ZONING MATRIX		
ITEM	**FIELD**	**DATA**
01	LEGAL DESCRIPTION	RSB[2454] S379
02	CURRENT ZONING PERMITED USES	RESIDENTIAL / HOTEL
03	LOT AREA	2,850 m² (including church property). 1,622.24 m² (excluding church property)
04	LOT FRONTAGE	29 m
05	BUILDING AREA	1,343 m²
06	BUILDING SETBACKS	NORTH: 4.1 m EAST: 0 m SOUTH: 0 m WEST: 1.2 m
07	AMENITY SPACE	Required: 6 m² /unit: 111 units x 6 m² = 666 m² 50% communal amenity area = 333 m² Provided Total: 1,566 m² (992 m² private) Communal amenity area = 574 m²
08	BUILDING HEIGHT	9 STOREYS, max height 103.6 m ASL
09	LOADING ZONE	N/A
10	VEHICLE PARKING	Required = 45 resident, 10 visitor Provided = 50 resident, 4 visitor
11	BICYCLE PARKING	Required = 56 Provided = 136 (including 15 exterior) Horizontal total at floor level (including 15 exterior) = 70
12	LANDSCAPED AREAS	Required: 30% LOT AREA (including portions of 315 Chapel and 321 Blackburn Ave. but excluding the church property) = 1,622.24 m² 30% = 486.7 m² Provided: 427.95 m²
13	DRIVE AISLES	6 m wide

RESIDENTIAL G.L.A. BREAKDOWN			
FLOOR LEVEL	**USE**	**AREA** (m²)	**AREA** (ft²)
LEVEL 01	CONDOMINIUM	406	4,376
LEVEL 01 MEZZ.	CONDOMINIUM	116	1,254
LEVEL 02	CONDOMINIUM	898	9,671
LEVEL 03	CONDOMINIUM	873	9,398
LEVEL 04	CONDOMINIUM	835	8,988
LEVEL 05	CONDOMINIUM	865	9,314
LEVEL 06	CONDOMINIUM	884	9,519
LEVEL 07	CONDOMINIUM	780	8,402
LEVEL 08	CONDOMINIUM	777	8,367
LEVEL 09	CONDOMINIUM	777	8,367
TOTAL	COMBINED	7,214	77,656

RESIDENTIAL SUITE COUNTS	
CONDOMINIUM	**COUNT**
STUDIO	7
1 BEDROOM	20
1 BEDROOM + DEN/MEDIA	29
2 BEDROOM	41
2 BEDROOM + DEN/MEDIA	10
3 BEDROOM	6
3 BEDROOM + DEN	0
TOTAL	**113**

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 OCCURING.
D. PROTECTION ZONE FOR TREES NOT BEING REMOVED SHALL BE RESPECTED (REFER TO LANDSCAPE PLAN & TREE CONSERVATION REPORT).
E. ALL TREES SHOWN DASHED ARE TO BE REMOVED. REFER TO DEMOLITION SITE PLAN AND TREE CONSERVATION REPORT
F. ANY PARKING SIGNAGE MOVED OR REMOVED DURING CONSTRUCTION WILL BE REINSTATED.
G. ANY TURF DISTURBED DURING CONSTRUCTION WILL BE REINSTATED UPON COMPLETION.
H. MATERIAL EXCAVATED FROM THE SITE WILL BE REMOVED AS SOON AS POSSIBLE
I. SIDEWALK/CURB TO BE REINSTATED WHERE PRIVATE DRIVEWAYS HAVE BEEN DEMOLISHED OR WHERE DAMAGED THROUGH CONSTRUCTION PROCESS.

SPECIFIC NOTES:

1. NEW PARKING VENTILATION GRATE
2. CURB CUT
3. UNDERGROUND STORAGE TANK/CISTERN. REFER TO CIVIL DRAWINGS FOR SPEC.
4. PLANTER
5. MAIN ENTRANCE
6. MOVE IN ENTRANCE
7. PROPOSED ENTRANCE LIGHTING
8. STONE PAVERS (REFER TO LANDSCAPE PLAN)
9. NEW CONCRETE SIDEWALK
10. BICYCLE RACK PARKING
11. SIAMESE / FIRE DEPARTMENT CONNECTION
12. NEW GAS METER
13. GRASS (REFER TO LANDCAPE ARCHITECT)
14. EXISTING SIDEWALK TO BE REINSTATED AS REQUIRED
15. PROPOSED PARKING RAMP
16. ASPHALT DRIVEWAY EXTENDED TO STREET
17. NEW CONCRETE CURB
18. TACTILE WALKING SURFACE INDICATOR AS PER CITY OF OTTAWA STANDARDS
19. GARDEN (REFER TO LANDCAPE ARCHITECT)
20. EXISTING BUS STOP LOCATION TO REMAIN
21. EXISTING UTILITY POST TO REMAIN
22. EXISTING UTILITY POST TO BE REMOVED
23. EXISTING MAN HOLE TO REMAIN
24. EXISTING CATCH BASIN TO REMAIN
25. LANDSCAPE PLANTER BED WITH CURB IN FRONT
26. AIR CONDITIONING UNITS DEDICATED TO GARBAGE ROOMS
27. UNDERGROUND PARKING GARAGE ACCESS
28. BARRIER FREE SLOPED ACCESS
29. EXISTING TREE TO BE RETAINED & ROOT PROTECTION ZONE (REFER TO TREE PROTECTION REPORT)
30. TREES SHOWN DASHED TO BE DEMOLISHED
31. EXISTING STONE RETAINING WALL (TO BE DEMOLISHED, IF DASHED)
32. NEW HYDRO PAVER PATH
33. PROPOSED STONE RETAINING WALL
34. PROPOSED BENCH
35. PROPOSED ACCESSIBLE BENCH
36. PROPOSED PRECAST CONCRETE LANDSCAPE STEPS (AND HANDRAILS AS REQ.)
37. NEW GRAVEL PATH - SEE LANDSCAPE PLAN
38. PRIVACY SCREEN WALL BETWEEN RESIDENTIAL UNITS AND PUBLIC AREAS
39. NEW TREE - SEE LANDSCAPE PLAN
40. HYDRO VAULT AIR INTAKE
41. STAIR PRESSURIZATION GRATE

VEHICLE PARKING PROVIDED	
TYPE	**COUNT**
B2	
ACCESSIBLE (3400x5200)	**1**
COMPACT	**3**
STANDARD (2600x5200)	**21**
	25
B1	
ACCESSIBLE (3400x5200)	**1**
COMPACT	**5**
STANDARD (2600x5200)	**19**
	25
TOTAL PROVIDED	**50**

0 1 2 3 4 5m 10m

SOFTSCAPED AREAS - GRASS, PLANTING, GARDENS OR SIMILAR. SEE LANDSCAPE ARCHITECTS DRAWINGS

HARDSCAPED AREAS - CONCRETE PAVERS OR SIMILAR. SEE LANDSCAPE ARCHITECTS DRAWINGS.

SITE STATISTICS & NOTES

PIN 04212-0267

LAURIER AVE. E

CENTER LINE OF PAVEMENT

EXISTING LANDSCAPED BOULEVARD

CORNER SIGHT TRIANGLE

PATH FROM LAURIER CENTRED ON AMENITY ENTRANCE

EXTENT OF BELOW GRADE PARKING

PROPERTY LINE

EXISTING ALUMINUM FENCE

EXISTING NEIGHBOURING HARDSCAPED PATIO AREA

AMENITY ENTRANCE

AMENITY TERRACE

PORCH

BICYCLE SPACES

BALCONY L4 TO L9

REQUIRED BUILDING EXITS FROM BASEMENT PARKING & ABOVE

WIDE BLUE LINE = BUILDING EXTERIOR FACE AT GRADE

BUILDING SETBACK L7-L9

SNOW STORAGE

CENTER LINE OF PAVEMENT

BUILDING SETBACK L3-L4

BUILDING SETBACK L1-L2

EXIT STAIR AT ROOF TERRACE

BUILDING SETBACK L4-L9

BUILDING SETBACK L2-L3

COVERED ENTRY

BUILDING SETBACK L3-L4

BUILDING SETBACK L6-L9

BUILDING SETBACK L5

EXISTING CHURCH STRUCTURE

ROOF TERRACE ACCESS, ELEVATOR, & MECHANICAL

PLANTER

5 BICYCLE SPACES

TRANSFORMER RESTRICTION ZONE TO BE REMOVED (5m)

BUILDING SETBACK L1-L2

BUILDING SETBACK L3-L4

PORCH

SNOW STORAGE

BUILDING SETBACK L1

PLANTER

CHAPEL ST.

BLACKBURN AVE.

EXISTING EXIT FROM CHURCH BUILDING (EXITS OVER PROJECT PROPERTY LINE)

ASPHAULT PAVING TO TIE INTO EXISTING NEIGHBOURING LOT PARKING AREA

PROPERTY LINE

330 LAURIER AVE. E

PROPOSED 9 STOREY RESIDENTIAL BUILDING c/w
2 LEVELS OF UNDERGROUND PARKING
111 CONDOMUNIUM SUITES

REAR ENTRANCE

EXISTING NEIGHBOURING PARKING LOT

BUILDING SETBACK L4-L9

BUILDING SETBACK GROUND - L3

EXIT STAIR AT ROOF TERRACE

BUILDING SETBACK L7-L9

BUILDING SETBACK L4-L6

RETAINING WALL

PORCH

PLANTER

EXISTING 2-1/2 STOREY OFFICE BUILDING

OVERHEAD DOOR (GARBAGE)

EXTERIOR DOOR (GARBAGE)

REQUIRED BUILDING EXIT FROM BASEMENT PARKING & ABOVE

5 BICYCLE SPACES

ORIGINAL SOUTHERN PROPERTY LINE (SETBACK FOR L1-L3 = 0m)

BUILDING SETBACK L2-L3

OPEN AIR ABOVE

BEAM ABOVE

RAMP DOWN

12%

[No Slope]

overflow

WALKWAY FROM EXIT & GARBAGE ROOM - UNITED PAVERS - SEE LANDSCAPE ARCHITECTS DRAWINGS

TRANSFORMER RESTRICTION ZONE TO BE REMOVED (5m)

14 BLACKBURN AVE.

1 SITE PLAN
A0-800 1 : 100

15	REVISED FOR ZBLA & HIA 2024-01-25
14	REVISED FOR ZBLA & HIA 2023-11-14
12	RS. FOR CLASS D PRICING & 70% DD 2023-09-08
11	ISSUED FOR ZBLA & HIA 2023-08-17
9	ISS. FOR COORD. FOR ZBLA 2023-07-17
5	ISSUED FOR COORDINATION 2023-05-05
4	75% SPC PLAN REVIEW 2023-05-02
3	ISSUED FOR COORDINATION 2023-04-26
2	ISSUED FOR COORDINATION 2023-04-20
1	ISSUED FOR COORDINATION 2023-04-18
no	revisions date

stamp | timbre

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW REEVES
LICENCE
6464

architect | architecte

linebox STUDIO

All dimensions are shown in metric.
Contractor shall check and verify all dimensions and report all error and omissions to the Architect.
Do not scale the drawings.
Not for construction until signed by the Architect.

project title | titre du projet

WINDMILL - ALL SAINTS

330 Laurier Ave. E, Ottawa, ON K1N 6P9

drawing title | titre du dessin

SITE PLAN (PROPOSED)

project number | numero du projet	**2218**
drawn | dessiné	**Author**
checked | verifié	**Checker**
scale | échelle	**As indicated**
date | date	**01/16/24**

drawing number | numéro du dessin

A0-800

windmill

owner | proprietaire

moses structural engineers
366 Adelaide Street West, Suite 604
Toronto, Ontario, M5V 1R7
Tel: 416 703 3337
info@mosesstructures.com

CUNLIFFE & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

structural engineers | ingenieur structure

Intelligent City

mass timber building systems integration
l'intégration des systèmes d'un bâtiment de construction de bois massif

Stantec

landscape architects | architectes paysagistes
civil engineers | ingenieur civil

Goodkey Weedmark Consulting Engineers

ALLIANCE Mechanical · Electrical · Design · Build

MEP engineers | ingenieur MEP

nord du projet project north

nord reel true north

Autodesk Docs://All Saints (Windmill)/2218_All Saints (Windmill)_Lib.rvt
2024-02-08 11:35:09 AM