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**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

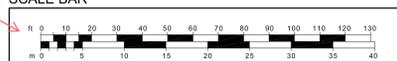
**LINE TYPE KEY**

- 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
- TWSI TILE
- ENTRANCE / EXIT
- FIRE HYDRANT
- LIGHT STANDARD
- BICYCLE PARKING

**SCALE BAR**



**PROPOSED DEVELOPMENT STATS**

SITE AREA	REQUIRED	PROPOSED
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 <sup>2</sup>
TOTAL NET LEASABLE AREA (ZBL)	N/A	85,326.7 m <sup>2</sup>
COMMERCIAL		840 m <sup>2</sup>
RESIDENTIAL AMENITY @ 6.0m <sup>2</sup> /UNIT	8,592m <sup>2</sup>	8,936m <sup>2</sup>
TOTAL PARKING	828	978
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	716	716
COMMERCIAL @ 1/250m <sup>2</sup>	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 <sup>2</sup>	70%
2 BEDROOM or LARGER	423	77.5m <sup>2</sup>	30%
TOTAL	1432	58.3m <sup>2</sup>	100%

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 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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Added updated amenity area based on current concept plans

**HOBIN ARCHITECTURE**  
hobinarc.com  
Comment 5: Clarification that this is a 'Concept Plan' and not a 'Siteplan'.

**BGO BANK AND WALKLEY**  
1822 BANK STREET

DRAWING TITLE:  
**CONCEPT PLAN**

DRAWN BY: DATE: SCALE:  
DV 23-11-13 1:400

PROJECT: 2230  
DRAWING NO.:

**A1.00**

REVISION NO.: