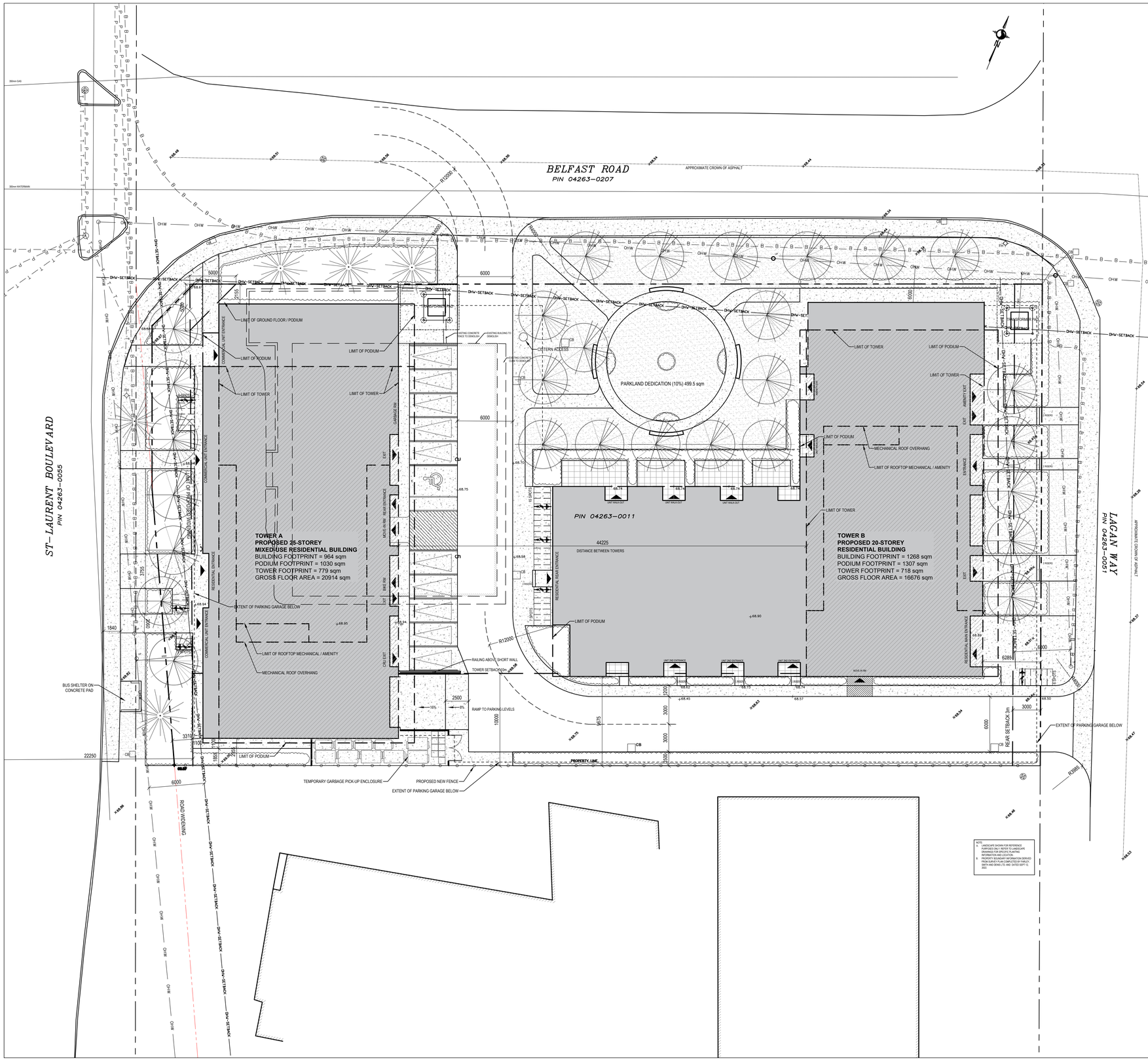

KEY PLAN

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 AREA:	TOWER A = 964sqm / TOWER B = 1268 sqm
BUILDING FLOOR AREA:	TOWER A = 20914 sqm / TOWER B = 16676 sqm
PROPOSED USE:	MIXED USE RESIDENTIAL, HIGH-RISE

UNIT BREAKDOWN - TOWER A:		UNIT MIX:
LEVEL 1:	0 UNITS	0
LEVEL 2-6:	13 UNITS	2 x ST, 7 x 1BD, 1 x 1BD+D, 3 x 2BD
LEVEL 7:	8 UNITS	1 x ST, 6 x 1BD, 1 x 2BD
LEVEL 8-25:	9 UNITS	4 x 1BD, 4 x 2BD, 1 x 3BD
TOTAL	**235 UNITS**	

UNIT BREAKDOWN - TOWER B:		UNIT MIX:
LEVEL 1:	7 UNITS	2 x 1BD, 3 x 2BD, 2 x 3BD
LEVEL 2:	13 UNITS	1 x ST, 5 x 1BD, 1 x 1BD+D, 4 x 2BD, 2 x 3BD
LEVELS 3&4 :	14 UNITS	2 x ST, 4 x 1BD, 1 x 1BD+D, 5 x 2BD, 2 x 3BD
LEVEL 5:	6 UNITS	4 x 2BD, 2 x 3BD
LEVEL 6-20:	9 UNITS	1 x ST, 5 x 1BD, 3 x 2BD
TOTAL	**189 UNITS**	
TOWERS A+B TOTAL	**424 UNITS**	

ZONING TABLE — AM

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	no minimum	4984.1 sq.m
MINIMUM LOT WIDTH	no minimum	
MINIMUM FRONT YARD SETBACK (ST-LAURENT)	no minimum	3.25m
MINIMUM CORNER SIDE YARD SETBACK (BELFAST)	no minimum	1.9m
MINIMUM INTERIOR SIDE YARD SETBACK (SOUTH)	no minimum	2.9m
MINIMUM REAR YARD SETBACK (LAGAN WAY)	3 m	4.6m
MAXIMUM BUILDING HEIGHT	30 m, BUT IN NO CASE GREATER THAN 9 STOREYS	81m
HYDRO SETBACK	6m	6m
VEHICLE PARKING REQUIREMENTS (AREA C SCHEDULE 1A)	Mixed-Use Residential: 1 space/unit = 424 spaces Residential Visitor: 0.2/unit Retail: 3.4 spaces/100sqm of gross floor area (507 sqm = 17 spaces)	362 SPACES TOTAL 30 VISITOR 11 RETAIL
PARKLAND DEDICATION	10% MIN OF Land area = 498.4 sqm	500 sqm
PARKING AREA AND SURROUNDING LANDSCAPING	15% MIN OF Parking lot area (15% of 840 sq.m = 126 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 = 1663 sqm
AMENITY AREA REQUIREMENTS	6 square metres per unit (minimum 50% must be communal) 424 units x 6 sqm = 2544 sqm Minimum 1272 sqm communal	COMMUNAL: 1670 sqm PRIVATE BALCONIES: 1547 sqm TOTAL = 3217 sqm
BICYCLE PARKING SPACES	0.5 spaces per unit = 212 spaces	355 INTERIOR SPACES 40 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]
- X68.84 — NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No.	Date	Émis pour / Object
01	2023-06-01	SPC

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

Ingénieur / Engineer
(Structure / Structure)

Architecte/ Architect
(paysagiste / Landscape)

Gino J. Aiello landscape architect www.GJALA.com
GINO@GJALA.com (613) 852 1343
110 Didsbury Road Unit #9 | Ottawa Ontario | K2T0C2

Ingénieur / Engineer
(Civil / Civil)

McINTOSH PERRY

Client / Client

KATASA GROUPE DÉVELOPPEMENT

Architecte / Architect

Collectif d'architectes / Architects Collective

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Sceau / Seal

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

2023-06-01

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