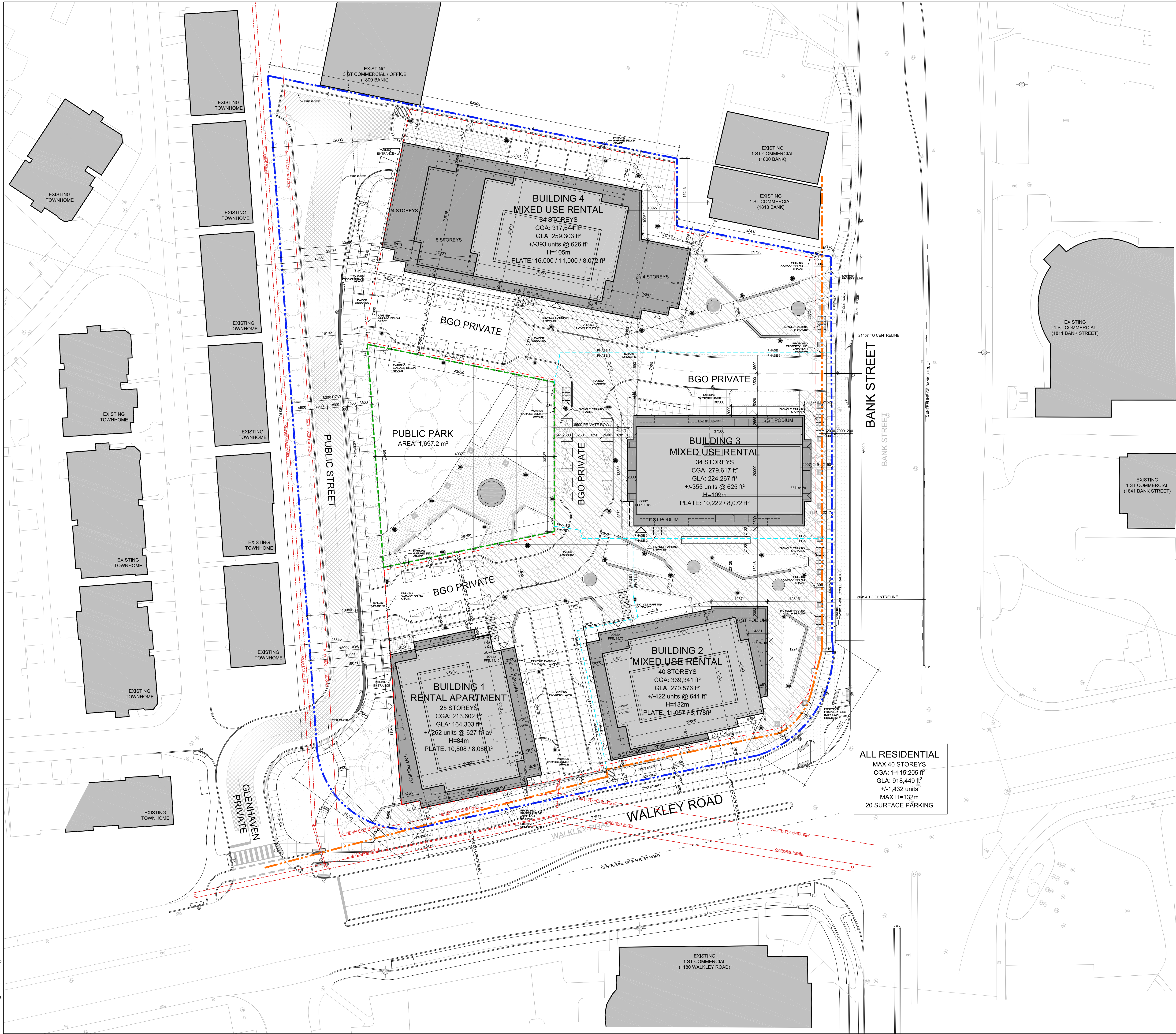




LOCATION PLAN



LEGAL DESCRIPTION

PART OF LOT 23 JUNCTION GORE
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA
PROPERTY SURVEY INFORMATION FROM:
STANTEC GEOMATICS, PART 1 PLAN OF SURVEY
CIVIC ADDRESS: 1822 BANK STREET

PLANNING DESCRIPTION

OFFICIAL PLAN DESIGNATION - OUTER URBAN TRANSECT
CORRIDOR - MAINSTREET
EVOLVING NEIGHBOURHOOD
SECONDARY PLAN - BANK STREET SOUTH SECONDARY PLAN
ZONING - AMB - ARTERIAL MAINSTREET

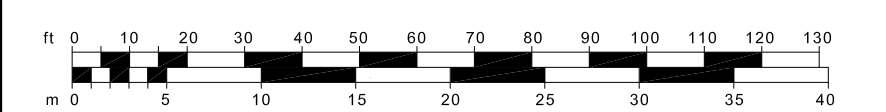
LINE TYPE KEY

- CURRENT PROPERTY LINE
- - - PROPERTY LINE AFTER CITY OF ROW IS TAKEN
PER BANK STREET RECONSTRUCTION FUNCTIONAL PLAN
- FUTURE PARCELS
- PROPOSED PUBLIC PARK
- PROPOSED PHASING - PRELIMINARY SUBJECT TO CHANGE
- EDGE OF BELOW GRADE PARKING
- CENTRELINE OF OVERHEAD WIRES
- 5m OFFSET FROM OVERHEAD WIRES

SYMBOLS LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- VISITOR PARKING
- DEPRESSED CURB
- TWISI TILE
- ENTRANCE / EXIT
- FIRE HYDRANT
- LIGHT STANDARD
- BICYCLE PARKING

SCALE BAR



PROPOSED DEVELOPMENT STATS

	REQUIRED	PROPOSED
SITE AREA		17333.2m ²
PROJECTED NUMBER OF UNITS	N/A	+/- 1,432
SETBACK ALONG BANK STREET	0m	0m
SETBACK ALONG WALKLEY ROAD	0m	0m
REAR YARD SETBACK	7.5m	7.5m
INTERIOR SIDEYARD SETBACK	0m	0m
MAXIMUM HEIGHT	N/A	132 m (MAX)
NUMBER OF STOREYS	MAX 40	MAX 40
TOTAL GROSS BUILDING AREA	N/A	103,605.9 m ²
TOTAL NET LEASABLE AREA (ZBL)	N/A	85,326.7 m ²
COMMERCIAL		840 m ²
RESIDENTIAL AMENITY @ 6.0m ² /UNIT	8,592m ²	8,936m ²
TOTAL PARKING	828	979
VISITORS @ (DU-12) * 0.1 to max 30	115	95
VISITORS @ GRADE		20
RES @ 0.5/UNIT	713	864
BICYCLE PARKING		
RES @ 0.5/UNIT		
COMMERCIAL @ 1/250m ²	716	716
	4	4

NOTE: ALL EXISTING SITE INFORMATION AS PER
TOPOGRAPHICAL SURVEY PLAN DATED MAY 23, 2023
PREPARED BY STANTEC GEOMATIC LTD.

PROPOSED UNIT MIX

UNIT TYPE	UNITS	AV. AREA	PERCENT
STUDIO / 1 BEDROOM	1009	49.8m ²	70%
2 BEDROOM or LARGER	423	77.5m ²	30%
TOTAL	1432	58.3m ²	100%



PROJECT TEAM

ARCHITECTURAL
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8	MAR 17/25	RE-ISSUED FOR ZONING AMEND.
7	FEB 12/25	RE-ISSUED FOR ZONING AMEND.
6	JAN 20/25	REVISION TO PARK SIZE
5	DEC 12/24	ISSUED FOR INFORMATION
4	OCT 11/24	ISSUED FOR ZONING AMENDMENT
3	SEPT 18/24	ISSUED FOR REVIEW
2	AUG 09/24	ISSUED FOR COORDINATION
1	MAY 21/24	ISSUED FOR INFORMATION

It is the responsibility of the appropriate
contractor to check and verify all dimen-
sions 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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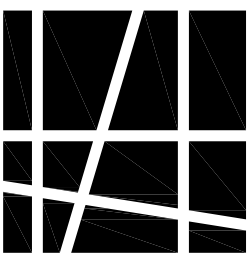


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HOBIN
ARCHITECTURE

PROJECT/LOCATION:

BGO BANK AND WALKLEY

1822 BANK STREET

DRAWING TITLE:

CONCEPT PLAN

DRAWN BY:

DV

DATE:

23-11-13

SCALE:

1:400

PROJECT:

2230

DRAWING NO.:

A1.00

REVISION NO.:

City File Number: (D00-00-00-0000)

City File Number: (D00-00-00-0000)