

KEY PLAN

Level	Area	Product
LEVEL Ground floor	789.8 m ²	
LEVEL 2	1 033.9 m ²	
LEVEL 3	1 727.5 m ²	
LEVEL 4	1 727.5 m ²	
LEVEL 5	1 727.5 m ²	
LEVEL 6	1 727.5 m ²	
LEVEL 7	1 727.5 m ²	
North tower		
LEVEL 8	621.8 m ²	621.8 m ²
LEVEL 9	621.8 m ²	621.8 m ²
LEVEL 10	621.8 m ²	621.8 m ²
LEVEL 11	621.8 m ²	621.8 m ²
LEVEL 12	621.8 m ²	621.8 m ²
LEVEL 13	621.8 m ²	621.8 m ²
LEVEL 14	621.8 m ²	621.8 m ²
LEVEL 15	621.8 m ²	621.8 m ²
LEVEL 16	621.8 m ²	621.8 m ²
LEVEL 17	621.8 m ²	621.8 m ²
LEVEL 18	621.8 m ²	621.8 m ²
LEVEL 19	621.8 m ²	621.8 m ²
LEVEL 20	621.8 m ²	621.8 m ²
LEVEL 21	621.8 m ²	621.8 m ²
LEVEL 22	621.8 m ²	621.8 m ²
LEVEL 23	633 m ²	633 m ²
LEVEL 24	633 m ²	633 m ²
LEVEL 25	377.9 m ²	377.9 m ²
LEVEL 26	377.9 m ²	377.9 m ²
Grand Total	33 028.4 m ²	

Level	Area
LEVEL 2	159 m ²
Grand Total	159 m ²

ZONING MECHANISM	REQUIRED	PROPOSED	COMPLIANCE
MIN. LOT AREA & WIDTH	NO MIN. ON ALL SIDES	A- 9.00 m B- 5.50 m C- 7.50 m D- 7.50 m E- 8.04 m	✓
MIN. SETBACKS	NO MIN. ON ALL SIDES		✓
BUILDING HT.	PER SCHEDULE 33 - 140 m - 155.1 m	150.7 m to 153.7 m	✓
MIN. PARKING	AREA 1 ON SCHEDULE 14 RESIDENTIAL: NO PARKING REQUIRED VISITOR: 0.1 UNIT EXCL. THE FIRST 12 UNIT. MAX 30 COMMERCIAL: NO PARKING REQUIRED	RESIDENTIAL: 0 VISITOR: 36 SPACES COMMERCIAL: 0	✓
MAX. PARKING	RESIDENTIAL: 1.5 SPACES/UNIT	879	128
PARKING SPACE DIMENSION	WIDTH: 2.6m - 3.1m LENGTH: 3.0m UP TO 40% OF THE SPACES MAY BE REDUCED TO A WIDTH OF 2.4m	3	REFER TO PLANS
PERCENTAGE OF SMALL SPACES	MAX. 40% OF SPACES MAY BE 2.4M X 4.5M	24%	✓
ACCESSIBLE PARKING REQUIREMENTS	ACCESSIBLE PARKING TYPE A SPACE (3.2M X 5.2M) ACCESSIBLE PARKING TYPE B SPACE (2.4M X 5.2M) 1.5m ASLE BY AN ACCESSIBLE SPACE	3	REFER TO PLANS
DRIVEWAY WIDTH	MIN. TWO-WAY: 6m MAX: 8.7m	TWO-WAY ACCESS: 6m	✓

ZONING MECHANISM	REQUIRED	PROPOSED	COMPLIANCE
ASLE WIDTH	TWO-WAY: 6m NOT IN PARKING LOT OR GARAGE: 2.6m	6m	✓
BICYCLE PARKING	RESIDENTIAL: 20 SPACES 50% CAN BE VERTICAL; 20% MUST BE INDOORS	RESIDENTIAL: 203 VISITORS: 4	✓
BICYCLE PARKING DIMENSIONS	HORIZONTAL: 0.6m (W/1.8L) VERTICAL: 3.0m (W/1.5L) MUST BE ACCESSIBLE VIA AN ASLE AT LEAST 1.5M	REFER TO PLANS	✓
LOADING SPACE	NONE	1	REFER TO PLANS
LOADING SPACE DIMENSIONS	7m (L) x 3.5M (W) DRIVEWAY WIDTH: 6m ACCESS ASLE WIDTH: 1.5m	REFER TO PLANS	✓
AMENITY AREA	6 m ² PER UNIT MIN. 50% OF THE AREA MUST BE COMMUNAL WITH AT LEAST ONE AREA 50m ² IN SIZE	3 722.6 m ² 2 985.0 m ²	✓
PERMITTED PROJECTIONS OVER THE HEIGHT LIMIT	NOT PERMITTED BY SCHEDULE 33	NO PROJECTION	✓

DEVELOPMENT INFORMATION	PROPOSED
TOTAL LOT AREA (PART 1 + PART 2)	8 952.7 m ²
GFA PART 1 (269 LAURIER)	28 627 m ²
GFA PART 2 (170 SLATER)	33 028.4 m ²
TOTAL GFA	61 655.4 m ²
MAXIMUM GFA PERMITTED	71 321.6 m ²

LOT AREA (SCOPE OF WORK)	PROPOSED
PROPOSED LOT COVERAGE - FOOTPRINT (BY-LAW 2016-269) LOT	75.1%
LANDSCAPING PERCENTAGE WITHIN ALL PARKING LOTS	16%
LANDSCAPING PERCENTAGE OVER LOT AREA	4.5%
NO BLOCK PEDESTRIAN LANE AND SHORT TERM PARKING	14.3%
SEWER LANE WIDENING AND TERRACE EXTENDING	1.28%
STOREY	26 and 25

NO. OF RESIDENTIAL UNITS	1BR	1BR+D	2BR	2BR+D	3BR	TOTAL
61	301	37	108	7	22	586

NUMBER OF SUITES REQUIRED TO BE BARRIER-FREE:
586 UNITS x 1% = 58.6 UNITS HAVE TO BE BARRIER-FREE
THEY WILL BE DISTRIBUTED THROUGHOUT THE 26 FLOORS

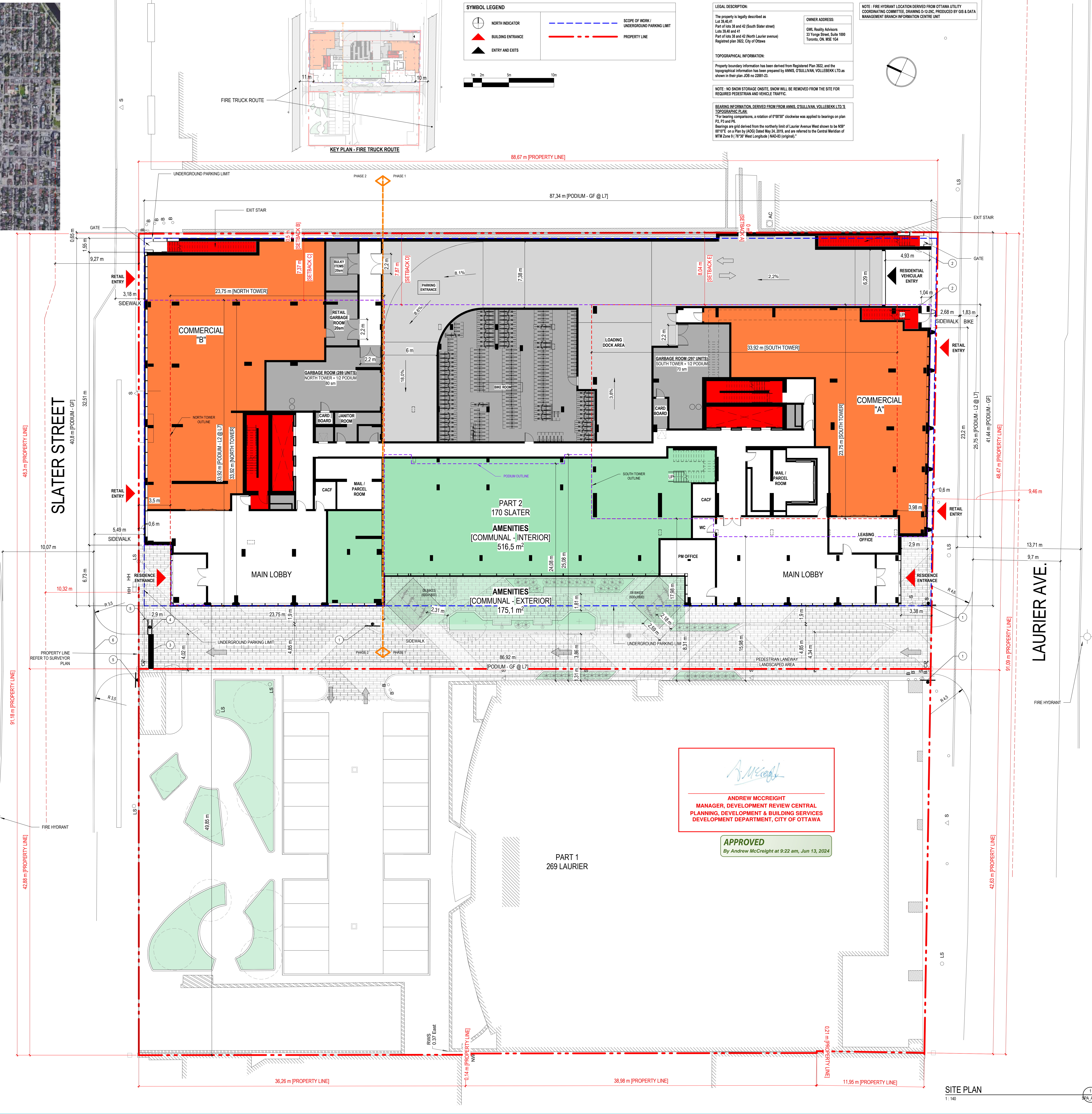
Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interior of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding:

1. floor area occupied by shared mechanical, service and electrical equipment that serves the building (By-law 2006-326)
2. common hallway, corridors, stairwells, elevator shafts and other voids, stairs and landings (By-law 2006-326) (By-law 2017-302)
3. bicycle parking, motor vehicle parking or loading facilities;
4. common laundry, storage and washroom facilities that serve the building or tenants;
5. common storage areas that are accessible to the principal use of the building (By-law 2006-326)
6. common amenity area and play areas accessory to a principal use on the lot; and (By-law 2006-326)
7. living quarters for a caretaker of the building (surplus de plancher hors oeuvre brute)

Footprint means the area of the ground floor of a building, measured from the exterior of the columned walls, including an attached garage but excluding any projections. (Footprint) (By-law 2016-269)

Source: <https://data.ottawa.ca/dataset/ottawa-land-use-zoning-and-permits/area-269-1-administrative-interpretation-and-definition-section-1-548-section-302267-1647-450-122-1-548-15491>

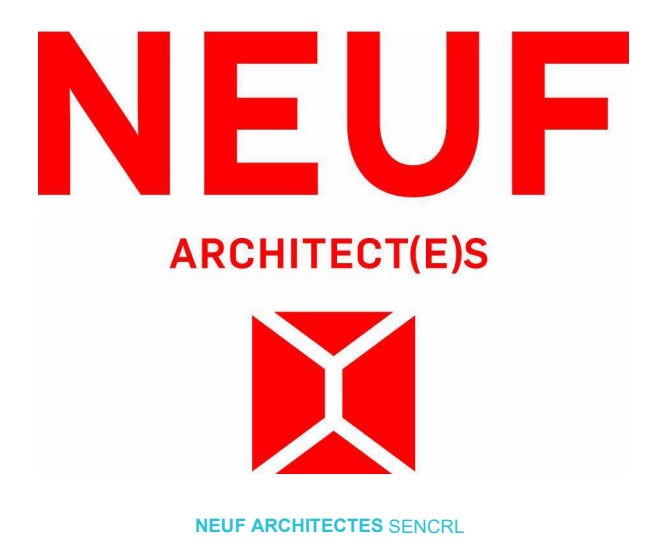
SYMBOL	DESCRIPTION
1	SHOULDER ONE WAY
2	CONVEX MIRROR
3	SHOULDER 60cm SOLID WHITE STOP BAR
4	SHOULDER STOP
5	SHOULDER DO NOT ENTER
6	PROPOSED ACCESS (EXISTING CURB DEMO)



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APPROVED
 By Andrew McCreight at 9:22 am, Jun 13, 2024

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GWL REALTY ADVISORS

PROJECT / OUVREAGE
 170 SLATER

LOCATION / EMPLACEMENT PROJECT NO. / NO. PROJET
 OTTAWA 12980.00

NO.	REVISION / REVISION	DATE (yy-mm-dd) (aa-mm-jj)
0	FOR COMMENTS	2023.05.27
1	SITE PLAN APPROVAL - R1	2023.07.18
2	SITE PLAN APPROVAL - R1	2023.12.07
3	SITE PLAN APPROVAL - R2	2024.01.11
4	SITE PLAN APPROVAL - R3	2024.04.25

*Preliminary
 NE PAS UTILISER POUR
 CONSTRUCTION*

#19101

DRAWN BY / DESINÉ PAR: ATUBJSM
 CHECKED BY / VÉRIFIÉ PAR: BSJ
 DATE / DATE: 23.05.02
 SCALE / ÉCHELLE: Comme indiqué

SITE PLAN

REVISION / RÉVISION: 4
 DRAWING NO. / NO. DESSIN: SPA A103

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