1440 Blair Towers Pl

UDRP DESIGN BRIEF | DECEMBER 20TH, 2024

LEGROUPE MAURICE LES RETRAITÉS NOUS HABITENT

FOTENN Planning + Design

HOBIN ARCHITECTURE

PROJECT STATISTICS

SITE AREA = 118,960 ft^2
10% PARKLAND PROVIDED = 11,896 ft^2
TOTAL CORNER LOT AREA = 13,603 ft^2
TOTAL PROJECT SITE AREA = 105,357 ft^2
TOTAL UNITS = 398
FOOTPRINT AREA = 35,587 ft^2

LOT COVERAGE = 32.5% (OF PROJECT SITE AREA)
OPEN SPACE = 67.5%

PARKING SUMMARY

TOTAL PARKING COUNT = 293

TOTAL ABOVE GROUND PARKING	
PARKING SPACE 5200 X 2600 VISITOR	6
PARKING SPACE 6700 X 2600 VISITOR	10
	16
TOTAL BELOW GRADE PARKING P1	
PARKING SPACE 5500X2400 SMALL	3
PARKING SPOT 5500 X 2600	3
PARKING SPOT 5500 X 2750	124
	130
TOTAL BELOW GRADE PARKING P2	
PARKING SPACE 5500X2400 SMALL	3
PARKING SPOT 5500 X 2600	6
PARKING SPOT 5500 X 2750	138
	147

BICYCLE PARKING SUMMARY

TOTAL SURFACE LEVEL BICYCLE PARKING = 6

TOTAL UNDERGROUND BICYCLE PARKING
P1 = 62
P2 = 32

TOTAL BICYCLE PARKING COUNT = 100

ZONING GFA SUMMARY

* AS PER SECTION 54 (DEFINITIONS-GROSS FLOOR AREA) CITY OF OTTAWA ZONING BY-LAW.

	GFA PER FLOOR		# OF FLOORS	TOTAL GFA	
LEVEL 2-4	2,194 m^2	23,611 ft^2	3	6,581 m^2	70,832 ft^2
LEVEL 5-6	2,049 m^2	22,058 ft^2	2	4,099 m^2	44,116 ft^2
LEVEL 7 NORTH	631 m^2	6,788 ft^2	1	631 m^2	6,788 ft^2
LEVEL 7 SOUTH	491 m^2	5,290 ft^2	1	491 m^2	5,290 ft^2
LEVEL 8-17 NORTH	646 m^2	6,956 ft^2	10	6,462 m^2	69,561 ft^2
LEVEL 8-17 SOUTH	644 m^2	6,936 ft^2	10	6,443 m^2	69,355 ft^2
LEVEL 18 NORTH	512 m^2	5,508 ft^2	1	512 m^2	5,508 ft^2
LEVEL 18 SOUTH	644 m^2	6,936 ft^2	1	644 m^2	6,936 ft^2
LEVEL 19-22	644 m^2	6,936 ft^2	4	2,577 m^2	27,742 ft^2
ZONING GFA TOTAL				28,440 m^2	306,128 ft^2

GFA SUMMARY *(NOT INCLUDING PARKING)*

	GFA PER FLOOR		# OF FLOORS	TOTAL GFA	
LEVEL 1	3,306 m^2	35,587 ft^2	1	3,306 m^2	35,587 ft^2
LEVEL 2-4	2,635 m^2	28,368 ft^2	3	7,906 m^2	85,105 ft^2
LEVEL 5-6	2,479 m^2	26,683 ft^2	2	4,958 m^2	53,366 ft^2
LEVEL 7 NORTH	811 m^2	8,728 ft^2	1	811 m^2	8,728 ft^2
LEVEL 7 SOUTH	811 m^2	8,728 ft^2	1	811 m^2	8,728 ft^2
LEVEL 7 TERRACE	870 m^2	9,366 ft^2	1	870 m^2	9,366 ft^2
LEVEL 8-17 NORTH	811 m^2	8,728 ft^2	10	8,109 m^2	87,280 ft^2
LEVEL 8-17 SOUTH	811 m^2	8,728 ft^2	10	8,109 m^2	87,280 ft^2
LEVEL18 NORTH	811 m^2	8,728 ft^2	1	811 m^2	8,728 ft^2
LEVEL18 SOUTH	811 m^2	8,728 ft^2	1	811 m^2	8,728 ft^2
LEVEL 19-22	811 m^2	8,728 ft^2	4	3,243 m^2	34,912 ft^2
				39,745 m^2	427,807 ft^2

GFA SUMMARY - PARKING *(UNDERGROUND)*

	# OF FLOORS	TOTAL GFA	
P2 PARKING	1	6,715 m^2	72,280 ft^2
P1 PARKING	1	6,715 m^2	72,280 ft^2
		13,430 m^2	144,560 ft^2

NET RES AREA SUMMARY

	NET RES AREA PER FLOOR		# OF FLOORS	TOTAL NET RES AREA		EFF.
LEVEL 2-4	2,289 m^2	24,637 ft^2	3	6,866 m^2	73,910 ft^2	86.85%
LEVEL 5-6	2,139 m^2	23,028 ft^2	2	4,279 m^2	46,057 ft^2	86.30%
LEVEL 7 NORTH	676 m^2	7,277 ft^2	1	676 m^2	7,277 ft^2	83.38%
LEVEL 7 SOUTH	527 m^2	5,669 ft^2	1	527 m^2	5,669 ft^2	64.95%
LEVEL 8-17 NORTH	692 m^2	7,453 ft^2	10	6,924 m^2	74,527 ft^2	85.39%
LEVEL 8-17 SOUTH	690 m^2	7,431 ft^2	10	6,904 m^2	74,309 ft^2	851.38%
LEVEL 18 NORTH	531 m^2	5,711 ft^2	1	531 m^2	5,711 ft^2	6.54%
LEVEL 18 SOUTH	676 m^2	7,277 ft^2	1	676 m^2	7,277 ft^2	83.38%
LEVEL 19-22	676 m^2	7,277 ft^2	4	2,704 m^2	29,109 ft^2	83.38%
TOTAL NET RES AREA	8,896 m^2	95,761 ft^2		30,086 m^2	323,847 ft^2	

AMENITY AREA SUMMARY *(COMMUNAL)*

		TOTAL AMENITYGFA	
LEVEL 1	INT. AMENITY - LEVEL 1	2,827 m^2	30,426 ft^2
LEVEL 1	EXT. AMENITY - REAR COURTYARD	1,251 m^2	13,464 ft^2
LEVEL 1	EXT. AMENITY - FRONT TERRACE	310 m^2	3,338 ft^2
LEVEL 7 SOUTH TOWER	INT. AMENITY - CINEMA	145 m^2	1,557 ft^2
LEVEL 7	EXT. AMENITY - ROOF TOP TERRACE	854 m^2	9,195 ft^2
LEVEL 18 NORTH TOWER	INT. AMENITY - SALON PANORAMIQUE	151 m^2	1,622 ft^2
TOTAL AMENITY AREA PROVIDED		5,537 m^2	59,602 ft^2

TOTAL AMENITY AREA REQUIRED = 6 m^2 X 398 UNITS = 2,388 m^2
**** 50% OF REQUIRED AMENITY AREA IS COMMUNAL = 1,194 m^2***

HOBIN ARCHITECTURE

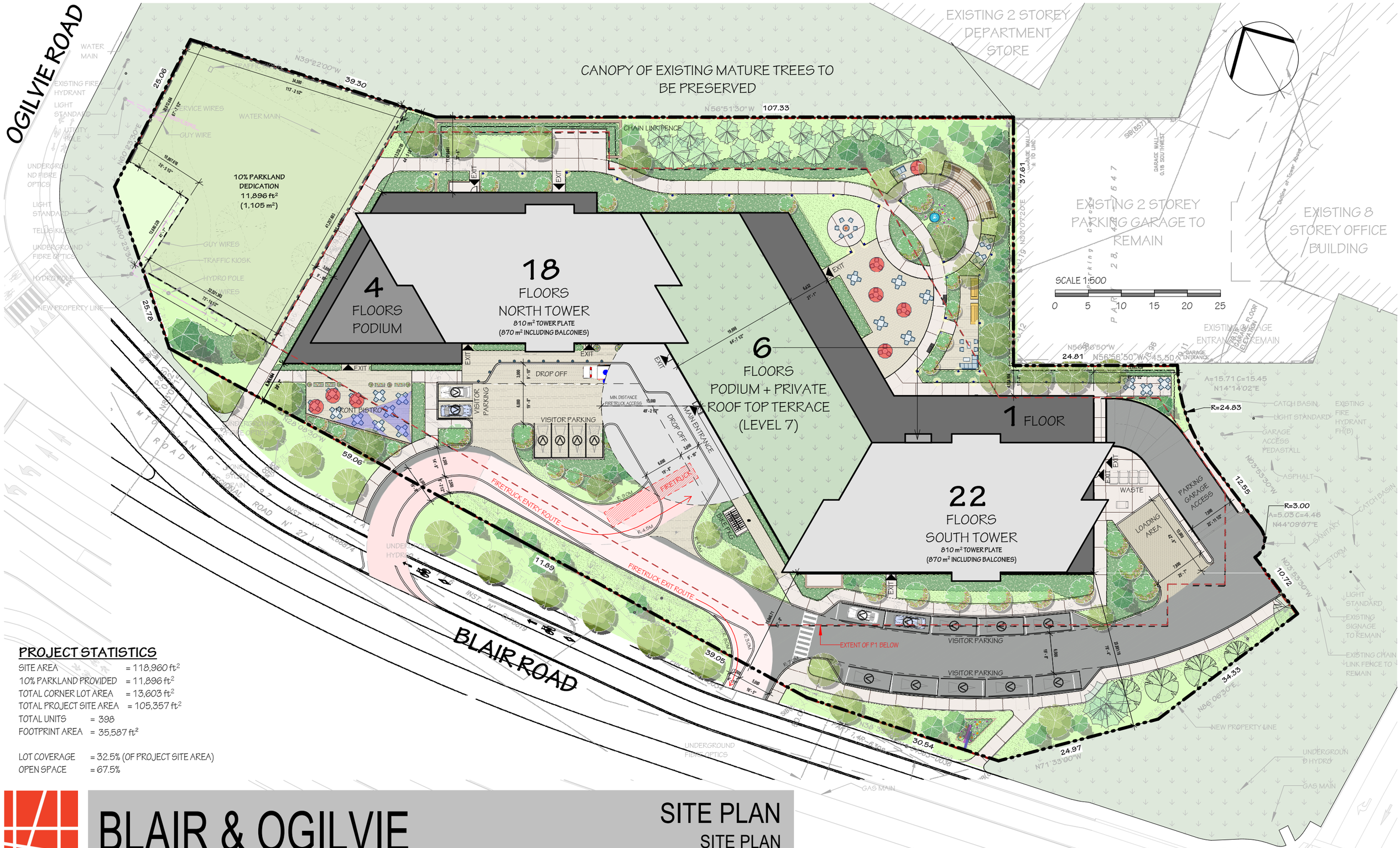
BLAIR & OGILVIE

1440 Blair Towers Pl

PROJECT STATS

SCALE

December 20, 2024



PROJECT STATISTICS

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TOTAL PROJECT SITE AREA = 105,357 ft²
TOTAL UNITS = 398
FOOTPRINT AREA = 35,587 ft²

LOT COVERAGE = 32.5% (OF PROJECT SITE AREA)
OPEN SPACE = 67.5%

HOBIN ARCHITECTURE

BLAIR & OGILVIE

1440 Blair Towers Pl

SITE PLAN

SITE PLAN

SCALE 1 : 500

December 20, 2024

SCALE 1:500

0 5 10 15 20 25

HOBIN ARCHITECTURE

BLAIR & OGILVIE

1440 Blair Towers Pl

FLOOR PLAN

LEVEL P1

SCALE 1 : 500

December 20, 2024

GFA SUMMARY

	GFA PER FLOOR			TOTAL GFA LEVEL P1	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
PARKING GARAGE P1	6,735 m²	72,497 ft²	1	6,735 m²	72,497 ft²
TOTAL GFA	6,735 m²	72,497 ft²		6,735 m²	72,497 ft²

TOTAL BELOW GRADE PARKING P1	
PARKING SPACE 5500X2400 SMALL	3
PARKING SPOT 5500 X 2600	3
PARKING SPOT 5500 X 2750	124
	130

SCALE 1:500

0 5 10 15 20 25

BLAIR & OGILVIE

1440 Blair Towers Pl

HOBIN ARCHITECTURE

FLOOR PLAN

LEVEL P2

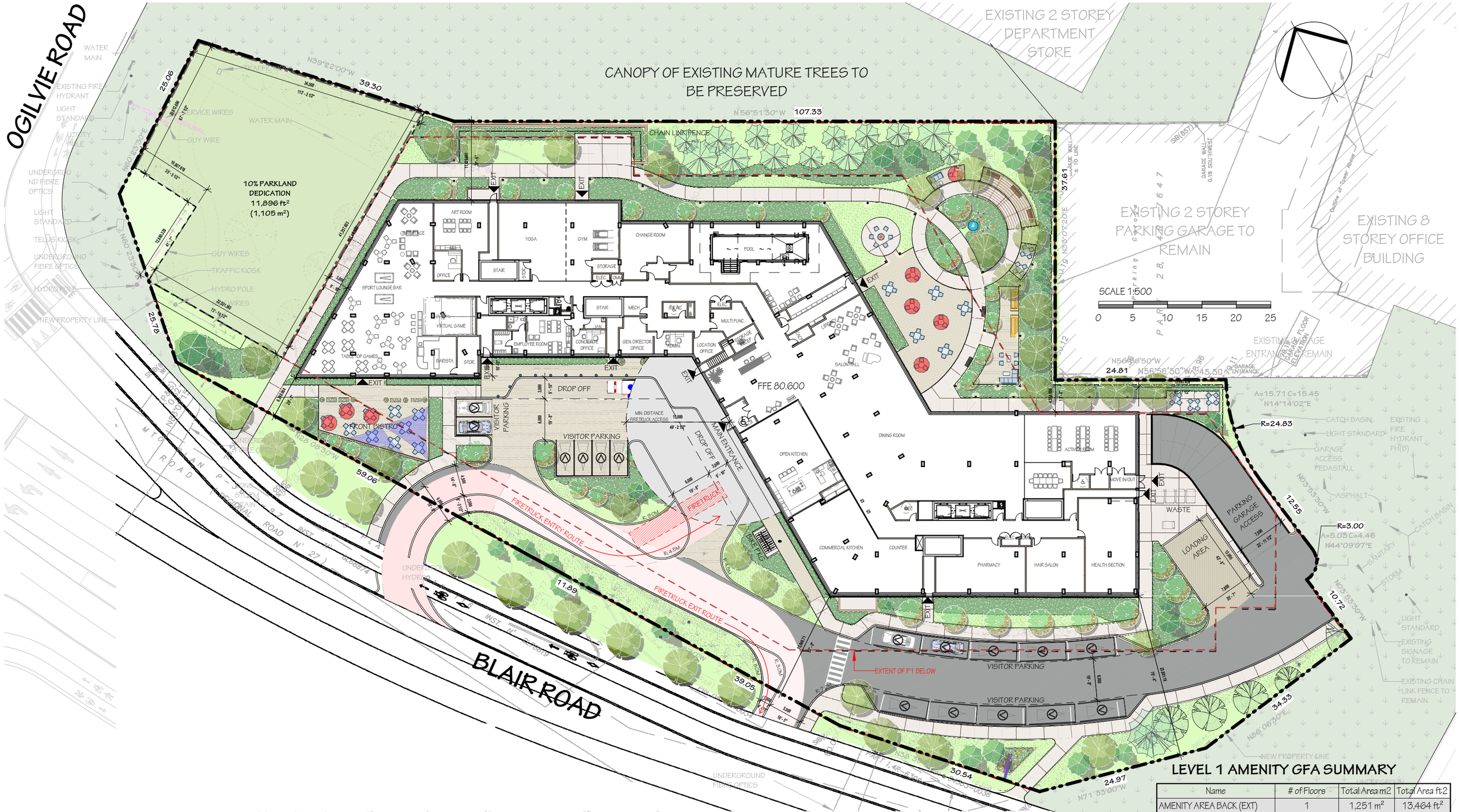
SCALE 1 : 500

December 20, 2024

GFA SUMMARY

	GFA PER FLOOR			TOTAL GFA LEVEL P2	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
PARKING GARAGE P1	6,735 m²	72,497 ft²	1	6,735 m²	72,497 ft²
TOTAL GFA	6,735 m²	72,497 ft²		6,735 m²	72,497 ft²

TOTAL BELOW GRADE PARKING P2	
PARKING SPACE 5500X2400 SMALL	3
PARKING SPOT 5500 X 2600	6
PARKING SPOT 5500 X 2750	138
	147



LEVEL 1 AMENITY GFA SUMMARY

Name	# of Floors	Total Area m2	Total Area ft2
AMENITY AREA BACK (EXT)	1	1,251 m²	13,464 ft²
AMENITY AREA FRONT (EXT)	1	310 m²	3,338 ft²
		1,561 m²	16,802 ft²

TOTAL ABOVE GROUND PARKING	
PARKING SPACE 5290 X 2600 VISITOR	6
PARKING SPACE 6700 X 2600 VISITOR	10
	16

GFA SUMMARY

	GFA PER FLOOR			TOTAL GFA LEVEL 1	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
COMMON AREA	2,827 m²	30,426 ft²	1	2,827 m²	30,426 ft²
AMENITY AREA (EXT)	1,561 m²	16,802 ft²	1	1,561 m²	16,802 ft²
TOTAL GFA	4,388 m²	47,228 ft²		4,388 m²	47,228 ft²

HOBIN ARCHITECTURE

BLAIR & OGILVIE

1440 Blair Towers Pl

FLOOR PLAN

LEVEL 1

SCALE 1 : 500

December 20, 2024

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BACH (1½)	3	3	9
1 BED (3½)	15	3	45
1 BED (3½) + BAY	7	3	21
1 BED (3½) + DEN	3	3	9
2 BED (4½)	3	3	9
3 BED (5½)	2	3	6
	33		99

SCALE 1:500

0 5 10 15 20 25

HOBIN ARCHITECTURE

BLAIR & OGILVIE

1440 Blair Towers Pl

FLOOR PLAN

LEVEL 2-4

SCALE 1 : 500

December 20, 2024

GFA SUMMARY

	GFA PER FLOOR			TOTAL GFA LEVEL 2-4	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	2,289 m²	24,637 ft²	3	6,866 m²	73,910 ft²
COMMON AREA	347 m²	3,731 ft²	3	1,040 m²	11,194 ft²
TOTAL GFA	2,635 m²	28,368 ft²		7,906 m²	85,105 ft²

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BACH (1½)	3	2	6
1 BED (3½)	16	2	32
1 BED (3½) + BAY	5	2	10
1 BED (3½) + DEN	2	2	4
2 BED (4½)	3	2	6
2 BED (4½) + BAY	1	2	2
3 BED (5½)	1	2	2
	31		62

SCALE 1:500

0 5 10 15 20 25

HOBIN ARCHITECTURE

BLAIR & OGILVIE

1440 Blair Towers Pl

FLOOR PLAN

LEVEL 5-6

SCALE 1 : 500

December 20, 2024

GFA SUMMARY

	GFA PER FLOOR			TOTAL GFA LEVEL 5-6	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	2,139 m²	23,028 ft²	2	4,279 m²	46,057 ft²
COMMON AREA	340 m²	3,655 ft²	2	679 m²	7,309 ft²
TOTAL GFA	2,479 m²	26,683 ft²		4,958 m²	53,366 ft²

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BED (2½) + BAY	2	1	2
1 BED (3½)	1	1	1
1 BED (3½) + BAY	4	1	4
2 BED (4½)	6	1	6
2 BED (4½) + BAY	1	1	1
2 BED (4½) + DEN	1	1	1
	15		15

SCALE 1:500

0 5 10 15 20 25

AMENITY AREA SUMMARY

	Total Area m2	Total Area ft2
AMENITY AREA (EXT)	854 m²	9,195 ft²
AMENITY AREA (INT)	152 m²	1,634 ft²

SOUTH TOWER GFA SUMMARY

	GFA PER FLOOR			TOTAL GFA LEVEL 7	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	527 m²	5,669 ft²	1	527 m²	5,669 ft²
COMMON AREA	132 m²	1,426 ft²	1	132 m²	1,426 ft²
AMENITY AREA (INT)	152 m²	1,634 ft²	1	152 m²	1,634 ft²
TOTAL GFA	811 m²	8,728 ft²		811 m²	8,728 ft²
TOTAL GFA *INCLUDING BALCONIES	870 m²	9,369 ft²	1	870 m²	9,369 ft²

NORTH TOWER GFA SUMMARY

	GFA PER FLOOR			TOTAL GFA LEVEL 7	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	676 m²	7,277 ft²	1	676 m²	7,277 ft²
COMMON AREA	135 m²	1,451 ft²	1	135 m²	1,451 ft²
TOTAL GFA	811 m²	8,728 ft²		811 m²	8,728 ft²
TOTAL GFA *INCLUDING BALCONIES	870 m²	9,369 ft²	1	870 m²	9,369 ft²

HOBIN ARCHITECTURE

BLAIR & OGILVIE

1440 Blair Towers Pl

FLOOR PLAN

LEVEL 7

SCALE 1 : 500

December 20, 2024

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BED (2½) + BAY	2	10	20
1 BED (3½)	2	10	20
1 BED (3½) + BAY	4	10	40
2 BED (4½)	7	10	70
2 BED (4½) + BAY	1	10	10
2 BED (4½) + DEN	1	10	10
	17		170

SCALE 1:500

0 5 10 15 20 25

HOBIN ARCHITECTURE

BLAIR & OGILVIE

1440 Blair Towers Pl

FLOOR PLAN

LEVEL 8-17

SCALE 1 : 500

December 20, 2024

NORTH TOWER GFA SUMMARY

	GFA PER FLOOR			TOTAL GFA LEVEL 8-17	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	692 m²	7,453 ft²	10	6,924 m²	74,527 ft²
COMMON AREA	118 m²	1,275 ft²	10	1,185 m²	12,753 ft²
TOTAL GFA	811 m²	8,728 ft²		8,109 m²	87,280 ft²
TOTAL GFA * INCLUDING BALCONIES	870 m²	9,369 ft²	10	8,704 m²	93,692 ft²

SOUTH TOWER GFA SUMMARY

	GFA PER FLOOR			TOTAL GFA LEVEL 8-17	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	690 m²	7,431 ft²	10	6,904 m²	74,309 ft²
COMMON AREA	121 m²	1,297 ft²	10	1,205 m²	12,971 ft²
TOTAL GFA	811 m²	8,728 ft²		8,109 m²	87,280 ft²
TOTAL GFA * INCLUDING BALCONIES	870 m²	9,369 ft²	10	8,704 m²	93,692 ft²

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BED (2½) + BAY	3	1	3
1 BED (3½)	1	1	1
1 BED (3½) + BAY	4	1	4
1 BED (3½) + DEN	1	1	1
2 BED (4½)	6	1	6
2 BED (4½) + DEN + BAY	1	1	1
	16		16

SCALE 1:500

0 5 10 15 20 25

NORTH TOWER GFA SUMMARY

	GFA PER FLOOR			TOTAL GFA LEVEL 18	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	531 m²	5,711 ft²	1	531 m²	5,711 ft²
COMMON AREA	130 m²	1,395 ft²	1	130 m²	1,395 ft²
AMENITY AREA (INT)	151 m²	1,622 ft²	1	151 m²	1,622 ft²
TOTAL GFA	811 m²	8,728 ft²		811 m²	8,728 ft²
TOTAL GFA *INCLUDING BALCONIES	870 m²	9,369 ft²	1	870 m²	9,369 ft²

AMENITY AREA SUMMARY

	Total Area m2	Total Area ft2
AMENITY AREA (INT)	151 m²	1,622 ft²

SOUTH TOWER GFA SUMMARY

	GFA PER FLOOR			TOTAL GFA LEVEL 18	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	676 m²	7,277 ft²	1	676 m²	7,277 ft²
COMMON AREA	135 m²	1,451 ft²	1	135 m²	1,451 ft²
TOTAL GFA	811 m²	8,728 ft²		811 m²	8,728 ft²
TOTAL GFA *INCLUDING BALCONIES	870 m²	9,369 ft²	1	870 m²	9,369 ft²

HOBIN ARCHITECTURE

BLAIR & OGILVIE

1440 Blair Towers Pl

FLOOR PLAN

LEVEL 18

SCALE 1 : 500

December 20, 2024

UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BED (2½) + BAY	2	4	8
1 BED (3½)	1	4	4
1 BED (3½) + BAY	2	4	8
2 BED (4½)	4	4	16
	9		36

SCALE 1:500

0 5 10 15 20 25

HOBIN ARCHITECTURE

BLAIR & OGILVIE

1440 Blair Towers Pl

FLOOR PLAN

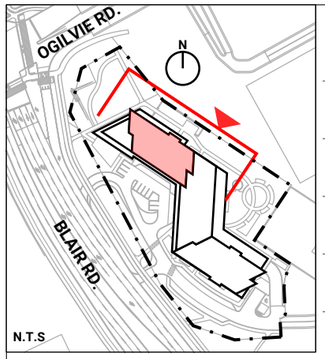
LEVEL 19-22

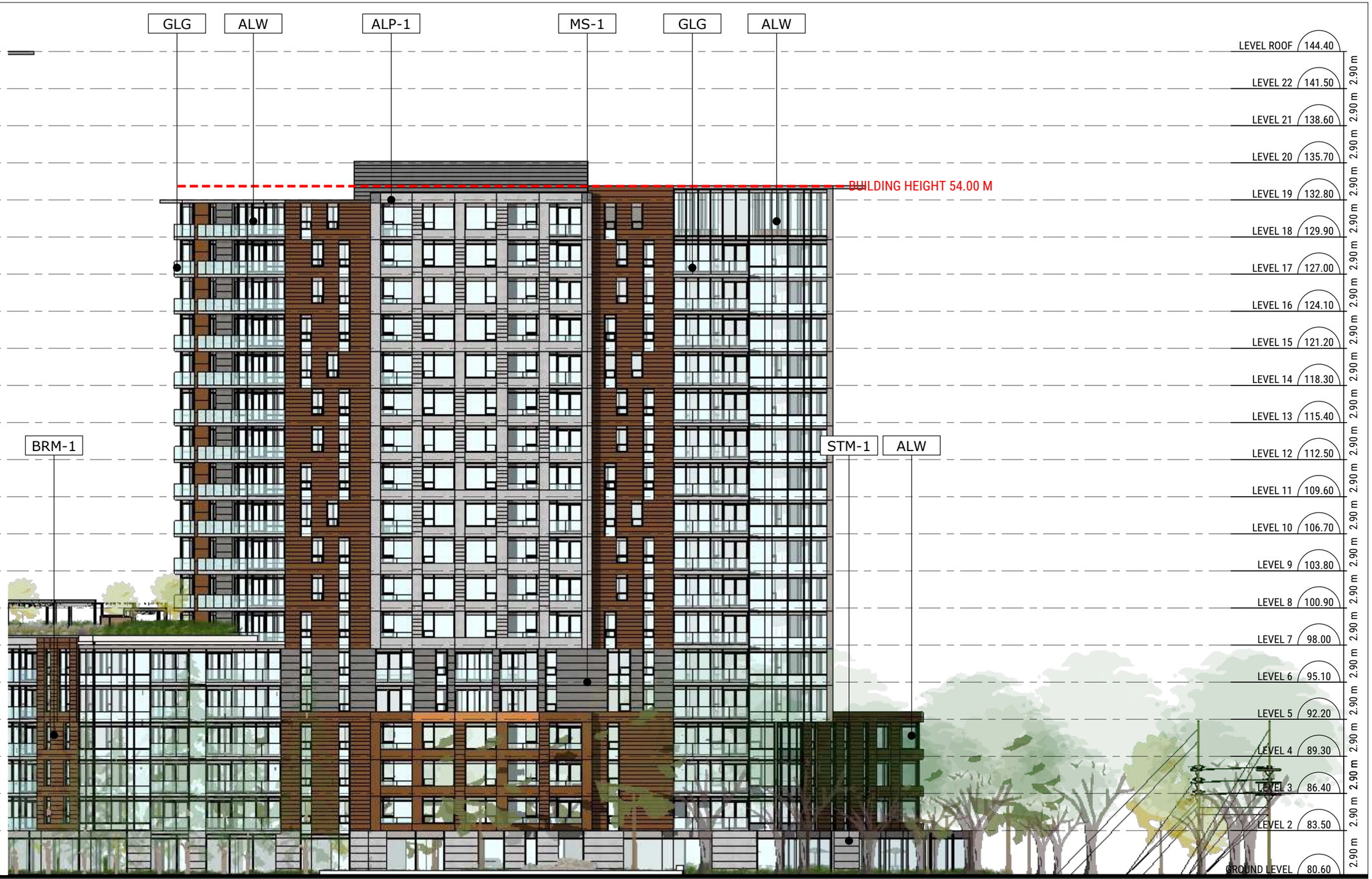
SCALE 1 : 500

December 20, 2024

SOUTH TOWER GFA SUMMARY

	GFA PER FLOOR			TOTAL GFA LEVEL 19-22	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	676 m²	7,277 ft²	4	2,704 m²	29,109 ft²
COMMON AREA	135 m²	1,451 ft²	4	539 m²	5,802 ft²
TOTAL GFA	811 m²	8,728 ft²		3,243 m²	34,912 ft²
TOTAL GFA *INCLUDING BALCONIES	870 m²	9,369 ft²	4	3,482 m²	37,477 ft²





ALP-1	ALUMINUM PANEL 1
BRM-1	BRICK MASONRY 1 / TERRACOTTA SIDING
STM-1	STONE MASONRY
MS-1	METAL SIDING 1
GLG	GLASS GUARD RAIL
ALW	ALUMINUM WINDOWS / SPANDREL GLASS

HOBIN

Blair and Ogilvie Road

1440 Blair Towers Pl, Ottawa, ON

EAST ELEVATION (NORTH TOWER)

SCALE 1:300
DECEMBER 2024

ALP-1	ALUMINUM PANEL 1
BRM-1	BRICK MASONRY 1 / TERRACOTTA SIDING
STM-1	STONE MASONRY
MS-1	METAL SIDING 1
GLG	GLASS GUARD RAIL
ALW	ALUMINUM WINDOWS / SPANDREL GLASS

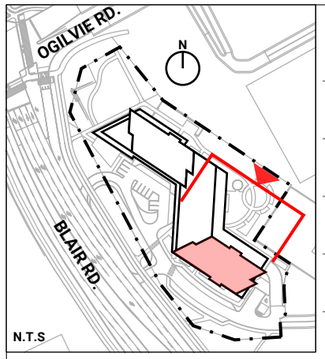
HOBIN

Blair and Ogilvie Road

1440 Blair Towers Pl, Ottawa, ON

NORTH ELEVATION

SCALE 1:300
DECEMBER 2024



LEVEL ROOF	144.40	
		2.90 m
LEVEL 22	141.50	
		2.90 m
LEVEL 21	138.60	
		2.90 m
LEVEL 20	135.70	
		2.90 m
LEVEL 19	132.80	
		2.90 m
LEVEL 18	129.90	
		2.90 m
LEVEL 17	127.00	
		2.90 m
LEVEL 16	124.10	
		2.90 m
LEVEL 15	121.20	
		2.90 m
LEVEL 14	118.30	
		2.90 m
LEVEL 13	115.40	
		2.90 m
LEVEL 12	112.50	
		2.90 m
LEVEL 11	109.60	
		2.90 m
LEVEL 10	106.70	
		2.90 m
LEVEL 9	103.80	
		2.90 m
LEVEL 8	100.90	
		2.90 m
LEVEL 7	98.00	
		2.90 m
LEVEL 6	95.10	
		2.90 m
LEVEL 5	92.20	
		2.90 m
LEVEL 4	89.30	
		2.90 m
LEVEL 3	86.40	
		2.90 m
LEVEL 2	83.50	
		2.90 m
GROUND LEVEL	80.60	

ALP-1	ALUMINUM PANEL 1
BRM-1	BRICK MASONRY 1 / TERRACOTTA SIDING
STM-1	STONE MASONRY
MS-1	METAL SIDING 1
GLG	GLASS GUARD RAIL
ALW	ALUMINUM WINDOWS / SPANDREL GLASS

HOBIN

Blair and Ogilvie Road

1440 Blair Towers Pl, Ottawa, ON

EAST ELEVATION (SOUTH TOWER)

SCALE 1:300
DECEMBER 2024

ALP-1	ALUMINUM PANEL 1
BRM-1	BRICK MASONRY 1 / TERRACOTTA SIDING
STM-1	STONE MASONRY
MS-1	METAL SIDING 1
GLG	GLASS GUARD RAIL
ALW	ALUMINUM WINDOWS / SPANDREL GLASS

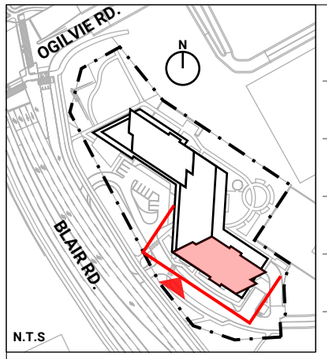
HOBIN

Blair and Ogilvie Road

1440 Blair Towers Pl, Ottawa, ON

WEST ELEVATION (NORTH TOWER)

SCALE 1:300
DECEMBER 2024



ALP-1	ALUMINUM PANEL 1
BRM-1	BRICK MASONRY 1 / TERRACOTTA SIDING
STM-1	STONE MASONRY
MS-1	METAL SIDING 1
GLG	GLASS GUARD RAIL
ALW	ALUMINUM WINDOWS / SPANDREL GLASS

HOBIN

Blair and Ogilvie Road

1440 Blair Towers Pl, Ottawa, ON

WEST ELEVATION (SOUTH TOWER)

SCALE 1:300
DECEMBER 2024

ALP-1	ALUMINUM PANEL 1
BRM-1	BRICK MASONRY 1 / TERRACOTTA SIDING
STM-1	STONE MASONRY
MS-1	METAL SIDING 1
GLG	GLASS GUARD RAIL
ALW	ALUMINUM WINDOWS / SPANDREL GLASS

HOBIN

Blair and Ogilvie Road

1440 Blair Towers Pl, Ottawa, ON

SOUTH ELEVATION

SCALE 1:300
DECEMBER 2024

Sun Shadow Analysis Written Summary

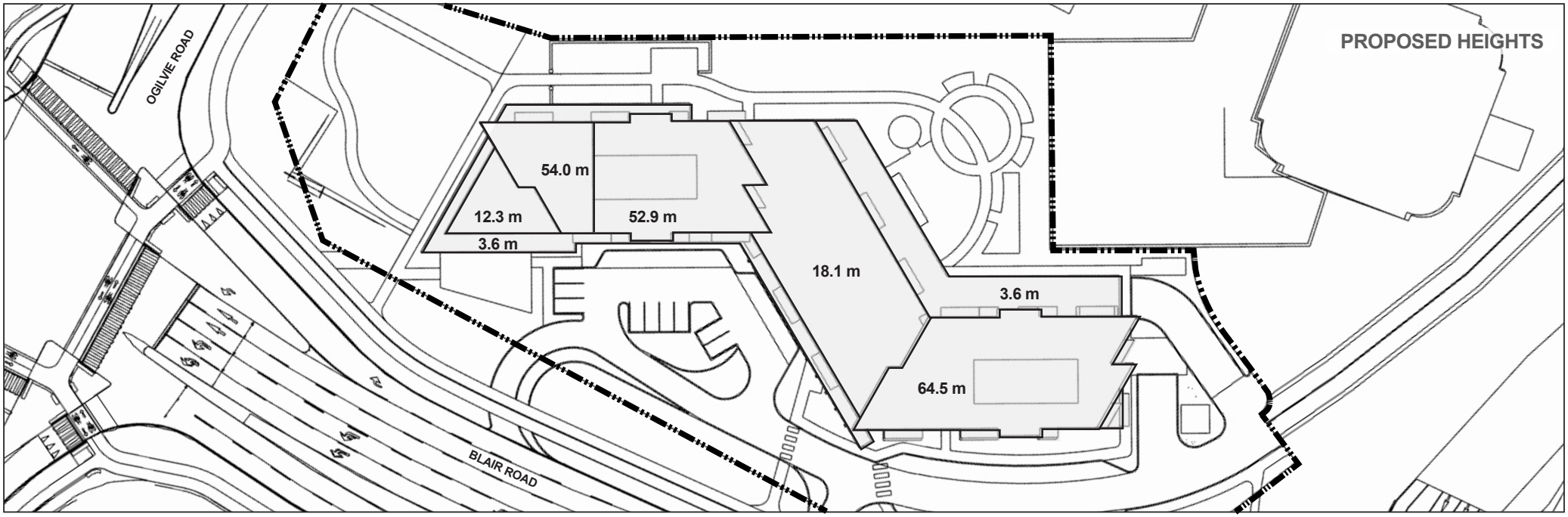
Shadow impacts:

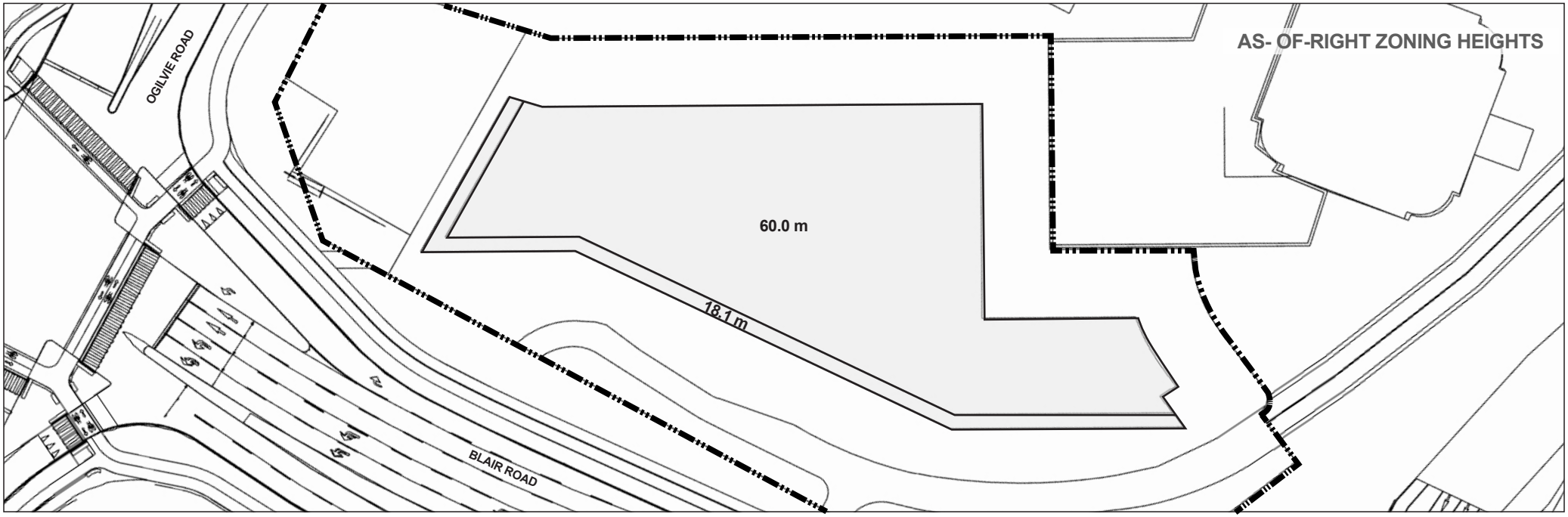
Sensitive areas within the sun shadow analysis' study area include arterial mainstreets (Blair Road and Ogilvie Road) and a park. This sun shadow study represents the park spaces as a green hatch and Hazeldean Road as a blue dashed line (refer to sensitive areas legend).

Public spaces including parks, open spaces and plazas are not impacted by the criteria of any new net shadow that results in an average of 50% of any public space being cast in shadow for 5 or more hourly interval times during the September test date.

The arterial mainstreet of Blair Road and Ogilvie Road area not impacted by the criteria of a new net shadow in any one spot for more than 3 consecutive hourly test times of the sidewalk on the opposite side of the street, being cast in shadow during the September test date.

No new net shadow within the no impact zone of any residential private outdoor amenity space is being cast in shadow for more than two consecutive hourly test times during the June and September test date. In summary, the proposed building projects less rear yard shadow compared to the as-of-right massing.





1:1000

0 m 10 m 20 m 50 m

HOBIN

BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

Company:	Hobin Architecture	**Application No.:**	UDRP Presentation
Prepared by:	Cristina Hoang	**Application Type:**	
Date:	SEP 19, 2024	**Scale:**	1:2000

As-Of-Right & Proposed
HEIGHT & MASSING

LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

1:2000

0 m 10 m 20 m 50 m 100 m

HOBIN

BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

Company:	Hobin Architecture	**Application No.:**	UDRP Presentation
Prepared by:	Cristina Hoang	**Application Type:**	
Date:	SEP 19, 2024	**Scale:**	1:2000

Figure test time:
JUNE 21 8:00am
Eastern Daylight Time (EDT) = Universal Time, 4 hours

LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
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1:2000

0 m 10 m 20 m 50 m 100 m

HOBIN

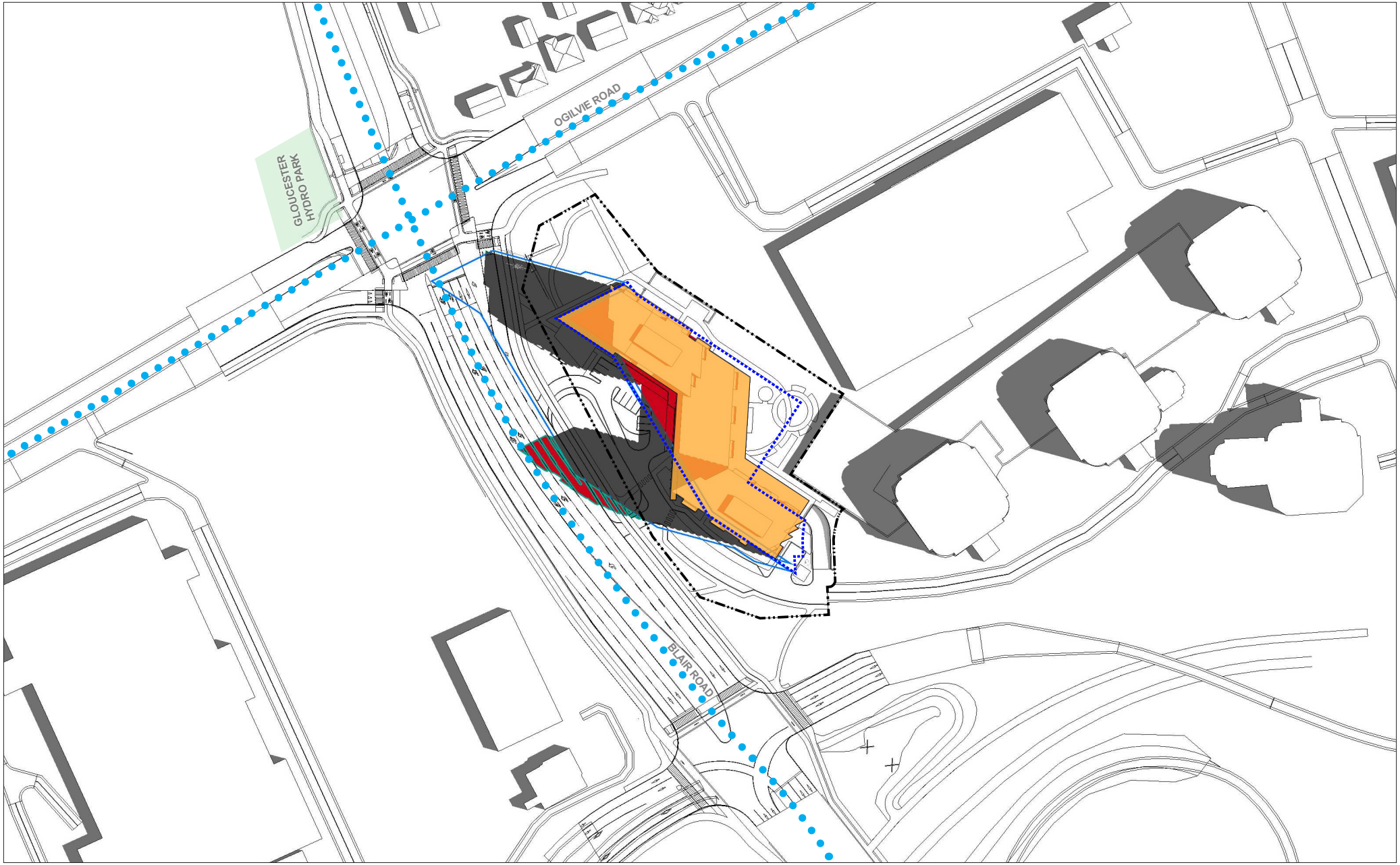
BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

Company:	Hobin Architecture	**Application No.:**	UDRP Presentation
Prepared by:	Cristina Hoang	**Application Type:**	
Date:	SEP 19, 2024	**Scale:**	1:2000

Figure test time:
JUNE 21 9:00am
Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:

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SENSITIVE AREAS:

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1:2000
0 m 10 m 20 m 50 m 100 m

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Top-View Shadow Analysis

Company:	Hobin Architecture
Prepared by:	Cristina Hoang
Date:	SEP 19, 2024
Application No.:	UDRP Presentation
Application Type:	
Scale:	1:2000

Figure test time:
JUNE 21 10:00am
Eastern Daylight Time (EDT) = Universal Time, 4 hours

LEGEND:

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1440 BLAIR TOWERS PL, OTTAWA, ON

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Prepared by:	Cristina Hoang
Date:	SEP 19, 2024
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Application Type:	
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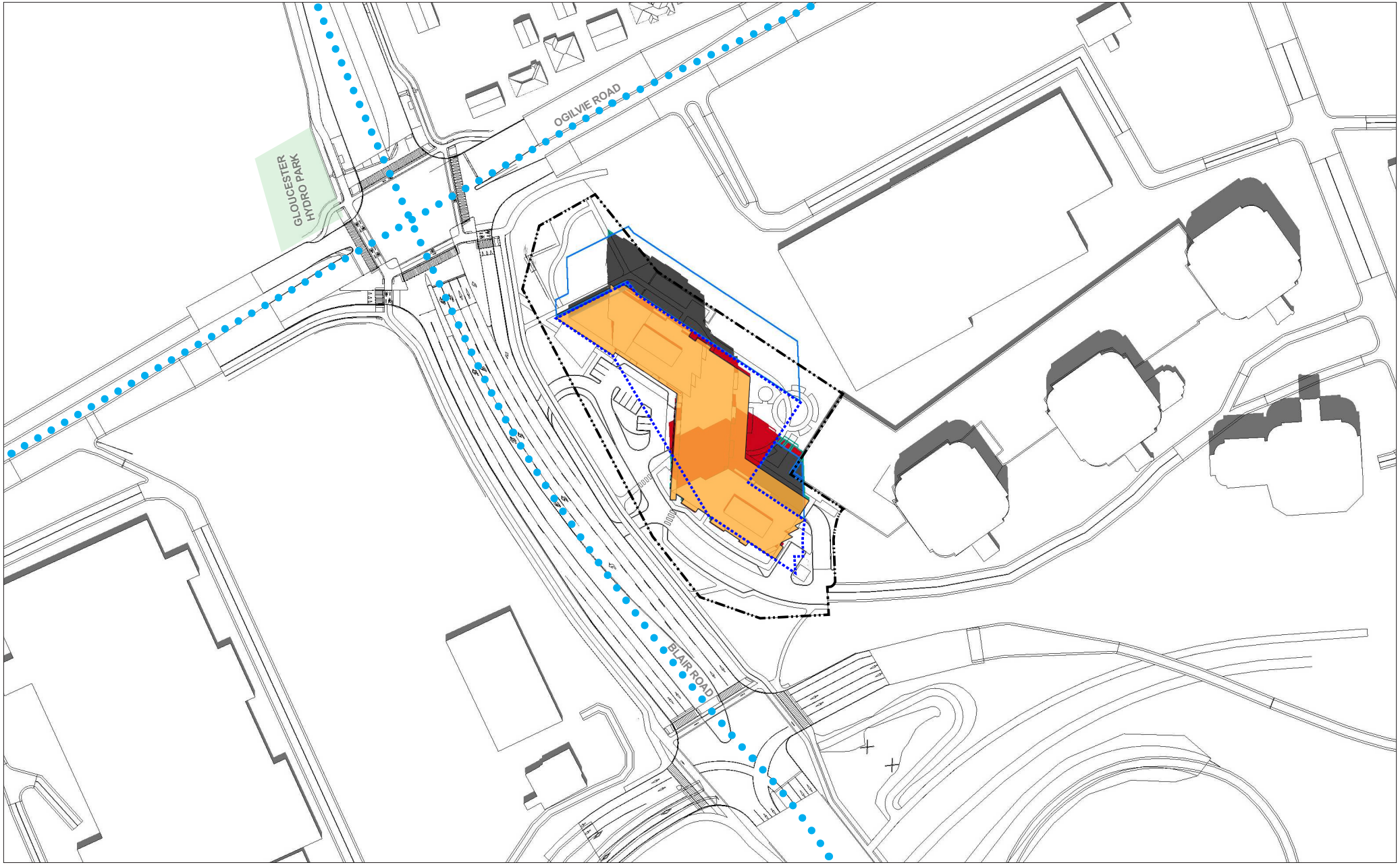
Application No.:	UDRP Presentation
Application Type:	
Scale:	1:2000

Figure test time:
JUNE 21 12:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours



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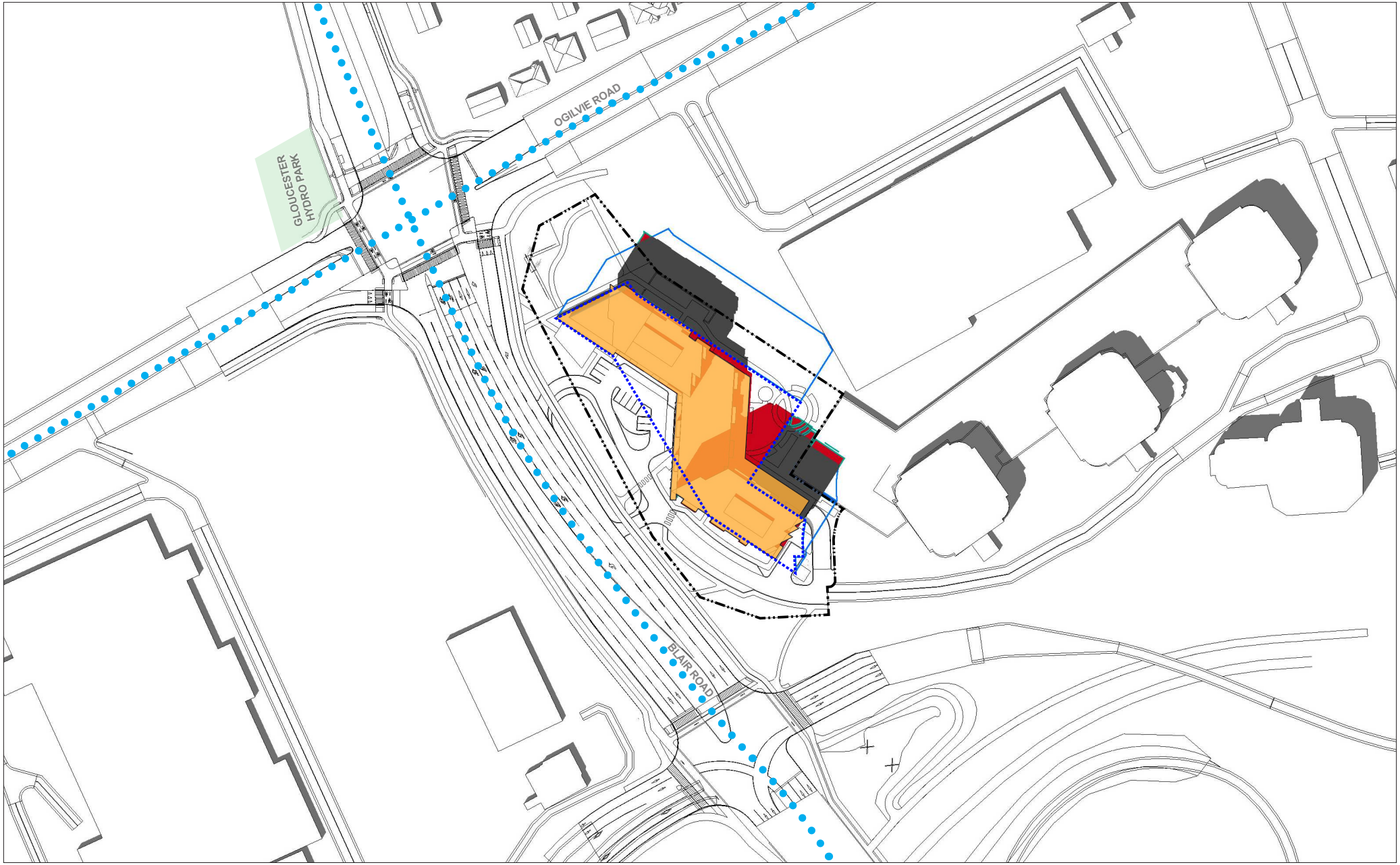
Scale:	1:2000

Figure test time:
JUNE 21 1:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours



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Top-View Shadow Analysis

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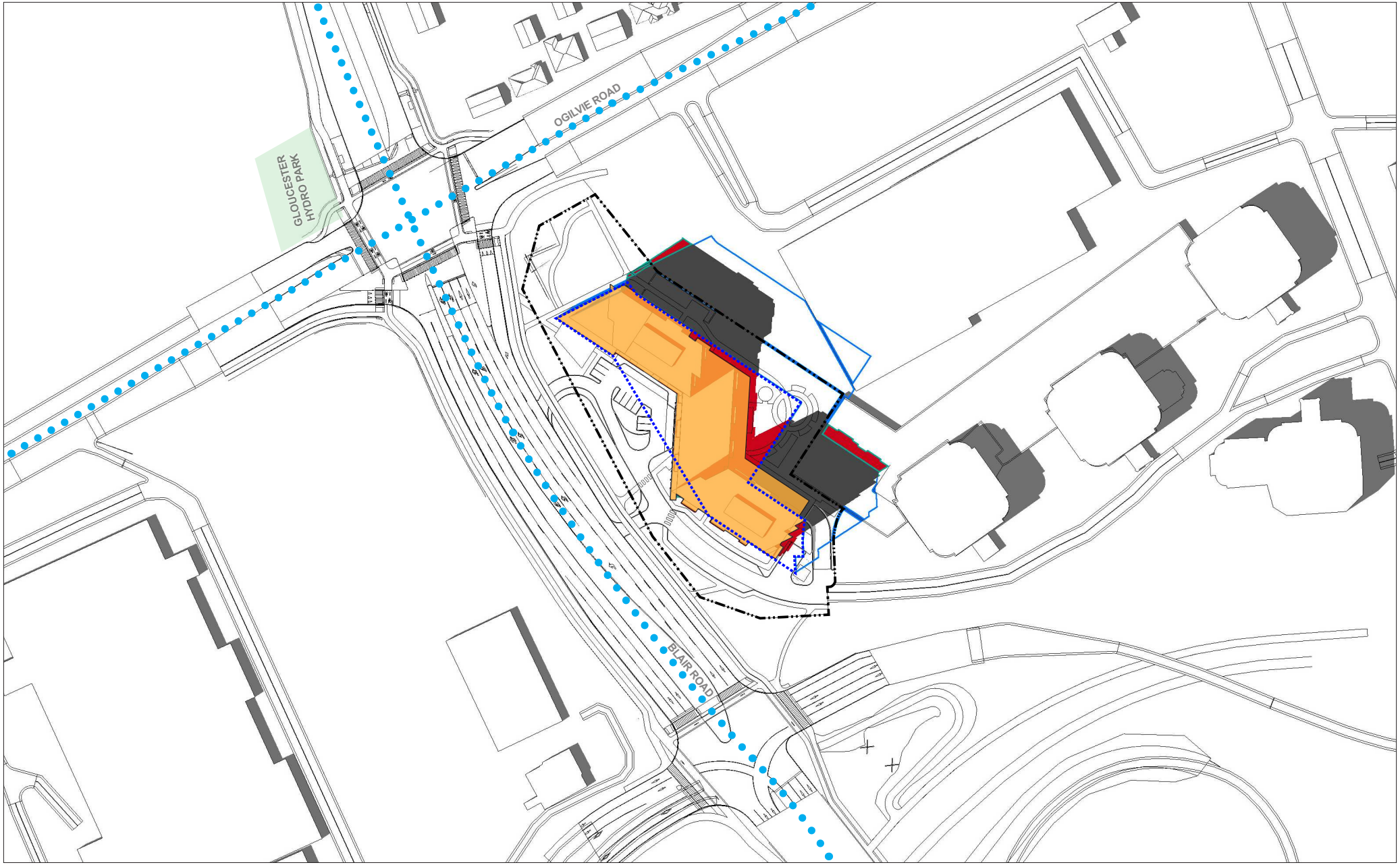
Prepared by:	Cristina Hoang	**Application Type:**	
Date:	SEP 19, 2024	**Scale:**	1:2000

Figure test time:
JUNE 21 2:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours



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Top-View Shadow Analysis

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Prepared by:	Cristina Hoang
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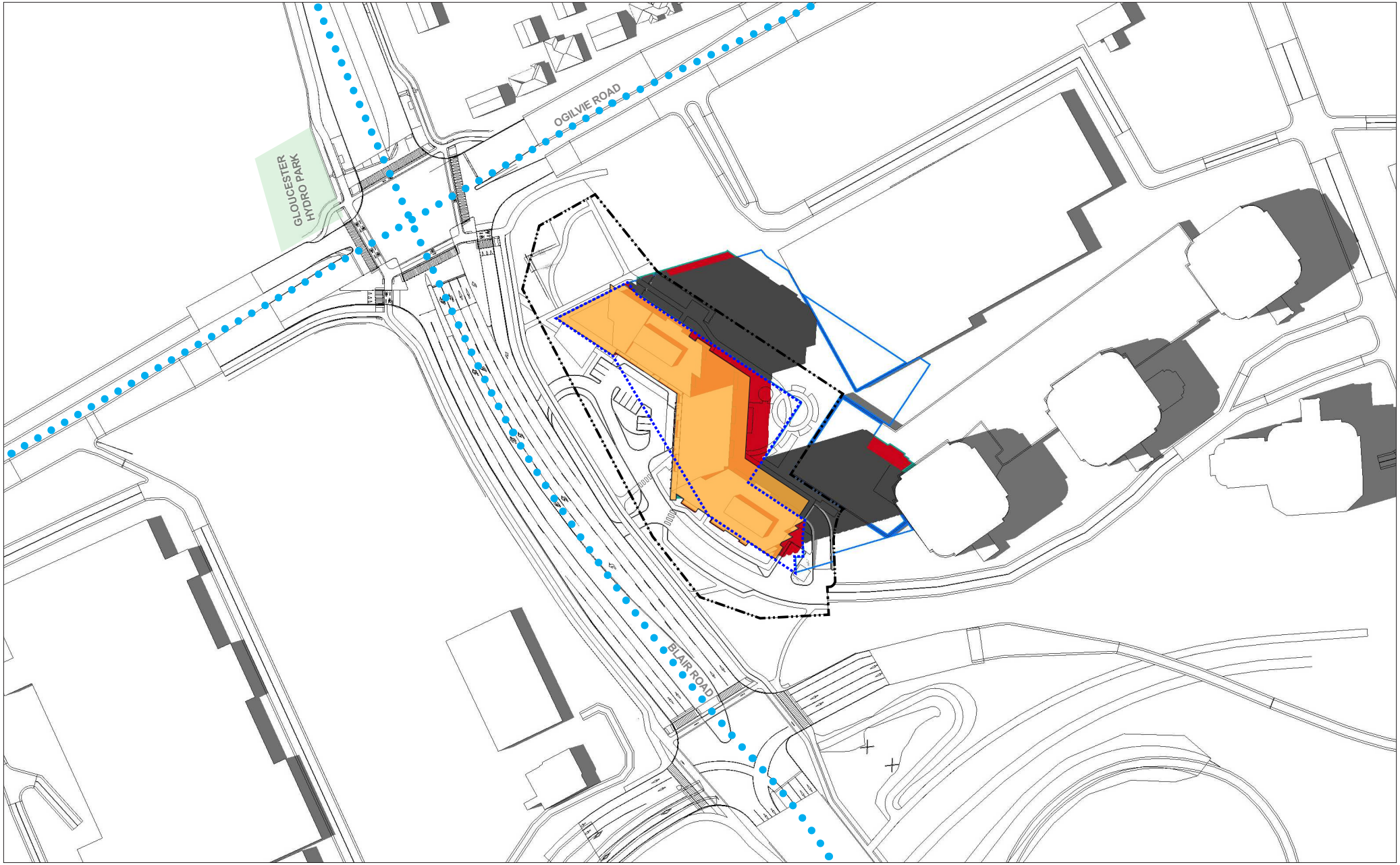
Application No.:	UDRP Presentation
Application Type:	
Scale:	1:2000

Figure test time:
JUNE 21 3:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:

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SENSITIVE AREAS:

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1:2000
0 m 10 m 20 m 50 m 100 m

HOBIN

BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

Company:	Hobin Architecture
Prepared by:	Cristina Hoang
Date:	SEP 19, 2024
Application No.:	UDRP Presentation
Application Type:	
Scale:	1:2000

Figure test time:
JUNE 21 4:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours

LEGEND:

- New Shadow Outline
- AOR Shadow Outline
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SENSITIVE AREAS:

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1:2000
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Top-View Shadow Analysis

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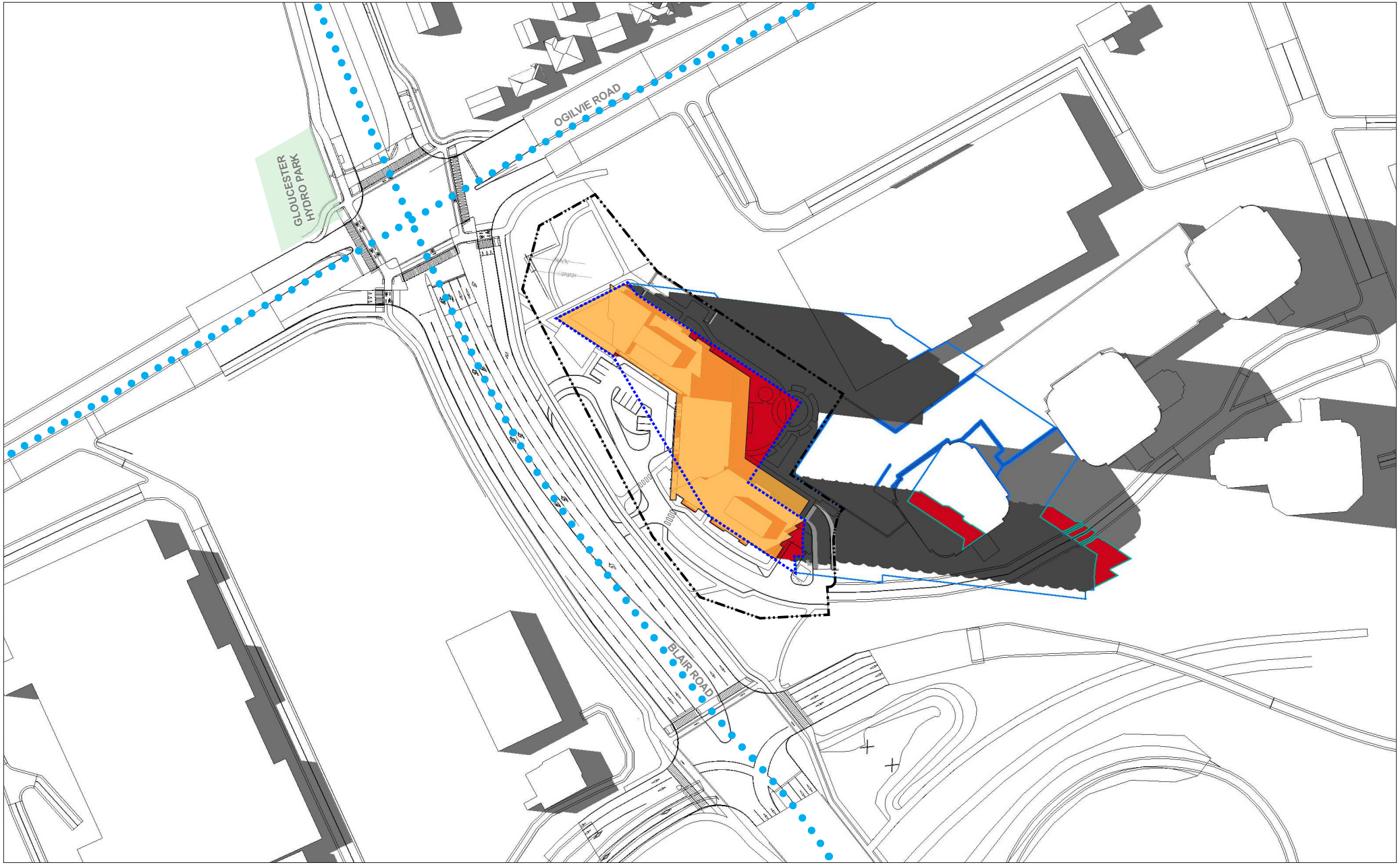
Prepared by:	Cristina Hoang
Date:	SEP 19, 2024
Application No.:	UDRP Presentation
Application Type:	
Scale:	1:2000

Figure test time:
JUNE 21 5:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
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- New Net Shadow
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- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
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1:2000
0 m 10 m 20 m 50 m 100 m

HOBIN

BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

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Prepared by:	Cristina Hoang
Date:	SEP 19, 2024
Application No.:	UDRP Presentation
Application Type:	
Scale:	1:2000

Figure test time:
JUNE 21 6:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours

LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
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1:2000
0 m 10 m 20 m 50 m 100 m

HOBIN

BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

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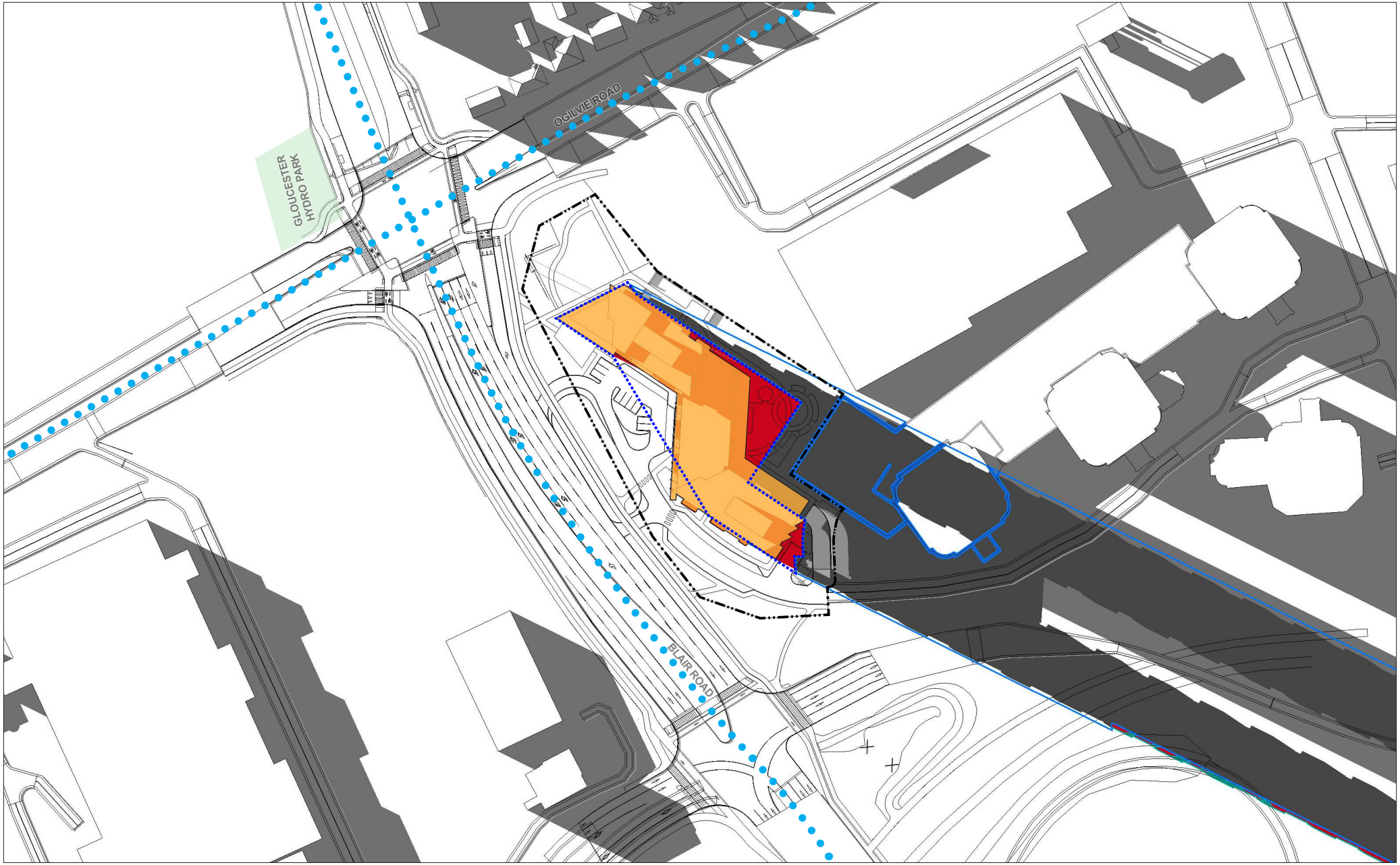
Prepared by:	Cristina Hoang
Date:	SEP 19, 2024
Application No.:	UDRP Presentation
Application Type:	
Scale:	1:2000

Figure test time:
JUNE 21 7:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:

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- AOR Shadow Outline
- New Development
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1:2000
0 m 10 m 20 m 50 m 100 m

HOBIN

BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

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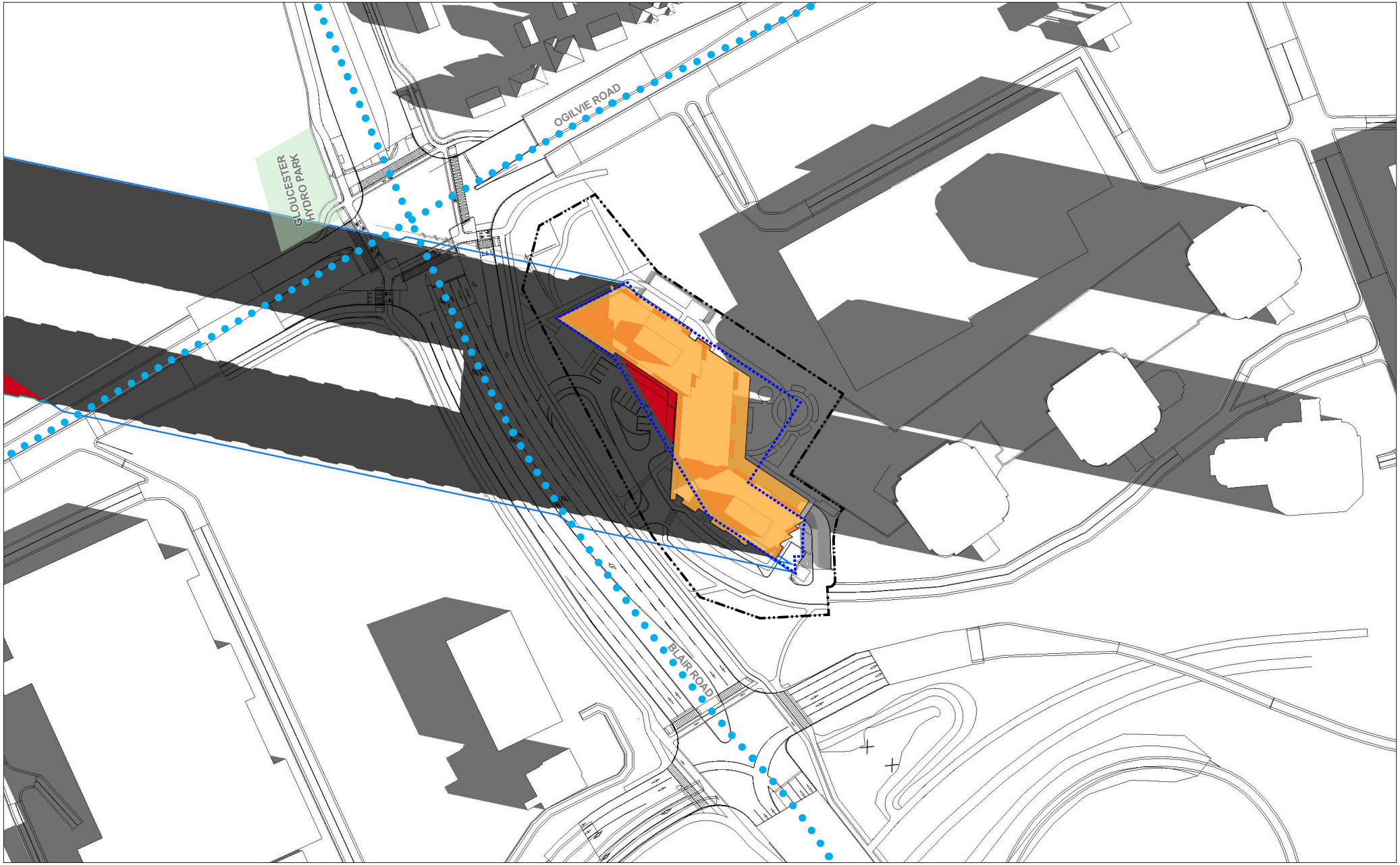
Prepared by:	Cristina Hoang
Date:	SEP 19, 2024
Application No.:	UDRP Presentation
Application Type:	
Scale:	1:2000

Figure test time:
JUNE 21 8:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:

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1:2000

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HOBIN

BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

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Prepared by:	Cristina Hoang
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Application No.:	UDRP Presentation
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Figure test time:
SEPTEMBER 21 8:00am
Eastern Daylight Time (EDT) = Universal Time, 4 hours

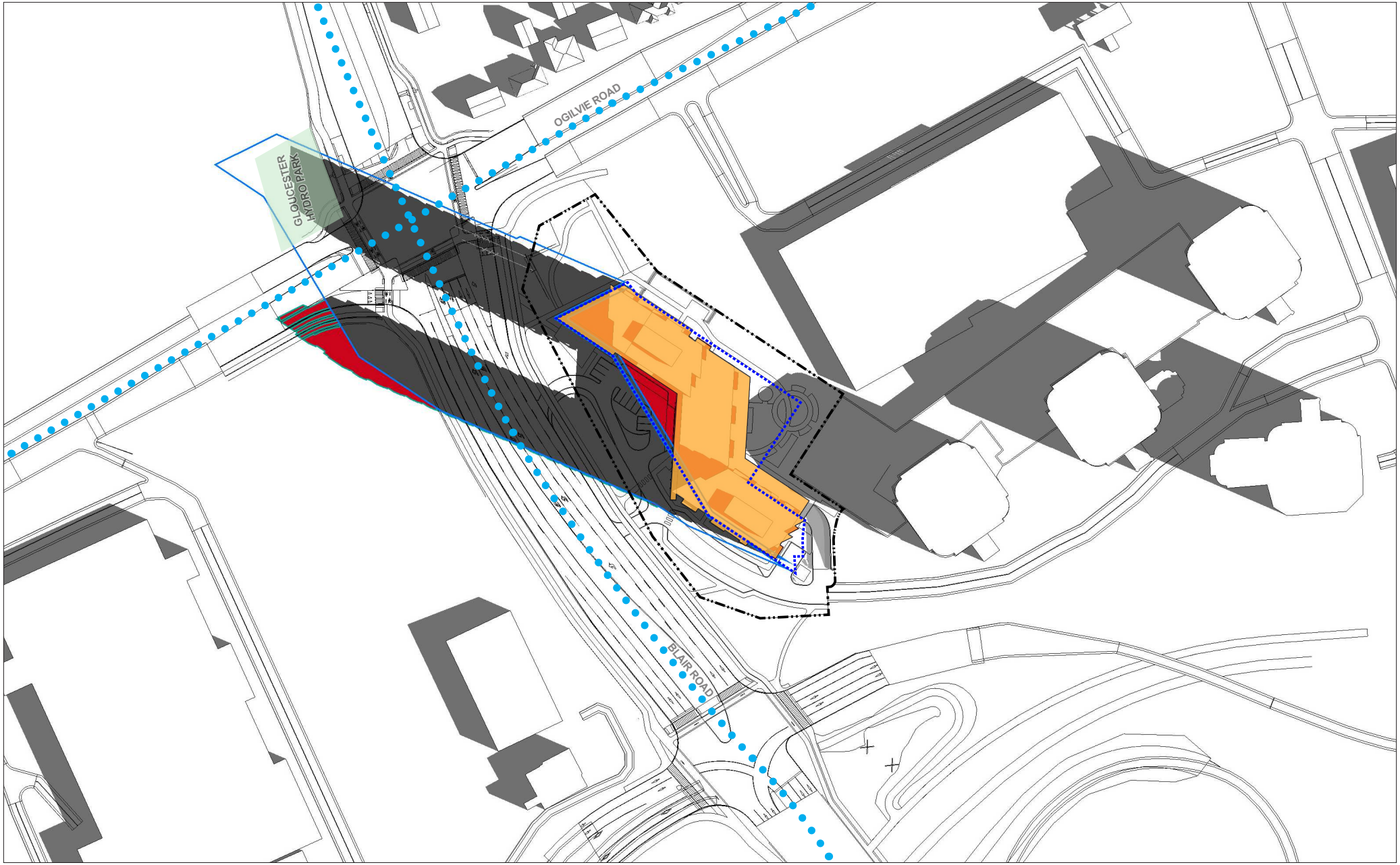

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Figure test time:
SEPTEMBER 21 9:00am
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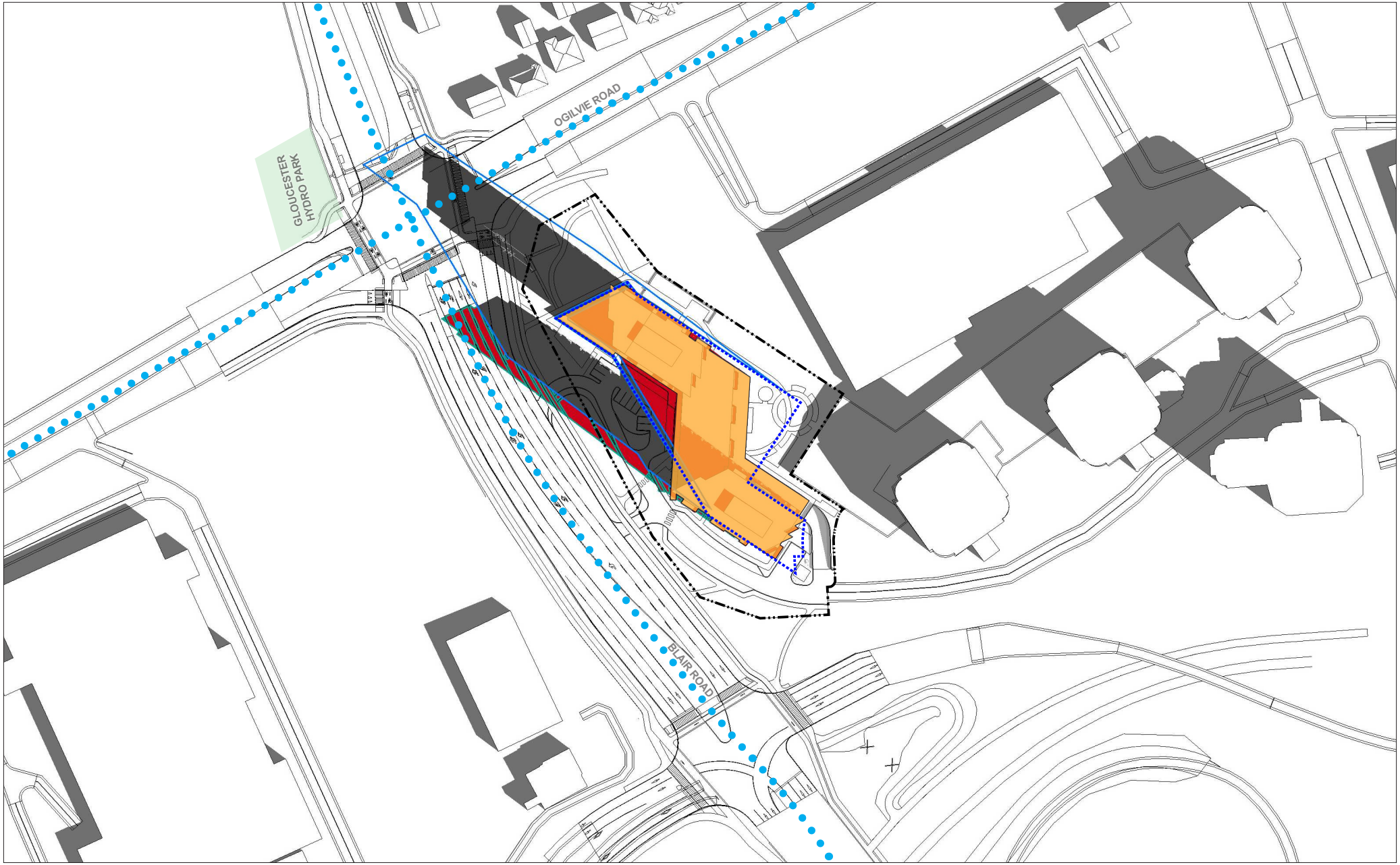

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Figure test time:
SEPTEMBER 21 11:00am
Eastern Daylight Time (EDT) = Universal Time, 4 hours

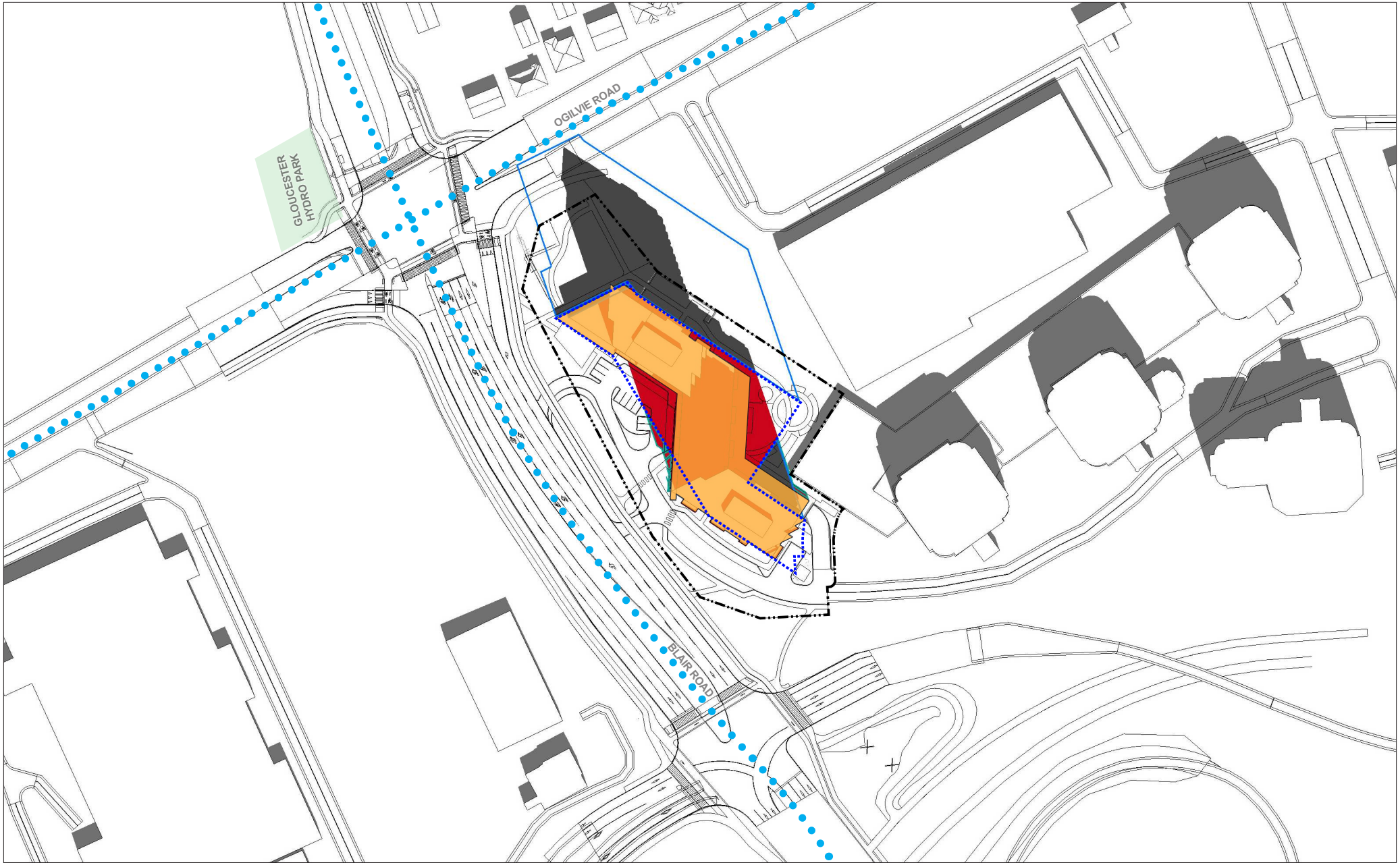

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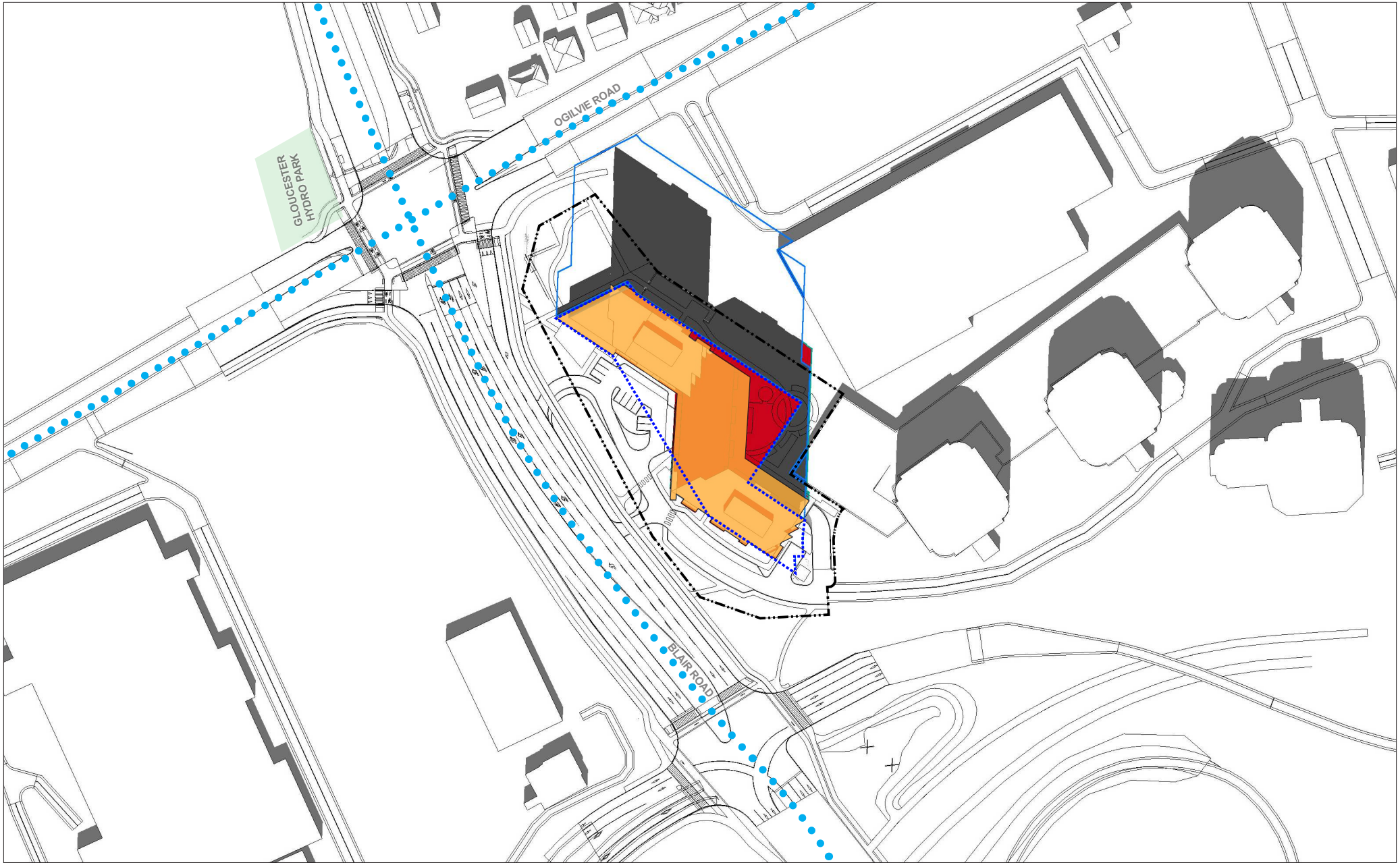
Figure test time:
SEPTEMBER 21 12:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours



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SEPTEMBER 21 1:00pm
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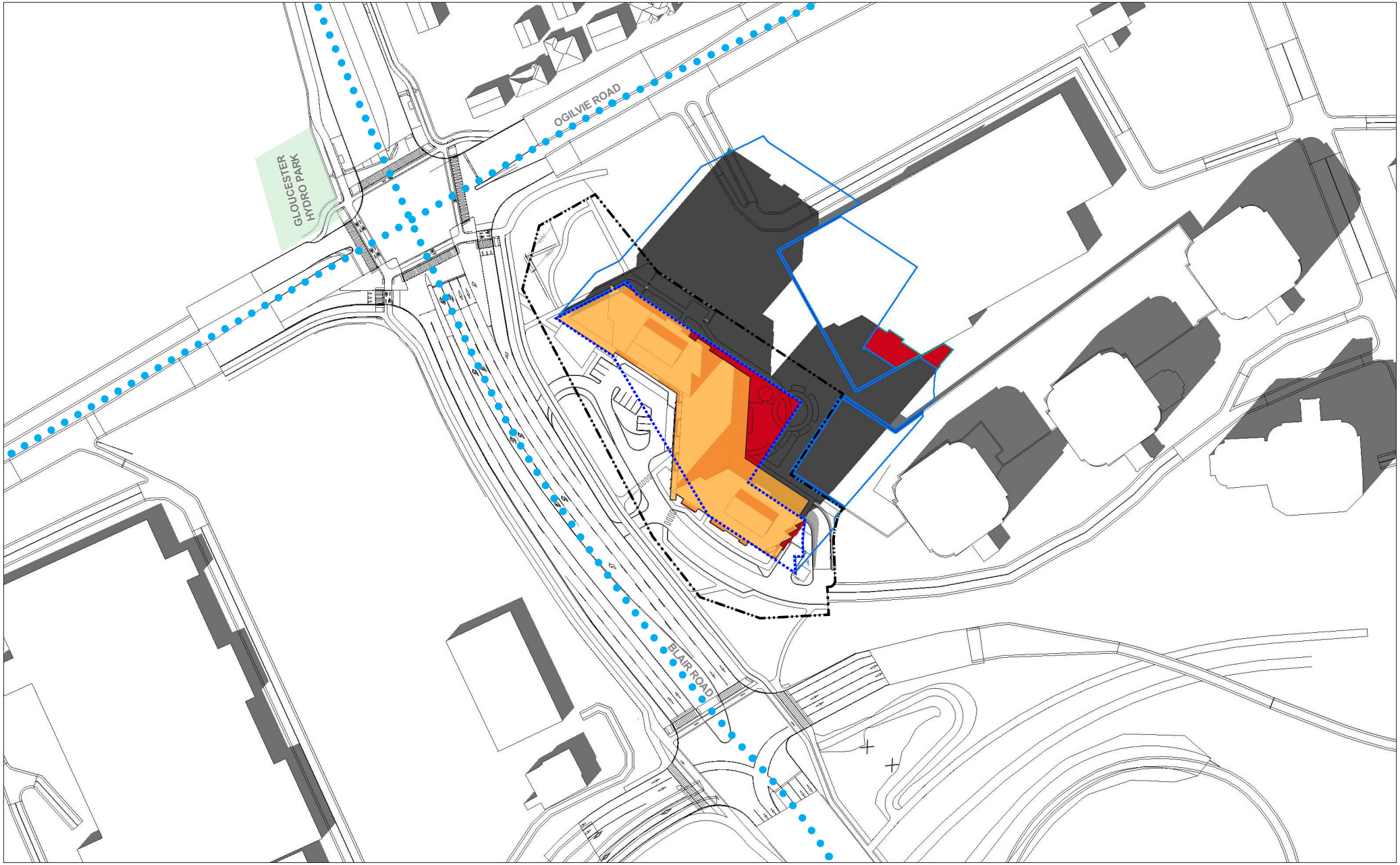

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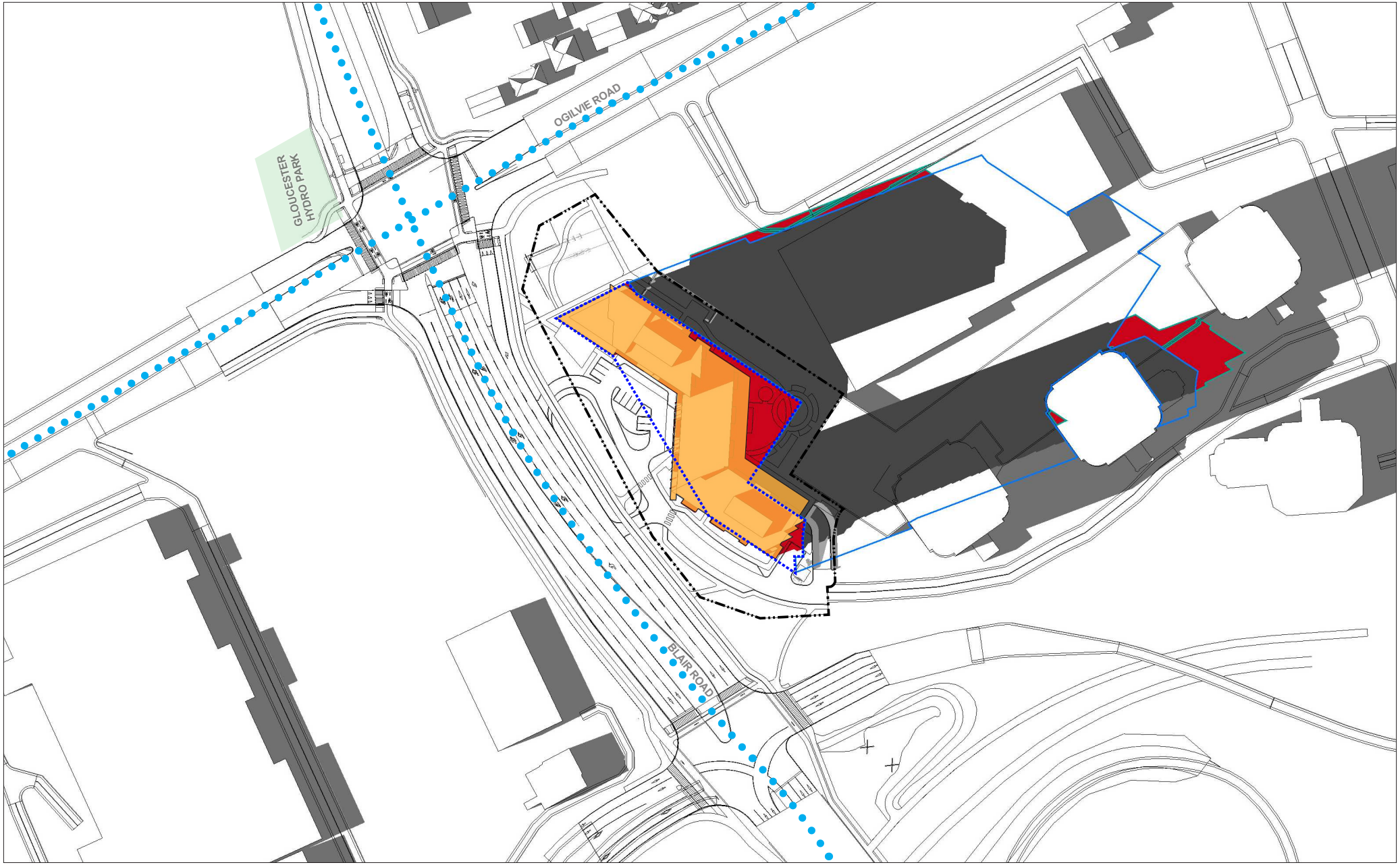

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Top-View Shadow Analysis

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Date:	SEP 19, 2024
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Application Type:	
Scale:	1:2000

Figure test time:
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SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

1:2000
0 m 10 m 20 m 50 m 100 m

HOBIN

BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

Company:	Hobin Architecture
Prepared by:	Cristina Hoang
Date:	SEP 19, 2024
Application No.:	UDRP Presentation
Application Type:	
Scale:	1:2000

Figure test time:
SEPTEMBER 21 6:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours

LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

1:2000
0 m 10 m 20 m 50 m 100 m

HOBIN

BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

Company:	Hobin Architecture
Prepared by:	Cristina Hoang
Date:	SEP 19, 2024
Application No.:	UDRP Presentation
Application Type:	
Scale:	1:2000

Figure test time:
DECEMBER 21 9:00am
Eastern Standard Time (EST) = Universal Time, 5 hours

LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

1:2000
0 m 10 m 20 m 50 m 100 m

HOBIN

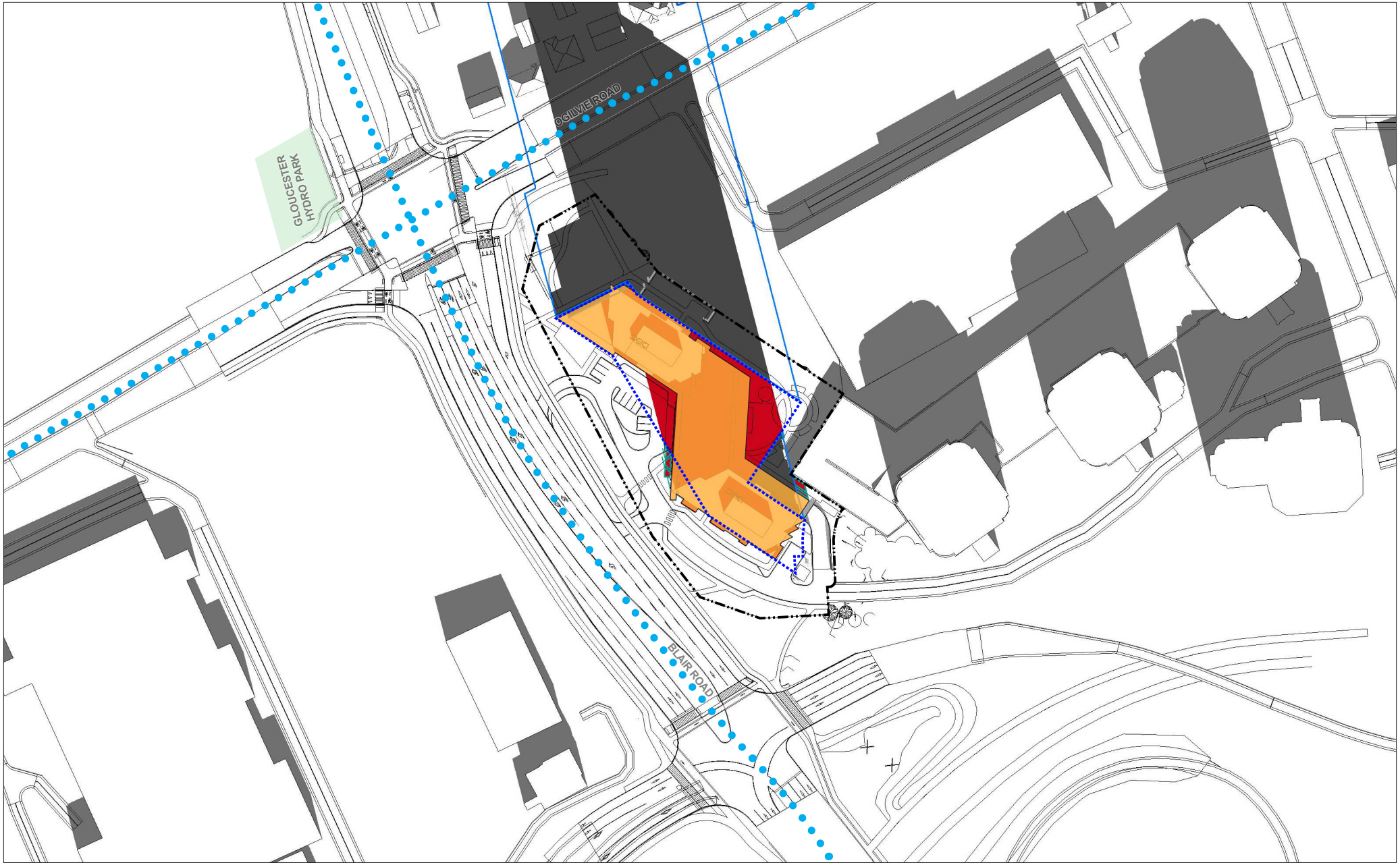
BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

Company:	Hobin Architecture	**Application No.:**	UDRP Presentation
Prepared by:	Cristina Hoang	**Application Type:**	
Date:	SEP 19, 2024	**Scale:**	1:2000

Figure test time:
DECEMBER 21 10:00am
Eastern Standard Time (EST) = Universal Time, 5 hours



LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

1:2000
0 m 10 m 20 m 50 m 100 m

HOBIN

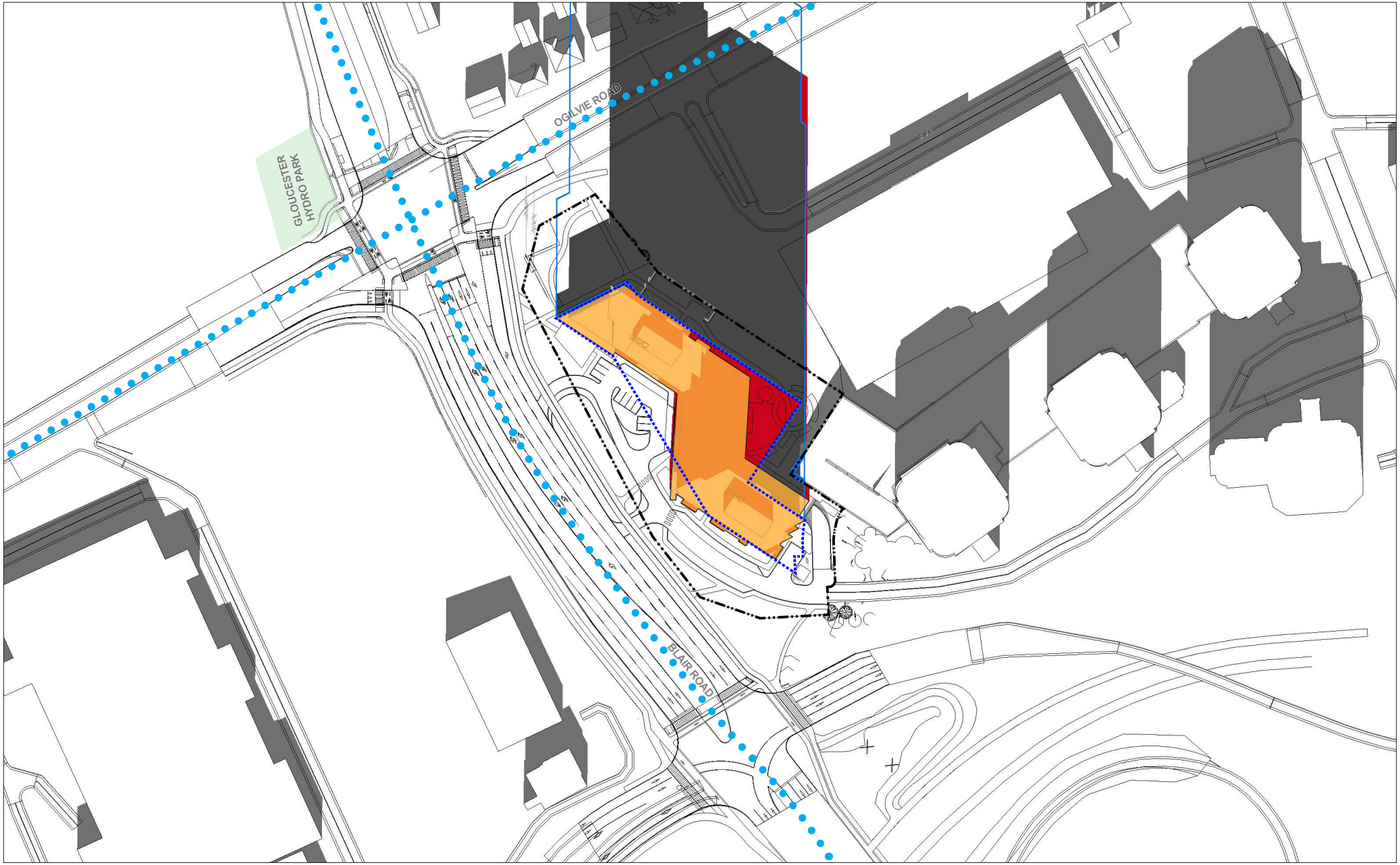
BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

Company:	Hobin Architecture
Prepared by:	Cristina Hoang
Date:	SEP 19, 2024
Application No.:	UDRP Presentation
Application Type:	
Scale:	1:2000

Figure test time:
DECEMBER 21 11:00am
Eastern Standard Time (EST) = Universal Time, 5 hours



LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

1:2000
0 m 10 m 20 m 50 m 100 m

HOBIN

BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

Company:	Hobin Architecture	**Application No.:**	UDRP Presentation
Prepared by:	Cristina Hoang	**Application Type:**	
Date:	SEP 19, 2024	**Scale:**	1:2000

Figure test time:
DECEMBER 21 12:00pm
Eastern Standard Time (EST) = Universal Time, 5 hours

LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

1:2000
0 m 10 m 20 m 50 m 100 m

HOBIN

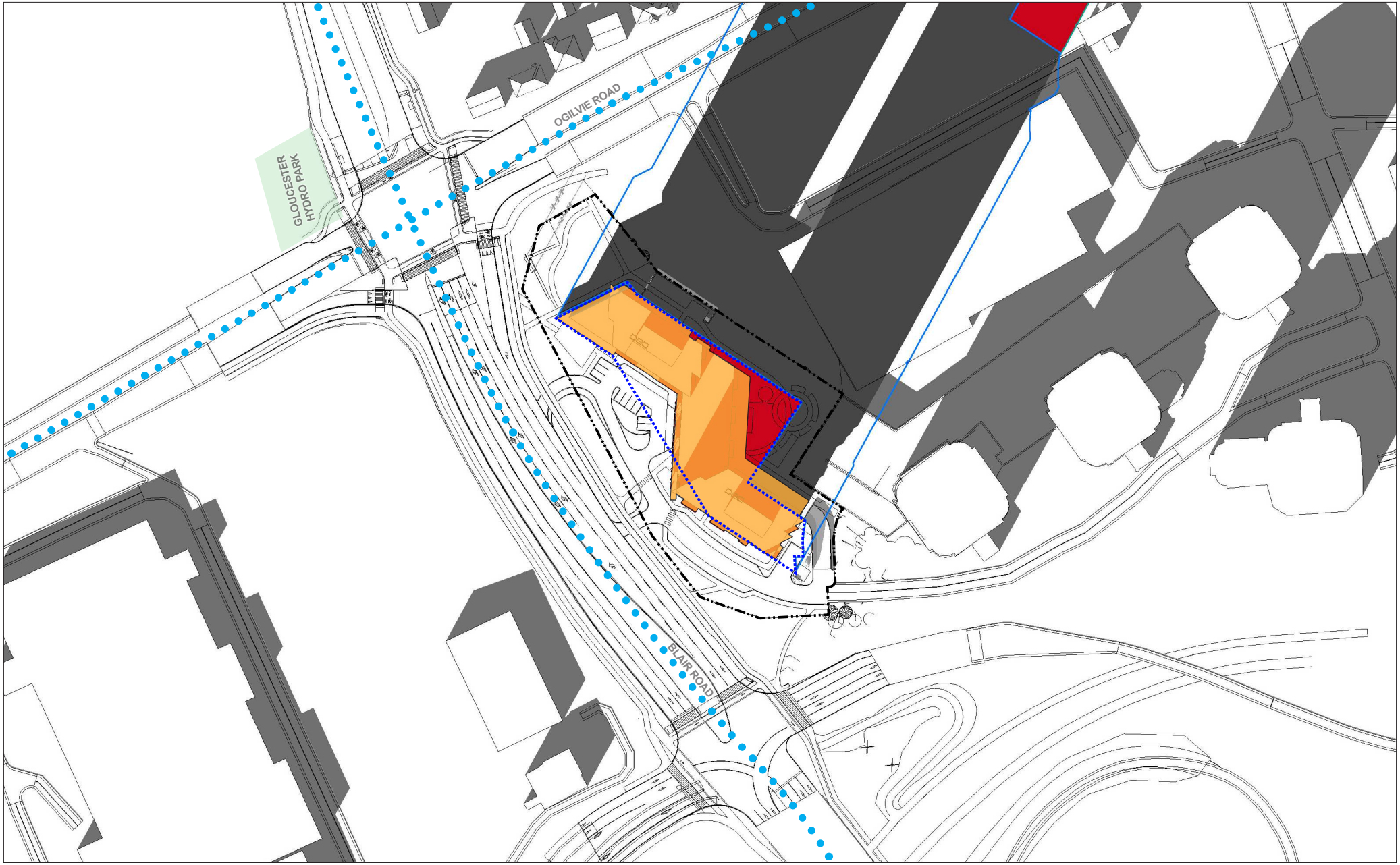
BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

Company:	Hobin Architecture
Prepared by:	Cristina Hoang
Date:	SEP 19, 2024
Application No.:	UDRP Presentation
Application Type:	
Scale:	1:2000

Figure test time:
DECEMBER 21 1:00pm
Eastern Standard Time (EST) = Universal Time, 5 hours



LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

1:2000
0 m 10 m 20 m 50 m 100 m

HOBIN

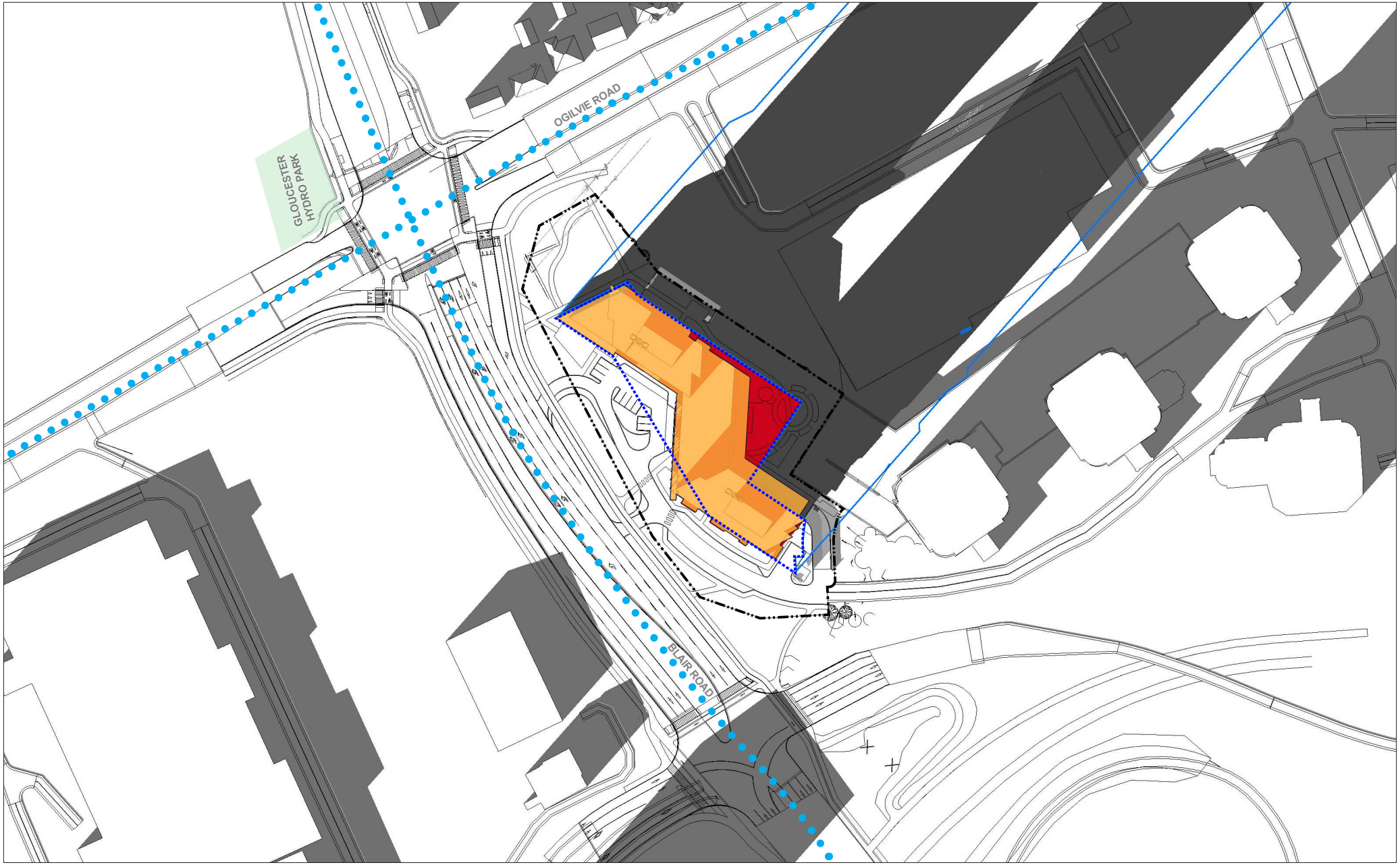
BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

Company:	Hobin Architecture
Prepared by:	Cristina Hoang
Date:	SEP 19, 2024
Application No.:	UDRP Presentation
Application Type:	
Scale:	1:2000

Figure test time:
DECEMBER 21 2:00pm
Eastern Standard Time (EST) = Universal Time, 5 hours



LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

1:2000
0 m 10 m 20 m 50 m 100 m

HOBIN

BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

Company:	Hobin Architecture
Prepared by:	Cristina Hoang
Date:	SEP 19, 2024
Application No.:	UDRP Presentation
Application Type:	
Scale:	1:2000

Figure test time:
DECEMBER 21 3:00pm
Eastern Standard Time (EST) = Universal Time, 5 hours