

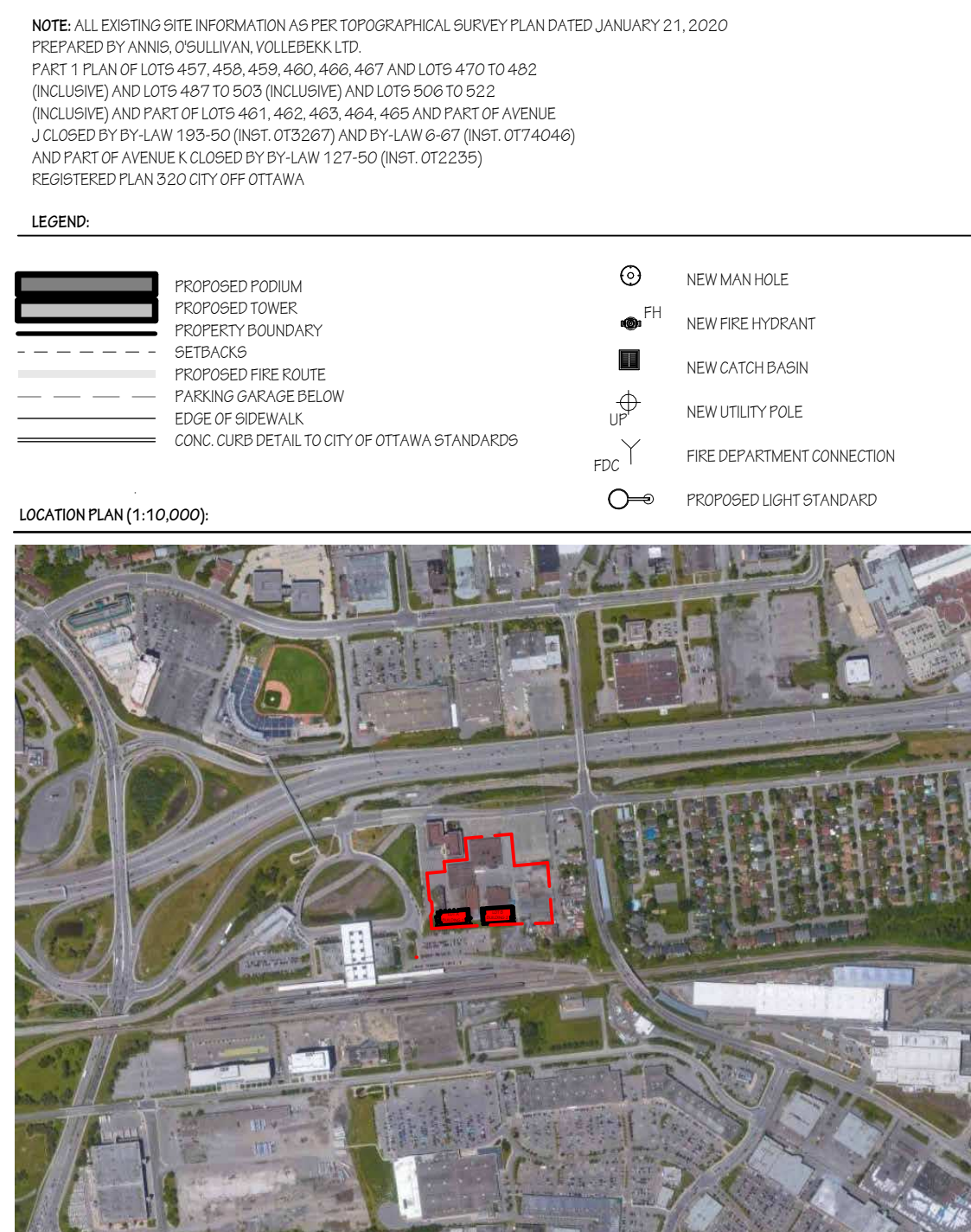
G. Wildman

GERALDINE WILDMAN
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Geraldine Wildman at 10:22 pm, Dec 08, 2025

LOT A - BUILDING 1 (WEST) - ZONING TABLE		
Current Zoning	TDS (2026) 0440	
Site Area	1868 SQ.M	
Number of Dwelling Units	321	
Dwelling Unit Ratios	TYPE	NO. %
	Studio	55 17%
	1 Bed	85 26%
	1 Bed + Den	72 22%
	2 Bed	88 27%
	2 Bed + Den	15 5%
	3 Bed	6 2%
REQUIRED		PROVIDED
Lot Area	No minimum	1800 SQ.M
Lot Frontage	No minimum	30.2 m (irregular)
Minimum Lot Width	-	60.2 m (irregular)
Setbacks	Front Yard (Pickering)	0.5 m
	Corner Side Yard (Basement)	0.5 m
	Interior Side Yard	3 m
	Rear Yard	5 m
Maximum Building Height	80 m	20m + permitted projection
Area - Building Area	1002 m	
Area - Typical Podium	1175 m	
Area - Typical Tower Floor	831 m	
Area - Total Gross Construction Area (GCA)	+/- 35,002 m	Area - Total Gross Floor/Building Area (GBA) +/- 24,710 m
Area - Total Net Leasable Area	+/- 19,874 m	
Annuity Area		
Total of Gm ² per dwelling unit of which 50% is required to be common	Total (Gm ² per dwelling unit): 1800 m ² Common (50% of regional total): 900 m ²	Private Annuity Space: 999 m ² Common Annuity Space: 999 m ² Total Annuity Space: 1997 m ²
Parking (Combined - Three Levels)		
Residential: 8 spaces/unit	Minimum Required: Visitors: 480 (1.2x2) x 1 = 48 spaces	Maximum Required: Residential: 480 units x 1.75 = 872 spaces + Visitor: 480 (1.2x2) x 1 = 48 spaces + 920 spaces total
Visitors: 1 spaces/unit after first 12 per bldg		
Bicycle Parking Requirements	Minimum Required: Residential: 480 x 5 = 240 spaces	
Residential: 5 spaces/unit		

LOT B - BUILDING 2 (EAST) - ZONING TABLE		
Current Zoning	TDS (2026) 0440	
Site Area	2242 SQ.M	
Number of Dwelling Units	177	
Dwelling Unit Ratios	TYPE	NO. %
	Studio	50 21%
	1 Bed	40 20%
	1 Bed + Den	40 20%
	2 Bed	42 24%
	2 Bed + Den	11 6%
	3 Bed	- -
REQUIRED		PROVIDED
Lot Area	No minimum	2242 SQ.M
Lot Frontage	No minimum	68.0 m (irregular)
Minimum Lot Width	-	31.6 m (irregular)
Setbacks	Front Yard (Basement)	0.5 m
	Interior Side Yard	5 m
	Interior Side Yard	5 m
	Rear Yard	3 m
Maximum Building Height	80 m	45 m + permitted projection
Area - Building Area	1171 m	
Area - Typical Podium	1201 m	
Area - Typical Tower Floor	921 m	
Area - Total Gross Construction Area (GCA)	+/- 21,432 m	Area - Total Gross Floor/Building Area (GBA) +/- 14,290 m
Area - Total Net Leasable Area	+/- 11,334 m	
Annuity Area		
Total of Gm ² per dwelling unit of which 50% is required to be common	Total (Gm ² per dwelling unit): 1062 m ² Common (50% of regional total): 531 m ²	Private Annuity Space: 741 m ² Common Annuity Space: 717 m ² Total Annuity Space: 1458 m ²
Parking (Combined - Three Levels)		
Residential: 8 spaces/unit	Minimum Required: Visitors: 480 (1.2x2) x 1 = 48 spaces	Maximum Required: Residential: 207 spaces (0.42 ratio)
Visitors: 1 spaces/unit after first 12 per bldg		Visitors: 48 spaces (0.1 ratio after 2.4 units double stacked) (12 from each building)
Bicycle Parking Requirements	Minimum Required: Residential: 480 x 5 = 240 spaces	
Residential: 5 spaces/unit		



NOT FOR CONSTRUCTION

C	250723	REISSUED FOR SPC
B	250515	REISSUED FOR SPC
A	240510	ISSUED FOR SITE PLAN
NO.	DATE	REVISION
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.		
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.		
DO NOT SCALE DRAWINGS.		
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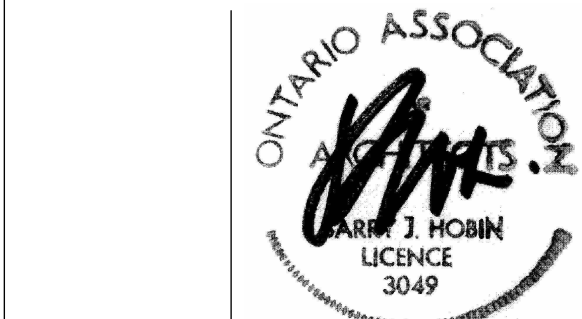
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HOBIN
ARCHITECTURE



PROJECT LOCATION:
700 & 720 Bannermount Ave

Lot A (WEST) - 700 Bannermount Ave, Ottawa, ON
Lot B (EAST) - 720 Bannermount Ave, Ottawa, ON

DRAWING TITLE:
SITE PLAN

PROJECT NO:	SCALE:	DRAWING NO.:
2222	As Indicated	A1.01
DRAWN BY:	DATE:	REVISION NO.:
Author	240228	SPA

