EXISTING
7STOREY OFFICE BUILDING

EDGE OF EXISTING OFFICE BUILDING

PAD MOUNTED TRANSFORMERS (LOCATION APPROXIMATE)

RIVERSIDE DRIVE WEST BOUND

RIVERSIDE DRIVE EAST BOUND

PROPOSED APARTMENT BUILDING
26 STOREYS (HEIGHT: 85m)
GROUND FFL: 60.05

BUILDING OUTLINE 1 LEVEL ABOVE GRADE PARKING

BUILDING OUTLINE 25 STOREY TOWER

BUILDING OUTLINE ROOFTOP MECHANICAL PENTHOUSE

BUILDING OUTLINE 6 STOREY PODIUM

EDGE OF EXISTING PARKING AREA

PROPERTY LINE

EDGE OF RAMP TO BELOW GRADE PARKING

PARKING RAMP

MOTORCYCLE PARKING

SURFACE PARKING

SURFACE BICYCLE PARKING

BUILDING OUTLINE INDOOR ROOF TOP AMENITY

EDGE OF OPEN AIR PARKING AT GROUND LEVEL

DRIVE AISLE AND SURFACE PARKING AT GROUND LEVEL

ROOF TOP AMENITY AREA

UP

RB-19 DO NOT ENTER SIGN FACE SOUTH

ROW OF 22m FROM EXISTING PROPERTY LINE

VEHICLE ENTRANCE

LOADING SPACE

SIDEWALK

PLANTER

PATIO

DEPRESSED PATIO AREA

REFER TO LANDSCAPE FOR PAVING EXISTING PROPERTY LINE

BENCH

PROPERTY LINE VEHICLE EXIT (ONE WAY)

NEW PRIVATE APPROACH

RB-21 ONE WAY SIGN FACING NORTH

PLANTING AND LANDSCAPE SOUTH OF PROPERTY LINE SUBJECT TO NCC REVIEW AND APPROVAL

PARVETTE

PUBLIC ART

13.97m ROW

13.97m ROW

15.25m ROW

SIDEWALK

NEW CYCLETRACK

CYCLETRACK

BUS PLATFORM

GUARD

BUS LANDING

SHORT TERM PARKING LAYBY

EXISTING FIRE HYDRANT

FH

EXISTING PROPERTY LINE

NEW TREES IN STRUCTURED SOIL PLANTING CELLS + SEE LANDSCAPE PLAN

BANK STREET

HISTORIC CENTRELINE

BANK STREET SUBJECT TO CITY INITIATED REDESIGN PROCESS

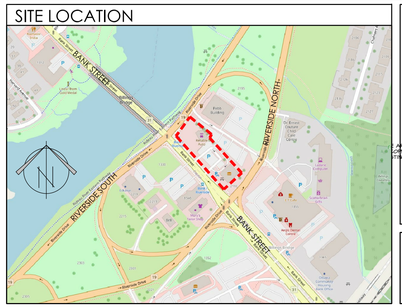
BANK STREET SUBJECT TO CITY INITIATED REDESIGN PROCESS

5.0m SIGHT TRIANGLE

EXISTING 2 STOREY BUILDING

EXISTING 1 STOREY BUILDING

SITE LOCATION



SITE LEGEND

PROJECT SCOPE
PROPOSED RENOVATED BUILDING AREA
EXISTING BUILDINGS TO REMAIN
PROPERTY LINE
ZONING SETBACK (7.5M)
EDGE OF SIDEWALK
EXISTING DEPRESSED CURB
EXISTING CURBS
CENTRELINE / EDGE OF FIRE ROUTE
FENCE
CENTRELINE TRUCK MOVEMENTS
BUILDING ENTRANCE
FIRE HYDRANT
WALL MOUNTED LIGHT
LIGHT POLE
RECESSED DOWN LIGHT
LANDSCAPE LIGHT
SITE SIGNAGE
PROTECTION BOLLARD
BICYCLE PARKING SPACE

SCALE

0m 5 10 15 20

SCALE 1 : 200

BUILDING AREAS

BUILDING FOOT PRINT:	2099 m²
CONSTRUCTED GFA: (ABOVE GRADE)	27 540m²
RESIDENTIAL	
LEASEABLE AREA:	21 140m²
GFA (ZBL):	19 026m²
INDOOR AMENITY	1681 m²
OUTDOOR AMENITY	709 m²
COMMERCIAL	174 m²
BELOW GRADE PARKING	
CONSTRUCTED AREA	4916 m²

PROJECT STATISTICS

	REQUIRED	PROVIDED
SITE AREA:	2000m²	2827 m²
MIN LOT WIDTH:	NA	95.28m
SETBACKS :		
FRONT (Bank)	0.0 m	0.6m
NORTH (Riverside)	0.0 m	2.8m
SOUTH (Riverside)	0.0 m	0.0m
REAR (east)	0.0 m	0.0m
MAX HEIGHT :	50 m	86 m
LANDSCAPE:	00%	00% (of project area)

PROJECT STATISTICS (cont)

	REQUIRED	PROVIDED
PARKING:		
RESIDENTIAL (391 UNITS):		
APARTMENT - 326		
SHORT LEASE - 65		
0.5/DU	191	142
COMMERCIAL (GFA 524m²):		
0/1500 m²	0	0
VISITOR (391 UNITS)		
(0.1/(DU-12))		
	30	30
TOTAL:	**228**	**172**
BICYCLE PARKING:		
RESIDENTIAL (391 UNITS):		
0.5/DU	191	267
COMMERCIAL (GFA 524m²):		
1/250 m²	1	2
TOTAL:	**192**	**269**

LEGAL DESCRIPTION:

PART 1 of
Plan of LOT 2 REGISTERED PLAN 347 and PART OF THE NORTH HALF OF THE WEST HALF OF LOT 18; CONCESSION JUNCTION GORE GEOGRAPHIC TOWNSHIP OF GLOUCESTER; CITY OF OTTAWA

CIVIL ADDRESS:

1335 & 1339 BANK ST (AT Riverside Drive)

ZONING NOTES:

OFFICIAL PLAN DESIGNATION: GENERAL URBAN AREA, ARTERIAL MAINSTREET
ZONING - AM8 - ARTERIAL MAINSTREET
ABUTTING: NORTH - NOT APPLICABLE
SOUTH, EAST, WEST - AM8
SOUTH WEST - MC[1341]
SCHEDULE 1A: AREA Y (INNER URBAN MAINSTREET)

PREVIOUS APPLICATION: D07-12-17-0101

Owner
LOFTY RIVERSIDE GP
206-900 boulevard de la Carrière, Gatineau, Quebec, J8Y 6T5
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Survey
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Civil
NOVATECH ENGINEERS
Suite 200 - 240 Michael Cowpland, Ottawa, ON, K2M 1P6
Attn: Francois Thauvette - 613-254-9643

Structural
NOT YET CONTRACTED

Mechanical/Electrical
NOT YET CONTRACTED

LOFTY

no.	date	revision
5	FEB 5, 2021	RE-ISSUED FOR ZONING AND OP AMENDMENT
4	JAN 30, 2021	RE-ISSUED FOR COORDINATION
3	NOV 17, 2020	ISSUED FOR INFORMATION
2	AUG 5, 2020	ISSUED FOR ZONING AND OP AMENDMENT
1	JULY 21, 2020	ISSUED FOR COORDINATION

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.

This drawing may not be used for construction until signed.

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HOBIN ARCHITECTURE

PROJECT/LOCATION:
LOFTY RIVERSIDE APARTMENT BUILDING
1335 & 1339 BANK STREET

DRAWING TITLE:
SITE PLAN

DRAWN BY:	DATE:	SCALE:
DV	JULY 2020	1: 200

PROJECT: 2008

DRAWING NO.: A1.00

REVISION NO.:

None
filename