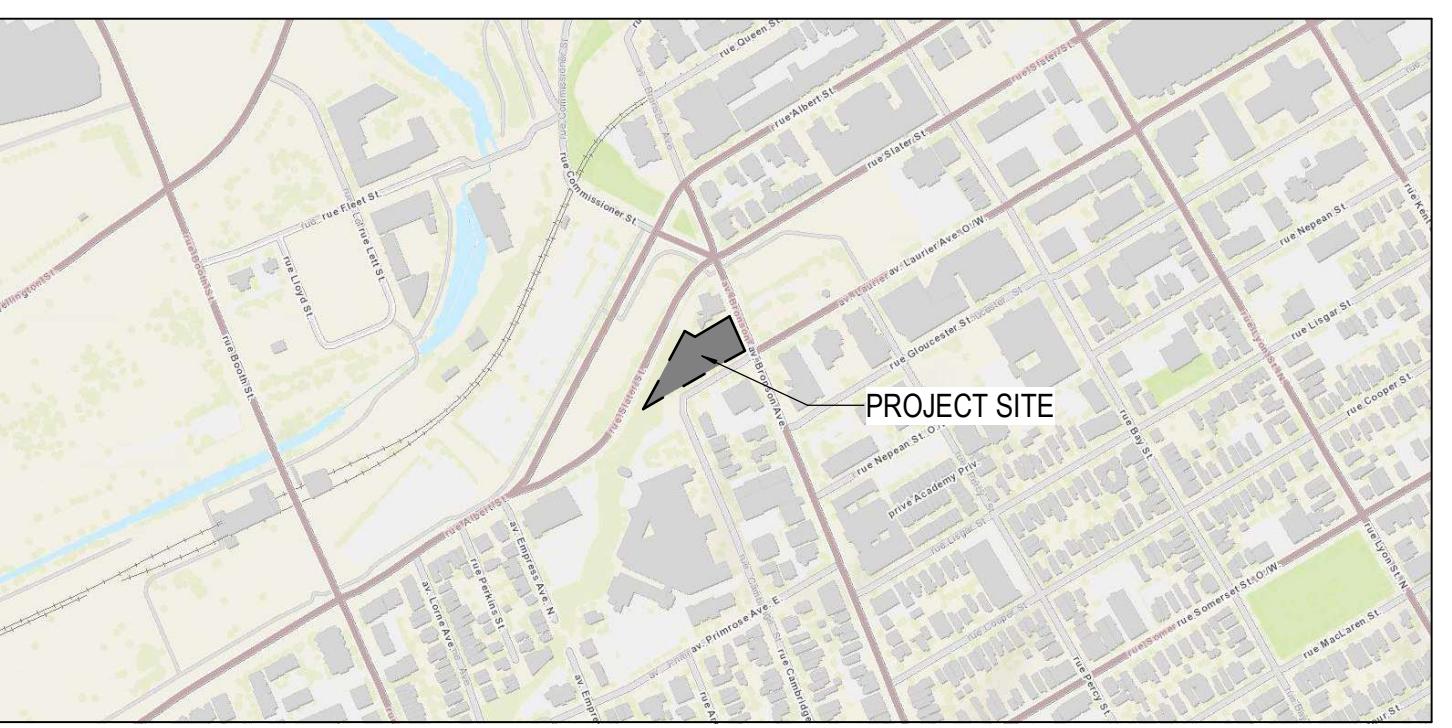
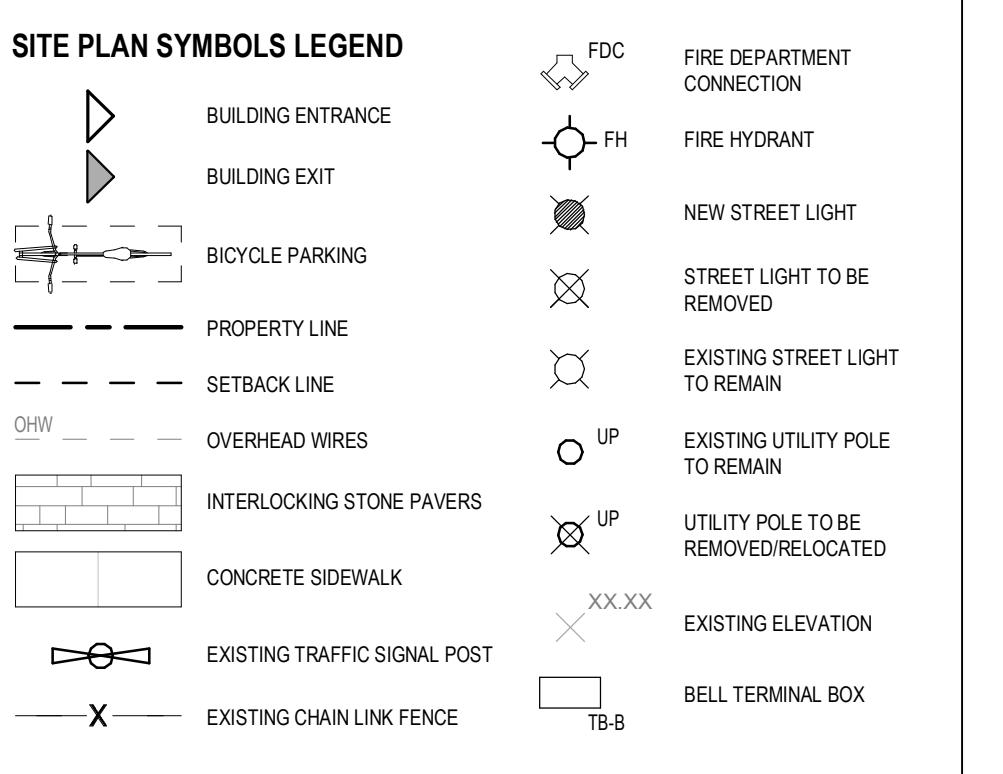


Site Statistics		
Current Zoning Designation:		
Total Lot Area:	2,843.2m <sup>2</sup>	53%
Average Existing Grade:	78.600	12%
Gross Floor Area:	29,859.5m <sup>2</sup>	25%
Proposed Development - 28 Storey High-Rise Apartment Building		
No. of units: 326 Units		
Zoning Mechanism	Required	Provided
Minimum Lot Width	18m	40m
Table 164a		
Minimum Lot Area	450m <sup>2</sup>	2,843.2m <sup>2</sup>
Table 164a		
Min. Front Yard Setback	3m (Bronson Avenue)	4.075m
Table 164a		
Min. Corner Side Yard Setback	3m (Laurier Avenue)	2m
Table 164a		
Min. Interior Side Yard Setback	If located within 2m of the front lot line: 1.5m If located further than 2m from the front lot line: 6m	2.3m from level 1 up to level 7
Table 164a		
Min. Rear Yard Setback	25% of the lot depth but need not exceed 7.5 metres	0.8m below Level 1 2.8m above Level 1
Table 164a		
Maximum Building Height	9 storeys (23m)	28 storeys (87.7m)
S. Schedule 429		
Minimum Landscaped Area	853.0m <sup>2</sup>	970.3m <sup>2</sup> (34%)
S. 163 (9)		
Permitted Projections into Required Yards	Maximum Size and Extent of Projection: 2 metres, but no closer than 1 metre from any lot line.	Max 2m, minimum 1m from lot line
Table 65 (6)(c)		
Parking Space Rates	141 Spaces 0 spaces for the first 12 units - Section 101(3) 0.5 spaces/unit for 314 units - Table 101(R12)(II) 10% Section 101(6)	71 Spaces
101 (Sch. 1A - Area X)		
Minimum Visitor Parking Rates	31 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces/unit for 314 units - Table 102	31 Spaces
102 (Sch. 1A - Area X)		
Bicycle Parking Rates	163 Spaces 0.5 spaces/unit for 326 units (111A(6)(j))	326 Spaces
Table 111A (Sch. 1 - Area B)		
Bicycle Parking Access	Minimum Asile Width: 1.5m	1.5m
S. 111 (6)		
Bicycle Parking Space Dimensions	Length: 1.8m Width (Stacked): 0.37m (S. 111 B8)	Length: 1.8m Width: 0.37m
Table 111B & 111(B8)		
Total Amenity Area	1,956m <sup>2</sup>	2,014m <sup>2</sup>
Table 137(4)(f)		
Communal Amenity Area	978m <sup>2</sup> Min. 50% of Total Amenity Area	992m <sup>2</sup>
Table 137(4)(f)		

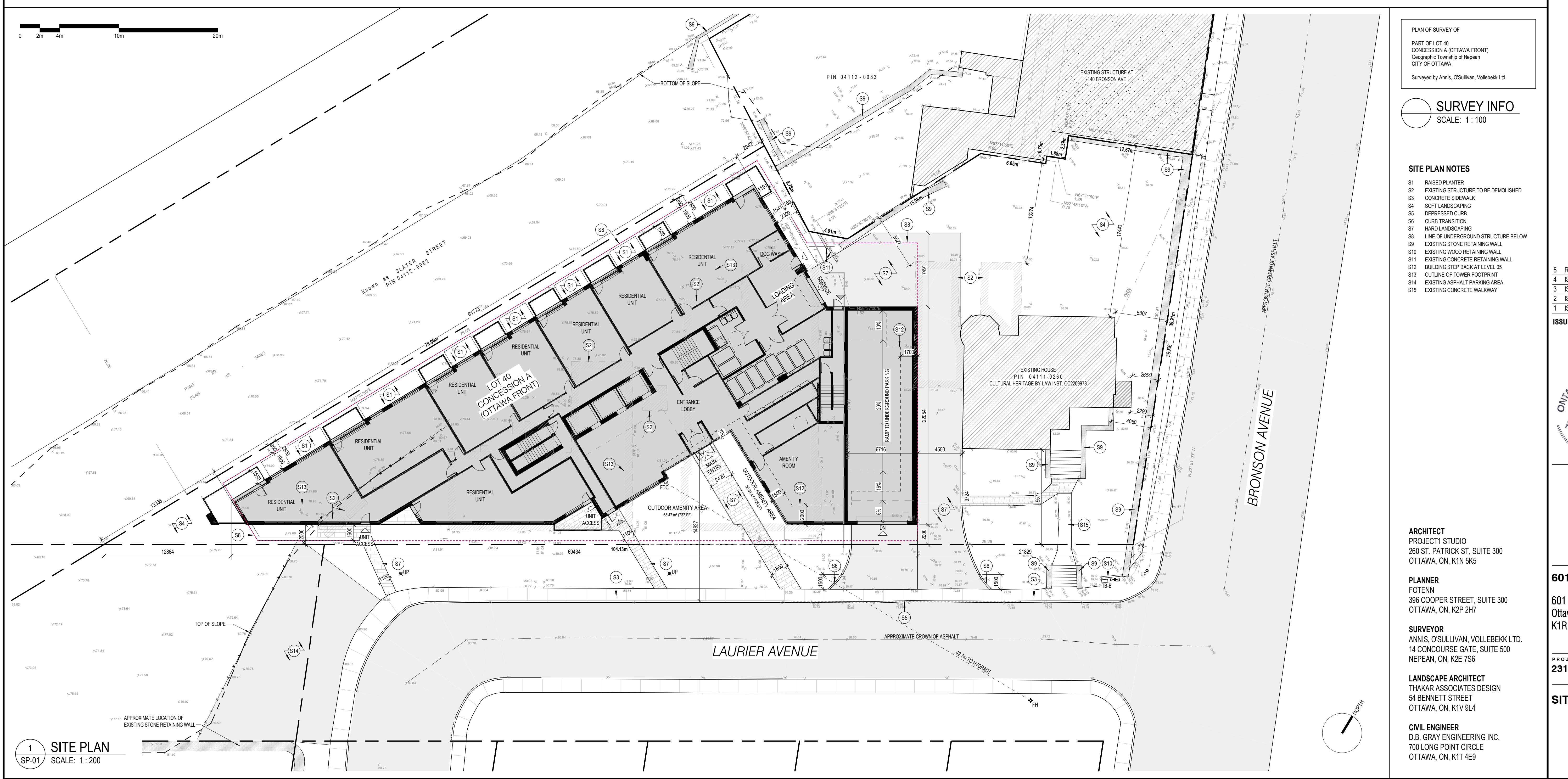
UNIT COUNT		
NAME	TOTAL COUNT	PERCENTAGE
1-BED	173	53%
1-BED + DEN	40	12%
2-BED	80	25%
2-BED + DEN	7	2%
STUDIO	26	8%
TOTAL	326	100%



2  
SP-01  
LOCATION PLAN  
SCALE: NTS

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WORKING SCH. (VEHICLE)	
	COUNT
EL P1	
DENT	6
TOR	28
EL P2	
DENT	31
TOR	3
EL P3	
DENT	34
AL	102

GROSS FLOOR AREA		
LEVEL	AREA	AREA (\$F)
LEVEL P3	1,695.65 m <sup>2</sup>	18,252 SF
LEVEL P2	1,695.65 m <sup>2</sup>	18,252 SF
LEVEL P1	1,695.65 m <sup>2</sup>	18,252 SF
LEVEL 1	1,274.52 m <sup>2</sup>	13,719 SF
LEVEL 2	1,242.57 m <sup>2</sup>	13,375 SF
LEVEL 3	1,242.57 m <sup>2</sup>	13,375 SF
LEVEL 4	1,242.57 m <sup>2</sup>	13,375 SF
LEVEL 5	1,174.81 m <sup>2</sup>	12,646 SF
LEVEL 6	1,174.81 m <sup>2</sup>	12,646 SF
LEVEL 7	784.96 m <sup>2</sup>	8,449 SF
LEVEL 8	778.84 m <sup>2</sup>	8,383 SF
LEVEL 9	777.64 m <sup>2</sup>	8,370 SF
LEVEL 10	777.64 m <sup>2</sup>	8,370 SF
LEVEL 11	777.64 m <sup>2</sup>	8,370 SF
LEVEL 12	777.64 m <sup>2</sup>	8,370 SF
LEVEL 13	777.64 m <sup>2</sup>	8,370 SF
LEVEL 14	777.64 m <sup>2</sup>	8,370 SF
LEVEL 15	777.64 m <sup>2</sup>	8,370 SF
LEVEL 16	777.64 m <sup>2</sup>	8,370 SF
LEVEL 17	777.64 m <sup>2</sup>	8,370 SF
LEVEL 18	777.64 m <sup>2</sup>	8,370 SF
LEVEL 19	777.64 m <sup>2</sup>	8,370 SF
LEVEL 20	777.64 m <sup>2</sup>	8,370 SF
LEVEL 21	777.64 m <sup>2</sup>	8,370 SF
LEVEL 22	777.64 m <sup>2</sup>	8,370 SF
LEVEL 23	777.64 m <sup>2</sup>	8,370 SF
LEVEL 24	777.64 m <sup>2</sup>	8,370 SF
LEVEL 25	777.64 m <sup>2</sup>	8,370 SF
LEVEL 26	777.64 m <sup>2</sup>	8,370 SF
LEVEL 27	777.64 m <sup>2</sup>	8,370 SF
LEVEL 28	777.64 m <sup>2</sup>	8,370 SF
PENTHOUSE	304.14 m <sup>2</sup>	3,274 SF
TOTAL	29,859.47 m <sup>2</sup>	321,405 SF

RENTABLE AREA (RESIDENTIAL)		
LEVEL	AREA	AREA (SF)
LEVEL 1	560.14 m <sup>2</sup>	6,029 SF
LEVEL 2	1,072.22 m <sup>2</sup>	11,541 SF
LEVEL 3	1,072.22 m <sup>2</sup>	11,541 SF
LEVEL 4	1,072.22 m <sup>2</sup>	11,541 SF
LEVEL 5	1,006.87 m <sup>2</sup>	10,838 SF
LEVEL 6	1,006.87 m <sup>2</sup>	10,838 SF
LEVEL 7	344.00 m <sup>2</sup>	3,703 SF
LEVEL 8	599.44 m <sup>2</sup>	6,452 SF
LEVEL 9	675.18 m <sup>2</sup>	7,268 SF
LEVEL 10	675.18 m <sup>2</sup>	7,268 SF
LEVEL 11	675.18 m <sup>2</sup>	7,268 SF
LEVEL 12	675.18 m <sup>2</sup>	7,268 SF
LEVEL 13	675.18 m <sup>2</sup>	7,268 SF
LEVEL 14	675.18 m <sup>2</sup>	7,268 SF
LEVEL 15	675.18 m <sup>2</sup>	7,268 SF
LEVEL 16	675.18 m <sup>2</sup>	7,268 SF
LEVEL 17	675.18 m <sup>2</sup>	7,268 SF
LEVEL 18	675.18 m <sup>2</sup>	7,268 SF
LEVEL 19	675.18 m <sup>2</sup>	7,268 SF
LEVEL 20	675.18 m <sup>2</sup>	7,268 SF
LEVEL 21	675.18 m <sup>2</sup>	7,268 SF
LEVEL 22	675.18 m <sup>2</sup>	7,268 SF
LEVEL 23	675.18 m <sup>2</sup>	7,268 SF
LEVEL 24	675.18 m <sup>2</sup>	7,268 SF
LEVEL 25	675.18 m <sup>2</sup>	7,268 SF
LEVEL 26	675.18 m <sup>2</sup>	7,268 SF
LEVEL 27	675.18 m <sup>2</sup>	7,268 SF
LEVEL 28	675.18 m <sup>2</sup>	7,268 SF
<b>TOTAL</b>	<b>20,237.56 m<sup>2</sup></b>	<b>217,835 SF</b>

AMENITY SCH. (PRIVATE)		
LEVEL	AREA	AREA (SF)
LEVEL 1	75.34 m <sup>2</sup>	811 SF
LEVEL 2	84.35 m <sup>2</sup>	908 SF
LEVEL 3	84.35 m <sup>2</sup>	908 SF
LEVEL 4	84.35 m <sup>2</sup>	908 SF
LEVEL 5	136.58 m <sup>2</sup>	1,470 SF
LEVEL 6	80.70 m <sup>2</sup>	869 SF
LEVEL 7	17.66 m <sup>2</sup>	190 SF
LEVEL 8	13.41 m <sup>2</sup>	144 SF
LEVEL 9	22.75 m <sup>2</sup>	245 SF
LEVEL 10	21.78 m <sup>2</sup>	234 SF
LEVEL 11	22.75 m <sup>2</sup>	245 SF
LEVEL 12	21.78 m <sup>2</sup>	234 SF
LEVEL 13	22.75 m <sup>2</sup>	245 SF
LEVEL 14	21.78 m <sup>2</sup>	234 SF
LEVEL 15	22.75 m <sup>2</sup>	245 SF
LEVEL 16	21.78 m <sup>2</sup>	234 SF
LEVEL 17	22.75 m <sup>2</sup>	245 SF
LEVEL 18	21.78 m <sup>2</sup>	234 SF
LEVEL 19	22.75 m <sup>2</sup>	245 SF
LEVEL 20	21.78 m <sup>2</sup>	234 SF
LEVEL 21	22.75 m <sup>2</sup>	245 SF
LEVEL 22	21.78 m <sup>2</sup>	234 SF
LEVEL 23	22.75 m <sup>2</sup>	245 SF
LEVEL 24	21.78 m <sup>2</sup>	234 SF
LEVEL 25	22.75 m <sup>2</sup>	245 SF
LEVEL 26	21.78 m <sup>2</sup>	234 SF
LEVEL 27	22.75 m <sup>2</sup>	245 SF
LEVEL 28	21.78 m <sup>2</sup>	234 SF
<b>TOTAL</b>	<b>1,022.03 m<sup>2</sup></b>	<b>11,001 SF</b>

AMENITY SCH. (COMMUNAL)			
LEVEL	NAME	AREA	AREA (SF)
EVEL 1	LVL 1 AMENITY ROOM	67.52 m <sup>2</sup>	727 SF
EVEL 1	AMENITY AREA	52.64 m <sup>2</sup>	567 SF
EVEL 1	OUTDOOR AMENITY AREA	68.47 m <sup>2</sup>	737 SF
EVEL 1	DOG WASH	7.20 m <sup>2</sup>	78 SF
EVEL 1	OUTDOOR AMENITY AREA	36.94 m <sup>2</sup>	398 SF
EVEL 7	LVL 7 AMENITY ROOM	190.30 m <sup>2</sup>	2,048 SF
EVEL 7	LVL 7 AMENITY TERRACE	333.46 m <sup>2</sup>	3,589 SF
EVEL 7	LVL 7 AMENITY ROOM 2	127.18 m <sup>2</sup>	1,369 SF
EVEL 8	LVL 8 AMENITY ROOM	67.06 m <sup>2</sup>	722 SF
EVEL 8	LVL 8 AMENITY TERRACE	41.40 m <sup>2</sup>	446 SF
TOTAL		992.17 m <sup>2</sup>	10,680 SF

PARKING SCH. (BICYCLE)	
TYPE	COUNT
EL P3	
CKED HORIZONTAL (370 x 1800mm)	326
AL	326

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ISSUED FOR COORDINATION	2024-08-09
ISSUED FOR CITY REVIEW	2024-04-29

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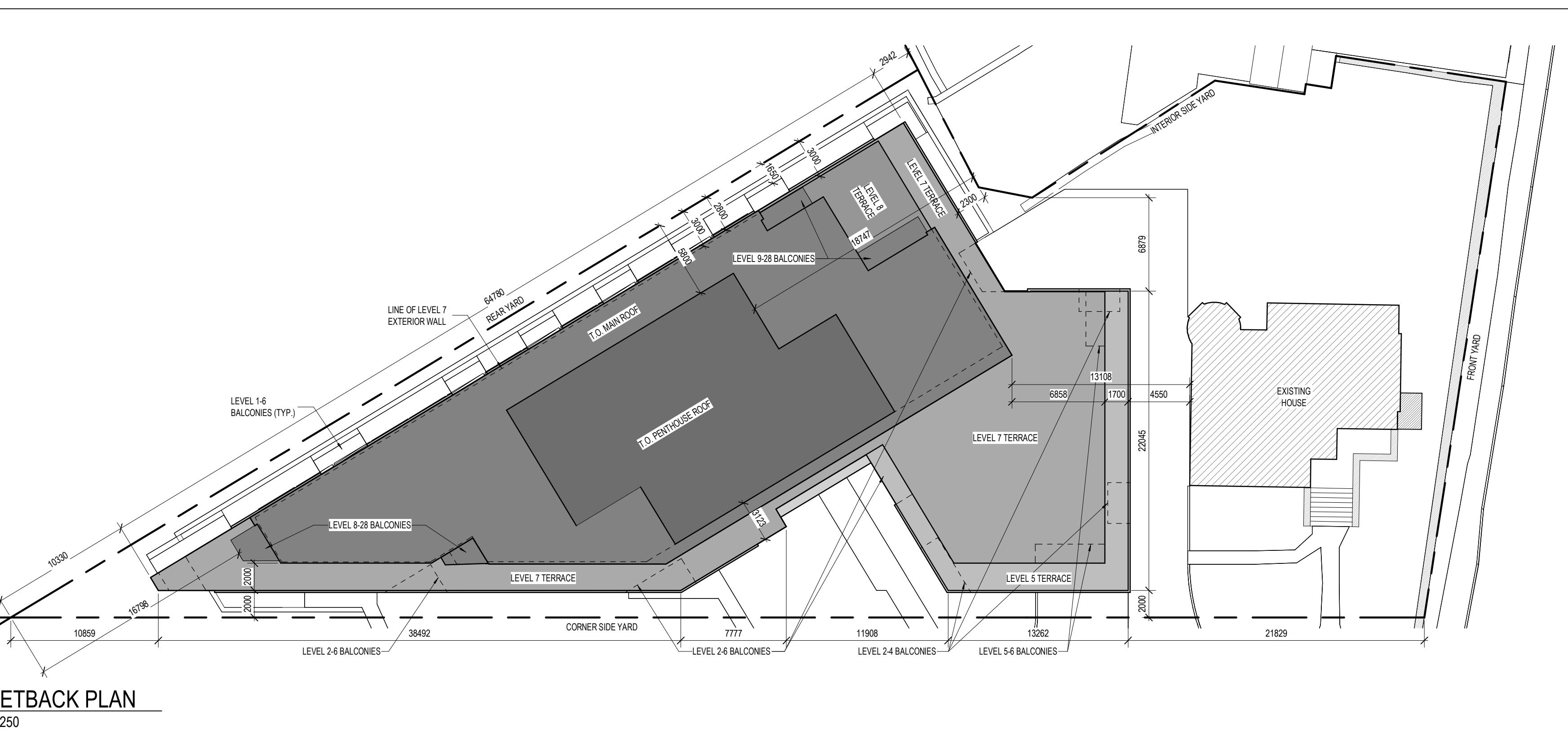
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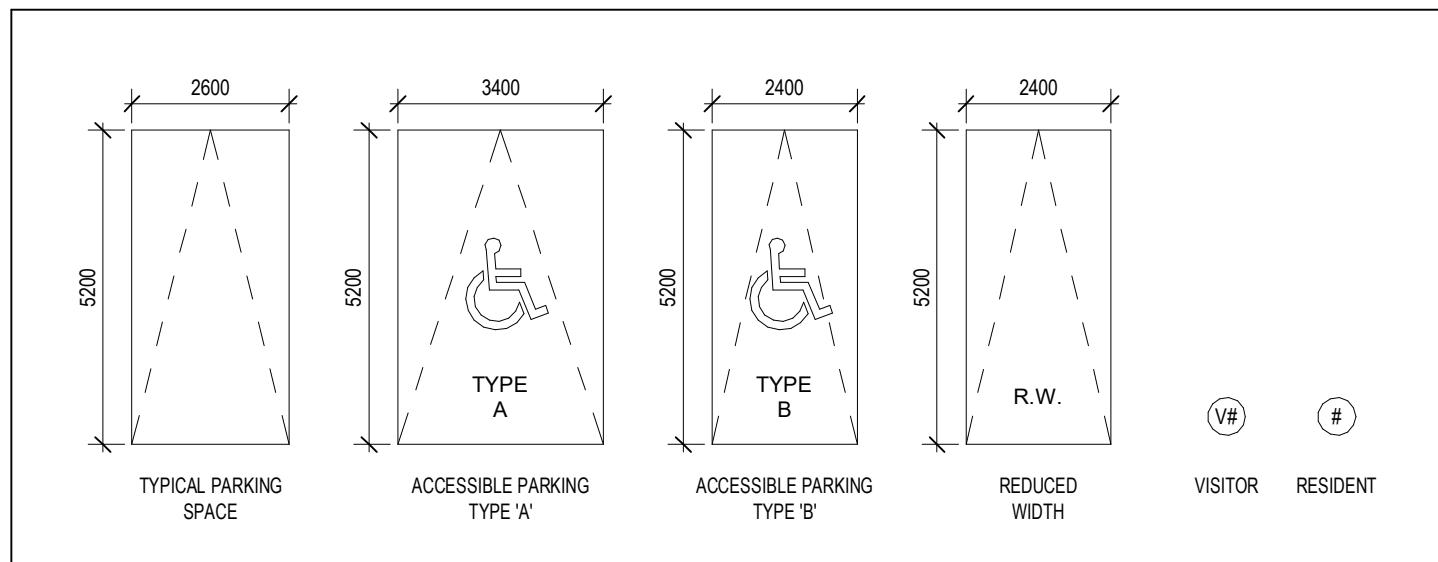
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10 J SCALE DRAWN REVIEWED  
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# PROJECT STATISTICS AND ONING INFORMATION

# SP-02

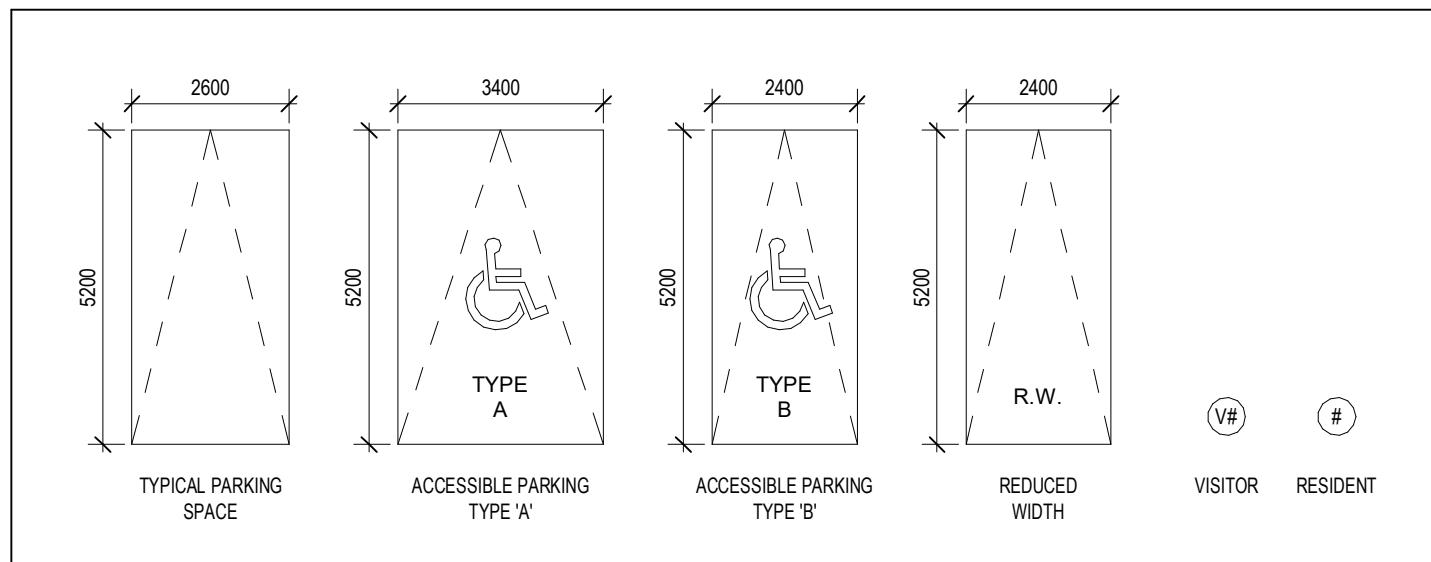




**PARKING LEGEND**

SCALE: 1:125



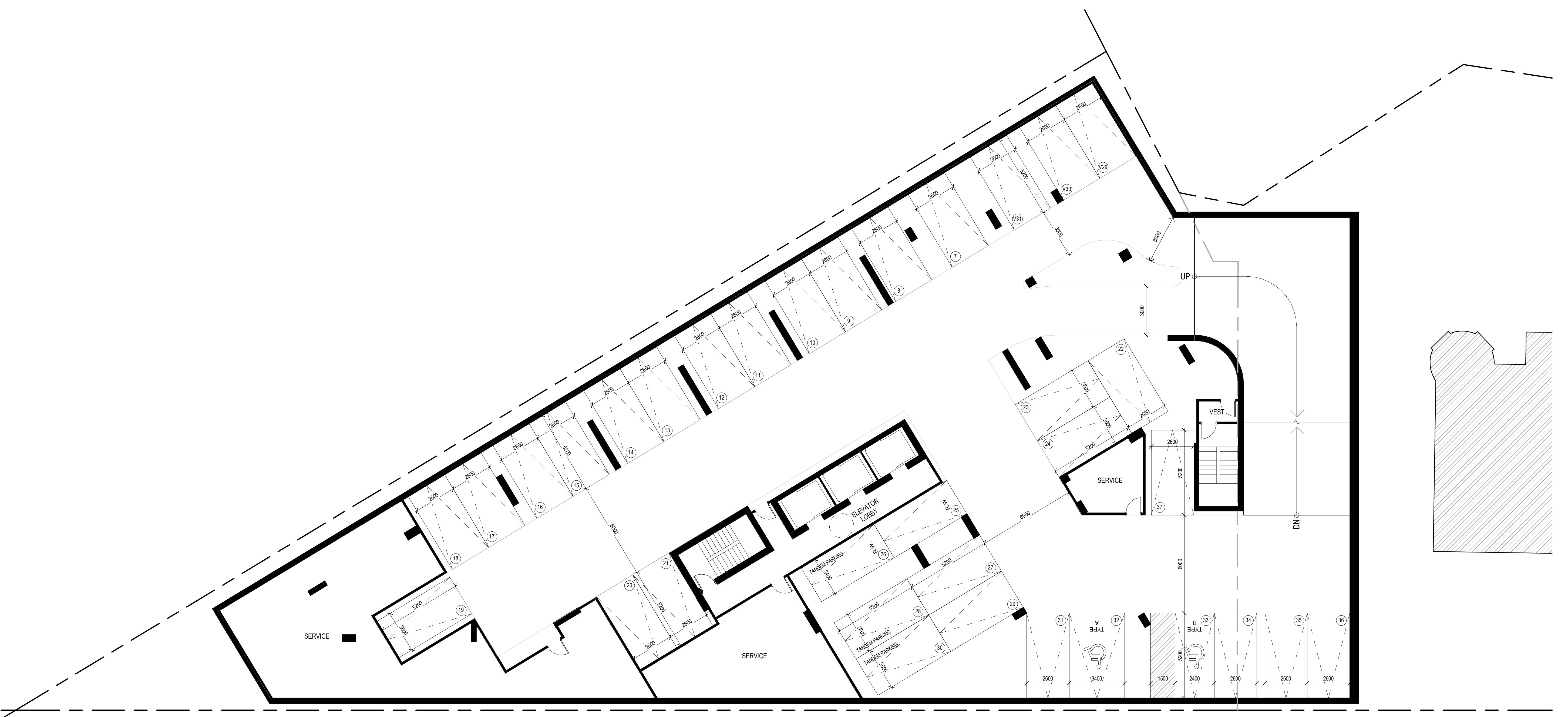


**PARKING LEGEND**

SCALE: 1:125

**FLOOR/ROOF PLAN NOTES**  
P1 GLASS JULIETTE BALCONIES ON WEST ELEVATION TYPICAL

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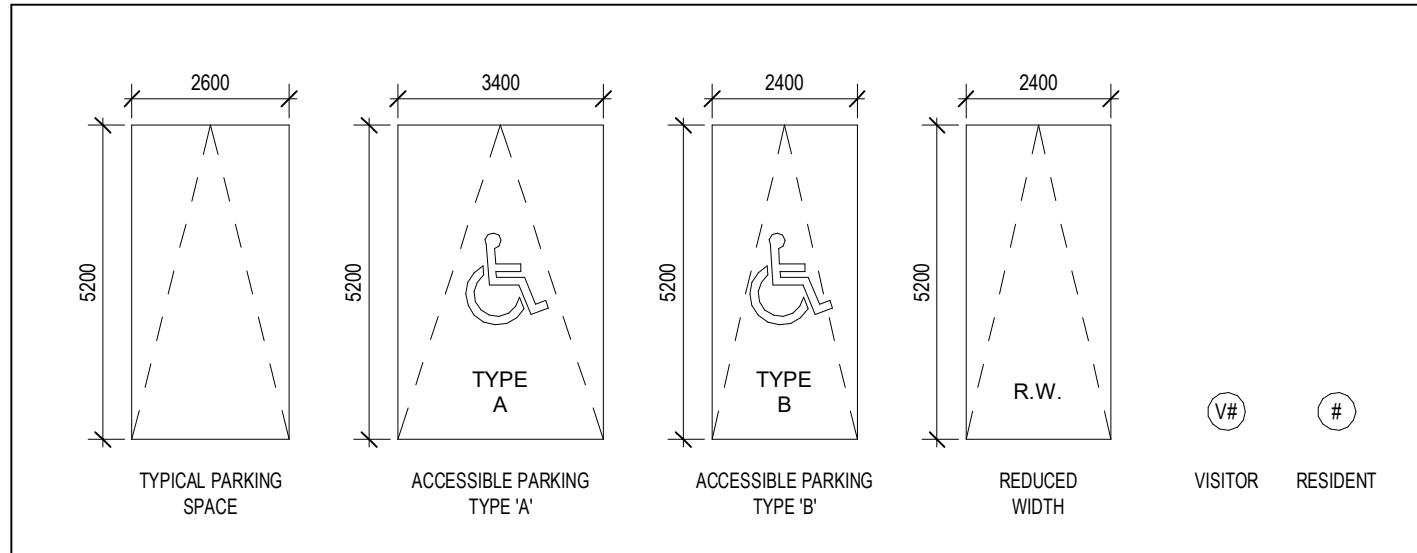
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2318 NOTED BH JH

**FLOOR PLAN LEVEL P2**

**A100b**





## PARKING LEGEND

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SCALE: 1 : 125

SCALE: 1 : 125

## **FLOOR/ROOF PLAN NOTES**

\*1 GLASS JULIETTE BALCONIES ON WEST ELEVATION. TYPICAL

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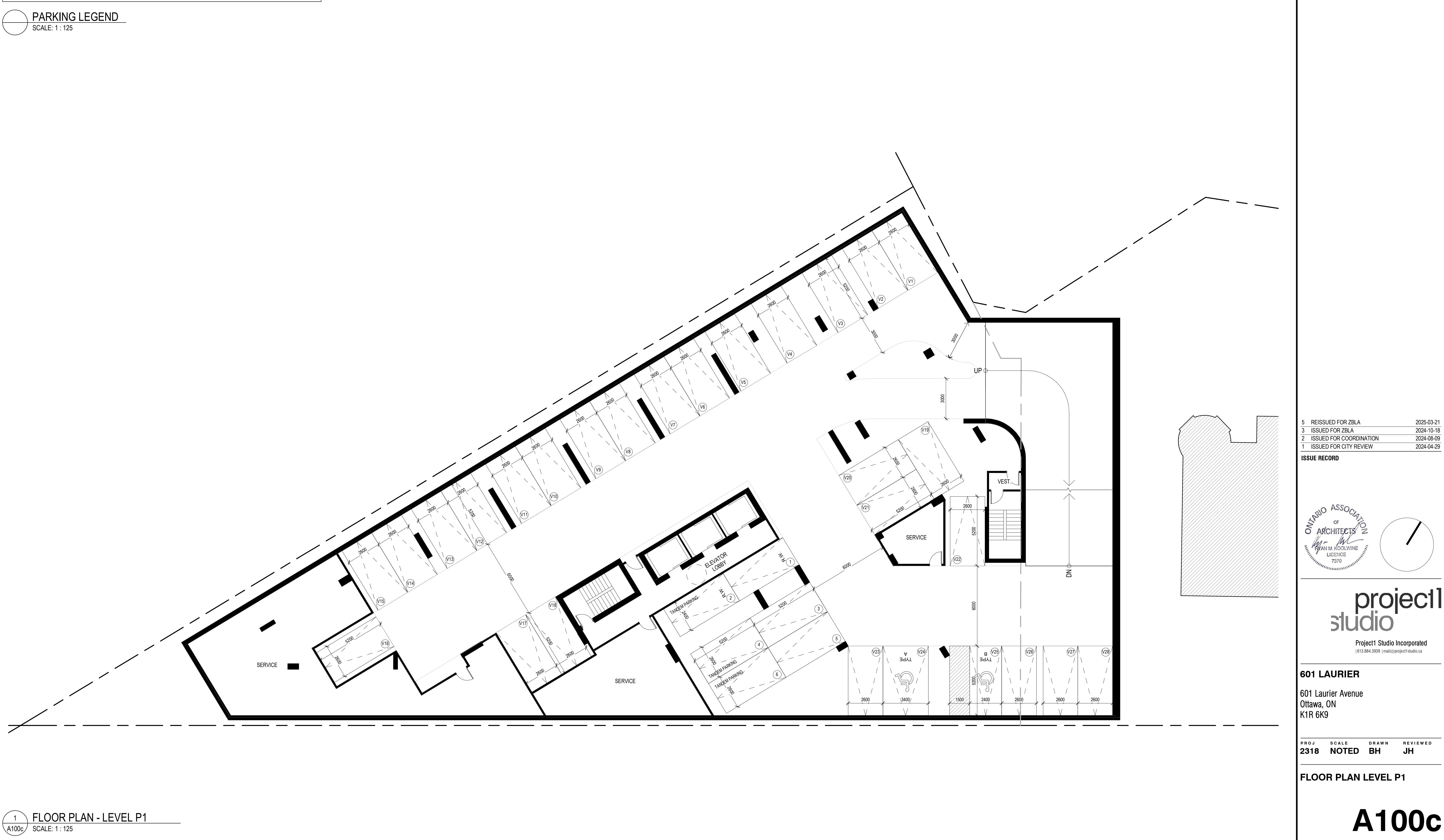
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**FLOOR PLAN - LEVEL P1**

A100c SCALE: 1 : 125

# A100c

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#### FLOOR/ROOF PLAN NOTES

P1 GLASS JULIETTE BALCONIES ON WEST ELEVATION, TYPICAL



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#### FLOOR PLAN LEVEL 1

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#### FLOOR/ROOF PLAN NOTES

P1 GLASS JULIETTE BALCONIES ON WEST ELEVATION, TYPICAL



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#### FLOOR PLAN LEVEL 2 - 4

## **FLOOR/ROOF PLAN NOTES**

#### P1 GLASS JULIETTE BALCONIES ON WEST ELEVATION. TYPICAL

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## THE RECORD

The logo for the Ontario Association of Architects. It features a large, stylized, handwritten-style signature of the words "ONTARIO ASSOCIATION" and "OF ARCHITECTS" in black ink. Below this, a smaller, handwritten-style signature of "RYAN M. KOOLWINE" is written. At the bottom of the logo, the word "LICENCE" is printed in a bold, sans-serif font. To the right of the "LICENCE" text is a circular seal with the number "7070" and the date "JULY 2007".

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SCALE DRAWN REVIEWED  
8 NOTED BH JH

## **DOOR PLAN LEVEL 5 - 6**

**FLOOR PLAN - LEVEL 5 - 6**

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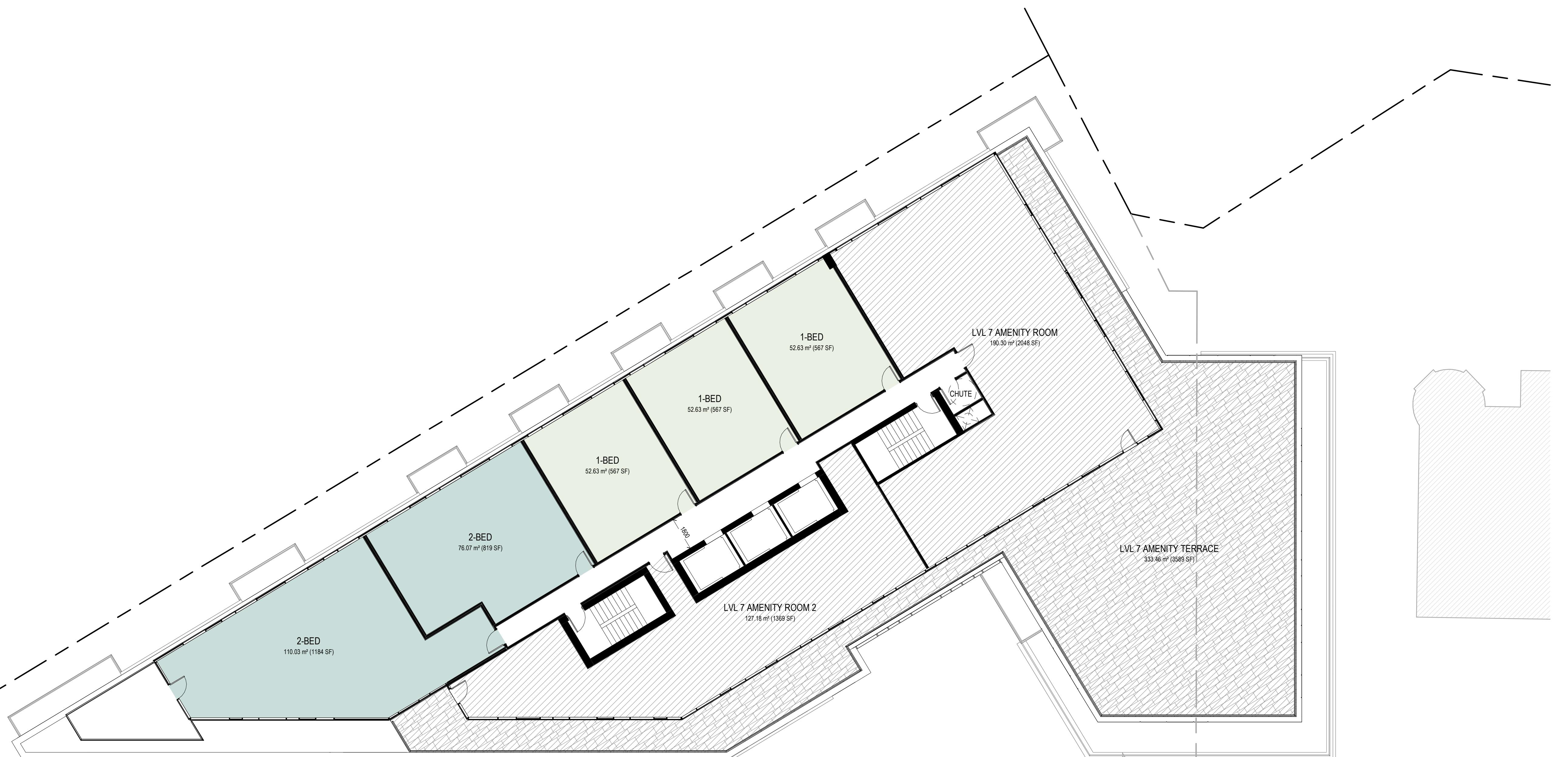
# A103

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#### FLOOR/ROOF PLAN NOTES

P1 GLASS JUILLETTE BALCONIES ON WEST ELEVATION, TYPICAL



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#### FLOOR PLAN LEVEL 7

A104

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#### FLOOR/ROOF PLAN NOTES

P1 GLASS JULIETTE BALCONIES ON WEST ELEVATION, TYPICAL



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PROJ SCALE DRAWN REVIEWED  
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#### FLOOR PLAN LEVEL 8

**A105**

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#### FLOOR/ROOF PLAN NOTES

P1 GLASS JULIETTE BALCONIES ON WEST ELEVATION, TYPICAL

#### TOWER FLOOR PLATE AREA:

WITHOUT BALCONIES: 777m<sup>2</sup>  
WITH BALCONIES: 799m<sup>2</sup>



5 REISSUED FOR ZBLA 2025-03-21  
3 ISSUED FOR ZBLA 2024-10-18  
2 ISSUED FOR COORDINATION 2024-08-09  
1 ISSUED FOR CITY REVIEW 2024-04-29

#### ISSUE RECORD



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#### 601 LAURIER

601 Laurier Avenue  
Ottawa, ON  
K1R 6K9

PROJ SCALE DRAWN REVIEWED  
2318 NOTED BH JH

#### FLOOR PLAN LEVEL 9-28

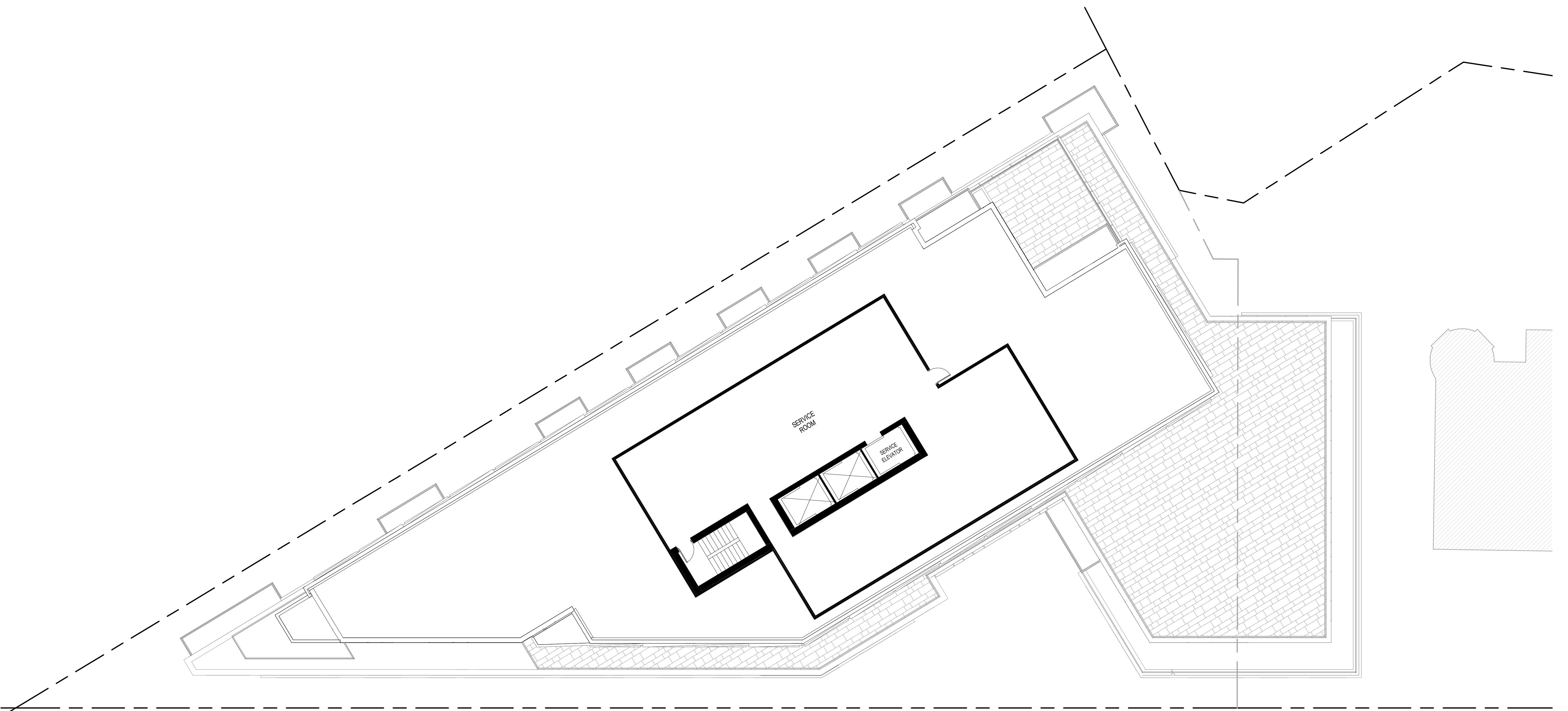
**A106**

GENERAL ARCHITECTURAL NOTES:

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- Upon notice in writing the Architect will provide written/graphic clarification or supplementary information regarding the intent of Contract Documents.
- The Architect's drawings are to be used in conjunction with all other Contract Documents including the General, Mechanical, Structural, Mechanical and Electrical Drawings.
- Positions of exposed or installed Mechanical or Electrical ducts, piping and insulation are to be indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
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#### FLOOR/ROOF PLAN NOTES

P1 GLASS JUliETTE BALCONIES ON WEST ELEVATION TYPICAL



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PROJ SCALE DRAWN REVIEWED  
2318 NOTED BH JH

FLOOR PLAN - PENTHOUSE  
LEVEL

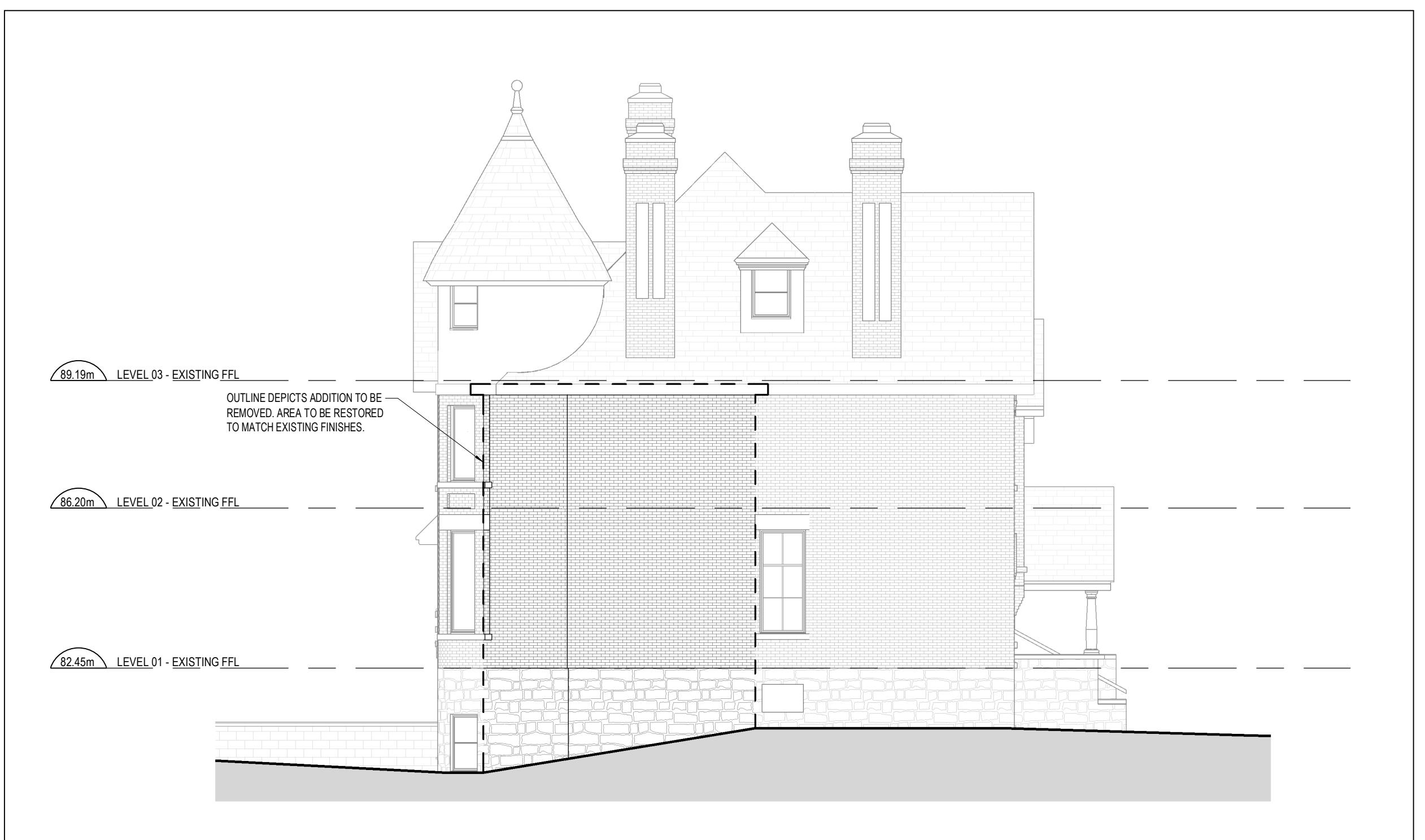
A107





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- Drawings are not to be scaled. The Contractor is responsible for checking and verifying the dimensions and locations of all work and to advise the Architect of any discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notice in writing the Architect will provide written/graphic clarification or supplementary information regarding the intent of Contract Documents.
- The Architect's drawings are to be read in conjunction with all other Contract Documents including the General, Mechanical and Structural, Mechanical, Electrical Drawings.
- Positions of proposed or installed Mechanical or Electrical equipment, fittings and fixtures are to be indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
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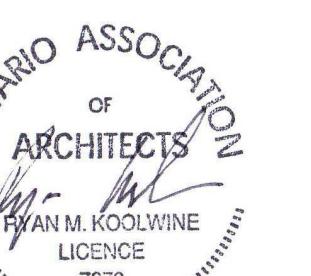


1 WEST ELEVATION - ANDREW FLECK HOUSE  
A202 SCALE: 1:100



2 SOUTHEAST PARTIAL ELEVATION  
A202 SCALE: 1:100

5 REISSUED FOR ZBLA 2025-03-21  
ISSUE RECORD



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2318 NOTED BH JH

ELEVATIONS

A202