



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
LEVEL 2-6:	13 UNITS
LEVEL 7:	8 UNITS
LEVEL 8-25:	9 UNITS
UNIT MIX:	
0	2 x 1BD, 3 x 2BD, 2 x 3BD
2 x ST, 7 x 1BD, 1 x 1BD+D, 3 x 2BD	
1 x ST, 6 x 1BD, 1 x 2BD	
4 x 1BD, 4 x 2BD, 1 x 3BD	
TOTAL	
235 UNITS	
UNIT BREAKDOWN - TOWER B:	
LEVEL 1:	7 UNITS
LEVEL 2:	13 UNITS
LEVELS 3&4:	14 UNITS
LEVEL 5:	6 UNITS
LEVEL 6-20:	9 UNITS
UNIT MIX:	
2 x 1BD, 3 x 2BD	
1 x ST, 5 x 1BD, 1 x 1BD+D, 4 x 2BD, 2 x 3BD	
2 x ST, 4 x 1BD, 1 x 1BD+D, 5 x 2BD, 2 x 3BD	
4 x 2BD, 2 x 3BD	
1 x ST, 5 x 1BD, 3 x 2BD	

TOTAL	
189 UNITS	
TOWERS A+B TOTAL	
424 UNITS	

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	no minimum	4984.1 sq.m
MINIMUM LOT WIDTH	no minimum	
MINIMUM FRONT YARD SETBACK (ST-LAURENT)	no minimum	3.25m
MINIMUM CORNER SIDE YARD SETBACK (BELFAST)	no minimum	1.9m
MINIMUM INTERIOR SIDE YARD SETBACK (SOUTH)	no minimum	2.9m
MINIMUM REAR YARD SETBACK (LAGAN WAY)	3 m	4.6m
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: 1 space/unit = 424 spaces Residential Visitor: 0.2/unit Retail: 3.4 spaces/100sqm of gross floor area (507 sqm = 17 spaces)	362 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 840 sq m = 126 sq m) 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 = 1663 sqm
AMENITY AREA REQUIREMENTS	6 square metres per unit (minimum 50% must be communal) 424 units x 6 sqm = 2544 sqm Minimum 1272 sqm communal	COMMUNAL: 1670 sqm PRIVATE BALCONIES: 1547 sqm TOTAL = 3217 sqm
BICYCLE PARKING SPACES	0.5 spaces per unit = 212 spaces	355 INTERIOR SPACES 40 EXTERIOR SPACES

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

No.	Date	Drawn by / Object
01	2023-06-01	SPC
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Ingenieur / Engineer  
(Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer  
(Structure / Structure)

Architecte / Architect  
(Paysagiste / Landscape)

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**McINTOSH PERRY**

Client / Client

**KATASA**  
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Collectif d'architectes / Architects Collective

**figur**

Architecte / Architect  
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Scale / Échelle  
1:200

**ST-LAURENT DEVELOPMENT**

1531 St-Laurent Blvd  
2023-06-01

**SITE PLAN**

Drawn / Dessiné / Drawn by: ZK No. projet / Project number: 2303  
Verified / Vérifié / Verified by: RC No. dessin / Drawing number: 0

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