



**3 LOCATION PLAN**  
 SP-01 SCALE: N.T.S

**SITE & PROJECT STATISTICS**

Zoning Designation: RAT

**PROJECT STATISTICS**

LUL Area: 1,491m<sup>2</sup>  
 Building Height: XXXX  
 Front Yard: 1.3m  
 Rear Yard: 2.75m  
 Int. Side Yard: 1.2m  
 Number of Proposed Units: 57 (Tower) + (6) Existing Dwelling

**PARKING CALCULATION**  
 As per Section 107

Distance to LRT: 395m

Required Parking: 26 spaces  
 0 spaces for first 12 units - Section 107(3)  
 0.5 spaces/unit for 51 units - Table 107

Resident Parking Provided: 0 spaces

**VISITOR PARKING CALCULATION**  
 As per Section 102

Required Visitor Parking: 6 spaces  
 0 spaces for first 12 units - Section 102(3)  
 0.1 spaces/unit for 51 units - Table 102

Visitor Parking Provided: 2 spaces

Total Parking Provided: 2 spaces

**BICYCLE PARKING CALCULATION**  
 As per Table 111A

Required Parking: 32 spaces  
 0.5 spaces/unit for 63 units [111A)(i)]

Total Resident Parking: 36 spaces

**GROSS FLOOR AREA**  
 As per Section 54

Total Residential GFA: 2886.7m<sup>2</sup>  
 Tower Level 00: 141.4m<sup>2</sup>  
 Tower Level 01: 269.3m<sup>2</sup>  
 Tower Level 02: 269.3m<sup>2</sup>  
 Tower Level 03: 262.7m<sup>2</sup>  
 Tower Level 04: 262.7m<sup>2</sup>  
 Tower Level 05: 262.7m<sup>2</sup>  
 Tower Level 06: 262.7m<sup>2</sup>  
 Tower Level 07: 262.7m<sup>2</sup>  
 Tower Level 08: 262.7m<sup>2</sup>  
 Tower Level 09: 262.7m<sup>2</sup>  
 Heritage Level 00: 81.6m<sup>2</sup>  
 Heritage Level 01: 67.8m<sup>2</sup>  
 Heritage Level 02: 126.3m<sup>2</sup>  
 Heritage Level 03: 92.1m<sup>2</sup>

**AMENITY AREA CALCULATION**  
 As per Table 137

Total Amenity Area Req'd: 378m<sup>2</sup>  
 6m<sup>2</sup>/unit for 63 units

Communal Amenity Req'd: 189m<sup>2</sup>  
 Min of 50% of Total Amenity Area

Private Amenity Area Provided: 82.6m<sup>2</sup>  
 Tower Level 00: -  
 Tower Level 01: -  
 Tower Level 02: -  
 Tower Level 03: 11.8m<sup>2</sup>  
 Tower Level 04: 11.8m<sup>2</sup>  
 Tower Level 05: 11.8m<sup>2</sup>  
 Tower Level 06: 11.8m<sup>2</sup>  
 Tower Level 07: 11.8m<sup>2</sup>  
 Tower Level 08: 11.8m<sup>2</sup>  
 Tower Level 09: 11.8m<sup>2</sup>  
 Heritage Level 00: -  
 Heritage Level 01: -  
 Heritage Level 02: -  
 Heritage Level 03: -

Communal Amenity Provided: 309.2m<sup>2</sup>  
 Heritage Level 01: 42.7m<sup>2</sup>  
 All Grade Parkspaces: 131.7m<sup>2</sup>  
 Roof Terrace: 134.8m<sup>2</sup>

Total Amenity Area Provided: 391.8m<sup>2</sup>

TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOTS 40 CONCESSION A (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2019

**SURVEY INFO**  
 SCALE: NTS

- SITE PLAN LEGEND**
- ▶ BUILDING ENTRANCE
  - ▶ BUILDING EXIT
  - ⊕ FIRE HYDRANT
  - ⊕ NEW STREET LIGHT
  - ⊕ STREET LIGHT TO BE REMOVED
  - ⊕ BICYCLE PARKING
  - ⊕ AMENITY AREAS AT GRADE

**LEGEND**  
 SCALE: NTS

- 1 PORTION OF EXISTING BUILDING TO BE DEMOLISHED
- 2 EXISTING ASPHALT WALKWAY TO BE REMOVED
- 3 EXISTING CONCRETE WALKWAY TO BE REMOVED
- 4 EXISTING INTERLOCKWALKWAY TO BE REMOVED
- 5 EXISTING ASPHALT DRIVEWAY & PARKING TO BE REMOVED
- 6 EXISTING STONE RETAINING WALL TO BE PROTECTED
- 7 EXISTING STAIR TO BE MODIFIED TO SUIT NEW GRADING
- 8 EXISTING CONCRETE GABLE & WOOD STAIRS TO REMAIN
- 9 RETAINING WALL (REFER TO CIVIL)
- 10 DEPRESSED CURB (REFER TO CIVIL)
- 11 STEEL PICKET GUARD CW HANDRAIL AS REQUIRED
- 12 INTERLOCKING STONE (REFER TO LANDSCAPE)
- 13 SOFT LANDSCAPING (REFER TO LANDSCAPE)
- 14 WINDOW WELL
- 15 2.74m TALL WOOD SOUND BARRIER

**2 ZONING**  
 SP-01 SCALE: 1:1

**KEYNOTE LEGEND**  
 SCALE: N.T.S.

GENERAL ARCHITECTURAL NOTES:

- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
- The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
- Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
- These documents are not to be used for construction unless specifically noted for such purpose.

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 13 ISSUED FOR COORDINATION 2020-11-13  
 12 RE-ISSUED FOR SITE PLAN CONTROL 2020-09-14  
 11 RE-ISSUED FOR SITE PLAN CONTROL 2020-07-31  
 10 ISSUED FOR COORDINATION 2020-07-29  
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 2 ISSUED FOR COORDINATION 2019-08-27  
 1 ISSUED FOR COORDINATION 2019-04-02

**ISSUE RECORD**



**593 LAURIER**  
 593 LAURIER AVE.  
 OTTAWA, ON

| PROJ | SCALE | DRAWN | REVIEWED |
|------|-------|-------|----------|
| 1908 | NOTED | LB    | RMK      |

**SITE PLAN**

**SP-01**

**1 SITE PLAN**  
 SP-01 SCALE: 1:100