

TM (H19) Zoning	Required	Provided
Front Yard	Bank Street	
Minimum Lot Area	No minimum	1943 m <sup>2</sup>
Minimum Lot Width	No minimum	60.48 m
Minimum Building Height (m)	5.7 m within 20 m of front lot line	
Maximum Building Height (m)	19 meters as per height restriction in zoning	30 m
Minimum Front Yard Setback (Bank, west)	No minimum	0 m (existing condition)
	Above 15 m, min. front yard setback of 2 meters	3 m setback above 15 m
	2 meters from hydro poles, 5 meters from high-voltage power line	N/A
Maximum Front Yard Setback (Bank, west)	2 meters; does not apply to corner right triangle areas used for balcony above 2nd floor.	0 m (existing condition)
Active Entrances	1 per ground floor occupancy	8
Minimum Side Yard Setback (Nepean, north) (Lugar, south)	3 m for height up to 15 meters	0 m, up to 3rd floor
	Above 15 m: Ground floor setback plus 2 meters (does not apply to corner site triangle), balconies not included	1.2 m past 3rd floor
Minimum Rear Yard Setback (Back Alley, east)	7.5 meters (abutting R-zone)	0 m (existing condition)
Minimum Interior Yard Setback	3 m (mixed-use building abutting R-Zone) does not apply, has no interior side yard	N/A
Amenity Space Requirements	5m <sup>2</sup> per unit Min. 50% communal, aggregated into areas of 54 m <sup>2</sup> and where more than one aggregated area is provided, at least one must be minimum 54 m <sup>2</sup> . 263 units* 6 m <sup>2</sup> = 1 578 m <sup>2</sup>	Provided: Communal area(GF/basement): 716m <sup>2</sup> Communal area(2nd floor): 235 m <sup>2</sup> Total amenity area = 1 580 m <sup>2</sup>
Landscape Area	Abutting a residential zone = Min. 3 m, reduced to 1 m where 1.4 m high opaque fence is provided In all other cases = No minimum	N/A
Parking Requirements	Residents: 0.5 spaces/unit after the first 12 units Visitor: 0.1 spaces/unit after the first 12 units Commercial: Not required if GFA is less than 200m <sup>2</sup> per use	Provided: 0
Alse and Driveway Width	3m for parking lots with less than 20 parking spaces; 6m for parking lots with more than 20 spaces	N/A
Bicycle Parking	0.5/unit x 263 units=132	Provided: 264

LEVEL	STUDIO (123.45 m <sup>2</sup> )	1 BR (234.56 m <sup>2</sup> )	2 BR (345.67 m <sup>2</sup> )	3 BR (456.78 m <sup>2</sup> )	TOTAL
GROUND FLOOR	1	0	1	0	2
2nd FLOOR	20	4	1	2	27
3rd FLOOR	20	4	1	2	27
4th FLOOR	30	2	0	2	34
5th FLOOR	30	2	0	2	34
6th FLOOR	30	2	0	2	34
7th FLOOR	30	2	0	2	34
8th FLOOR	30	2	0	2	34
9th FLOOR	30	2	0	2	34
TOTAL	221	20	3	18	262
Required R.T. (15%)	33	3	0	2	39
Provided R.T. (15%)	33	6	0	3	43

**NOTES**  
**SUBJECT:**  
 PROPERTY BOUNDARY & TOPOGRAPHY INFORMATION WAS DERIVED FROM:  
 • LOT 36 (SOUTH NEPEAN STREET) AND PART OF LOT 35 (EAST BANK STREET) AND PART OF LOT 35 (NORTH LISGAR STREET), REGISTERED PLAN 2996 CITY OF OTTAWA, DATED JULY 29TH, 2022.  
 • SURVIVOR: ANNIS OSALUJAN, VOLLEBECK LTD. (14 CONCORSE GATE, SUITE 500, NEPEAN, ON, K2E 7S8)

**NOTE:**  
 REFER TO LANDSCAPE PLAN FOR DETAILS ON SURFACE TREATMENT OF PEDESTRIAN WALKWAYS.

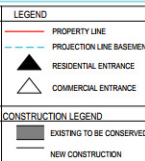
**ZONING MECHANISM**  
 Residential Waste (Solid Waste Collection Design Guidelines for Multi-Unit Residential Development, 4.2)

**REGULATION**  
 Garbage (Compacted) = 0.053/Unit  
 Require 15p  
 Recycling (GMP) = 0.016/Unit  
 Require 6p  
 Recycling (Fibres) = 0.038/Unit  
 Require 12p  
 Organics = 240L containers/50 units  
 Require 6 containers

**PROPOSED**  
 Garbage (Compacted) = (0.053/263 units) x 14p  
 Total = 54.3p containers  
 Recycling (GMP) = (0.016/263 units) x 5p  
 Total = 2.3p containers  
 Recycling (Fibres) = (0.038/263 units) x 10p  
 Total = 44.3p containers  
 Organics = 263 units / 50 = 6  
 Total = 6 containers

**RESIDENTIAL UNITS SUMMARY**  
 GROUND FLOOR: 2 UNITS  
 2ND FLOOR: 32 UNITS  
 3RD FLOOR: 33 UNITS  
 4TH TO 7TH FLOOR: (34 UNITS x 4) = 136 UNITS  
 8TH TO 9TH FLOOR: (34 UNITS x 2) = 68 UNITS  
**TOTAL: 263 UNITS**

**AREA SUMMARY**  
 LOT AREA: 1943 m<sup>2</sup>  
 LOT COVERAGE: 98%  
 GFA: 1995 m<sup>2</sup>



**NOTES GENERAL:** General Notes  
 1. Use dimensions of structures over to property boundaries on NEUP drawings. If no structure is shown, assume no structure exists. Structures not shown on NEUP drawings are assumed to be existing and are to be retained unless otherwise noted.  
 2. Use dimensions of structures over to structures to be retained on the drawings. Structures to be retained are shown on the drawings with the word 'RETAIN' in red text.  
 3. Verify all dimensions and locations of structures to be retained with the owner. Structures to be retained are shown on the drawings with the word 'RETAIN' in red text. The architect shall not be responsible for the accuracy of the owner's information.  
 4. Use dimensions of structures shown on the drawings. The dimensions on these drawings shall not be used for construction.

**LANDSCAPE ARCHITECT** Architecture in Passage  
**Fotens Planning + Design**  
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**URBANI PLANNER** Watson  
**Fotens Planning + Design**  
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**HERITAGE CONSULTANT**  
**Commonwealth Historic Resource Management**  
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**NEUF ARCHITECT(E)S**

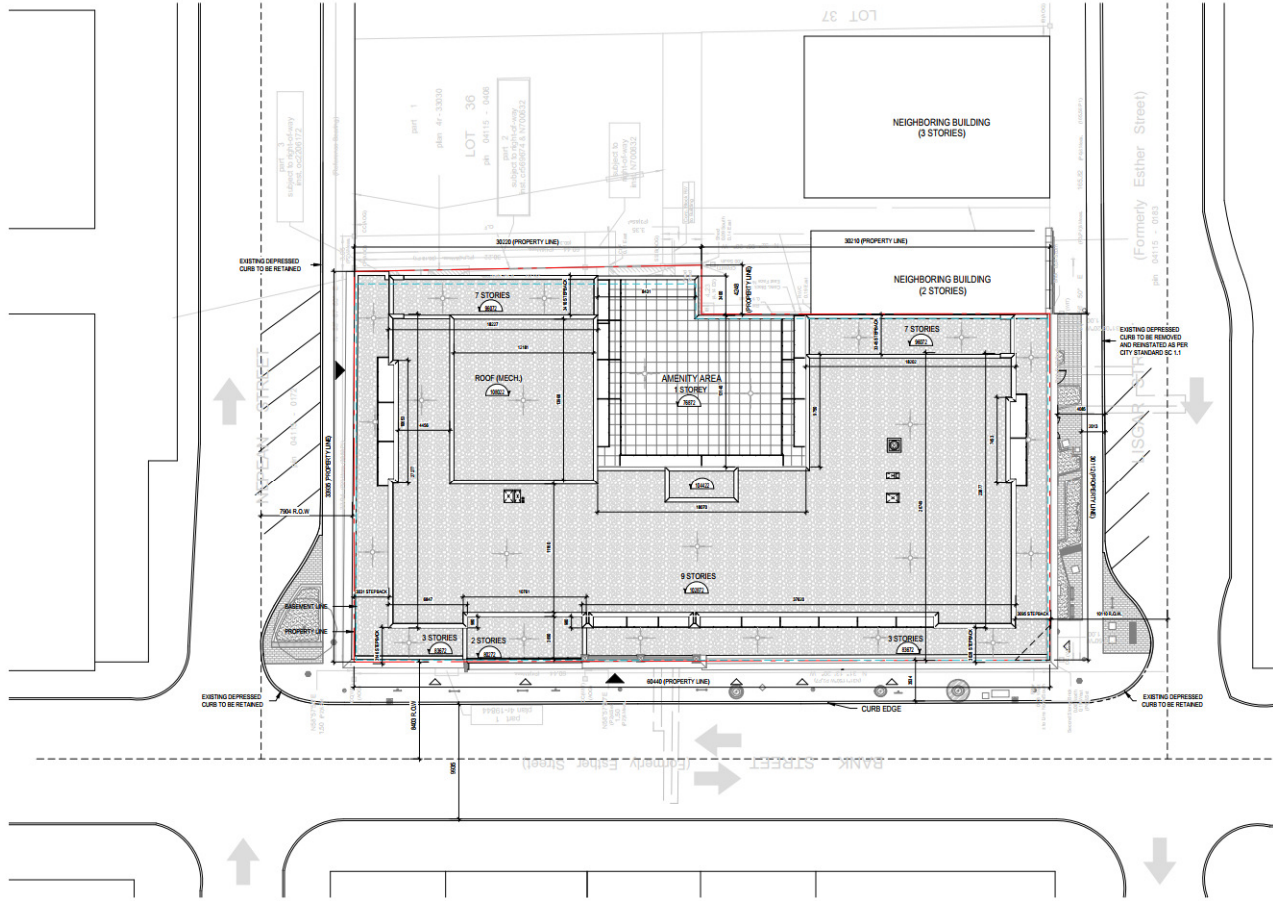
**SMART LIVING PROPERTIES**  
 228 High Avenue, Ottawa, Ontario K2P 1K9

**211-231 BANK**  
 EMPLOYMENT Location: 211-231 BANK STREET, OTTAWA  
 PROJECT No.: 13369

**NO. REVISION DATE (dd/mm/yyyy)**  
 1. SPC 2024.06.19  
 2. SPC 2024.12.16

**DESIGN** Paul Charest S.W. M.M., H.G. Q.  
**DATE** Issued: 2024.12.16  
**SCALE** As Indicated  
**DATE** Issued: 2024.12.16

**SITE PLAN**  
 FILE NUMBERS: D02-02-22-0127  
 D07-12-22-0188  
 PLAN NUMBER: 18910



**SITE PLAN**  
 1:200  
 SCALE BAR

**REVISION** 2  
**NO. DESIGN** SPC-01