



ARGYLE AVENUE

33593



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
- PROPERTY LINE
 - OUTLINE OF EXISTING BUILDING (HERITAGE FACADE TO BE REINSTATED EAST)
 - EXISTING SIGN (TO BE REMOVED)
 - REAR PORTION OF EXISTING BUILDING TO BE REMOVED

PROJECT INFORMATION

For 100 Argyle Avenue

ZONING: GMS(e8) F(2) 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.	38.0 m
Front Yard Setback	3 m min.	3.28 m
Interior Side Yard Setback	3 m min.	1.83 m
Rear Yard Setback	7.5 m min.	1.6 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 90 units = 594 sq. m. (50% required to be communal amenity = 297 sq. m.)	Ground Floor (Interior) 297 sq. m. Private Balconies: 163 sq. m. Penthouse (Interior) 163 sq. m. Penthouse (Exterior) 640 sq. m. Total = 1177 sq. m.
Minimum Vehicular Parking Spaces	44 Residential (0.5 per unit after 12) 9 Visitor (0.1 per unit after 12) 53 Total	47 9 56
Minimum Accessible Vehicular Parking Spaces (Traffic and Parking By-law No. 2017-301 C)	1	2
Drive Aisle Width - parking Lot	6.7 m	N/A
Drive Aisle Width - Parking Garage	6 m	6 m
Minimum Loading Spaces	0	0
Minimum Bicycle Parking Spaces	50 Residential (0.5 per unit)	118 (Interior)
Storage Lockers	0	34

Building Statistics

Gross Floor Areas (City of Ottawa Zoning By-law Definition)

Parking Levels	0 sq. m. / 0 sq. ft.
Ground Level	0 sq. m. / 0 sq. ft.
2nd Level	840 sq. m. / 9,045 sq. ft.
3rd - 4th Level (2 x 812 sq. m.)	1,624 sq. m. / 17,474 sq. ft.
5th - 10th Level (6 x 678 sq. m.)	5,268 sq. m. / 56,724 sq. ft.
Penthouse Level	0 sq. m. / 0 sq. ft.
Total (above grade)	7,732 sq. m. / 83,226 sq. ft.

Construction Area	2,854.4 sq. m. / 30,725 sq. ft.
Ground Level	767.4 sq. m. / 8,290 sq. ft.
2nd Level	966.6 sq. m. / 10,404 sq. ft.
3rd - 4th Level (2 x 919.8 sq. m.)	1,839.6 sq. m. / 19,801 sq. ft.
5th - 10th Level (6 x 986.7 sq. m.)	5,920.2 sq. m. / 63,724 sq. ft.
Penthouse Level	401.6 sq. m. / 4,323 sq. ft.
Total (above grade)	9895.4 sq. m. / 106,512 sq. ft.

Unit Statistics

1 Bedroom	24
1 Bedroom + Den	47
2 Bedroom	26
2 Bedroom + Den	1
3 Bedroom	1
Total	99

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.

DO NOT SCALE DRAWINGS.

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No.	DESCRIPTION	DATE
4	SUBMISSION FOR HERITAGE REVIEW	NOV 19, 20
3	SUBMISSION FOR REZONING	AUG 6, 20
2	MEETING WITH CITY STAFF	JAN 14, 20
1	SUBMISSION FOR REZONING	NOV 15, 18

REVISIONS:

ARCHITECT SEAL:

NORTH ARROW:

CLIENT:

COLONNADE BRIDGEPORT
Property Investment & Management

ARCHITECT:

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PROJECT TITLE:
100 ARGYLE AVENUE

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

CIVIL ENGINEER

LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF
LOT 3 & PART OF LOT 4
REGISTERED PLAN NO.30
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebek Ltd.

LANDSCAPE ARCHITECT

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DRAWN	CHECKED
RLA	RLA
SCALE	SHEET No.
AS SHOWN	A100
PROJECT No.	1720