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FOTENN Planning + Design

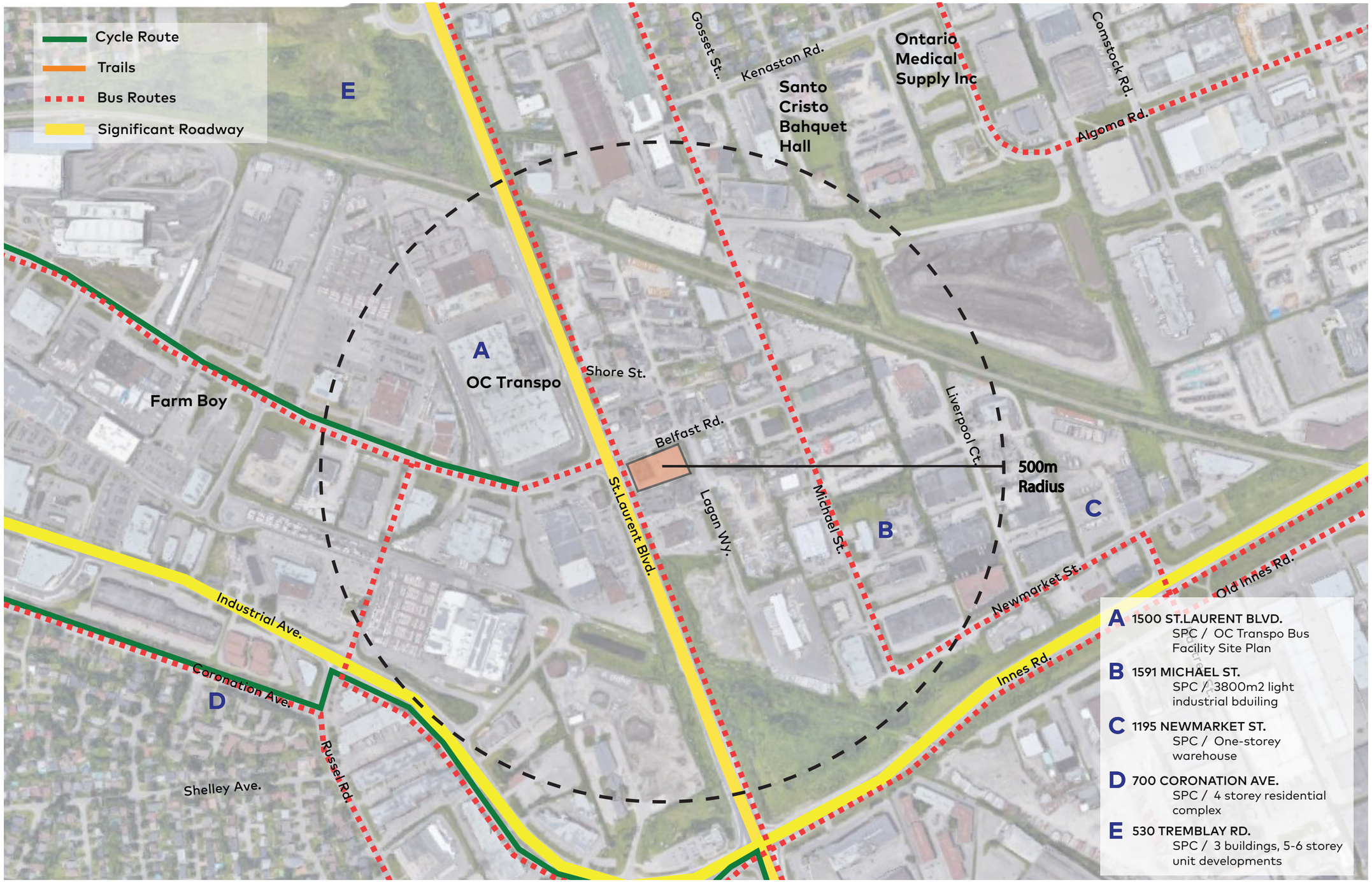
KTS PROPERTIES

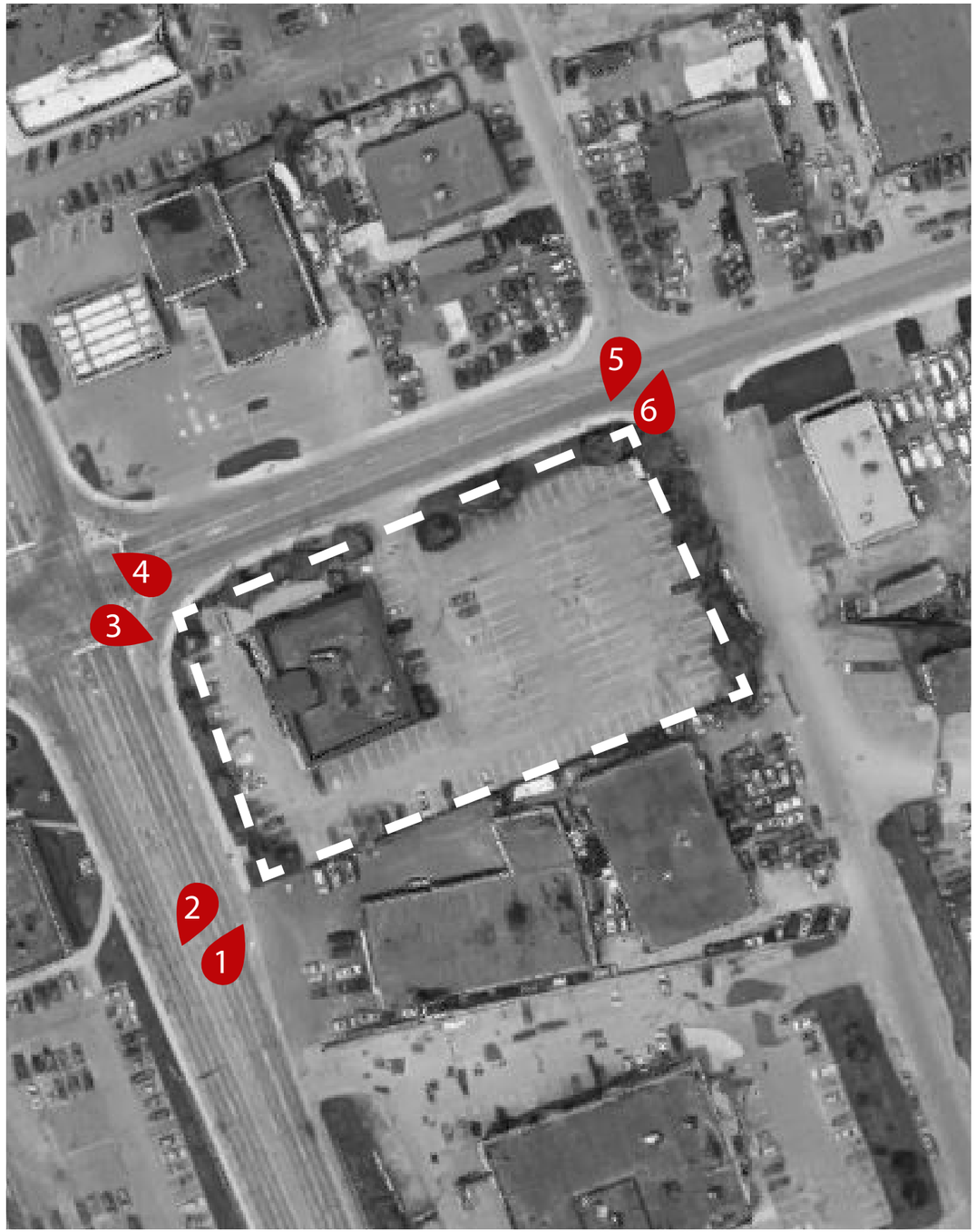
UDRP FORMAL CONSULTATION
Revision 1

1531 St. Laurent Blvd. Development Project

July 2024

No. 2008-250		
MINIMUM LOT AREA	1150m^2	4984.1 sq.m
MINIMUM LOT WIDTH	no minimum	
MINIMUM FRONT YARD SETBACK (ST-LAURENT)	no minimum	3.665m
MINIMUM CORNER SIDE YARD SETBACK (BELFAST)	no minimum	1.065m
MINIMUM INTERIOR SIDE YARD SETBACK (SOUTH)	no minimum	4.36m
MINIMUM REAR YARD SETBACK (LAGAN WAY)	3 m	4.35m
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 Tower A: space/unit = 247 spaces Residential Tower B: .2 space/unit = 226 spaces Residential Visitor: 0.2/unit Retail: 3.4 spaces/100sqm of gross loor area (288 sqm = 10 spaces)	Mixed-Use Residential: 1 space/unit = 435 spaces Residential Visitor: 0.2/unit Retail: 3.4 spaces/100sqm of gross floor area (288 sqm = 10 spaces)	395 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 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 = 647.6 sqm Counted within property boundarie and excluding the Parkland Dedication
AMENITY AREA REQUIREMENTS	6 square metres per unit (minimum 50% must be communal) 435 units x 6 sqm = 2610 sqm Minimum 1305 sqm communal	COMMUNAL: 1474 sqm PRIVATE BALCONIES: 2092 sqm TOTAL = 3566 sqm
BICYCLE PARKING SPACES	0.5 spaces per unit = 218 spaces	407 INTERIOR SPACES 40 EXTERIOR SPACES


Cycle Route
Trails
Bus Routes
Significant Roadway
E
Gosset St.
Kenaston Rd.
Santo Cristo Bahquet Hall
Ontario Medical Supply Inc
Comstock Rd.
Algoma Rd.
A
OC Transpo
Shore St.
Farm Boy
Belfast Rd.
Liverpool Ct.
500m Radius
St.Laurent Blvd.
Lagan Wy.
Michael St.
B
C
Newmarket St.
Old Innes Rd.
Innes Rd.
Industrial Ave.
Coronation Ave.
D
Russel Rd.
Shelley Ave.
A 1500 ST.LAURENT BLVD.
SPC / OC Transpo Bus Facility Site Plan
B 1591 MICHAEL ST.
SPC / 3800m2 light industrial bduiling
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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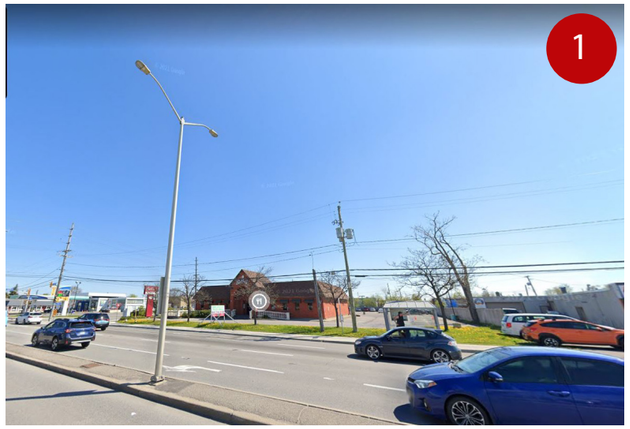
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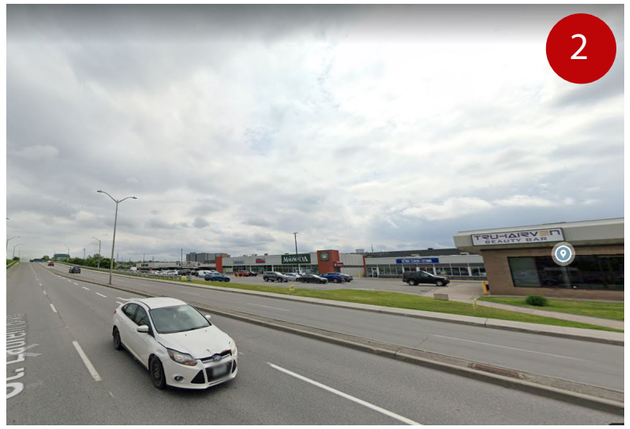
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3
St. Laurent
Laurentien


4


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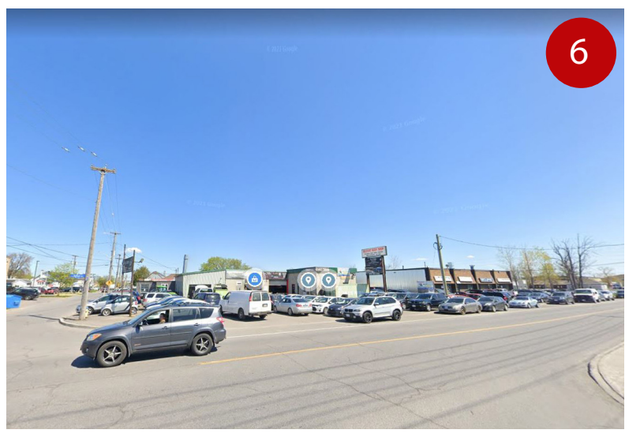

6


Subject Property
Transitway Station
O-Train Station
Transfer Station
Industrial and Logistics
Mixed Industrial
Hub
Evolving Neighbourhood
Corridor - Mainstreet
Corridor - Minor
Greenspace
Neighbourhood
TERMINAL
TREMBLAY
OGILVIE
CITY PARK
ALTA VISTA
INDUSTRIAL
BELFAST
RIOLET
LOUIS
GYRVILLE
MICHAEL
ALGOMA
LILY
MAXIME
AURELE
ERIC
APPLETON
BLAIR
NEWMARKET
STAR TOP
WINDMILL
INNES
SMYTH
RUSSELL
GLADWIN
BANTREE
DORVAL
WESTON
OTHELLO
EDINBURGH
LANCASTER
BLACKWELL
SHEFFIELD
HAIG
ARCH
HALIFAX
ST LAURENT
AUDREY
TAWNEY
MAGNUS


Subject Property
P
Transit Priority Corridor
Protected Transportation Corridor
O-Train - Grade Separated Crossings
Transitway - Grade Separated Crossings
Transitway - At-Grade Crossings
O-Train Station
Transitway Station
Rail Yard
Inter-regional Station

N

E

W

S

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.

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

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

BELFAST ROAD
PIN 04263-0207

APPROXIMATE CROWN OF ASPHALT

300mm WATERMAIN

ST-LAURENT BOULEVARD
PIN 04263-0055

LAGAN WAY
PIN 04263-0051

APPROXIMATE CROWN OF ASPHALT

PIN 04263-0011

TOWER A
PROPOSED 25-STOREY
MIXED-USE RESIDENTIAL BUILDING

BUILDING FOOTPRINT = 861 sqm
PODIUM FOOTPRINT = 996 sqm
TOWER FOOTPRINT = 728 sqm
GROSS FLOOR AREA = 20157 sqm

TOWER FLOORPLATE = 778 sqm

TOWER B
PROPOSED 20-STOREY
RESIDENTIAL BUILDING

BUILDING FOOTPRINT = 1220 sqm
PODIUM FOOTPRINT = 1263 sqm
TOWER FOOTPRINT = 702 sqm
GROSS FLOOR AREA = 16650 sqm

TOWER FLOORPLATE = 737 sqm

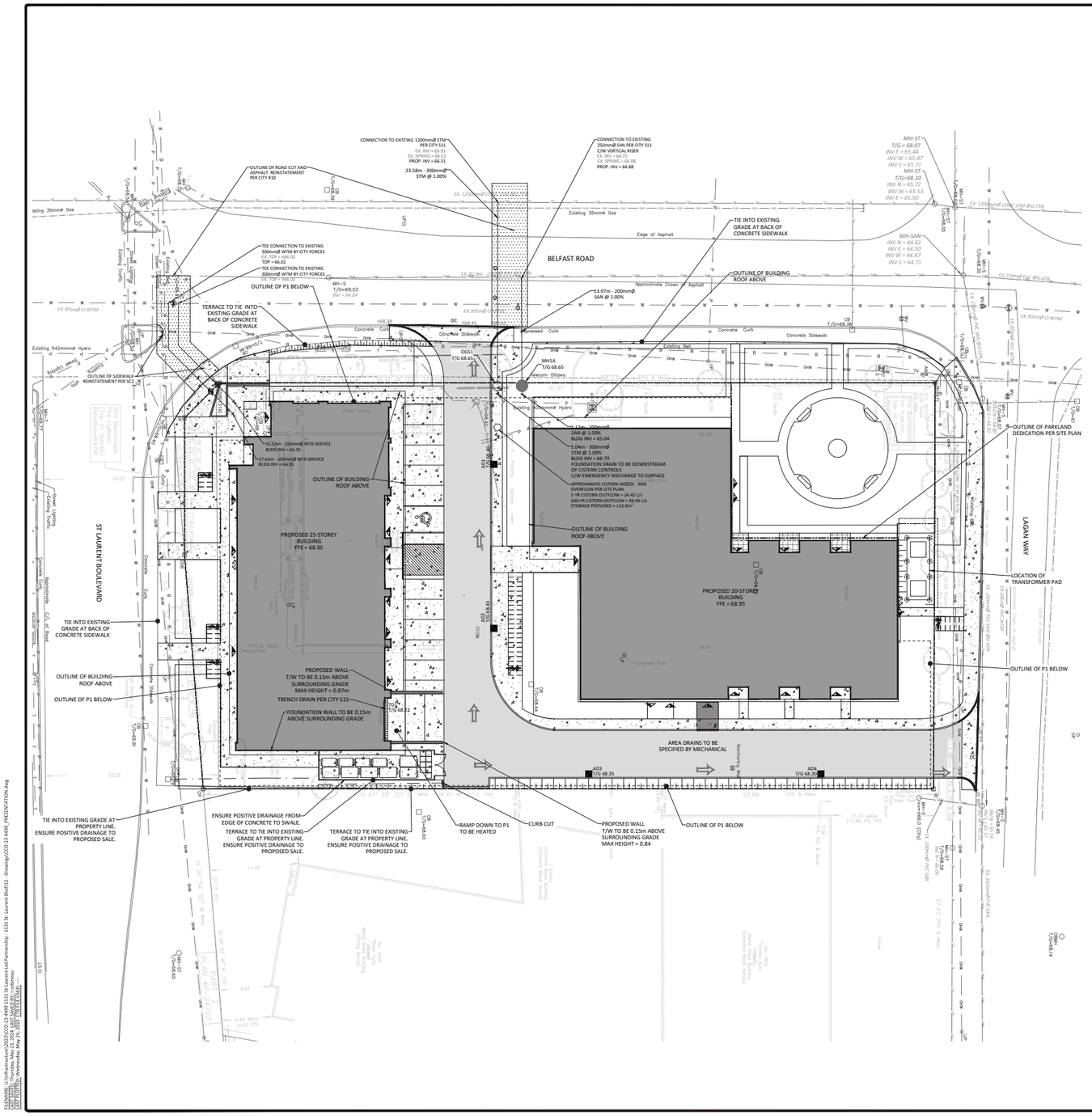
PARKLAND DEDICATION (10%) 499.5 sqm

LIMIT OF PODIUM LEVELS 2-6
LIMIT OF TOWER LEVELS 7-25
LIMIT OF PODIUM LEVELS 2-4
LIMIT OF TOWER LEVELS 5-20
LIMIT OF ROOFTOP MECHANICAL / AMENITY ON PENTHOUSE LEVEL
EXTENT OF PARKING GARAGE BELOW
EXTENT OF ROOFTOP MECHANICAL / AMENITY ON PENTHOUSE LEVEL
RESIDENTIAL ENTRANCE
COMMERCIAL UNIT ENTRANCE
UNIT 2ND ENTRANCE
KIDS ROOM EXIT
BIKE RM
MOVE-IN RM
GARBAGE RM
GARAGE
CISTERN ACCESS
RAILING ABOVE SHORT WALL
DISTANCE BETWEEN TOWERS 24095
TOWER SETBACK 10m
REAR SETBACK 3m
RAMP TO PARKING LEVELS
BUS SHELTER ON CONCRETE PAD
TEMPORARY GARBAGE PICK-UP ENCLOSURE
PROPOSED NEW FENCE
PROPERTY LINE
TRANSFORMER PAD
OHW-SETBACK

Site Plan

1531 St. Laurent Blvd Development
2303
January 2024

figurr architects collective
FOTENN Planning + Design
KTS PROPERTIES



GENERAL NOTES

1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY FARLEY, SMITH AND DENNIS SURVEYING LTD. (JOB NO. 432-22) AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
10. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
11. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
12. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
13. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
14. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
    - ELECTRICAL SERVICE - HYDRO OTTAWA,
    - GAS SERVICE - ENBRIDGE,
    - TELEPHONE SERVICE - BELL CANADA,
    - TELEVISION SERVICE - ROGERS.
16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY.
17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB PER CITY SC1.1 UNLESS OTHERWISE SPECIFIED. ALL PROPOSED SIDEWALK PER SC1.4.4 UNLESS OTHERWISE SPECIFIED.
19. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY EXP, PROJECT NUMBER: OTT23005005-A0

SEWER NOTES:

1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
   - 2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
   - 2.2. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
   - 2.3. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
   - 2.4. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
4. SEWERS AND CONNECTIONS 200mmØ-375mmØ TO BE PVC SDR-35. SEWER AND CONNECTIONS GREATER THAN 450mmØ TO BE CONCRETE. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
5. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
6. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
7. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"X8' LONG MARKER.
8. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
9. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

WATERMAIN NOTES

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
2. INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM B88 TYPE 'K' SOFT.
3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARD W22.
4. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER.
5. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY STANDARD W23.
6. VALVES TO BE OPERATED BY CITY STAFF ONLY.
7. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY TO BE PRESENT FOR WATERMAIN CONNECTION. DISINFECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
8. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY WATERMAIN CONNECTION(S) REQUIRED. THIS SHALL BE COMPLETED IN THE PRESENCE OF A DESIGNATED MUNICIPAL WATER OPERATOR AND THE SELECTED CONTRACTOR SHALL PROVE TO THE SATISFACTION OF THE CITY THAT THEY ARE COMPETENT TO PERFORM THE WORKS PRIOR TO INITIATING CONSTRUCTION.
9. ALL WATERMAINS SHALL BE EQUIPPED GATE VALVES AS PER OPSD 1100.011.
10. ALL FIRE HYDRANTS, VALVE AND VALVE BOX HSALL CONFORM TO W18 AND 19.
11. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
12. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
13. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.
14. AS PER CITY GUIDELINES, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.25m FOR CROSSING OVER THE SEWER, AS PER CITY DETAIL W25.2 FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.5m AS PER CITY DETAIL W25. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

PROPOSED STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	68.65	SE65.024	NW65.000	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
OGS1	68.65	S66.780	N66.770	STORMCEPTOR EF04 OR APPR. EQV.

CROSSING CONFLICT TABLE

LOCATION	DESCRIPTION	SEPARATION
1	250mmØ SAN SEWER OBV 64.98 300mmØ STM SEWER INV 66.60	1.62
2	300Ø WTR MAIN OBV 66.00 300mmØ STM SEWER INV 66.64	0.64
3	200mmØ SAN SERVICE OBV 65.11 300mmØ WTR SERVICE INV 65.79	0.68

WATER COVER TABLE

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
A - 300 X 200 TEE	0+000.00	68.42	66.02	2.40
45.00° BEND	0+005.91	68.50	66.10	2.40
VALVE	0+013.69	68.58	66.18	2.40
BUILDING	0+017.63	68.90	66.50	2.40
B - 300 X 200 TEE	0+000.00	68.42	66.10	2.40
45.00° BEND	0+005.42	68.50	66.10	2.40
VALVE	0+012.56	68.60	66.20	2.40
BUILDING	0+015.53	68.90	66.50	2.40

LOCATION PLAN

LEGEND

- PROPERTY LINE
- CONCRETE BARRIER CURB
- CONCRETE WALKWAY
- PROPOSED ASPHALT
- SCB# LANDSCAPING CATCHBASIN
- CBMH# T/G CATCHBASIN MANHOLE
- CB# T/G CATCHBASIN
- MH#A T/G SANITARY SEWER MANHOLE
- HYD B/F FIRE HYDRANT
- WATER VALVE
- WATER METER
- REMOTE WATER METER
- LIMIT OF CONSTRUCTION
- DRAINAGE SWALE
- DRAINAGE DITCH
- SLOPING AT 3:1 UNLESS SPECIFIED
- 95.50 SURFACE ELEVATION
- 95.50 SWALE ELEVATION
- T/W 95.50 B/W 94.25 TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
- OVERLAND FLOW ROUTE
- SILT FENCE BARRIER
- STRAW BALE CHECK DAM
- CONSTRUCTION MUD MAT PER DETAIL
- FIRE DEPARTMENT CONNECTION
- TEMPORARY SILT SACK PER DETAIL

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
02	ISSUED FOR REVIEW	05.29.2024
01	ISSUED FOR SITE PLAN CONTROL	05.31.2023

Check and verify all dimensions before proceeding with the work — Do not scale drawings

SCALE 1 : 250
0 5 10 15 20 25 Metres

McINTOSH PERRY
egis GROUP
115 Walgreen Rd. Carp, ON K0A 1L0
Tel: 613-836-2184 Fax: 613-836-3742
www.McIntoshPerry.com

Stamp: LICENSED PROFESSIONAL ENGINEER A. J. GOSLING 100226726 2024.05.29 PROVINCE OF ONTARIO

Client:
1531 ST LAURENT LIMITED PARTNERSHIP
69 RUE JEAN-PROULX #301
GATINEAU, QC J8Z 1W2

Project:
RESIDENTIAL MIXED-USE BUILDING
1531 ST LAURENT BLVD
OTTAWA ON

Drawing Title:
SITE SERVICING PLAN

Scale: 1:250	Project Number: CCO-23-4499
Drawn By: R.R.R.	
Checked By: R.D.F.	Drawing Number: C102
Designed By: R.R.R.	

D07-12-23-0059

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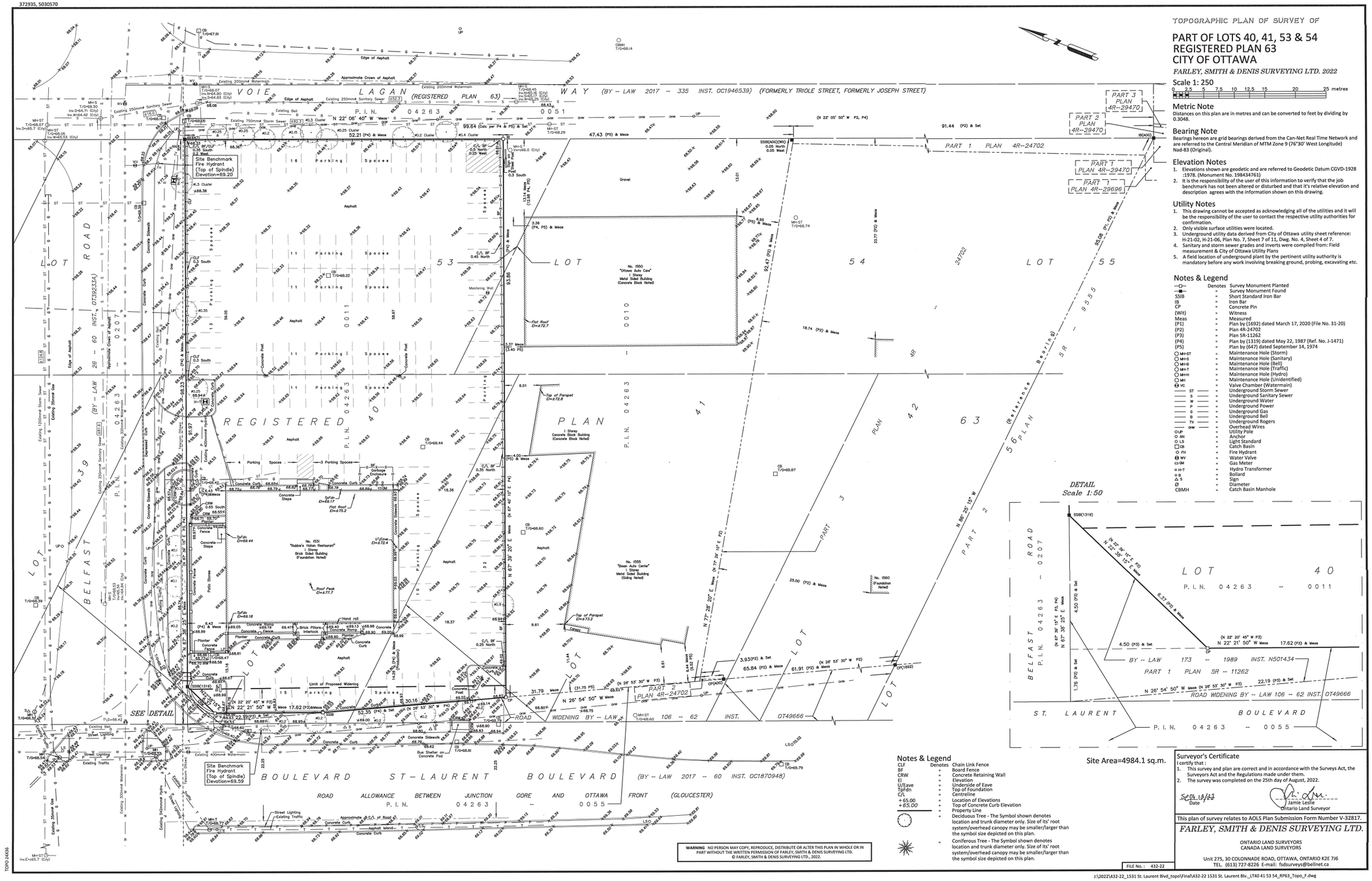


TOPOGRAPHIC PLAN OF SURVEY OF

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 it's 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, Dwg. 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
—■—	=	Survey Monument Found
SSIB	=	Short Standard Iron Bar
IB	=	Iron Bar
CP	=	Concrete Pin
(Wit)	=	Witness
Meas	=	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
MH-ST	=	Maintenance Hole (Storm)
MH-S	=	Maintenance Hole (Sanitary)
MH-B	=	Maintenance Hole (Bell)
MH-T	=	Maintenance Hole (Traffic)
MH-H	=	Maintenance Hole (Hydro)
MH	=	Maintenance Hole (Unidentified)
VC	=	Valve Chamber (Watermain)
ST	=	Underground Storm Sewer
S	=	Underground Sanitary Sewer
W	=	Underground Water
P	=	Underground Power
G	=	Underground Gas
B	=	Underground Bell
TV	=	Underground Rogers
OHW	=	Overhead Wires
UP	=	Utility Pole
AN	=	Anchor
LS	=	Light Standard
CB	=	Catch Basin
FH	=	Fire Hydrant
WV	=	Water Valve
GM	=	Gas Meter
H-T	=	Hydro Transformer
B	=	Bollard
S	=	Sign
Ø	=	Diameter
CBMH	=	Catch Basin Manhole

Surveyor's Certificate

I certify that :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
2. The survey was completed on the 25th day of August, 2022.

Sept. 18/23
Date

Jamie Leslie
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: fsdsurveys@bellnet.ca

View Looking South Down St. Laurent Blvd.

View at Corner of St. Laurent and Belfast

View Looking South at Park

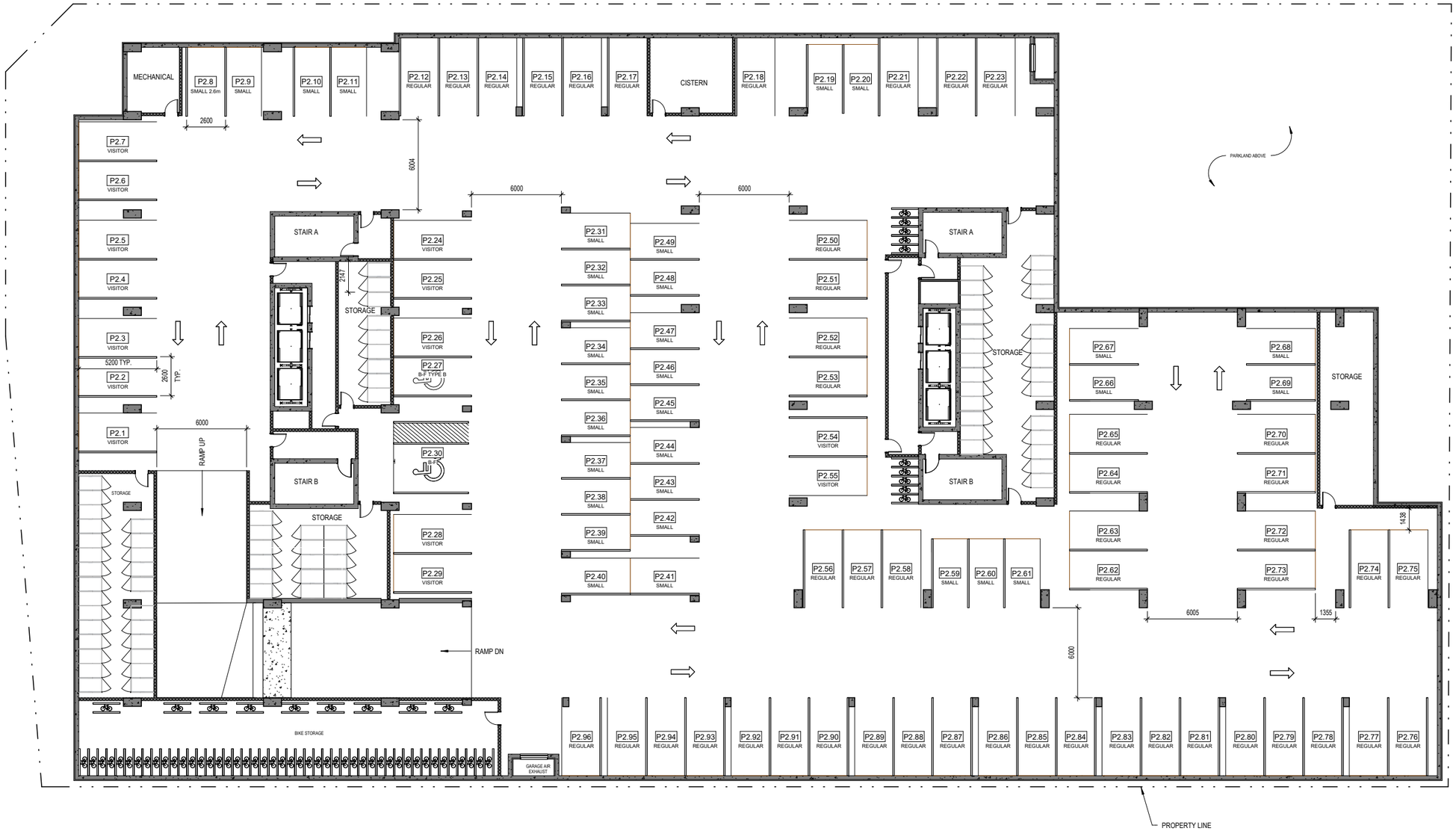
View Looking West Down Belfast

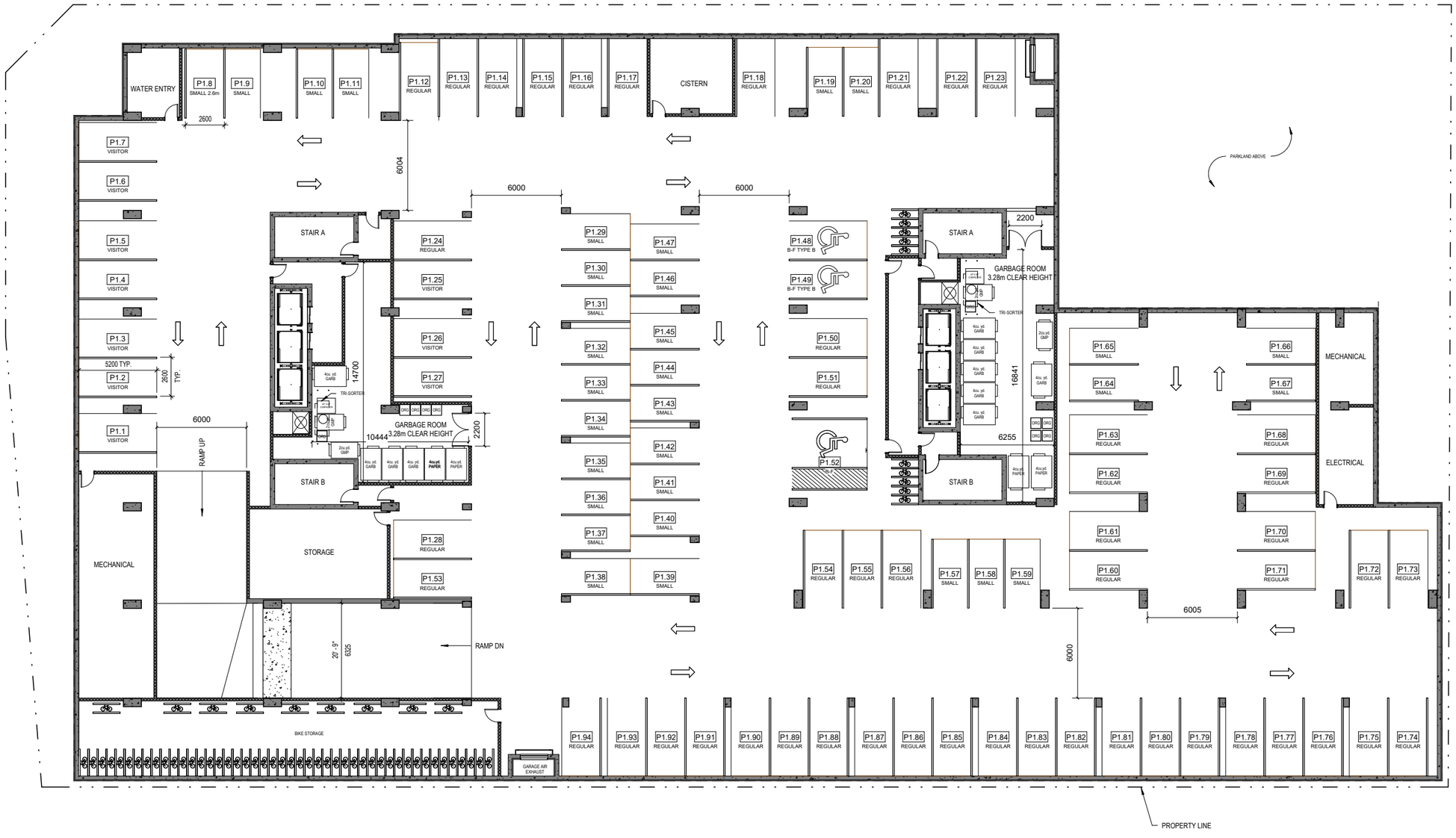
View Looking North Down Lagan Wy.

figurr architects collective FOTENN Planning + Design KTS PROPERTIES

Birds Eye View Looking South East

Birds Eye View Looking South West


MECHANICAL
P2.8 SMALL 2.6m
P2.9 SMALL
P2.10 SMALL
P2.11 SMALL
P2.12 REGULAR
P2.13 REGULAR
P2.14 REGULAR
P2.15 REGULAR
P2.16 REGULAR
P2.17 REGULAR
CISTERN
P2.18 REGULAR
P2.19 SMALL
P2.20 SMALL
P2.21 REGULAR
P2.22 REGULAR
P2.23 REGULAR
2600
6004
6000
6000
PARKLAND ABOVE
P2.7 VISITOR
P2.6 VISITOR
P2.5 VISITOR
P2.4 VISITOR
P2.3 VISITOR
P2.2 VISITOR
P2.1 VISITOR
5200 TYP.
2600 TYP.
6000
RAMP UP
STAIR A
STORAGE
2147
P2.24 VISITOR
P2.25 VISITOR
P2.26 VISITOR
P2.27 B-F TYPE B
P2.30
STAIR B
STORAGE
P2.28 VISITOR
P2.29 VISITOR
STORAGE
RAMP DN
BIKE STORAGE
GARAGE AIR EXHAUST
P2.31 SMALL
P2.32 SMALL
P2.33 SMALL
P2.34 SMALL
P2.35 SMALL
P2.36 SMALL
P2.37 SMALL
P2.38 SMALL
P2.39 SMALL
P2.40 SMALL
P2.41 SMALL
P2.42 SMALL
P2.43 SMALL
P2.44 SMALL
P2.45 SMALL
P2.46 SMALL
P2.47 SMALL
P2.48 SMALL
P2.49 SMALL
P2.50 REGULAR
P2.51 REGULAR
P2.52 REGULAR
P2.53 REGULAR
P2.54 VISITOR
P2.55 VISITOR
STAIR A
STORAGE
STAIR B
P2.56 REGULAR
P2.57 REGULAR
P2.58 REGULAR
P2.59 SMALL
P2.60 SMALL
P2.61 SMALL
P2.67 SMALL
P2.66 SMALL
P2.65 REGULAR
P2.64 REGULAR
P2.63 REGULAR
P2.62 REGULAR
P2.68 SMALL
P2.69 SMALL
P2.70 REGULAR
P2.71 REGULAR
P2.72 REGULAR
P2.73 REGULAR
STORAGE
1438
P2.74 REGULAR
P2.75 REGULAR
6005
1355
6000
P2.96 REGULAR
P2.95 REGULAR
P2.94 REGULAR
P2.93 REGULAR
P2.92 REGULAR
P2.91 REGULAR
P2.90 REGULAR
P2.89 REGULAR
P2.88 REGULAR
P2.87 REGULAR
P2.86 REGULAR
P2.85 REGULAR
P2.84 REGULAR
P2.83 REGULAR
P2.82 REGULAR
P2.81 REGULAR
P2.80 REGULAR
P2.79 REGULAR
P2.78 REGULAR
P2.77 REGULAR
P2.76 REGULAR
PROPERTY LINE
N



P1 Parking Plan

Amenity

Commercial

LIMIT OF ROAD WIDENING

EA STUDY ROW

CORNER SITE TRIANGLE

OVERHEAD WIRE SETBACK

OVERHANG ABOVE

RESIDENTIAL ENTRANCE

91 ft² A101 VESTIBULE

418 ft² A102 LOBBY/LOUNGE

132 ft² A103 PARCELS

74 ft² A104 FIRE

150 ft² A105 MAIL

307 ft² A107 OFFICE

100 ft² A106 DOG WASH

STAIR A

809 ft² A109 CRU 1

951 ft² A108 HALL

BACK ENTRANCE

204 ft² A114 MOVE-IN ROOM

211 ft² A113 BIKES

954 ft² A110 CRU 2

ELEC.

STAIR B

592 ft² A112 COMMERCIAL GARBAGE

1320 ft² A111 CRU 3

P.1 VISITOR

P.2 VISITOR

P.3 VISITOR

P.4 VISITOR

P.5 VISITOR

P.6 B.F

P.7 VISITOR

P.8 VISITOR

P.9 VISITOR

P.10 VISITOR

P.11 VISITOR

6005

1500

1630

EXTENT OF PODIUM ABOVE

LOADING

EXTENT OF TOWER ABOVE

RAMP DN

6m

EXISTING BUS STRUCTURE

2cu.yd. GMP

4cu. yd. GARB

ORG

EXTENT OF GARAGE BELOW

EXTENT OF PODIUM

EXTENT OF TOWER

3000 SETBACK

OVERHEAD WIRE SETBACK

PARK LAND - 500m²

1558 ft² B114 AMENITY PARTY ROOM

641 ft² B113 KID'S ROOM

128 ft² B116 WIC

72 ft² B115 DOG WASH

STAIR A

STORAGE

156 ft² B117 FIRE

188 ft² B118 RENTAL OFFICE

B100 VESTIBULE

82 ft² B107 PARCELS

120 ft² B108 MAIL

233 ft² B112 MOVE IN ELEVATOR ACCESS + STORAGE

ELEC.

818 ft² B106 2BD+D

478 ft² B105 1BD

663 ft² B104 1BD+D

4765

TRANSFORMER VAULT

4710

4717

1093 ft² B109 GYM

STAIR B

STAIR C

611 ft² B101 1BD

627 ft² B102 1BD

674 ft² B103 2BD

262 ft² B110 BIKES

397 ft² B111 MOVE IN

LOADING ZONE

EXTENT OF TOWER ABOVE

EXTENT OF PODIUM ABOVE

11.5m TOWER SETBACK

PROPERTY LINE

3m REAR SETBACK

N

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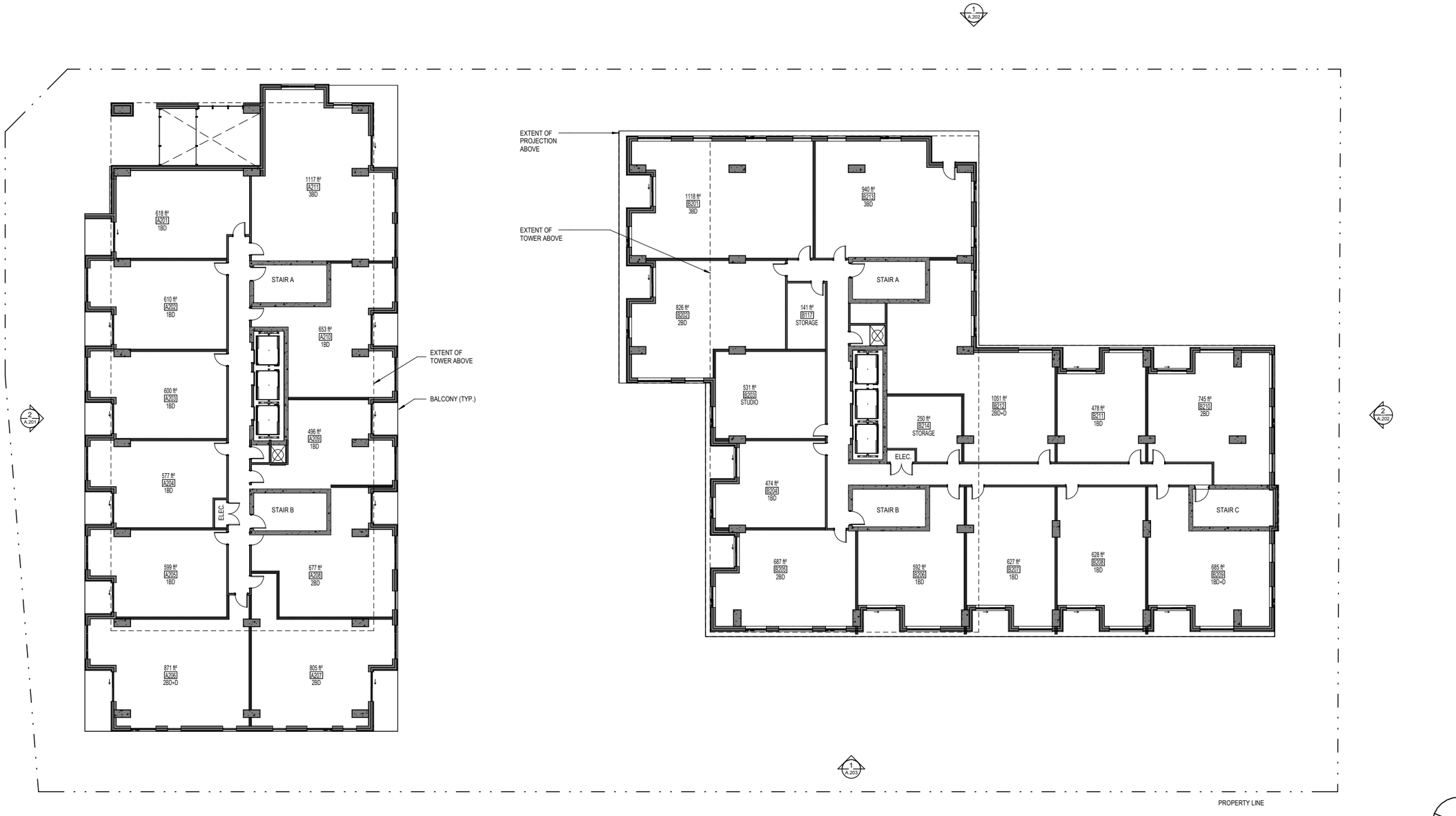
KTS PROPERTIES

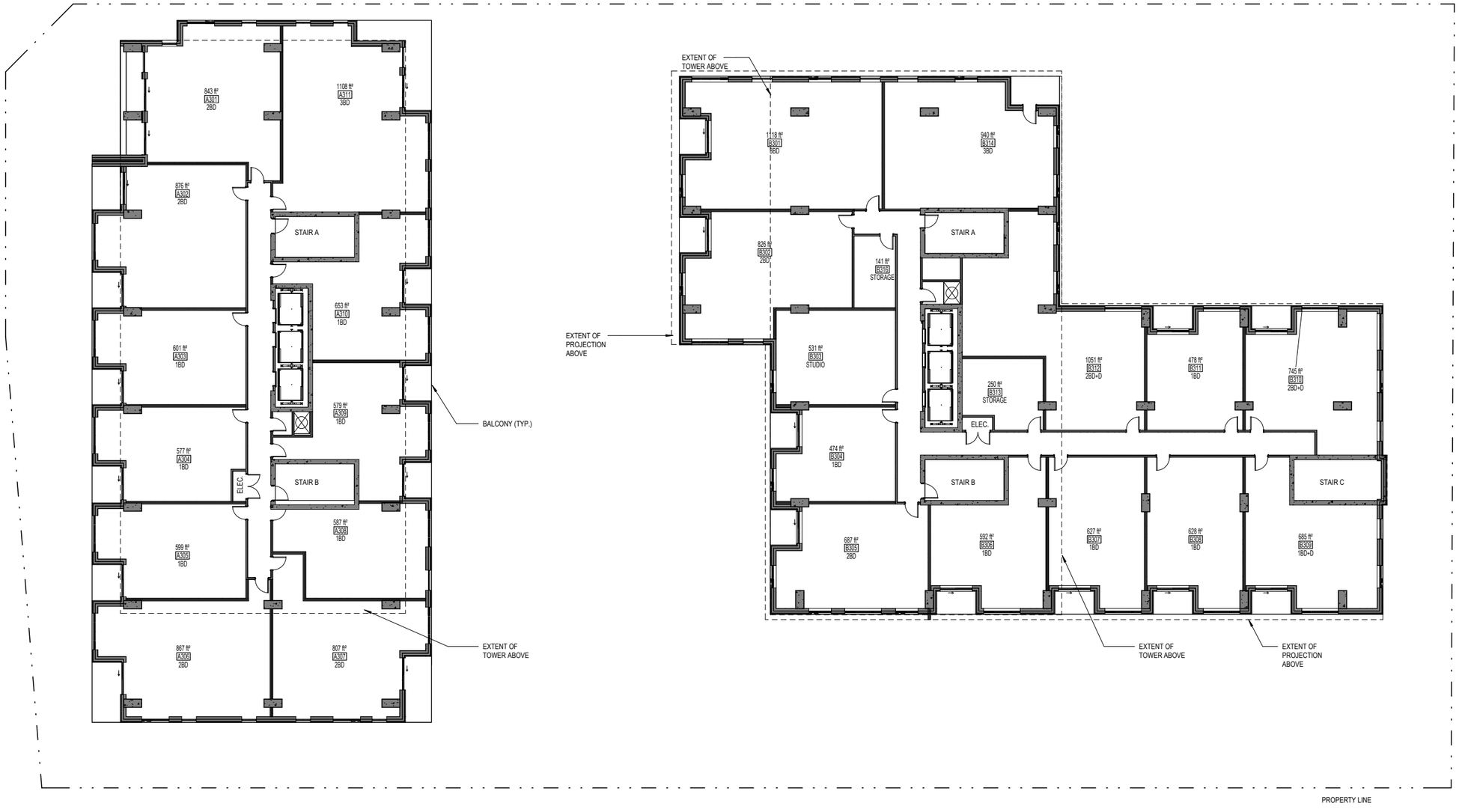
Ground Floor Plan

1531 St. Laurent Blvd Development

2303

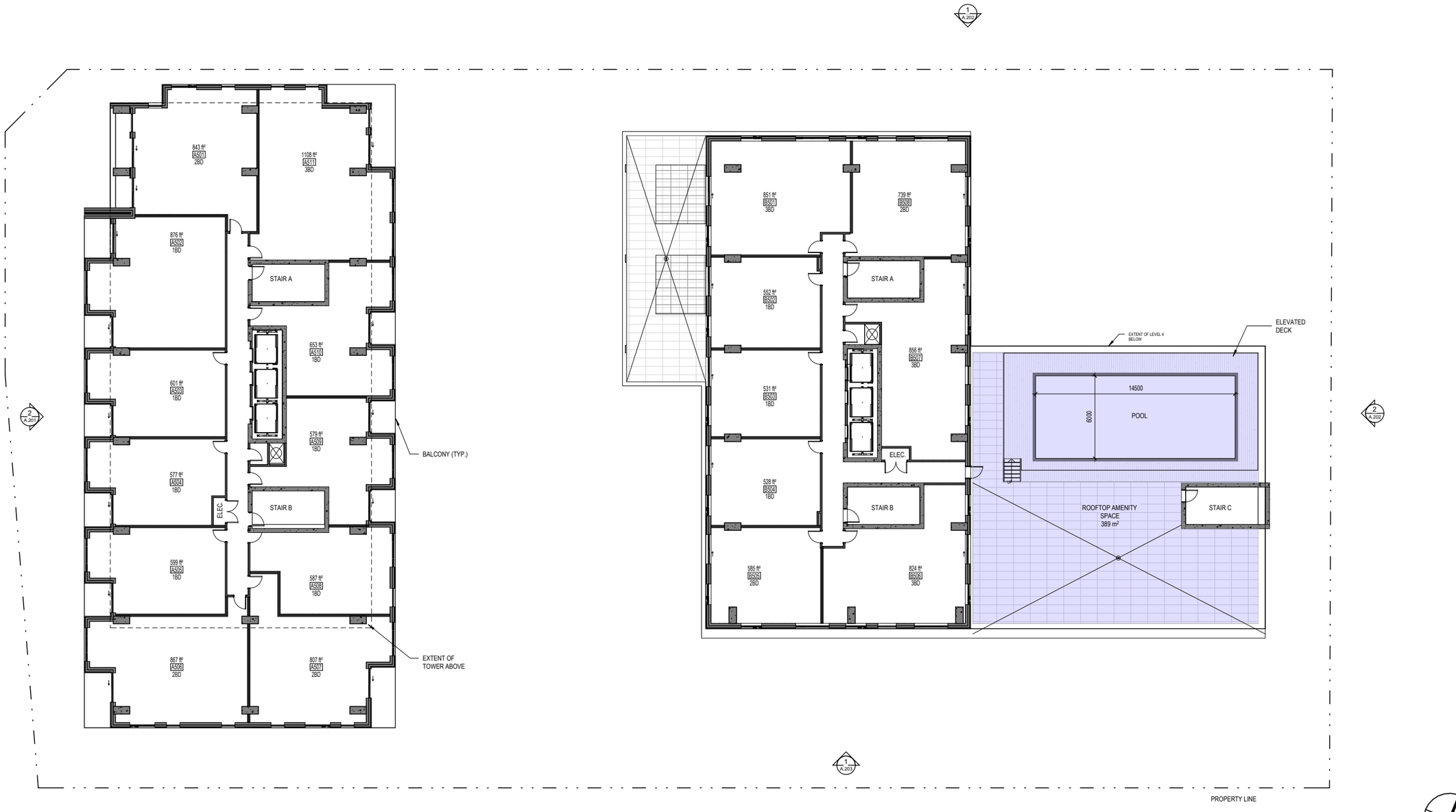
January 2024


1
A.203
2
A.201
2
A.202
1
A.203
EXTENT OF
PROJECTION
ABOVE
EXTENT OF
TOWER ABOVE
1117 ft²
A211
3BD
618 ft²
A201
1BD
STAIR A
610 ft²
A202
1BD
653 ft²
A210
1BD
EXTENT OF
TOWER ABOVE
BALCONY (TYP.)
600 ft²
A203
1BD
496 ft²
A209
1BD
577 ft²
A204
1BD
ELEC.
STAIR B
599 ft²
A205
1BD
677 ft²
A208
2BD
871 ft²
A206
2BD+D
805 ft²
A207
2BD
1118 ft²
B201
3BD
940 ft²
B213
3BD
826 ft²
B202
2BD
141 ft²
B117
STORAGE
STAIR A
531 ft²
B203
STUDIO
250 ft²
B214
STORAGE
ELEC.
1051 ft²
B212
2BD+D
478 ft²
B211
1BD
745 ft²
B210
2BD
474 ft²
B204
1BD
STAIR B
STAIR C
687 ft²
B205
2BD
592 ft²
B206
1BD
627 ft²
B207
1BD
528 ft²
B208
1BD
685 ft²
B209
1BD+D
PROPERTY LINE
N


843 ft²
A301
2BD
1108 ft²
A311
3BD
876 ft²
A302
2BD
STAIR A
653 ft²
A310
1BD
601 ft²
A303
1BD
579 ft²
A309
1BD
BALCONY (TYP.)
577 ft²
A304
1BD
ELEC.
STAIR B
587 ft²
A308
1BD
599 ft²
A305
1BD
867 ft²
A306
2BD
807 ft²
A307
2BD
EXTENT OF
TOWER ABOVE
EXTENT OF
PROJECTION
ABOVE
1118 ft²
B301
1BD
940 ft²
B314
3BD
826 ft²
B302
2BD
141 ft²
B316
STORAGE
STAIR A
531 ft²
B303
STUDIO
250 ft²
B313
STORAGE
ELEC.
1051 ft²
B312
2BD+D
478 ft²
B311
1BD
745 ft²
B310
2BD+D
474 ft²
B304
1BD
STAIR B
STAIR C
687 ft²
B305
2BD
592 ft²
B306
1BD
627 ft²
B307
1BD
628 ft²
B308
1BD
685 ft²
B309
1BD+D
EXTENT OF
TOWER ABOVE
EXTENT OF
PROJECTION
ABOVE
PROPERTY LINE
N

Amenity

Commercial



N

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FOTENN Planning + Design

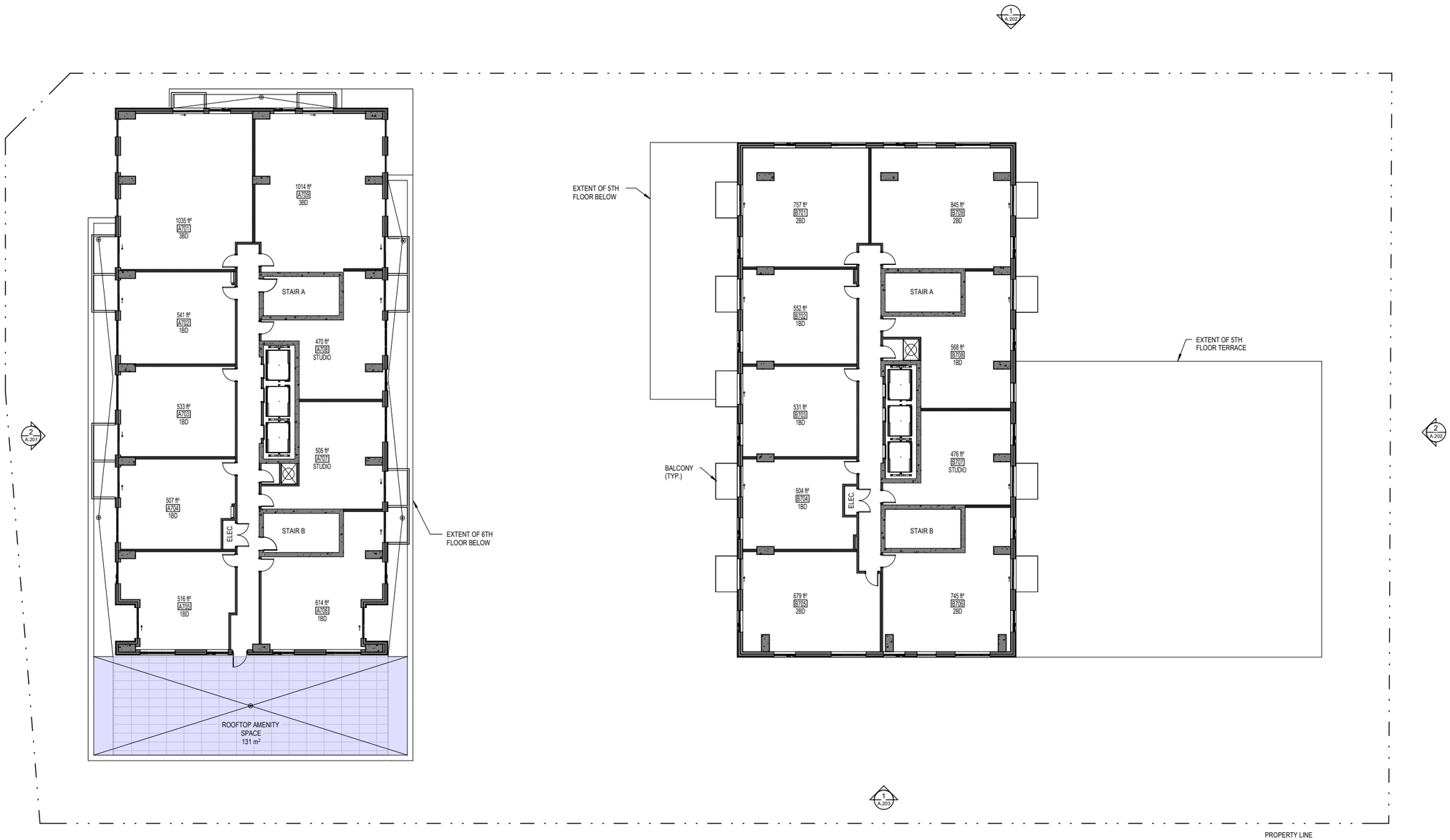
KTS PROPERTIES

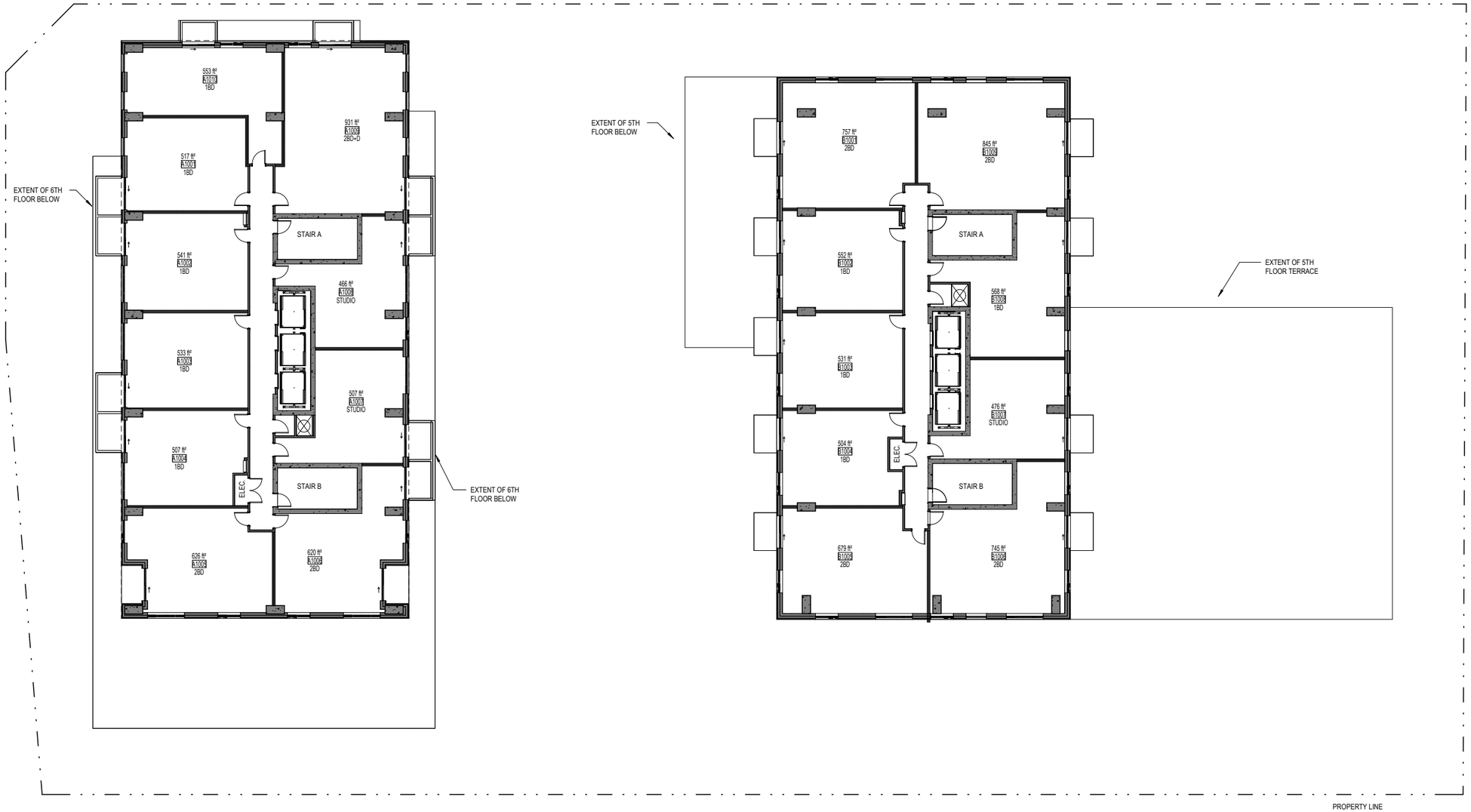
Level 5 Floor Plan

1531 St. Laurent Blvd Development

2303

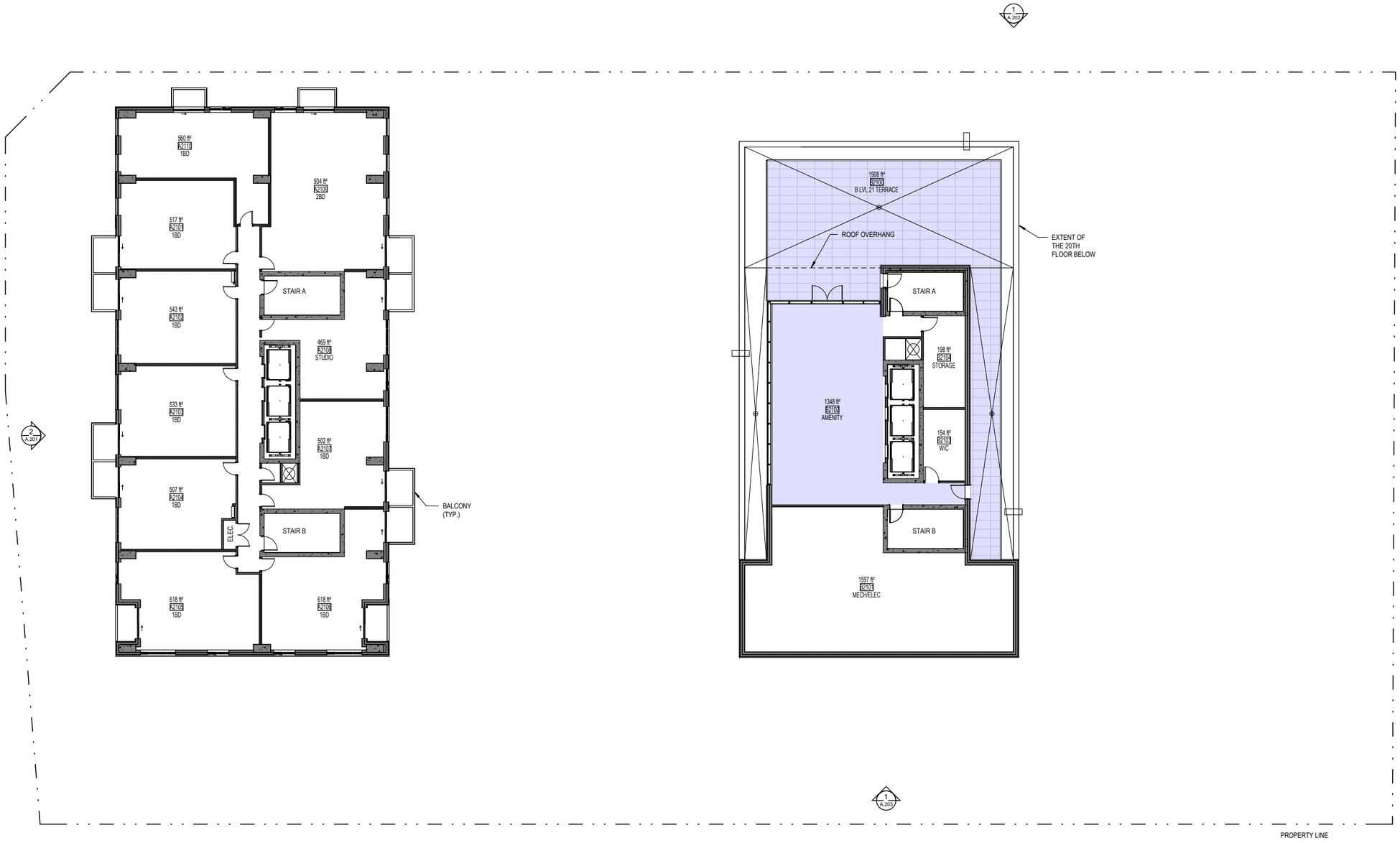
January 2024

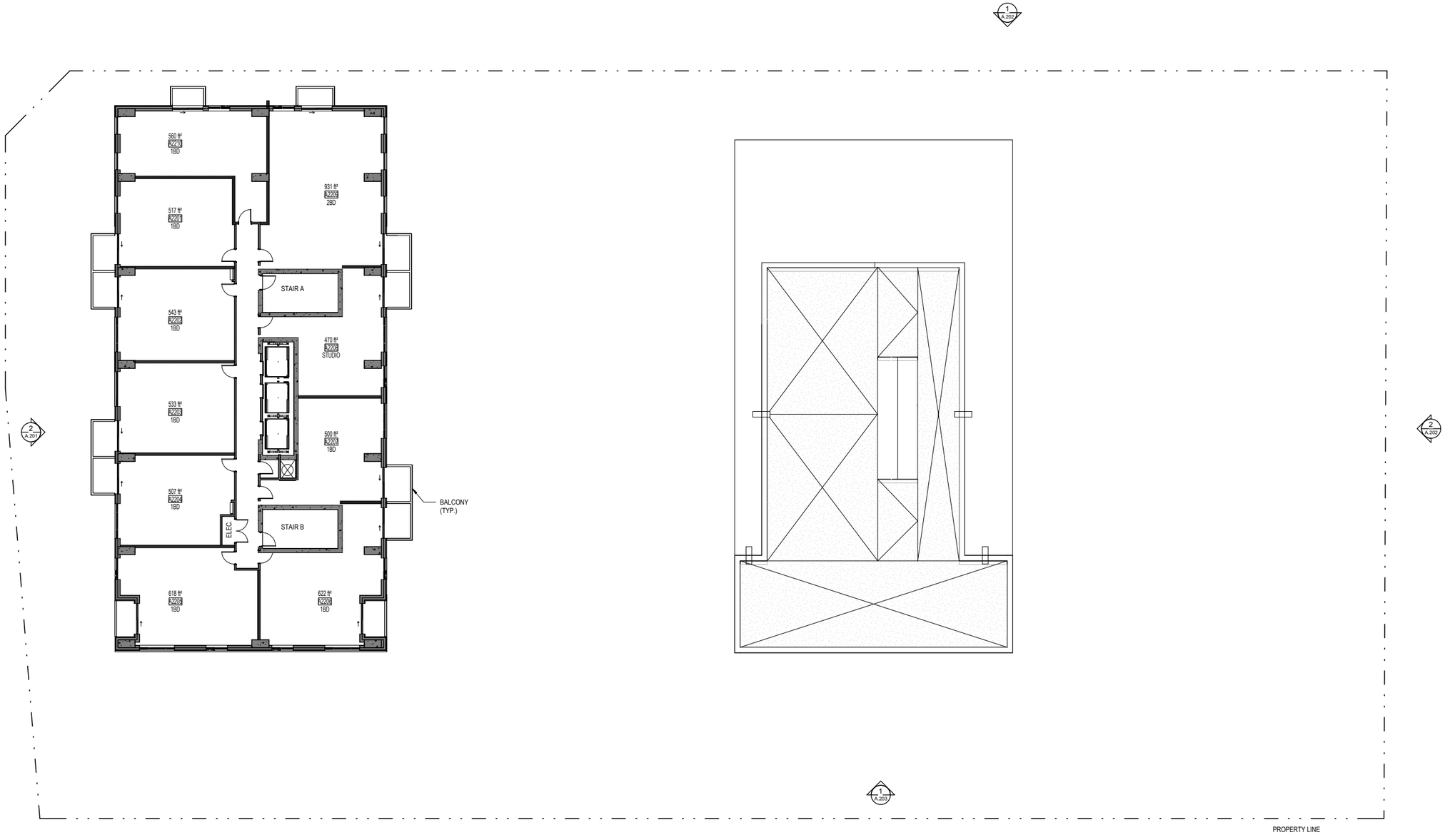

1
A.203
2
A.201
2
A.202
1
A.203
1014 ft²
A709
3BD
1035 ft²
A701
3BD
STAIR A
541 ft²
A702
1BD
470 ft²
A708
STUDIO
533 ft²
A703
1BD
505 ft²
A707
STUDIO
507 ft²
A704
1BD
ELEC.
STAIR B
EXTENT OF 6TH
FLOOR BELOW
516 ft²
A705
1BD
614 ft²
A706
1BD
ROOFTOP AMENITY
SPACE
131 m²
EXTENT OF 5TH
FLOOR BELOW
757 ft²
B701
2BD
845 ft²
B709
2BD
STAIR A
552 ft²
B702
1BD
568 ft²
B708
1BD
EXTENT OF 5TH
FLOOR TERRACE
531 ft²
B703
1BD
476 ft²
B707
STUDIO
BALCONY
(TYP.)
504 ft²
B704
1BD
ELEC.
STAIR B
679 ft²
B705
2BD
745 ft²
B706
2BD
PROPERTY LINE
N

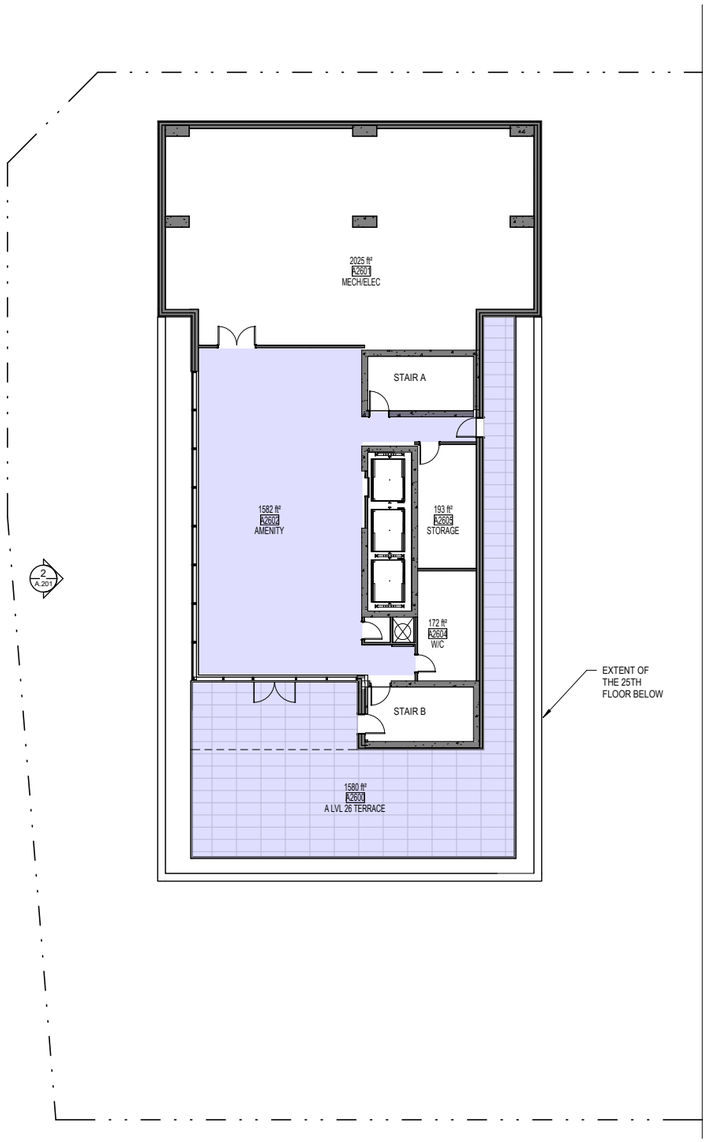


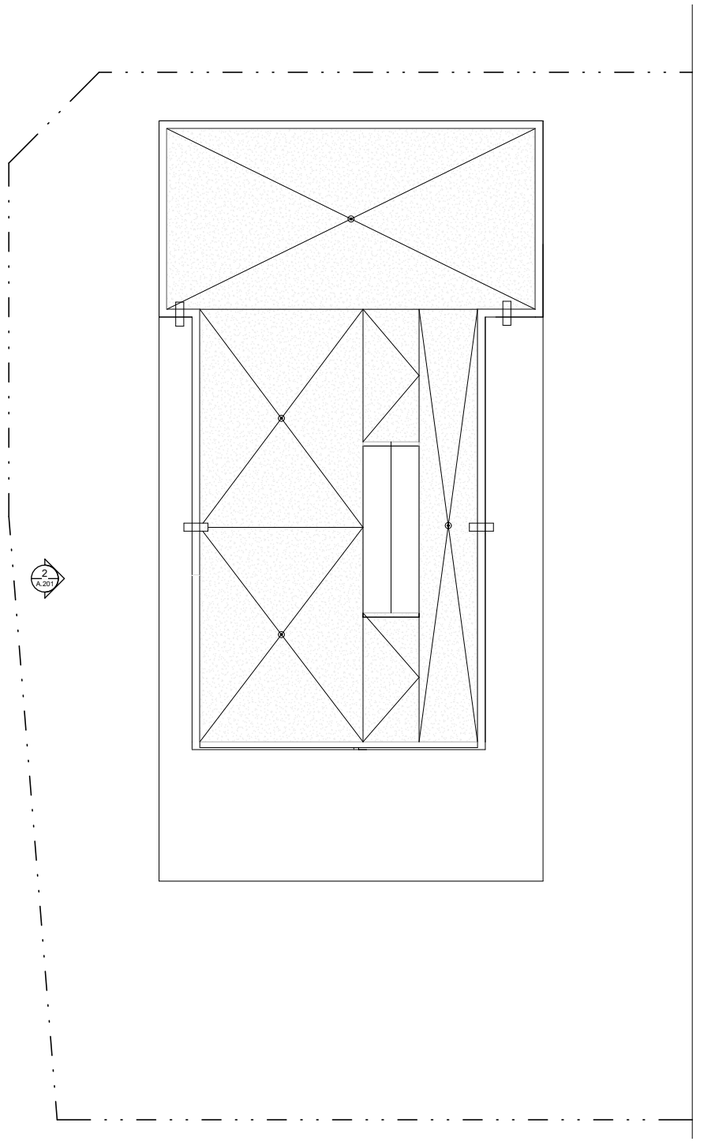
Typical Tower Floor Plan

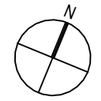
1531 St. Laurent Blvd Development
2303
January 2024


560 ft²
C2110
1BD
934 ft²
C2109
2BD
517 ft²
C2101
1BD
STAIR A
543 ft²
C2102
1BD
469 ft²
C2108
STUDIO
533 ft²
C2103
1BD
502 ft²
C2107
1BD
507 ft²
C2104
1BD
BALCONY
(TYP.)
ELEC.
STAIR B
618 ft²
C2105
1BD
618 ft²
C2106
1BD
1908 ft²
C2100
B LVL 21 TERRACE
ROOF OVERHANG
EXTENT OF
THE 20TH
FLOOR BELOW
STAIR A
198 ft²
C2104
STORAGE
1348 ft²
C2102
AMENITY
154 ft²
C2103
WC
STAIR B
1597 ft²
C2101
MECH/ELEC
2
A-201
1
A-202
2
A-202
1
A-203
PROPERTY LINE
N


1
A-203
2
A-201
2
A-205
560 ft²
2210
1BD
931 ft²
2209
2BD
517 ft²
2201
1BD
STAIR A
543 ft²
2202
1BD
470 ft²
2208
STUDIO
533 ft²
2203
1BD
500 ft²
2207
1BD
507 ft²
2204
1BD
BALCONY
(TYP.)
ELEC.
STAIR B
618 ft²
2205
1BD
622 ft²
2206
1BD
1
A-203
PROPERTY LINE
N


2025 ft²
A201
MECH/ELEC
STAIR A
1582 ft²
A2602
AMENITY
193 ft²
A2603
STORAGE
172 ft²
A2604
W/C
STAIR B
1580 ft²
A2600
A LVL 26 TERRACE
EXTENT OF
THE 25TH
FLOOR BELOW
2
A-201


2
A-201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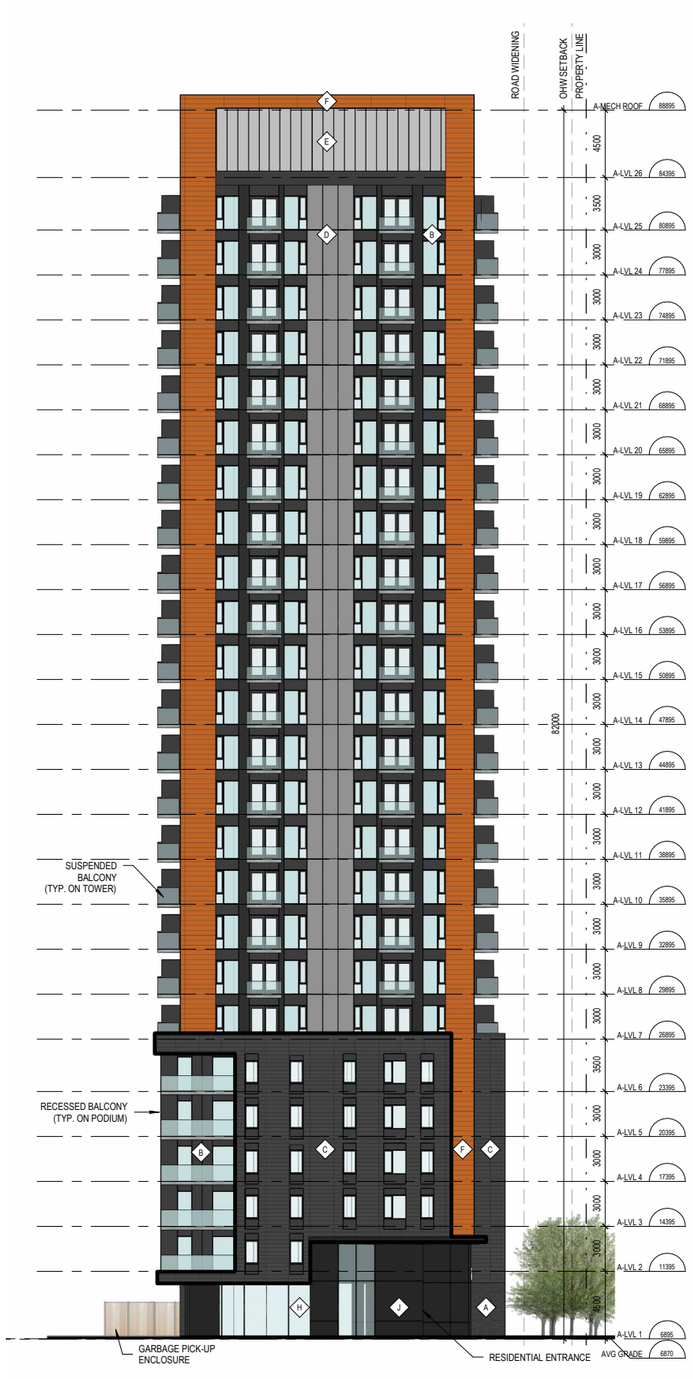
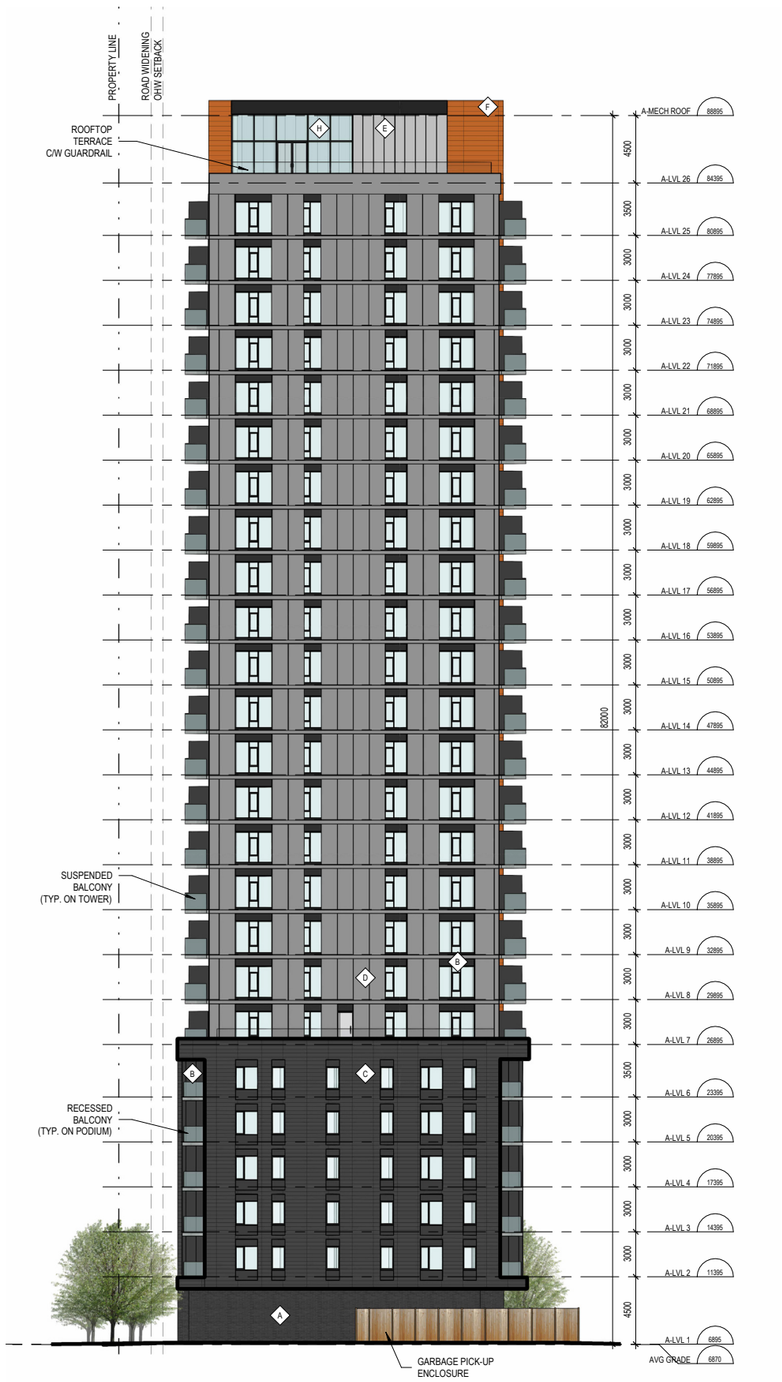


NORTH ELEVATION

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

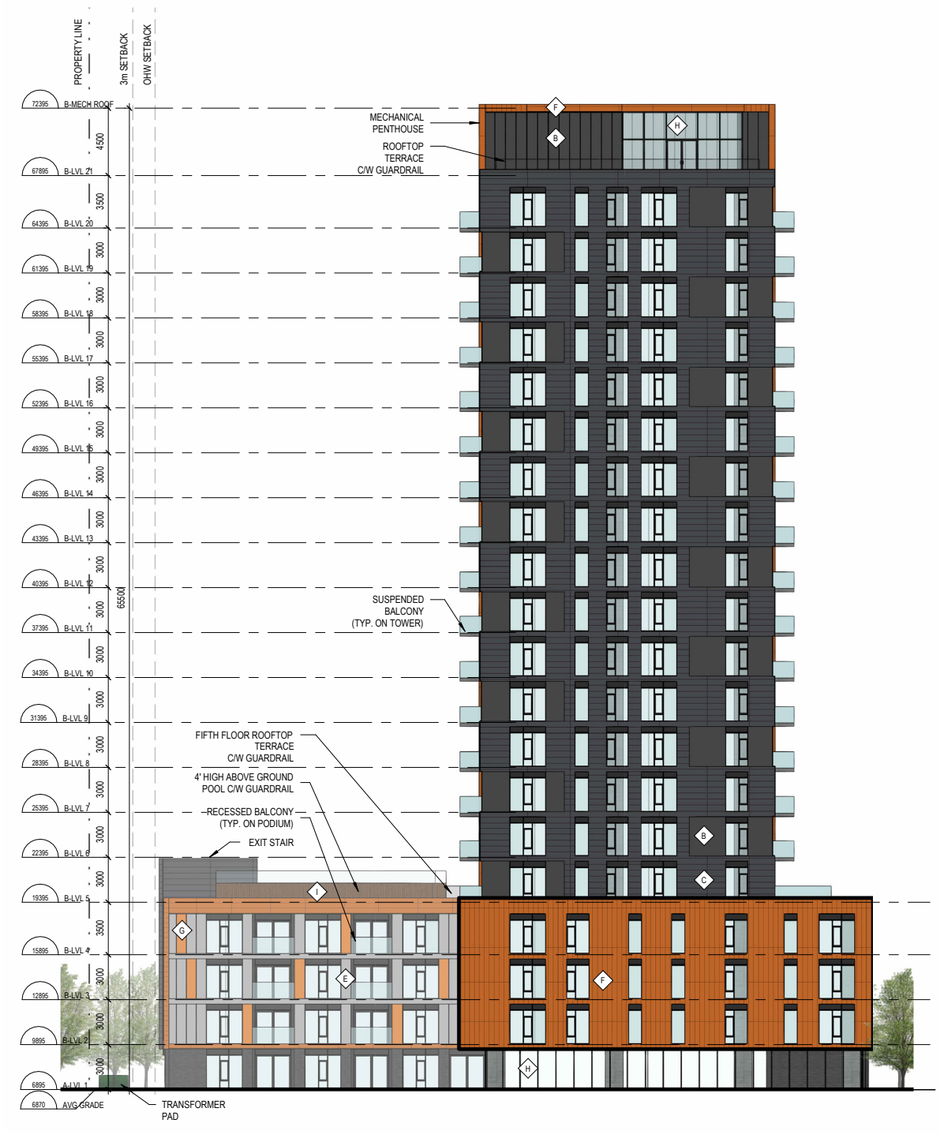
Horizontal Panel
Colour: Dark Grey

Panel
Colour: Medium Grey

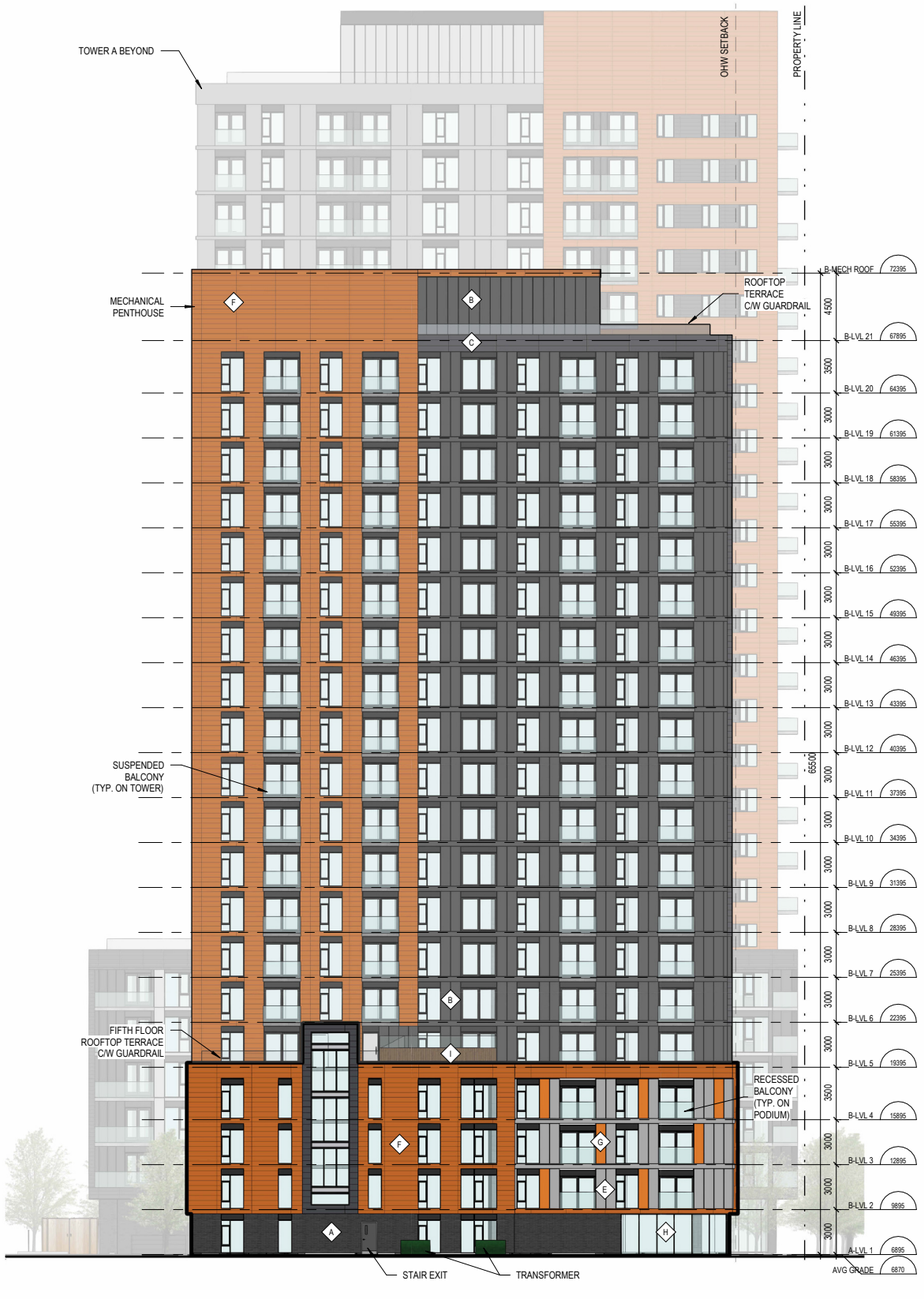
Panel
Colour: Light Grey

Panel
Colour: White

Panel
Colour: Orange



NORTH ELEVATION



EAST ELEVATION

Brick Veneer
Colour: Charcoal

Vertical Panel
Colour: Orange

Horizontal Panel
Colour: Dark Grey

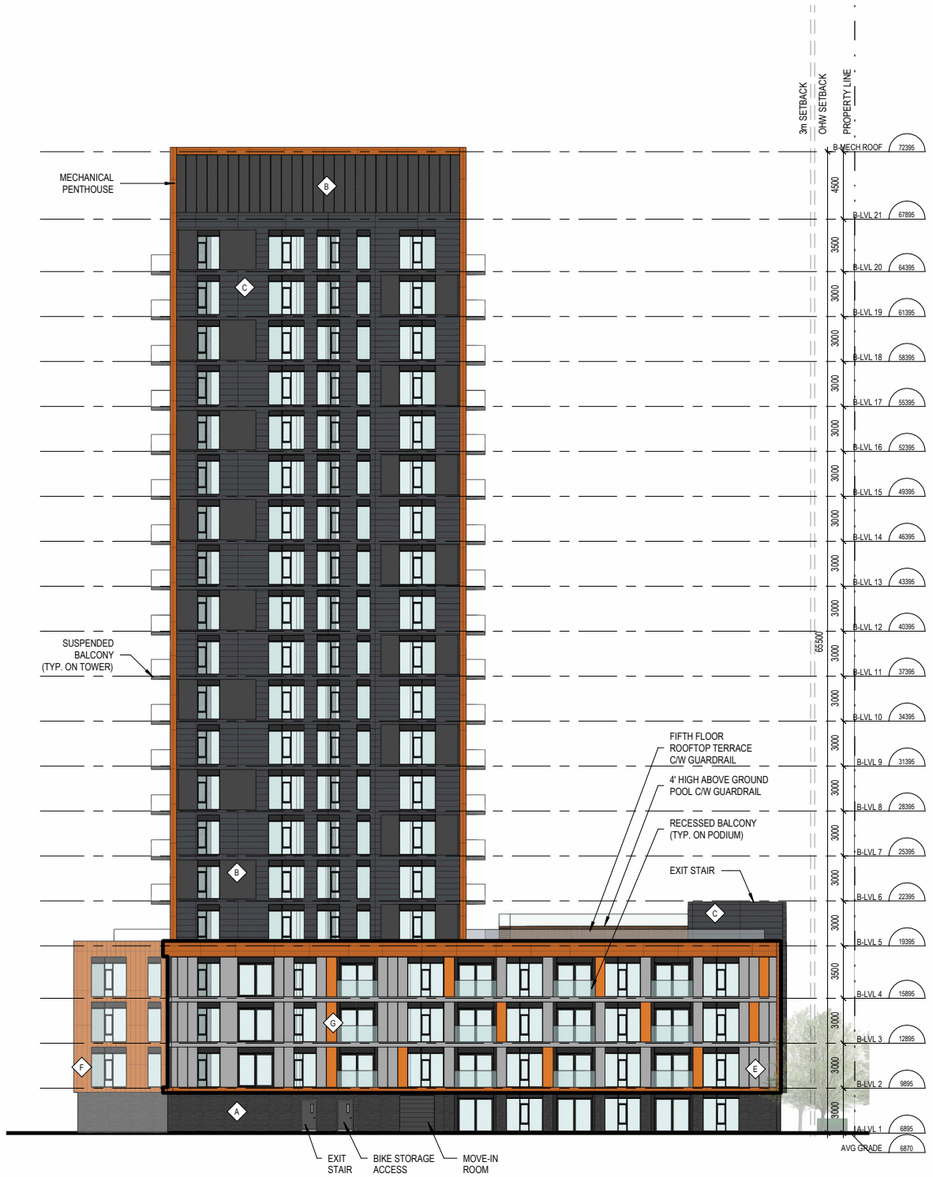
Horizontal Panel
Colour: Dark Grey

Panel
Colour: Medium Grey

Panel
Colour: Light Grey

Panel
Colour: White

Panel
Colour: Orange



SOUTH ELEVATION

WEST ELEVATION

Brick Veneer
Colour: Charcoal

Vertical Panel
Colour: Orange

Horizontal Panel
Colour: Dark Grey

Horizontal Panel
Colour: Dark Grey

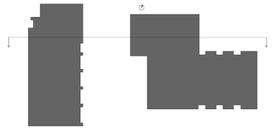
Panel
Colour: Medium Grey

Panel
Colour: Light Grey

Panel
Colour: White

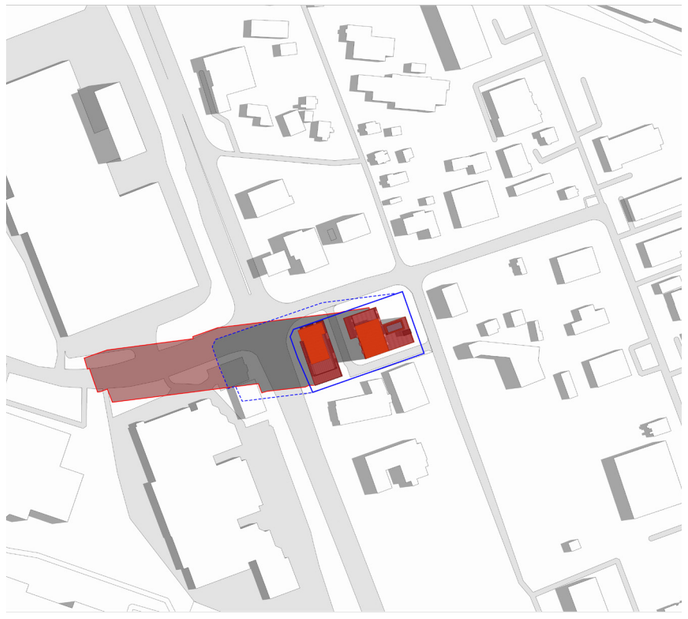
Panel
Colour: Orange

KEY PLAN

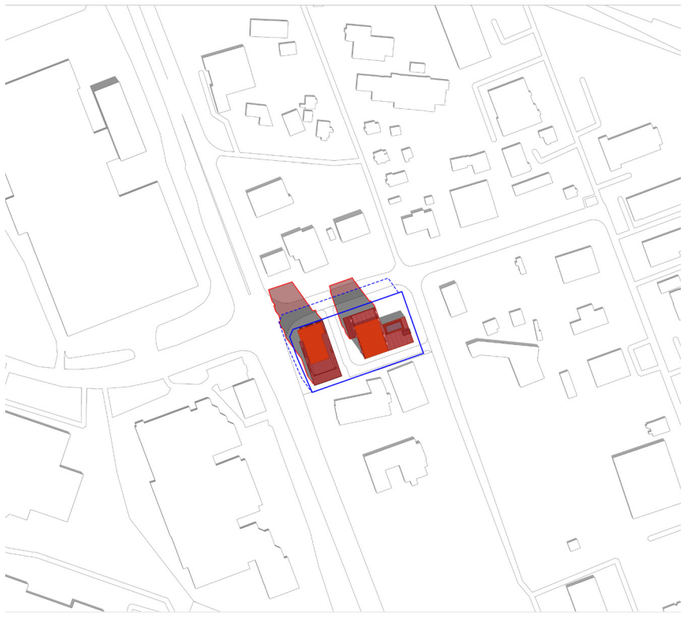


PROPERTY LINE
3m SETBACK
OVERHEAD WIRE SETBACK
ROOF AMENITY
TERRACE
LEVEL 20
LEVEL 19
LEVEL 18
LEVEL 17
LEVEL 16
LEVEL 15
LEVEL 14
LEVEL 13
LEVEL 12
LEVEL 11
LEVEL 10
LEVEL 9
LEVEL 8
LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
61005
TERRACE BEYOND
POOL
NUTRI-LAWN
LAGAN WY
PARK
P1
P2
P3
P4
ROOF AMENITY
LEVEL 25
LEVEL 24
LEVEL 23
LEVEL 22
LEVEL 21
LEVEL 20
LEVEL 19
LEVEL 18
LEVEL 17
LEVEL 16
LEVEL 15
LEVEL 14
LEVEL 13
LEVEL 12
LEVEL 11
LEVEL 10
LEVEL 9
LEVEL 8
LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
BALCONY TYP.
77535
2025
PARKING GARAGE ENTRANCE
GARBAGE ENCLOSURE
DRIVE-AISLE
PROPERTY LINE
OVERHEAD WIRE SETBACK
FUTURE ROAD WIDENING LIMIT
HYDRO POLE ALONG ST.LAURENT BLVD
AVERAGE GRADE
ST.LAURENT BLVD

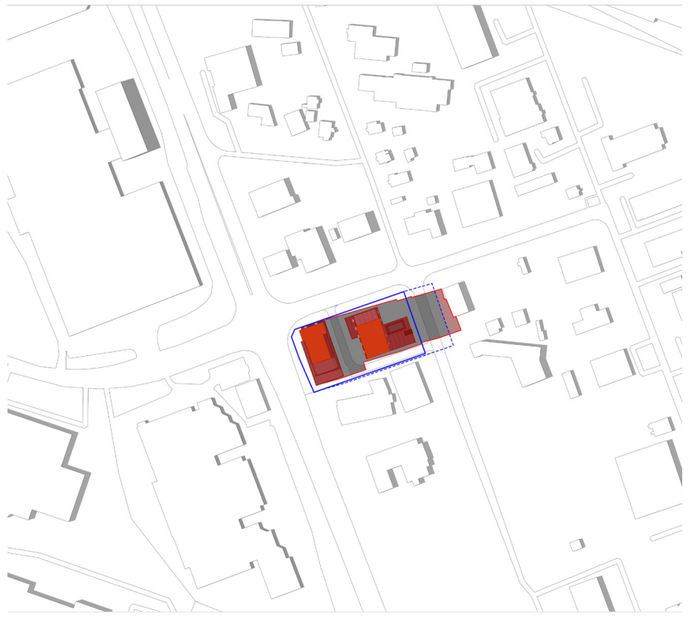
June 21



8:00am



12:00pm

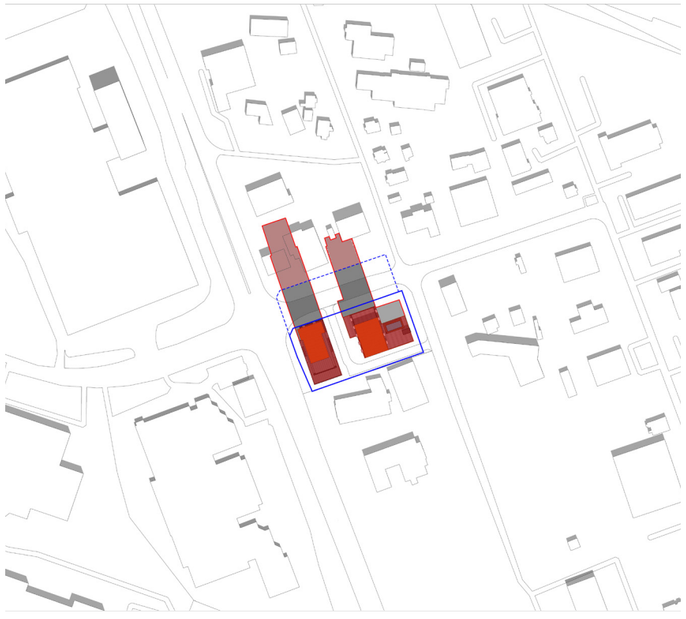


4:00pm

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

December 21

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 possi ble 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.