

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 (2807)-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	8 m	6.43 m	BY-LAW 2022-291
H) MINIMUM REAR YARD AREA	25% of 895.5 m ² = 223.875 m ²	180.16 m ²	BY-LAW 2022-291
I) MAXIMUM BUILDING HEIGHT	14.5 m	14.46 m	
J) VEHICLE PARKING (RESIDENTS)	44x0.5=22	0	BY-LAW 2022-291
VEHICLE PARKING (VISITOR)	44x0.1=4.4	0	BY-LAW 2022-291
VEHICLE PARKING (TOTAL)	26.4	0	BY-LAW 2022-291
K) BIKE SPACES	56x0.5=28	30 (STACKED) INDOOR +24 (STACKED) OUTDOOR +3 STANDARD OUTDOOR	

	REQUIREMENT	PROVIDED	EXISTING
L) AMENITY AREA	0	104.2 m ² @ BACK & 20.8 m ² BALCONIES TOTAL = 125 m ²	
M) FRONT YARD, SOFTSCAPING PERCENTAGE	40%	60.8%	
N) REAR YARD, SOFTSCAPING PERCENTAGE	50%	53.6%	

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	193.6 m ²	534.6 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	968 m ²	3355 m ²

	BACHELOR	1 BED	2 BED	3 BED	4 BED	TOTAL
EXISTING BUILDING	28	11	0	0	0	40
PROPOSED NEW UNIT @EXISTING BUILDING	0	0	0	0	0	0
PROPOSED ADDITION	12	0	2	3	1	18
TOTAL	41	11	2	3	1	58

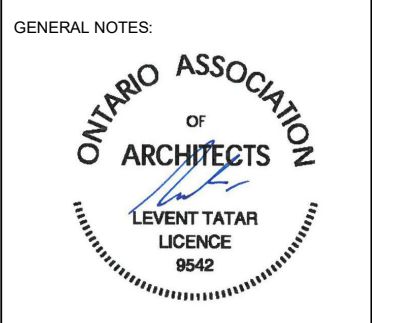
REQUIRED 2+ BEDROOM: 4
PROPOSED 2+ BEDROOM: 6

AVERAGE GRADE:
CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES
AVERAGE GRADE: 70.045m (69.87m + 70.13m + 69.85m + 70.33m) / 4

LEGEND

- NEW TREE
- EXISTING TREE TO BE REMOVED
- EX. TREE TO REMAIN
- NEW SHRUB
- PROPOSED BUILDING
- ▨ EXISTING BUILDING TO REMAIN
- ▶ PROPOSED / EXISTING ENTRY / EXIT
- - - PROPERTY LINE
- ▨ DENOTES HARD LANDSCAPING
- ▨ DENOTES SOFT LANDSCAPING
- UP UTILITY POLE
- FH FIRE HYDRANT

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2015
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BY-LAWS IN 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
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT
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280 LAURIER AVE. E.
NEW 4 STOREY ADDITION TO EXISTING 6 STOREY BUILDING

OWNER:
280 LAURIER AVE EAST HOLDINGS INC.
226 ARCADE AVE.
OTTAWA, ON K2P 1B9

DEVELOPER:
SMART LIVING PROPERTIES
226 ARCADE AVE.
OTTAWA, ON K2P 1B9

ARCHITECT:
REDLINE ARCHITECTURE INC.
LIMITED
J.L. RICHARDS & ASSOCIATES LIMITED
TOWER #1343 PRESTON ST.
SUITE 1000
OTTAWA, ON K1S 1M4

LANDSCAPING:
JAMES B. LENNOX & ASSOCIATES INC.
3352 CARLING AVE.
OTTAWA, ON K2H 5A9

SURVEYOR:
ACU LTD.
14 CONNORS GATE, SUITE 500
OTTAWA, ON K2E 7S8

STRUCTURAL ENGINEER:
D&H STRUCTURAL LTD.
333 PRESTON ST SUITE 110,
OTTAWA, ON K1S 5M4

MECHANICAL & ELECTRICAL ENGINEER:
JAN CONNELL TANTIS
7465 EAST DANFORD CRESCENT
MISSISSAUGA, ON L5N 6P6

NO.	REVISION/ISSUE	DATE
1	ISSUED FOR SPA	06/11/23
2	ISSUED FOR REVISION	02/23/24

PROJECT: **280 LAURIER AVE. E.**
NEW ADDITION TO EXISTING 6 STOREY BUILDING
280 LAURIER AVE. E.
OTTAWA, ON K1N 6P7

SHEET: **A0**

DATE: MARCH 29, 2021
SCALE: AS NOTED

SITE PLAN
SCALE: 1:100