



280 LAURIER AVE. E.				
SITE PLAN OF SURVEY LOT 5 AND PART OF LOT 6 (SOUTH LAURIER AVENUE) REGISTERED PLAN 14349, CITY OF OTTAWA		SURVEY INFO TAKEN FROM LOT 5 AND PART OF LOT 6 (SOUTH LAURIER AVENUE) REGISTERED PLAN 14349, CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. COMPLETED FEBRUARY 5, 2021		
R4UD (480). RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA; DWELLING TYPE: NEW ADDITION TO EXISTING 6 STOREY MID RISE APARTMENT BUILDING (RENTALS)				
ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES	
A) MINIMUM LOT AREA	450 m²	895.5 m²		
B) MINIMUM LOT WIDTH	15 m	27.95 m		
C) MINIMUM LOT DEPTH	N/A	32 m		
D) MINIMUM FRONT YARD SET BACK	AVERAGE (4.5m+4.01m) /2 =4.255m	4.25 m		
E) MINIMUM CORNER YARD SET BACK	AVERAGE (3m+0m) /2 =1.5m	0 m (EXISTING)		
F) MINIMUM INTERIOR SIDE YARD SETBACK	1.5 m	1.5 m		
G) MINIMUM REAR YARD SET BACK	8 m	6.43 m	BY-LAW 2022-291	
H) MINIMUM REAR YARD AREA	25% of 895.5 m² = 223.875 m²	180.16 m²	BY-LAW 2022-291	
I) MAXIMUM BUILDING HEIGHT	14.5 m	11.261 m		
J) VEHICLE PARKING (RESIDENTS)	44x0.5=22	0	BY-LAW 2022-291	
VEHICLE PARKING (VISITOR)	44x0.1=4.4	0	BY-LAW 2022-291	
VEHICLE PARKING (TOTAL)	26.4	0	BY-LAW 2022-291	
K) BIKE SPACES	56x0.5=28	22 (STACKED) INDOOR +24 (STACKED) OUTDOOR +3 STANDARD OUTDOOR		
	REQUIREMENT	PROVIDED	EXISTING	
L) AMENITY AREA	0	91.4 m² @ BACK & 15.6 m² BALCONIES TOTAL = 107 m²		
M) FRONT YARD, SOFTSCAPING PERCENTAGE	40%	60.8%		
N) REAR YARD, SOFTSCAPING PERCENTAGE	50%	50.15%		
BUILDING AREA				
FLOOR NAME	EXISTING	PROPOSED ADDITION	TOTAL	
BASEMENT	341 m²	193.6 m²	534.6 m²	
GROUND FLOOR	341 m²	193.6 m²	534.6 m²	
SECOND FLOOR	341 m²	193.6 m²	534.6 m²	
THIRD FLOOR	341 m²	193.6 m²	534.6 m²	
FOURTH FLOOR	341 m²	0 m²	341 m²	
FIFTH FLOOR	341 m²	0 m²	341 m²	
SIXTH FLOOR	341 m²	0 m²	341 m²	
TOTAL	2387 m²	774.4 m²	3161.4 m²	
	BACHELOR	1 BED	2 BED	TOTAL
EXISTING BUILDING	29	11	0	40
PROPOSED NEW UNIT @EXISTING BUILDING	1	0	0	1
PROPOSED ADDITION	13	0	4	17
TOTAL	43	11	4	58
REQUIRED 2 BEDROOM			4	
PROPOSED 2 BEDROOM			4	
AVERAGE GRADE: CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES AVERAGE GRADE : 70.045m (69.87m + 70.13m + 69.85m + 70.33m) /4				

ANDREW MCCREIGHT
MANAGER (A), DEVELOPMENT REVIEW CENTRAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 8:30 am, May 30, 2023

SITE PLAN
SCALE: 1:100



(DESIGN ONLY)

OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN# 112782
337 SUNNYSIDE AVE. SUITE 101, OTTAWA, ON K1S 0R9

FERNANDO MATOS - BCIN# 22431
613-884-4425

QUALIFICATION INFO
SMALL BUILDINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012.
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION.
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER.
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GENERAL NOTES:

280 LAURIER AVE. E.
NEW ADDITION TO
EXISTING 6 STOREY BUILDING

CONSULTANTS		
STRUCTURAL -		
ELECTRICAL -		
9		MDY
8		
7		
6		
5		
4		
3		
2		
1	ISSUED FOR SPA	05/23/23
NO.	REVISION/ISSUE	DATE
PROJECT:		
280 LAURIER AVE. E. NEW ADDITION TO EXISTING 6 STOREY BUILDING 280 LAURIER AVE. E. OTTAWA, ON K1N 6P7		
SITE PLAN		
DRAWN BY: L.T.	SHEET:	
DATE: MARCH 29, 2021		A0
SCALE: AS NOTED		