

EXISTING SIDEWALK / ROAD SURFACE TO BE REPLACED AS PART OF SEPARATE CITY OF OTTAWA INFRASTRUCTURE PROJECT

GROVE AVENUE

FIRE DEPARTMENT CONNECTION
PORTION OF ROADWAY TO BE REPLACED FOR STORMWATER WORK. REFER TO CIVIL
NEW BIKE RACK. REFER TO CIVIL

EXISTING BUS SHELTER

SIDEWALK TO BE REPLACED AT FORMER DRIVEWAY ENTRANCE. REFER TO CIVIL

NEW BIKE RACK. REFER TO CIVIL

NEW BIKE RACK. REFER TO CIVIL

SIDEWALK TO BE REPLACED AT FORMER DRIVEWAY ENTRANCE. REFER TO CIVIL

EXISTING SIDEWALK

EXISTING DETACHED HOME

EXISTING 3m LANE WAY

PLANTER

ROOF TERRACE AMENITY AREA

1166 BANK STREET
6 STORY BUILDING
MAX. HEIGHT 20m

BUILDING HEIGHT: 62.89m
AVERAGE GRADE: 82.89m (20m)
MAXIMUM HEIGHT: 82.89m (20m)
PROPOSED HEIGHT: 82.39m (19.5m)

EXISTING 1 STORY BUILDING

BANK STREET

APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT

SITE PLAN LEGEND:

- EXTENT OF REMOVALS
- EXISTING PROPERTY LINE
- PROPERTY LINE AFTER ROAD WIDENING
- MINIMUM SETBACK ABOVE 4TH FLOOR
- SET BACK LINE
- NEW PRIVACY FENCE TO APPROX. 1.4m ABOVE GRADE
- EXTENT OF FOUNDATION BELOW GRADE
- EXTENT OF BUILDING AT GROUND FLOOR
- BUILDING OVERHANGS ABOVE. REFER TO ELEVATIONS
- CONCRETE WALKING / DRIVING SURFACE. REFER TO CIVIL DOCUMENTS
- SOFT LANDSCAPING. REFER TO LANDSCAPING DOCUMENTS
- HARD LANDSCAPING. REFER TO LANDSCAPING DOCUMENTS
- RAISED LANDSCAPING BLOCKS
- LOCATION FOR NEW BICYCLE RACK

EXTERIOR DOOR LEGEND:

- LOCATION OF EXTERIOR DOORS:
- B = BICYCLE STORAGE ROOM
- M = MAIN RESIDENTIAL ENTRANCE
- R = RETAIL UNIT
- V = VEHICLE ENTRANCE / EXIT
- X = EXIT DOOR

GENERAL SITE PLAN NOTES:

PROPERTY BOUNDARY INFORMATION, AND TOPOGRAPHIC INFORMATION DERIVED FROM SURVEY OF LOT 81 PART OF LOTS 8 & 82 REGISTERED PLAN 109930, CITY OF OTTAWA, PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., SIGNED AND DATED FEBRUARY 12, 2022

SITE & BUILDING DATA, 1166 BANK STREET:

| | |
|------------------------------------|---|
| SITE AREA: | 1015.47m ² |
| GROSS FLOOR AREA (CITY OF OTTAWA): | 2980.87m ² |
| BUILDING AREA (OBC): | 709.60m ² |
| ZONING: | PART 15 - MIXED USE: TM2 H15 - TRADITIONAL MAIN STREET SUBZONE 2 |
| PROVISION REQUIRED | PROVIDED |
| MIN LOT AREA (m ²) | NO MIN 1,015m ² |
| MIN LOT WIDTH (m) | NO MIN 28.5m (AFTER ROAD WIDENING) |
| MAX FRONT YARD SETBACK (m) | 2m |
| MIN LOT AREA (m ²) | NO MIN 1,015m ² |
| MAX FRONT YARD SETBACK (m) | 2m |
| MIN INTERIOR YARD SETBACK (m) | 3m |
| MIN SIDE YARD SETBACK (m) | 0m |
| MAX FRONT YARD SETBACK (m) | 0m |
| MIN CORNER YARD SETBACK (m) | 3m + 2m ABOVE |
| MIN REAR YARD SETBACK (m) | 15m IN HEIGHT |
| MIN REAR LOT SETBACK (m) | 2.9m TO OPEN TERRACE, 6.5m TO BUILDING FACE |
| MIN BUILDING HEIGHT (m) | 6.7m FOR A DIST. OF 20m FROM FRONT LOT LINE AS SET OUT UNDER SUBJECT 197(5) |
| MAX BUILDING HEIGHT (m) | HEIGHT LIMITED TO 19.5m (TM - 20m/6 STOREYS) ADDITIONAL SETBACK OF 2m WHERE BLDG GREATER THAN 4 STOREYS |
| ANGULAR PLANE | REAR LOT LINES ABUTS AN R3 ZONE. A 45d ANGULAR PLANE IS REQUIRED MEASURED AT A HEIGHT OF 17.5m FROM A POINT OF 7.5 FROM REAR LOT LINE PROJECTING UPWARDS TOWARDS THE FRONT LOT LINE |
| MIN WIDTH OF LANDSCAPED AREA (m) | NO MIN - LOT ABUTS A PUBLIC LANEWAY (ZONED TM) |
| MIN DRIVEWAY WIDTH (m) | 197 (8)(a) - MIN 3m FOR PARKING LOTS WITH LESS THAN 20 SPACES |
| REQUIRED TOTAL AMENITY AREA | 270m ² (8m ² PER DWELLING UNIT) |
| REQUIRED COMMUNAL AMENITY AREA | 135m ² (60% OF REQ TOTAL AMENITY AREA) |

CONSULTANTS

EXP
CIVIL ENGINEERS
TEL: 613-688-1899

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
TEL: 613-722-5168

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PLANNERS
TEL: 613-254-9643

CLIENT

AMBASSADOR REALTY INC.
185 SOMERSET ST. W., OTTAWA, ONTARIO
TEL: 613-253-1104

PARKING REQUIREMENTS - RESIDENTIAL:

| | | |
|--|--|--|
| MIN PARKING SPACES (0.5 SPACES PER DWELLING UNIT AFTER THE FIRST 12 UNITS + 10% REDUCTION WHERE LOCATED BELOW GRADE) | 15 SPACES (45 UNITS - 12) = 33x0.5 (MINUS 10%) = 15.3 (15) | 11 RESIDENTIAL SPACES (0.44 SPACES PER DWELLING UNIT AFTER THE FIRST 12 UNITS) |
| MIN VISITOR PARKING SPACES | 3 SPACES (0.1 SPACES PER DWELLING UNIT AFTER THE FIRST 12 UNITS) | 3 VISITOR PARKING SPACES |
| MAX VISITOR PARKING SPACES | 30 SPACES | 3 VISITOR PARKING SPACES |
| MIN BF PARKING SPACES | 1 TYPE B SPACE 3.1.2, TABLE 3 ACCESSIBLE DESIGN STANDARDS | 1 TYPE B SPACE |

GARBAGE ROOM REQUIREMENTS:

| TYPE | REQUIRED | PROVIDED |
|-----------------------------------|---------------------------|-------------------------------------|
| GARBAGE | 8.55cu YARDS OF CONTAINER | 1x 6cu YARD & 1x 4cu YARD CONTAINER |
| FIBRE RECYCLING | 2.30cu YARDS OF CONTAINER | 1x 3cu YARD CONTAINER |
| GLASS, METAL, & PLASTIC RECYCLING | 0.67cu YARDS OF CONTAINER | 3x 0.25cu YARD (50g) CONTAINERS |
| ORGANICS | 1x 240L GREEN CONTAINER | 1x 240L GREEN CONTAINER |

PARKING REQUIREMENTS - NON-RESIDENTIAL:

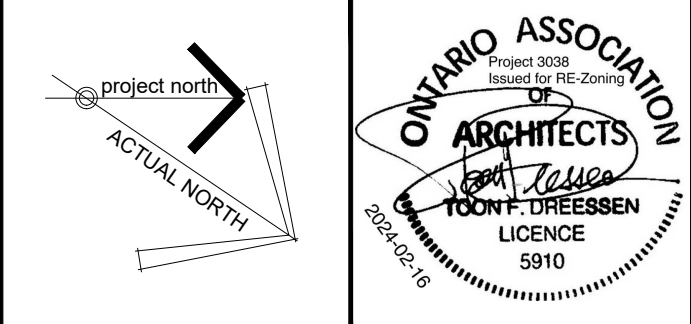
| | | |
|----------------------------------|---|-----------------------|
| AREA Y - NON-RES PARKING | GFA 500m ² OR LESS, NO OFF-STREET REQ. | N/A |
| MIN BIKE PARKING SPACES - RES | 19 (0.5 SPACES PER UNIT) | 51 RESIDENTIAL SPACES |
| MIN BIKE PARKING SPACES - RETAIL | 2 (1 SPACE PER 250m ² GFA) | 59 BIKE SPACES |

*CALCULATIONS ARE BASED ON 45 RESIDENTIAL UNITS

- GENERAL NOTES**
- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
 - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE. REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
 - GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE. GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
 - ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
 - DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

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ISSUE RECORD:

| NO. | DESCRIPTION | DATE |
|-----|-----------------------------------|------------|
| 1 | ISSUED FOR SITE PLAN COORDINATION | 2022-11-03 |
| 2 | ISSUED FOR SITE PLAN COORDINATION | 2022-12-09 |
| 3 | ISSUED FOR COORDINATION | 2023-01-20 |
| 4 | ISSUED FOR COORDINATION | 2023-02-01 |
| 5 | ISSUED FOR SITE PLAN CONTROL | 2023-03-10 |
| 6 | REISSUED FOR SITE PLAN CONTROL | 2023-08-01 |
| 7 | ISSUED FOR REVIEW | 2023-10-18 |
| 8 | ISSUED FOR COORDINATION | 2023-11-23 |
| 9 | ISSUED FOR CITY RESPONSE | 2023-12-01 |
| 10 | ISSUED FOR CITY RESPONSE | 2024-02-16 |

| | | |
|--------------------------------|--------|---|
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PROJECT TITLE

1166 BANK STREET

DRAWING TITLE

SITE PLAN: NEW WORK

| | | | |
|-----------|----------|---------|-------------|
| DATE | DRAWN | JOB NO. | DRAWING NO. |
| OCT. 2022 | IC | 3038 | A101 |
| SCALE | REVIEWED | | |
| 1:100 | TD/DR | | |

ARCHITECTURAL