



PROJECT INFORMATION

ZONING	MC(2264) S349-F
SITE AREA (OVERALL)	54 acres 218,530.0 sq. m. 2,352,240 sq. ft.
SITE AREA (SOUTH PHASE)	8.08 acres 32,702.2 sq. ft.
SITE AREA (PHASE 1 - SOUTH PHASE)	20,524.1 sq. m. 5.07 acres 220,920 sq. ft. 5,292.0 sq. ft. 56,962 sq. ft.
TRANSIT PLAZA	1.31 acres 56,962 sq. ft.
REQUIRED	
BUILDING HEIGHT - STORIES	21 STORIES - 151.79m A.S.L.
BUILDING HEIGHT - METRES AT GROUND FLOOR	83.09 m
FRONT & CORNER YARD SETBACK	0.0 m
INTERIOR YARD SETBACK	2.0 m
REAR YARD SETBACK	2.0 m
AMENITY AREA PER UNIT	6.0 sq. m.
TOWER FOOTPRINT	750 sq. m.
VEHICLE PARKING - RESIDENTIAL	NOT REQUIRED
VEHICLE PARKING - VISITOR ONLY	30
BICYCLE PARKING - RESIDENTIAL	0.5 PER UNIT
BICYCLE PARKING - COMMERCIAL	1 PER 250m² GFA
PROVIDED	
BUILDING HEIGHT	21 STORIES - 151.79m A.S.L.
BUILDING HEIGHT - METRES AT GROUND FLOOR	83.09 m
FRONT YARD SETBACK	94.4 m
REAR YARD SETBACK	2.0 m
AMENITY AREA PER UNIT	11.0 sq. m.
TOWER FOOTPRINT	890 sq. m.
VEHICLE PARKING - RESIDENTIAL	0.64 PER UNIT
VEHICLE PARKING - VISITOR ONLY	30
BICYCLE PARKING - RESIDENTIAL	1.0 PER UNIT
BICYCLE PARKING - COMMERCIAL	2 PER 250m² GFA

BUILDING STATISTICS (PHASE #1)	
GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)	
GROUND FLOOR	466.3 sq. m. 5,019 sq. ft.
2nd-4th FLOOR	3 x 1,967.9 sq. m. 3 x 16,878 sq. ft.
5th FLOOR	1,417.8 sq. m. 15,281 sq. ft.
6th FLOOR	2,071.7 sq. m. 22,300 sq. ft.
7th FLOOR (TOWER A)	696.2 sq. m. 7,484 sq. ft.
7th FLOOR (TOWER B)	695.1 sq. m. 7,482 sq. ft.
8th - 19th FLOOR (TOWER A)	12 x 7,705.5 sq. m. 8,466.1 sq. m. 91,128 sq. ft.
8th - 19th FLOOR (TOWER B)	12 x 7,705.5 sq. m. 8,466.1 sq. m. 91,128 sq. ft.
20th FLOOR (TOWER B)	350.1 sq. m. 3,768 sq. ft.
20th FLOOR (TOWER A)	350.1 sq. m. 3,768 sq. ft.
21st FLOOR (TOWER A)	350.1 sq. m. 3,768 sq. ft.
21st FLOOR (TOWER B)	350.1 sq. m. 3,768 sq. ft.
TOTAL AREA	28,383.0 sq. m. 305,512 sq. ft.
UNIT STATISTICS	
STUDIO UNIT	0
1 BEDROOM UNIT	163
1 BEDROOM + DEN UNIT	100
2 BEDROOM UNIT	123
3 BEDROOM UNIT	40
TOTAL	446
COMMERCIAL RETAIL (AFTER 12 UNITS) (MIN. 30)	
RESIDENCE	-NON REQUIRED 0
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS) (MIN. 30) 30
COMMERCIAL RETAIL (AFTER 12 UNITS) (MIN. 30)	-NON REQUIRED 0
TOTAL	30
PROVIDED	
RESIDENCE	-0.64 PER UNIT 284
VISITOR	30
COMMERCIAL RETAIL (AFTER 12 UNITS) (MIN. 30)	0
TOTAL	314
BICYCLE PARKING	
REQUIRED	
RESIDENCE	-0.5 PER UNIT (446 UNITS) 223
COMMERCIAL RETAIL	-1.0 PER 250m² OF G.F.A. 2
TOTAL	225
PROVIDED	
EXTERIOR	8
PARKING GARAGE	446
TOTAL	454
AMENITY SPACE	
EXTERIOR AT GRADE	
GROUND FLOOR COMMUNAL INTERIOR	200.0 sq. m.
5th FLOOR COMMUNAL INTERIOR	387.0 sq. m.
5th FLOOR COMMUNAL EXTERIOR TERRACE	700.0 sq. m.
7th FLOOR COMMUNAL EXTERIOR TERRACE	350.0 sq. m.
5th, 7th & 20th FLOOR PRIVATE DECKS	650.0 sq. m.
TOTAL	2,100.0 sq. m.
TOTAL COMMUNAL	
TOTAL	4,904.0 sq. m.
TOTAL COMMUNAL	2,154.0 sq. m.
REQUIRED - 6.0M² PER UNIT (446) =	2,676.0 sq. m.
REQUIRED COMMUNAL @ 50% =	1,338.0 sq. m.

NOTATION SYMBOLS:

INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.

INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.

INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.

DETAIL NUMBER

TITLE

SCHEMATIC

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES

FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULES ON A300 SERIES.

ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.

ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.

ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.

ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

SITE PLAN SYMBOLS:

SOFT LANDSCAPE

TRANSIT PLAZA

CONCRETE SIDEWALK

PAVERS @ TERRACE LEVEL

PROPERTY LINE

BUILDING SETBACK LINE

FENCE LINE

BIKE RACK

ENTRANCE / EXIT DOOR

COMMERCIAL / EXIT DOOR

FIRE HYDRANT

VEHICULAR DIRECTION

EXISTING TREE TO REMAIN

SIAMENSE CONNECTION

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

REQUIRED BY ZONING BY-LAW

RESIDENCE -NON REQUIRED 0

VISITOR -0.1 PER DWELLING UNIT (AFTER 12 UNITS) (MIN. 30) 30

COMMERCIAL RETAIL (AFTER 12 UNITS) (MIN. 30) -NON REQUIRED 0

TOTAL 30

PROVIDED

RESIDENCE -0.64 PER UNIT 284

VISITOR 30

COMMERCIAL RETAIL (AFTER 12 UNITS) (MIN. 30) 0

TOTAL 314

BICYCLE PARKING

REQUIRED

RESIDENCE -0.5 PER UNIT (446 UNITS) 223

COMMERCIAL RETAIL -1.0 PER 250m² OF G.F.A. 2

TOTAL 225

PROVIDED

EXTERIOR 8

PARKING GARAGE 446

TOTAL 454

AMENITY SPACE

EXTERIOR AT GRADE

GROUND FLOOR COMMUNAL INTERIOR = 200.0 sq. m.

5th FLOOR COMMUNAL INTERIOR = 387.0 sq. m.

5th FLOOR COMMUNAL EXTERIOR TERRACE = 700.0 sq. m.

7th FLOOR COMMUNAL EXTERIOR TERRACE = 350.0 sq. m.

5th, 7th & 20th FLOOR PRIVATE DECKS = 650.0 sq. m.

TOTAL = 2,100.0 sq. m.

TOTAL COMMUNAL

TOTAL = 4,904.0 sq. m.

TOTAL COMMUNAL = 2,154.0 sq. m.

REQUIRED - 6.0M² PER UNIT (446) = 2,676.0 sq. m.

REQUIRED COMMUNAL @ 50% = 1,338.0 sq. m.

- DRAWING NOTES:**
- PROPERTY LINE
 - BUILDING SETBACK LINE
 - OUTLINE OF TOWER
 - LINE OF TOWER BALCONIES ABOVE
 - LINE OF PARKING GARAGE BELOW
 - RAMP TO U/G GARAGE WITH TRENCH DRAIN
 - EXTERIOR ROOF TOP AMENITY SPACE
 - FIRE HYDRANT
 - LOADING BAY
 - PEDESTRIAN CROSS WALK WITH DEPRESSED CURBS
 - BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
 - SIAMENSE CONNECTION
 - PARKING GARAGE INTAKE / EXHAUST GRILL
 - 2.6 X 5.2m STANDARD PARKING SPACES
 - 150mm BARRIER CURBS
 - SECTION OF COMMERCIAL BUILDING TO BE REMOVED
 - SOFT LANDSCAPING
 - CONCRETE SIDEWALK
 - CONCRETE RETAINING WALL
 - EXISTING TREE TO BE REMOVED
 - EXISTING FIRE HYDRANT
 - EXISTING COMMERCIAL BUILDING TO REMAIN
 - EXISTING CHAIN LINK FENCE
 - EXISTING PARKING LOT LIGHTING
 - RELOCATED BARRIER FREE PARKING SPACES
 - EXISTING CONCRETE RETAINING WALL
 - CAST IN PLACE CONCRETE STAIRS
 - EXISTING TREE TO REMAIN

ISSUED FOR SPC APPLICATION 2021 10 28

ISSUED WITH GENERAL UPDATES 2021 10 28

ISSUED FOR CONSULTANT START UP 2021 06 31

REVISIONS:

ARCHITECT SEAL: **rla/architecture**

ARCHITECT: **rla/architecture**

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PROJECT TITLE: **SOUTHKEYS MALL**
2200 BANK STREET

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**
SOUTH PHASE - PHASE 1

DRAWN: R.V. CHECKED: A.K.

SCALE: 1:400 SHEET No. **SP-1**

PROJECT No. **2030**

CIVIL ENGINEER

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PROJECT DEVELOPER

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LANDSCAPE ARCHITECT

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LEGAL DESCRIPTION

TOPOGRAPHIC SKETCH OF ALL OF BLOCK 2, PART OF BLOCK 1 REGISTERED PLAN 4M-944 AND PART OF LOT 5 CONCESSION 3 (RIDEAU FRONT) (GEOGRAPHIC TOWNSHIP OF GLOUCESTER) CITY OF OTTAWA

TRANSPORTATION

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1 SITE PLAN
SP-1
SCALE = 1 : 400
SOUTH PHASE - PHASE 1

0m 10 20 40
SCALE 1: 400

