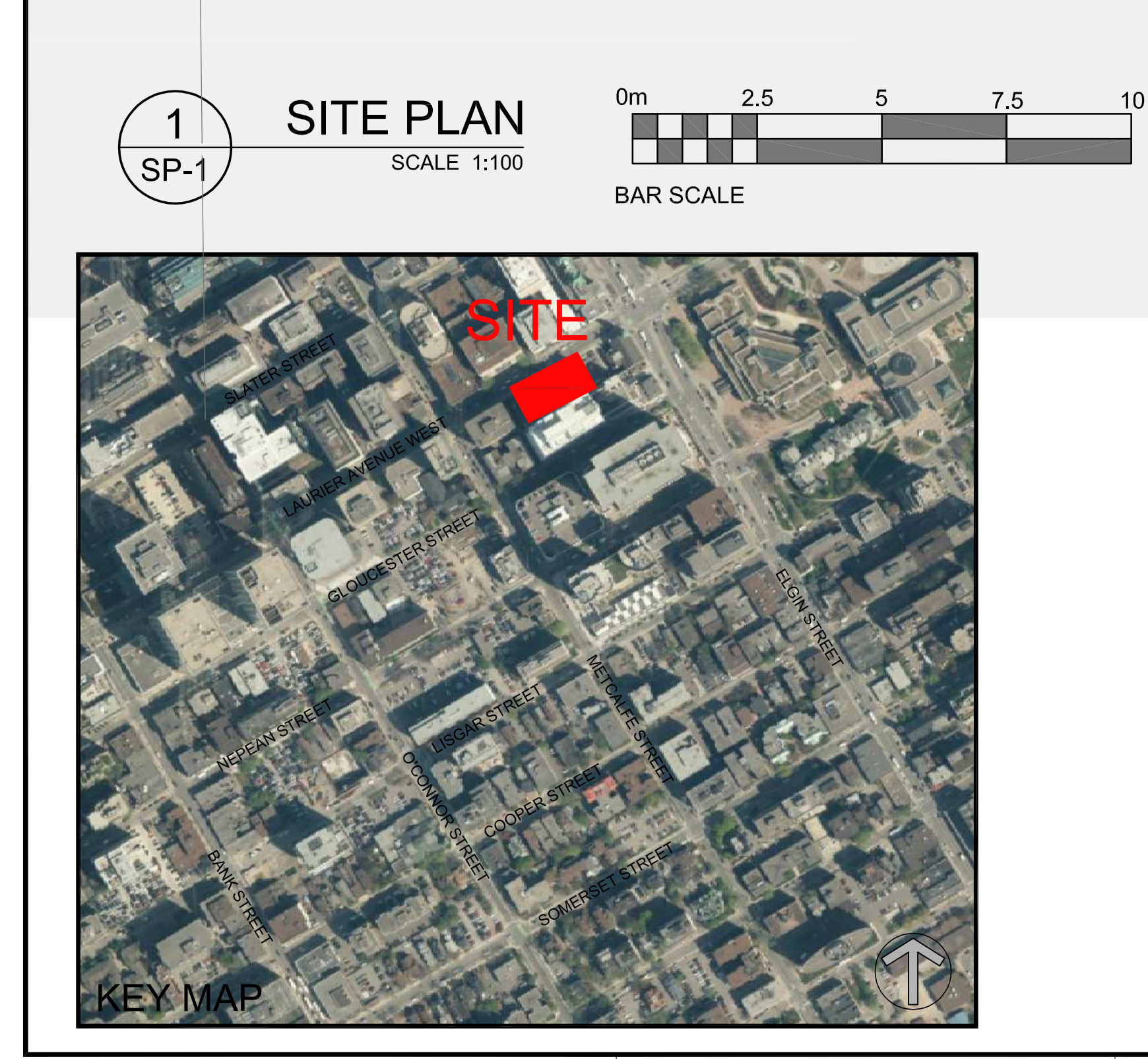
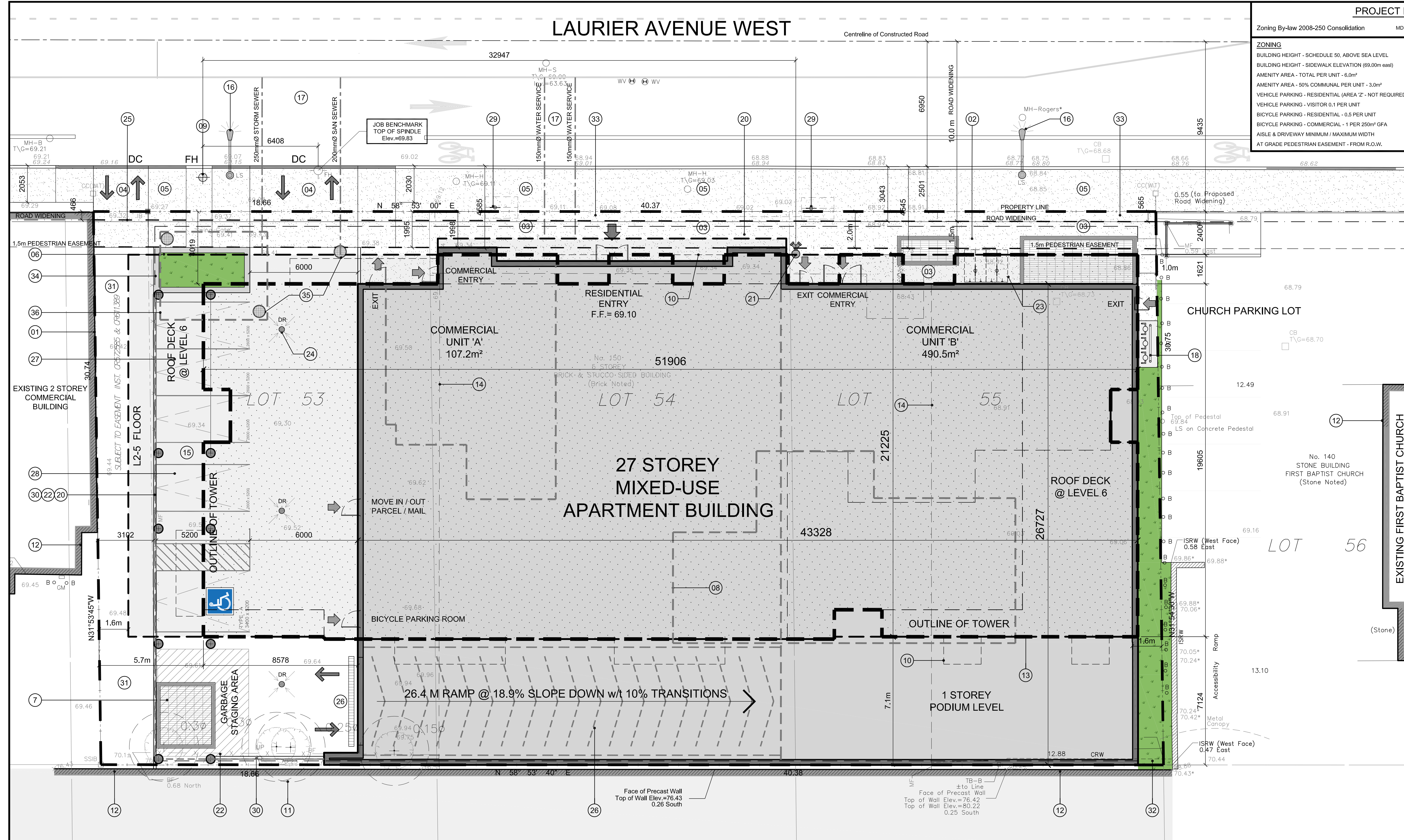


# LAURIER AVENUE WEST

PROJECT INFORMATION			
Zoning By-law 2006-200 Consolidation	MD 550	SITE AREA	0.182 ha, 1,814.97 sq. m. (59,536 sq. ft.)
<b>ZONING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
BUILDING HEIGHT - SCHEDULE 50, ABOVE SEA LEVEL	157.8m to 160.3m east	157.8m to 160.3m east	
BUILDING HEIGHT - SIDEWALK ELEVATION (69.00m east)	88.55m to 91.08m	89.3m	
AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>	2,412m <sup>2</sup>	2,558.0m <sup>2</sup>	
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m <sup>2</sup>	1,206m <sup>2</sup>	1,251.0m <sup>2</sup>	
VEHICLE PARKING - RESIDENTIAL (AREA 'Z' - NOT REQUIRED)	0	170	
VEHICLE PARKING - VISITOR 0.1 PER UNIT	30	30	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	201	231	
BICYCLE PARKING - COMMERCIAL - 1 PER 250m <sup>2</sup> G.F.A.	3	4	
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m	
AT GRADE PEDESTRIAN EASEMENT - FROM R.O.W.	1.5m	1.5m	

PROJECT STATISTICS	
<b>GROSS BUILDING FLOOR AREA</b>	
IGT PARKING LEVELS	000 sq. m.
GROUND FLOOR	697.7 sq. m.
2nd FLOOR	849.0 sq. m.
3rd - 5th FLOOR	3,097.0 sq. m.
6th FLOOR - AMENITY LEVEL	0.0 sq. m.
7th to 24th FLOOR	15,821.2 sq. m.
25th - 26th FLOOR	1,707.4 sq. m.
27th FLOOR	722.5 sq. m.
28th FLOOR	502.4 sq. m.
TOTAL AREA ABOVE GRADE	23,297.3 sq. m.
TOWER FOOTPRINT	1,029.0 sq. m.
UNIT STATISTICS	
STUDIO UNIT	50
1 BEDROOM UNIT	190
2 BEDROOM UNIT	75
3 BEDROOM UNIT	4
TOTAL	402
COMMERCIAL RETAIL UNIT	574.4 sq. m.
CAR PARKING	
REQUIRED	
RESIDENCE	- AREA Z - NOT REQUIRED
VISITOR	- 0.1 PER UNIT (MAX. 30)
COMMERCIAL	- AREA Z - NON REQUIRED
TOTAL	30
PROVIDED	
RESIDENCE	- 0.424 PER UNIT (402 UNITS)
VISITOR	- 0.1 PER UNIT (MAX. 30)
TOTAL	200
STANDARD PARKING SPACE	2.6m X 5.2m
SMALL CAR PARKING SPACE	2.4m X 4.6m
ACCESSIBLE TYPE 'A'	3.4m X 5.2m
ACCESSIBLE TYPE 'B'	2.4m X 5.2m

GENERAL NOTES:	
(A)	REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
(B)	FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A100 SERIES.
(C)	ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.
(D)	ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
(E)	ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
(F)	ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.



EXISTING 31 STOREYS  
(3 PARKING LEVELS)  
COMMERCIAL /  
CONDOMINIUM BUILDING  
31 GLOUCESTER STREET

No. 31  
Gloucester Street  
PRECAST & GLASS SIDED MULTI-LEVEL BUILDING  
(Precast Noted)

LOT 54

*Andrew McCreight*

**ANDREW MCCREIGHT**  
MANAGER, DEVELOPMENT REVIEW CENTRAL  
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By Andrew McCreight at 12:07 pm, Apr 10, 2024

- DRAWING NOTES**
- PROPERTY LINE
  - 1.5m AT GRADE PEDESTRIAN EASEMENT
  - HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
  - CITY CURB & SIDEWALK TO BE DEPRESSED AND CONTINUOUS THROUGH DRIVEWAY
  - REPLACE EXISTING CONCRETE STREET CURB AND SIDEWALK TO CITY STANDARD SCL-4
  - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
  - REFUSE & LOADING STAGING AREA
  - GARBAGE ROOM IN P1 PARKING LEVEL
  - RELOCATED EXISTING FIRE HYDRANT
  - OUTLINE OF PRIVATE TERRACE ABOVE
  - EXISTING TREE TO BE REMOVED
  - EXISTING BUILDINGS ON ADJACENT PROPERTY
  - OUTLINE OF TOWER ABOVE
  - OUTLINE OF EXISTING BUILDING
  - 6th FLOOR AMENITY ROOF TERRACE
  - EXISTING STREET LIGHT
  - PROPOSED BUILDING SERVICES, SEE CIVIL
  - GAS EQUIPMENT / BLOW OFF STATION
  - RELOCATE EXISTING STREET LIGHT AS REQUIRED
  - OUTLINE OF UNDERGROUND PARKING LEVEL
  - SIAMESE CONNECTION
  - 150mm WIDE CONCRETE BARRIER CURB
  - BICYCLE RACK, SEE LANDSCAPE FOR TYPE
  - DECK DRAIN, SEE CIVIL
  - R.O.W. WITH VARIES, 0.46m TO 0.55m

- 6.0m WIDE RAMP TO BELOW GROUND PARKING GARAGE WITH TRENCH DRAIN
- EXISTING PILLION SIGN TO BE REMOVED
- SHORT TERM PARKING (DROP-OFF / PICK-UP)
- EXISTING CITY OWNER BIKE RACK
- 4.0m HIGH SCREENED WALL
- 3.0 METRE WIDE SURFACE EASEMENT, VEHICLE ACCESS TO 162 LAURIER PARKING AREA, ASPHALT FINISH
- EXISTING RETAINING WALL TO BE REMOVED
- UNIT PAVEMENT INLAY, SEE LANDSCAPE
- LOW PLANTER, SEE LANDSCAPE
- ACCESS MANHOLES FOR CISTERN
- CISTERN OUTLINE IN P1 LEVEL

**URBAN PLANNER**  
**Fotenn Consultants Inc.**  
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E-Mail: alain@fotenn.com

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**Novatech Eng. Consultants Limited**  
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**Gino J. Aiello Landscape Architect**  
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Cell: (613)  
Email: gino@giala.com

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**CGH Transportation Inc.**  
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Ottawa, ON K2H 7W1  
Tel: (343) 999-9117  
Cell: (613) 697-3797  
Email: andrew.harte@cgtransportation.com

**PROJECT DEVELOPER**  
**Jadco Group**  
345 Boulevard Samson, Suite 100  
Laval, QC, H7X 2Z7  
Tel: (613) 791-1970  
E-Mail: MSarkisian@jadcogroup.com

**LEGAL DESCRIPTION**  
SURVEYOR'S REAL PROPERTY REPORT  
PART 1 Plan of  
LOTS 54, 55 and PART OF LOT 53  
South Laurier Avenue  
REGISTERED PLAN 4556  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

**SURVEYOR**  
**Annis O'Sullivan Vollebakk Ltd.**  
Ontario Land Surveyors  
14 Concourse Gate, Suite 500,  
Nepean, Ontario K2E 7S6  
Tel: (613) 727-0850  
Fax: (613) 727-1079  
E-Mail: EdH@avtld.com

BICYCLE PARKING	
REQUIRED	
RESIDENCE	- 0.5 PER UNIT (402 UNITS)
COMMERCIAL RETAIL	- 1.0 PER 250m <sup>2</sup> OF G.F.A.
TOTAL	203
PROVIDED	
INTERIOR - GROUND + P1 LEVEL	231
EXTERIOR AT GRADE	4
TOTAL	235
<b>AMENITY SPACE</b>	
1st FL COMMUNAL INTERIOR =	109.0 sq. m.
2nd FL PRIVATE TERRACE =	47.0 sq. m.
2nd FL COMMUNAL INTERIOR =	75.0 sq. m.
2nd FL COMMUNAL EXTERIOR =	47.0 sq. m.
6th FL COMMUNAL INTERIOR =	715.0 sq. m.
6th FL COMMUNAL EXTERIOR =	257.0 sq. m.
PRIVATE BALCONIES =	1,307.0 sq. m.
TOTAL =	2,558.0 sq. m.
TOTAL COMMUNAL =	1,251.0 sq. m.
REQUIRED - 6.0m <sup>2</sup> PER UNIT (402) =	2,412.0 sq. m.
REQUIRED COMMUNAL @ 50% =	1,206.0 sq. m.
<b>LOT COVERAGE</b>	
PAVED SURFACE =	396.7 sq. m. 21.9%
BUILDING FOOTPRINT =	1,189.9 sq. m. 65.6%
LANDSCAPE OPEN SPACE =	228.37 sq. m. 12.5%
TOTAL =	1,814.97 sq. m. 100.0%
<b>GARBAGE REQUIREMENT (402 UNITS)</b>	
GARBAGE	- 0.11 PER UNIT 45 YARDS
RECYCLING GMP	- 0.018 PER UNIT 8 YARDS
RECYCLING FIBER	- 0.038 PER UNIT 16 YARDS
COMPOST	- 240L PER 50 UNITS 9

**JADCO GROUP**  
345 Boulevard Samson, Laval, QC H7X 2Z7

ARCHITECT:  
**rla/architecture**  
roderick lahey architect inc.  
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t: 613.724.9932 f: 613.724.1209 rla@architecture.ca

PROJECT TITLE:  
**150 LAURIER AVENUE WEST**

OTTAWA ONTARIO

SHEET TITLE:  
**SITE PLAN**

DRAWN: RV CHECKED: R.V.  
SCALE: 1:100 SHEET No.: SP-1

PROJECT No.: 1827