

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

GROVE AVENUE

EXISTING DETACHED HOME

EXISTING 3m LANE WAY

PLANTER

ROOF TERRACE AMENITY AREA

1166 BANK STREET
6 STORY BUILDING
MAX. HEIGHT 20m

EXISTING 1 STORY BUILDING

BANK STREET

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DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 9:58 am, Jul 16, 2024

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 80 & 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:

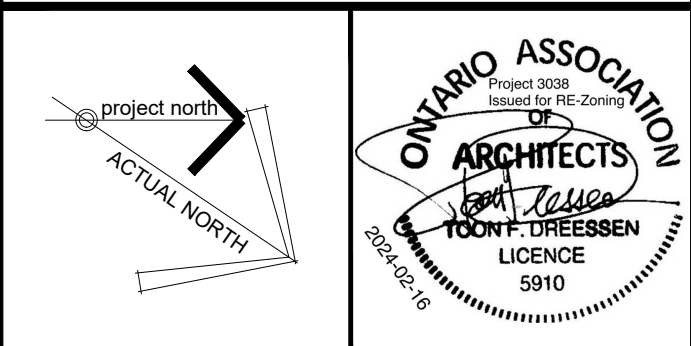
SITE AREA:	1015.47m ²
GROSS FLOOR AREA (CITY OF OTTAWA):	2980.87m ²
BUILDING AREA (OBC):	709.60m ²

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	2m
MIN LOT AREA (m ²)	NO MIN	1,015m ²
MAX FRONT YARD SETBACK (m)	2m	2m
MIN INTERIOR YARD SETBACK (m)	3m	2m
MIN SIDE YARD SETBACK (m)	0m	0m
MAX FRONT YARD SETBACK (m)	0m	2m
MIN CORNER YARD SETBACK (m)	3m + 2m ABOVE PLANE IS PROVIDED	3m + 2m ABOVE 4th STOREY
REAR LOT SETBACK (m)	15m IN HEIGHT	4.5m REAR LOT ABUTTING PUBLIC 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)	19.5m
MAX BUILDING HEIGHT (m)	HEIGHT LIMITED TO 15.0m (TM - 20m/6 STOREYS) ADDITIONAL SETBACK OF 2m WHERE BLDG GREATER THAN 4 STOREYS	19.5m ADDITIONAL 1.3m SETBACK PROVIDED ABOVE 4th STOREY
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	A 45d ANGULAR PLANE IS PROVIDED MEASURED AT A HEIGHT OF 17.5m FROM A POINT 4.5m FROM THE 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)	2.6m
MIN DRIVEWAY WIDTH (m)	197 (8)(a) - MIN 3m FOR PARKING LOTS WITH LESS THAN 20 SPACES	3.6m
REQUIRED TOTAL AMENITY AREA	270m ² (8m ² PER DWELLING UNIT)	TERRACE: 45.1m ² INTERIOR: 205.0m ² PRVT BALC: 29.1m ² TOTAL: 279.2m ²
REQUIRED COMMUNAL AMENITY AREA	135m ² (60% OF REQ TOTAL AMENITY AREA)	TOTAL: 250.1m ²

- 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

CONSULTANTS:

EXP
CIVIL ENGINEERS
TEL: 613-688-1899

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

NOVATECH
PLANNERS
TEL: 613-254-9643

CLIENT:
AMBASSADOR REALTY INC.
185 SOMERSET ST. W., OTTAWA, ONTARIO
TEL: 613-233-1104



PROJECT TITLE:
1166 BANK STREET

DRAWING TITLE:
SITE PLAN: NEW WORK

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT. 2022	IC	3038	A101
SCALE	REVIEWED	TOTAL	
1:100	TD/DR	8 EXTERIOR 59 BIKE SPACES	

ARCHITECTURAL

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 24L GREEN CONTAINER	1x 24L GREEN CONTAINER

PARKING REQUIREMENTS - RESIDENTIAL:

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

PARKING REQUIREMENTS - NON-RESIDENTIAL:

AREA Y - NON-RES PARKING	BICYCLE PARKING REQUIREMENTS:
GFA 500m ² OR LESS, NO OFF-STREET REQ.	MIN BIKE PARKING SPACES - RES 19 (0.5 SPACES PER UNIT)
	MIN BIKE PARKING SPACES - RETAIL 2 (1 SPACE PER 250m ² GFA)

*CALCULATIONS ARE BASED ON 45 RESIDENTIAL UNITS

FILE D07-12-23-0035 D02-02-23-0023 PLAN 18947