

Memorandum

To: Josiane Gervais, P. Eng

Date: July 2, 2026

From: Juan Lavin, P.Eng

Project: 911350 - 10019

Copy: Austin Shih, P.Eng

Subject: **700 Mountaineer Pvt, 1740, 1754 and 1760 St. Laurent Blvd
ZBLA Traffic Memo**

This memorandum has been prepared in support of a Zoning By-Law Amendment for the consolidated addresses of 700 Mountaineer Pvt, 1740, 1754 and 1760 St. Laurant Blvd.

1.0 BACKGROUND

The most recent TIA Strategy Report submission was submitted by Parsons on October 4th, 2023. The application at the time was for both Site Plan Application (SPA) and Zoning By-Law Amendment (ZBLA) applications.

The applicant has since revised the site plan and wishes to proceed with a resubmission for a ZBLA only at this time. The city agreed in a June 22, 2026, email that a TIA submission for the ZBLA was not required if the existing “as-of-right” maximum density was not exceeded in the new development proposal. In this case, all the city requires is a traffic memo to document there would be no difference in traffic impacts to the “as-of-right” zoning.

It is understood that once the developer continues to SPA, a new TIA Report will be required at that time. The SPA process will go over details and address previously provided City Comments.

2.0 PROPOSED SITE PLAN

The latest Site Plan proposes approximately 915 new residential units plus ground floor commercial, including a fast-food restaurant with drive-through uses. This density would be accommodated within four high-rise buildings, with two 30-storey towers fronting St. Laurent Blvd and 11- and 13-storey towers located on the back of the lot. The site is proposed to be serviced via a new signalized full movement access and a right-in-only access. An illustration of the proposed Site Plan has been provided in **Appendix A**.

3.0 EXISTING AND FUTURE ZONING BY-LAWS

Table 1 below compares the allowable building heights under existing zoning by-laws and 2026 updated zoning by-laws that are currently subject to appeal.

Table 1: Existing and Future Zoning By-Laws

Municipal Address	Current By-Law (2008-250)			Proposed By-Law (2026-50)			Proposed Storeys
	Zoning Designation	Max. Height	Approx. Storeys Allowed	Zoning Designation	Max. Height	Approx. Storeys Allowed	
1740, 1754 St. Laurent & 700 Mountaineer	AM10[1658]	50m	15	MS2[1658]	50m	15	30 & 11
1760 St. Laurent	AM10	30m	9	MS2	100m	33	30 & 13

As shown in **Table 1**, the new zoning bylaw allows for higher buildings, but the development proposal may still require a variance to accommodate the height for the buildings within 1740, 1754 St. Laurent and 700 Mountaineer Pvt.

4.0 REVIEW OF NETWORK CONCEPT

A zoning allowance exercise was carried out to determine the maximum unit density under the 2026 updated zoning by-laws on the subject site (note the zoning by-law is currently under appeal but not expected to affect density of MS2 zoning). A concept plan showing this density limit has been provided in **Appendix B**.

The exercise concluded that equivalent ground floor commercial uses with over 1,088 units could be accommodated within the site. Additionally, the southern half of the site could house even more units if it was increased to the maximum 33-storey allowance.

This exercise demonstrated that the current development proposal does not exceed the maximum development density based on the 2026 zoning by-laws. As a result, a TIA Report is not required to satisfy the ZBLA application.

5.0 CONCLUSIONS AND RECOMMENDATIONS

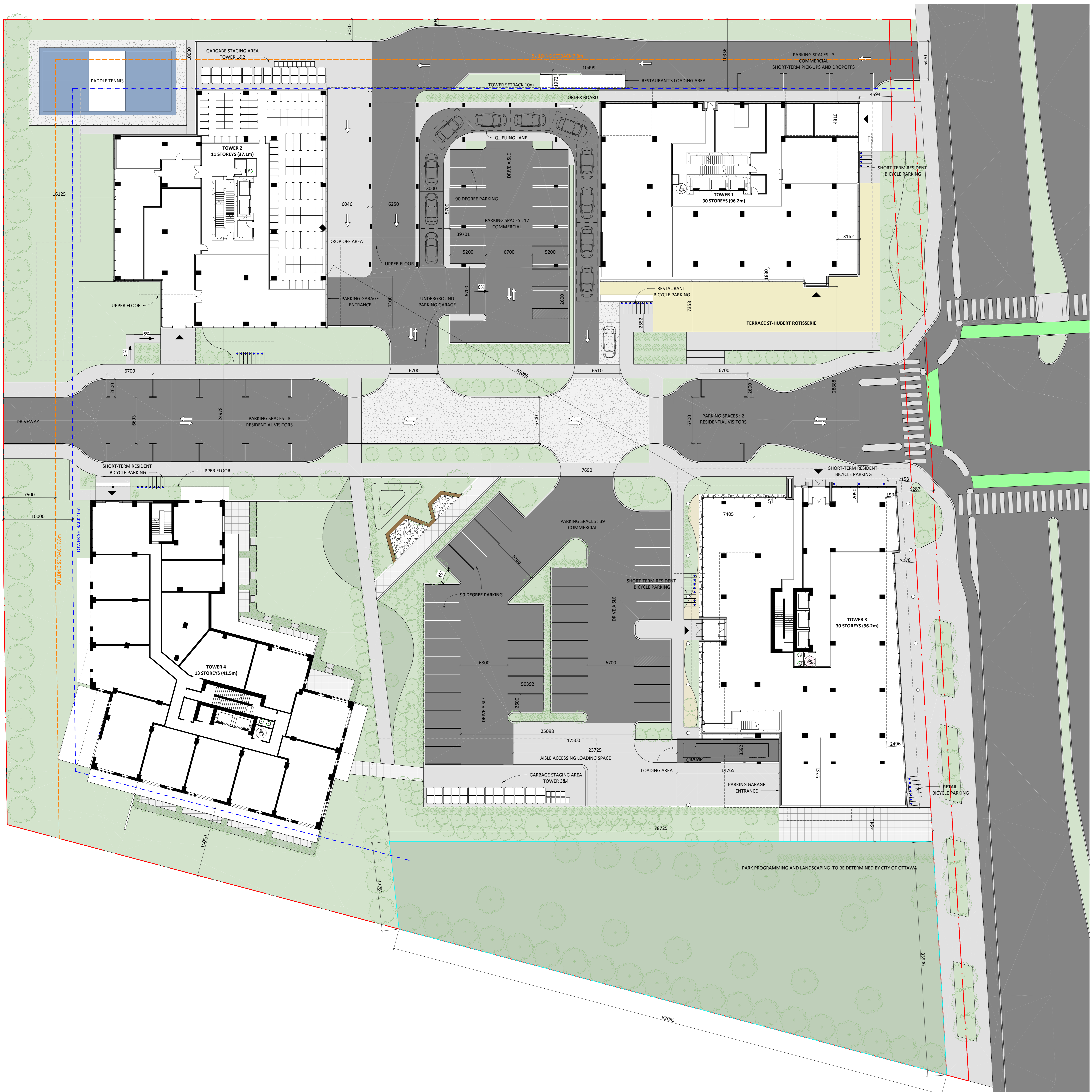
A minor variance is required to accommodate the proposed location of buildings to adhere to city zoning by-laws. However, this memo demonstrated the development proposal does not exceed the maximum “as-of-right” unit density for the site. Therefore, a TIA Report is not required to support the ZBLA application. It is acknowledged that a TIA Report will be required to satisfy the future Site Plan Control Application.

Document Control Page

CLIENT:	Groupe Heafey		
PROJECT NAME:	700 Mountaineer Pvt, 1740, 1754 and 1760 St. Laurent Blvd		
REPORT TITLE:	ZBLA Traffic Memo		
PARSONS PROJECT NO:	911350 - 10019		
DIGITAL MASTER:	https://parsons365can.sharepoint.com/sites/Ottawa/2026 Proposals/911350 - Small Pursuits 2026/100xx - Mobility/10019 - 1740 St. Laurent (Heafey)/1740 St. Laurent Blvd - ZBLA Memo.docx		
HISTORY:	Version	Originator	Reviewer
	Original	July 2, 2026	Juan Lavin. P.Eng.

Appendix A:

Proposed Site Plan



SITE INFORMATION & DEVELOPMENT STATISTICS

LOTS		PIN	
		CON Junction GORE LOT 14 & 15	
ZONING		ARTERIAL MAINSTREET, SUBZONE 10 & ARTERIAL MAINSTREET, SUBZONE 10 WITH EXCEPTION 1658	
SITE AREA		TOTAL SITE AREA: ≈18 186 m ² (1.81 ha)	
UNITS			
TOWER 1 & 2:	RESIDENTIAL:	468 UNITS	
TOWER 3:	RESIDENTIAL:	292 UNITS	
TOWER 4:	RESIDENTIAL:	153 UNITS	
TOTAL NUMBER OF UNITS:		913 UNITS	
SPECIFIC PROVISIONS		REQUIRED	PROVIDED
MINIMUM LOT AREA		NO MIN.	18 186 m ²
MINIMUM LOT WIDTH		NO MIN.	153.3 m
PARKLAND LOT CITY OF OTTAWA		10 % of lot	10 %
PARKLAND SITE AREA		18 186 x 10 %	1 820 m ²
SETBACKS			
MINIMUM FRONT YARD:		0 m	2.1 m
MINIMUM INTERIOR SIDE YARD:		NO MIN.	10 m
MINIMUM REAR YARD:		7.5 m	7.5 m
		FOR A RESIDENTIAL BUILDING:	
MAXIMUM BUILDING HEIGHT			
1740 St Laurent Exception [1658]:		50 m	96.4 m / 30 storeys
1760 St Laurent:		30 m	96.4 m / 30 storeys
PARKING RATES		REQUIRED	PROVIDED
TOWER 1 & 2:			
R15 - APARTMENTS:	210	245 (0.52 p/unit)	
VISITOR:	91 (0.2 p/unit)	94	
COMMERCIAL:	85	85	
TOWER 3 & 4:			
R15 - APARTMENTS:	190	312 (0.72 p/unit)	
VISITOR:	85 (0.2 p/unit)	86	
COMMERCIAL:	51	51	
		TOTAL: 873	
BIKE PARKING		REQUIRED	PROVIDED
TOWER 1 & 2:			
RESIDENTIAL:	231	444	
COMMERCIAL:	4	8	
TOWER 3:			
RESIDENTIAL:	148	148	
COMMERCIAL:	4	7	
TOWER 4:			
RESIDENTIAL:	77	75	
		TOTAL: 682	
AMENITY AREA		REQUIRED	PROVIDED
TOWER 1 & 2:			
PRIVATE:	6 m ² / unit = 2 796 m ²	7 303 m ²	
SHARED:	50 %	2 257 m ²	
TOWER 3:			
PRIVATE:	6 m ² / unit = 1 662 m ²	1 495 m ²	
SHARED:	50 %	1 226 m ²	
TOWER 4:			
PRIVATE:	6 m ² / unit = 918 m ²	2 391 m ²	
SHARED:	50 %	1 364 m ²	
GFA - CITY OF OTTAWA			
TOWER 1 & 2:			
RESIDENTIAL:		29 162 m ²	
COMMERCIAL:		27 114 m ²	
TOWER 3:			
RESIDENTIAL:		19 511 m ²	
COMMERCIAL:		961 m ²	
TOWER 4:			
RESIDENTIAL:		10 236 m ²	
COMMERCIAL:		0 m ²	
NOTE			

SITE PLAN LEGEND

	PROPERTY LINE		NEW TREE		BUILDING ENTRANCE
	MINIMUM SETBACK		LANDSCAPE AREA (GRASS)		HORIZONTAL BICYCLE PARKING 0.6m x 1.8m
	PROTECTION MARGIN		PICKLEBALL COURT		ASPHALT PAVING
	PARKING GARAGE SETBACKS		PLANTATION BED		
	UPPER LEVELS SETBACKS				
	PARKLAND DEDICATION				
	LANDSCAPE AREA (GRASS)				
	CONCRETE SIDEWALK				
	PAVING STONE				
	NEW PLANTATION				

ST. LAURENT DEVELOPMENT
1740 - 1760 St. Laurent Boulevard
Ottawa, ON, K1G 1A2

OWNER
GROUPE Heafey GROUP

ARCHITECTURAL
PMA ARCHITECTES
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INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BORDEAUX
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PMAARCHITECTES.COM

L'Atelier architectes
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GATINEAU, QC J8Y 1R8

STRUCTURAL

MECHANICAL

CIVIL
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2650, QUEENSWAY DRIVE, SUITE 100,
OTTAWA, ON K2B 8H6

LANDSCAPE
JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
800-363-6666
1400, AVENUE GUY, SUITE 100
OTTAWA, ON K1R 7S9

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 CONCORSE GATE, SUITE 500,
NEPEAN, ON K2E 756

GENERAL CONTRACTOR
CORSIM
2003, GILFORD STREET, MONTREAL,
QUEBEC, H2H 1H2

KEY PLAN

ARCHITECT SEAL

REVISIONS

NO	FOR COORDINATION	DATE
1		

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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DO NOT USE FOR CONSTRUCTION

DATE	DESIGNED
2024-07-19	P.POMERLEAU
DRAWN	N.D.DALLAIRE
PROJECT No	CHECKED
2005	P.MARTIN
	SHEET TITLE
	SITE PLAN

SHEET No
A101

Autodesk Docs://S:\MT-LAURENT\2005_ST-LAURENT_GEN_R24.rvt

Appendix B:

Density Limit - 2026-50 Zoning By-Laws



SITE INFORMATION

ZONING			
New ZBL	MS2[1658] / MS2		
SITE AREA			
Total Site Area:	18,186.00m ²	1.82 Ha	
PARKING RATES			
	Minimum	Maximum	
Residential:	No Minimum	1.25/unit	
Retail:	No Minimum	3.6/100m ² GFA	
Visitor:	0.1/unit less 12 units	30/building	
HEIGHT			
		Maximum	
MS2[1658]		50m	
MS2		100m	
SETBACKS			
	F.Y.*	I.S.Y.	R.Y.
	3m	No Minimum	7.5m

*F.Y.S: For any part of the building greater than 30m above grade: 3 m

DEVELOPMENT STATISTICS

RESIDENTIAL UNITS	Avg.Size*	Count	Breakdown %
0 Bed	54m ²	67	6%
1 Bed	63m ²	616	57%
1 Bed + Den	70m ²	69	6%
2 Bed	99m ²	323	30%
2 Bed + Den	106m ²	7	1%
3 Bed	119m ²	6	1%
Total:		1088	100%

*Assume a different average size per Unit Type

TOTAL BUILDING AREA	Retail	Residential
T1		8,030m ²
T2+T3	1,130m ²	23,337m ²
T4		17,372m ²
T5+T6	1,205m ²	46,506m ²
Total:	2,335m²	95,245m²

GFA*	Retail	Residential
T1		6,825m ²
T2+T3	961m ²	19,837m ²
T4		14,766m ²
T5+T6	1,024m ²	39,530m ²
Total:	1,985m²	80,958m²

*assumes an 85% efficiency

PARKING	Required:	Provided:
Residential:	0	TBD
Visitor:	108	TBD
Retail:	0	TBD
Total:	108	TBD

PARKLAND DEDICATION (10%)	Required:	Provided:
	1,819m ²	1,820m ²

AMENITIES	Required:	Provided:
Required:	6,528m ²	TBD

NOTES

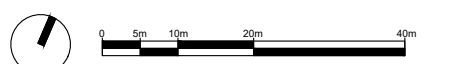
- Assumes typical Residential floor height of 3m. Assumes Retail Ground floor height of 4m.
- For the purpose of this concept, assume a different average size per unit type to calculate the approximate total number of units. Refer to the Residential Units Average Sizes for the assumptions.
- *GFA: as defined in City of Ottawa Zoning Bylaw means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls, but excluding areas dedicated for uses such as mechanical and electrical rooms, common hallways, corridors, staircases and elevators, interior amenities, bicycle storage and parking. Assume 85% efficiency for Retail, Office and Apartment buildings. Areas are approximate. Building includes interior amenity areas for the residents.
- The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images and a survey. The site area follows per legal survey.
- This concept is part of a development concept report and should be interpreted as per findings and descriptions of such report. This concept may require minor variances for setback reduction, parking, heights, etc.

**1740 - 1760
ST LAURENT BLVD
OTTAWA
CONCEPT PLAN**



LEGEND

- PROPOSED BUILDING
- PARKING DEDICATION
- AMENITY SPACE
- LANDSCAPING
- POPS / PLAZA
- RIGHT-OF-WAY WIDENING PROTECTION
- HYDRO LINE BUFFER
- SUBJECT PROPERTY BOUNDARY
- PROPERTY BOUNDARY
- SETBACKS
- HYDRO LINE
- MS2 & MS2 [1658] ZONE BOUNDARY
- HYDRO POLE
- TREES



1	CONCEPT PLAN	2026.06.26	TT
No.	REVISION	DATE	BY

CLIENT
GROUPE HEAFEY

FOTENN
Planning + Design

OTTAWA: 420 O'Connor St, Ottawa, ON K2P 1W4 613.730.5709 www.fotenn.com	KINGSTON: 4 Cataragui St, Suite 315, Kingston ON K7K 1Z7 613.542.5454	TORONTO: 174 Spadina Ave, Suite 304, Toronto ON M5T 2C2 416.789.4530
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DESIGNED	TT
REVIEWED	RP
DATE	2026.06.26

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