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**FOTENN**  
Planning + Design

**K T S**  
PROPERTIES



UDRP FORMAL CONSULTATION  
Revision 2

# 1531 St. Laurent Blvd. Development Project

November 2025



PROPERTY DESCRIPTION	
25 & 20 STOREY RESIDENTIAL BUILDINGS	
CITY OF OTTAWA PIN NUMBER	04263-0011
MUNICIPAL ADDRESS	1531 St-Laurent Blvd
SITE INFORMATION	
LOT AREA:	4984.1sqm
LOT FRONTAGE:	198.36m (3 sides)
LOT DEPTH:	96.43m (E to W) and 52.20m (N to S)
BUILDING INFORMATION	
BUILDING FOOTPRINT:	TOWER A = 846sqm / TOWER B = 1137 sqm
TOWER FLOORPLATE:	TOWER A = 760 sqm / TOWER B = 784sqm
GROSS FLOOR AREA (PER CITY DEFINITION):	TOWER A = 13261 sqm / TOWER B = 12852 sqm
PROPOSED USE:	MIXED USE RESIDENTIAL, RESIDENTIAL, HIGH-RISE
<b>UNIT BREAKDOWN - TOWER A:</b>	<b>UNIT BREAKDOWN - TOWER B:</b>
<b>UNIT MIX:</b>	<b>UNIT MIX:</b>
LEVEL 1: 0 UNITS 0	LEVEL 1: 6 UNITS 4x1BD, 2x 2BD
LEVEL 2: 11 UNITS 7x1BD, 3x2BD, 1x3BD	LEVEL 2-4: 15 UNITS 1x ST, 7x1BD, 6x2BD, 1x3BD
LEVEL 3-6: 11 UNITS 5x1BD, 4x2BD, 2x3BD	LEVEL 5 : 8 UNITS 3x1BD, 3x2BD, 2x3BD
LEVEL 7: 9 UNITS 2xST, 5x1BD, 2x3BD	LEVEL 6-10: 9 UNITS 1xST, 4x1BD, 3x2BD, 1x3BD
LEVEL 8-23: 10 UNITS 1xST, 5x1BD, 4x2BD	LEVEL 11-20: 10 UNITS 1XST, 6X1BD, 3X2BD
LEVEL 24-25: 10 UNITS 1xST, 5x1BD, 4x2BD	
<b>TOTAL 244 UNITS</b>	<b>TOTAL 204 UNITS</b>
<b>TOWERS A+B TOTAL 448 UNITS</b>	

ZONING TABLE	AM		
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED		PROPOSED
		mixed use	residential
MINIMUM LOT AREA	no minimum	no minimum	4984.1 sqm
MINIMUM LOT WIDTH	no minimum	no minimum	
MINIMUM FRONT YARD SETBACK (ST-LAURENT)	no minimum	3m	3.665m (actual)
MINIMUM CORNER SIDE YARD SETBACK (BELFAST)	no minimum	no minimum	2.42m (actual)
MINIMUM INTERIOR SIDE YARD SETBACK (SOUTH)	no minimum, not abutting a residential zone	no minimum, not abutting a residential zone	4.34m (actual)
MINIMUM REAR YARD SETBACK (LAGAN WAY)	3 m, abutting a street	7.5m	4.2m (actual)
MAXIMUM BUILDING HEIGHT	30 m, but in no case greater than 9 storeys		Tower A= 82m Tower B= 65.5m
MAXIMUM FLOOR SPACE INDEX	none		none
HYDRO SETBACK	6m		6m
VEHICLE PARKING REQUIREMENTS (AREA C SCHEDULE 1A)	(mixed use) 1 space/unit 247-12 units= 235 spots req	(residential) 1.2 space/unit 188-12 units= 212 spots req	390 below grade incl. 30 visitor 5 type A BF 5 type B BF
Mixed-Use (Tower A): 1 space/unit Residential (Tower B): 1.2 space/unit Residential Visitor: 0.2/unit Retail: 3.4 spaces/100sqm of gross floor area	visitor: 0.2/unit= 50 spots (retail) 3.4/100sqm GFA=288sqm=10 spots req	visitor: 0.2/unit= 38 spots	11 Retail at grade, incl. 1 type A BF  401 total
PARKLAND DEDICATION	10% Min. of Land area = 498.4 sqm		499.5 sqm
PARKING AREA AND SURROUNDING LANDSCAPING	15% Min. of Parking lot area (15% of 404 sq.m = 60.6 sq.m) must be provided as perimeter or interior landscaped area. 1.5m landscaped buffer to be provided between the perimeter of the parking lot and a lot line (a driveway may cross the buffer)		Site Landscaping = 1455sqm Counted within property boundaries and excluding the Parkland Dedication
AMENITY AREA REQUIREMENTS	6 square metres per unit (minimum 50% must be communal) 448 units x 6 sqm = 2688 sqm Minimum 1344 sqm communal		COMMUNAL: 1351 sqm PRIVATE BALCONIES: 1470 sqm TOTAL = 2821 sqm
BICYCLE PARKING SPACES	0.5 spaces per unit = 224 spaces		240 INTERIOR SPACES 28 EXTERIOR SPACES

## 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 448, 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 along the wider east-west direction of the lot, leaving a distance of 23m between towers. The parkland dedication is thus placed at the corner of Belfast Rd and Lagan Way, to provide accessible greenspace for the neighbourhood as well as the residents.

At the ground level, there will be an interior drive aisle that leads to the residential underground parking and the 11 commercial parking spots at grade. The underground parking will be distributed on 4 levels, providing a total of 390 spaces. Among those, 30 will be reserved for visitors. There will also be bike parking spaces and storage lockers in the underground. Bike parking will also be provided outdoors, with 28 spaces distributed along the site, as well as with interior ground level rooms in each building. There will be a total of 240 interior bike parking spaces in the project.

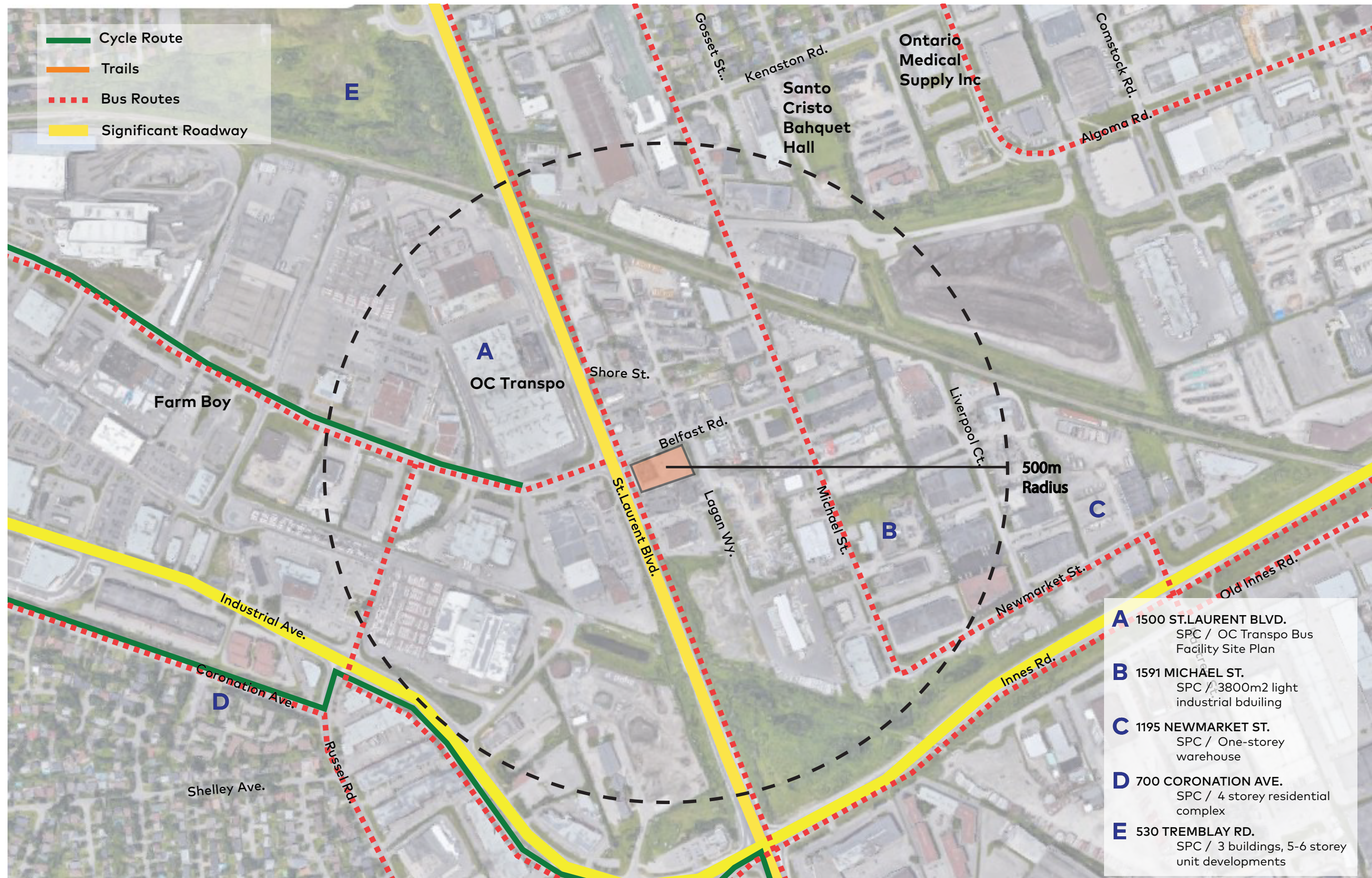
Landscape buffers and a fence along the south property line are provided as required by the Zoning Bylaw and with the intent of providing good urban at grade transitions between all properties surrounding the project. Trees and a combination of hard and soft landscaping approaches will be provided along all three streets, however high trees may not be possible due to the presence of high voltage hydro lines running along both streets. A new wood fence will be provided for the full length of the property line at the south side of the property.

Every rooftop within the project is designed to provide shared amenity terraces accessible to residents of both towers once Phase Two is complete. Phase One (Tower A) includes a walk-out terrace on Level 7 as well as a rooftop amenity room and terrace. Phase Two (Tower B) will offer a ground-level party room with direct access to the adjacent park, a gym, a Level 5 terrace with pool, and a rooftop amenity room and terrace. Both towers will also feature ground-level dog-wash rooms and move-in rooms, and nearly all suites will include private balconies or walk-out terraces.

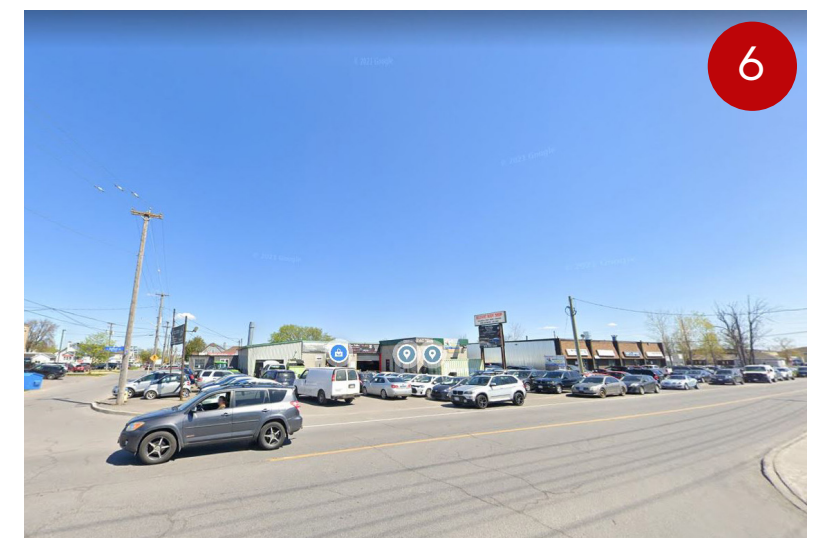
The project site is currently occupied by a small single-storey restaurant and surface parking lot. It sits within a neighbourhood characterized mainly by low-rise industrial and commercial buildings. As a new residential high-rise development, the project introduces a distinctive architectural presence to the area, using bold colour and form to emphasize its contemporary identity. The two towers and their podiums employ an integrated design approach, achieving visual cohesion while introducing variation across the site's façades. By combining contemporary architecture with new commercial frontage and thoughtfully designed communal green spaces, the development will enhance the public realm and foster a vibrant pedestrian experience, one that is currently lacking within the surrounding neighbourhood.

## Sustainability Statement:

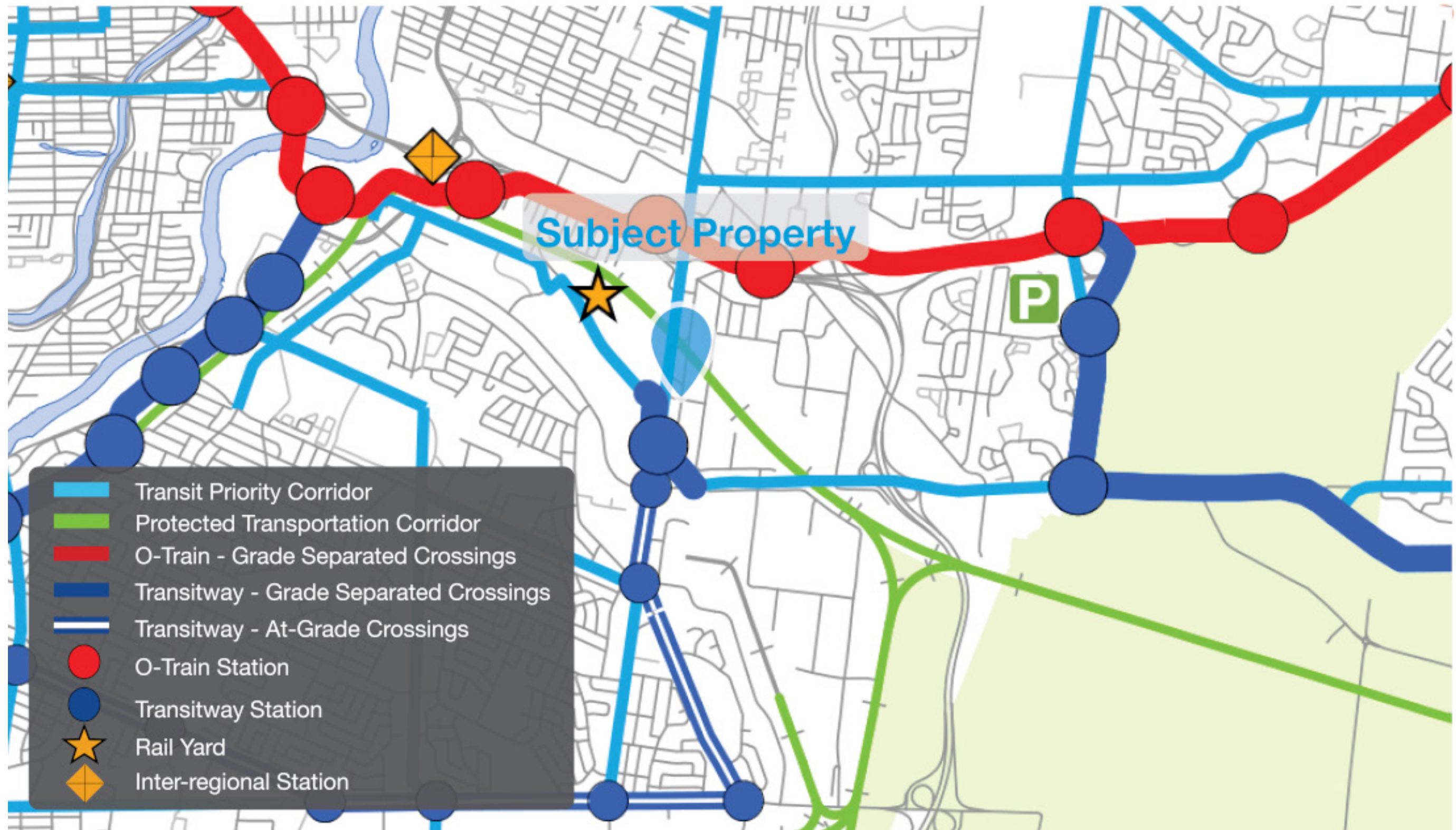
With regards to sustainability, this project will explore multiple possible solutions to contribute to sustainable design. First and foremost, the project – being in Ontario – will be subject to SB10 of the Ontario Building Code that requires the building's energy performance levels to beat the National 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.



- A** 1500 ST.LAURENT BLVD.  
SPC / OC Transpo Bus Facility Site Plan
- B** 1591 MICHAEL ST.  
SPC / 3800m2 light industrial building
- C** 1195 NEWMARKET ST.  
SPC / One-storey warehouse
- D** 700 CORONATION AVE.  
SPC / 4 storey residential complex
- E** 530 TREMBLAY RD.  
SPC / 3 buildings, 5-6 storey unit developments











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

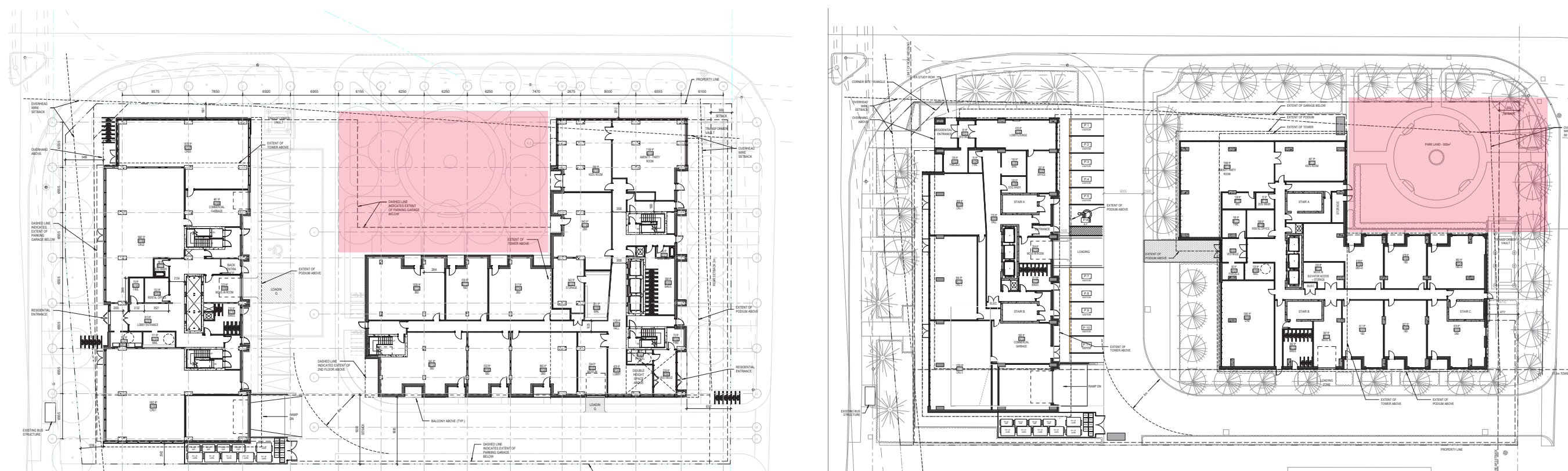
396 Cooper Street, Suite 300, Ottawa ON K2P 2H7  
 613.730.5709 www.fotenn.com

DESIGNED	TK
REVIEWED	TS
DATE	2022.06.10

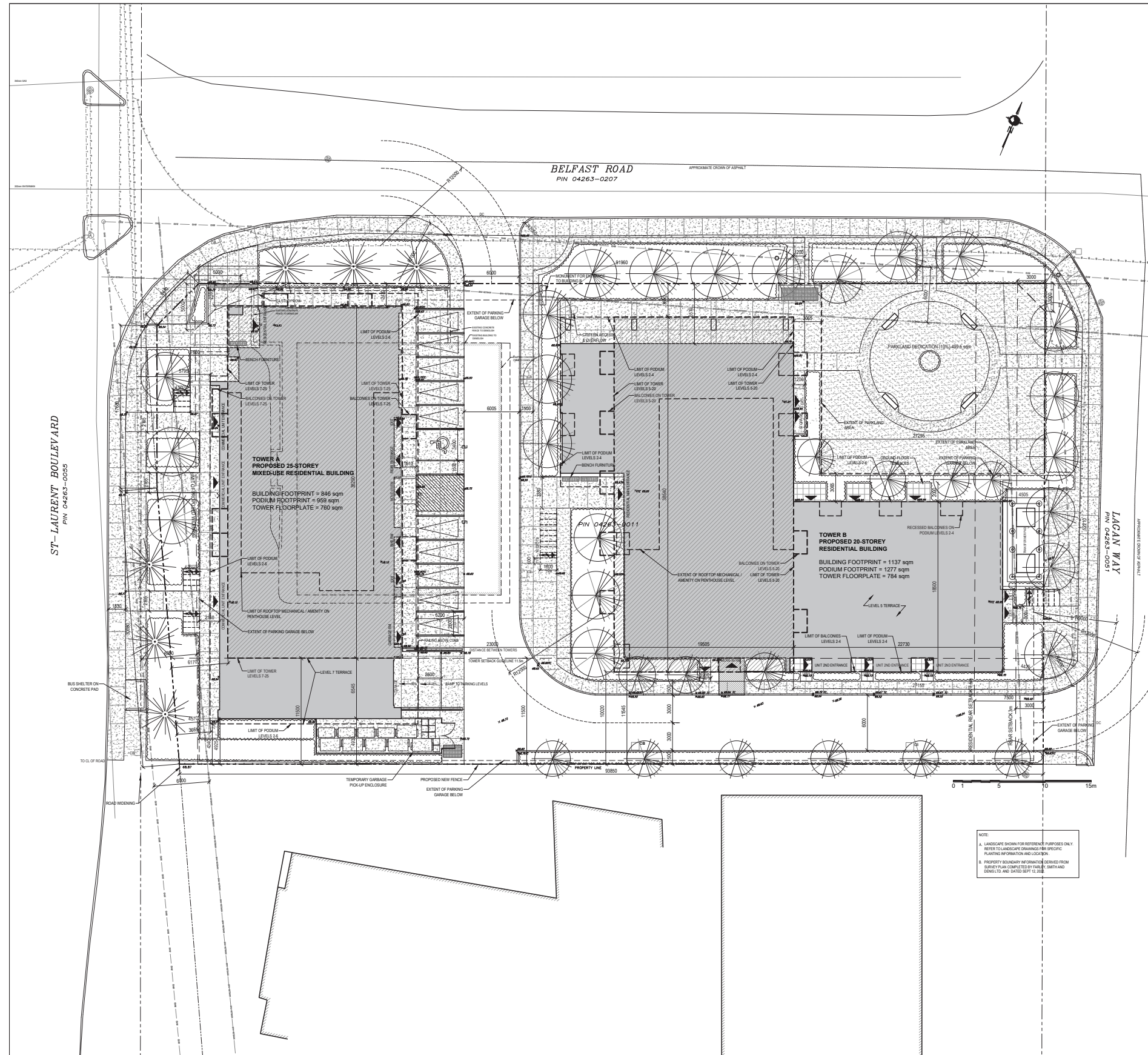
**P2**



Massing and Facade Evolution



Site Planning and Park Land



**KEY PLAN**

**PROPERTY DESCRIPTION**  
 25 & 28 STOREY RESIDENTIAL BUILDINGS  
 CITY OF OTTAWA PIN NUMBER: 04263-0011  
 MUNICIPAL ADDRESS: 1531 St-Laurent Blvd

**SITE INFORMATION**  
 LOT AREA: 4984.1 sqm  
 LOT FRONTAGE: 198.36m (3 sides)  
 LOT DEPTH: 96.43m (E to W) and 92.20m (N to S)

**BUILDING INFORMATION**  
 BUILDING FOOTPRINT: TOWER A = 846sqm / TOWER B = 1137 sqm  
 TOWER FLOORPLATE: TOWER A = 760 sqm / TOWER B = 784sqm  
 GROSS FLOOR AREA (PER CITY DEFINITION): TOWER A = 13261 sqm / TOWER B = 12852 sqm  
 PROPOSED USE: MIXED USE RESIDENTIAL, RESIDENTIAL, HIGH-RISE

**UNIT BREAKDOWN - TOWER A:**

LEVEL	UNITS	UNIT MIX:
LEVEL 1:	9 UNITS	4x1BD, 2x 2BD
LEVEL 2:	11 UNITS	7x1BD, 3x2BD, 1x3BD
LEVEL 3-6:	11 UNITS	5x1BD, 4x2BD, 2x3BD
LEVEL 7:	9 UNITS	2xST, 5x1BD, 2x3BD
LEVEL 8-25:	10 UNITS	1xST, 5x1BD, 4x2BD
LEVEL 24-25:	10 UNITS	1xST, 5x1BD, 4x2BD

**UNIT BREAKDOWN - TOWER B:**

LEVEL	UNITS	UNIT MIX:
LEVEL 1:	6 UNITS	4x1BD, 2x 2BD
LEVEL 2-4:	15 UNITS	1x ST, 7x1BD, 6x2BD, 1x3BD
LEVEL 5:	8 UNITS	3x1BD, 3x2BD, 2x3BD
LEVEL 6-10:	9 UNITS	1xST, 4x1BD, 3x2BD, 1x3BD
LEVEL 11-20:	10 UNITS	1xST, 6x1BD, 3x2BD

**TOTAL 244 UNITS**

**ZONING TABLE**

	AM	PROPOSED
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED mixed use	residential
MINIMUM LOT AREA	no minimum	4984.1 sqm
MINIMUM LOT WIDTH	no minimum	no minimum
MINIMUM FRONT YARD SETBACK (ST-LAURENT)	no minimum	3m
MINIMUM CORNER SIDE YARD SETBACK (BELFAST)	no minimum	no minimum
MINIMUM CORNER SIDE YARD SETBACK (BELFAST)	no minimum	2.42m (actual)
MINIMUM INTERIOR SIDE YARD SETBACK (SOUTH)	no minimum, not abutting a residential zone	4.34m (actual)
MINIMUM REAR YARD SETBACK (LAGAN WAY)	3 m, abutting a street	7.5m
MINIMUM REAR YARD SETBACK (LAGAN WAY)	3 m, abutting a street	4.2m (actual)
MAXIMUM BUILDING HEIGHT	30 m, but in no case greater than 9 storeys	Tower A= 82m Tower B= 65.5m
MAXIMUM FLOOR SPACE INDEX	none	none
HYDRO SETBACK	6m	6m
VEHICLE PARKING REQUIREMENTS (AREA C SCHEDULE 1A)	(mixed use) 1.2 space/unit 247-12 units+ 235 spots req	(residential) 1.2 space/unit 198-12 units+ 212 spots req
Residential (Tower A): 1 space/unit	visitor: 0.2/unit+ 50 spots	visitor: 0.2/unit+ 38 spots
Residential (Tower B): 1.2 space/unit	2.47/100sqm GFA=258sqm=10 spots req	11 Retail at grade, incl. 1 type A BF
Residential Visitor: 0.2/unit	2.47/100sqm GFA=258sqm=10 spots req	401 total
Retail: 3.4 spaces/100sqm of gross floor area		
PARKLAND DEDICATION	10% Min. of Land area = 498.4 sqm	499.5 sqm
PARKING AREA AND SURROUNDING LANDSCAPING	15% Min. of Parking lot area (15% of 404 sq.m = 60.6 sq.m) must be provided as perimeter or interior landscaped area. 1.5m landscaped buffer to be provided between the perimeter of the parking lot and a lot line (a driveway may cross the buffer)	Site Landscaping = 145sqm Counted within property boundaries and excluding the Parkland Dedication
AMENITY AREA REQUIREMENTS	6 square metres per unit (minimum 50% must be communal) 448 units x 6 sqm = 2688 sqm Minimum 1344 sqm communal	COMMUNAL: 1351 sqm PRIVATE BALCONIES: 1470 sqm TOTAL = 2821 sqm
BICYCLE PARKING SPACES	0.5 spaces per unit = 224 spaces	240 INTERIOR SPACES 28 EXTERIOR SPACES

**LEGEND**

SOFT LANDSCAPING	FD FLOOR DRAIN
PAVERS REFER TO LANDSCAPE	UP UTILITY POLE
CONCRETE	OVERHEAD UTILITY WIRES
RIVERSTONE REFER TO LANDSCAPE	LIGHT STANDARD
EXISTING BUILDING ELEMENT TO BE REMOVED	DC DEPRESSED CURB
EXISTING FENCE	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
NEW BOARD FENCE REFER TO LANDSCAPE	EXISTING TREE (REFER TO LANDSCAPE DRAWINGS)
LOT LINE	NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
SETBACK LINE	EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
DESIGNATED BUILDING ENTRANCE / EXIT	NEW GROUND ELEVATION REFER TO CIVIL
FH FIRE HYDRANT, REFER TO CIVIL	NOTE: 'X'-E INDICATES EXISTING TO REMAIN
CB CATCH BASIN	
MH MANHOLE	

**NOTE:**  
 A. LANDSCAPE SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR SPECIFIC PLANTING INFORMATION AND LOCATION.  
 B. PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN COMPLETED BY FINE & BERTHOUD ENGINEERS LTD. AND DATED SEPT 12, 2023.

**Revisions**

No.	Date	Émise par / Drawn by
01	2023-06-01	SPC
02	2023-12-14	COORDINATION
03	2024-01-16	COORDINATION
04	2024-07-19	SPC RESPONSE 1
05	2025-04-29	PLAN ADJUSTMENT REVIEW
06	2025-05-20	PLAN ADJUSTMENT REVIEW
07	2025-11-14	SPC RESPONSE 2

**Architect / Architect**  
 GJA INC. LANDSCAPE ARCHITECT  
 755 Palladium Drive, Ottawa, ON K2J 1C7  
 www.gja.com

**Engineer / Engineer**  
 (Mechanical & Electrical) / Mechanical & Electrical  
 egis

**Urban Planner / Urbaniste**  
 FOTENN Planning + Design

**Client / Client**  
 KTS PROPERTIES

**Architect / Architect**  
 figuri

**Project / Project**  
 ST-LAURENT DEVELOPMENT  
 1531 St-Laurent Blvd  
 Ottawa, ON

**Scale / Scale**  
 1:200

**Drawn by / Dessiné par**  
 ZK

**Checked by / Vérifié par**  
 RC

**Project Number / Numéro de projet**  
 2303

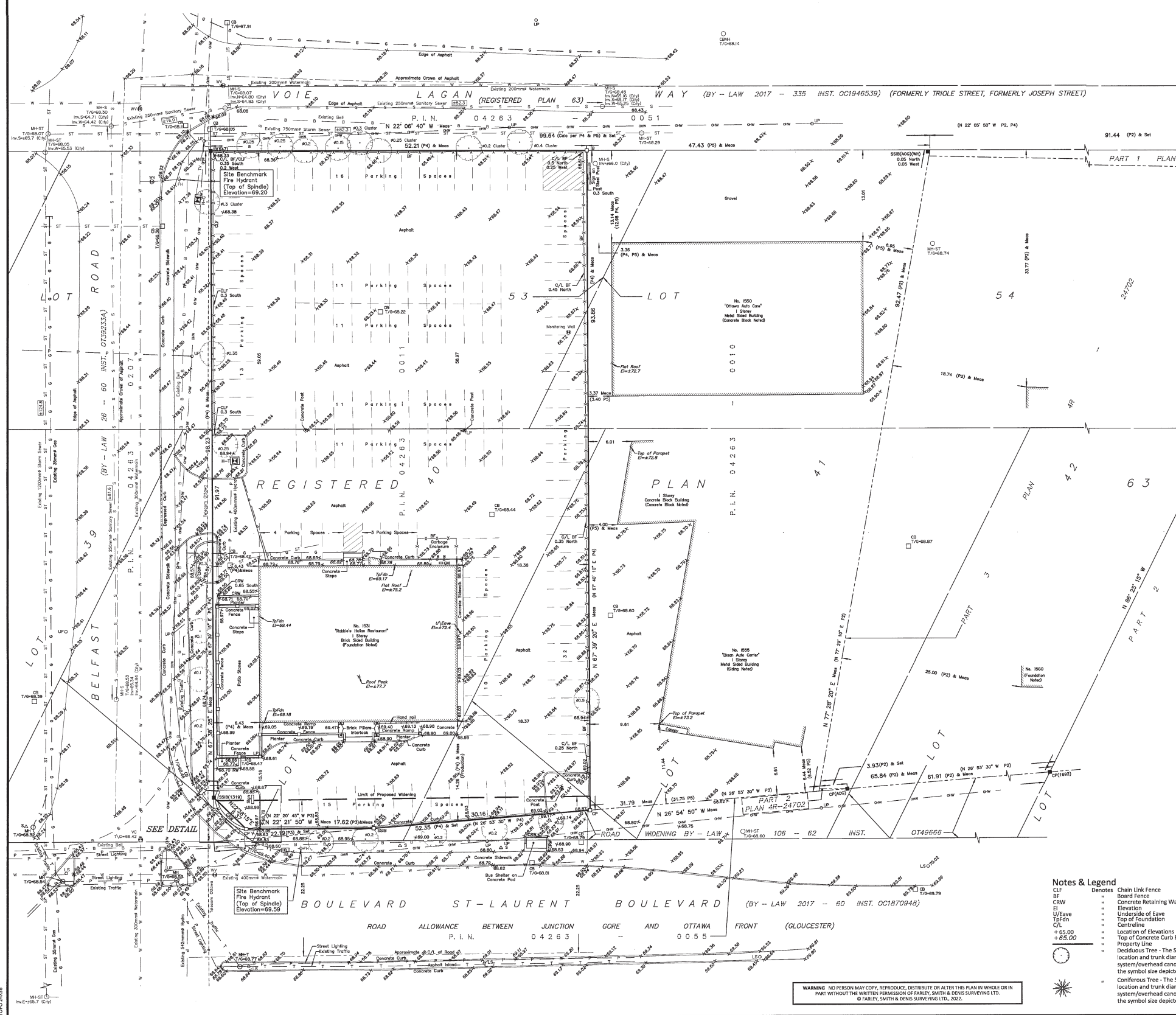
**Revision / Révision**  
 A010

**Date / Date**  
 03/01/2025





372935, 5030570



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.

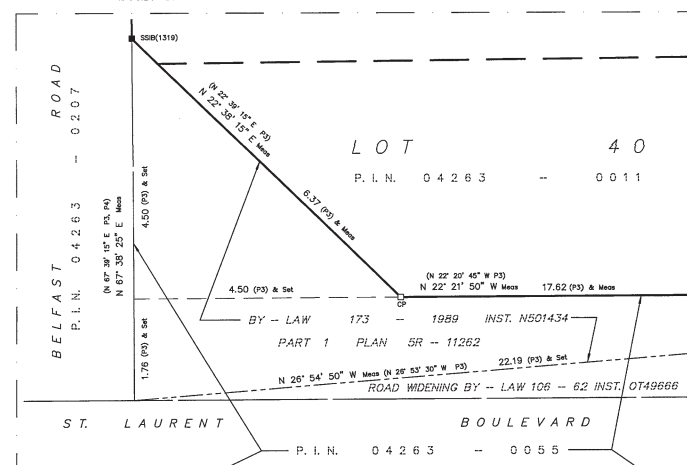
**Bearing Note**  
 Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

**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**

—○—	Denotes	Survey Monument Planted
—■—	Denotes	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
○ M-H-S		Maintenance Hole (Storm)
○ M-H-S		Maintenance Hole (Sanitary)
○ M-H-S		Maintenance Hole (Bell)
○ M-H-T		Maintenance Hole (Traffic)
○ M-H-H		Maintenance Hole (Hydro)
○ M-H-U		Maintenance Hole (Unidentified)
○ W-C		Valve Chamber (Watermain)
○ S		Underground Storm Sewer
○ S		Underground Sanitary Sewer
○ W		Underground Water
○ P		Underground Power
○ G		Underground Gas
○ B		Underground Bell
○ R		Underground Riggers
○ W		Overhead Wires
○ U		Utility Pole
○ AN		Anchor
○ LS		Light Standard
○ CB		Catch Basin
○ FH		Fire Hydrant
○ WV		Water Valve
○ GM		Gas Meter
○ H-T		Hydro Transformer
○ S		Sign
○ Δ S		Sign
○ D		Diameter
○ BMH		Catch Basin Manhole



**Notes & Legend**

CLF	Denotes	Chain Link Fence
BF		Board Fence
CRW		Concrete Retaining Wall
E		Elevation
U/Eave		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.

**Surveyor's Certificate**  
 I certify that:  
 1. This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Regulations and the Regulations made under them.  
 2. The survey was completed on the 25th day of August, 2022.  
 Date: 2022.08.25  
 Signature: [Signature]  
 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@belfnet.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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View Looking South Down St. Laurent Blvd.



View at Corner of St. Laurent and Belfast



View Looking South at Park



View Looking West Down Belfast



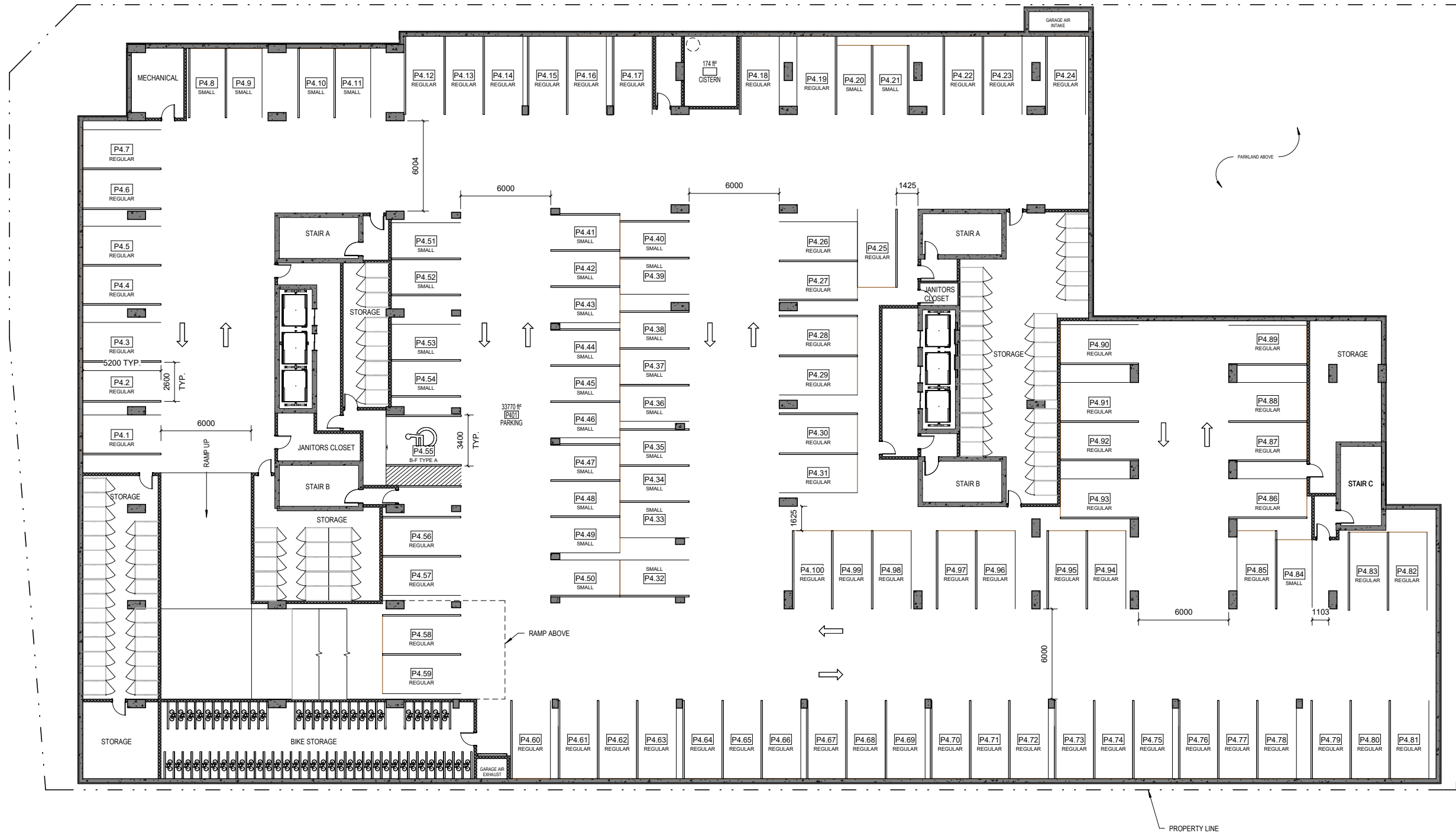
View Looking North Down Lagan Wy.

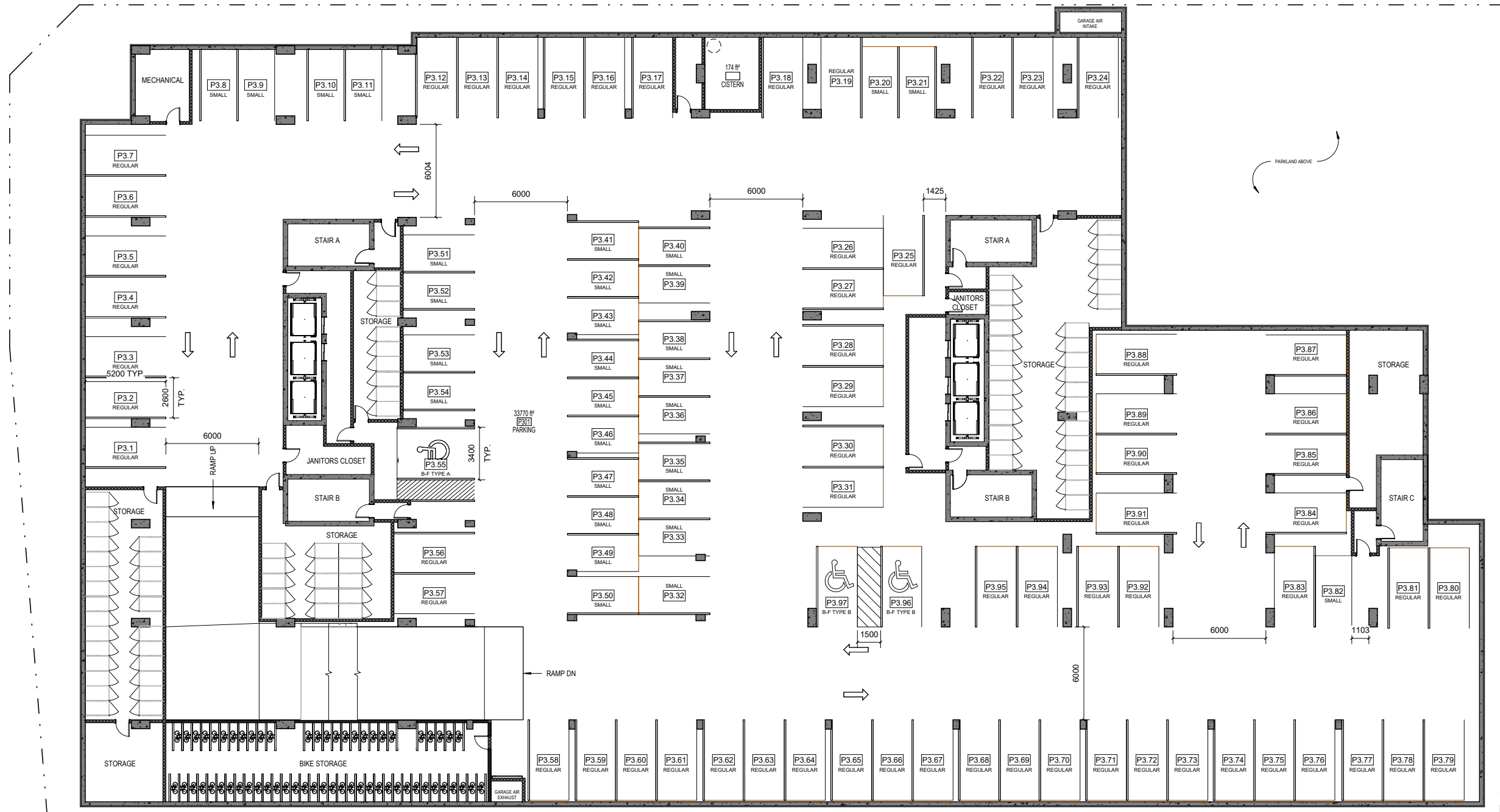


Birds Eye View Looking South East



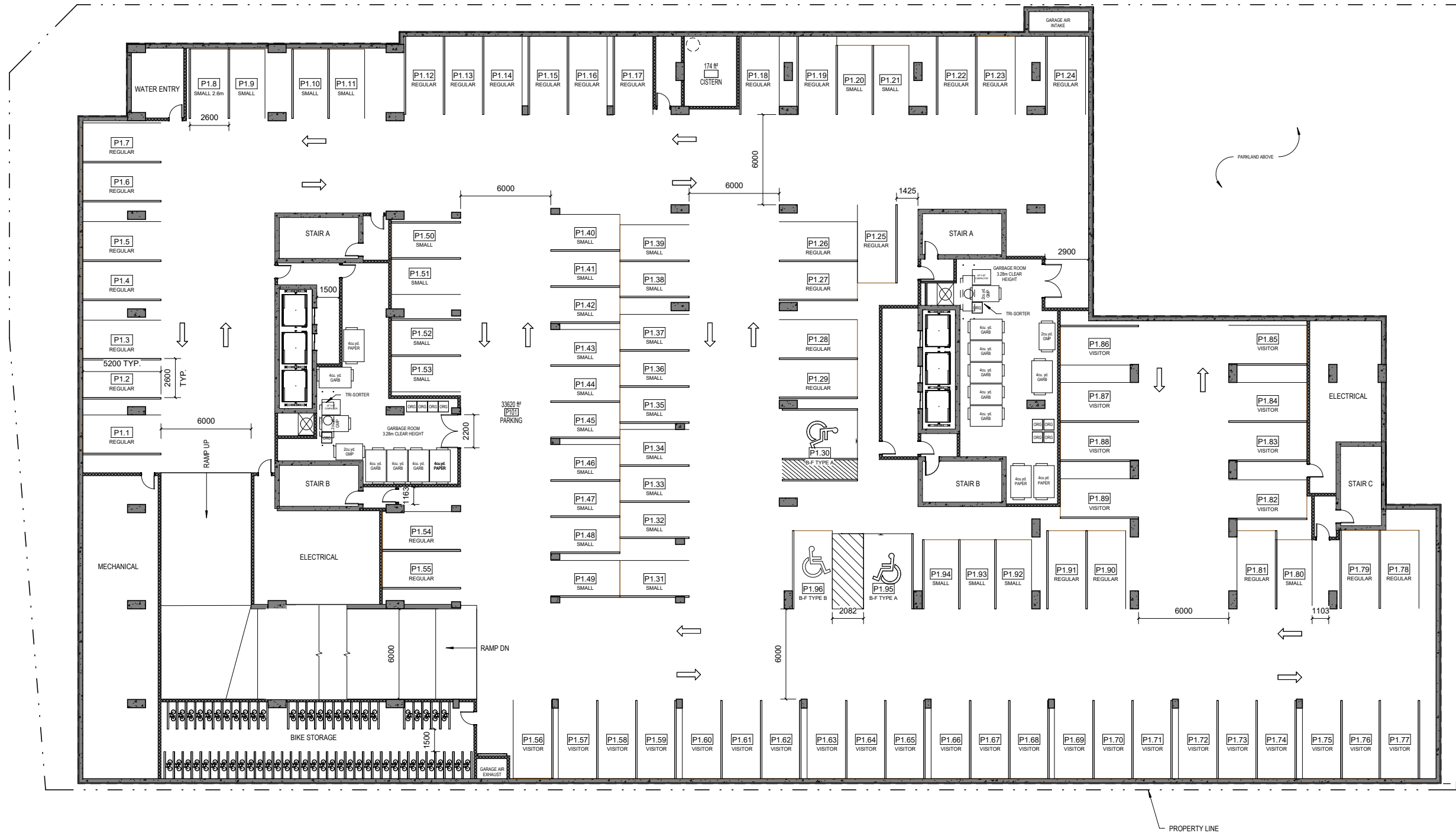
Birds Eye View Looking South West



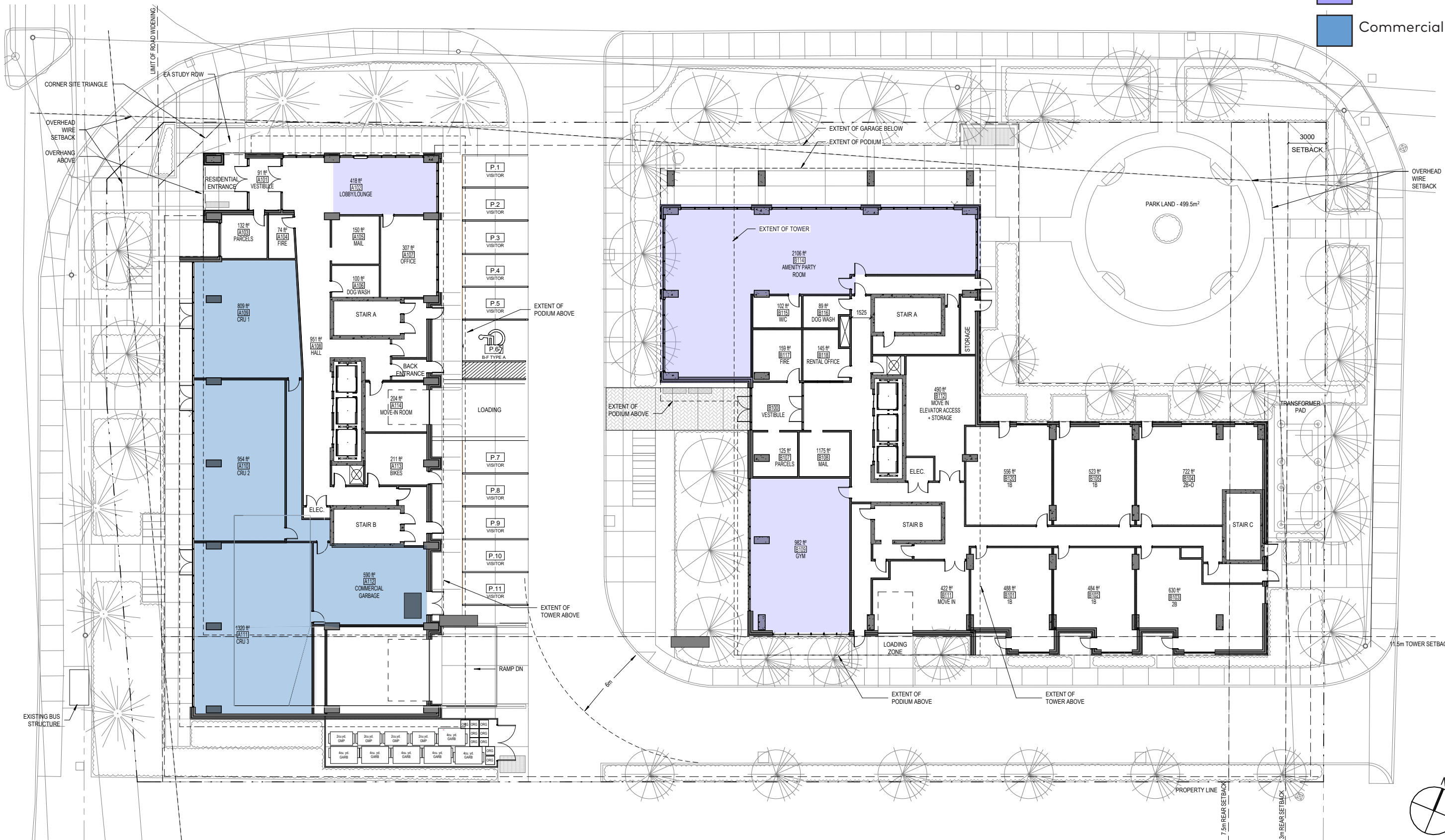


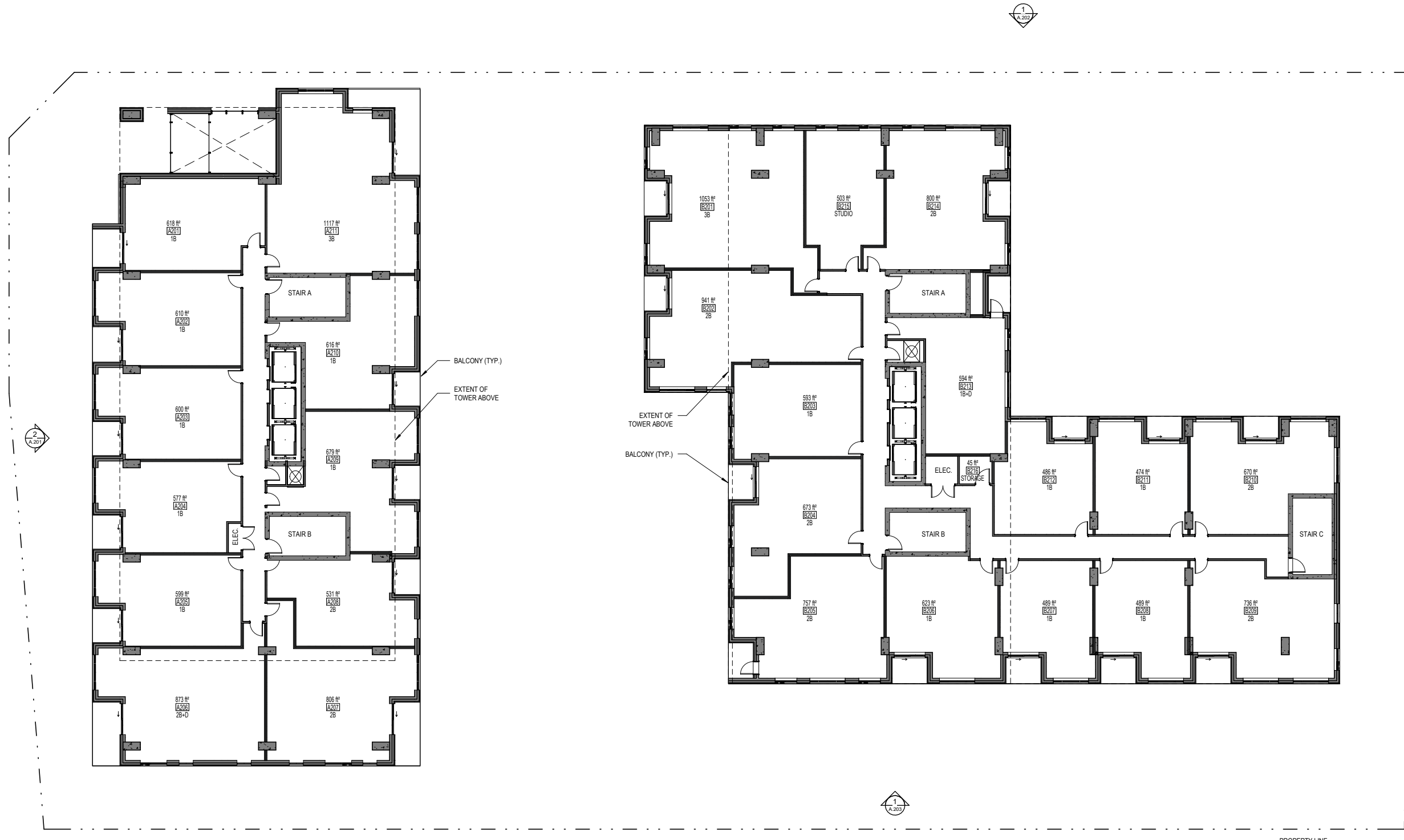
P2-P3 Parking Plan



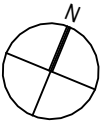


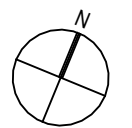
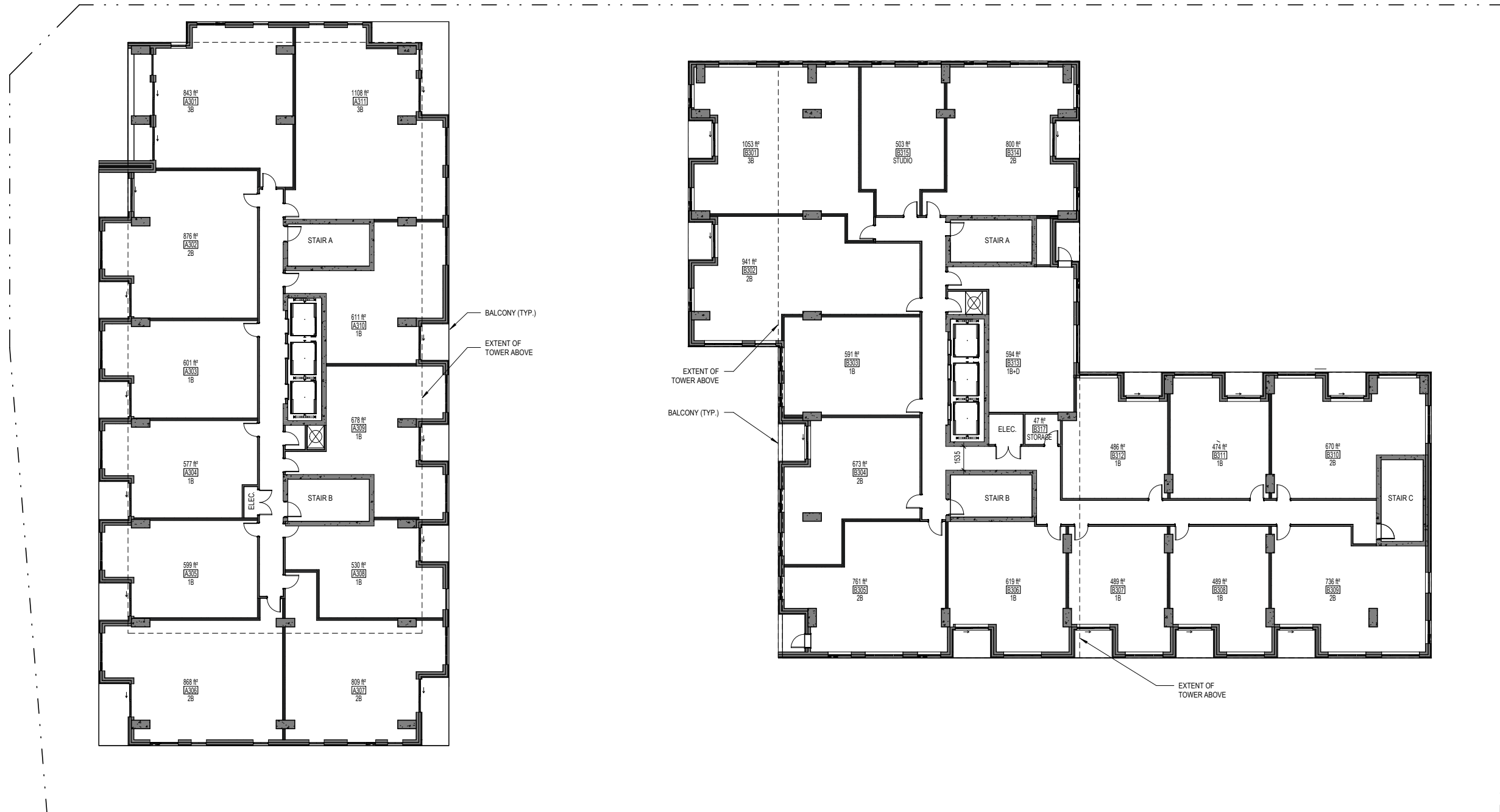
Amenity  
 Commercial



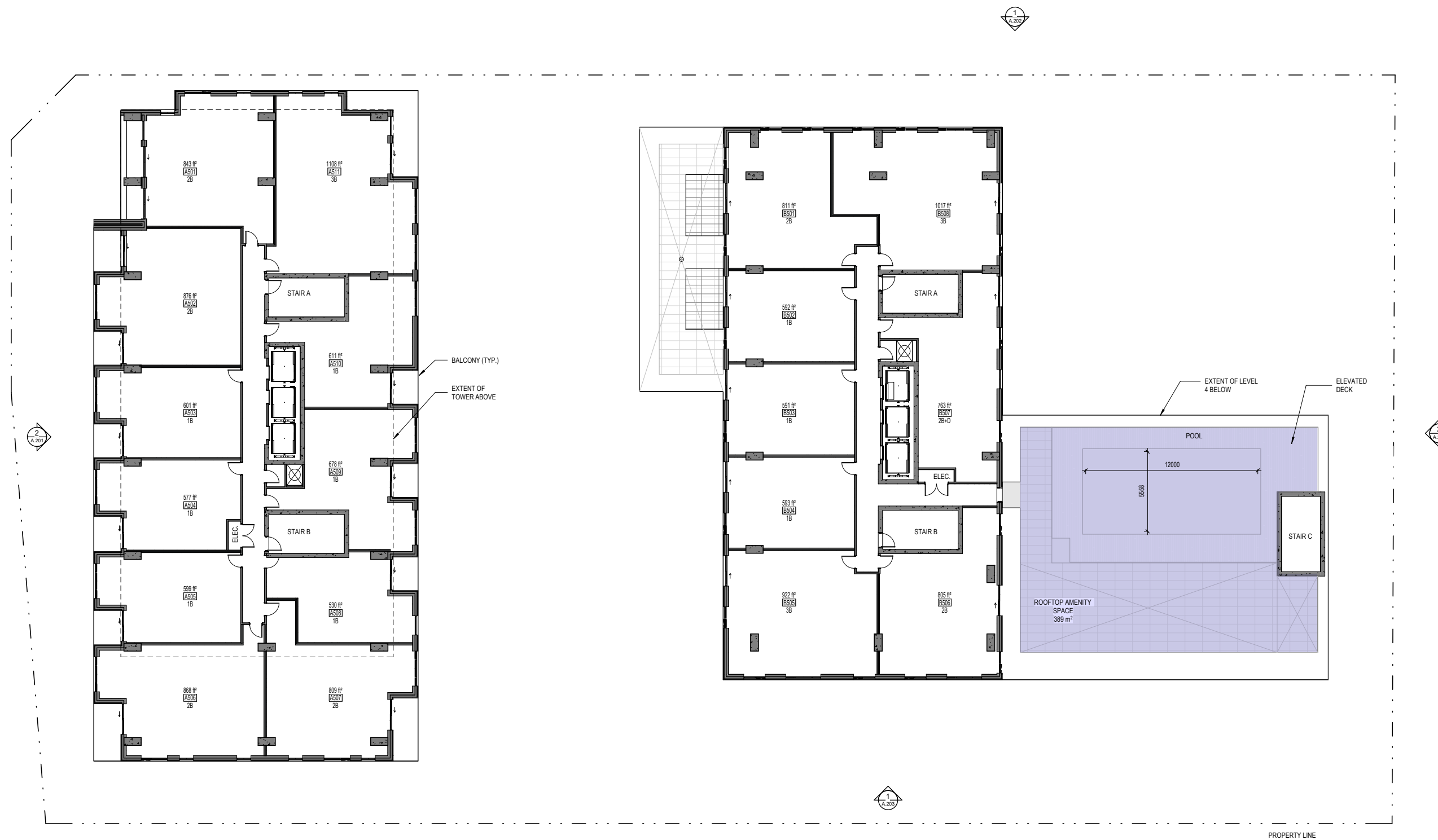


PROPERTY LINE





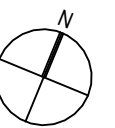
- Amenity
- Commercial

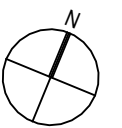
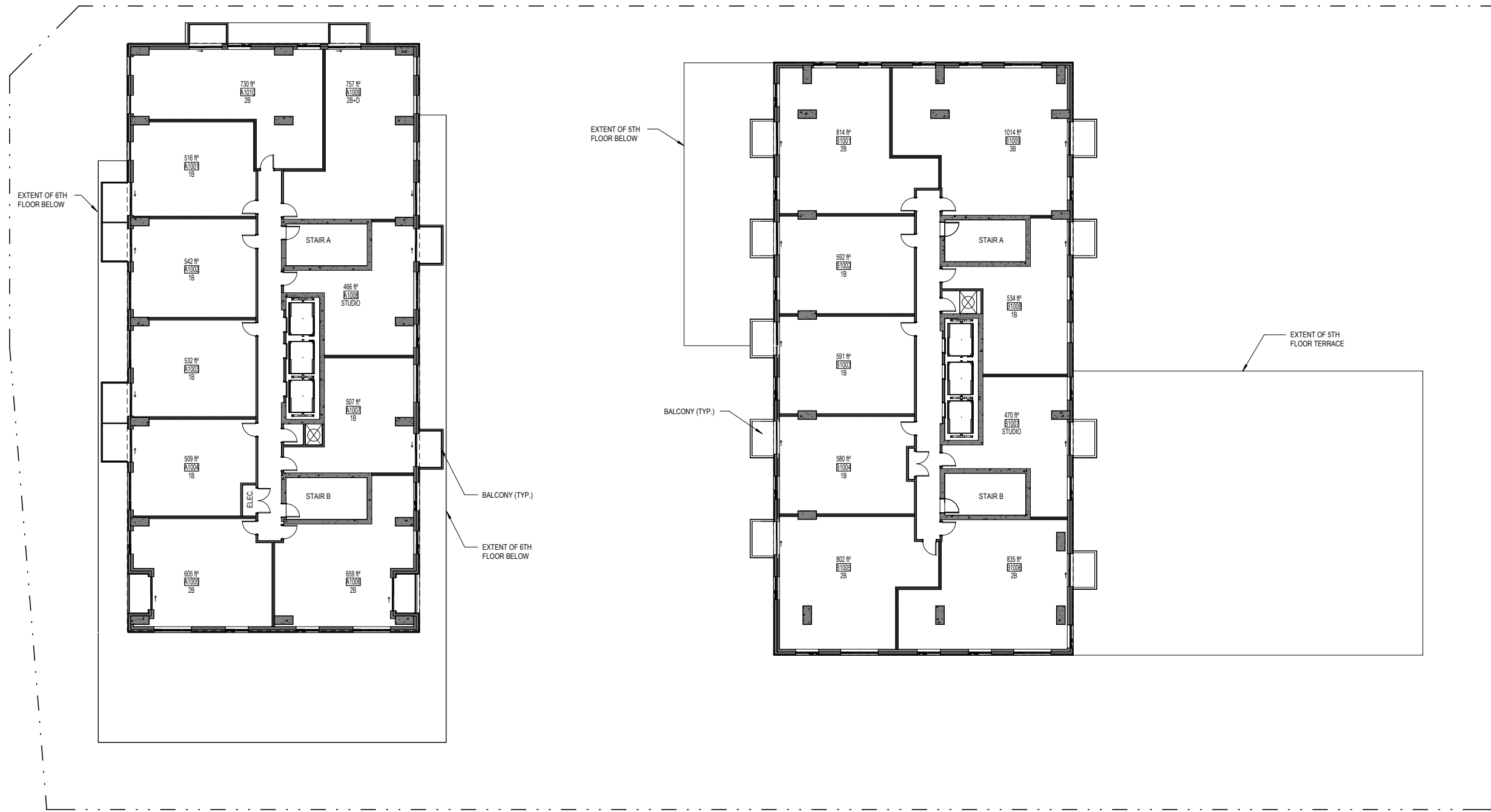


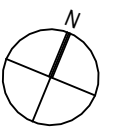
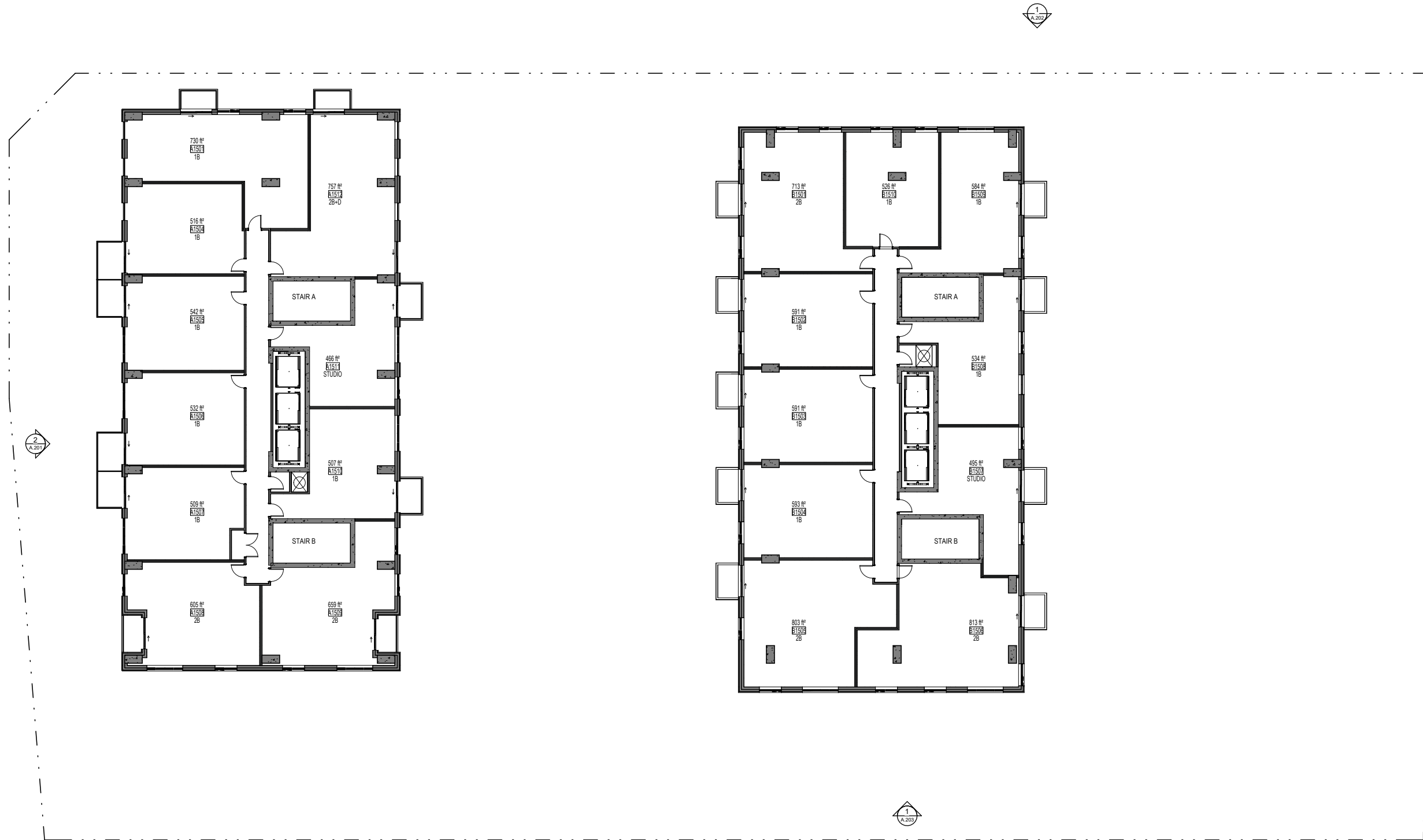
- Amenity
- Commercial



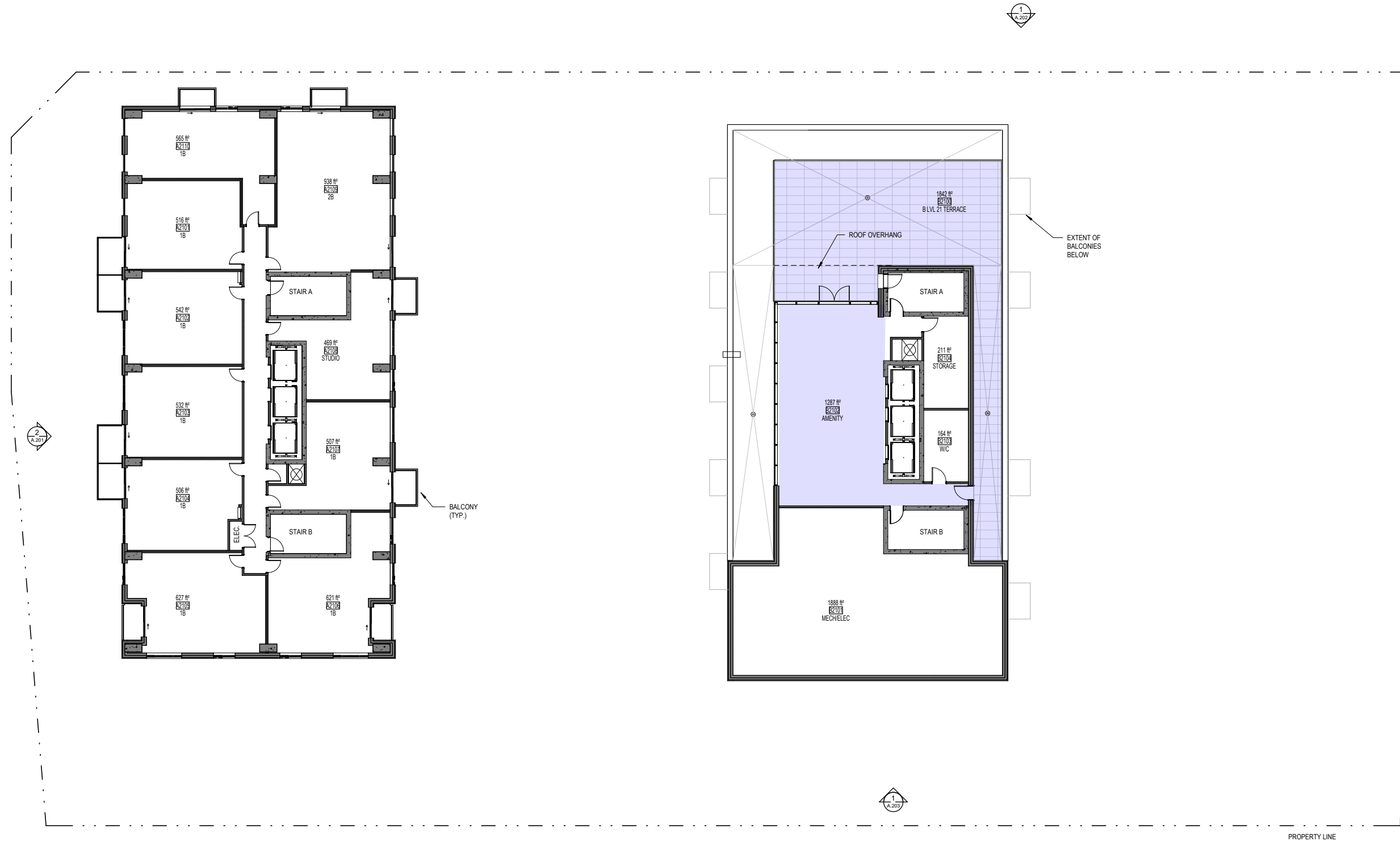
Level 7 Floor Plan



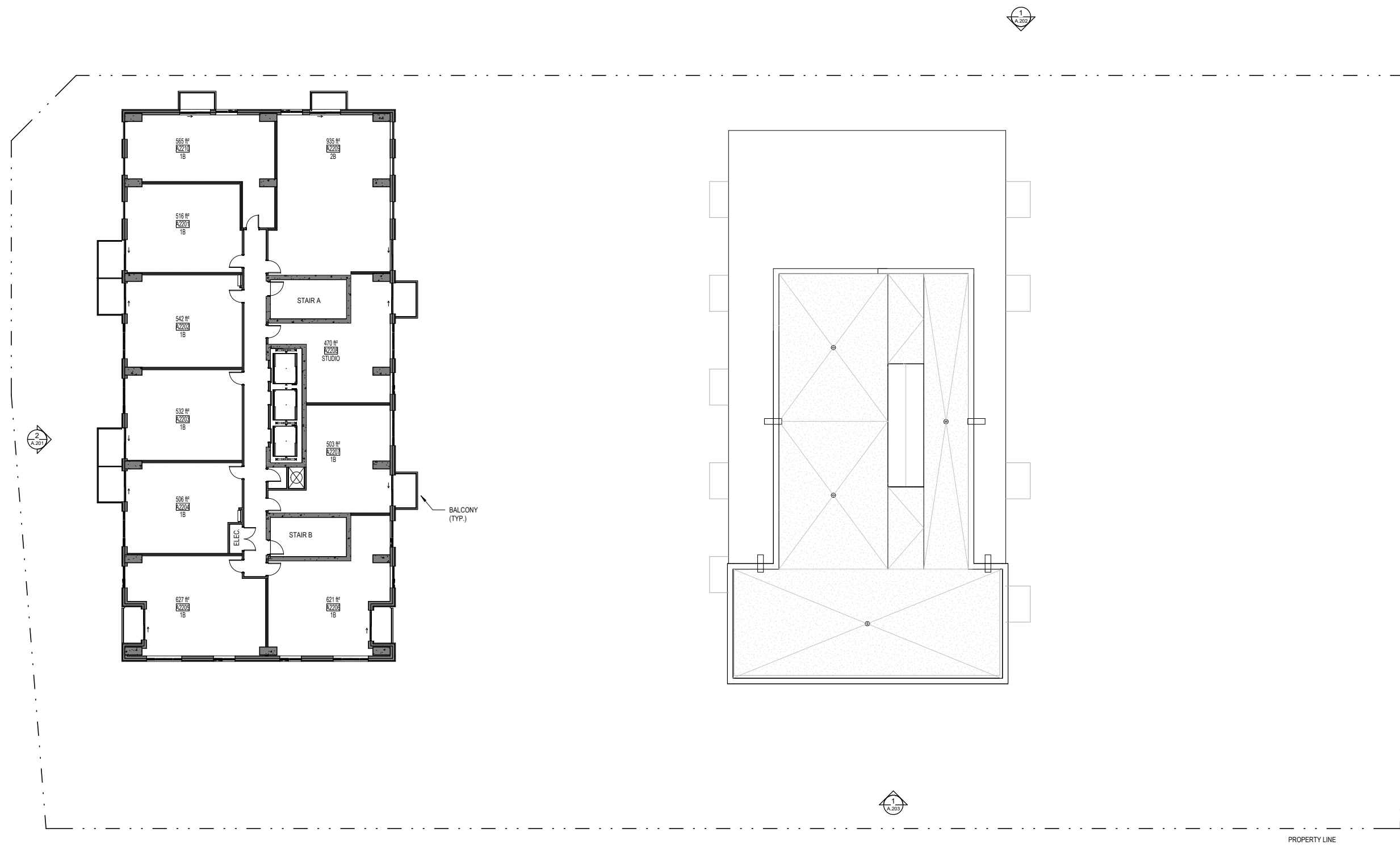




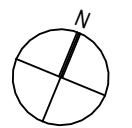
- Amenity
- Commercial



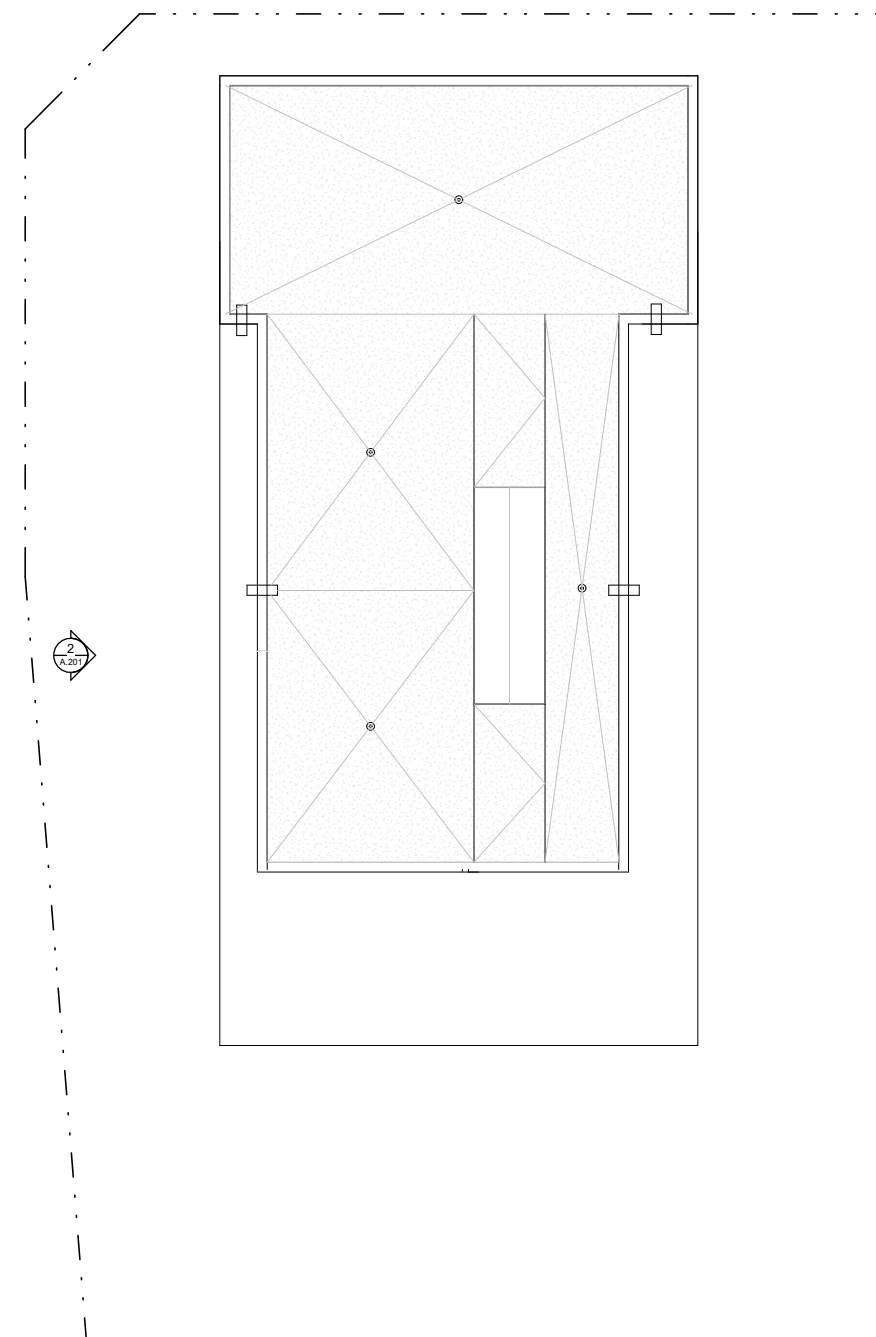
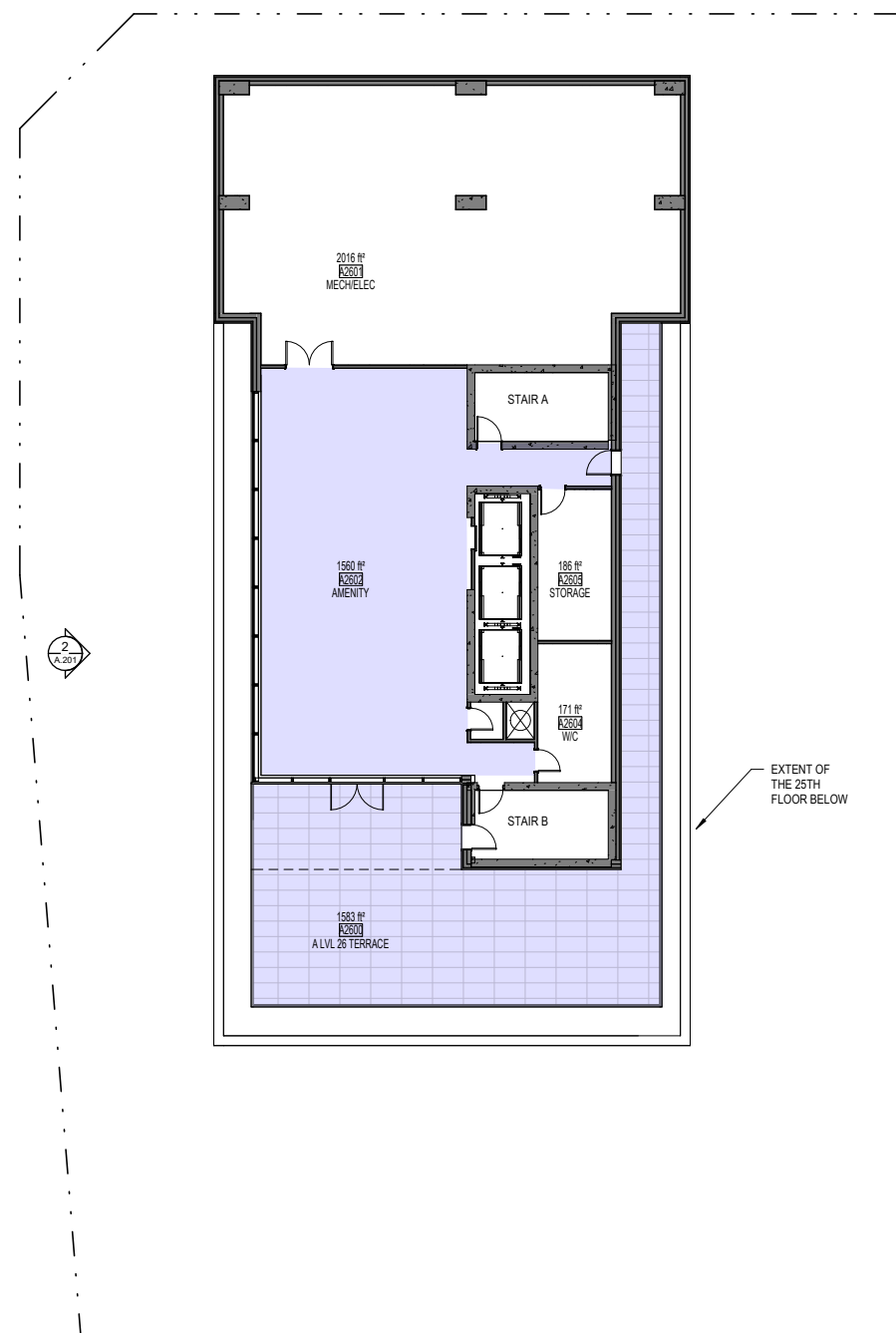
Level 21 Floor Plan - Tower B Terrace

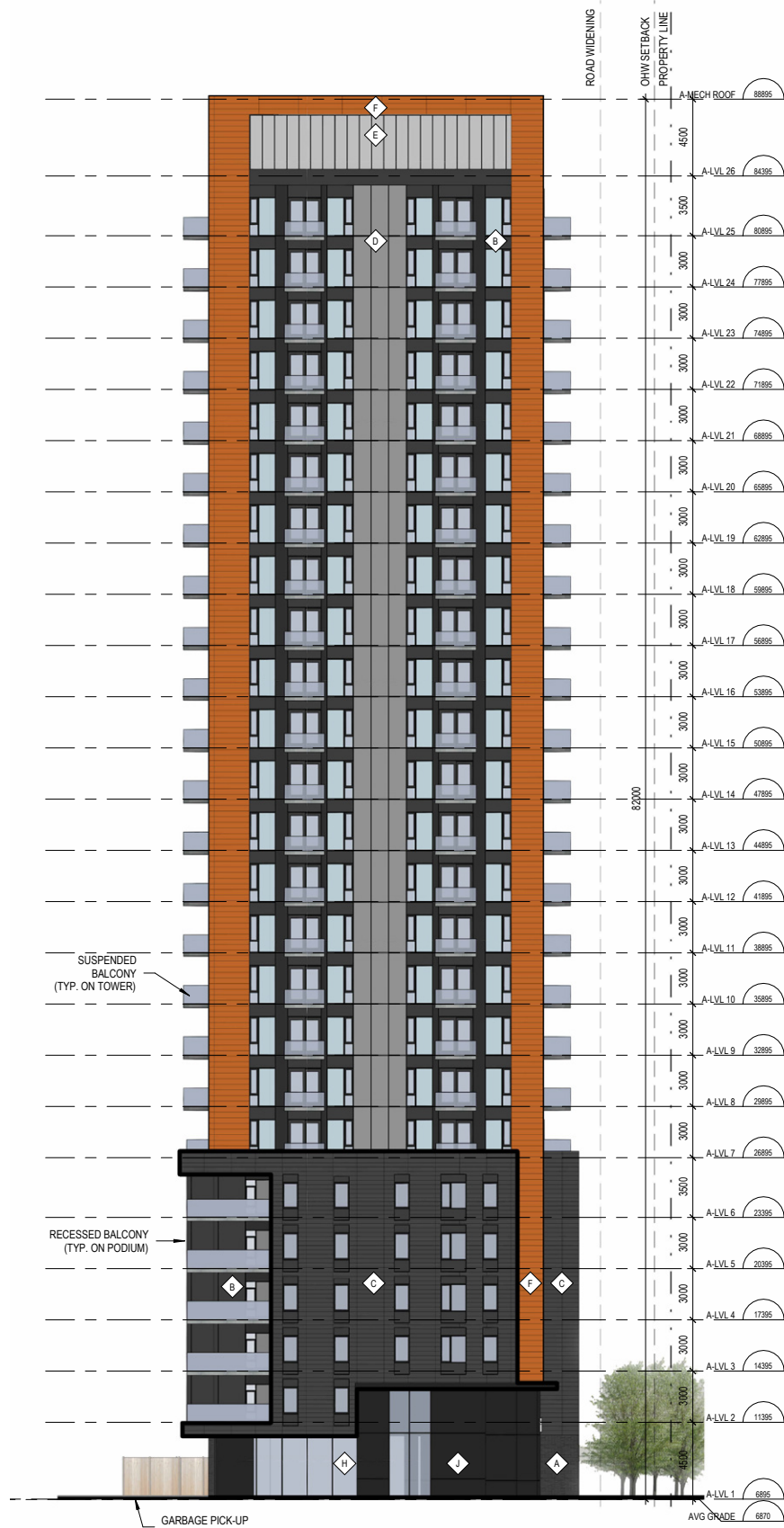


Level 22 Floor Plan - Tower B Roof



- Amenity
- Commercial














NORTH ELEVATION



EAST ELEVATION










-  A Brick Veneer  
Colour: Charcoal
-  B Metal Panel  
Colour: Dark Grey
-  C Narrow Vertical Panel  
Colour: Dark Grey
-  D Metal Panel  
Colour: Medium Grey
-  E Metal Panel  
Colour: Light Grey
-  F Narrow Vertical Panel  
Colour: Burnt Orange
-  G Metal Panel  
Colour: Burnt Orange
-  H Curtain Wall
-  I Narrow Vertical Panel  
Colour: Wood

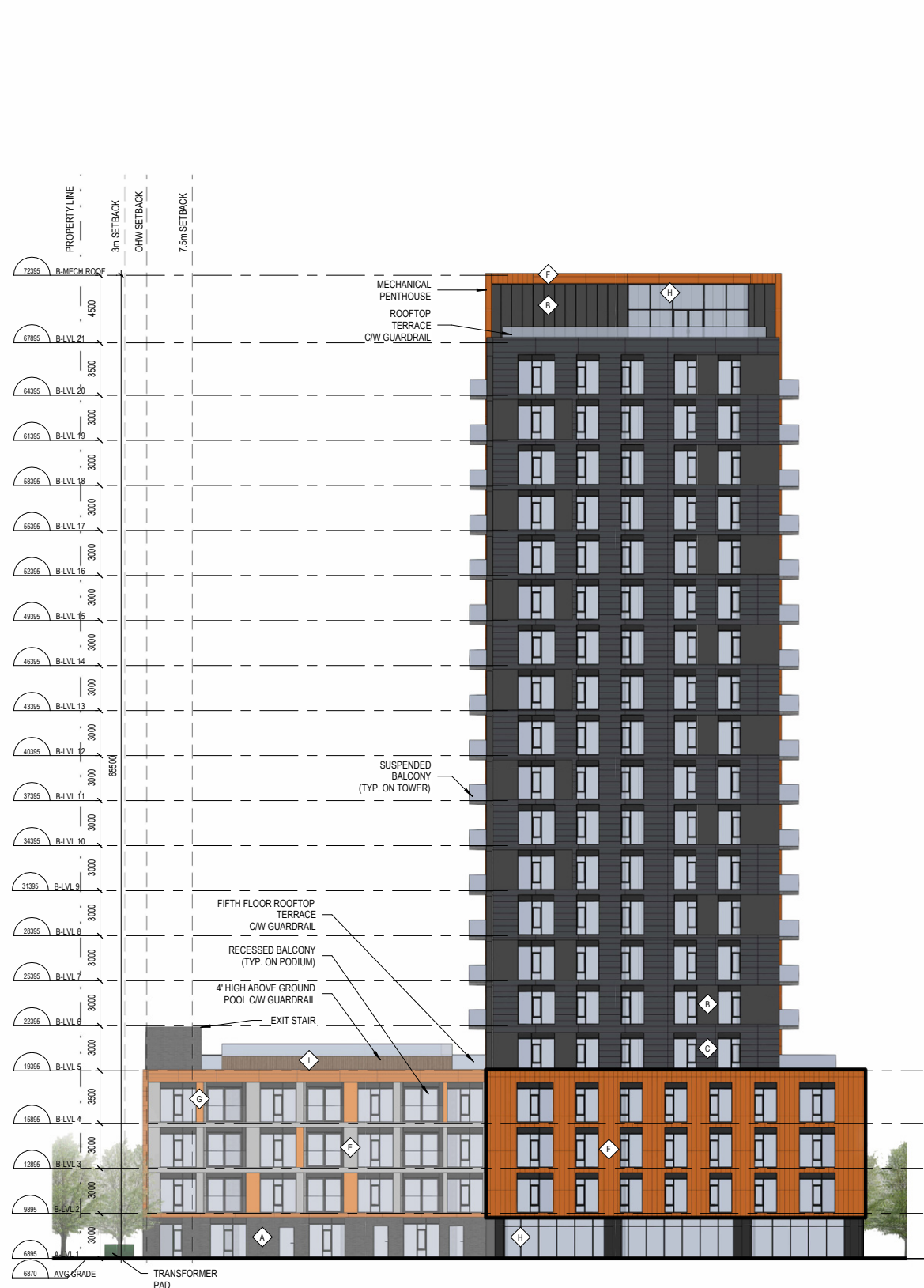


SOUTH ELEVATION

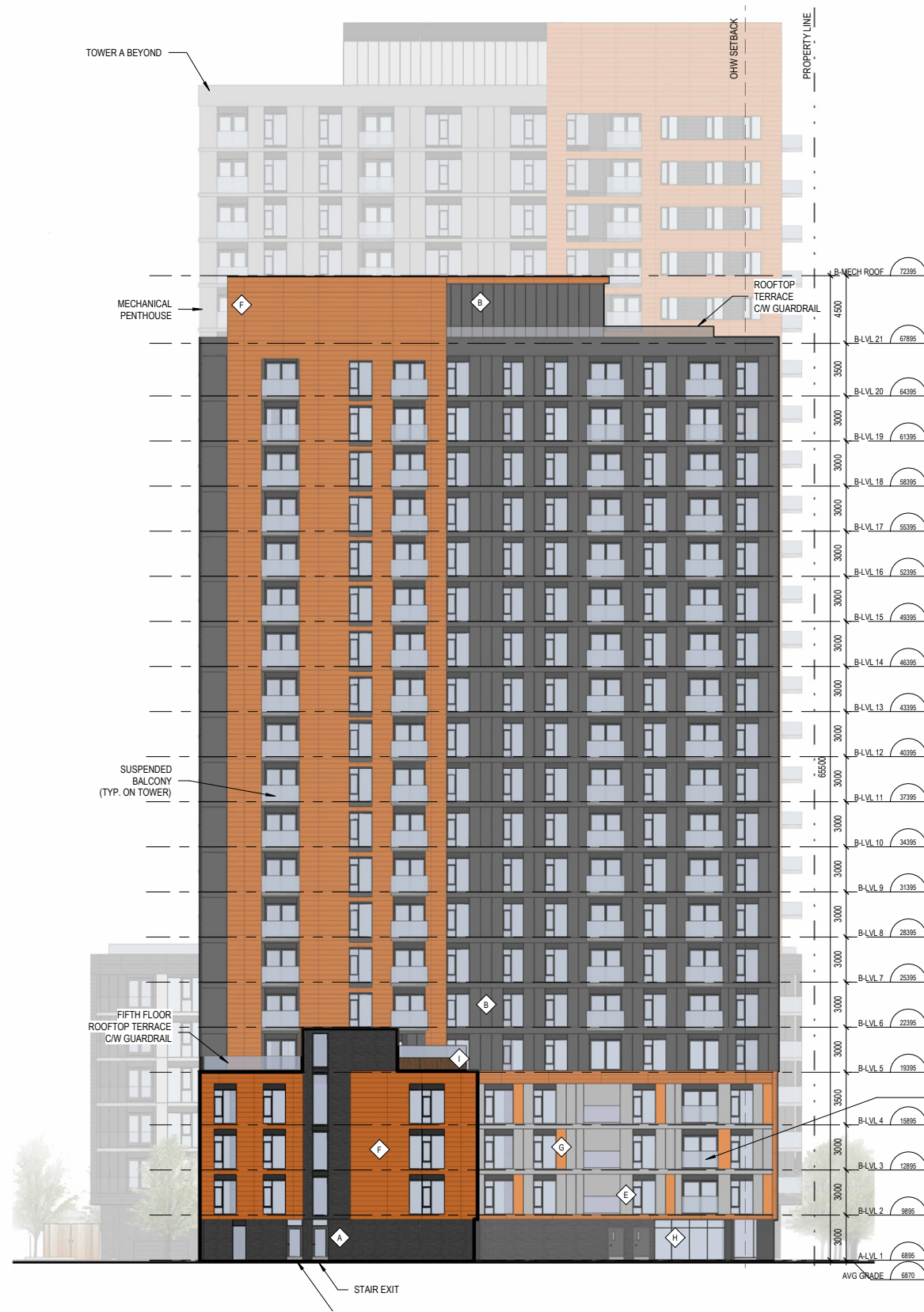


WEST ELEVATION










-  A Brick Veneer  
Colour: Charcoal
-  B Metal Panel  
Colour: Dark Grey
-  C Narrow Vertical Panel  
Colour: Dark Grey
-  D Metal Panel  
Colour: Medium Grey
-  E Metal Panel  
Colour: Light Grey
-  F Narrow Vertical Panel  
Colour: Burnt Orange
-  G Metal Panel  
Colour: Burnt Orange
-  H Curtain Wall
-  I Narrow Vertical Panel  
Colour: Wood



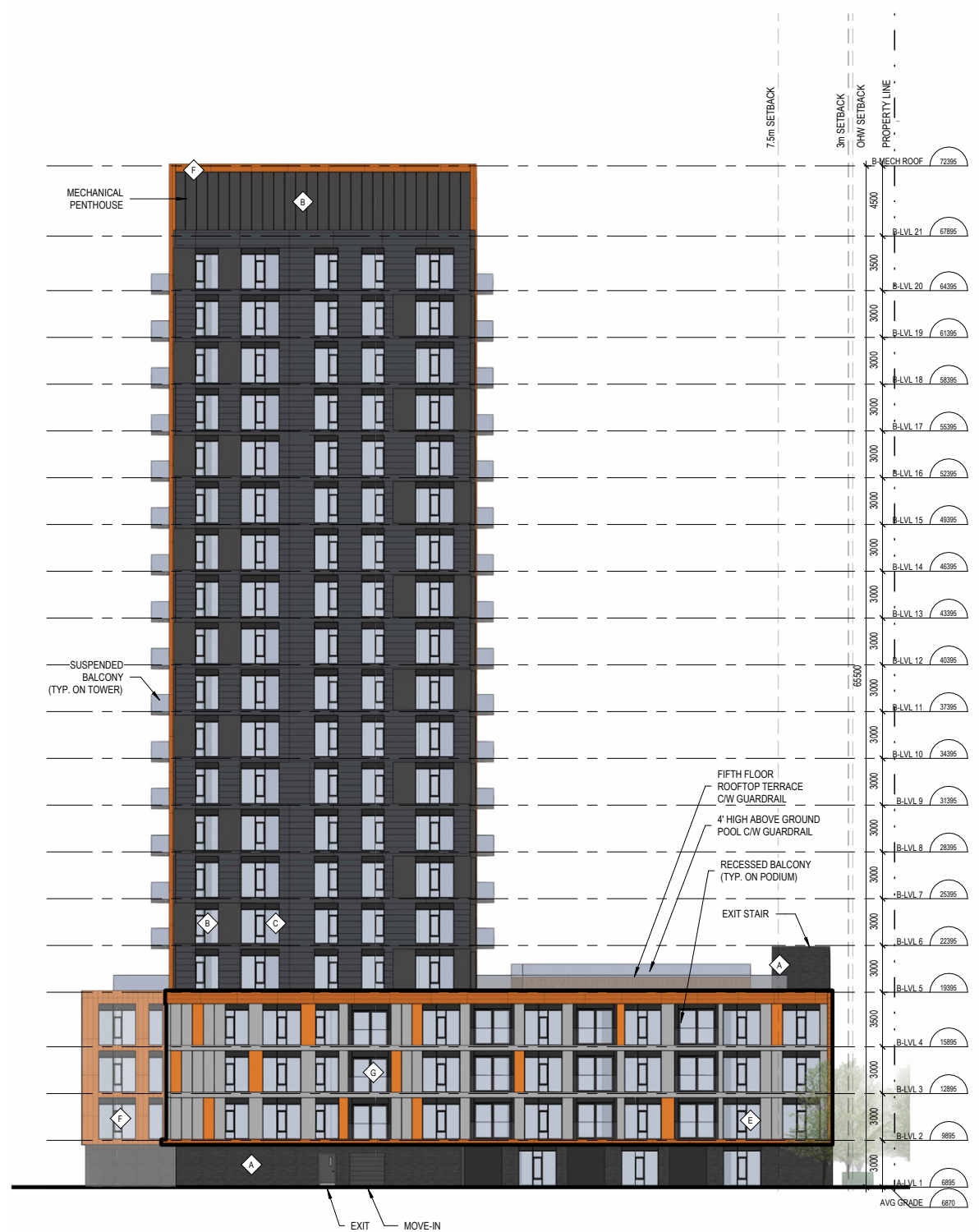
NORTH ELEVATION



EAST ELEVATION

-  A Brick Veneer  
Colour: Charcoal
-  B Metal Panel  
Colour: Dark Grey
-  C Narrow Vertical Panel  
Colour: Dark Grey
-  D Metal Panel  
Colour: Medium Grey
-  E Metal Panel  
Colour: Light Grey
-  F Narrow Vertical Panel  
Colour: Burnt Orange
-  G Metal Panel  
Colour: Burnt Orange
-  H Curtain Wall
-  I Narrow Vertical Panel  
Colour: Wood

- A Brick Veneer  
Colour: Charcoal
- B Metal Panel  
Colour: Dark Grey
- C Narrow Vertical Panel  
Colour: Dark Grey
- D Metal Panel  
Colour: Medium Grey
- E Metal Panel  
Colour: Light Grey
- F Narrow Vertical Panel  
Colour: Burnt Orange
- G Metal Panel  
Colour: Burnt Orange
- H Curtain Wall
- I Narrow Vertical Panel  
Colour: Wood

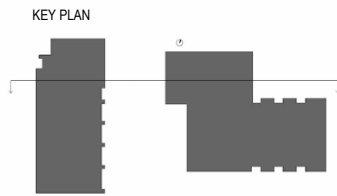


SOUTH ELEVATION



WEST ELEVATION

Building B - South and West Elevation





5:15am



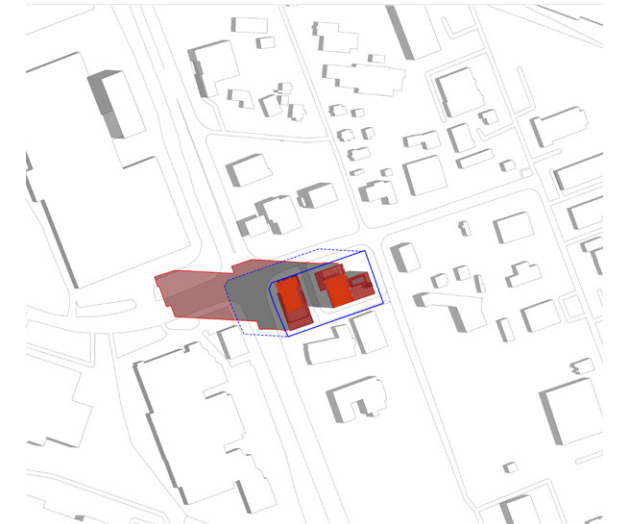
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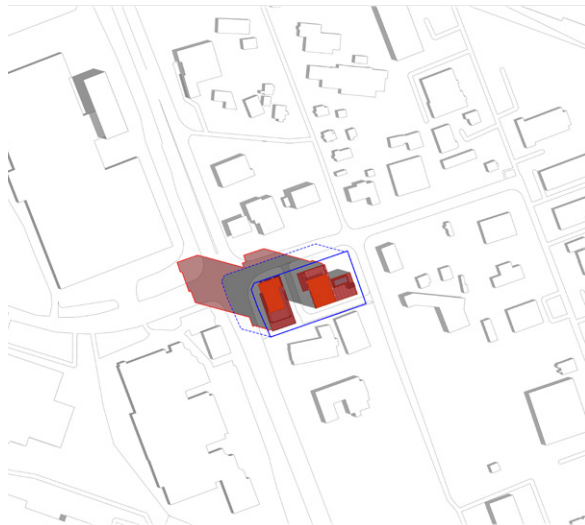
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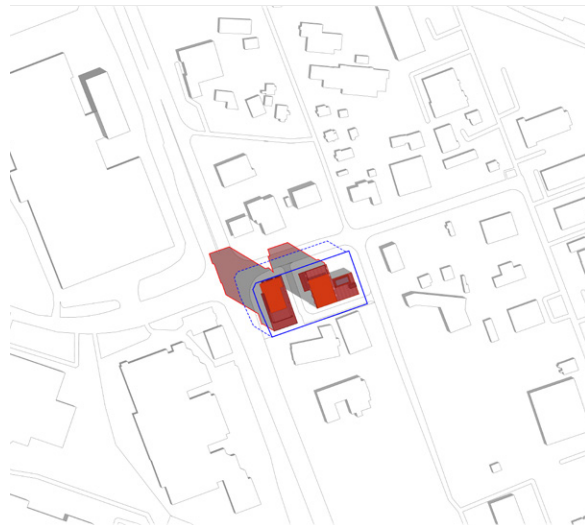
8:00am



9:00am



10:00am



11:00am



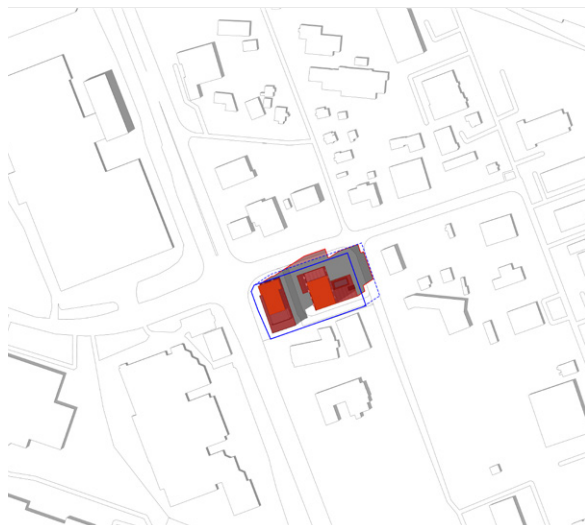
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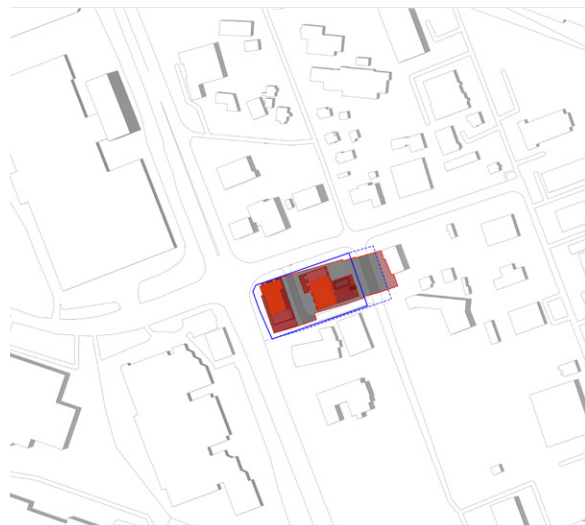
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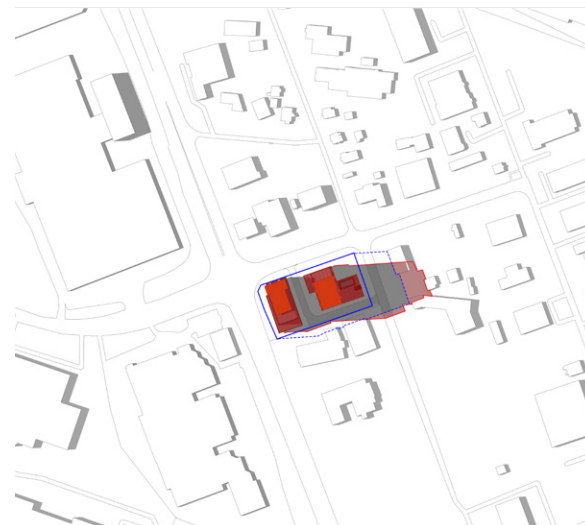
2:00pm



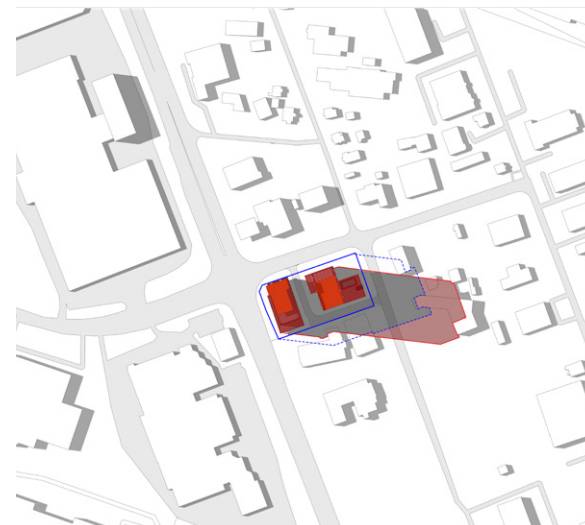
3:00pm



4:00pm



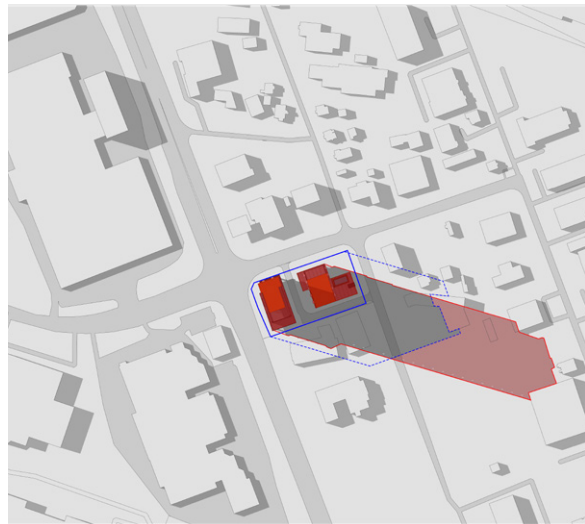
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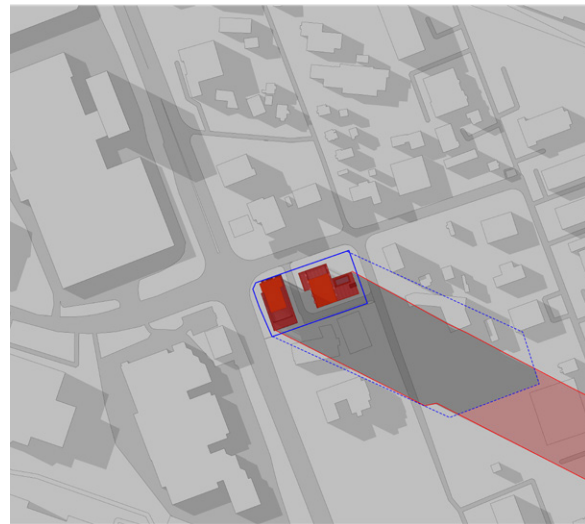
6:00pm

**LEGEND**

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



7:00pm



8:00pm



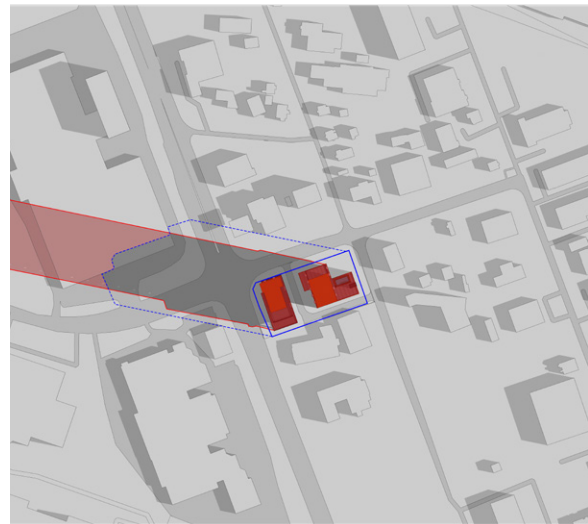
8:55pm

LEGEND

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



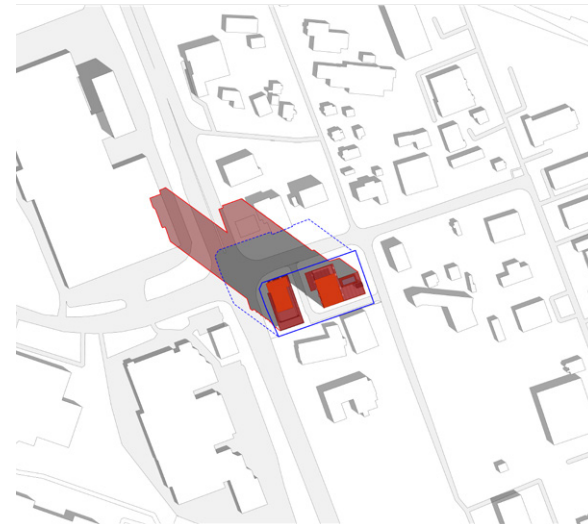
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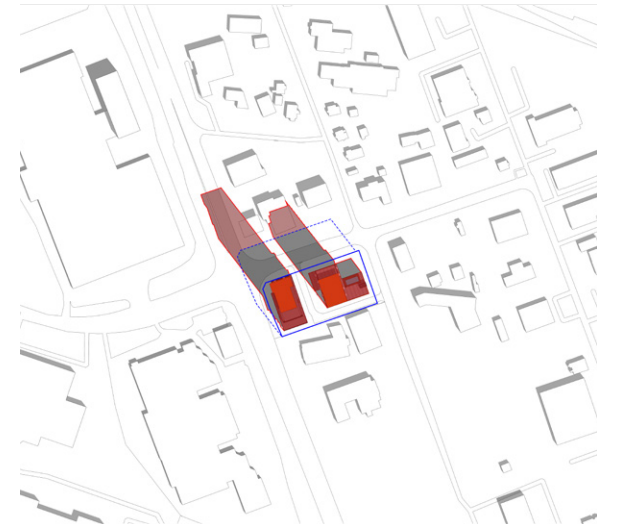
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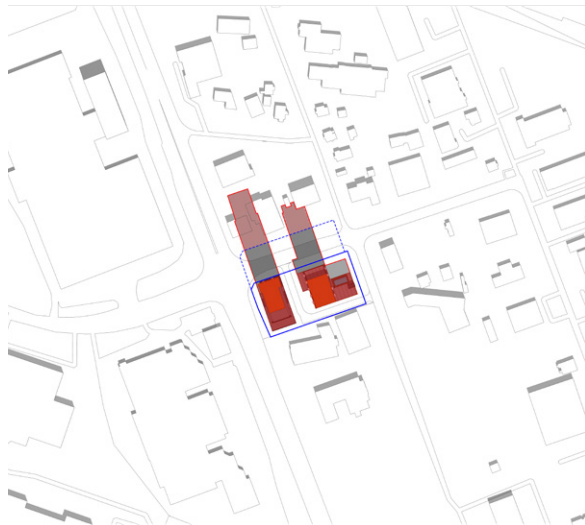
9:00am



10:00am



11:00am



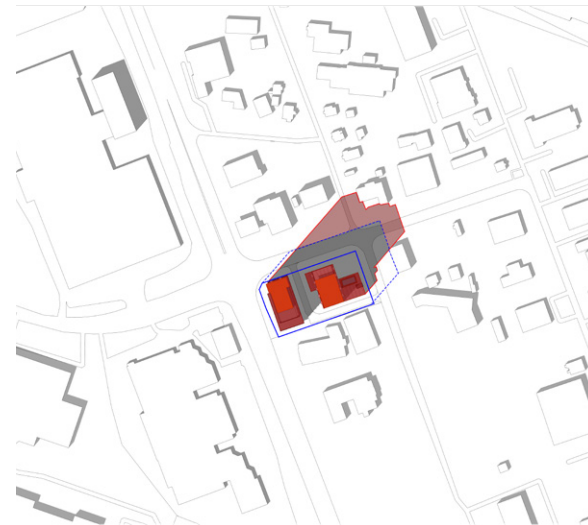
12:00pm



1:00pm



2:00pm



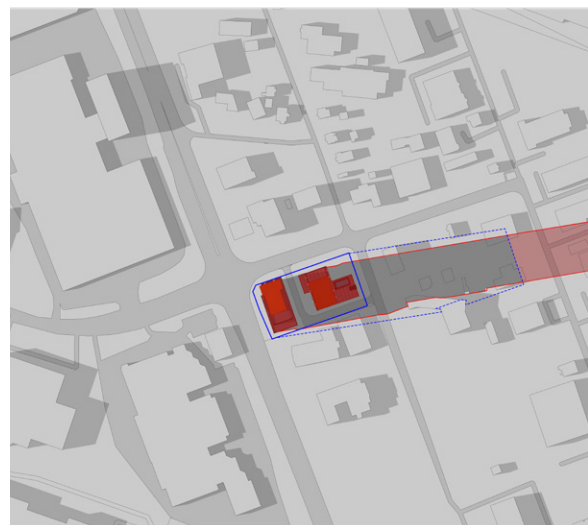
3:00pm



4:00pm



5:00pm



6:00pm



7:01pm

**LEGEND**

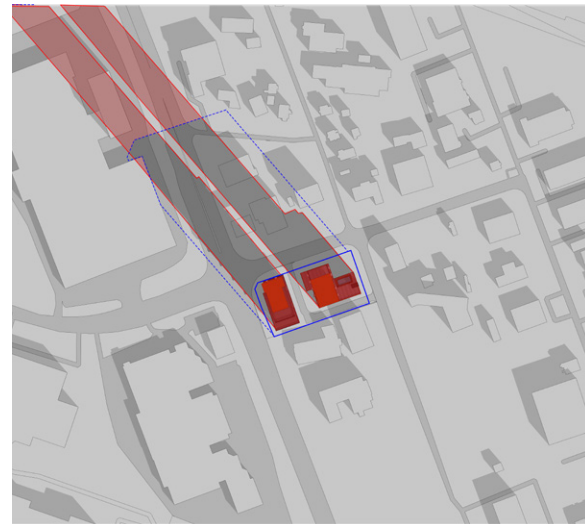
- PROPOSED DEVELOPMENT
- AS OF RIGHT OUTLINE
- NEW NET SHADOW
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE



7:39am



8:00am



9:00am



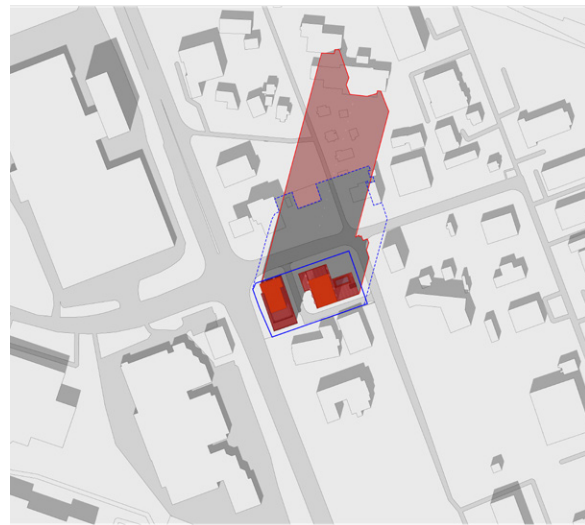
10:00am



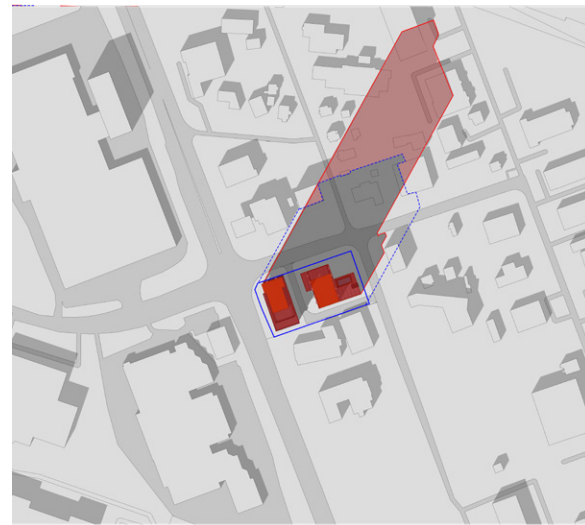
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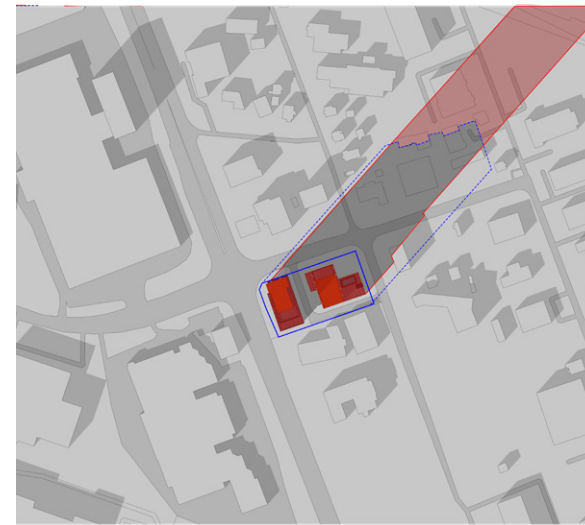
12:00pm



1:00pm



2:00pm



3:00pm



4:00pm



4:22pm

**LEGEND**

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