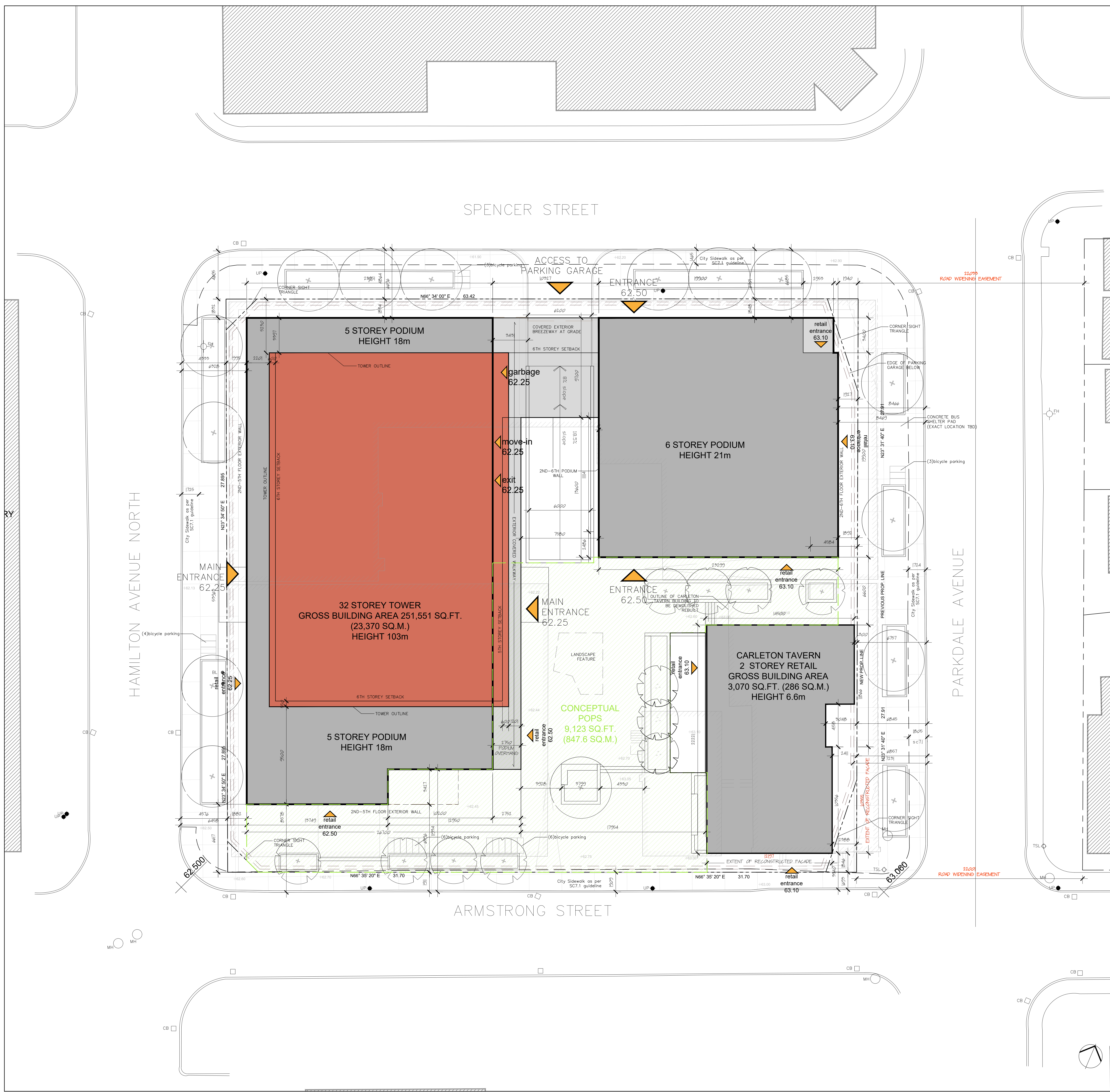




ZONING NOTES

CURRENT ZONING: MCR [100] F(40) S999-h & LB [04] F(2.0) H(5.5)

LOT AREA: 3,996 m²

DEVELOPMENT STATS

	PROPOSED
LOT WIDTH	61.54m
LOT DEPTH	95.7m
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	+/-23,510 sq.m. (21,091 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)	

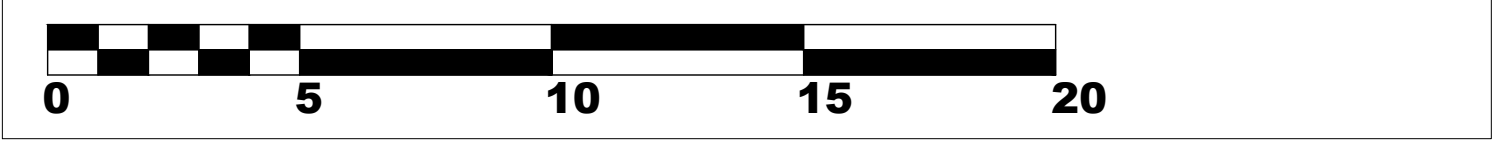
	VISITOR
REQUIRED: 0	
PROVIDED: 30 (0.08/unit)	

	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 RATIOS)
RESIDENT SHORT TERM - 21
NON-RESIDENTIAL - 6



LEGEND:

EXISTING BUILDING	EXISTING MAN HOLE	EXISTING CATCH BASIN
FIRE ROUTE	EXISTING TRAFFIC LIGHT	PROPOSED CATCH BASIN
	EXISTING FIRE HYDRANT	SIGNAGE FOR ACCESSIBLE PARKING SPACE
	OF OTTAWA STANDARDS	SIGNAGE FOR FIRE ROUTE ACCESS
	BIKE PARKING SPACE	EXISTING SIGN
	EXISTING BOLLARD	EXISTING LIGHT POLE
	EXISTING TRAFFIC SIGNAL LIGHT	NEW LIGHT POLE
	EXISTING UTILITY POLE	PROPOSED WALL MOUNTED LIGHT
		EXISTING STREET LIGHTING BOX
		EXISTING TRAFFIC SIGNAL BOX



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4	26-07-21	RE-ISSUED FOR ZBA+OBA
3	26-05-15	RE-ISSUED FOR ZBA+OBA
2	26-01-09	ISSUED FOR ZBA+OBA
1	24-12-03	ISSUED FOR PRECONSULTATION
no.	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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PROJECT/LOCATION:
340 PARKDALE
OTTAWA ON.

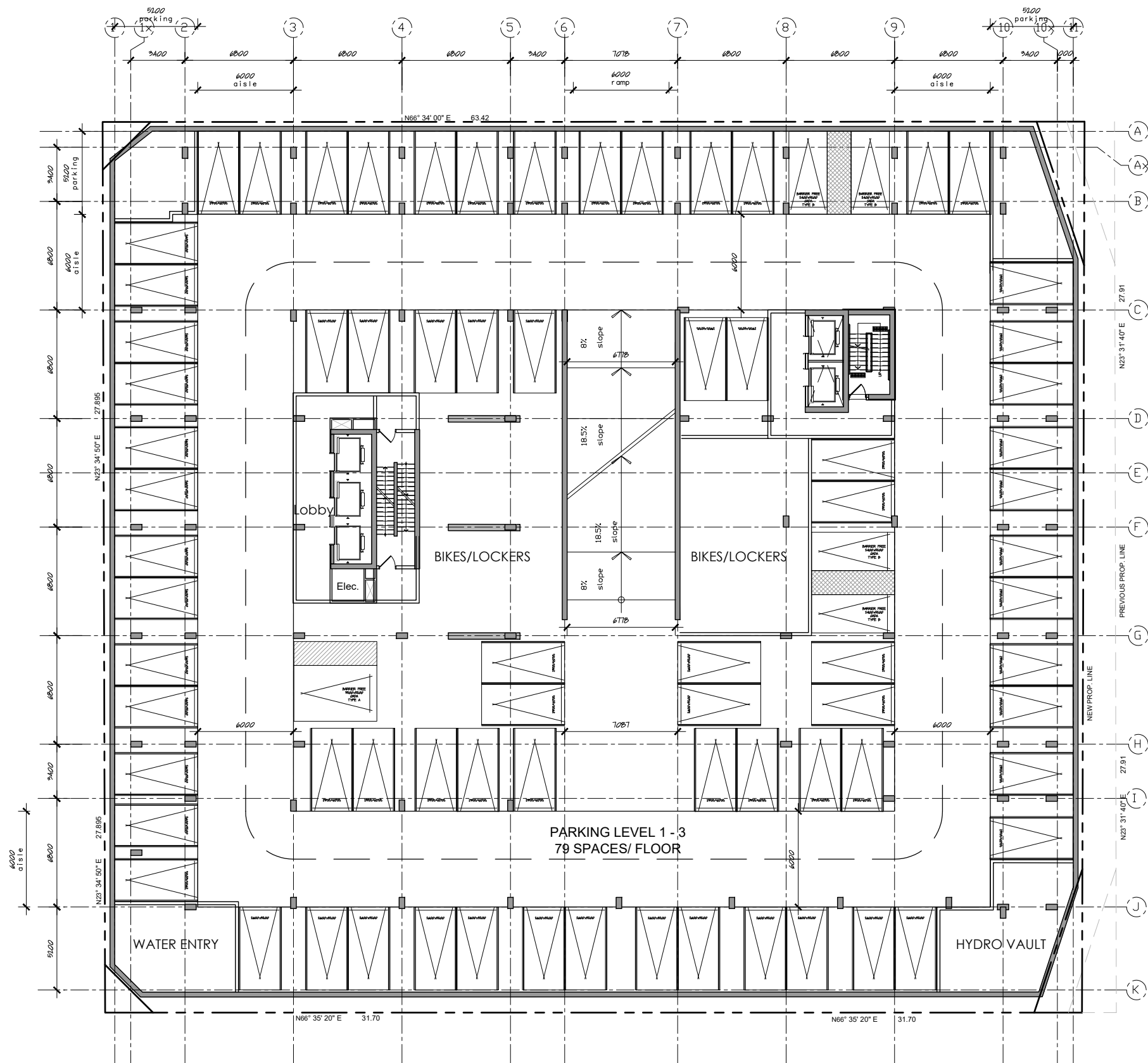
DRAWING TITLE:
SITE PLAN

DRAWN BY: DATE: 26-05-15
HL

SCALE: 1:150
PROJECT: 2409

DRAWING NO.: A100

REVISION NO.:



HOBIN

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	



340 PARKDALE

TYPICAL PODIUM LEVEL FLOOR PLAN

SCALE 1:300

2026.07.20

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	

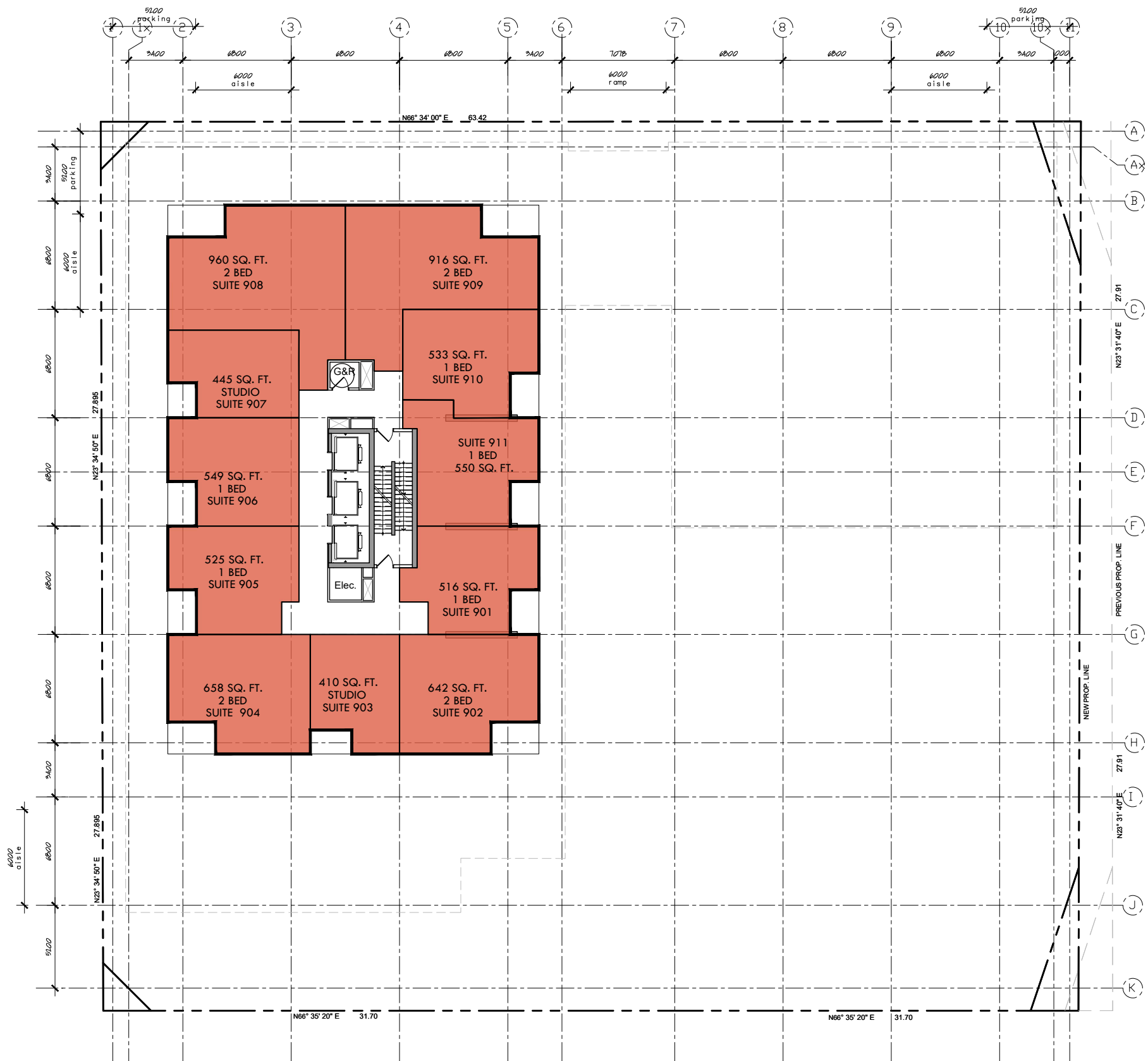


TYP. TOWER

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

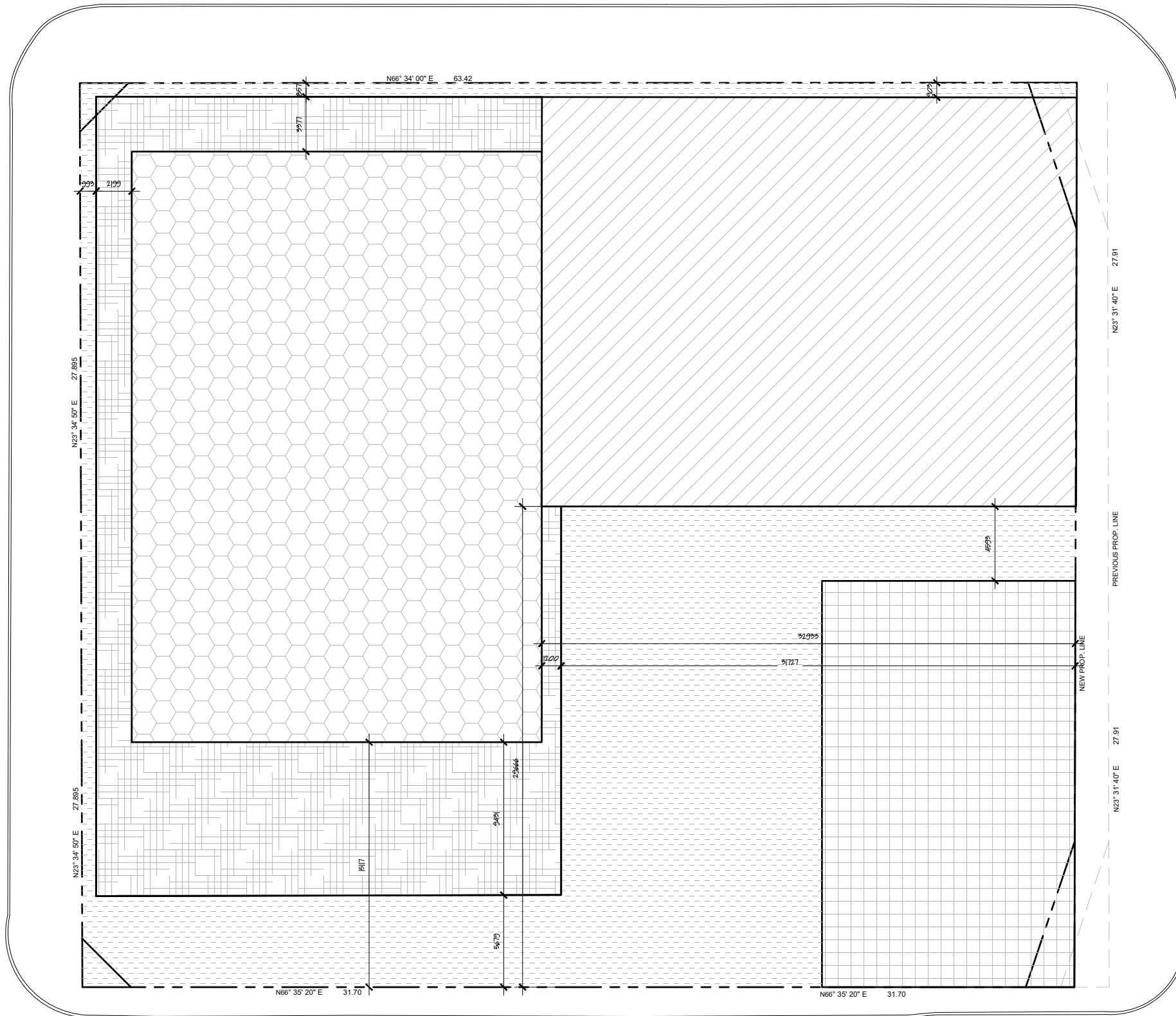
TYPICAL TOWER FLOOR PLAN

SCALE 1:300

2026.07.20

HAMILTON AVENUE NORTH

SPENCER STREET

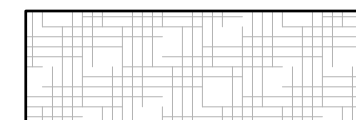


ARMSTRONG STREET

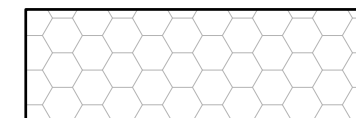
PARKDALE AVENUE



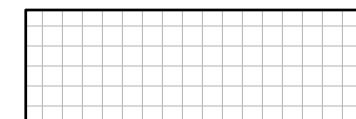
AREA 'A'
23m (6 Storeys)



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



340 PARKDALE

HOBIN ZONING ENVELOPE SCHEDULE

SCALE 1:300
2026.07.08



340 PARKDALE

HOBIN MASSING CONCEPT

2026.07.20

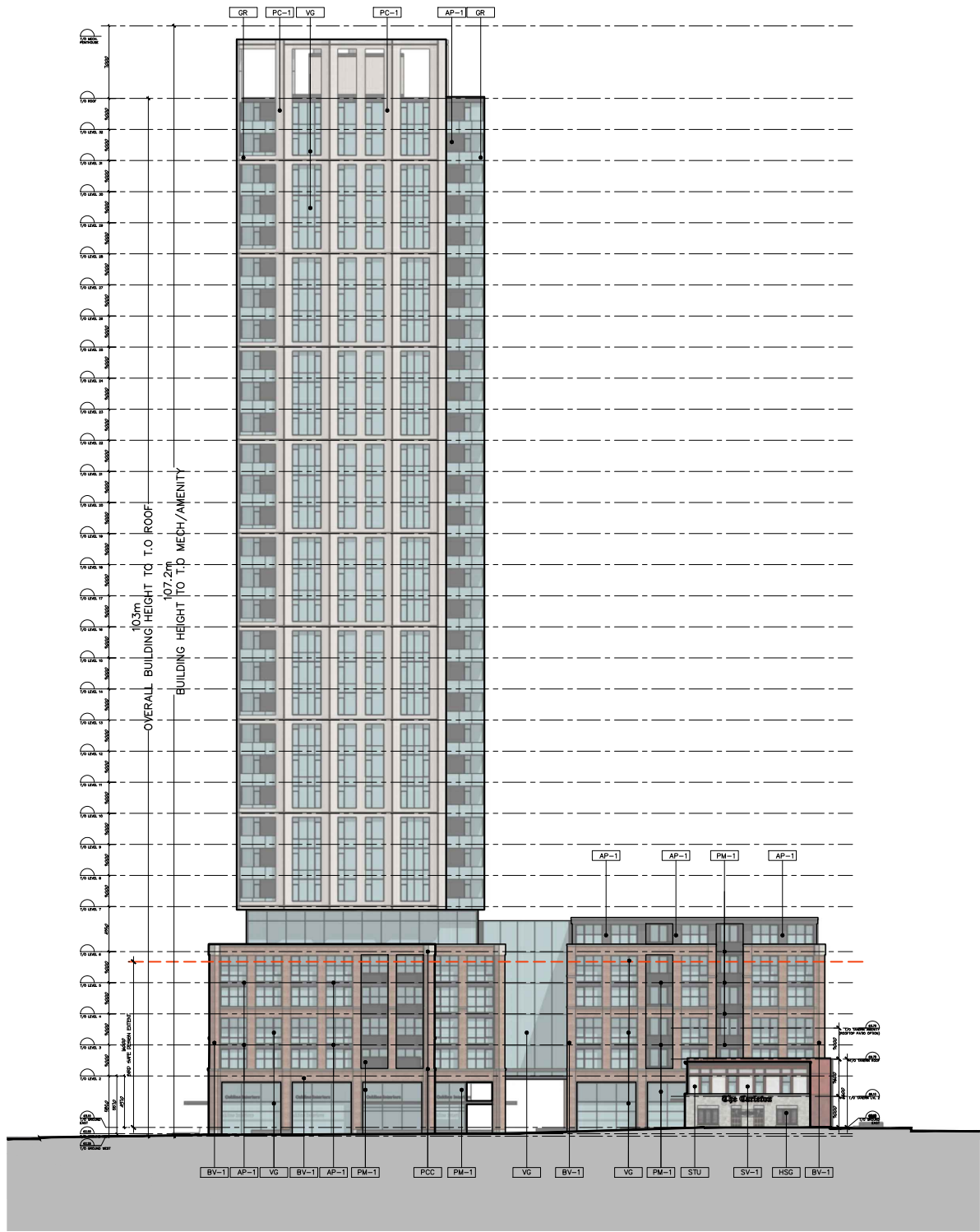


HOBIN

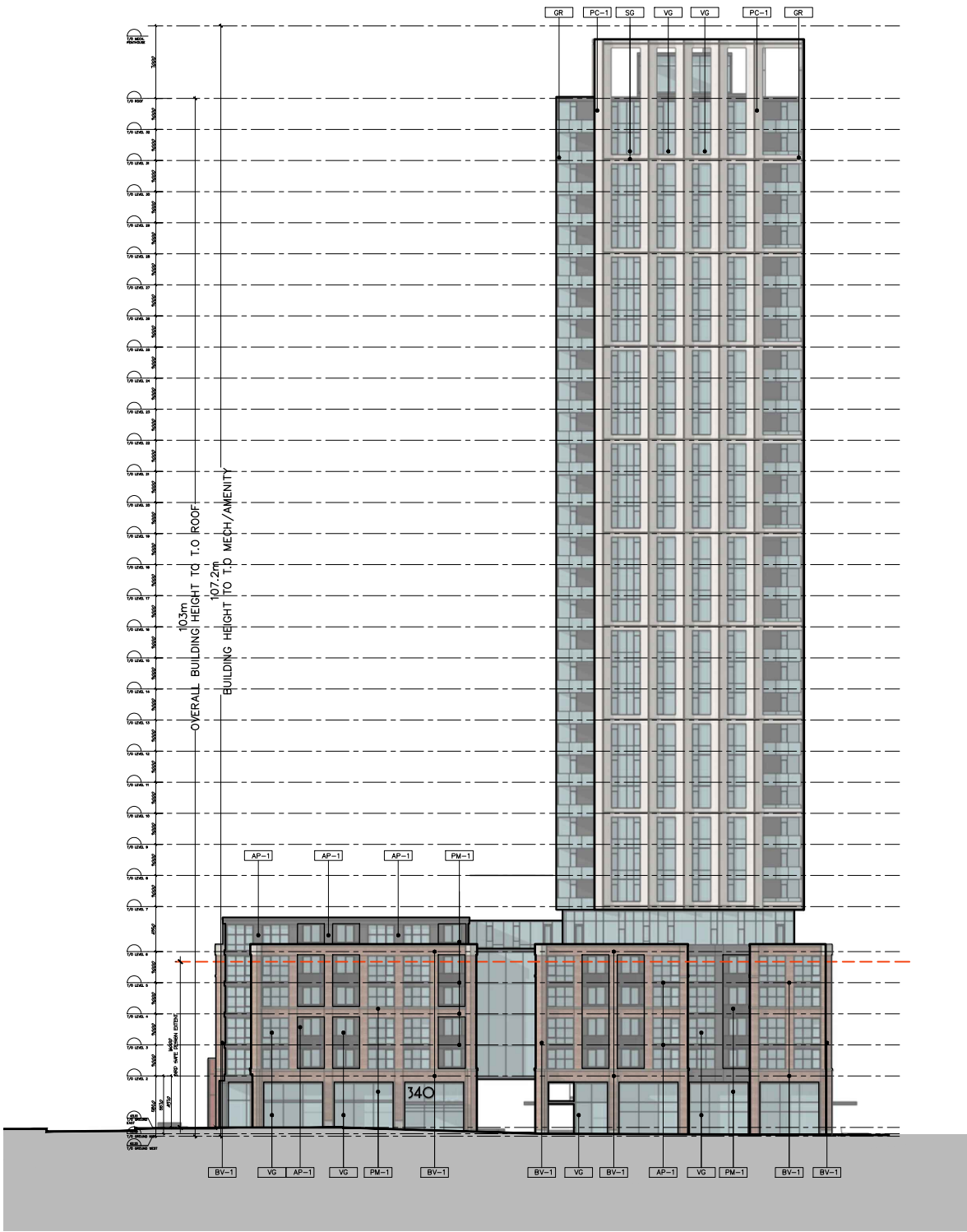
340 PARKDALE

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



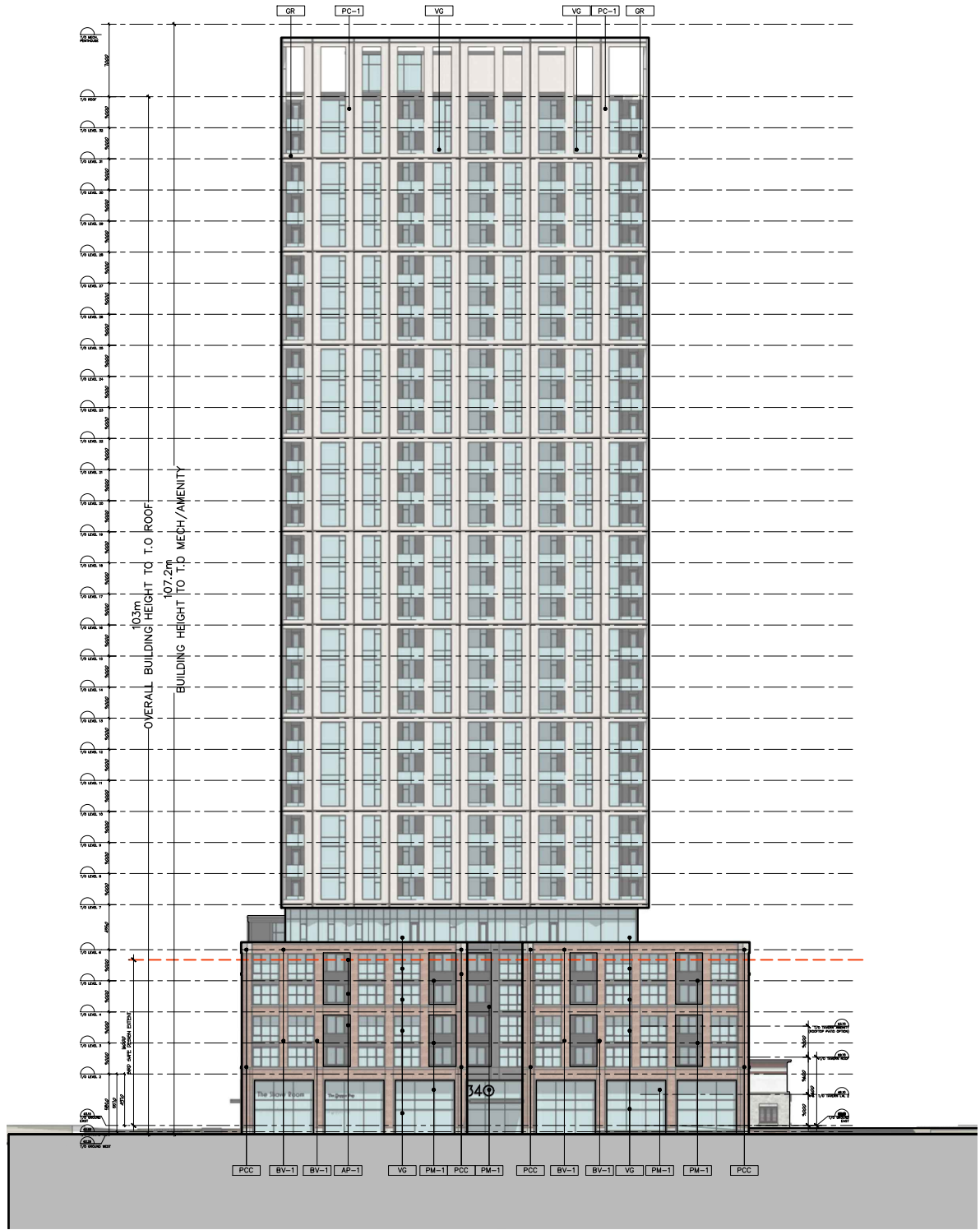
HOBIN

340 PARKDALE

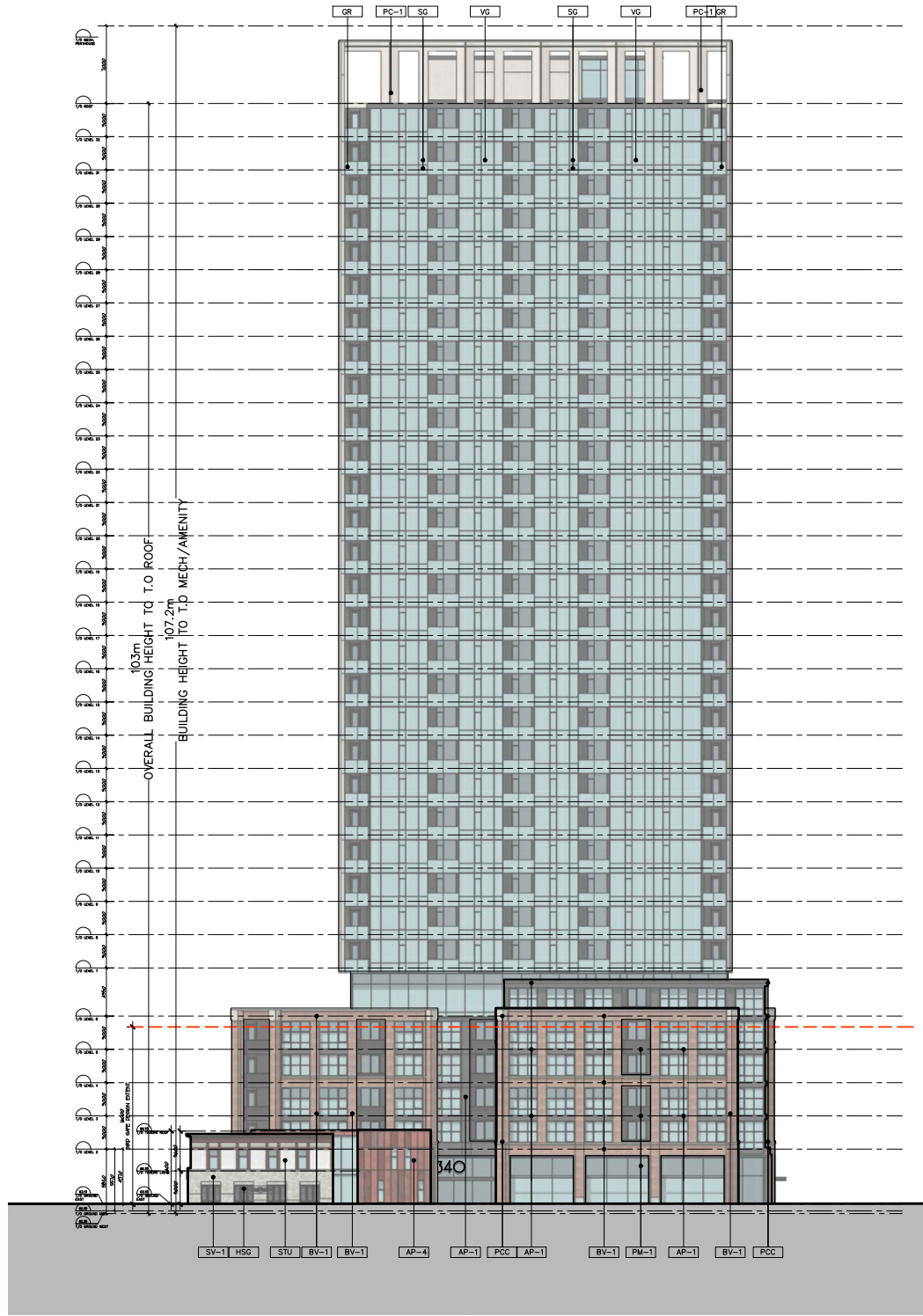
ELEVATIONS

SCALE 1:600

2026.07.20



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
- 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

