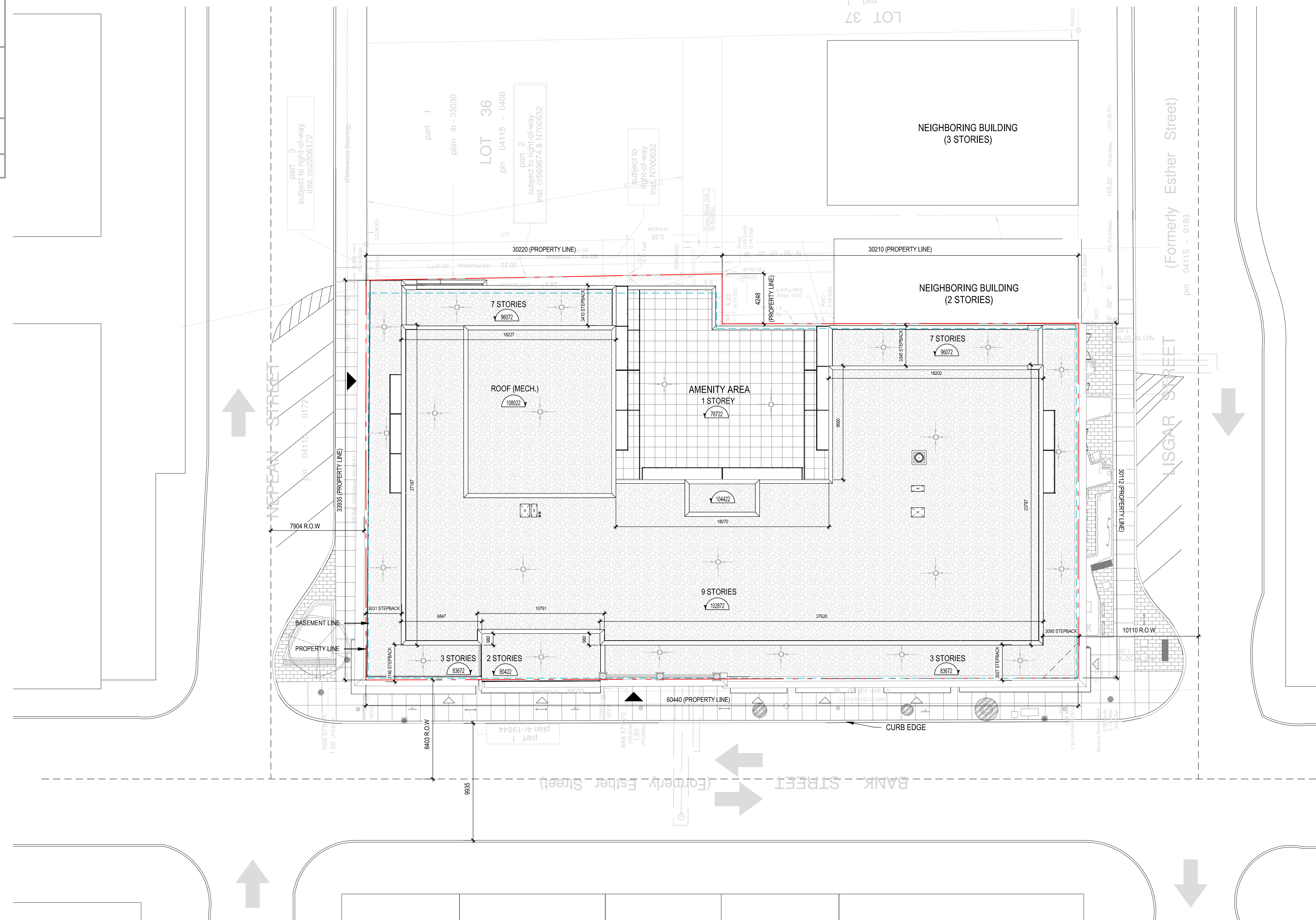


TM H(19) Zoning	Required	Provided
Front Yard	Bank Street	
Minimum Lot Area	No minimum	1943 m ²
Minimum Lot Width	No minimum	60.44 m
Minimum Building Height (m)	6.7 m within 20 m of front lot line	
Maximum Building Height (m)	19 meters as per height restriction in zoning	30 m
Minimum Front Yard Setback (Bank, west)	No minimum	0 m (existing condition)
	Above 15 m, min. front yard setback of 2 meters 2 meters from hydro poles; 5 meters from high-voltage power line	3 m setback above 15 m N/A
Maximum Front Yard Setback (Bank, west)	2 meters; does not apply to corner sight triangle; areas used for balcony above 2nd floor.	0m (existing condition)
Active Entrances	1 per ground floor occupancy	8
Minimum Side Yard Setback (Nepean, north) (Lisgar,south)	3 m for height up to 15 meters	0 m, up to 3rd floor
Minimum Side Yard Setback (Nepean, north) (Lisgar,south)	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)	0m (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	6m ² per unit Min. 50% communal, aggregated into areas of 54 m ² and where more than one aggregated area is provided, at least one must be minimum 54 m ² . 263 units * 6 m ² = 1578 m ²	Provided: Balconies: 598 m ² Communal area(GF/basement): 767 m ² Communal area(2nd floor): 235 m ² Total amenity area = 1 600 m ²
Landspace 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 for units above the 4th floor = 125 Visitor: 0.1 spaces/unit after the first 12 units= 25 Commercial: Not required if GFA is less than 200m ² per use	Provided: 0
Aisle 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

NOTES	CONSTRUCTION LEGEND	ZONING MECHANISM	REGULATION	PROPOSED	AREA SUMMARY	RESIDENTIAL UNITS SUMMARY	LEGEND
<p>SURVEY: PROPERTY BOUNDARY & TOPOGRAPHY INFORMATION WAS DERIVED FROM: • LOT 35 (SOUTH NEPEAN STREET) AND PART OF LOT 3 (EAST BANK STREET) AND PART OF LOT 35 (NORTH LISGAR STREET), REGISTERED PLAN 2996 CITY OF OTTAWA, DATED JULY 29TH, 2022. • SURVEYOR: ANNIS O'SULLIVAN, VOLLEBEKK LTD. (14 CONCOURSE GATE, SUITE 500, NEPEAN, ON, K2E 7S6)</p> <p>NOTE: REFER TO LANDSCAPE PLAN FOR DETAILS ON SURFACE TREATMENT OF PEDESTRIAN WALKWAYS.</p>	<p>EXISTING TO BE CONSERVED</p> <p>NEW CONSTRUCTION</p>	Residential Waste (Solid Waste Collection Design Guidelines for Multi-Unit Residential Development ; 4.2)	<p>Garbage (Compacted) = 0.053y³/unit Require 15y³</p> <p>Recycling (GMP) = 0.018y³/unit Require 6y³</p> <p>Recycling (Fibres) = 0.038y³/unit Require 12y³</p> <p>Organics = 240L containers/ 50 units Require 6 containers</p>	<p>Garbage (Compacted) = (0.053y³/263 units) = 14y³ Total = 5x 3y³ containers</p> <p>Recycling (GMP) = (0.018y³/263 units) = 5y³ Total = 2x 3y³ containers</p> <p>Recycling (Fibres) = (0.038y³/263 units) = 10y³ Total = 4x 3y³ containers</p> <p>Organics = 263 units : 50 = 6 Total = 6 containers</p>	<p>LOT AREA: 1943 m² LOT COVERAGE: 98% GFA: 1895 m²</p>	<p>GROUND FLOOR: 2 UNITS 2ND FLOOR: 32 UNITS 3RD FLOOR: 32 UNITS 4TH TO 7TH FLOOR: (34 UNITS x 4) = 136 UNITS 8TH TO 9TH FLOOR: (30 UNITS x 2) = 60 UNITS</p> <p>TOTAL: 263 UNITS</p>	<p>PROPERTY LINE</p> <p>PROJECTION LINE</p> <p>BASEMENT</p> <p>RESIDENTIAL ENTRANCE</p> <p>COMMERCIAL ENTRANCE</p>



SITE PLAN
1 : 200

FILE NUMBERS: D02-02-22-0127
D07-12-22-0188

PLAN NUMBER: 18910

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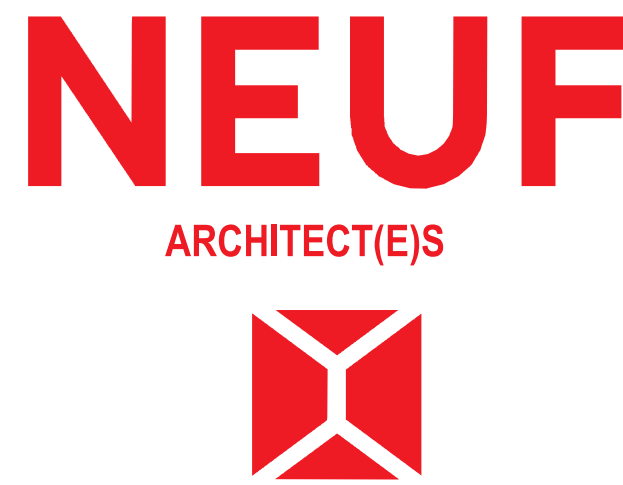
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OUVRAGE Project
211-231 BANK

EMPLACEMENT Location NO. PROJET No.
211-231 BANK STREET, OTTAWA 13369

NO	REVISION	DATE (aaaa.mm.jj)
1	SPC	2024.09.10

DESSINÉ PAR Drawn by S.W.
DATE (aaaa.mm.jj) 2024.09.10
TITRE DU DESSIN Drawing Title

VERIFIÉ PAR Checked by M.M., H.G.
ECHELLE Scale As
indicated

SITE PLAN

REVISION Revision NO. DESSIN Dwg Number
1 SPC-01