

ZONING AMENDMENT FILE No.: D02-02-16-0053

SURVEY INFORMATION TAKEN FROM:

TOPOGRAPHICAL PLAN OF PART OF LOT 24 IN BLOCK 5 NORTH OF HOLMWOOD AVENUE
REGISTERED PLAN 26085 AND PART OF LOTS 6 AND 7 REGISTERED PLAN 41594
CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBECK LTD.

SITE SUMMARY:

CIVIL ADDRESS: 890/900 BANK STREET, OTTAWA, ONTARIO
ZONING: TRADITIONAL MAINSTREET WITH EXCEPTION 2315 AND HEIGHT SCHEDULE 364 (H [2315] 364)
SITE AREA: 5267m²
PROPOSED USE: MIXED USE
RETAIL AND RETIREMENT HOME / RESIDENTIAL CARE FACILITY
1 LEVEL UNDERGROUND PARKING GARAGE

BUILDING FOOTPRINT: 2540m²
(ABOVE GRADE)

ZONING SUMMARY:

	REQUIRED	PROVIDED
MIN. LOT AREA	NO MINIMUM	3,240m ²
MIN. LOT WIDTH	NO MINIMUM	84.04m
BUILDING HEIGHT	24.1m MAX	28.4m
	(PER SCHEDULE 364 TO ZONING BY LAW NO 2009-250)	

YARDS:

	REQUIRED	PROVIDED
YARD (BANK STREET)	11.5m C.L. OF ROAD	11.5 C.L. OF ROAD
YARD (HONK STREET)	1.4m	1.45m
YARD (THORNTON AVENUE)	0m FOR FIRST 2 STOREYS	0m FOR FIRST 2 STOREYS
CORNER SITE TRIANGLE	5m	5m
INTERIOR SIDE YARD (AT RESIDENTIAL)	3m	3m
INTERIOR SIDE YARD (NON RESIDENTIAL)	0m	0m

AMENITY

	REQUIRED	PROVIDED
RETIREMENT HOME (61 ROOMING UNITS)		
COMMUNAL AMENITY AREA	306m ²	1527m ²
BASED ON 10% OF GROSS FLOOR AREA OF ROOMING UNITS		
RESIDENTIAL CARE FACILITY (61 ROOMING UNITS)		
COMMUNAL AMENITY AREA	354m ²	1599m ²
BASED ON 10% OF GROSS FLOOR AREA OF ROOMING UNITS		
TOTAL AMOUNTS OF AMENITY AREA PROVIDED	660m ²	3116m ²

VEHICULAR PARKING:

	REQUIRED	PROVIDED
RETIREMENT HOME (61 ROOMING UNITS)	12	15
0.25 PER DWELLING UNIT OR ROOMING UNIT		
NOTE: SEC. 107 (A) WHERE A RESIDENTIAL USE IS LOCATED WITHIN A BUILDING OF FIVE OR MORE STOREYS, NO OFF-STREET MOTOR VEHICLE PARKING IS REQUIRED TO BE PROVIDED UNDER THIS SECTION FOR THE FIRST TWELVE RESIDENTIAL UNITS (61 ROOMING UNITS = 12 + 41 ROOMING UNITS)		
RESIDENTIAL CARE FACILITY (61 ROOMING UNITS)	13	21
0.25 PER DWELLING UNIT OR ROOMING UNIT		
MEDICAL HEALTH OR PERSONAL SERVICES (200m ²)	2	2
PLUS 1 PER 100M ² OF GROSS FLOOR AREA USED FOR MEDICAL HEALTH OR PERSONAL SERVICES, INCLUDING ROOMS FOR DIRECTOR OF WELLNESS, WELLNESS CHAIRING, TREATMENT RM, SPA, MEDS		
RETAIL STORE	8	8
1.25 PER 100M ² OF GROSS FLOOR AREA SEC. 108(4)(2) IN AREA 7 RETAIL WITH A G.F.A. OF 300M ² OR LESS, NO OFF-STREET MOTOR VEHICLE PARKING REQUIRED		
ACCESSIBLE PARKING	1	2
VISITOR PARKING	0	0
TOTAL VEHICULAR PARKING	36	51
REGULAR SIZED SPOTS	34 (67%)	34 (67%)
REDUCED SIZED SPOTS	2 (5%)	2 (4%)
ACCESSIBLE SPOTS		

BICYCLE PARKING

	REQUIRED	PROVIDED
RETIREMENT HOME (0.25 X 61 UNITS)	15	17
RESIDENTIAL CARE (ZONING) (0.1500X2)	3	3
RETAIL	6	6
TOTAL BICYCLE PARKING	24	26

BUILDING SUMMARY:

	GROSS FLOOR AREA (ZONING BY LAW)	UNIT COUNT
PARKING GARAGE P1	0m ²	0
GROUND FLOOR TOTAL G.F.A.	1548m ²	0
RETAIL G.F.A. (1520m ²)		
RETIREMENT HOME G.F.A. (10m ²)		
SECOND FLOOR (Independent Living)	513m ²	14
THIRD FLOOR (Care)	1080m ²	31
FOURTH FLOOR (Care)	1039m ²	30
FIFTH FLOOR (Care)	101m ²	20
SIXTH FLOOR (Care)	719m ²	20
SEVENTH FLOOR (Independent Living)	402m ²	14
EIGHTH FLOOR (Independent Living)	749m ²	15
NINTH FLOOR (Independent Living)	75m ²	13
TOTAL G.F.A.	8123m ²	162
RETAIL G.F.A.: 1520m ²		
Independent Living Home G.F.A.: 3,064m ²		
Care G.F.A.: 535m ²		

Owner / Developer

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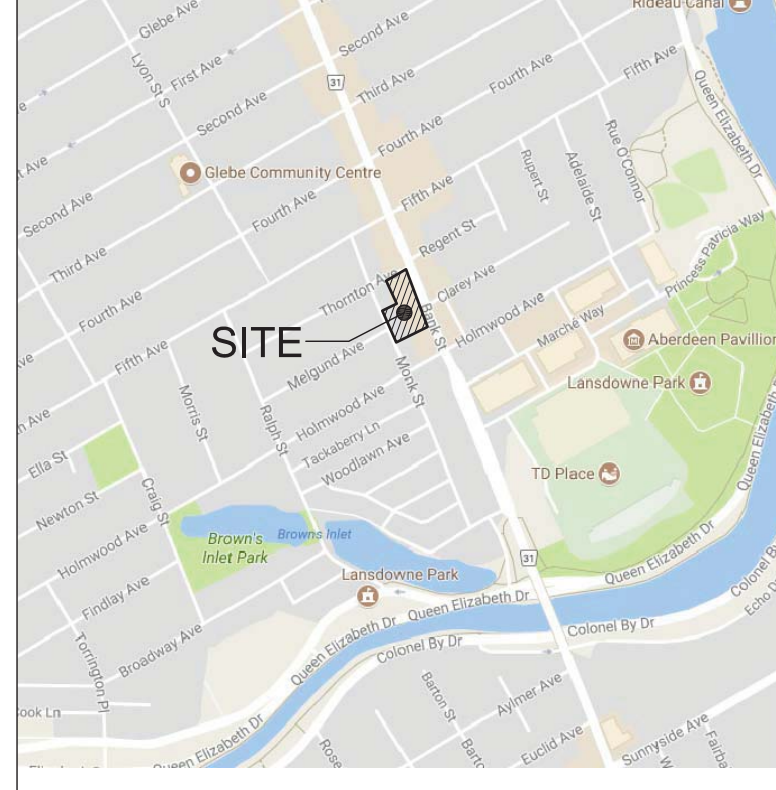
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APPROVED
By Douglas James at 4:18 pm, Nov 23, 2018

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

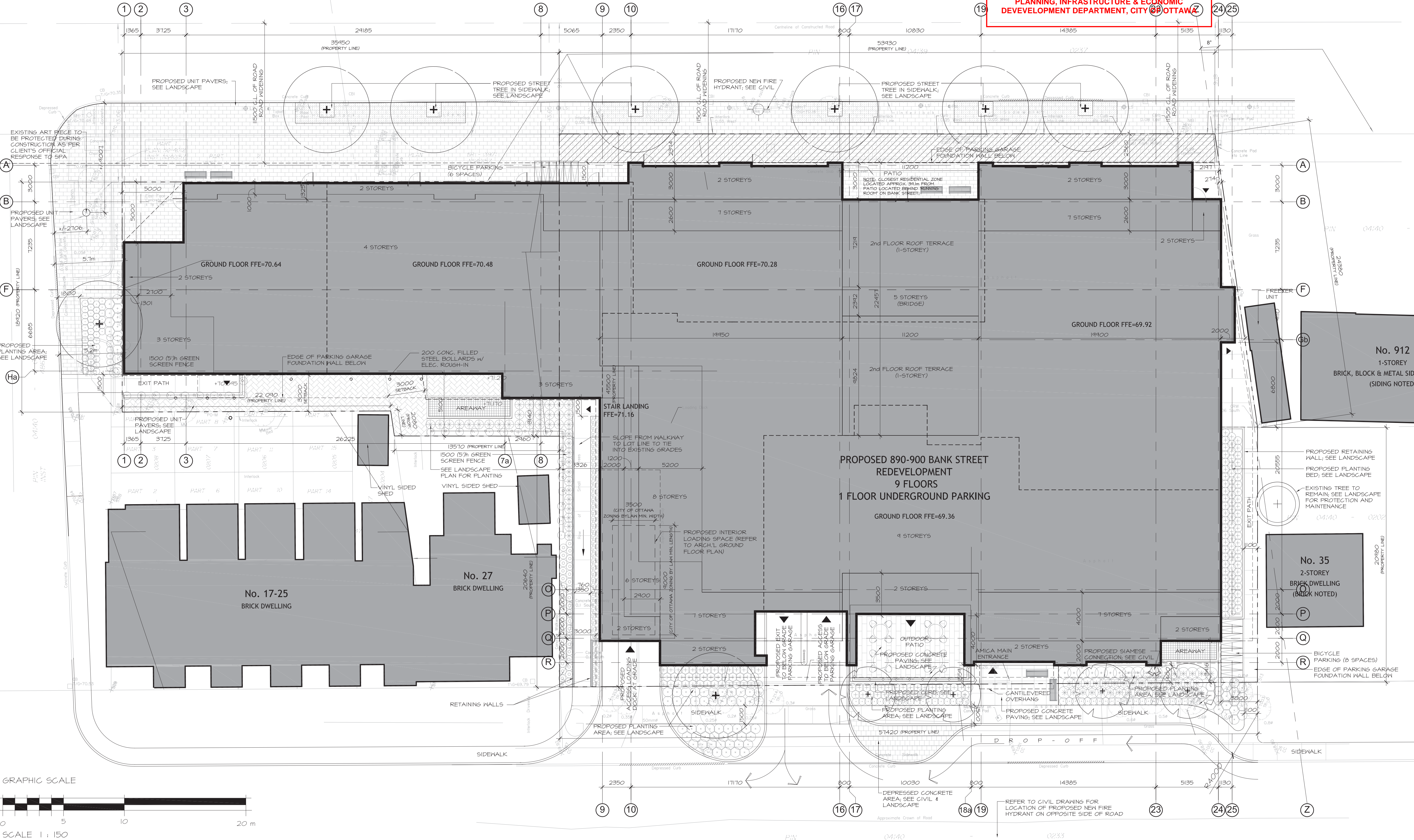
KEY PLAN



SITE LEGEND

- INTERLOCK PATHWAY
- CONCRETE PAVING
- ROAD WIDENING
- DEPRESSED CONCRETE AREA
- ENTRANCE/EXIT
- FIRE HYDRANT
- TABLE W/ CHAIRS
- BENCH
- SHRUB; SEE LANDSCAPE
- TREES; SEE LANDSCAPE

NOTE: REFER TO LANDSCAPE PLAN FOR EXTERIOR FINISHES, PLANTING & SITE FURNITURE. REFER TO SITE SERVICING AND GRADING PLAN FOR RELEVANT INFO.



no.	date	revision
1	OCT. 15/18	ISSUED IN RESPONSE TO THIRD ROUND OF SITE PLAN COMMENTS
2	SEPT. 20/18	ISSUED FOR TENDER PACKAGE 2
3	AUG. 16/18	ISSUED FOR BUILDING PERMIT
4	AUG. 8/18	ISSUED IN RESPONSE TO SECOND ROUND OF SITE PLAN COMMENTS
5	AUG. 2/18	ISSUED FOR TENDER PACKAGE 1
6	JUN. 20/18	ISSUED IN RESPONSE TO SITE PLAN COMMENTS
7	APR. 6/18	ISSUED FOR CLIENT REVIEW
8	JAN. 08/18	REVISED ISSUED FOR SITE PLAN CONTROL APPLICATION
9	AUG. 10/17	ISSUED FOR SITE PLAN CONTROL APPLICATION

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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PROJECT/LOCATION:
890-900 BANK STREET REDEVELOPMENT
890/900 Bank St., Ottawa ON

DRAWING TITLE:
SITE PLAN

DRAWN BY: ML	DATE: JUNE 2017	SCALE: 1:150
NORTH ARROW		PROJECT: 0015.24
		DRAWING NO.: A1.01
		REVISION NO.:

#17784

D07-12-17-0117