

ALL RESIDENTIAL
 MAX 40 STOREYS
 GCA: 1,150,205 ft²
 GLA: 917,390 ft²
 GFA (ZONING): 862,651 ft²
 +/-1,430 units
 MAX H=124.9m
 20 SURFACE PARKING

LOCATION PLAN



NOTE: ALL EXISTING SITE INFORMATION AS PER TOPOGRAPHICAL SURVEY PLAN DATED MAY 23, 2023 PREPARED BY STANTEC GEOMATIC LTD.

LEGAL DESCRIPTION

PART OF LOT 23 JUNCTION GORE (GEOGRAPHIC TOWNSHIP OF GLOUCESTER) CITY OF OTTAWA
 PROPERTY SURVEY INFORMATION FROM: STANTEC GEOMATICS, PART 1 PLAN OF SURVEY
 CIVIC ADDRESS: 1822 BANK STREET

PLANNING DESCRIPTION

OFFICIAL PLAN DESIGNATION - OUTER URBAN TRANSECT CORRIDOR - MAINSTREET EVOLVING NEIGHBOURHOOD
 SECONDARY PLAN - BANK STREET SOUTH SECONDARY PLAN
 ZONING - AMB - ARTERIAL MAINSTREET

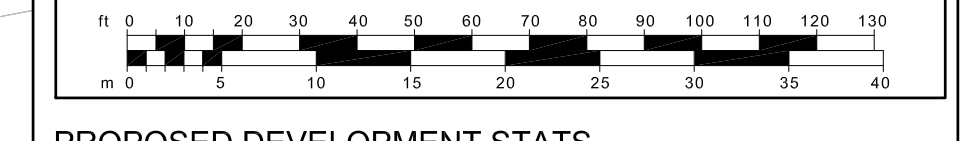
LINE TYPE KEY

- CURRENT PROPERTY LINE
- PROPERTY LINE AFTER CITY OF ROW IS TAKEN PER BANK STREET RECONSTRUCTION FUNCTIONAL PLAN
- FUTURE PARCELS
- PROPOSED PUBLIC PARK
- - - PROPOSED PHASING - PRELIMINARY SUBJECT TO CHANGE
- - - EDGE OF BELOW GRADE PARKING
- - - CENTRELINE OF OVERHEAD WIRES
- - - 5m OFFSET FROM OVERHEAD WIRES

SYMBOLS LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- VISITOR PARKING
- DEPRESSED CURB
- TWISI TILE
- ENTRANCE / EXIT
- FIRE HYDRANT
- LIGHT STANDARD
- BICYCLE PARKING

SCALE BAR



PROPOSED DEVELOPMENT STATISTICS

	REQUIRED PER AMB (ARTERIAL MAINSTREET)	PROPOSED
SITE AREA		17333.2m ²
PROJECTED NUMBER OF UNITS	N/A	+/- 1,432
SETBACK ALONG BANK STREET	0m	0m
SETBACK ALONG WALKLEY ROAD	0m	0m
REAR YARD SETBACK	7.5m	7.5m
INTERIOR SIDEYARD SETBACK	0m	0m
MAXIMUM HEIGHT	N/A	124.9 m (MAX)
NUMBER OF STOREYS	MAX 40	MAX 40
TOTAL GROSS CONSTRUCTED AREA	N/A	106,857 m ²
TOTAL NET LEASEABLE AREA	N/A	85,228 m ²
GROSS FLOOR AREA (ZONING)	N/A	80,143 m ² (EST)
COMMERCIAL		592 m ²
RESIDENTIAL AMENITY @ 6.0m ² /UNIT	8,582m ²	8,936m ²
TOTAL PARKING	830	941
ACCESSIBLE	20	20
VISITORS @ (DU-12) * 0.1 to max 30	115	95
VISITORS @ GRADE		20
RES @ 0.5/UNIT	715	826
BICYCLE PARKING		
RES @ 0.5/UNIT	715 (0.5/DU)	1430 (1.0/DU)
COMMERCIAL @ 1/250m ²	4	4

PROPOSED UNIT MIX

UNIT TYPE	UNITS	AV. AREA	PERCENT
STUDIO / 1 BEDROOM	1008	49.8m ²	70%
2 BEDROOM	350	77.5m ²	25%
2 BED + DEN / 3 BED / FAMILY UNIT	72	88.1m ²	5%
TOTAL	1430	58.3m ²	100%



PROJECT TEAM

- ARCHITECTURAL**
 HOBIN ARCHITECTURE
 DOVIC VANK DEN HAM
 T 613.238.7200 EXT.115
- PLANNING**
 FOTENI PLANNING AND DESIGN
 PAUL BLACK
 T 613.730.5709
- CIVIL ENGINEER**
 DSE
 ADAM FOBERT
 T 613.222.9493
- LANDSCAPE ARCHITECT**
 FERRIS & ASSOCIATES
 KAY LAIDLAW
 T 647.888.7171
- TRANSPORTATION ENGINEER**
 CGH TRANSPORTATION
 ANDREW HARRIS
 T 613.697.3797
- ENVIRONMENTAL ENGINEER**
 EXP ENGINEERING
 NAME
 T 613.688.1899
- GEOTECHNICAL ENGINEERING**
 EXP SERVICES INC.
 CHRIS SIMONWILEY
 T 613.688.1899
- SURVEYOR**
 STANTEC GEOMATICS LTD
 BRIAN WEBSTER
 T 613.722.4420

13 FEB 25/26	RE-ISSUED FOR ZONING APP
12 JAN 26/26	ISSUED FOR INFORMATION

11 DEC 17/25	ISSUED FOR REVIEW
10 AUG 29/25	RE-ISSUED FOR ZONING AMEND.
9 AUG 06/25	ISSUED FOR REVIEW
8 MAR 17/25	RE-ISSUED FOR ZONING AMEND.
7 FEB 12/25	RE-ISSUED FOR ZONING AMEND.
6 JAN 20/25	REVISION TO PARK SIZE
5 DEC 12/24	ISSUED FOR INFORMATION
4 OCT 11/24	ISSUED FOR ZONING AMENDMENT
3 SEPT 18/24	ISSUED FOR REVIEW
2 AUG 09/24	ISSUED FOR COORDINATION
1 MAY 21/24	ISSUED FOR INFORMATION

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.
 This drawing may not be used for construction until signed.

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Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S 8K7
 T: 613-238-7200
 F: 613-235-2005
 E: mail@hobinarc.com
 hobinarc.com

PROJECT/LOCATION:

BGO BANK AND WALKLEY
 1822 BANK STREET

DRAWING TITLE:
CONCEPT SITE PLAN

DRAWN BY: DV DATE: 23-11-13 SCALE: 1:400

PROJECT: 2230 DRAWING NO.:

A1.00

REVISION NO.: