

PROJECT INFORMATION			
Zoning By-law 2008-250 Consolidation	MC(2284) 5349-h	SITE AREA (OVERALL)	21.85 ha / 54.00 acres
		SITE AREA (PHASE 1)	2.05 ha / 5.055 acres
		SITE AREA (SOUTH PHASE)	3.27 ha / 8.08 acres
		SITE AREA (PHASE 1 - NET AREA)	0.57 ha / 1.40 acres
		TRANSIT PLAZA	0.53 ha / 1.31 acres
		REQUIRED	151.79m A.S.L.
		PROVIDED	151.79m A.S.L.
		REQUIRED	21 STOREYS / 63.0m
		PROVIDED	21 STOREYS / 63.0m
		REQUIRED	88.60m A.S.L.
		PROVIDED	88.60m A.S.L.
		REQUIRED	750 sq. m.
		PROVIDED	947 sq. m.
		REQUIRED	85 Units
		PROVIDED	511 Units
		REQUIRED	0.0m
		PROVIDED	93.0m
		REQUIRED	2.0m
		PROVIDED	2.0m
		REQUIRED	2.0m
		PROVIDED	2.0m
		REQUIRED	1,740.0m²
		PROVIDED	3,412.0m²
		REQUIRED	870.0m²
		PROVIDED	2,392.0m²
		REQUIRED	NOT REQUIRED
		PROVIDED	180
		REQUIRED	28
		PROVIDED	294
		REQUIRED	145
		PROVIDED	28
		REQUIRED	2
		PROVIDED	6
		REQUIRED	6.0m / 6.7m
		PROVIDED	6.0m

- DRAWING NOTES:**
- PROPERTY LINE
  - BUILDING SETBACK LINE
  - OUTLINE OF TOWER
  - LINE OF TOWER BALCONIES ABOVE
  - OPENED AIR PARKING GARAGE, AT & ABOVE GRADE
  - GARAGE ENTRY WITH TRENCH DRAIN AS REQUIRED
  - EXTERIOR ROOF TOP AMENITY SPACE
  - FIRE HYDRANT
  - SHORT TERM STREET PARKING
  - PEDESTRIAN CROSS WALK WITH DEPRESSED CURBS
  - BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
  - SIAMSESE CONNECTION
  - EXISTING TRANSIT STATION ENTRANCE
  - 2.0 X 5.2m STANDARD PARKING SPACES
  - 150mm BARRIER CURB
  - 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
  - GARBAGE STAGING AREA
  - EXISTING TREE TO REMAIN
  - COMMERCIAL ENTRANCE
  - CISTERN BELOW RAMP

BUILDING STATISTICS (PHASE #1)	
<b>GROSS BUILDING - AREA</b> (CITY OF OTTAWA'S DEFINITION)	
GROUND FLOOR	409.1 sq. m.
2nd FLOOR - PARKING	0.0 sq. m.
3rd FLOOR	1,291.2 sq. m.
4th - 7th FLOOR	4 x 1,625.1 sq. m.
8th - 9th FLOOR	2 x 1,442.4 sq. m.
10th FLOOR	2 x 1,032.2 sq. m.
11th - 20th FLOOR - TOWER	10 x 780.2 sq. m.
MECHANICAL PENTHOUSE	0.0 sq. m.
TOTAL AREA	19,124.5 sq. m.
TOWER FOOTPRINT AREA	946.5 sq. m.
<b>UNIT STATISTICS</b>	
STUDIO UNIT	5.6%
1 BEDROOM UNIT	34.8%
1 BEDROOM + DEN UNIT	16.5%
2 BEDROOM UNIT	20.2%
3 BEDROOM UNIT	17.9%
TOTAL	100.0%
COMMERCIAL RETAIL	409.1 sq. m.
	4,404 sq. ft.

CAR PARKING	
<b>REQUIRED BY ZONING BY-LAW</b>	
RESIDENCE	- NON REQUIRED
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS) (MAX. 20)
COMMERCIAL RETAIL	- NON REQUIRED
TOTAL	28
<b>PROVIDED</b>	
RESIDENCE	- 0.53 PER UNIT
VISITOR	- 0.10 PER UNIT
COMMERCIAL RETAIL	0
TOTAL	300

BICYCLE PARKING	
<b>REQUIRED</b>	
RESIDENCE	- 0.5 PER UNIT (200 UNITS)
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.
TOTAL	147
<b>PROVIDED</b>	
EXTERIOR	10
PARKING GARAGE	290
TOTAL	300

AMENITY SPACE	
GROUND FLOOR COMMUNAL INTERIOR	625.0 sq. m.
3rd FLOOR COMMUNAL INTERIOR	247.0 sq. m.
3rd FLOOR COMMUNAL TERRACE	1,300.0 sq. m.
10th FLOOR COMMUNAL INTERIOR	140.0 sq. m.
10th FLOOR COMMUNAL TERRACE	180.0 sq. m.
3rd FLOOR PRIVATE DECKS	420.0 sq. m.
PRIVATE BALCONIES	600.0 sq. m.
TOTAL	3,412.0 sq. m.
REQUIRED - 6.0M² PER UNIT (200)	1,740.0 sq. m.
REQUIRED COMMUNAL @ 50%	870.0 sq. m.

REFUSE REQUIREMENT (290 UNITS)	
GARBAGE GMP	- 0.11 PER UNIT
RECYCLING GMP	- 0.018 PER UNIT
RECYCLING FIBER	- 0.038 PER UNIT
COMPOST	- 240L PER 50 UNITS
	6

SITE STATISTICS (SOUTH PHASE)	
<b>GROSS BUILDING - AREA</b> (CITY OF OTTAWA'S DEFINITION)	
EXISTING CINEPLEX (ESTIMATE 80% EFFICIENCY)	2,902.8 sq. m.
EXISTING RESTAURANT (ESTIMATE 80% EFFICIENCY)	31,245 sq. ft.
EXISTING RESTAURANT (ESTIMATE 80% EFFICIENCY)	386.8 sq. m.
EXISTING RESTAURANT (ESTIMATE 80% EFFICIENCY)	4,154 sq. ft.
PROPOSED BUILDING PHASE #1	19,124.5 sq. m.
TOTAL AREA	22,414.1 sq. m.
	241,293 sq. ft.

PARKING SPACE PROVIDED	
EXISTING CINEPLEX	126
EXISTING RESTAURANT	94
EXISTING CINEPLEX - LOADING AREA	6
PROPOSED BUILDING PHASE #1	180
TOTAL	406
<b>BICYCLE SPACE PROVIDED</b>	
EXISTING CINEPLEX	6
EXISTING RESTAURANT	2
PROPOSED BUILDING PHASE #1	300
TOTAL	308

LOT COVERAGE (SOUTH PHASE)	
PAVED SURFACE	12,699.0 sq. m. 38.82%
BUILDING FOOTPRINT	8,212.0 sq. m. 25.10%
LANDSCAPE OPEN SPACE	6,508.0 sq. m. 19.90%
TRANSIT PLAZA	5,294.0 sq. m. 16.18%
TOTAL	32,713.0 sq. m. 100.0%

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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**NOTATION SYMBOLS:**

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

**GENERAL NOTES:**

- REFER TO TYPICAL ASSEMBLY SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A800 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.

REVISIONS:	
ISSUED FOR SPC 1st ROUND COMMENTS	2023 10 18
REVISED CONCEPT ISSUED TO CONSULTANTS	2023 07 28
ISSUED WITH GENERAL UPDATES	2023 04 12
ISSUED WITH GENERAL UPDATES	2023 02 07
ISSUED FOR SPC APPLICATION	2021 10 28
ISSUED WITH GENERAL UPDATES	2021 10 28
ISSUED FOR CONSULTANT START UP	2021 06 31
No. / DESCRIPTION	DATE

ARCHITECT SEAL: **ONTARIO ASSOCIATION OF ARCHITECTS**

ARCHITECT: **rla/architecture**  
roderick olay architect inc.

56 beech street, ottawa, ontario k1s 3j6  
t: 613.724.9932 f: 613.724.1209 rlaarchitecture.ca

PROJECT TITLE: **SOUTH KEYS 2200 BANK STREET**

OTTAWA ONTARIO

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

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

SCALE: 1:400 SHEET No.

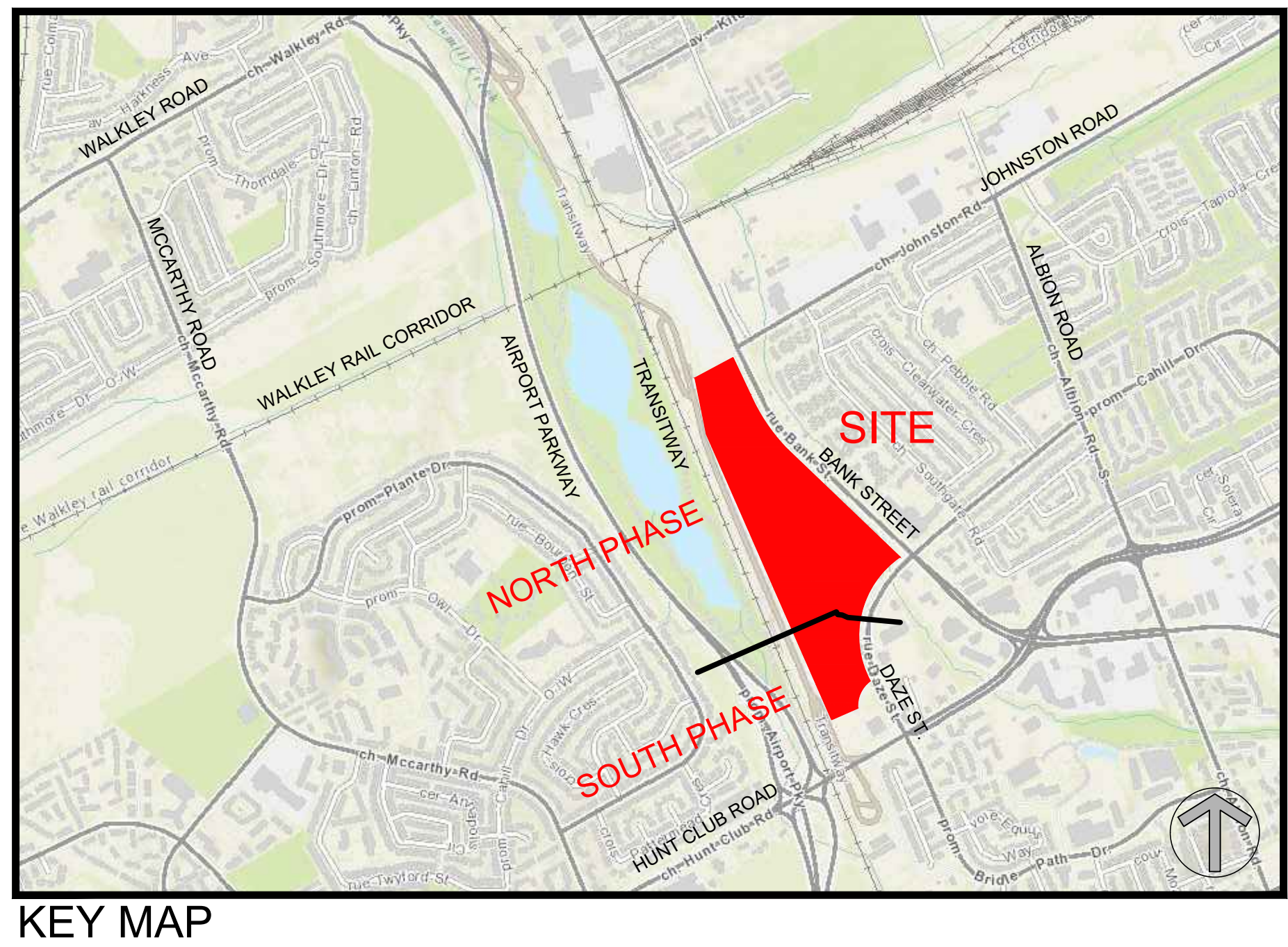
PROJECT No: 2030

**SP-1**

**1 SITE PLAN**  
SP-1 SCALE = 1:400

**SOUTH PHASE - PHASE 1**

0m 10 20 40  
SCALE 1:400



<b>CIVIL ENGINEER</b> <b>ARCADIS (IBI GROUP)</b> 333 Preston Street, Suite 400 Ottawa, ON K1S 5N4 Tel: (613) 225-1311 Fax: (613) 225-9868 Email: doug.cave@arcadis.com	<b>PROJECT DEVELOPER</b> <b>SMART CENTRES</b> 3200 Highway 7, Vaughan, Ontario, L4K 5Z5 Tel: (416) 970-5294 E-Mail: hjenkins@smartcentres.com
<b>LANDSCAPE ARCHITECT</b> <b>Levstek Consultants</b> 5871 Hugh Crescent Ottawa, (Osgoode) ON K0A 2W0 Tel: (613) 826-0518 Email: rlevstek@larocquelevstek.com	<b>LEGAL DESCRIPTION</b> TOPOGRAPHIC SKETCH OF ALL OF BLOCK 2, PART OF BLOCK 1 REGISTERED PLAN 4M-944 AND PART OF LOT 5 (RIDEAU FRONT) CONCESSION 3 (RIDEAU FRONT) (GEODESIC TOWNSHIP OF GLOUCESTER) CITY OF OTTAWA
<b>TRANSPORTATION</b> <b>ARCADIS (IBI GROUP)</b> 333 Preston Street, Suite 400 Ottawa, ON K1S 5N4 Tel: (613) 225-1311 Fax: (613) 225-9868 Email: DHook@arcadis.com	<b>URBAN PLANNER</b> <b>Stantec</b> 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) 797-627 E-Mail: barrett.wagar@stantec.com
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**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
- SIAMSESE CONNECTION

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN