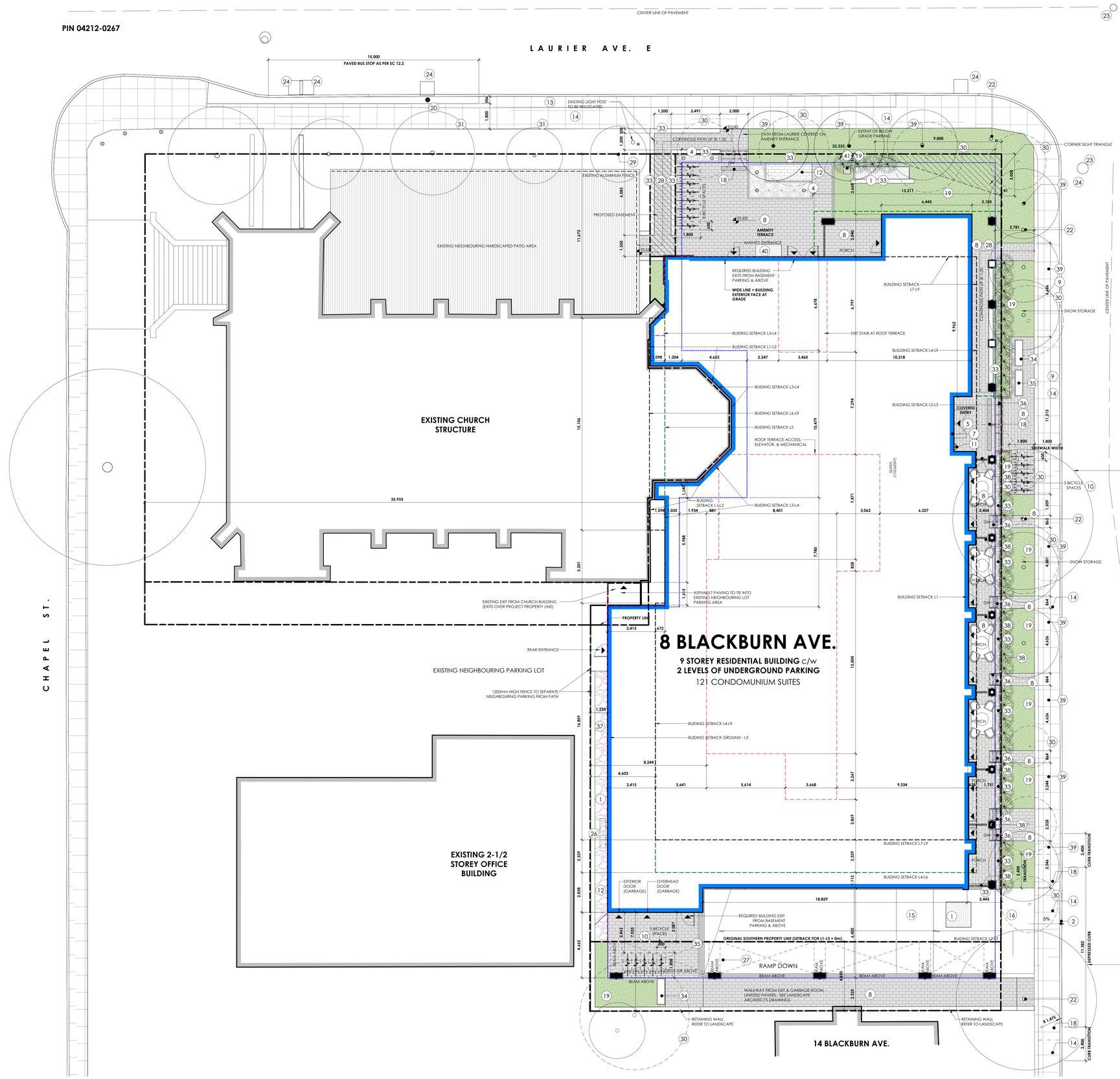
PIN 04212-0267



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 OCCURRING.
D. PROTECTION ZONE FOR TREES NOT BEING REMOVED SHALL BE RESPECTED (REFER TO LANDSCAPE PLAN & TREE CONSERVATION REPORT).
E. ALL TREES SHOWN DASHED ARE TO BE REMOVED. REFER TO DEMOLITION SITE PLAN AND TREE CONSERVATION REPORT
F. ANY PARKING SIGNAGE MOVED OR REMOVED DURING CONSTRUCTION WILL BE REINSTATED.
G. ANY TURF DISTURBED DURING CONSTRUCTION WILL BE REINSTATED UPON COMPLETION.
H. MATERIAL EXCAVATED FROM THE SITE WILL BE REMOVED AS SOON AS POSSIBLE.
I. SIDEWALK/CURB TO BE REINSTATED WHERE PRIVATE DRIVEWAYS HAVE BEEN DEMOLISHED OR WHERE DAMAGED THROUGH CONSTRUCTION PROCESS.

SPECIFIC NOTES:

1. NEW PARKING VENTILATION GRATE
2. CURB CUT
3. UNDERGROUND STORAGE TANK/CISTERN. REFER TO CIVIL DRAWINGS FOR SPEC.
4. PLANTER
5. MAIN ENTRANCE
6. MOVE IN ENTRANCE
7. PROPOSED ENTRANCE LIGHTING
8. STONE PAVERS (REFER TO LANDSCAPE PLAN)
9. NEW CONCRETE SIDEWALK
10. BICYCLE RACK PARKING
11. SIAMESE / FIRE DEPARTMENT CONNECTION
12. NEW GAS METER
13. GRASS (REFER TO LANDCAPE PLAN)
14. EXISTING SIDEWALK TO BE REINSTATED AS REQUIRED
15. PARKING RAMP
16. ASPHALT DRIVEWAY EXTENDED TO STREET
17. NEW CONCRETE CURB
18. TACTILE WALKING SURFACE INDICATOR AS PER CITY OF OTTAWA STANDARDS
19. GARDEN (REFER TO LANDSCAPE PLAN)
20. EXISTING BUS STOP LOCATION TO REMAIN
21. EXISTING UTILITY POST TO REMAIN
22. EXISTING UTILITY POST TO BE REMOVED
23. EXISTING MAN HOLE TO REMAIN
24. EXISTING CATCH BASIN TO REMAIN
25. NOT USED.
26. AIR CONDITIONING UNITS DEDICATED TO GARBAGE ROOMS
27. UNDERGROUND PARKING GARAGE ACCESS
28. BARRIER FREE SLOPED ACCESS
29. EXISTING TREE TO BE RETAINED & ROOT PROTECTION ZONE (REFER TO TREE PROTECTION REPORT)
30. TREES SHOWN DASHED TO BE DEMOLISHED
31. EXISTING STONE RETAINING WALL (TO BE DEMOLISHED, IF DASHED)
32. NEW HYDRO PAVER PATH
33. STONE RETAINING WALL
34. BENCH
35. ACCESSIBLE BENCH
36. PRECAST CONCRETE LANDSCAPE STEPS (AND HANDRAILS AS REQ.)
37. NEW GRAVEL PATH - SEE LANDSCAPE PLAN
38. PRIVACY SCREEN WALL BETWEEN RESIDENTIAL UNITS AND PUBLIC AREAS
39. NEW TREE (REFER TO LANDSCAPE PLAN)
40. HYDRO VAULT AIR INTAKE
41. STAIR PRESSURIZATION GRATE

ZONING MATRIX

ITEM	FIELD	DATA
01	LEGAL DESCRIPTION	RSB[2454] 5379
02	CURRENT ZONING PERMITED USES	RESIDENTIAL
03	LOT AREA	2,850.73m² (INCLUDING CHURCH PROPERTY), 1,611.15m² (EXCLUDING CHURCH PROPERTY)
04	LOT FRONTAGE	29m
05	BUILDING AREA	1,333 m²
06	BUILDING SETBACKS	NORTH: 4.1m EAST: 0m SOUTH: 0m WEST: 1.2m
07	AMENITY SPACE	REQUIRED: 6m² /UNIT: 121 UNITS X 6m² = 726m² 50% COMMUNAL AMENITY AREA = 363m² PROVIDED: COMMUNAL AMENITY: EXTERIOR 274.97 m² INTERIOR 270.04 m² PRIVATE AMENITY: 860.93 m² **TOTAL AMENITY 1,405.94 m²**
08	BUILDING HEIGHT	MAXIMUM HEIGHT = 35m, 9 STOREYS PROVIDED = 33.342m, 9 STOREYS
09	LOADING ZONE	N/A
10	VEHICLE PARKING	REQUIRED: PROPOSED: RESIDENTIAL PARKING: 0.35 PARKING SPACES/ UNIT = 43 RESIDENT PARKING SPACES REQUIRED VISITOR PARKING: 0.03 PARKING SPACES/ UNIT = 4 VISITOR PARKING SPACES REQUIRED 50% OF PARKING SPACES MAY BE COMPACT = 22 PARKING SPACES MAY BE COMPACT **TOTAL: 45** **TOTAL: 42**
11	BICYCLE PARKING	REQUIRED: PROPOSED: RESIDENTIAL: 0.5 / UNIT = 60.5 SPACES **TOTAL: 61** **TOTAL: 139**
12	LANDSCAPED AREAS	REQUIRED: 425m²(INCLUDING PORTIONS OF 315 CHAPEL AND 321 BLACKBURN AVE. BUT EXCLUDING THE CHURCH PROPERTY) PROVIDED: 628 m²
13	DRIVE AISLES	6m WIDE

RESIDENTIAL SUITE COUNTS

UNIT TYPE	COUNT
1 BEDROOM	32
1 BEDROOM (BF)	11
2 BEDROOM	34
2 BEDROOM (BF)	6
3 BEDROOM	6
3 BEDROOM (BF)	3
STUDIO	29
TOTAL UNITS	**121**

GFA AREA SCHEDULE

LEVEL	PROPOSED AREA (m2)
LEVEL 01	701 m²
LEVEL 01 (MEZZANINE)	160 m²
LEVEL 02	1,020 m²
LEVEL 03	1,148 m²
LEVEL 04	901 m²
LEVEL 05	928 m²
LEVEL 06	944 m²
LEVEL 07	837 m²
LEVEL 08	837 m²
LEVEL 09	837 m²
LEVEL 10	100 m²
TOTAL	**8,412 m²**

ZONING COMPLIANT VEHICLE PARKING PROVIDED (BY LEVEL)

TYPE	COUNT
B2	
ACCESSIBLE (3660x5200)	1
COMPACT (2400x4600)	2
PARALLEL (2400x6700)	1
STANDARD (2600x5200)	18
B1	
ACCESSIBLE (3660x5200)	1
PARALLEL (2400x6700)	1
STANDARD (2600x5200)	18
TOTAL PROVIDED	**42**

BICYCLE PARKING PROVIDED

TYPE	COUNT
HORIZONTAL (EXT)	18
HORIZONTAL CARGO	2
HORIZONTAL STACKED	102
VERTICAL	17
TOTAL PROVIDED	**139**

NON STANDARD VEHICLE PARKING (BY LEVEL)

TYPE	COUNT
B2	
NON STANDARD	4
B2 (LANDING)	
NON STANDARD	1
B1	
NON STANDARD	5
B1 (LANDING)	
NON STANDARD	1
TOTAL PROVIDED	**11**

LEGAL DESCRIPTION:
LOTS 9, 10, 11 & 12 (SOUTH LAURIER AVENUE)
PART OF LOTS 3 & 4 (WEST BLACKBURN AVENUE)
REGISTERED PLAN 37220
(GEOGRAPHIC TOWNSHIP OF NEPEAN)
CITY OF OTTAWA
SURVEY REFERENCE:
TECHNICAL INFORMATION GATHERED FROM SURVEY PREPARED BY CERTIFIED LAND SURVEYOR: STANTEC GEOMATICS LTD.
DATE: NOVEMBER 21, 2023
FILE # 161646B-111
PLANNER CONTACT INFORMATION:
NAME: R. G. BENNETT
TEL: (613) 722-4420

0 1 2 3 4 5m 10m

SOFTSCAPED AREAS - GRASS, PLANTING, GARDENS OR SIMILAR. SEE LANDSCAPE ARCHITECTS DRAWINGS

HARDSCAPED AREAS - CONCRETE PAVERS OR SIMILAR. SEE LANDSCAPE ARCHITECTS DRAWINGS.

1 SITE PLAN
A0-800 1 : 100

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windmill

owner | propriétaire

Thomas Fuller Construction Co., Limited
2700 Queensview Drive | Ottawa Ontario K2B 8H6
613-820-6000

general contractor | entrepreneur général

CUNLIFFE & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

structural engineers | ingenieur structure

Stantec

landscape architects | architectes paysagistes

civil engineers | ingenieur civil

GWAL
Goodkey, Weedmark & Associates Ltd.

ALLIANCE
Mechanical - Electrical - Design - Build

MEP engineers | ingenieur MEP

nord du projet
project north

nord réel
true north

FOR RENDERING INFO ONLY
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5	REVISED FOR SITE PLAN CONTROL	2025-03-26
4	ISSUED FOR FOUNDATIONS AND EXCAVATION PERMIT	2024-12-20
3	REVISED FOR SITE PLAN CONTROL	2024-12-16
2	REVISED FOR SITE PLAN CONTROL	2024-09-24
1	ISSUED FOR SITE PLAN CONTROL PRE-CONSULTATION	2024-05-28

stamp | timbre

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

THE EVERGREEN ON BLACKBURN

8 BLACKBURN AVE, OTTAWA, ON K1N 6P9

drawing title | titre du dessin

SITE PLAN

project number | numero du projet	2218
drawn | dessiné	JH / MAR / MP / DL / EY
checked | verifié	MAR / AR
date | date	MARCH 21, 2023
scale | échelle	As indicated

0 m 2 m 4 m

drawing number | numéro du dessin

A0-800

D07-12-24-0132

#12129