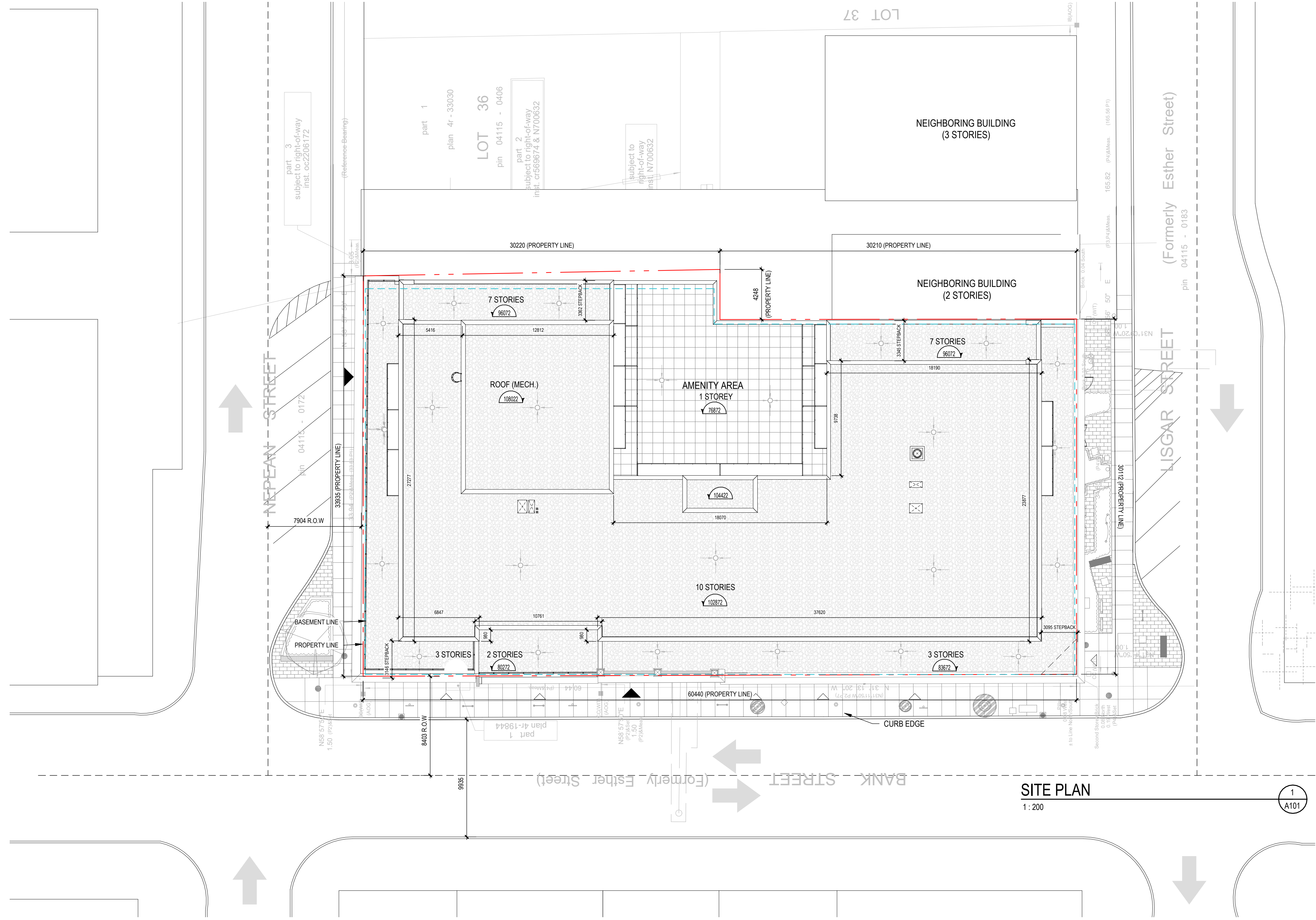


| TM H(19) Zoning | Required | Provided |
|--|---|--|
| Front Yard | Bank Street | |
| Minimum Lot Area | No minimum | 1943 m ² |
| Minimum Lot Width | No minimum | 60.44 m |
| Minimum Building Height (m) | 6.7 m within 20 m of front lot line | |
| Maximum Building Height (m) | 19 meters as per height 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 | 3 m setback above 15 m |
| | 2 meters from hydro poles; 5 meters from high-voltage power line | N/A |
| Maximum Front Yard Setback (Bank, west) | 2 meters; does not apply to corner right 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 | 3 m, up to 3rd floor |
| | Above 15 m: Ground floor setback plus 2 meters | 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: 668 m ² Communal area(GF/basement): 701 m ² Communal area(2nd floor): 228 m ² Communal area (Roof): 200 m ² Total amenity area = 1 797 m ² |
| Landscape 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: 268 |

| 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: 33 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 BASEMENT</p> <p>▲ RESIDENTIAL ENTRANCE</p> <p>△ COMMERCIAL ENTRANCE</p> |



SITE PLAN
1:200

NOTES GÉNÉRALES - General Notes

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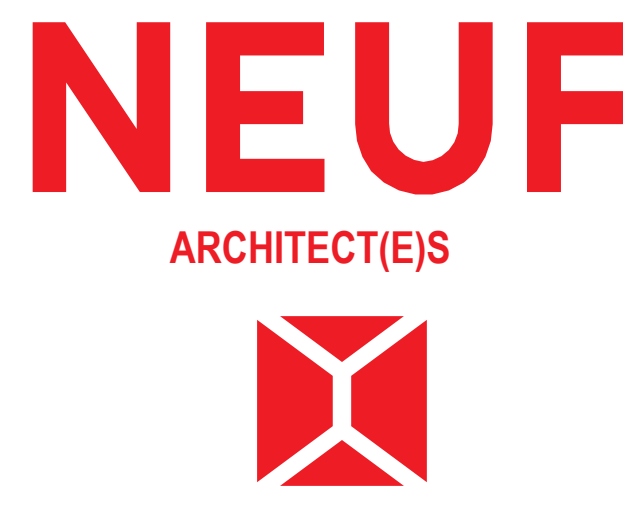
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SEAL/Scal



CLIENT: Client
SMART LIVING PROPERTIES
228 Argyle Avenue, Ottawa, Ontario K1P 1B9

OUVRAGE: Project
211-231 BANK

EMPLACEMENT: Location
211-231 BANK STREET,
OTTAWA

NO. PROJET No.
13369

| NO | REVISION | DATE (aaaa mm jj) |
|----|----------------------|-------------------|
| 1 | 30% FOR COORDINATION | 2024.04.12 |
| 2 | 60% FOR COORDINATION | 2024.10.03 |

Preliminary
DO NOT USE FOR
CONSTRUCTION

DESSINÉ PAR: Drawn by
S.W.

VERIFIÉ PAR: Checked by
M.M. HG

DATE: (aaaa mm jj)
2024.10.03

ECHELLE: Scale
As indicated

TITRE DU DESSIN: Drawing Title

SITE PLAN