



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		REQUIRED	PROVIDED
TOWER 1 & 2:			
RESIDENTIAL:	29 162 m ²	27 114 m ²	
COMMERCIAL:	27 114 m ²	1 024 m ²	
TOWER 3:			
RESIDENTIAL:	19 511 m ²	17 586 m ²	
COMMERCIAL:	17 586 m ²	961 m ²	
TOWER 4:			
RESIDENTIAL:	10 236 m ²	10 236 m ²	
COMMERCIAL:	0 m ²	0 m ²	
NOTE			

SITE PLAN LEGEND

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

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

OWNER
GROUPE Heafey GROUP

ARCHITECTURAL
PMA ARCHITECTES
1481 461-8584
INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BORDEAUX
QUEBEC, QC G1W 2M4
PMAARCHITECTES.COM

L'Atelier architectes
53, SAINT-RAYMOND BOULEVARD,
GATINEAU, QC J8Y 1R8

STRUCTURAL

MECHANICAL

CIVIL
exp.
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 7S6

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

ARCHITECT SEAL

REVISIONS

NO	DESCRIPTION	DATE
1	URBAN DESIGN BRIEF	2016-07-01
2	FOR CONSTRUCTION	2016-08-23
NO		

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
2016-07-01	P.POMERLEAU
DRAWN	
N.D.DALLAIRE	
CHECKED	
P.MARTIN	
SHEET TITLE	
SITE PLAN	

SHEET NO
A101