

ST. LAURENT DEVELOPMENT

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



OCTOBER 19, 2021

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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.

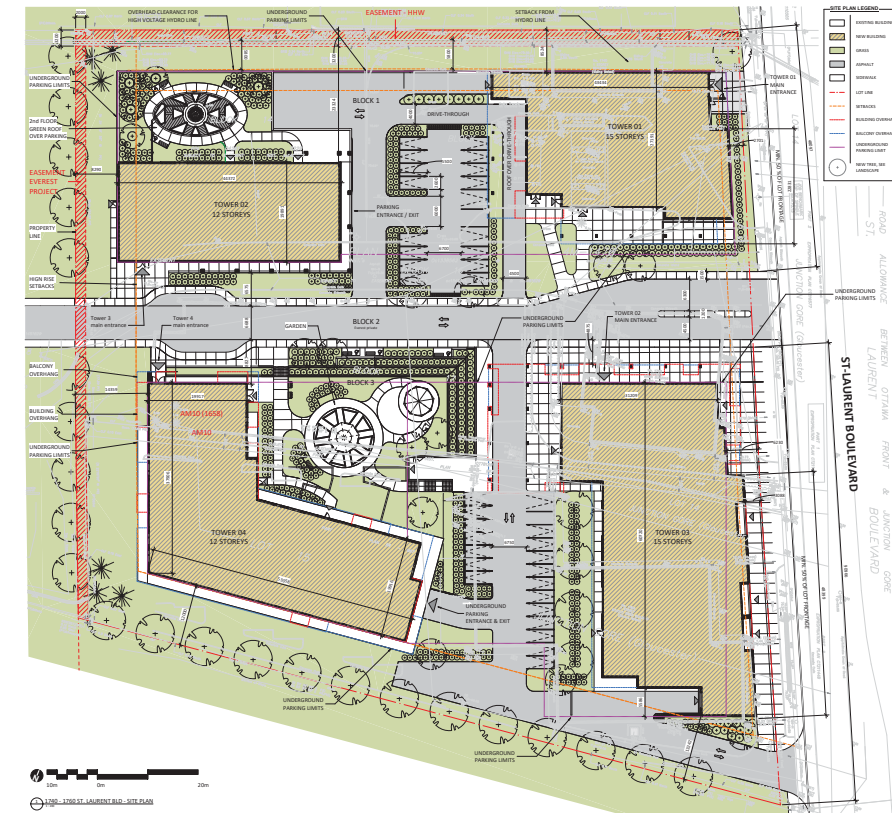
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POINT 02
SITE PLAN

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

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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.

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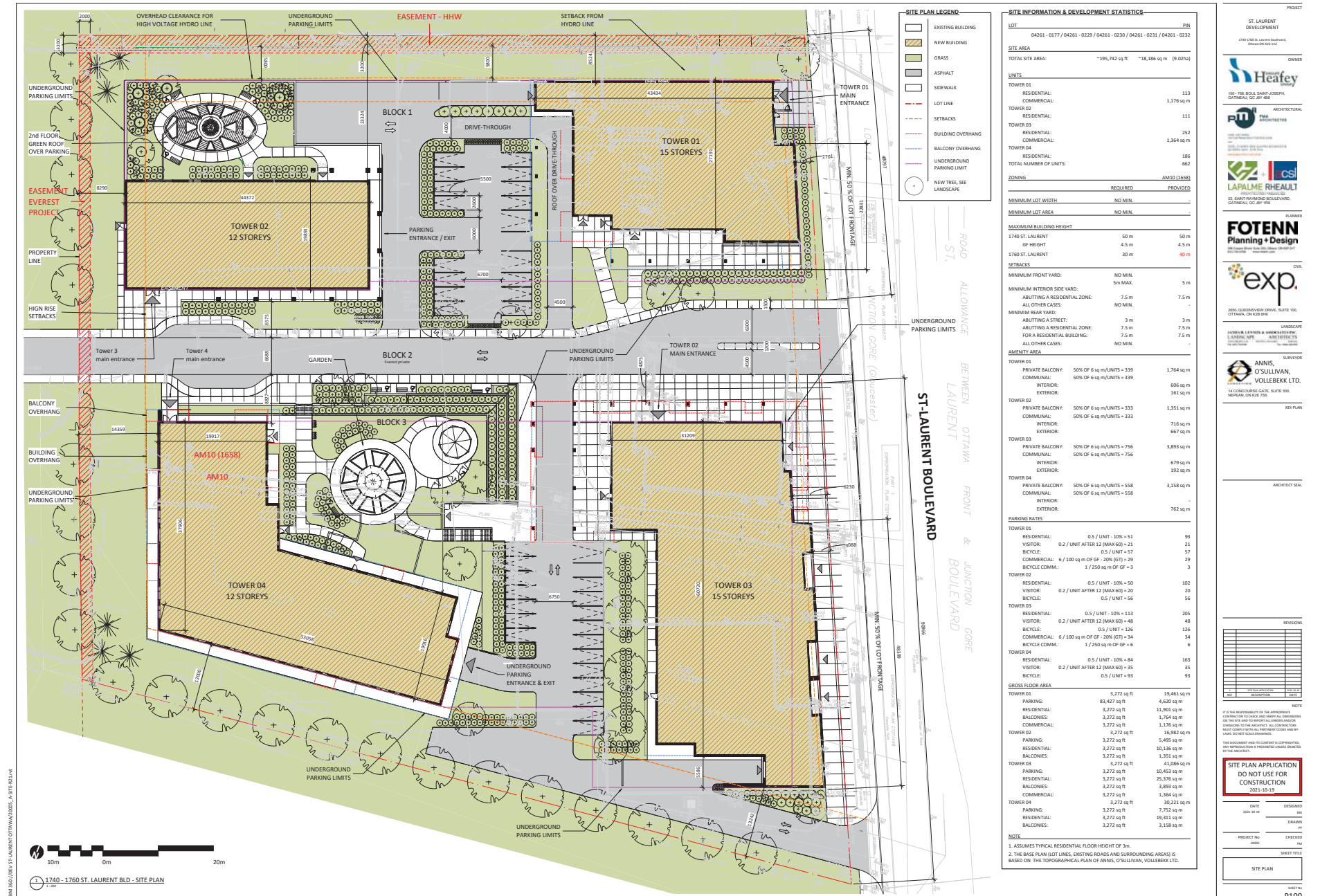
2. GENERAL PROJECTS PLANS

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SITE PLAN

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

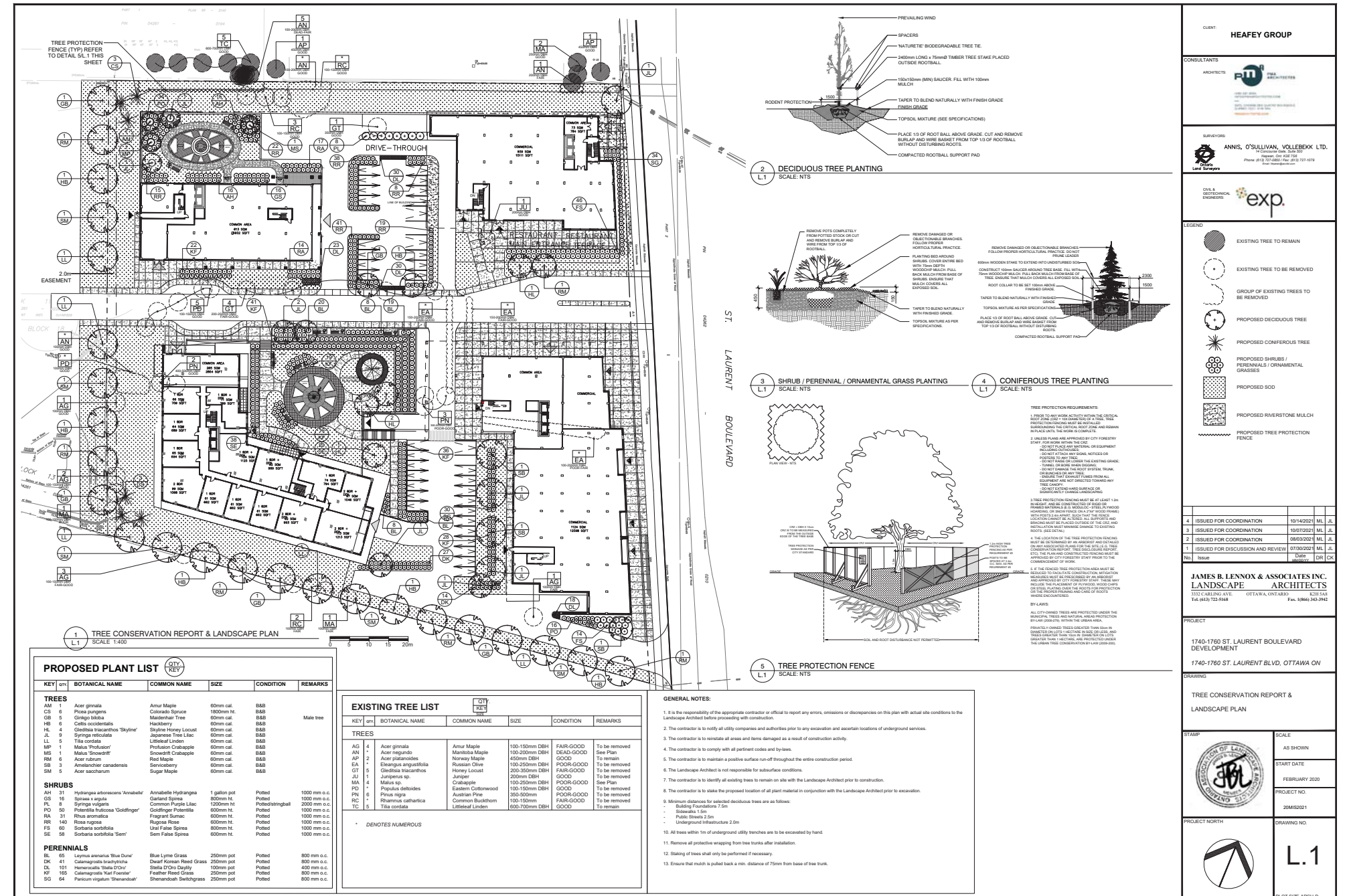


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LANDSCAPE PLAN

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

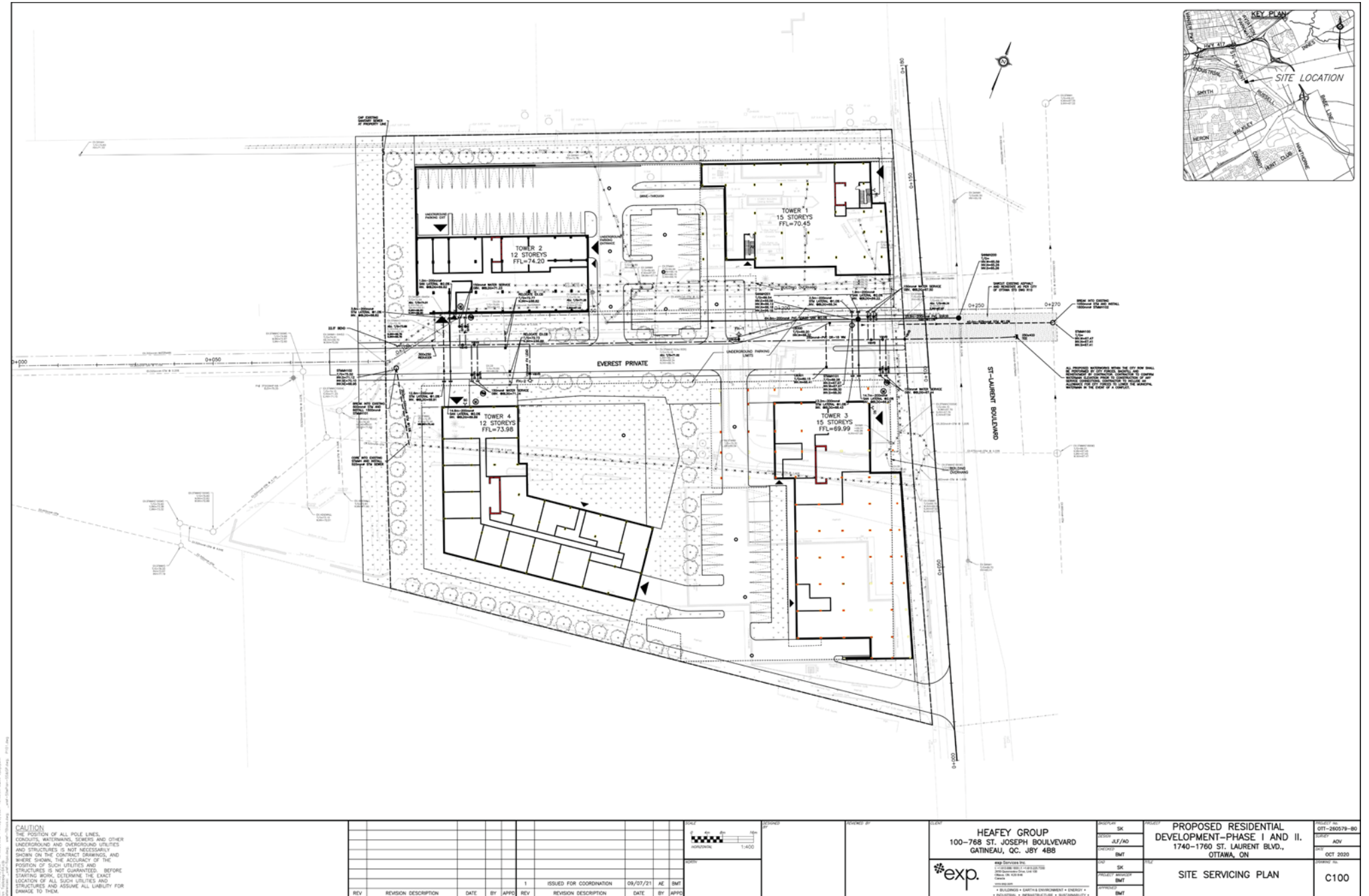


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SITE SERVICING PLAN

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

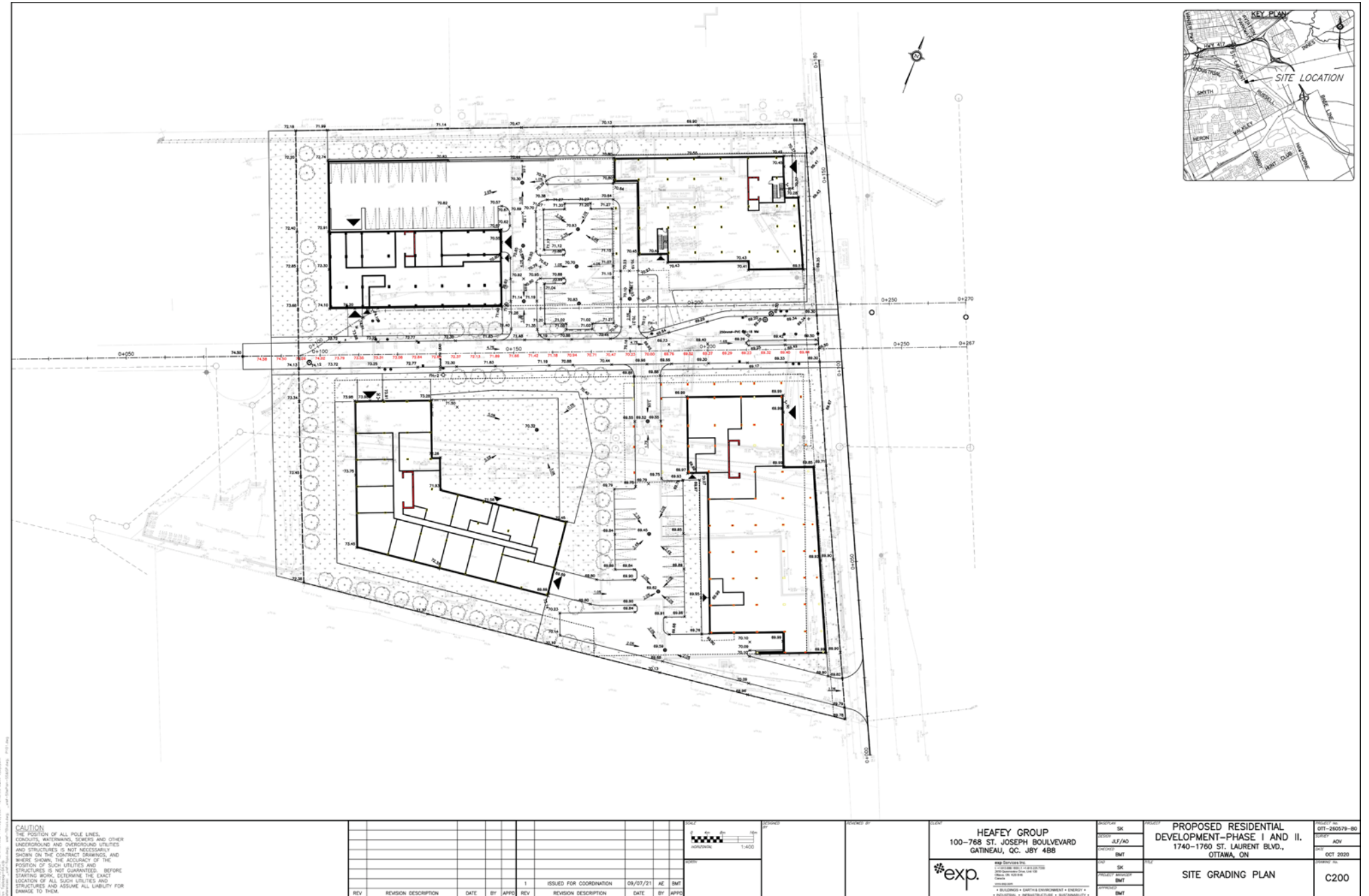


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SITE GRADING PLAN

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



<p>CAUTION THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SERVICES AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CURRENT DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE EXCAVATING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.</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-260578-80 REV. 01 OCT 2020</p>	
<p>exp.</p>		<p>exp.</p>		<p>exp.</p>		<p>exp.</p>		<p>exp.</p>	
<p>1 ISSUED FOR COORDINATION 09/07/21 AE BMT</p>		<p>1 ISSUED FOR COORDINATION 09/07/21 AE BMT</p>		<p>1 ISSUED FOR COORDINATION 09/07/21 AE BMT</p>		<p>1 ISSUED FOR COORDINATION 09/07/21 AE BMT</p>		<p>1 ISSUED FOR COORDINATION 09/07/21 AE BMT</p>	
REV	REVISION DESCRIPTION	DATE	BY	APPR	REV	REVISION DESCRIPTION	DATE	BY	APPR



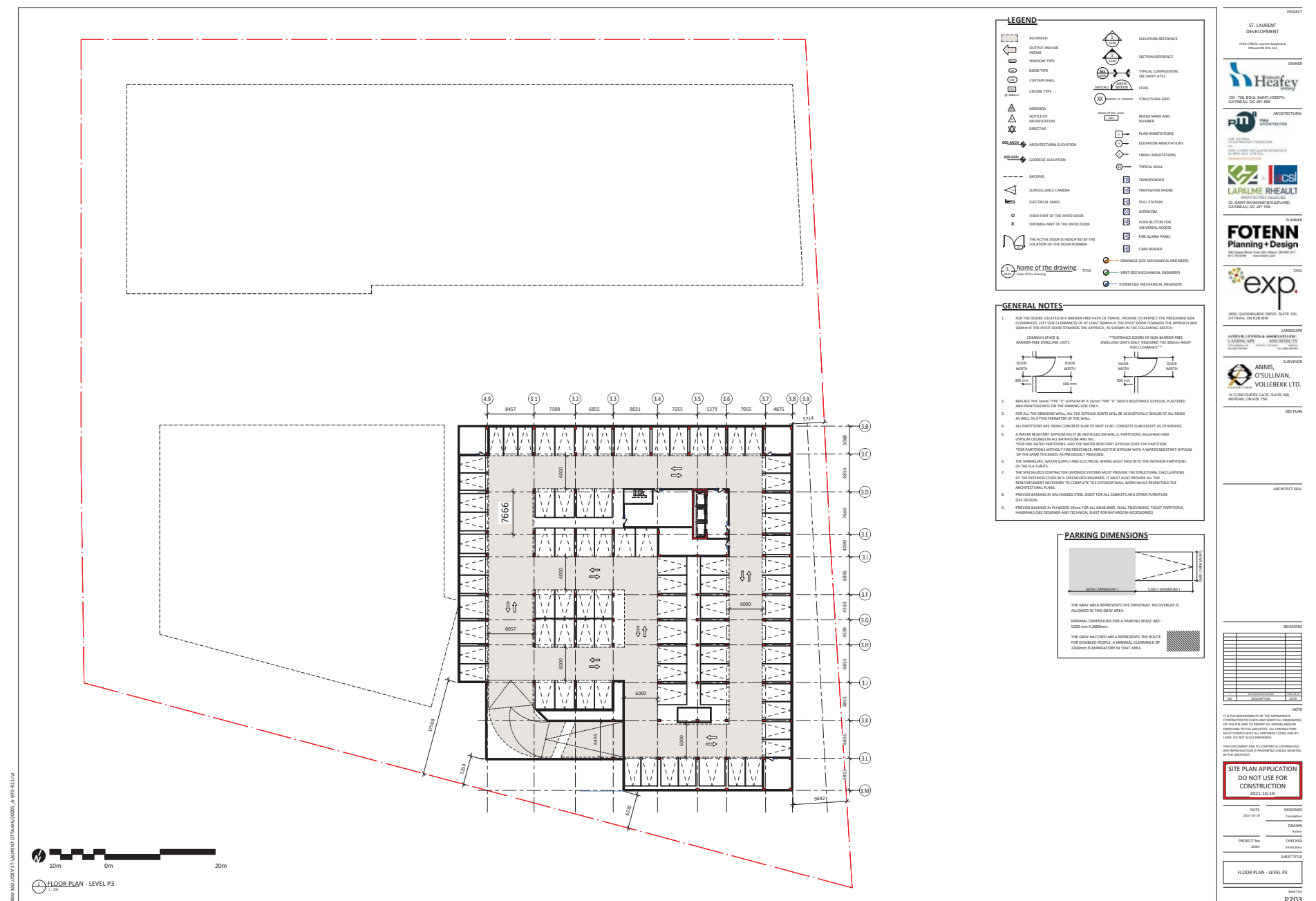
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3. UNDERGROUD PARKINGS

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UNDERGROUND PARKING - P3



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4. TOWER 01



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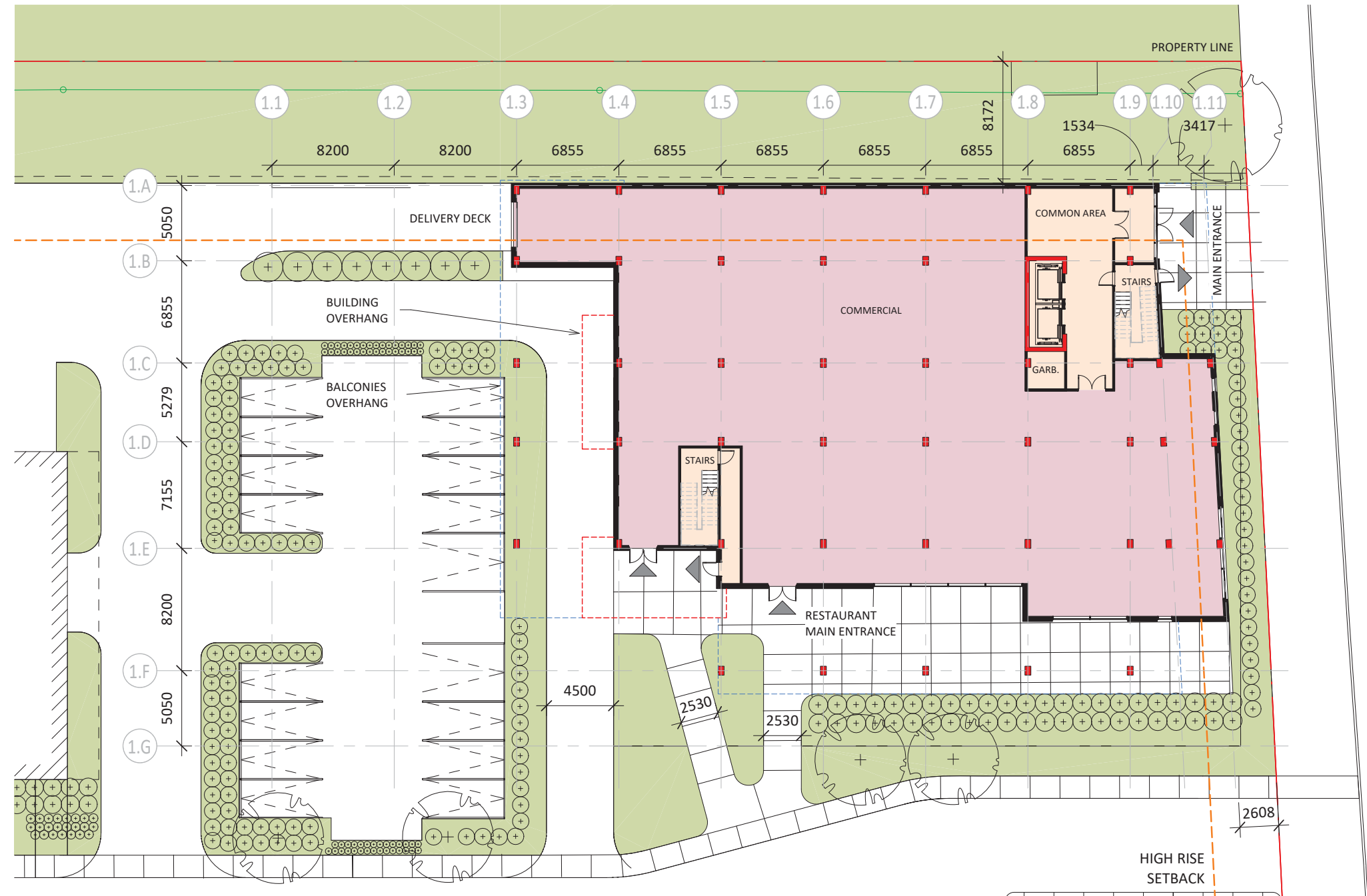
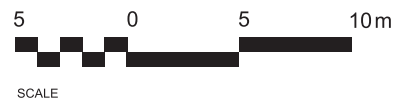
TOWER 01 LEVEL 01

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

TOTAL UNITS:



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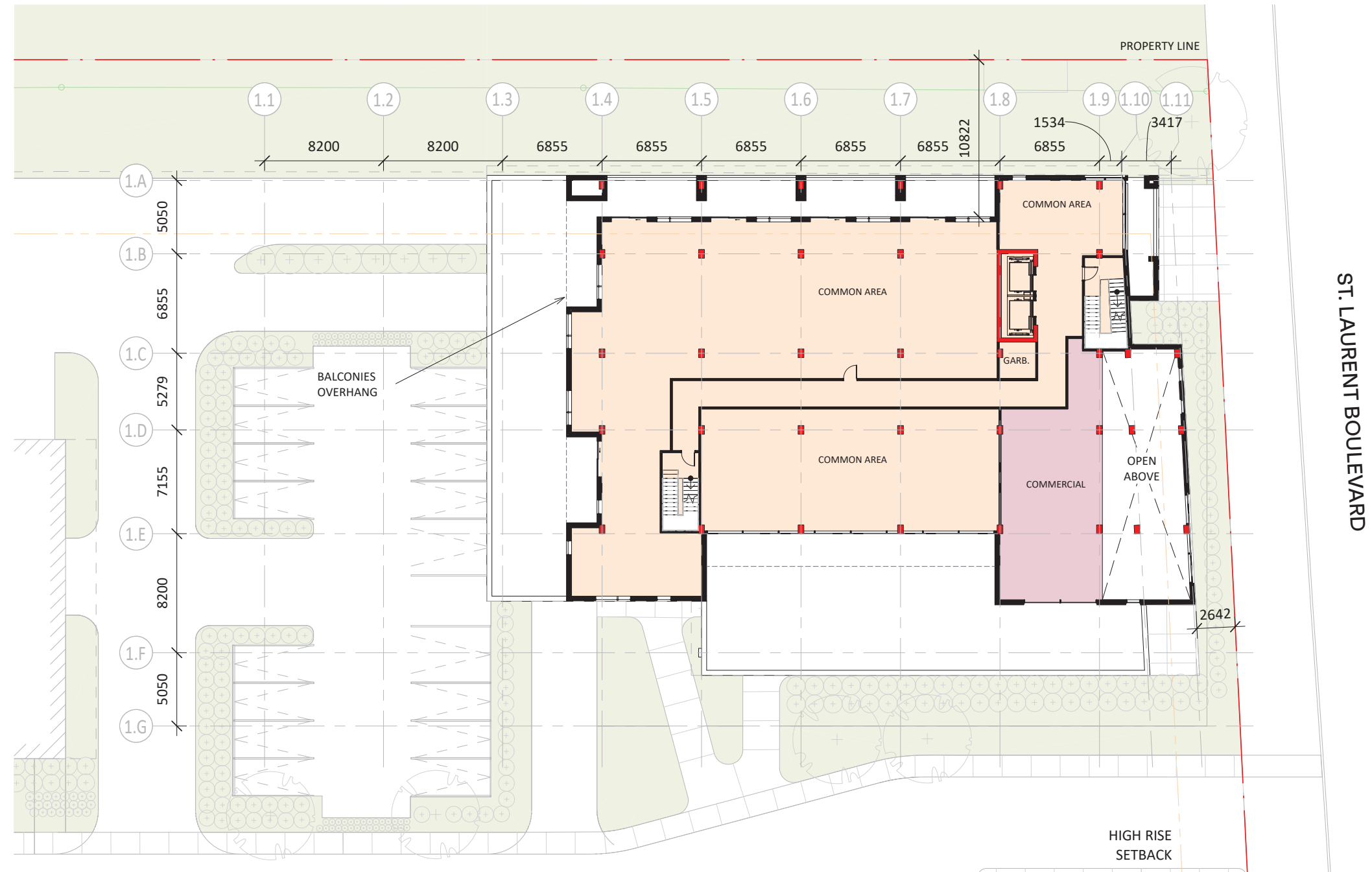
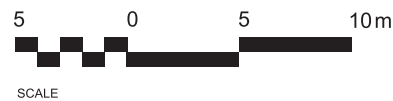
TOWER 01 LEVEL 02

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

TOTAL UNITS:



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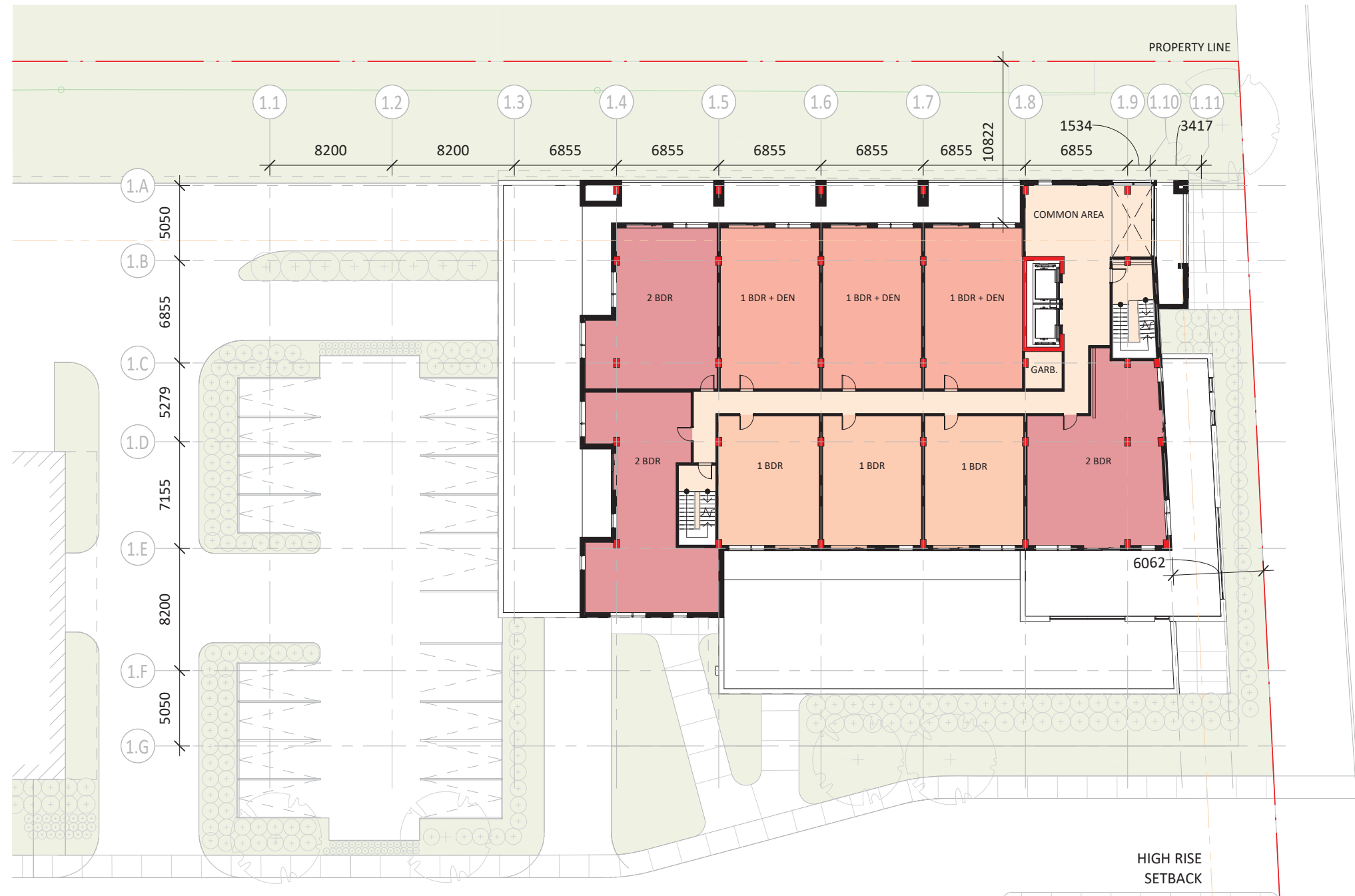
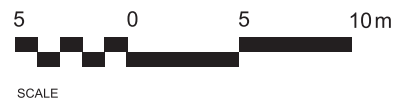
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TOWER 01 LEVEL 03

	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



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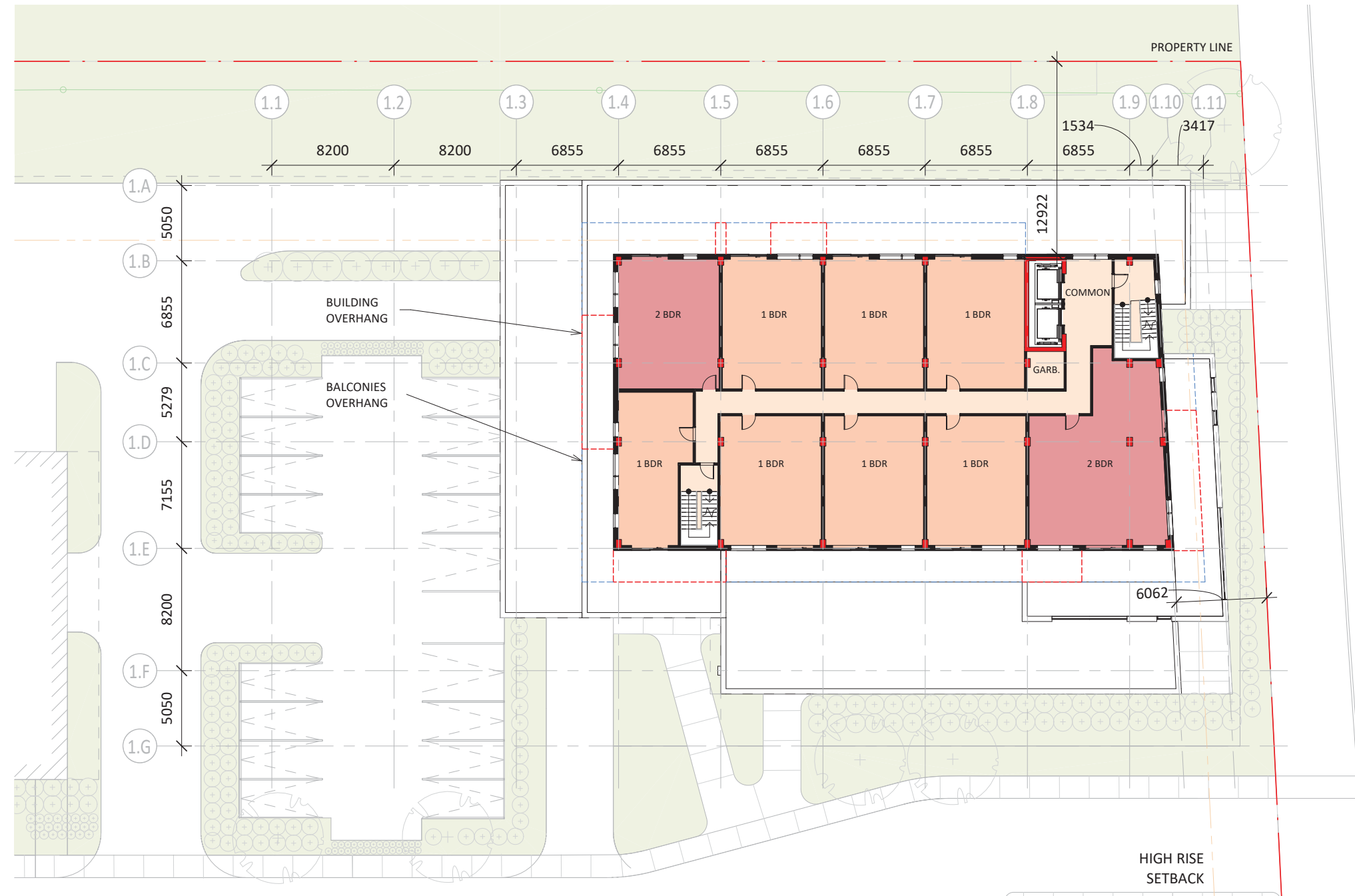
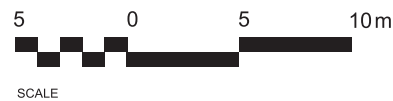
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TOWER 01 LEVEL 04

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



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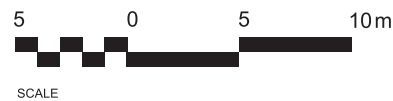
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TOWER 01 LEVEL 05 TO 14

	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



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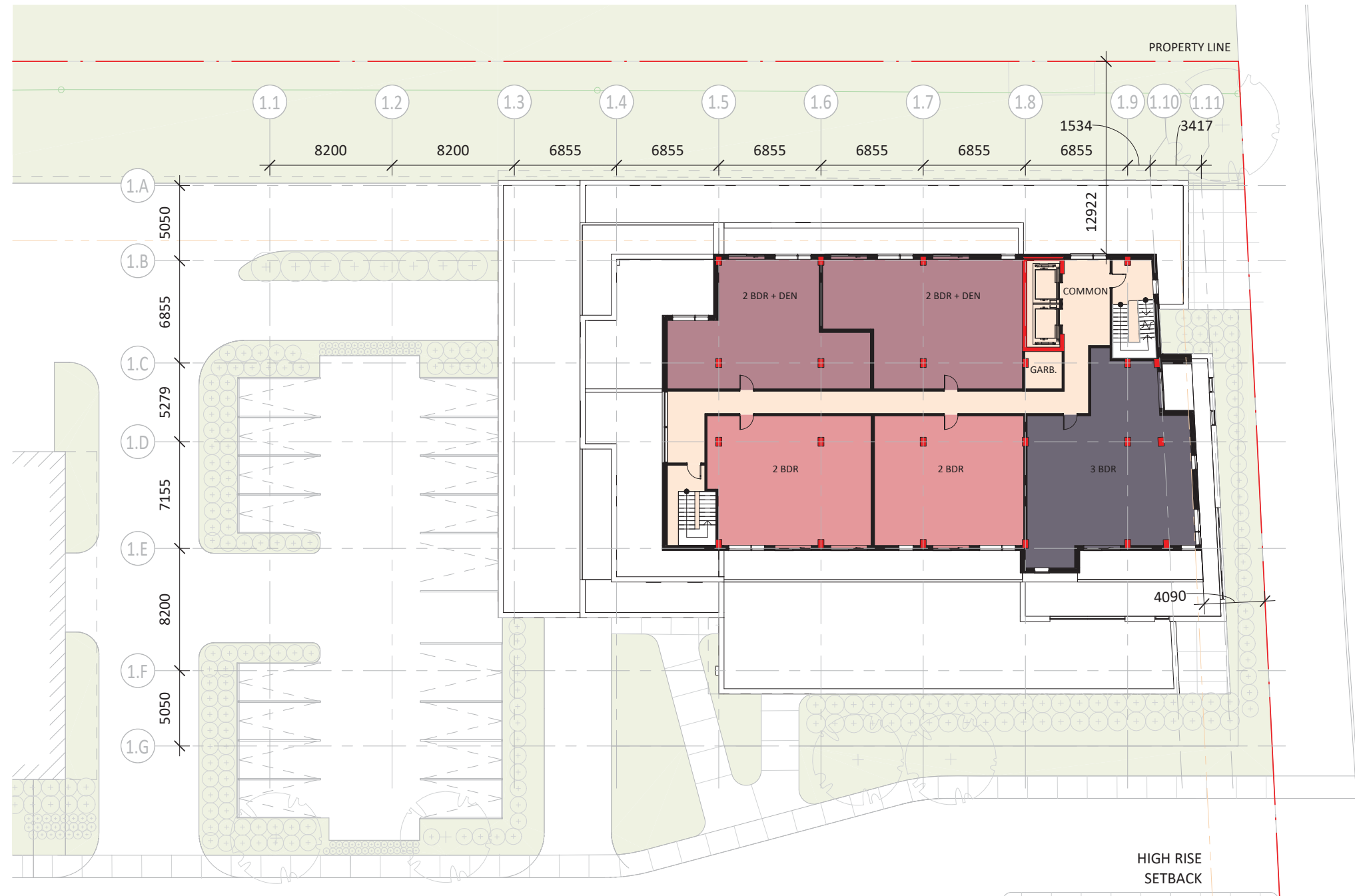
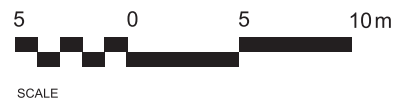
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TOWER 01 LEVEL 15

	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



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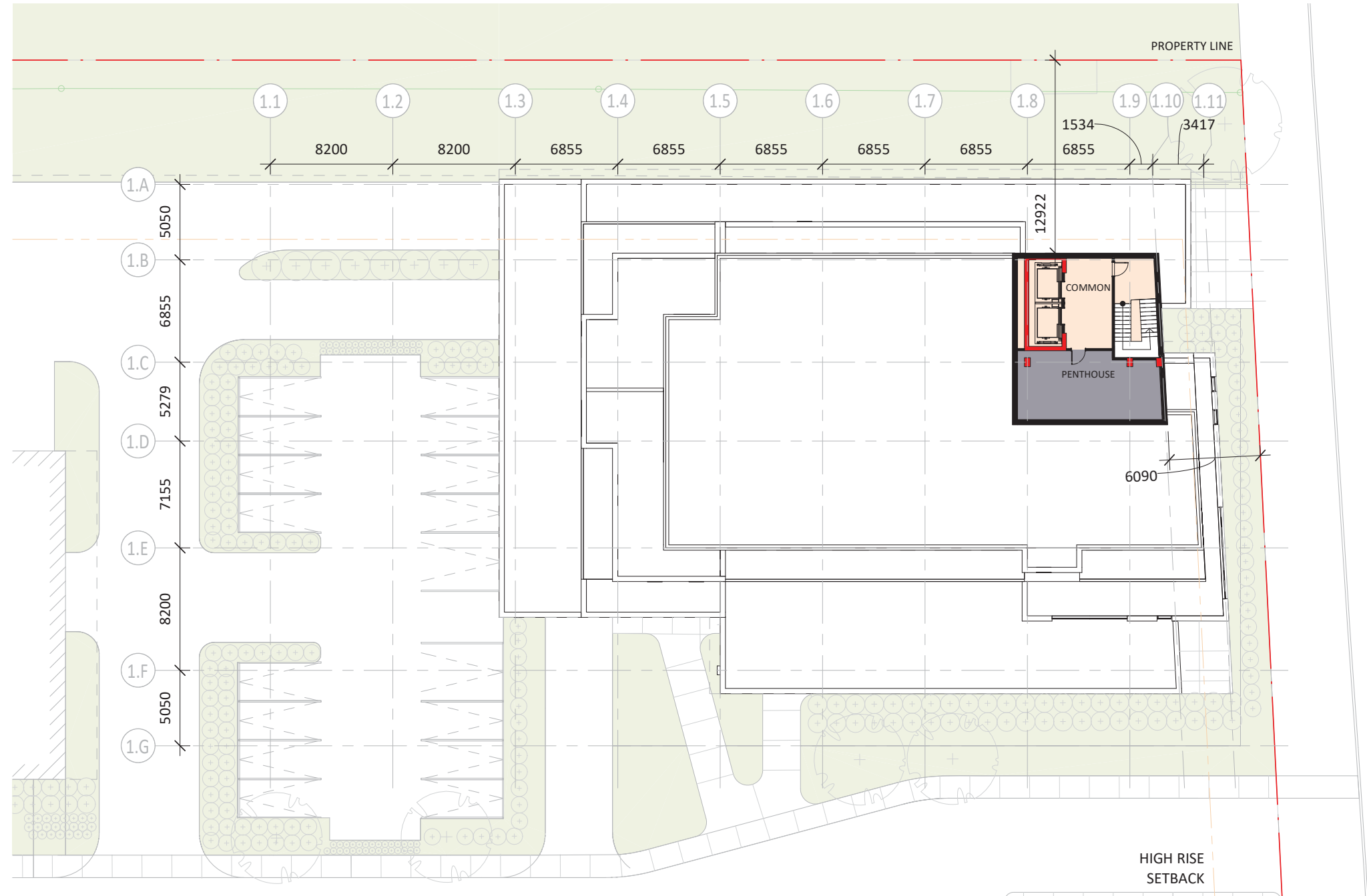
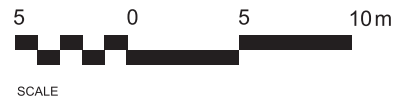
TOWER 01 PENTHOUSE

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

TOTAL UNITS:



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DATE: 2021-10-19

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5. TOWER 02



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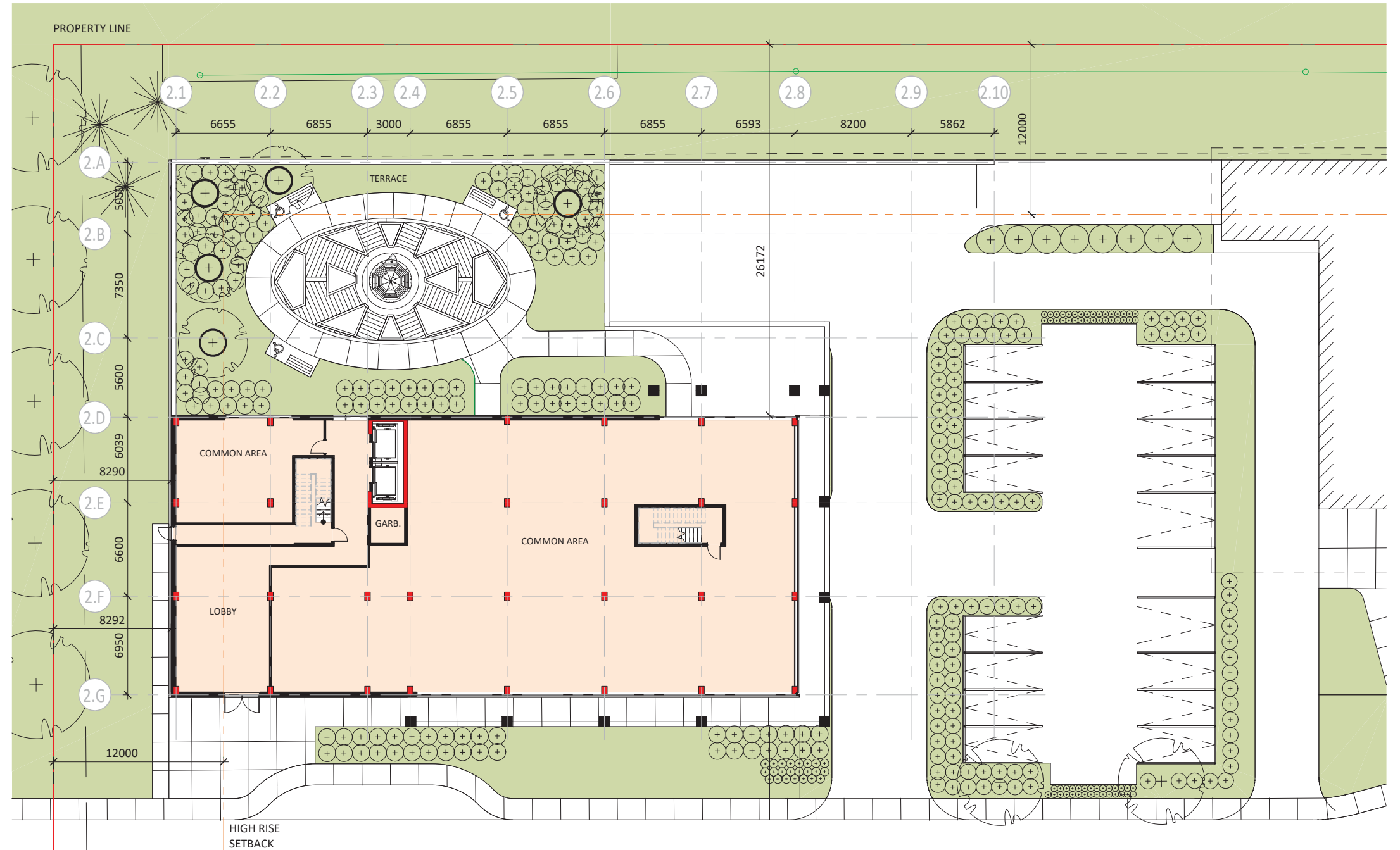
TOWER 02 LEVEL 01

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

TOTAL UNITS: -



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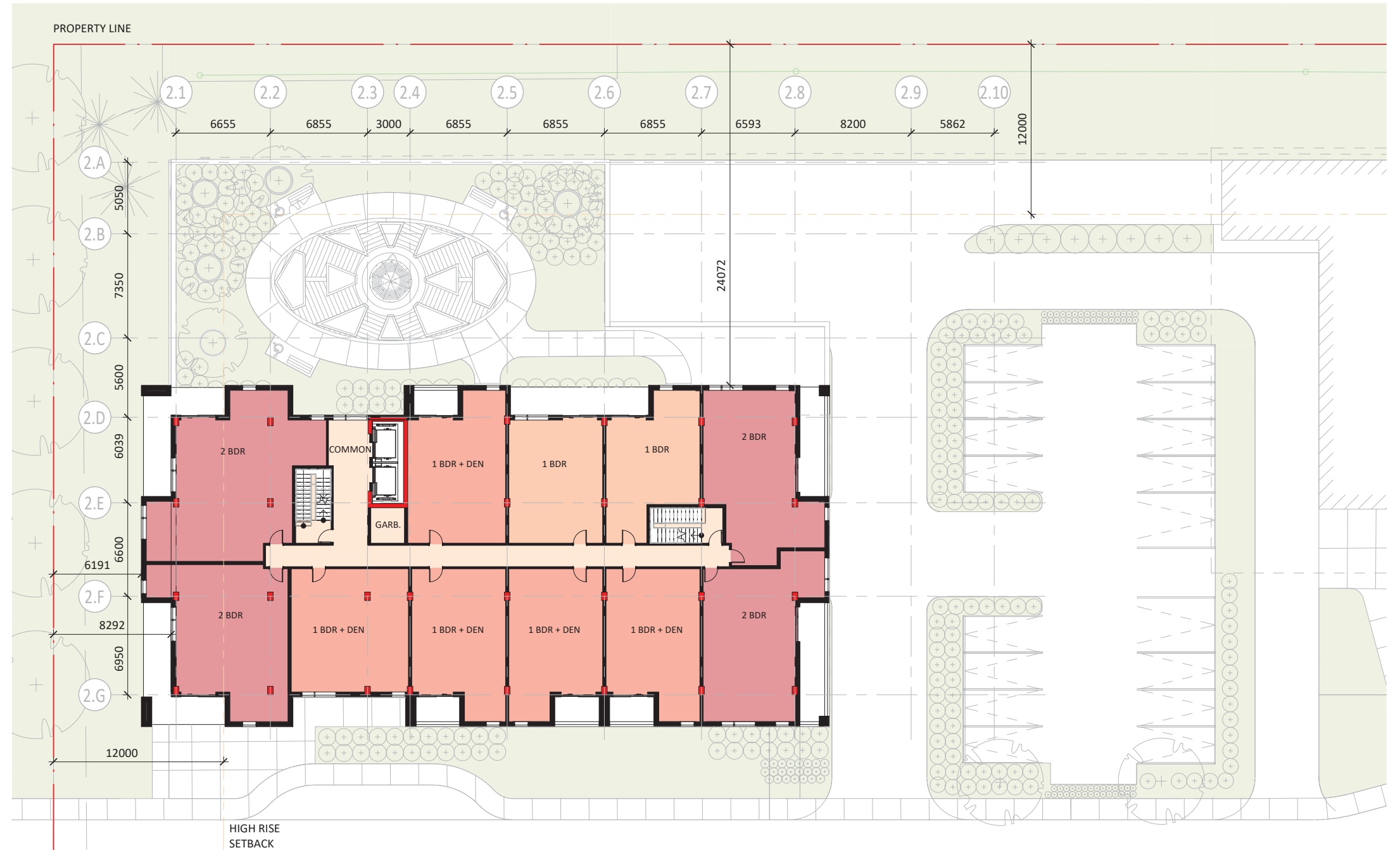
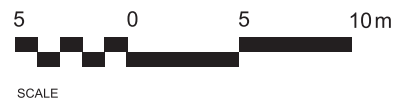
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TOWER 02 LEVEL 02

	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



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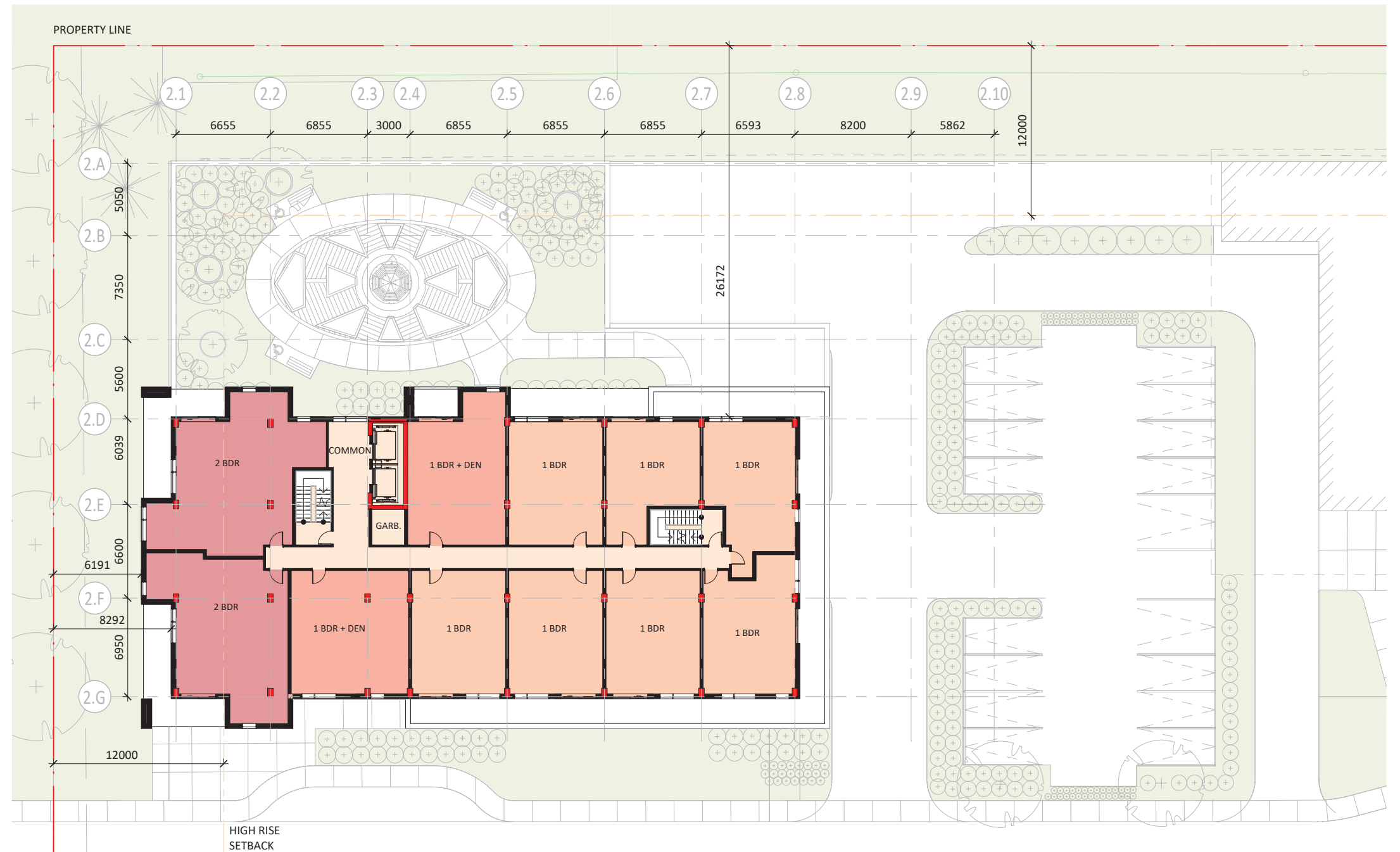
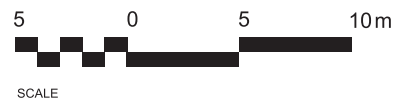
TOWER 02 LEVEL 03 & 04

	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



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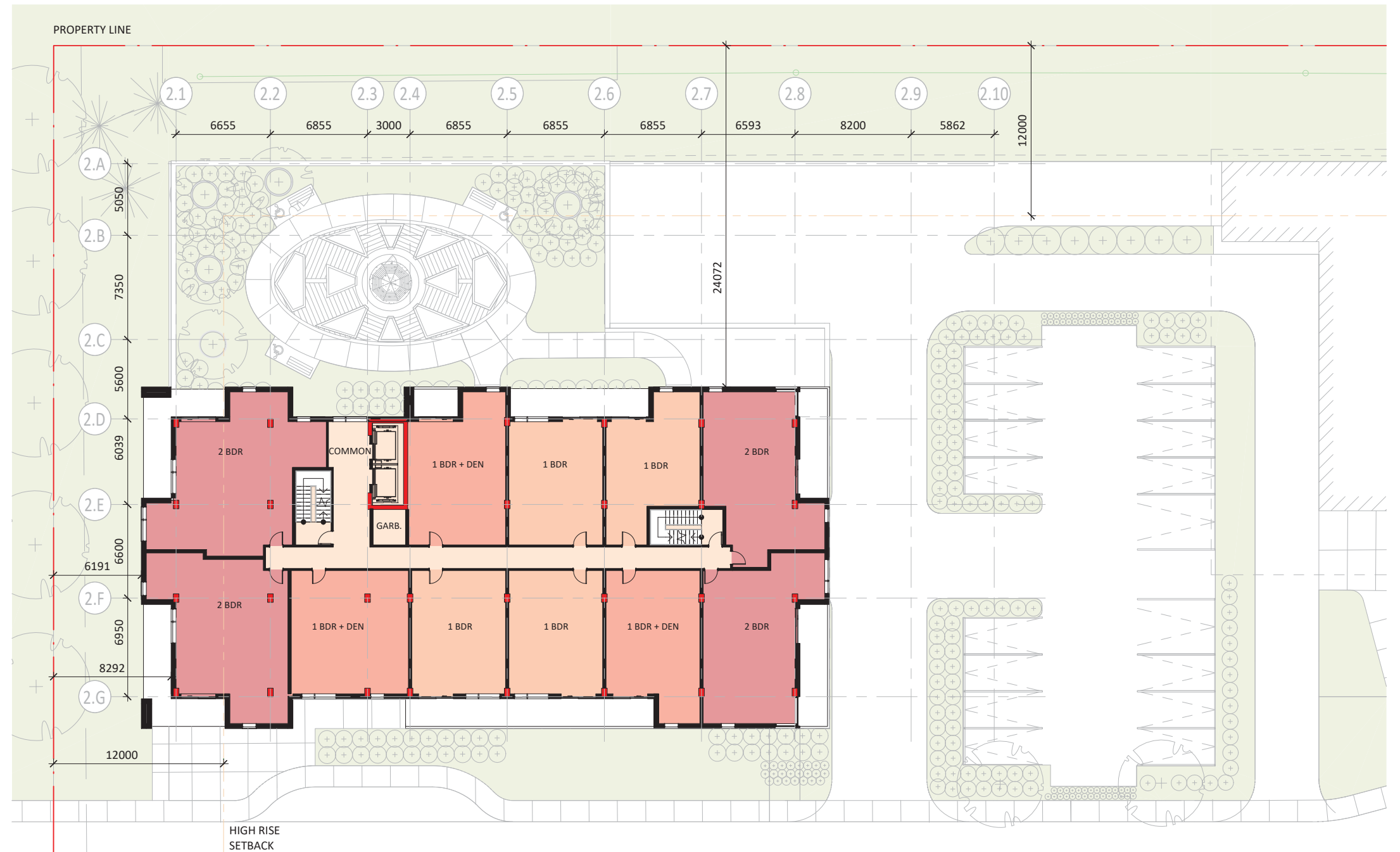
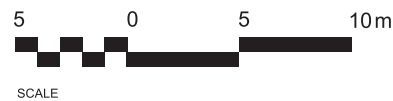
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TOWER 02 LEVEL 05 & 06

	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



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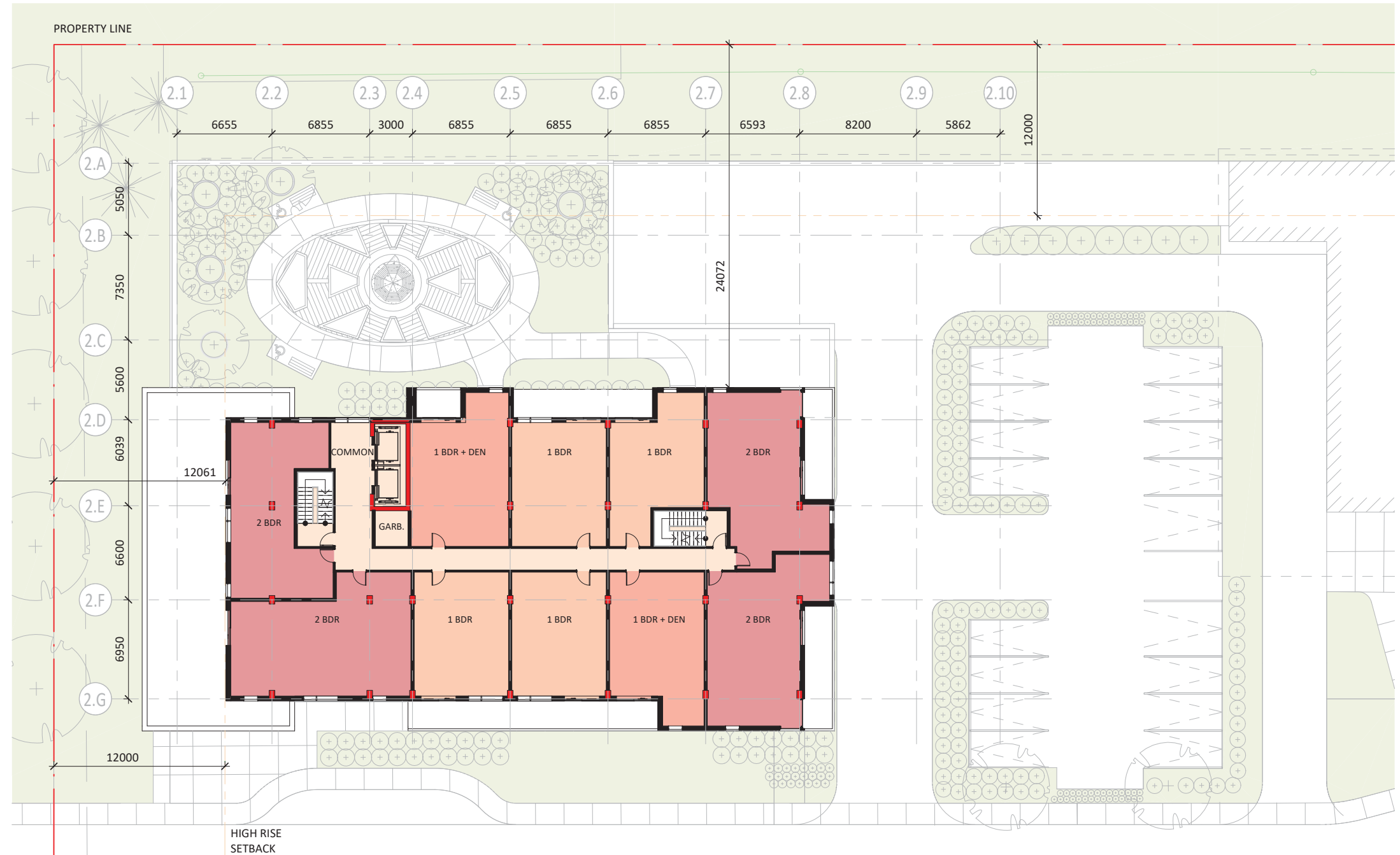
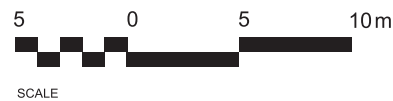
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SITE PLAN CONTROL APPLICATION

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



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SITE PLAN CONTROL APPLICATION

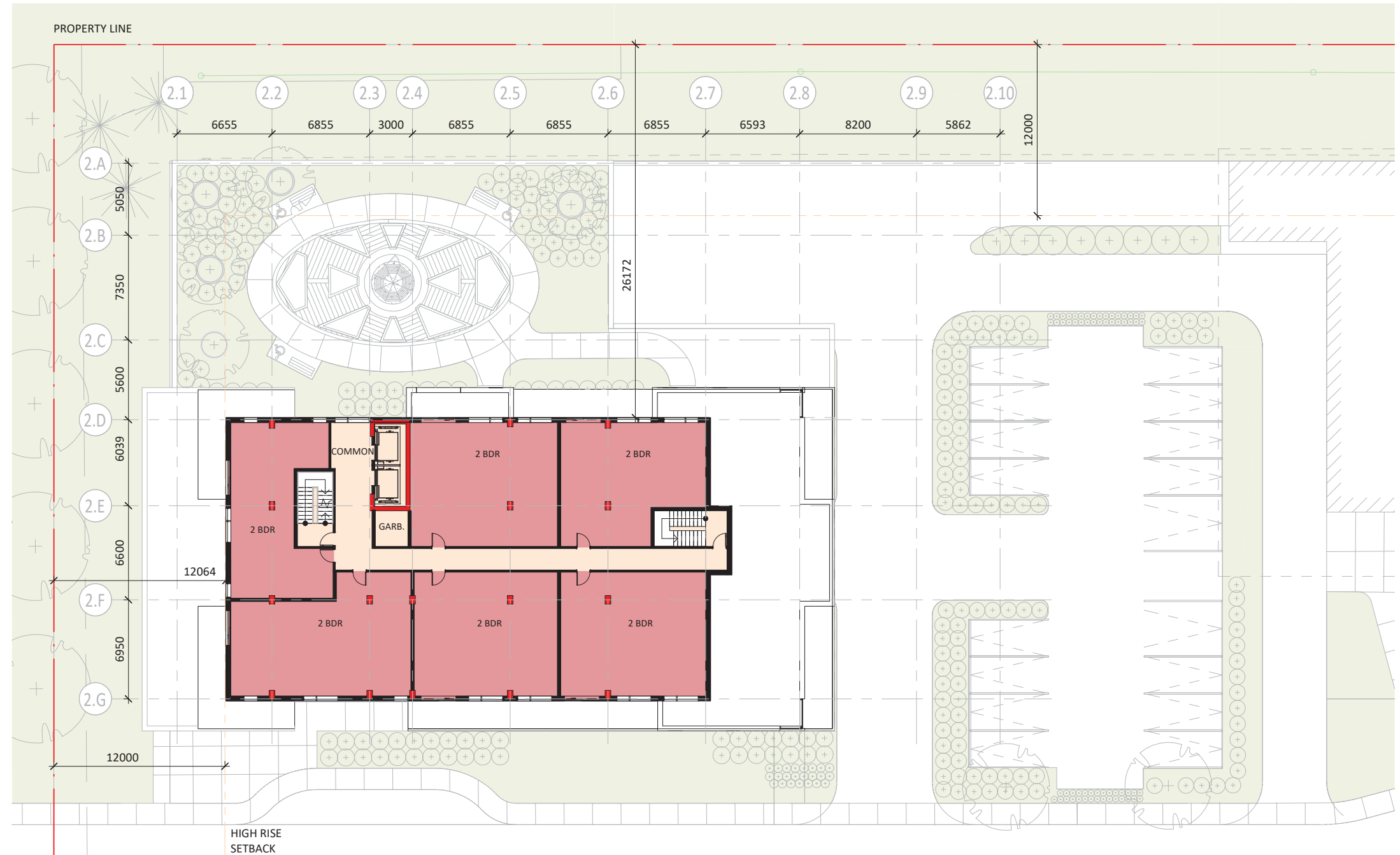
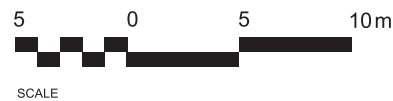
TOWER 02 LEVEL 12

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

TOTAL UNITS: 6 UN



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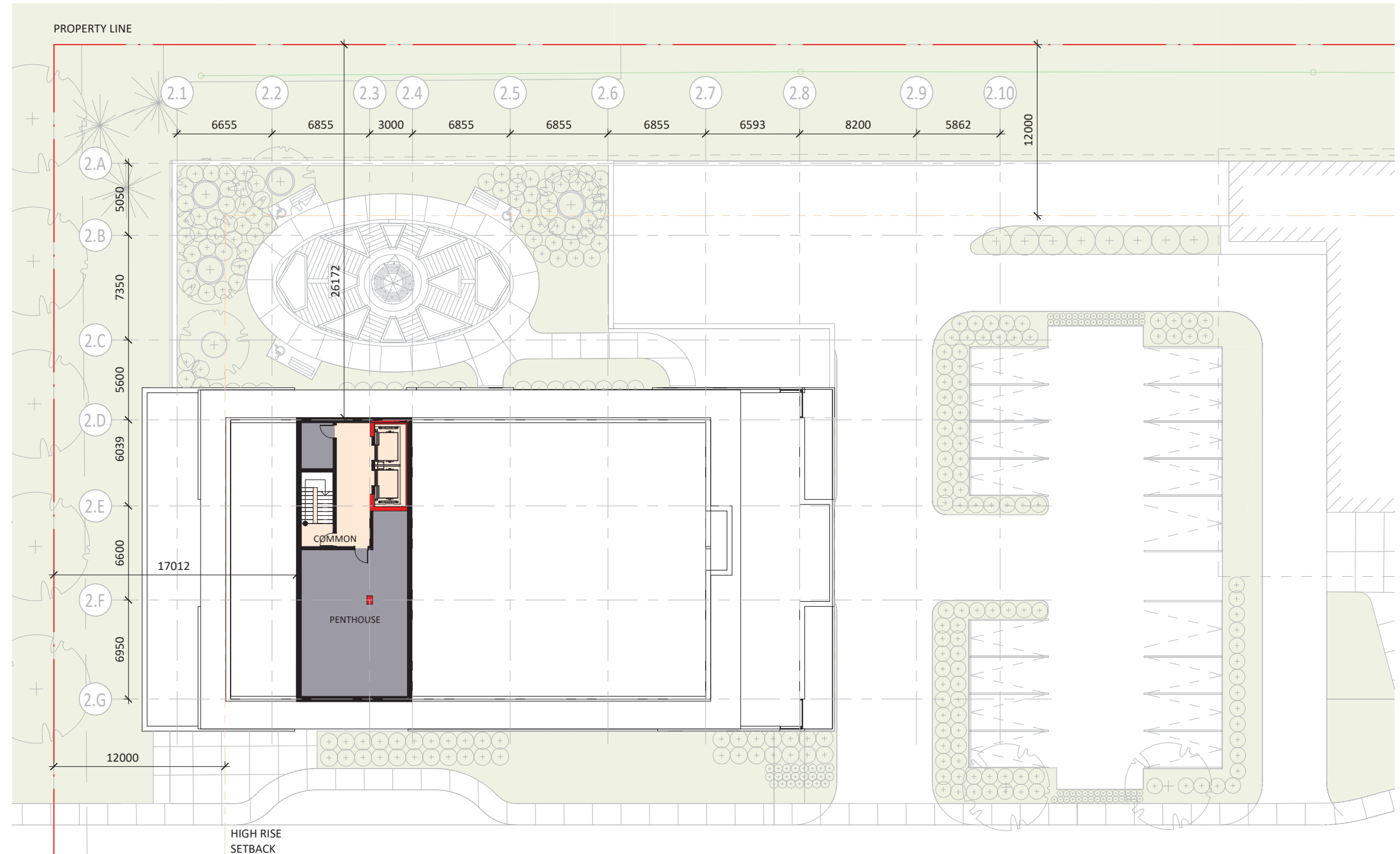
TOWER 02 PENTHOUSE

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

TOTAL UNITS: -



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6. TOWER 03



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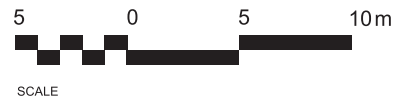
TOWER 03 LEVEL 01

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

TOTAL UNITS: -



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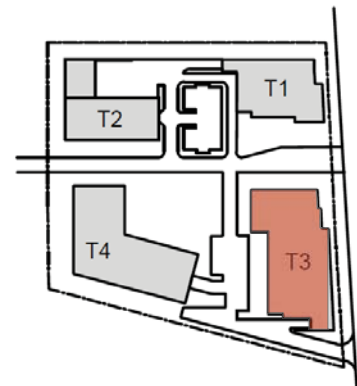
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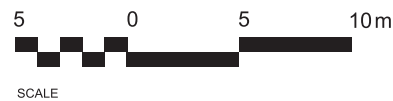
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TOWER 03 LEVEL 02

	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










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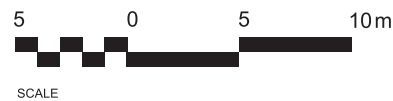
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TOWER 03 LEVEL 03

	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



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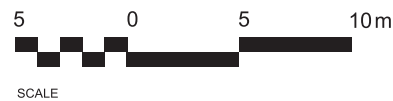
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TOWER 03 LEVEL 04

	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



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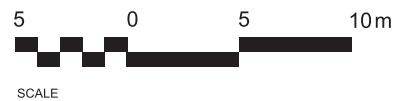
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TOWER 03 LEVEL 05 TO 14

	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



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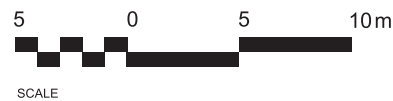
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TOWER 03 LEVEL 15

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



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DEVELOPER

PROJECT NUMBER : 20005

DATE: 2021-10-19

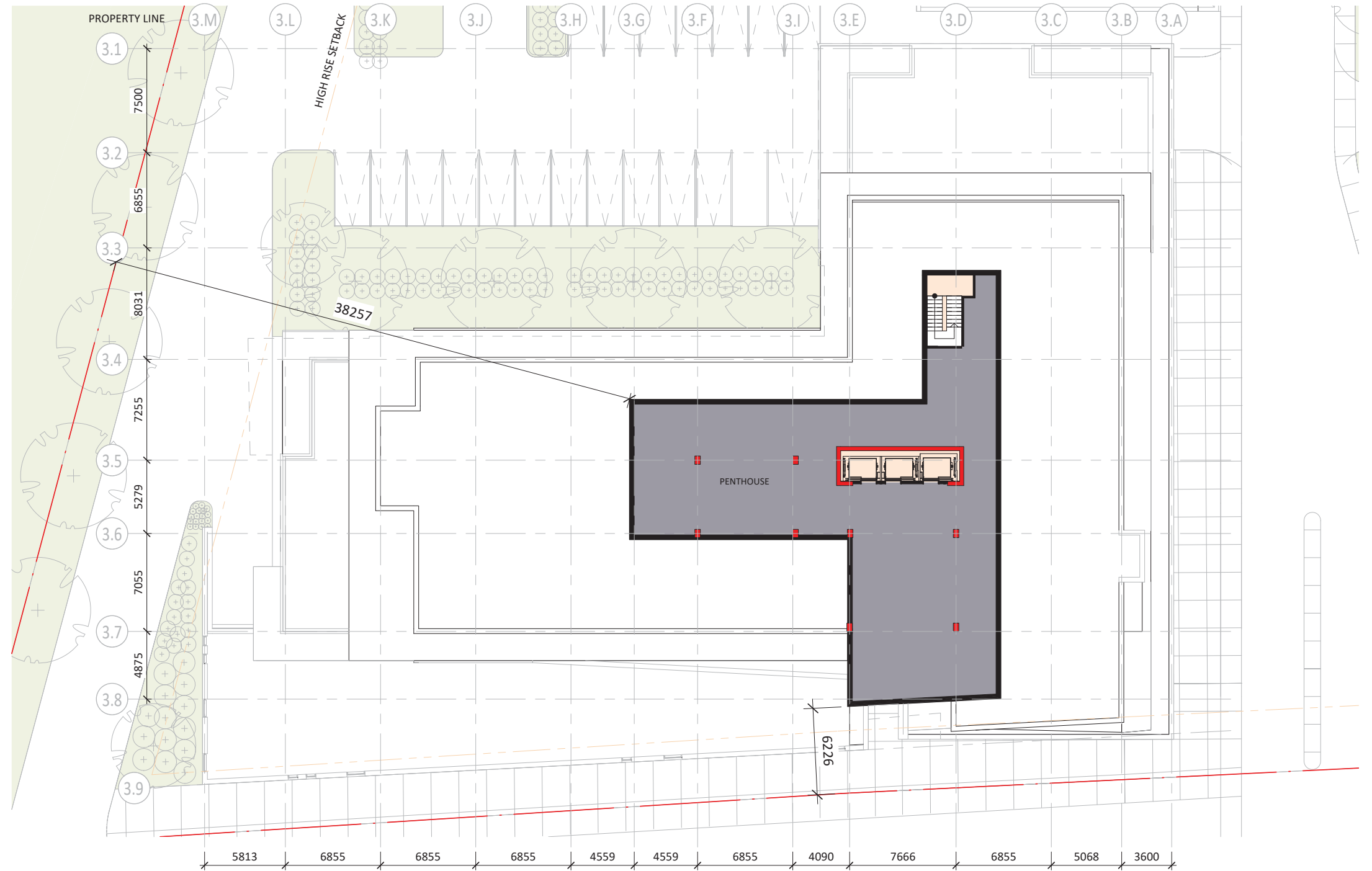
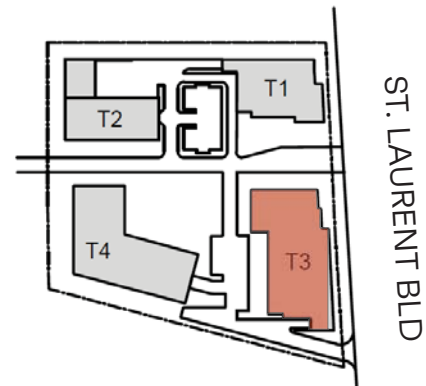
ST. L. DEV

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



PROJECT NUMBER : 20005

DATE: 2021-10-19

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	TOTAL	252	100
SHARE EXT	192	7,307	LEVEL 07:	294 sq m/19 units = 15.47 sq m			
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



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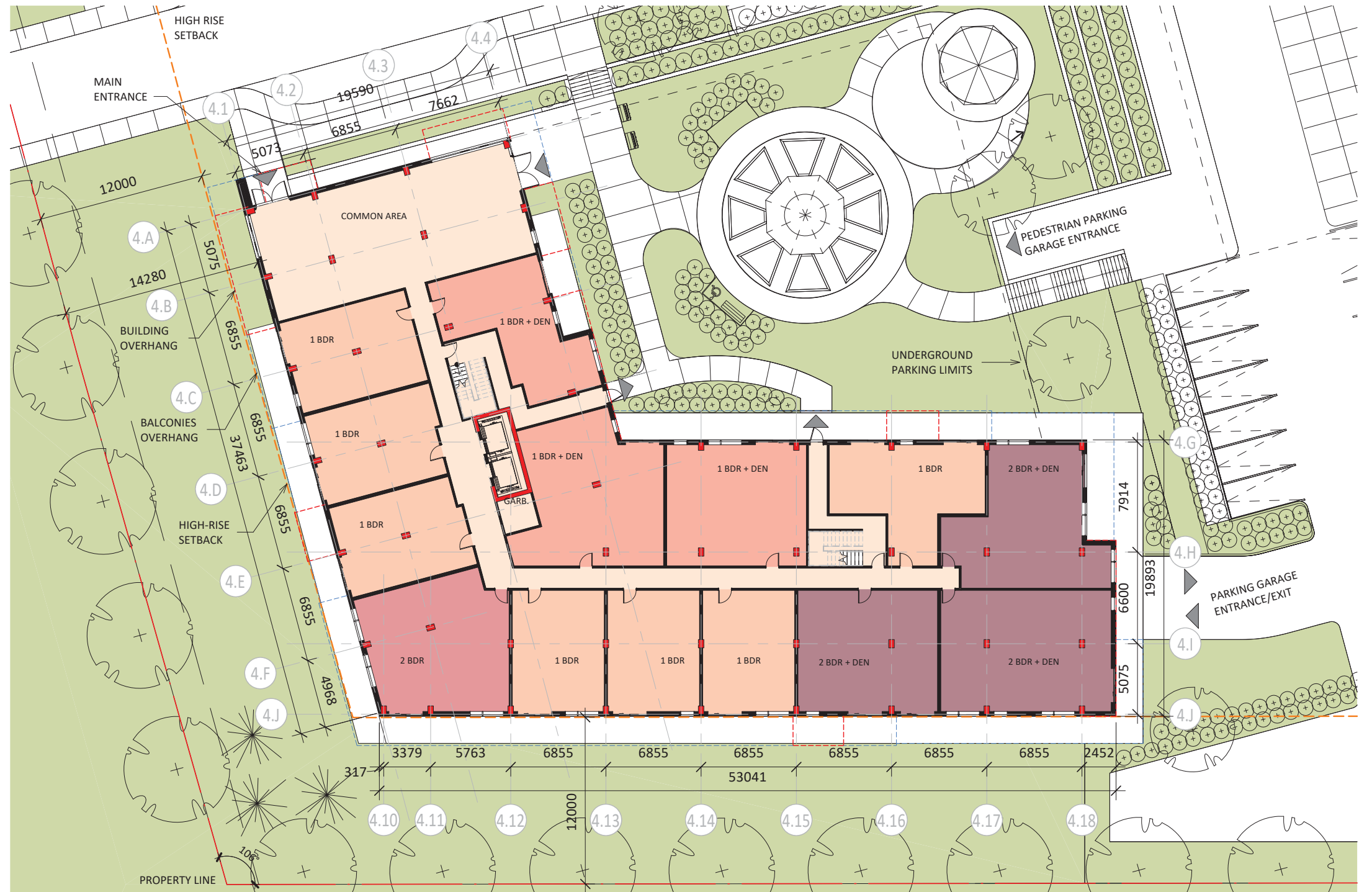
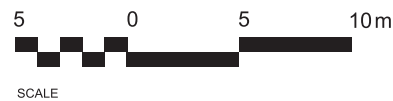
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

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

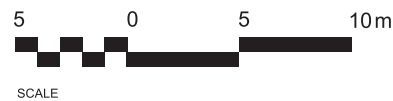
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

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



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PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

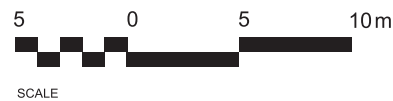
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

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

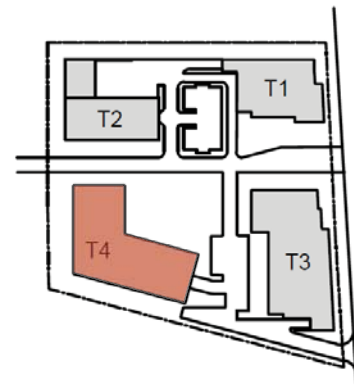


ST. L. DEV

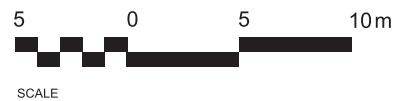
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

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

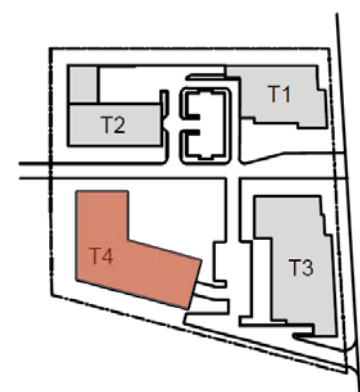


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1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

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

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PROJECT NUMBER : 20005

DATE: 2021-10-19

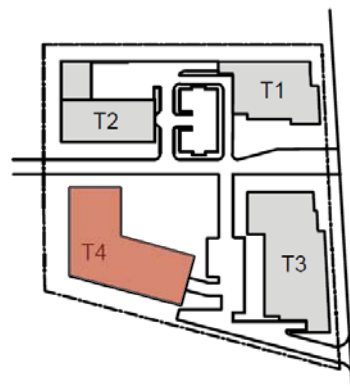
ST. L. DEV

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

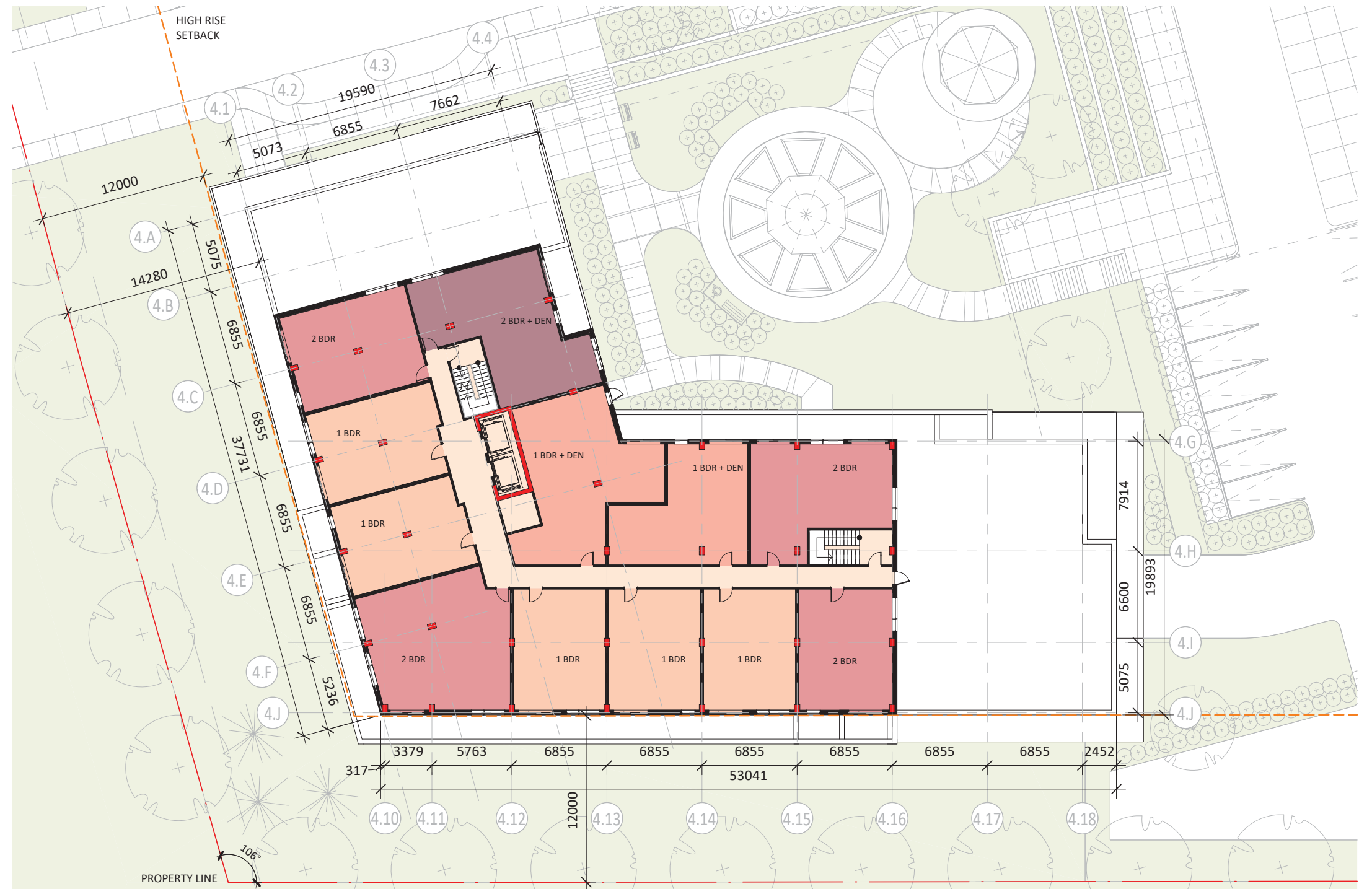
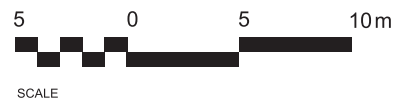
TOWER 04 LEVEL 12

	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



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PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. LAURENT DEVELOPMENT

8. BUILDING ELEVATIONS

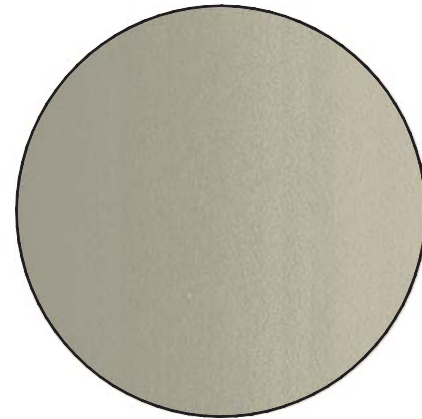
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1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

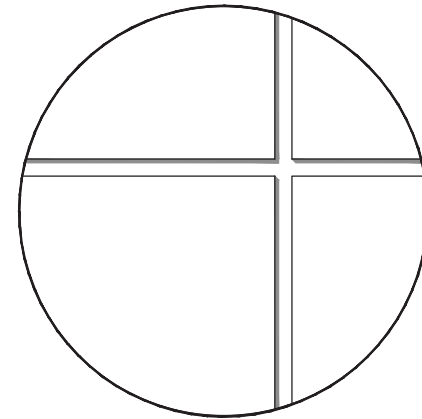
ELEVATIONS MATERIALS



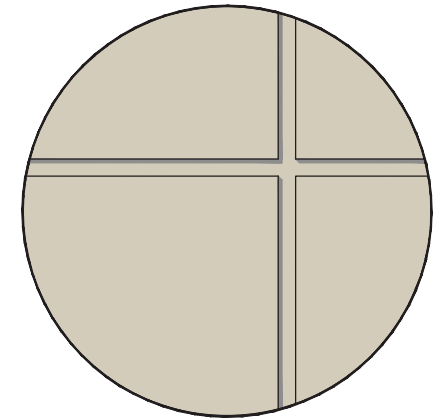
1 BRICK MASONRY



2 MICRO FIBER
COLOR CREAM BEIGE



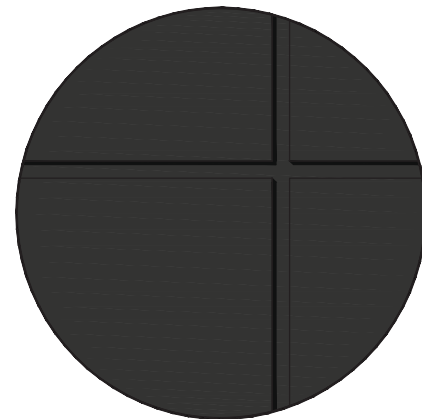
3 METAL PANEL
COLOR WHITE



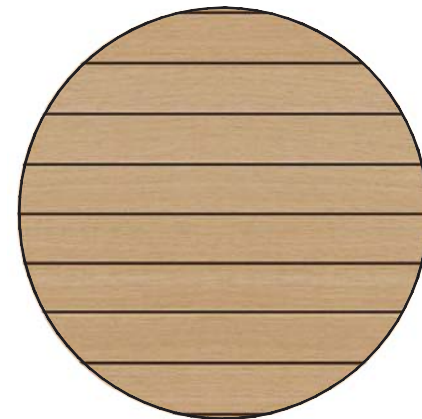
4 METAL PANEL
COLOR CREAM BEIGE



5 METAL PANEL
COLOR COPPER



6 METAL PANEL
COLOR DARK GREY



7 ALUMINIUM
COLOR WOOD

ST. L. DEV

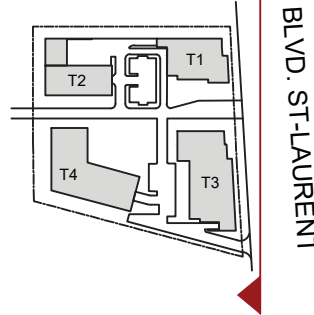
1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

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%)

▲ NORTH



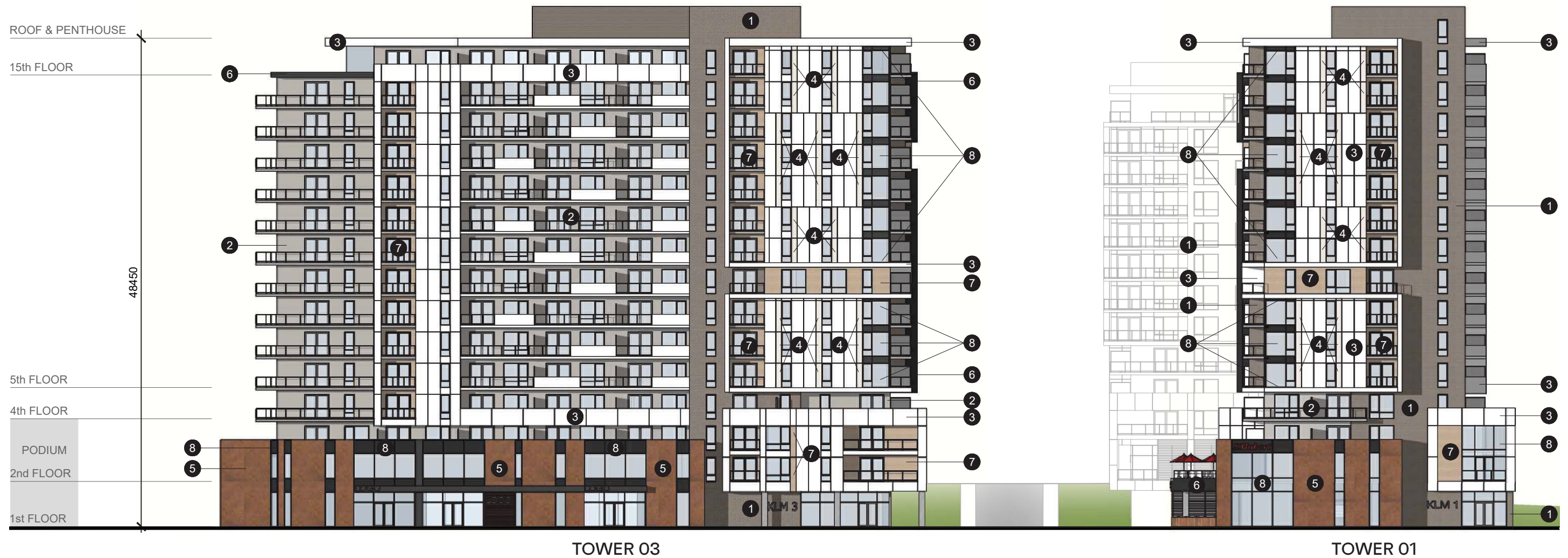
LEGEND EXTERIOR MATERIALS

- 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



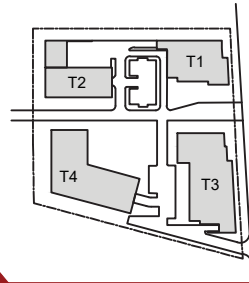
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1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

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%)

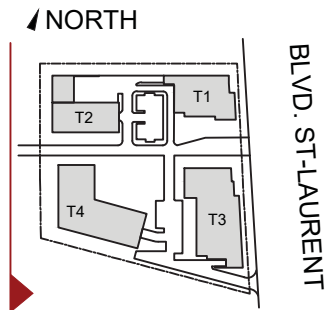


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1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

WEST ELEVATION TW 02 & 04

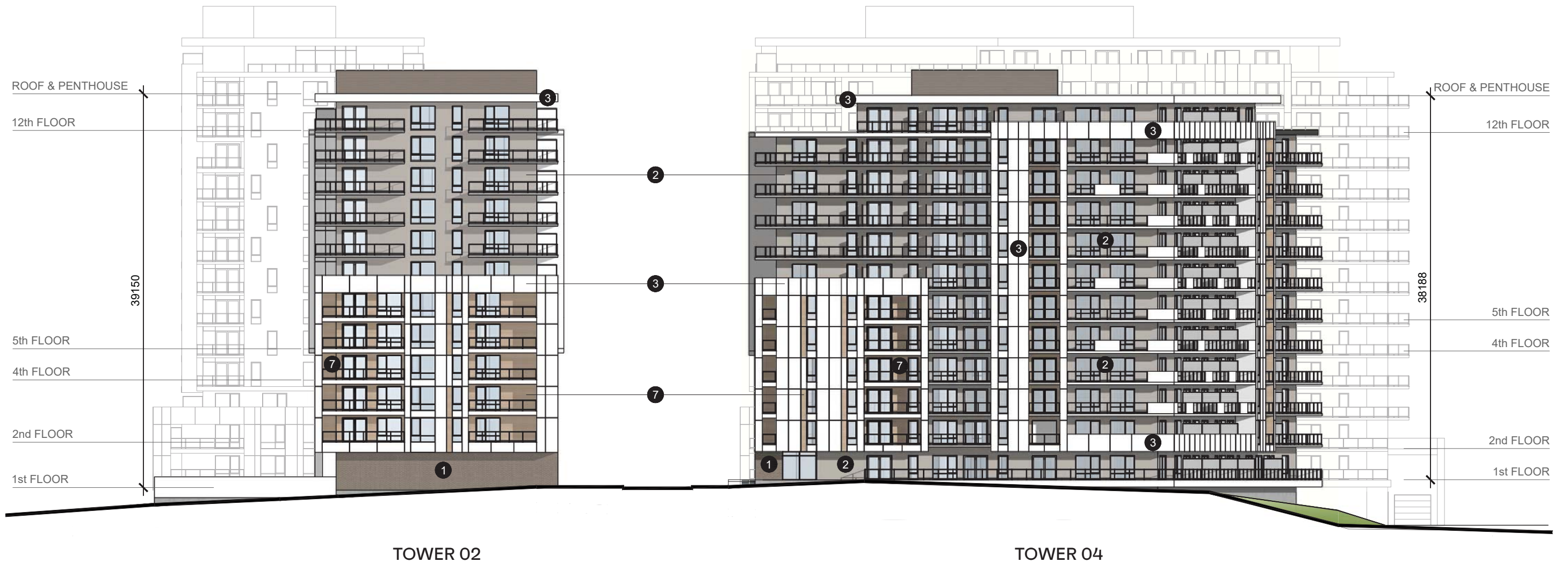
STATISTICS OF THE % MATERIALS
 BUILDING AREA : 995 m²
 OPENING AREA : 244 m² (25%)
 MASONRY AREA : 79 m² (8%)
 MICRO FIBER AREA : 231 m² (23%)
 ALUMINIUM AREA : 441 m² (44%)



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%)



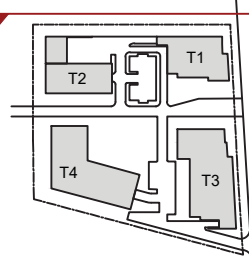
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1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

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

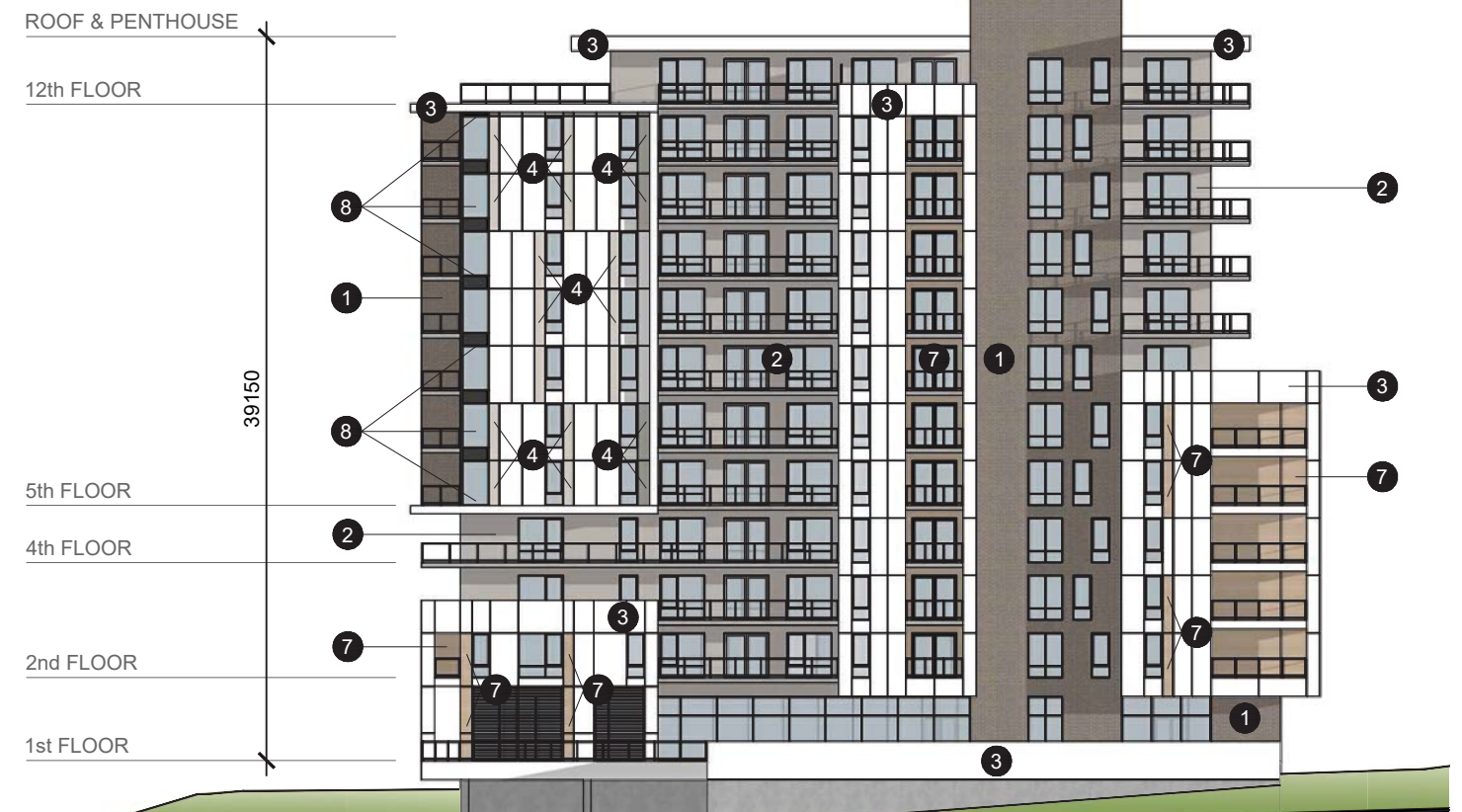
LEGEND EXTERIOR MATERIALS

- 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



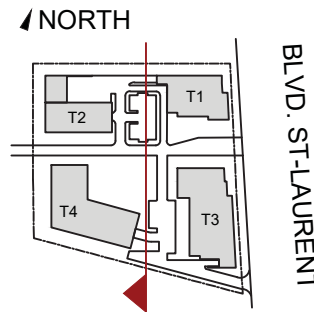
TOWER 02

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%)



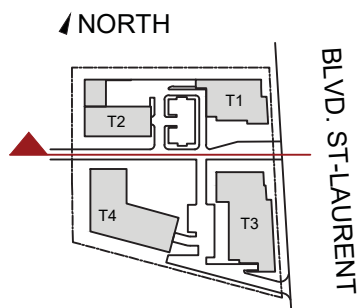
ST. L. DEV

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

INNER SOUTH ELEVATION TW 01 & 02

STATISTICS OF THE % MATERIALS

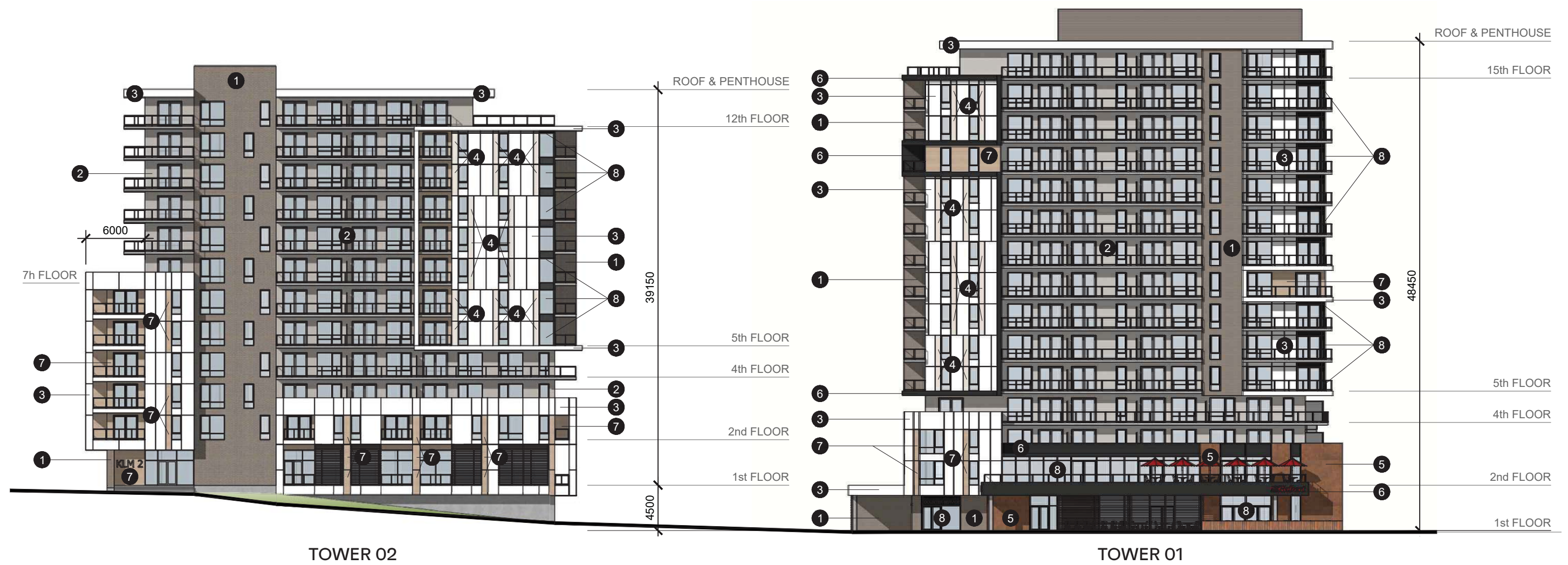
BUILDING AREA :	1790 m ²
OPENING AREA :	667 m ² (37%)
MASONRY AREA :	291 m ² (16%)
MICRO FIBER AREA :	231 m ² (13%)
ALUMINIUM AREA :	601 m ² (34%)



- 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%)

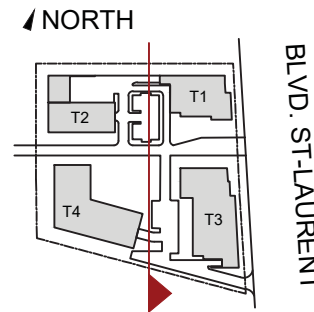


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SITE PLAN CONTROL APPLICATION

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%)

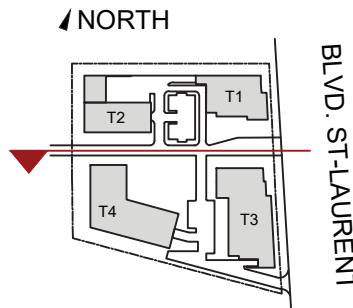


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SITE PLAN CONTROL APPLICATION

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%)



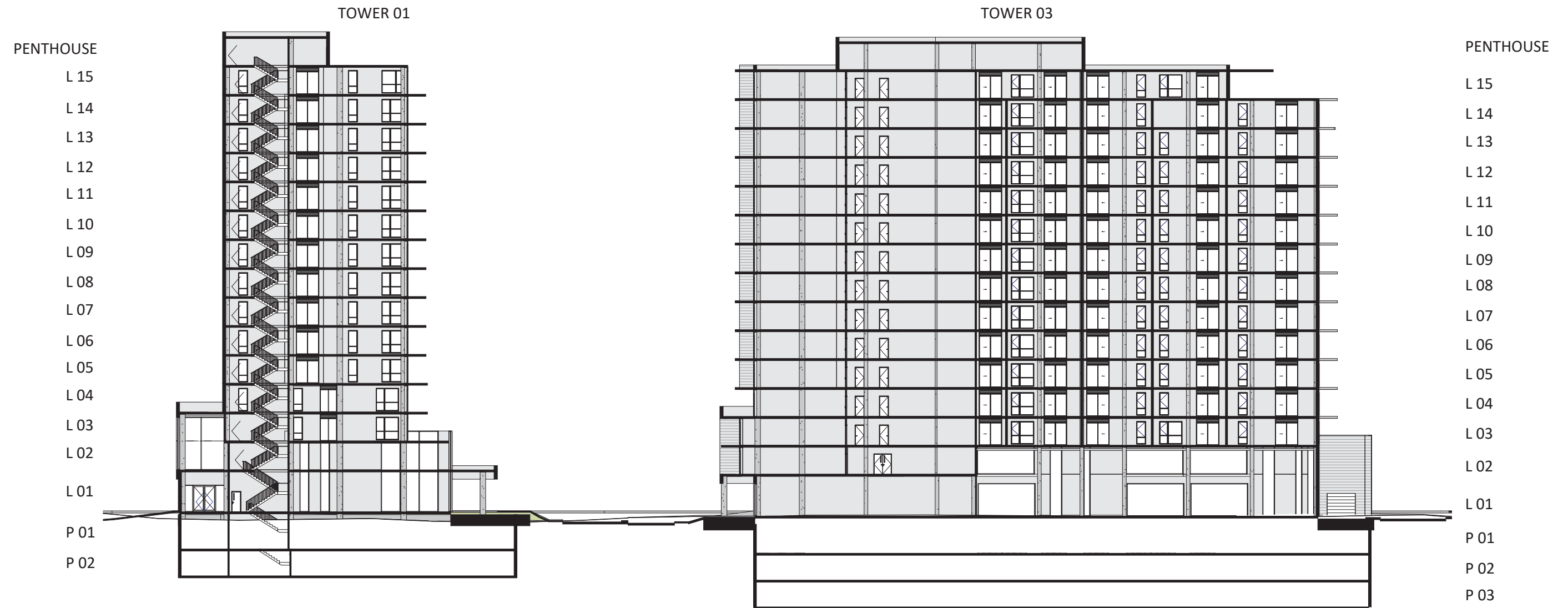
ST. LAURENT DEVELOPMENT

9. BUILDING CROSS SECTIONS

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

SECTION AA



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SITE PLAN CONTROL APPLICATION

SECTION BB



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SITE PLAN CONTROL APPLICATION

SECTION CC



ST. L. DEV

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

SECTION DD



ST. LAURENT DEVELOPMENT

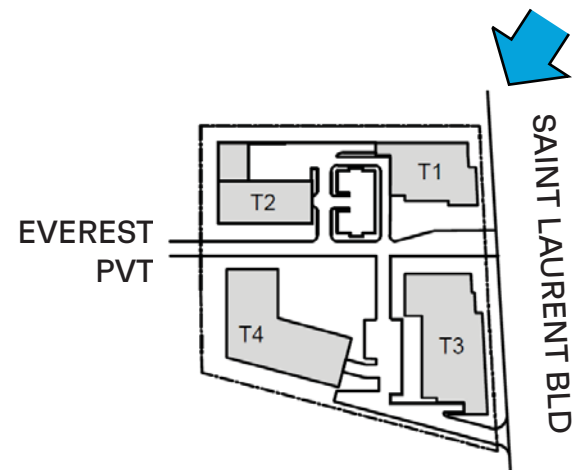
10. PROJECT RENDERINGS

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

PROJECT RENDERINGS

Northeast view of tower 1.

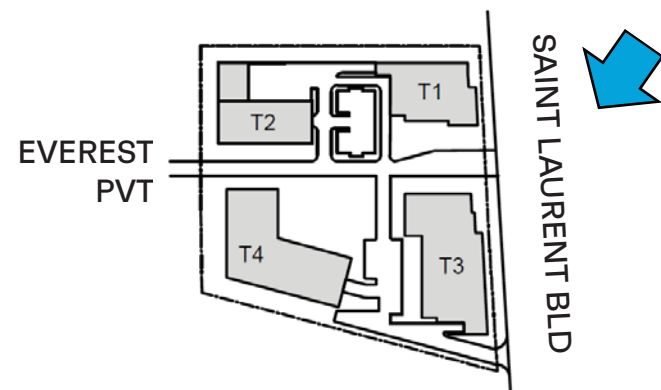


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SITE PLAN CONTROL APPLICATION

PROJECT RENDERINGS

Northeast view of tower 3.

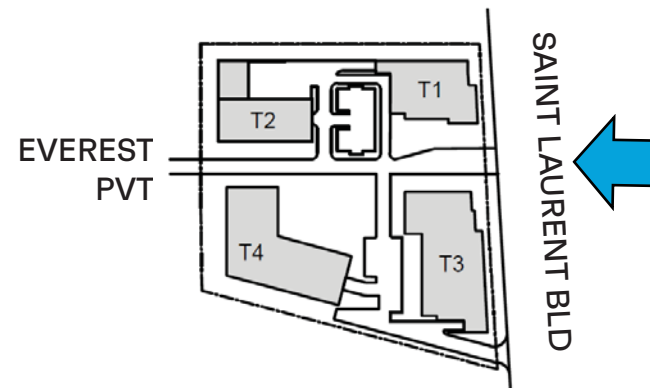


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1740 & 1760 ST. LAURENT BOULEVARD, OTTAWA
SITE PLAN CONTROL APPLICATION

PROJECT RENDERINGS

East view of the development main
acces.

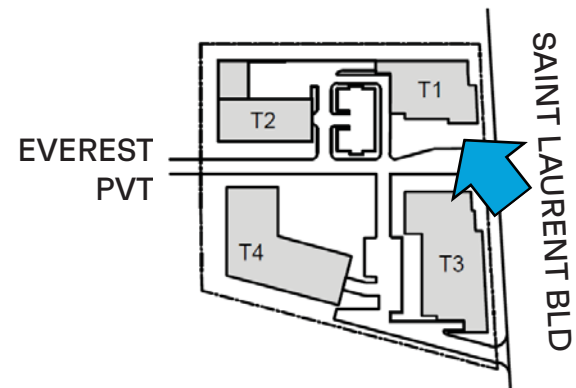


ST. L. DEV

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

PROJECT RENDERINGS

View of tower's 1 southeast corner.

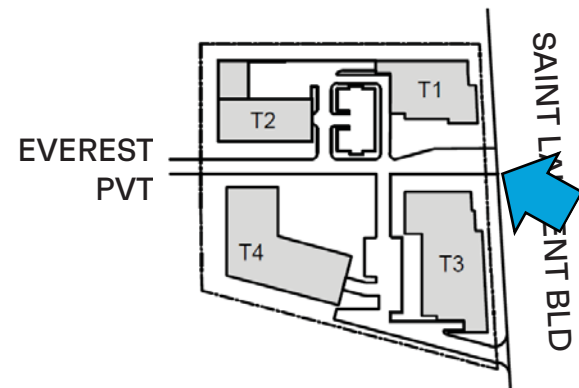


ST. L. DEV

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

PROJECT RENDERINGS

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

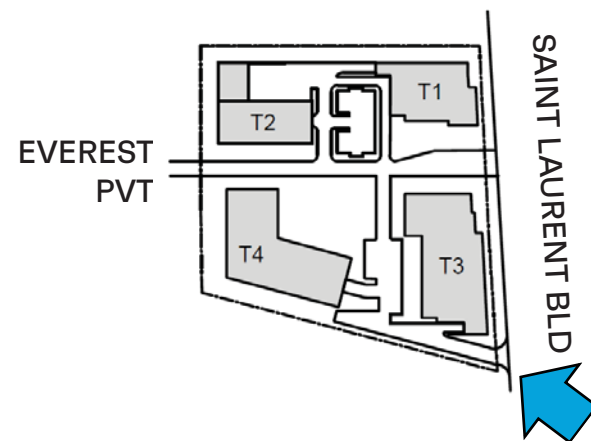


ST. L. DEV

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

PROJECT RENDERINGS

Southeast view of tower 3.

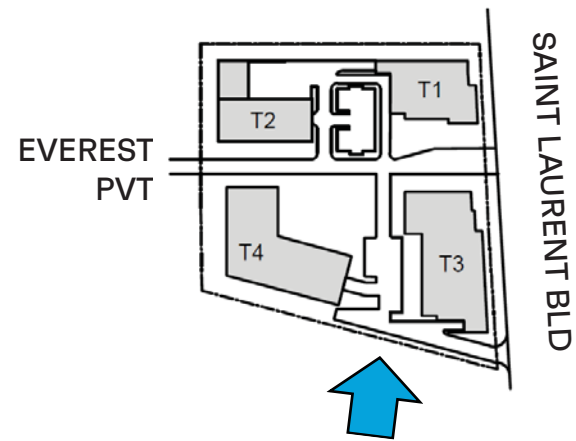


ST. L. DEV

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

PROJECT RENDERINGS

South view of both towers 3 and 4.

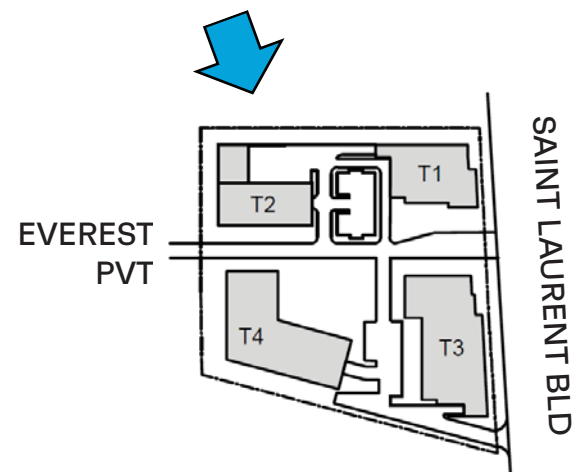


ST. L. DEV

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

PROJECT RENDERINGS

Northwest view of both towers 1 and 2.

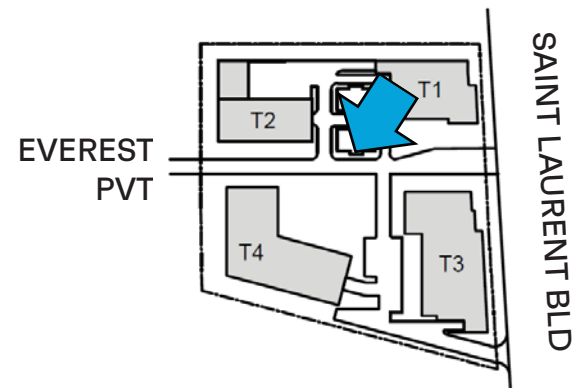


ST. L. DEV

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

PROJECT RENDERINGS

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

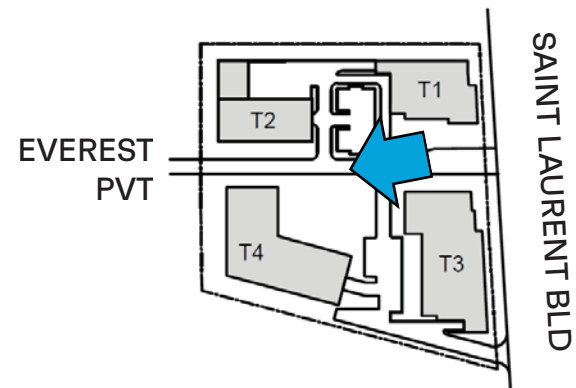


ST. L. DEV

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

PROJECT RENDERINGS

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

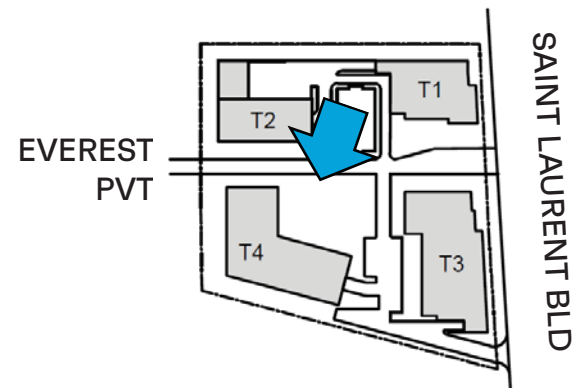


ST. L. DEV

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

PROJECT RENDERINGS

View toward tower 4 along Everest
Private.

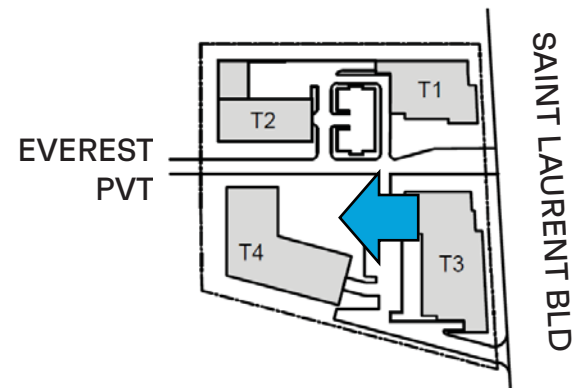


ST. L. DEV

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

PROJECT RENDERINGS

View of the central garden.

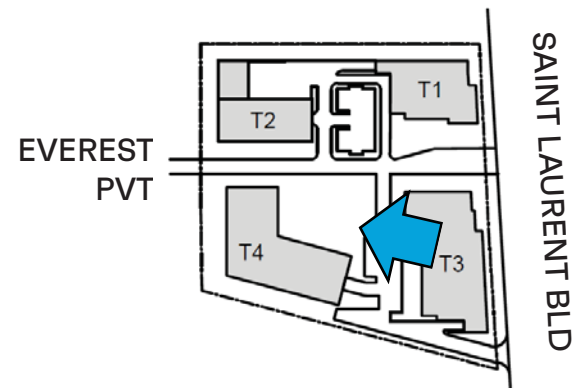


ST. L. DEV

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

PROJECT RENDERINGS

View of the central garden.

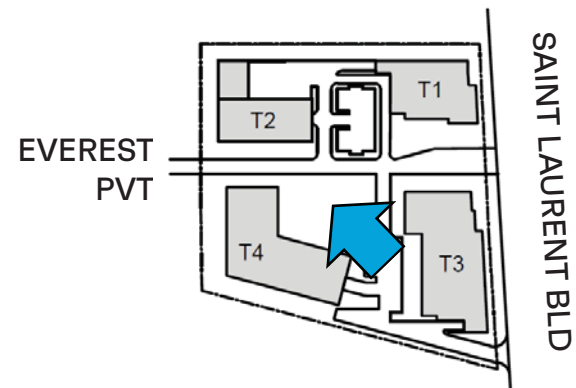


ST. L. DEV

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

PROJECT RENDERINGS

View of the central garden.

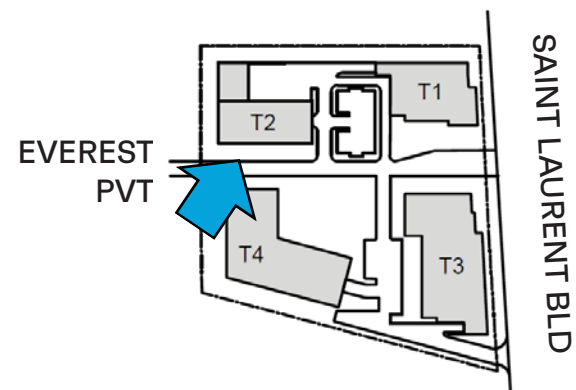


ST. L. DEV

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

PROJECT RENDERINGS

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

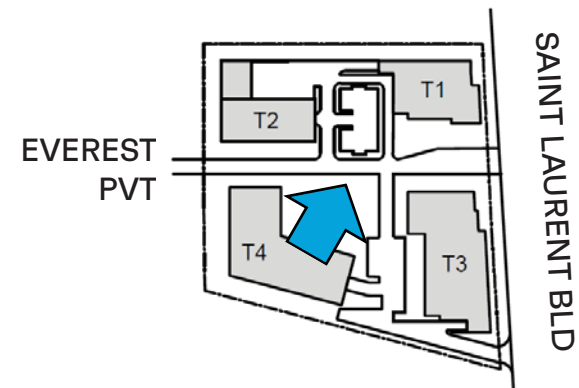


ST. L. DEV

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

PROJECT RENDERINGS

View of tower's 1 southwest corner.

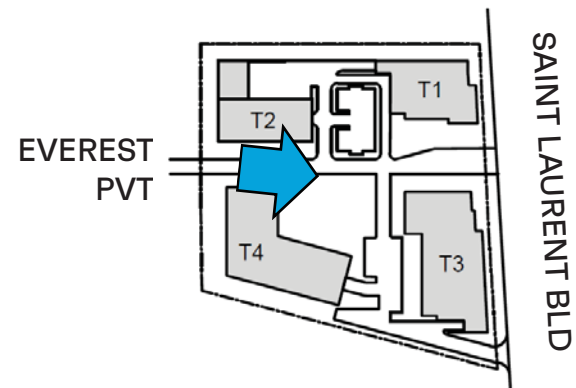


ST. L. DEV

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

PROJECT RENDERINGS

West view of both towers 1 and 4.

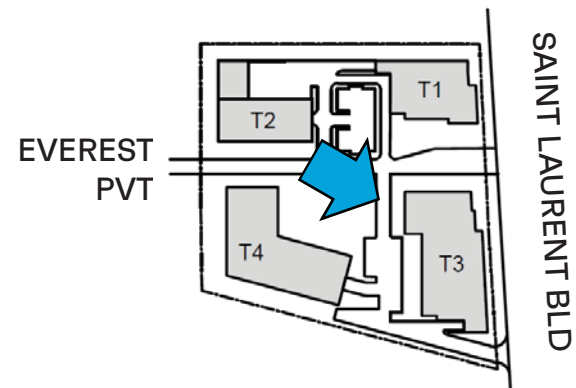


ST. L. DEV

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

PROJECT RENDERINGS

View of tower's 4 northwest corner.

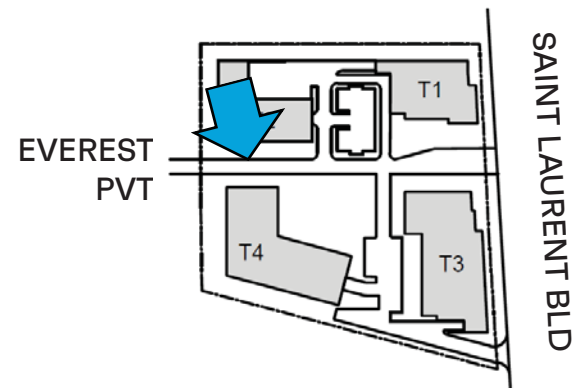


ST. L. DEV

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

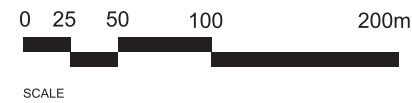
FALL EQUINOX

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

ST. L. DEV

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

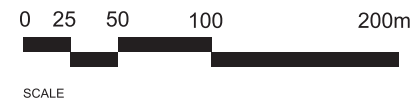
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TEST DATE: SEPT. 21

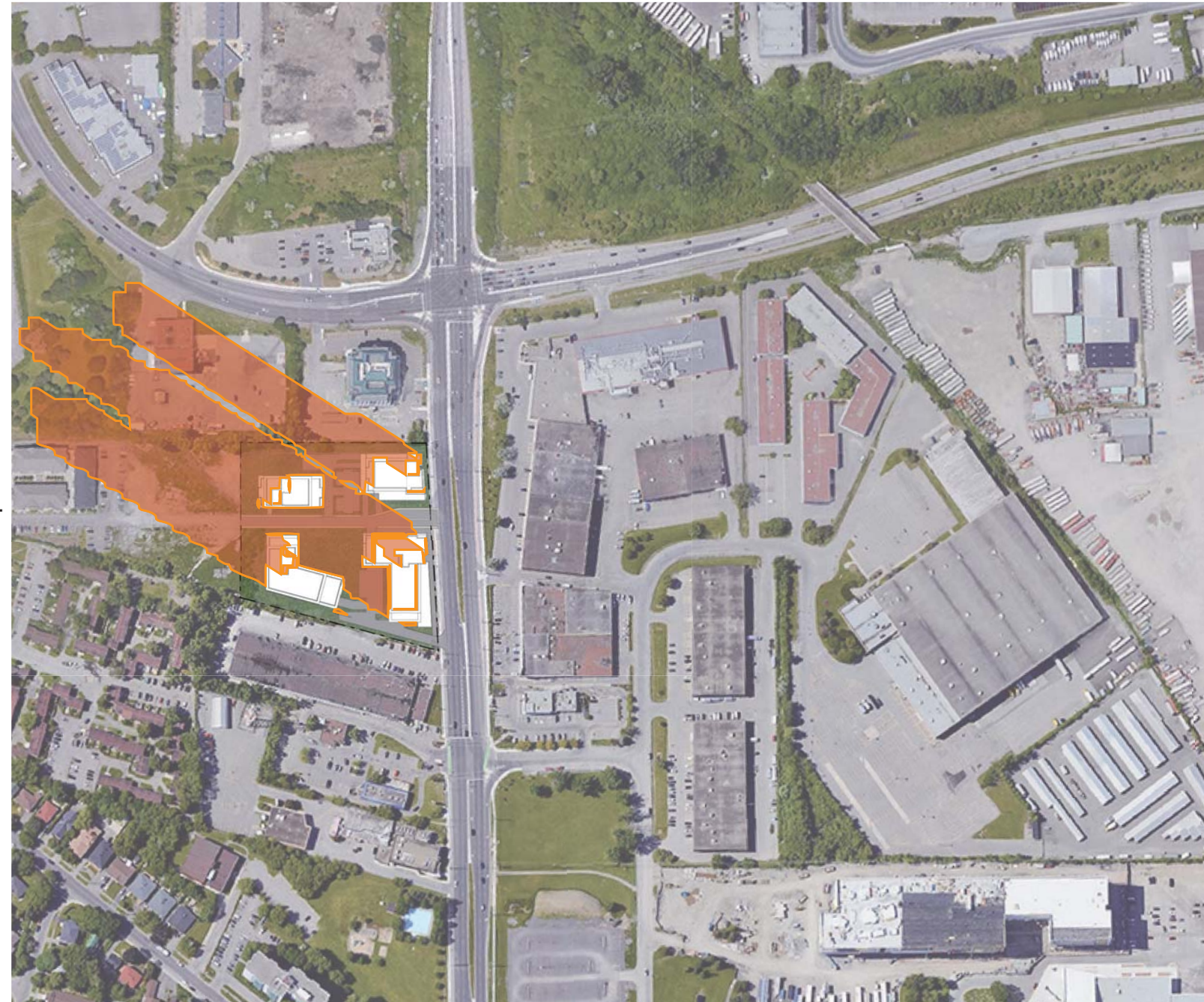
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

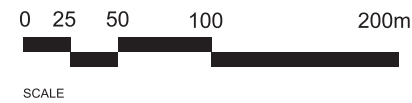
FALL EQUINOX

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

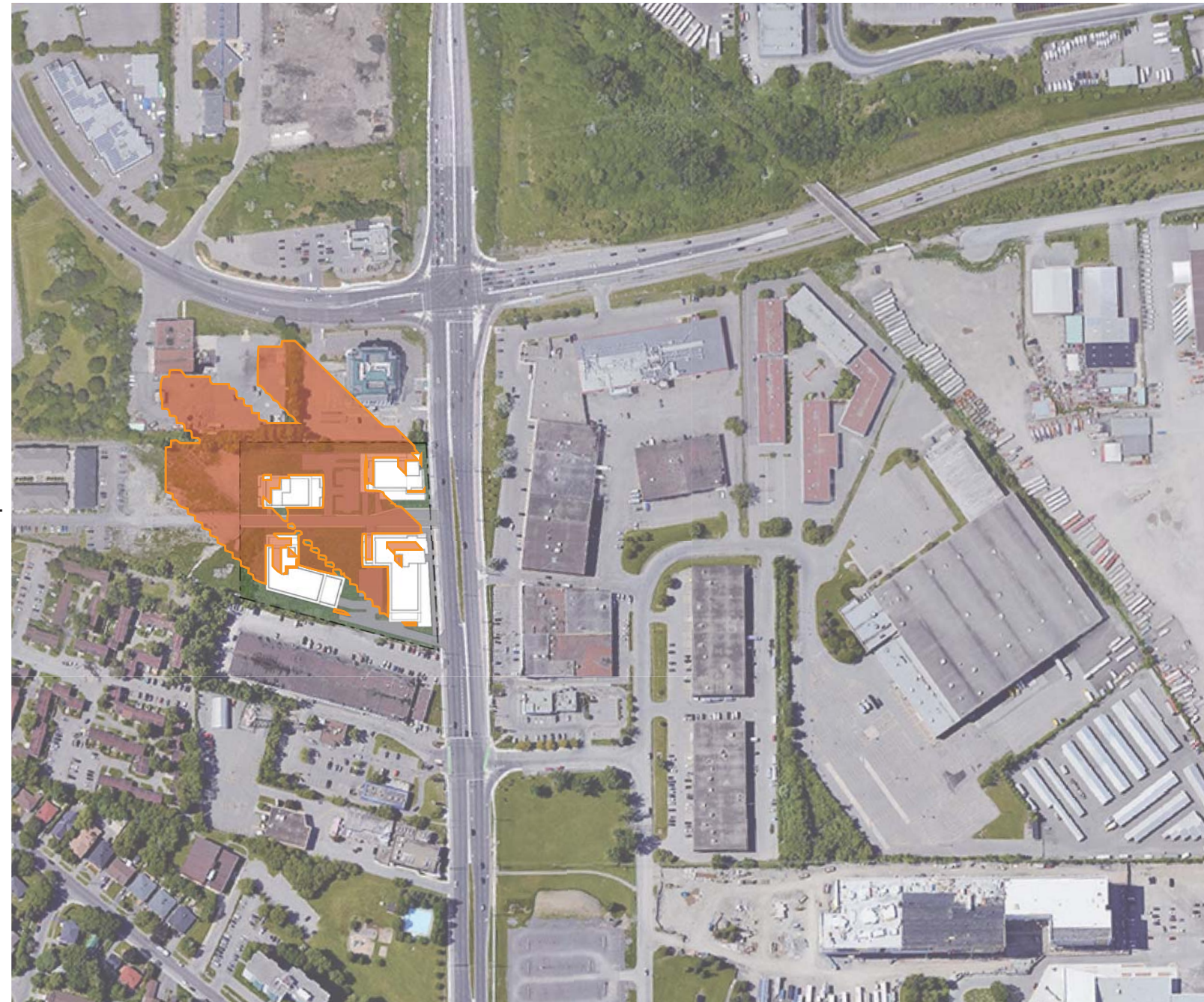
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

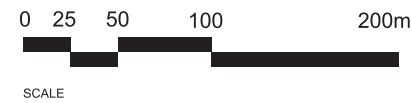
FALL EQUINOX

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



ST. L. DEV

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

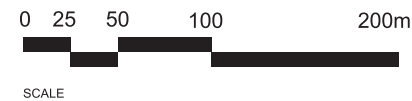
FALL EQUINOX

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

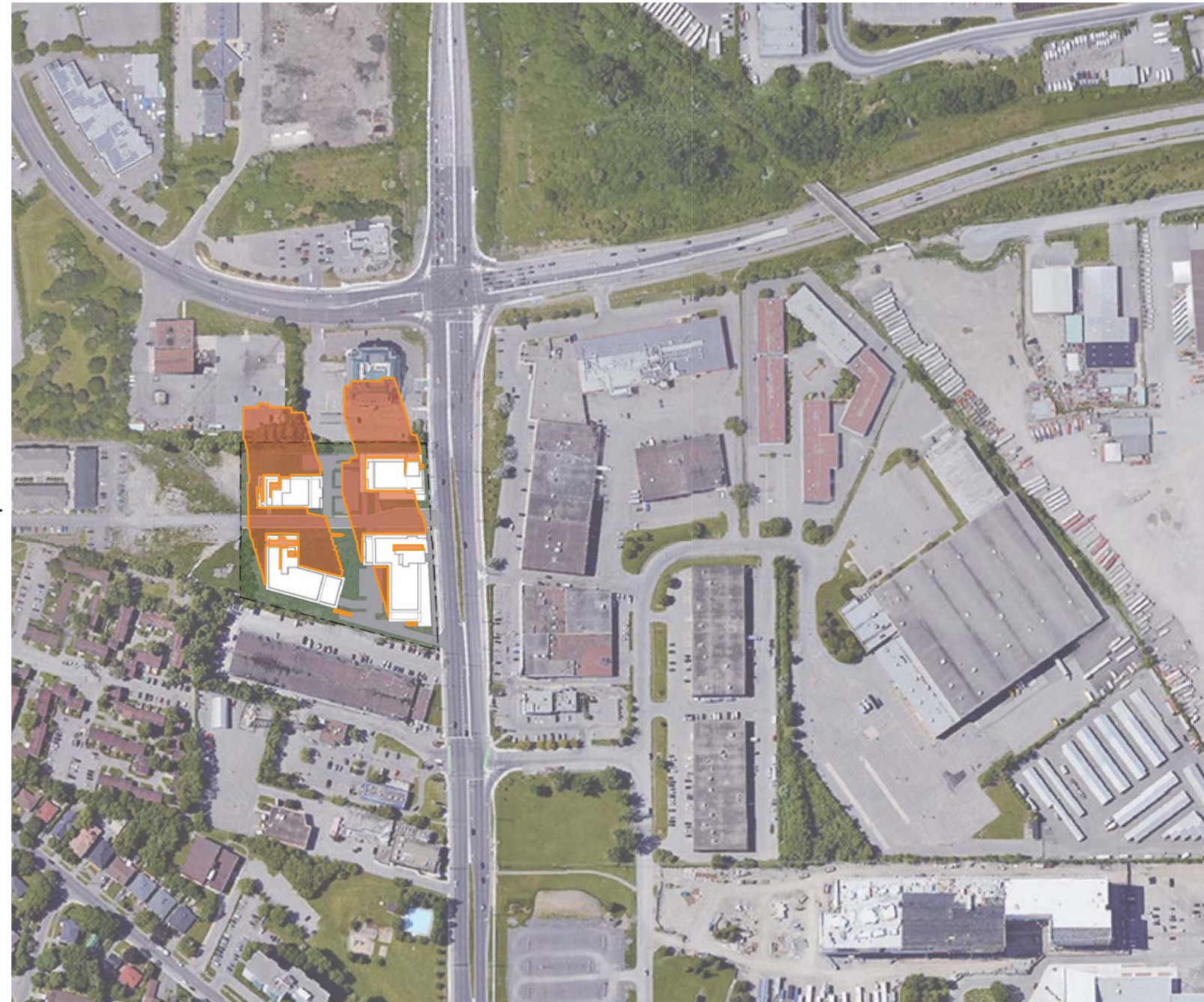
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

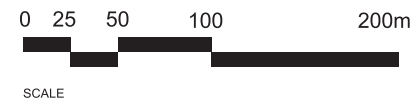
TEST TIME: 12PM EDT
TEST DATE: SEPT. 21

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

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

EVEREST PVT

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



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

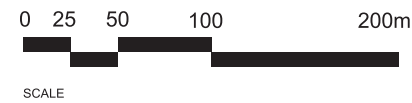
TEST TIME: 1PM EDT
TEST DATE: SEPT. 21

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

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

EVEREST PVT

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



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

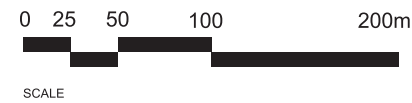
FALL EQUINOX

TEST TIME: 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

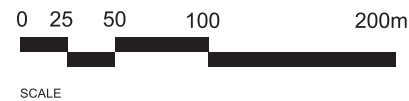
FALL EQUINOX

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

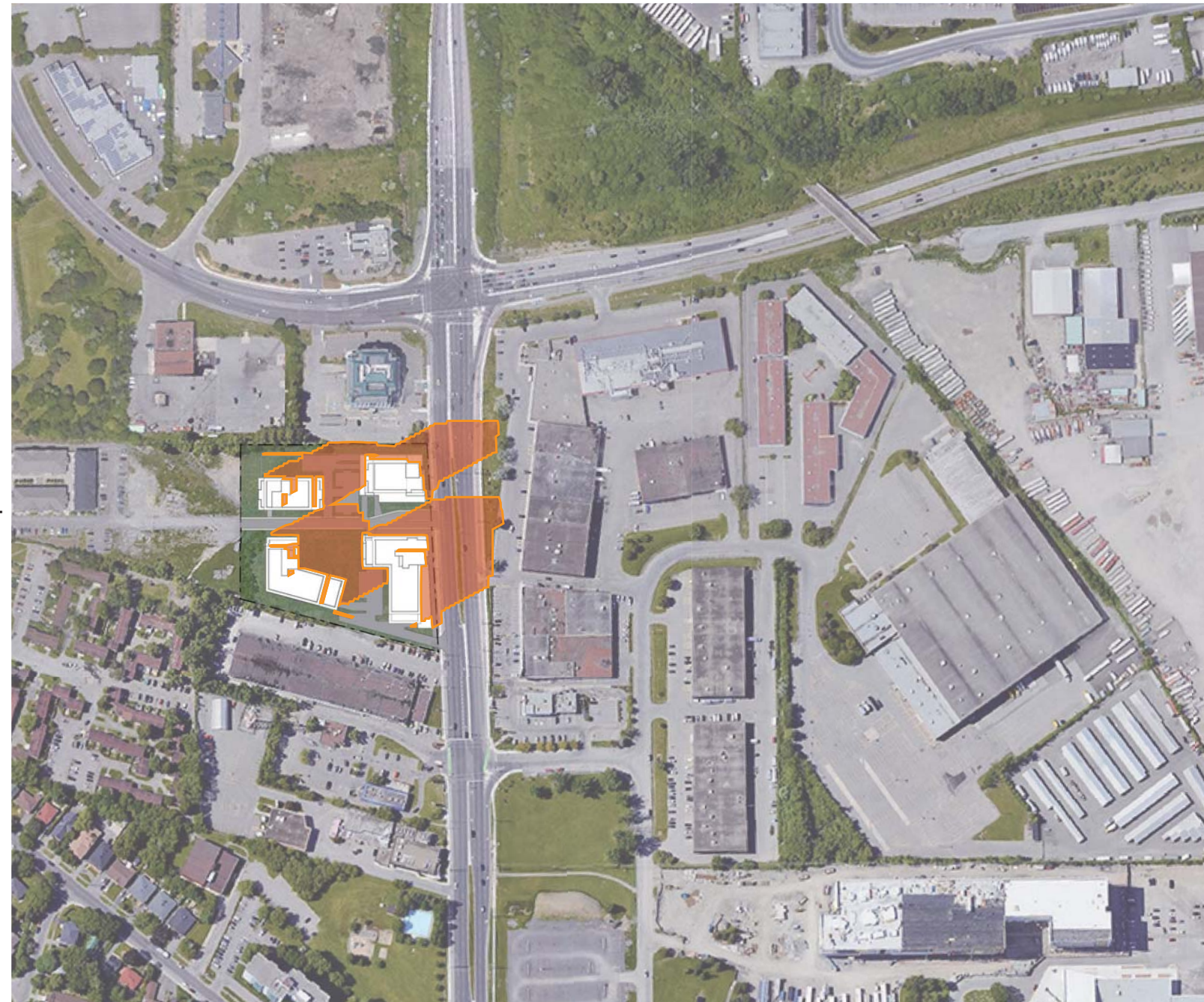
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

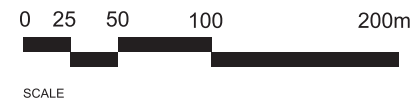
FALL EQUINOX

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

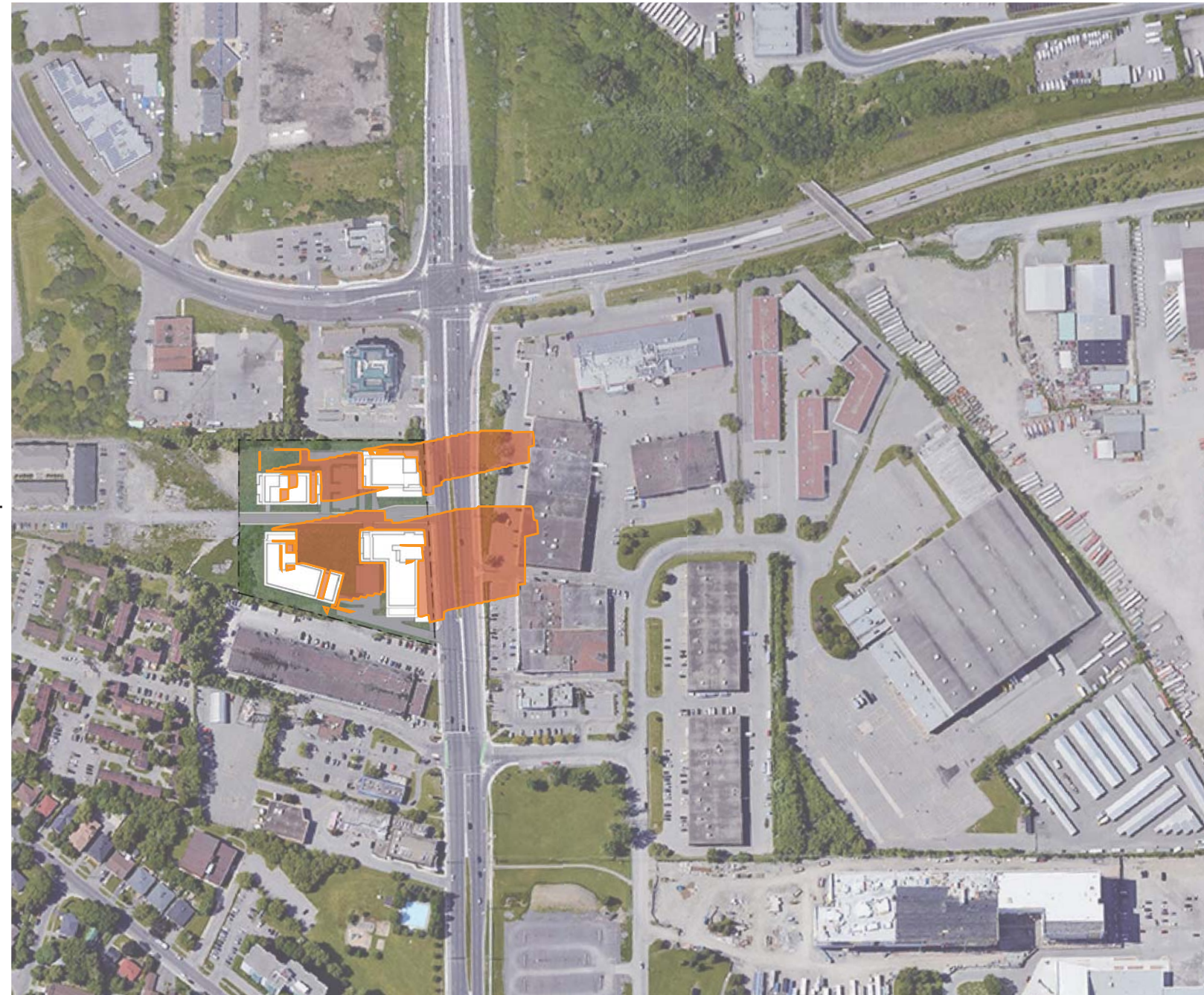
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

99

ST. L. DEV

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

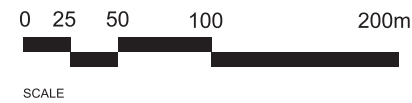
FALL EQUINOX

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

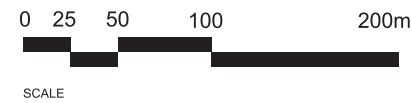
FALL EQUINOX

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

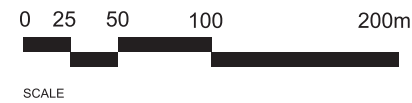
WINTER SOLSTICE

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

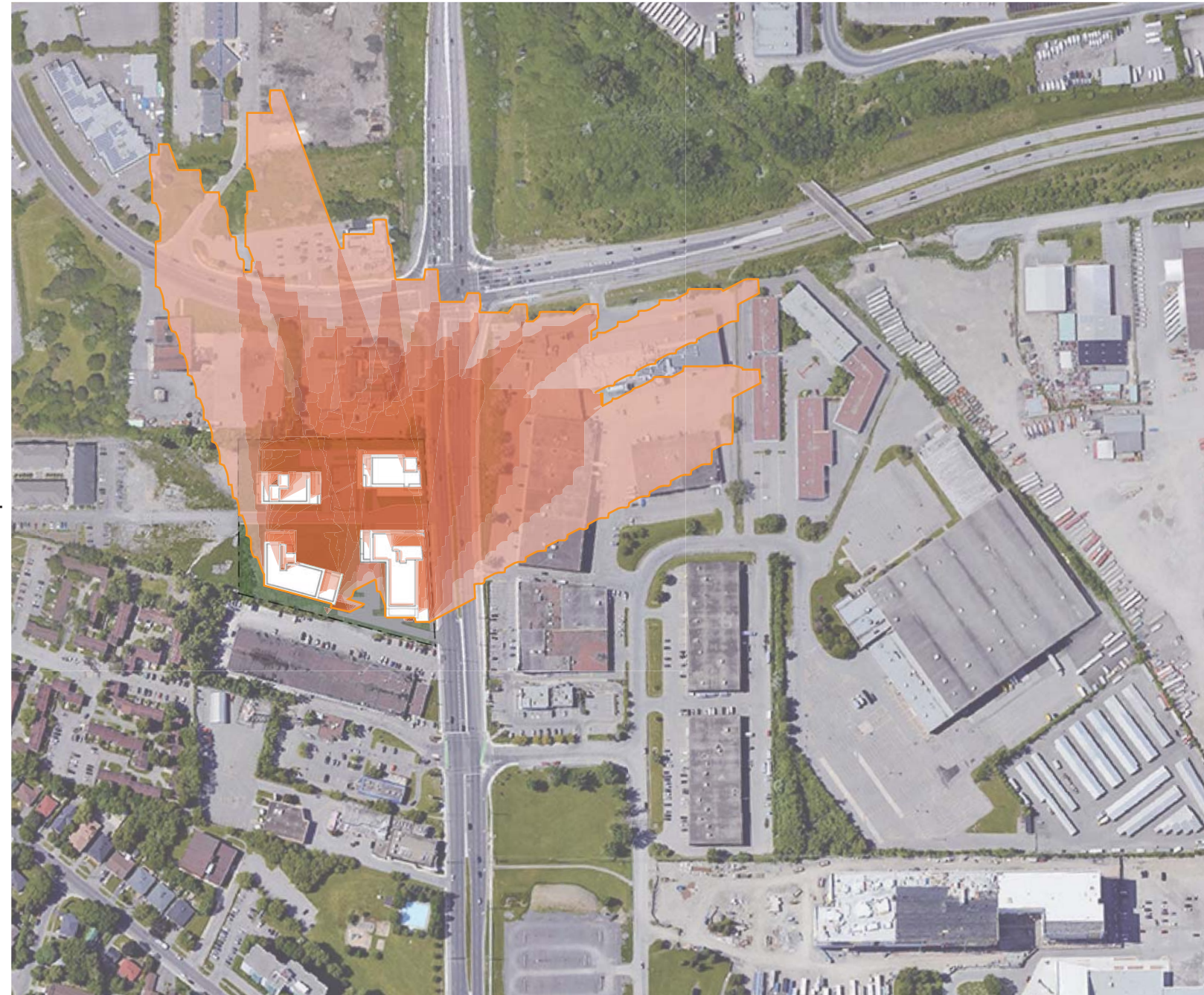
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

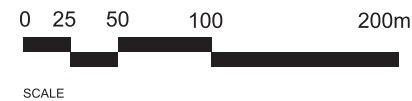
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

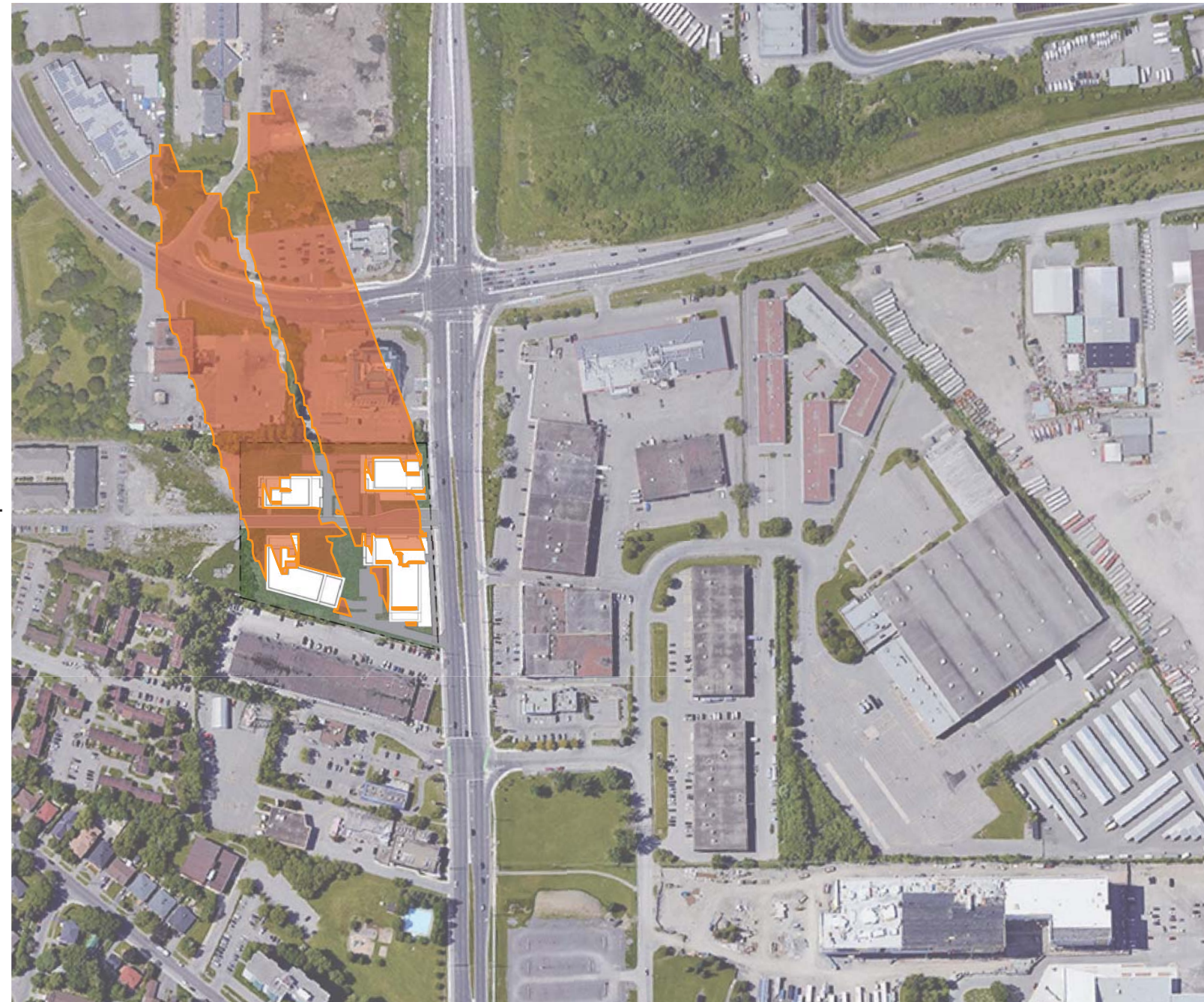
PROPOSED SHADOW

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

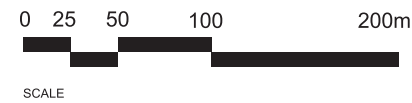
WINTER SOLSTICE

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

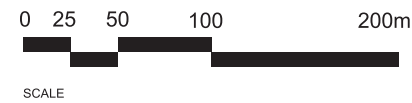
WINTER SOLSTICE

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



105

PROJECT NUMBER : 20005

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

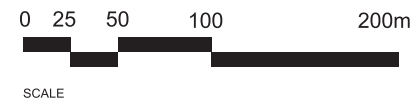
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW

PROPOSED BUILDING

NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

106
DATE: 2021-10-19

ST. L. DEV

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

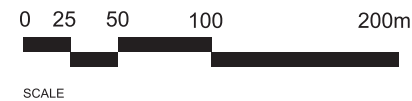
WINTER SOLSTICE

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TEST DATE: DEC. 21

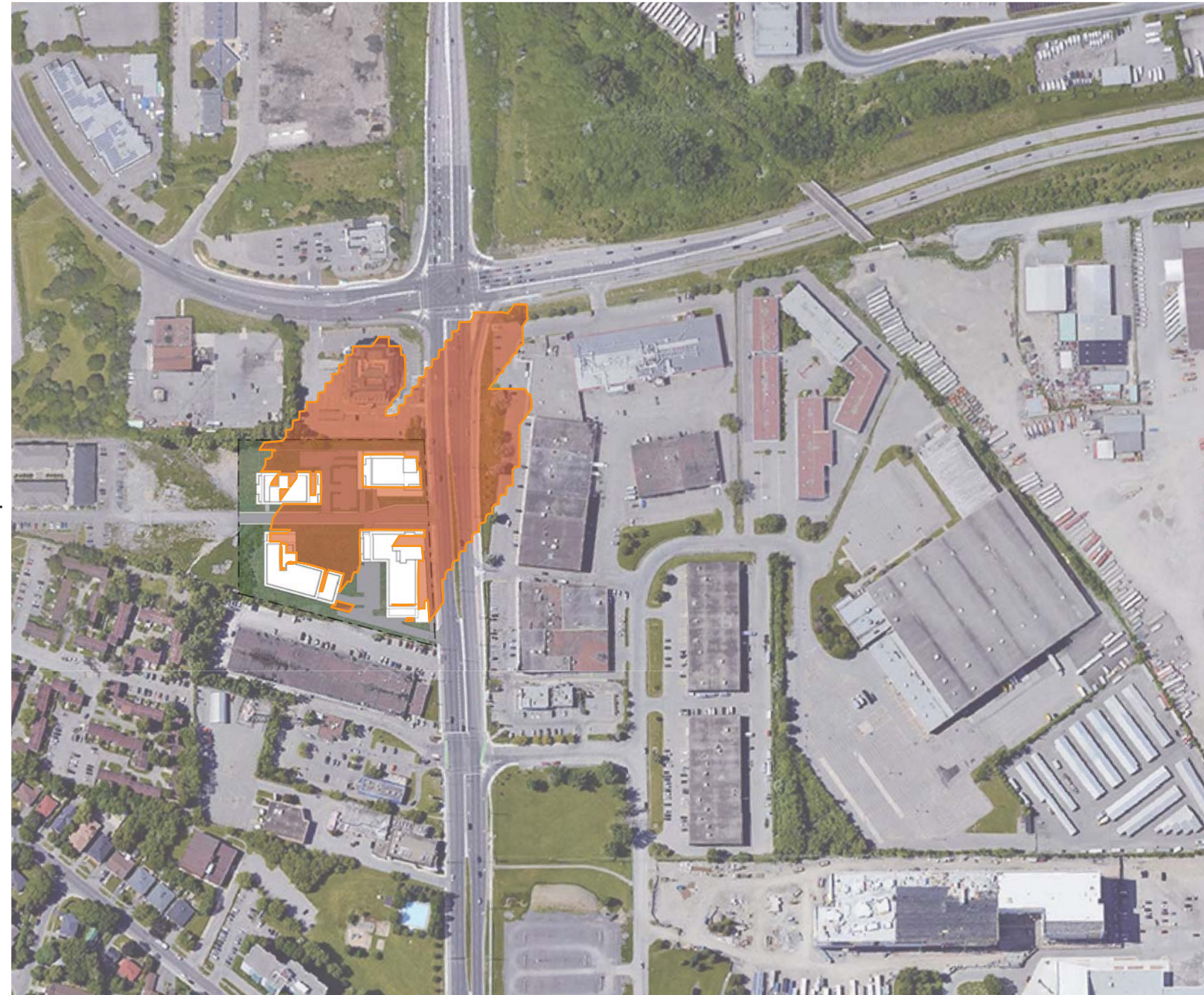
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

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

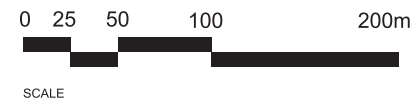
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

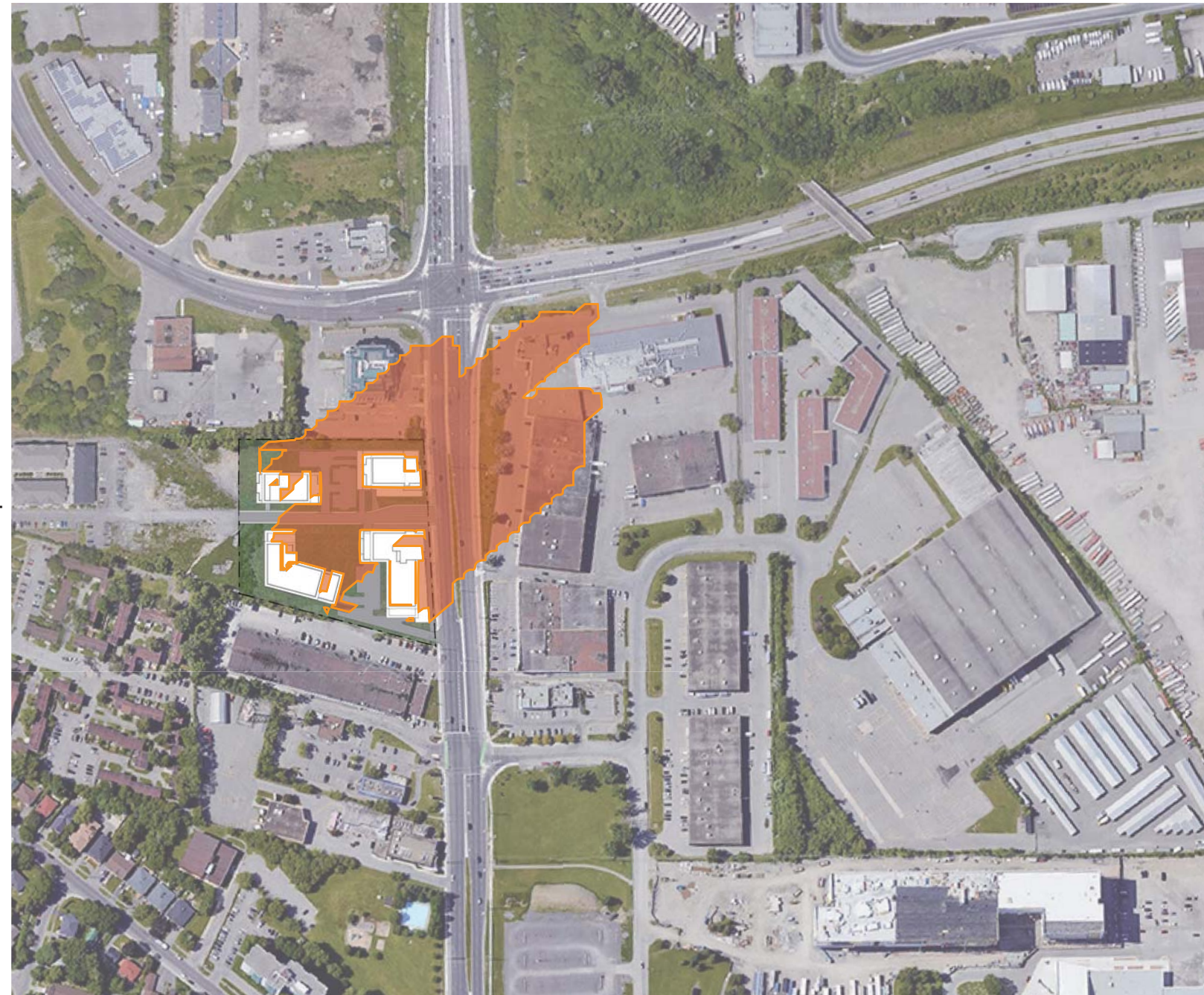
PROPOSED SHADOW

PROPOSED BUILDING

NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

108
DATE: 2021-10-19

ST. L. DEV

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

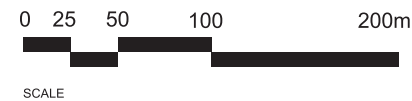
WINTER SOLSTICE

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



PROJECT NUMBER : 20005

109
DATE: 2021-10-19

ST. L. DEV

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

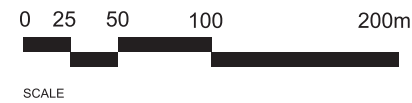
SUMMER EQUINOX

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

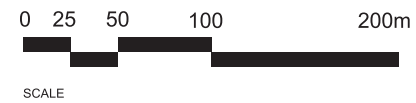
SUMMER EQUINOX

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

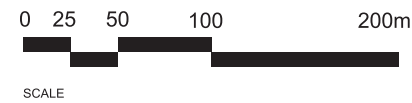
SUMMER EQUINOX

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

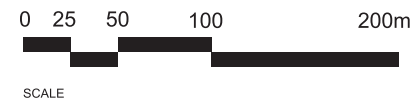
SUMMER EQUINOX

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

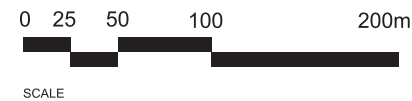
SUMMER EQUINOX

TEST TIME: 11AM EDT
TEST DATE: JUNE 21

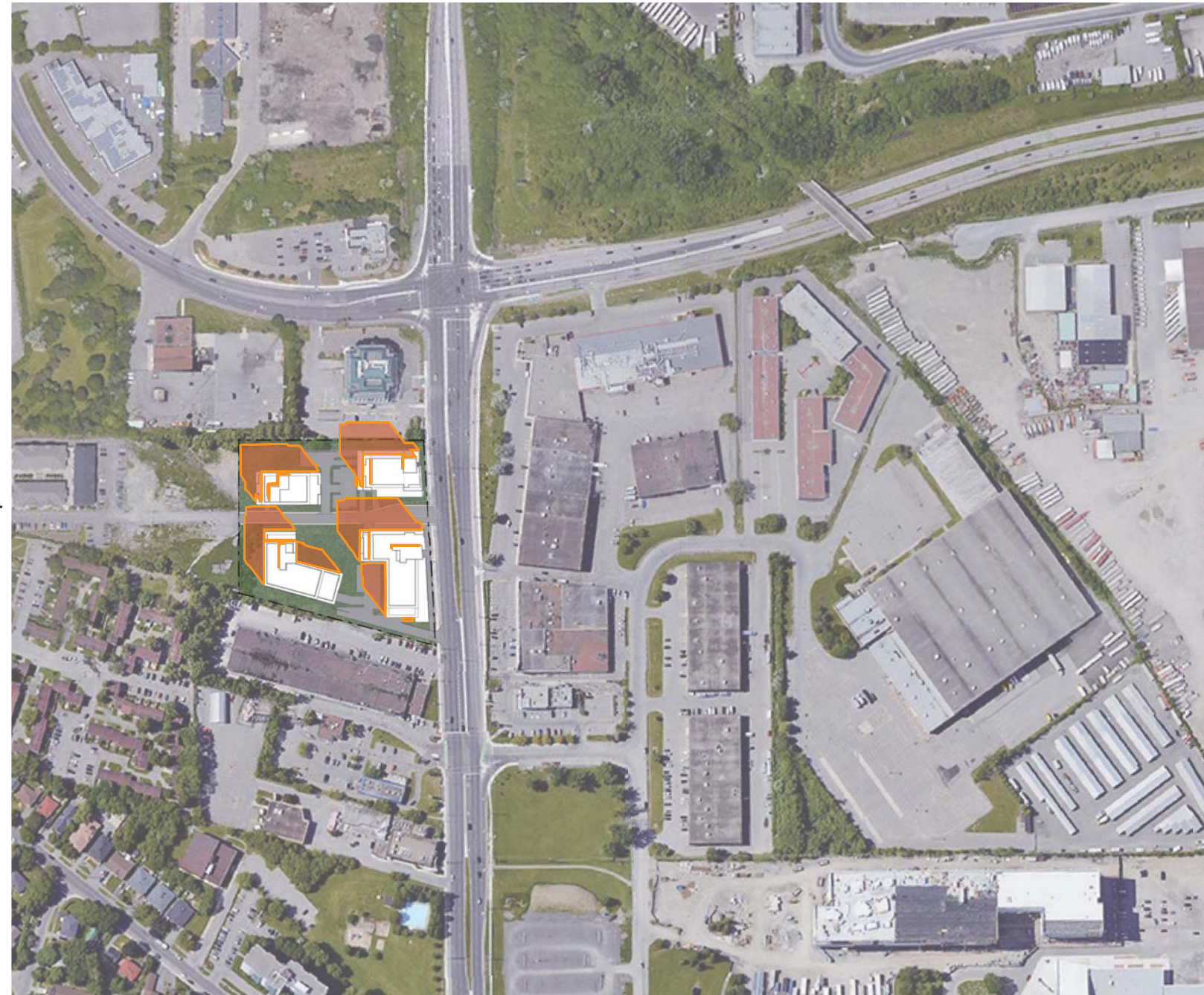
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



PROJECT NUMBER : 20005

114
DATE: 2021-10-19

ST. L. DEV

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

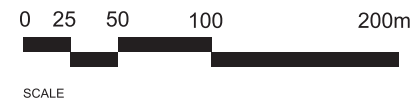
SUMMER EQUINOX

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

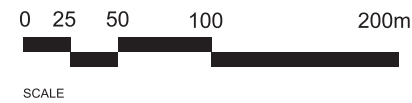
SUMMER EQUINOX

TEST TIME: 1PM EDT
TEST DATE: JUNE 21

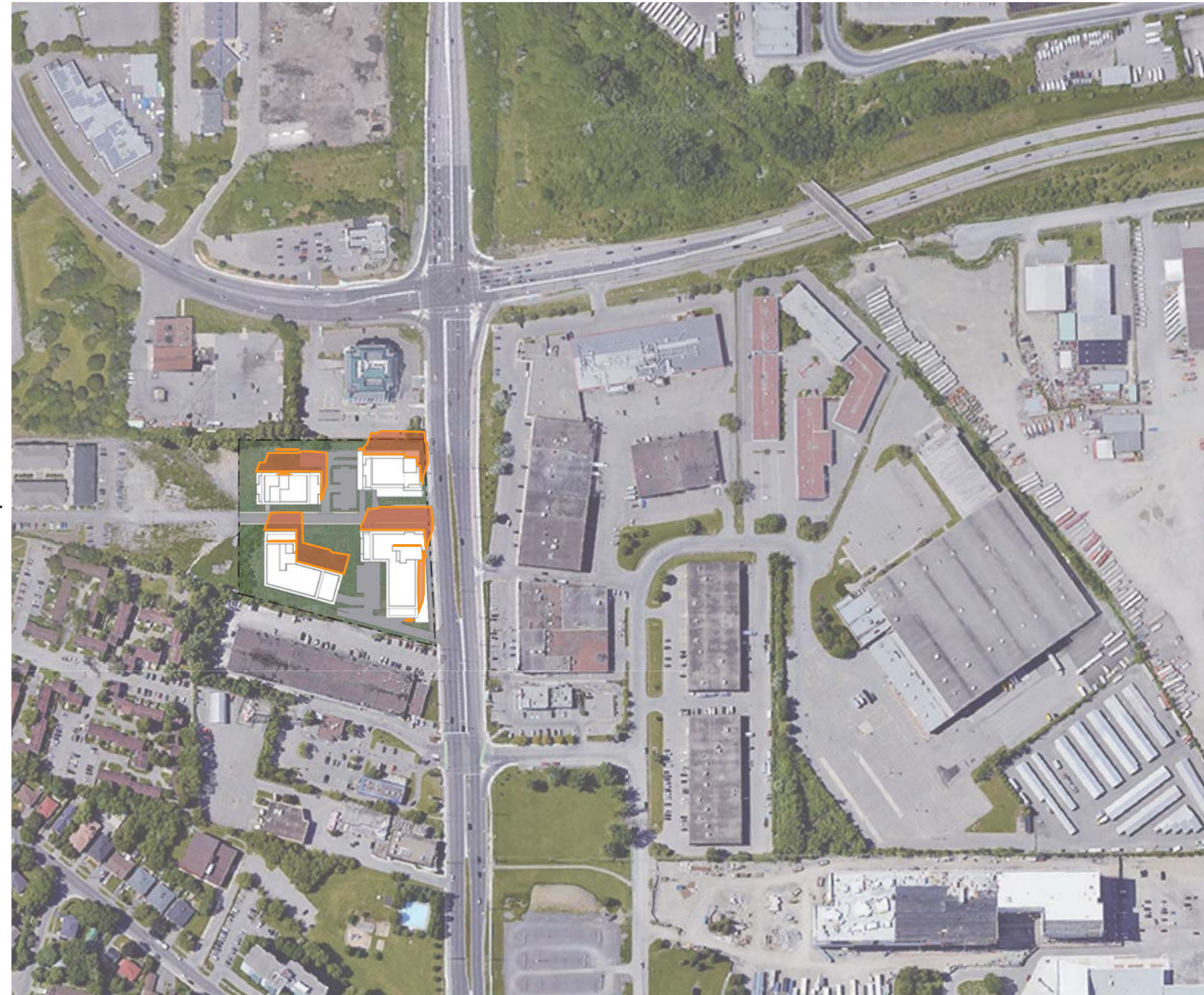
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

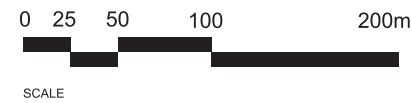
SUMMER EQUINOX

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

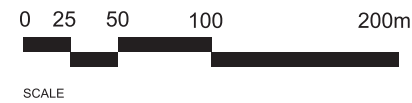
SUMMER EQUINOX

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

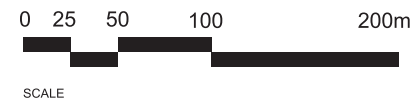
SUMMER EQUINOX

TEST TIME: 4PM EDT
TEST DATE: JUNE 21

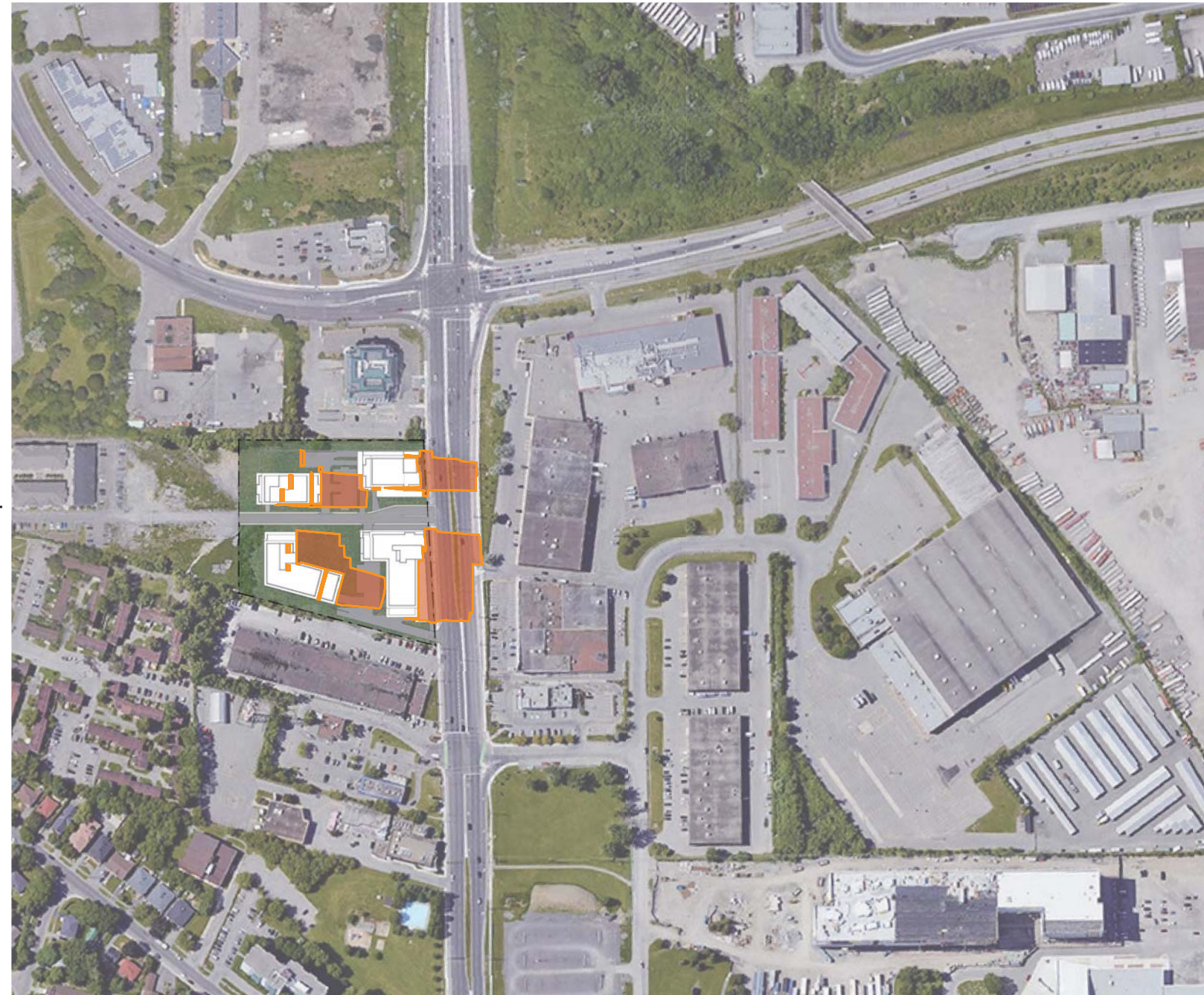
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

PROPOSED SHADOW
PROPOSED BUILDING
NEW NET SHADOW



EVEREST PVT



NEWMARKET ST

INNES RD

RUSSELL RD

ST. LAURENT
BLVD



119

PROJECT NUMBER : 20005

DATE: 2021-10-19

ST. L. DEV

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

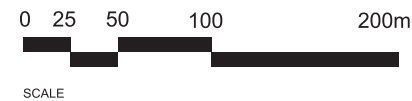
SUMMER EQUINOX

TEST TIME: 5PM EDT
TEST DATE: JUNE 21

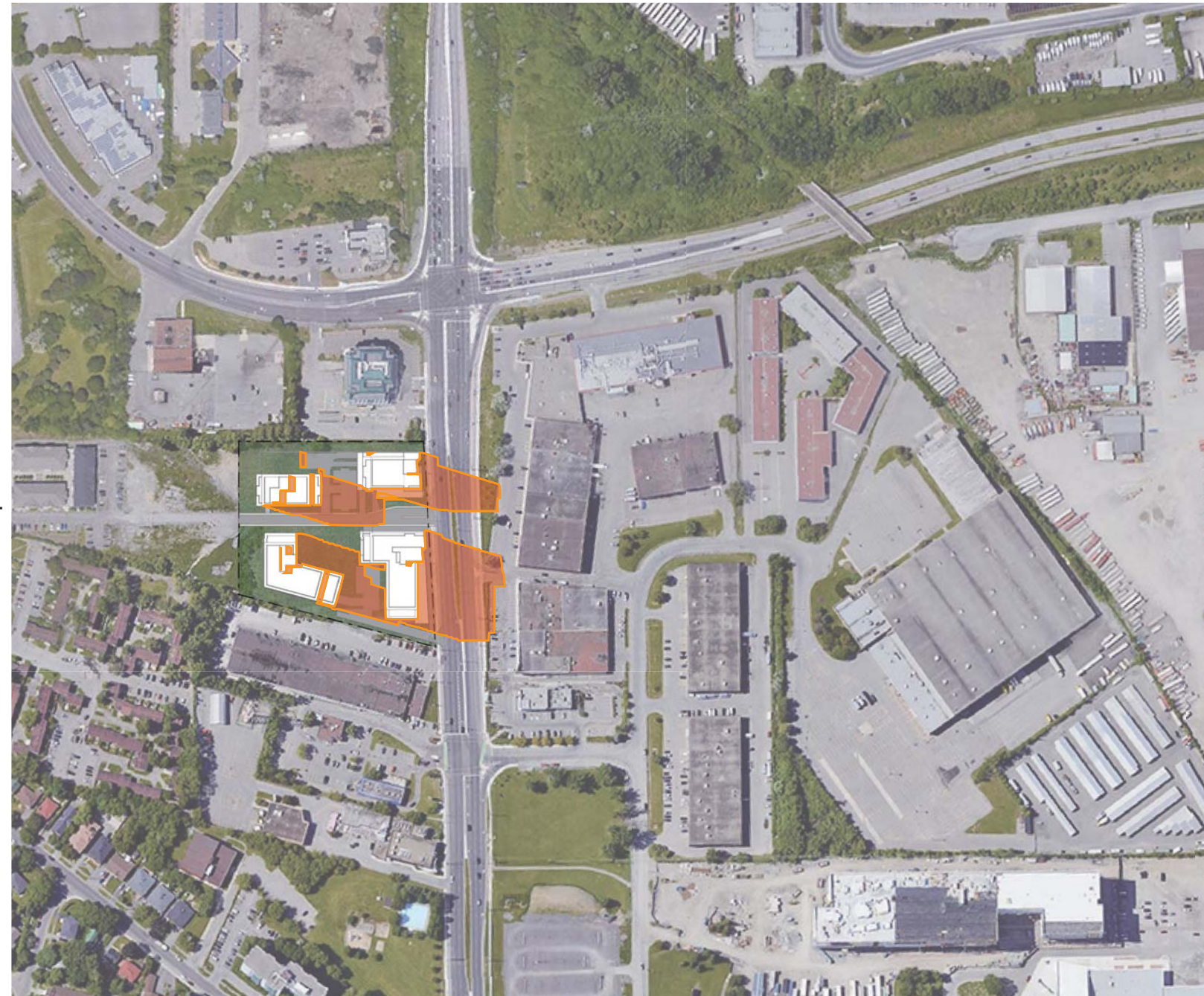
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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

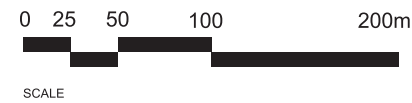
SUMMER EQUINOX

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

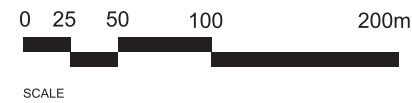
SUMMER EQUINOX

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

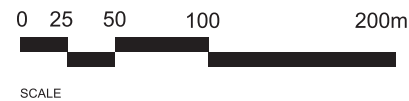
SUMMER EQUINOX

TEST TIME: 8PM EDT
TEST DATE: JUNE 21

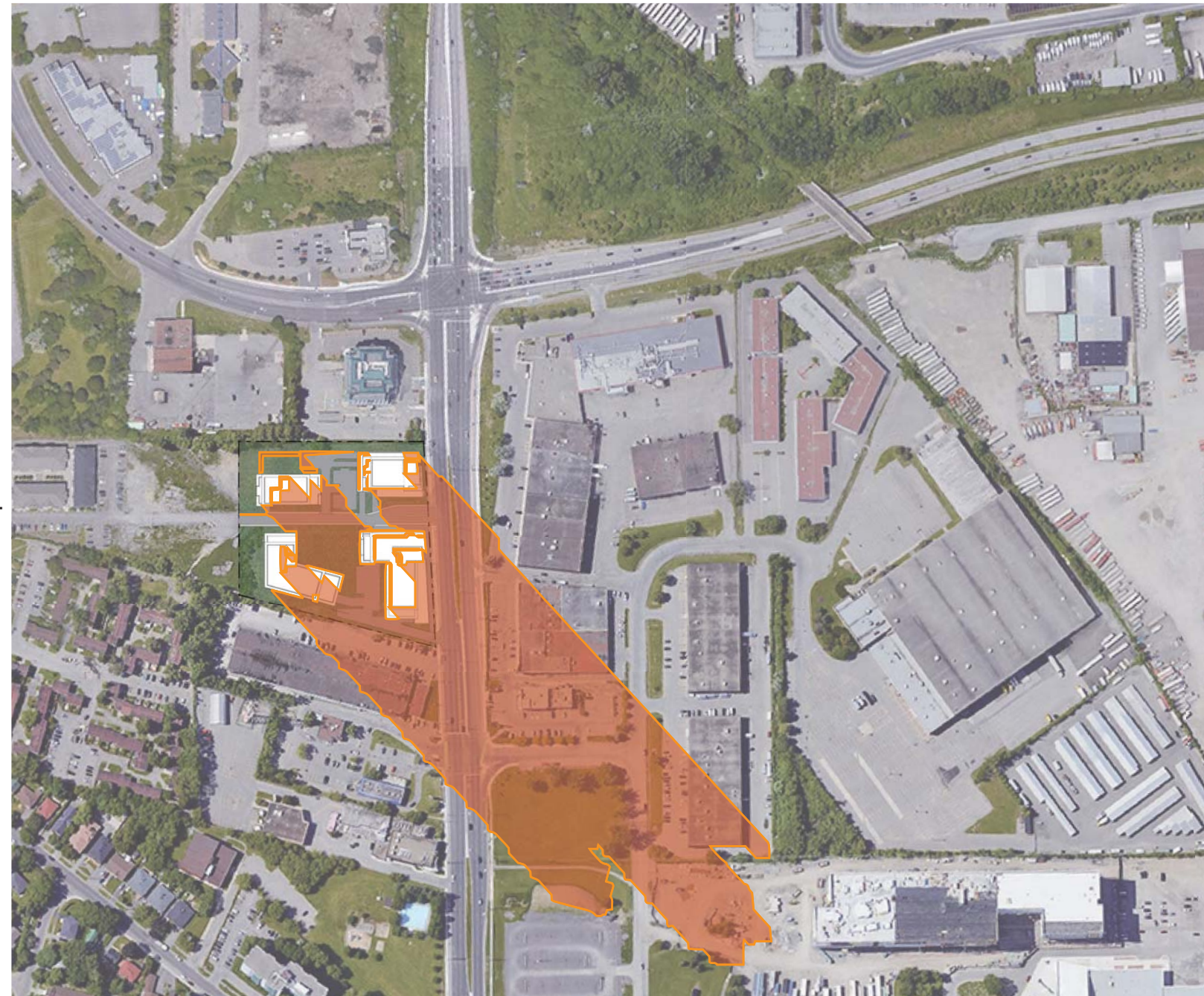
1740-1760 ST-LAURENT BOULEVARD,
OTTAWA, ON K1G 1A2

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