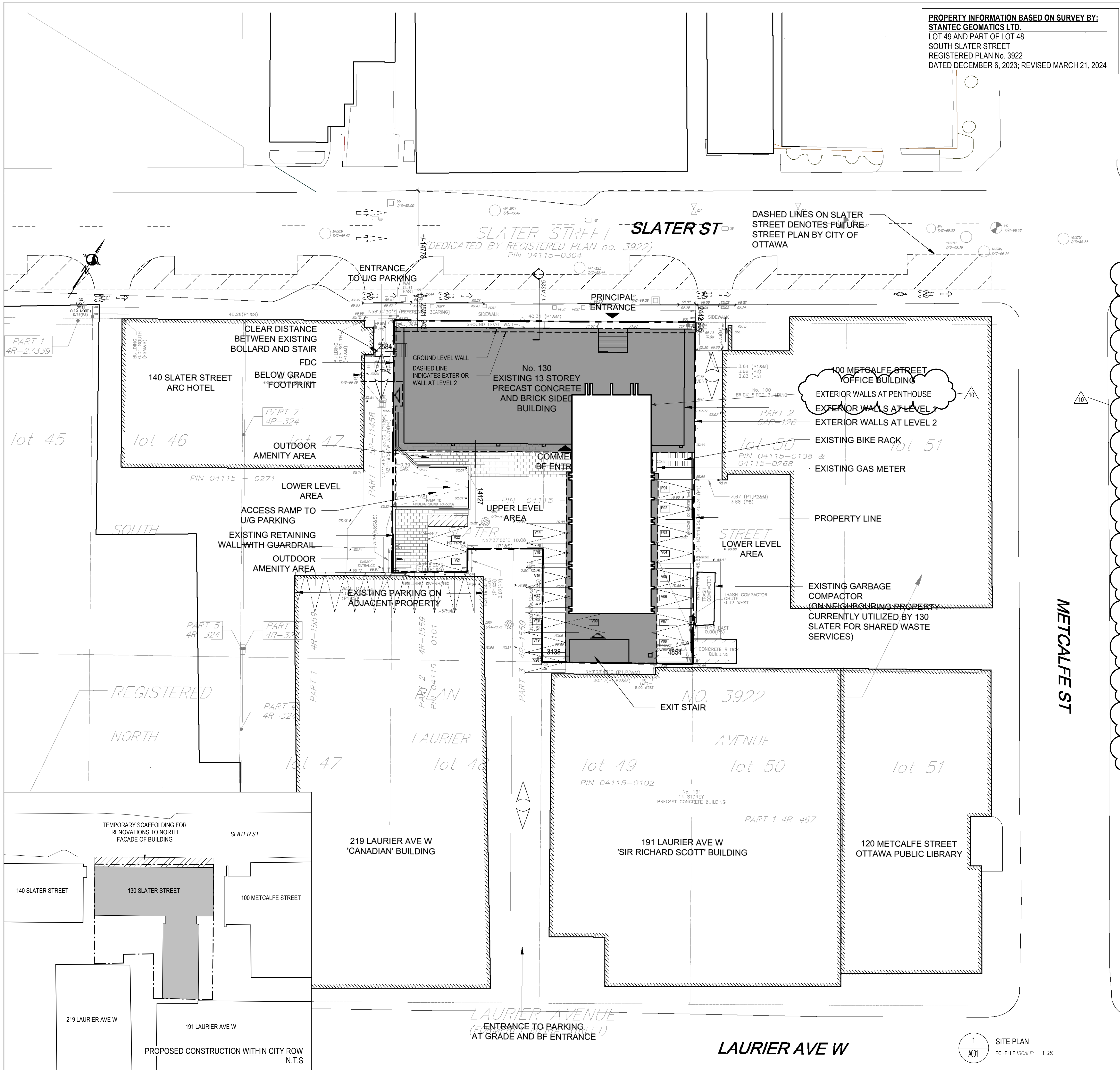




KEY PLAN



PROPERTY DESCRIPTION

EXISTING 13-STOREY 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:	
8537.4 m ² (SUITES)	169.7 m ² - EXISTING PENTHOUSE LEVEL
1208.1 m ² (AMENITY)	111.1 m ² - NEW FLOOR AREA ADDED AT LOFT LEVEL
TOTAL: 280.8 m ²	

TOTAL FLOOR AREA BREAKDOWN

AREA TYPE:	AREA:	AMENITY SPACE BREAKDOWN	FLOOR LEVEL:	INTERIOR:	EXTERIOR:	COMMUNAL:
AMENITY (RESIDENTIAL)	1209.1 m ²	BASEMENT LEVEL-2	777.8 m ²			ALL
BIKE PARKING	236.5 m ²	BASEMENT LEVEL-1	364.3 m ²			ALL
CIRCULATION	1694.5 m ²	GROUND FLOOR	667.3 m ²	123.8 m ²		ALL
COMMERCIAL	298.2 m ²	TOTAL INT/EXT:				
RESIDENTIAL	8537.4 m ²	TOTAL:				
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					

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		MD S37 (MIXED-USE DOWNTOWN)	PROPOSED
MINIMUM LOT AREA	NO MINIMUM	NO MINIMUM	+/- 1560 m ² (EXISTING UNCHANGED)
FRONT YARD SETBACK	NO MINIMUM	NO MINIMUM	+/- 0.95 m (EXISTING UNCHANGED)
MINIMUM SIDE YARD SETBACK	NO MINIMUM	NO MINIMUM	0 m (EXISTING UNCHANGED)
MINIMUM REAR YARD SETBACK	NO MINIMUM	NO MINIMUM	0 m (EXISTING UNCHANGED)
MAXIMUM BUILDING HEIGHT	150 m ABOVE SEA LEVEL	150 m ABOVE SEA LEVEL	+/- 46 m TO TOP (EXISTING)
VEHICLE PARKING REQUIREMENTS	0 SPACES	0 SPACES	21 SPACES (18 PARKING GARAGE, 3 ABOVE)
(AREA Z, SCHEDULE 1A)			
VISITOR PARKING REQUIREMENTS	0.1 / UNIT, EXCLUDING THE FIRST 12 UNITS = 19 SPACES	19 SPACES	(ALL ABOVE GRADE)
(AREA Z, SCHEDULE 1A)			
AMENITY AREA REQUIREMENTS	6 m ² PER UNIT x 205 UNITS = 1230 m ²		TOTAL = 1332.9 m ²
BICYCLE PARKING SPACES	0.5 PER UNIT = 103 SPACES	229 SPACES	
COMMERCIAL SPACE REQUIREMENTS	50% OF GROUND FLOOR 508.6 m ² = 254.3 m ²		298.2 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

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
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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Project / Projet

13 STOREY APARTMENT
BUILDING CONVERSION

130 SLATER ST
OTTAWA, ON
K1P 6E2

Site / Title

SITE PLAN

Dessiné par / Drawn by
KJ, SF

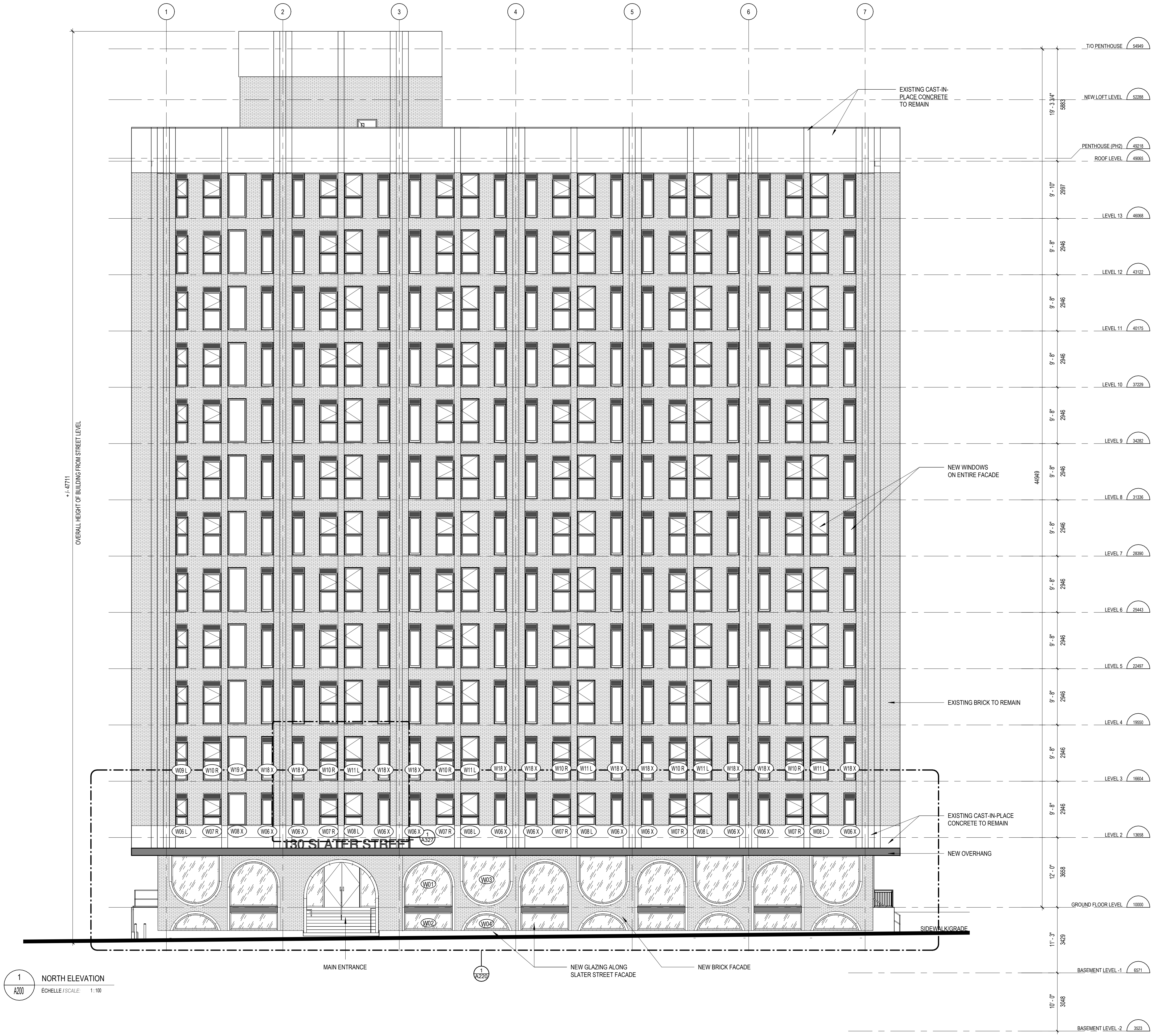
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1 : 250

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

A001

FILE NUMBER: D07-12-24-0054



1 NORTH ELEVATION
Echelle / Scale: 1:100

No. Date Émis pour / Object

12024.06.02PHASE 3 PRE CONSULT - SPC

22024.06.04PHASE 3 PRE CONSULT RESUBMISSION - SPC

32024.07.26SITE PLAN CONTROL SUBMISSION

42024.08.08ISSUED FOR BUILDING PERMIT

52024.09.12SITE PLAN CONTROL RESUBMISSION

62025.03.14ISSUED FOR COORDINATION

72025.04.14FULL SET FOR COORDINATION

82025.06.10PRE-IFC REVISIONS

92025.07.02ISSUED FOR CONSTRUCTION

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13 STOREY APARTMENT
BUILDING CONVERSION

130 SLATER ST
OTTAWA, ON
K1P 6E2

Titre / Title

EXTERIOR ELEVATIONS - NORTH

Dessiné par / Drawn by

No. projet / Project number

KJ, SF2332

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1:100

Date de création du dessin /
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Revison /
Revision

9

A200

PLAN NUMBER: # 19105

FILE NUMBER: D07-12-24-0054

PLAN NUMBER: # 19105



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 RESUBMISSION
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6	2025.02.14	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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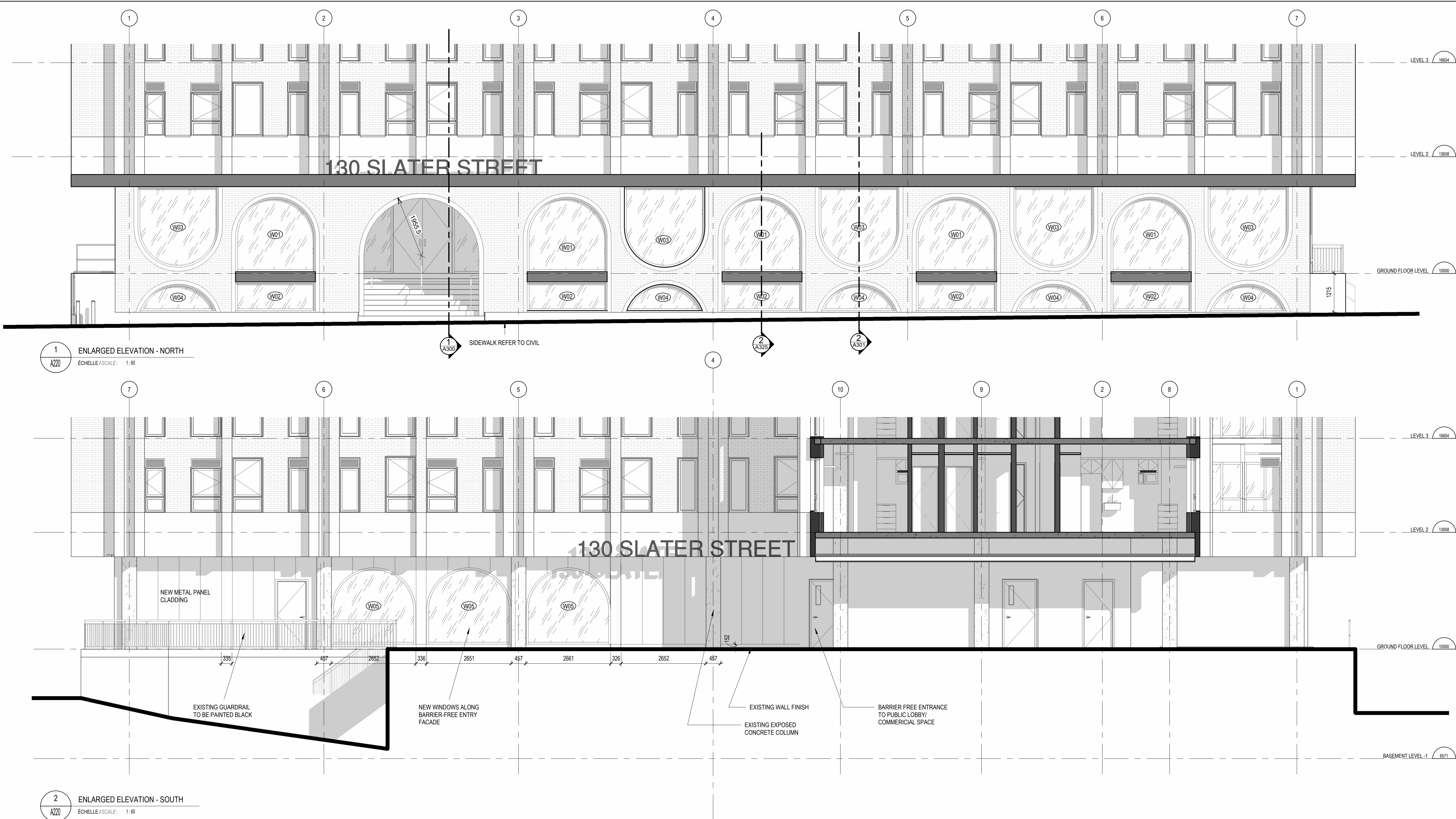
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A202



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Echelle / Scale 1 : 100		Révision / Revision 10	
Date de création du dessin / Drawing creation date 09/15/2023		A203	



No.

Date

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13 STOREY APARTMENT
BUILDING CONVERSION

130 SLATER ST
OTTAWA, ON
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Titre / Title

ENLARGED EXTERIOR ELEVATIONS

Dessiné par / Drawn by

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KJ, SF

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Échelle / Scale

Révision / Revision

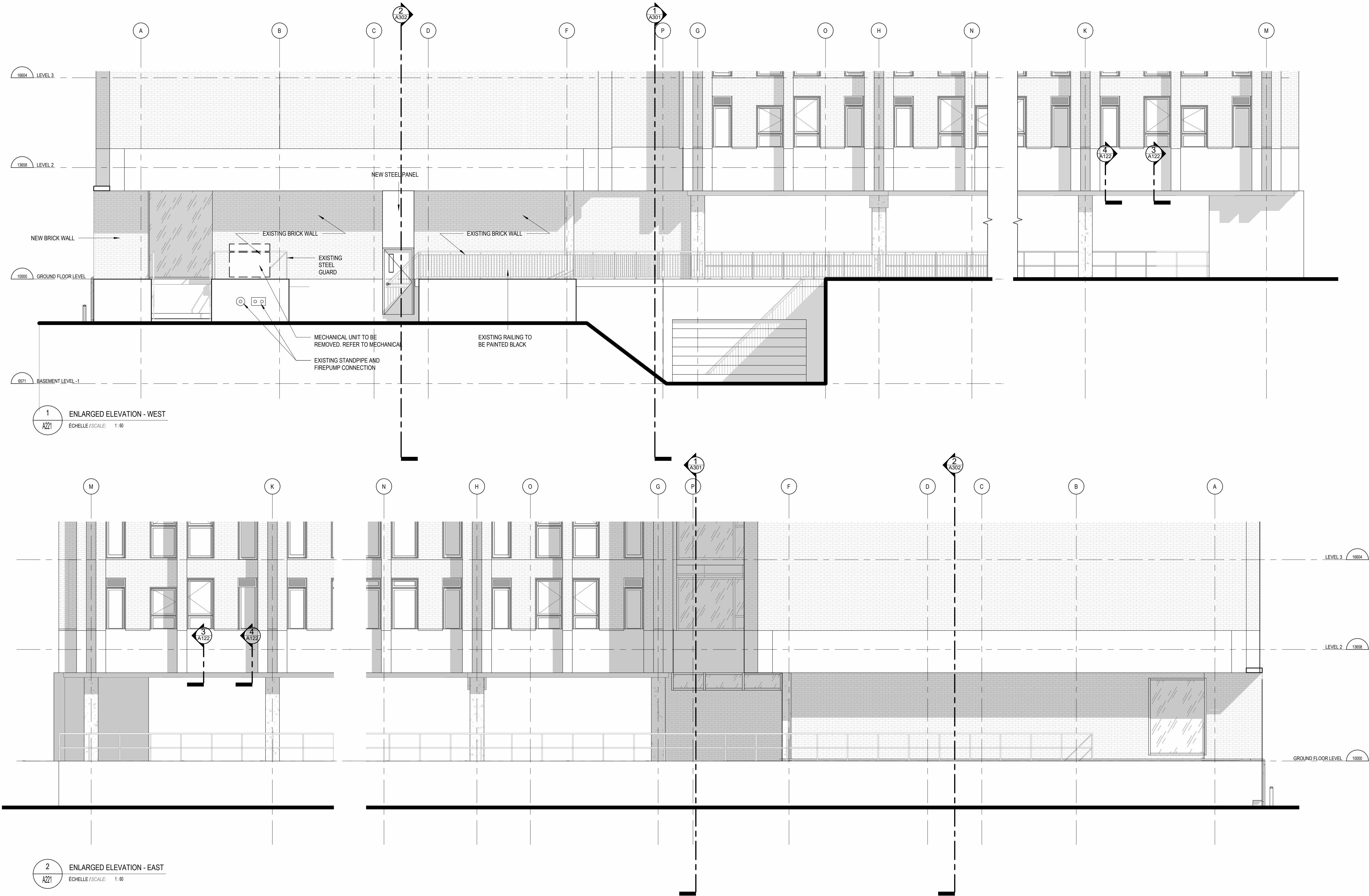
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09/15/2023



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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

Échelle / Scale 1:60 Révision / Revision 9

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

A221

