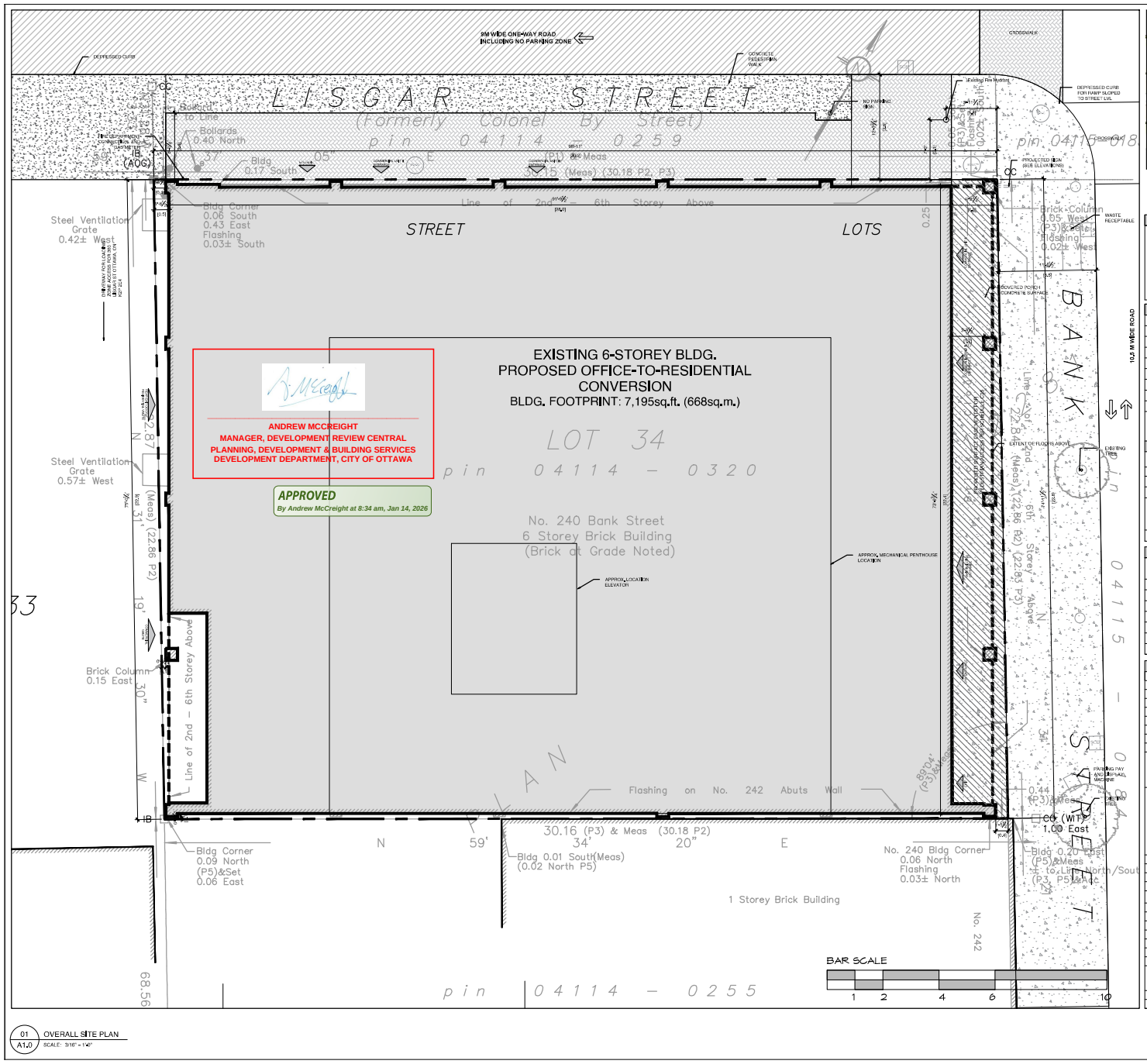
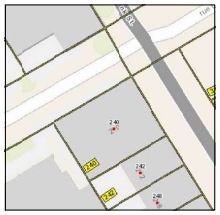


01 A1.0 OVERALL SITE PLAN
SCALE: 3/16" = 1'-0"



02 A1.0 KEY PLAN
SCALE: N.T.S.

PROPERTY LEGAL DESCRIPTION

PLAN OF LOT 34
(SOUTH LISGAR STREET)
REGISTERED PLAN 12281
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebekk Ltd.
Dated December 5th, 2005

14 Concourse Gate, Suite 500, Nepean, ON K2E 7S6
Tel. 613.727.0850
Fax. 613.727.1079

PROJECT ZONING REVIEW STATISTICS

MUNICIPALITY:	CITY OF OTTAWA
MUNICIPAL ADDRESS:	240 BANK STREET
REGISTERED OWNER:	240 BANK STREET HOLDINGS (C/O CREST REALTIES)
LOT AREA:	668m²
ZONING ANALYSIS OTTAWA ZONE:	TM H(19)
PROPOSED USE:	6-STOREY OFFICE-TO-MIXED USE BUILDING WITH RESIDENTIAL AND NON-RESIDENTIAL (PERSONAL SERVICE BUSINESS AND RETAIL STORE) CONV.

BUILDING AREAS	SQ.M.	SQ.FT.
BUILDING FOOTPRINT	668m²	7,195ft²
GROSS FLOOR AREA:		
GROUND FLOOR (AMENITIES / PARKING)	485m²	5,217ft²
GROUND FLOOR COMMERCIAL SPACE (1)	181m²	1,978ft²
SECOND- SIXTH FLOOR (RESI. 9/ FLOOR)	3,340m²	35,975ft²
TOTAL	4,006m²	43,170ft²
TOTAL RESIDENTIAL UNITS = 45		

ZONING MECHANISM (TM H(19))	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	NO MINIMUM	22.05m
MINIMUM LOT AREA	NO MINIMUM	668m²
MAXIMUM BUILDING HEIGHT	20m	19.7m
MINIMUM FRONT YARD SETBACK	MAX. 3.0m	0.0m
MINIMUM REAR YARD SETBACK	NO MINIMUM	0.0m
MINIMUM INTERIOR YARD SETBACK	NO MINIMUM, MAX. 3.0m	0.0m
MINIMUM CORNER SIDE YARD SETBACK	NO MINIMUM 3.0	0.0m
MAXIMUM LOT COVERAGE	NO MAXIMUM	N/A
MAXIMUM FLOOR SPACE INDEX	NO MAXIMUM	N/A
MINIMUM WIDTH OF LANDSCAPE AREA	NO MAXIMUM, EXCEPT THAT WHERE A YARD IS PROVIDED AND NOT USED FOR REQUIRED DRIVEWAYS, AISLES, PARKING OR LOADING SPACES, THE WHOLE YARD MUST BE LANDSCAPED	N/A
PARKING & LOADING SPACE PROVISIONS		
MINIMUM REQUIRED VEHICLE PARKING SPACES	NONE	NONE
BICYCLE PARKING REQUIRED	23 BICYCLE SPACES (0.5 PER DWELLING)	40 BICYCLE SPACES
BICYCLE PARKING SPACE DIMENSIONS	MIN. WIDTH: 0.37m. MIN. LENGTH: 1.8m	WIDTH: 0.6m. LENGTH: 1.8m
VISITOR PARKING SPACES	3 VISITOR SPACES	0 SPACES
AMENITY SPACE SECTION	TOTAL AMENITY: 6m² PER DWELLING UNIT = 270m² COMMUNAL AMENITY: 50% OF TOTAL = 135m²	608m² (BASEMENT & GROUND FLOOR) 153m² (GROUND FLOOR) TOTAL: 761m²
OUTDOOR REFUSE COLLECTION	N/A	N/A

BUILDING FLOOR STATISTICS- DWELLING UNIT TYPE

FLOOR LEVEL	SUITE COUNT	ONE BEDROOM	ONE BEDROOM (LARGE)
SECOND FLOOR	9	7	2
THIRD FLOOR	9	7	2
FOURTH FLOOR	9	7	2
FIFTH FLOOR	9	7	2
SIXTH FLOOR	9	7	2
TOTAL	45	35	10
SUITE MIX	100%	35/45= 77.78%	10/45=22.22%

SITE PLAN NOTES

NOTE#	NOTE
(E)AS	EXISTING ASPHALT SURFACE - REFER TO SURVEY
(E)BU	EXISTING BUSHES - REFER TO SURVEY
(E)CBW	EXISTING CONCRETE CURB - REFER TO SURVEY
(E)CSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
(E)OHW	EXISTING OVERHEAD UTILITY WIRES - REFER TO SURVEY
(E)RW	EXISTING RETAINING WALL - REFER TO SURVEY
(E)T	EXISTING TREE - REFER TO SURVEY
(E)TR	EXISTING TREE TO BE REMOVED - REFER TO SURVEY
B	BOLLARD, 6MM X 125MM DIA., X 1050MM PAINTED GALVANIZED STEEL BOLLARD CAP WELDED CAP AND 6MM X 164MM BASE PLATE WITH 4 BOLT HOLES; SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 16MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION.
BFPS	PROVIDE VERTICALLY MOUNTED SIGN, MINIMUM 300MM WIDE X 500MM HIGH, MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY, MOUNT NOT LESS THAN 1500MM ABOVE GRADE AND NOT MORE THAN 2000MM ABOVE GRADE, ENSURE TONAL CONTRAST BETWEEN BF PARKING SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE "A" SPACES AS "VAN ACCESSIBLE/ FOURGONNETTE ACCESSIBLE".
BR	BIKE RACK - REFER TO LANDSCAPE
CC	CONCRETE CURB - REFER TO CIVIL
CP	CONCRETE PAD - REFER TO CIVIL
CSW	CONCRETE SIDEWALK - REFER TO CIVIL
CY	CANOPY CAN RECESSED POT LIGHTS - REFER TO ELECTRICAL
GM	GAS METER - REFER TO SITE SERVICING
PMT	PAD MOUNT TRANSFORMER - REFER TO CIVIL
PP	PAINTED PARKING LINES, TYP. - REFER TO CIVIL
RSL	ROOF STORM LINE - REFER TO CIVIL
RW	RETAINING WALL - REFER TO CIVIL
SL	SANITARY LINE - REFER TO CIVIL
STL	STORM LINE - REFER TO CIVIL
TWS	TACTILE WALKING SURFACE INDICATOR (TWSI). FULL WIDTH OF CURB RAMP, RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE. - REFER TO CIVIL
WTS	WATER SERVICE - REFER TO CIVIL
WTSL	WEEPING TILE STORM LINE - REFER TO CIVIL

SITE PLAN SYMBOLS

- NEW OVERHEAD DOOR
- NEW DOOR / ENTRANCE
- BICYCLE PARKING SPACE (VERTICAL)
- NEW SIGN, REFER TO SIGN LEGEND
- FIRE ROUTE SIGN
- STREET LIGHT
- TRAFFIC SIGNAL LIGHTS
- MAINTENANCE HOLE W/ COVER
- STORM WATER CATCH BASIN
- TWO WAY TRAFFIC
- DEPRESSED CURB (DC)
- PROPERTY LINE
- MINIMUM SETBACKS (ZONING)
- NEW CONSTRUCTION
- EXISTING BUILDINGS
- SOFT LANDSCAPING
- CONCRETE SIDEWALK
- PAVED SIDEWALK
- SURFACE EASEMENTS
- NO PARKING LINES

CLIENT NAME:
CREST REALTIES

NOTES:
1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
2. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION OR CHANGES TO THE DESIGN. ALL SUBSEQUENT REVISIONS OR CHANGES TO THE SAME MUST BE IN WRITING AND PRIOR TO WORK BEING INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
3. DO NOT SCALE DRAWINGS.
4. ALL SUBCONTRACTORS TO VERIFY THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
5. NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

CREST REALTIES LTD.
4900 Queen Mary Road, Suite 100
Montreal, QC
H3W 1X3
T: 514-484-2727

RESTER MANAGEMENT
1117 Ste-Catherine St., Suite 303
Montreal, QC H3B 1H9
T: 514-844-0812
E: reception@rester.ca

ANNIS O'SULLIVAN VOLLEBEKK LTD.
Ontario Land Surveyors
14 Concourse Gate, Suite 500
Nepean, ON
K2E 7S6
T: 613-727-0850
nepean@aovl.com

NOVATECH
Engineers, Planners & Landscape Architects
240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6
T: 613.254.9643

ORTAM
Environmental Site Assessment Consultant
1006, rue des Lauriers, Montreal, Quebec H4N 1G5 Canada
514-745-8140
info@ortam.ca

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — BRANDON G. LAWRENCE — LICENCE 8092

NORTH ARROW: N

No.	DATE	DESCRIPTION
05	2025-JUL-17	RE-ISSUED FOR SPC
04	2025-JUL-15	ISSUED FOR SPC
03	2024-JUL-24	ISSUED FOR REVIEW
02	2024-JUL-11	ISSUED FOR REVIEW
01	2024-JUL-03	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS
204-1 SLEIGH STREET
OTTAWA, ONTARIO
K2E 6B7
T: 613.724.7770
E: INFO@LAWRENCEARC.COM

THIS DRAWING IS THE SOLE PROPERTY OF LAWRENCE ARCHITECTS INCORPORATED. REPRODUCTION IS NOT PERMITTED.

PROJECT:
BANK ST RETROFIT
240 BANK STREET, OTTAWA, ON

SHEET TITLE:
SITE PLAN

DRAWN BY: B.L.L. | CHECKED BY: L.A.
PLOT DATE: 2025-JUL-17 | PROJECT START DATE: 2024-JUL-21
JOB NUMBER: SL-1118-24 | SCALE: AS SHOWN
SHEET NUMBER: **A1.0**

PLAN #
APPLICATION #