

ZONING TABLE

A. Project Information			
Review Date:	August 7, 2024	Official Plan Designation:	Landsowne Special
Municipal Address:	945 & 1015 Bank Street	Legal Description:	Plan 4R-2635
Scope of Work:	Site Plan Control application	By-law Number:	2024-250
Existing Zoning Code:	L2C(21)19, S208-A, S208-B, S487	Overlay Applicable:	Heritage Overlay
Schedule 17A Area:	Area X	Heritage Overlay:	Heritage Overlay
Zoning Mechanism			
Minimum Lot Width:	No minimum	Proposed Event Centre:	15.4 m (distance to the event centre from Exhibition Way)
Minimum Lot Area:	No minimum	Proposed Event Centre:	37,300 m ²
Minimum Setback from Bank Street (1700):	3 m	Proposed Event Centre:	> 3 m
Minimum Setback from Hollywood Avenue (1700):	3 m	Proposed Event Centre:	> 3 m
Minimum Setback from Queen Elizabeth Drive (1700):	7.5 m	Proposed Event Centre:	> 7.5 m
Maximum Building Height (Schedule 208-A):	Area A: 6 m Area E: 15.5 m	Proposed Event Centre:	Area A: no buildings proposed Area E: 13.86 m
Maximum Non-Residential Gross Leasable Floor Area (GFLA) (1700):	33,450 m ²	Proposed Event Centre:	Not applicable to the proposed event centre
Maximum Office Gross Leasable Floor Area (GFLA) (1700):	9,300 m ²	Proposed Event Centre:	Not applicable to the proposed event centre
Minimum Vehicle Parking (1700):	1200 spaces across L2C and O1(B) parking is proposed. Section 101 does not apply.	Proposed Event Centre:	No minimum parking rates are required for Area X in Schedule 487.
Minimum Driveway Width (1070):	2.8 m - 3.0 m (8 ft 6 in driveway for wheelchair drop off, not for permanent parking)	Proposed Event Centre:	2.8 m
Minimum Bicycle Parking Spaces (Table 11-4):	1 space per 1,500 m ² of GFA	Proposed Event Centre:	14,864 m ² = 9.9 spaces

NOTE:
LOCATION OF WASTE MANAGEMENT AND RECYCLING ENCLOSURES LOCATED ONE LEVEL DOWN OFF OF THE LOADING DOCK

ALL SITE SIGNAGE DESIGN IS IN DEVELOPMENT AND WILL COMPLY TO CODE AND AHJ REQUIREMENTS

PROPERTY INFORMATION DERIVED FROM STANTEC SITE SURVEY ISSUED ON 16/08/2024

PROPERTY PLAN - 4R-2635
PIN - 04139-0264

DATE PLOTTED: 2025-01-13 1:53:16 PM



ENTUITIVE
135 LAURIER AVE WEST, SUITE 413
OTTAWA, ON M5H 5J2
(343) 308-9274

TMP
200 KING ST. WEST, SUITE 310
TORONTO, ON M5H 3T4
(416) 499-8000
MECH. PLUMB. FIRE PROTECTION

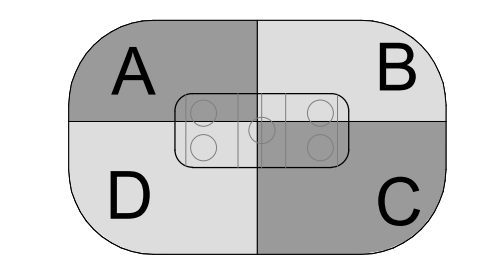
MULVEY & BANANI
90 SHEPPARD AVE. EAST, SUITE 500
TORONTO, ON M2N 3A
(416) 751-2520

C S W
319 MCRAE AVENUE, SUITE 502
OTTAWA, ONTARIO K1Z 0B9
(613) 729-4536

NO.	DESCRIPTION	DATE
4	ISSUED FOR 50% DD	2024-10-18
3	ISSUED FOR 30% DD	2024-10-04
2	ISSUED FOR CITY SPA COMMENTS	2024-09-05
1	ISSUED FOR SITE PLAN APPROVAL	2024-08-07

REVISIONS/ ISSUES

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE THE DRAWINGS



SEAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY SUBMITTAL

IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWN: **JI**
DATE: **2024-10-04**
CHECKED: **SJ**

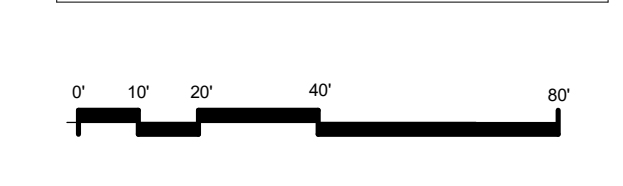
LANDSOWNE 2.0
EVENT CENTRE,
NORTH SIDE STANDS AND
PUBLIC REALM ENHANCEMENTS
945 & 1015 BANK STREET

DWG. TITLE
SITE PLAN - UPON COMPLETION OF EVENT CENTRE & NEW NORTH STANDS

SCALE: **1 : 400** DWG. NO.: **EC-A1-004**
PROJ. NO.: **2418**

LEGEND

- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- ▬ PRECAST CONCRETE STEPS
- ▭ TOTAL LOT AREA (37,300 m²)
- ⊕ LIGHT COLUMN
- 66.75 PROPOSED SPOT ELEVATION
- - - OHT EASEMENT PROPERTY BOUNDARY
- BOLLARDS
- ▭ TWSI TYPE 3: ATTENTION
- ▭ BIKE RACKS

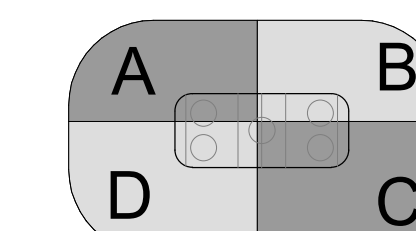


D07-12-24-0082

NO.	DESCRIPTION	DATE
6	CD RELEASE	2024-10-20
5	ISSUED FOR 90% DD- CLASS B ESTIMATE	2024-11-19
4	ISSUED FOR 50% DD	2024-10-18
3	ISSUED FOR 30% DD	2024-10-04
2	ISSUED FOR CITY SPA COMMENTS	2024-09-05
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	REVISIONS/ ISSUES	

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DRAWN	JD
DATE	2024-10-04
CHECKED	SJ

LANSDOWNE 2.0
EVENT CENTRE,
NORTH SIDE STANDS AND
PUBLIC REALM
ENHANCEMENTS
945 & 1015 BANK STREET

DWG. TITLE
NORTH & SOUTH ELEVATIONS

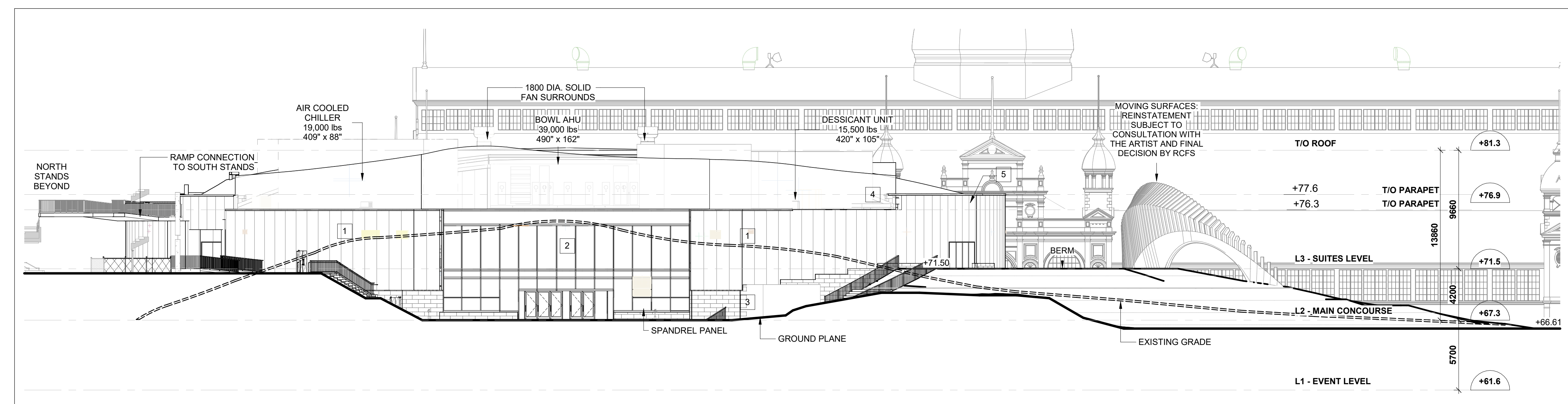
SCALE	1 : 200	DWG. NO.	EC-A3-001
PROJ. NO.	2418		

LEGEND

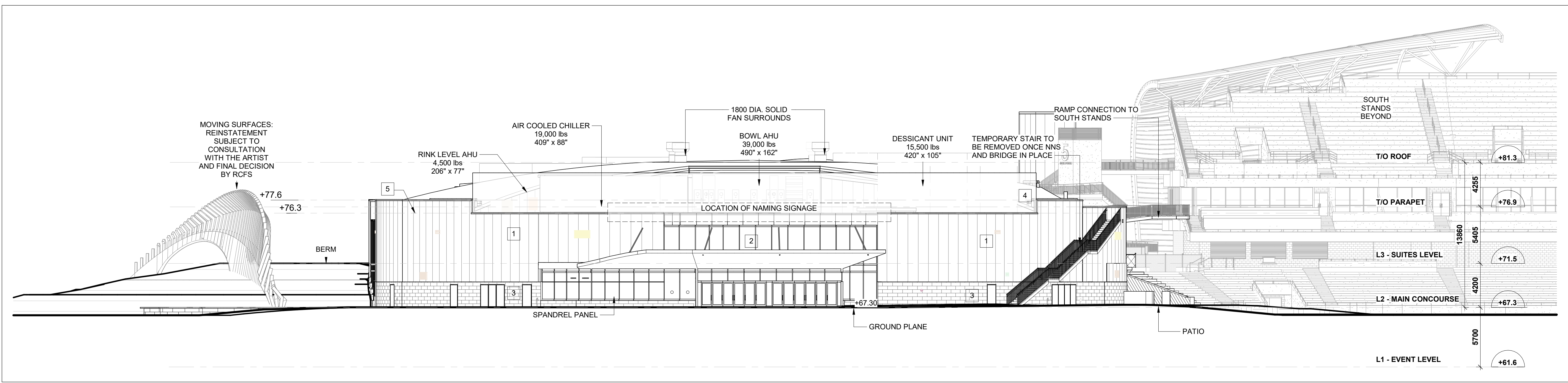
- VERTICAL METAL PLANK SIDING
- ALUMINUM FRAME CURTAIN WALL GLAZING W/ BIRD-SAFE GLAZING, REF TO SPECIFICATIONS
- SPLIT FACE MASONRY BLOCK
- MECHANICAL SCREENS
- METAL FLASHING

NOTES:

1. ALL SIGNAGE TO COMPLY WITH THE LANSDOWNE SIGNAGE AND WAYFINDING PLAN



2 SOUTH ELEVATION - ARENA
1 : 200



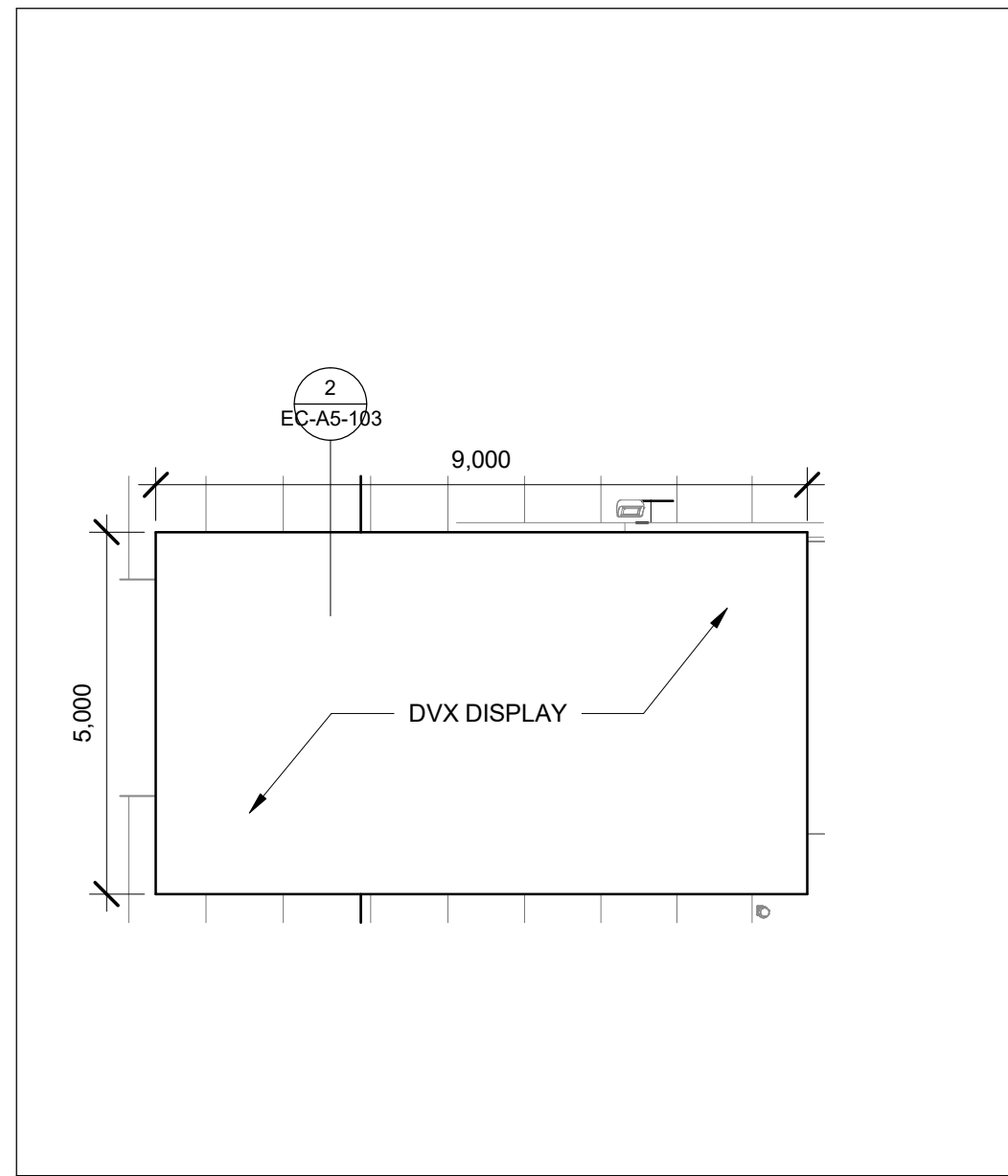
1 NORTH ELEVATION - ARENA
1 : 200

LEGEND

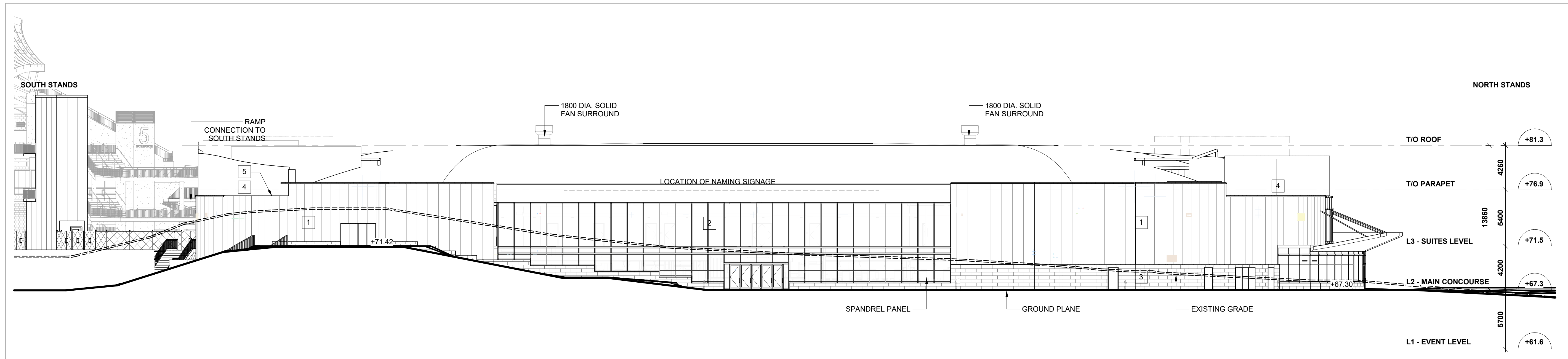
- 1 VERTICAL METAL PLANK SIDING
- 2 ALUMINUM FRAME CURTAIN WALL GLAZING W/ BIRD-SAFE GLAZING, REF TO SPECIFICATIONS
- 3 SPLIT FACE MASONRY BLOCK
- 4 MECHANICAL SCREENS
- 5 METAL FLASHING

NOTES:

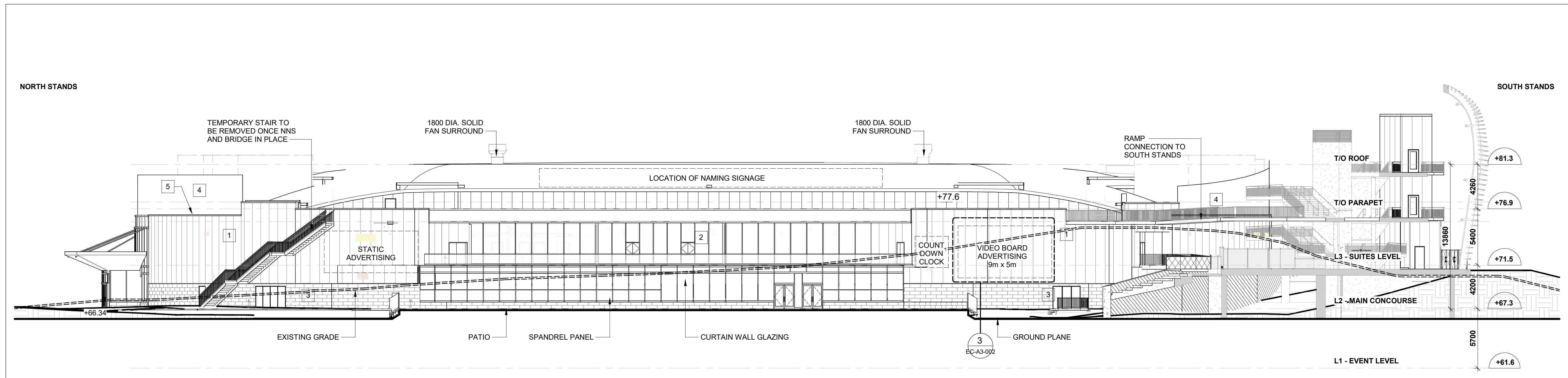
1. ALL SIGNAGE TO COMPLY WITH THE LANSDOWNE SIGNAGE AND WAYFINDING PLAN



3 ELEVATION - VIDEO BOARD ADVERTISING
1:100



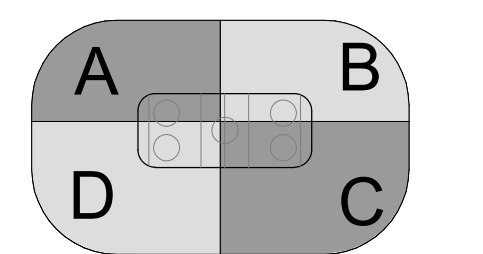
2 EAST ELEVATION - ARENA
1:200



1 WEST ELEVATION - ARENA
1:200

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LANSDOWNE 2.0
EVENT CENTRE,
NORTH SIDE STANDS AND
PUBLIC REALM
ENHANCEMENTS
945 & 1015 BANK STREET

DWG TITLE
EAST & WEST ELEVATIONS

SCALE	As indicated	DWG. NO.	EC-A3-002
PROJ. NO.	2418		