

LEGAL DESCRIPTION: PART OF LOTS 28 AND 29 REGISTERED PLAN 2996 CITY OF OTTAWA SURVEY REFERENCE: TECHNICAL INFORMATION GATHERED FROM SURVEY PREPARED BY CERTIFIED LAND SURVEYOR: FARLEY, J.D. BARNES LIMITED DATE: MARCH 10TH, 2023
FILE # 23-10-013-00 PLANNER CONTACT INFORMATION: NAME: C.M. FOX TEL: (613) 731-7244

ARD
OLLARD
OLLARD ED ON F
ORS

EVEL P5 BASEMENT COMPACT (2438x5300) TANDARD (2600x5200) EVEL P4 BASEMENT	9 6
COMPACT (2438x5300) TANDARD (2600x5200)	
TANDARD (2600×5200)	
,	6
EVEL P4 BASEMENT	
EVEL P4 BASEMENT	
COMPACT (2438x5300)	9
TANDARD (2600x5200)	5
EVEL P3 BASEMENT	
ACCESSIBLE (3400×5200)	2
COMPACT (2438x5300)	7
TANDARD (2600x5200)	3
EVEL P2 BASEMENT	
COMPACT (2438x5300)	6
TANDARD (2600x5200)	3

GRAND TOTAL

TYPE	COUNT
LEVEL DA DACEMENT	
LEVEL P4 BASEMENT	
HORIZONTAL DBL STACKED	8
BICYCLE SPACE (SECURE)	
LEVEL P2 BASEMENT	
HORIZONTAL DBL STACKED	6
BICYCLE SPACE (SECURE)	
HORIZONTAL DBL STACKED BICYCLE SPACE (SECURE) VERTICAL RICYCLE SPACE	50
VERTICAL BICYCLE SPACE (SECURE)	11
GRAND TOTAL	75
REQUIRED	70
BICYCLE PARKING (LOCKER @	PARKING S
LEVEL	COUNT

BICYCLE PARKING PROVIDED (BY FLOOR)

BICYCLE PARKING (LOCKE	R @ PARKING S
LEVEL	COUNT
LEVEL P5 BASEMENT	12
LEVEL P4 BASEMENT	12
LEVEL P3 BASEMENT	12
GRAND TOTAL	36

GRAND TOTAL WITH ABOVE REQ'D 111

<u> ISITE PLAN - PROPOSED</u> **GENERAL NOTES:**

APPROXIMATE LOCATION OF ROAD CENTERLINE, TO \P — BE CONFIRMED BY SURVEYOR

EXISTING GAS -

EXIST. CURB

199 KENT STREET

(MIXED USE)

24 STOREY BUILDING

OLIVEITO ILO.								
unless otherwise noted:]	ГҮРЕ		COUNT		TYPE	AREA (SQ.M)	$\top_{\mathbf{z}}$
A. SITE DEMOLITION PLAN AND SITE PLAN TO BE READ IN CONJUNCTION WITH LANDSCAPE AND CIVIL PACKAGE DRAWINGS. B. ALL CONSTRUCTED ELEMENTS ARE TO BE RETAINED.	1 BDRM 1 BDRM (B.F.) 1 BDRM (B.F.) + DEN 1 BDRM + DEN 2 BDRM			1 19 1 19 30	LEVEL 02 SUITE 01 SUITE 03 SUITE 04	1 BDRM (B.F.) + DEN 2 BDRM 2 BDRM (B.F.) STUDIO	54.72 m ² 65.54 m ² 62.54 m ²	58 70 67
C. PROTECTION MEASURES ARE TO BE TAKEN TO PREVENT DAMAGE TO EXISTING STRUCTURES OR LANDSCAPE FROM OCCURING. D. ANY PARKING SIGNAGE MOVED OR REMOVED DURING CONSTRUCTION WILL	2 BDRM (B.F.) 2 BDRM + DEN STUDIO TOTAL			10 19 40 139	SUITE 05 SUITE 06 SUITE 07 SUITE 08 SUITE 09	STUDIO 1 BDRM 1 BDRM + DEN STUDIO	45.26 m ² 38.93 m ² 47.52 m ² 59.15 m ² 38.95 m ²	5 63 4
BE REINSTATED. E. SIDEWALK/CURB TO BE REINSTATED WHERE PRIVATE DRIVEWAYS HAVE BEEN	LEVEL	GFA AREA SCHE		DIFFERENCE	SUITE 10 SUITE 11 SUITE 12	STUDIO 2 BDRM 2 BDRM	45.05 m ² 62.71 m ² 70.20 m ²	48 67 73
DEMOLISHED OR WHERE DAMAGED THROUGH CONSTRUCTION PROCESS.	P5-BASEMENT (PARK./MECH.) P3-P4 BASEMENT (PARK./MECH.) P1-P2 BASEMENT (PARK./MECH.)	- -	PROPOSED AREA	- - -	SUITE 13 SUITE 14	2 BDRM + DEN 1 BDRM (B.F.)	72.25 m ² 52.31 m ²	56
	LEVEL 01 (RETAIL/AMNTY.) LEVEL 02 (RESIDENTIAL) LEVEL 03 (RESIDENTIAL) LEVEL 04 (RESIDENTIAL) LEVEL 05 (RESIDENTIAL) LEVEL 06 (RESIDENTIAL) LEVEL 07 (RESIDENTIAL) LEVEL 08 (RESIDENTIAL) LEVEL 09 (RESIDENTIAL) LEVEL 10 (RESIDENTIAL) LEVEL 10 (RESIDENTIAL) LEVEL 11 (RESIDENTIAL) LEVEL 13 (MECH.)	728.31 m ² 831.90 m ² 916.17 m ²	607.15 m ² 807.53 m ² 893.20 m ² 425.44 m ²	-120.9 m ² -24.37 m ² -22.97 m ²	SUITE 03 SUITE 01 SUITE 02 SUITE 03 SUITE 04 SUITE 05 SUITE 06 SUITE 07 SUITE 08 SUITE 09 SUITE 10 SUITE 11 SUITE 12 SUITE 13	1 BDRM (B.F.) 2 BDRM + DEN 2 BDRM (B.F.) 2 BDRM (B.F.) STUDIO STUDIO 1 BDRM + DEN 1 BDRM + DEN STUDIO STUDIO 2 BDRM 2 BDRM 2 BDRM 2 BDRM	52.55 m² 72.20 m² 70.51 m² 62.54 m² 45.26 m² 38.93 m² 56.87 m² 56.62 m² 38.97 m² 44.26 m² 63.92 m² 70.48 m² 72.55 m²	567 77 62 48 4 4 6 6 6 6 6 6 7 7 7
	TOTAL	10,099.12 m ²	9,878.96 m²	-219.9 m ²	SUITE 14	1 BDRM (B.F.)	52.59 m ²	56

TOTAL

RESIDENTIAL SUITE COUNTS

EXISTING SIDEWALK —

AVENUE

SB SB SB SB SB PC PC PC PC

PROPOSED CANOPY ABOVE

NEW MAIN ENTRANCE DOORS / VESTIBULE

40,327

EXIST. RAMP DOWN 8

— EXISTING STAIRS TO TO BE

DEMOLISHED

— NEW PLANTER BOXES

EXIST. CURB

LAURIER

STANDARD TRUCK

EXISTING LOADING ZONE

DOUBLE STACK SIAMESE CONNECTIONS

EXISTING RETAIL

−0m SETBACK

ENTRANCE —

04

EXISTING BIKE LANE

AREA OF L12 (AMENITY SPACE)

SOLID BLUE LINE DENOTES — EXTENT OF EXISTING FLOOR

AND PROPOSED NEW ROOFTOP ACCESS STAIR.

—SOLID BLACK LINE DENOTES

EXTENT OF GROUND FLOOR

OF L2 TO L11

— DASHED RED LINE DENOTES EXTENTS

EXISTING CONVEX — MIRROR ON INTERIOR SIDE OF GARAGE DOOR

AREA OF L13 EMR PENTHOUSE

(<u>SQ.M)</u>	AREA (SF)		ITEM	
			1	
54.72 m ²	588.96 ft²		2	
65.54 m²	705.50 ft ²			
62.54 m ²	673.13 ft ²			
45.26 m ²	487.16 ft²			L
38.93 m²	419.04 ft ²		3	
47.52 m ²	511.49 ft²		4	Г
59.15 m ²	636.69 ft ²		4	
38.95 m²	419.30 ft ²		5	
45.05 m ²	484.91 ft²		,	Г
62.71 m ²	675.05 ft ²		6	
70.20 m ²	755.58 ft²			
72.25 m ²	777.67 ft²			
52.31 m ²	563.11 ft²			
			_	
52.55 m ²	565.64 ft ²		7	
72.20 m²	777.17 ft²			
70.51 m²	759.00 ft ²			
62.54 m²	673.13 ft²			
45.26 m ²	487.16 ft ²			
38.93 m²	419.04 ft ²		8	
56.87 m²	612.12 ft²		O	
56.62 m²	609.44 ft ²			
38.97 m²	419.42 ft ²			
44.26 m²	476.41 ft²	١		_
63.92 m²	688.08 ft²			
70.48 m²	758.65 ft ²			
72.55 m²	780.87 ft²			
52.59 m ²	566.07 ft ²			

8,273.87 m² 89,059.20 ft²

PROPERTY LINE (SEE SURVEY)

RESIDENTIAL SUITE AREAS

WEST

PICKUP

PROPERTY LINE (SEE SURVEY)

- EXISTING FIRE HYDRANT

— GARBAGE COLLECTION TO BE ON CURBSIDE

APPROXIMATE LOCATION OF ROAD CENTERLINE, TO BE CONFIRMED BY SURVEYOR

■СВ

— EXISTING ON STREET PARKING ———

EXISTING ON STREET BIKE PARKING -

· APPROXIMATE ROW PROTECTION AS PER OP SCHEDULE C16, TO BE CONFIRMED BY SURVEYOR AND CITY OF OTTAWA

340 LAURIER AVE W.

13 STOREY BUILDING

(OFFICE)

EXISTING FLOWER BOX

EXISTING BIKE LANE

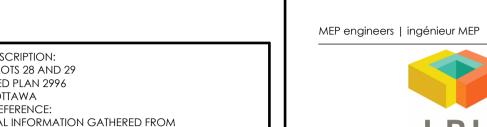
- EXISTING EXIT STAIR DOOR

___ EXISTING RETAIL

ENTRANCE

	ZON	IING MATRIX					
(<u>SF)</u>	ITEM	FIELD	DATA	ITEM	FIELD	DATA	
	1	LEGAL DESCRIPTION	LOTS 28 AND 29 REGISTERED PLAN 2996	9	LOADING ZONE	REQUIRED:	PROPOSED:
f†²	2	CURRENT ZONING	MD \$25			RESIDENTIAL: 0 spaces (min)	1 Shared Loading zone
ft² ft²		PERMITTED USES:	APARTMENT DWELLINGS (HIGH RISE), RESTAURANT (CONDITIONAL), OFFICE (CURRENT EXCEPTION)	10	PARKING	REQUIRED:	PROPOSED:
ft² ft²	3	LOT AREA	1,233.35 m² (EXISTING UNCHANGED)			RESIDENTIAL: 0 MAXIMUM: 1.5 PER UNIT = 209 spots	
ft² ft²	4	LOT FRONTAGE	40.32 m (EXISTING UNCHANGED)			VISITOR: 0.1 PER SUITE AFTER FIRST 12 UNITS =13 spots	
f†²	5	BUILDING AREA	1,057.83 m ² (EXISTING UNCHANGED)			TOTAL: 13	TOTAL: 58
ft² ft² ft² ft² ft²	6	BUILDING SETBACKS	FRONT YARD REQUIRED: NO MINIMUM FRONT YARD (EXISTING) 1.02m REAR YARD (REQUIRED): NO MINIMUM REAR YARD (EXISTING): 0m INTERIOR SIDE YARD (REQUIRED) NO MINIMUM INTERIOR SIDE YARD (EXISTING) 0m	11	BICYCLE PARKING	REQUIRED: RESIDENTIAL: 0.5 / UNIT = 70 SPACES TOTAL: 70 SPACES + 1 RETAIL SPACES (REFER TO SITE PLAN)	PROPOSED: TOTAL: 111
			<u> </u>	10	LANDCOADED ADEAC	` ,	
ft² ft² ft² ft²	7	AMENITY SPACE	REQUIRED: PROPOSED COMMUNAL AMENITY: 6m ² x 139 DWELLING UNITS GROUND LEVEL, INTERIOR: 328.51 m ² L12, INTERIOR: 387.13 m ² L12, EXTERIOR: 341.05 m ²	12	LANDSCAPED AREAS	REQUIRED: NONE NOTED FOR THIS SITE	PROPOSED: GROUND LEVEL: 335.22 m ² L12 ROOF TERRACE: 444 m ² TOTAL: 832.03 m²
ft²			TOTAL: 1056.69 m ²	13	DRIVE AISLES	REQUIRED: SINGLE TRAFFIC LANE: 3m	PROPOSED: SEE PLANS
ft ² ft ² ft ² ft ² ft ² ft ²	8	BUILDING HEIGHT	HEIGHTS; PROPOSED CHANGE TO USE AS FOLLOWS: 36.47 m TO TOP OF MAIN ROOF AMENITY 40.32 m TO TOP OF AMENITY PENTHOUSE (L12) 43.73 m TO TOP OF MECHANICAL PENTHOUSE / EMR (L13)			DOUBLE TRAFFIC LANE: 3M DOUBLE TRAFFIC LANE: MINIMUM: 6 m; MAXIMUM: 3.6m FOR LESS THAN 20 PARKING SPACES, 6.7m FOR 20 OF MORE PARKING SPACES	





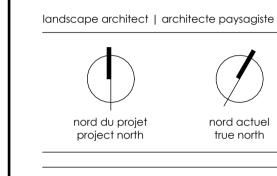


structural engineers | ingénieur structure

Smith + Andersen

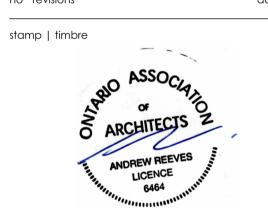
DEVELOPMENTS

485 BANK STREET, SUITE 200, OTTAWA K2P 1Z2



client | client

_		
4	REV. FOR SPC COMMENTS	23
3	REV. FOR SPC COMMENTS	23
2	REV. FOR SPC COMMENTS	230
1	ISSUED FOR SITE PLAN CONTROL	230
nc	revisions	do





general notes | note générale CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
 DO NOT SCALE THE DRAWINGS.
 NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

360 LAURIER AVE W PROPOSED MIXED-USE RENOVATION

drawing title | titre du dessin

360 LAURIER AVE W | OTTAWA | ON | K1P 1C8

SITE PLAN

2225	project number numero du projet
JH	drawn dessiné
JAP / MAR / AR	checked verifié
12/08/22	date date
As indicated	scale échelle
4 m	0 m 2 m

D07-12-23-0055