



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 [480]- 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	11.261 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	22 (STACKED) INDOOR +24 (STACKED) OUTDOOR +3 STANDARD OUTDOOR	
	REQUIREMENT	PROVIDED	EXISTING
L) AMENITY AREA	0	91.4 m ² @ BACK & 15.6 m ² BALCONIES TOTAL = 107 m ²	
M) FRONT YARD, SOFTSCAPING PERCENTAGE	40%	60.8%	
N) REAR YARD, SOFTSCAPING PERCENTAGE	50%	50.15%	

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	0 m ²	341 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	774.4 m ²	3161.4 m ²

	BACHELOR	1 BED	2 BED	TOTAL
EXISTING BUILDING	29	11	0	40
PROPOSED NEW UNIT @EXISTING BUILDING	1	0	0	1
PROPOSED ADDITION	13	0	4	17
TOTAL	43	11	4	58
REQUIRED 2 BEDROOM			4	
PROPOSED 2 BEDROOM			4	

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

SITE PLAN
SCALE: 1:100



(DESIGN ONLY)
OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN# 112782
337 SUNNYSIDE AVE, SUITE 101, OTTAWA, ON K1S 0R9

FERNANDO MATOS - BCIN# 22431
613-884-4425
QUALIFICATION INFO
SMALL BUILDINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BY-LAWS HAVING 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
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GENERAL NOTES:

282 LAURIER AVE. E.
NEW ADDITION TO
EXISTING 6 STOREY BUILDING

NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3		
2		
1		

CONSULTANTS
STRUCTURAL -
MECHANICAL -
ELECTRICAL -
MOY

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

SITE PLAN

DRAWN BY: L.T. SHEET:
DATE: MARCH 29, 2021
SCALE: AS NOTED

A0

MATERIAL LEGEND & NOTES

- 1 BRICK VENEER
- 2 CEMENT BOARD
- 3 VINYL SIDING

 EXISTING BUILDING TO REMAIN



1 Rear (South) Elevation
 3/16" = 1'-0"

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9	
8	
7	
6	
5	
4	
3	
2	
1	

PROJECT:
 280 LAURIER AVE. E.
 NEW ADDITION TO
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 280 LAURIER AVE. E.
 OTTAWA, ON K1N 6P5

ELEVATIONS