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Memorandum

To: Josiane Gervais, P. Eng
From: Juan Lavin, P.Eng
Copy: Austin Shih, P.Eng
Subject: **700 Mountaineer Pvt, 1740, 1754 and 1760 St. Laurent Blvd ZBLA Traffic Memo**

Date: July 2, 2026
Project: 911350 - 10019

This memorandum has been prepared in support of a Zoning By-Law Amendment for the consolidated addresses of 700 Mountaineer Pvt, 1740, 1754 and 1760 St. Laurant Blvd.

1.0 BACKGROUND

The most recent TIA Strategy Report submission was submitted by Parsons on October 4th, 2023. The application at the time was for both Site Plan Application (SPA) and Zoning By-Law Amendment (ZBLA) applications.

The applicant has since revised the site plan and wishes to proceed with a resubmission for a ZBLA only at this time. The city agreed in a June 22, 2026, email that a TIA submission for the ZBLA was not required if the existing "as-of-right" maximum density was not exceeded in the new development proposal. In this case, all the city requires is a traffic memo to document there would be no difference in traffic impacts to the "as-of-right" zoning.

It is understood that once the developer continues to SPA, a new TIA Report will be required at that time. The SPA process will go over details and address previously provided City Comments.

2.0 PROPOSED SITE PLAN

The latest Site Plan proposes approximately 915 new residential units plus ground floor commercial, including a fast-food restaurant with drive-through uses. This density would be accommodated within four high-rise buildings, with two 30-storey towers fronting St. Laurent Blvd and 11- and 13-storey towers located on the back of the lot. The site is proposed to be serviced via a new signalized full movement access and a right-in-only access. An illustration of the proposed Site Plan has been provided in **Appendix A**.

3.0 EXISTING AND FUTURE ZONING BY-LAWS

Table 1 below compares the allowable building heights under existing zoning by-laws and 2026 updated zoning by-laws that are currently subject to appeal.

Table 1: Existing and Future Zoning By-Laws

Municipal Address	Current By-Law (2008-250)			Proposed By-Law (2026-50)			Proposed Storeys
	Zoning Designation	Max. Height	Approx. Storeys Allowed	Zoning Designation	Max. Height	Approx. Storeys Allowed	
1740, 1754 St. Laurent & 700 Mountaineer	AM10[1658]	50m	15	MS2[1658]	50m	15	30 & 11
1760 St. Laurent	AM10	30m	9	MS2	100m	33	30 & 13

As shown in **Table 1**, the new zoning bylaw allows for higher buildings, but the development proposal may still require a variance to accommodate the height for the buildings within 1740, 1754 St. Laurent and 700 Mountaineer Pvt.

4.0 REVIEW OF NETWORK CONCEPT

A zoning allowance exercise was carried out to determine the maximum unit density under the 2026 updated zoning by-laws on the subject site (note the zoning by-law is currently under appeal but not expected to affect density of MS2 zoning). A concept plan showing this density limit has been provided in **Appendix B**.

The exercise concluded that equivalent ground floor commercial uses with over 1,088 units could be accommodated within the site. Additionally, the southern half of the site could house even more units if it was increased to the maximum 33-storey allowance.

This exercise demonstrated that the current development proposal does not exceed the maximum development density based on the 2026 zoning by-laws. As a result, a TIA Report is not required to satisfy the ZBLA application.

5.0 CONCLUSIONS AND RECOMMENDATIONS

A minor variance is required to accommodate the proposed location of buildings to adhere to city zoning by-laws. However, this memo demonstrated the development proposal does not exceed the maximum “as-of-right” unit density for the site. Therefore, a TIA Report is not required to support the ZBLA application. It is acknowledged that a TIA Report will be required to satisfy the future Site Plan Control Application.

Document Control Page

CLIENT:	Groupe Heafey		
PROJECT NAME:	700 Mountaineer Pvt, 1740, 1754 and 1760 St. Laurent Blvd		
REPORT TITLE:	ZBLA Traffic Memo		
PARSONS PROJECT NO:	911350 - 10019		
DIGITAL MASTER:	https://parsons365can.sharepoint.com/sites/Ottawa/2026 Proposals/911350 - Small Pursuits 2026/100xx - Mobility/10019 - 1740 St. Laurent (Heafey)/1740 St. Laurent Blvd - ZBLA Memo.docx		
HISTORY:	**Version**	**Originator**	**Reviewer**
	Original July 2, 2026	Juan Lavin. P.Eng.	Austin Shih. P.Eng.

Appendix A:

Proposed Site Plan



SITE INFORMATION & DEVELOPMENT STATISTICS

LOTS		**PIN**
		CON Junction GORE LOT 14 & 15
ZONING		ARTERIAL MAINSTREET, SUBZONE 10 & ARTERIAL MAINSTREET, SUBZONE 10 WITH EXCEPTION 1658
SITE AREA		
TOTAL SITE AREA:		≈18 186 m² (1.81 ha)
UNITS		
TOWER 1 & 2:		
RESIDENTIAL:		468 UNITS
TOWER 3:		
RESIDENTIAL:		292 UNITS
TOWER 4:		
RESIDENTIAL:		153 UNITS
TOTAL NUMBER OF UNITS:		913 UNITS

SPECIFIC PROVISIONS	**REQUIRED**	**PROVIDED**
MINIMUM LOT AREA	NO MIN.	18 186 m²
MINIMUM LOT WIDTH	NO MIN.	153.3 m
PARKLAND LOT CITY OF OTTAWA	10 % of lot	10 %
PARKLAND SITE AREA	18 186 x 10 %	1 820 m²
SETBACKS		
MINIMUM FRONT YARD:	0 m	2.1 m
MINIMUM INTERIOR SIDE YARD:	NO MIN.	10 m
MINIMUM REAR YARD:		
FOR A RESIDENTIAL BUILDING:	7.5 m	7.5 m
MAXIMUM BUILDING HEIGHT		
1740 St Laurent Exception [1658]:	50 m	96.4 m / 30 storeys
1760 St Laurent:	30 m	96.4 m / 30 storeys

PARKING RATES	**REQUIRED**	**PROVIDED**
TOWER 1 & 2:		
R15 - APARTMENTS:	210	245 (0.52 p/unit)
VISITOR:	91 (0.2 p/unit)	94
COMMERCIAL:	85	85
TOWER 3 & 4:		
R15 - APARTMENTS:	190	312 (0.72 p/unit)
VISITOR:	85 (0.2 p/unit)	86
COMMERCIAL:	51	51
		TOTAL: 873

BIKE PARKING	**REQUIRED**	**PROVIDED**
TOWER 1 & 2:		
RESIDENTIAL:	231	444
COMMERCIAL:	4	8
TOWER 3:		
RESIDENTIAL:	148	148
COMMERCIAL:	4	7
TOWER 4:		
RESIDENTIAL:	77	75
		TOTAL: 682

AMENITY AREA	**REQUIRED**	**PROVIDED**
TOWER 1 & 2:		
PRIVATE:	6 m² /unit = 2 796 m²	7 303 m²
SHARED:	50 %	2 257 m²
TOWER 3:		
PRIVATE:	6 m² /unit = 1 662 m²	1 495m²
SHARED:	50 %	1 226 m²
TOWER 4:		
PRIVATE:	6 m² /unit = 918 m²	2 391 m²
SHARED:	50 %	1 364m²

GFA - CITY OF OTTAWA	
TOWER 1 & 2:	29 162 m²
RESIDENTIAL:	27 114 m²
COMMERCIAL:	1 024 m²
TOWER 3:	19 511 m²
RESIDENTIAL:	17 586 m²
COMMERCIAL:	961 m²
TOWER 4:	10 236 m²
RESIDENTIAL:	10 236 m²
COMMERCIAL:	0 m²

NOTE

SITE PLAN LEGEND

- PROPERTY LINE
- MINIMUM SETBACK
- PROTECTION MARGIN
- PARKING GARAGE SETBACKS
- UPPER LEVELS SETBACKS
- PARKLAND DEDICATION
- NEW TREE
- NEW PLANTATION
- BUILDING ENTRANCE
- LANDSCAPE AREA (GRASS)
- PICKLEBALL COURT
- HORIZONTAL BICYCLE PARKING 0.6m x 1.8m
- CONCRETE SIDEWALK
- ASPHALT PAVING
- PAVING STONE
- PLANTATION BED

PROJECT

ST. LAURENT DEVELOPMENT
1740 - 1760 St. Laurent Boulevard
Ottawa, ON, K1G 1A2

OWNER

GROUPE Heafey GROUP
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GENERAL CONTRACTOR

CORSIM
2003, GILFORD STREET, MONTREAL,
QUEBEC, H2H 1H2

KEY PLAN

ARCHITECT SEAL

REVISIONS

NO	DESCRIPTION	DATE
1	FOR COORDINATION	2025-05-23

NOTE

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

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DO NOT USE FOR CONSTRUCTION

DATE	DESIGNED
2024-07-19	P.POMERLEAU
	DRAWN
	N.D.DALLAIRE
PROJECT No	CHECKED
20005	P.MARTIN

SHEET TITLE

SITE PLAN

SHEET No

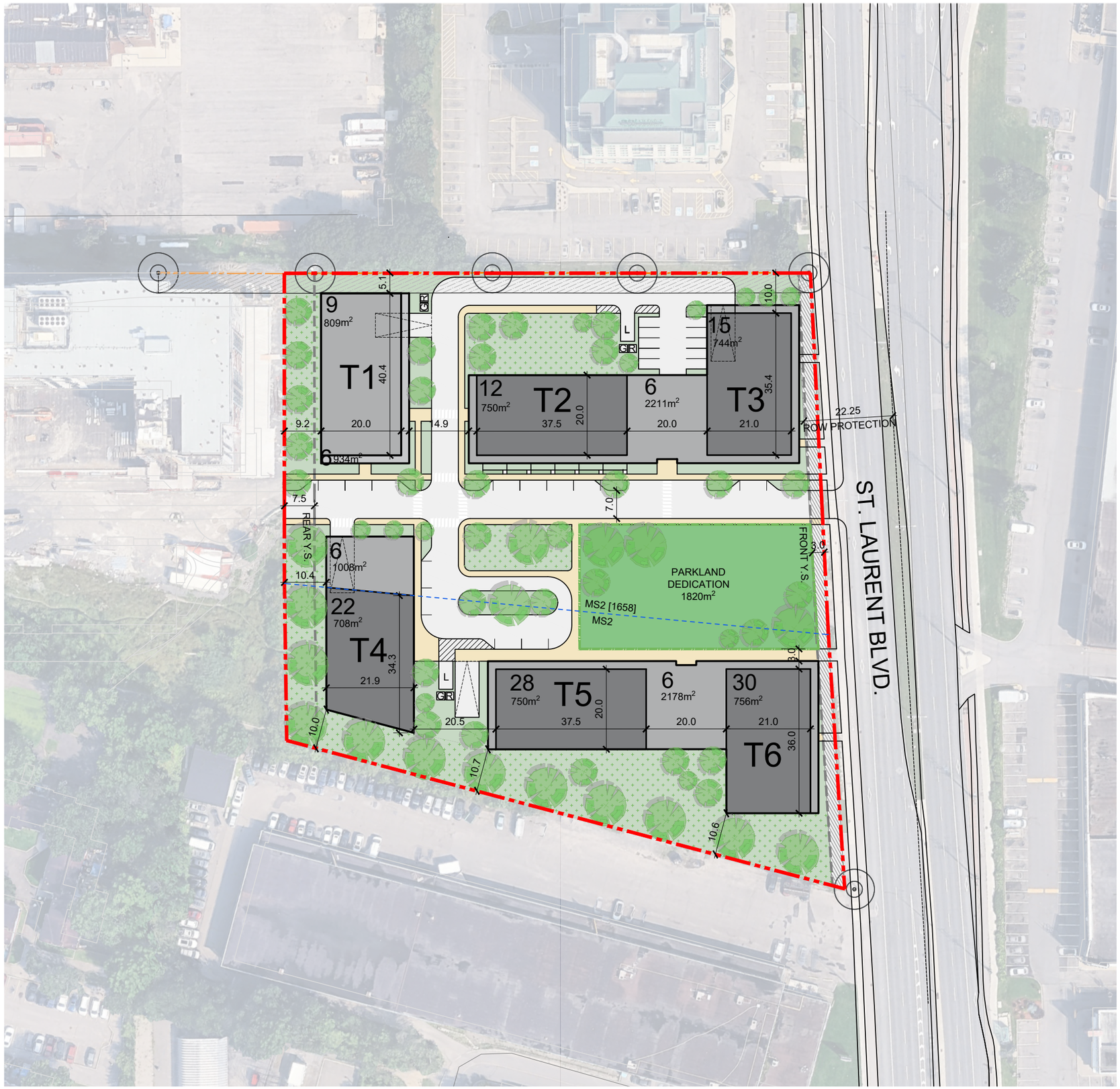
A101

Autodesk Docs://SAINT-LAURENT/20005_ST-LAURENT_GEN_R24.rvt

3003-21-0137 and 3007-12-21-0177

Appendix B:

Density Limit – 2026-50 Zoning By-Laws



SITE INFORMATION

ZONING	
New ZBL	MS2[1658] / MS2

SITE AREA		
Total Site Area:	18,186.00m²	1.82 Ha

PARKING RATES	Minimum	Maximum
Residential:	No Minimum	1.25/unit
Retail:	No Minimum	3.6/100m² GFA
Visitor:	0.1/unit less 12 units	30/building

HEIGHT	Maximum
MS2[1658]	50m
MS2	100m

SETBACKS	F.Y.*	I.S.Y.	R.Y.
	3m	No Minimum	7.5m

**F.Y.S: For any part of the building greater than 30m above grade: 3 m*

DEVELOPMENT STATISTICS

RESIDENTIAL UNITS	Avg.Size*	Count	Breakdown %
0 Bed	54m²	67	6%
1 Bed	63m²	616	57%
1 Bed + Den	70m²	69	6%
2 Bed	99m²	323	30%
2 Bed + Den	106m²	7	1%
3 Bed	119m²	6	1%
Total:		**1088**	**100%**

**Assume a different average size per Unit Type*

TOTAL BUILDING AREA	Retail	Residential
T1		8,030m²
T2+T3	1,130m²	23,337m²
T4		17,372m²
T5+T6	1,205m²	46,506m²
Total:	**2,335m²**	**95,245m²**

GFA*	Retail	Residential
T1		6,825m²
T2+T3	961m²	19,837m²
T4		14,766m²
T5+T6	1,024m²	39,530m²
Total:	**1,985m²**	**80,958m²**

**assumes an 85% efficiency*

PARKING	Required:	Provided:
Residential:	0	TBD
Visitor:	108	TBD
Retail:	0	TBD
Total:	**108**	**TBD**

PARKLAND DEDICATION (10%)	Required:	Provided:
	1,819m²	1,820m²

AMENITIES	Required:	Provided:
Required:	6,528m²	TBD

NOTES

1. Assumes typical Residential floor height of 3m. Assumes Retail Ground floor height of 4m.

2. For the purpose of this concept, assume a different average size per unit type to calculate the approximate total number of units. Refer to the Residential Units Average Sizes for the assumptions.

3. *GFA: as defined in City of Ottawa Zoning Bylaw means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls, but excluding areas dedicated for uses such as mechanical and electrical rooms, common hallways, corridors, staircases and elevators, interior amenities, bicycle storage and parking. Assume 85% efficiency for Retail, Office and Apartment buildings. Areas are approximate. Building includes interior amenity areas for the residents.

4. The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images and a survey. The site area follows per legal survey.

5. This concept is part of a development concept report and should be interpreted as per findings and descriptions of such report. This concept may require minor variances for setback reduction, parking, heights, etc.

1740 - 1760 ST LAURENT BLVD OTTAWA

CONCEPT PLAN



LEGEND

- PROPOSED BUILDING
- PARKING DEDICATION
- AMENITY SPACE
- LANDSCAPING
- POPS / PLAZA
- RIGHT-OF-WAY WIDENING PROTECTION
- HYDRO LINE BUFFER
- SUBJECT PROPERTY BOUNDARY
- PROPERTY BOUNDARY
- SETBACKS
- HYDRO LINE
- MS2 & MS2 [1658] ZONE BOUNDARY
- HYDRO POLE
- TREES

0 5m 10m 20m 40m

No.	REVISION	DATE	BY
1	CONCEPT PLAN	2026.06.26	TT

CLIENT
GROUPE HEAFEY

FOTENN Planning + Design

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DESIGNED	TT
REVIEWED	RP
DATE	2026.06.26

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