



280 LAURIER AVE. E.

SITE PLAN OF SURVEY LOT 5 AND PART OF LOT 6 (SOUTH LAURIER AVENUE) REGISTERED PLAN 14349, CITY OF OTTAWA

SURVEY INFO TAKEN FROM LOT 5 AND PART OF LOT 6 (SOUTH LAURIER AVENUE) REGISTERED PLAN 14349, CITY OF OTTAWA

PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. COMPLETED FEBRUARY 5, 2021

RAUD [480]- RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA;
DWELLING TYPE: NEW ADDITION TO EXISTING 6 STOREY MID RISE APARTMENT BUILDING (RENTALS)

ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	450 m ²	895.5 m ²	
B) MINIMUM LOT WIDTH	15 m	27.95 m	
C) MINIMUM LOT DEPTH	N/A	32 m	
D) MINIMUM FRONT YARD SET BACK	AVERAGE (4.5m+4.01m) / 2 = 4.255m	4.25 m	
E) MINIMUM CORNER YARD SET BACK	AVERAGE (3m+0m) / 2 = 1.5m	0 m (EXISTING)	
F) MINIMUM INTERIOR SIDE YARD SETBACK	1.5 m	1.5 m	
G) MINIMUM REAR YARD SET BACK	1.2 m	6.43 m	
H) * MINIMUM REAR YARD AREA (SEE BY-LAW PROVISION AMENDMENTS OUTLINED BELOW)	30% of 27.95 m x 30% of 32 m = 80.5 m ²	79.4 m ²	MINOR VARIANCE
I) MAXIMUM BUILDING HEIGHT	14.5 m	13 m	
J) VEHICLE PARKING (RESIDENTS)	44x0.5=22	0	
VEHICLE PARKING (VISITOR)	44x0.1=4.4	0	
VEHICLE PARKING (TOTAL)	26.4	0	MINOR VARIANCE
K) BIKE SPACES	56x0.5=28	38 (STACKED) INDOOR +7 OUTDOOR	
L) AMENITY AREA	0	101.2 m ² @ BACK & 15.6 m ² BALCONIES TOTAL = 116.8 m ²	

BUILDING AREA			
FLOOR NAME	EXISTING	PROPOSED ADDITION	TOTAL
BASEMENT	341 m ²	193.6 m ²	534.6 m ²
GROUND FLOOR	341 m ²	193.6 m ²	534.6 m ²
SECOND FLOOR	341 m ²	193.6 m ²	534.6 m ²
THIRD FLOOR	341 m ²	193.6 m ²	534.6 m ²
FOURTH FLOOR	341 m ²	0 m ²	341 m ²
FIFTH FLOOR	341 m ²	0 m ²	341 m ²
SIXTH FLOOR	341 m ²	0 m ²	341 m ²
TOTAL	2387 m ²	774.4 m ²	3161.4 m ²

	BACHELOR	1 BED	2 BED	TOTAL
EXISTING BUILDING	29	11	0	40
PROPOSED ADDITION	15	1	3	19
TOTAL	44	14	3	59
REQUIRED 2 BEDROOM			4	
PROPOSED 2 BEDROOM			3	

SITE PLAN
SCALE: 1:100



(DESIGN ONLY)

OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN# 112782
337 SUNNYSIDE AVE, SUITE 101, OTTAWA, ON K1S 0R9

FERNANDO MATOS - BCIN# 22431
613-884-4425

QUALIFICATION INFO
The undersigned is duly licensed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER
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280 LAURIER AVE. E.
NEW ADDITION TO
EXISTING 6 STOREY BUILDING

CONSULTANTS

STRUCTURAL -		
MECHANICAL -		
ELECTRICAL -		

NO. REVISION/ISSUE DATE

PROJECT: 280 LAURIER AVE. E. NEW ADDITION TO EXISTING 6 STOREY BUILDING 280 LAURIER AVE. E. OTTAWA, ON K1S 0R9

SHEET: A0

DATE: MARCH 29, 2021
SCALE: AS NOTED