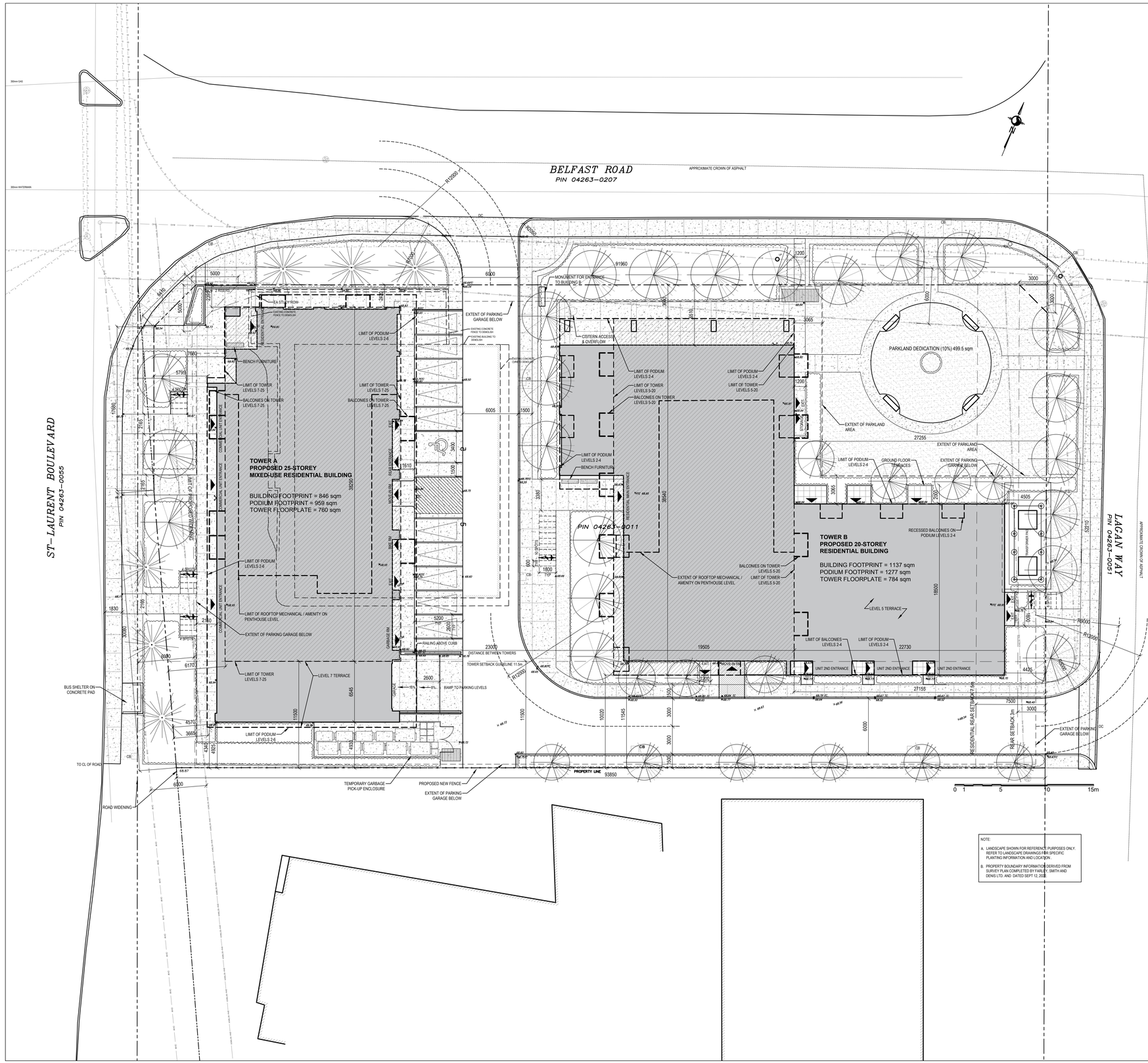

NOTE:

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, 2023.

KEY PLAN

PROPERTY DESCRIPTION

25 & 20 STOREY RESIDENTIAL BUILDINGS	
CITY OF OTTAWA PIN NUMBER	04263-0011
MUNICIPAL ADDRESS	1531 St-Laurent Blvd

SITE INFORMATION

LOT AREA:	4984.1sqm
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:

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
TOTAL	**244 UNITS**	

UNIT BREAKDOWN - TOWER B:

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	**204 UNITS**	

TOWERS A+B TOTAL 448 UNITS

ZONING TABLE — AM

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED		PROPOSED
	mixed use	residential	
MINIMUM LOT AREA	no minimum	no minimum	4984.1 sqm
MINIMUM LOT WIDTH	no minimum	no minimum	
MINIMUM FRONT YARD SETBACK (ST-LAURENT)	no minimum	3m	3.665m (actual)
MINIMUM CORNER SIDE YARD SETBACK (BELFAST)	no minimum	no minimum	2.42m (actual)
MINIMUM INTERIOR SIDE YARD SETBACK (SOUTH)	no minimum, not abutting a residential zone	no minimum, not abutting a residential zone	4.34m (actual)
MINIMUM REAR YARD SETBACK (LAGAN WAY)	3 m, abutting a street	7.5m	4.2m (actual)
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 (Tower A): 1 space/unit Residential (Tower B): 1.2 space/unit Residential Visitor: 0.2/unit Retail: 3.4 spaces/100sqm of gross floor area	(mixed use) 1 space/unit 247-12 units= 235 spots req visitor: 0.2/unit= 50 spots (retail) 3.4/100sqm GFA=288sqm=10 spots req	(residential) 1.2 space/unit 188-12 units= 212 spots req visitor: 0.2/unit= 38 spots	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 sq m		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

- SOFT LANDSCAPING
- PAVERS — REFER TO LANDSCAPE
- ASPHALT PAVING
- CONCRETE
- RIVERSTONE — REFER TO LANDSCAPE
- EXISTING BUILDING ELEMENT TO BE REMOVED
- EXISTING FENCE
- NEW BOARD FENCE — REFER TO LANDSCAPE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FH — FIRE HYDRANT. REFER TO CIVIL
- CB — CATCH BASIN
- MH — MANHOLE
- FD — FLOOR DRAIN
- UP — UTILITY POLE
- OHW — OVERHEAD UTILITY WIRES
- L.S. — LIGHT STANDARD
- DC — DEPRESSED CURB
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- EXISTING TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
- 77.70 — EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- 68.84 — NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No.	Date	Émis 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

Ingénieur / Engineer (Mécanique & Électricité / Mechanical & Electrical)

Architecte/ Architect (paysagiste / Landscape)

GJA INC.
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Sceau / Seal

ONTARIO ASSOCIATION OF ARCHITECTS — ROBERTO CAMPOS — LICENCE 7401

Note:

L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.

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

Projet / Project

ST-LAURENT DEVELOPMENT

1531 St-Laurent Blvd
Ottawa, ON

Titre / Title

SITE PLAN

Dessiné par / Drawn by: ZK	No. projet / Project number: 2303
Vérifié par / Verified by: RC	No. dessin / Drawing number:
Révision / Revision: 0	
Échelle / Scale: 1:200	
Date de création du dessin / Drawing creation date: 03/01/2023	

A010