

TM (H19) Zoning	Required	Provided
Front Yard	Bank Street	
Minimum Lot Area	No minimum	1943 m <sup>2</sup>
Minimum Lot Width	No minimum	60.48 m
Minimum Building Height (m)	5.7 m within 20 m of front lot line	
Maximum Building Height (m)	19 meters as per height restriction in zoning	30 m
Minimum Front Yard Setback (Bank, west)	No minimum	0 m (existing condition)
	Above 15 m, min. front yard setback of 2 meters	3 m setback above 15 m
	2 meters from hydro poles, 5 meters from high-voltage power line	N/A
Maximum Front Yard Setback (Bank, west)	2 meters; does not apply to corner right triangle areas used for balcony above 2nd floor.	0 m (existing condition)
Active Entrances	1 per ground floor occupancy	8
Minimum Side Yard Setback (Nepean, north) (Lugar, south)	3 m for height up to 15 meters	0 m, up to 3rd floor
Minimum Side Yard Setback (Nepean, north) (Lugar, south)	Above 15 m: Ground floor setback plus 2 meters (does not apply to corner site triangle), balconies not included	1.2 m past 3rd floor
Minimum Rear Yard Setback (Back Alley, east)	7.5 meters (abutting R-zone)	0 m (existing condition)
Minimum Interior Yard Setback	3 m (mixed-use building abutting R-Zone) does not apply, has no interior side yard	N/A
Amenity Space Requirements	6m <sup>2</sup> per unit Min. 50% communal, aggregated into areas of 54 m <sup>2</sup> and where more than one aggregated area is provided, at least one must be minimum 54 m <sup>2</sup> . 263 units * 6 m <sup>2</sup> = 1 578 m <sup>2</sup>	Provided: Communal area(GF/basement): 716m <sup>2</sup> Communal area(2nd floor): 235 m <sup>2</sup> Total amenity area = 1 580 m <sup>2</sup>
Landscape Area	Abutting a residential zone = Min. 3 m, reduced to 1 m where 1.4 m high opaque fence is provided In all other cases = No minimum	N/A
Parking Requirements	Residents: 0.5 spaces/unit after the first 12 units for units above the 4th floor = 125 Visitor: 0.1 spaces/unit after the first 12 units = 25 Commercial: Not required if GFA is less than 200m <sup>2</sup> per use	Provided: 0
Alse and Driveway Width	3m for parking lots with less than 20 parking spaces; 6m for parking lots with more than 20 spaces	N/A
Bicycle Parking	0.5/unit * 263 units = 132	Provided: 264

LEVEL	STUDIO (12.45 m <sup>2</sup> )	1 BR (26.46 m <sup>2</sup> )	2 BR (39.61 m <sup>2</sup> )	3 BR (69.105 m <sup>2</sup> )	TOTAL
GROUND FLOOR	1	0	1	0	2
2nd FLOOR	29	4	1	2	36
3rd FLOOR	29	4	1	2	36
4th FLOOR	30	2	0	2	34
5th FLOOR	30	2	0	2	34
6th FLOOR	30	2	0	2	34
7th FLOOR	30	2	0	2	34
8th FLOOR	30	2	0	2	34
9th FLOOR	26	2	0	2	30
TOTAL	228	20	3	18	269
Required R.T. (15%)	34	3	0	2	39
Provided R.T. (15%)	35	6	0	3	43

**NOTES**

**SUBJECT:**  
PROPERTY BOUNDARY & TOPOGRAPHY INFORMATION WAS DERIVED FROM:  
• LOT 36 (SOUTH NEPEAN STREET) AND PART OF LOT 35 (EAST BANK STREET) AND PART OF LOT 35 (NORTH LISGAR STREET), REGISTERED PLAN 2996 CITY OF OTTAWA, DATED JULY 29TH, 2022.  
• SURVYOR: ANNIS OSALUJAN, VOLLEBECK LTD. (14 CONCORSE GATE, SUITE 500, NEPEAN, ON, K2E 7S8)

**NOTE:**  
REFER TO LANDSCAPE PLAN FOR DETAILS ON SURFACE TREATMENT OF PEDESTRIAN WALKWAYS.

**ZONING MECHANISM**  
Residential Waste (Solid Waste Collection Design Guidelines for Multi-Unit Residential Development, 4.2)

**REGULATION**  
Garbage (Compacted) = 0.053/Unit  
Require 15p  
Recycling (GMP) = 0.016/Unit  
Require 6p  
Recycling (Fibres) = 0.038/Unit  
Require 12p  
Organics = 240L containers/50 units  
Require 6 containers

**PROPOSED**  
Garbage (Compacted) = (0.053/263 units) \* 14p  
Total = 54.3p containers  
Recycling (GMP) = (0.016/263 units) \* 5p  
Total = 2.3p containers  
Recycling (Fibres) = (0.038/263 units) \* 10p  
Total = 41.3p containers  
Organics = 263 units \* 50 \* 6  
Total = 6 containers

**RESIDENTIAL UNITS SUMMARY**  
GROUND FLOOR: 2 UNITS  
2ND FLOOR: 32 UNITS  
3RD FLOOR: 33 UNITS  
4TH TO 7TH FLOOR: (34 UNITS \* 4) = 136 UNITS  
8TH TO 9TH FLOOR: (30 UNITS \* 2) = 60 UNITS  
**TOTAL: 263 UNITS**

**AREA SUMMARY**  
LOT AREA: 1943 m<sup>2</sup>  
LOT COVERAGE: 98%  
GFA: 1995 m<sup>2</sup>

**LEGEND**

- PROPERTY LINE
- PROJECTION LINE BASEMENT
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE

**CONSTRUCTION LEGEND**

- EXISTING TO BE CONSERVED
- NEW CONSTRUCTION

**NOTES GENERAL:** General Notes

- See dimensions of structures used to propose locations on site. All dimensions are provided in millimeters. All dimensions are rounded up to the next millimeter. All dimensions are provided in millimeters. All dimensions are rounded up to the next millimeter.
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**LANDSCAPE ARCHITECT** Architecture in Passage  
**Fotens Planning + Design**  
2500 Carleton Place, Suite 100, Carleton Place, ON N7C 1P7  
Tel: 519 709 9700

**CIVIL** CH4  
**EXP**  
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Tel: 519 709 9700

**MECHANICAL/ELECTRICAL** Mechanical/Electrical  
**Jain Sustainability Consultants**  
3900 Highway 7, Suite 100, Markham, ON L3R 9V7  
Tel: 905 477 8888

**URBANI PLANNER** Watson  
**Fotens Planning + Design**  
2500 Carleton Place, Suite 100, Carleton Place, ON N7C 1P7  
Tel: 519 709 9700

**HERITAGE CONSULTANT**  
**Commonwealth Historic Resource Management**  
2500 Carleton Place, Suite 100, Carleton Place, ON N7C 1P7  
Tel: 519 709 9700

**ARCHITECT** Architects  
**NEUF architect(e)s**  
1155 Bay Street, Suite 100, Toronto, ON M5G 1B8  
Tel: 416 597 1117  
neufarchitectes.com  
R2024-004

**ONTARIO ASSOCIATION OF ARCHITECTS**  
CHUCK JAY  
HUGO BANNON  
LICENCE 8287

**NEUF ARCHITECT(E)S**

**CLIENT** Smart Living Properties  
211-231 BANK STREET, OTTAWA

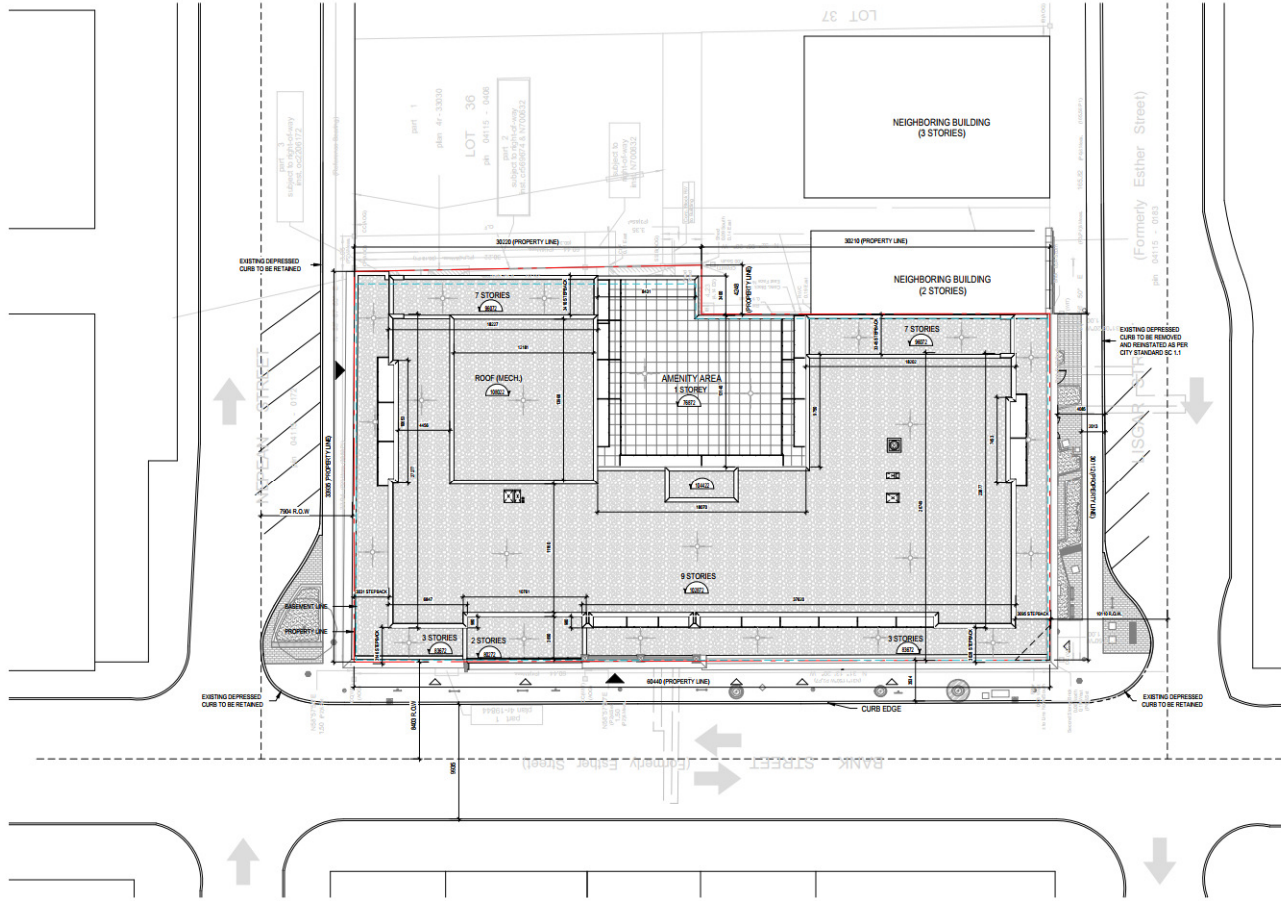
**PROJECT** 211-231 BANK

**EMPLACEMENT** Location: 211-231 BANK STREET, OTTAWA  
PROJECT No. 13369

**NO. REVISION** DATE (dd/mm/yyyy)  
1. SPC 2024.06.19  
2. SPC 2024.12.16

**DESIGN** P&R: S.W. M.M., H.G.  
DATE: 2024.12.16  
SCALE: As Indicated

**SITE PLAN**



SITE PLAN

1:200



**FILE NUMBERS:** D02-02-22-0127  
D07-12-22-0188  
**PLAN NUMBER:** 18910