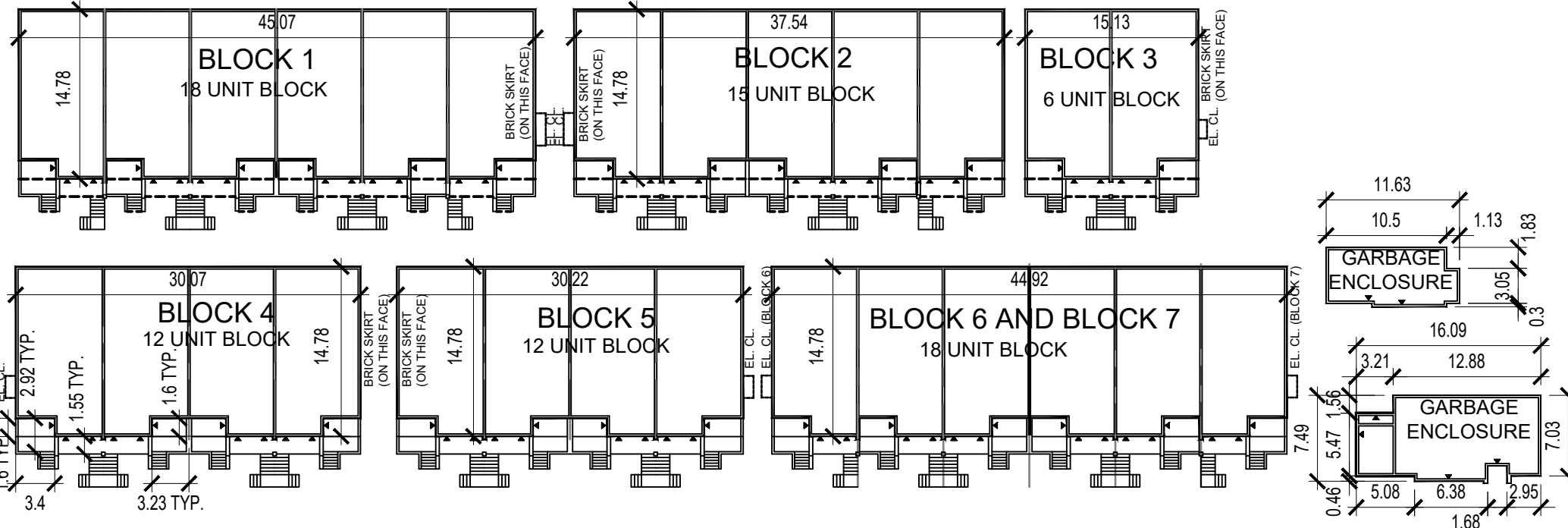
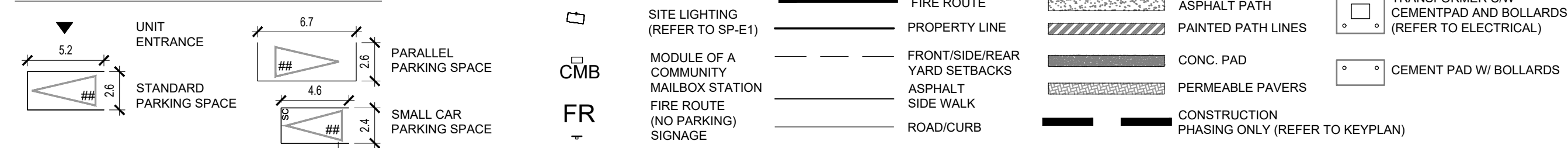


# BUILDING DIMENSIONS (NOTE: NTS)



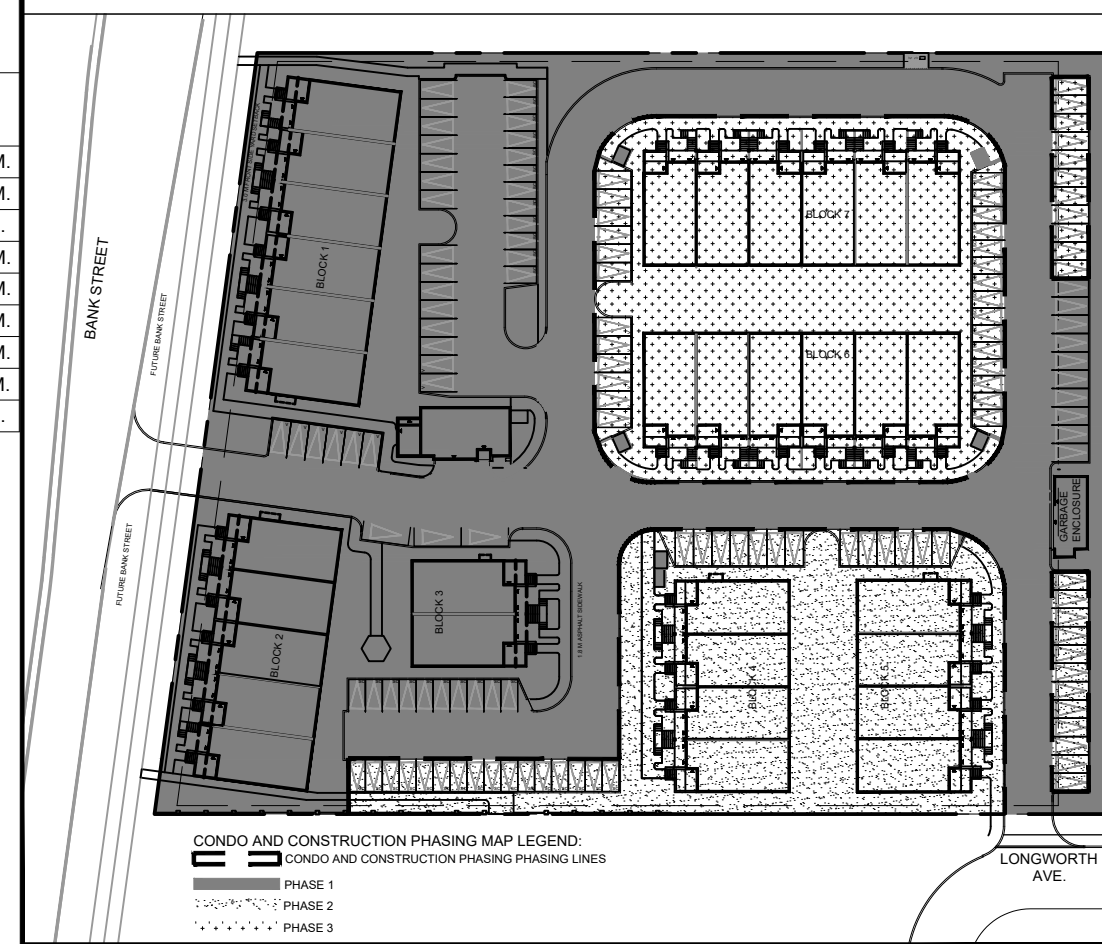
# SYMBOLS AND LEGEND:



# BUILDING AREAS

| BLOCK NUMBER      | UNITS PER BLOCK | GROSS FLOOR AREA | BUILDING AREA |
|-------------------|-----------------|------------------|---------------|
| BLOCK 1           | 18              | 1820.1 SQ. M.    | 635.59 SQ. M. |
| BLOCK 2           | 15              | 1490.01 SQ. M.   | 529.28 SQ. M. |
| BLOCK 3           | 6               | 607.64 SQ. M.    | 213.0 SQ. M.  |
| BLOCK 4           | 12              | 1213.88 SQ. M.   | 424.23 SQ. M. |
| BLOCK 5           | 12              | 1213.88 SQ. M.   | 424.23 SQ. M. |
| BLOCK 6           | 18              | 1820.1 SQ. M.    | 633.62 SQ. M. |
| BLOCK 7           | 18              | 1820.1 SQ. M.    | 633.62 SQ. M. |
| GARBAGE ENCLOSURE | N/A             | 99.25 SQ. M.     | 111.18 SQ. M. |
| GARBAGE ENCLOSURE | N/A             | 49.82 SQ. M.     | 56.93 SQ. M.  |

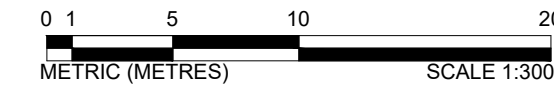
# CONDO AND CONSTRUCTION PHASING KEYMAP



# PLAN OF SUBDIVISION OF PART OF LOT 19 CONCESSION 5 ( RIDEAU FRONT ) Geographic Township of Gloucester CITY OF OTTAWA

Surveyed by Annis , O'Sullivan , Vollebakk Ltd.

APPROVED ☐ REFUSED ☐  
THIS DAY OF , 20  
LILY XU, MCIP, RPP, MANAGER  
DEVELOPMENT REVIEW SOUTH  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA



| ZONING CONFORMANCE TABLE                                                            |                          |                         |                          |
|-------------------------------------------------------------------------------------|--------------------------|-------------------------|--------------------------|
| TABLE BELOW BASED ON GM ZONING, CITY OF OTTAWA ZONING BY-LAW 2008-250 CONSOLIDATION |                          |                         |                          |
| PERMITTED RESIDENTIAL USES                                                          | STANDARD DWELLINGS (PUD) | 99 UNITS                | GROUND INSET BELOW GRADE |
| TOTAL UNIT COUNT                                                                    | 3.0 STOREYS              | 18 UNITS                | NO                       |
| TOTAL FLOORS                                                                        | REQUIRED                 | PROVIDED                | MINOR VARIANCE REQ.      |
| BUILDING HEIGHT (MAIN)                                                              | 18 M (MAX.)              | 10.5 M                  | NO                       |
| BUILDING HEIGHT (GARAGE)                                                            | 15M (MAX.)               | 4.915 M                 | NO                       |
| SITE AREA                                                                           | NO MINIMUM               | 13873.89 SQ. M.         | NO                       |
| TOTAL GROSS FLOOR AREA                                                              | NO MINIMUM               | 10158.9 SQ. M.          | NO                       |
| FBI                                                                                 | 2 (MAX.)                 | 3.72000                 | NO                       |
| TOTAL BUILDING AREA                                                                 | -                        | 3861.0 SQ. M.           | NO                       |
| LOT COVERAGE                                                                        | -                        | 28.36%                  | NO                       |
| ASPHALT DRIVEWAYS AND PARKING SPACES                                                | -                        | 4879.84 SQ. M.          | NO                       |
| ASPHALT PATHWAYS                                                                    | -                        | 712.68 SQ. M.           | NO                       |
| GRASS AREA (TEMP SNOW STORAGE)                                                      | -                        | 129.77 SQ. M.           | NO                       |
| CONCRETE PADS                                                                       | -                        | 43.36 SQ. M.            | NO                       |
| LANDSCAPE AREA                                                                      | -                        | 4530.04 SQ. M. (32.62%) | NO                       |

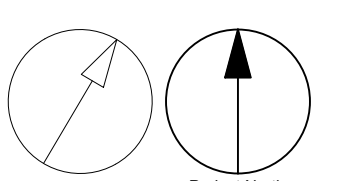
| LANDSCAPE BUFFER LOCATION                        |                                                                                        |                                                              |    |
|--------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------|----|
| REQUIRED                                         | PROVIDED                                                                               | MINOR VARIANCE REQ.                                          |    |
| FRONT YARD (BANK STREET)                         | 3.0 M                                                                                  | 3.0 M                                                        | NO |
| REAR YARD                                        | 3.0 M                                                                                  | 3.0 M                                                        | NO |
| INTERIOR SIDE YARD                               | 3.0 M                                                                                  | 3.0 M                                                        | NO |
| EXTERIOR SIDE YARD                               | 3.0 M                                                                                  | 3.0 M                                                        | NO |
| PARKING LOT % OF LANDSCAPING                     | 15% OF PARKING LOT                                                                     | 1000.30/104.57 = 47.86%                                      | NO |
| ZONING PROVISIONS                                |                                                                                        |                                                              |    |
| REQUIRED                                         | PROVIDED                                                                               | MINOR VARIANCE REQ.                                          |    |
| MINIMUM LOT AREA                                 | NO MINIMUM                                                                             | 13873.89 SQ. M.                                              | NO |
| MINIMUM LOT WIDTH                                | NO MINIMUM                                                                             | 108.1 M                                                      | NO |
| MAXIMUM HEIGHT                                   | 18.0 M                                                                                 | 10.5 M                                                       | NO |
| FRONT YARD SETBACK                               | 3.0 M                                                                                  | 3.0 M                                                        | NO |
| REAR YARD SETBACK                                | 7.5 M                                                                                  | 7.5 M                                                        | NO |
| INTERIOR SIDE YARD SETBACK                       | 1.2 M                                                                                  | 3.0 M                                                        | NO |
| EXTERIOR SIDE YARD SETBACK                       | 3.0 M                                                                                  | N/A                                                          | NO |
| AMENITY SPACE REQUIREMENTS                       |                                                                                        |                                                              |    |
| REQUIRED                                         | PROVIDED                                                                               | MINOR VARIANCE REQ.                                          |    |
| TOTAL AMENITY AREA (SQ. M PER UNIT)              | 6.0 SQ. M.                                                                             | 16.1 SQ. M. (MIN)                                            | NO |
| COMMUNAL AMENITY AREA (SQ. M)                    | 287 SQ. M.                                                                             | 1173.23 SQ. M.                                               | NO |
| GENERAL PARKING PROVISIONS                       |                                                                                        |                                                              |    |
| REQUIRED                                         | PROVIDED                                                                               | MINOR VARIANCE REQ.                                          |    |
| PARKING SPACE DIMENSIONS                         | 2.4 M x 5.2 M AND UP TO 40% (SMALL CAR) 2.4 M x 4.6 M (PARALLEL PARKING) 2.4 M x 6.7 M | 2.0 x 5.2 M, 2.4 M x 4.6 M AND 2.4 M x 6.7 M                 | NO |
| PARKING SPACE RATE TOTAL                         | 118 SPACES                                                                             | 135 SPACES                                                   | NO |
| PARKING SPACE RATE PER UNIT                      | 1.0 x 59 UNITS = 59 (MIN.)                                                             | 116                                                          | NO |
| VISITOR PARKING SPACE RATES                      | 0.2 x 59 UNITS = 12 (MIN.)                                                             | 19                                                           | NO |
| PARKING SPACE RATE FOR SMALL CAR (40% ALLOWABLE) | 39 SPACES ALLOWED (MIN.)                                                               | 53 SPACES (40%)                                              | NO |
| BICYCLE PARKING                                  | 0.5 x 59 UNITS = 30                                                                    | 123 (24 OUTDOOR, REMAINDER INSIDE MECHANICAL ROOMS OF UNITS) | NO |
| DRIVE AISLE PROVISIONS                           |                                                                                        |                                                              |    |
| REQUIRED                                         | PROVIDED                                                                               | MINOR VARIANCE REQ.                                          |    |
| DRIVE AISLE PROVISIONS                           | 6.7 M                                                                                  | 6.7 M                                                        | NO |
| FIRE ROUTE PROVISIONS                            | 6.0 M                                                                                  | 6.0 M                                                        | NO |
| WINTER SNOW STORAGE                              | -                                                                                      | SNOW WILL BE TRANSPORTED OFF SITE                            | NO |

| ZONING CONFORMANCE TABLE BY PHASE                |                            |                                                       |                     |
|--------------------------------------------------|----------------------------|-------------------------------------------------------|---------------------|
| PHASE 1 COMPLIANCE TABLE                         |                            |                                                       |                     |
| AMENITY SPACE REQUIREMENTS                       | REQUIRED                   | PROVIDED                                              | MINOR VARIANCE REQ. |
| COMMUNAL AMENITY AREA (SQ. M)                    | 117.0 SQ. M.               | 505.3 SQ. M.                                          | NO                  |
| GENERAL PARKING PROVISIONS                       |                            |                                                       |                     |
| REQUIRED                                         | PROVIDED                   | MINOR VARIANCE REQ.                                   |                     |
| PARKING LOT % OF LANDSCAPING                     | 15% OF PARKING LOT         | 385.67 m <sup>2</sup> /1081.2 m <sup>2</sup> = 35.67% | NO                  |
| PARKING SPACE RATE TOTAL                         | 46 SPACES                  | 54 SPACES (INCL. VISITORS)                            | NO                  |
| PARKING SPACE RATE PER UNIT                      | 1.0 x 39 UNITS = 39 (MIN.) | 48                                                    | NO                  |
| VISITOR PARKING SPACE RATES                      | 0.2 x 39 UNITS = 8 (MIN.)  | 8                                                     | NO                  |
| PARKING SPACE RATE FOR SMALL CAR (40% ALLOWABLE) | 18 SPACES ALLOWED (MIN.)   | 22 SPACES (40%)                                       | NO                  |
| BICYCLE PARKING BY PHASE                         | 30X0.5 = 15                | 4 OUTDOOR, 39 INDOOR                                  | NO                  |
| ZONING CONFORMANCE TABLE BY PHASE                |                            |                                                       |                     |
| PHASE 2 COMPLIANCE TABLE                         |                            |                                                       |                     |
| AMENITY SPACE REQUIREMENTS                       | REQUIRED                   | PROVIDED                                              | MINOR VARIANCE REQ. |
| COMMUNAL AMENITY AREA (SQ. M)                    | 72.0 SQ. M.                | 286.0 SQ. M.                                          | NO                  |
| GENERAL PARKING PROVISIONS                       |                            |                                                       |                     |
| REQUIRED                                         | PROVIDED                   | MINOR VARIANCE REQ.                                   |                     |
| PARKING LOT % OF LANDSCAPING                     | 15% OF PARKING LOT         | 252.72 m <sup>2</sup> /776.2 m <sup>2</sup> = 32.56%  | NO                  |
| PARKING SPACE RATE TOTAL                         | 29 SPACES                  | 41 SPACES (INCL. VISITORS)                            | NO                  |
| PARKING SPACE RATE PER UNIT                      | 1.0 x 24 UNITS = 24        | 36                                                    | NO                  |
| VISITOR PARKING SPACE RATES                      | 0.2 x 24 UNITS = 5         | 5                                                     | NO                  |
| PARKING SPACE RATE FOR SMALL CAR (40% ALLOWABLE) | 11 SPACES ALLOWED (MIN.)   | 16 SPACES (40%)                                       | NO                  |
| BICYCLE PARKING BY PHASE                         | 24X0.5 = 12                | 4 OUTDOOR, 24 INDOOR                                  | NO                  |
| ZONING CONFORMANCE TABLE BY PHASE                |                            |                                                       |                     |
| PHASE 3 COMPLIANCE TABLE                         |                            |                                                       |                     |
| AMENITY SPACE REQUIREMENTS                       | REQUIRED                   | PROVIDED                                              | MINOR VARIANCE REQ. |
| COMMUNAL AMENITY AREA (SQ. M)                    | 108.0 SQ. M.               | 381.8 SQ. M.                                          | NO                  |
| GENERAL PARKING PROVISIONS                       |                            |                                                       |                     |
| REQUIRED                                         | PROVIDED                   | MINOR VARIANCE REQ.                                   |                     |
| PARKING LOT % OF LANDSCAPING                     | 15% OF PARKING LOT         | 305.17 m <sup>2</sup> /1498.0 m <sup>2</sup> = 20.37% | NO                  |
| PARKING SPACE RATE TOTAL                         | 43 SPACES                  | 38 SPACES (INCL. VISITORS)                            | NO                  |
| PARKING SPACE RATE PER UNIT                      | 1.0 x 32 UNITS = 32        | 32                                                    | NO                  |
| VISITOR PARKING SPACE RATES                      | 0.2 x 32 UNITS = 6         | 6                                                     | NO                  |
| PARKING SPACE RATE FOR SMALL CAR (40% ALLOWABLE) | 12 SPACES ALLOWED (MIN.)   | 15 SPACES (40%)                                       | NO                  |
| BICYCLE PARKING BY PHASE                         | 32X0.5 = 16                | 16 OUTDOOR, 32 INDOOR                                 | NO                  |

| ZONING CONFORMANCE TABLE BY PHASE                |                          |                                                       |                     |
|--------------------------------------------------|--------------------------|-------------------------------------------------------|---------------------|
| PHASE 3 COMPLIANCE TABLE                         |                          |                                                       |                     |
| AMENITY SPACE REQUIREMENTS                       | REQUIRED                 | PROVIDED                                              | MINOR VARIANCE REQ. |
| COMMUNAL AMENITY AREA (SQ. M)                    | 108.0 SQ. M.             | 381.8 SQ. M.                                          | NO                  |
| GENERAL PARKING PROVISIONS                       |                          |                                                       |                     |
| REQUIRED                                         | PROVIDED                 | MINOR VARIANCE REQ.                                   |                     |
| PARKING LOT % OF LANDSCAPING                     | 15% OF PARKING LOT       | 305.17 m <sup>2</sup> /1498.0 m <sup>2</sup> = 20.37% | NO                  |
| PARKING SPACE RATE TOTAL                         | 43 SPACES                | 38 SPACES (INCL. VISITORS)                            | NO                  |
| PARKING SPACE RATE PER UNIT                      | 1.0 x 32 UNITS = 32      | 32                                                    | NO                  |
| VISITOR PARKING SPACE RATES                      | 0.2 x 32 UNITS = 6       | 6                                                     | NO                  |
| PARKING SPACE RATE FOR SMALL CAR (40% ALLOWABLE) | 12 SPACES ALLOWED (MIN.) | 15 SPACES (40%)                                       | NO                  |
| BICYCLE PARKING BY PHASE                         | 32X0.5 = 16              | 16 OUTDOOR, 32 INDOOR                                 | NO                  |

| ZONING CONFORMANCE TABLE BY PHASE                |                          |                                                       |                     |
|--------------------------------------------------|--------------------------|-------------------------------------------------------|---------------------|
| PHASE 3 COMPLIANCE TABLE                         |                          |                                                       |                     |
| AMENITY SPACE REQUIREMENTS                       | REQUIRED                 | PROVIDED                                              | MINOR VARIANCE REQ. |
| COMMUNAL AMENITY AREA (SQ. M)                    | 108.0 SQ. M.             | 381.8 SQ. M.                                          | NO                  |
| GENERAL PARKING PROVISIONS                       |                          |                                                       |                     |
| REQUIRED                                         | PROVIDED                 | MINOR VARIANCE REQ.                                   |                     |
| PARKING LOT % OF LANDSCAPING                     | 15% OF PARKING LOT       | 305.17 m <sup>2</sup> /1498.0 m <sup>2</sup> = 20.37% | NO                  |
| PARKING SPACE RATE TOTAL                         | 43 SPACES                | 38 SPACES (INCL. VISITORS)                            | NO                  |
| PARKING SPACE RATE PER UNIT                      | 1.0 x 32 UNITS = 32      | 32                                                    | NO                  |
| VISITOR PARKING SPACE RATES                      | 0.2 x 32 UNITS = 6       | 6                                                     | NO                  |
| PARKING SPACE RATE FOR SMALL CAR (40% ALLOWABLE) | 12 SPACES ALLOWED (MIN.) | 15 SPACES (40%)                                       | NO                  |
| BICYCLE PARKING BY PHASE                         | 32X0.5 = 16              | 16 OUTDOOR, 32 INDOOR                                 | NO                  |

GENERAL NOTE:  
ENTRANCE DESIGN AND CURBS TO MEET CITY OF OTTAWA STANDARD DETAIL SC7.1



D07-12-20-0015

CLIENT

COPYRIGHT  
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is prohibited. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general confirmation before proceeding with fabrication.

IBI Group Architects (Canada) Inc.  
is a member of the IBI Group of companies

| ISSUES | No.                                               | DESCRIPTION | DATE |
|--------|---------------------------------------------------|-------------|------|
| 1.     | REVISED PARKING, BLK FDN'S, PATHWAYS, & ENTRANCES | 2020/05/11  |      |
| 2.     | ISSUED FOR SITE PLAN CONTROL                      | 2020/08/21  |      |
| 3.     | ISSUED FOR SITE PLAN CONTROL                      | 2021/04/19  |      |
| 4.     | REVISED AS PER CITY COMMENTS                      | 2021/07/05  |      |

CONSULTANTS  
Architectural:  
IBI Group Architects (Canada) Inc.  
400-333 Preston Street  
Ottawa, ON  
K1S 5N4  
613-225-3300

Civil:  
IBI Group  
400-333 Preston Street  
Ottawa, ON  
K1S 5N4  
613-225-1311

Landscaping:  
Ruhland and Associates Ltd.  
200-1750 Courtwood Crescent  
Ottawa, ON  
K2C 2B5  
613-224-4744  
info@rala.ca

Geotechnical:  
Golder Associates Ltd.  
1931 Robertson Road  
Ottawa, Ontario, K2H 5B7

Electrical (Site Lighting):  
JRP Engineering  
9 Holgate Court, Kanata, ON K2K1B4, ca  
info@jrpeng.com

SEAL

IBI GROUP  
Suite 400 - 333 Preston Street  
Ottawa ON K1S 5N4 Canada  
tel 613 225 1311 / 613 241 3300 fax 613 225 9868  
ibigroup.com

PROJECT  
4791 Bank Street

PROJECT NO:  
121753

DRAWN BY:  
SK

PROJECT MGR:  
TERRY BRULE

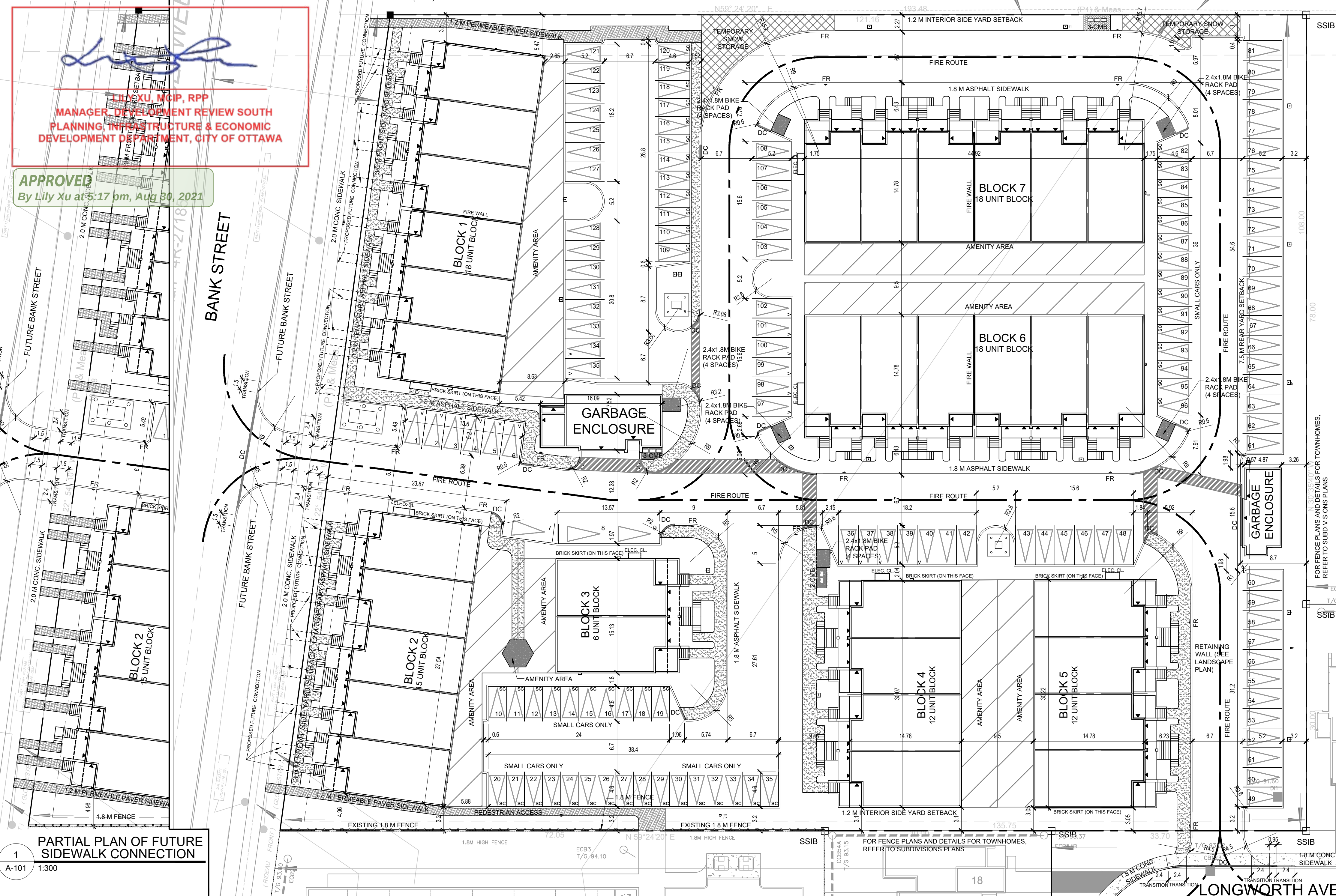
CHECKED BY:  
TB

APPROVED BY:  
HS/TB

SHEET TITLE  
COWAN'S GROVE SITE PLAN

SHEET NUMBER  
A-101

ISSUE  
3



PARTIAL PLAN OF FUTURE SIDEWALK CONNECTION  
A-101 1:300