

Project Information			
Review Date:	December 19, 2024	Official Plan Designation:	Lansdowne Special District
Municipal Address(es):	945 & 1015 Bank Street	Legal Description:	Plan 4R-26535
Scope of Work:	Site Plan Control application	By-law Number:	2008-250
Existing Zoning Code:	L2C S258-A, S258-B	Overlays Applicable:	Heritage Overlay
Schedule 1/1A Area:	Area X		
Zoning Mechanism			
Zoning Mechanism	L2C S258-A, S258-B Req	Proposed North Stands	Compliance
Minimum Lot Width	No minimum	N/A	Yes
Minimum Lot Area	No minimum	8313.75 sqm	Yes
Minimum Setback from Bank Street 176(0)	3 m	>3 m	Yes
Minimum Setback from Holmwood Avenue 176(0)	3 m	>3 m	Yes
Minimum Setback from Queen Elizabeth Driveway 176(0)	7.5 m	> 7.5 m	Yes
Maximum Building Height (Schedule 258-A)	Area J: 38 m Area N: 138 m	Area J: 30.38 m Area N: no buildings proposed	Yes
Maximum Non-Residential Gross Leasable Floor Area (Full Site) 176(3)(a)	33,450 sqm	Not applicable to the proposed north stands	Yes
Maximum Office Gross Leasable Floor Area (Full Site) 176(3)(c)	9,300 sqm	Not applicable to the proposed north stands	Yes
Minimum Vehicle Parking Section 101 176(3)(g)	1230 spaces across L2C and OTS zones. NO minimum parking rates are required for Area J on Schedule 487.	140 underground parking spaces are provided.	Yes
Minimum Driveway Width 107(0)	2.6 m	7.6 m - this is a driveway for accessible drop off, not for parking	Yes
Minimum Bicycle Parking Spaces Table 111(A)	1 space per 1,500 sqm of GFA 10,879 sqm = 9.25 spaces	32 spaces	Yes

The proposal adheres fully to the provisions of Zoning By-law 2008-250.

December 2024

945 & 1015 Bank Street
Lansdowne 2.0 Phase 2, North Stands
Planning Review/Assessment - Zoning Confirmation Report

PROPERTY PLAN - 4R-26535
PIN - 04139-0264

LEGEND	
	FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PRECAST CONCRETE STEPS
	TOTAL LOT AREA
	LIGHT COLUMN
	+66.75 PROPOSED SPOT ELEVATION
	+66.75ex EXISTING SPOT ELEVATION
	APPROX. OHT EASEMENT PROPERTY BOUNDARY
	BOLLARDS
	TWSI TYPE 3: ATTENTION
	FIRE ROUTE ACCESS

- GENERAL NOTES:
- ALL EXTERIOR LIGHTING SHALL BE DIRECTED ONTO THE SITE AND SHALL NOT INFRINGE UPON ADJACENT PROPERTIES
 - ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM GRADE VIEW AND BE LOCATED BEHIND THE BUILDING'S PARAPET
 - ALL STRUCTURAL DESIGN ARE TO BE APPROVED BY THE STRUCTURAL ENGINEER FOR THE PROJECT
 - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED
 - REFER TO DRAWINGS AND REPORTS PREPARED BY:
-SITE SERVICING AND GRADING BY: WSP
-LANDSCAPING BY: CSW LANDSCAPE ARCHITECTS
-ELECTRICAL SERVICES BY: MBII
 - LOCATION OF WASTE MANAGEMENT AND RECYCLING ENCLOSURES LOCATED ONE LEVEL DOWN OFF OF THE LOADING DOCK
 - SIGNAGE AND PAVEMENT MARKING SHALL MEET THE CITY OF OTTAWA STANDARDS - ALL SITE SIGNAGE DESIGN IS IN DEVELOPMENT AND WILL COMPLY TO CODE AND AUTHORITY HAVING JURISDICTION REQUIREMENTS
 - SNOW REMOVAL OPERATIONS ARE TO BE COORDINATED WITH EVENT CENTRE. SNOW IS TO BE TRANSFERRED TO GREAT LAWN FOR SUBSEQUENT OFF-SITE REMOVAL
 - PROPERTY INFORMATION DERIVED FROM STANTEC SITE SURVEY ISSUED ON OCTOBER 23, 2024

Ottawa

OSEG
Ottawa Sports and Entertainment Group

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ELEC. LIGHTING ENGINEER

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(613) 729-4536
LANDSCAPE ARCHITECT

NO.	DESCRIPTION	DATE
4	ISSUED FOR SITE PLAN APPROVAL	2024/12/19
3	ISSUED FOR 90% DD - CLASS B ESTIMATE	2024/11/29
2	ISSUED FOR 50% DD	2024/10/18
1	ISSUED FOR DD PROGRESS SET	2024/10/04

REVISIONS/ ISSUES

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS

SEAL

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DRAWN **MM**

DATE **24/11/29**

CHECKED **TF**

LANSDOWNE 2.0
EVENT CENTRE,
NORTH SIDE STANDS
AND PUBLIC REALM
ENHANCMENTS

1015 Bank st, Ottawa, ON K1S 5J3

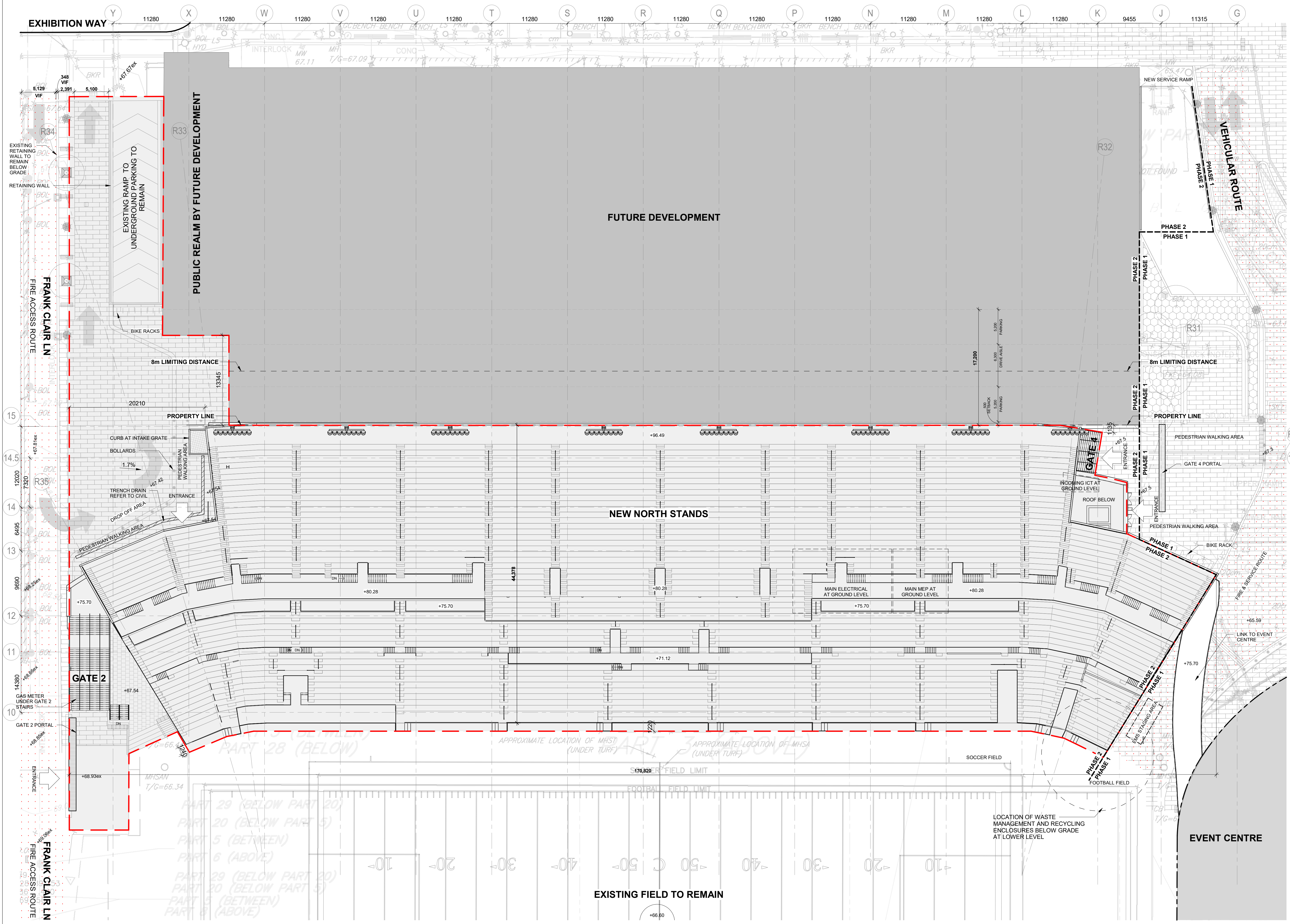
DWG. TITLE
SITE PLAN CONTEXT

SCALE **As indicated** DWG. NO. **NS-A1-001**

PROJ. NO. **2008.3**

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DATE PLOTTED: 2024-12-20 2:07:24 PM



NO.	DESCRIPTION	DATE
3	ISSUED FOR SITE PLAN APPROVAL	2024/12/19
2	ISSUED FOR 50% DD	2024/10/18
1	ISSUED FOR DD PROGRESS SET	2024/10/04

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 EVENT CENTRE,
 NORTH SIDE STANDS
 AND PUBLIC REALM
 ENHANCEMENTS**
 1015 Bank st, Ottawa, ON K1S 5J3

DWG. TITLE
SITE PLAN

SCALE	1 : 250	DWG. NO.	NS-A1-002
PROJ. NO.	2008.3		



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(416) 751-2520

ELEC. LIGHTING ENGINEER



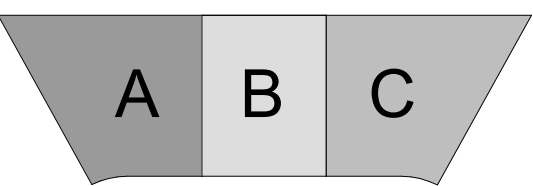
319 MCRAE AVENUE, SUITE 602
OTTAWA, ONTARIO K1Z 0B9
(613) 729-4536

LANDSCAPE ARCHITECT

NO.	DESCRIPTION	DATE
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EVENT CENTRE,
NORTH SIDE STANDS
AND PUBLIC REALM
ENHANCEMENTS**

1015 Bank st, Ottawa, ON K1S 5J3

DWG. TITLE
AERIAL RENDERING

SCALE	DWG. NO.
PROJ. NO.	NS-A1-020

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EVENT CENTRE,
NORTH SIDE STANDS
AND PUBLIC REALM
ENHANCMENTS**

1015 Bank st, Ottawa, ON K1S 5J3

DWG. TITLE
RENDERING - EAST

SCALE	DWG. NO.
PROJ. NO.	NS-A1-021
2008.3	



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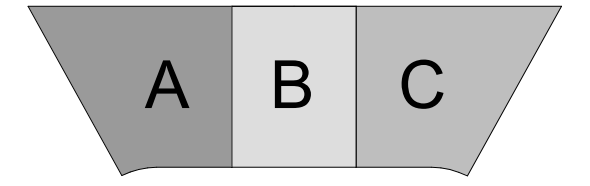
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NORTH SIDE STANDS
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ENHANCEMENTS**

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DWG. TITLE
RENDERING - WEST

SCALE _____ DWG. NO. **NS-A1-022**

PROJ. NO. **2008.3**



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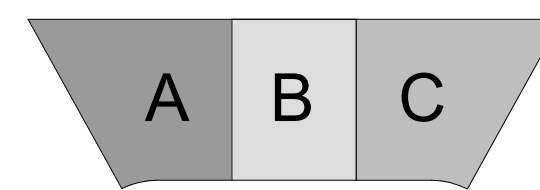
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EVENT CENTRE,
NORTH SIDE STANDS
AND PUBLIC REALM
ENHANCEMENTS**

1015 Bank st, Ottawa, ON K1S 5J3

DWG. TITLE
RENDERING - FIELD VIEW

SCALE	DWG. NO.
PROJ. NO.	NS-A1-023
2008.3	

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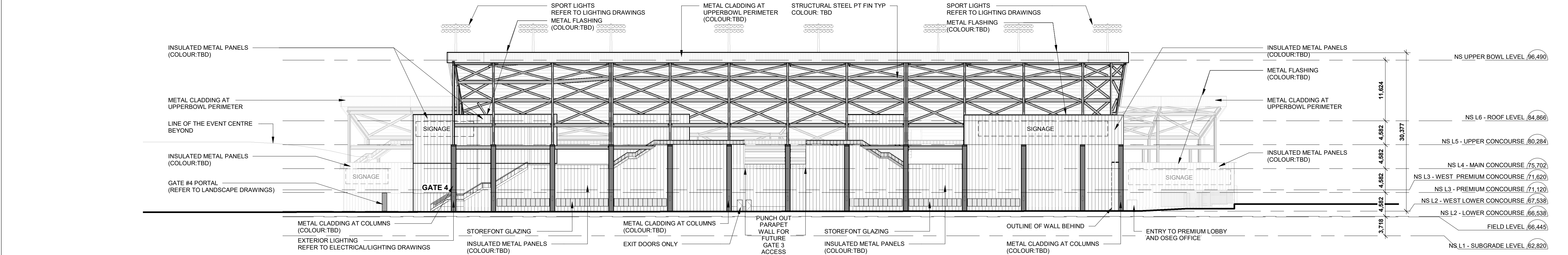
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DATE	24/11/29
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**LANSLOWNE 2.0
EVENT CENTRE,
NORTH SIDE STANDS
AND PUBLIC REALM
ENHANCMENTS**

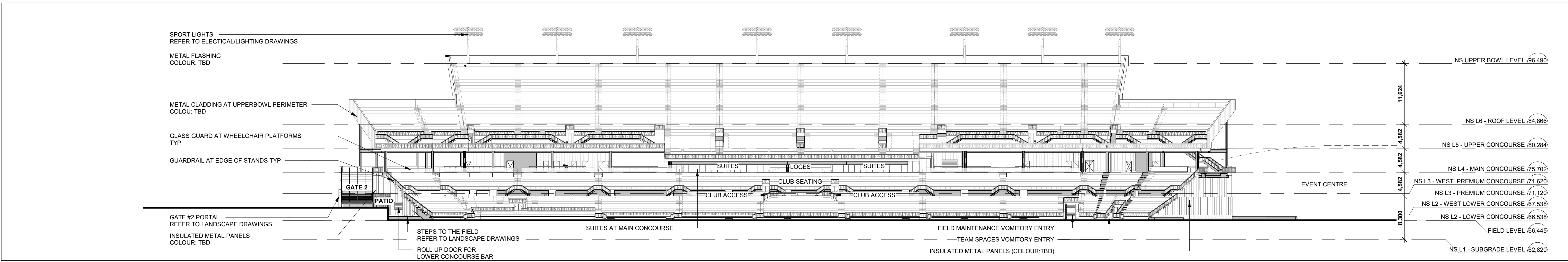
1015 Bank st, Ottawa, ON K1S 5J3

DWG TITLE
OVERALL ELEVATIONS - SPA

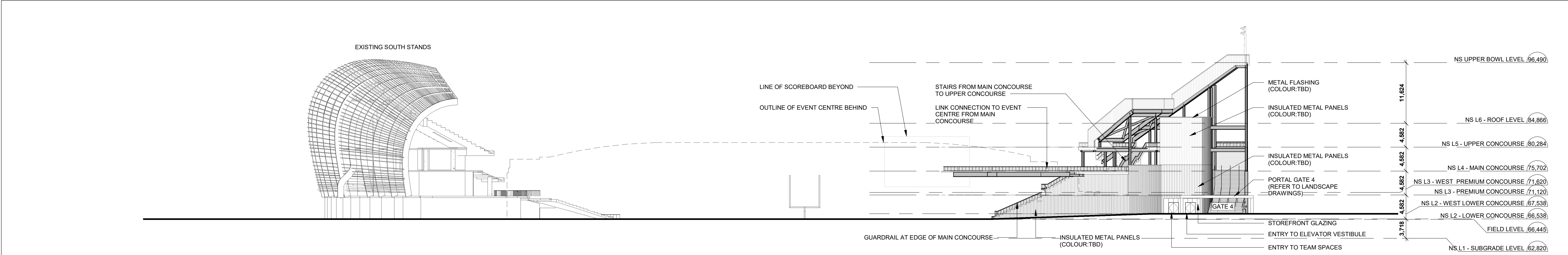
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PROJ. NO.	2008.3		



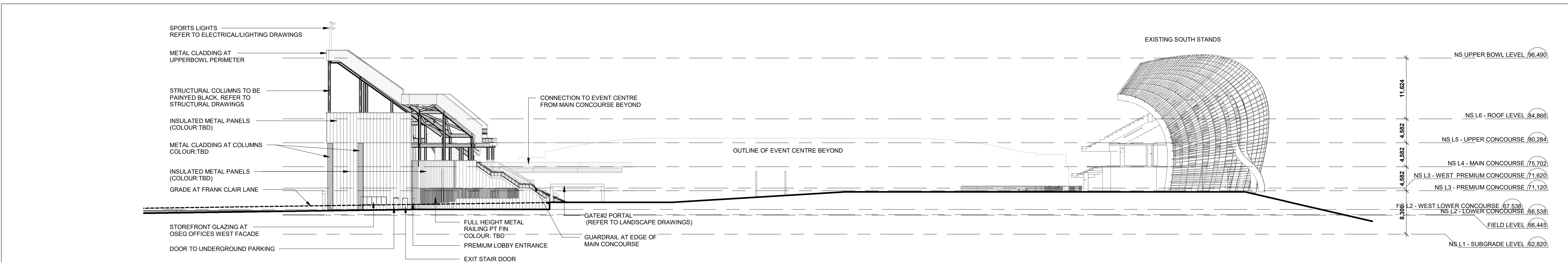
4 NORTH STANDS - NORTH ELEVATION DD - SPA
1:400



3 NORTH STANDS - SOUTH ELEVATION DD - SPA
1:400



2 NORTH STANDS - EAST ELEVATION DD - SPA
1:400



1 NORTH STANDS - WEST ELEVATION DD - SPA
1:400

REFER TO NS-A1-001 FOR GENERAL NOTES AND DRAWING LEGEND