

SITE PLAN GENERAL NOTES:

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN LEGEND:

- EXISTING BUILDING (NOT IN SCOPE)
- FIRE ACCESS ROUTE
- ROW
- ASPHALT PAVING - NEW
- ASPHALT PAVING - EXISTING
- CONCRETE SIDEWALK - NEW
- CONCRETE SIDEWALK - EXISTING
- GRASS - NEW
- GRASS - EXISTING
- PAVER TYPE 1 - NEW
- CONCRETE PAD
- PROPERTY LINE
- EXTENT OF EASEMENT / ROW
- EMERGENCY EXIT
- SERVICE DOORS
- BUILDING MAIN ENTRANCE / TOWN ENTRANCE

STAMP

REV	DATE	ISSUE
7	2025-09-04	Re-Issued for SPC
6	2025-03-17	Re-Issued for SPC
5	2025-02-19	Issued for Permit
4	2024-11-08	Issued for 80% Review
3	2024-10-08	Issued for SPC
2	2024-07-15	Issued for SPC
1	2024-07-19	Issued for 66%

NOTES

- OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS. AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
- THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

BETTER LIVING CO-OPERATIVE
OTTAWA, CANADA

PROJECT

BLOCK 3 REDEVELOPMENT

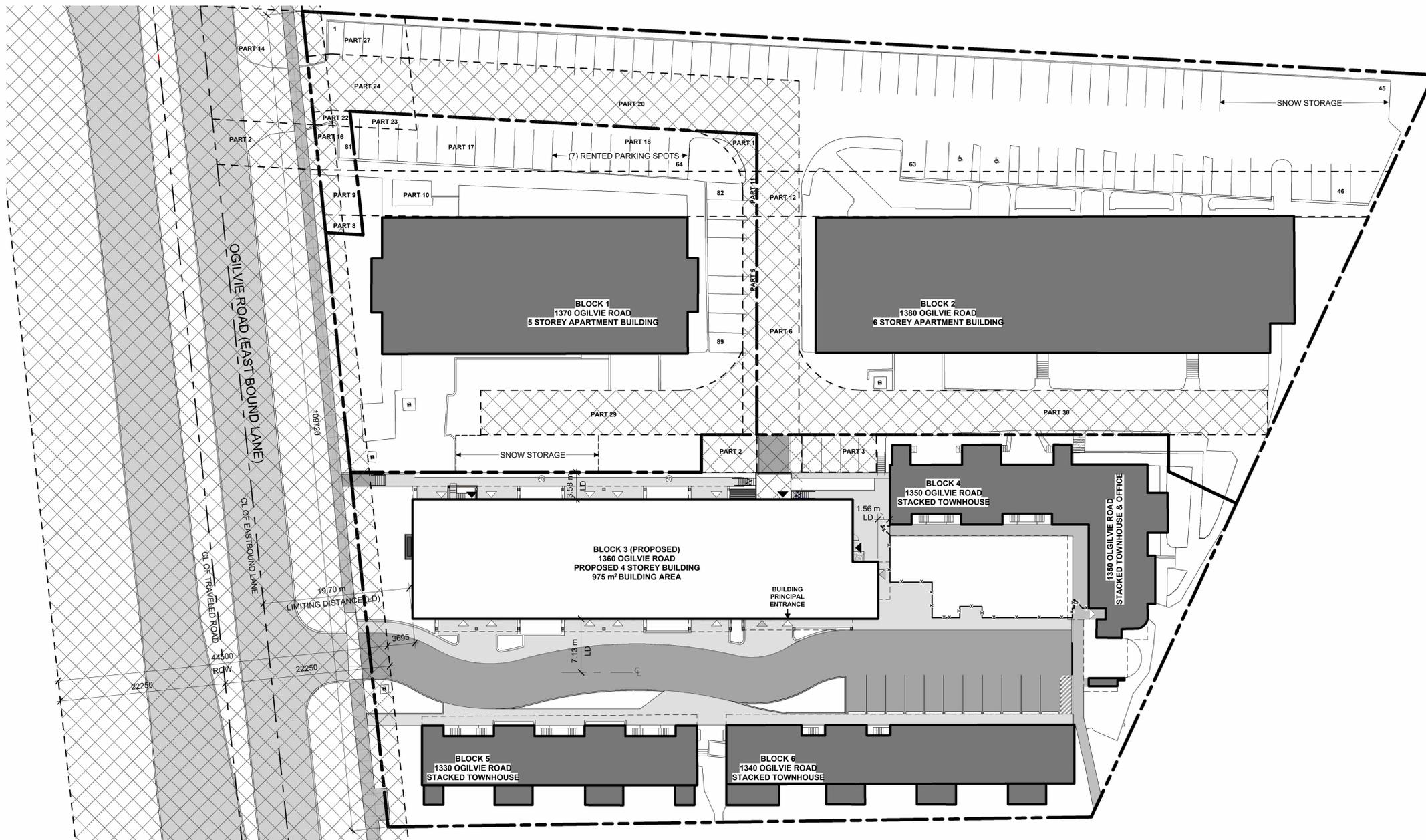
1360 OGILVIE ROAD
GLOUCESTER, ON K1J 9M6
TITLE

OVERALL SITE PLAN

PROJECT NO: 2022-2040
DRAWN: KM
APPROVED: PM
SCALE: As indicated
DATE PRINTED: 2026-02-18 4:38:58 PM

REV DRAWING NO.

7 **A100**



1 OVERALL SITE PLAN
A100 1:300



DEVELOPMENT INFO

LEGAL DESCRIPTION
BLOCKS C, D, AND L REGISTERED PLAN 4M-172 CITY OF OTTAWA

REFERENCE SURVEY
BASED ON INFORMATION FROM A SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED JULY 5, 2023

MUNICIPAL ADDRESS
1360 OGILVIE RD, OTTAWA, ON K1J 9M6

SITE AREAS

BETTER LIVING CO-OP	5323.54m ²
COMMUNITY WORKS	2558.69m ²
BIRCHWOOD	5028.37m ²
TOTAL	12,910.6m ²

BUILDING AREA 975m²

GROSS FLOOR AREA 3,900m²

BUILDING HEIGHT 14.15m , 4 STOREYS

ZONE AM10 H(40)

ZONING INFO

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	No minimum	47.68m
MIN. LOT AREA	No minimum	5323.54m ²
MIN. FRONT YARD SETBACK	Minimum: 0m	6.1m
MIN. INTERIOR SIDE YARD SETBACK	No minimum	N/A
MIN. REAR YARD SETBACK	7.5m	N/A
MAX. HEIGHT	40m	13.25m
AMENITY AREA	462m ²	552m ²
LANDSCAPED AREA	no minimum	349.5m ²
MIN. FRONTAGE	4.5m	4.3m

FRONTAGE CALCULATION:
43.5m OF BUILDING WALLS / 109.7m OF ENTIRE FRONTAGE = 39% OF FRONTAGE

AMENITY BREAKDOWN
Ground Floor Amenity: 83m²
Balconies: 227m²
Playground: 242m²

ZONING PROVISION	REQUIRED	PROVIDED
GROUND FACADE ACTIVATION	The ground floor facade facing a public street of a building located within 4.5 m of the front lot line must include a minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line	Building is located within 6.1m of the front lot line. No active entrances face Ogilvie Rd.
MINIMUM GLAZING OF GROUND FLOOR FACADE	50% of the surface area of the ground floor facade facing Ogilvie, from the average grade up 4.5 metres, must be comprised of transparent glazing and active customer or resident entrance access doors	7.7 m ² / 72m ² = 10.7% glazing

PARKING QUEING + LOADING

	REQUIRED	PROVIDED
RESIDENTIAL SPACES	92	43
VISITOR SPACES	15	7
ACCESSIBLE PARKING	-	3
BICYCLE PARKING	39	44
DRIVEWAY WIDTH	3m @ single traffic lane 6m @ double traffic lane	4m for single traffic lane, driveway to parking garage 6m for double traffic lane, parking lot

ACCOMMODATIONS LEGEND

DWELLING UNIT TYPE	3(NEW)	4	5	6	TOTAL
BACHELOR	1				1
1-BEDROOM	25			0	25
2-BEDROOM	4	7	6	6	23
3-BEDROOM	9	7	6	4	26
4-BEDROOM				1	1
5-BEDROOM				1	1
1-(SENIOR)					0
2-(SENIOR)					0
TOTAL	39	14	12	12	77

- NOTES:**
- PARKING FIGURES IN TABLE REFLECT BLC SITE ONLY
 - TOTAL SITE PARKING (INCLUDING BLC SITE): 136 SPACES

PARKING LEGEND

DWELLING UNIT TYPE	3(NEW)	4	5	6	TOTAL	TOTAL REQUIRED PARKING	TOTAL PARKING PROVIDED
APARTMENT (1.2)	39				39	47	
STACKED (1.2)	0	14	12	12	38	46	36
VISITOR PARKING (0.2)					15	7	
						108	total: 43

AMENITY LEGEND

DWELLING UNITS	3(NEW)	4	5	6	TOTAL	TOTAL REQUIRED AMENITY SPACE (m ²)	TOTAL AMENITY SPACE PROVIDED (m ²)
	39	14	12	12	77	462	552

STAMP

9	2025-09-04	Re-issued for SPC
8	2025-03-17	Re-issued for SPC
7	2025-02-19	Issued for Permit
6	2025-02-13	Permit Coordination
5	2024-11-08	Issued for 80% Review
4	2024-10-08	Issued for SPC
3	2024-10-07	Issued for Coordination
2	2024-07-15	Issued for SPC
1	2024-07-19	Issued for 66%

REV DATE ISSUE

NOTES

1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
2. THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

BETTER LIVING CO-OPERATIVE
OTTAWA, ONTARIO, CANADA

PROJECT

BLOCK 3 REDEVELOPMENT

1360 OGILVIE ROAD
GLOUCESTER, ON K1J 9M6

TITLE

PROPOSED SITE PLAN

PROJECT NO: 2022-2040
DRAWN: KM
APPROVED: PM
SCALE: As indicated
DATE PRINTED: 2026-02-18 4:39:03 PM

REV DRAWING NO.

9

A110

DOT-12-24-0061

19156

SITE PLAN GENERAL NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

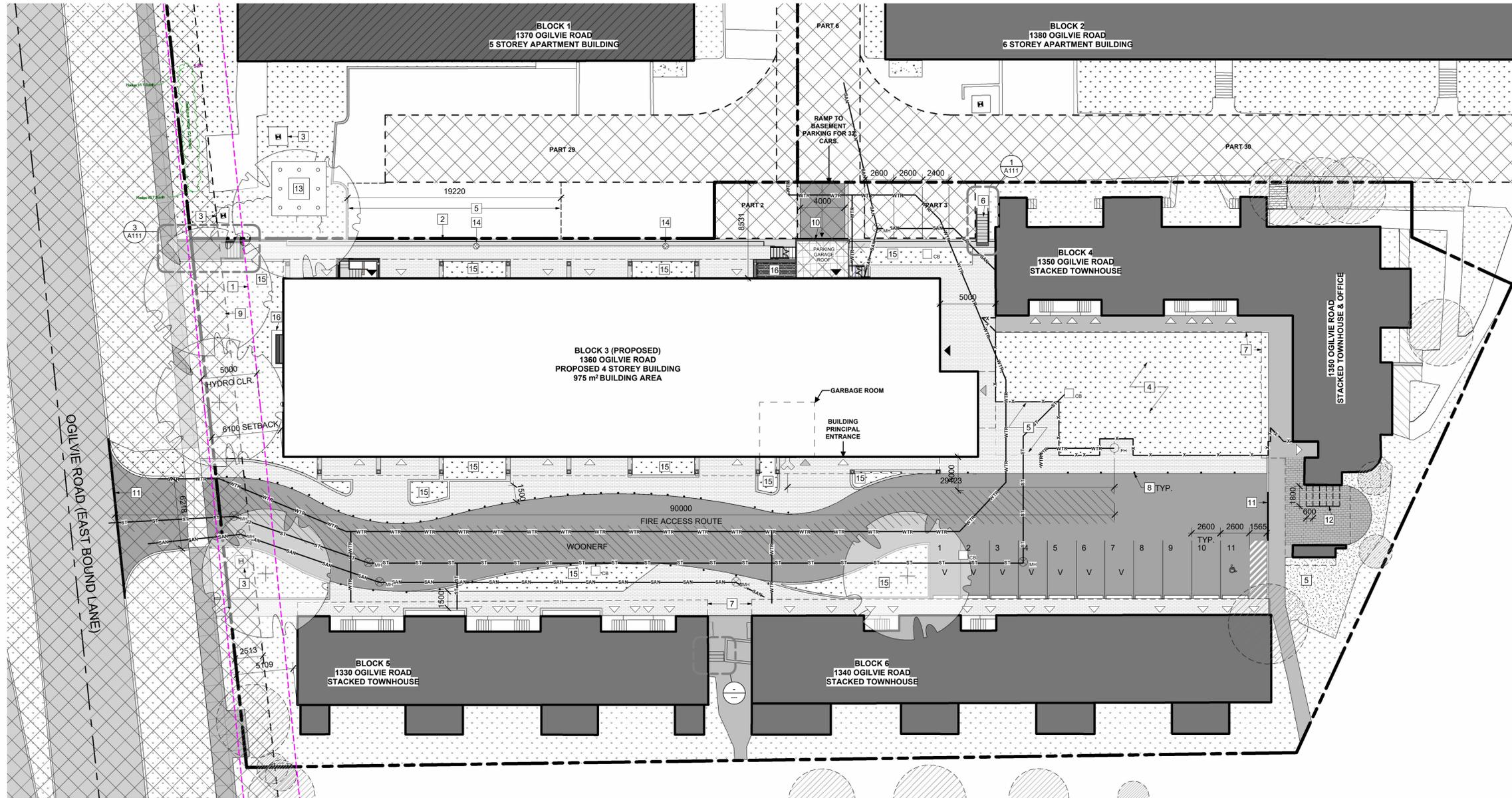
- 1 OTTAWA HYDRO SETBACK / CLEARANCES
- 2 NEW RETAINING WALL PER 1/A111
- 3 EXISTING HYDRO TRANSFORMER ON CONCRETE PAD
- 4 PLAYGROUND AREA (N.I.C)
- 5 SNOW STORAGE
- 6 NEW LANDSCAPE STAIR
- 7 EXISTING ROOF OVERHANG
- 8 BOLLARDS ALONG PROPOSED WOONERF, REFER TO LANDSCAPE
- 9 ROW EASEMENT
- 10 LOCATION OF TRAFFIC SIGNAL
- 11 DEPRESSED CURB
- 12 NEW BIKE RACKS (5 TOTAL)
- 13 NEW TRANSFORMER PER ELECTRICAL DOCUMENTS
- 14 AREA DRAIN. REFER TO CIVIL DOCUMENTS
- 15 SOFT LANDSCAPING PER LANDSCAPE
- 16 AREAWAY CW METAL GRATING COVER

SITE PLAN LEGEND:

- EXISTING BUILDING (NOT IN SCOPE)
- FIRE ACCESS ROUTE
- ROW
- ASPHALT PAVING - NEW
- ASPHALT PAVING - EXISTING
- CONCRETE SIDEWALK - NEW
- CONCRETE SIDEWALK - EXISTING
- GRASS - NEW
- GRASS - EXISTING
- PAVER TYPE 1 - NEW
- CONCRETE PAD

- PROPERTY LINE
- EXTENT OF EASEMENT / ROW
- OTTAWA HYDRO SETBACK
- FENCING PER LANDSCAPE
- NEW DOMESTIC WATER
- NEW SANITARY
- NEW STORM
- NEW ELECTRICAL SERVICE BELOW GRADE

- CB CATCH BASIN
- FH FIRE HYDRANT
- MH MANHOLE
- SIAMESE CONNECTION
- EMERGENCY EXIT
- SERVICE DOORS
- BUILDING MAIN ENTRANCE / TOWN ENTRANCE



1 PROPOSED SITE PLAN
A110 1:200



DEVELOPMENT INFO		ZONING INFO		ZONING PROVISION		PARKING QUEUING + LOADING		REQUIRED		PROVIDED	
LEGAL DESCRIPTION BLOCKS C, D, AND L REGISTERED PLAN 4M-172 CITY OF OTTAWA		ZONING PROVISION		REQUIRED	PROVIDED	ZONING PROVISION	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
REFERENCE SURVEY BASED ON INFORMATION FROM A SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED JULY 5, 2023		MIN. LOT WIDTH	No minimum	47.68m		GROUND FACADE ACTIVATION	The ground floor facade facing a public street of a building located within 4.5 m of the front lot line must include: a minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line	Building is located within 6.1m of the front lot line. No active entrances face Ogilvie Rd.	RESIDENTIAL SPACES	92	43
MUNICIPAL ADDRESS 1360 OGILVIE RD, OTTAWA, ON K1J 9M6		MIN. LOT AREA	No minimum	5323.54m²		MINIMUM GLAZING OF GROUND FLOOR FACADE	50% of the surface area of the ground floor facade facing Ogilvie, from the average grade up to 4.5 metres, must be comprised of transparent glazing and active customer or resident entrance access doors	7.7 m²/ 72m² = 10.7% glazing	VISITOR SPACES	15	7
SITE AREAS BETTER LIVING CO-OP 5323.54m² COMMUNITY WORKS 2558.69m² BIRCHWOOD 5028.37m² TOTAL 12,910.6m²		MIN. FRONT YARD SETBACK	Minimum: 0m	6.1m					ACCESSIBLE PARKING	-	3
BUILDING AREA 975m²		MIN. INTERIOR SIDE YARD SETBACK	No minimum	N/A					BICYCLE PARKING	39	44
GROSS FLOOR AREA 3,900m²		MIN. REAR YARD SETBACK	7.5m	N/A					DRIVEWAY WIDTH	3m @ single traffic lane 6m @ double traffic lane	4m for single traffic lane, driveway to parking garage 6m for double traffic lane, parking lot
BUILDING HEIGHT 14.15m, 4 STOREYS		MAX. HEIGHT	40m	13.25m							
ZONE AM10 H(40)		AMENITY AREA	462m²	552m²							
		LANDSCAPED AREA	no minimum	349.5m²							
		MIN. FRONTAGE	4.5m	4.3m							
		FRONTAGE CALCULATION: 43.5m OF BUILDING WALLS / 109.7m OF ENTIRE FRONTAGE = 39% OF FRONTAGE		AMENITY BREAKDOWN Ground Floor Amenity: 83m² Balconies: 227m² Playground: 242m²							

ACCOMMODATIONS LEGEND

DWELLING UNIT TYPE	BLOCK				TOTAL
	3(NEW)	4	5	6	
BACHELOR	1				1
1-BEDROOM	25			0	25
2-BEDROOM	4	7	6	6	23
3-BEDROOM	9	7	6	4	26
4-BEDROOM				1	1
5-BEDROOM				1	1
1-B(SENIOR)					0
2-B(SENIOR)					0
TOTAL	39	14	12	12	77

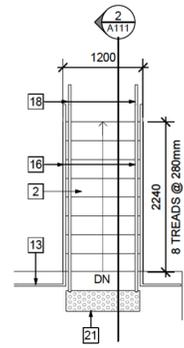
- NOTES:**
1. PARKING FIGURES IN TABLE REFLECT BLC SITE ONLY
 2. TOTAL SITE PARKING:
A. INCLUDING OFFICE, RESIDENT, AND VISITOR PARKING SPACES: 170 SPACES
B. INCLUDING ONLY RESIDENT AND VISITOR, EXCLUDING OFFICE: 154 SPACES

PARKING LEGEND

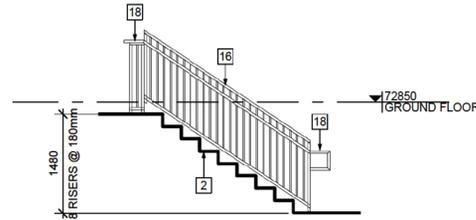
DWELLING UNIT TYPE	BLOCK				TOTAL	TOTAL REQUIRED PARKING	TOTAL PARKING PROVIDED
	3(NEW)	4	5	6			
APARTMENT (1.2)	39				39	47	
STACKED (1.2)	0	14	12	12	38		36
VISITOR PARKING (0.2)						15	7
TOTAL					108		total: 43

AMENITY LEGEND

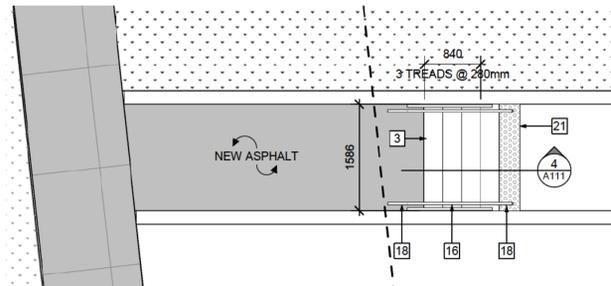
DWELLING UNITS	BLOCK				TOTAL	TOTAL REQUIRED AMENITY SPACE (m2)	TOTAL AMENITY SPACE PROVIDED (m2)
	3(NEW)	4	5	6			
	39	14	12	12	77	462	552



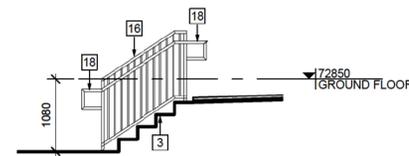
1 SITE STAIR B PLAN DETAIL
A111 | 1:50



2 STAIR SECTION
A111 | 1:50



3 SITE STAIR A PLAN DETAIL
A111 | 1:50



4 STAIR SECTION
A111 | 1:50

GENERAL STAIR NOTES:

1. DEMARCATÉ LEADING EDGE OF TREADS AND LEADING EDGE OF LANDING WITH COLOUR CONTRAST/DISTINCTIVE VISUAL PATTERN.
2. CONTRACTOR TO PROVIDE ENGINEERED STAMPED SHOP DRAWINGS OF STAIRS, HANDRAILS AND GUARDS SEALED AND SIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
3. PROVIDE 50mm MIN. CLEARANCE BETWEEN HANDRAIL AND ANY ADJACENT SURFACE.
4. ALL METAL COMPONENTS FOR GUARDS AND HANDRAILS TO BE PRIMED AND PAINTED. COLOUR PER FINISH PLANS
5. PROVIDE 50mm MIN. CLEARANCE BETWEEN HANDRAIL AND ANY ADJACENT SURFACE.
6. PROVIDE COLOUR CONTRASTING AND SLIP RESISTANT STRIP ALONG EDGE OF NOSINGS AS PER OBC 2012 3.4.6.1. VISUAL INDICATOR STRIP TO BE INT INTEGRATED INTO TREAD LINER FINISH MATERIAL.

STAIR KEYNOTES:

STAIR TYPE

- 1 WOOD STAIR
- 2 PRECAST CONCRETE STAIR
- 3 CAST-IN-PLACE CONCRETE STAIR
- 4 STEEL PAN TREAD C/W CLOSED RISER & CONCRETE FILL, PAINTED. STAIR FINISH PER FLOOR FINISH PLAN
- 5 INTERMEDIATE LANDING - SEE STRUCTURAL

GUARDRAIL/HANDRAIL TYPE

- 11 38mm Ø METAL WALL MOUNTED HANDRAIL PER OBC 3.4.6.5
- 12 38mm Ø WOOD WALL MOUNTED HANDRAIL
- 13 1070mm HIGH STEEL GUARD C/W 16mm Ø BALUSTERS @ 100mm O.C.
- 14 915mm HIGH CONTINUOUS 38mm Ø METAL HANDRAIL MOUNTED TO STAIR STRINGER C/W 16mm Ø BALUSTERS @ 100mm O.C.
- 15 915mm HIGH CONTINUOUS 38mm Ø METAL HANDRAIL MOUNTED TO 1070mm HIGH METAL GUARD C/W 16mm Ø BALUSTERS @ 100mm O.C. CONNECTED TO STRINGERS WITH MOUNTING PLATE
- 16 915mm HIGH CONTINUOUS 38mm Ø METAL HANDRAIL MOUNTED TO 1070mm HIGH METAL GUARD C/W 16mm Ø BALUSTERS @ 100mm O.C. CAST INTO PRECAST CONCRETE STAIR
- 17 WALL MOUNTED HANDRAIL BRACKET, PAINTED - TYP.
- 18 300mm HANDRAIL EXTENSION (TYP.)

ACCESSORIES

- 21 305mm TACTILE INDICATOR STRIP TO COMPLY WITH OBC 3.4.6.1 AND 3.8.3.18 (2) REFER TO SPECS - TYP. EXTEND FULL WIDTH OF STAIRS AS SHOWN.



STAMP

REV	DATE	ISSUE
6	2026-02-17	Re-Issued for SPC
5	2025-09-04	Re-Issued for SPC
4	2025-03-17	Re-Issued for SPC
3	2025-02-19	Issued for Permit
2	2024-11-08	Issued for 80% Review
1	2024-10-08	Issued for SPC

NOTES

1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
2. THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

BETTER LIVING CO-OPERATIVE
OTTAWA
ONTARIO, CANADA

PROJECT

BLOCK 3 REDEVELOPMENT

1360 OGILVIE ROAD
GLOUCESTER, ON K1J 9M6
TITLE

SITE DETAILS

PROJECT NO: 2022-2040
DRAWN: DF
APPROVED: DH
SCALE: As indicated
DATE PRINTED: 2026-02-17 3:44:18 PM

REV DRAWING NO.