

Site Statistics		
Current Zoning Designation:	R4UD & RSQ (2883) S429 - Residential Fifth Density Zone	
Total Lot Area:	2,843.2m ²	
Average Existing Grade:	76.600	
Gross Floor Area:	29,859.5m ²	
Proposed Development - 28 Storey High-Rise Apartment Building		
No. of units	326 Units	
Zoning Mechanism	Required	Provided
Minimum Lot Width Table 164A	18m	40m
Minimum Lot Area Table 164A	450m ²	2,843.2m ²
Min. Front Yard Setback Table 164A	3m (Brimson Avenue)	4.075m
Min. Corner Side Yard Setback Table 164A	3m (Laurier Avenue)	2m
Min. Interior Side Yard Setback Table 164A	If located within 21m of the front lot line: 1.5m If located further than 21m from the front lot line: 6m	2.3m from level 1 up to level 7
Min. Rear Yard Setback Table 164A	25% of the lot depth but need not exceed 7.5 metres	0.9m below Level 1 2.8m above Level 1
Maximum Building Height S. Schedule 429	9 storeys (28m)	28 storeys (87.7m)
Minimum Landscaped Area S. 163 (f)	853.0m ² Min. 30% of Lot Area	970.3m ² (34%)
Permitted Projections into Required Yards Table 65 (B)(c)	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
Parking Space Rates 101 (Sch. 1A - Area X)	141 Spaces 0 spaces for the first 12 units - Section 101(3) 0.5 spaces / unit for 314 units - Table 101(R)(2)(iii) - 10% Section 101(6)	71 Spaces
Minimum Visitor Parking Rates 102 (Sch. 1A - Area X)	31 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces / unit for 314 units - Table 102	31 Spaces
Bicycle Parking Rates Table 111A (Sch. 1 - Area B)	163 Spaces 0.5 spaces / unit for 326 units(111A(b)(ii))	326 Spaces
Bicycle Parking Access S. 111 (f)	Minimum Aisle Width: 1.5m	1.5m
Bicycle Parking Space Dimensions Table 111B & S. 111(BB)	Length: 1.8m Width (Stacked): 0.37m (S. 111 BB)	Length: 1.8m Width: 0.37m
Total Amenity Area Table 137(4)(ii)	1,956m ² 6m ² / unit for 326 units	2,014m ²
Communal Amenity Area Table 137(4)(ii)	979m ² Min. 50% of Total Amenity Area	992m ²

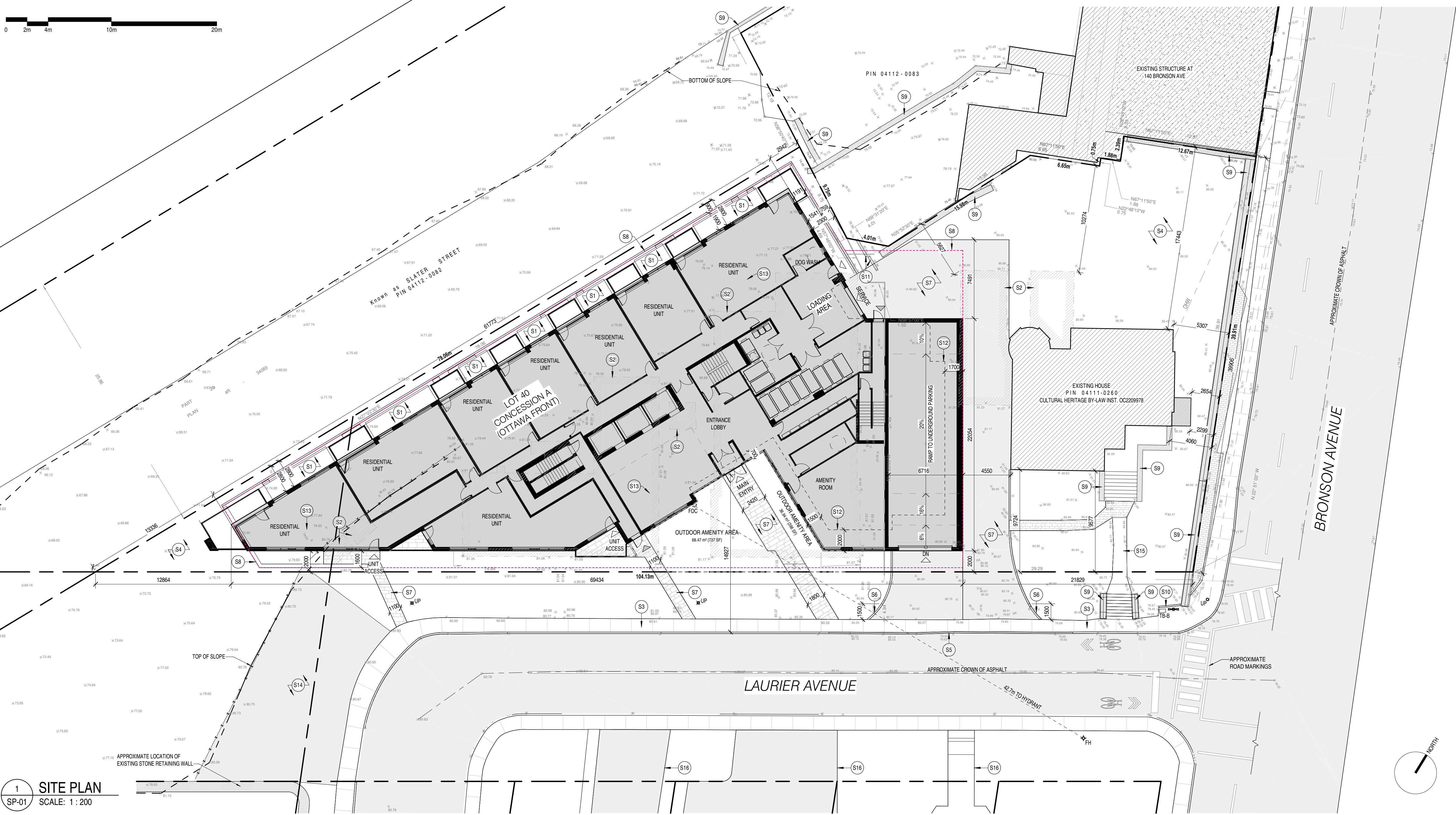
UNIT COUNT		
NAME	TOTAL COUNT	PERCENTAGE
1-BED	173	53%
1-BED + DEN	40	12%
2-BED	80	25%
2-BED + DEN	7	2%
STUDIO	26	8%
TOTAL	326	100%

SITE PLAN SYMBOLS LEGEND	
	BUILDING ENTRANCE
	BUILDING EXIT
	BICYCLE PARKING
	PROPERTY LINE
	SETBACK LINE
	OVERHEAD WIRES
	INTERLOCKING STONE PAVERS
	CONCRETE SIDEWALK
	EXISTING TRAFFIC SIGNAL POST
	EXISTING CHAIN LINK FENCE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	NEW STREET LIGHT
	STREET LIGHT TO BE REMOVED
	EXISTING STREET LIGHT TO REMAIN
	EXISTING UTILITY POLE TO REMAIN
	UTILITY POLE TO BE REMOVED/RELOCATED
	EXISTING ELEVATION
	BELL TERMINAL BOX



2 LOCATION PLAN
SP-01 SCALE: NTS

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1 SITE PLAN
SP-01 SCALE: 1 : 200

PLAN OF SURVEY OF
PART OF LOT 40
CONCESSION A (OTTAWA FRONT)
Geographic Township of Nepean
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

SURVEY INFO
SCALE: 1 : 100

- SITE PLAN NOTES
- S1 RAISED PLANTER
 - S2 EXISTING STRUCTURE TO BE DEMOLISHED
 - S3 CONCRETE SIDEWALK
 - S4 SOFT LANDSCAPING
 - S5 DEPRESSED CURB
 - S6 CURB TRANSITION
 - S7 HARD LANDSCAPING
 - S8 LINE OF UNDERGROUND STRUCTURE BELOW
 - S9 EXISTING STONE RETAINING WALL
 - S10 EXISTING WOOD RETAINING WALL
 - S11 EXISTING CONCRETE RETAINING WALL
 - S12 BUILDING STEP BACK AT LEVEL 65
 - S13 OUTLINE OF TOWER FOOTPRINT
 - S14 EXISTING ASPHALT PARKING AREA
 - S15 EXISTING CONCRETE WALKWAY
 - S16 APPROXIMATE OUTLINE OF NEIGHBOURING HARDSCAPE

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1	ISSUED FOR CITY REVIEW	2024-04-29

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260 ST. PATRICK ST, SUITE 300
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PLANNER
FOTENN
396 COOPER STREET, SUITE 300
OTTAWA, ON, K2P 2H7

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON, K2E 7S6

LANDSCAPE ARCHITECT
THAKAR ASSOCIATES DESIGN
54 BENNETT STREET
OTTAWA, ON, K1V 9L4

CIVIL ENGINEER
D.B. GRAY ENGINEERING INC.
700 LONG POINT CIRCLE
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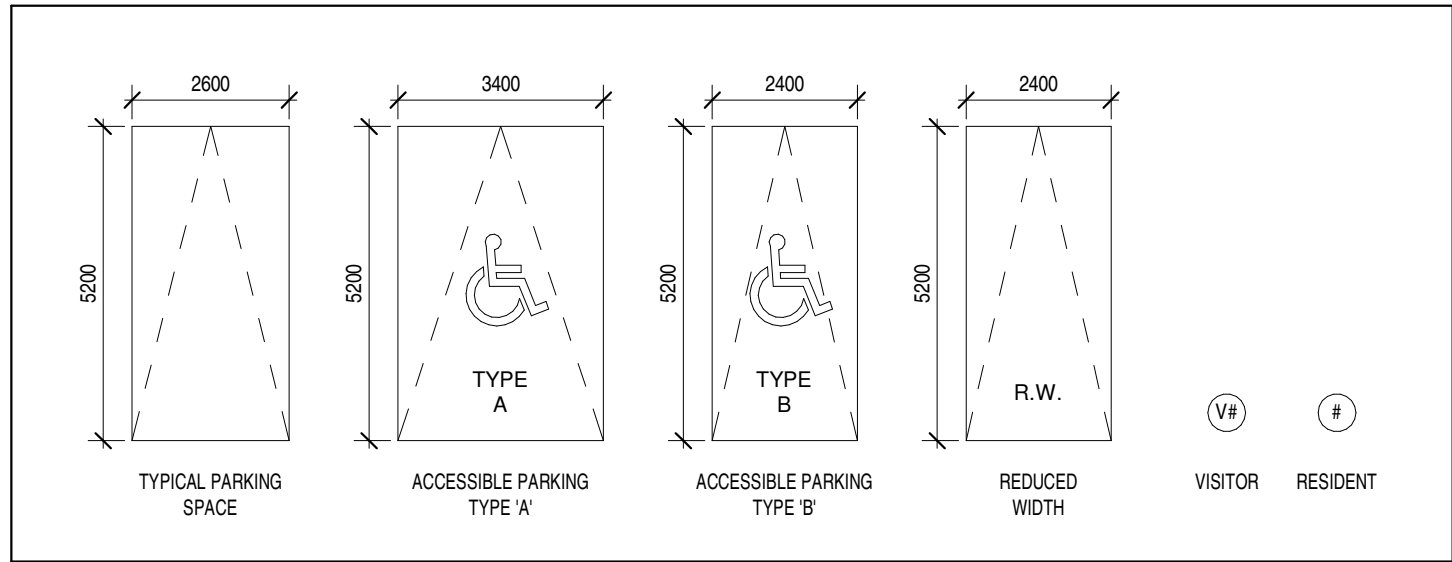
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SITE PLAN

SP-01



PARKING LEGEND
SCALE: 1 : 125

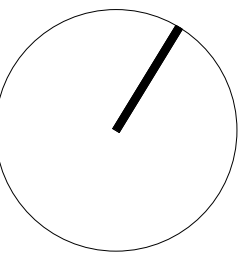
FLOOR/ROOF PLAN NOTES
P1 GLASS JULIETTE BALCONIES ON WEST ELEVATION, TYPICAL
P2 RAILING AT PERIMETER OF LEVEL 7 AND 8 AMENITY TERRACE TO BE 1.8m HIGH ABOVE PAVEMENT HEIGHT AND BE CONSTRUCTED AS A NOISE BARRIER (STC 30 MIN). REFER TO NOISE STUDY.

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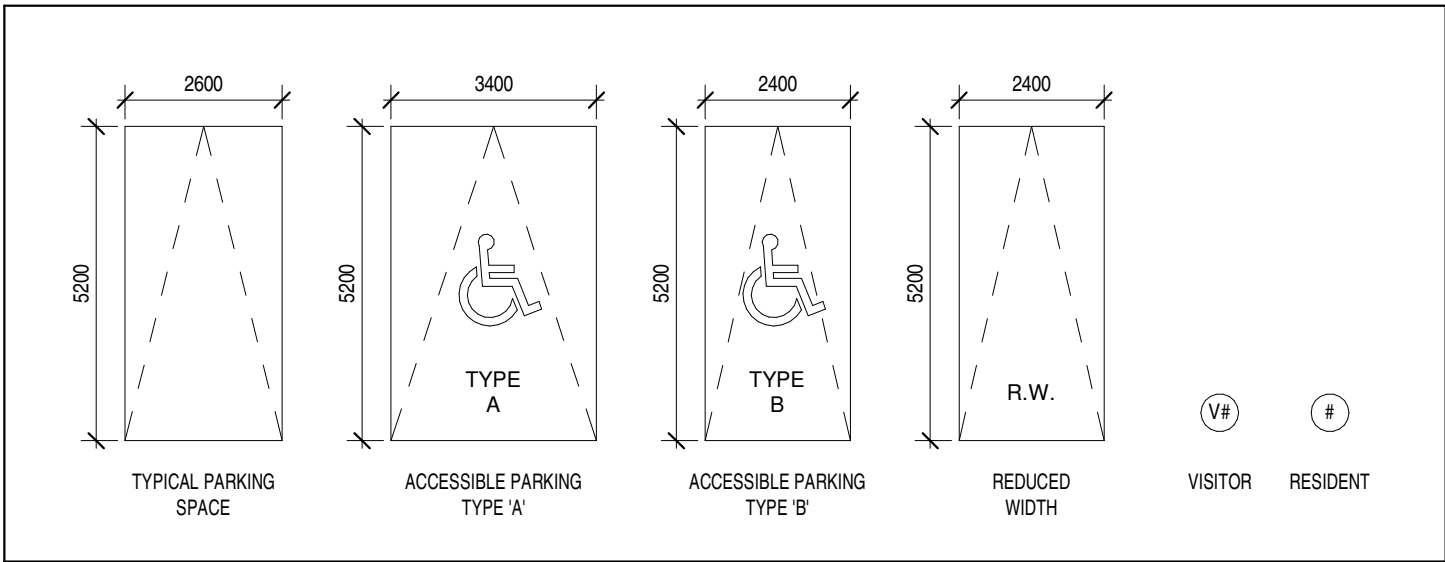
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FLOOR PLAN LEVEL P3

A100a



PARKING LEGEND

SCALE: 1 : 125

FLOOR/ROOF PLAN NOTES

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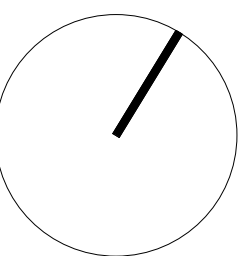
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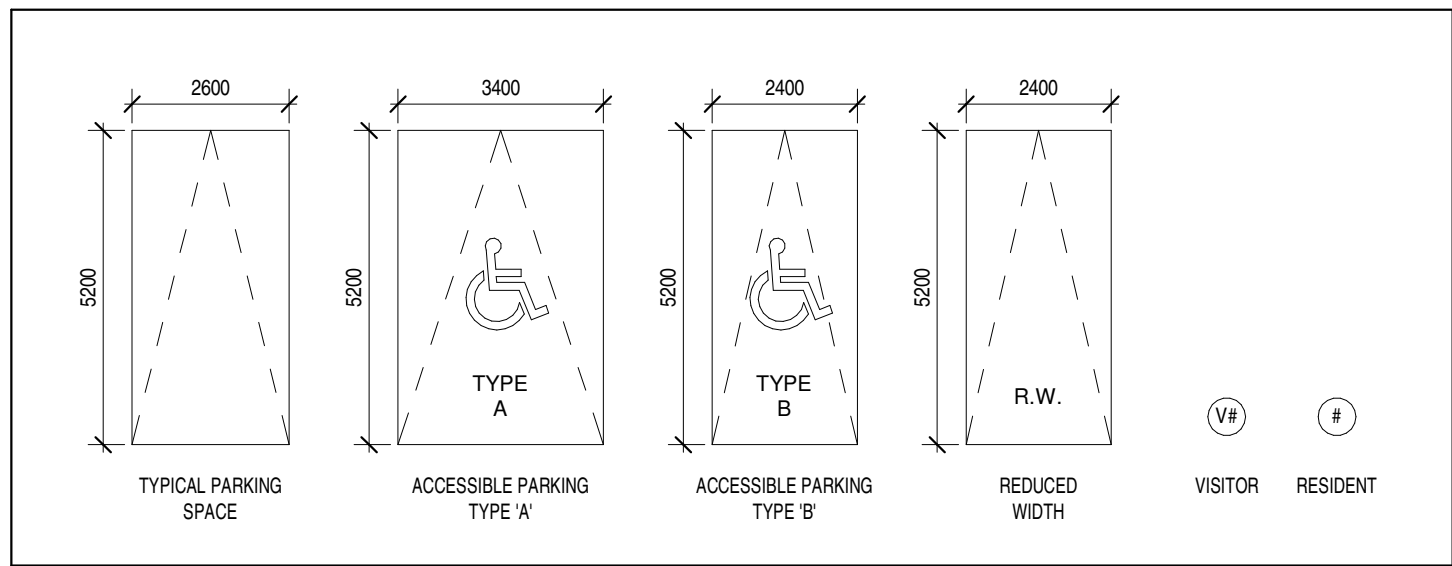
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FLOOR PLAN LEVEL P2

A100b



PARKING LEGEND
SCALE: 1 : 125

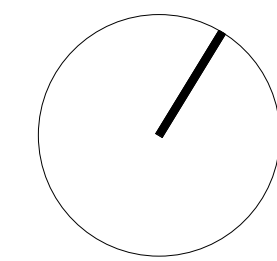
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FLOOR PLAN LEVEL P1

A100c

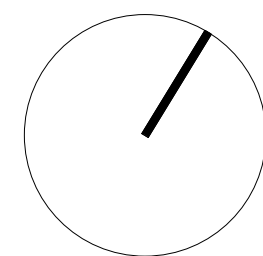


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FLOOR PLAN LEVEL 1

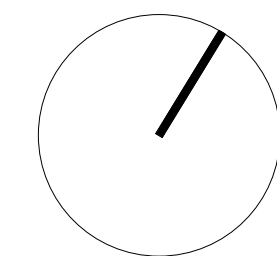
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FLOOR PLAN LEVEL 2 - 4

A102



FLOOR/ROOF PLAN NOTES

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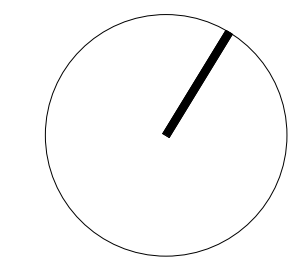
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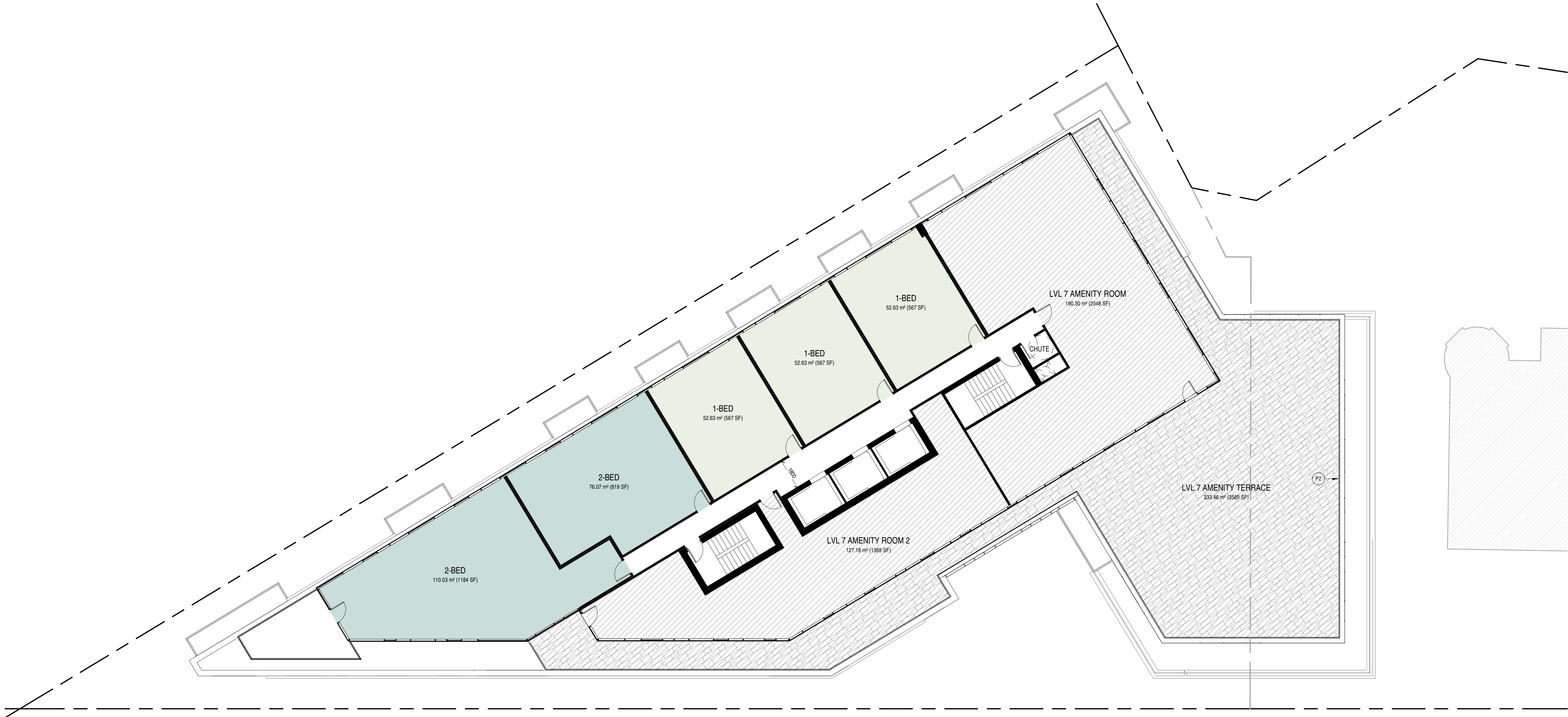
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FLOOR PLAN LEVEL 5 - 6

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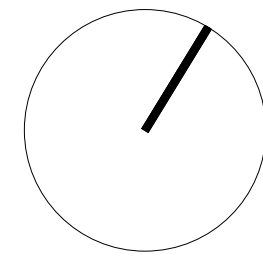


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FLOOR PLAN LEVEL 7

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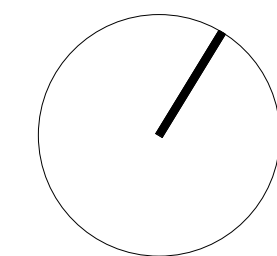
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FLOOR PLAN LEVEL 8

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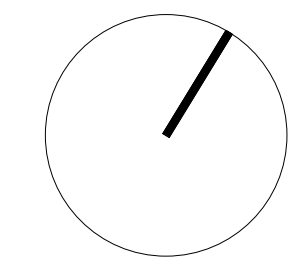
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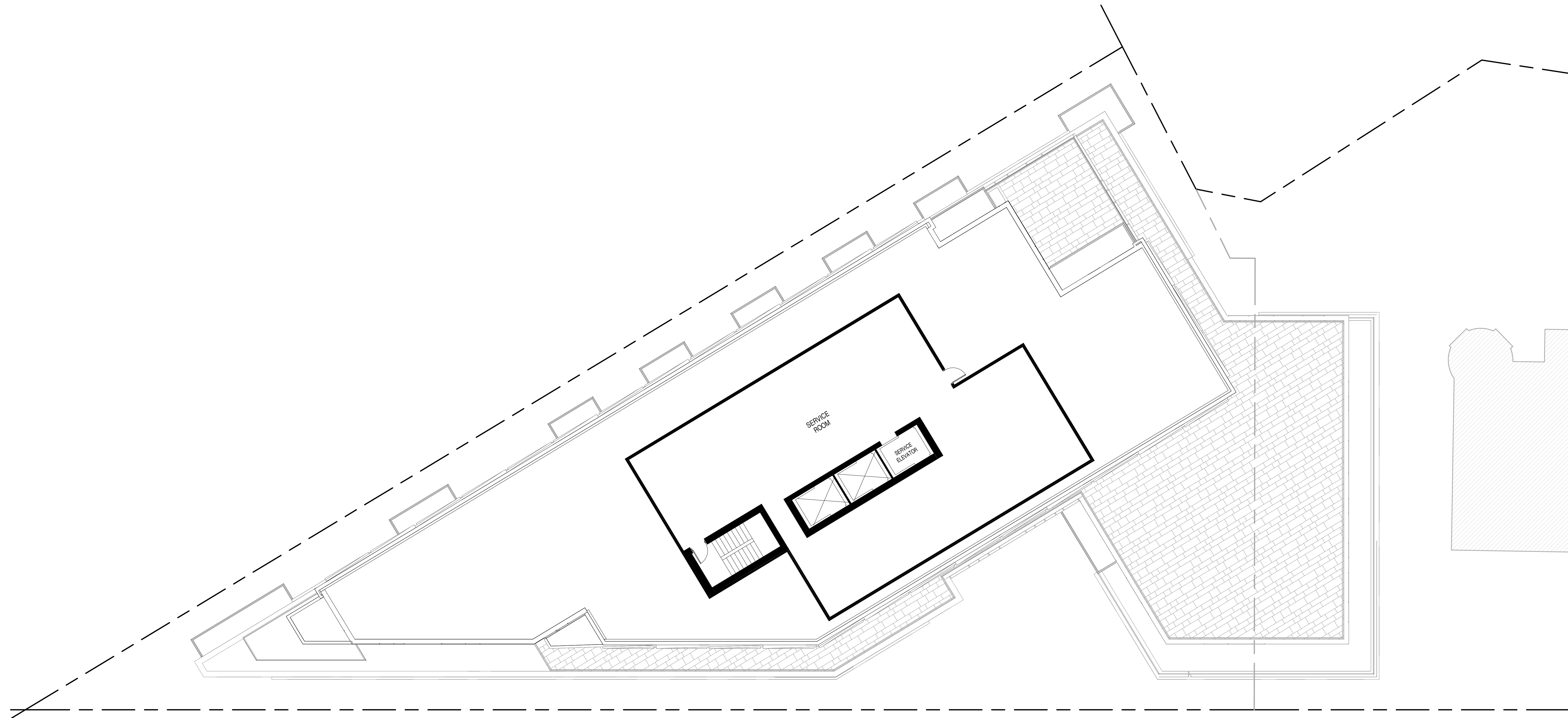
601 LAURIER

601 Laurier Avenue
Ottawa, ON
K1R 6K9

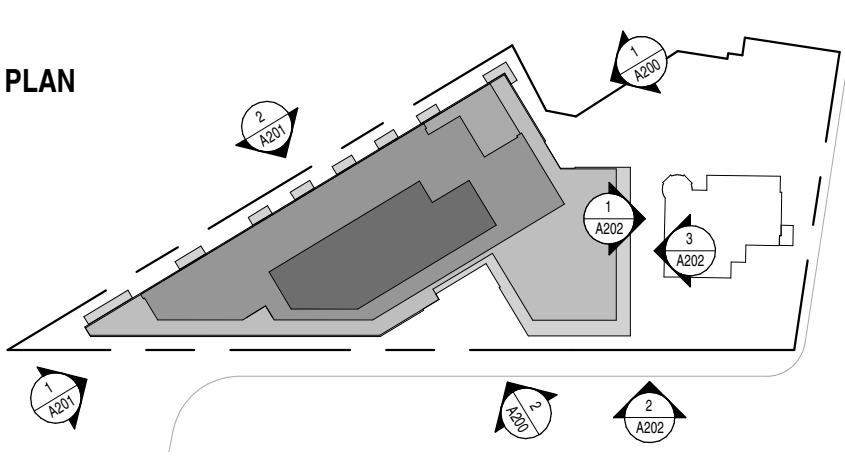
PROJ	SCALE	DRAWN	REVIEWED
2318	NOTED	BH	JH

**FLOOR PLAN - PENTHOUSE
LEVEL**

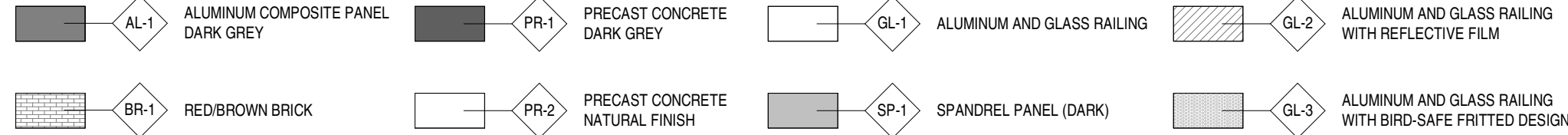
A107



KEY PLAN

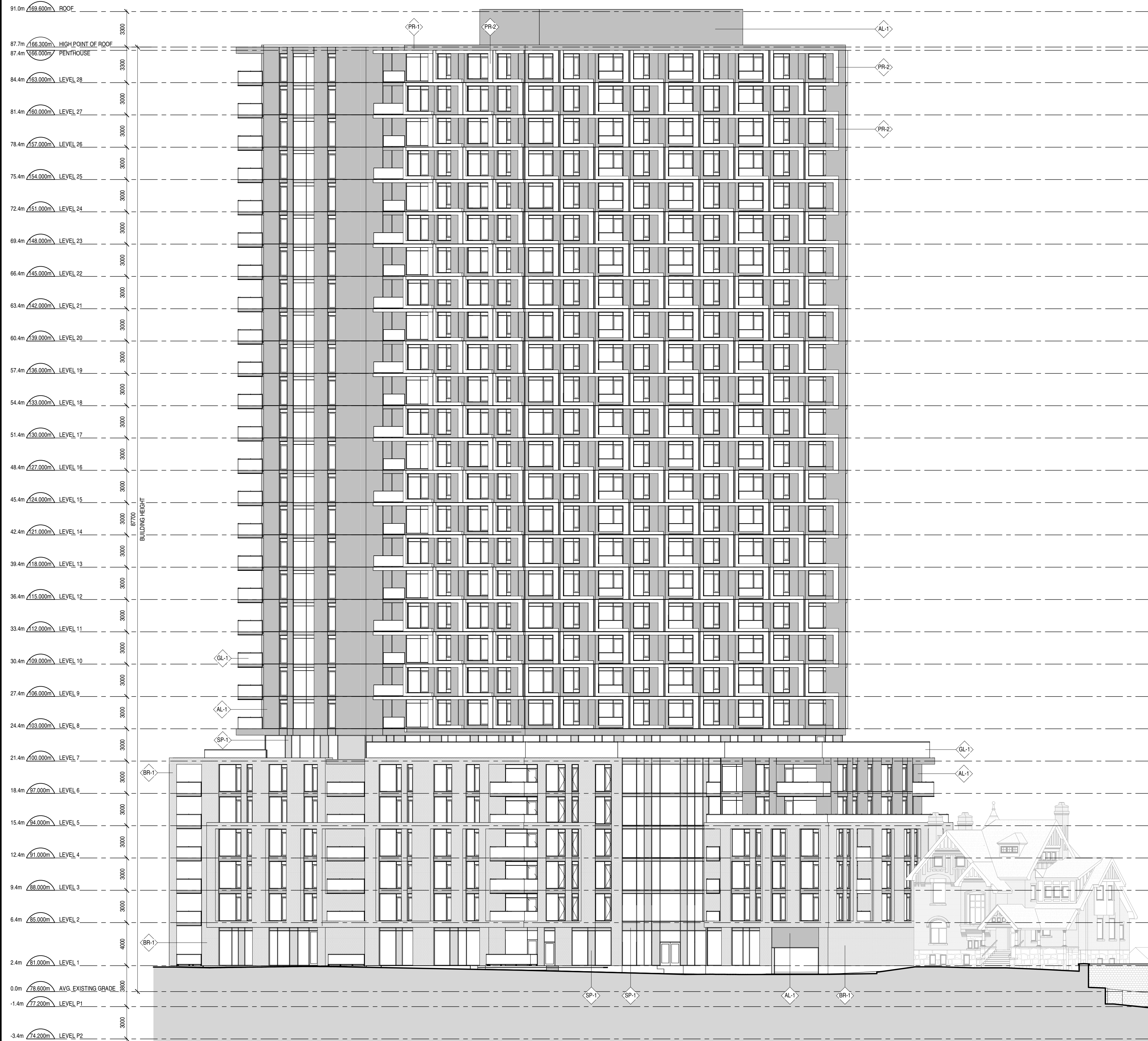


CLADDING LEGEND:

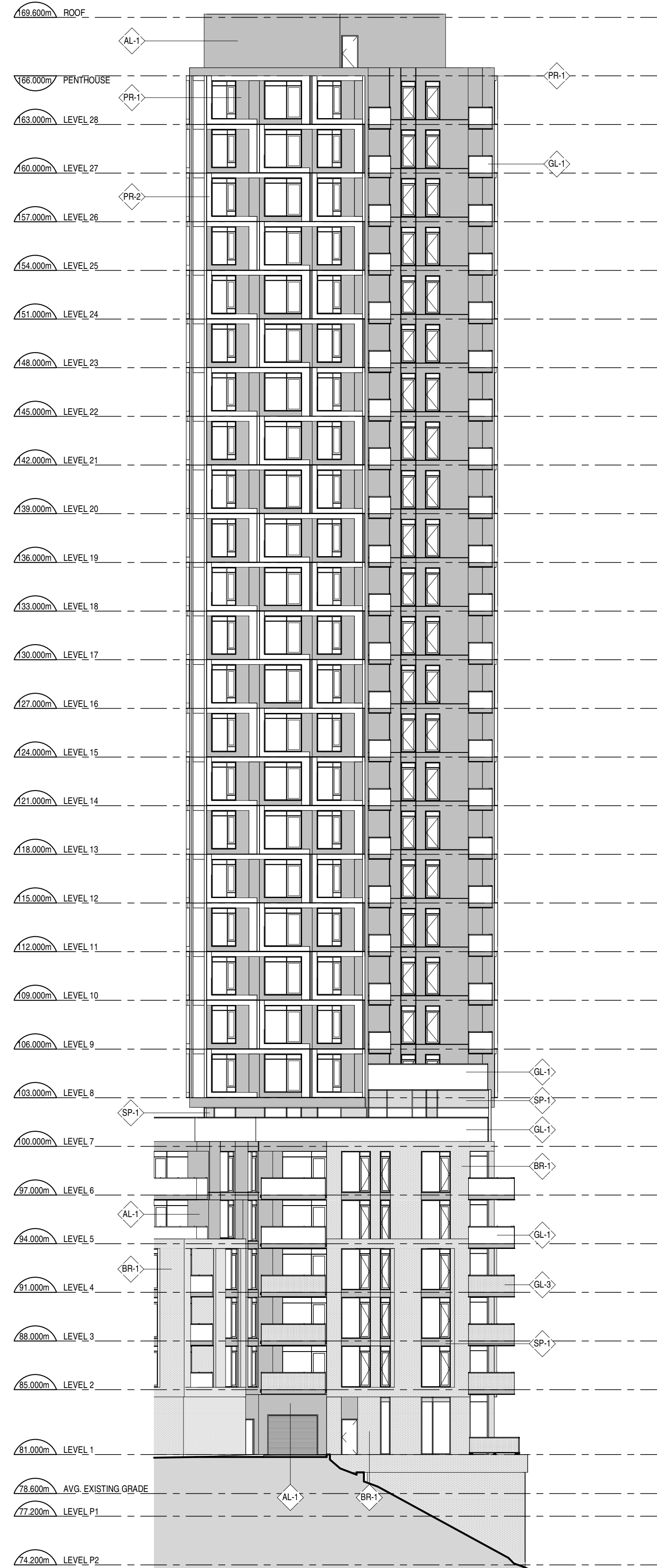


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- These documents are not to be used for construction unless specifically noted for such purpose.



2 EAST ELEVATION
A200 SCALE: 1:200



1 NORTH ELEVATION
A200 SCALE: 1:200

7	ISSUED FOR COORDINATION	2026-07-20
6	REISSUED FOR ZBLA	2025-09-16
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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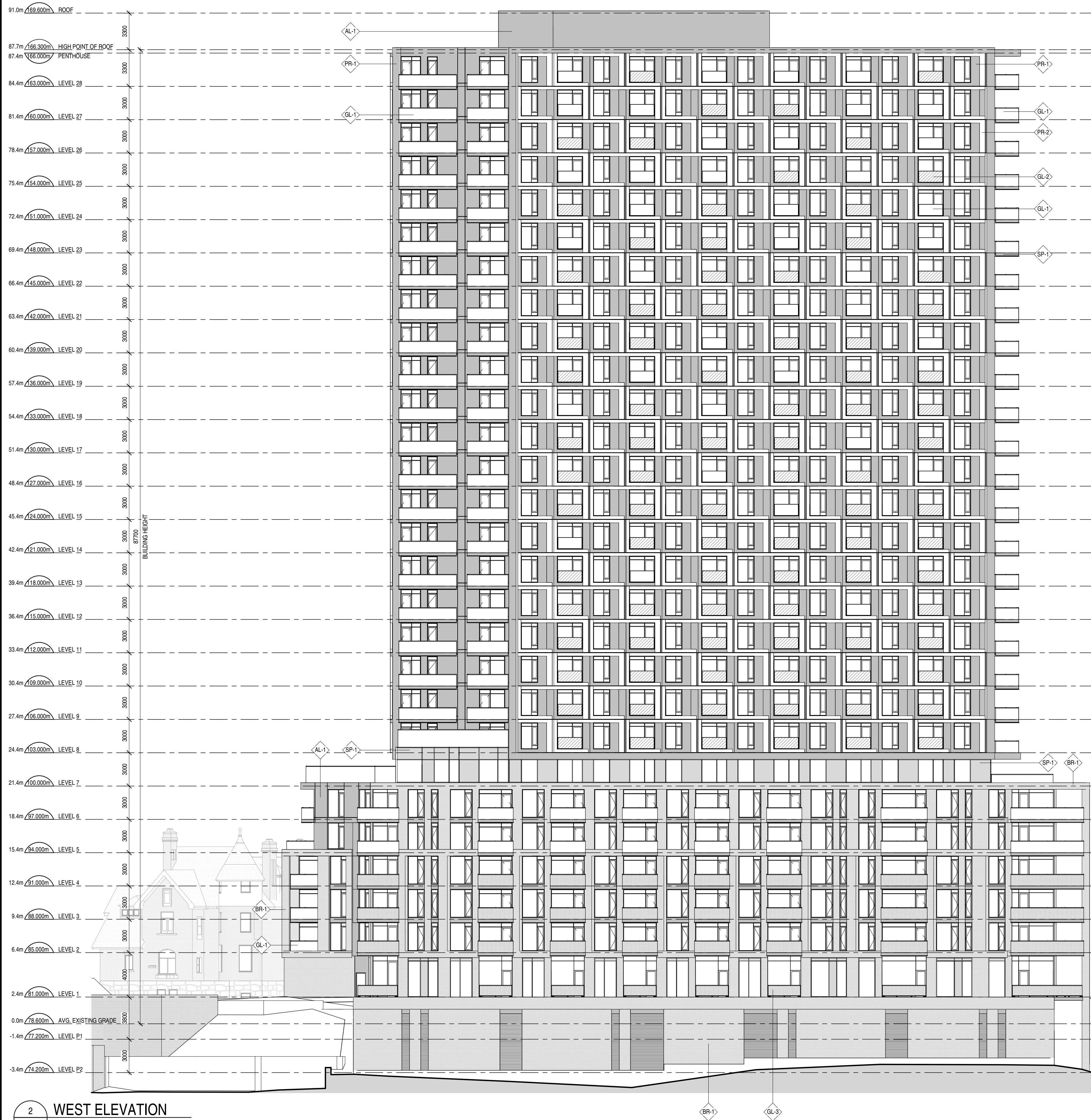
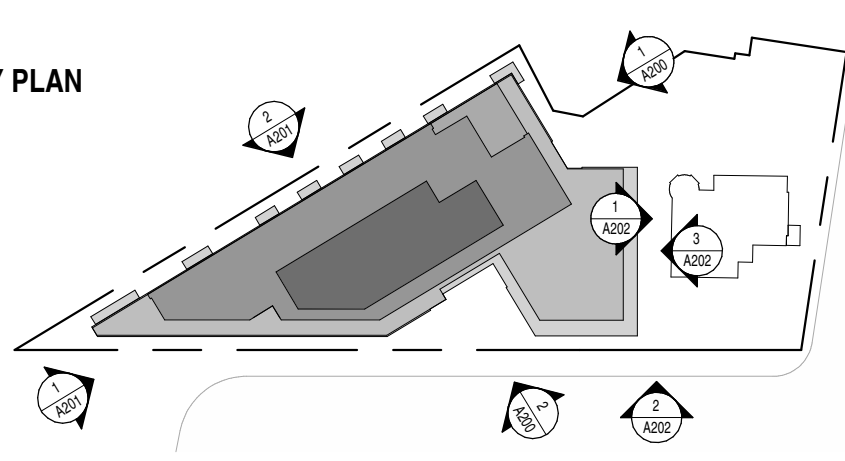
601 Laurier Avenue
Ottawa, ON
K1R 6K9

PROJ	SCALE	DRAWN	REVIEWED
2318	NOTED	BH	JH

ELEVATIONS

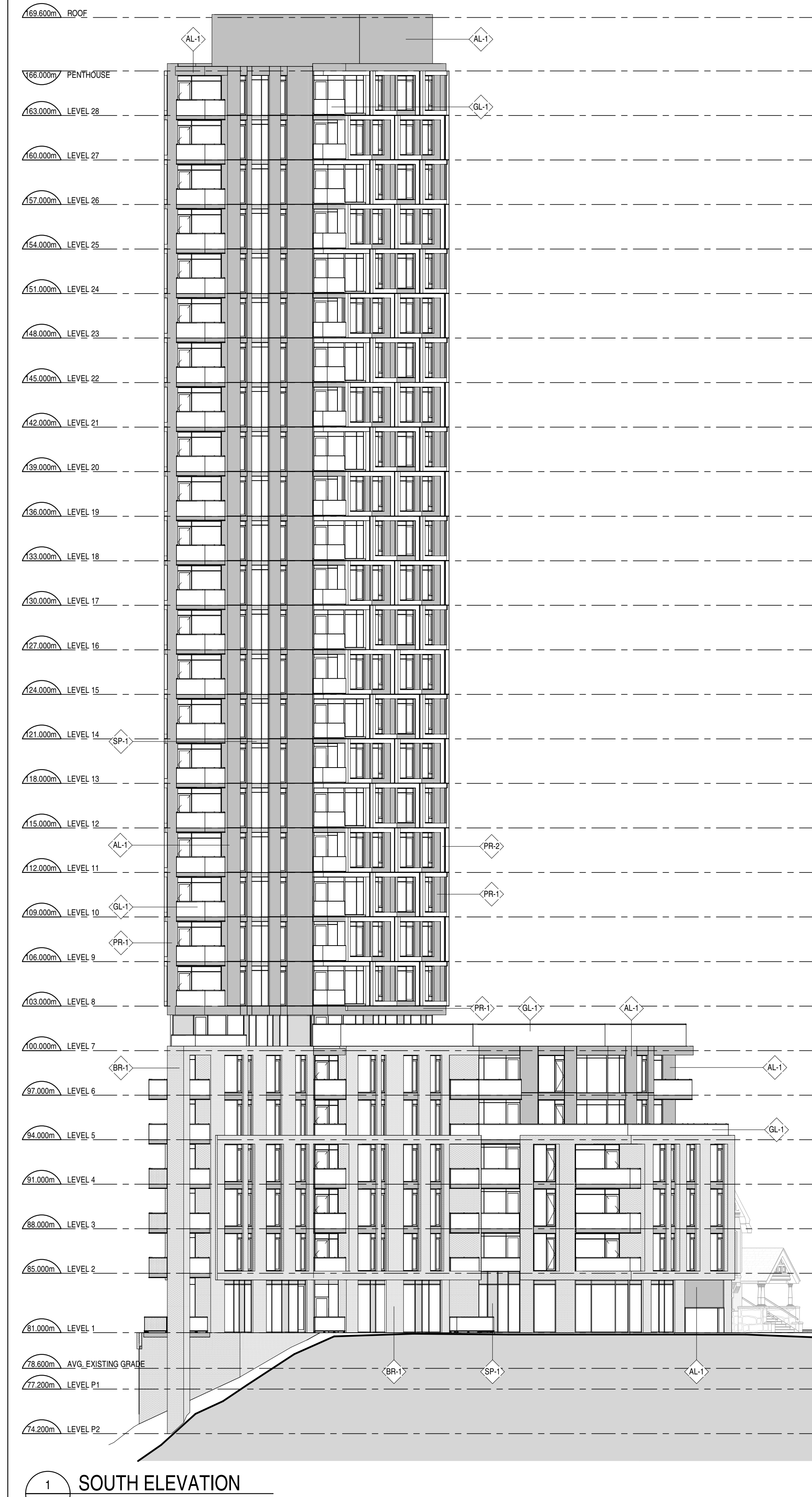
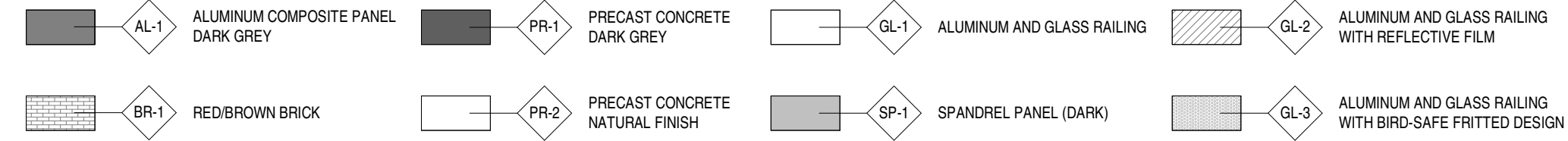
A200

KEY PLAN



2 WEST ELEVATION
A201 SCALE: 1 : 200

CLADDING LEGEND:



1 SOUTH ELEVATION
A201 SCALE: 1 : 200

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3	ISSUED FOR ZBLA	2024-10-18
2	ISSUED FOR COORDINATION	2024-06-09
1	ISSUED FOR CITY REVIEW	2024-04-29

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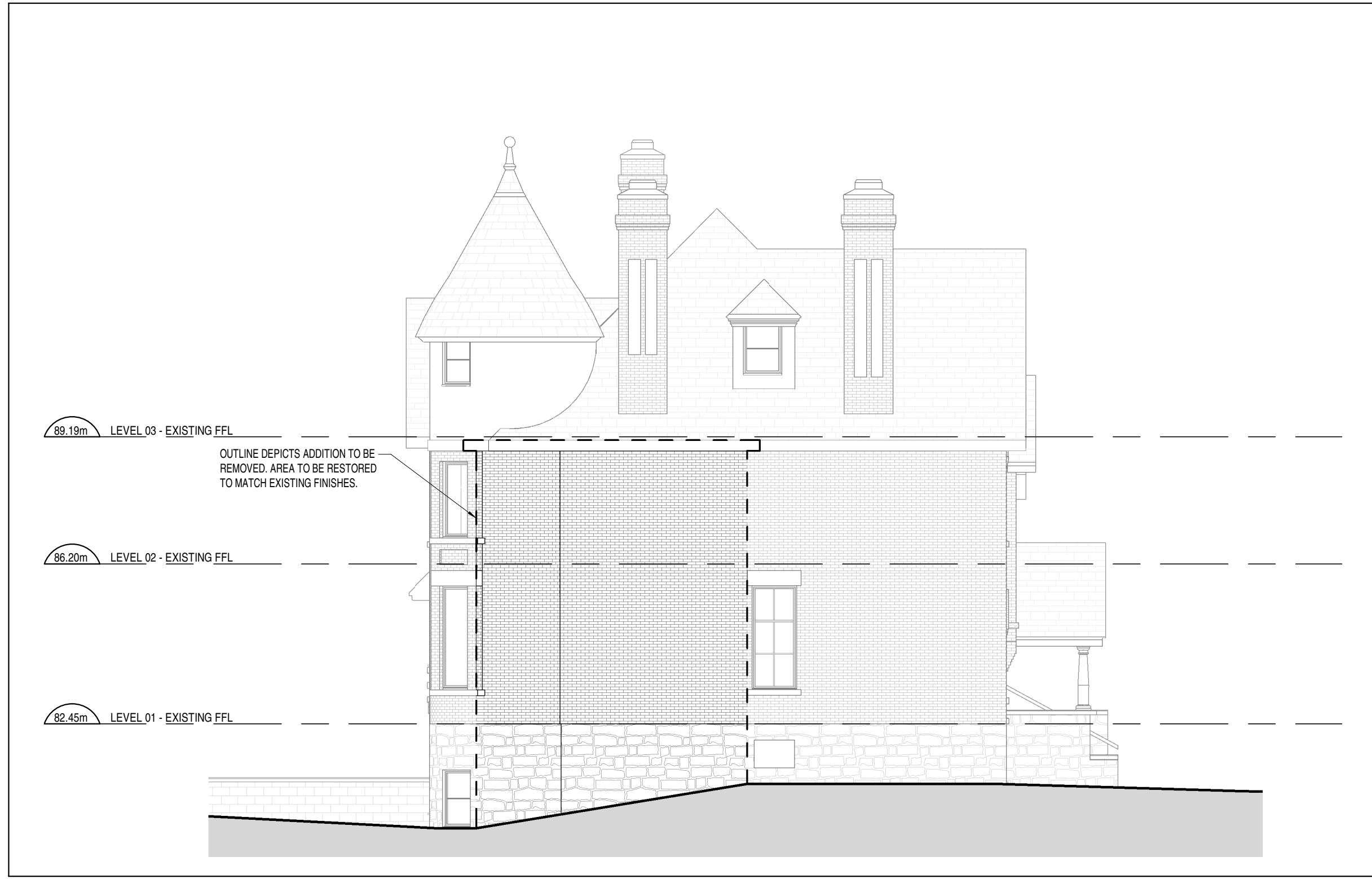
PROJ	SCALE	DRAWN	REVIEWED
2318	NOTED	BH	JH

ELEVATIONS

A201



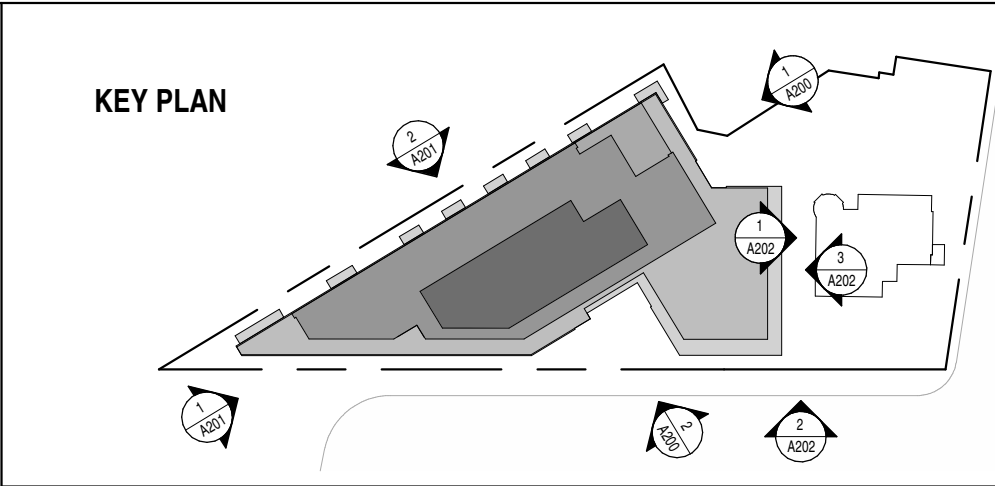
3 NORTHEAST PARTIAL ELEVATION
A202 SCALE: 1 : 100



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



2 SOUTHEAST PARTIAL ELEVATION
A202 SCALE: 1 : 100



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PROJ	SCALE	DRAWN	REVIEWED
2318	NOTED	BH	JH

ELEVATIONS

A202