



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 <sup>2</sup>	895.5 m <sup>2</sup>	
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 <sup>2</sup> = 223.875 m <sup>2</sup>	180.16 m <sup>2</sup>	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 <sup>2</sup> @ BACK & 15.6 m <sup>2</sup> BALCONIES TOTAL = 107 m <sup>2</sup>	
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 <sup>2</sup>	193.6 m <sup>2</sup>	534.6 m <sup>2</sup>
GROUND FLOOR	341 m <sup>2</sup>	193.6 m <sup>2</sup>	534.6 m <sup>2</sup>
SECOND FLOOR	341 m <sup>2</sup>	193.6 m <sup>2</sup>	534.6 m <sup>2</sup>
THIRD FLOOR	341 m <sup>2</sup>	193.6 m <sup>2</sup>	534.6 m <sup>2</sup>
FOURTH FLOOR	341 m <sup>2</sup>	0 m <sup>2</sup>	341 m <sup>2</sup>
FIFTH FLOOR	341 m <sup>2</sup>	0 m <sup>2</sup>	341 m <sup>2</sup>
SIXTH FLOOR	341 m <sup>2</sup>	0 m <sup>2</sup>	341 m <sup>2</sup>
TOTAL	2387 m <sup>2</sup>	774.4 m <sup>2</sup>	3161.4 m <sup>2</sup>

  

	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

*Andrew McCreight*

**ANDREW MCCREIGHT**  
MANAGER (A), DEVELOPMENT REVIEW CENTRAL  
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By Andrew McCreight at 8:30 am, May 30, 2023

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 BYLAWS 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/DRAWER.  
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GENERAL NOTES:

**280 LAURIER AVE. E.**  
NEW ADDITION TO  
EXISTING 6 STOREY BUILDING

NO.	REVISION/ISSUE	DATE
1	ISSUED FOR SPA	05/23/23

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

SITE PLAN

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

**A0**

D07-12-21-0133