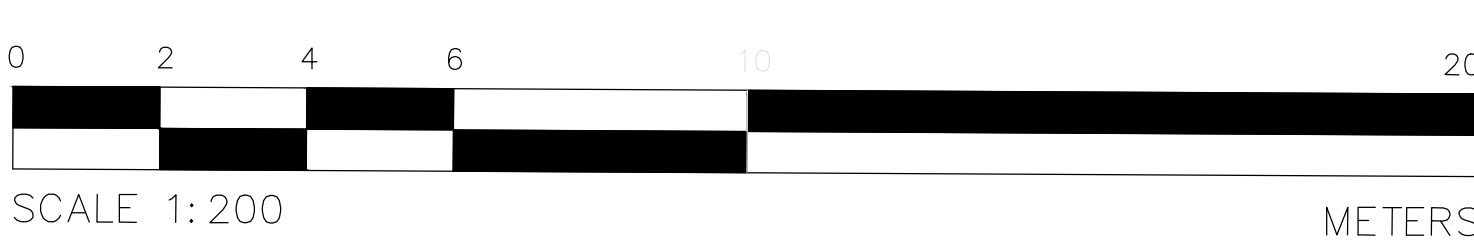


PROPOSED HEIGHT

MECHANICAL ROOF	32.20 M
NINE LEVELS	29.17 M
SEVEN LEVELS	23.07 M
SIX LEVELS	20.02 M
THREE LEVELS	10.87 M
TWO LEVELS	7.28 M
ONE LEVEL	3.86 M



PLAN OF SURVEY OF
 LOT 35 (South Nepean Street) AND
 PART OF LOT 3 (East Bank Street) AND
 PART OF LOT 35 (North Lisgar Street)
 REGISTERED PLAN 2996
 CITY OF OTTAWA

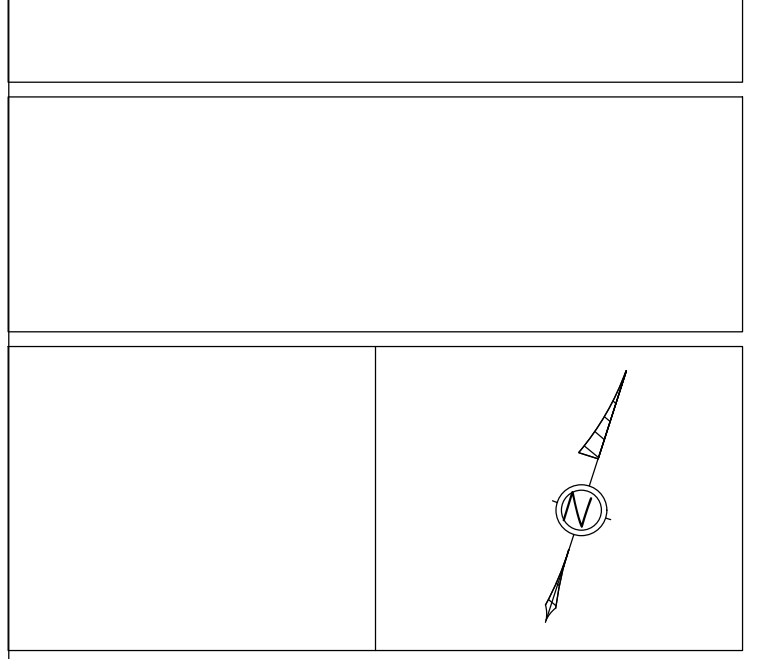
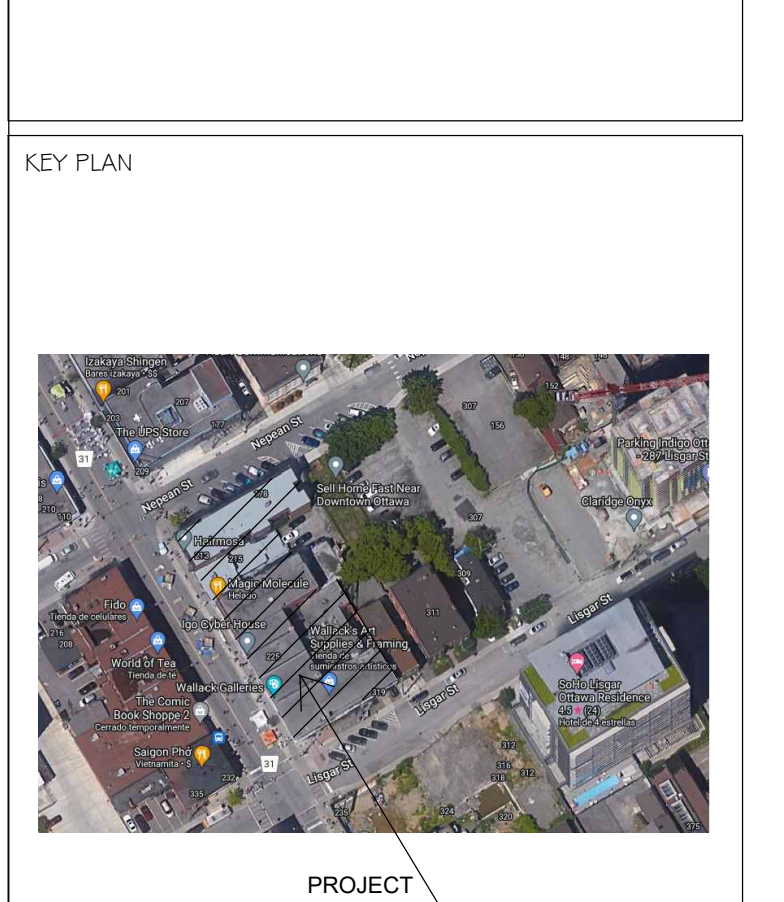
Surveyed by Annis, O'Sullivan, Vollebek Ltd.
 ALL SITE SERVICE, GRADING AND DRAINAGE RELATED
 ALTERATION, REFER TO CIVIL ENGINEERS DRAWINGS.
 ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY
 AS PREPARED BY ANNIS, O'SULLIVAN DATED JULY 29, 2022.

ELEVATION NOTE
 1. ELEVATIONS ARE GEODETIC.
 2. IT IS THE RESPONSIBILITY OF THE USER
 OF THIS INFORMATION TO VERIFY THAT THE
 JOB BENCHMARK HAS NOT BEEN ALTERED
 OR DISTURBED AND THAT ITS RELATIVE
 ELEVATION AND DESCRIPTION AGREES WITH
 THE INFORMATION SHOWN THE ABOVE
 REFERENCED SURVEY.

Bearings are grid, derived from the southerly limit of Nepean Street, shown to be N88°57'50"E on Plan 4R-33030 and are referred to the Central Meridian of MTM Zone 9 (70°50' West Longitude) NAD-83 (original).
 For bearing comparison purposes, a rotation of 0°05'40" counter-clockwise was applied to bearings on (P4).

LEGEND:

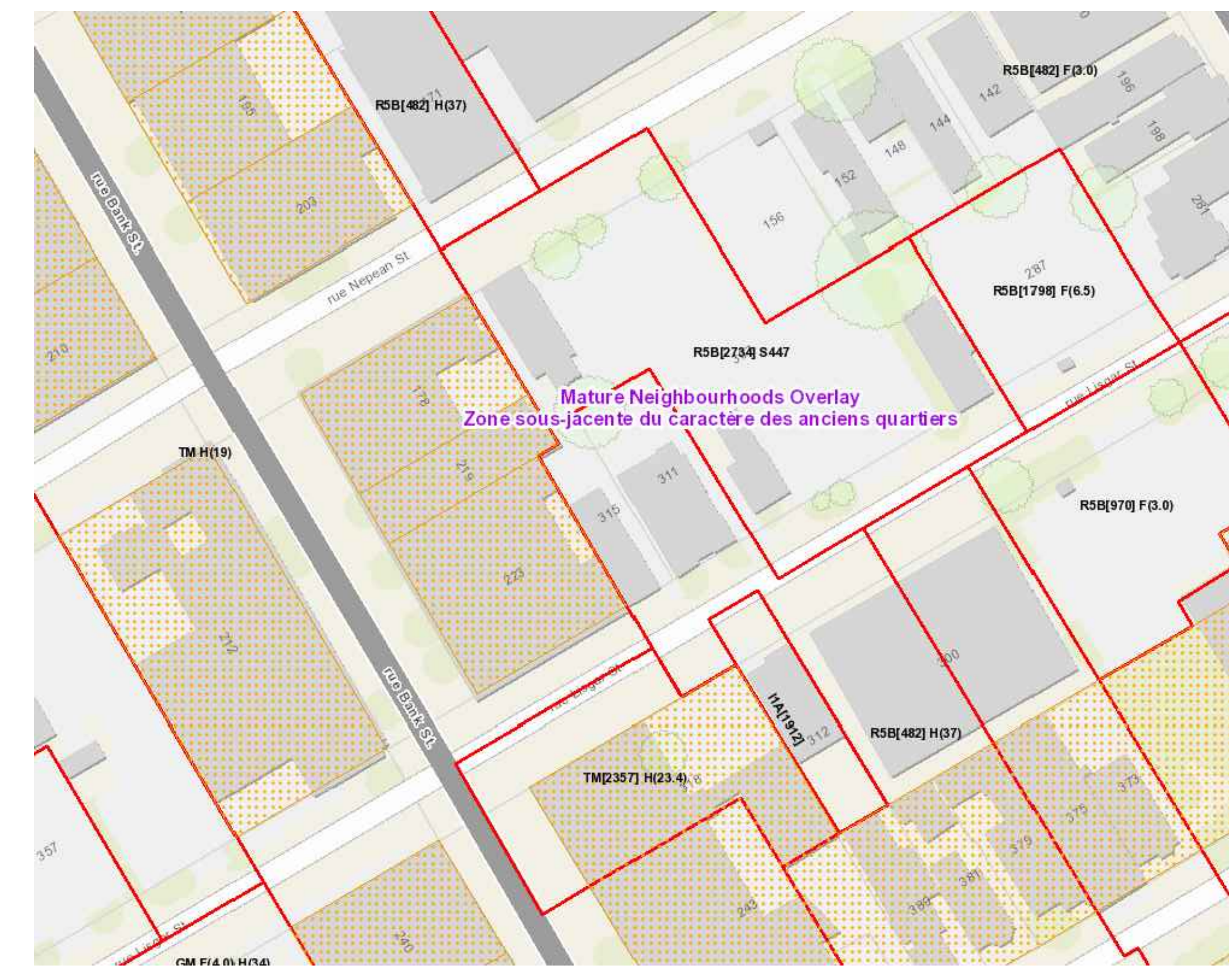
- MANHOLE, REFER TO CIVIL
- Y FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT, REFER TO CIVIL
- CATCH BASIN, REFER TO CIVIL
- ▴ BUILDING ENTRANCE
- ▾ BICYCLE RACK
- DIRECTIONAL ARROW
- PROPERTY LINE
- EXISTING CITY LIGHT STANDARD
- NEW LIGHT STANDARD
- FIRE ROUTE SIGN
- STOP SIGN
- CENTERLINE
- EXISTING TREES TO BE REMOVED
- PLANTER WITH SEATING



ALL CONTRACTORS TO VERIFY ALL DIMENSIONS
 ON SITE AND TO REPORT ALL ERRORS AND/OR
 OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL
 CODES AND BYLAWS AND OTHER AUTHORITIES
 HAVING JURISDICTION OVER THE WORK.
 DO NOT SCALE DRAWINGS.
 THIS DRAWING MAY NOT BE USED FOR
 CONSTRUCTION UNLESS SIGNED BY THE
 ARCHITECT.
 COPYRIGHT RESERVED.

TM H(19) Zoning	Requirement	Provided	Compliance
Front Yard		Bank Street	✓
Minimum Lot Width	No minimum	60.44 m ²	✓
Minimum Lot Area	No minimum	1943 m ²	✓
Minimum Front Yard Setback	No minimum	0m (existing condition)	✓
	Above 15 m, min. front yard setback of 2 metres	3m setback above 15m	✓
	2 metres from hydro pole; 5 metres from high-voltage power line	N/A	N/A
Maximum Front Yard Setback	2 metres; does not apply to corner sight triangle; areas used for balcony above 2 nd floor.	0m (existing condition)	✓
Active Entrances	1 per ground floor occupancy.	8	✓
Minimum Rear Yard Setback	7.5 metres (abutting R-zone)	0 m (existing condition)	✗
Minimum Interior Side Yard Setback	3 m (mixed-use building abutting R zone) -does not apply, has no interior side yard.	N/A	N/A
Minimum Corner Side Yard Setback	3 m for height up to 15 metres; Above 15 m: Ground floor setback plus 2 metres (does not apply to corner site triangle), balconies not included.	3m, up to 3 rd floor 1.2 m past 3 rd floor.	✓ ✗
Minimum Building Height (m)	6.7 m within 20 m of front lot line,	29.17 m ²	✓
Maximum Building Height (m)	19 metres as per height restriction in zoning.		✗
Angular Plane	N/A		
Landscaped Area	Abutting a residential zone	Min 3 m; reduced to 1 m where 1.4 m high opaque fence is provided	✓
		No minimum	✓
Amenity Space Requirements	6m ² per unit Min 50% communal, aggregated into areas of 54m ² and where more than one aggregated area is provided, at least one must be minimum 54m ² . 263 units * 6 m ² = 1578 m ²	Balconies = 367.5 m ² Interior amenity space=455 m ² Amenity roof= 773 m ² Total amenity area = 1595.5 m ²	✓
Parking Requirements	Area 'A' on Schedule 1A Resident: 0.5 spaces/unit after the first 12 units for units above the 4 th floor = 125 Visitor: 0.1 spaces/unit after the first 12 units = 25 Commercial: Not required if GFA is less than 200 m ² per use	0 provided	✗
Aisle and Driveway Width	3 m for parking lots with less than 20 parking spaces; 6 m for parking lots with more than 20 spaces	N/A	✓
Bicycle Parking	0.5/unit X 263 units = 131	438	✓

LEVEL	NUMBER OF UNITS					G.B.A	
	BACHELOR	BACHELOR B.F.	ONE BEDROOM	TWO BEDROOM	3 BEDROOM		TOTAL
BASEMENT	0	0	0	0	0	0	1910
MAIN LEVEL	0	0	0	0	1	1	1862
SECOND	20	4	4	0	3	31	1582
THIRD	22	4	4	0	3	33	1630
FOURTH	27	5	0	2	1	35	1246
FIFTH	27	5	0	2	1	35	1246
SIXTH	27	5	0	2	1	35	1246
SEVENTH	24	4	0	2	1	31	1138
EIGHTH	24	4	1	2	0	31	1040
NINTH	24	4	1	2	0	31	1040
ROOF AMENITY							105
TOTAL	195	35	10	12	11	263	14 046
TOTAL TWO + THREE BEDROOM							8.75%



KEY PLAN
 N.T.S.

ARCHITECT OF RECORD:
WOODMAN ARCHITECT
 ARCHITECTS

PLANNERS:
FOTENN
 POTENTIAL PLANNING + DESIGN

CONSULTANTS:
 SURVEY: DWH STRUCTURAL INC.
 MECHANICAL: JAIN SUSTAINABILITY CONSULTANTS
 CIVIL: JAIN SUSTAINABILITY CONSULTANTS
 LANDSCAPING: FOTENN

PROJECT:
211-231 BANK ST OTTAWA

DRAWING:
SITE PLAN

DATE: 07-01-2022
 SCALE: 1:100
 DRAWN BY: JUAN GOMEZ
 REVIEWED BY: WOODMAN

JOB NO.: 2218
 DRAWING NO.:
SP01