



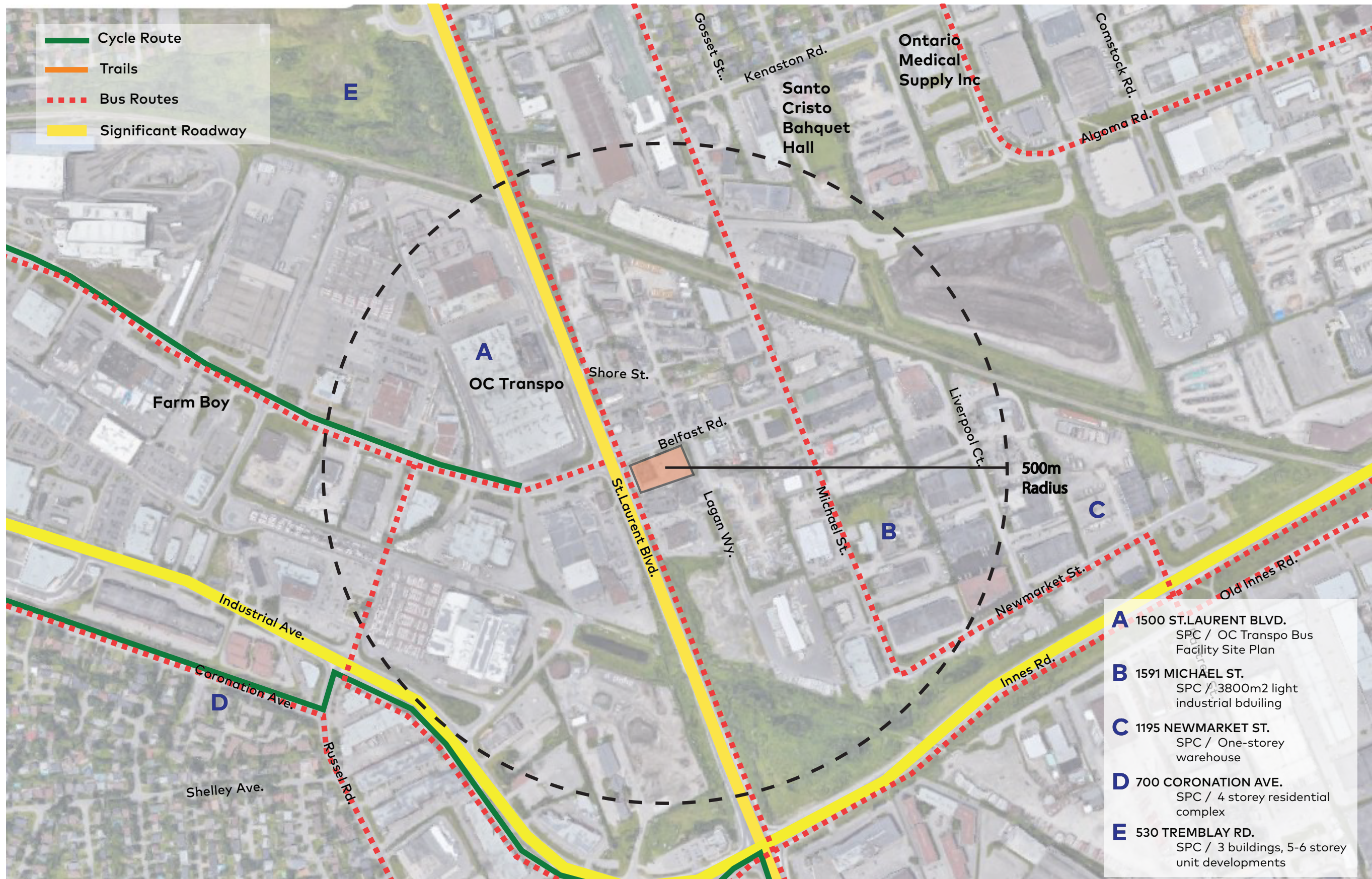
UDRP FORMAL CONSULTATION

1531 St. Laurent Blvd. Development Project

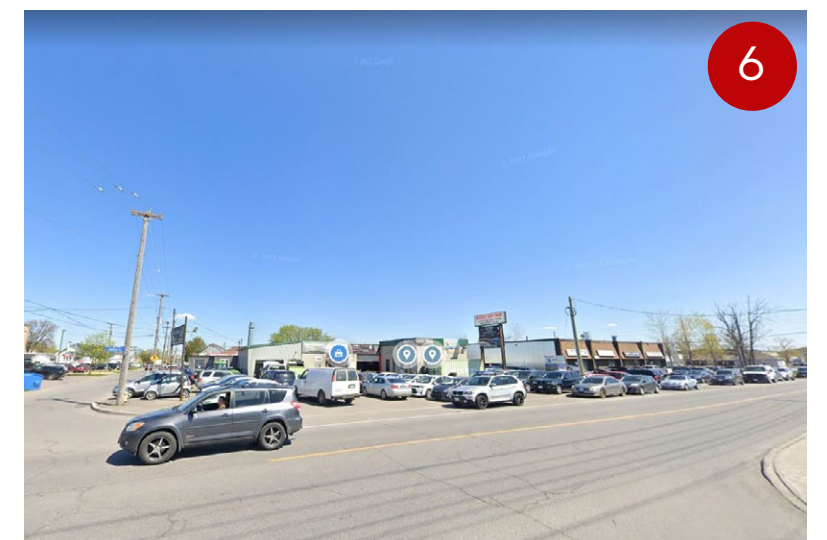
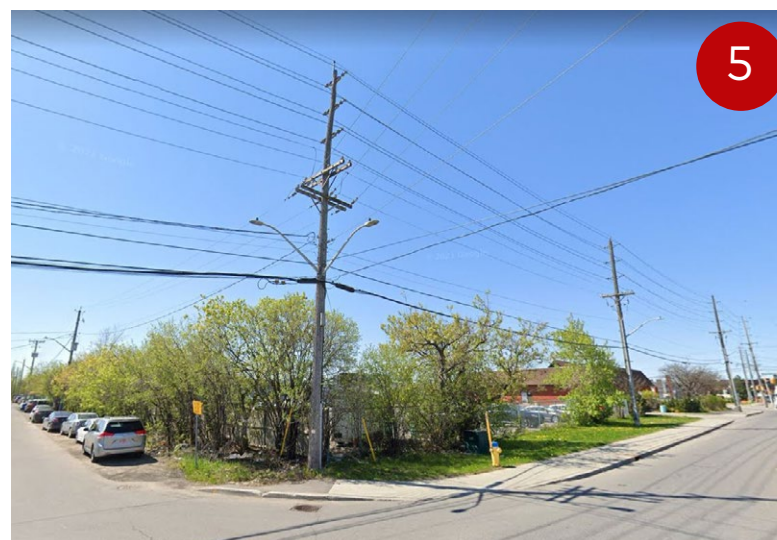
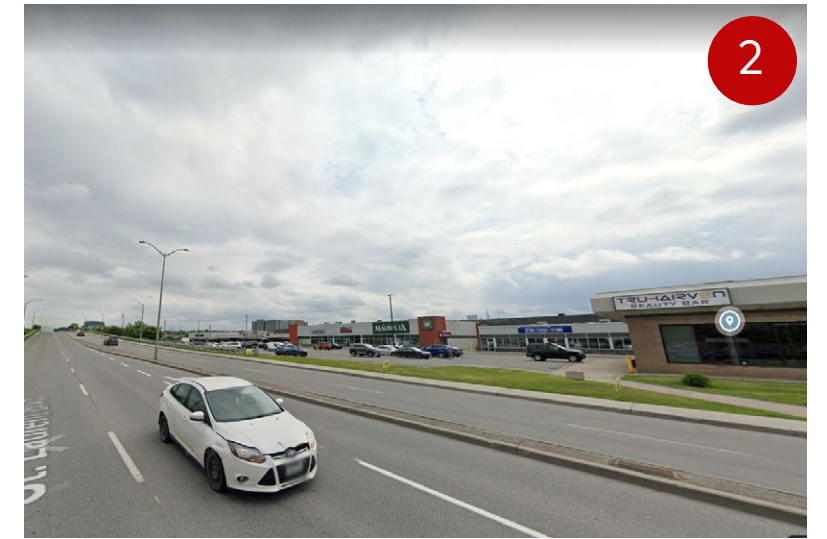
June 2023

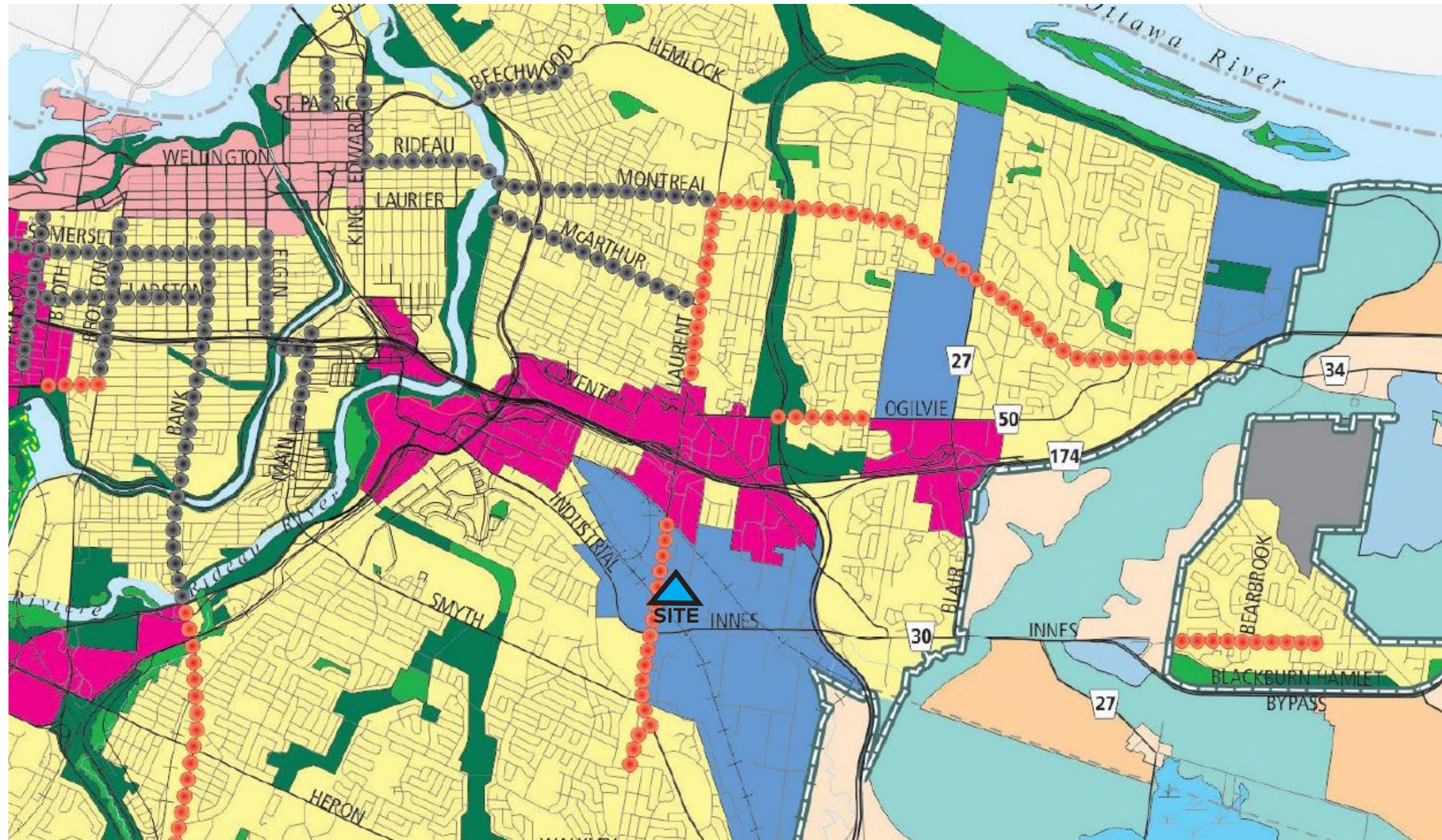


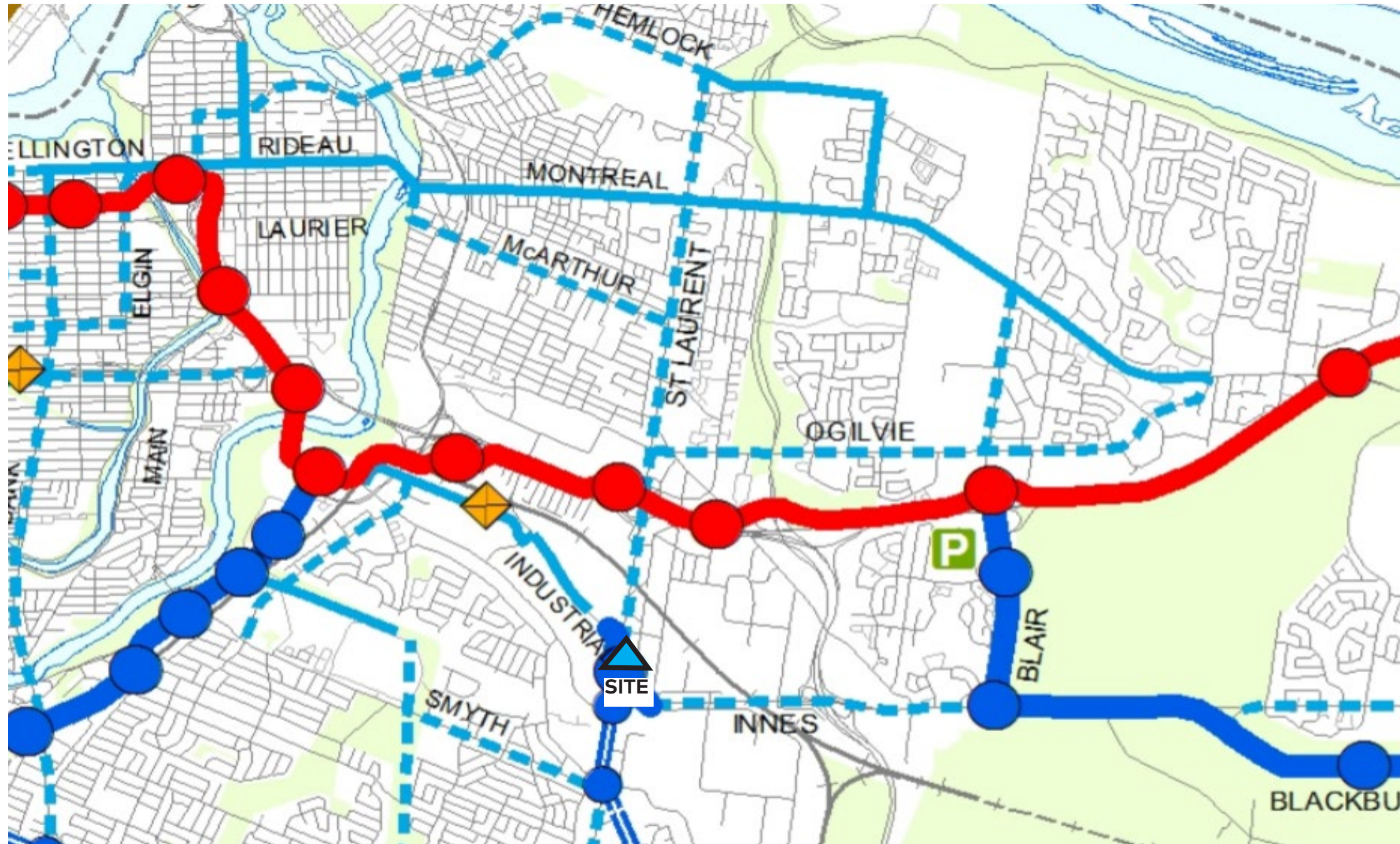
ZONING TABLE	AM	
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	no minimum	4984.1 sq.m
MINIMUM LOT WIDTH	no minimum	
MINIMUM FRONT YARD SETBACK (ST-LAURENT)	no minimum	3.25m
MINIMUM CORNER SIDE YARD SETBACK (BELFAST)	no minimum	1.9m
MINIMUM INTERIOR SIDE YARD SETBACK (SOUTH)	no minimum	2.9m
MINIMUM REAR YARD SETBACK (LAGAN WAY)	3 m	4.6m
MAXIMUM BUILDING HEIGHT	30 m, BUT IN NO CASE GREATER THAN 9 STOREYS	81m
HYDRO SETBACK	6m	6m
VEHICLE PARKING REQUIREMENTS (AREA C SCHEDULE 1A)	Mixed-Use Residential: 1 space/unit = 424 spaces Residential Visitor: 0.2/unit Retail: 3.4 spaces/100sqm of gross floor area (507 sqm = 17 spaces)	362 SPACES TOTAL 30 VISITOR 11 RETAIL
PARKLAND DEDICATION	10% MIN OF Land area = 498.4 sqm	500 sqm
PARKING AREA AND SURROUNDING LANDSCAPING	15% MIN OF Parking lot area (15% of 840 sq.m = 126 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 = 1663 sqm
AMENITY AREA REQUIREMENTS	6 square metres per unit (minimum 50% must be communal) 424 units x 6 sqm = 2544 sqm Minimum 1272 sqm communal	COMMUNAL: 1670 sqm PRIVATE BALCONIES: 1547 sqm TOTAL = 3217 sqm
BICYCLE PARKING SPACES	0.5 spaces per unit = 212 spaces	355 INTERIOR SPACES 40 EXTERIOR SPACES



- 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







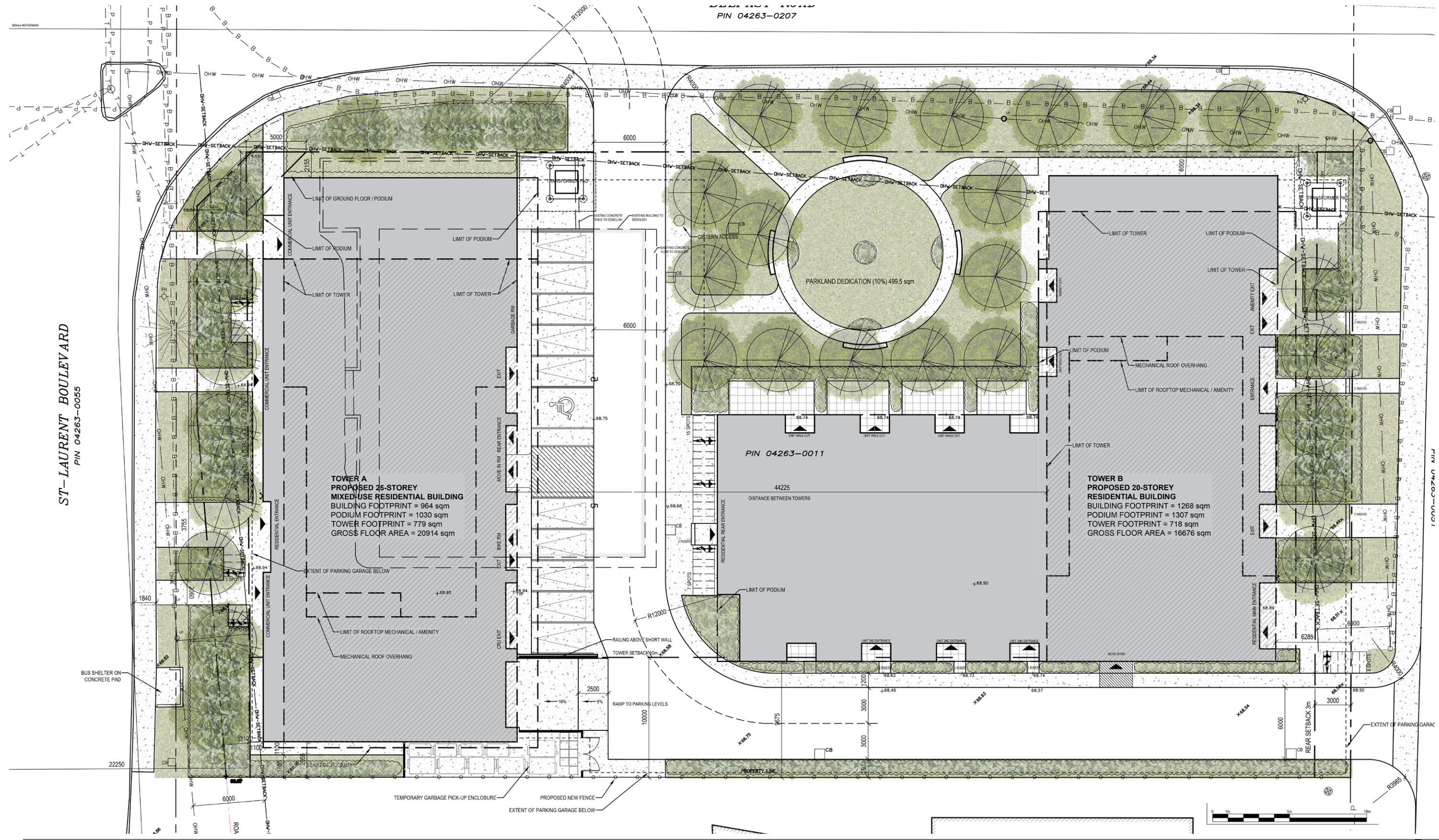
RAPID TRANSIT

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

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

PIN 04263-0207

ST-LAURENT BOULEVARD
PIN 04263-0055



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

PIN 04263-0011

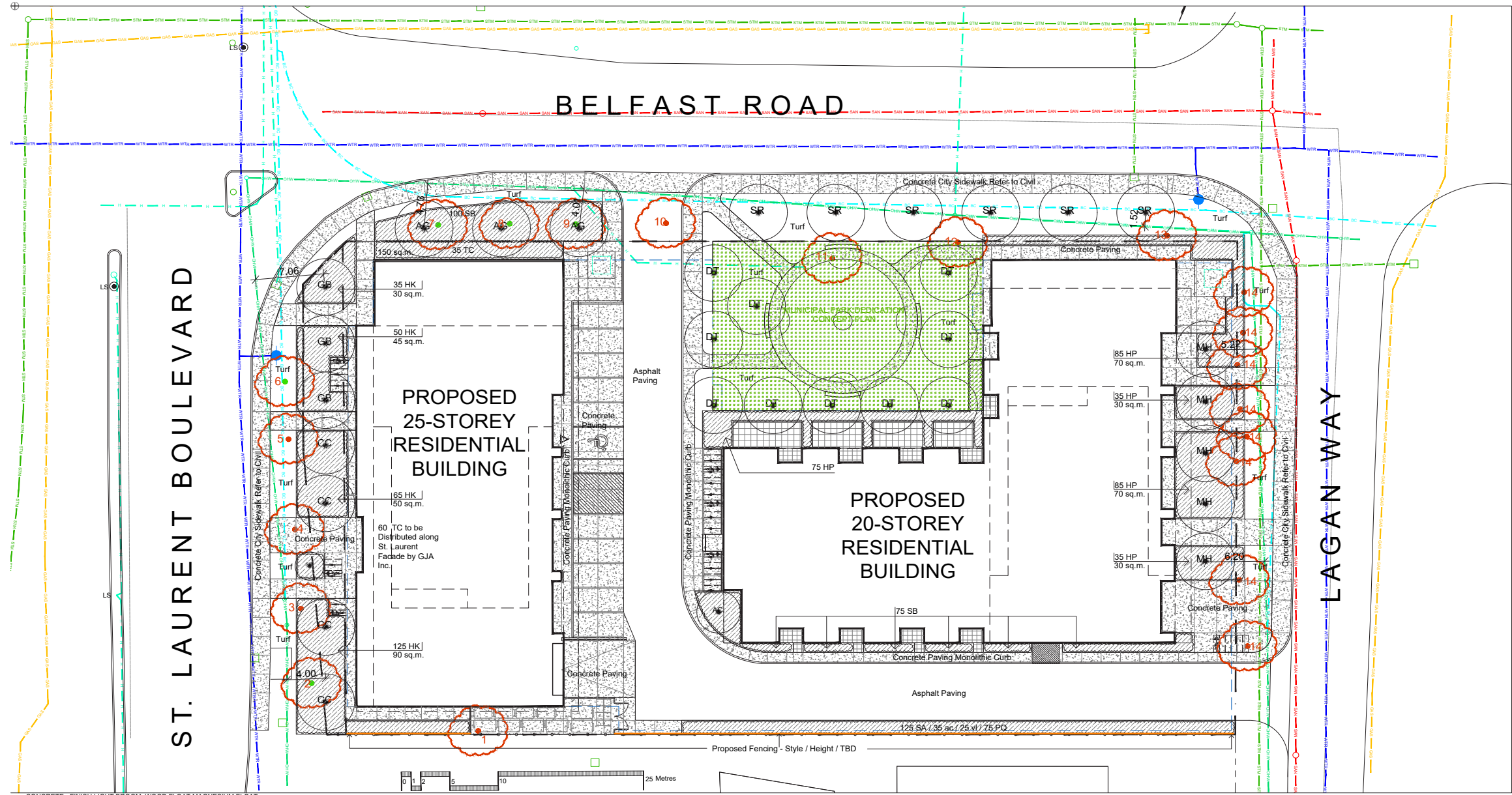
**TOWER B
PROPOSED 20-STOREY
RESIDENTIAL BUILDING**
 BUILDING FOOTPRINT = 1268 sqm
 PODIUM FOOTPRINT = 1307 sqm
 TOWER FOOTPRINT = 718 sqm
 GROSS FLOOR AREA = 16676 sqm

Site Plan

1531 St. Laurent Blvd Development
 2303
 June 2023



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REFER TO TCR BY IFS

- Existing Trees - Refer to TCR by IFS for Details/Actions

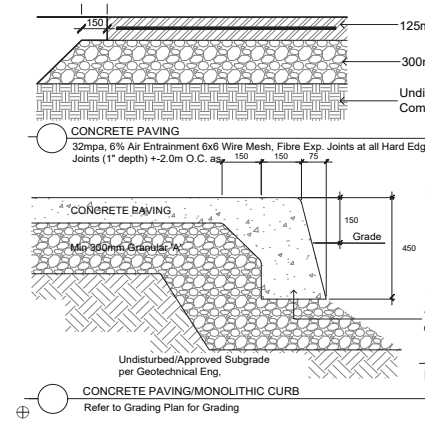
LANDSCAPE PLAN

- Proposed Deciduous Tree
- Shrub Planting Bed
- Concrete Monolithic Curb
- Concrete Patio Slabs
- Fence
- Bike Rack Anchor to Concrete
- Fire Hydrant
- FD Siamese Connection
- Light Standard
- Seat Wall
- Municipal Park Dedication

BELOW GRADE SERVICES REFER TO CIVIL/CUP

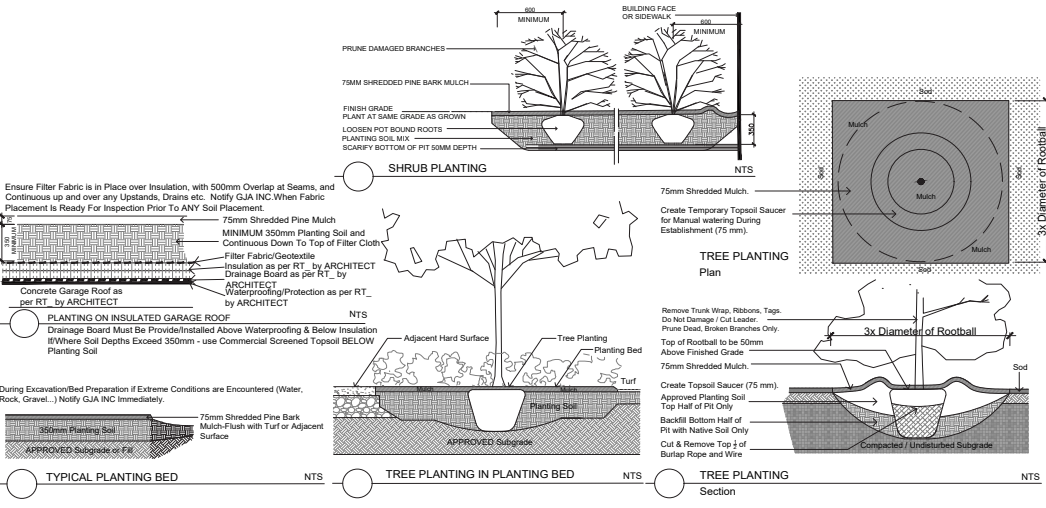
- U/G Water Service
- U/G Storm Service
- U/G Sanitary Service
- U/G Gas Service
- U/G TelCo Service
- U/G Hydro Service
- O/H Hydro Service

CONCRETE - FINISH LIGHT BROOM. WOOD FLOAT MAGNESIUM FLOAT. ALL CONCRETE FINISHES TO BE APPROVED BY GJA LANDSCAPE ARCHITECT.
 SAWCUT LAYOUT FOR ALL AREAS TO BE MARKED ON SITE IN RED CHALK. REVIEWED, ADJUSTED AND APPROVED BY GJA LANDSCAPE ARCHITECT PRIOR TO ANY CUTTING.
 EXPANSION JOINT LAYOUT FOR ALL AREAS TO BE LAID OUT ON SITE. REVIEWED, ADJUSTED AND APPROVED BY GJA LANDSCAPE ARCHITECT PRIOR TO ANY CONCRETE POURING.
 PROVIDE COLD JOINT DETAIL at End of Previous Pour/Beginning of New Pour. C/W REBAR DOWELS 500mm O.C.
 FINISH: TOOL EDGE FIRST, THEN WIPE OFF TOOL MARKS WHILE APPLYING FINISH.



Tool Back Edge First, Apply Finish Then Tool Curb Edge with 50mm Curb Tool
 Back Edge of Sidewalk
 Face of Curb
 Typical Curb per City of Ottawa. SC 2/OPSD.600.110
 UNDISTURBED/APPROVED SUBGRADE per Geotechnical Eng.
 CONCRETE PAVING/MONOLITHIC CURB
 Refer to Grading Plan for Grading
 NO Dummy Joints/Visible Tool Edges Except for Curb Edge
 NTS

TURF AREAS TO BE SOD C/W 150MM DEPTH TOPSOIL ON APPROVED SUBGRADE | SOD TO BE #1 GRADE TURFGRASS NURSERY SOD per NSGA - Fine Fescue/Kentucky Bluegrass Sod | PLANTING MIX TO BE APPROVED BY LANDSCAPE ARCHITECT | PLANT MATERIAL TO MEET CNLA STANDARDS/BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING | ALL MATERIALS & WORK TO BE MAINTAINED UNTIL FINAL ACCEPTANCE. (MOWING TURF, WEEDING BEDS, WATERING TURF & PLANTS) & INCLUDE 1 YEAR WARRANTY FROM DATE OF FINAL ACCEPTANCE | PROVIDE WATERING OF ALL PLANT MATERIAL AS REQUIRED FOR PROPER ESTABLISHMENT UNTIL END OF WARRANTY PERIOD | REFER TO CIVIL ENGINEER'S DRAWING FOR ELEVATIONS / GRADING |
 The Landscape Plan is to be read in conjunction with the grading, servicing, site and survey plan | Bare root material to be planted in season only | All plant material locations to be staked on site by the landscape contractor and checked by the landscape architect prior to planting | All trees to be preserved on or directly adjacent to the site will be protected | Plant material are to be installed a minimum of 3.0m away from any part of any hydro transformer, 3.0m corridor between a fire hydrant and the curb, a 2.5m radius beside or behind a fire hydrant, 2.0m from any servicing/utility line or structure |



1	SPC SUBMISSION 1	MAY 31 2023
0	REVIEW/COORDINATION	MAY 2023
#	REVISION	DATE

Property Owner: **KATASA Group**
 Katasa Groupe + Développement 301-69 Jean-Proulx
 Gatineau, Quebec J8Z 1W2 Canada

Gino J. Aiello | landscape architect GJALA.com
 GJA Inc. Gino@GJALA.com (613) 288-5130
 110 DeSablery Road Unit #3 Ottawa Ontario K2T 9C2

Project: **MIXED-USE RESIDENTIAL BUILDINGS**
 1531 ST. LAURENT BLVD, OTTAWA, ON
 K1G 1A1

LANDSCAPE PLAN

Scale: 1:200

L1



View Looking South Down St. Laurent Blvd.



View at Corner of St. Laurent and Belfast







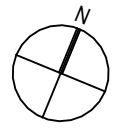


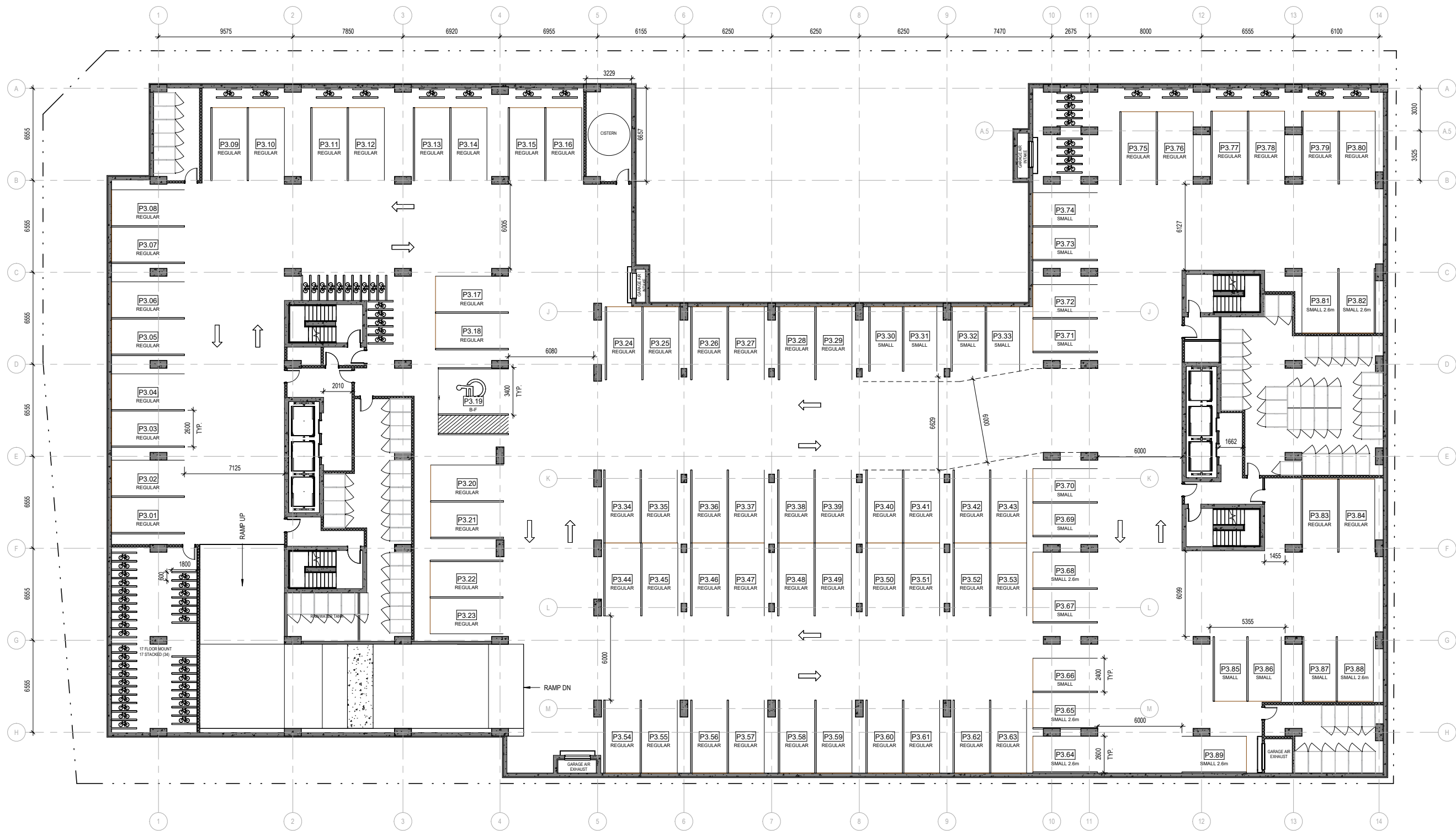
View Looking North Down Lagan Wy.

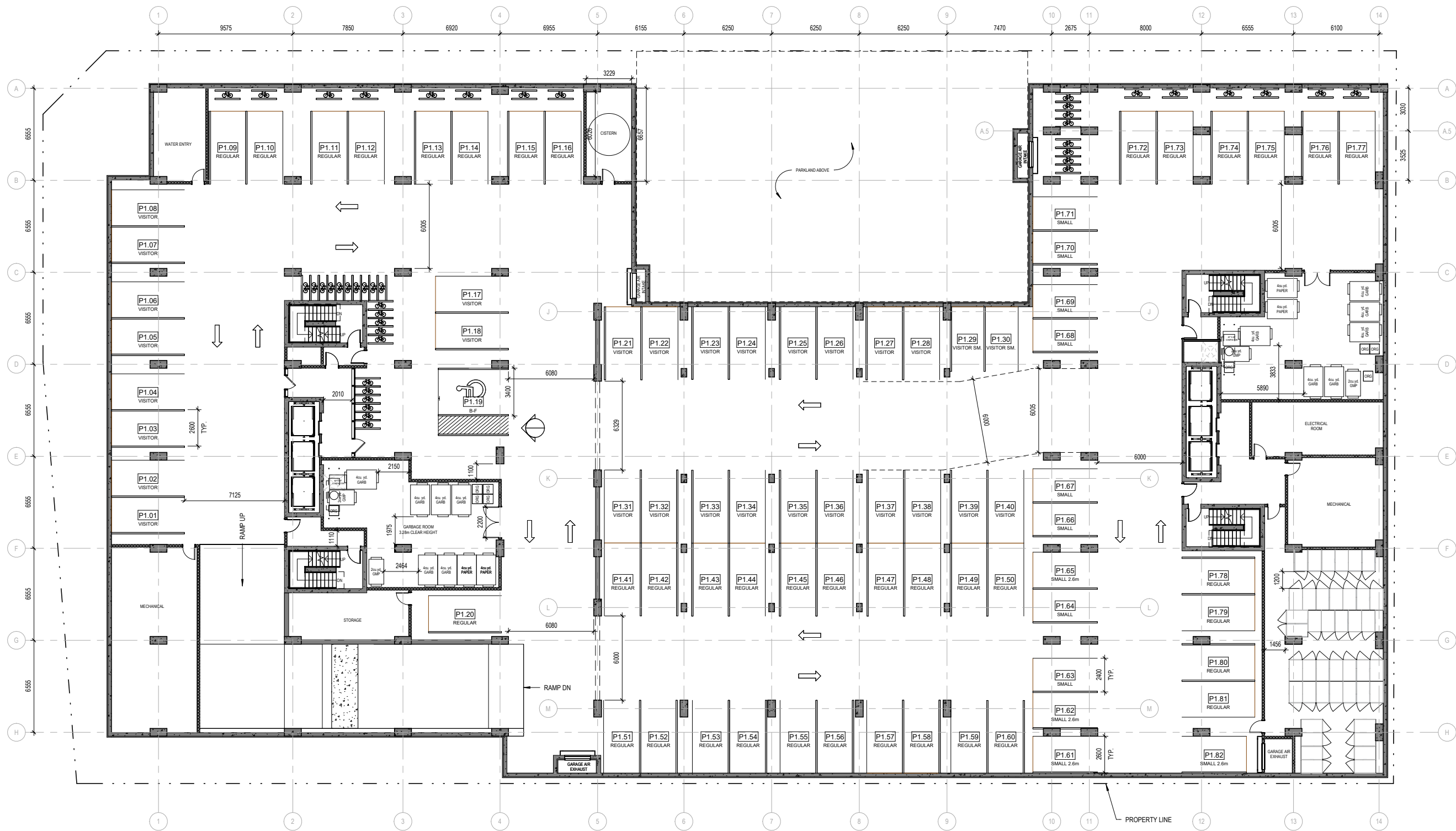




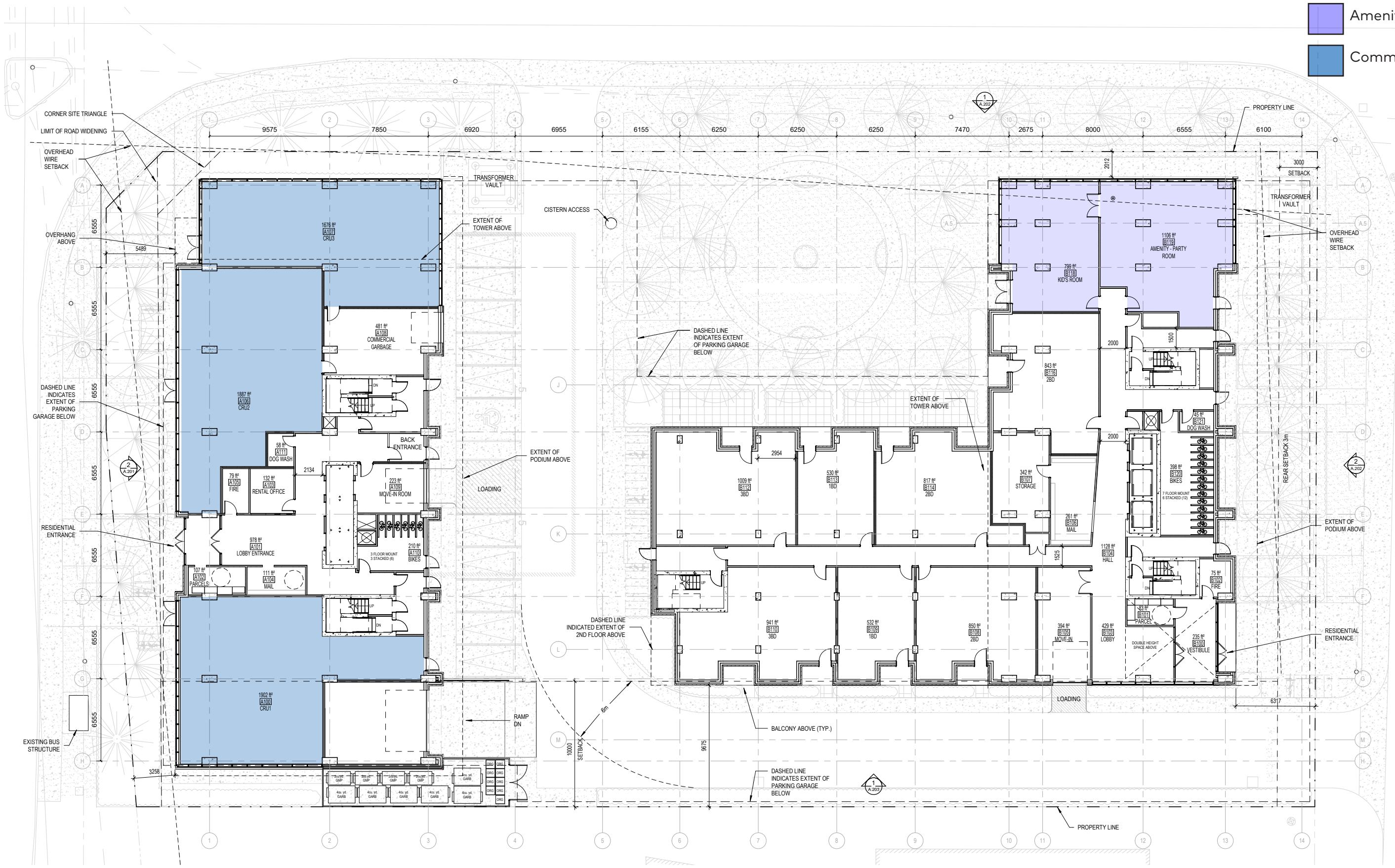
Birds Eye View Looking South West

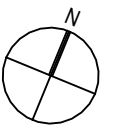
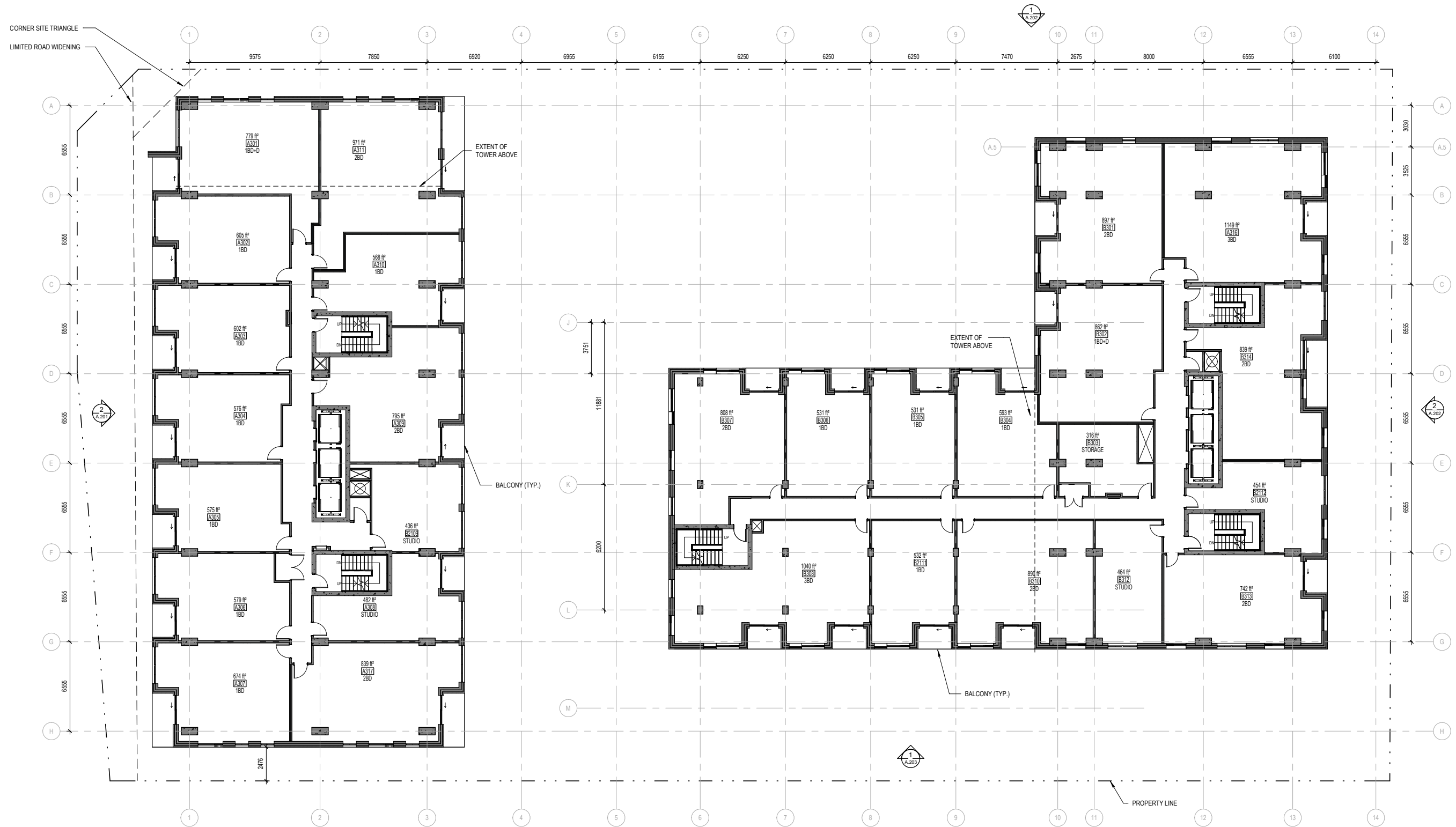




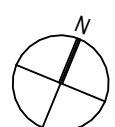
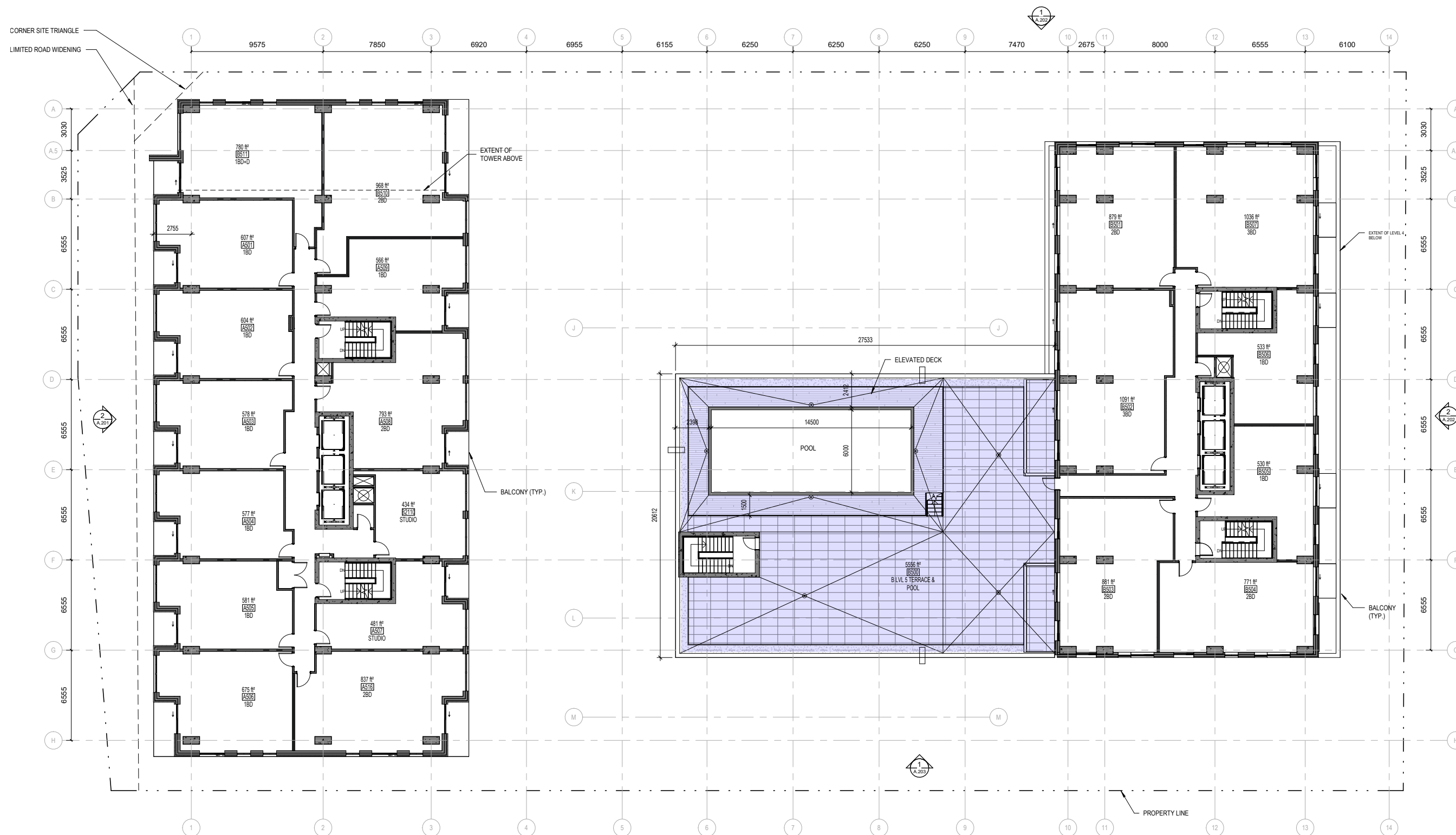


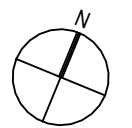
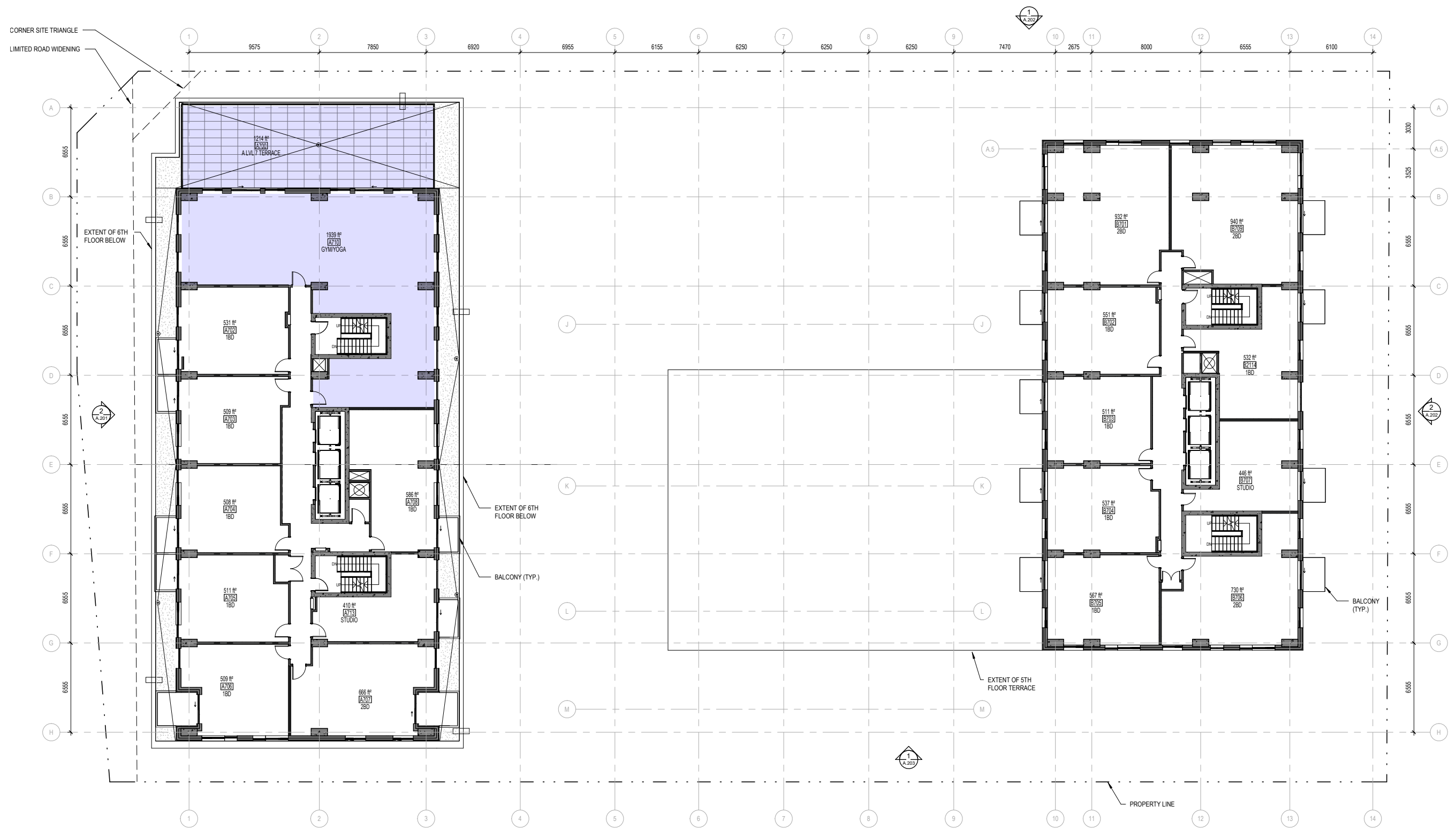
Amenity
 Commercial

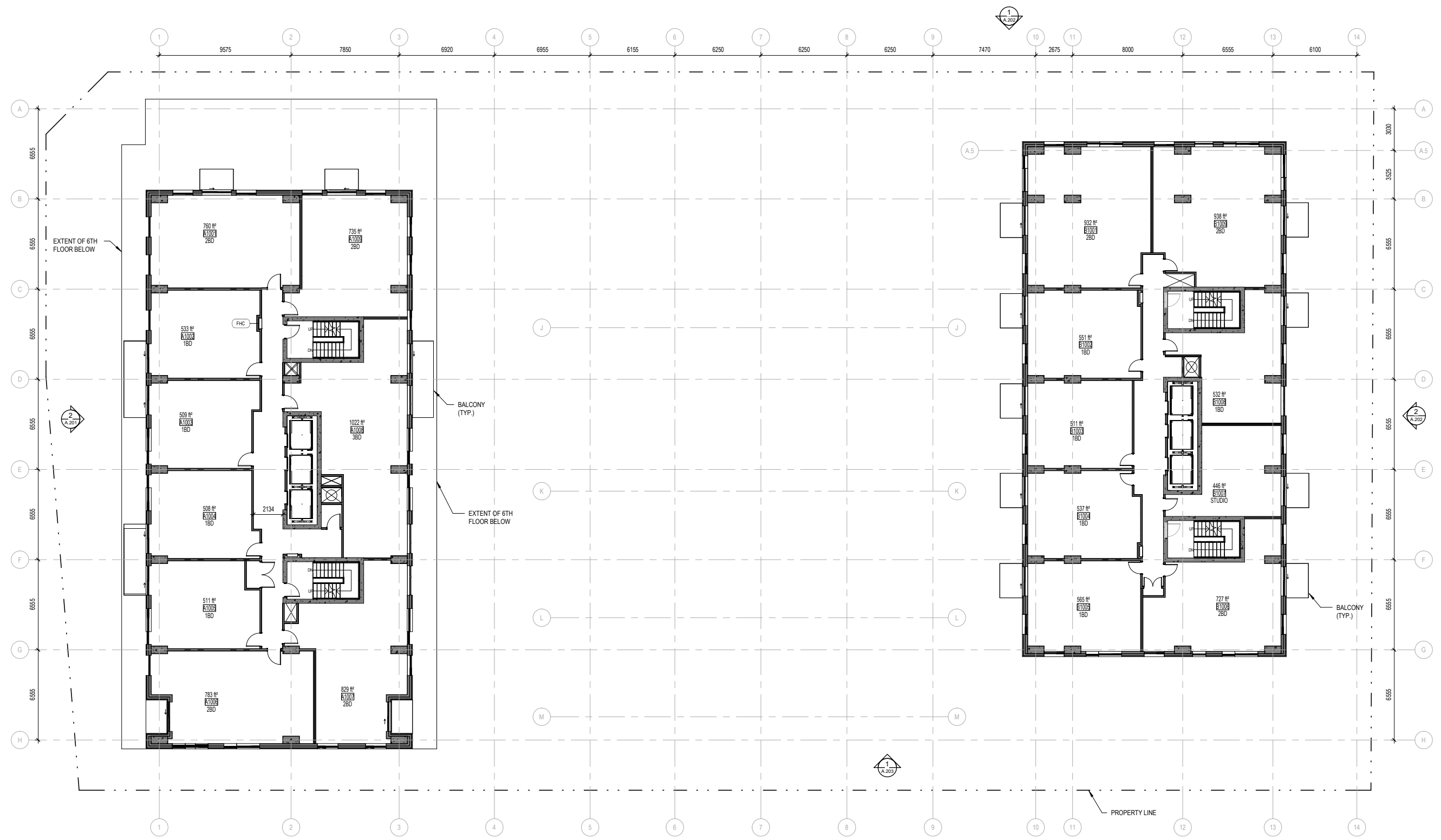


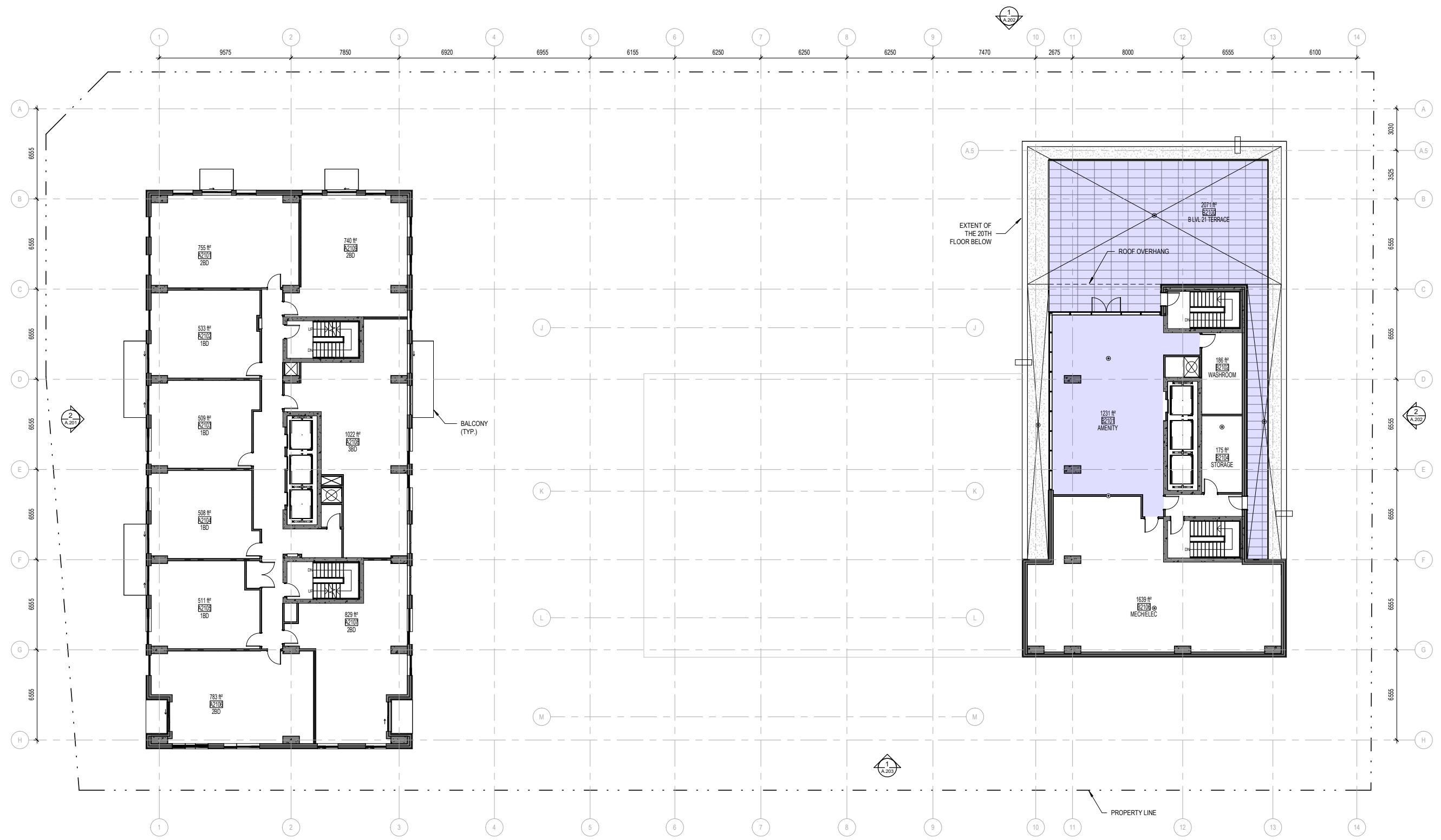


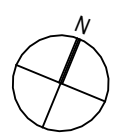
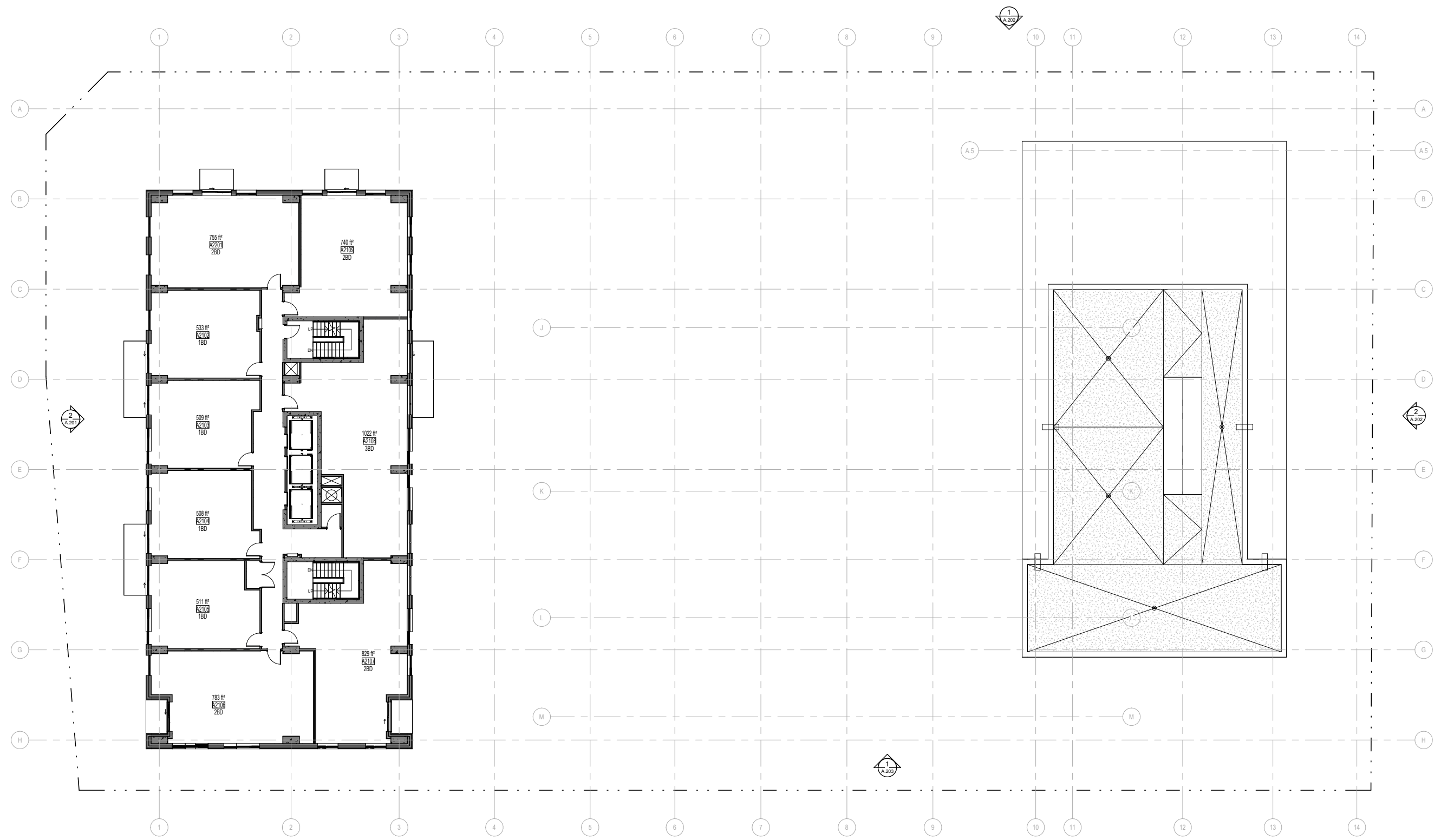
- Amenity
- Commercial

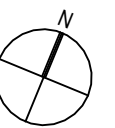
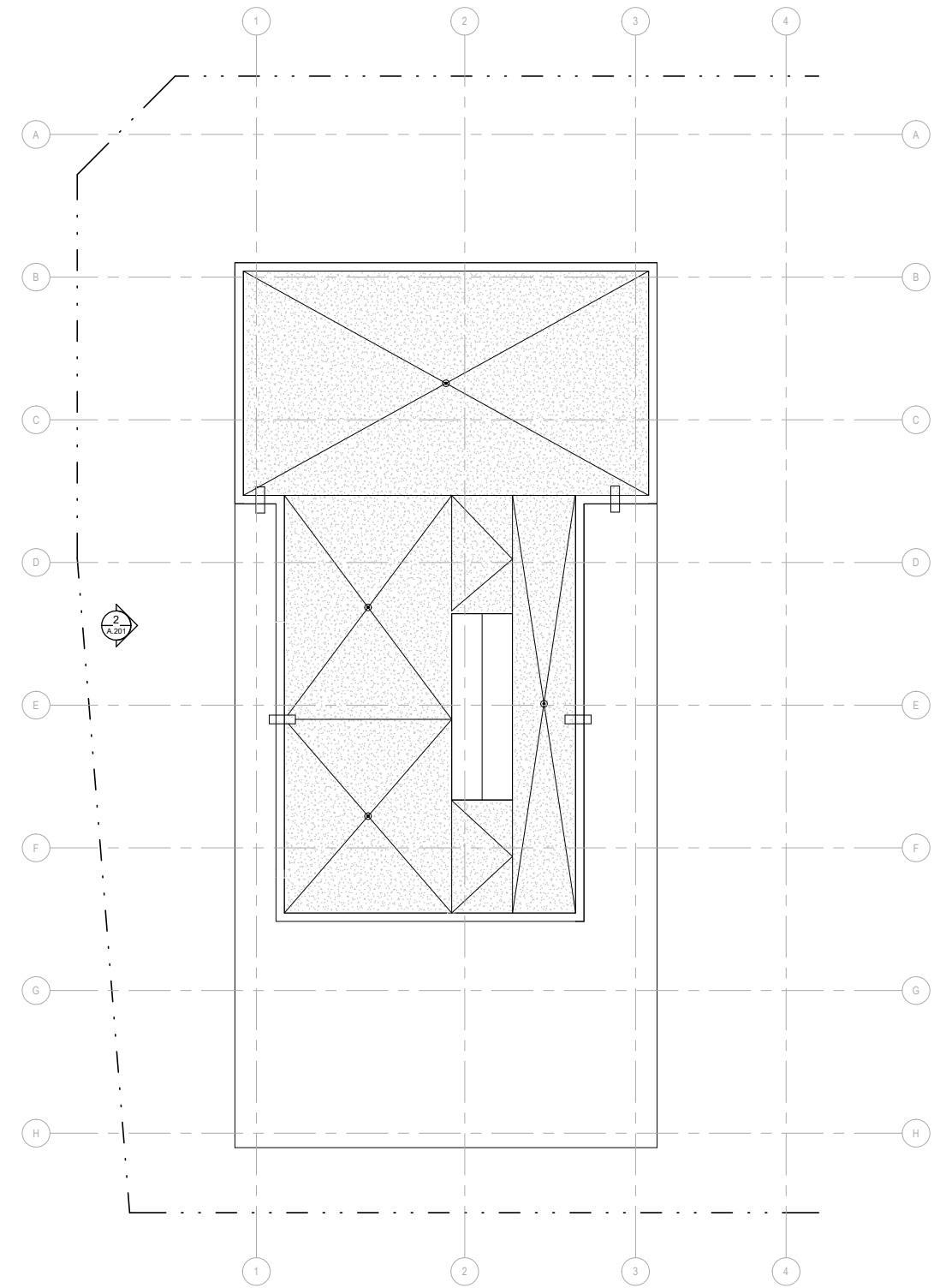
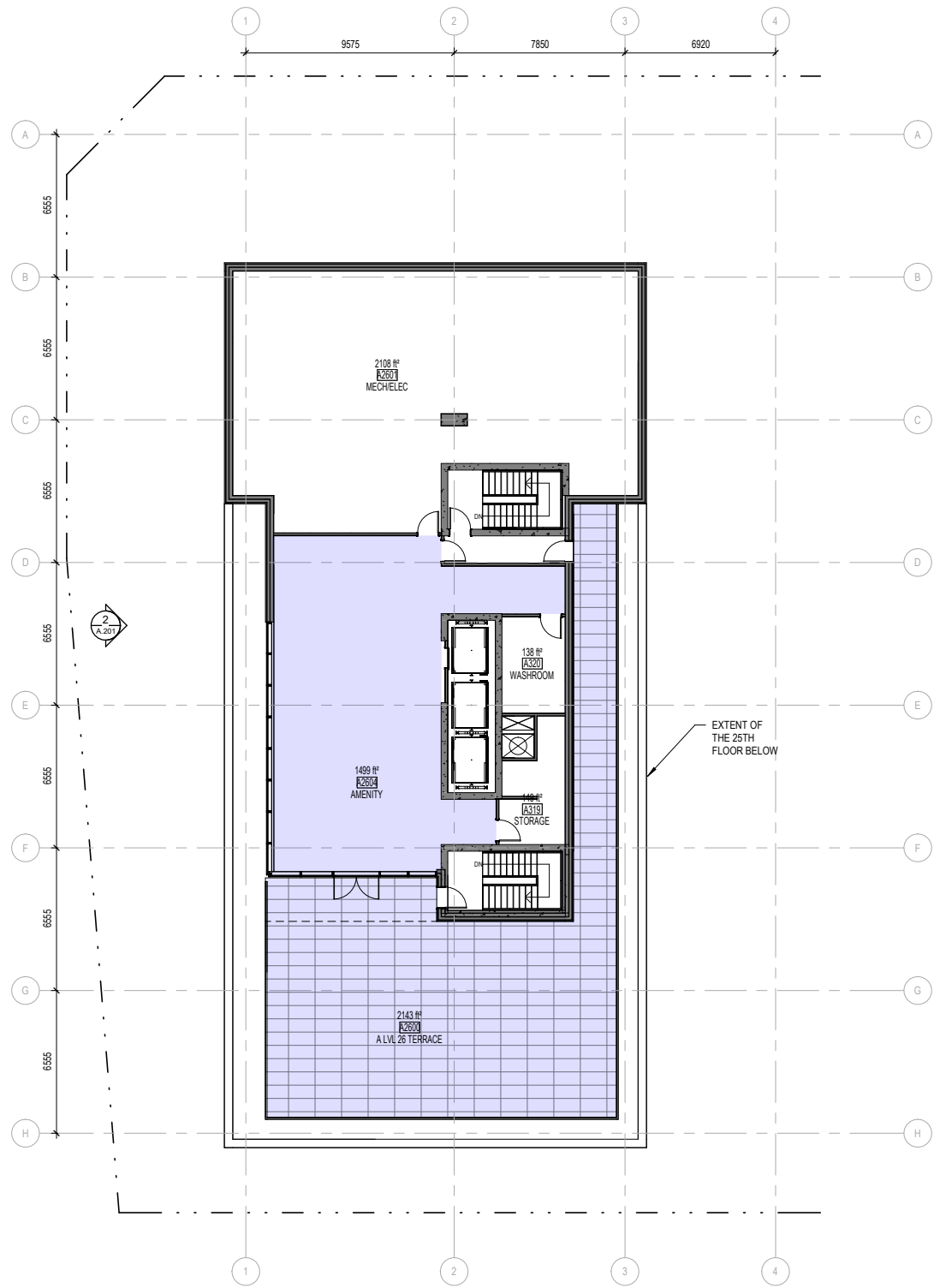


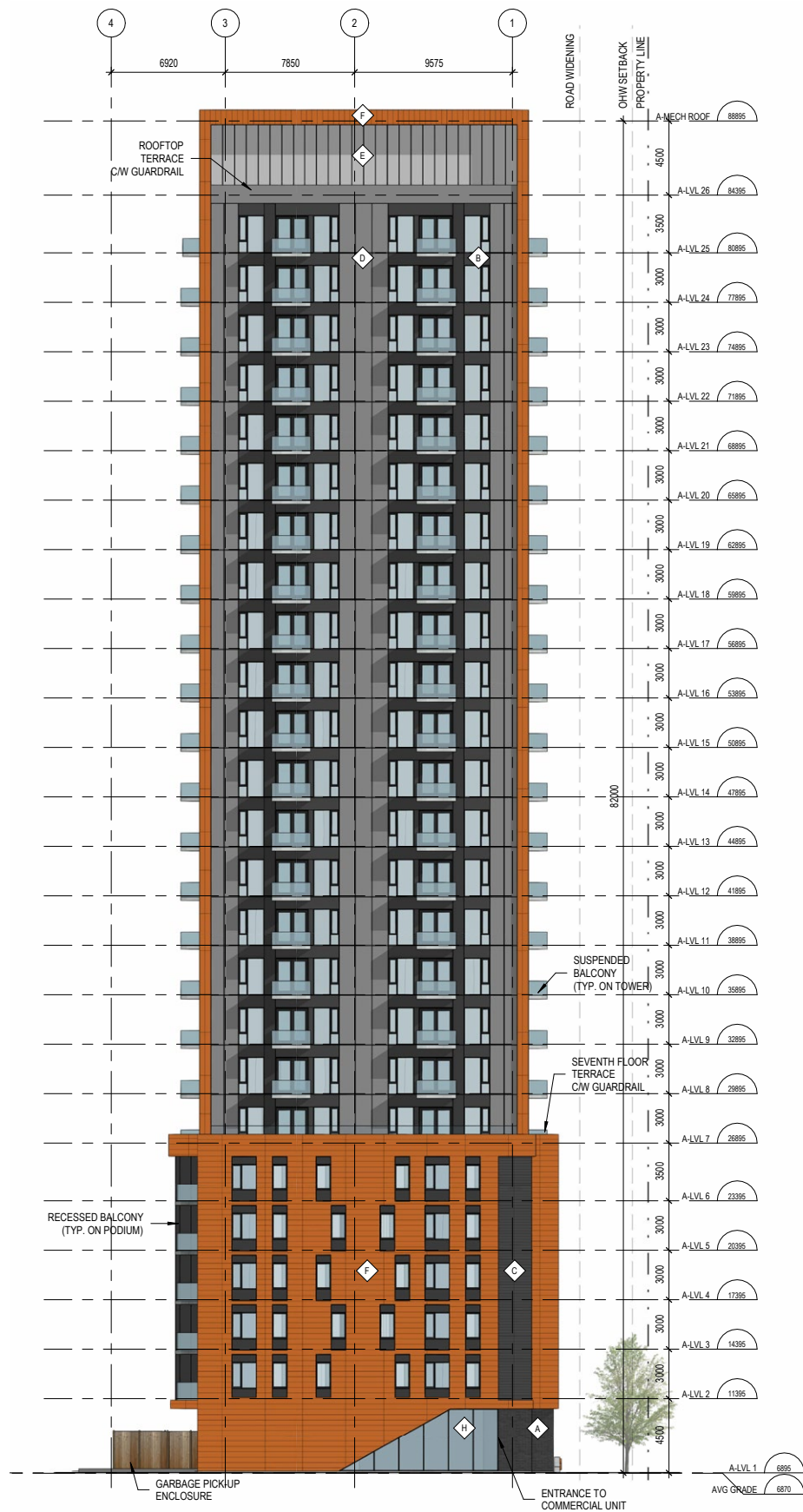












NORTH ELEVATION



EAST ELEVATION

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

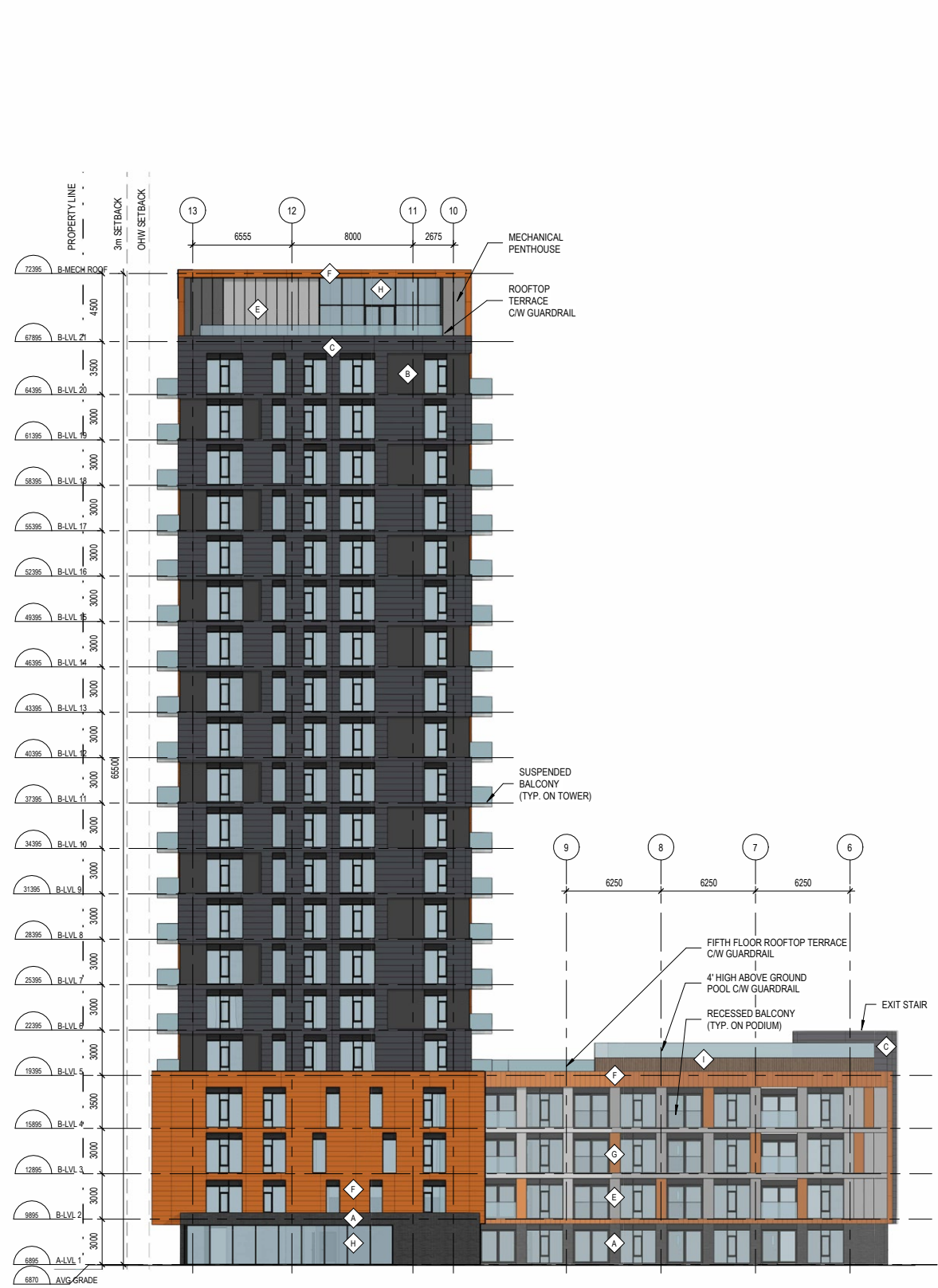


SOUTH ELEVATION

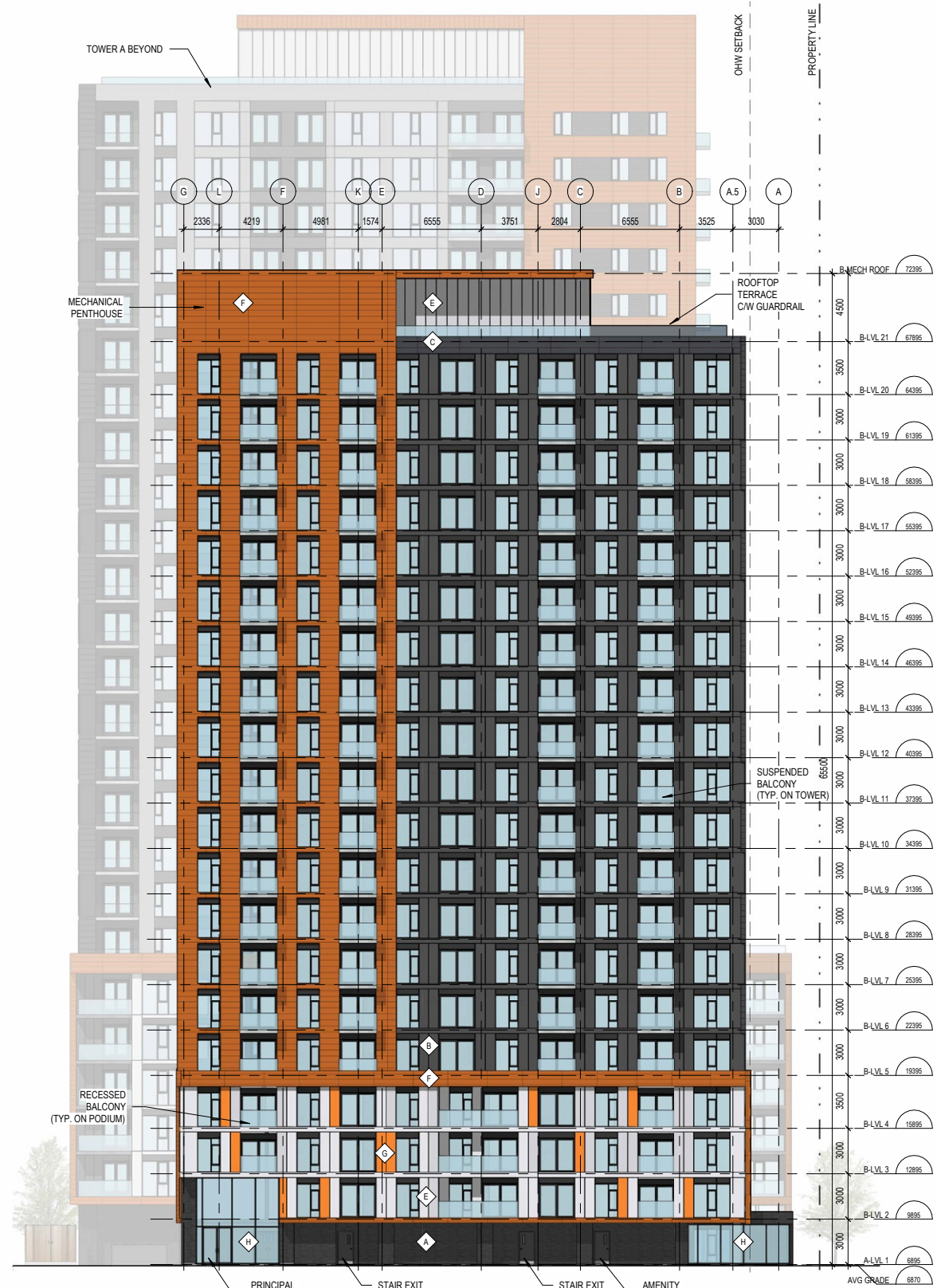


WEST ELEVATION

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



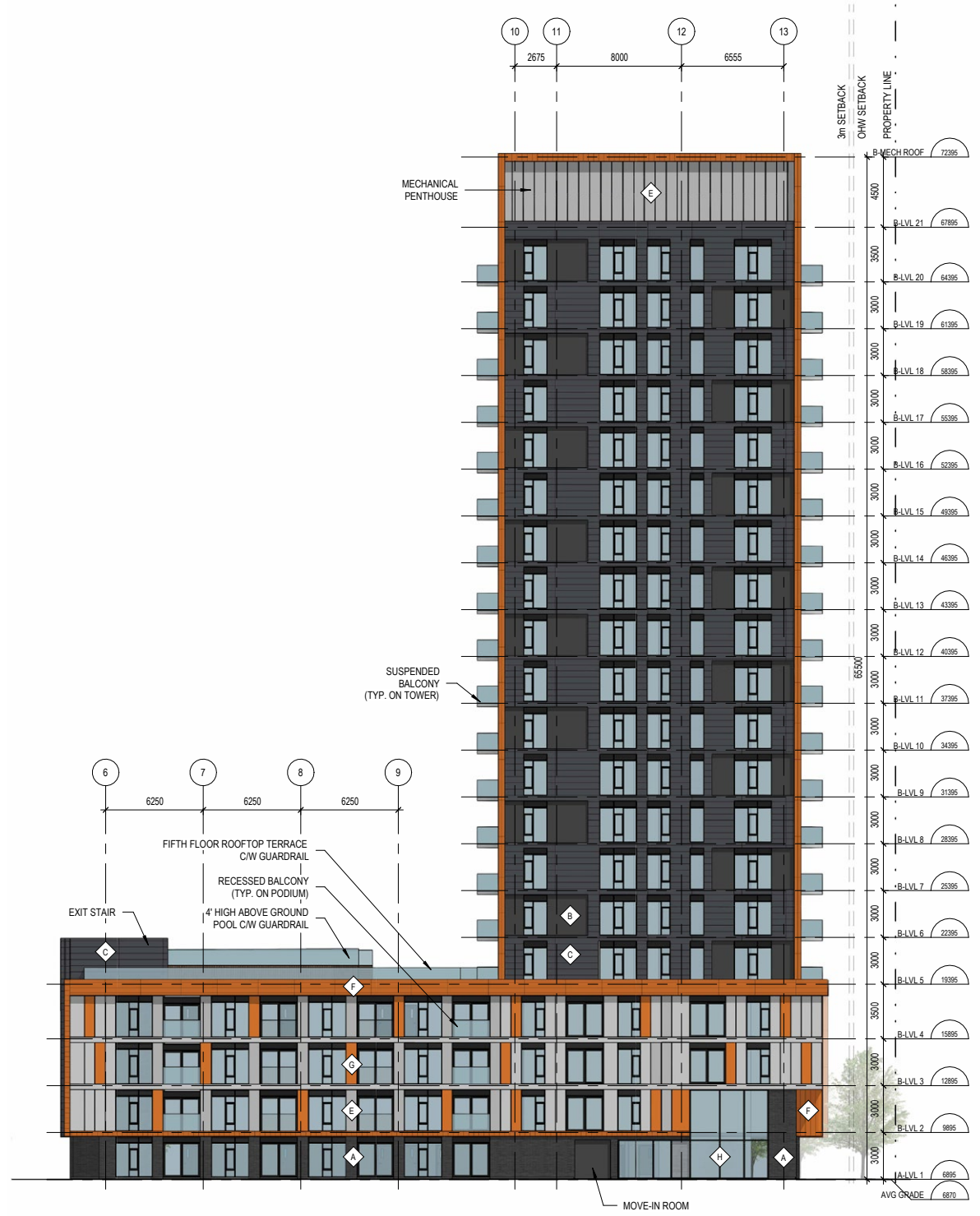
NORTH ELEVATION



EAST ELEVATION

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

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



SOUTH ELEVATION



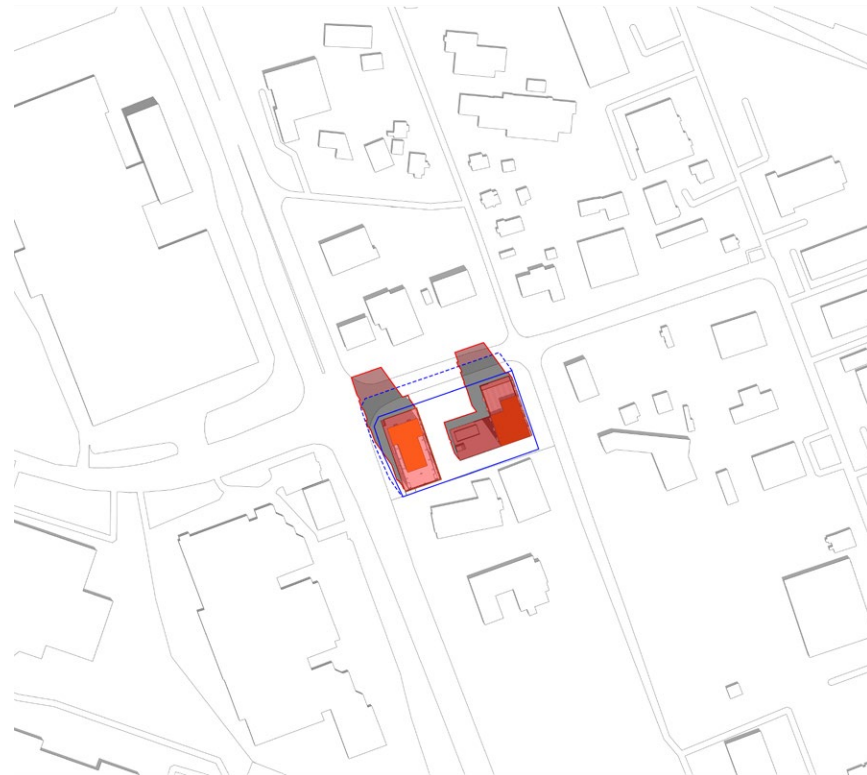
WEST ELEVATION



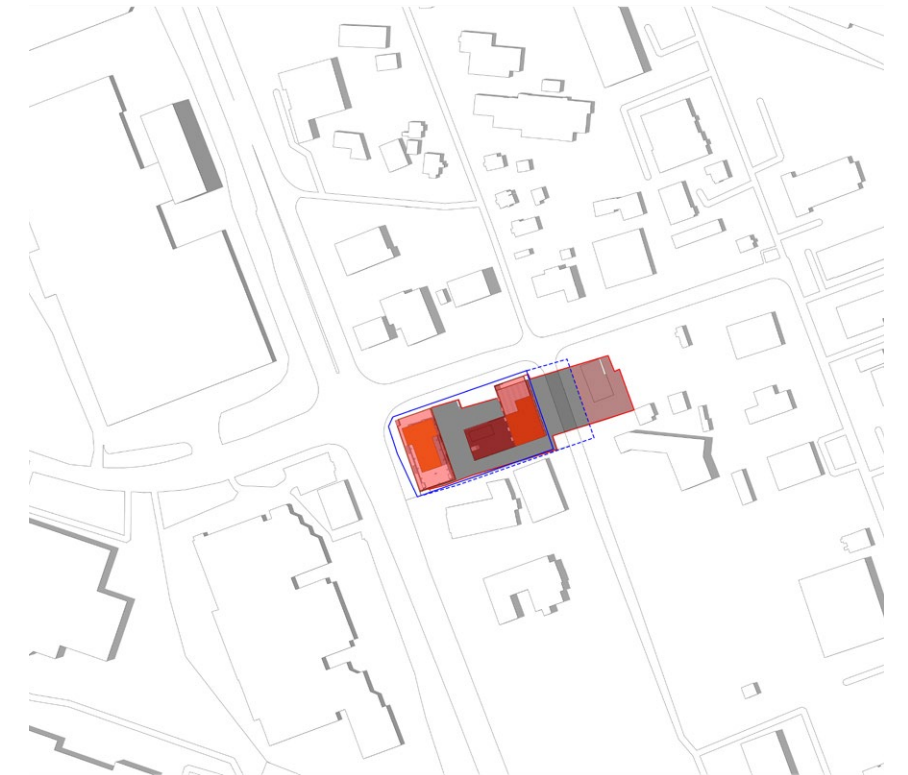
East - West Building Section



8:00am



12:00pm



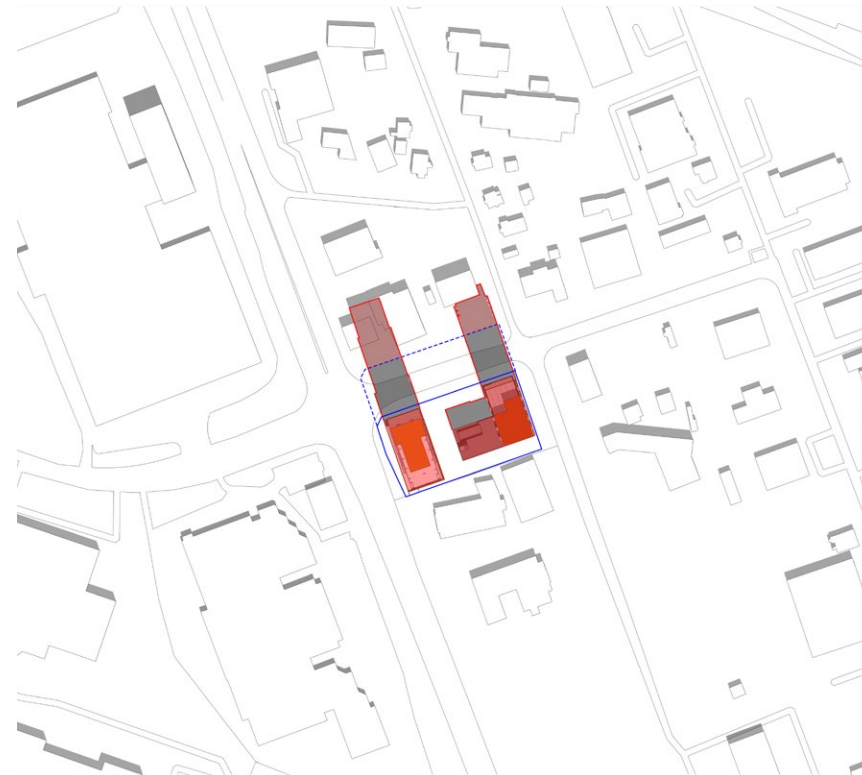
4:00pm

LEGEND

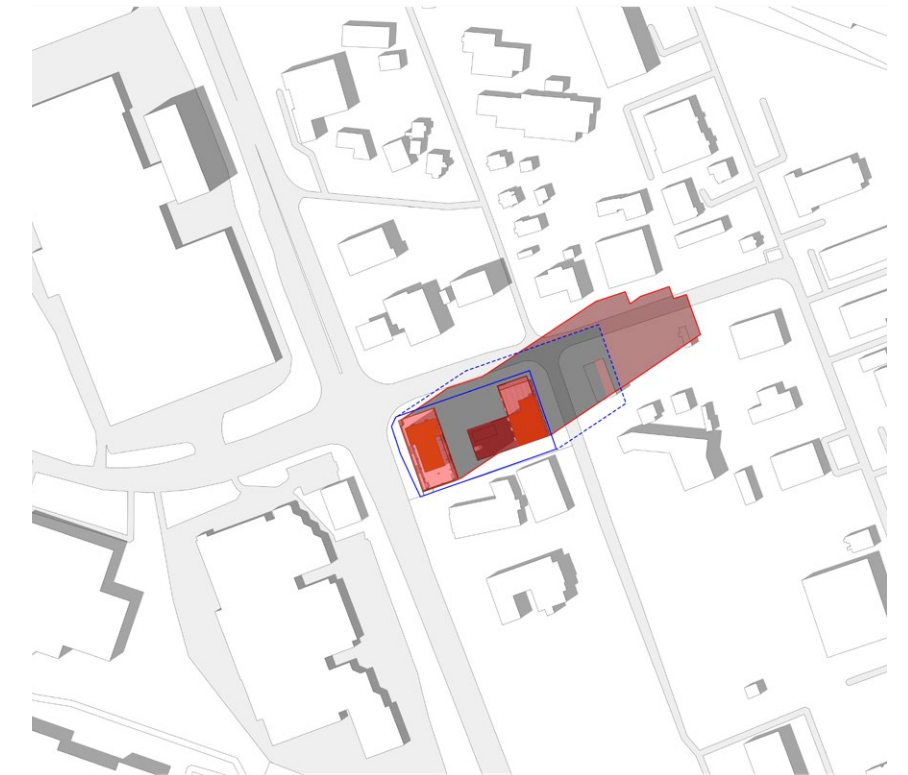
- PROPOSED DEVELOPMENT
- AS OF RIGHT OUTLINE
- NEW NET SHADOW
- PROPOSED SHADOW OUTLINE
- - - AS OF RIGHT SHADOW OUTLINE








8:00am



12:00pm



4:00pm

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



8:00am



12:00pm



4:00pm

LEGEND

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

Design Brief:

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

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 approximately 44m between towers. The parkland dedication is thus placed between the towers, at the street front of Belfast Rd, 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 351 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 40 spaces distributed along the site, as well as with interior ground level rooms in each building. There will be a total of 355 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 in the project will provide a terrace for amenity spaces to be shared among the residents of both towers upon completion of the second phase. The first phase, Tower A, will have a gym with walk-out terrace on level 7, and rooftop amenity room and terrace. Tower B will have a ground level party room and kids' playroom with access to the park, a terrace and pool on level 5, and a rooftop amenity room and terrace. Both buildings will have dog-wash rooms and move-in rooms on the ground level. Nearly all units will have balconies or walk-out terraces.

The lot currently houses a small single storey restaurant building and parking lot. The neighbourhood is comprised of low-rise industrial and commercial buildings. This proposed residential high-rise will be a highlight and was designed with a bold colour, accentuating the project's unique addition. The two towers and their podiums complement each other using an integrated design approach while also providing some variety to the facades across the site. The combination of contemporary architecture, new commercial spaces and communal greenspaces will create a rich pedestrian experience presently lacking in the 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.