

1 LOCATION PLAN
A010 SCALE N.T.S.

PLAN OF SURVEY OF
PART OF LOTS 2, 3, 4, 5, 6 AND 7
REGISTERED PLAN 101126
AND PART OF LOT A
REGISTERED PLAN 116274
CITY OF OTTAWA

PREPARED BY:
FAWLEY SMITH & DENNIS SURVEYING LTD.
SEPTEMBER 11, 2019

SITE PLAN LEGEND

ICON	DESCRIPTION
[Symbol]	Existing Concrete
[Symbol]	Proposed Concrete
[Symbol]	Existing Landscape Area
[Symbol]	Proposed Landscape Area
[Symbol]	Existing Paver Walkway
[Symbol]	New Paver Walkway - See Landscape
[Symbol]	Easement
[Symbol]	Existing Buildings
[Symbol]	Proposed Buildings
[Symbol]	Existing Concrete Curb
[Symbol]	Proposed Concrete Curb
[Symbol]	Depressed Curb
[Symbol]	Overhead Wires
[Symbol]	Property Lines
[Symbol]	Easement Lines, R.O.W., Neighbouring Lot Lines
[Symbol]	Fence
[Symbol]	Signage
[Symbol]	BF Parking Space
[Symbol]	Principal Entrance Door
[Symbol]	Exterior Door ("OH" indicates Overhead Door)

SITE PLAN NOTES

Note #	Note Text
(D)FH	Existing Fire Hydrant to be demolished
(D)PB	Existing Concrete Planter Box to be demolished
(D)RW	Existing Retaining Wall to be demolished
(D)WF	Existing Wood Fence to be demolished
(E)BR	Existing Bike Rack
(E)CB	Existing Catch Basin
(E)FH	Existing Fire Hydrant
(E)HH	Existing Hand Hole
(E)LS	Existing Light Standard
(E)MH	Existing Manhole
(E)RW	Existing Retaining Wall
(E)TCB	Existing Traffic Control Box
(E)UP	Existing Utility Pole
(E)WF	Existing Wood Fence to remain
AW	Area Well for Ventilation from Basement
CB	Catch Basin - See Civil
CC	Concrete Curb
FDC	Fire Department Connection
FH	Fire Hydrant
MH	Manhole - See Civil
PB	Concrete Planter Box with Masonry Facing - See Landscape
RW	Retaining Wall
RW(B)	Retaining Wall Below
WV	Water Valve - See Civil

Summary of Dwelling Units					
Proposed:	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
Basement	-	-	-	-	-
Ground Floor	-	-	-	-	-
2nd Floor	2	6	2	2	12
3rd Floor	2	6	2	2	12
4th Floor	2	6	2	2	12
5th & 6th Floor (2-Storey Units)	0	0	6	2	8
	6	18	12	8	44

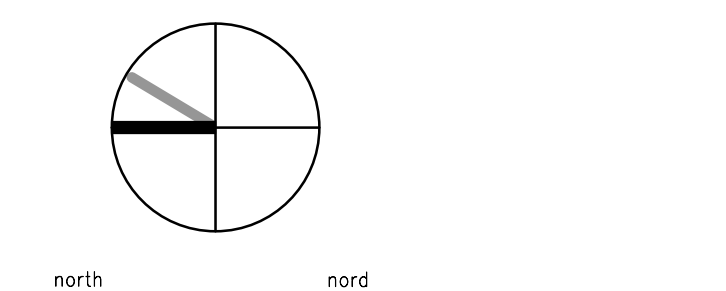
NOTES:

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

GENERAL SITE PLAN NOTES:

- Exterior site lighting shall be directed onto the site away from adjacent properties. See Electrical Drawings.
- Read this drawing in conjunction with the Landscape Drawings, Civil Engineering Drawings and Electrical Drawings.

0	ISSUED FOR SITE PLAN APPROVAL	17 DEC 2019
no.	revision	date



KMK KWC KMK

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detail no.	1	detail no.
sheet no.	A1	feuille no.

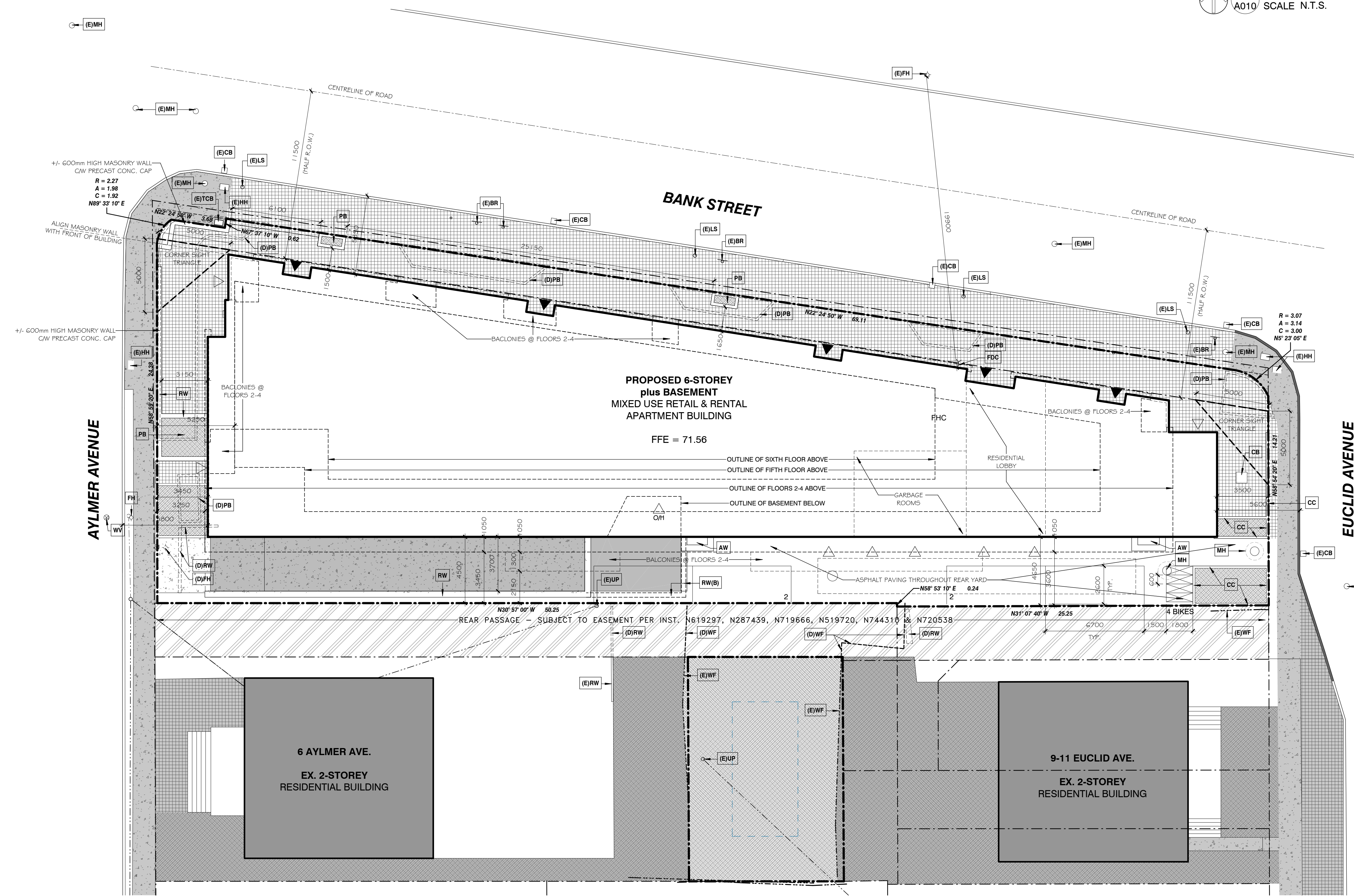
**PROPOSED MIXED-USE
RETAIL & RENTAL
APARTMENT BUILDING**

1050 & 1060 BANK STREET
OTTAWA, ON.

designed by conçu par	MM/SK	approved by approuvé par	
drawn by dessiné par	AK	project no. no. du projet	1844
date	09 DECEMBER 2019	scale	as noted
drawing / dessin			

SITE PLAN

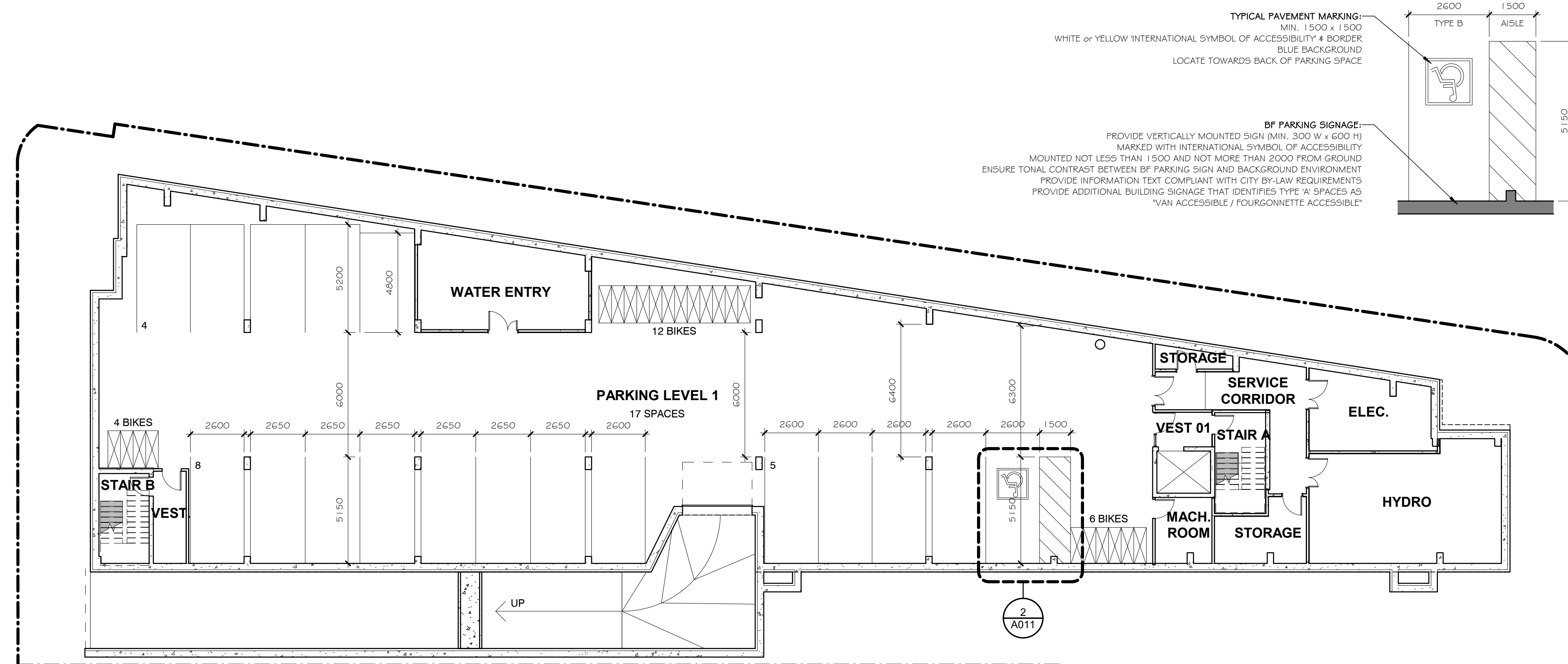
plot scale 1:1



2 SITE PLAN
A010 SCALE 1:150

0 1.5 3 4.5 6 7.5 9 10.5 12 13.5 15 METRES

plot scale 1:1



1 PARKING PLAN
 A011 SCALE 1:150

SHEET SIZE: ARCH D (24"x36")

Project Zoning Review/Statistics

Municipality: City of Ottawa
 Municipal Address: 1050-1060 Bank Street
 Registered Owner: 2541723 Ontario Inc.
 Lot Area: 1,757 sq.m. (18,917 sq.ft.)(0.43 acres)

Zoning Analysis
 Ottawa
 Zoning By-law: 2008-250
 Zone: TM2 H(15)
 Proposed Use: Mixed Use: Retail & Rental Apartments

Building Areas	Gross (out-to-out)	
	Sq. m.	Sq. ft.
Basement		
Parking & Building Services	931	10,026
	931	10,026
Ground Floor		
Retail / Restaurant	826	8,886
Residential Lobby	50	533
Building Services	48	517
	923	9,936
Second Floor		
Apartment Units	965	10,387
	965	10,387
Third Floor		
Apartment Units	965	10,387
	965	10,387
Fourth Floor		
Apartment Units	965	10,387
	965	10,387
Fifth Floor		
Apartment Units	574	6,174
Building Services	36	384
	609	6,558
Sixth Floor		
Apartment Units	421	4,533
	421	4,533
Grand Totals	5,780	62,214

Development Standards		
	Required	Provided
Minimum Lot Area	No min.	1,757 sq.m.
Minimum Lot Width	No min.	76.35m
Minimum Required Yard		
Front Yard (max.)	2.00m	0.05m (Up to 15m above grade)
Front Yard (min.)	2.00m	2.00m (Higher than 15m above grade)
Corner Side Yard (min.)	3.00m	3.25m (Up to 15m above grade)
Corner Side Yard (min.)	5.00m	5.25m (Higher than 15m above grade)
Rear Yard (min.)	4.50m	3.45m (abutting public laneway; subject to minor variance)
Maximum Building Height	15.00m	19.3m (Subject to minor variance)
No part of building permitted above 45° Angular Plane, starting 7.5m from rear lot line and 15m above grade		2.75m projection (Subject to minor variance)
Maximum Floor Space Index	No max.	3.29

Parking, Loading, Queuing		
Parking Spaces (2.6m x 5.2m)	Required:	Area Y Schedule 1A
Retail / Restaurant	0	(As per 101(4)(d))
Residential: 0.5 / dwelling @ 32 units	16	(None required for first 12 as per 101(4)(b))
Visitor Parking: 0.1 / dwelling @ 32 units	3	(none required for first 12 as per 102(2))
	Total:	19
	Provided:	21
Accessible Parking	Required: 1	1 Type B, 2.6m wide
	Provided:	1
Bicycle Parking (0.6m x 1.8m)		
Retail / Restaurant: 1/250 sq.m.	Required: 3	
Residential: 0.5 / dwelling @ 44 units	Provided: 22	
	Total:	25
	Provided:	25
Loading Spaces (3.5m x 7.0m)	Required: 0	(As per 113(4))
	Provided:	0

Amenity Area		
Required:		
6 sq.m. per dwelling unit	=	264 sq.m.
Minimum 50% required to be communal	=	132 sq.m.
aggregated into areas of up to 54 sq.m.; where more than one area is provided one must be minimum 54 sq.m.		
Provided:		Total
Ground Floor	Private: 0 Communal: 7 sq.m.	7 sq.m.
Second Floor	Private: 54 sq.m. Communal: 0	54 sq.m.
Third Floor	Private: 54 sq.m. Communal: 0	54 sq.m.
Fourth Floor	Private: 54 sq.m. Communal: 0	54 sq.m.
Fifth Floor	Private: 74 sq.m. Communal: 224 sq.m.	298 sq.m.
	Communal Total:	231 sq.m.
	Overall Total:	467 sq.m.

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PARKING PLAN

revision sheet no. A011
 no. de feuille

