

PROPERTY DESCRIPTION:
 Legal Description: Part of lot 21 (West Bank Street)
 registered plan 15558, City of Ottawa
 Based on survey prepared by Surveyed by Annis,
 O'Sullivan, Vollebek Ltd.

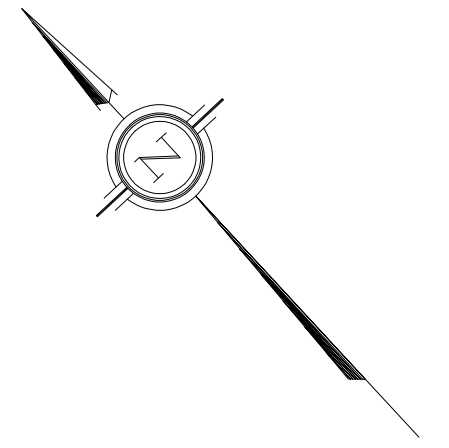
DEVELOPMENT DATA:
 Site Zoning Designation: TM H(19)
 Site area: 303.6 m²
 Frontage : 16.64 m
 Depth : 18.26 m
 Building Area (Footprint): 272.11 m²
 Total Floor Area : 1714.56 m²
 Commercial area on 1st: 141 m² (2 units)
 Residential area on 2nd to 6th floor: 1442.45 m² (30 units)

ZONING INFORMATION		
TM H(19)		
PRINCIPAL DWELLING TYPE	REQUIRED FOR MIXED USE BUILDING	PROPOSED 6 STOREY
MINIMUM LOT WIDTH	NO	16.64 m
MINIMUM LOT AREA	NO	303.6 m ²
MAXIMUM BUILDING HEIGHT	19m	20.92 m
FRONT YARD SETBACK	MAXIMUM: 2 M EXCEPT FOR ANY PART OF BUILDING >15 M OR 4 STOREY FOR WHICH AN ADDITIONAL 2 M SETBACK IS REQUIRED (NOT INCLUDING BALCONIES)	1.5 M (AT GRADE) 0 M (FLOORS 2 - 4) 1.5 M (FLOORS 5 - 6) (MINOR VARIANCE)
CORNER SIDE YARD SETBACK	MINIMUM: 3 M EXCEPT FOR ANY PART OF BUILDING >15 M OR 4 STOREYS FOR WHICH AN ADDITIONAL 2 M SETBACK IS REQUIRED	0m (MINOR VARIANCE)
MINIMUM REAR YARD SETBACK	0	0
INTERIOR SIDE YARD SETBACK	MAX. 3m	0
ACTIVE ENTRANCES	MIN. ONE ACTIVE ENTRANCE PER EACH RESIDENTIAL OR NON-RESIDENTIAL USE ON GROUND FLR.	RESIDENTIAL: NOT REQUIRED AS RESIDENTIAL USE NOT ON GROUND FLOOR NON-RESIDENTIAL: ONE ENTRANCE/UNIT
AMENITY AREA	TOTAL MIN. 6 m ² /UNIT = 30 X 6 = 180 m ² COMMUNAL: MIN. 50% OF TOTAL = 90 m ²	BALCONIES: 38.4m ² COMMUNAL (BASEMENT): 142.9 m ² TOTAL: 181.3 m ²
Parking Rate		
Motor Vehicle	RESIDENT: 0 SPACES (MIXED-USE BUILDING ON BANK STREET NORTH OF QUEENSWAY) VISITOR: 0.1/1DU, NOT INCLUDING FIRST 12 UNITS = 30 - 12 = 18 X 0.1 = 1 SPACE COMMERCIAL: 0 SPACES (AREA <150 m ²)	RESIDENTIAL: 0 VISITOR: 0 (MINOR VARIANCE) COMMERCIAL: 0
Min. Bicycle Parking (0.5/unit)	RESIDENTIAL: 0.5/1DU = 30*0.5 = 15 SPACES COMMERCIAL: 1/250 m ² = 0 SPACES	16 SPACES (BASEMENT) COMMERCIAL: 0 SPACES

LEGEND:

	ENTRANCE		PROPOSED PRECAST CONCRETE PAVERS
	PROPERTY LINE		PROPOSED PLANTING BED WITH ORNAMENTAL GRASSES
	SETBACK LINE		PROPOSED CONCRETE LOADING BAY ACCESS
	NEW BUILDING		EXISTING PAVERS
	EXISTING TREES TO REMAIN		
	PROPOSED TREE		

- NOTES:**
- All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.
 - All work to be in accordance with the Ontario Building Code, latest edition.



CLIENT:
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**NEW APARTMENT BUILDING
 406-408 BANK ST.**
 OTTAWA, ONTARIO
 K2P 1Y5

4		
3		
2		
1	ISSUED FOR SITE PLAN CONTROL	DEC. 11/2020
0	ISSUED FOR REVIEW	NOV 18/2020
No.	REVISION	DATE

SITE PLAN

Scale	1:100
Drawn	TD
Checked	SDS
Date	AUG/2020
Job #	2047

SP