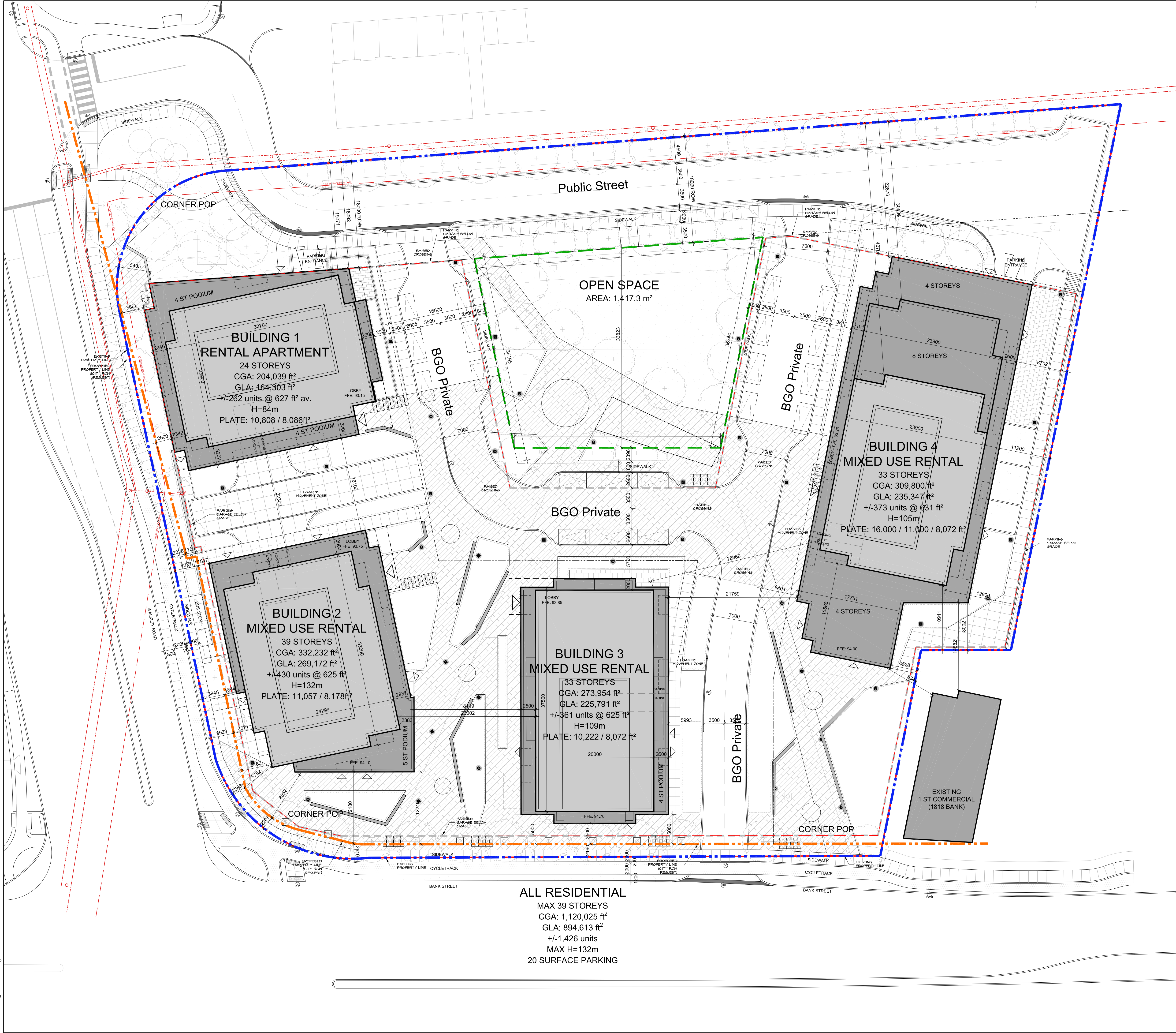




LOCATION PLAN



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

LINE TYPE KEY

- CURRENT PROPERTY LINE
- PROPERTY LINE AFTER CITY OF ROW IS TAKEN PER BANK STREET RECONSTRUCTION FUNCTIONAL PLAN
- FUTURE PARCELS
- PROPOSED OPEN SPACE
- EDGE OF BELOW GRADE PARKING
- CENTRELINE OF OVERHEAD WIRES
- 5m OFFSET FROM OVERHEAD WIRES

PROPOSED DEVELOPMENT STATS

	REQUIRED	PROPOSED
SITE AREA		1733.2m ²
PROJECTED NUMBER OF UNITS		+/- 1,426
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		132 m (MAX)
NUMBER OF STOREYS	MAX 40	MAX 39
TOTAL GROSS BUILDING AREA		104,054 m ²
TOTAL NET LEASEABLE AREA (ZBL)		83,114 m ²
COMMERCIAL		750 m ²
RESIDENTIAL AMENITY	8,556m ²	8,556m ²
TOTAL PARKING	828	979
VISITORS @ (DU-12) * 0.1 to max 30	115	20
VISITORS @ GRADE		
RES @ 0.5/UNIT	713	864
BICYCLE PARKING		
RES @ 0.5/UNIT		713
COMMERCIAL	none	shared

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	1017	50.9m ²	71%
2 BEDROOM or LARGER	409	78.2m ²	29%
TOTAL	1426	58.3m ²	100%



PROJECT TEAM

ARCHITECTURAL
HOBIN ARCHITECTURE
DOUG VAN DEN HAM
T 613.238.7200 EXT.115

PLANNING
POTENI PLANNING AND DESIGN
PAUL BLACK
T 613.730.5709

CIVIL ENGINEER
DSEL
ADAM FOBERT
T 613.222.9493

LANDSCAPE ARCHITECT
FERRIS & ASSOCIATES
KAY LAIDLAW
T 647.888.7171

TRANSPORTATION ENGINEER
CGH TRANSPORTATION
ANDREW HARTE
T 613.697.3797

ENVIRONMENTAL ENGINEER
EXP ENGINEERING
NAME
T 613.688.1899

GEOTECHNICAL ENGINEERING
EXP SERVICES INC.
CHRIS KIMMERLEY
T 613.688.1899

SURVEYOR
STANTEC GEOMATICS LTD
BRIAN WEBSTER
T 613.722.4420

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
no.	date	revision

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.

Copyright reserved.

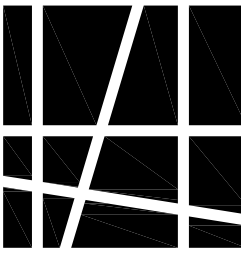


Hobin Architecture Incorporated

63 Pamela Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com



HOBIN
ARCHITECTURE

PROJECT/LOCATION:

BGO BANK AND WALKLEY
1822 BANK STREET

DRAWING TITLE:

CONCEPT SITE PLAN

DRAWN BY:
DV

DATE:
23-11-13

SCALE:
1:300

PROJECT:
2230

DRAWING NO.:

A1.00

REVISION NO.: