

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	MC(2284) 5349-h	SITE AREA (OVERALL)	21.85 ha 54.00 acres	SITE AREA (PHASE 1)	2.05 ha 5.055 acres	20,524 sq. m. 220,920 sq. ft.
SITE AREA (SOUTH PHASE)	3.27 ha 8.08 acres	SITE AREA (PHASE 1 - NET AREA)	0.57 ha 1.40 acres	SITE AREA (PHASE 1 - NET AREA)	5,682 sq. m. 61,161 sq. ft.	
		TRANSIT PLAZA	0.53 ha 1.31 acres		5,294 sq. m. 56,984 sq. ft.	

LOT COVERAGE

PAVED SURFACE =	3,529.1 sq. m.	10.8%
BUILDING FOOTPRINT =	15,887.2 sq. m.	48.6%
LANDSCAPE OPEN SPACE =	7,993.9 sq. m.	24.4%
TRANSIT PLAZA =	5,294 sq. m.	16.2%
TOTAL =	32,713 sq. m.	100.0%

AMENITY SPACE

EXTERIOR AT GRADE =	700.0 sq. m.
GROUND FLOOR COMMUNAL INTERIOR =	1,500.0 sq. m.
COMMUNAL INTERIOR =	800.0 sq. m.
COMMUNAL EXTERIOR PATIO =	4,000.0 sq. m.
PRIVATE BALCONIES =	5,000.0 sq. m.
TOTAL =	12,000.0 sq. m.
TOTAL COMMUNAL =	7,000.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (1,554) =	9,324.0 sq. m.
REQUIRED COMMUNAL @ 50% =	4,662.0 sq. m.

DENSITY COVERAGE (SOUTH PHASE)

TRANSIT PLAZA =	16.2%	5,294 sq. m.
ROADS =	10.2%	3,332 sq. m.
PHASE #1 =	17.4%	5,682 sq. m.
PHASE #2 =	19.4%	6,355 sq. m.
PHASE #3 =	17.7%	5,801 sq. m.
PHASE #4 =	19.1%	6,244 sq. m.
TOTAL AREA =	100.0%	32,713 sq. m.
TOTAL DENSITY AREA =	73.6%	24,082 sq. m.

DENSITY (SOUTH PHASE)

PHASE	PROPOSED UNITS	PROPOSED DENSITY (DENSITY PER UNIT)	PROPOSED DENSITY (DENSITY PER UNIT)
PHASE #1 =	5,682 sq. m.	296	516
PHASE #2 =	6,355 sq. m.	403	634
PHASE #3 =	5,801 sq. m.	404	697
PHASE #4 =	6,244 sq. m.	457	732
TOTAL AREA =	24,082 sq. m.	1,554	361

UNIT STATISTICS

STUDIO UNIT	5%	25
1 BEDROOM UNIT	34%	101
1 BEDROOM + DEN UNIT	16%	54
2 BEDROOM UNIT	20%	58
3 BEDROOM	17%	52
TOTAL	100.0%	290
COMMERCIAL RETAIL		408.1 sq. m. 4,404 sq. ft.

PHASE 2 ZONING AREA BASED ON 75% CONSTRUCTION

GROUND FLOOR	1,485.5 sq. m. 15,990 sq. ft.
PODIUM 2nd - 4th FLOOR	4,764.3 sq. m. 51,282 sq. ft.
PODIUM 5th & 6th FLOOR	4,084.5 sq. m. 43,965 sq. ft.
TOWER A 7th - 19th FLOOR	7,555.2 sq. m. 81,323 sq. ft.
TOWER B 7th - 19th FLOOR	7,555.2 sq. m. 81,323 sq. ft.
TOWER A 20th & 21st FLOOR	764.5 sq. m. 8,229 sq. ft.
TOWER B 20th & 21st FLOOR	764.5 sq. m. 8,229 sq. ft.
TOTAL AREA	29,683.8 sq. m. 319,514 sq. ft.

PHASE 3 ZONING AREA BASED ON 75% CONSTRUCTION

GROUND FLOOR	1,502.2 sq. m. 16,170 sq. ft.
PODIUM 2nd - 4th FLOOR	4,888.7 sq. m. 52,622 sq. ft.
PODIUM 5th & 6th FLOOR	4,048.2 sq. m. 43,375 sq. ft.
TOWER A 7th - 19th FLOOR	7,555.2 sq. m. 81,323 sq. ft.
TOWER B 7th - 19th FLOOR	7,555.2 sq. m. 81,323 sq. ft.
TOWER A 20th & 21st FLOOR	764.5 sq. m. 8,229 sq. ft.
TOWER B 20th & 21st FLOOR	764.5 sq. m. 8,229 sq. ft.
TOTAL AREA	27,078.5 sq. m. 291,470 sq. ft.

PHASE 4 ZONING AREA BASED ON 80% CONSTRUCTION

GROUND FLOOR	1,503.7 sq. m. 16,186 sq. ft.
PODIUM 2nd - 4th FLOOR	4,913.3 sq. m. 52,866 sq. ft.
PODIUM 5th & 6th FLOOR	4,277.3 sq. m. 46,040 sq. ft.
TOWER A 7th - 19th FLOOR	9,246.5 sq. m. 99,528 sq. ft.
TOWER B 7th - 19th FLOOR	9,246.5 sq. m. 99,528 sq. ft.
TOWER A 20th & 21st FLOOR	1,200.9 sq. m. 12,965 sq. ft.
TOWER B 20th & 21st FLOOR	1,200.9 sq. m. 12,965 sq. ft.
TOTAL AREA	31,429.0 sq. m. 338,300 sq. ft.

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

(N) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

(A) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.

(W) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.

(D) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.

(O) INDICATES DETAIL NUMBER.

(R) TITLE.

(S) DETAIL REFERENCE PAGE.

(C) DETAIL CROSS REFERENCE PAGE.

GENERAL NOTES:

(A) REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.

(B) FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A300 SERIES.

(C) ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.

(D) ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.

(E) ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.

(F) ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC 1st ROUND COMMENTS	2023 10 18
2	REVISED CONCEPT ISSUED TO CONSULTANTS	2023 07 28
3	ISSUED FOR SPC APPLICATION	2021 10 28
4	ISSUED WITH GENERAL UPDATES	2021 10 26
5	ISSUED FOR CONSULTANT START UP	2021 06 31

ARCHITECT: **rla/architecture**
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PROJECT TITLE: **SOUTH KEYS 2200 BANK STREET**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN SOUTH PHASE**

PROJECT No: **2030**

ARCHITECT: **rla/architecture**
roderick lahey architect inc.

CLIENT: **SMARTCENTRES REAL ESTATE INVESTMENT TRUST**

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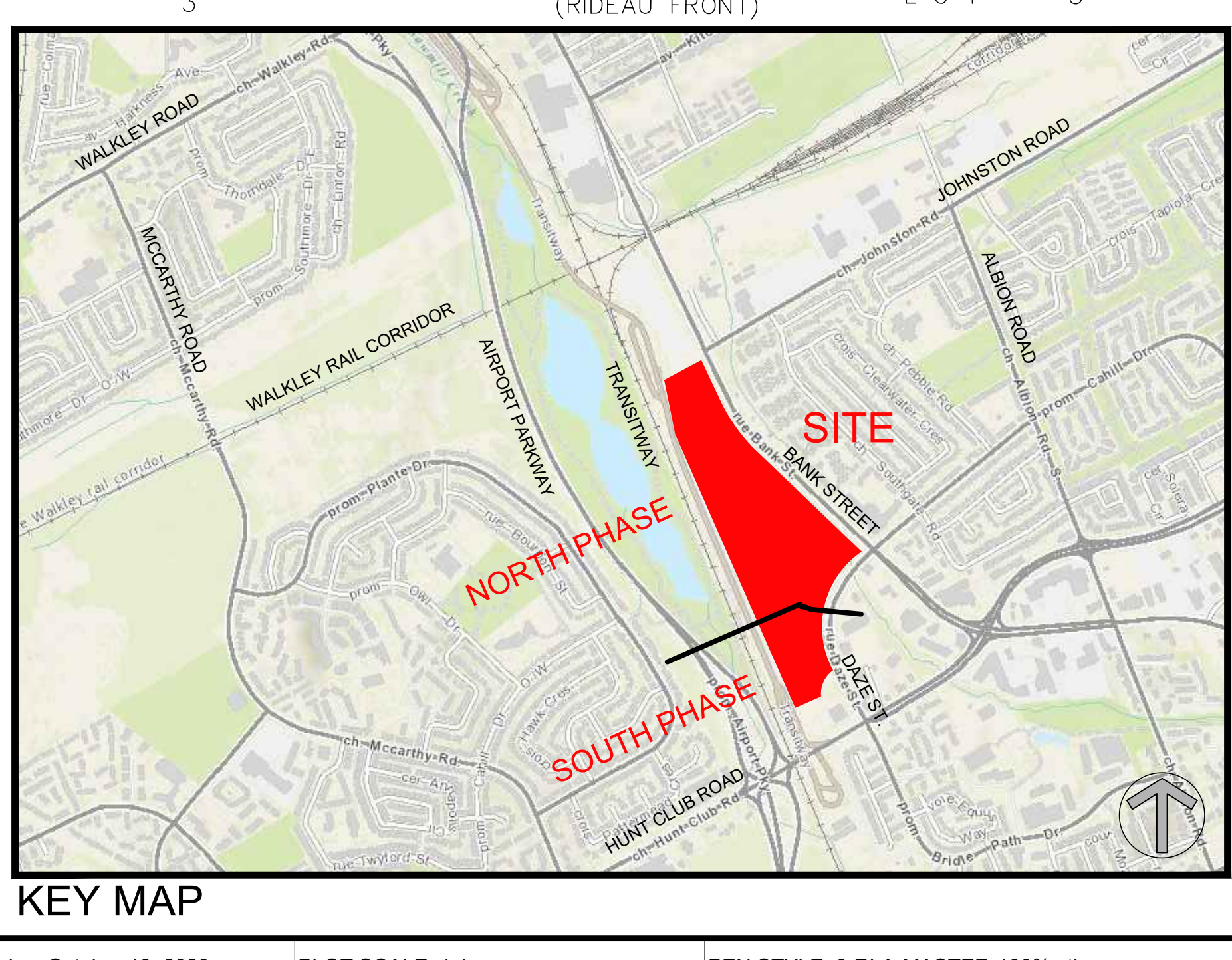
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1 SITE PLAN SOUTH PHASE

SCALE = 1 : 400

SCALE 1: 400



URBAN PLANNER

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PROJECT DEVELOPER

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LEGAL DESCRIPTION

TOPOGRAPHIC SKETCH OF ALL OF BLOCK 2, PART OF BLOCK 1 REGISTERED PLAN 4M-944 AND PART OF LOT 5 CONCESSION 3 (RIDEAU FRONT) (GEOGRAPHIC TOWNSHIP OF GLOUCESTER) CITY OF OTTAWA

SURVEYOR

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