

**KEY PLAN** 

LEGAL DESCRIPTION:
PART OF LOTS 28 AND 29
REGISTERED PLAN 2996
CITY OF OTTAWA
SURVEY REFERENCE:
TECHNICAL INFORMATION GATHERED FROM
SURVEY PREPARED BY CERTIFIED LAND
SURVEYOR: FARLEY, J.D. BARNES LIMITED
DATE: MARCH 10TH, 2023
FILE # 23-10-013-00
PLANNER CONTACT INFORMATION:
NAME: C.M. FOX
TEL: (613) 731-7244

SITE PLAN LEGEND	
<b>■</b> CB	CATCH BASIN
• SAN MH	SANITARY MAN HOLE
•	BUILDING ENTRANCE
° UP	UTILITY POLE
* SIGN	TRAFFIC SIGN
�	FIRE HYDRANT
<b>&amp;</b> BR	SINGLE BIKE RACK BOLLARD
SB	COLLAPSABLE SAFETY BOLLARD 3'-0" - 5'-0" O.C.
SB PC	COLLAPSABLE SAFETY BOLLARD 3'-0" - 5'-0" O.C. MOUNTED ON F CURB
04	BICYCLE LANE
	EXISTING CONVEX MIRRORS
	ROW PROTECTION

TYPE	COUNT
LEVEL P5 BASEMENT	
COMPACT (2438x5300)	9
STANDARD (2600×5200)	6
-	
LEVEL P4 BASEMENT	
COMPACT (2438x5300)	9
STANDARD (2600x5200)	5
LEVEL P3 BASEMENT	
ACCESSIBLE (3400×5200)	2
COMPACT (2438x5300)	7
STANDARD (2600x5200)	3
LEVEL P2 BASEMENT	
COMPACT (2438x5300)	6
STANDARD (2600×5200)	3
LEVEL P1 BASEMENT	
ACCESSIBLE (3400x5200)	1
COMPACT (2438x5300)	5
STANDARD (2400×5200)	2

GRAND TOTAL

TYPE	COUNT
LEVEL P4 BASEMENT	
HORIZONTAL DBL STACKED	0
BICYCLE SPACE (SECURE)	8
DIG I GLE SI AGE (SECORE)	
LEVEL P2 BASEMENT	
HORIZONTAL DBL STACKED	6
BICYCLE SPACE (SECURE)	
LEVEL 01	
HORIZONTAL DBL STACKED	50
BICYCLE SPACE (SECURE)	
VERTICAL BICYCLE SPACE	11
(SECURE)	
GRAND TOTAL	75
REQUIRED	70

REQUIRED	70
BICYCLE PARKING (LOCKE	R @ PARKING S
LEVEL	COUNT
LEVEL P5 BASEMENT	12
LEVEL P4 BASEMENT	12
LEVEL P3 BASEMENT	12
GRAND TOTAL	36
GRAND TOTAL WITH ABOV	E REQ'D 1

SITE PLAN - PROPOSED

1:150
A0-200

APPROXIMATE LOCATION OF ROAD CENTERLINE, TO  $\P$  — BE CONFIRMED BY SURVEYOR

EXISTING GAS -

EXIST. CURB

199 KENT STREET

(MIXED USE)

24 STOREY BUILDING

ERAL NOTES:	RI	ESIDENTIAL SUITE O	COUNTS	
ESS OTHERWISE NOTED:	I	YPE		COUNT
TE DEMOLITION PLAN AND SITE PLAN TO	1 BDRM			1
E READ IN CONJUNCTION WITH ANDSCAPE AND CIVIL PACKAGE	1 BDRM (B.F.)			19
RAWINGS.	1 BDRM (B.F.) + DEN			1
LL CONSTRUCTED ELEMENTS ARE TO BE	1 BDRM + DEN	1 /		
ETAINED.	2 BDRM			30
ROTECTION MEASURES ARE TO BE TAKEN	2 BDRM (B.F.)			10
O PREVENT DAMAGE TO EXISTING	2 BDRM + DEN	19		
TRUCTURES OR LANDSCAPE FROM OCCURING.	STUDIO	40		
NY PARKING SIGNAGE MOVED OR	TOTAL		139	
EMOVED DURING CONSTRUCTION WILL				
E REINSTATED. DEWALK/CURB TO BE REINSTATED		GFA AREA SCHE	DULE	
VHERE PRIVATE DRIVEWAYS HAVE BEEN JEMOLISHED OR WHERE DAMAGED	LEVEL	EXISTING AREA	PROPOSED AREA	DIFFERENCE
HROUGH CONSTRUCTION PROCESS.	P5-BASEMENT (PARK./MECH.)	-	-	-
	P3-P4 BASEMENT (PARK /MECH.)	_	_	_

				TO	IAL		8,273.87 m <sup>2</sup>	89,059.20
//AL	.0,077.12 111	7,5. 5. 75 111	£1/./ III		TE 14	1 BDRM (B.F.)	52.59 m <sup>2</sup>	566.07
DTAL	10.099.12 m²	9.878.96 m²	-219.9 m <sup>2</sup>		TE 13	2 BDRM + DEN	72.55 m <sup>2</sup>	780.87
EVEL 13 (MECH.)	-	-	_		TE 12	2 BDRM	70.48 m²	758.65
EVEL 12 FFL (AMENITIES)	293.40 m <sup>2</sup>	425.44 m <sup>2</sup>	132.04 m <sup>2</sup>	1 1	TE 11	2 BDRM	63.92 m <sup>2</sup>	688.08
EVEL 11 (RESIDENTIAL)	916.17 m <sup>2</sup>	893.20 m <sup>2</sup>	-22.97 m <sup>2</sup>		TE 10	STUDIO	44.26 m <sup>2</sup>	476.41
EVEL 19 (RESIDENTIAL)	916.17 m <sup>2</sup>	893.20 m <sup>2</sup>	-22.97 m <sup>2</sup>		TE 09	STUDIO	38.97 m <sup>2</sup>	419.42
EVEL 08 (RESIDENTIAL)	916.17 m <sup>2</sup>	893.20 m <sup>2</sup>	-22.97 m <sup>2</sup>	_ I	TE 08	1 BDRM + DEN	56.62 m <sup>2</sup>	609.44
EVEL 07 (RESIDENTIAL) EVEL 08 (RESIDENTIAL)	916.17 m <sup>2</sup> 916.17 m <sup>2</sup>	893.20 m <sup>2</sup> 893.20 m <sup>2</sup>	-22.97 m <sup>2</sup>	1 1	TE 07	1 BDRM + DEN	56.87 m <sup>2</sup>	612.12
EVEL 06 (RESIDENTIAL)	916.17 m <sup>2</sup>	893.20 m <sup>2</sup>	-22.97 m <sup>2</sup> -22.97 m <sup>2</sup>	SUI	TE 06	STUDIO	38.93 m <sup>2</sup>	419.04
EVEL 05 (RESIDENTIAL)	916.17 m <sup>2</sup>		-22.97 m <sup>2</sup>		TE 05	STUDIO	45.26 m <sup>2</sup>	487.16
EVEL 04 (RESIDENTIAL)	916.17 m <sup>2</sup>	893.20 m <sup>2</sup> 893.20 m <sup>2</sup>	-22.97 m <sup>2</sup>		TE 04	2 BDRM (B.F.)	62.54 m <sup>2</sup>	673.13
EVEL 03 (RESIDENTIAL)	916.17 m <sup>2</sup>	893.20 m <sup>2</sup>	-22.97 m <sup>2</sup>	SUI	TE 03	2 BDRM	70.51 m <sup>2</sup>	759.00
EVEL 02 (RESIDENTIAL)	831.90 m <sup>2</sup>	807.53 m <sup>2</sup>	-24.37 m <sup>2</sup>	SUI	TE 02	2 BDRM + DEN	72.20 m <sup>2</sup>	777.17
EVEL 01 (RETAIL/AMNTY.)	728.31 m <sup>2</sup>	607.15 m <sup>2</sup>	-120.9 m <sup>2</sup>	SUI	TE 01	1 BDRM (B.F.)	52.55 m <sup>2</sup>	565.64
-P2 BASEMENT (PARK./MECH.)	-	-	-	LEV	'EL 03 T	D LEVEL 11 (TYPICAL)		
-P4 BASEMENT (PARK./MECH.)	-	-	-	$\perp$				· ·
-BASEMENT (PARK./MECH.)	-	-	-	1 1	TE 14	1 BDRM (B.F.)	52.31 m <sup>2</sup>	563.11
VEL	EXISTING AREA	PROPOSED AREA	DIFFERENCE		TE 13	2 BDRM + DEN	72.25 m <sup>2</sup>	777.67
					TE 12	2 BDRM	70.20 m <sup>2</sup>	755.58
	<b>GFA AREA SCHE</b>	DULE		1 1	TE 11	2 BDRM	62.71 m <sup>2</sup>	675.05
				_	TE 10	STUDIO	45.05 m <sup>2</sup>	484.91
DTAL			139		TE 09	STUDIO	38.95 m <sup>2</sup>	419.30
UDIO			40		TE 08	1 BDRM + DEN	59.15 m <sup>2</sup>	636.69
BDRM + DEN			19		TE 07	1 BDRM	47.52 m <sup>2</sup>	511.49
BDRM (B.F.)			10		TE 06	STUDIO	38.93 m <sup>2</sup>	419.04
BDRM			30		TE 04 TE 05	2 BDRM (B.F.) STUDIO	45.26 m <sup>2</sup>	673.13 d
BDRM + DEN			19		TE 03	2 BDRM	65.54 m <sup>2</sup>	705.50
BDRM (B.F.) + DEN			1			1 BDRM (B.F.) + DEN		
BDRM (B.F.)			19		'EL 02 TE 01	1 DDD4 (D E ) + DEN	54.72 m <sup>2</sup>	588.96
BDRM			1		/FI 00			

EXISTING SIDEWALK —

- PROPOSED CANOPY ABOVE

NEW MAIN ENTRANCE DOORS / VESTIBULE

40,327

EXIST. RAMP DOWN 05

— EXISTING STAIRS TO TO BE

— NEW PLANTER BOXES

DEMOLISHED

AVENUE

SB SB SB SB SB SB PC PC PC PC PC

EXIST. CURB

WEST

PICKUP

-6 AIIIIIIIII

PROPERTY LINE (SEE SURVEY)

PROPERTY LINE (SEE SURVEY)

**RESIDENTIAL SUITE AREAS** 

- EXISTING FIRE HYDRANT

— GARBAGE COLLECTION TO BE ON CURBSIDE

–  $\P$  APPROXIMATE LOCATION OF ROAD CENTERLINE, TO BE CONFIRMED BY SURVEYOR

■СВ

— EXISTING ON STREET PARKING ———

EXISTING ON STREET BIKE PARKING -

- APPROXIMATE ROW PROTECTION AS PER OP SCHEDULE C16, TO BE CONFIRMED BY SURVEYOR AND CITY OF OTTAWA

340 LAURIER AVE W.

13 STOREY BUILDING

(OFFICE)

EXISTING FLOWER BOX

EXISTING BIKE LANE

– EXISTING EXIT STAIR DOOR

\_\_\_ EXISTING RETAIL

ENTRANCE

LAURIER

STANDARD TRUCK

EXISTING LOADING ZONE

DOUBLE STACK SIAMESE CONNECTIONS

EXISTING RETAIL

-0m SETBACK

ENTRANCE —

04

EXISTING BIKE LANE

AREA OF L12 (AMENITY SPACE)

SOLID BLUE LINE DENOTES — EXTENT OF EXISTING FLOOR

AND PROPOSED NEW ROOFTOP ACCESS STAIR.

-SOLID BLACK LINE DENOTES
EXTENT OF GROUND FLOOR

OF L2 TO L11

— DASHED RED LINE DENOTES EXTENTS

EXISTING CONVEX — MIRROR ON INTERIOR SIDE OF GARAGE DOOR

AREA OF L13 EMR PENTHOUSE

TE AREAS	ZON	IING MATRIX					
AREA (SQ.M) AREA (SF)	ITEM	FIELD	DATA	ITEM	FIELD	DATA	
	1	LEGAL DESCRIPTION	LOTS 28 AND 29 REGISTERED PLAN 2996	9	LOADING ZONE	REQUIRED:	PROPOSED:
54.72 m <sup>2</sup> 588.96 ft <sup>2</sup>	2	CURRENT ZONING	MD \$25			RESIDENTIAL: 0 spaces (min)	1 Shared Loading Zone
65.54 m <sup>2</sup> 705.50 ft <sup>2</sup> 62.54 m <sup>2</sup> 673.13 ft <sup>2</sup> 45.26 m <sup>2</sup> 487.16 ft <sup>2</sup>		PERMITTED USES:	APARTMENT DWELLINGS (HIGH RISE), RESTAURANT (CONDITIONAL), OFFICE (CURRENT EXCEPTION)	10	PARKING	REQUIRED:  RESIDENTIAL: 0	PROPOSED:
38.93 m <sup>2</sup> 419.04 ft <sup>2</sup>	3	LOT AREA	1,233.35 m² (EXISTING UNCHANGED)			MAXIMUM: 1.5 PER UNIT = 209 spots	
47.52 m <sup>2</sup> 511.49 ft <sup>2</sup> 59.15 m <sup>2</sup> 636.69 ft <sup>2</sup>	4	LOT FRONTAGE	40.32 m (EXISTING UNCHANGED)			VISITOR: 0.1 PER SUITE AFTER FIRST 12 UNITS =13 spots	
38.95 m <sup>2</sup> 419.30 ft <sup>2</sup>	5	BUILDING AREA	1,057.83 m <sup>2</sup> (EXISTING UNCHANGED)			TOTAL: <b>13</b>	TOTAL: <b>58</b>
45.05 m <sup>2</sup> 484.91 ft <sup>2</sup> 62.71 m <sup>2</sup> 675.05 ft <sup>2</sup> 70.20 m <sup>2</sup> 755.58 ft <sup>2</sup> 72.25 m <sup>2</sup> 777.67 ft <sup>2</sup> 52.31 m <sup>2</sup> 563.11 ft <sup>2</sup>	6	BUILDING SETBACKS	FRONT YARD REQUIRED: NO MINIMUM FRONT YARD (EXISTING) 1.02m REAR YARD (REQUIRED): NO MINIMUM REAR YARD (EXISTING): 0m INTERIOR SIDE YARD (REQUIRED) NO MINIMUM	11	BICYCLE PARKING	REQUIRED:  RESIDENTIAL: 0.5 / UNIT = 70 SPACES	PROPOSED:
			INTERIOR SIDE YARD (EXISTING) 0m			TOTAL: 70 SPACES + 1 RETAIL SPACES (REFER TO SITE PLAN)	TOTAL: 111
52.55 m <sup>2</sup> 565.64 ft <sup>2</sup> 72.20 m <sup>2</sup> 777.17 ft <sup>2</sup> 70.51 m <sup>2</sup> 759.00 ft <sup>2</sup> 62.54 m <sup>2</sup> 673.13 ft <sup>2</sup>	7	amenity space	REQUIRED: PROPOSED COMMUNAL AMENITY:  6m <sup>2</sup> x 139 DWELLING UNITS GROUND LEVEL, INTERIOR: 328.51 m <sup>2</sup> L12, INTERIOR: 387.13 m <sup>2</sup> L12, EXTERIOR: 341.05 m <sup>2</sup>	12	LANDSCAPED AREAS	REQUIRED:  NONE NOTED FOR THIS SITE	PROPOSED:  GROUND LEVEL: 335.22 m <sup>2</sup> L12 ROOF TERRACE: 444 m <sup>2</sup> TOTAL: <b>832.03 m<sup>2</sup></b>
45.26 m <sup>2</sup> 487.16 ft <sup>2</sup> 38.93 m <sup>2</sup> 419.04 ft <sup>2</sup> 56.87 m <sup>2</sup> 612.12 ft <sup>2</sup> 56.62 m <sup>2</sup> 609.44 ft <sup>2</sup> 38.97 m <sup>2</sup> 419.42 ft <sup>2</sup> 44.26 m <sup>2</sup> 476.41 ft <sup>2</sup>	8	BUILDING HEIGHT	HEIGHTS; PROPOSED CHANGE TO USE AS FOLLOWS:  36.47 m TO TOP OF MAIN ROOF AMENITY  40.32 m TO TOP OF AMENITY PENTHOUSE (L12)  43.73 m TO TOP OF MECHANICAL PENTHOUSE / EMR (L13)	13	DRIVE AISLES	REQUIRED: SINGLE TRAFFIC LANE: 3m DOUBLE TRAFFIC LANE: MINIMUM: 6 m; MAXIMUM: 3.6m FOR LESS THAN 20 PARKING SPACES, 6.7m FOR 20 OF MORE PARKING SPACES	proposed: see plans





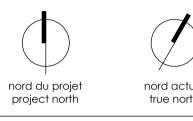
structural engineers | ingénieur structure

**DEVELOPMENTS** 

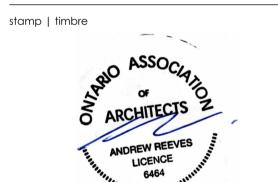
485 BANK STREET, SUITE 200, OTTAWA K2P 1Z2







4	REV. FOR SPC COMMENTS	231025
3	REV. FOR SPC COMMENTS	231013
2	REV. FOR SPC COMMENTS	230721
1	ISSUED FOR SITE PLAN CONTROL	230504
no	revisions	date





general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

2. DO NOT SCALE THE DRAWINGS.

3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

## 360 LAURIER AVE W PROPOSED MIXED-USE RENOVATION

drawing title | titre du dessin

360 LAURIER AVE W | OTTAWA | ON | K1P 1C8

SITE PLAN

project number   numero du projet	2225
drawn   dessiné	JH
checked   verifié	JAP / MAR / AR
date   date	12/08/22
scale   échelle	As indicated
0 m 2 m	4 m
drawing number   numéro du dessir	1

per | numéro du dessin

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D07-12-23-0055