



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	
COMMERCIAL:	1,364	sq m
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.	5 m
MINIMUM INTERIOR SIDE YARD:	5m MAX.	
ABUTTING A RESIDENTIAL ZONE:	7.5 m	7.5 m
ALL OTHER CASES:	NO MIN.	-
MINIMUM 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:		762 sq m
EXTERIOR:		
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
COMMERCIAL:	6 / 100 sq m OF GF - 20% (GT) = 34	34
BICYCLE COMM.:	1 / 250 sq m OF GF = 6	6
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		
PARKING:	3,272 sq ft	19,461 sq m
RESIDENTIAL:	83,427 sq ft	4,620 sq m
BALCONIES:	3,272 sq ft	11,901 sq m
COMMERCIAL:	3,272 sq ft	1,764 sq m
TOWER 02		
PARKING:	3,272 sq ft	16,982 sq m
RESIDENTIAL:	3,272 sq ft	5,495 sq m
BALCONIES:	3,272 sq ft	10,136 sq m
TOWER 03		
PARKING:	3,272 sq ft	1,351 sq m
RESIDENTIAL:	3,272 sq ft	41,086 sq m
BALCONIES:	3,272 sq ft	10,453 sq m
COMMERCIAL:	3,272 sq ft	25,376 sq m
TOWER 04		
PARKING:	3,272 sq ft	3,893 sq m
RESIDENTIAL:	3,272 sq ft	1,364 sq m
BALCONIES:	3,272 sq ft	30,221 sq m
COMMERCIAL:	3,272 sq ft	3,221 sq m
TOWER 04		
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

Heafey GROUP
100-788, BOUL SAINT-JOSEPH, GATINEAU, QC J8Y 4B8
ARCHITECTURAL
PMA ARCHITECTES
3075, CHEMIN DES QUATRE-BORDEURS, GATINEAU, QC J8Y 3A4
PMAARCHITECTES.COM
3075, CHEMIN DES QUATRE-BORDEURS, GATINEAU, QC J8Y 3A4
PMAARCHITECTES.COM

LAPALME RHEAULT
ARCHITECTES + ASSOCIES
53, SAINT-RAYMOND BOULEVARD, GATINEAU, QC J8Y 1R8
PLANNER

FOTEN
Planning + Design
386 Cooper Street, Suite 300, Ottawa ON K1P 2H7
613.726.3700
www.foten.com

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

LANDSCAPE
JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1440, GARDEN ST., OTTAWA, ON K1R 1S7
437-2200

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

KEY PLAN

ARCHITECT SEAL
QUÉBEC ASSOCIATION OF ARCHITECTS
PÉRE MARTIN
LICENCE 8757
QUÉBEC ASSOCIATION OF ARCHITECTS
CHRISTIAN RHEAULT
LICENCE 7553
2021-10-20

REVISIONS

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	DESIGNED
2021-10-19	EBS
	DRAWN
	PP
PROJECT No	CHECKED
20005	PM
	SHEET TITLE
	SITE PLAN

SHEET No
P100

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



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