

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
		SITE AREA (SOUTH PHASE)	3.27 ha / 8.08 acres
		SITE AREA (PHASE 1 - NET AREA)	0.57 ha / 1.40 acres
		TRANSIT PLAZA	0.53 ha / 1.31 acres
		REQUIRED	151.79m A.S.L.
		PROVIDED	151.79m A.S.L.
		REQUIRED	21 STOREYS / 63.0m
		PROVIDED	21 STOREYS / 63.0m
		REQUIRED	88.60m A.S.L.
		PROVIDED	88.60m A.S.L.
		REQUIRED	750 sq. m.
		PROVIDED	750 sq. m.
		REQUIRED	85 Units
		PROVIDED	511 Units
		REQUIRED	0.0m
		PROVIDED	93.0m
		REQUIRED	2.0m
		PROVIDED	2.0m
		REQUIRED	2.0m
		PROVIDED	2.0m
		REQUIRED	1,740.0m²
		PROVIDED	3,412.0m²
		REQUIRED	870.0m²
		PROVIDED	2,392.0m²
		REQUIRED	NOT REQUIRED
		PROVIDED	180
		REQUIRED	28
		PROVIDED	294
		REQUIRED	145
		PROVIDED	28
		REQUIRED	2
		PROVIDED	6
		REQUIRED	6.0m / 6.7m
		PROVIDED	6.0m

DRAWING NOTES:	
1	PROPERTY LINE
2	BUILDING SETBACK LINE
3	OUTLINE OF TOWER
4	LINE OF TOWER BALCONIES ABOVE
5	OPENED AIR PARKING GARAGE, AT & ABOVE GRADE
6	GARAGE ENTRY WITH TRENCH DRAIN AS REQUIRED
7	EXTERIOR ROOF TOP AMENITY SPACE
8	FIRE HYDRANT
9	SHORT TERM STREET PARKING
10	PEDESTRIAN CROSS WALK WITH DEPRESSION CURBS
11	BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
12	SIAMSESE CONNECTION
13	EXISTING TRANSIT STATION ENTRANCE
14	2.0 X 5.2m STANDARD PARKING SPACES
15	150mm BARRIER CURB
16	SECTION OF COMMERCIAL BUILDING TO BE REMOVED
17	SOFT LANDSCAPING
18	CONCRETE SIDEWALK
19	CONCRETE RETAINING WALL
20	EXISTING TREE TO BE REMOVED
21	EXISTING FIRE HYDRANT
22	EXISTING COMMERCIAL BUILDING TO REMAIN
23	EXISTING CHAIN LINK FENCE
24	EXISTING PARKING LOT LIGHTING
25	RELOCATED BARRIER FREE PARKING SPACES
26	EXISTING CONCRETE RETAINING WALL
27	GARBAGE STAGING AREA
28	EXISTING TREE TO REMAIN
29	COMMERCIAL ENTRANCE
30	CISTERN BELOW RAMP

BUILDING STATISTICS (PHASE #1)	
GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)	
GROUND FLOOR	409.1 sq. m.
2nd FLOOR - PARKING	0.0 sq. m.
3rd FLOOR	1,291.2 sq. m.
4th - 7th FLOOR	4 x 1,625.1 sq. m.
8th - 9th FLOOR	2 x 1,442.4 sq. m.
10th FLOOR	2 x 1,032.2 sq. m.
11th - 20th FLOOR - TOWER	10 x 780.2 sq. m.
MECHANICAL PENTHOUSE	0.0 sq. m.
TOTAL AREA	19,124.5 sq. m.
TOWER FOOTPRINT AREA	946.5 sq. m.
UNIT STATISTICS	
STUDIO UNIT	5.6%
1 BEDROOM UNIT	34.8%
1 BEDROOM + DEN UNIT	16.5%
2 BEDROOM UNIT	20.0%
3 BEDROOM UNIT	17.9%
TOTAL	100.0%
COMMERCIAL RETAIL	409.1 sq. m.
	4,404 sq. ft.

CAR PARKING	
REQUIRED BY ZONING BY-LAW	
RESIDENCE	- NON REQUIRED
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS) (MAX 30)
COMMERCIAL RETAIL	- NON REQUIRED
TOTAL	28
PROVIDED	
RESIDENCE	- 0.53 PER UNIT
VISITOR	- 0.10 PER UNIT
COMMERCIAL RETAIL	0
TOTAL	300

BICYCLE PARKING	
REQUIRED	
RESIDENCE	- 0.5 PER UNIT (200 UNITS)
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.
TOTAL	147
PROVIDED	
EXTERIOR	10
PARKING GARAGE	290
TOTAL	300

AMENITY SPACE	
GROUND FLOOR COMMUNAL INTERIOR	625.0 sq. m.
3rd FLOOR COMMUNAL INTERIOR	247.0 sq. m.
3rd FLOOR COMMUNAL TERRACE	1,300.0 sq. m.
10th FLOOR COMMUNAL INTERIOR	140.0 sq. m.
10th FLOOR COMMUNAL TERRACE	180.0 sq. m.
3rd FLOOR PRIVATE DECKS	420.0 sq. m.
PRIVATE BALCONIES	600.0 sq. m.
TOTAL	3,412.0 sq. m.
REQUIRED - 6.0M² PER UNIT (200)	1,740.0 sq. m.
REQUIRED COMMUNAL @ 50%	870.0 sq. m.

PARKING SPACE PROVIDED	
EXISTING CINEPLEX	126
EXISTING RESTAURANT	94
EXISTING CINEPLEX - LOADING AREA	6
PROPOSED BUILDING PHASE #1	180
TOTAL	406
BICYCLE SPACE PROVIDED	
EXISTING CINEPLEX	6
EXISTING RESTAURANT	2
PROPOSED BUILDING PHASE #1	300
TOTAL	308

LOT COVERAGE (SOUTH PHASE)	
PAVED SURFACE	12,699.0 sq. m. 38.82%
BUILDING FOOTPRINT	8,212.0 sq. m. 25.10%
LANDSCAPE OPEN SPACE	6,508.0 sq. m. 19.90%
TRANSIT PLAZA	5,294.0 sq. m. 16.18%
TOTAL	32,713.0 sq. m. 100.0%

REFUSE REQUIREMENT (290 UNITS)	
GARBAGE GMP	- 0.11 PER UNIT 32 YARDS
RECYCLING GMP	- 0.018 PER UNIT 5 YARDS
RECYCLING FIBER	- 0.038 PER UNIT 11 YARDS
COMPOST	- 240L PER 50 UNITS 6

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:

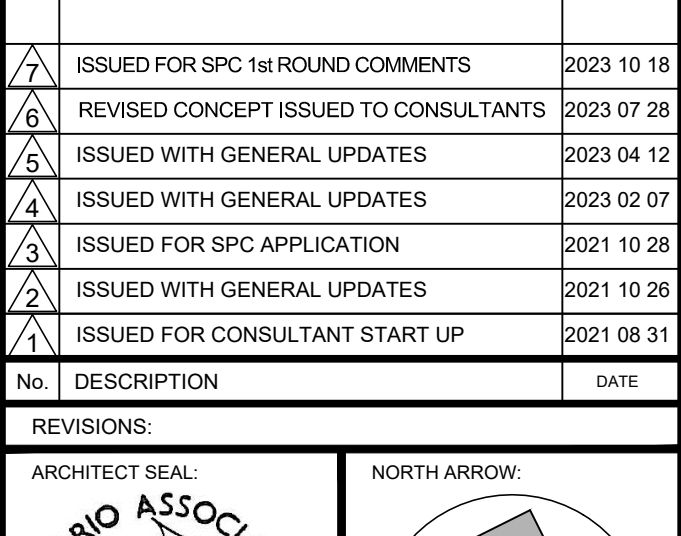
- Ⓢ INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- Ⓜ INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- Ⓦ INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- Ⓣ INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
- Ⓝ DETAIL NUMBER
- Ⓟ DETAIL REFERENCE PAGE
- Ⓠ DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

- A REFER TO TYPICAL ASSEMBLY SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- B FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A800 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:	DATE
ISSUED FOR SPC 1st ROUND COMMENTS	2023 10 18
REVISED CONCEPT ISSUED TO CONSULTANTS	2023 07 28
ISSUED WITH GENERAL UPDATES	2023 04 12
ISSUED WITH GENERAL UPDATES	2023 02 07
ISSUED FOR SPC APPLICATION	2021 10 28
ISSUED WITH GENERAL UPDATES	2021 10 28
ISSUED FOR CONSULTANT START UP	2021 06 31
0 No. DESCRIPTION	

ARCHITECT:	
ONTARIO ASSOCIATION OF ARCHITECTS	
ARCHITECT'S LICENCE # 4272	
SEAL DATE: STAMP DATE	
CLIENT:	



SMARTCENTRES
REAL ESTATE INVESTMENT TRUST

SOUTH KEYS
2200 BANK STREET

SITE PLAN
SOUTH PHASE - PHASE 1

DRAWN:		CHECKED:	
R.V.		A.K.	
SCALE:		SHEET No.	
1:400		SP-1	
PROJECT No.		2030	

CIVIL ENGINEER ARCADIS (IBI GROUP) 333 Preston Street, Suite 400 Ottawa, ON K1S 5N4 Tel: (613) 225-1311 Fax: (613) 225-9868 Email: doug.cave@arcadis.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 (RIDEAU FRONT) CONCESSION 3 (RIDEAU FRONT) (GEOMETRIC TOWNSHIP OF GLOUCESTER) CITY OF OTTAWA
TRANSPORTATION ARCADIS (IBI GROUP) 333 Preston Street, Suite 400 Ottawa, ON K1S 5N4 Tel: (613) 225-1311 Fax: (613) 225-9868 Email: DHook@arcadis.com	URBAN PLANNER Stantec 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) _____ Email: barrett.wagar@stantec.com
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SITE PLAN SYMBOLS:	
[Symbol]	SOFT LANDSCAPE
[Symbol]	TRANSIT PLAZA
[Symbol]	CONCRETE SIDEWALK
[Symbol]	PAVERS @ TERRACE LEVEL
[Symbol]	PROPERTY LINE
[Symbol]	BUILDING SETBACK LINE
[Symbol]	FENCE LINE
[Symbol]	BIKE RACK
[Symbol]	ENTRANCE / EXIT DOOR
[Symbol]	COMMERCIAL / EXIT DOOR
[Symbol]	FIRE HYDRANT
[Symbol]	VEHICULAR DIRECTION
[Symbol]	EXISTING TREE TO REMAIN
[Symbol]	SIAMSESE CONNECTION

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

