



**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:**  
 LEVEL 1: 0 UNITS 0  
 LEVEL 2: 11 UNITS 7x1BD, 4x2BD  
 LEVEL 3-6: 11 UNITS 6x1BD, 3x2BD, 2x3BD  
 LEVEL 7: 12 UNITS 2xST, 5x1BD, 3x2BD, 2x3BD  
 LEVEL 8-23: 10 UNITS 2xST, 5x1BD, 3x2BD  
 LEVEL 24-25: 10 UNITS 2xST, 5x1BD, 2x2BD, 1x3BD

**UNIT BREAKDOWN - TOWER B:**  
 LEVEL 1: 6 UNITS 4x1BD, 2x 2BD  
 LEVEL 2-4: 13 UNITS 1xST, 6x1BD, 4x2BD, 2x3BD  
 LEVEL 5: 8 UNITS 3x1BD, 2x2BD, 3x3BD  
 LEVEL 6-20: 9 UNITS 1xST, 4x1BD, 4x2BD

**TOTAL 247 UNITS**  
**TOWERS A+B TOTAL 435 UNITS**

**ZONING TABLE**

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	AM REQUIRED	PROPOSED
MINIMUM LOT AREA	1150m <sup>2</sup>	4984.1 sq.m
MINIMUM LOT WIDTH	no minimum	
MINIMUM FRONT YARD SETBACK (ST-LAURENT)	no minimum	3.665m
MINIMUM CORNER SIDE YARD SETBACK (BELFAST)	no minimum	1.065m
MINIMUM INTERIOR SIDE YARD SETBACK (SOUTH)	no minimum	4.36m
MINIMUM REAR YARD SETBACK (LAGAN WAY)	3 m	4.35m
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 Tower A: Retail: 3.4 spaces/100sqm of gross floor area (288 sqm = 10 spaces) Residential Tower B: 1.2 space/unit = 226 spaces Residential Visitor: 0.2/unit Retail: 3.4 spaces/100sqm of gross floor area (288 sqm = 10 spaces)	Mixed-Use Residential: 1 space/unit = 435 spaces Residential Visitor: 0.2/unit Retail: 3.4 spaces/100sqm of gross floor area (288 sqm = 10 spaces)	395 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 404 sqm = 60.6 sqm) 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 = 647.6 sqm Counted within property boundaries and excluding the Parkland Dedication
AMENITY AREA REQUIREMENTS	6 square metres per unit (minimum 50% must be communal) 435 units x 6 sqm = 2610 sqm Minimum 1305 sqm communal	COMMUNAL: 1474 sqm PRIVATE BALCONIES: 2092 sqm TOTAL = 3566 sqm
BICYCLE PARKING SPACES	0.5 spaces per unit = 218 spaces	407 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
- FIRE HYDRANT. REFER TO CIVIL
- CATCH BASIN
- MANHOLE
- FLOOR DRAIN
- UTILITY POLE
- OVERHEAD UTILITY WIRES
- LIGHT STANDARD
- DEPRESSED CURB
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- EXISTING TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
- EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- NEW GROUND ELEVATION REFER TO CIVIL

**NOTE:** 'X'-E INDICATES EXISTING TO REMAIN

No. Date Emis pour / Object

01 2023-06-01 SPC  
 02 2023-12-14 COORDINATION  
 03 2024-01-16 COORDINATION  
 04 2024-07-19 SPC RESPONSE 1

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Ingenieur / Engineer (Mechanical & Electrical / Mechanical & Electrical)

Ingenieur / Engineer (Structure / Structure)

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Architecte / Architect (paysagiste / Landscape)

**GJA INC.**  
 GINO J. MELLO / LANDSCAPE ARCHITECT  
 1185, 101, 1118 / GINGOJIA.COM  
 1185 BERRY ROAD UNIT #1 (OTTAWA ONTARIO) K1Z 1K2

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Ingenieur / Engineer (Civil / Civil)

**egis**

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Client / Client

**KTS PROPERTIES**

Collectif d'architectes / Architects Collective

fig. 1  
 3500, Saint-Anthoine O.  
 Montréal QC H4C 1A9  
 T. 514 881 9122

fig. 2  
 190 Somerset St W #206  
 Ottawa ON K2P 5J4  
 T. 613 956-6122

www.figur.ca

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Scale / Echelle

**ORDER ASSOCIATION OF ARCHITECTS**  
 ROBERTO CAMPOS  
 LICENCE 7420

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

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Project / Projet

**ST-LAURENT DEVELOPMENT**

1531 St-Laurent Blvd  
 2023-06-01

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Drawn par / Drawn by: ZK  
 No. projet / Project number: 2303

Verified par / Verified by: RC  
 No. dessin / Drawing number: 0

Echelle / Scale: 1:200

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**A010**