

LAURIER AVENUE WEST

PROJECT INFORMATION			
Zoning By-law 2006-200 Consolidation	MD 550	SITE AREA	0.182 ha, 1,814.97 sq. m. (59,538 sq. ft.)
ZONING	REQUIRED	PROVIDED	
BUILDING HEIGHT - SCHEDULE 50, ABOVE SEA LEVEL	157.8m to 160.3m east	157.8m to 160.3m east	
BUILDING HEIGHT - SIDEWALK ELEVATION (69.00m east)	88.55m to 91.08m	89.3m	
AMENITY AREA - TOTAL PER UNIT - 6.0m ²	2,472m ²	2,759.0m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	1,236m ²	1,219.0m ²	
VEHICLE PARKING - RESIDENTIAL (AREA 'Z' - NOT REQUIRED)	0	152	
VEHICLE PARKING - VISITOR 0.1 PER UNIT	30	30	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	204	214	
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² G.F.A.	3	4	
BISE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m	
AT GRADE PEDESTRIAN EASEMENT - FROM R.O.W.	1.5m	1.5m	

PROJECT STATISTICS	
GROSS BUILDING FLOOR AREA (OTTAWA ZONING DEFINITION)	000 sq. m. 000 sq. ft.
UG PARKING LEVELS	697.7 sq. m. 6,434 sq. ft.
GROUND FLOOR	849.0 sq. m. 9,139 sq. ft.
2nd FLOOR	3,097.0 sq. m. 33,338 sq. ft.
3rd - 5th FLOOR	0.0 sq. m. 0.0 sq. ft.
6th FLOOR - AMENITY LEVEL	15,821.2 sq. m. 170,288 sq. ft.
7th to 24th FLOOR	1,707.4 sq. m. 18,378 sq. ft.
25th - 26th FLOOR	2 x 853.7 sq. m. 7,777 sq. ft.
27th FLOOR	502.4 sq. m. 5,408 sq. ft.
28th FLOOR	502.4 sq. m. 5,408 sq. ft.
TOTAL AREA ABOVE GRADE	23,297.3 sq. m. 250,770 sq. ft.
TOWER FOOTPRINT	1,029.0 sq. m. 11,336 sq. ft.

UNIT STATISTICS	
STUDIO UNIT	50
STUDIO + UNIT	83
1 BEDROOM UNIT	191
2 BEDROOM UNIT	75
3 BEDROOM UNIT	4
TOTAL	403
COMMERCIAL RETAIL UNIT	577.4 sq. m. 6,215 sq. ft.

CAR PARKING	
REQUIRED	
RESIDENCE - AREA Z - NOT REQUIRED	0
VISITOR - 0.1 PER UNIT (MAX. 30)	30
COMMERCIAL - AREA Z - NOT REQUIRED	0
TOTAL	30
PROVIDED	
RESIDENCE - 0.424 PER UNIT (403 UNITS)	171
VISITOR - 0.1 PER UNIT (MAX. 30)	30
TOTAL	201
STANDARD PARKING SPACE - 2.6m X 5.2m	179
SMALL CAR PARKING SPACE - 2.4m X 4.6m	19
ACCESSIBLE TYPE 'A' - 3.4m X 5.2m	02
ACCESSIBLE TYPE 'B' - 2.4m X 5.2m	01

LOCATION			
SURFACE	1	4	0
P1	0	20	3
P2	2	6	5
P3	0	0	17
P4	0	0	17
P5	0	0	17
P6	0	0	7
TOTAL	1	30	66

BICYCLE PARKING			
REQUIRED			
RESIDENCE - 0.5 PER UNIT (403 UNITS)	202		
COMMERCIAL RETAIL - 1.0 PER 250m ² OF G.F.A.	3		
TOTAL	205		
PROVIDED			
INTERIOR - GROUND + P1 LEVEL	214		
EXTERIOR AT GRADE	4		
TOTAL	218		

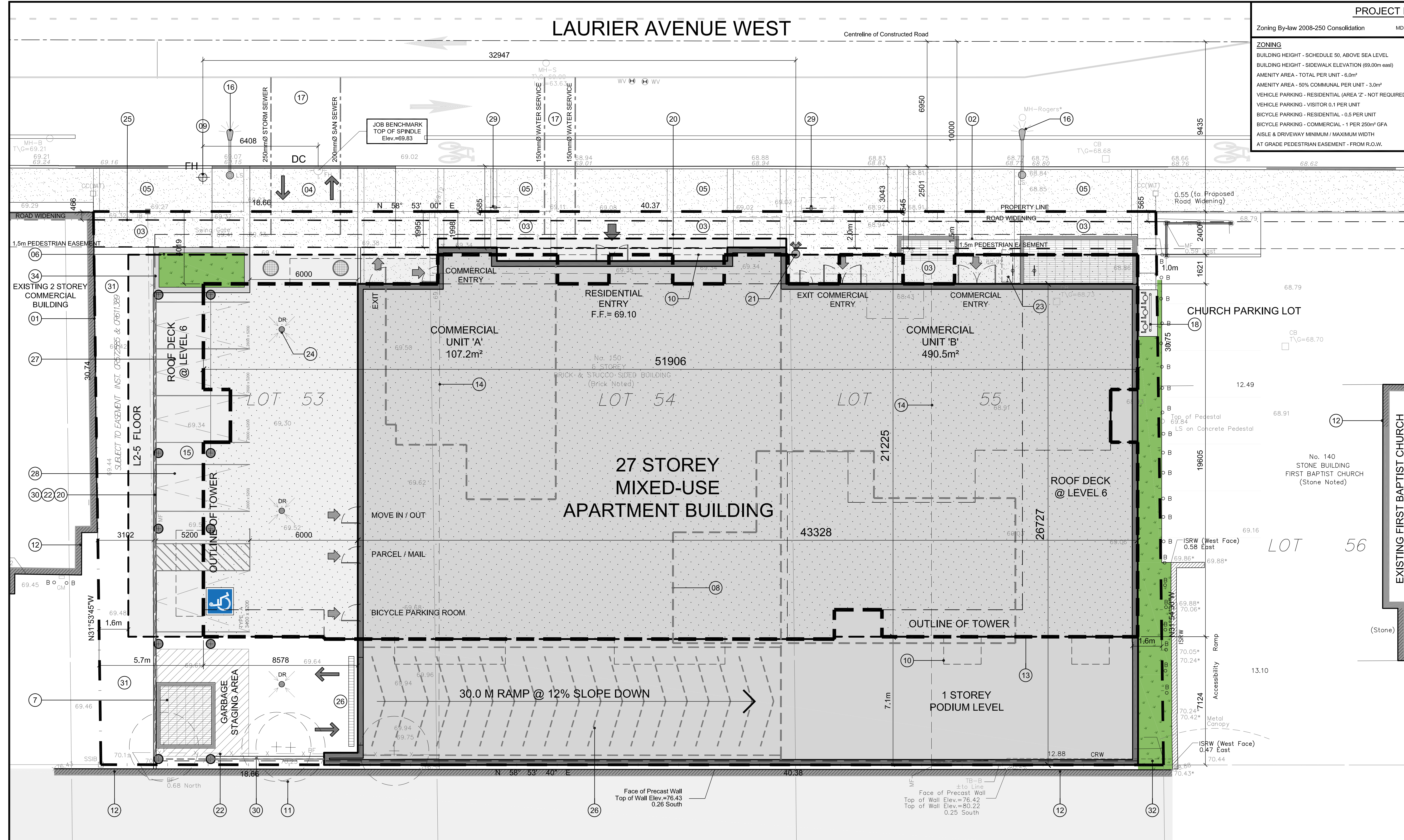
AMENITY SPACE			
1st FL COMMUNAL INTERIOR	128.0 sq. m.		
2nd FL PRIVATE TERRACE	90.0 sq. m.		
2nd FL COMMUNAL INTERIOR	76.0 sq. m.		
2nd FL COMMUNAL EXTERIOR	47.0 sq. m.		
6th FL COMMUNAL INTERIOR	711.0 sq. m.		
6th FL COMMUNAL EXTERIOR	257.0 sq. m.		
PRIVATE BALCONIES	1,450.0 sq. m.		
TOTAL	2,759.0 sq. m.		
TOTAL COMMUNAL	1,219.0 sq. m.		
REQUIRED - 6.0m ² PER UNIT (403)	2,418.0 sq. m.		
REQUIRED COMMUNAL @ 50%	1,209.0 sq. m.		

LOT COVERAGE			
PAVED SURFACE	396.7 sq. m.	21.9%	
BUILDING FOOTPRINT	1,189.9 sq. m.	65.6%	
LANDSCAPE OPEN SPACE	228.37 sq. m.	12.5%	
TOTAL	1,814.97 sq. m.	100.0%	

GARBAGE REQUIREMENT (403 UNITS)	
GARBAGE - 0.11 PER UNIT	45 YARDS
RECYCLING GMP - 0.018 PER UNIT	8 YARDS
RECYCLING FIBER - 0.038 PER UNIT	16 YARDS
COMPOST - 240L PER 50 UNITS	9

REVISIONS:	
NO.	DESCRIPTION
1	ISSUED FOR SPC ROUND 2 CITY COMMENTS
2	ISSUED FOR FOUNDATION PERMIT
3	ISSUED FOR SPC ROUND 1 CITY COMMENTS
4	REVISED AS PER GENERAL CHANGES
5	ISSUED FOR SPC APPLICATION
6	ISSUED TO CONSULTANTS
7	ISSUED FOR PRE-CONSULTATION MEETING

CLIENT:	
JADCO GROUP	345 Boulevard Samson, Laval, QC H7X 2Z7



EXISTING 31 STOREYS
(3 PARKING LEVELS)
COMMERCIAL /
CONDOMINIUM BUILDING
31 GLOUCESTER STREET

No. 31
Gloucester Street
PRECAST & GLASS SIDED MULTI-LEVEL BUILDING
(Precast Noted)
LOT 54

DRAWING NOTES

- PROPERTY LINE
- 1.5m AT GRADE PEDESTRIAN EASEMENT
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- CITY CURB & SIDEWALK TO BE DEPRESSED AND CONTINUOUS THROUGH DRIVEWAY
- REPLACE EXISTING CONCRETE STREET CURB AND SIDEWALK TO CITY STANDARD SC1.4
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- REFUSE & LOADING STAGING AREA
- GARBAGE ROOM IN P1 PARKING LEVEL
- RELOCATED EXISTING FIRE HYDRANT
- OUTLINE OF PRIVATE TERRACE ABOVE
- EXISTING TREE TO BE REMOVED
- EXISTING BUILDINGS ON ADJACENT PROPERTY
- OUTLINE OF TOWER ABOVE
- OUTLINE OF EXISTING BUILDING
- 6th FLOOR AMENITY ROOF TERRACE
- EXISTING STREET LIGHT
- PROPOSED BUILDING SERVICES, SEE CIVIL
- GAS EQUIPMENT / BLOW OFF STATION
- RELOCATE EXISTING STREET LIGHT AS REQUIRED
- OUTLINE OF UNDERGROUND PARKING LEVEL
- SIAMSE CONNECTION
- 150mm WIDE CONCRETE BARRIER CURB
- BICYCLE RACK, SEE LANDSCAPE FOR TYPE
- DECK DRAIN, SEE CIVIL
- R.O.W. WITH VARIES, 0.46m TO 0.55m

URBAN PLANNER

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TRANSPORTATION ENGINEER

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PROJECT DEVELOPER

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LEGAL DESCRIPTION

SURVEYOR'S REAL PROPERTY REPORT PART 1 Plan of LOTS 54, 55 and PART OF LOT 53 South Laurier Avenue REGISTERED PLAN 4556 CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

SURVEYOR

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