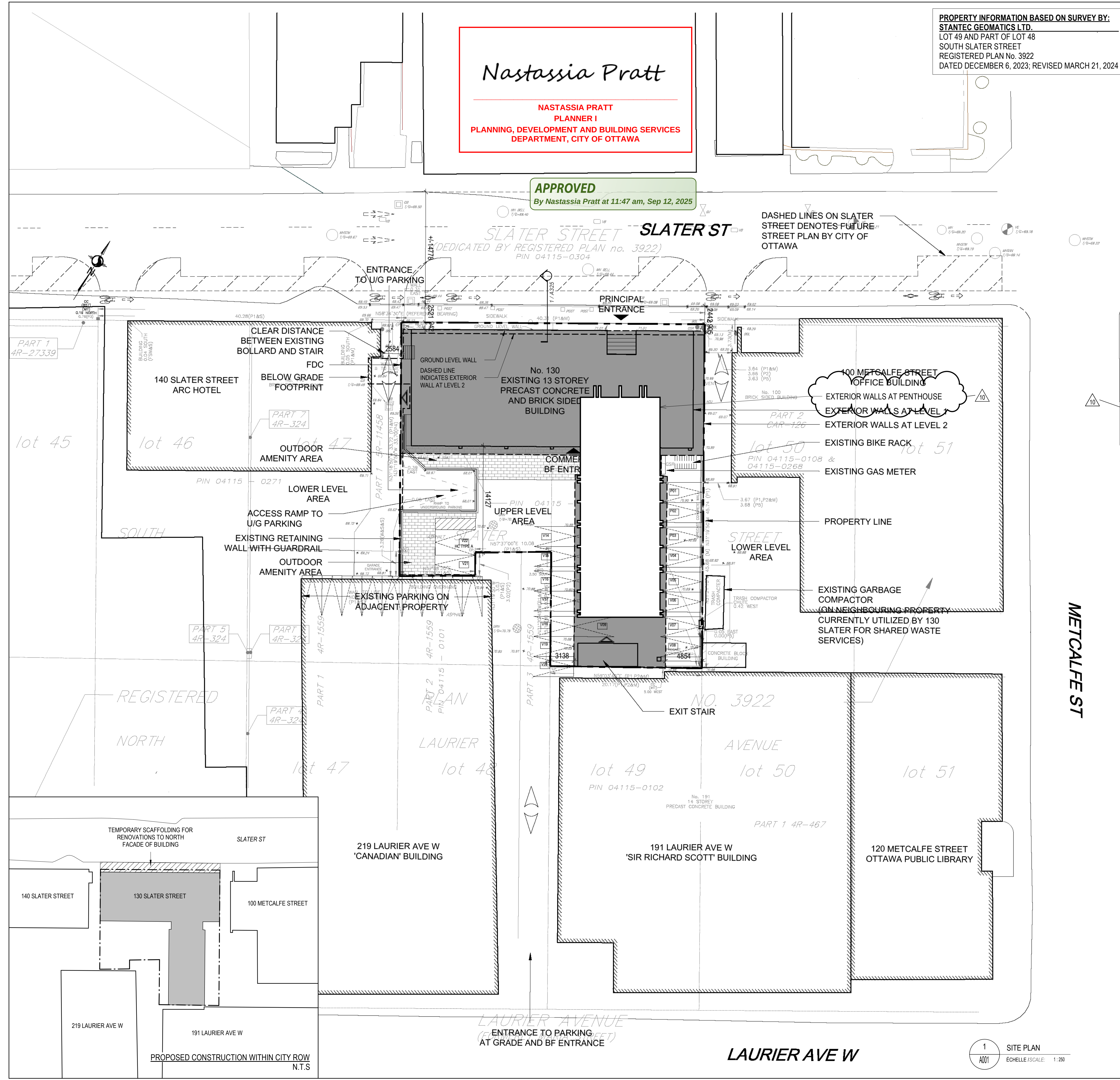




PROPERTY INFORMATION BASED ON SURVEY BY:
STANTEC GEOMATICS LTD.
LOT 49 AND PART OF LOT 48
SOUTH SLATER STREET
REGISTERED PLAN No. 3922
DATED DECEMBER 6, 2023; REVISED MARCH 21, 2024

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

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 = 298.2 m ²

LEGEND

EXISTING BUILDING

LOT LINE

SETBACK LINE

LIMIT OF CONSTRUCTION

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

Planificateur / Planner

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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

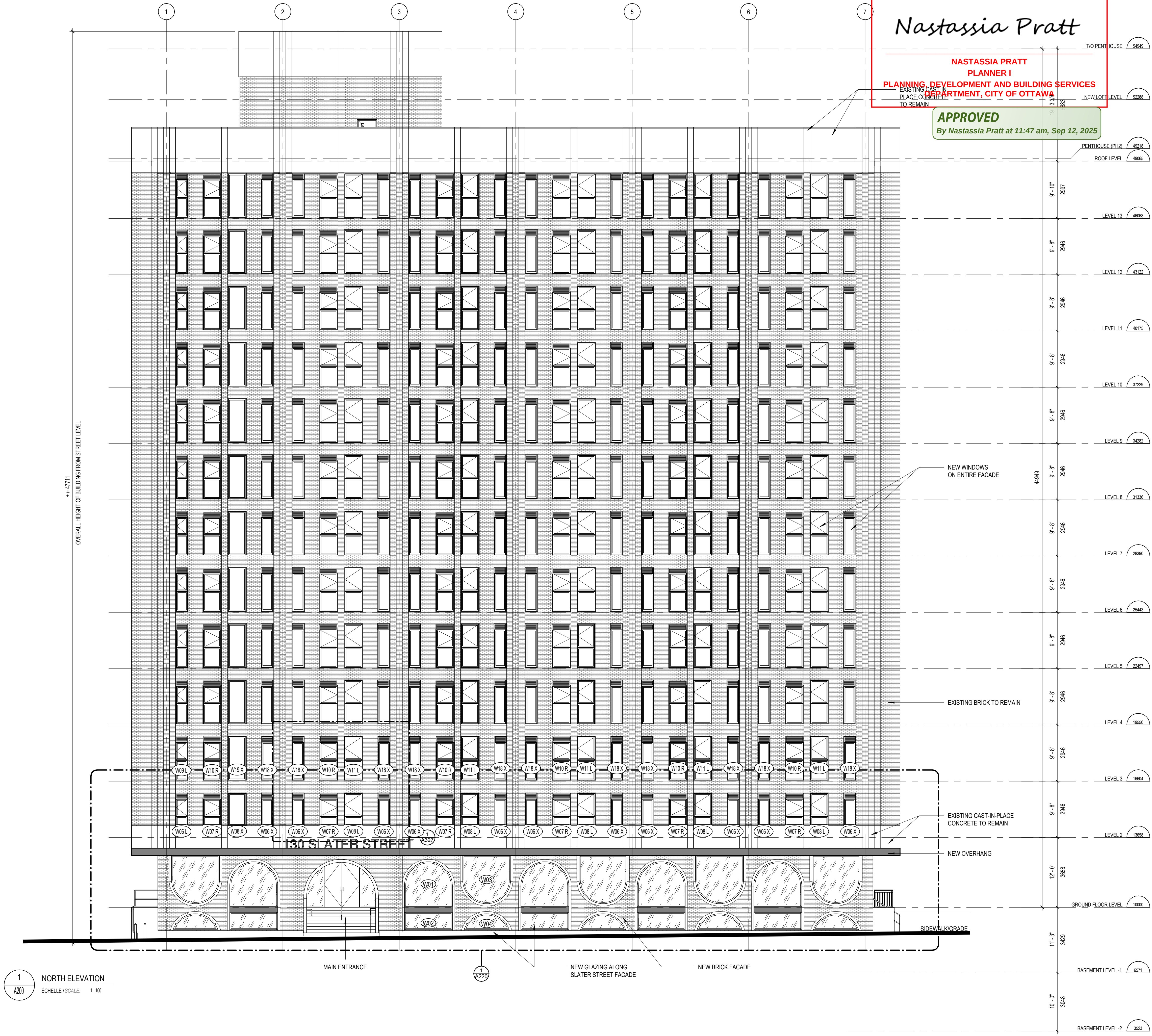
Échelle / Scale 1 : 250

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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OF
ARCHITECTS

ROBERTO CRAMPOS
LICENSE
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

Echelle / Scale

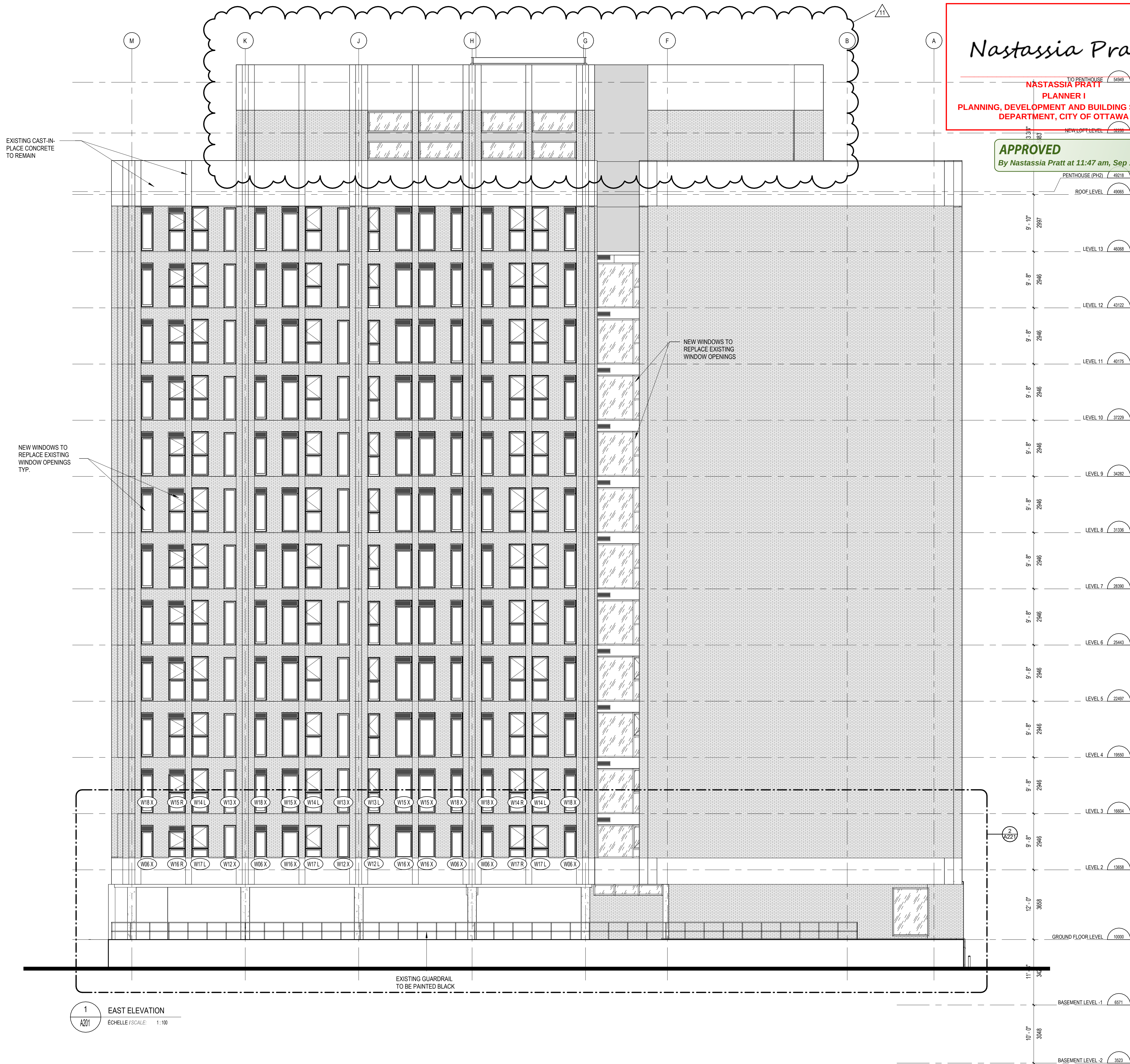
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Révision / Revision
9

Date de création du dessin /
Drawing creation date

09/15/2023

A200



Nastassia Pratt
TO: PENTHOUSE 54949
NASTASSIA PRATT
PLANNER I
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

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

PENTHOUSE (PH2) 49218
ROOF LEVEL 49065

9' - 10" 2997
LEVEL 13 46066

9' - 8" 2946
LEVEL 12 43122

9' - 8" 2946
LEVEL 11 40175

9' - 8" 2946
LEVEL 10 37229

9' - 8" 2946
LEVEL 9 34282

9' - 8" 2946
LEVEL 8 31336

9' - 8" 2946
LEVEL 7 28390

9' - 8" 2946
LEVEL 6 25443

9' - 8" 2946
LEVEL 5 22497

9' - 8" 2946
LEVEL 4 19550

9' - 8" 2946
LEVEL 3 16604

9' - 8" 2946
LEVEL 2 13658

12' - 0" 3658
GROUND FLOOR LEVEL 10000

11' - 0" 342
BASEMENT LEVEL -1 6971

10' - 0" 3048
BASEMENT LEVEL -2 3523

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 CONSTRUCTION
9	2025.06.10	PRE-FO REVISIONS
10	2025.07.02	ISSUED FOR CONSTRUCTION
11	2025.08.19	PENTHOUSE

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LICENCE 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
TIO 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

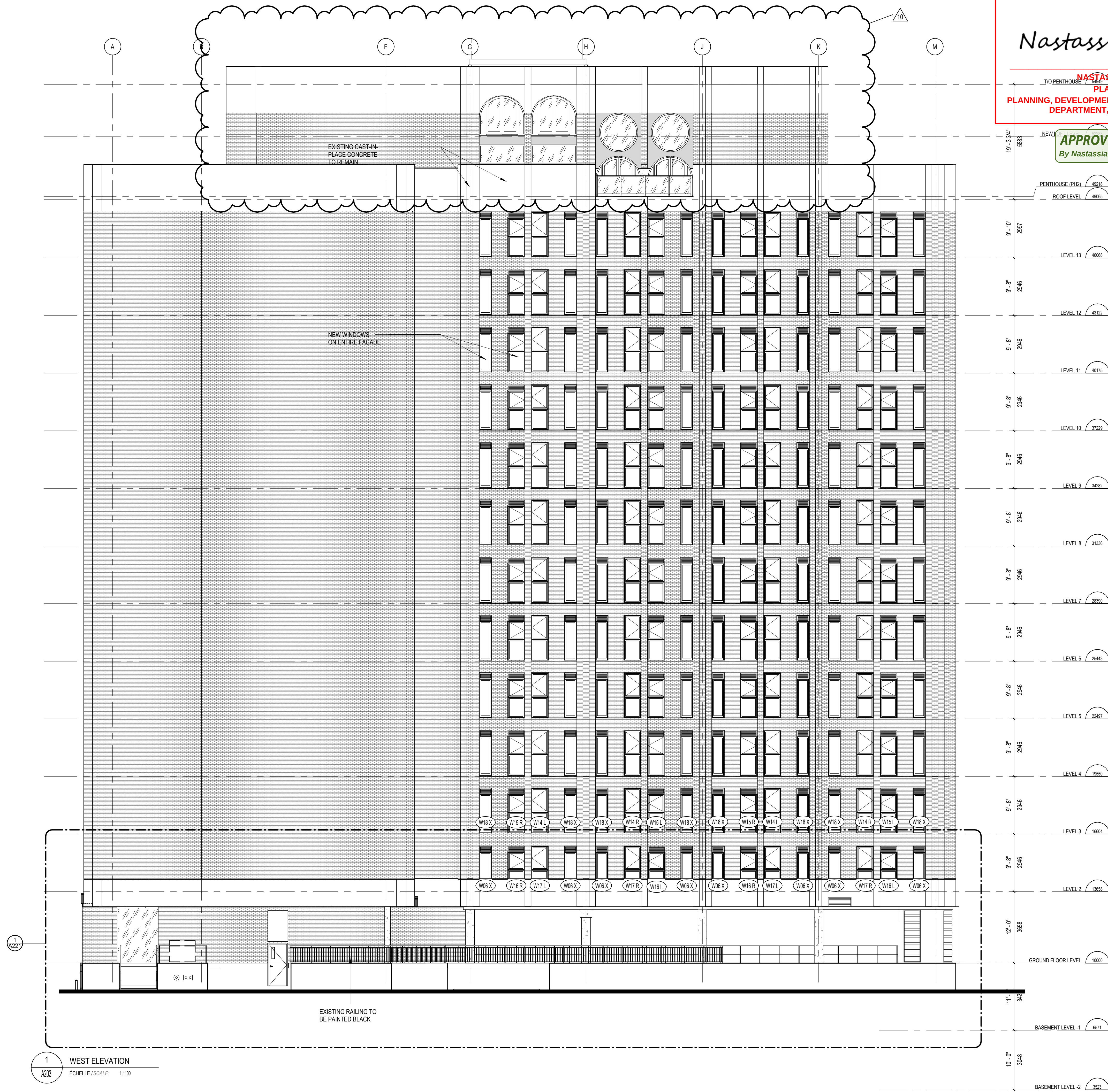
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KJ, SF
No. projet / Project number
2332

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

Échelle / Scale
1 : 100

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

A202



Nastassia Pratt

NASTASSIA PRATT
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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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LICENCIÉ
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Projet / Project

13 STOREY APARTMENT BUILDING CONVERSION

130 SLATER ST
OTTAWA, ON
K1P 6E2

Titre / Title

EXTERIOR ELEVATIONS - WEST

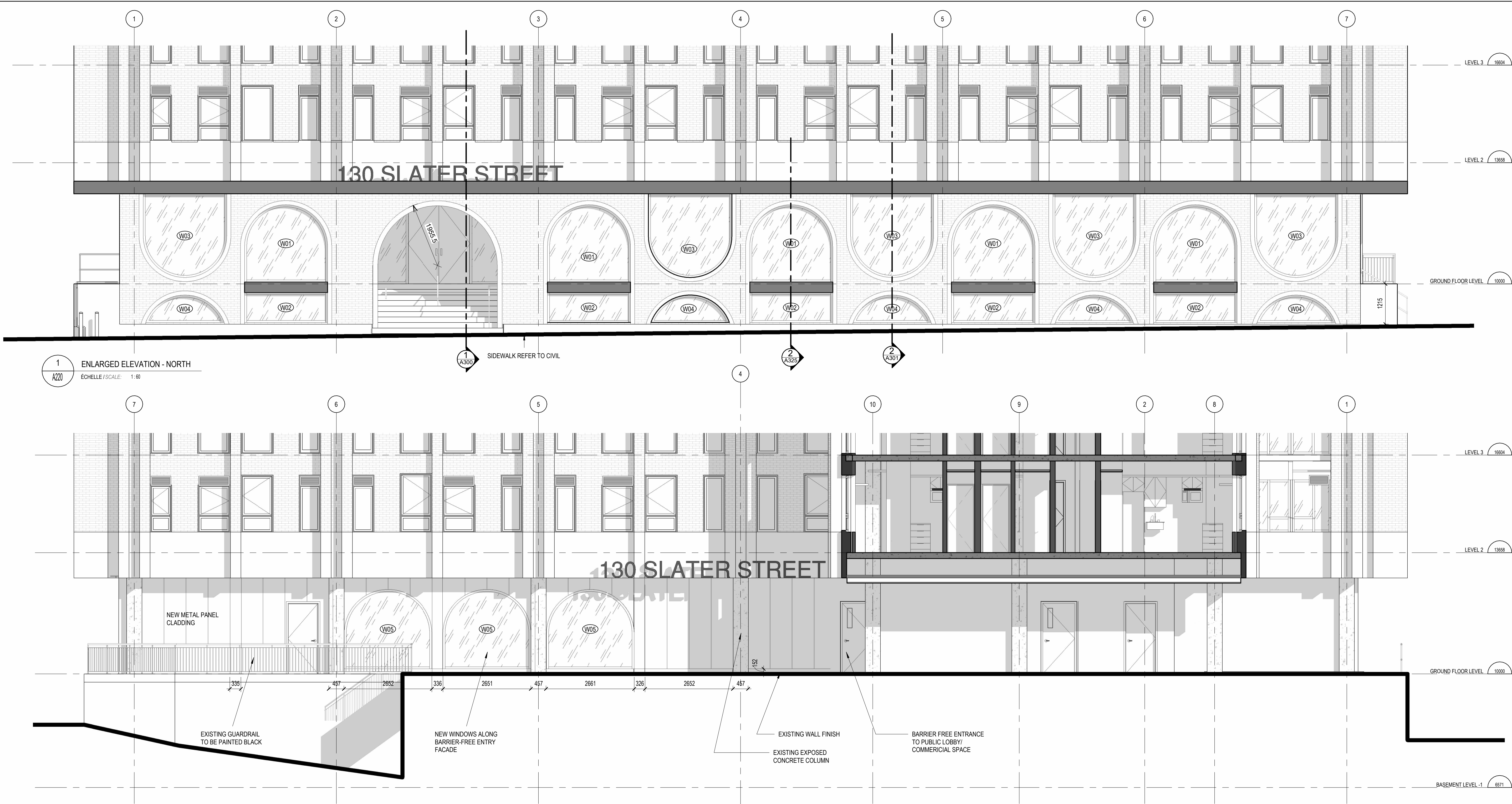
Dessiné par / Drawn by KJ, SF No. projet / Project number 2332

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

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

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

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9	2025.07.02	ISSUED FOR CONSTRUCTION

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ROBERTO CAMPOS
JURISQUE
7401

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

Title / Title
ENLARGED EXTERIOR ELEVATIONS

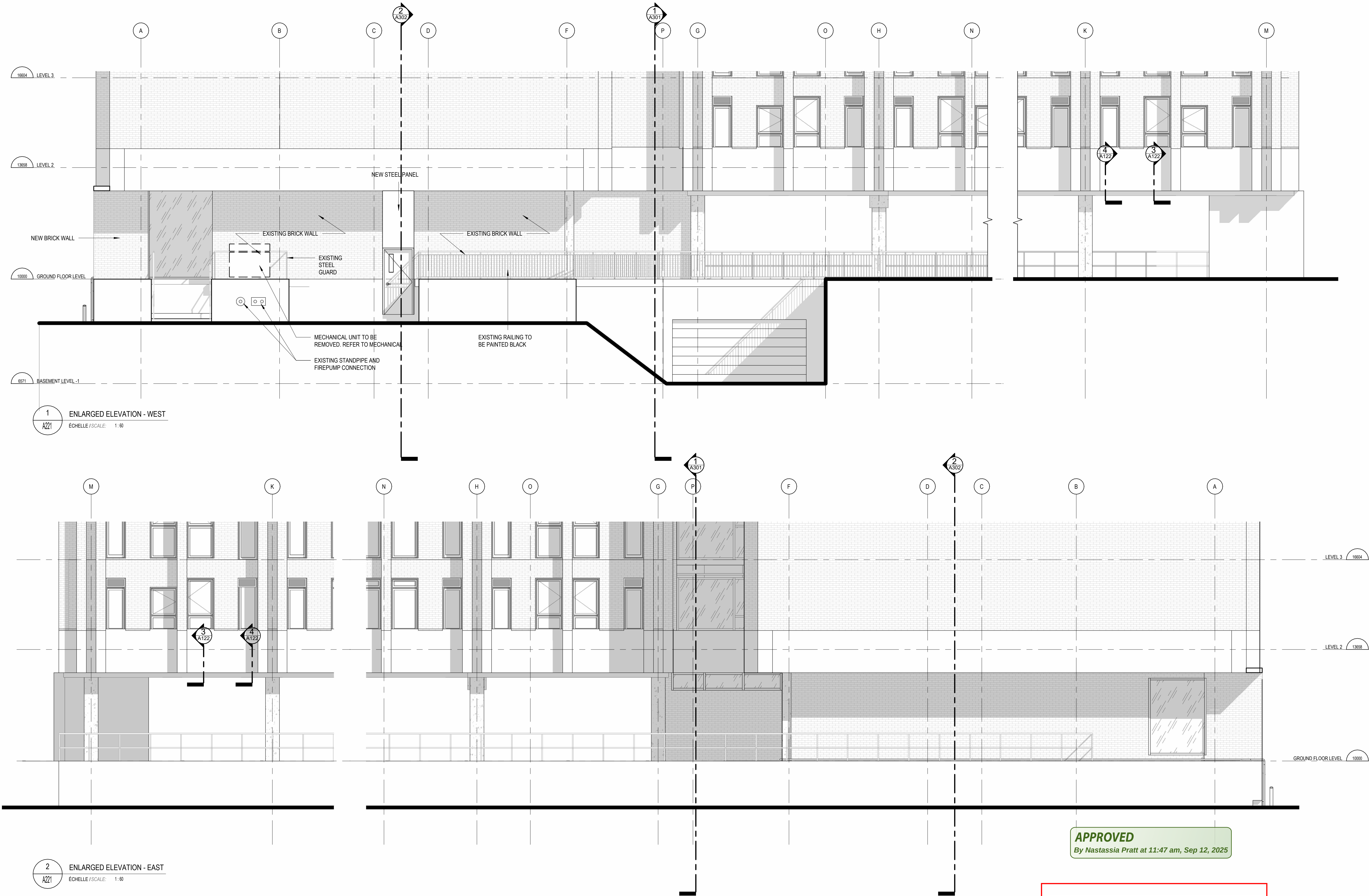
Dessiné par / Drawn by	No. projet / Project number
KJ, SF	2332

Vérifié par / Verified by	No. dessin / Drawing number	Révision / Revision
RC		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
PLANNER I
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

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8	2025.06.10	PRE-IFC REVISIONS
9	2025.07.02	ISSUED FOR CONSTRUCTION

Planificateur / Planner
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Sceau / Seal
OTTAWA ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
JURISQUE
7401

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

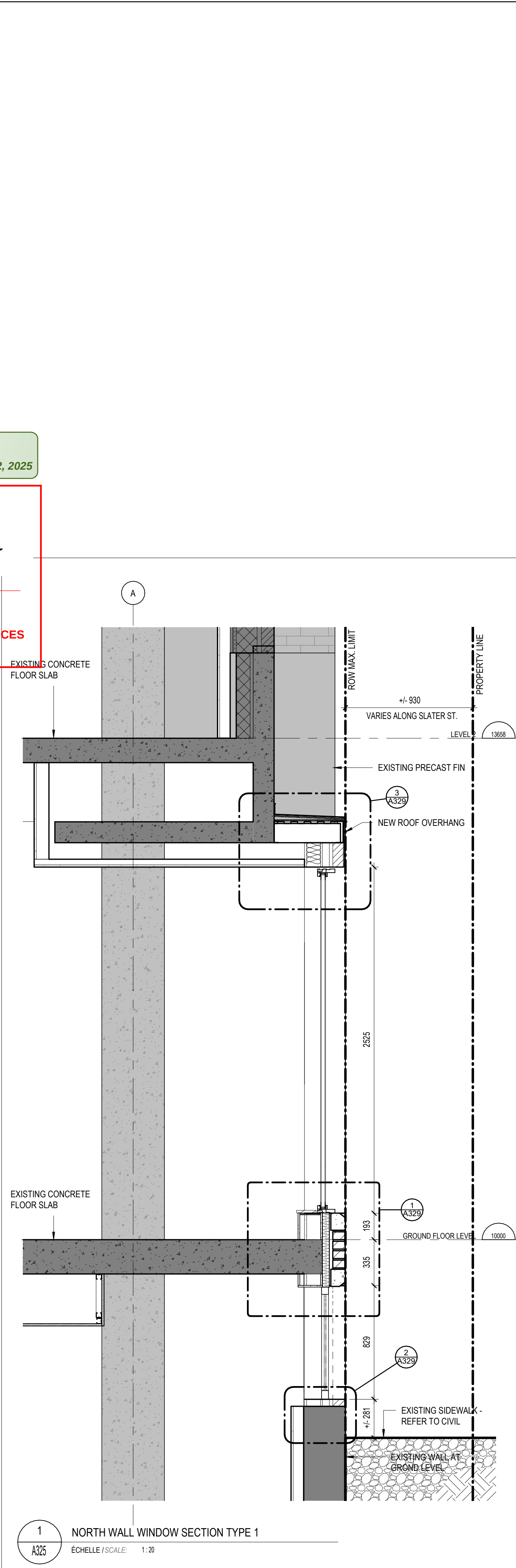
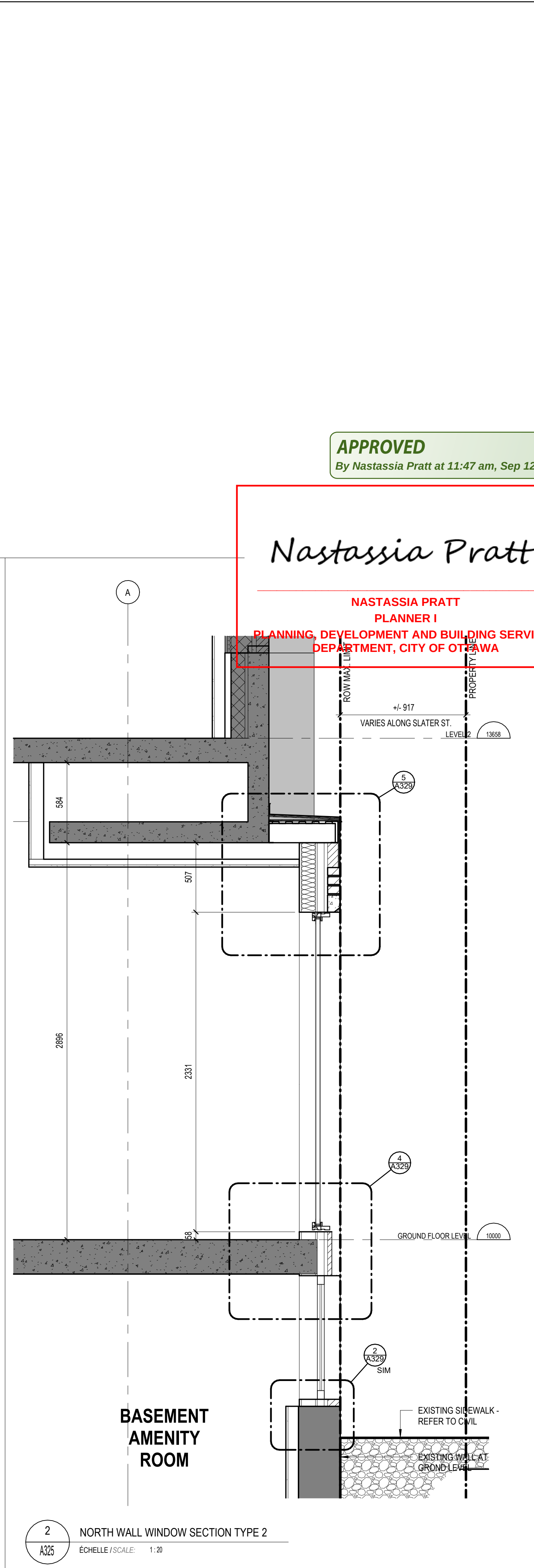
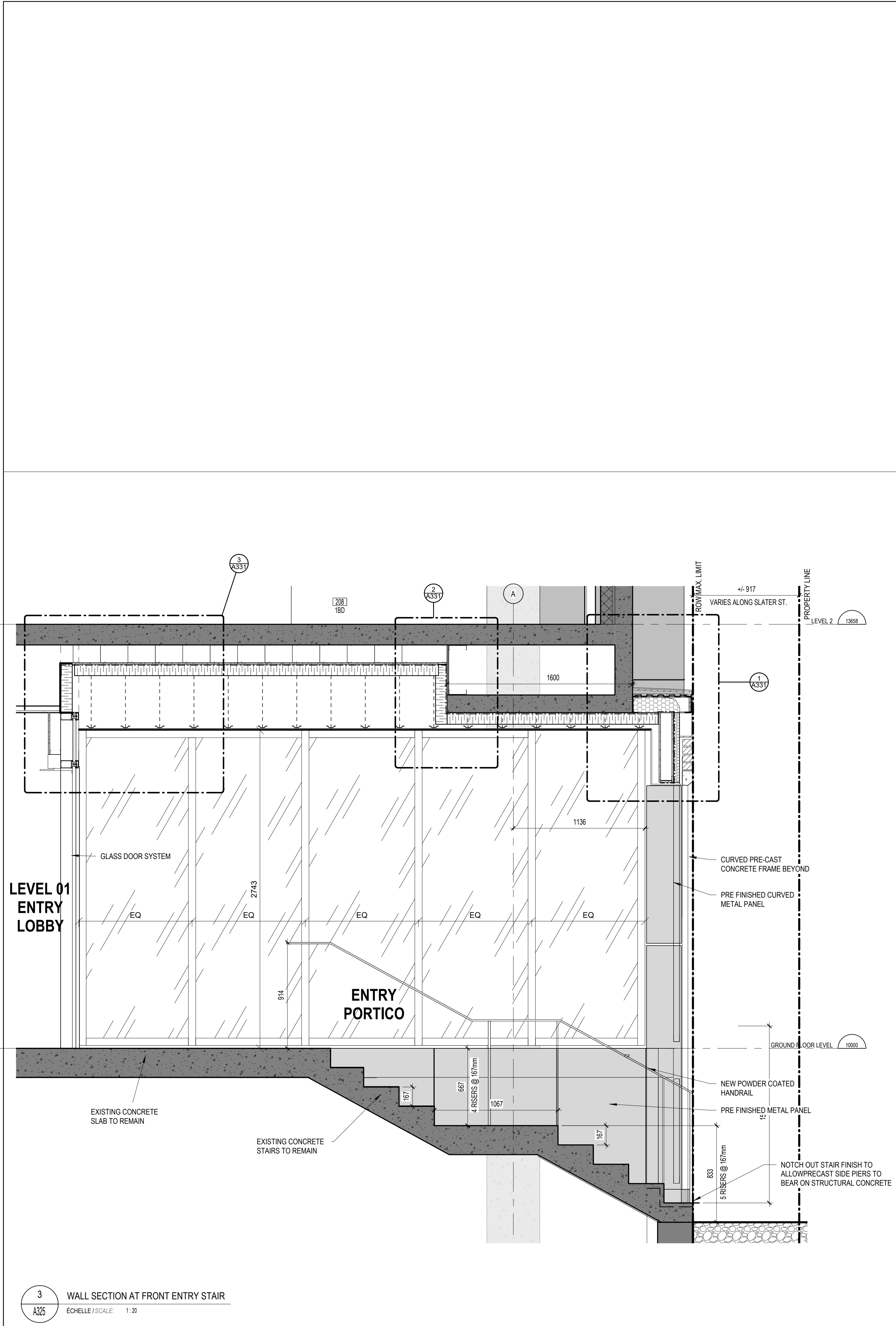
Titre / Title
ENLARGED EXTERIOR ELEVATIONS

Dessiné par / Drawn by KJ, SF	No. projet / Project number 2332
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A221

PLAN NUMBER: # 19105

FILE NUMBER: D07-12-24-0054



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

Nastassia Pratt

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

No.	Date	Émis pour / Object
1	2024.08.08	ISSUED FOR BUILDING PERMIT
2	2024.08.12	SITE PLAN CONTROL RESUBMISSION
3	2025.06.14	FULL SET FOR COORDINATION
4	2025.06.10	PRE-PC REVISIONS
5	2025.07.02	ISSUED FOR CONSTRUCTION

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FOTENN
Planning + Design

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(Civil / Civil)

egis

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

Jain

Jain Sustainability Consultants Inc. 1405 East Dexters Crescent
Mississauga, ON L5N 6P8

Ingenieur / Engineer
(Structure / Structure)

CIMA+

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

Client / Client

KTS
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Architecte / Architect

figuri

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Fig. 2 190 Somerset St W #206
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Sceau / Seal

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Projet / Project

13 STOREY APARTMENT BUILDING CONVERSION

130 SLATER ST
OTTAWA, ON
K1P 6E2

Titre / Title

ENLARGED WALL SECTIONS

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

A325