



**PROPERTY DESCRIPTION**  
 25 & 20 STOREY RESIDENTIAL BUILDINGS  
 CITY OF OTTAWA PIN NUMBER: 04263-0011  
 MUNICIPAL ADDRESS: 1531 St-Laurent Blvd

**SITE INFORMATION**  
 LOT AREA: 4984.1sqm  
 LOT FRONTAGE: 198.36m (3 sides)  
 LOT DEPTH: 96.43m (E to W) and 52.20m (N to S)

**BUILDING INFORMATION**  
 BUILDING AREA: TOWER A = 964sqm / TOWER B = 1268 sqm  
 BUILDING FLOOR AREA: TOWER A = 20914 sqm / TOWER B = 16676 sqm  
 PROPOSED USE: MIXED USE RESIDENTIAL, HIGH-RISE

**UNIT BREAKDOWN - TOWER A:**  
 LEVEL 1: 0 UNITS 0  
 LEVEL 2: 11 UNITS 7x1BD, 4x2BD  
 LEVEL 3-6: 11 UNITS 6x1BD, 3x2BD, 2x3BD  
 LEVEL 7: 12 UNITS 2xST, 5x1BD, 3x2BD, 2x3BD  
 LEVEL 8-23: 10 UNITS 2xST, 5x1BD, 3x2BD  
 LEVEL 24-25: 10 UNITS 2xST, 5x1BD, 2x2BD, 1x3BD

**UNIT BREAKDOWN - TOWER B:**  
 LEVEL 1: 6 UNITS 4x1BD, 2x2BD  
 LEVEL 2-4: 13 UNITS 1xST, 6x1BD, 4x2BD, 2x3BD  
 LEVEL 5: 8 UNITS 3x1BD, 2x2BD, 3x3BD  
 LEVEL 6-20: 9 UNITS 1xST, 4x1BD, 4x2BD

**TOTAL 247 UNITS**  
**TOWERS A+B TOTAL 435 UNITS**

**ZONING TABLE**

| CITY OF OTTAWA ZONING BY-LAW No. 2008-250   | AM REQUIRED  | PROPOSED   |
|---|--|--|
| MINIMUM LOT AREA  | 1150m <sup>2</sup>   | 4984.1 sq.m  |
| MINIMUM LOT WIDTH   | no minimum   |  |
| MINIMUM FRONT YARD SETBACK (ST-LAURENT)   | no minimum   | 3.665m   |
| MINIMUM CORNER SIDE YARD SETBACK (BELFAST)  | no minimum   | 1.065m   |
| MINIMUM INTERIOR SIDE YARD SETBACK (SOUTH)  | no minimum   | 4.36m  |
| MINIMUM REAR YARD SETBACK (LAGAN WAY)   | 3 m  | 4.35m  |
| MAXIMUM BUILDING HEIGHT   | 30 m, BUT IN NO CASE GREATER THAN 9 STOREYS  | 81m  |
| HYDRO SETBACK   | 6m   | 6m   |
| VEHICLE PARKING REQUIREMENTS (AREA C SCHEDULE 1A)<br>Mixed-Use Residential Tower A:<br>Retail: 3.4 spaces/100sqm of gross floor area (288 sqm = 10 spaces)<br>Residential Tower B:<br>1.2 space/unit = 226 spaces<br>Residential Visitor: 0.2/unit<br>Retail: 3.4 spaces/100sqm of gross floor area (288 sqm = 10 spaces) | Mixed-Use Residential:<br>1 space/unit = 435 spaces<br>Residential Visitor: 0.2/unit<br>Retail: 3.4 spaces/100sqm of gross floor area (288 sqm = 10 spaces)  | 395 SPACES TOTAL<br>30 VISITOR<br>11 RETAIL  |
| PARKLAND DEDICATION   | 10% MIN OF Land area = 498.4 sqm   | 500 sqm  |
| PARKING AREA AND SURROUNDING LANDSCAPING  | 15% MIN OF Parking lot area (15% of 404 sqm = 60.6 sqm) must be provided as perimeter or interior landscaped area. 1.5m landscaped buffer to be provided between the perimeter of the parking lot and a lot line (a driveway may cross the buffer) | Site Landscaping = 647.6 sqm<br>Counted within property boundaries and excluding the Parkland Dedication |
| AMENITY AREA REQUIREMENTS   | 6 square metres per unit (minimum 50% must be communal)<br>435 units x 6 sqm = 2610 sqm<br>Minimum 1305 sqm communal   | COMMUNAL: 1474 sqm<br>PRIVATE BALCONIES: 2092 sqm<br>TOTAL = 3566 sqm                                    |
| BICYCLE PARKING SPACES  | 0.5 spaces per unit = 218 spaces   | 407 INTERIOR SPACES<br>40 EXTERIOR SPACES  |

**LEGEND**

- SOFT LANDSCAPING
- PAVERS REFER TO LANDSCAPE
- ASPHALT PAVING
- CONCRETE
- RIVERSTONE REFER TO LANDSCAPE
- EXISTING BUILDING ELEMENT TO BE REMOVED
- EXISTING FENCE
- NEW BOARD FENCE REFER TO LANDSCAPE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FIRE HYDRANT. REFER TO CIVIL
- CATCH BASIN
- MANHOLE
- FLOOR DRAIN
- UTILITY POLE
- OVERHEAD UTILITY WIRES
- LIGHT STANDARD
- DEPRESSED CURB
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- EXISTING TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
- EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- NEW GROUND ELEVATION REFER TO CIVIL

**NOTE:** 'X'-E INDICATES EXISTING TO REMAIN

No. Date Emis pour / Object

01 2023-06-01 SPC  
 02 2023-12-14 COORDINATION  
 03 2024-01-16 COORDINATION  
 04 2024-07-19 SPC RESPONSE 1

---

Ingenieur / Engineer (Mechanical & Electrical / Mechanical & Electrical)

Ingenieur / Engineer (Structure / Structure)

Architecte / Architect (paysagiste / Landscape)

Ingenieur / Engineer (Civil / Civil)

Client / Client

Droit d'auteur / Copyright

Scale / Seal

**GJA INC.**  
 GINO J. MELLO / LANDSCAPE ARCHITECT  
 1185-105-1118 / GINGOJAC.COM  
 1165 BERRY ROAD UNIT #1 (OTTAWA ONTARIO) K1Z 1K2

**egis**

**KTS PROPERTIES**

**figur**

**ST-LAURENT DEVELOPMENT**  
 1531 St-Laurent Blvd  
 2023-06-01

**SITE PLAN**

Dessiné par / Drawn by: ZK  
 Vérifié par / Verified by: RC  
 No. projet / Project number: 2303  
 No. dessin / Drawing number: 0  
 Echelle / Scale: 1:200  
 Date de création du dessin / Drawing creation date: 03/01/2023

**A010**