

108	Relocated bus shelter and coord. landscape	13.03.04	CP
107	City of Ottawa road widening requirements	12.12.21	DH
106	City of Ottawa comments	12.09.28	DH
105	Revised Crystal Park	11.11.23	TL
104	Progress Set	11.11.21	TL
103	For Information	xx.xx.xx	---
102	Response to SPC review comments	11.11.05	HB
101	Part of Report Application No. 1	11.07.04	HB
100	For SPC Application Submission	11.07.04	HB
99	NO. DESCRIPTION	DATE	CHK

REVISIONS/ISSUES			
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.			
DO NOT SCALE THE DRAWINGS			

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT	
DATE STAMPED	11.09.08 (01.04.00)
DRAWN	G.F.J.J.G.
DATE	11.06.23 (01.04.00)
CHECKED	RB
DATE PLOTTED	11.11.21 (01.04.00)

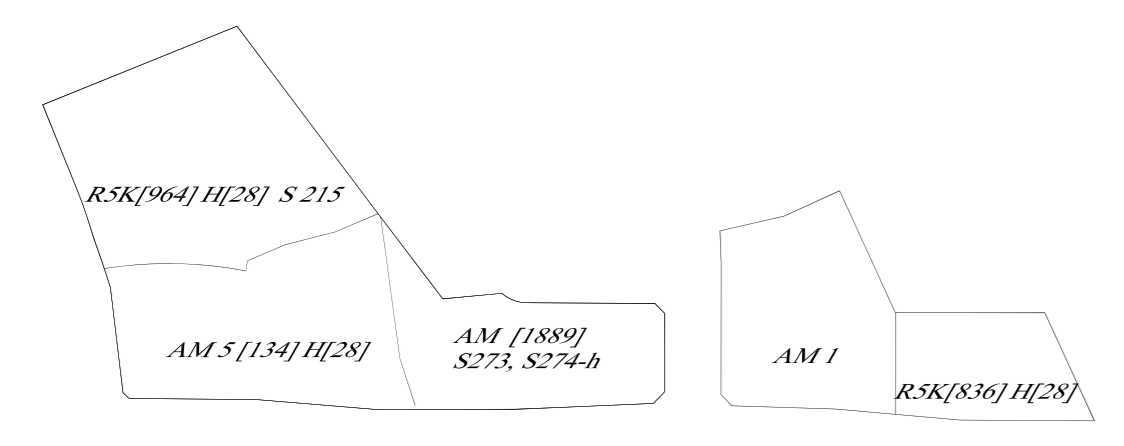


**bbb architects**

PROJECT  
Central Park  
Merivale Road

DWG. TITLE  
Site Plan

SCALE	DWG. No.	REV.
1:500	A0-01	08
PROJ. NO.	1101.01	



PROPOSED FLOOR SPACE INDEX	
Building gfa	90,425m <sup>2</sup>
Total Site area	27,436m <sup>2</sup>
FSI	3.29
South Precinct	
Building 1	26,420m <sup>2</sup>
Building 2	13,740m <sup>2</sup>
Building 3	6,722m <sup>2</sup>
Building 4	6,800m <sup>2</sup>
TOTAL	49,482m <sup>2</sup>
FSI South	1.62
North Precinct	
Building 5	15,310m <sup>2</sup>
Building 6	7,290m <sup>2</sup>
Building 7	18,200m <sup>2</sup>
TOTAL	40,800m <sup>2</sup>
FSI North	1.48

**site data**

CURRENT ZONING  
AM5(134) H(20) N.T.S.  
AM1(189) S(27) S(27)A  
AM1(189) S(27) S(27)A  
AM1(189) S(27) S(27)A  
AM1(189) S(27) S(27)A  
AM1(189) S(27) S(27)A  
AM1(189) S(27) S(27)A

Area 'B' Schedule '1'  
AM5(134) H(20), AM2 1.33 and AM1 Zones

Zoning Requirements  
AM5(134) H(20), AM2 1.33 and AM1 Zones

Front and Corner Side Yard  
Non-residential or mixed use no min.  
Residential use building min. 3.0m.  
Abutting residential zone min. 7.5m.  
All other cases no min.  
Minimum Rear Yard min. 3.0m.  
Abutting a street min. 3.0m.  
Rear lot line abutting residential zone min. 7.5m.  
For residential use bldg. min. 7.5m.  
All other cases no min.  
RSK(836) H(2) Zone:  
Minimum Front Yard min. 3.0m.  
Minimum Corner Side Yard min. 3.0m.  
Minimum Rear Yard 25% lot depth to max. 7.5m.

Parts of 1 & 6 Registered Plan 4M-970 and Part of Block 71 Registered Plan 4M-1047 City of Ottawa

ARE:  
North of Central Park Drive 11,140m<sup>2</sup>/ 1,114ha  
South of Central Park Drive 16,296m<sup>2</sup>/ 1,629ha  
Total: 27,436m<sup>2</sup>/ 2,74ha

Site information from official survey prepared by Annis O'Sullivan Vollebakk Ltd.

**building data**

AREAS BY BUILDING (gfa)			
Building	Area (gfa)	Stories	Height (metres)
Building ONE:			
South Podium 1	26,420m <sup>2</sup>	1	11,450
South Tower One	16,100m <sup>2</sup>	2-25	80,450
South Office	4,440m <sup>2</sup>	2-6	23,450
Building TWO:			
South Podium 2	13,740m <sup>2</sup>	1	11,450
South Tower Two	2,550m <sup>2</sup>	2-18	59,450
Building THREE:			
Centre Podium	8,722m <sup>2</sup>	1	7,570
Centre Residential	7,442m <sup>2</sup>	2-7	24,950
Building FOUR:			
Retail C4	600m <sup>2</sup>	1-2	11,450
Building FIVE:			
North Podium 1	15,310m <sup>2</sup>	1	11,450
North Tower One	2,980m <sup>2</sup>	2-18	59,450
North Condo Apts One	9,100m <sup>2</sup>	2-6	23,450
Building SIX:			
North Podium 2	7,490m <sup>2</sup>	1	11,450
North Condo Apts. Two	2,910m <sup>2</sup>	2-6	22,530
Building SEVEN:			
North Podium 3	18,200m <sup>2</sup>	1	11,450
North Tower Two	2,900m <sup>2</sup>	2-25	80,450
TOTAL AREA:	90,425m <sup>2</sup>		

\* NOTE: HEIGHT GIVEN IN METRES IS TO TOP OF PARAPET

**building data**

AREAS BY USE (gfa)			
Building	Area (gfa)	Stories	Height (metres)
Retail:			
Retail S1	5880		
Retail S2	2340		
Retail C1	635		
Retail C2	430		
Retail C3	215		
Retail N1	2760		
Retail N2	2810		
Retail N3	2190		
Total	17,480m <sup>2</sup> (188,155ft <sup>2</sup> )		
Restaurant:			
Retail C4 (Bldg. 4)	600m <sup>2</sup> (6,460ft <sup>2</sup> )		
Office:			
Office S1	4440m <sup>2</sup> (47,790ft <sup>2</sup> )		
Residential:			
South Tower One	16,100	184	
South Tower Two	11,200	128	
Centre Condo Apts	6144	77	
Townhomes	483	8	
Penthouse	858	6	
North Tower One	9100	104	
North Tower Two	16,100	184	
North Condo Apts One	3430	38	
North Condo Apts Two	4480	46	
Total	67,905m <sup>2</sup> (730,320ft <sup>2</sup> )		
TOTAL AREA:	90,425m <sup>2</sup> (973,325ft <sup>2</sup> )		

**parking data**

Required Stalls	
Retail Use 2.5/100m <sup>2</sup> gfa	437
Office Use 2.0/100m <sup>2</sup> gfa	89
Residential 0.5/dwelling unit	384
Restaurant Use 3 for first 50m <sup>2</sup> + 10/100m <sup>2</sup> gfa	58
Visitor 0.2/dwelling unit	151
Total	1119
As per Section 104 Shared Parking Provisions total required	626
Residential TOTAL	384
Office TOTAL	1010
Surface:	
Proposed	162
South Garage	370
Centre Garage	110
North Garage	472
Total	1122
Accessible Parking	
3% of total required	16
Typical Stall	2.60 x 5.2m
Accessible Stall	3.66 x 5.2m
BICYCLE PARKING	
Retail/ Office/ Restaurant 1.0/250m <sup>2</sup> gfa	87
Residential 0.2/dwelling unit	376
Required	463

**general notes**

- PROPOSED SITE PLAN INCLUDES LONG TERM MASTER PLAN FOR ENTIRE SITE. BUILDING PERMIT APPLICATIONS WILL BE SUBMITTED IN PHASES BEGINNING WITH THE CENTRE BLOCK NOTED AS 'AREA 3'.
- REFER TO LANDSCAPE PLAN AND CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION REGARDING LANDSCAPE, GRADING AND SERVICES.
- BUILDING FOOTPRINTS ARE SUBJECT TO ADJUSTMENTS AND ARTICULATION BASED ON DESIGN AND TECHNICAL DETAILING.
- BICYCLE PARKING FOR RETAIL/ OFFICE TO BE PROVIDED AT VARIOUS LOCATIONS ON GRADE. RESIDENTIAL REQUIREMENTS TO BE PROVIDED IN BELOW GRADE PARKING LEVELS.
- GARBAGE/ RECYCLING TO BE STORED IN INTERIOR GARBAGE ROOMS UNTIL PICK-UP.
- EXISTING INTERSECTION AT MERIVALE AND CENTRAL PARK NORTH TO REMAIN SIGNALIZED. ALL NEW CURBS AND SIDEWALKS TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS FOR SIDEWALKS AND SIGNALIZED INTERSECTIONS.
- SITE ENTRANCE AT MERIVALE AND NEW ENTRY TO BE NON-SIGNALIZED. ALL CURBS AND SIDEWALKS TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS SC 7.1 FOR NON-SIGNALIZED SITE ENTRANCES.
- CURBS ALONG MERIVALE TO REMAIN EXCEPT WHERE NOTED TO BE REMOVED (DASHED LINES). NEW CURBS TO BE TIED INTO EXISTING CURBS THAT REMAIN. EXACT EXTENT OF CURBS TO REMAIN TO BE DETERMINED DURING CONSTRUCTION BASED ON DAMAGE.

**legend**

- PRINCIPLE BUILDING ENTRY
- EXIT
- TEXTURED CROSSWALK
- FIRE ROUTE w/ 12.0m RADIUS AND HEAVY DUTY ASPHALT
- DEPRESSED CURB
- FIRE HYDRANT
- SIAMASE CONNECTION
- 'STOP' SIGN

FOR INFORMATION ONLY