

# ST. LAURENT DEVELOPMENT

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION



OCTOBER 19, 2021

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## CONTENTS

Prepared for:	1. UDRP'S COMMENTS REVIEW	02
Group Heafey	2. GENERAL PROJECTS PLANS	09
100-768, boulevard Saint-Joseph, Gatineau, QC J8Y 4B8	3. UNDERGROUD PARKINGS	14
	4. TOWER 01	18
Prepared by:	5. TOWER 02	27
PMA Architectes	6. TOWER 03	36
3070, chemin des Quatre-Bourgeois, Québec, QC G1W 2K4	7. TOWER 04	45
	8. BUILDING ELEVATIONS	54
&	9. BUILDING CROSS SECTIONS	64
Lapalme Rheault Architectes + Associés	10. PROJECT RENDERINGS	69
53, boulevard Saint-Raymond, Gatineau, QC J8Y 1R8	11. SHADOW STUDY	89

# ST. LAURENT DEVELOPMENT

## 1. UDRP'S COMMENTS REVIEW

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

POINT 01  
PERSPECTIVES

SEPTEMBER 2020

OCTOBER 2021



1. The design of the courtyard area, how the landscape design may knit this new neighbourhood together, and opportunities to reduce parking.

Solution: The courtyard is central to the project. It is designed to encourage people to meet in an urban landscape that offer the canvas to support different types and different sizes of gathering for the complex residents. The orientation of the park offers the opportunity for shady and sunny area. Vegetation will select accordingly.

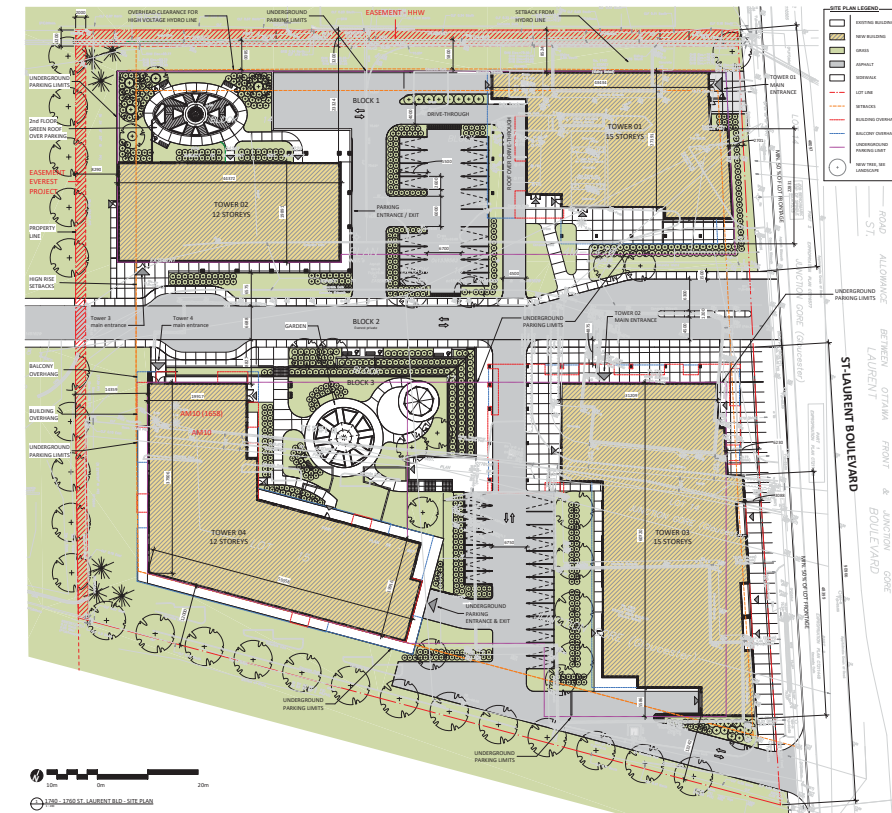
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SITE PLAN CONTROL APPLICATION

POINT 02  
SITE PLAN

SEPTEMBER 2020

OCTOBER 2021



2. Reduce the amount of surface parking where possible to free up space for landscaping and the garden space. Reduce the surface parking adjacent to Tower 2 to the greatest extent possible to increase the size of the Garden area and improve the relationship between the Tower and Garden

Solution: Surface parking has been substantially reduced between building 3 and 4 to the benefit of the courtyard. The roof of the covert parking North East of building 2 will be landscaped and accessible to the residents.

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1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

POINT 03  
PERSPECTIVES

SEPTEMBER 2020

OCTOBER 2021



3. Consider including wider sidewalks along the private road and eliminating the drop-offs.

Solution: The drop-offs were kept more space for the sidewalk has been added on Everest private road.

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1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

POINT 04  
PERSPECTIVES

SEPTEMBER 2020

OCTOBER 2021



4. There was a suggestion to improve the St. Laurent edge with a continuous tree canopy.

Solution: More trees could be added. A final landscape design will include that.

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1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

POINT 05  
PERSPECTIVES

SEPTEMBER 2020

OCTOBER 2021



5. There were some concerns with the bulkiness and arrangement of the towers, which requires further study.

Solution: The proposed design has been simplified to celebrate more the verticality of the volumes. Also, the distinctive architecture of the buildings podiums offers a variety of interface and interactions a street level with the pedestrians.



# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

POINT 06  
PERSPECTIVES

SEPTEMBER 2020

OCTOBER 2021



6. Tower 3 could be extended to be longer along the north side.

Solution: the ground surface between building 1 and 2 has been left untouched because it is needed for larger vehicles servicing the restaurant and the complex. That's also the location of the drive trough for the restaurant.

# ST. LAURENT DEVELOPMENT

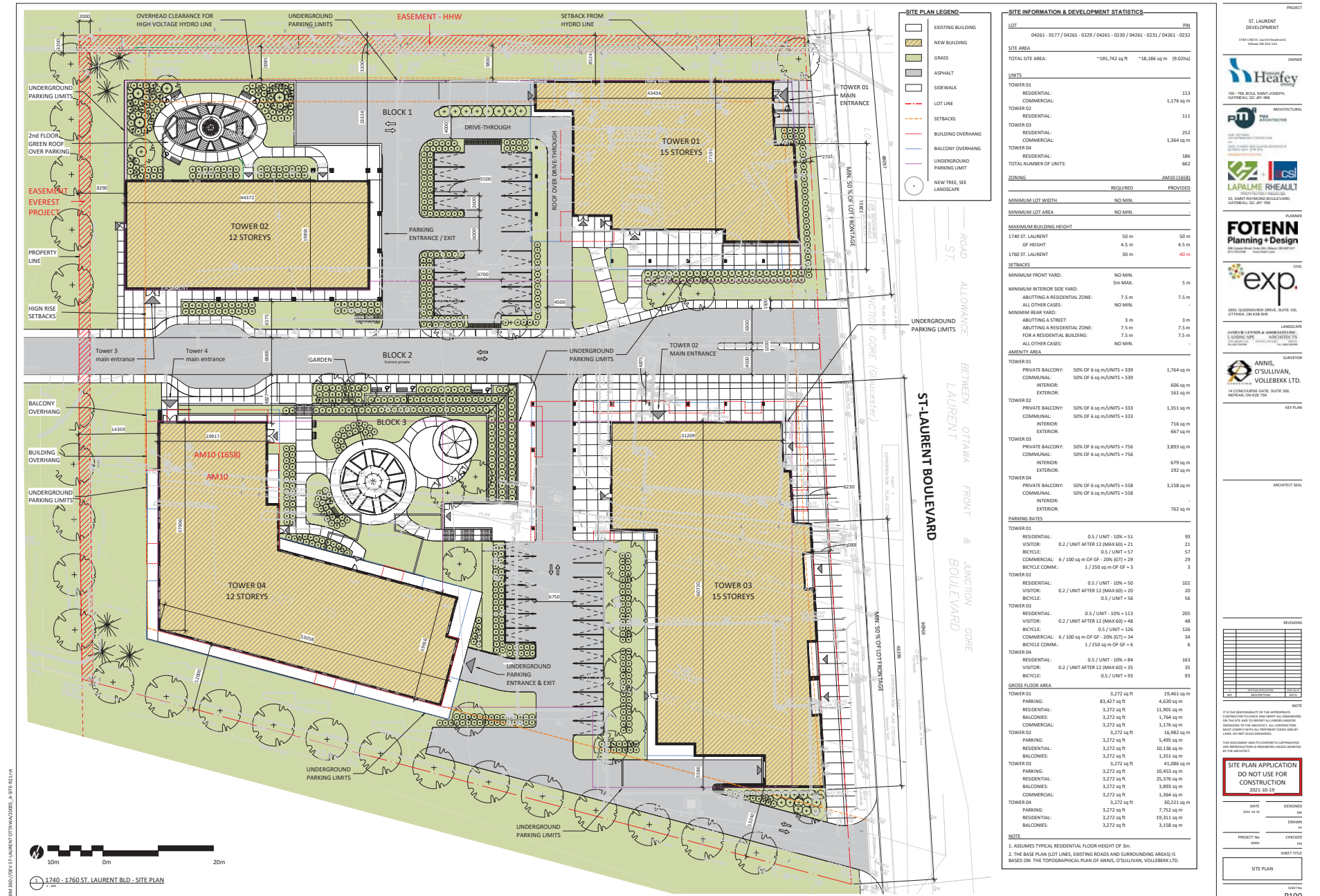
## 2. GENERAL PROJECTS PLANS

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SITE PLAN CONTROL APPLICATION

## SITE PLAN

This is the latest site plan issued on October 19, 2021.



**SITE PLAN LEGEND**

- EXISTING BUILDING
- NEW BUILDING
- GRASS
- ASPHALT
- SIDEWALK
- LOT LINE
- SETBACKS
- BUILDING OVERHANG
- BALCONY OVERHANG
- UNDERGROUND PARKING LIMIT
- NEW TREE, SEE LANDSCAPE

**SITE INFORMATION & DEVELOPMENT STATISTICS**

LOT	NO.	DESCRIPTION	PROVIDED	REQUIRED
LOT	0426 - 0177 / 0426 - 0229 / 0426 - 0230 / 0426 - 0231 / 0426 - 0232		236	
SITE AREA		18,186 sq m (9.20ha)		
TOWER 01		RESIDENTIAL: 113		
TOWER 02		RESIDENTIAL: 111		
TOWER 03		RESIDENTIAL: 212		
TOWER 04		RESIDENTIAL: 186		
TOTAL NUMBER OF UNITS		622		
AMENITY AREA		AMENITY AREA		
TOWER 01		PRIVATE BALCONY: 50% OF 6 sq m/UNITS = 339	1,764 sq m	
TOWER 02		PRIVATE BALCONY: 50% OF 6 sq m/UNITS = 333	1,351 sq m	
TOWER 03		PRIVATE BALCONY: 50% OF 6 sq m/UNITS = 756	3,893 sq m	
TOWER 04		PRIVATE BALCONY: 50% OF 6 sq m/UNITS = 558	3,158 sq m	
TOWER 01		RESIDENTIAL: 0.5 / UNIT - 106 = 51	93	
TOWER 02		RESIDENTIAL: 0.5 / UNIT - 106 = 50	102	
TOWER 03		RESIDENTIAL: 0.5 / UNIT - 106 = 113	205	
TOWER 04		RESIDENTIAL: 0.5 / UNIT - 106 = 84	163	
TOWER 01		RESIDENTIAL: 3,272 sq ft	18,461 sq m	
TOWER 02		RESIDENTIAL: 3,272 sq ft	11,905 sq m	
TOWER 03		RESIDENTIAL: 3,272 sq ft	1,764 sq m	
TOWER 04		RESIDENTIAL: 3,272 sq ft	16,982 sq m	
TOWER 01		RESIDENTIAL: 3,272 sq ft	41,086 sq m	
TOWER 02		RESIDENTIAL: 3,272 sq ft	10,136 sq m	
TOWER 03		RESIDENTIAL: 3,272 sq ft	10,413 sq m	
TOWER 04		RESIDENTIAL: 3,272 sq ft	25,376 sq m	
TOWER 01		RESIDENTIAL: 3,272 sq ft	1,888 sq m	
TOWER 02		RESIDENTIAL: 3,272 sq ft	1,364 sq m	
TOWER 03		RESIDENTIAL: 3,272 sq ft	36,221 sq m	
TOWER 04		RESIDENTIAL: 3,272 sq ft	2,752 sq m	
TOWER 01		RESIDENTIAL: 3,272 sq ft	19,311 sq m	
TOWER 02		RESIDENTIAL: 3,272 sq ft	3,158 sq m	

**ST. LAURENT DEVELOPMENT**

OWNER: Heafey

ARCHITECTURAL: PMA ARCHITECTES

LANDSCAPE: LAPALME RHEAULT

ENGINEER: FOTENN Planning & Design

ENVIRONMENTAL: exp.

LANDSCAPE: ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

REVISIONS:

DATE: 2021-10-19

PROJECT NO: 20005

SHEET TITLE: SITE PLAN

SCALE: 1:100

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1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## LANDSCAPE PLAN

Landscape plan provided by James B. Lennox & Associates Inc. dating from October 14, 2021.

**PROPOSED PLANT LIST**

KEY	BT	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
<b>TREES</b>						
AM	1	Acer ginnala	Amur Maple	60mm cal.	B&B	
CS	8	Pinus strobus	Colorado Spruce	1800mm ht.	B&B	
GB	5	Ginkgo biloba	Maidenhair Tree	60mm cal.	B&B	Male tree
HE	6	Cedrus occidentalis	Heberty	60mm cal.	B&B	
HL	4	Gleditsia triacanthos 'Skyliner'	Skyliner Honey Locust	60mm cal.	B&B	
JL	9	Syringa reticulata	Japanese Tree Lilac	60mm cal.	B&B	
LL	5	Tilia cordata	Limeleaf Linden	60mm cal.	B&B	
MP	1	Malus 'Profusion'	Profusion Crabapple	60mm cal.	B&B	
MS	1	Malus 'Snowquest'	Snowquest Crabapple	60mm cal.	B&B	
RM	6	Acer rubrum	Red Maple	60mm cal.	B&B	
SB	3	Ambelochier canadensis	Sensiberry	60mm cal.	B&B	
SM	5	Acer saccharum	Sugar Maple	60mm cal.	B&B	
<b>SHRUBS</b>						
AH	31	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	1 gallon pot	Potted	1000 mm o.c.
GR	16	Spirea arguta	Gateard Spirea	800mm ht.	Potted	1000 mm o.c.
PL	8	Syringa vulgaris	Common Purple Lilac	1200mm ht.	Potted/shrubby	2000 mm o.c.
PO	30	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	600mm ht.	Potted	1000 mm o.c.
RA	31	Rhus aromatica	Fragrant Sumac	600mm ht.	Potted	1000 mm o.c.
RI	140	Rosa rugosa	Rugosa Rose	600mm ht.	Potted	1000 mm o.c.
FS	80	Sorbaria sorbifolia	Ural False Spirea	800mm ht.	Potted	1000 mm o.c.
SE	58	Sorbaria sorbifolia 'Sera'	Sera False Spirea	600mm ht.	Potted	1000 mm o.c.
<b>PERENNIALS</b>						
BL	82	Leymus arvensis 'Blue Dawn'	Blue Lyme Grass	250mm pot	Potted	800 mm o.c.
DK	41	Calamagrostis canadensis	Deer Koman Reed Grass	250mm pot	Potted	800 mm o.c.
DL	101	Hemerocallis 'Raisa D'Or'	Stalks Day Lily	100mm pot	Potted	400 mm o.c.
KP	185	Calamagrostis 'Karl Foerster'	Feather Reed Grass	250mm pot	Potted	800 mm o.c.
SD	54	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	250mm pot	Potted	800 mm o.c.

**EXISTING TREE LIST**

KEY	BT	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
<b>TREES</b>						
AG	4	Acer ginnala	Amur Maple	100-150mm DBH	FAIR-GOOD	To be removed
AN	7	Acer negundo	Norway Maple	100-200mm DBH	DEAD-GOOD	To be removed
AP	2	Acer platanoides	Norway Maple	450mm DBH	GOOD	To remain
EA	1	Elaeagnus angustifolia	Russian Olive	100-200mm DBH	POOR-GOOD	To be removed
GT	5	Gleditsia triacanthos	Honey Locust	200-350mm DBH	FAIR-GOOD	To be removed
JL	1	Juniperus sp.	Juniper	200mm DBH	GOOD	To be removed
MA	4	Malus sp.	Crabapple	100-250mm DBH	POOR-GOOD	To be removed
RD	1	Pinus resinosa	Eastern Redwood	100-150mm DBH	GOOD	To be removed
PN	6	Pinus nigra	Austrian Pine	350-500mm	POOR-GOOD	To be removed
RC	1	Rhamnus cathartica	Common Buckthorn	100-150mm	FAIR-GOOD	To be removed
TC	5	Tilia cordata	Limeleaf Linden	600-700mm DBH	GOOD	To remain

**GENERAL NOTES**

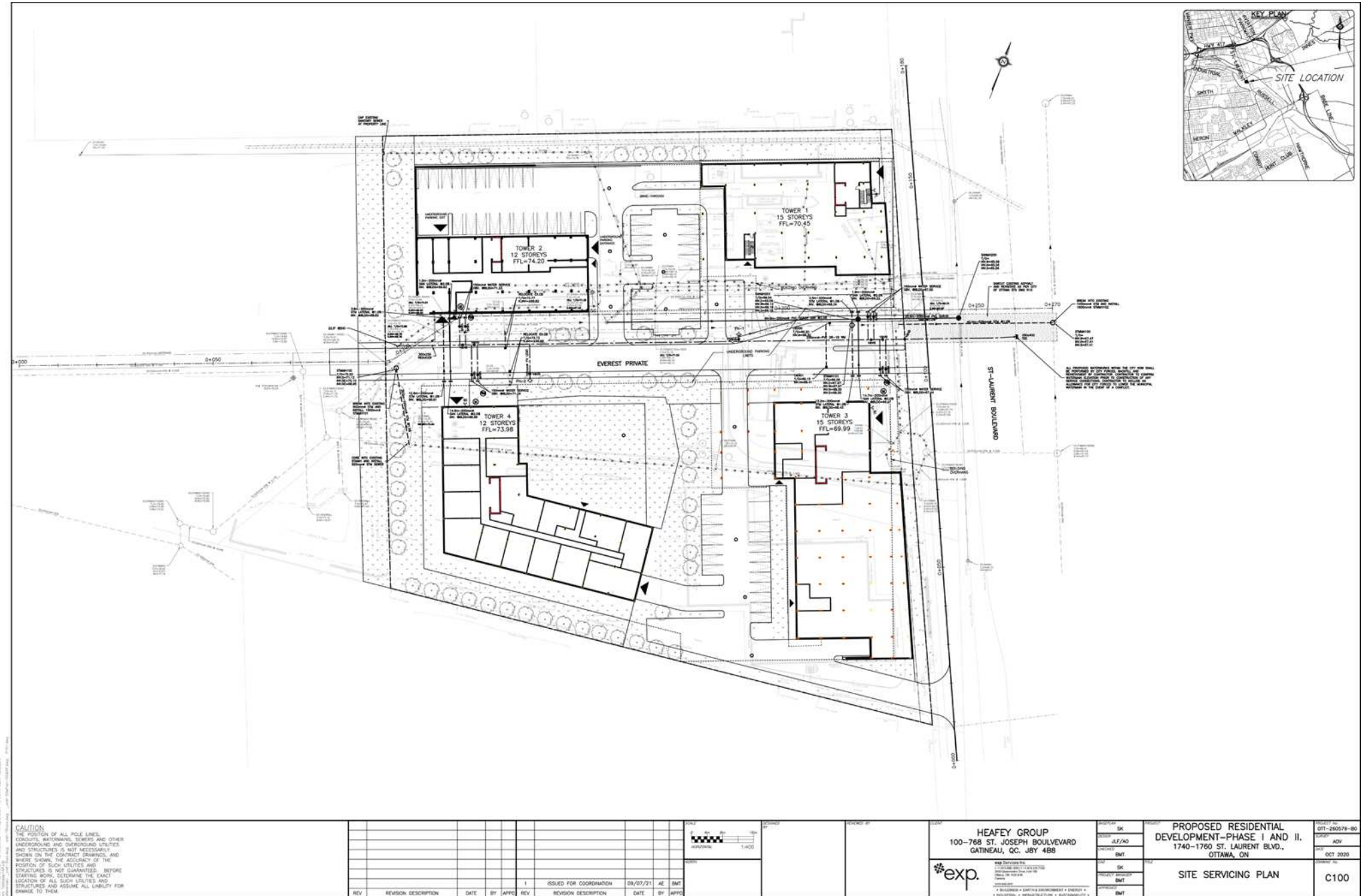
- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
- The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
- The contractor is to maintain a positive surface run-off throughout the entire construction period.
- The contractor is to comply with all pertinent codes and by-laws.
- The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.
- The contractor is to obtain the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.
- Minimum tolerances for unshaded deciduous trees are as follows:
  - Building Foundations 7.5m
  - Public Sidewalk 3.0m
  - Underground Infrastructure 2.0m
- All trees within 1m of underground utility trenches are to be excavated by hand.
- Remove all protective wrapping from tree trunks after installation.
- Staking of trees shall only be performed if necessary.
- Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.

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SITE PLAN CONTROL APPLICATION

## SITE SERVICING PLAN

Site servicing plan provided by EXP Services Inc. on September 7, 2021.

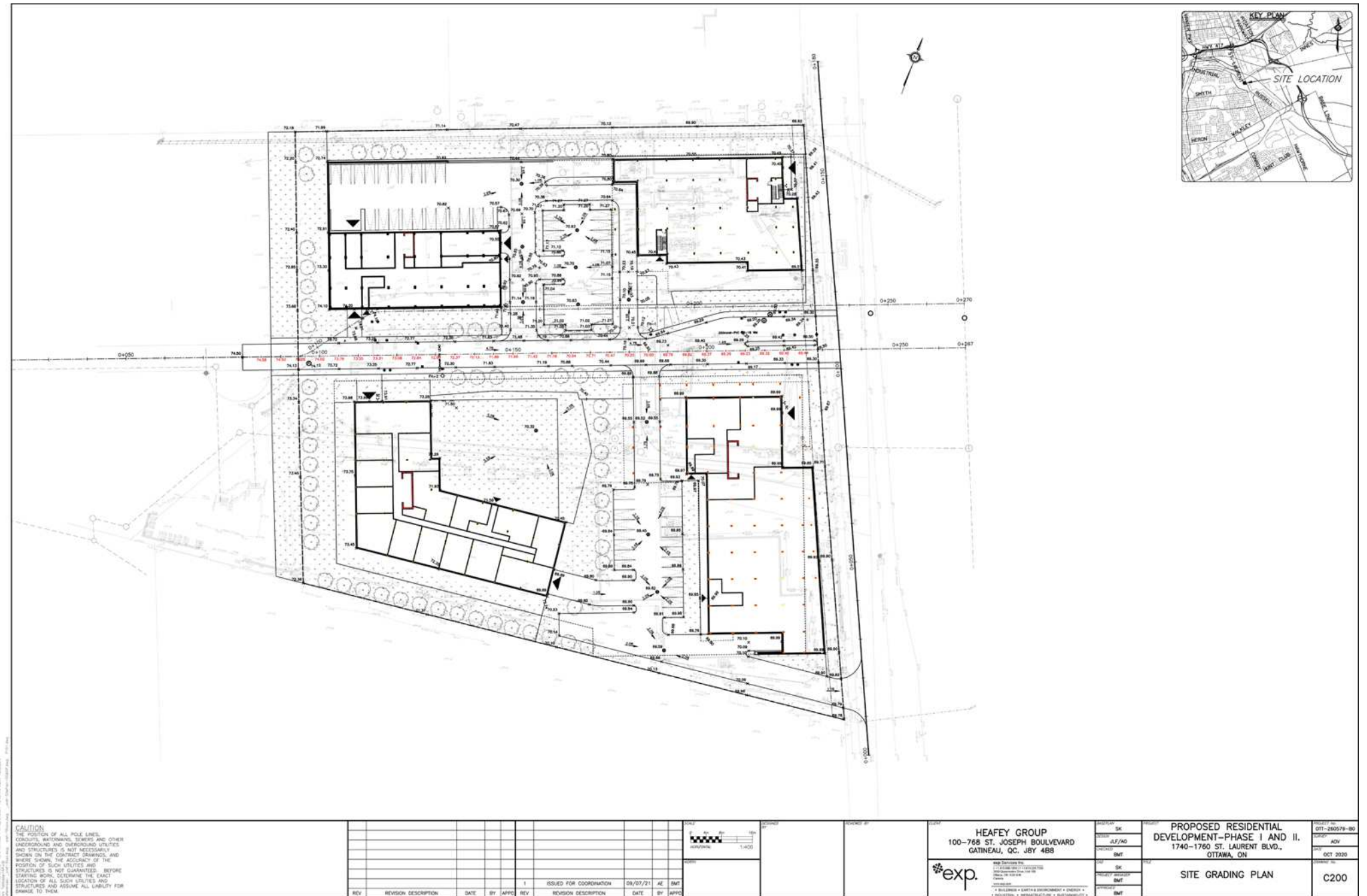


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## SITE GRADING PLAN

Site grading plan provided by EXP Services Inc. on September 7, 2021.



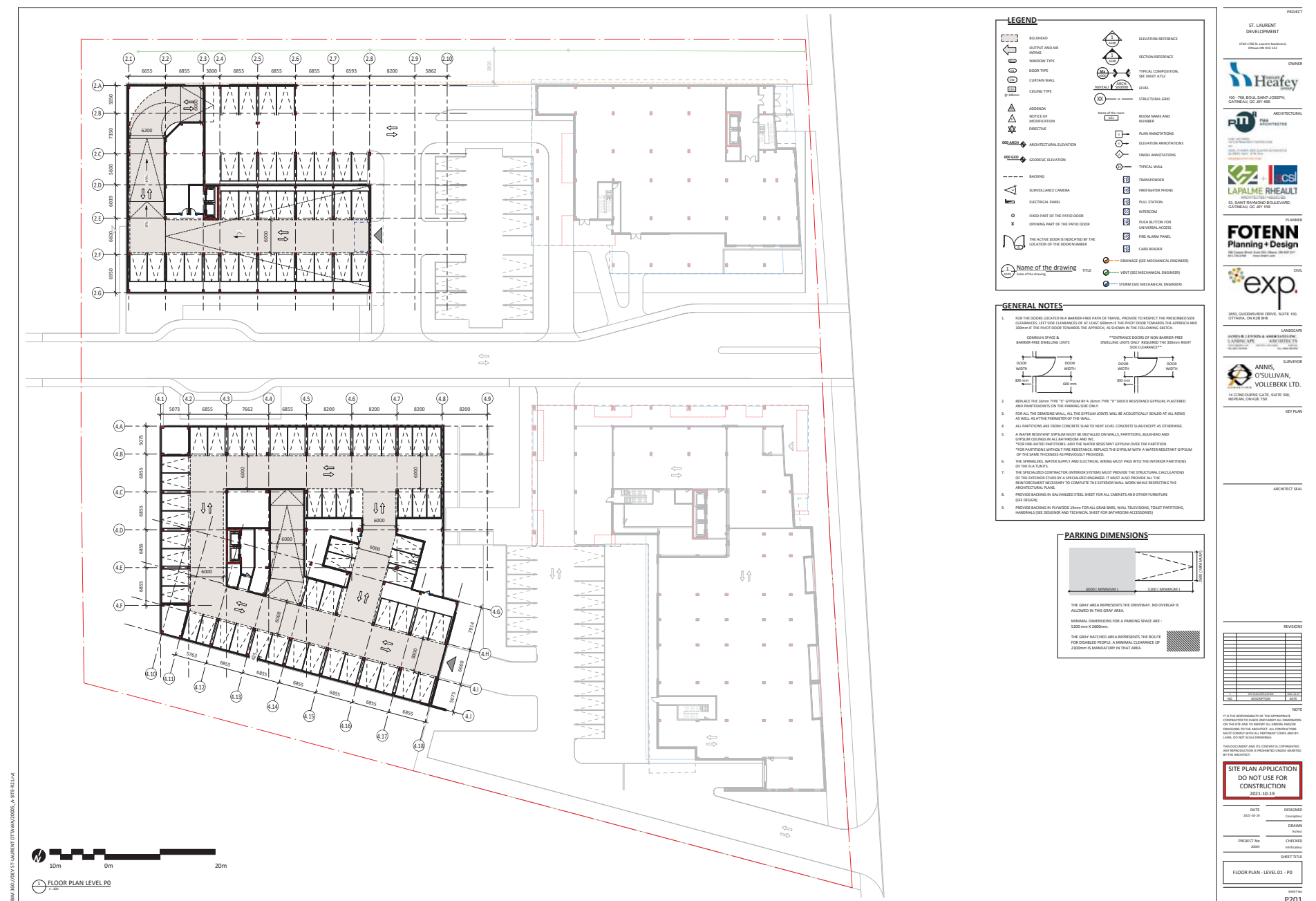
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## 3. UNDERGROUD PARKINGS

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SITE PLAN CONTROL APPLICATION

## UNDERGROUND PARKING - GF

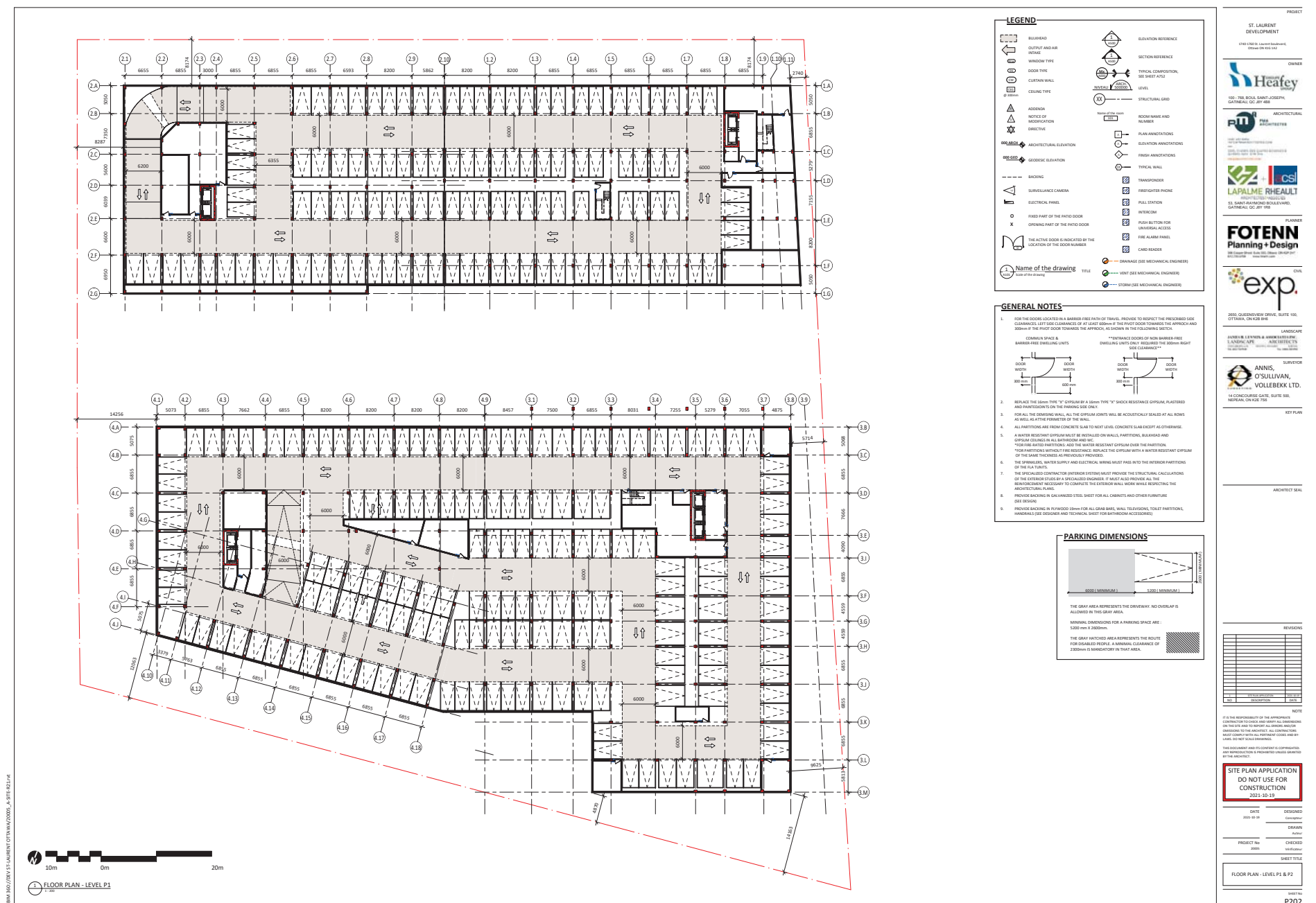




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SITE PLAN CONTROL APPLICATION

## UNDERGROUND PARKING - P1 & P2



PROJECT NUMBER : 20005

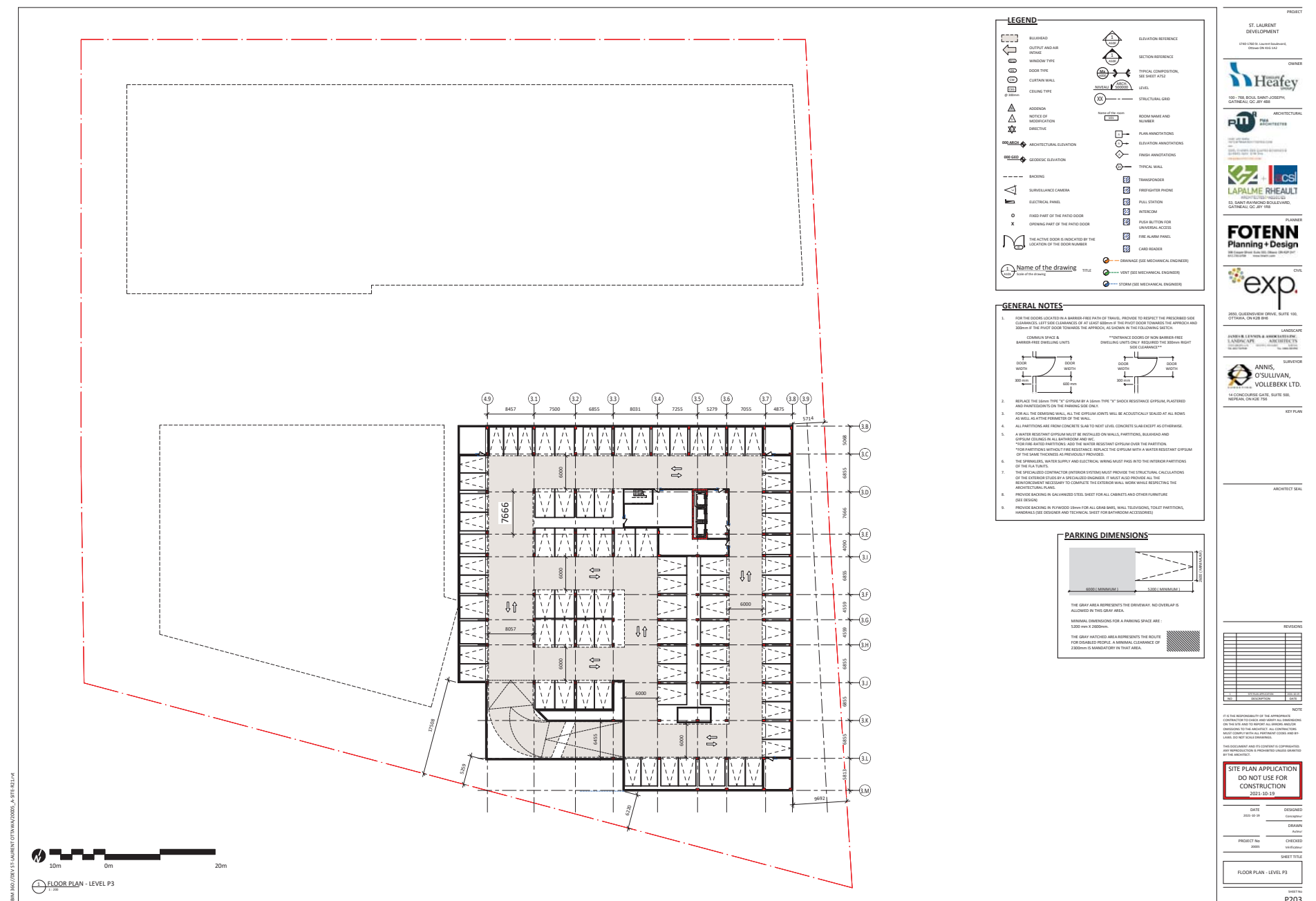
DATE: 2021-10-19

16

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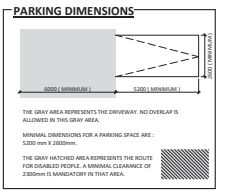
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SITE PLAN CONTROL APPLICATION

## UNDERGROUND PARKING - P3



**LEGEND**


- GENERAL NOTES**
- FOR THE DOOR, LOCATE IN A BARRED FREE ZONE. PROVIDE TO EXCEED THE MINIMUM CLEARANCE. LEFT SIDE CLEARANCE OF AT LEAST 800MM IF THE PIVOT DOOR TOWARDS THE APPROACH AND RIGHT SIDE CLEARANCE OF AT LEAST 800MM IF THE PIVOT DOOR TOWARDS THE APPROACH AS SHOWN IN THE FOLLOWING DETAIL.
  - COMMON SPACE & BARRED FREE ZONE UNITS
  - ENTRANCE DOORS OF NON BARRED FREE ZONE UNITS ONLY REQUIRED THE 800MM RIGHT SIDE CLEARANCE.
  - REPLACE THE 300MM "1" OPTION BY A 300MM "1" THICK RESISTANCE OPTIMAL PLASTERED AND PARTITIONED ON THE PARKING USE ONLY.
  - FOR ALL THE DRIVING WALL, ALL THE CURTAIN WALLS WILL BE ACCIDENTALLY SEALED AT ALL JOINTS AS WELL AS AT THE PERIMETER OF THE WALL.
  - ALL PARTITIONS ARE FROM CONCRETE SLAB TO NEXT LEVEL CONCRETE SLAB EXCEPT AS OTHERWISE NOTED.
  - A WATER RESISTIVE CURTAIN MUST BE PROVIDED ON WALL, PARTITION, BARRIAGE AND CURTAIN WALLS IN ALL BATHROOM AND WC.
  - FOR THE WATER RESISTIVE CURTAIN, SEE THE WATER RESISTIVE CURTAIN AND THE PARTITION. FOR PARTITIONS, PARTITION AND RESISTANCE, REPLACE THE CURTAIN WITH A WATER RESISTANT CURTAIN OF THE SAME THICKNESS AS PREVIOUSLY PROVIDED.
  - THE DRAINAGE, WATER SUPPLY AND ELECTRICAL WIRING MUST PASS INTO THE INTERIOR PARTITIONS OF THE WALL PANELS.
  - THE SPECIALIZED CONTRACTOR (INTERIOR SYSTEM) MUST PROVIDE THE STRUCTURAL CALCULATIONS OF THE INTERIOR SYSTEM BY A REGISTERED ENGINEER. IT MUST ALSO PROVIDE AS THE REQUIREMENT NECESSARY TO COMPLETE THE EXTERIOR WALL WORK WHILE RESPECTING THE ARCHITECTURAL PLANS.
  - PROVIDE SACING IN GALVANIZED STEEL SHEET FOR ALL CABINETS AND OTHER FURNITURE SEE SECTION.
  - PROVIDE SACING IN PLYWOOD SHEET FOR ALL CABINETS, WALL TOLLERING, TOLL ET PARTITION, HANDRAILS (SEE SECTION) AND TECHNICAL SHEET FOR BATHROOM ACCESSORIES.



PROJECT: ST. LAURENT DEVELOPMENT  
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA, ON K2B 4E4

OWNER: Heafey

ARCHITECTURAL: PMA ARCHITECTES

PLANNING: LAPALME RHEAULT ARCHITECTES + ASSOCIES

PLANNING: FOTENN Planning + Design

CIVIL: exp.

LANDSCAPE: ANNIS O'SULLIVAN VOLLEBECK LTD.

MECHANICAL: ANNIS O'SULLIVAN VOLLEBECK LTD.

ARCHITECT SEAL

REVISIONS	DATE	DESIGNED	CHECKED

NOTE: IF THE REVISIONS OF THE APPROVED SITE PLAN APPLICATION ARE NOT MADE IN ACCORDANCE WITH THE APPROVED SITE PLAN APPLICATION, THE APPROVED SITE PLAN APPLICATION WILL BE VOID. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED SITE PLAN APPLICATION. THE APPROVED SITE PLAN APPLICATION IS PROVIDED UNDER THE CONDITION THAT IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

**SITE PLAN APPLICATION DO NOT USE FOR CONSTRUCTION**  
2021-10-19

DATE: 2021-10-19  
DESIGNED: [Name]  
CHECKED: [Name]  
PROJECT No: 20005  
SHEET TITLE: FLOOR PLAN - LEVEL P3

SHEET No: P203

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4. TOWER 01



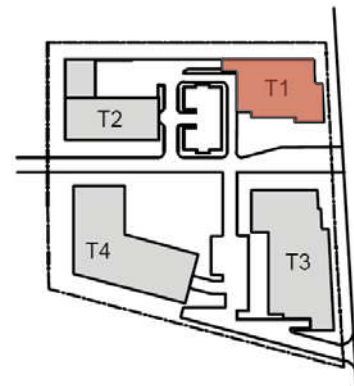
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SITE PLAN CONTROL APPLICATION

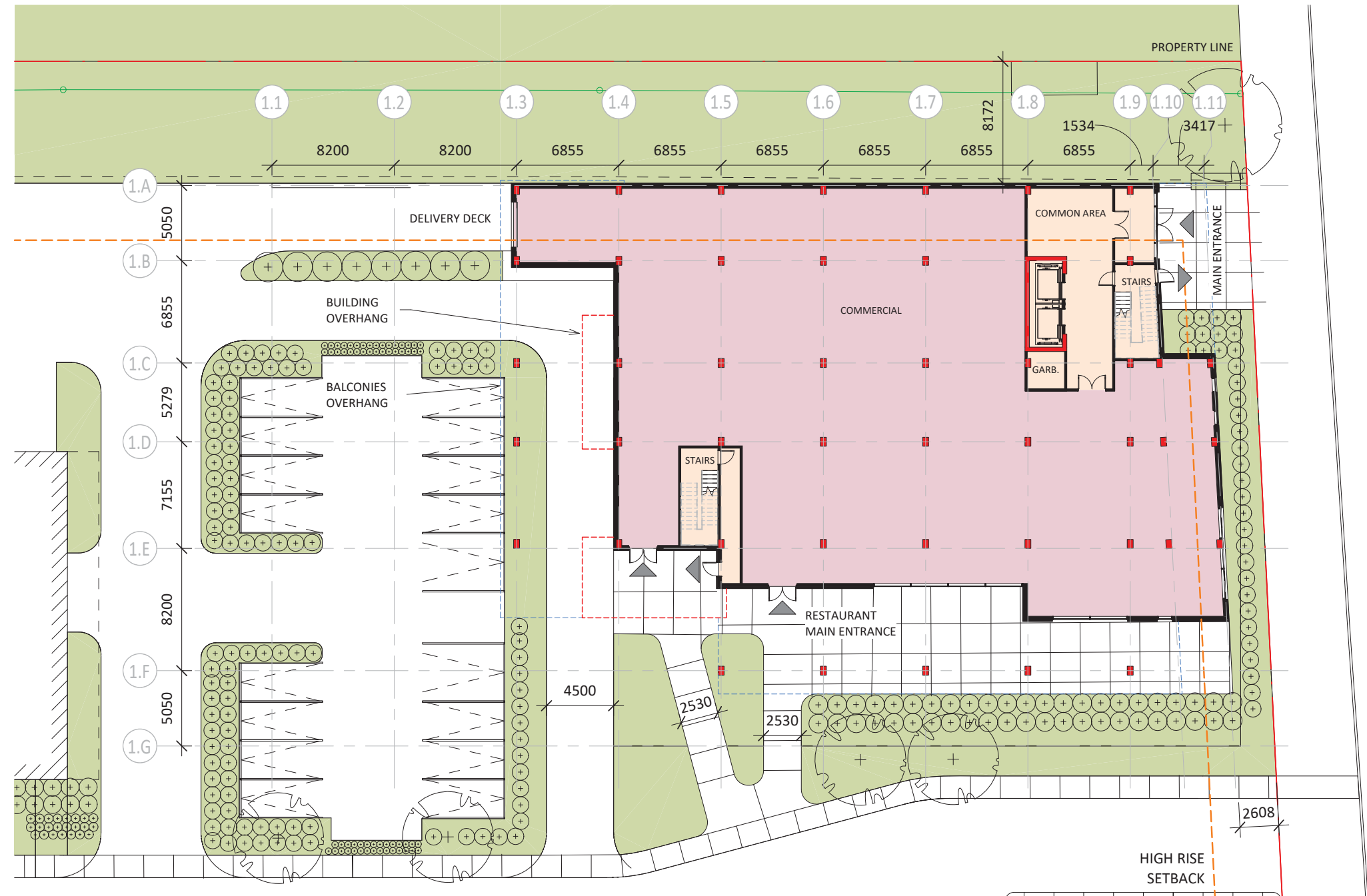
## TOWER 01 LEVEL 01

- 1 BDR: -
- 1 BDR + DEN: -
- 2 BDR: -
- 2 BDR + DEN: -
- 3 BDR: -
- PENTHOUSE -
- COMMON SPACE -

TOTAL UNITS: -



ST. LAURENT BLD



ST. LAURENT BOULEVARD

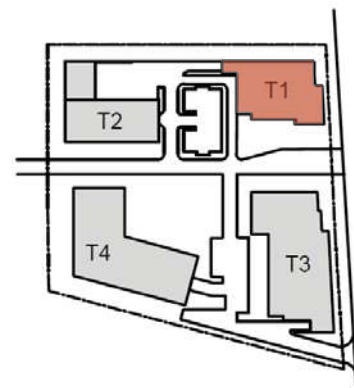
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SITE PLAN CONTROL APPLICATION

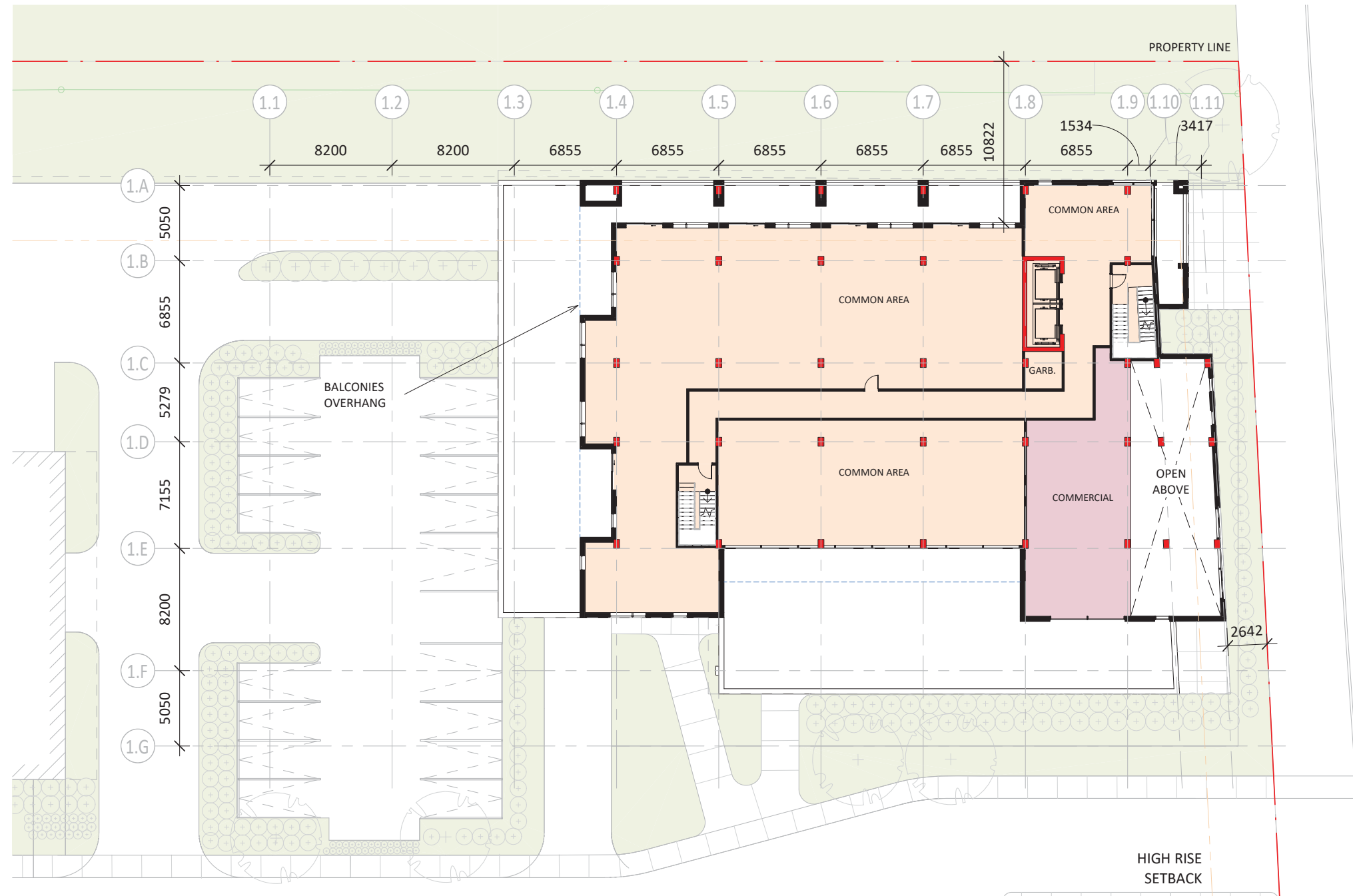
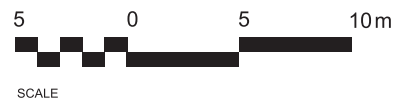
## TOWER 01 LEVEL 02

- 1 BDR:
- 1 BDR + DEN:
- 2 BDR:
- 2 BDR + DEN:
- 3 BDR:
- PENTHOUSE
- COMMON SPACE

TOTAL UNITS:



ST. LAURENT BLD










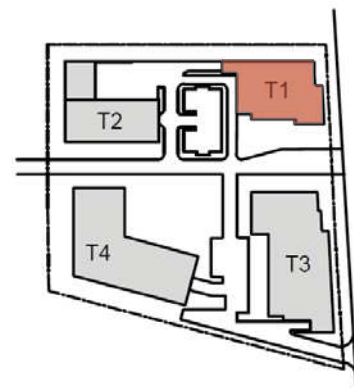
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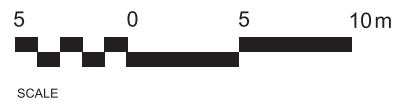
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SITE PLAN CONTROL APPLICATION

## TOWER 01 LEVEL 03

	1 BDR:	3 UN
	1 BDR + DEN:	3 UN
	2 BDR:	3 UN
	2 BDR + DEN:	-
	3 BDR:	-
	PENTHOUSE	-
	COMMON SPACE	-
TOTAL UNITS:		9 UN



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DEVELOPER








PROJECT NUMBER : 20005

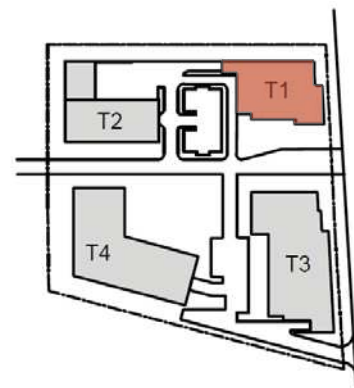
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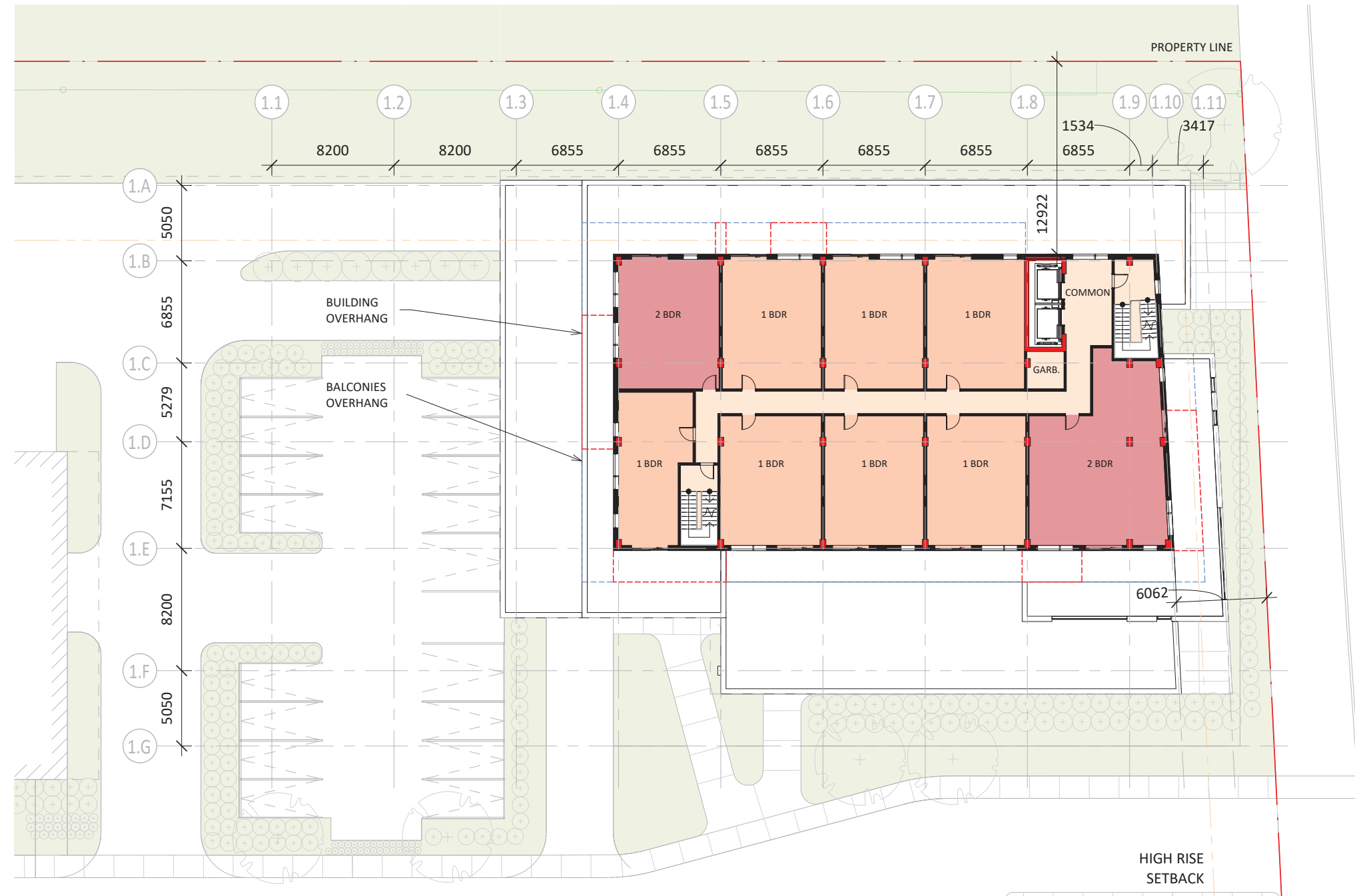
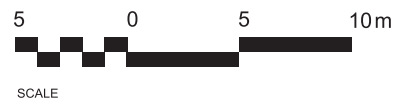
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SITE PLAN CONTROL APPLICATION

## TOWER 01 LEVEL 04

	1 BDR:	7 UN
	1 BDR + DEN:	-
	2 BDR:	2 UN
	2 BDR + DEN:	-
	3 BDR:	-
	PENTHOUSE	-
	COMMON SPACE	-
TOTAL UNITS:		9 UN



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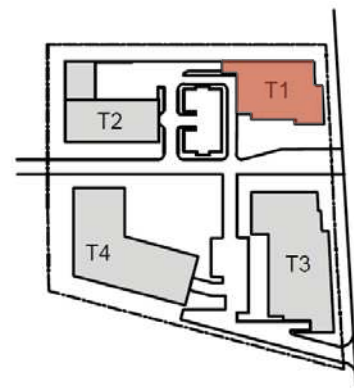
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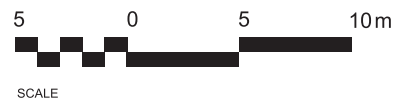
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SITE PLAN CONTROL APPLICATION

## TOWER 01 LEVEL 05 TO 14

	1 BDR:	5 UN
	1 BDR + DEN:	1 UN
	2 BDR:	3 UN
	2 BDR + DEN:	-
	3 BDR:	-
	PENTHOUSE	-
	COMMON SPACE	-
TOTAL UNITS:		9 UN



ST. LAURENT BLD










ST. LAURENT BOULEVARD

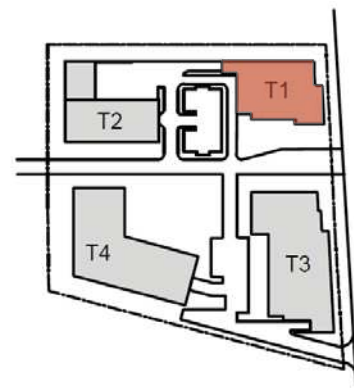


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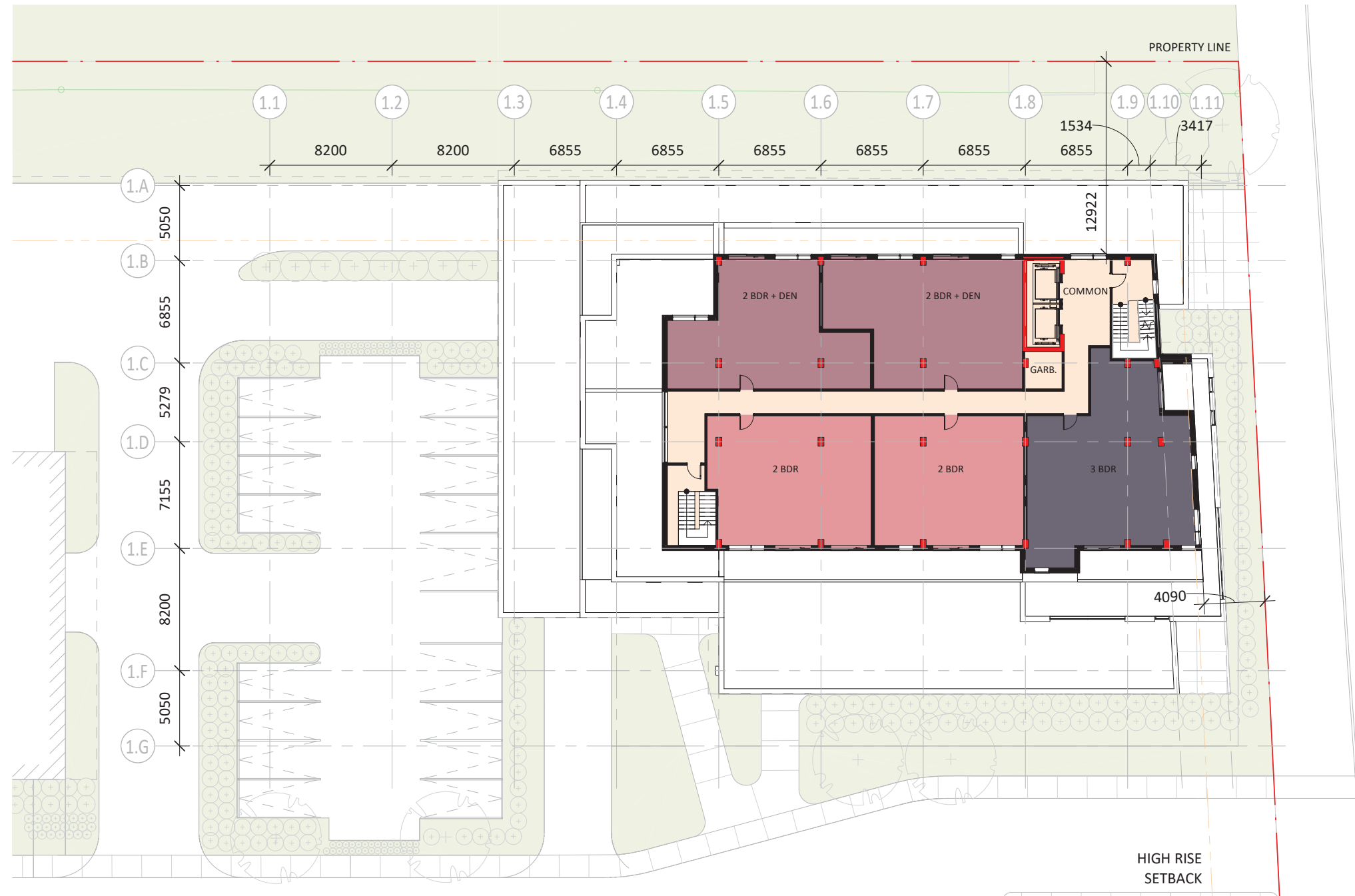
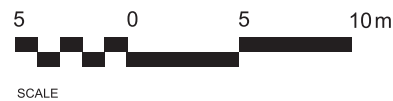
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SITE PLAN CONTROL APPLICATION

## TOWER 01 LEVEL 15

	1 BDR:	-
	1 BDR + DEN:	-
	2 BDR:	2 UN
	2 BDR + DEN:	2 UN
	3 BDR:	1 UN
	PENTHOUSE	
	COMMON SPACE	
TOTAL UNITS:		5 UN



ST. LAURENT BLD



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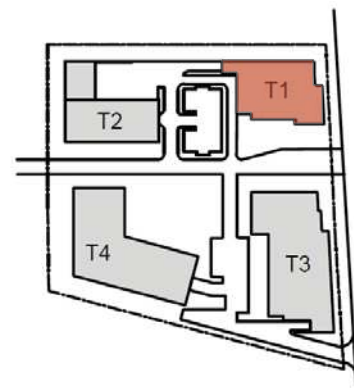
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1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

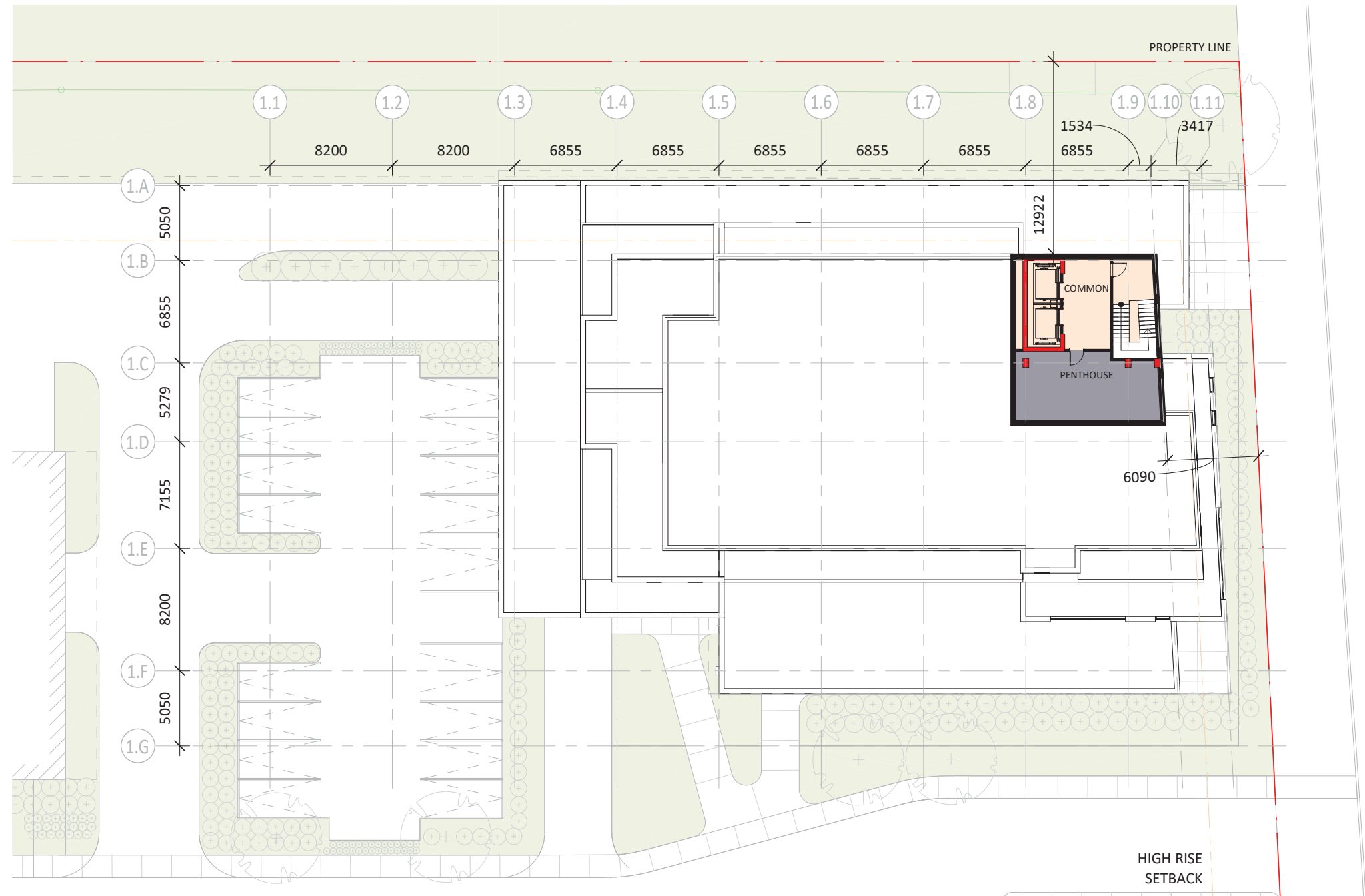
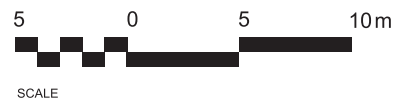
## TOWER 01 PENTHOUSE

- 1 BDR:
- 1 BDR + DEN:
- 2 BDR:
- 2 BDR + DEN:
- 3 BDR:
- PENTHOUSE
- COMMON SPACE

TOTAL UNITS:



ST. LAURENT BLD



DEVELOPER

PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 01 STATISTICS

GROSS FLOOR AREA			BALCONIES AREA		UNITS TYPOLOGY		
AREA TYPE	SQ M	SQ FT	LEVEL	AREA	UNIT TYPE	TOTAL COUNT	%
PARKING	4,620	49,720	LEVEL 01:	-	1 BDR	60	53
COMMERCIAL	1,176	12,656	LEVEL 02:	-	1 BDR + DEN	13	12
COMMON	2,670	28,735	LEVEL 03:	154 sq m/9 units = 17.11 sq m	2 BDR	37	33
LOCATIVE	8,625	92,822	LEVEL 04:	124 sq m/9 units = 13.78 sq m	2 BDR + DEN	2	2
BALCONIES	1,764	18,984	LEVEL 05:	139 sq m/9 units = 15.44 sq m	3 BDR	1	1
SHARE INT	606	1,733	LEVEL 06:	139 sq m/9 units = 15.44 sq m	<b>TOTAL</b>	<b>113</b>	<b>100</b>
SHARE EXT	161	6,522	LEVEL 07:	139 sq m/9 units = 15.44 sq m			
<b>TOTAL</b>	<b>19,622</b>	<b>211,172</b>	LEVEL 08:	139 sq m/16 units = 15.44 sq m			
			LEVEL 09:	139 sq m/16 units = 15.44 sq m			
			LEVEL 10:	139 sq m/16 units = 15.44 sq m			
			LEVEL 11:	139 sq m/16 units = 15.44 sq m			
			LEVEL 12:	139 sq m/12 units = 15.44 sq m			
			LEVEL 13:	139 sq m/12 units = 15.44 sq m			
			LEVEL 14:	139 sq m/12 units = 15.44 sq m			
			LEVEL 15:	96 sq m/12 units = 19.20 sq m			
			<b>TOTAL AREA</b>	<b>1,764 sq m/113 units = 15.61 sq m</b>			

PARKING RATES			BICYCLE PARKING RATES		
TYPE	REQUIRED	PROVIDED	TYPE	REQUIRED	PROVIDED
COMMERCIAL	29	29	COMMERCIAL	3	3
RESIDENTIAL	51	93	RESIDENTIAL	57	57
VISITOR	21	21	<b>TOTAL</b>	<b>60</b>	<b>60</b>
<b>TOTAL</b>	<b>101</b>	<b>143</b>			

<p>RESIDENTIAL: 0.5 / UNIT 10% OR 20 SPACES REDUCTION IF ALL SPACES WITHIN THE SAME BUILDING. VISITOR: 0.2 / UNIT AFTER 12 MAX 60.</p> <p>RETAIL STORE: 2.5 / 100 sq m GFA RESTAURANT: 6 / 100 sq m GFA DRIVE-TROUGH: -20%</p>	<p>REQUIRED</p> <p>3 sq m / UNIT OF PRIVATE SPACE: 15.61 sq m / UNIT</p> <p>3 sq m / UNIT OF SHARED SPACE: 6.79 sq m / UNIT</p> <p>*6 sq m / UNIT WHERE 50% IS COMMUNIAL.</p>	<p>PROVIDED</p> <p>COMMERCIAL: 1 / 250 sq m OF GFA</p> <p>RESIDENTIAL: 0.5 / UNIT</p>
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# ST. LAURENT DEVELOPMENT








## 5. TOWER 02



# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

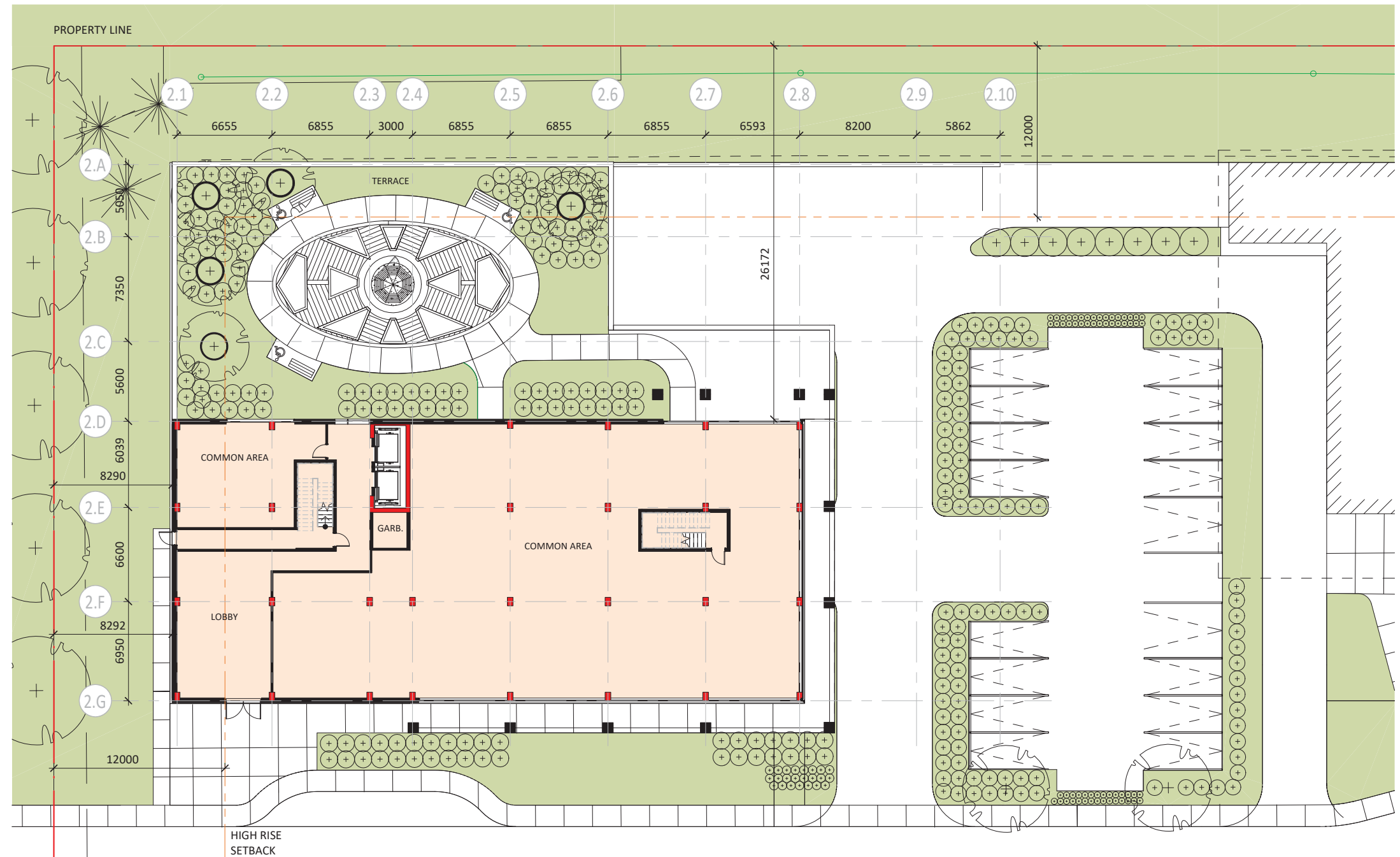
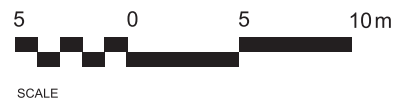
## TOWER 02 LEVEL 01

-  1 BDR:
-  1 BDR + DEN:
-  2 BDR:
-  2 BDR + DEN:
-  3 BDR:
-  PENTHOUSE
-  COMMON SPACE

TOTAL UNITS:



ST. LAURENT BLD










ST. LAURENT BOULEVARD

# ST. L. DEV

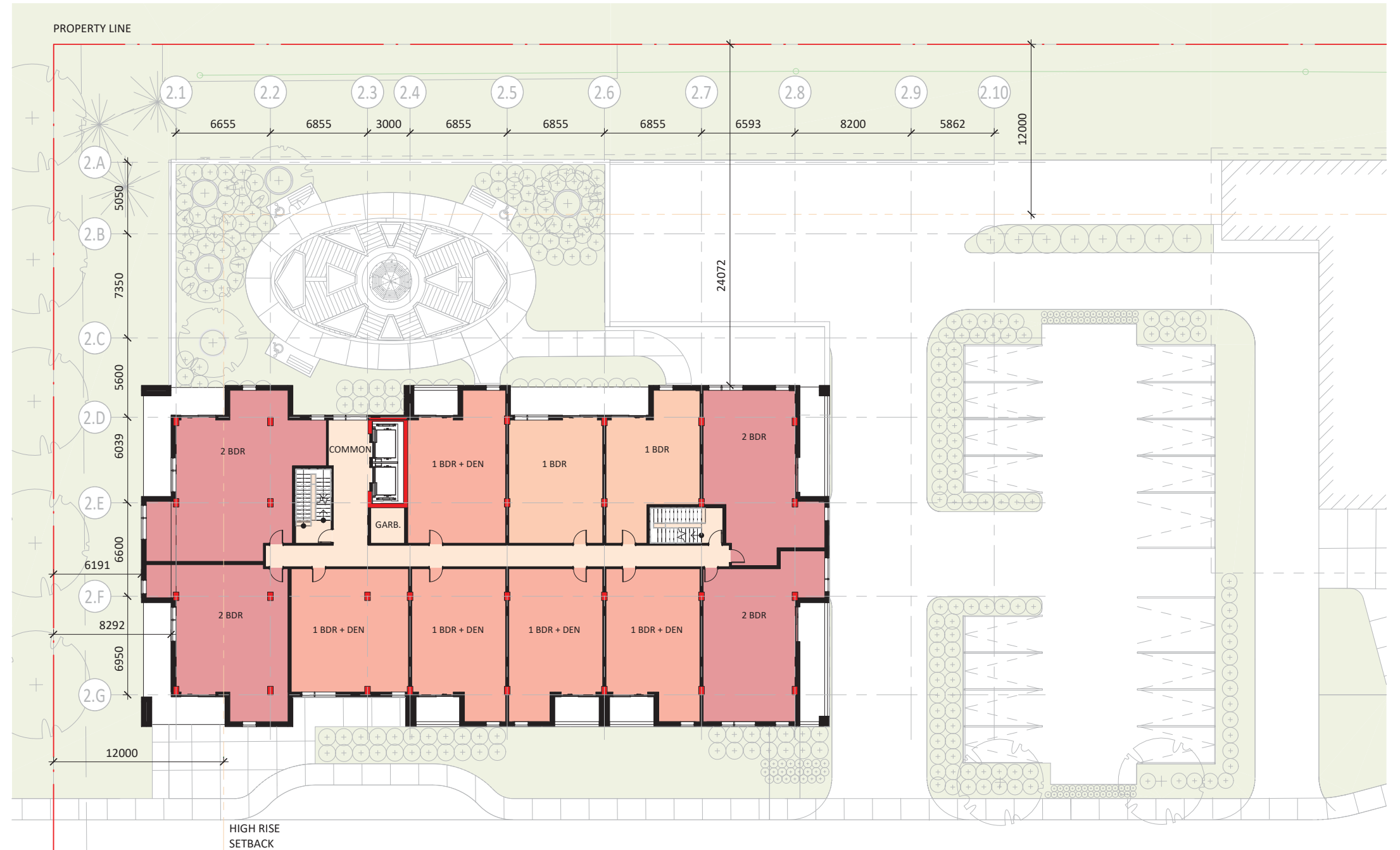
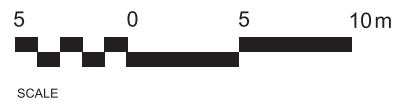
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 02 LEVEL 02

	1 BDR:	2 UN
	1 BDR + DEN:	5 UN
	2 BDR:	4 UN
	2 BDR + DEN:	-
	3 BDR:	-
	PENTHOUSE	-
	COMMON SPACE	-
TOTAL UNITS:		11 UN



ST. LAURENT BLD










ST. LAURENT BOULEVARD

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

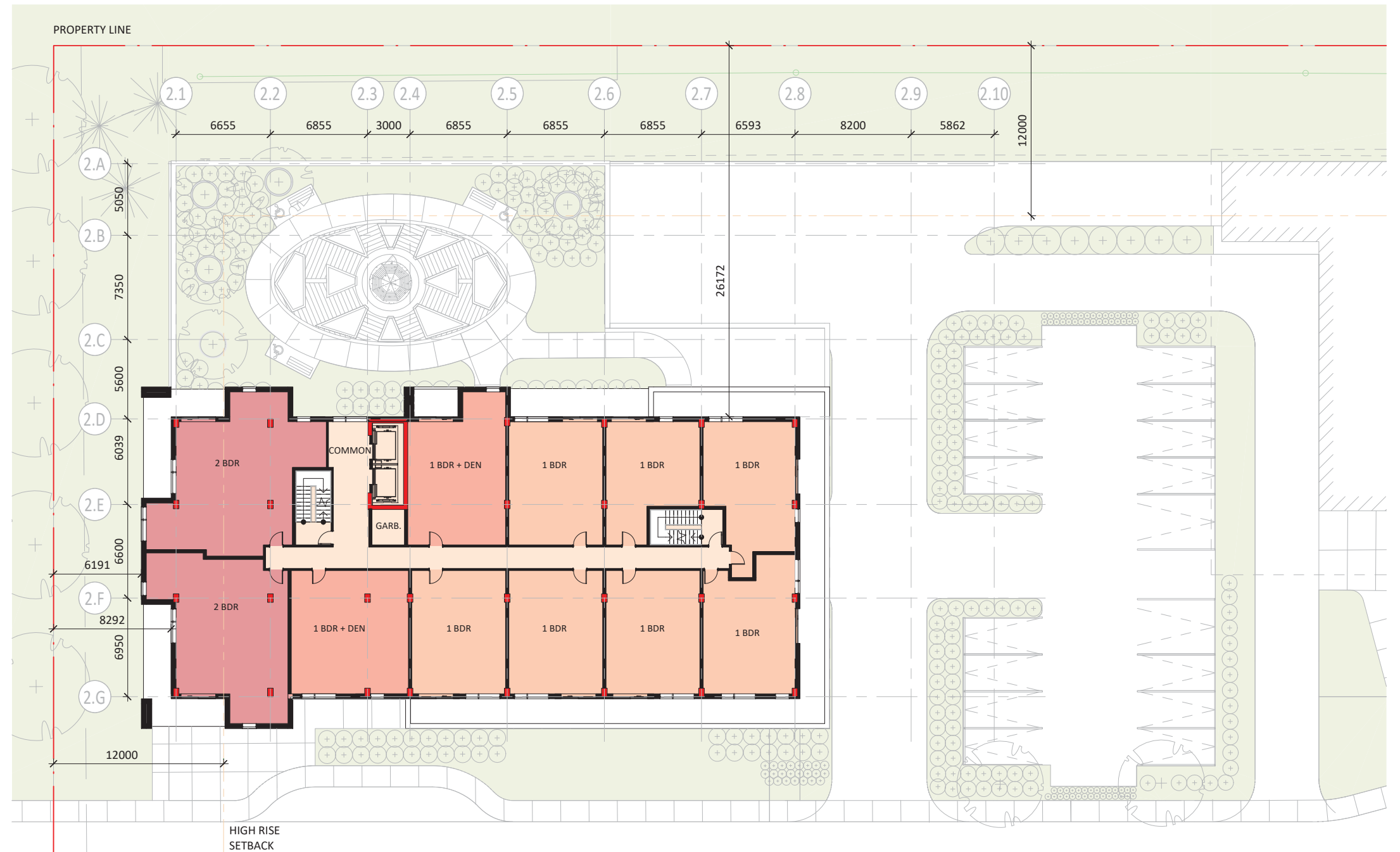
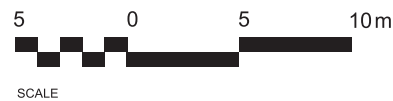
## TOWER 02 LEVEL 03 & 04

	1 BDR:	7 UN
	1 BDR + DEN:	2 UN
	2 BDR:	2 UN
	2 BDR + DEN:	-
	3 BDR:	-
	PENTHOUSE	-
	COMMON SPACE	-

TOTAL UNITS: 11 UN



ST. LAURENT BLD



ST. LAURENT BOULEVARD



DEVELOPER

30








PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. L. DEV

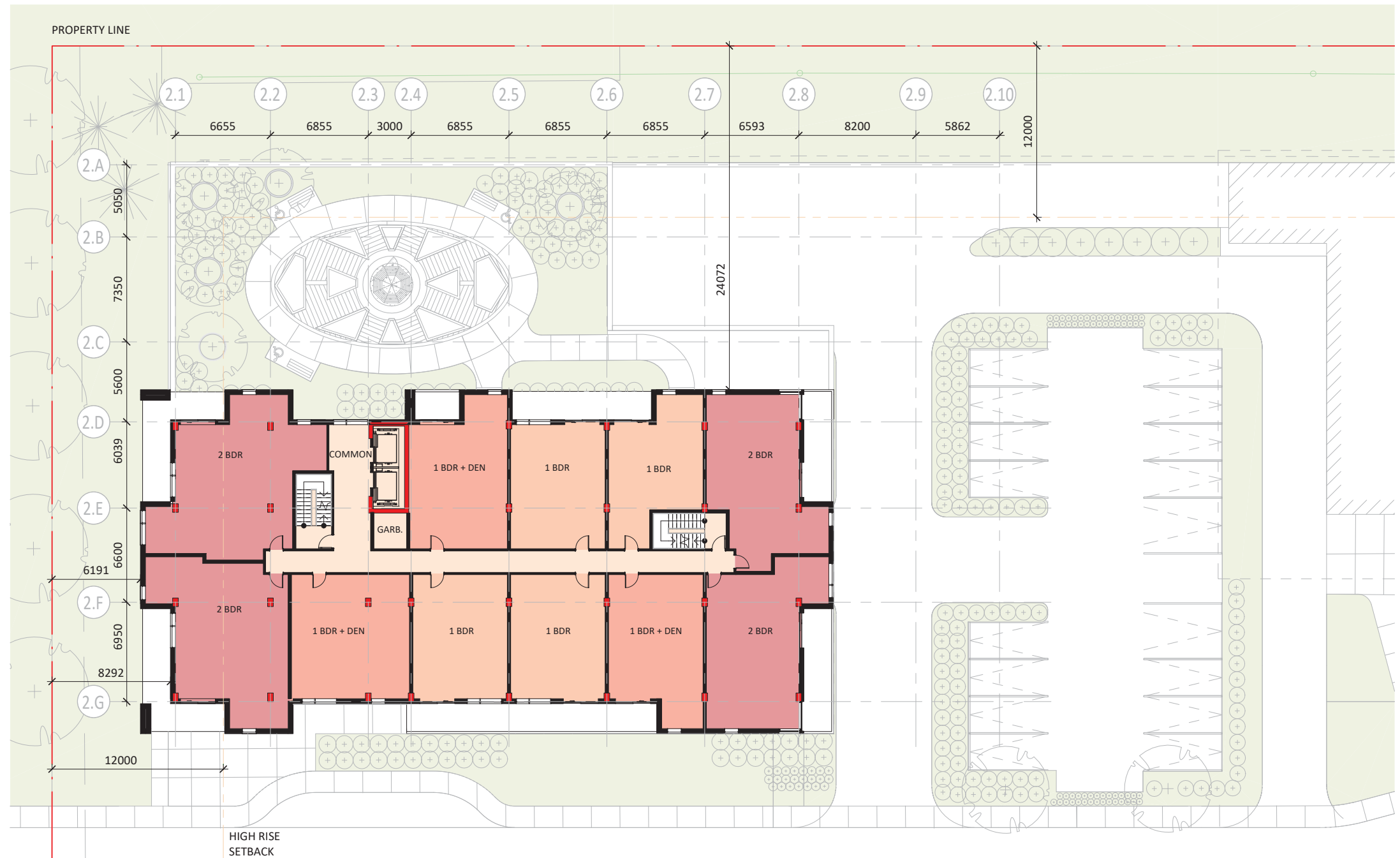
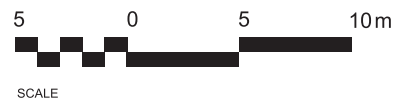
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 02 LEVEL 05 & 06

	1 BDR:	3 UN
	1 BDR + DEN:	3 UN
	2 BDR:	4 UN
	2 BDR + DEN:	-
	3 BDR:	-
	PENTHOUSE	-
	COMMON SPACE	-
TOTAL UNITS:		10 UN



ST. LAURENT BLD










ST. LAURENT BOULEVARD



# ST. L. DEV

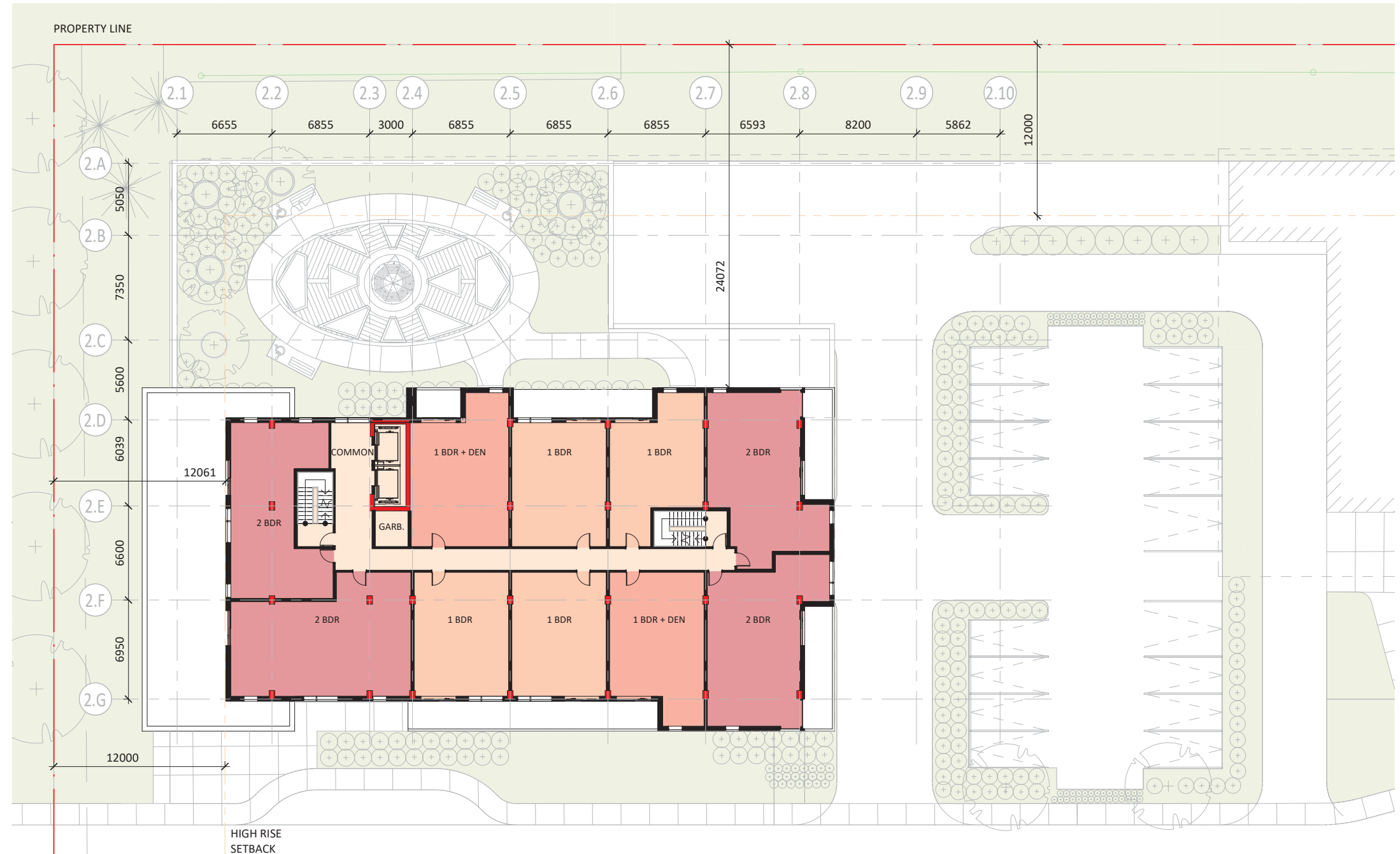
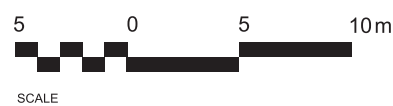
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 02 LEVEL 07 TO 11

	1 BDR:	4 UN
	1 BDR + DEN:	2 UN
	2 BDR:	4 UN
	2 BDR + DEN:	-
	3 BDR:	-
	PENTHOUSE	-
	COMMON SPACE	-
TOTAL UNITS:		10



ST. LAURENT BLD



ST. LAURENT BOULEVARD



# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

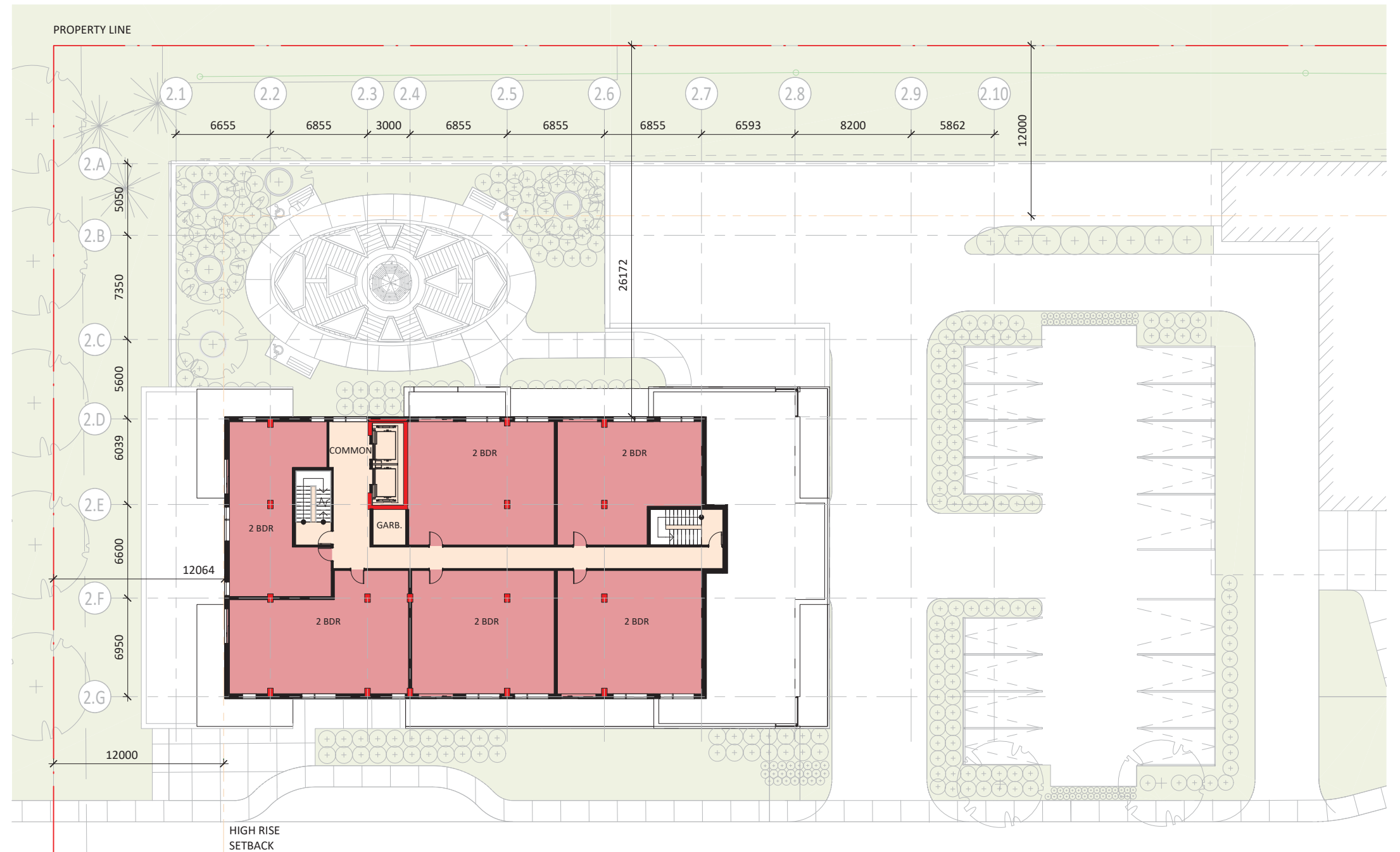
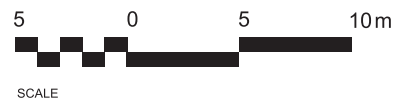
## TOWER 02 LEVEL 12

- 1 BDR: -
- 1 BDR + DEN: -
- 2 BDR: 6 UN
- 2 BDR + DEN: -
- 3 BDR: -
- PENTHOUSE -
- COMMON SPACE

TOTAL UNITS: 6 UN



ST. LAURENT BLD










ST. LAURENT BOULEVARD

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

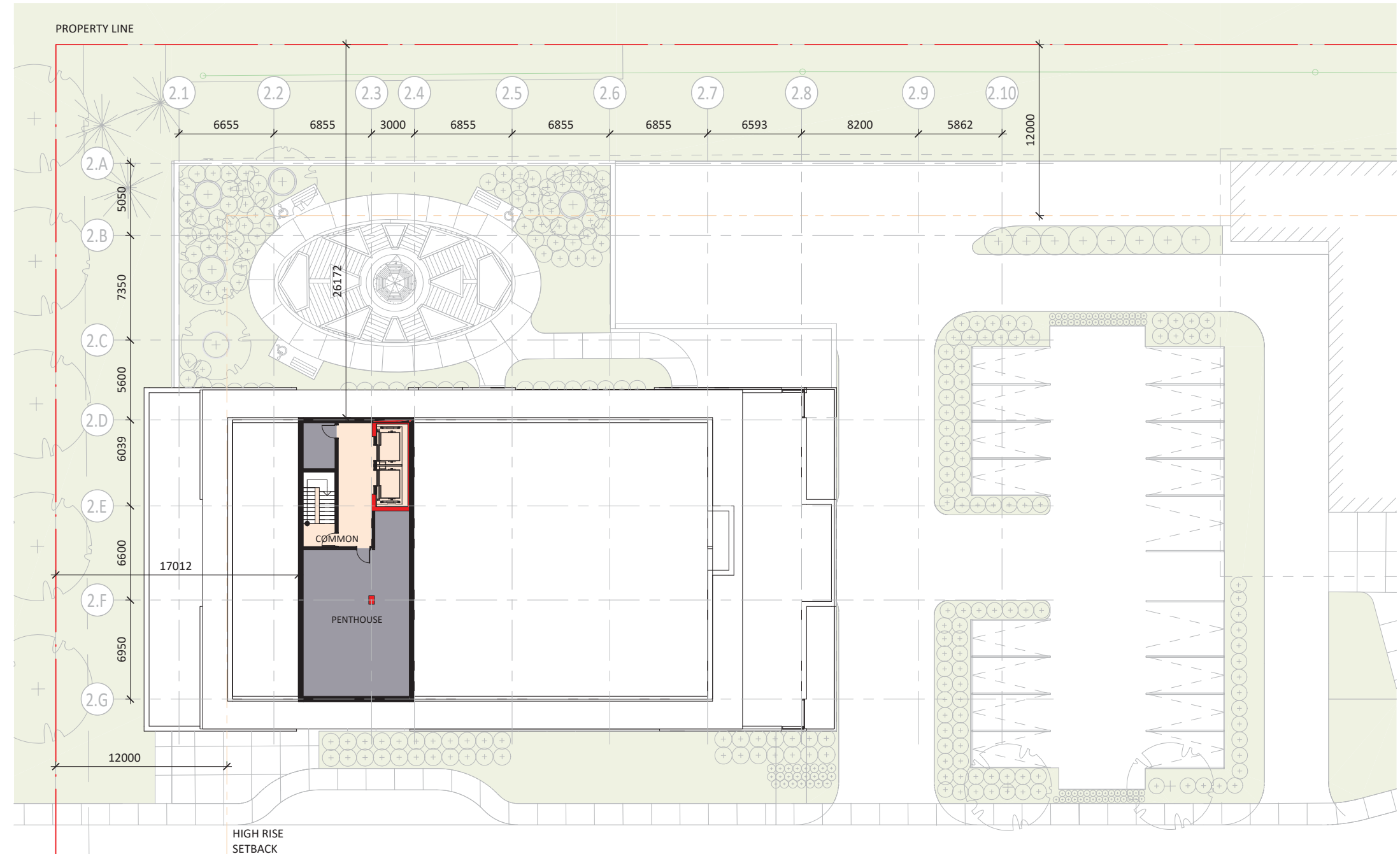
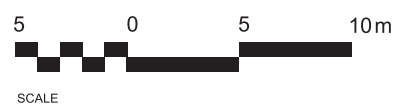
## TOWER 02 PENTHOUSE

-  1 BDR: -
-  1 BDR + DEN: -
-  2 BDR: -
-  2 BDR + DEN: -
-  3 BDR: -
-  PENTHOUSE -
-  COMMON SPACE -

TOTAL UNITS: -



ST. LAURENT BLD



ST. LAURENT BOULEVARD



DEVELOPER

PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 02 STATISTICS

GROSS FLOOR AREA			BALCONIES AREA		UNITS TYPOLOGY		
AREA TYPE	SQ M	SQ FT	LEVEL	AREA	UNIT TYPE	TOTAL COUNT	%
PARKING	5,495	59,137	LEVEL 01:	-	1 BDR	44	40
COMMERCIAL	-	-	LEVEL 02:	119 sq m/11 units = 10.82 sq m	1 BDR + DEN	25	23
COMMON	1,678	18,059	LEVEL 03:	151 sq m/11 units = 13.73 sq m	2 BDR	36	32
LOCATIVE	7,739	83,287	LEVEL 04:	151 sq m/11 units = 13.73 sq m	2 BDR + DEN	6	5
BALCONIES	1,351	14,539	LEVEL 05:	135 sq m/11 units = 12.27 sq m	3 BDR	-	-
SHARE INT	716	7,706	LEVEL 06:	135 sq m/11 units = 12.27 sq m	<b>TOTAL</b>	<b>111</b>	<b>100</b>
SHARE EXT	667	7,178	LEVEL 07:	110 sq m/10 units = 11.00 sq m			
<b>TOTAL</b>	<b>17,646</b>	<b>159,906</b>	LEVEL 08:	110 sq m/10 units = 11.00 sq m			
			LEVEL 09:	110 sq m/10 units = 11.00 sq m			
			LEVEL 10:	110 sq m/10 units = 11.00 sq m			
			LEVEL 11:	110 sq m/10 units = 11.00 sq m			
			LEVEL 12:	110 sq m/6 units = 18.33 sq m			
			<b>TOTAL AREA</b>	<b>1.351 sq m/111 units = 12.17 sq m</b>			
PARKING RATES			BICYCLE PARKING RATES				
TYPE	REQUIRED	PROVIDED	TYPE	REQUIRED	PROVIDED		
COMMERCIAL	-	-	COMMERCIAL	-	-		
RESIDENTIAL	50	102	RESIDENTIAL	56	56		
VISITOR	20	20	<b>TOTAL</b>	<b>56</b>	<b>56</b>		
<b>TOTAL</b>	<b>70</b>	<b>122</b>					
<b>RESIDENTIAL: 0.5 / UNIT</b>			<b>REQUIRED</b>			<b>PROVIDED</b>	
10% OR 20 SPACES REDUCTION IF ALL SPACES WITHIN THE SAME BUILDING.			3* sq m / UNIT OF PRIVATE SPACE: 15.61 sq m / UNIT			COMMERCIAL: 1 / 250 sq m OF GFA	
VISITOR: 0.2 / UNIT AFTER 12 MAX 60.			3* sq m / UNIT OF SHARED SPACE: 6.79 sq m / UNIT			RESIDENTIAL: 0.5 / UNIT	
RETAIL STORE: 2.5 / 100 sq m GFA							
RESTAURANT: 6 / 100 sq m GFA							
DRIVE-TROUGH: -20%							
			*6 sq m / UNIT WHERE 50% IS COMMUNIAL.				

# ST. LAURENT DEVELOPMENT








6. TOWER 03



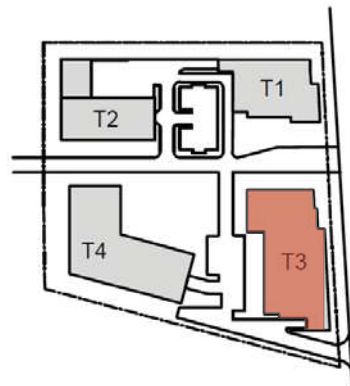
# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 03 LEVEL 01

-  1 BDR:
-  1 BDR + DEN:
-  2 BDR:
-  2 BDR + DEN:
-  3 BDR:
-  PENTHOUSE
-  COMMON SPACE

TOTAL UNITS:



ST. LAURENT BLD



ST. LAURENT BOULEVARD










PROJECT NUMBER : 20005

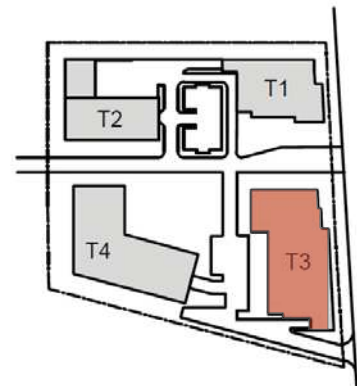
DATE: 2021-10-19

# ST. L. DEV

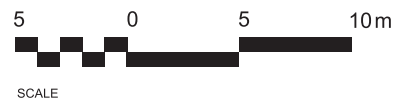
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 03 LEVEL 02

	1 BDR:	3 UN
	1 BDR + DEN:	5 UN
	2 BDR:	5 UN
	2 BDR + DEN:	-
	3 BDR:	-
	PENTHOUSE	-
	COMMON SPACE	-
TOTAL UNITS:		13 UN



ST. LAURENT BLD










ST. LAURENT BOULEVARD

# ST. L. DEV

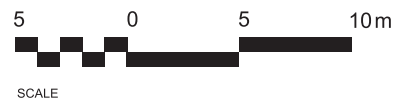
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 03 LEVEL 03

	1 BDR:	7 UN
	1 BDR + DEN:	6 UN
	2 BDR:	7 UN
	2 BDR + DEN:	-
	3 BDR:	-
	PENTHOUSE	-
	COMMON SPACE	-
TOTAL UNITS:		20 UN



ST. LAURENT BLD










ST. LAURENT BOULEVARD



# ST. L. DEV

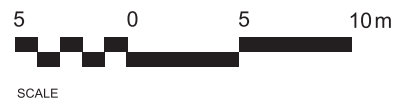
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 03 LEVEL 04

	1 BDR:	10 UN
	1 BDR + DEN:	3 UN
	2 BDR:	6 UN
	2 BDR + DEN:	-
	3 BDR:	-
	PENTHOUSE	-
	COMMON SPACE	-
TOTAL UNITS:		19 UN



ST. LAURENT BLD



ST. LAURENT BOULEVARD



DEVELOPER

PROJECT NUMBER : 20005








DATE: 2021-10-19

40

# ST. L. DEV

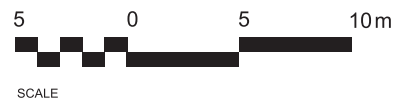
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 03 LEVEL 05 TO 14

	1 BDR:	10 UN
	1 BDR + DEN:	2 UN
	2 BDR:	7 UN
	2 BDR + DEN:	-
	3 BDR:	-
	PENTHOUSE	-
	COMMON SPACE	-
TOTAL UNITS:		19 UN



ST. LAURENT BLD



ST. LAURENT BOULEVARD



DEVELOPER








PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. L. DEV

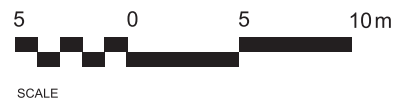
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 03 LEVEL 15

	1 BDR:	-
	1 BDR + DEN:	-
	2 BDR:	7 UN
	2 BDR + DEN:	-
	3 BDR:	3 UN
	PENTHOUSE	-
	COMMON SPACE	-
TOTAL UNITS:		10 UN



ST. LAURENT BLD



ST. LAURENT BOULEVARD



DEVELOPER








PROJECT NUMBER : 20005

DATE: 2021-10-19

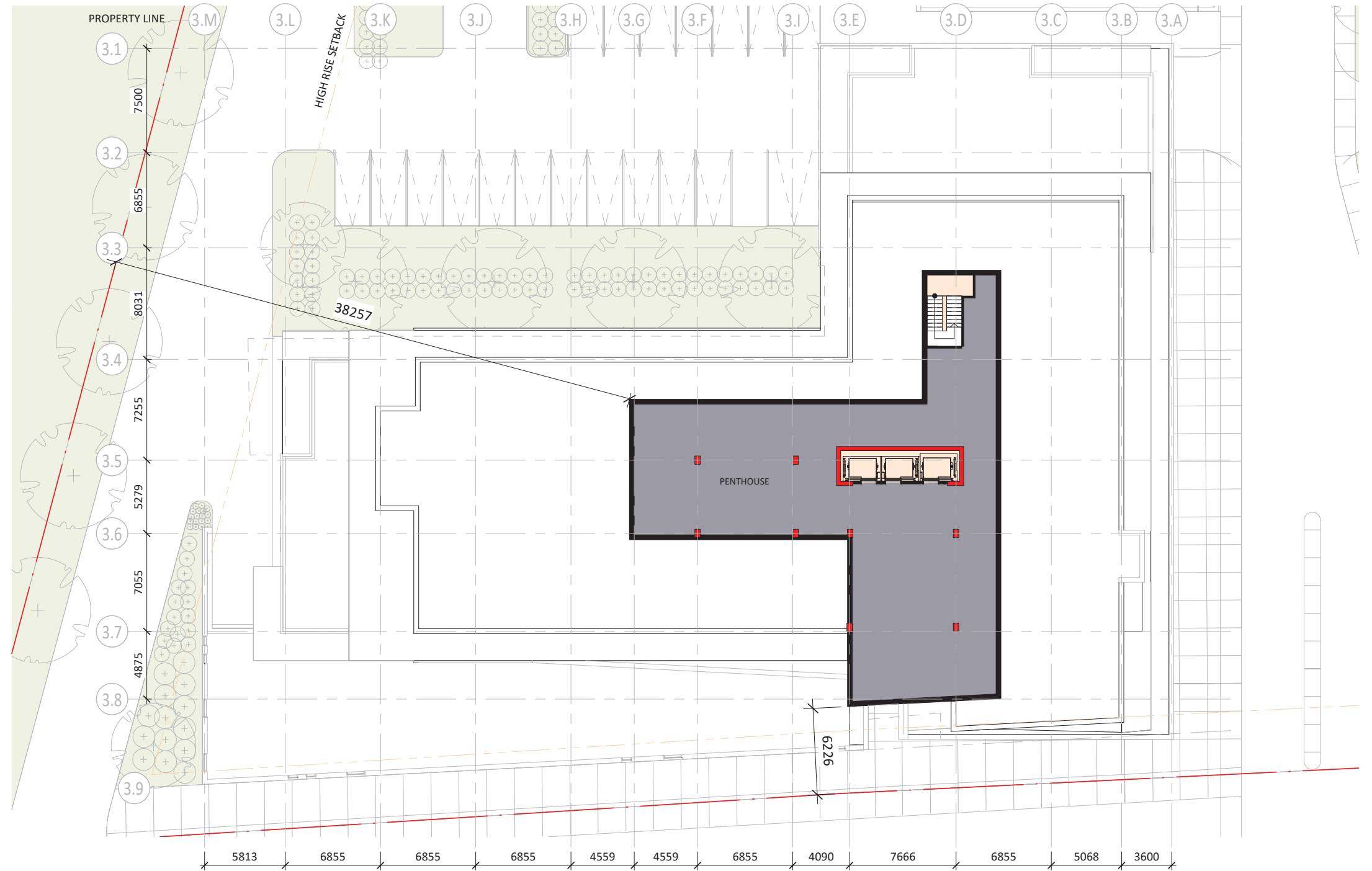
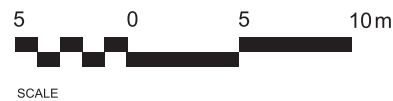
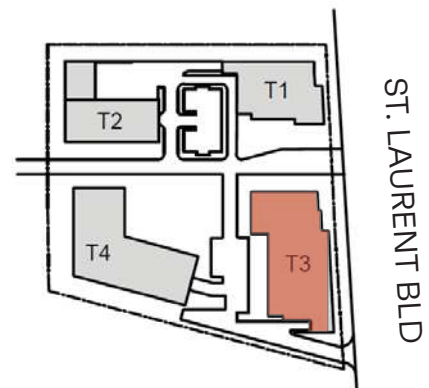
# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 03 PENTHOUSE

-  1 BDR: -
-  1 BDR + DEN: -
-  2 BDR: -
-  2 BDR + DEN: -
-  3 BDR: -
-  PENTHOUSE
-  COMMON SPACE

TOTAL UNITS: -



ST. LAURENT BOULEVARD



PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 03 STATISTICS

GROSS FLOOR AREA			BALCONIES AREA		UNITS TYPOLOGY		
AREA TYPE	SQ M	SQ FT	LEVEL	AREA	UNIT TYPE	TOTAL COUNT	%
PARKING	10,453	112,495	LEVEL 01:	-	1 BDR	120	48
COMMERCIAL	1,364	14,679	LEVEL 02:	165 sq m/13 units = 12.69 sq m	1 BDR + DEN	34	13
COMMON	3,247	34,944	LEVEL 03:	272 sq m/20 units = 13.60 sq m	2 BDR	95	38
LOCATIVE	21,450	230,845	LEVEL 04:	375 sq m/19 units = 19.74 sq m	2 BDR + DEN	3	1
BALCONIES	3,893	41,896	LEVEL 05:	294 sq m/19 units = 15.47 sq m	3 BDR	-	-
SHARE INT	679	2,066	LEVEL 06:	294 sq m/19 units = 15.47 sq m			
SHARE EXT	192	7,307	LEVEL 07:	294 sq m/19 units = 15.47 sq m	<b>TOTAL</b>	<b>252</b>	<b>100</b>
<b>TOTAL</b>	<b>41,278</b>	<b>444,234</b>	LEVEL 08:	294 sq m/19 units = 15.47 sq m			
			LEVEL 09:	294 sq m/19 units = 15.47 sq m			
			LEVEL 10:	294 sq m/19 units = 15.47 sq m			
			LEVEL 11:	294 sq m/19 units = 15.47 sq m			
			LEVEL 12:	294 sq m/19 units = 15.47 sq m			
			LEVEL 13:	294 sq m/19 units = 15.47 sq m			
			LEVEL 14:	294 sq m/19 units = 15.47 sq m			
			LEVEL 15:	141 sq m/10 units = 14.10 sq m			
			<b>TOTAL AREA</b>	<b>3,893 sq m/252 units = 15.45 sq m</b>			

PARKING RATES			BICYCLE PARKING RATES		
TYPE	REQUIRED	PROVIDED	TYPE	REQUIRED	PROVIDED
COMMERCIAL	34	34	COMMERCIAL	6	6
RESIDENTIAL	113	205	RESIDENTIAL	126	126
VISITOR	48	48	<b>TOTAL</b>	<b>132</b>	<b>132</b>
<b>TOTAL</b>	<b>119</b>	<b>287</b>			

RESIDENTIAL: 0.5 / UNIT	REQUIRED	PROVIDED	COMMERCIAL: 1 / 250 sq m OF GFA
10% OR 20 SPACES REDUCTION IF ALL SPACES WITHIN THE SAME BUILDING.	3 sq m / UNIT OF PRIVATE SPACE:	15.45 sq m / UNIT	RESIDENTIAL: 0.5 / UNIT
VISITOR: 0.2 / UNIT AFTER 12 MAX 60.	3 sq m / UNIT OF SHARED SPACE:	3.46 sq m / UNIT	
RETAIL STORE: 2.5 / 100 sq m GFA			
RESTAURANT: 6 / 100 sq m GFA			
DRIVE-TROUGH: -20%			

\*6 sq m / UNIT WHERE 50% IS COMMUNIAL.

# ST. LAURENT DEVELOPMENT








7. TOWER 04



# ST. L. DEV

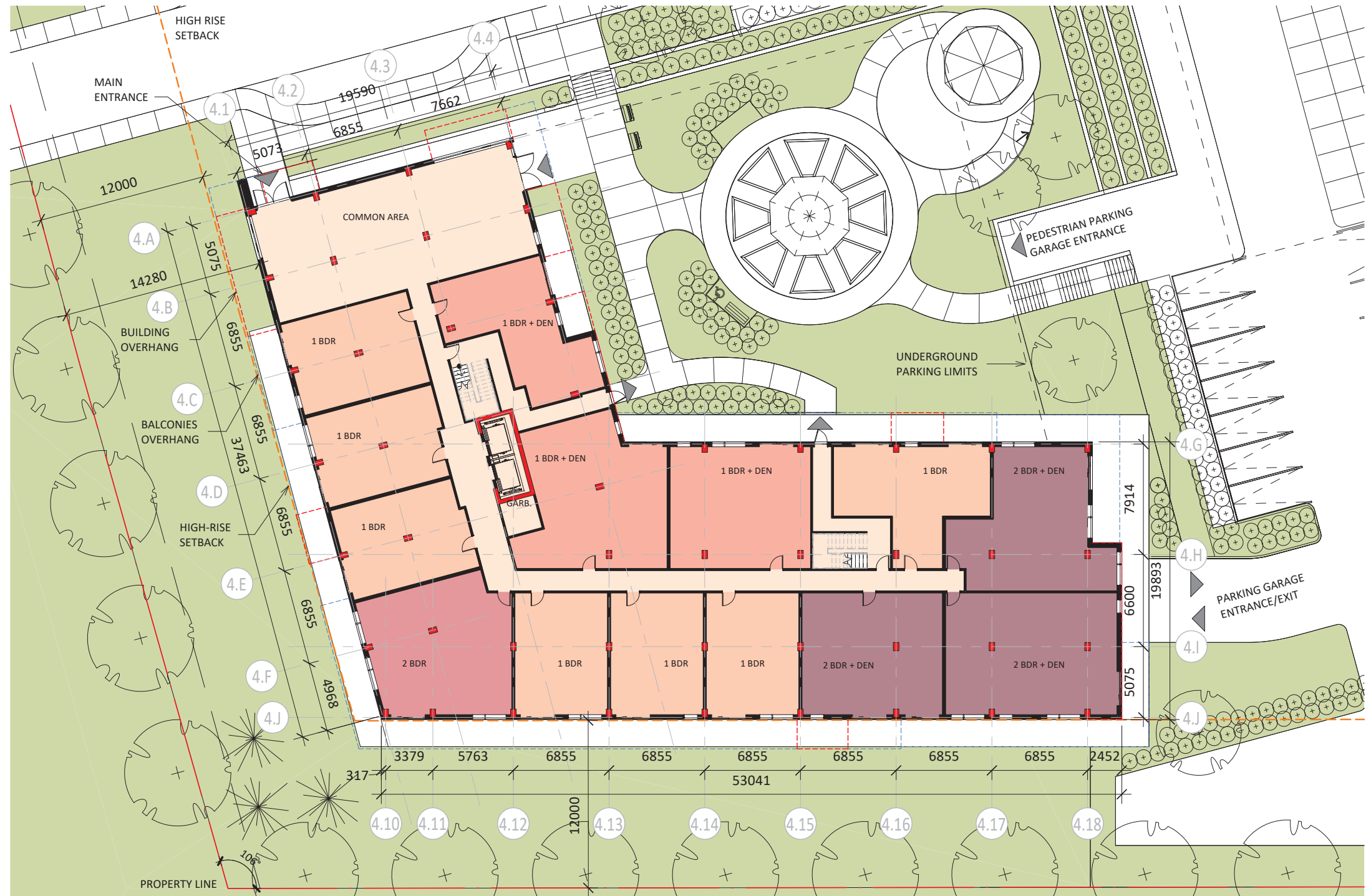
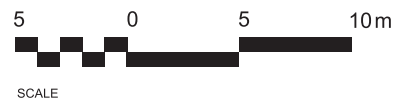
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 04 LEVEL 01

	1 BDR:	7 UN
	1 BDR + DEN:	3 UN
	2 BDR:	1 UN
	2 BDR + DEN:	3 UN
	3 BDR:	-
	PENTHOUSE	-
	COMMON SPACE	-
TOTAL UNITS:		14 UN



ST. LAURENT BLD










ST. LAURENT BOULEVARD



# ST. L. DEV

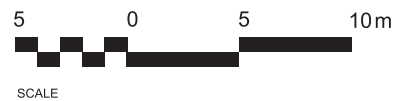
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 04 LEVEL 02 & 03

	1 BDR:	5 UN
	1 BDR + DEN:	3 UN
	2 BDR:	4 UN
	2 BDR + DEN:	3 UN
	3 BDR:	1 UN
	PENTHOUSE	
	COMMON SPACE	
TOTAL UNITS:		16 UN



ST. LAURENT BLD



ST. LAURENT BOULEVARD












# ST. L. DEV

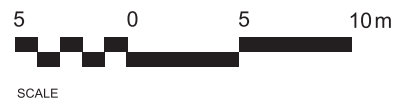
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 04 LEVEL 04

	1 BDR:	5 UN
	1 BDR + DEN:	4 UN
	2 BDR:	3 UN
	2 BDR + DEN:	3 UN
	3 BDR:	1 UN
	PENTHOUSE	
	COMMON SPACE	
TOTAL UNITS:		16 UN



ST. LAURENT BLD










ST. LAURENT BOULEVARD



# ST. L. DEV

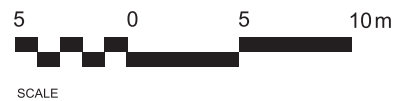
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 04 LEVEL 05 & 06

	1 BDR:	5 UN
	1 BDR + DEN:	4 UN
	2 BDR:	3 UN
	2 BDR + DEN:	3 UN
	3 BDR:	1 UN
	PENTHOUSE	
	COMMON SPACE	
TOTAL UNITS:		16 UN



ST. LAURENT BLD










ST. LAURENT BOULEVARD

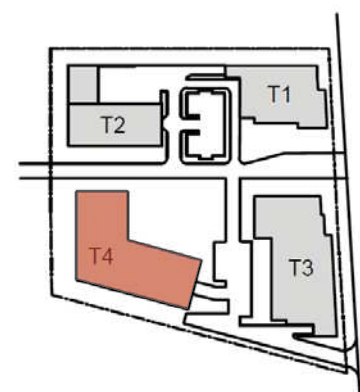


# ST. L. DEV

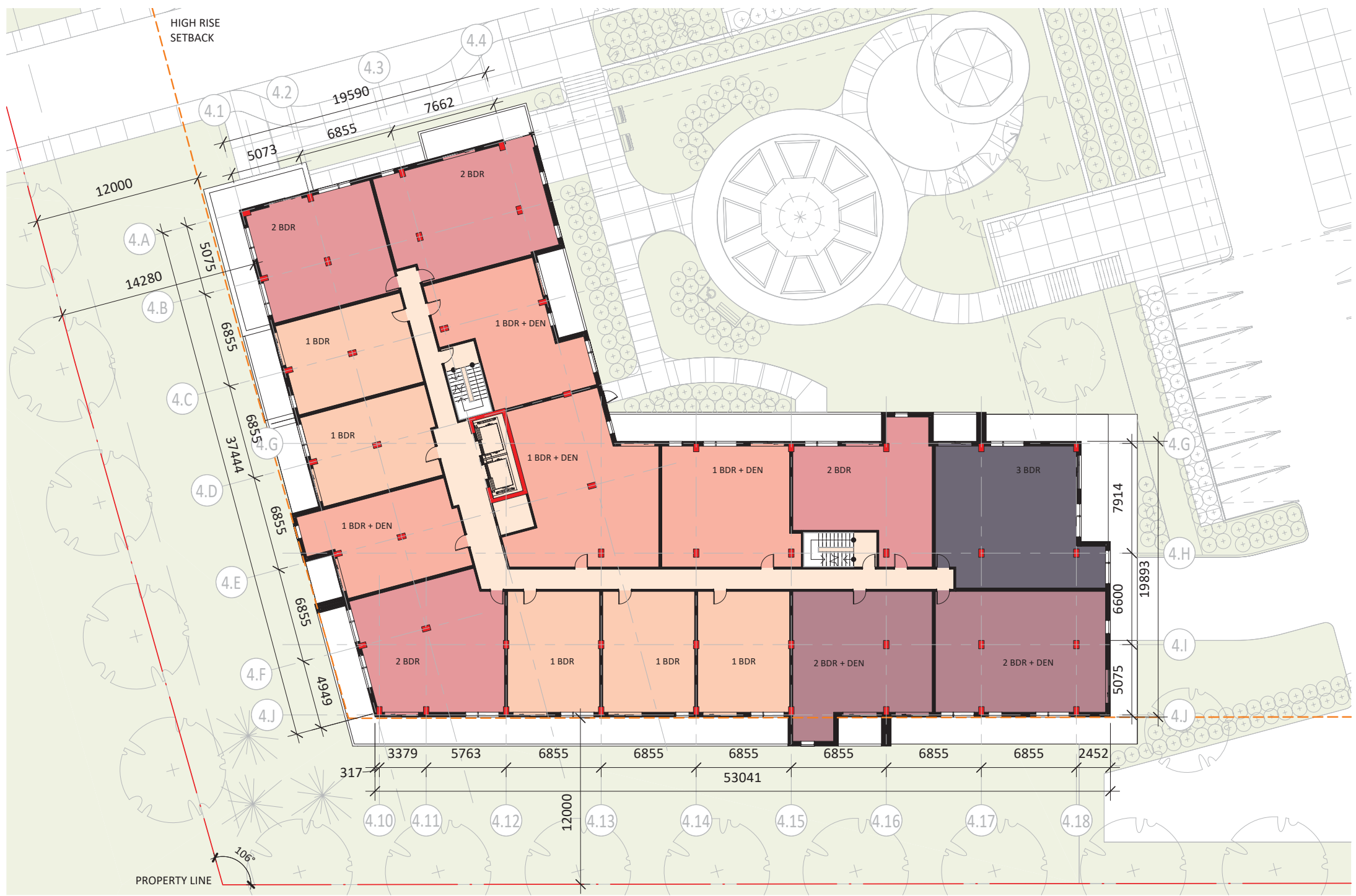
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 04 LEVEL 07 TO 11

	1 BDR:	5 UN
	1 BDR + DEN:	4 UN
	2 BDR:	4 UN
	2 BDR + DEN:	2 UN
	3 BDR:	1 UN
	PENTHOUSE	
	COMMON SPACE	
TOTAL UNITS:		16 UN



ST. LAURENT BLD



ST. LAURENT BOULEVARD










50

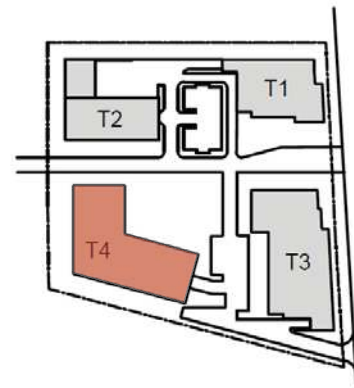
# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

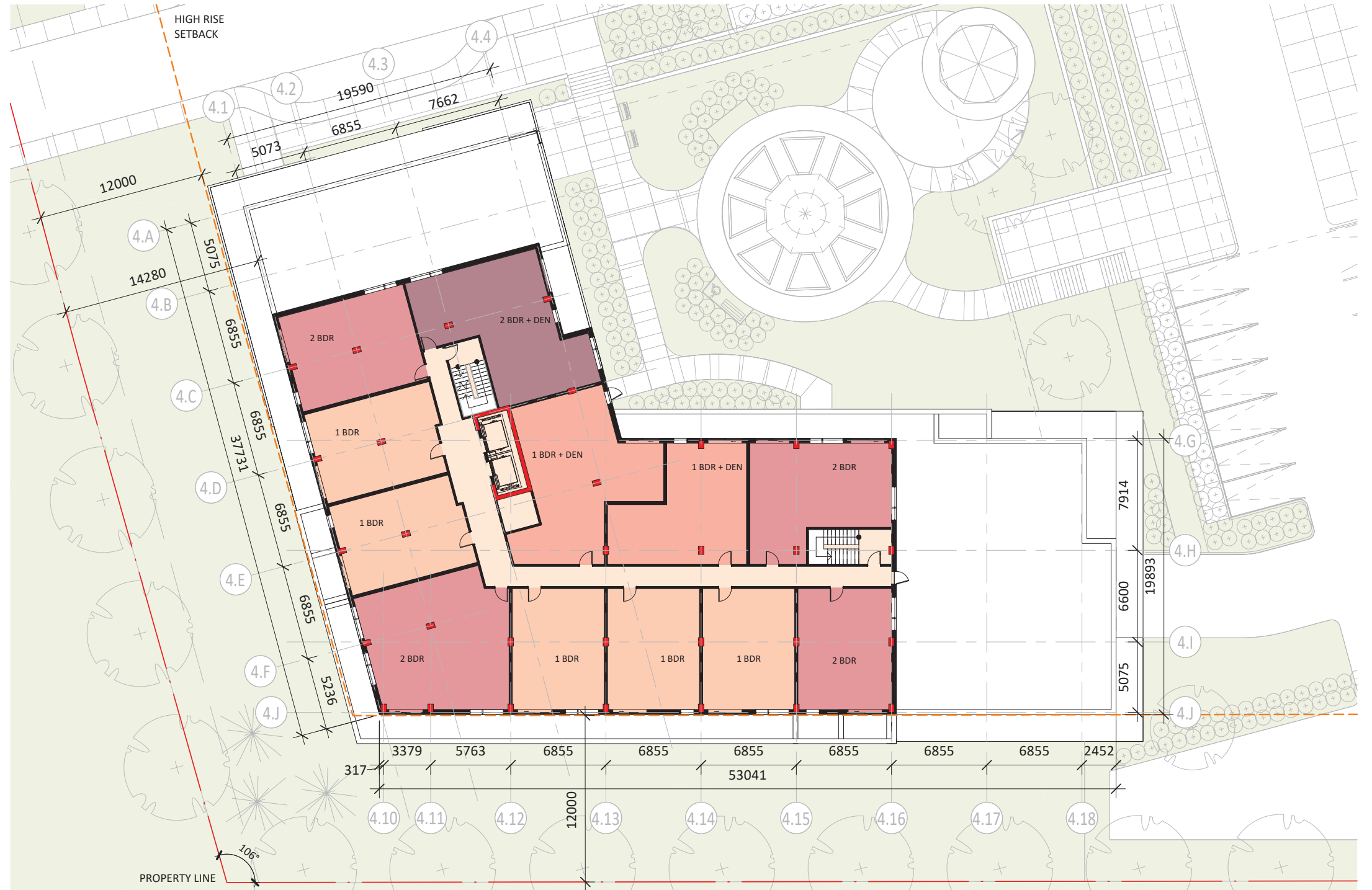
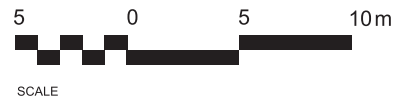
## TOWER 04 LEVEL 12

	1 BDR:	5 UN
	1 BDR + DEN:	2 UN
	2 BDR:	4 UN
	2 BDR + DEN:	1 UN
	3 BDR:	-
	PENTHOUSE	-
	COMMON SPACE	-

TOTAL UNITS: 12 UN



ST. LAURENT BLD



ST. LAURENT BOULEVARD



51

PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. L. DEV

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SITE PLAN CONTROL APPLICATION

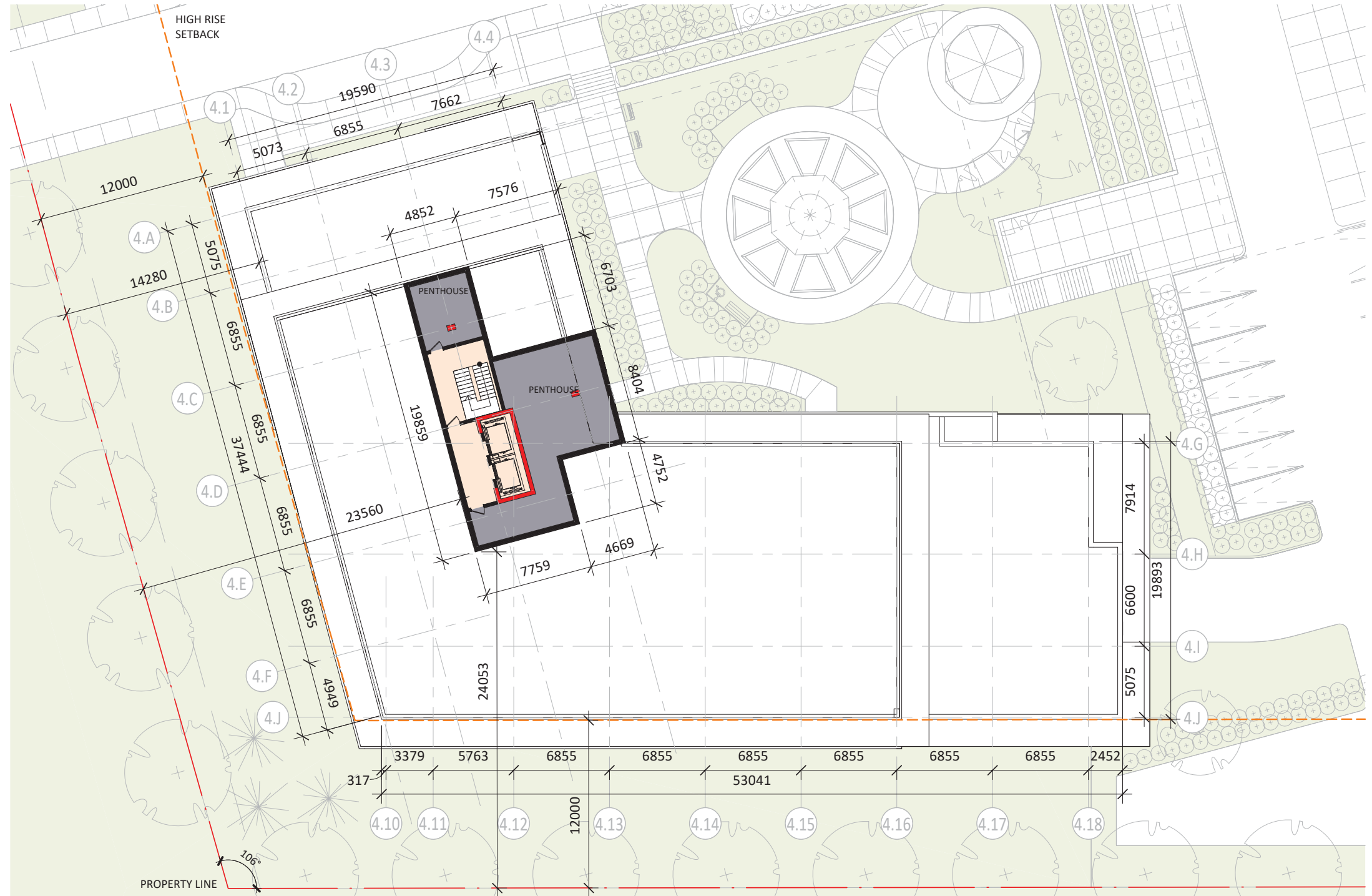
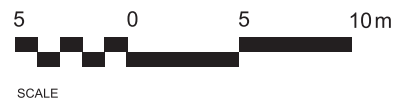
## TOWER 04 PENTHOUSE

- 1 BDR: -
- 1 BDR + DEN: -
- 2 BDR: -
- 2 BDR + DEN: -
- 3 BDR: -
- PENTHOUSE
- COMMON SPACE

TOTAL UNITS: -



ST. LAURENT BLD



ST. LAURENT BOULEVARD



# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## TOWER 04 STATISTICS

GROSS FLOOR AREA			BALCONIES AREA		UNITS TYPOLOGY		
AREA TYPE	SQ M	SQ FT	LEVEL	AREA	UNIT TYPE	TOTAL COUNT	%
PARKING	7,752	83,427	LEVEL 01:	306 sq m/14 units = 21.85 sq m	1 BDR	62	33
COMMERCIAL	-	-	LEVEL 02:	242 sq m/16 units = 15.13 sq m	1 BDR + DEN	43	23
COMMON	2,300	24,753	LEVEL 03:	242 sq m/16 units = 15.13 sq m	2 BDR	42	23
LOCATIVE	16,249	174,872	LEVEL 04:	259 sq m/16 units = 16.19 sq m	2 BDR + DEN	29	16
BALCONIES	3,158	33,986	LEVEL 05:	247 sq m/16 units = 15.44 sq m	3 BDR	10	5
SHARE INT	762	8,201	LEVEL 06:	247 sq m/16 units = 18.06 sq m			
SHARE EXT	-	-	LEVEL 07:	289 sq m/16 units = 18.06 sq m	TOTAL	186	100
			LEVEL 08:	289 sq m/16 units = 18.06 sq m			
TOTAL	30,221	325,238	LEVEL 09:	289 sq m/16 units = 18.06 sq m			
			LEVEL 10:	289 sq m/16 units = 18.06 sq m			
PARKING RATES			LEVEL 11:	289 sq m/16 units = 18.06 sq m			
TYPE	REQUIRED	PROVIDED	LEVEL 12:	170 sq m/12 units = 14.17 sq m			
COMMERCIAL	-	-	TOTAL AREA	3,158 sq m/186 units = 16.98 sq m	BICYCLE PARKING RATES		
RESIDENTIAL	84	163			TYPE	REQUIRED	PROVIDED
VISITOR	35	35			COMMERCIAL	-	-
					RESIDENTIAL	93	93
TOTAL	119	198			TOTAL	93	93
RESIDENTIAL: 0.5 / UNIT			REQUIRED				COMMERCIAL: 1 / 250 sq m OF GFA
10% OR 20 SPACES REDUCTION IF ALL SPACES WITHIN THE SAME BUILDING.			3 sq m / UNIT OF PRIVATE SPACE:	16.98 sq m / UNIT			RESIDENTIAL: 0.5 / UNIT
VISITOR: 0.2 / UNIT AFTER 12 MAX 60.			3 sq m / UNIT OF SHARED SPACE:	4.01 sq m / UNIT			
RETAIL STORE: 2.5 / 100 sq m GFA							
RESTAURANT: 6 / 100 sq m GFA							
DRIVE-TROUGH: -20%							



ARCHITECTS

DEVELOPER

PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. LAURENT DEVELOPMENT

## 8. BUILDING ELEVATIONS

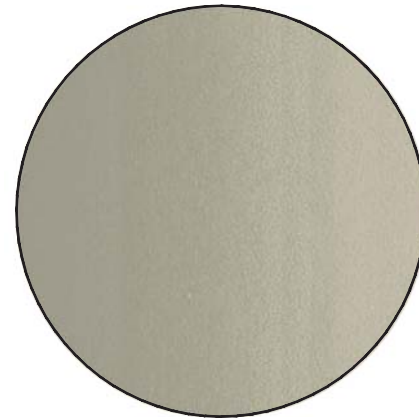
# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

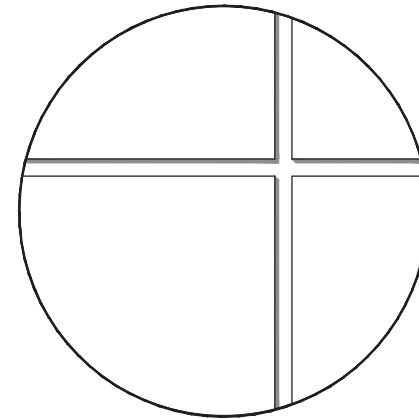
## ELEVATIONS MATERIALS



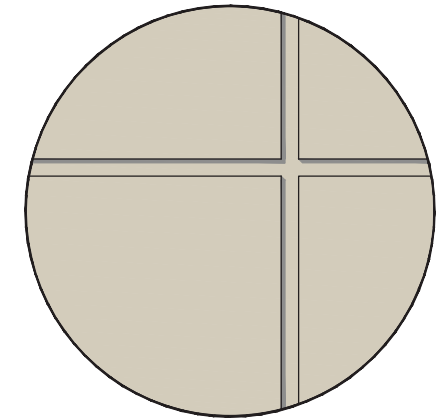
**1** BRICK MASONRY



**2** MICRO FIBER  
COLOR CREAM BEIGE



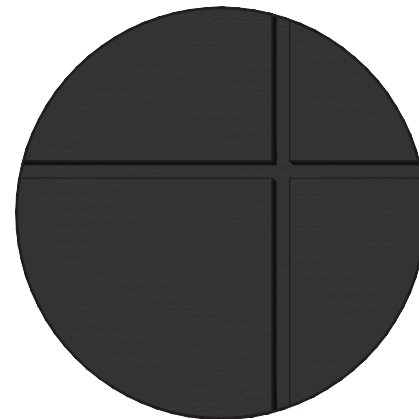
**3** METAL PANEL  
COLOR WHITE



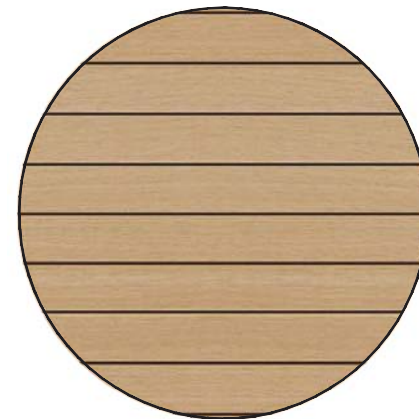
**4** METAL PANEL  
COLOR CREAM BEIGE



**5** METAL PANEL  
COLOR COPPER



**6** METAL PANEL  
COLOR DARK GREY



**7** ALUMINIUM  
COLOR WOOD



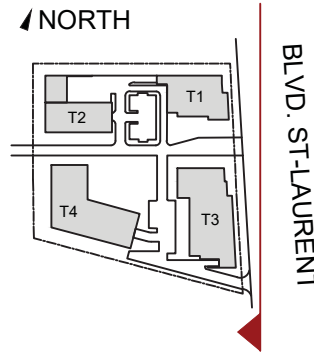
# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## EAST ELEVATION TW 01 & 03

**STATISTICS OF THE % MATERIALS**

BUILDING AREA :	3173 m <sup>2</sup>
OPENING AREA :	1104 m <sup>2</sup> (35%)
MASONRY AREA :	239 m <sup>2</sup> (7%)
MICRO FIBER AREA :	540 m <sup>2</sup> (17%)
ALUMINIUM AREA :	1290 m <sup>2</sup> (41%)



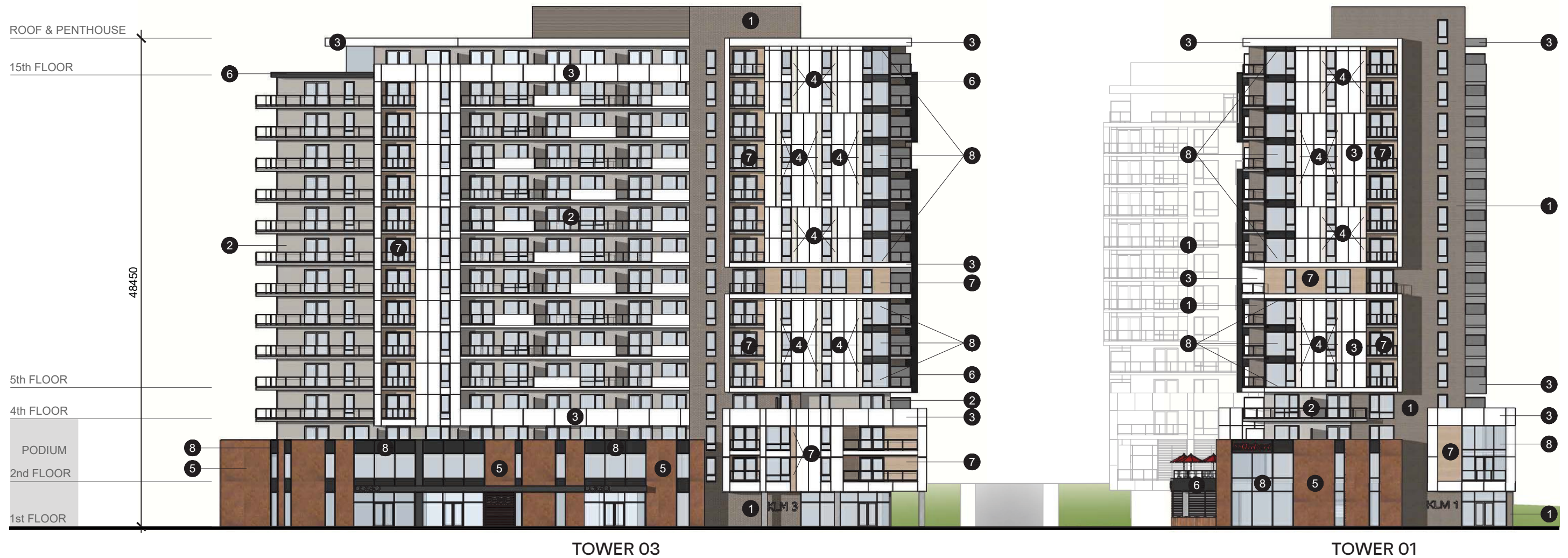
**LEGEND EXTERIOR MATERIALS**

- 1 BRICK MASONRY
- 2 MICRO FIBER - CREAM BEIGE
- 3 METAL PANEL - WHITE
- 4 METAL PANEL - CREAM BEIGE

**STATISTICS OF THE % MATERIALS**

BUILDING AREA :	1278 m <sup>2</sup>
OPENING AREA :	362 m <sup>2</sup> (28%)
MASONRY AREA :	346 m <sup>2</sup> (27%)
MICRO FIBER AREA :	20 m <sup>2</sup> (2%)
ALUMINIUM AREA :	550 m <sup>2</sup> (43%)

- 5 METAL PANEL - COPPER
- 6 METAL PANEL - DARK GREY
- 7 ALUMINIUM - WOOD
- 8 DARK GREY ALUMINIUM WINDOW FRAME AND CLEAR GLASS



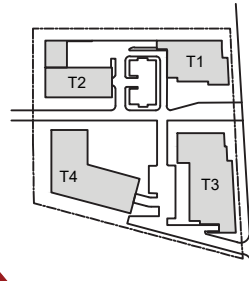
# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## SOUTH ELEVATION TOWER 03 & 04

**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 2028 m<sup>2</sup>  
 OPENING AREA : 737 m<sup>2</sup> (36%)  
 MASONRY AREA : 0 m<sup>2</sup> (%)  
 MICRO FIBER AREA : 687 m<sup>2</sup> (34%)  
 ALUMINIUM AREA : 604 m<sup>2</sup> (30%)

▲ NORTH



BLVD. ST-LAURENT

### LEGEND EXTERIOR MATERIALS

- 1 BRICK MASONRY
- 2 MICRO FIBER - CREAM BEIGE
- 3 METAL PANEL - WHITE
- 4 METAL PANEL - CREAM BEIGE
- 5 METAL PANEL - COPPER
- 6 METAL PANEL - DARK GREY
- 7 ALUMINIUM - WOOD
- 8 DARK GREY ALUMINIUM WINDOW FRAME AND CLEAR GLASS

**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 2441 m<sup>2</sup>  
 OPENING AREA : 667 m<sup>2</sup> (27%)  
 MASONRY AREA : 415 m<sup>2</sup> (17%)  
 MICRO FIBER AREA : 377 m<sup>2</sup> (16%)  
 ALUMINIUM AREA : 982 m<sup>2</sup> (40%)



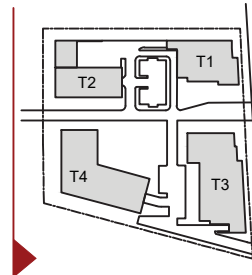
# ST. L. DEV

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SITE PLAN CONTROL APPLICATION

## WEST ELEVATION TW 02 & 04

**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 995 m<sup>2</sup>  
 OPENING AREA : 244 m<sup>2</sup> (25%)  
 MASONRY AREA : 79 m<sup>2</sup> (8%)  
 MICRO FIBER AREA : 231 m<sup>2</sup> (23%)  
 ALUMINIUM AREA : 441 m<sup>2</sup> (44%)

▲ NORTH

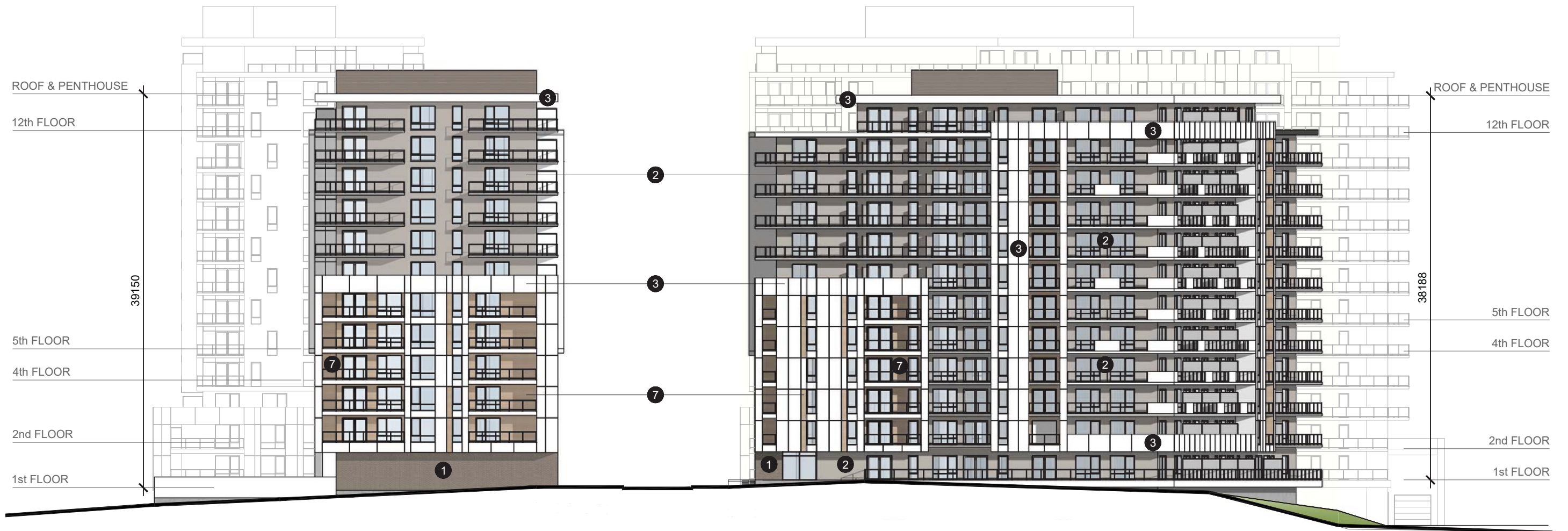


BLVD. ST-LAURENT

### LEGEND EXTERIOR MATERIALS

- 1 BRICK MASONRY
- 2 MICRO FIBER - CREAM BEIGE
- 3 METAL PANEL - WHITE
- 4 METAL PANEL - CREAM BEIGE
- 5 METAL PANEL - COPPER
- 6 METAL PANEL - DARK GREY
- 7 ALUMINIUM - WOOD
- 8 DARK GREY ALUMINIUM WINDOW FRAME AND CLEAR GLASS

**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 1582 m<sup>2</sup>  
 OPENING AREA : 536 m<sup>2</sup> (34%)  
 MASONRY AREA : 8 m<sup>2</sup> (1%)  
 MICRO FIBER AREA : 419 m<sup>2</sup> (26%)  
 ALUMINIUM AREA : 619 m<sup>2</sup> (39%)



TOWER 02

TOWER 04

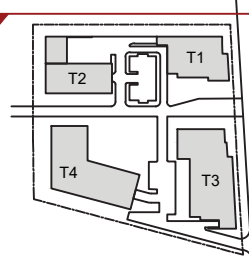
# ST. L. DEV

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SITE PLAN CONTROL APPLICATION

## NORTH ELEVATION TW 01 & 02

**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 2108 m<sup>2</sup>  
 OPENING AREA : 549 m<sup>2</sup> (26%)  
 MASONRY AREA : 520 m<sup>2</sup> (25%)  
 MICRO FIBER AREA : 180 m<sup>2</sup> (8%)  
 ALUMINIUM AREA : 859 m<sup>2</sup> (41%)

▲ NORTH



BLVD. ST-LAURENT

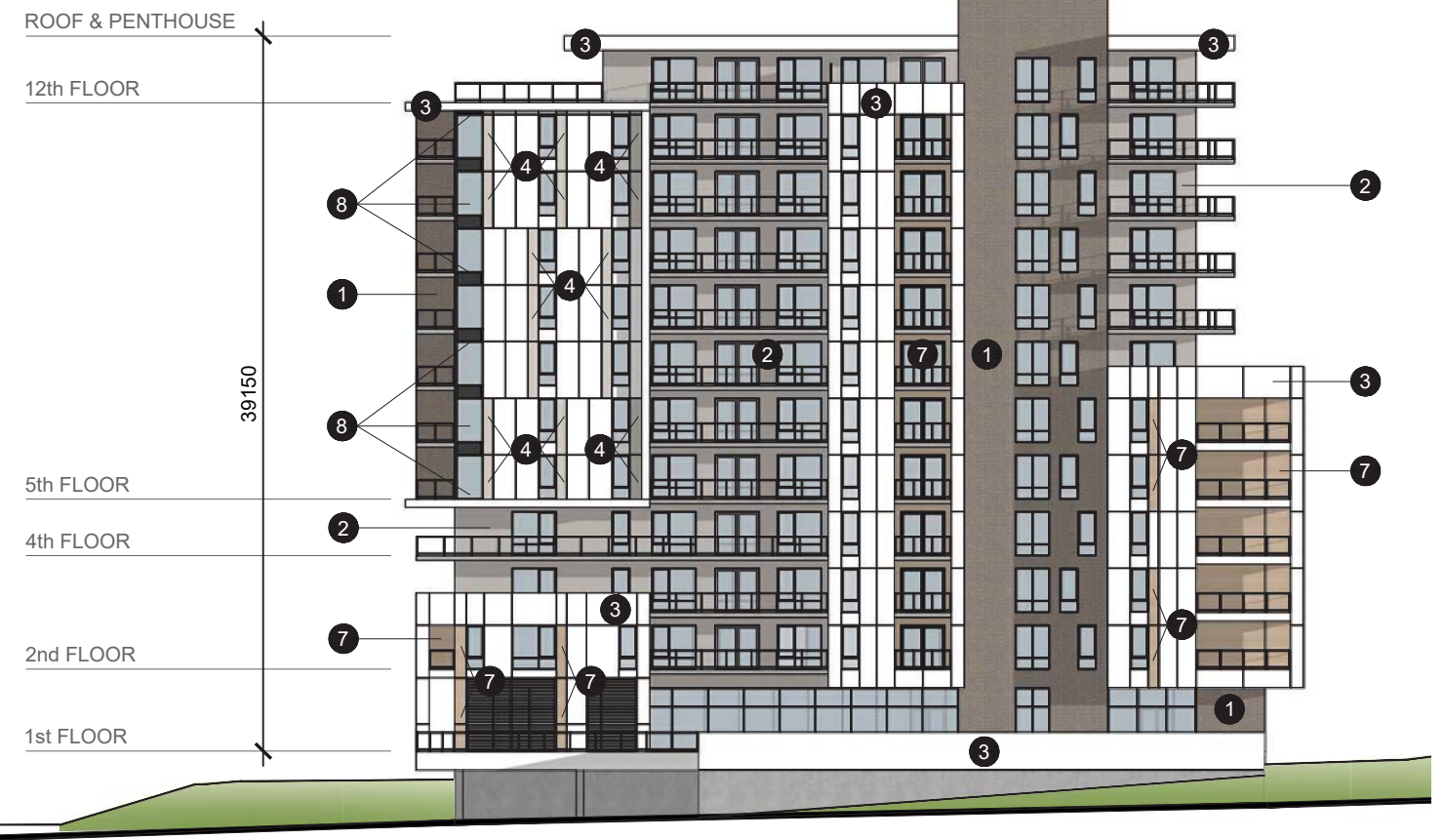
### LEGEND EXTERIOR MATERIALS

- 1 BRICK MASONRY
- 2 MICRO FIBER - CREAM BEIGE
- 3 METAL PANEL - WHITE
- 4 METAL PANEL - CREAM BEIGE
- 5 METAL PANEL - COPPER
- 6 METAL PANEL - DARK GREY
- 7 ALUMINIUM - WOOD
- 8 DARK GREY ALUMINIUM WINDOW FRAME AND CLEAR GLASS

**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 1806 m<sup>2</sup>  
 OPENING AREA : 588 m<sup>2</sup> (33%)  
 MASONRY AREA : 289 m<sup>2</sup> (16%)  
 MICRO FIBER AREA : 208 m<sup>2</sup> (11%)  
 ALUMINIUM AREA : 721 m<sup>2</sup> (40%)



TOWER 01



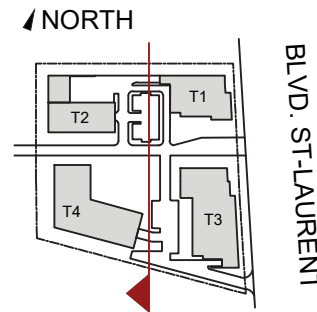
TOWER 02

# ST. L. DEV

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SITE PLAN CONTROL APPLICATION

## INNER EASR ELEVATION TW 02 & 04

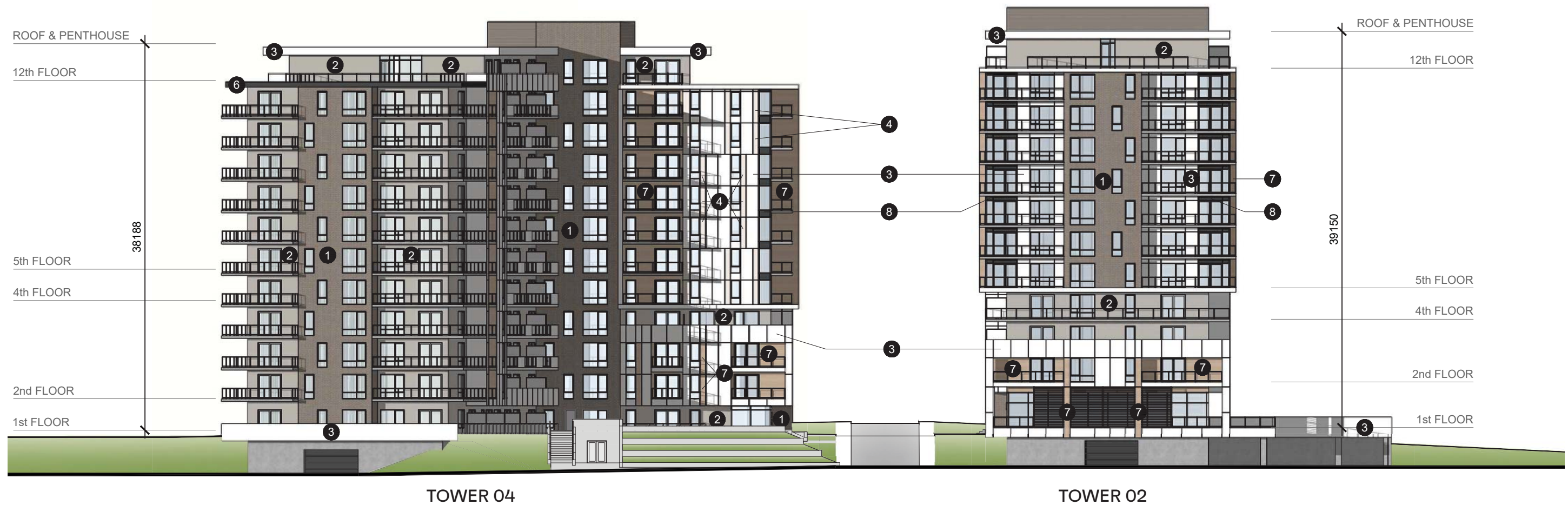
**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 1750 m<sup>2</sup>  
 OPENING AREA : 576 m<sup>2</sup> (33%)  
 MASONRY AREA : 411 m<sup>2</sup> (23%)  
 MICRO FIBER AREA : 298 m<sup>2</sup> (17%)  
 ALUMINIUM AREA : 465 m<sup>2</sup> (27%)



### LEGEND EXTERIOR MATERIALS

- 1 BRICK MASONRY
- 2 MICRO FIBER - CREAM BEIGE
- 3 METAL PANEL - WHITE
- 4 METAL PANEL - CREAM BEIGE
- 5 METAL PANEL - COPPER
- 6 METAL PANEL - DARK GREY
- 7 ALUMINIUM - WOOD
- 8 DARK GREY ALUMINIUM WINDOW FRAME AND CLEAR GLASS

**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 1033 m<sup>2</sup>  
 OPENING AREA : 398 m<sup>2</sup> (39%)  
 MASONRY AREA : 108 m<sup>2</sup> (10%)  
 MICRO FIBER AREA : 114 m<sup>2</sup> (11%)  
 ALUMINIUM AREA : 413 m<sup>2</sup> (40%)



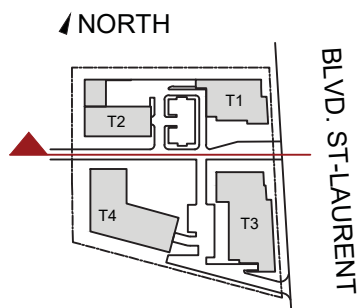
# ST. L. DEV

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SITE PLAN CONTROL APPLICATION

## INNER SOUTH ELEVATION TW 01 & 02

**STATISTICS OF THE % MATERIALS**

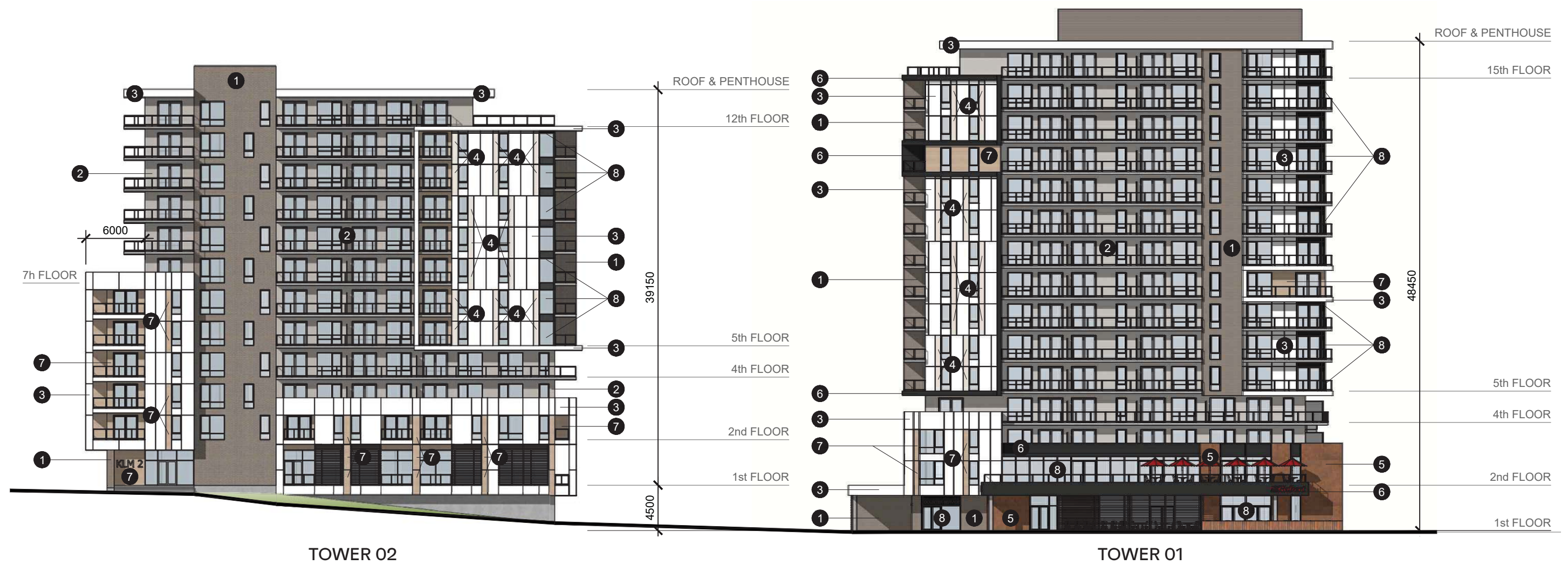
BUILDING AREA :	1790 m <sup>2</sup>
OPENING AREA :	667 m <sup>2</sup> (37%)
MASONRY AREA :	291 m <sup>2</sup> (16%)
MICRO FIBER AREA :	231 m <sup>2</sup> (13%)
ALUMINIUM AREA :	601 m <sup>2</sup> (34%)



- LEGEND EXTERIOR MATERIALS**
- 1 BRICK MASONRY
  - 2 MICRO FIBER - CREAM BEIGE
  - 3 METAL PANEL - WHITE
  - 4 METAL PANEL - CREAM BEIGE
  - 5 METAL PANEL - COPPER
  - 6 METAL PANEL - DARK GREY
  - 7 ALUMINIUM - WOOD
  - 8 DARK GREY ALUMINIUM WINDOW FRAME AND CLEAR GLASS

**STATISTICS OF THE % MATERIALS**

BUILDING AREA :	2106 m <sup>2</sup>
OPENING AREA :	833 m <sup>2</sup> (40%)
MASONRY AREA :	201 m <sup>2</sup> (9%)
MICRO FIBER AREA :	353 m <sup>2</sup> (17%)
ALUMINIUM AREA :	719 m <sup>2</sup> (34%)

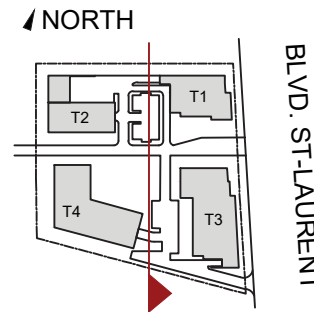


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## INNER WEST ELEVATION TW 01 & 03

**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 1283 m<sup>2</sup>  
 OPENING AREA : 386 m<sup>2</sup> (30%)  
 MASONRY AREA : 308 m<sup>2</sup> (24%)  
 MICRO FIBER AREA : 36 m<sup>2</sup> (3%)  
 ALUMINIUM AREA : 553 m<sup>2</sup> (43%)



### LEGEND EXTERIOR MATERIALS

- 1 BRICK MASONRY
- 2 MICRO FIBER - CREAM BEIGE
- 3 METAL PANEL - WHITE
- 4 METAL PANEL - CREAM BEIGE
- 5 METAL PANEL - COPPER
- 6 METAL PANEL - DARK GREY
- 7 ALUMINIUM - WOOD
- 8 DARK GREY ALUMINIUM WINDOW FRAME AND CLEAR GLASS

**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 3173 m<sup>2</sup>  
 OPENING AREA : 1048 m<sup>2</sup> (33%)  
 MASONRY AREA : 406 m<sup>2</sup> (13%)  
 MICRO FIBER AREA : 624 m<sup>2</sup> (20%)  
 ALUMINIUM AREA : 1095 m<sup>2</sup> (34%)



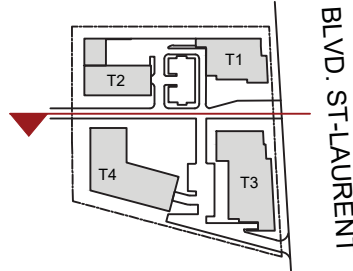
# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## INNER NORTH ELEVATION TW 03 & 04

**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 2347 m<sup>2</sup>  
 OPENING AREA : 999 m<sup>2</sup> (43%)  
 MASONRY AREA : 169 m<sup>2</sup> (7%)  
 MICRO FIBER AREA : 330 m<sup>2</sup> (14%)  
 ALUMINIUM AREA : 849 m<sup>2</sup> (36%)

▲ NORTH



### LEGEND EXTERIOR MATERIALS

- 1 BRICK MASONRY
- 2 MICRO FIBER - CREAM BEIGE
- 3 METAL PANEL - WHITE
- 4 METAL PANEL - CREAM BEIGE
- 5 METAL PANEL - COPPER
- 6 METAL PANEL - DARK GREY
- 7 ALUMINIUM - WOOD
- 8 DARK GREY ALUMINIUM WINDOW FRAME AND CLEAR GLASS

**STATISTICS OF THE % MATERIALS**  
 BUILDING AREA : 2145 m<sup>2</sup>  
 OPENING AREA : 729 m<sup>2</sup> (34%)  
 MASONRY AREA : 218 m<sup>2</sup> (10%)  
 MICRO FIBER AREA : 506 m<sup>2</sup> (24%)  
 ALUMINIUM AREA : 692 m<sup>2</sup> (32%)





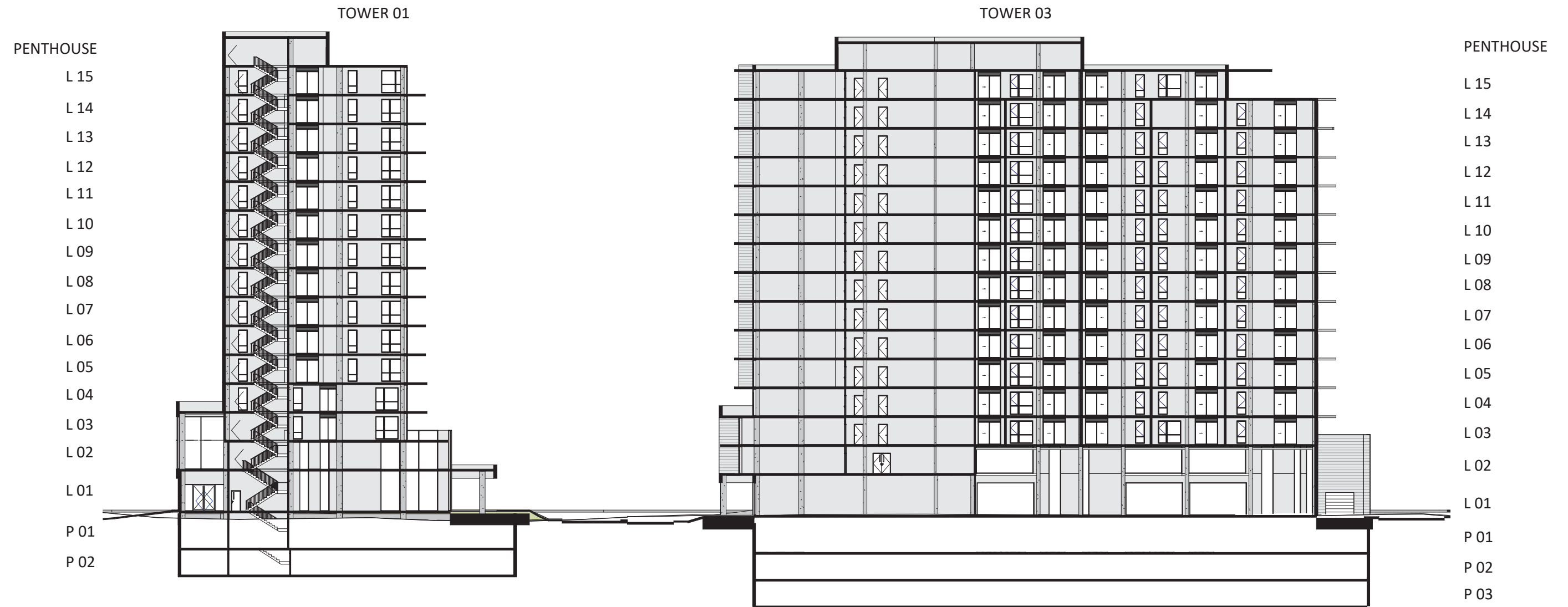
# ST. LAURENT DEVELOPMENT

## 9. BUILDING CROSS SECTIONS

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

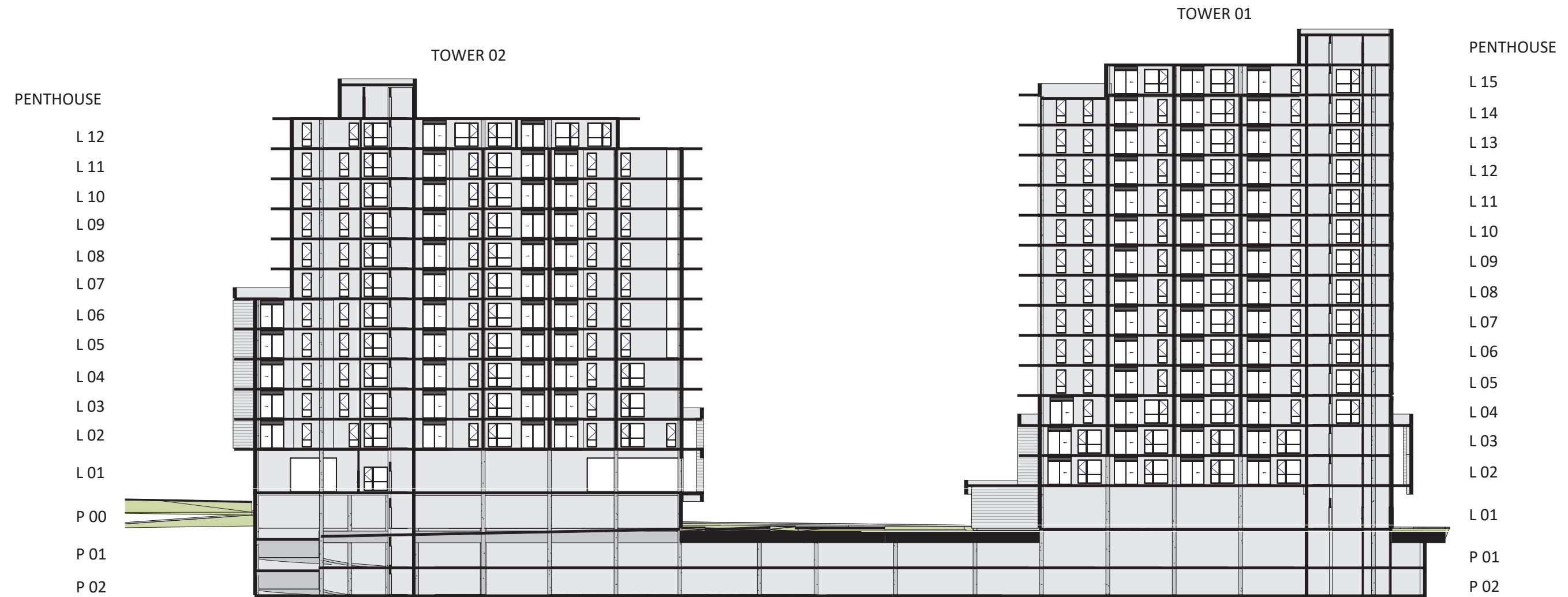
## SECTION AA



# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## SECTION BB



# ST. L. DEV

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SITE PLAN CONTROL APPLICATION

## SECTION CC



# ST. L. DEV

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SITE PLAN CONTROL APPLICATION

## SECTION DD



# ST. LAURENT DEVELOPMENT

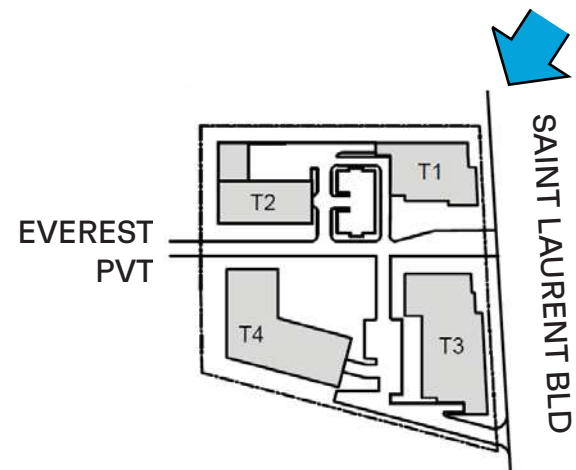
## 10. PROJECT RENDERINGS

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

Northeast view of tower 1.

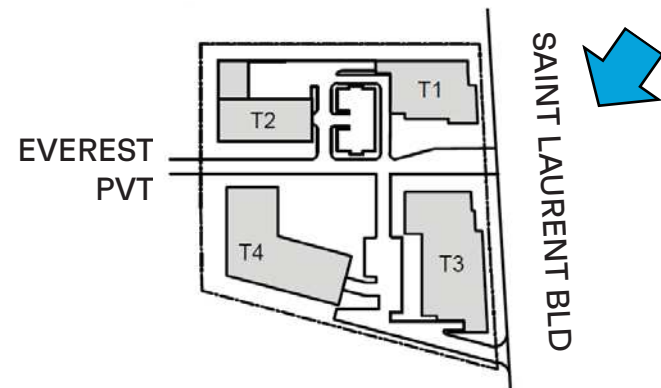


# ST. L. DEV

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SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

Northeast view of tower 3.



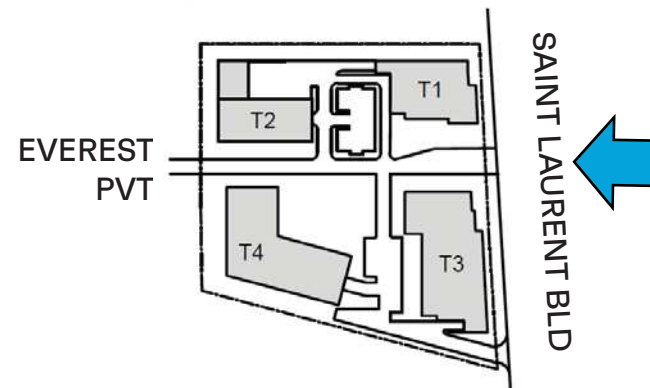


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

East view of the development main  
acces.

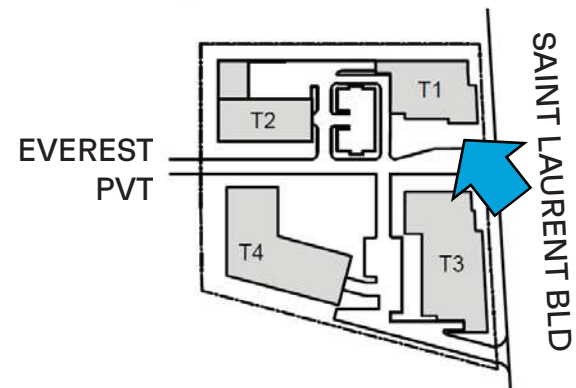


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

View of tower's 1 southeast corner.

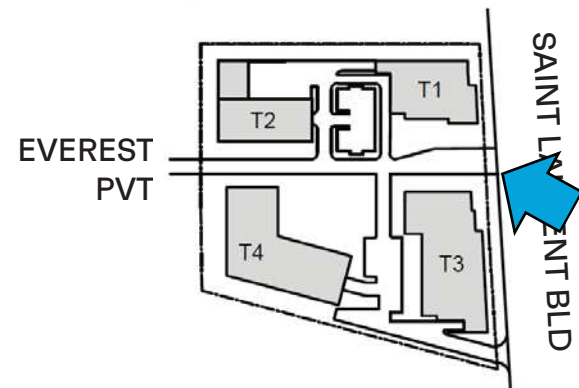


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

Main development's vehicular access view from the eastern neighbor site.

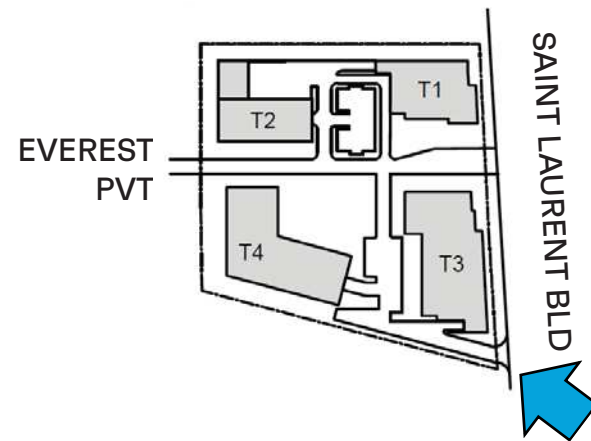


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

Southeast view of tower 3.

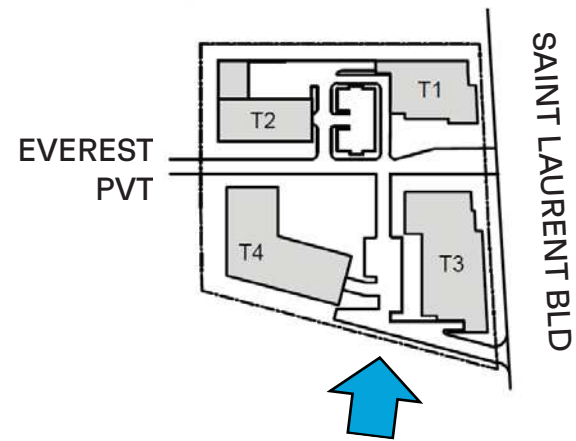


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

South view of both towers 3 and 4.

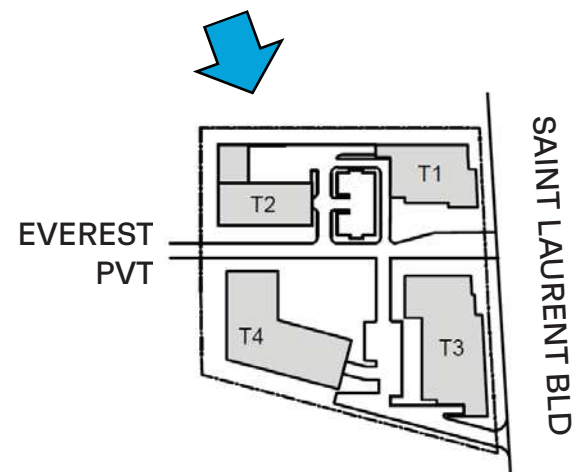


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

Northwest view of both towers 1 and 2.

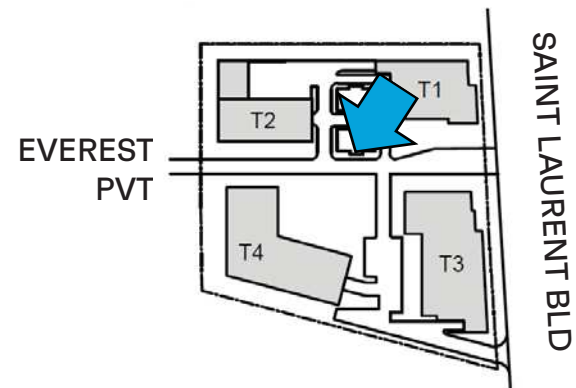


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

View of the central garden from tower's 1  
ninth story.

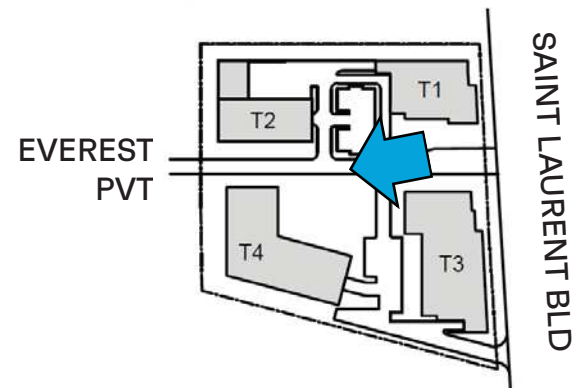


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

View of the central garden from tower's 1  
main entrance.



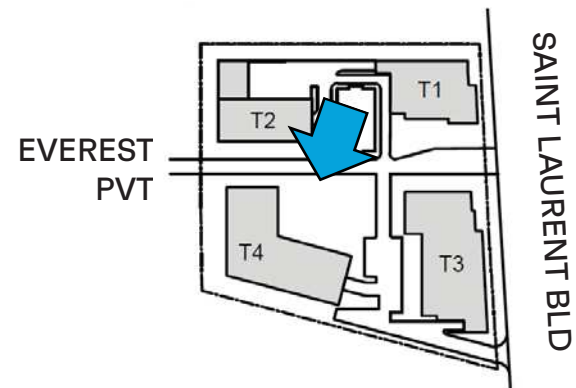


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

View toward tower 4 along Everest  
Private.

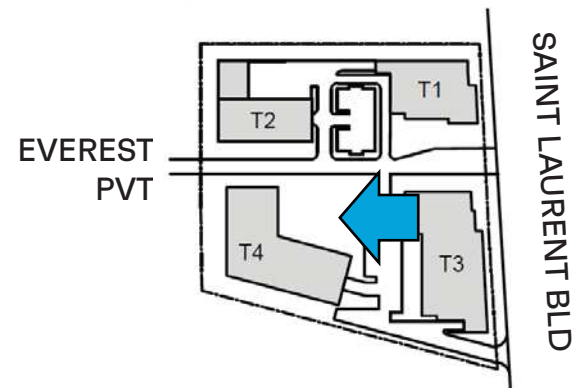


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

View of the central garden.

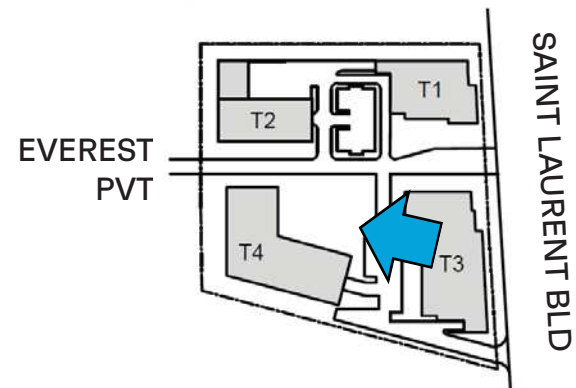


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

View of the central garden.

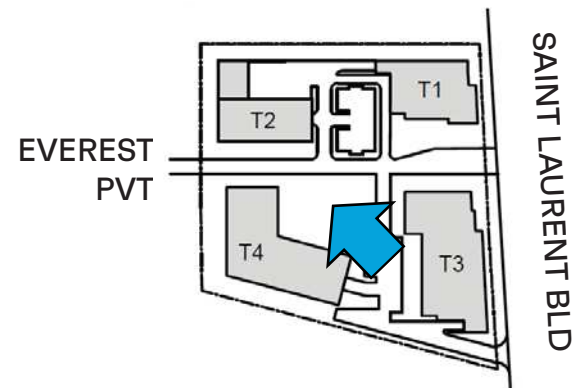


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

View of the central garden.

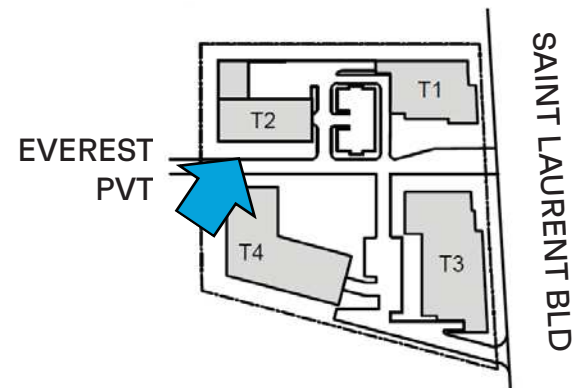


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

View of tower's 2 main entrance and  
drop-off.

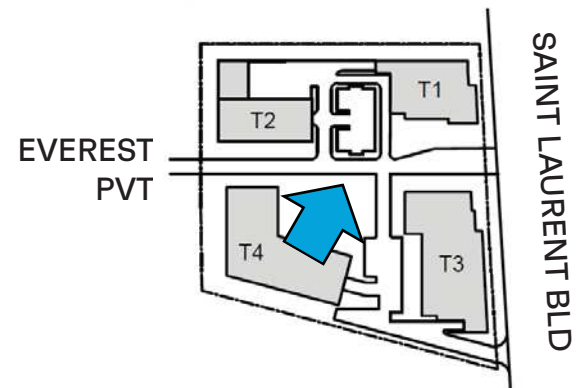


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

View of tower's 1 southwest corner.

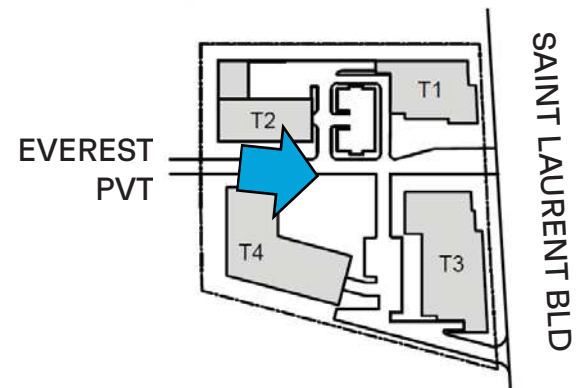


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

West view of both towers 1 and 4.

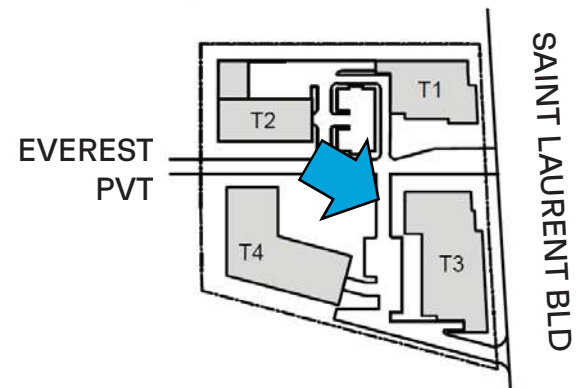


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

View of tower's 4 northwest corner.



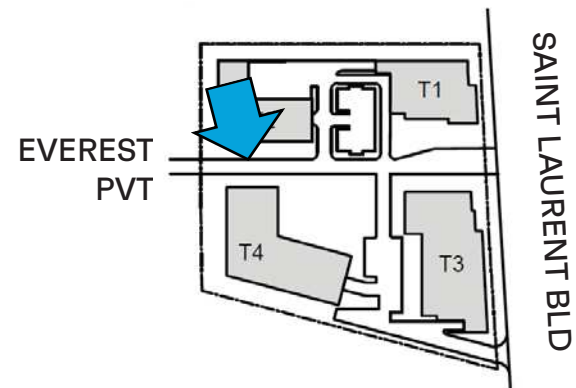


# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

## PROJECT RENDERINGS

View from tower's 2 main entrance  
toward tower 4.



# ST. LAURENT DEVELOPMENT

## 11. SHADOW STUDY

Preliminary shadow study prepared for the 1760-1740 St. Laurent boulevard in Ottawa.

The imagery standard used for the study are based on the City's guidelines.

Test dates and times:

Equinox : September 21, 8 a.m. to 6 p.m. EDT  
Winter solstice: December 21, 9 a.m. to 3 pm. EST  
Summer solstice: June 21, 8 am to 8 pm. EDT

All dates were displayed with an hourly increments.

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

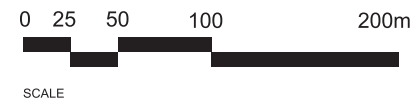
FALL EQUINOX

TEST TIME: 8AM-6PM EDT  
TEST DATE: SEPT. 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



90

PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

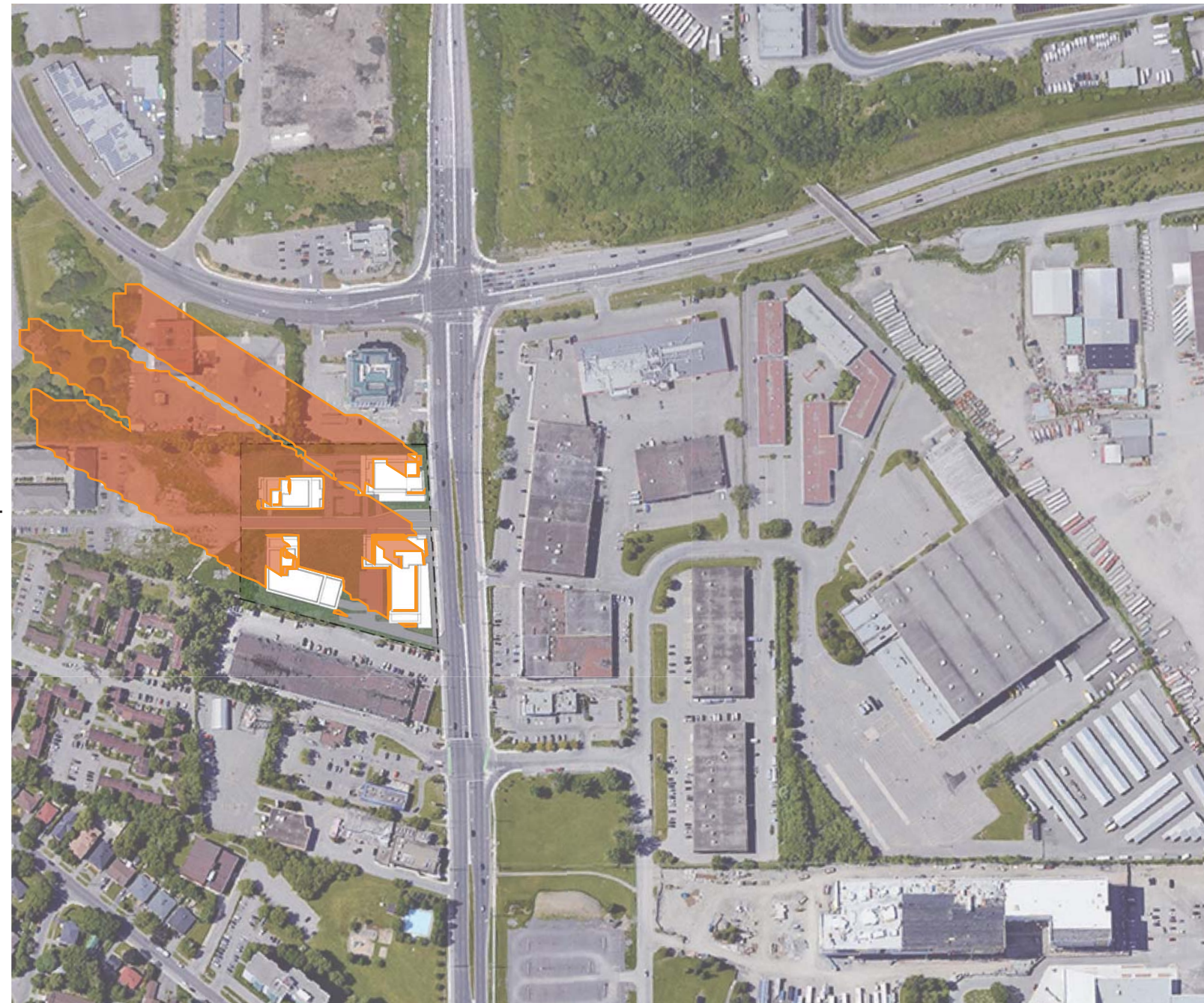
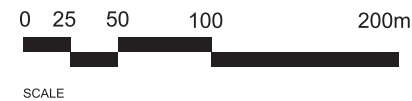
FALL EQUINOX

TEST TIME: 8AM EDT  
TEST DATE: SEPT. 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

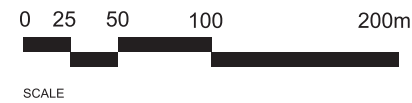
FALL EQUINOX

TEST TIME: 9AM EDT  
TEST DATE: SEPT. 21

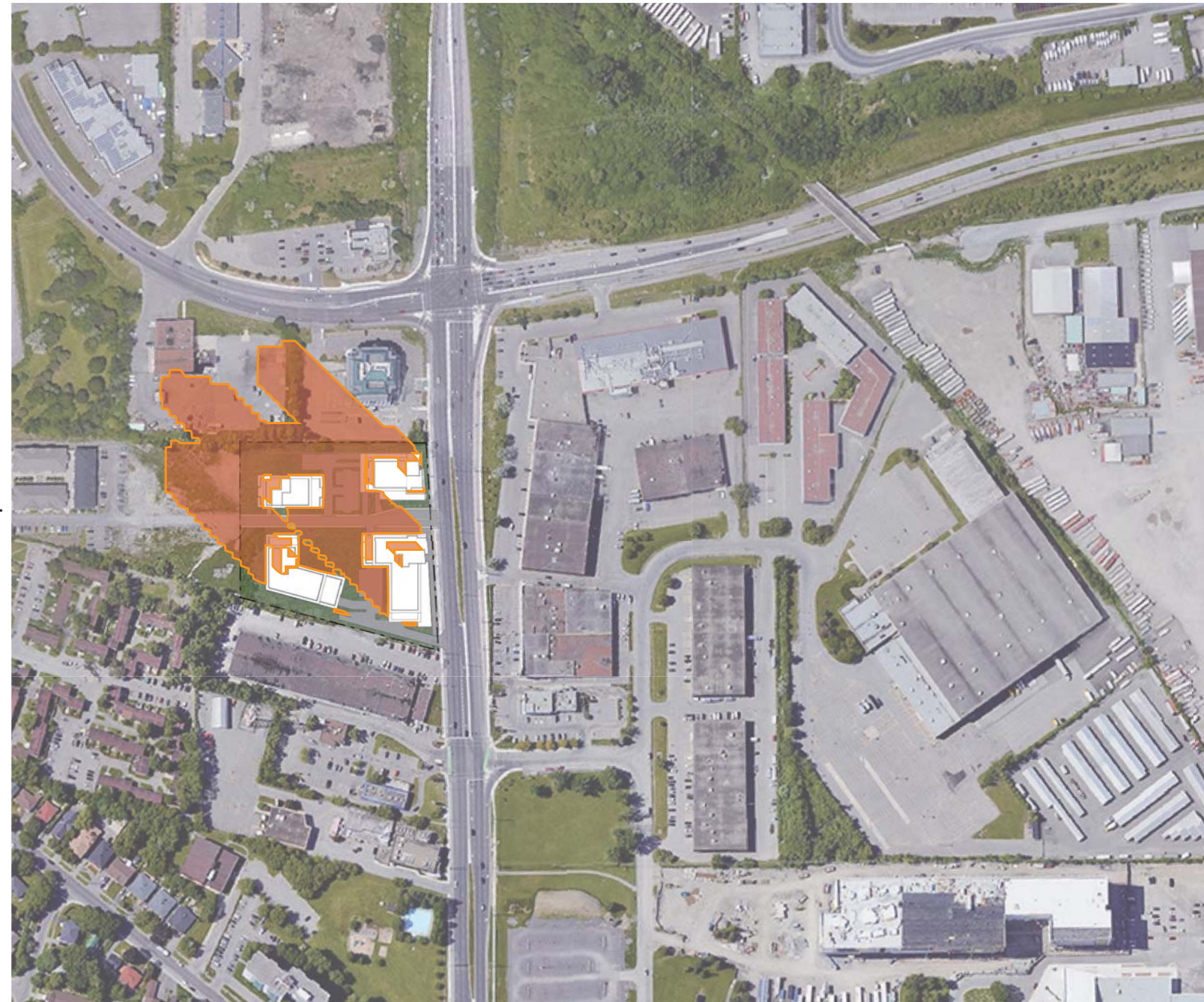
1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

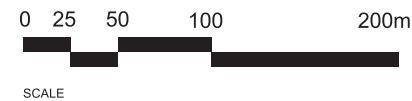
FALL EQUINOX

TEST TIME: 10AM EDT  
TEST DATE: SEPT. 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

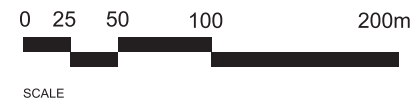
FALL EQUINOX

TEST TIME: 11AM EDT  
TEST DATE: SEPT. 21

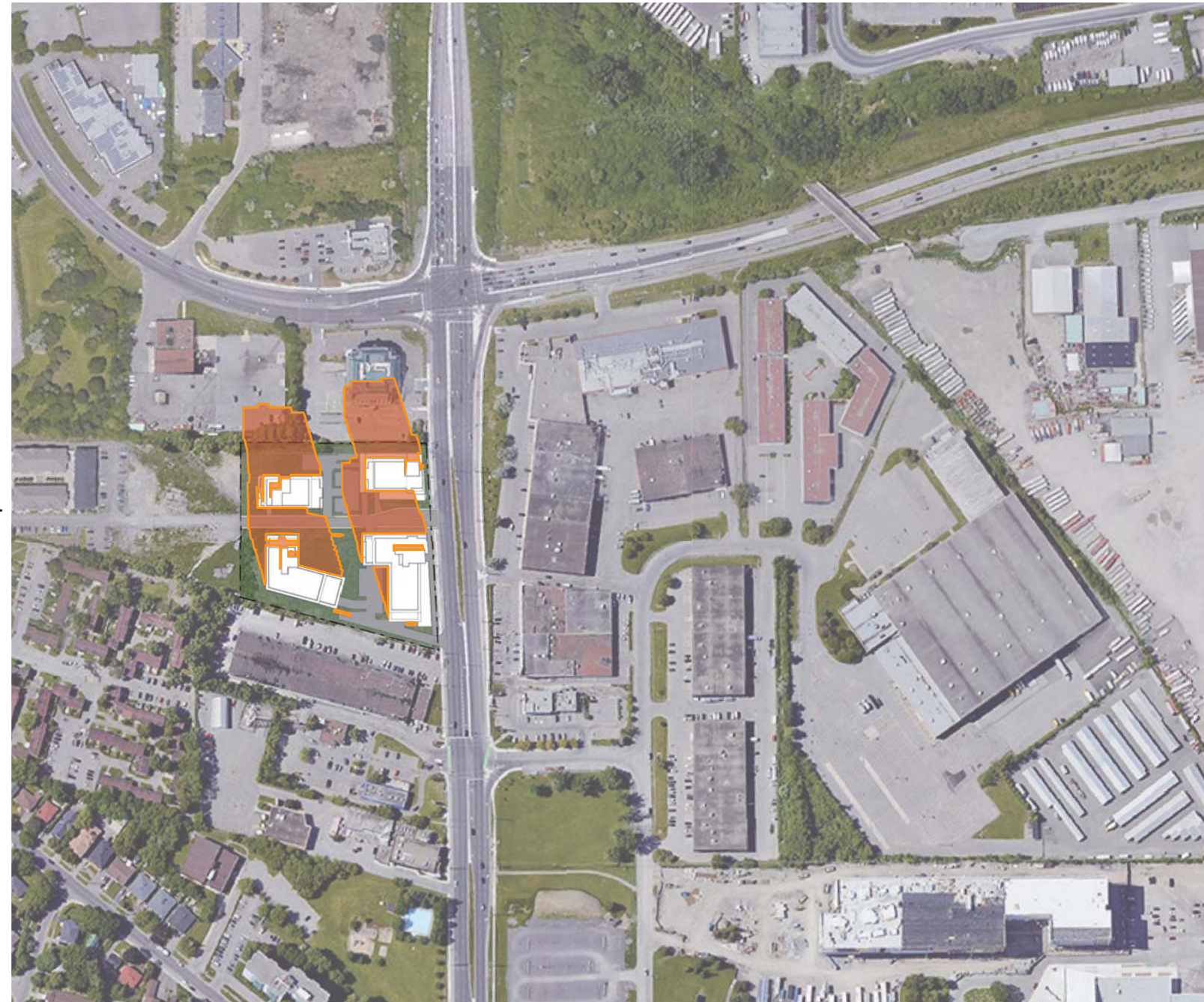
1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

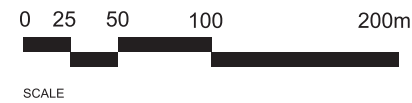
FALL EQUINOX

TEST TIME: 12PM EDT  
TEST DATE: SEPT. 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

DATE: 2021-10-19



# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

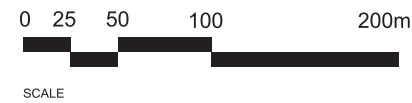
FALL EQUINOX

TEST TIME: 1PM EDT  
TEST DATE: SEPT. 21

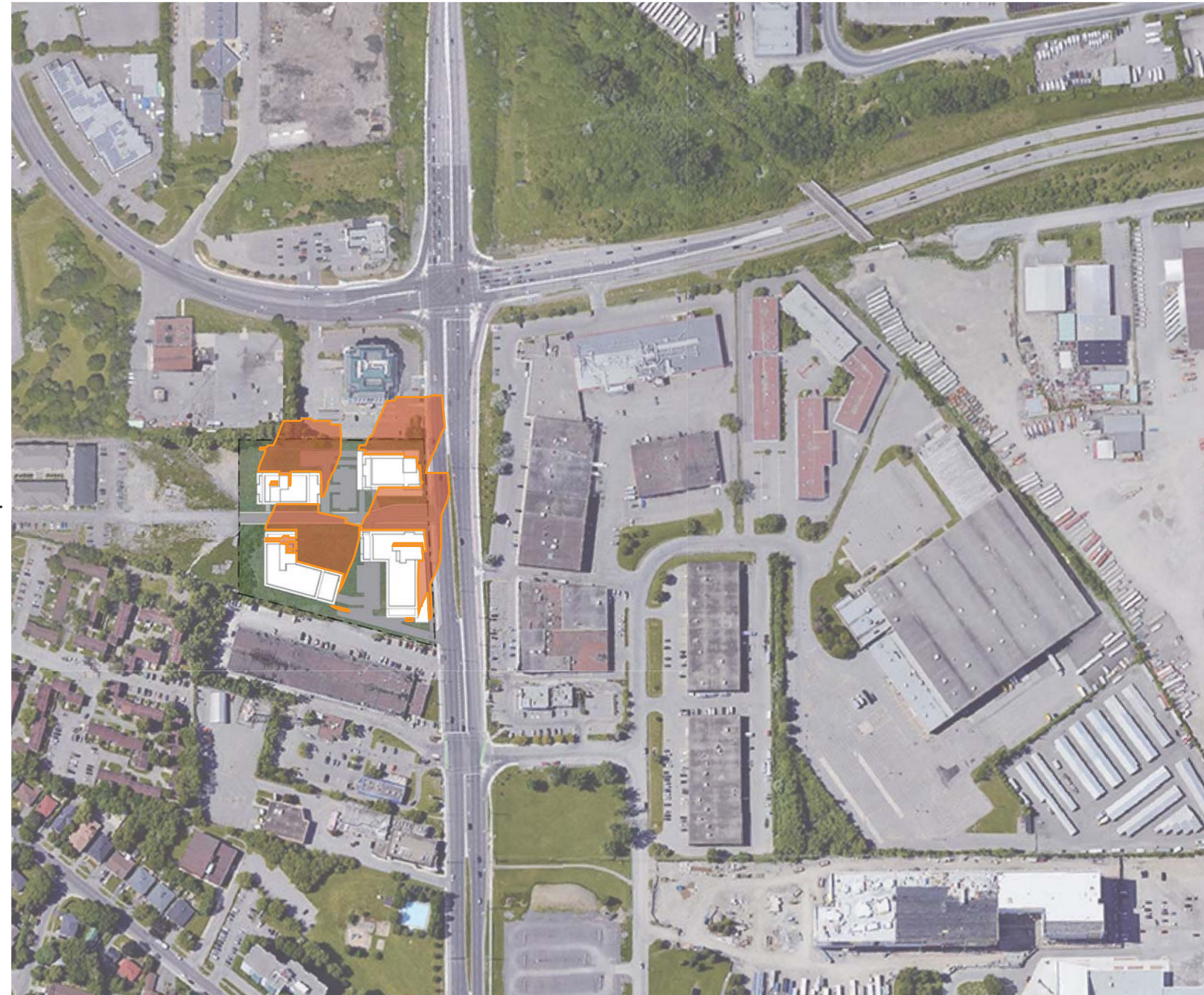
1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

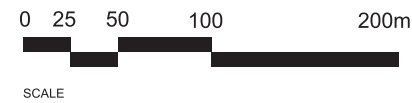
FALL EQUINOX

TEST TIME: 2PM EDT  
TEST DATE: SEPT. 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



97

PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

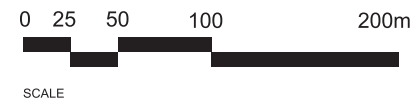
FALL EQUINOX

TEST TIME: 3PM EDT  
TEST DATE: SEPT. 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

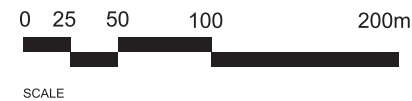
FALL EQUINOX

TEST TIME: 4PM EDT  
TEST DATE: SEPT. 21

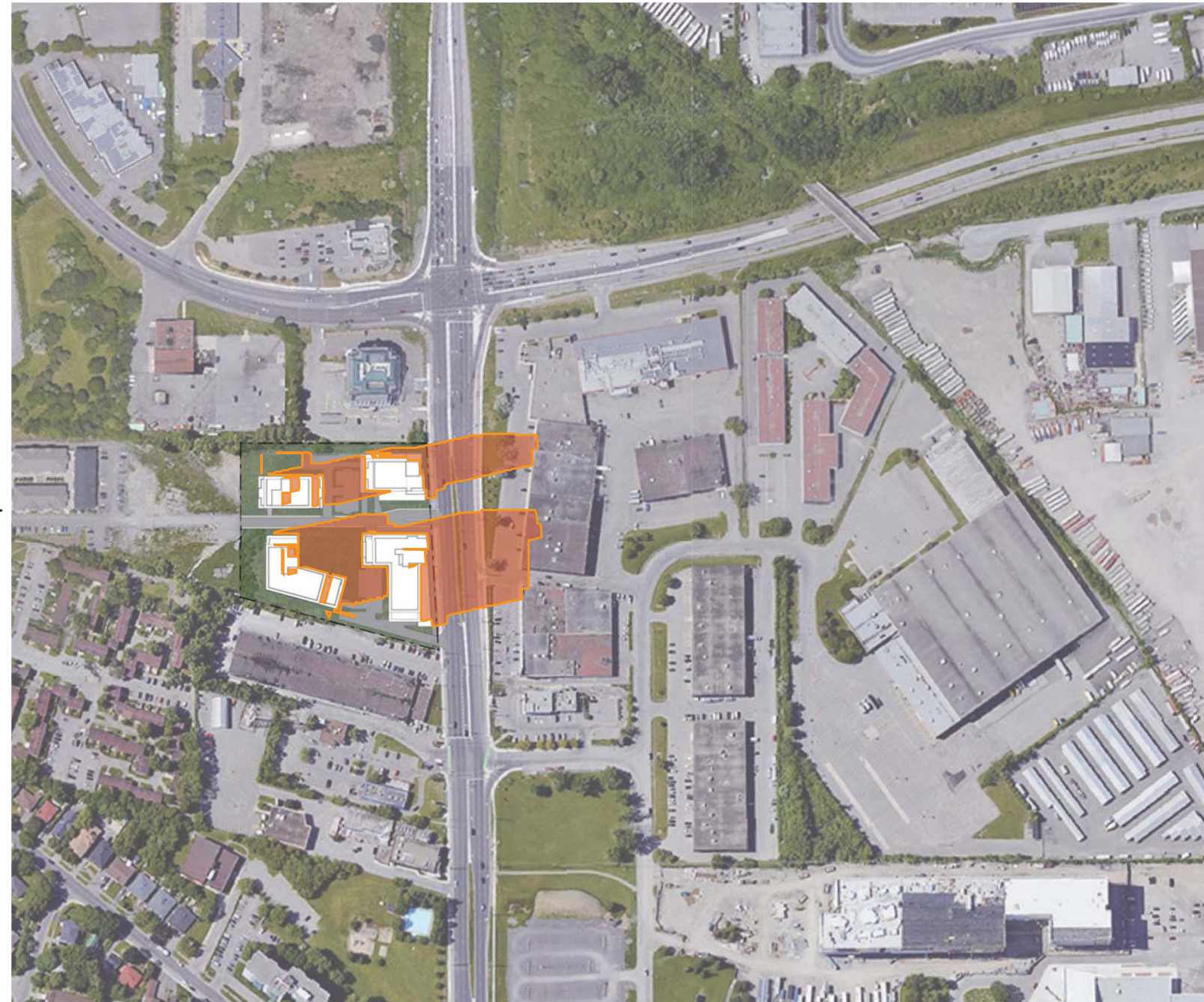
1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

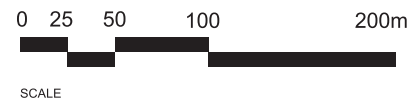
FALL EQUINOX

TEST TIME: 5PM EDT  
TEST DATE: SEPT. 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

**100**  
DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

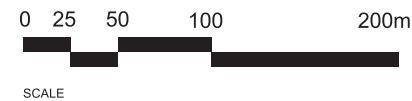
FALL EQUINOX

TEST TIME: 6PM EDT  
TEST DATE: SEPT. 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

**101**  
DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

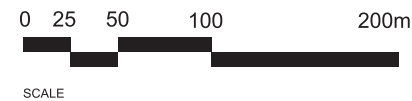
WINTER SOLSTICE

TEST TIME: 9AM-3PM EST  
TEST DATE: DEC. 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

**102**  
DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

WINTER SOLSTICE

TEST TIME: 9AM EST  
TEST DATE: DEC. 21

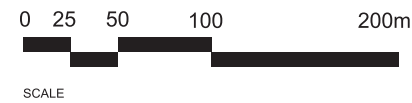
1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW

PROPOSED BUILDING

NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

**103**  
DATE: 2021-10-19



# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

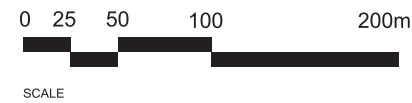
WINTER SOLSTICE

TEST TIME: 10AM EST  
TEST DATE: DEC. 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

104  
DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

WINTER SOLSTICE

TEST TIME: 11AM EST  
TEST DATE: DEC. 21

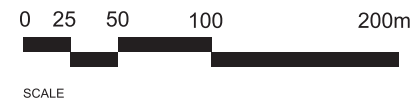
1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW

PROPOSED BUILDING

NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

**105**  
DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

WINTER SOLSTICE

TEST TIME: 12PM EST  
TEST DATE: DEC. 21

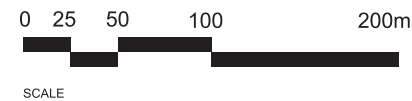
1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW

PROPOSED BUILDING

NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

**106**  
DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

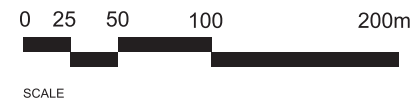
WINTER SOLSTICE

TEST TIME: 1PM EST  
TEST DATE: DEC. 21

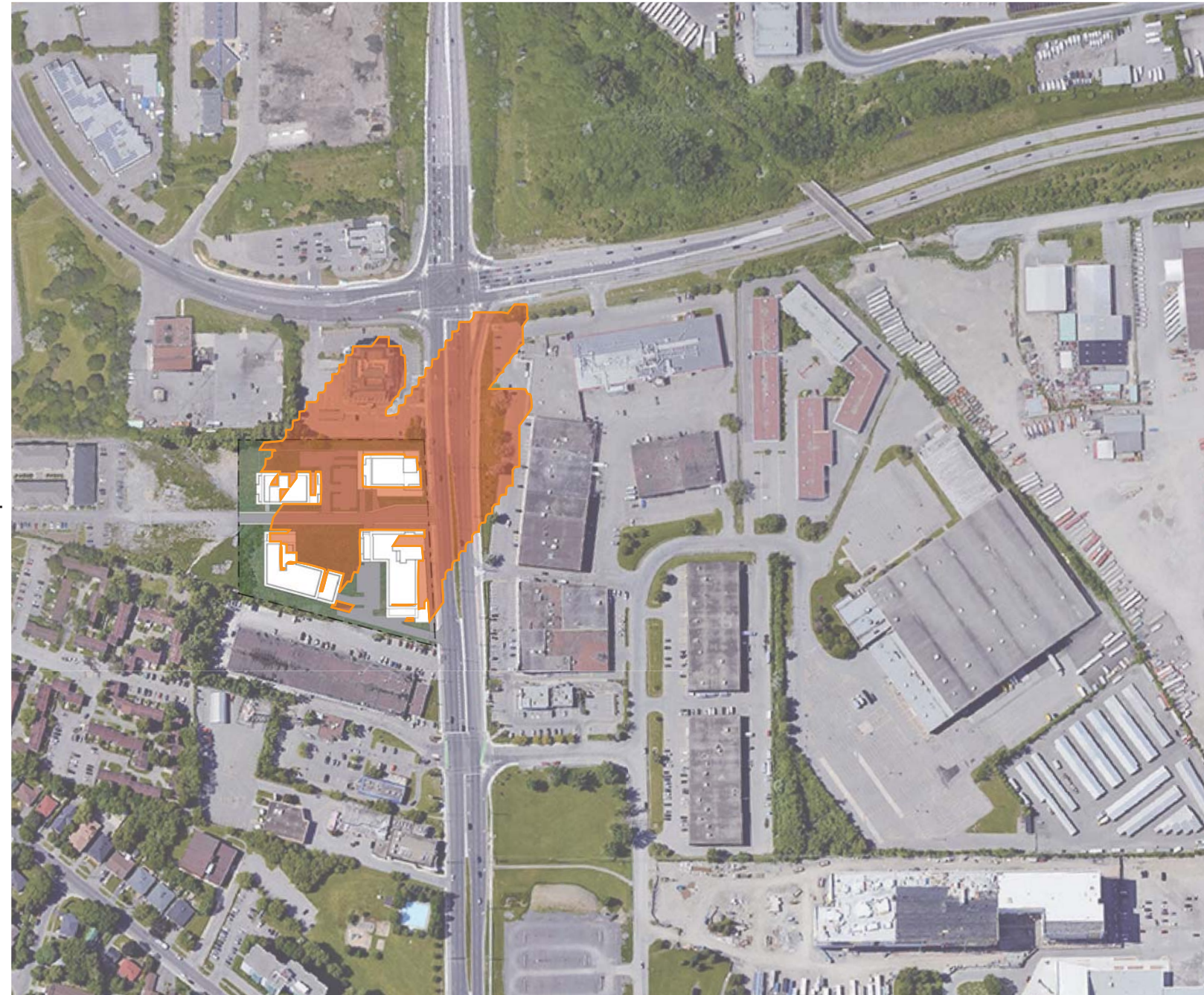
1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



**107**

PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

WINTER SOLSTICE

TEST TIME: 2PM EST  
TEST DATE: DEC. 21

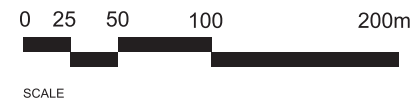
1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

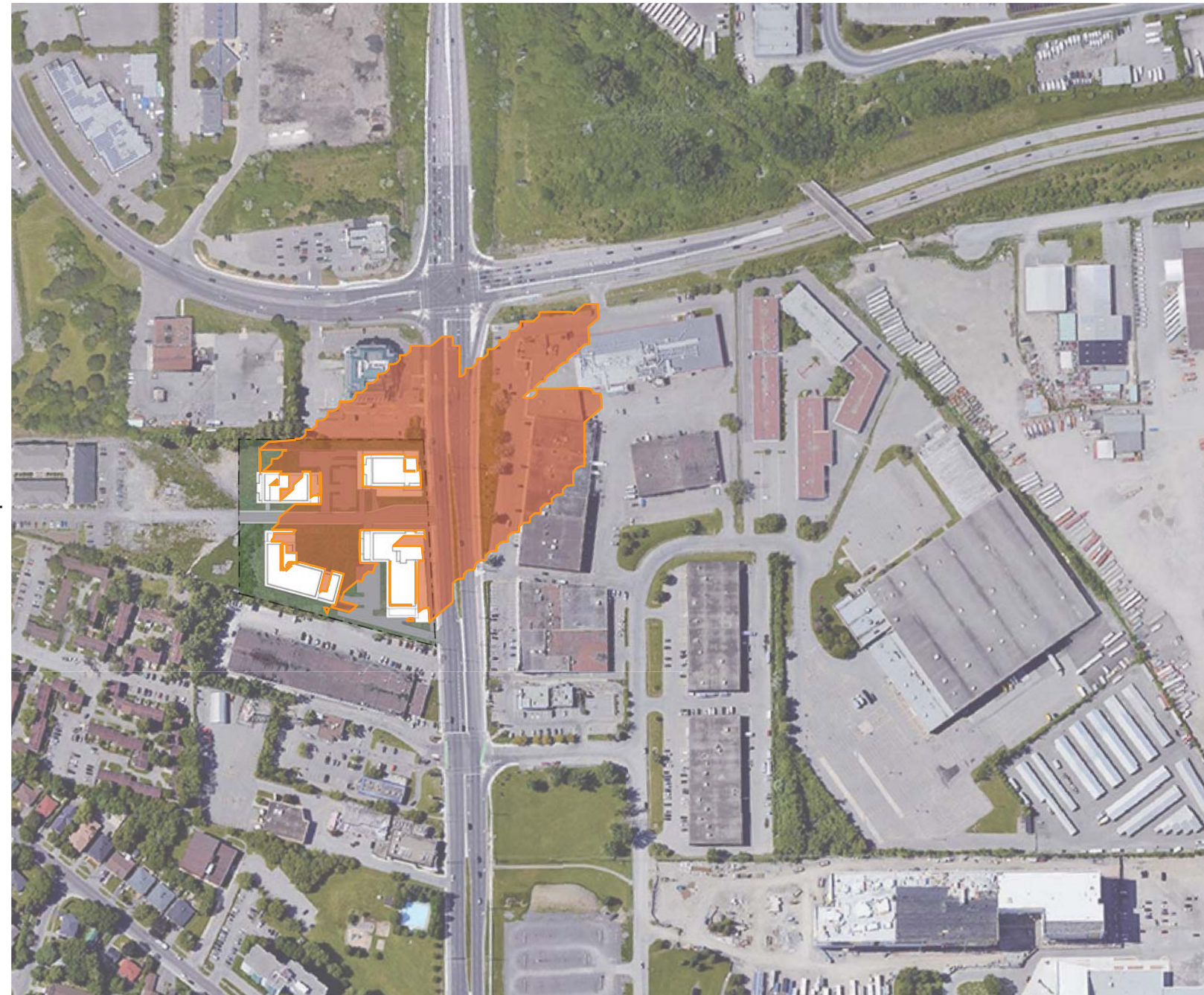
PROPOSED SHADOW

PROPOSED BUILDING

NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

**108**  
DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

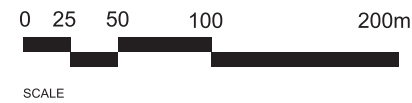
WINTER SOLSTICE

TEST TIME: 3PM EST  
TEST DATE: DEC. 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



**109**

PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

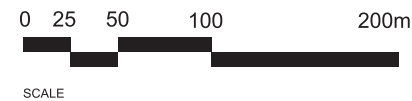
SUMMER EQUINOX

TEST TIME: 8AM-8PM EDT  
TEST DATE: JUNE 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



**110**

PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

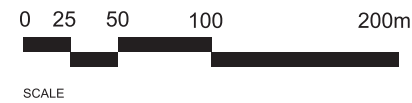
SUMMER EQUINOX

TEST TIME: 8AM EDT  
TEST DATE: JUNE 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

111  
DATE: 2021-10-19



# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

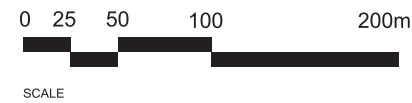
SUMMER EQUINOX

TEST TIME: 9AM EDT  
TEST DATE: JUNE 21

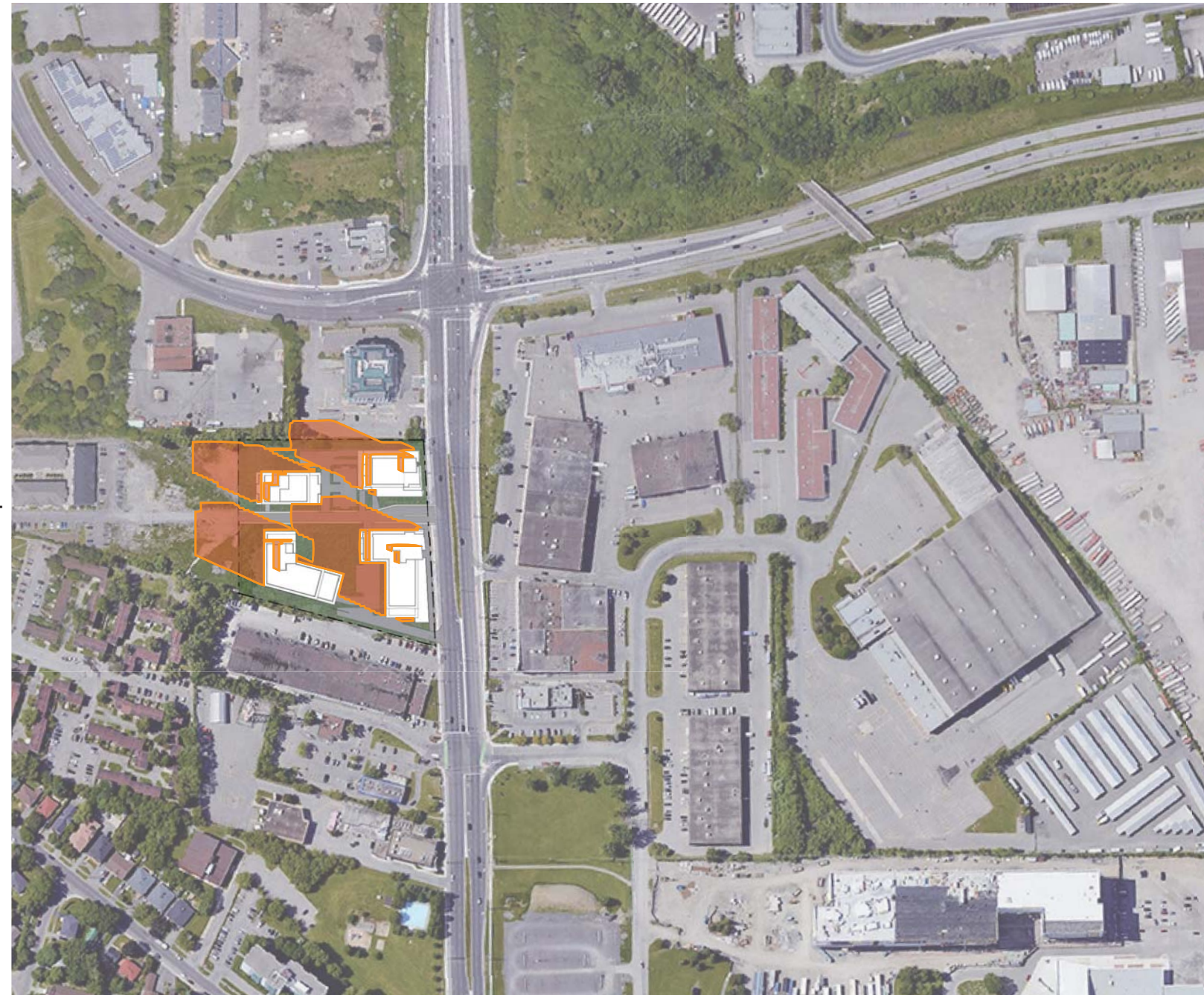
1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

**112**  
DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

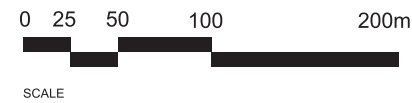
SUMMER EQUINOX

TEST TIME: 10AM EDT  
TEST DATE: JUNE 21

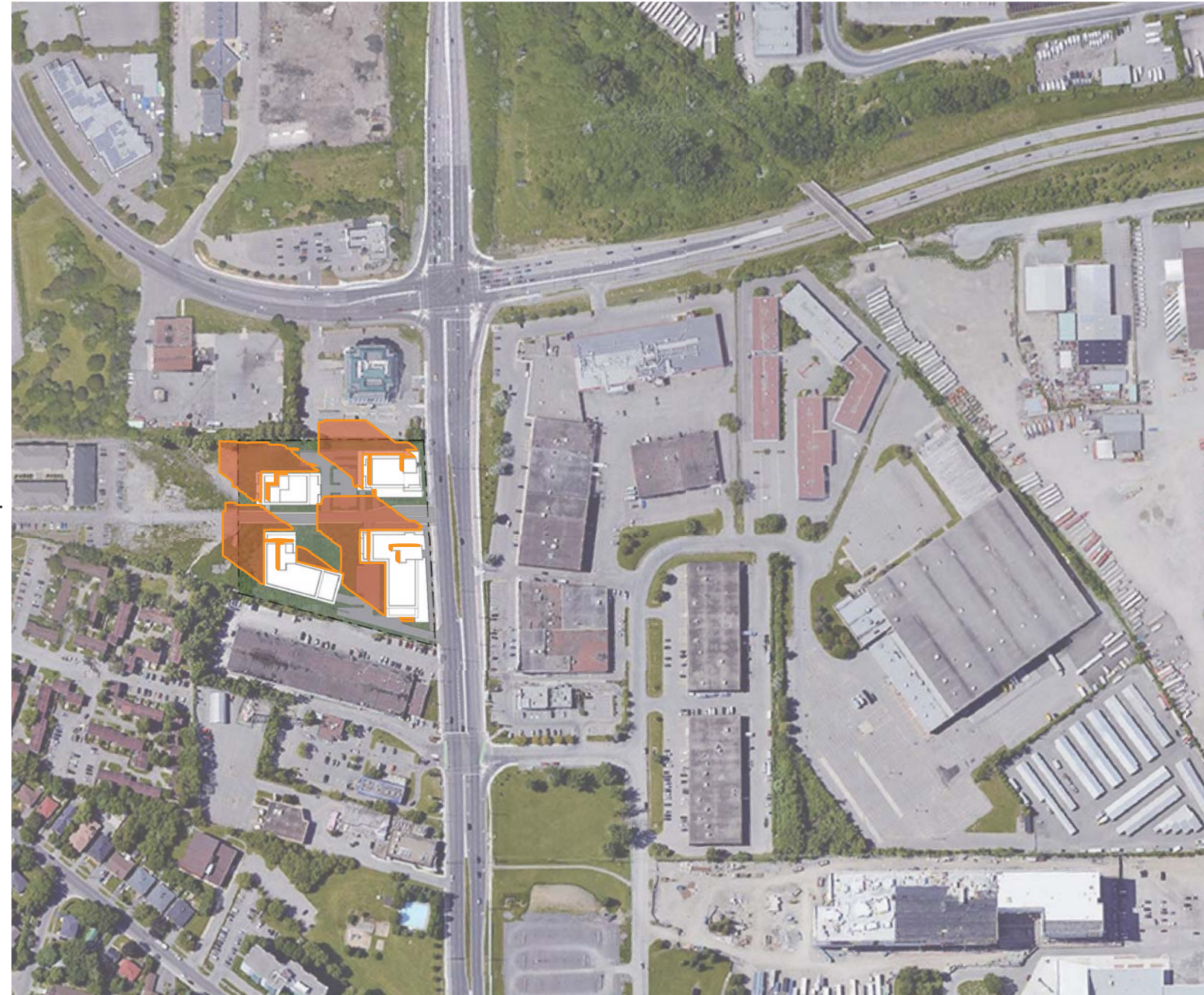
1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

**113**  
DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

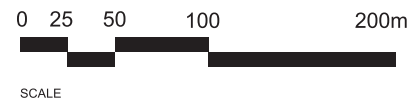
SUMMER EQUINOX

TEST TIME: 11AM EDT  
TEST DATE: JUNE 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

**114**  
DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

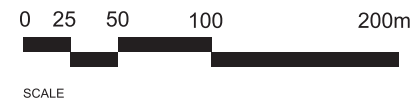
SUMMER EQUINOX

TEST TIME: 12AM EDT  
TEST DATE: JUNE 21

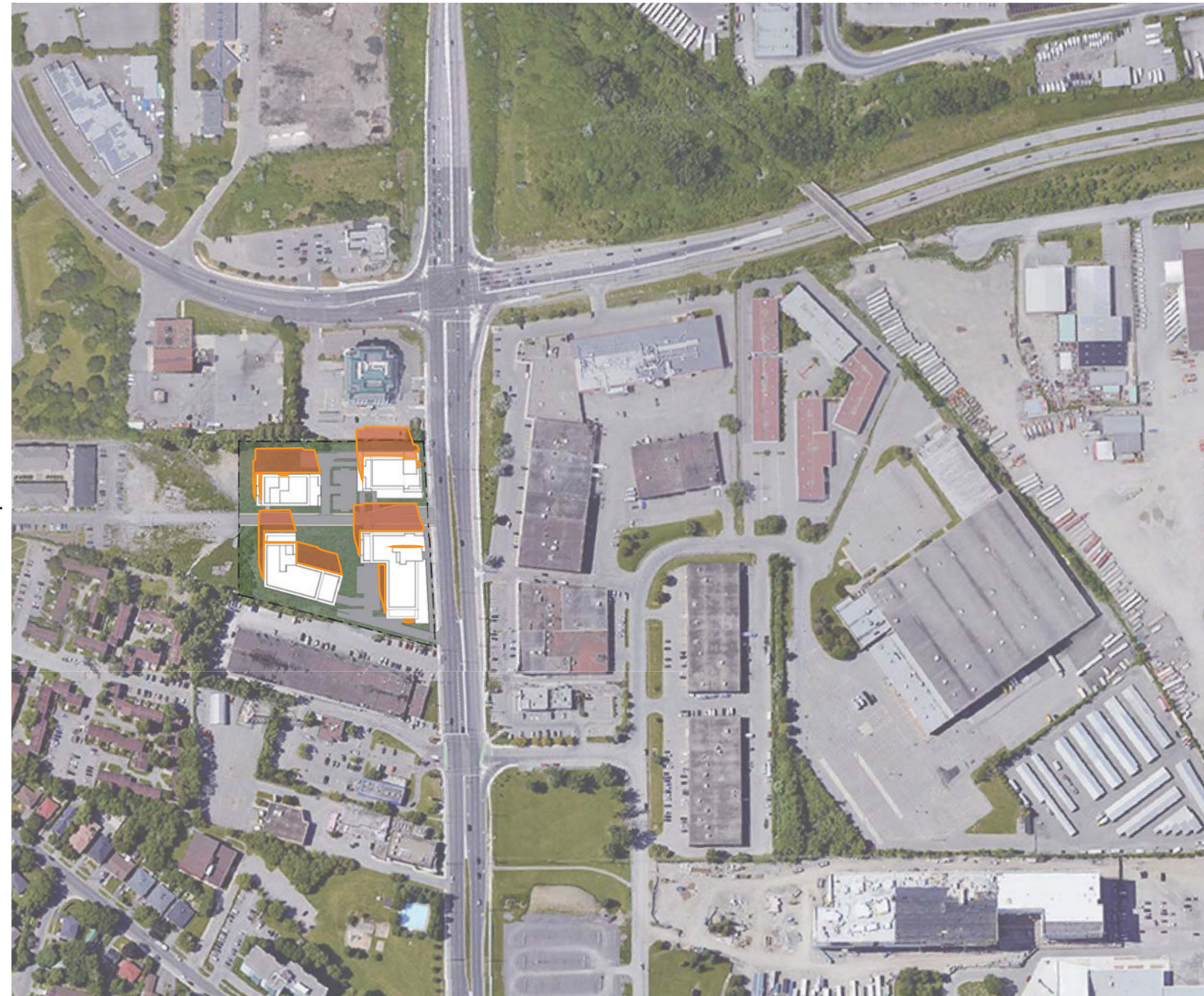
1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

**115**  
DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

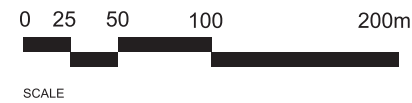
SUMMER EQUINOX

TEST TIME: 1PM EDT  
TEST DATE: JUNE 21

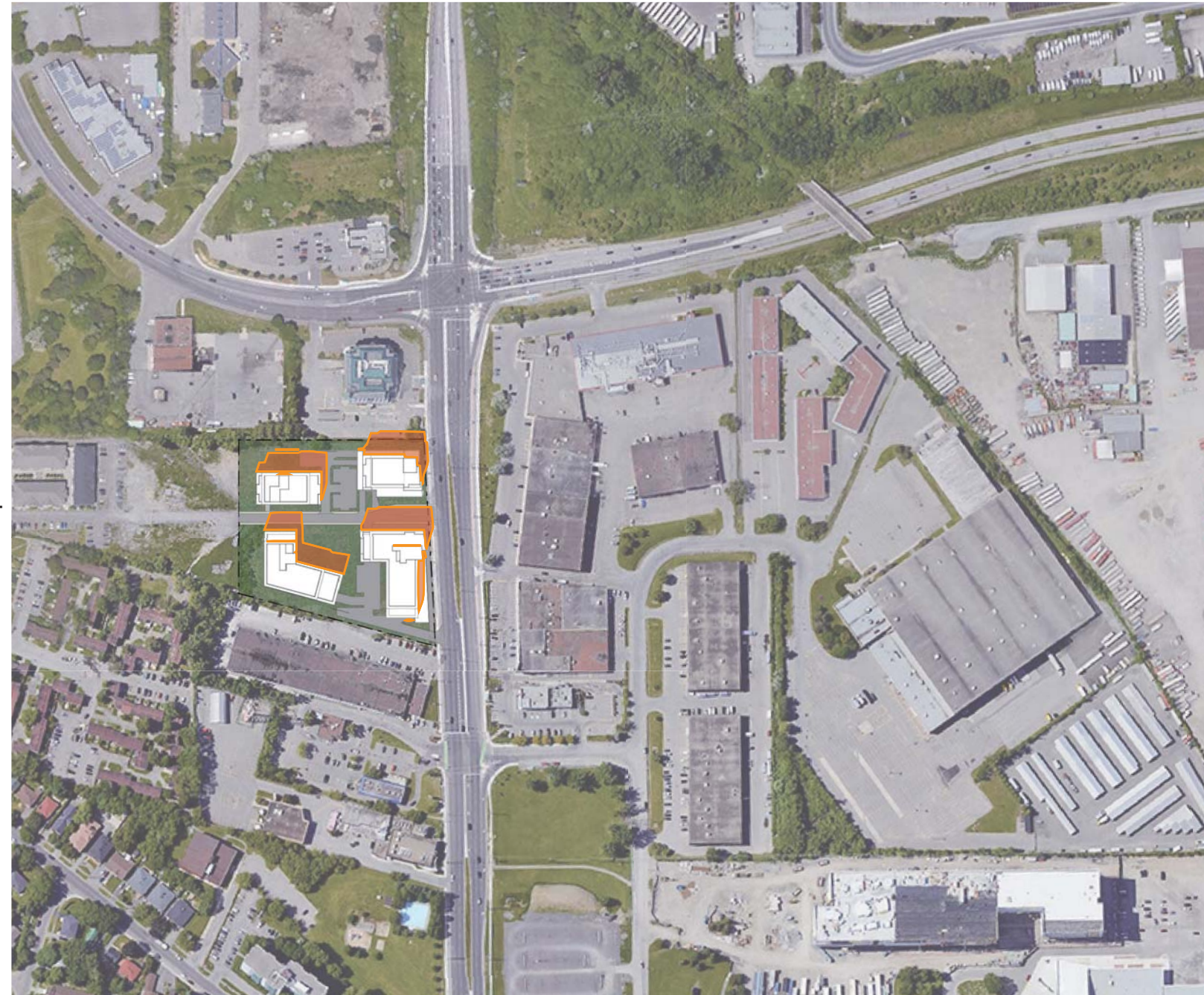
1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

**116**  
DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

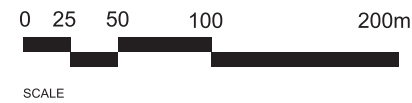
SUMMER EQUINOX

TEST TIME: 2PM EDT  
TEST DATE: JUNE 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

117  
DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

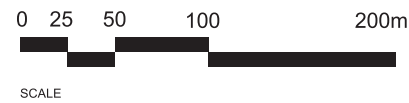
SUMMER EQUINOX

TEST TIME: 3PM EDT  
TEST DATE: JUNE 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

**118**  
DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

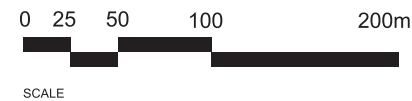
SUMMER EQUINOX

TEST TIME: 4PM EDT  
TEST DATE: JUNE 21

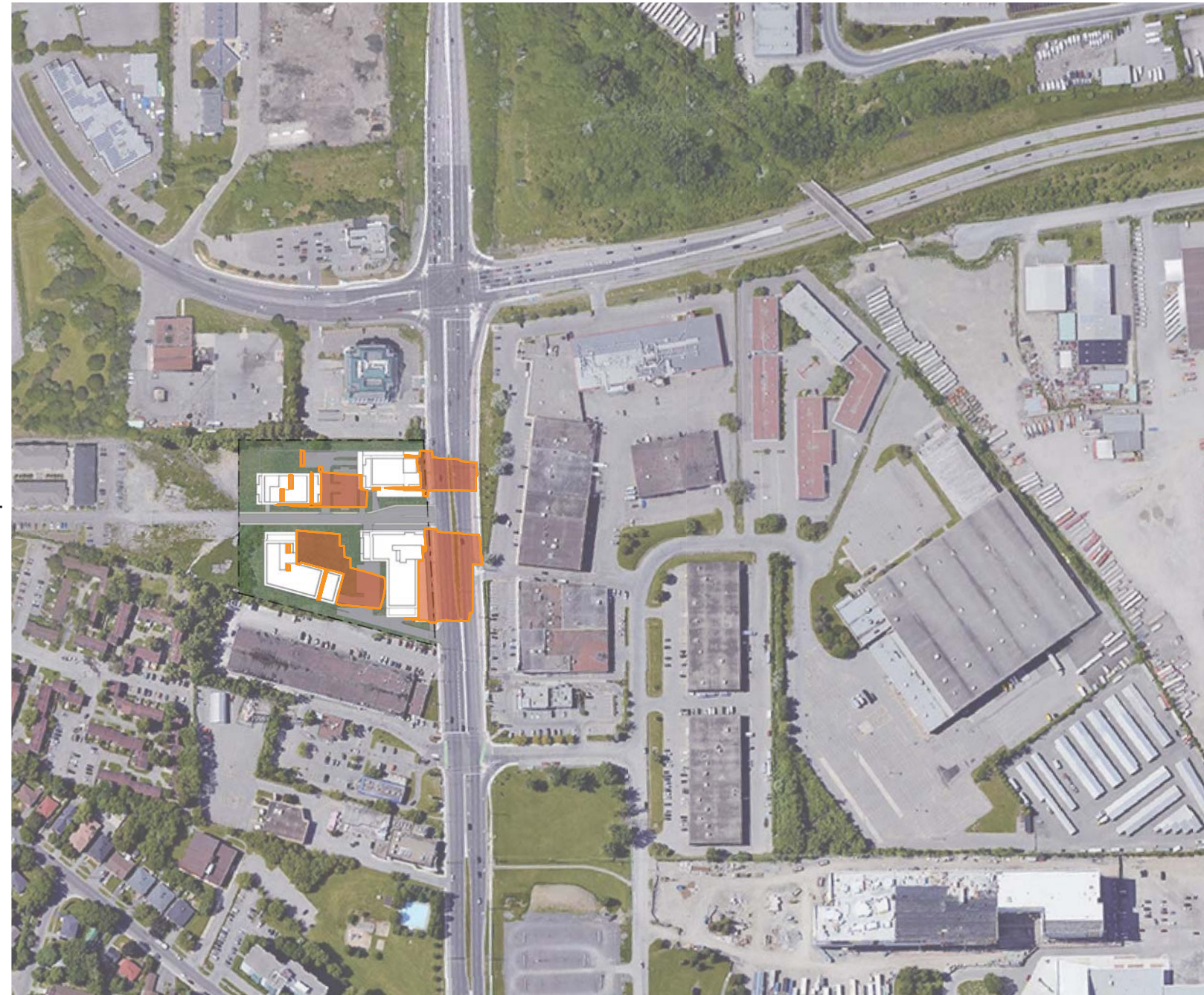
1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

**119**  
DATE: 2021-10-19



# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

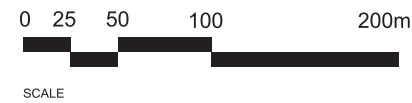
SUMMER EQUINOX

TEST TIME: 5PM EDT  
TEST DATE: JUNE 21

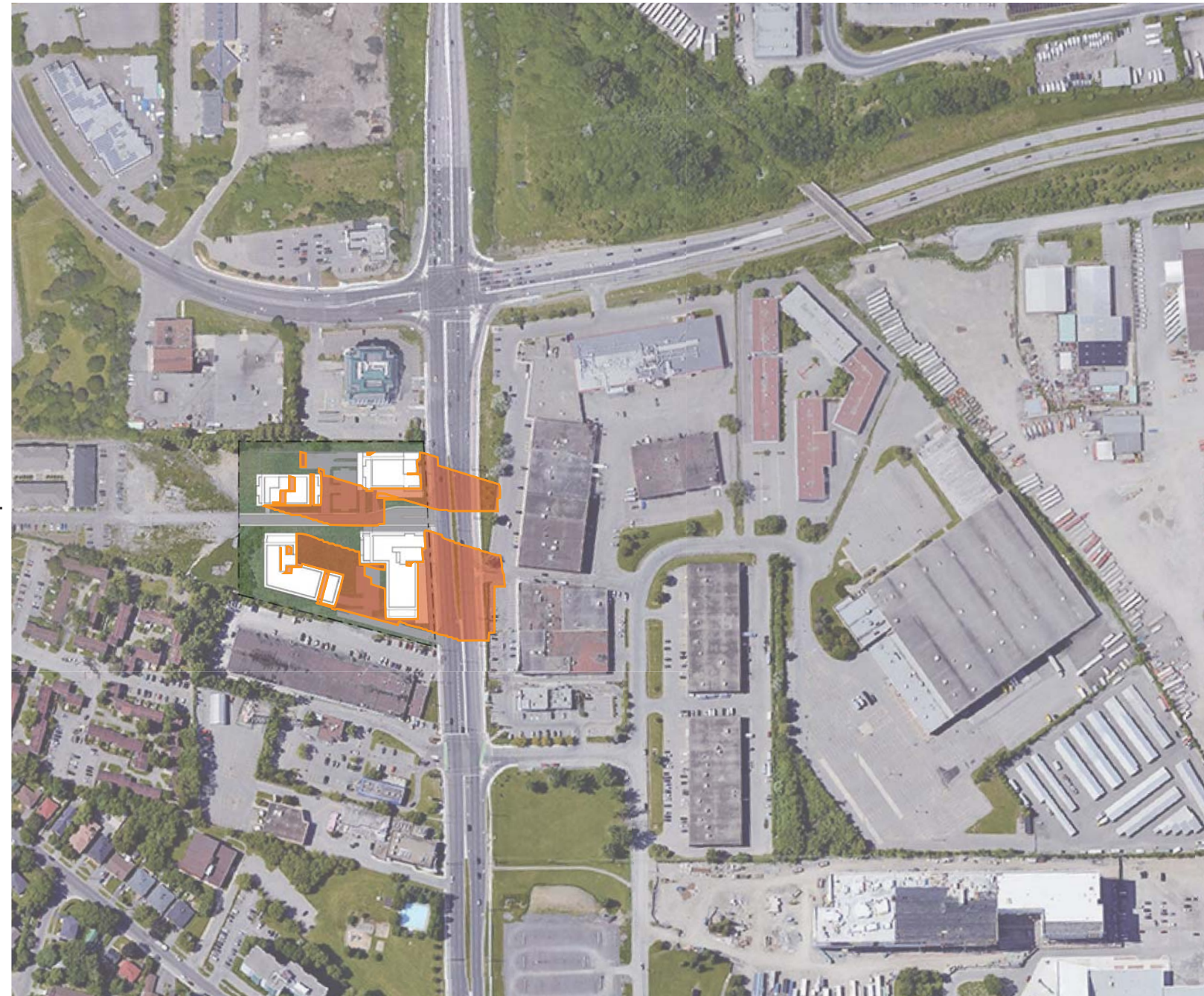
1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

**120**  
DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

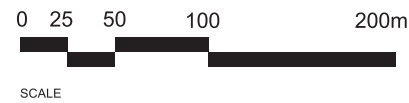
SUMMER EQUINOX

TEST TIME: 6PM EDT  
TEST DATE: JUNE 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

121  
DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

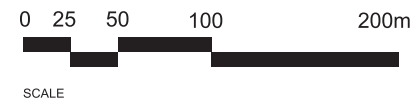
SUMMER EQUINOX

TEST TIME: 7PM EDT  
TEST DATE: JUNE 21

1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



**122**

PROJECT NUMBER : 20005

DATE: 2021-10-19

# ST. L. DEV

1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA  
SITE PLAN CONTROL APPLICATION

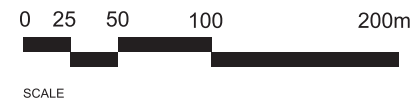
SUMMER EQUINOX

TEST TIME: 8PM EDT  
TEST DATE: JUNE 21

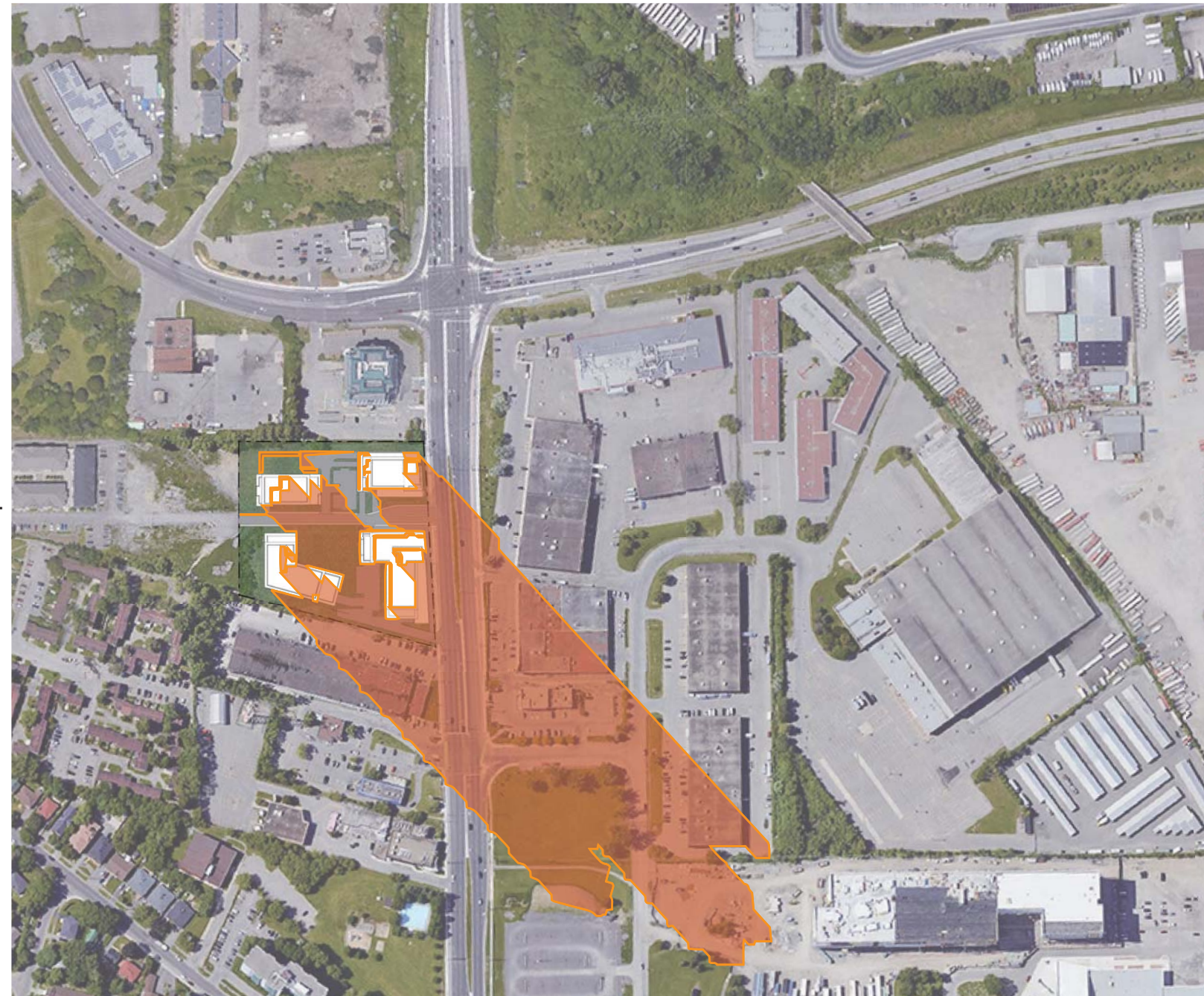
1740-1760 ST-LAURENT BOULEVARD,  
OTTAWA, ON K1G 1A2

LONG : -45,40527  
LAT : -75,62728

PROPOSED SHADOW  
PROPOSED BUILDING  
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT  
BLVD



PROJECT NUMBER : 20005

**123**  
DATE: 2021-10-19