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Planning + Design

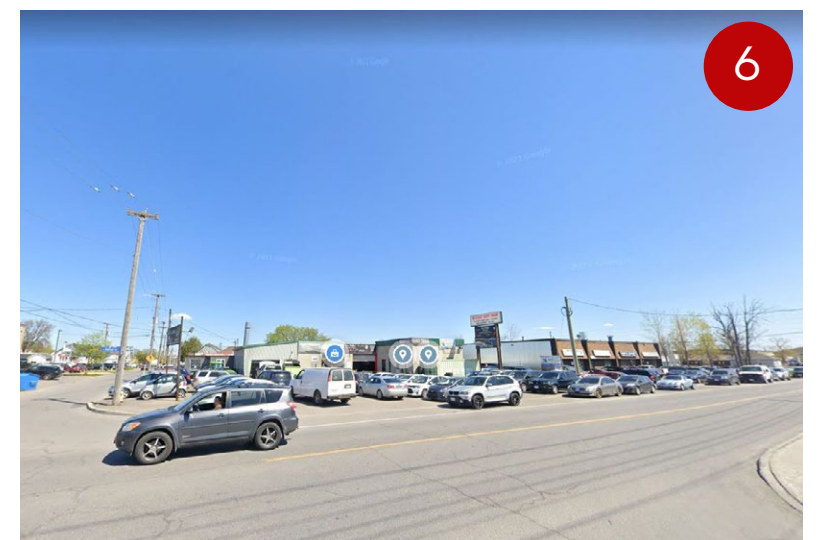
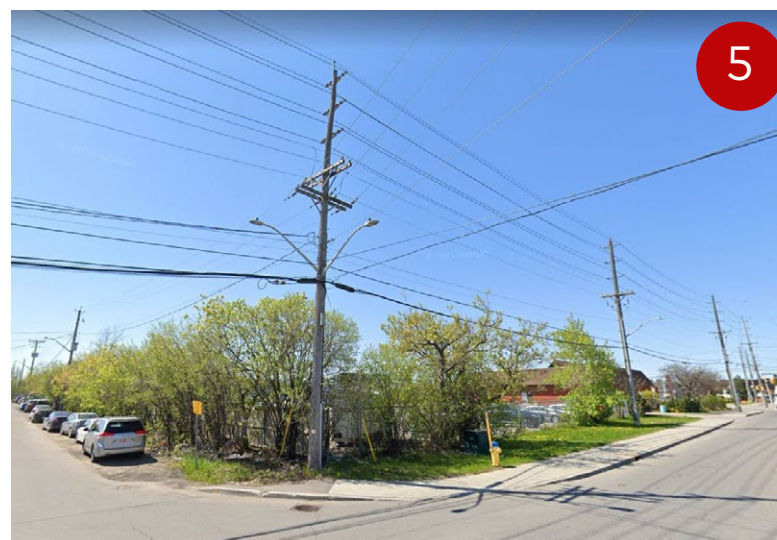
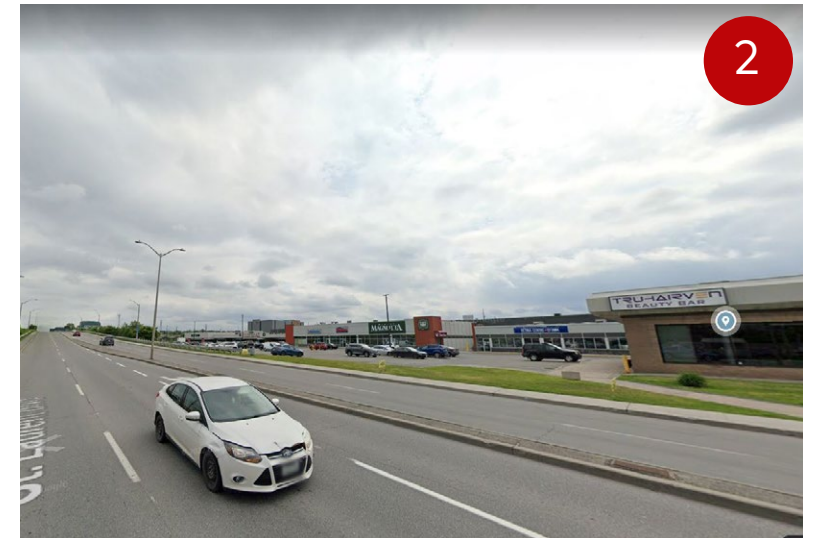
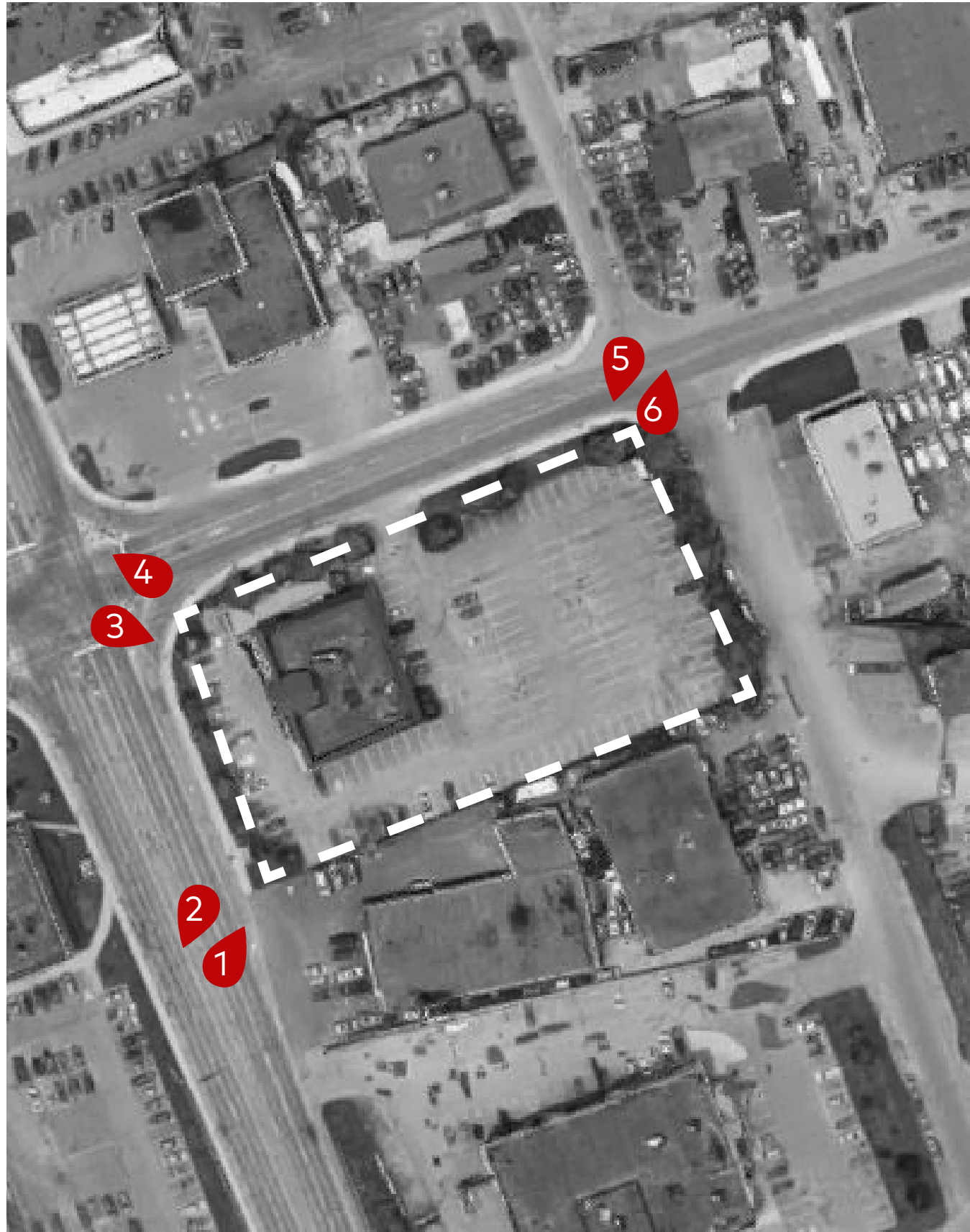


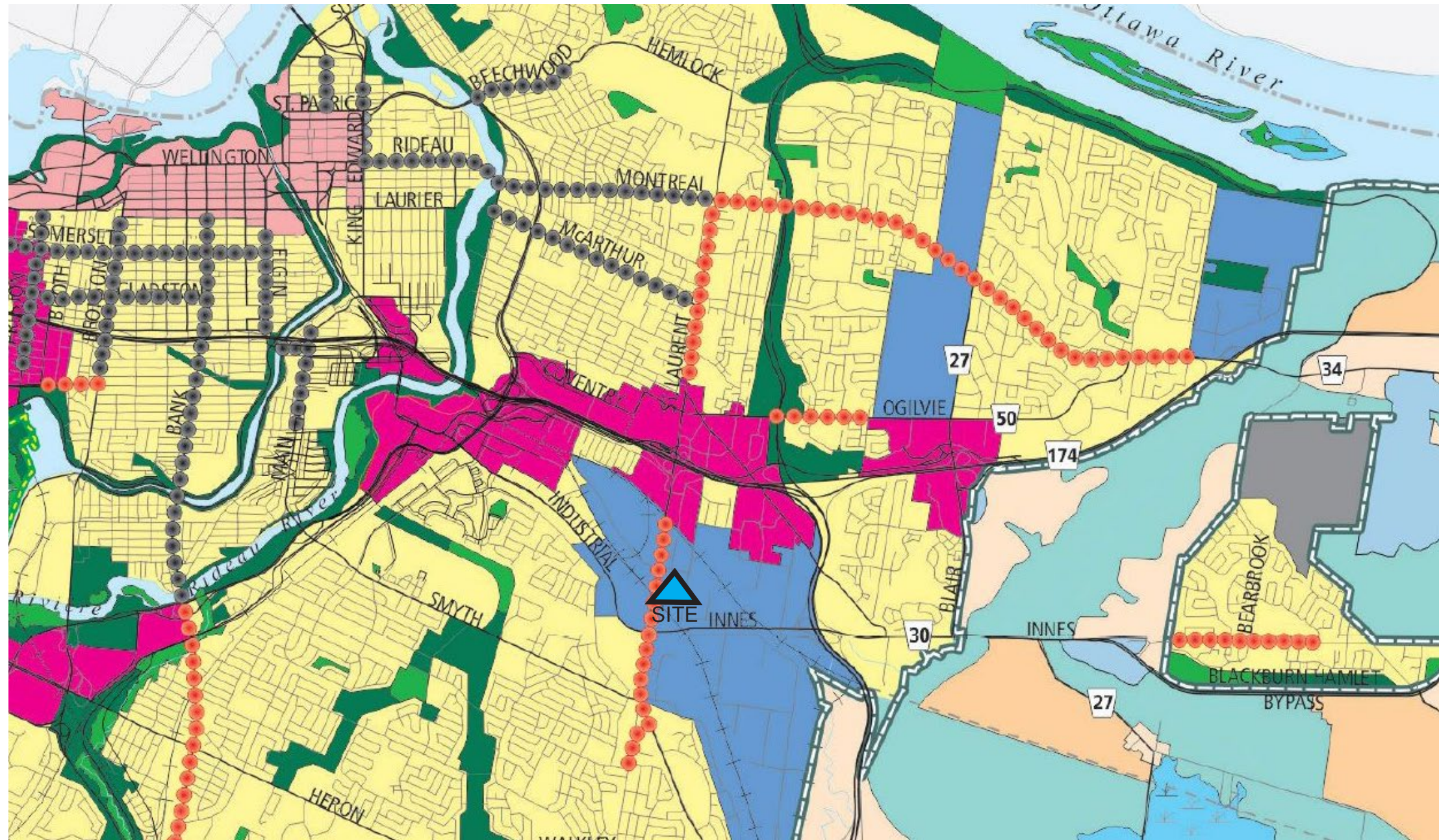
UDRP FORMAL CONSULTATION

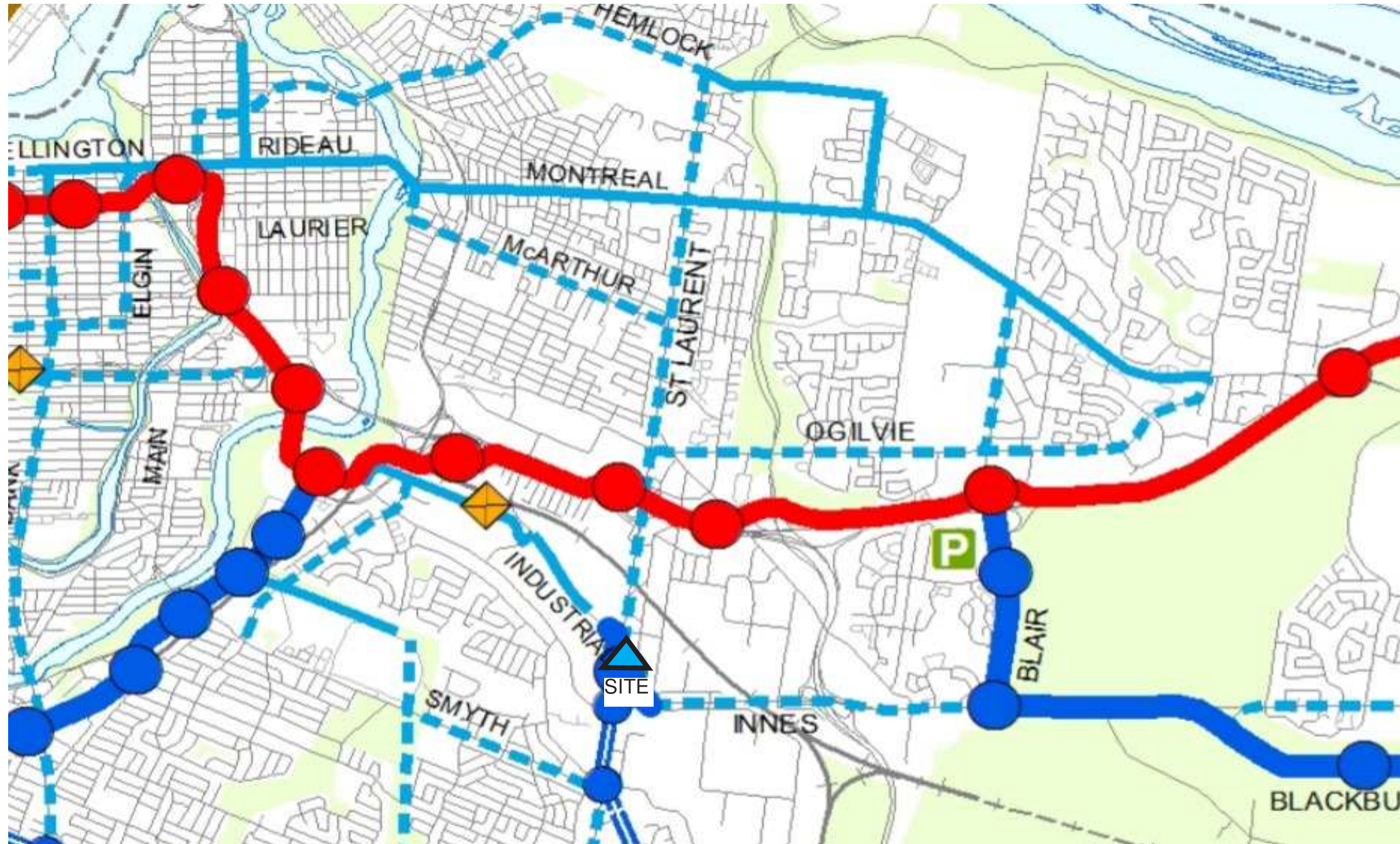
1531 St. Laurent Blvd. Development Project











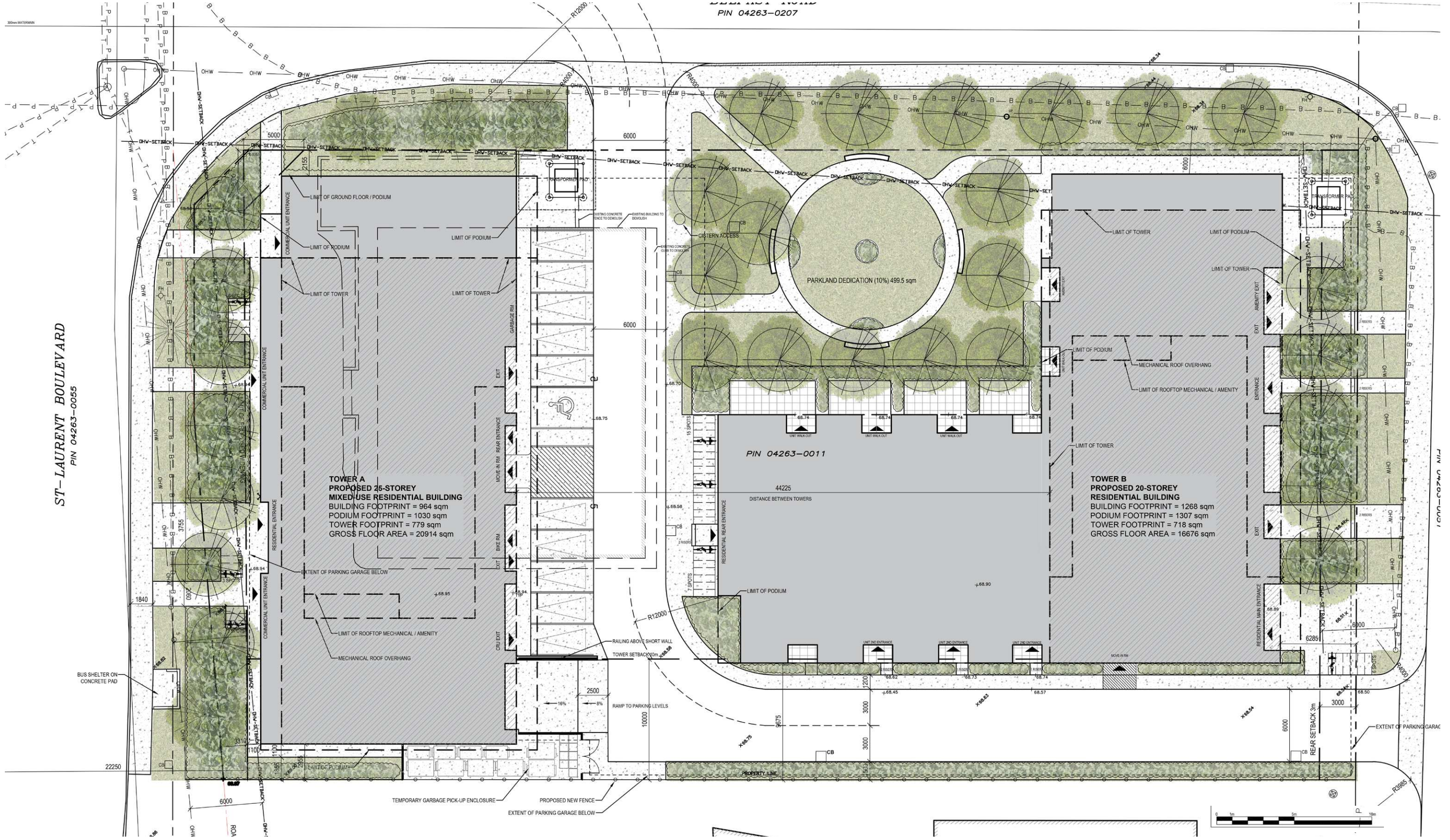
RAPID TRANSIT

- Light Rail Transit (LRT) - Grade Separated Crossings ▬
 - Light Rail Transit (LRT) - At-Grade Crossings ▬▬
 - Bus Rapid Transit (BRT) - Grade Separated Crossings ▬
 - Bus Rapid Transit (BRT) - At-Grade Crossings ▬▬
- TRANSIT PRIORITY**
- Transit Priority Corridor (Continuous Lanes) ▬▬▬
 - Transit Priority Corridor (Isolated Measures) ▬▬▬▬▬

- Park and Ride P
- Transit Station - rail ●
- Transit Station - bus ●
- Conceptual Future Transit Corridor ↔
- Inter-regional Stations ◆
- Potential Rail Yard ★
- Gatineau Rapibus ▬

PIN 04263-0207

ST-LAURENT BOULEVARD
PIN 04263-0055



**TOWER A
PROPOSED 25-STOREY
MIXED-USE RESIDENTIAL BUILDING**
 BUILDING FOOTPRINT = 964 sqm
 PODIUM FOOTPRINT = 1030 sqm
 TOWER FOOTPRINT = 779 sqm
 GROSS FLOOR AREA = 20914 sqm

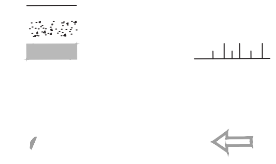
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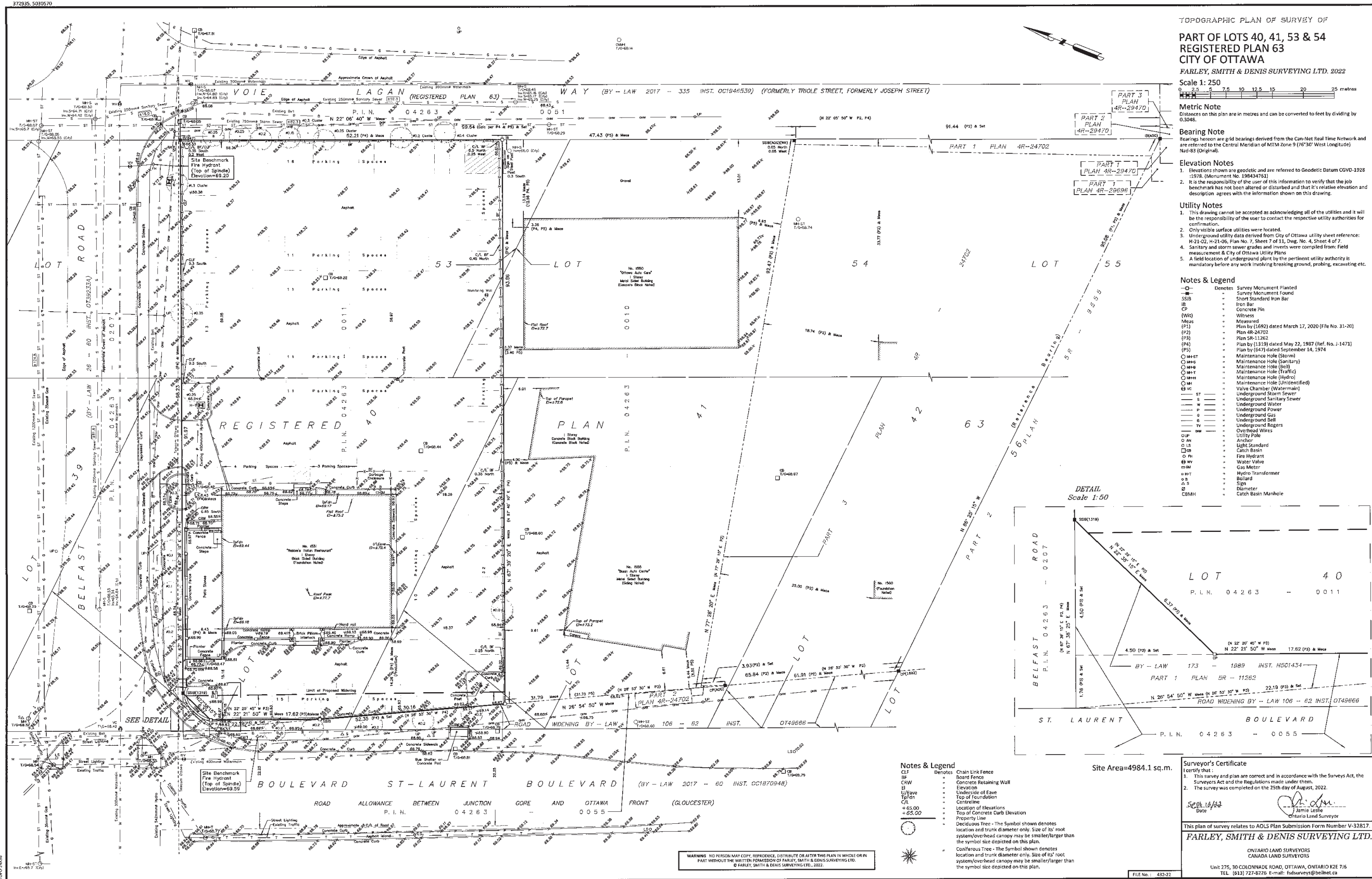
**TOWER B
PROPOSED 20-STOREY
RESIDENTIAL BUILDING**
 BUILDING FOOTPRINT = 1268 sqm
 PODIUM FOOTPRINT = 1307 sqm
 TOWER FOOTPRINT = 718 sqm
 GROSS FLOOR AREA = 16676 sqm

Site Plan

1531 St. Laurent Blvd Development

2303
June 2023





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
 0 2.5 5 7.5 10 12.5 15 20 25 metres

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

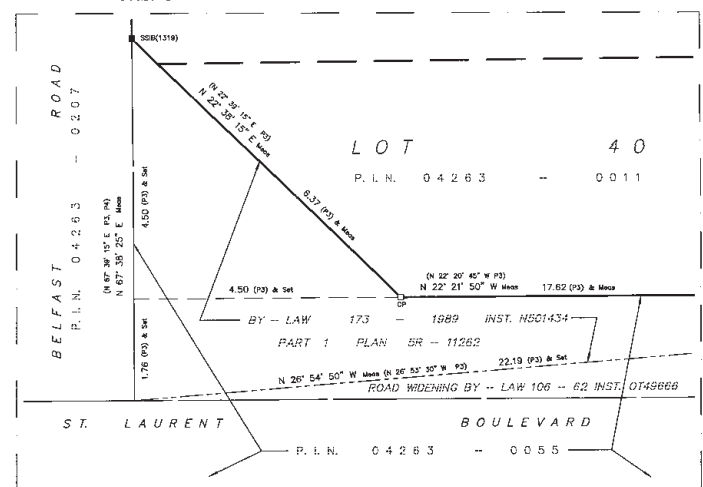
Bearing Note
 Bearings hereon are grid bearings derived from the Can-Nad Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

Elevation Notes
 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1978 :1978. (Monument No. 198434751)
 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: W-21-02, W-21-05, 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 plants by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

—○—	Denotes: Survey Monument Planted
—○—	Denotes: Survey Monument Found
SSIB	Short Standard Iron Bar
IB	Iron Bar
CP	Concrete Pin
(WR)	Witness
Meas	Measured
(P1)	Plan by (1592) 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 (547) dated September 14, 1974
○ M&ST	Maintenance Hole (Storm)
○ M&S	Maintenance Hole (Sanitary)
○ M&H	Maintenance Hole (High)
○ M&T	Maintenance Hole (Traffic)
○ M&U	Maintenance Hole (Unidentified)
○ M&V	Valve Chamber (Watermain)
○ M&W	Underground Storm Sewer
○ M&S	Underground Sanitary Sewer
○ M&W	Underground Water
○ M&P	Underground Power
○ M&G	Underground Gas
○ M&B	Underground Bell
○ M&R	Underground Ridges
○ M&O	Overhead Wires
○ M&A	Utility Pole
○ M&I	Anchor
○ M&S	Light Standard
○ M&B	Catch Basin
○ M&F	Fire Hydrant
○ M&V	Water Valve
○ M&M	Gas Meter
○ M&T	Hydro Transformer
○ M&S	Signal
○ M&D	Diameter
○ M&B	Catch Basin Manhole



Notes & Legend

CLF	Denotes: Chain Link Fence
BF	Board Fence
CRW	Concrete Retaining Wall
E	Elevation
U/E/W	Underside of Eave
TpFdn	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 16/22
 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: fdsurvey@belnet.ca
 FILE No.: 432-22

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.
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1 Existing Trees - Refer to TCR
by IFS for Details/Actions



1 Bike Rack Anchor to Concrete



View Looking South Down St. Laurent Blvd.

1531 St. Laurent Blvd Development
2303
June 2023





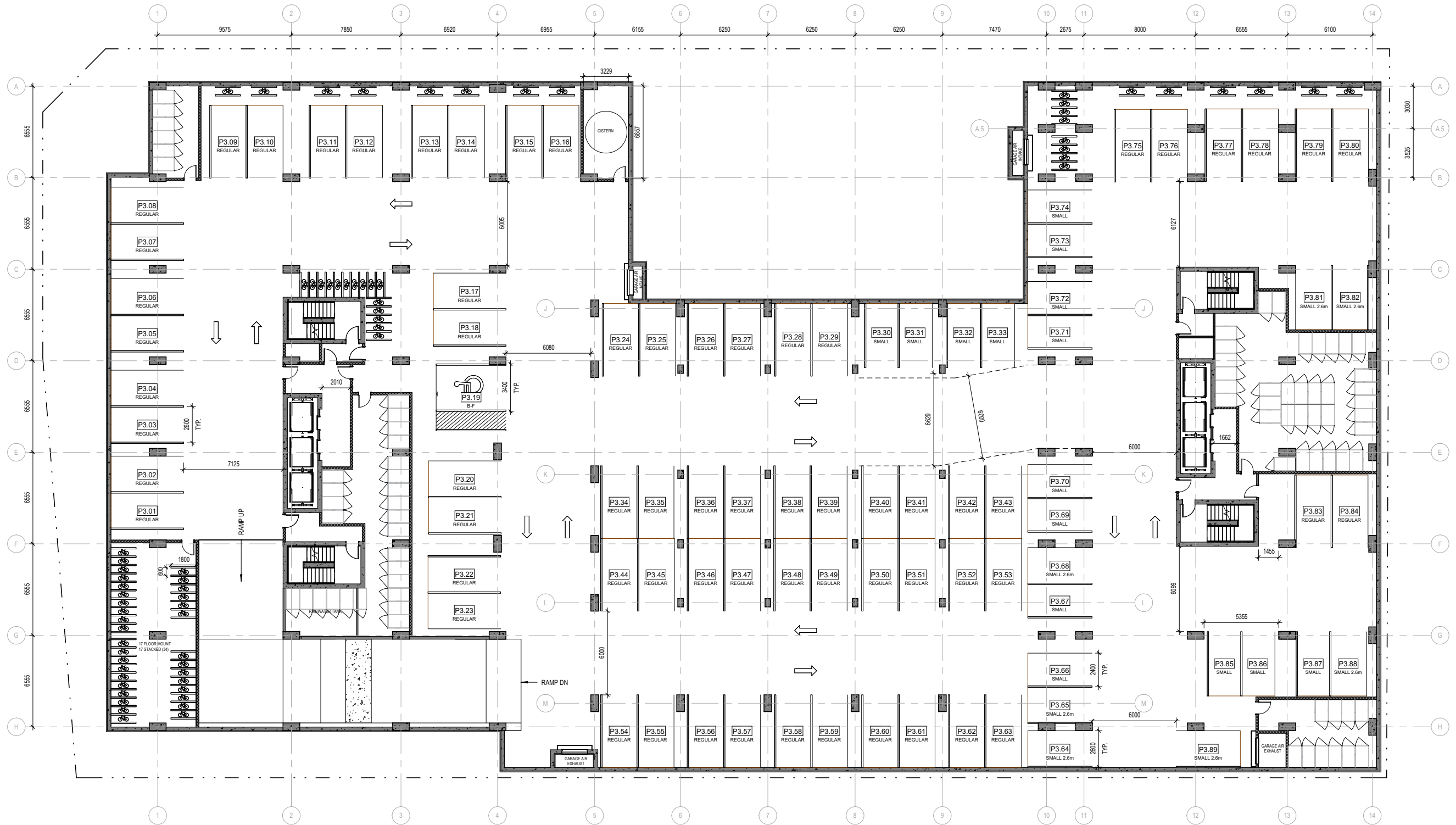


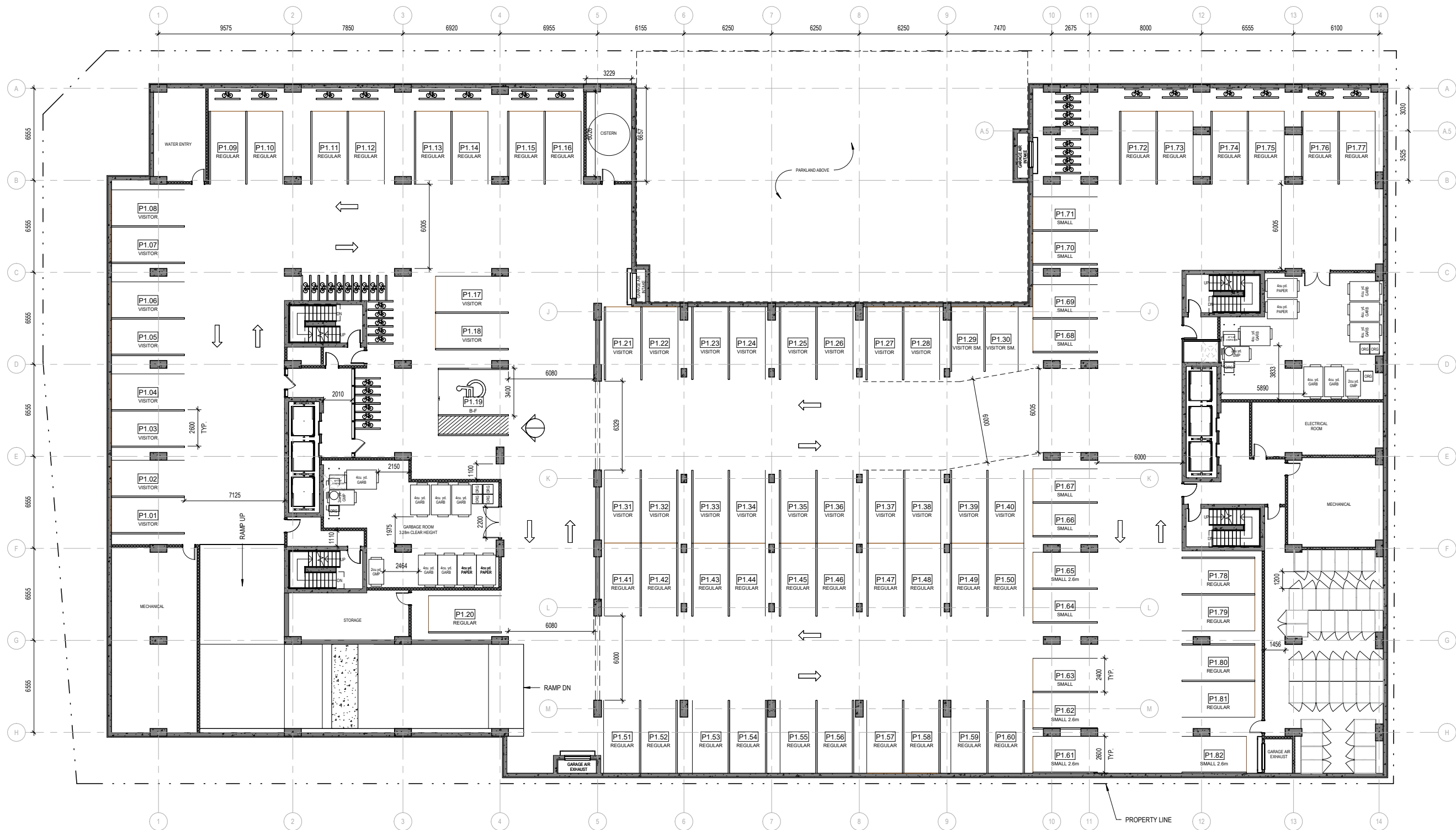




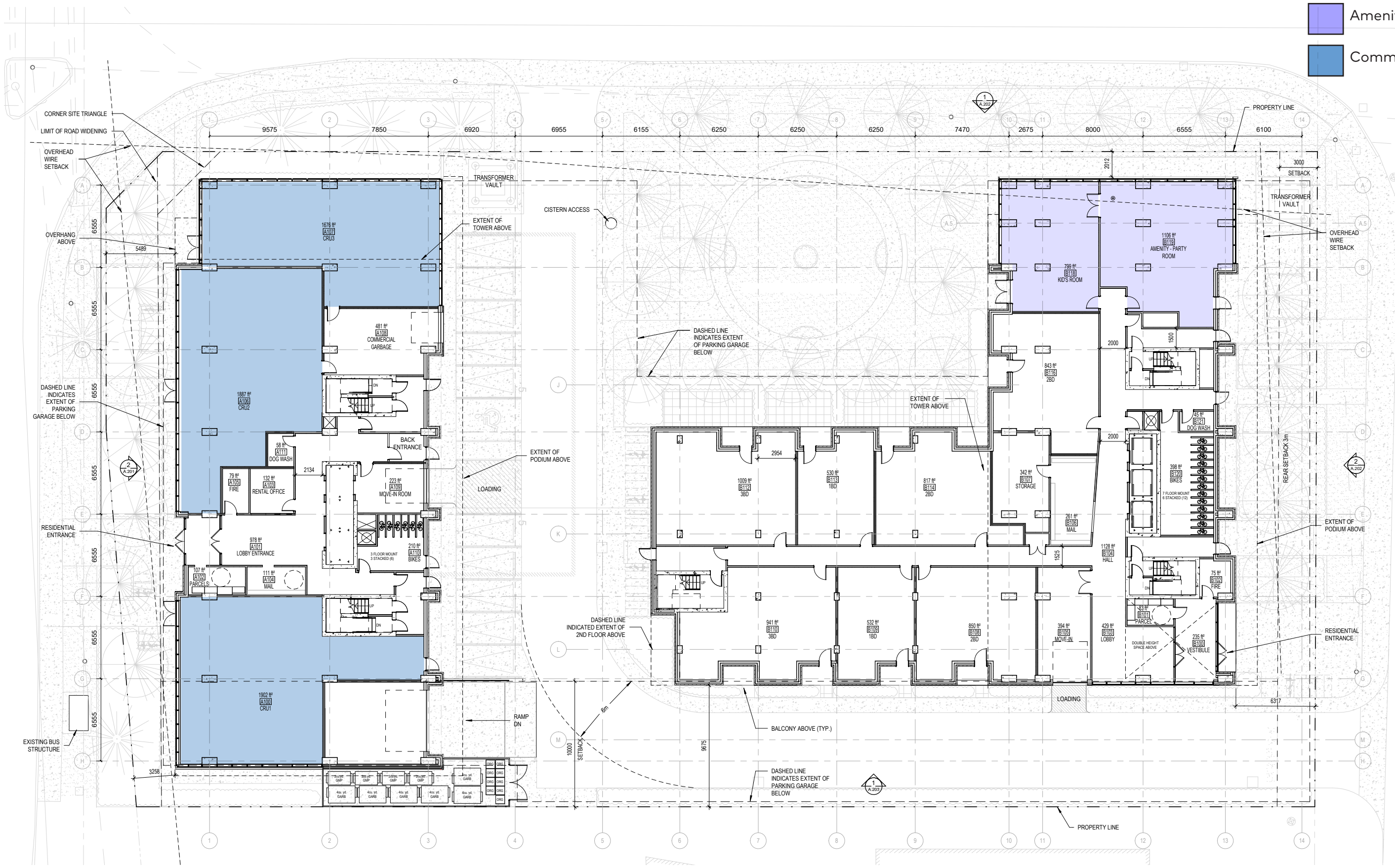




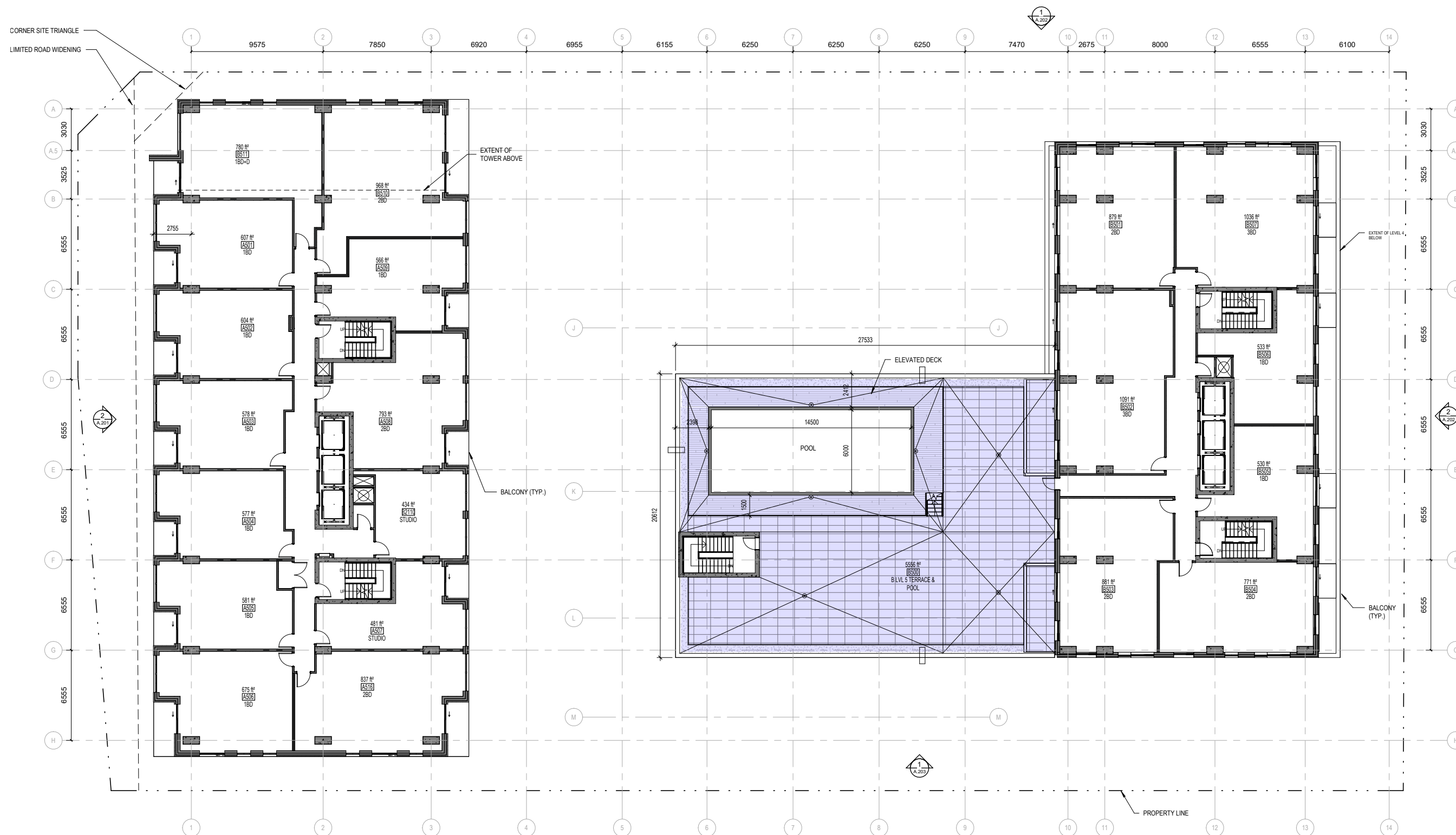


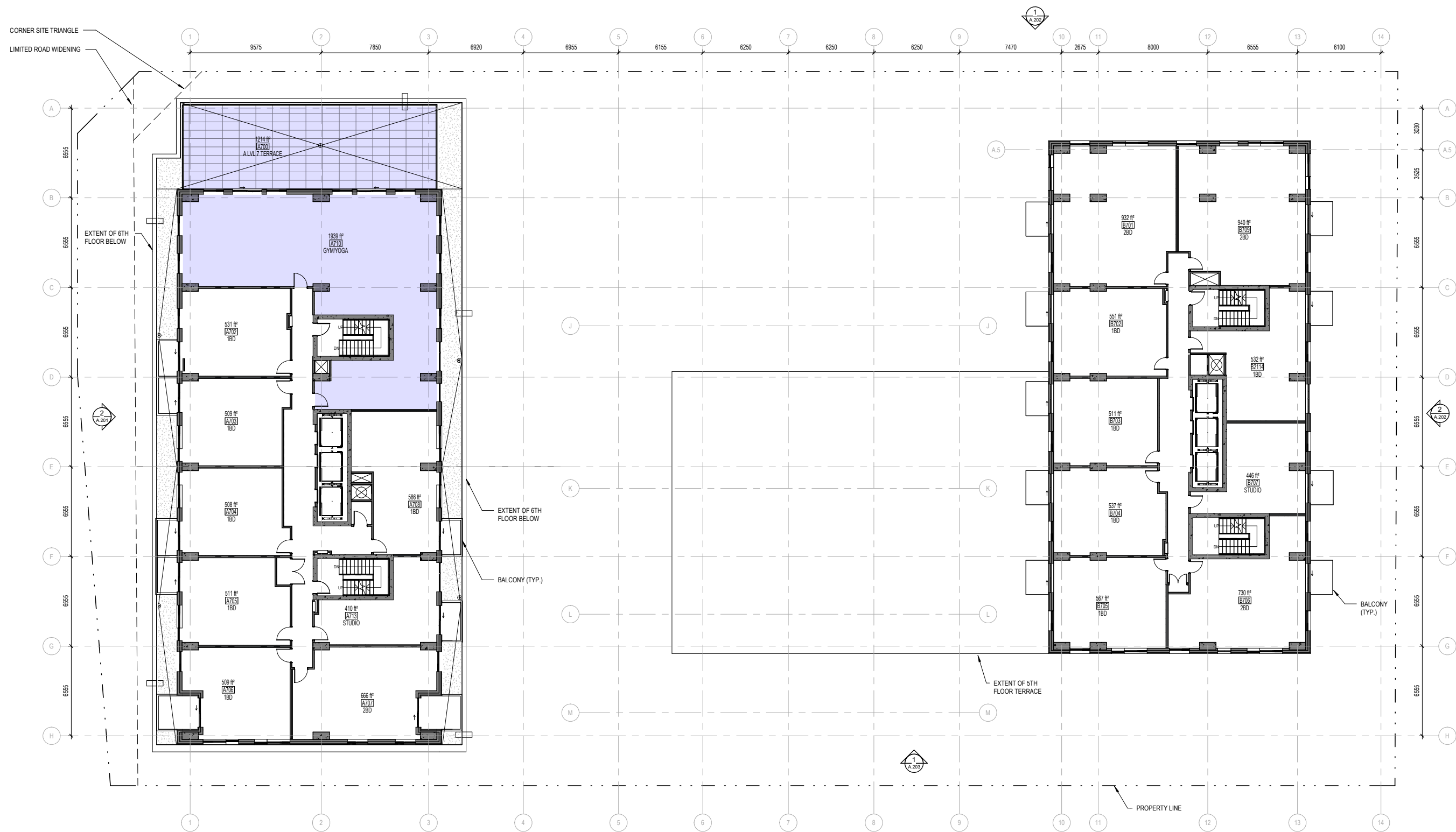


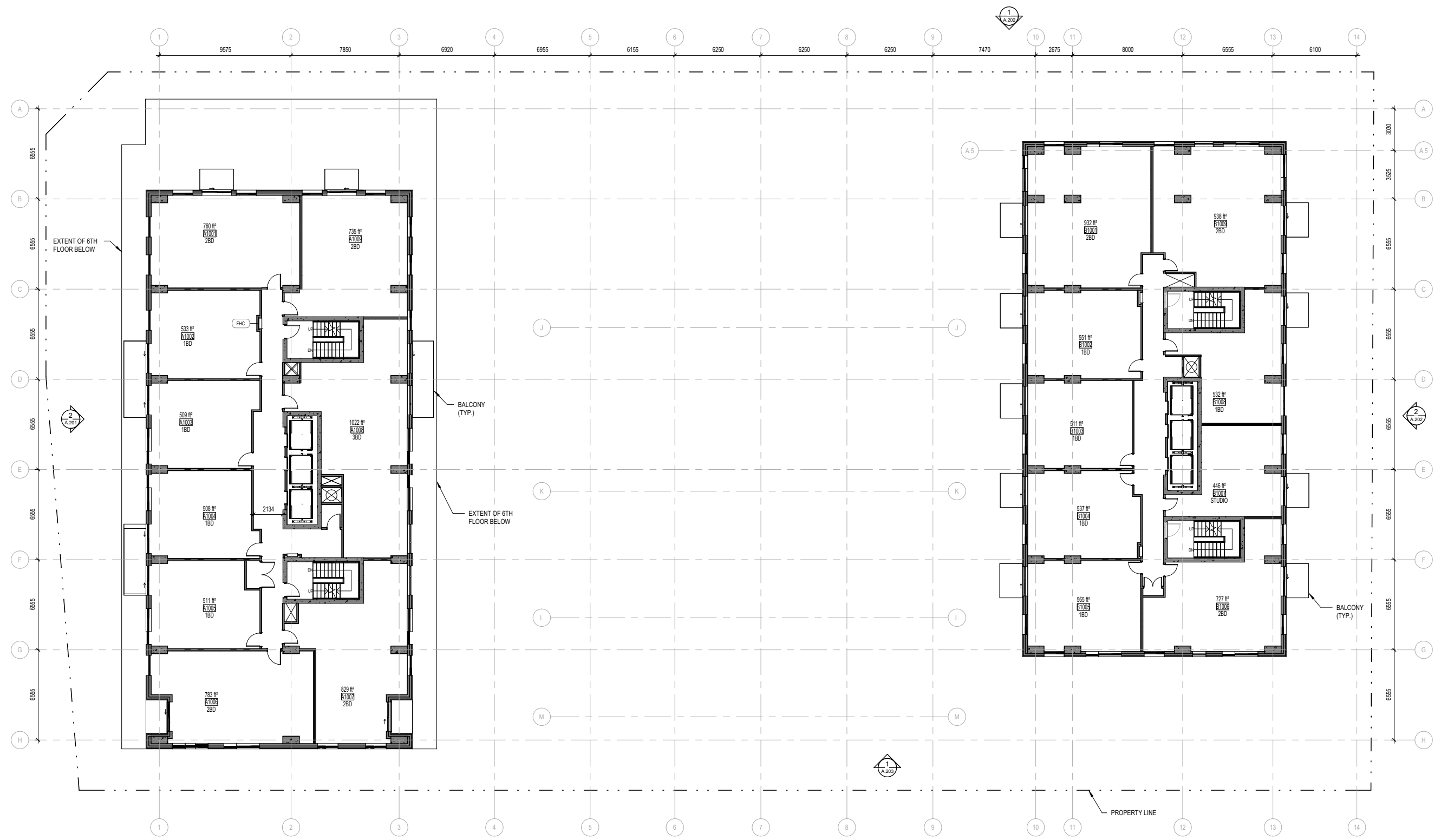
Amenity
 Commercial

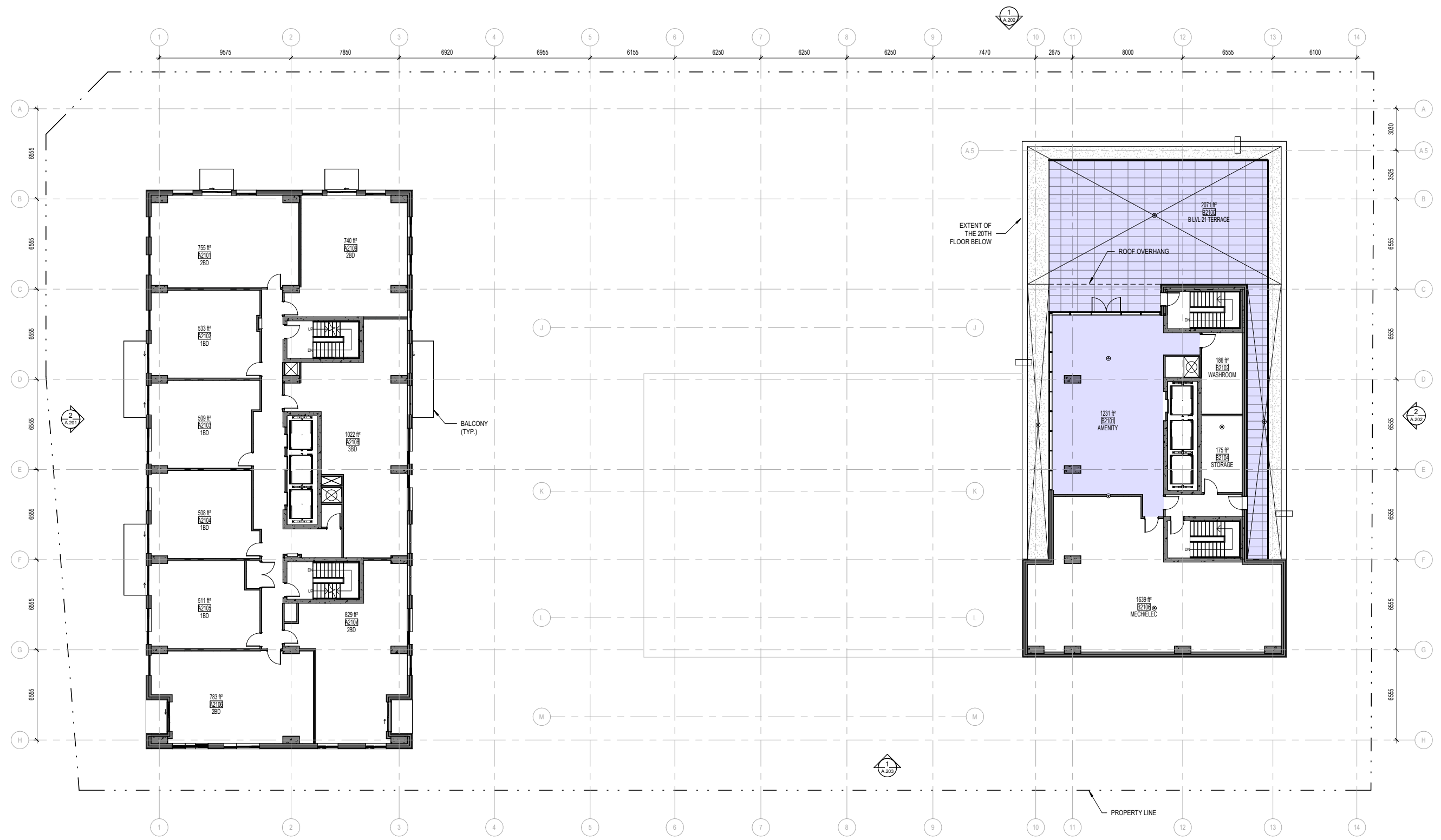


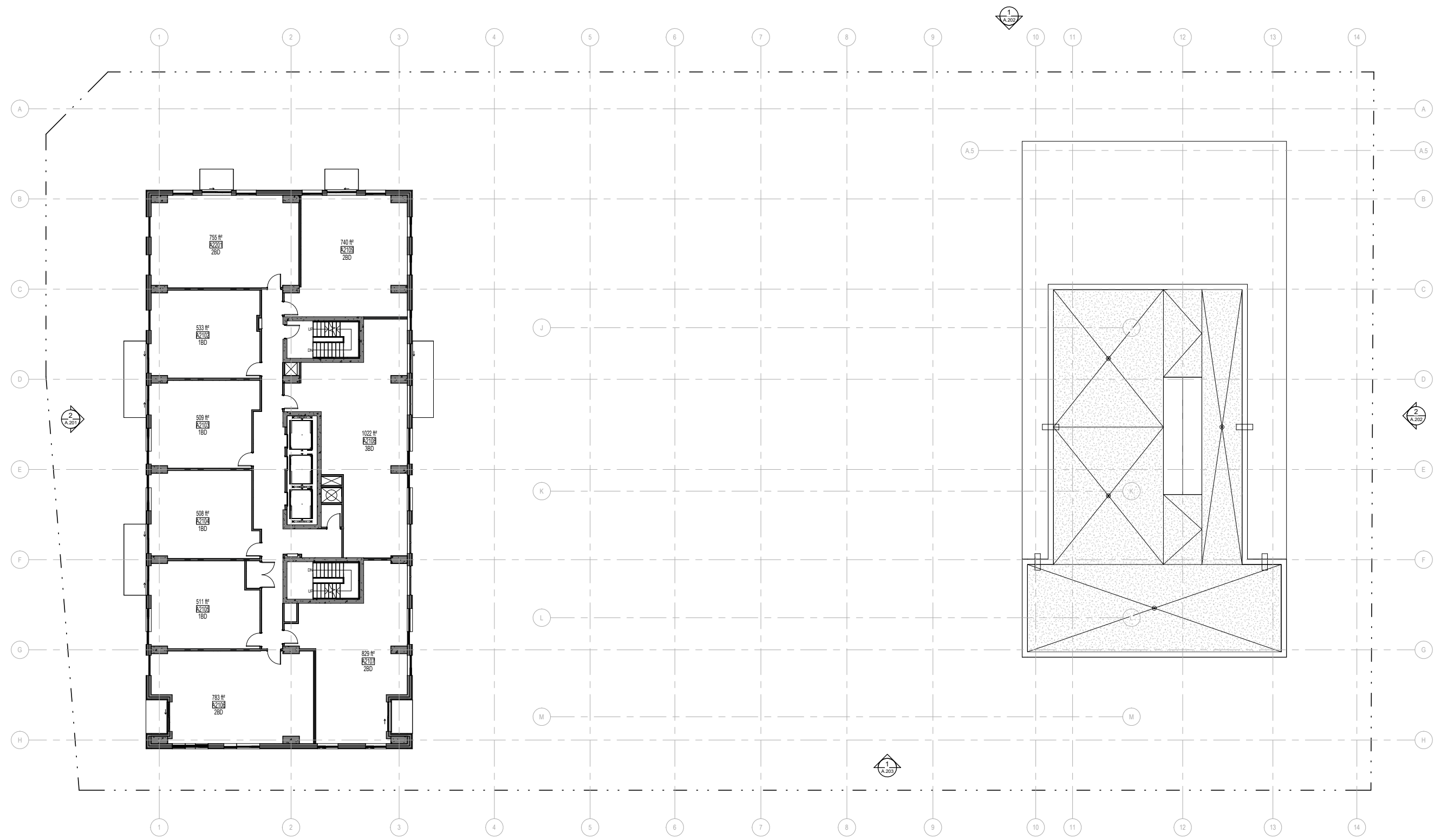
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- Commercial

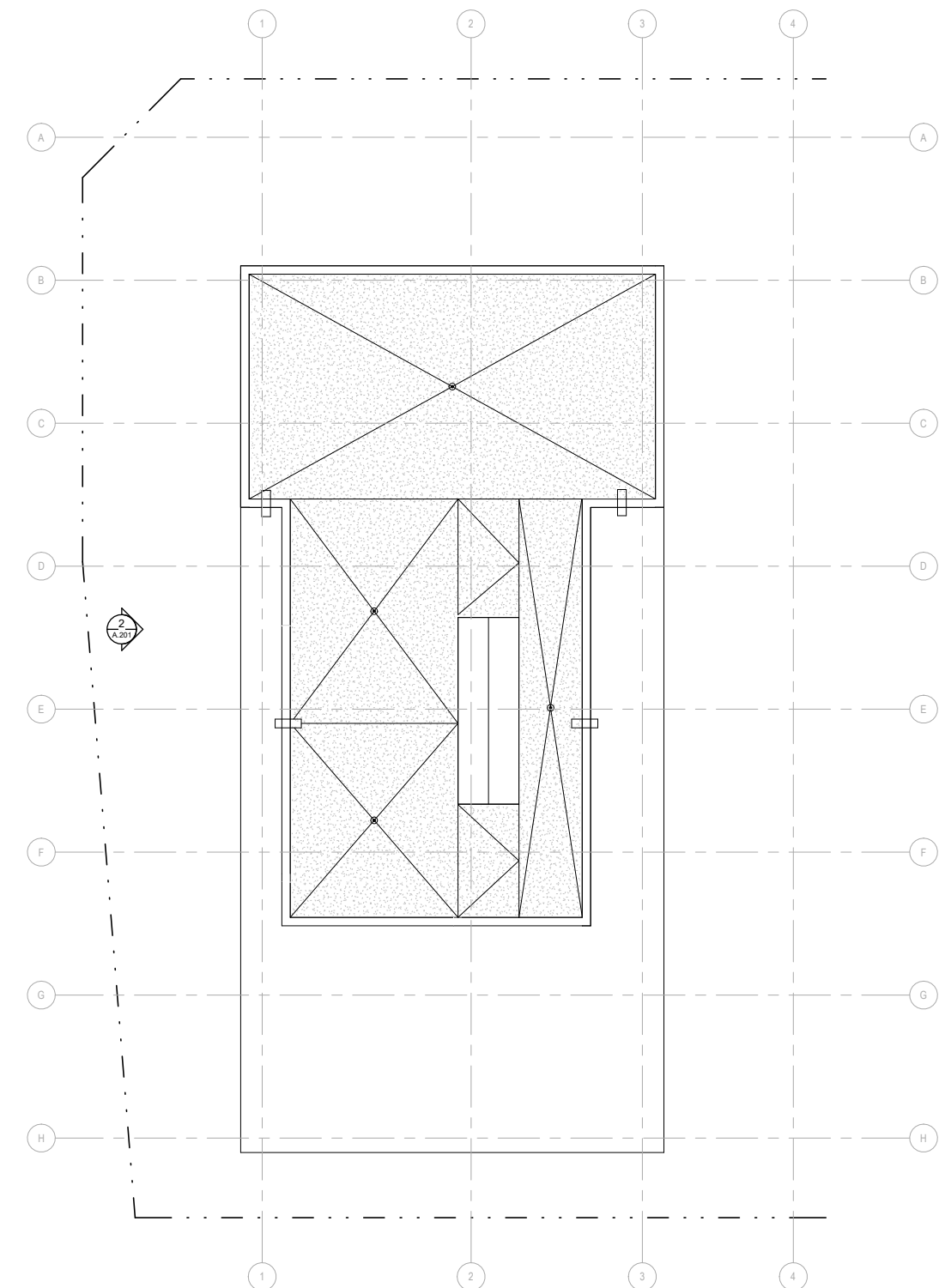
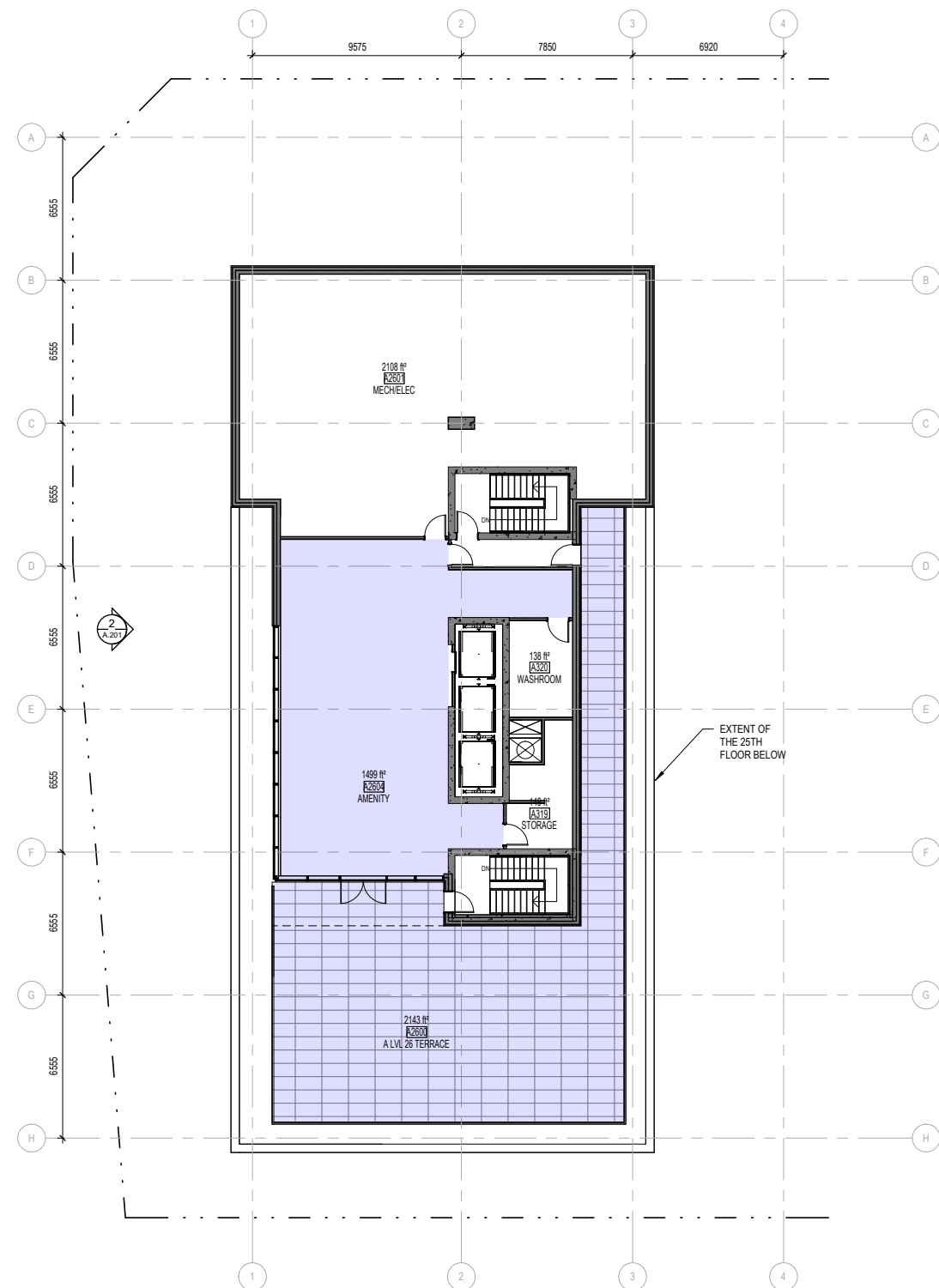


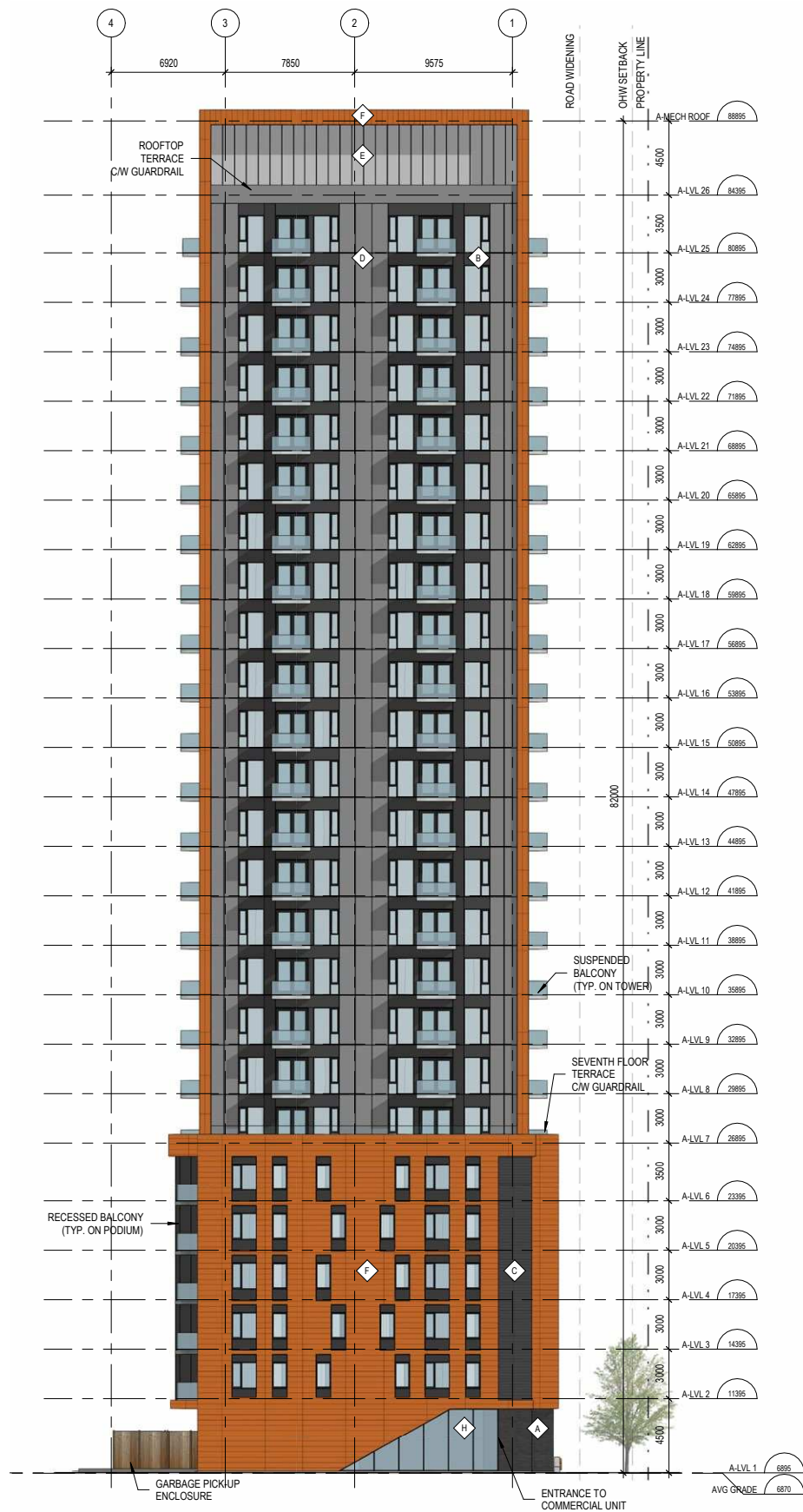




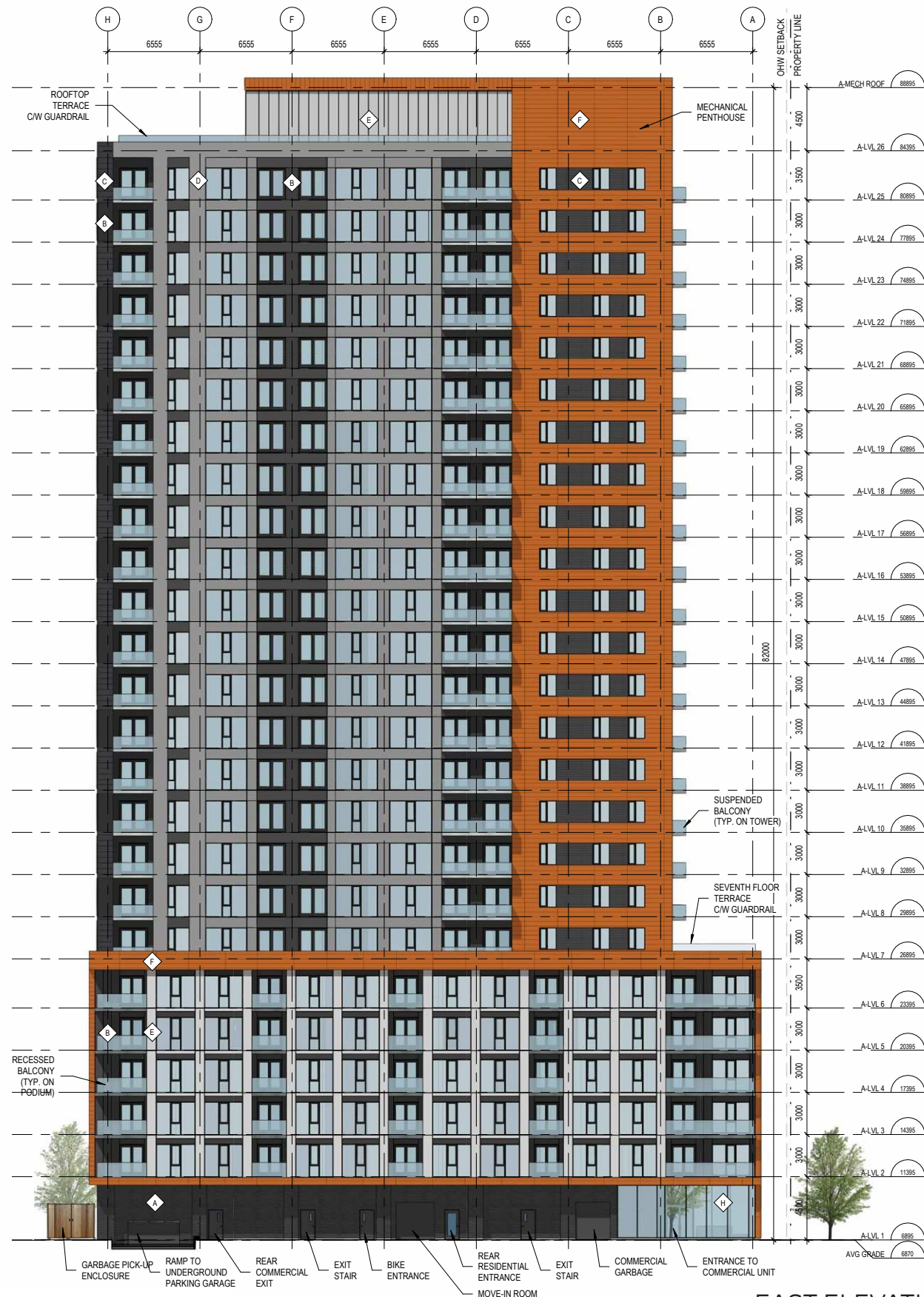








NORTH ELEVATION

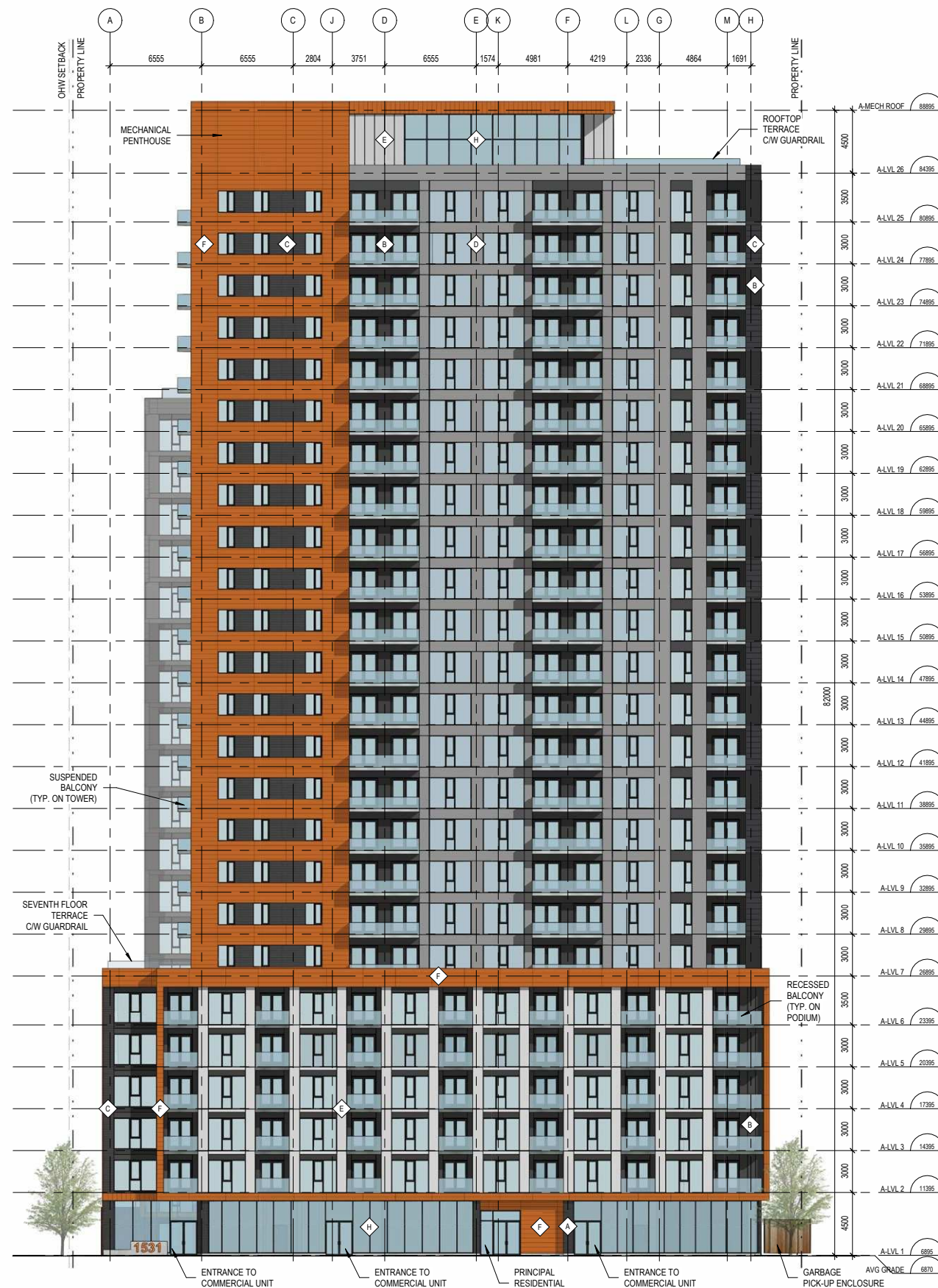


EAST ELEVATION

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



SOUTH ELEVATION

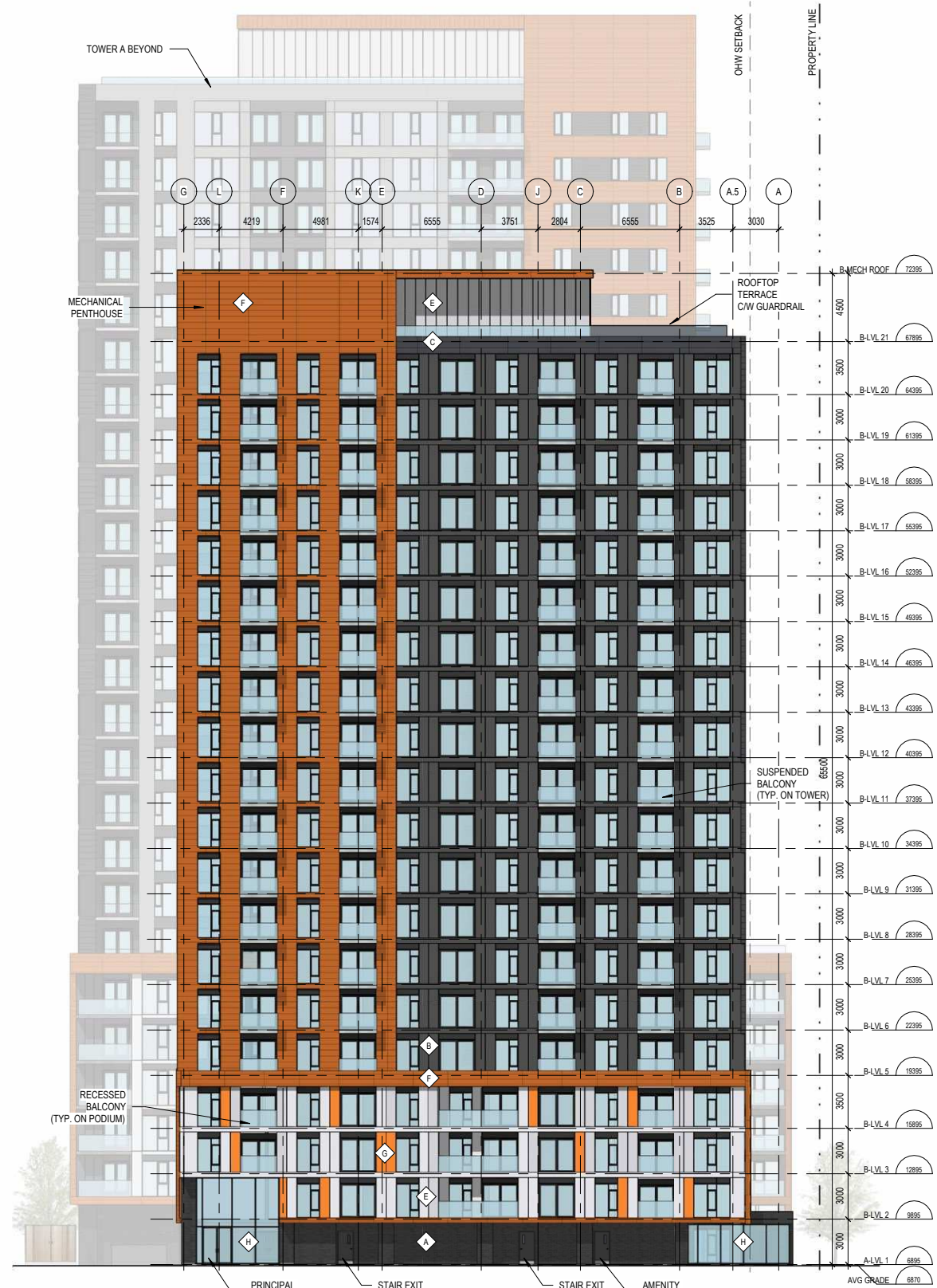


WEST ELEVATION

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



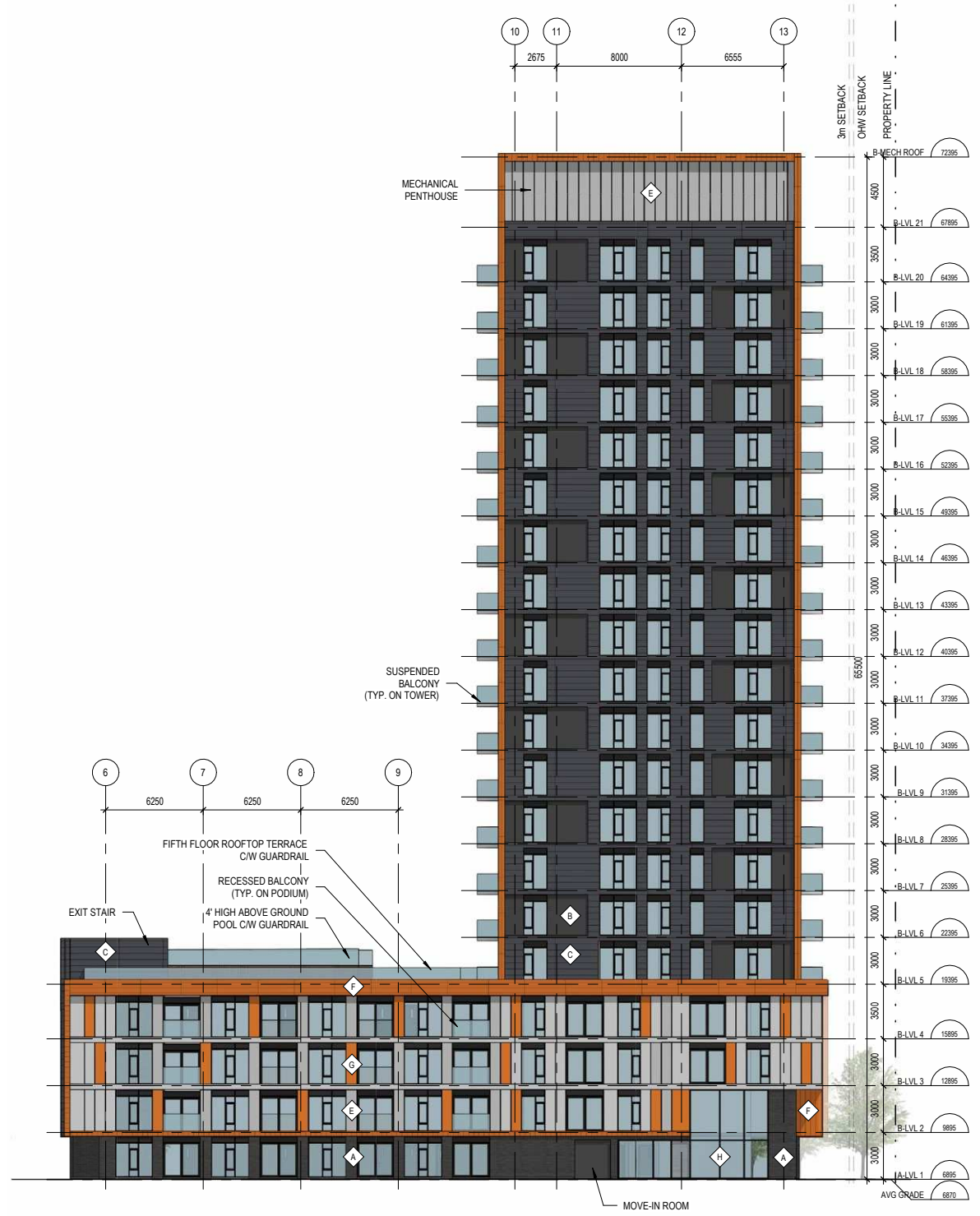
NORTH ELEVATION



EAST ELEVATION

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

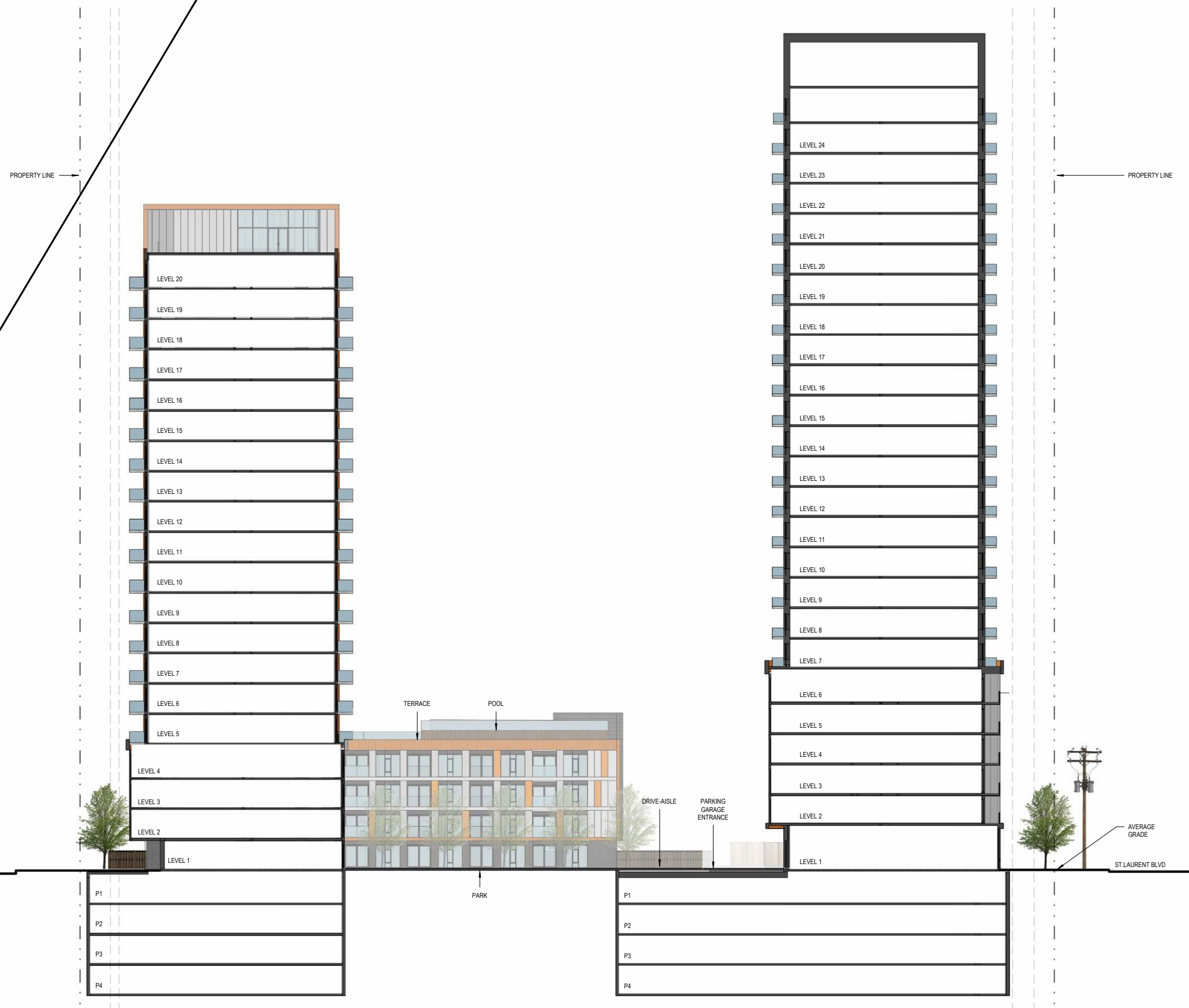
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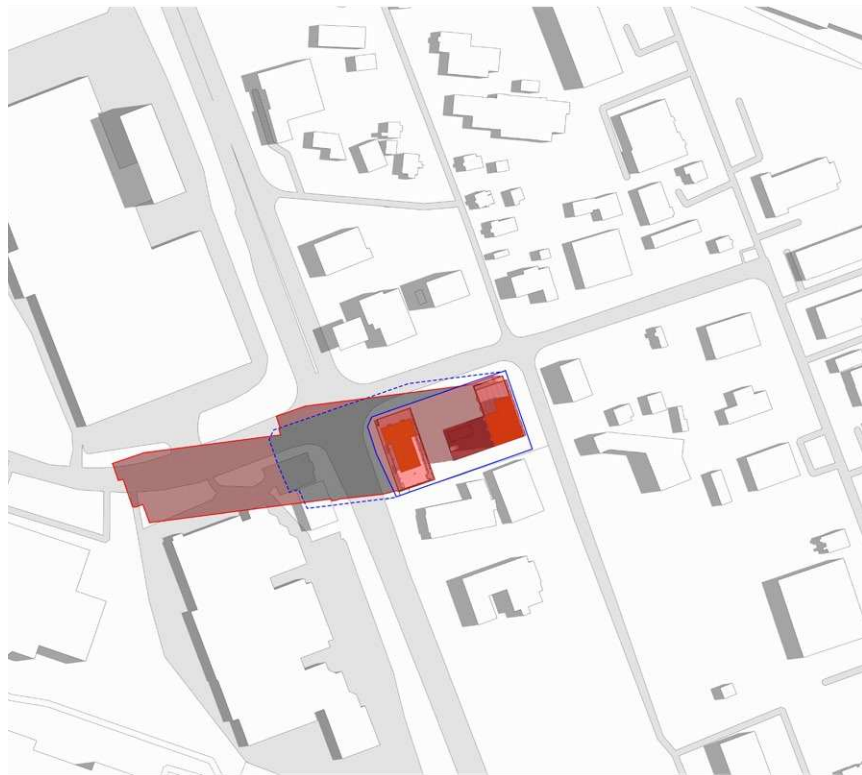


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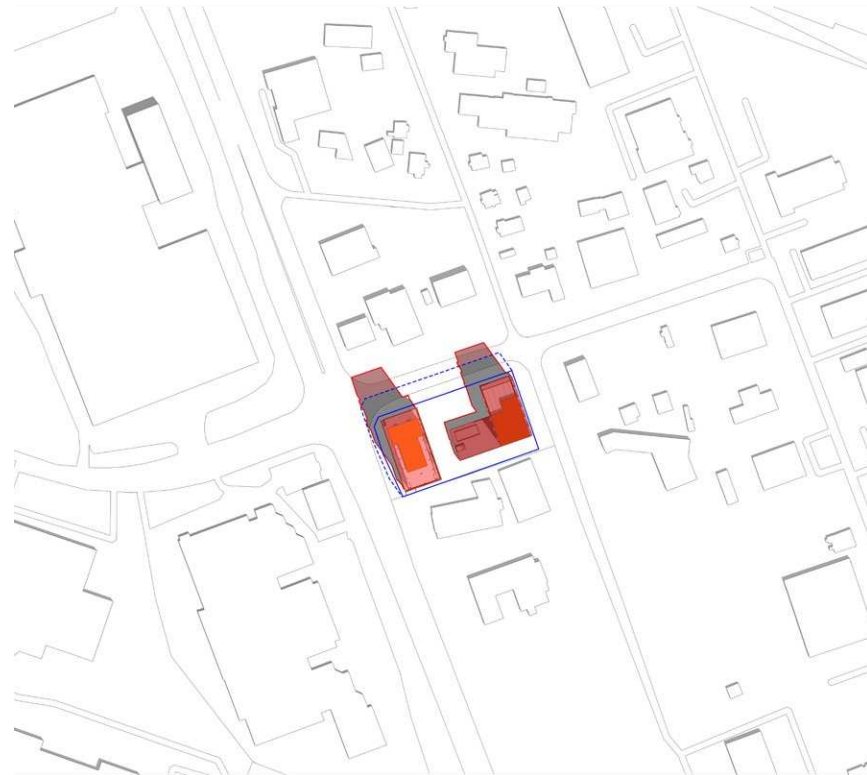


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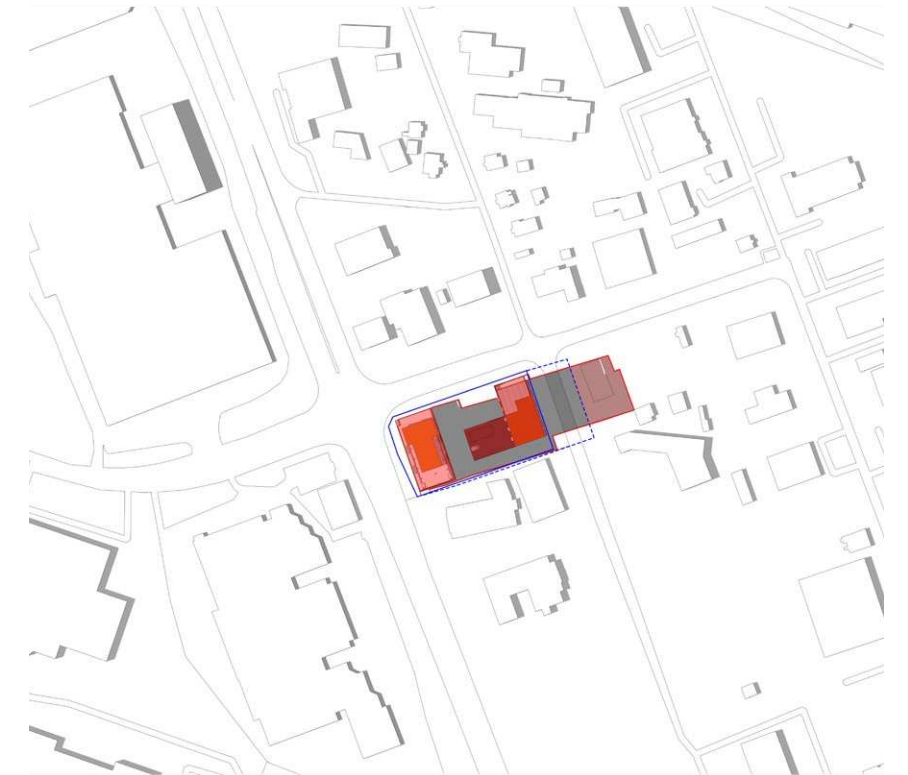









8:00am



12:00pm

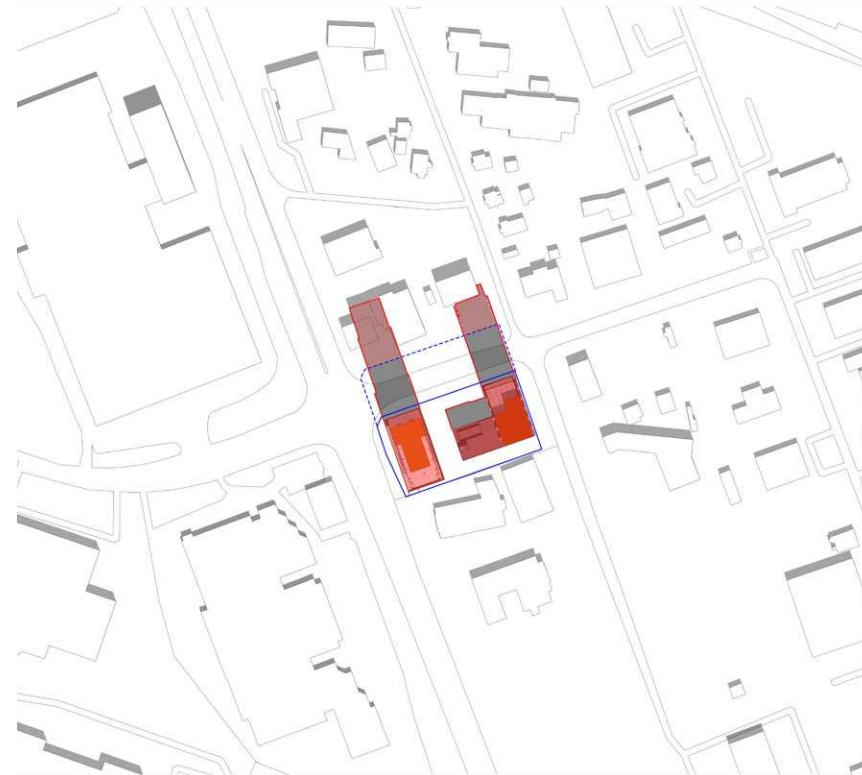


4:00pm

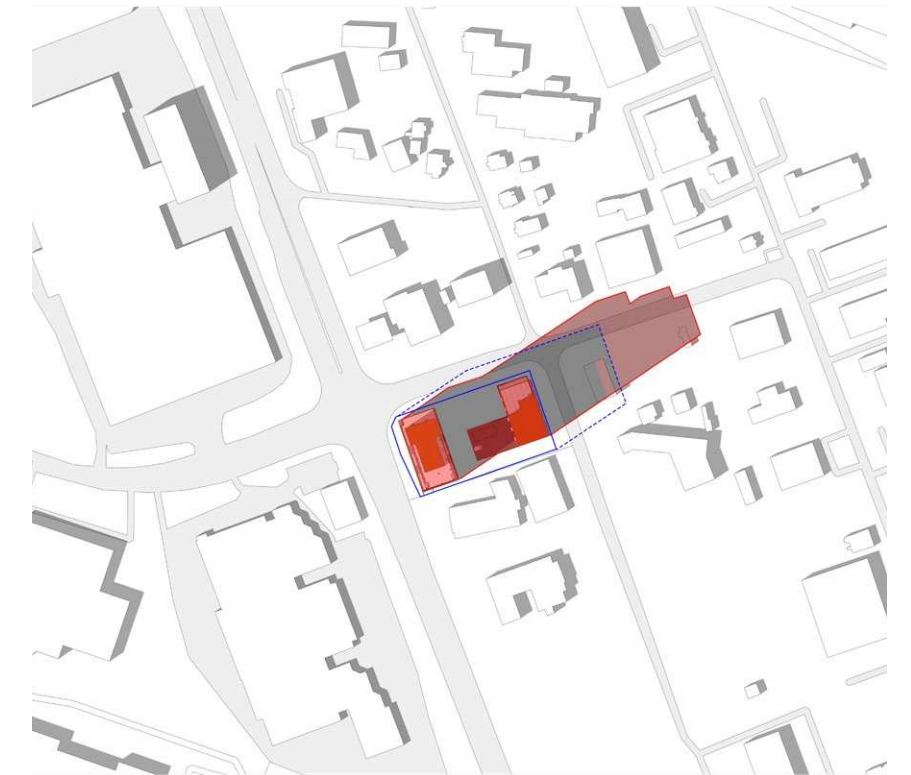
LEGEND	
	PROPOSED DEVELOPMENT
	AS OF RIGHT OUTLINE
	NEW NET SHADOW
	PROPOSED SHADOW OUTLINE
	AS OF RIGHT SHADOW OUTLINE








8:00am



12:00pm



4:00pm

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








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-floor podium, and commercial rental units on the ground floor. Tower B on the corner of Belfast and Lagan would be 20 storeys with a 4-floor podium, and residential units and amenity spaces on the ground floor. The two towers would have a combined unit count of 424, adding substantial residential use to the largely commercial and industrial neighbourhood.

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.