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FOTENN
Planning + Design

K T S
PROPERTIES

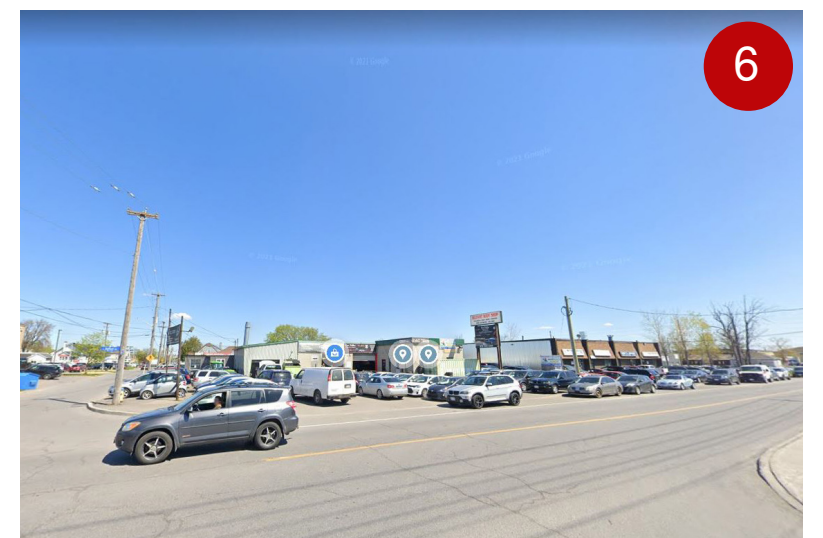
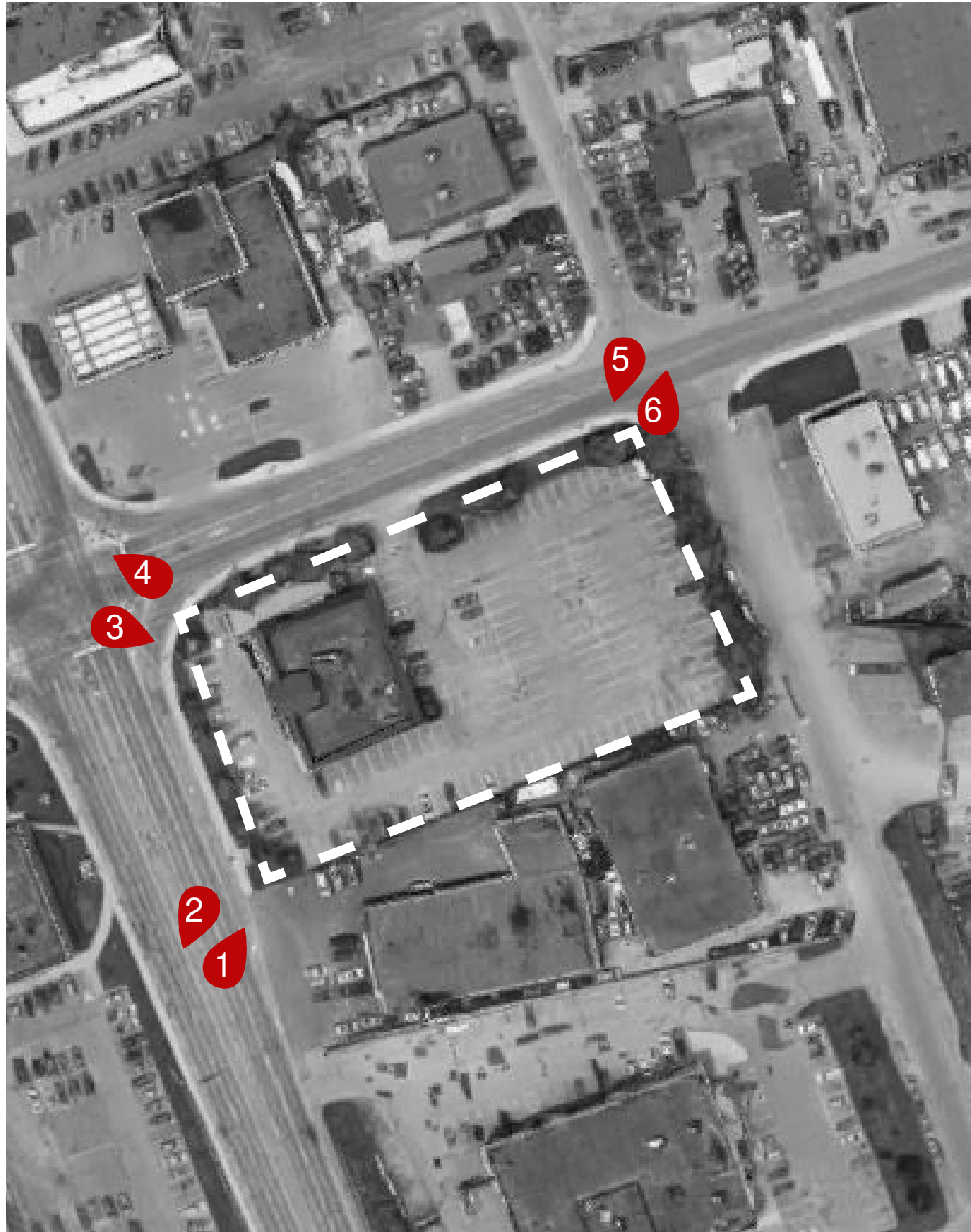


UDRP FORMAL CONSULTATION
Revision 1

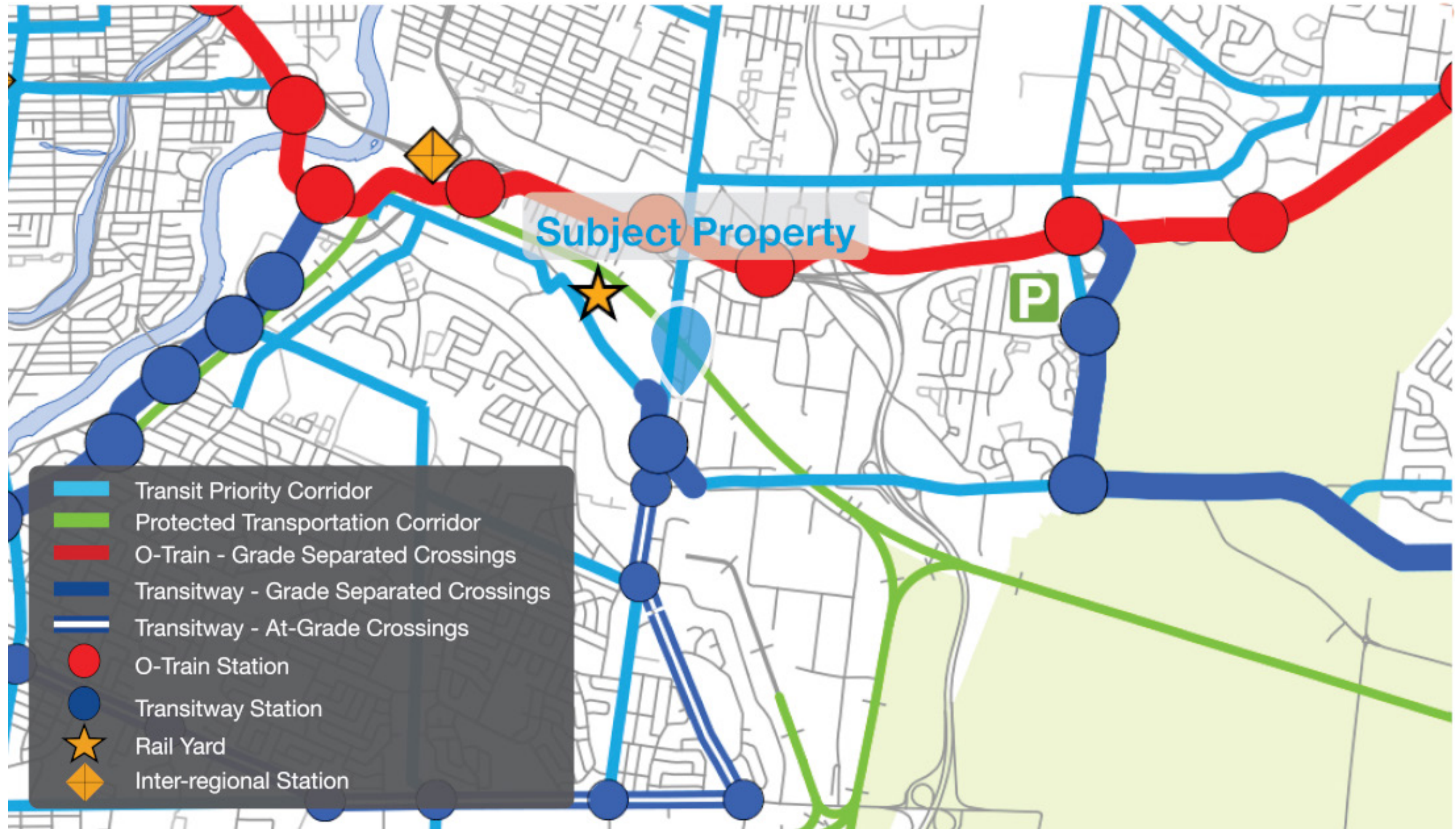
1531 St. Laurent Blvd. Development Project















1531
ST. LAURENT ST
OTTAWA
3D Massing

LEGEND
 PROPOSED BUILDINGS
 POTENTIAL ABUTTING DEVELOPMENTS

Disclaimer: The potential developments on the abutting lands shown on this 3D massing are based on the current policies and the City of Ottawa New Official plan as per the Background Review Report. It should be understood that not all abutting properties shown will develop in the form depicted in this document and that the building heights and forms and setbacks shown on this 3D massing do not form a planning opinion by Fotenn on individual neighbouring properties.

2	CONCEPT PLAN	2022.06.10	TK
1	BASE PLAN	2022.05.09	LC
No.	REVISION	DATE	BY

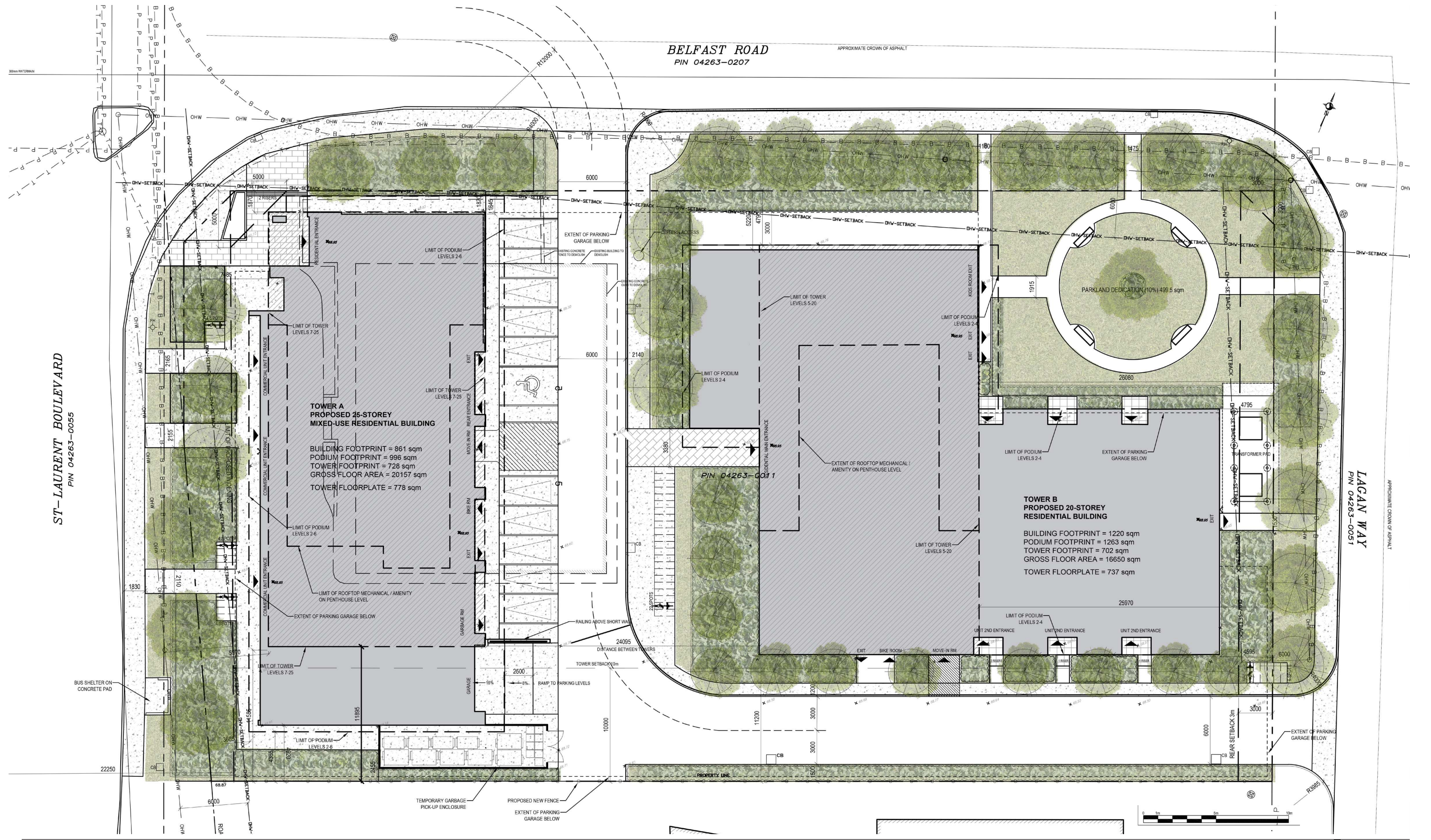
CLIENT
KATASA DEVELOPMENTS

FOTENN
 Planning + Design

396 Cooper Street, Suite 300, Ottawa ON K2P 2H7
 613.730.5709 www.fotenn.com

DESIGNED	TK
REVIEWED	TS
DATE	2022.06.10

P2



ST-LAURENT BOULEVARD
PIN 04263-0055

BELFAST ROAD
PIN 04263-0207

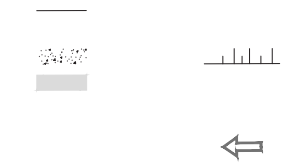
LAGAN WAY
PIN 04263-0051

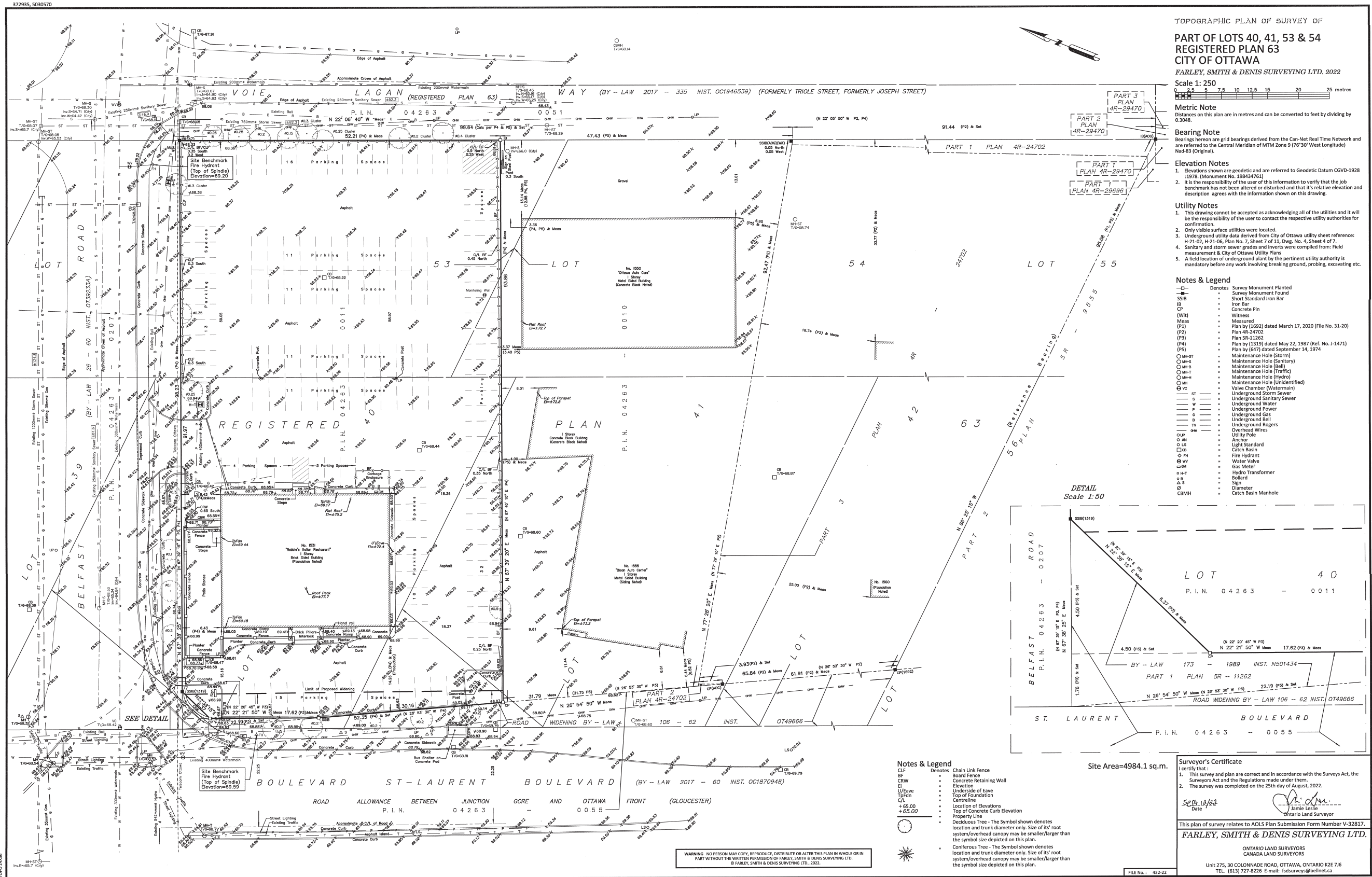
**TOWER A
PROPOSED 25-STOREY
MIXED-USE RESIDENTIAL BUILDING**
BUILDING FOOTPRINT = 861 sqm
PODIUM FOOTPRINT = 996 sqm
TOWER FOOTPRINT = 728 sqm
GROSS FLOOR AREA = 20157 sqm
TOWER FLOORPLATE = 778 sqm

**TOWER B
PROPOSED 20-STOREY
RESIDENTIAL BUILDING**
BUILDING FOOTPRINT = 1220 sqm
PODIUM FOOTPRINT = 1263 sqm
TOWER FOOTPRINT = 702 sqm
GROSS FLOOR AREA = 16650 sqm
TOWER FLOORPLATE = 737 sqm

Site Plan

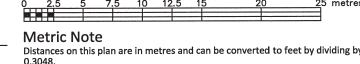
1531 St. Laurent Blvd Development
2303
January 2024





TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOTS 40, 41, 53 & 54
REGISTERED PLAN 63
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2022
 Scale 1: 250



Metric Note
 Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

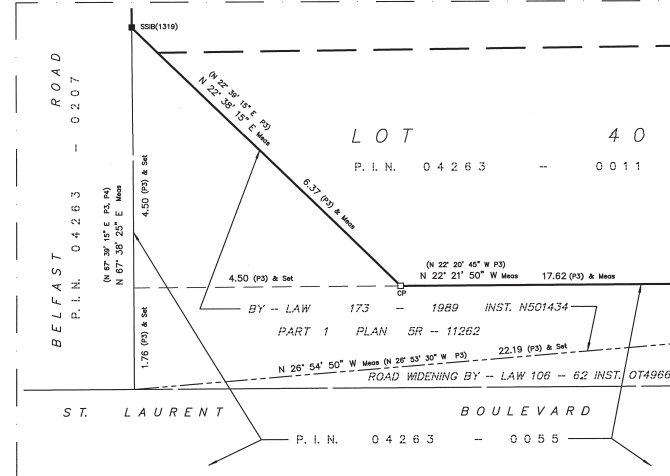
Bearing Note
 Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

Elevation Notes
 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 198434761)
 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes
 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 2. Only visible surface utilities were located.
 3. Underground utility data derived from City of Ottawa utility sheet reference: H-21-02, H-21-06, Plan No. 7, Sheet 7 of 11, Diag. No. 4, Sheet 4 of 7.
 4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement & City of Ottawa Utility Plans
 5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

Symbol	Denotes	Survey Monument Planted
—	Survey Monument Found	
SSIB	Short Standard Iron Bar	
IB	Iron Bar	
CP	Concrete Pin	
(W)	Witness	
(M)	Measured	
(P1)	Plan by (1692) dated March 17, 2020 (File No. 31-20)	
(P2)	Plan 4R-24702	
(P3)	Plan 5R-11262	
(P4)	Plan by (1319) dated May 22, 1987 (Ref. No. J-1471)	
(P5)	Plan by (647) dated September 14, 1974	
OHST	Maintenance Hole (Storm)	
OHSS	Maintenance Hole (Sanitary)	
OHBS	Maintenance Hole (Bell)	
OHST	Maintenance Hole (Traffic)	
OHHS	Maintenance Hole (Hydro)	
OHU	Maintenance Hole (Unidentified)	
VC	Valve Chamber (Watermain)	
US	Underground Storm Sewer	
US	Underground Sanitary Sewer	
W	Underground Water	
P	Underground Power	
G	Underground Gas	
B	Underground Bell	
TV	Underground Trench	
OW	Overhead Wires	
UP	Utility Pole	
AN	Anchor	
LS	Light Standard	
CB	Catch Basin	
OH	Fire Hydrant	
WV	Water Valve	
GM	Gas Meter	
HT	Hydro Transformer	
S	Sign	
AS	Sign	
D	Diameter	
CBMH	Catch Basin Manhole	



Notes & Legend

Symbol	Denotes
CLF	Chain Link Fence
BF	Board Fence
CRW	Concrete Retaining Wall
E	Elevation
U/E	Underside of Eave
U/Fdn	Top of Foundation
CL	Centreline
+65.00	Location of Elevations
+65.00	Top of Concrete Curb Elevation
—	Property Line
—	Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
—	Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Site Area=4984.1 sq.m.

Surveyor's Certificate
 I certify that:
 1. This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act and the Regulations made under them.
 2. The survey was completed on the 25th day of August, 2022.

SEP 18/22
 Date
 J. Smith
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-32817.
FARLEY, SMITH & DENIS SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 CANADA LAND SURVEYORS
 Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
 TEL: (613) 727-8226 E-mail: fdsurveyors@bellnet.ca

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View at Corner of St. Laurent and Belfast





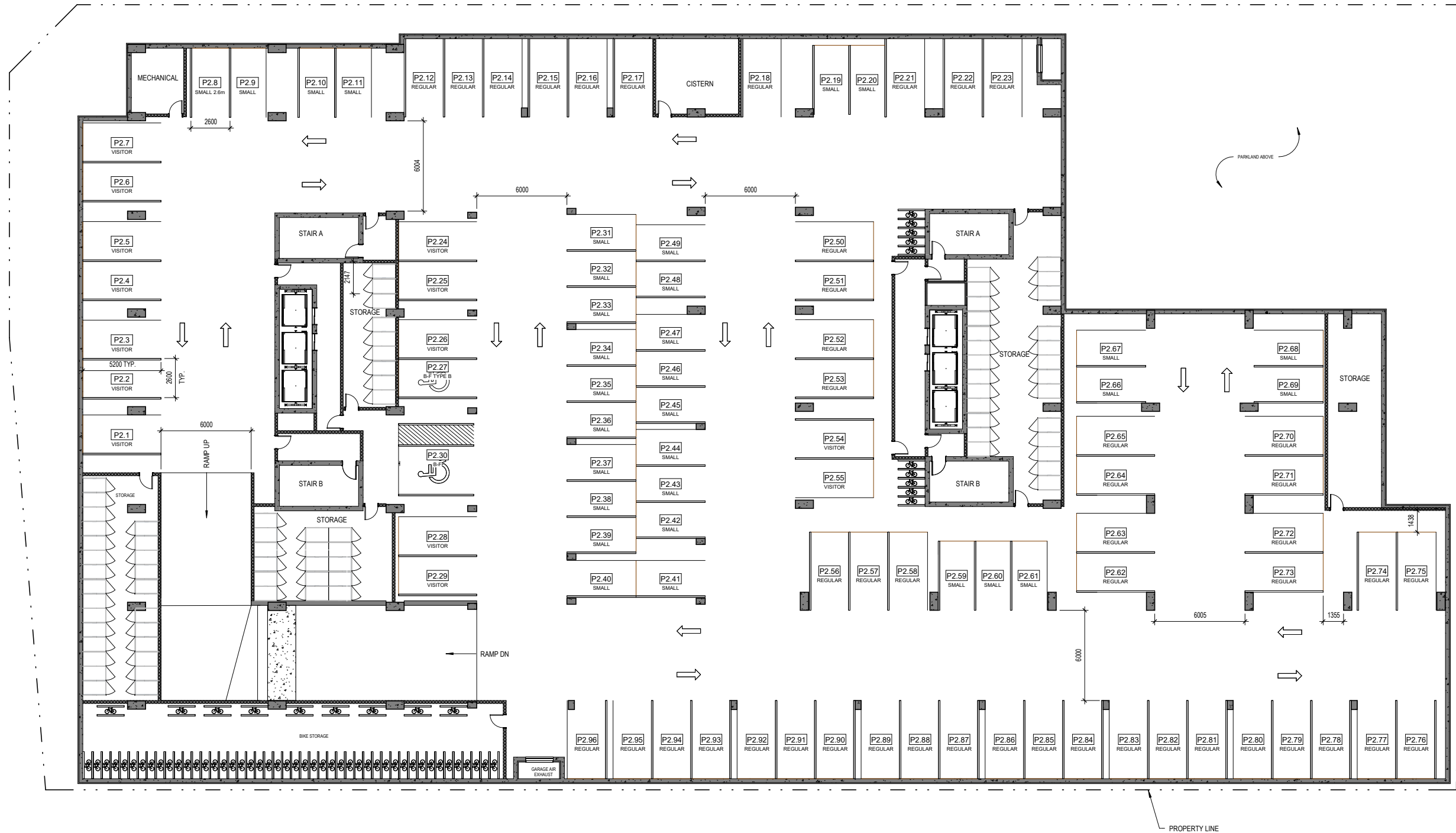


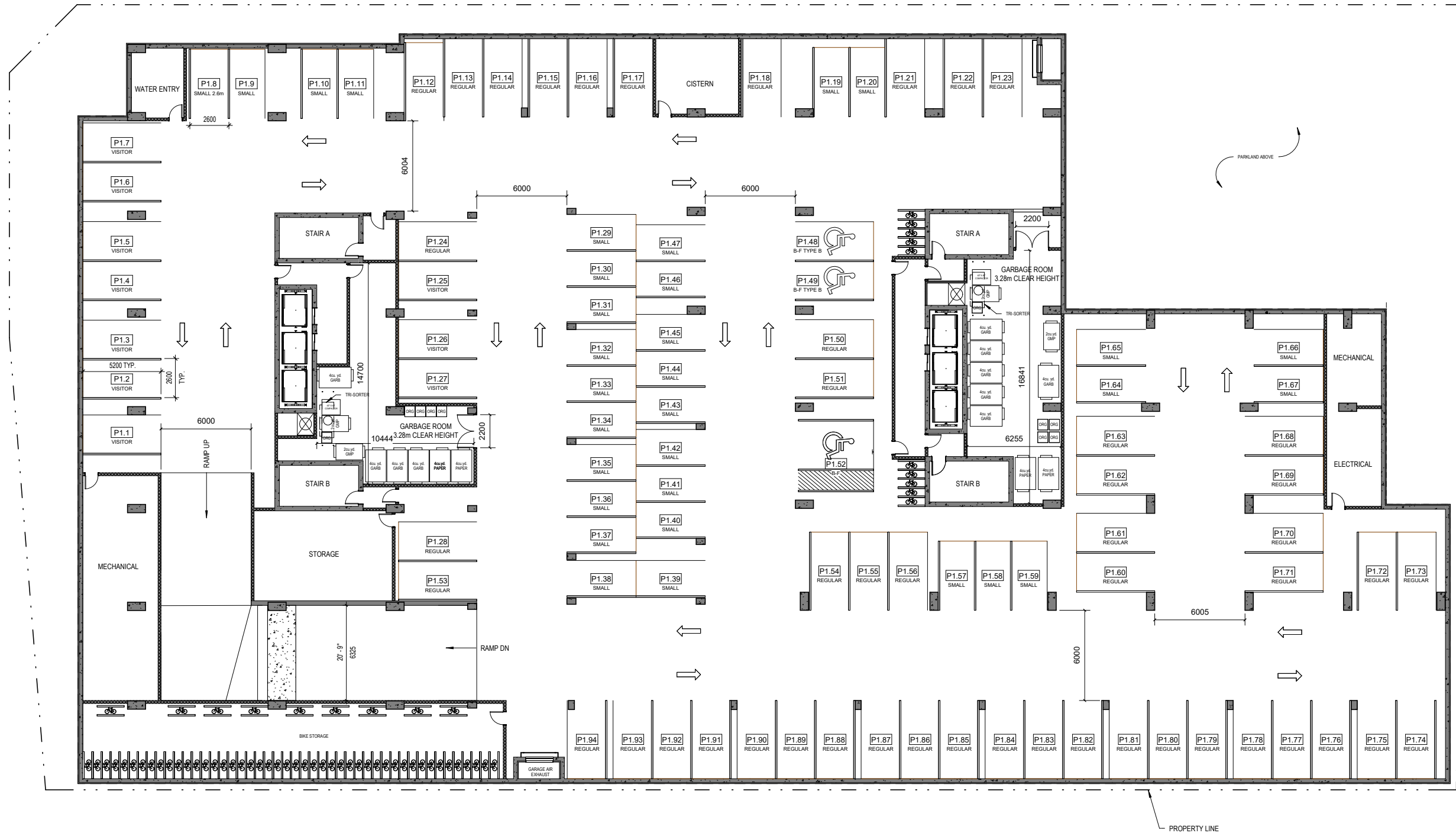


Birds Eye View Looking South East

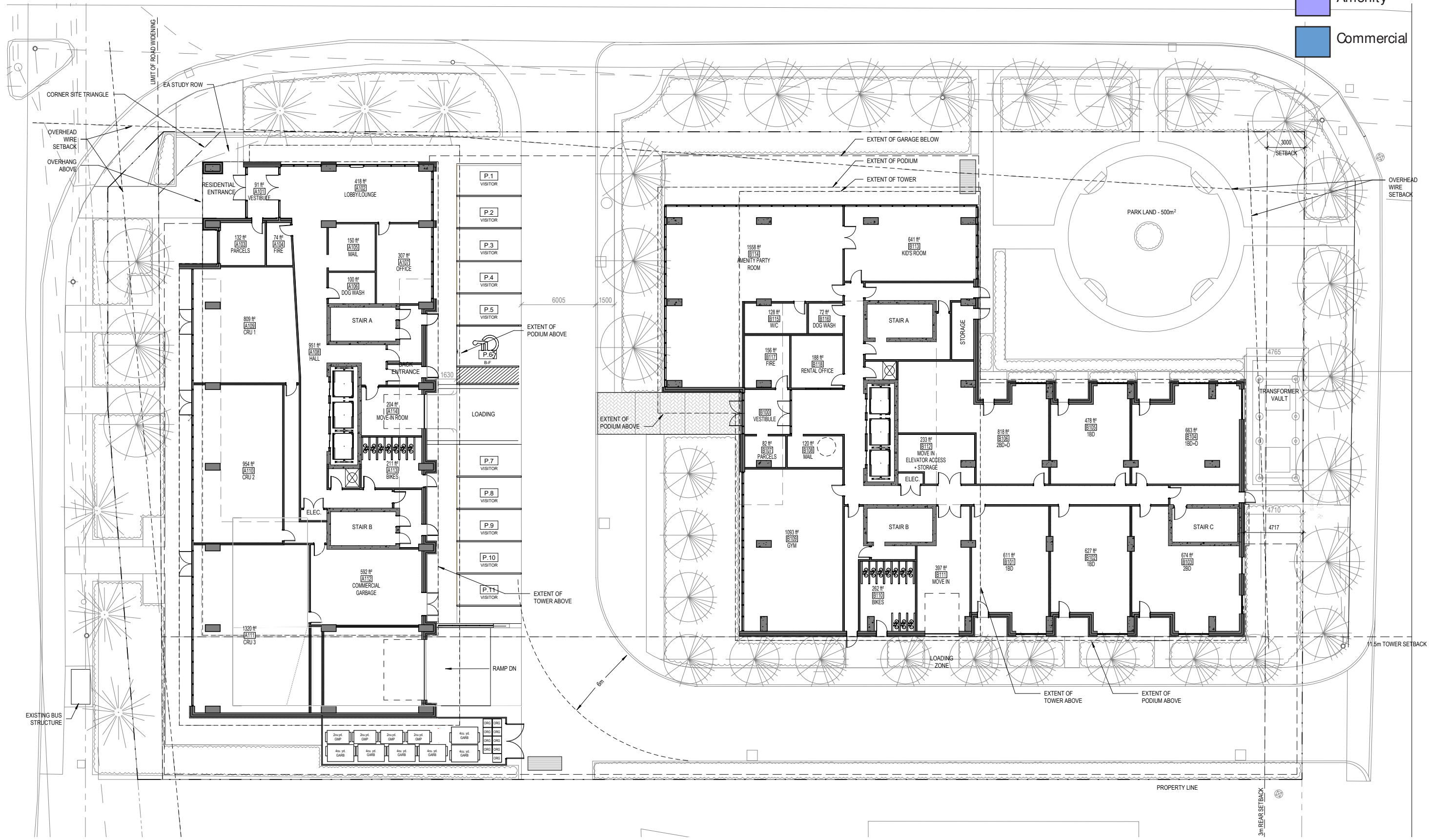


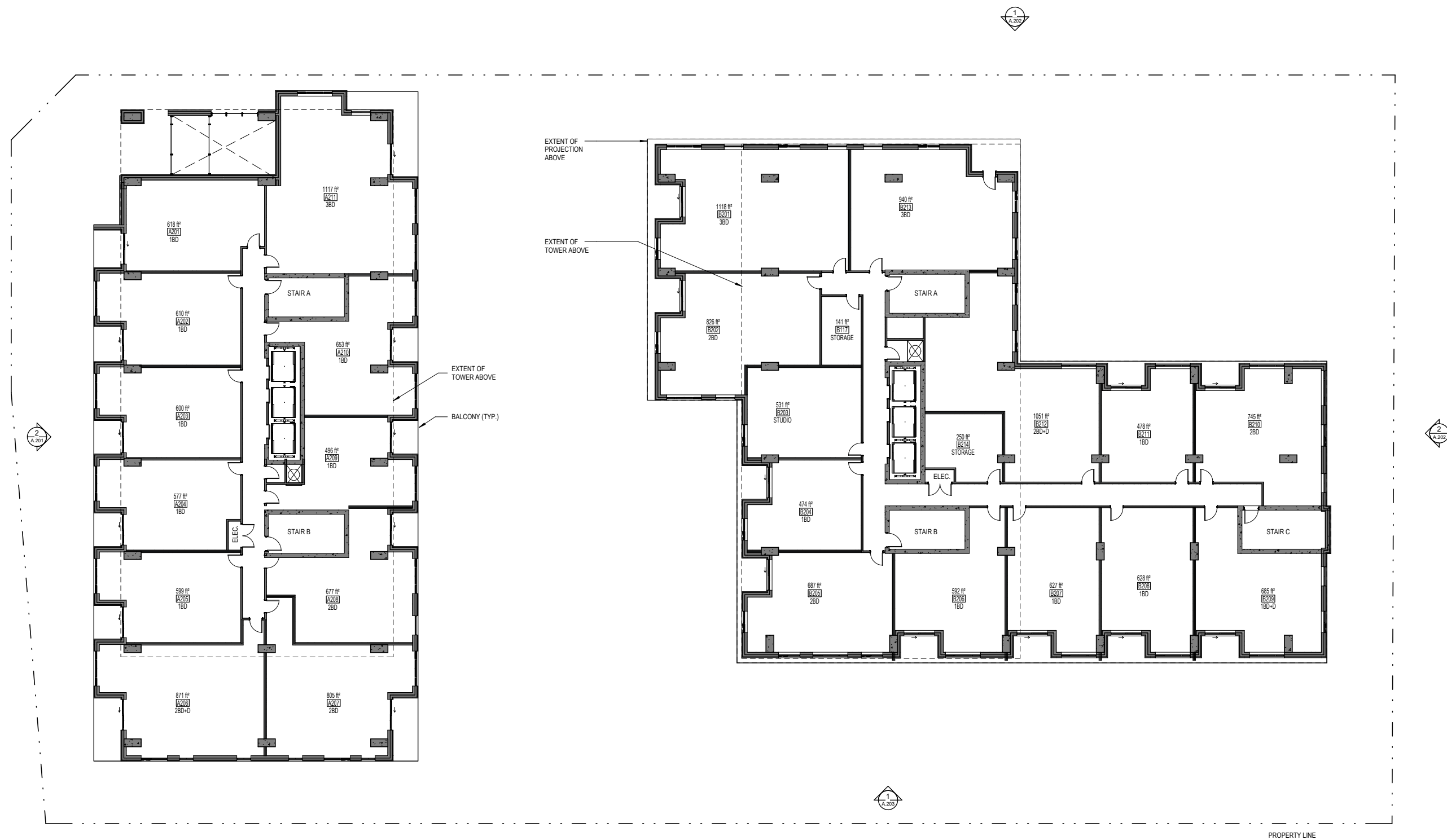
Birds Eye View Looking South West

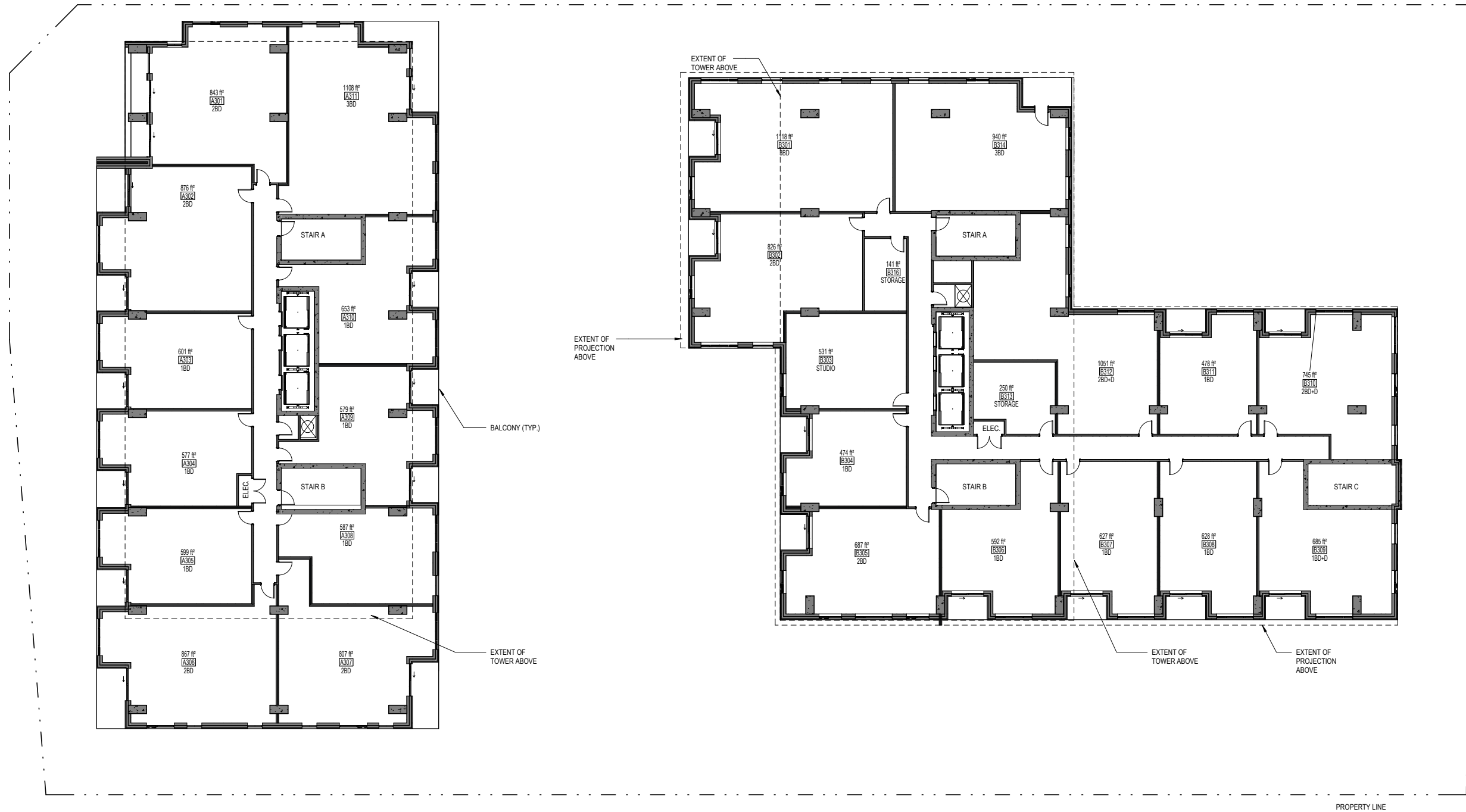


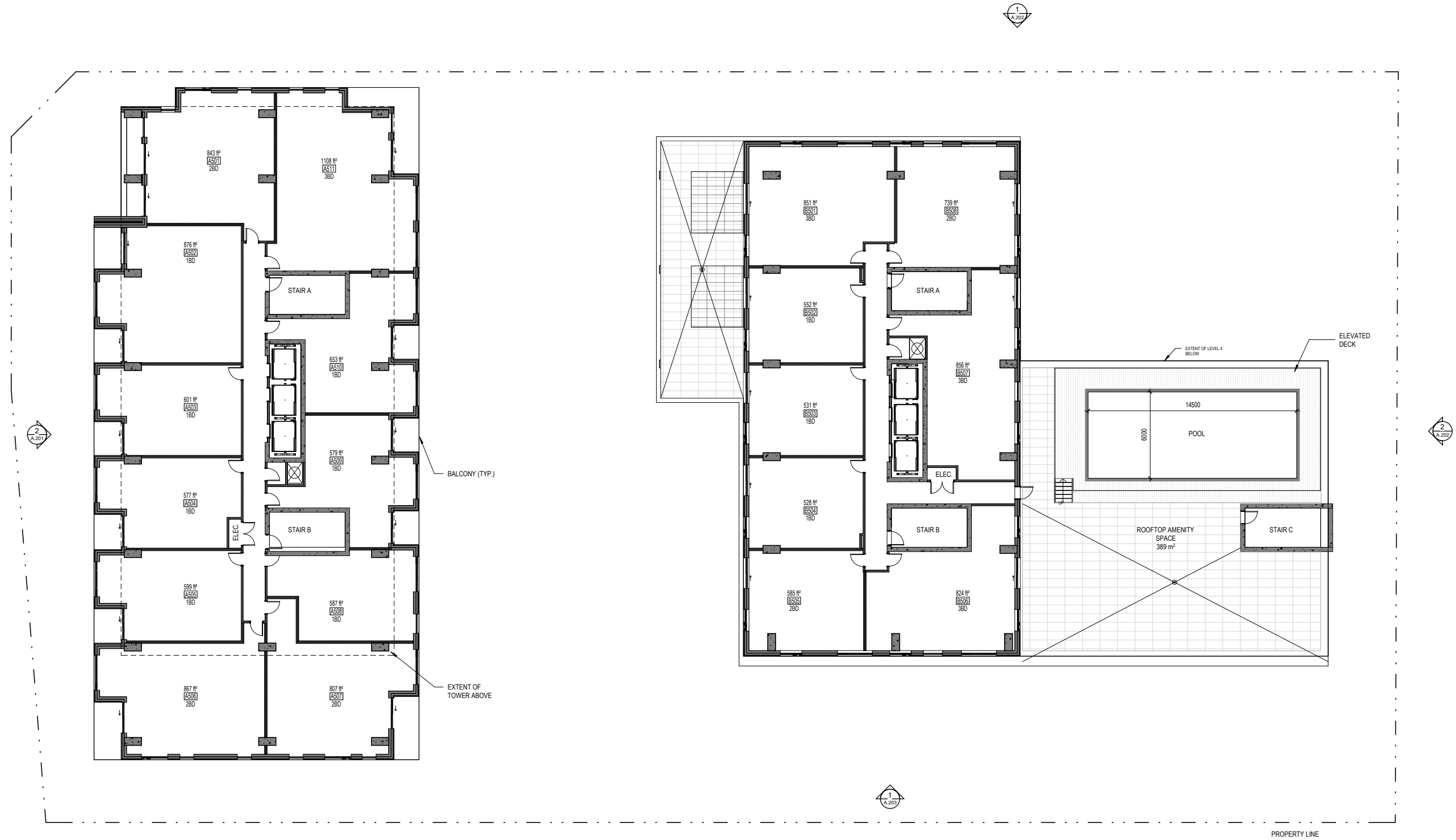


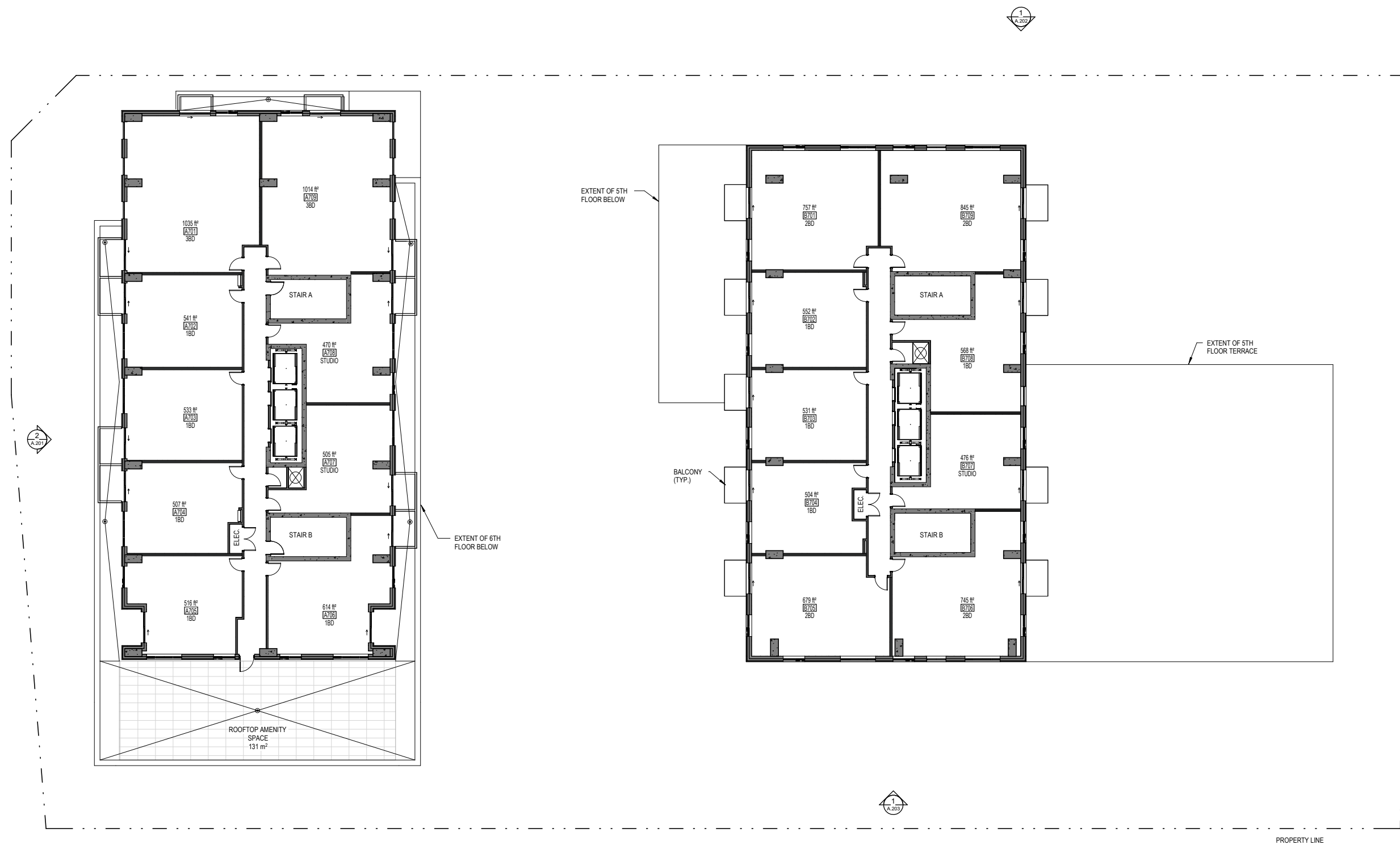
Amenity
 Commercial





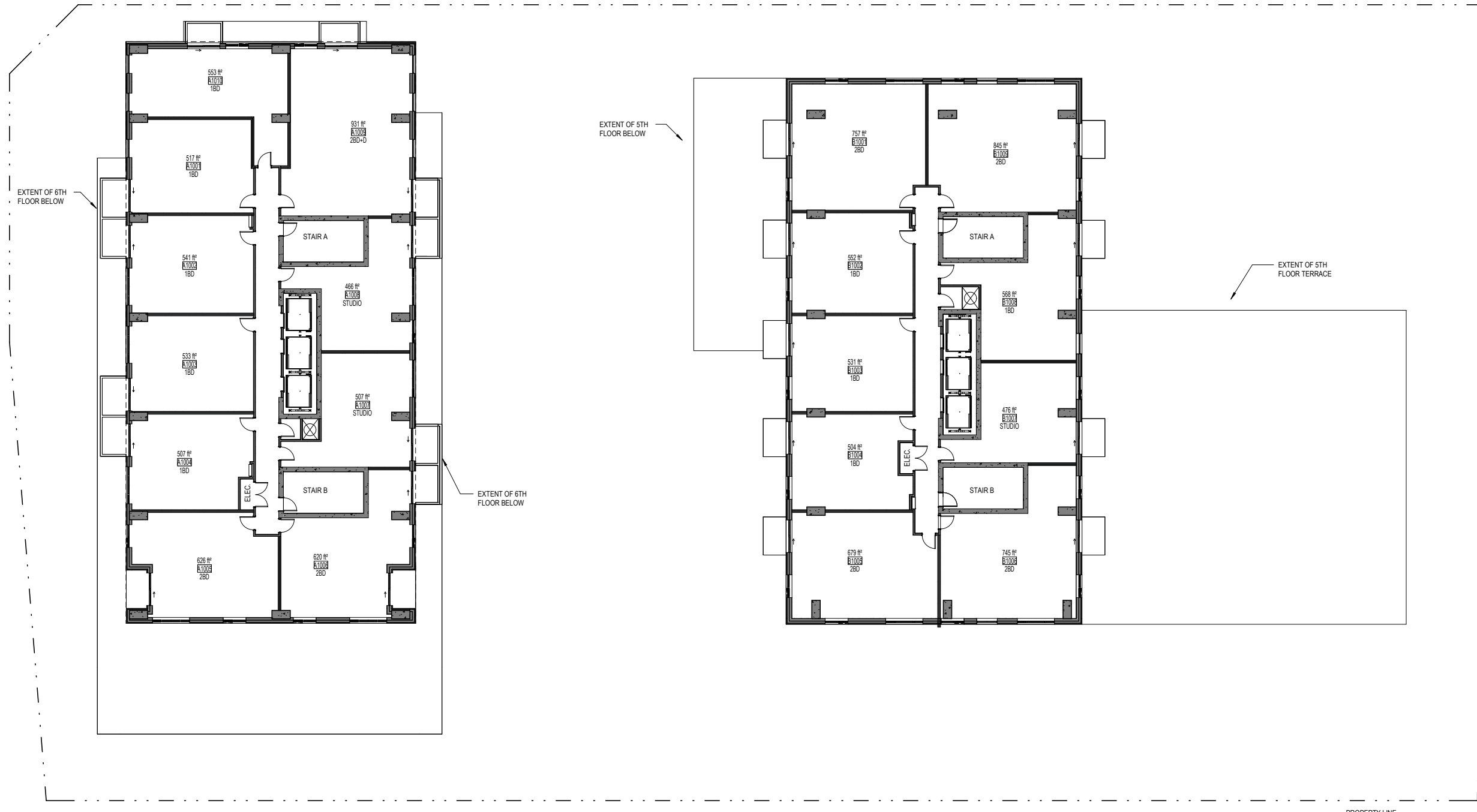


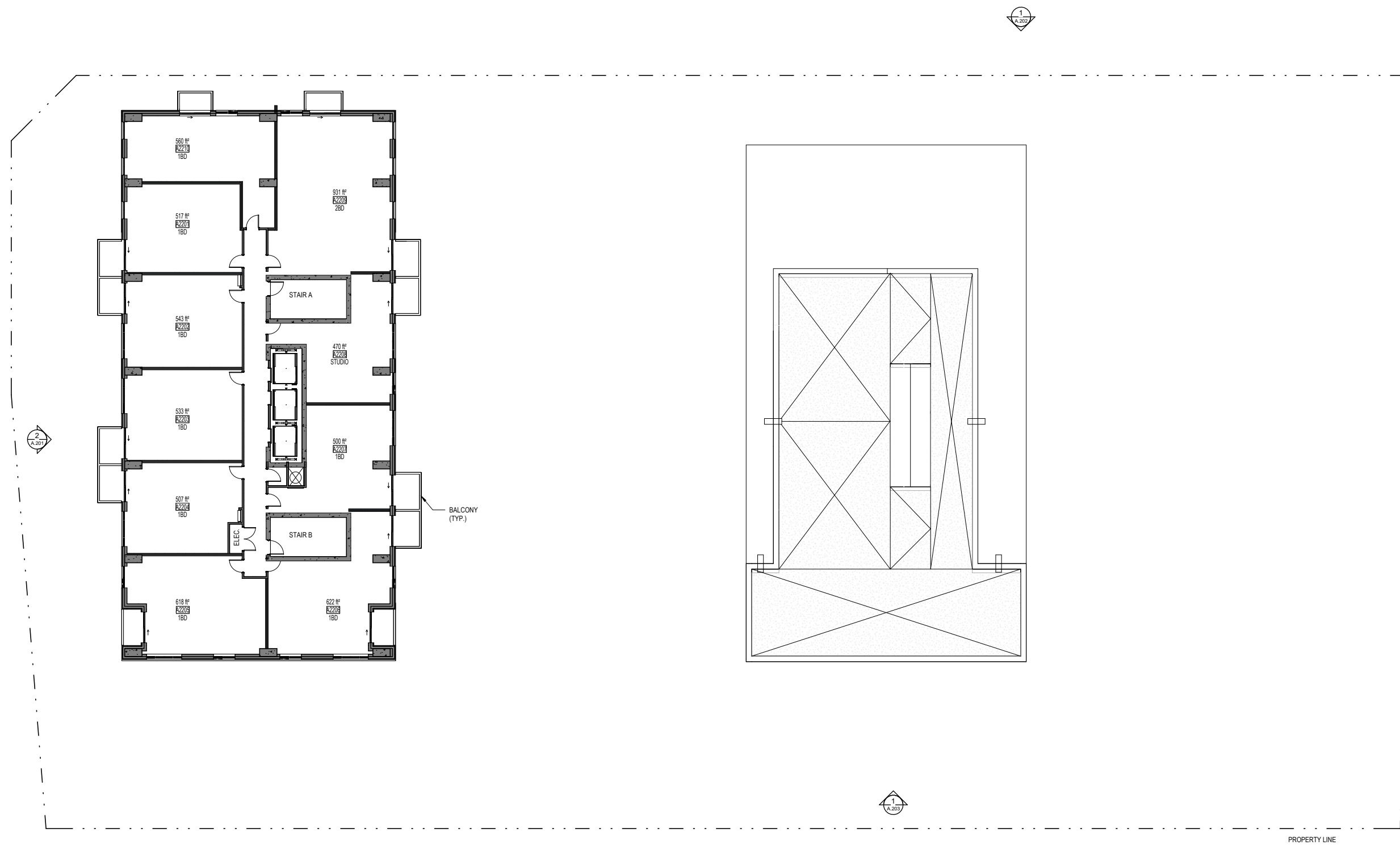




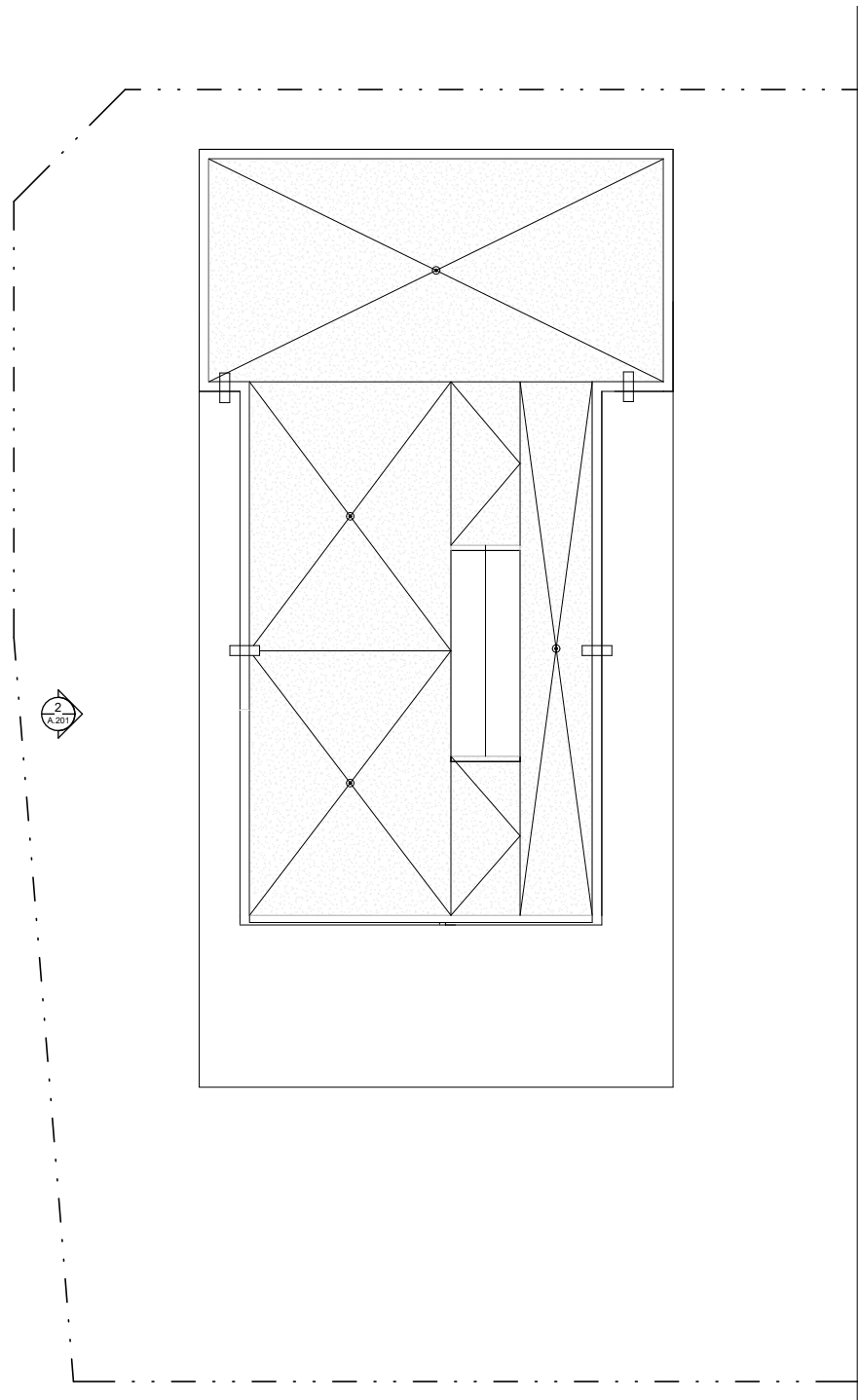
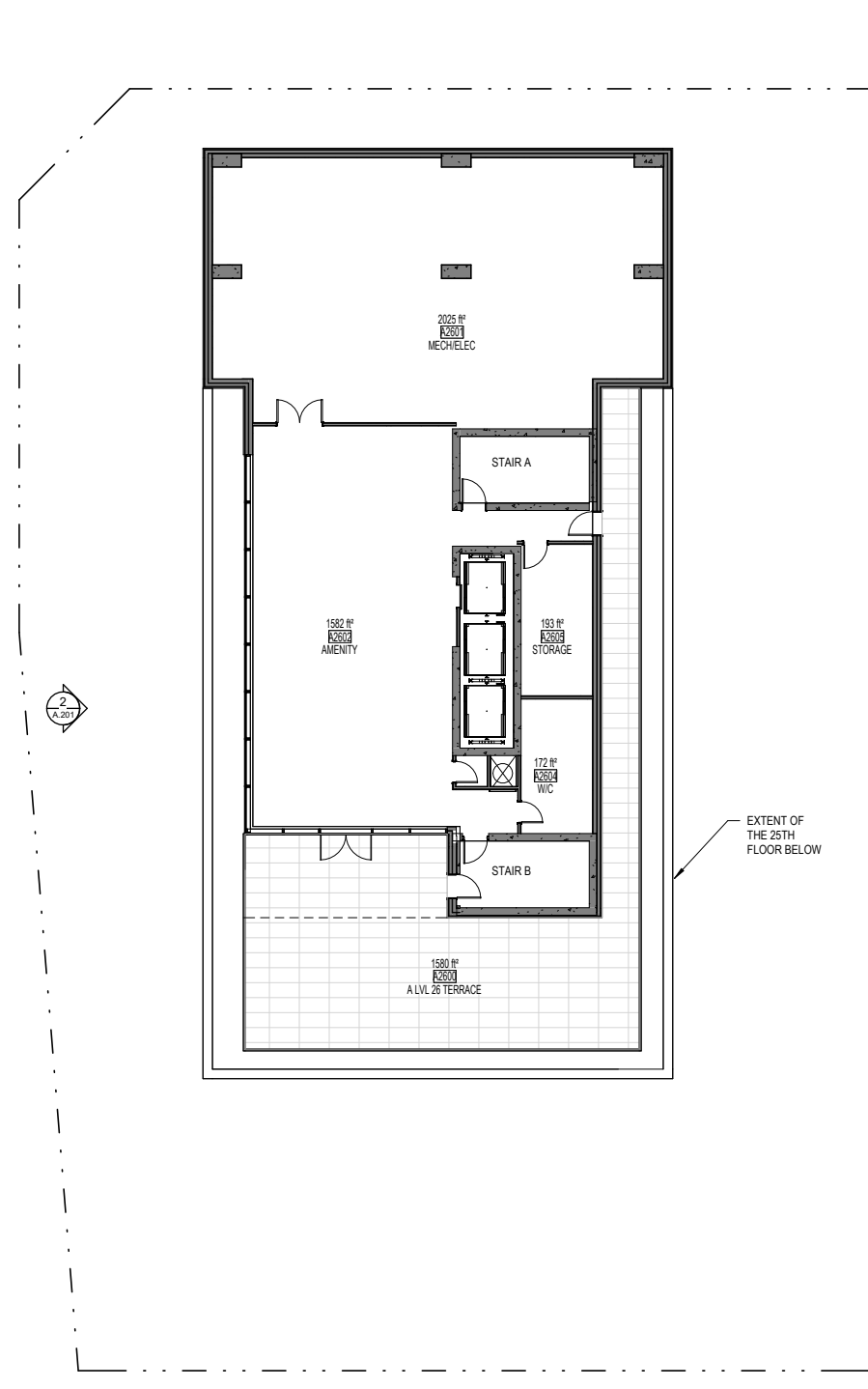
Level 7 Floor Plan

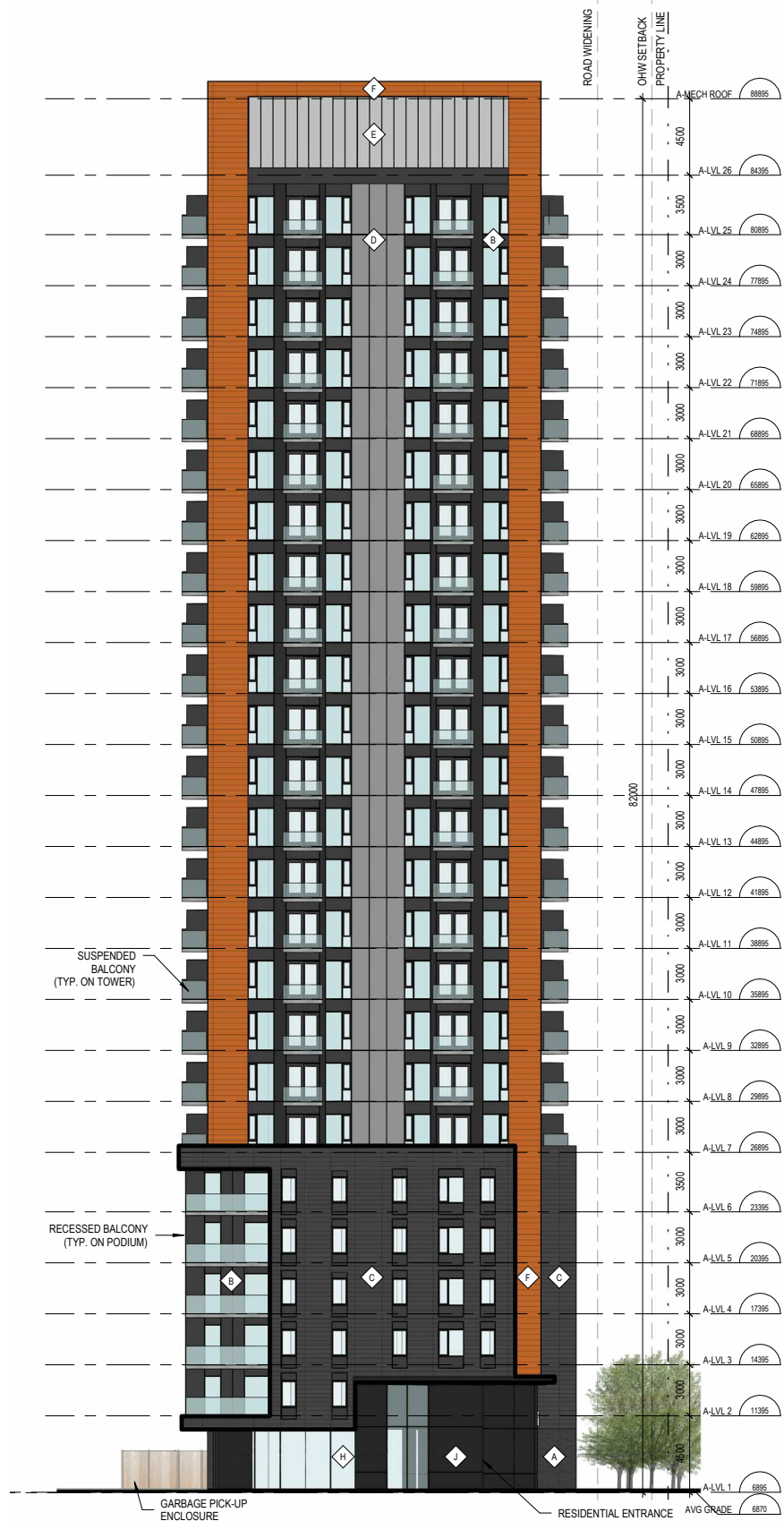
1531 St. Laurent Blvd Development
2303
January 2024



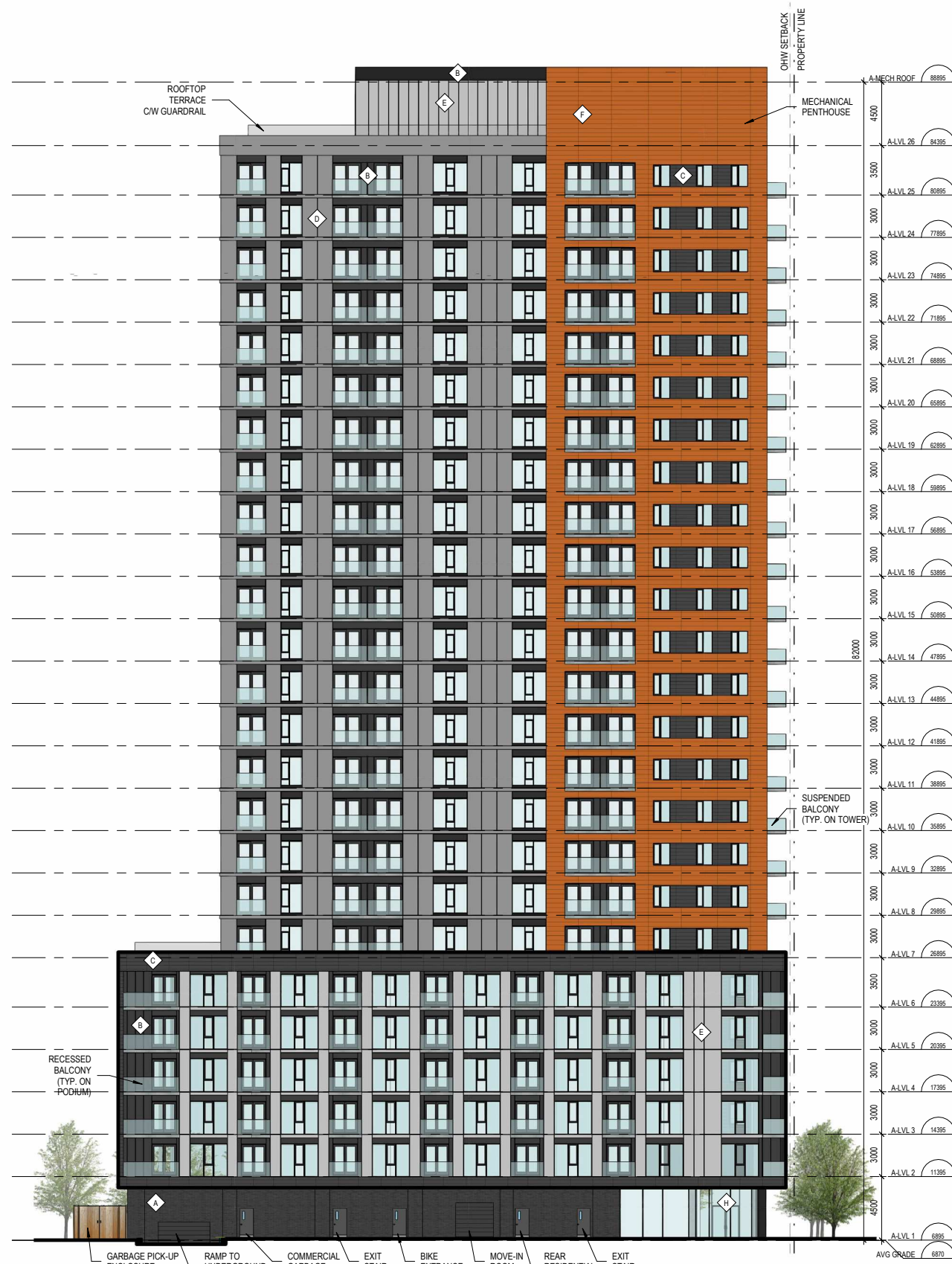


Level 22 Floor Plan - Tower B Roof



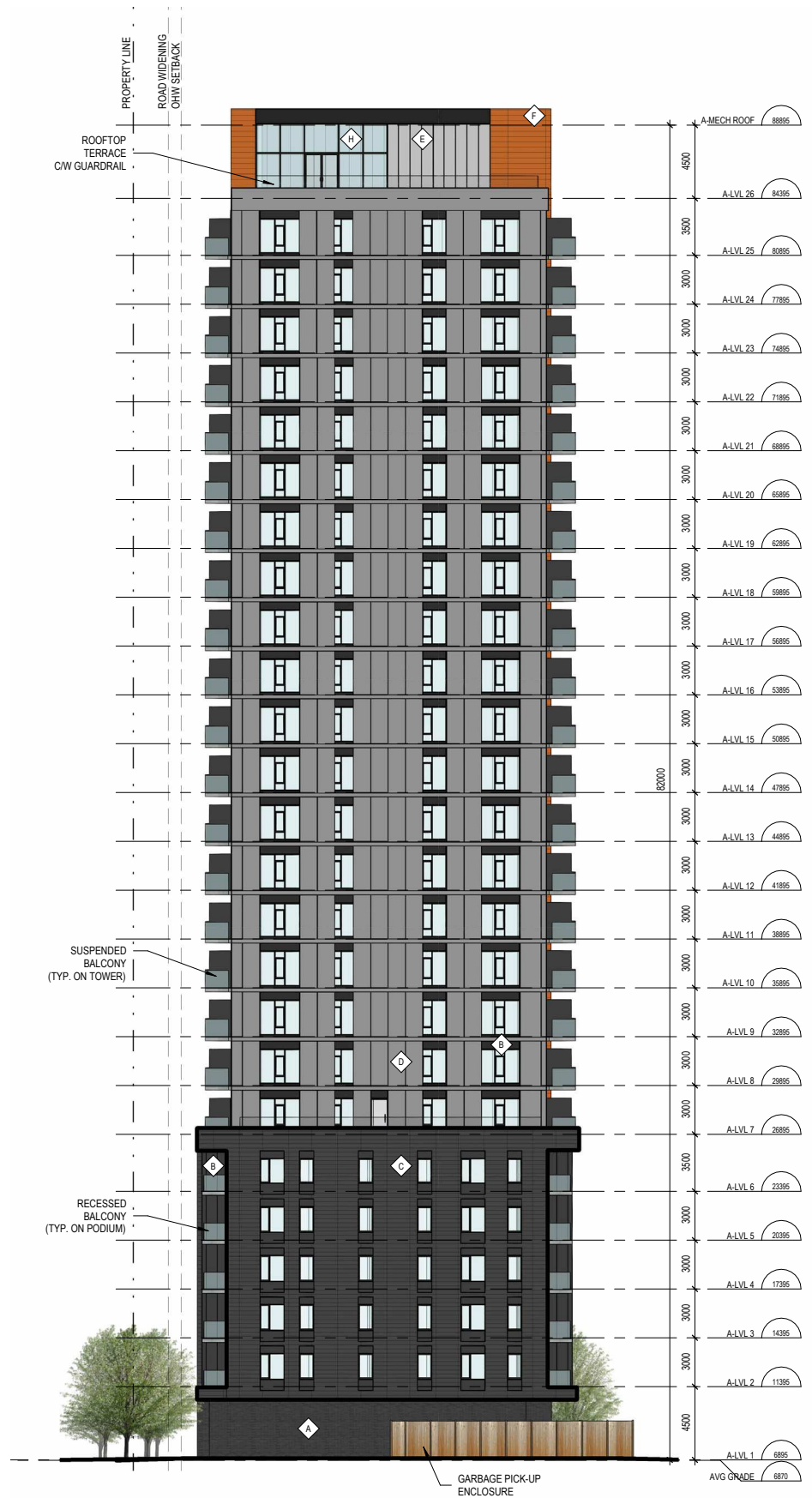


NORTH ELEVATION



EAST ELEVATION

-  Brick Veneur
Colour: Charcoal
-  Vertical Panel
Colour: Orange
-  Horizontal Panel
Colour: Dark Grey
-  Horizontal Panel
Colour: Dark Grey
-  Panel
Colour: Medium Grey
-  Panel
Colour: Light Grey
-  Panel
Colour: White
-  Panel
Colour: Orange

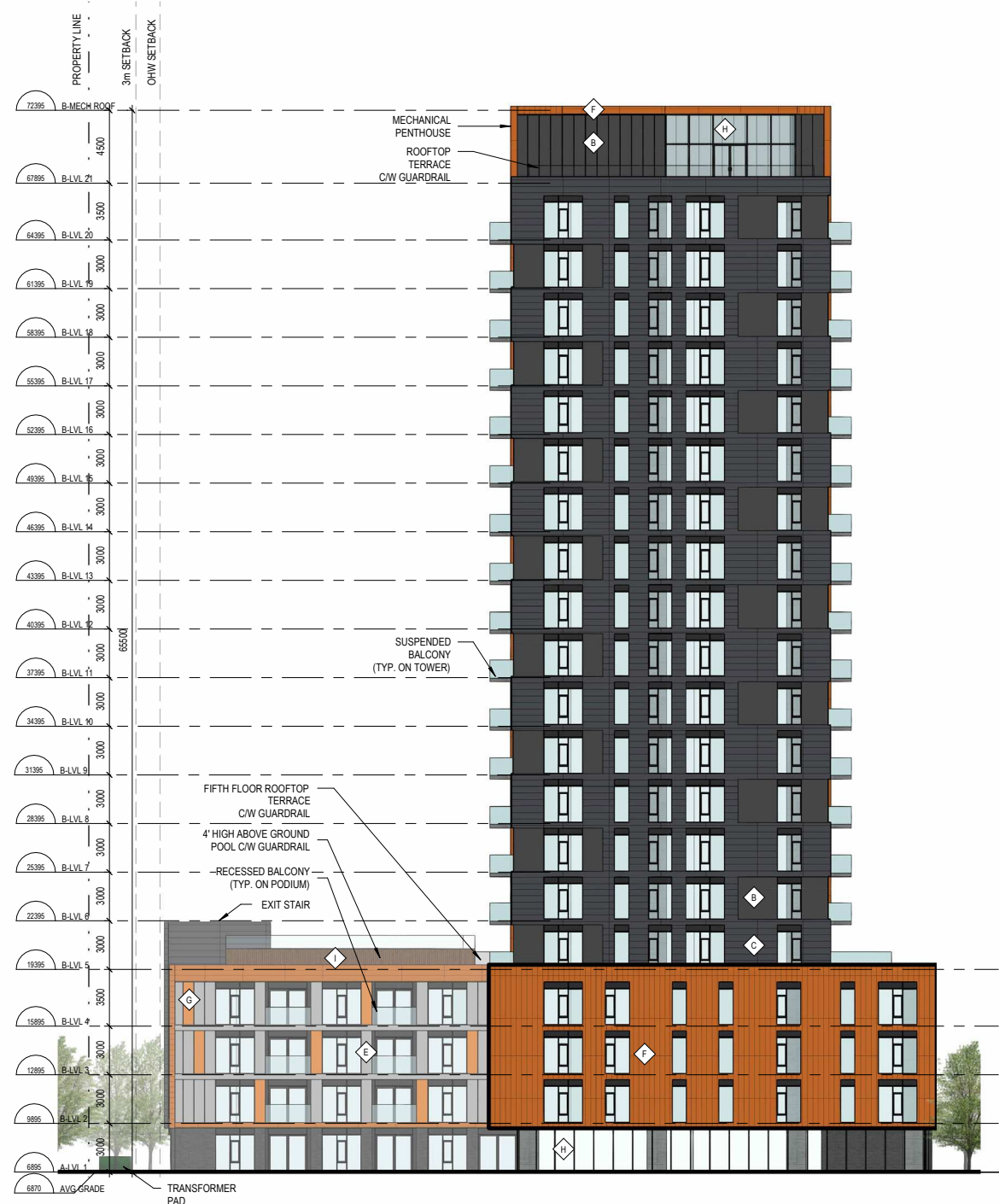


SOUTH ELEVATION

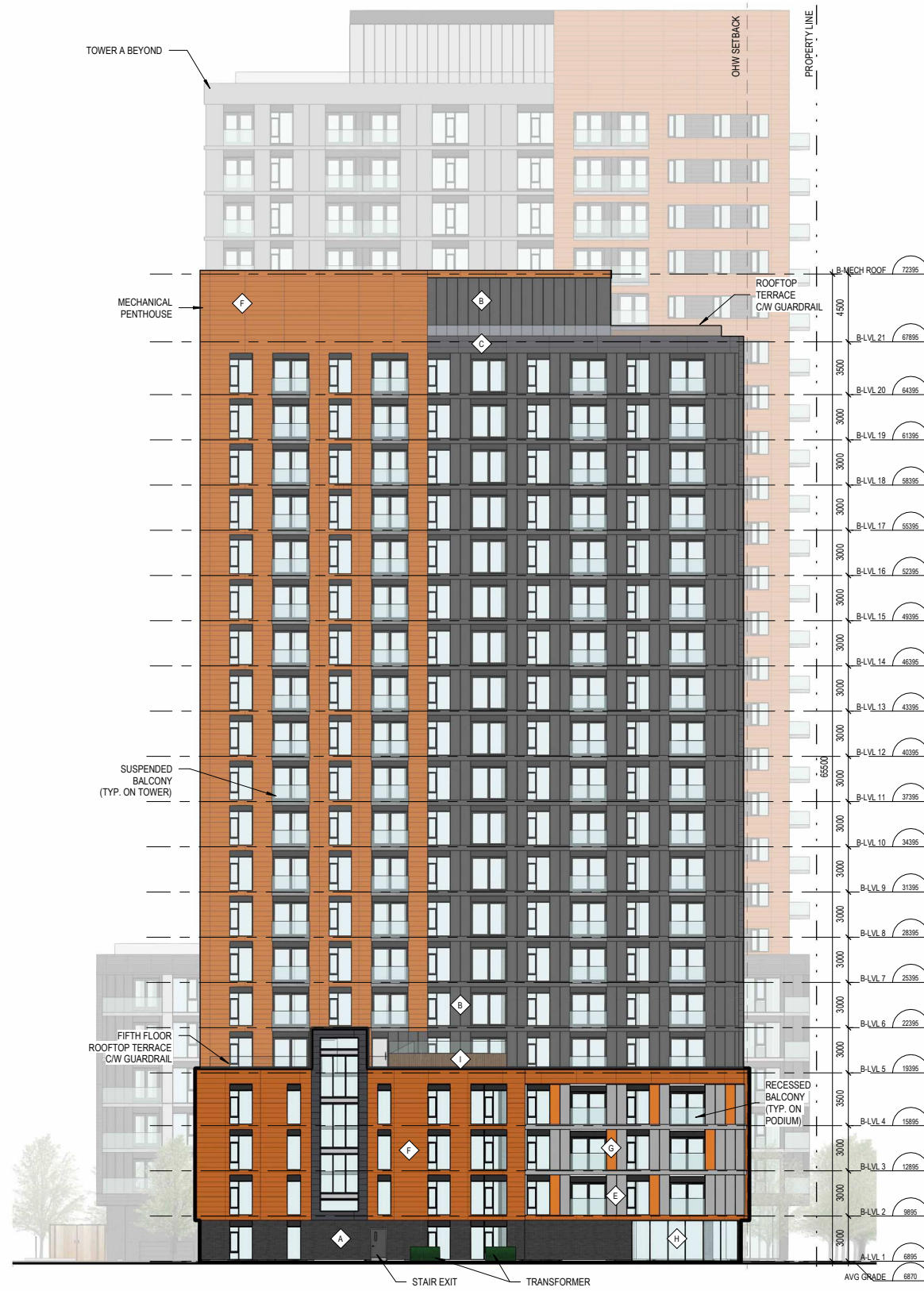


WEST ELEVATION

-  Brick Veneer
Colour: Charcoal
-  Vertical Panel
Colour: Orange
-  Horizontal Panel
Colour: Dark Grey
-  Horizontal Panel
Colour: Dark Grey
-  Panel
Colour: Medium Grey
-  Panel
Colour: Light Grey
-  Panel
Colour: White
-  Panel
Colour: Orange




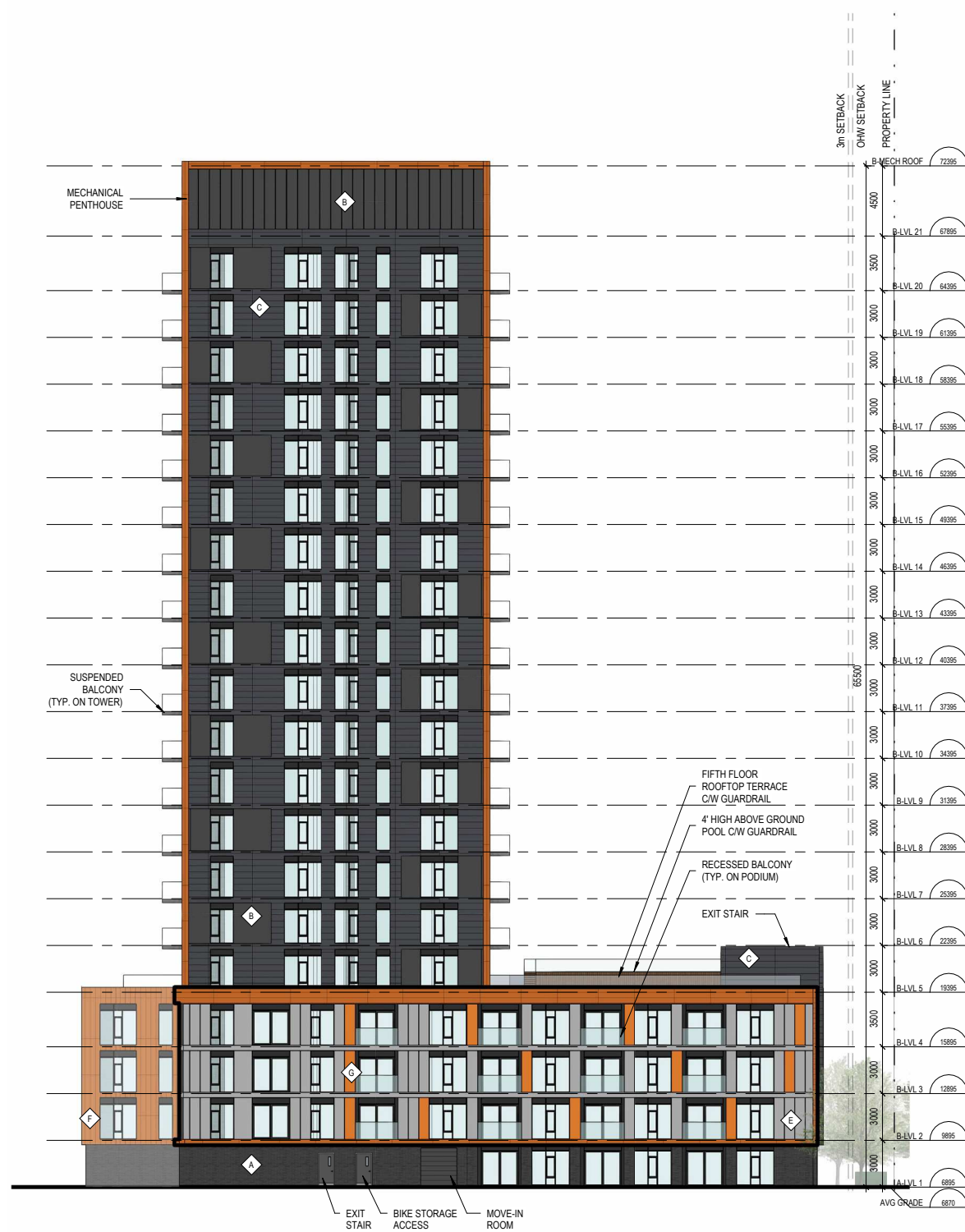
NORTH ELEVATION



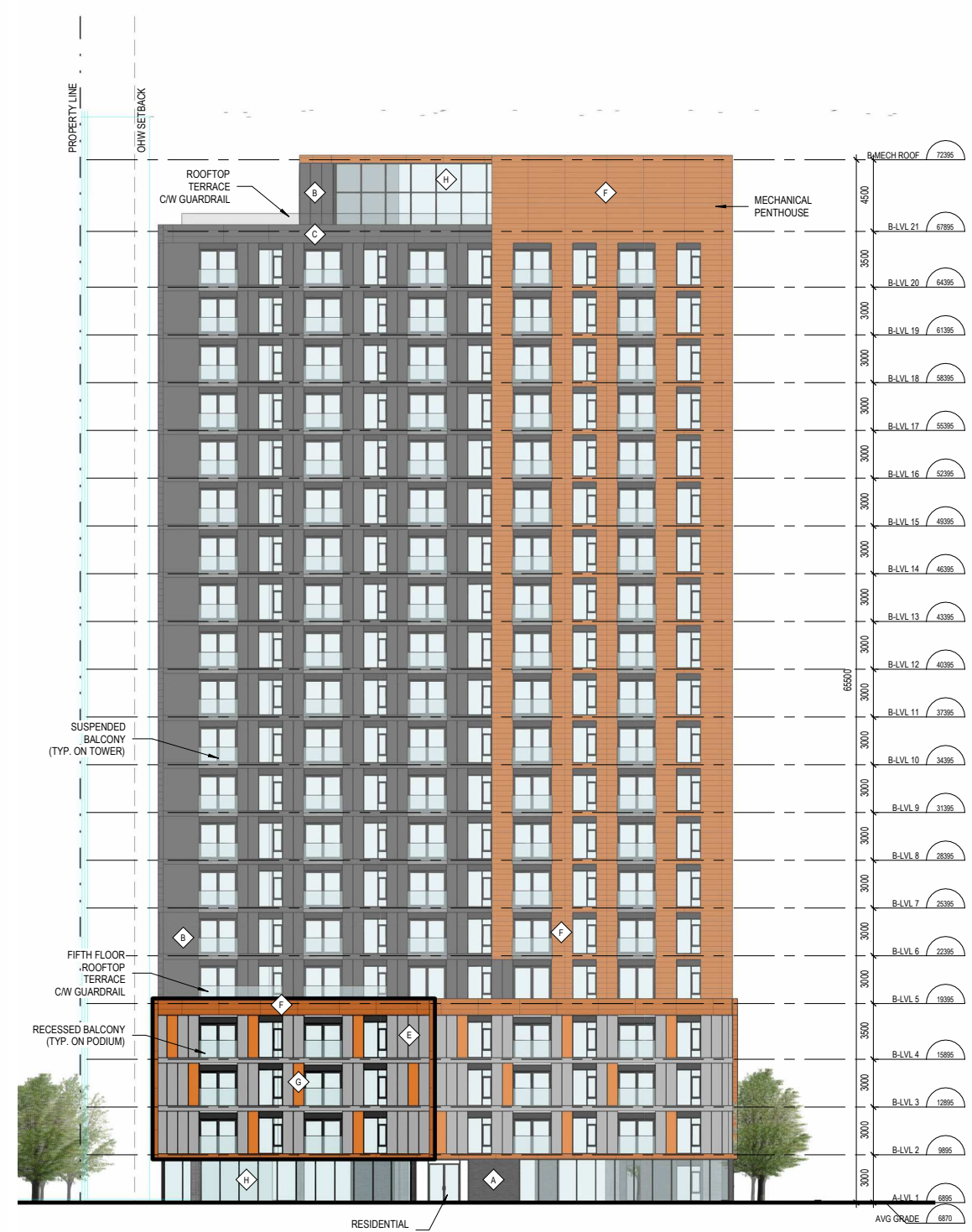
EAST ELEVATION

-  Brick Veneer
Colour: Charcoal
-  Vertical Panel
Colour: Orange
-  Horizontal Panel
Colour: Dark Grey
-  Horizontal Panel
Colour: Dark Grey
-  Panel
Colour: Medium Grey
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-  Panel
Colour: White
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Colour: Orange

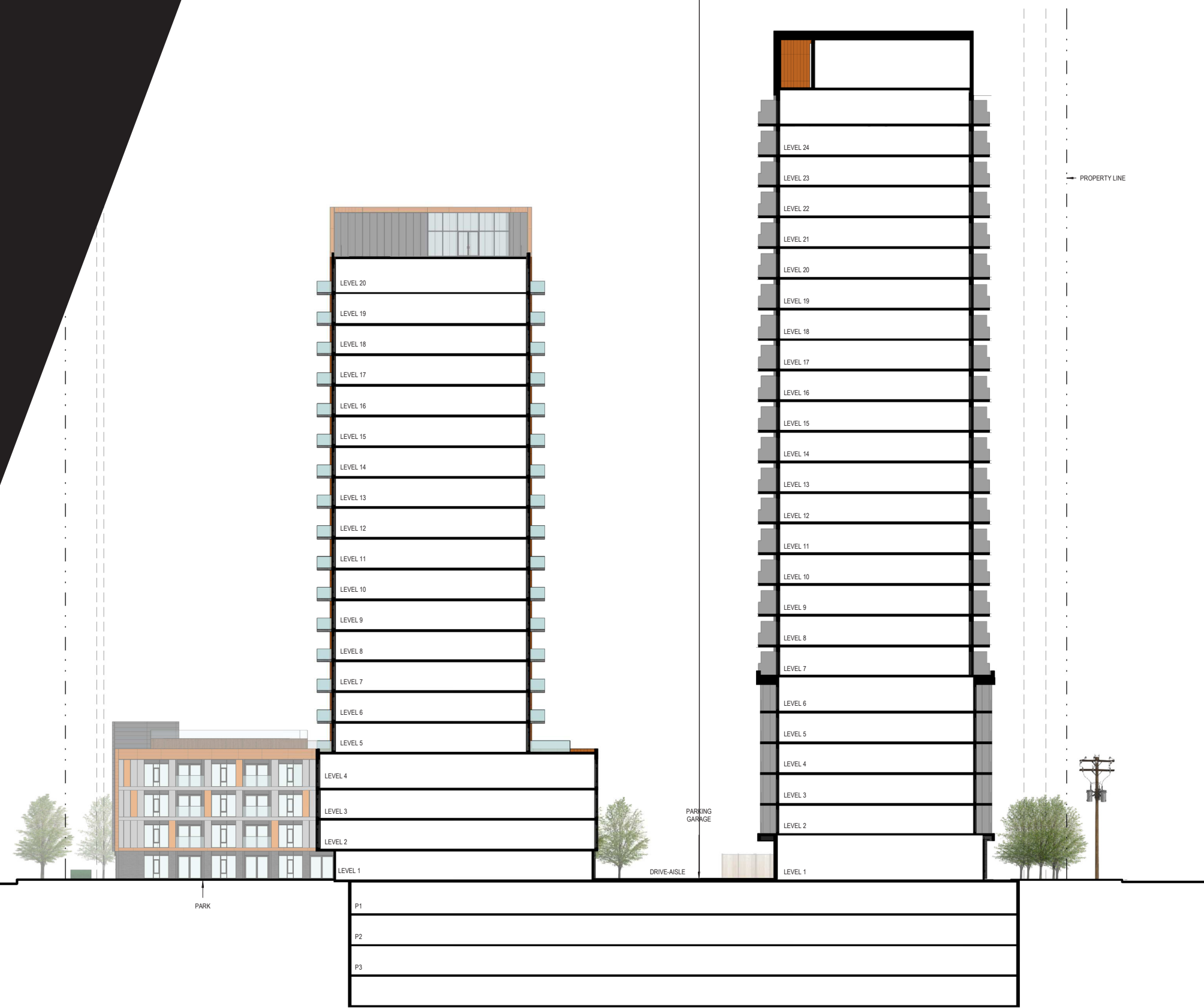
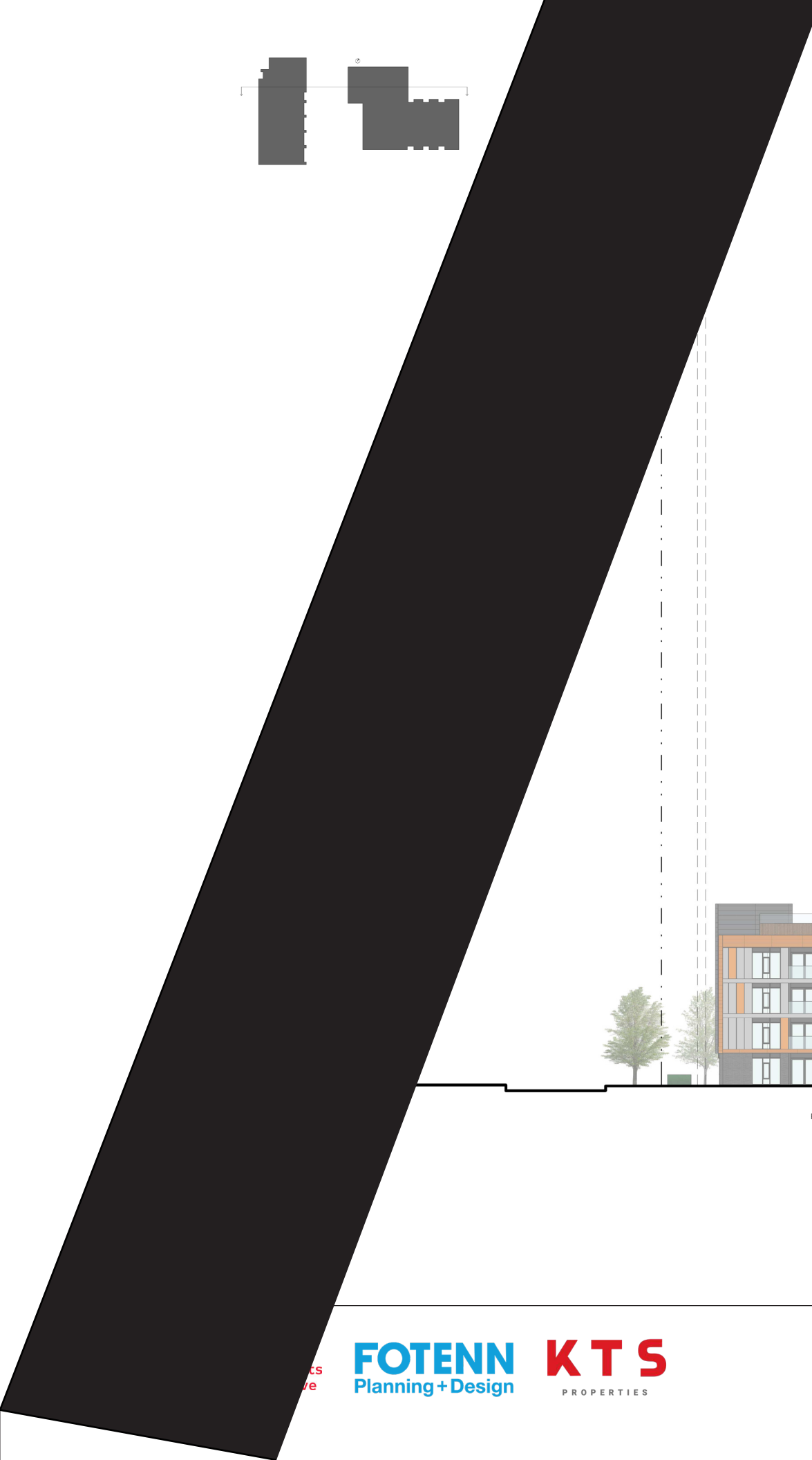
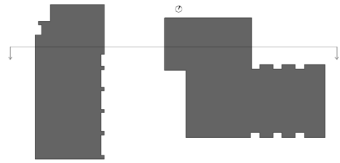
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-  Horizontal Panel
Colour: Dark Grey
-  Horizontal Panel
Colour: Dark Grey
-  Panel
Colour: Medium Grey
-  Panel
Colour: Light Grey
-  Panel
Colour: White
-  Panel
Colour: Orange



SOUTH ELEVATION



WEST ELEVATION



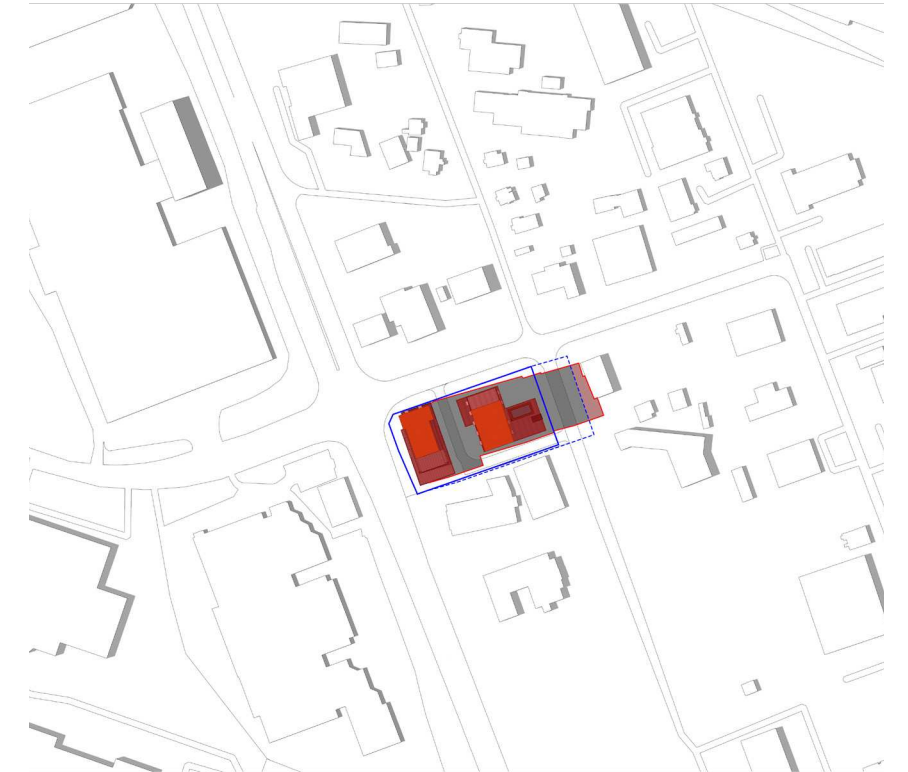
East - West Building Section








8:00am



12:00pm

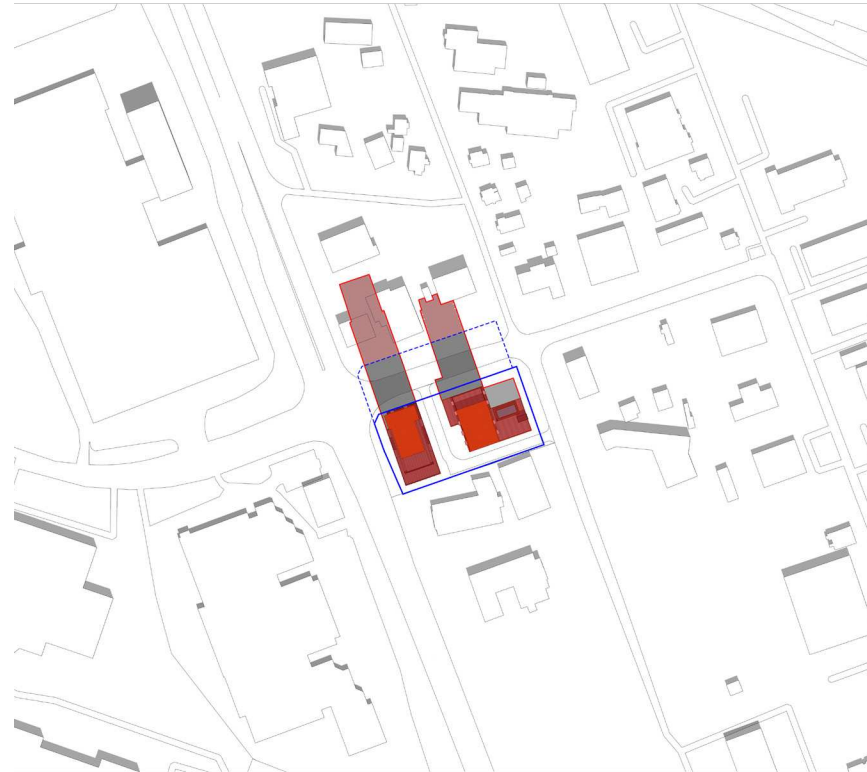


4:00pm

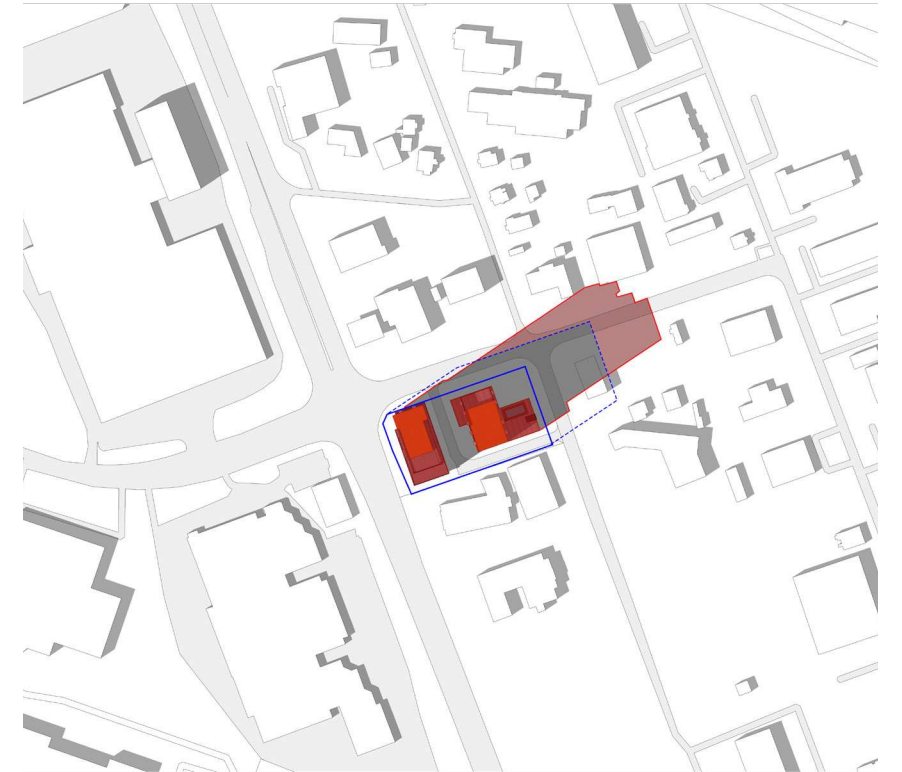
LEGEND	
	PROPOSED DEVELOPMENT
	ASOF RIGHT OUTLINE
	NEW NET SHADOW
	PROPOSED SHADOW OUTLINE
	ASOF RIGHT SHADOW OUTLINE



8:00am



12:00pm



4:00pm

LEGEND

- PROPOSED DEVELOPMENT
- AS OF RIGHT OUTLINE
- NEW NET SHADOW
- PROPOSED SHADOW OUTLINE
- - - AS OF RIGHT SHADOW OUTLINE








8:00am



12:00pm



4:00pm

LEGEND	
	PROPOSED DEVELOPMENT
	AS OF RIGHT OUTLINE
	NEW NET SHADOW
	PROPOSED SHADOW OUTLINE
	AS OF RIGHT SHADOW OUTLINE

Design Brief:

The owners of the property between St. Laurent Blvd, Belfast Road and Lagan Way are proposing the development of two residential towers on the lot, to be constructed in two phases. Tower A on the corner of St. Laurent and Belfast would be 25 storeys with a 6-oor podium, and commercial rental units on the ground oor. Tower B on the corner of Belfast and Lagan would be 20 storeys with a 4-oor podium, and residential units and amenity spaces on the ground oor. The two towers would have a combined unit count of 424, adding substantial residential use to the largely commercial and industrial neighbourhood.

The footprint of the project is determined by a 3m setback along Lagan Way, the future road widening along St. Laurent, the corner triangle, and overhead wire setbacks. The two towers are placed at the extremities

Sustainability Statement:

With regards to sustainability, this project will explore multiple possible solutions to contribute to sustainable design. First and foremost, the project – being in Ontario – will be subject to SB10 of the Ontario Building Code that requires the building’s energy performance levels to beat the National Energy Code by 30% for standard projects of this type. This requirement helps stakeholders meet energy efficiency requirements in the Building Code and came into force on January 1, 2017. Ontario continues to promote some of the most progressive regulations in North America for reductions of Green House Gas (GHG) emissions and improvements for energy conservation in buildings. To meet these high standards, the project must provide an energy model that looks at the balance between the use of high-performance building envelope systems, the percentage amount of glazing and the mechanical systems required to heat and cool the building through the 4 seasons. An energy model will provide the design team with the best strategies to effectively and economically meet the high standards of the OBC. Other aspects that will be considered will be bird safe glazing for any large street facing curtainwall. As well as the use of white reflective roofing membranes to minimize heat island effect created from sun absorption at the roof horizontal surfaces.