



# BANK STREET

[ROAD LAYOUT AS SHOWN SUBJECT TO FINAL DESIGN]

### SITE INFORMATION:

SITE AREA:	12,342.74 m <sup>2</sup> = 1.23 ha (3.05 A)
ZONING:	EXISTING - DR PROPOSED - GM
PERMITTED USES:	- PLANNED UNIT DEVELOPMENT - STACKED DWELLING - HOME-BASED BUSINESS
LOT WIDTH (MIN.):	NO MINIMUM 68.56 m
LOT AREA (MIN.):	NO MINIMUM 12,342.74 m <sup>2</sup>
BUILDING HEIGHT (MAX.):	18.0 m 12.00 m
FRONT YARD (MIN.):	3.0 m 3.01 m
REAR YARD (MIN.):	7.5 m 6.00 m
INTERIOR SIDE YARD (MIN.):	3.0 m 5.03 m
CORNER SIDE YARD (MIN.):	3.0 m 4.50 m
FLOOR SPACE INDEX (MAX):	2 1.04
MINIMUM WIDTH OF LANDSCAPED AREA: ABUTTING A STREET	3.0 m 3.0 m
ABUTTING AN INSTITUTIONAL ZONE	3.0 m 1.5 m
TOTAL LANDSCAPED AREA PROVIDED:	5,349.24m <sup>2</sup> (43.34%)
PLANNED UNIT DEVELOPMENT REQUIREMENTS:	
MINIMUM WIDTH OF PRIVATE WAY:	6.0 m 6.0 m
BUILDING WALL SETBACK FROM PRIVATE WAY (MIN.):	1.8 m 2.8 m
SEPARATION BETWEEN BUILDINGS (MIN.):	1.2 m 5.07 m
AMENITY SPACE REQUIREMENTS:	
AMENITY SPACE REQUIRED @ 6.0m <sup>2</sup> / UNIT (STACKED DWELLING) =	672.00m <sup>2</sup>
COMMUNAL AMENITY SPACE REQUIRED (50%) =	336.00m <sup>2</sup>
AMENITY SPACE PROVIDED: PRIVATE (BALCONIES)	545.92m <sup>2</sup>
COMMUNAL	345.00m <sup>2</sup>
TOTAL	890.92m <sup>2</sup>

### BUILDING INFORMATION:

BUILDING No.:	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:	2 BEDRM:	3 BEDRM:
BUILDING 1 =	TRADITIONAL BACK-TO-BACK TERRACE HOMES	615.9 m <sup>2</sup>	2,399.52 m <sup>2</sup>	20 UNITS	16 4
BUILDING 2 =	TRADITIONAL BACK-TO-BACK TERRACE HOMES	615.9 m <sup>2</sup>	2,399.52 m <sup>2</sup>	20 UNITS	16 4
BUILDING 3 =	TRADITIONAL BACK-TO-BACK TERRACE HOMES	615.9 m <sup>2</sup>	2,399.52 m <sup>2</sup>	20 UNITS	16 4
BUILDING 4 =	TRADITIONAL BACK-TO-BACK TERRACE HOMES	615.9 m <sup>2</sup>	2,399.52 m <sup>2</sup>	20 UNITS	16 4
BUILDING 5 =	URBAN BACK-TO-BACK TERRACE HOMES	409.2 m <sup>2</sup>	1,636.8 m <sup>2</sup>	16 UNITS	16 0
BUILDING 6 =	URBAN BACK-TO-BACK TERRACE HOMES	409.2 m <sup>2</sup>	1,636.8 m <sup>2</sup>	16 UNITS	16 0
TOTAL =		3,282.0 m <sup>2</sup>	12,871.68 m <sup>2</sup>	112 UNITS	96 16

### PARKING:

PARKING REQUIRED: 1.2 Spaces / (112) d.u. + 0.2 / (112) d.u. (Visitor) = 134 + 22 = 156 Spaces

PARKING PROVIDED: UNDERGROUND - 00 Spaces  
SURFACE - 128 Spaces + 18 Visitor Spaces = 146 Spaces  
TOTAL: = 146 Spaces

53 PARKING SPACES (36.3% total) INDICATED WITH AN \* HAVE A WIDTH OF 2.4m.  
A LENGTH OF 4.6m, OR BOTH AS PER SECTION 106 (3)(a)

V = VISITOR PARKING  
EV = ELECTRICAL VEHICLE PARKING

BICYCLE PARKING REQUIRED: 0.5 / d.u. (112) = 56 Spaces  
BICYCLE PARKING PROVIDED: 36 (Accessory bldg.) + 22 (Surface) = 58 spaces

SNOW STORAGE: CLEARED SNOW TO BE STORED OFF SITE.

### LEGEND/ ABBREVIATIONS:

- (G) GAS METERS LOCATION
- (BS) BUILDINGS SERVICES LOCATION (IN LOWER LEVEL)
- D.C. DEPRESSED CURB
- (L) WALL MOUNTED LIGHT FIXTURE
- (F) FIRE HYDRANT
- (LS) LIGHT STANDARD
- (X) TRANSFORMER

BICYCLE STORAGE DIMENSIONS

NOTE:  
SITE PLAN TO BE READ IN CONJUNCTION WITH:  
- SITE SERVICING AND GRADING PLAN PREPARED BY IBI GROUP  
- LANDSCAPING PLAN PREPARED BY JAMES B. LENNOX AND ASSOCIATES INC.  
BOUNDARIES DERIVED FROM: PLAN 4R -  
PREPARED BY J.D. BARNES LIMITED  
DATED MAY 21, 2020

- GENERAL NOTES:
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
  - ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS.
  - ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
  - DO NOT SCALE DRAWINGS.
  - THE DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
  - THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

**M. David Blakely**  
Architect Inc.  
2200 Prince of Wales Dr., Suite 101, Ottawa, Ontario  
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9



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PROJECT:  
PLANNED UNIT DEVELOPMENT  
4639 BANK STREET  
OTTAWA, ONTARIO

CLIENT:

DRAWING TITLE:  
**SITE PLAN**

DATE: JULY 2020  
SCALE: 1 : 300  
SHEET NO.: SP1

DRAWN BY: mdb  
CHECKED: MDB