



URBAN DESIGN BRIEF

601 LAURIER AVENUE W

20 JUNE 2024

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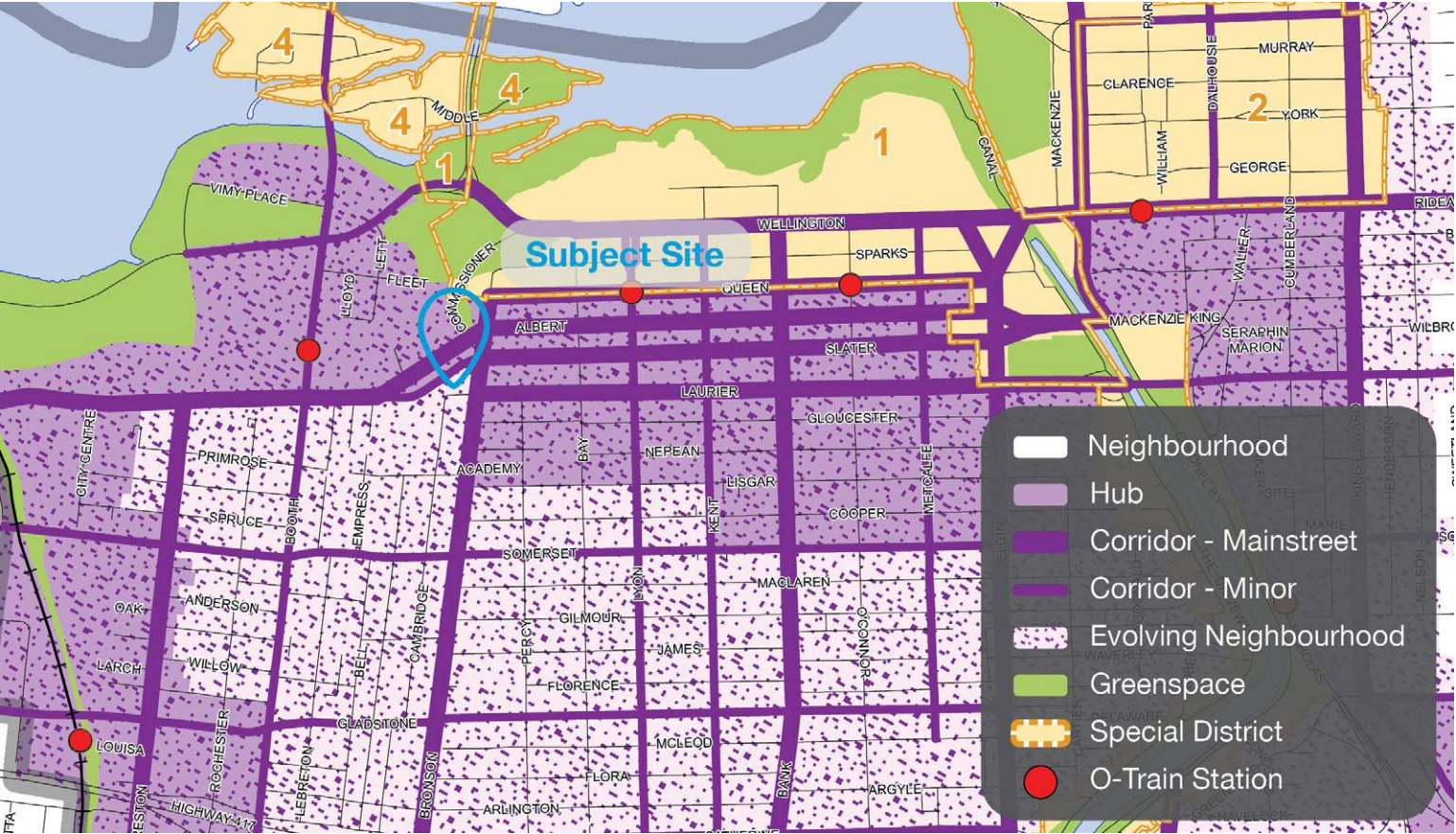
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POLICY AND REGULATORY FRAMEWORK



Schedule B1 - Downtown Core Transect

SURROUNDING CONTEXT

North: North of the subject site is a two-storey low-rise apartment building at 140 Bronson, however, due to the escarpment the roof of this building is at the same elevation as the ground floor of the subject site. The future Ottawa Library building is currently being constructed north of the subject site on Albert Street. Further north is the LeBreton flats neighbourhood.

East: The subject site abuts Bronson Avenue to the east. East of Bronson Avenue is the Nanny Goat Hill Community Garden. East of Bronson fronting onto Laurier Avenue there are several High-rise apartment buildings ranging in height from 11 to 22 storeys.

South: Immediately South of the subject site is a four-storey low-rise apartment building at 600 Laurier Avenue West. Further south fronting on Bronson Avenue there are detached dwellings converted to offices. At 192 Bronson Avenue there is an 18-storey high-rise residential building that has a four-storey podium. South of this is a four-storey low-rise apartment building at 206 Bronson.

West: west of the subject site on Cambridge Street is the Bruyère Saint-Vincent Hospital. Further east, down the escarpment is the Pimisi O-Train Station.

CITY OF OTTAWA COMPREHENSIVE ZONING BY-LAW

The subject property is currently zoned “Residential Fourth Density, Subzone UD (R4UD)” and “Residential Fifth Density, Subzone Q, Exception 2683, subject to Schedule 429 (R5Q[2683] S429)” in the Zoning By-law.

The site specific R5 zoning of 593 Laurier was established through the previous site-specific Zoning By-law Amendment in 2020 to allow up to 9-storeys.

On 601 Laurier, the existing zoning limits the built form to low-rise (four (4) storeys).

Redevelopment of the subject property with a high-rise building would necessitate a Zoning By-law Amendment to amend the zoning of all the lands to permit the proposed high-rise built form and land use (apartment dwelling, high-rise).



Zoning Map

CITY OF OTTAWA OFFICIAL PLAN

The subject property is designated “Corridor – Mainstreet” within the “Downtown Core” Transect on Schedule B1 of the Official Plan.

The Downtown Core is the intended to maintain and enhance the existing urban pattern of built form, site design, and mix of uses while prioritizing walking, cycling, and transit within and to and from the downtown core.

The policies state that where a side street intersects with a Corridor, the Corridor designation may include one or more lots on the side street so as to extend the Corridor designation along the side street to the average depth of the Corridor designation along the rest of the Corridor block. In Fotenn’s opinion, the Corridor designation would apply to the entirety of the subject property.

The policies establish a minimum building height of two (2) storeys and a maximum building height of generally up to nine (9) storeys, subject to appropriate transition, stepback and angular planes.

Development along Mainstreet Corridors in the Downtown Core transect must:

- / Have active entrances facing the Mainstreet (Bronson);
- / Have podium heights that are generally proportional to the width of the street; and,
- / Demonstrate appropriate transition to adjacent sites.

DESIGN GUIDELINES

The proposed development has considered and included direction from the relevant City of Ottawa Design Guidelines including:

Urban Design Guidelines for High-Rise Buildings - The City of Ottawa’s Urban Design Guidelines for High-Rise Buildings provides direction on Urban Design to be used during the review of development proposals.

Key objectives of the guidelines include:

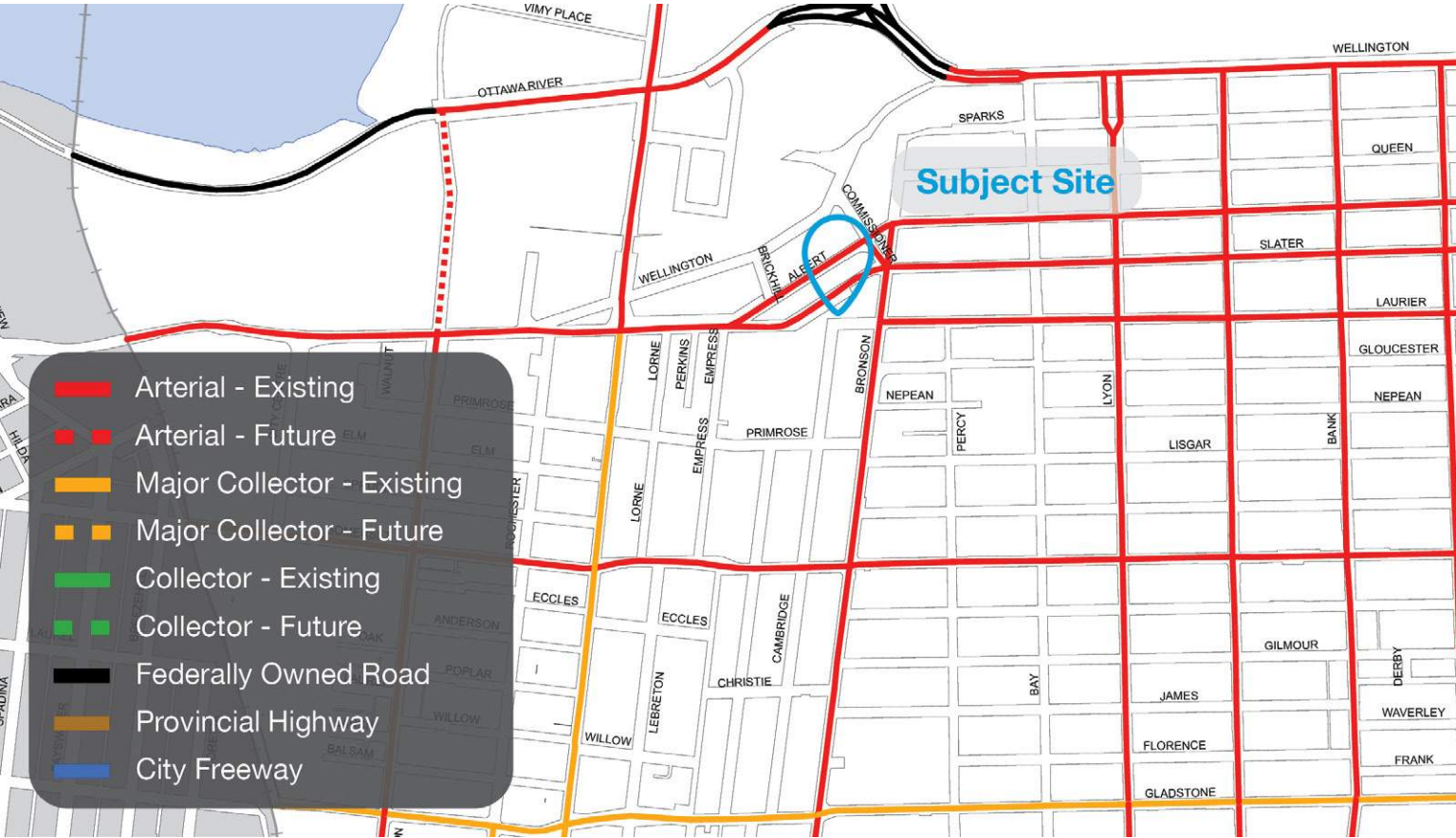
- Promote development that contributes to views and vistas and enhances the character of the City;
- Address compatibility between high-rise buildings and the existing and planned context; and
- Create human-Scaled, pedestrian-friendly streets, and public spaces that contribute to livable, safe, and health communities.

Urban Design Guidelines for Transit Oriented Development - These guidelines apply to development within a 600 metre walking distance of a rapid transit station and provide guidance for the proper development of strategically located properties.

The guidelines address six elements of urban design including:

- Land Use
- Pedestrians and cyclists
- Layout
- Vehicles and parking
- Built Form
- Streetscape and environment.

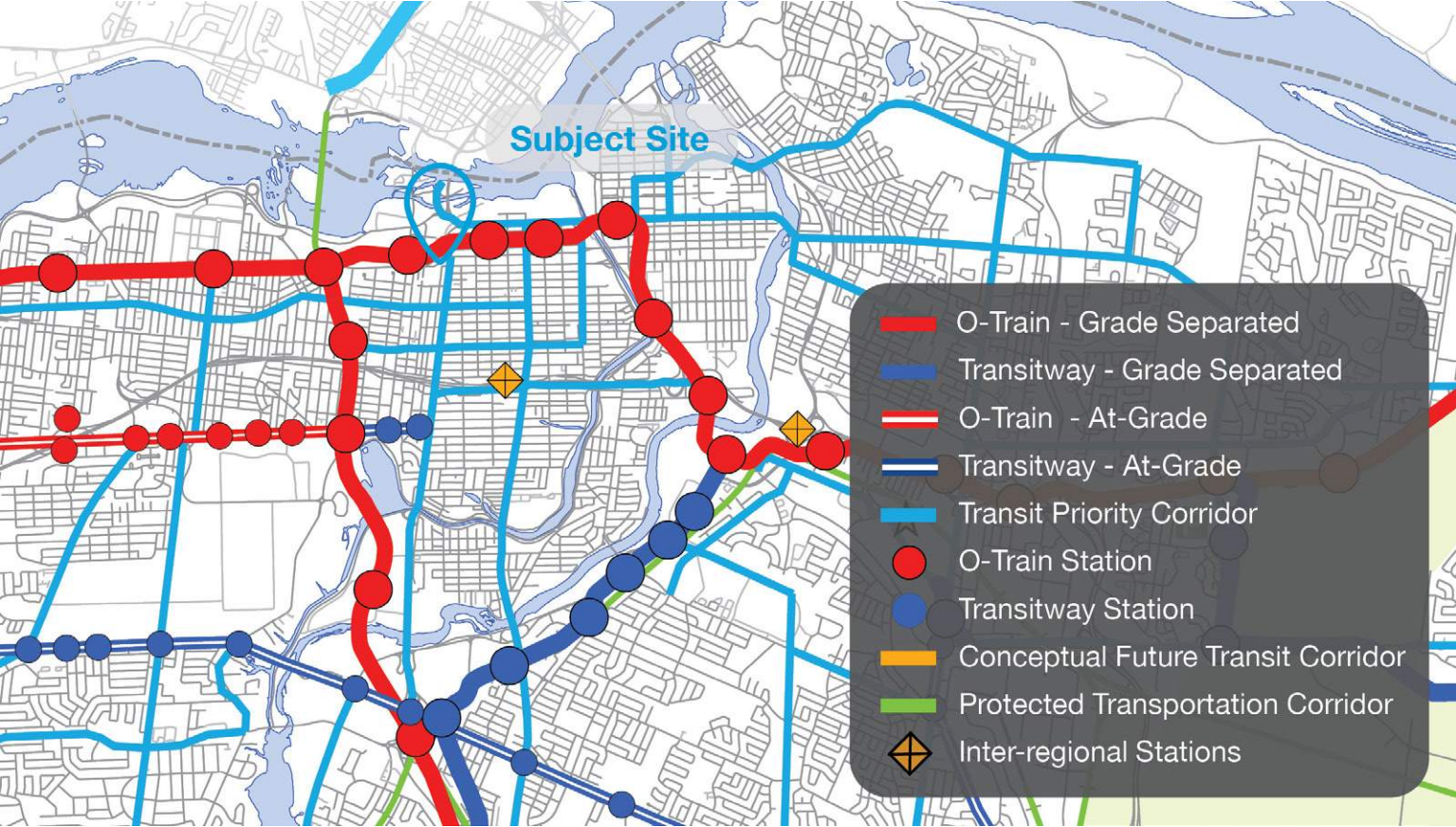
POLICY AND REGULATORY FRAMEWORK



Schedule B5 - Downtown Core Road Network



Schedule C3 - Active Transportation Network



Schedule C2 - Transit Network - Ultimate

TRANSIT NETWORK

The subject site is well connected to the exiting and planned transportation network. Bronson Avenue is identified as a Priority Transit Corridor on Schedule C2 - Transit Network Ultimate of the City of Ottawa Official Plan, with frequent bus service. The subject site is also located within a 500-metre radius (650 metre walking distance) from the Lion O-Train Station to the east and within a similar distance of the Pimisi O-Train Station to the west. OC Transpo route 10 runs along Bronson Avenue Providing Frequent (15 minute or less) Between Lion Station and Carleton University.

ACTIVE TRANSPORTATION NETWORK

The subject site is within proximity to the City's Active Transportation Network including a Multi-Use Pathway along Albert Street as well as bike lanes along Laurier Avenue, Slater Street, and Bay Street. The subject site is also with proximity to the NCC Multi-Use Pathway system that runs west along the Ottawa River.

ROAD NETWORK

The subject site is located on the north side of Laurier Avenue west of Bronson which is designated as an Arterial Road on Schedule C5 of the Ottawa Official Plan. Arterial roads are intended to function as major corridors in the urban communities, accommodating a variety of transit modes including vehicle, pedestrian, bicycle, and public transportation. Arterial roads are designed in a manner which meets the needs of these users through the provision, where appropriate, of sidewalks, cycling lanes, and transit stops. The subject property benefits both from close proximity to other arterial roads including, Laurier Avenue (east of Bronson), Slater Street, and Albert Street.

Both Laurier Avenue and Bronson has a right-of-way width of approximately 20 metres with pedestrian sidewalks on both sides of the street. Bronson Avenue drops in elevation north of Laurier Avenue, with a significant grade change from the subject property. Due to this grade change, access to the site is only available from Laurier Avenue.



View of West Facade from Albert Street

PROJECT STATISTICS

AMENITY SCH. (PRIVATE)		
LEVEL	AREA	AREA (SF)
LEVEL 1	39.10 m²	421 SF
LEVEL 2	74.14 m²	798 SF
LEVEL 3	74.14 m²	798 SF
LEVEL 4	74.14 m²	798 SF
LEVEL 5	84.76 m²	912 SF
LEVEL 6	84.76 m²	912 SF
LEVEL 7	79.26 m²	853 SF
LEVEL 8	27.99 m²	301 SF
LEVEL 9	29.01 m²	312 SF
LEVEL 10	29.80 m²	321 SF
LEVEL 11	29.01 m²	312 SF
LEVEL 12	29.80 m²	321 SF
LEVEL 13	29.01 m²	312 SF
LEVEL 14	29.80 m²	321 SF
LEVEL 15	29.01 m²	312 SF
LEVEL 16	29.80 m²	321 SF
LEVEL 17	29.01 m²	312 SF
LEVEL 18	29.80 m²	321 SF
LEVEL 19	29.01 m²	312 SF
LEVEL 20	29.80 m²	321 SF
LEVEL 21	29.01 m²	312 SF
LEVEL 22	29.80 m²	321 SF
LEVEL 23	29.01 m²	312 SF
LEVEL 24	29.80 m²	321 SF
LEVEL 25	29.01 m²	312 SF
LEVEL 26	29.80 m²	321 SF
LEVEL 27	29.01 m²	312 SF
LEVEL 28	29.80 m²	321 SF
TOTAL	1,126.43 m²	12,125 SF

PARKING SCH. (VEHICLE)	
LEVEL	COUNT
LEVEL P1	33
LEVEL P2	29
LEVEL P3	32
TOTAL	94

PARKING SCH. (BICYCLE)	
LEVEL	COUNT
LEVEL P2	302
TOTAL	302

AMENITY SCH. (COMMUNAL)			
LEVEL	NAME	AREA	AREA (SF)
LEVEL 1	OUTDOOR AMENITY AREA	407.50 m²	4386 SF
LEVEL 1	LVL 1 AMENITY ROOM	78.87 m²	849 SF
LEVEL 1	W.C. AMENITY	8.44 m²	90 SF
LEVEL 1	AMENITY AREA	49.20 m²	530 SF
LEVEL 7	LVL 7 AMENITY ROOM	131.19 m²	1412 SF
LEVEL 7	LVL 7 AMENITY TERRACE	262.41 m²	2823 SF
TOTAL		938.62 m²	10,003 SF

UNIT COUNT																														
NAME	TOTAL COUNT	PERCENTAGE	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	LVL 07	LVL 08	LVL 09	LVL 10	LVL 11	LVL 12	LVL 13	LVL 14	LVL 15	LVL 16	LVL 17	LVL 18	LVL 19	LVL 20	LVL 21	LVL 22	LVL 23	LVL 24	LVL 25	LVL 26	LVL 27	LVL 28
1-BED	189	57%	4	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
2-BED + DEN	97	29%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
2-BED + DEN	8	2%	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3-BED	21	6%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STUDIO	8	2%	0	1	1	1	1	1	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	331	100%	8	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17

DESIGN INTENT

Located prominently on Laurier Avenue and atop an escarpment, the proposed development stands as a 28-storey building with a 6-storey podium, comprising 331 residential units. The project includes three underground parking levels and indoor bike parking for 302 bikes, catering to both residents and visitors.

The building's design draws inspiration from the concept of tessellation patterns, creating a dynamic mesh or textile effect through the interweave of repeating precast panels. The tower portion of the project features these precast panels with varied depths and patterns, as well as contrasting tints of concrete. This approach ensures that the pattern fits cohesively while adding visual interest and complexity to the structure.

In contrast, the podium adopts a more traditional design approach with simplified lines and patterns to balance the busyness of the tower. A darker traditional brick is used on the podium to harmonize with and transition to the heritage building on the site. This integration creates a seamless connection between the new development and its surroundings.

To address the risks of uncomfortable wind speeds on the upper stories facing west, the design incorporates glazed Juliette balconies. These balconies provide access to fresh air and outdoor views without adding the bulk and impracticality of larger balcony spaces. On the east side, recessed balconies offer sheltered outdoor spaces, enhancing the living experience for residents.

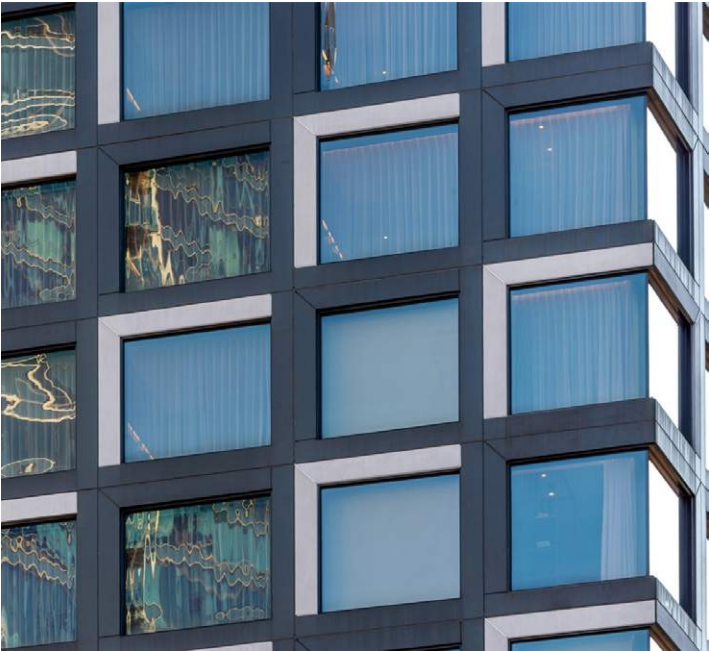
The building sits on top of an escarpment and faces the important collection of land parcels known as LeBreton Flats, with the new central library under construction. The site offers sweeping views towards the Ottawa River and Chaudière Falls. The unique pointed geometry of the site allows for a distinctive point in the building, giving it an unusually thin profile when viewed from the west along Albert Street, a prominent viewpoint of the site.

The design transitions down towards the heritage house by changing the material at level 5 and introducing a setback in the building mass. This deliberate transition respects the scale and character of the heritage building, creating a harmonious relationship between old and new structures.

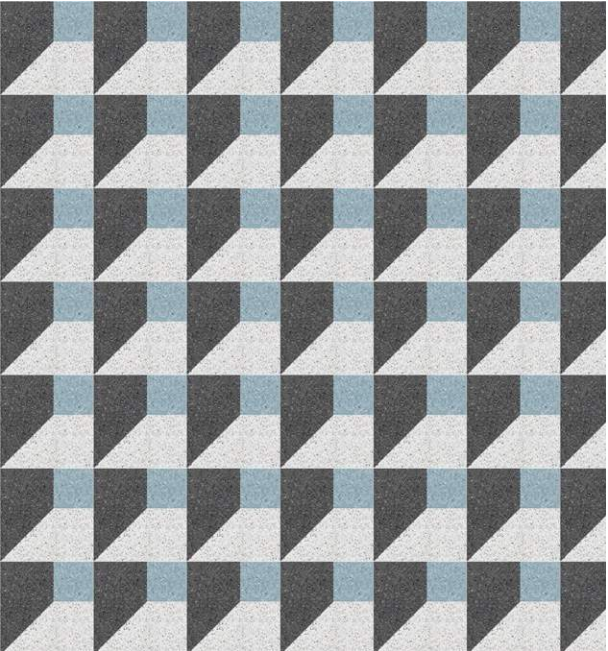
The main entry on Laurier Avenue is designed to be welcoming and functional. It is juxtaposed with programmed amenity spaces and an inviting lobby, ensuring a lively and engaging entrance experience. Service spaces are strategically positioned at the back of the building, maintaining the aesthetic appeal and functionality of the front facade.

Overall, the design adds visual interest to the city skyline and provides much-needed residential homes. The development enhances the urban fabric of Laurier Avenue with its modern amenities and striking architectural presence.

PROJECT INSPIRATION



Hotel Monville - Image provided by BPDL Béton Préfabriqué

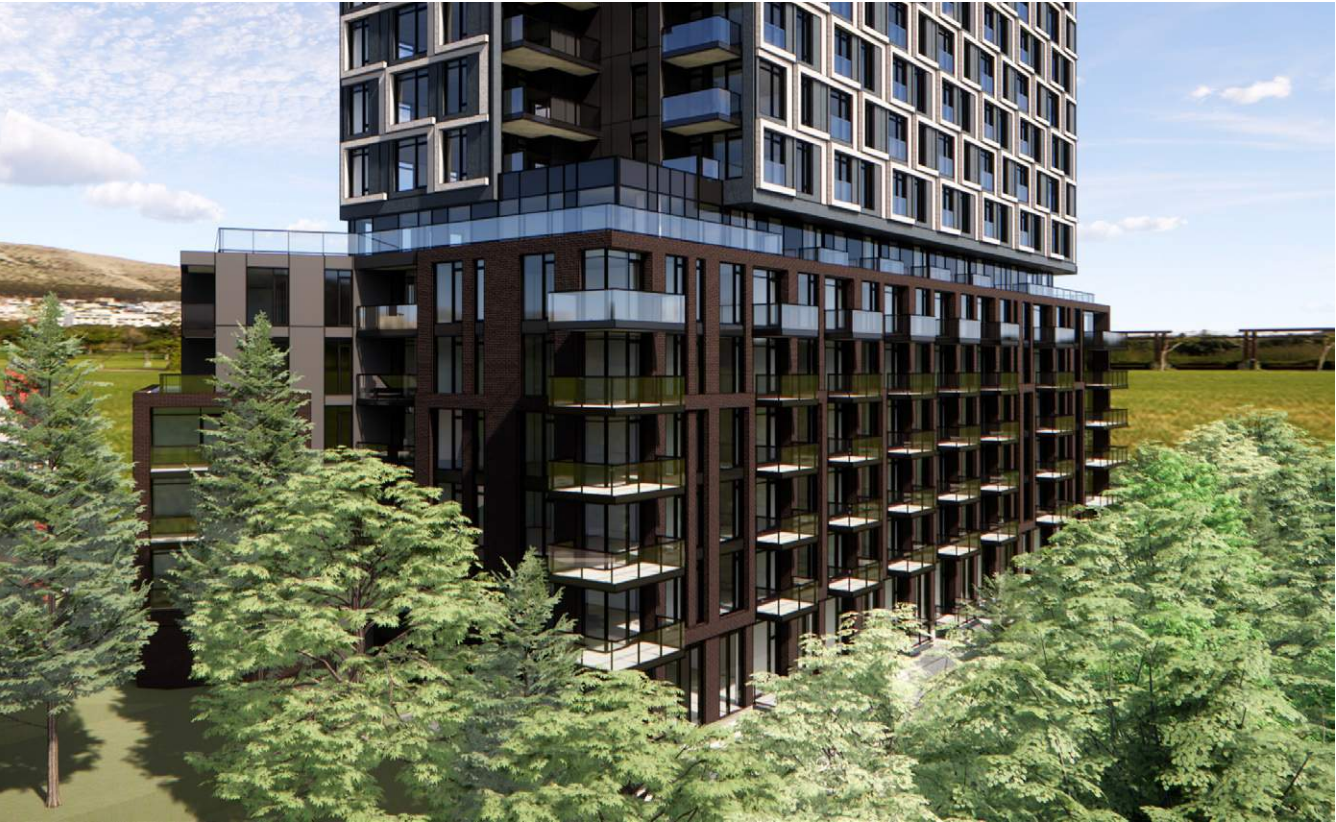


Tessellation - Floor pattern



242 Broome, SHoP Architects

601 LAURIER AVENUE PROJECT DESCRIPTION
|2318 |SCALE N.T.S.



View of North-West Corner from Albert Street

HERITAGE CONSIDERATIONS

593 Laurier Avenue is the site of the Alexander Fleck House, a Part IV designated heritage building. The two-and-a-half storey red brick house was built in 1902 in the Queen Anne Revival style.

Where a Part IV structure is being altered, added to, demolished, or relocated, the approval of Built Heritage Committee and Council is required. The development proposes the retention of the heritage structure on the subject site.



SUSTAINABILITY STATEMENT

While not targeting specific energy use targets, this project offers a number of sustainable design features by the nature of its design and its location within the city. The building will make use of an energy model to ensure that it exceeds the energy use requirements of the Ontario Building Code.

Suites will have high-efficiency HVAC units offering on-demand heating and cooling throughout the year. The project will utilize high-efficiency appliances, and all lighting will use LED luminaires. Combined, these measures will result in a significant reduction in the building's electrical demand.

The building envelope design will exceed code requirements for insulation values, and the glazing system will also exceed code requirements. The roofing membrane will have a light color, increasing reflectivity and reducing heat island effects.

All resident parking is underground. By reducing surface parking, we ensure a greater amount of soft landscaping, which will reduce surface runoff created by this development. Additionally, a cistern will be included in the design to manage stormwater flow, preventing it from overwhelming existing infrastructure. The proposed development includes extensive planting, with enough soil volume to ensure healthy tree growth.

The project will include outboard insulation on the exterior walls, creating a cohesive thermal barrier and reducing thermal bridges through the exterior walls. Durable cladding materials will be installed using a 'rain screen' design, ensuring these cladding materials will perform well over the long term and will not require replacement.

The use of precast concrete in the building's design contributes to sustainability by reducing waste, using recycled materials, and providing excellent thermal mass to help regulate indoor temperatures. Precast concrete also minimizes on-site construction time, reducing the environmental impact of construction activities and lowering emissions.

BIRD-SAFE DESIGN APPROACH

We would prefer that the discussion about bird-safe design not be focused only on bird-safe glass. That said, for the ground floor amenity areas and the main entrances for the building, where there are larger areas of glass, we will assume the use of bird safe glass. The rest of the building has been designed in consideration of the many bird-safe design guidelines and as such we would not consider bird-safe glass for any locations other than those at grade mentioned above. We do understand the concern and are meeting the following bird safe design guidelines:

Guideline 2:

- a) We comply with this guideline since the building uses only 'punched glazing' and only limited areas of monolithic glass at the main entrance.
- b) We comply with this guideline as the building is comprised of a mix of different cladding materials and colours which will assist in fragmenting reflections.

Guideline 3:

- a) We comply with this guideline since the building has no 'fly-through' or 'mirror maze' areas
- b) We comply with this guideline since there is no corner glazing anywhere in the project

Guideline 4:

- a) There is no provision or expectation for exterior antennas or towers on this project.
- b) There will be no guy-wires on the project
- c) There will be no up-lighting on the project
- d) Grates on the project, when they are positioned, will meet the opening requirements of these guidelines
- e) All vertical pipes and flues will be capped

Guideline 5:

- a) The plantings around the building are mainly shrubs and should not result in significant reflections on the building.

- b) There are no linear landscape elements leading to glass facades or doors
- c) There are no plants with significant fruit or seed crops specified on the project
- d) There are no adjacent buildings of a scale where the rooftop of this building would have any impact
- e) There is no indoor vegetation planned for the project
- f) There are no ornamental or other water features designed on this project.

Guideline 6:

- a) There is no up lighting on the project.
- b) All light fixtures will be full cut-off
- c) Non-Essential exterior lighting will be on motion sensors
- d) We will target only enough light intensity to meet OBC requirements
- e) Perimeter lighting will be discrete
- f) There will be no flood lights.

Guideline 7:

- a) Windows will be equipped with roller blinds
- b) With the exception of the lobby, the amenity rooms and the public corridor there will be no public spaces in the building that will be visible from the exterior.
- c) Each unit in the building will have independent light control and has less than 15' of frontage along the exterior of the building. This will have the effect of creating small zones of lighting.



View of Main Entrance from Laurier Avenue

PLANNING

The subject site is located within the Escarpment Area District Community Design Plan (CDP). The proposal should be developed in accordance with applicable built form guidelines under Section 4.3.2 of the CDP.

Efforts have been made to develop the project in accordance with the built form guidelines of the Escarpment Area District Plan, particularly the combination of tower and podium. We believe the proposal presents a well-proportioned building that, while adopting a more linear shape than a point tower due to site restrictions, has been designed to feel slimmer than a point tower.

Specifically, the pointed ‘nose’ of the building, aligning with primary views from the west, gives the structure a narrow appearance. We have also introduced a ‘cut’ in the north corner of the tower, effectively splitting the perceived width of the building. The tower is located over 23m from the neighboring property line to the south, aligning with the CDP’s target range for building separation. With no immediate neighbors to the east or west, this marks a significant improvement over the limited space between buildings in older parts of the Escarpment District.

We decided against introducing a ‘top’ element to maintain the ‘tapestry’ visual concept. Our tower floor plate area nears the CDP and Ottawa high-rise guidelines at 734m² without balconies and 769m² with balconies, attaining the 35m desired width on the south, west, and east.

We have introduced a higher floor height at grade, as well as additional glazing and programmed spaces at entry, to create a positive ground-level experience. Finally, we feel the visual uniqueness and design variation of the proposal will help promote architectural diversity in the district.

The project to realign Slater Street may provide some opportunities in terms of development and/or pedestrian connections to the realigned Slater Street from the subject site. The West Downtown Secondary Plan identifies an accessible pedestrian link connecting the top and bottom of the escarpment (in policies 4.1 (12), and 4.5 (42)), and includes in Schedule K, reference to potential heights in this block that should guide analysis of transition, and is also envisioned in Subsection 4.3.1 of the CDP.

The property immediately to the northwest, following the Slater Street realignment, is listed as 20 stories according to Schedule K. We feel our proposal offers an appropriate transition to this. The accessible pedestrian link indicated in the West Downtown Secondary Plan Schedule P, is planned for the end of Laurier Street, not located on our parcel.

URBAN DESIGN

The podium may be high for the neighbourhood context and especially the relationship to the heritage house on the property. We recommend providing additional design/massing details so we may better understand the approach being taken.

We have increased the separation from the heritage house to 4.5m from 3m and introduced a setback and material change above level 4 to better integrate the podium with the neighborhood context. These adjustments help to mitigate the podium height and ensure a more harmonious relationship with the heritage house.

Height: There would be two overlapping tools to determine the best approach to analysing appropriate height being the NCC Parliamentary view shed analysis, extrapolated over the site, and a 45-degree angular plane drawn from the residential properties to the south on Cambridge. We recommend illustrating both and providing a rationale for the approach preferred.

We have provided graphic material illustrating the building’s relationship with the neighboring buildings, including the 45-degree angular plane calculated from the existing buildings along Cambridge to the south. Our subject property falls outside the boundaries of the NCC Parliamentary view sheds, so this analysis was not considered.

We recommend providing massing of the project and its context to better understand the future relationship to the existing context of the surrounding properties and their planned context. Be sure to include the properties down the escarpment and along Cambridge, Laurier, Bronson and where Slater has been removed.

We have provided material illustrating the massing of the project and its context, showing the relationships with the escarpment and surrounding properties. This includes properties down the escarpment and along Cambridge, Laurier, Bronson, and the area where Slater has been removed. These visuals help to better understand the future relationship to the existing and planned context of the surrounding area.

An Urban Design Brief is a required submittal. The Urban Design Brief should be structured by generally following the headings highlighted under Section 3 – Contents of these Terms of Reference. Please see the Urban Design Brief Terms of Reference provided and consult the City’s website for details regarding the UDRP schedule.

- a. It is important to study the broader existing and future contexts.*
We are actively studying the broader existing and future contexts as part of our project development. Our Urban Design Brief details these studies to ensure our proposal aligns with and enhances the broader community context.
- b. It is important to explore and analyze alternative site planning and massing options. Alternative options explored and the analysis should be documented in the Design Brief.*
The proposal we have put forth in this Design Brief is the result of continuous work to refine the massing and building elements of the project in response to a thorough analysis of the site’s broader context. While it is not possible to illustrate all the changes the building has undergone as part of the design process, we have presented material illustrating a significant adjustment in positioning relative to the historical house at 593 Laurier.
- c. When a wind and/or shadow studies are required please refer to the Terms of Reference for the wind analysis and shadow analysis to conduct the studies and evaluate the impacts.*
Noted. Please find the shadow analysis drawings at the end of the Design Brief.



1. Looking West on Laurier Avenue



2. Looking North-West on Laurier Avenue



Key Plan



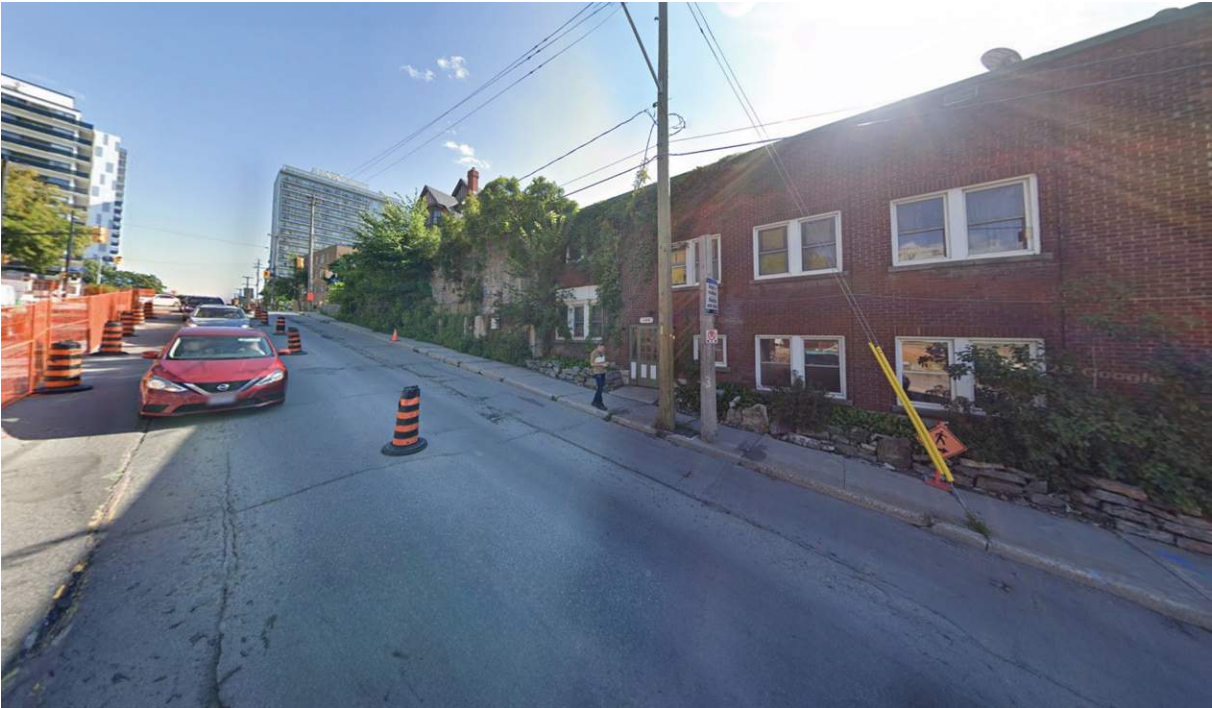
3. Looking North-East on Laurier Avenue



4. Looking North on Cambridge Street



5. Looking North-West on Bronson Avenue



6. Looking South on Bronson Avenue



Key Plan



7. Looking East on Slater Street



8. Looking East on Albert Street





View Looking South

CHARACTERISTICS OF THE ADJACENT STREETS AND PUBLIC REALM

The project is situated on a prominent parcel atop an escarpment overlooking LeBreton Flats at the end of Laurier Avenue. To the north is the redirected Slater Street and Albert Street, a busy arterial street that marks the boundary of LeBreton Flats, an area poised for vast new development and the site of the upcoming central library. The site offers sweeping northern views of the river and Chaudière Falls, as well as this exciting new area of the city with the character of new development and city-wide draw.

The site is bordered on the east by Bronson Avenue, a busy four-lane arterial street with a good mix of residential, commercial, and high-rise properties. It acts as a boundary separating Centertown, characterized by a mix of high-rise residential buildings and the Centertown West neighborhood. Bronson Avenue slopes down towards the north, descending the escarpment. There is also a public park directly to the east across from Bronson Avenue, housing a fenced-in dog park and a community garden.

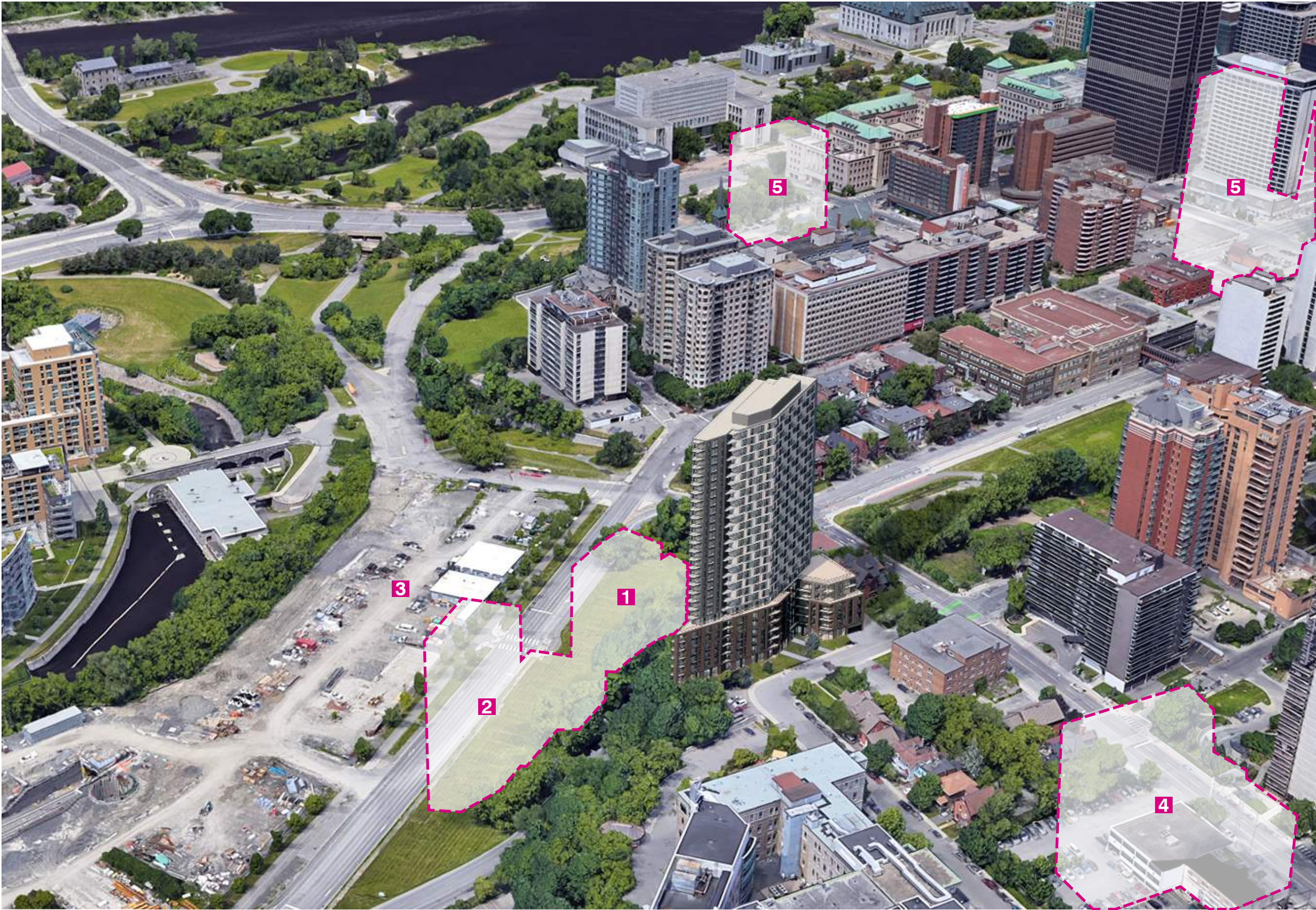
To the south is Centertown West, featuring lower to mid-rise residential neighborhoods. The property fronts onto the quiet end of Laurier Avenue West as it turns into Cambridge Street at the corner, housing a few low-density houses and mid-rise apartment blocks, as well as the Bruyère Hospital. This area is characterized by short front setbacks, front porches, and driveways used for car parking.

To the west runs Albert Street, marking the border of Little Italy, with a small pocket of low-rise residential homes on the south side of Albert Street, part of the Lorne Avenue Heritage Conservation District.

Situated within a rapidly developing area of the city, this project has the opportunity to set a precedent by showcasing a balanced integration of housing density. The strategic location at the intersection of diverse neighborhoods and significant urban developments positions this project as a key contributor to the evolving cityscape.

LEGEND

- 1** Massing as per the Lebreton Flats Master Plan (6-storey podium and 12-storey tower)
- 2** Massing as per the Lebreton Flats Master Plan (6-storey podium and 20-storey tower)
- 3** New Central Library Site (under construction)



View Looking North

MICROCLIMATE CONDITIONS OF THE SITE
The microclimate conditions of the site have been carefully analyzed to ensure the proposed development harmonizes with the local environment and enhances occupant comfort.

Wind Patterns
Prevailing winds from the west necessitate the omission of balconies on this side for tenant comfort, reducing wind impacts and maintaining a pleasant living environment.

Solar Exposure and Temperature Regulation
South-facing facades feature recessed balconies and high-performance glazing. Precast concrete panels with high thermal mass stabilize indoor temperatures. High-efficiency HVAC systems and a well-insulated building envelope further ensure year-round comfort.

Precipitation and Drainage
Sustainable stormwater management includes permeable paving where practical and a stormwater cistern, reducing runoff and preventing flooding.

Vegetation and Landscaping
The landscaping plan emphasizes the prominence of the escarpment, maintaining this natural feature with extensive planting of native, drought-tolerant plants.

Noise Levels
Noise studies will be conducted to ensure occupant comfort in units and amenity areas, with mitigation measures implemented as needed.

Air Quality
Good air quality is promoted through low-emission building materials and a ventilation system with fresh air intake for all units, ensuring a healthy indoor environment.

LEGEND

- 1 Massing as per the Lebreton Flats Master Plan (6-storey podium and 12-storey tower)
- 2 Massing as per the Lebreton Flats Master Plan (6-storey podium and 20-storey tower)
- 3 New Central Library Site (under construction)
- 4 Newly constructed 18-storey residential building
- 5 New development under construction



601 LAURIER AVENUE VIEW FROM ALBERT STREET AND WEST ELEVATION
| 2318 | SCALE N.T.S.



601 LAURIER AVENUE VIEW OF SOUTH-WEST CORNER AND VIEW FROM CAMBRIDGE STREET
| 2318 | SCALE N.T.S.



601 LAURIER AVENUE VIEW OF PODIUM FROM CAMBRIDGE STREET
| 2318 | SCALE N.T.S.



601 LAURIER AVENUE VIEW OF FRONT OF BUILDING FROM THE SOUTH/SOUTH-EAST
| 2318 | SCALE N.T.S.



601 LAURIER AVENUE VIEW OF MAIN ENTRANCE FROM LAURIER AVENUE
| 2318 | SCALE N.T.S.



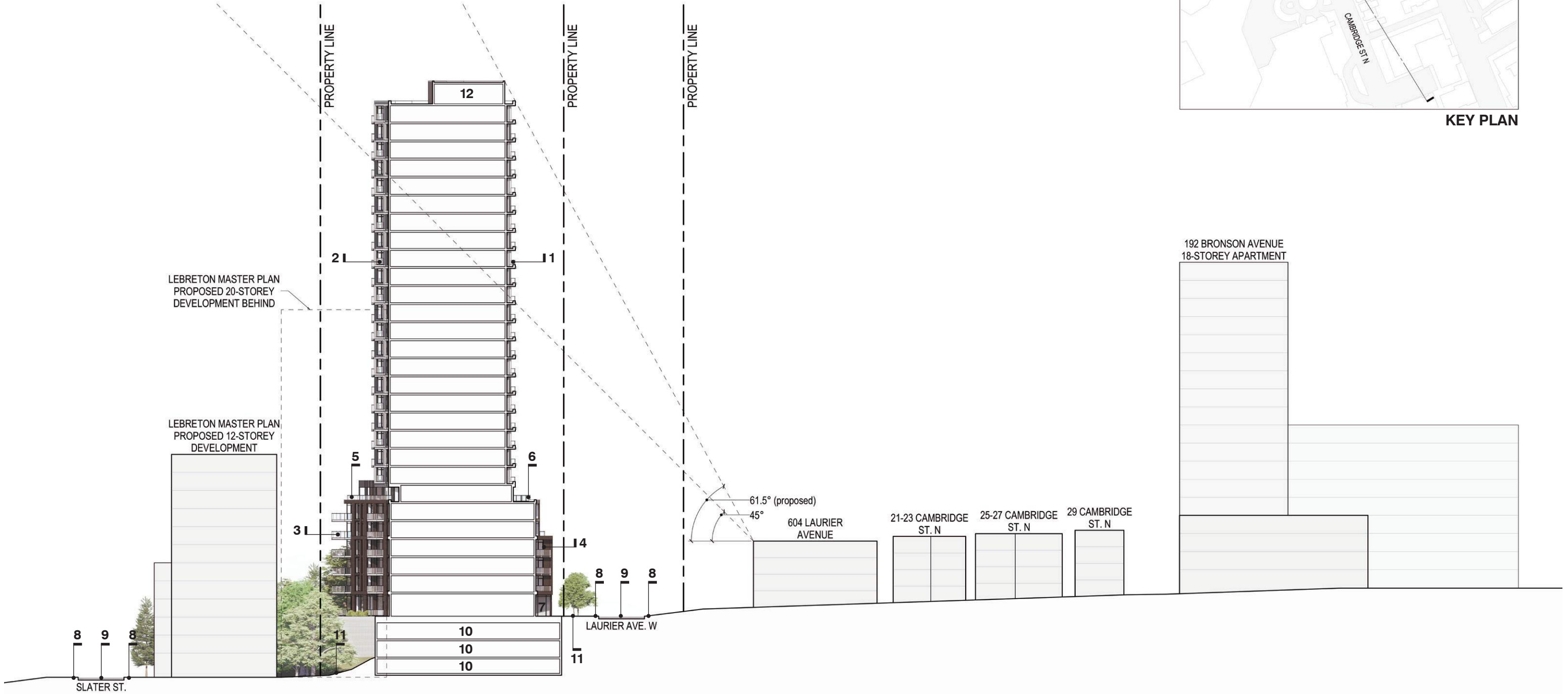
601 LAURIER AVENUE VIEW FROM BRONSON/LAURIER INTERSECTION LOOKING WEST
 | 2318 | SCALE N.T.S.

LEGEND

- 1 Recessed balconies (Levels 8 to 28)
- 2 Juliet balconies (Levels 8 to 28)
- 3 Projecting balconies (Levels 2 to 6)
- 4 Recessed balconies (Levels 2 to 4)
- 5 Private terrace
- 6 Communal terrace
- 7 Main entrance
- 8 Sidewalk
- 9 Street
- 10 Parking levels
- 11 Soft landscaping
- 12 Mechanical penthouse



KEY PLAN



601 LAURIER AVENUE TRANSITION / ANGULAR PLANE STUDY

| 2318 | SCALE N.T.S



Previous Massing



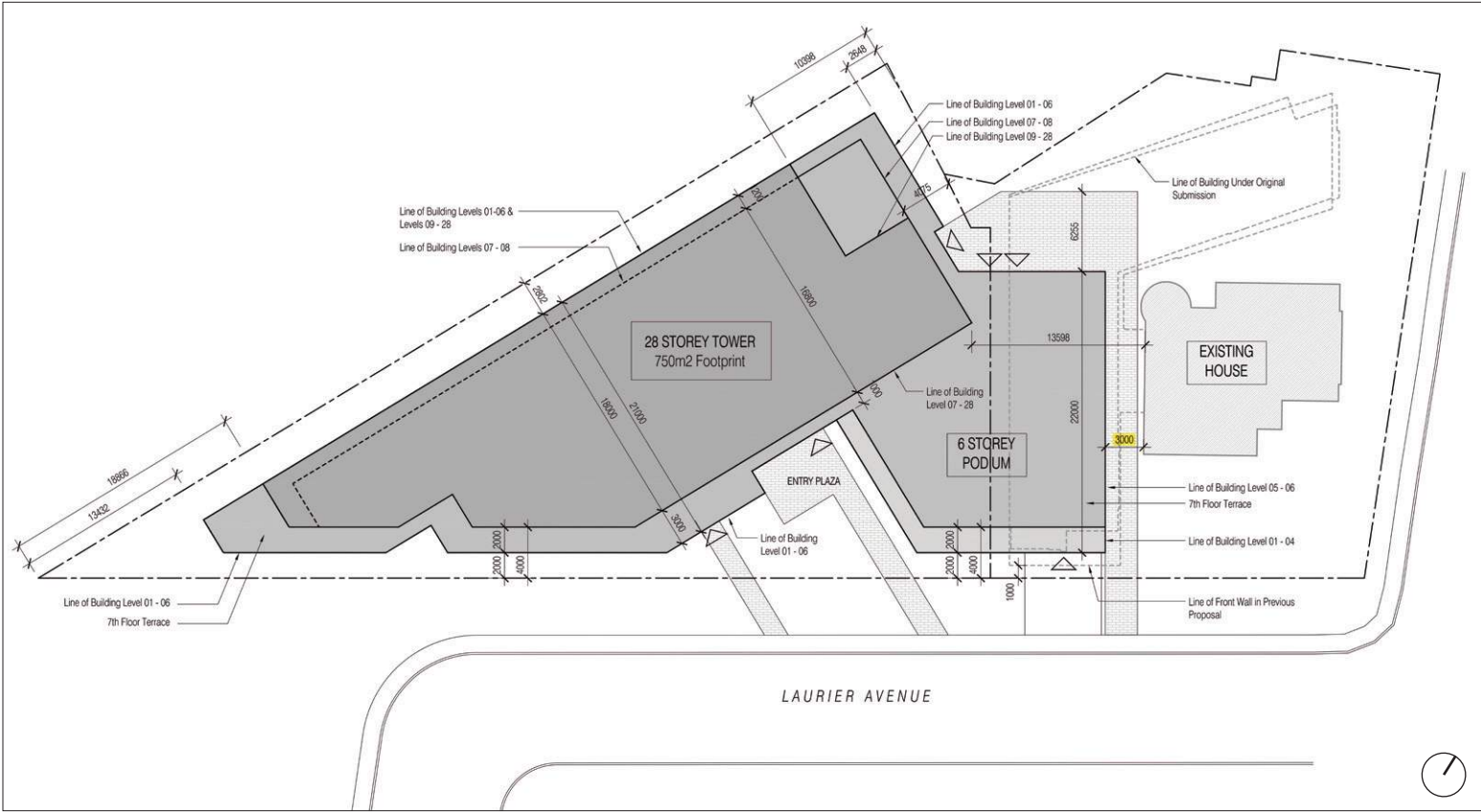
Current Massing

DESIGN EVOLUTION

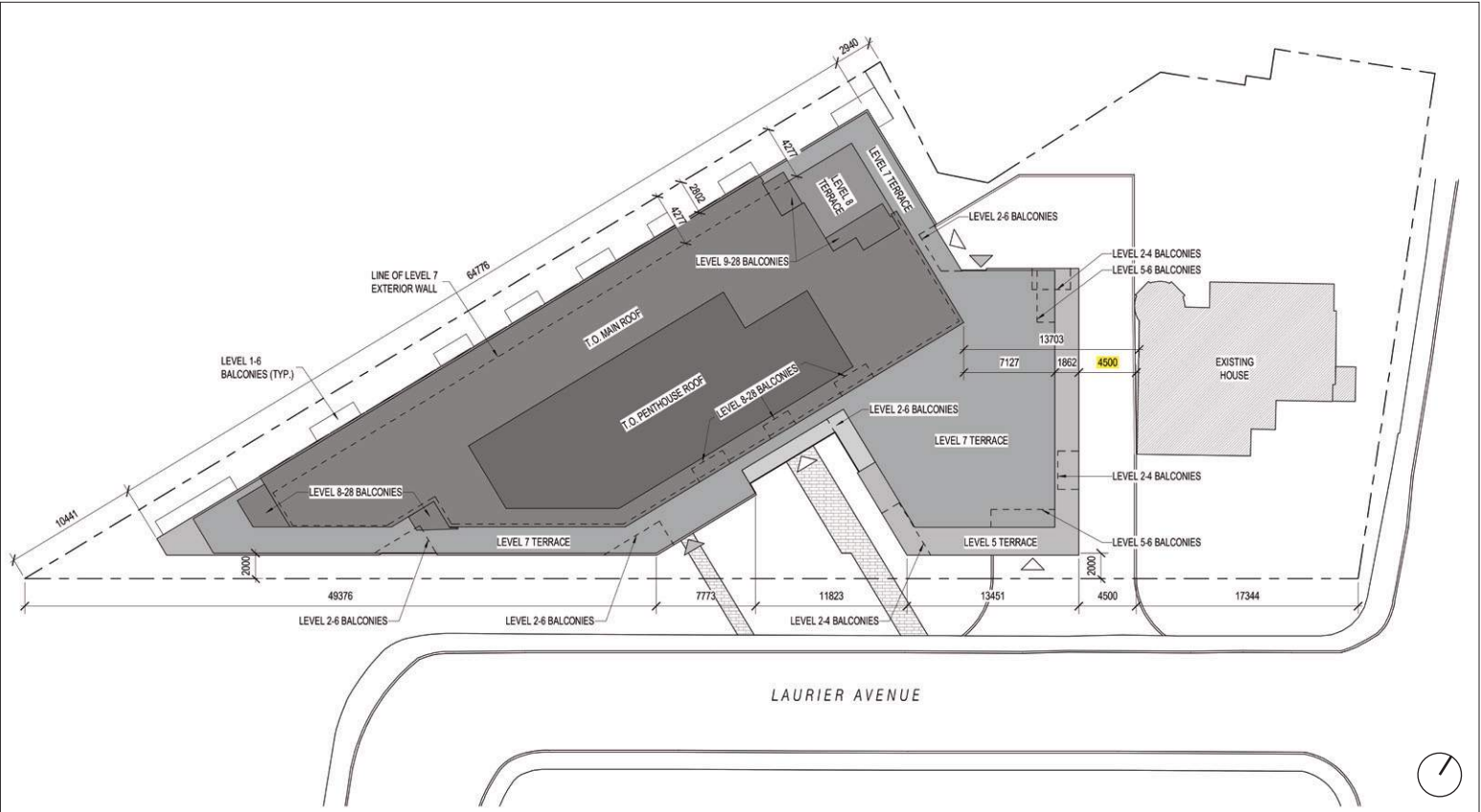
The initial massing concept positioned the proposed development 3 meters from the existing Heritage House for the first six storeys of the podium. This approach was primarily driven by the objective to maximize leasable space, providing ample room for residential units while maintaining vehicular access to essential building services at the rear. This configuration, however, raised concerns about the proximity to the Heritage House and its impact on both the historical context and practical access, and required further consideration to improve spatial dynamics and circulation.

In response to these concerns, the current design iteration has been refined to enhance both spatial and aesthetic relationships. The podium has been shifted an additional 1.5 meters away from the Heritage House, resulting in a total separation of 4.5 meters. Furthermore, levels five and six of the podium are now recessed an additional 1.8 meters, creating a more gradual transition to the tower levels above. The first four levels of the podium, which align with the height of the Heritage House, will feature red-tone brick complimenting the red brick of the existing structure. This material choice reinforces the architectural dialogue between the new and existing building.

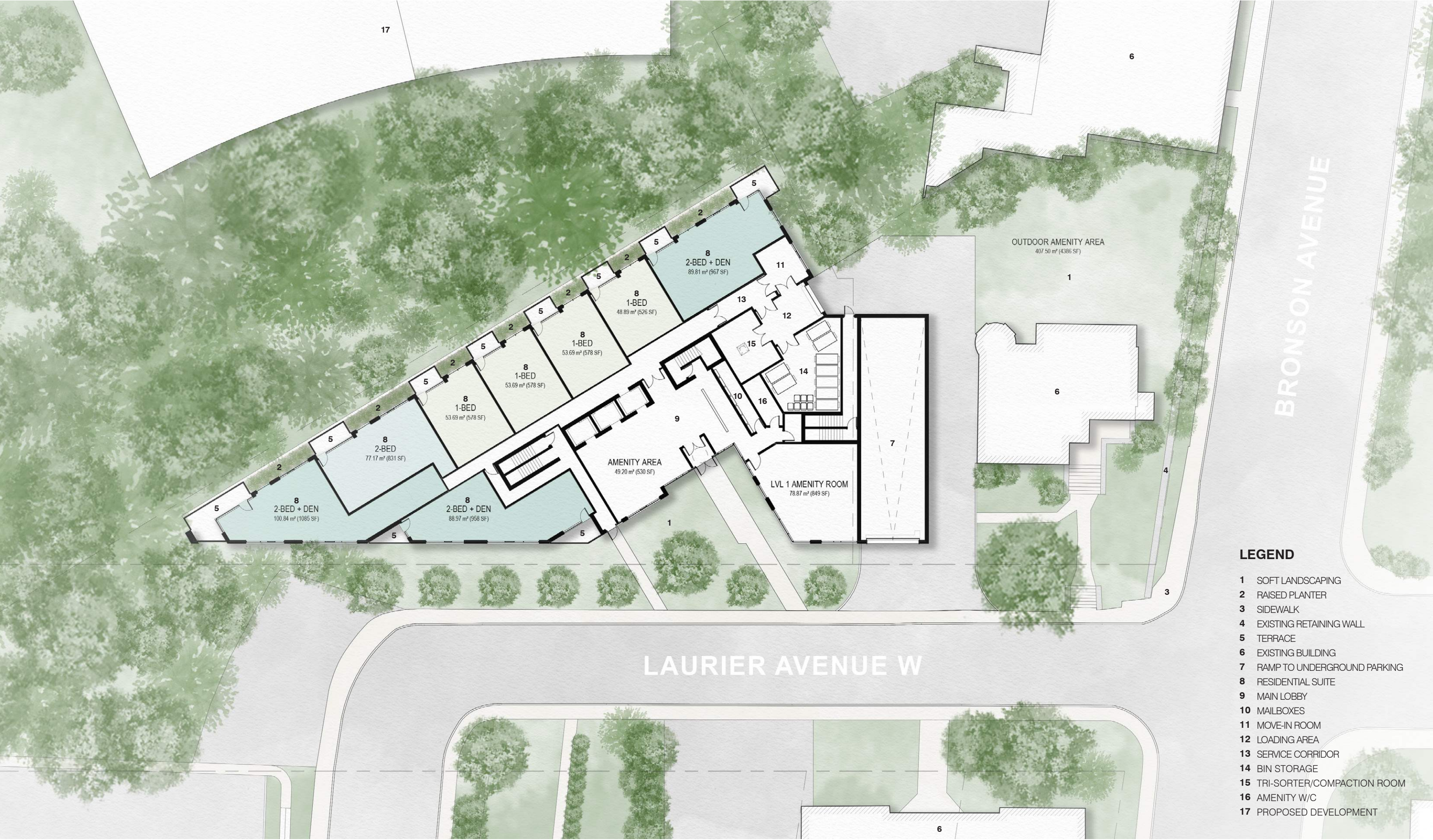
These adjustments not only facilitate improved vehicle passage but also achieve better visual alignment with the surrounding context, ensuring the new development seamlessly integrates with its urban environment while respecting the historical significance of the adjacent Heritage House.



Previous Site Plan

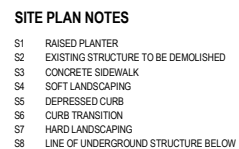


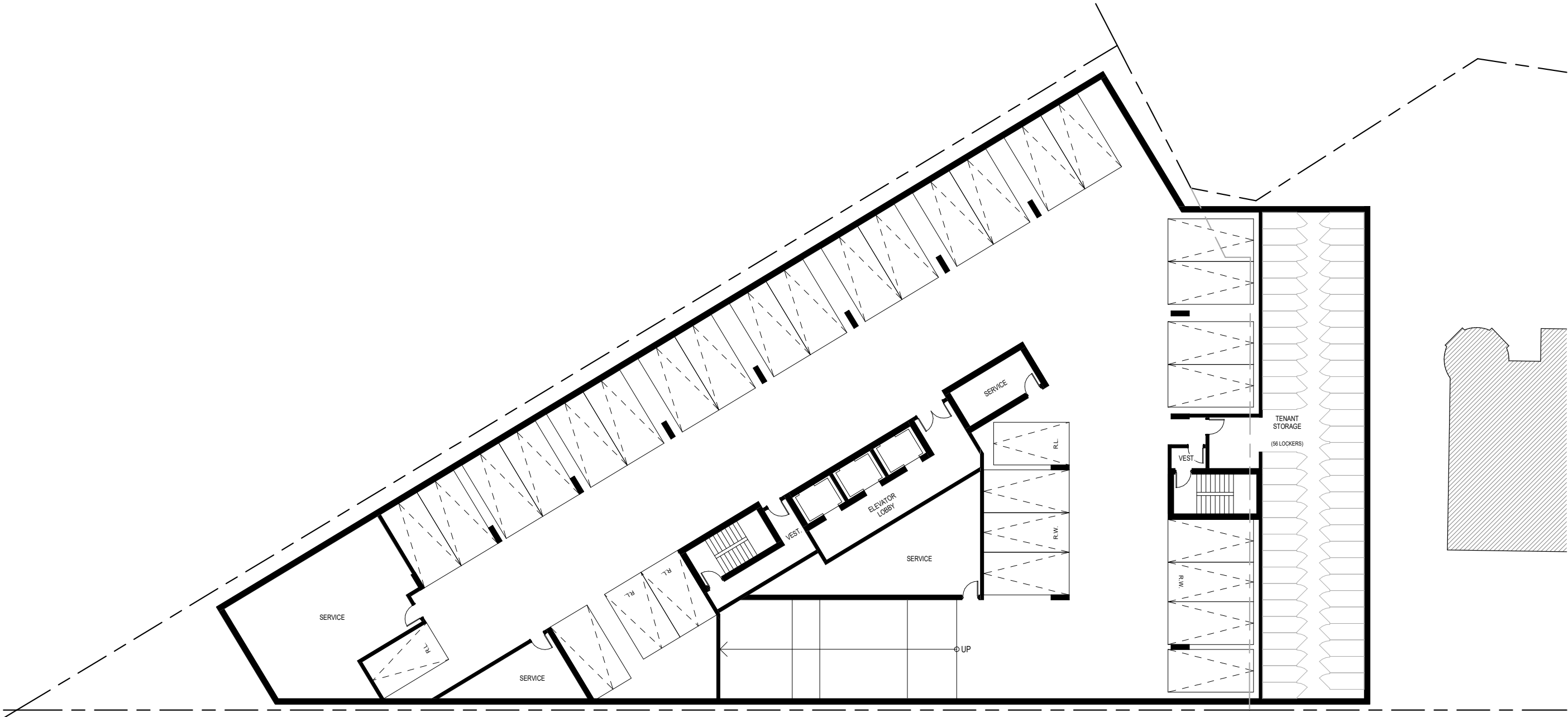
Current Site Plan

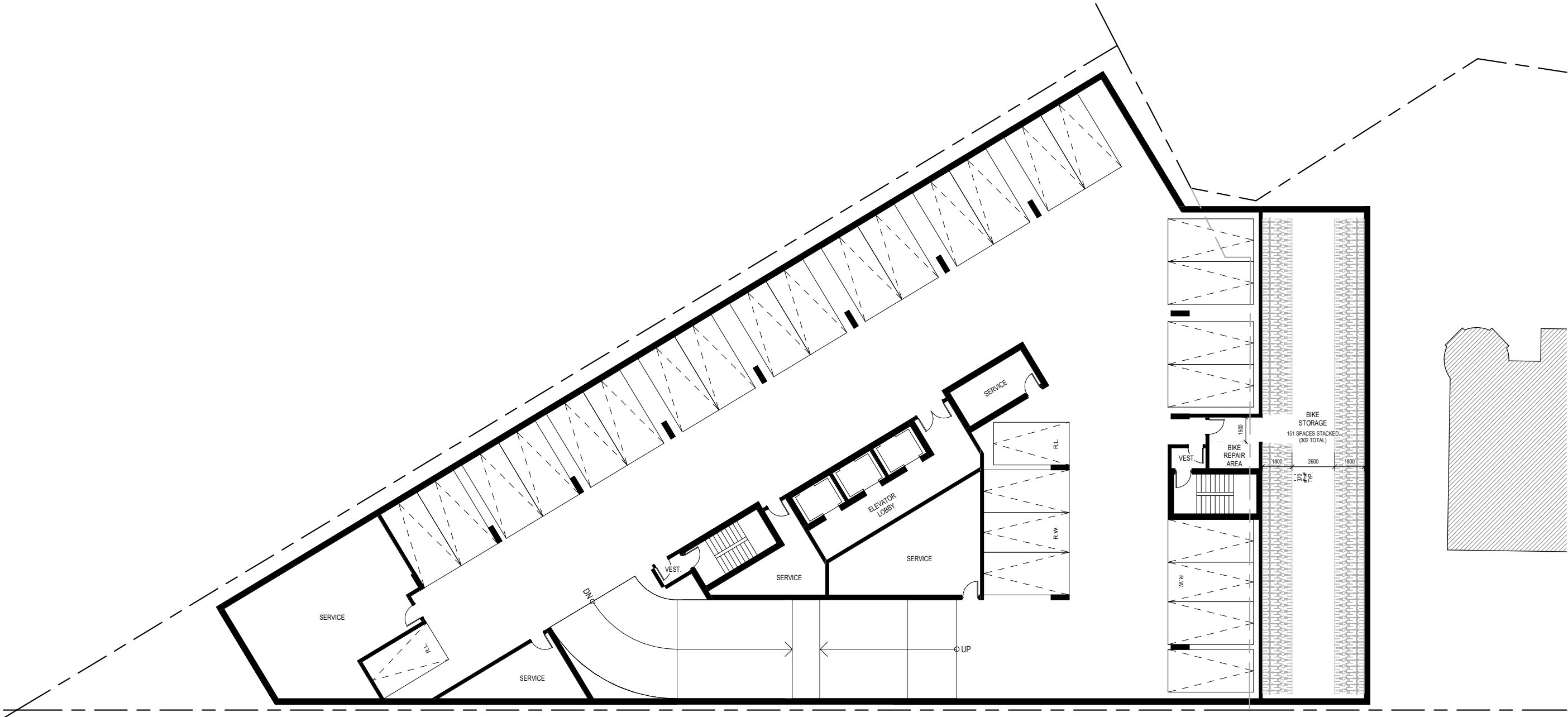


601 LAURIER AVENUE FLOOR PLAN - GROUND FLOOR / CONCEPTUAL LANDSCAPE PLAN

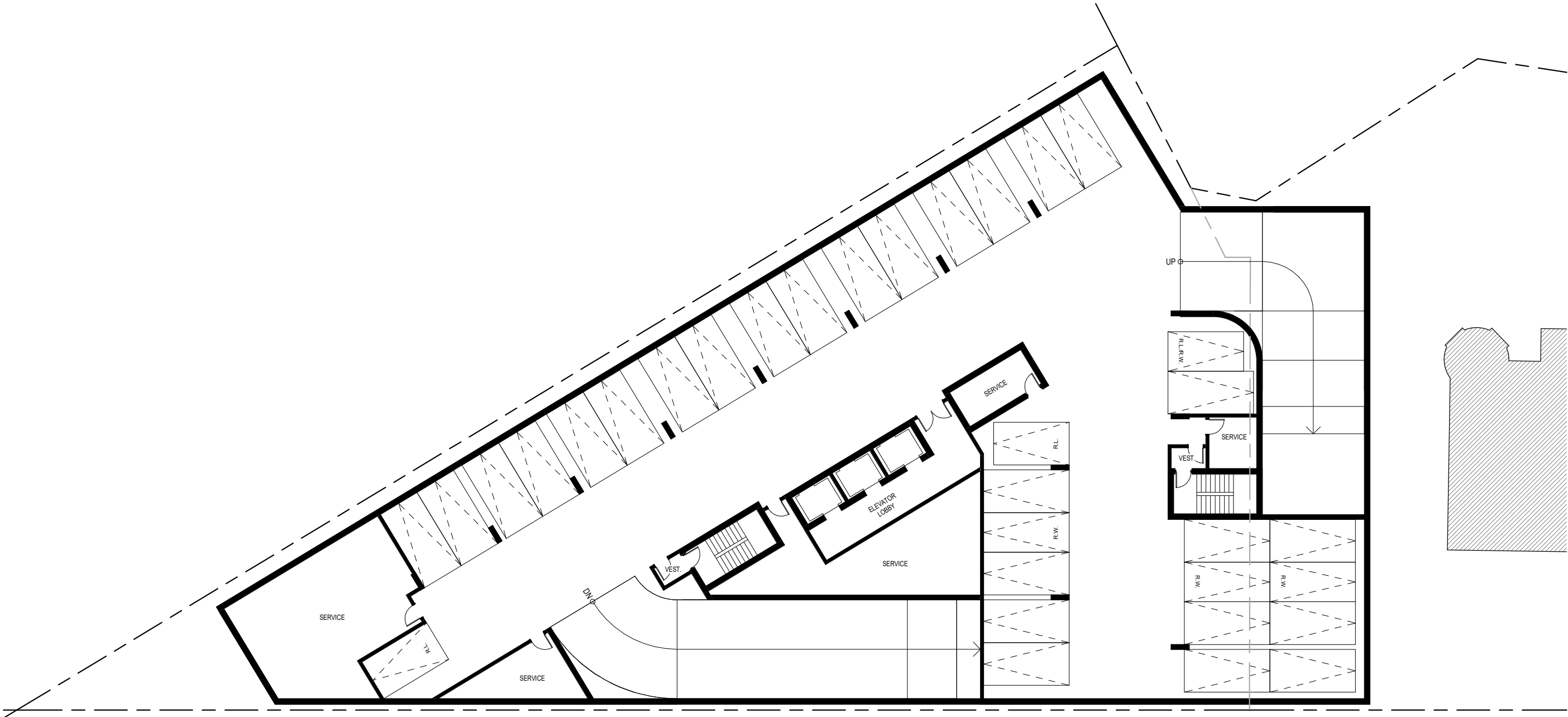
|2318 |SCALE 1:350

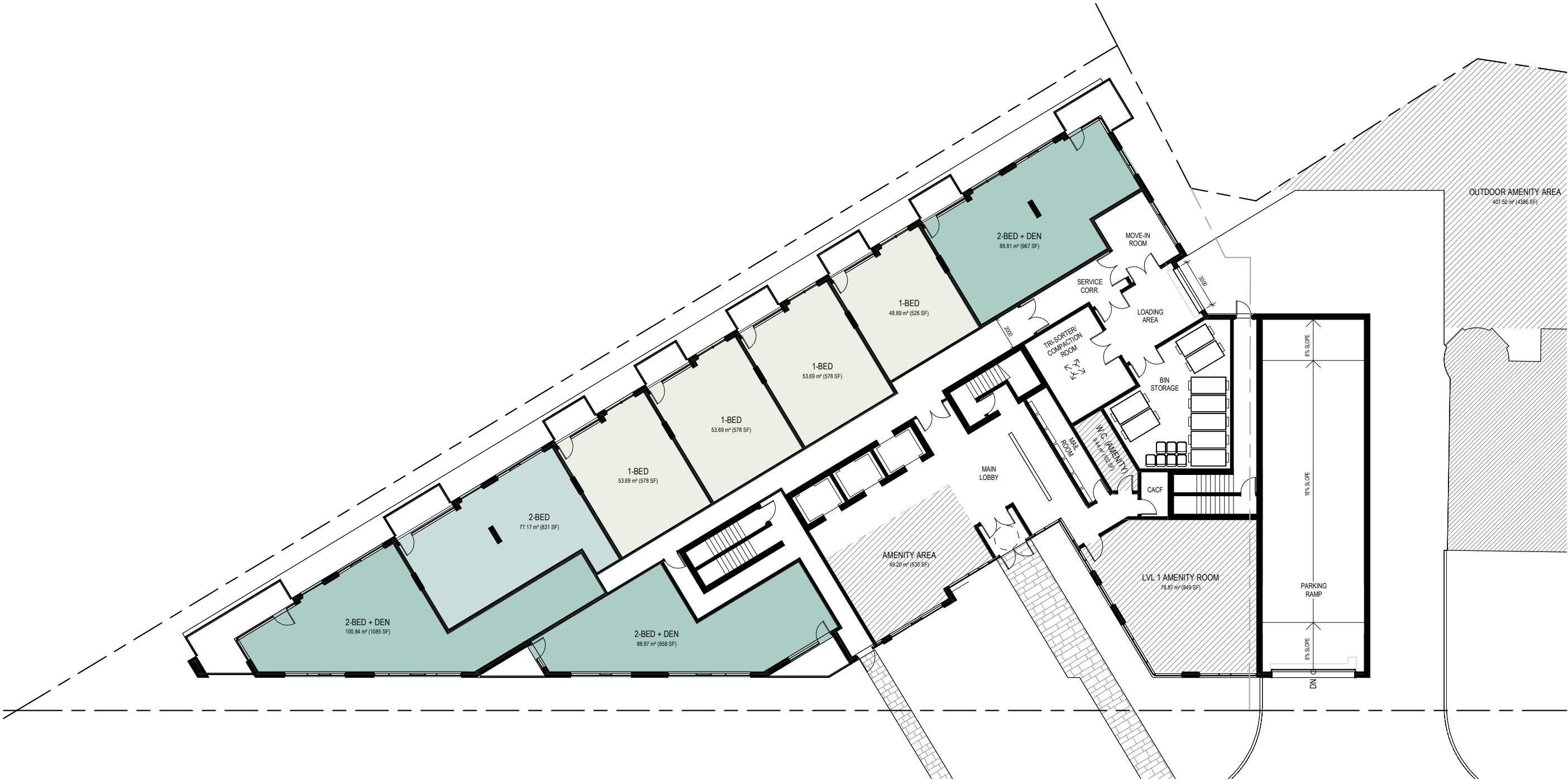






601 LAURIER AVENUE FLOOR PLAN - PARKING LEVEL 2
| 2318 | SCALE N.T.S.

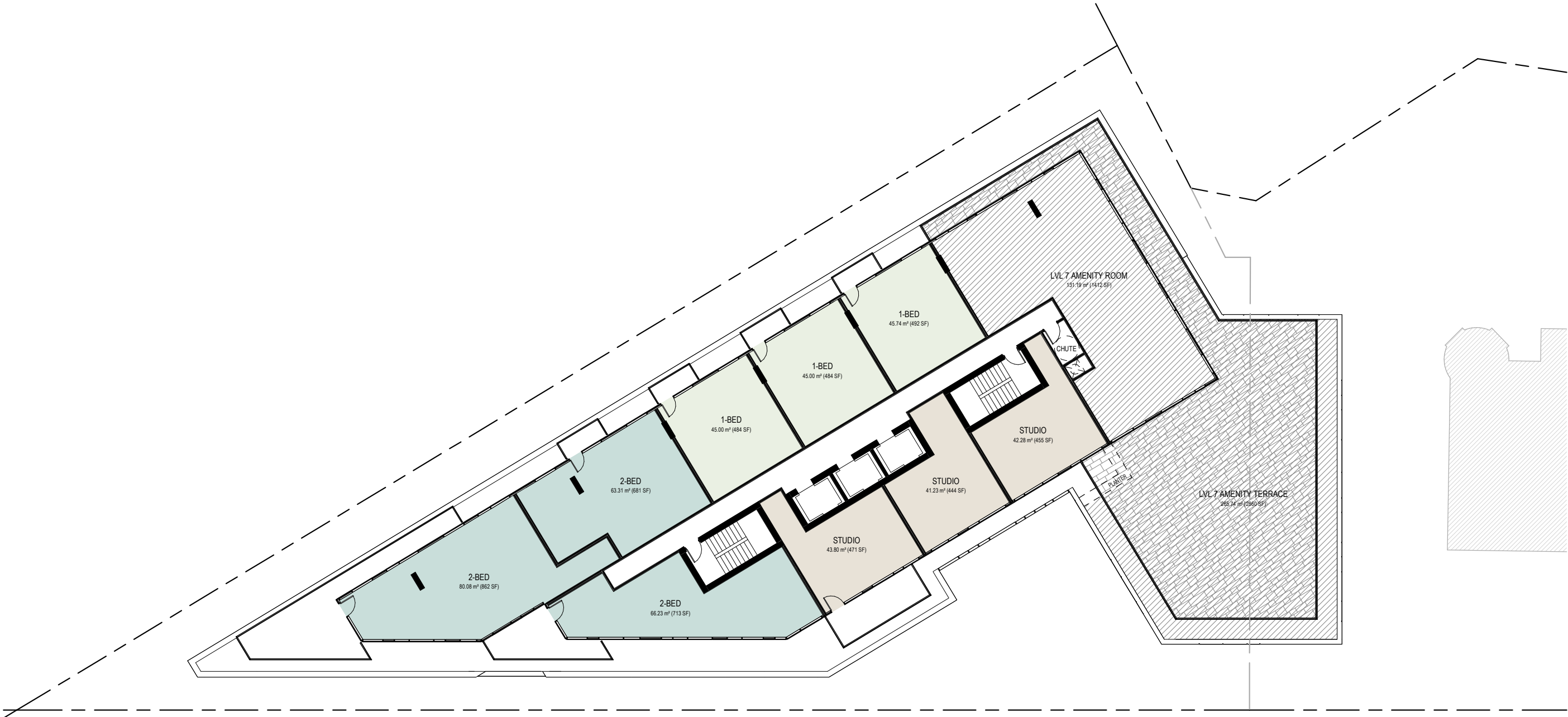




601 LAURIER AVENUE FLOOR PLAN - GROUND FLOOR
| 2318 | SCALE N.T.S.







FLOOR/ROOF PLAN NOTES

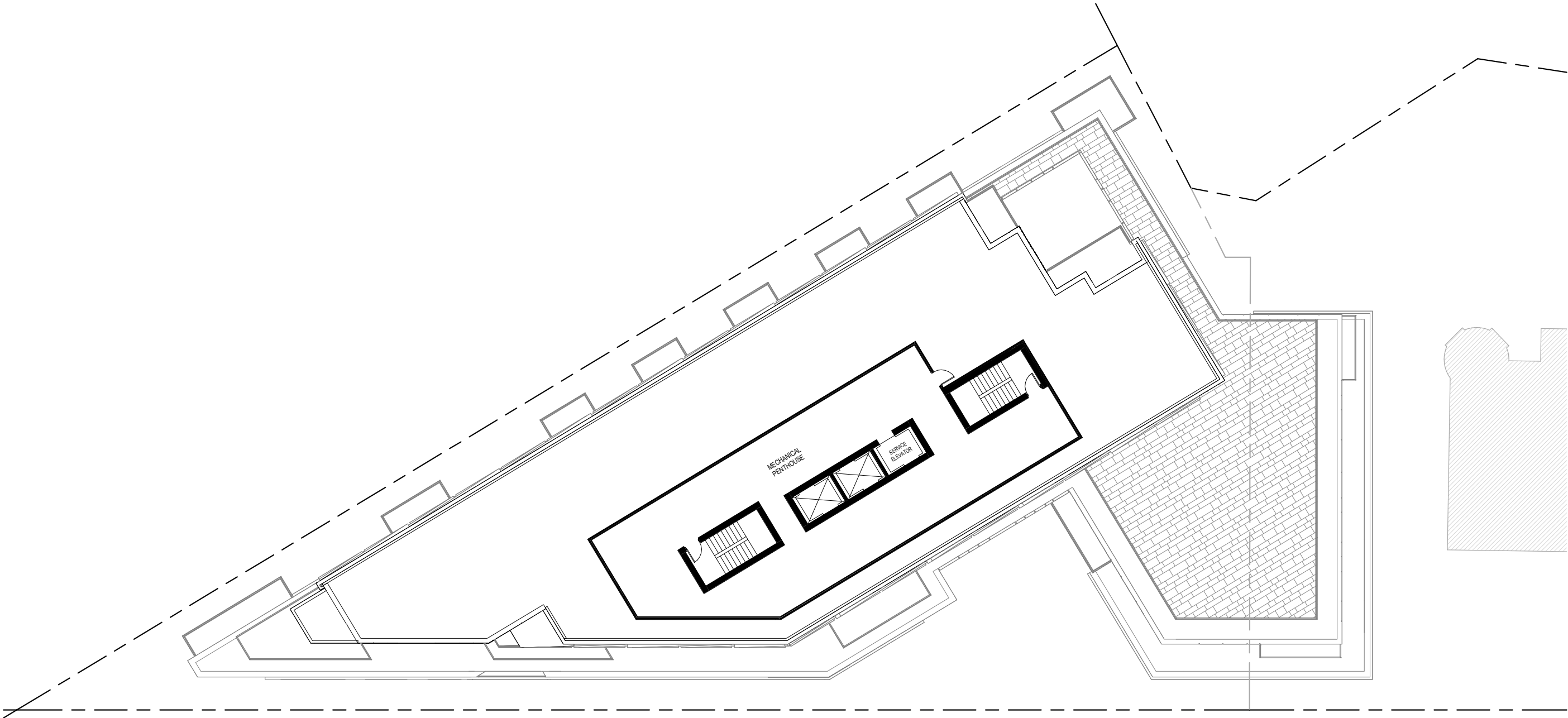
P1 GLASS JULIETTE BALCONIES ON WEST ELEVATION TYPICAL

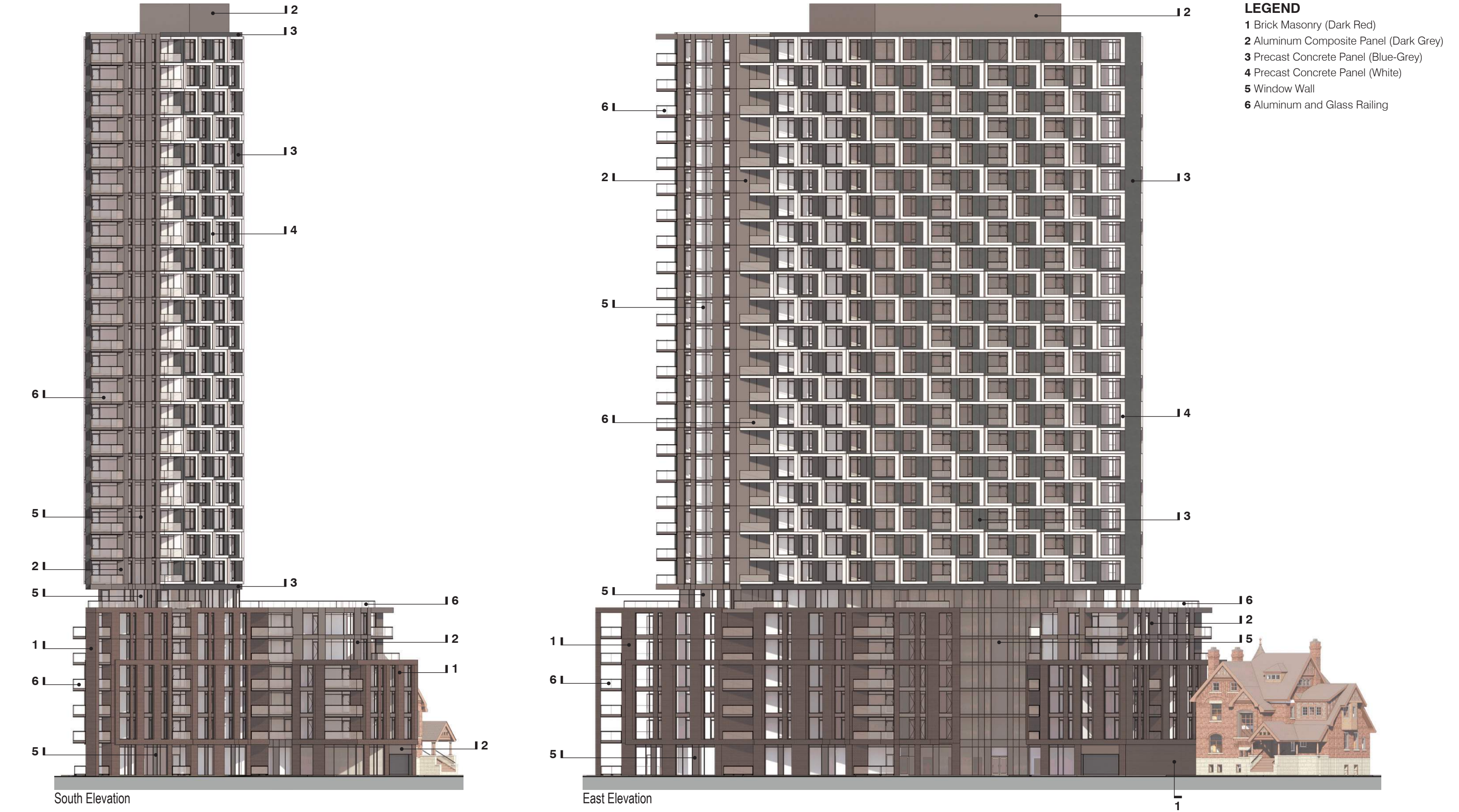


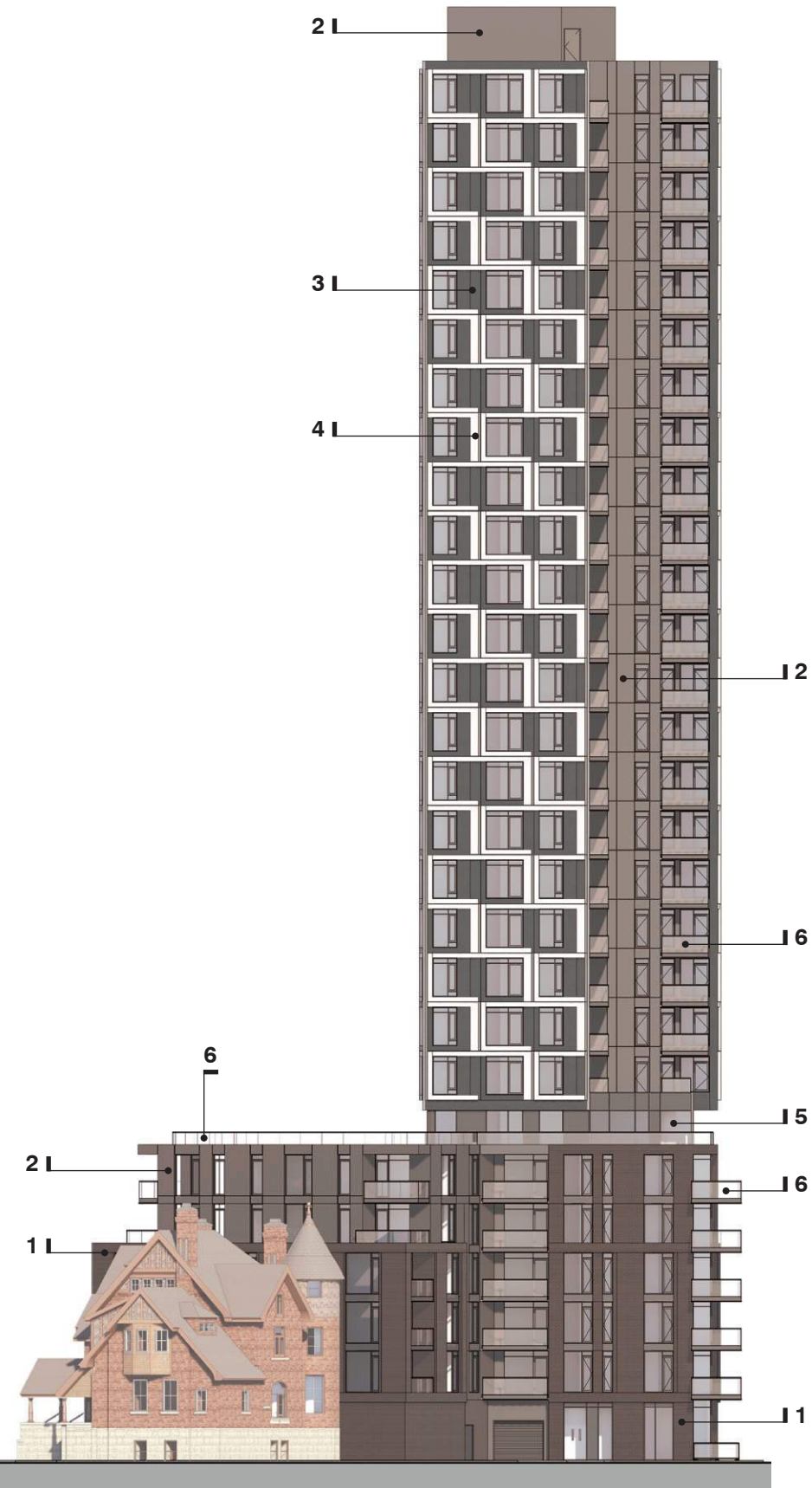
FLOOR/ROOF PLAN NOTES

P1 GLASS JULIETTE BALCONIES ON WEST ELEVATION TYPICAL

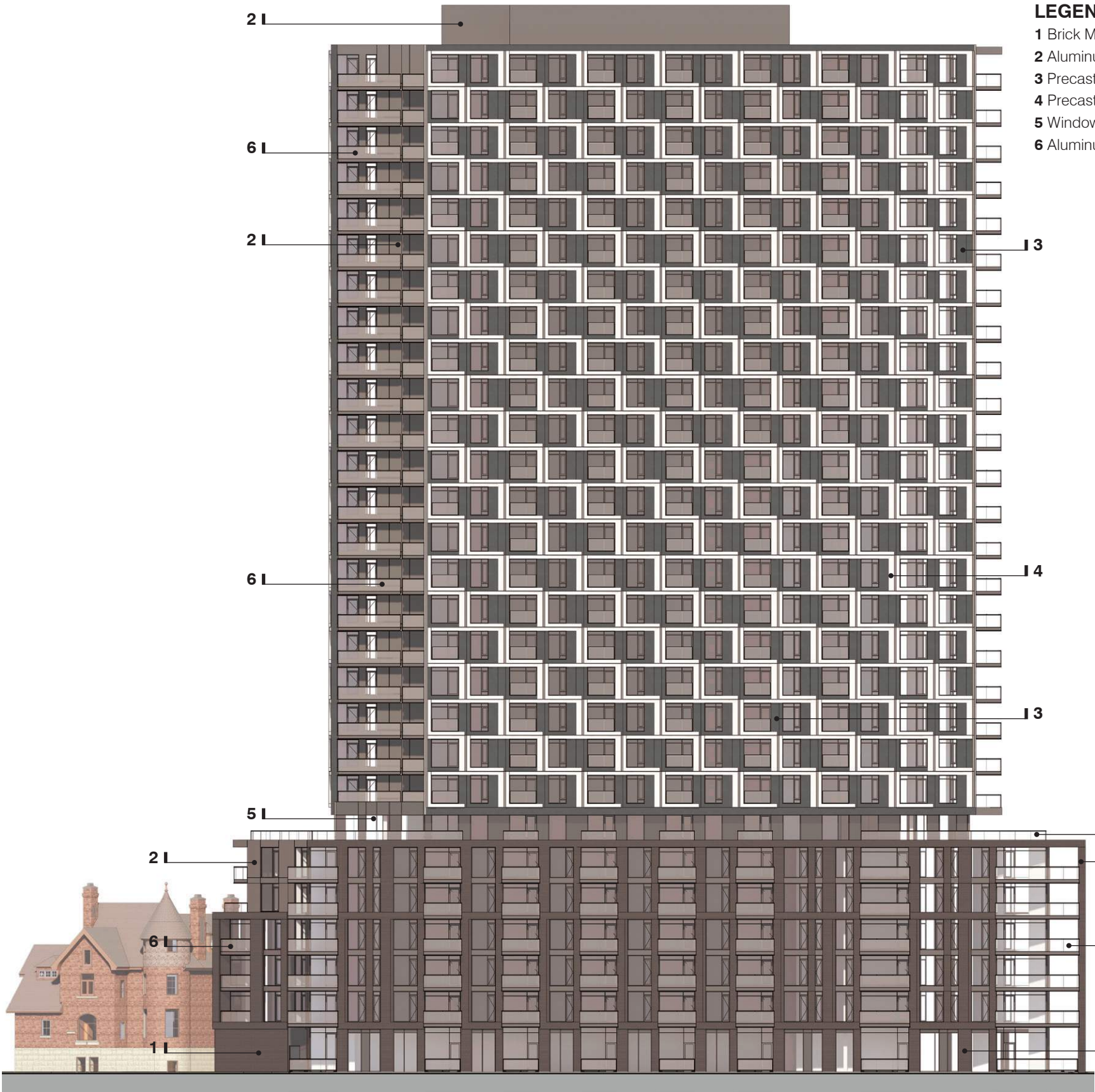






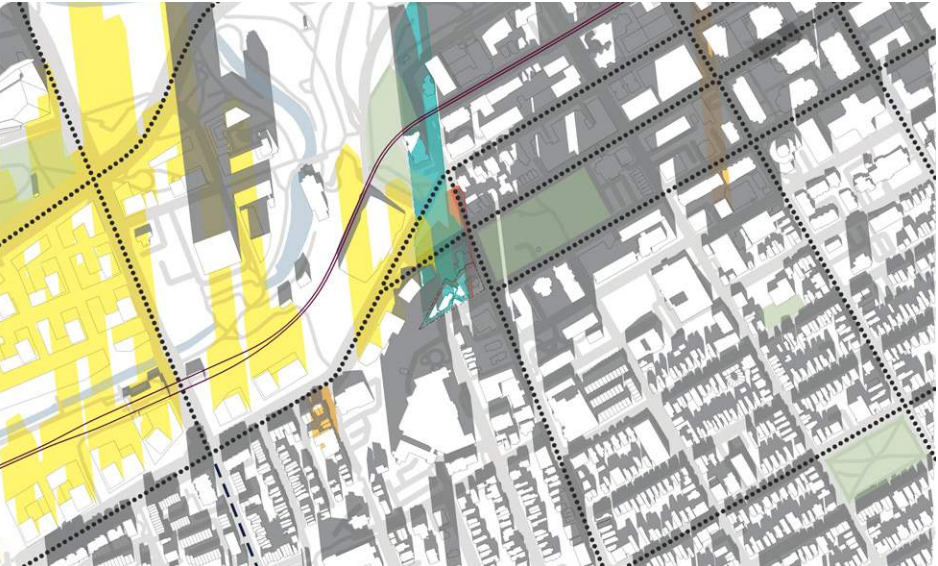


North Elevation

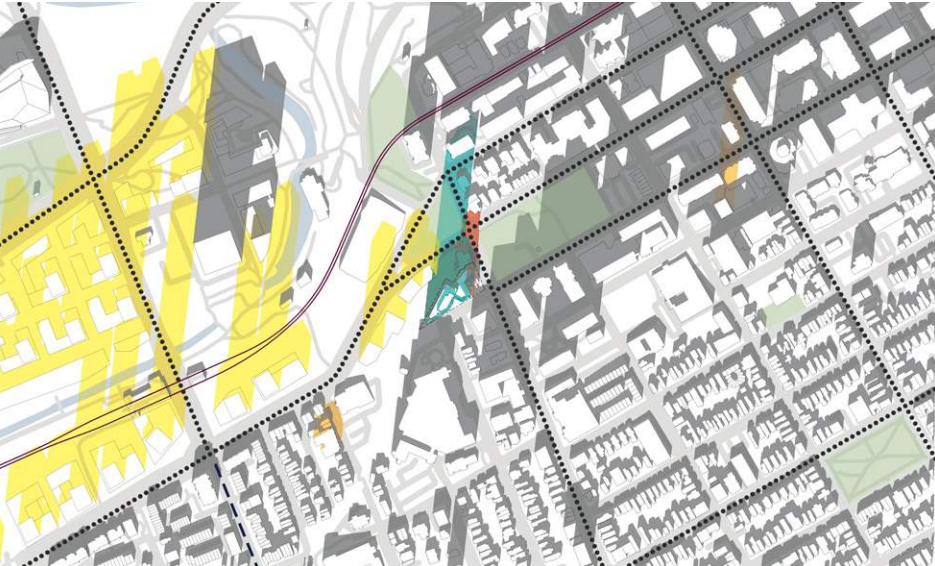


West Elevation

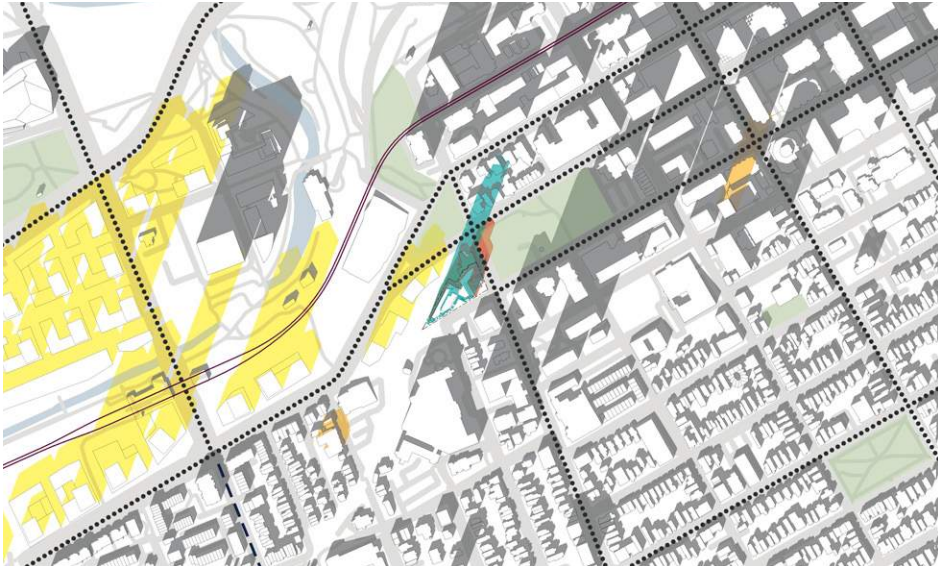
- LEGEND**
- 1 Brick Masonry (Dark Red)
 - 2 Aluminum Composite Panel (Dark Grey)
 - 3 Precast Concrete Panel (Blue-Grey)
 - 4 Precast Concrete Panel (White)
 - 5 Window Wall
 - 6 Aluminum and Glass Railing



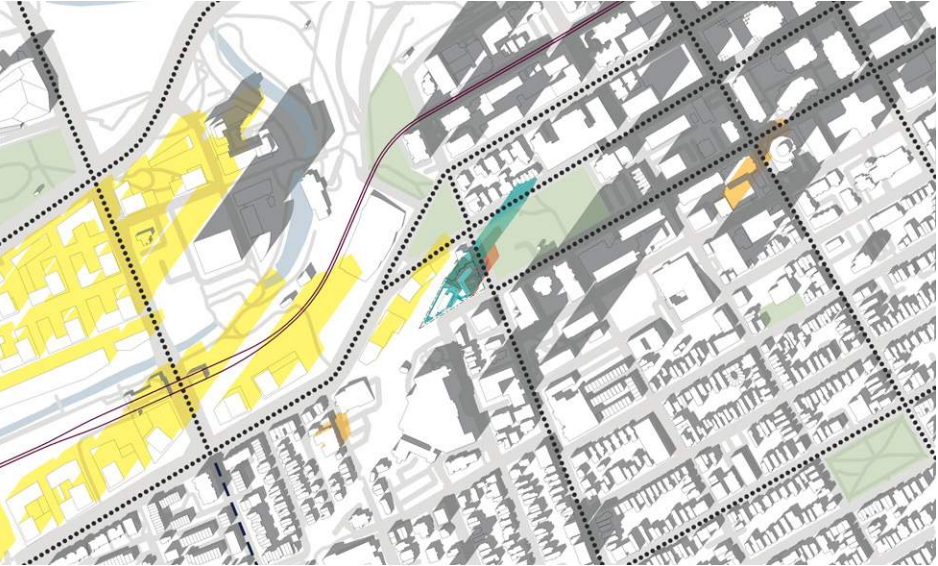
DEC 21 - 9:00 AM



DEC 21 - 10:00 AM



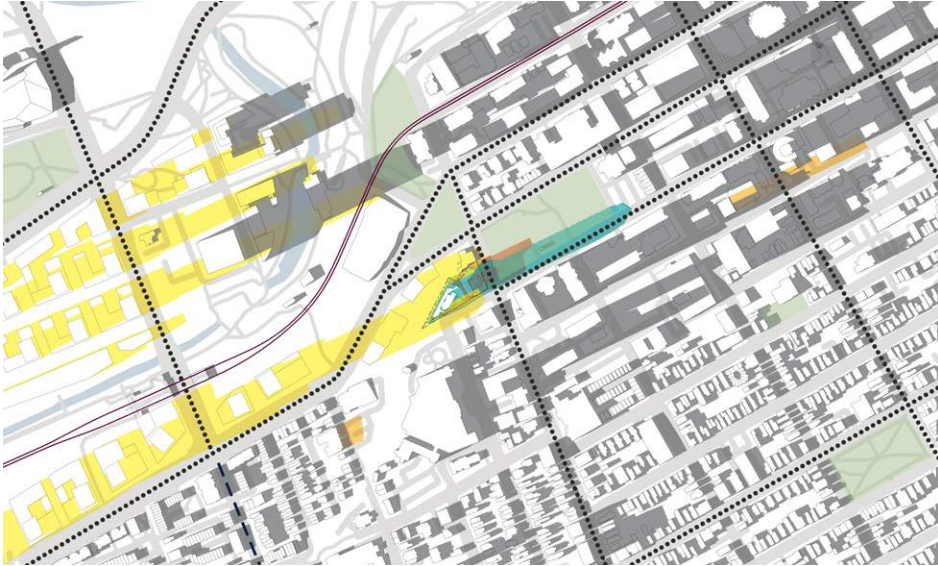
DEC 21 - 11:00 AM



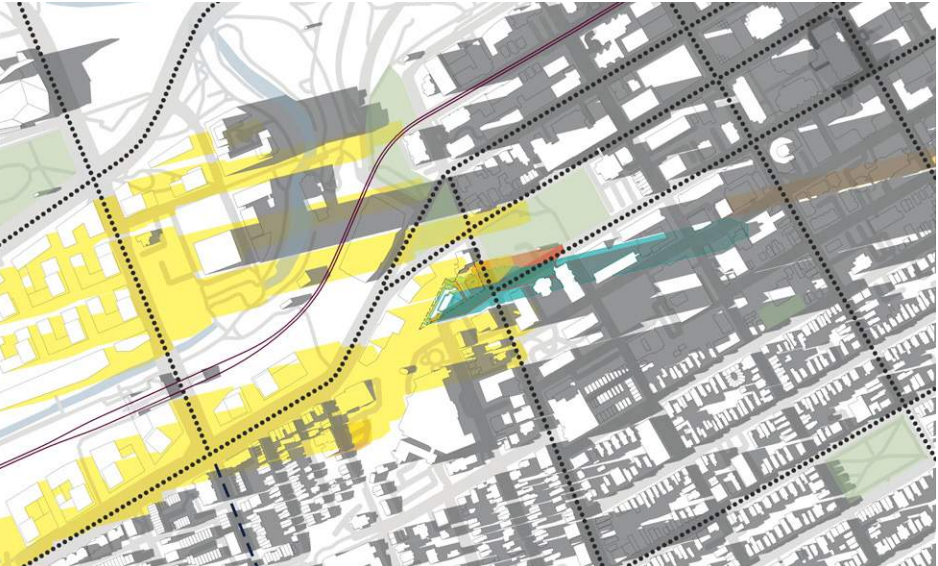
DEC 21 - 12:00 PM



DEC 21 - 1:00 PM



DEC 21 - 2:00 PM

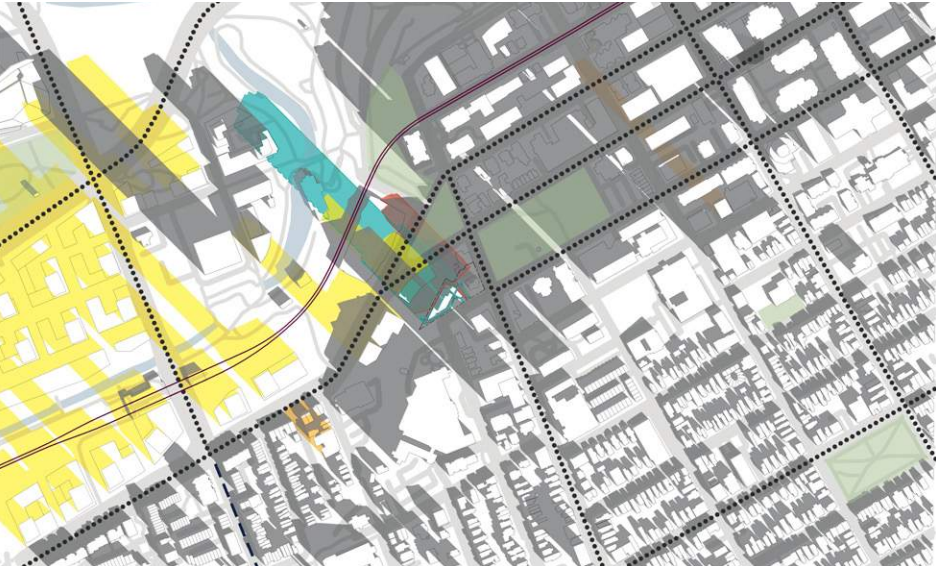


DEC 21 - 3:00 PM

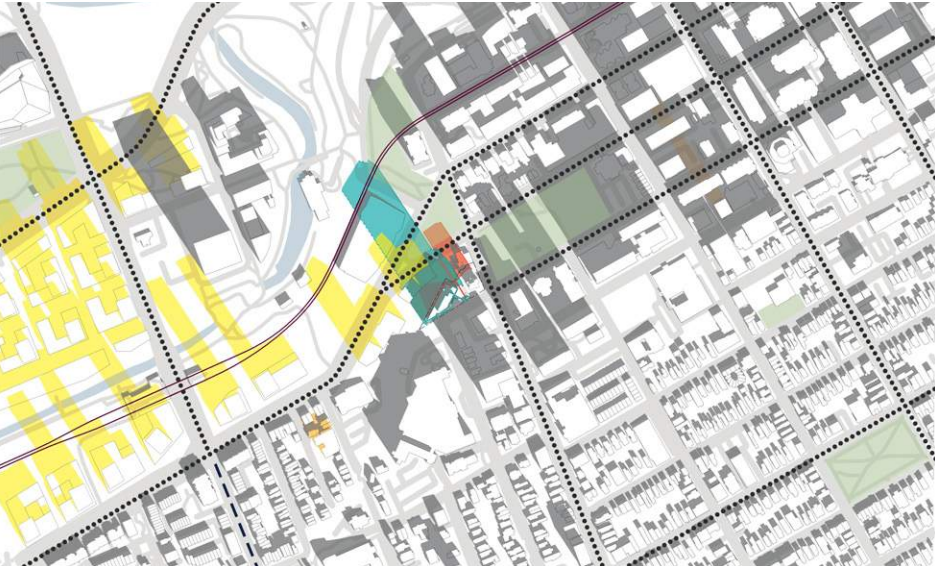
LEGEND

- As-of-Right Shadow/Outline
- Proposed Project Shadow/Outline
- Overlap of Proposed Project Shadow and As-of-Right Shadow
- Shadow from Proposed Future Developments
- Shadow from Proposed Lebreton Flats Master Concept Plan
- Public Park
- Arterial Mainstreet
- Major Collector Road
- O-Train





SEPT 21 - 8:00 AM



SEPT 21 - 9:00 AM



SEPT 21 - 10:00 AM



SEPT 21 - 11:00 AM



SEPT 21 - 12:00 PM



SEPT 21 - 1:00 PM



SEPT 21 - 2:00 PM

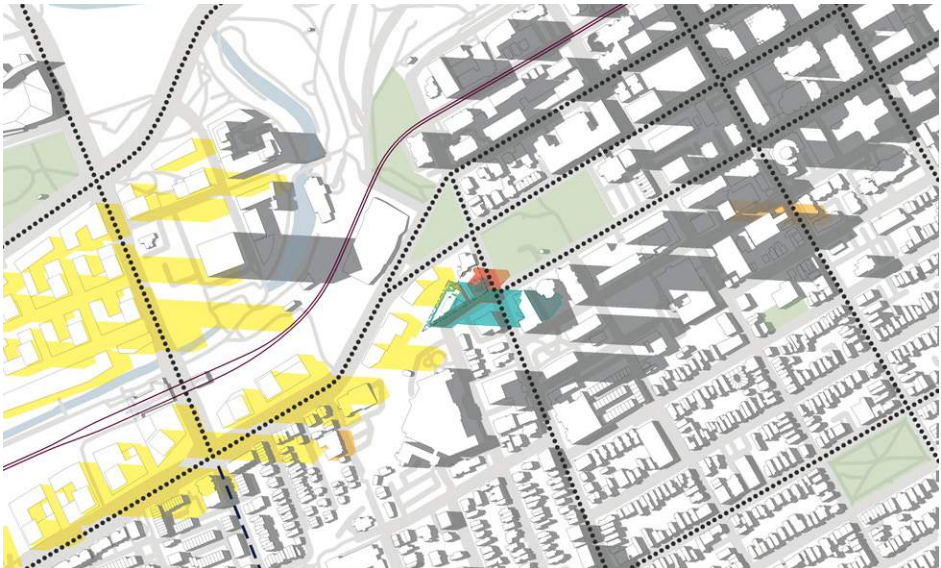


SEPT 21 - 3:00 PM

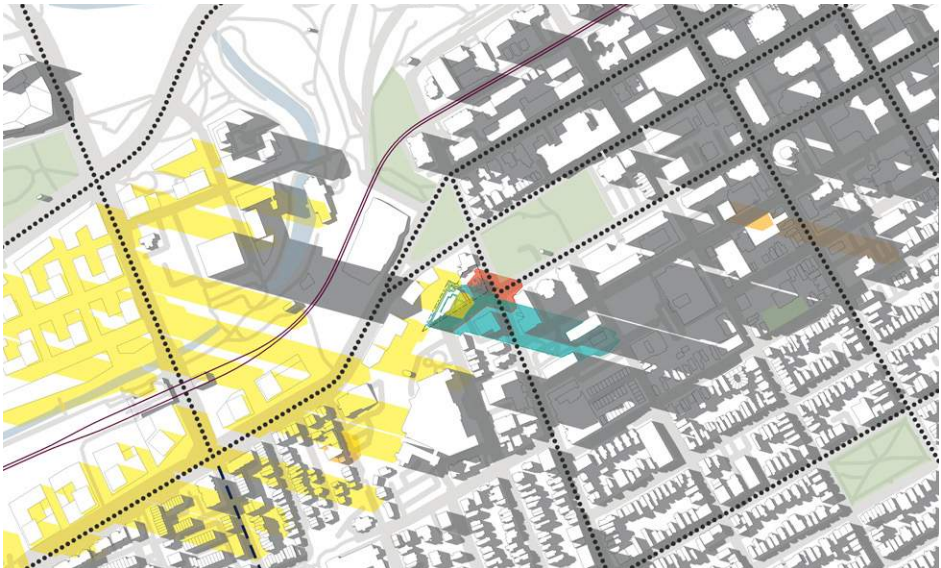
LEGEND

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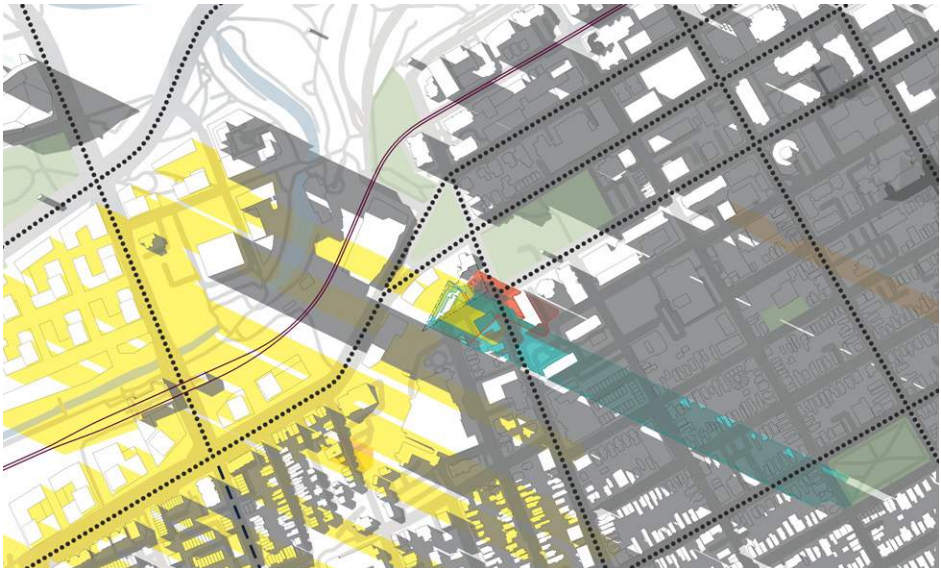




SEPT 21 - 4:00 PM



SEPT 21 - 5:00 PM



SEPT 21 - 6:00 PM



JUNE 21 - 8:00 AM



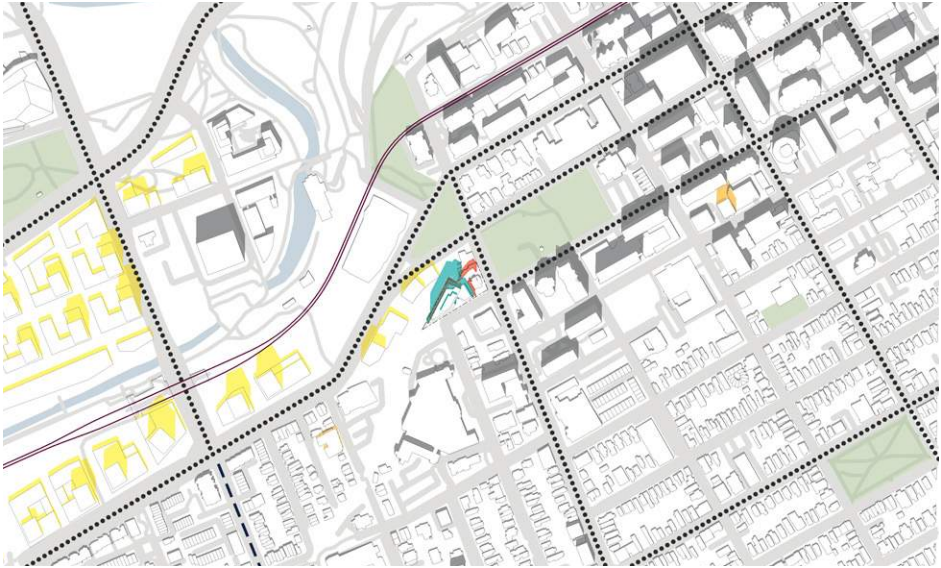
JUNE 21 - 9:00 AM



JUNE 21 - 10:00 AM



JUNE 21 - 11:00 AM

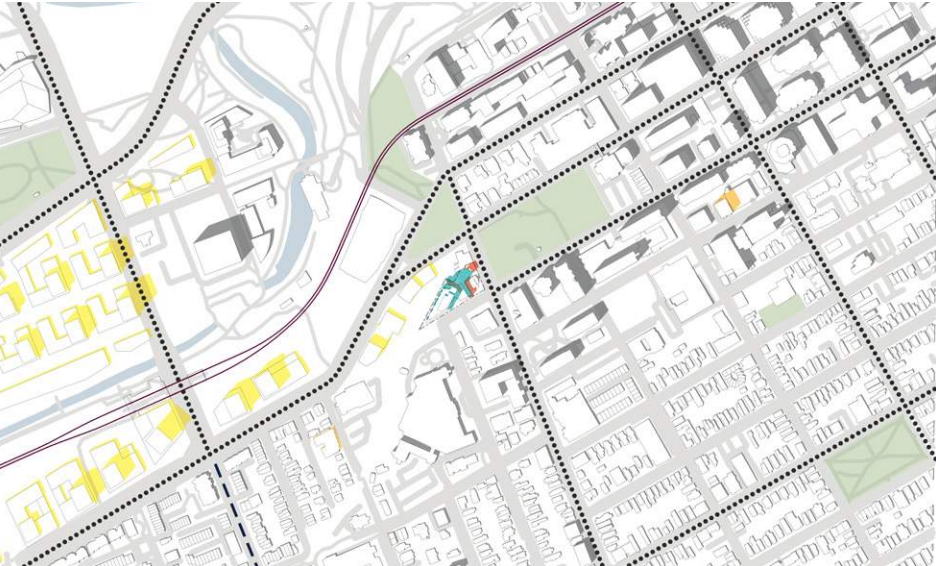


JUNE 21 - 12:00 PM

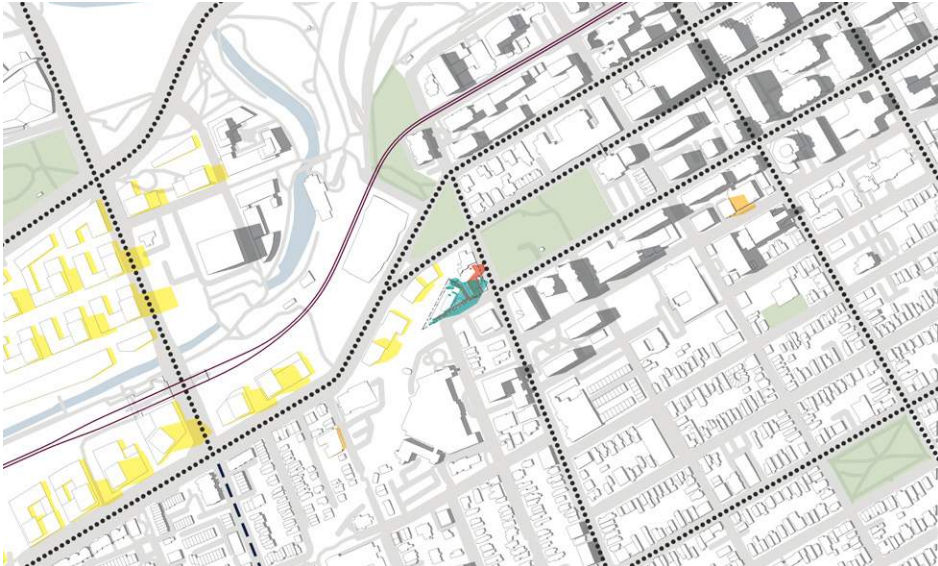
LEGEND

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JUNE 21 - 1:00 PM



JUNE 21 - 2:00 PM



JUNE 21 - 3:00 PM



JUNE 21 - 4:00 PM



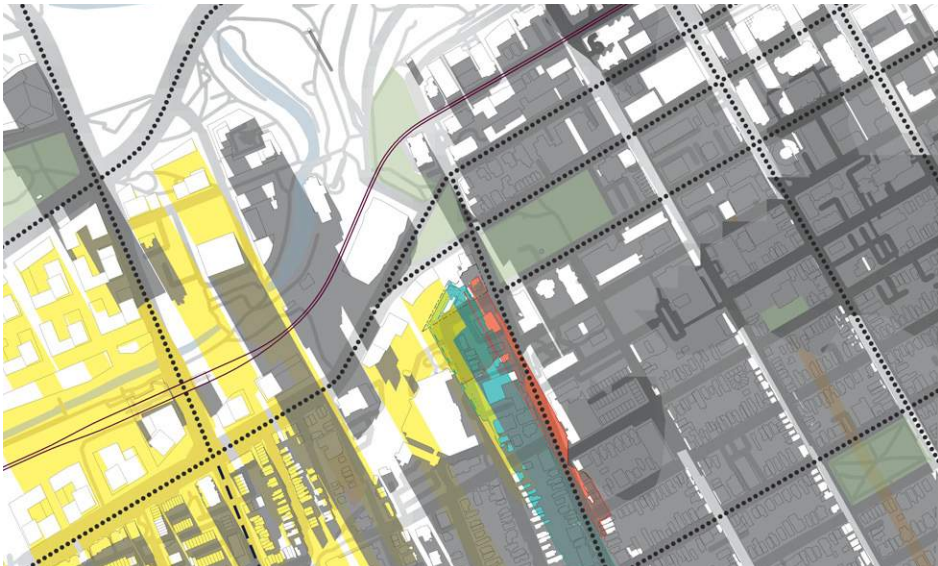
JUNE 21 - 5:00 PM



JUNE 21 - 6:00 PM



JUNE 21 - 7:00 PM



JUNE 21 - 8:00 PM

LEGEND

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