

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	L2C S258-A, S258-B Req	Proposed North Stands	Compliance
Minimum Lot Width	No minimum	N/A	Yes
Minimum Lot Area	No minimum	8312.75 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 O1S 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 Assistant's Zoning Confirmation Report

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

LEGEND	
	FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PRECAST CONCRETE STEPS
	TOTAL LOT AREA (37,300 m ²)
	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 INFINGE 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

1 NS CONTEXT SITE PLAN
1:500



ENTUITIVE
275 SLATER STREET, SUITE 1001
OTTAWA, ON K1P 5H9
(613) 900-6219
STRUCTURAL ENGINEER

TMP
200 KING ST. WEST, SUITE 310
TORONTO, ON M5H 3T4
(416) 499-8000
MECH. PLUMB. FIRE PROTECTION ENGINEER

MULVEY & BANANI
90 SHEPPARD AVE EAST, SUITE 500
TORONTO, ON M2N 3A
(416) 751-2520
ELEC. LIGHTING ENGINEER

CSW
319 MCRAE AVENUE, SUITE 502
OTTAWA, ONTARIO K1Z 0B9
(613) 729-4536
LANDSCAPE ARCHITECT

NO.	DESCRIPTION	DATE
7	ISSUED FOR SPA REVISION	2025/01/21
6	ISSUED FOR CD UPDATE	2025/01/17
5	ISSUED FOR CD RELEASE	2024/12/03
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

DRAWN: MM
DATE: 25/01/17
CHECKED: TF

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

1015 Bank st, Ottawa, ON K1S 5J3

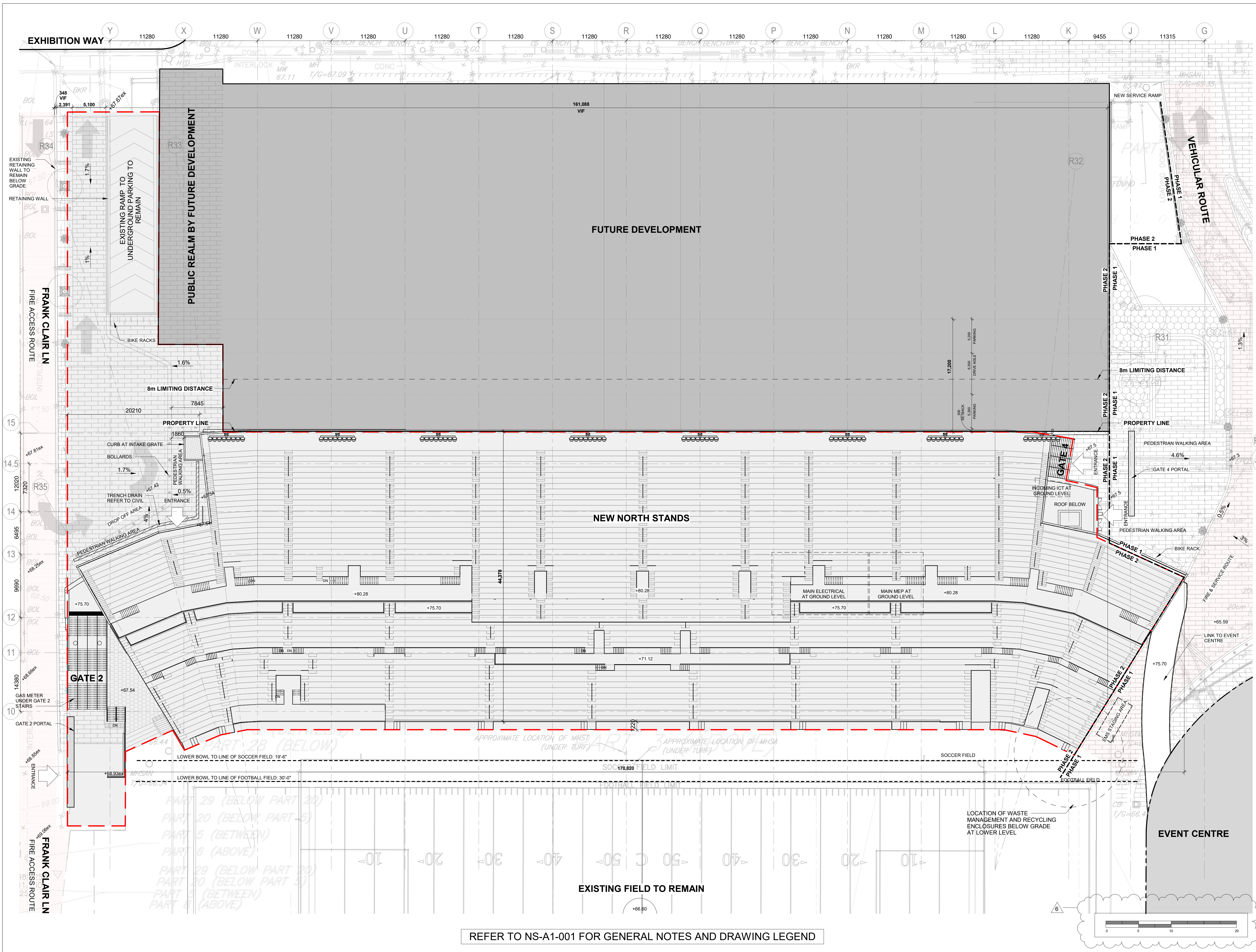
DWG. TITLE: SITE PLAN CONTEXT

SCALE: As indicated
PROJ. NO.: 2008.3

DWG. NO.: NS-A1-001

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DATE PLOTTED: 2025-01-21 5:55:24 PM



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

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**BRISBEN
BROOK
BEYON**
ARCHITECTS
 14 DUNCAN ST 4TH FLOOR
 TORONTO, ON M5H 3G8
 (416) 591-8999
 ARCHITECT

ENTUITIVE
 275 SLATER STREET, SUITE 1001
 OTTAWA, ON K1P 5H9
 (613) 900-6219
 STRUCTURAL ENGINEER

TMP
 200 KING ST. WEST, SUITE 310
 TORONTO, ON M5H 3T4
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NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWN: MM
 DATE: 25/01/17
 CHECKED: TF

**LANSDOWNE 2.0
 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

NO.	DESCRIPTION	DATE
5	ISSUED FOR SPA REVISION	2025/01/21
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

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NOT TO BE USED FOR CONSTRUCTION PURPOSES

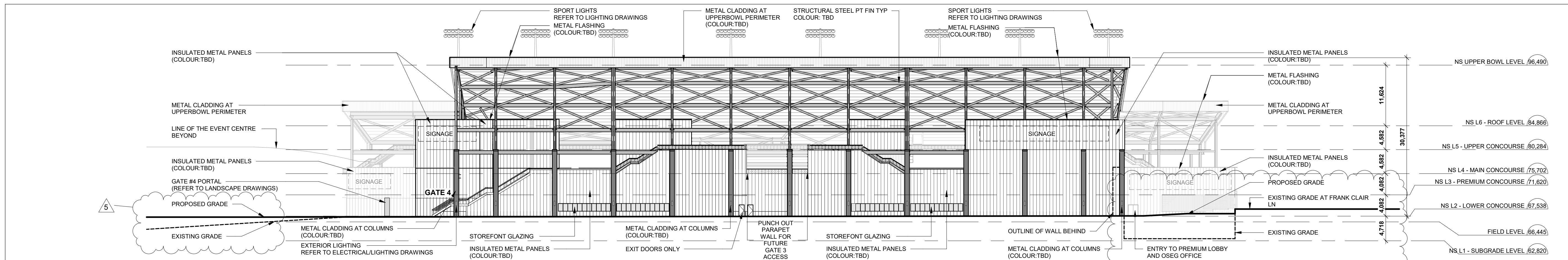
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CHECKED	TF

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

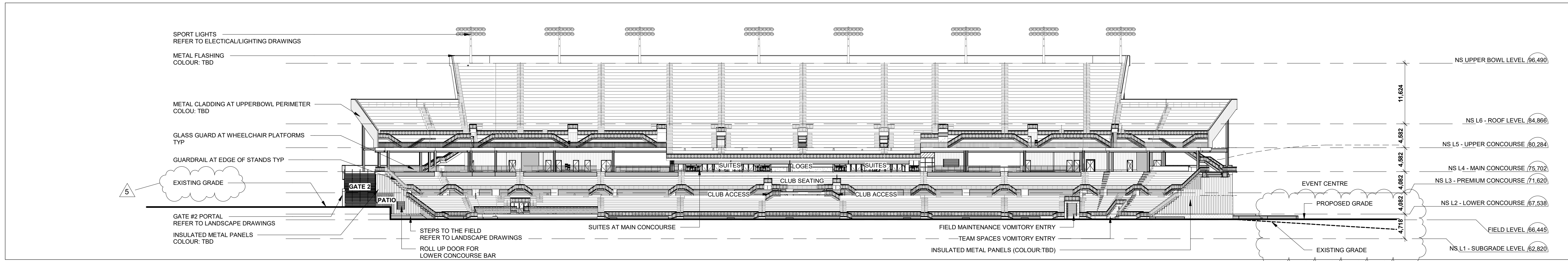
1015 Bank st, Ottawa, ON K1S 5J3

DWG TITLE
OVERALL ELEVATIONS - SPA

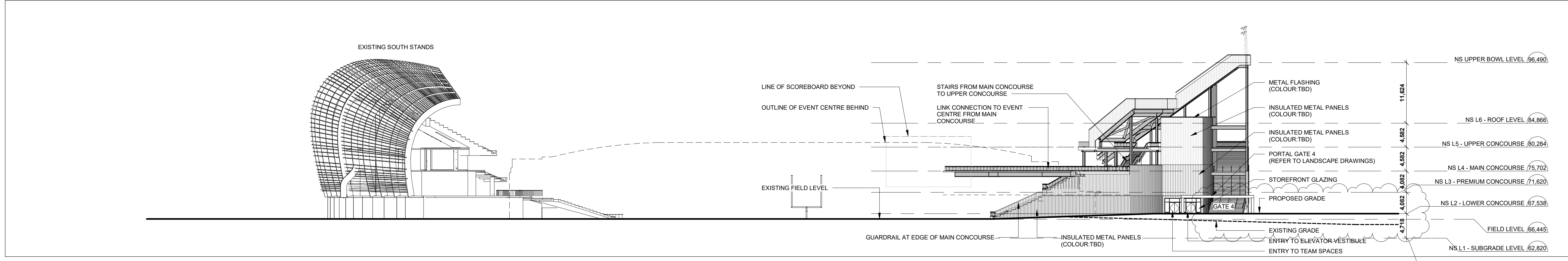
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PROJ. NO.	2008.3		



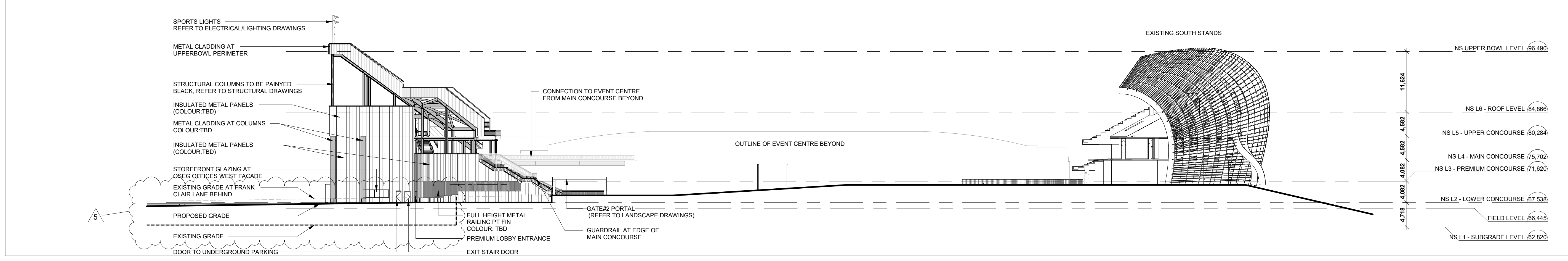
4 NORTH STANDS - NORTH ELEVATION DD - SPA
1:400



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