



# 320 McRAE AVENUE - OTTAWA ONTARIO SITE PLAN APPLICATION

GWL Realty Advisors Inc.

NEUF ARCHITECT(E)S // FOTENN // CGH TRANSPORTATION // R.V. ANDERSON ASSOCIATED LIMITED // LENNOX JAMES B & ASSOCIATES INC // ADJELEIAN ALLEN RUBELI LIMITED // GOODKEY, WEEDMARK & ASSOCIATES LIMITED CONSULTING ENGINEERS

12087 || 2020.03.20



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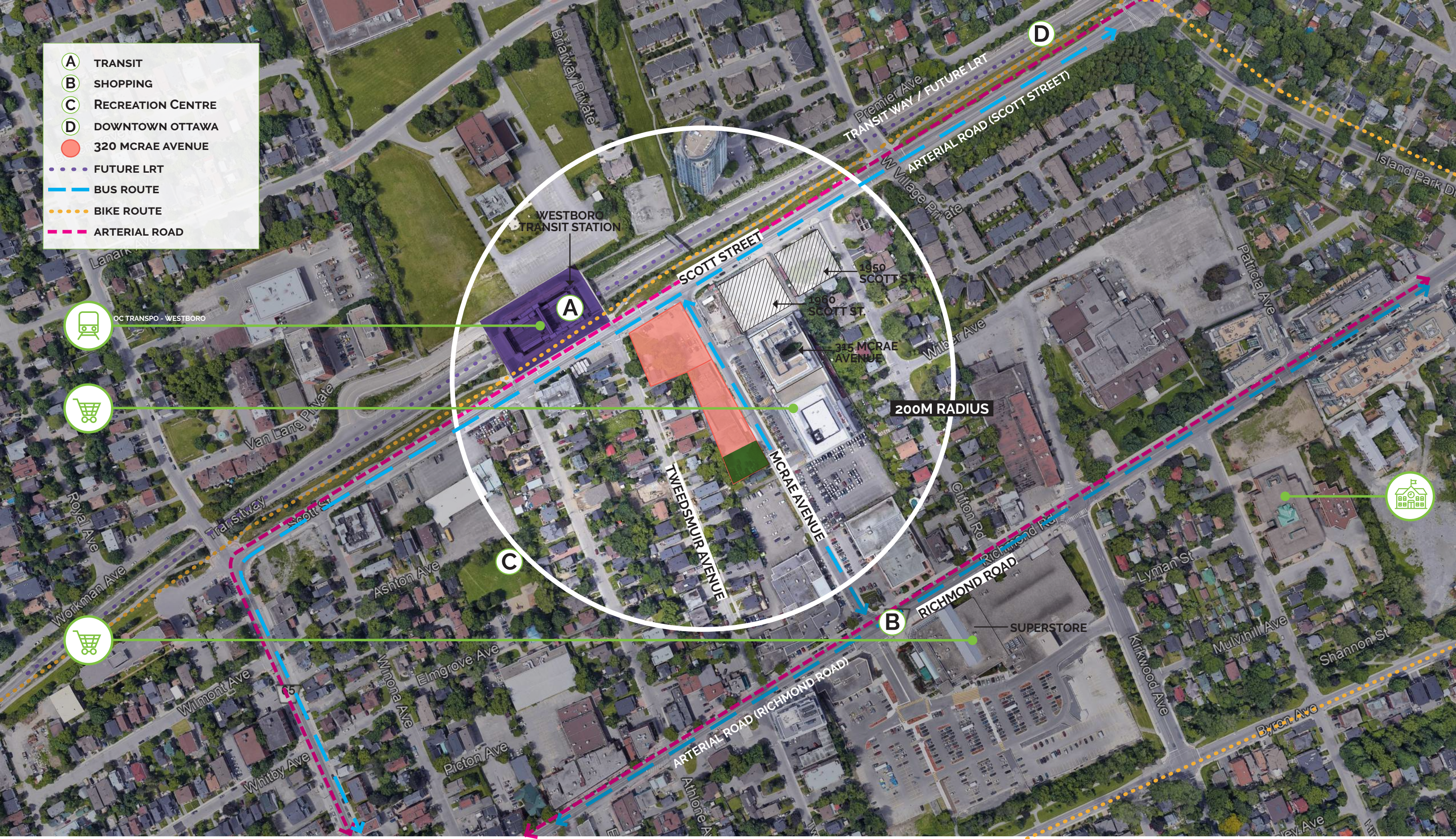
# **CONTEXT AND SITE ANALYSIS**



**SITE CONTEXT (1000M RADIUS)**

NEUF architect(e)s / GWL REALTY ADVISORS, INC.

- A** TRANSIT
- B** SHOPPING
- C** RECREATION CENTRE
- D** DOWNTOWN OTTAWA
- 320 MCRAE AVENUE
- ⋯ FUTURE LRT
- BUS ROUTE
- ⋯ BIKE ROUTE
- - - ARTERIAL ROAD



**NEIGHBOURHOOD CONTEXT (200M RADIUS)**

NEUF architect(e)s / GWL REALTY ADVISORS, INC.





CANADIAN BANK  
NOTE COMPANY,  
LIMITED

GUILLEVIN  
INTERNATIONAL CO

THE METROPOLE



LCBO



ADAM'S MOVING

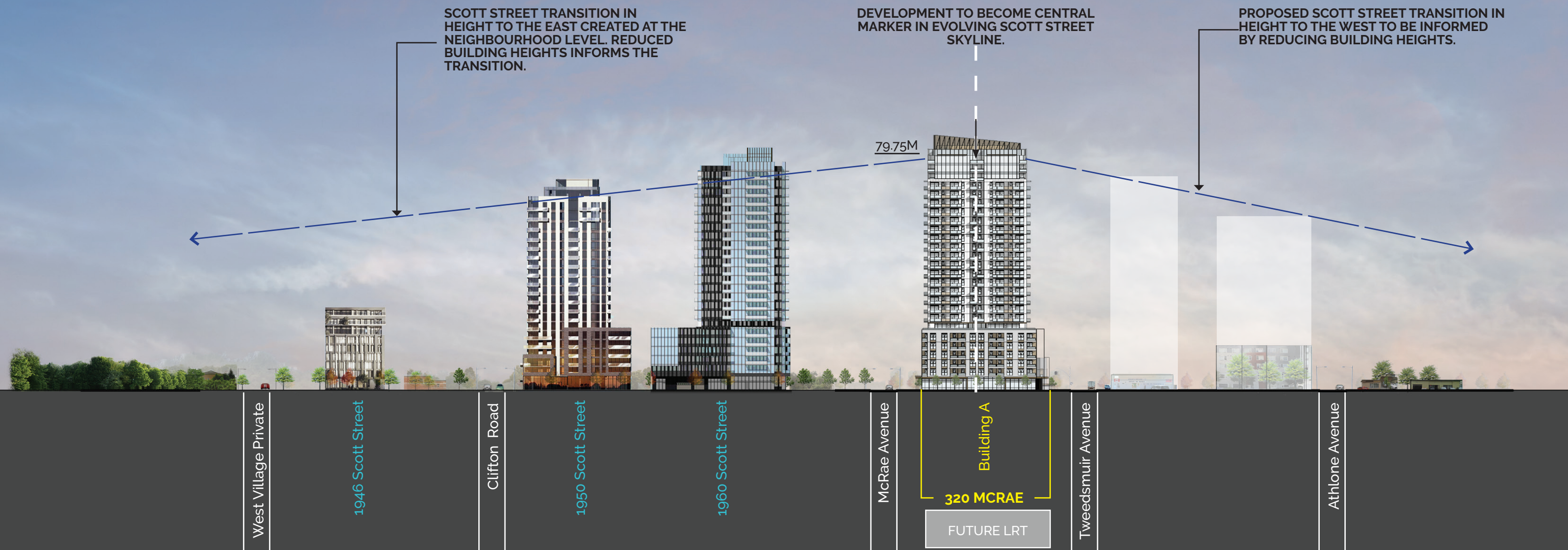


VISTA CENTRE  
RESIDENCE

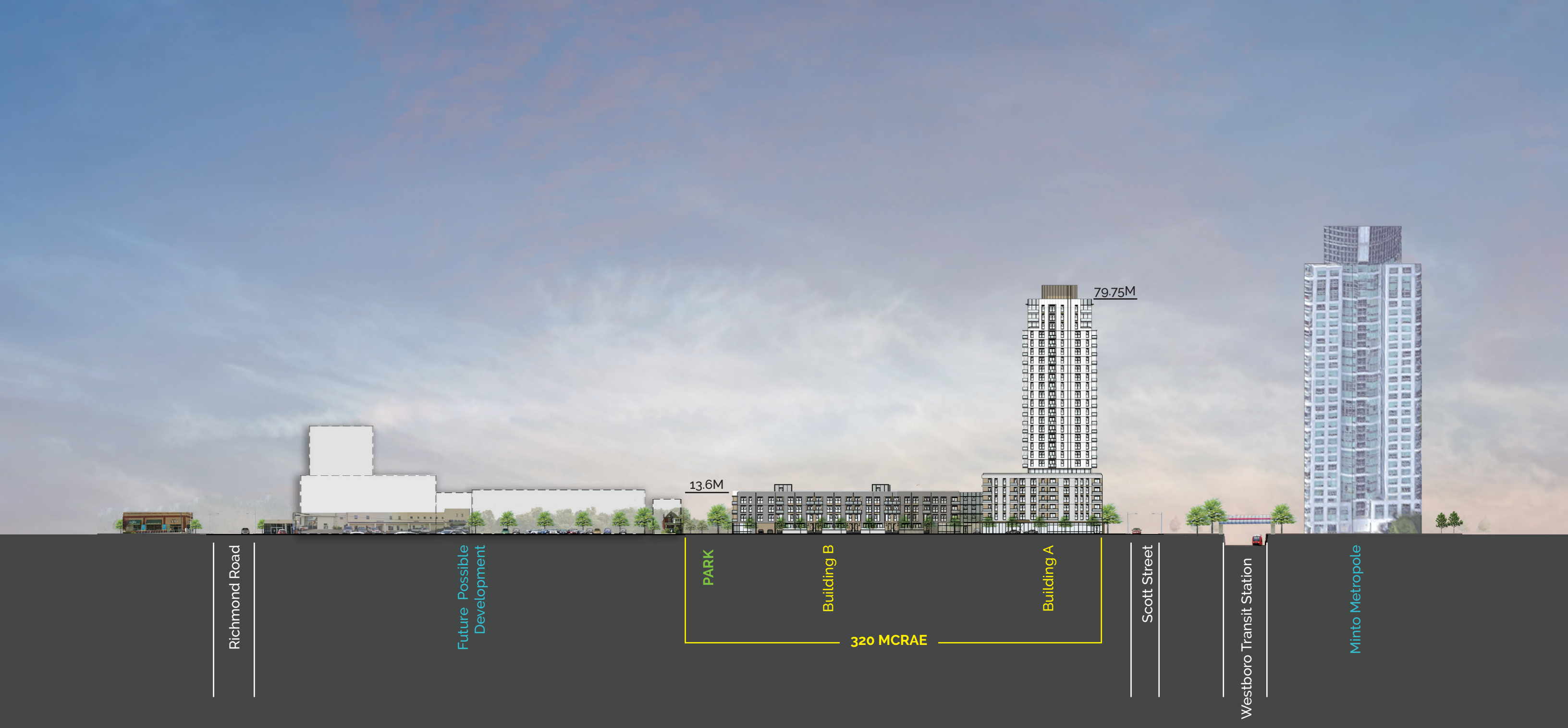
## EXISTING STREETScape

NEUF architect(e)s / GWL REALTY ADVISORS, INC.









**FUTURE STREETScape - MCRAE AVENUE**

NEUF architect(e)s / GWL REALTY ADVISORS, INC.

**SCALE: 1:1250**



TOWER "TOP" CLEARLY  
DEFINED THROUGH  
CHANGE IN FORM AND  
MATERIALITY

TOWER ARTICULATION  
INTRODUCED AND  
REINFORCED WITH  
DIFFERENT MATERIALITY

TOWER MORE CLEARLY  
ARTICULATED ABOVE  
PODIUM WITH  
TOWER RECESSED  
AND AMENITY LEVEL  
"SILENCE"

STRONGER PODIUM  
EXPRESSION  
WITH INDIVIDUAL  
MATERIALITY AND  
DETAILING

TOWER ARTICULATION  
INTRODUCED AND  
REINFORCED WITH  
DIFFERENT MATERIALITY

RETAIL ACTIVATION  
AT CORNER OF SCOTT  
AND TWEEDSMUIR



TOWER MORE CLEARLY  
ARTICULATED ABOVE  
PODIUM WITH  
TOWER RECESSED  
AND AMENITY LEVEL  
"SILENCE"

STRONGER PODIUM  
EXPRESSION WITH  
DIFFERENT COLOUR,  
MATERIALITY AND  
DETAILING

RETAIL ACTIVATION  
AT CORNER OF SCOTT  
AND McRAE



TOWNHOUSE  
TYPOLOGY  
REINFORCED  
THROUGH REPEATED  
VERTICALITY

REPEATED  
ARCHITECTURAL  
DETAIL AND  
MATERIALITY USED  
TO FORMALLY RELATE  
McRAE BUILDING TO  
PODIUM

TOWNHOUSES  
AND PRIVATE  
SPACE VISUALLY  
COMMUNICATED BY  
RAISED TERRACE AND  
FINE GRAIN DETAIL TO  
TOWNHOUSE ENTRIES



**PRESENTATION IMAGE 04**



TOWER TOP  
CLEARLY DEFINED  
THROUGH CHANGE  
IN MATERIALITY AND  
FORM

TOWNHOUSE  
TYPOLOGY  
REINFORCED  
THROUGH REPEATED  
VERTICALITY

TOWNHOUSES  
AND PRIVATE  
SPACE VISUALLY  
COMMUNICATED BY  
RAISED TERRACE AND  
FINE GRAIN DETAIL TO  
TOWNHOUSE ENTRIES







# NEUF

ARCHITECT(E)S

## 320 McRAE AVENUE SITE PLAN APPLICATION DRAWING LIST

PAGE	DRAWING TITLE	REV.	DATE	DESCRIPTION
A-000	COVER SHEET & DRAWING LIST	1.0	2020 03 20	SITE PLAN APPROVAL
A-101	SITE PLAN & PROJECT INFORMATION	1.0	2020 03 20	SITE PLAN APPROVAL
A-200a	FLOOR PLAN - PARKING LEVEL 2	1.0	2020 03 20	SITE PLAN APPROVAL
A-200b	FLOOR PLAN - PARKING LEVEL 1	1.0	2020 03 20	SITE PLAN APPROVAL
A-201	FLOOR PLAN - GROUND LEVEL	1.0	2020 03 20	SITE PLAN APPROVAL
A-401	ELEVATIONS - NORTH AND SOUTH	1.0	2020 03 20	SITE PLAN APPROVAL
A-402	ELEVATION - EAST (McRAE)	1.0	2020 03 20	SITE PLAN APPROVAL
A-403	ELEVATIONS - WEST (TWEEDSMUIR)	1.0	2020 03 20	SITE PLAN APPROVAL



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ARCHITECT(E)S

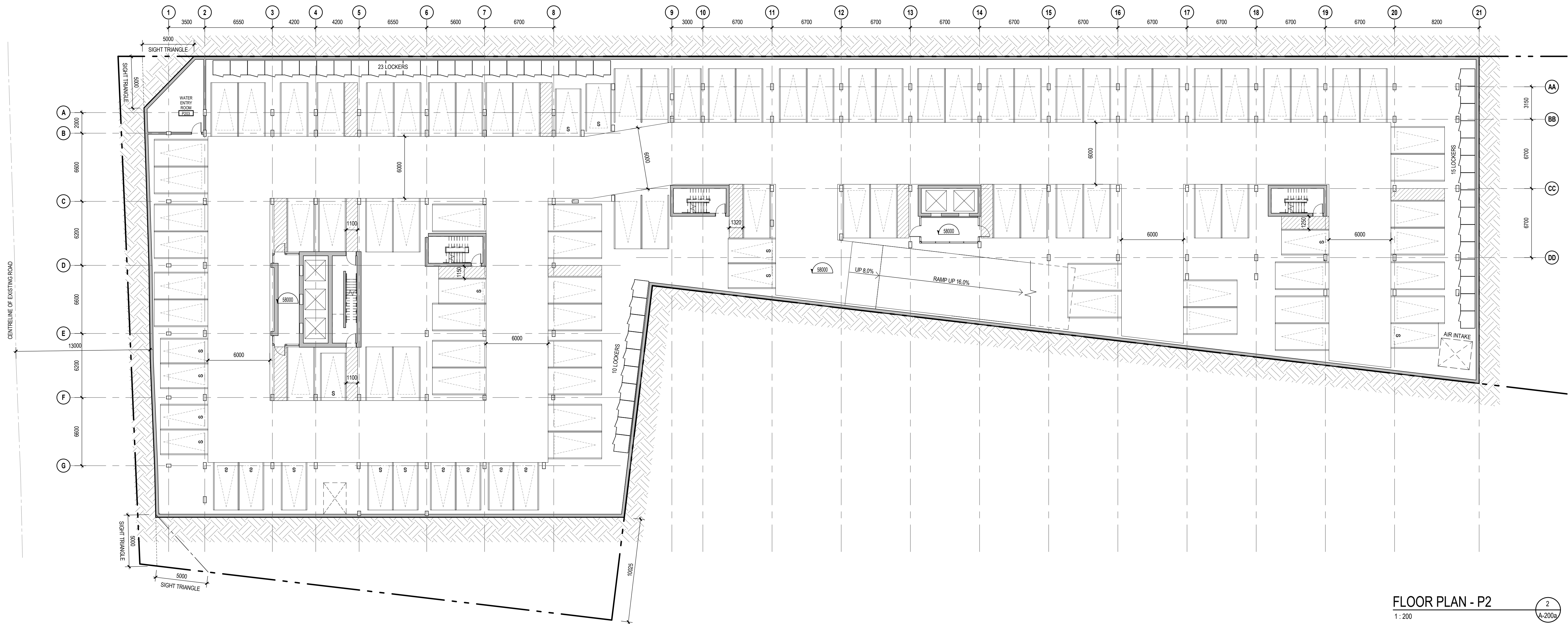
■ SITE PLAN APPLICATION 2020 03 20

**320 McRAE AVENUE**

1976 SCOTT ST & 320 McRAE AVE  
OTTAWA, ON

CLIENT : GWL REALTY ADVISORS





FLOOR PLAN - P2  
1:200

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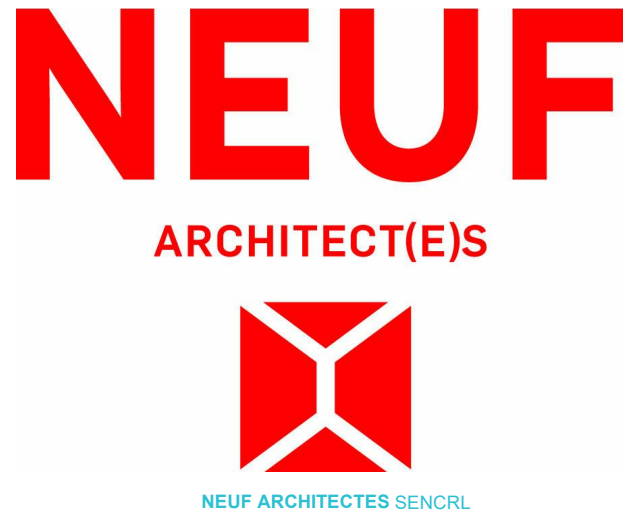
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SCEAU / Seal



OUVRAGE Project  
**320 McRAE AVENUE**

EMPLACEMENT Location NO PROJET No.  
1976 SCOTT ST & 320 12087  
McRAE AVE  
OTTAWA, ON

NO REVISION DATE  
1.0 SITE PLAN APPROVAL 2020 03 20

DESSINÉ PAR Drawn by  
DH

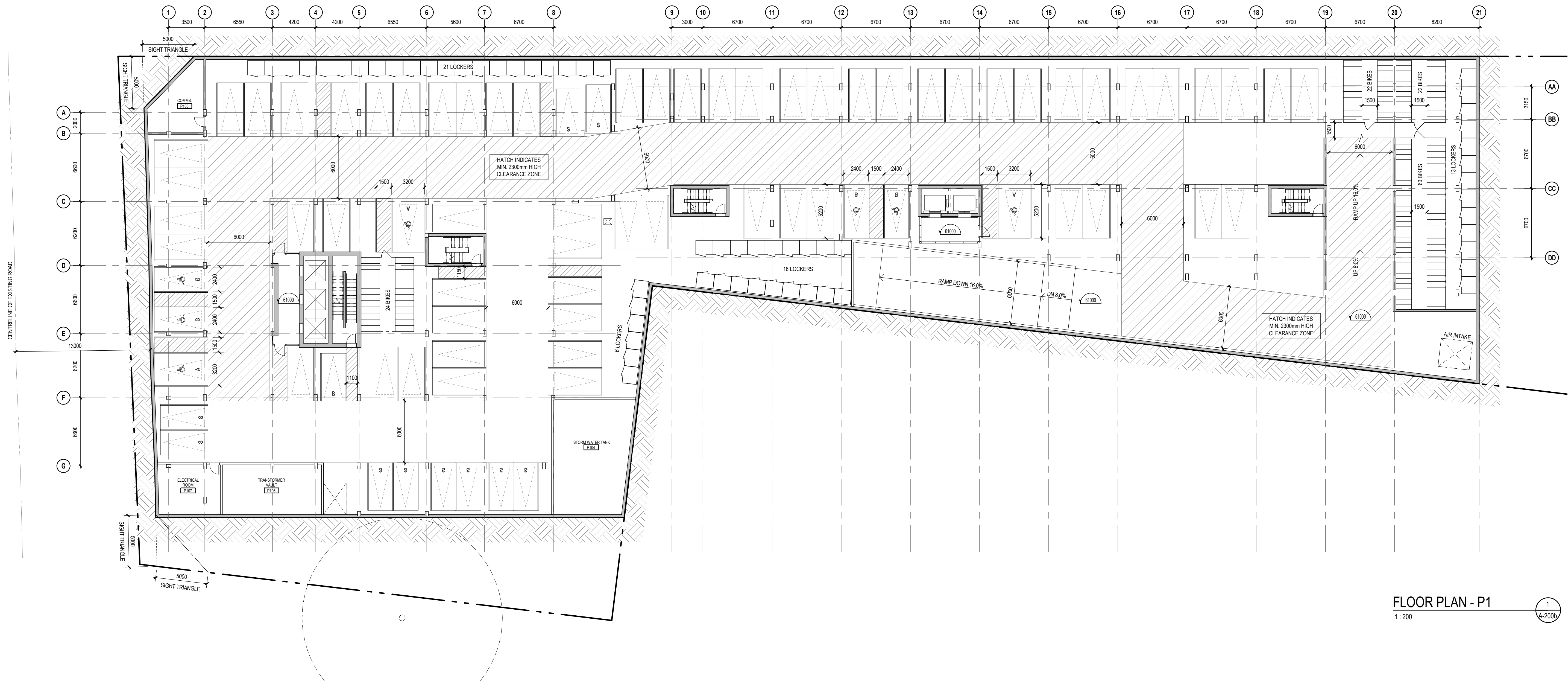
VERIFIÉ PAR Checked by  
HG

DATE 20/03/20 ECHELLE Scale 1:200

TITRE DU DESSIN Drawing Title

**FLOOR PLAN - PARKING LEVEL 2**

REVISION Revision NO. DESSIN Dwg Number  
**1.0 A-200a**



FLOOR PLAN - P1  
1:200

SCHEDULE - STORAGE LOCKER	
TYPE	LEVEL
STORAGE LOCKER 1400d x 1675w x 2100h	BASEMENT 2
48	
BASEMENT 2: 48	
STORAGE LOCKER 1400d x 1675w x 2100h	BASEMENT 1
58	
BASEMENT 1: 58	
TOTAL NO. OF STORAGE LOCKERS: 106	

SCHEDULE - BICYCLE PARKING	
TYPE	LEVEL
HORIZONTAL SPACE 1800Lx600W	BASEMENT 1
71	
VERTICAL SPACE 1500Lx500W	BASEMENT 1
57	
BASEMENT 1: 128	
HORIZONTAL SPACE 1800Lx600W	GROUND LEVEL
35	
GROUND LEVEL: 35	
TOTAL NO. OF BICYCLE PARKING SPACES: 163	

SCHEDULE - PARKING	
TYPE	LEVEL
2400mmx4600mm (SMALL)	BASEMENT 2
21	
2600mmx5200mm (TYP)	BASEMENT 2
82	
BASEMENT 2: 103	
2400mmx4600mm (SMALL)	BASEMENT 1
11	
2400mmx5200mm (ACCESSIBLE B)	BASEMENT 1
4	
2600mmx5200mm (TYP)	BASEMENT 1
60	
3200mmx5200mm (ACCESSIBLE A)	BASEMENT 1
3	
BASEMENT 1: 78	
TOTAL NO. OF PARKING SPACES: 181	

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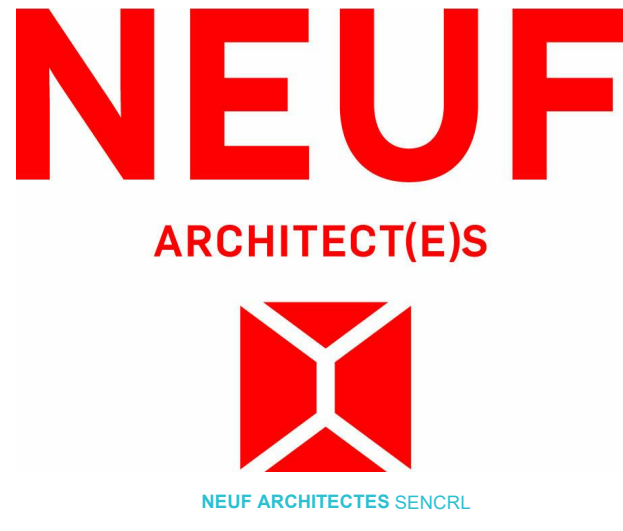
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OUVRAGE / Project  
**320 McRAE AVENUE**

EMPLACEMENT / Location NO PROJET / No  
1976 SCOTT ST & 320 12087  
McRAE AVE  
OTTAWA, ON

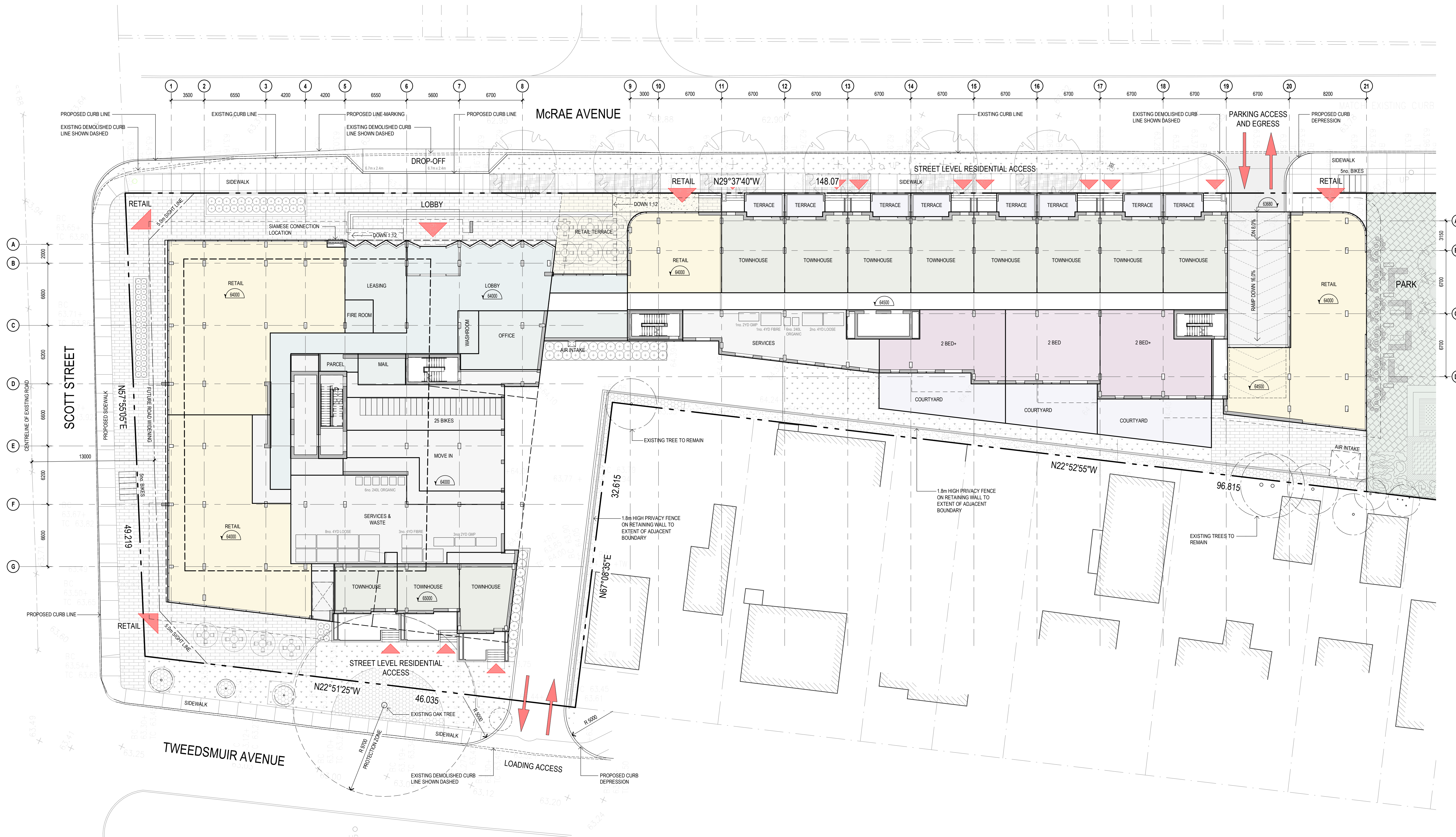
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1.0 SITE PLAN APPROVAL 2020 03 20

DESSINÉ PAR / Drawn by VERIFIÉ PAR / Checked  
DH HG  
DATE / DATE 20/03/20 ÉCHELLE / Scale  
1 : 200

TITRE DU DESSIN / Drawing Title  
**FLOOR PLAN - PARKING LEVEL 1**

REVISION / Revision NO. DESSIN / Dwg Number  
**1.0 A-2006**

Preliminary  
DO NOT USE FOR  
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FLOOR PLAN - GROUND LEVEL  
1:200

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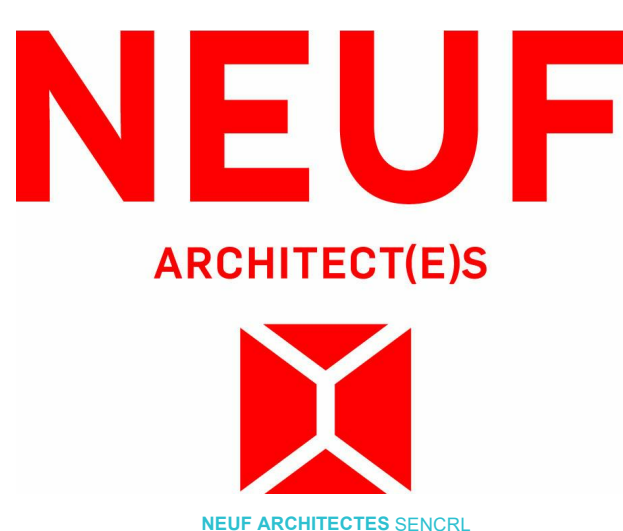
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OUVRAGE / Project  
**320 McRAE AVENUE**

EMPLACEMENT / Location  
1976 SCOTT ST & 320  
McRAE AVE  
OTTAWA, ON

NO. REVISION / DATE  
1.0 SITE PLAN APPROVAL 2020 03 20

NO. PROJET / NO.  
12087

*Preliminary  
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CONSTRUCTION*

DESSINÉ PAR / Drawn by  
DH

VERIFIÉ PAR / Checked  
HG

DATE / DATE  
20/03/20

ÉCHELLE / Scale  
1 : 200

TITRE DU DESSIN / Drawing Title  
**FLOOR PLAN - GROUND LEVEL**

REVISION / Revision  
**1.0**

NO. DESSIN / Dwg Number  
**A-201**

MATERIALS LEGEND

BRZ-01	DARK BRONZE COLOUR
BRZ-02	LIGHT BRONZE COLOUR
BRZ-03	TEXTURED - BRONZE COLOUR
BRZ-04	PANEL - BRONZE COLOUR
CON-01	LIGHT CONCRETE FINISH
CON-02	GREY CONCRETE FINISH - PATTERNED
CON-03	DARK CONCRETE FINISH - PATTERNED
GLZ-01	CLEAR GLAZING
GLZ-02	OPAQUE GLAZING
GLZ-03	TINTED GLAZING
GLZ-04	OPAQUE TINTED GLAZING
GLZ-05	GLAZING - LIGHT FRIT
GLZ-06	CLEAR GLAZING - TINTED FRIT
GLZ-07	CLEAR GLAZING - DARK FRIT

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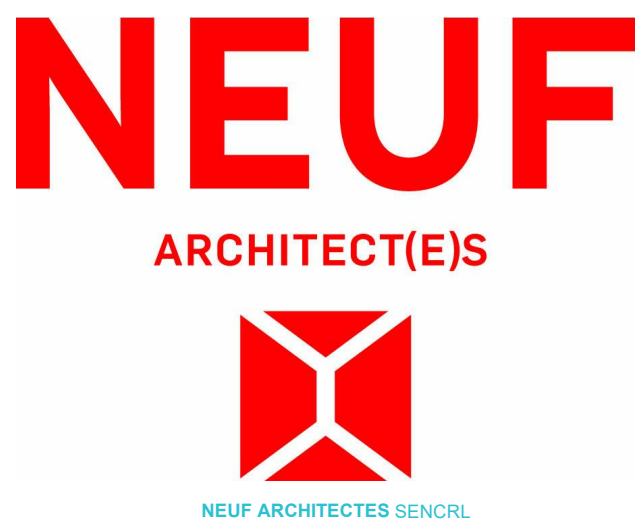
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SCEAU / Seal



CLIENT Client



OUVRAGE Project  
**320 McRAE AVENUE**

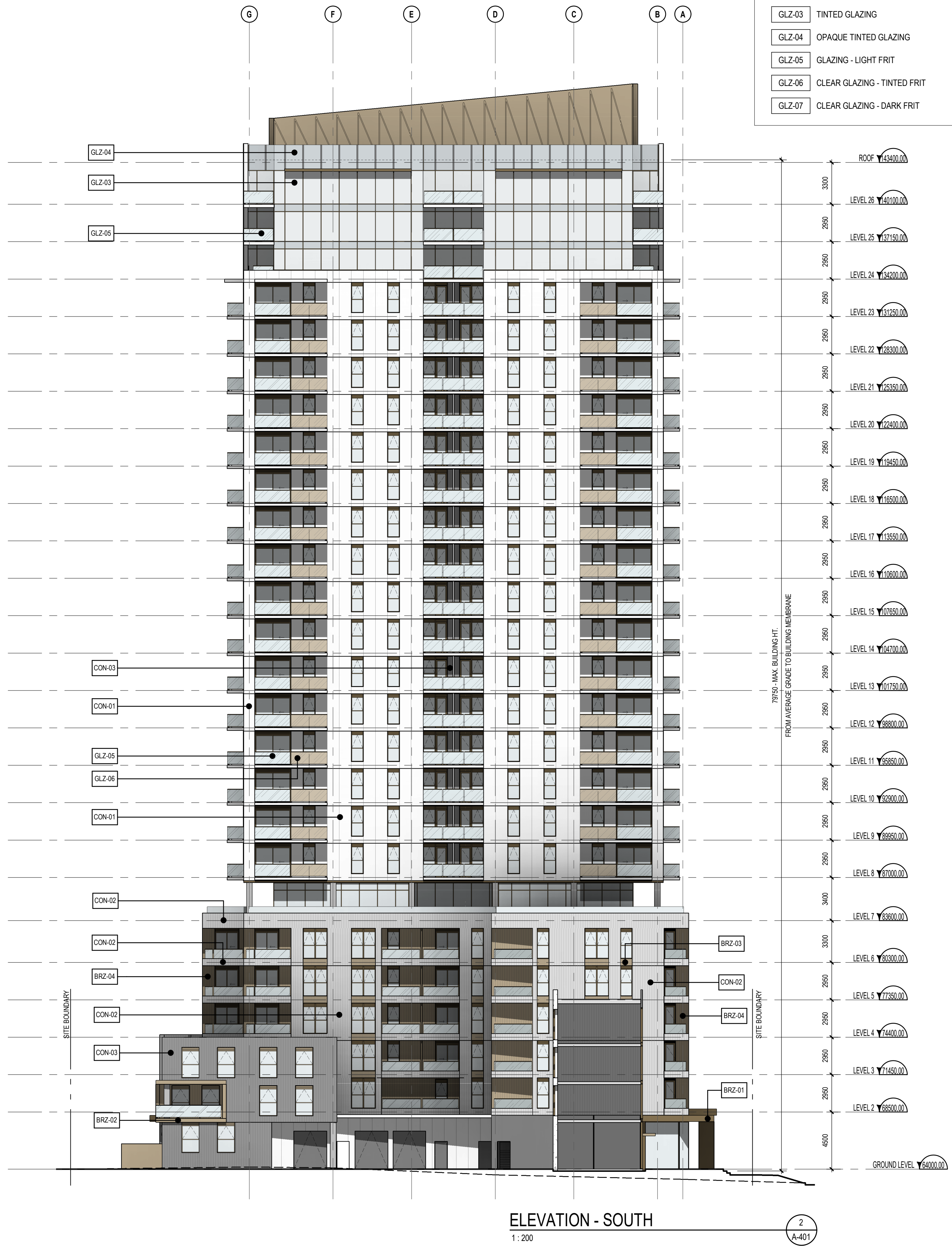
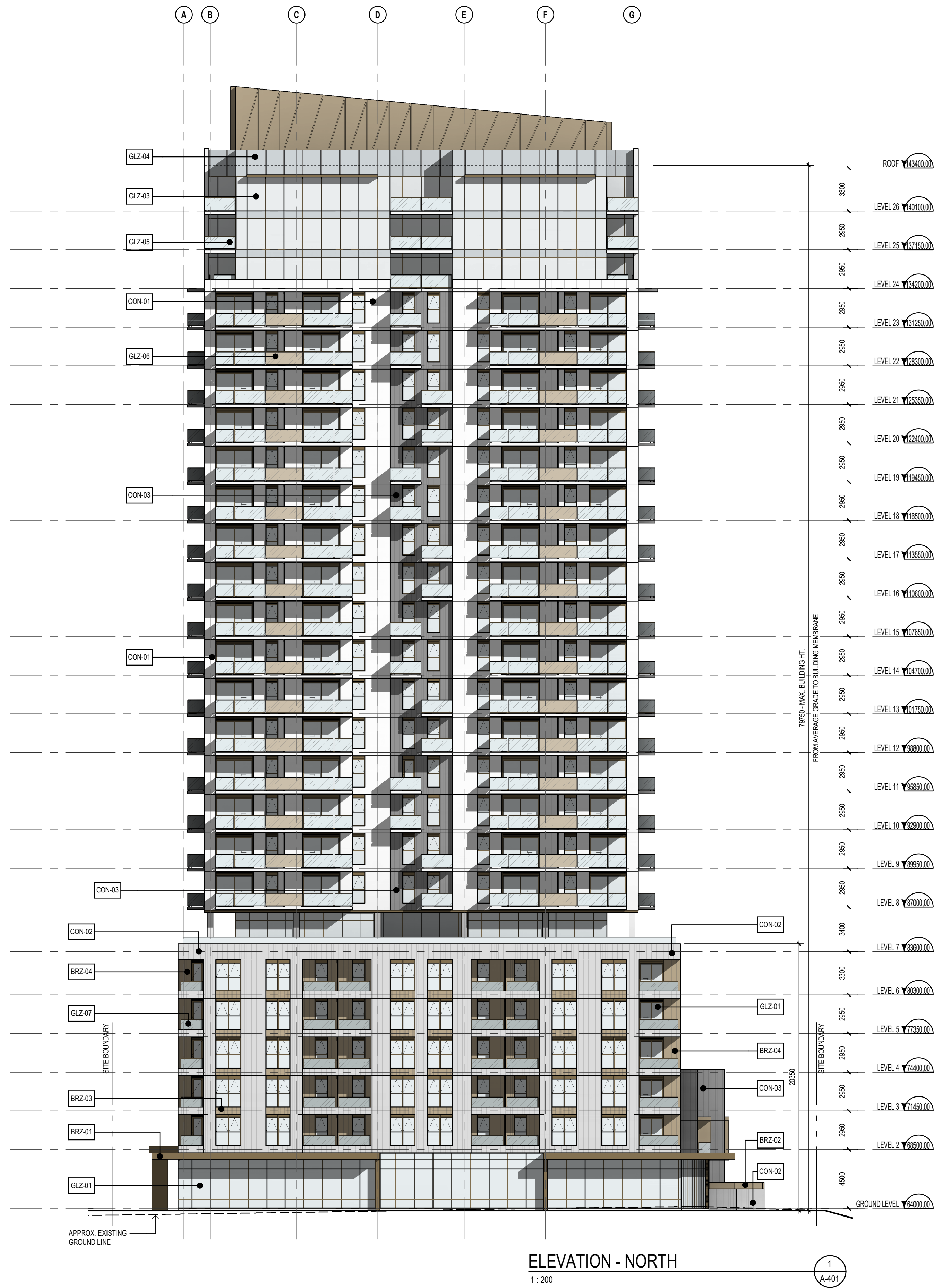
EMPLACEMENT Location NO PROJET No.  
**1976 SCOTT ST & 320** 12087  
**McRAE AVE**  
**OTTAWA, ON**

NO REVISION DATE  
 1.0 SITE PLAN APPROVAL 2020 03 20

DESSINÉ PAR Drawn by VERIFIÉ PAR Checked  
 DH HG  
 DATE 20/03/20 ÉCHELLE Scale  
 As indicated

TITRE DU DESSIN Drawing Title  
**ELEVATIONS - NORTH AND SOUTH**

REVISION Revision NO. DESSIN Dwg Number  
**1.0 A-401**



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**MATERIALS LEGEND**

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BRZ-02	LIGHT BRONZE COLOUR
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GLZ-06	CLEAR GLAZING - TINTED FRIT
GLZ-07	CLEAR GLAZING - DARK FRIT



**ELEVATION - EAST**  
1:200

3  
A-402

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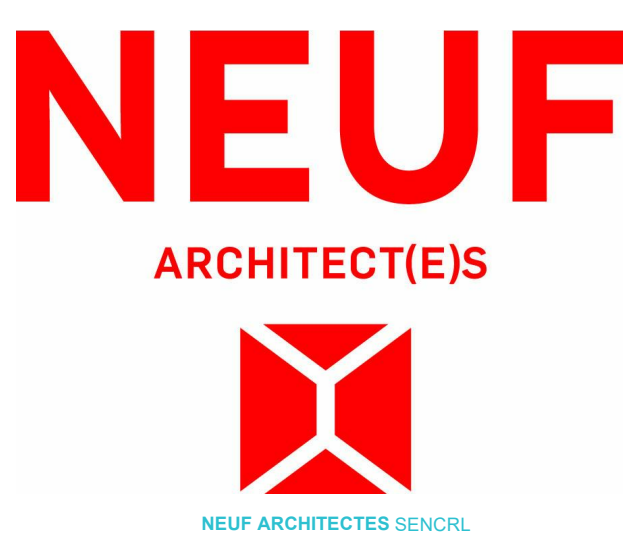
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SCEAU / Seal



OUVRAGE Project  
**320 McRAE AVENUE**

EMPLACEMENT Location NO PROJET No.  
1976 SCOTT ST & 320 12087  
McRAE AVE  
OTTAWA, ON

NO REVISION DATE  
1.0 SITE PLAN APPROVAL 2020 03 20

DESSINÉ PAR Drawn by VERIFIÉ PAR Checked  
DH HG  
DATE 20/03/20 ÉCHELLE Scale  
As indicated

TITRE DU DESSIN Drawing Title  
**ELEVATION - EAST (McRAE)**

REVISION Revision NO. DESSIN Dwg Number  
**1.0 A-402**

Preliminary  
DO NOT USE FOR  
CONSTRUCTION

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**MATERIALS LEGEND**

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BRZ-02	LIGHT BRONZE COLOUR
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GLZ-07	CLEAR GLAZING - DARK FRIT

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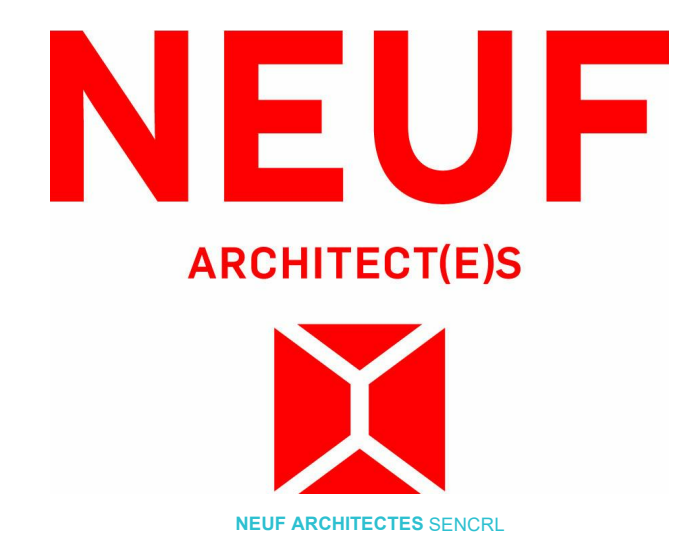
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SCEAU / Seal



OUVRAGE / Project  
**320 McRAE AVENUE**

EMPLACEMENT / Location NO PROJET / No.  
**1976 SCOTT ST & 320** 12087  
**McRAE AVE**  
**OTTAWA, ON**

NO REVISION DATE  
 1.0 SITE PLAN APPROVAL 2020 03 20

DESSINÉ PAR / Drawn by VERIFIÉ PAR / Checked  
 DH HG  
 DATE 20/03/20 ÉCHELLE / Scale  
 As indicated

TITRE DU DESSIN / Drawing Title  
**ELEVATIONS - WEST (TWEEDSMUIR)**

REVISION / Revision NO. DESSIN / Dwg Number  
**1.0 A-403**



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