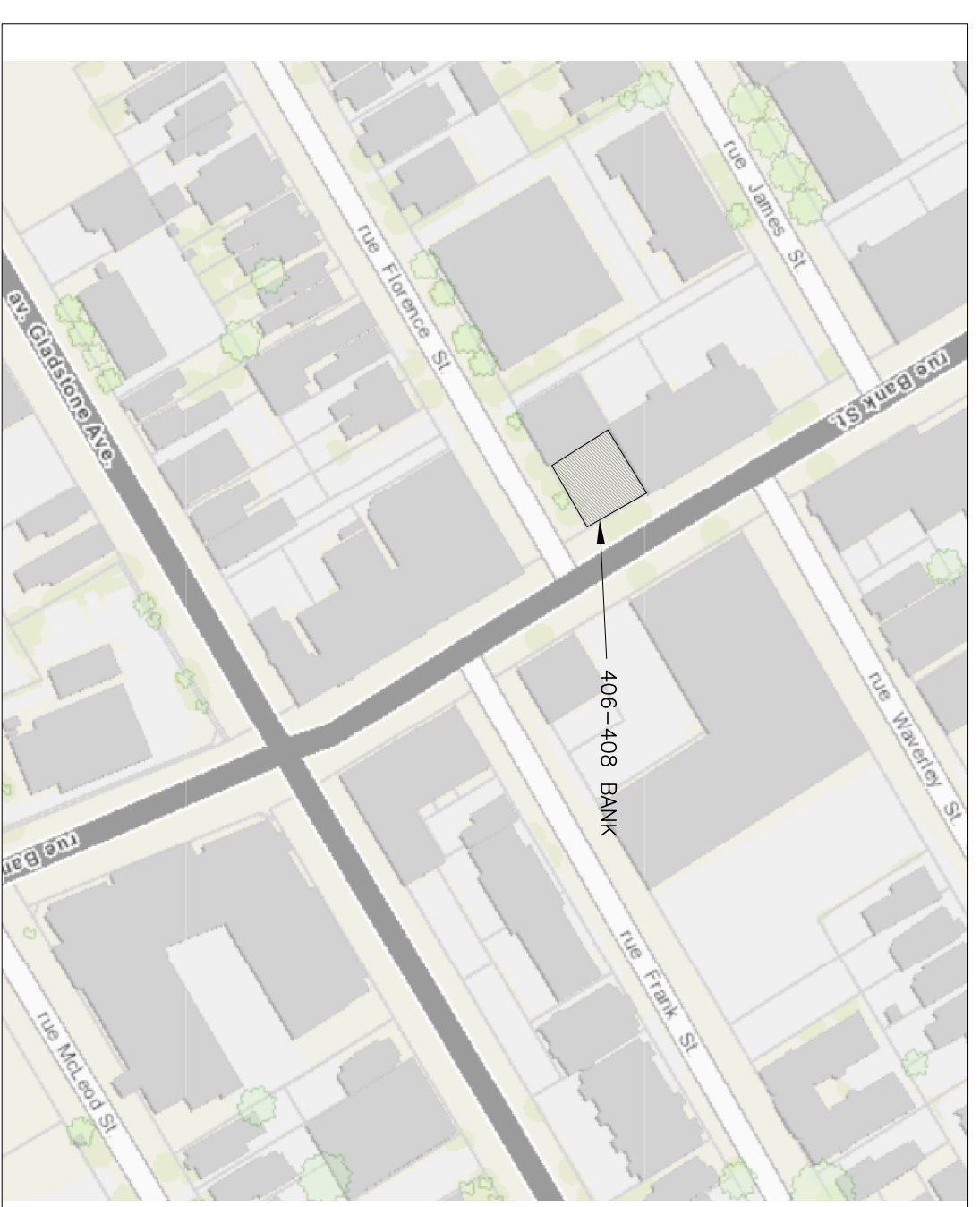


1 SITE PLAN
SP Scale: 1/75



PROPERTY DESCRIPTION:
Legal Description: Part of Lot 21 (West Bank Street) Registered parcel 5555, City of Ottawa, Ottawa, Ontario, as shown on Plan 019 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

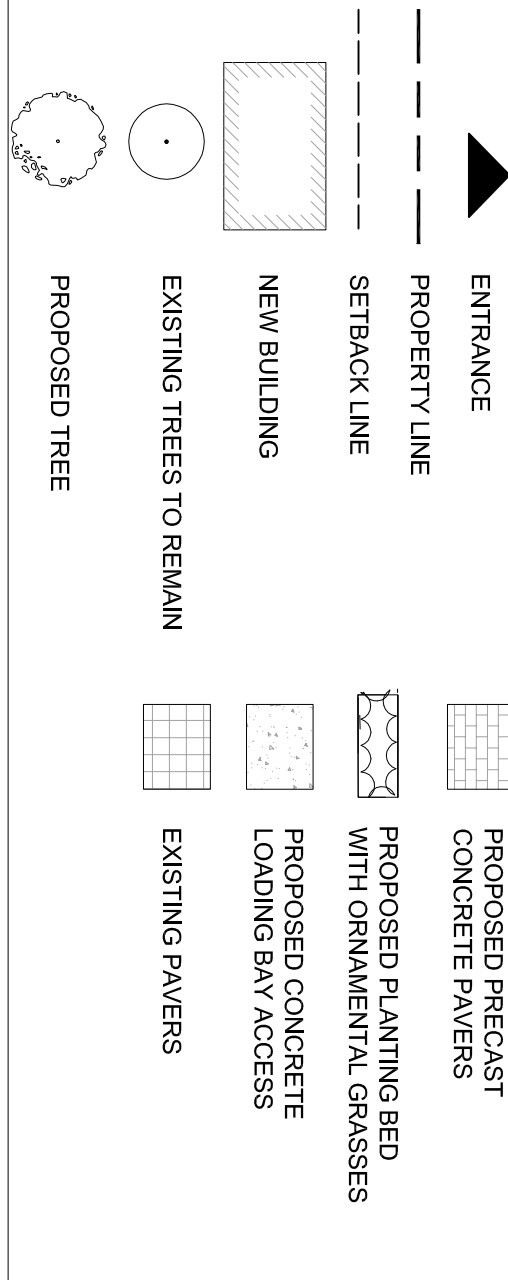
DEVELOPMENT DATA:
Site zoning Designation: TM H(19)
Site area: 303.6 m²
Frontage: 16.64 m
Depth: 18.26 m (Footprint: 272.11 m²)
Total Floor Area: 1714.56 m²
Residential area on 1st: 141 m² (2 units)
Residential area on 2nd to 6th floor: 1442.45 m² (30 units)

ZONING INFORMATION

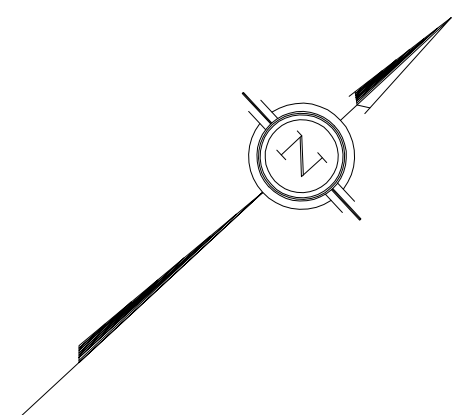
TM H(19)	REQUIRED FOR MIXED USE BUILDING	PROPOSED 6 STOREY
MINIMUM LOT WIDTH	NO	16.64 m
MINIMUM LOT AREA	NO	303.6 m ²
MAXIMUM BUILDING HEIGHT	19m	20.92 m
FRONT YARD SETBACK	EXCEPT FOR ANY PART OF THE BUILDING WHICH IS SETBACK FOR WHICH AN ADDITIONAL 2 M SETBACK IS REQUIRED (INCLUDING BALCONIES)	1.5 M (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 THE BUILDING WHICH IS SETBACK 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: TWO ENTRANCES
AMENITY AREA	TOTAL MIN. 6 m ² /UNIT = 30 X 6 = 180 m ² COMMUNAL: MIN. 50% OF TOTAL = 90 m ²	BALCONIES: 51 m ² COMMUNAL BASEMENT: 143 m ² TOTAL: 194 m ²

AMENITY AREA	Parking Rate	Motor Vehicle
RESIDENTIAL: 0.5/SDU = 30 X 0.5 = 15 SPACES COMMUNAL: 1/50 = 9 SPACES	RESIDENT: 0 SPACES MIXED USE: 10 SPACES BANK STREET NORTH VISITOR: 0 TDU, NOT INCLUDING FIRST 12 UNITS = 30 - 12 = 18 X 0.1 = COMMERCIAL: 0 SPACES (AREA < 150 m ²)	RESIDENTIAL: 0 VISITOR: 0 (MINOR VARIANCE) COMMERCIAL: 0
16 SPACES (BASEMENT) COMMERCIAL: 0 SPACES		

LEGEND:



- 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.



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NEW APARTMENT BUILDING
406 BANK ST.
OTTAWA, ONTARIO
K2P 1Y5

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

SITE PLAN	
Scale	1:100
Drawn	TD
Checked	SOS
Date	AUG 2020
Job #	2047

