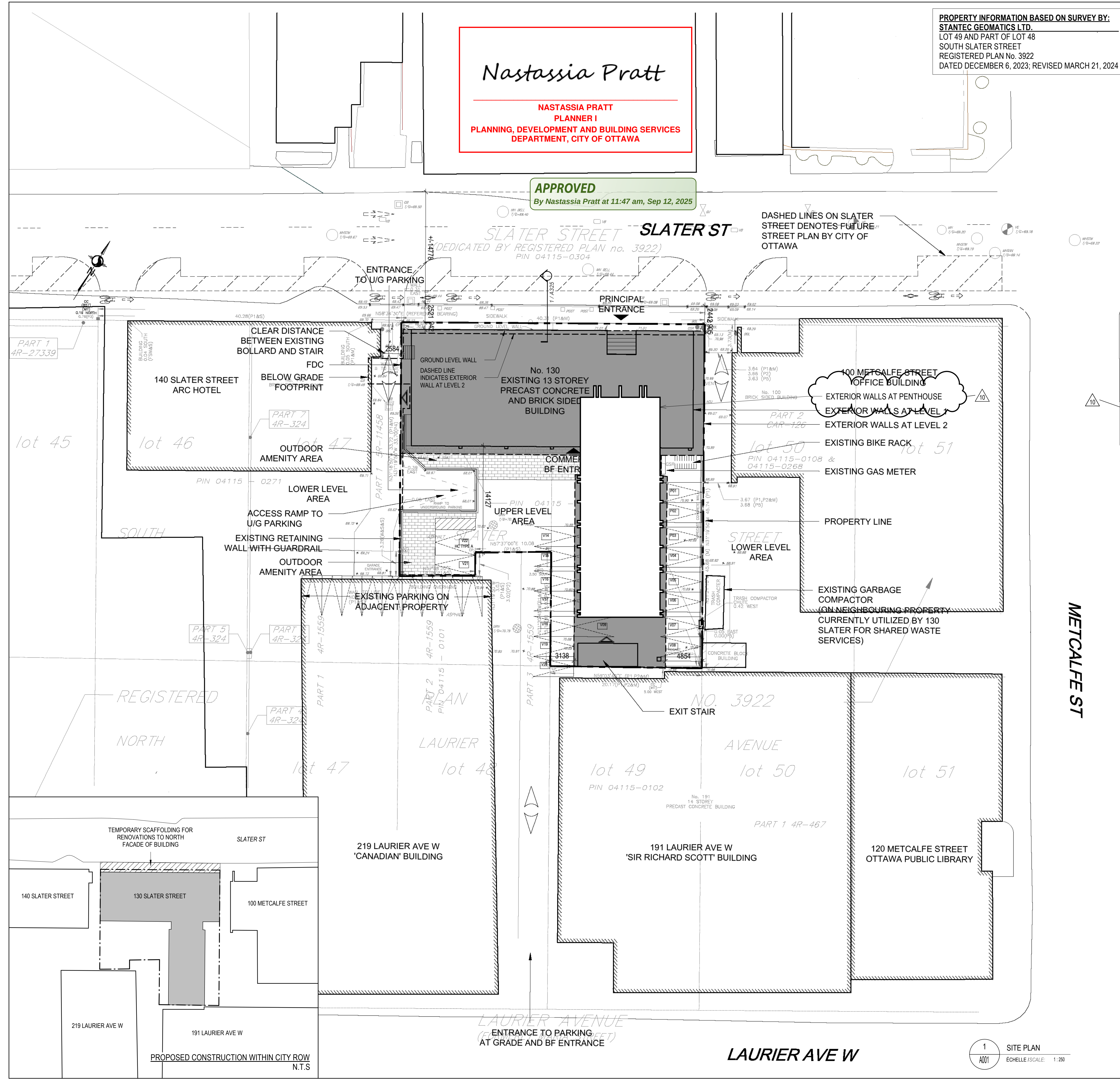




PROPERTY INFORMATION BASED ON SURVEY BY:
STANTEC GEOMATICS LTD.
LOT 49 AND PART OF LOT 48
SOUTH SLATER STREET
REGISTERED PLAN NO. 3922
DATED DECEMBER 6, 2023; REVISED MARCH 21, 2024

Nastassia Pratt
NASTASSIA PRATT
PLANNER I
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Nastassia Pratt at 11:47 am, Sep 12, 2025

KEY PLAN

PROPOSED SITE

PROPERTY DESCRIPTION

EXISTING 13-STORY OFFICE BUILDING - CONVERSION TO RESIDENTIAL

LEGAL DESCRIPTION: LOT 49 AND PART OF 48 SOUTH SLATER STREET REGISTERED PLAN NO. 3922

CITY OF OTTAWA PIN NUMBER: 04115 - 0272

MUNICIPAL ADDRESS: 130 Slater Street

PROPOSED USE: MIXED-USE COMMERCIAL/RESIDENTIAL APARTMENT BUILDING

SITE INFORMATION

LOT AREA: 1563.62 m²

LOT FRONTAGE: 40.28 m

LOT DEPTH: 45.64 m

BUILDING INFORMATION

BUILDING AREA: 1092 m²

GROSS AREA (OBC): 12849 m²

GROSS FLOOR AREA: 8845.3 m²

TOTAL FLOOR AREA TO BE CONVERTED FROM MECHANICAL PENTHOUSE TO RESIDENTIAL:

169.7 m² - EXISTING PENTHOUSE LEVEL

111.1 m² - NEW FLOOR AREA ADDED AT LOFT LEVEL

TOTAL: 280.8 m²

TOTAL FLOOR AREA BREAKDOWN

AREA TYPE:	AREA:
AMENITY (RESIDENTIAL)	1209.1 m ²
BIKE PARKING	236.5 m ²
CIRCULATION	1694.5 m ²
COMMERCIAL	298.2 m ²
RESIDENTIAL	8537.4 m ²
SERVICE	225.8 m ²
EXISTING CIRCULATION	801.7 m ²
EXISTING SERVICE	605.7 m ²
EXISTING PARKING	632.6 m ²
NEW PENTHOUSE RESIDENTIAL	280.8 m ²
TOTAL:	14522.3 m ²

AMENITY SPACE BREAKDOWN

FLOOR LEVEL:	INTERIOR:	EXTERIOR:	COMMUNAL:
BASEMENT LEVEL-2	777.8 m ²		ALL
BASEMENT LEVEL-1	364 m ²		ALL
GROUND FLOOR	667.3 m ²	123.8 m ²	ALL
TOTAL INT/EXT:	1209.1 m ²	123.8 m ²	
TOTAL:	1332.9 m ²		

UNIT BREAKDOWN

LEVEL:	UNIT MIX:
LEVEL 2	17 UNITS
LEVEL 3	17 UNITS
LEVEL 4	17 UNITS
LEVEL 5	17 UNITS
LEVEL 6	17 UNITS
LEVEL 7	17 UNITS
LEVEL 8	17 UNITS
LEVEL 9	17 UNITS
LEVEL 10	17 UNITS
LEVEL 11	17 UNITS
LEVEL 12	17 UNITS
LEVEL 13	18 UNITS
TOTAL:	205 UNITS

ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW No. 2008-250

REQUIRED	PROPOSED
MINIMUM LOT AREA	NO MINIMUM
FRONT YARD SETBACK	NO MINIMUM
MINIMUM SIDE YARD SETBACK	NO MINIMUM
MINIMUM REAR YARD SETBACK	NO MINIMUM
MAXIMUM BUILDING HEIGHT	150 m ABOVE SEA LEVEL
VEHICLE PARKING REQUIREMENTS	0 SPACES
VISITOR PARKING REQUIREMENTS (AREA Z, SCHEDULE 1A)	0.1 / UNIT, EXCLUDING THE FIRST 12 UNITS = 19 SPACES
AMENITY AREA REQUIREMENTS	6 m ² PER UNIT x 205 UNITS = 1230 m ²
BICYCLE PARKING SPACES	0.5 PER UNIT = 103 SPACES
COMMERCIAL SPACE REQUIREMENTS	50% OF GROUND FLOOR 508.6 m ² = 254.3 m ²

LEGEND

- EXISTING BUILDING
- LOT LINE
- SETBACK LINE
- LIMIT OF CONSTRUCTION LINE
- FIRE ROUTE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FH FIRE HYDRANT, REFER TO CIVIL
- FDC FIRE DEPARTMENT CONNECTION
- EXISTING PARKING SPACE
- V DENOTES VISITOR PARKING SPACE
- 3400 x 5200 ACCESSIBLE PARKING SPACE WITH 1500mm ACCESS AISLE
- V DENOTES VISITOR PARKING SPACE

1 SITE PLAN

ÉCHELLE / SCALE: 1 : 250

No. Date Émis pour / Object

1	2024.05.02	PHASE 3 PRE-CONSULT - SPC
2	2024.06.04	PHASE 3 PRE-CONSULT RESUBMISSION - SPC
3	2024.07.26	SITE PLAN CONTROL RESUBMISSION
4	2024.08.08	ISSUED FOR BUILDING PERMIT
5	2024.09.12	SITE PLAN CONTROL RESUBMISSION
6	2025.03.14	ISSUED FOR COORDINATION
7	2025.04.14	FULL SET FOR COORDINATION
8	2025.06.10	PRE-F.C. REVISIONS
9	2025.07.02	ISSUED FOR CONSTRUCTION
10	2025.08.19	PENTHOUSE

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ROBERTO GRUPOS
Licence 7401

Project / Project

13 STOREY APARTMENT BUILDING CONVERSION

130 SLATER ST
OTTAWA, ON
K1P 6E2

Time / Title

SITE PLAN

Dessiné par / Drawn by KJ, SF No. projet / Project number 2332

Vérifié par / Verified by RC No. dessin / Drawing number

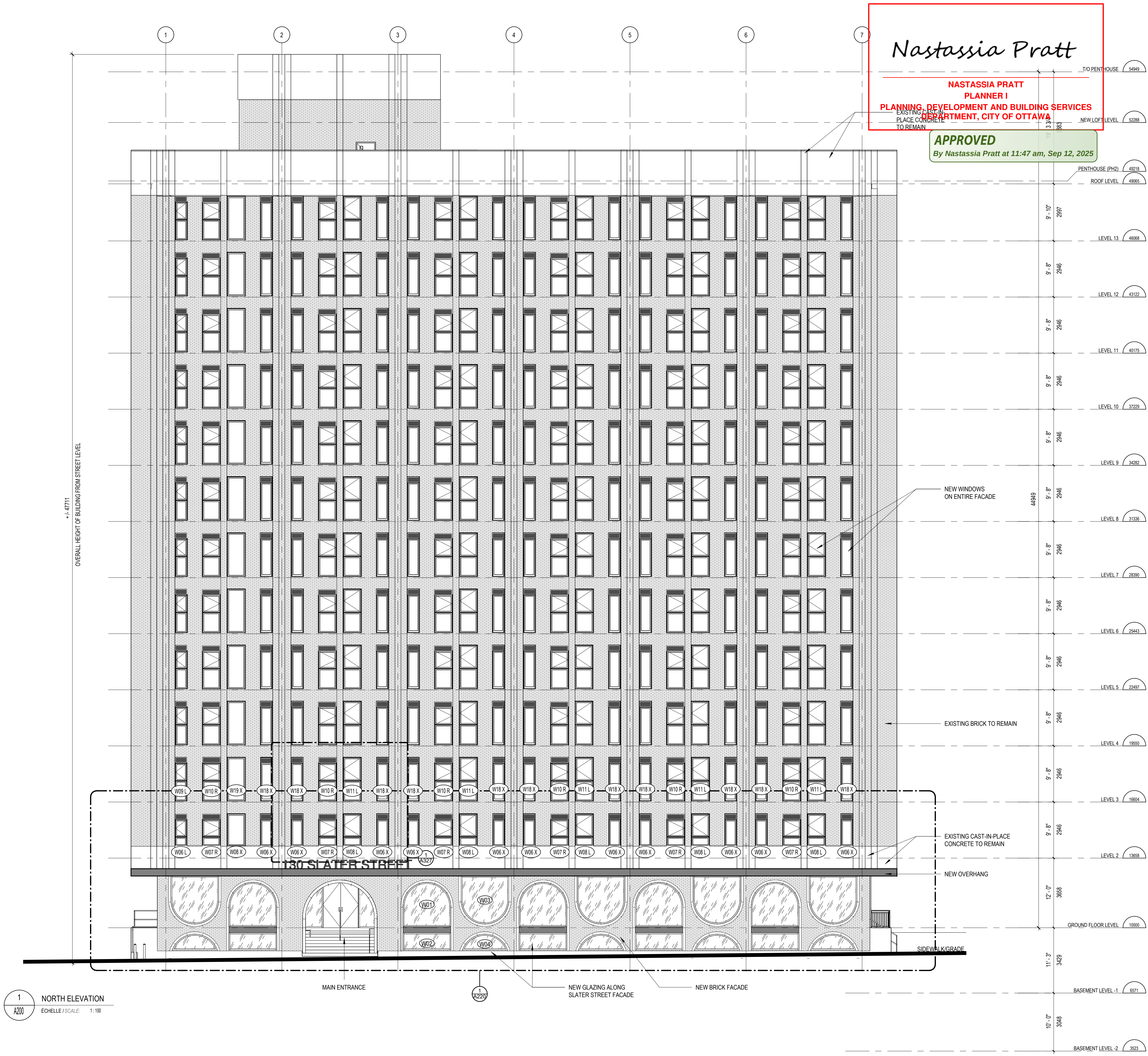
Échelle / Scale 1 : 250

Date de création du dessin / Drawing creation date 09/15/2023

A001

PLAN NUMBER: # 19105

FILE NUMBER: D07-12-24-0054



No.	Date	Émis pour / Object
1	2024.06.02	PHASE 3 PRE-CONSULT - SPC
2	2024.06.04	PHASE 3 PRE-CONSULT RESUBMISSION - SPC
3	2024.07.26	SITE PLAN CONTROL SUBMISSION
4	2024.08.08	ISSUED FOR BUILDING PERMIT
5	2024.08.12	SITE PLAN CONTROL RESUBMISSION
6	2025.03.14	ISSUED FOR COORDINATION
7	2025.04.14	FULL SET FOR COORDINATION
8	2025.06.10	PRE-IFC REVISIONS
9	2025.07.02	ISSUED FOR CONSTRUCTION

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ROBERTO CRAMPOS
LICENCIÉ
7401

Project / Project
13 STOREY APARTMENT BUILDING CONVERSION
130 SLATER ST
OTTAWA, ON
K1P 6E2

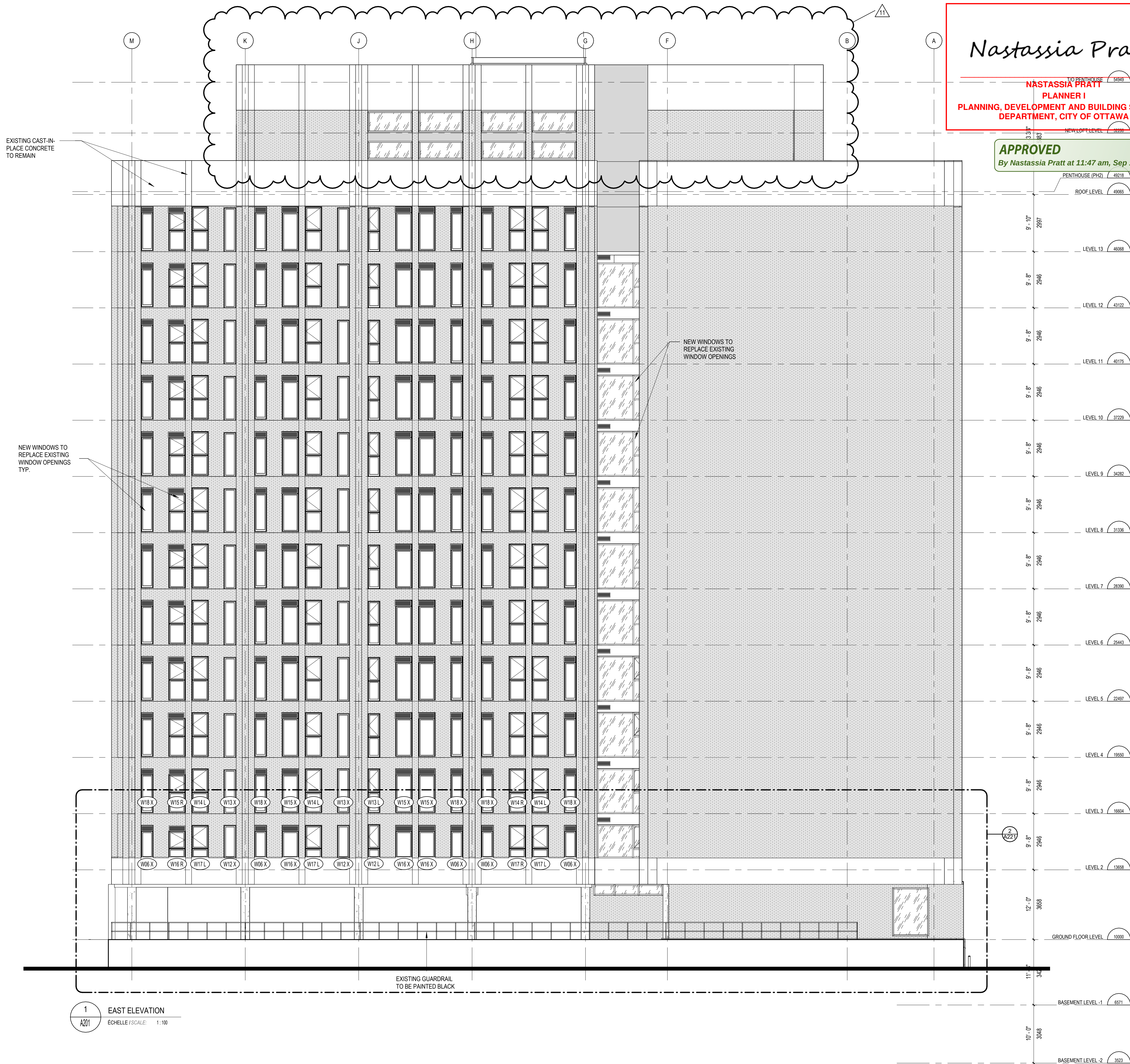
Titre / Title
EXTERIOR ELEVATIONS - NORTH

Dessiné par / Drawn by
KJ, SF
No. projet / Project number
2332

Vérifié par / Verified by
RC
No. dessin / Drawing number
Révision / Revision
9

Echelle / Scale
1:100
Date de création du dessin / Drawing creation date
09/15/2023

A200



No.	Date	Émis pour / Object
1	2024.06.02	PHASE 3 PRE-CONSULT - SPC
2	2024.06.04	PHASE 3 PRE-CONSULT RESUBMISSION - SPC
3	2024.07.26	SITE PLAN CONTROL SUBMISSION
4	2024.08.09	ISSUED FOR BUILDING PERMIT
5	2024.09.12	SITE PLAN CONTROL RESUBMISSION
6	2024.12.04	RESPONSE TO BUILDING PERMIT COMMENTS
7	2025.03.14	ISSUED FOR COORDINATION
8	2025.04.14	FULL SET FOR COORDINATION
9	2025.06.10	PRE-FO REVISIONS
10	2025.07.02	ISSUED FOR CONSTRUCTION
11	2025.08.19	PENTHOUSE

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7401

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Project / Project

13 STOREY APARTMENT BUILDING CONVERSION

130 SLATER ST
OTTAWA, ON
K1P 6E2

Titre / Title

EXTERIOR ELEVATIONS - EAST

Dessiné par / Drawn by KJ, SF No. projet / Project number 2332

Vérifié par / Verified by RC No. dessin / Drawing number Révision / Revision 11

Echelle / Scale 1 : 100

Date de création du dessin / Drawing creation date 09/15/2023

A201



Nastassia Pratt
T/O PENTHOUSE
NASTASSIA PRATT
PLANNER I
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Nastassia Pratt at 11:47 am, Sep 12, 2025

No.	Date	Émis pour / Object
1	2024.06.02	PHASE 3 PRE-CONSULT - SPC
2	2024.06.04	PHASE 3 PRE-CONSULT RESUBMISSION - SPC
3	2024.07.26	SITE PLAN CONTROL SUBMISSION
4	2024.08.08	ISSUED FOR BUILDING PERMIT
5	2024.09.12	SITE PLAN CONTROL RESUBMISSION
6	2025.03.14	ISSUED FOR COORDINATION
7	2025.04.14	FULL SET FOR COORDINATION
8	2025.06.10	PRE-IFC REVISIONS
9	2025.07.02	ISSUED FOR CONSTRUCTION

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Project / Project
13 STOREY APARTMENT BUILDING CONVERSION
130 SLATER ST
OTTAWA, ON
K1P 6E2

Titre / Title
EXTERIOR ELEVATIONS - SOUTH

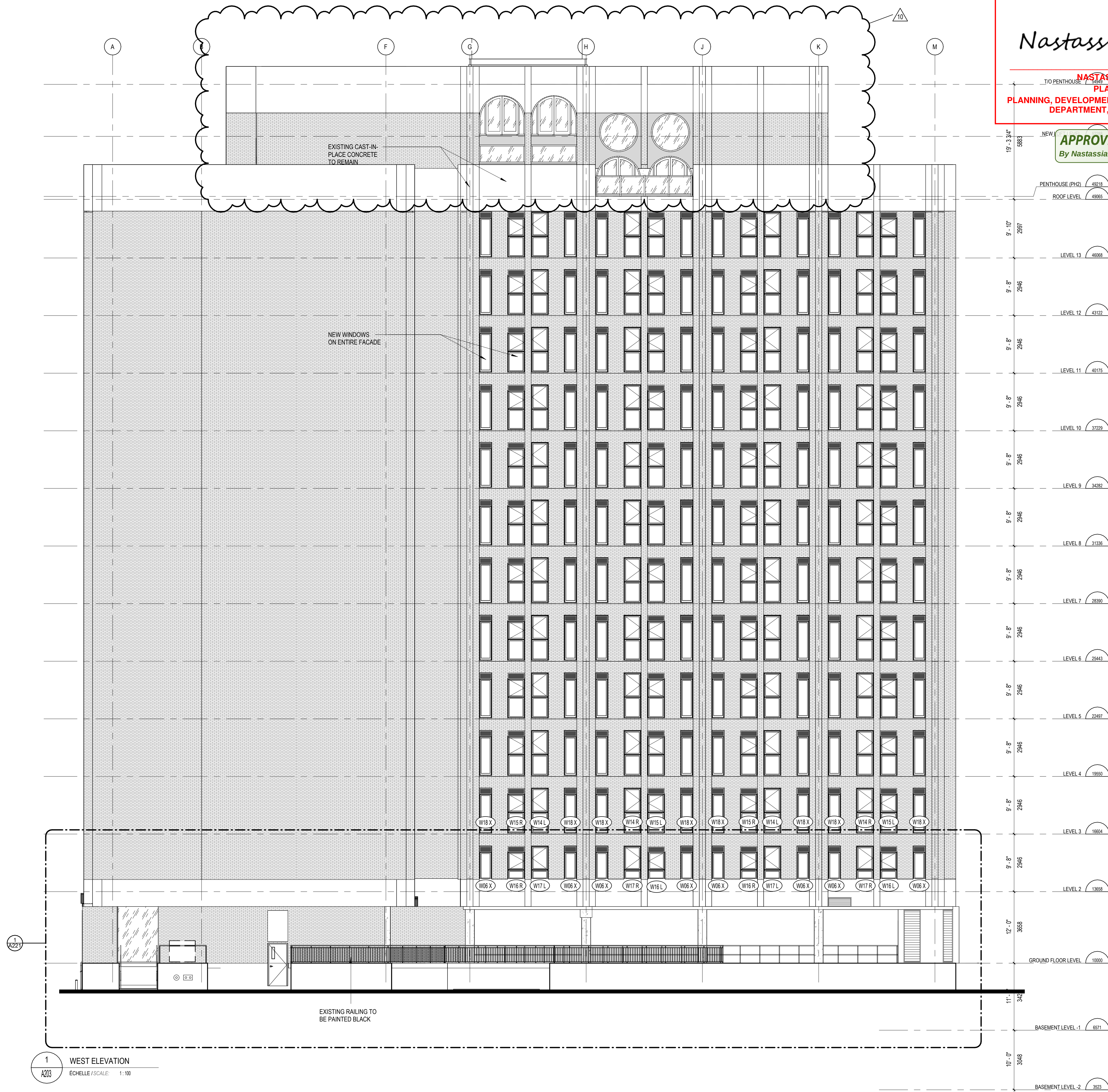
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No. projet / Project number
2332

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RC
No. dessin / Drawing number
9

Échelle / Scale
1 : 100

Date de création du dessin / Drawing creation date
09/15/2023

A202



Nastassia Pratt

NASTASSIA PRATT
PLANNER I
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Nastassia Pratt at 11:47 am, Sep 12, 2025

No.	Date	Émis pour / Object
1	2024.06.02	PHASE 3 PRE-CONSULT - SPC
2	2024.06.04	PHASE 3 PRE-CONSULT RESUBMISSION - SPC
3	2024.07.26	SITE PLAN CONTROL SUBMISSION
4	2024.08.09	ISSUED FOR BUILDING PERMIT
5	2024.09.12	SITE PLAN CONTROL RESUBMISSION
6	2025.01.14	ISSUED FOR COORDINATION
7	2025.04.14	FULL SET FOR COORDINATION
8	2025.06.10	PRE-IFC REVISIONS
9	2025.07.02	ISSUED FOR CONSTRUCTION
10	2025.08.19	PENTHOUSE

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Project / Project

13 STOREY APARTMENT BUILDING CONVERSION

130 SLATER ST
OTTAWA, ON
K1P 6E2

Titre / Title

EXTERIOR ELEVATIONS - WEST

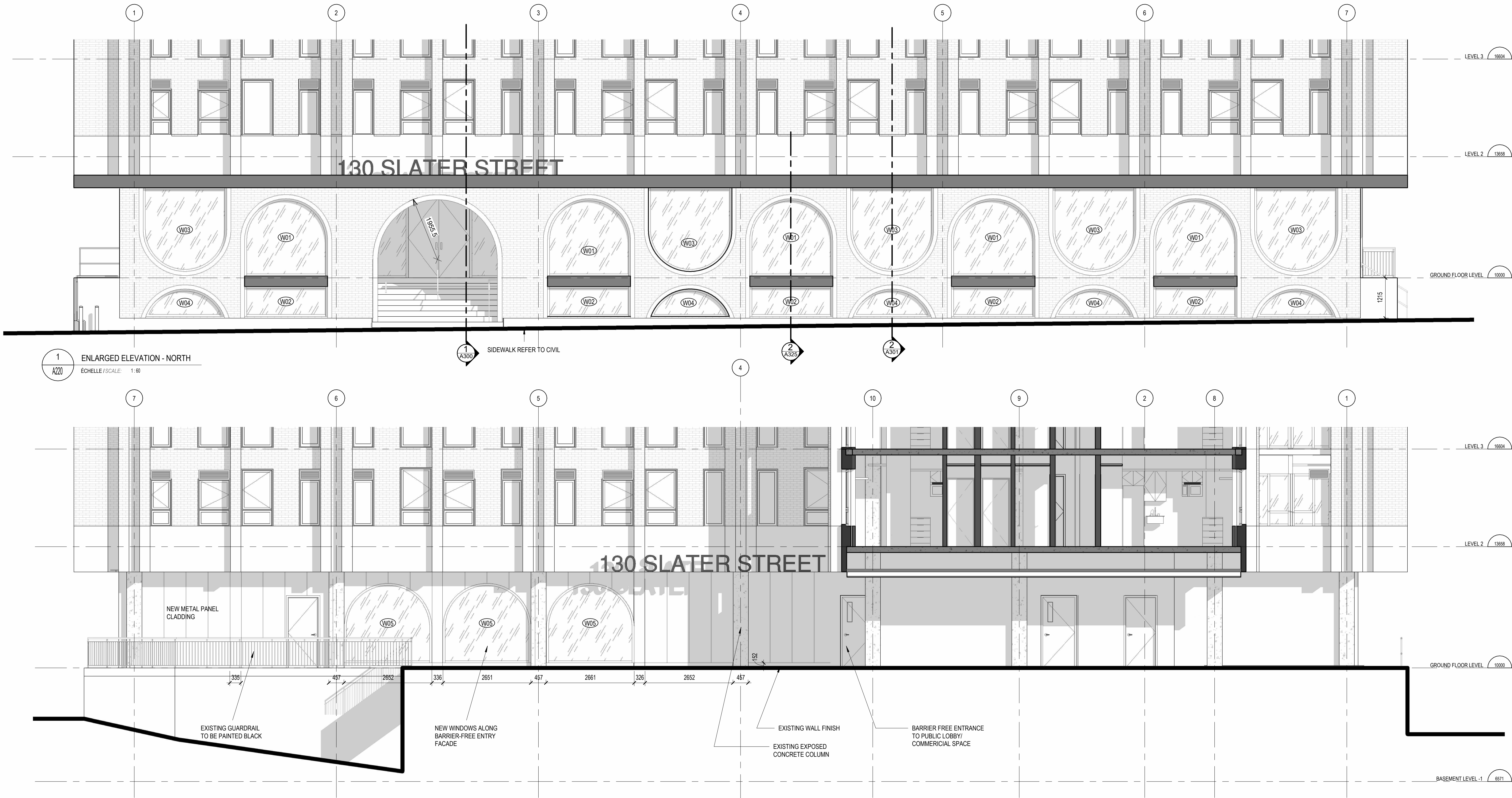
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Échelle / Scale 1 : 100

Date de création du dessin / Drawing creation date 09/15/2023

A203



1
A220
ENLARGED ELEVATION - NORTH
ÉCHELLE / SCALE: 1:60

2
A220
ENLARGED ELEVATION - SOUTH
ÉCHELLE / SCALE: 1:60

Nastassia Pratt

**NASTASSIA PRATT
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DEPARTMENT, CITY OF OTTAWA**

APPROVED
By Nastassia Pratt at 11:47 am, Sep 12, 2025

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7	2025.04.14	FULL SET FOR COORDINATION
8	2025.06.10	PRE-IFC REVISIONS
9	2025.07.02	ISSUED FOR CONSTRUCTION

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Jain Sustainability
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Project / Project
**13 STOREY APARTMENT
BUILDING CONVERSION**

130 SLATER ST
OTTAWA, ON
K1P 6E2

Titre / Title
ENLARGED EXTERIOR ELEVATIONS

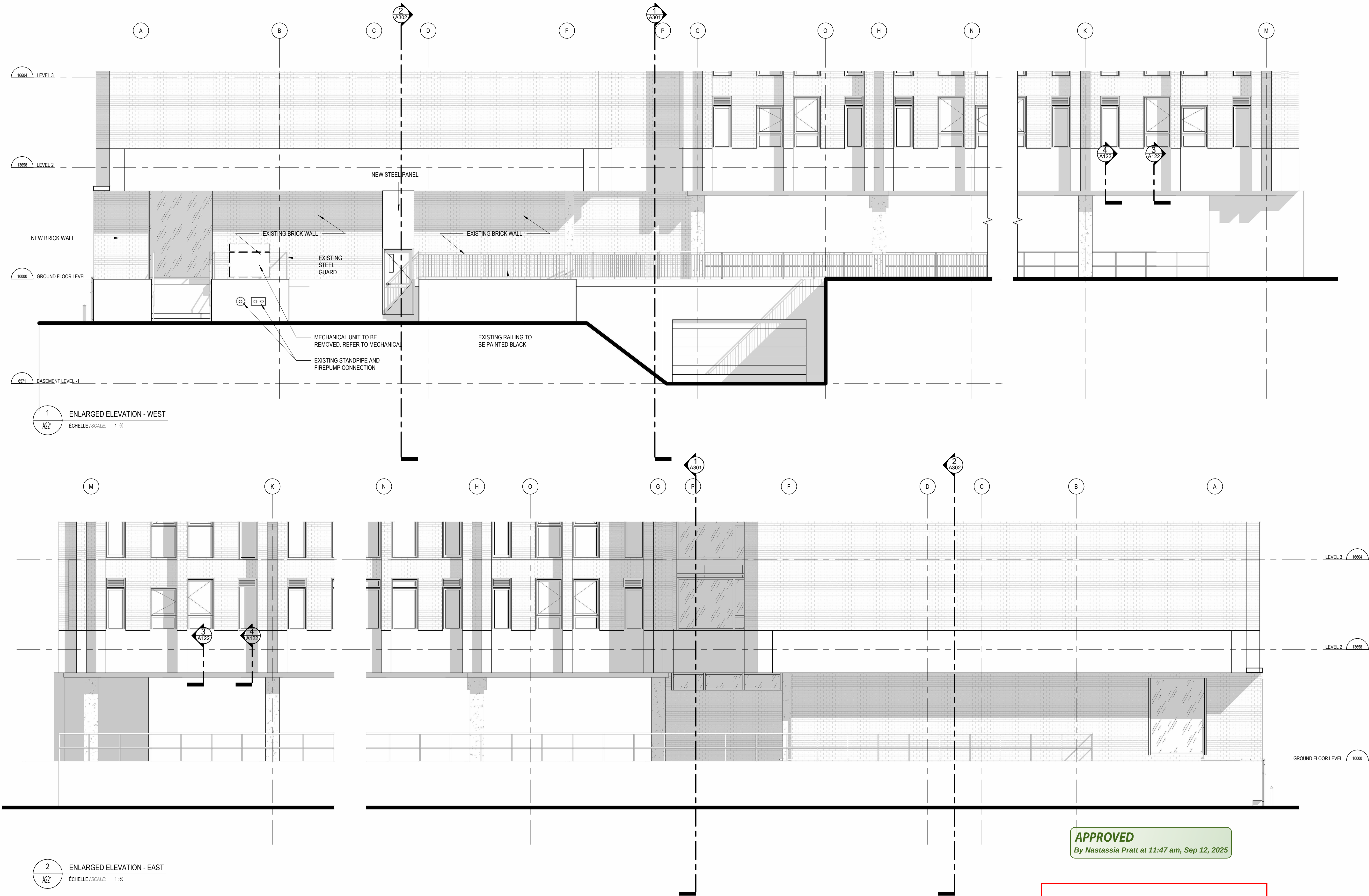
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KJ, SF
No. projet / Project number
2332

Vérifié par / Verified by
RC
No. dessin / Drawing number
Révision / Revision
9

Échelle / Scale
1:60

Date de création du dessin /
Drawing creation date
09/15/2023

A220



1 ENLARGED ELEVATION - WEST
A221 ÉCHELLE / SCALE: 1:60

2 ENLARGED ELEVATION - EAST
A221 ÉCHELLE / SCALE: 1:60

APPROVED
By Nastassia Pratt at 11:47 am, Sep 12, 2025

Nastassia Pratt

NASTASSIA PRATT
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PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

No.	Date	Émis pour / Object
1	2024.06.02	PHASE 3 PRE-CONSULT - SPC
2	2024.06.04	PHASE 3 PRE-CONSULT RESUBMISSION - SPC
3	2024.07.26	SITE PLAN CONTROL SUBMISSION
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5	2024.08.12	SITE PLAN CONTROL RESUBMISSION
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7	2025.04.14	FULL SET FOR COORDINATION
8	2025.06.10	PRE-IFC REVISIONS
9	2025.07.02	ISSUED FOR CONSTRUCTION

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Ingenieur / Engineer

(Mécanique & Électrique / Mechanical & Electrical)

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Collectif d'architectes

Fig. 1

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Fig. 2

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OF
ARCHITECTS**
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JURISQUE
7401

Note:
L'entrepreneur doit vérifier
toutes les dimensions et
informations sur le site et
enlever 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

13 STOREY APARTMENT
BUILDING CONVERSION

130 SLATER ST
OTTAWA, ON
K1P 6E2

Titre / Title

ENLARGED EXTERIOR ELEVATIONS

Dessiné par / Drawn by

No. projet / Project number

KJ, SF

2332

Vérifié par / Verified by

No. dessin / Drawing number

RC

Révision /

Revision

Échelle / Scale

9

1:60

Date de création du dessin /

Drawing creation date

09/15/2023

A221

