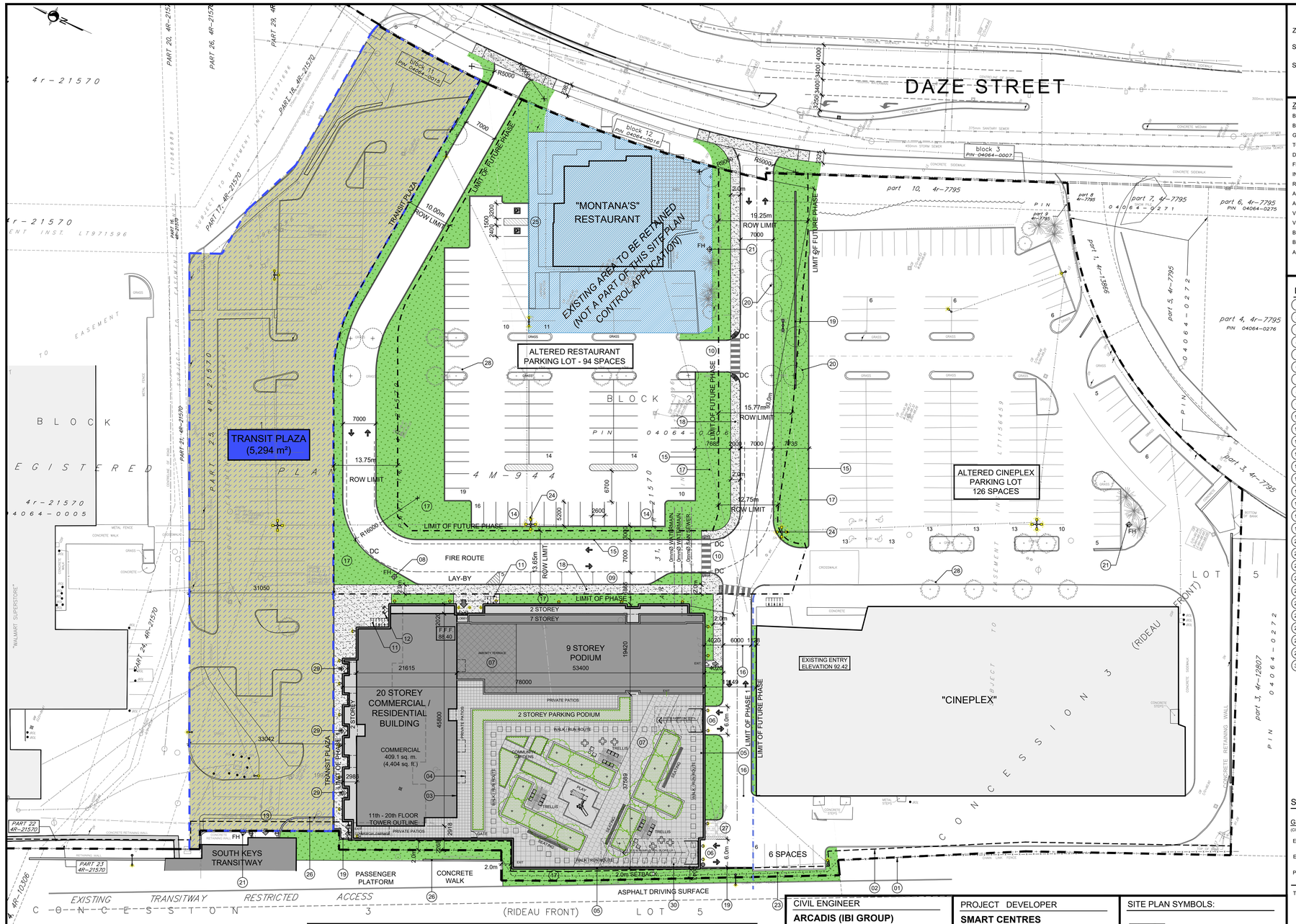


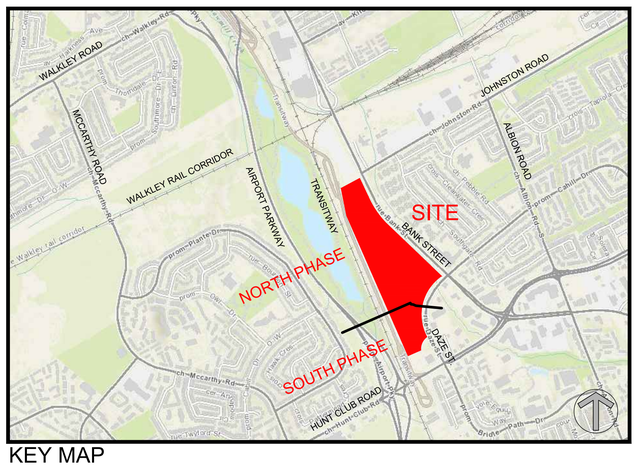
1 SP-1 **SITE PLAN**

SCALE = 1 : 400

SOUTH PHASE - PHASE 1

0m 10 20 40

SCALE 1: 400



KEY MAP

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation MC[2284] S349-h

SITE AREA (OVERALL)	21.85 ha 54.00 acres	218,530 sq. m. 2,352,240 sq. ft.	SITE AREA (PHASE 1)	2.05 ha 5.055 acres	20,524 sq. m. 220,920 sq. ft.
SITE AREA (SOUTH PHASE)	3.27 ha 8.08 acres	32,713 sq. m. 352,120 sq. ft.	SITE AREA (PHASE 1 - NET AREA)	0.57 ha 1.40 acres	5,682 sq. m. 61,161 sq. ft.
			TRANSIT PLAZA	0.53 ha 1.31 acres	5,294 sq. m. 56,984 sq. ft.

ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT	151.79m A.S.L.	151.79m A.S.L.
BUILDING HEIGHT (INCLUDING MECHANICAL PENTHOUSE)	21 STOREYS / 63.19m	21 STOREYS / 63.0m
GRADE (GEODETIC ELEVATION - A.S.L.)	88.60m A.S.L.	88.60m A.S.L.
TOWER FOOTPRINT	750 sq. m.	947 sq. m.
DENSITY - MIN. 150 UNITS PER NET HECTARE (PHASE 1 NET AREA - 0.568 ha)	85 Units	511 Units
FRONT & CORNER YARD SETBACK	0.0m	93.0m
INTERIOR SIDE YARD SETBACK - ABUTTING THE RAPID TRANSIT CORRIDOR	2.0m	2.0m
REAR YARD SETBACK - ABUTTING THE RAPID TRANSIT CORRIDOR	2.0m	2.0m
AMENITY AREA - TOTAL 6.0m PER UNIT	1,740.0m²	3,412.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT	870.0m²	2,392.0m²
VEHICLE PARKING - RESIDENTIAL (AREA 'Z' - MIN. 0 / MAX. 1.75 PER UNIT)	NOT REQUIRED	180
VEHICLE PARKING - VISITOR ONLY (MAX. 30 PER BUILDING AFTER 12 UNITS)	28	28
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	145	294
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA	2	6
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m

DRAWING NOTES:

1. PROPERTY LINE
2. BUILDING SETBACK LINE
3. OUTLINE OF TOWER
4. LINE OF TOWER BALCONIES ABOVE
5. OPENED AIR PARKING GARAGE, AT & ABOVE GRADE
6. GARAGE ENTRY WITH TRENCH DRAIN AS REQUIRED
7. EXTERIOR ROOF TOP AMENITY SPACE
8. FIRE HYDRANT
9. SHORT TERM STREET PARKING
10. PEDESTRIAN CROSS WALK WITH DEPRESSED CURBS
11. BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
12. SIAMESE CONNECTION
13. EXISTING TRANSIT STATION ENTRANCE
14. 2.6 X 5.2m STANDARD PARKING SPACES
15. 150mm BARRIER CURB
16. SECTION OF COMMERCIAL BUILDING TO BE REMOVED
17. SOFT LANDSCAPING
18. CONCRETE SIDEWALK
19. CONCRETE RETAINING WALL
20. EXISTING TREE TO BE REMOVED
21. EXISTING FIRE HYDRANT
22. EXISTING COMMERCIAL BUILDING TO REMAIN
23. EXISTING CHAIN LINK FENCE
24. EXISTING PARKING LOT LIGHTING
25. RELOCATED BARRIER FREE PARKING SPACES
26. EXISTING CONCRETE RETAINING WALL
27. GARBAGE STAGING AREA
28. EXISTING TREE TO REMAIN
29. COMMERCIAL ENTRANCE
30. CISTERN BELOW RAMP

BUILDING STATISTICS (PHASE #1)

GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)

GROUND FLOOR		409.1 sq. m. 4,404 sq. ft.
2nd FLOOR - PARKING		0.0 sq. m. 000 sq. ft.
3rd FLOOR		1,291.2 sq. m. 13,898 sq. ft.
4th - 7th FLOOR	4 x 1,525.1 sq. m. 4 x 16,416 sq. ft.	6,100.4 sq. m. 65,664 sq. ft.
8th - 9th FLOOR	2 x 1,442.4 sq. m. 2 x 15,526 sq. ft.	2,884.8 sq. m. 31,052 sq. ft.
10th FLOOR		636.9 sq. m. 6,856 sq. ft.
11th - 20th FLOOR - TOWER	10 x 780.2 sq. m. 10 x 8,398 sq. ft.	7,802.0 sq. m. 83,980 sq. ft.
MECHANICAL PENTHOUSE		0.0 sq. m. 000 sq. ft.
TOTAL AREA		19,124.5 sq. m. 205,854 sq. ft.
TOWER FOOTPRINT AREA		946.5 sq. m. 10,188 sq. ft.

UNIT STATISTICS

STUDIO UNIT	8.6%	25
1 BEDROOM UNIT	34.8%	101
1 BEDROOM + DEN UNIT	18.6%	54
2 BEDROOM UNIT	20.0%	58
3 BEDROOM	17.9%	52
TOTAL	100.0%	290
COMMERCIAL RETAIL		409.1 sq. m. 4,404 sq. ft.

CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	- NON REQUIRED	0
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS) (MAX 30)	28
COMMERCIAL RETAIL (RETAIL FOOD: BANK & CONVENIENCE STORE)	- NON REQUIRED	0
TOTAL		28

PROVIDED

RESIDENCE	- 0.53 PER UNIT	152
VISITOR	- 0.10 PER UNIT	28
COMMERCIAL RETAIL (RETAIL FOOD: BANK & CONVENIENCE STORE)		0
TOTAL		180

SITE STATISTICS (SOUTH PHASE)

GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)

EXISTING CINEPLEX (ESTIMATE 80% EFFICIENCY)	2,902.8 sq. m. 31,245 sq. ft.	
EXISTING RESTAURANT (ESTIMATE 80% EFFICIENCY)	386.8 sq. m. 4,164 sq. ft.	
PROPOSED BUILDING PHASE #1	19,124.5 sq. m. 205,854 sq. ft.	
TOTAL AREA	22,414.1 sq. m. 241,263 sq. ft.	

PARKING SPACE PROVIDED

EXISTING CINEPLEX	126
EXISTING RESTAURANT	94
EXISTING CINEPLEX - LOADING AREA	6
PROPOSED BUILDING PHASE #1	180
TOTAL	406

BICYCLE SPACE PROVIDED

EXISTING CINEPLEX	6
EXISTING RESTAURANT	2
PROPOSED BUILDING PHASE #1	300
TOTAL	308

LOT COVERAGE (SOUTH PHASE)

PAVED SURFACE =	12,699.0 sq. m.	38.82%
BUILDING FOOTPRINT =	8,212.0 sq. m.	25.10%
LANDSCAPE OPEN SPACE =	6,508.0 sq. m.	19.90%
TRANSIT PLAZA =	5,294.0 sq. m.	16.18%
TOTAL =	32,713.0 sq. m.	100.0%

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (290 UNITS)	145
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.	2
TOTAL		147

PROVIDED

EXTERIOR	10
PARKING GARAGE	290
TOTAL	300

AMENITY SPACE

GROUND FLOOR COMMUNAL INTERIOR =	525.0 sq. m.
3rd FLOOR COMMUNAL INTERIOR =	247.0 sq. m.
3rd FLOOR COMMUNAL TERRACE =	1,300.0 sq. m.
10rd FLOOR COMMUNAL INTERIOR =	140.0 sq. m.
10rd FLOOR COMMUNAL TERRACE =	180.0 sq. m.
3rd FLOOR PRIVATE DECKS =	420.0 sq. m.
PRIVATE BALCONIES =	600.0 sq. m.
TOTAL =	3,412.0 sq. m.
TOTAL COMMUNAL =	2,392.0 sq. m.
REQUIRED - 6.0M² PER UNIT (290) =	1,740.0 sq. m.
REQUIRED COMMUNAL @ 50% =	870.0 sq. m.

REFUSE REQUIREMENT (290 UNITS)

GARBAGE	- 0.11 PER UNIT	32 YARDS
RECYCLING GMP	- 0.018 PER UNIT	5 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	11 YARDS
COMPOST	- 240L PER 50 UNITS	6

SITE PLAN SYMBOLS:

- SOFT LANDSCAPE
- TRANSIT PLAZA
- CONCRETE SIDEWALK
- PAVERS @ TERRACE LEVEL
- PROPERTY LINE
- BUILDING SETBACK LINE
- FENCE LINE
- BIKE RACK
- ENTRANCE / EXIT DOOR
- COMMERCIAL / EXIT DOOR
- FH FIRE HYDRANT
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- SIAMESE CONNECTION

NOTE:
SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

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Email: rlevstek@laroquelevstek.com

LEGAL DESCRIPTION
TOPOGRAPHIC SKETCH OF
ALL OF BLOCK 2, PART OF BLOCK 1 REGISTERED PLAN 4M-944
AND
PART OF LOT 5 CONCESSION 3 (RIDEAU FRONT)
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA

TRANSPORTATION
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E-Mail: terry.sedore@quasarcg.com

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (00) INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- (00) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 DETAIL NUMBER / TITLE / SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

A. REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.

B. FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A900 SERIES.

C. ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.

D. ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.

E. ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHER WISE.

F. ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHER WISE.

No.	DESCRIPTION	DATE
10	ISSUED FOR REVIEW TO OWNER / CONSULTANTS	2026 09 29
9	REVISED AS PER OWNER / CITY COMMENTS	2026 07 13
8	ISSUED FOR SPC ROUND 2 COMMENTS REPLY	2026 04 20
7	ISSUED FOR SPC 1st ROUND COMMENTS	2023 10 18
6	REVISED CONCEPT ISSUED TO CONSULTANTS	2023 07 28
5	ISSUED WITH GENERAL UPDATES	2023 04 12
4	ISSUED WITH GENERAL UPDATES	2023 02 07
3	ISSUED FOR SPC APPLICATION	2021 10 28
2	ISSUED WITH GENERAL UPDATES	2021 10 26
1	ISSUED FOR CONSULTANT START UP	2021 08 31

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RODERICK J. LAHEY — LICENCE 4375 — SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: SMARTCENTRES® REAL ESTATE INVESTMENT TRUST

ARCHITECT: rla/architecture roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
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PROJECT TITLE:
SOUTH KEYS
2200 BANK STREET
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN
SOUTH PHASE - PHASE 1

DRAWN: R.V.	CHECKED: A.K.
SCALE: 1:400	SHEET No. SP-1
PROJECT No. 2030	

D07-12-21-0182