

*A. McCreight*

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**MANAGER, DEVELOPMENT REVIEW CENTRAL**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEVELOPMENT DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
 By Andrew McCreight at 2:32 pm, Sep 11, 2024

280 LAURIER AVE. E.		SURVEY INFO TAKEN FROM LOT 5 AND PART OF LOT 6 (SOUTH LAURIER AVENUE) REGISTERED PLAN 14349, CITY OF OTTAWA	
SITE PLAN OF SURVEY LOT 5 AND PART OF LOT 6 (SOUTH LAURIER AVENUE) REGISTERED PLAN 14349, CITY OF OTTAWA		PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. COMPLETED FEBRUARY 5, 2021	
RAUD (2807)- 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 m <sup>2</sup>	895.5 m <sup>2</sup>	
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 m <sup>2</sup> = 223.875 m <sup>2</sup>	180.16 m <sup>2</sup>	BY-LAW 2022-291
I) MAXIMUM BUILDING HEIGHT	14.5 m	14.46 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	30 (STACKED) INDOOR +24 (STACKED) OUTDOOR +3 STANDARD OUTDOOR	
	REQUIREMENT	PROVIDED	EXISTING
L) AMENITY AREA	0	104.2 m <sup>2</sup> @ BACK & 20.8 m <sup>2</sup> BALCONIES TOTAL = 125 m <sup>2</sup>	
M) FRONT YARD, SOFTSCAPING PERCENTAGE	40%	60.8%	
N) REAR YARD, SOFTSCAPING PERCENTAGE	50%	53.6%	

FLOOR NAME	EXISTING	PROPOSED ADDITION	TOTAL
BASEMENT	341 m <sup>2</sup>	193.6 m <sup>2</sup>	534.6 m <sup>2</sup>
GROUND FLOOR	341 m <sup>2</sup>	193.6 m <sup>2</sup>	534.6 m <sup>2</sup>
SECOND FLOOR	341 m <sup>2</sup>	193.6 m <sup>2</sup>	534.6 m <sup>2</sup>
THIRD FLOOR	341 m <sup>2</sup>	193.6 m <sup>2</sup>	534.6 m <sup>2</sup>
FOURTH FLOOR	341 m <sup>2</sup>	193.6 m <sup>2</sup>	534.6 m <sup>2</sup>
FIFTH FLOOR	341 m <sup>2</sup>	0 m <sup>2</sup>	341 m <sup>2</sup>
SIXTH FLOOR	341 m <sup>2</sup>	0 m <sup>2</sup>	341 m <sup>2</sup>
TOTAL	2387 m <sup>2</sup>	968 m <sup>2</sup>	3355 m <sup>2</sup>

	BACHELOR	1 BED	2 BED	3 BED	4 BED	TOTAL
EXISTING BUILDING	28	11	0	0	0	40
PROPOSED NEW UNIT @EXISTING BUILDING	0	0	0	0	0	0
PROPOSED ADDITION	12	0	2	3	1	18
<b>TOTAL</b>	<b>41</b>	<b>11</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>58</b>
<b>REQUIRED 2+ BEDROOM</b>			<b>4</b>			
<b>PROPOSED 2+ BEDROOM</b>			<b>6</b>			

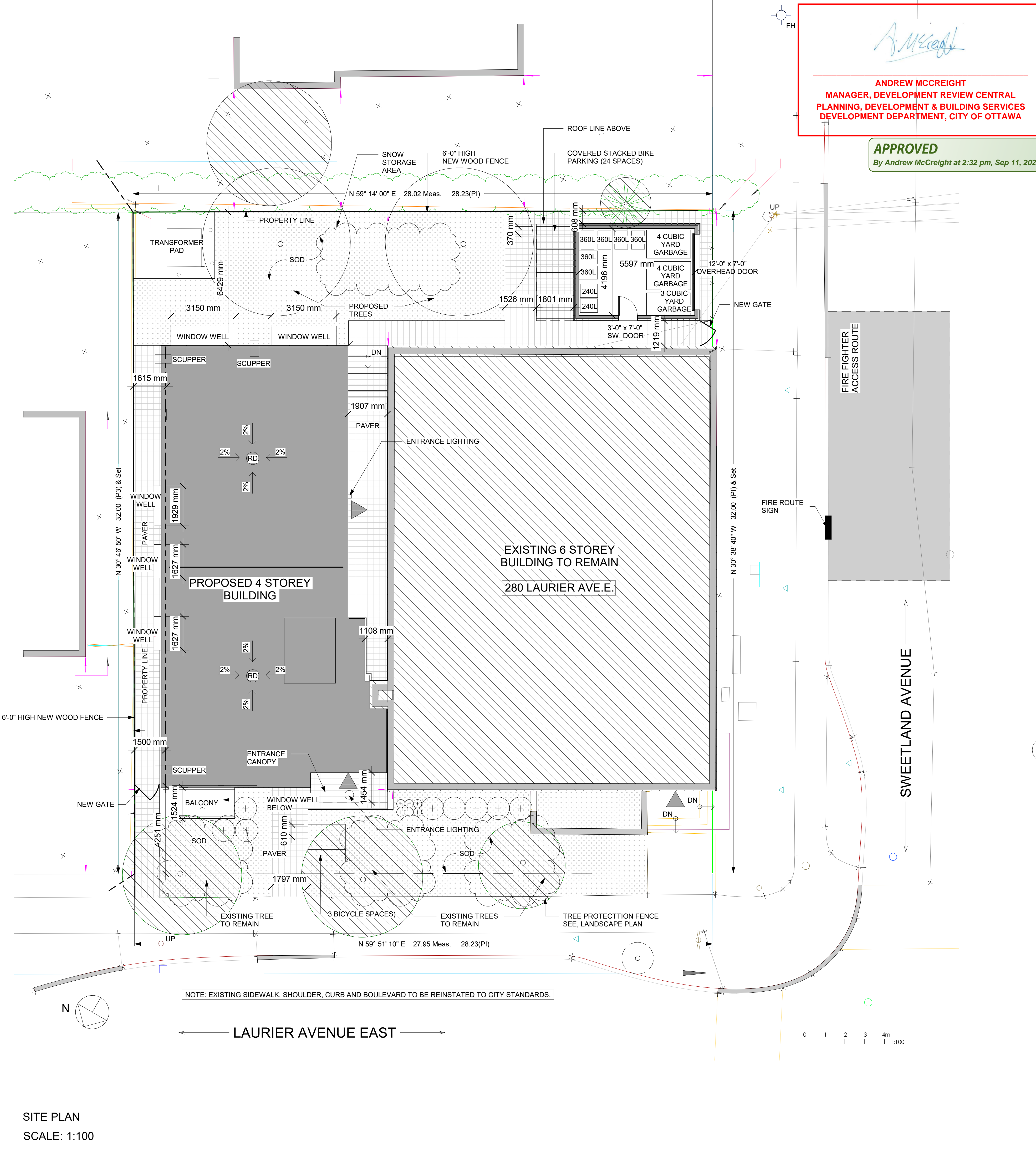
AVERAGE GRADE:  
 CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES  
 AVERAGE GRADE : 70.045m (69.87m + 70.13m + 69.85m + 70.33m) / 4

**LEGEND**

- NEW TREE
- EXISTING TREE TO BE REMOVED
- EX. TREE TO REMAIN
- NEW SHRUB
- PROPOSED BUILDING
- EXISTING BUILDING TO REMAIN
- PROPOSED / EXISTING ENTRY / EXIT
- PROPERTY LINE
- DENOTES HARD LANDSCAPING
- DENOTES SOFT LANDSCAPING
- UTILITY POLE
- FIRE HAYDRANT

**SITE NOTES**

NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES  
 EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY  
 ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL  
 ALL MEASUREMENTS ARE METRIC (ACCOMPANYING IMPERIAL MEAS. MAY APPEAR)  
 EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED UNLESS OTHERWISE NOTED BY THE CIVIL ENGINEER  
 SNOW ACCUMULATION TO BE REMOVED OFF SITE IMMEDIATELY AS NEEDED



**SITE PLAN**  
 SCALE: 1:100

**280 LAURIER AVE. E.**  
 NEW 4 STOREY ADDITION TO  
 EXISTING 6 STOREY BUILDING

**RA** REDLINE ARCHITECTURE

REDLINE ARCHITECTURE INC.  
 Tel: 613-612-2232  
 info@redlinearchitecture.ca  
 www.redlinearchitecture.ca

**RESPONSIBILITIES:**  
 ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2015  
 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BY-LAWS 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  
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT  
 COPYRIGHT RESERVED

GENERAL NOTES:

**OWNER**  
 280 LAURIER AVE EAST HOLDINGS INC.  
 226 ARGYLE AVE.  
 OTTAWA, ON K2P 1B9

**DEVELOPER**  
 SMART LIVING PROPERTIES  
 226 ARGYLE AVE.  
 OTTAWA, ON K2P 1B9

**ARCHITECT**  
 REDLINE ARCHITECTURE INC.  
 1000  
 TOWER II, 343 PRESTON ST.  
 SUITE 1000  
 OTTAWA, ON K1S 1M4

**LANDSCAPING**  
 JAMES B. LENNOX & ASSOCIATES INC.  
 3352 CARLING AVE.  
 OTTAWA, ON K2H 5A9

**SURVEYOR**  
 ACU LTD.  
 14 CONNORS GATE, SUITE 500  
 OTTAWA, ON K2E 7S8

**STRUCTURAL ENGINEER**  
 IHS STRUCTURAL LTD.  
 333 PRESTON ST SUITE 110,  
 OTTAWA, ON K1S 5M4

**MECHANICAL & ELECTRICAL ENGINEER**  
 JAY CONSULTANTS  
 7465 EAST DANFORD CRESCENT  
 MISSISSAUGA, ON L5N 6P6

NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3	ISSUED FOR REVISION	09/03/24
2	ISSUED FOR REVISION	02/23/24
1	ISSUED FOR SPA	06/11/23
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: \_\_\_\_\_ SHEET: **A0**  
 DATE: MARCH 29, 2021  
 SCALE: AS NOTED

# 18571