



**PROJECT INFORMATION**

ZONING	MC(2284) S349-F
SITE AREA (OVERALL)	54 acres 218,530.0 sq. m. 2,352,240 sq. ft.
SITE AREA (SOUTH PHASE)	8.08 acres 32,702.2 sq. ft.
SITE AREA (PHASE 1 - SOUTH PHASE)	20,524.1 sq. m. 5.07 acres 220,920 sq. ft. 5,292.0 sq. ft. 56,962 sq. ft.
TRANSIT PLAZA	1.31 acres 56,962 sq. ft.

BUILDING STATISTICS (PHASE #1)	
<b>GROSS BUILDING - AREA</b> (CITY OF OTTAWA'S DEFINITION)	
GROUND FLOOR	466.3 sq. m. 5,019 sq. ft.
2nd-4th FLOOR	3 x 1,967.9 sq. m. 3 x 16,878 sq. ft.
5th FLOOR	4,703.5 sq. m. 50,628 sq. ft.
6th FLOOR	1,417.8 sq. m. 15,281 sq. ft.
7th FLOOR (TOWER A)	2,071.7 sq. m. 22,300 sq. ft.
7th FLOOR (TOWER B)	696.2 sq. m. 7,484 sq. ft.
8th - 19th FLOOR (TOWER A)	12 x 7,705.5 sq. m. 8,466.1 sq. m. 91,128 sq. ft.
8th - 19th FLOOR (TOWER B)	12 x 7,705.5 sq. m. 8,466.1 sq. m. 91,128 sq. ft.
20th FLOOR (TOWER B)	350.1 sq. m. 3,768 sq. ft.
21st FLOOR (TOWER B)	350.1 sq. m. 3,768 sq. ft.
TOTAL AREA	28,383.0 sq. m. 305,512 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 UNLESS SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

**NOTATION SYMBOLS:**

- (1) INDICATES DRAWING NOTES. LISTED ON EACH SHEET.
- (A) INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- (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.
- (000) - DETAIL NUMBER
- (00) - TITLE
- (01) - DETAIL REFERENCE PAGE
- (02) - DETAIL CROSS REFERENCE PAGE

**REQUIRED**

BUILDING HEIGHT - STORIES	21 STORIES - 151.79m A.S.L.
BUILDING HEIGHT - METRES AT GROUND FLOOR	83.09 m
FRONT & CORNER YARD SETBACK	0.0 m
INTERIOR YARD SETBACK	2.0 m
REAR YARD SETBACK	2.0 m
AMENITY AREA PER UNIT	6.0 sq. m.
TOWER FOOTPRINT	750 sq. m.
VEHICLE PARKING - RESIDENTIAL	NOT REQUIRED
VEHICLE PARKING - VISITOR ONLY	30
BICYCLE PARKING - RESIDENTIAL	0.5 PER UNIT
BICYCLE PARKING - COMMERCIAL	1 PER 250m² GFA

**PROVIDED**

BUILDING HEIGHT	21 STORIES - 151.79m A.S.L.
BUILDING HEIGHT - METRES AT GROUND FLOOR	83.09 m
FRONT YARD SETBACK	94.4 m
REAR YARD SETBACK	2.0 m
AMENITY AREA PER UNIT	11.0 sq. m.
TOWER FOOTPRINT	890 sq. m.
VEHICLE PARKING - RESIDENTIAL	0.64 PER UNIT
VEHICLE PARKING - VISITOR ONLY	30
BICYCLE PARKING - RESIDENTIAL	1.0 PER UNIT
BICYCLE PARKING - COMMERCIAL	2 PER 250m² GFA

**SITE PLAN SYMBOLS:**

- SOFT LANDSCAPE
- TRANSIT PLAZA
- CONCRETE SIDEWALK
- PAVERS @ TERRACE LEVEL
- PROPERTY LINE
- BUILDING SETBACK LINE
- FENCE LINE
- BIKE RACK
- ENTRANCE / EXIT DOOR
- COMMERCIAL / EXIT DOOR
- FIRE HYDRANT
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- SIAMASE CONNECTION

**NOTE:** SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

**UNIT STATISTICS**

STUDIO UNIT	0
1 BEDROOM UNIT	163
1 BEDROOM + DEN UNIT	100
2 BEDROOM UNIT	123
3 BEDROOM UNIT	40
TOTAL	446

**COMMERCIAL RETAIL**  
(AFTER 12 UNITS) (MIN. 30)

RESIDENCE	-NON REQUIRED	0
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS) (MIN. 30)	30
COMMERCIAL RETAIL	-NON REQUIRED	0
TOTAL		30

**PROVIDED**

RESIDENCE	-0.64 PER UNIT	284
VISITOR		30
COMMERCIAL RETAIL		0
TOTAL		314

**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 SCHEDULES 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.

**CAR PARKING**

**REQUIRED BY ZONING BY-LAW**

RESIDENCE	-NON REQUIRED	0
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS) (MIN. 30)	30
COMMERCIAL RETAIL	-NON REQUIRED	0
TOTAL		30

**PROVIDED**

RESIDENCE	-0.64 PER UNIT	284
VISITOR		30
COMMERCIAL RETAIL		0
TOTAL		314

**BICYCLE PARKING**

**REQUIRED**

RESIDENCE	-0.5 PER UNIT (446 UNITS)	223
COMMERCIAL RETAIL	-1.0 PER 250m² OF G.F.A.	2
TOTAL		225

**PROVIDED**

EXTERIOR	8
PARKING GARAGE	446
TOTAL	454

**AMENITY SPACE**

EXTERIOR AT GRADE	2000.0 sq. m.
GROUND FLOOR COMMUNAL INTERIOR	387.0 sq. m.
5th FLOOR COMMUNAL INTERIOR	517.0 sq. m.
5th FLOOR COMMUNAL EXTERIOR TERRACE	700.0 sq. m.
7th FLOOR COMMUNAL EXTERIOR TERRACE	350.0 sq. m.
5th, 7th & 20th FLOOR PRIVATE DECKS	650.0 sq. m.
PRIVATE BALCONIES	2,100.0 sq. m.
TOTAL	4,904.0 sq. m.
TOTAL COMMUNAL	2,154.0 sq. m.
REQUIRED - 6.0M² PER UNIT (446) =	2,676.0 sq. m.
REQUIRED COMMUNAL @ 50% =	1,338.0 sq. m.

**REFUSE REQUIREMENT** (446 UNITS)

GARBAGE	-0.11 PER UNIT	49 YARDS
RECYCLING GMP	-0.018 PER UNIT	8 YARDS
RECYCLING FIBER	-0.038 PER UNIT	17 YARDS
COMPOST	-240L PER 50 UNITS	10

**SITE STATISTICS (SOUTH PHASE)**

<b>GROSS BUILDING - AREA</b> (CITY OF OTTAWA'S DEFINITION)	
EXISTING CINEPLEX (ESTIMATE 80% EFFICIENCY)	2,902.8 sq. m. 31,245 sq. ft.
EXISTING RESTAURANT (ESTIMATE 80% EFFICIENCY)	386.8 sq. m. 4,164 sq. ft.
PROPOSED BUILDING PHASE #1	28,383.0 sq. m. 305,512 sq. ft.
TOTAL AREA	31,672.6 sq. m. 340,921 sq. ft.

**PARKING SPACE PROVIDED**

EXISTING CINEPLEX	126
EXISTING RESTAURANT	94
PROPOSED BUILDING PHASE #1	314
TOTAL	534

**BICYCLE SPACE PROVIDED**

EXISTING CINEPLEX	6
EXISTING RESTAURANT	2
PROPOSED BUILDING PHASE #1	454
TOTAL	462

**LOT COVERAGE (SOUTH PHASE)**

PAVED SURFACE	12,771.3 sq. m.	39.05%
BUILDING FOOTPRINT	8,064.0 sq. m.	24.66%
LANDSCAPE OPEN SPACE	6,574.9 sq. m.	20.11%
TRANSIT PLAZA	5,292.0 sq. m.	16.38%
TOTAL	32,702.2 sq. m.	100.0%

ISSUED FOR SPC APPLICATION 2021 10 28

ISSUED WITH GENERAL UPDATES 2021 10 28

ISSUED FOR CONSULTANT START UP 2021 08 31

No.	DESCRIPTION	DATE
1	ARCHITECT SEAL	
2	ARCHITECTS	
3	ARCHITECTS	

ARCHITECT: **rla/architecture**  
roderick olay architect inc.  
56 beech street, ottawa, ontario k1s 3j6  
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE: **SOUTHKEYS MALL**  
2200 BANK STREET

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**  
SOUTH PHASE - PHASE 1

DRAWN: R.V. CHECKED: A.K.  
SCALE: 1:400 SHEET No. SP-1

PROJECT No: 2030

**CIVIL ENGINEER**  
**IBI GROUP**  
333 Preston Street, Suite 400  
Ottawa, ON K1S 5N4  
Tel: (613) 225-1311  
Fax: (613) 225-9868  
Email: DHook@IBIGroup.com

**PROJECT DEVELOPER**  
**SMART CENTRES**  
3200 Highway 7,  
Vaughan, Ontario, L4K 5Z5  
Tel: (416) 970-5294  
E-Mail: hjenkins@smartcentres.com

**LANDSCAPE ARCHITECT**  
**Levstek Consultants**  
5871 Hugh Crescent  
Ottawa, (Osgoode) ON K0A 2W0  
Tel: (613) 826-0518  
Email: rlevstek@larocquelevstek.com

**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

**TRANSPORTATION**  
**IBI GROUP**  
333 Preston Street, Suite 400  
Ottawa, ON K1S 5N4  
Tel: (613) 225-1311  
Fax: (613) 225-9868  
Email: DHook@IBIGroup.com

**URBAN PLANNER**  
**Stantec**  
1331 Clyde Avenue, Suite 400  
Ottawa ON K2C 3G4  
Phone: (613) 724-4096  
Cell: (613) \_\_\_\_\_  
Email: barrett.wagar@stantec.com

**SURVEYOR**  
**Stantec**  
1331 Clyde Avenue, Suite 400  
Ottawa ON K2C 3G4  
Phone: (613) 724-4096  
Cell: (613) 229-7644  
E-Mail: BWebster@stantec.com

**ELECTRICAL ENGINEER**  
**Quasar Consulting Group**  
250 Rowntree Dairy Road,  
Woodbridge, ON, L4L 9J7  
Phone: (905) 507-0800  
Cell: (416) 797-627  
E-Mail: terry.sedore@quasarcg.com

