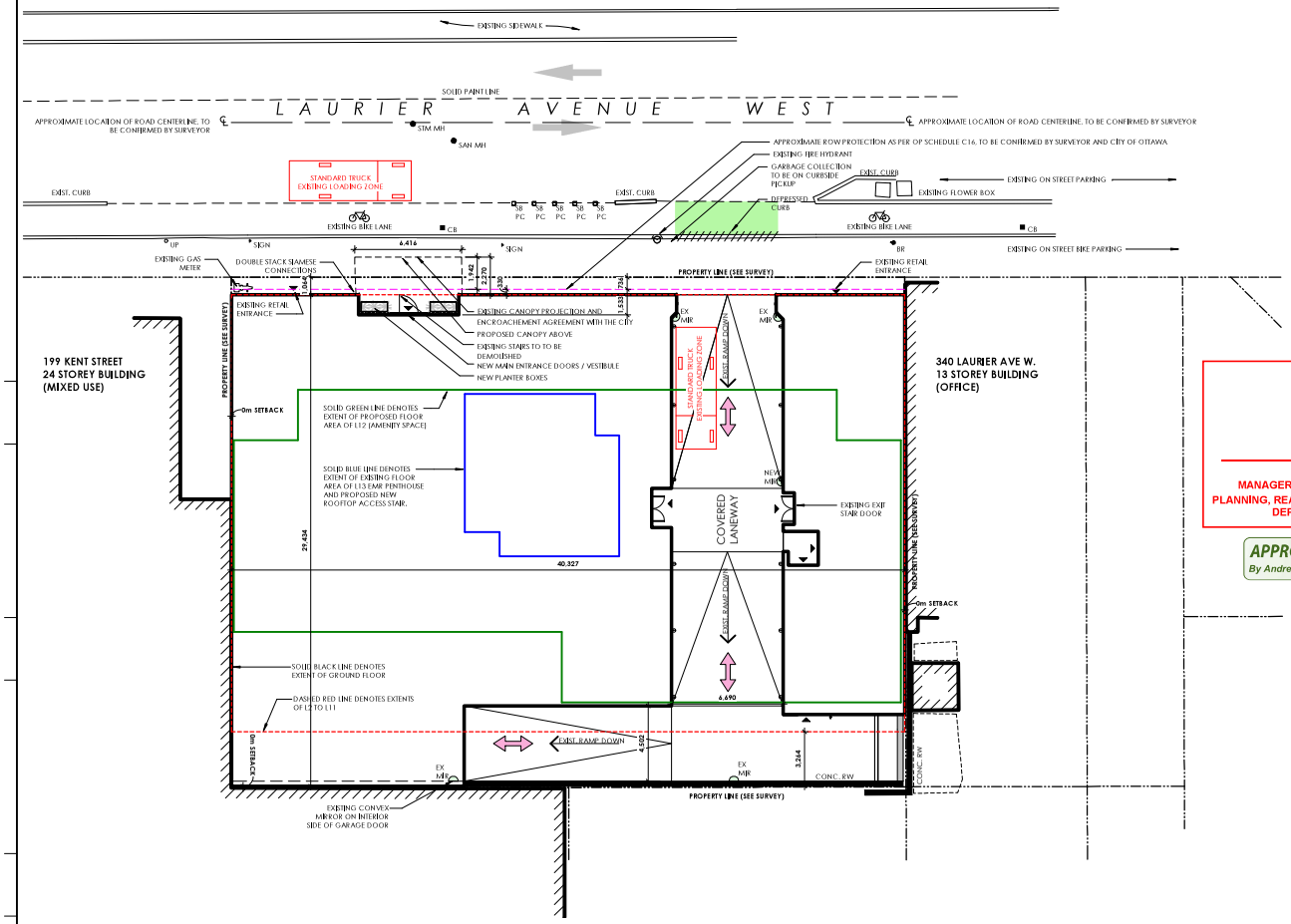
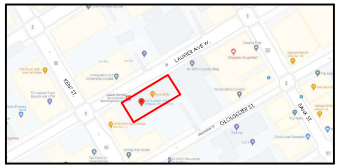


1 SITE PLAN - PROPOSED
A0-801 1 : 150
A0-200



KEY PLAN

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. RAINES LIMITED
DATE: MARCH 10TH, 2023
FILE # 23-10-013-00
PLANNER CONTACT INFORMATION:
NAME: C.M. FOX
TEL: (613) 731-7744

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

APPROVED
By Andrew McCreight at 2:43 pm, Apr 05, 2024

SITE PLAN LEGEND

CB	CATCH BASIN
SAN MH	SANITARY MAN HOLE
	BUILDING ENTRANCE
UP	UTILITY POLE
SIGN	TRAFFIC SIGN
	FIRE HYDRANT
BR	SINGLE BIKE RACK BOLLARD
SB	COLLAPSABLE SAFETY BOLLARD 3'-0" - 5'-0" O.C.
SB PC	COLLAPSABLE SAFETY BOLLARD 3'-0" - 5'-0" O.C. MOUNTED ON PIN CURB
	BICYCLE LANE
MIR	EXISTING CONVEX MIRRORS
	ROW PROTECTION

VEHICLE PARKING PROVIDED (BY FLOOR)

TYPE	COUNT
LEVEL P5 BASEMENT	
COMPACT (2438x5300)	9
STANDARD (2600x5200)	6
LEVEL P4 BASEMENT	
COMPACT (2438x5300)	9
STANDARD (2600x5200)	5
LEVEL P3 BASEMENT	
ACCESSIBLE (3400x5200)	2
COMPACT (2438x5300)	7
STANDARD (2600x5200)	3
LEVEL P2 BASEMENT	
COMPACT (2438x5300)	6
STANDARD (2600x5200)	3
LEVEL P1 BASEMENT	
ACCESSIBLE (3400x5200)	1
COMPACT (2438x5300)	5
STANDARD (2600x5200)	2
GRAND TOTAL	58

BICYCLE PARKING PROVIDED (BY FLOOR)

TYPE	COUNT
LEVEL P4 BASEMENT	
HORIZONTAL DBL STACKED BICYCLE SPACE (SECURE)	8
LEVEL P2 BASEMENT	
HORIZONTAL DBL STACKED BICYCLE SPACE (SECURE)	6
LEVEL 01	
HORIZONTAL DBL STACKED BICYCLE SPACE (SECURE)	50
VERTICAL BICYCLE SPACE (SECURE)	11
GRAND TOTAL	75
REQUIRED	70

BICYCLE PARKING (LOCKER @ PARKING STALL)

LEVEL	COUNT
LEVEL P5 BASEMENT	12
LEVEL P4 BASEMENT	12
LEVEL P3 BASEMENT	12
GRAND TOTAL	36
GRAND TOTAL WITH ABOVE REQ'D	111

GENERAL NOTES:

UNLESS OTHERWISE NOTED:

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.
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 BE REINSTATED.
E. SIDEWALK/CURB TO BE REINSTATED WHERE PRIVATE DRIVEWAYS HAVE BEEN DEMOLISHED OR WHERE DAMAGED THROUGH CONSTRUCTION PROCESS.

RESIDENTIAL SUITE COUNTS

TYPE	COUNT
1 BDRM	1
1 BDRM (B.F.)	19
1 BDRM (B.F.) + DEN	1
1 BDRM + DEN	19
2 BDRM	30
2 BDRM (B.F.)	10
2 BDRM + DEN	19
STUDIO	40
TOTAL	139

GFA AREA SCHEDULE

LEVEL	EXISTING AREA	PROPOSED AREA	DIFFERENCE
P5-BASEMENT (PARK./MECH.)	-	-	-
P3-P4 BASEMENT (PARK./MECH.)	-	-	-
P1-P2 BASEMENT (PARK./MECH.)	-	-	-
LEVEL 01 (RETAIL/AMENITY)	728.31 m²	607.15 m²	-120.9 m²
LEVEL 02 (RESIDENTIAL)	851.90 m²	807.53 m²	-24.37 m²
LEVEL 03 (RESIDENTIAL)	916.17 m²	893.20 m²	-22.97 m²
LEVEL 04 (RESIDENTIAL)	916.17 m²	893.20 m²	-22.97 m²
LEVEL 05 (RESIDENTIAL)	916.17 m²	893.20 m²	-22.97 m²
LEVEL 06 (RESIDENTIAL)	916.17 m²	893.20 m²	-22.97 m²
LEVEL 07 (RESIDENTIAL)	916.17 m²	893.20 m²	-22.97 m²
LEVEL 08 (RESIDENTIAL)	916.17 m²	893.20 m²	-22.97 m²
LEVEL 09 (RESIDENTIAL)	916.17 m²	893.20 m²	-22.97 m²
LEVEL 10 (RESIDENTIAL)	916.17 m²	893.20 m²	-22.97 m²
LEVEL 11 (RESIDENTIAL)	916.17 m²	893.20 m²	-22.97 m²
LEVEL 12 FFL (AMENITIES)	293.40 m²	425.44 m²	132.04 m²
LEVEL 13 (MECH.)	-	-	-
TOTAL	10,099.12 m²	9,878.96 m²	-219.9 m²

RESIDENTIAL SUITE AREAS

	TYPE	AREA (SQ.M.)	AREA (SQ.FT.)
LEVEL 02			
SUITE 01	1 BDRM (B.F.) + DEN	54.72 m²	588.96 ft²
SUITE 03	2 BDRM	63.34 m²	705.30 ft²
SUITE 04	2 BDRM (B.F.)	62.54 m²	673.13 ft²
SUITE 05	STUDIO	45.26 m²	487.16 ft²
SUITE 06	STUDIO	38.93 m²	419.04 ft²
SUITE 07	1 BDRM	47.32 m²	511.49 ft²
SUITE 08	1 BDRM + DEN	59.15 m²	636.69 ft²
SUITE 09	STUDIO	38.93 m²	419.30 ft²
SUITE 10	STUDIO	45.03 m²	484.91 ft²
SUITE 11	2 BDRM	62.71 m²	675.05 ft²
SUITE 12	2 BDRM	70.20 m²	755.58 ft²
SUITE 13	2 BDRM + DEN	72.25 m²	777.67 ft²
SUITE 14	1 BDRM (B.F.)	52.31 m²	563.11 ft²
LEVEL 03 TO LEVEL 11 (TYPICAL)			
SUITE 01	1 BDRM (B.F.)	52.55 m²	565.64 ft²
SUITE 02	2 BDRM + DEN	72.20 m²	777.17 ft²
SUITE 03	2 BDRM	70.51 m²	759.00 ft²
SUITE 04	2 BDRM (B.F.)	62.54 m²	673.13 ft²
SUITE 05	STUDIO	45.26 m²	487.16 ft²
SUITE 06	STUDIO	38.93 m²	419.04 ft²
SUITE 07	1 BDRM + DEN	56.82 m²	612.12 ft²
SUITE 08	1 BDRM + DEN	56.62 m²	609.44 ft²
SUITE 09	STUDIO	38.93 m²	419.42 ft²
SUITE 10	STUDIO	44.26 m²	476.41 ft²
SUITE 11	2 BDRM	63.92 m²	688.08 ft²
SUITE 12	2 BDRM	70.48 m²	758.63 ft²
SUITE 13	2 BDRM + DEN	72.53 m²	780.87 ft²
SUITE 14	1 BDRM (B.F.)	52.59 m²	566.07 ft²
TOTAL		8,273.87 m²	89,059.20 ft²

ZONING MATRIX

ITEM	FIELD	DATA
1	LEGAL DESCRIPTION	LOTS 28 AND 29 REGISTERED PLAN 2996
2	CURRENT ZONING PERMITTED USES:	MD S25 APARTMENT DWELLINGS (HIGH RISE), RESTAURANT (CONDITIONAL), OFFICE (CURRENT EXCEPTION)
3	LOT AREA	1,233.35 m² (EXISTING UNCHANGED)
4	LOT FRONTAGE	40.32 m (EXISTING UNCHANGED)
5	BUILDING AREA	1,057.83 m² (EXISTING UNCHANGED)
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
7	AMENITY SPACE	REQUIRED: 6m² x 139 DWELLING UNITS = 834 m² PROPOSED COMMUNAL AMENITY: GROUND LEVEL, INTERIOR: 328.51 m² L12, INTERIOR: 387.13 m² L12, EXTERIOR: 341.05 m² TOTAL: 1056.69 m²
8	BUILDING HEIGHT	HEIGHTS PROPOSED CHANGE TO USE AS FOLLOWS: **34.47 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)

ITEM	FIELD	DATA	
9	LOADING ZONE	REQUIRED: RESIDENTIAL: 0 spaces (min)	PROPOSED: 1 SHARED LOADING ZONE
10	PARKING	REQUIRED: RESIDENTIAL: 0 MAXIMUM: 1.5 PER UNIT = 209 spots VISITOR: 0.1 PER SUITE AFTER FIRST 12 UNITS =13 spots TOTAL: **13**	PROPOSED: TOTAL: **58**
11	BICYCLE PARKING	REQUIRED: RESIDENTIAL: 0.5 / UNIT = 70 SPACES TOTAL: **70 SPACES + 1 RETAIL SPACES (REFER TO SITE PLAN)**	PROPOSED: TOTAL: **111**
12	LANDSCAPED AREAS	REQUIRED: NONE NOTED FOR THIS SITE	PROPOSED: GROUND LEVEL: 335.22 m² L12 ROOF TERRACE: 444 m² TOTAL: **832.03 m²**
13	DRIVE AISLES	REQUIRED: SINGLE TRAFFIC LANE: 3m DOUBLE TRAFFIC LANE: MINIMUM: 6m; MAXIMUM: 3.6m FOR LESS THAN 20 PARKING SPACES, 6.7m FOR 20 OF MORE PARKING SPACES	PROPOSED: SEE PLANS

CLV GROUP DEVELOPMENTS
485 BANK STREET, SUITE 200, OTTAWA ON K2P 1Z2
client | client

CLELAND JARDINE ENGINEERING LTD
200-1565 CARLING AVE OTTAWA ON K2A 1C3 613.729.0456
structural engineers | ingénieur structure

Smith + Andersen
MEP engineers | ingénieur MEP

LRL ENGINEERING CONSULTANTS
civil engineers | ingénieur civil

CSW
landscape architect | architecte paysagiste

nord du projet project north
nord actuel true north

3	REV. FOR SPC APPROVAL	240404
4	REV. FOR SPC COMMENTS	231025
3	REV. FOR SPC COMMENTS	231013
2	REV. FOR SPC COMMENTS	230721
1	ISSUED FOR SITE PLAN CONTROL	230504
no	revisions	date

stamp | timbre

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW REEVES
LICENCE 6464

architect | architecte
linebox STUDIO

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

project title
360 LAURIER AVE W
PROPOSED MIXED-USE RENOVATION
360 LAURIER AVE W | OTTAWA | ON | K1P 1C8

drawing title | titre du dessin
SITE PLAN

project number | numero du projet	2225
drawn | dessiné	JH
checked | verifié	JAP / MAR / AR
date | date	12/08/22
scale | echelle	As indicated

0 m 2 m 4 m

drawing number | numéro du dessin
A0-801

D07-12-23-0055

#xxxxx