

 HARD LANDSCAPE 186.95 SM	 SOFT LANDSCAPE 97.51 SM	 ROAD / DRIVEWAY/ PARKING / RAMP 440.04 SM	 BUILDING FOOTPRINT 591.09 SM	 BALCONY/DECK 12.22 SM
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LOT AREA	1393.80 S.M.
FRONT SETBACK	4.500 M
RIGHT-SIDE (NORTH) SETBACK	3.015 M
LEFT-SIDE (SOUTH) SETBACK	7.273 M
REAR (WEST) SETBACK	7.739 M
BUILDING FOOTPRINT	591.09 S.M.
	621.43 S.M. (including Decks and

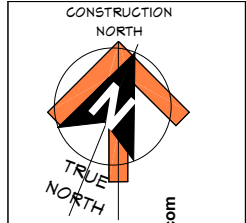
stairs)	
GROUND FLOOR AREA	590.74 S.M.
SECOND FLOOR AREA	697.60 S.M.
THIRD FLOOR AREA	712.21 S.M.
FOURTH FLOOR AREA	712.21 S.M.
FIFTH FLOOR AREA	636.12 S.M.
SIX FLOOR AREA	636.12 S.M.
ROOF AREA Usable Space	554.43 S.M.
GROSS FLOOR AREA	3,985 S.M. (42,894 S.F.)
LOT COVERAGE	42%
UNDERGROUND PARKING INCLUDING 2 BARRIER-FREE BICYCLE STORAGE AT GRADE	31 BIKES
STORAGE LOCKERS	28 UNITS
ONE BEDROOM UNITS BARRIER-FREE)	17 UNITS (INCLUDING 6
TWO BEDROOMS' UNITS	25 UNITS
ONE BEDROOM + DEN	6 UNITS
TOTAL NUMBER OF UNITS	45 UNITS
BUILDING HEIGHT	19.00 M TO ROOF FLOOR LVL 22.00 M TO TOP OF STAIRS/
ELEV. MACHINE ROOM	
SOFT LANDSCAPE AREA	97.51 S.M.
HARD LANDSCAPE AREA	1186.95 S.M.
AT-GRADE AMENITY SPACE	47.87 S.M.
DRIVEWAY/PARKING/RAMP	440.04 S.M.

30.72 M (100.78 FT.) PROPERTY WIDTH

1368 LABRIE AVENUE

UNITS' SCHEDULE				
FLOOR	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOMS	TOTAL UNITS/FLOOR
FIRST FLOOR	1	1	3	5
SECOND FLOOR	2	2	4	8
THIRD FLOOR	2	2	4	8
FOURTH FLOOR	2	2	4	8
FIFTH FLOOR	2	2	4	8
SIX FLOOR	2	2	4	8
TOTAL	11	11	23	45

Site information taken from Land Survey plan prepared by Annis, O'Sullivan, Vollebakk Ltd, Ontario Land Surveyor dated December 02, 2020 for Part 1 Plan, part of lot 25, concession 2 (Ottawa Front) Geographic Township of Gloucester, City of Ottawa.
Land surveyor contact information: 14 Concourse Gate, Suite 500, Nepean, ON K2E 7S6, 613-727-0800, nepean@aovltd.com



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Project # 200907
Date 2021-05-31
Scale AS SHOWN
A-4
For: Zoning By-Law Amendment

NEW 6-STORY MULTI-RESIDENTIAL UNITS' BUILDING 1368 LABRIE AVENUE, BEACON HILL-CYREVILLE, OTTAWA, ON
CARINA GUZMAN, 11966685 CANADA INC OTTAWA, ON
SITE PLAN AND BUILDING DATA

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