

ST. LAURENT DEVELOPMENT

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



OCTOBER 19, 2021

ST. L. DEV

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

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1. UDRP'S COMMENTS REVIEW

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POINT 01
PERSPECTIVES

SEPTEMBER 2020

OCTOBER 2021



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

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

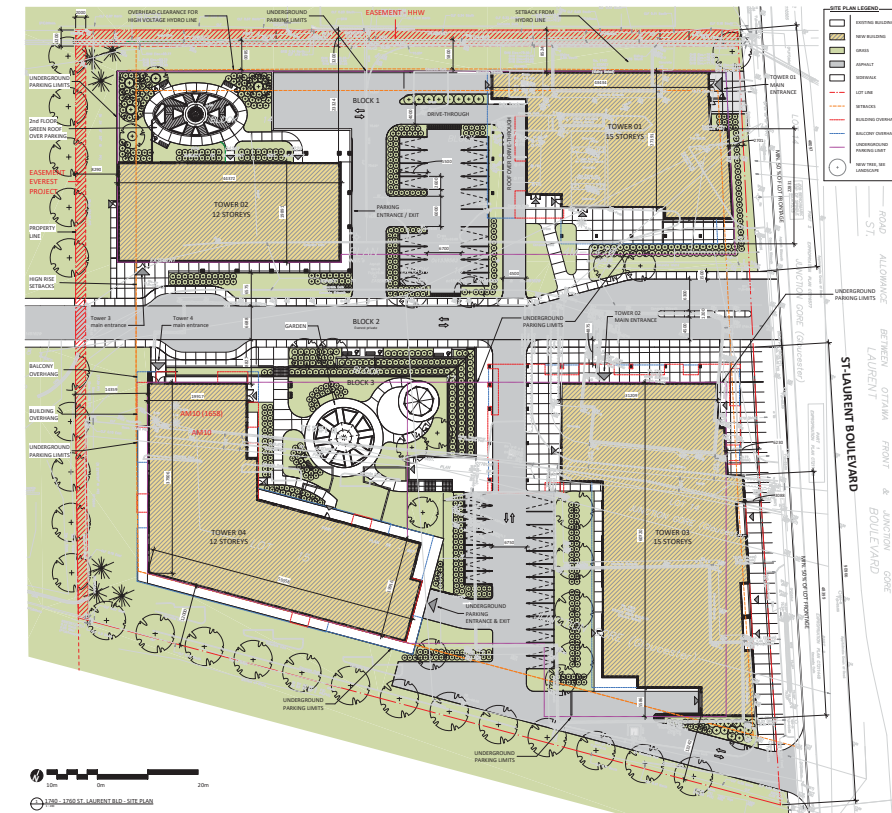
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POINT 02
SITE PLAN

SEPTEMBER 2020

OCTOBER 2021



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

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

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POINT 03
PERSPECTIVES

SEPTEMBER 2020

OCTOBER 2021



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

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

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POINT 04
PERSPECTIVES

SEPTEMBER 2020

OCTOBER 2021



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

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

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POINT 05
PERSPECTIVES

SEPTEMBER 2020

OCTOBER 2021



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

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

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POINT 06
PERSPECTIVES

SEPTEMBER 2020

OCTOBER 2021



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

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

ST. LAURENT DEVELOPMENT

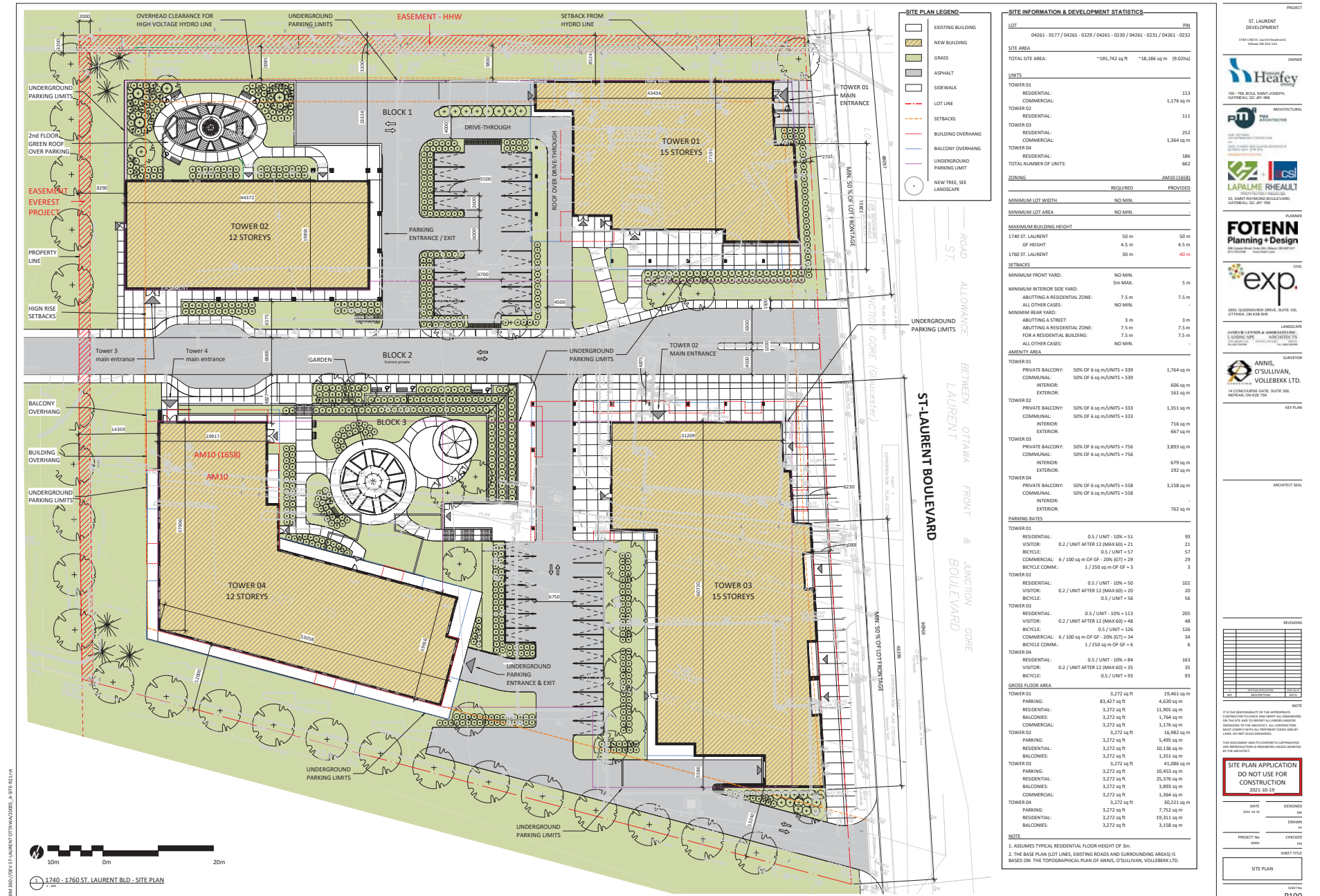
2. GENERAL PROJECTS PLANS

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

SITE PLAN

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



SITE PLAN LEGEND

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

SITE INFORMATION & DEVELOPMENT STATISTICS

LOT	NO.	DESCRIPTION	PROVIDED	REQUIRED
LOT	0426 - 0177 / 0426 - 0229 / 0426 - 0230 / 0426 - 0231 / 0426 - 0232		236	
SITE AREA			118,742 sq ft	118,742 sq ft (9.20ha)
TOWER 01			113	
RESIDENTIAL			1,176 sq m	
COMMERCIAL			111	
TOWER 02			212	
RESIDENTIAL			1,364 sq m	
COMMERCIAL			186	
TOWER 03			662	
RESIDENTIAL			3,893 sq m	
COMMERCIAL			192 sq m	
TOWER 04			103	
RESIDENTIAL			1,176 sq m	
COMMERCIAL			111	
TOTAL NUMBER OF UNITS			662	
LOADING			AM10 (1658)	
MINIMUM LOT WIDTH	NO MIN.			
MINIMUM LOT AREA	NO MIN.			
MAXIMUM BUILDING HEIGHT				
1740 ST. LAURENT	50 m	50 m		
1760 ST. LAURENT	4.5 m	4.5 m		
SETBACKS				
MINIMUM FRONT YARD	NO MIN.	5m MAX.	5 m	
MINIMUM INTERIOR SIDE YARD	7.5 m	NO MIN.	7.5 m	
ABUTTING A RESIDENTIAL ZONE	NO MIN.	NO MIN.	7.5 m	
MINIMUM REAR YARD	NO MIN.	NO MIN.	7.5 m	
ABUTTING A STREET	3 m	3 m		
ABUTTING A RESIDENTIAL ZONE	7.5 m	7.5 m		
FOR A RESIDENTIAL BUILDING	7.5 m	7.5 m		
ALL OTHER CASES	NO MIN.	NO MIN.		
AMENITY AREA				
TOWER 01			1,764 sq m	
PRIVATE BALCONY	50% OF 6 sq m/UNITS = 339		606 sq m	
COMMUNAL	50% OF 6 sq m/UNITS = 339		184 sq m	
TOWER 02			1,351 sq m	
PRIVATE BALCONY	50% OF 6 sq m/UNITS = 333		716 sq m	
COMMUNAL	50% OF 6 sq m/UNITS = 333		667 sq m	
TOWER 03			3,893 sq m	
PRIVATE BALCONY	50% OF 6 sq m/UNITS = 756		679 sq m	
COMMUNAL	50% OF 6 sq m/UNITS = 756		192 sq m	
TOWER 04			3,158 sq m	
PRIVATE BALCONY	50% OF 6 sq m/UNITS = 558		782 sq m	
COMMUNAL	50% OF 6 sq m/UNITS = 558			
PARKING RATES				
TOWER 01			93	
RESIDENTIAL	0.5 / UNIT - 106 = 51		21	
VISITOR	0.2 / UNIT AFTER 12 (MAX 60) = 21		29	
COMMERCIAL	6 / 100 sq m OF GF - 20% (GT) = 29		3	
BICYCLE COMM.	1 / 250 sq m OF GF = 3			
TOWER 02			102	
RESIDENTIAL	0.5 / UNIT - 106 = 50		20	
VISITOR	0.2 / UNIT AFTER 12 (MAX 60) = 20		126	
COMMERCIAL	6 / 100 sq m OF GF - 20% (GT) = 34		6	
BICYCLE COMM.	1 / 250 sq m OF GF = 6			
TOWER 03			305	
RESIDENTIAL	0.5 / UNIT - 106 = 113		48	
VISITOR	0.2 / UNIT AFTER 12 (MAX 60) = 48		126	
COMMERCIAL	6 / 100 sq m OF GF - 20% (GT) = 34		6	
BICYCLE COMM.	1 / 250 sq m OF GF = 6			
TOWER 04			103	
RESIDENTIAL	0.5 / UNIT - 106 = 84		35	
VISITOR	0.2 / UNIT AFTER 12 (MAX 60) = 35		93	
BICYCLE COMM.	1 / 250 sq m OF GF = 93			
GRAND FLOOR AREA			18,461 sq m	
TOWER 01			4,620 sq m	
RESIDENTIAL	3,272 sq ft	11,905 sq m		
BALCONIES	3,272 sq ft	1,764 sq m		
COMMERCIAL	3,272 sq ft	1,176 sq m		
TOWER 02			16,982 sq m	
RESIDENTIAL	3,272 sq ft	5,495 sq m		
BALCONIES	3,272 sq ft	10,136 sq m		
TOWER 03			41,086 sq m	
RESIDENTIAL	3,272 sq ft	10,413 sq m		
BALCONIES	3,272 sq ft	25,376 sq m		
COMMERCIAL	3,272 sq ft	1,898 sq m		
TOWER 04			1,364 sq m	
RESIDENTIAL	3,272 sq ft	30,221 sq m		
BALCONIES	3,272 sq ft	2,752 sq m		
COMMERCIAL	3,272 sq ft	19,111 sq m		
BALCONIES	3,272 sq ft	3,158 sq m		

ST. LAURENT DEVELOPMENT

OWNER: **Heafey**

ARCHITECTURAL: **PMA ARCHITECTES**

LANDSCAPE ARCHITECTURE: **LAPALME RHEAULT ARCHITECTES + ASSOCIES**

PLANNING: **FOTENN Planning + Design**

ENGINEER: **exp.**

LANDSCAPE ARCHITECTURE: **ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**

KEY PLAN

ARCHITECT SEAL

REVISIONS

NOTE: IF IN THE ABSENCE OF THE APPROVED CONSTRUCTION PLAN, THE OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION AND DATA PROVIDED TO THE ARCHITECT. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CONSTRUCTION PLAN OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE CONSTRUCTION OF THE PROJECT.

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

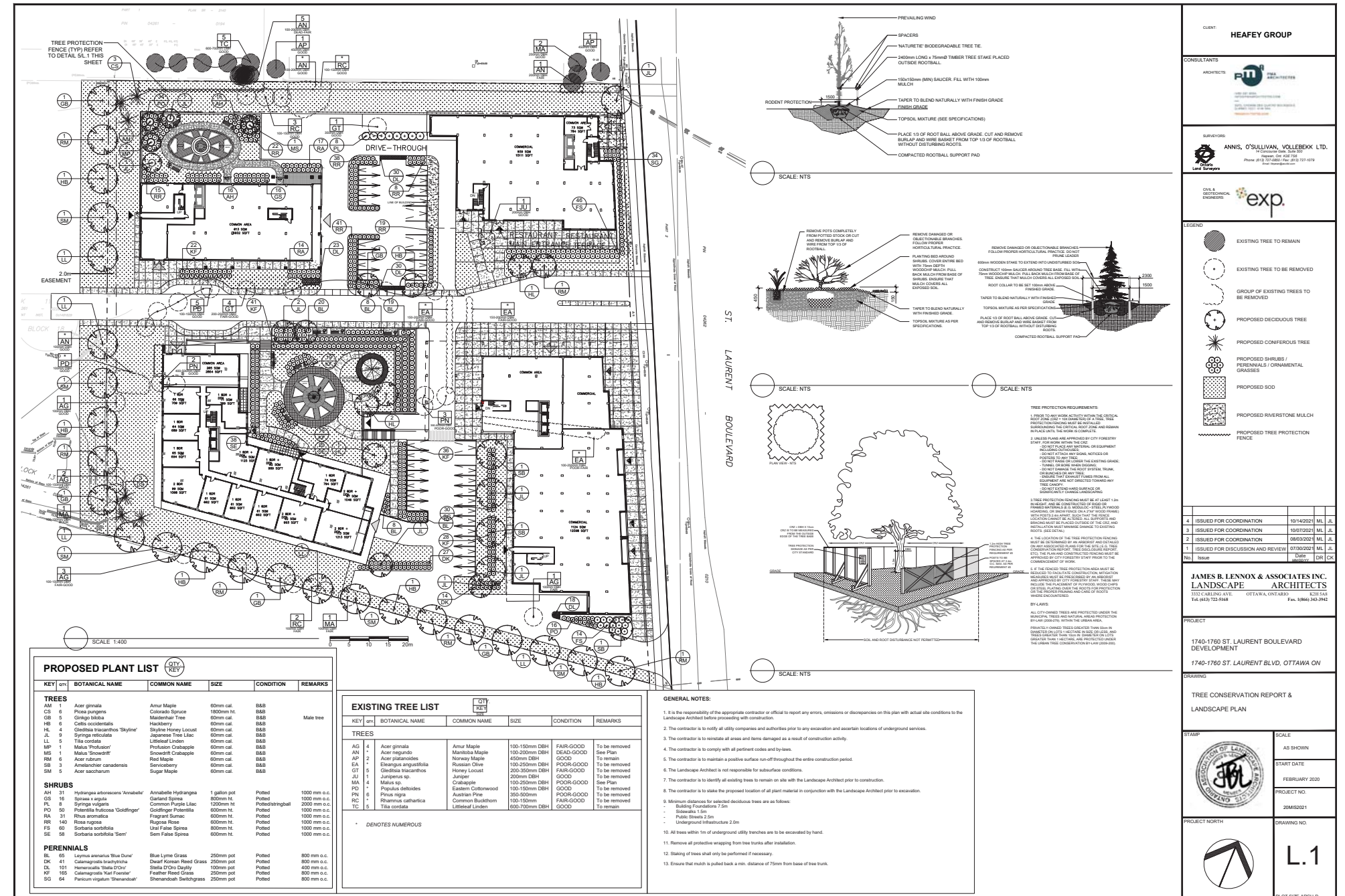
DATE DESIGNED: 2021-10-19
DATE CHECKED: 2021-10-19
PROJECT NO: 20005
SHEET TITLE: SITE PLAN
SHEET NO: P100

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SITE PLAN CONTROL APPLICATION

LANDSCAPE PLAN

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

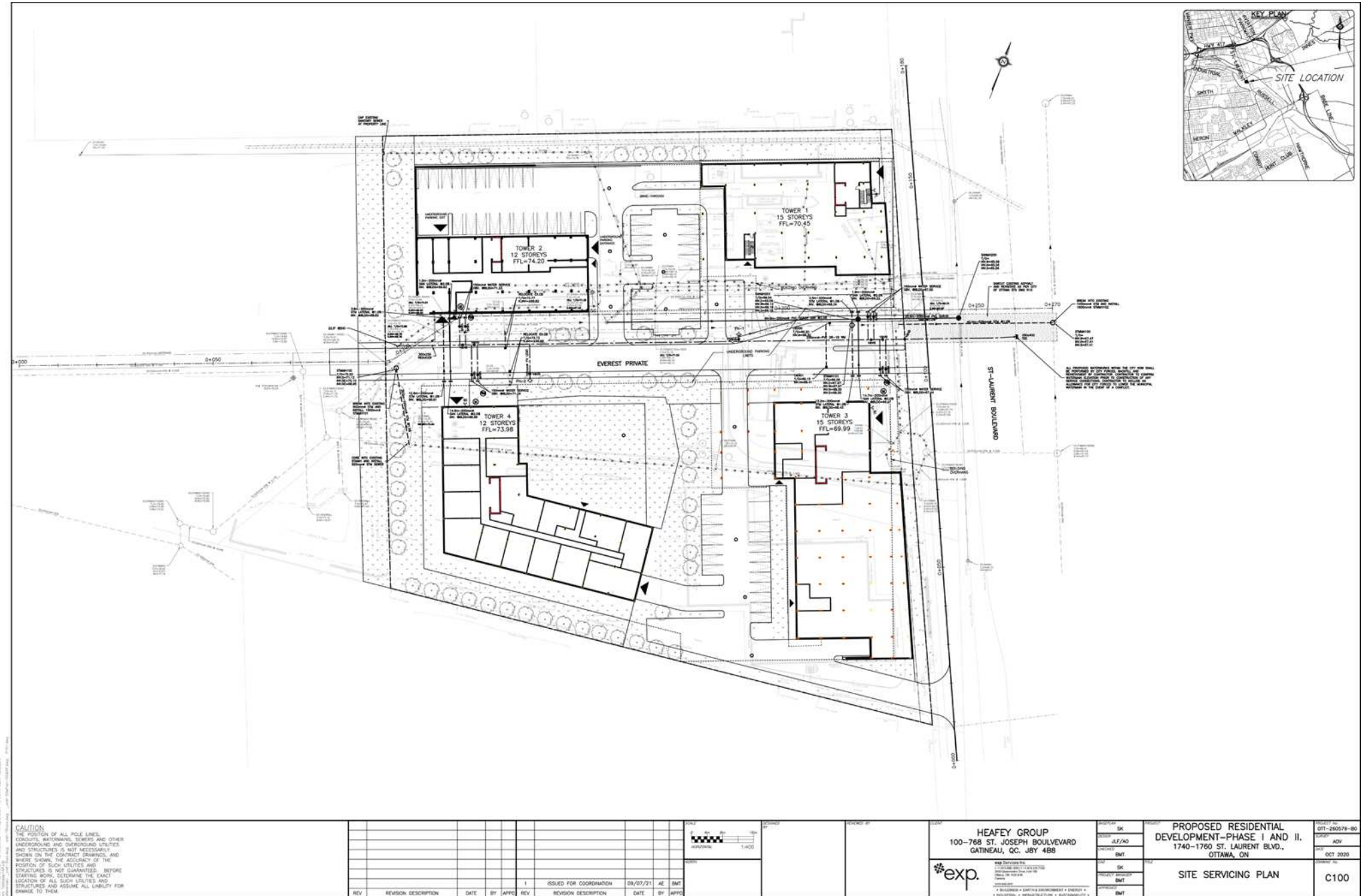


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1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

SITE SERVICING PLAN

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



<p>CAUTION: THE POSITION OF ALL POLE LINES, CONDUITS, MAINFOLD, SERVICES AND OTHER UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE COMPANY RECORDS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, OBTAIN THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.</p>		<p>1 ISSUED FOR COORDINATION 09/07/21 AE BMT</p>		<p>HEAFEY GROUP 100-768 ST. JOSEPH BOULEVARD GATINEAU, QC, J8Y 4B8</p>		<p>PROPOSED RESIDENTIAL DEVELOPMENT-PHASE I AND II. 1740-1760 ST. LAURENT BLVD., OTTAWA, ON</p>		<p>OTT-200578-80 AZV OCT 2020</p>	
<p>exp.</p>		<p>SITE SERVICING PLAN</p>		<p>C100</p>					



ARCHITECTS

DEVELOPER

PROJECT NUMBER : 20005

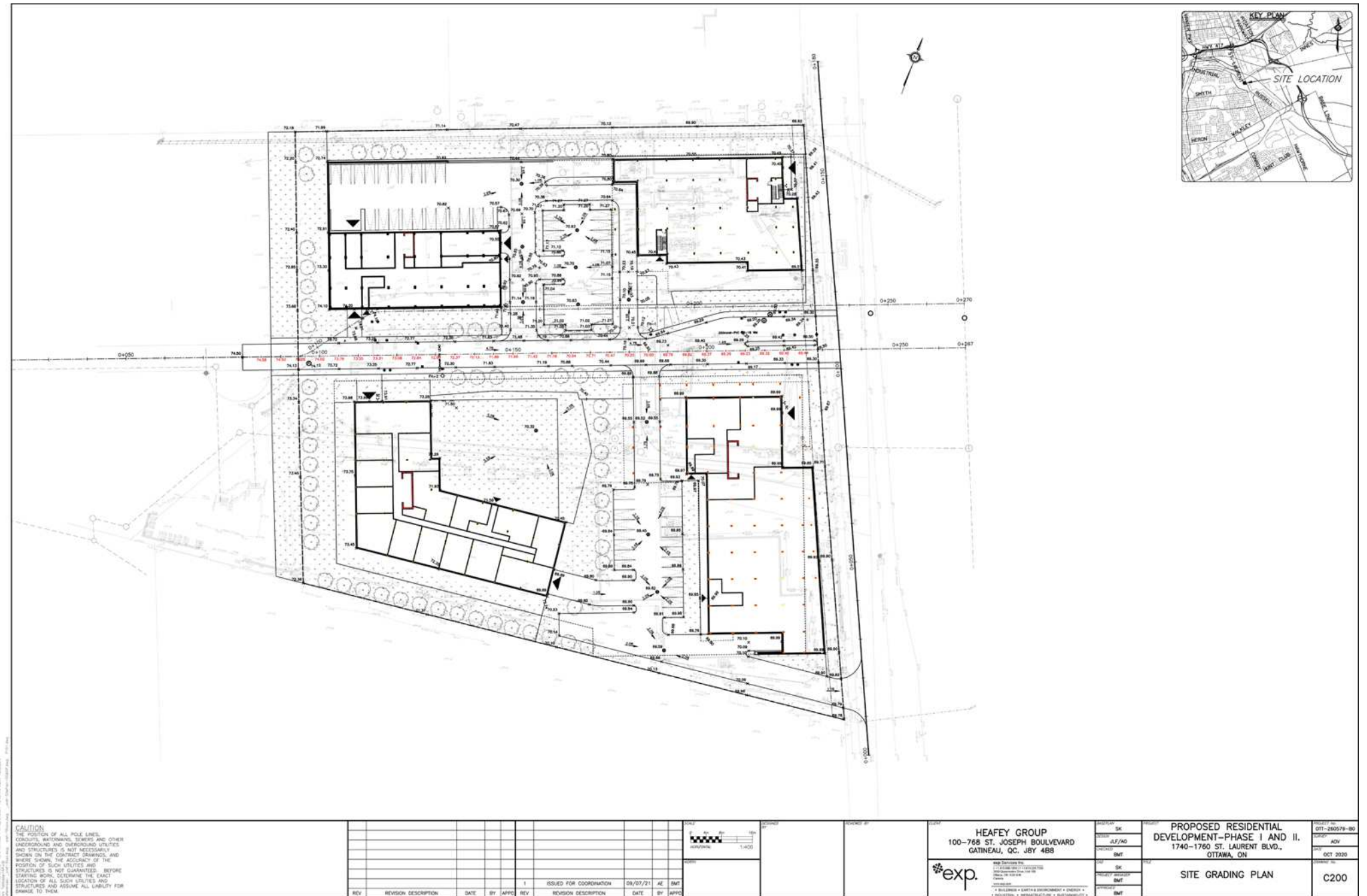
DATE: 2021-10-19

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

SITE GRADING PLAN

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



<p>CAUTION: THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE COMPANY RECORDS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, OBTAIN THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.</p>		<p>1 ISSUED FOR COORDINATION 09/07/21 AE BMT</p>		<p>HEAFEY GROUP 100-768 ST. JOSEPH BOULEVARD GATINEAU, QC, J8Y 4B8</p>		<p>PROPOSED RESIDENTIAL DEVELOPMENT—PHASE I AND II. 1740-1760 ST. LAURENT BLVD., OTTAWA, ON</p>		<p>011-260578-80 REV. 01 OCT 2020</p>	
<p>exp.</p>		<p>SITE GRADING PLAN</p>		<p>C200</p>		<p>PROJECT NO.</p>		<p>DATE</p>	



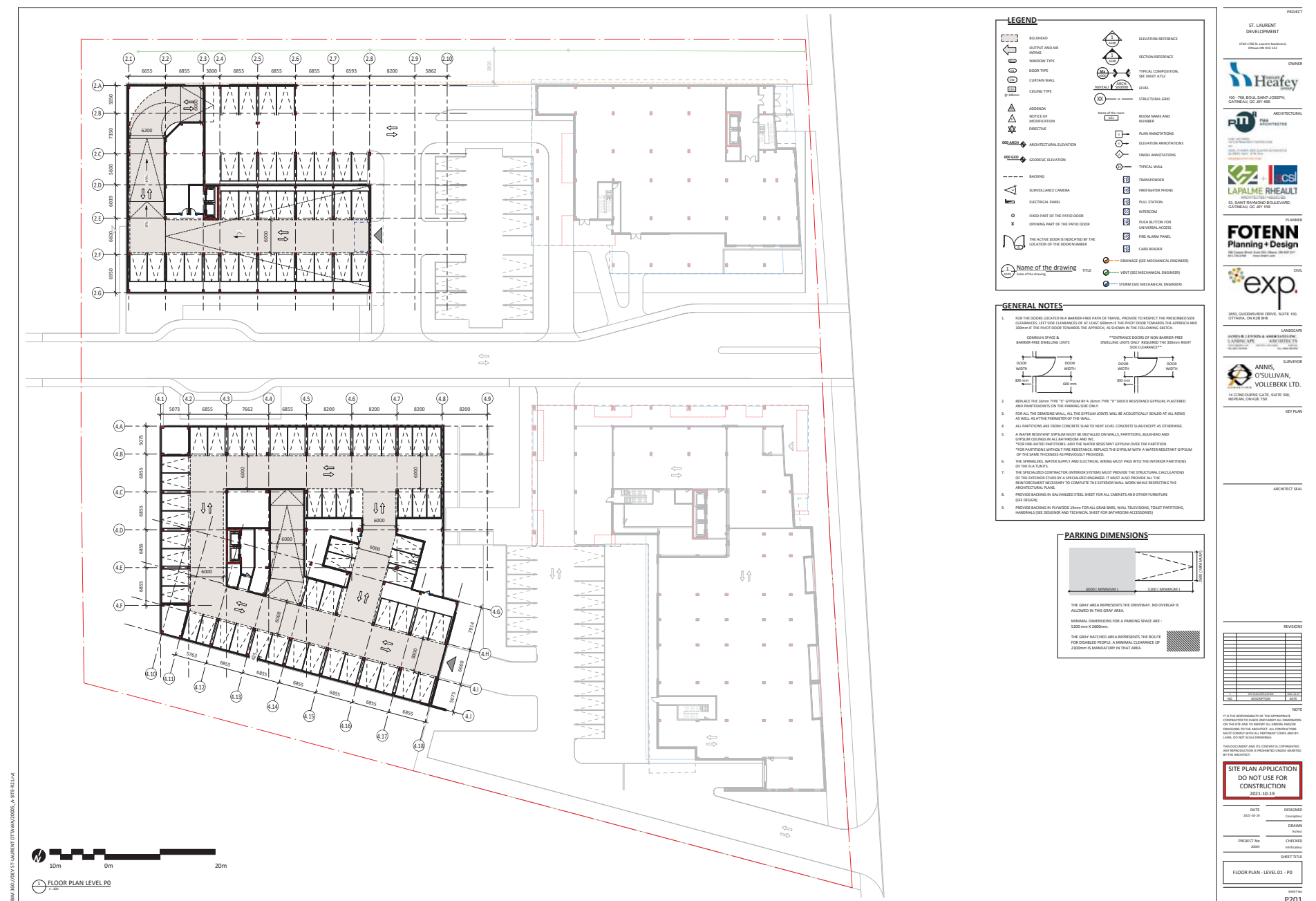
ST. LAURENT DEVELOPMENT

3. UNDERGROUD PARKINGS

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SITE PLAN CONTROL APPLICATION

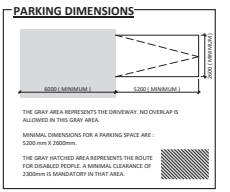
UNDERGROUND PARKING - GF



LEGEND

	BUILDING		ELEVATION REFERENCE
	OUTFIT AND AIR INTAKE		SECTION REFERENCE
	WINDOW TYPE		TYPICAL COMPOSITION, SEE SHEET AT/1
	DOOR TYPE		LEVEL
	CURTAIN WALL		STRUCTURAL GRID
	CEILING TYPE		ROOM NAME AND NUMBER
	ACCESSION		PLAN ANNOTATIONS
	NOTICE OF CONSTRUCTION DIRECTION		ELEVATION ANNOTATIONS
	ARCHITECTURAL ELEVATION		ROOM ANNOTATIONS
	BIOCIMATIC ELEVATION		TYPICAL WALL
	SIDING		INSULATION PROFILE
	SURVEILLANCE CAMERA		FULL SECTION
	ELECTRICAL PANEL		ENTRANCE
	FREE PART OF THE PATIO DOOR		PUSH BUTTON FOR UNIVERSAL ACCESS
	FREE PART OF THE PATIO DOOR OPENING PART OF THE PATIO DOOR		FIRE ALARM PANEL
	Name of the drawing		CARD READER
			DRAINAGE (SEE MECHANICAL ENGINEERS)
			VENT (SEE MECHANICAL ENGINEERS)
			STORM (SEE MECHANICAL ENGINEERS)

- GENERAL NOTES**
- FOR THE DOOR, LOCATE IN A BARRED FREE FLOOR PLAN, PROVIDE TO EXCEED THE MINIMUM CLEARANCE, LEFT SIDE CLEARANCE OF AT LEAST 800MM IF THE PIVOT DOOR TOWARDS THE APPROACH AND RIGHT SIDE OF THE DOOR TOWARDS THE APPROACH, AS SHOWN IN THE FOLLOWING DETAIL.
 - COMMON SPACE & BARRED FREE DWELLING UNITS
 - REPLACE THE DRAWING TYPE "C" CURTAIN BY A DRAWING TYPE "Y" BACK RESISTANCE OPTIMAL PLASTERED AND PARTITIONED ON THE FINISH SIDE ONLY.
 - FOR ALL THE DRAWING WALL, ALL THE CURTAIN JOINTS WILL BE ACCIDENTALLY SEALED AT ALL SIDES AS WELL AS AT THE PERIPHERY OF THE WALL.
 - ALL PARTITIONS ARE FROM CONCRETE SLAB TO NEXT LEVEL CONCRETE SLAB EXCEPT AS OTHERWISE NOTED.
 - A WATER RESISTIVE CURTAIN MUST BE INSTALLED ON WALL, PARTITION, BARRIAGE AND CURTAIN CEILING IN ALL BATHROOM AND WC.
 - FOR THE WATER RESISTIVE CURTAIN, THE WATER RESISTIVE CURTAIN AND THE WATER RESISTIVE CURTAIN MUST BE INSTALLED IN ACCORDANCE WITH THE WATER RESISTIVE CURTAIN OF THE SAME TECHNOLOGICAL PRODUCTS PROVIDED.
 - THE DRAINAGE, WATER SUPPLY AND ELECTRICAL WIRING MUST PASS INTO THE INTERIOR PARTITIONS OF THE WALL PANELS.
 - THE SPECIALIZED CONTRACTOR INTERIOR SYSTEM MUST PROVIDE THE STRUCTURAL CALCULATIONS OF THE INTERIOR SYSTEM AS SPECIFIED ENGINEER IF NOT ALSO PROVIDED AS THE REQUIREMENT NECESSARY TO COMPLETE THE EXTERIOR WALL WORK WHILE RESPECTING THE ARCHITECTURAL PLANS.
 - PROVIDE BACKING IN PLYWOOD SHEET FOR ALL CABINETS AND OTHER FURNITURE SEE SECTION.
 - PROVIDE BACKING IN PLYWOOD SHEET FOR ALL GAB WALL, WALL TELEVISION, TOLL ET PARTITION, HANDRAIL SEE DESIGN AND TECHNICAL SHEET FOR BATHROOM ACCESSORIES.



PROJECT: ST. LAURENT DEVELOPMENT

OWNER: Heafey

ARCHITECTURAL: PMA ARCHITECTES

PLANNING: FOTENN Planning + Design

MECHANICAL ENGINEERS: exp.

LANDSCAPE ARCHITECTURE: ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

ARCHITECT SEAL

REVISIONS	DATE	DESIGNED	CHECKED

NOTE: IF THE REVISIONS OF THE APPROVED CONSTRUCTION PERMIT AND/OR THE REVISIONS OF THE SITE PLAN ARE NOT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PERMIT AND/OR THE REVISIONS OF THE SITE PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE CITY OF OTTAWA.

SITE PLAN APPLICATION DO NOT USE FOR CONSTRUCTION

2021-10-19

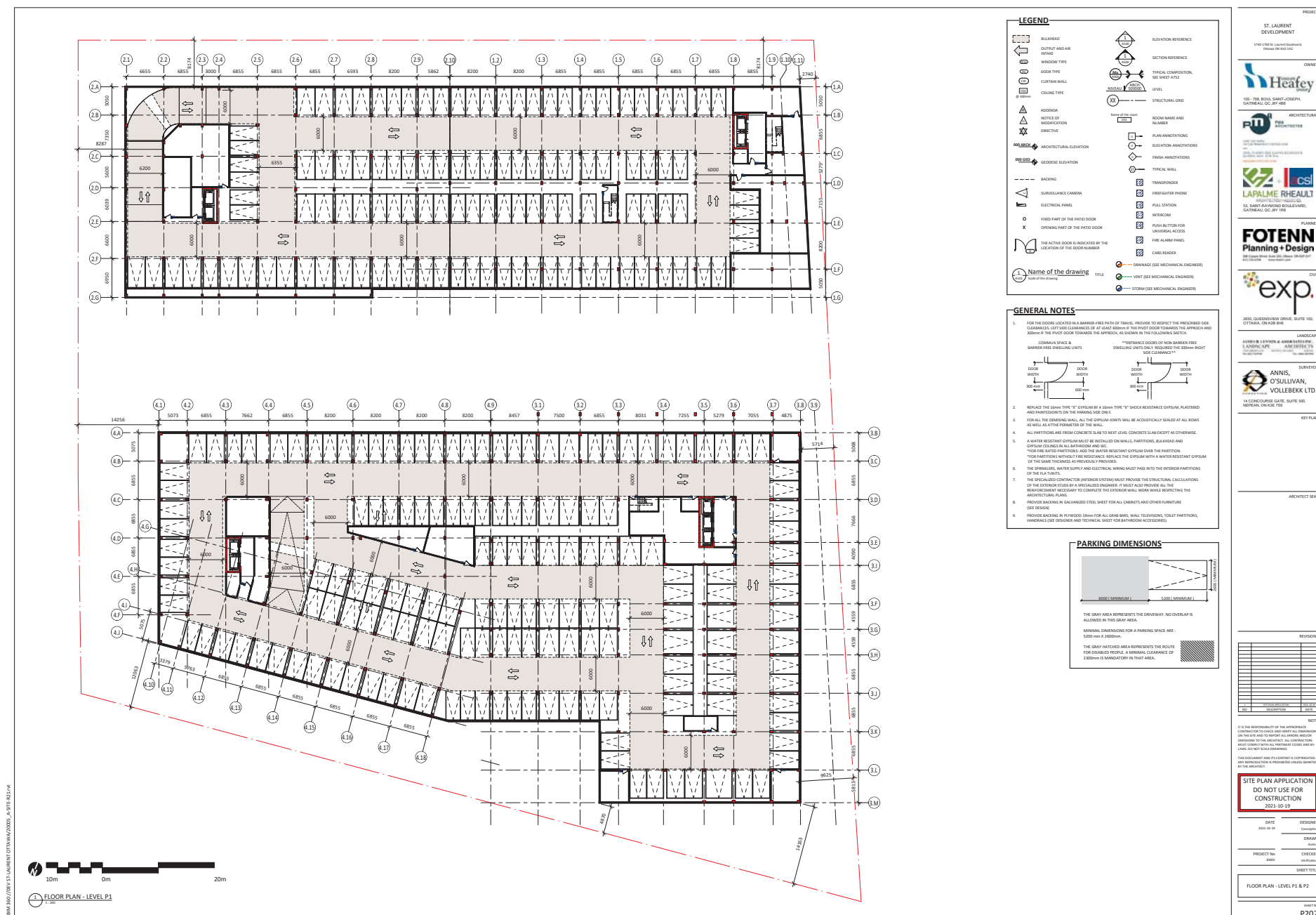
FLOOR PLAN - LEVEL 01 - PD

SHEET NO. P201

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SITE PLAN CONTROL APPLICATION

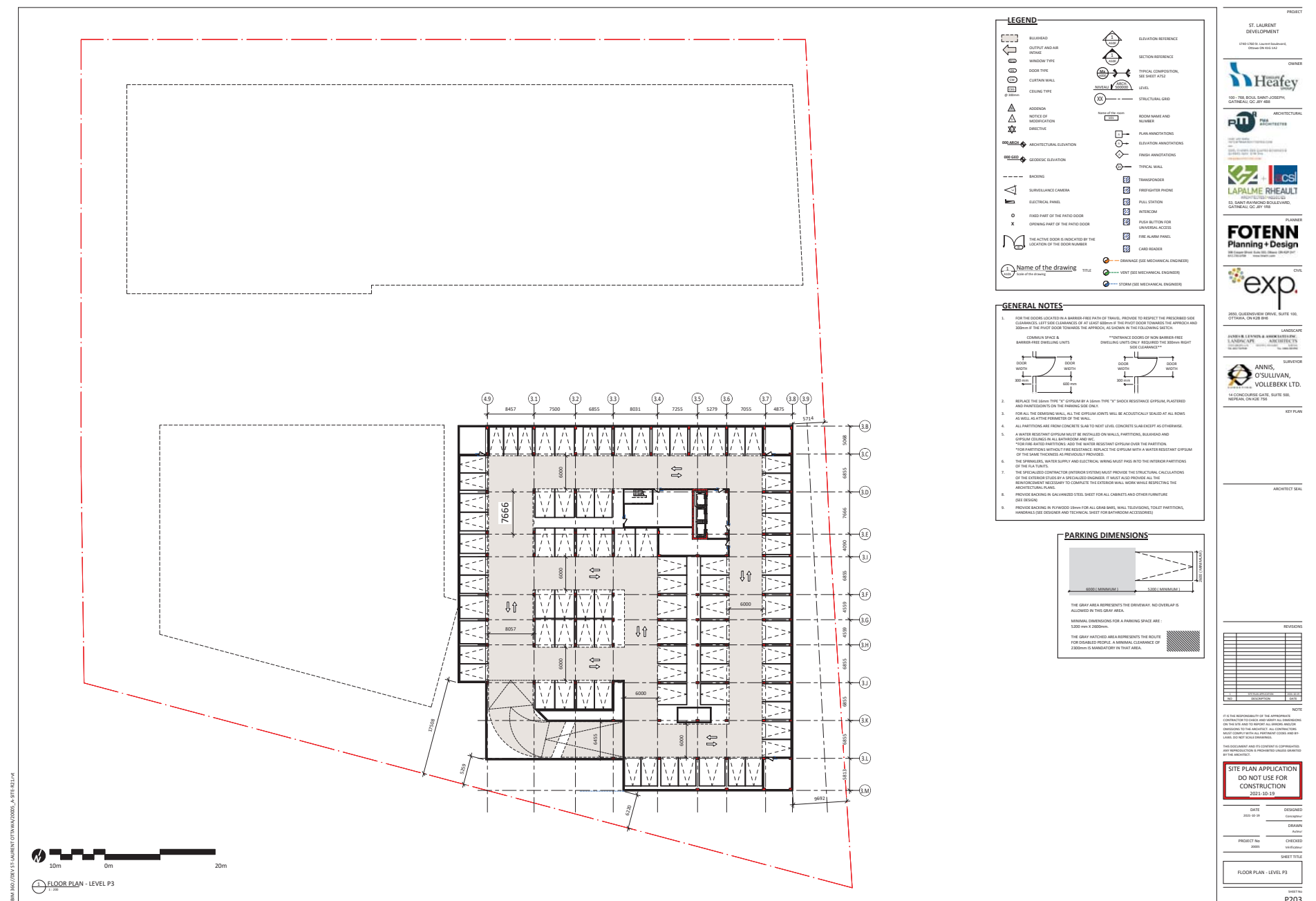
UNDERGROUND PARKING - P1 & P2



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SITE PLAN CONTROL APPLICATION

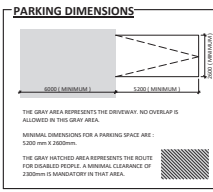
UNDERGROUND PARKING - P3



LEGEND

	ELEVATION REFERENCE		SECTION REFERENCE
	TYPICAL COMPOSITION, SEE SHEET AT/2		LEVEL
	ROOM NAME AND NUMBER		PLAN ANNOTATIONS
	ELEVATION ANNOTATIONS		ROOM ANNOTATIONS
	TYPICAL WALL		TRANSFORMER
	REGULATED FLOOR		FULL SECTION
	INTERIUM		PUSH BUTTON FOR UNIVERSAL ACCESS
	FIRE ALARM PANEL		CARD READER
	DRAINAGE (SEE MECHANICAL ENGINEER)		VENT (SEE MECHANICAL ENGINEER)
	STORM (SEE MECHANICAL ENGINEER)		

- GENERAL NOTES**
- FOR THE DOOR SCHEDULE IN BARBER FREE FLOOR PLAN, PROVIDE TO EXCEED THE MINIMUM CLEARANCE LEFT SIDE CLEARANCE OF AT LEAST 800MM IF THE PIVOT DOOR TOWARDS THE APPROACH AND 900MM IF THE PIVOT DOOR TOWARDS THE APPROACH AS SHOWN IN THE FOLLOWING DETAIL.
 - COMMON SPACE & BARBER FREE DWELLING UNITS
 - ENTRANCE DOORS OF NON BARBER FREE DWELLING UNITS ONLY REQUIRED THE 800MM RIGHT SIDE CLEARANCE.
 - REPLACE THE 30MM THICK "C" OFFSET BY A 30MM THICK "Y" THICK RESISTANCE OPTIMAL PLASTERED AND PARTITIONED ON THE FINISH FLOOR ONLY.
 - FOR ALL THE DWELLING WALL, ALL THE CIRCULAR OPENING WILL BE ACCURATELY BUILT AT ALL SIDES AS WELL AS AT THE PERIMETER OF THE WALL.
 - ALL PARTITIONS ARE FROM CONCRETE SLAB TO NEXT LEVEL CONCRETE SLAB EXCEPT AS OTHERWISE NOTED.
 - A WATER RESISTIVE CURTAIN MUST BE PROVIDED ON WALL, PARTITION, BARRIERS AND TO THE FLOOR FINISHES AND TO THE CEILING FINISHES OVER THE PARTITION.
 - FOR PARTITIONS, PARTITION AND RESISTANCE, REPLACE THE CIRCULAR WITH A WATER RESISTANT CIRCULAR OF THE SAME FINISHES AS PREVIOUSLY PROVIDED.
 - THE DRAINAGE, WATER SUPPLY AND ELECTRICAL WIRING MUST PASS INTO THE INTERIOR PARTITIONS OF THE FLOOR FINISHES.
 - THE SPECIALIZED CONTRACTOR INTERIOR SYSTEMS MUST PROVIDE THE STRUCTURAL CALCULATIONS OF THE INTERIOR SYSTEMS IN PREVIOUSLY PROVIDED IF NOT ALREADY PROVIDED AS THE REINFORCEMENT NECESSARY TO COMPLETE THE EXTERIOR WALL WORK WHILE RESPECTING THE ARCHITECTURAL PLAN.
 - PROVIDE BACKING IN GALVANIZED STEEL SHEET FOR ALL CABINETS AND OTHER FURNITURE SEE SECTION.
 - PROVIDE BACKING IN FINISHED SHEET FOR ALL GAB BARS, WALL TELEVISION, TOOL ET PARTITION, HANDRAILS SEE SECTION AND TECHNICAL SHEET FOR BATHROOM ACCESSORIES.



ST. LAURENT DEVELOPMENT
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA, ON K2M 1K4

OWNER
ST. LAURENT DEVELOPMENT

ARCHITECTURAL
PMA ARCHITECTES

PLANNING
FOTENN Planning + Design

MECHANICAL ENGINEER
ANNIS, O'SULLIVAN, VOLLEBECK LTD.

ARCHITECT SEAL

REVISIONS	DATE	DESIGNED	CHECKED

NOTE
IF THE REVISIONS OF THE APPROVED SITE PLAN APPLICATION ARE NOT COMPLETED BY THE DATE OF THE EXPIRATION OF THE APPROVAL, THE APPROVAL IS AUTOMATICALLY REVOKED. ALL CONSTRUCTION MUST COMPLY WITH THE LATEST CODES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.

REVISIONS

DATE
2021-10-19

SITE PLAN APPLICATION DO NOT USE FOR CONSTRUCTION

FLOOR PLAN - LEVEL P3

SHEET NO. P203



ST. LAURENT DEVELOPMENT

4. TOWER 01



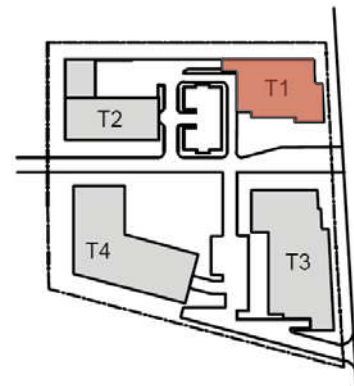
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SITE PLAN CONTROL APPLICATION

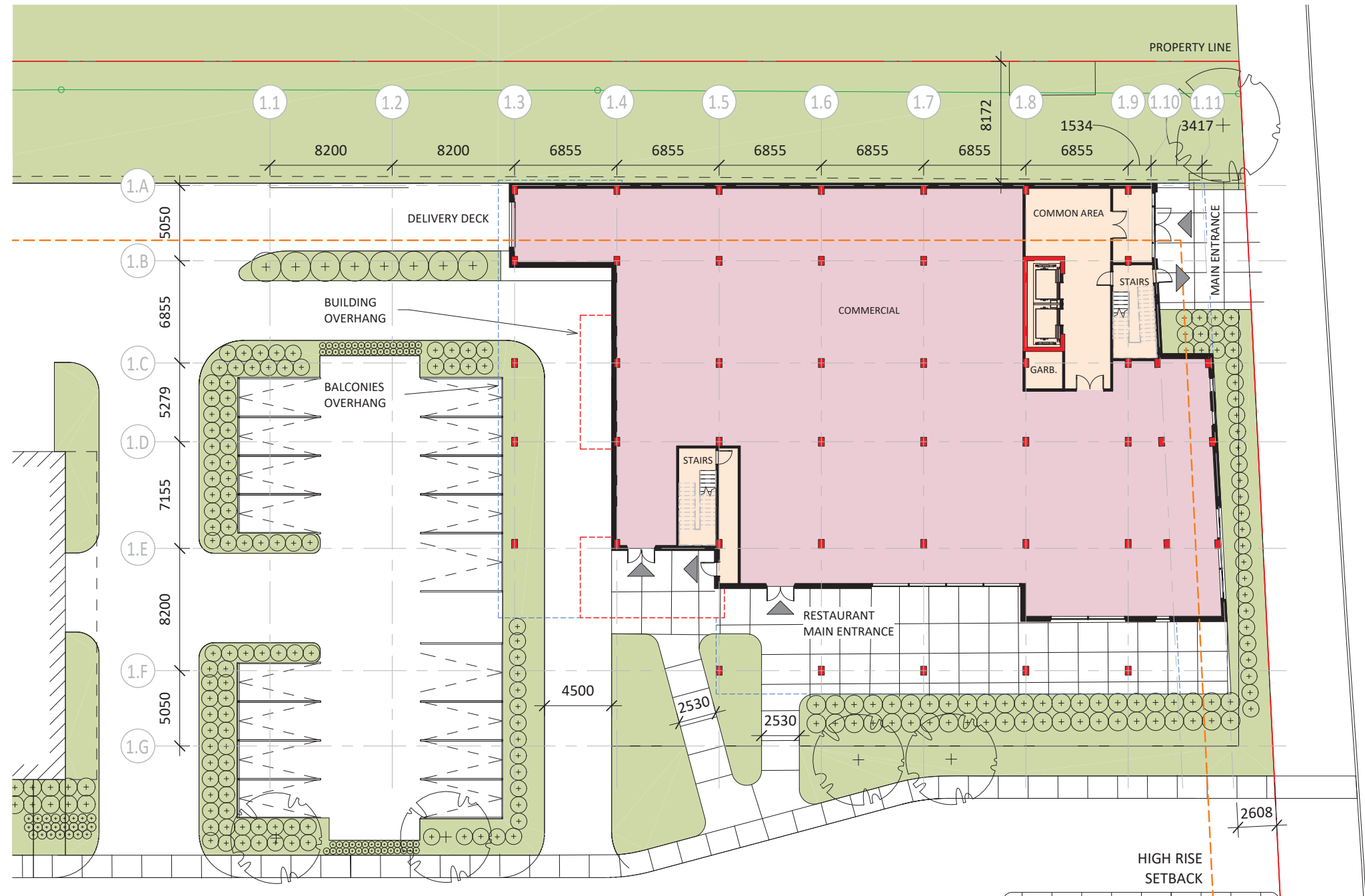
TOWER 01 LEVEL 01

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

TOTAL UNITS: -



ST. LAURENT BLD



ST. LAURENT BOULEVARD

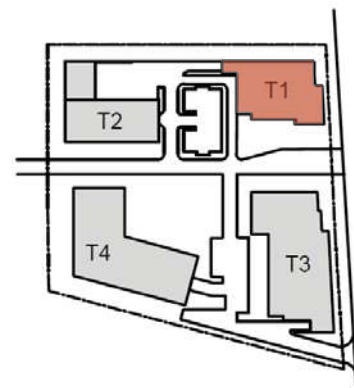
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SITE PLAN CONTROL APPLICATION

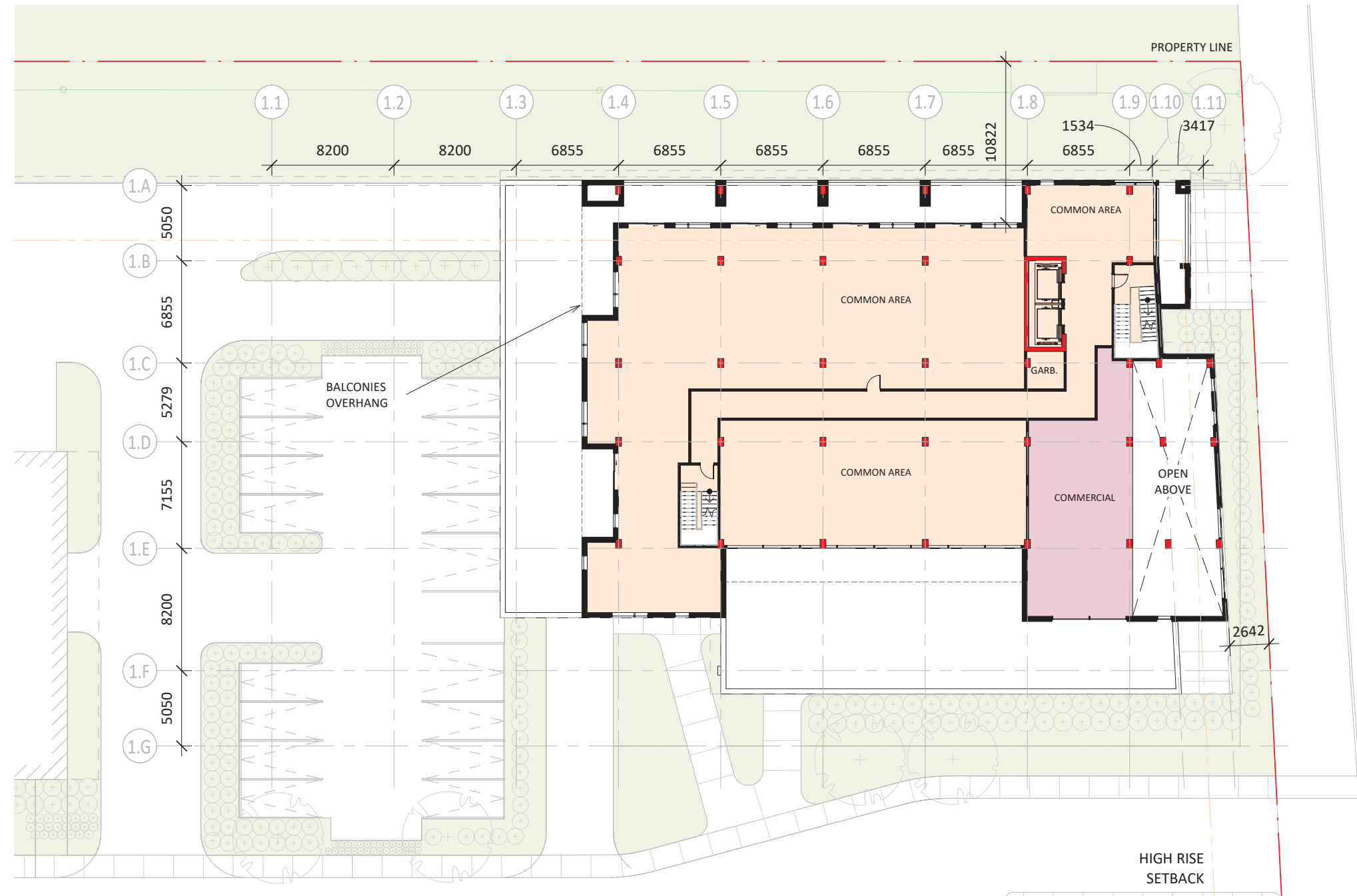
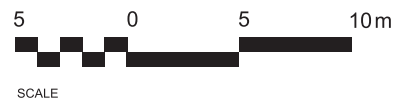
TOWER 01 LEVEL 02

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

TOTAL UNITS:



ST. LAURENT BLD










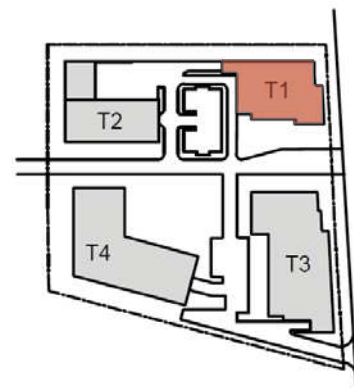
ST. LAURENT BOULEVARD

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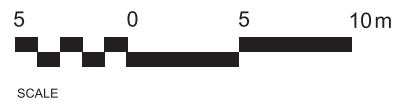
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SITE PLAN CONTROL APPLICATION

TOWER 01 LEVEL 03

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



ST. LAURENT BLD










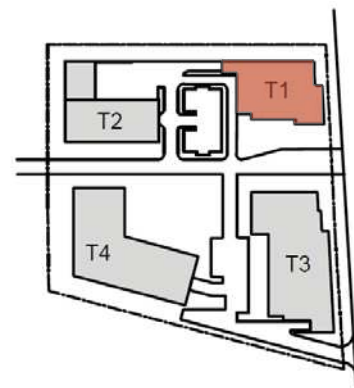
ST. LAURENT BOULEVARD

ST. L. DEV

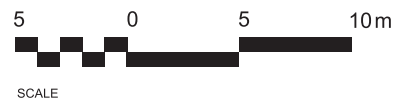
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

TOWER 01 LEVEL 04

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



ST. LAURENT BLD










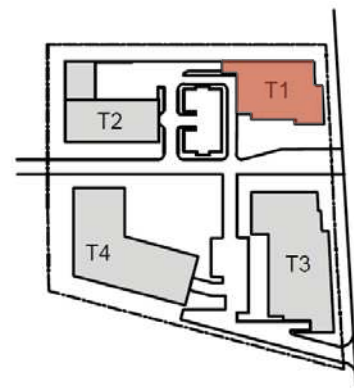
ST. LAURENT BOULEVARD

ST. L. DEV

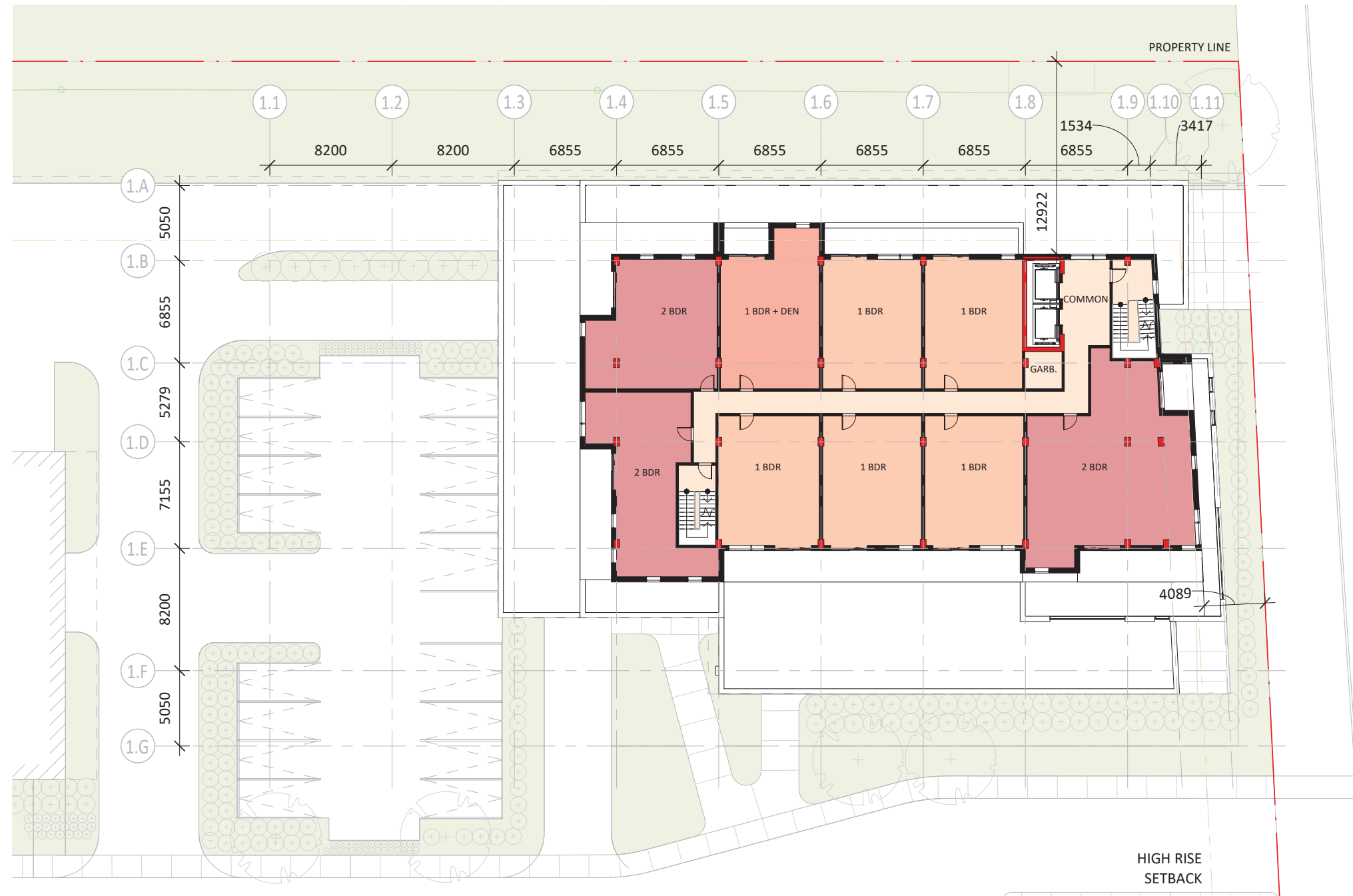
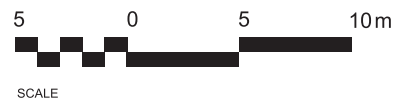
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

TOWER 01 LEVEL 05 TO 14

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



ST. LAURENT BLD










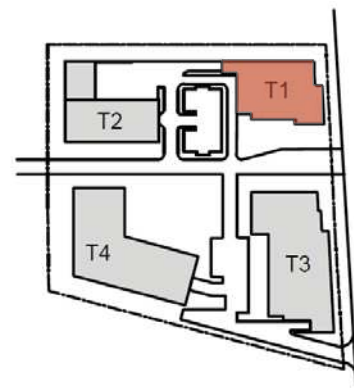
ST. LAURENT BOULEVARD

ST. L. DEV

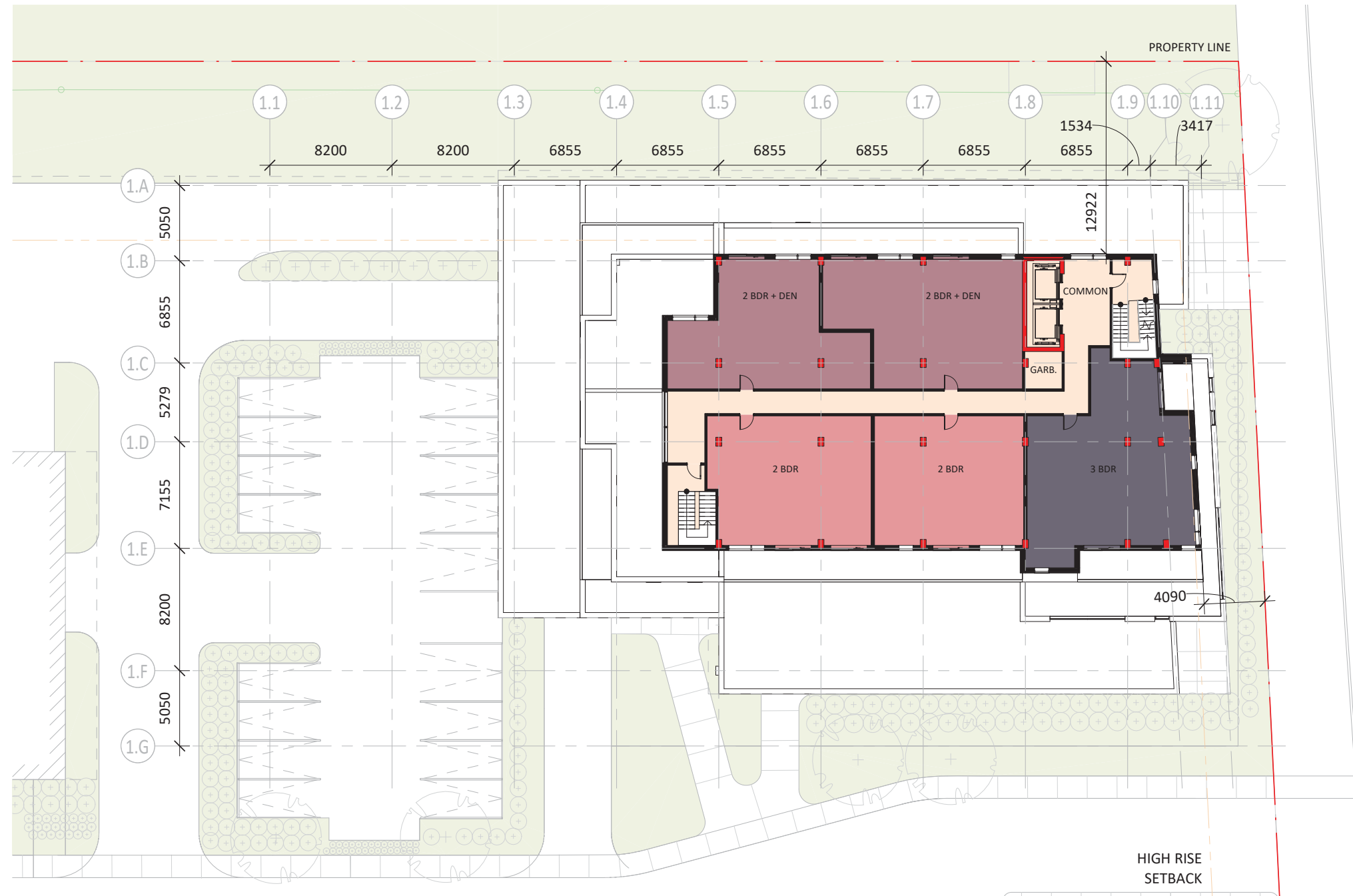
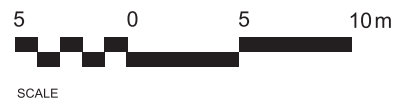
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

TOWER 01 LEVEL 15

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



ST. LAURENT BLD



ST. LAURENT BOULEVARD

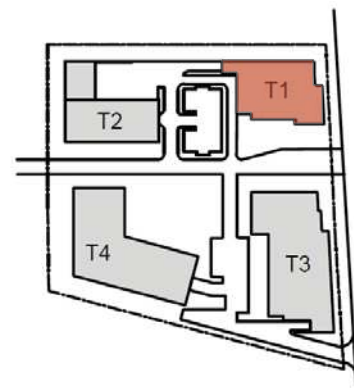
ST. L. DEV

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

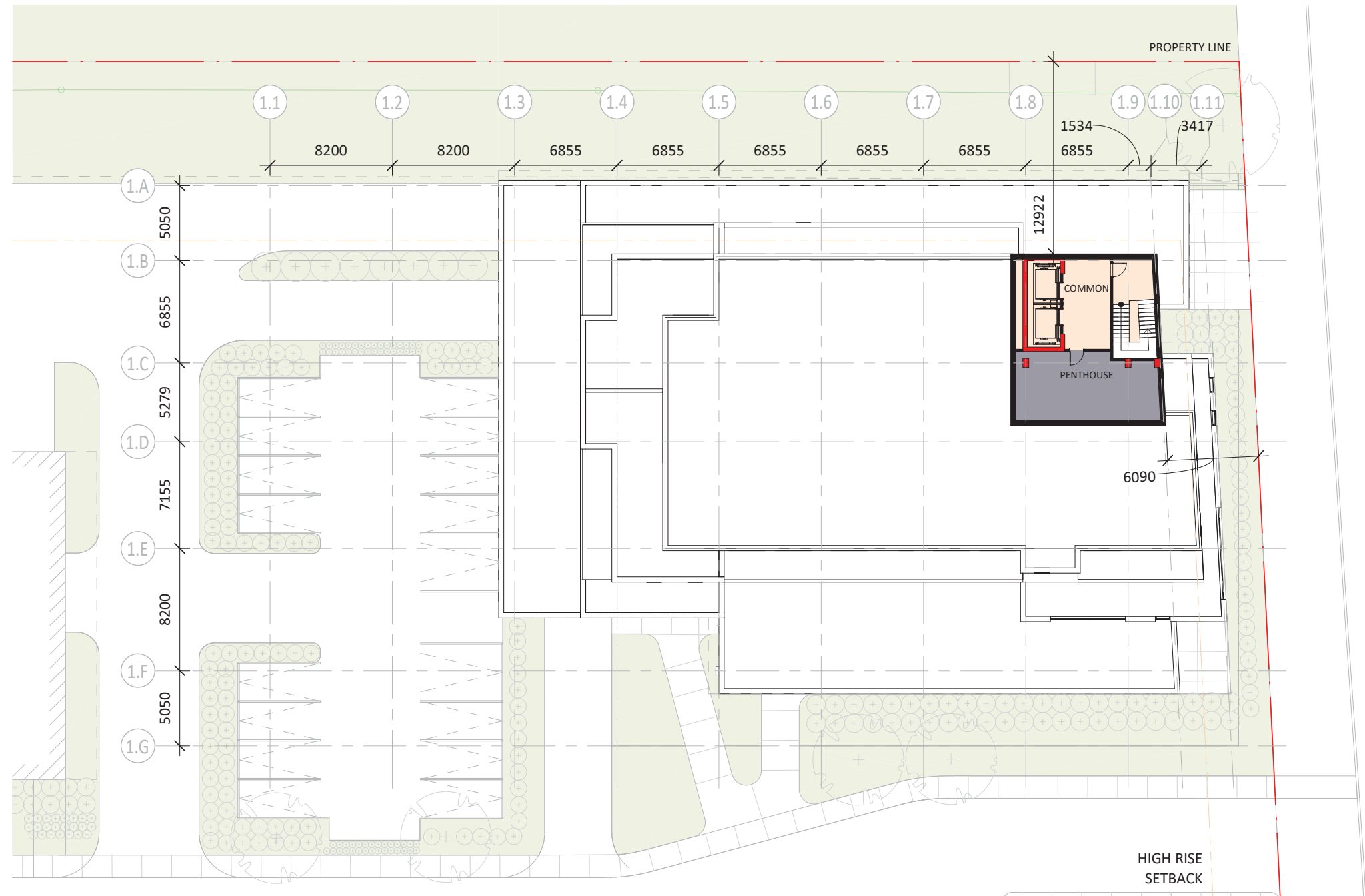
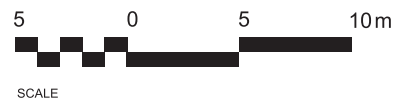
TOWER 01 PENTHOUSE

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

TOTAL UNITS:



ST. LAURENT BLD



ST. LAURENT BOULEVARD

ST. L. DEV

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

TOWER 01 STATISTICS

GROSS FLOOR AREA

AREA TYPE	SQ M	SQ FT
PARKING	4,620	49,720
COMMERCIAL	1,176	12,656
COMMON	2,670	28,735
LOCATIVE	8,625	92,822
BALCONIES	1,764	18,984
SHARE INT	606	1,733
SHARE EXT	161	6,522
TOTAL	19,622	211,172

PARKING RATES

TYPE	REQUIRED	PROVIDED
COMMERCIAL	29	29
RESIDENTIAL	51	93
VISITOR	21	21
TOTAL	101	143

RESIDENTIAL: 0.5 / UNIT
 10% OR 20 SPACES REDUCTION IF ALL
 SPACES WITHIN THE SAME BUILDING.
 VISITOR: 0.2 / UNIT AFTER 12 MAX 60.

RETAIL STORE: 2.5 / 100 sq m GFA
 RESTAURANT: 6 / 100 sq m GFA
 DRIVE-TROUGH: -20%

BALCONIES AREA

LEVEL	AREA
LEVEL 01:	-
LEVEL 02:	-
LEVEL 03:	154 sq m/9 units = 17.11 sq m
LEVEL 04:	124 sq m/9 units = 13.78 sq m
LEVEL 05:	139 sq m/9 units = 15.44 sq m
LEVEL 06:	139 sq m/9 units = 15.44 sq m
LEVEL 07:	139 sq m/9 units = 15.44 sq m
LEVEL 08:	139 sq m/16 units = 15.44 sq m
LEVEL 09:	139 sq m/16 units = 15.44 sq m
LEVEL 10:	139 sq m/16 units = 15.44 sq m
LEVEL 11:	139 sq m/16 units = 15.44 sq m
LEVEL 12:	139 sq m/12 units = 15.44 sq m
LEVEL 13:	139 sq m/12 units = 15.44 sq m
LEVEL 14:	139 sq m/12 units = 15.44 sq m
LEVEL 15:	96 sq m/12 units = 19.20 sq m
TOTAL AREA	1,764 sq m/113 units = 15.61 sq m

REQUIRED

3 sq m / UNIT OF PRIVATE SPACE: 15.61 sq m / UNIT
 3 sq m / UNIT OF SHARED SPACE: 6.79 sq m / UNIT

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

PROVIDED

UNITS TYPOLOGY

UNIT TYPE	TOTAL COUNT	%
1 BDR	60	53
1 BDR + DEN	13	12
2 BDR	37	33
2 BDR + DEN	2	2
3 BDR	1	1
TOTAL	113	100

BICYCLE PARKING RATES

TYPE	REQUIRED	PROVIDED
COMMERCIAL	3	3
RESIDENTIAL	57	57
TOTAL	60	60

COMMERCIAL: 1 / 250 sq m OF GFA

RESIDENTIAL: 0.5 / UNIT

ST. LAURENT DEVELOPMENT








5. TOWER 02



ST. L. DEV

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

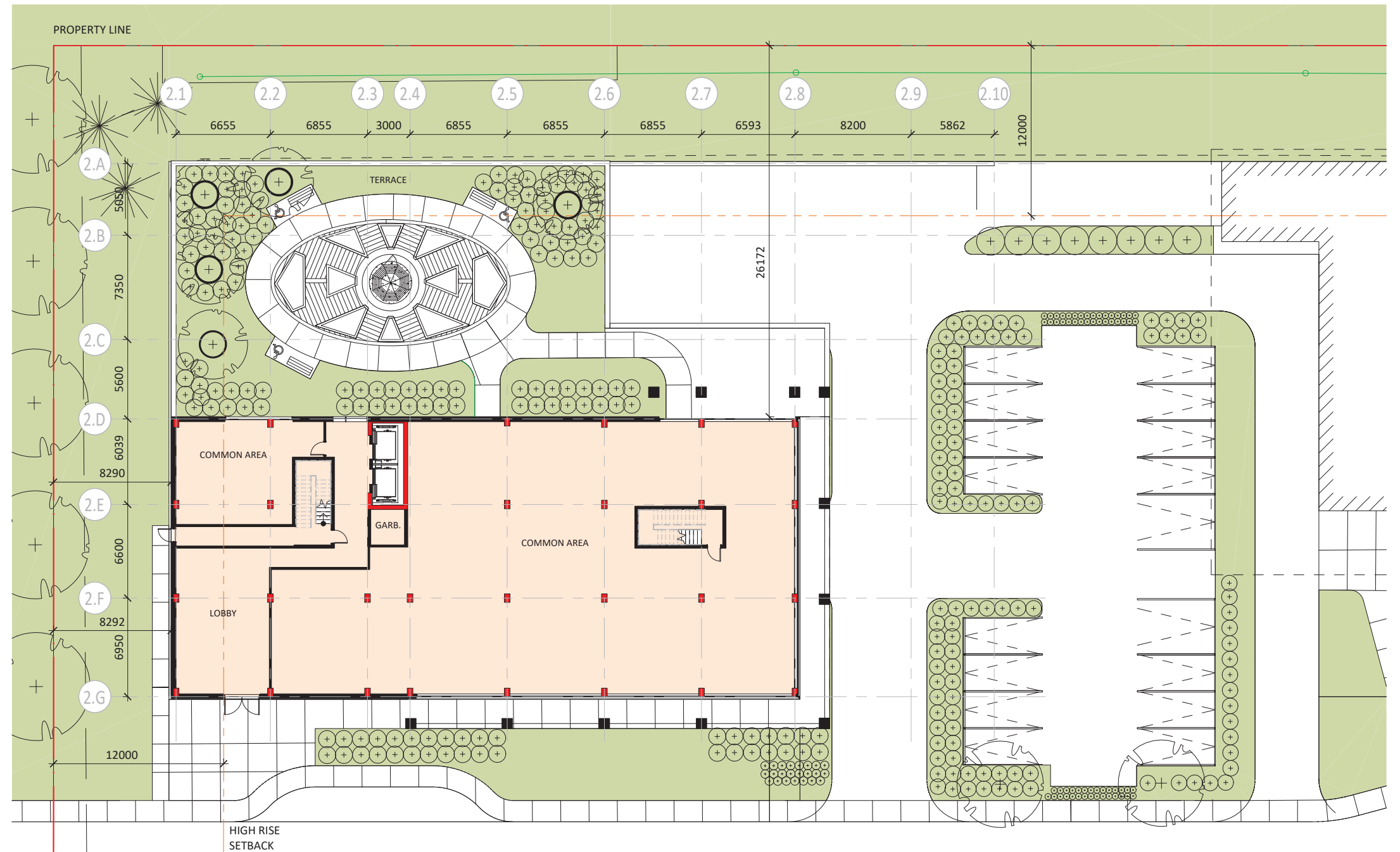
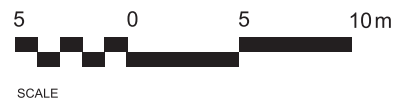
TOWER 02 LEVEL 01

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

TOTAL UNITS: -



ST. LAURENT BLD










ST. LAURENT BOULEVARD

ST. L. DEV

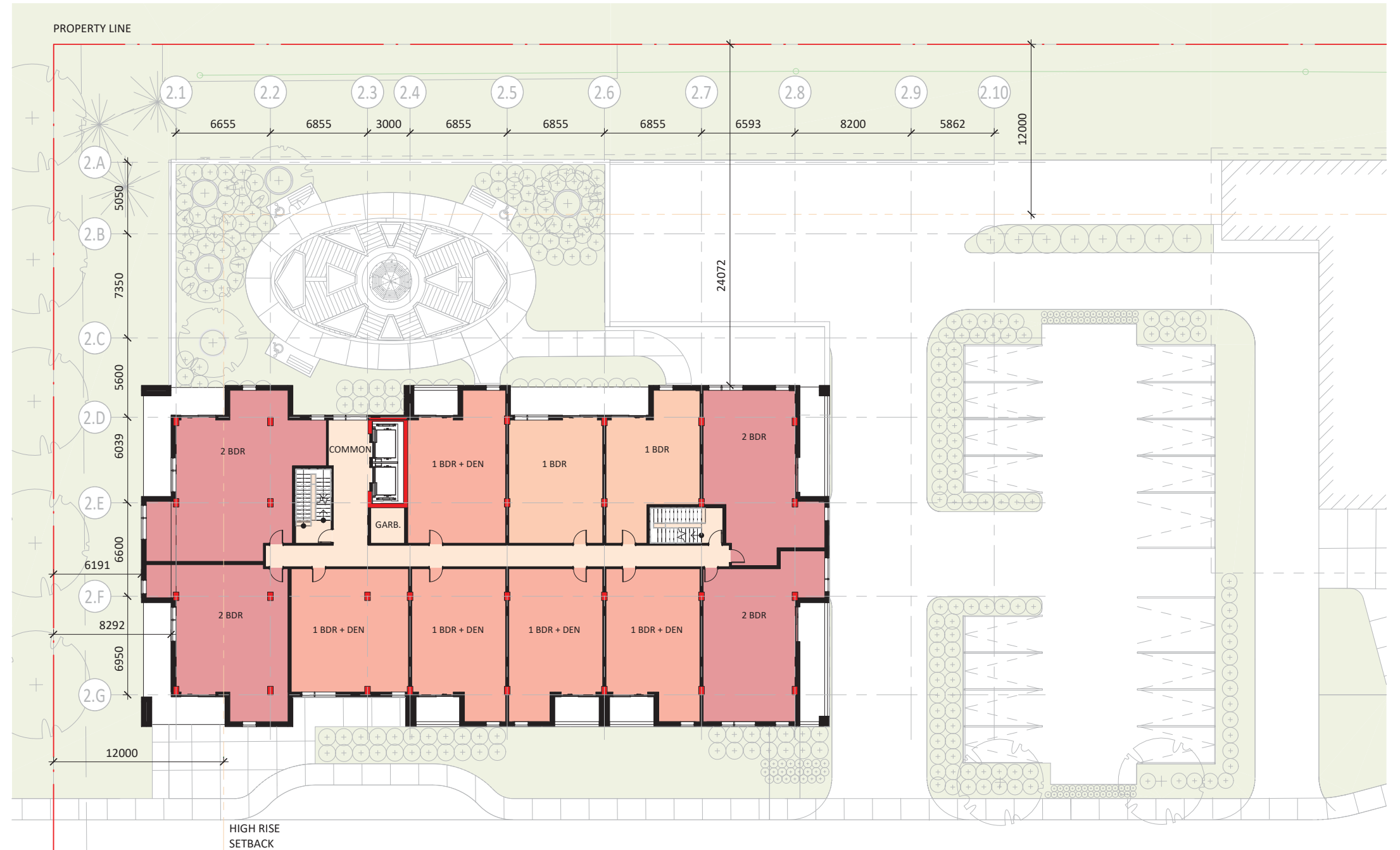
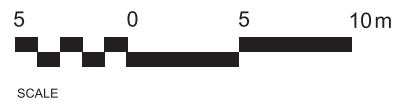
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

TOWER 02 LEVEL 02

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



ST. LAURENT BLD










ST. LAURENT BOULEVARD

ST. L. DEV

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

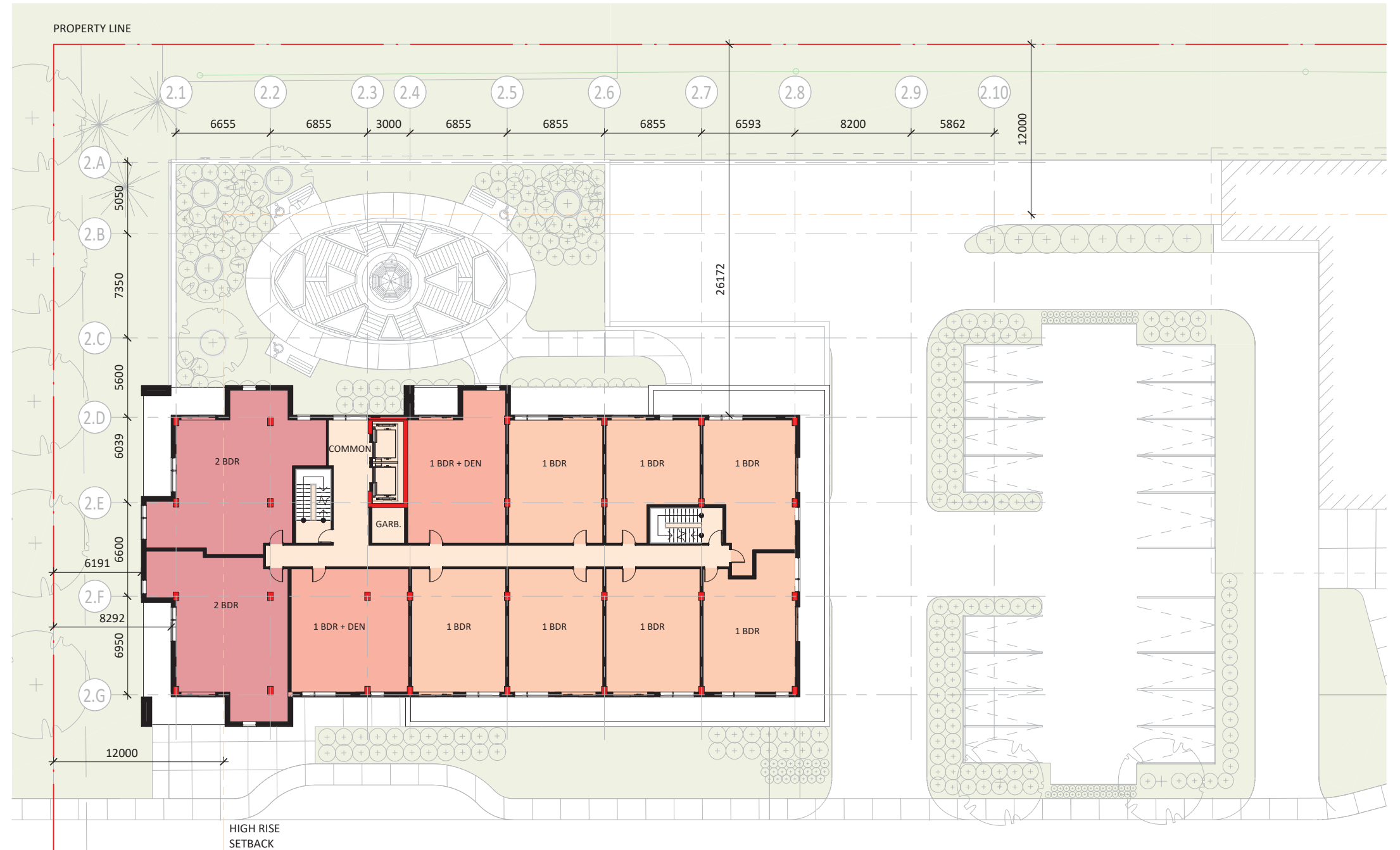
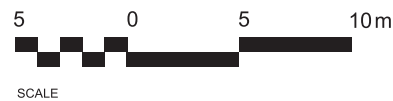
TOWER 02 LEVEL 03 & 04

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

TOTAL UNITS: 11 UN



ST. LAURENT BLD










ST. LAURENT BOULEVARD

ST. L. DEV

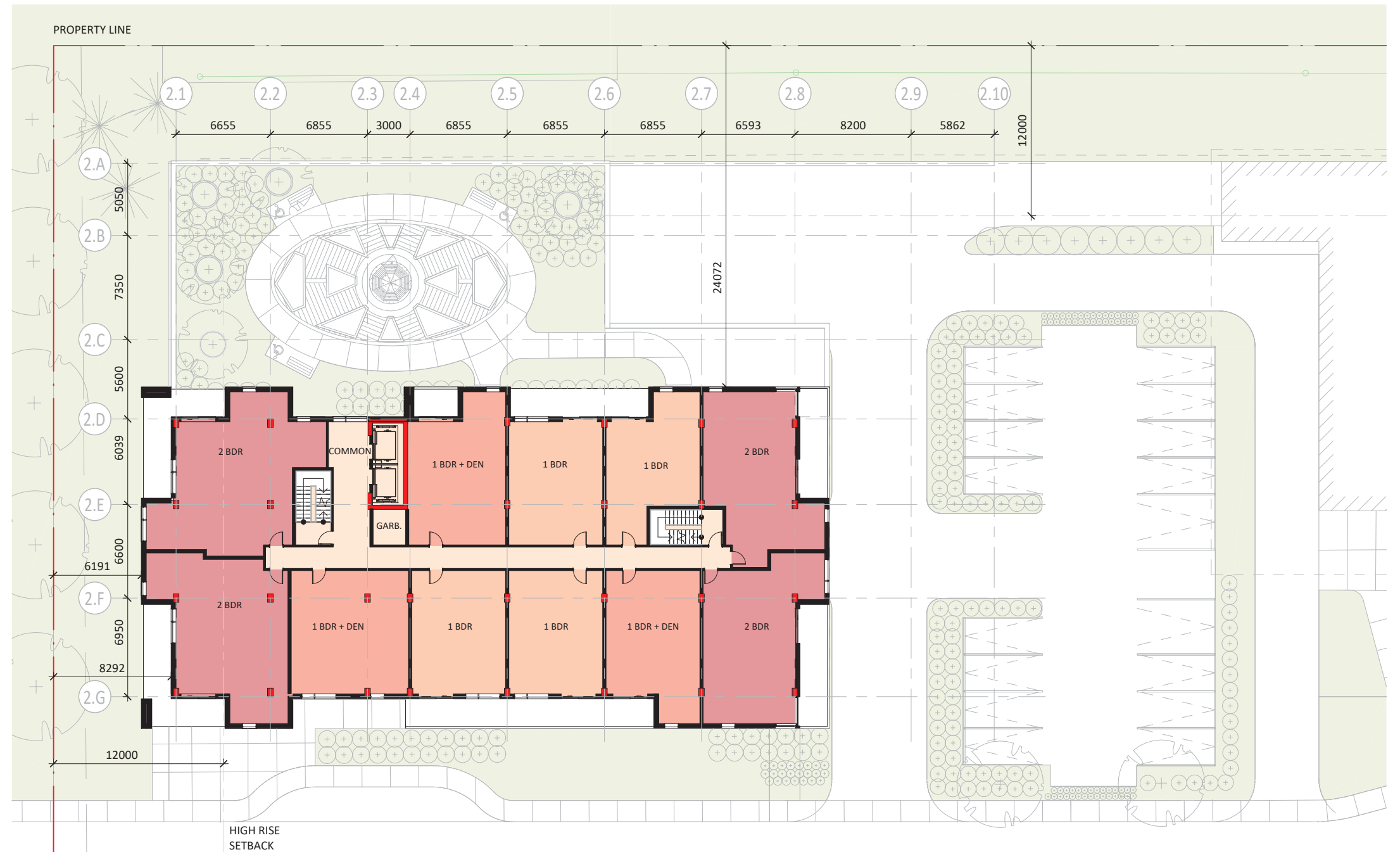
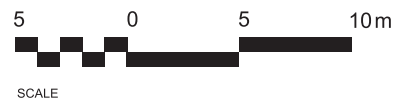
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

TOWER 02 LEVEL 05 & 06

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



ST. LAURENT BLD










ST. LAURENT BOULEVARD

ST. L. DEV

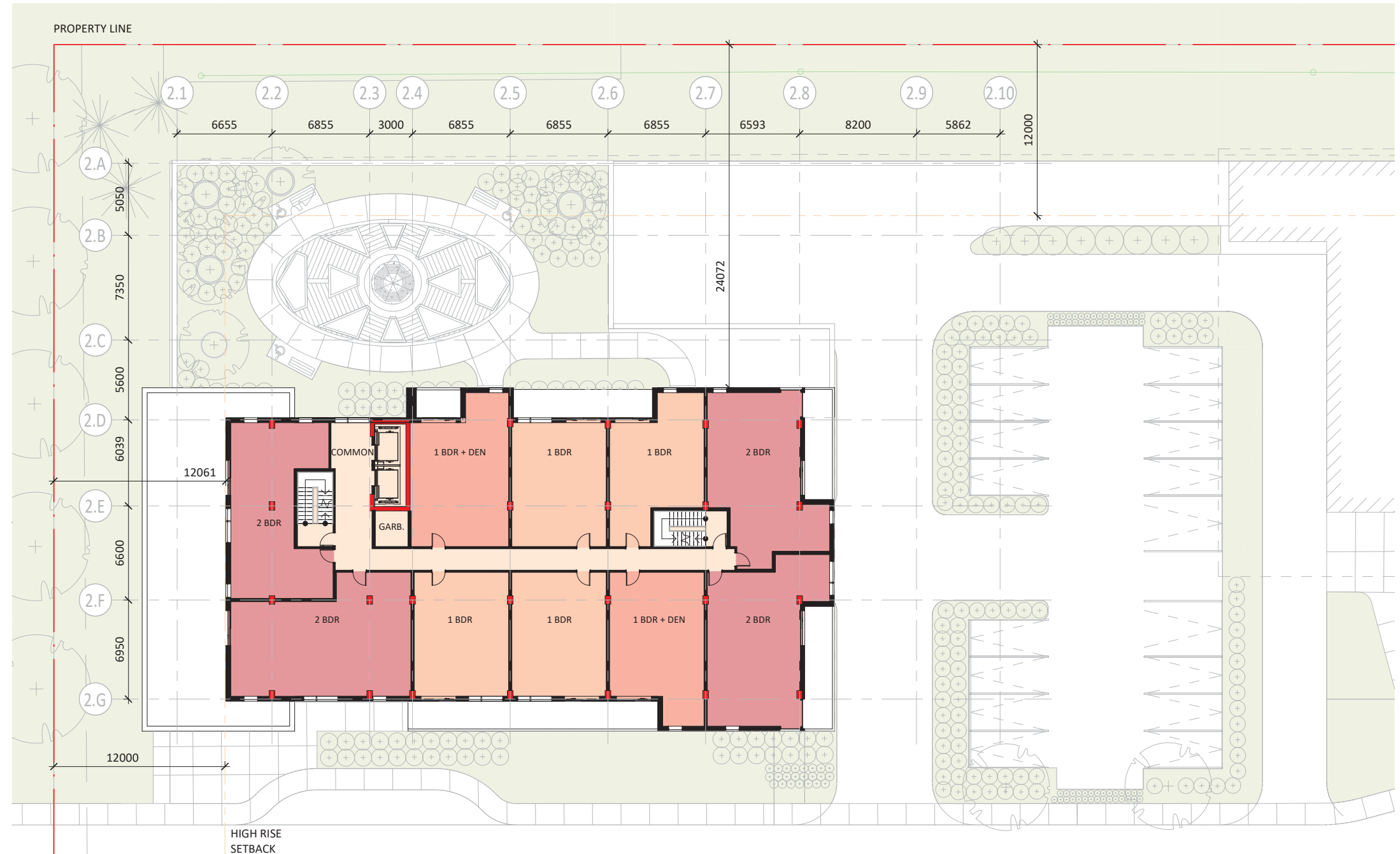
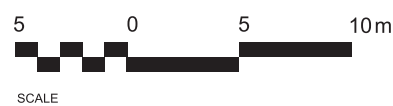
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

TOWER 02 LEVEL 07 TO 11

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



ST. LAURENT BLD



ST. LAURENT BOULEVARD



DEVELOPER

PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

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

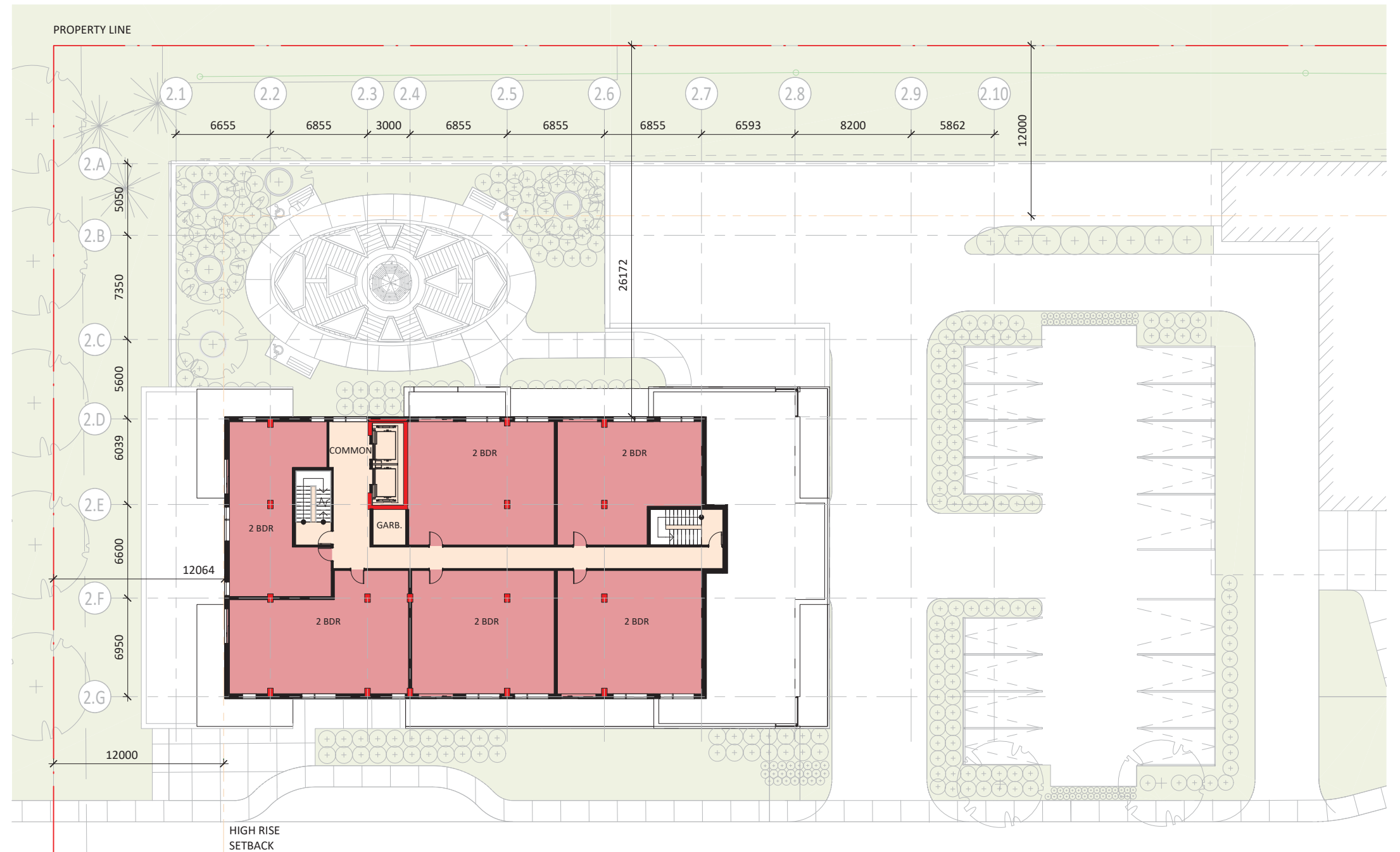
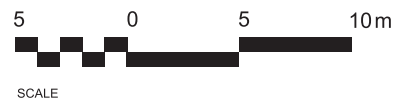
TOWER 02 LEVEL 12

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

TOTAL UNITS: 6 UN



ST. LAURENT BLD










ST. LAURENT BOULEVARD

ST. L. DEV

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

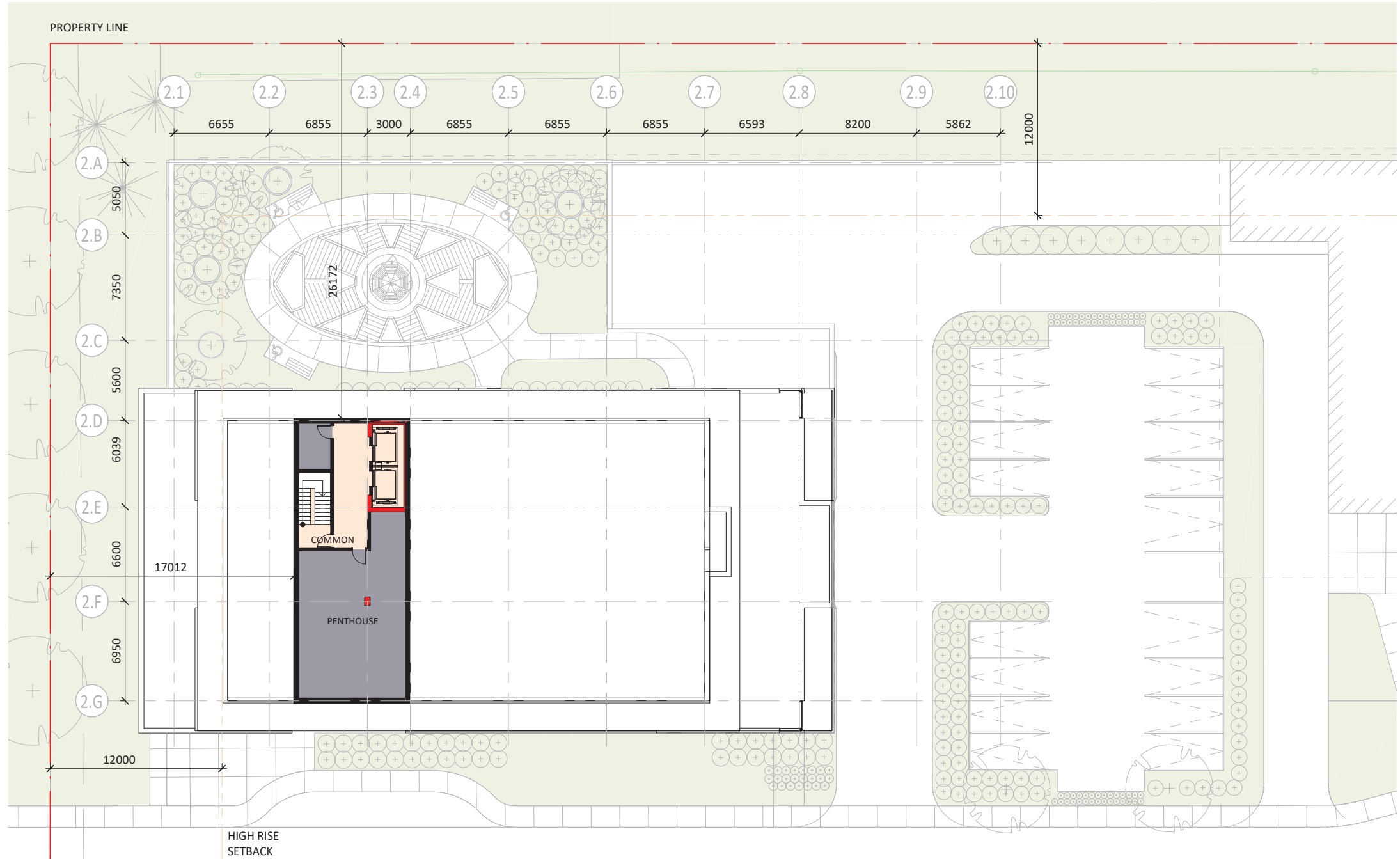
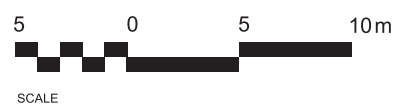
TOWER 02 PENTHOUSE

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

TOTAL UNITS: -



ST. LAURENT BLD



ST. LAURENT BOULEVARD



DEVELOPER

PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

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

TOWER 02 STATISTICS

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

ST. LAURENT DEVELOPMENT








6. TOWER 03



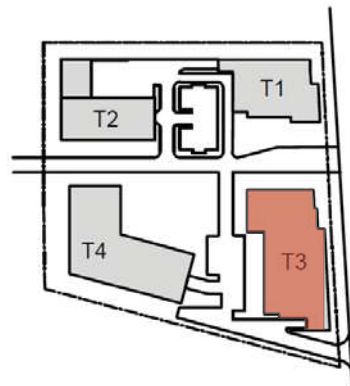
ST. L. DEV

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

TOWER 03 LEVEL 01

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

TOTAL UNITS:



ST. LAURENT BLD



ST. LAURENT BOULEVARD










PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

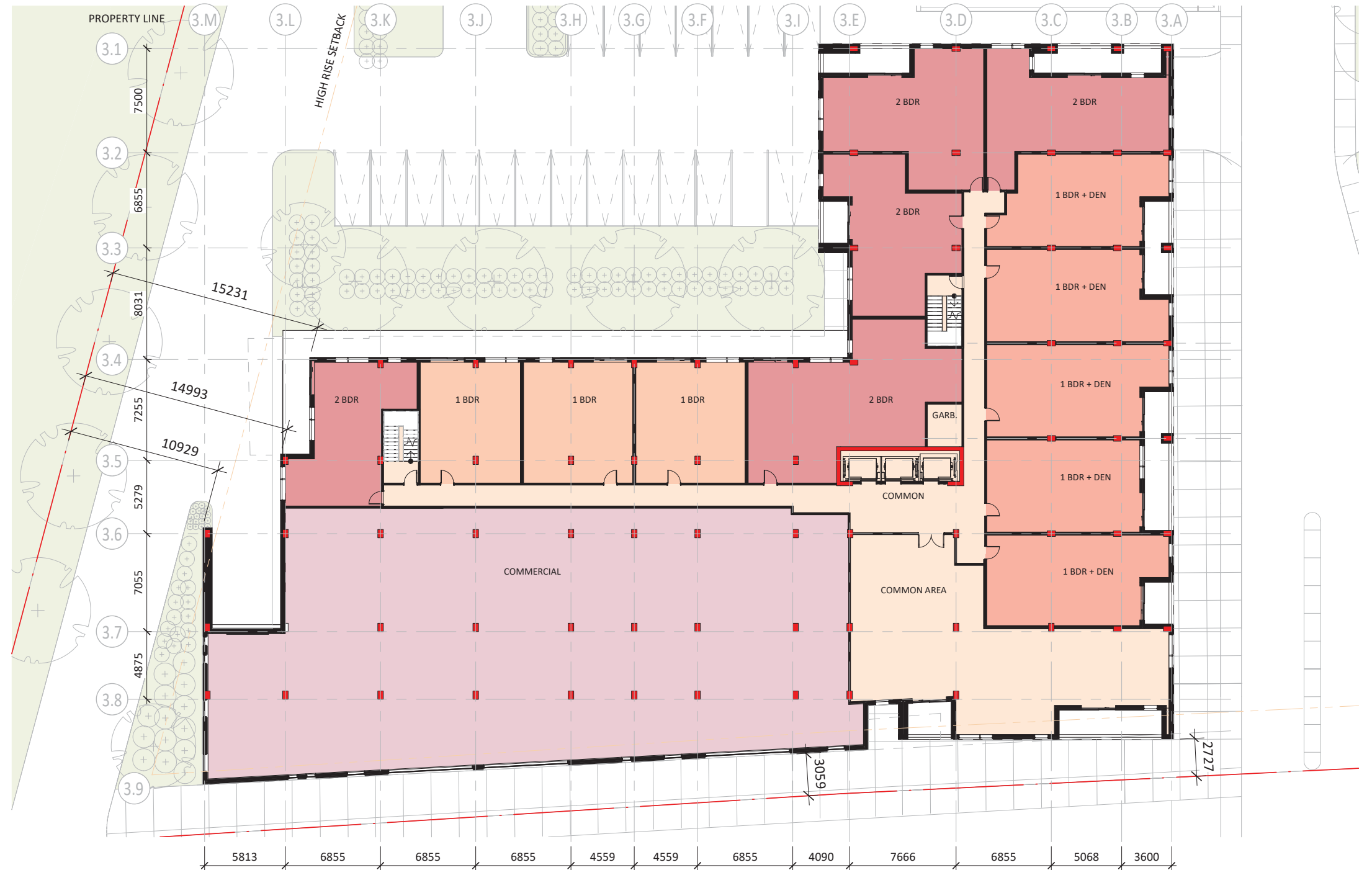
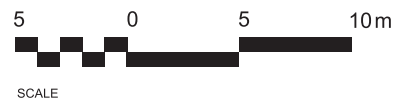
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

TOWER 03 LEVEL 02

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



ST. LAURENT BLD



ST. LAURENT BOULEVARD










PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

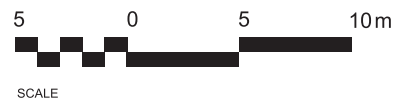
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

TOWER 03 LEVEL 03

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



ST. LAURENT BLD



ST. LAURENT BOULEVARD



DEVELOPER

39








PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

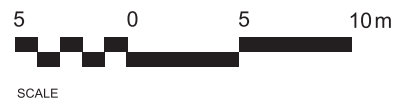
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

TOWER 03 LEVEL 04

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



ST. LAURENT BLD



ST. LAURENT BOULEVARD



DEVELOPER

40








PROJECT NUMBER : 20005

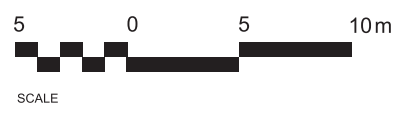
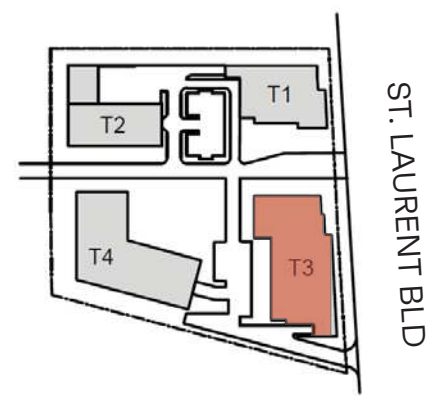
DATE: 2021-10-19

ST. L. DEV

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

TOWER 03 LEVEL 05 TO 14

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



ST. LAURENT BOULEVARD










PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

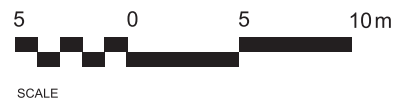
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

TOWER 03 LEVEL 15

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



ST. LAURENT BLD



ST. LAURENT BOULEVARD



DEVELOPER

PROJECT NUMBER : 20005

DATE: 2021-10-19

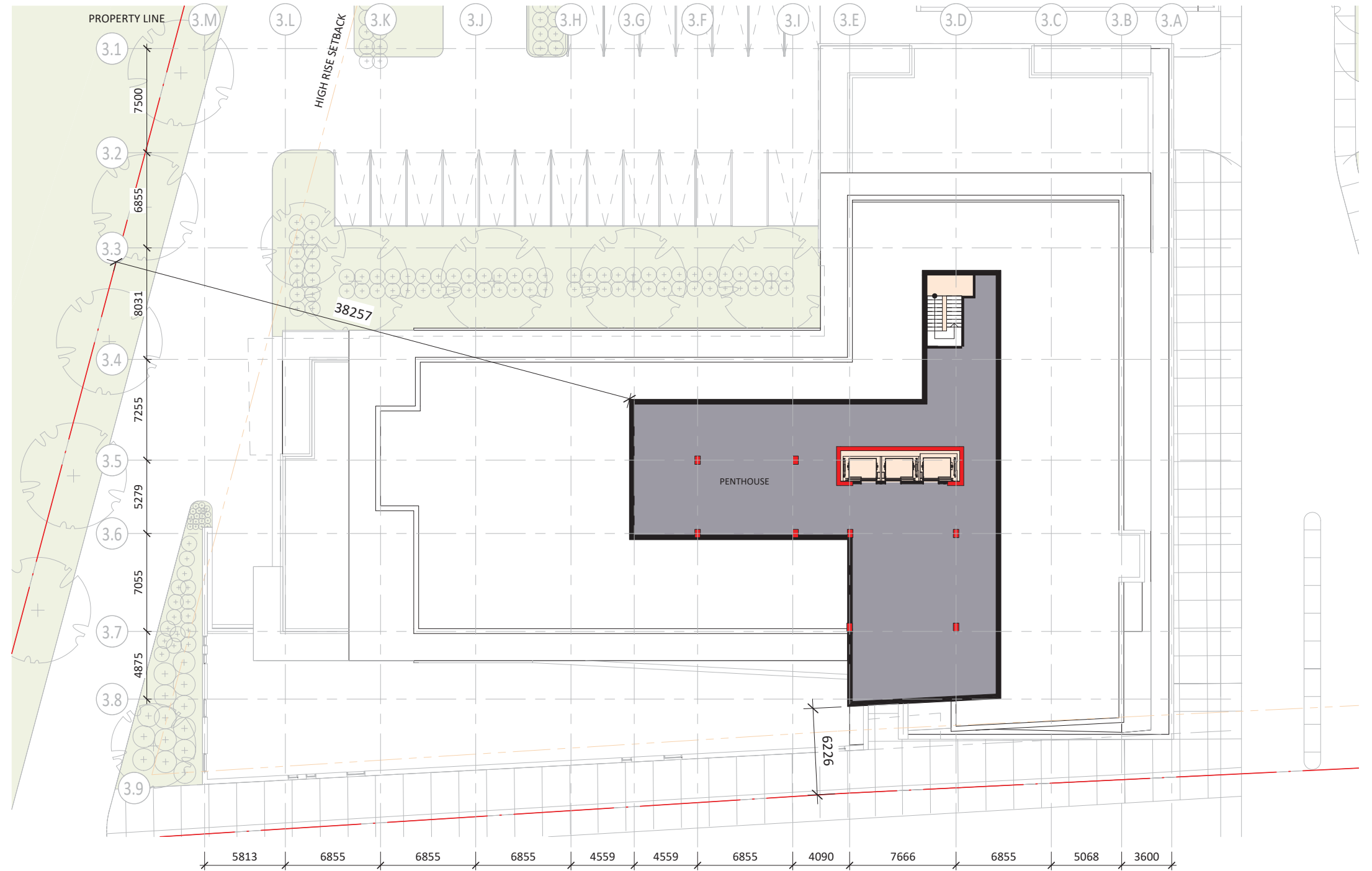
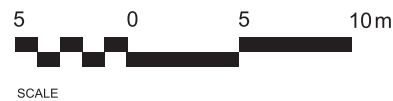
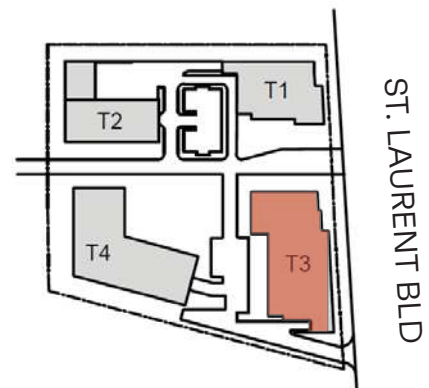
ST. L. DEV

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

TOWER 03 PENTHOUSE

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

TOTAL UNITS: -



ST. LAURENT BOULEVARD



ST. L. DEV

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

TOWER 03 STATISTICS

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

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

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

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

ST. LAURENT DEVELOPMENT








7. TOWER 04



ST. L. DEV

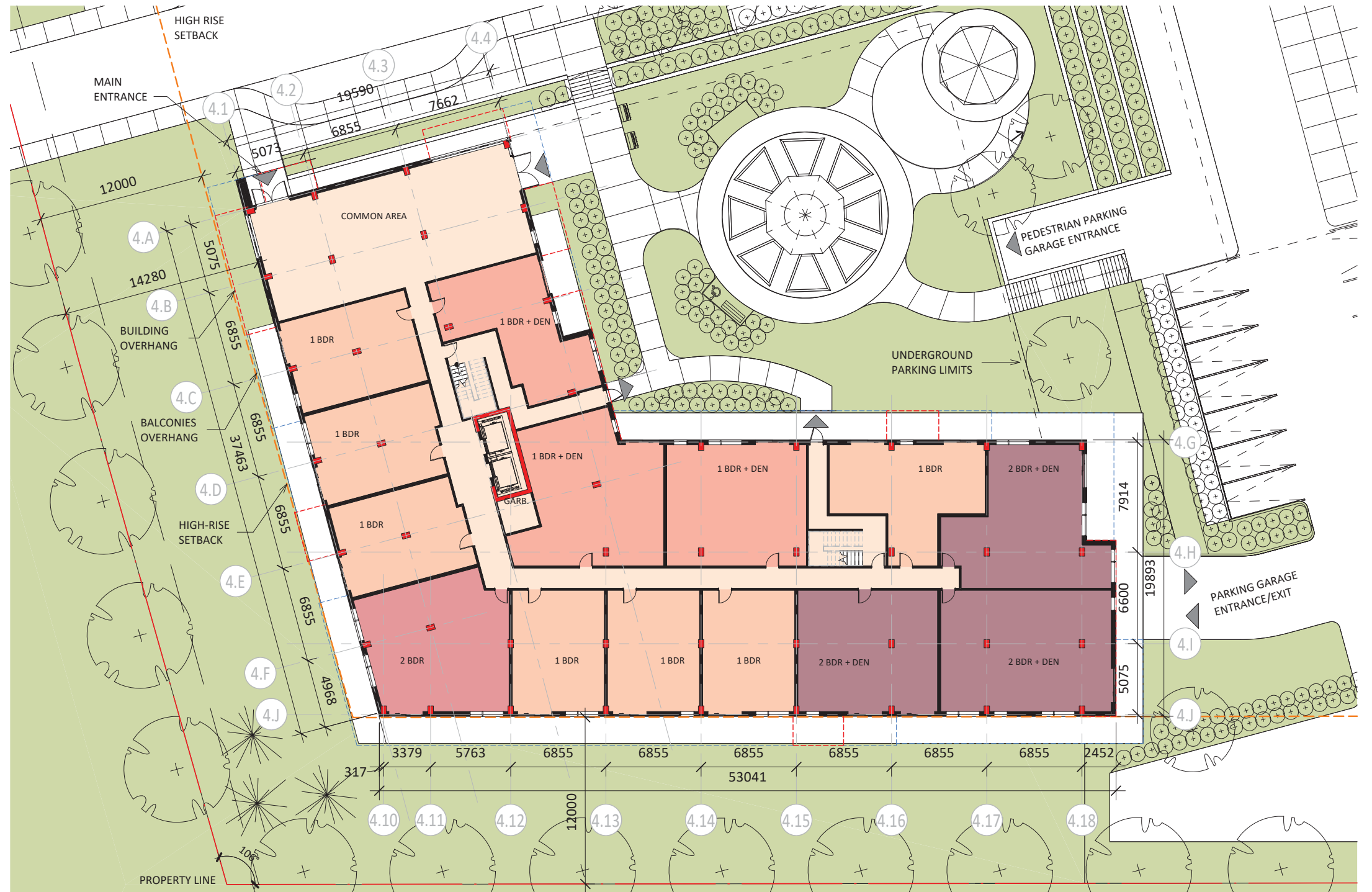
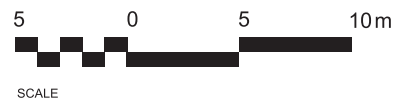
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

TOWER 04 LEVEL 01

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



ST. LAURENT BLD










ST. LAURENT BOULEVARD



ST. L. DEV

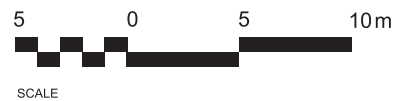
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

TOWER 04 LEVEL 02 & 03

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



ST. LAURENT BLD










ST. LAURENT BOULEVARD



ST. L. DEV

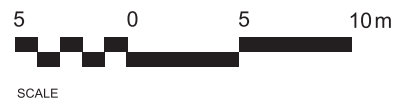
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

TOWER 04 LEVEL 04

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



ST. LAURENT BLD










ST. LAURENT BOULEVARD



ST. L. DEV

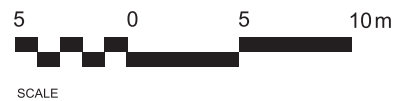
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

TOWER 04 LEVEL 05 & 06

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



ST. LAURENT BLD










ST. LAURENT BOULEVARD

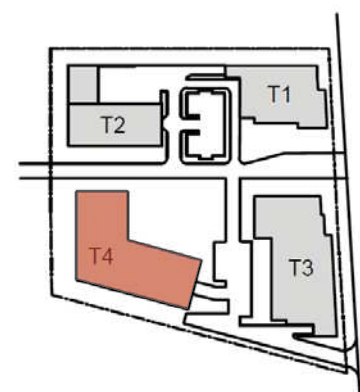


ST. L. DEV

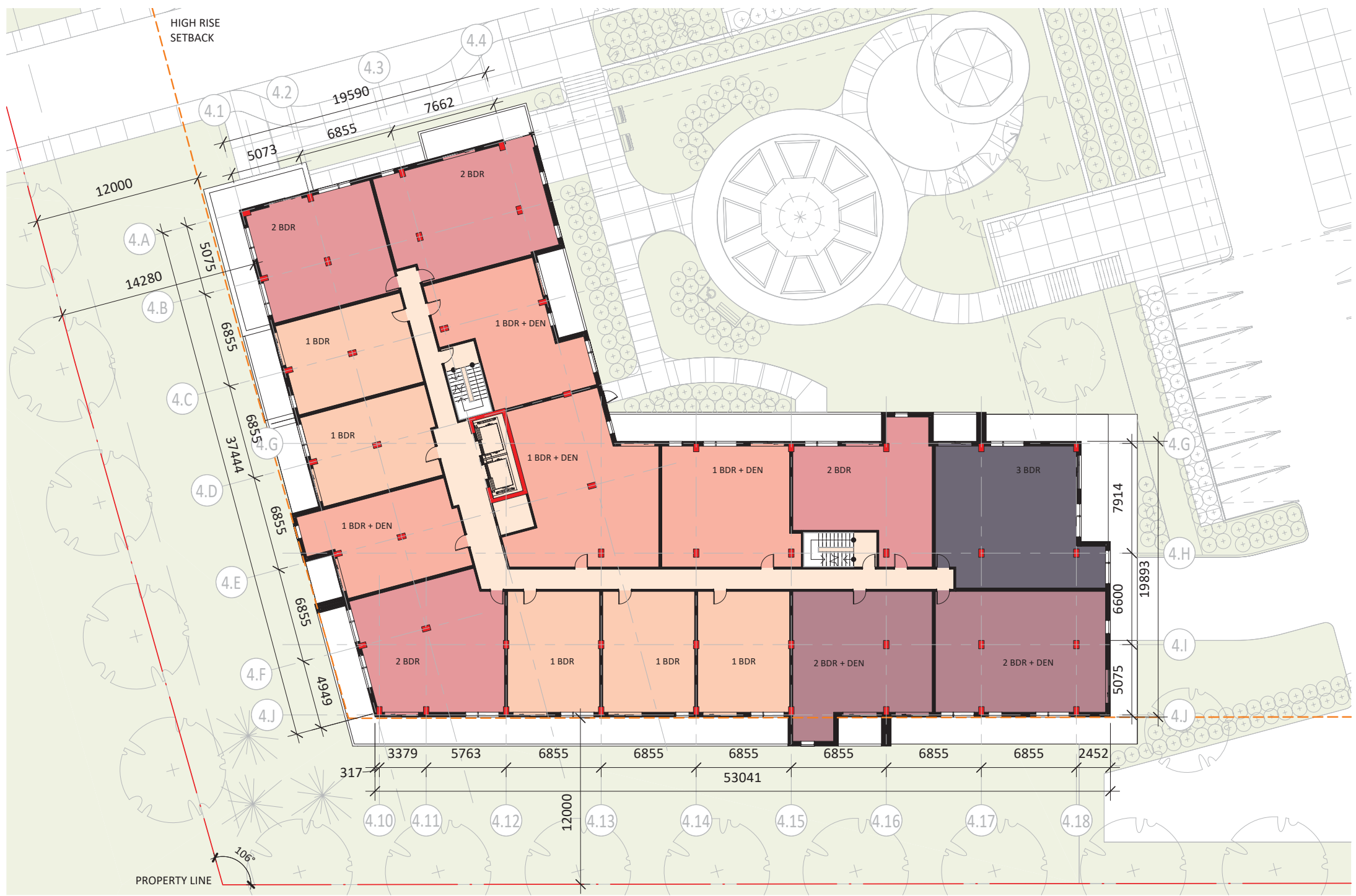
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

TOWER 04 LEVEL 07 TO 11

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



ST. LAURENT BLD



ST. LAURENT BOULEVARD



DEVELOPER

50








PROJECT NUMBER : 20005

DATE: 2021-10-19

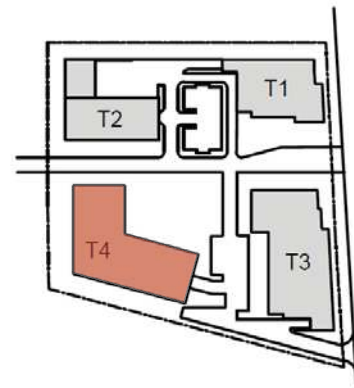
ST. L. DEV

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

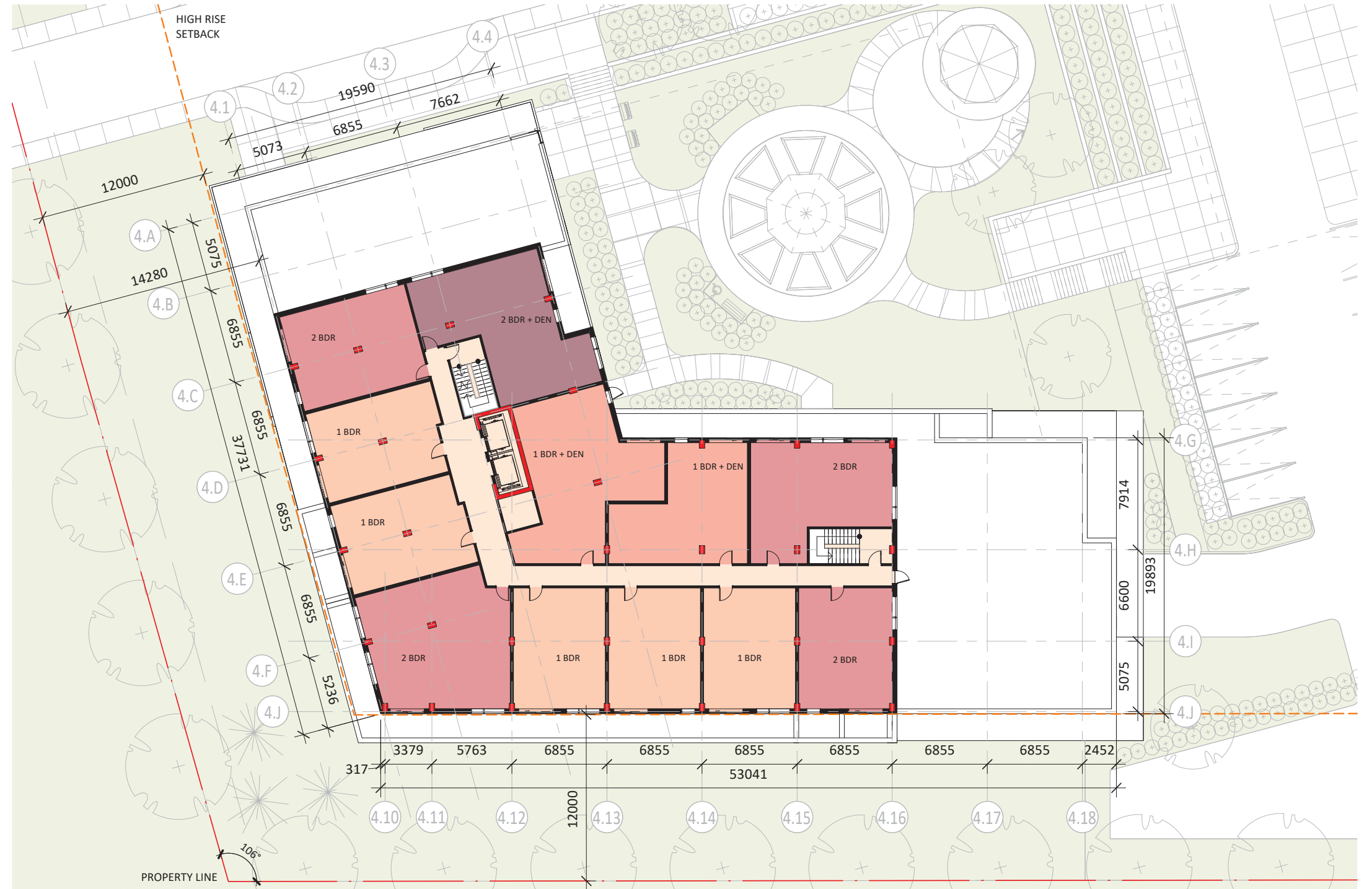
TOWER 04 LEVEL 12

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

TOTAL UNITS: 12 UN



ST. LAURENT BLD



ST. LAURENT BOULEVARD



51

PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

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

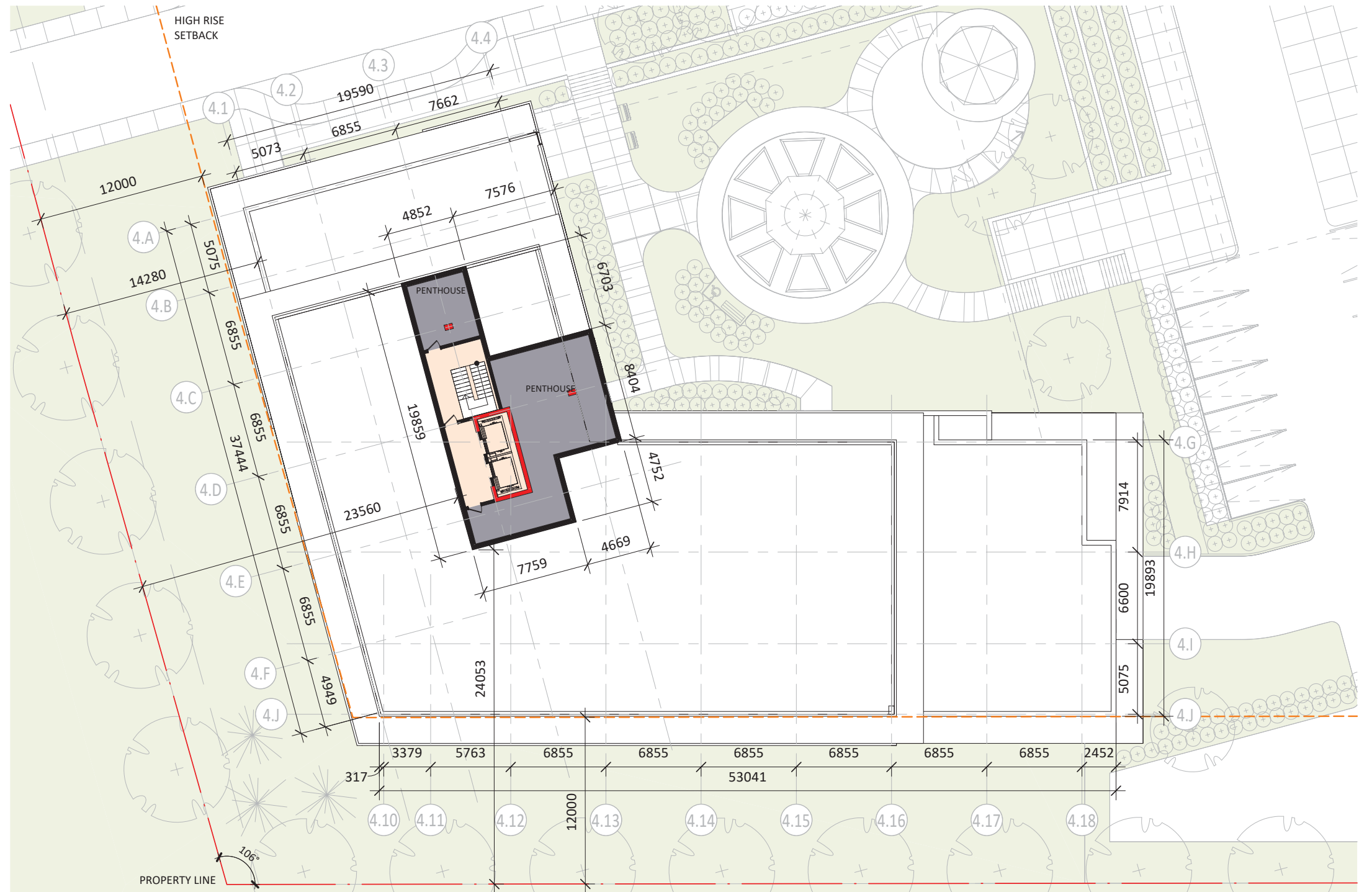
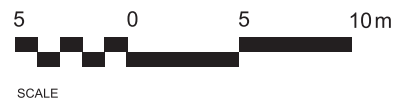
TOWER 04 PENTHOUSE

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

TOTAL UNITS: -



ST. LAURENT BLD



ST. LAURENT BOULEVARD



ST. L. DEV

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

TOWER 04 STATISTICS

GROSS FLOOR AREA			BALCONIES AREA		UNITS TYPOLOGY		
AREA TYPE	SQ M	SQ FT	LEVEL	AREA	UNIT TYPE	TOTAL COUNT	%
PARKING	7,752	83,427	LEVEL 01:	306 sq m/14 units = 21.85 sq m	1 BDR	62	33
COMMERCIAL	-	-	LEVEL 02:	242 sq m/16 units = 15.13 sq m	1 BDR + DEN	43	23
COMMON	2,300	24,753	LEVEL 03:	242 sq m/16 units = 15.13 sq m	2 BDR	42	23
LOCATIVE	16,249	174,872	LEVEL 04:	259 sq m/16 units = 16.19 sq m	2 BDR + DEN	29	16
BALCONIES	3,158	33,986	LEVEL 05:	247 sq m/16 units = 15.44 sq m	3 BDR	10	5
SHARE INT	762	8,201	LEVEL 06:	247 sq m/16 units = 18.06 sq m			
SHARE EXT	-	-	LEVEL 07:	289 sq m/16 units = 18.06 sq m	TOTAL	186	100
TOTAL	30,221	325,238	LEVEL 08:	289 sq m/16 units = 18.06 sq m			
			LEVEL 09:	289 sq m/16 units = 18.06 sq m			
			LEVEL 10:	289 sq m/16 units = 18.06 sq m			
			LEVEL 11:	289 sq m/16 units = 18.06 sq m			
			LEVEL 12:	170 sq m/12 units = 14.17 sq m			
			TOTAL AREA	3,158 sq m/186 units = 16.98 sq m			

PARKING RATES			BICYCLE PARKING RATES		
TYPE	REQUIRED	PROVIDED	TYPE	REQUIRED	PROVIDED
COMMERCIAL	-	-	COMMERCIAL	-	-
RESIDENTIAL	84	163	RESIDENTIAL	93	93
VISITOR	35	35	TOTAL	93	93
TOTAL	119	198			

RESIDENTIAL: 0.5 / UNIT
 10% OR 20 SPACES REDUCTION IF ALL SPACES WITHIN THE SAME BUILDING.
VISITOR: 0.2 / UNIT AFTER 12 MAX 60.

RETAIL STORE: 2.5 / 100 sq m GFA
RESTAURANT: 6 / 100 sq m GFA
DRIVE-TROUGH: -20%

REQUIRED

3 sq m / UNIT OF PRIVATE SPACE: 16.98 sq m / UNIT

3 sq m / UNIT OF SHARED SPACE: 4.01 sq m / UNIT

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

PROVIDED

COMMERCIAL: 1 / 250 sq m OF GFA
RESIDENTIAL: 0.5 / UNIT

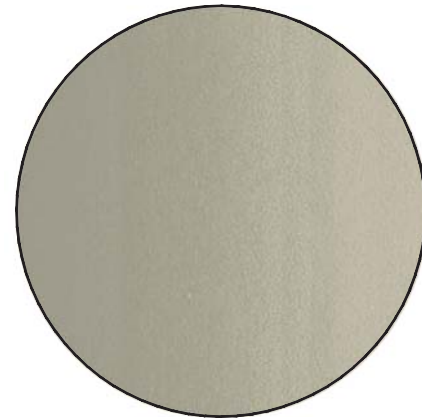
ST. LAURENT DEVELOPMENT

8. BUILDING ELEVATIONS

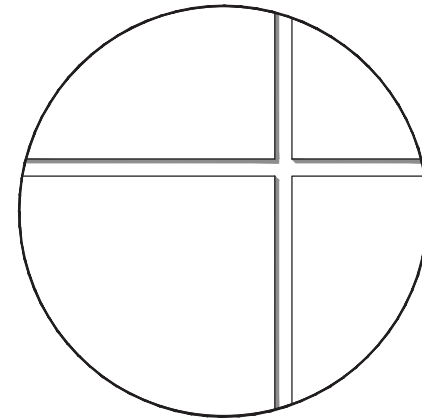
ELEVATIONS MATERIALS



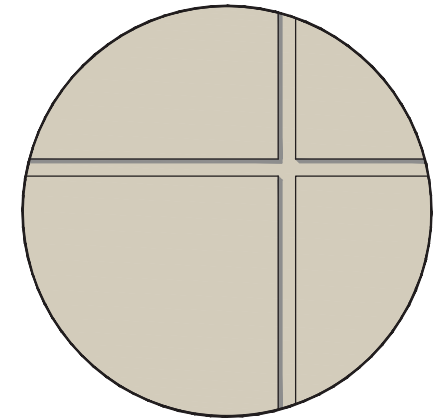
1 BRICK MASONRY



2 MICRO FIBER
COLOR CREAM BEIGE



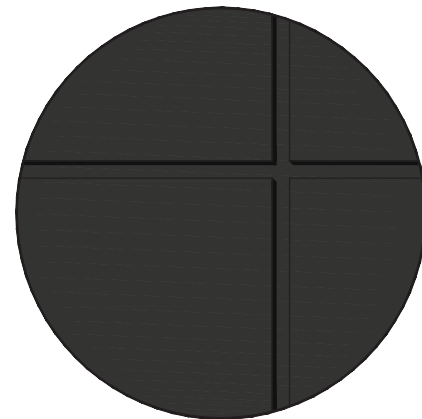
3 METAL PANEL
COLOR WHITE



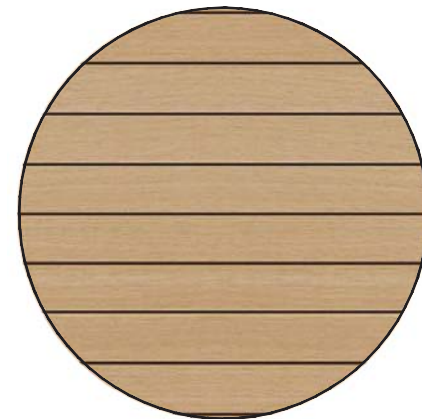
4 METAL PANEL
COLOR CREAM BEIGE



5 METAL PANEL
COLOR COPPER



6 METAL PANEL
COLOR DARK GREY



7 ALUMINIUM
COLOR WOOD

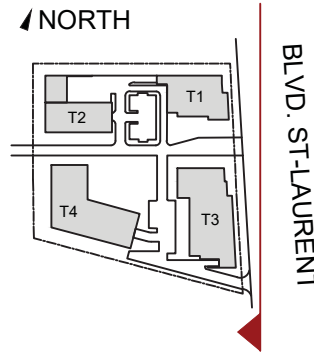
ST. L. DEV

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

EAST ELEVATION TW 01 & 03

STATISTICS OF THE % MATERIALS

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



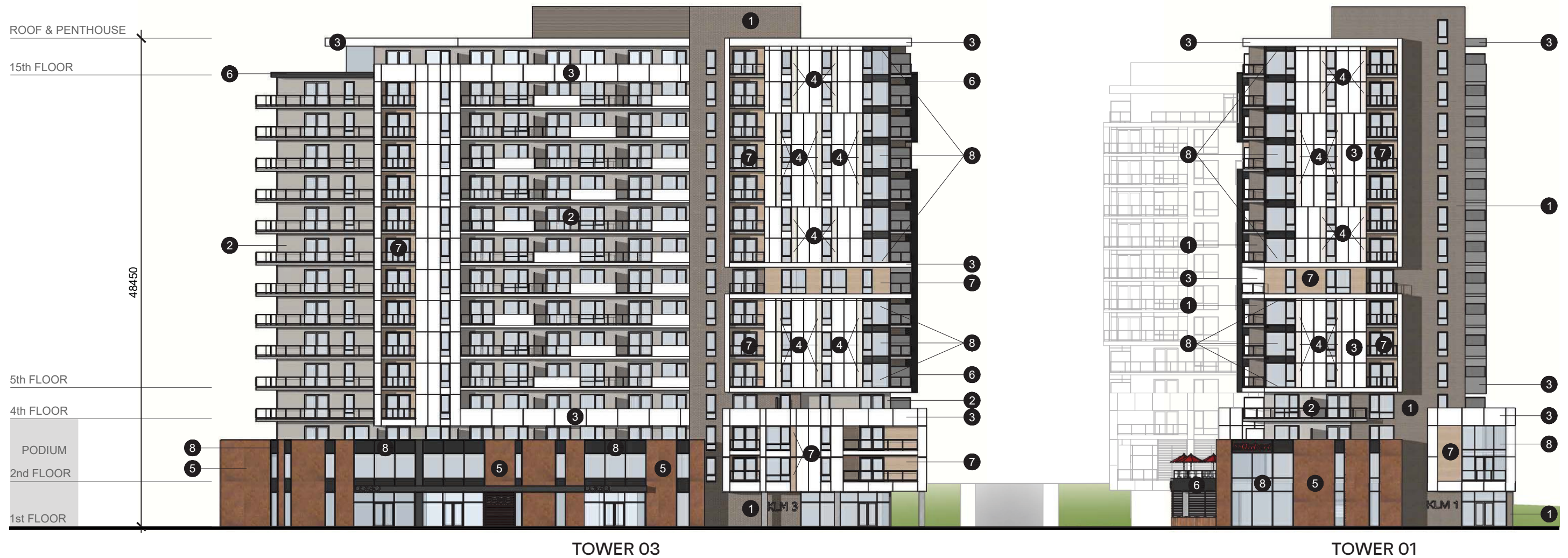
LEGEND EXTERIOR MATERIALS

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

STATISTICS OF THE % MATERIALS

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

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



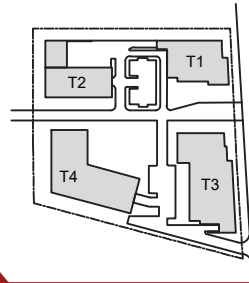
ST. L. DEV

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

SOUTH ELEVATION TOWER 03 & 04

STATISTICS OF THE % MATERIALS
 BUILDING AREA : 2028 m²
 OPENING AREA : 737 m² (36%)
 MASONRY AREA : 0 m² (%)
 MICRO FIBER AREA : 687 m² (34%)
 ALUMINIUM AREA : 604 m² (30%)

▲ NORTH



BLVD. ST-LAURENT

LEGEND EXTERIOR MATERIALS

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

STATISTICS OF THE % MATERIALS
 BUILDING AREA : 2441 m²
 OPENING AREA : 667 m² (27%)
 MASONRY AREA : 415 m² (17%)
 MICRO FIBER AREA : 377 m² (16%)
 ALUMINIUM AREA : 982 m² (40%)



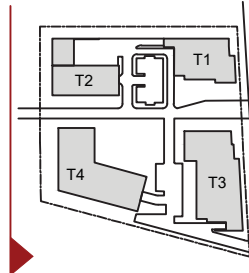
ST. L. DEV

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

WEST ELEVATION TW 02 & 04

STATISTICS OF THE % MATERIALS
 BUILDING AREA : 995 m²
 OPENING AREA : 244 m² (25%)
 MASONRY AREA : 79 m² (8%)
 MICRO FIBER AREA : 231 m² (23%)
 ALUMINIUM AREA : 441 m² (44%)

▲ NORTH

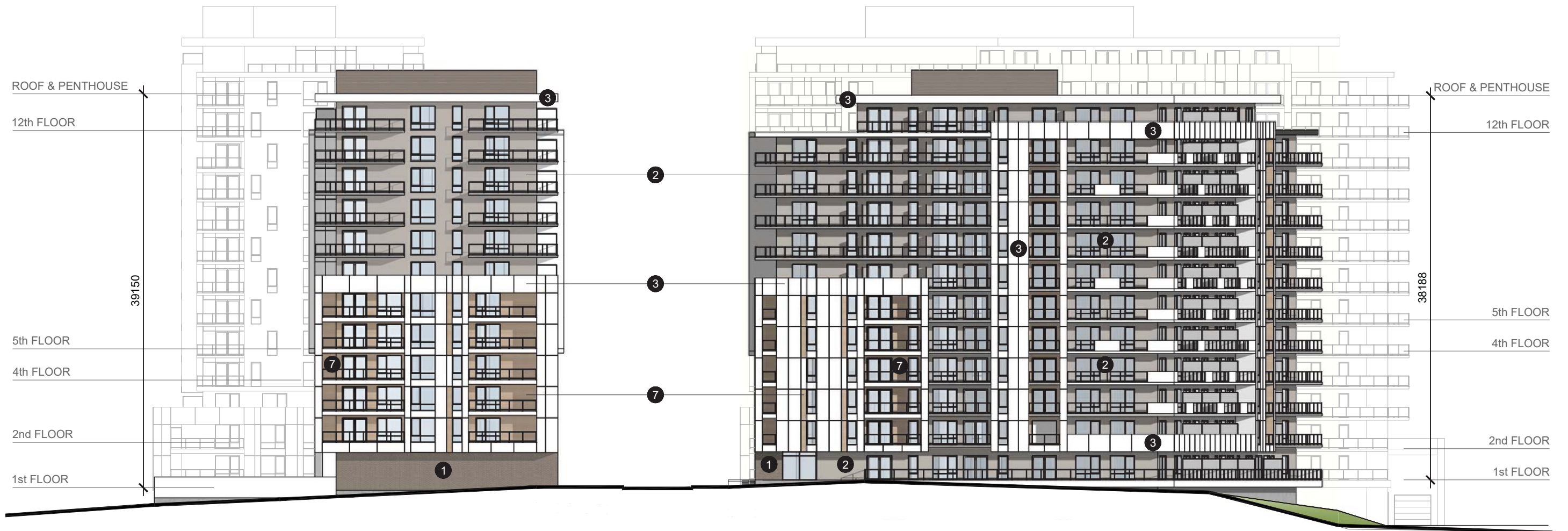


BLVD. ST-LAURENT

LEGEND EXTERIOR MATERIALS

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

STATISTICS OF THE % MATERIALS
 BUILDING AREA : 1582 m²
 OPENING AREA : 536 m² (34%)
 MASONRY AREA : 8 m² (1%)
 MICRO FIBER AREA : 419 m² (26%)
 ALUMINIUM AREA : 619 m² (39%)



TOWER 02

TOWER 04

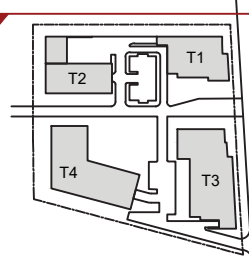
ST. L. DEV

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

NORTH ELEVATION TW 01 & 02

STATISTICS OF THE % MATERIALS
 BUILDING AREA : 2108 m²
 OPENING AREA : 549 m² (26%)
 MASONRY AREA : 520 m² (25%)
 MICRO FIBER AREA : 180 m² (8%)
 ALUMINIUM AREA : 859 m² (41%)

▲ NORTH



BLVD. ST-LAURENT

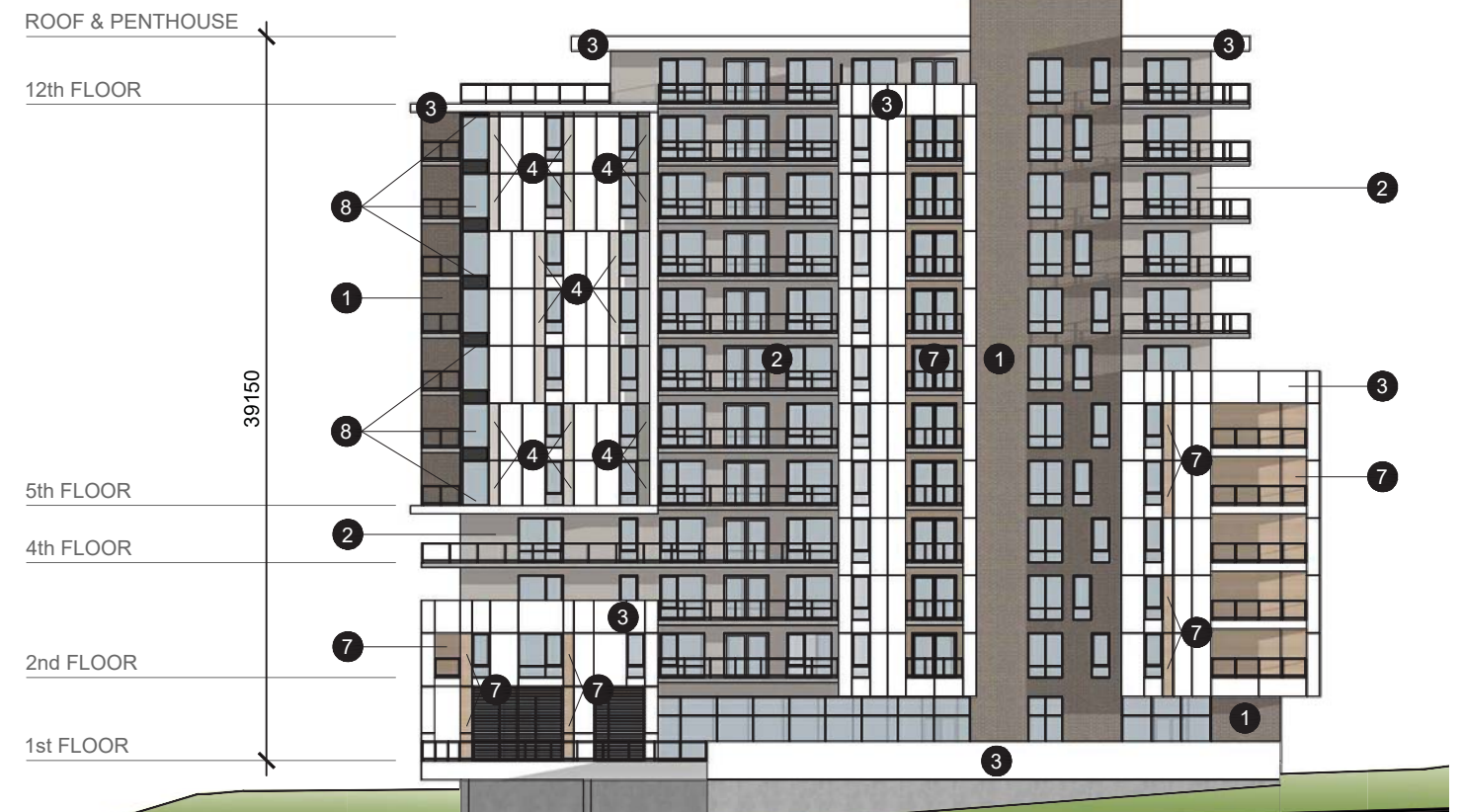
LEGEND EXTERIOR MATERIALS

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

STATISTICS OF THE % MATERIALS
 BUILDING AREA : 1806 m²
 OPENING AREA : 588 m² (33%)
 MASONRY AREA : 289 m² (16%)
 MICRO FIBER AREA : 208 m² (11%)
 ALUMINIUM AREA : 721 m² (40%)



TOWER 01



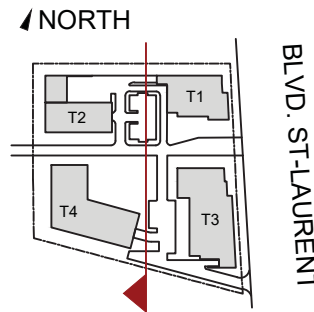
TOWER 02

ST. L. DEV

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

INNER EASR ELEVATION TW 02 & 04

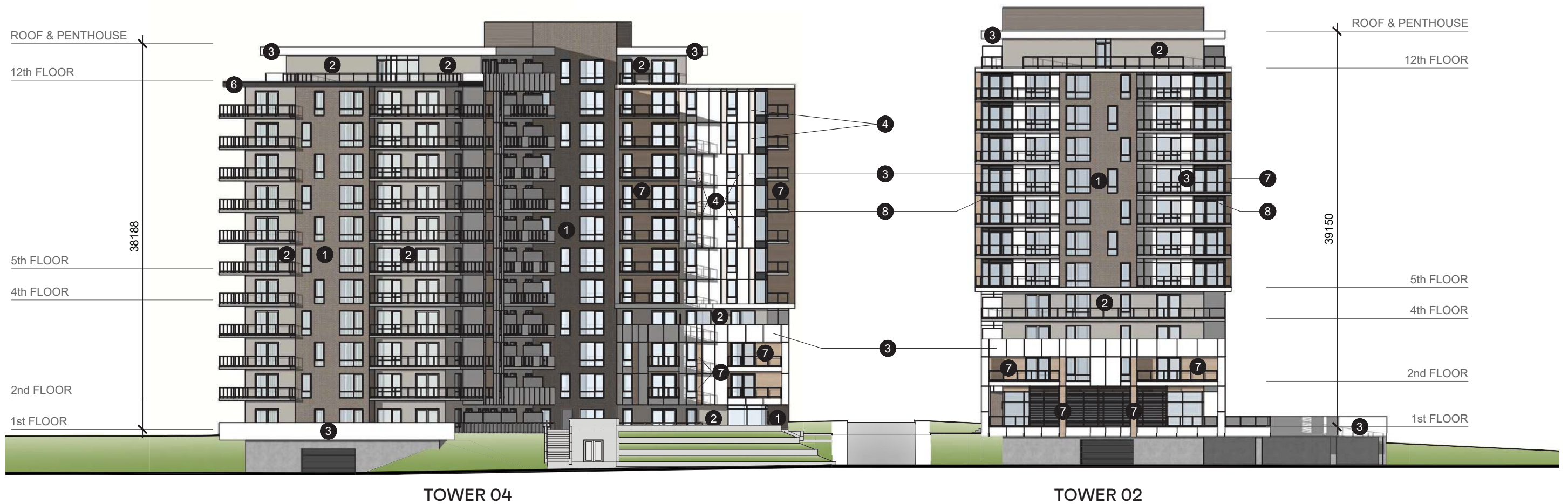
STATISTICS OF THE % MATERIALS
 BUILDING AREA : 1750 m²
 OPENING AREA : 576 m² (33%)
 MASONRY AREA : 411 m² (23%)
 MICRO FIBER AREA : 298 m² (17%)
 ALUMINIUM AREA : 465 m² (27%)



LEGEND EXTERIOR MATERIALS

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

STATISTICS OF THE % MATERIALS
 BUILDING AREA : 1033 m²
 OPENING AREA : 398 m² (39%)
 MASONRY AREA : 108 m² (10%)
 MICRO FIBER AREA : 114 m² (11%)
 ALUMINIUM AREA : 413 m² (40%)



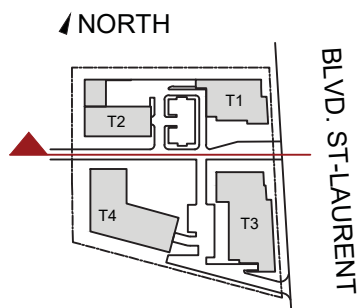
ST. L. DEV

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

INNER SOUTH ELEVATION TW 01 & 02

STATISTICS OF THE % MATERIALS

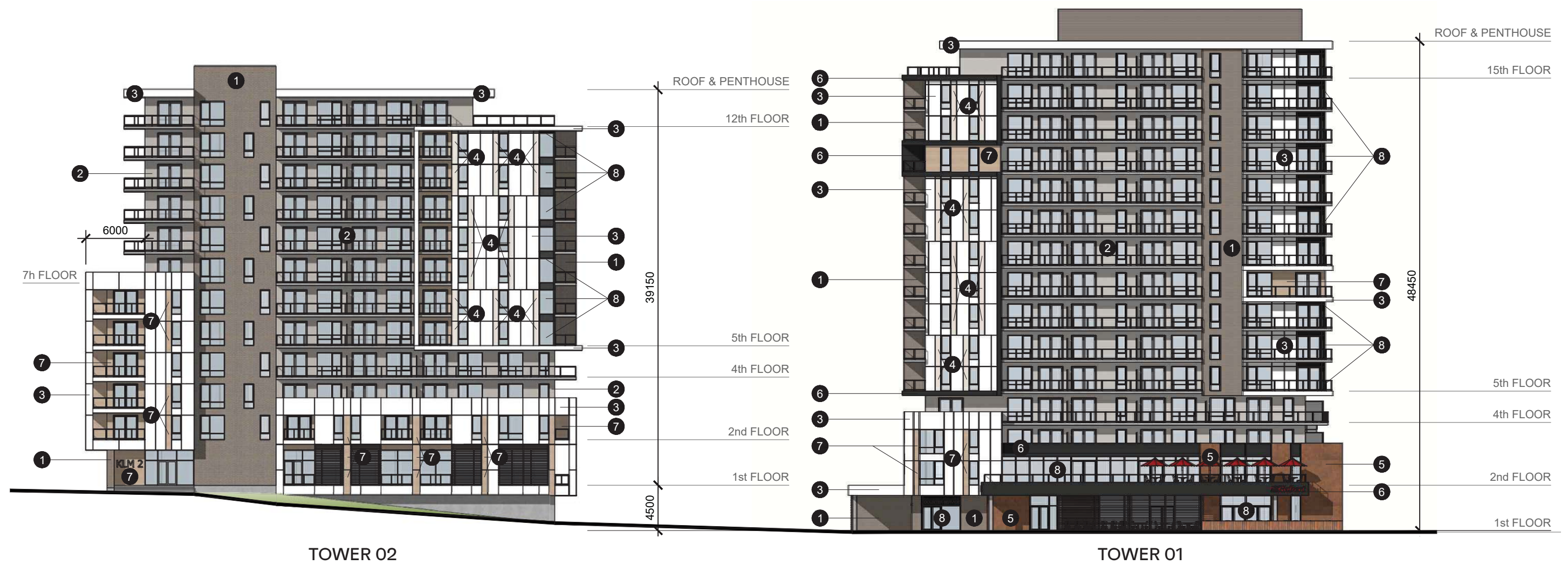
BUILDING AREA :	1790 m ²
OPENING AREA :	667 m ² (37%)
MASONRY AREA :	291 m ² (16%)
MICRO FIBER AREA :	231 m ² (13%)
ALUMINIUM AREA :	601 m ² (34%)



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

STATISTICS OF THE % MATERIALS

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

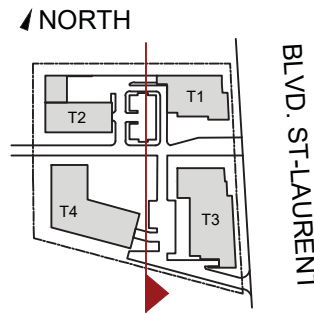


ST. L. DEV

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

INNER WEST ELEVATION TW 01 & 03

STATISTICS OF THE % MATERIALS
 BUILDING AREA : 1283 m²
 OPENING AREA : 386 m² (30%)
 MASONRY AREA : 308 m² (24%)
 MICRO FIBER AREA : 36 m² (3%)
 ALUMINIUM AREA : 553 m² (43%)



LEGEND EXTERIOR MATERIALS

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

STATISTICS OF THE % MATERIALS
 BUILDING AREA : 3173 m²
 OPENING AREA : 1048 m² (33%)
 MASONRY AREA : 406 m² (13%)
 MICRO FIBER AREA : 624 m² (20%)
 ALUMINIUM AREA : 1095 m² (34%)

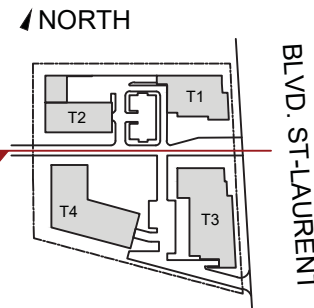


ST. L. DEV

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

INNER NORTH ELEVATION TW 03 & 04

STATISTICS OF THE % MATERIALS
 BUILDING AREA : 2347 m²
 OPENING AREA : 999 m² (43%)
 MASONRY AREA : 169 m² (7%)
 MICRO FIBER AREA : 330 m² (14%)
 ALUMINIUM AREA : 849 m² (36%)



LEGEND EXTERIOR MATERIALS

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

STATISTICS OF THE % MATERIALS
 BUILDING AREA : 2145 m²
 OPENING AREA : 729 m² (34%)
 MASONRY AREA : 218 m² (10%)
 MICRO FIBER AREA : 506 m² (24%)
 ALUMINIUM AREA : 692 m² (32%)



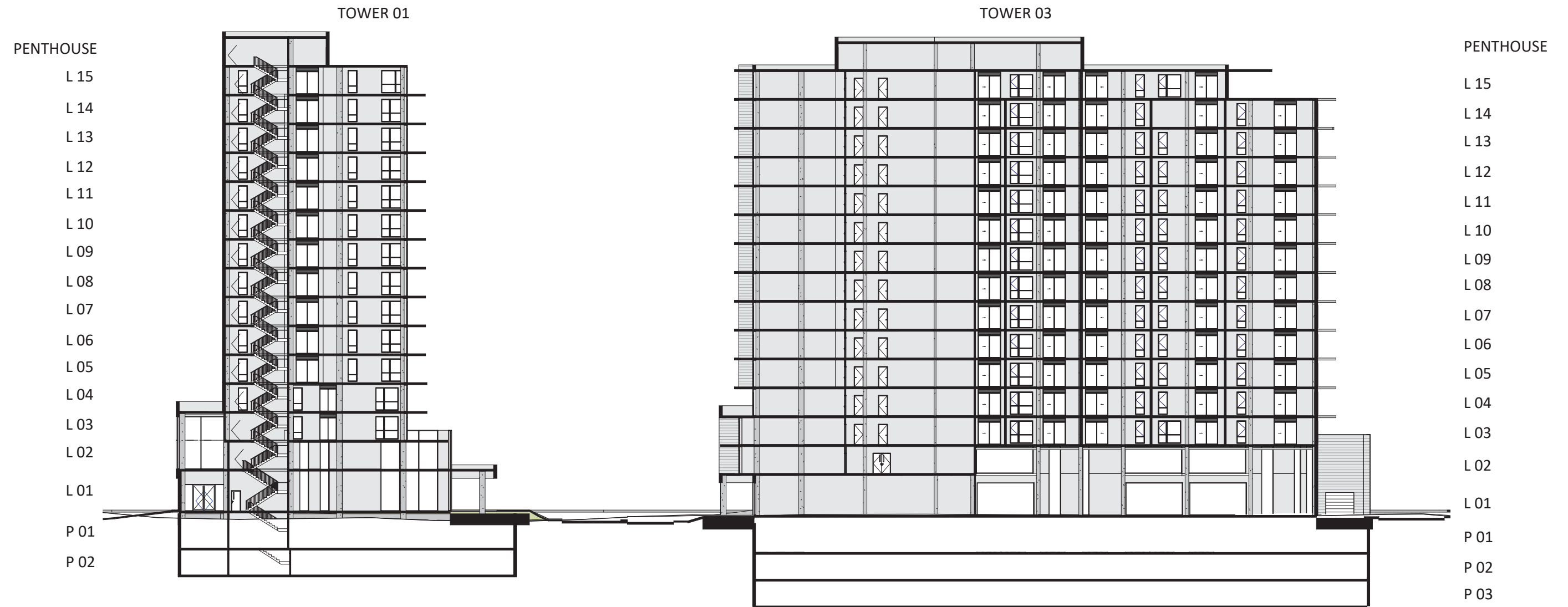
ST. LAURENT DEVELOPMENT

9. BUILDING CROSS SECTIONS

ST. L. DEV

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

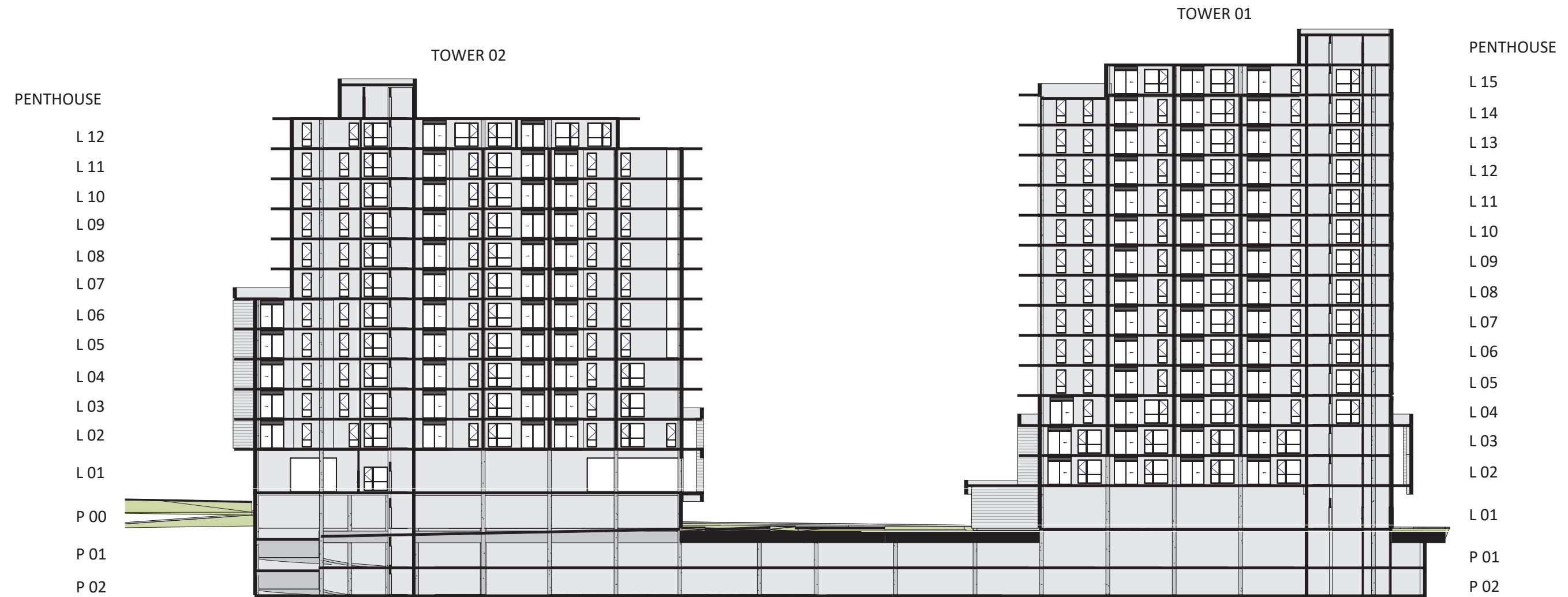
SECTION AA



ST. L. DEV

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

SECTION BB



ST. L. DEV

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

SECTION CC



ST. L. DEV

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

SECTION DD



ST. LAURENT DEVELOPMENT

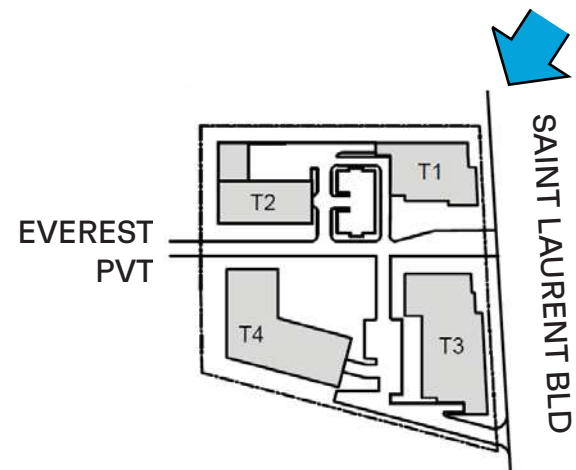
10. PROJECT RENDERINGS

ST. L. DEV

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

PROJECT RENDERINGS

Northeast view of tower 1.

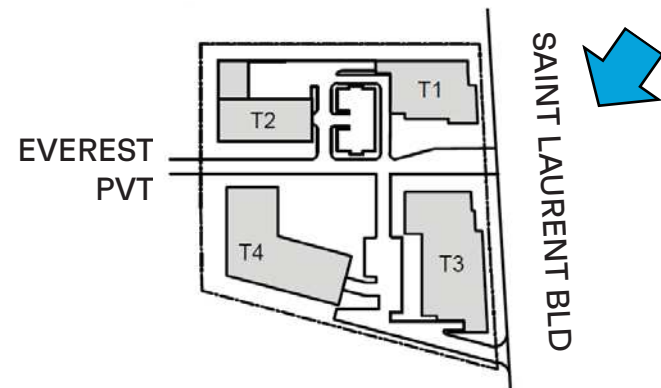


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1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

PROJECT RENDERINGS

Northeast view of tower 3.

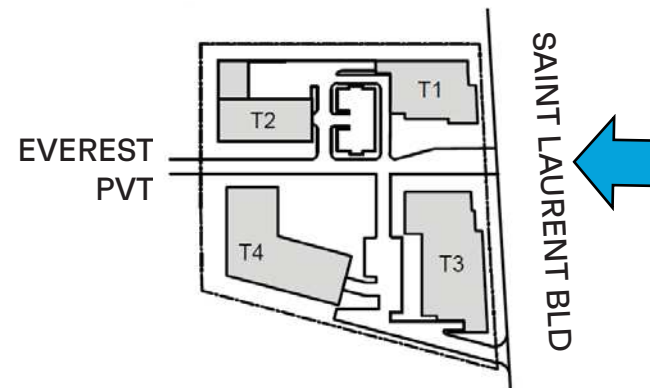


ST. L. DEV

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

PROJECT RENDERINGS

East view of the development main
acces.

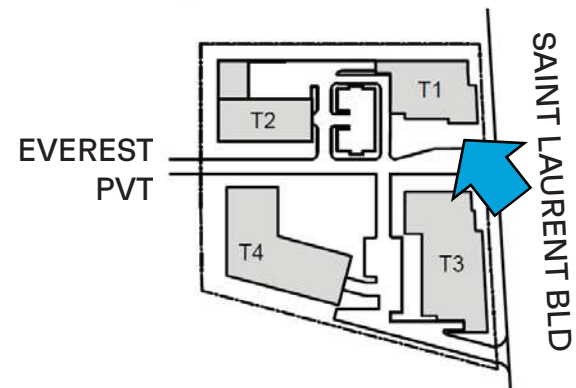


ST. L. DEV

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

PROJECT RENDERINGS

View of tower's 1 southeast corner.

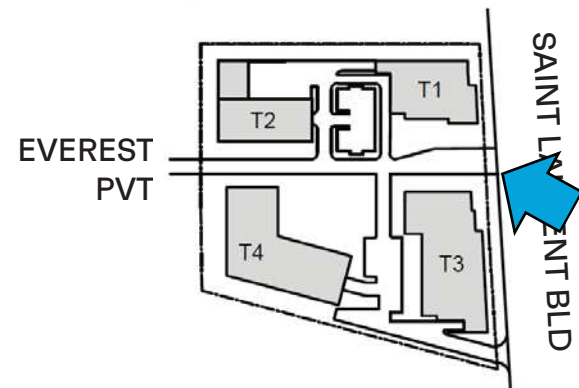


ST. L. DEV

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

PROJECT RENDERINGS

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

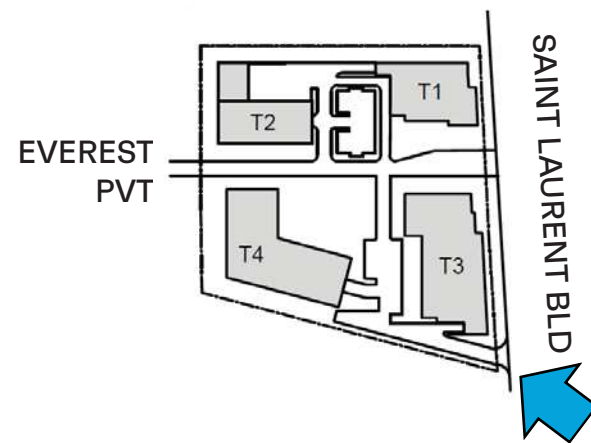


ST. L. DEV

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

PROJECT RENDERINGS

Southeast view of tower 3.

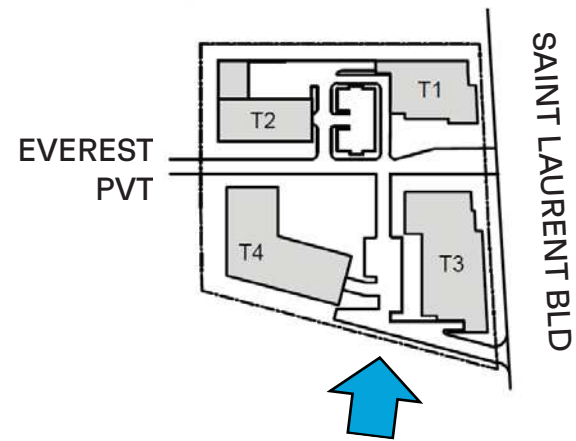


ST. L. DEV

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

PROJECT RENDERINGS

South view of both towers 3 and 4.

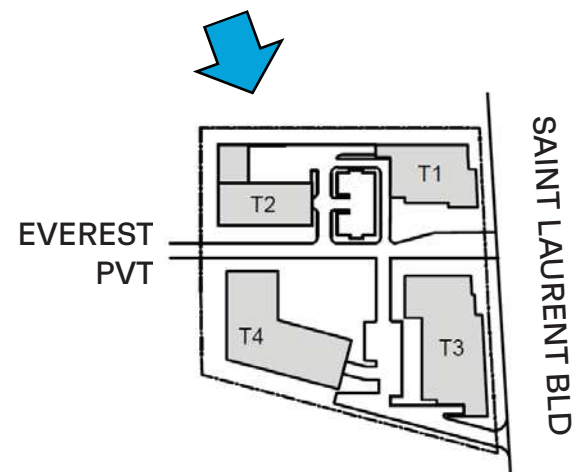


ST. L. DEV

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

PROJECT RENDERINGS

Northwest view of both towers 1 and 2.

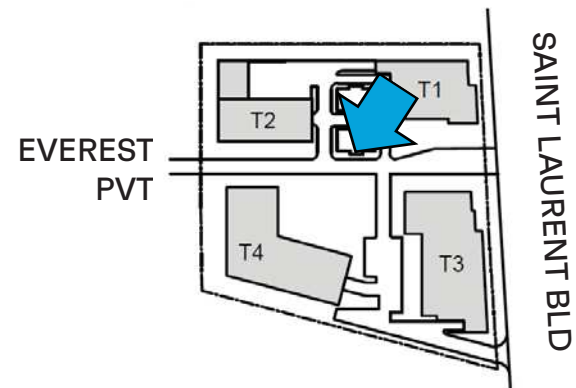


ST. L. DEV

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

PROJECT RENDERINGS

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

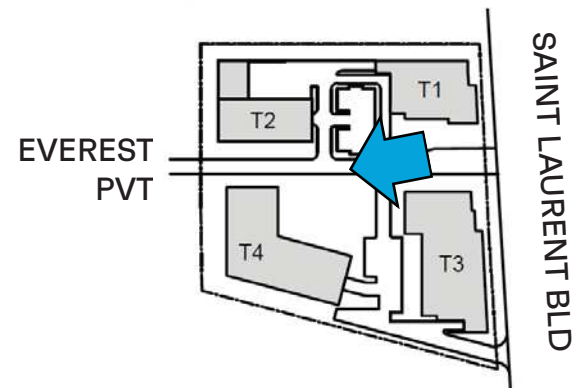


ST. L. DEV

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

PROJECT RENDERINGS

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

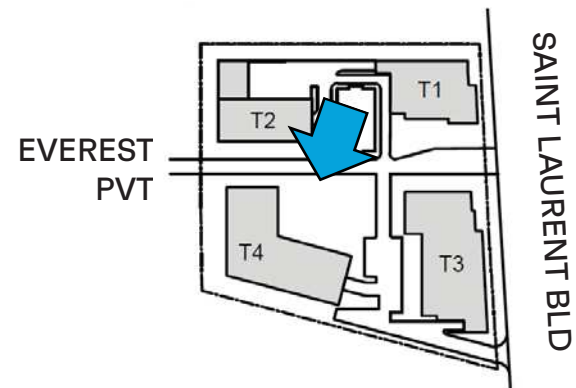


ST. L. DEV

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

PROJECT RENDERINGS

View toward tower 4 along Everest
Private.

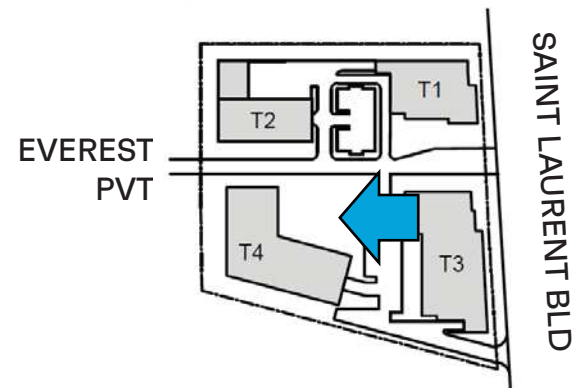


ST. L. DEV

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

PROJECT RENDERINGS

View of the central garden.

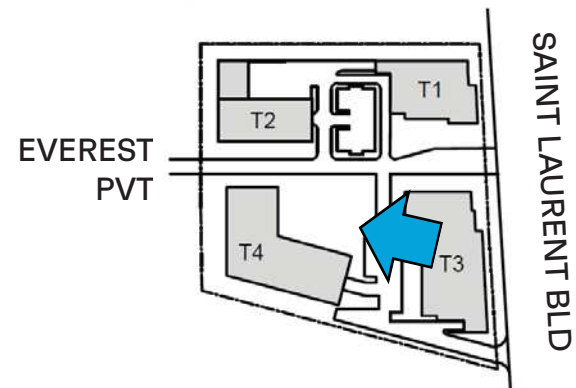


ST. L. DEV

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

PROJECT RENDERINGS

View of the central garden.

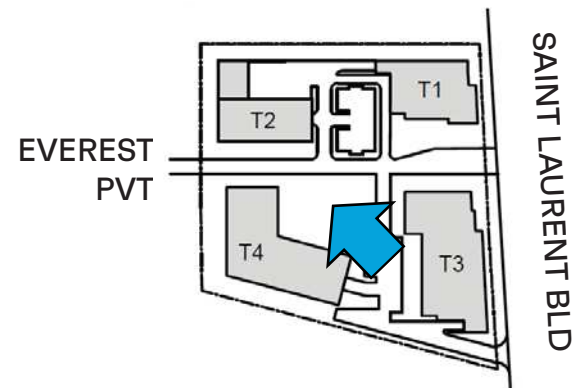


ST. L. DEV

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

PROJECT RENDERINGS

View of the central garden.

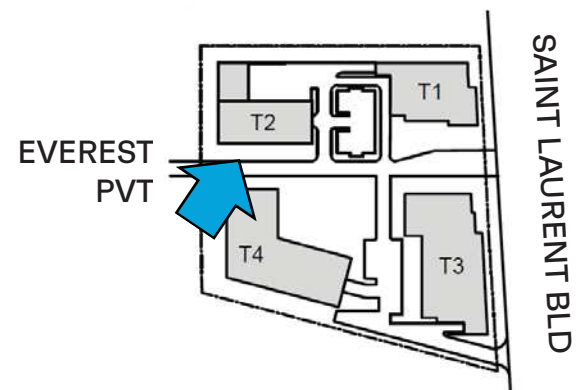


ST. L. DEV

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

PROJECT RENDERINGS

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

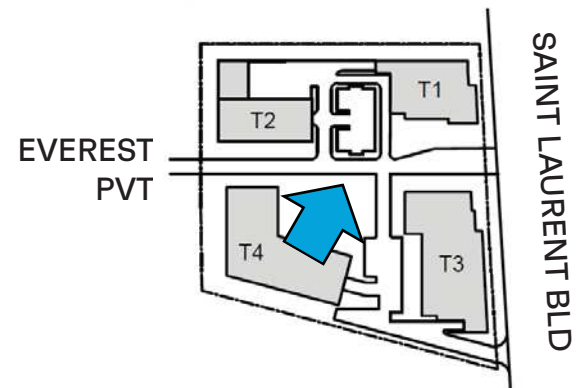


ST. L. DEV

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

PROJECT RENDERINGS

View of tower's 1 southwest corner.

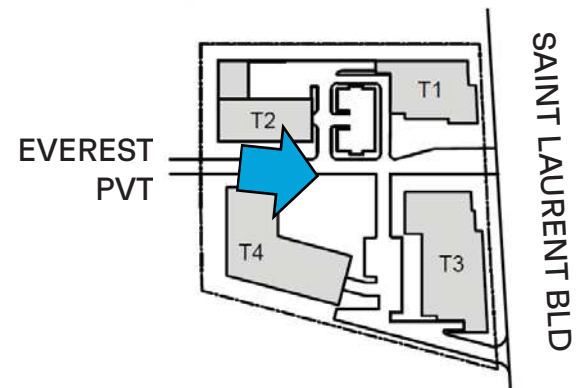


ST. L. DEV

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

PROJECT RENDERINGS

West view of both towers 1 and 4.

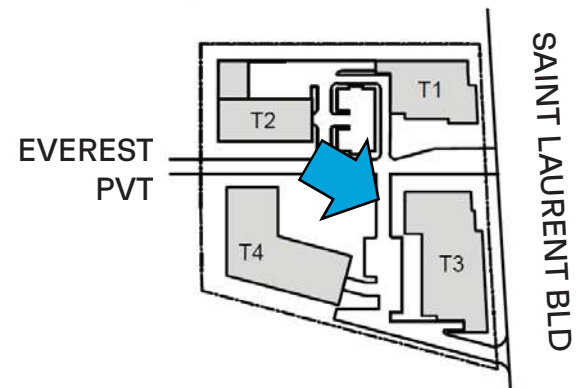


ST. L. DEV

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

PROJECT RENDERINGS

View of tower's 4 northwest corner.

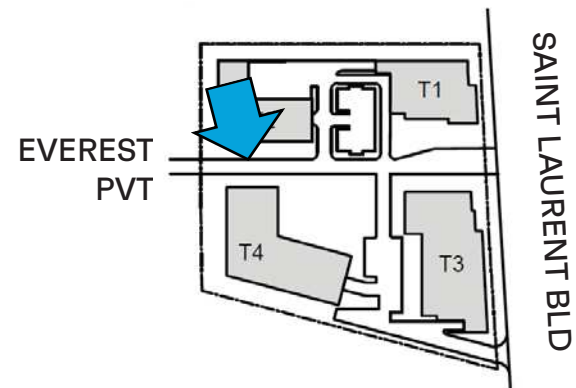


ST. L. DEV

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

PROJECT RENDERINGS

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



ST. LAURENT DEVELOPMENT

11. SHADOW STUDY

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

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

Test dates and times:

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

All dates were displayed with an hourly increments.

ST. L. DEV

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

FALL EQUINOX

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

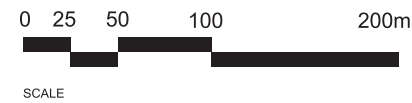
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW

PROPOSED BUILDING

NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

DATE: 2021-10-19

90

ST. L. DEV

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

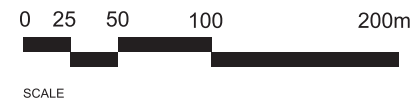
FALL EQUINOX

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

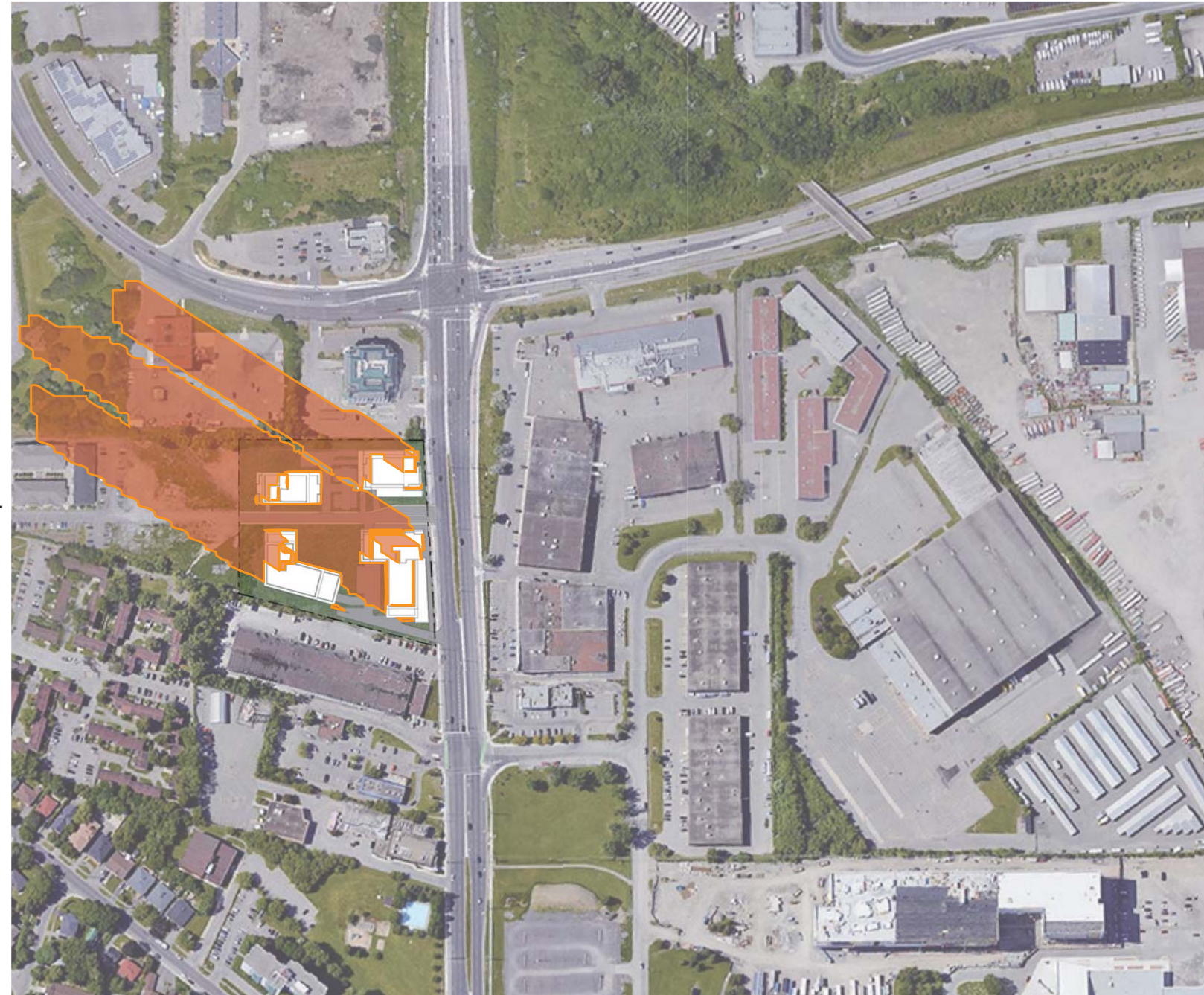
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

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

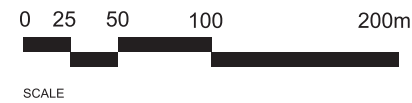
FALL EQUINOX

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

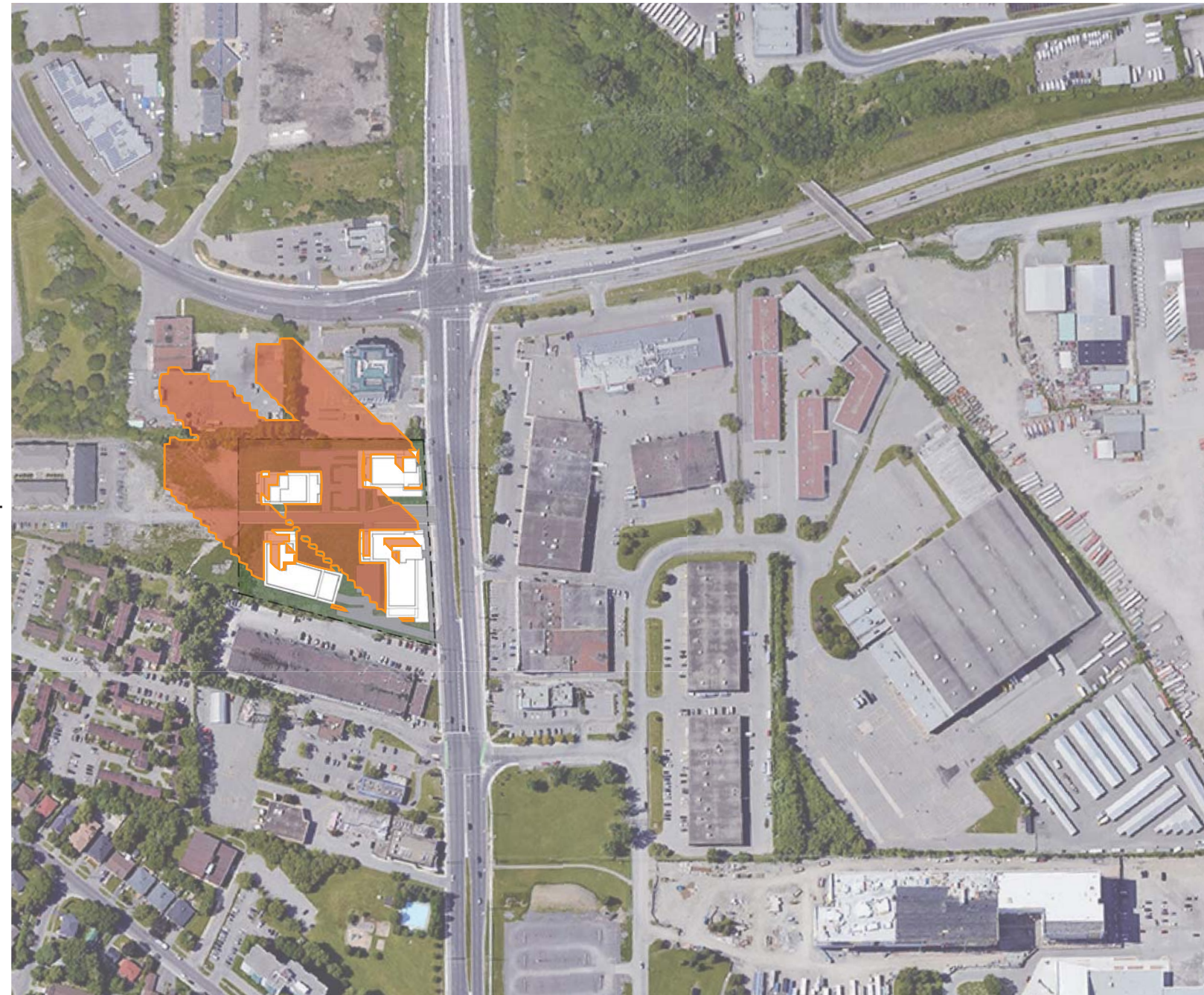
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



ST. L. DEV

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

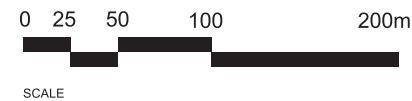
FALL EQUINOX

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

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

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

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

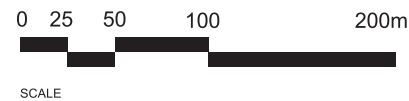
FALL EQUINOX

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

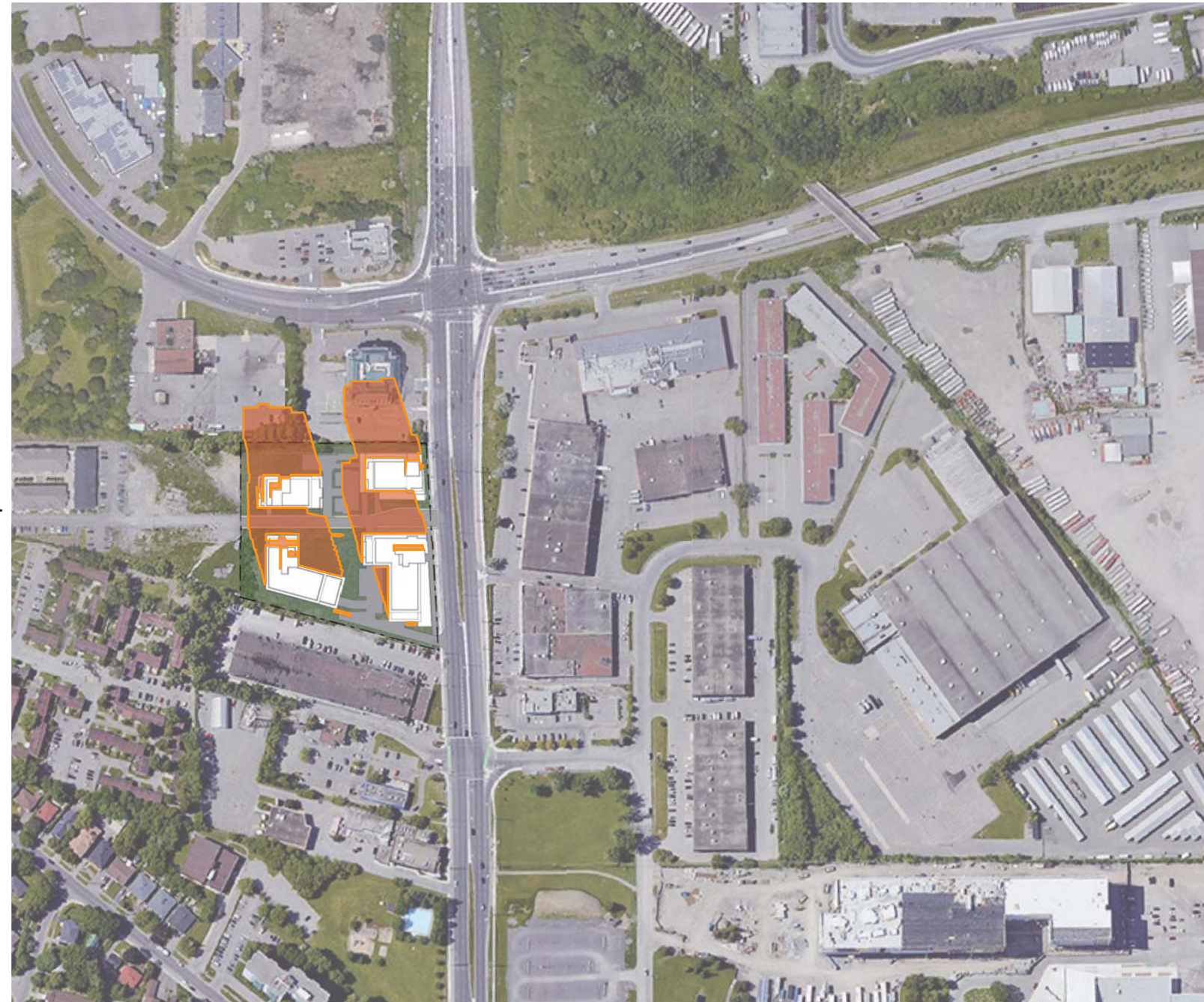
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

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

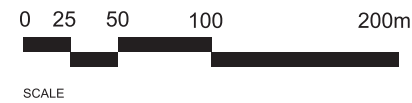
FALL EQUINOX

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

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

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

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

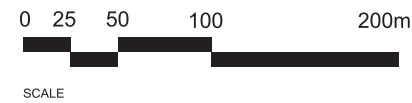
FALL EQUINOX

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

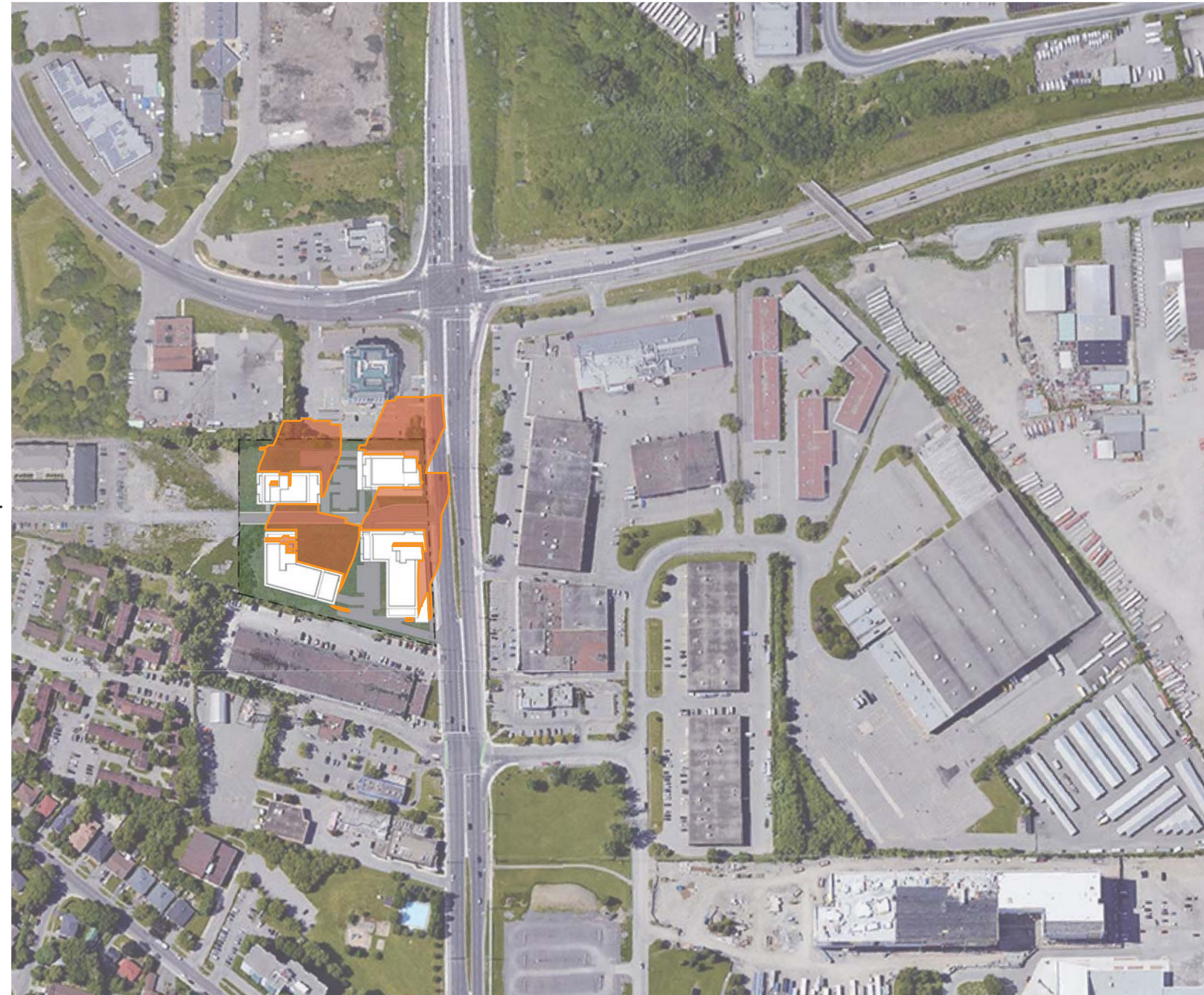
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



ST. L. DEV

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

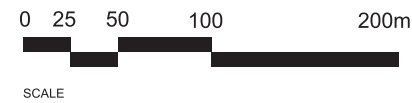
FALL EQUINOX

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

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

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



97

PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

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

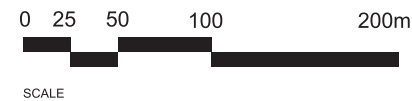
FALL EQUINOX

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

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

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



ST. L. DEV

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

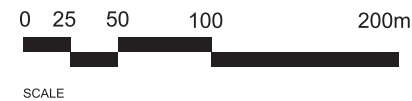
FALL EQUINOX

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

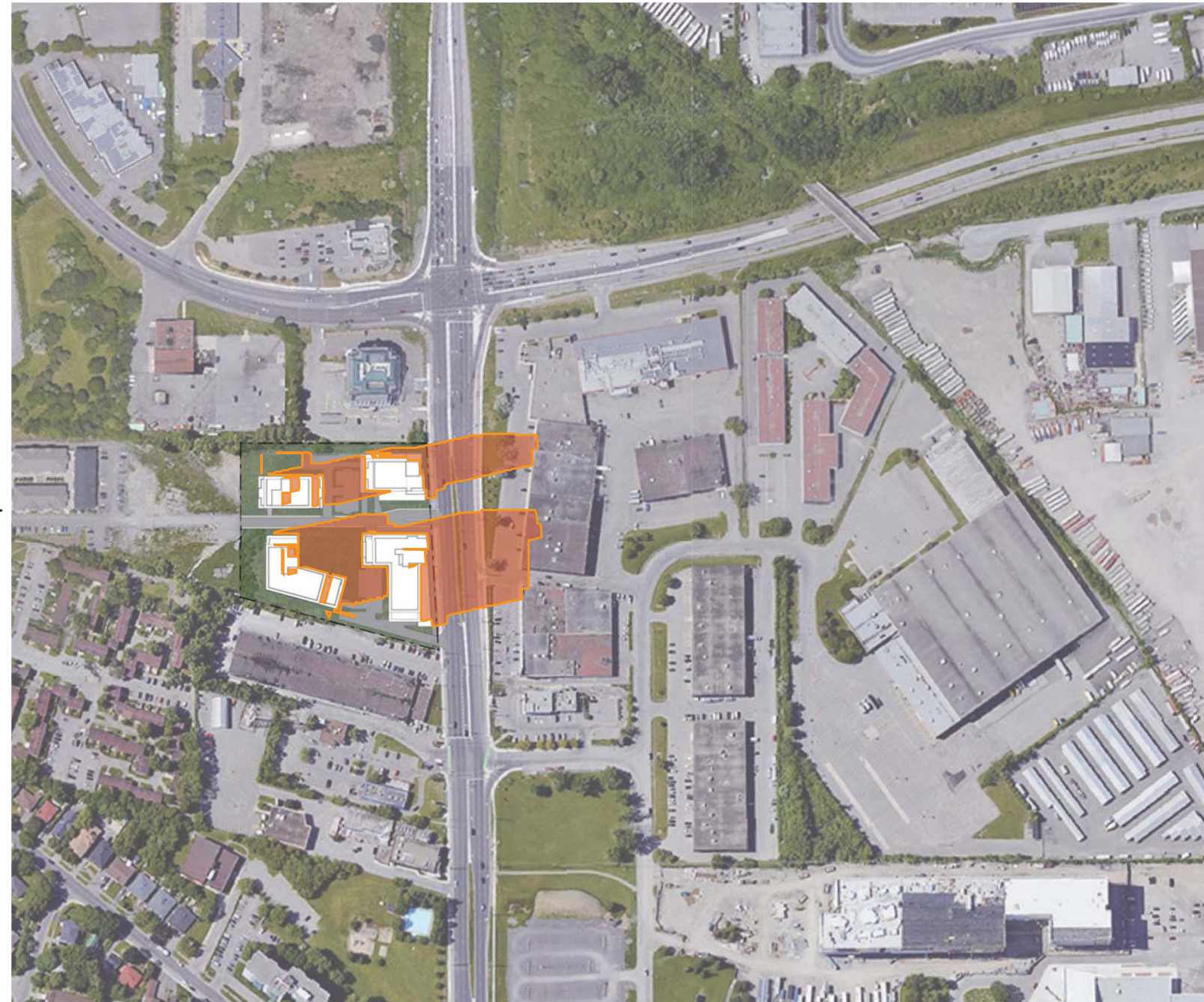
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

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

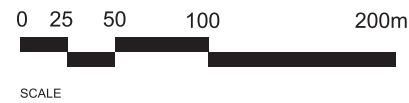
FALL EQUINOX

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

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

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

100
DATE: 2021-10-19

ST. L. DEV

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

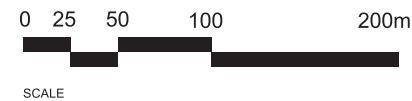
FALL EQUINOX

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

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

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

101
DATE: 2021-10-19

ST. L. DEV

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

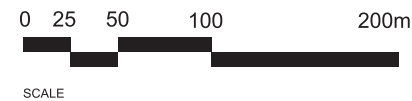
WINTER SOLSTICE

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

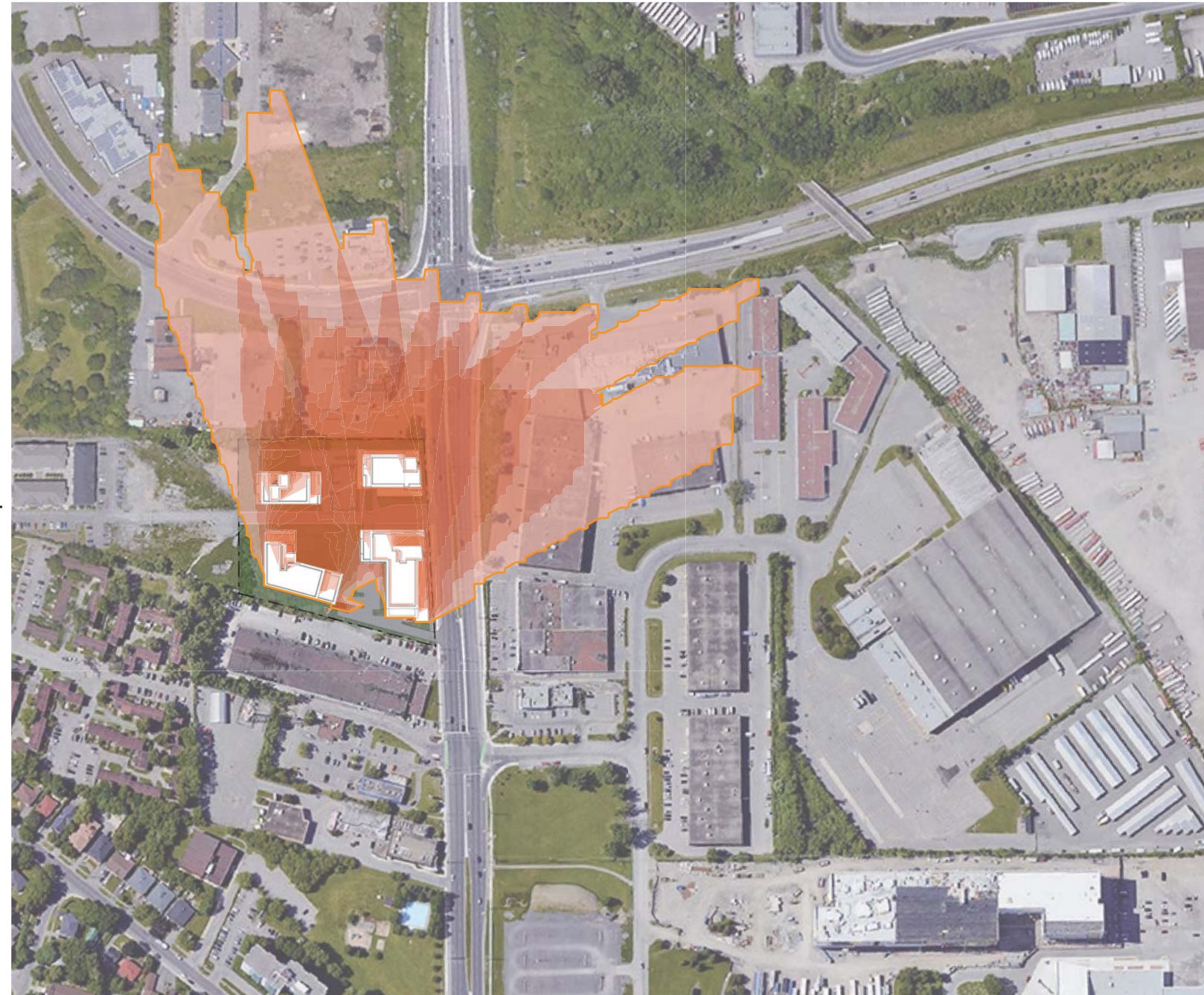
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

102
DATE: 2021-10-19

ST. L. DEV

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

WINTER SOLSTICE

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

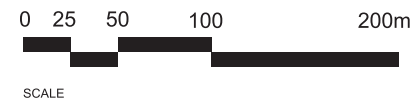
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW

PROPOSED BUILDING

NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

103
DATE: 2021-10-19

ST. L. DEV

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

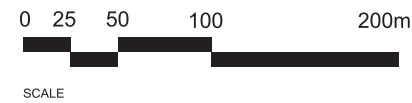
WINTER SOLSTICE

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

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

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

104
DATE: 2021-10-19

ST. L. DEV

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

WINTER SOLSTICE

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

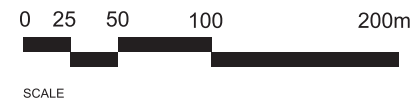
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW

PROPOSED BUILDING

NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

105
DATE: 2021-10-19

ST. L. DEV

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

WINTER SOLSTICE

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

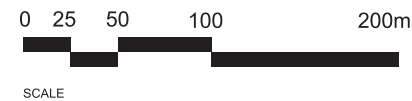
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW

PROPOSED BUILDING

NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



106

PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

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

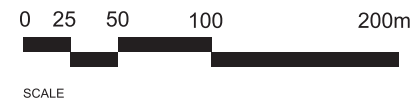
WINTER SOLSTICE

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

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

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



NEWMARKET ST

INNES RD

EVEREST PVT

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

107
DATE: 2021-10-19

ST. L. DEV

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

WINTER SOLSTICE

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

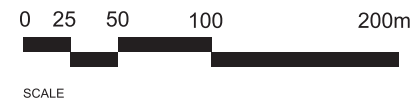
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

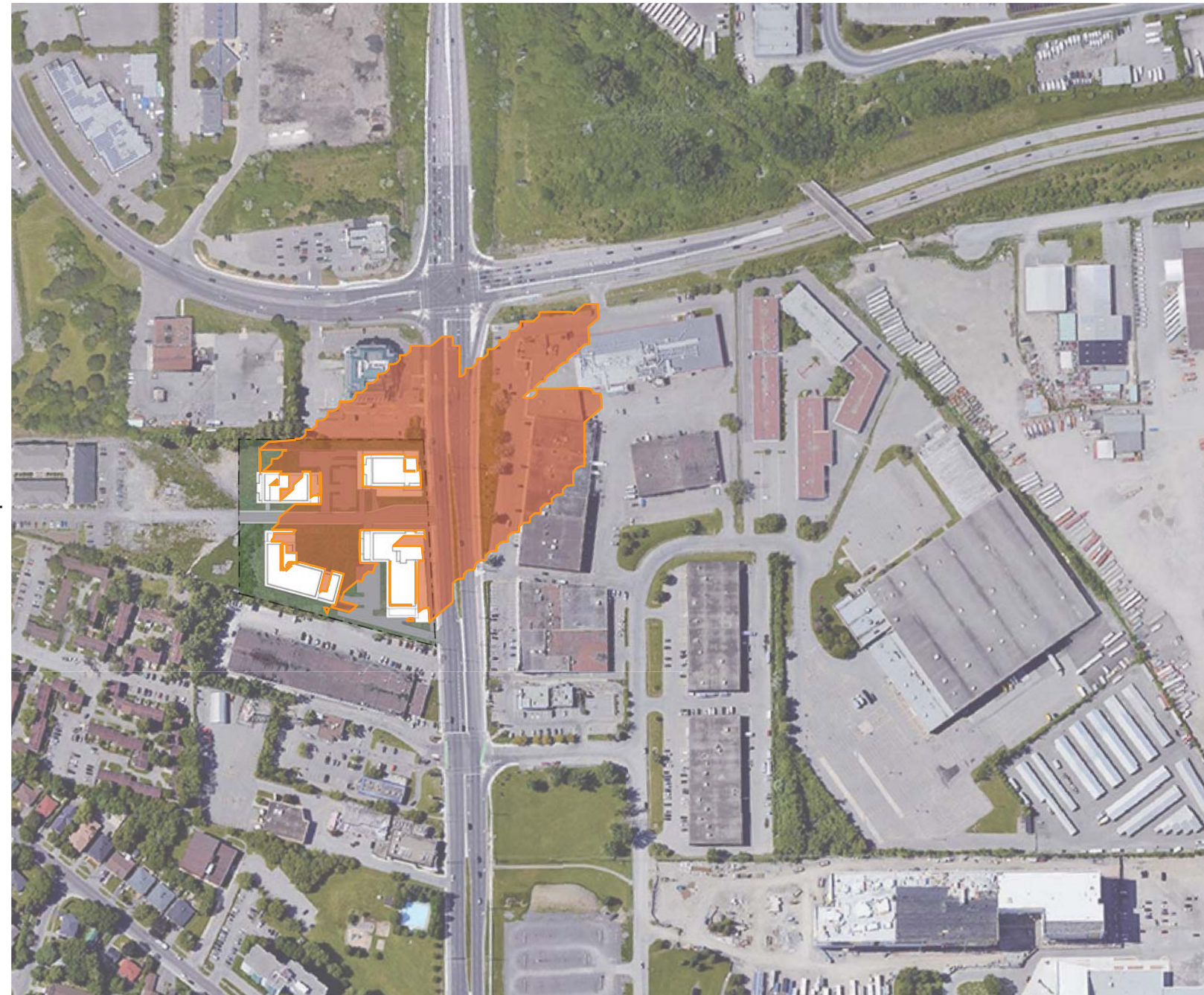
PROPOSED SHADOW

PROPOSED BUILDING

NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



108

PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

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

WINTER SOLSTICE

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

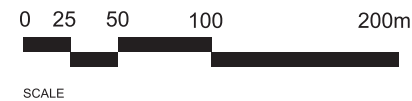
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW

PROPOSED BUILDING

NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



109

PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

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

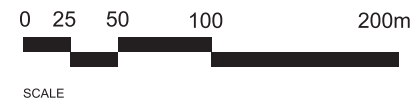
SUMMER EQUINOX

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

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

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

110
DATE: 2021-10-19

ST. L. DEV

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

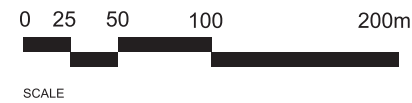
SUMMER EQUINOX

TEST TIME: 8AM EDT
TEST DATE: JUNE 21

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

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

111
DATE: 2021-10-19

ST. L. DEV

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

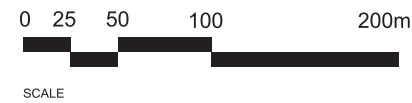
SUMMER EQUINOX

TEST TIME: 9AM EDT
TEST DATE: JUNE 21

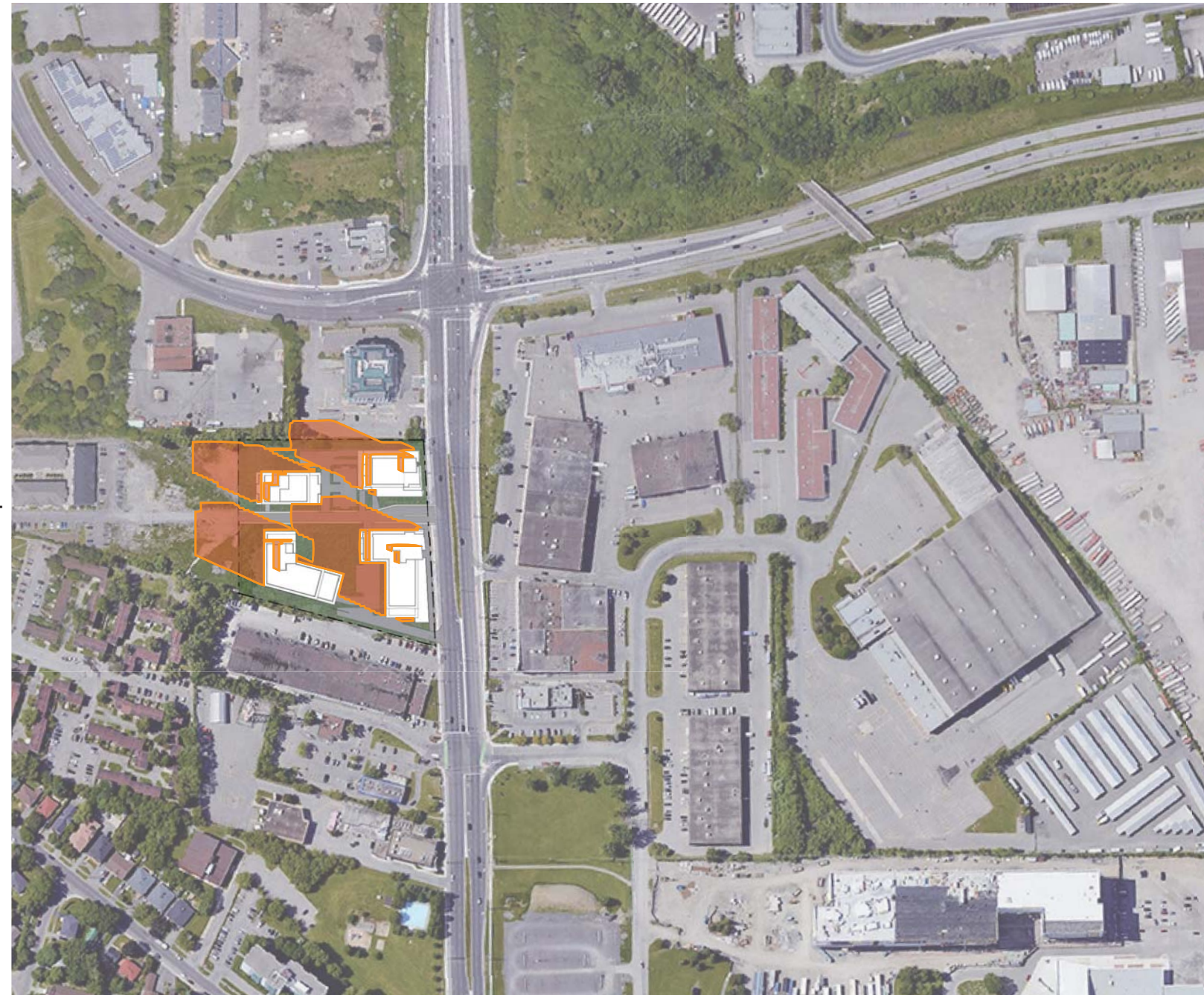
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

112
DATE: 2021-10-19

ST. L. DEV

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

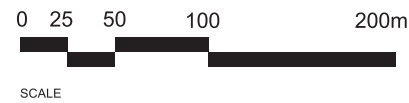
SUMMER EQUINOX

TEST TIME: 10AM EDT
TEST DATE: JUNE 21

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

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

113
DATE: 2021-10-19

ST. L. DEV

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

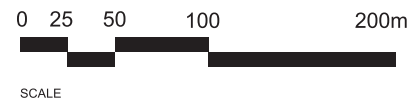
SUMMER EQUINOX

TEST TIME: 11AM EDT
TEST DATE: JUNE 21

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

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



114

PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

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

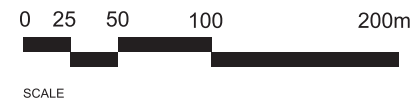
SUMMER EQUINOX

TEST TIME: 12AM EDT
TEST DATE: JUNE 21

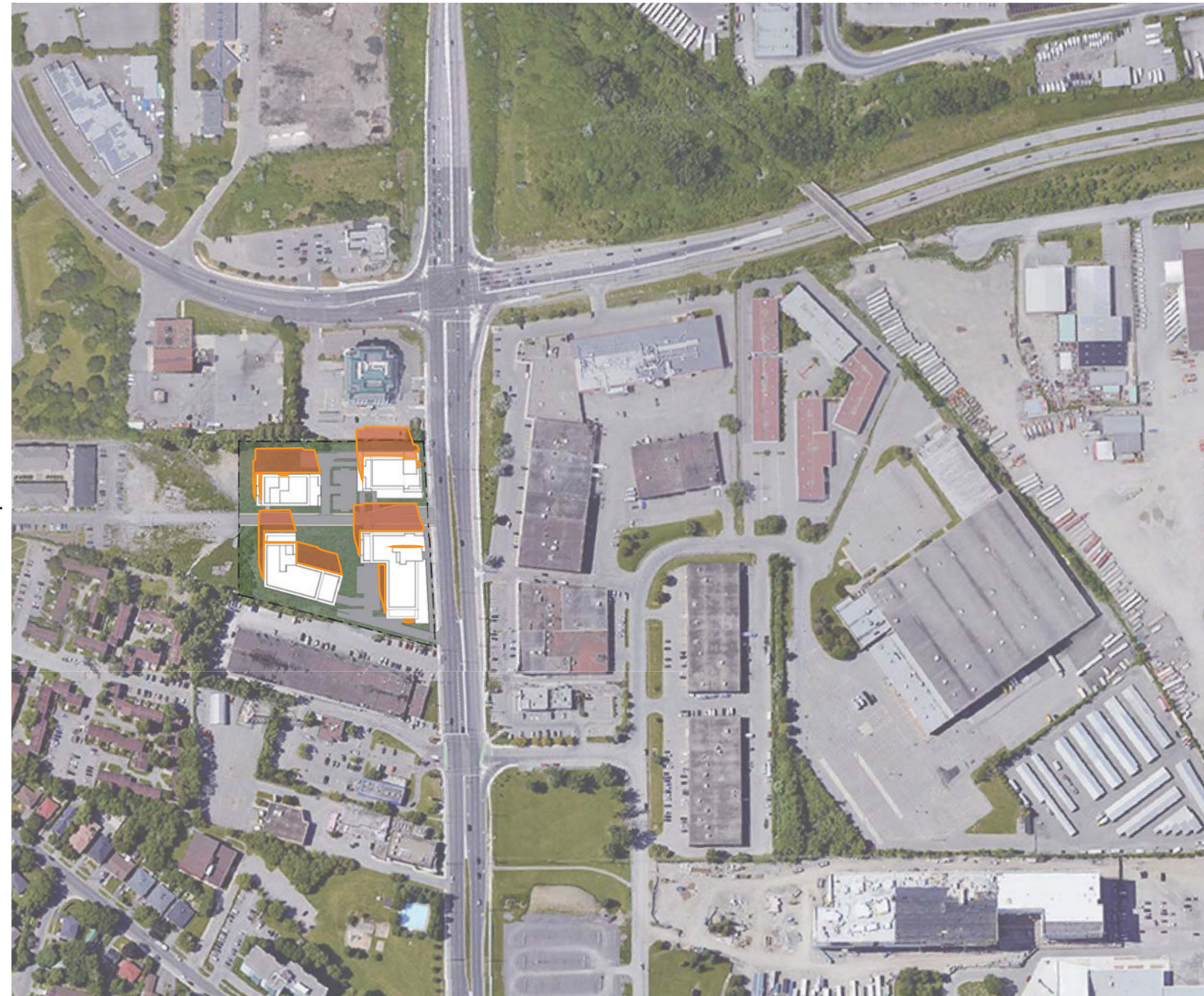
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

115
DATE: 2021-10-19

ST. L. DEV

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

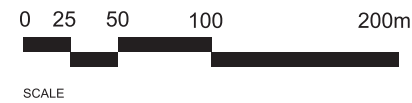
SUMMER EQUINOX

TEST TIME: 1PM EDT
TEST DATE: JUNE 21

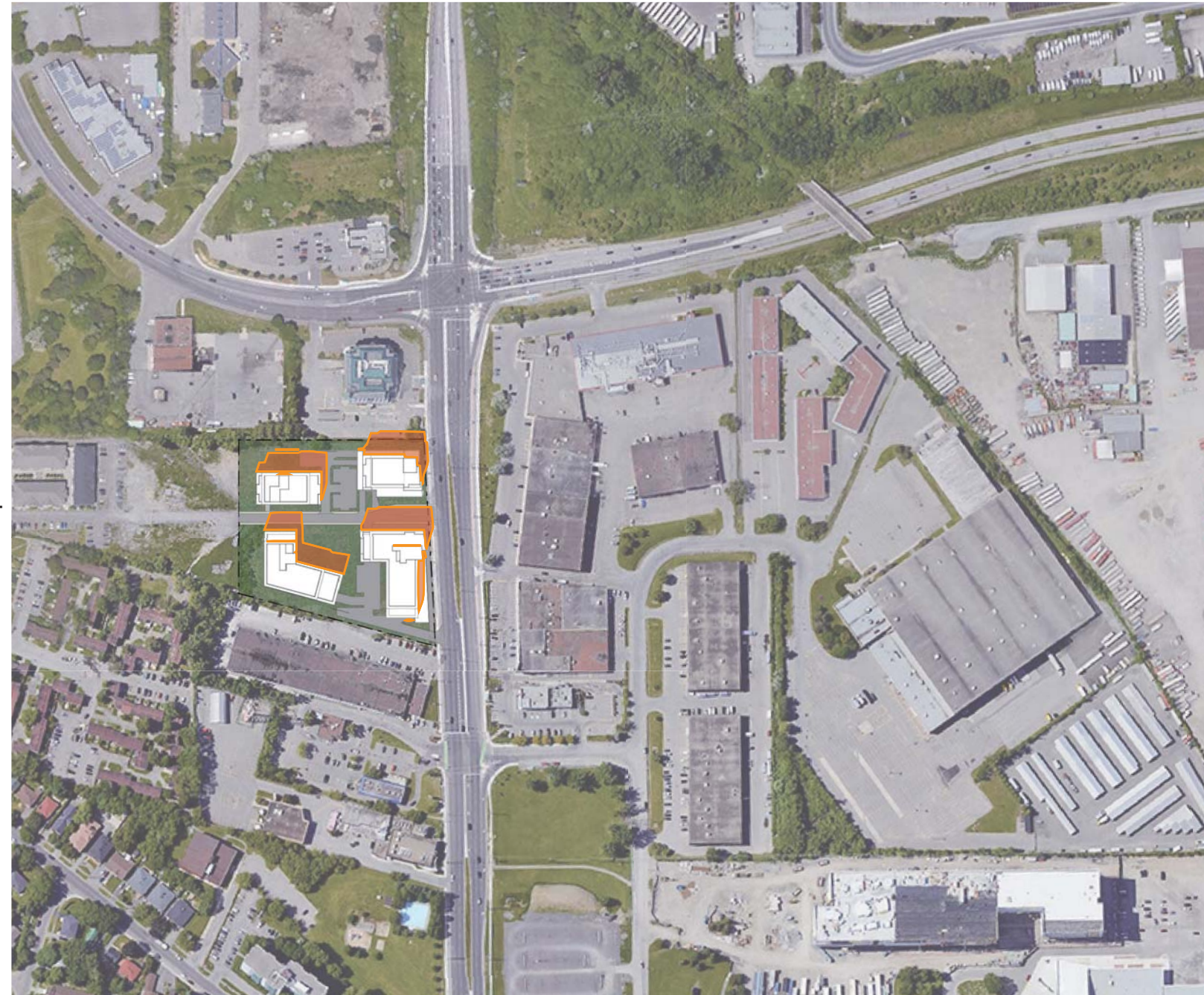
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

116
DATE: 2021-10-19

ST. L. DEV

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

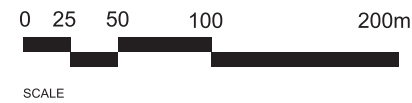
SUMMER EQUINOX

TEST TIME: 2PM EDT
TEST DATE: JUNE 21

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

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

117
DATE: 2021-10-19

ST. L. DEV

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

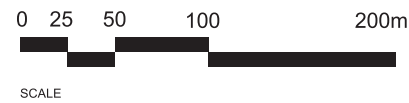
SUMMER EQUINOX

TEST TIME: 3PM EDT
TEST DATE: JUNE 21

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

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

118
DATE: 2021-10-19

ST. L. DEV

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

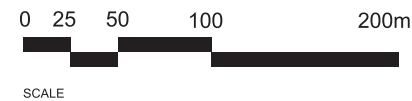
SUMMER EQUINOX

TEST TIME: 4PM EDT
TEST DATE: JUNE 21

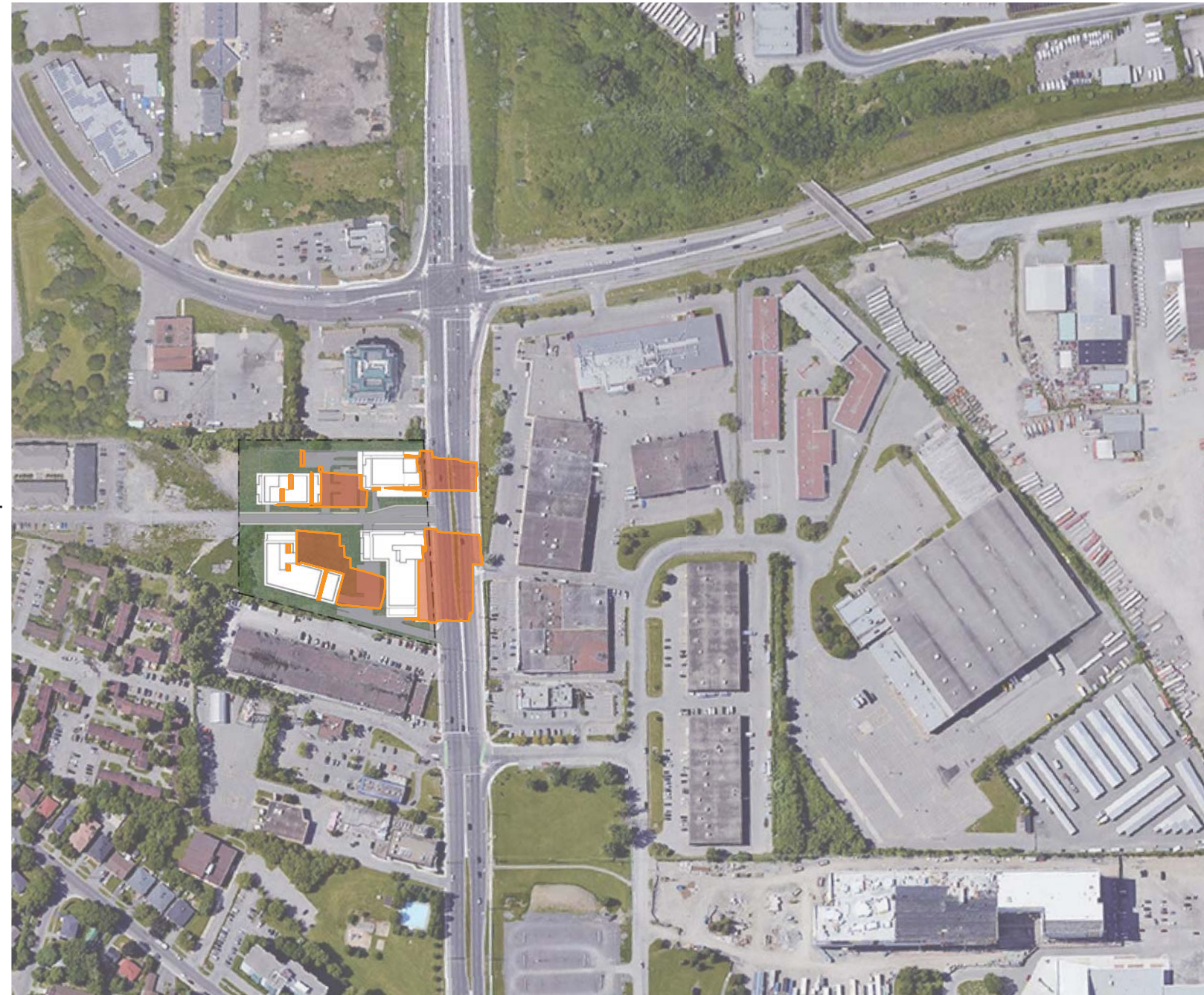
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

119
DATE: 2021-10-19

ST. L. DEV

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

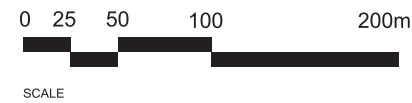
SUMMER EQUINOX

TEST TIME: 5PM EDT
TEST DATE: JUNE 21

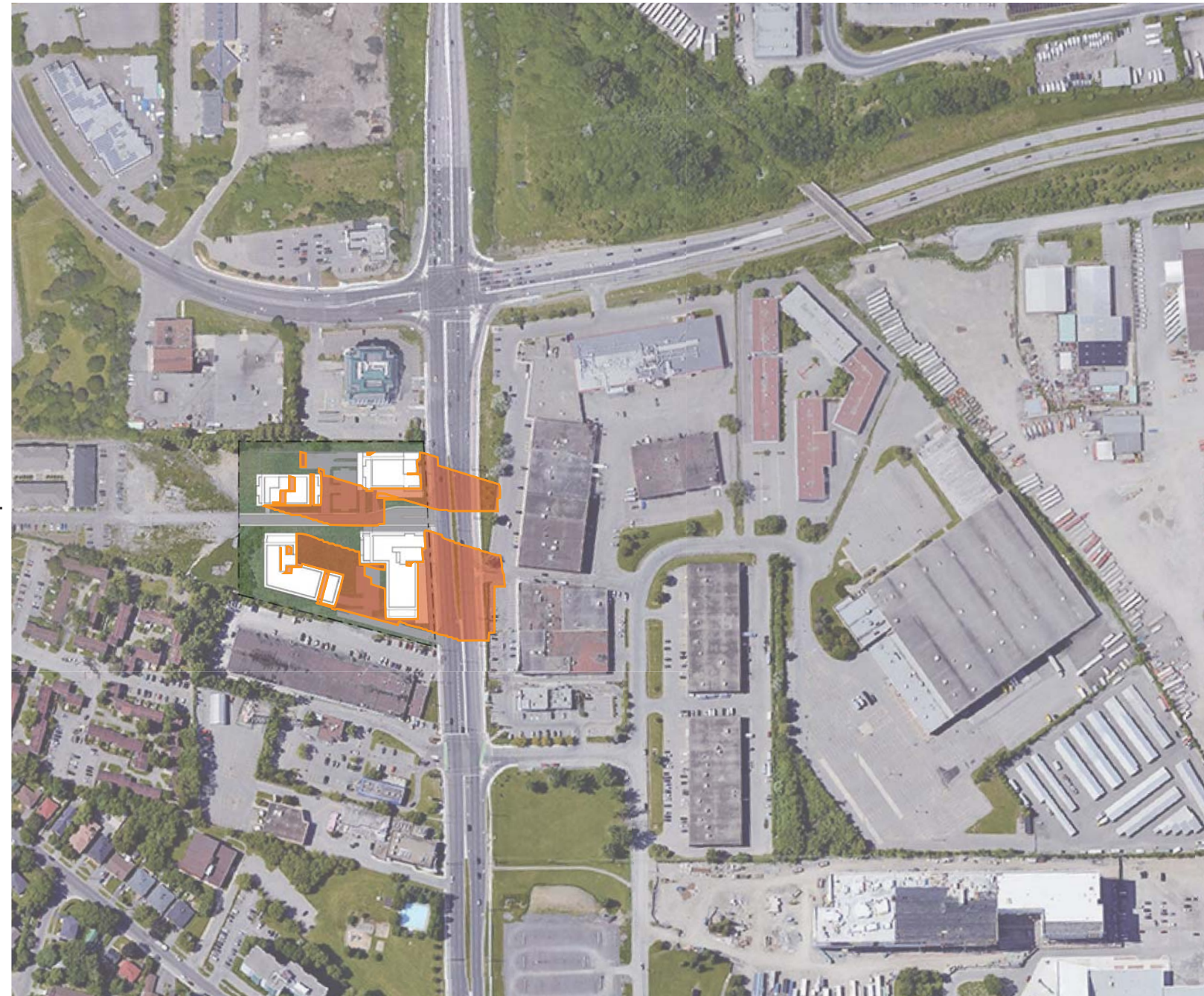
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

120
DATE: 2021-10-19

ST. L. DEV

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

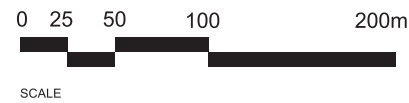
SUMMER EQUINOX

TEST TIME: 6PM EDT
TEST DATE: JUNE 21

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

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

121
DATE: 2021-10-19

ST. L. DEV

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

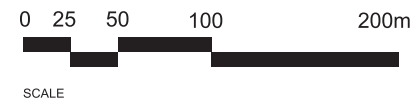
SUMMER EQUINOX

TEST TIME: 7PM EDT
TEST DATE: JUNE 21

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

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



122

PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

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

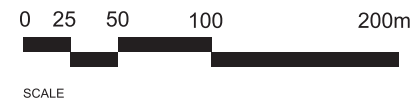
SUMMER EQUINOX

TEST TIME: 8PM EDT
TEST DATE: JUNE 21

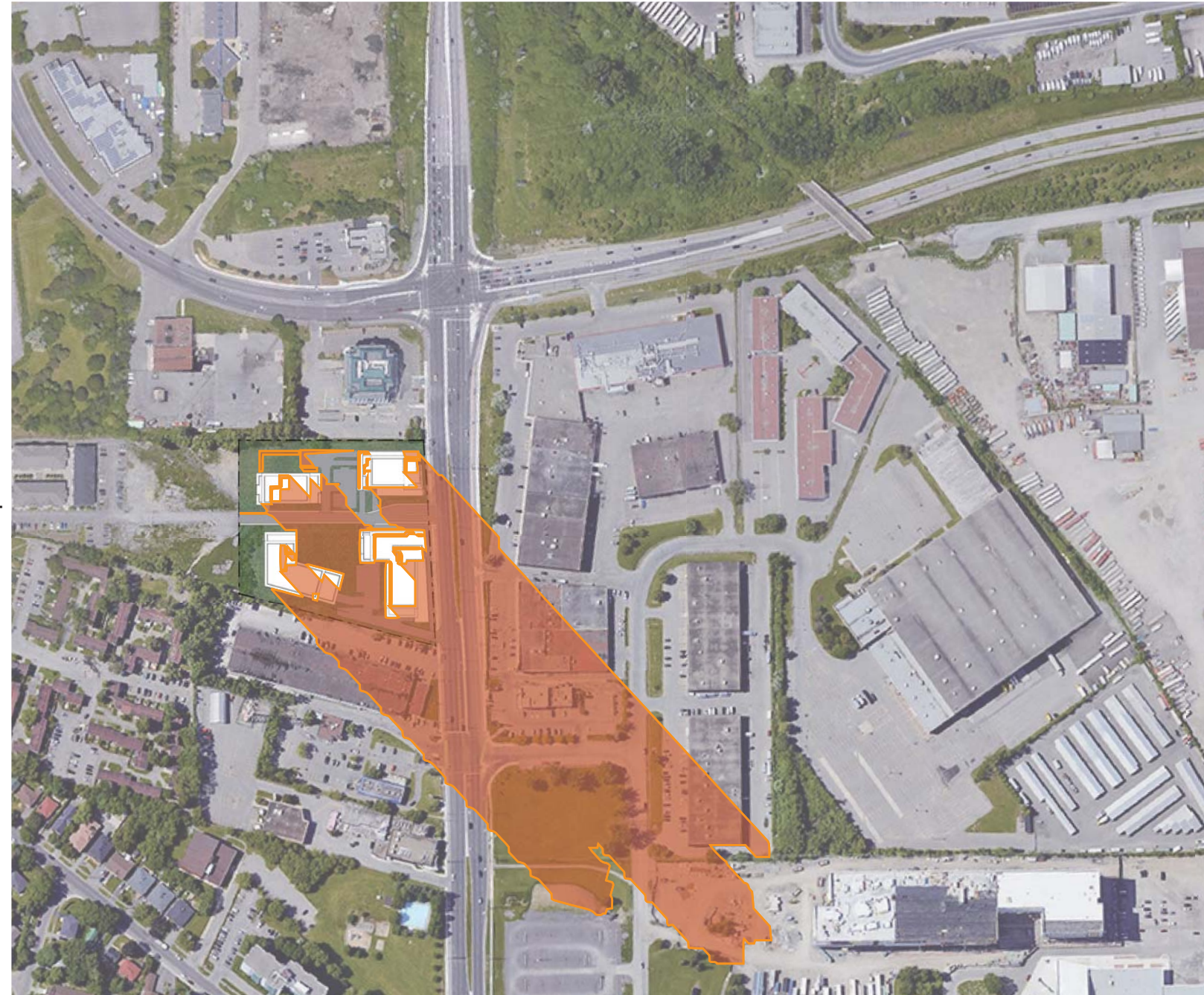
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

123
DATE: 2021-10-19