENIORS APARTMENTS**

155 DUN SKIPPER DRIVE

Drawing
PARKING P2

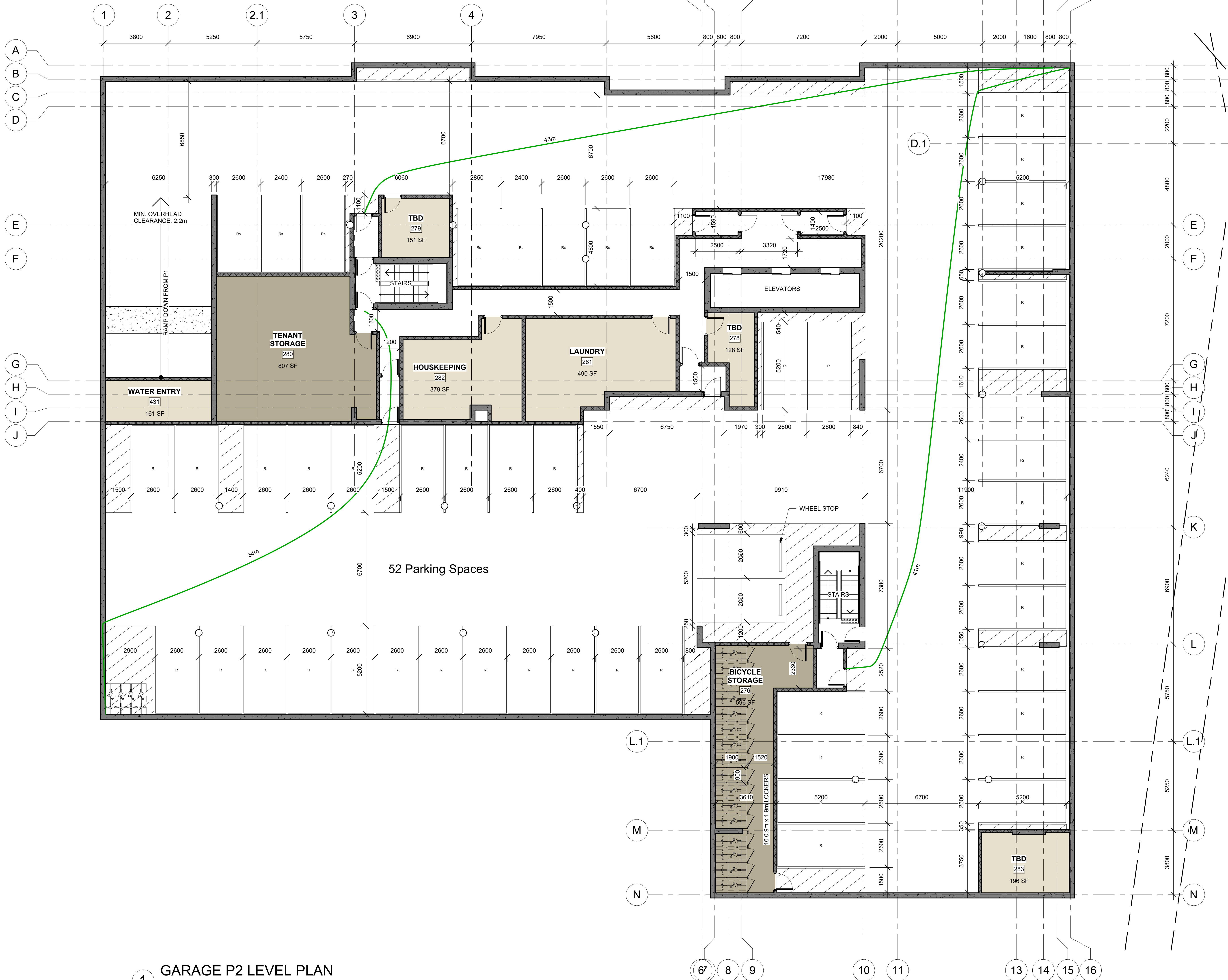
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Project No. 2330 Revision 7

Drawing No. **A100**

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



1 GARAGE P2 LEVEL PLAN
1 : 100

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Stamp

Project
**155 DUN SKIPPER DRIVE
SENIORS APARTMENTS**

155 DUN SKIPPER DRIVE

Drawing

PARKING P1

Drawn By AW Checked By

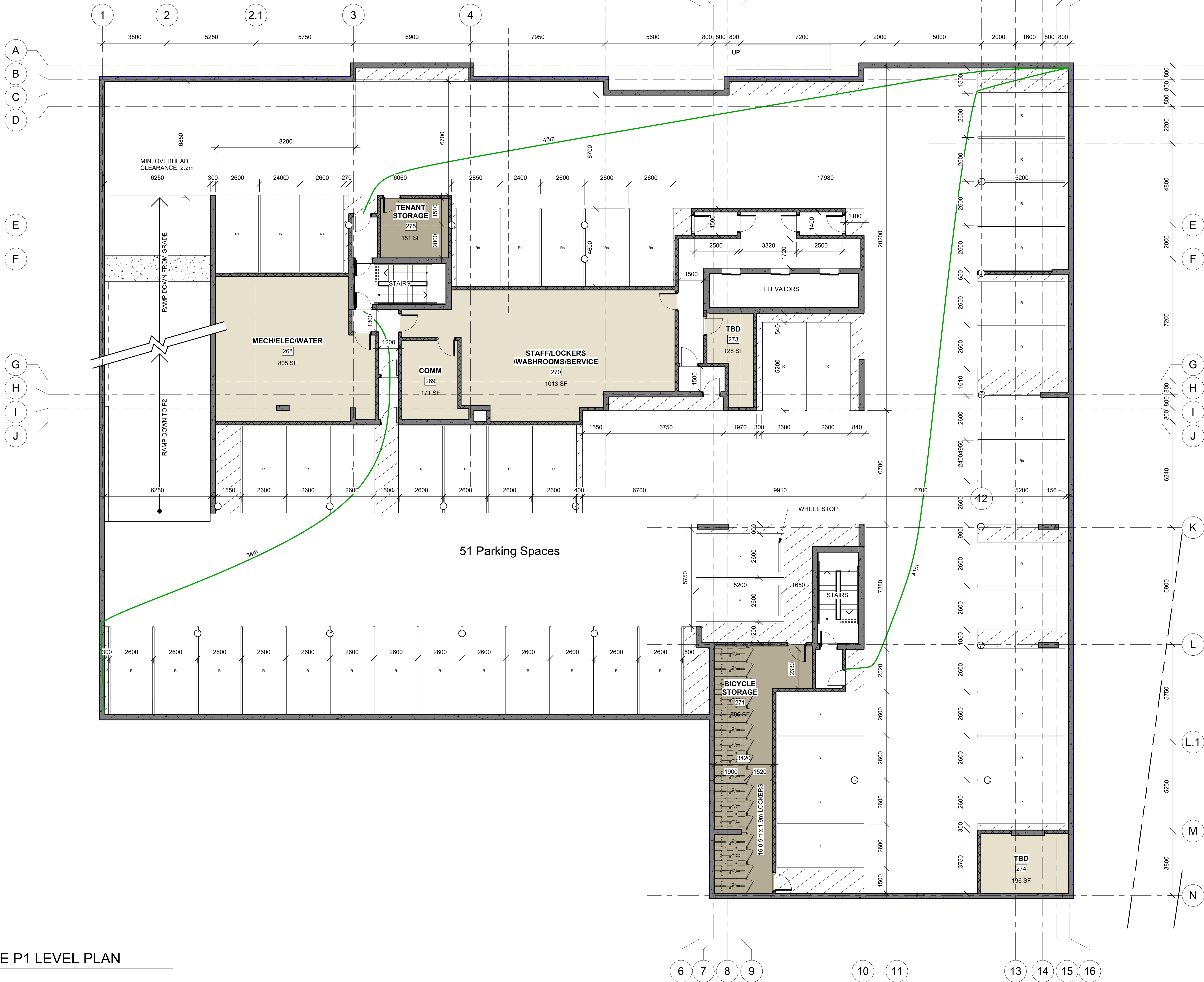
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Project No. 2330 Revision 7

Drawing No. **A101**

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

1/1



GARAGE P1 LEVEL PLAN

1 : 100

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CODE.

C

Revisions

Revision Number	Revision Date	Revision Description
D.1	2024-02-20	MINOR VARIANCE
1	2024-12-09	MINOR VARIANCE r1
2	2025-02-24	MINOR VARIANCE r1b
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Alexander Wilson Architect Inc
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Stamp

Project
**155 DUN SKIPPER DRIVE
SENIORS APARTMENTS**

155 DUN SKIPPER DRIVE

Drawing

GROUND FLOOR PLAN

Drawn By AW Checked By

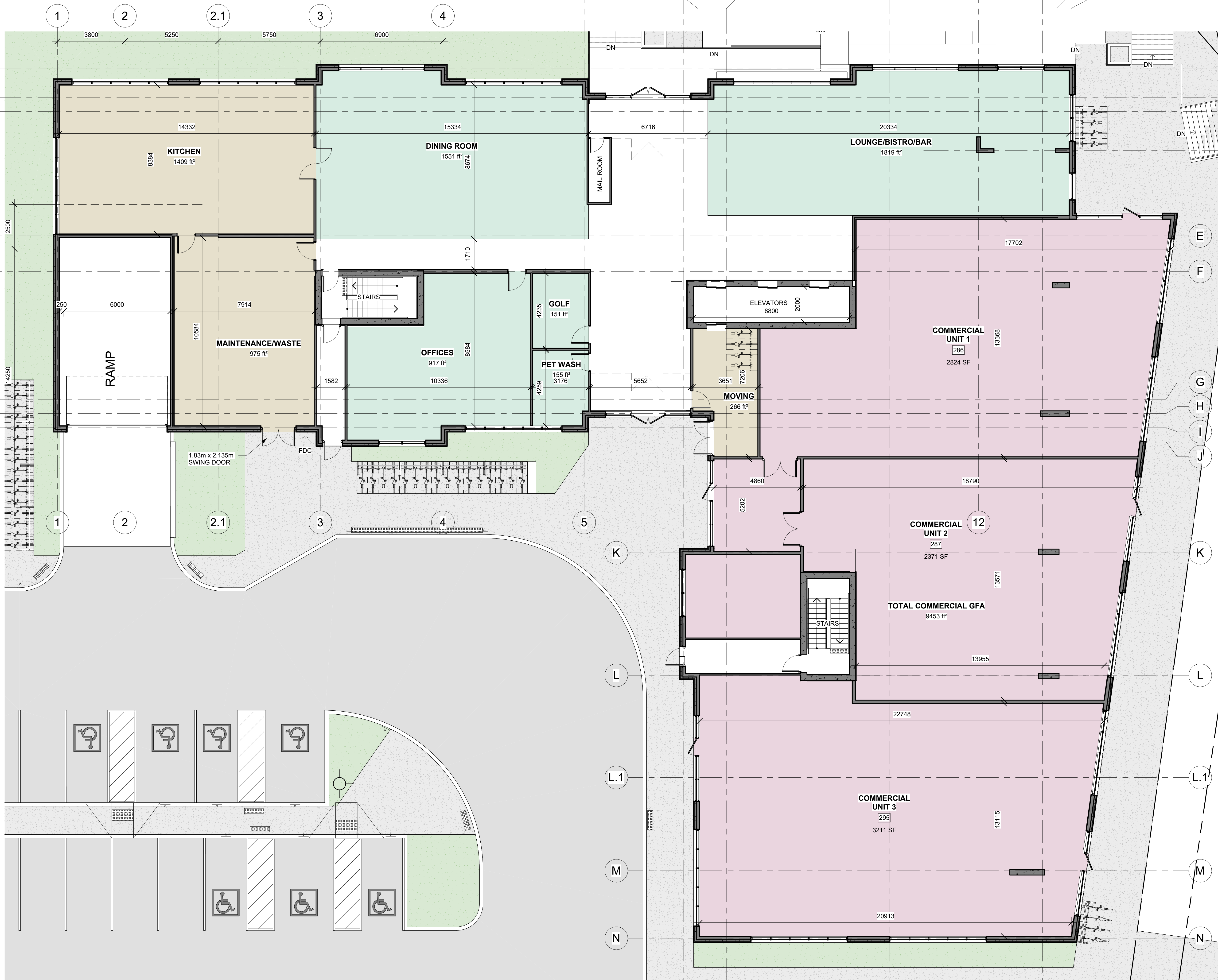
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Project No. 2330 Revision 7

Drawing No. **A102**

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

1:1



GROUND FLOOR PLAN

1 : 100

1 SECOND FLOOR PLAN
1 : 100



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CODE.

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
6	2025-06-03	SITE PLAN CONTROL r3
7	2025-07-16	SITE PLAN CONTROL r4

87 [63%] 1 BEDROOM
52 [37%] 2 BEDROOM



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Stamp

Project
**155 DUN SKIPPER DRIVE
SENIORS APARTMENTS**
155 DUN SKIPPER DRIVE
Drawing
SECOND FLOOR PLAN

Drawn By	AW	Checked By	
Scale	1 : 100	Date	2025-07-16 10:12:18 AM
Project No.	2330	Revision	7
Drawing No.	A103		

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Revisions

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Project
**155 DUN SKIPPER DRIVE
SENIORS APARTMENTS**

155 DUN SKIPPER DRIVE

Drawing

**THIRD TO FIFTH FLOOR
PLAN**

Drawn By AW Checked By

Scale 1 : 100 Date 2025-07-16 10:12:20 AM

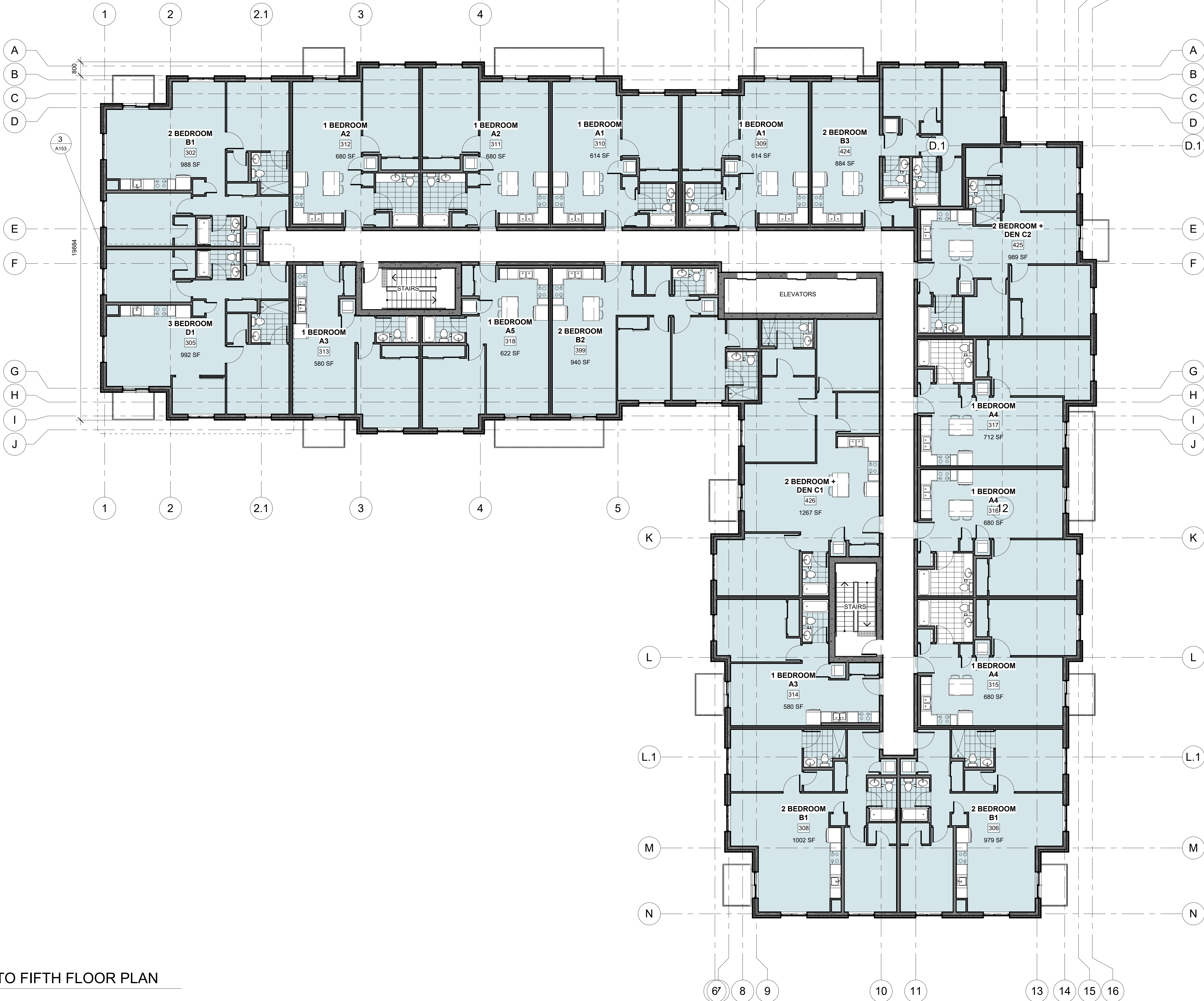
Project No. 2330 Revision 7

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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Revisions		
Revision Number	Revision Date	Revision Description
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
6	2025-06-03	SITE PLAN CONTROL r3
7	2025-07-16	SITE PLAN CONTROL r4

Stamp

1:1

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

1:1

1 : 100

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Project
**155 DUN SKIPPER DRIVE
SENIORS APARTMENTS**

155 DUN SKIPPER DRIVE

Drawing

**SEVENTH & EIGHTH
FLOOR PLAN**

Drawn By AW Checked By

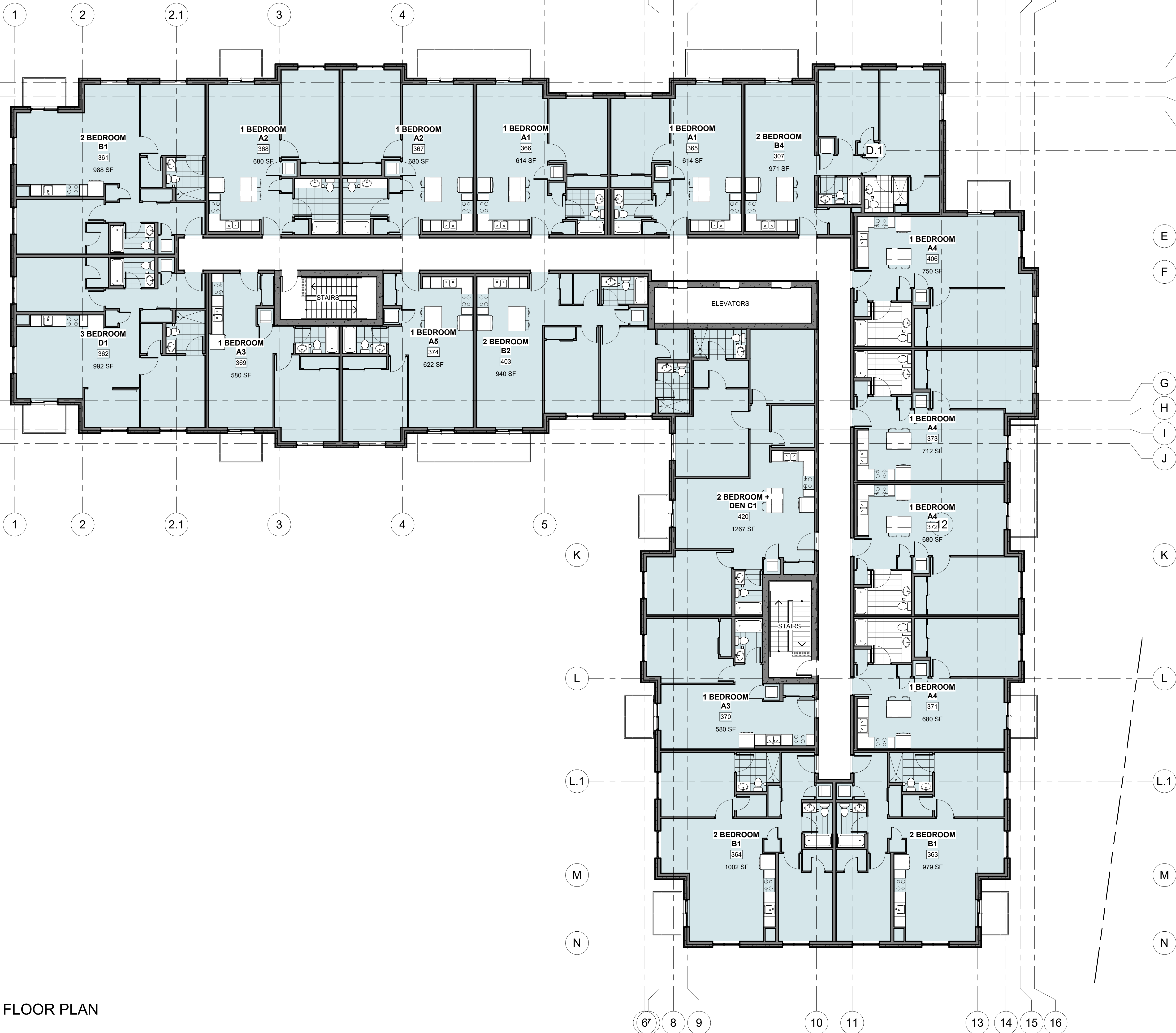
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Project No. 2330 Revision 7

Drawing No. **A108**

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

1:1



SEVENTH & EIGHTH FLOOR PLAN

1 : 100

1 NINTH FLOOR PLAN

1 : 100



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Revisions		
Revision Number	Revision Date	Revision Description
2	2024-12-09	MINOR VARIANCE r1
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Project
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SENIORS APARTMENTS

155 DUN SKIPPER DRIVE

Drawing

NINTH FLOOR PLAN

Drawn By	AW	Checked By	-
Scale	1 : 100	Date	2025-07-16 10:12:32 AM
Project No.	2330	Revision	7
Drawing No.	A110		

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

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Project

155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

155 DUN SKIPPER DRIVE

Drawing

ROOF LEVEL PLAN

Drawn By

AW

Checked By

-

Scale

1 : 100

Date

2025-07-16 10:12:34 AM

Project No.

2330

Revision

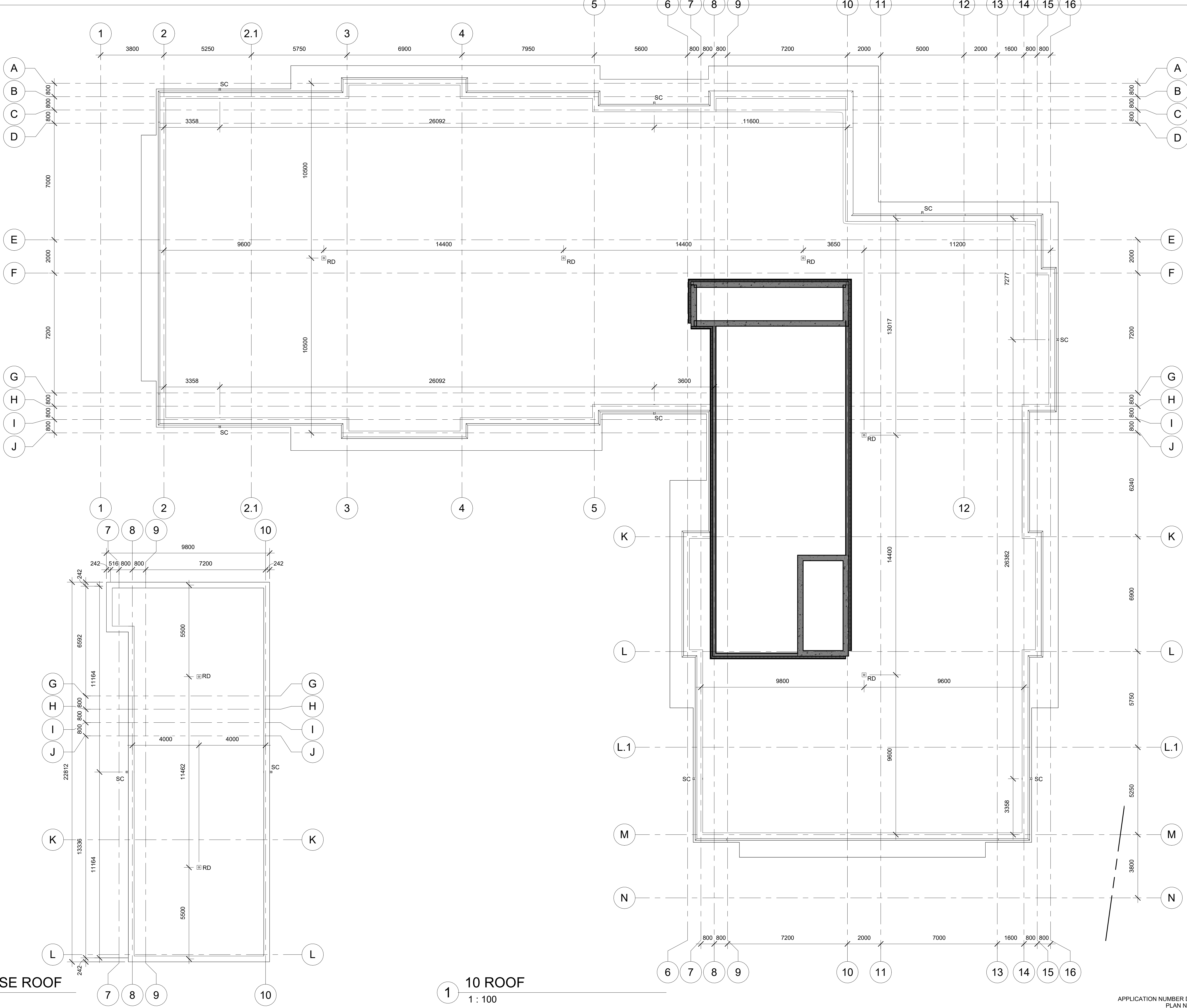
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Drawing No.

A111

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

1:1

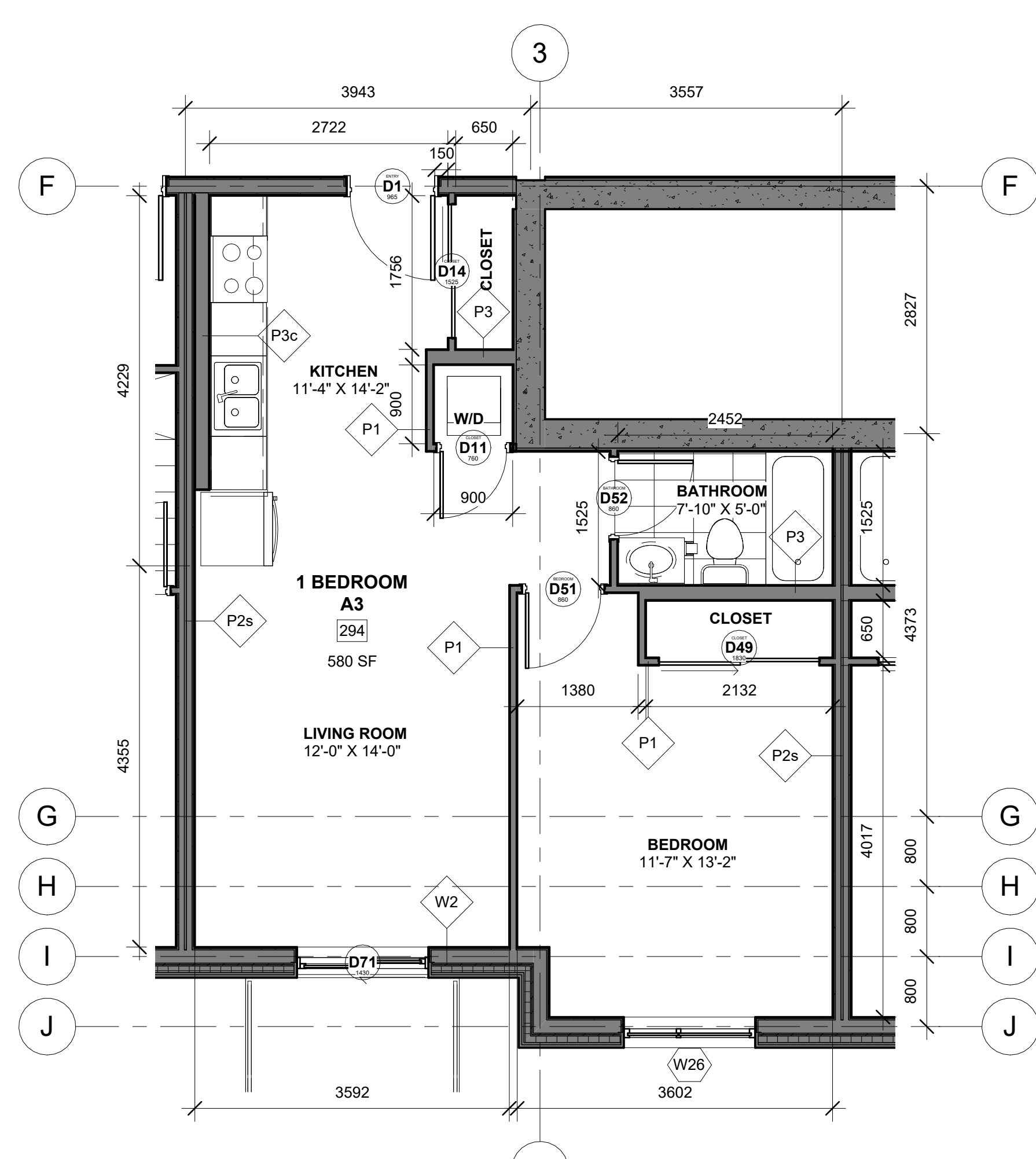
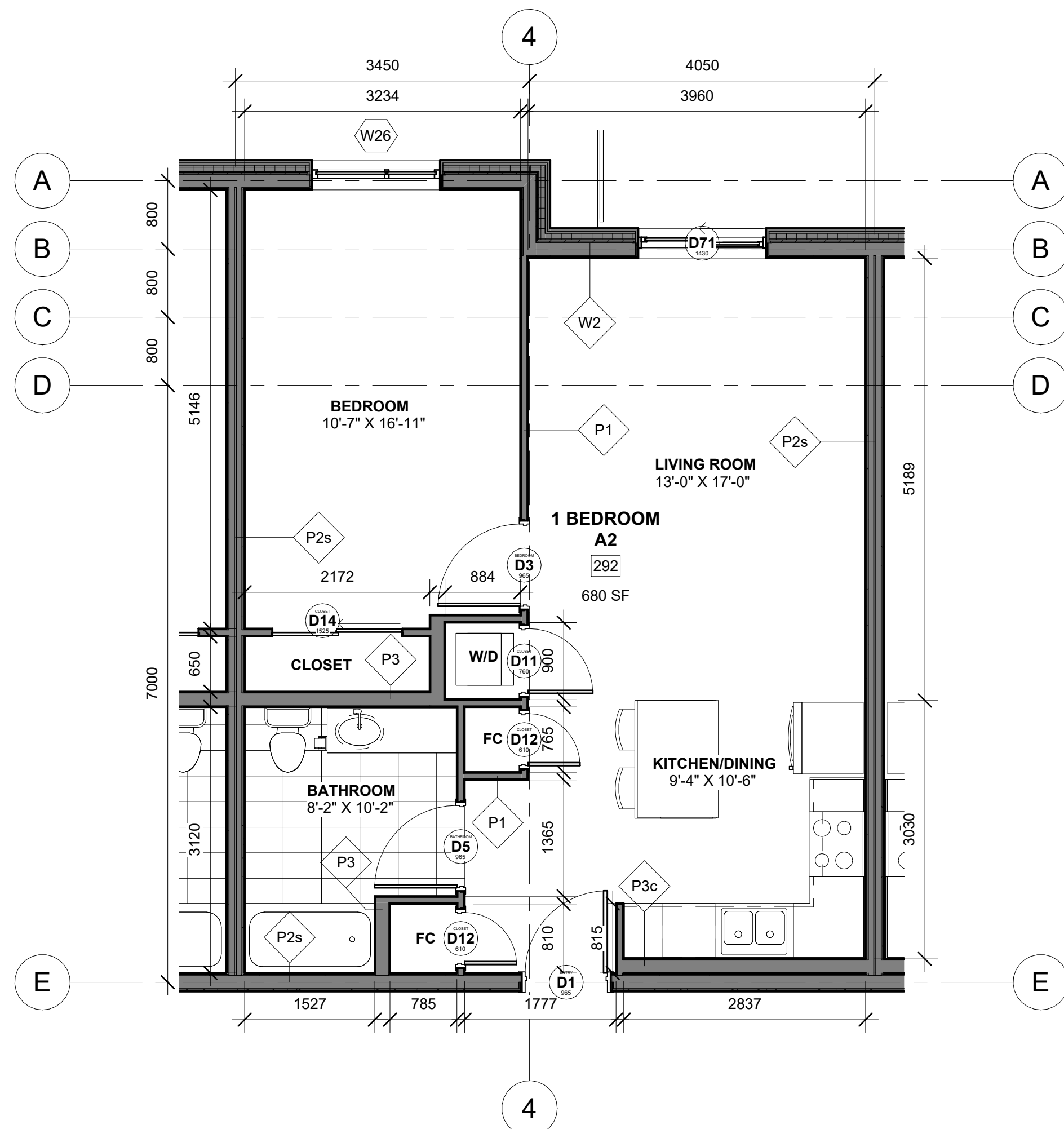
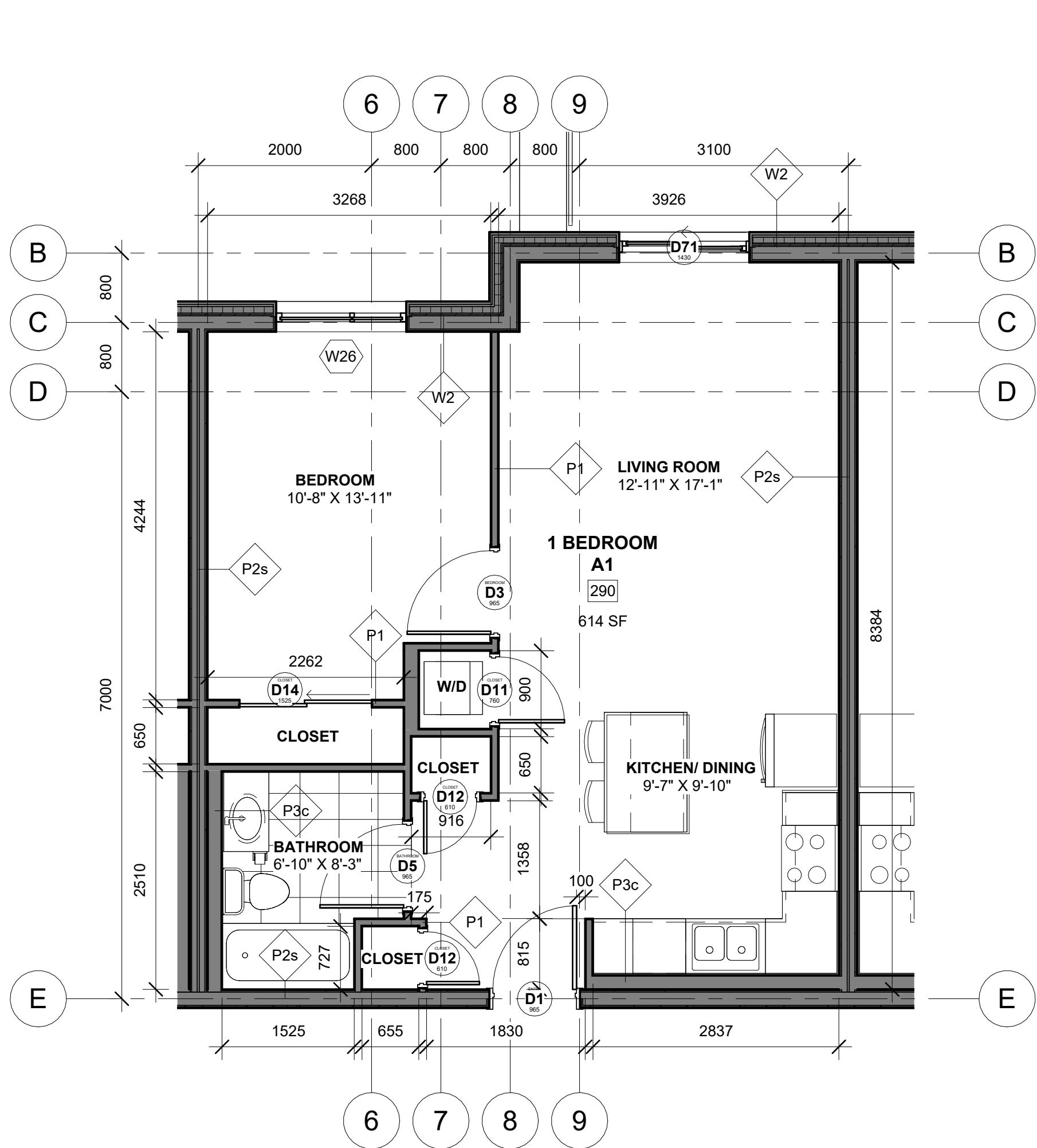


PENTHOUSE ROOF

10 ROOF

1 : 100

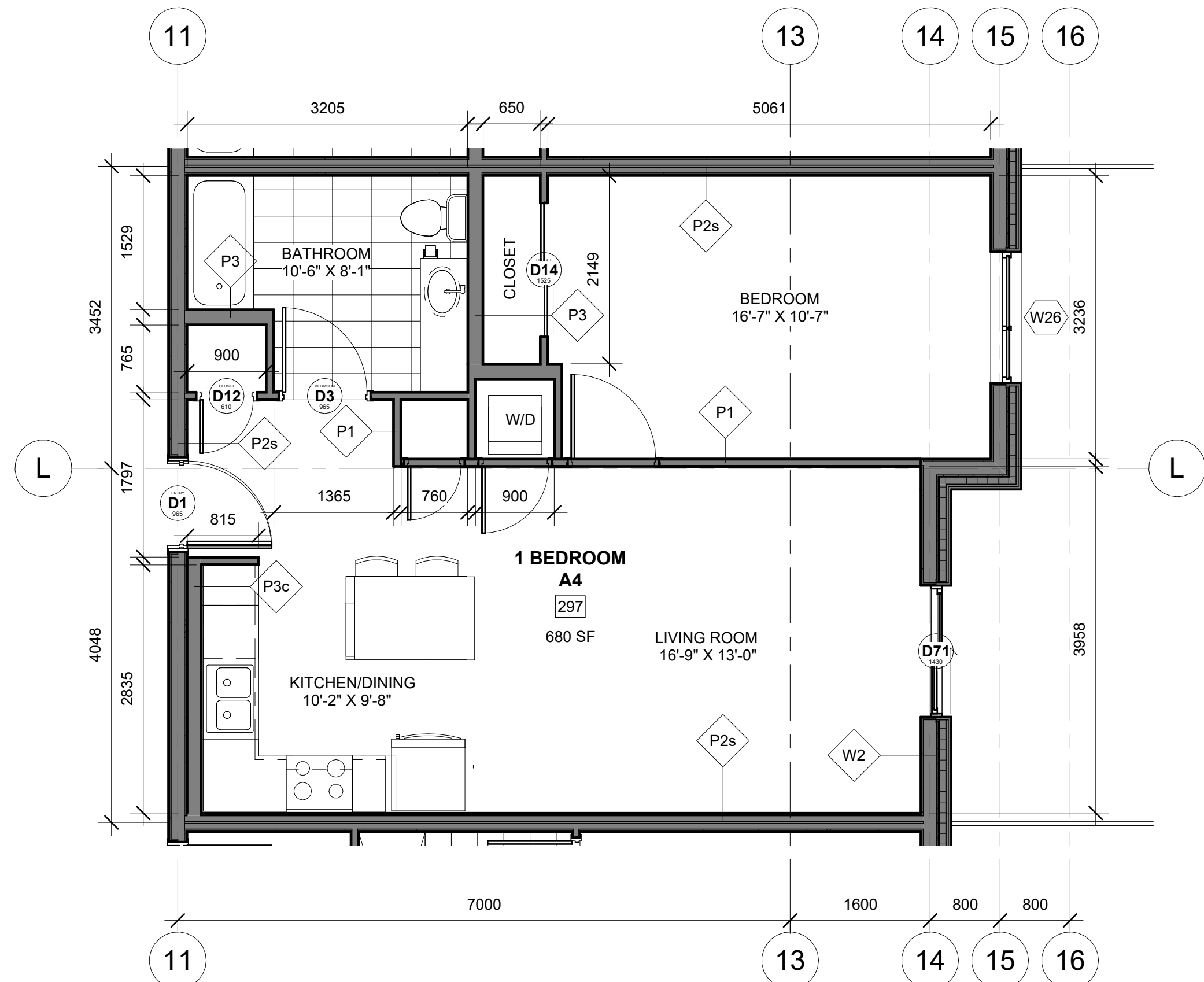
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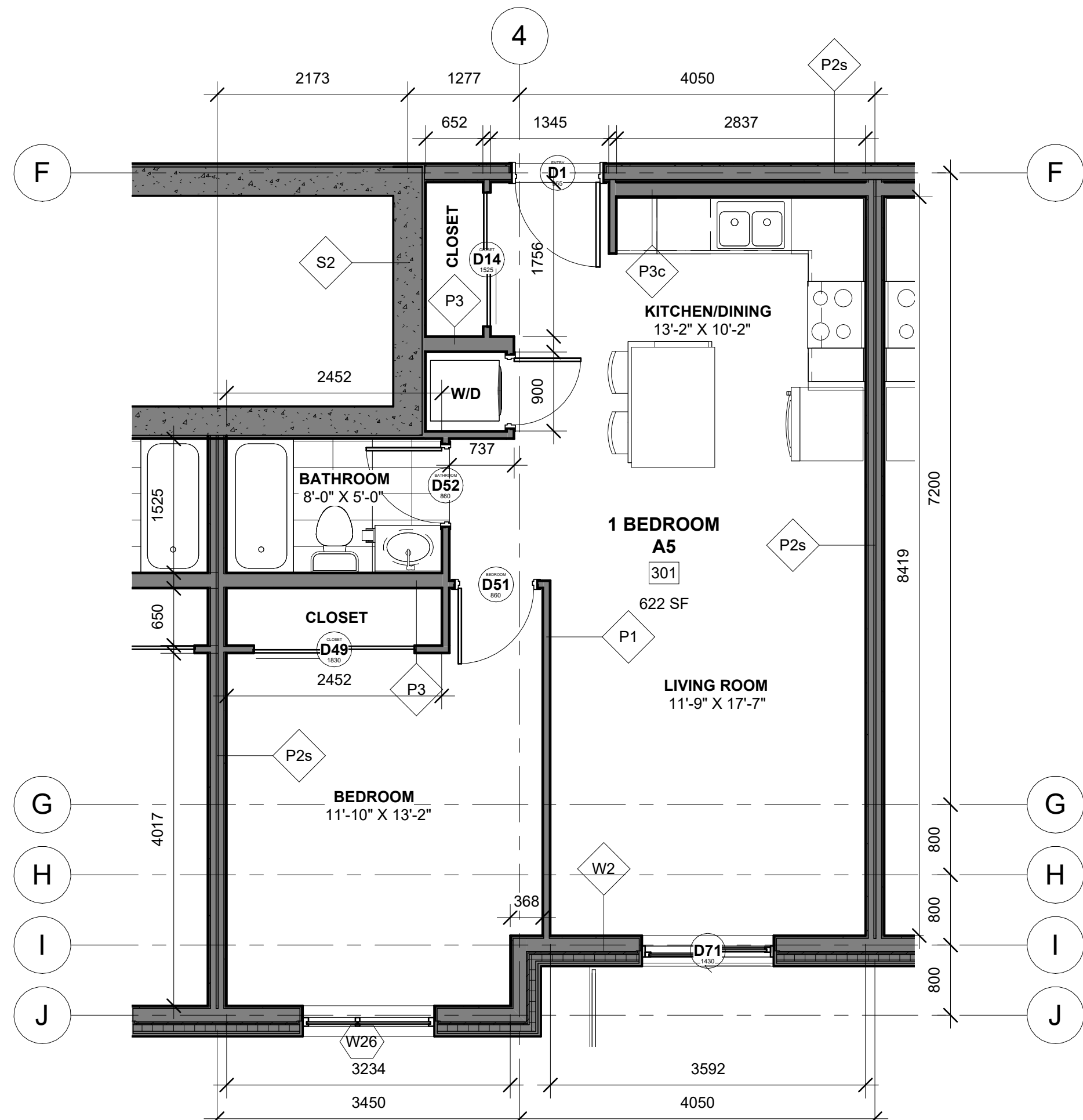
1 Unit Type A1
1 : 50

2 Unit Type A2
1 : 50

3 Unit Type A3
1 : 50



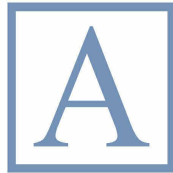
4 Unit Type A4
1 : 50



5 Unit Type A5
1 : 50

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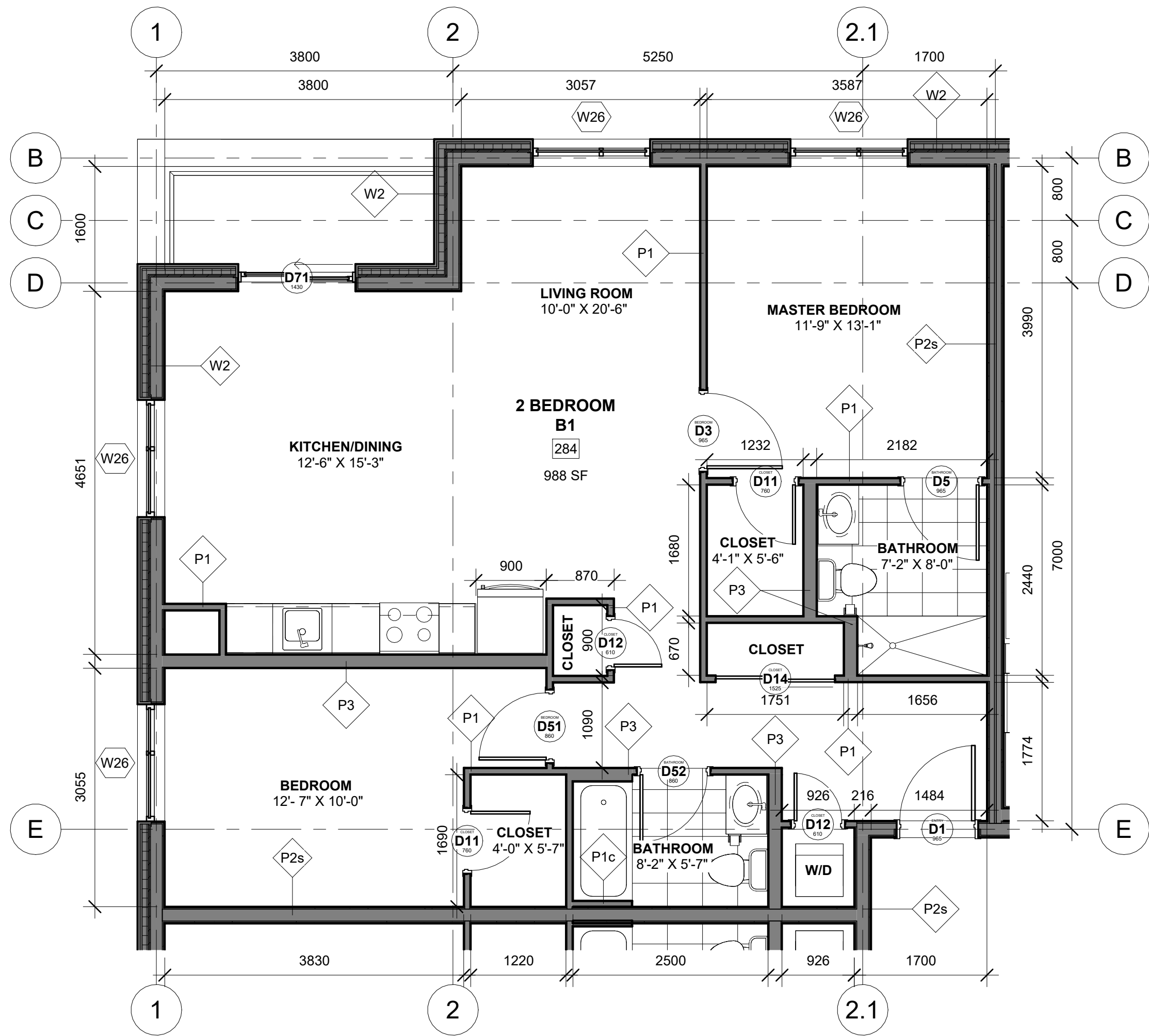
Project
155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

155 DUN SKIPPER DRIVE

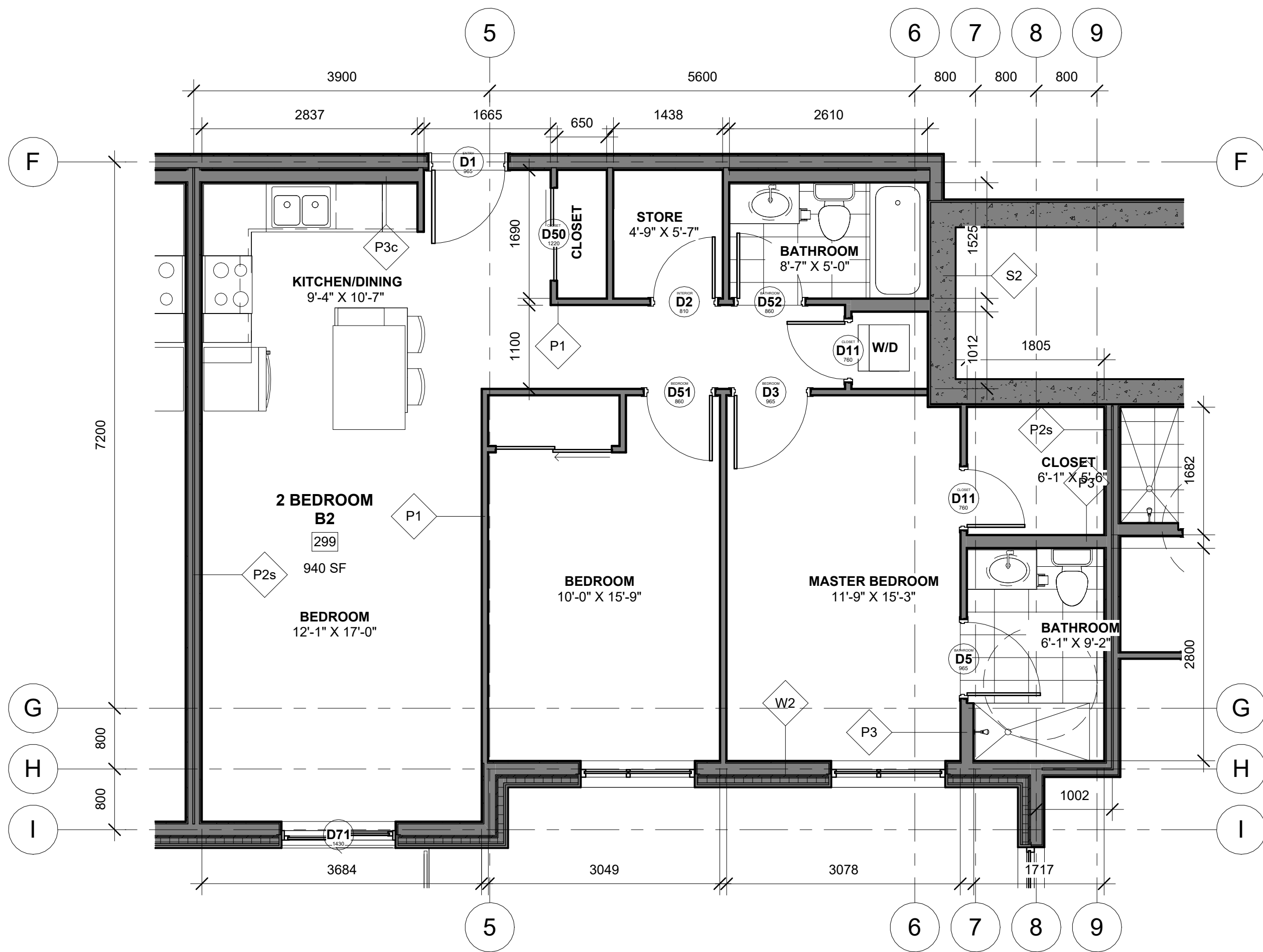
Drawing

TYPICAL 1 BEDROOM
UNIT PLANS

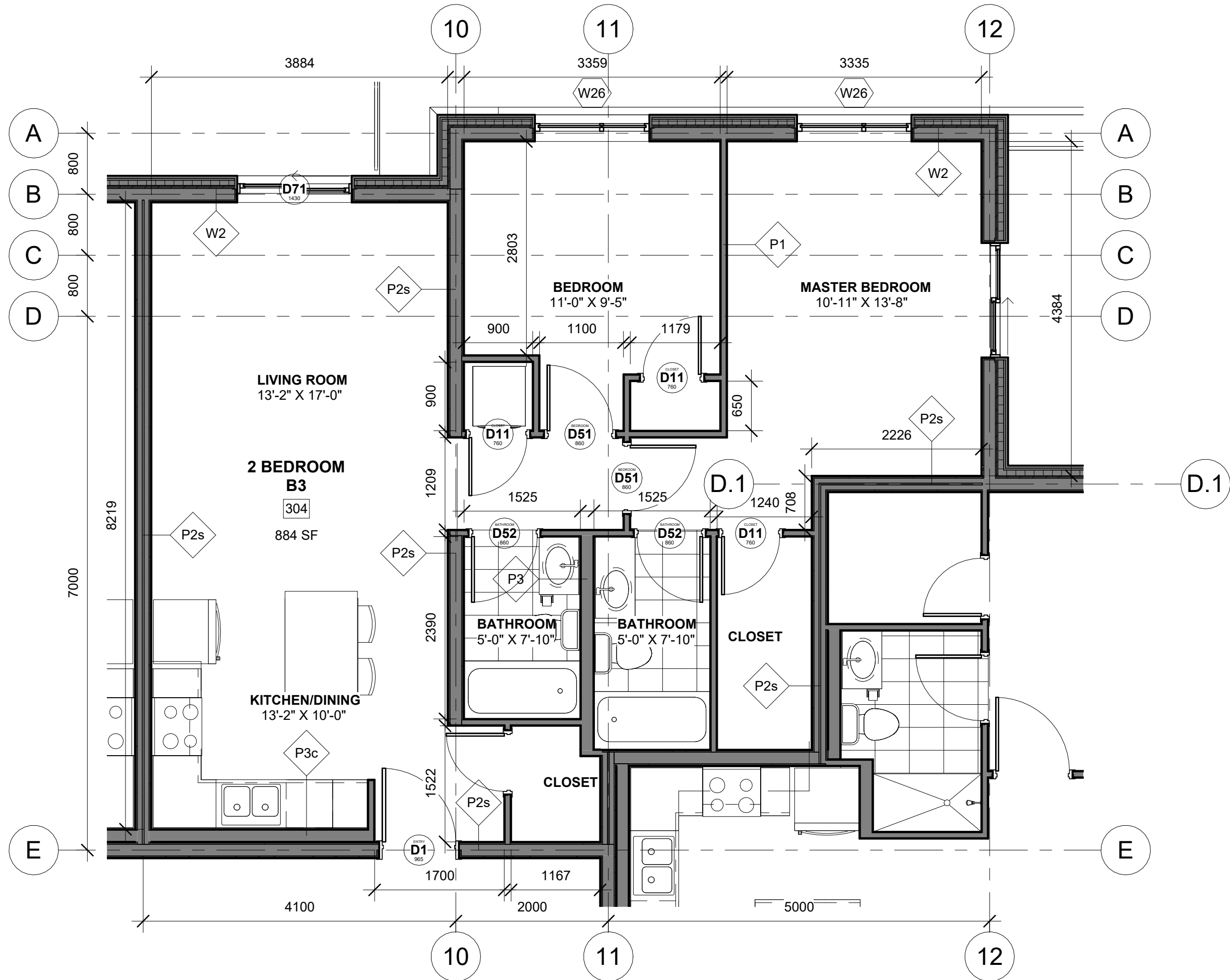
Drawn By	AW	Checked By	-
Scale	1 : 50	Date	2025-07-16 10:12:38 AM
Project No.	2330	Revision	7
Drawing No.	A151		



1 Unit Type B1
1 : 50



2 Unit Type B2
1 : 50



3 Unit Type B3
1 : 50

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Project
155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

155 DUN SKIPPER DRIVE

Drawing

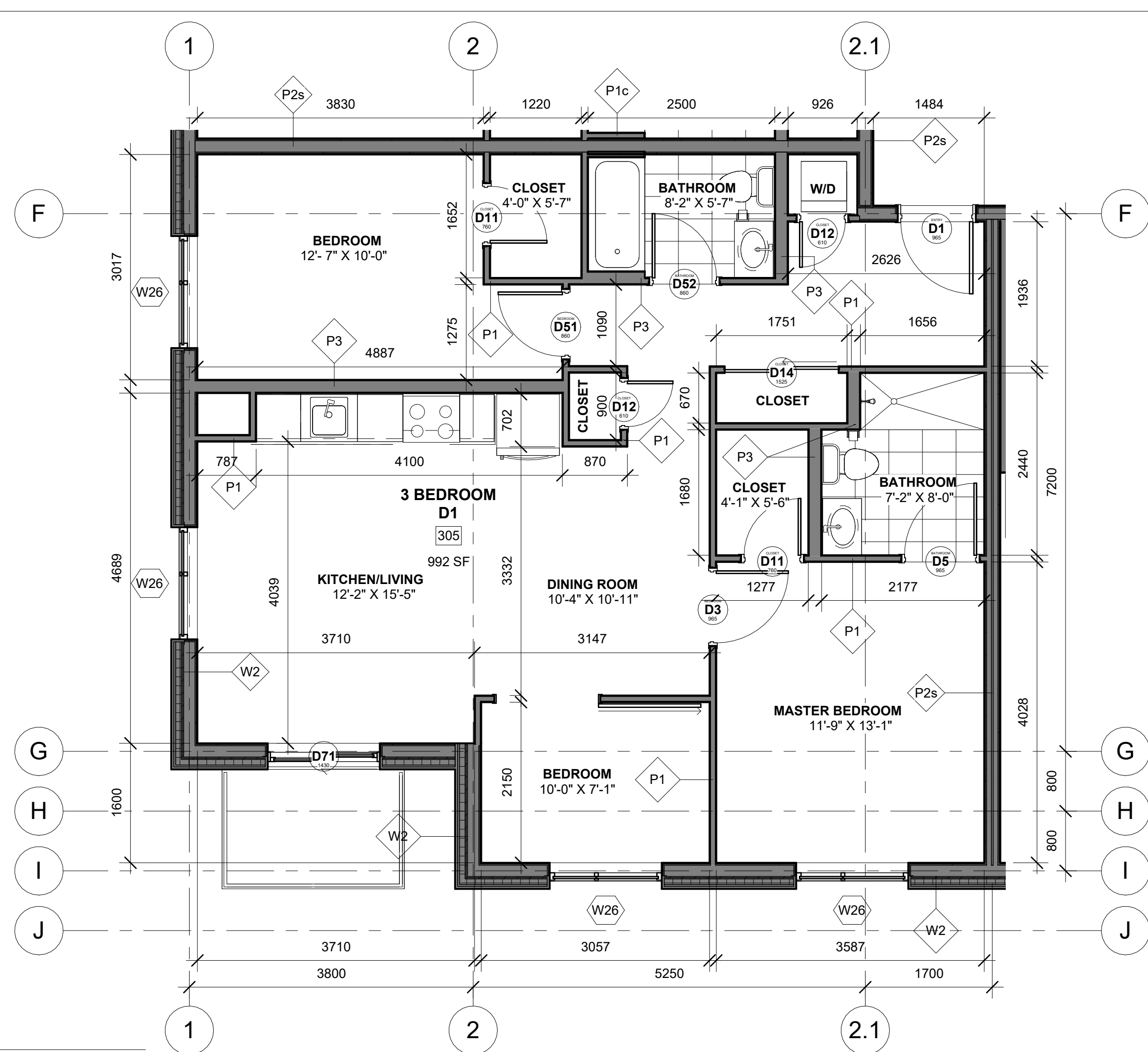
TYPICAL 2 BEDROOM
UNIT PLANS

Drawn By AW Checked By

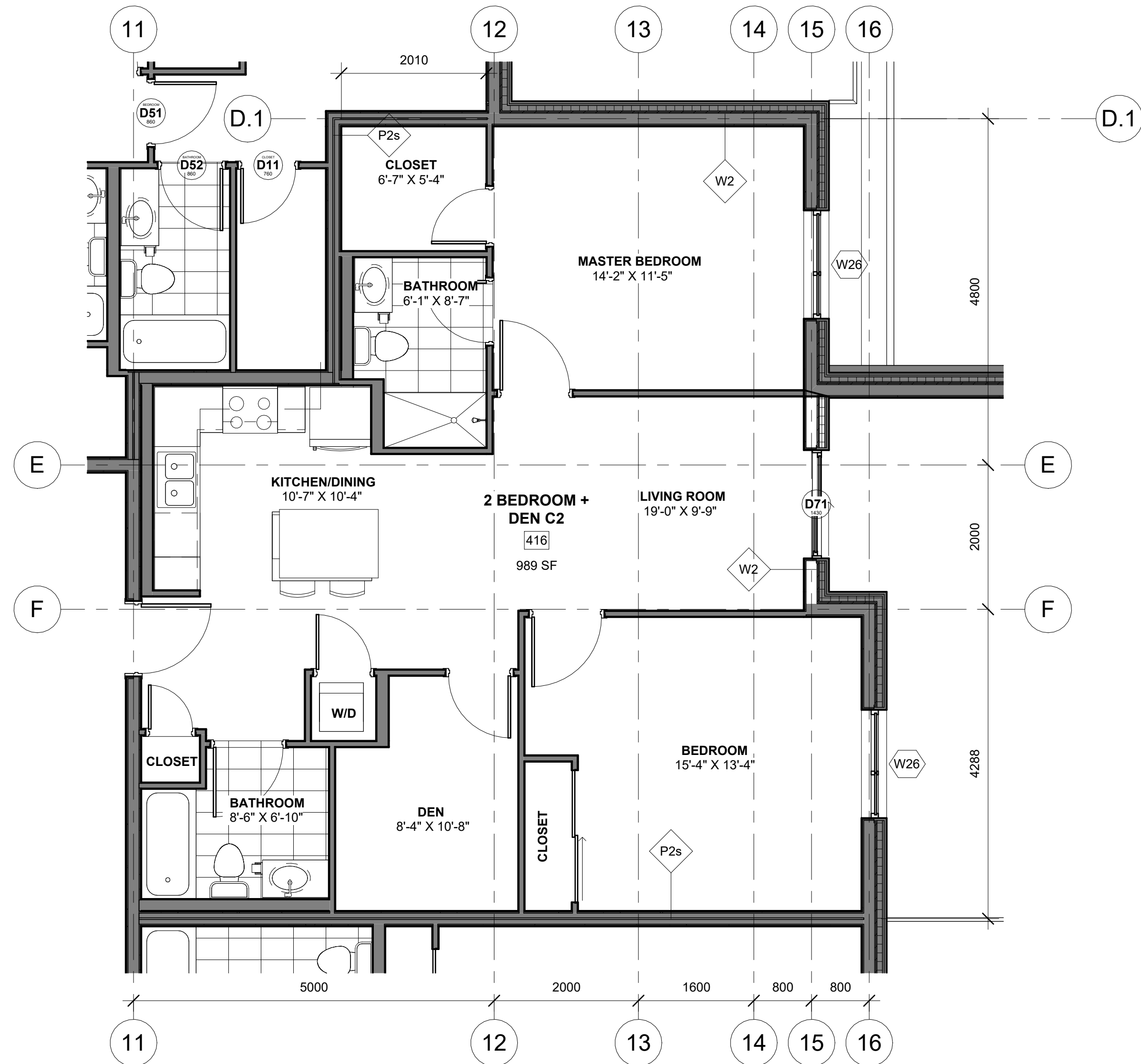
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Project No. 2330 Revision 7

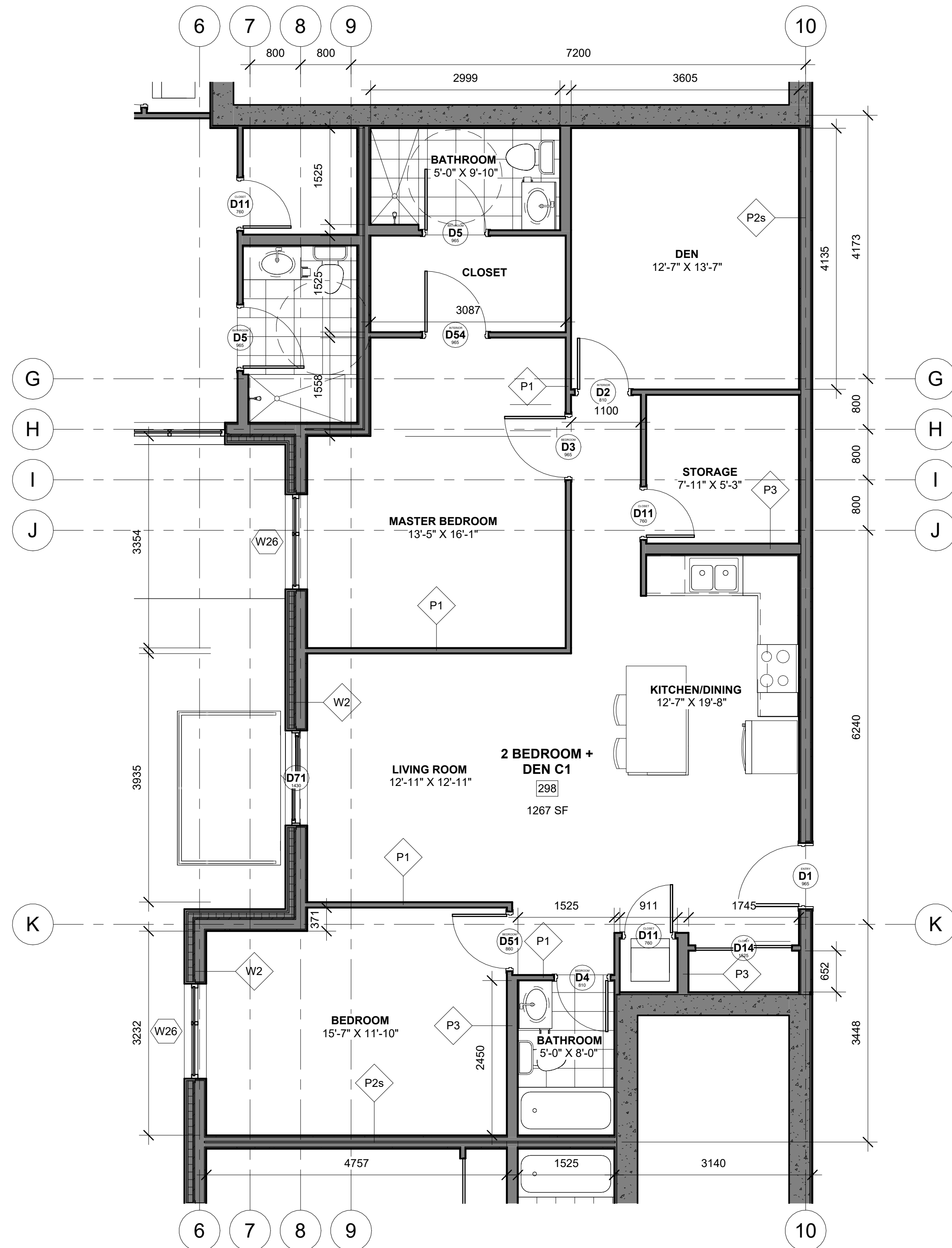
Drawing No. A152



3 Unit Type D1
1 : 50



2 Unit Type C2
1 : 50



1 Unit Type C1
1 : 50

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Stamp

Project
155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

155 DUN SKIPPER DRIVE

Drawing

TYPICAL 2 & 3 BEDROOM
UNIT PLANS

Drawn By AW Checked By

Scale 1 : 50 Date 2025-07-16 10:12:45 AM

Project No. 2330 Revision 7

Drawing No. A153

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

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Revisions		
Revision Number	Revision Date	Revision Description

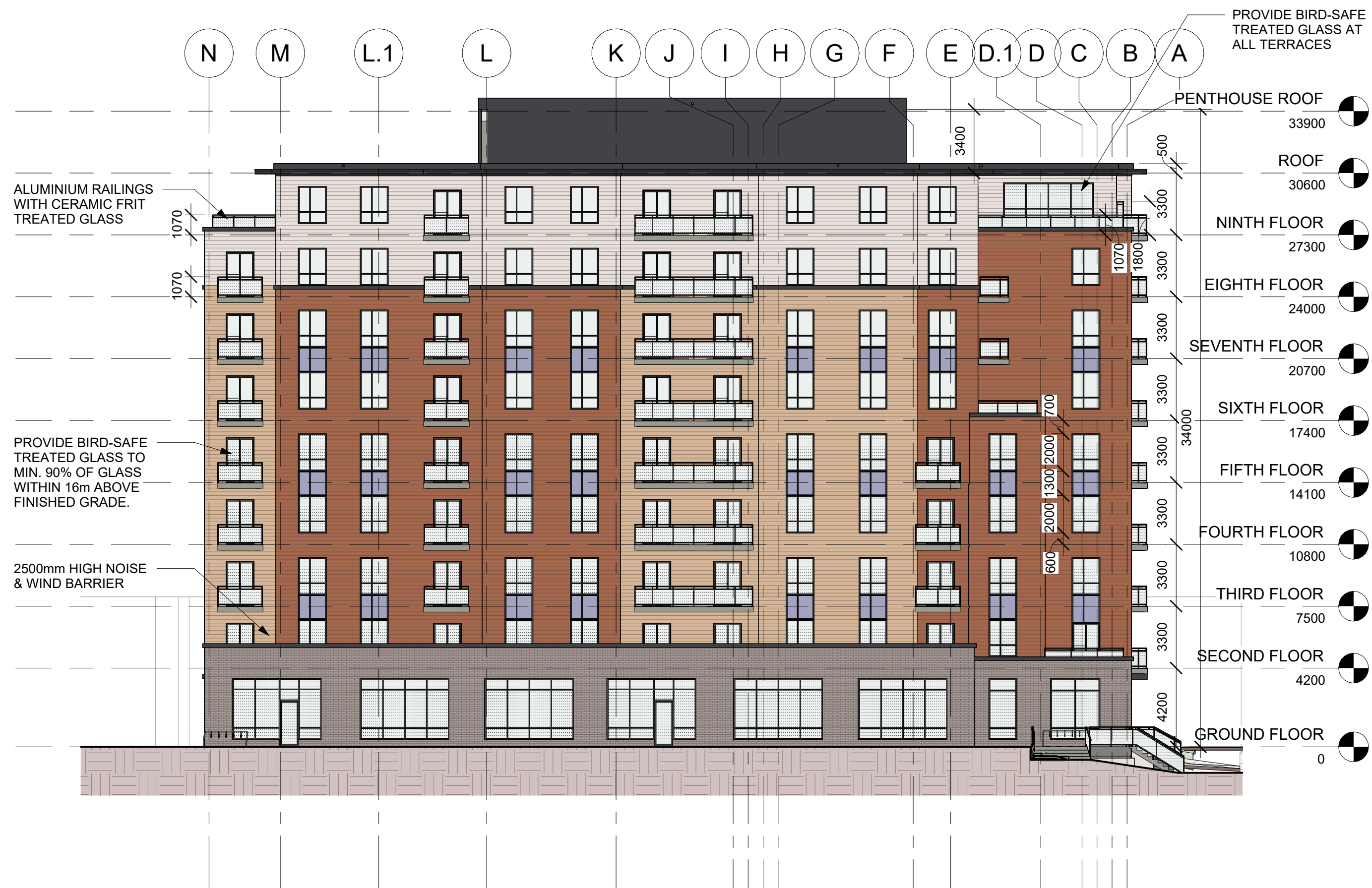
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6	2025-06-03	SITE PLAN CONTROL r3
7	2025-07-16	SITE PLAN CONTROL r4



4 WEST ELEVATION
1 : 200



2 SOUTH ELEVATION
1 : 200



3 EAST ELEVATION
1 : 200



1 NORTH ELEVATION
1 : 200

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SENIORS APARTMENTS

155 DUN SKIPPER DRIVE

Drawing

ELEVATIONS

Drawn By AW Checked By

Scale 1 : 200 Date 2025-07-16 10:13:14 AM

Project No. 2330 Revision 7

Drawing No. A400

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



PERSPECTIVE - FROM SOUTH-WEST



1 PERSPECTIVE - FROM NORTH-EAST

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7	2025-07-16	SITE PLAN CONTROL r4



Stamp

Project
155 DUN SKIPPER DRIVE
SENIORS APARTMENTS

155 DUN SKIPPER DRIVE

Drawing

PERSPECTIVE

Drawn By AW Checked By

Scale Date 2025-07-16 10:15:17 AM

Project No.	2330	Revision	7
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Drawing No. **A401**

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