



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 ²	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) Mixed-Use Residential Tower A: 1 space/unit = 247 spaces Residential Tower B: 1.2 space/unit = 226 spaces Residential Visitor: 0.2/unit Retail: 3.4 spaces/100sqm of gross floor area (288 sqm = 10 spaces)	Mixed-Use Residential: 1 space/unit = 435 spaces Residential Visitor: 0.2/unit Retail: 3.4 spaces/100sqm of gross floor area (288 sqm = 10 spaces)	395 SPACES TOTAL 30 VISITOR 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 Counted within property boundaries and excluding the Parkland Dedication
AMENITY AREA REQUIREMENTS	6 square metres per unit (minimum 50% must be communal) 435 units x 6 sqm = 2610 sqm Minimum 1305 sqm communal	COMMUNAL: 1474 sqm PRIVATE BALCONIES: 2092 sqm TOTAL = 3566 sqm
BICYCLE PARKING SPACES	0.5 spaces per unit = 218 spaces	407 INTERIOR SPACES 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
- FH FIRE HYDRANT. REFER TO CIVIL
- CB CATCH BASIN
- MH MANHOLE
- FLOOR DRAIN
- UP UTILITY POLE
- OHW OVERHEAD UTILITY WIRES
- L.S. LIGHT STANDARD
- DC 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

Ingénieur / Engineer (Mécanique & Électrique / Mechanical & Electrical)

Ingénieur / Engineer (Structure / Structure)

Architecte / Architect (paysagiste / Landscape)

Ingénieur / Engineer (Civil / Civil)

Client / Client

Droit d'auteur / Copyright

Scale / Seal

GJA INC.
 GINO J. MELLO / LANDSCAPE ARCHITECT
 1100, 100, 1100 / GINGOJAC.COM
 1100 BERRY ROAD UNIT #1 (OTTAWA, ONTARIO) K1T 1K2

egis

KTS PROPERTIES

figur

Architecte / Architect
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 Montréal QC H3C 1A9
 T. 514 881 9122

fig. 2
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 Ottawa ON K2P 5J4
 T. 613 954 4122

www.figur.ca

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: RC
 Échelle / Scale: 1:200

Date de création du dessin / Drawing creation date: 03/01/2023

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