



**RESIDENTIAL**  
 10,009.87m<sup>2</sup>  
 2.47 acres

| ZONE : GM General Mixed Use Zone       |                           |                          |          |
|--|---------------------------|--------------------------|----------|
| TOTAL SITE AREA                        | 19,272.67 m <sup>2</sup>  | 4.76 acres               |          |
| ZONING MECHANISMS                      | REQUIRED                  | PROVIDED                 |          |
| Minimum Lot Area                       | No minimum                | 21,185.50 m <sup>2</sup> |          |
| Minimum Lot Width                      | No minimum                | 109.30 metres            |          |
| Min. Front Yard & Corner Yard setbacks | 3.0m                      | 3.0 metres               |          |
| Minimum Interior Side Yard setback     | 5.0m from Res.            | 16.1 metres              |          |
| Minimum Interior Side Yard setback     | No minimum                | N/A                      |          |
| Minimum Rear Yard Setback              | 7.50m from Res.           | 11.22 metres             |          |
| Minimum Rear Yard Setback              | 3.0m abutting street      | N/A                      |          |
| Minimum Rear Yard Setback              | No minimum                | N/A                      |          |
| Maximum Building Height                | 18.0m                     | 11.50 metres             |          |
| Maximum Floor Space Index              | 2                         | 0.28                     |          |
| Minimum Width of Landscaped Area       | 3.0m                      | 3.00 metres              |          |
| Min. Parking Lot Landscaping           | 3.0m                      | 3.00 metres              |          |
| BUILDING FLOOR AREA ft. <sup>2</sup>   | FLOOR AREA m <sup>2</sup> | GLFA m <sup>2</sup>      |          |
| A                                      | 32,700                    | 3,037.93                 | 2,886.03 |
| B                                      | 9,600                     | 891.87                   | 847.28   |
| C                                      | 11,000                    | 1,021.93                 | 970.84   |
| D                                      | 5,000                     | 464.52                   | 441.29   |
| TOTAL                                  | 58,300                    | 5,416.25                 | 5,145.43 |

| PARKING MINIMUM                  | REQUIRED   | PROVIDED                |
|----------------------------------|------------|-------------------------|
| 3.60 spaces / 100 m <sup>2</sup> | 185 spaces | 205 spaces              |
| Gross Leasable Floor Area        |            | 3.6 spaces / 1,000 s.f. |

  

| ACCESSIBLE PARKING  |            |          |
|---|------------|----------|
| 16 spaces provided  |            |          |
| REQUIRED PARKING SPACE : 2.60m x 5.20m, 6.70m AISLE           |            |          |
| BARRIER FREE SPACE MIN. : 3.90m x 5.20m                       |            |          |
| FIRE ROUTE : 6.0m WIDE, MIN. 12.0m RADIUS                     |            |          |
| LOADING   | REQUIRED   | PROVIDED |
| 4.30m x 13.0m & 3.50m x 9.0m<br>5,000-9,999m <sup>2</sup> GFA | 1+1 spaces | 3 spaces |
| BICYCLE PARKING   | REQUIRED   | PROVIDED |
| 0.6m x 1.80m<br>1 space / 250m <sup>2</sup> GFA               | 22 spaces  | 24 space |

**2 SITE STATISTICS**  
 SK-1 N.T.S.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:  
 - CHECK AND VERIFY ALL DIMENSIONS ON SITE.  
 - REPORT ALL ERRORS AND/OR OMISSIONS TO GREYSTONE ARCHITECTURAL PARTNERS BEFORE CONTINUING WITH ANY WORK.

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PROJECT NORTH

**Greystone**

Cambridge  
 154 King Street East  
 Cambridge, Ontario N3H 3M4  
 (519) 896-1010 ext.100

Toronto  
 522 Mount Pleasant Rd  
 Suite 200  
 Toronto, Ontario M4S 2H3  
 (416) 440-0028

| REV. | DESCRIPTION    | DATE       |
|------|----------------|------------|
| 1    | ISSUED FOR SPA | 2024.10.24 |

PROJECT FOR:

**MAVERICK**  
 DEVELOPMENT CORPORATION

PROJECT: NEW BUILD

FINDLAY CREEK  
 DUN SKIPPER & BANK STREET  
 OTTAWA, ONTARIO

DRAWING: **SITE PLAN**

| DRAWN: | CHECKED: | JOB NUMBER: |
|--------|----------|-------------|
| N.B.   | S.R.     | 24422       |

| DATE (YYYY/MM/DD): | SCALE: |
|--------------------|--------|
| 2024.10.24         | 1:500  |

| DRAWING NUMBER: | REVISION NUMBER: |
|-----------------|------------------|
| A1.1            | R0               |

FILE: M:\maverick\2024\24422 - Findlay Creek - Bank St - Ottawa - ON\Sites\Maverick Ottawa-BankSt\SitePlan-A1.0 (2024.10.24).dwg  
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