

1 LOCATION PLAN
A010 SCALE: N.T.S.

PLAN OF SURVEY OF
PART OF LOTS 2, 3, 4, 5, 6 AND 7
REGISTERED PLAN 101126
AND PART OF LOT A
REGISTERED PLAN 116274
CITY OF OTTAWA

PREPARED BY:
PAULEY SMITH & DENNIS SURVEYING LTD.
SEPTEMBER 11, 2019

SITE PLAN LEGEND

ICON	DESCRIPTION
[Symbol]	Existing Concrete
[Symbol]	Proposed Concrete
[Symbol]	Existing Landscape Area
[Symbol]	Proposed Landscape Area
[Symbol]	Existing Paver Walkway
[Symbol]	New Paver Walkway - See Landscape
[Symbol]	Easement
[Symbol]	Existing Buildings
[Symbol]	Proposed Buildings
[Symbol]	Existing Concrete Curb
[Symbol]	Proposed Concrete Curb
[Symbol]	Depressed Curb
[Symbol]	Overhead Wires
[Symbol]	Property Lines
[Symbol]	Easement Lines, R.O.W., Neighbouring Lot Lines
[Symbol]	Fence
[Symbol]	Signage
[Symbol]	BF Parking Space
[Symbol]	Principal Entrance Door
[Symbol]	Exterior Door ("OH" indicates Overhead Door)

SITE PLAN NOTES

Note #	Note Text
(D)FH	Existing Fire Hydrant to be demolished
(D)PB	Existing Concrete Planter Box to be demolished
(D)RW	Existing Retaining Wall to be demolished
(D)WF	Existing Wood Fence to be demolished
(E)BR	Existing Bike Rack
(E)CB	Existing Catch Basin
(E)FH	Existing Fire Hydrant
(E)HH	Existing Hand Hole
(E)LS	Existing Light Standard
(E)MH	Existing Manhole
(E)RW	Existing Retaining Wall
(E)TCB	Existing Traffic Control Box
(E)UP	Existing Utility Pole
(E)WF	Existing Wood Fence to remain
AW	Area Wall for Ventilation from Basement
CB	Catch Basin - See Civil
CC	Concrete Curb
FDC	Fire Department Connection
FH	Fire Hydrant
MH	Manhole - See Civil
PB	Concrete Planter Box with Masonry Facing - See Landscape
RW	Retaining Wall
RW(B)	Retaining Wall Below
WV	Water Valve - See Civil

Summary of Dwelling Units

Proposed:	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Basement	-	-	-	-	-
Ground Floor	-	-	-	-	-
2nd Floor	2	6	2	2	12
3rd Floor	2	6	2	2	12
4th Floor	2	6	2	2	12
5th & 6th Floor (2-Storey Units)	0	0	6	2	8
	6	18	12	8	44

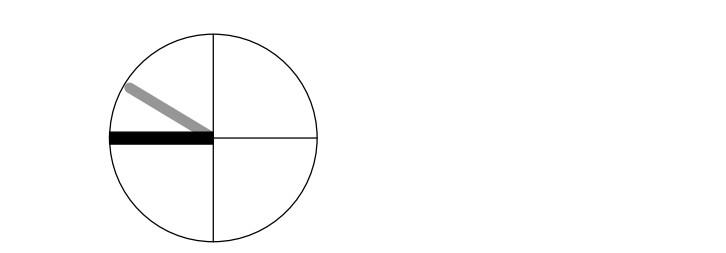
NOTES:

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GENERAL SITE PLAN NOTES:

- Exterior site lighting shall be directed onto the site away from adjacent properties. See Electrical Drawings.
- Read this drawing in conjunction with the Landscape Drawings, Civil Engineering Drawings and Electrical Drawings.

no.	revision	date
2	0m Landscape Buffer @ Rear Lot Line	21 May 2020
1	Response to Planning Comments	14 Apr 2020
0	Issued for Site Plan Approval	19 Dec 2019



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detail no.	1	detail no.
sheet no.	A101	feuille no.

**PROPOSED MIXED-USE
RETAIL & RENTAL
APARTMENT BUILDING**

1050 & 1060 BANK STREET
OTTAWA, ON.

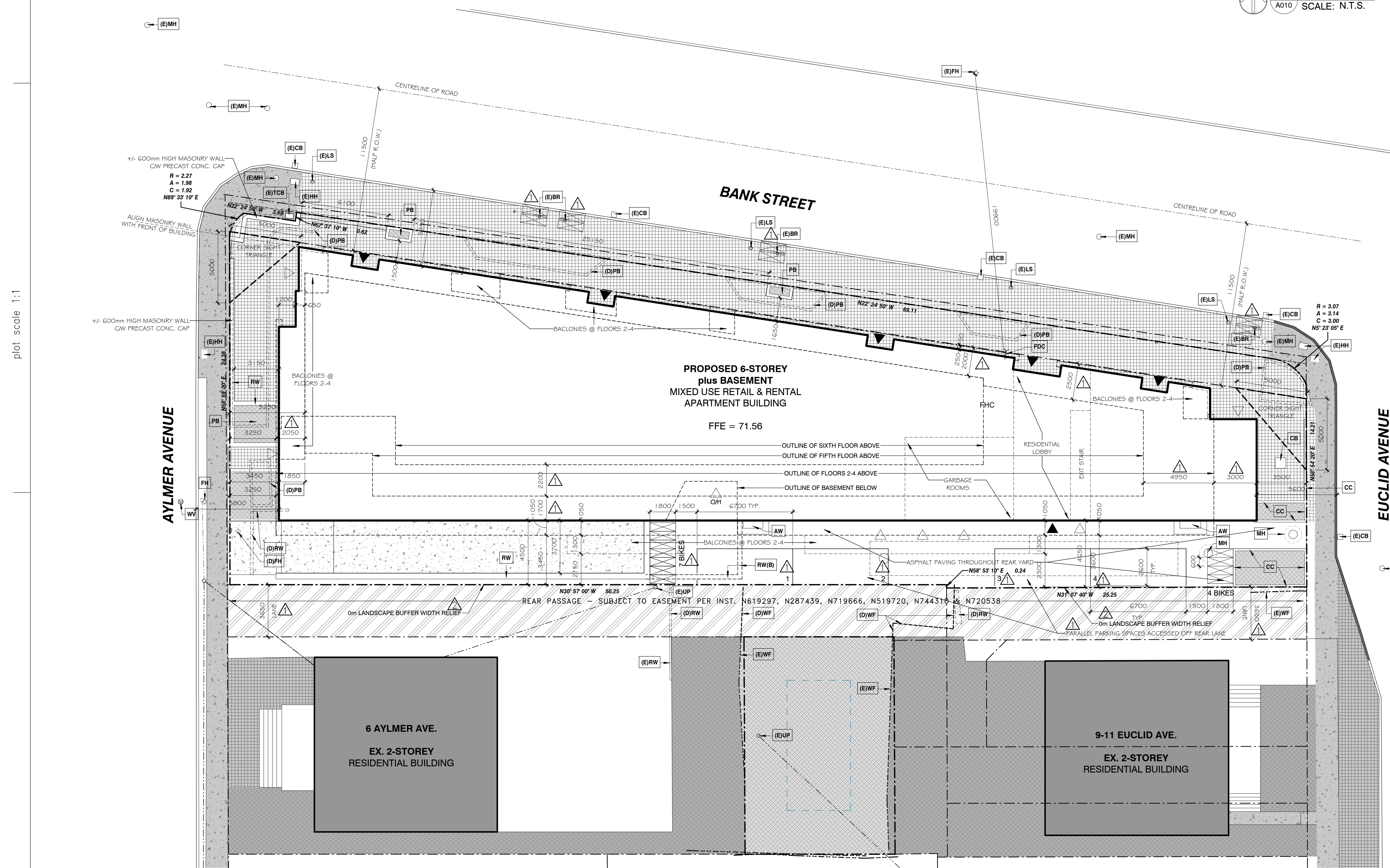
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drawn by AK project no. 1844

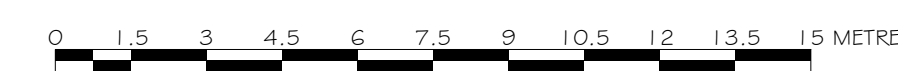
date 14 APRIL 2020 scale as noted

drawing / dessin

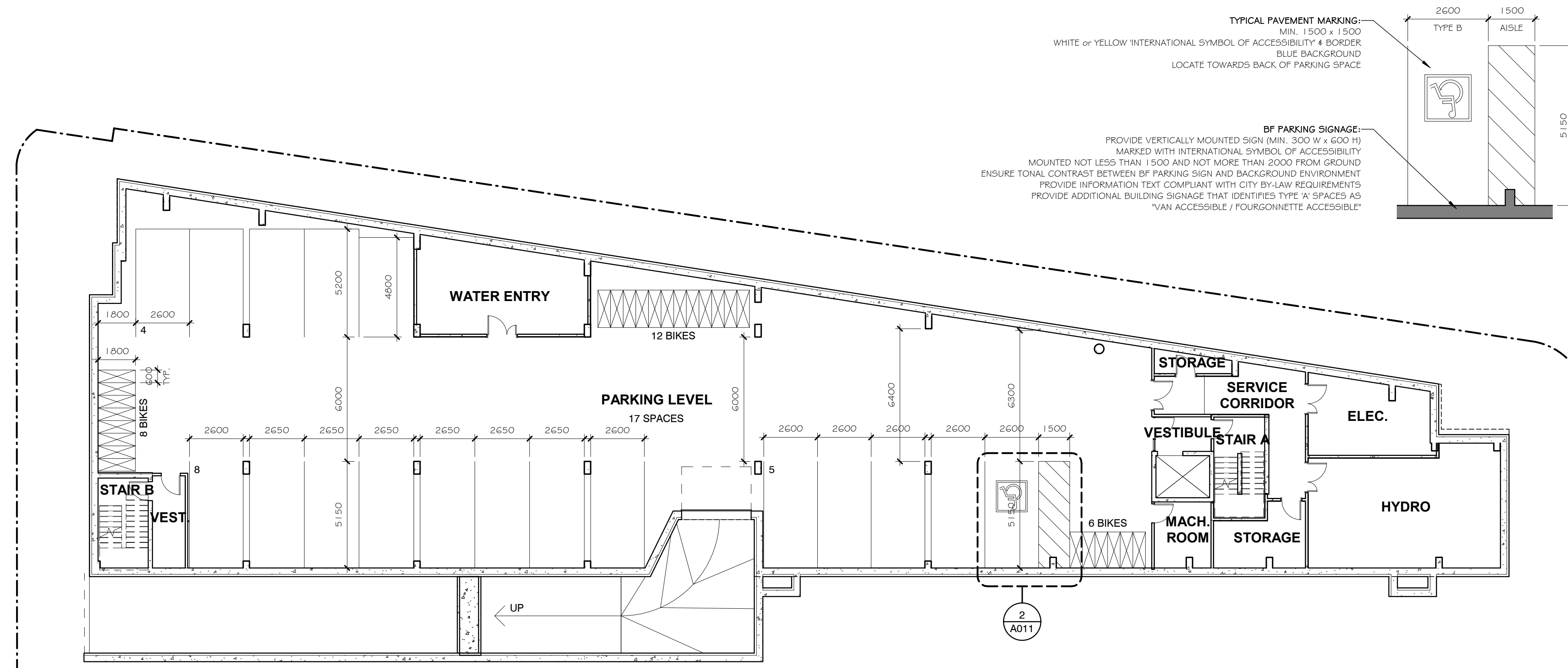
SITE PLAN



2 SITE PLAN
A010 SCALE: 1 : 150



plot scale 1:1



1 A011 PARKING PLAN
SCALE: 1 : 150

SHEET SIZE: ARCH D (24"x36")

Project Zoning Review/Statistics

Municipality: City of Ottawa
 Municipal Address: 1050-1060 Bank Street
 Registered Owner: 2641723 Ontario Inc.
 Lot Area: 1,757 sq.m. (18,917 sq.ft.)(0.43 acres)

Zoning Analysis
 Ottawa
 Zoning By-law: 2008-250
 Zone: TM2 H(15)
 Proposed Use: Mixed Use: Retail & Rental Apartments

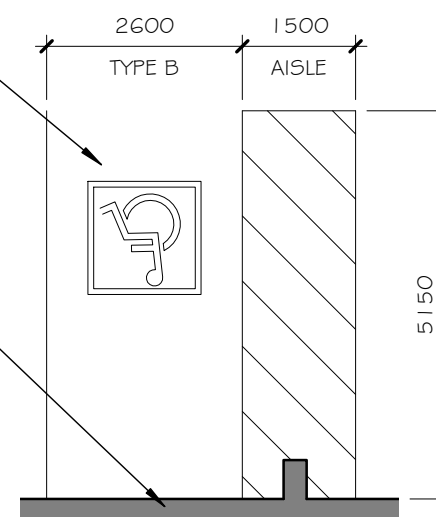
Building Areas	Gross (out-to-out)	
	Sq. m.	Sq. ft.
Basement		
Parking & Building Services	931	10,026
	931	10,026
Ground Floor		
Retail / Restaurant	826	8,886
Residential Lobby	50	533
Building Services	48	517
	923	9,936
Second Floor		
Apartment Units	965	10,387
	965	10,387
Third Floor		
Apartment Units	965	10,387
	965	10,387
Fourth Floor		
Apartment Units	965	10,387
	965	10,387
Fifth Floor		
Apartment Units	574	6,174
Building Services	36	384
	609	6,558
Sixth Floor		
Apartment Units	421	4,533
	421	4,533
Grand Totals	5,780	62,214

Development Standards

	Required	Provided
Minimum Lot Area	No min.	1,757 sq.m.
Minimum Lot Width	No min.	76.35m
Minimum Required Yard		
Front Yard (max.)	2.00m	0.05m (Up to 15m above grade)
Front Yard (min.)	2.00m	2.00m (Higher than 15m above grade)
Corner Side Yard (min.)	3.00m	3.25m (Up to 15m above grade)
Corner Side Yard (min.)	5.00m	5.25m (Higher than 15m above grade)
Rear Yard (min.)	4.50m	3.45m (abutting public laneway; subject to minor variance)
Maximum Building Height	15.00m	19.3m (Subject to minor variance)
No part of building permitted above 45° Angular Plane, starting 7.5m from rear lot line and 15m above grade		2.75m projection (Subject to minor variance)
Maximum Floor Space Index	No max.	3.29

TYPICAL PAVEMENT MARKING:
 MIN. 1500 x 1500
 WHITE or YELLOW 'INTERNATIONAL SYMBOL OF ACCESSIBILITY' 4 BORDER
 BLUE BACKGROUND
 LOCATE TOWARDS BACK OF PARKING SPACE

BF PARKING SIGNAGE:
 PROVIDE VERTICALLY MOUNTED SIGN (MIN. 300 W x 600 H)
 MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY
 MOUNTED NOT LESS THAN 1500 AND NOT MORE THAN 2000 FROM GROUND
 ENSURE TONAL CONTRAST BETWEEN BF PARKING SIGN AND BACKGROUND ENVIRONMENT
 PROVIDE INFORMATION TEXT COMPLIANT WITH CITY BY-LAW REQUIREMENTS
 PROVIDE ADDITIONAL BUILDING SIGNAGE THAT IDENTIFIES TYPE 'A' SPACES AS
 "VAN ACCESSIBLE / FOURQUINETTE ACCESSIBLE"



Parking, Loading, Queuing

Parking Spaces (2.6m x 5.2m)	Required	Provided
Retail / Restaurant	0	0 (As per 101(4)(d))
Residential: 0.5 / dwelling @ 32 units	16	16 (None required for first 12 as per 101(4)(b))
Visitor Parking: 0.1 / dwelling @ 32 units	3	3 (none required for first 12 as per 102(2))
	Total:	19
	Provided:	21
Accessible Parking	Required: 1	1 Type B, 2.6m wide
	Provided:	1
Bicycle Parking (0.6m x 1.8m)		
Retail / Restaurant: 1/250 sq.m.	Required: 3	
Residential: 0.5 / dwelling @ 44 units	Provided: 22	
	Total:	25
	Provided:	45
	Required: 0	0 (As per 113(4))
	Provided:	0
Loading Spaces (3.5m x 7.0m)		
	Required: 0	
	Provided:	0

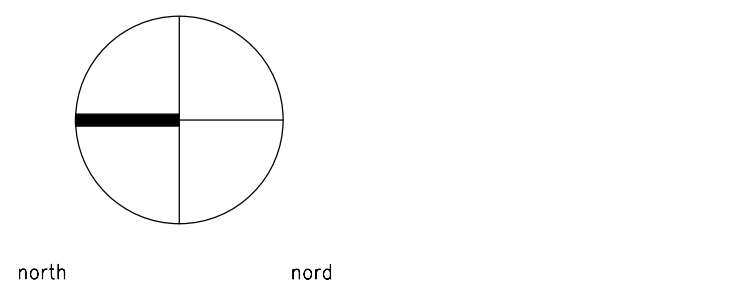
Amenity Area

Required:		
6 sq.m. per dwelling unit	=	264 sq.m.
Minimum 50% required to be communal	=	132 sq.m.
		aggregated into areas of up to 54 sq.m., where more than one area is provided one must be minimum 54 sq.m.
Provided:		Total
Ground Floor	Private: 0 Communal: 7 sq.m.	7 sq.m.
Second Floor	Private: 54 sq.m. Communal: 0	54 sq.m.
Third Floor	Private: 54 sq.m. Communal: 0	54 sq.m.
Fourth Floor	Private: 54 sq.m. Communal: 0	54 sq.m.
Fifth Floor	Private: 74 sq.m. Communal: 224 sq.m.	298 sq.m.
	Communal Total:	231 sq.m.
	Overall Total:	467 sq.m.

NOTES:

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1	Response to Planning Comments	14 Apr 2020
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 APARTMENT BUILDING**
 1050 & 1060 BANK STREET
 OTTAWA, ON.

designed by / conçu par **MM / SK** approved by / approuvé par
 drawn by / dessiné par **AK** project no. / no. du projet **1844**
 date **14 APRIL 2020** scale **as noted**
 drawing / dessin

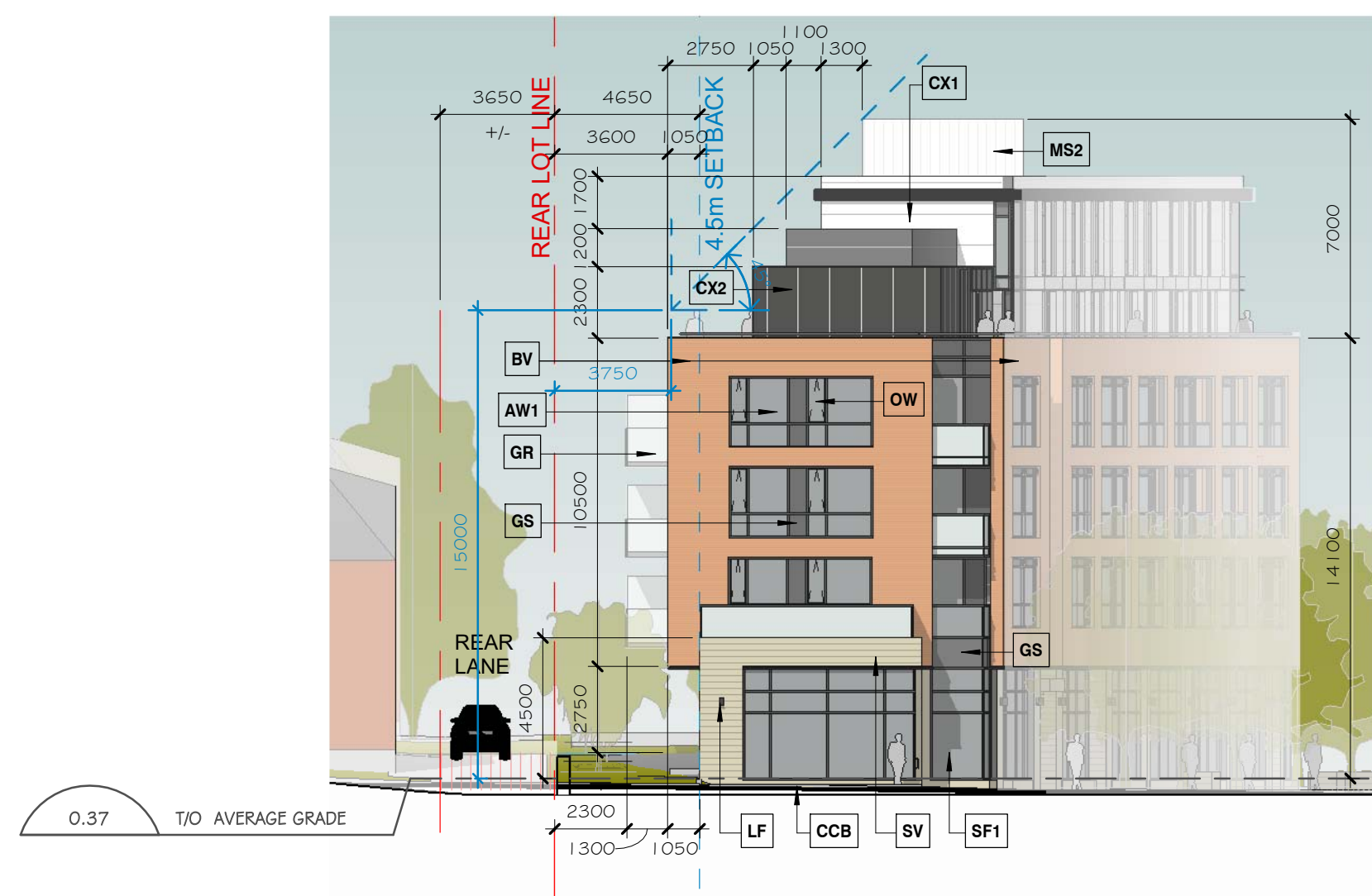
PARKING PLAN

revision / révision sheet no. / no. de feuille **A011**

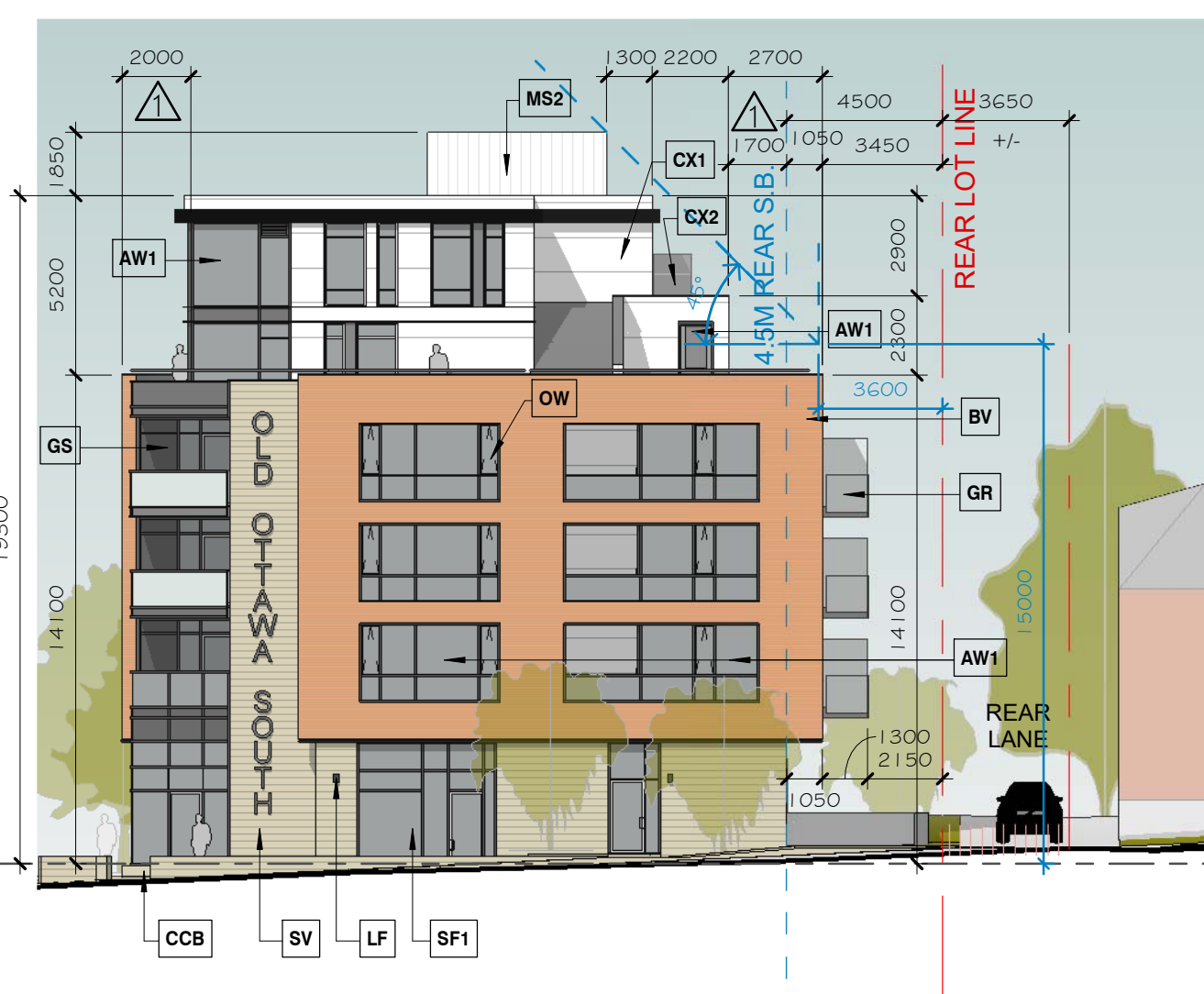
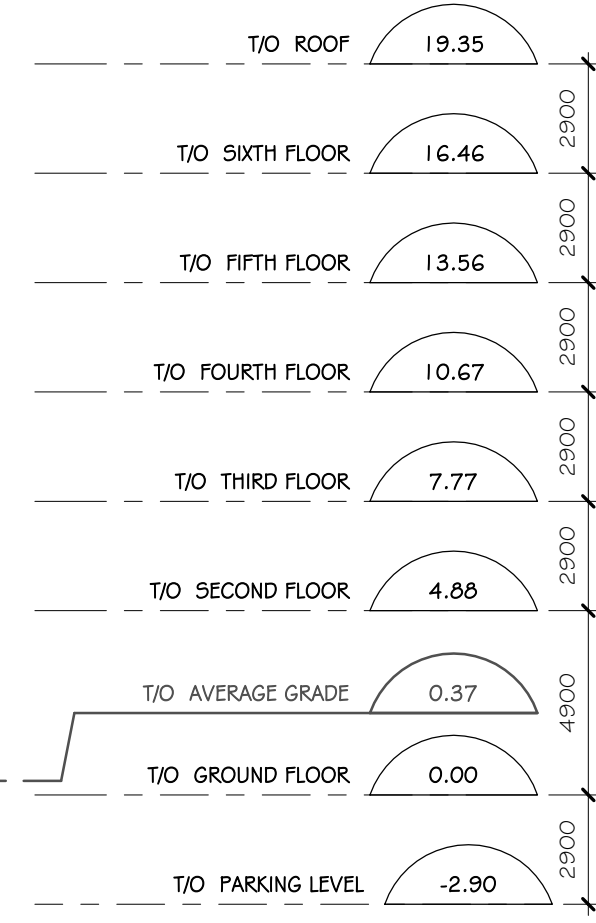
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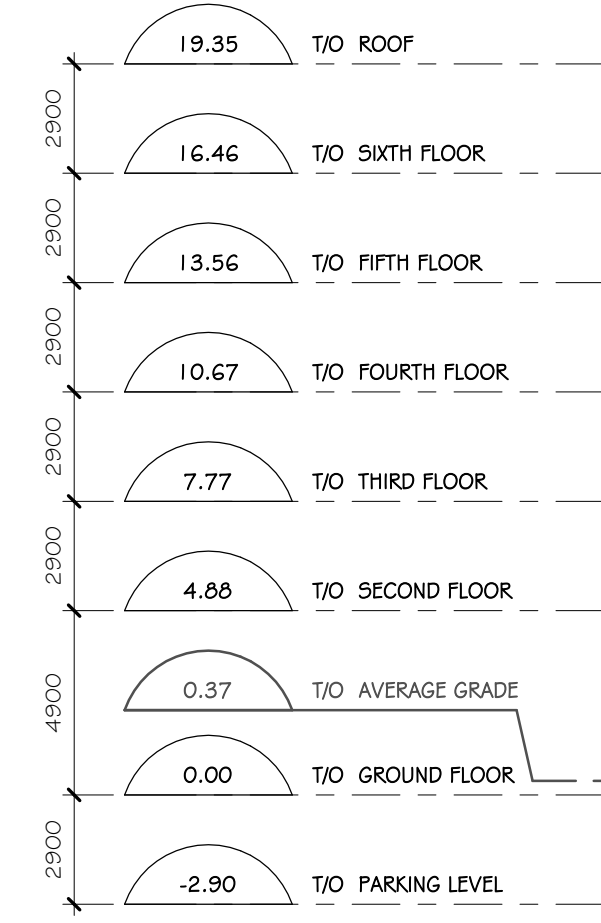
1 EAST ELEVATION
A012 SCALE: 1 : 200



3 SOUTH ELEVATION
A012 SCALE: 1 : 200



2 NORTH ELEVATION
A012 SCALE: 1 : 200

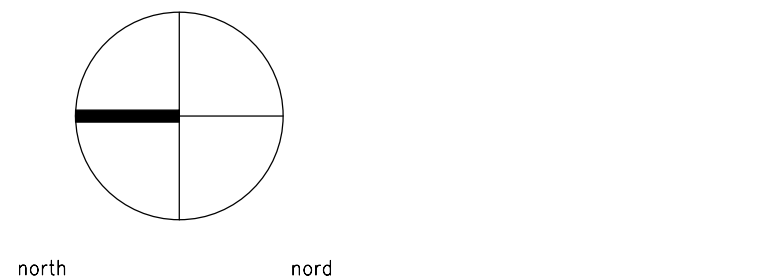


Note	Note Text
AW1	Aluminum Window c/w Clear Glass
BV	Red Brick Veneer
CCB	Coloured Precast Concrete Base under Storefront
CX1	Sintered Ceramic Panel Facade System (Ceramitex or Similar); Colour TBD
CX2	Sintered Ceramic Panel Facade System (Ceramitex or Similar); Colour TBD
CY	Canopy over Residential Entrance, c/w recessed Pot Lights. See Electrical
EG	Exhaust Grille
GR	Clear Glass Railing
GS	Glass Spandrel
HM	Painted Hollow-Metal Door & Steel Frame
LF	Wall-mounted Light Fixture; See Electrical
MA1	Prefinished Metal Accent Panel; Colour TBD
MS1	Metal Screen; Colour and Style TBD
MS2	Metal Screen; Colour and Style TBD
MW	Masonry Kneewall
OH	Prefinished Sectional Overhead Garage Door
OW	Operable Window
PB	Concrete Planter Box with Masonry Facing - See Landscaping
SF1	Aluminum Storefront c/w Clear Glass
SV	Stone Masonry Veneer

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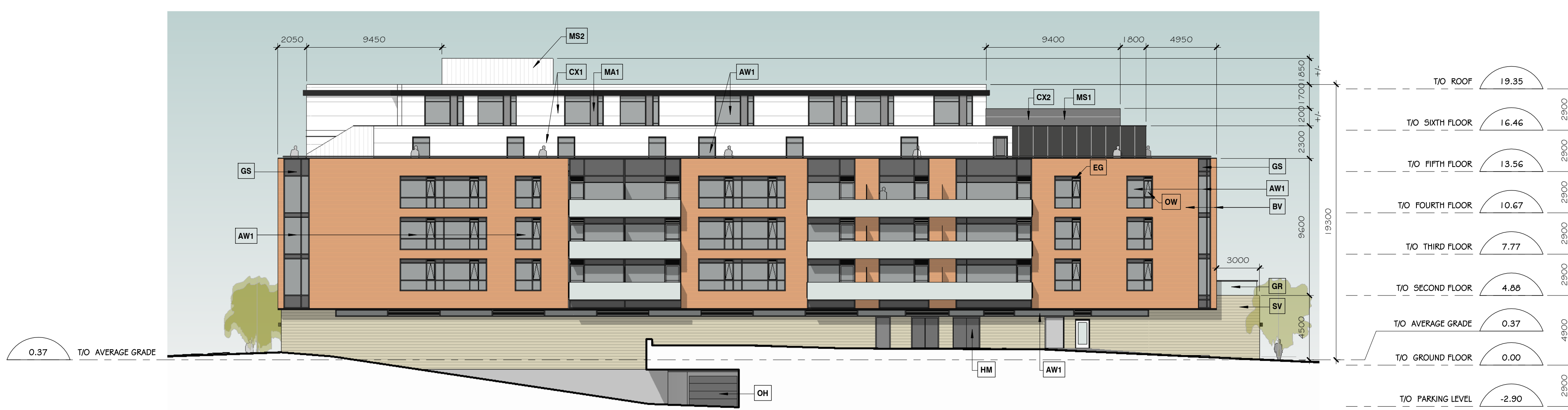
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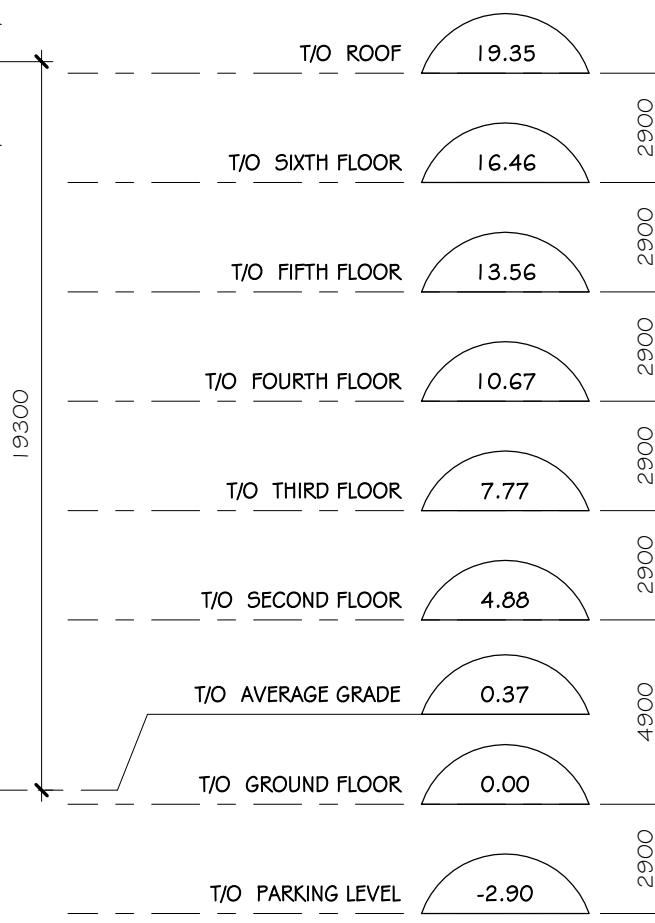
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BUILDING ELEVATIONS

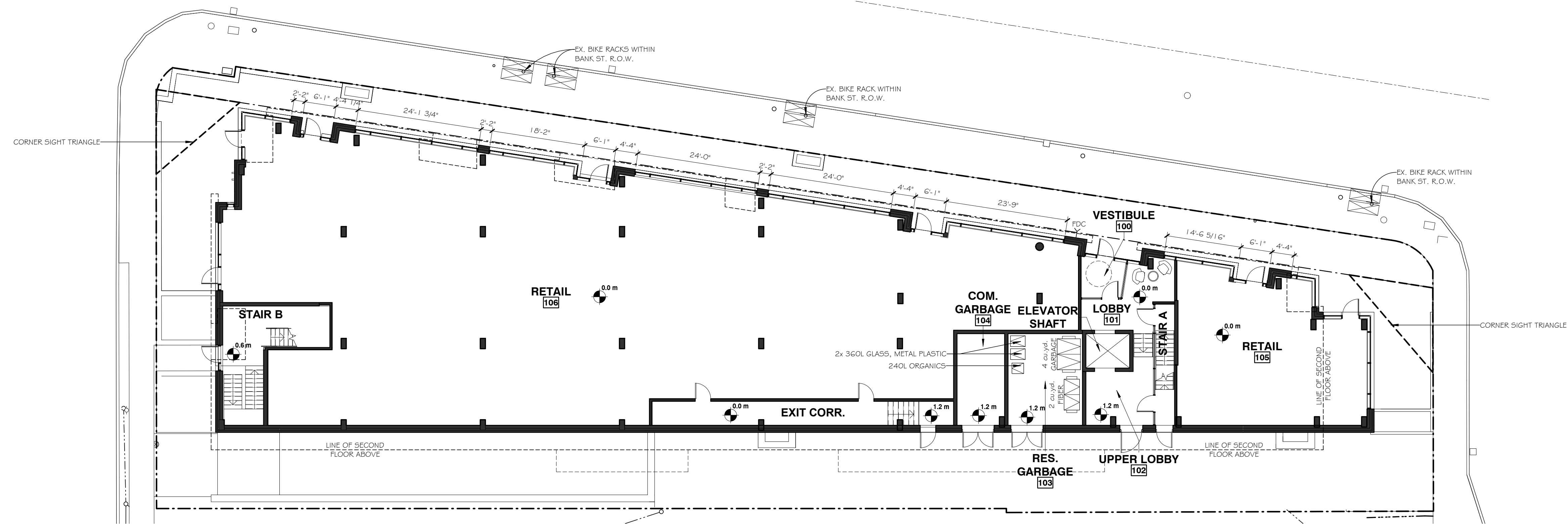


4 WEST ELEVATION
A012 SCALE: 1 : 200

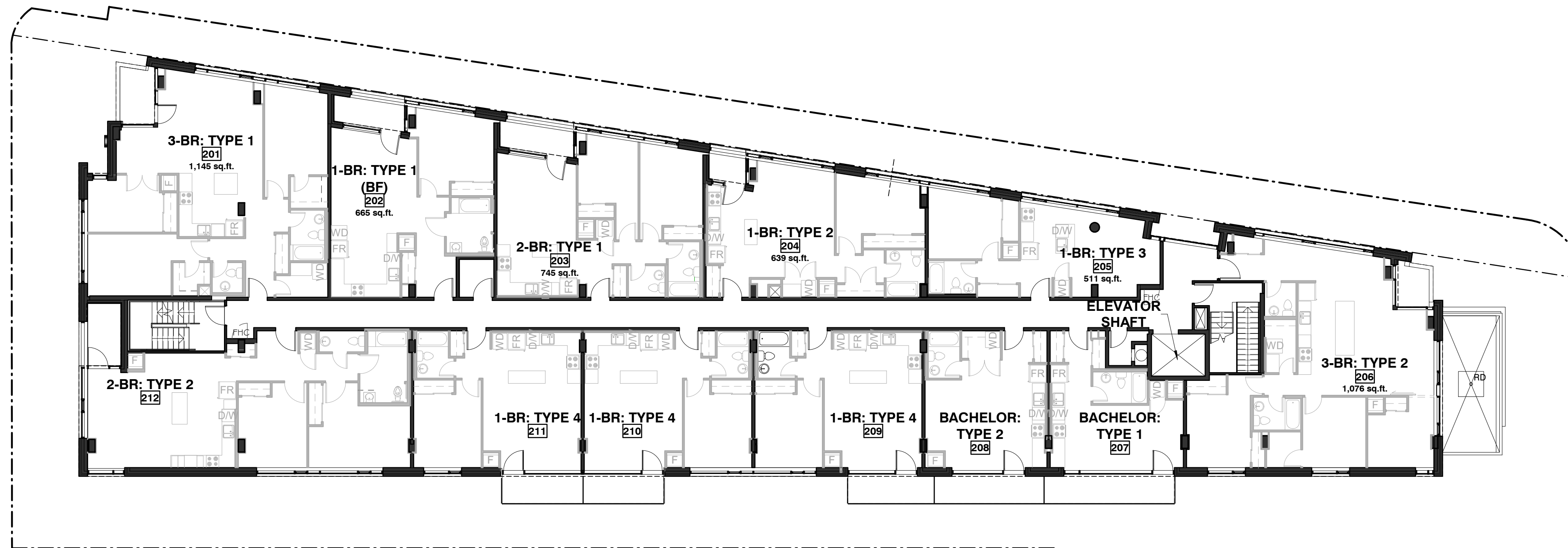


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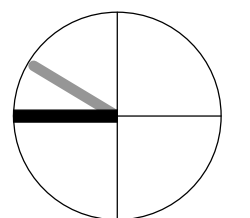
1 GROUND FLOOR PLAN
SCALE: 1 : 150



2 SECOND FLOOR PLAN
SCALE: 1 : 150

plot scale 1:1

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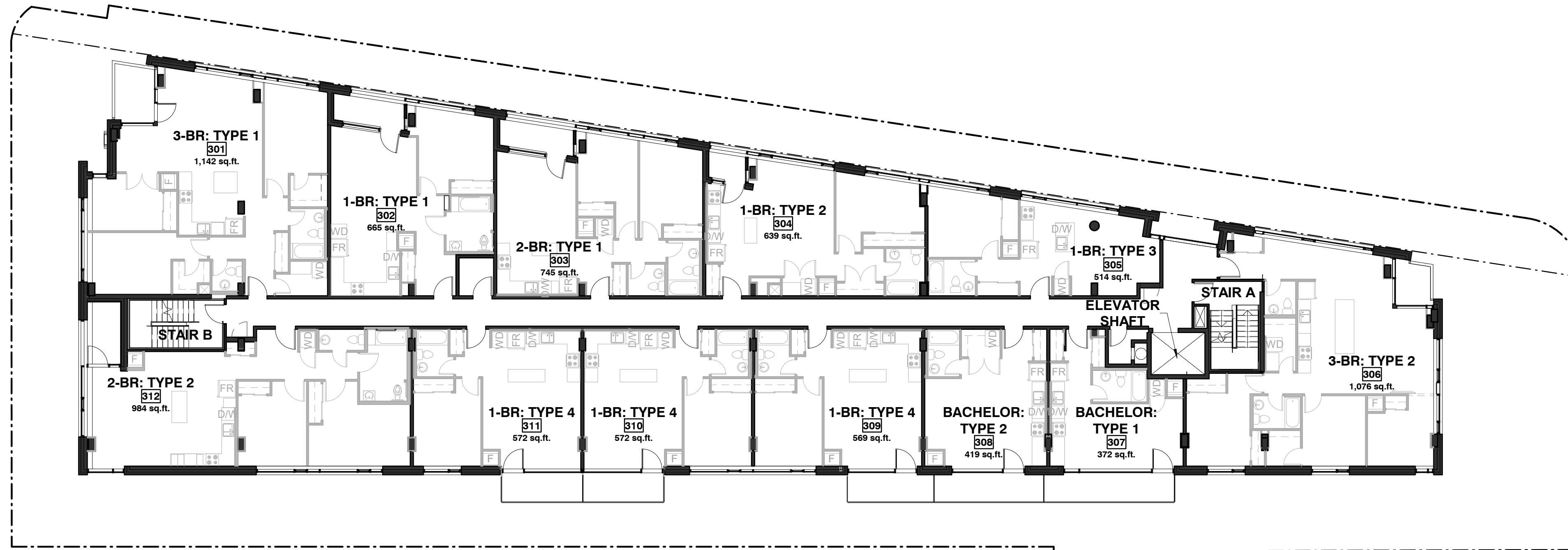
**GROUND FLOOR PLAN
SECOND FLOOR PLAN**

revision / révision sheet no. / no. de la feuille **A101**

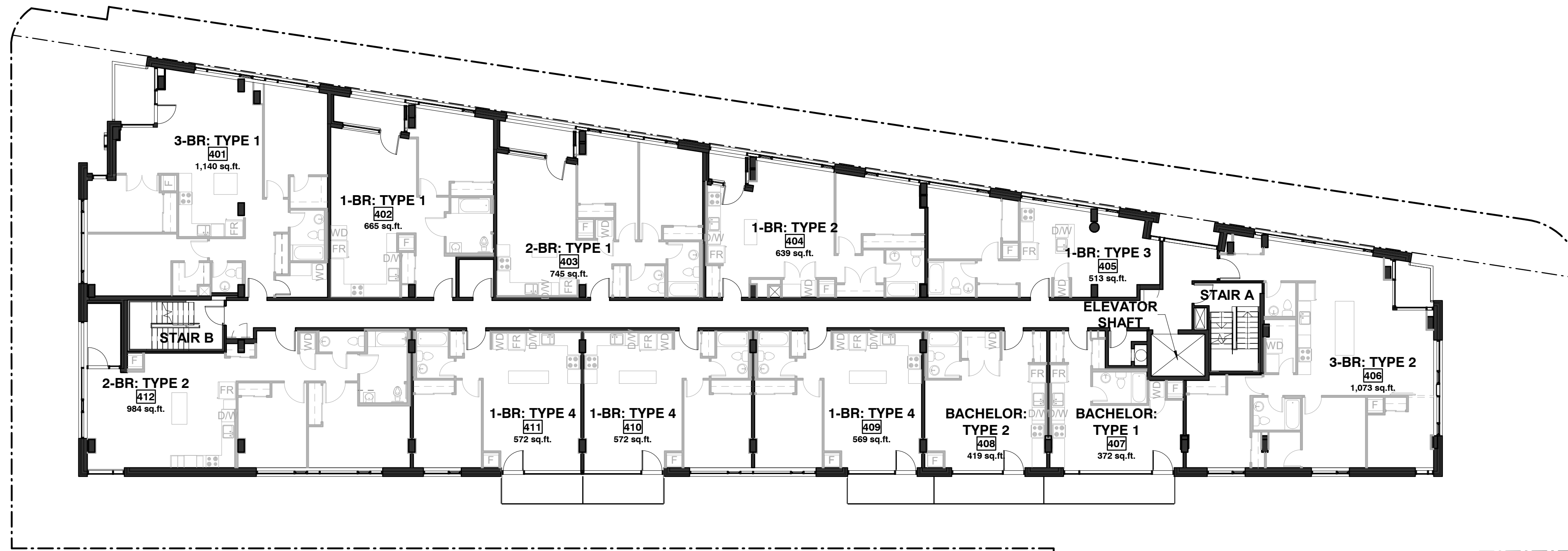
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1 THIRD FLOOR PLAN
SCALE: 1 : 150

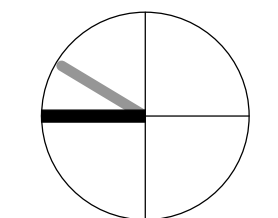


2 FOURTH FLOOR PLAN
SCALE: 1 : 150

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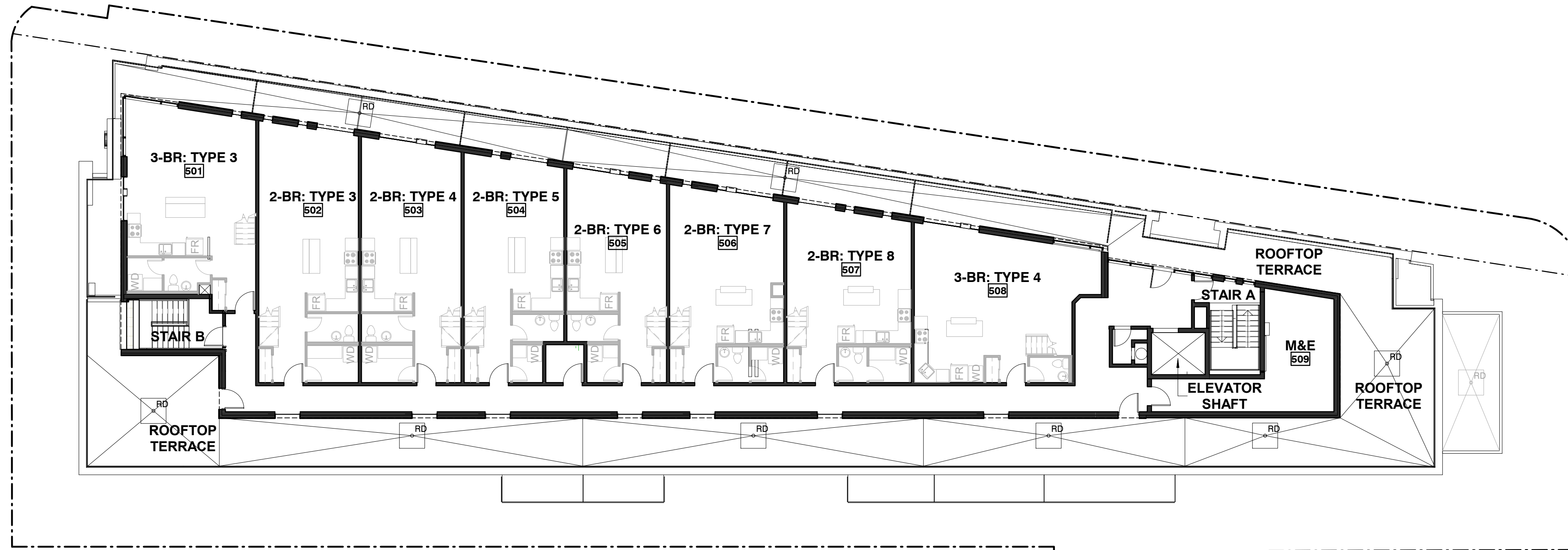
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**THRID FLOOR PLAN,
FOURTH FLOOR PLAN**

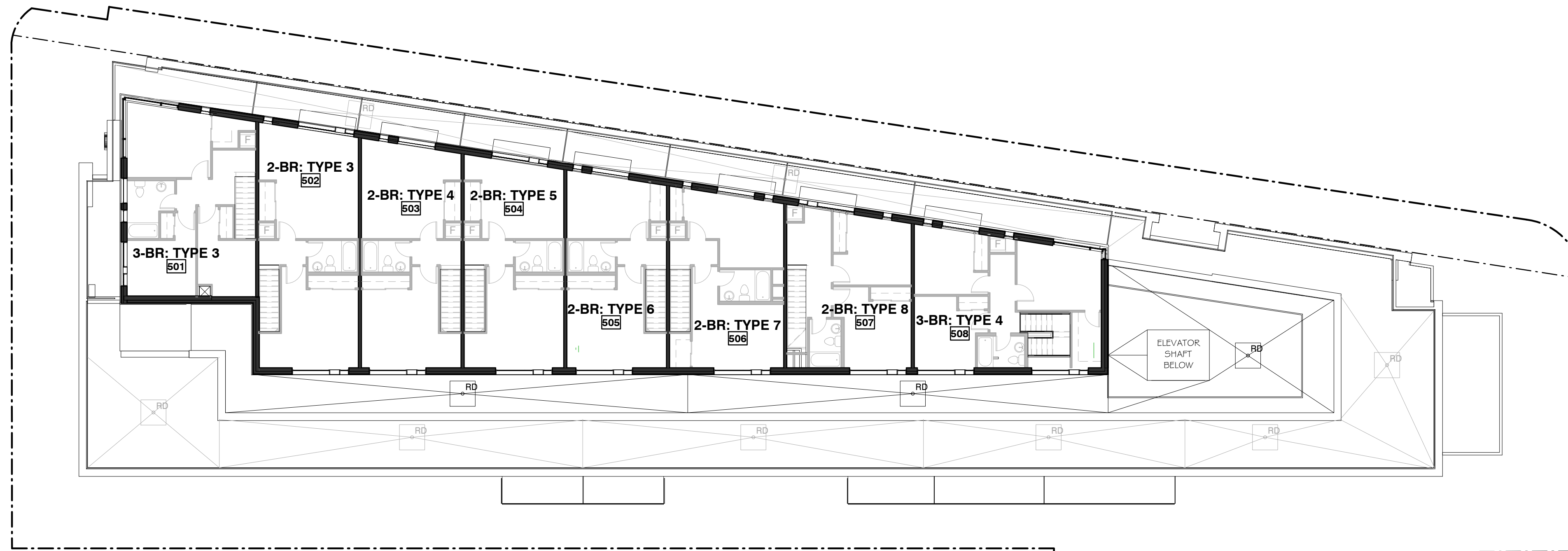
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plot scale 1:1



1 FIFTH FLOOR PLAN
SCALE: 1 : 150

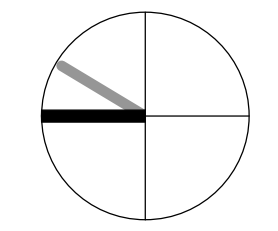


2 SIXTH FLOOR PLAN
SCALE: 1 : 150

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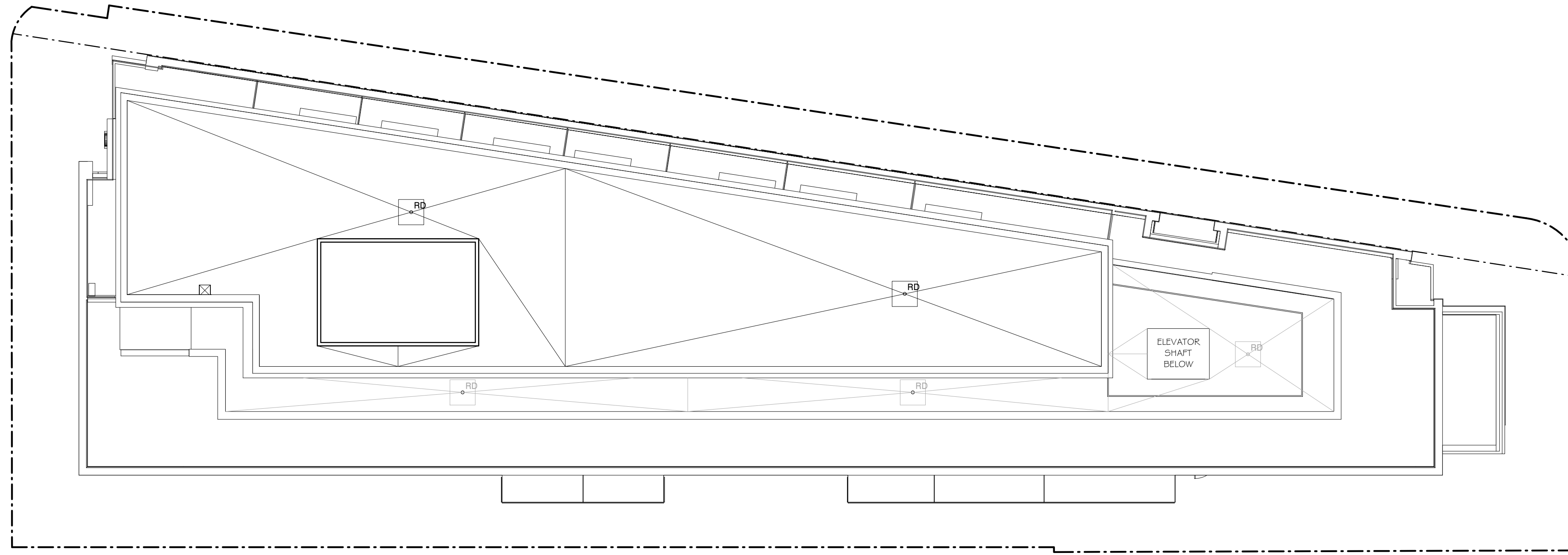
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**FIFTH FLOOR PLAN,
SIXTH FLOOR PLAN**

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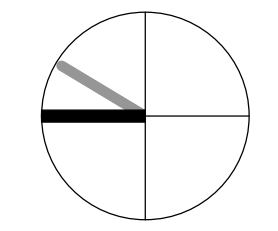
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ROOF PLAN

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A104

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