

Autodesk® AutoCAD®/The Evergreen on Blackburn 0212 The Evergreen 1:40
2025-03-26 3:34:37 PM



PIN 04212-0267

LAURIER AVE. E

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GENERAL NOTES:

- UNLESS OTHERWISE NOTED:
- SITE DEMOLITION PLAN AND SITE PLAN TO BE READ IN CONJUNCTION WITH LANDSCAPE AND CIVIL PACKAGE DRAWINGS.
 - ALL CONSTRUCTED ELEMENTS ARE TO BE RETAINED.
 - PROTECTION MEASURES ARE TO BE TAKEN TO PREVENT DAMAGE TO EXISTING STRUCTURES OR LANDSCAPE FROM OCCURRING.
 - PROTECTION ZONE FOR TREES NOT BEING REMOVED SHALL BE RESPECTED (REFER TO LANDSCAPE PLAN & TREE CONSERVATION REPORT).
 - ALL TREES SHOWN DASHED ARE TO BE REMOVED. REFER TO DEMOLITION SITE PLAN AND TREE CONSERVATION REPORT.
 - ANY PARKING SIGNAGE MOVED OR REMOVED DURING CONSTRUCTION WILL BE REINSTATED.
 - ANY TREE DISTURBED DURING CONSTRUCTION WILL BE REINSTATED UPON COMPLETION.
 - MATERIAL EXCAVATED FROM THE SITE WILL BE REMOVED AS SOON AS POSSIBLE.
 - SIDEWALK CURBS TO BE REINSTATED WHERE PRIVATE DRIVEWAYS HAVE BEEN DEMOLISHED OR WHERE DAMAGED THROUGH CONSTRUCTION PROCESS.

SPECIFIC NOTES:

- NEW PARKING VENTILATION GRATE
- CURB CUT
- UNDERGROUND STORAGE TANK/CISTERN. REFER TO CIVIL DRAWINGS FOR SPEC.
- PLANTER
- MAIN ENTRANCE
- MOVE IN ENTRANCE
- PROPOSED EXTERIOR LIGHTING
- STONE PAVERS (REFER TO LANDSCAPE PLAN)
- NEW CONCRETE SIDEWALK
- BICYCLE RACK PARKING
- GRASS (REFER TO LANDSCAPE PLAN)
- NEW GAS METER
- GRASS (REFER TO LANDSCAPE PLAN)
- EXISTING SIDEWALK TO BE REINSTATED AS REQUIRED
- PARKING RAMP
- ASPHALT DRIVEWAY EXTENDED TO STREET
- NEW CONCRETE CURB
- TACTILE WALKING SURFACE INDICATOR AS PER CITY OF OTTAWA STANDARDS
- GARDEN (REFER TO LANDSCAPE PLAN)
- EXISTING BUS STOP LOCATION TO REMAIN
- EXISTING UTILITY POST TO BE REMOVED
- EXISTING MAN HOLE TO REMAIN
- EXISTING CATCH BASIN TO REMAIN
- NOT USED.
- AIR CONDITIONING UNITS DEDICATED TO GARAGE ROOMS
- UNDERGROUND PARKING GARAGE ACCESS
- BARRIER FREE SLOPED ACCESS
- EXISTING TREE TO BE RETAINED & ROOT PROTECTION ZONE (REFER TO TREE PROTECTION REPORT)
- TREES SHOWN DASHED TO BE DEMOLISHED
- EXISTING STONE RETAINING WALL (TO BE DEMOLISHED, IF DASHED)
- NEW HYDRO PAVEMENT PATH
- STONE RETAINING WALL
- BENCH
- ACCESSIBLE BENCH
- PRECAST CONCRETE LANDSCAPE STEPS (AND HANDRAILS AS REQ.)
- NEW GRAVEL PATH - SEE LANDSCAPE PLAN
- PRIVACY SCREEN WALL BETWEEN RESIDENTIAL UNITS AND PUBLIC AREAS
- NEW TREE (REFER TO LANDSCAPE PLAN)
- HYDRO VAULT AIR INTAKE
- STAIR PRESERVATION GRATE

ZONING MATRIX

ITEM	FIELD	DATA
01	LEGAL DESCRIPTION	RSB(D454) S379
02	CURRENT ZONING PERMITTED USES	RESIDENTIAL
03	LOT AREA	2,850.73m ² (INCLUDING CHURCH PROPERTY); 1,611.15m ² (EXCLUDING CHURCH PROPERTY)
04	LOT FRONTAGE	29m
05	BUILDING AREA	1,333 m ²
06	BUILDING SETBACKS	NORTH: 4.1m EAST: 0m SOUTH: 0m WEST: 1.2m
07	AMENITY SPACE	REQUIRED: 8m ² UNIT: 121 UNITS x 6m ² = 726m ² 50% COMMUNAL AMENITY AREA = 363m ² PROVIDED: COMMUNAL AMENITY: 274.97 m ² EXTERIOR: 270.04 m ² PRIVATE AMENITY: 860.25 m ² TOTAL AMENITY: 1,405.94 m ²
08	BUILDING HEIGHT	MAXIMUM HEIGHT = 35m, 9 STOREYS PROVIDED = 33.342m, 9 STOREYS
09	LOADING ZONE	N/A
10	VEHICLE PARKING	REQUIRED: RESIDENTIAL PARKING: 0.35 PARKING SPACES/ UNIT = 43 RESIDENT PARKING SPACES REQUIRED VISITOR PARKING: 0.03 PARKING SPACES/ UNIT = 4 VISITOR PARKING SPACES REQUIRED 50% OF PARKING SPACES MAY BE COMPACT = 22 PARKING SPACES MAY BE COMPACT TOTAL 46 TOTAL: 42
11	BICYCLE PARKING	REQUIRED: RESIDENTIAL: 0.5 / UNIT = 60.5 SPACES TOTAL 61 TOTAL: 139
12	LANDSCAPED AREAS	REQUIRED: 425m ² (INCLUDING PORTIONS OF 315 CHAPEL AND 321 BLACKBURN AVE. BUT EXCLUDING THE CHURCH PROPERTY) PROVIDED: 628 m ²
13	DRIVE ASILES	8m WIDE

RESIDENTIAL SUITE COUNTS	
UNIT TYPE	COUNT
1 BEDROOM	32
1 BEDROOM (BF)	11
2 BEDROOM	34
2 BEDROOM (BF)	6
3 BEDROOM	6
3 BEDROOM (BF)	3
STUDIO	29
TOTAL UNITS	121

ZONING COMPLIANT VEHICLE PARKING PROVIDED (BY LEVEL)	
TYPE	COUNT
B2 ACCESSIBLE (360x5200)	1
COMPACT (2400x4800)	2
PARALLEL (2000x700)	11
STANDARD (2600x5200)	18
B1 ACCESSIBLE (360x5200)	1
PARALLEL (2000x700)	11
STANDARD (2600x5200)	18
TOTAL PROVIDED	42

NON STANDARD VEHICLE PARKING (BY LEVEL)	
TYPE	COUNT
B2 NON STANDARD	4
B2 (LANDING) NON STANDARD	1
B1 NON STANDARD	5
B1 (LANDING) NON STANDARD	1
TOTAL PROVIDED	11

LEGAL DESCRIPTION:
LOTS 9, 10, 11 & 12 (SOUTH LAURIER AVENUE)
PART OF LOTS 3 & 4 (WEST BLACKBURN AVENUE)
REGISTERED PLAN 37220
(GEOGRAPHIC TOWNSHIP OF NEPEAN)
CITY OF OTTAWA
SURVEY REFERENCE:
TECHNICAL INFORMATION GATHERED FROM
SURVEY PREPARED BY CERTIFIED LAND
SURVEYOR: STANTEC GEOMATICS LTD.
DATE: NOVEMBER 21, 2023
FILE # 1618.6686-111
PLANNER CONTACT INFORMATION:
HARVEY G. BERNETT
TEL: (613) 722-4420

0 1 2 3 4 5m 10m

SOFTSCAPED AREAS - GRASS, PLANTING, GARDENS OR SIMILAR. SEE LANDSCAPE ARCHITECT'S DRAWINGS.
HARDSCAPED AREAS - CONCRETE PAVERS OR SIMILAR. SEE LANDSCAPE ARCHITECT'S DRAWINGS.

windmill

owner | propriétaire

FULLER Co., Limited
Thomas Fuller Construction Co., Limited
2750 Queenview Drive |
Ottawa Ontario K2B 8H6
613-820-6000

general contractor | entrepreneur général

CUNLIFFE & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

structural engineers | ingénieur structure

Stantec

landscape architects | architectes paysagistes

civil engineers | ingénieur civil

GWAL
Geospatial & Water Associates Ltd.

ALLIANCE
Architectural & Design Solutions

MEP engineers | ingénieur MEP

nord du projet
project north

nord réel
true north

FOR RENDERING INFO ONLY
2025-03-26 3:34:37 PM

- REVISED FOR SITE PLAN CONTROL 2025-03-26
- ISSUED FOR FOUNDATIONS AND EXCAVATION PERMITS 2024-12-20
- REVISED FOR SITE PLAN CONTROL 2024-12-16
- REVISED FOR SITE PLAN CONTROL 2024-09-24
- ISSUED FOR SITE PLAN CONTROL 2024-05-28

stamp | timbre

architect | architecte

linebox
STUDIO

general notes | note générale

- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED STRUCTURES TO BE ARCHITECT.
- DO NOT SCALE THE DRAWINGS.
- NOT FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

project title

THE EVERGREEN ON BLACKBURN

8 BLACKBURN AVE. OTTAWA, ON K1N 4P7

drawing title | titre du dessin

SITE PLAN

project number | numéro du projet 2210

drawn | dessiné JH / MAR / IMP / DL / EY

checked | vérifié MAR / AR

date | date MARCH 21, 2023

scale | échelle As Indicated

0m 2m 4m

drawing number | numéro du dessin

A0-800

#12129

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