



- FOR EXISTING SITE CONDITIONS, SEE SURVEY PLAN BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., SUBMITTED SEPARATELY;
- FOR NEW GRADES AND SITE SERVICES, SEE CIVIL ENGINEERING PLAN BY NOVATECH ENGINEERING CONSULTANTS, SUBMITTED SEPARATELY;
- FOR PROPOSED VEGETATION AND LANDSCAPE INFORMATION, SEE LANDSCAPE ARCHITECTURE PLAN BY JAMES B. LENNOX & ASSOCIATES, SUBMITTED SEPARATELY.

LEGEND	
	CURRENT BUILDING PROPOSAL
	2012 SPA BUILDING FOOTPRINT
	2012 SPA BUILDING DIMENSIONS
	REQUIRED DIMENSIONS
	PATH OF EXIT
	PAVEMENT MARKINGS
	ENTRANCE
	EXIT

CITY OF OTTAWA COMPREHENSIVE BY-LAW 2008-250 RESIDENTIAL FIFTH DENSITY ZONE R5B1(1655) H(22)_AREA X ON SCHEDULE 1A		
ZONING MECHANISM	REQUIRED	PROVIDED
Maximum building height	22m	19.4m
Minimum front yard setback	3m	3.08m
Minimum east side yard setback	First 15m from prop line: 2.5m Beyond 15m: 2.5m (1st & 2nd storeys); 7.6m (3rd storey & above)	2.55m 2.55m 8.18m
Minimum west side yard setback	2.3m	2.33m
Minimum rear yard setback	7.5m	7.5m

RESIDENTIAL UNITS (PROPOSED)			
# BR	# UNITS	%	
1BR	17	37%	
2BR	14	30%	
2BR*	5	11%	
STUDIO	10	22%	
TOTAL	46	100%	

*2012-SPA PROVIDED 65 TOTAL RESIDENTIAL UNITS

TOTAL BARRIER FREE UNITS TO COMPLY WITH OBC MIN 15% (7)

NUMBER OF 1BR-BF: MINIMUM 4

NUMBER OF 2BR-BF: MINIMUM 2

NUMBER OF STUDIO-BF: MINIMUM 1

ZONING GROSS FLOOR AREA - RESIDENTIAL			
LEVEL	AREA / LEVEL	NO. OF LEVELS	TOTAL AREA
GROUND FLOOR	47 m ²	1	47 m ²
2ND FLOOR ZONING	480 m ²	1	480 m ²
3RD-5TH FLOOR ZONING	487 m ²	3	1460 m ²
6TH FLOOR ZONING	487 m ²	1	487 m ²
TOTAL	1500 m ²	6	2473 m ²

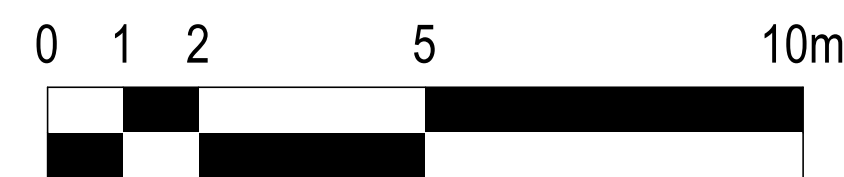
SITE STATISTICS			
ZONING MECHANISM	REQUIRED	2012-SPA	PROVIDED
Site Area	N/A	1189.6m ²	1189.6m ²
Building Area (OBC)	N/A	685.1m ²	635.6m ²
Parking lot Area	N/A	N/A	790.3m ²
Driveway Width	Min. 3.0m Max 3.6m	+/-9.7m	3.3m
Minimum Landscaped Area of site (%) RS Section-163(g)	30%	39% (462.88m ²)	34.5% (411.0m ² /1189.6m ²)
Minimum Landscaped Area of Parking (%) RS Section-110 (1)	15%	N/A	34.3% (270.8m ² /790.3m ²)

ZONING AMENITY AREA			
ZONING MECHANISM	REQUIRED	2012-SPA	PROVIDED
Amenity Area (Part 5 Section 137)	6 m ² /unit = 276 m ² Minimum 50% of req to be communal area = 138 m ²	0 m ²	Total: 290.9 m ² Communal: 280.6 m ²

ZONING AMENITY AREA		
NAME	USE	AREA
Ground Floor		
AMENITY LANDSCAPE	COMMON AMENITY	219.7 m²
TERRACE	PRIVATE AMENITY	10.3 m²
2nd Floor		
TERRACE	COMMON AMENITY	60.9 m²
TOTAL		290.9 m²

PARKING			
ZONING MECHANISM	REQUIRED	2012-SPA	PROVIDED
Residential parking (Part 4 Section 101)	0 for first 12 units; Min 0.5/unit for units over 12 (46-12)/0.5= 17	55 (65 units)	Reg: 11 Compact: 0 BF Type A: 1
Guest parking (Part 4 Section 102)	0 for first 12 units; Min 0.1/unit for units over 12 (46-12)/0.1= 3.4	11	Guest: 3
Total:	20	66	15
Bicycle parking (Part 4 Section 111)	Min 0.5/unit 46/0.5= 23	33 (65 units)	Horiz: 23

WASTE MANAGEMENT - PRIVATE PICK-UP FOR HIGH-RISE RESIDENTIAL WITH CHUTE AND CENTRAL ROOM		
TYPE	REQUIRED	PROVIDED
GARBAGE	Loose: 0.110 y/unit 0.110x46 units= 5.06 y ³	2* 3 y ³ FEL BIN
RECYCLING	GMP: 0.018y/unit 0.018x46 units= 0.828 y ³ FIBRE: 0.038y/unit 0.038x46 units= 1.75 y ³	1* 3 y ³ FEL BIN 1* 3 y ³ FEL BIN
ORGANICS	240L green containers for every 50 units 46/50 = 0.92	1* 240L GREEN BIN



SITE PLAN AT GROUND FLOOR

STRUCTURE Structural

- Adjeleian Allen Rubeli**
75 Albert Street, suite 1005, Ottawa, ON K1P 5E
647-333-5705 www.adjeleian.com

ARCHITECTURE DE PAYSAGE Landscape Architect
James B. Lennox & Associates
3332 Carling Ave, Ottawa, ON K2H 5A8
613 722 5168 jbla.ca

CIVIL Civil
Novatech Eng. Consultants Ltd

240 Michael Cowpland Dr, Suite 200, Ottawa, ON K2M 1P6
613 254 9643 novatech-eng.com

ARCHITECTES Architectes

NEUF Architects Inc.
10 Rideau Street, 4th floor, Ottawa, ON K1N 9J1
613 234 2274 NEUF.ca

SCEAU / Sea



NEUF
ARCHITECT(E)S



CLIENT Client



OUVRAGE Project

260 MacLaren

EMPLACEMENT Location
260 MacLaren, Ottawa ON

NO	RÉVISION	DATE (22-mm-j)
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NO	REVISION	DATE (aa-mm-jj)
A	SPA - CITY COORDINATION	2025.08.0
B	SPA - CITY COORDINATION	2025.08.2
C	ISSUED FOR SPA	2026.09.0

Preliminaire
NE PAS UTILISER POUR
CONSTRUCTION

DESSINÉ PAR Drawn by

AA

DATE (aa.mm.jj)
2025-02-01

TITRE DU DESSIN Drawing Title

SITE PLAN

RÉVISION Revision

VÉRIFIÉ PAR Checked by

CE

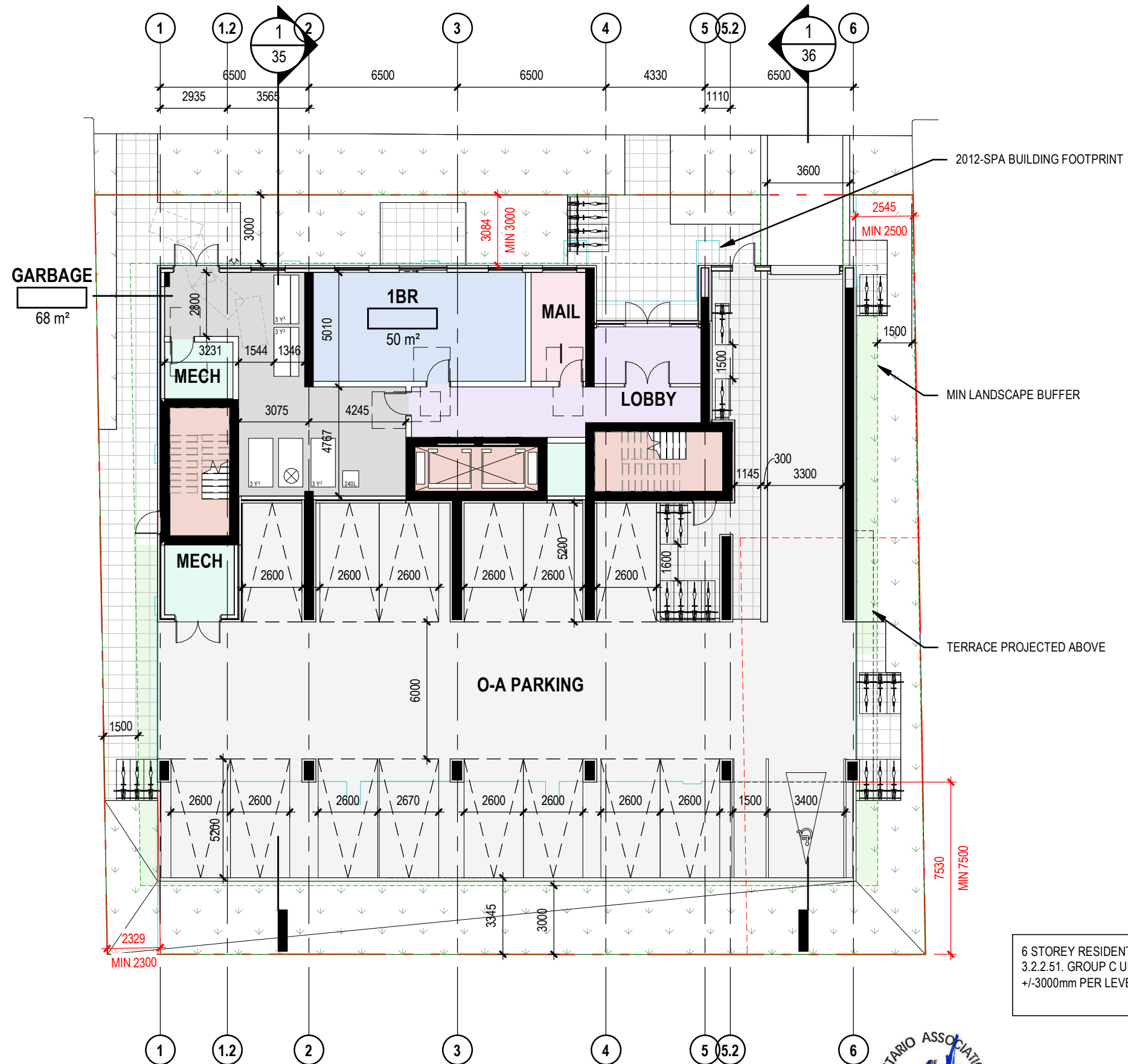
ÉCHELLE Scale
As

indicated

Interacted

NO. DESSIN Dwg Number

A100



6 STOREY RESIDENTIAL
 3.2.2.51. GROUP C UPTO 6 STOREYS SPRINKLERED COMBUSTIBLE CONSTRUCTION
 +/-3000mm PER LEVEL (LAST OCCUPIED FLOOR +/-15.7m ABOVE GRADE)

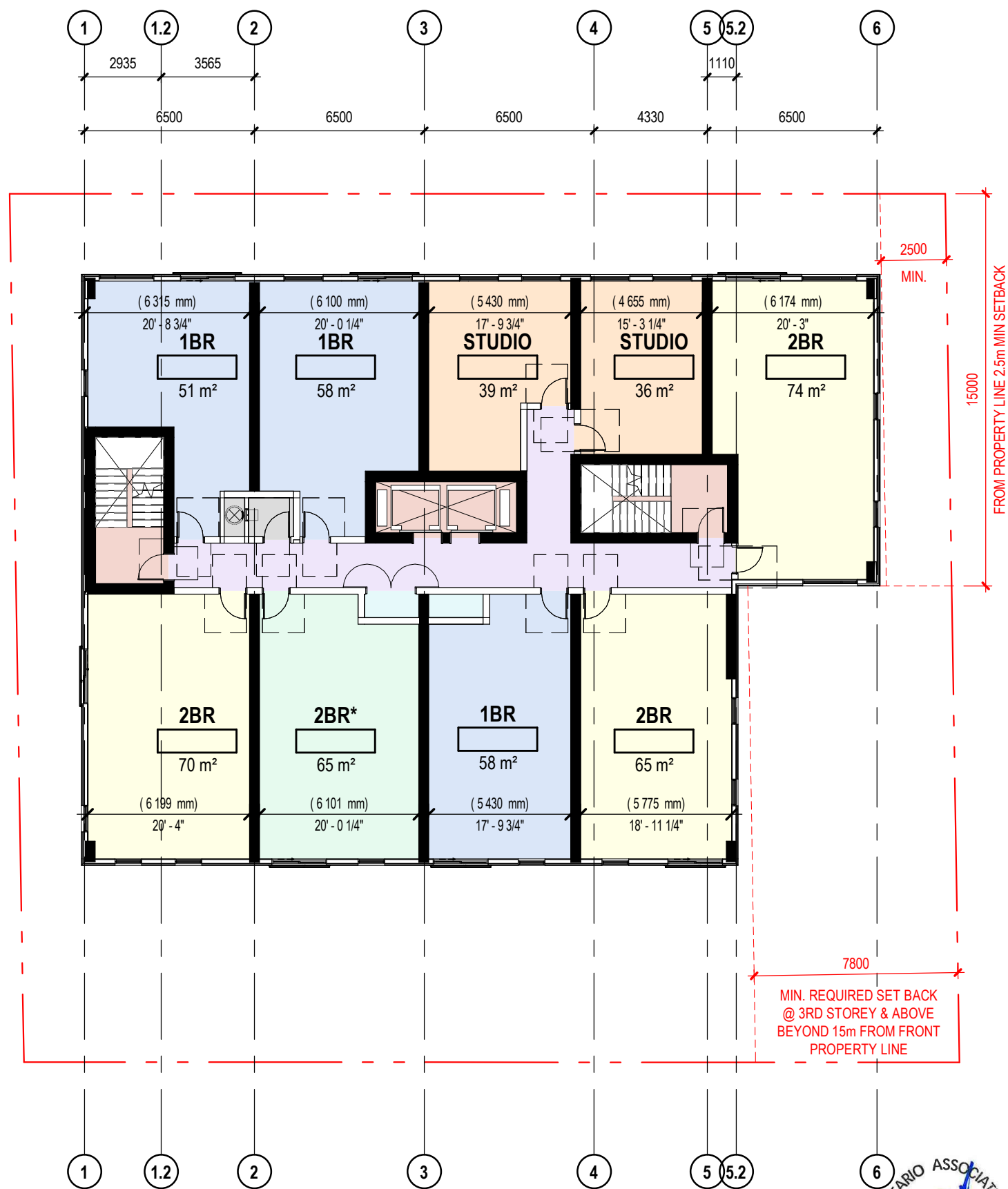
GROUND FLOOR PLAN

ÉCHELLE = 1 : 200

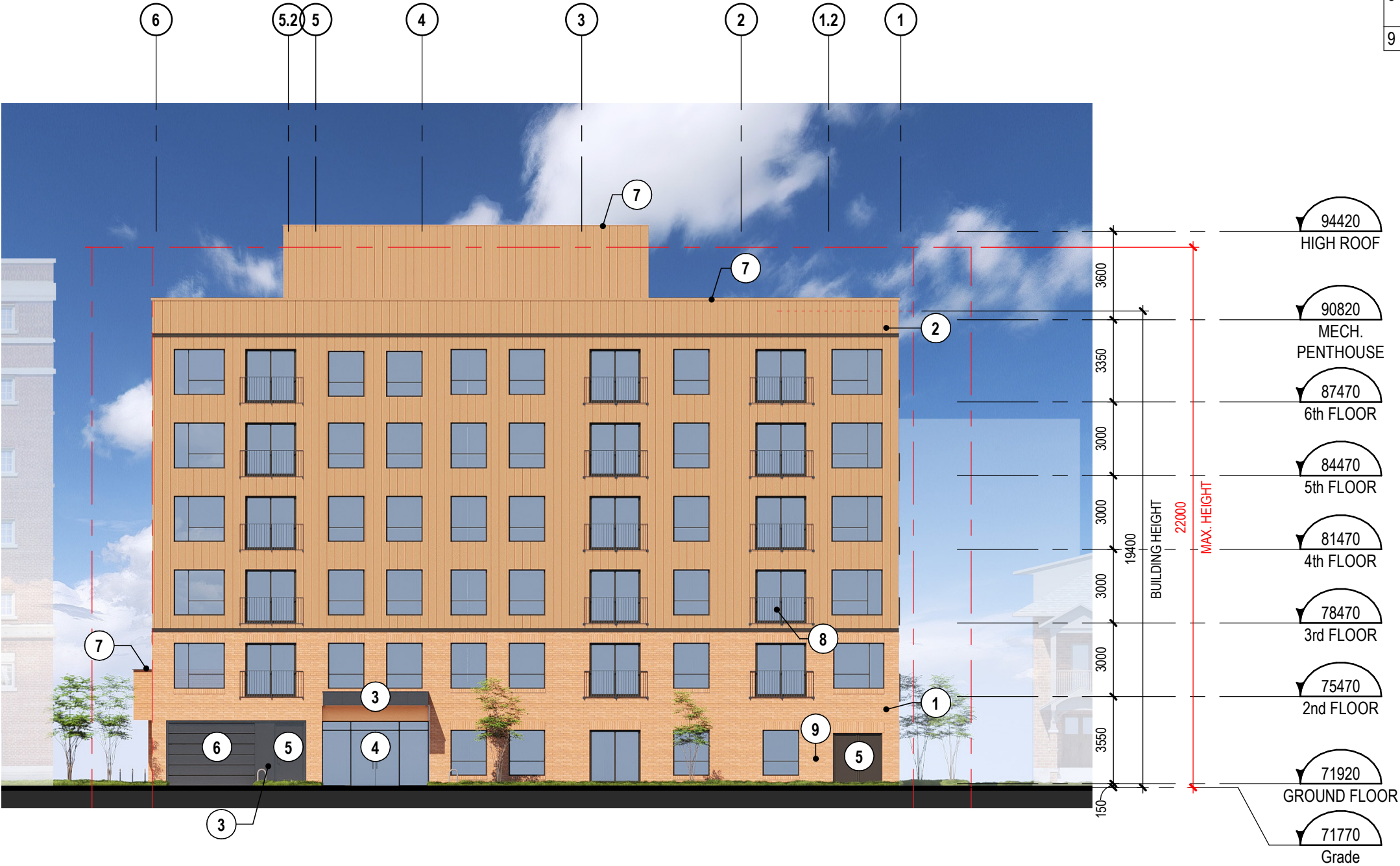


2ND FLOOR PLAN

ÉCHELLE = 1 : 200

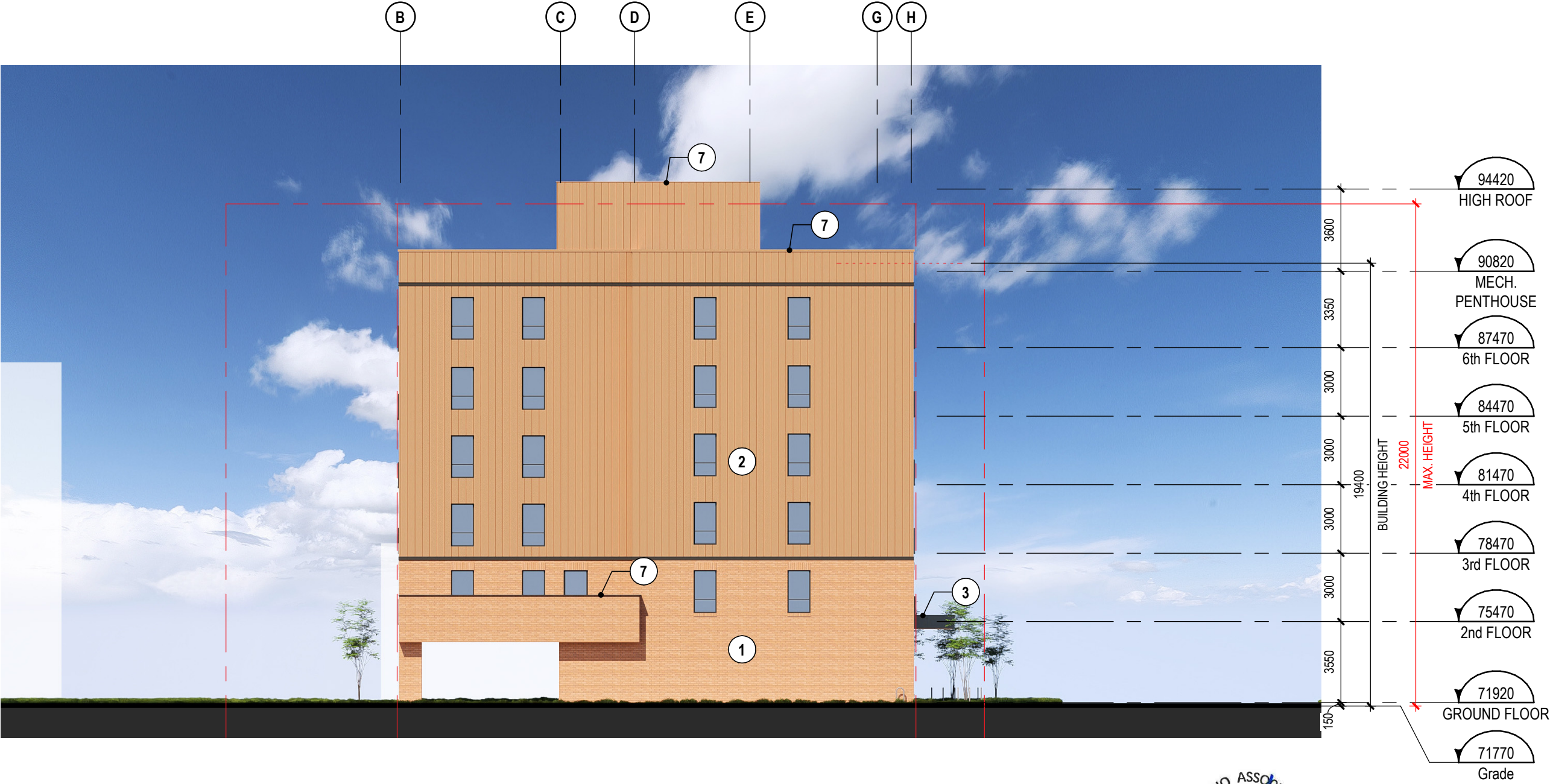


ELEVATION KEYNOTE LEGEND	
NOTE	DESCRIPTION
1	MASONRY BRICK VENEER. COLOUR "COPPER MATT" BY "CANADA BRICK". UNIT FORMAT 57mm X 290mm X 90mm. ALL GROUT AND SEALANT TO MATCH UNIT COLOUR
2	COPPER FINISH METAL CLADDING.
3	PREFINISHED ALUMINUM MODULAR PANELS. COLOUR "BLACK"
4	CURTAIN WALL - BLACK ALUMINUM FRAME EXTERIOR (& INTERIOR). SEE CURTAIN WALL ELEVATIONS PAGE
5	PAINTED STEEL DOOR (SEE DOOR SCHEDULE)
6	OVERHEAD DOOR. COLOUR AS PER MANUFACTURER STANDARD BLACK.
7	PREPAINTED METAL FLASHING. COLOUR TO MATCH EXTERIOR FINISH
8	GALVANIZED STEEL & POWDER COATED GUARDRAIL. 1070mm TALL, COLOUR BLACK.
9	SIAMESE CONNECTION



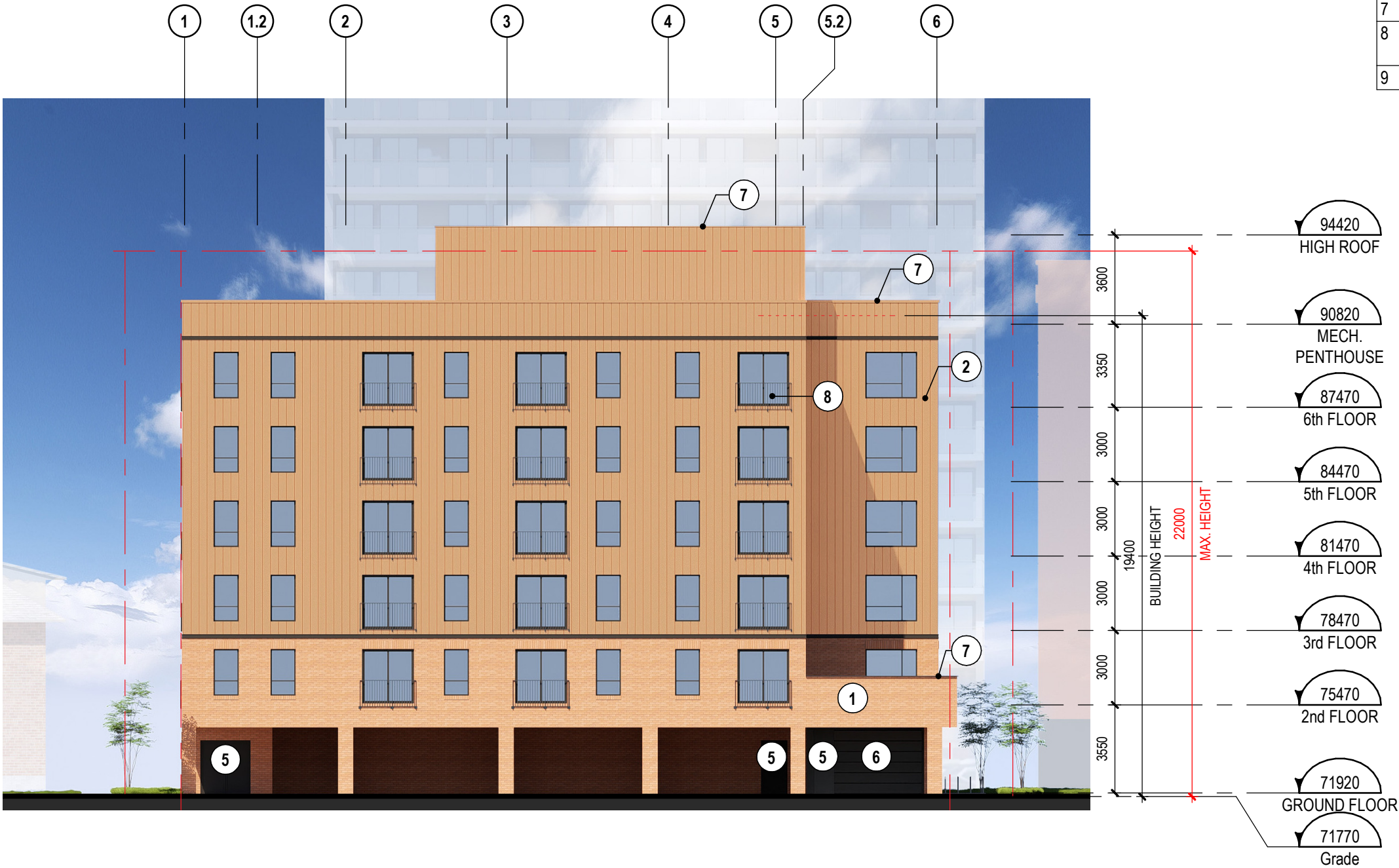
NORTH COLOURED ELEVATION

ELEVATION KEYNOTE LEGEND	
NOTE	DESCRIPTION
1	MASONRY BRICK VENEER. COLOUR "COPPER MATT" BY "CANADA BRICK". UNIT FORMAT 57mm X 290mm X 90mm. ALL GROUT AND SEALANT TO MATCH UNIT COLOUR
2	COPPER FINISH METAL CLADDING.
3	PREFINISHED ALUMINUM MODULAR PANELS. COLOUR "BLACK"
4	CURTAIN WALL - BLACK ALUMINUM FRAME EXTERIOR (& INTERIOR). SEE CURTAIN WALL ELEVATIONS PAGE
5	PAINTED STEEL DOOR (SEE DOOR SCHEDULE)
6	OVERHEAD DOOR. COLOUR AS PER MANUFACTURER STANDARD BLACK.
7	PREPAINTED METAL FLASHING. COLOUR TO MATCH EXTERIOR FINISH
8	GALVANIZED STEEL & POWDER COATED GUARDRAIL. 1070mm TALL, COLOUR BLACK.
9	SIAMESE CONNECTION



EAST COLOURED ELEVATION

ELEVATION KEYNOTE LEGEND	
NOTE	DESCRIPTION
1	MASONRY BRICK VENEER. COLOUR "COPPER MATT" BY "CANADA BRICK". UNIT FORMAT 57mm X 290mm X 90mm. ALL GROUT AND SEALANT TO MATCH UNIT COLOUR
2	COPPER FINISH METAL CLADDING.
3	PREFINISHED ALUMINUM MODULAR PANELS. COLOUR "BLACK"
4	CURTAIN WALL - BLACK ALUMINUM FRAME EXTERIOR (& INTERIOR). SEE CURTAIN WALL ELEVATIONS PAGE
5	PAINTED STEEL DOOR (SEE DOOR SCHEDULE)
6	OVERHEAD DOOR. COLOUR AS PER MANUFACTURER STANDARD BLACK.
7	PREPAINTED METAL FLASHING. COLOUR TO MATCH EXTERIOR FINISH
8	GALVANIZED STEEL & POWDER COATED GUARDRAIL. 1070mm TALL, COLOUR BLACK.
9	SIAMESE CONNECTION

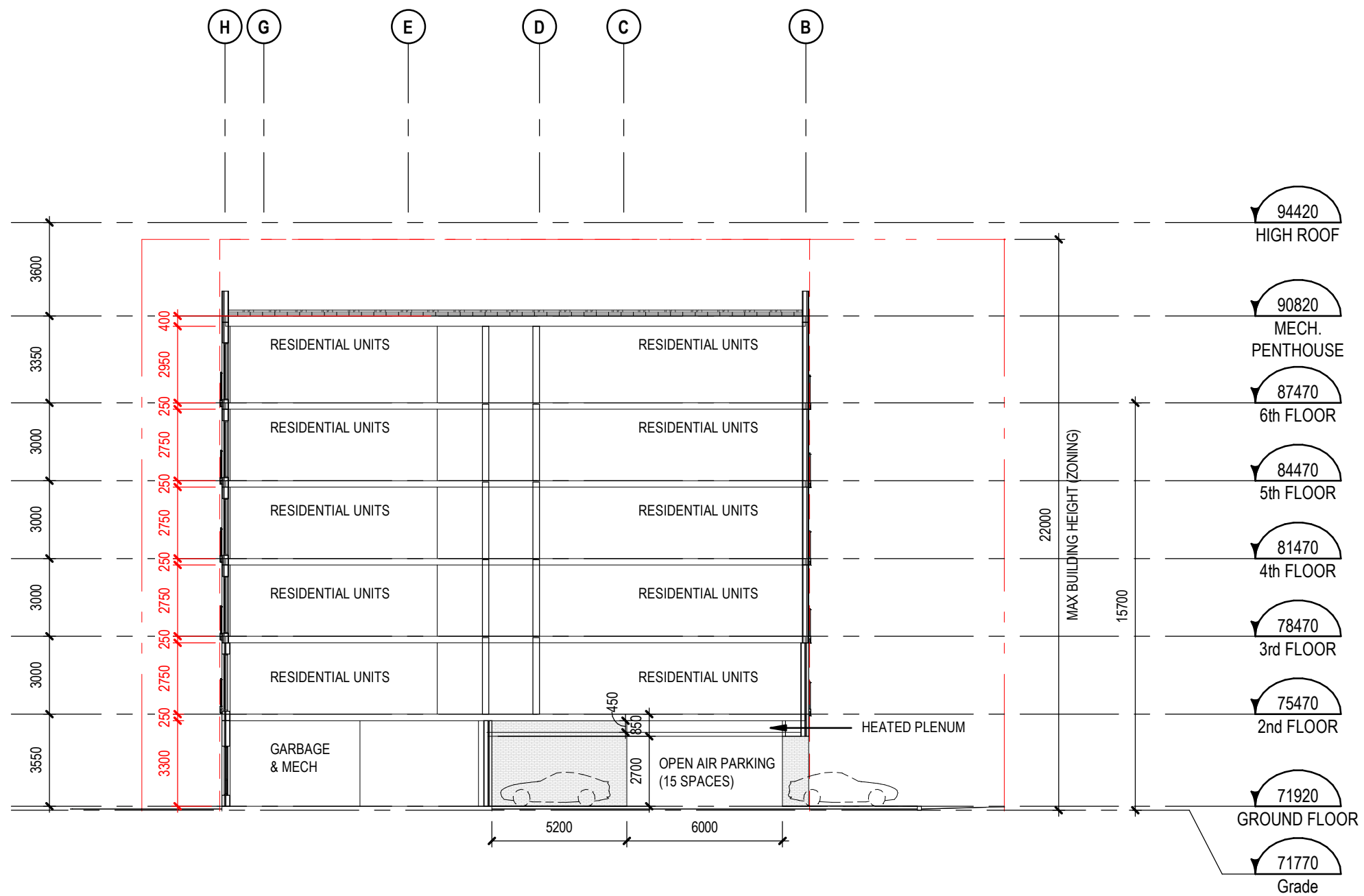


SOUTH COLOURED ELEVATION

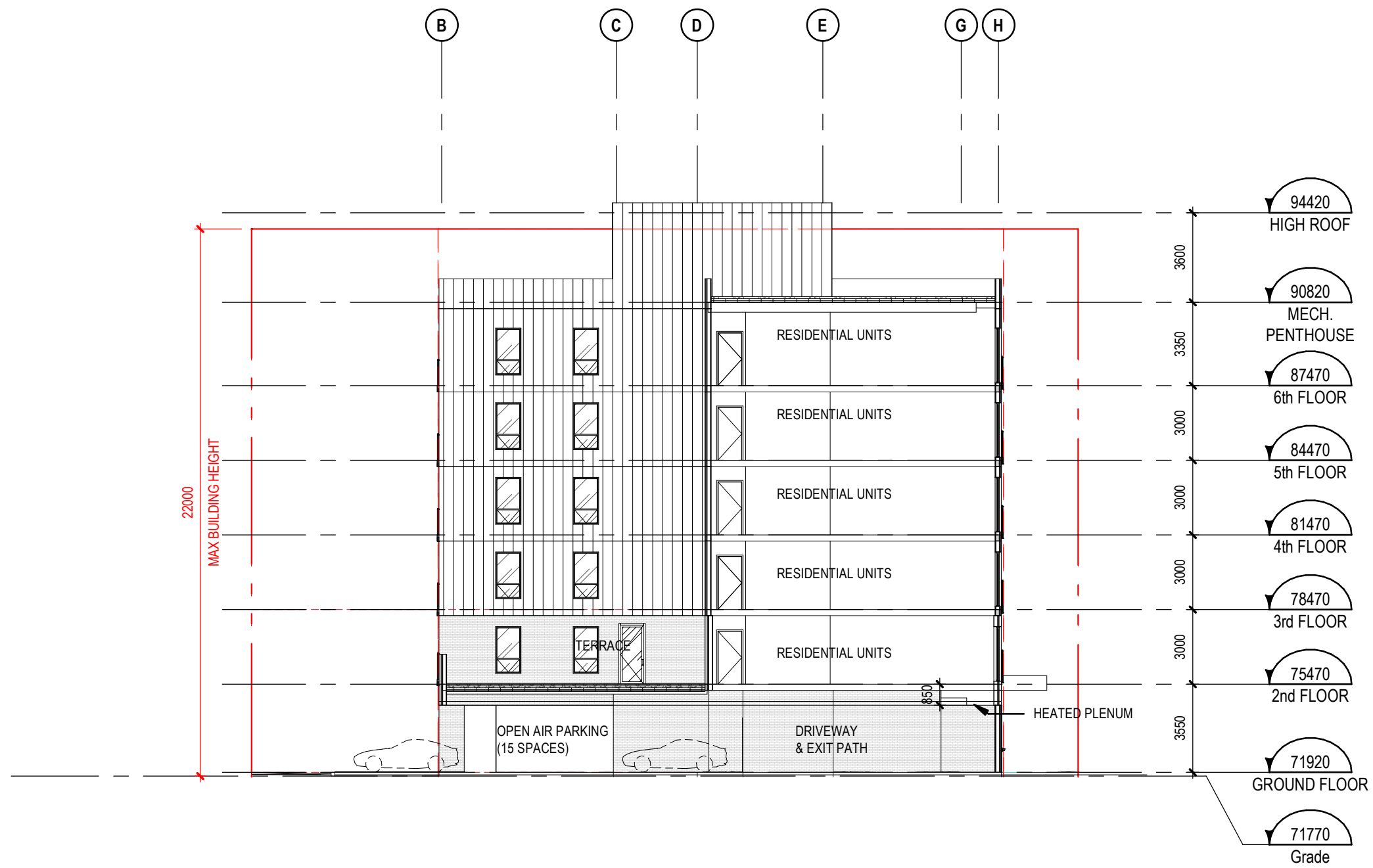
ELEVATION KEYNOTE LEGEND	
NOTE	DESCRIPTION
1	MASONRY BRICK VENEER. COLOUR "COPPER MATT" BY "CANADA BRICK". UNIT FORMAT 57mm X 290mm X 90mm. ALL GROUT AND SEALANT TO MATCH UNIT COLOUR
2	COPPER FINISH METAL CLADDING.
3	PREFINISHED ALUMINUM MODULAR PANELS. COLOUR "BLACK"
4	CURTAIN WALL - BLACK ALUMINUM FRAME EXTERIOR (& INTERIOR). SEE CURTAIN WALL ELEVATIONS PAGE
5	PAINTED STEEL DOOR (SEE DOOR SCHEDULE)
6	OVERHEAD DOOR. COLOUR AS PER MANUFACTURER STANDARD BLACK.
7	PREPAINTED METAL FLASHING. COLOUR TO MATCH EXTERIOR FINISH
8	GALVANIZED STEEL & POWDER COATED GUARDRAIL. 1070mm TALL, COLOUR BLACK.
9	SIAMESE CONNECTION



WEST COLOURED ELEVATION



SECTION 1



The building mass is divided into two distinct entities—a red brick base and a copper metal volume above—to emphasize both the two-storey datum present in the historical buildings and the relationship between the exterior materials and the building’s structure. Both materials are drawn from the heritage palette of the area and are noble in nature.

The two-storey datum is present in both neighbouring heritage buildings, and our project serves as a bridge between the two scales: the brick base aligns with the smaller two-storey Victorian house to the west, while the lighter copper-clad upper volume rises to meet the mid-rise apartment building to the east. These two masses, which together form a cohesive whole, sit directly one above the other in the same plane and hue—similar to the mid-rise heritage buildings in the area—while still creating depth and visual interest through their material properties and detailing, without appearing overpowering or intrusive. At the two-storey, human-scale base, soldier-course brickwork is used at the heads of doors and windows to highlight openings and introduce subtle moments of play in the façade. The four storeys above rely on the reflective quality of the copper-finish metal to catch the eye from the street.

Beyond the aesthetic dialogue with neighbouring buildings, the shift in material at the two-storey datum honestly reflects the constraints of the building’s wood structure and soil conditions, tying the building’s inner workings to its exterior expression. Dark metal delineates the transition between the two materials and is also used in the delicate detailing of the Juliette balconies, window frames, and doors. Opening placement and treatment are consistent across the two volumes, ensuring overall cohesion and respecting the structural rhythm.





PERSPECTIVES



PERSPECTIVES

STAT - BROCHURE - PLAN SUPERFICIE_AREA PLAN RESIDENTIAL				
#BR	USE	AREA	#UNITS	TOTAL

Ground Floor				
1BR	RESIDENTIAL	50 m²	1	50 m²
Ground Floor: 1		50 m²	1	50 m²
2nd Floor				
1BR	RESIDENTIAL	51 m²	1	51 m²
1BR	RESIDENTIAL	57 m²	1	57 m²
1BR	RESIDENTIAL	58 m²	1	58 m²
1BR	RESIDENTIAL	58 m²	1	58 m²
2BR	RESIDENTIAL	70 m²	1	70 m²
2BR	RESIDENTIAL	74 m²	1	74 m²
2BR*	RESIDENTIAL	65 m²	1	65 m²
STUDIO	RESIDENTIAL	36 m²	1	36 m²
STUDIO	RESIDENTIAL	39 m²	1	39 m²
2nd Floor: 9		509 m²	9	509 m²
3rd-6th Floors				
1BR	RESIDENTIAL	51 m²	4	205 m²
1BR	RESIDENTIAL	58 m²	4	233 m²
1BR	RESIDENTIAL	58 m²	4	233 m²
2BR	RESIDENTIAL	65 m²	4	261 m²
2BR	RESIDENTIAL	70 m²	4	279 m²
2BR	RESIDENTIAL	74 m²	4	296 m²
2BR*	RESIDENTIAL	65 m²	4	261 m²
STUDIO	RESIDENTIAL	36 m²	4	143 m²
STUDIO	RESIDENTIAL	39 m²	4	158 m²
3rd-6th Floors: 9		517 m²	36	2069 m²
		1076 m²	46	2628 m²

*.
• 2BR UNIT TYPE TO BE SUBJECT TO AHJ ACCEPTANCE OR OBC - ALTERNATIVE SOLUTION.
• OR CHANGE TO 1BR

PARKING STATS	
BICYCLE PARKING (REQ. 46 * 0.5 = 23)	
LANDSCAPED AREA	14
PARKING AREA	09
TOTAL	23
VEHICULAR PARKING (REQ. (45-12) * 0.5 = 17) + (REQ. VISITOR 46 * 0.1 = 4.6)	
TOTAL 15 SPACES PROVIDED	
1 TYPE A BF	
* ZONING AMENDMENT FOR 2 VISITOR AND REDUCED RESIDENTIAL*	

AREA NOTES:
GROSS CONSTRUCTION AREA INCLUDES ALL AREA INSIDE THE OUTSIDE FACE OF EXTERIOR WALLS WITH NO DEDUCTIONS.
UNIT AREAS INCLUDE ALL AREA FROM THE OUTSIDE FACE OF EXTERIOR WALLS TO THE MIDPOINT OF DEMISING WALLS.

AREAS ARE SUBJECT TO CHANGE THROUGH THE DESIGN PROCESS.

STAT - BROCHURE - PLAN SUPERFICIE_AREA PLAN UNITS		
# BR	# UNITS	%

1BR	17	37%
2BR	14	30%
2BR*	5	11%
STUDIO	10	22%
	46	100%

STAT - BROCHURE - PRIVATE AMENITY AREA				
NAME	USE	AREA/LEVEL	MULTIPLIER	TOTAL AREA

Ground Floor				
TERRACE	PRIVATE AMENITY	10 m²	1	10 m²
Ground Floor: 1		10 m²	1	10 m²
		10 m²	1	10 m²

STAT - BROCHURE - COMMON AMENITY AREA				
NAME	USE	AREA/LEVEL	MULTIPLIER	TOTAL AREA

Ground Floor				
AMENITY LANDSCAPE	COMMON AMENITY	220 m²	1	220 m²
Ground Floor: 1		220 m²	1	220 m²
2nd Floor				
TERRACE	COMMON AMENITY	61 m²	1	61 m²
2nd Floor: 1		61 m²	1	61 m²
		281 m²	2	281 m²

REQUIRED TOTAL AMENITY AREA:
46 * 6m² = 276m²

REQUIRED COMMON AMENITY AREA:
276m² / 2 = 138m²