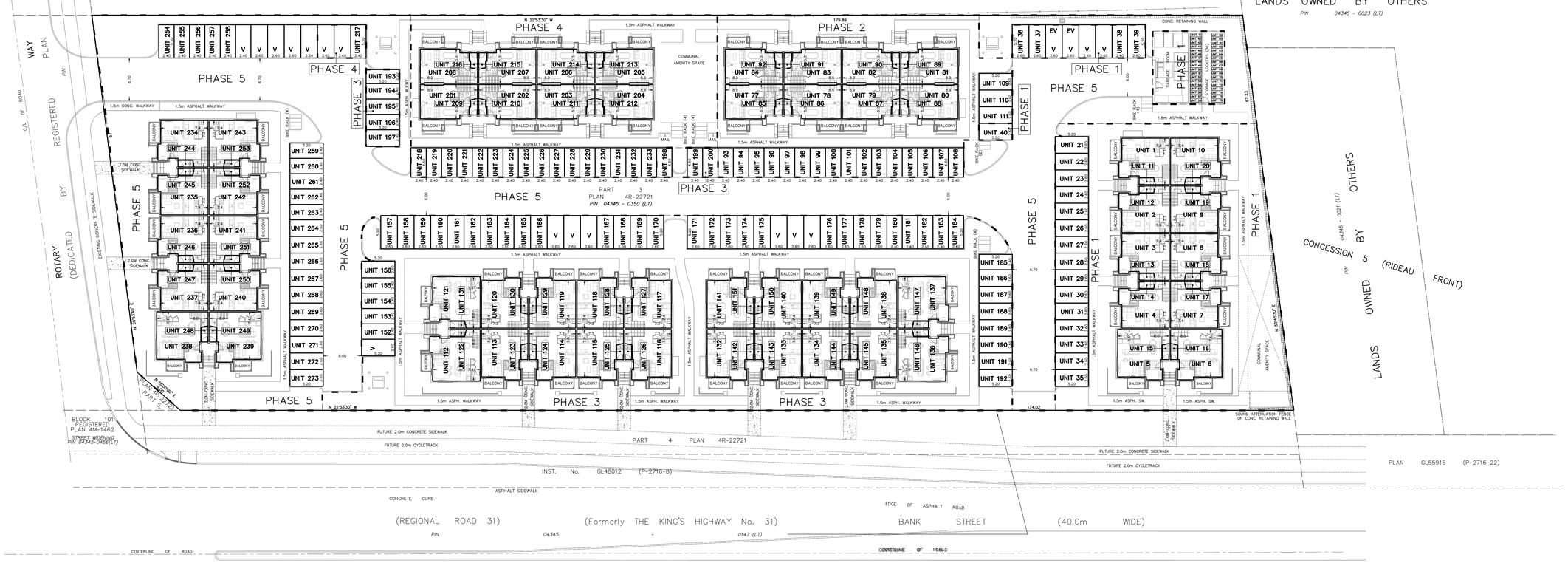
PART 2
PLAN 4R-22721
PIN 04345 - 0348 (LT)

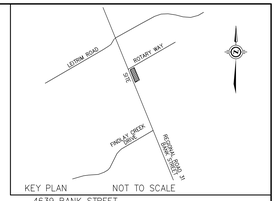
LANDS OWNED BY OTHERS

APPROVED
By Sean Moore at 9:28 am, Oct 20, 2021

SEAN MOORE
(A)MANAGER, SOUTH BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

PLAN VIEW ILLUSTRATING CONFIGURATION OF RESIDENTIAL UNITS 1 TO 20, INCLUSIVE, PARKING UNITS 21 TO 40, INCLUSIVE, AND BICYCLE STORAGE UNITS 41 TO 76, INCLUSIVE, ON LEVEL 1 OF PHASE 1, RESIDENTIAL UNITS 77 TO 92, INCLUSIVE, AND PARKING UNITS 93 TO 111, INCLUSIVE, ON LEVEL 1 OF PHASE 2, RESIDENTIAL UNITS 112 TO 151, INCLUSIVE, AND PARKING UNITS 152 TO 200, INCLUSIVE, ON LEVEL 1 OF PHASE 3, RESIDENTIAL UNITS 201 TO 216, INCLUSIVE, AND PARKING UNITS 217 TO 233, INCLUSIVE, ON LEVEL 1 OF PHASE 4, RESIDENTIAL UNITS 234 TO 253, INCLUSIVE, AND PARKING UNITS 254 TO 273, INCLUSIVE, ON LEVEL 1 OF PHASE 5. (LOWER UNIT: MAIN FLOOR)





KEY PLAN NOT TO SCALE

4639 BANK STREET

DRAFT PLAN OF PHASED CONDOMINIUM OF
PART OF LOT 17
CONCESSION 5 (RIDEAU FRONT)
CITY OF OTTAWA

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SCALE 1 : 200

5 0 5 10 metres

METRIC: DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

FOR A,B,C,E,F,G, AND J SEE DRAFT PLAN AND KEY PLAN

D EACH UNIT IS SINGLE RESIDENTIAL. THE OWNER OF WHICH HAS OUTRIGHT OWNERSHIP. CERTAIN UNITS SHALL HAVE THE EXCLUSIVE USE OF PORTIONS OF THE COMMON ELEMENTS.

H MUNICIPAL WATER IS AVALABLE ON ADJACENT STREETS

I CLAY LOAM

K MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.

L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

DEVELOPMENT STATISTICS

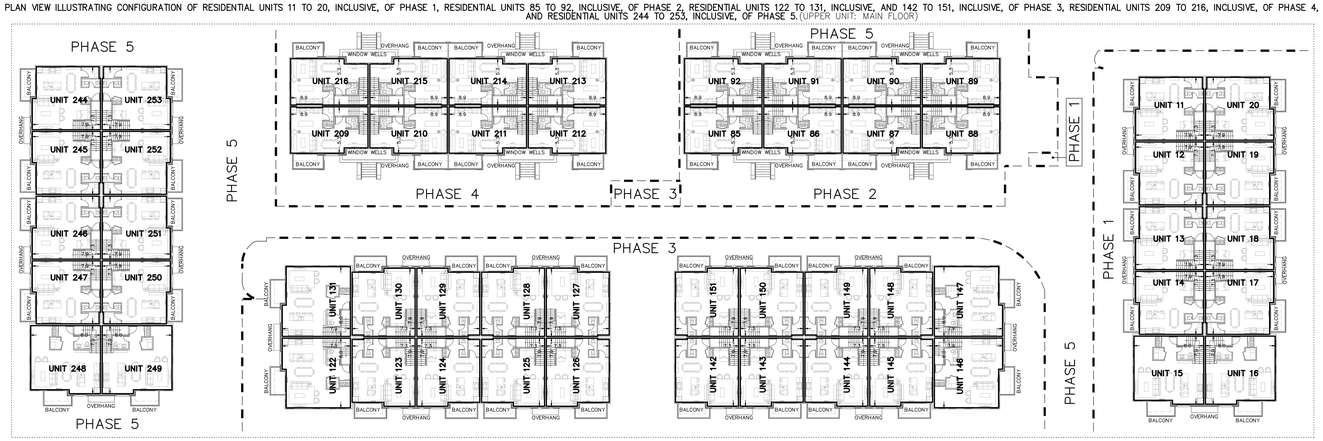
TOTAL NUMBER OF RESIDENTIAL UNITS = 112 STACKED TOWNHOUSES
TOTAL NUMBER OF RESIDENTIAL UNITS IN PHASE 1 = 20 STACKED TOWNHOUSES
TOTAL NUMBER OF RESIDENTIAL UNITS IN PHASE 2 = 16 STACKED TOWNHOUSES
TOTAL NUMBER OF RESIDENTIAL UNITS IN PHASE 3 = 40 STACKED TOWNHOUSES
TOTAL NUMBER OF RESIDENTIAL UNITS IN PHASE 4 = 16 STACKED TOWNHOUSES
TOTAL NUMBER OF RESIDENTIAL UNITS IN PHASE 5 = 20 STACKED TOWNHOUSES

SITE AREA = 12342.74 sq.m. (1.23 ha.) (PHASE 1 TO 5, INCLUSIVE)
BUILDING COVERAGE = 3282.0 sq.m. (PHASE 1 TO 5, INCLUSIVE)
BUILDING HEIGHT = 3 STOREYS (12.0m)

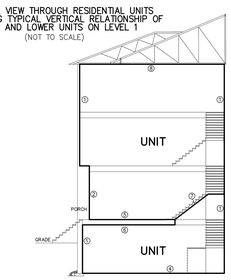
PARKING

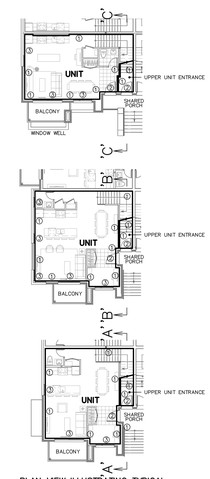
PHASE 1
RESIDENT PARKING UNITS = 20
VISITOR PARKING SPACES = 4
ELECTRIC VEHICLE PARKING = 2
VISITOR BICYCLE RACKS = 0
BICYCLE STORAGE UNITS = 36
PHASE 2
RESIDENT PARKING UNITS = 16
VISITOR PARKING SPACES = 0
VISITOR BICYCLE RACKS = 0
PHASE 3
RESIDENT PARKING UNITS = 40
VISITOR PARKING SPACES = 7
VISITOR BICYCLE RACKS = 4
PHASE 4
RESIDENT PARKING UNITS = 16
VISITOR PARKING SPACES = 2
VISITOR BICYCLE RACKS = 8
PHASE 5
RESIDENT PARKING UNITS = 20
VISITOR PARKING SPACES = 5
VISITOR BICYCLE RACKS = 10

PLAN VIEW ILLUSTRATING CONFIGURATION OF RESIDENTIAL UNITS 11 TO 20, INCLUSIVE, OF PHASE 1, RESIDENTIAL UNITS 85 TO 92, INCLUSIVE, OF PHASE 2, RESIDENTIAL UNITS 122 TO 131, INCLUSIVE, AND 142 TO 151, INCLUSIVE, OF PHASE 3, RESIDENTIAL UNITS 209 TO 216, INCLUSIVE, OF PHASE 4, AND RESIDENTIAL UNITS 244 TO 253, INCLUSIVE, OF PHASE 5. (UPPER UNIT: MAIN FLOOR)



SECTIONAL VIEW THROUGH RESIDENTIAL UNITS ILLUSTRATING TYPICAL VERTICAL RELATIONSHIP OF UPPER AND LOWER UNITS ON LEVEL 1
(NOT TO SCALE)





PLAN VIEW ILLUSTRATING TYPICAL UNIT BOUNDRIES ON LEVEL 1
(AT GRADE)
NOT TO SCALE

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SSB	DENOTES	SHORT STANDARD IRON BAR
PB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
IB#	DENOTES	ROUND IRON BAR
CC	DENOTES	CUT CROSS
CP	DENOTES	CUT PLUG
MEAS	DENOTES	MEASURED
RP	DENOTES	REGISTERED PLAN 4M-1462
P	DENOTES	PLAN 4R-22721
632	DENOTES	O.C. MUROSTIE, O.L.S.
1022	DENOTES	O.C. MUROSTIE, O.L.S.
A00	DENOTES	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
MTO	DENOTES	MINISTRY OF TRANSPORTATION OF ONTARIO
INST.	DENOTES	INSTRUMENT
No.	DENOTES	NUMBER
CONC	DENOTES	CONCRETE
U	DENOTES	STACK UNIT
—	DENOTES	PROPERTY LINE
V	DENOTES	VISITOR PARKING
EV	DENOTES	ELECTRIC VEHICLE PARKING

N=NORTH S=SOUTH E=EAST W=WEST

ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____ PRELIMINARY
GEORGE ZERVOS
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.

GLENVIEW HOMES (BANK) LTD.

DATE _____ _____

ZONING: PROPOSED GENERAL MIXED USE

J.D.BARNES LIMITED
LAND INFORMATION SPECIALISTS
SURVEYING MAPPING GIS
62 STEACIE DRIVE, SUITE 101, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
NS	XX	20-10-013-01
PLOTTED: 2/8/2021	DATED: 08/20/2020	

FILE: G:\20-10-013\20\Drawing\Draft Plan of Condominium\20-10-013-00_DraftPlanOfCondominium.dgn