

**PLANNING RATIONALE REPORT**

**257 McARTHUR - SITE PLAN APPLICATION  
CITY OF OTTAWA**

**PREPARED BY: P H ROBINSON CONSULTING  
MARCH 2019**

This report has been prepared on behalf of Quality Property Management in support of a Site Plan Control Application for their lands at 257 McArthur Avenue. The legal description of the property is Part of Lot G, Registered Plan 381, City of Ottawa (see survey plan in Appendix) .

The property is located on the north side of McArthur Road between Olmstead Street and Lacasse Street (see Location Plan in Appendix). The surrounding land uses are primarily residential, commercial and institutional. A school operated by the French Catholic school board is located to the west and north and across the road from the property is a City works garage, a City police station and a service club (Knights of Columbus). To the east are commercial and residential properties.

The subject lands have 22.86 metres of frontage (75') on the north side of McArthur Avenue and a depth of 30.48 metres (100') and with a total lot area of 697 m<sup>2</sup> (7500 ft<sup>2</sup>) . Full sized copies of the survey plan are being filed as part of the site plan application.

The property was the site of a fire in 2015 which began in the basement and then spread to the entire building and as a result, the building has remained vacant since that time. Prior to 2015 the property had been a series of different commercial enterprises including a restaurant and shisha lounge. Since the fire, the property has remained vacant.

The intent of the site plan application is to remove the building which was subject to the fire and build a 2 storey building plus basement mixed use building with ground floor retail and 2 rental apartment buildings on the 2nd floor which will each be 1270 ft<sup>2</sup> (120 m<sup>2</sup>) in size each (see Appendix for site plan and architectural elevation drawings) .

The maximum building height of the project is approximately 9.45 m (31 ft). The ground floor will be used by a locksmith company who are the owners of the building and the basement will be storage space, locker space and a small gym for the locksmith. The ground floor will be the reception/sales office area of the locksmith and the storage/workshop area for the locksmith. The upper level will consist of 2 rental apartment units each 1270 ft<sup>2</sup> (120 m<sup>2</sup>) in size. Each unit will have its own primary access to the ground level from the front or rear of the building and secondary access to the ground level from the sides of the building.

The project calls for 8 parking spaces in total and 7 of these will be located to the rear of the proposed building. One parking space for the truck associated with the locksmith will be located within the building and will access the parking area from the rear of the building. Based on the parking calculations in Section 101

(4) there is no parking requirement for this development application.

A small landscaped area with some planting will be provided between the front wall of the building and the front lot line along McArthur Avenue and the front wall of the new building.

Currently, the site does not have any natural vegetation or formal landscaping and is almost completely occupied by the shell of the original building which has been the victim of a fire and a garage at the rear of the property and asphalt.

The proposed 2 storey plus basement building with a footprint of 246 m<sup>2</sup> will consist of approximately 2150 ft<sup>2</sup> (200 m<sup>2</sup>) of ground floor office and sales office and workshop location of a locksmith and then a basement level of storage space and utility space and on the 2nd floor 2 apartment units that will each be about 1270 ft<sup>2</sup> (120 m<sup>2</sup>) and each will be 2 bedroom rental units. They will have their own access to the ground level via private stairs that exit to the front or rear of the building and emergency exists to the sides of the building.

Details of the floor plans and architectural appearance of the building are provided in the Appendix Section of the report.

## **Zoning**

Under Zoning By-law 2008-250 the subject lands are zoned TM (Traditional Main Street Zone) .

This is a zone which permits low rise apartment units, dwelling units, commercial, retail, and office uses .

The following are the key TM zone provisions and how the proposed development meets these requirements.

	<b>REQUIREMENT</b>	<b>PROVIDED</b>
Maximum front yard setback	2 m	2 m
Maximum interior side yard	3 m	3 m
Minimum rear yard	no minimum	13.82 m
Minimum Building Height	6.7 m	9.44 m
Parking	0 spaces	8 spaces

The design of the building respects the current zoning regulations in effect.

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## **Official Plan Designation – City of Ottawa Official Plan**

The site is designated Traditional Main Street in the Urban Policy Plan of the City of Ottawa Official Plan. A description of how the proposal meets the key policies in this section are listed in *italics*.

As per Section 3.6.3 of the Official Plan

'The Mainstreet designations identify streets that offer significant opportunities for intensification through medium-density and mixed-use development, along streets that are Transit Priority Corridors or are well-served by transit. Main Streets are the corridors that traverse long areas of the city, connecting different communities and changing in character along their length. They include nodes of activity at various scales, from high schools and small offices to hospitals and shopping centres. Some segments mark the boundaries of established residential areas, while other segments serve as shopping streets for adjacent communities or larger areas.

Focusing intensification on Main Streets allows for less disruption and more convenient services for adjacent communities and more efficient use of transit. The objective of the Mainstreet designation is to encourage more dense and mixed-use development that supports, and is supported by, increased walking, cycling and transit use. Intensification is most likely to occur over time through the redevelopment of sites such as vacant lots, aging strip malls, and former automobile sales lots, parking lots and gas stations, as well as through additions to existing buildings. Main Streets are diverse in character and change and renewal will take into account the character of the street and adjacent areas.'

There are two types of Main Streets in the Official Plan: Traditional Main Streets and Arterial Main Streets. The subject property is in a "Traditional Mainstreet" area which generally is what most pre-1945 main streets are within. Traditional Main Streets are intended to be compact, mixed-use pedestrian oriented main streets providing access via foot, cycle, transit and automobile.

*The main entrance to the commercial component of this building is located on the facade facing McArthur Avenue and also the main entrance for one of the apartment units face McArthur Avenue. The primary access for the other apartment unit is via the rear of the building.*

*Transit service is provided along McArthur Avenue and there is a bus stop for westbound travel just to the west of the subject property in front of the school board property next door to the subject property. Eastbound transit service is provided via a stop at McArthur and Allen Boulevard less than 100 m to the east.*

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A broad range of uses are permitted on Traditional Main Streets, including retail and service commercial uses, offices, residential and institutional uses. Uses may be mixed in individual buildings or occur side by side in separate buildings.

*The proposed new construction on the property meets these requirements as the intent is to have a retail/office use and above that ground floor use will be 2nd floor residential uses.*

As per Section 3.6.3.9 of the Official Plan surface parking will not be permitted between the building and the street. The location of surface parking will avoid interruption of building continuity along the Traditional Mainstreet street frontage and will minimize impacts on pedestrians.

*All of the proposed parking is at the rear of the site and it is intended to retain the two vehicular access points for the movement of vehicles on the site with the west entrance intended to be the entry point and the east entrance intended to be the exit point. Each access driveway will be 3 m in width.*

As per Section 3.6.3.10 of the Official Plan redevelopment and infill are encouraged on Traditional Main Streets in order to optimize the use of land through intensification, in a building format that encloses and defines the street edge with active frontages that provide direct pedestrian access to the sidewalk.

*The frontage of the property is occupied by the building other than the two entrance points and the building is located at the required maximum 2 m setback. The area between the front of the building and the front lot line will have landscaped areas and pedestrian access to the retail/commercial use and one of the residential units.*

As per Section 4.11.2 of the Official Plan development applications are evaluated on a series of compatibility criteria.

These include key criteria related to traffic, vehicular access, parking, outdoor amenity areas, loading areas/outdoor storage and lighting.

4.11.2.a) Traffic - Roads should adequately serve the development, with sufficient capacity to accommodate the anticipated traffic generated.

*It is considered the McArthur Avenue has the appropriate capacity for this relatively small scale project and traffic patterns on the road will not be unduly impacted by the development. McArthur Avenue is a road with 2 lanes in each direction.*

4.11.2 b) Vehicular Access - The location and orientation of vehicle access and egress should address matters such as the impact of noise, headlight glare and loss of privacy on development adjacent or immediately opposite.

*There are two proposed access points as per the current situation and the intent is to have the westerly access as the entrance and the easterly access as the exit. This exit point is opposite a City works garage and it will not create glare or any loss of privacy on nearby properties due to its relatively low building height. The property to the east is an animal hospital property whose parking access is on the far east side of the property.*

4.11.2 c) Parking -Requirements: The development should have adequate on-site parking to minimize the potential for spillover parking on adjacent areas.

*The proposed number of parking spaces exceeds the zoning requirements as many of the customers arrive by vehicle for the locksmith business on the ground floor and the locksmith business have their own vehicles. There will not a spillover parking impact for this property. The apartment units on the 2nd floor will have the ability to park on site.*

4.11. 2 d) Outdoor amenity areas - The development should respect the privacy of outdoor amenity areas of adjacent residential units and minimize any undesirable impacts through the siting and design of the buildings and the use of screening, lighting, landscaping or other mitigative design measures

*There are no immediately adjacent residential properties and the property will not overlook amenity areas of adjacent properties.*

4.11.2 e) Loading Areas, Service Areas, and Outdoor Storage: The operational characteristics and visual appearance of loading facilities, service areas (including garbage), parking and areas for the outdoor storage of goods or materials should be mitigated using a variety of methods (e.g., location, containment, screening, berms, and/or landscaping). These uses and activities should be located away from residences where possible;

*The parking/loading areas are at the rear of the site and are not visible from residences. The garbage enclosure is at the rear of the site and is screened and is not visible from McArthur Avenue. To the rear of the property is a parking lot of the adjacent school and there is landscaping between the rear lot line and the parking lot for the school.*

4.11.2 f) Lighting: The potential for light spill over or glare from any lighting

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source onto adjacent light-sensitive areas should be avoided or mitigated;

*Lighting - exterior lighting will be directed to avoid spillover onto adjacent properties*

The proposed use of the property as a retail/office and rental residential development complies with the Official Plan designation for the property.

### **Montreal Road District Secondary Plan**

The Montreal Road District Secondary Plan was approved by City Council on January 22 2014 through Official Plan Amendment 127. Although the main focus of this Secondary Plan is along Montreal Road, portions of lands along McArthur Avenue including the subject property are included in the Montreal Road District Secondary Plan.

The subject property is within the Central Sector of the Secondary Plan.

Key sections of the Secondary Plan include:

1.1.2.11. Development and redevelopment of lots with frontage along Montreal Road, North River Road, McArthur Avenue and the Vanier Parkway will have building setbacks that provide a minimum width of 5 m for sidewalks and related boulevards which may include a combination of private and public property.

*Through a combination of sidewalk/boulevard along the frontage on both public and private property the 5 m setback can be provided*

### **Conclusions**

The proposed development of a new 2 storey plus basement commercial/office and rental apartment building at 257 McArthur Avenue is consistent with the current zoning and Official Plan policies for the lands.

The site represents a development that will allow for:

- a well designed contemporary new building that will be located along an established road that will enhance the area and will provide some additional rental apartment units that provides for a mixed use development on the property
- parking that serves the proposed uses
- a new development that meets current zoning regulations
- buffering through setbacks to adjacent properties.

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**P. H. Robinson Consulting**  
**Urban Planning, Consulting and Project Management**

- a development of the property that will contribute to the overall intensification and redevelopment of this section of McArthur through a sensitive development.

Through the site plan process there are a number of key engineering studies and drawings required in support of the development. These studies show that the site can be serviced through existing service connections along McArthur that have the capacity to facilitate this development proposal.

The overall site drainage and grading has been designed based on current City guidelines.

In addition a noise study and environmental studies have been prepared and are being filed at this time.

Due to noise levels from traffic on McArthur Avenue window and wall specifications from the Noise Study will need to be incorporated into the final design and central air conditioning will be required.

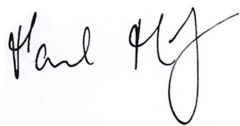
Landscaping will be provided in the front yard of the property.

The proposed entrance along the north edge of the frontage and the proposed exit along the south edge of the frontage will be used by residents with vehicles and the vehicles (including the truck of the locksmith) associated with the commercial use.

It is our opinion that the proposed development is consistent with the City of Ottawa Official Plan and Zoning By-law policies and regulations. It is being proposed at an appropriate scale of development and will enhance this section of McArthur Avenue.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 599 9216 or via email at [probinson@probinsonconsulting.com](mailto:probinson@probinsonconsulting.com)

**P H Robinson Consulting**



Paul Robinson RPP

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**APPENDIX**

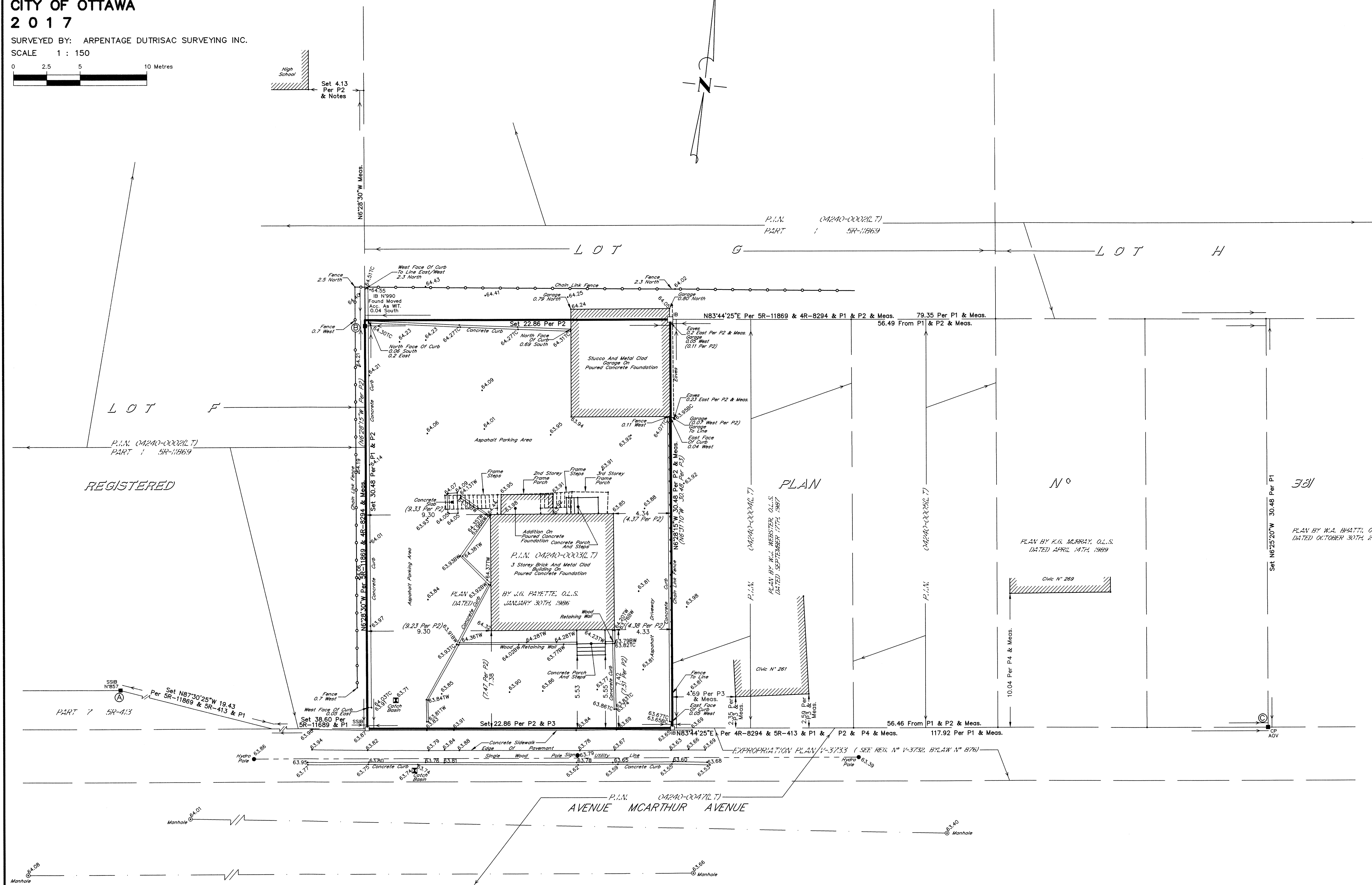
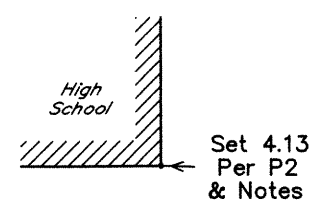
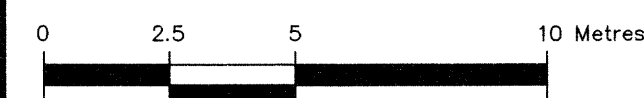
**SITE LOCATION, SITE SURVEY, SITE PLAN**

**ARCHITECTURAL ELEVATION DRAWINGS AND FLOOR PLANS**



PLAN OF SURVEY OF  
PART OF LOT G  
REGISTERED PLAN N° 381  
CITY OF OTTAWA  
2 0 1 7

SURVEYED BY: ARPENTAGE DUTRISAC SURVEYING INC.  
SCALE 1 : 150



## METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

## NOTES

- BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
- ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE DERIVED FROM CONTROL MONUMENT 0011985U04 IT HAVING AN ELEVATION OF 81.197

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 23rd DAY OF NOVEMBER, 2017

28th NOVEMBER, 2017

DATE DENIS DUTRISAC  
ONTARIO LAND SURVEYOR  
ROCKLAND, ONTARIO

## LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
SIB	DENOTES	STANDARD IRON BAR ( 25mm X 120cm )
IB	DENOTES	IRON BAR ( 16mm X 50cm )
SSIB	DENOTES	SHORT STANDARD IRON BAR ( 25mm X 60cm )
CP	DENOTES	CONCRETE PIN
PB	DENOTES	PLASTIC BAR
TW	DENOTES	TOP OF WALL
BW	DENOTES	BOTTOM OF WALL
TC	DENOTES	TOP OF CURB
WT.	DENOTES	WITNESS
Meas.	DENOTES	MEASURED
P.I.N.	DENOTES	PARCEL IDENTIFICATION NUMBER
Plan	DENOTES	REGISTERED PLAN N° 381
P1	DENOTES	PLAN BY W.A. BHATTI, O.L.S. DATED OCTOBER 30th, 2007
P2	DENOTES	PLAN BY J.G. PAYETTE, O.L.S. DATED JANUARY 30th, 1986
P3	DENOTES	PLAN BY W.J. WEBSTER, O.L.S. DATED SEPTEMBER 17th, 1987
P4	DENOTES	PLAN BY K.G. MURRAY, O.L.S. DATED APRIL 14th, 1989
Notes	DENOTES	NOTES BY H.R. FARLEY, O.L.S. DATED MARCH 28, 1986
O.L.S.	DENOTES	ONTARIO LAND SURVEYOR
N° 990	DENOTES	J.G. PAYETTE, O.L.S.
N° 1491	DENOTES	DENIS DUTRISAC, O.L.S.
AOV	DENOTES	ANNIS, O'SULLIVAN & VOLLEBEKK ONTARIO LAND SURVEYORS

DISTANCES ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999948.

## BEARING REFERENCE:

BEARINGS SHOWN HEREON ARE NAD83 MTM (CSRS) (1997) BEARINGS AND ARE FROM THE COMPUTED BEARING OF N6°56'05"E BETWEEN ICMS 00119853074 (N. 5021172.558 E. 354418.740) AND ICMS 00119875030 (N. 5047665.641 E. 416635.079) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF LONGITUDE 76°30'W OF ZONE 9 MTM.

COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH O. REG 216/10.

POINT A NORTHING: 5032742.56 EASTING: 370588.71  
POINT B NORTHING: 5032776.17 EASTING: 370643.05  
POINT C NORTHING: 5032754.57 EASTING: 370725.35

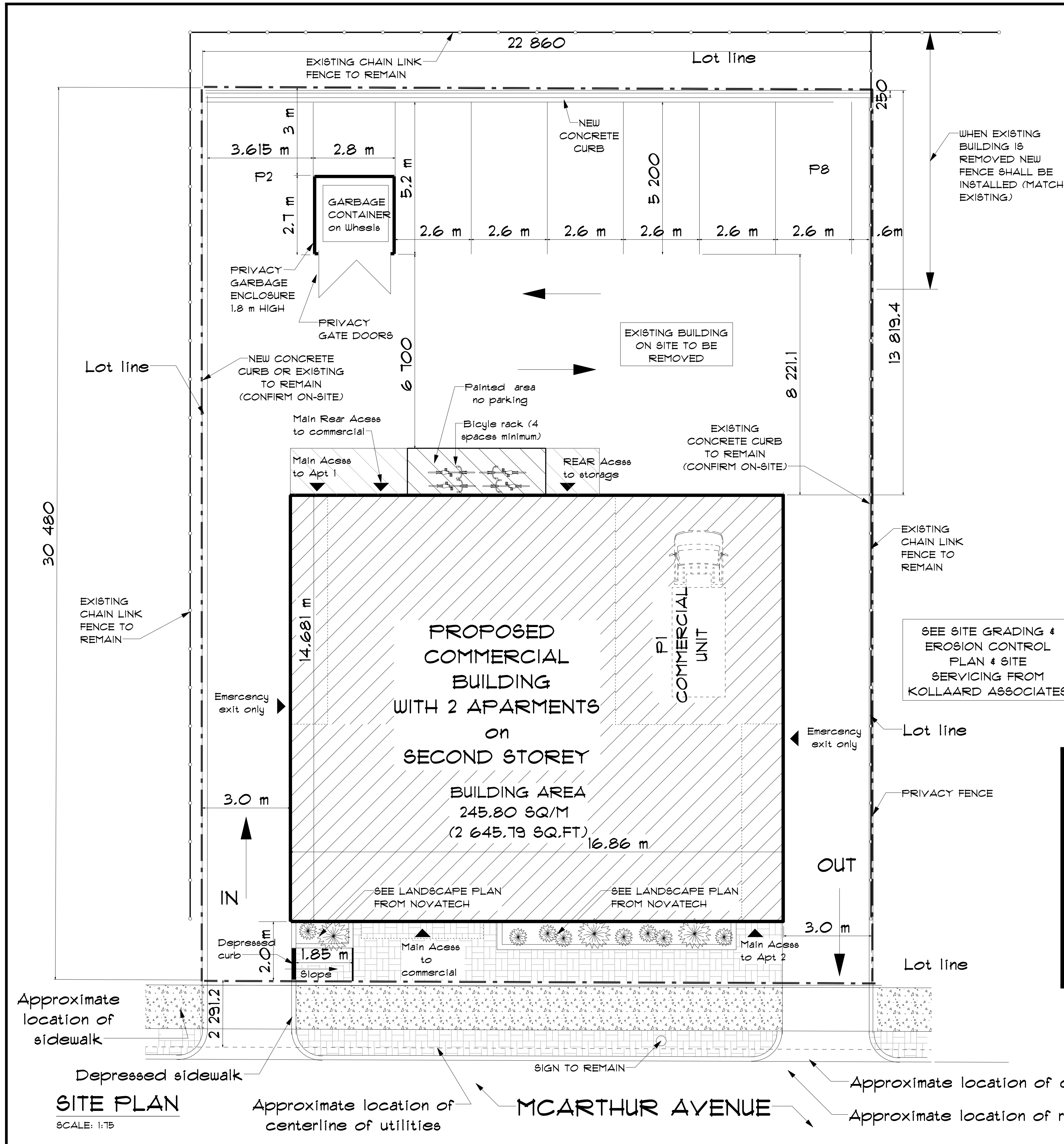
CAUTION:  
COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

NOTE: NOT FOR REGISTRATION PURPOSES



ROCKLAND  
PHONE: (613) 446-7101 FAX: (613) 446-7102  
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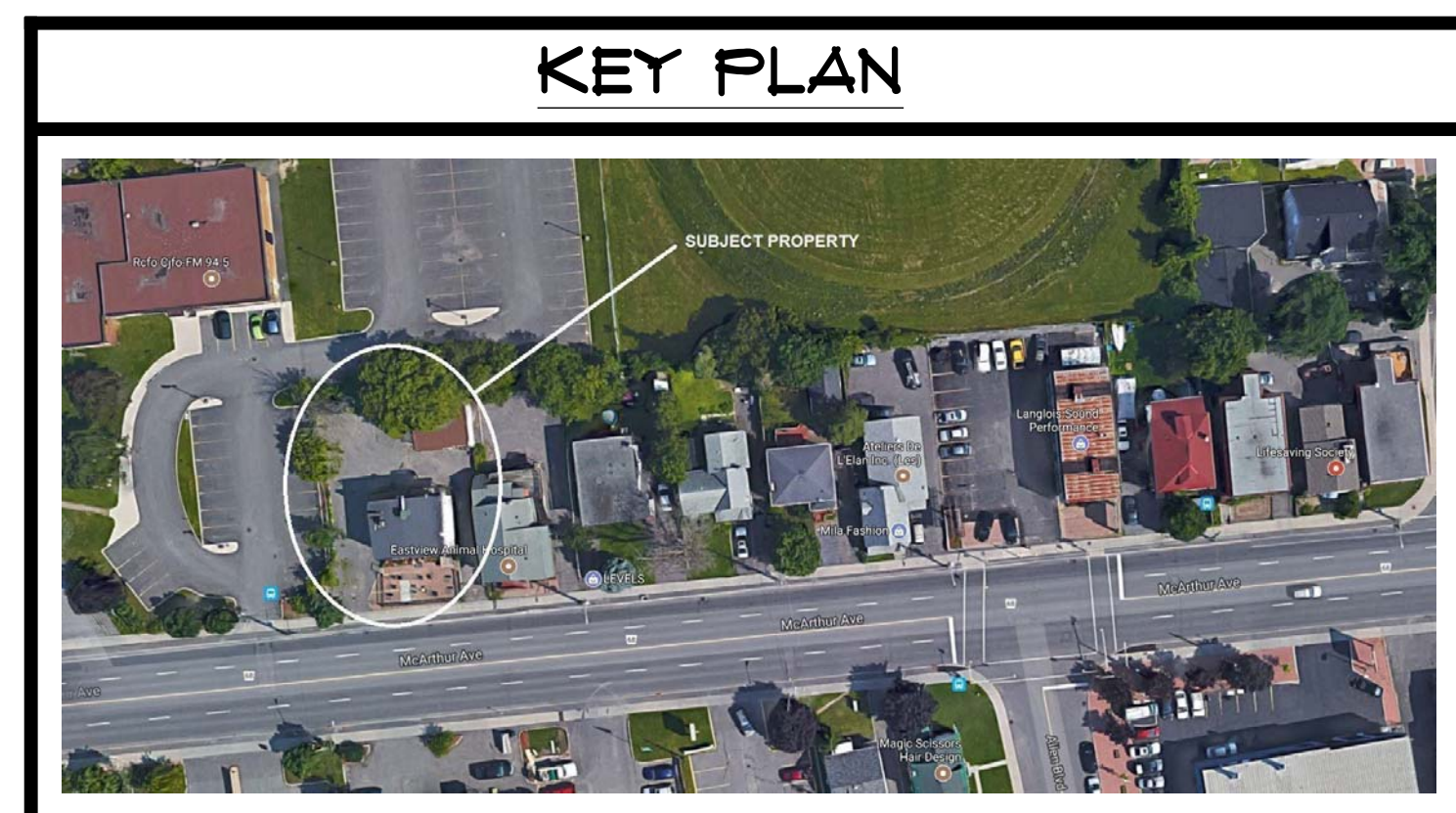


DATA		
PROJECT : PROPOSED BUILDING OF 1 COMMERCIAL UNIT at MAIN FLOOR AND 2 (2 BEDROOMS) RESIDENTIAL APARTMENTS ON SECOND FLOOR and BASEMENT STORAGE for COMMERCIAL		
ZONING - TM		
BUILDING SIZE: 16.86 m x 14.579 m		
BUILDING AREA: 2645.79 SQ/FT (245.80 m2)		
a)	LOT AREA - MIN. LOT AREA REQUIRED -	696.77 sq.m no minimum
b)	LOT WIDTH - MIN. LOT WIDTH REQUIRED -	22.86 m no minimum
c)	FRONT YARD - MAX. FRONT YARD -	+/- 2.0 m 2.0 m
d) (i)	SIDE YARD - MIN. SIDE YARD REQUIRED -	+/- 3.0 m 3.0 m
(ii)	SIDE YARD - MAX. SIDE YARD -	+/- 3.0 m 3.0 m
(f) (iv)	REAR YARD - MIN. REAR YARD REQ'D -	+/- 13.819 m no minimum
(g) (i)	BUILDING HEIGHT - MIN. BUILDING HEIGHT -	+/- 9.452 m 6.7 m
(ii)	BUILDING HEIGHT - MAX. BUILDING HEIGHT -	+/- 9.452 m 20.0 m
	NUMBER OF PARKING PROVIDED	8
	NUMBER OF PARKING REQUIRED FOR COMMERCIAL UNIT-	

LEGEND :

PROPOSED BUILDING	
COVERED ENTRY	
DECK	
GREEN (SOD & SEED)	
SIDEWALK CONCRETE OR INTERLOCK	
ASPHALT PAVEMENT	

North arrow pointing up.



13	ISSUED FOR SITE PLAN CONTROL	11/03/2018
12	ISSUED FOR APPROVAL	04/02/2018
11	ISSUED FOR APPROVAL	28/01/2018
9	ISSUED FOR APPROVAL	04/12/2018
8	ISSUED FOR approval	23/11/2018
7	ISSUED FOR final approval	02/11/2018
6	ISSUED FOR approval	20/09/2018
5	ISSUED FOR CHANGES	20/08/2018
4	ISSUED FOR CHANGES	18/06/2018
3	ISSUED FOR CHANGES	13/04/2018
NO.	REVISIONS	DATE

**LAVOIE**  
DESIGN & DRAFTING INC.

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EMAIL: INFO@LAVOIEDESIGN.CA  
613-443-3461

PROJECT NAME		
PROPOSED MULTI-USE BUILDING FOR QUALITY PROPERTY MANAGEMENT		
251 MCARTHUR AVENUE, OTTAWA		
PROJECT NO.	2017-0079	DRAWING NO.
DRAWN BY	L.LAVOIE J.LEPAGE	SP1 SP1
VERIFIED BY	L.LAVOIE	

PLAN 371  
LOT G  
CITY OF OTTAWA



FRONT ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"



LEFT ELEVATION (WEST)

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

	STONE		ACRYLIC STUCCO		PRE-PAINTED GALV. METAL ROOFING		CURTAIN WALL (GLASS WINDOW)
	PRE-PAINTED GALV. METAL SHEETING (HORIZONTAL)		PRE-PAINTED GALV. METAL SHEETING (VERTICAL)		CURTAIN WALL (GLASS SOLID PANEL)		

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

PRODUCTS & MATERIAL  
SHALL NOT BE ORDERED  
WITH THESE DRAWINGS

15	ISSUED FOR SITE PLAN CONTROL	11/03/2019
14	ISSUED FOR STRUCTURAL	19/02/2019
13	ISSUED FOR APPROVAL	19/02/2019
12	ISSUED FOR APPROVAL	04/02/2019
10	ISSUED FOR APPROVAL	28/01/2019
9	ISSUED FOR APPROVAL	04/12/2018
8	ISSUED FOR final approval	02/11/2018
7	ISSUED FOR CHANGES	20/09/2018
6	ISSUED FOR NEW CONCEPT	19/09/2018
NO.	REVISIONS	DATE

**LAVOIE**  
DESIGN & DRAFTING INC.

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EMAIL: [INFO@LAVOIEDSIGN.CA](mailto:INFO@LAVOIEDSIGN.CA)  
613-443-3461

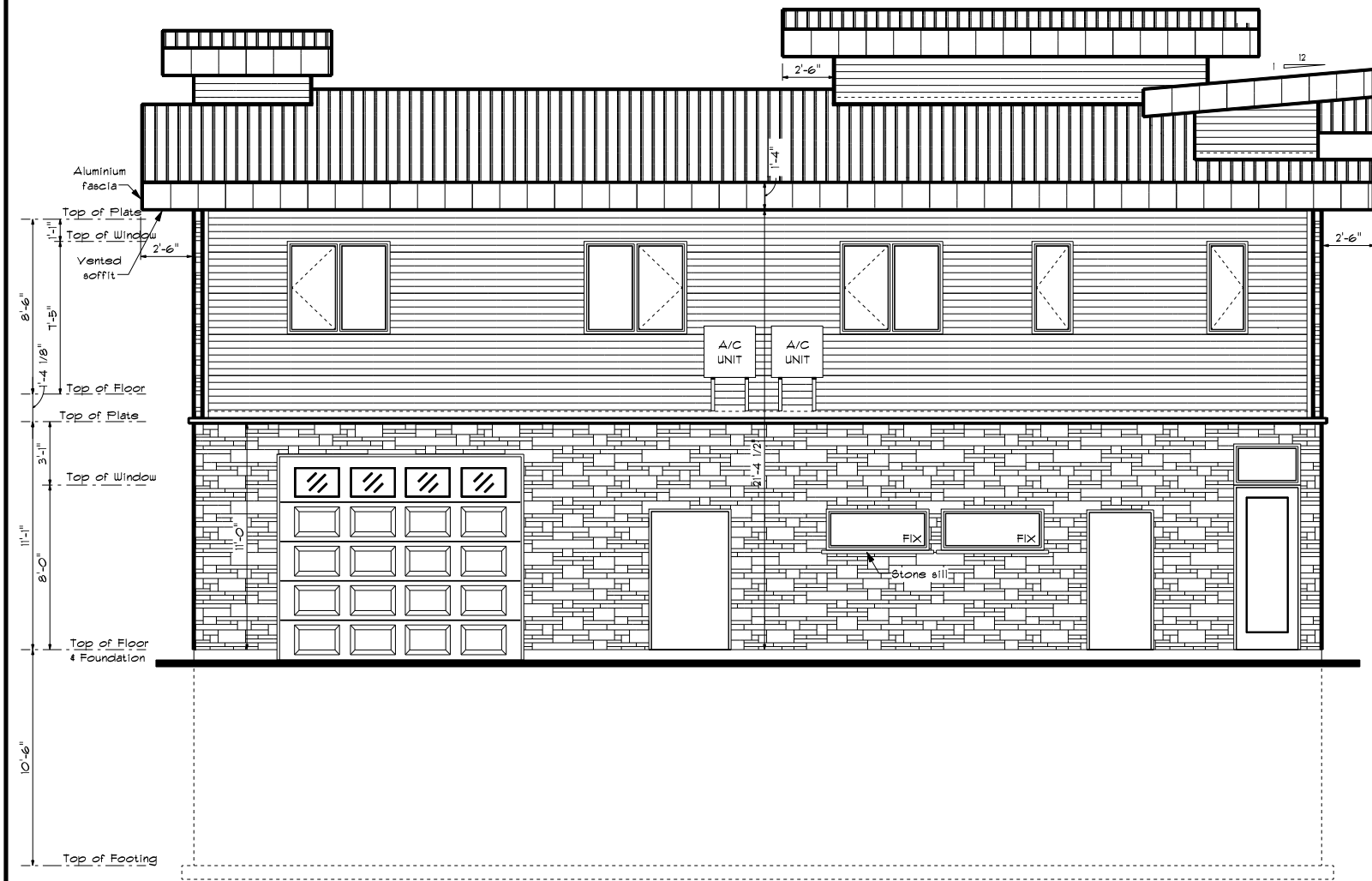
PROJECT NAME

PROPOSED MULTI-USE  
BUILDING  
FOR  
QUALITY PROPERTY  
MANAGEMENT

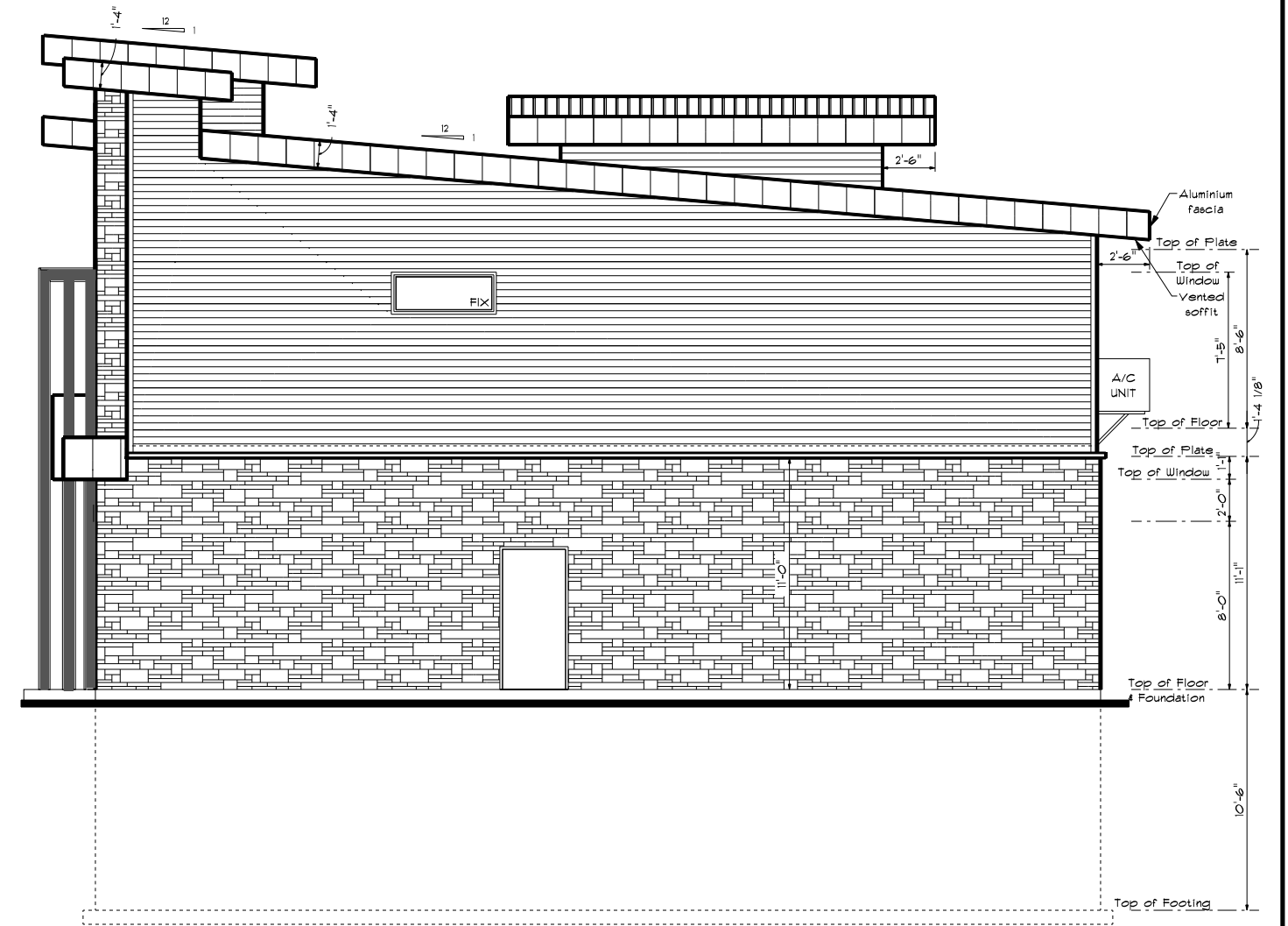
251 MCARTHUR AVENUE, OTTAWA

PROJECT NO.	2017-0079	DRAWINGS NO.
DRAWN BY	L.LAVOIE J.LEPAGE	1/8
VERIFIED BY	L.LAVOIE	





REAR ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND					
	STONE		ACRYLIC STUCCO		PRE-PAINTED GALV. METAL ROOFING
	PRE-PAINTED GALV. METAL SHEETING (HORIZONTAL)		PRE-PAINTED GALV. METAL SHEETING (VERTICAL)		CURTAIN WALL (GLASS WINDOW)
	CURTAIN WALL (GLASS SOLID PANEL)				

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

PRODUCTS & MATERIAL  
SHALL NOT BE ORDERED  
WITH THESE DRAWINGS

15	ISSUED FOR SITE PLAN CONTROL	11/03/2019
14	ISSUED FOR STRUCTURAL	19/02/2019
13	ISSUED FOR APPROVAL	19/02/2019
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10	ISSUED FOR APPROVAL	28/01/2019
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NO.	REVISIONS	DATE

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613-443-3461

PROJECT NAME

PROPOSED MULTI-USE  
BUILDING  
FOR  
QUALITY PROPERTY  
MANAGEMENT

251 MCARTHUR AVENUE, OTTAWA

PROJECT NO.	2017-0079	DRAWINGS NO.
DRAWN BY	L.LAVOIE J.LEPAGE	<div>2 8</div>
VERIFIED BY	L.LAVOIE	





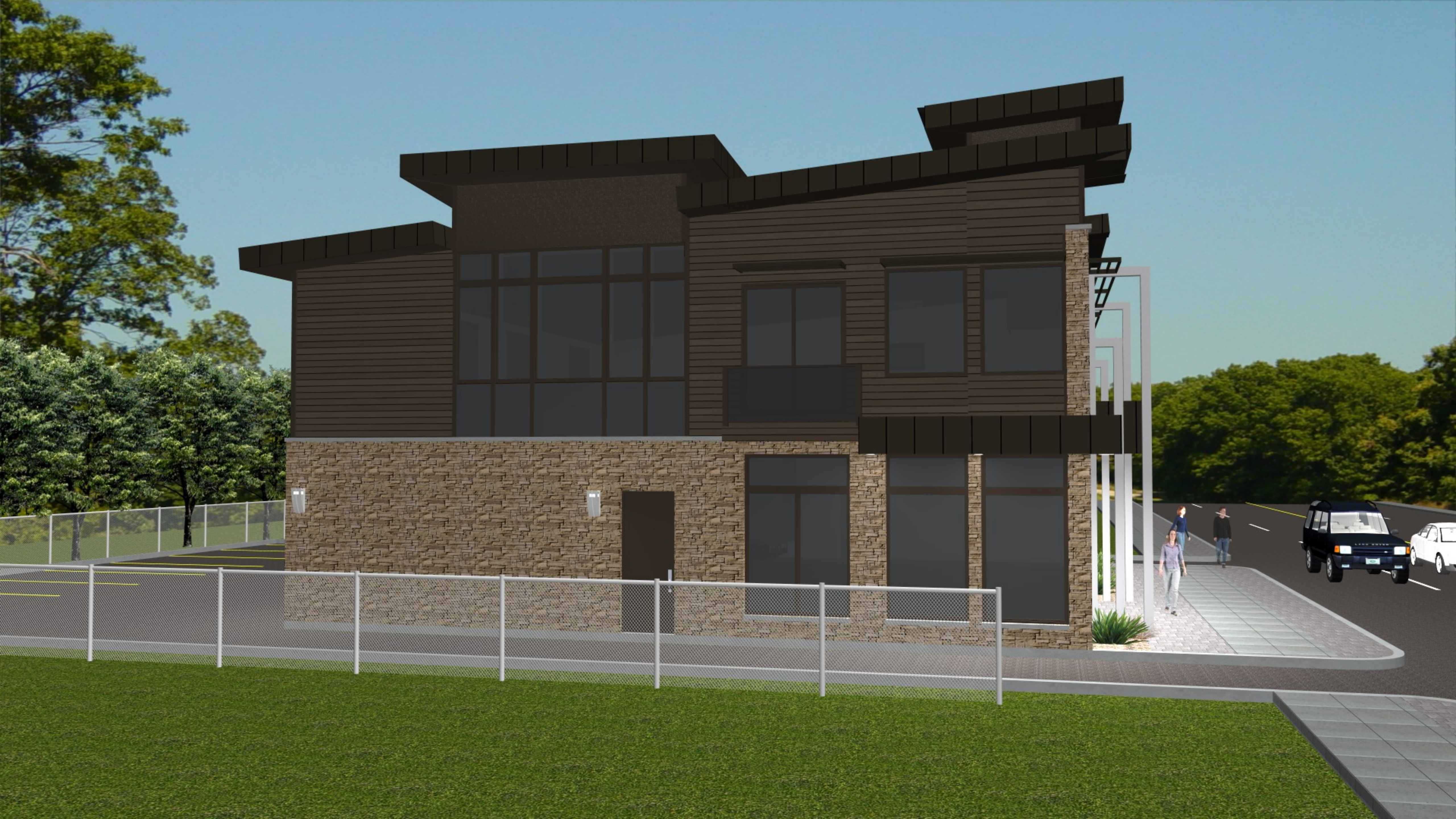
257 McARTHUR AVENUE

ANIMAL HOSPITAL

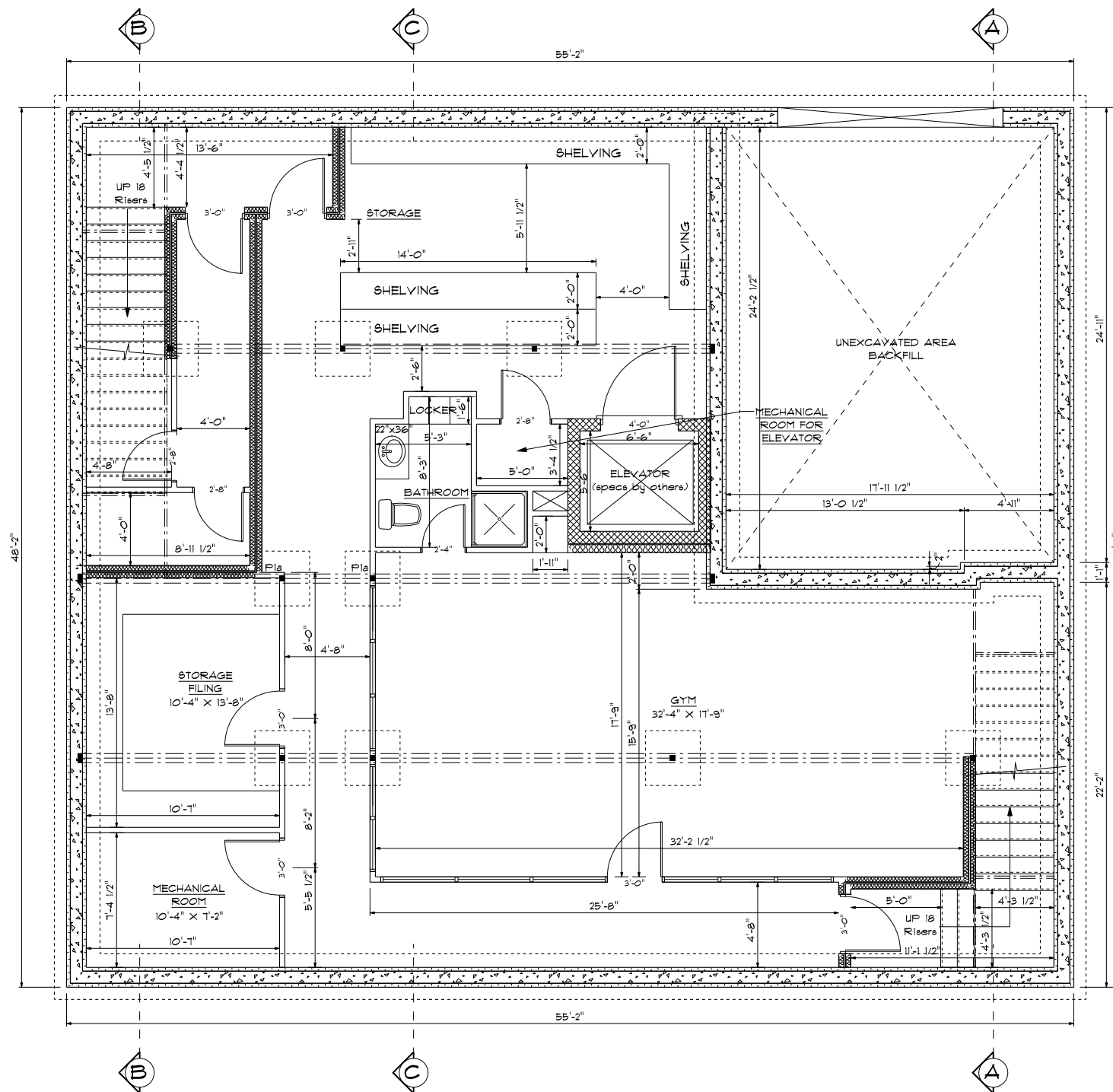












# **BASEMENT PLAN**

SCALE: 1/8" = 1'-0"

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

PRODUCTS & MATERIAL  
SHALL NOT BE ORDERED  
WITH THESE DRAWINGS

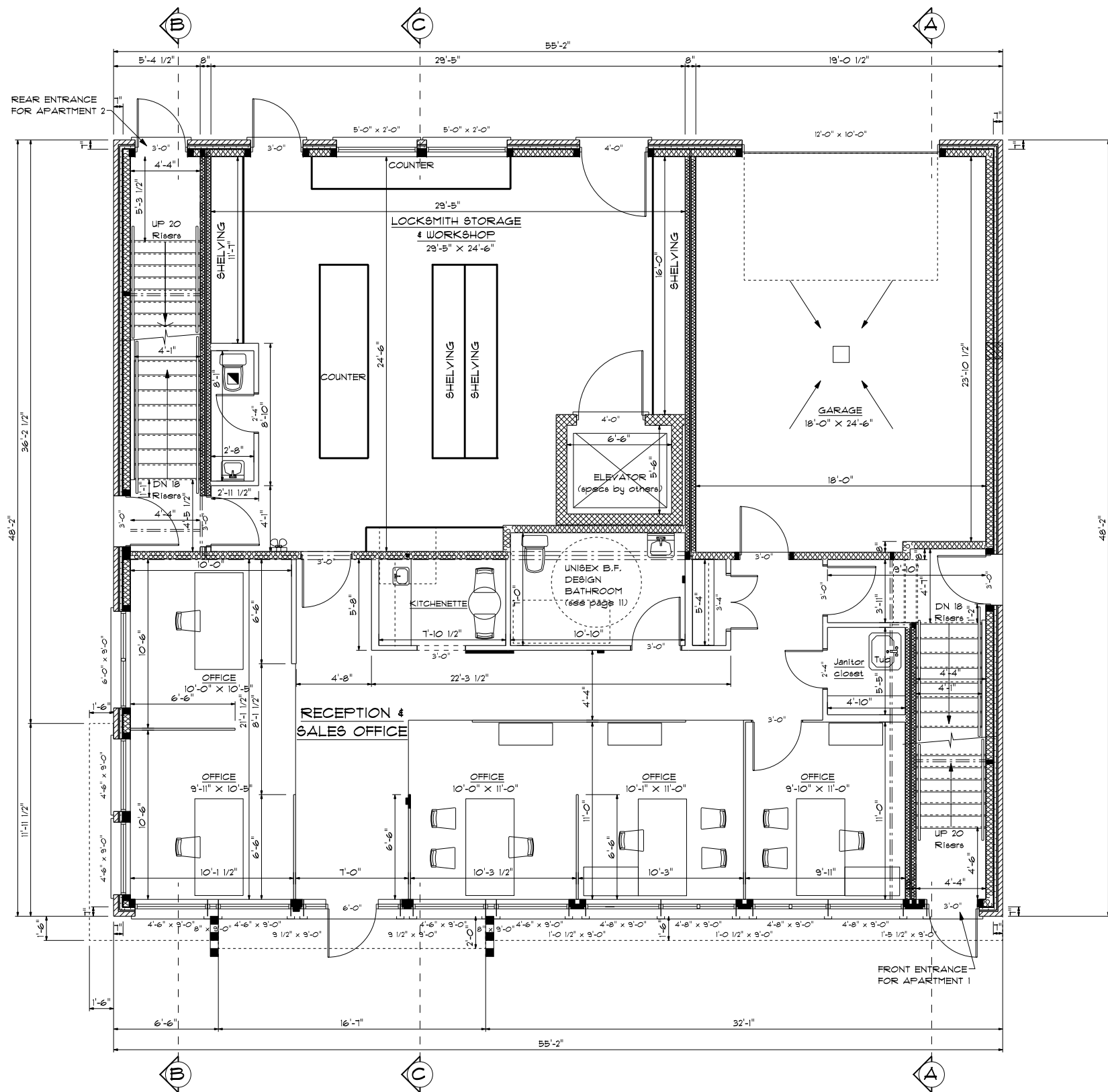
14	ISSUED FOR STRUCTURAL	19/02/2018
13	ISSUED FOR APPROVAL	13/02/2018
12	ISSUED FOR APPROVAL	04/02/2018
11	ISSUED FOR APPROVAL	28/01/2018
10	ISSUED FOR APPROVAL	04/12/2018
9	ISSUED FOR floor option	26/11/2018
8	ISSUED FOR final approval	02/11/2018
7	ISSUED FOR changes	20/09/2018
6	ISSUED FOR NEW CONCEPT	13/09/2018
5	ISSUED FOR CHANGES	20/08/2018
NO.	REVISIONS	DATE

**LAVOIE**  
DESIGN & DRAFTING INC.

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WEBSITE: WWW.LAVOIEDESIGN.CA  
EMAIL: INFO@LAVOIEDESIGN.CA  
613-443-3461

PROJECT NAME  
**PROPOSED MULTI-USE  
BUILDING  
FOR  
QUALITY PROPERTY  
MANAGEMENT**  
251 MCARTHUR AVENUE, OTTAWA

PROJECT NO.	2017-0079	DRAWINGS NO.
DRAWN BY	L.LAVOIE J.LEPAGE	<b>3</b> <b>8</b>
VERIFIED BY	L.LAVOIE	



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

PRODUCTS & MATERIAL  
SHALL NOT BE ORDERED  
WITH THESE DRAWINGS

14	ISSUED FOR STRUCTURAL	19/02/2019
13	ISSUED FOR APPROVAL	13/02/2019
12	ISSUED FOR APPROVAL	04/02/2019
11	ISSUED FOR APPROVAL	28/01/2019
10	ISSUED FOR APPROVAL	04/12/2018
9	ISSUED FOR floor option	26/11/2018
8	ISSUED FOR final approval	02/11/2018
7	ISSUED FOR changes	20/09/2018
6	ISSUED FOR NEW CONCEPT	13/09/2018
5	ISSUED FOR CHANGES	20/08/2018
NO.	REVISIONS	DATE

**LAVOIE**  
DESIGN & DRAFTING INC.

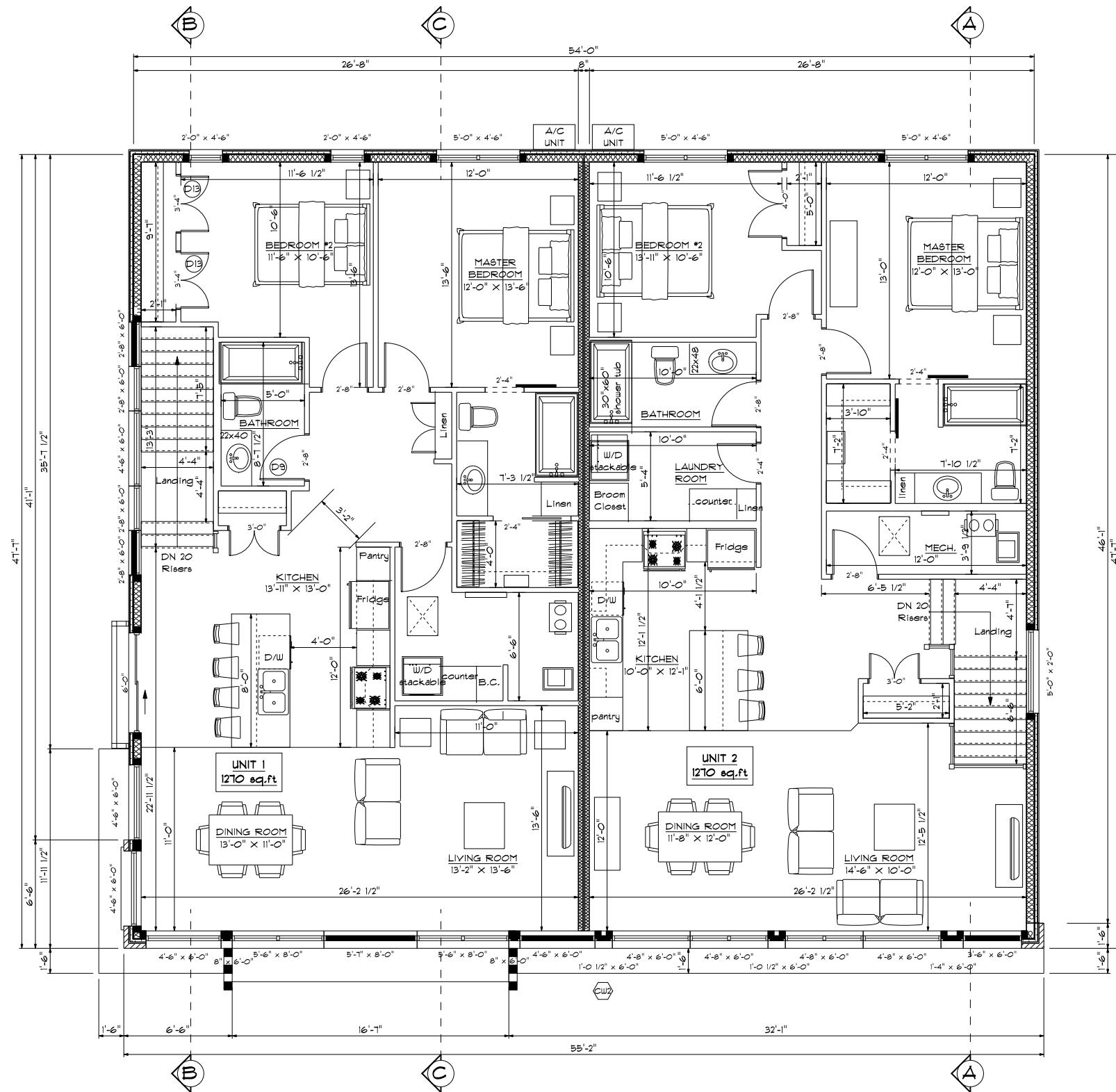
10471 NOTRE DAME STREET, P.O. BOX 928,  
EMBRUN, ON. K0A 1W0  
WEBSITE: [WWW.LAVOIEDESIGN.CA](http://WWW.LAVOIEDESIGN.CA)  
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PROJECT NAME

PROPOSED MULTI-USE  
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MANAGEMENT

251 MCARTHUR AVENUE, OTTAWA

PROJECT NO.	2017-0079	DRAWINGS NO.
DRAWN BY	L.LAVOIE J.LEPAGE	4 8
VERIFIED BY	L.LAVOIE	



## SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

PRODUCTS & MATERIAL  
SHALL NOT BE ORDERED  
WITH THESE DRAWINGS

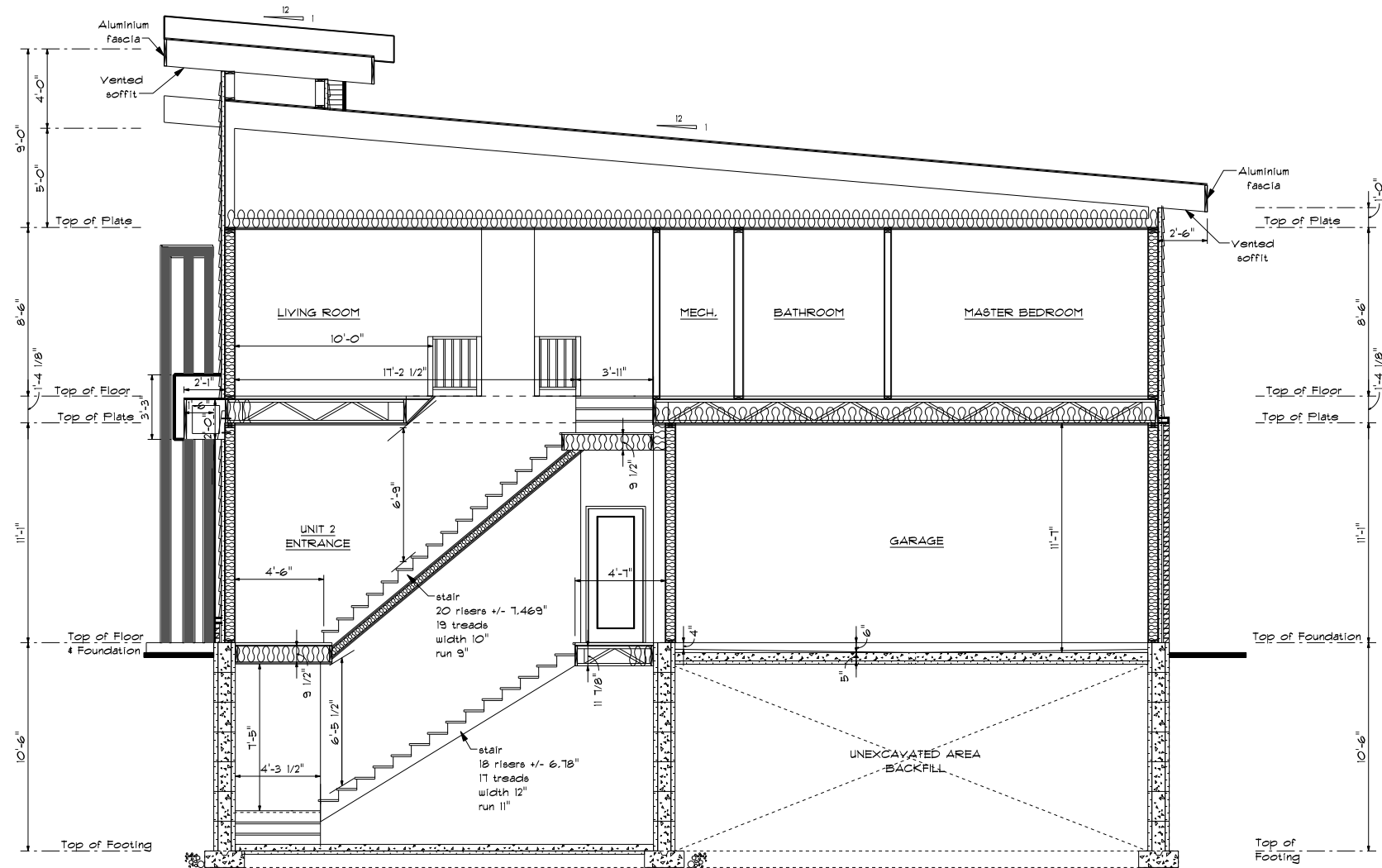
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13	ISSUED FOR APPROVAL	13/02/2019
12	ISSUED FOR APPROVAL	04/02/2019
11	ISSUED FOR APPROVAL	28/01/2019
10	ISSUED FOR APPROVAL	04/12/2018
9	ISSUED FOR floor option	26/11/2018
8	ISSUED FOR final approval	02/11/2018
7	ISSUED FOR changes	20/09/2018
6	ISSUED FOR NEW CONCEPT	13/09/2018
5	ISSUED FOR CHANGES	20/08/2018
NO.	REVISIONS	DATE

**LAVOIE**  
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PROJECT NAME  
**PROPOSED MULTI-USE  
BUILDING  
FOR  
QUALITY PROPERTY  
MANAGEMENT**  
251 MCARTHUR AVENUE, OTTAWA

PROJECT NO.	2017-0019	DRAWINGS NO.
DRAWN BY	L.LAVOIE J.LEPAGE	5 8
VERIFIED BY	L.LAVOIE	



**CROSS SECTION A**

SCALE: 1/8" = 1'-0"

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

PRODUCTS & MATERIAL  
SHALL NOT BE ORDERED  
WITH THESE DRAWINGS

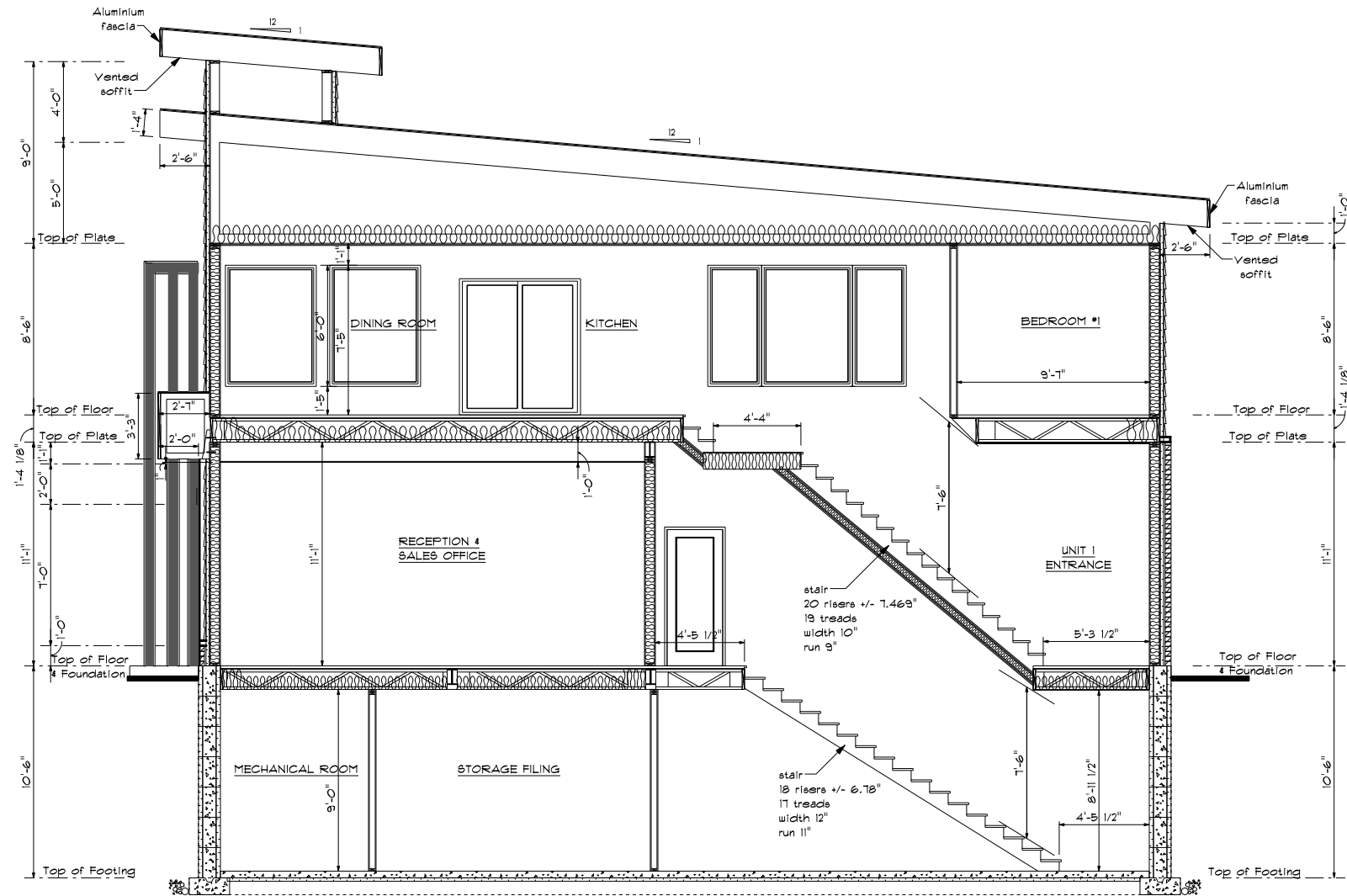
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12	ISSUED FOR APPROVAL	04/02/2019
11	ISSUED FOR APPROVAL	28/01/2019
10	ISSUED FOR APPROVAL	04/12/2018
9	ISSUED FOR floor option	26/11/2018
8	ISSUED FOR final approval	02/11/2018
7	ISSUED FOR changes	20/09/2018
6	ISSUED FOR NEW CONCEPT	13/09/2018
5	ISSUED FOR CHANGES	20/08/2018
NO.	REVISIONS	DATE



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PROJECT NAME  
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MANAGEMENT**  
251 MCARTHUR AVENUE, OTTAWA

PROJECT NO.	2017-0019	DRAWINGS NO.
DRAWN BY	L.LAVOIE J.LEPAGE	6 8
VERIFIED BY	L.LAVOIE	



## CROSS SECTION B

SCALE: 1/8" = 1'-0"

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

PRODUCTS & MATERIAL  
SHALL NOT BE ORDERED  
WITH THESE DRAWINGS

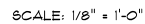
14	ISSUED FOR STRUCTURAL	19/02/2018
13	ISSUED FOR APPROVAL	13/02/2018
12	ISSUED FOR APPROVAL	04/02/2018
11	ISSUED FOR APPROVAL	28/01/2018
10	ISSUED FOR APPROVAL	04/12/2018
9	ISSUED FOR floor option	26/11/2018
8	ISSUED FOR final approval	02/11/2018
7	ISSUED FOR changes	20/09/2018
6	ISSUED FOR NEW CONCEPT	13/09/2018
5	ISSUED FOR CHANGES	20/08/2018
NO.	REVISIONS	DATE

**LAVOIE**  
DESIGN & DRAFTING INC.

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PROJECT NAME  
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MANAGEMENT**  
251 MCARTHUR AVENUE, OTTAWA

PROJECT NO.	2017-0019	DRAWINGS NO.
DRAWN BY	L.LAVOIE J.LEPAGE	7 8
VERIFIED BY	L.LAVOIE	



PROJECT NO.	2017-0079	DRAWINGS NO.
DRAWN BY	L.LAVOIE J.LEPAGE	
VERIFIED BY	L.LAVOIE	