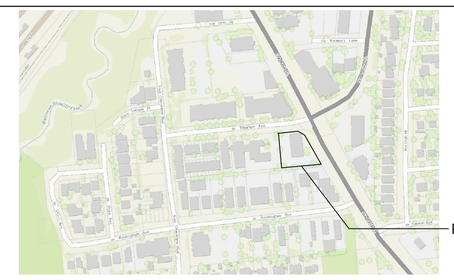
KEY PLAN



PROPERTY DESCRIPTION

SIXTEEN STOREY MIXED-USE RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	
MUNICIPAL ADDRESS	1400 BANK STREET

SITE INFORMATION

LOT AREA:	1460m²
LOT FRONTAGE:	42m (BANK STREET), 25.6m (BELANGER AVE.)
LOT DEPTH:	25.6m (NORTH) & 51m (SOUTH)

BUILDING INFORMATION

BUILDING AREA:	1,053 m²
GROSS AREA:	17,079 m²
PROPOSED USE:	MIXED-USE RESIDENTIAL

UNIT BREAKDOWN:

LEVEL 2:	6 UNITS
LEVEL 3-8:	12 UNITS EA.
LEVEL 7-9:	12 UNITS EA.
LEVEL 10-16:	10 UNITS EA.
TOTAL:	160 UNITS

RETAIL/OFFICE USE:

LEVEL 1:	352 m²
LEVEL 2:	500 m²

ZONING TABLE

AM1 [1913] - ARTERIAL MAINSTREET, SUBZONE 1, EXCEPTION 1913

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	NO MINIMUM	1,459m²
MINIMUM LOT WIDTH	NO MINIMUM	N/A
MINIMUM FRONT YARD SETBACK	0 m	VARIES
MINIMUM INTERIOR SIDE YARD SETBACK	7.5m (ABUTTING RESIDENTIAL ZONE)	N/A
MINIMUM REAR YARD SETBACK (south)	7.5 m (REAR LOT LINE ABUTTING RESIDENTIAL ZONE)	9.3m- GROUND FLOOR 9m- LEVEL 2-9 11.6m- LEVEL 10-16
MINIMUM CORNER SIDEYARD SETBACK	0 m	0.8 m
MAXIMUM BUILDING HEIGHT	25 m	50 m
MAXIMUM FLOOR SPACE INDEX	3.5	11.71 (no maximum)
MAX # of RESIDENTIAL UNITS	N/A	
LANDSCAPED AREA	N/A	N/A
VEHICLE PARKING REQUIREMENTS AREA Y Table 101-Residences: 0.5 per unit Table 102- Visitors: 0.1 per unit, less the first 12 units Table 101– 1 parking per 100m2 office area	RESIDENTIAL: 80 SPACES VISITORS: 14.8 SPACES RETAIL: N/A OFFICE: 5	66 SPACES
AMENITY AREA REQUIREMENTS Table 137 - (6) 6m2 per dwelling unit, and 10% of the gross floor area of each rooming unit A minimum of 50% of the required total amenity area needs to be communal Aggregated into areas up to 54 m2 , and where more than one aggregated area is provided, at least one must be a minimum of 54 m2	960 m² 481 m² COMMUNAL	BALCONIES: 696 m² ROOF AMENITY: 379 m² EXTERIOR: 134 m²
BICYCLE PARKING SPACES AREA Y TABLE 111A	0.5 per dwelling unit = 80 1 PER 250m² GFA= 3.4	186 SPACES

LEGEND

- GRASS
- UNIT PAVERS REFER TO LANDSCAPE
- ASPHALT PAVING
- CONCRETE
- RIVER STONES. REFER TO LANDSCAPE
- FIRE ROUTE
- EXISTING FENCE
- NEW SCREEN FENCE
- NEW SOUND FENCE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FH — NEW FIRE HYDRANT, REFER TO CIVIL
- CB — CATCH BASIN
- MH — MANHOLE
- FD — FLOOR DRAIN
- ELECTRICAL POST
- L.S. — LIGHT STANDARD
- DC — DEPRESSED CURB
- 0.20ø — EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
- NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
- XX.XX — EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- XX.XX — PROPOSED GROUND ELEVATION. REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No.	Date	Émis pour / Object
1	2021-09-29	FOR COORD.
2	2021-10-13	FOR COORD.
3	2021-10-21	FOR COORD.
4	2021-11-17	OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

Planneur / Planner

NOVATECH ENGINEERING CONSULTANTS LTD

Ingénieur / Engineer (Mécanique & Électricité / Mechanical & Electrical)

Ingénieur / Engineer (Structure / Structure)

Architecte/ Architect (paysagiste / Landscape)

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS

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Sceau / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE
7401

Note:
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Projet / Project

16-STOREY MIXED-USE RESIDENTIAL BUILDING

1400 BANK ST.
OTTAWA, ON

Titre / Title

SITE PLAN

Dessiné par / Drawn by	No. projet / Project number: 2144
Vérifié par / Verified by: RC	No. dessin / Drawing number: A-105
Échelle / Scale: AS SHOWN	Révision / Revision: 0
Date de création du dessin / Drawing creation date: 2021-09-29	