



STAMP	DATE	ISSUE
9	2026-03-12	Re-issued for SPC
8	2026-02-17	Re-issued for SPC
7	2025-09-04	Re-issued for SPC
6	2025-03-17	Re-issued for SPC
5	2025-02-19	Issued for Permit
4	2024-11-08	Issued for 80% Review
3	2024-10-08	Issued for SPC
2	2024-07-15	Issued for SPC
1	2024-07-19	Issued for 66%

NOTES
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CLIENT
BETTER LIVING CO-OPERATIVE
OTTAWA
ONTARIO, CANADA

PROJECT
BLOCK 3 REDEVELOPMENT

1360 OGILVIE ROAD
GLOUCESTER, ON K1J 9M6
TITLE

OVERALL SITE PLAN

PROJECT NO: 2022-2040
DRAWN: KM
APPROVED: PM
SCALE: As indicated
DATE PRINTED: 2026-03-12 2:44:08 PM

REV DRAWING NO.

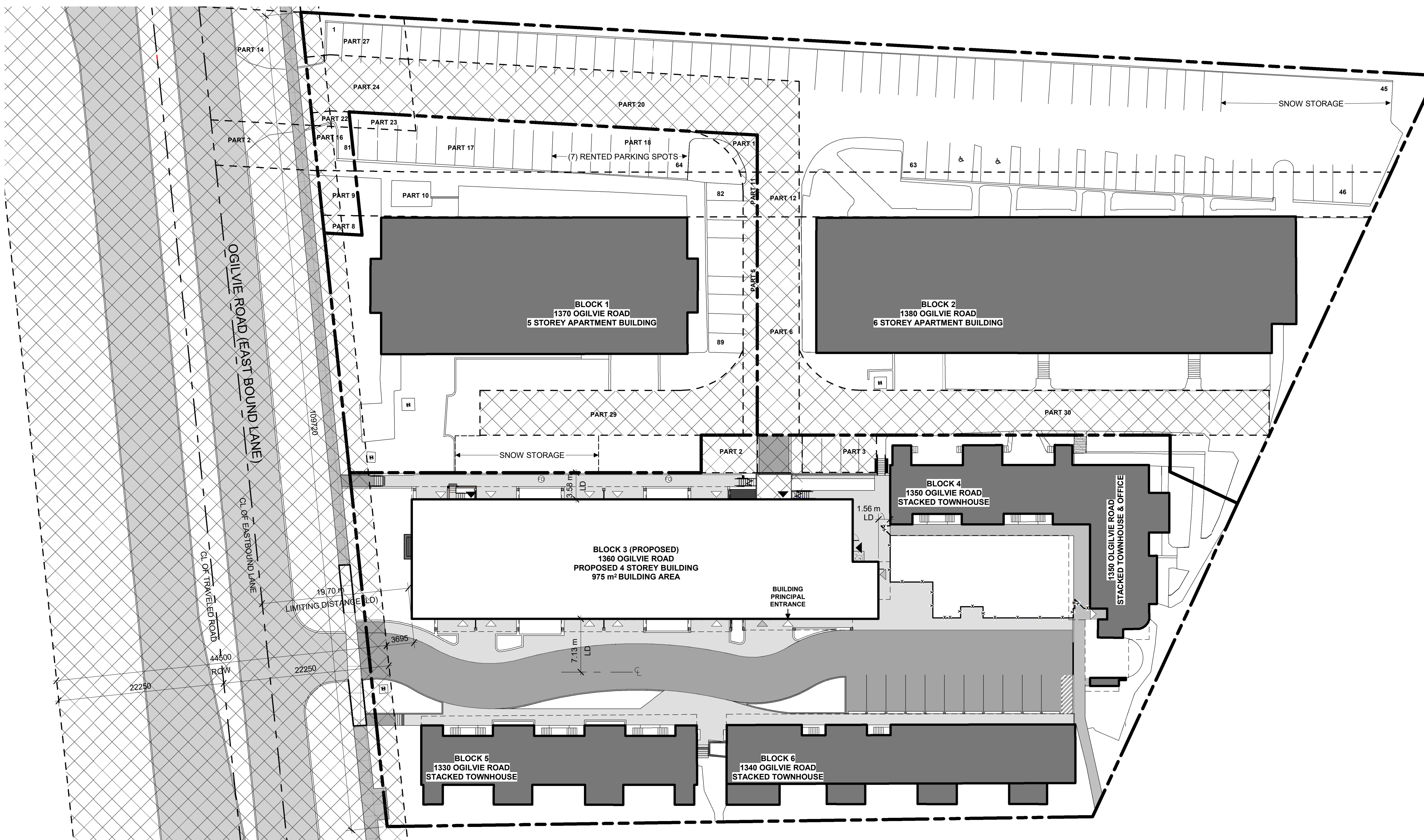
9 A100

SITE PLAN GENERAL NOTES:

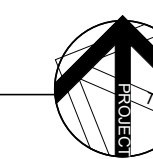
- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN LEGEND:

- EXISTING BUILDING (NOT IN SCOPE)
- FIRE ACCESS ROUTE
- ROW
- ASPHALT PAVING - NEW
- ASPHALT PAVING - EXISTING
- CONCRETE SIDEWALK - NEW
- CONCRETE SIDEWALK - EXISTING
- GRASS - NEW
- GRASS - EXISTING
- PAVER TYPE 1 - NEW
- CONCRETE PAD
- PROPERTY LINE
- EXTENT OF EASEMENT / ROW
- EMERGENCY EXIT
- SERVICE DOORS
- BUILDING MAIN ENTRANCE / TOWN ENTRANCE



1 OVERALL SITE PLAN
A100 | 1:300



DEVELOPMENT INFO	
LEGAL DESCRIPTION	
BLOCKS C, D, AND L REGISTERED PLAN 4M-172 CITY OF OTTAWA	
REFERENCE SURVEY	
BASED ON INFORMATION FROM A SURVEY PREPARED BY ANNIS OSULLIVAN, VOLLEBECK LTD. DATED JULY 5, 2023	
MUNICIPAL ADDRESS	
1360 OGILVIE RD, OTTAWA, ON K1J 9M6	
SITE AREAS	
BETTER LIVING CO-OP	5323.54m ²
COMMUNITY WORKS	2558.69m ²
BIRCHWOOD	5028.37m ²
TOTAL	12,910.6m ²
BUILDING AREA	975m ²
GROSS FLOOR AREA	3,900m ²
BUILDING HEIGHT	14.15m, 4 STOREYS
ZONE	AM10 H(40)

ZONING INFO	
ZONING PROVISION	REQUIRED PROVIDED
MIN. LOT WIDTH	No minimum 47.68m
MIN. LOT AREA	No minimum 5323.54m ²
MIN. FRONT YARD SETBACK	Minimum: 0m 6.1m
MIN. INTERIOR SIDE YARD SETBACK	No minimum N/A
MIN. REAR YARD SETBACK	7.5m N/A
MAX. HEIGHT	40m 13.25m
AMENITY AREA	462m ² 552m ²
LANDSCAPED AREA	no minimum 349.5m ²
MIN. FRONTAGE	4.5m 4.3m
FRONTAGE CALCULATION	AMENITY BREAKDOWN
43.5m OF BUILDING WALLS / 109.7m OF ENTIRE FRONTAGE = 39% OF FRONTAGE	Ground Floor Amenity: 83m ² Balconies: 227m ² Playground: 242m ²

ZONING PROVISION	REQUIRED	PROVIDED
GROUND FACADE ACTIVATION	The ground floor facade facing a public street of a building located within 4.5 m of the front lot line must include: a minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line	Building is located within 6.1m of the front lot line. No active entrances face Ogilvie Rd.
MINIMUM GLAZING OF GROUND FLOOR FACADE	50% of the surface area of the ground floor facade facing Ogilvie, from the average grade up 4.5 metres, must be comprised of transparent glazing and active customer or resident entrance access doors	7.7 m ² / 72m ² = 10.7% glazing

PARKING QUEING + LOADING	REQUIRED	PROVIDED
RESIDENTIAL SPACES	92	43
VISITOR SPACES	15	7
ACCESSIBLE PARKING	-	3
BICYCLE PARKING	39	44
DRIVEWAY WIDTH	3m @ single traffic lane 6m @ double traffic lane	4m for single traffic lane, driveway to parking garage 6m for double traffic lane, parking lot

DWELLING UNIT TYPE	ACCOMMODATIONS LEGEND				TOTAL
	3(NEW)	4	5	6	
BACHELOR	3				3
1-BEDROOM	25				25
2-BEDROOM	4	7	6	6	23
3-BEDROOM	9	7	6	4	26
4-BEDROOM				1	1
5-BEDROOM				1	1
1-B(SENIOR)					0
2-B(SENIOR)					0
TOTAL	39	14	12	12	77

NOTES:
1. PARKING FIGURES IN TABLE REFLECT BLC SITE ONLY
2. TOTAL SITE PARKING (INCLUDING BLC SITE): 136 SPACES

DWELLING UNIT TYPE	PARKING LEGEND				TOTAL	TOTAL REQUIRED PARKING	TOTAL PARKING PROVIDED
	3(NEW)	4	5	6			
APARTMENT (1.2)	39				39	47	
STACKED (1.2)	0	14	12	12	38	46	36
VISITOR PARKING (0.2)					15	7	
					108		total: 43

DWELLING UNITS	AMENITY LEGEND				TOTAL	TOTAL REQUIRED AMENITY SPACE (m ²)	TOTAL AMENITY SPACE PROVIDED (m ²)
	3(NEW)	4	5	6			
	39	14	12	12	77	462	552



STAMP

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8	2026-02-17	Re-issued for SPC
7	2025-09-04	Re-issued for SPC
6	2025-03-17	Re-issued for SPC
5	2025-02-19	Issued for Permit
4	2025-02-13	Permit Coordination
3	2024-11-08	Issued for 80% Review
2	2024-10-08	Issued for SPC
1	2024-10-07	Issued for Coordination

REV DATE ISSUE

NOTES

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CLIENT
BETTER LIVING CO-OPERATIVE
OTTAWA ONTARIO, CANADA

PROJECT
BLOCK 3 REDEVELOPMENT
1360 OGILVIE ROAD
GLOUCESTER, ON K1J 9M6
TITLE

PROPOSED SITE PLAN

PROJECT NO: 2022-2040
DRAWN: KM
APPROVED: PM
SCALE: As indicated
DATE PRINTED: 2026-03-12 2:44:09 PM

REV DRAWING NO.
9 A110

SITE PLAN GENERAL NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
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6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

- 1 OTTAWA HYDRO SETBACK / CLEARANCES
- 2 NEW RETAINING WALL (APPROX. 65m LENGTH). REFER TO STRUCTURAL DOCUMENTS
- 3 EXISTING HYDRO TRANSFORMER ON CONCRETE PAD TO REMAIN
- 4 NEW PLAYGROUND AREA (N.I.C)
- 5 SNOW STORAGE
- 6 NEW LANDSCAPE STAIR
- 7 EXISTING ROOF OVERHANG
- 8 BOLLARD LIGHTS ALONG PROPOSED WOONERF. REFER TO LANDSCAPE (APPROXIMATELY 40 TOTAL). SEE ELECTRICAL DOCUMENTS FOR LIGHT & BASES
- 9 ROW EASEMENT
- 10 LOCATION OF TRAFFIC SIGNAL FOR UNDERGROUND PARKING
- 11 NEW DEPRESSED CURB
- 12 NEW BIKE RACKS (5 TOTAL)
- 13 NEW TRANSFORMER PER ELECTRICAL DOCUMENTS
- 14 AREA DRAIN. REFER TO CIVIL DOCUMENTS
- 15 SOFT LANDSCAPING PER LANDSCAPE
- 16 AREAWAY CW METAL GRATING COVER. REFER TO 1/A860 & STRUCTURAL DOCUMENTS.
- 17 UNDERGROUND GROUNDING RODS PER ELECTRICAL DOCUMENTS

SITE PLAN LEGEND:

- EXISTING BUILDING (NOT IN SCOPE)
- FIRE ACCESS ROUTE - 90m LENGTH
- ROW
- ASPHALT PAVING - NEW
- ASPHALT PAVING - EXISTING
- CONCRETE SIDEWALK - NEW
- CONCRETE SIDEWALK - EXISTING
- GRASS - NEW
- GRASS - EXISTING
- PAVER TYPE 1 - NEW
- CONCRETE PAD

PROPERTY LINE

EXTENT OF EASEMENT / ROW

OTTAWA HYDRO SETBACK

FENCING PER LANDSCAPE

NEW DOMESTIC WATER, REFER TO CIVIL.

NEW SANITARY, REFER TO CIVIL.

NEW STORM, REFER TO CIVIL.

NEW ELECTRICAL SERVICE BELOW GRADE, REFER TO ELEC.

CATCH BASIN, REFER TO CIVIL.

FIRE HYDRANT, REFER TO CIVIL.

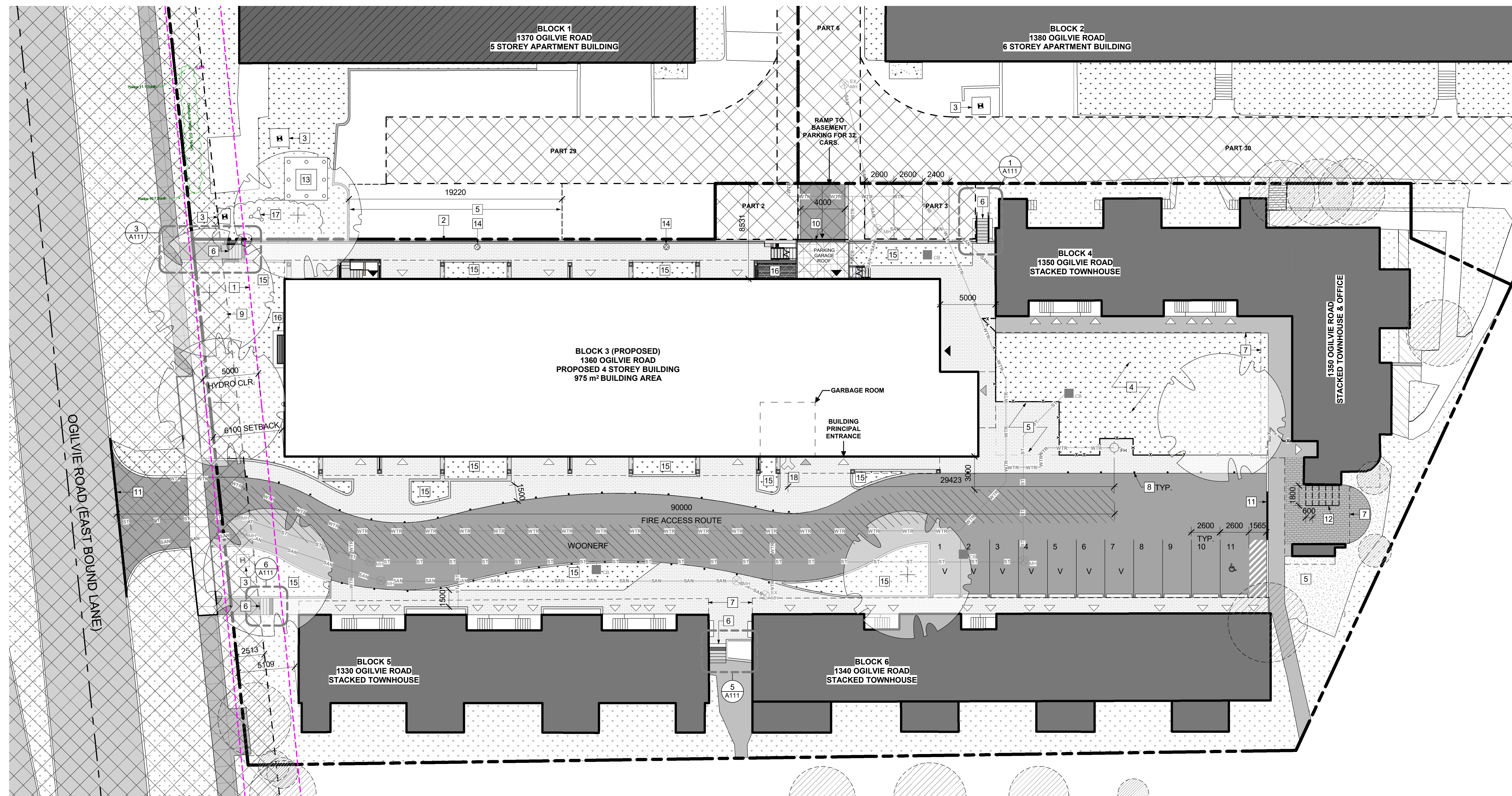
MANHOLE, REFER TO CIVIL.

SIAMESE CONNECTION

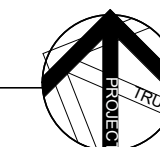
EMERGENCY EXIT

SERVICE DOORS

BUILDING MAIN ENTRANCE / TOWNHOUSE ENTRANCE



1 PROPOSED SITE PLAN
A110 1:200



DEVELOPMENT INFO

LEGAL DESCRIPTION
BLOCKS C, D, AND L REGISTERED PLAN 4M-172 CITY OF OTTAWA

REFERENCE SURVEY
BASED ON INFORMATION FROM A SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED JULY 5, 2023

MUNICIPAL ADDRESS
1360 OGILVIE RD, OTTAWA, ON K1J 9M6

SITE AREAS

BETTER LIVING CO-OP	5323.54m²
COMMUNITY WORKS	2558.69m²
BIRCHWOOD	5028.37m²
TOTAL	12,910.6m²

BUILDING AREA 975m²

GROSS FLOOR AREA 3,900m²

BUILDING HEIGHT 14.15m, 4 STOREYS

ZONE AM10 H(40)

ZONING INFO

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	No minimum	47.68m
MIN. LOT AREA	No minimum	5323.54m²
MIN. FRONT YARD SETBACK	Minimum: 0m	6.1m
MIN. INTERIOR SIDE YARD SETBACK	No minimum	N/A
MIN. REAR YARD SETBACK	7.5m	N/A
MAX. HEIGHT	40m	13.25m
AMENITY AREA	462m²	552m²
LANDSCAPED AREA	no minimum	349.5m²
MIN. FRONTAGE	4.5m	4.3m

FRONTAGE CALCULATION:
43.5m OF BUILDING WALLS / 109.7m OF ENTIRE FRONTAGE = 39% OF FRONTAGE

AMENITY BREAKDOWN
Ground Floor Amenity: 83m²
Balconies: 227m²
Playground: 242m²

ZONING PROVISION	REQUIRED	PROVIDED
GROUND FACADE ACTIVATION	The ground floor facade facing a public street of a building located within 4.5 m of the front lot line must include: a minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line	Building is located within 6.1m of the front lot line. No active entrances face Ogilvie Rd.
MINIMUM GLAZING OF GROUND FLOOR FACADE	50% of the surface area of the ground floor facade facing Ogilvie, from the average grade up 4.5 metres, must be comprised of transparent glazing and active customer or resident entrance access doors	7.7 m²/ 72m² = 10.7% glazing

PARKING QUEUING + LOADING	REQUIRED	PROVIDED
RESIDENTIAL SPACES	92	43
VISITOR SPACES	15	7
ACCESSIBLE PARKING	-	3
BICYCLE PARKING	39	44
DRIVEWAY WIDTH	3m @ single traffic lane 6m @ double traffic lane	4m for single traffic lane, driveway to parking garage 6m for double traffic lane, parking lot

ACCOMMODATIONS LEGEND

DWELLING UNIT TYPE	BLOCK				TOTAL
	3(NEW)	4	5	6	
BACHELOR	1				1
1-BEDROOM	25			0	25
2-BEDROOM	4	7	6	6	23
3-BEDROOM	9	7	6	4	26
4-BEDROOM				1	1
5-BEDROOM				1	1
1-B(SENIOR)					0
2-B(SENIOR)					0
TOTAL	39	14	12	12	77

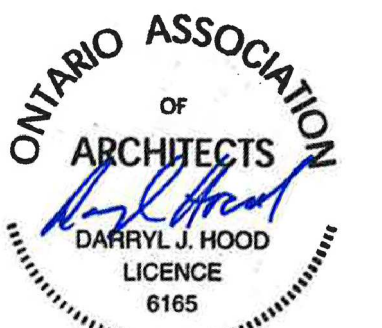
- NOTES:**
1. PARKING FIGURES IN TABLE REFLECT BLC SITE ONLY
 2. TOTAL SITE PARKING:
A. INCLUDING OFFICE, RESIDENT, AND VISITOR PARKING SPACES: 170 SPACES
B. INCLUDING ONLY RESIDENT AND VISITOR: EXCLUDING OFFICE: 154 SPACES

PARKING LEGEND

DWELLING UNIT TYPE	BLOCK				TOTAL	TOTAL REQUIRED PARKING	TOTAL PARKING PROVIDED
	3(NEW)	4	5	6			
APARTMENT (1.2)	39				39	47	
STACKED (1.2)	0	14	12	12	38	46	36
VISITOR PARKING (0.2)					15	7	
					108		total: 43

AMENITY LEGEND

DWELLING UNITS	BLOCK				TOTAL	TOTAL REQUIRED AMENITY SPACE (m2)	TOTAL AMENITY SPACE PROVIDED (m2)
	3(NEW)	4	5	6			
	39	14	12	12	77	462	552



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CLIENT

BETTER LIVING CO-OPERATIVE
 OTTAWA
 ONTARIO, CANADA

PROJECT

BLOCK 3 REDEVELOPMENT

1360 OGLIVIE ROAD
 GLOUCESTER, ON K1J 9M6

TITLE

SITE DETAILS

PROJECT NO: 2022-2040
 DRAWN: DF
 APPROVED: DH
 SCALE: As indicated
 DATE PRINTED: 2026-03-12 2:44:12 PM

REV DRAWING NO.

7

A111

DOT-12-24-0061

GENERAL STAIR NOTES:

1. DEMARCATÉ LEADING EDGE OF TREADS AND LEADING EDGE OF LANDING WITH COLOUR CONTRAST/DISTINCTIVE VISUAL PATTERN.
2. CONTRACTOR TO PROVIDE ENGINEER STAMPED SHOP DRAWINGS OF STAIRS, HANDRAILS AND GUARDS SEALED AND SIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
3. PROVIDE 50mm MIN. CLEARANCE BETWEEN HANDRAIL AND ANY ADJACENT SURFACE.
4. ALL METAL COMPONENTS FOR GUARDS AND HANDRAILS TO BE PRIMED AND PAINTED. COLOUR PER FINISH PLANS
5. PROVIDE 50mm MIN. CLEARANCE BETWEEN HANDRAIL AND ANY ADJACENT SURFACE.
6. PROVIDE COLOUR CONTRASTING AND SLIP RESISTANT STRIP ALONG EDGE OF NOSINGS AS PER OBC 2012 3.4.6.1. VISUAL INDICATOR STRIP TO BE INT INTEGRATED INTO TREAD LINER FINISH MATERIAL.

STAIR KEYNOTES:

STAIR TYPE

- 1 WOOD STAIR
- 2 CAST-IN-PLACE CONCRETE STAIR. REFER TO STRUCTURAL DOCUMENTS
- 3 PRECAST CONCRETE STAIR. REFER TO STRUCTURAL DOCUMENTS
- 4 INTERIOR WOOD STAIR. STAIR FINISH PER FLOOR FINISH PLAN
- 5 INTERMEDIATE WOOD LANDING - REFER TO STRUCTURAL
- 6 CAST-IN-PLACE LANDING. REFER TO STRUCTURAL DOCUMENTS
- 7 EXTERIOR WOOD STAIR. REFER TO CIVIL DOCUMENTS

GUARDRAIL/HANDRAIL TYPE

- 11 38mm Ø METAL WALL MOUNTED HANDRAIL PER OBC 3.4.6.5
- 12 38mm Ø WOOD WALL MOUNTED HANDRAIL
- 13 1070mm HIGH STEEL GUARD C/W 16mm Ø BALUSTERS @ 100mm O.C. ANCHORED TO CONCRETE RETAINING WALL PER ENGINEERS STAMPED DRAWINGS.
- 14 915mm HIGH CONTINUOUS 38mm Ø METAL HANDRAIL MOUNTED TO STAIR STRINGER C/W 16mm Ø BALUSTERS @ 100mm O.C.
- 15 915mm HIGH CONTINUOUS 38mm Ø METAL HANDRAIL MOUNTED TO 1070mm HIGH METAL GUARD C/W 16mm Ø BALUSTERS @ 100mm O.C. CONNECTED TO STRINGERS WITH MOUNTING PLATE
- 16 915mm HIGH CONTINUOUS 38mm Ø METAL HANDRAIL MOUNTED TO 1070mm HIGH METAL GUARD C/W 16mm Ø BALUSTERS @ 100mm O.C. CAST INTO PRECAST CONCRETE STAIR CW 300mm HANDRAIL EXTENSIONS, REFER TO SECTIONS
- 17 WALL MOUNTED HANDRAIL BRACKET, PAINTED - TYP.
- 18 300mm HANDRAIL EXTENSION (TYP.)
- 19 ANCHORAGE - REFER TO STRUCTURAL DOCUMENTS

ACCESSORIES

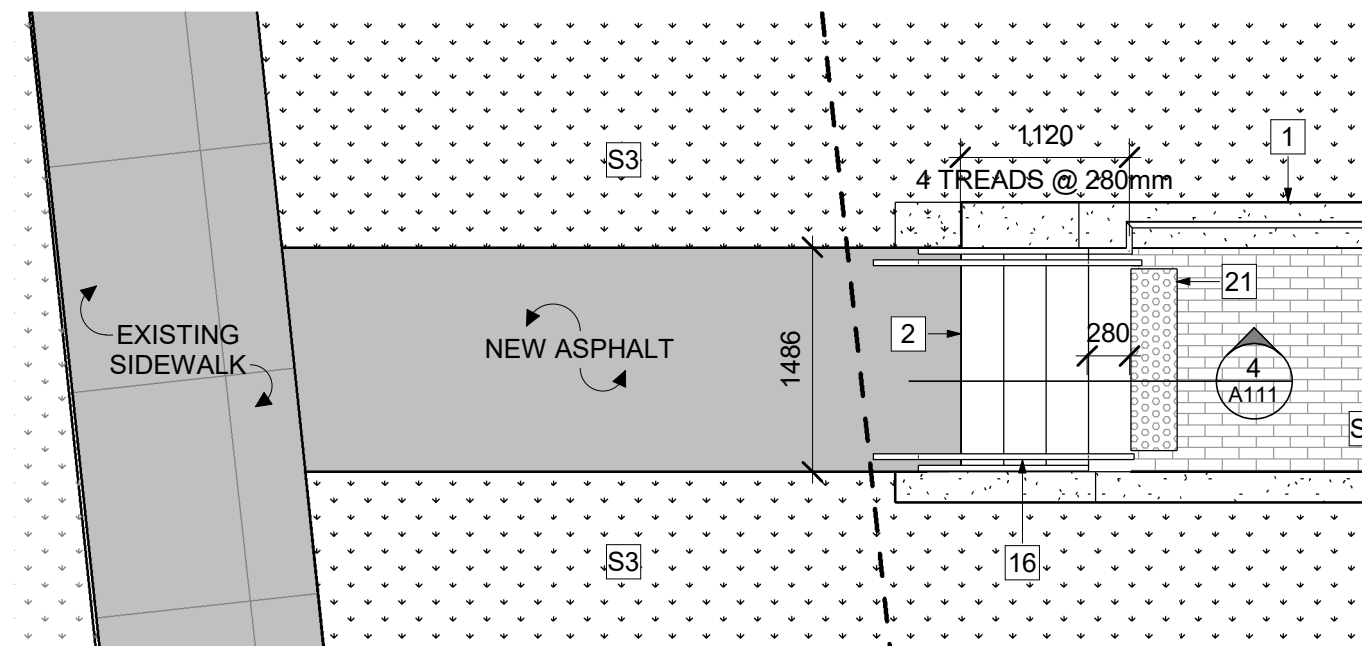
- 21 305mm TACTILE INDICATOR STRIP TO COMPLY WITH OBC 3.4.6.1 AND 3.8.3.18 (2) REFER TO SPECS - TYP. EXTEND FULL WIDTH OF STAIRS AS SHOWN.

SITE DETAILS KEYNOTES:

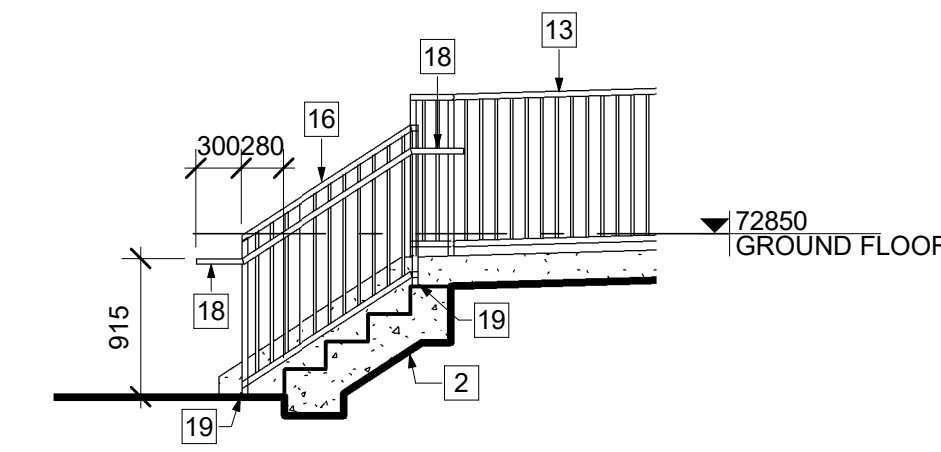
- S1 NEW RETAINING WALL. REFER TO STRUCTURAL DOCUMENTS
- S2 NOT IN USE
- S3 SOFT LANDSCAPING. REFER TO LANDSCAPE DOCUMENTS
- S4 NEW WOOD RETAINING WALL. REFER TO CIVIL DOCUMENTS
- S5 NEW HARD LANDSCAPING. REFER TO LANDSCAPE DOCUMENTS

SITE DETAILS LEGEND:

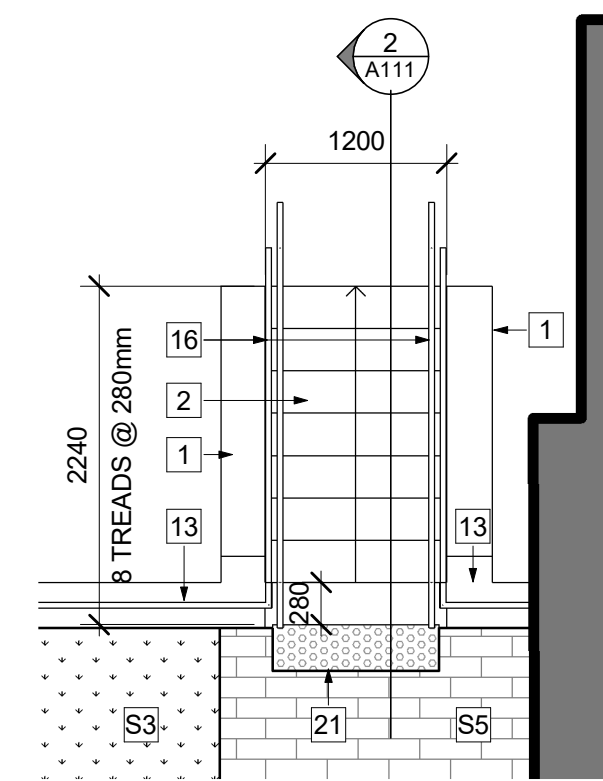
- EXISTING BUILDING (NOT IN SCOPE)
- ASPHALT PAVING - NEW
- ASPHALT PAVING - EXISTING
- CONCRETE SIDEWALK - NEW
- CONCRETE SIDEWALK - EXISTING
- GRASS - NEW
- GRASS - EXISTING
- PAVER TYPE 1 - NEW
- CONCRETE PAD
- PROPERTY LINE
- EXTENT OF EASEMENT / ROW



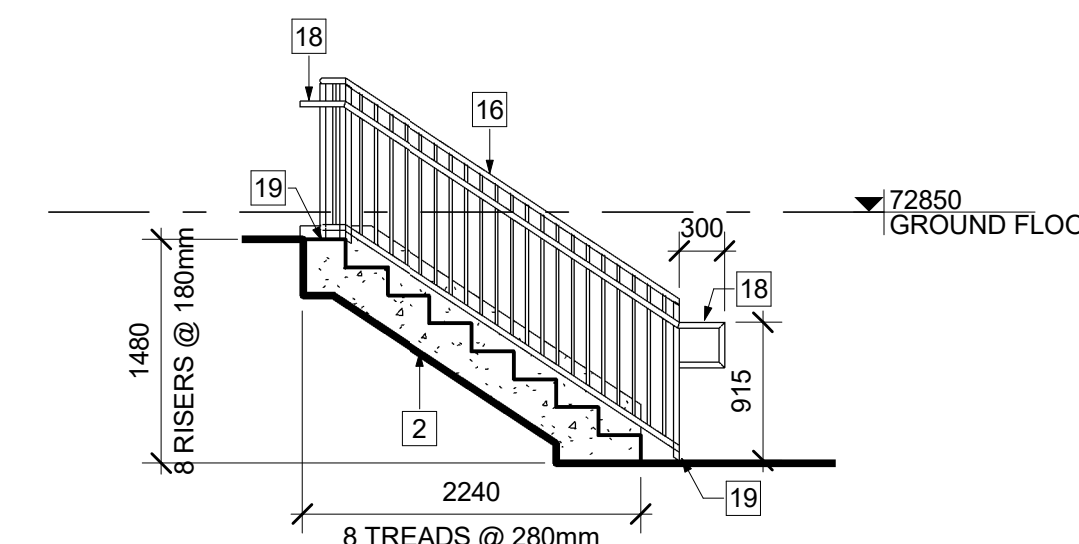
3 SITE STAIR A PLAN DETAIL
 A111 | 1:50



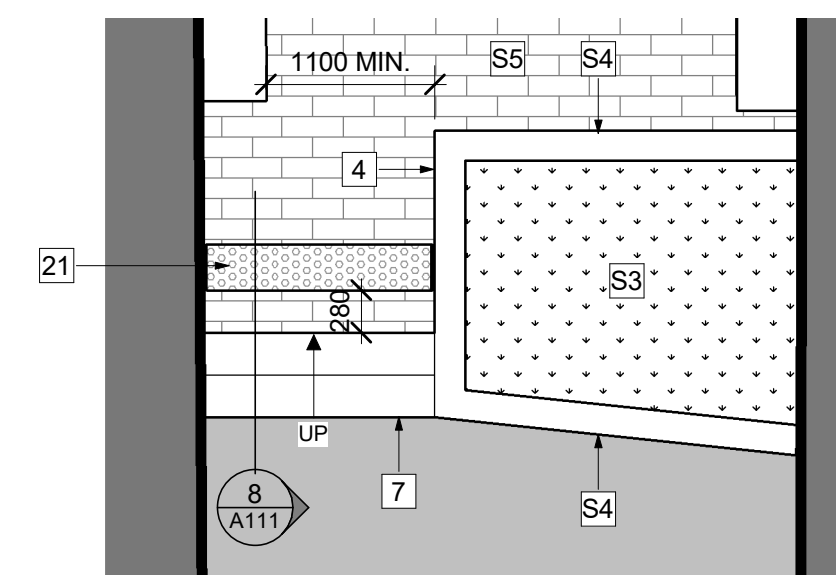
4 SITE STAIR A SECTION DETAIL
 A111 | 1:50



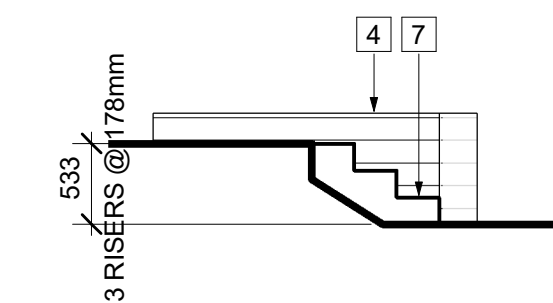
1 SITE STAIR B PLAN DETAIL
 A111 | 1:50



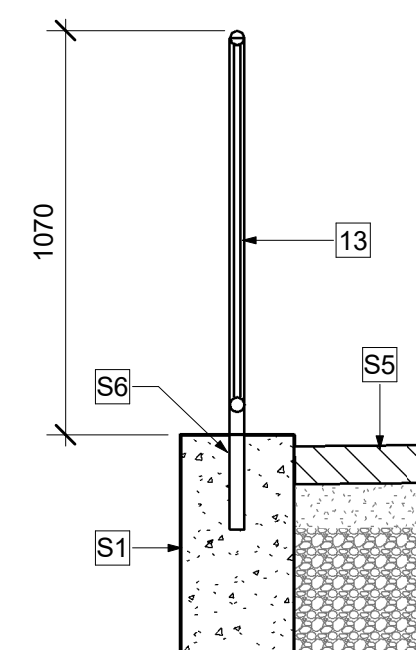
2 SITE STAIR B SECTION DETAIL
 A111 | 1:50



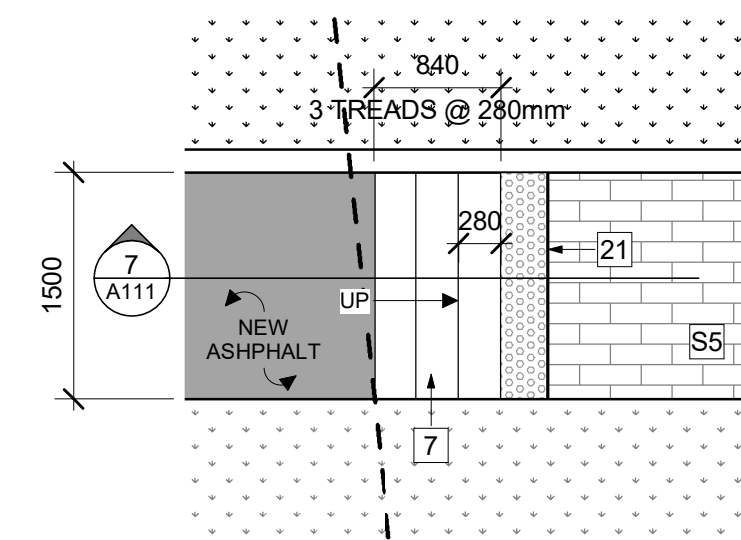
5 SITE STAIR C PLAN DETAIL
 A111 | 1:50



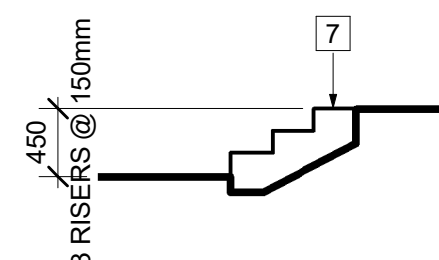
8 SITE STAIR C SECTION DETAIL
 A111 | 1:50



9 RETAINING WALL SECTION @ GL 1
 A111 | 1:20



6 SITE STAIR D PLAN DETAIL
 A111 | 1:50



7 SITE STAIR D SECTION DETAIL
 A111 | 1:50