

Memorandum

To: Josiane Gervais, P. Eng
From: Juan Lavin, P.Eng
Copy: Austin Shih, P.Eng
Subject: **700 Mountaineer Pvt, 1740, 1754 and 1760 St. Laurent Blvd
ZBLA Traffic Memo**

Date: July 2, 2026
Project: 911350 - 10019

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. Laurent 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.	Austin Shih. P.Eng.

Appendix A:

Proposed Site Plan

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

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 495m ²
SHARED:	50 %	1 226 m ²
TOWER 4:		
PRIVATE:	6 m ² /unit = 918 m ²	2 391 m ²
SHARED:	50 %	1 364m ²

NOTE

PROPERTY LINE
MINIMUM SETBACK
PROTECTION MARGIN
PARKING GARAGE SETBACKS
UPPER LEVELS SETBACKS
PARKLAND DEDICATION

NEW TREE
NEW PLANTATION

BUILDING ENTRANCE

HORIZONTAL BICYCLE PARKING
0.6m x 1.8m

LANDSCAPE AREA (GRASS)
CONCRETE SIDEWALK
PAVING STONE

PICKLEBALL COURT
ASPHALT PAVING
PLANTATION BED

NOTES

THIS DOCUMENT AND ITS CONTENT IS COPYRIGHTED.
ANY REPRODUCTION IS PROHIBITED UNLESS GRANTED
BY THE ARCHITECT.

DATE 2024-07-19	DESIGNED P. POMERLEAU
	DRAWN N. D. DALLAIRE
PROJECT No 20005	CHECKED P. MARTIN
SHEET TITLE	

SITE PLAN

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.
	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	54m²	67	6%
1 Bed	63m²	616	57%
1 Bed + Den	70m²	69	6%
2 Bed	99m²	323	30%
2 Bed + Den	106m²	7	1%
3 Bed	119m²	6	1%
Total:		1088	100%
*Assume a different average size per Unit Type			

TOTAL BUILDING AREA	Retail	Residential
T1		8,030m²
T2+T3	1,130m²	23,337m²
T4		17,372m²
T5+T6	1,205m²	46,506m²
Total:	2,335m²	95,245m²
GFA*	Retail	Residential
T1		6,825m²
T2+T3	961m²	19,837m²
T4		14,766m²
T5+T6	1,024m²	39,530m²
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:
	1,819m²	1,820m²

AMENITIES	Required:	Provided:
Required:	6,528m²	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 0 5m 10m 20m 40m

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
---	---	--

DESIGNED	TT
REVIEWED	RP
DATE	2026.06.26

P1