

SURVEY INFORMATION TAKEN FROM:

TOPOGRAPHIC PLAN OF SURVEY OF LOT 6 AND PART OF LOT 6 EAST OF GALT STREET AND PART OF LOT 3 WEST OF BANK STREET REGISTERED PLAN 36 CITY OF OTTAWA

STANTEC GEOMATICS LTD.

SITE SUMMARY:

PROPERTY ADDRESS: 1040 BANK STREET, OTTAWA, ON
ZONING: TM [2424] S376
SITE AREA (SURVEY): 3,180.41 m² (BEFORE SEVERANCE);
AREA B: 86 m²
AREA C: 64 m²
AREA D: 41 m²
AREA E: 380 m²
AREA F: 441 m²
AREA G: 223 m²

TOTAL: 1354 m²
PROPOSED USE: - CONDOMINIUM RESIDENCE, 6 FLOORS
- 1 LEVEL UNDERGROUND PARKING GARAGE
- 4 TOWNHOUSES, 3 FLOORS
- CHURCH (EXISTING), 1 STOREY + FINISHED BASEMENT
PROPOSED FOOTPRINT: (ABOVE GRADE) CONDO: 640 m²
TOWNS: 223 m²
TOTAL LOT COVERAGE: EXISTING: 43%
PROPOSED: 55%

ZONING SUMMARY: REQUIRED PROVIDED

MIN LOT AREA: n/a 1354 m²
MIN LOT WIDTH: n/a 20.21 m
BUILDING HEIGHT: AREA B: 82.4 max. 71.30 m
AREA C: 85.4 max. 82.30 m
AREA D: 84.5 max. 85.30 m
AREA E: 91.5 max. 91.50 m
AREA G: 85 max. 85.00 m

SETBACKS: REQUIRED PROVIDED

SUBJECT TO ZONING SCHEDULE
FRONT YARD: 3 m (min) 3 m
REAR YARD: 1.3 m (min) 1.3 m
INTERIOR SIDE YARD: 2 m (min) 2 m
CORNER SIDE YARD: 1.8 m (min) 1.8 m

VEHICULAR PARKING: REQUIRED PROVIDED

RESIDENTIAL PARKING 0.5 / UNITS (MINUS THE FIRST 12 UNITS) 18-12 = 6 UNITS (X 0.5) 3 SPACES 24 SPACES
VISITOR PARKING 0.1 / UNITS (MINUS THE FIRST 12 UNITS) 18-12 = 6 UNITS (X 0.1) 1 SPACES 1 SPACES
TOTAL PARKING 4 SPACES 30 SPACES

PARKING DISTRIBUTION
LEVEL P1 30 SPACES
SURFACE 0 SPACES
TOTAL 30 SPACES

BICYCLE PARKING REQUIRED PROVIDED

BICYCLE PARKING (MIN. 0.5/UNIT) 18 UNITS 4 SPACES
LEVEL P1 14 SPACES
TOTAL 4 SPACES 14 SPACES

AMENITY REQUIRED PROVIDED

AMENITY MIN. 6m² / UNIT (18 UNITS X 6m²) 108 m²
PRIVATE AMENITY 50 % OF REQ'D 54 m² 480 m²
COMMON AMENITY 50 % OF REQ'D ROOF AMENITY (OUTDOOR) 54 m² 261 m²
ROOF AMENITY (INDOOR) 24 m²
TOTAL 216 m² 765 m²

BUILDING SUMMARY GROSS NET

MECHANICAL OPEN AIR CHILLERS TBD TBD
MECH/ ROOF AMENITY 111 m² 77 m²
LEVEL 6 373 m² 340 m²
LEVEL 5 466 m² 432 m²
LEVEL 4 506 m² 445 m²
LEVEL 2-3 586 m² 526 m²
GROUND LEVEL 588 m² 453 m²
TOTAL 3,216 m² 2,744 m²

LEVEL P1 444 m² -

UNIT SUMMARY UNITS TYPE

LEVEL 6 1 UNIT 3 BED (x1)
LEVEL 5 2 UNITS 2 BED (x2)
LEVEL 4 3 UNITS 2 BED (x3)
LEVEL 3 4 UNITS 2 BED (x4)
LEVEL 2 4 UNITS 2 BED (x4)
GROUND LEVEL 4 UNITS 1 BED (x2)
2 BED (x2)

TOTAL 18 UNITS 3 BED (x1)
2 BED (x15)
1 BED (x2)

LANDSCAPE SUMMARY TOTAL

LANDSCAPE 375 m²

OWNER

KINDMILL DEVELOPMENT GROUP LTD.
1506 WELLINGTON STREET W. UNIT 201
OTTAWA, ON, K1Y 3B2
TEL 613-820-5600 ext. 133

CONSULTANTS

PROJECT MANAGEMENT CONSULTANT:
JENNIFER MURRAY
LAND DEVELOPMENT AND
PROJECT MANAGEMENT
TEL 613-194-2422

URBAN PLANNING CONSULTANTS:

LLOYD PHILLIPS & ASSOCIATES LTD.
1871 HOCCHWARD DRIVE
OTTAWA, ON, K2C 0P5
TEL 613-236-5716

CIVIL ENGINEERING:

DSEL - DAVID SCHAEFFER ENG. LTD.
120 IBER ROAD, SUITE 103
OTTAWA, ON, K2S 1E4
TEL 613-836-0856

GEOTECHNICAL:

KSP
300-2611 QUEENVIEW DRIVE
OTTAWA, ON, K2B 3K2
TEL 613-824-2800

STRUCTURAL ENGINEER:

RJC ENGINEERS LTD.
180 MIDMARK DRIVE
KINGSTON, ON, K7P 2N6
TEL 613-767-6436

MECH/ELEC ENGINEER:

SODDKEY NEEDMARK
AND ASSOCIATE ENGINEERS
1688 HOCCHWARD DRIVE
OTTAWA, ON, K2C 0R5
TEL 613-127-5111

SURVEYOR:

STANTEC GEOMATICS LTD.
180 MIDMARK DRIVE
OTTAWA, ON, K2C 3G4
TEL 613-122-4420

LANDSCAPE ARCHITECT:

NOVATECH ENGINEERING CONSULTANTS
240 MICHAEL COMPLAND DRIVE
KANATA, ON, K2M 1P6
TEL 613-254-1643

TREE CONSERVATION CONSULTANTS:

IFS ASSOCIATES
P.O. BOX 15543
OTTAWA, ON, K2K 1X6
TEL 613-838-5717

KILGOUR & ASSOCIATES
2285 ST. LAURENT BOULEVARD
OTTAWA, ON, K1G 4Z6
TEL 613-260-5555

TRANSPORTATION CONSULTANTS:

CGH TRANSPORTATION CONSULTANTS
15 HARKMAN AVENUE
OTTAWA, ON, K2G 3Z1

NOISE STUDY CONSULTANTS:

GRADIENT KIND ENGINEERS
127 WALGREEN ROAD
OTTAWA, ON, K0A 1L0
TEL 613-836-0934

ARCHITECTS:

HOBIN ARCHITECTURE INC.
63 PAMILLA STREET
OTTAWA, ON, K1S 3K7
TEL 613-238-7200

no.	date	revision
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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.

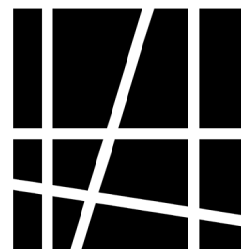
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Hobin Architecture
Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-238-2005
E: mail@hobinarc.com

hobinarc.com



HOBIN
ARCHITECTURE

PROJECT/LOCATION:

SOUTHMINSTER UNITED
CHURCH REDEVELOPMENT
1040 BANK STREET

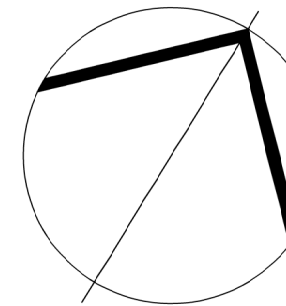
DRAWING TITLE:

SITE PLAN

DRAWN BY: DATE: SCALE:

RLJS 28-APR-2020 1:200

NORTH ARROW:



PROJECT:

1524

DRAWING NO.:

REVISION NO.: