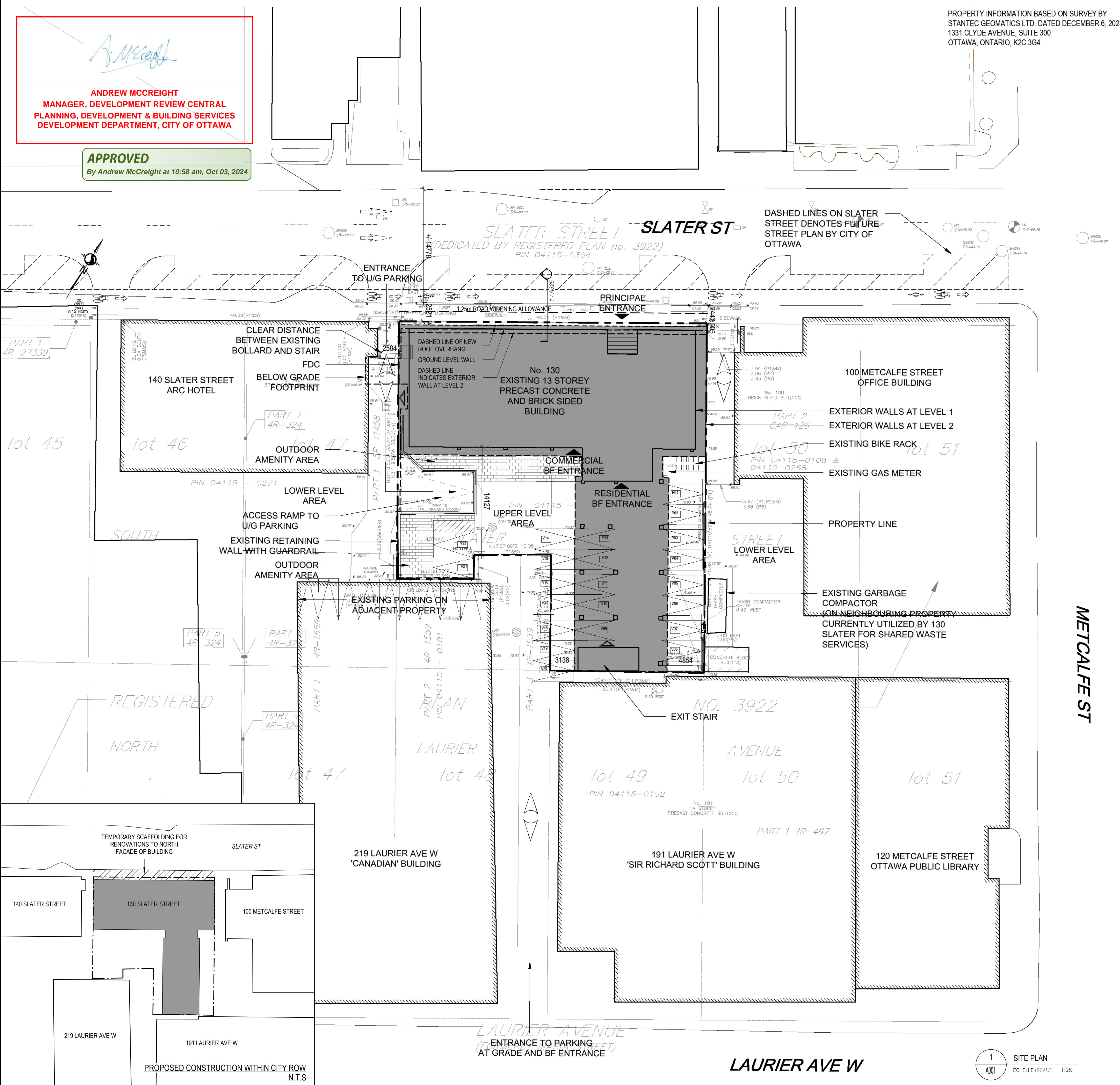


ANDREW MCCREIGHT
 MANAGER, DEVELOPMENT REVIEW CENTRAL
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 10:58 am, Oct 03, 2024

PROPERTY INFORMATION BASED ON SURVEY BY
 STANTEC GEOMATICS LTD. DATED DECEMBER 6, 2023.
 1331 CLYDE AVENUE, SUITE 300
 OTTAWA, ONTARIO, K2C 3G4



KEY PLAN



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
 GROSS FLOOR AREA TO BE CONVERTED FROM OFFICE TO RESIDENTIAL: 8537.4 m²

TOTAL GFA BREAKDOWN

AREA TYPE	AREA
AMENITY BIKE PARKING	1209.1 m ²
CIRCULATION	238.5 m ²
COMMERCIAL	1894.5 m ²
RESIDENTIAL	298.2 m ²
EXISTING SERVICE	8537.4 m ²
EXISTING CIRCULATION	225.8 m ²
EXISTING SERVICE	801.7 m ²
EXISTING PARKING	605.7 m ²
EXISTING PARKING	632.6 m ²
TOTAL:	14241.5 m ²

AMENITY SPACE BREAKDOWN

FLOOR LEVEL	INTERIOR	EXTERIOR	COMMUNAL
BASEMENT LEVEL -2	777.8 m ²		ALL
BASEMENT LEVEL -1	384 m ²		ALL
GROUND FLOOR	67.3 m ²	123.8 m ²	ALL
TOTAL INT/EXT:	1209.1 m ²	123.8 m ²	
TOTAL:	1332.9 m ²		

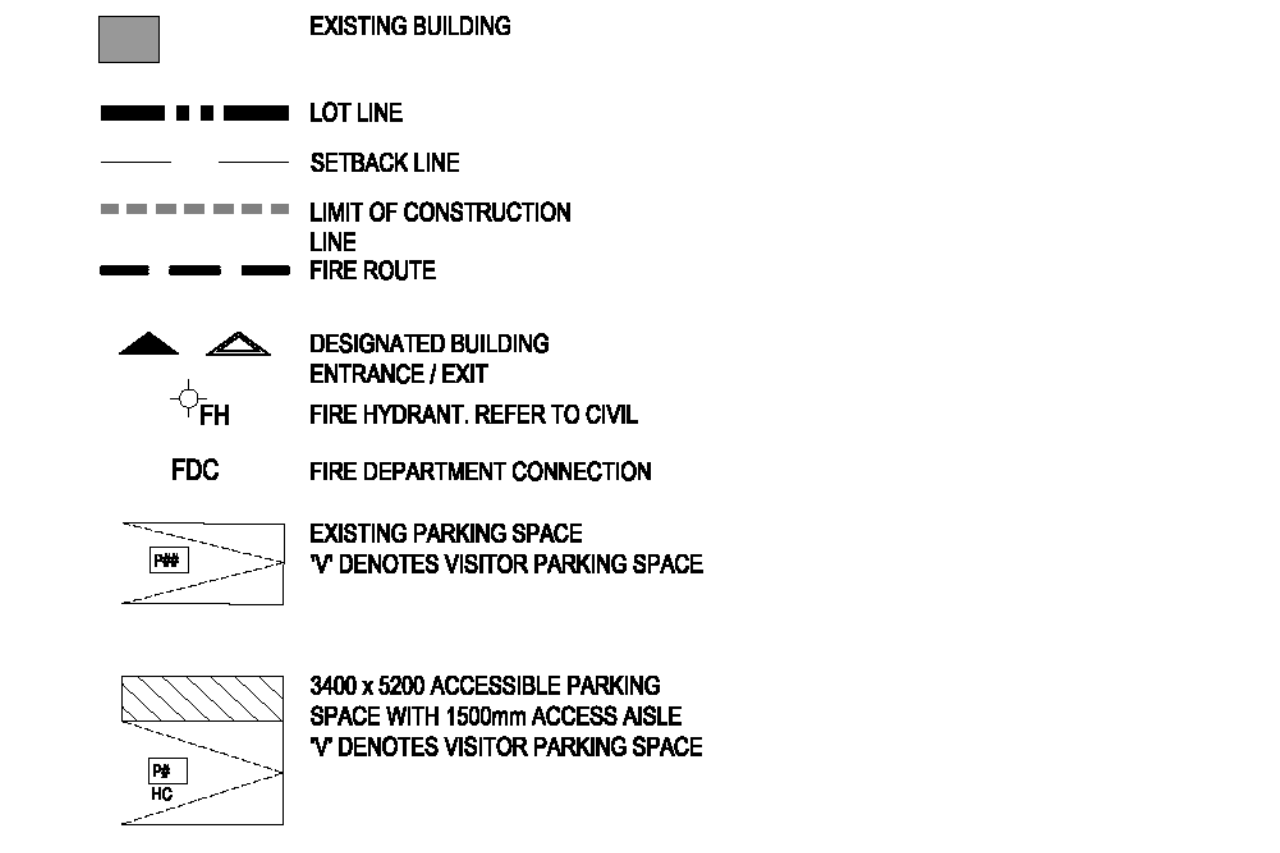
UNIT BREAKDOWN

LEVEL	UNIT MIX
LEVEL 2:	17 UNITS 7x STUDIO, 1x STUDIO BF, 6x 1BD, 1x 1BD-DEN BF, 1x 2BD+DEN, 1x 2BD BF
LEVEL 3:	17 UNITS 6x STUDIO, 1x STUDIO BF, 7x 1BD, 1x 1BD-DEN BF, 1x 2BD+DEN, 1x 2BD BF
LEVEL 4:	17 UNITS 6x STUDIO, 1x STUDIO BF, 7x 1BD, 1x 1BD-DEN BF, 1x 2BD+DEN, 1x 2BD BF
LEVEL 5:	17 UNITS 6x STUDIO, 1x STUDIO BF, 7x 1BD, 1x 1BD-DEN BF, 1x 2BD+DEN, 1x 2BD BF
LEVEL 6:	17 UNITS 6x STUDIO, 1x STUDIO BF, 7x 1BD, 1x 1BD-DEN BF, 1x 2BD+DEN, 1x 2BD BF
LEVEL 7:	17 UNITS 6x STUDIO, 1x STUDIO BF, 7x 1BD, 1x 1BD-DEN BF, 1x 2BD+DEN, 1x 2BD BF
LEVEL 8:	17 UNITS 6x STUDIO, 1x STUDIO BF, 7x 1BD, 1x 1BD-DEN BF, 1x 2BD+DEN, 1x 2BD BF
LEVEL 9:	17 UNITS 6x STUDIO, 1x STUDIO BF, 7x 1BD, 1x 1BD-DEN BF, 1x 2BD+DEN, 1x 2BD BF
LEVEL 10:	17 UNITS 6x STUDIO, 1x STUDIO BF, 7x 1BD, 1x 1BD-DEN BF, 1x 2BD+DEN, 1x 2BD BF
LEVEL 11:	17 UNITS 6x STUDIO, 1x STUDIO BF, 7x 1BD, 1x 1BD-DEN BF, 1x 2BD+DEN, 1x 2BD BF
LEVEL 12:	17 UNITS 6x STUDIO, 1x STUDIO BF, 7x 1BD, 1x 1BD-DEN BF, 1x 2BD+DEN, 1x 2BD BF
LEVEL 13:	17 UNITS 6x STUDIO, 1x STUDIO BF, 7x 1BD, 1x 1BD-DEN BF, 1x 2BD+DEN, 1x 2BD BF
TOTAL:	204 UNITS 73x STUDIO, 12x STUDIO BF, 83x 1BD, 12x 1BD-DEN BF, 12x 2BD+DEN, 12x 2BD BF

ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	NO MINIMUM	+/- 1560 m ² (EXISTING UNCHANGED)
FRONT YARD SETBACK	NO MINIMUM	+/- 0.95 m (EXISTING UNCHANGED)
MINIMUM SIDE YARD SETBACK	NO MINIMUM	0 m (EXISTING UNCHANGED)
MINIMUM REAR YARD SETBACK	NO MINIMUM	0 m (EXISTING UNCHANGED)
MAXIMUM BUILDING HEIGHT	150 m ABOVE SEA LEVEL	+/- 48 m TO T/O PH (EXISTING)
VEHICLE PARKING REQUIREMENTS (AREA Z, SCHEDULE 1A)	0 SPACES	21 SPACES (18 PARKING GARAGE, 3 ABOVE)
VISITOR PARKING REQUIREMENTS (AREA Z, SCHEDULE 1A)	0.1 / UNIT, EXCLUDING THE FIRST 12 UNITS = 19 SPACES	19 SPACES (ALL ABOVE GRADE)
AMENITY AREA REQUIREMENTS	6 m ² PER UNIT x 204 UNITS = 1224 m ²	TOTAL = 1332.9 m ²
BICYCLE PARKING SPACES	0.5 PER UNIT = 102 SPACES	285 SPACES
COMMERCIAL SPACE REQUIREMENTS	50% OF GROUND FLOOR 508.6 m ² = 254.3 m ²	298.2 m ²

LEGEND



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 SUBMISSION
4	2024.08.08	ISSUED FOR BUILDING PERMIT
5	2024.09.12	SITE PLAN CONTROL RESUBMISSION

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ROBERTO ZAMPUS ARCHITECTS
 7401

13 STOREY APARTMENT BUILDING CONVERSION

130 SLATER ST
 OTTAWA, ON
 K1P 6E2

SITE PLAN

Dessiné par / Drawn by: KJ, SF
 Vérifié par / Verified by: RC
 Échelle / Scale: 1:250
 Date de création du dessin / Drawing creation date: 09/15/2023

No. projet / Project number: 2332
 No. dessin / Drawing number: [blank]
 Révision / Revision: 5

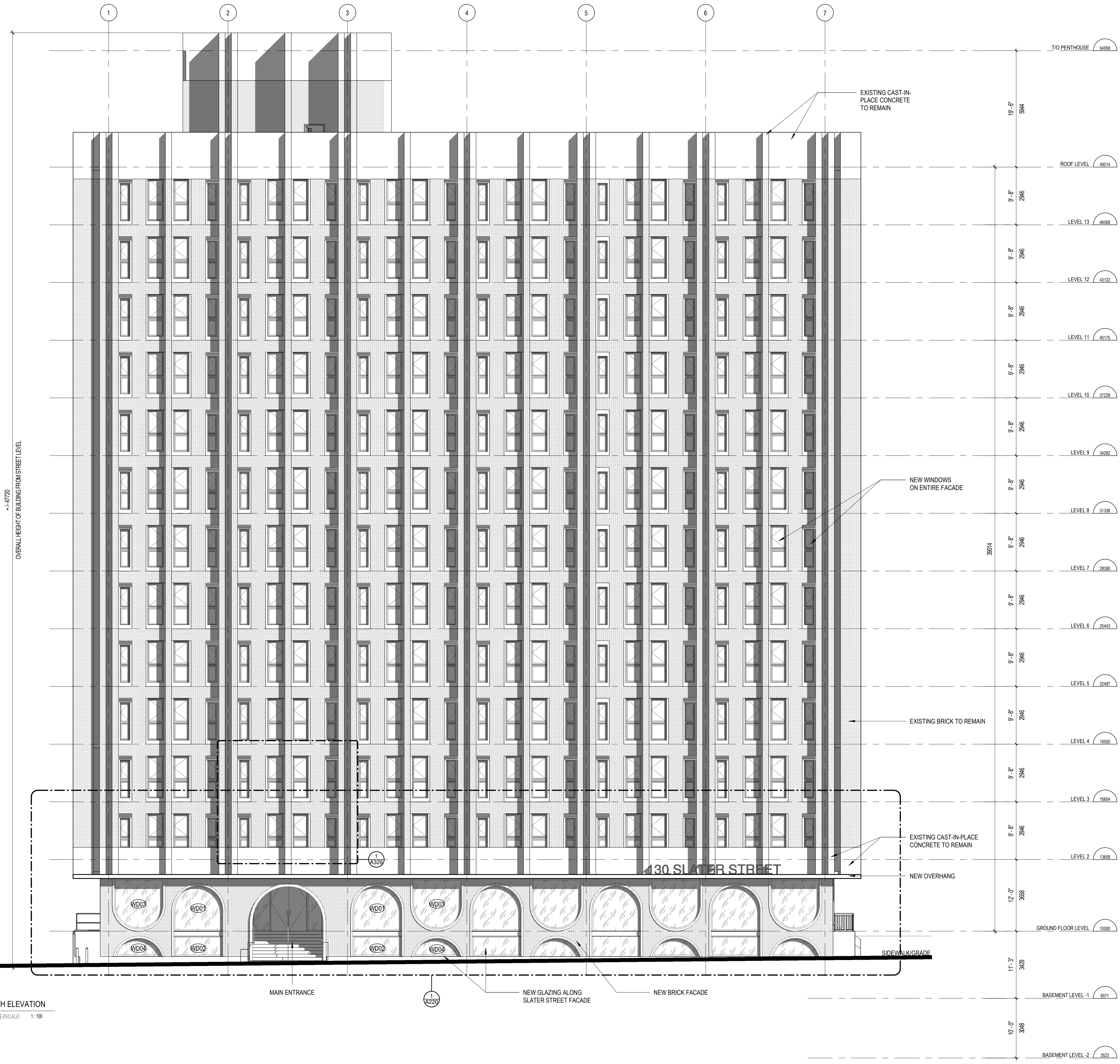
A001

FILE NUMBER: D07-12-24-0054

PLAN NUMBER: # 19105

Andrew McCreight
ANDREW MCCREIGHT
 MANAGER, DEVELOPMENT REVIEW CENTRAL
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 10:58 am, Oct 03, 2024



1 NORTH ELEVATION
 A200 ÉCHELLE / SCALE: 1:100

No.	Date	Événement / Objectif
1	2024.05.02	PHASE 3 PRE-CONSULT - SPC
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 Jain Sustainability
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 fig. 2 190 Somerset St W #206
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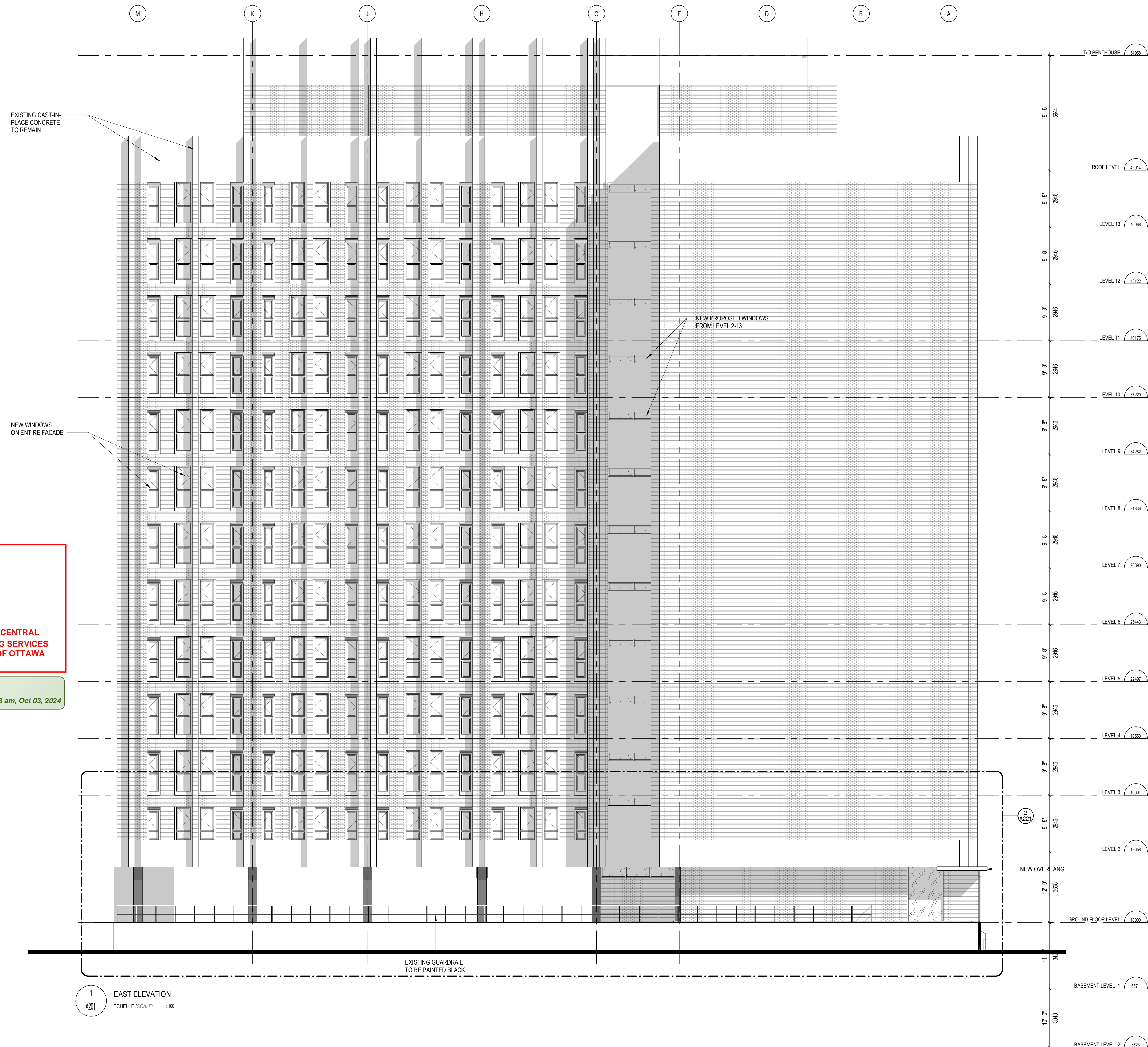
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Project / Project
13 STOREY APARTMENT BUILDING CONVERSION
 130 SLATER ST
 OTTAWA, ON
 K1P 6E2

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 5
 Échelle / Scale 1:100
 Date de création du dessin / Drawing creation date 09/15/2023
A200

PLAN NUMBER: # 19105



Andrew McCreight

ANDREW MCCREIGHT
 MANAGER, DEVELOPMENT REVIEW CENTRAL
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 10:58 am, Oct 03, 2024

1 EAST ELEVATION
 A201 ÉCHELLE / SCALE: 1:100

No.	Date	Événement / 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 SUBMISSION
4	2024.08.08	ISSUED FOR BUILDING PERMIT
5	2024.09.12	SITE PLAN CONTROL RESUBMISSION

Planificateur / Planner

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Ingenieur / Engineer
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ORDRE ASSOCIATION OF ARCHITECTS

ROBERTO RAMOS
 LEJANIE
 7401

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Projet / Project

13 STOREY APARTMENT BUILDING CONVERSION

130 SLATER ST
 OTTAWA, ON
 K1P 6E2

Titre / Title

EXTERIOR ELEVATIONS - EAST

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

Vérifié par / Verified by No. dessin / Drawing number Révision / Revision
 RC No. dessin / Drawing number 5

Échelle / Scale
 1:100

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

A201

PLAN NUMBER: # 19105

Andrew McCreight

ANDREW MCCREIGHT
 MANAGER, DEVELOPMENT REVIEW CENTRAL
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 10:58 am, Oct 03, 2024



1 SOUTH ELEVATION
 4202 ÉCHELLE / SCALE: 1:100

No.	Date	Événement / Objectif
1	2024.05.02	PHASE 3 PRE-CONSULT - SPC
2	2024.06.04	PHASE 3 PRE-CONSULT RESUBMISSION - SPC
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Planificateur / Planner
FOTENN
 Planning + Design

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Projet / Project

13 STOREY APARTMENT BUILDING CONVERSION

130 SLATER ST
 OTTAWA, ON
 K1P 6E2

Titre / Title
EXTERIOR ELEVATIONS - SOUTH

Dessiné par / Drawn by

KJ, SF No. projet / Project number
 2332

Vérifié par / Verified by

RC No. dessin / Drawing number
 Révision / Revision
 5

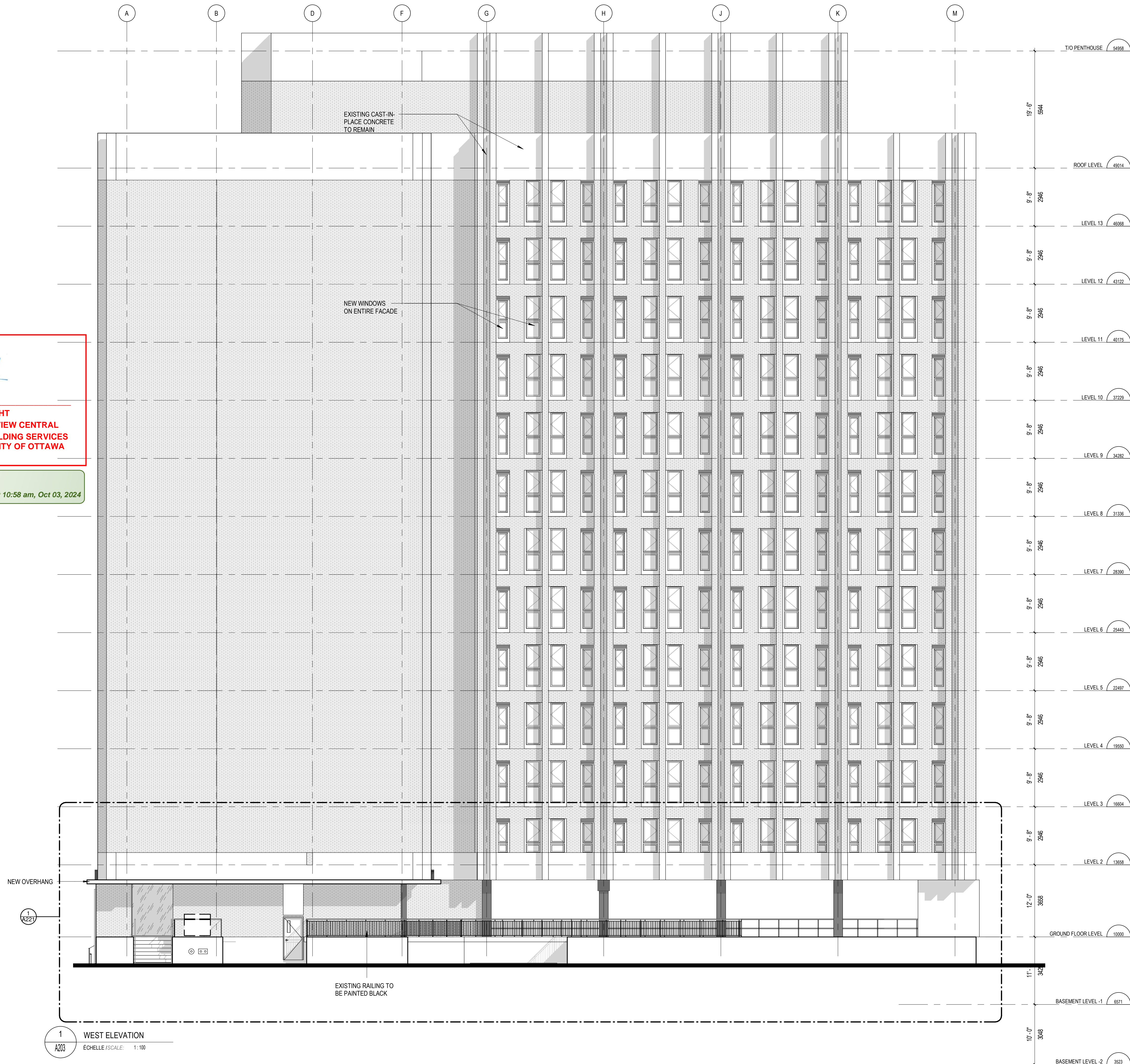
Échelle / Scale
 1 : 100

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

A202

PLAN NUMBER: # 19105

FILE NUMBER: D07-12-24-0054



Andrew McCreight

ANDREW MCCREIGHT
 MANAGER, DEVELOPMENT REVIEW CENTRAL
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 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 10:58 am, Oct 03, 2024

1 WEST ELEVATION
 A203 ECHELLE / SCALE: 1:100

No.	Date	Événement / Object
1	2024.05.02	PHASE 3 PRE-CONSULT - SPC
2	2024.06.04	PHASE 3 PRE-CONSULT RESUBMISSION - SPC
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Seau / Seal

OTTAWA ASSOCIATION OF ARCHITECTS

ROBERTO RAMOS
 LICENCIÉ
 7401

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Projet / Project

13 STOREY APARTMENT BUILDING CONVERSION

130 SLATER ST
 OTTAWA, ON
 K1P 6E2

Titre / Title

EXTERIOR ELEVATIONS - WEST

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

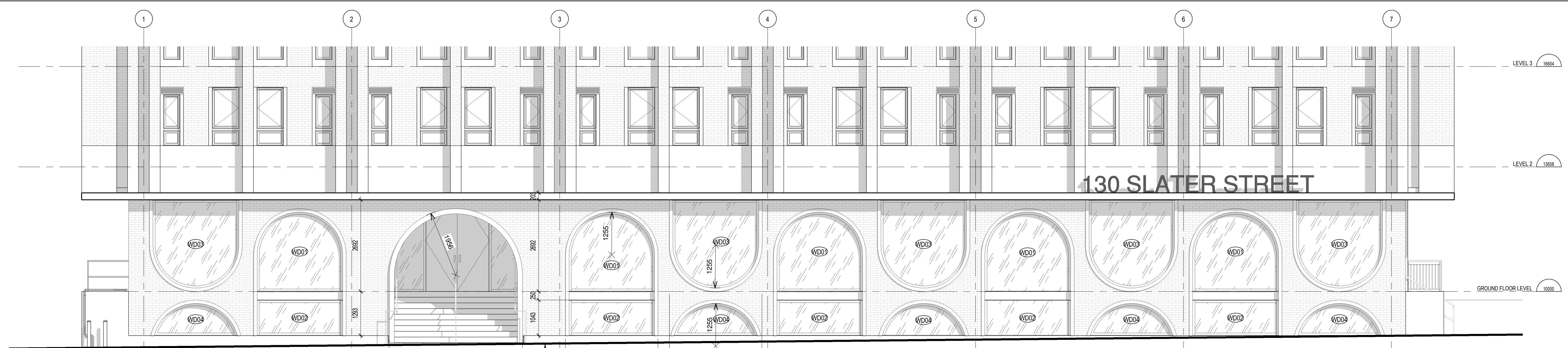
Vérifié par / Verified by RC No. dessin / Drawing number Révision / Revision 5

Echelle / Scale 1:100

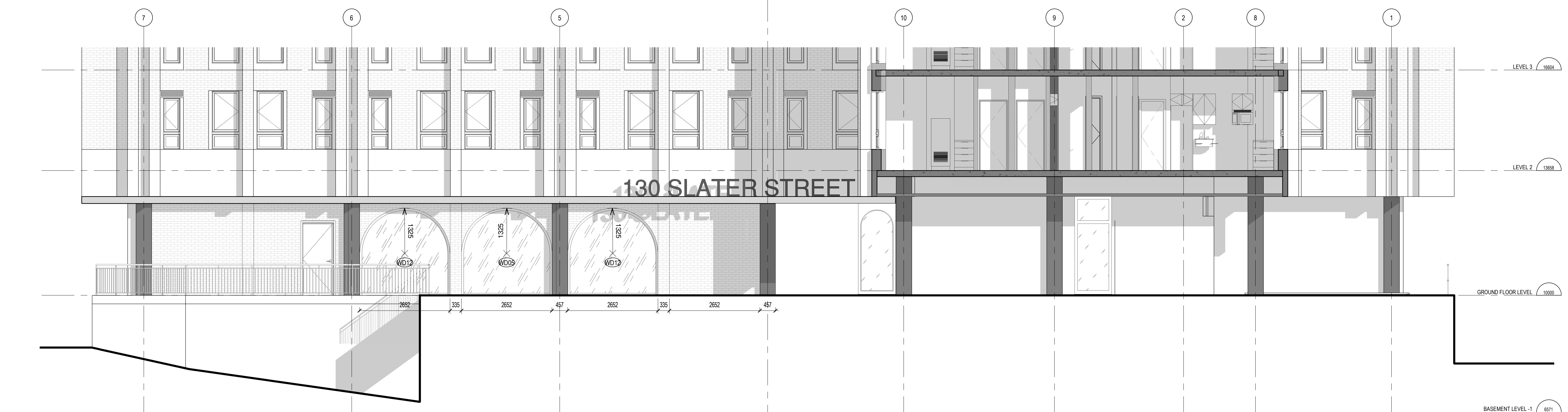
Date de création du dessin / Drawing creation date 09/15/2023

A203

PLAN NUMBER: # 19105



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



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

Andrew McCreight
ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 10:58 am, Oct 03, 2024

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Architecte / Architect
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Ottawa ON K2P 0A4
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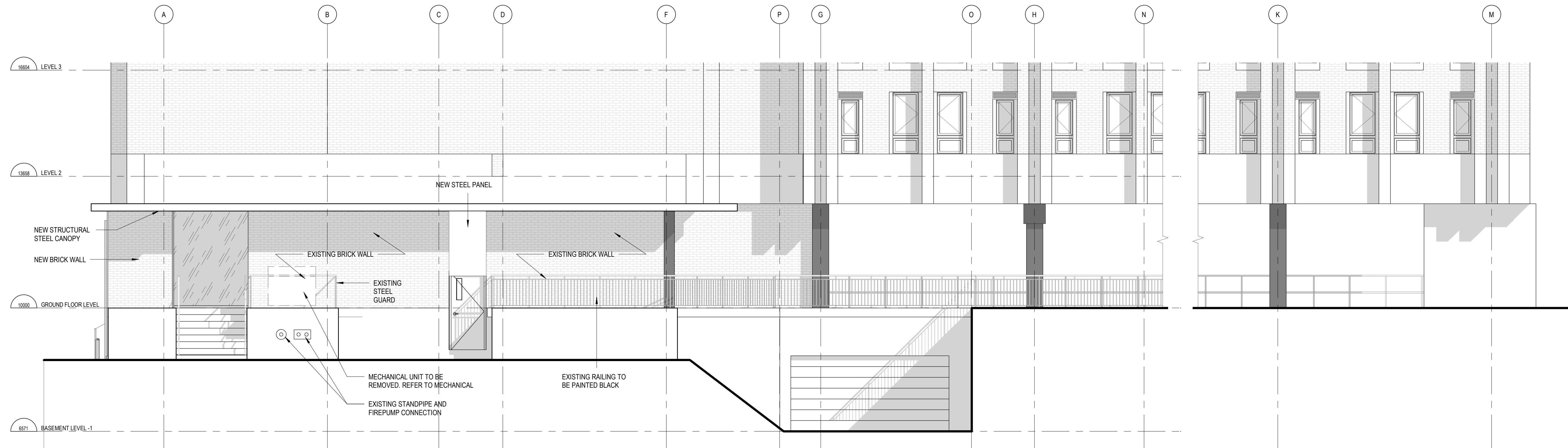
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7401
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Projet / Project
13 STOREY APARTMENT BUILDING CONVERSION
130 SLATER ST
OTTAWA, ON
K1P 6E2

Titre / Title
ENLARGED EXTERIOR ELEVATIONS
Dessiné par / Drawn by
KJ, SF No. projet / Project number
2332
Vérifié par / Verified by
RC No. dessin / Drawing number
Révision / Revision
Échelle / Scale
1:60
Date de création du dessin / Drawing creation date
09/15/2023

A220
PLAN NUMBER: # 19105
FILE NUMBER: D07-12-24-0054



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



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

Andrew McCreight
ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 10:58 am, Oct 03, 2024

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Planificateur / Planner
FOTENN
Planning + Design

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Ottawa, ON K2P 2H7

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Egis Group 115 Wellington Road
R.R. 3 Corp. ON
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Ingénieur / Engineer
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Consultants Inc. 7425 East Dufferin Crescent
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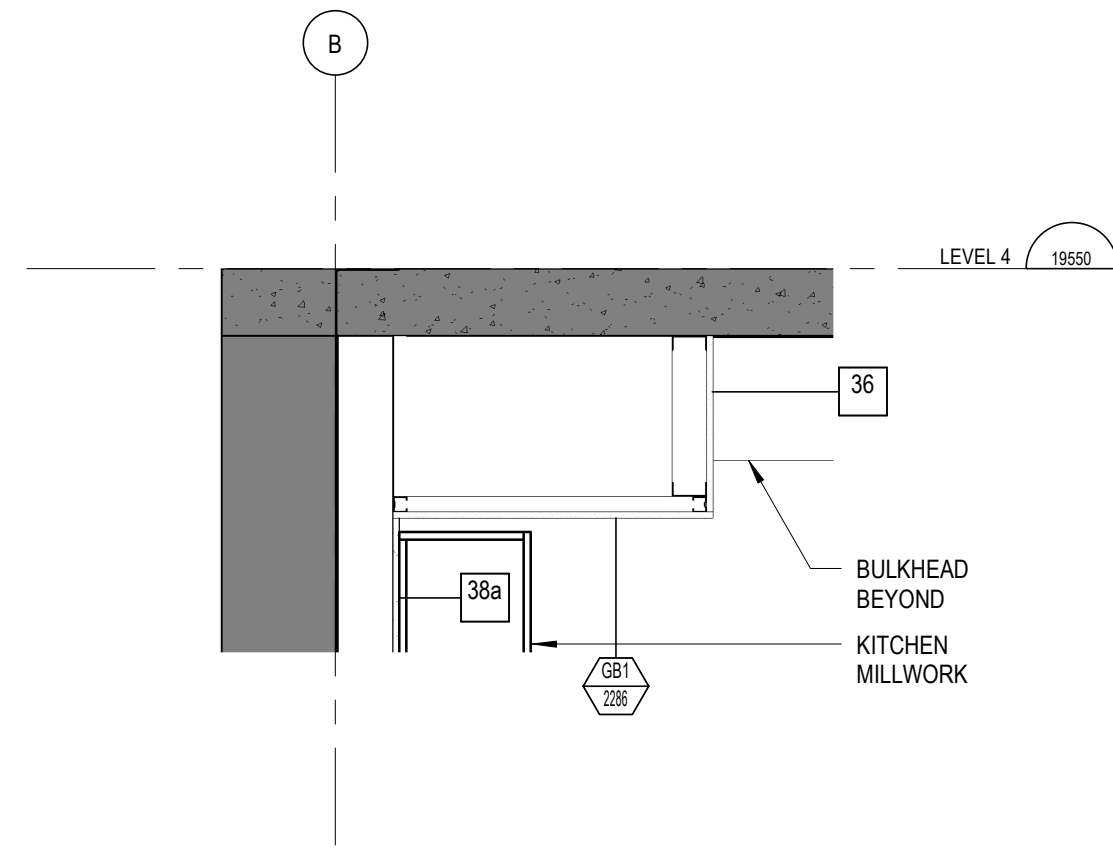
Seau / Seal
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Projet / Project
13 STOREY APARTMENT BUILDING CONVERSION
130 SLATER ST
OTTAWA, ON
K1P 6E2

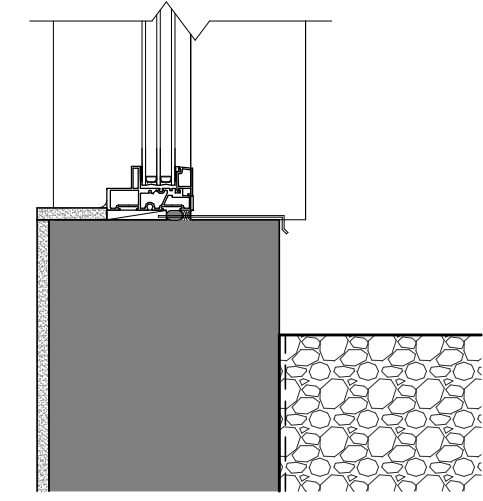
Titre / Title
ENLARGED EXTERIOR ELEVATIONS

Dessiné par / Drawn by KJ, SF No. projet / Project number 2332
Vérifié par / Verified by RC No. dessin / Drawing number Révision / Revision 5
Échelle / Scale 1:60

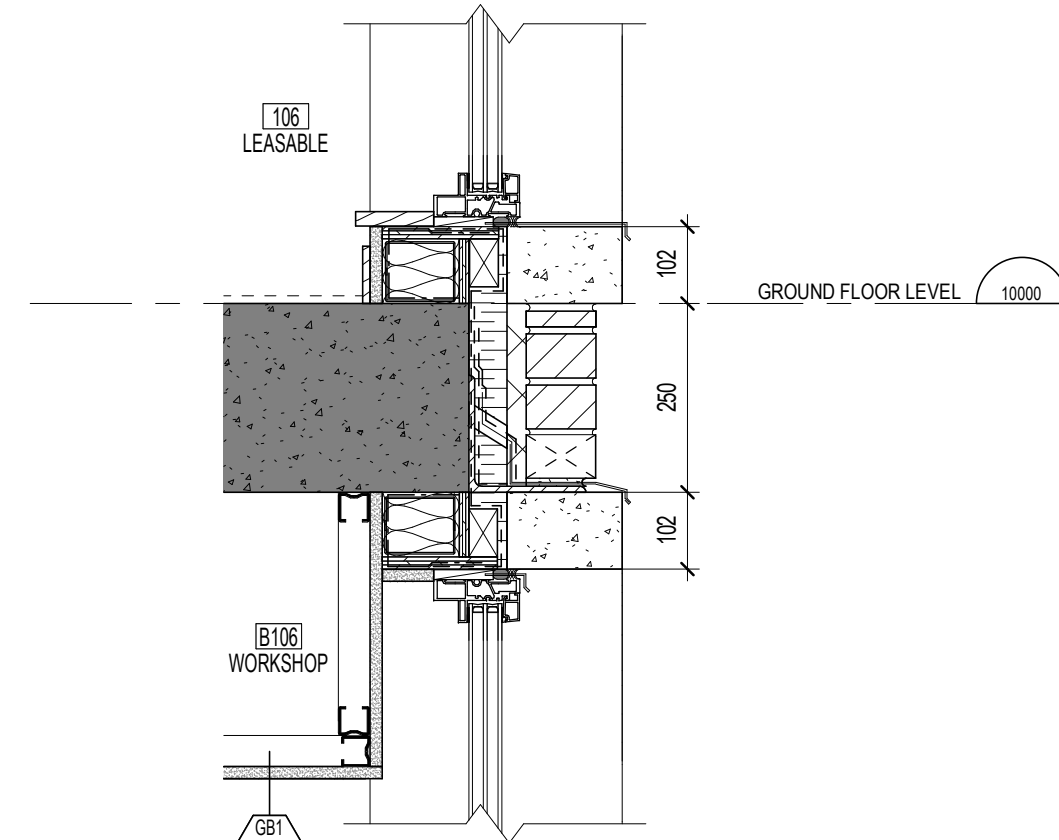
Date de création du dessin / Drawing creation date 09/15/2023
A221



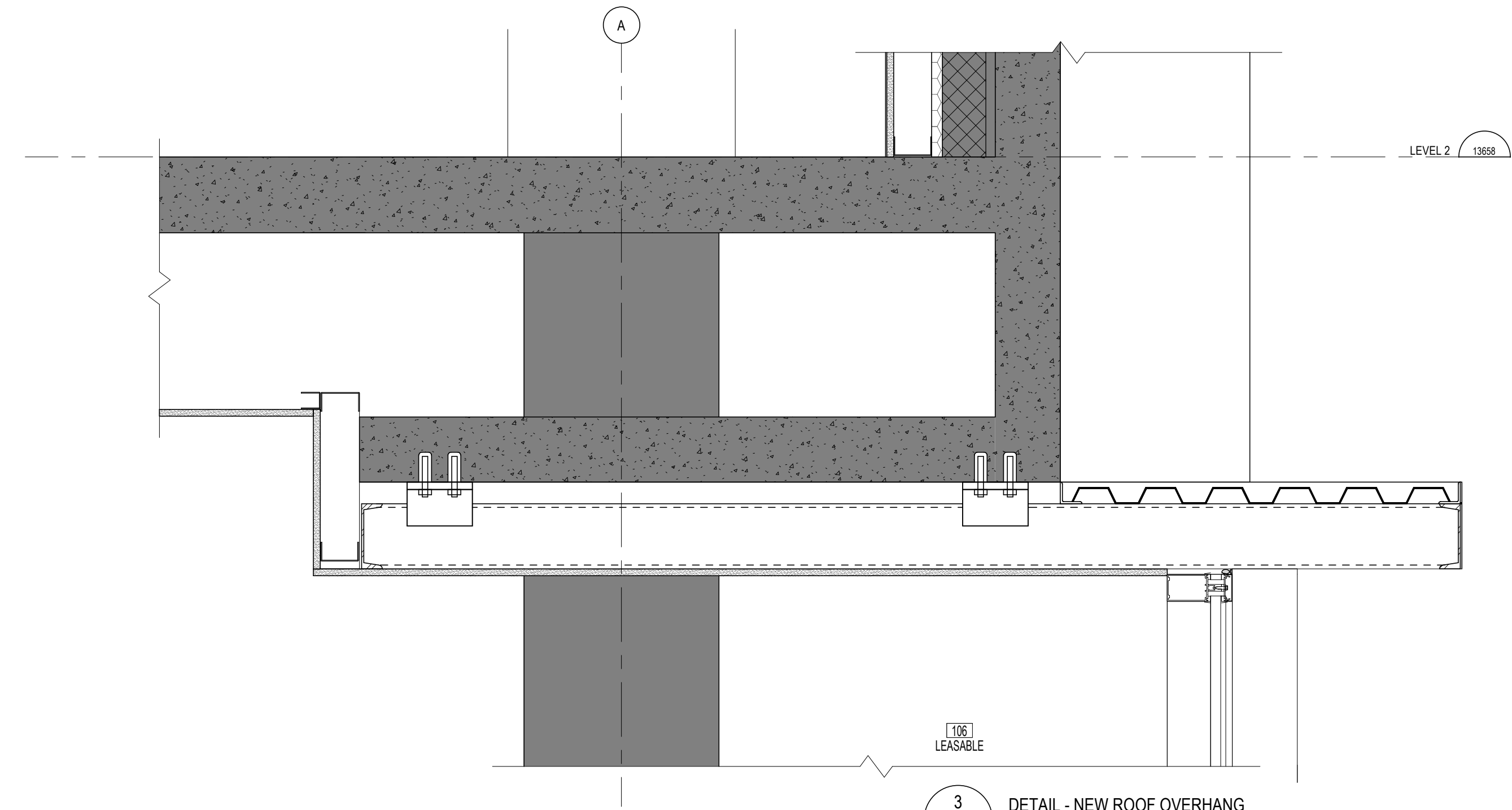
6 TYPICAL BULKHEAD DETAIL
A325 ÉCHELLE / SCALE: 1:20



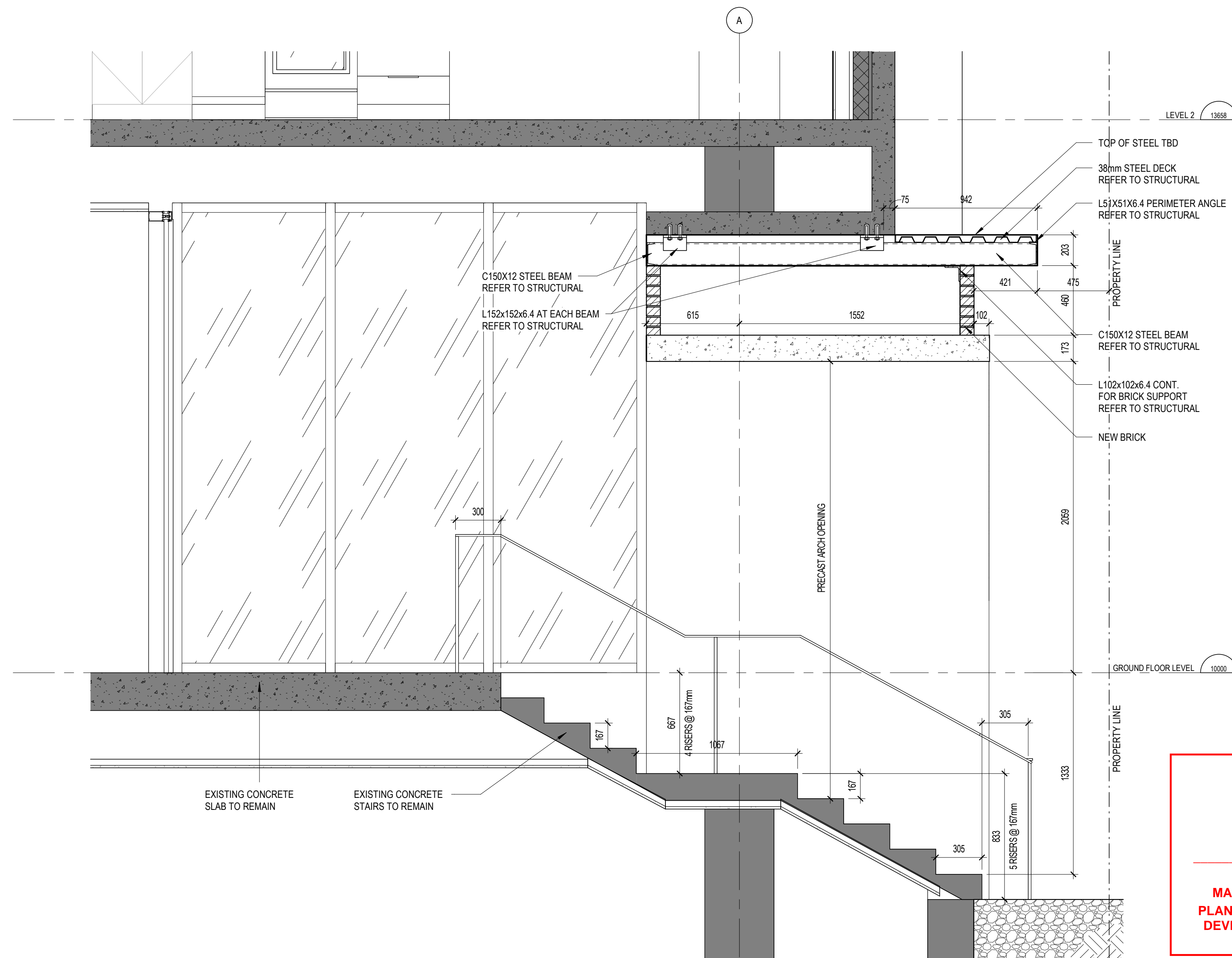
5 DETAIL - WINDOW SILL AT STREET LEVEL
A325 ÉCHELLE / SCALE: 1:10



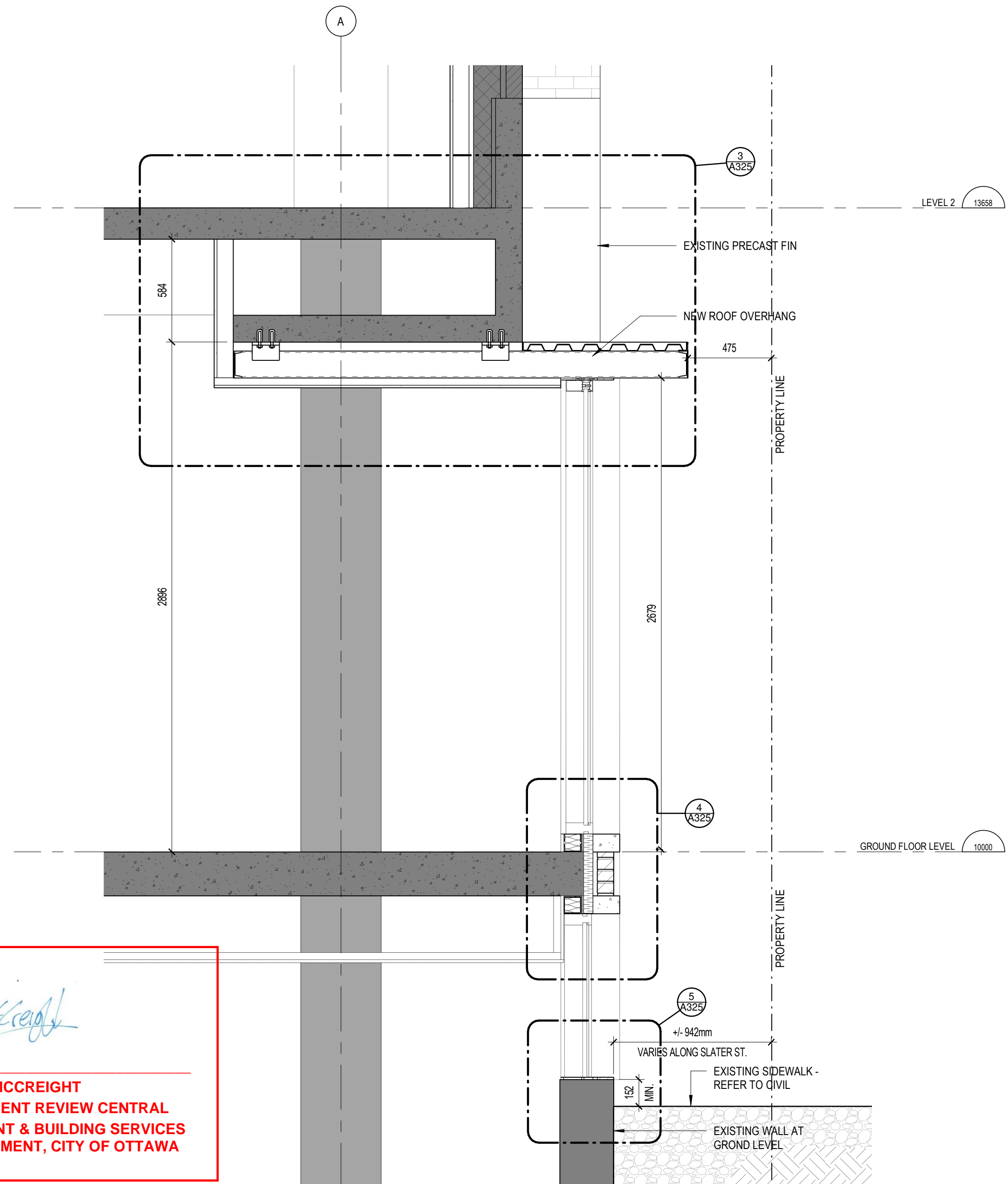
4 DETAIL - WINDOW SILL & HEAD @ NORTH FACADE
A325 ÉCHELLE / SCALE: 1:10



3 DETAIL - NEW ROOF OVERHANG
A325 ÉCHELLE / SCALE: 1:10



2 WALL SECTION AT FRONT ENTRY STAIR
A325 ÉCHELLE / SCALE: 1:20



1 WALL SECTION AT NORTH FACADE
A325 ÉCHELLE / SCALE: 1:20

Andrew McCreight
ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
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DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 10:58 am, Oct 03, 2024

No.	Date	Émis pour / Object
1	2024.08.08	ISSUED FOR BUILDING PERMIT
2	2024.09.12	SITE PLAN CONTROL RESUBMISSION

FOTENN
Planning + Design

FOTENN 396 Cooper St. Suite 300
Ottawa, ON K2P 2H7

Ingenieur / Engineer
(Civil / Civil)

egis

Egis Group 115 Wellington Road
R.R. 3 Corp. ON
K0A 1L0

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

Jain

Jain Sustainability
Consultants Inc. 7425 East Dufferin Crescent
Mississauga, ON L5N 6P8

Ingenieur / Engineer
(Structure / Structure)

CIMA+

CIMA+ 201-700, Boulevard du Carrefour
Gatineau, QC J8T 0H3

Client / Client

KTS
PROPERTIES

KTS PROPERTIES info@ktsproperties.ca
1.613.704.6991

Architecte / Architect

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Fig. 1 3550, Saint-André St.
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Projet / Project

13 STOREY APARTMENT BUILDING CONVERSION

130 SLATER ST
OTTAWA, ON
K1P 6E2

Titre / Title

ENLARGED WALL SECTIONS

Dessiné par / Drawn by

No. projet / Project number

KJ, SF 2332

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Échelle / Scale

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09/15/2023

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PLAN NUMBER: # 19105

915/2023

2

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