1440 Blair Towers Pl

UDRP DESIGN BRIEF | DECEMBER 20TH, 2024

LE GROUPE MAURICE
LES RETRAITÉS NOUS HABITENT

FOTENN
Planning + Design

HOBIN
ARCHITECTURE



PROJECT STATISTICS

SITE AREA = 118,960 ft²
10% PARKLAND PROVIDED = 11,896 ft²
TOTAL CORNER LOT AREA = 13,603 ft²
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%

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 m²	23,611 ft²	3	6,581 m²	70,832 ft²
LEVEL 5-6	2,049 m²	22,058 ft²	2	4,099 m²	44,116 ft²
LEVEL 7 NORTH	631 m²	6,788 ft²	1	631 m²	6,788 ft²
LEVEL 7 SOUTH	491 m²	5,290 ft²	1	491 m²	5,290 ft²
LEVEL 8-17 NORTH	646 m²	6,956 ft²	10	6,462 m²	69,561 ft²
LEVEL 8-17 SOUTH	644 m²	6,936 ft²	10	6,443 m²	69,355 ft²
LEVEL 18 NORTH	512 m²	5,508 ft²	1	512 m²	5,508 ft²
LEVEL 18 SOUTH	644 m²	6,936 ft²	1	644 m²	6,936 ft²
LEVEL 19-22	644 m²	6,936 ft²	4	2,577 m²	27,742 ft²
ZONING GFA TOTAL				28,440 m²	306,128 ft²

GFA SUMMARY *(NOT INCLUDING PARKING)*

	GFA PER FLOOR		# OF FLOORS	TOTAL GFA	
LEVEL 1	3,306 m²	35,587 ft²	1	3,306 m²	35,587 ft²
LEVEL 2-4	2,635 m²	28,368 ft²	3	7,906 m²	85,105 ft²
LEVEL 5-6	2,479 m²	26,683 ft²	2	4,958 m²	53,366 ft²
LEVEL 7 NORTH	811 m²	8,728 ft²	1	811 m²	8,728 ft²
LEVEL 7 SOUTH	811 m²	8,728 ft²	1	811 m²	8,728 ft²
LEVEL 7 TERRACE	870 m²	9,366 ft²	1	870 m²	9,366 ft²
LEVEL 8-17 NORTH	811 m²	8,728 ft²	10	8,109 m²	87,280 ft²
LEVEL 8-17 SOUTH	811 m²	8,728 ft²	10	8,109 m²	87,280 ft²
LEVEL18 NORTH	811 m²	8,728 ft²	1	811 m²	8,728 ft²
LEVEL18 SOUTH	811 m²	8,728 ft²	1	811 m²	8,728 ft²
LEVEL 19-22	811 m²	8,728 ft²	4	3,243 m²	34,912 ft²
				39,745 m²	427,807 ft²

GFA SUMMARY - PARKING *(UNDERGROUND)*

	# OF FLOORS	TOTAL GFA	
P2 PARKING	1	6,715 m²	72,280 ft²
P1 PARKING	1	6,715 m²	72,280 ft²
		13,430 m²	144,560 ft²

NET RES AREA SUMMARY

	NET RES AREA PER FLOOR		# OF FLOORS	TOTAL NET RES AREA		EFF.
LEVEL 2-4	2,289 m²	24,637 ft²	3	6,866 m²	73,910 ft²	86.85%
LEVEL 5-6	2,139 m²	23,028 ft²	2	4,279 m²	46,057 ft²	86.30%
LEVEL 7 NORTH	676 m²	7,277 ft²	1	676 m²	7,277 ft²	83.38%
LEVEL 7 SOUTH	527 m²	5,669 ft²	1	527 m²	5,669 ft²	64.95%
LEVEL 8-17 NORTH	692 m²	7,453 ft²	10	6,924 m²	74,527 ft²	85.39%
LEVEL 8-17 SOUTH	690 m²	7,431 ft²	10	6,904 m²	74,309 ft²	851.38%
LEVEL 18 NORTH	531 m²	5,711 ft²	1	531 m²	5,711 ft²	6.54%
LEVEL 18 SOUTH	676 m²	7,277 ft²	1	676 m²	7,277 ft²	83.38%
LEVEL 19-22	676 m²	7,277 ft²	4	2,704 m²	29,109 ft²	83.38%
TOTAL NET RES AREA	8,896 m²	95,761 ft²		30,086 m²	323,847 ft²	

AMENITY AREA SUMMARY *(COMMUNAL)*

		TOTAL AMENITYGFA	
LEVEL 1	INT. AMENITY - LEVEL 1	2,827 m²	30,426 ft²
LEVEL 1	EXT. AMENITY - REAR COURTYARD	1,251 m²	13,464 ft²
LEVEL 1	EXT. AMENITY - FRONT TERRACE	310 m²	3,338 ft²
LEVEL 7 SOUTH TOWER	INT. AMENITY - CINEMA	145 m²	1,557 ft²
LEVEL 7	EXT. AMENITY - ROOF TOP TERRACE	854 m²	9,195 ft²
LEVEL 18 NORTH TOWER	INT. AMENITY - SALON PANORAMIQUE	151 m²	1,622 ft²
TOTAL AMENITY AREA PROVIDED		5,537 m²	59,602 ft²

TOTAL AMENITY AREA REQUIRED = 6 m² X 398 UNITS = 2,388 m²
**** 50% OF REQUIRED AMENITY AREA IS COMMUNAL = 1,194 m²***

HOBIN ARCHITECTURE

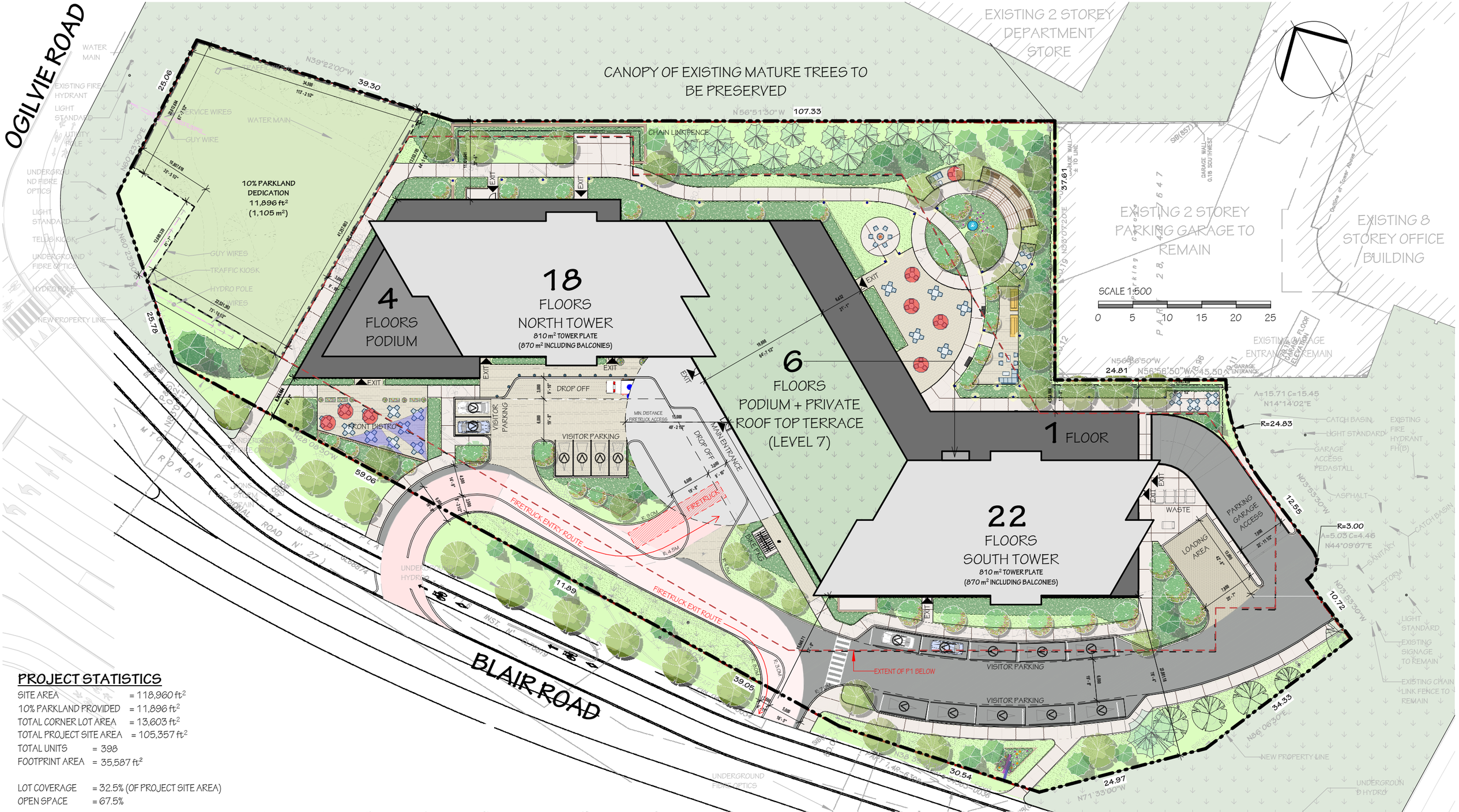
BLAIR & OGILVIE

1440 Blair Towers Pl

PROJECT STATS

SCALE

December 20, 2024



PROJECT STATISTICS

SITE AREA	= 118,960 ft²
10% PARKLAND PROVIDED	= 11,896 ft²
TOTAL CORNER LOT AREA	= 13,603 ft²
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

BLAIR & OGILVIE

1440 Blair Towers Pl

FLOOR PLAN

LEVEL P1

SCALE 1 : 500

December 20, 2024

HOBIN ARCHITECTURE

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

HOBIN ARCHITECTURE

BLAIR & OGILVIE

1440 Blair Towers Pl

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



BLAIR & OGILVIE

1440 Blair Towers Pl

HOBIN ARCHITECTURE

FLOOR PLAN

LEVEL 1

SCALE 1 : 500

December 20, 2024

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

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



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

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1440 Blair Towers Pl

HOBIN ARCHITECTURE

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

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1440 Blair Towers Pl

HOBIN ARCHITECTURE

FLOOR PLAN

LEVEL 5-6

SCALE 1 : 500

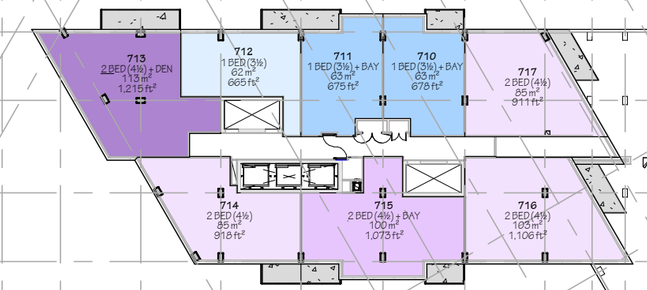
December 20, 2024

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

OGILVIE ROAD

BLAIR ROAD



ROOF TOP GARDEN TERRACE
854 m²
9,195 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

BLAIR & OGILVIE

1440 Blair Towers Pl

HOBIN ARCHITECTURE

FLOOR PLAN

LEVEL 7

SCALE 1 : 500

December 20, 2024

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

NORTH TOWER GFA SUMMARY

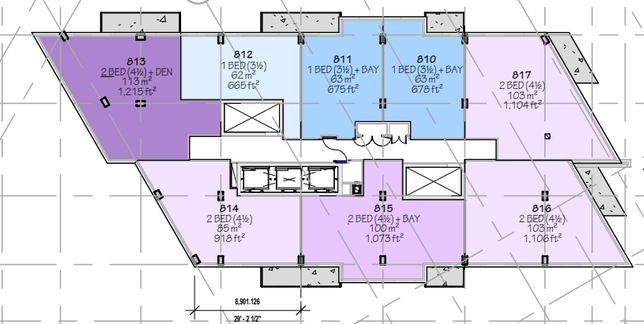
	GFA PER FLOOR			TOTAL GFA LEVEL 7	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	676 m²	7,277 ft²	1	676 m²	7,277 ft²
COMMON AREA	135 m²	1,451 ft²	1	135 m²	1,451 ft²
TOTAL GFA	811 m²	8,728 ft²		811 m²	8,728 ft²
TOTAL GFA *INCLUDING BALCONIES	870 m²	9,369 ft²	1	870 m²	9,369 ft²

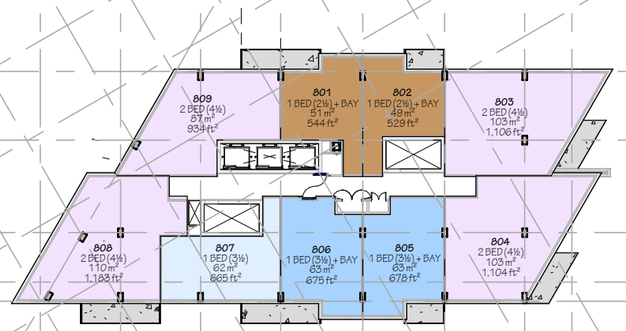
SOUTH TOWER GFA SUMMARY

	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

OGILVIE ROAD

BLAIR ROAD





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

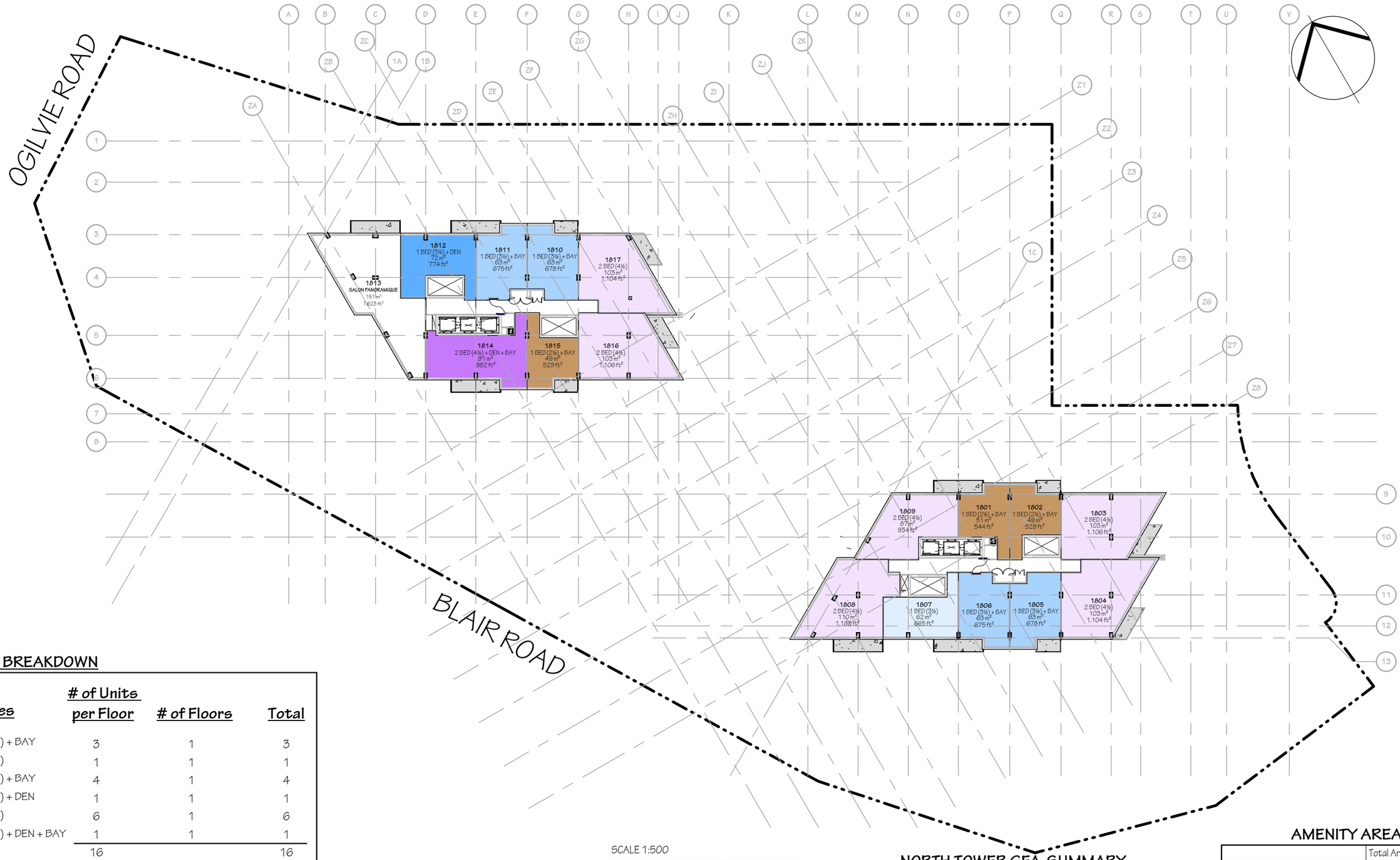
December 20, 2024

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

HOBIN ARCHITECTURE

BLAIR & OGILVIE

1440 Blair Towers Pl

FLOOR PLAN

LEVEL 18

SCALE 1 : 500

December 20, 2024

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



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

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

HOBIN ARCHITECTURE

BLAIR & OGILVIE

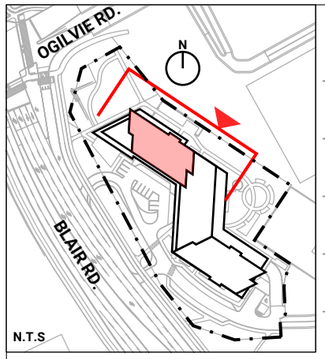
1440 Blair Towers Pl

FLOOR PLAN

LEVEL 19-22

SCALE 1 : 500

December 20, 2024



GLG | ALW | ALP-1 | MS-1 | GLG | ALW

BUILDING HEIGHT 54.00 M

BRM-1 | STM-1 | ALW

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



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

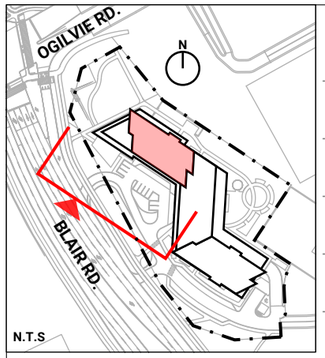
HOBIN

Blair and Ogilvie Road

1440 Blair Towers Pl, Ottawa, ON

EAST ELEVATION (SOUTH TOWER)

SCALE 1:300
DECEMBER 2024



ALW BRM-1 MS-1 GLG MS-1 ALP-1 GLG ALW

BUILDING HEIGHT 54.00 M

BRM-1 BRM-1 STM-1

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

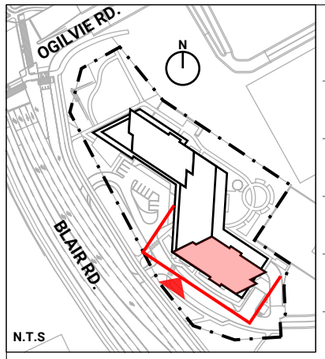
HOBIN

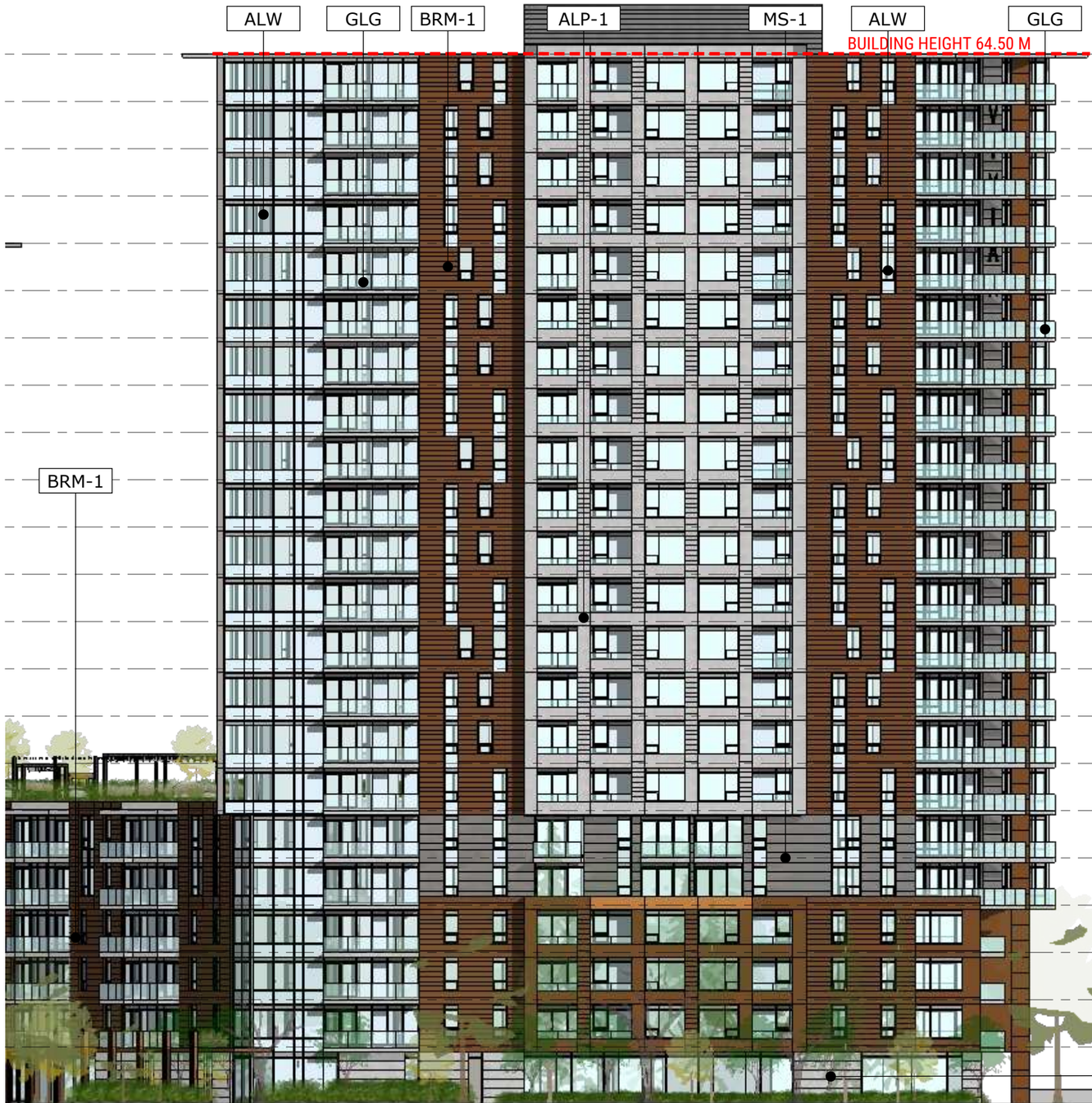
Blair and Ogilvie Road

1440 Blair Towers Pl, Ottawa, ON

WEST ELEVATION (NORTH TOWER)

SCALE 1:300
DECEMBER 2024





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

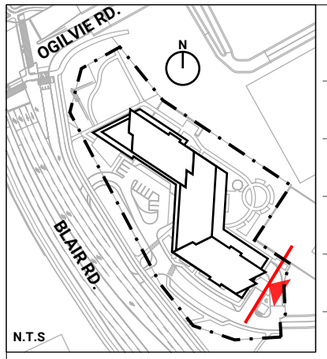
HOBIN

Blair and Ogilvie Road

1440 Blair Towers Pl, Ottawa, ON

WEST ELEVATION (SOUTH TOWER)

SCALE 1:300
DECEMBER 2024



ALW MS-1 GLG

BUILDING HEIGHT 64.50 M

ALP-1 MS-1 ALW

BUILDING HEIGHT 54.00 M

STM-1 BRM-1

LEVEL ROOF	144.40	
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	BRM-1	STM-1	MS-1	GLG	ALW
ALUMINUM PANEL 1	BRICK MASONRY 1 / TERRACOTTA SIDING	STONE MASONRY	METAL SIDING 1	GLASS GUARD RAIL	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

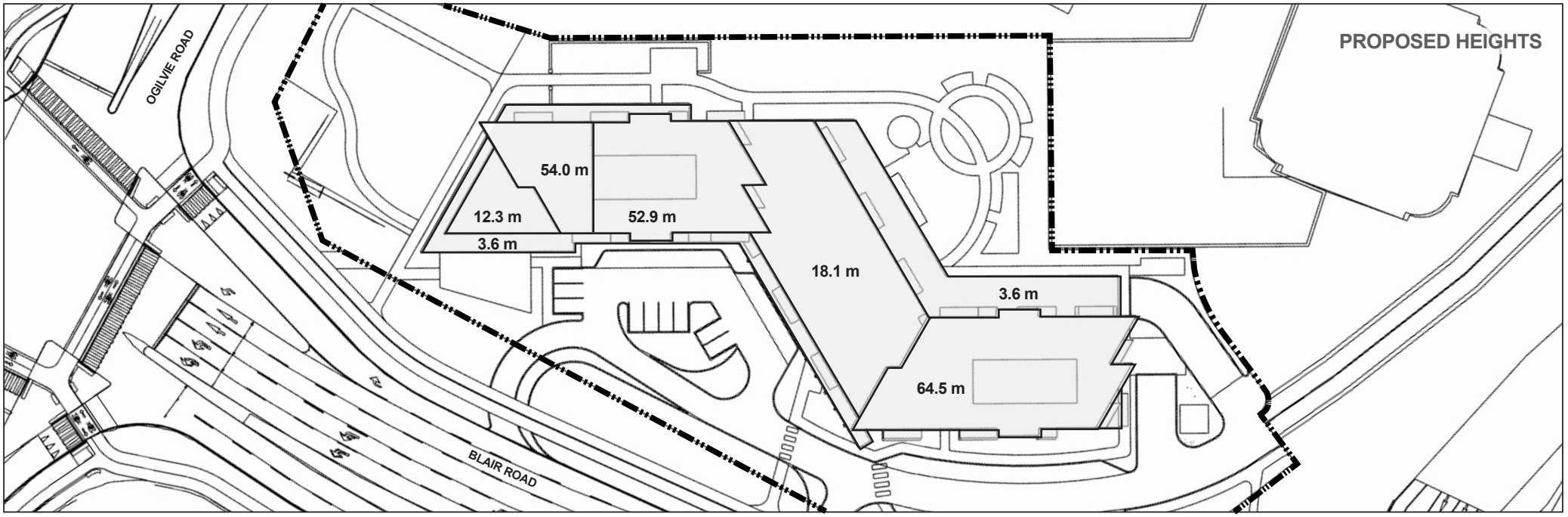
Shadow impacts:

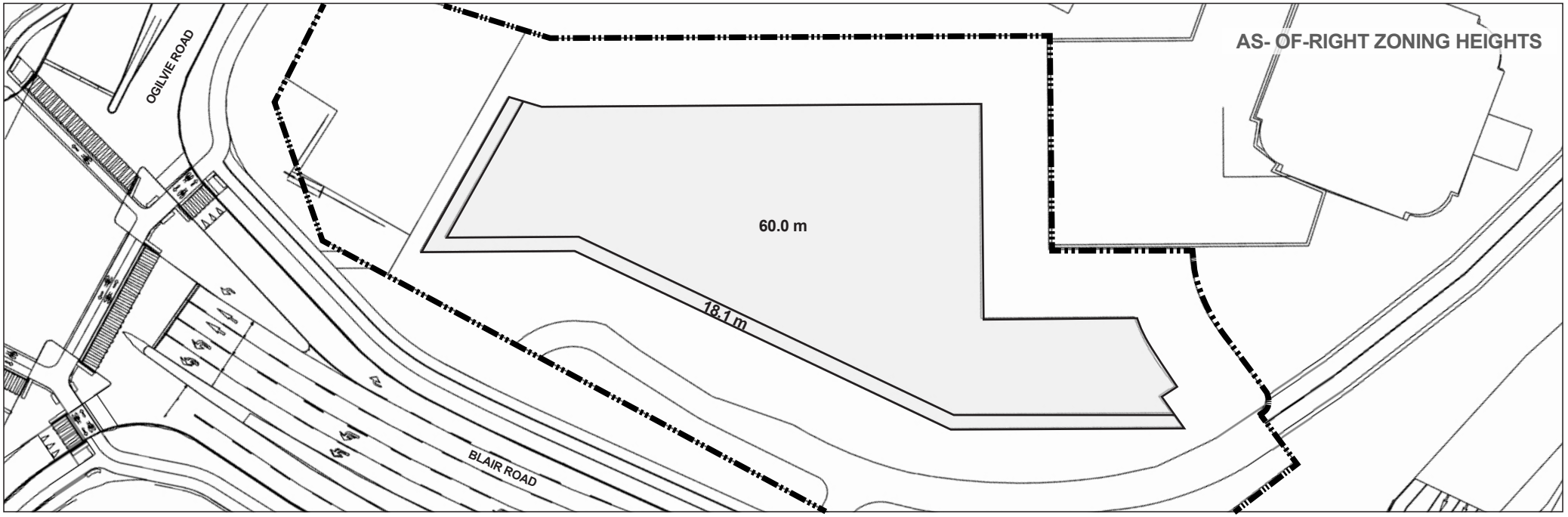
Sensitive areas within the sun shadow analysis' study area include arterial mainstreets (Blair Road and Ogilvie Road) and a park. This sun shadow study represents the park spaces as a green hatch and Hazeldean Road as a blue dashed line (refer to sensitive areas legend).

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

BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

HOBIN

Company:	Hobin Architecture
Prepared by:	Cristina Hoang
Date:	SEP 19, 2024
Application No.:	UDRP Presentation
Application Type:	
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
Prepared by:	Cristina Hoang
Date:	SEP 19, 2024
Application No.:	UDRP Presentation
Application Type:	
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
AOR = As-Of-Right

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

HOBIN

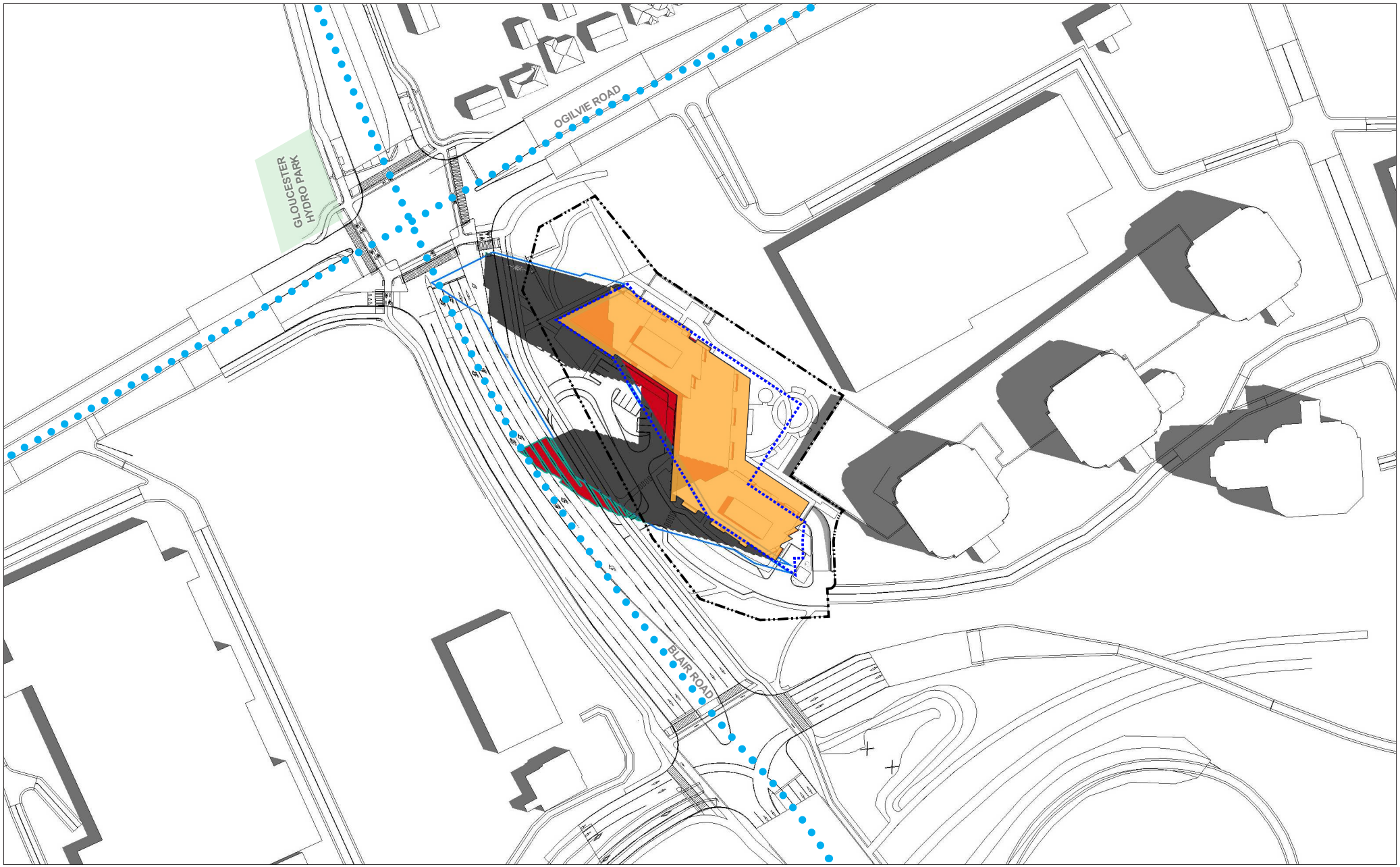
BLAIR & OGILVIE RD

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:
JUNE 21 9:00am
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
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:
JUNE 21 10:00am
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
AOR = As-Of-Right

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

HOBIN

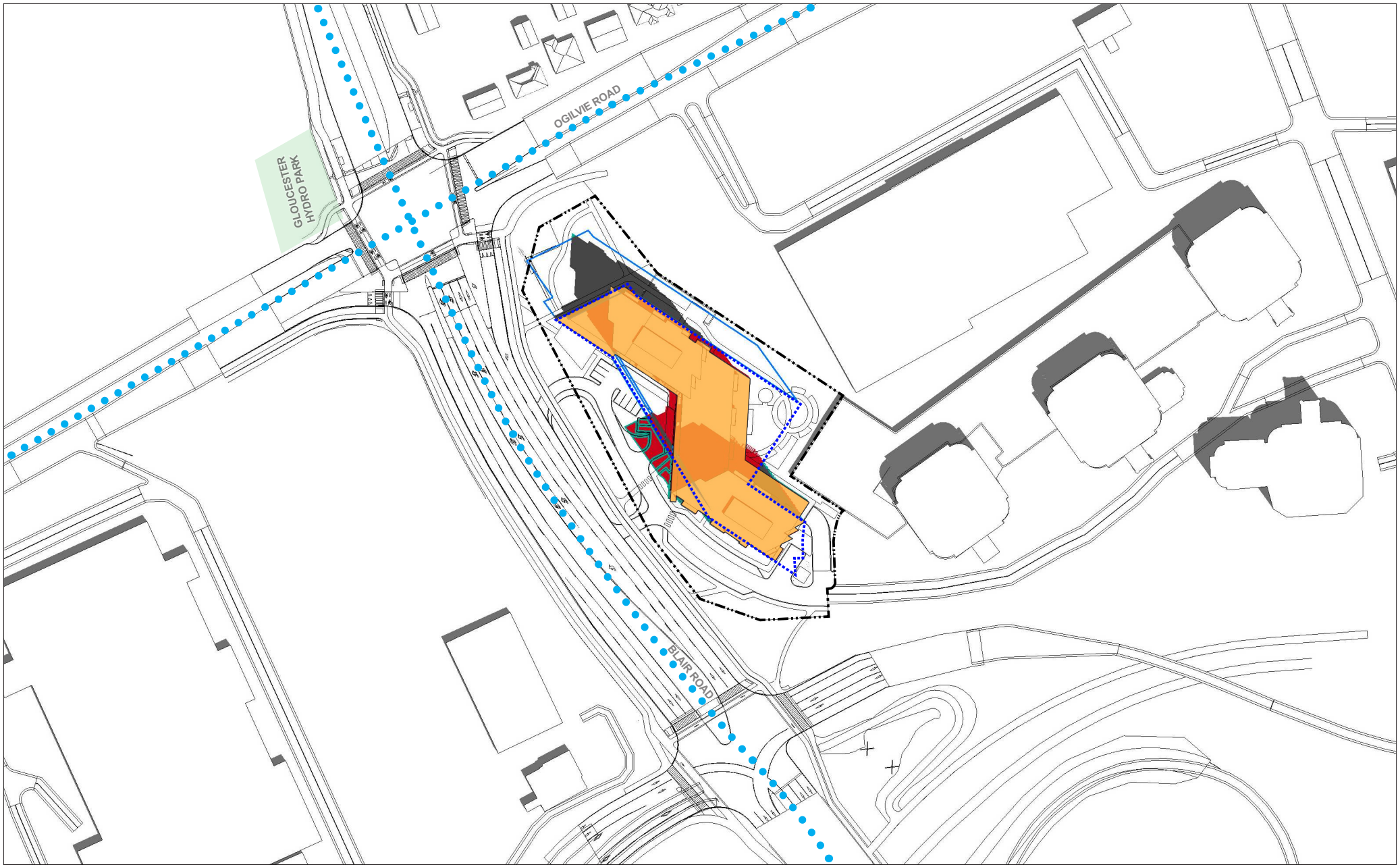
BLAIR & OGILVIE RD

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:
JUNE 21 11:00am
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
AOR = As-Of-Right

1:2000

0 m 10 m 20 m 50 m 100 m

HOBIN

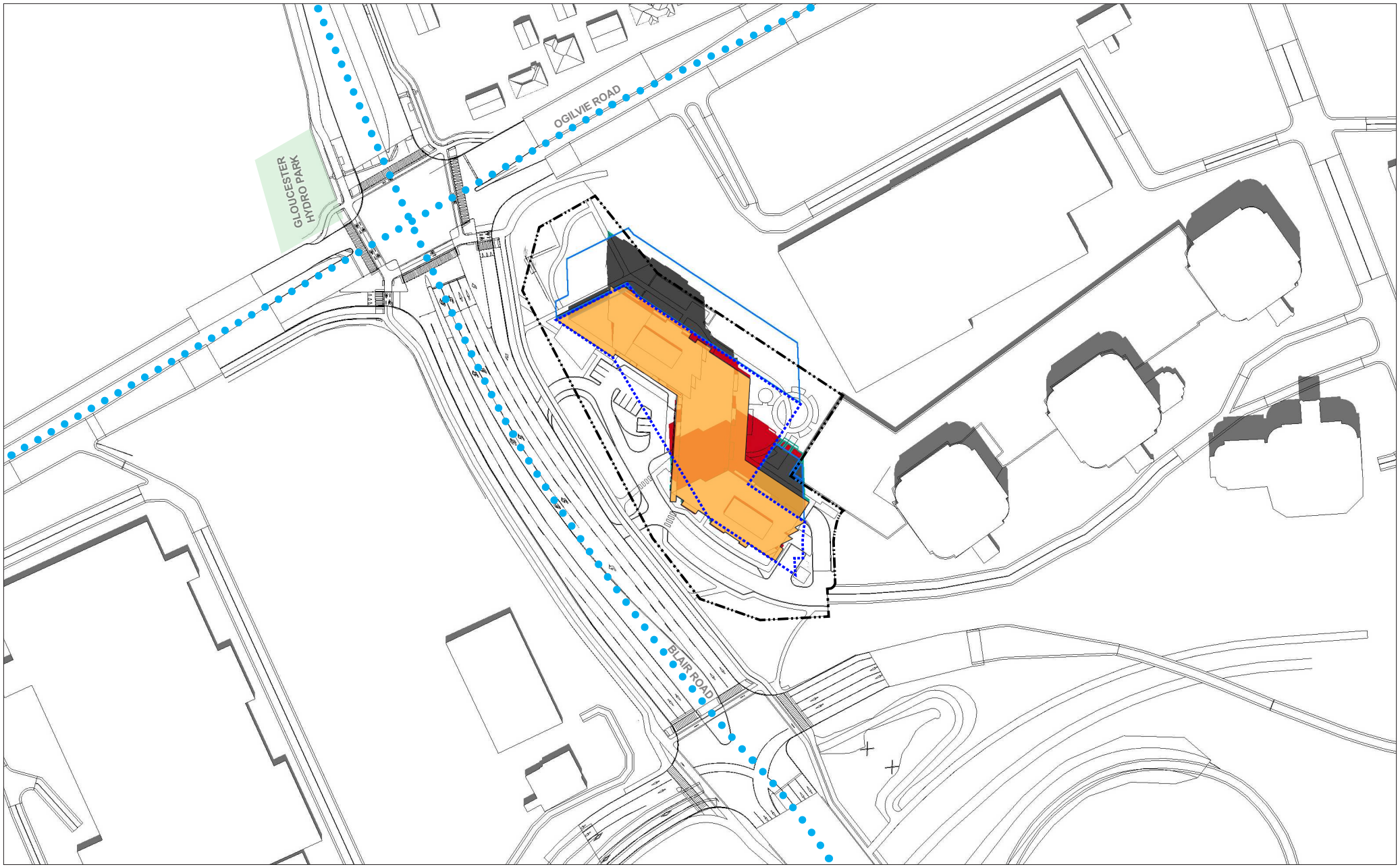
BLAIR & OGILVIE RD

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:
JUNE 21 12:00pm
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

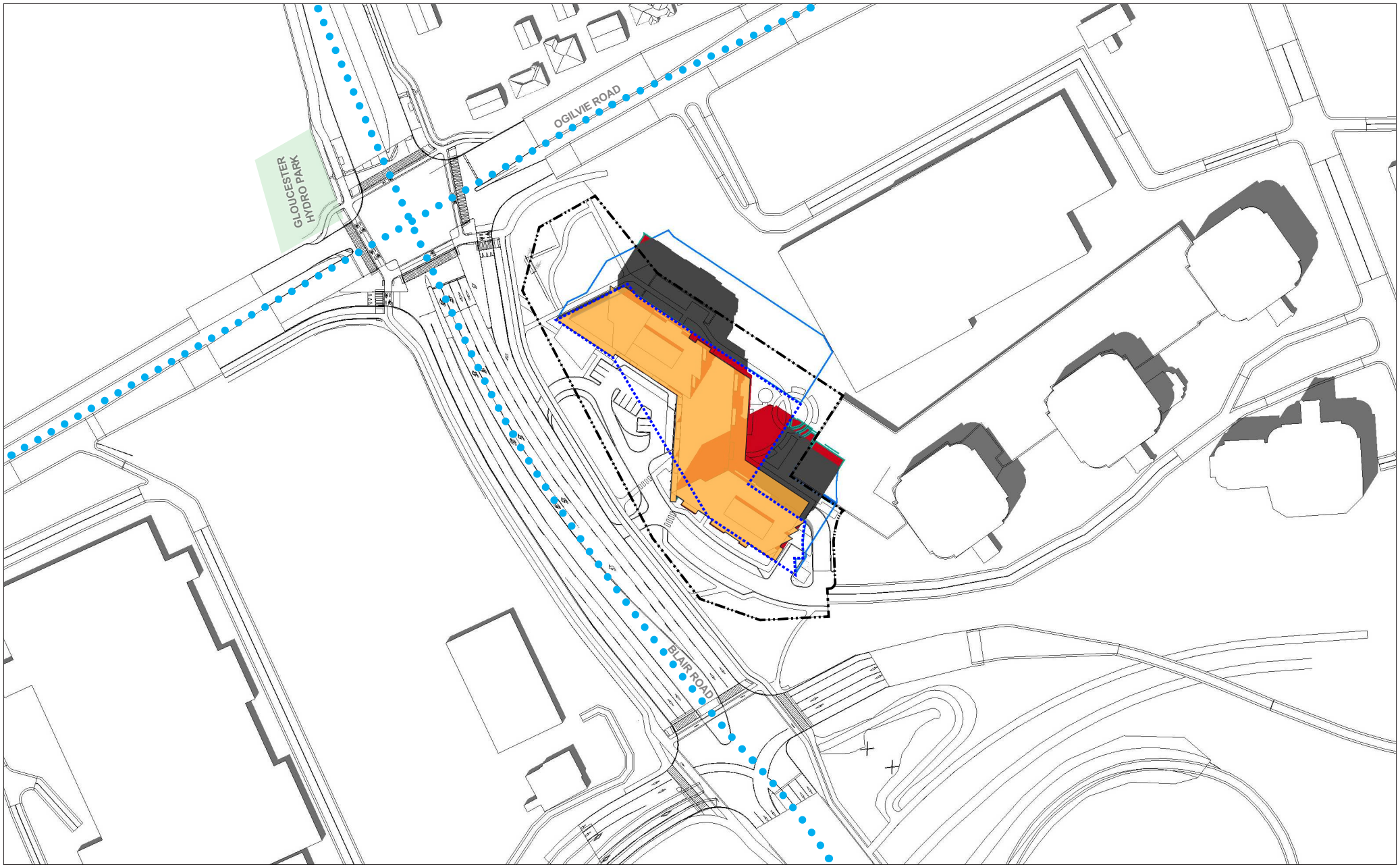
BLAIR & OGILVIE RD

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:
JUNE 21 1:00pm
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

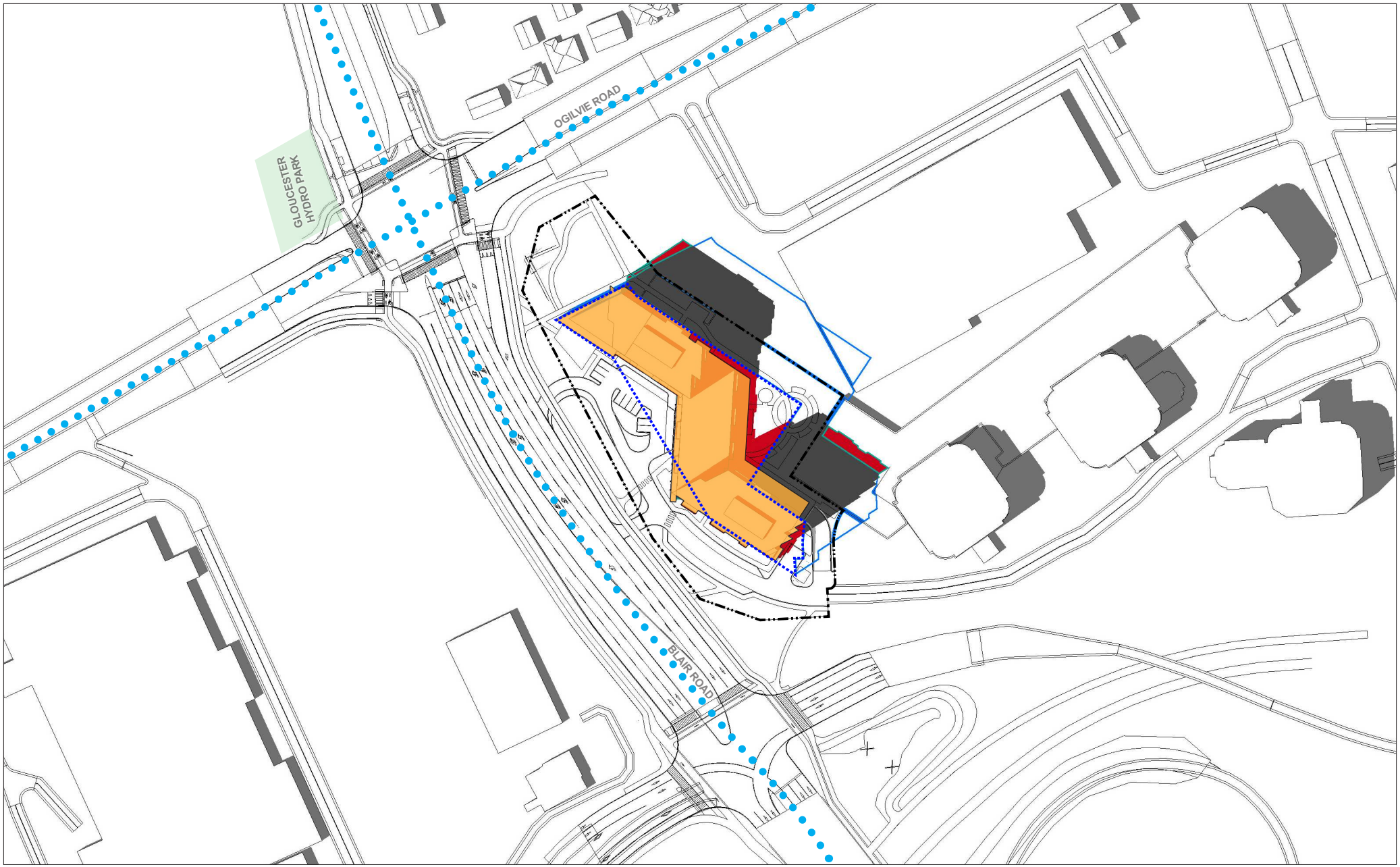
BLAIR & OGILVIE RD

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:
JUNE 21 2:00pm
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

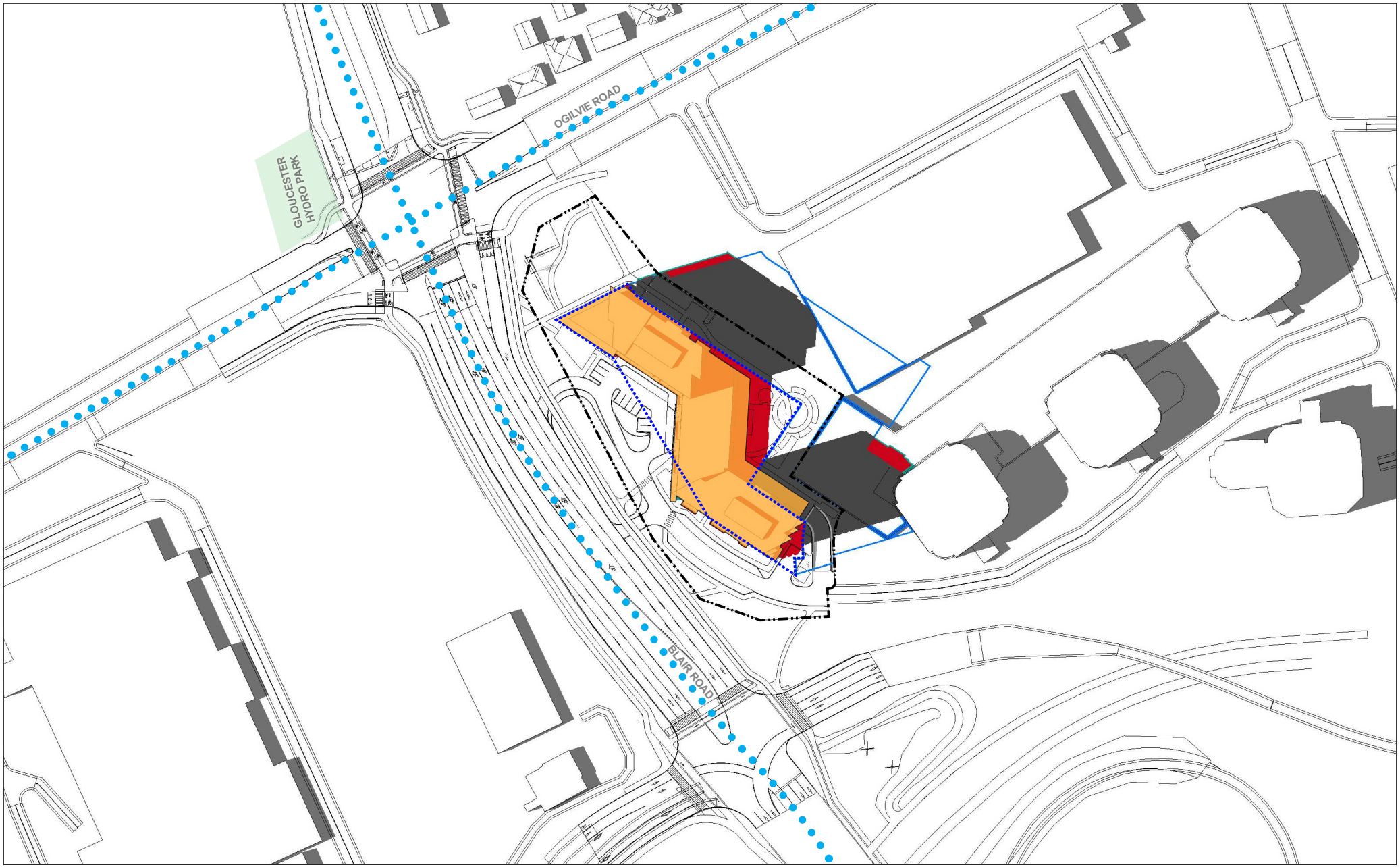
BLAIR & OGILVIE RD

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:
JUNE 21 3:00pm
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:
JUNE 21 4:00pm
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

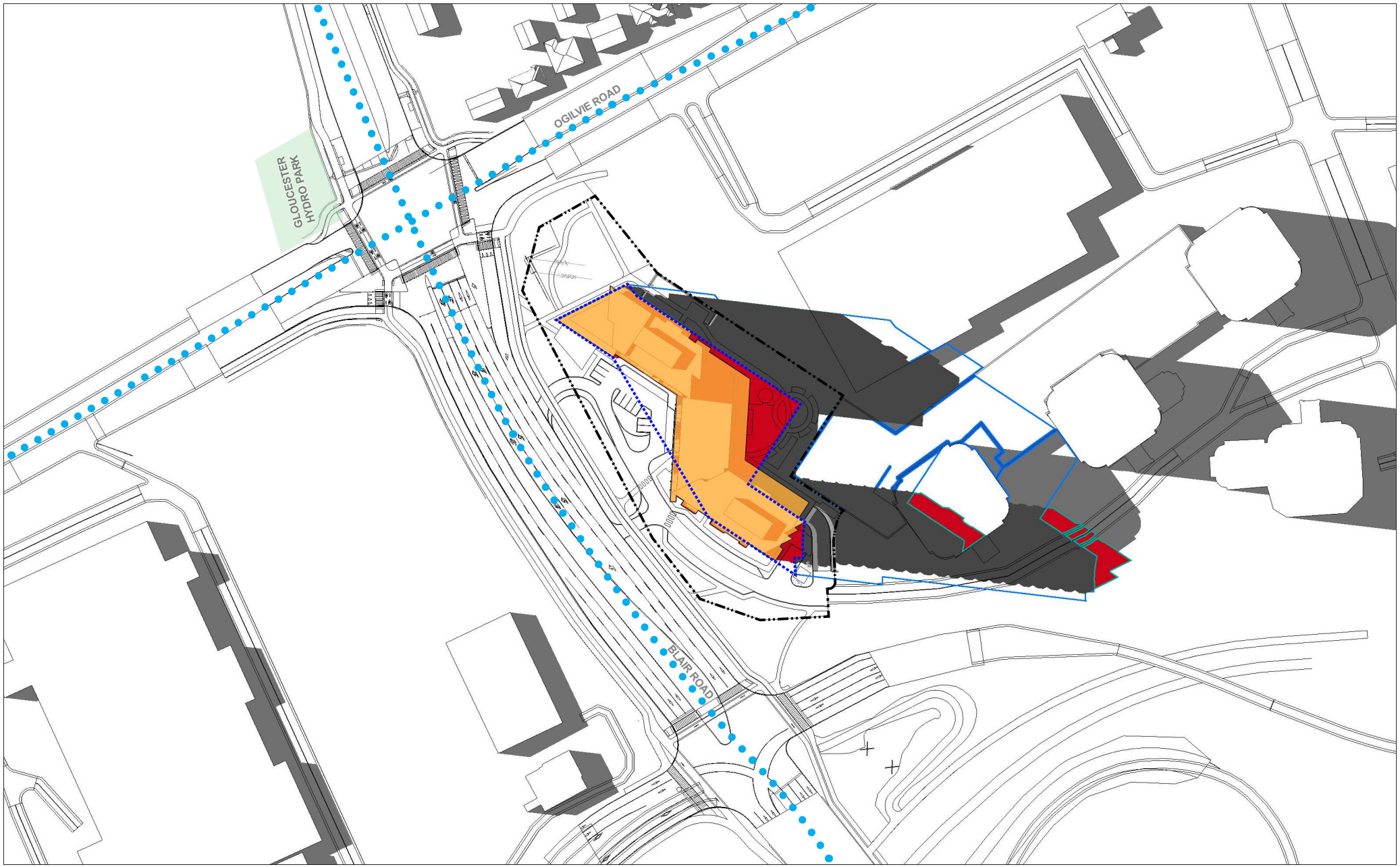
BLAIR & OGILVIE RD

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:
JUNE 21 5:00pm
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:
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
AOR = As-Of-Right

1:2000

0 m 10 m 20 m 50 m 100 m

HOBIN

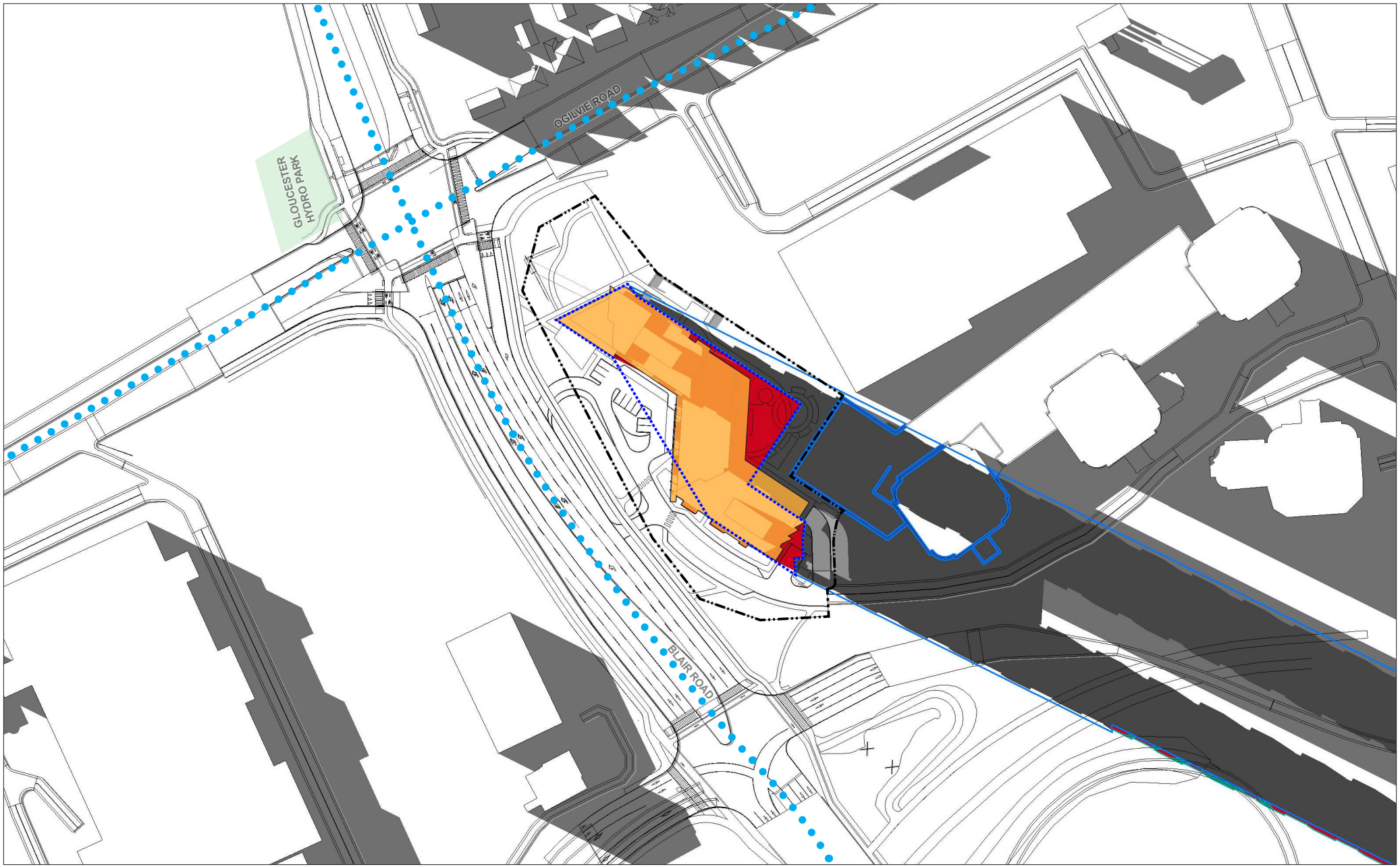
BLAIR & OGILVIE RD

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:
JUNE 21 7:00pm
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

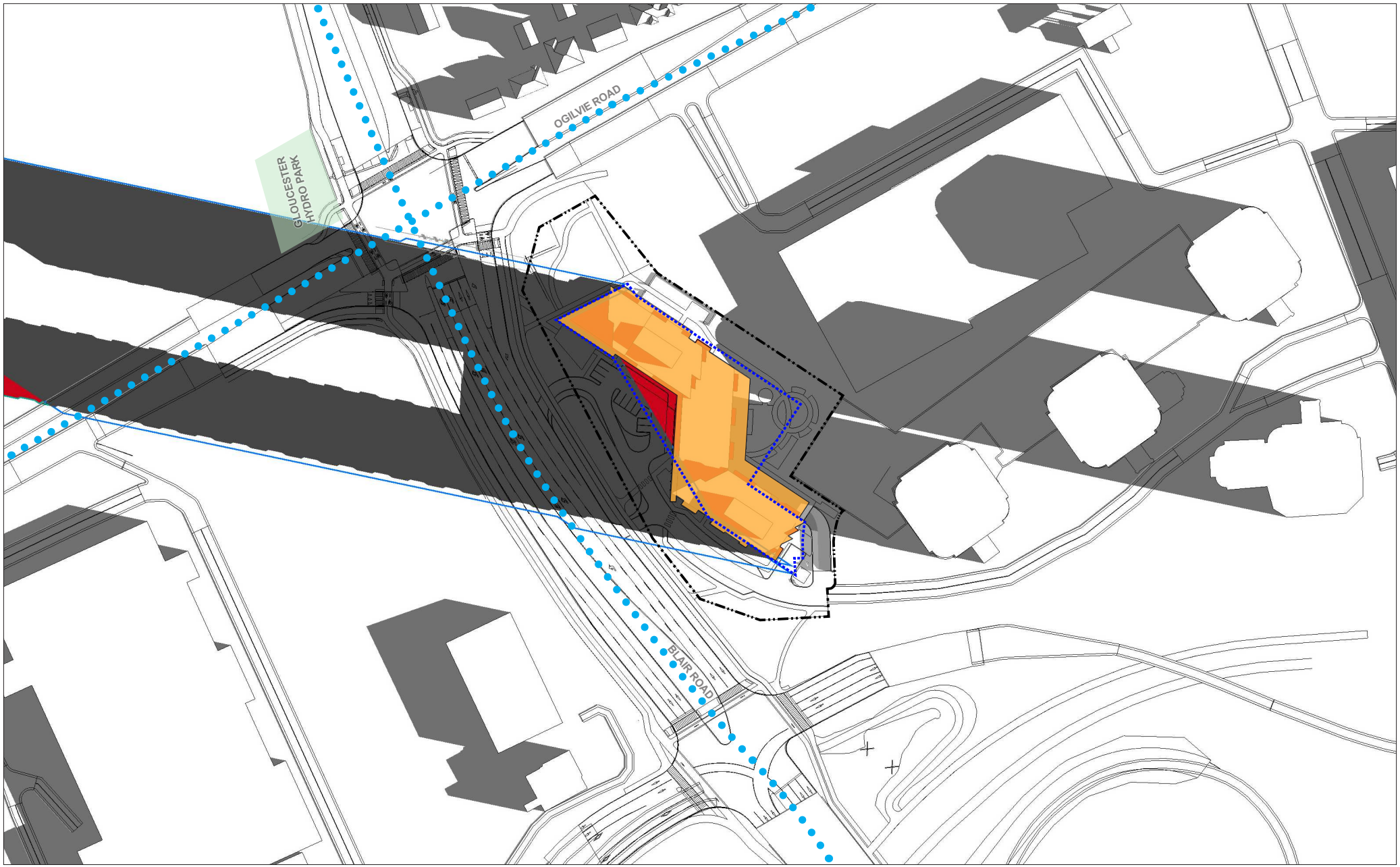
BLAIR & OGILVIE RD

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:
JUNE 21 8:00pm
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

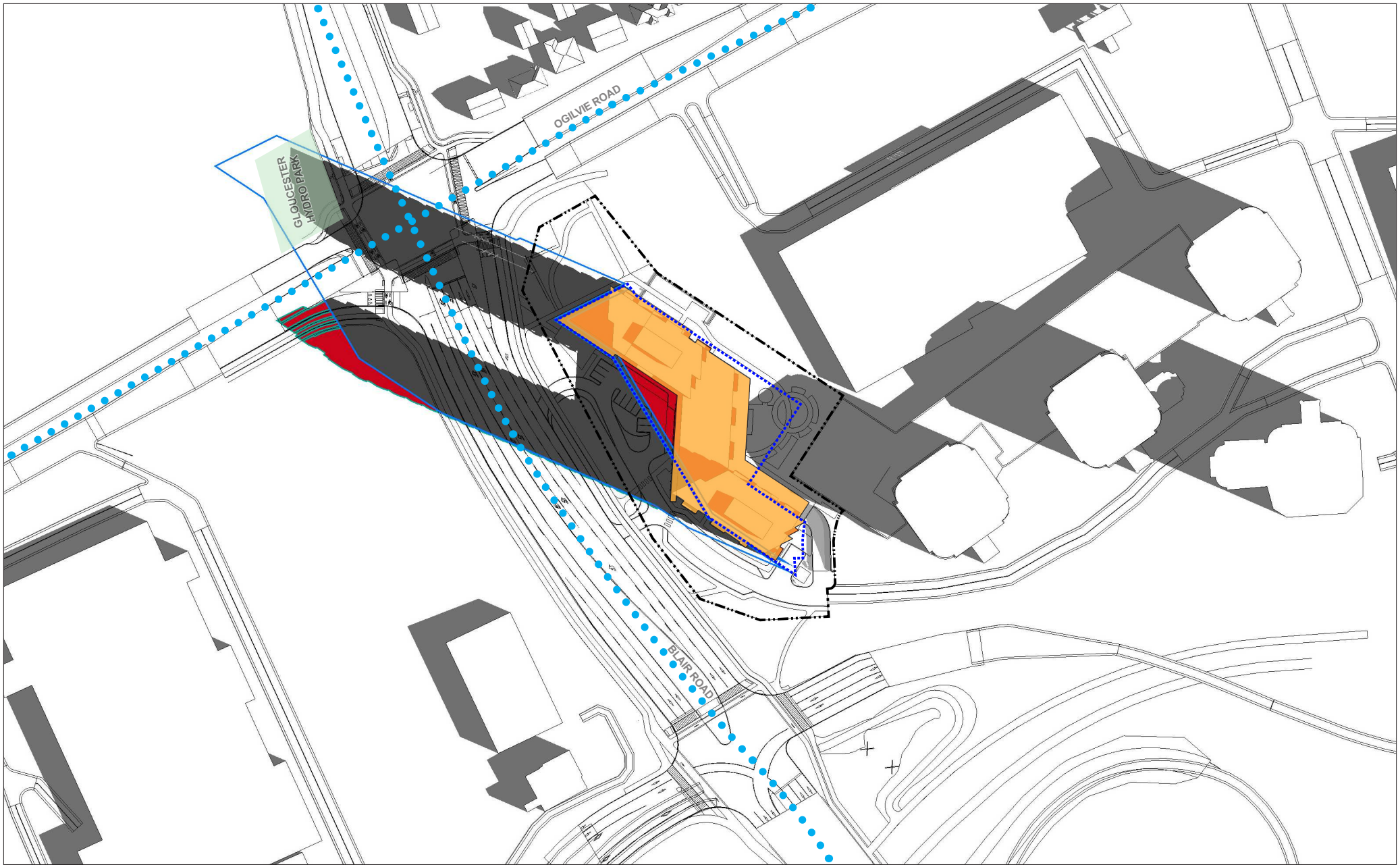
BLAIR & OGILVIE RD

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:
SEPTEMBER 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
AOR = As-Of-Right

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

HOBIN

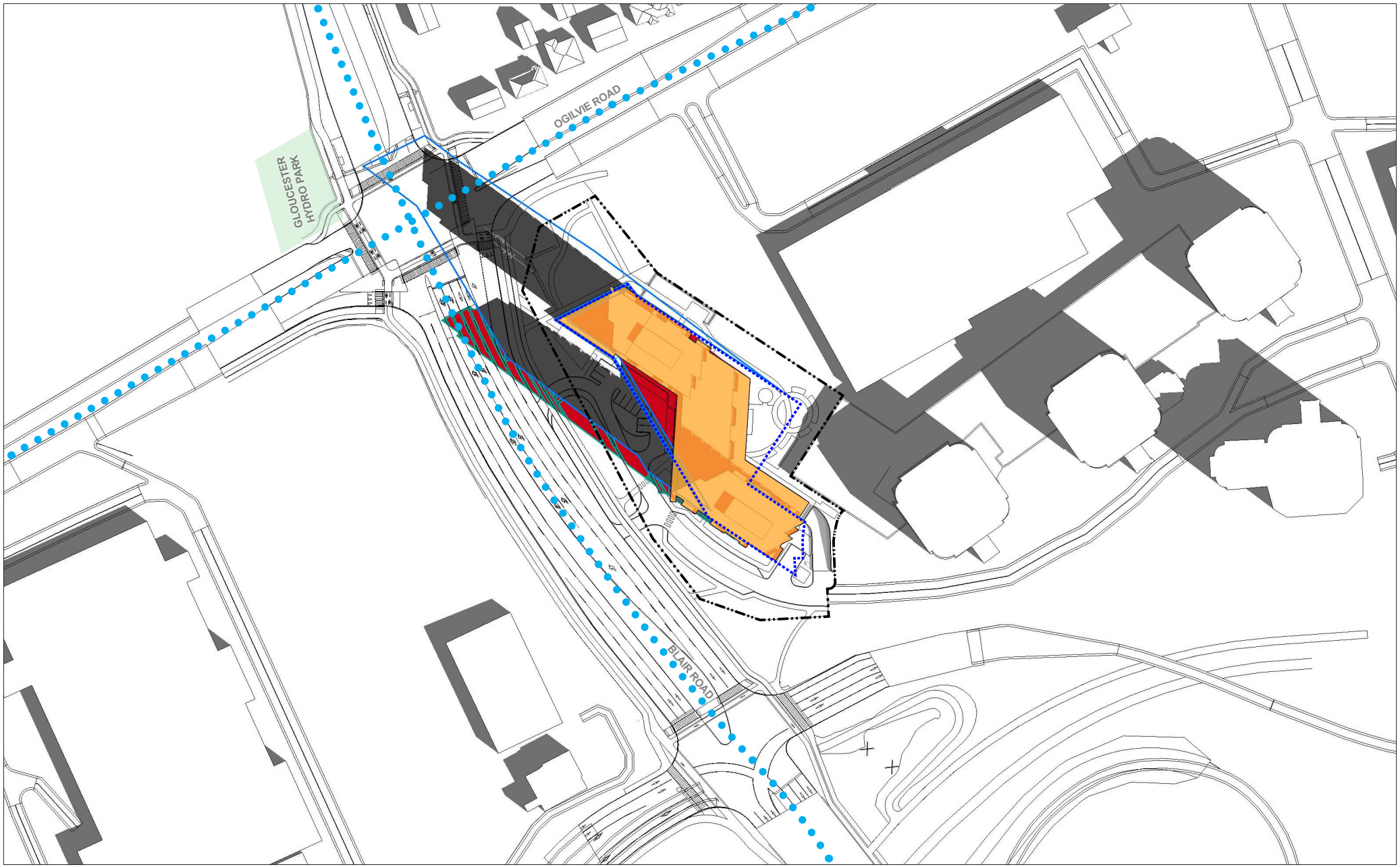
BLAIR & OGILVIE RD

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 9:00am
Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
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SENSITIVE AREAS:

- Park Spaces
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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:
SEPTEMBER 21 10:00am
Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:

- New Shadow Outline
- AOR Shadow Outline
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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

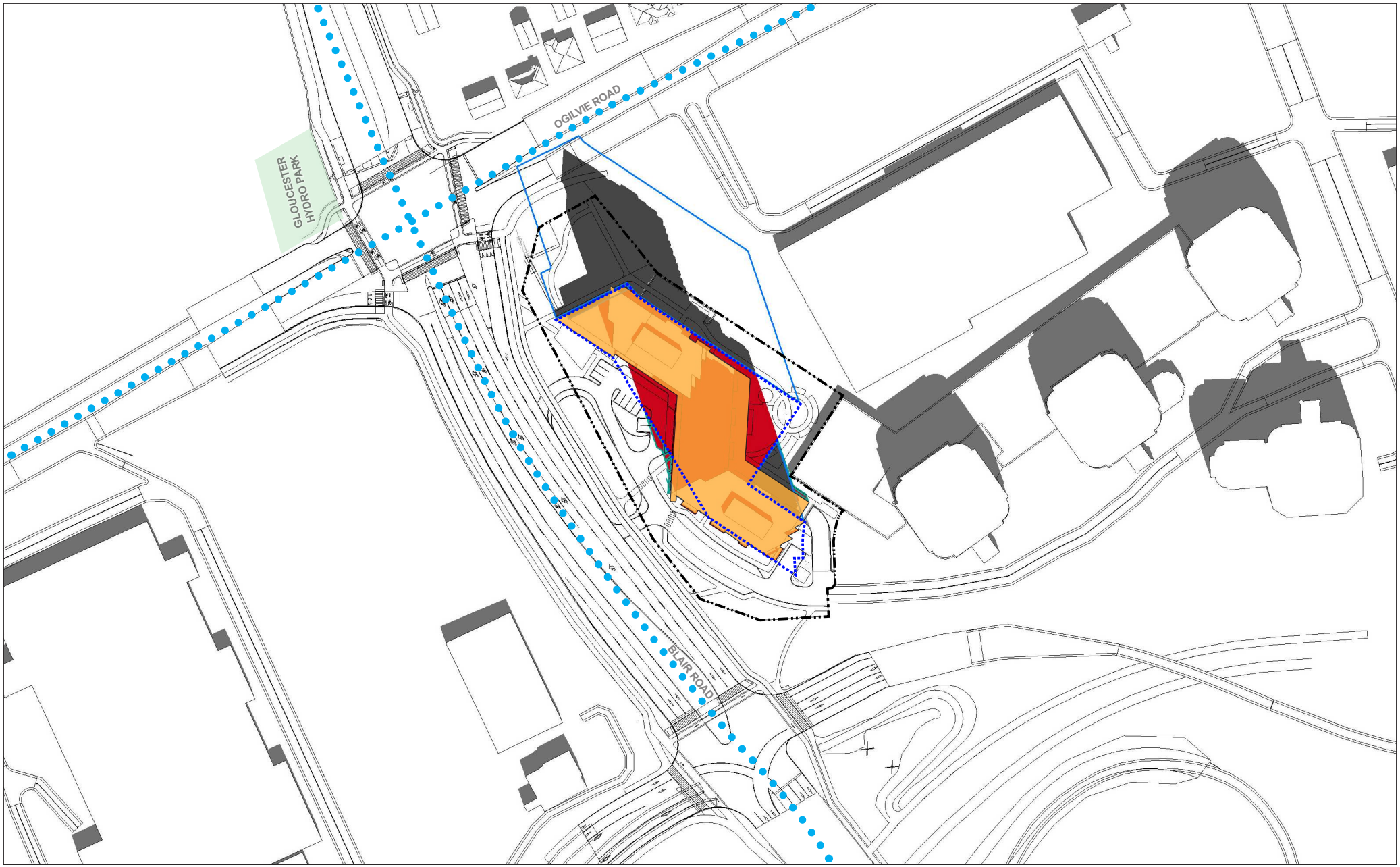
BLAIR & OGILVIE RD

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 11:00am
Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
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- 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

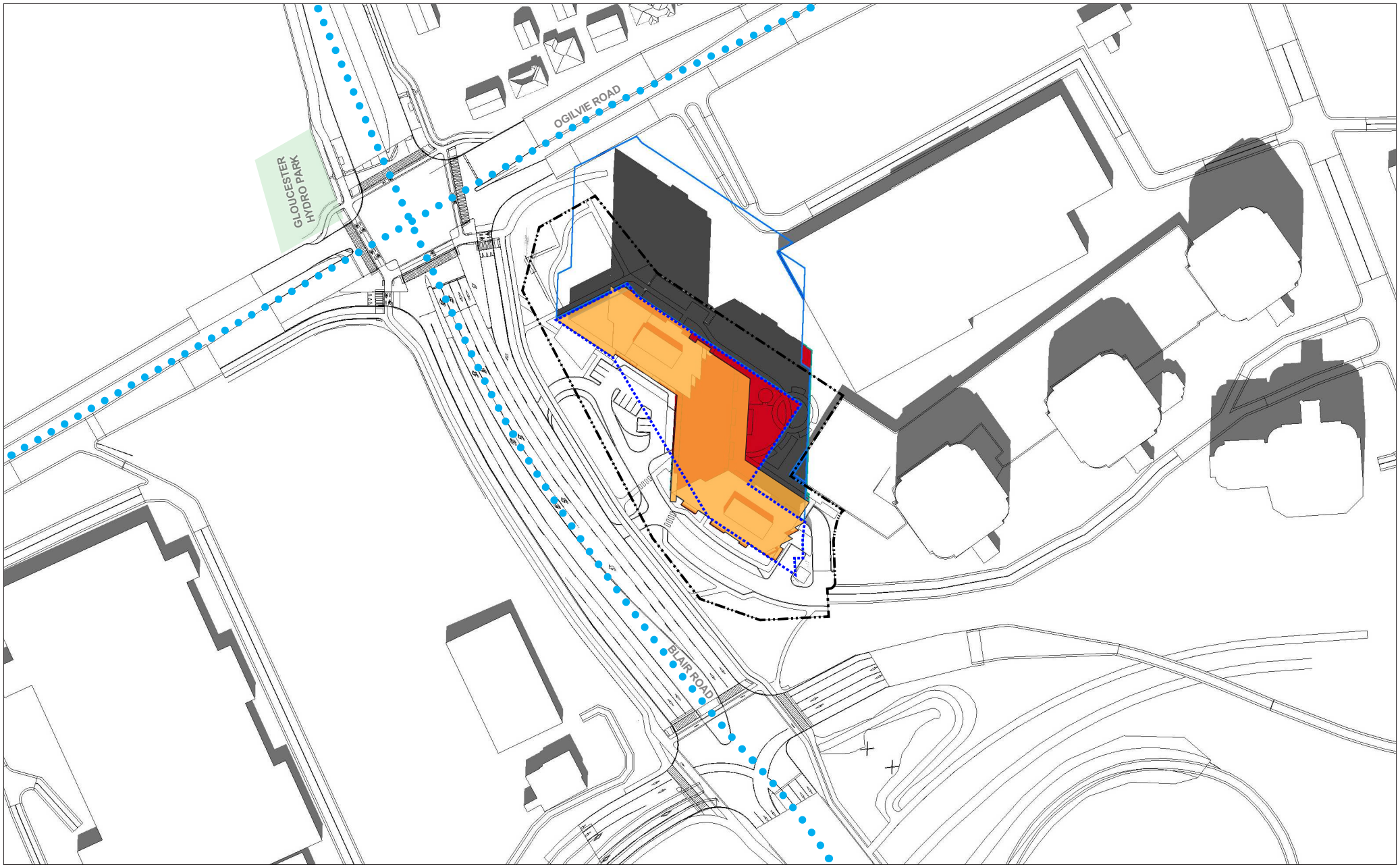
BLAIR & OGILVIE RD

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:
SEPTEMBER 21 12:00pm
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:
SEPTEMBER 21 1:00pm
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

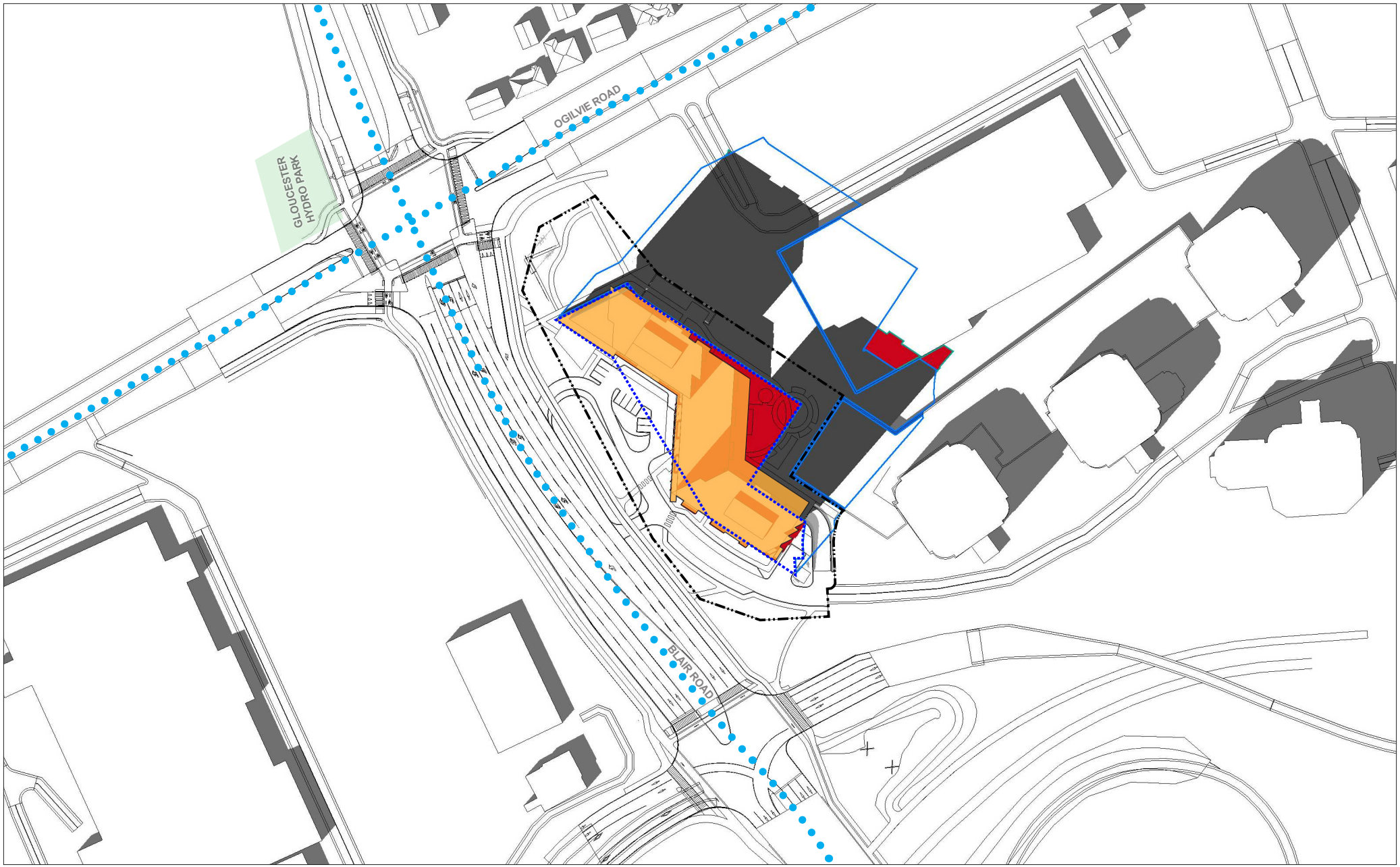
BLAIR & OGILVIE RD

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:
SEPTEMBER 21 2:00pm
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:
SEPTEMBER 21 3:00pm
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

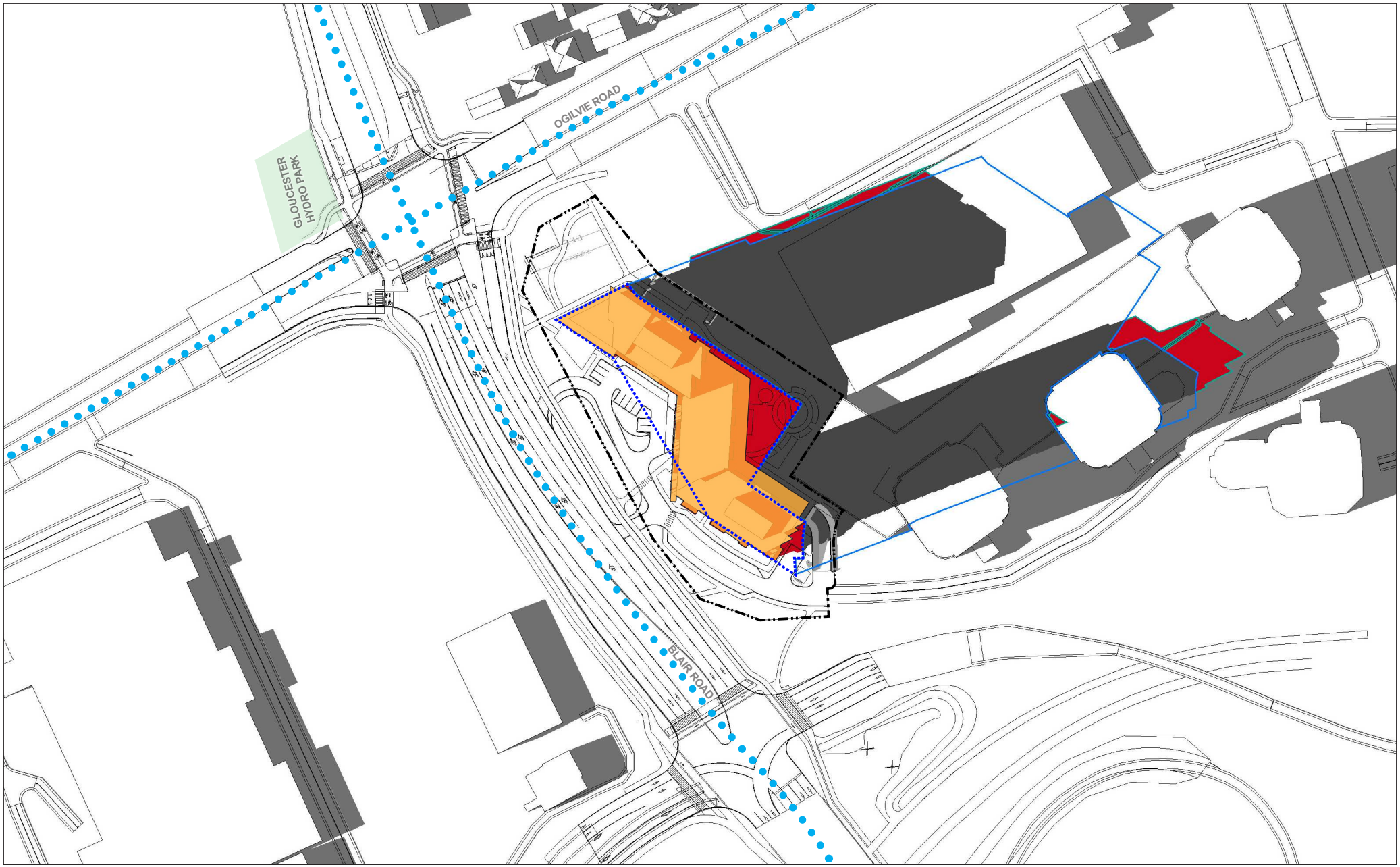
BLAIR & OGILVIE RD

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:
SEPTEMBER 21 4:00pm
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

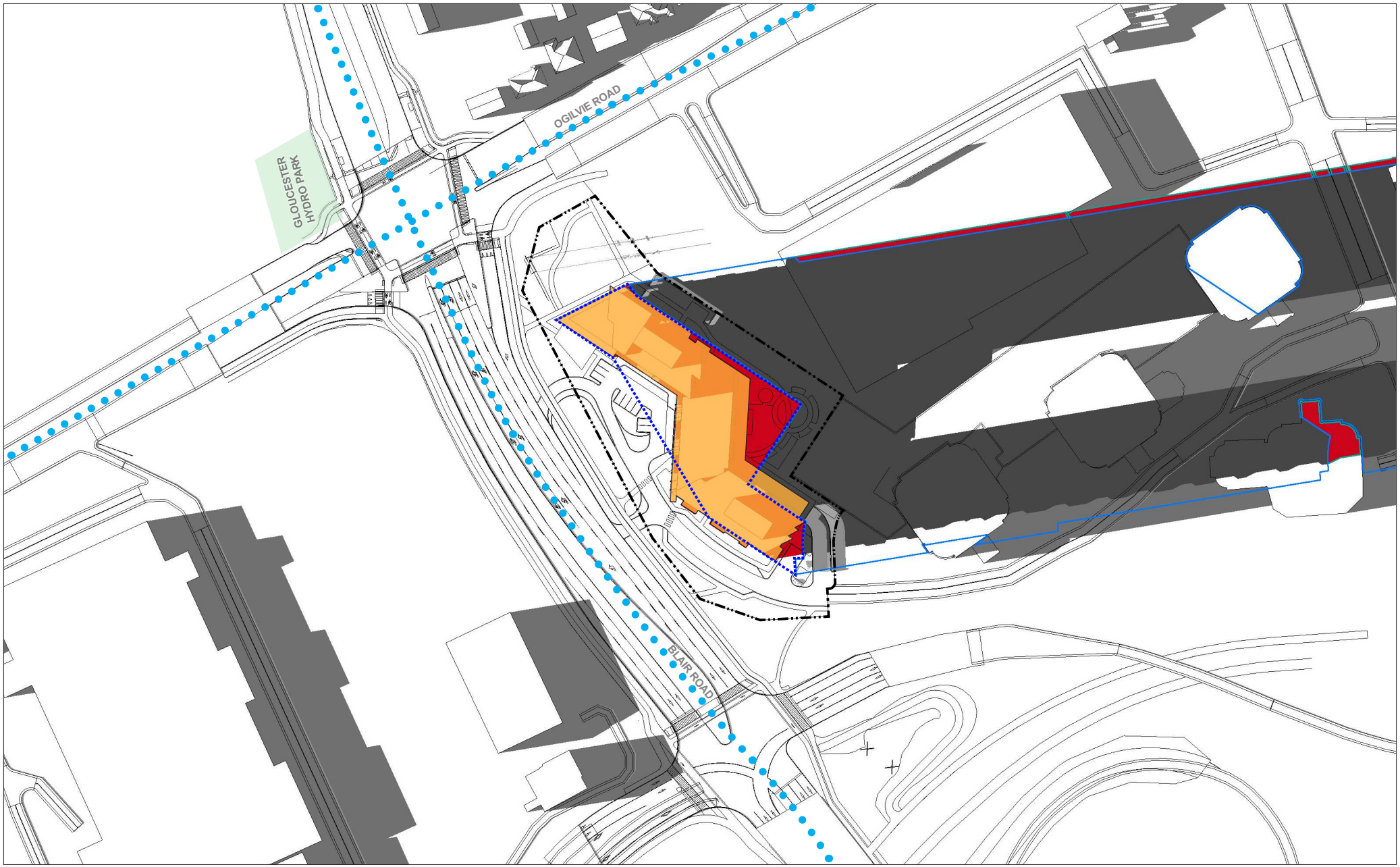
BLAIR & OGILVIE RD

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:
SEPTEMBER 21 5:00pm
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:
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

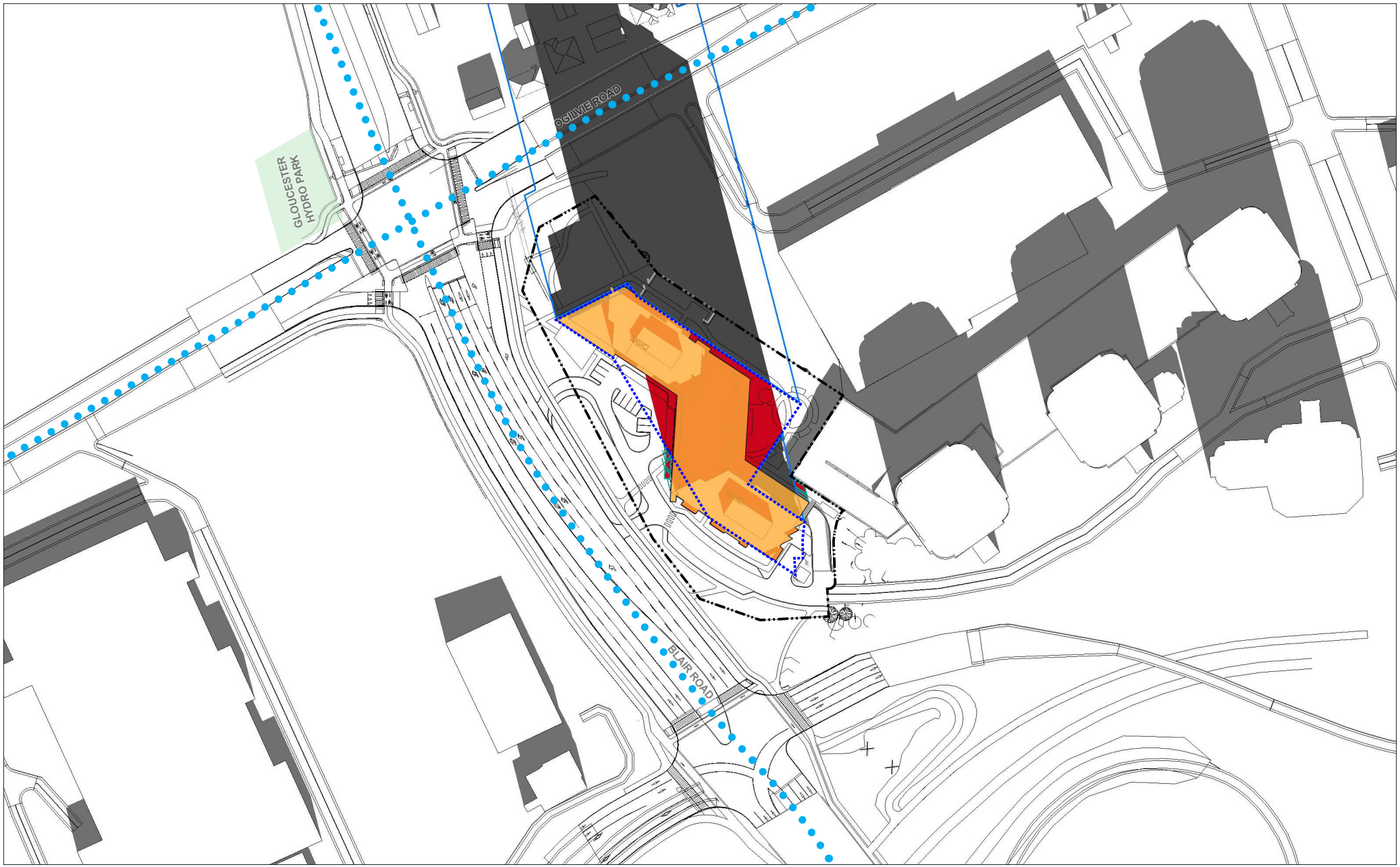
BLAIR & OGILVIE RD

1440 BLAIR TOWERS PL, OTTAWA, ON

Top-View Shadow Analysis

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

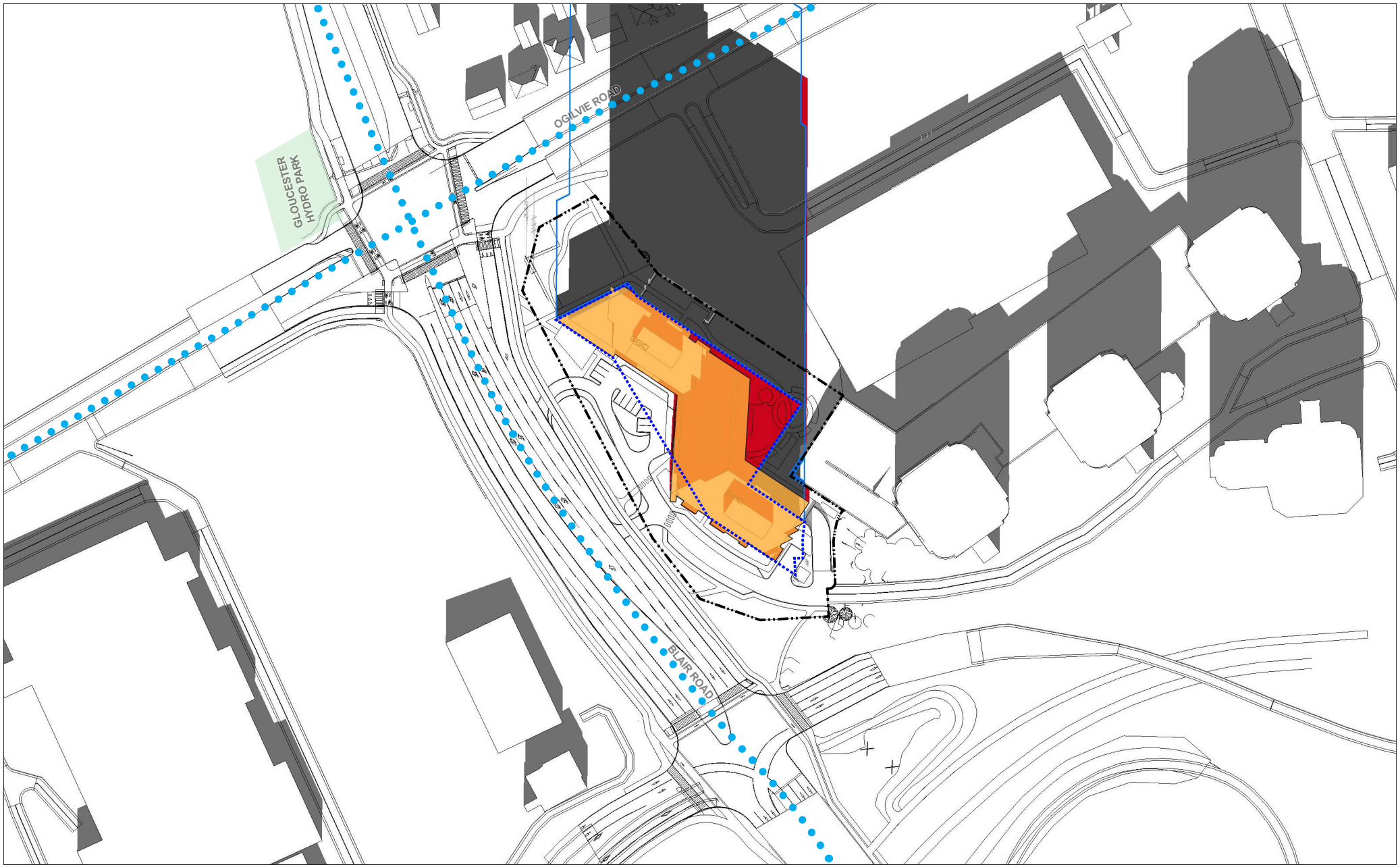
BLAIR & OGILVIE RD

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

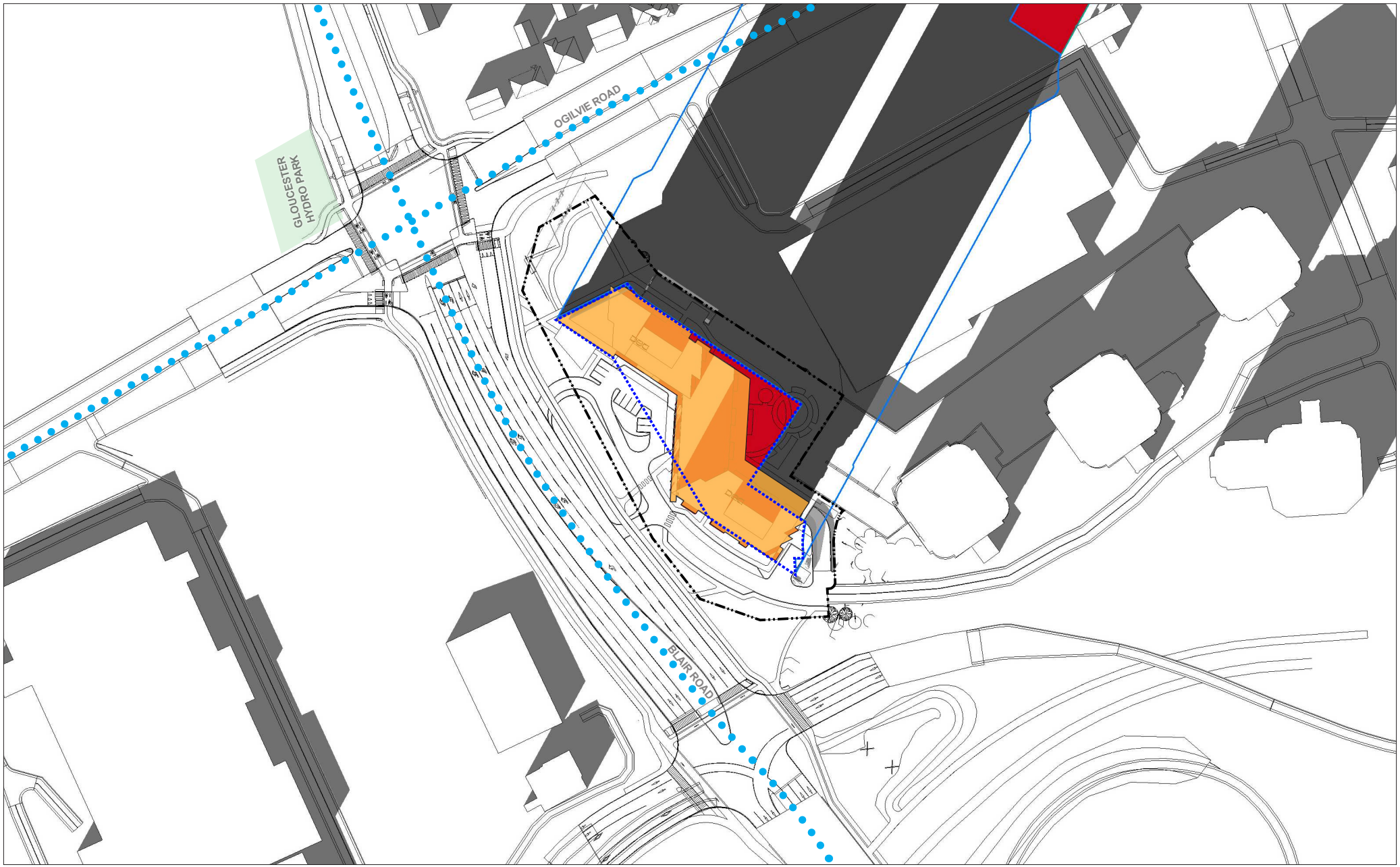
BLAIR & OGILVIE RD

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

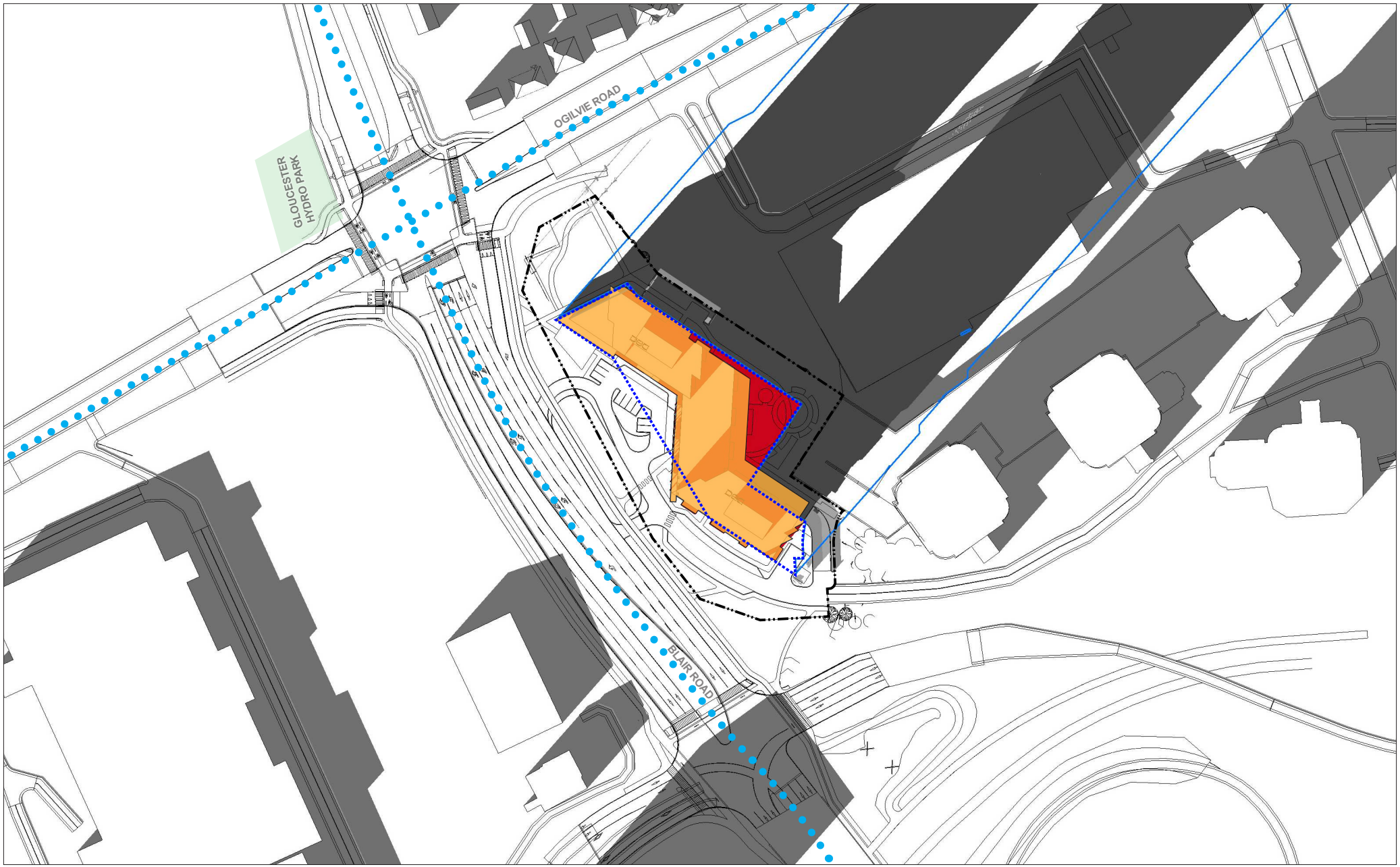
BLAIR & OGILVIE RD

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

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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