

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

■ CB	CATCH BASIN
● SAN MH	SANITARY MAN HOLE
▲	BUILDING ENTRANCE
○ UP	UTILITY POLE
● SIGN	TRAFFIC SIGN
● BR	FIRE HYDRANT
□ SB	SINGLE BIKE RACK BOLLARD 3'-0" - 5'-0" O.C.
□ SB PC	COLLAPSABLE SAFETY BOLLARD 3'-0" - 5'-0" O.C. MOUNTED ON PIN CURB
○	BICYCLE LANE
○ MIR	EXISTING CONVEX MIRRORS
---	ROW PROTECTION

VEHICLE PARKING PROVIDED (BY FLOOR)

TYPE	COUNT
LEVEL P5 BASEMENT	
COMPACT (2438x5300)	9
STANDARD (2400x5200)	6
LEVEL P4 BASEMENT	
COMPACT (2438x5300)	9
STANDARD (2400x5200)	5
LEVEL P3 BASEMENT	
ACCESSIBLE (3400x5200)	2
COMPACT (2438x5300)	7
STANDARD (2400x5200)	3
LEVEL P2 BASEMENT	
COMPACT (2438x5300)	6
STANDARD (2400x5200)	3
LEVEL P1 BASEMENT	
ACCESSIBLE (3400x5200)	1
COMPACT (2438x5300)	5
STANDARD (2400x5200)	2
GRAND TOTAL	58

BICYCLE PARKING PROVIDED (BY FLOOR)

TYPE	COUNT
LEVEL P4 BASEMENT	
HORIZONTAL DBL STACKED BICYCLE SPACE (SECURE)	8
LEVEL P2 BASEMENT	
HORIZONTAL DBL STACKED BICYCLE SPACE (SECURE)	6
LEVEL P1 BASEMENT	
ACCESSIBLE (3400x5200)	2
COMPACT (2438x5300)	7
STANDARD (2400x5200)	3
LEVEL P2 BASEMENT	
COMPACT (2438x5300)	6
STANDARD (2400x5200)	3
LEVEL P1 BASEMENT	
ACCESSIBLE (3400x5200)	1
COMPACT (2438x5300)	5
STANDARD (2400x5200)	2
GRAND TOTAL	58

BICYCLE PARKING (LOCKER @ PARKING SPALL)

LEVEL	COUNT
LEVEL P5 BASEMENT	
	12
LEVEL P4 BASEMENT	
	12
LEVEL P3 BASEMENT	
	12
GRAND TOTAL	36
GRAND TOTAL WITH ABOVE REQ'D	111

1 SITE PLAN - PROPOSED
1:150
A0-200

GENERAL NOTES:
UNLESS OTHERWISE NOTED:
A. SITE DEMOLITION PLAN AND SITE PLAN TO BE READ IN CONJUNCTION WITH LANDSCAPE AND CIVIL PACKAGE DRAWINGS.
B. ALL CONSTRUCTED ELEMENTS ARE TO BE RETAINED.
C. PROTECTION MEASURES ARE TO BE TAKEN TO PREVENT DAMAGE TO EXISTING STRUCTURES OR LANDSCAPE FROM OCCURRING.
D. ANY PARKING SIGNAGE MOVED OR REMOVED DURING CONSTRUCTION WILL BE REINSTATED.
E. SIDEWALK/CURB TO BE REINSTATED WHERE PRIVATE DRIVEWAYS HAVE BEEN DEMOLISHED OR WHERE DAMAGED THROUGH CONSTRUCTION PROCESS.

RESIDENTIAL SUITE COUNTS

TYPE	COUNT
1 BDRM	1
1 BDRM (B.F.)	19
1 BDRM (B.F.) + DEN	1
1 BDRM + DEN	19
2 BDRM	30
2 BDRM (B.F.)	10
2 BDRM + DEN	19
STUDIO	40
TOTAL	139

GFA AREA SCHEDULE

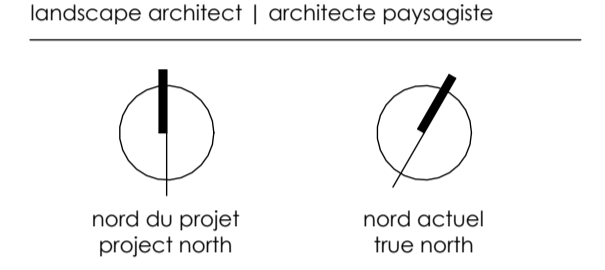
LEVEL	EXISTING AREA	PROPOSED AREA	DIFFERENCE
P5-BASEMENT (PARK./MECH.)	-	-	-
P4-BASEMENT (PARK./MECH.)	-	-	-
P3-BASEMENT (PARK./MECH.)	-	-	-
P2-BASEMENT (PARK./MECH.)	-	-	-
P1-BASEMENT (PARK./MECH.)	-	-	-
LEVEL 01 (RETAIL/AMNITY.)	728.31 m ²	607.15 m ²	-120.9 m ²
LEVEL 02 (RESIDENTIAL)	831.90 m ²	807.53 m ²	-24.37 m ²
LEVEL 03 (RESIDENTIAL)	916.17 m ²	893.20 m ²	-22.97 m ²
LEVEL 04 (RESIDENTIAL)	916.17 m ²	893.20 m ²	-22.97 m ²
LEVEL 05 (RESIDENTIAL)	916.17 m ²	893.20 m ²	-22.97 m ²
LEVEL 06 (RESIDENTIAL)	916.17 m ²	893.20 m ²	-22.97 m ²
LEVEL 07 (RESIDENTIAL)	916.17 m ²	893.20 m ²	-22.97 m ²
LEVEL 08 (RESIDENTIAL)	916.17 m ²	893.20 m ²	-22.97 m ²
LEVEL 09 (RESIDENTIAL)	916.17 m ²	893.20 m ²	-22.97 m ²
LEVEL 10 (RESIDENTIAL)	916.17 m ²	893.20 m ²	-22.97 m ²
LEVEL 11 (RESIDENTIAL)	916.17 m ²	893.20 m ²	-22.97 m ²
LEVEL 12 (FFL/AMENITIES)	293.40 m ²	425.44 m ²	132.04 m ²
LEVEL 13 (MECH.)	-	-	-
TOTAL	10,099.12 m²	9,878.96 m²	-219.9 m²

RESIDENTIAL SUITE AREAS

TYPE	AREA (SQ.M)	AREA (SF)
LEVEL 02		
SUITE 01 1 BDRM (B.F.) + DEN	54.72 m ²	588.96 ft ²
SUITE 03 2 BDRM	65.54 m ²	705.50 ft ²
SUITE 04 2 BDRM (B.F.)	62.54 m ²	673.13 ft ²
SUITE 05 STUDIO	45.26 m ²	487.16 ft ²
SUITE 06 STUDIO	38.93 m ²	419.04 ft ²
SUITE 07 1 BDRM	47.52 m ²	511.49 ft ²
SUITE 08 1 BDRM + DEN	59.15 m ²	636.69 ft ²
SUITE 09 STUDIO	38.95 m ²	419.30 ft ²
SUITE 10 STUDIO	45.05 m ²	484.91 ft ²
SUITE 11 2 BDRM	62.71 m ²	675.05 ft ²
SUITE 12 2 BDRM	70.20 m ²	755.58 ft ²
SUITE 13 2 BDRM + DEN	72.25 m ²	777.67 ft ²
SUITE 14 1 BDRM (B.F.)	52.31 m ²	563.11 ft ²
LEVEL 03 TO LEVEL 11 (TYPICAL)		
SUITE 01 1 BDRM (B.F.)	52.55 m ²	565.64 ft ²
SUITE 02 2 BDRM + DEN	72.20 m ²	777.17 ft ²
SUITE 03 2 BDRM	70.51 m ²	759.00 ft ²
SUITE 04 2 BDRM (B.F.)	62.54 m ²	673.13 ft ²
SUITE 05 STUDIO	45.26 m ²	487.16 ft ²
SUITE 06 STUDIO	38.93 m ²	419.04 ft ²
SUITE 07 1 BDRM + DEN	56.87 m ²	612.12 ft ²
SUITE 08 1 BDRM + DEN	56.62 m ²	609.44 ft ²
SUITE 09 STUDIO	38.97 m ²	419.42 ft ²
SUITE 10 STUDIO	44.26 m ²	476.41 ft ²
SUITE 11 2 BDRM	63.92 m ²	688.08 ft ²
SUITE 12 2 BDRM	70.48 m ²	758.65 ft ²
SUITE 13 2 BDRM + DEN	72.55 m ²	780.87 ft ²
SUITE 14 1 BDRM (B.F.)	52.59 m ²	566.07 ft ²
TOTAL	8,273.87 m²	89,059.20 ft²

ZONING MATRIX

ITEM	FIELD	DATA	ITEM	FIELD	DATA
1	LEGAL DESCRIPTION	LOTS 28 AND 29 REGISTERED PLAN 2996	9	LOADING ZONE	REQUIRED: PROPOSED: 1 SHARED LOADING ZONE
2	CURRENT ZONING PERMITTED USES:	MD S25 APARTMENT DWELLINGS (HIGH RISE), RESTAURANT (CONDITIONAL), OFFICE (CURRENT EXCEPTION)	10	PARKING	REQUIRED: RESIDENTIAL: 0 spaces (min) MAXIMUM: 1.5 PER UNIT = 209 spots VISITOR: 0.1 PER SUITE AFTER FIRST 12 UNITS = 13 spots TOTAL: 13 PROPOSED: TOTAL: 58
3	LOT AREA	1,233.35 m ² (EXISTING UNCHANGED)	11	BICYCLE PARKING	REQUIRED: RESIDENTIAL: 0.5 / UNIT = 70 SPACES TOTAL: 70 SPACES + 1 RETAIL SPACES (REFER TO SITE PLAN) PROPOSED: TOTAL: 111
4	LOT FRONTAGE	40.32 m (EXISTING UNCHANGED)	12	LANDSCAPED AREAS	REQUIRED: NONE NOTED FOR THIS SITE
5	BUILDING AREA	1,057.83 m ² (EXISTING UNCHANGED)	13	DRIVE AISLES	REQUIRED: SINGLE TRAFFIC LANE: 3m DOUBLE TRAFFIC LANE: MINIMUM: 6m; MAXIMUM: 3.6m FOR LESS THAN 20 PARKING SPACES, 6.7m FOR 20 OF MORE PARKING SPACES PROPOSED: SEE PLANS
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 INTERIOR SIDE YARD (EXISTING): 0m			
7	AMENITY SPACE	REQUIRED: 6m ² x 139 DWELLING UNITS = 834 m ² PROPOSED COMMUNAL AMENITY: GROUND LEVEL INTERIOR: 328.51 m ² L12 INTERIOR: 387.13 m ² L12 EXTERIOR: 341.05 m ² TOTAL: 1056.69 m ²			
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)			



4. REV. FOR SPC COMMENTS	231025
3. REV. FOR SPC COMMENTS	231019
2. REV. FOR SPC COMMENTS	230721
1. ISSUED FOR SITE PLAN CONTROL	230504

no revisions date



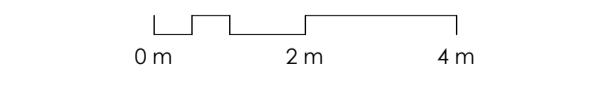
general notes | note générale
1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

360 LAURIER AVE W
PROPOSED MIXED-USE RENOVATION

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

SITE PLAN

project number | numero du projet **2225**
drawn | dessiné **JH**
checked / vérifié **JAP / MAR / JR**
date | date **12/08/22**
scale | échelle **As indicated**



drawing number | numéro du dessin **A0-801**