

LOT 20
JUNCTION GORE
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
P. I. N. 04148 - 0243

0515m

SCALE

LEGEND

PROPERTY LINE

ZONING SETBACKS

ENTRANCE

EXIT

(M) MANHOLE, REFER TO CIVIL DRAWINGS

(CB) CATCH BASIN, REFER TO CIVIL DRAWINGS

(L.S) LIGHT STANDARD

ELEVATION MARKER

PROJECT INFORMATION

LEGAL DESCRIPTION:
BLOCK BLK A, PL 623, ST OT13726
OTTAWA / GLOUCESTER
PIN # 041480218

ZONING: AM1 [1913]
RESIDENTIAL UNITS: 140
RETAIL UNITS: 3

PROJECT TEAM

PROJECT NAME
1545 BANK STREET APARTMENT BUILDING

OWNER
FES GROUP / 1073883 CANADA INC.
979 BOYD AVENUE
OTTAWA, ONTARIO, K2A 2E3

ARCHITECT
CHMIEL ARCHITECTS
109 BANK STREET, SUITE 200,
OTTAWA, ONTARIO, K1P 5N5

PLANNER & CIVIL
NOVATECH
240 MICHAEL COWPLAND DR., SUITE 200,
OTTAWA, ONTARIO, K2M 1P6

MECHANICAL & ELECTRICAL
SHA ENGINEERS
1800 CARLING AVE, SUITE 530
OTTAWA, ONTARIO, K2Z 1G3

SURVEYOR
FARLEY, SMITH & DENIS SURVEYING LTD
190 COLONNADE ROAD, SUITE 10
OTTAWA, ONTARIO, K2E 7J5

LANDSCAPE
JAMES B. LENNOX & ASSOCIATES INC.
3332 CARLING AVE
OTTAWA, ONTARIO K2H 5A8

Zoning Information: AM1[1913] Zone
City of Ottawa Consolidated Zoning By-law 2008-250

Proposed Mixed-Use Building

Zone Provisions	Required	Proposed
Arterial Mainstreet Zone & Subzones (Sections 185-186)		
Minimum Lot Area (m ²)	No minimum	2161.4
Minimum Lot Width (m)	No minimum	48.7 m (Frontage)
Minimum Front Yard and Corner Side Yard Setback (m)	No minimum	0.018 m (abutting Evans Blvd) 4.07 m (abutting Bank Street)
Non-residential or Mixed-use Building	No minimum	
Minimum Interior Side Yard Setback (m)		
Abutting a Residential Zone	7.5	8.62 m (abutting 1211 Willowdale)
All Other Cases	No minimum	0.324 m (abutting 1207 Evans)
Minimum Rear Yard Setback (m)		
All Other Cases	No minimum	6.15 m (abutting 1525 Bank)
Maximum Building Height (m)		
For AM, AM1, AM4 and AM5 zones on specific street segment: Bank Street from VIA Rail right-of-way to Walkley Road	25	25
Maximum Floor Space Index		
For AM, AM1, AM4 and AM5 zones on specific street segment: Bank Street from VIA Rail right-of-way to Walkley Road	3.5 (if 80% or more of the required parking is provided below grade) Allowable: 7,564.9	3.2% 6937.3
Maximum Floor Space Index (for Non-residential Uses)	1.75 (50% of the maximum permitted floor space index) Allowable: 3,782.4	0.141% 304.8

Parking Requirements (Section 100-114)

Dwelling Units in a Mixed-use Building (in excess of 12)	57	57
Non-Residential Uses (where gross floor area is less than 500m ²)	No minimum	0
		Retail 1 GFA = 93.6 m ² Retail 2 GFA = 101.4 m ² Retail 3 GFA = 101.4 m ²

Minimum Visitor Parking Space Rate

Dwelling Units in a Mixed-use Building (in excess of 12)	13	13

Parking Space Requirements

Maximum Reduced Size Parking Spaces	40% of required spaces = 28 spaces	27

Amenity Area (Section 137)

Minimum Total Amenity Area (m ²)	6m ² per dwelling unit = 840	1011.4
Minimum Communal Amenity Area (m ²)	50% of the required total amenity area = 420	917.3

Accessible Parking (AODA, Section 3.1)

Minimum Number of Accessible Spaces	3	3
(Total Number of Parking Spaces 51-75)	(1-Type A, 2-Type B)	(1-Type A, 2-Type B)

1

SP-01

SITE PLAN

SCALE 1 : 150

CITY OF OTTAWA GROSS FLOOR AREAS & AMENITY AREAS			
Level	City GFA	Amenity Area	Communal Amenity Area
Level 1	613.7 m ²	0.0 m ²	0.0 m ²
Level 1	0.0 m ²	19.1 m ²	0.0 m ²
Level 1	0.0 m ²	0.0 m ²	779.8 m ²
Level 2	900.9 m ²	0.0 m ²	0.0 m ²
Level 2	0.0 m ²	37.5 m ²	0.0 m ²
Level 3	900.9 m ²	0.0 m ²	0.0 m ²
Level 3	0.0 m ²	37.4 m ²	0.0 m ²
Level 4	898.5 m ²	0.0 m ²	0.0 m ²
Level 5	908.0 m ²	0.0 m ²	0.0 m ²
Level 6	910.2 m ²	0.0 m ²	0.0 m ²
Level 7	905.3 m ²	0.0 m ²	0.0 m ²
Level 8	899.7 m ²	0.0 m ²	0.0 m ²
Lower Roof	0.0 m ²	0.0 m ²	137.5 m ²
Grand total	6937.3 m ²	94.1 m ²	917.3 m ²

NOTE: THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

RELEASE / REVISION RECORD

No.	Description	Date
1	Issued for Site Plan Control	18-10-18
2	Issued for Presentation	19-03-20
3	Issued for Coordination	19-04-12
4	Re-issued for Site Plan Control	19-04-26
5	Re-issued for Site Plan Control	19-05-15
6	Re-issued for Site Plan Control	19-07-25
7	Re-issued for Site Plan Control	19-08-26

PROJECT NORTH

MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

chmielarchitects

200 - 109 Bank Street
Ottawa, ON K1P 5N5
t (613) 234-3585
f (613) 234-6224

1545 Bank Street Apartment

1545 Bank Street, Ottawa

PROJECT NO.
18-1673

DRAWN
RK/EC

SCALE
As indicated

CHECKED
RAC

DRAWING TITLE
SITE PLAN

DRAWING NO.

SP-01