

**SITE INFORMATION:**

SITE AREA = 2.73ha (6.75 Acres), NOT INCLUDING 4820 BANK ST.  
 ZONING: DR  
 PROPOSED ZONING: R4Z

| REQUIRED :                              | PROVIDED :               |
|---|--------------------------|
| LOT WIDTH (MIN.): 18.00 m               | 95.00 m                  |
| LOT AREA (MIN.): 1,400 m <sup>2</sup>   | 27,317.64 m <sup>2</sup> |
| BUILDING HEIGHT (MAX.):                 |                          |
| TOWNHOUSE: 11.00 m                      | 9.37 m                   |
| STACKED DWELLING: 15.00 m               | 10.02 m                  |
| APARTMENT BUILDING: 15.00 m             | 12.94 m                  |
| FRONT YARD (MIN.): 3.00 m               | 11.58 m                  |
| REAR YARD (MIN.): 6.00 m                | 6.00 m                   |
| INTERIOR SIDE YARD (MIN.):              |                          |
| TOWNHOUSE: 6.00 m                       | 3.00 m                   |
| STACKED DWELLING: 6.00 m                | 3.11 m                   |
| APARTMENT BUILDING: 3.00 m (FIRST 18 m) | 5.11 m                   |
|   | 6.00 m (REST OF SITE)    |
|   | 3.00 m                   |

LANDSCAPED AREA (MIN.): N/A  
 PARKING LOT PERIMETER LANDSCAPING (MIN.): 15 %

ACCESSORY BLDG. SIZE (MAX.): 200.00 m<sup>2</sup>  
 ACCESSORY BLDG. HEIGHT (MAX.): 4.50 m  
 ACCESSORY BLDG. INTERIOR SIDE YARD (MIN.): 1.50 m  
 ACCESSORY BLDG. REAR YARD (MIN.): 0.60 m

**UNIT COUNTS:**

| BUILDING    | UNIT TYPE                                 | UNITS                   | G.F.A. (m <sup>2</sup> ) |
|-------------|---|-------------------------|--------------------------|
| BUILDING 1  | TERRACE FLATS                             | 12 UNITS                | 987 m <sup>2</sup>       |
| BUILDING 2  | TERRACE FLATS                             | 12 UNITS                | 987 m <sup>2</sup>       |
| BUILDING 3  | TERRACE FLATS                             | 12 UNITS                | 987 m <sup>2</sup>       |
| BUILDING 4  | TERRACE FLATS                             | 12 UNITS                | 987 m <sup>2</sup>       |
| BUILDING 5  | TERRACE FLATS                             | 12 UNITS                | 987 m <sup>2</sup>       |
| BUILDING 6  | TERRACE FLATS                             | 12 UNITS                | 987 m <sup>2</sup>       |
| BUILDING 7  | TERRACE FLATS                             | 12 UNITS                | 987 m <sup>2</sup>       |
| BUILDING 8  | TERRACE FLATS                             | 12 UNITS                | 987 m <sup>2</sup>       |
| BUILDING 9  | TERRACE FLATS                             | 12 UNITS                | 987 m <sup>2</sup>       |
| BUILDING 10 | TERRACE FLATS                             | 12 UNITS                | 987 m <sup>2</sup>       |
| BUILDING 11 | TERRACE FLATS                             | 12 UNITS                | 987 m <sup>2</sup>       |
| BUILDING 12 | B2B 3-STORY TOWNHOMES                     | 12 UNITS                | 1,538 m <sup>2</sup>     |
| BUILDING 13 | B2B 3-STORY TOWNHOMES                     | 12 UNITS                | 1,538 m <sup>2</sup>     |
| BUILDING 14 | 3-STORY APARTMENT BLDG.                   | 24 UNITS                | 1,325 m <sup>2</sup>     |
| BUILDING 15 | 3-STORY APARTMENT BLDG.                   | 24 UNITS                | 1,325 m <sup>2</sup>     |
| BUILDING 16 | 3-STORY APARTMENT BLDG.                   | 24 UNITS                | 1,325 m <sup>2</sup>     |
| BUILDING 17 | 3-STORY APARTMENT BLDG. (POSSIBLE FUTURE) | 24 UNITS (NOT INCLUDED) |                          |
| TOTAL       |   | 132 UNITS               | 17,908 m <sup>2</sup>    |

**TOTAL ALL UNITS = 228 UNITS (NOT INCLUDING POSSIBLE FUTURE UNITS)**  
**TOTAL G.F.A. = 17,908 m<sup>2</sup>**

**RESIDENT PARKING REQUIRED:** SCHEDULE 1A AREA 'C'

|   |                   |
|---|-------------------|
| BUILDINGS 1-11: TERRACE FLATS [132 UNITS]               | 158 SPACES        |
| BUILDINGS 12-13: B2B 3-STORY TOWNHOMES [24 UNITS]       | 24 SPACES         |
| BUILDINGS 14-16: 3-STORY APARTMENT BUILDINGS [72 UNITS] | 86 SPACES         |
| <b>TOTAL RESIDENT PARKING REQ.:</b>                     | <b>268 SPACES</b> |

**VISITOR PARKING REQUIRED:** (NONE REQUIRED FOR UNITS WITH DRIVEWAYS)

|   |                  |
|---|------------------|
| BUILDINGS 1-11: TERRACE FLATS [132 UNITS]               | 26 SPACES        |
| BUILDINGS 14-16: 3-STORY APARTMENT BUILDINGS [72 UNITS] | 14 SPACES        |
| <b>TOTAL VISITOR PARKING REQ.:</b>                      | <b>40 SPACES</b> |

**PARKING PROVIDED:**

|                           |  |
|---------------------------|--|
| TERRACE FLATS [132 UNITS] | 158 RESIDENT + 26 VISITOR                      |
| TOTAL PROVIDED =          | 158 RESIDENT + 26 VISITOR                      |
| B2B TOWNHOMES [24 UNITS]  | 24 SPACES                                      |
| TOTAL PROVIDED =          | 48 SPACES (DRIVEWAYS/ GARAGES)                 |
| APARTMENTS [72 UNITS]     | 86 RESIDENT + 14 VISITOR (42 U/G + 48 SURFACE) |
| TOTAL PROVIDED =          | 76 RESIDENT + 14 VISITOR                       |

PARKING SPACE DIMENSIONS ARE 2.6m X 5.2m STANDARD.  
 PARKING SPACES MARKED WITH \* ARE 2.4m X 5.2m (49 SPACES) [50% MAX].  
 ALL BARRIER-FREE PARKING SPACES ARE 3.66m X 5.20m UNLESS NOTED OTHERWISE.

**BICYCLE PARKING REQUIREMENTS:**

|  |                                     |
|--|-------------------------------------|
| BICYCLE PARKING REQUIRED = 0.5/d.u. x 204 d.u. = | 102 SPACES                          |
| BICYCLE PARKING PROVIDED =                       | 102 SPACES (38 INDOOR + 64 SURFACE) |

ALL EXTERIOR BIKE SPACES ARE 0.60m X 1.80m HORIZONTAL w/ MIN. 1.50m ACCESS ISLE.  
 ALL INTERIOR BIKE SPACES ARE 0.50m X 1.50m VERTICAL w/ MIN. 1.50m ACCESS ISLE.  
 PROVIDE FIXED PARKING RACKS FOR ALL BIKE SPACES.

**AMENITY SPACE REQUIREMENTS:**

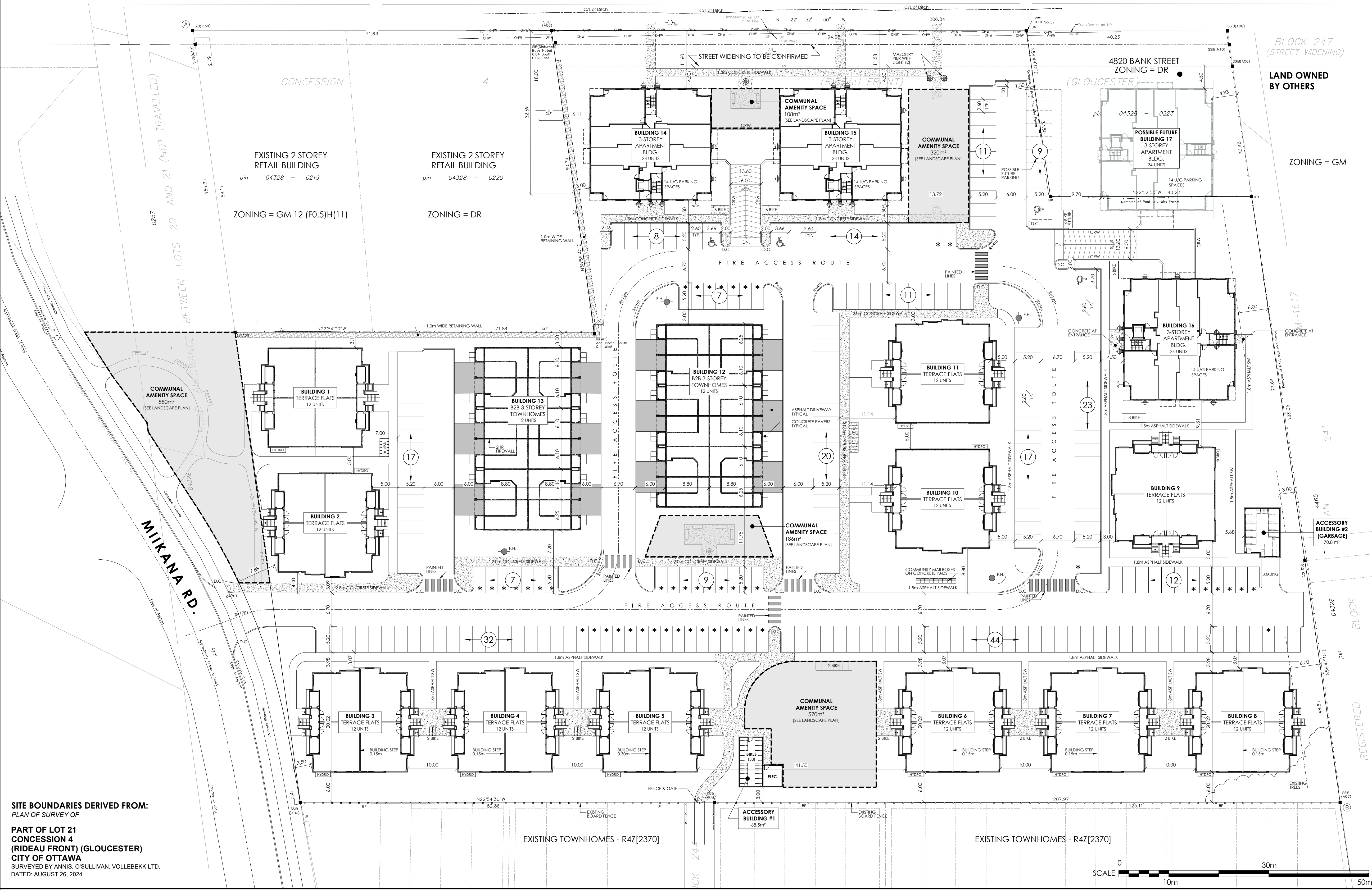
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|---|---|
| AMENITY SPACE REQUIRED = 6m <sup>2</sup> /d.u. x 204 d.u. = | 1,224m <sup>2</sup>                                 |
| 50% COMMUNAL AMENITY AREA REQUIRED =                        | 612m <sup>2</sup>                                   |
| COMMUNAL AMENITY AREA PROVIDED =                            | 2,064m <sup>2</sup>                                 |
| PRIVATE AMENITY AREA PROVIDED =                             | 8,166m <sup>2</sup>                                 |
| TOTAL AMENITY AREA PROVIDED =                               | 2,880m <sup>2</sup> (4m <sup>2</sup> /BALCONY/d.u.) |

**SITE PLAN TO BE READ IN CONJUNCTION WITH:**

- SITE SERVICING AND GRADING PLAN PREPARED BY:
- LANDSCAPING PLAN PREPARED BY: JAMES B. LENNOX AND ASSOCIATES INC.
- COMPOSITE UTILITY PLAN PREPARED BY:

**LEGEND/ ABBREVIATIONS:**

|       |                                   |   |                           |   |                            |
|-------|-----------------------------------|---|---------------------------|---|----------------------------|
| D.C.  | DEPRESSED CURB                    | ⊕ | GAS METERS LOCATION       | ⊕ | LIGHT STANDARD             |
| CRW   | CONCRETE RETAINING WALL           | ⊕ | WATER/SANITARY CONNECTION | ⊕ | WALL MOUNTED LIGHT FIXTURE |
| W.I.  | WROUGHT IRON                      | ⊕ | STORM CONNECTION          | ⊕ | POLE LIGHT                 |
| TWS   | TACTILE WALKING SURFACE INDICATOR | ⊕ | SIAMENSE CONNECTIONS      | ⊕ | TRANSFORMER                |
| CONC. | CONCRETE                          | ⊕ | FIRE HYDRANT              |   |                            |
| ASPH. | ASPHALT                           | ⊕ | HYD. (METER LOCATION)     |   |                            |
| TWSI  | TACTILE WALKING SURFACE INDICATOR |   |                           |   |                            |



**SITE BOUNDARIES DERIVED FROM:**  
 PLAN OF SURVEY OF  
 PART OF LOT 21  
 CONCESSION 4  
 (RIDEAU FRONT) (GLOUCESTER)  
 CITY OF OTTAWA  
 SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
 DATED: AUGUST 26, 2024.

**M. David Blakely Architect Inc.**  
 2200 Prince of Wales Dr., Suite 101 Ottawa, Ontario  
 Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

**GENERAL NOTES:**

- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
- ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, A.B.Y. LAWS.
- ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME HEADING AND INTENT AS THIS DRAWING.
- DO NOT SCALE DRAWINGS.
- THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT & THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

**OWNER:** PHOENIX HOMES  
 18A BENTLEY AVE.  
 OTTAWA, ON K2E 6T8  
 (613) 723-7227

**ARCHITECT:** M. DAVID BLAKELY ARCHITECT INC.  
 2200 PRINCE OF WALES DR., SUITE 101  
 OTTAWA, ON K2E 6Z9  
 (613) 226-8811

**CIVIL ENGINEER:** ARCADIS  
 333 PRESTON STREET #400  
 OTTAWA, ON K1S 5N4  
 (613) 225-3311

**LANDSCAPE ARCHITECT:** JAMES B. LENNOX AND ASSOCIATES INC.  
 3332 CARLING AVE.  
 NEPEAN, ON K2H 5A8  
 (613) 723-5168

**SURVEYOR:** ANNIS O'SULLIVAN VOLLEBEKK LTD.  
 14 CONCORSE GATE, SUITE 500  
 NEPEAN, ON K2E 756  
 (613) 727-0500

**REVISIONS:**

| No. | DATE     | DESCRIPTION                              | INT. |
|-----|----------|--|------|
| 1.  | 04/09/24 | FOR REVIEW                               | KB   |
| 2.  | 08/01/25 | REVISED AS PER CITY COMMENTS/DCR PHOENIX | MB   |
| 3.  | 10/07/25 | REVISED AS PER CLIENT FOR REVIEW         | MB   |
| 4.  | 04/09/25 | FOR SITE PLAN APPROVAL SUBMISSION        | MB   |
| 5.  | 22/10/25 | ZONING INFO UPDATED/ FOR COORDINATION    | MB   |
| 6.  | 27/10/25 | ZONING INFO UPDATED/ FOR COORDINATION    | MB   |
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**PROJECT:** 4816 BANK STREET  
 PLANNED UNIT DEVELOPMENT  
 OTTAWA, ONTARIO

**CLIENT:** PHOENIX HOMES  
 18A Bentley Ave Ottawa, ON K2E 6T8

**DATE:** SEPT. 2024  
**DRAWN BY:** KB  
**CHECKED BY:** MDB

**SCALE:** 1 : 400  
**SHEET NO.:** SP1

**REVISIONS:**

| No. | DATE     | DESCRIPTION                              | INT. |
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| 1.  | 04/09/24 | FOR REVIEW                               | KB   |
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