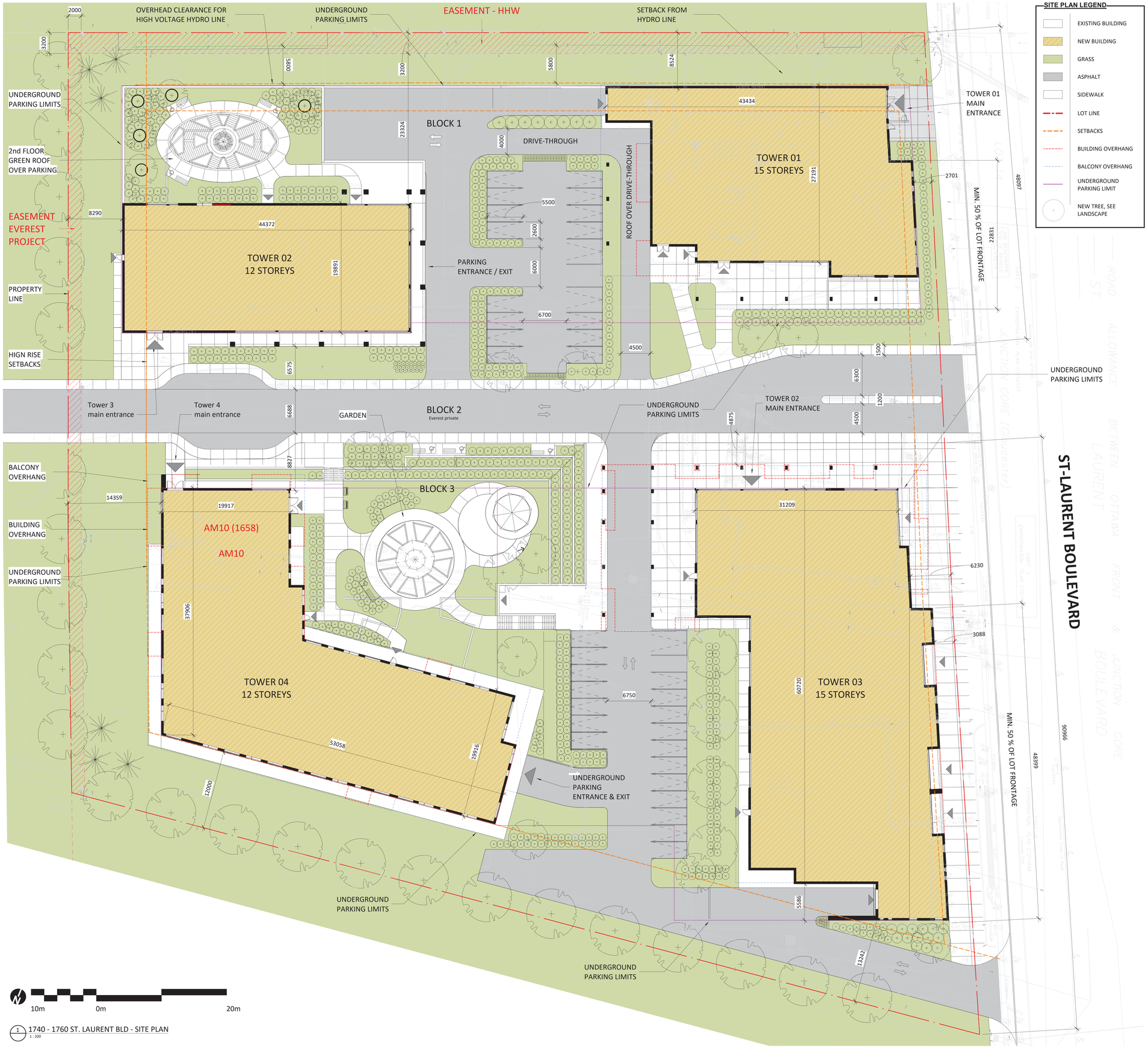

1 1740 - 1760 ST. LAURENT BLD - SITE PLAN
1 : 200

SITE PLAN LEGEND

- EXISTING BUILDING
- NEW BUILDING
- GRASS
- ASPHALT
- SIDEWALK
- LOT LINE
- SETBACKS
- BUILDING OVERHANG
- BALCONY OVERHANG
- UNDERGROUND PARKING LIMIT
- NEW TREE, SEE LANDSCAPE

SITE INFORMATION & DEVELOPMENT STATISTICS

LOT — PIN
04261 - 0177 / 04261 - 0229 / 04261 - 0230 / 04261 - 0231 / 04261 - 0232

SITE AREA

TOTAL SITE AREA: ~195,742 sq ft ~18,186 sq m (9.02ha)

UNITS

TOWER 01	
RESIDENTIAL:	113
COMMERCIAL:	1,176 sq m
TOWER 02	
RESIDENTIAL:	111
TOWER 03	
RESIDENTIAL:	252
COMMERCIAL:	1,364 sq m
TOWER 04	
RESIDENTIAL:	186
TOTAL NUMBER OF UNITS:	662

ZONING — AM10 (1658)

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	NO MIN.	-
MINIMUM LOT AREA	NO MIN.	-
MAXIMUM BUILDING HEIGHT		
1740 ST. LAURENT	50 m	50 m
GF HEIGHT	4.5 m	4.5 m
1760 ST. LAURENT	30 m	40 m
SETBACKS		
MINIMUM FRONT YARD:	NO MIN. 5m MAX.	5 m
MINIMUM INTERIOR SIDE YARD:		
ABUTTING A RESIDENTIAL ZONE:	7.5 m	7.5 m
ALL OTHER CASES:	NO MIN.	-
MINIMIM REAR YARD:		
ABUTTING A STREET:	3 m	3 m
ABUTTING A RESIDENTIAL ZONE:	7.5 m	7.5 m
FOR A RESIDENTIAL BUILDING:	7.5 m	7.5 m
ALL OTHER CASES:	NO MIN.	-

AMENITY AREA

TOWER 01		
PRIVATE BALCONY:	50% OF 6 sq m/UNITS = 339	1,764 sq m
COMMUNAL:	50% OF 6 sq m/UNITS = 339	
INTERIOR:		606 sq m
EXTERIOR:		161 sq m
TOWER 02		
PRIVATE BALCONY:	50% OF 6 sq m/UNITS = 333	1,351 sq m
COMMUNAL:	50% OF 6 sq m/UNITS = 333	
INTERIOR:		716 sq m
EXTERIOR:		667 sq m
TOWER 03		
PRIVATE BALCONY:	50% OF 6 sq m/UNITS = 756	3,893 sq m
COMMUNAL:	50% OF 6 sq m/UNITS = 756	
INTERIOR:		679 sq m
EXTERIOR:		192 sq m
TOWER 04		
PRIVATE BALCONY:	50% OF 6 sq m/UNITS = 558	3,158 sq m
COMMUNAL:	50% OF 6 sq m/UNITS = 558	
INTERIOR:		-
EXTERIOR:		762 sq m

PARKING RATES

TOWER 01		
RESIDENTIAL:	0.5 / UNIT - 10% = 51	93
VISITOR:	0.2 / UNIT AFTER 12 (MAX 60) = 21	21
BICYCLE:	0.5 / UNIT = 57	57
COMMERCIAL:	6 / 100 sq m OF GF - 20% (GT) = 29	29
BICYCLE COMM.:	1 / 250 sq m OF GF = 3	3
TOWER 02		
RESIDENTIAL:	0.5 / UNIT - 10% = 50	102
VISITOR:	0.2 / UNIT AFTER 12 (MAX 60) = 20	20
BICYCLE:	0.5 / UNIT = 56	56
TOWER 03		
RESIDENTIAL:	0.5 / UNIT - 10% = 113	205
VISITOR:	0.2 / UNIT AFTER 12 (MAX 60) = 48	48
BICYCLE:	0.5 / UNIT = 126	126
COMMERCIAL:	6 / 100 sq m OF GF - 20% (GT) = 34	34
BICYCLE COMM.:	1 / 250 sq m OF GF = 6	6
TOWER 04		
RESIDENTIAL:	0.5 / UNIT - 10% = 84	163
VISITOR:	0.2 / UNIT AFTER 12 (MAX 60) = 35	35
BICYCLE:	0.5 / UNIT = 93	93

GROSS FLOOR AREA

TOWER 01	3,272 sq ft	19,461 sq m
PARKING:	83,427 sq ft	4,620 sq m
RESIDENTIAL:	3,272 sq ft	11,901 sq m
BALCONIES:	3,272 sq ft	1,764 sq m
COMMERCIAL:	3,272 sq ft	1,176 sq m
TOWER 02	3,272 sq ft	16,982 sq m
PARKING:	3,272 sq ft	5,495 sq m
RESIDENTIAL:	3,272 sq ft	10,136 sq m
BALCONIES:	3,272 sq ft	1,351 sq m
TOWER 03	3,272 sq ft	41,086 sq m
PARKING:	3,272 sq ft	10,453 sq m
RESIDENTIAL:	3,272 sq ft	25,376 sq m
BALCONIES:	3,272 sq ft	3,893 sq m
COMMERCIAL:	3,272 sq ft	1,364 sq m
TOWER 04	3,272 sq ft	30,221 sq m
PARKING:	3,272 sq ft	7,752 sq m
RESIDENTIAL:	3,272 sq ft	19,311 sq m
BALCONIES:	3,272 sq ft	3,158 sq m

NOTE

1. ASSUMES TYPICAL RESIDENTIAL FLOOR HEIGHT OF 3m.
2. THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDING AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PROJECT
ST. LAURENT DEVELOPMENT
1740-1760 St. Laurent boulevard, Ottawa ON K1G 1A2

OWNER
Groupe Heafey Group
100 - 768, BOUL SAINT-JOSEPH, GATINEAU, QC J8Y 4B8

ARCHITECTURAL
PMA ARCHITECTES
(418) 661-8954
INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BOURGEOIS QUÉBEC (QC) G1W 3K4
PMAARCHITECTES.COM

LAPALME RHEAULT ARCHITECTES I ASSOCIÉS
53, SAINT-RAYMOND BOULEVARD, GATINEAU, QC J8Y 1R8

PLANNER
FOTENN Planning + Design
396 Cooper Street, Suite 300, Ottawa ON K2P 2H7
613.730.5709 www.fotenn.com

CIVIL
exp.
2650, QUEENSVIEW DRIVE, SUITE 100, OTTAWA, ON K2B 8H6

LANDSCAPE
JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
515 CARLING AVE OTTAWA, ONTARIO K2H 1A4
Tel. (613) 722-5168 Fax. (613) 342-2942

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500, NEPEAN, ON K2E 7S6

KEY PLAN

ARCHITECT SEAL
ONTARIO ASSOCIATION OF ARCHITECTS — PIERRE MARTIN — LICENCE 8757
ONTARIO ASSOCIATION OF ARCHITECTS — CHRISTIAN RHEAULT — LICENCE 7563 — 2021-10-20

REVISIONS

NO	DESCRIPTION	DATE
1	SITE PLAN APPLICATION	2021-10-19

NOTE

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

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SITE PLAN APPLICATION
DO NOT USE FOR CONSTRUCTION
2021-10-19

DATE 2021-10-19 | DESIGNED EBS | DRAWN PP | PROJECT No 20005 | CHECKED PM

SHEET TITLE
SITE PLAN

SHEET No
P100

BIM 360://DEV ST-LAURENT OTTAWA/20005_A-SITE-R21.rvt