

*DJ*

**DOUGLAS JAMES, MCIP, RPP**  
**MANAGER, DEVELOPMENT REVIEW - CENTRAL**  
**PLANNING, INFRASTRUCTURE & ECONOMIC**  
**DEVELOPMENT DEPARTMENT, CITY OF OTTAWA**

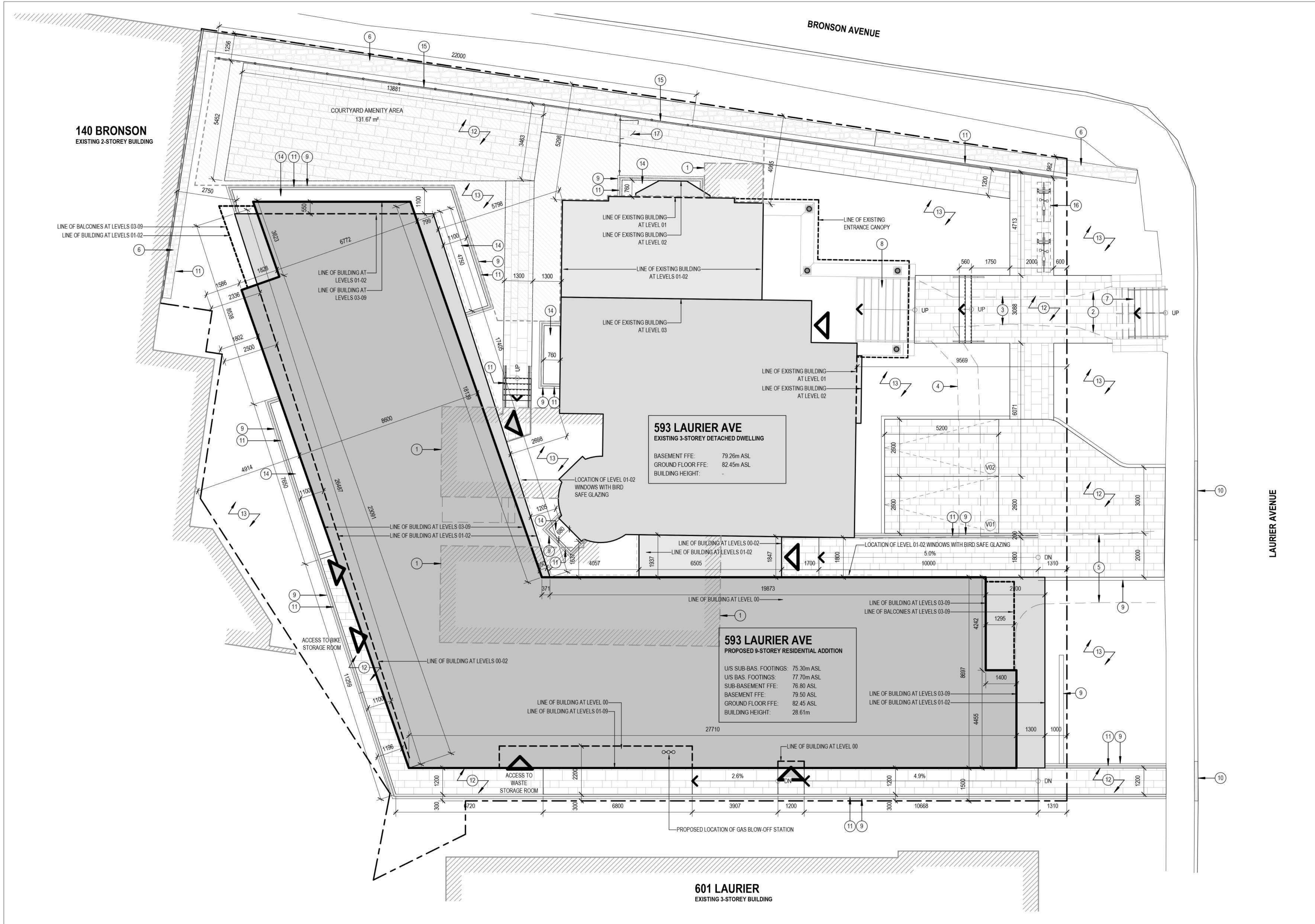
**APPROVED**  
 By Douglas James at 2:33 pm, Aug 12, 2021



**3**  
 SP-01 **LOCATION PLAN**  
 SCALE: N.T.S.

**GENERAL ARCHITECTURAL NOTES:**

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**1**  
 SP-01 **SITE PLAN**  
 SCALE: 1:100

**SITE & PROJECT STATISTICS**

Zoning Designation: R4T

**PROJECT STATISTICS**

Liv Area: 1,401m²  
 Building Height: XX.XX  
 Front Yard: 1.3m  
 Rear Yard: 2.75m  
 Int. Side Yard: 1.2m  
 Number of Proposed Units: 57 (Tower) + (6) Existing Dwelling

**PARKING CALCULATION**  
 As per Section 101

Distance to LRT: 395m

Required Parking: 26 spaces  
 0 spaces for first 12 units - Section 101(3)  
 0.5 spaces/unit for 51 units - Table 101

Resident Parking Provided: 0 spaces

**VISITOR PARKING CALCULATION**  
 As per Section 102

Required Visitor Parking: 5 spaces  
 0 spaces for first 12 units - Section 102(2)  
 0.1 spaces/unit for 51 units - Table 102

Visitor Parking Provided: 2 spaces

Total Parking Provided: 2 spaces

**BICYCLE PARKING CALCULATION**  
 As per Table 111A

Required Parking: 32 spaces  
 0.5 spaces/unit for 63 units [111A(4)(i)]

Total Resident Parking: 36 spaces

**GROSS FLOOR AREA**  
 As per Section 54

Total Residential GFA: 2879.9m²  
 Tower Level 00: 143.8m²  
 Tower Level 01: 271.7m²  
 Tower Level 02: 271.7m²  
 Tower Level 03: 260.7m²  
 Tower Level 04: 260.7m²  
 Tower Level 05: 260.7m²  
 Tower Level 06: 260.7m²  
 Tower Level 07: 260.7m²  
 Tower Level 08: 260.7m²  
 Tower Level 09: 260.7m²  
 Heritage Level 00: 81.6m²  
 Heritage Level 01: 67.8m²  
 Heritage Level 02: 126.3m²  
 Heritage Level 03: 92.1m²

**AMENITY AREA CALCULATION**  
 As per Table 137

Total Amenity Area Req'd: 378m²  
 6m²/unit for 63 units

Communal Amenity Provided: 188m²  
 Min of 50% of Total Amenity Area

Private Amenity Area Provided: 82m²  
 Tower Level 00: -  
 Tower Level 01: -  
 Tower Level 02: -  
 Tower Level 03: 11.8m²  
 Tower Level 04: 11.8m²  
 Tower Level 05: 11.8m²  
 Tower Level 06: 11.8m²  
 Tower Level 07: 11.8m²  
 Tower Level 08: 11.8m²  
 Tower Level 09: 11.8m²  
 Heritage Level 00: -  
 Heritage Level 01: -  
 Heritage Level 02: -  
 Heritage Level 03: -

Communal Amenity Provided: 309.2m²  
 Heritage Level 01: 42.7m²  
 At Grade Terrace: 151.7m²  
 Roof Terrace: 154.8m²

Total Amenity Area Provided: 391.8m²

TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOTS 40 CONGRESSION A (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2019

**SURVEY INFO**  
 SCALE: NTS

- SITE PLAN LEGEND**
- BUILDING ENTRANCE
  - BUILDING EXIT
  - FIRE HYDRANT
  - NEW STREET LIGHT
  - STREET LIGHT TO BE REMOVED
  - BICYCLE PARKING
  - AMENITY AREAS AT GRADE

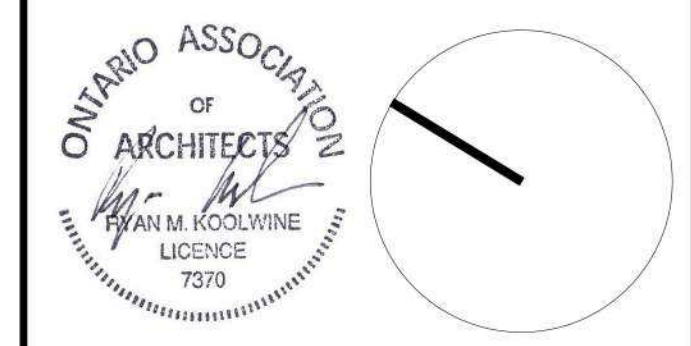
**LEGEND**  
 SCALE: NTS

- 1 PORTION OF EXISTING BUILDING TO BE DEMOLISHED
- 2 EXISTING ASPHALT WALKWAY TO BE REMOVED
- 3 EXISTING CONCRETE WALKWAY TO BE REMOVED
- 4 EXISTING INTERLOCK WALKWAY TO BE REMOVED
- 5 EXISTING ASPHALT DRIVEWAY & PARKING TO BE REMOVED
- 6 EXISTING STONE RETAINING WALL TO BE PROTECTED
- 7 EXISTING STAIR TO BE MODIFIED TO SUIT NEW GRADING
- 8 EXISTING CONCRETE GABLE & WOOD STAIRS TO REMAIN
- 9 RETAINING WALL (REFER TO CIVIL)
- 10 DEPRESSED CURB (REFER TO CIVIL)
- 11 STEEL PICKET GUARD CW HANDRAILS AS REQUIRED
- 12 INTERLOCKING STONE (REFER TO LANDSCAPE)
- 13 SOFT LANDSCAPING (REFER TO LANDSCAPE)
- 14 WINDOW WELL
- 15 2.74m TALL WOOD SOUND BARRIER
- 16 BICYCLE STALLS
- 17 GATE

**KEYNOTE LEGEND**  
 SCALE: N.T.S.

**2**  
 SP-01 **ZONING**  
 SCALE: 1:1

- ISSUE RECORD**
- 18 RE-ISSUED FOR SITE PLAN CONTROL 2021-05-06
  - 17 RE-ISSUED FOR SITE PLAN CONTROL 2021-03-23
  - 14 ISSUED FOR HERITAGE PERMIT 2020-11-19
  - 13 ISSUED FOR COORDINATION 2020-11-13
  - 12 RE-ISSUED FOR SITE PLAN CONTROL 2020-09-14
  - 11 RE-ISSUED FOR SITE PLAN CONTROL 2020-07-31
  - 10 ISSUED FOR COORDINATION 2020-07-29
  - 9 ISSUED FOR COORDINATION 2020-07-21
  - 8 ISSUED FOR COORDINATION 2020-07-20
  - 6 ISSUED FOR SITE PLAN CONTROL 2019-12-09
  - 5 ISSUED FOR COORDINATION 2019-11-05
  - 4 ISSUED FOR COORDINATION 2019-10-18
  - 3 ISSUED FOR COORDINATION 2019-09-26
  - 2 ISSUED FOR COORDINATION 2019-08-27
  - 1 ISSUED FOR COORDINATION 2019-04-02



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 593 LAURIER AVE.  
 OTTAWA, ON

| PROJ | SCALE | DRAWN | REVIEWED |
|------|-------|-------|----------|
| 1908 | NOTED | LB    | RMK      |

**SITE PLAN**

**SP-01**

2021-08-14 15:40:39 PM 18087



**DOUGLAS JAMES, MCIP, RPP**  
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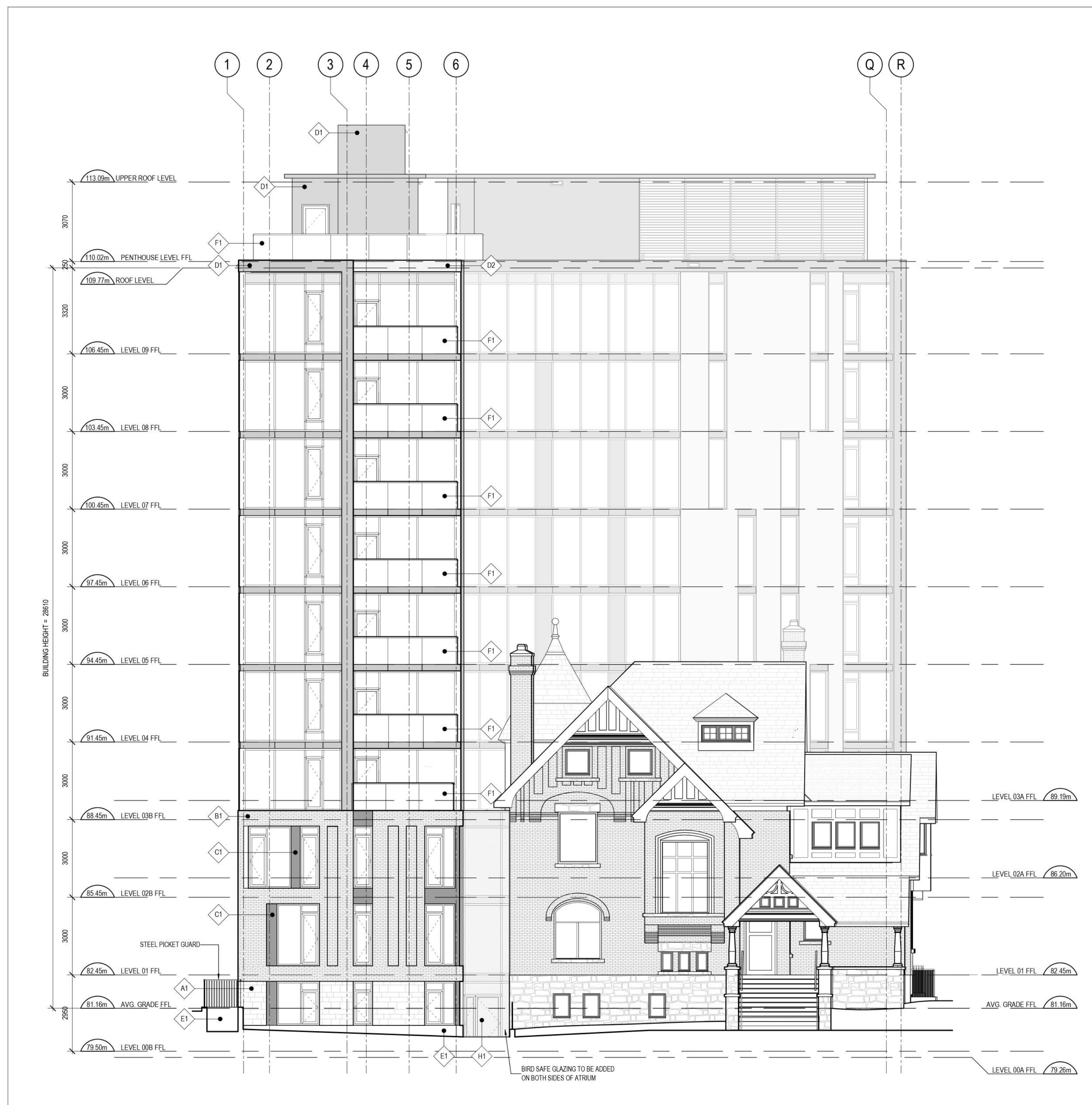
**APPROVED**  
 By Douglas James at 2:34 pm, Aug 12, 2021

**CLADDING LEGEND:**

- A1 MASONRY  
COLOUR AND FINISH TO MATCH FLECK HOUSE
- B1 BRICK  
COLOUR AND FINISH TO MATCH FLECK HOUSE
- C1 FIBRE CEMENT PANEL  
COLOUR: DARK GREY
- D1 PRE-CAST PANEL TYPE A  
COLOUR: DARK GREY
- D2 PRE-CAST PANEL TYPE B  
COLOUR: LIGHT GREY
- E1 ARCHITECTURAL CONCRETE
- F1 STEEL AND FRITTED GLASS GUARD
- G1 ACOUSTICAL LOUVER SCREEN  
COLOUR: DARK GREY
- H1 WINDOW AREAS TO RECEIVE BIRD  
SAFE GLASS

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**1 SOUTH ELEVATION**  
 A201 SCALE: 1:100

|                                    |            |
|------------------------------------|------------|
| 18 RE-ISSUED FOR SITE PLAN CONTROL | 2021-05-06 |
| 13 ISSUED FOR COORDINATION         | 2020-11-13 |
| 11 RE-ISSUED FOR SITE PLAN CONTROL | 2020-07-31 |
| 10 ISSUED FOR COORDINATION         | 2020-07-29 |
| 6 ISSUED FOR SITE PLAN CONTROL     | 2019-12-09 |

**ISSUE RECORD**



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|      |       |       |          |
|------|-------|-------|----------|
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| 1908 | NOTED | LB    | RMK      |

**SOUTH ELEVATION**

**A201**





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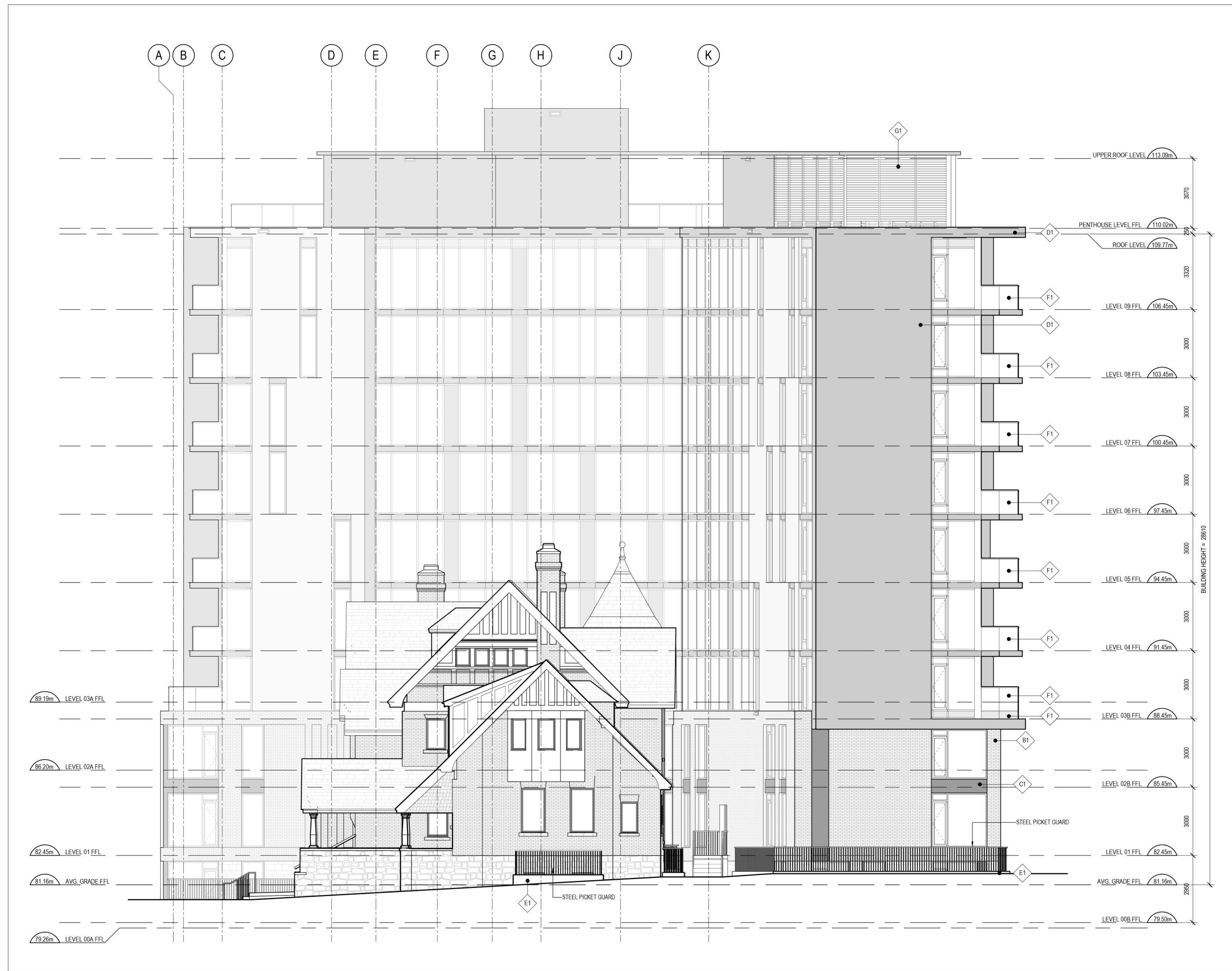
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**1 EAST ELEVATION**  
 A202 SCALE: 1 : 100

|                                    |            |
|------------------------------------|------------|
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| 11 RE-ISSUED FOR SITE PLAN CONTROL | 2020-07-31 |
| 10 ISSUED FOR COORDINATION         | 2020-07-29 |
| 6 ISSUED FOR SITE PLAN CONTROL     | 2019-12-09 |

**ISSUE RECORD**



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|------|-------|-------|----------|
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| 1908 | NOTED | LB    | RMK      |

**EAST ELEVATION**

**A202**

2020-11-19-0207 18087



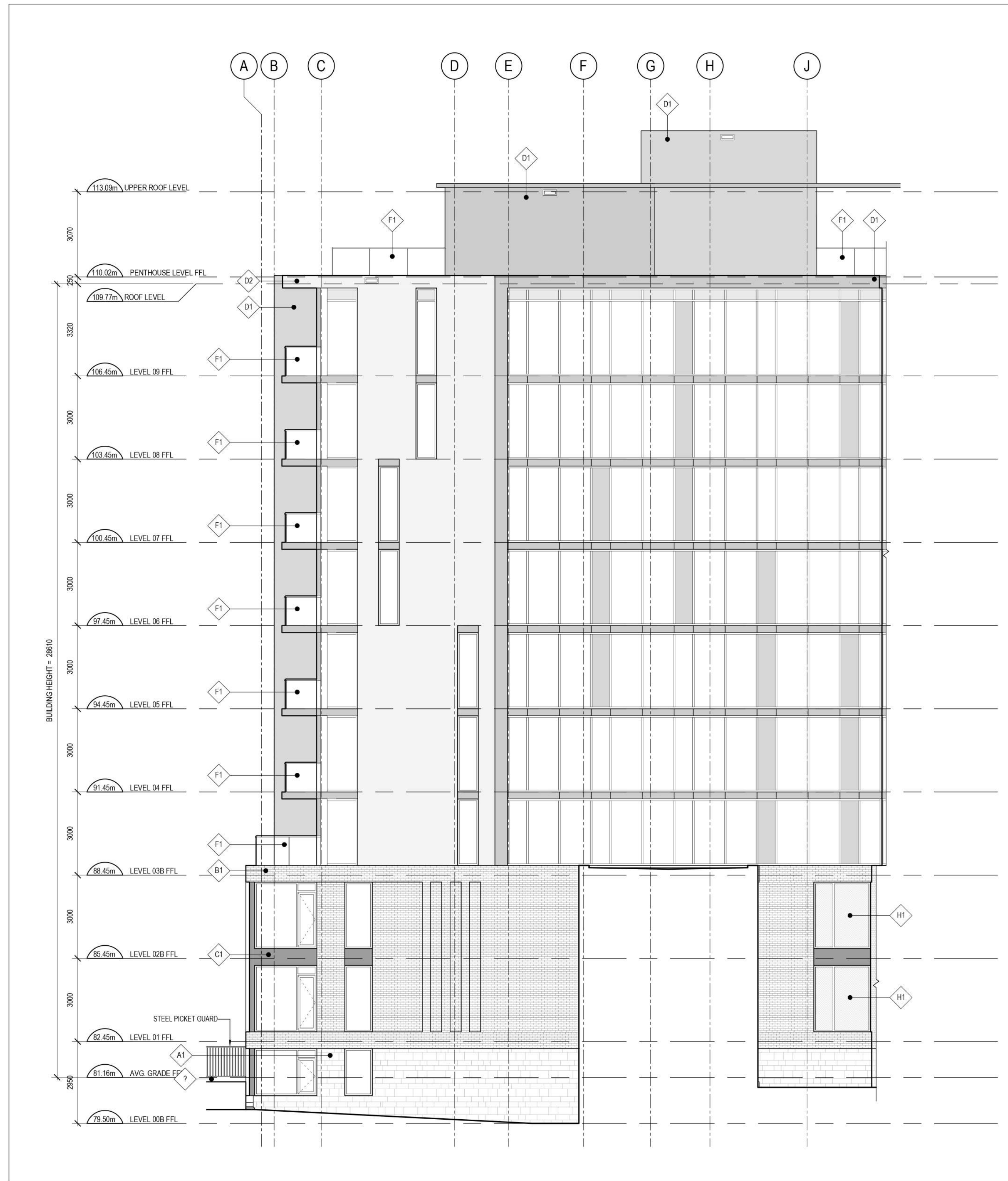
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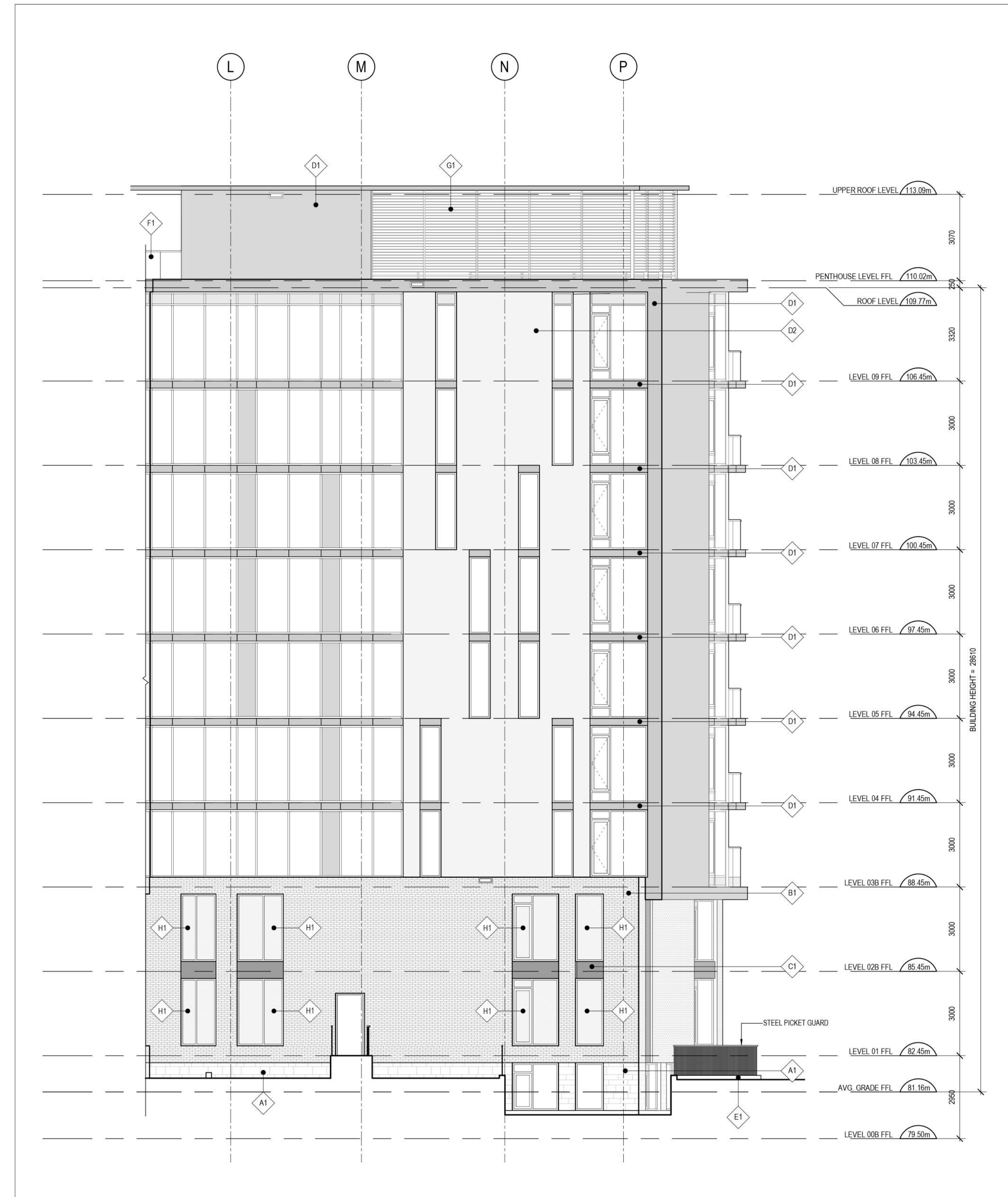
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**2 PARTIAL EAST ELEVATION**  
 SCALE: 1: 100



**1 PARTIAL SOUTH-EAST ELEVATION**  
 SCALE: 1: 100

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 10 ISSUED FOR COORDINATION 2020-07-29

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|------|-------|-------|----------|
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**PARTIAL EAST & SOUTH-EAST ELEVATIONS**

**A202b**





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**1 NORTH ELEVATION**  
 A203 SCALE: 1 : 100

|                                    |            |
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|------|---------|-------|----------|
| PROJ | SCALE   | DRAWN | REVIEWED |
| 1908 | 1 : 100 | LB    | RMK      |

**NORTH ELEVATION**

**A203**



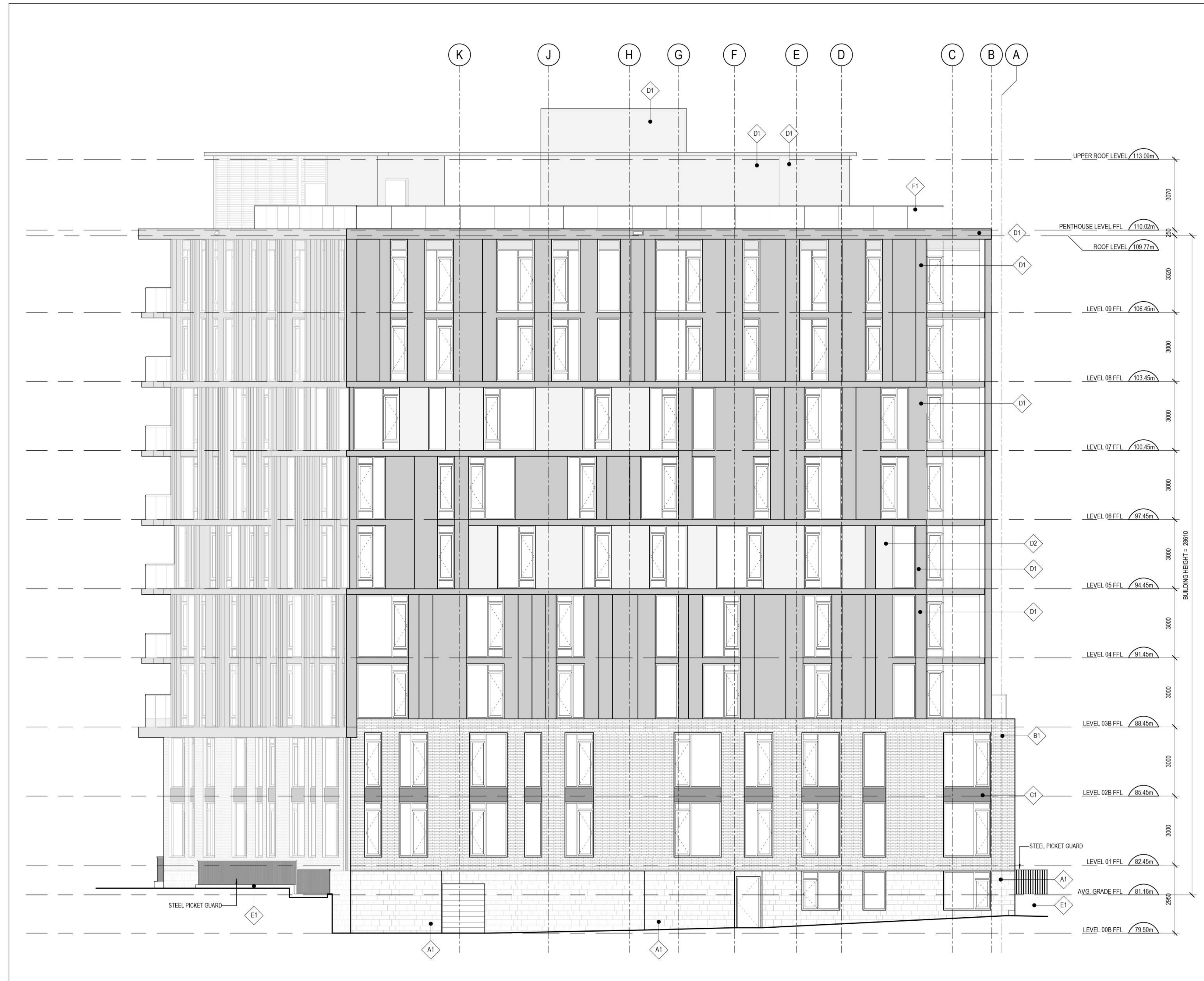
  
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1 WEST ELEVATION  
A204 SCALE: 1:100

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 13 ISSUED FOR COORDINATION 2020-11-13  
 11 RE-ISSUED FOR SITE PLAN CONTROL 2020-07-31  
 10 ISSUED FOR COORDINATION 2020-07-29

**ISSUE RECORD**



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**593 LAURIER**

593 LAURIER AVE.  
 OTTAWA, ON

| PROJ | SCALE | DRAWN | REVIEWED |
|------|-------|-------|----------|
| 1908 | 1:100 | LB    | RMK      |

**WEST ELEVATION**

**A204**

2020-11-19 02:07