

ST. LAURENT DEVELOPMENT

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



OCTOBER 3, 2023

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	11
	4. TOWER 01	16
Prepared by:	5. TOWER 02	24
PMA Architectes	6. TOWER 03	31
3070, chemin des Quatre-Bourgeois, Québec, QC G1W 2K4	7. TOWER 04	39
	8. BUILDING ELEVATIONS	46
&	9. BUILDING CROSS SECTIONS	56
Lapalme Rheault Architectes + Associés	10. PROJECT RENDERINGS	61
53, boulevard Saint-Raymond, Gatineau, QC J8Y 1R8	11. SHADOW STUDY	86

ST. LAURENT DEVELOPMENT

1. UDRP'S COMMENTS REVIEW



ARCHITECTS



DEVELOPER

PROJECT NUMBER : 20005

DATE: 2023-10-03

02

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POINT 01
PERSPECTIVES

SEPTEMBER 2020

OCTOBER 2021

OCTOBER 2023



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.

The new proposed park was shifted south of the site to maximize accessibility and sunlight. It creates a large open space that enhances the natural elements of the site.



PMA
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03

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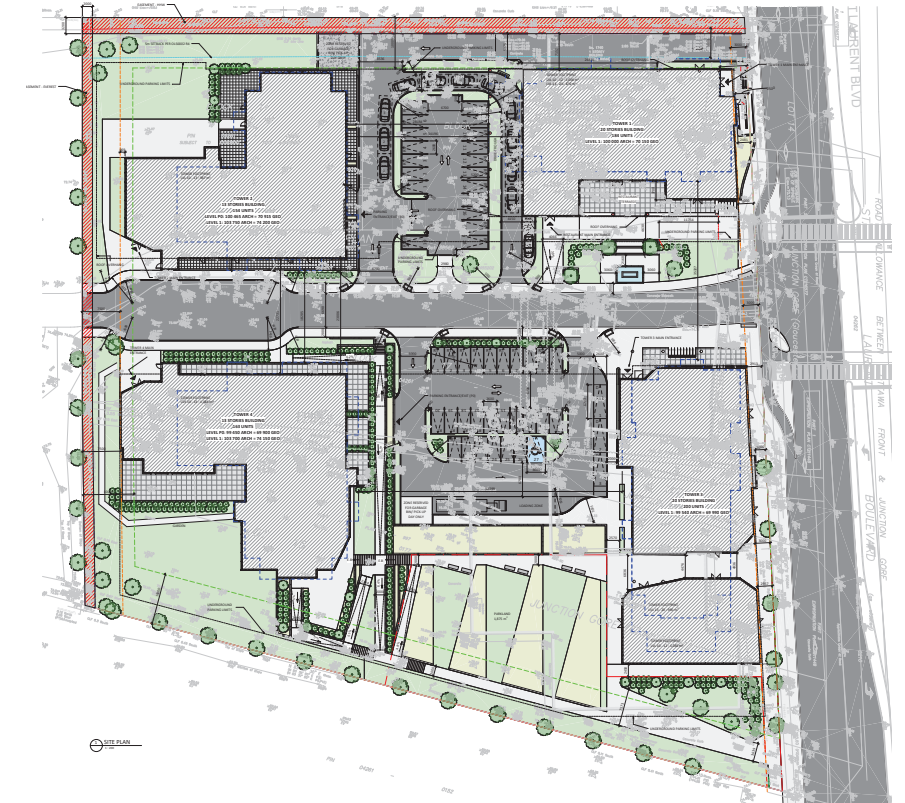
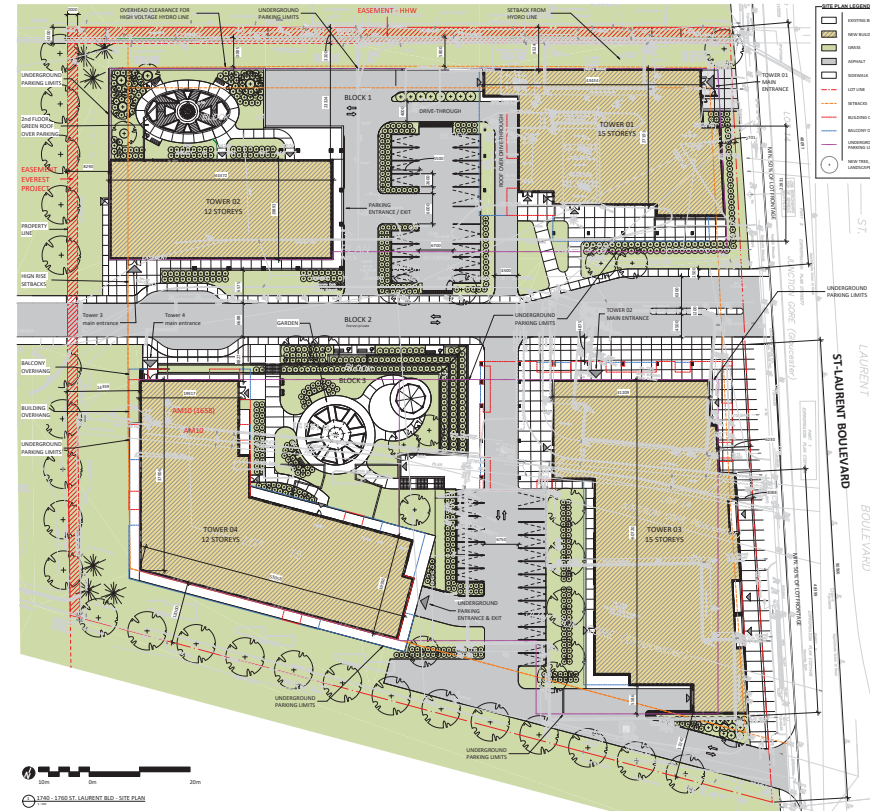
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POINT 02
SITE PLAN

SEPTEMBER 2020

OCTOBER 2021

OCTOBER 2023



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.

Surface parkings were centralized to give more place to the park and landscape area while still meeting the minimum requirements for all the commercial area.

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SITE PLAN CONTROL APPLICATION

POINT 03
PERSPECTIVES

SEPTEMBER 2020

OCTOBER 2021

OCTOBER 2023



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.



More place were made for the pedestrian along the street to give them area to rest and more space to walk.

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SITE PLAN CONTROL APPLICATION

POINT 04
PERSPECTIVES

SEPTEMBER 2020

OCTOBER 2021

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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.

Trees we added to celebrate the park entrance and all along the boulevard.

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SITE PLAN CONTROL APPLICATION

POINT 05
PERSPECTIVES

SEPTEMBER 2020

OCTOBER 2021

OCTOBER 2023



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.

The buildings' design were simplified to create some repetitive movement on the building. The footprints were also reduce to enhance the verticality.



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PROJECT NUMBER : 20005

DATE: 2023-10-03

07

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SITE PLAN CONTROL APPLICATION

POINT 06
PERSPECTIVES

SEPTEMBER 2020

OCTOBER 2021

OCTOBER 2023



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.

The L shape of tower 3 was eliminated to create a clear opening in the centre of the project. the tower was kept as a straight north-south building.



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PROJECT NUMBER : 20005

DATE: 2023-10-03

08

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2. GENERAL PROJECT PLANS

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SITE PLAN

This is the latest site plan issued on October 3, 2023.



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3. UNDERGROUND PARKINGS

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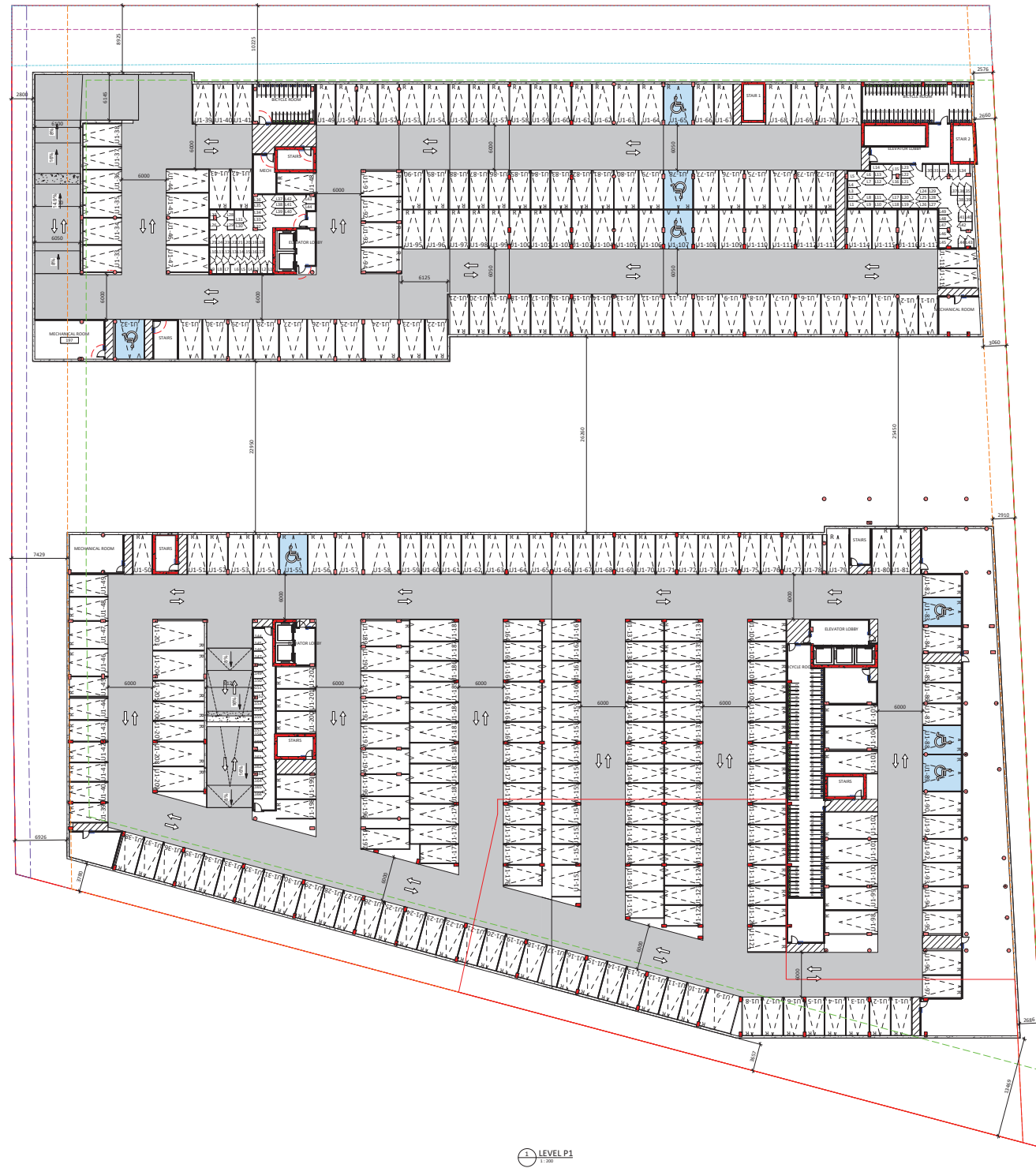
UNDERGROUND PARKING - GF



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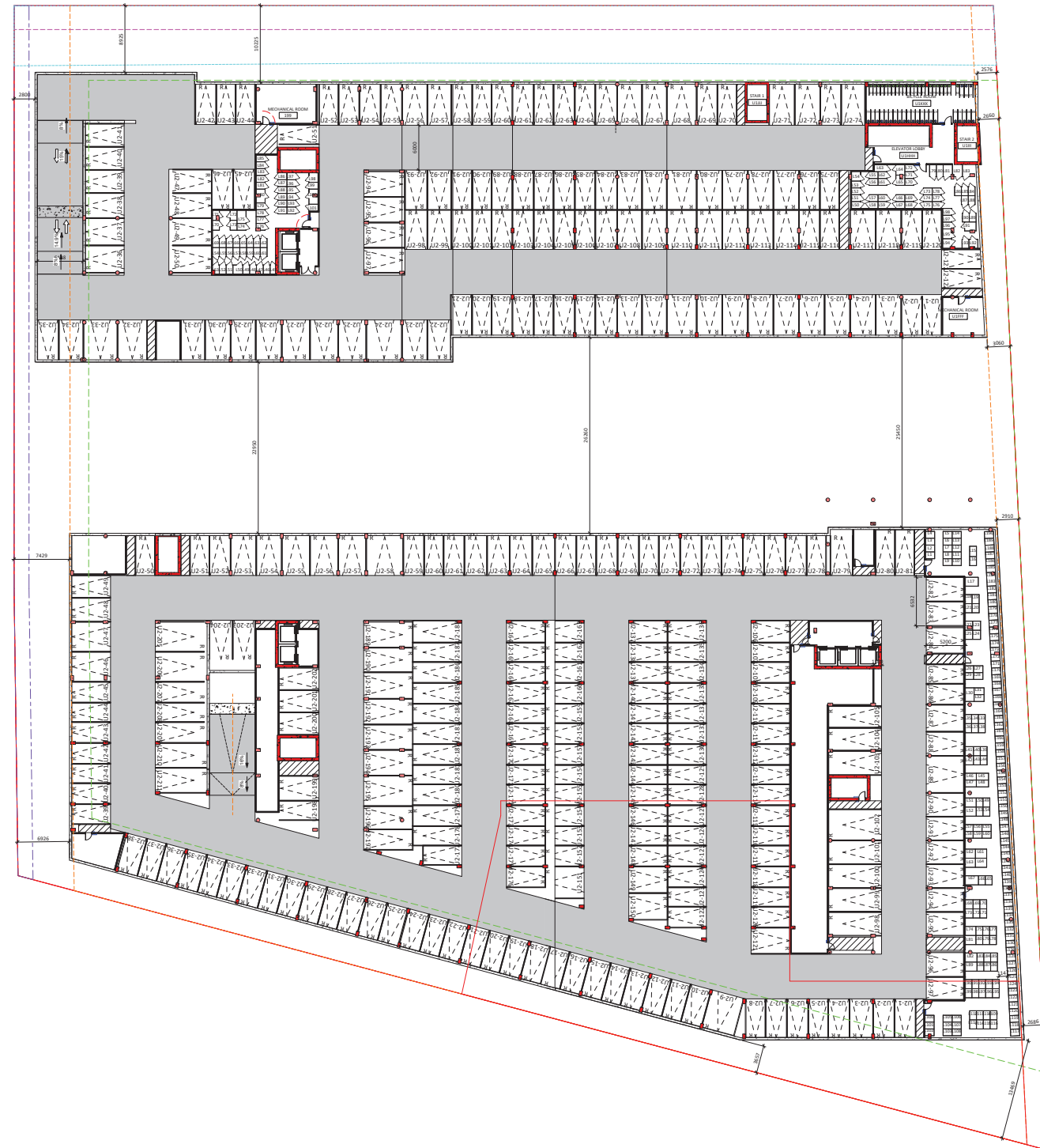
UNDERGROUND PARKING - P1



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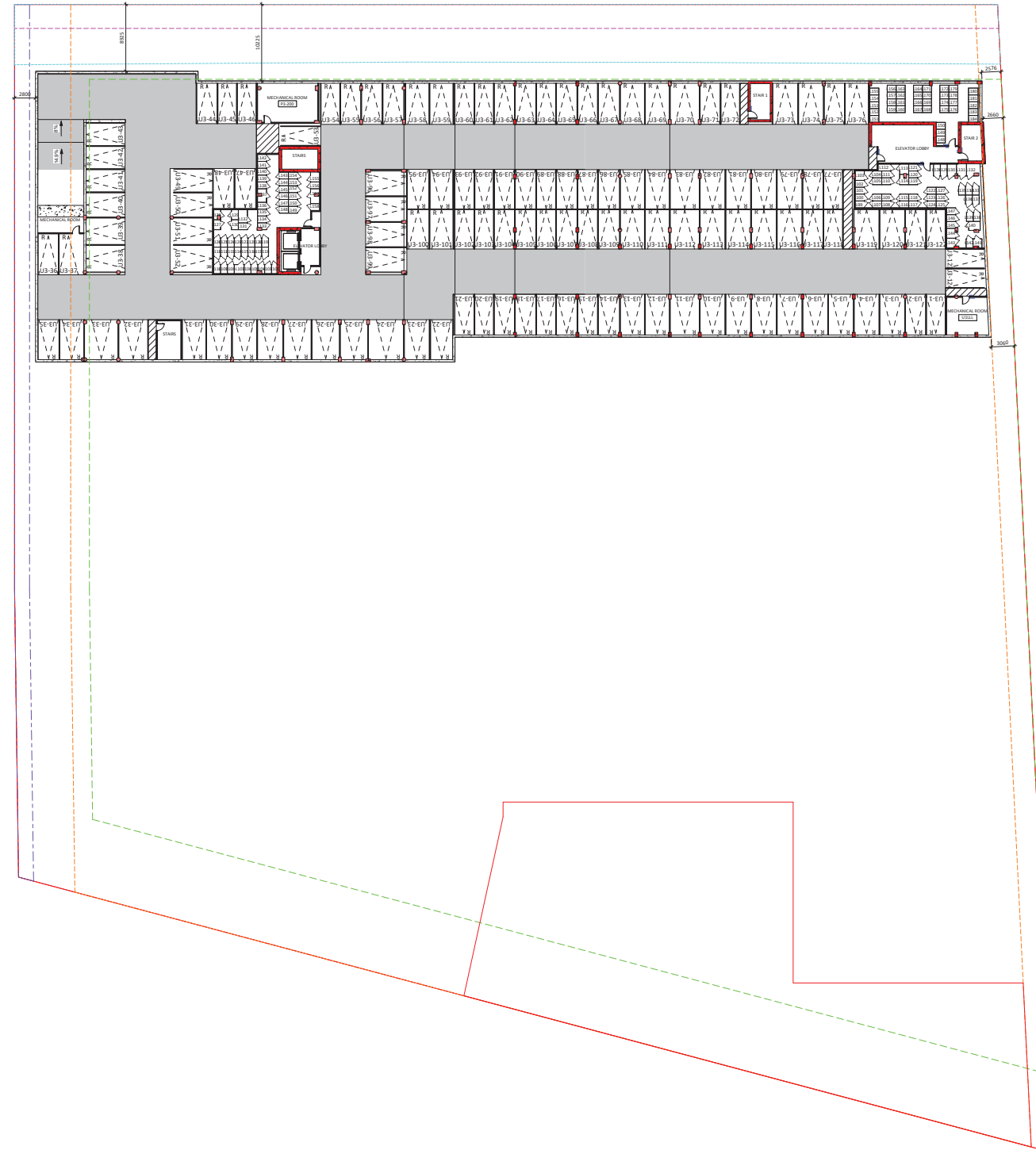
UNDERGROUND PARKING - P2



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UNDERGROUND PARKING - P3



PMA ARCHITECTES



DEVELOPER

LEVEL P3

PROJECT NUMBER : 20005

15
DATE: 2023-10-03

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4. TOWER 01

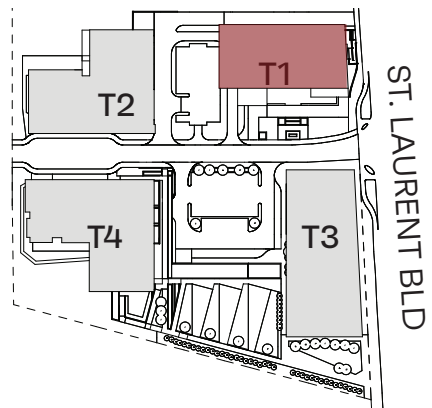


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TOWER 01 LEVEL 01

- STUDIO:
 - 1 BDR:
 - 1 BDR + DEN:
 - 2 BDR:
 - 2 BDR + DEN:
 - 3 BDR:
 - COMMON SPACE
- TOTAL UNITS:










PROJECT NUMBER : 20005

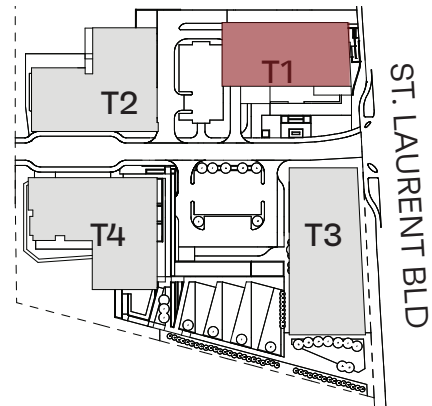
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TOWER 01 LEVEL 02

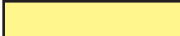






	STUDIO:	1 UN
	1 BDR:	1 UN
	1 BDR + DEN:	1 UN
	2 BDR:	3 UN
	2 BDR + DEN:	-
	3 BDR:	-
	COMMON SPACE	
	TOTAL UNITS:	6 UN

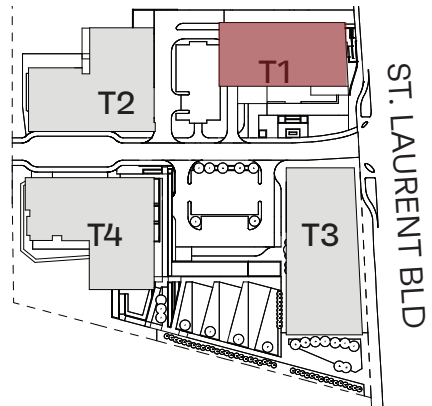


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TOWER 01 LEVEL 03 TO 04








	STUDIO:	1 UN
	1 BDR:	4 UN
	1 BDR + DEN:	-
	2 BDR:	5 UN
	2 BDR + DEN:	-
	3 BDR:	-
	COMMON SPACE	
TOTAL UNITS:		10 UN

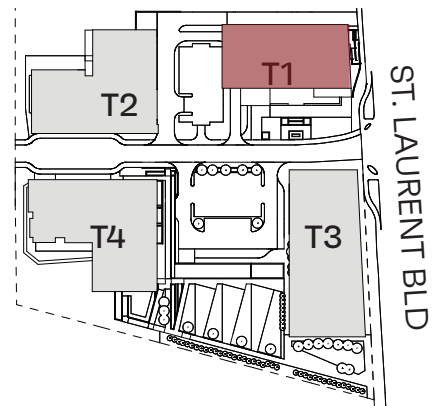


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TOWER 01 LEVEL 05 TO 12








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

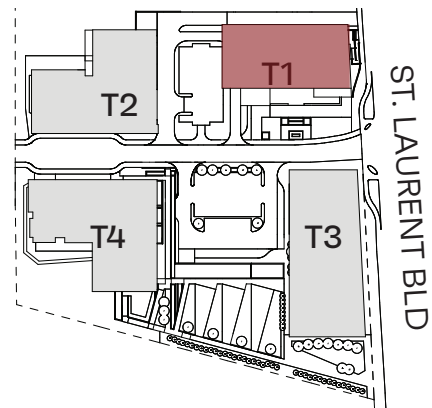


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TOWER 01 LEVEL 13 TO 18








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

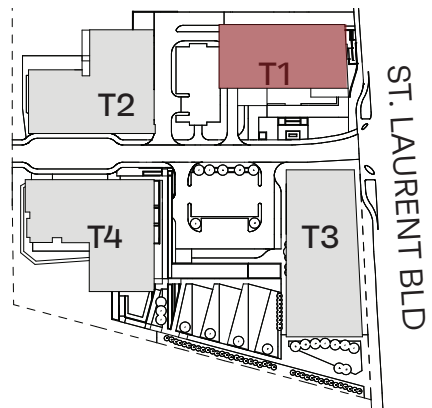


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SITE PLAN CONTROL APPLICATION

TOWER 01 LEVEL 19 TO 20

	STUDIO:	1 UN
	1 BDR:	2 UN
	1 BDR + DEN:	2 UN
	2 BDR:	2 UN
	2 BDR + DEN:	-
	3 BDR:	1 UN
	COMMON SPACE	
	TOTAL UNITS:	8 UN



PROJECT NUMBER : 20005

DATE: 2023-10-03

22

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5. TOWER 02



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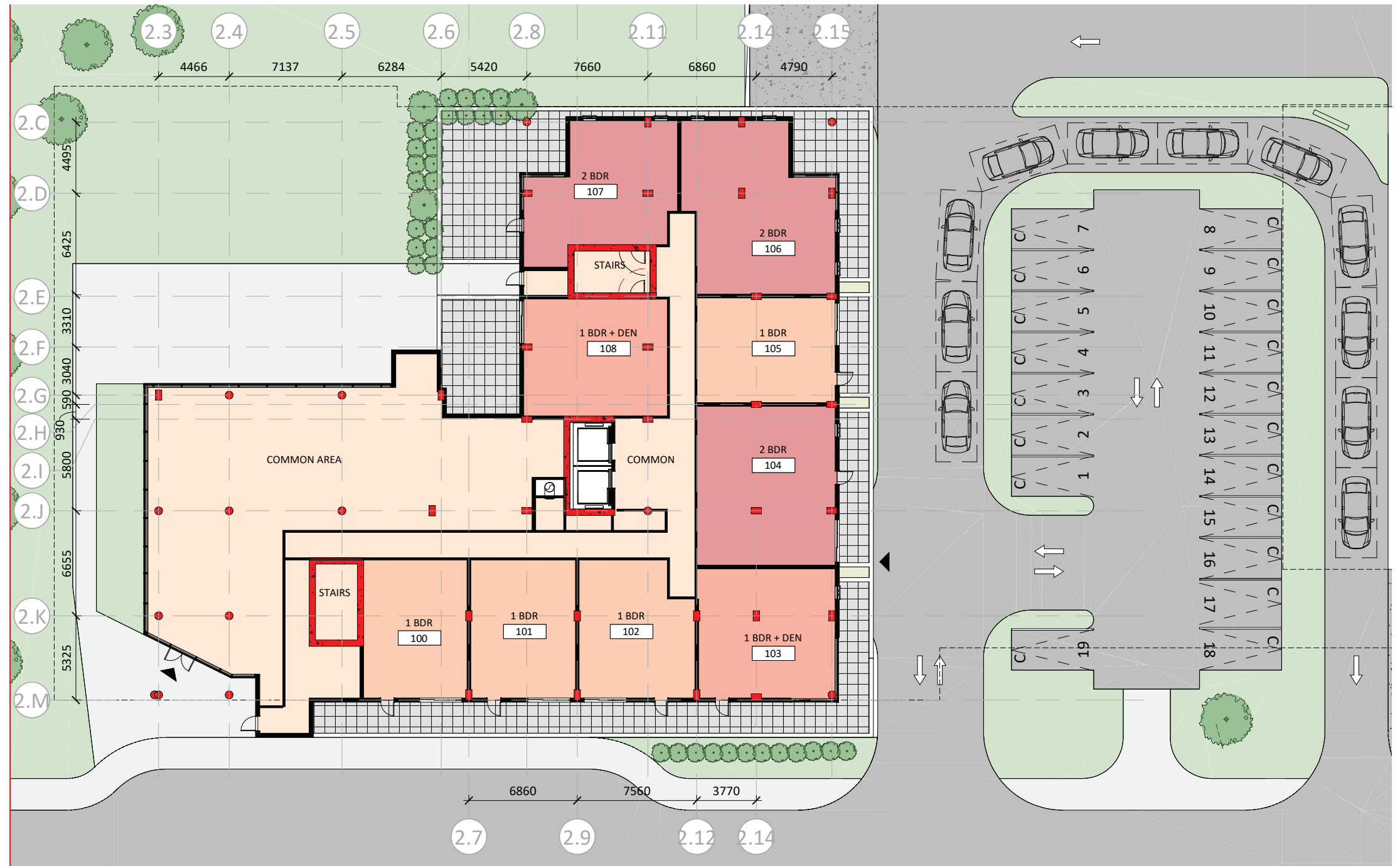
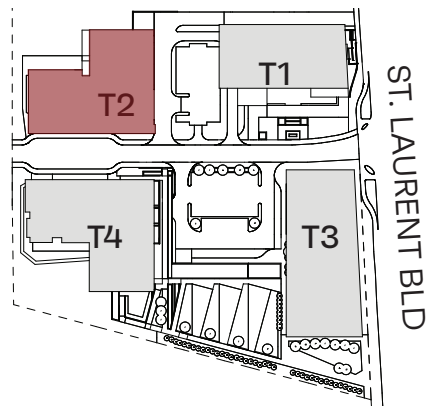
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SITE PLAN CONTROL APPLICATION

TOWER 02 LEVEL 01








	STUDIO:	-
	1 BDR:	4 UN
	1 BDR + DEN:	2 UN
	2 BDR:	3 UN
	2 BDR + DEN:	-
	3 BDR:	-
	COMMON SPACE	-
TOTAL UNITS:		9 UN

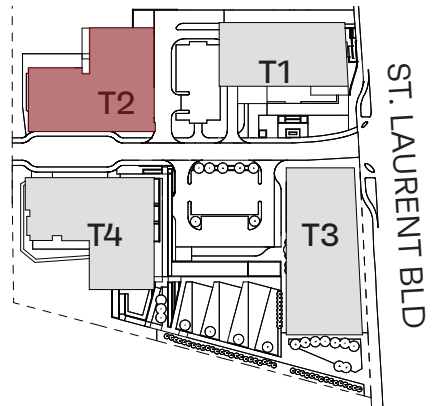


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TOWER 02 LEVEL 02 TO 03








	STUDIO:	1 UN
	1 BDR:	4 UN
	1 BDR + DEN:	2 UN
	2 BDR:	6 UN
	2 BDR + DEN:	-
	3 BDR:	-
	COMMON SPACE	
TOTAL UNITS:		13 UN

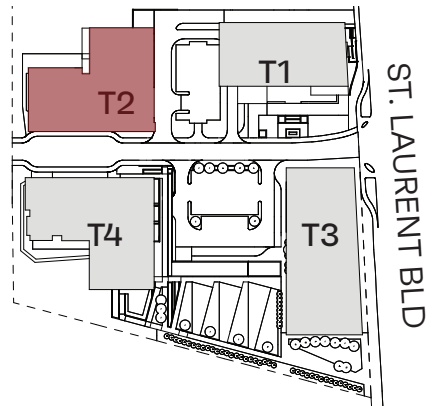


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SITE PLAN CONTROL APPLICATION

TOWER 02 LEVEL 04 TO 09

	STUDIO:	1 UN
	1 BDR:	4 UN
	1 BDR + DEN:	2 UN
	2 BDR:	6 UN
	2 BDR + DEN:	-
	3 BDR:	-
	COMMON SPACE	
TOTAL UNITS:		13 UN










ST. LAURENT BOULEVARD



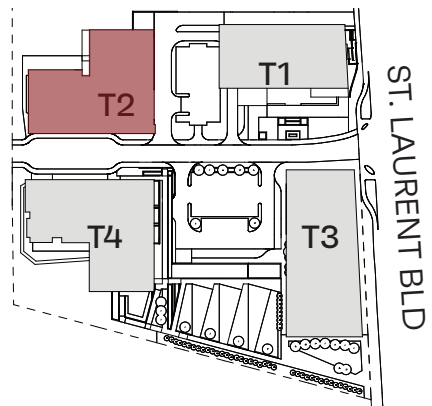
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SITE PLAN CONTROL APPLICATION

TOWER 02 LEVEL 10 TO 12

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

TOTAL UNITS: 11 UN



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28








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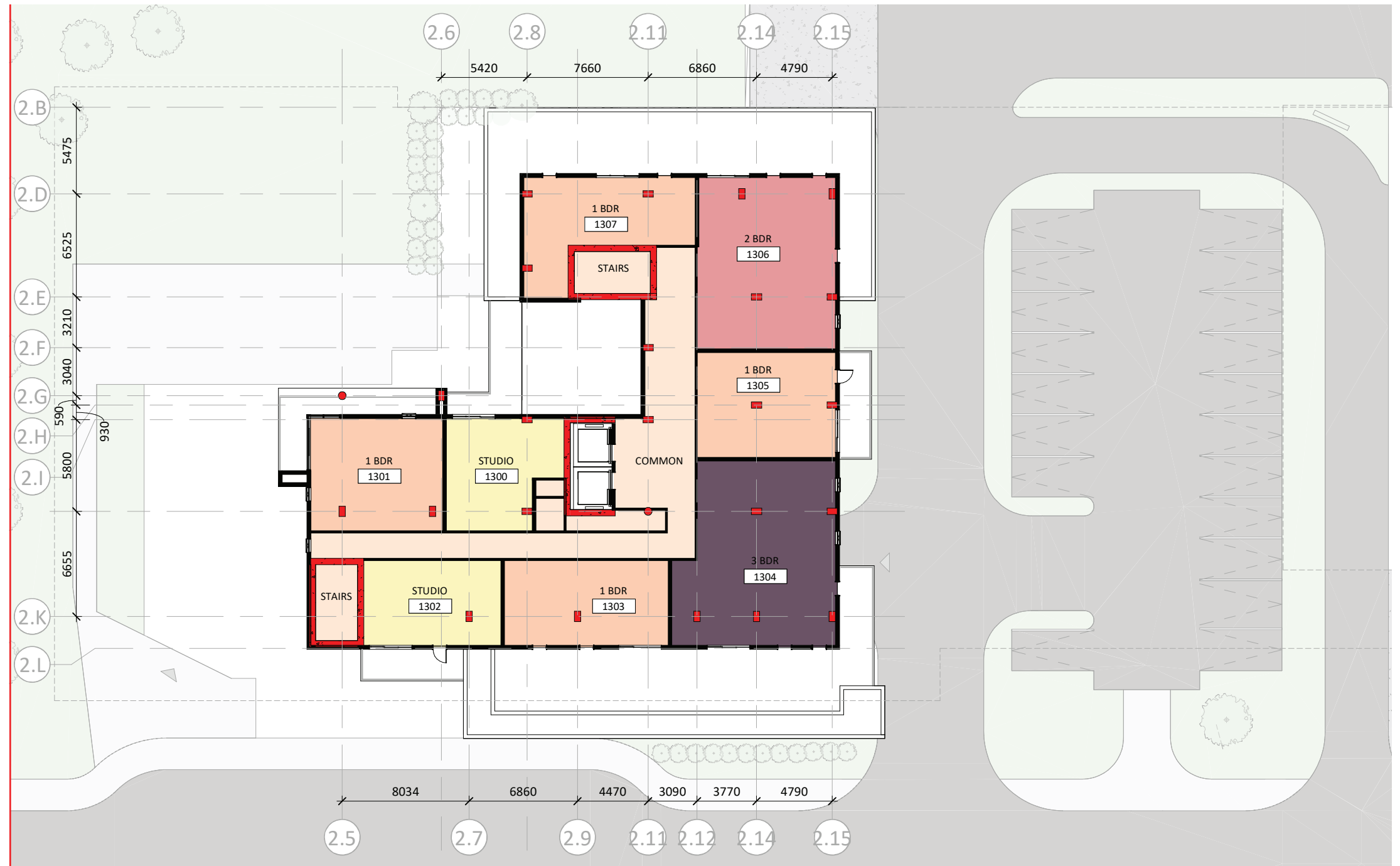
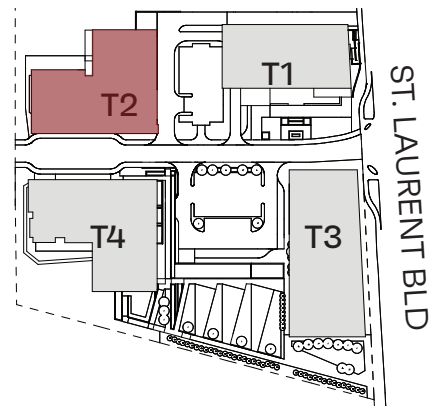
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SITE PLAN CONTROL APPLICATION

TOWER 02 LEVEL 13

	STUDIO:	2 UN
	1 BDR:	4 UN
	1 BDR + DEN:	1 UN
	2 BDR:	1 UN
	2 BDR + DEN:	-
	3 BDR:	1 UN
	COMMON SPACE	
TOTAL UNITS:		8 UN



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29

PROJECT NUMBER : 20005

DATE: 2023-10-03

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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	9,132	98,278	LEVEL 01:	275 sq m/9 units = 30.55 sq m	STUDIO	16	10
COMMERCIAL	-	-	LEVEL 02:	306 sq m/13 units = 23.53 sq m	1 BDR	52	34
COMMON	2,661	28,637	LEVEL 03:	218 sq m/13 units = 16.76 sq m	1 BDR + DEN	21	14
LOCATIVE	11,956	128,670	LEVEL 04:	210 sq m/13 units = 16.15 sq m	2 BDR	64	42
BALCONIES	2,916	31,381	LEVEL 05:	223 sq m/13 units = 17.15 sq m	2 BDR + DEN	-	-
SHARE INT	315	3,390	LEVEL 06:	204 sq m/13 units = 15.69 sq m	3 BDR	1	1
SHARE EXT	878	9,449	LEVEL 07:	223 sq m/13 units = 17.15 sq m	TOTAL	154	100
TOTAL	27,858	299,807	LEVEL 08:	204 sq m/13 units = 15.69 sq m	BICYCLE PARKING RATES		
PARKING RATES			LEVEL 09:	223 sq m/13 units = 17.15 sq m	TYPE	REQUIRED	PROVIDED
TYPE	REQUIRED	PROVIDED	LEVEL 10:	191 sq m/11 units = 17.36 sq m	RESIDENTIAL	77	77
RESIDENTIAL	69	146	LEVEL 11:	171 sq m/11 units = 15.54 sq m	TOTAL	77	77
VISITOR	28	28	LEVEL 12:	171 sq m/11 units = 15.54 sq m	COMMERCIAL: 1 / 250 sq m OF GFA		
TOTAL	97	174	LEVEL 13:	298 sq m/9 units = 33.11 sq m	RESIDENTIAL: 0.5 / UNIT		
RESIDENTIAL: 0.5 / UNIT			TOTAL AREA	2,916 sq m/154 units = 18.93 sq m	REQUIRED		
VISITOR: 0.2 / UNIT AFTER 12 MAX 60.					PROVIDED		
RETAIL STORE: 2.5 / 100 sq m GFA					3* sq m / UNIT OF PRIVATE SPACE: 18.93 sq m / UNIT		
RESTAURANT: 6 / 100 sq m GFA					3* sq m / UNIT OF SHARED SPACE: 7.74 sq m / UNIT		

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

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6. TOWER 03



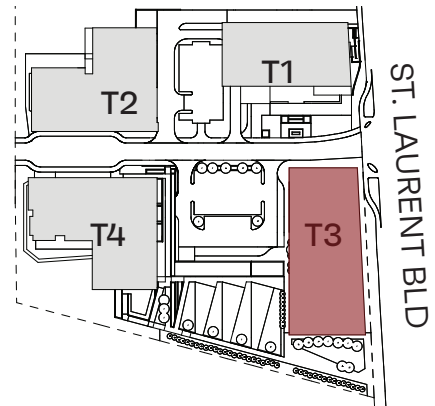
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SITE PLAN CONTROL APPLICATION

TOWER 03 LEVEL 01

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

TOTAL UNITS:



ST. LAURENT BOULEVARD

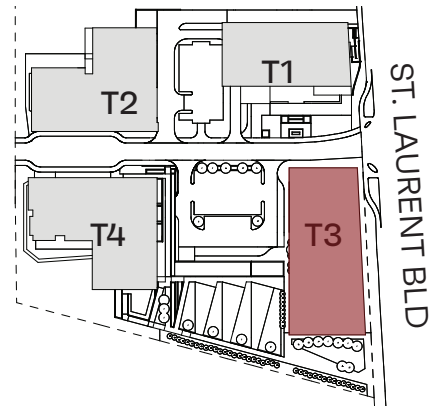
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SITE PLAN CONTROL APPLICATION

TOWER 03 LEVEL 02

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

TOTAL UNITS:



ST. LAURENT BOULEVARD



PROJECT NUMBER : 20005








DATE: 2023-10-03

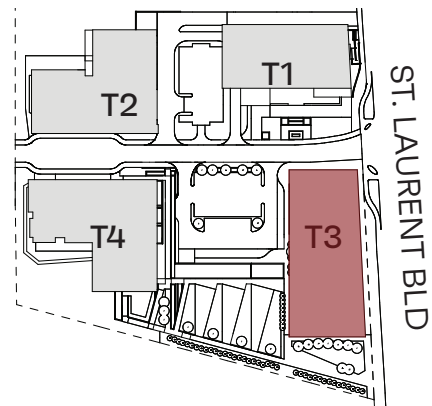
33

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SITE PLAN CONTROL APPLICATION

TOWER 03 LEVEL 03

	STUDIO:	1 UN
	1 BDR:	6 UN
	1 BDR + DEN:	1 UN
	2 BDR:	4 UN
	2 BDR + DEN:	-
	3 BDR:	-
	COMMON SPACE	
TOTAL UNITS:		12 UN



ST. LAURENT BOULEVARD










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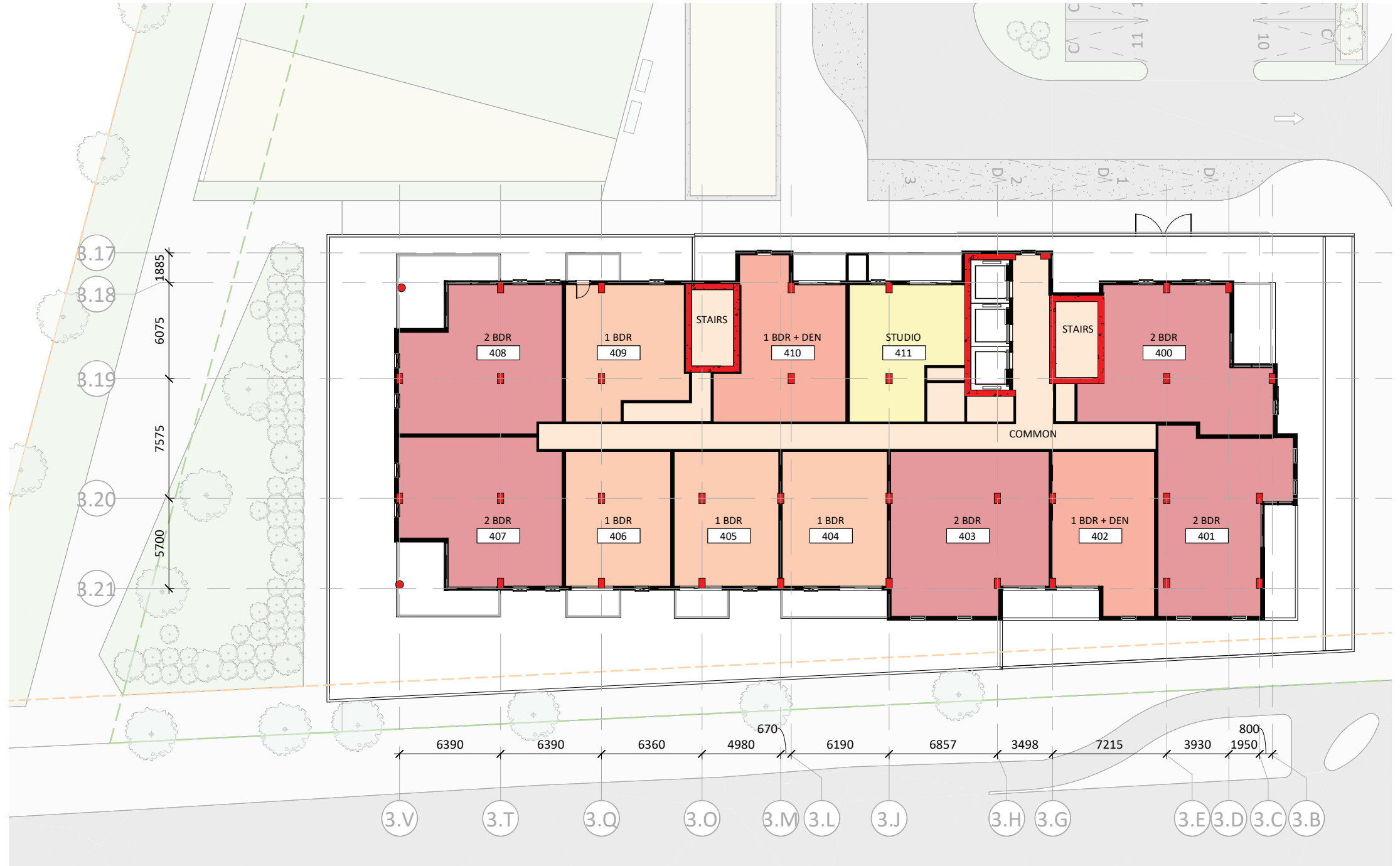
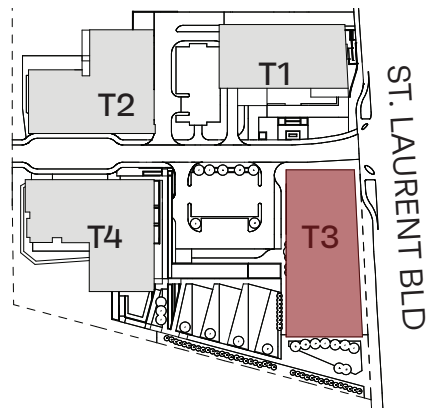
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SITE PLAN CONTROL APPLICATION

TOWER 03 LEVEL 04 TO 12








	STUDIO:	1 UN
	1 BDR:	4 UN
	1 BDR + DEN:	2 UN
	2 BDR:	5 UN
	2 BDR + DEN:	-
	3 BDR:	-
	COMMON SPACE	
TOTAL UNITS:		12 UN

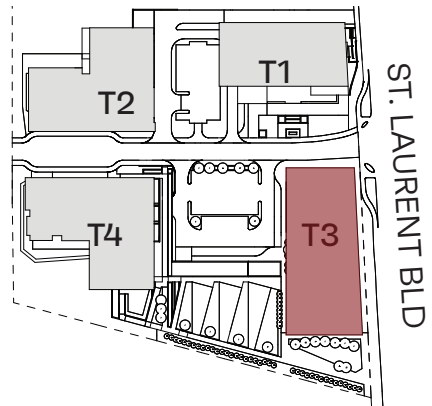


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SITE PLAN CONTROL APPLICATION

TOWER 03 LEVEL 13 TO 18








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



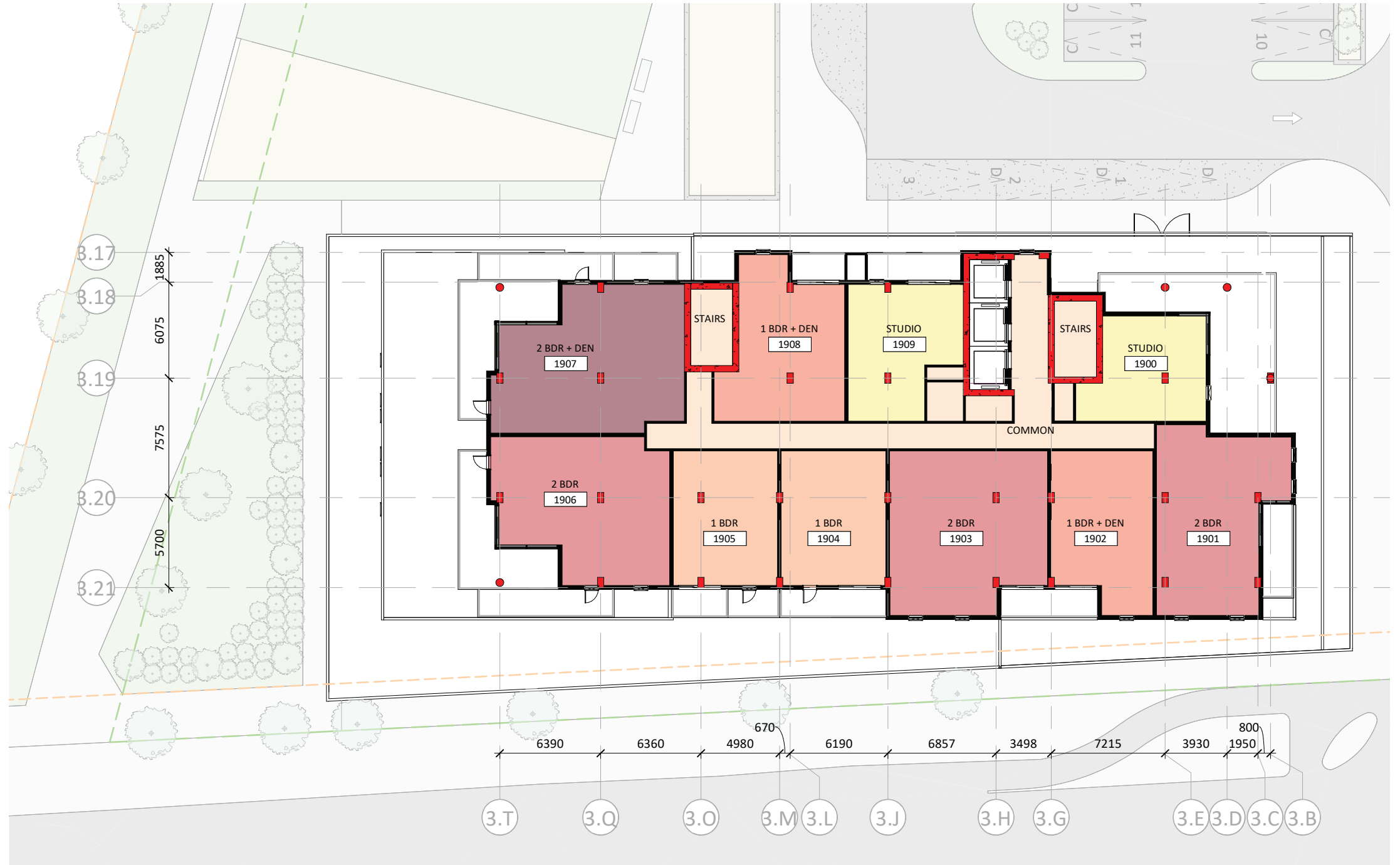
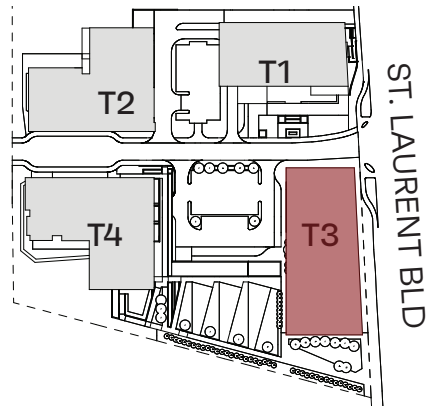
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SITE PLAN CONTROL APPLICATION

TOWER 03 LEVEL 19 TO 20

	STUDIO:	2 UN
	1 BDR:	2 UN
	1 BDR + DEN:	2 UN
	2 BDR:	3 UN
	2 BDR + DEN:	1 UN
	3 BDR:	-
	COMMON SPACE	

TOTAL UNITS: 10 UN



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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	8,335	89,701	LEVEL 01:	-	STUDIO	20	10
COMMERCIAL	2,026	23,803	LEVEL 02:	-	1 BDR	58	29
COMMON	3,741	40,260	LEVEL 03:	217 sq m/12 units = 18.08 sq m	1 BDR + DEN	35	18
LOCATIVE	15,775	169,770	LEVEL 04:	128 sq m/12 units = 10.66 sq m	2 BDR	79	40
BALCONIES	2,731	29,391	LEVEL 05:	156 sq m/12 units = 13.00 sq m	2 BDR + DEN	8	4
SHARE INT	125	1,345	LEVEL 06:	153 sq m/12 units = 12.75 sq m	3 BDR	-	-
SHARE EXT	482	5,187	LEVEL 07:	153 sq m/12 units = 12.75 sq m			
			LEVEL 08:	153 sq m/12 units = 12.75 sq m			
			LEVEL 09:	153 sq m/12 units = 12.75 sq m			
			LEVEL 10:	153 sq m/12 units = 12.75 sq m			
			LEVEL 11:	153 sq m/12 units = 12.75 sq m			
			LEVEL 12:	153 sq m/12 units = 12.75 sq m			
			LEVEL 13:	171 sq m/10 units = 17.10 sq m			
			LEVEL 14:	135 sq m/10 units = 13.50 sq m			
			LEVEL 15:	130 sq m/10 units = 13.00 sq m			
			LEVEL 16:	135 sq m/10 units = 13.50 sq m			
			LEVEL 17:	130 sq m/10 units = 13.00 sq m			
			LEVEL 18:	135 sq m/10 units = 13.50 sq m			
			LEVEL 19:	176 sq m/10 units = 17.60 sq m			
			LEVEL 20:	148 sq m/10 units = 14.80 sq m			
TOTAL	33,215	357,459	TOTAL AREA	2,731 sq m/200 units = 13.65 sq m	TOTAL	200	100

PARKING RATES			BICYCLE PARKING RATES		
TYPE	REQUIRED	PROVIDED	TYPE	REQUIRED	PROVIDED
RETAIL	51	76	RETAIL	9	9
RESIDENTIAL	69	192	RESIDENTIAL	100	101
VISITOR	38	38			
TOTAL	158	309	TOTAL	109	110

RESIDENTIAL: 0.5 / UNIT	REQUIRED	PROVIDED	COMMERCIAL: 1 / 250 sq m OF GFA
VISITOR: 0.2 / UNIT AFTER 12 MAX 60.	3 sq m / UNIT OF PRIVATE SPACE:	13.65 sq m / UNIT	RESIDENTIAL: 0.5 / UNIT
RETAIL STORE: 2.5 / 100 sq m GFA	3 sq m / UNIT OF SHARED SPACE:	3.04 sq m / UNIT	
RESTAURANT: 6 / 100 sq m GFA			

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



ST. LAURENT DEVELOPMENT








7. TOWER 04

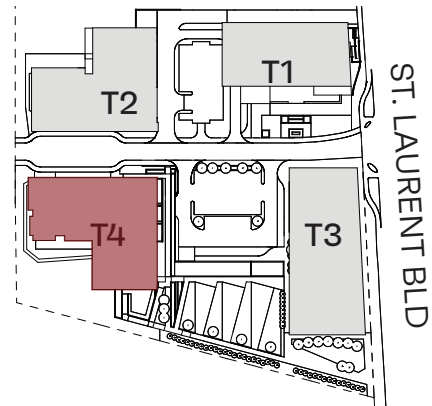
ST. L. DEV

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

ST. LAURENT BOULEVARD

TOWER 04 LEVEL 01

	STUDIO:	-
	1 BDR:	4 UN
	1 BDR + DEN:	2 UN
	2 BDR:	1 UN
	2 BDR + DEN:	-
	3 BDR:	1 UN
	COMMON SPACE	-
TOTAL UNITS:		8 UN

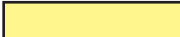








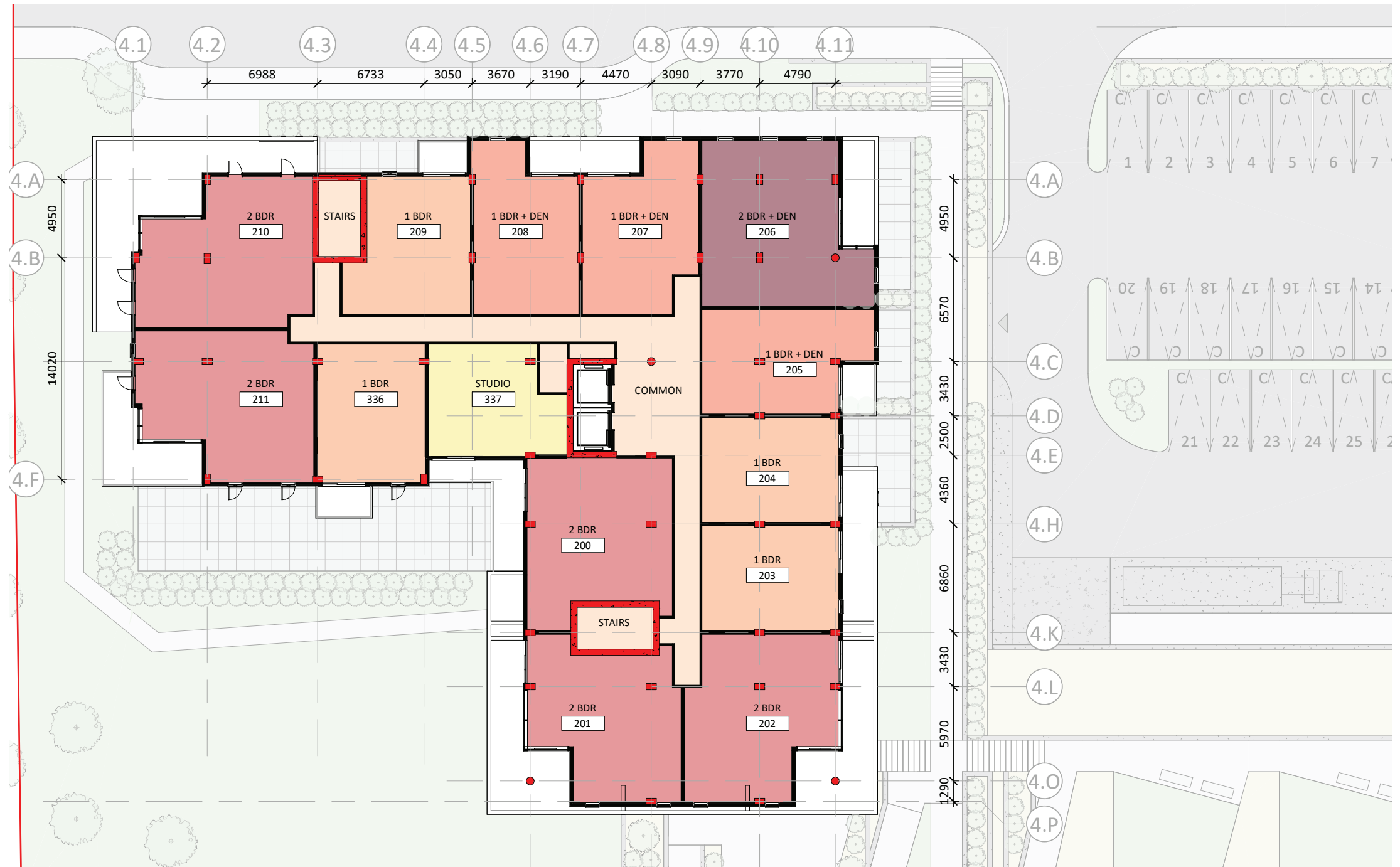
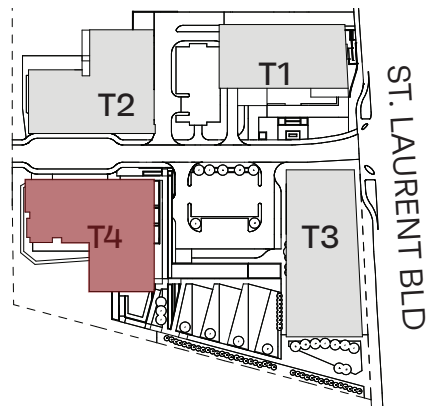
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SITE PLAN CONTROL APPLICATION

ST. LAURENT BOULEVARD

TOWER 04 LEVEL 02 TO 03

	STUDIO:	1 UN
	1 BDR:	4 UN
	1 BDR + DEN:	3 UN
	2 BDR:	5 UN
	2 BDR + DEN:	1 UN
	3 BDR:	-
	COMMON SPACE	
TOTAL UNITS:		14 UN



PROJECT NUMBER : 20005

DATE: 2023-10-03

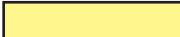






41

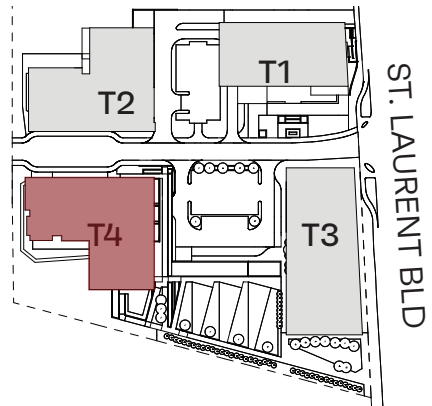
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SITE PLAN CONTROL APPLICATION

ST. LAURENT BOULEVARD

TOWER 04 LEVEL 04 TO 09








	STUDIO:	1 UN
	1 BDR:	3 UN
	1 BDR + DEN:	4 UN
	2 BDR:	5 UN
	2 BDR + DEN:	1 UN
	3 BDR:	-
	COMMON SPACE	
TOTAL UNITS:		14 UN

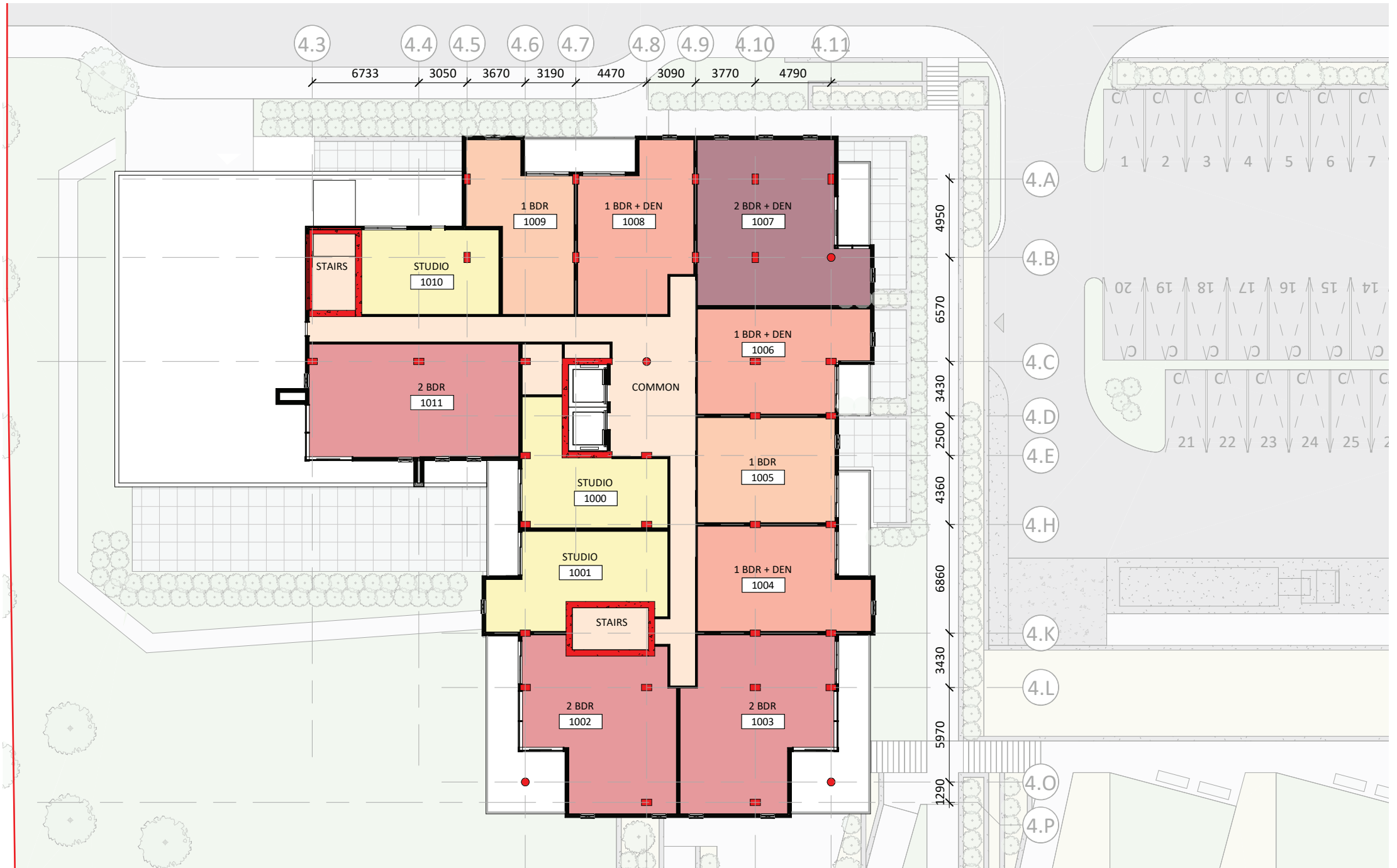
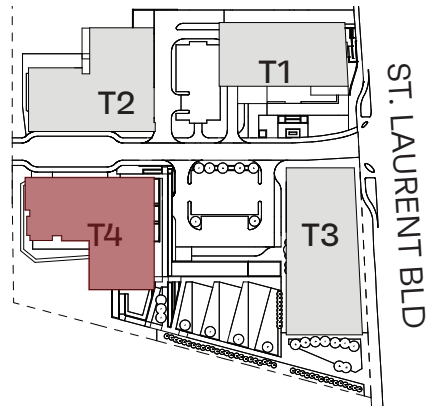


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SITE PLAN CONTROL APPLICATION

TOWER 04 LEVEL 10 & 12

	STUDIO:	3 UN
	1 BDR:	2 UN
	1 BDR + DEN:	3 UN
	2 BDR:	3 UN
	2 BDR + DEN:	1 UN
	3 BDR:	-
	COMMON SPACE	
TOTAL UNITS:		12 UN










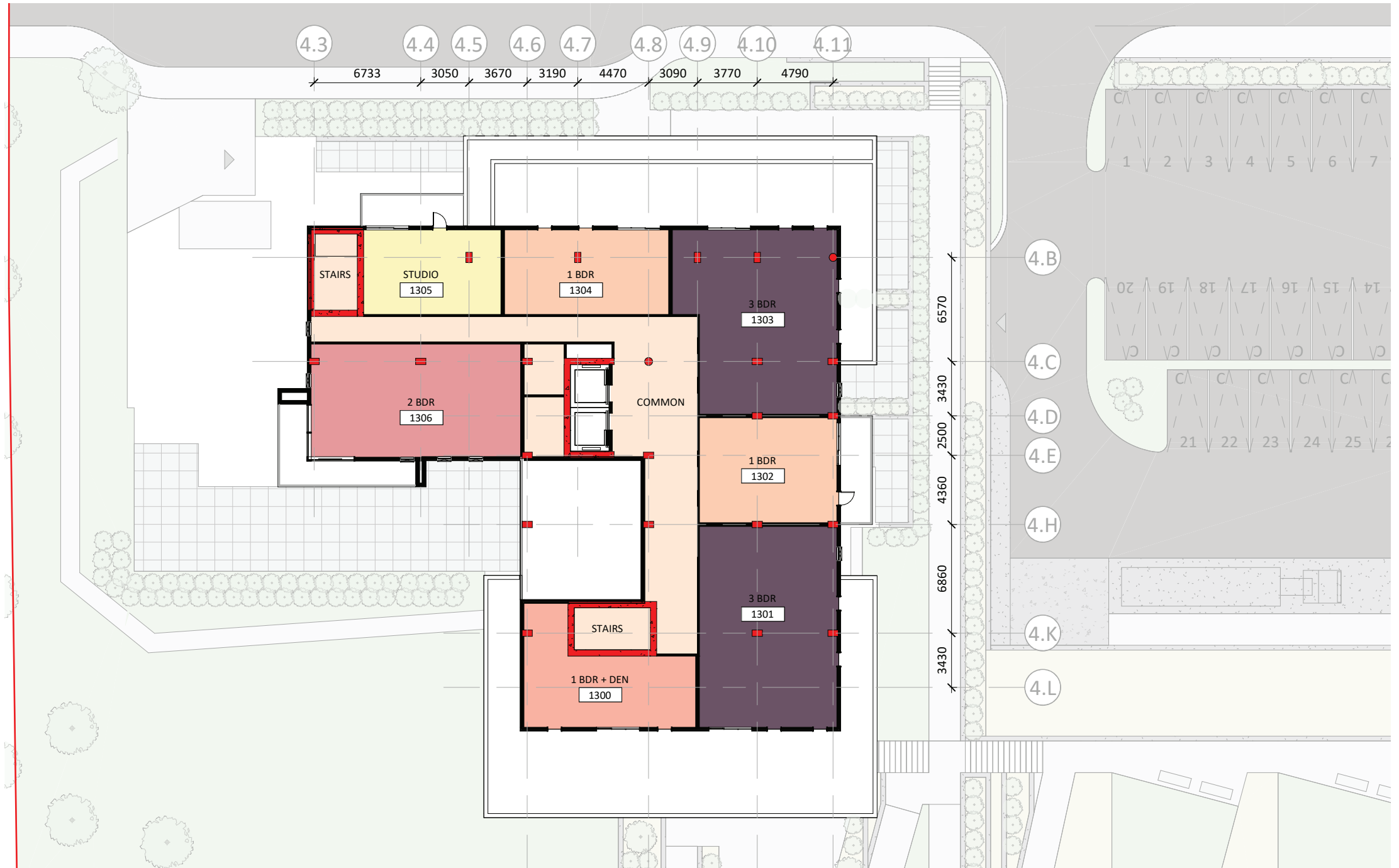
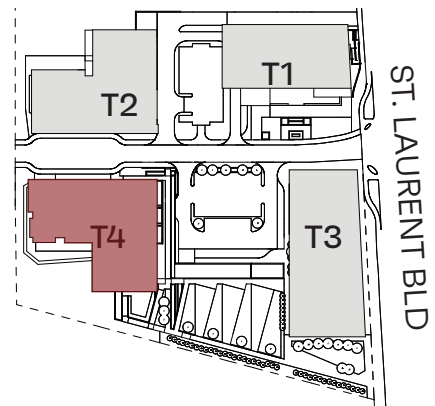
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SITE PLAN CONTROL APPLICATION

ST. LAURENT BOULEVARD

TOWER 04 LEVEL 13

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



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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	9,285	99,925	LEVEL 01:	264 sq m/8 units = 33.00 sq m	STUDIO	18	11
COMMERCIAL	-	-	LEVEL 02:	271 sq m/14 units = 19.35 sq m	1 BDR	38	23
COMMON	2,965	31,909	LEVEL 03:	220 sq m/14 units = 15.71 sq m	1 BDR + DEN	42	26
LOCATIVE	12,933	139,184	LEVEL 04:	210 sq m/14 units = 15.00 sq m	2 BDR	51	31
BALCONIES	2,882	31,016	LEVEL 05:	223 sq m/14 units = 15.92 sq m	2 BDR + DEN	11	7
SHARE INT	416	4,476	LEVEL 06:	202 sq m/14 units = 14.42 sq m	3 BDR	8	2
SHARE EXT	877	9,438	LEVEL 07:	223 sq m/14 units = 15.92 sq m	TOTAL	163	100
TOTAL	29,358	315,950	LEVEL 08:	202 sq m/14 units = 14.42 sq m	BICYCLE PARKING RATES		
PARKING RATES			LEVEL 09:	223 sq m/14 units = 15.92 sq m	TYPE	REQUIRED	PROVIDED
TYPE	REQUIRED	PROVIDED	LEVEL 10:	207 sq m/12 units = 17.25 sq m	RESIDENTIAL	82	92
RESIDENTIAL	73	160	LEVEL 11:	163 sq m/12 units = 13.58 sq m	TOTAL	82	92
VISITOR	30	30	LEVEL 12:	149 sq m/12 units = 12.41 sq m	COMMERCIAL: 1 / 250 sq m OF GFA		
TOTAL	103	190	LEVEL 13:	326 sq m/7 units = 46.57 sq m	RESIDENTIAL: 0.5 / UNIT		
			TOTAL AREA	2,882 sq m/163units = 17.68 sq m	RETAIL STORE: 2.5 / 100 sq m GFA		
			REQUIRED	PROVIDED	RESTAURANT: 6 / 100 sq m GFA		
			3 sq m / UNIT OF PRIVATE SPACE:	17.68 sq m / UNIT			
			3 sq m / UNIT OF SHARED SPACE:	7.93 sq m / UNIT			

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

ST. LAURENT DEVELOPMENT

8. BUILDING ELEVATIONS

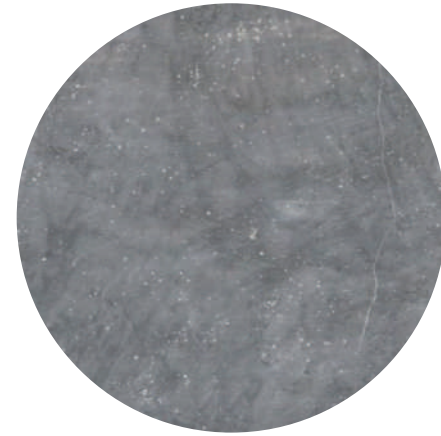
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1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

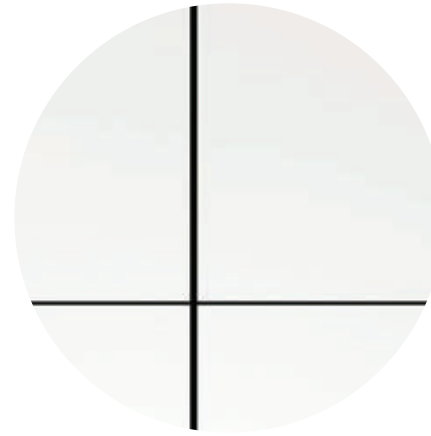
ELEVATIONS MATERIALS



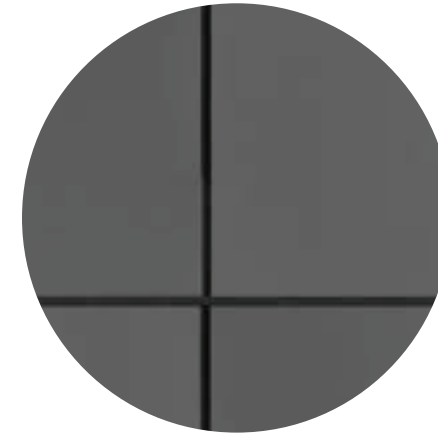
1. MASONRY BRICK



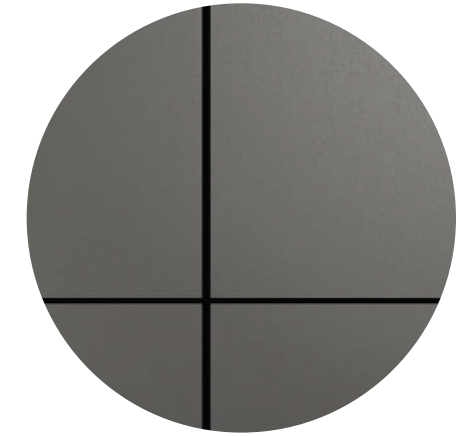
2. COVER STONE



3. LIGHT METAL
SIDING



4. DARK METAL
SIDING



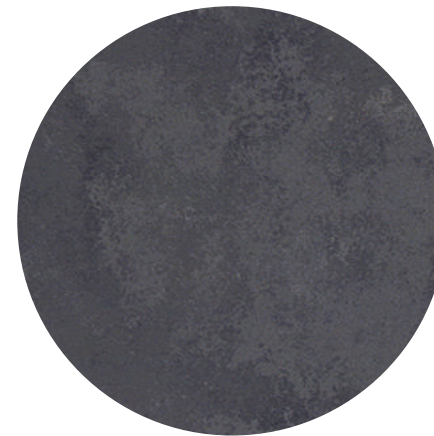
5. SHINY METAL
SIDING



6. WOOD TEXTURED
METAL



7. BALCONY METAL
SIDING



8. DARK CONCRETE



9. COLOURED SANDED
GLASS



10. CURTAIN WALL



11. METAL LOUVRES



ARCHITECTS

PMA
ARCHITECTES



LAPALME RHEAULT
ARCHITECTES ASSOCIES



DEVELOPER

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

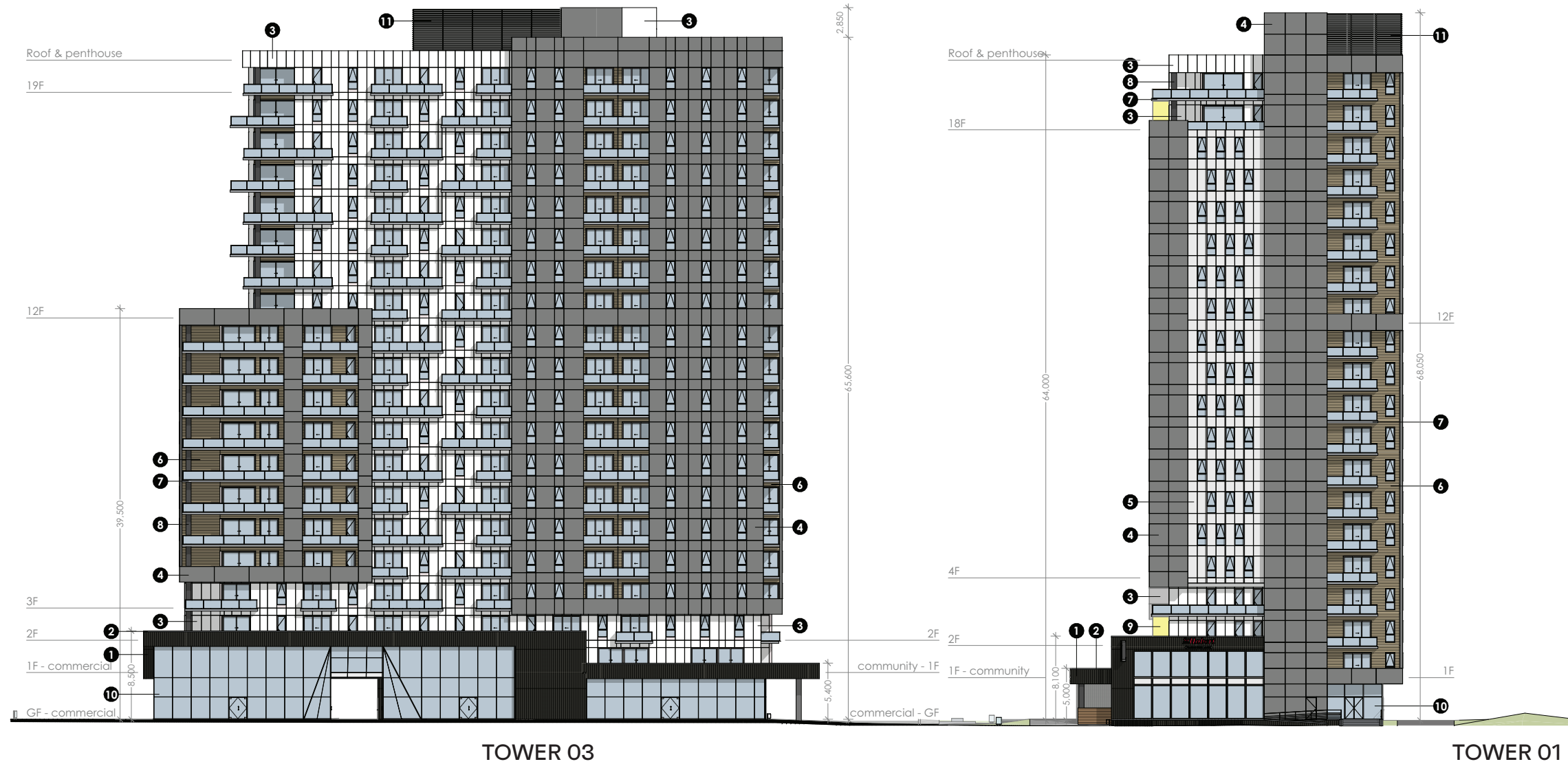
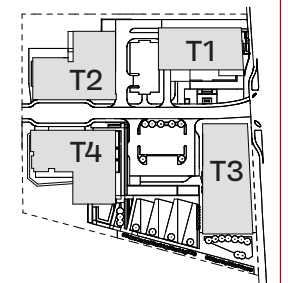
EAST ELEVATION TW 01 & 03

TOWER 03 WEST FACADE

Total surface	3619 m²	
Openings / curtain walls	1346 m ²	37%
Solid surfaces	2273 m ²	
Masonry - brick	148 m ²	4%
Metal siding - light tone	695 m ²	
Metal siding - dark tone	1049 m ²	
Metal siding - shiny	4 m ²	2125 m ² 59%
Metal siding - wood texture	284 m ²	
Metal siding - balcony side	94 m ²	

TOWER 01 WEST FACADE

Total surface	1606 m²	
Openings / curtain walls	369 m ²	23%
Solid surfaces	1237 m ²	
Masonry - brick	52 m ²	3%
Metal siding - light tone	72 m ²	
Metal siding - dark tone	632 m ²	
Metal siding - shiny	242 m ²	1185 m ² 74%
Metal siding - wood texture	218 m ²	
Metal siding - balcony side	21 m ²	



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

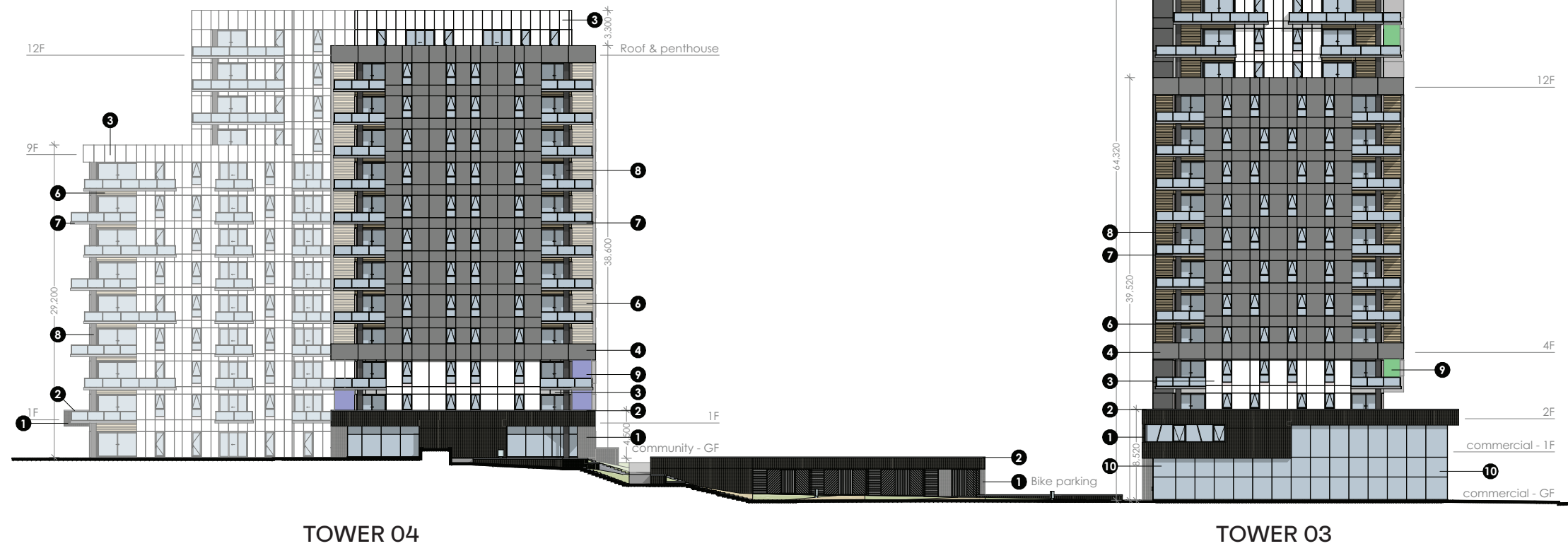
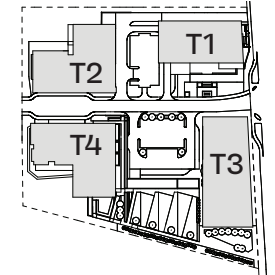
SOUTH ELEVATION TOWER 04 & 03

TOWER 04
SOUTH FACADE

Total surface	1862 m²	
Openings / curtain walls	580 m ²	31%
Solid surfaces	1282 m ²	
Masonry - brick	74 m ²	4%
Metal siding - light tone	606 m ²	
Metal siding - dark tone	418 m ²	
Metal siding - shiny	0 m ²	1207 m ² 65%
Metal siding - wood texture	136 m ²	
Metal siding - balcony side	46 m ²	

TOWER 03
SOUTH FACADE

Total surface	1603 m²	
Openings / curtain walls	522 m ²	33%
Solid surfaces	1082 m ²	
Masonry - brick	79 m ²	5%
Metal siding - light tone	250 m ²	
Metal siding - dark tone	502 m ²	
Metal siding - shiny	0 m ²	1003 m ² 63%
Metal siding - wood texture	213 m ²	
Metal siding - balcony side	39 m ²	



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SITE PLAN CONTROL APPLICATION

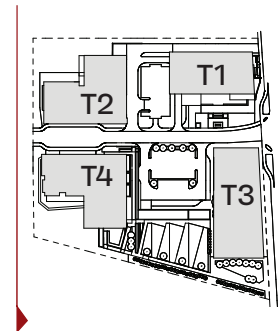
WEST ELEVATION TW 02 & 04

TOWER 02
WEST FACADE

Total surface	1633 m²	
Openings / curtain walls	440 m ²	27%
Solid surfaces	1193 m ²	
Masonry - brick	53 m ²	3%
Metal siding - light tone	568 m ²	
Metal siding - dark tone	251 m ²	
Metal siding - shiny	0 m ²	1140 m ² 70%
Metal siding - wood texture	268 m ²	
Metal siding - balcony side	53 m ²	

TOWER 04
WEST FACADE

Total surface	1763 m²	
Openings / curtain walls	529 m ²	30%
Solid surfaces	1234 m ²	
Masonry - brick	67 m ²	4%
Metal siding - light tone	596 m ²	
Metal siding - dark tone	245 m ²	
Metal siding - shiny	0 m ²	1167 m ² 66%
Metal siding - wood texture	268 m ²	
Metal siding - balcony side	58 m ²	



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

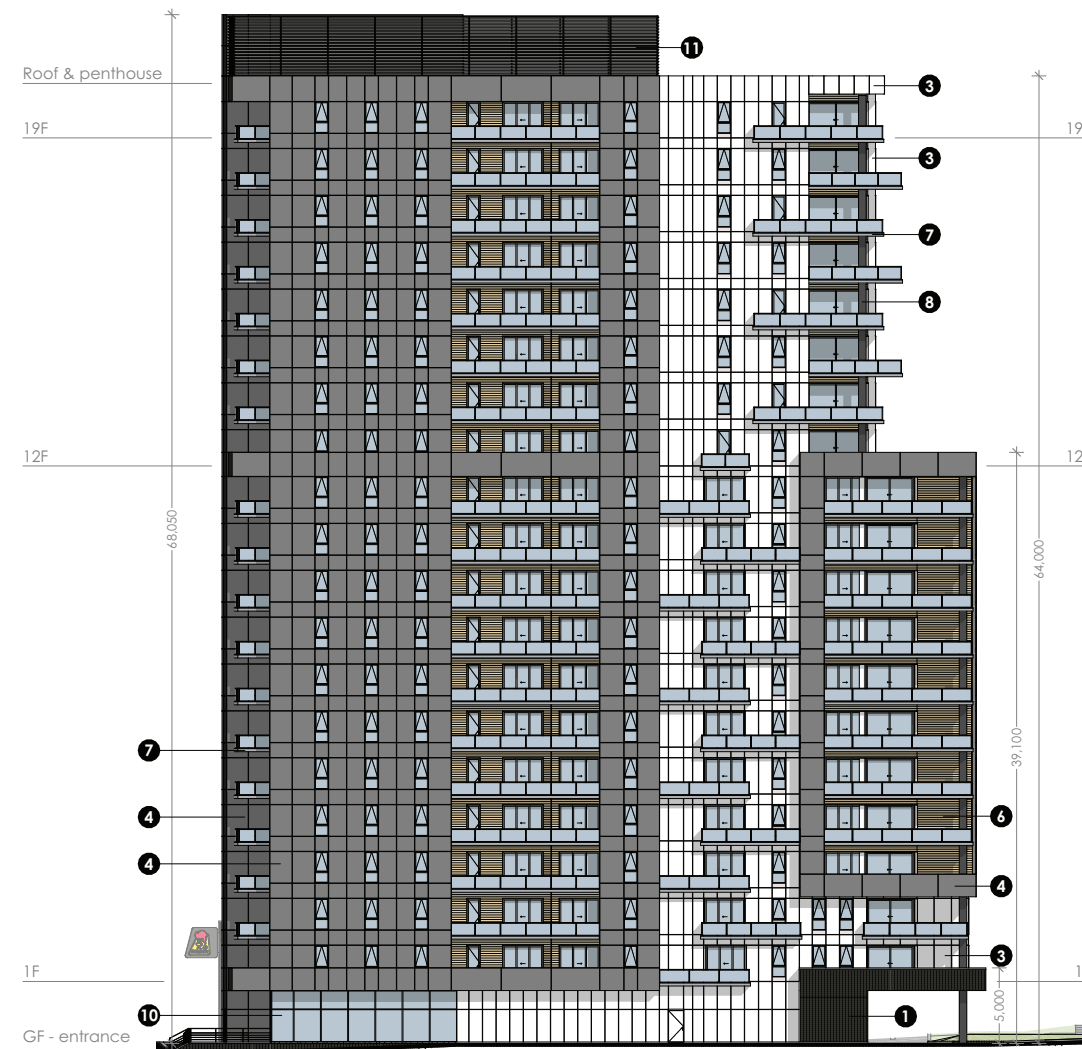
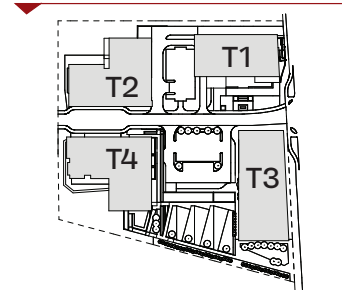
NORTH ELEVATION TW 01 & 02

TOWER 01
NORTH FACADE

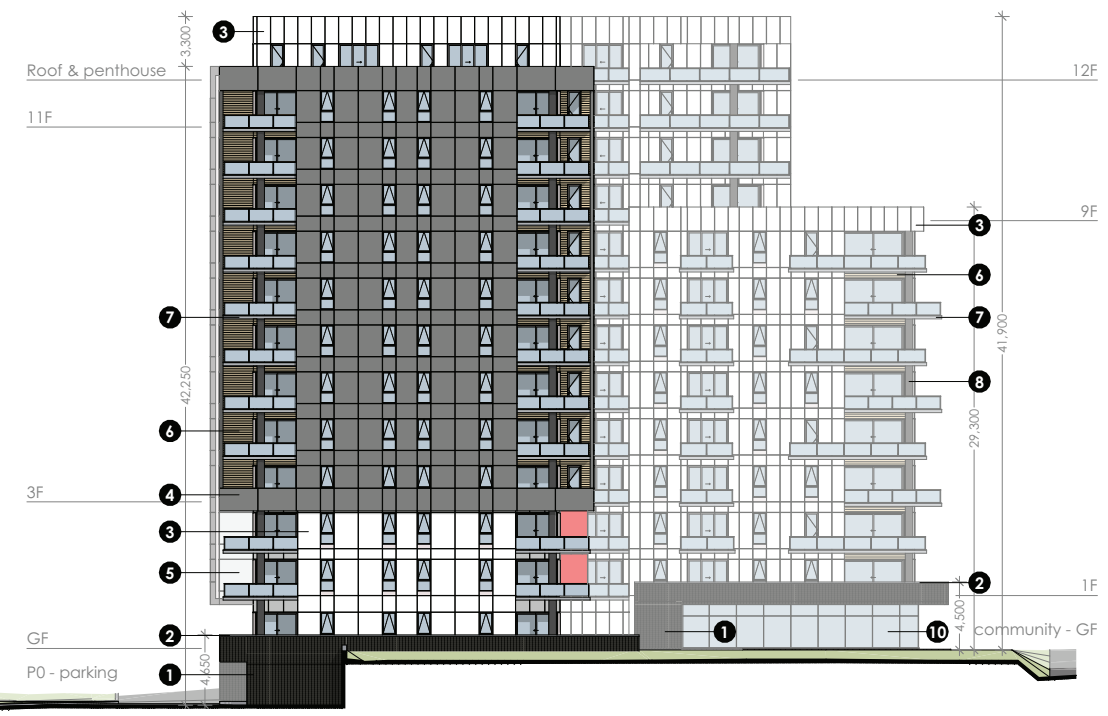
Total surface	3041 m²
Openings / curtain walls	811 m ² 27%
Solid surfaces	2230 m ²
Masonry - brick	34 m ² 1%
Metal siding - light tone	551 m ²
Metal siding - dark tone	1054 m ²
Metal siding - shiny	0 m ² 2196 m ² 72%
Metal siding - wood texture	508 m ²
Metal siding - balcony side	84 m ²

TOWER 02
NORTH FACADE

Total surface	1820 m²
Openings / curtain walls	556 m ² 31%
Solid surfaces	1264 m ²
Masonry - brick	78 m ² 4%
Metal siding - light tone	582 m ²
Metal siding - dark tone	430 m ²
Metal siding - shiny	12 m ² 1186 m ² 65%
Metal siding - wood texture	115 m ²
Metal siding - balcony side	47 m ²



TOWER 01



TOWER 02

ST. L. DEV

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

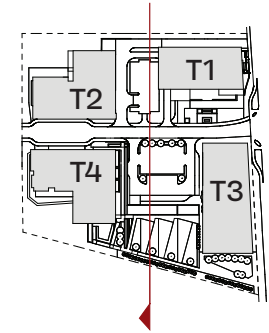
INNER EAST ELEVATION TW 02 & 04

TOWER 04
EAST FACADE

Total surface	1761 m²	
Openings / curtain walls	629 m ²	36%
Solid surfaces	1132 m ²	
Masonry - brick	53 m ²	3%
Metal siding - light tone	361 m ²	
Metal siding - dark tone	427 m ²	
Metal siding - shiny	0 m ²	1079 m ² 61%
Metal siding - wood texture	238 m ²	
Metal siding - balcony side	52 m ²	

TOWER 02
EAST FACADE

Total surface	1789 m²	
Openings / curtain walls	494 m ²	28%
Solid surfaces	1295 m ²	
Masonry - brick	133 m ²	7%
Metal siding - light tone	542 m ²	
Metal siding - dark tone	208 m ²	
Metal siding - shiny	202 m ²	1162 m ² 65%
Metal siding - wood texture	167 m ²	
Metal siding - balcony side	43 m ²	



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SITE PLAN CONTROL APPLICATION

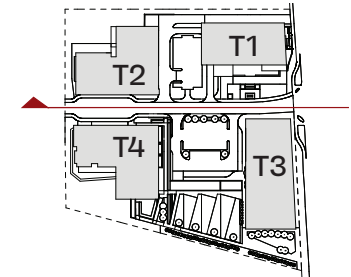
INNER SOUTH ELEVATION TW 01 & 02

TOWER 02 SOUTH FACADE

Total surface	1882 m²	
Openings / curtain walls	561 m ²	30%
Solid surfaces	1322 m ²	
Masonry - brick	109 m ²	6%
Metal siding - light tone	518 m ²	
Metal siding - dark tone	356 m ²	
Metal siding - shiny	0 m ²	1212 m ² 64%
Metal siding - wood texture	284 m ²	
Metal siding - balcony side	54 m ²	

TOWER 01 SOUTH FACADE

Total surface	3063 m²	
Openings / curtain walls	1067 m ²	35%
Solid surfaces	1996 m ²	
Masonry - brick	165 m ²	5%
Metal siding - light tone	758 m ²	
Metal siding - dark tone	640 m ²	
Metal siding - shiny	0 m ²	1831 m ² 60%
Metal siding - wood texture	334 m ²	
Metal siding - balcony side	100 m ²	



TOWER 02

TOWER 01

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

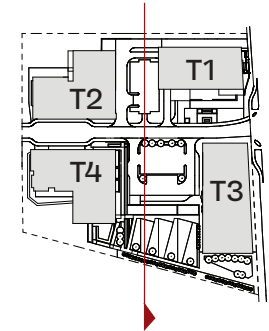
INNER WEST ELEVATION TW 01 & 03

TOWER 01
WEST FACADE

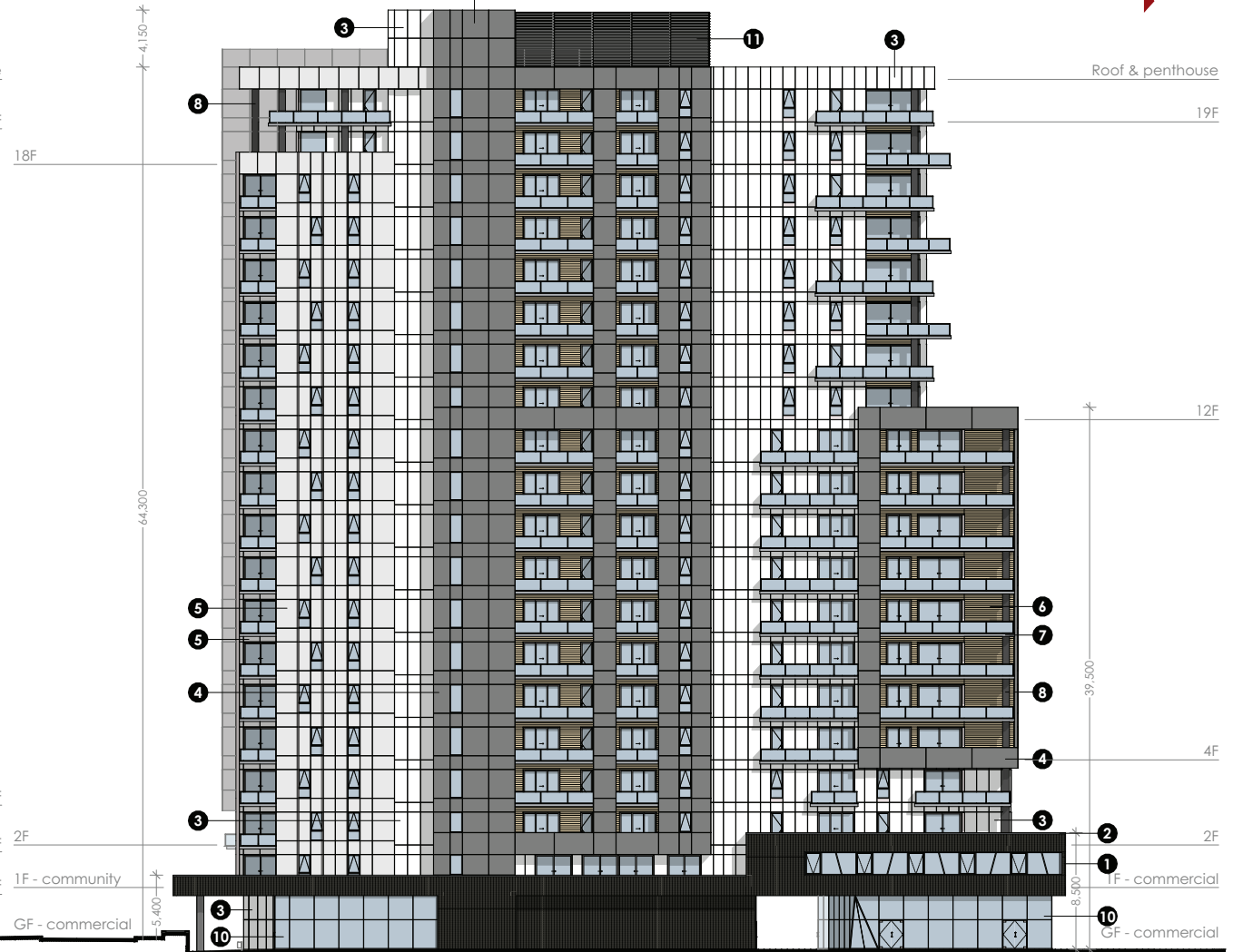
Total surface	1600 m²
Openings / curtain walls	381 m ² 24%
Solid surfaces	1219 m ²
Masonry - brick	156 m ² 10%
Metal siding - light tone	260 m ²
Metal siding - dark tone	518 m ²
Metal siding - shiny	0 m ² 1063 m ² 66%
Metal siding - wood texture	246 m ²
Metal siding - balcony side	38 m ²

TOWER 03
WEST FACADE

Total surface	3622 m²
Openings / curtain walls	960 m ² 26%
Solid surfaces	2663 m ²
Masonry - brick	228 m ² 6%
Metal siding - light tone	745 m ²
Metal siding - dark tone	846 m ²
Metal siding - shiny	461 m ² 2434 m ² 67%
Metal siding - wood texture	306 m ²
Metal siding - balcony side	77 m ²



TOWER 01



TOWER 03

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SITE PLAN CONTROL APPLICATION

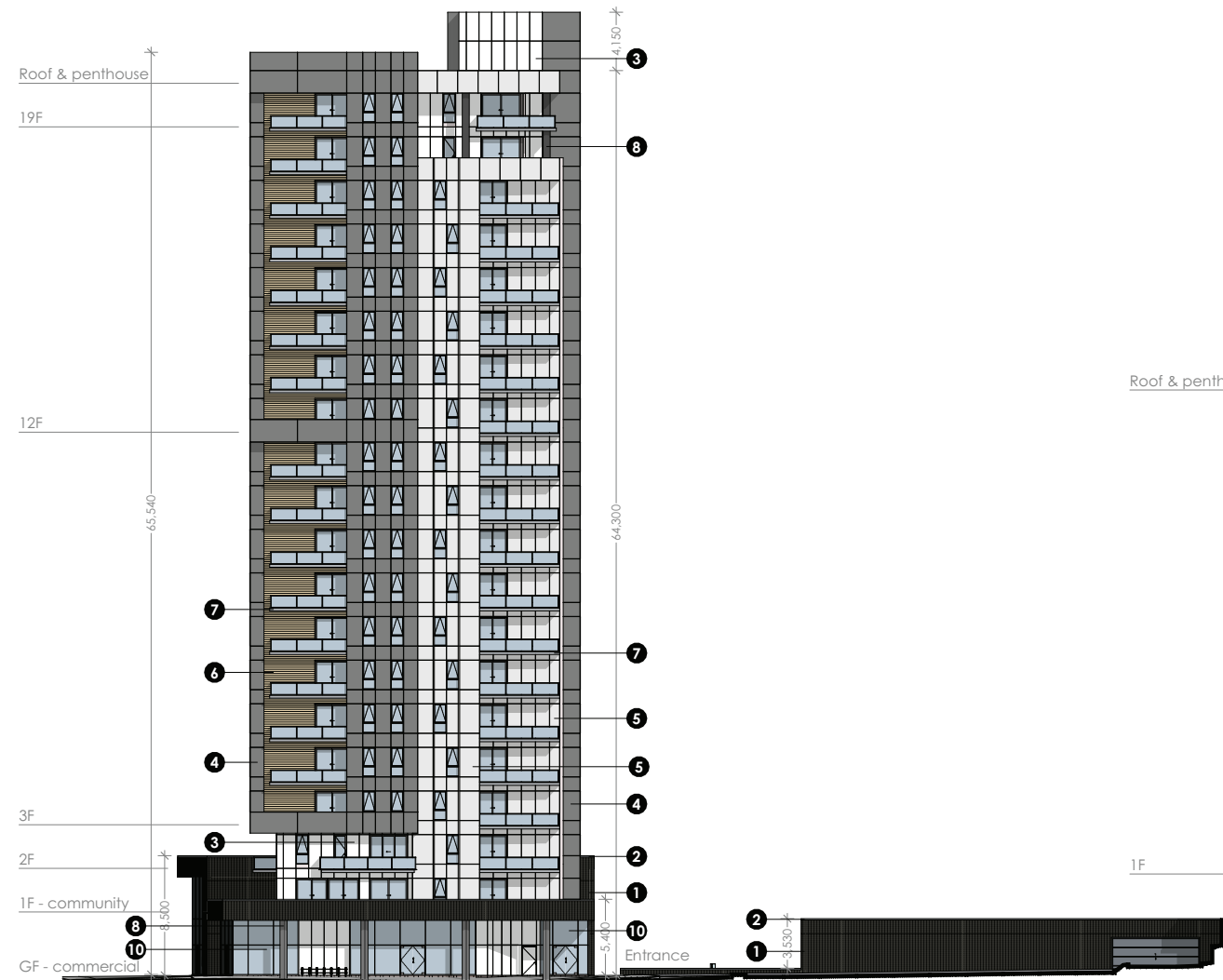
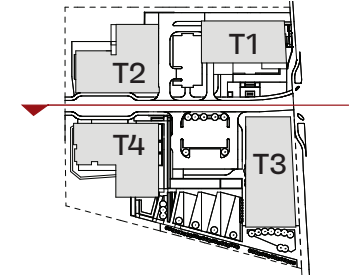
INNER NORTH ELEVATION TW 03 & 04

TOWER 03
NORTH FACADE

Total surface	1590 m²	
Openings / curtain walls	371 m ²	23%
Solid surfaces	1219 m ²	
Masonry - brick	63 m ²	4%
Metal siding - light tone	71 m ²	
Metal siding - dark tone	411 m ²	
Metal siding - shiny	451 m ²	1156 m ² 73%
Metal siding - wood texture	186 m ²	
Metal siding - balcony side	37 m ²	

TOWER 04
NORTH FACADE

Total surface	1878 m²	
Openings / curtain walls	542 m ²	29%
Solid surfaces	1336 m ²	
Masonry - brick	112 m ²	6%
Metal siding - light tone	544 m ²	
Metal siding - dark tone	551 m ²	
Metal siding - shiny	0 m ²	1223 m ² 65%
Metal siding - wood texture	89 m ²	
Metal siding - balcony side	39 m ²	



TOWER 03



TOWER 04

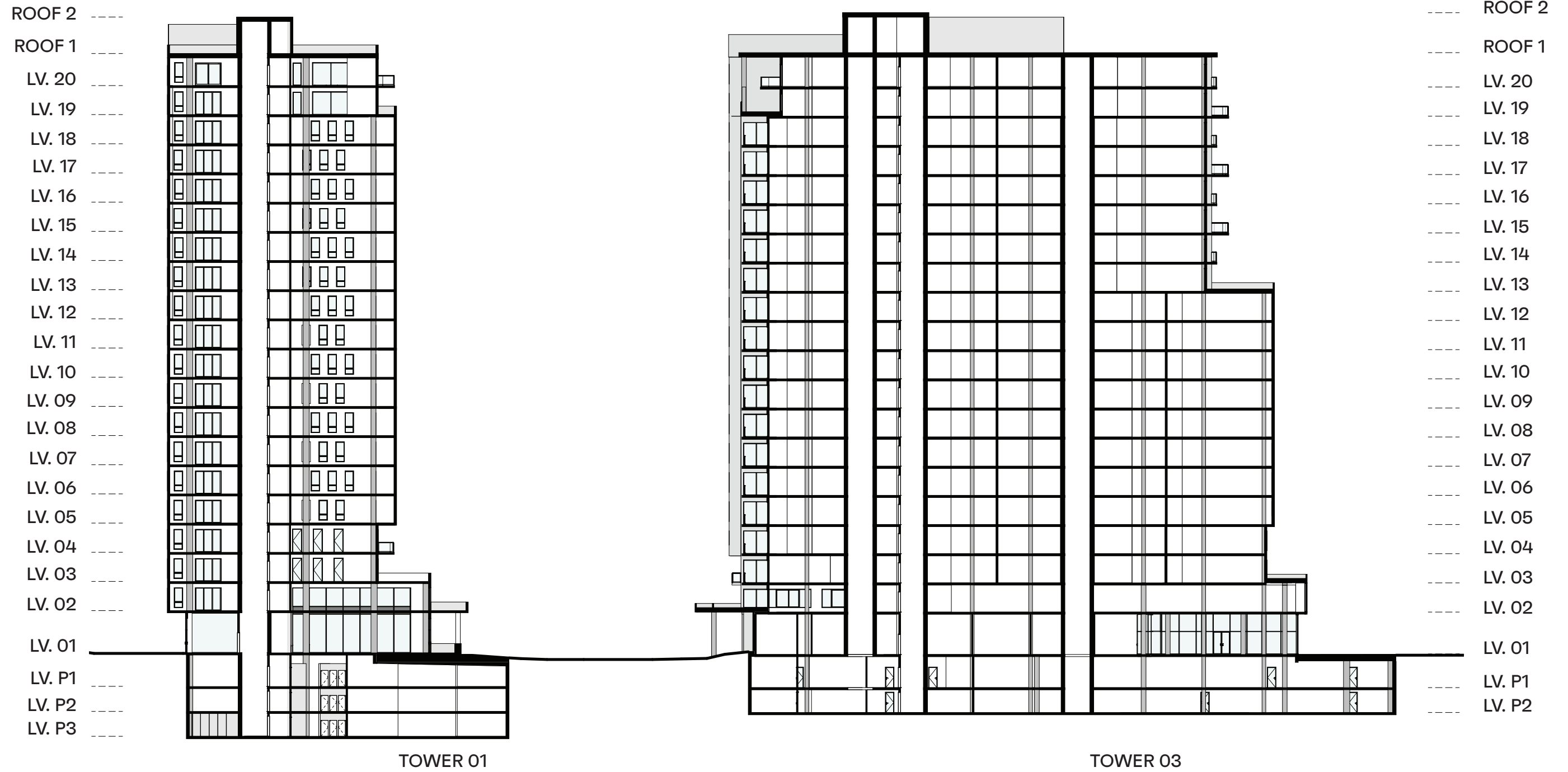
ST. LAURENT DEVELOPMENT

9. BUILDING CROSS SECTIONS

ST. L. DEV

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

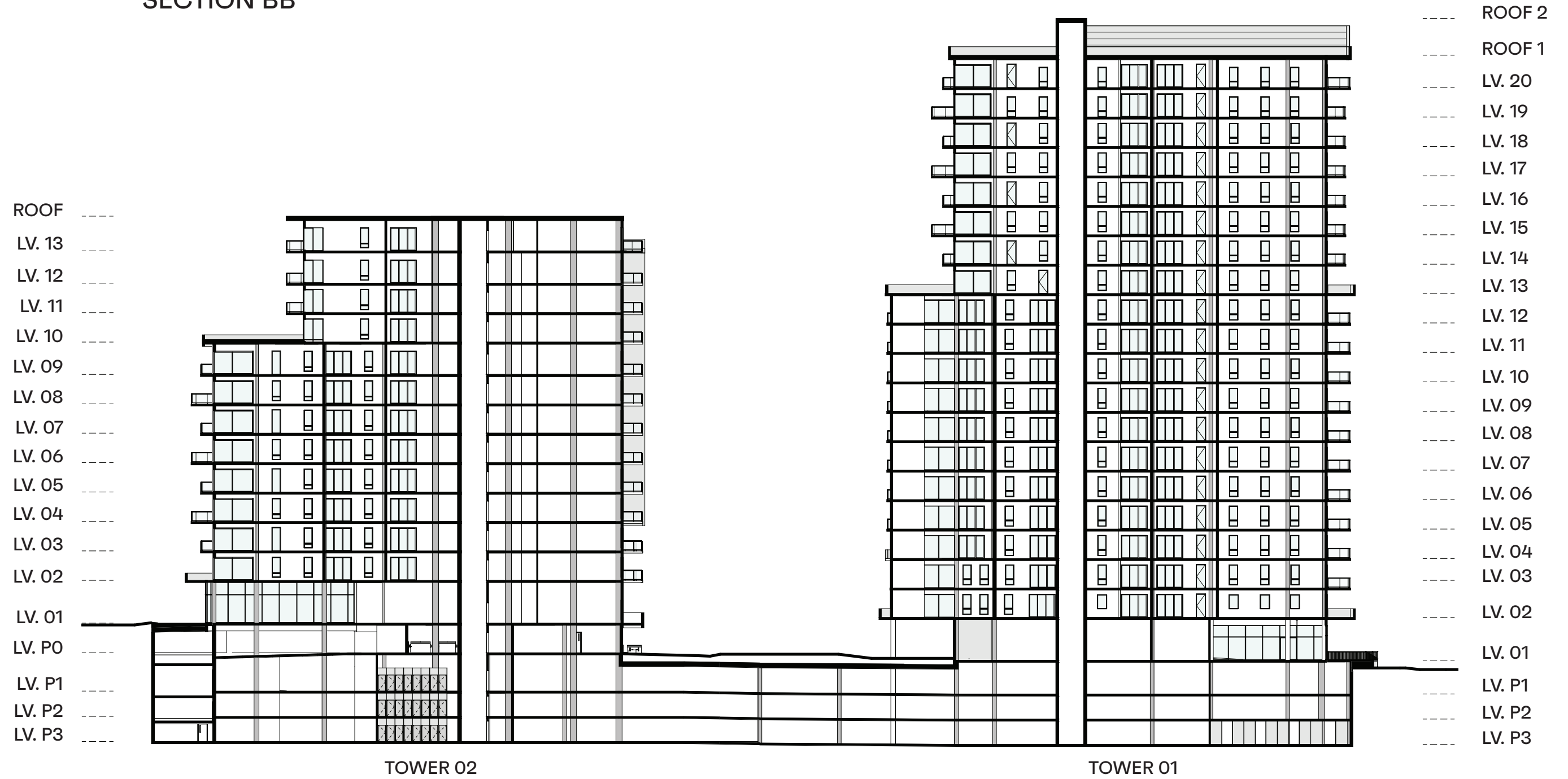
SECTION AA



ST. L. DEV

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

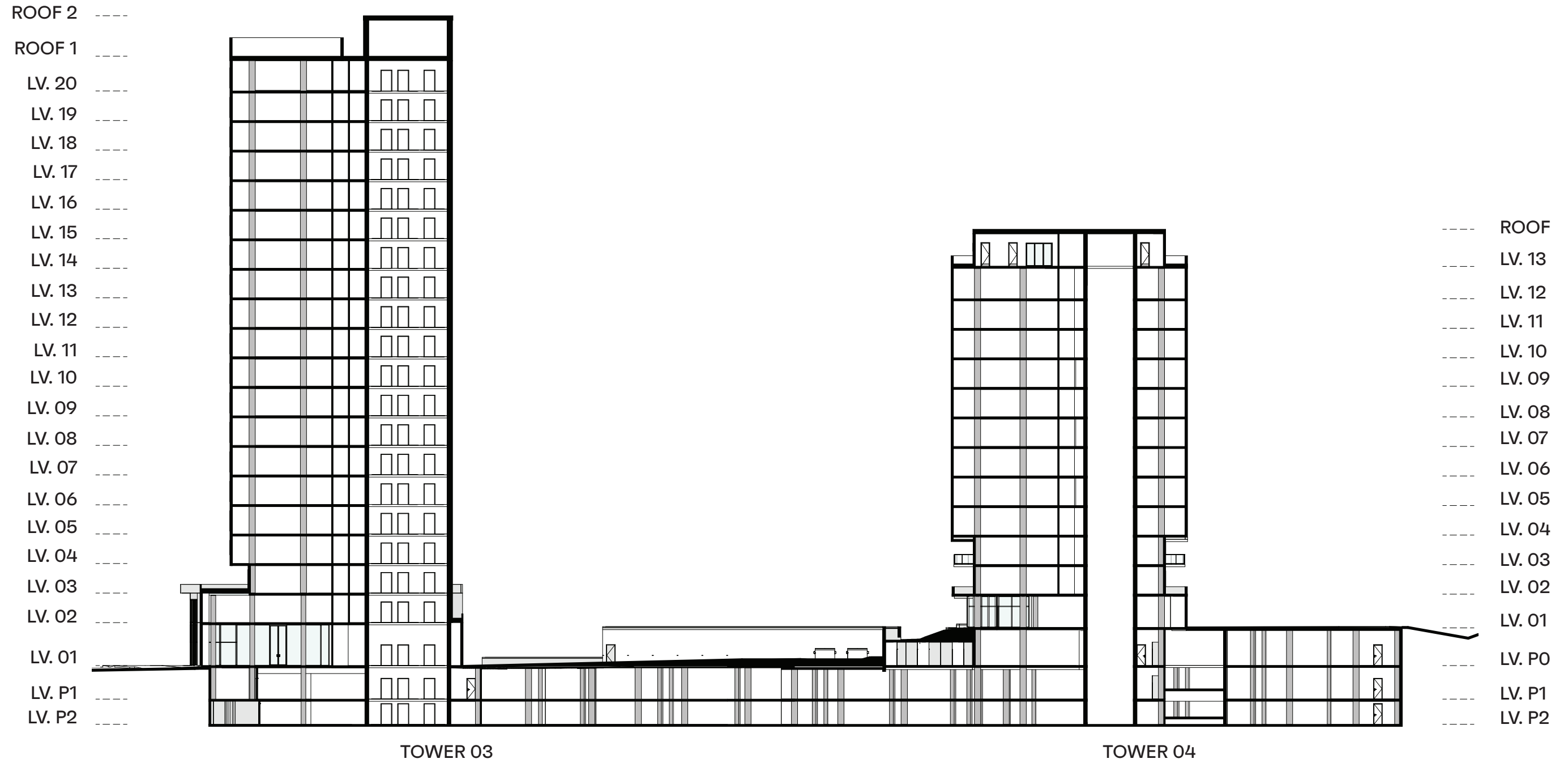
SECTION BB



ST. L. DEV

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

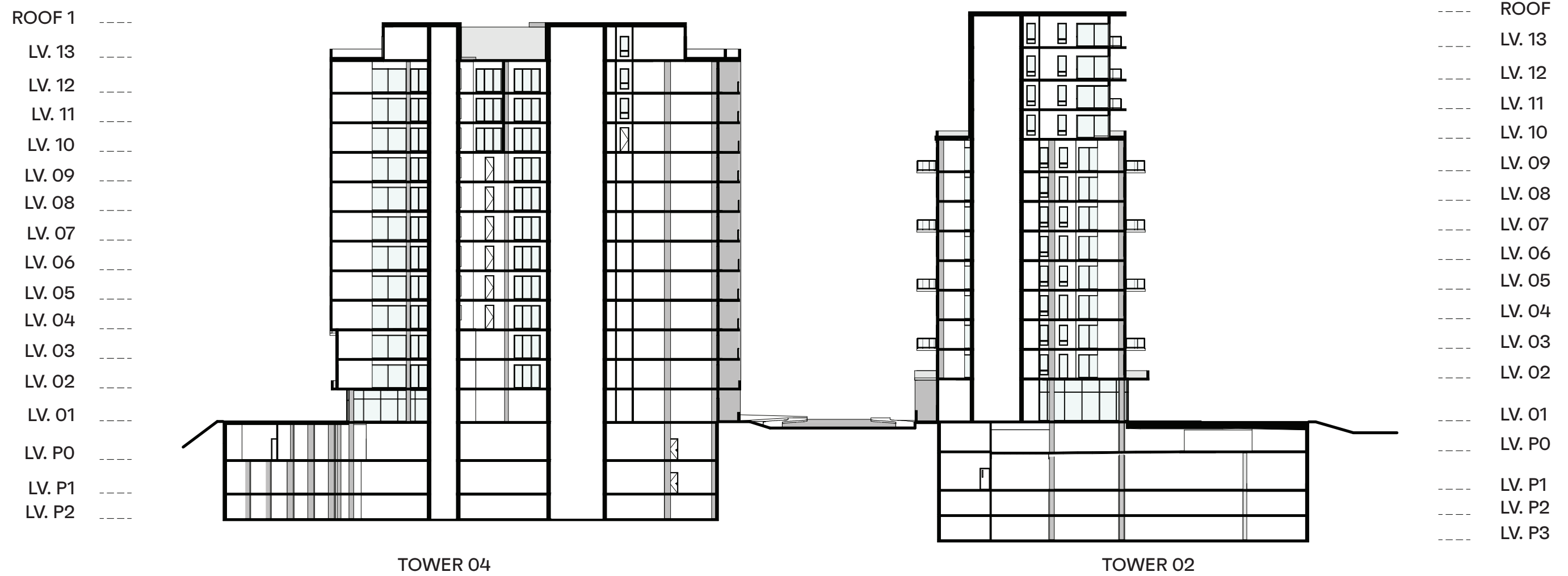
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ST. L. DEV

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

SECTION DD



ST. LAURENT DEVELOPMENT

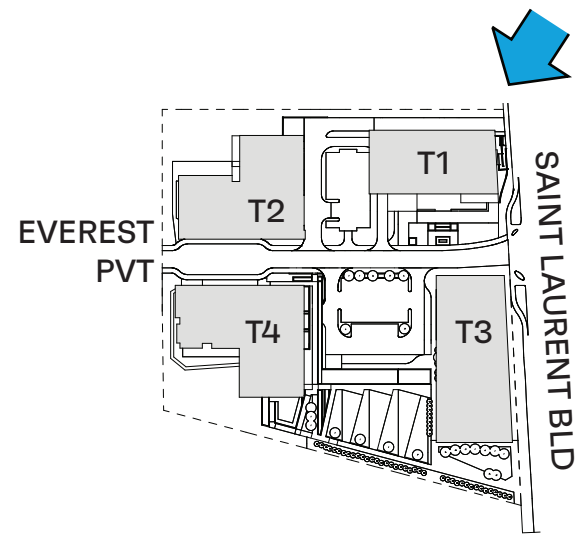
10. PROJECT RENDERINGS

ST. L. DEV

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

PROJECT RENDERINGS

Northeast view of tower 1



PMA
ARCHITECTES



DEVELOPER

PROJECT NUMBER : 20005

DATE: 2023-10-03

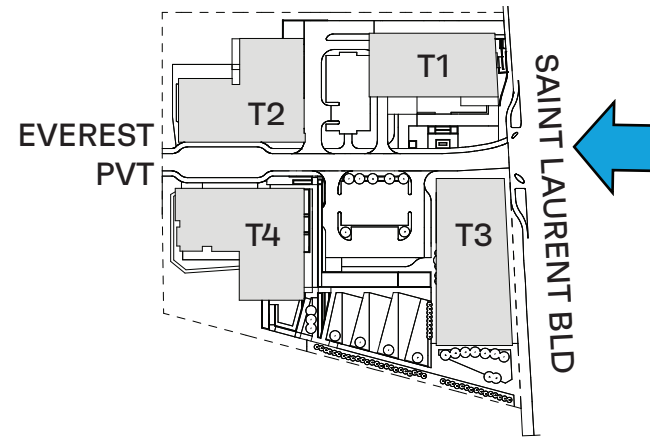
62

ST. L. DEV

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

PROJECT RENDERINGS

East view of the development's main
access

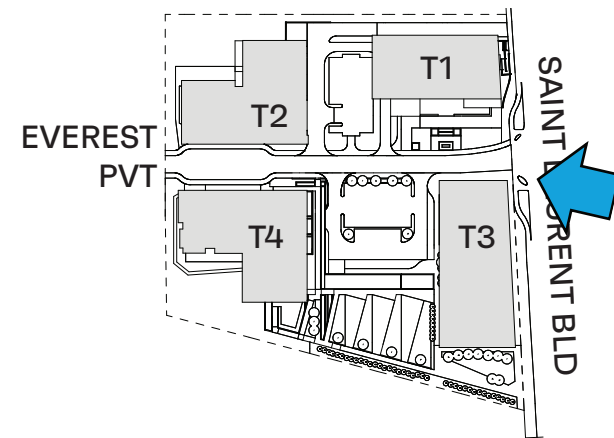


ST. L. DEV

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

PROJECT RENDERINGS

Southeast view of tower 2 from tower 3's
northeast corner.

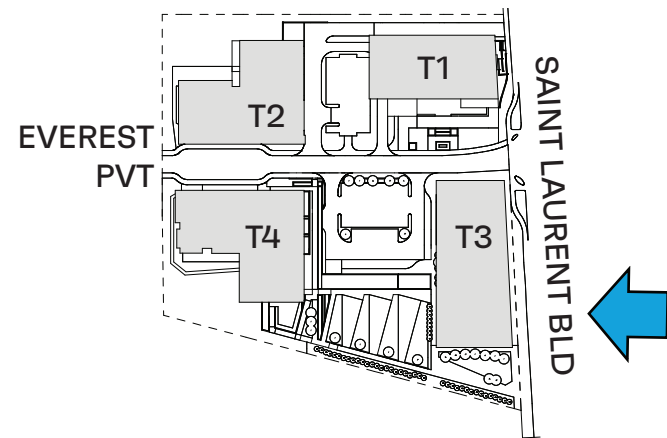


ST. L. DEV

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

PROJECT RENDERINGS

East view of tower 3 and development's
pedestrian acces

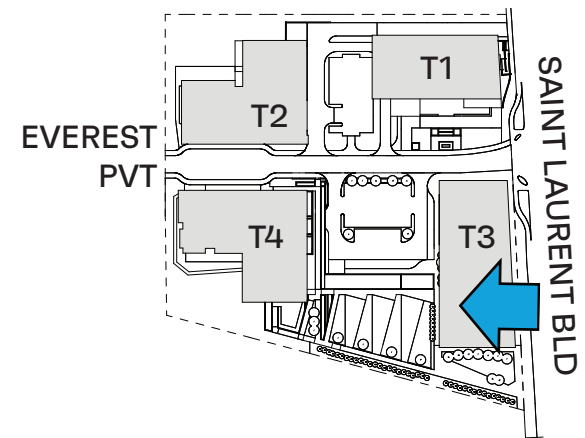


ST. L. DEV

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SITE PLAN CONTROL APPLICATION

PROJECT RENDERINGS

View from inside tower 3's pedestrian
access

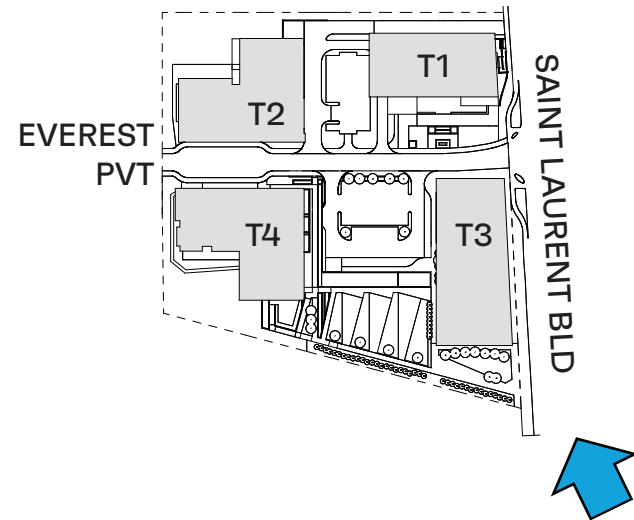


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1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

PROJECT RENDERINGS

Southeast view of both towers 3 and
tower 1

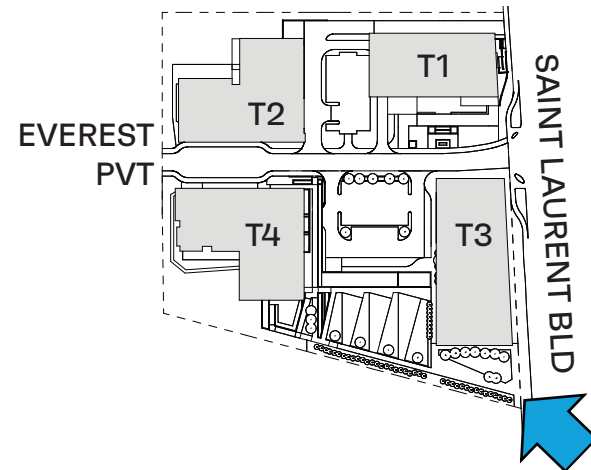


ST. L. DEV

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

PROJECT RENDERINGS

Southeast view of tower 3 and acces to central garden

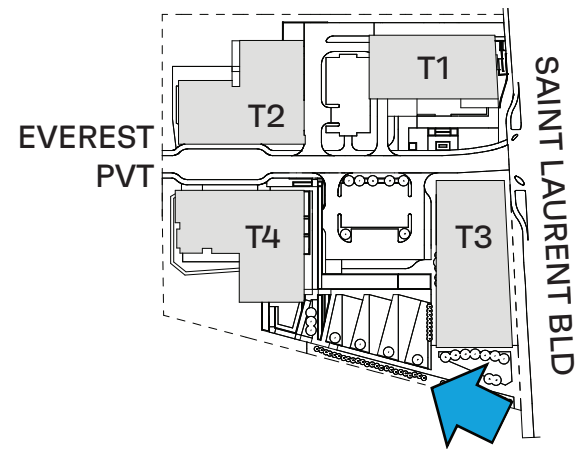


ST. L. DEV

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

PROJECT RENDERINGS

Southeast view of tower 4 from acces to
central garden near tower 3

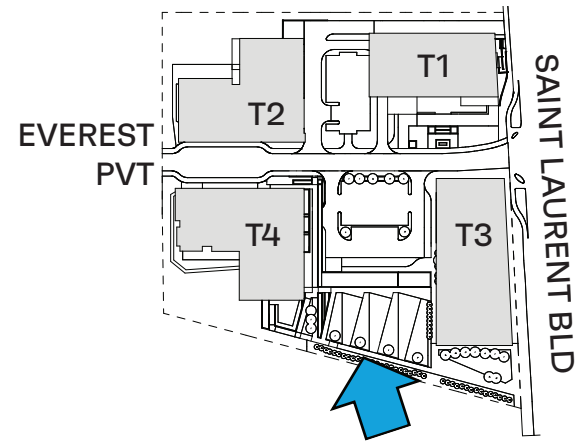


ST. L. DEV

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

PROJECT RENDERINGS

Southeast view of tower 4

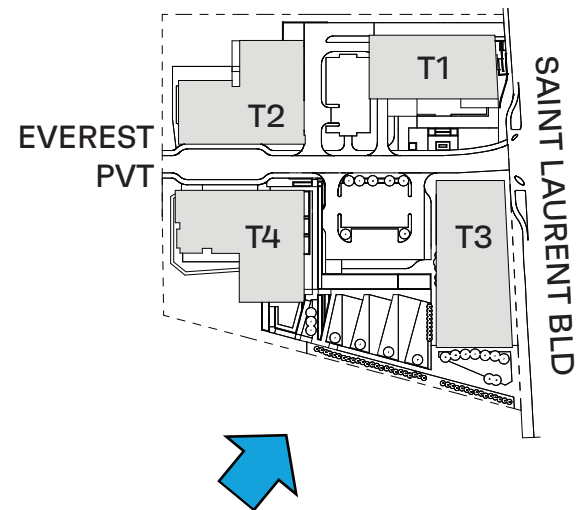


ST. L. DEV

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

PROJECT RENDERINGS

Northwest view of tower 1 and 2 from
neighbor's roof

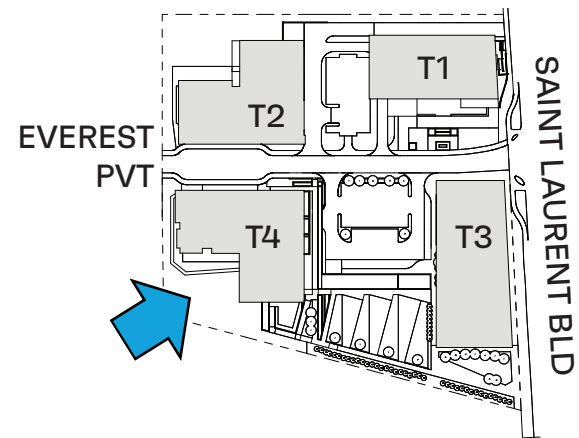


ST. L. DEV

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

PROJECT RENDERINGS

Southwest view of tower 4



PMA
ARCHITECTES



DEVELOPER

PROJECT NUMBER : 20005

DATE: 2023-10-03

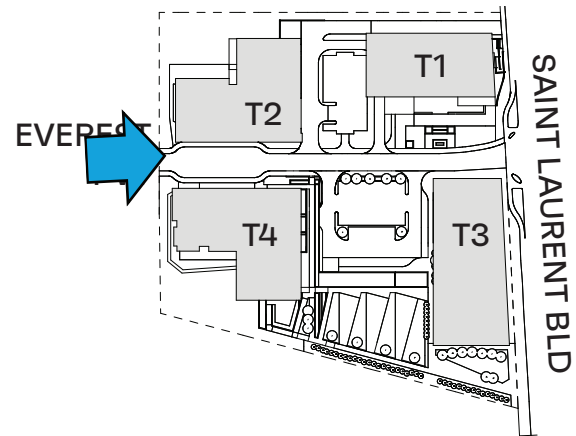
72

ST. L. DEV

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

PROJECT RENDERINGS

West view of the development's main
access



PROJECT NUMBER : 20005

DATE: 2023-10-03

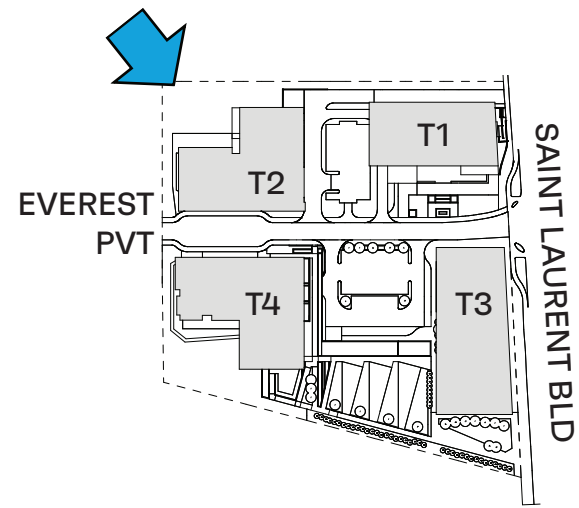
73

ST. L. DEV

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

PROJECT RENDERINGS

Northwest view of tower 2.



PMA
ARCHITECTES



DEVELOPER

PROJECT NUMBER : 20005

DATE: 2023-10-03

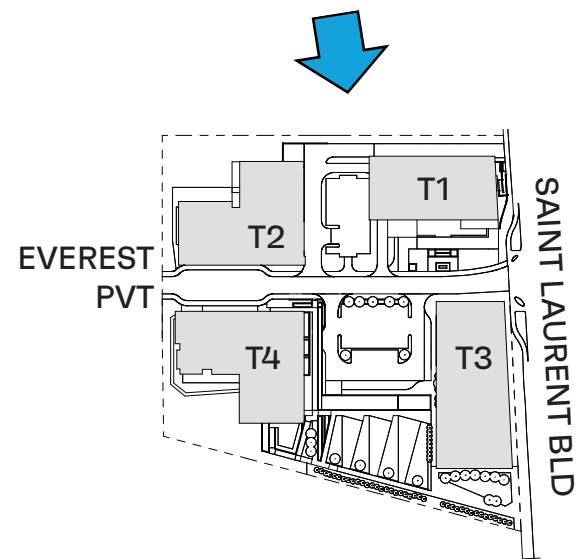
74

ST. L. DEV

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

PROJECT RENDERINGS

Bird's eye view of development project
from south



PMA
ARCHITECTES



DEVELOPER

PROJECT NUMBER : 20005

DATE: 2023-10-03

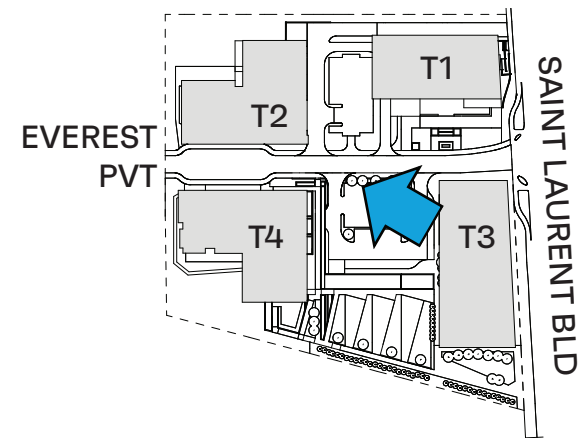
75

ST. L. DEV

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

PROJECT RENDERINGS

Southeast view of central garden and
both tower 2 and 3

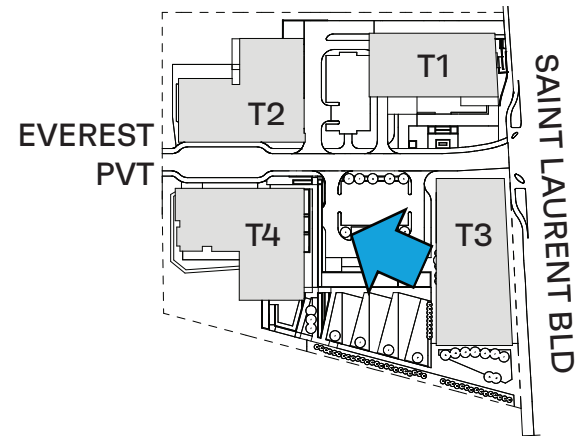


ST. L. DEV

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

PROJECT RENDERINGS

East view of central garden and tower 4
from tower 3's pedestrian acces

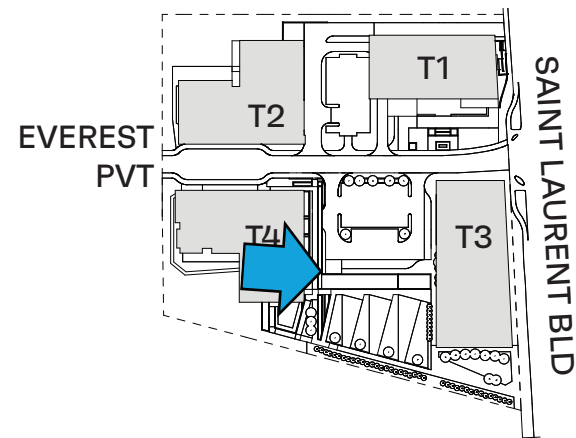


ST. L. DEV

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

PROJECT RENDERINGS

View of the central garden from tower 4.

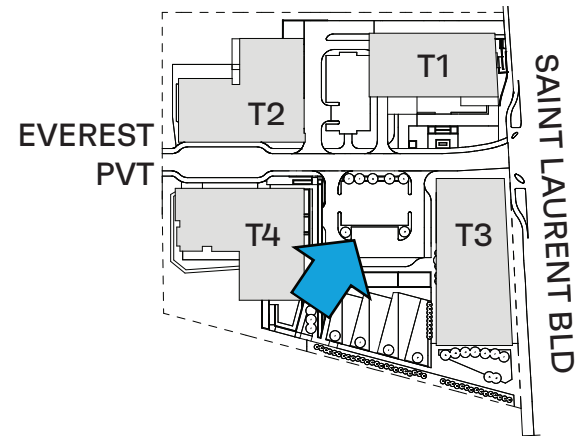


ST. L. DEV

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

PROJECT RENDERINGS

West view of tower 3 and central garden
from tower 4's terrace.

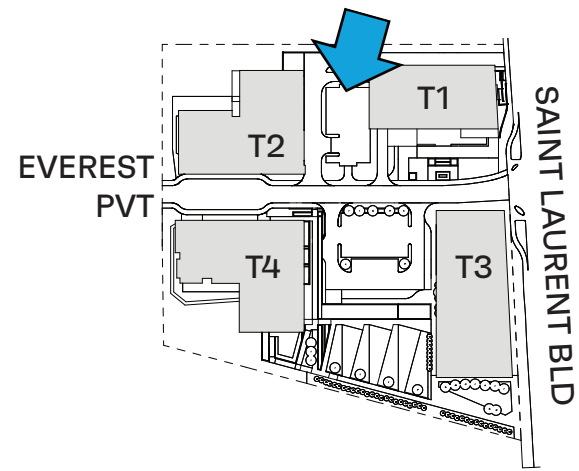


ST. L. DEV

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

PROJECT RENDERINGS

Northeast view of tower 4 and parking lot
between tower 1 and 2.

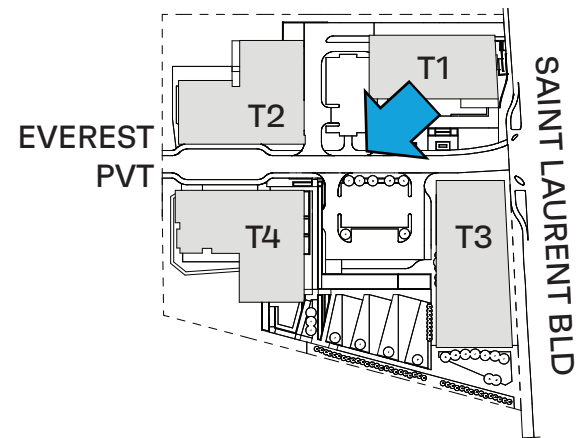


ST. L. DEV

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

PROJECT RENDERINGS

View from tower 2's ninth floor toward
tower 3.

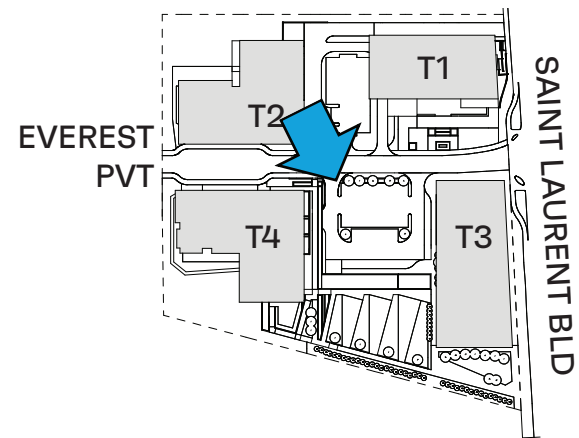


ST. L. DEV

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

PROJECT RENDERINGS

View from tower 2's ninth floor toward
parking lot.

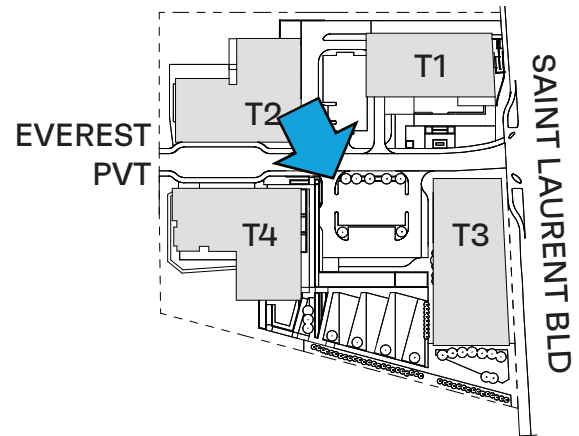


ST. L. DEV

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

PROJECT RENDERINGS

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

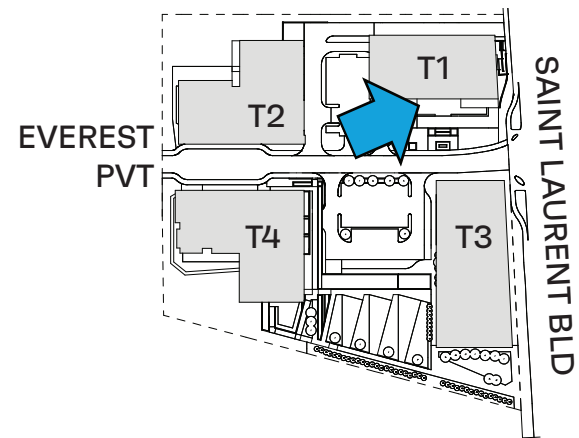


ST. L. DEV

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

PROJECT RENDERINGS

View from development main acces
toward tower 1's terrace



PMA
ARCHITECTES



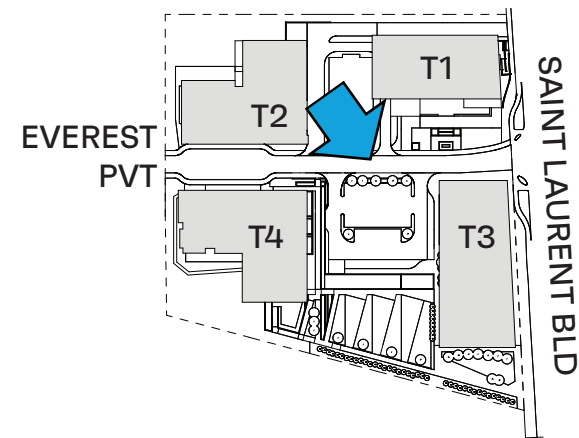
DEVELOPER

ST. L. DEV

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

PROJECT RENDERINGS

View from development's main acces
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

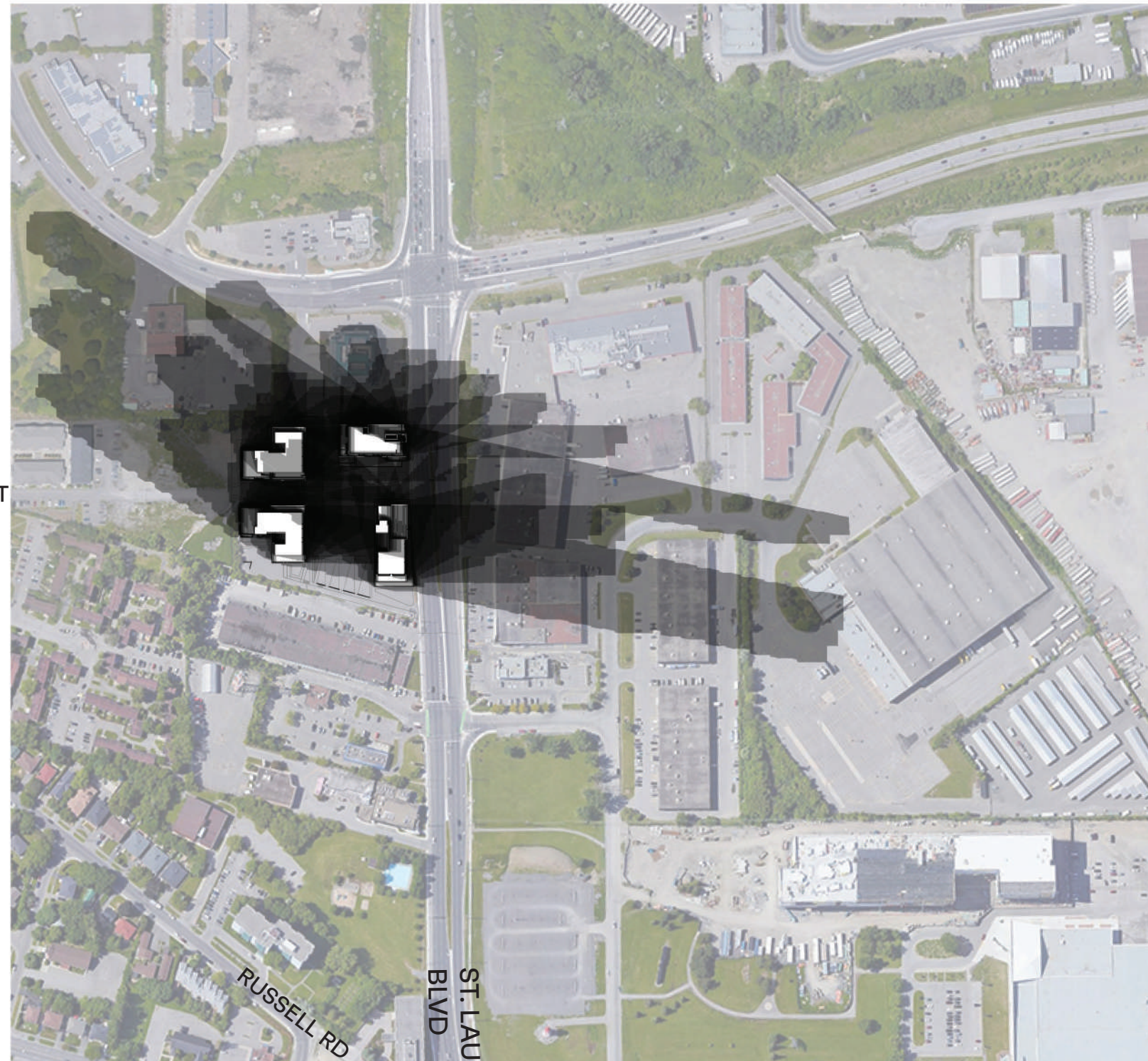
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

87

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

FALL EQUINOX

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

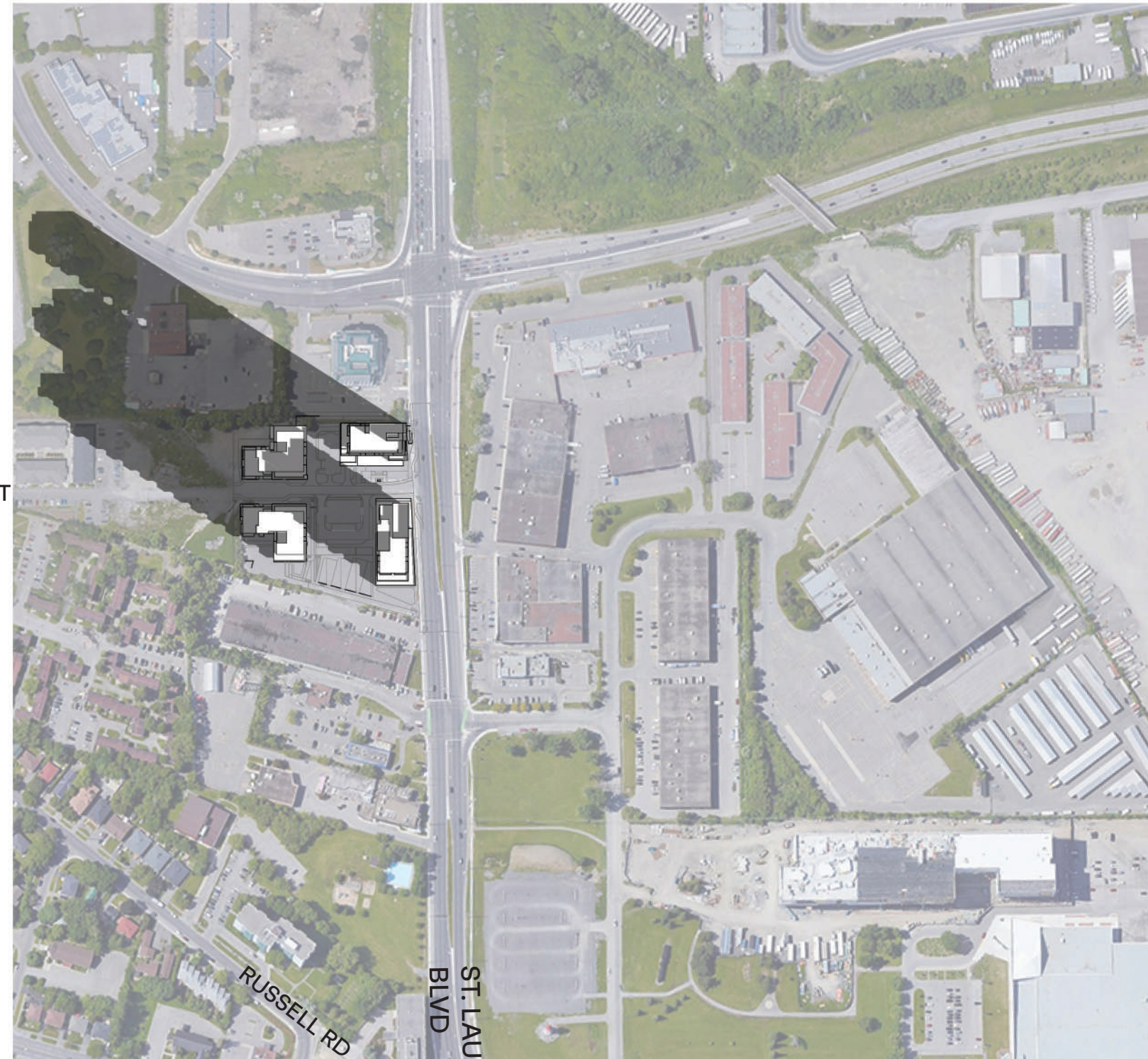
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

88

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

FALL EQUINOX

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

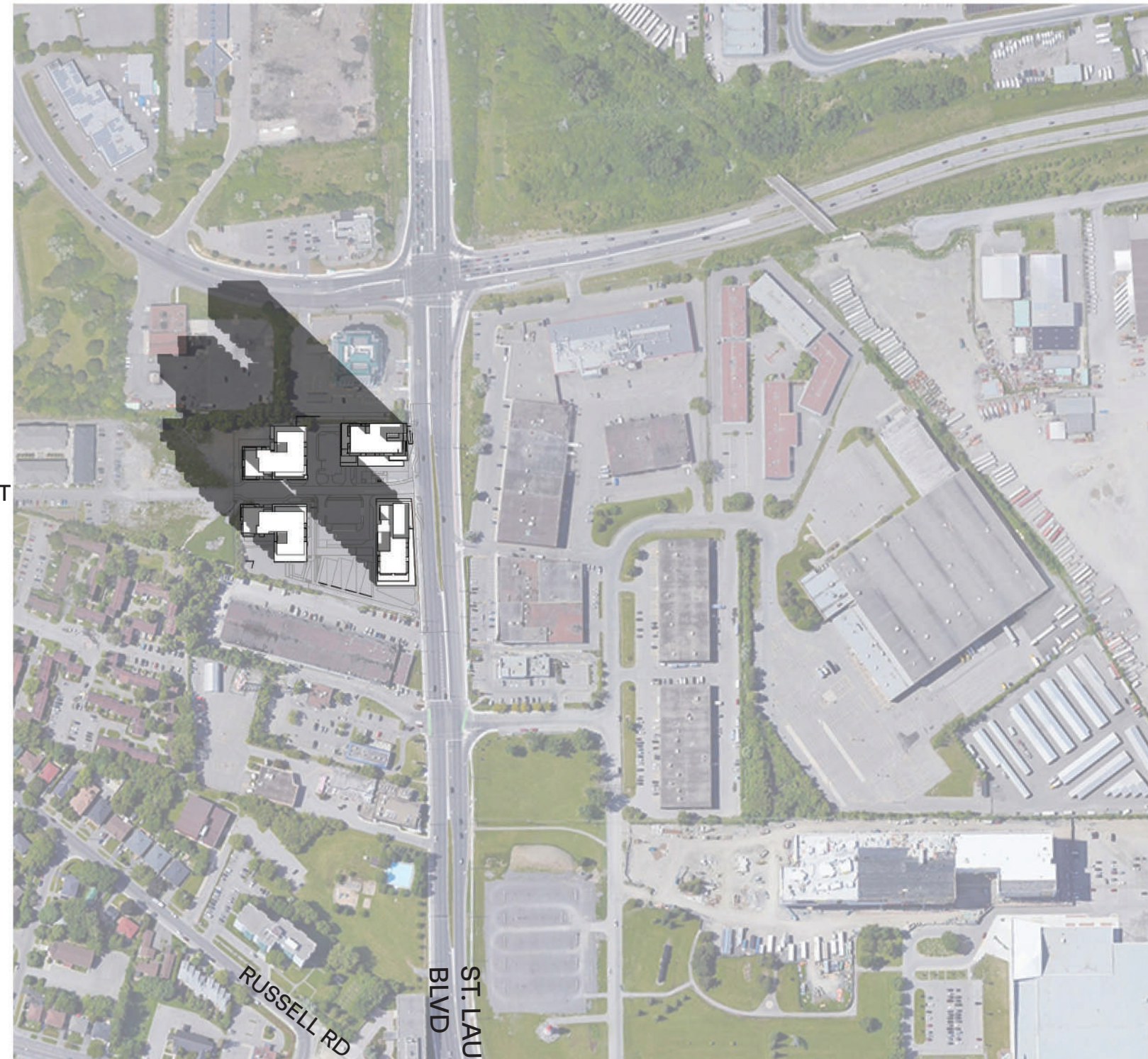
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

89

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

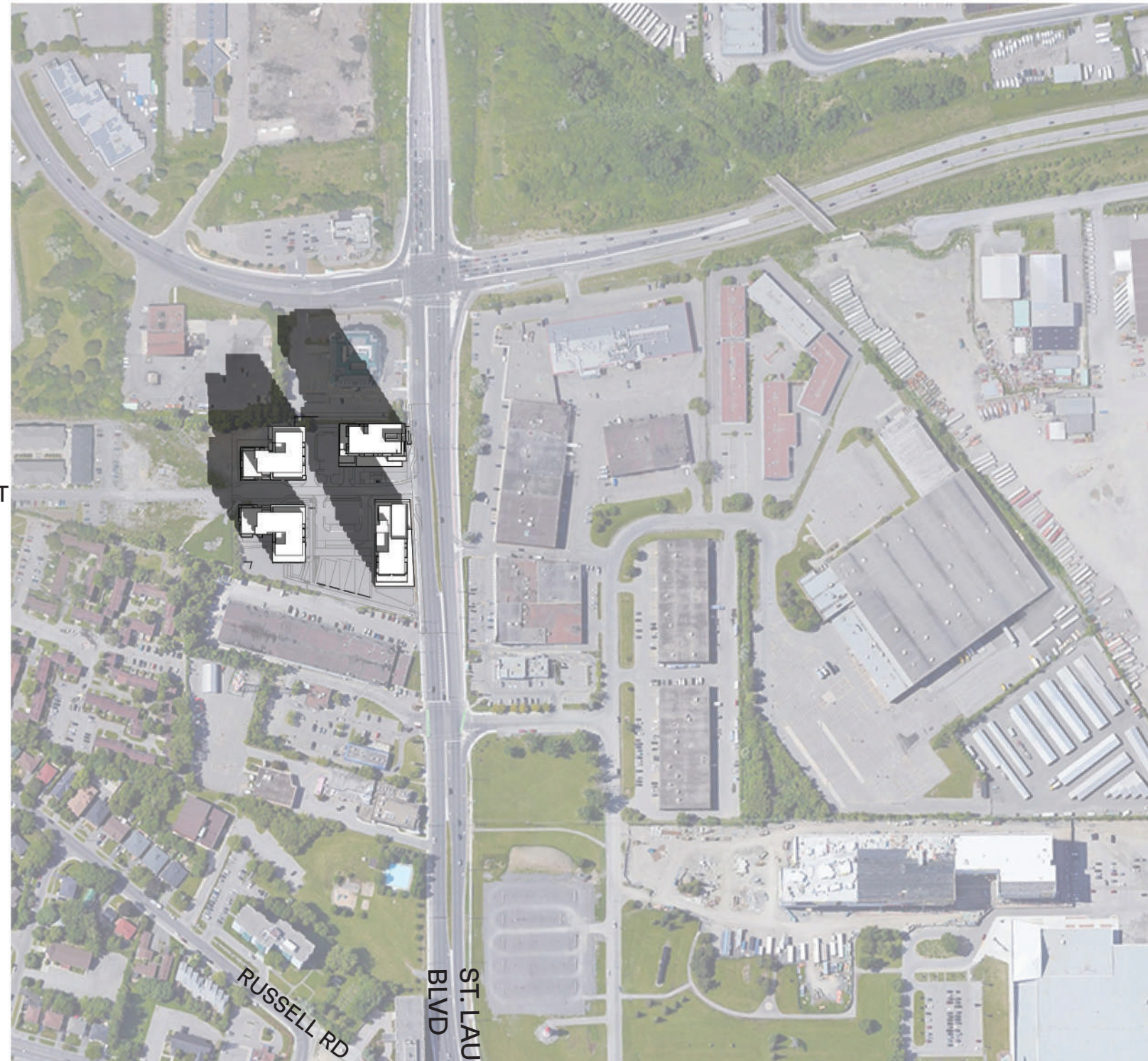
FALL EQUINOX

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



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

90

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

FALL EQUINOX

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

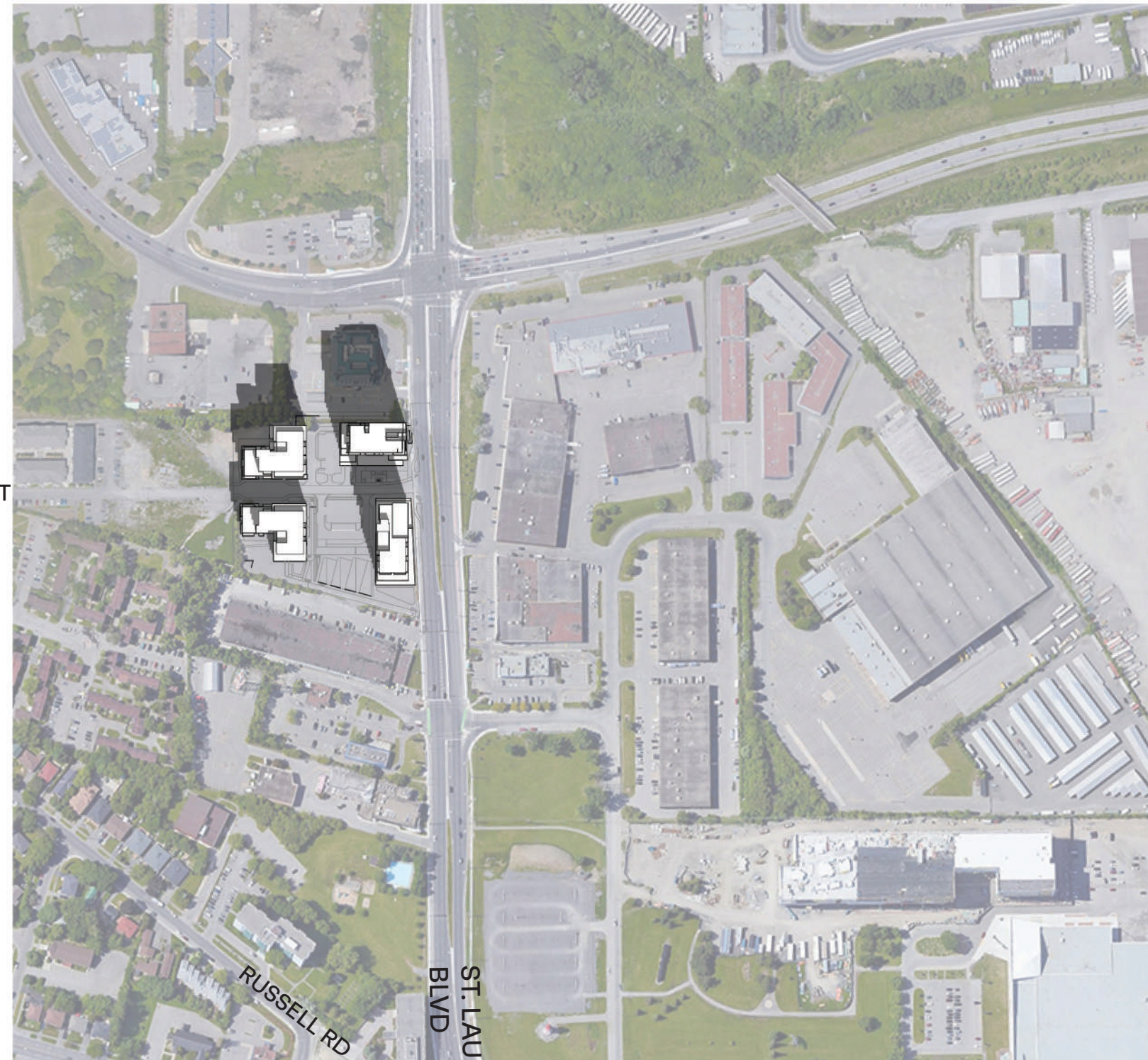
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

91

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

FALL EQUINOX

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

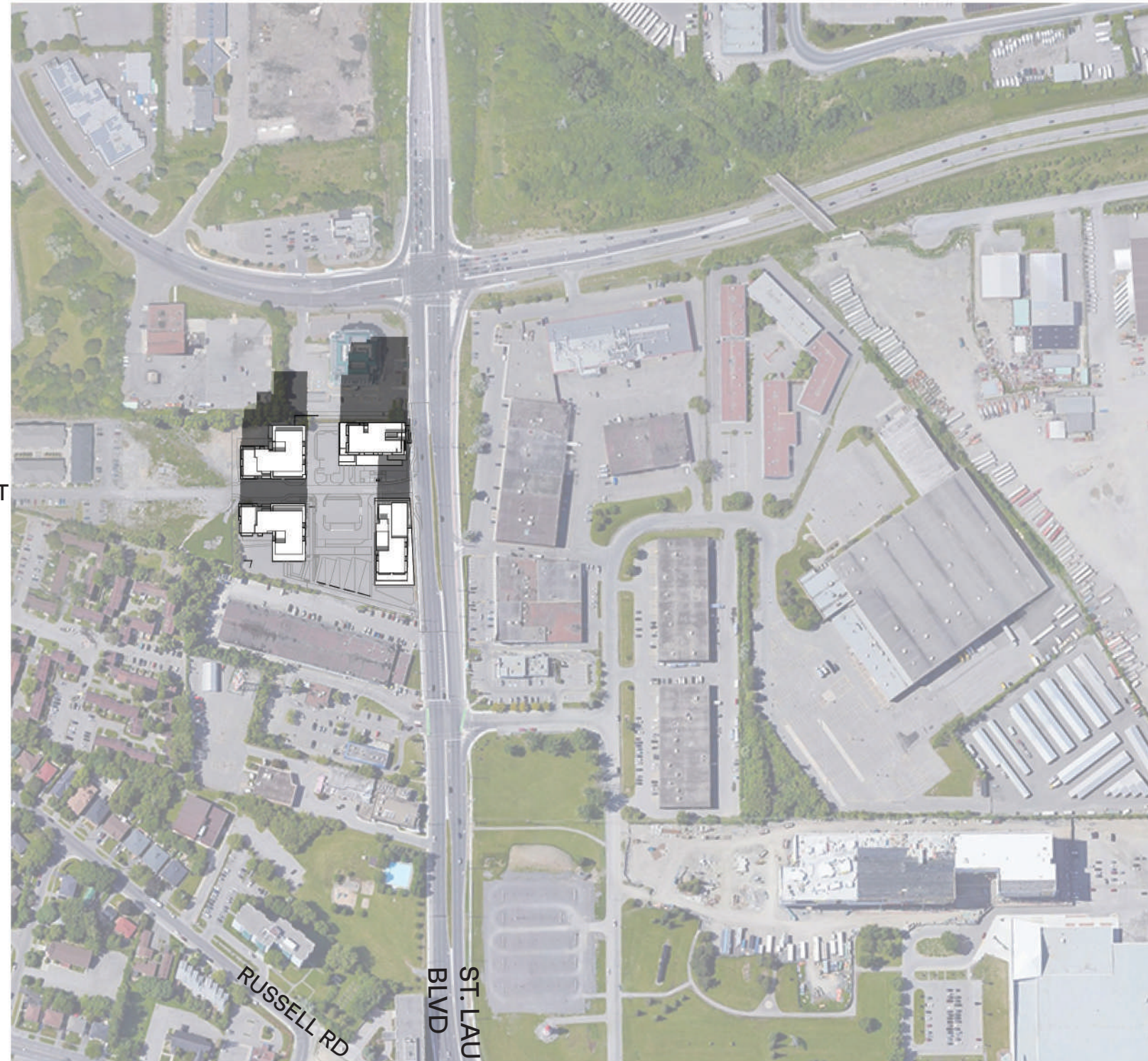
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

92

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

FALL EQUINOX

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

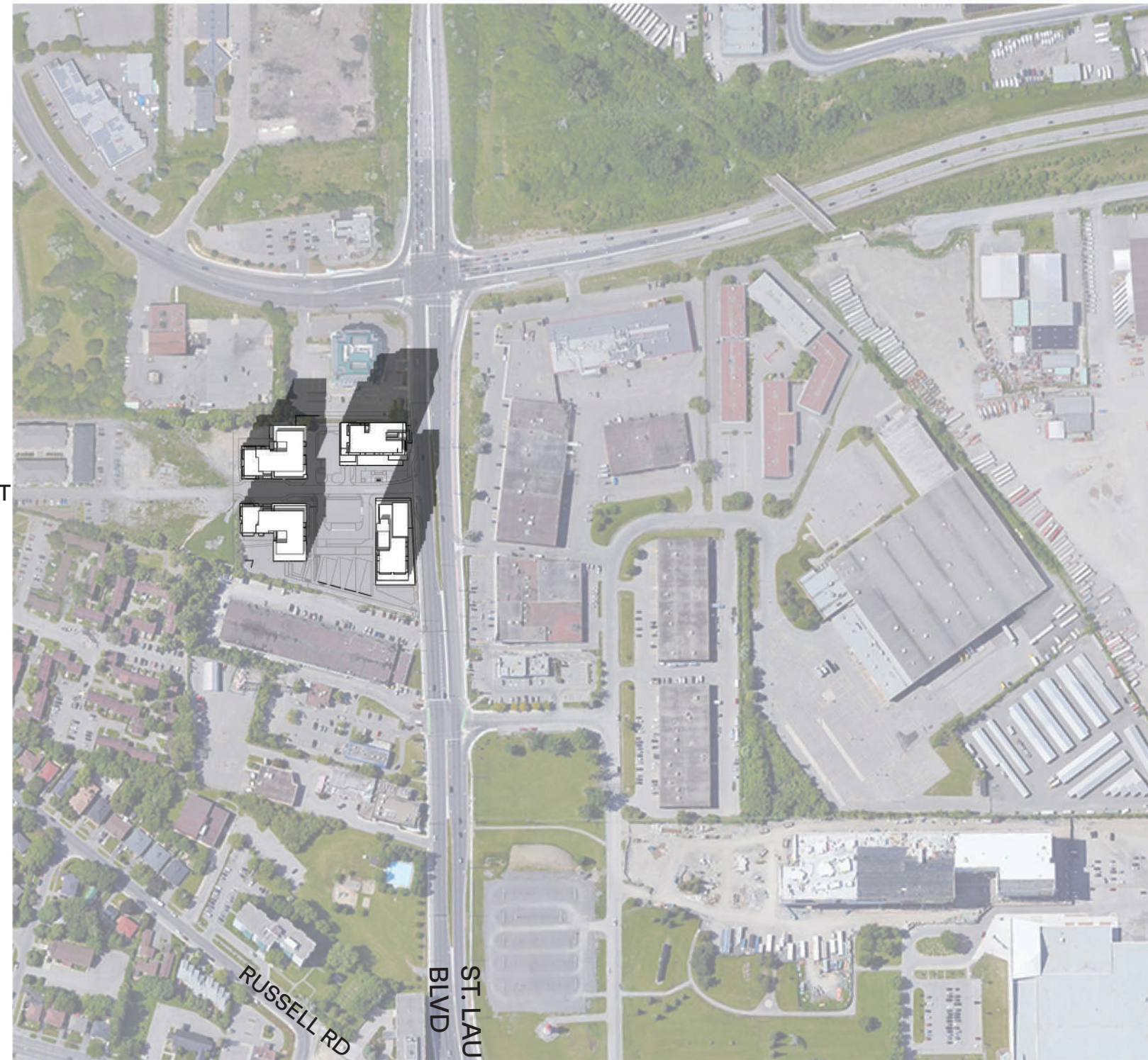
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

93

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

FALL EQUINOX

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

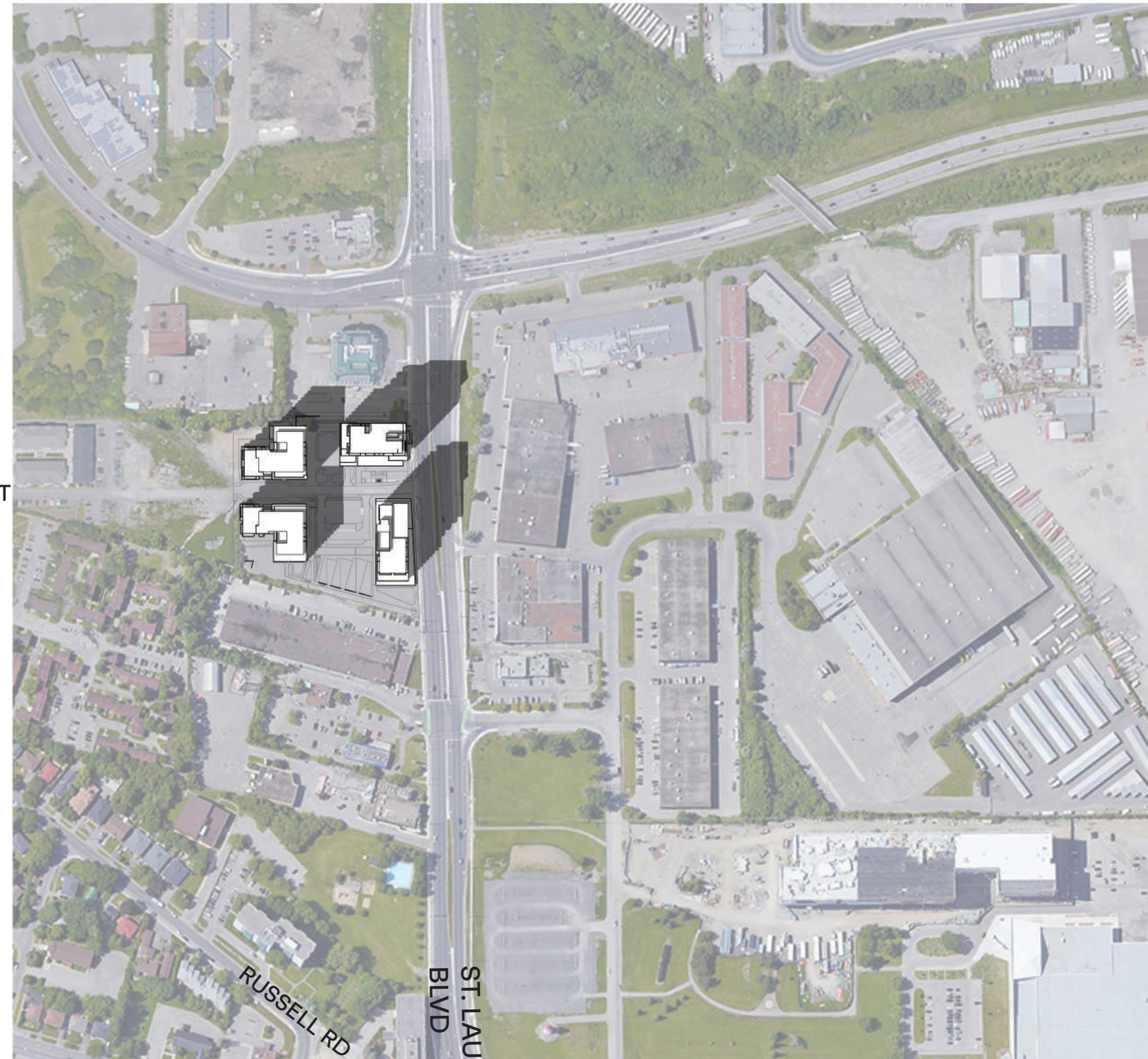
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

94

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

FALL EQUINOX

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

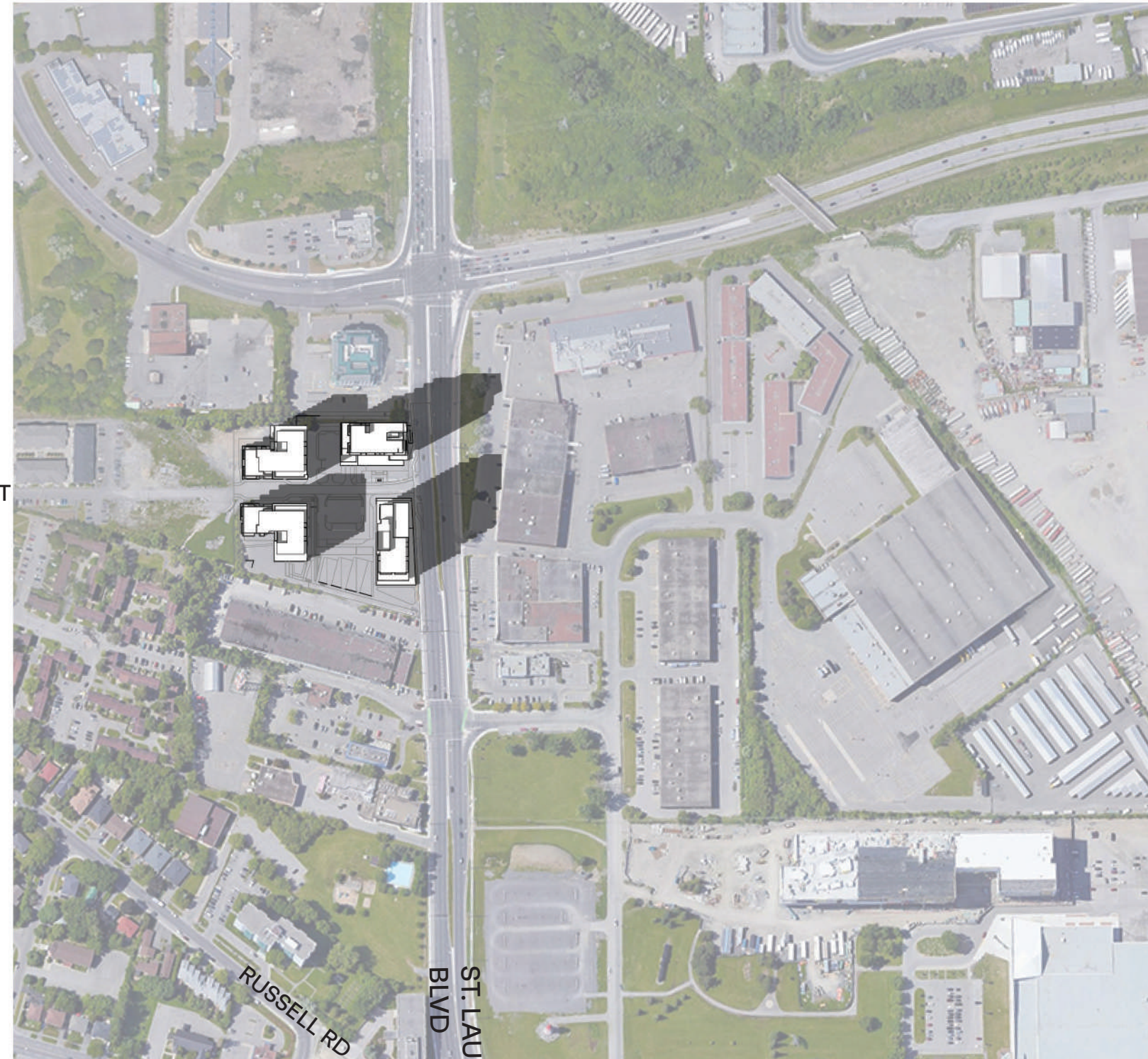
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

95

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

FALL EQUINOX

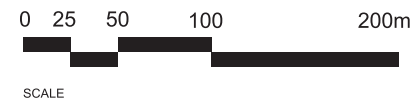
TEST TIME: 4PM EDT
TEST DATE: SEPT. 21

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

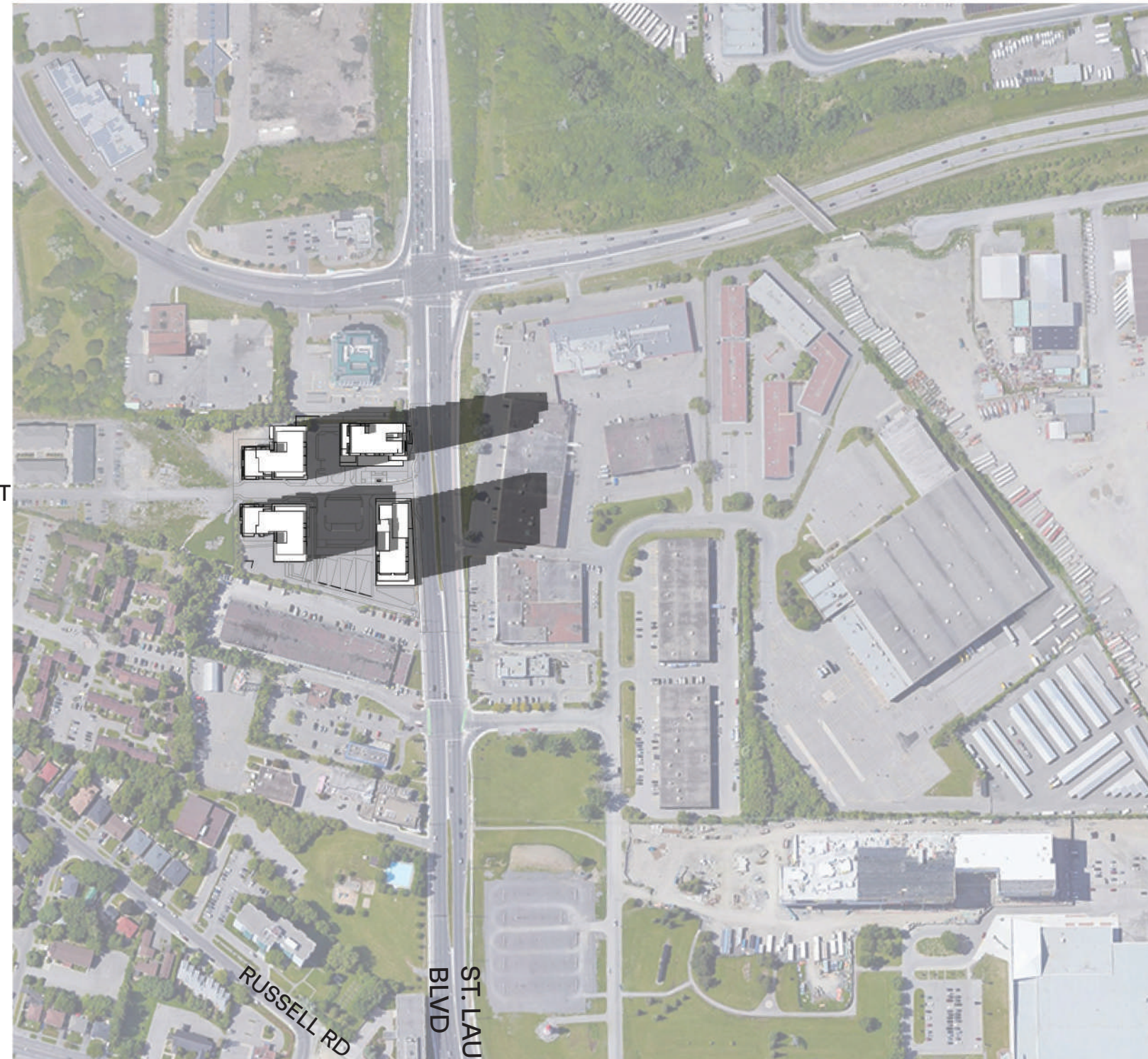
LONG : -45,40527
LAT : -75,62728

EVEREST PVT

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD

96

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

FALL EQUINOX

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

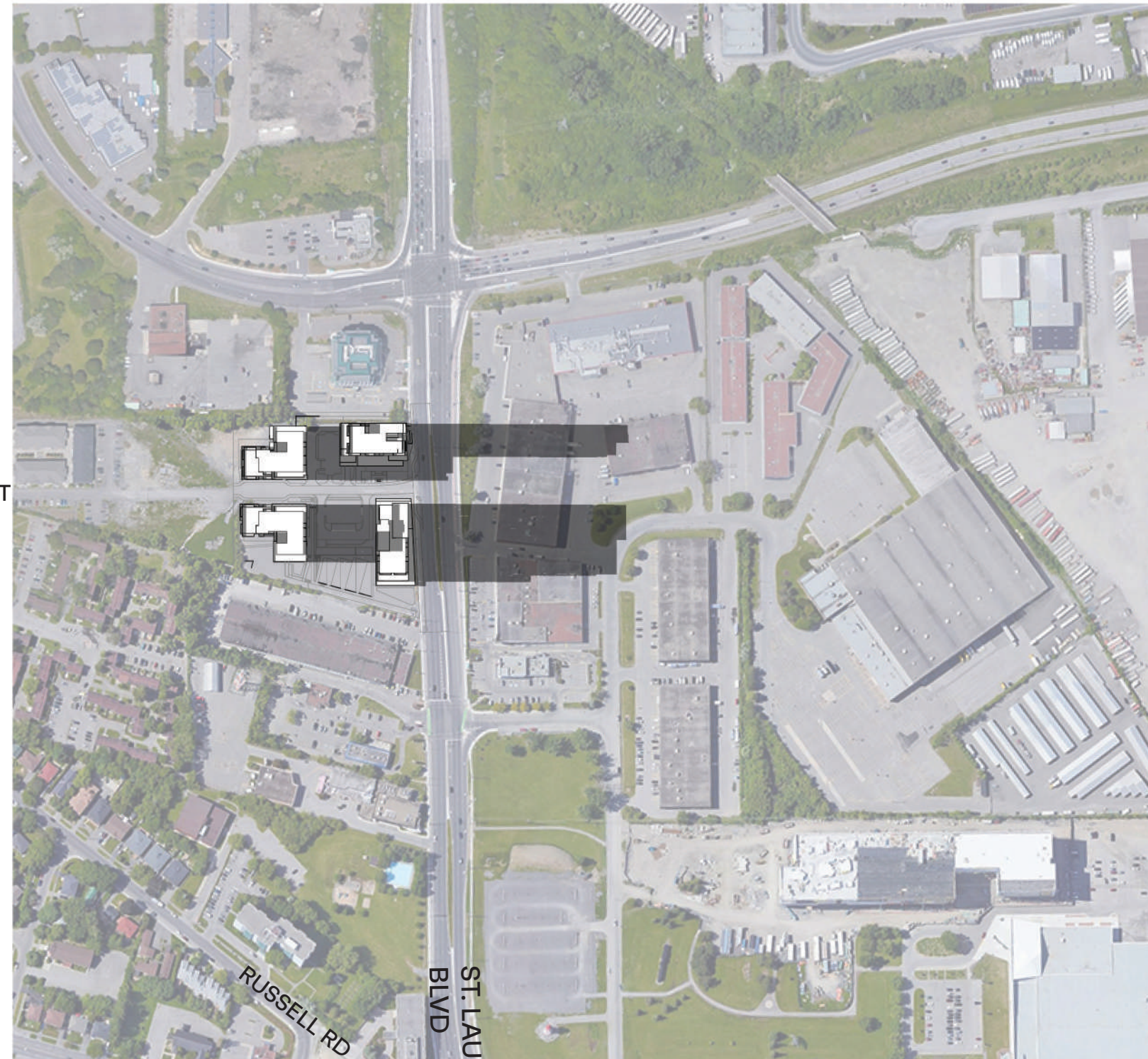
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

97

PROJECT NUMBER : 20005

DATE: 2023-10-03

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

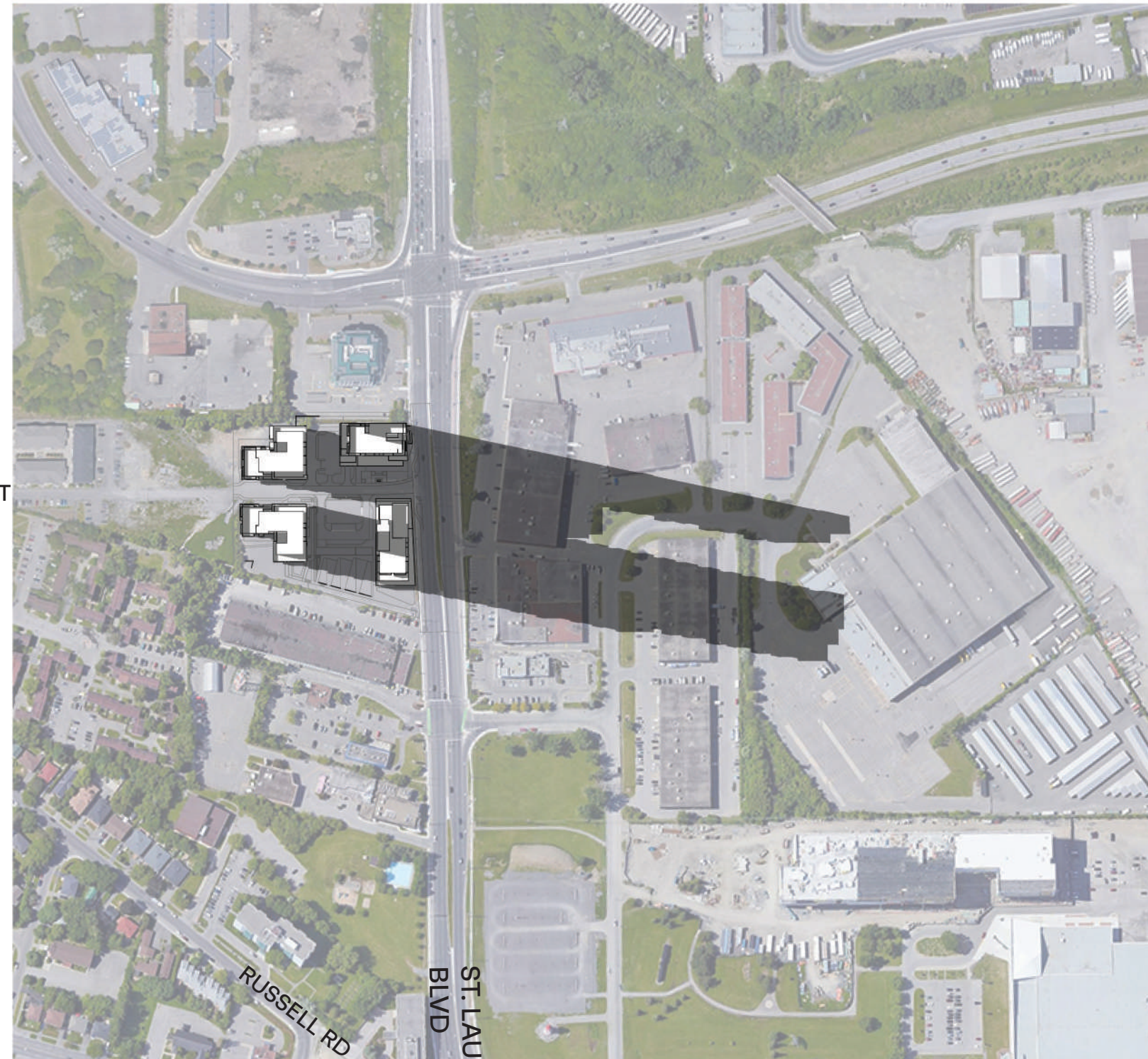
PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



PMA ARCHITECTES



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

98

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

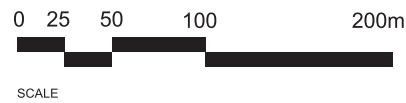
WINTER SOLSTICE

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

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

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

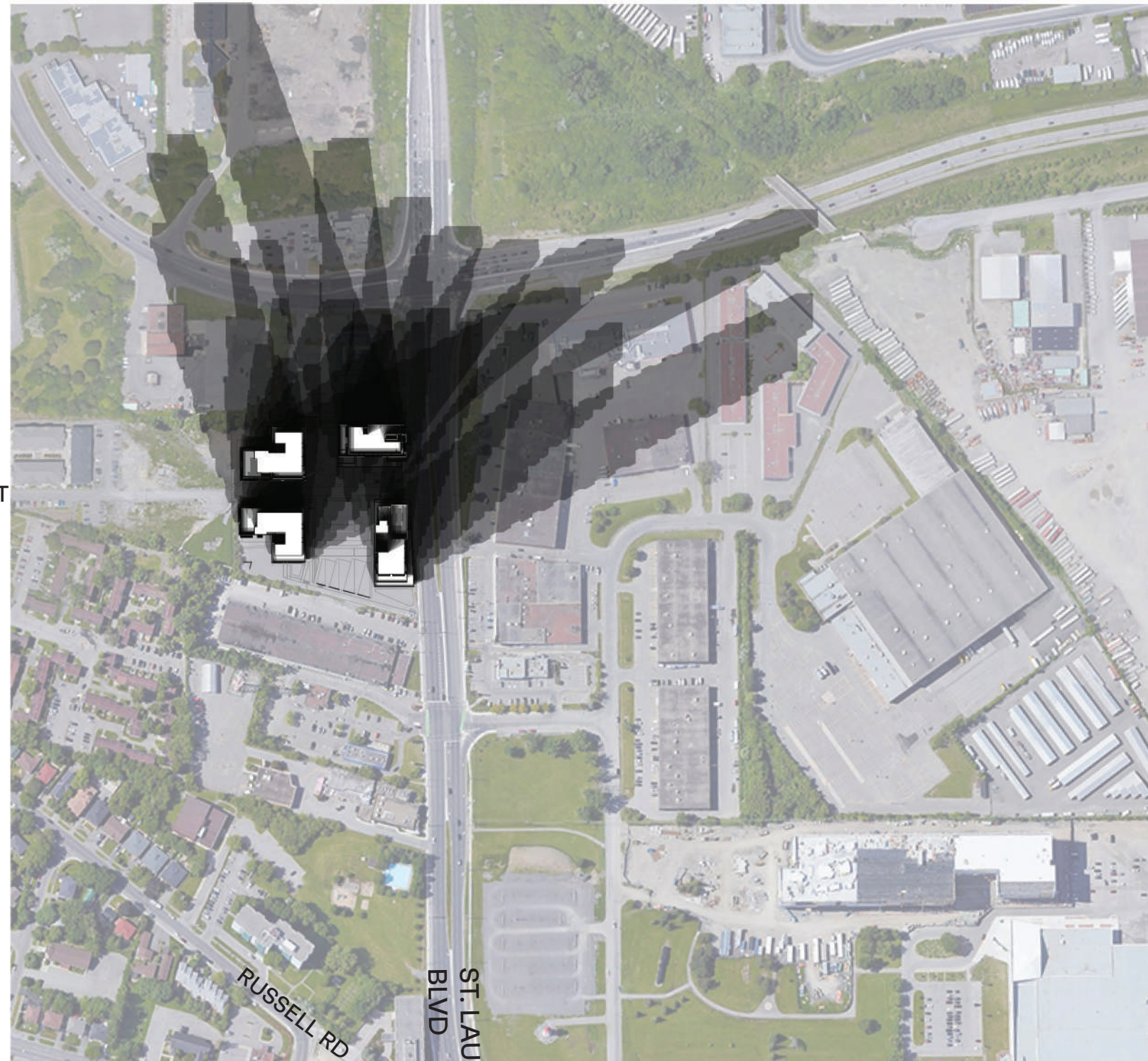
PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



PMA ARCHITECTES



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

99

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

WINTER SOLSTICE

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

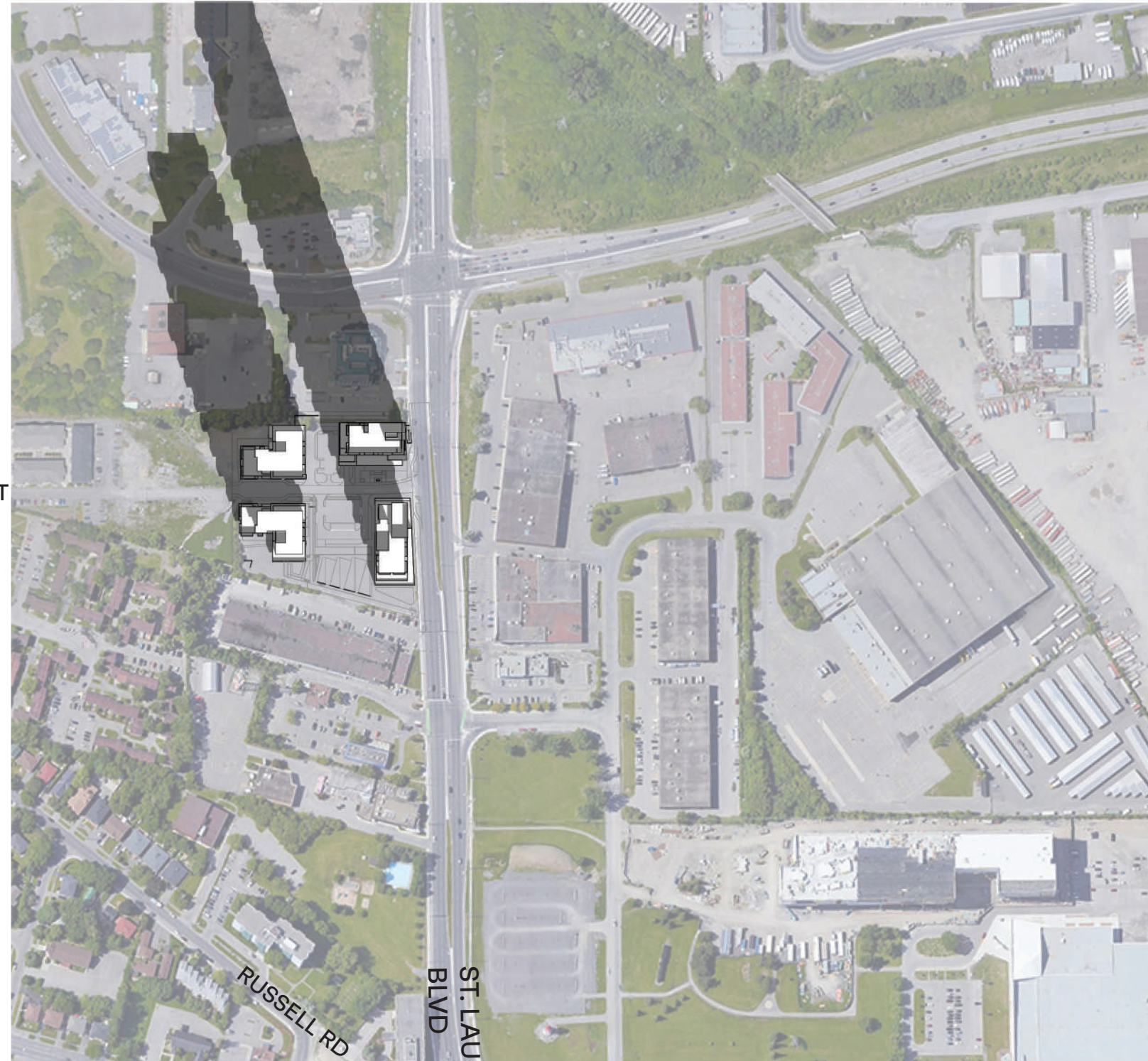
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

100

PROJECT NUMBER : 20005

DATE: 2023-10-03

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

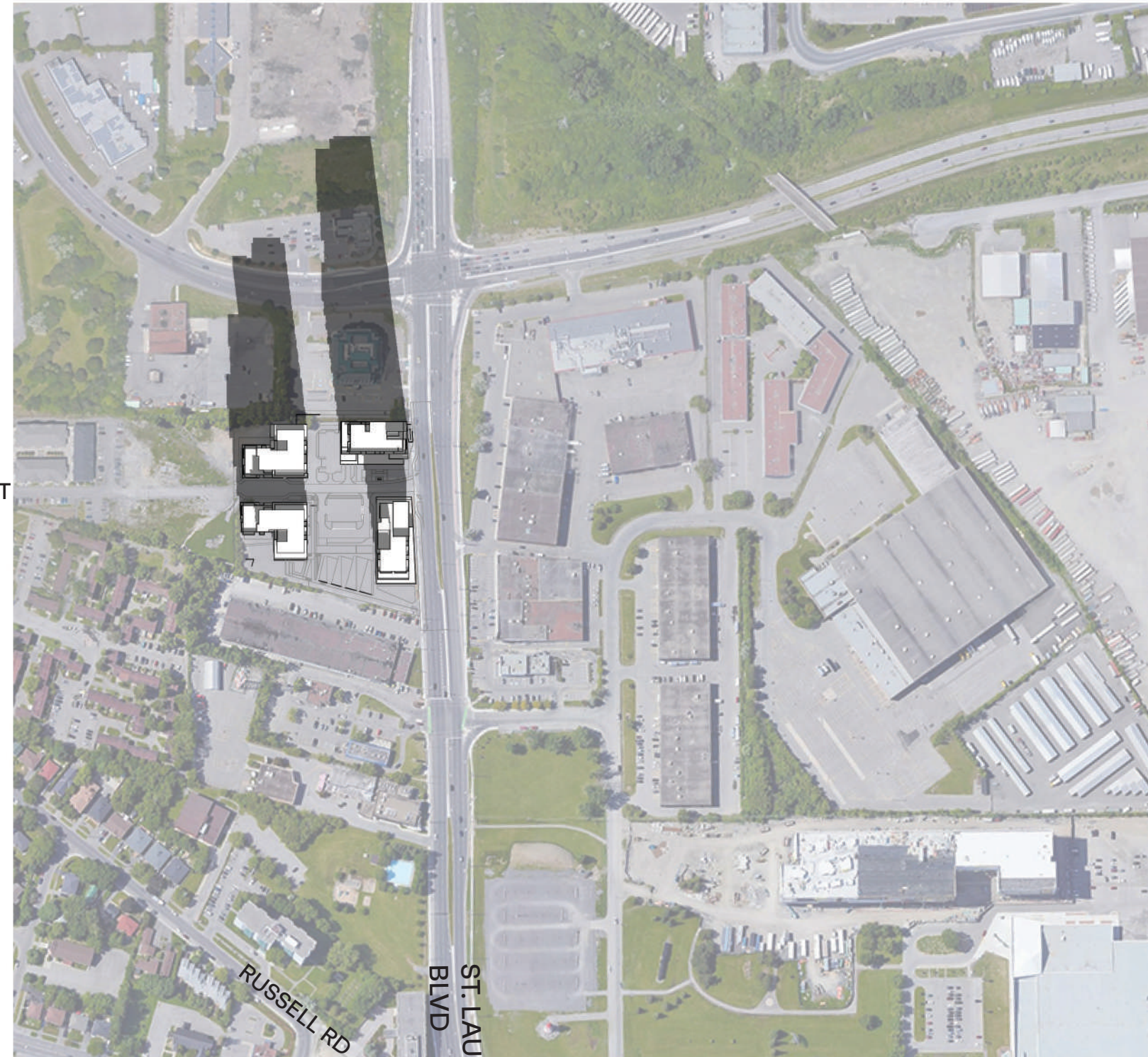
PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



PMA ARCHITECTES



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

101

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

WINTER SOLSTICE

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

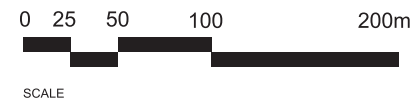
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

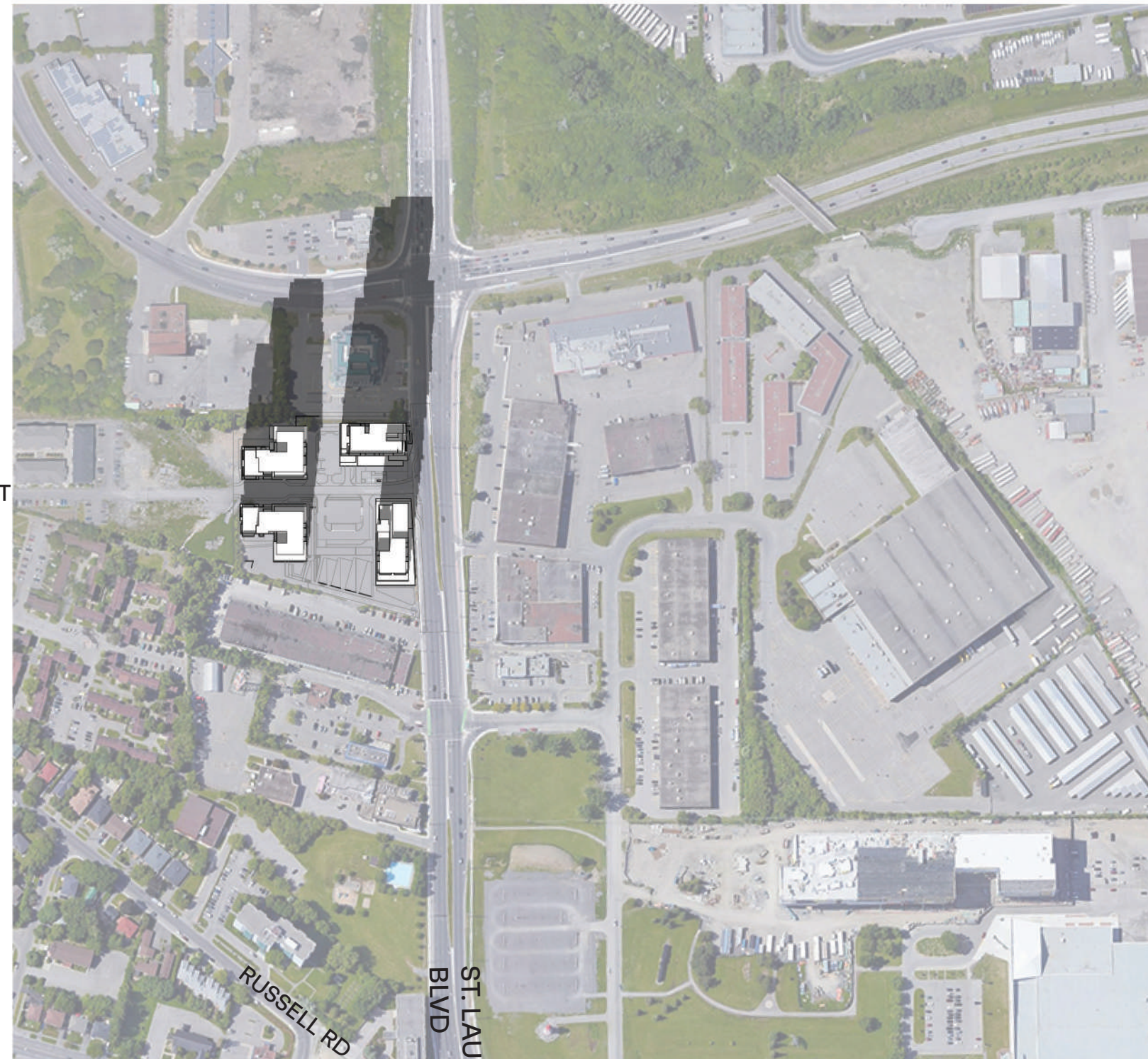
PROPOSED SHADOW

PROPOSED BUILDING

NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

102

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

WINTER SOLSTICE

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

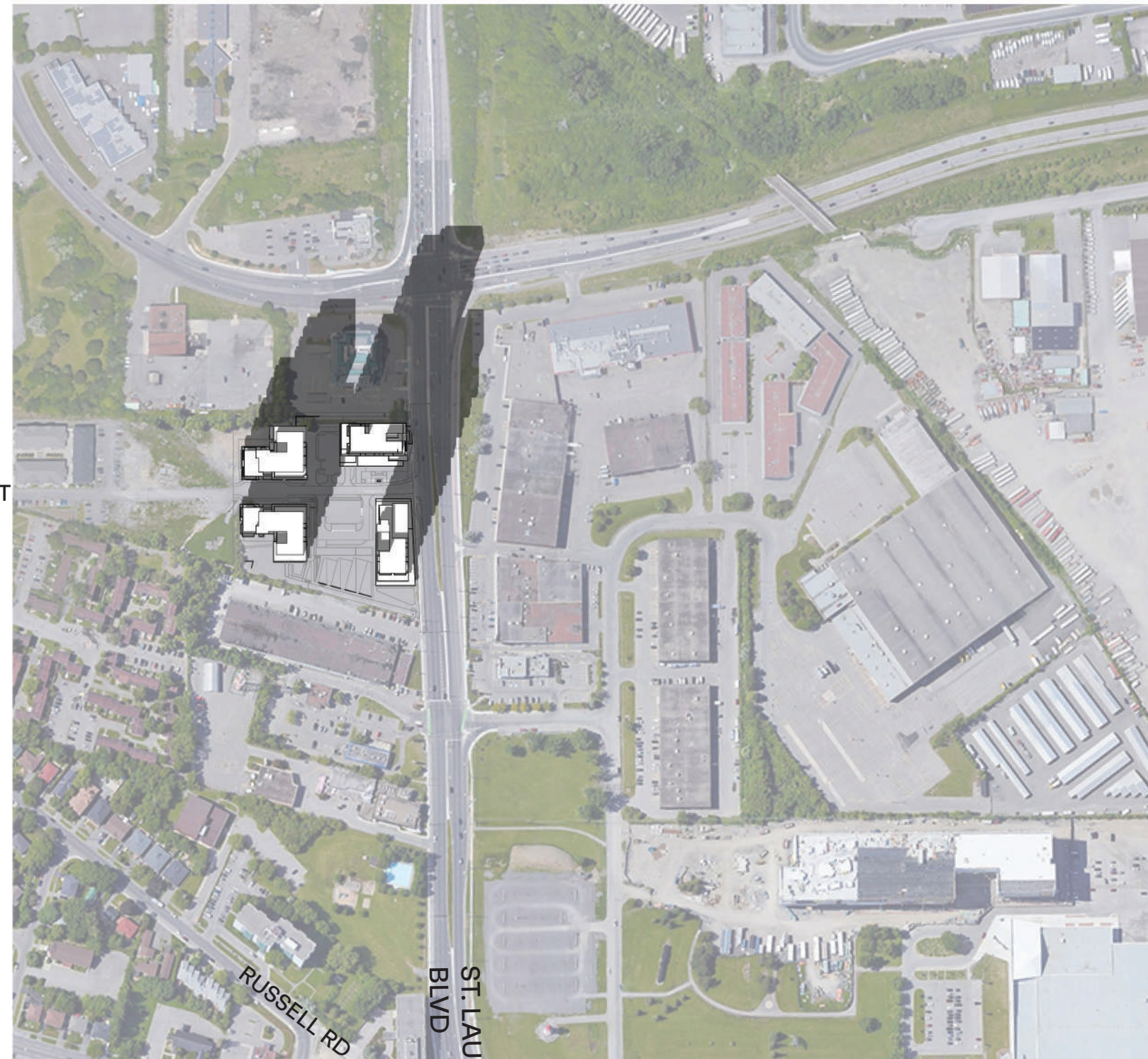
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

103

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

WINTER SOLSTICE

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

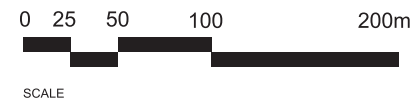
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

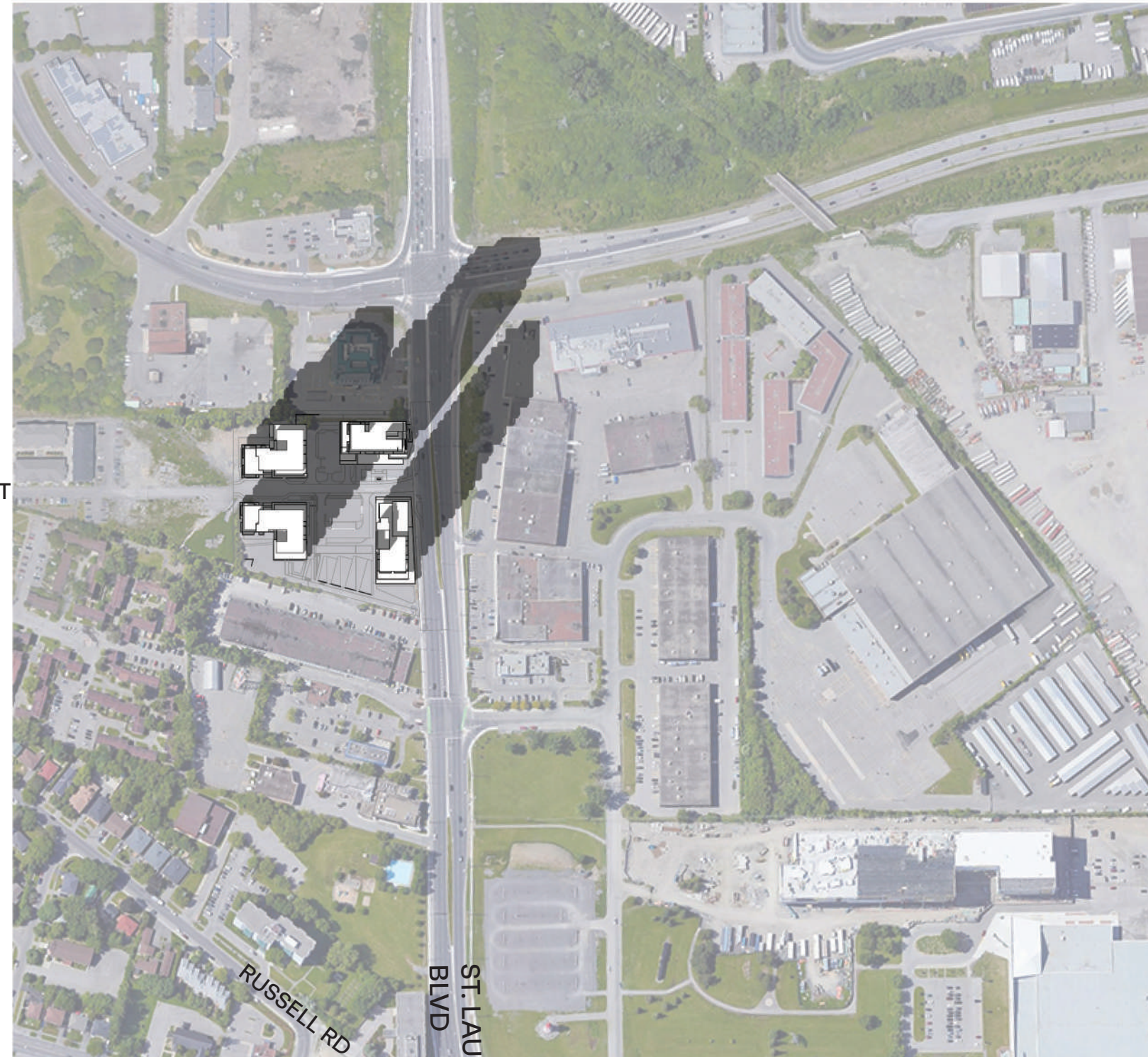
PROPOSED SHADOW

PROPOSED BUILDING

NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

104

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

WINTER SOLSTICE

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

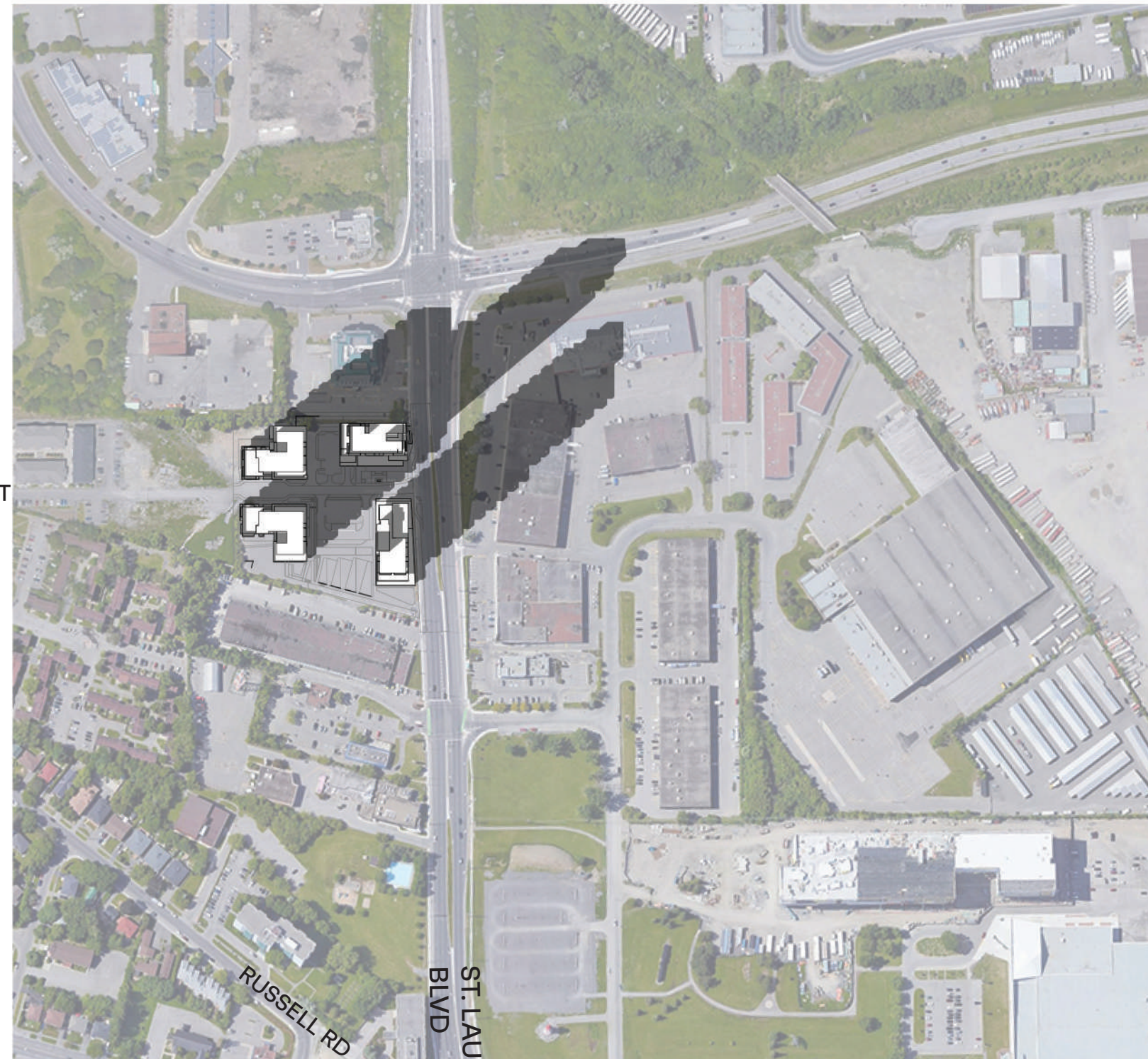
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

105

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

WINTER SOLSTICE

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

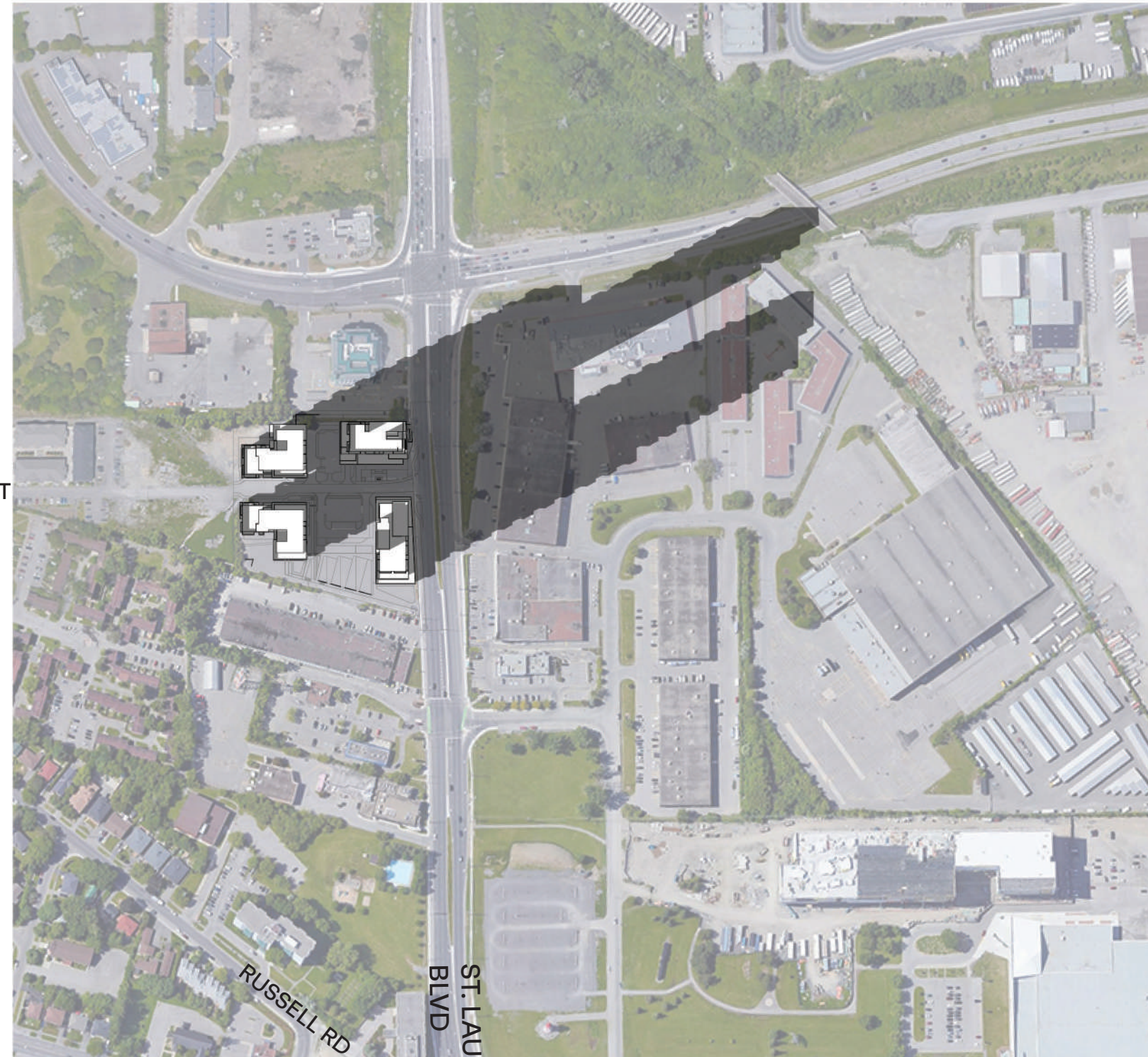
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

106

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

SUMMER EQUINOX

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

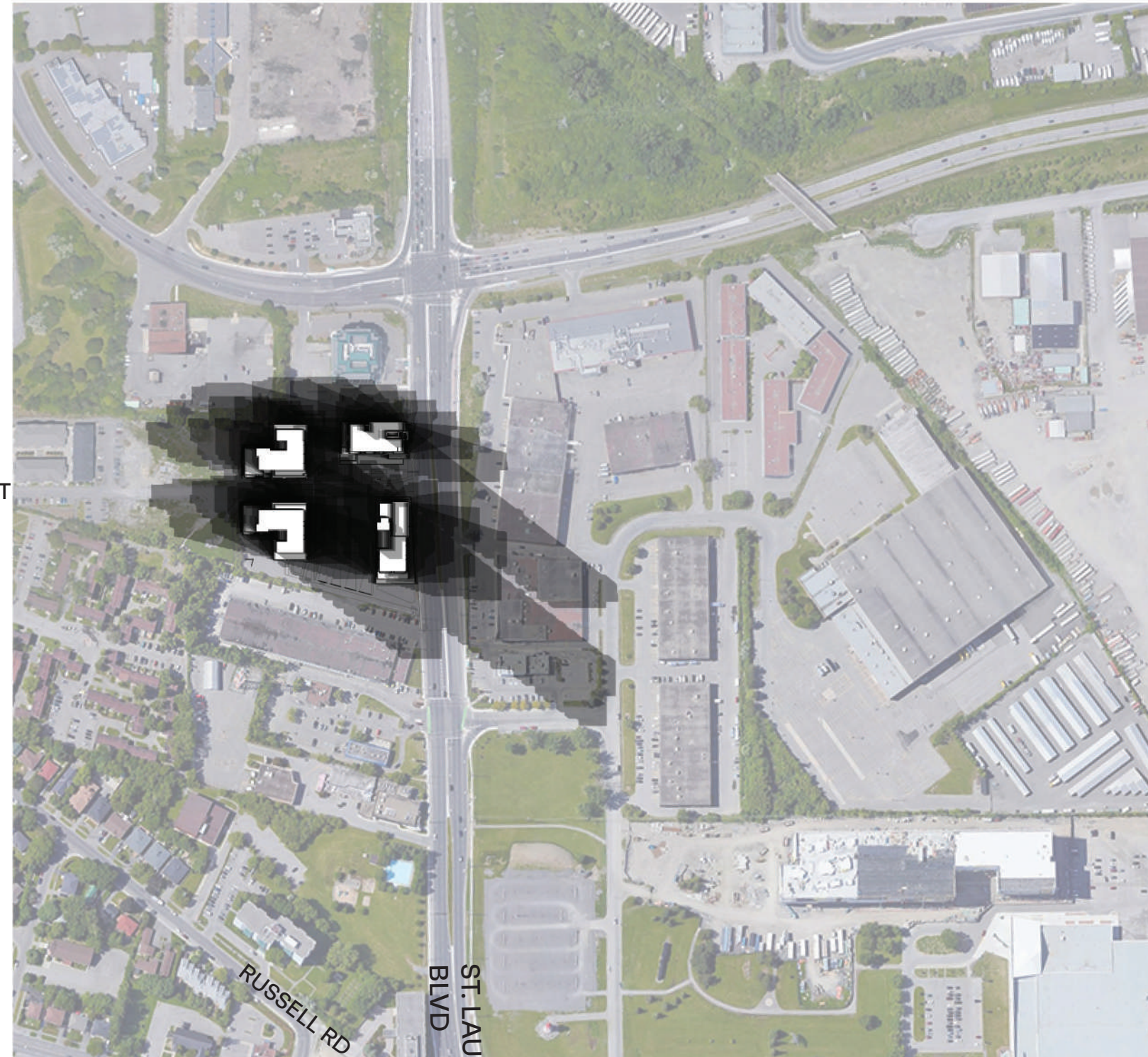
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

107

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

SUMMER EQUINOX

TEST TIME: 8AM EDT
TEST DATE: JUNE 21

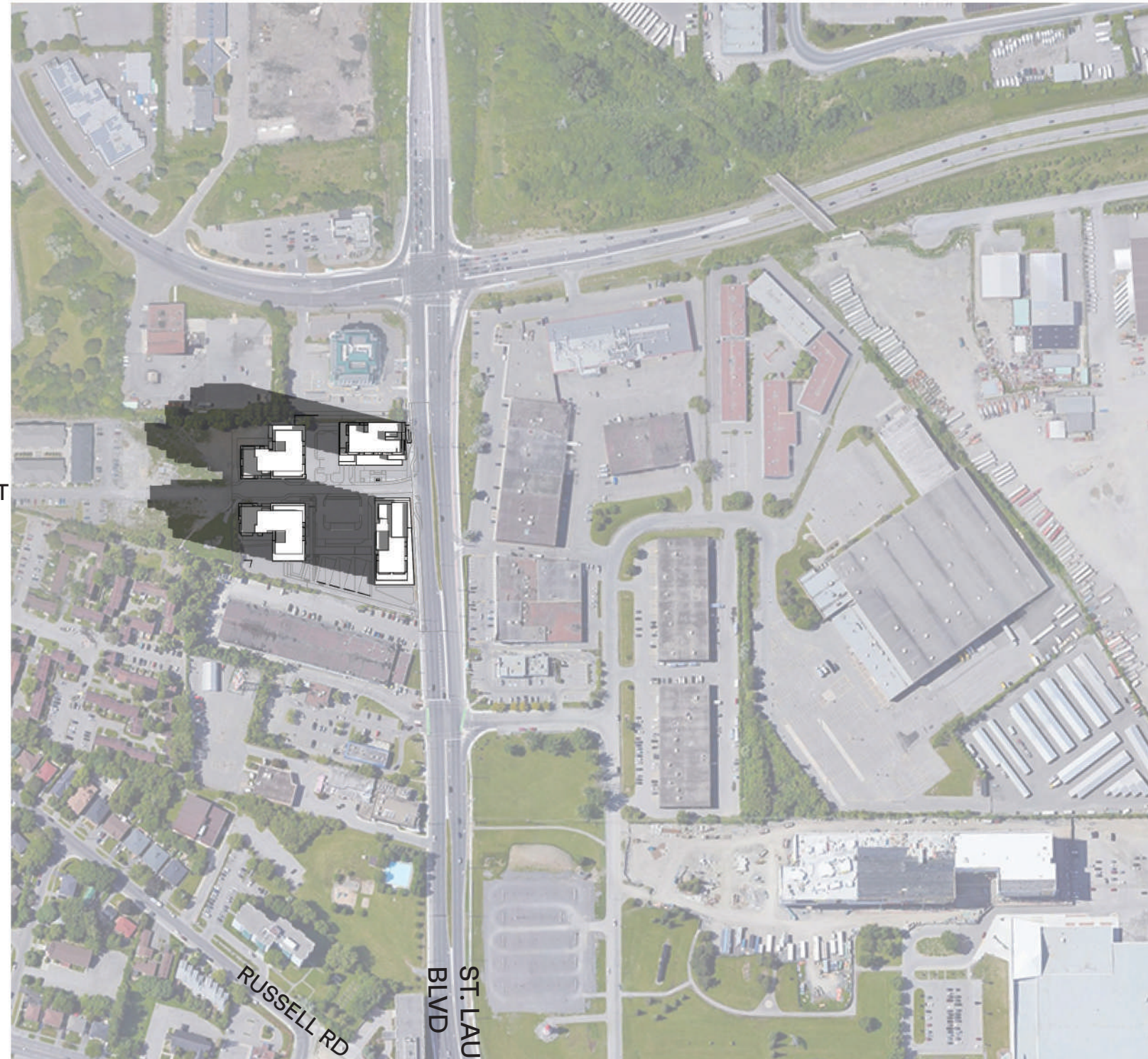
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

108

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

SUMMER EQUINOX

TEST TIME: 9AM EDT
TEST DATE: JUNE 21

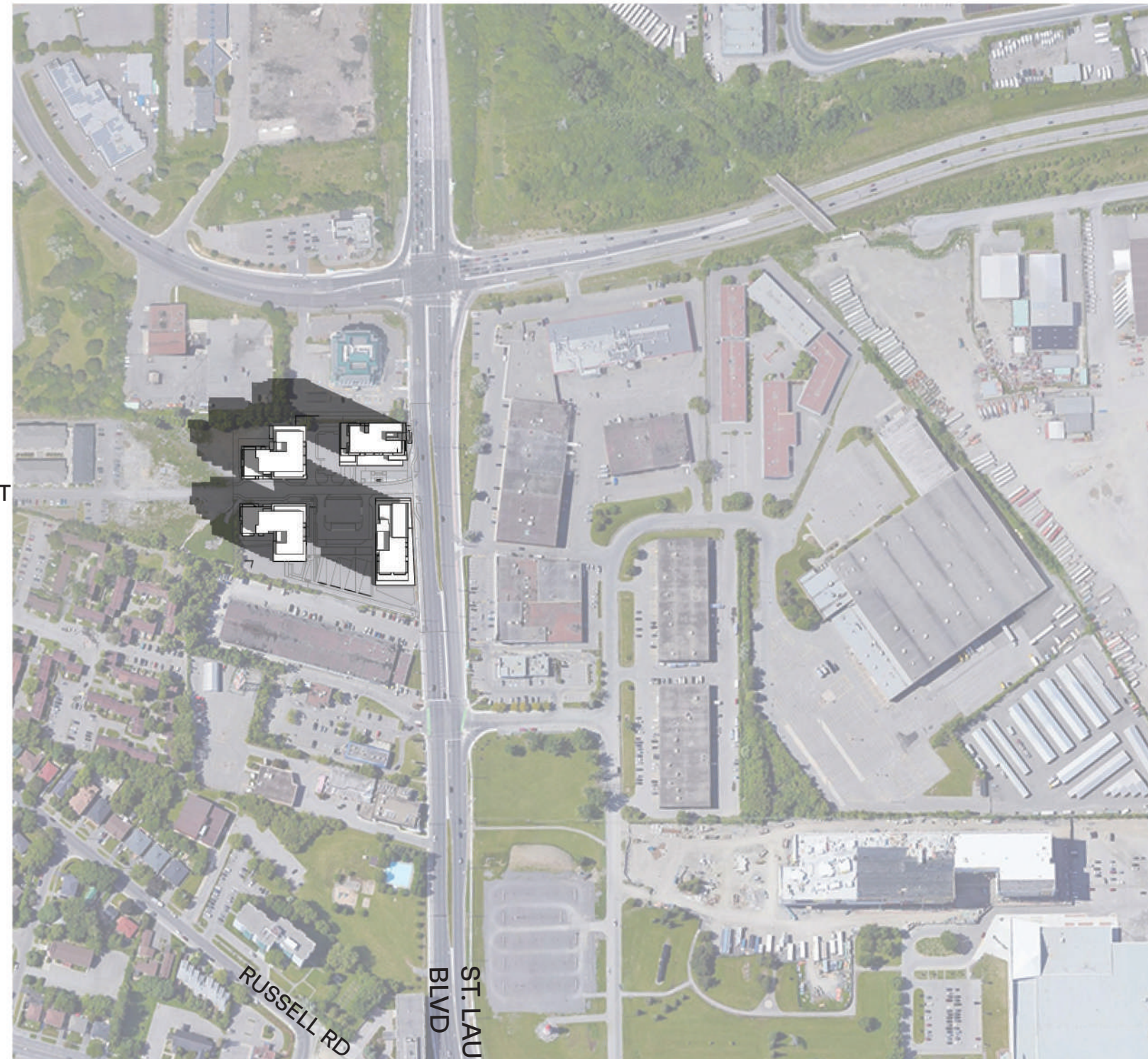
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

109

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

SUMMER EQUINOX

TEST TIME: 10AM EDT
TEST DATE: JUNE 21

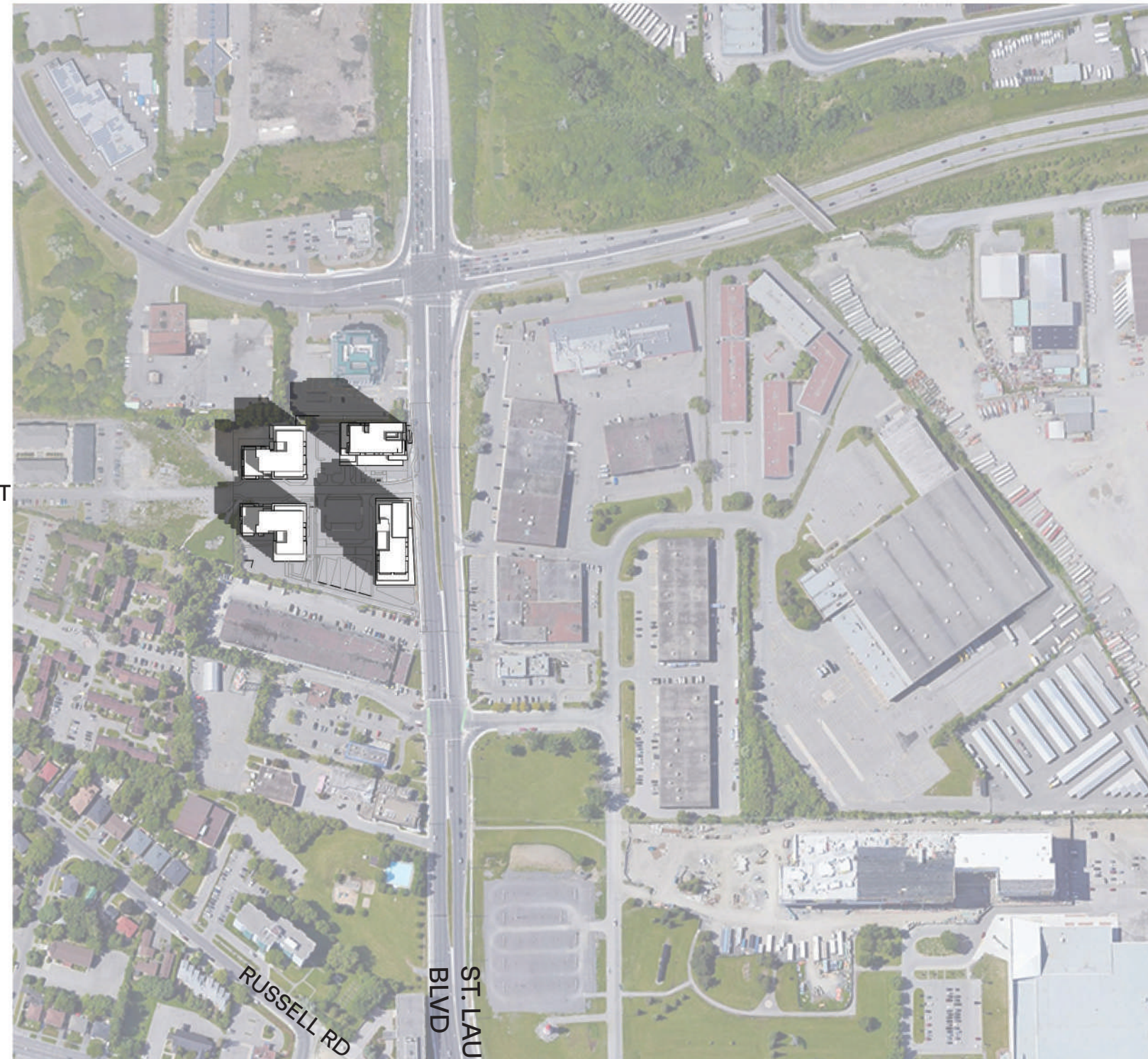
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

110

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

SUMMER EQUINOX

TEST TIME: 11AM EDT
TEST DATE: JUNE 21

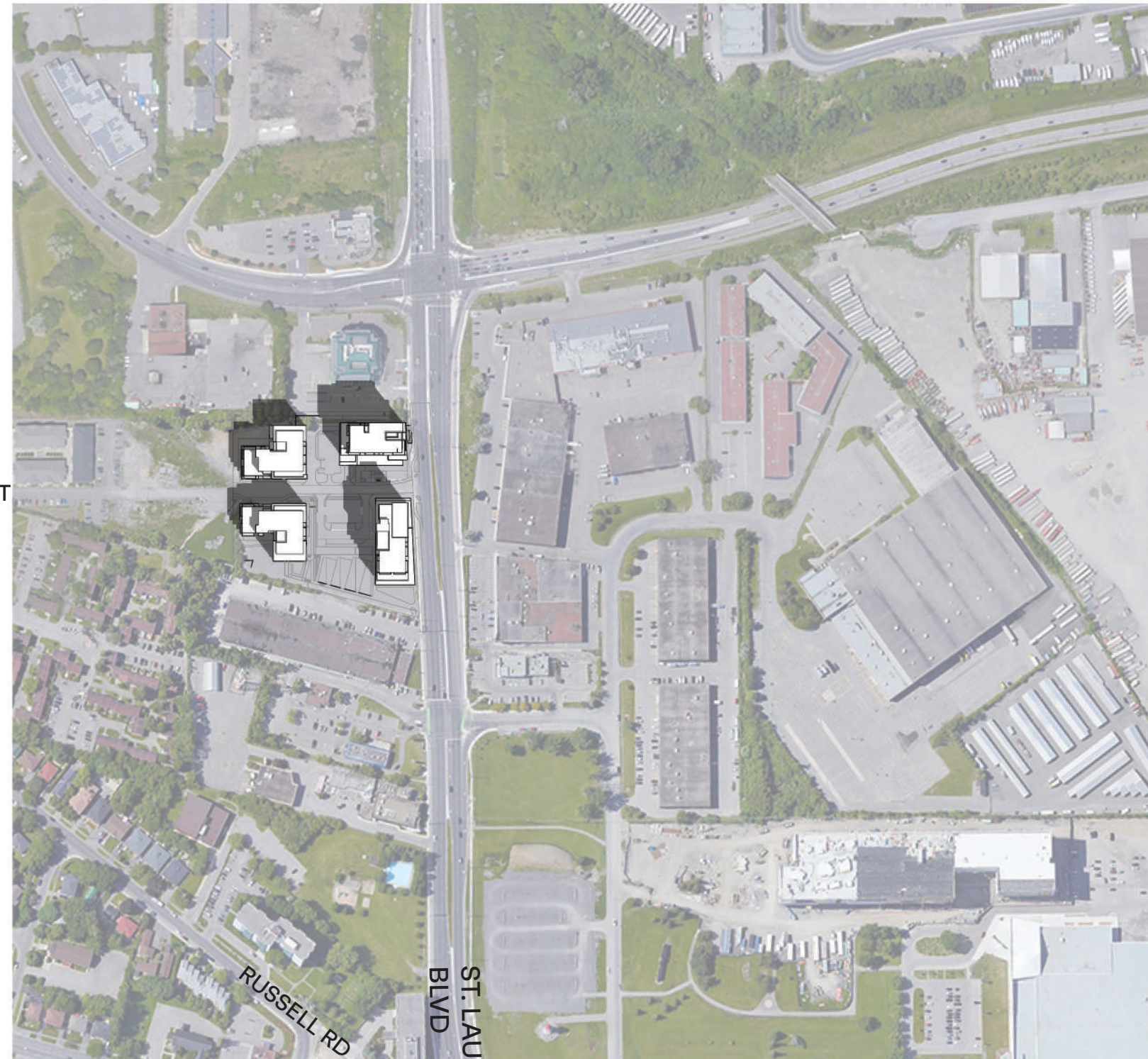
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

111

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

SUMMER EQUINOX

TEST TIME: 12AM EDT
TEST DATE: JUNE 21

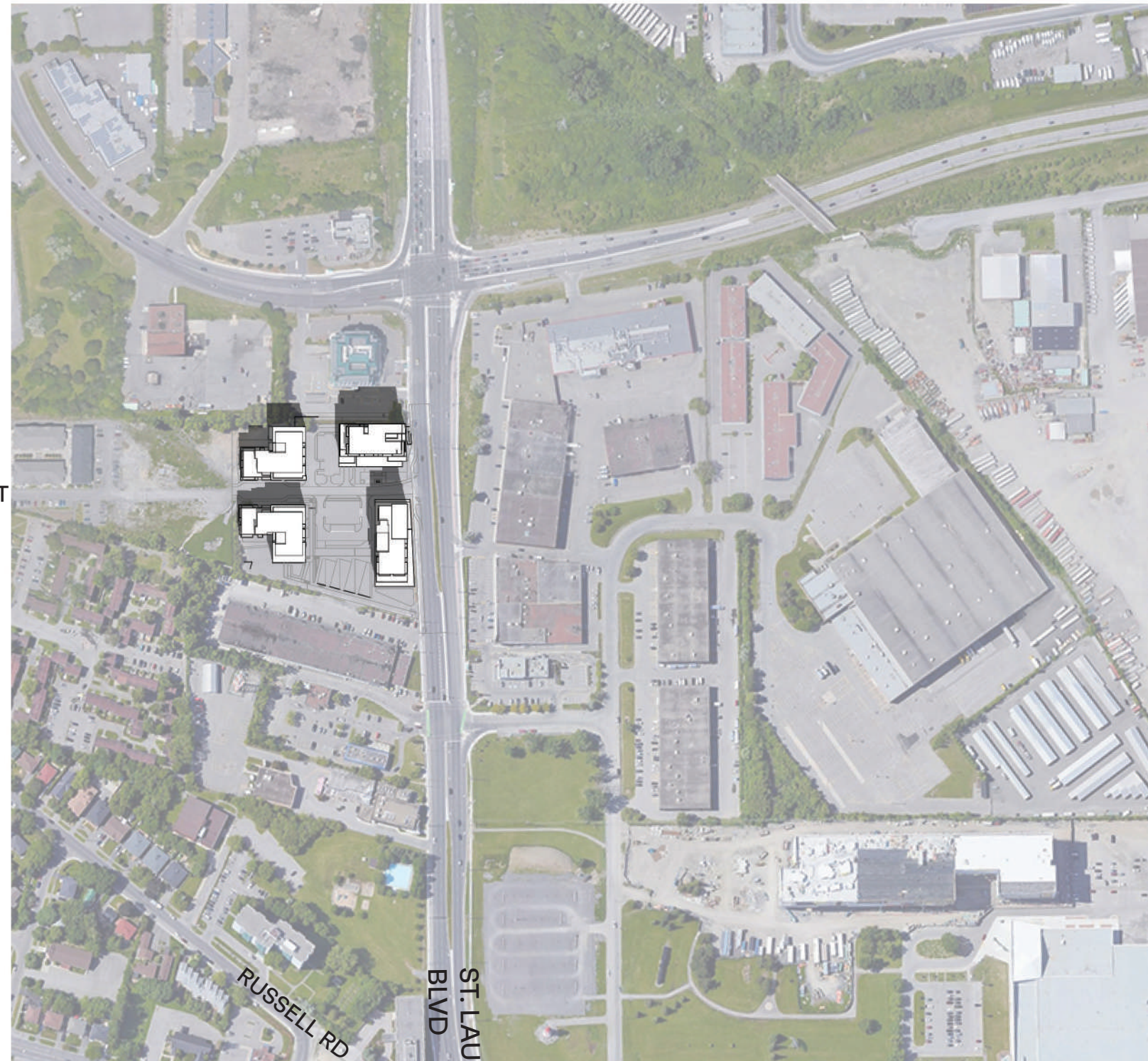
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

112

PROJECT NUMBER : 20005

DATE: 2023-10-03

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



PMA ARCHITECTES



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

113

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

SUMMER EQUINOX

TEST TIME: 2PM EDT
TEST DATE: JUNE 21

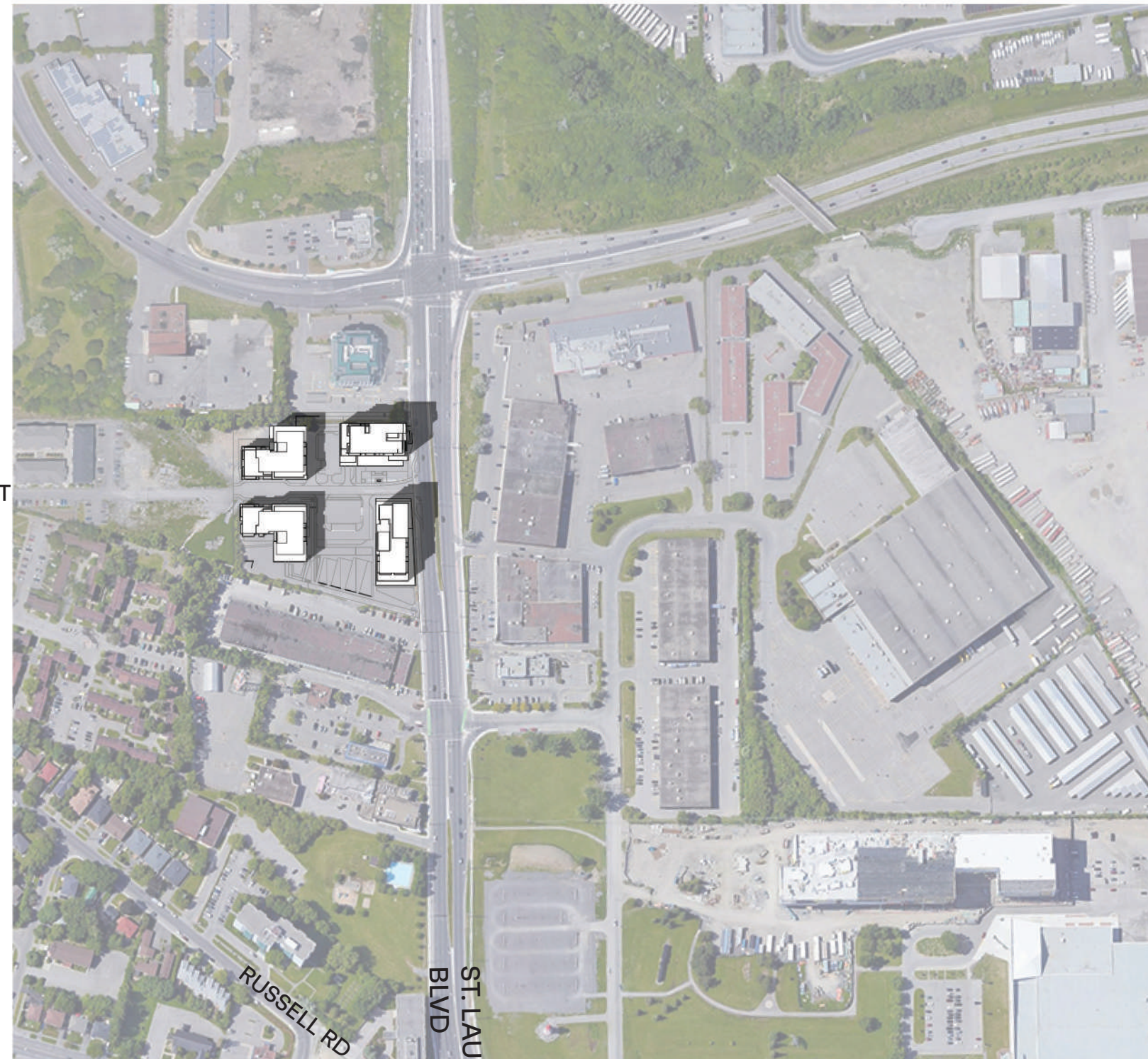
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

114

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

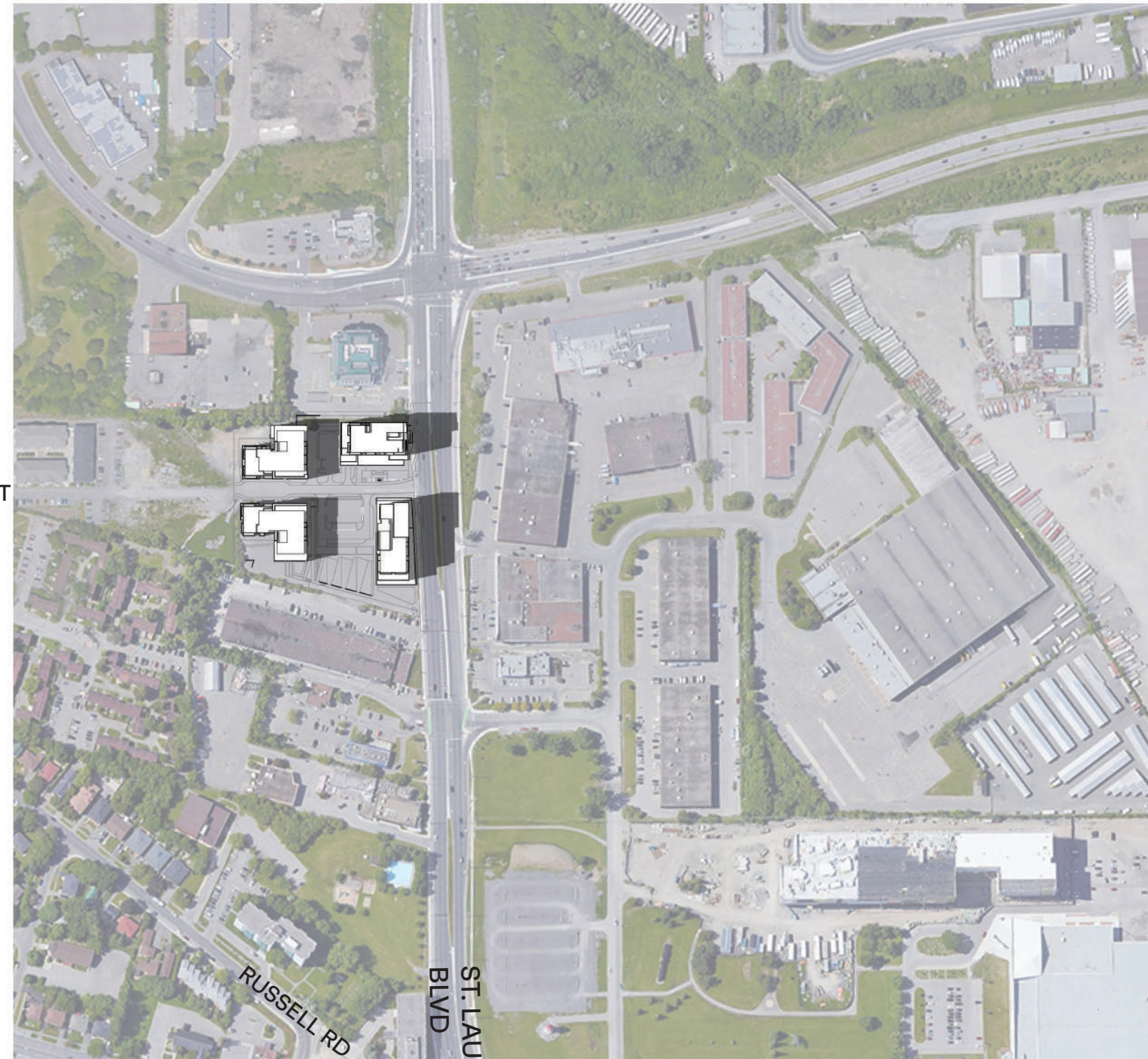
SUMMER EQUINOX

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



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

115

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

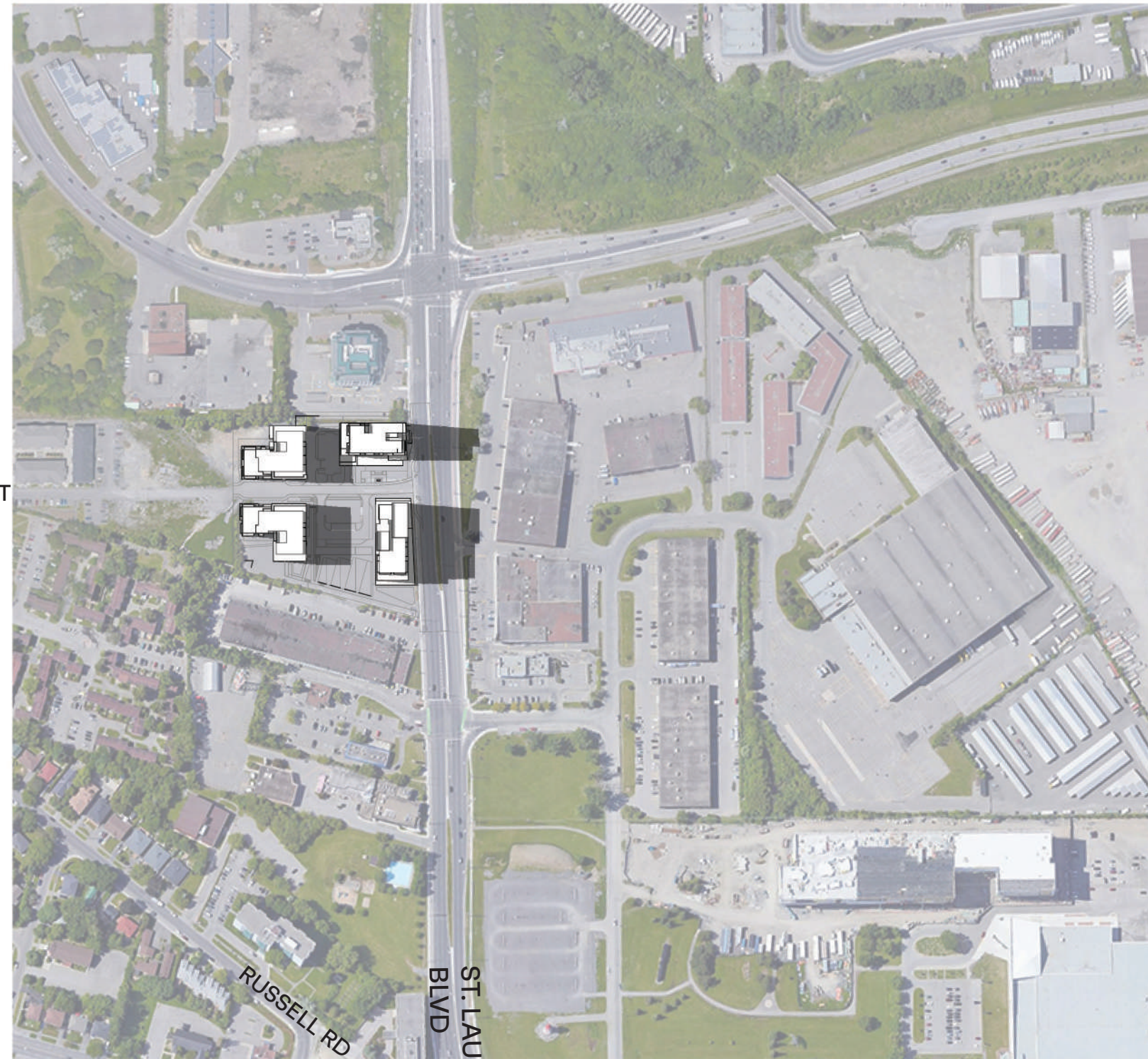
SUMMER EQUINOX

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



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

116

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

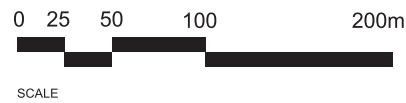
SUMMER EQUINOX

TEST TIME: 5PM EDT
TEST DATE: JUNE 21

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

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

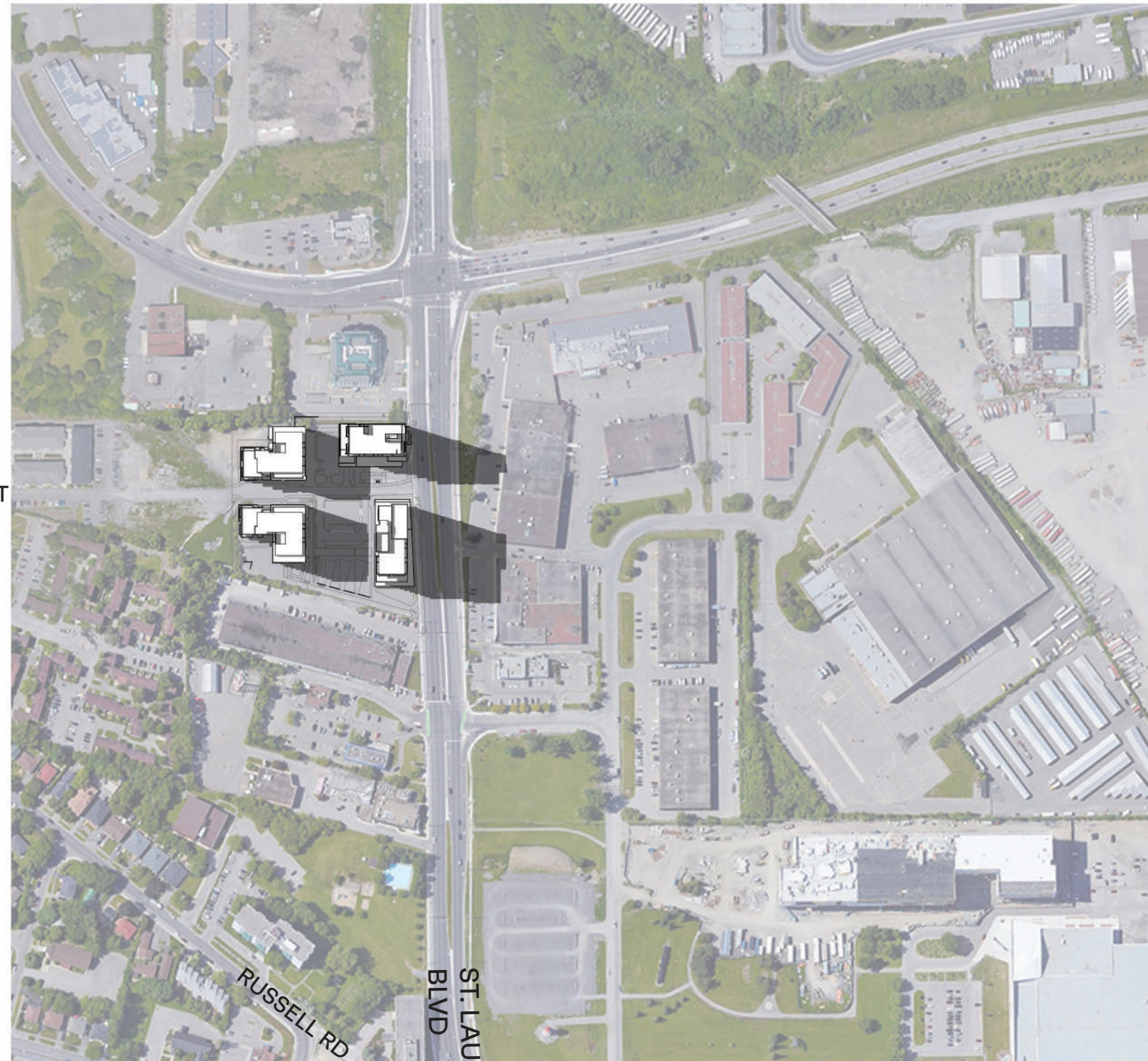
PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



PMA ARCHITECTES



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

117

PROJECT NUMBER : 20005

DATE: 2023-10-03

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

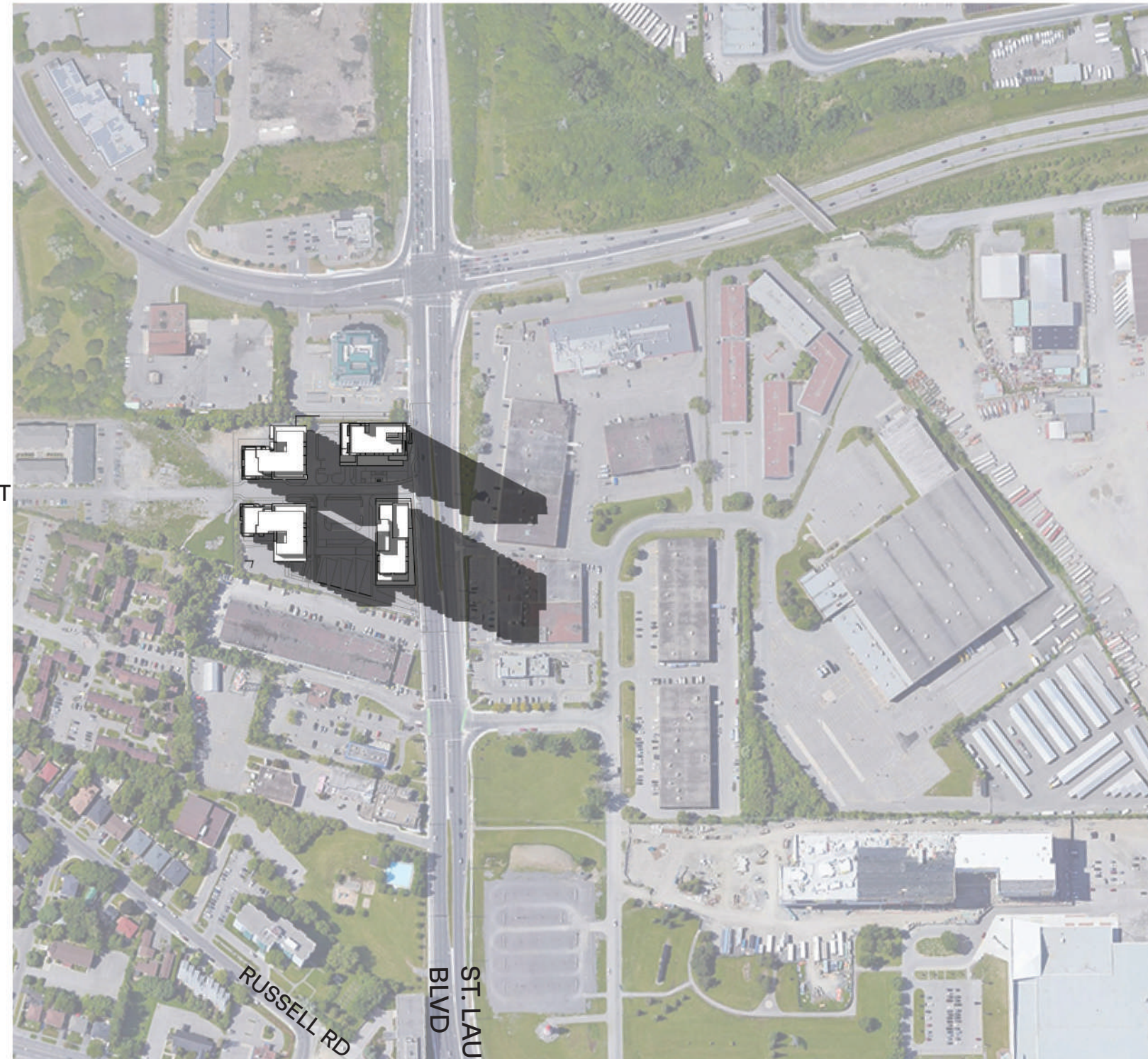
PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



PMA ARCHITECTES



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

118

PROJECT NUMBER : 20005

DATE: 2023-10-03

ST. L. DEV

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

SUMMER EQUINOX

TEST TIME: 7PM EDT
TEST DATE: JUNE 21

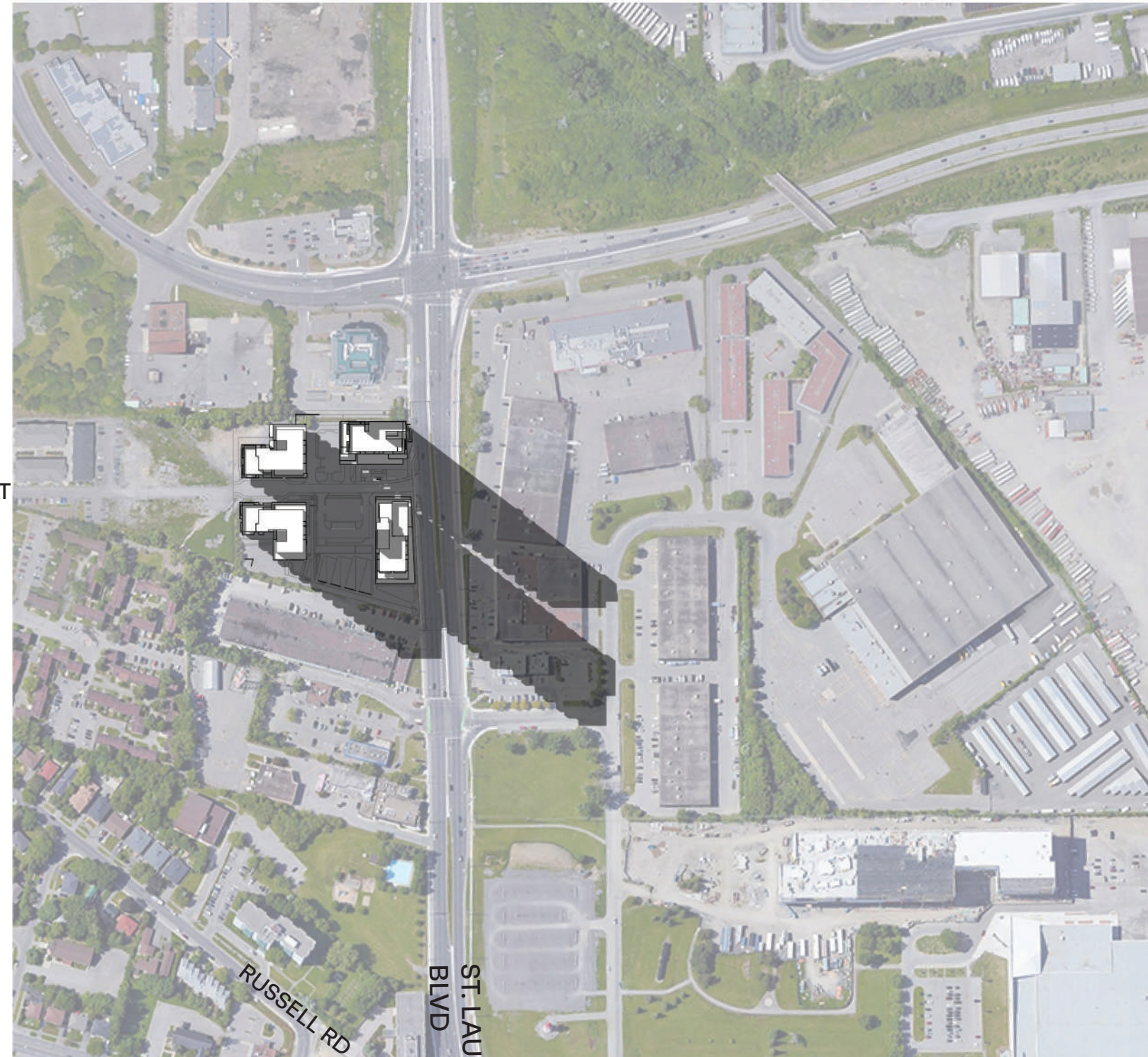
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

119

PROJECT NUMBER : 20005

DATE: 2023-10-03

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

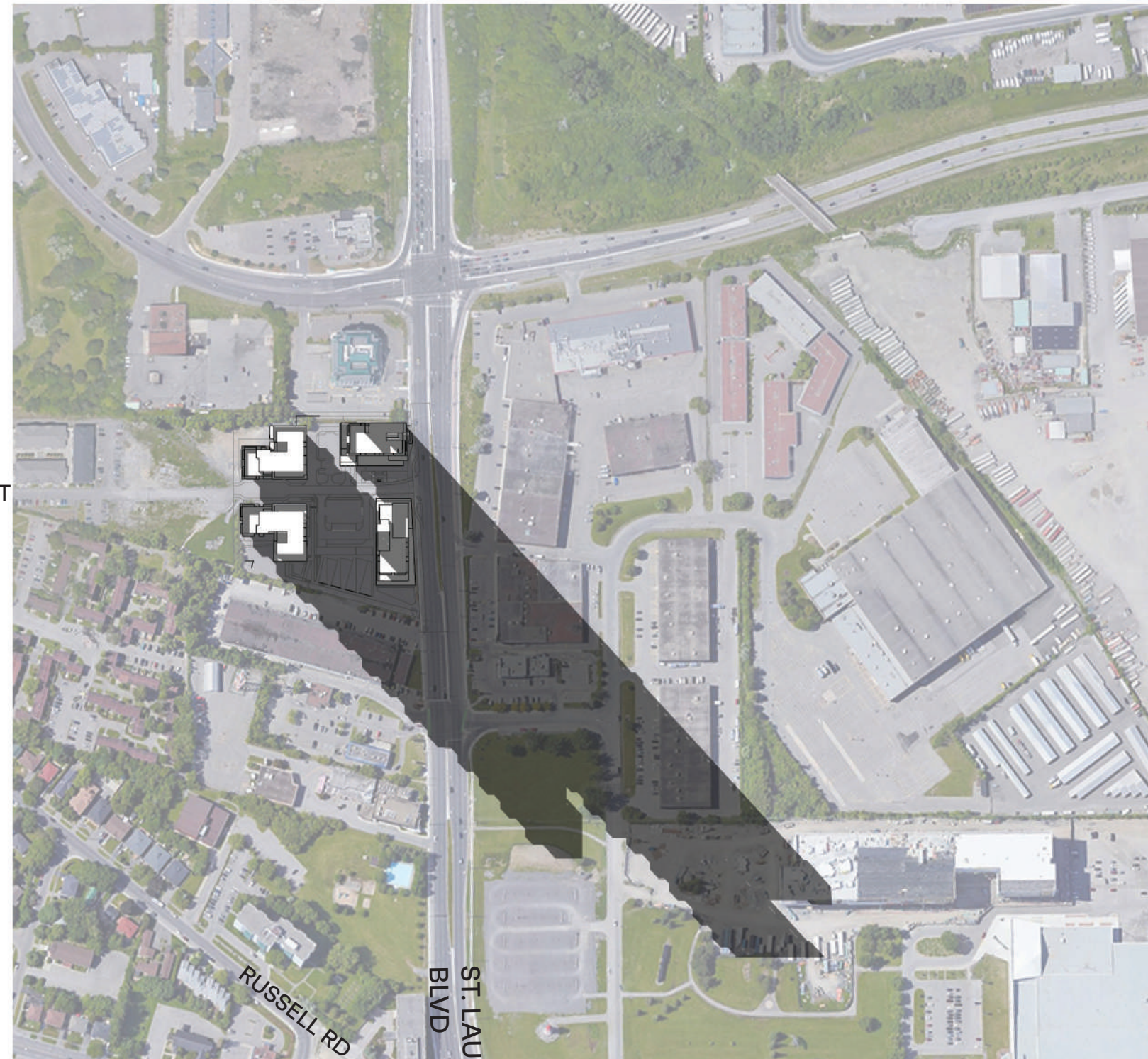
PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



PMA ARCHITECTES



DEVELOPER



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD

120

PROJECT NUMBER : 20005

DATE: 2023-10-03