



**PROPERTY DESCRIPTION**

25 & 20 STOREY RESIDENTIAL BUILDINGS

CITY OF OTTAWA PIN NUMBER: 04263-0011

MUNICIPAL ADDRESS: 1531 St-Laurent Blvd

**SITE INFORMATION**

LOT AREA: 4984.1 sqm

LOT FRONTAGE: 198.36m (3 sides)

LOT DEPTH: 96.43m (E to W) and 52.20m (N to S)

**BUILDING INFORMATION**

BUILDING FOOTPRINT: TOWER A = 846sqm / TOWER B = 1137 sqm

TOWER FLOORPLATE: TOWER A = 760 sqm / TOWER B = 784sqm

GROSS FLOOR AREA (PER CITY DEFINITION): TOWER A = 13261 sqm / TOWER B = 12852 sqm

PROPOSED USE: MIXED USE RESIDENTIAL, RESIDENTIAL, HIGH-RISE

**UNIT BREAKDOWN - TOWER A:**

LEVEL	UNITS	UNIT MIX:
LEVEL 1:	0 UNITS	0
LEVEL 2:	11 UNITS	7x1BD, 3x2BD, 1x3BD
LEVEL 3-6:	11 UNITS	5x1BD, 4x2BD, 2x3BD
LEVEL 7:	9 UNITS	2xST, 5x1BD, 2x3BD
LEVEL 8-23:	10 UNITS	1xST, 5x1BD, 4x2BD
LEVEL 24-25:	10 UNITS	1xST, 5x1BD, 4x2BD

**UNIT BREAKDOWN - TOWER B:**

LEVEL	UNITS	UNIT MIX:
LEVEL 1:	6 UNITS	4x1BD, 2x 2BD
LEVEL 2-4:	15 UNITS	1x ST, 7x1BD, 6x2BD, 1x3BD
LEVEL 5:	8 UNITS	3x1BD, 3x2BD, 2x3BD
LEVEL 6-10:	9 UNITS	1xST, 4x1BD, 3x2BD, 1X3BD
LEVEL 11-20:	10 UNITS	1XST, 6X1BD, 3X2BD

**TOTAL 244 UNITS**

**ZONING TABLE**

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	AM REQUIRED	PROPOSED
MIXED USE	residential	
MINIMUM LOT AREA	no minimum	4984.1 sqm
MINIMUM LOT WIDTH	no minimum	no minimum
MINIMUM FRONT YARD SETBACK (ST-LAURENT)	no minimum	3m
MINIMUM CORNER SIDE YARD SETBACK (BELFAST)	no minimum	no minimum
MINIMUM INTERIOR SIDE YARD SETBACK (SOUTH)	no minimum, not abutting a residential zone	4.34m (actual)
MINIMUM REAR YARD SETBACK (LAGAN WAY)	3 m, abutting a street	7.5m
MAXIMUM BUILDING HEIGHT	30 m, but in no case greater than 9 storeys	Tower A = 82m Tower B = 65.5m
MAXIMUM FLOOR SPACE INDEX	none	none
HYDRO SETBACK	6m	6m
VEHICLE PARKING REQUIREMENTS (AREA C SCHEDULE 1A)	(mixed use) 1 space/unit 247-12 units = 235 spots req	(residential) 1.2 space/unit 106-12 units = 212 spots req
Mixed-Use (Tower A): 1 space/unit Residential (Tower B): 1.2 space/unit Residential Visitor: 0.2unit Retail: 3.4 spaces/100sqm of gross floor area	390 below grade incl. 30 visitor 5 type A BF 5 type B BF	11 Retail at grade, incl. 1 type A BF 401 total
PARKLAND DEDICATION	10% Min. of Land area = 498.4 sqm	499.5 sqm
PARKING AREA AND SURROUNDING LANDSCAPING	15% Min. of Parking lot area (15% of 404 sq.m = 60.6 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 = 1455sqm Counted within property boundaries and excluding the Parkland Dedication
AMENITY AREA REQUIREMENTS	6 square metres per unit (minimum 50% must be communal) 448 units x 6 sqm = 2688 sqm Minimum 1344 sqm communal	COMMUNAL: 1351 sqm PRIVATE BALCONIES: 1470 sqm TOTAL = 2821 sqm
BICYCLE PARKING SPACES	0.5 spaces per unit = 224 spaces	240 INTERIOR SPACES 28 EXTERIOR SPACES

**LEGEND**

[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]	FIRE HYDRANT. REFER TO CIVIL		
[Symbol]	CATCH BASIN		
[Symbol]	MANHOLE		

**NOTE:**

A. LANDSCAPE SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR SPECIFIC PLANTING INFORMATION AND LOCATION.

B. PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN COMPLETED BY FARLEY SMITH AND DENIS LTD. AND DATED SEPT 12, 2022.

**NOTE: 'X' 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

05 2025-04-29 PLAN ADJUSTMENT REVIEW

06 2025-05-20 PLAN ADJUSTMENT REVIEW

07 2025-11-14 SPC RESPONSE 2

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

Architecte / Architect (paysagiste / Landscape)

**GJA INC.**  
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Collectif d'architectes / Architects Collective

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Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Scale / Echelle

**ST-LAURENT DEVELOPMENT**

1531 St-Laurent Blvd  
Ottawa, ON

**SITE PLAN**

Dessiné par / Drawn by: ZK  
No. projet / Project number: 2303

Vérifié par / Verified by: RC  
No. dessin / Drawing number: 1  
Revision / Revision: 0

Echelle / Scale: 1:200

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

**A010**