



1440 Blair Towers Pl

UDRP DESIGN BRIEF | DECEMBER 20TH, 2024

LE GROUPE
MAURICE
LES RETRAITÉS
NOUS HABITENT

FOTENN
Planning + Design


HOBIN
ARCHITECTURE



PROJECT STATISTICS

SITE AREA	= 118,960 ft ²
10% PARKLAND PROVIDED	= 11,896 ft ²
TOTAL CORNER LOT AREA	= 13,603 ft ²
TOTAL PROJECT SITE AREA	= 105,357 ft ²
TOTAL UNITS	= 398
FOOTPRINT AREA	= 35,587 ft ²
LOT COVERAGE	= 32.5% (OF PROJECT SITE AREA)
OPEN SPACE	= 67.5%

PARKING SUMMARY

TOTAL PARKING COUNT = 293	
TOTAL ABOVE GROUND PARKING	
PARKING SPACE 5200 X 2600 VISITOR	6
PARKING SPACE 6700 X 2600 VISITOR	10
	16
TOTAL BELOW GRADE PARKING P1	
PARKING SPACE 5500X2400 SMALL	3
PARKING SPOT 5500 X 2600	3
PARKING SPOT 5500 X 2750	124
	130
TOTAL BELOW GRADE PARKING P2	
PARKING SPACE 5500X2400 SMALL	3
PARKING SPOT 5500 X 2600	6
PARKING SPOT 5500 X 2750	138
	147

BICYCLE PARKING SUMMARY

TOTAL SURFACE LEVEL BICYCLE PARKING = 6
TOTAL UNDERGROUND BICYCLE PARKING
P1 = 62
P2 = 32
TOTAL BICYCLE PARKING COUNT = 100

ZONING GFA SUMMARY

* AS PER SECTION 54 (DEFINITIONS-GROSS FLOOR AREA) CITY OF OTTAWA ZONING BY-LAW.

	GFA PER FLOOR		# OF FLOORS	TOTAL GFA	
LEVEL 2-4	2,194 m ²	23,611 ft ²	3	6,581 m ²	70,832 ft ²
LEVEL 5-6	2,049 m ²	22,058 ft ²	2	4,099 m ²	44,116 ft ²
LEVEL 7 NORTH	631 m ²	6,788 ft ²	1	631 m ²	6,788 ft ²
LEVEL 7 SOUTH	491 m ²	5,290 ft ²	1	491 m ²	5,290 ft ²
LEVEL 8-17 NORTH	646 m ²	6,956 ft ²	10	6,462 m ²	69,561 ft ²
LEVEL 8-17 SOUTH	644 m ²	6,936 ft ²	10	6,443 m ²	69,355 ft ²
LEVEL 18 NORTH	512 m ²	5,508 ft ²	1	512 m ²	5,508 ft ²
LEVEL 18 SOUTH	644 m ²	6,936 ft ²	1	644 m ²	6,936 ft ²
LEVEL 19-22	644 m ²	6,936 ft ²	4	2,577 m ²	27,742 ft ²
ZONING GFA TOTAL				28,440 m ²	306,128 ft ²

GFA SUMMARY (NOT INCLUDING PARKING)

	GFA PER FLOOR		# OF FLOORS	TOTAL GFA	
LEVEL 1	3,306 m ²	35,587 ft ²	1	3,306 m ²	35,587 ft ²
LEVEL 2-4	2,635 m ²	28,368 ft ²	3	7,906 m ²	85,105 ft ²
LEVEL 5-6	2,479 m ²	26,683 ft ²	2	4,958 m ²	53,366 ft ²
LEVEL 7 NORTH	811 m ²	8,728 ft ²	1	811 m ²	8,728 ft ²
LEVEL 7 SOUTH	811 m ²	8,728 ft ²	1	811 m ²	8,728 ft ²
LEVEL 7 TERRACE	870 m ²	9,366 ft ²	1	870 m ²	9,366 ft ²
LEVEL 8-17 NORTH	811 m ²	8,728 ft ²	10	8,109 m ²	87,280 ft ²
LEVEL 8-17 SOUTH	811 m ²	8,728 ft ²	10	8,109 m ²	87,280 ft ²
LEVEL 18 NORTH	811 m ²	8,728 ft ²	1	811 m ²	8,728 ft ²
LEVEL 18 SOUTH	811 m ²	8,728 ft ²	1	811 m ²	8,728 ft ²
LEVEL 19-22	811 m ²	8,728 ft ²	4	3,243 m ²	34,912 ft ²
				39,745 m ²	427,807 ft ²

GFA SUMMARY - PARKING (UNDERGROUND)

	# OF FLOORS	TOTAL GFA	
P2 PARKING	1	6,715 m ²	72,280 ft ²
P1 PARKING	1	6,715 m ²	72,280 ft ²
		13,430 m ²	144,560 ft ²

NET RES AREA SUMMARY

	NET RES AREA PER FLOOR		# OF FLOORS	TOTAL NET RES AREA		EFF.
LEVEL 2-4	2,289 m ²	24,637 ft ²	3	6,866 m ²	73,910 ft ²	86.85%
LEVEL 5-6	2,139 m ²	23,028 ft ²	2	4,279 m ²	46,057 ft ²	86.30%
LEVEL 7 NORTH	676 m ²	7,277 ft ²	1	676 m ²	7,277 ft ²	83.38%
LEVEL 7 SOUTH	527 m ²	5,669 ft ²	1	527 m ²	5,669 ft ²	64.95%
LEVEL 8-17 NORTH	692 m ²	7,453 ft ²	10	6,924 m ²	74,527 ft ²	85.39%
LEVEL 8-17 SOUTH	690 m ²	7,431 ft ²	10	6,904 m ²	74,309 ft ²	851.38%
LEVEL 18 NORTH	531 m ²	5,711 ft ²	1	531 m ²	5,711 ft ²	6.54%
LEVEL 18 SOUTH	676 m ²	7,277 ft ²	1	676 m ²	7,277 ft ²	83.38%
LEVEL 19-22	676 m ²	7,277 ft ²	4	2,704 m ²	29,109 ft ²	83.38%
TOTAL NET RES AREA	8,896 m ²	95,761 ft ²		30,086 m ²	323,847 ft ²	

AMENITY AREA SUMMARY (COMMUNAL)

		TOTAL AMENITYGFA	
LEVEL 1	INT. AMENITY - LEVEL 1	2,827 m ²	30,426 ft ²
LEVEL 1	EXT. AMENITY - REAR COURTYARD	1,251 m ²	13,464 ft ²
LEVEL 1	EXT. AMENITY - FRONT TERRACE	310 m ²	3,338 ft ²
LEVEL 7 SOUTH TOWER	INT. AMENITY - CINEMA	145 m ²	1,557 ft ²
LEVEL 7	EXT. AMENITY - ROOF TOP TERRACE	854 m ²	9,195 ft ²
LEVEL 18 NORTH TOWER	INT. AMENITY - SALON PANORAMIQUE	151 m ²	1,622 ft ²
TOTAL AMENITY AREA PROVIDED		5,537 m ²	59,602 ft ²

TOTAL AMENITY AREA REQUIRED = 6 m² X 398 UNITS = 2,388 m²
 * 50% OF REQUIRED AMENITY AREA IS COMMUNAL = 1,194 m²



BLAIR & OGILVIE

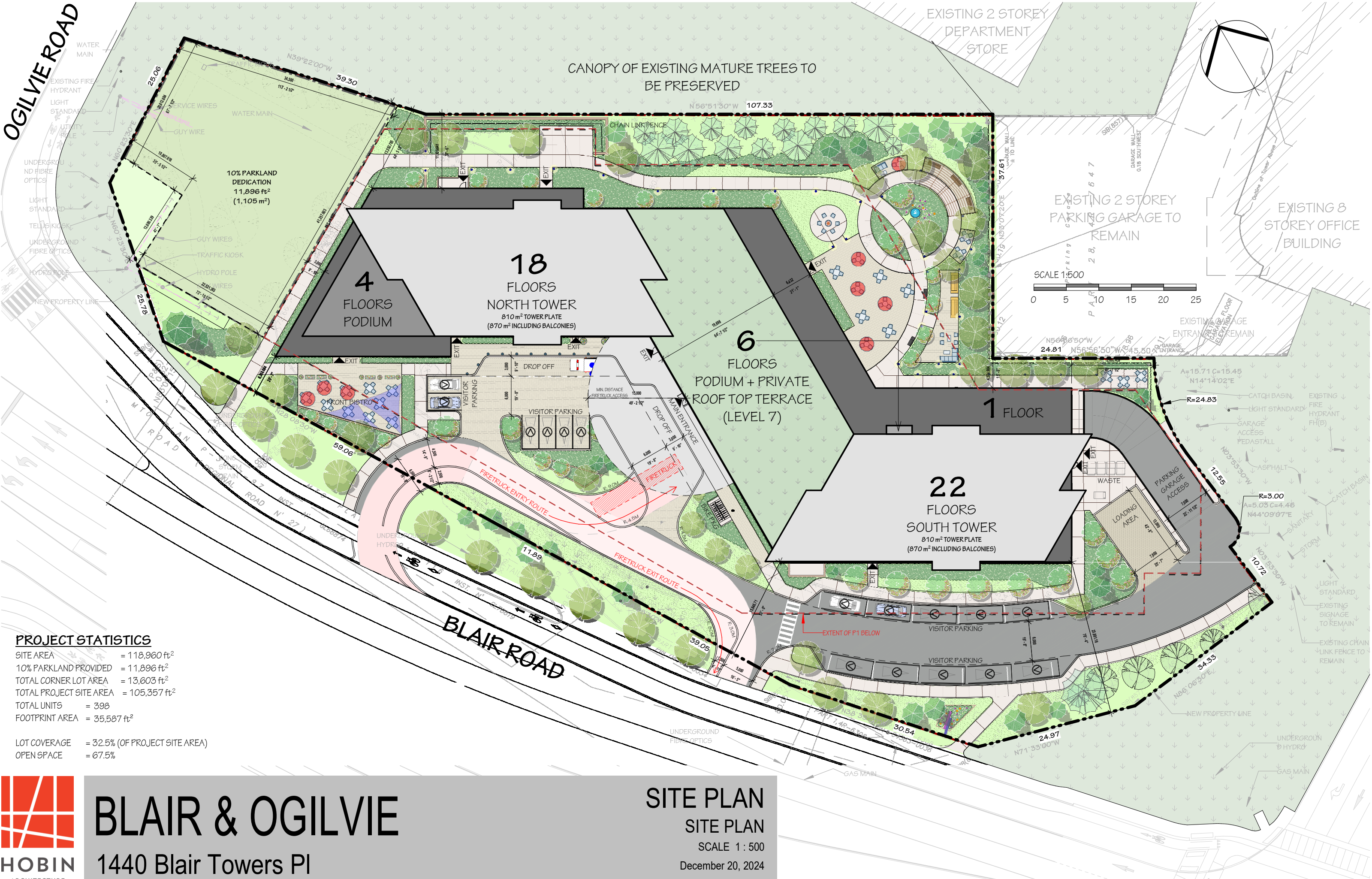
1440 Blair Towers Pl

PROJECT STATS

SCALE

December 20, 2024

HOBIN ARCHITECTURE



PROJECT STATISTICS

SITE AREA = 118,960 ft²
 10% PARKLAND PROVIDED = 11,896 ft²
 TOTAL CORNER LOT AREA = 13,603 ft²
 TOTAL PROJECT SITE AREA = 105,357 ft²
 TOTAL UNITS = 398
 FOOTPRINT AREA = 35,587 ft²

LOT COVERAGE = 32.5% (OF PROJECT SITE AREA)
 OPEN SPACE = 67.5%



BLAIR & OGILVIE
 1440 Blair Towers Pl

SITE PLAN
 SITE PLAN
 SCALE 1 : 500
 December 20, 2024



SCALE 1:500
 0 5 10 15 20 25

FLOOR PLAN

LEVEL P1

SCALE 1 : 500

December 20, 2024

GFA SUMMARY

	GFA PER FLOOR			TOTAL GFA LEVEL P1	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
PARKING GARAGE P1	6,735 m ²	72,497 ft ²	1	6,735 m ²	72,497 ft ²
TOTAL GFA	6,735 m²	72,497 ft²		6,735 m²	72,497 ft²

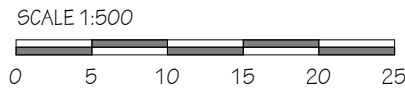
TOTAL BELOW GRADE PARKING P1	
PARKING SPACE 5500X2400 SMALL	3
PARKING SPOT 5500 X 2600	3
PARKING SPOT 5500 X 2750	124
TOTAL	130



HOBIN
ARCHITECTURE

BLAIR & OGILVIE

1440 Blair Towers Pl



FLOOR PLAN

LEVEL P2

SCALE 1 : 500

December 20, 2024

GFA SUMMARY

	GFA PER FLOOR			TOTAL GFA LEVEL P2	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
PARKING GARAGE P1	6,735 m ²	72,497 ft ²	1	6,735 m ²	72,497 ft ²
TOTAL GFA	6,735 m²	72,497 ft²		6,735 m²	72,497 ft²

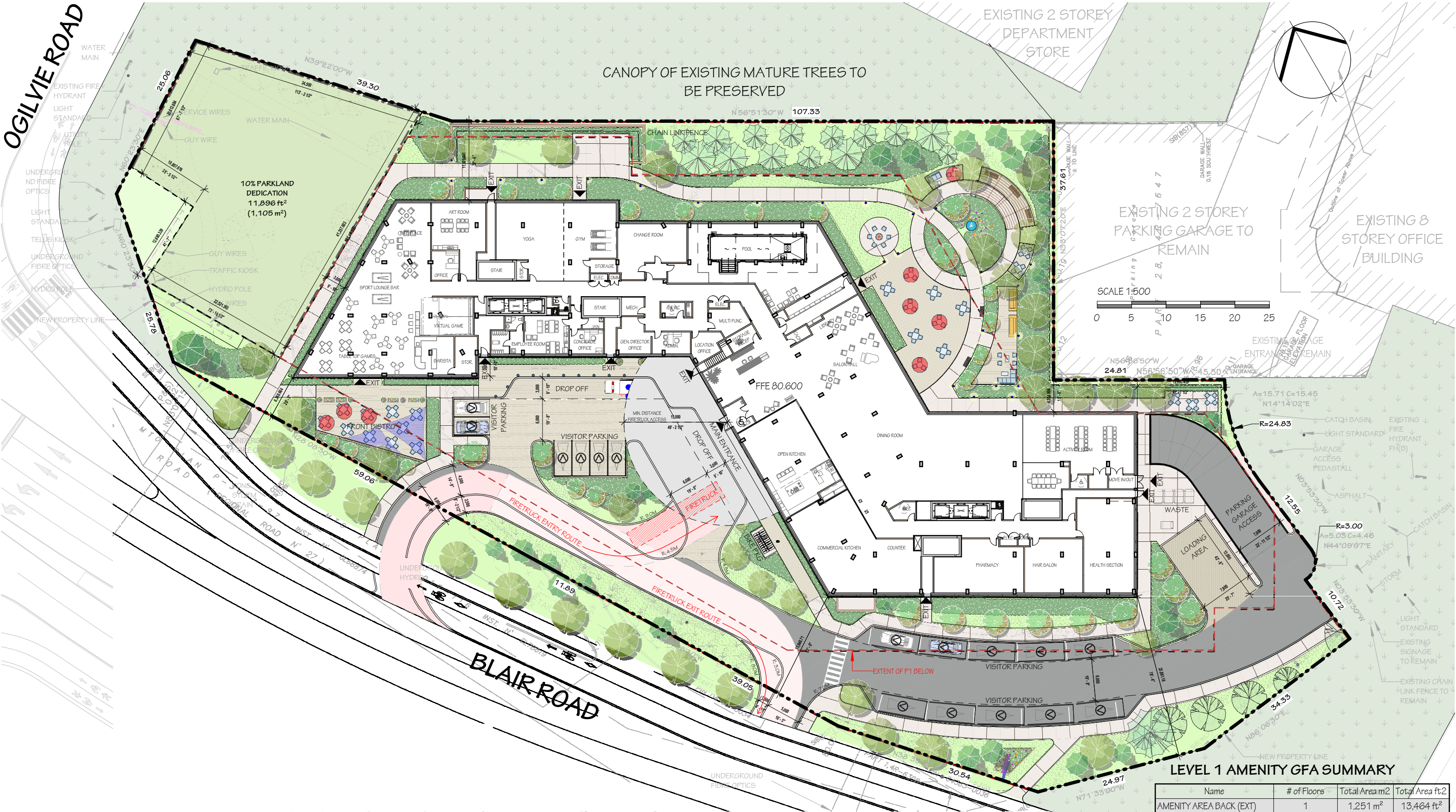
TOTAL BELOW GRADE PARKING P2	
PARKING SPACE 5500X2400 SMALL	3
PARKING SPOT 5500 X 2600	6
PARKING SPOT 5500 X 2750	138
TOTAL	147



BLAIR & OGILVIE

1440 Blair Towers Pl

HOBIN
ARCHITECTURE



SCALE 1:500
0 5 10 15 20 25

LEVEL 1 AMENITY GFA SUMMARY

Name	# of Floors	Total Area m2	Total Area ft2
AMENITY AREA BACK (EXT)	1	1,251 m ²	13,464 ft ²
AMENITY AREA FRONT (EXT)	1	310 m ²	3,338 ft ²
		1,561 m ²	16,802 ft ²

GFA SUMMARY

	GFA PER FLOOR		TOTAL GFA LEVEL 1	
	Area m2	Area ft2	Total Area m2	Total Area ft2
COMMON AREA	2,827 m ²	30,426 ft ²	2,827 m ²	30,426 ft ²
AMENITY AREA (EXT)	1,561 m ²	16,802 ft ²	1,561 m ²	16,802 ft ²
TOTAL GFA	4,388 m²	47,228 ft²	4,388 m²	47,228 ft²

TOTAL ABOVE GROUND PARKING

PARKING SPACE 5200 X 2600 VISITOR	6
PARKING SPACE 6700 X 2600 VISITOR	10
TOTAL	16

FLOOR PLAN

LEVEL 1

SCALE 1:500

December 20, 2024

BLAIR & OGILVIE

1440 Blair Towers Pl

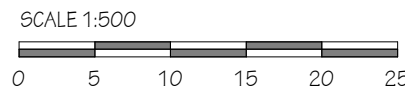


HOBIN
ARCHITECTURE



UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BACH (1½)	3	3	9
1 BED (3½)	15	3	45
1 BED (3½) + BAY	7	3	21
1 BED (3½) + DEN	3	3	9
2 BED (4½)	3	3	9
3 BED (5½)	2	3	6
	33		99



BLAIR & OGILVIE

1440 Blair Towers Pl

FLOOR PLAN

LEVEL 2-4

SCALE 1 : 500

December 20, 2024

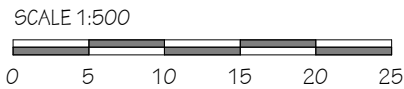
GFA SUMMARY

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 2-4	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	2,289 m ²	24,637 ft ²	3	6,866 m ²	73,910 ft ²
COMMON AREA	347 m ²	3,731 ft ²	3	1,040 m ²	11,194 ft ²
TOTAL GFA	2,635 m²	28,368 ft²		7,906 m²	85,105 ft²



UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BACH (1½)	3	2	6
1 BED (3½)	16	2	32
1 BED (3½) + BAY	5	2	10
1 BED (3½) + DEN	2	2	4
2 BED (4½)	3	2	6
2 BED (4½) + BAY	1	2	2
3 BED (5½)	1	2	2
	31		62



FLOOR PLAN

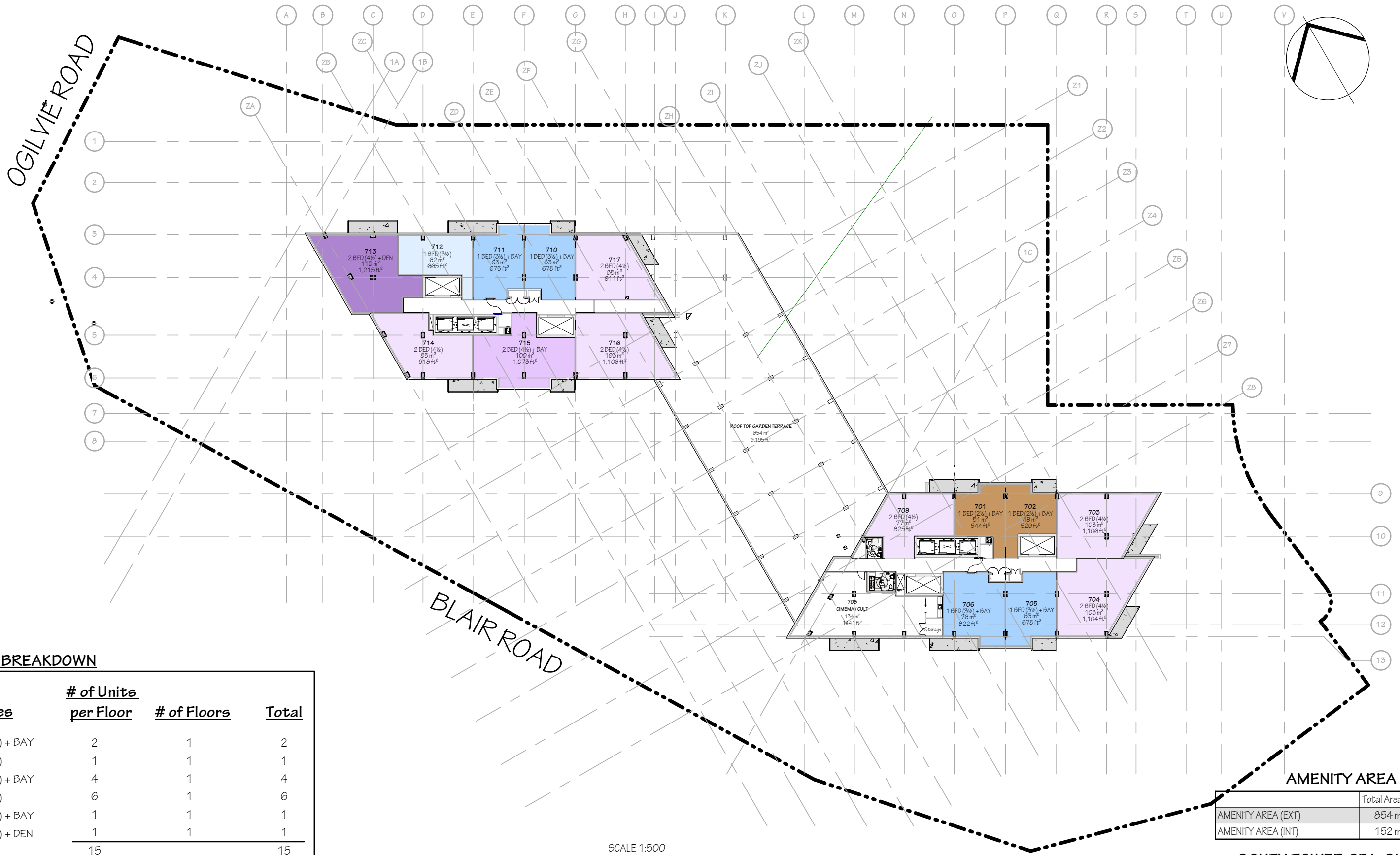
LEVEL 5-6
SCALE 1 : 500
December 20, 2024

GFA SUMMARY

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 5-6	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	2,139 m ²	23,028 ft ²	2	4,279 m ²	46,057 ft ²
COMMON AREA	340 m ²	3,655 ft ²	2	679 m ²	7,309 ft ²
TOTAL GFA	2,479 m²	26,683 ft²		4,958 m²	53,366 ft²

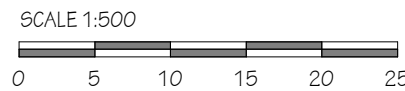


BLAIR & OGILVIE
1440 Blair Towers Pl



UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BED (2½) + BAY	2	1	2
1 BED (3½)	1	1	1
1 BED (3½) + BAY	4	1	4
2 BED (4½)	6	1	6
2 BED (4½) + BAY	1	1	1
2 BED (4½) + DEN	1	1	1
	15		15



AMENITY AREA SUMMARY

	Total Area m2	Total Area ft2
AMENITY AREA (EXT)	854 m ²	9,195 ft ²
AMENITY AREA (INT)	152 m ²	1,634 ft ²

SOUTH TOWER GFA SUMMARY

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 7	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	527 m ²	5,669 ft ²	1	527 m ²	5,669 ft ²
COMMON AREA	132 m ²	1,426 ft ²	1	132 m ²	1,426 ft ²
AMENITY AREA (INT)	152 m ²	1,634 ft ²	1	152 m ²	1,634 ft ²
TOTAL GFA	811 m²	8,728 ft²		811 m²	8,728 ft²
TOTAL GFA INCLUDING BALCONIES	870 m²	9,369 ft²	1	870 m²	9,369 ft²

NORTH TOWER GFA SUMMARY

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 7	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	676 m ²	7,277 ft ²	1	676 m ²	7,277 ft ²
COMMON AREA	135 m ²	1,451 ft ²	1	135 m ²	1,451 ft ²
TOTAL GFA	811 m²	8,728 ft²		811 m²	8,728 ft²
TOTAL GFA INCLUDING BALCONIES	870 m²	9,369 ft²	1	870 m²	9,369 ft²

FLOOR PLAN

LEVEL 7

SCALE 1:500

December 20, 2024



BLAIR & OGILVIE

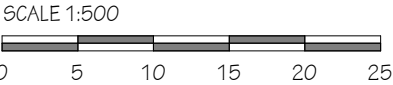
1440 Blair Towers Pl

HOBIN
ARCHITECTURE



UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BED (2½) + BAY	2	10	20
1 BED (3½)	2	10	20
1 BED (3½) + BAY	4	10	40
2 BED (4½)	7	10	70
2 BED (4½) + BAY	1	10	10
2 BED (4½) + DEN	1	10	10
	17		170



FLOOR PLAN
 LEVEL 8-17
 SCALE 1 : 500
 December 20, 2024

NORTH TOWER GFA SUMMARY

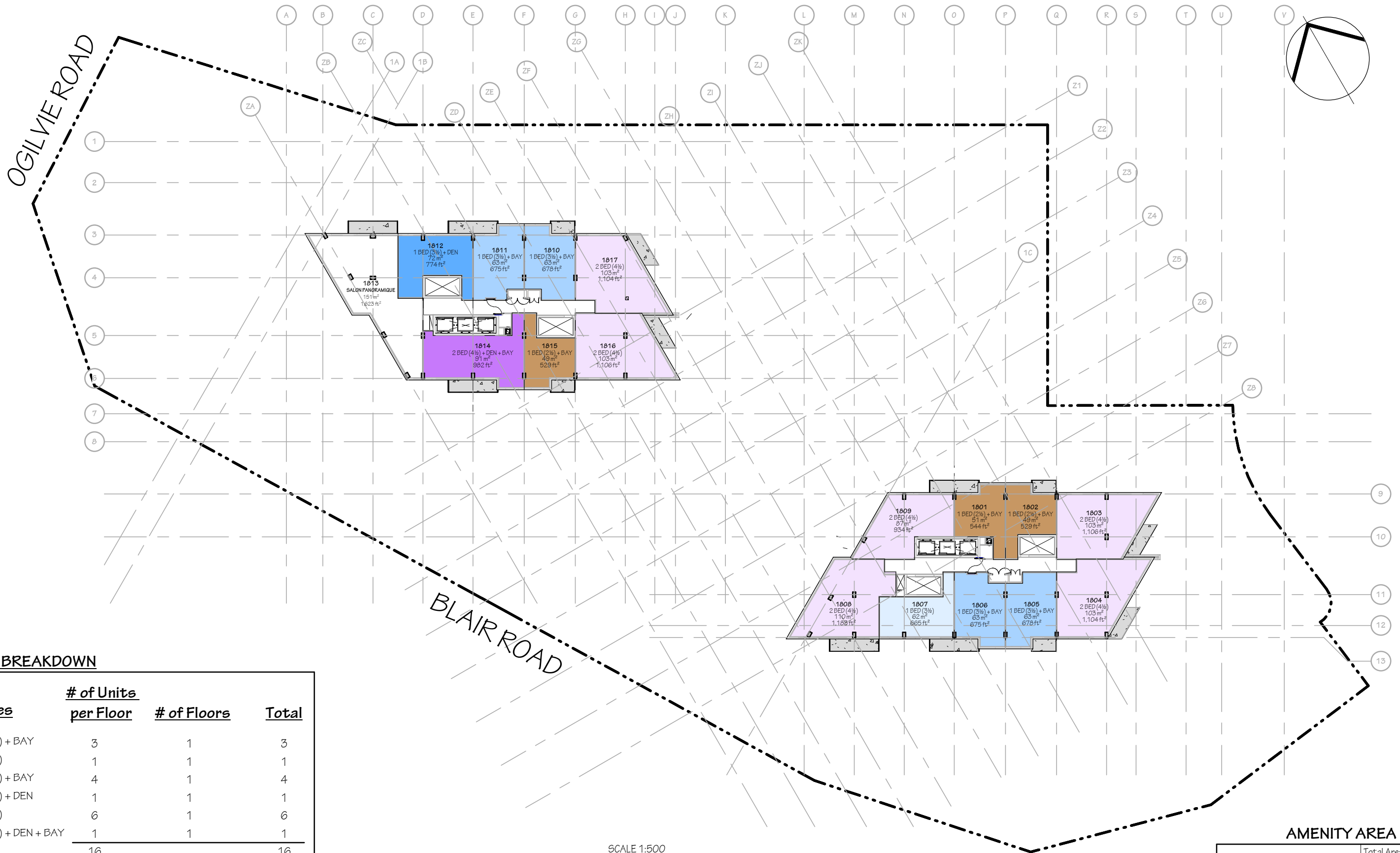
	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 8-17	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	692 m ²	7,453 ft ²	10	6,924 m ²	74,527 ft ²
COMMON AREA	118 m ²	1,275 ft ²	10	1,185 m ²	12,753 ft ²
TOTAL GFA	811 m ²	8,728 ft ²		8,109 m ²	87,280 ft ²
TOTAL GFA INCLUDING BALCONIES	870 m ²	9,369 ft ²	10	8,704 m ²	93,692 ft ²

SOUTH TOWER GFA SUMMARY

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 8-17	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	690 m ²	7,431 ft ²	10	6,904 m ²	74,309 ft ²
COMMON AREA	121 m ²	1,297 ft ²	10	1,205 m ²	12,971 ft ²
TOTAL GFA	811 m ²	8,728 ft ²		8,109 m ²	87,280 ft ²
TOTAL GFA INCLUDING BALCONIES	870 m ²	9,369 ft ²	10	8,704 m ²	93,692 ft ²

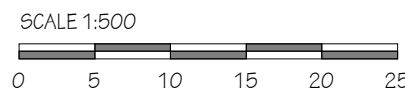


BLAIR & OGILVIE
 1440 Blair Towers Pl



UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BED (2½) + BAY	3	1	3
1 BED (3½)	1	1	1
1 BED (3½) + BAY	4	1	4
1 BED (3½) + DEN	1	1	1
2 BED (4½)	6	1	6
2 BED (4½) + DEN + BAY	1	1	1
	16		16



FLOOR PLAN

LEVEL 18

SCALE 1 : 500

December 20, 2024

NORTH TOWER GFA SUMMARY

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 18	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	531 m ²	5,711 ft ²	1	531 m ²	5,711 ft ²
COMMON AREA	130 m ²	1,395 ft ²	1	130 m ²	1,395 ft ²
AMENITY AREA (INT)	151 m ²	1,622 ft ²	1	151 m ²	1,622 ft ²
TOTAL GFA	811 m²	8,728 ft²		811 m²	8,728 ft²
TOTAL GFA INCLUDING BALCONIES	870 m²	9,369 ft²	1	870 m²	9,369 ft²

AMENITY AREA SUMMARY

	Total Area m2	Total Area ft2
AMENITY AREA (INT)	151 m ²	1,622 ft ²

SOUTH TOWER GFA SUMMARY

	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 18	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	676 m ²	7,277 ft ²	1	676 m ²	7,277 ft ²
COMMON AREA	135 m ²	1,451 ft ²	1	135 m ²	1,451 ft ²
TOTAL GFA	811 m²	8,728 ft²		811 m²	8,728 ft²
TOTAL GFA INCLUDING BALCONIES	870 m²	9,369 ft²	1	870 m²	9,369 ft²



BLAIR & OGILVIE

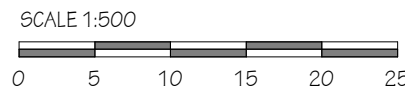
1440 Blair Towers Pl

HOBIN ARCHITECTURE



UNIT TYPE BREAKDOWN

Area Types	# of Units per Floor	# of Floors	Total
1 BED (2½) + BAY	2	4	8
1 BED (3½)	1	4	4
1 BED (3½) + BAY	2	4	8
2 BED (4½)	4	4	16
	9		36



FLOOR PLAN

LEVEL 19-22

SCALE 1 : 500

December 20, 2024

SOUTH TOWER GFA SUMMARY

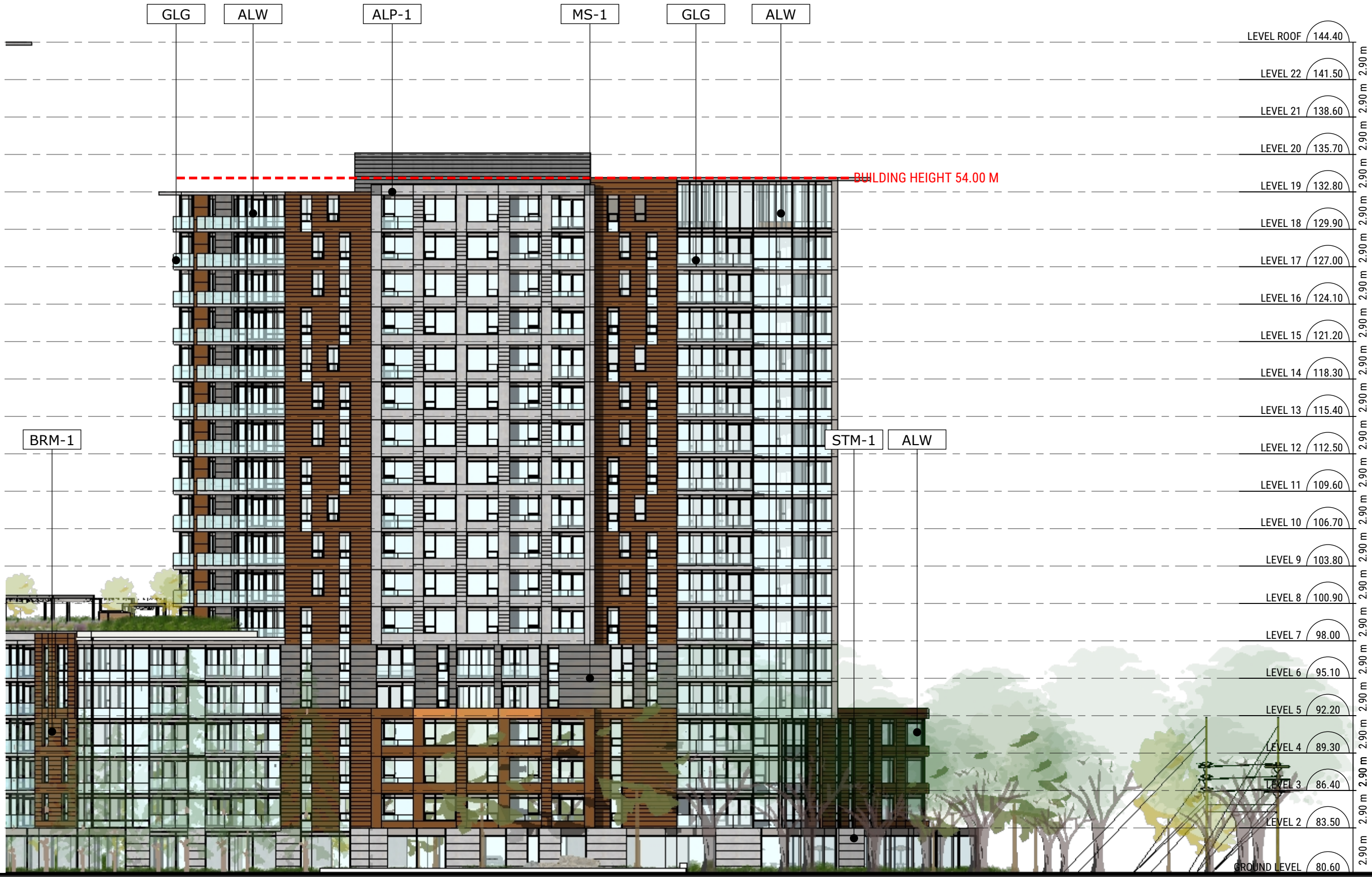
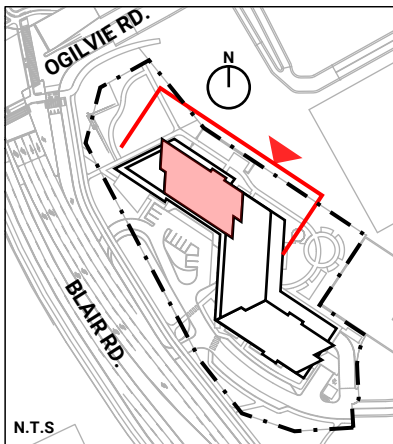
	GFA PER FLOOR		# of Floors	TOTAL GFA LEVEL 19-22	
	Area m2	Area ft2		Total Area m2	Total Area ft2
NET RES AREA	676 m ²	7,277 ft ²	4	2,704 m ²	29,109 ft ²
COMMON AREA	135 m ²	1,451 ft ²	4	539 m ²	5,802 ft ²
TOTAL GFA	811 m ²	8,728 ft ²		3,243 m ²	34,912 ft ²
TOTAL GFA INCLUDING BALCONIES	870 m ²	9,369 ft ²	4	3,482 m ²	37,477 ft ²



BLAIR & OGILVIE

1440 Blair Towers Pl

HOBIN
ARCHITECTURE



ALP-1 ALUMINUM PANEL 1
 BRM-1 BRICK MASONRY 1 / TERRACOTTA SIDING
 STM-1 STONE MASONRY
 MS-1 METAL SIDING 1
 GLG GLASS GUARD RAIL
 ALW ALUMINUM WINDOWS / SPANDREL GLASS

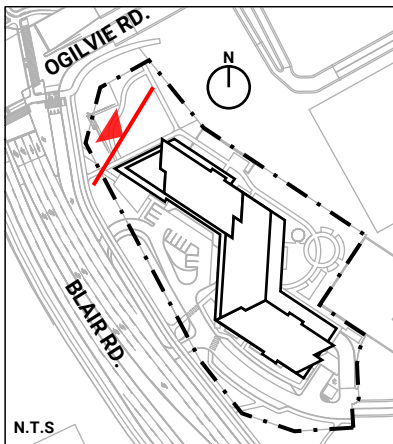


Blair and Ogilvie Road

1440 Blair Towers Pl, Ottawa, ON

EAST ELEVATION (NORTH TOWER)

SCALE 1:300
DECEMBER 2024



BUILDING HEIGHT 54.00 M

BUILDING HEIGHT 64.50 M

LEVEL ROOF	144.40
LEVEL 22	141.50
LEVEL 21	138.60
LEVEL 20	135.70
LEVEL 19	132.80
LEVEL 18	129.90
LEVEL 17	127.00
LEVEL 16	124.10
LEVEL 15	121.20
LEVEL 14	118.30
LEVEL 13	115.40
LEVEL 12	112.50
LEVEL 11	109.60
LEVEL 10	106.70
LEVEL 9	103.80
LEVEL 8	100.90
LEVEL 7	98.00
LEVEL 6	95.10
LEVEL 5	92.20
LEVEL 4	89.30
LEVEL 3	86.40
LEVEL 2	83.50
GROUND LEVEL	80.60

ALP-1
ALUMINUM PANEL 1

BRM-1
BRICK MASONRY 1 / TERRACOTTA SIDING

STM-1
STONE MASONRY

MS-1
METAL SIDING 1

GLG
GLASS GUARD RAIL

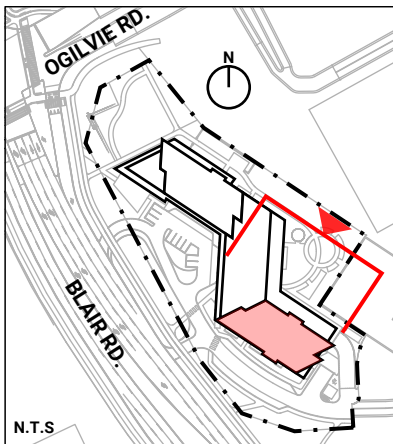
ALW
ALUMINUM WINDOWS / SPANDREL GLASS



Blair and Ogilvie Road
1440 Blair Towers Pl, Ottawa, ON

NORTH ELEVATION

SCALE 1:300
DECEMBER 2024



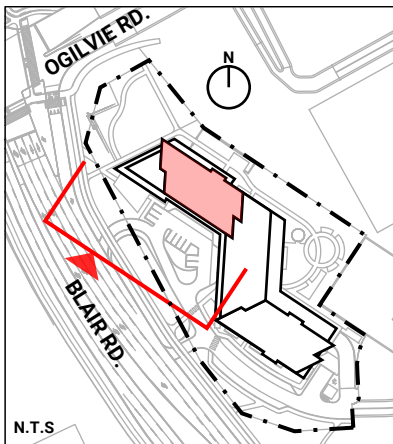
ALP-1	BRM-1	STM-1	MS-1	GLG	ALW
ALUMINUM PANEL 1	BRICK MASONRY 1 / TERRACOTTA SIDING	STONE MASONRY	METAL SIDING 1	GLASS GUARD RAIL	ALUMINUM WINDOWS / SPANDREL GLASS



Blair and Ogilvie Road
 1440 Blair Towers Pl, Ottawa, ON

EAST ELEVATION (SOUTH TOWER)

SCALE 1:300
 DECEMBER 2024



ALP-1 ALUMINUM PANEL 1 BRM-1 BRICK MASONRY 1 / TERRACOTTA SIDING STM-1 STONE MASONRY MS-1 METAL SIDING 1 GLG GLASS GUARD RAIL ALW ALUMINUM WINDOWS / SPANDREL GLASS

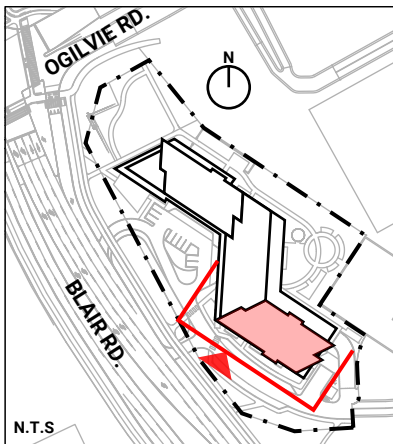


Blair and Ogilvie Road

1440 Blair Towers Pl, Ottawa, ON

WEST ELEVATION (NORTH TOWER)

SCALE 1:300
DECEMBER 2024



ALW GLG BRM-1 ALP-1 MS-1 ALW GLG

BUILDING HEIGHT 64.50 M

BRM-1

STM-1

LEVEL ROOF	144.40
LEVEL 22	141.50
LEVEL 21	138.60
LEVEL 20	135.70
LEVEL 19	132.80
LEVEL 18	129.90
LEVEL 17	127.00
LEVEL 16	124.10
LEVEL 15	121.20
LEVEL 14	118.30
LEVEL 13	115.40
LEVEL 12	112.50
LEVEL 11	109.60
LEVEL 10	106.70
LEVEL 9	103.80
LEVEL 8	100.90
LEVEL 7	98.00
LEVEL 6	95.10
LEVEL 5	92.20
LEVEL 4	89.30
LEVEL 3	86.40
LEVEL 2	83.50
GROUND LEVEL	80.60

ALP-1 ALUMINUM PANEL 1 BRM-1 BRICK MASONRY 1 / TERRACOTTA SIDING STM-1 STONE MASONRY MS-1 METAL SIDING 1 GLG GLASS GUARD RAIL ALW ALUMINUM WINDOWS / SPANDREL GLASS

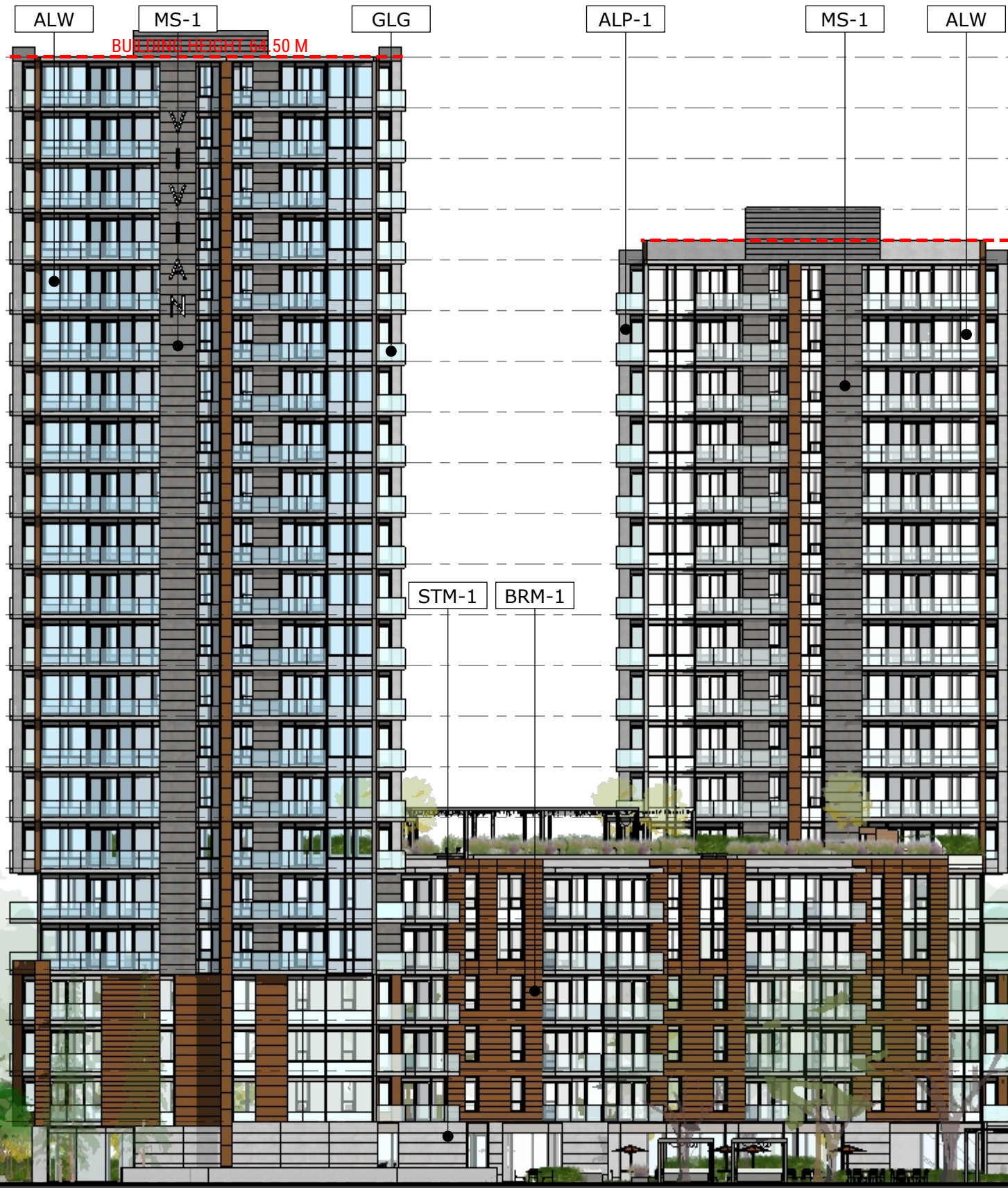
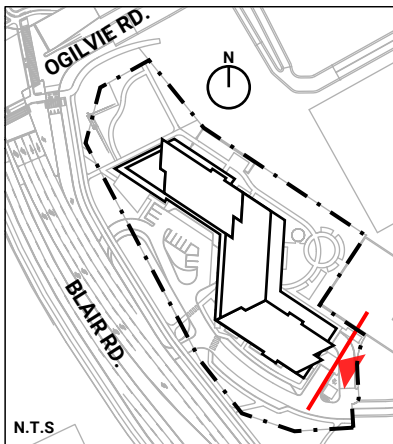


Blair and Ogilvie Road

1440 Blair Towers Pl, Ottawa, ON

WEST ELEVATION (SOUTH TOWER)

SCALE 1:300
DECEMBER 2024



LEVEL ROOF	144.40
LEVEL 22	141.50
LEVEL 21	138.60
LEVEL 20	135.70
LEVEL 19	132.80
LEVEL 18	129.90
LEVEL 17	127.00
LEVEL 16	124.10
LEVEL 15	121.20
LEVEL 14	118.30
LEVEL 13	115.40
LEVEL 12	112.50
LEVEL 11	109.60
LEVEL 10	106.70
LEVEL 9	103.80
LEVEL 8	100.90
LEVEL 7	98.00
LEVEL 6	95.10
LEVEL 5	92.20
LEVEL 4	89.30
LEVEL 3	86.40
LEVEL 2	83.50
GROUND LEVEL	80.60

ALP-1 ALUMINUM PANEL 1 BRM-1 BRICK MASONRY 1 / TERRACOTTA SIDING STM-1 STONE MASONRY MS-1 METAL SIDING 1 GLG GLASS GUARD RAIL ALW ALUMINUM WINDOWS / SPANDEL GLASS



Blair and Ogilvie Road

1440 Blair Towers Pl, Ottawa, ON

SOUTH ELEVATION

SCALE 1:300
DECEMBER 2024

Sun Shadow Analysis Written Summary

Shadow impacts:

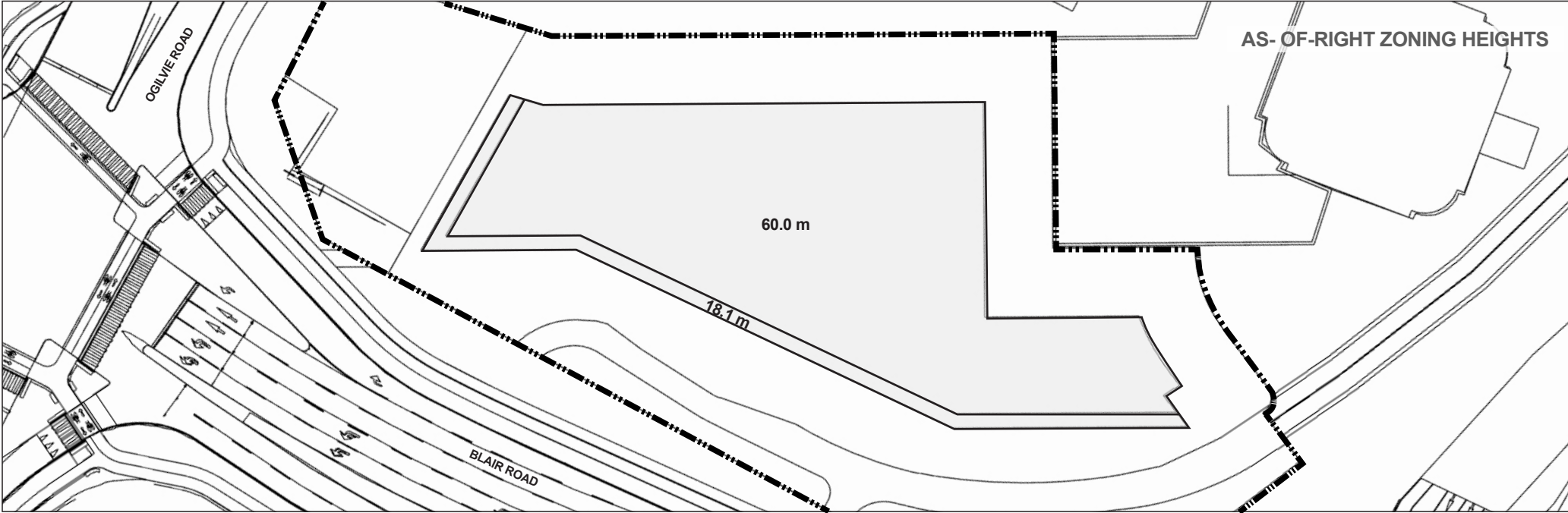
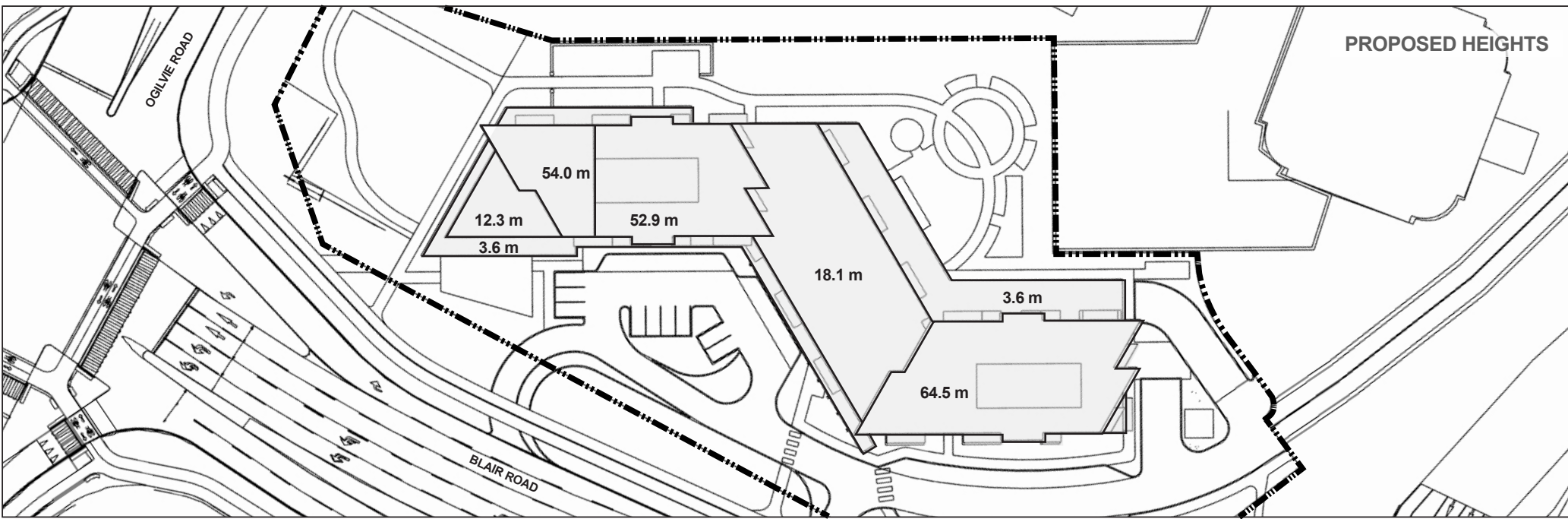
Sensitive areas within the sun shadow analysis' study area include arterial mainstreets (Blair Road and Ogilvie Road) and a park. This sun shadow study represents the park spaces as a green hatch and Hazeldean Road as a blue dashed line (refer to sensitive areas legend).

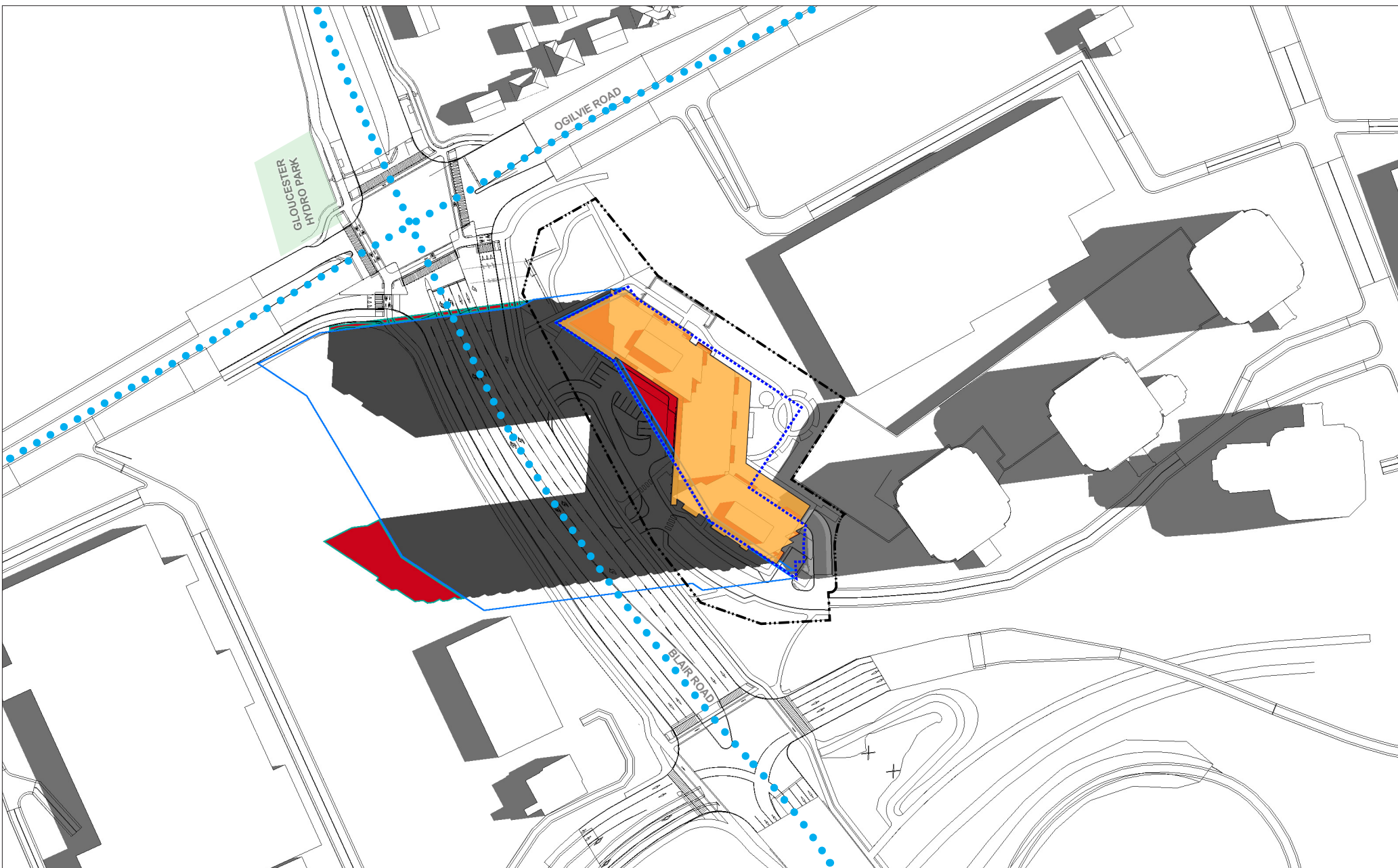
Public spaces including parks, open spaces and plazas are not impacted by the criteria of any new net shadow that results in an average of 50% of any public space being cast in shadow for 5 or more hourly interval times during the September test date.

The arterial mainstreet of Blair Road and Ogilvie Road area not impacted by the criteria of a new net shadow in any one spot for more than 3 consecutive hourly test times of the sidewalk on the opposite side of the street, being cast in shadow during the September test date.

No new net shadow within the no impact zone of any residential private outdoor amenity space is being cast in shadow for more than two consecutive hourly test times during the June and September test date. In summary, the proposed building projects less rear yard shadow compared to the as-of-right massing.







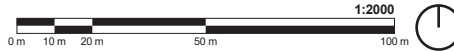
LEGEND:

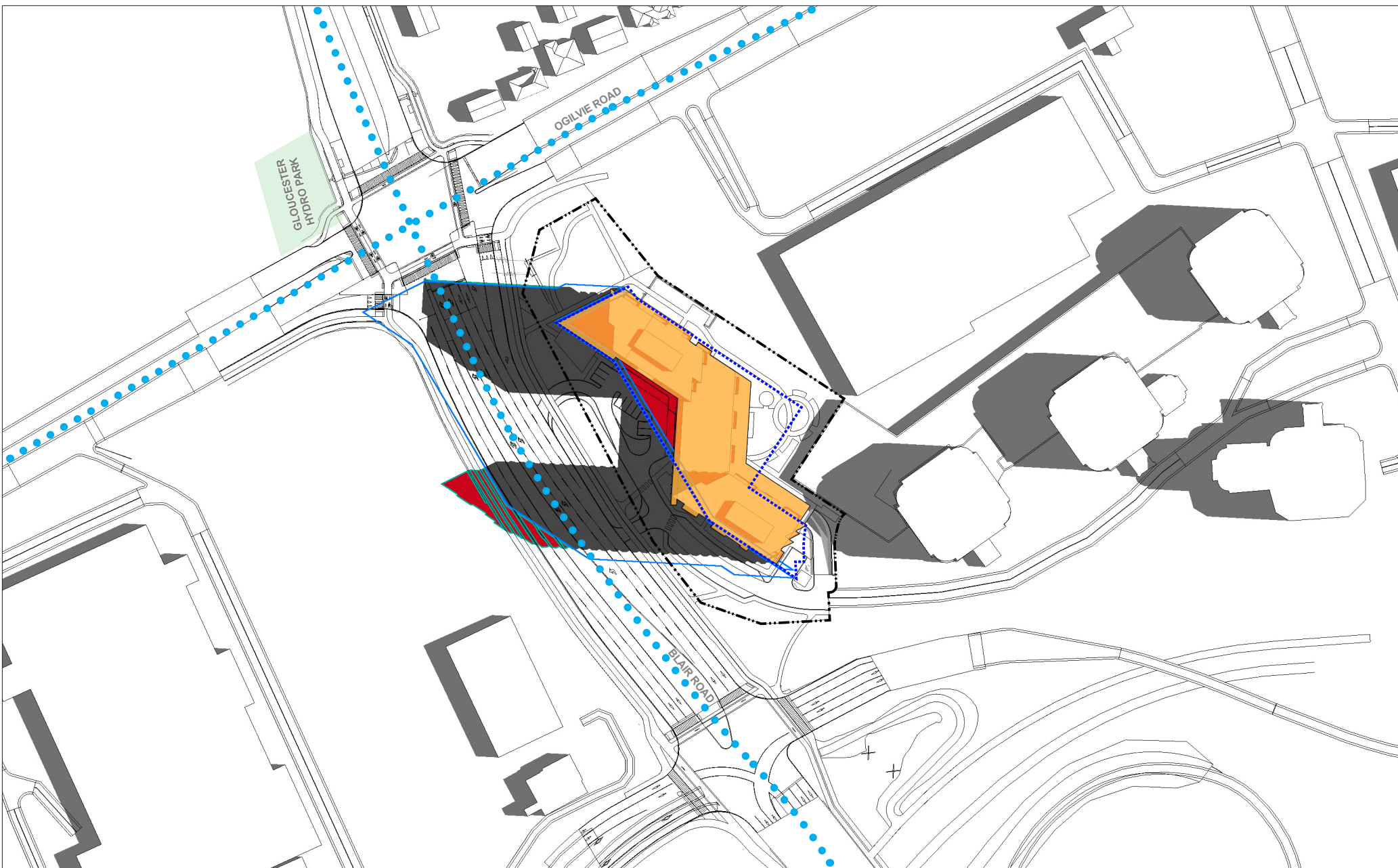
- New Shadow Outline
- AOR Footprint
- Property Line
- AOR Shadow Outline
- New Net Shadow
- Overlap of AOR & New Shadow
- New Development

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





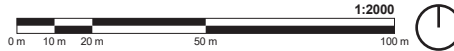
LEGEND:

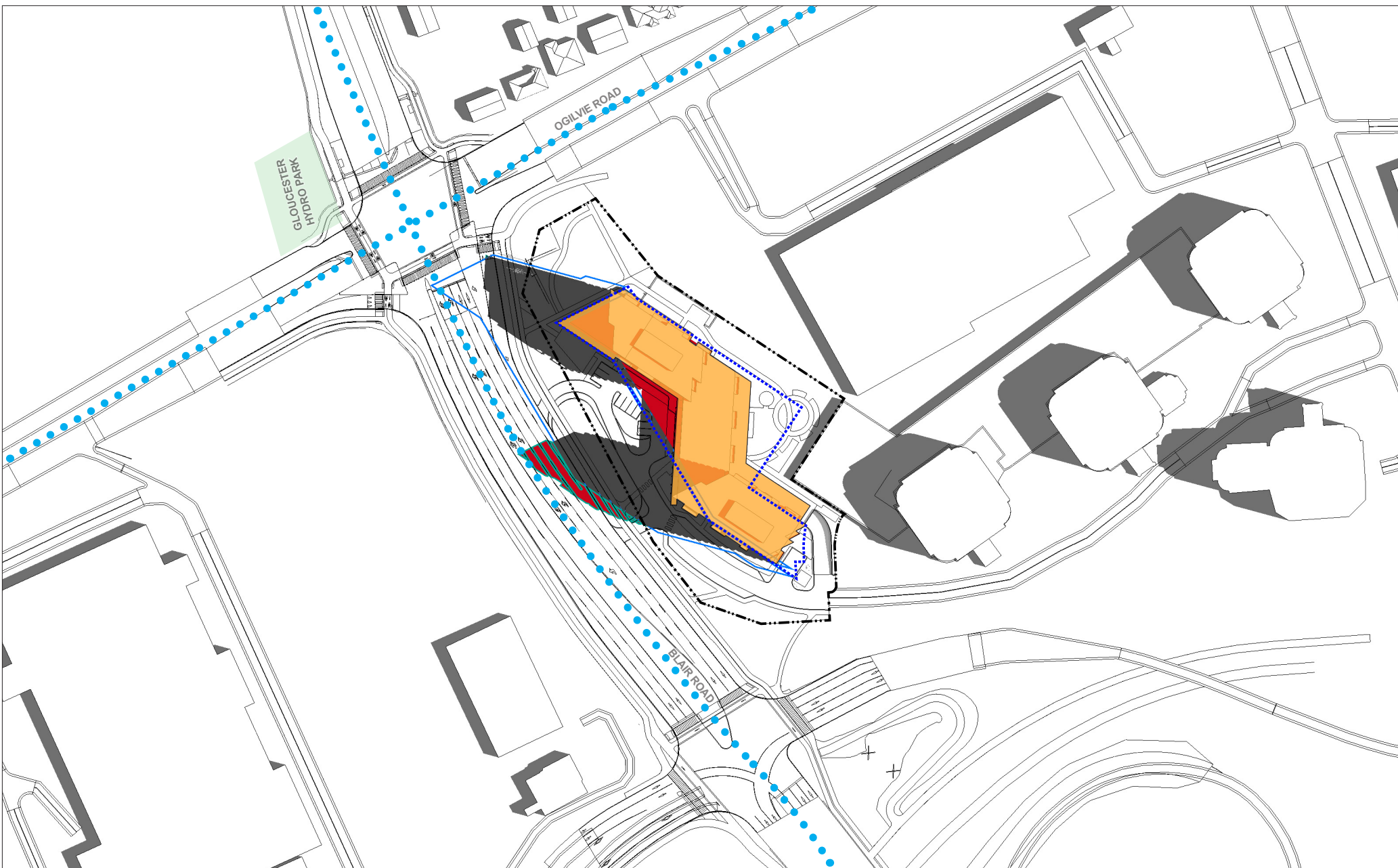
- New Shadow Outline
- AOR Footprint
- Property Line
- AOR Shadow Outline
- New Net Shadow
- Overlap of AOR & New Shadow
- New Development

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

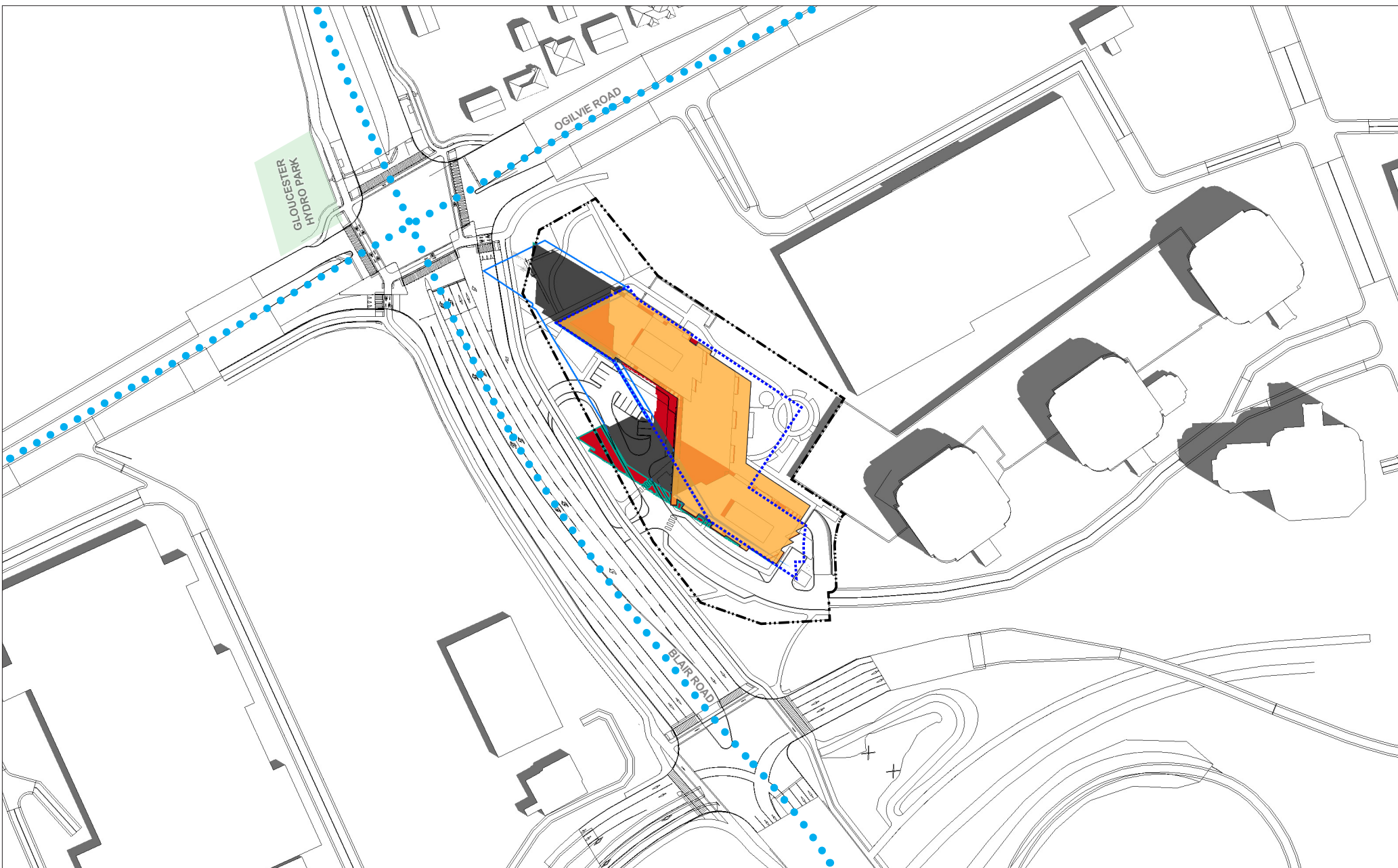
New = Proposed Development
AOR = As-Of-Right





LEGEND:		SENSITIVE AREAS:		New = Proposed Development AOR = As-Of-Right
New Shadow Outline	AOR Footprint	Park Spaces	Traditional / Arterial Mainstreets	
AOR Shadow Outline	New Net Shadow	Property Line		
New Development	Overlap of AOR & New Shadow			





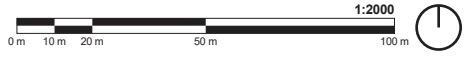
LEGEND:

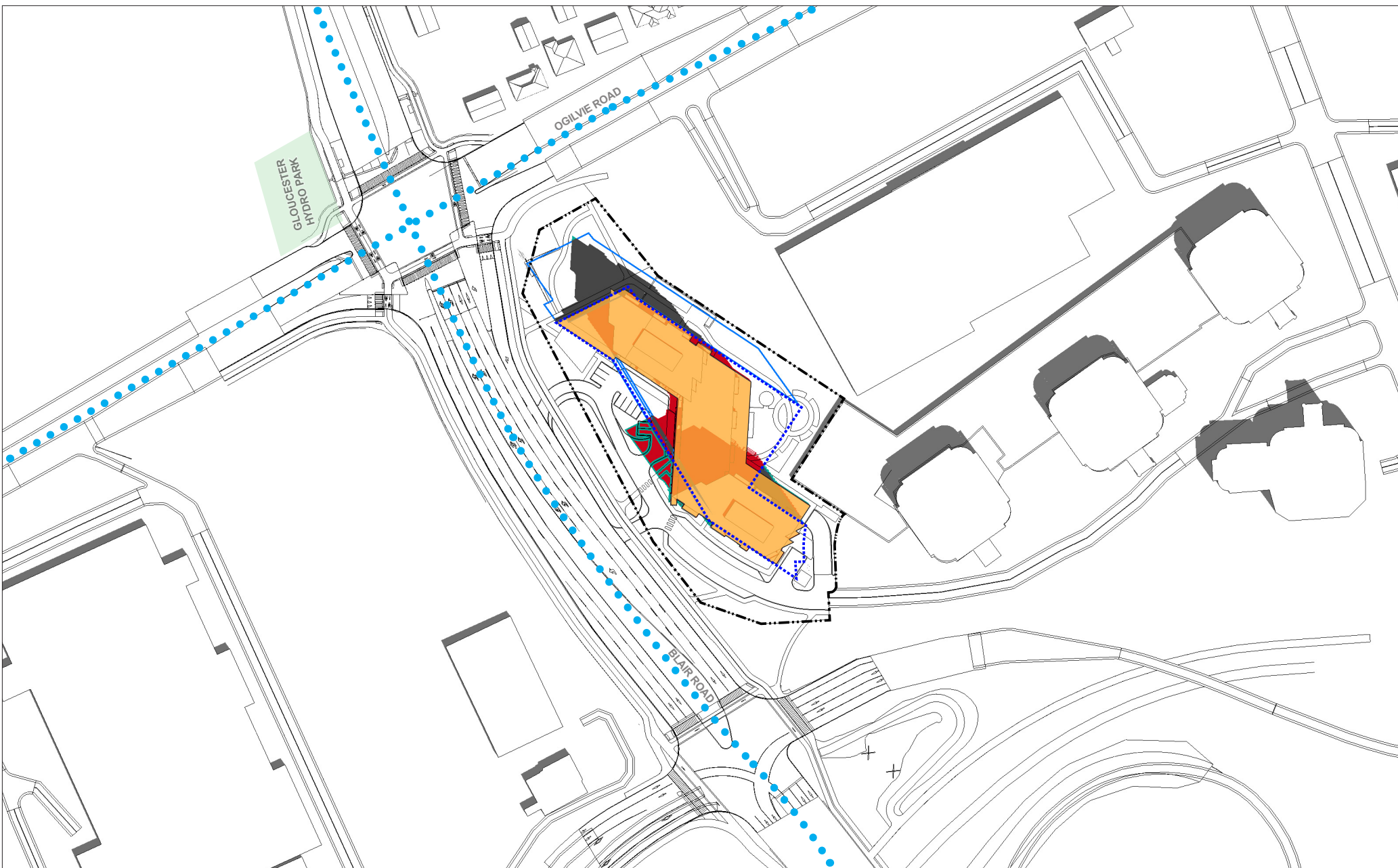
- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





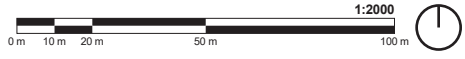
LEGEND:

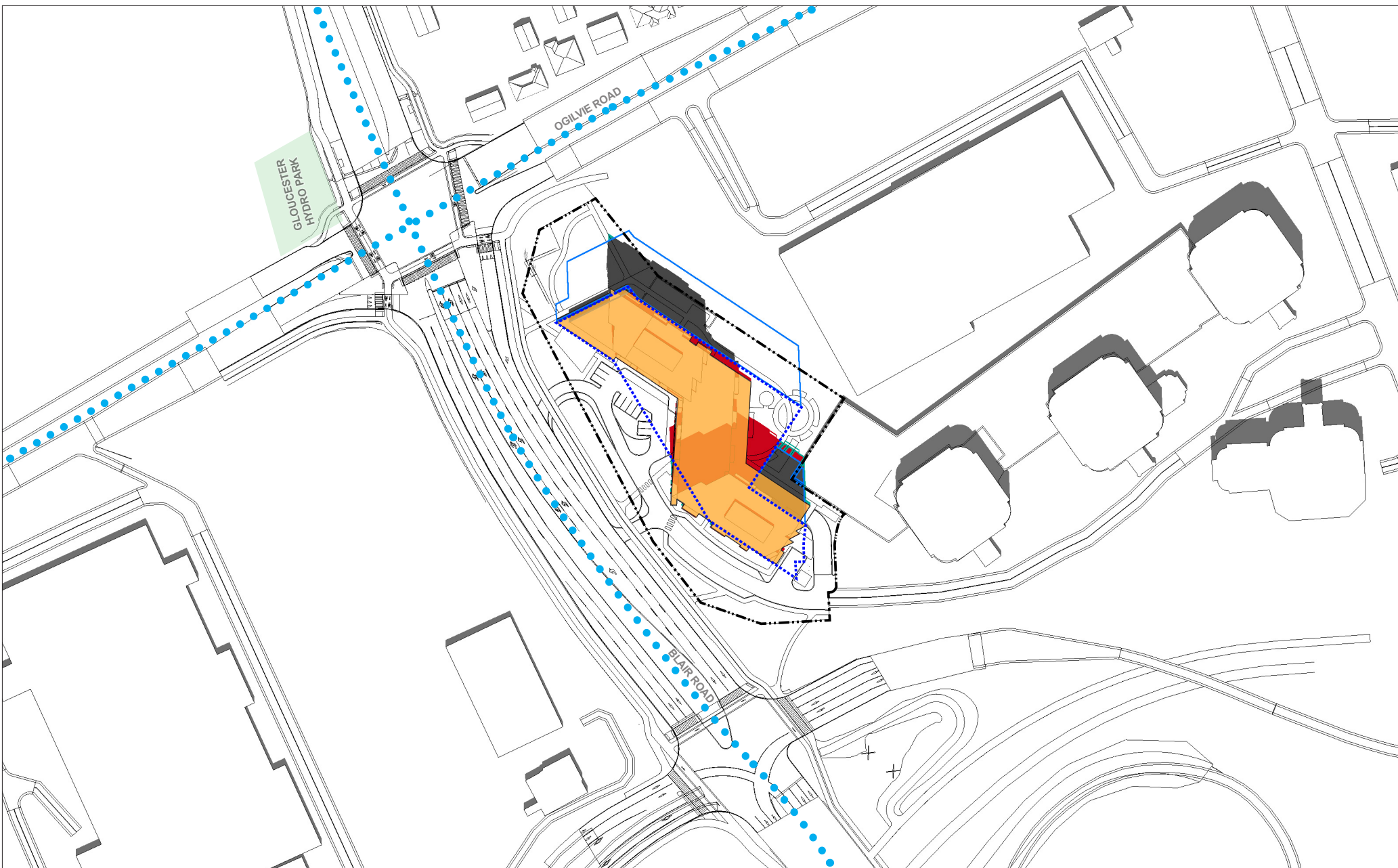
- New Shadow Outline
- AOR Footprint
- Property Line
- AOR Shadow Outline
- New Net Shadow
- New Development
- Overlap of AOR & New Shadow

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

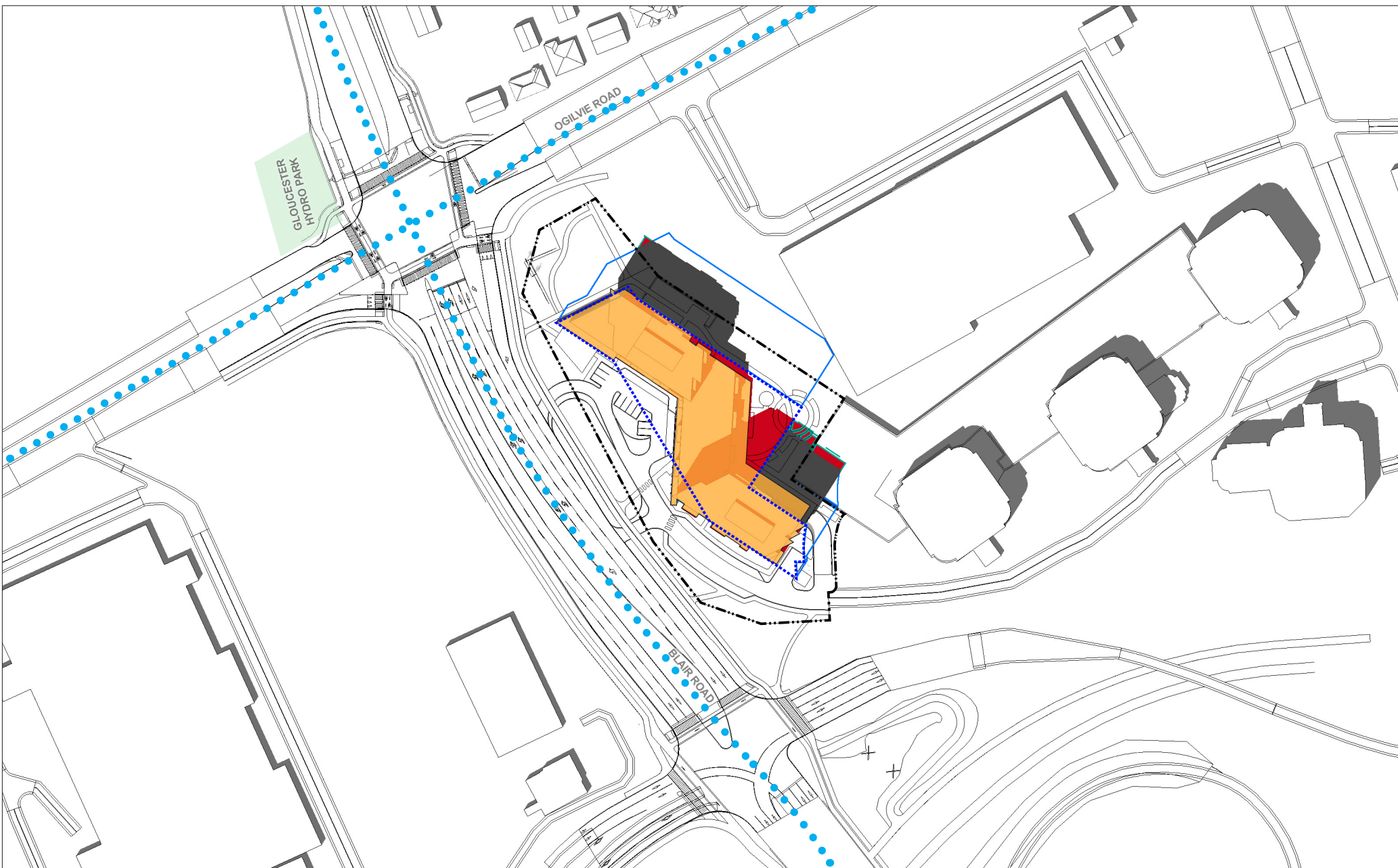
New = Proposed Development
AOR = As-Of-Right





LEGEND:		SENSITIVE AREAS:		New = Proposed Development AOR = As-Of-Right
<ul style="list-style-type: none"> New Shadow Outline AOR Shadow Outline New Development 	<ul style="list-style-type: none"> AOR Footprint New Net Shadow Overlap of AOR & New Shadow 	<ul style="list-style-type: none"> Property Line 	<ul style="list-style-type: none"> Park Spaces ● Traditional / Arterial Mainstreets 	





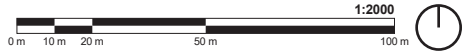
LEGEND:

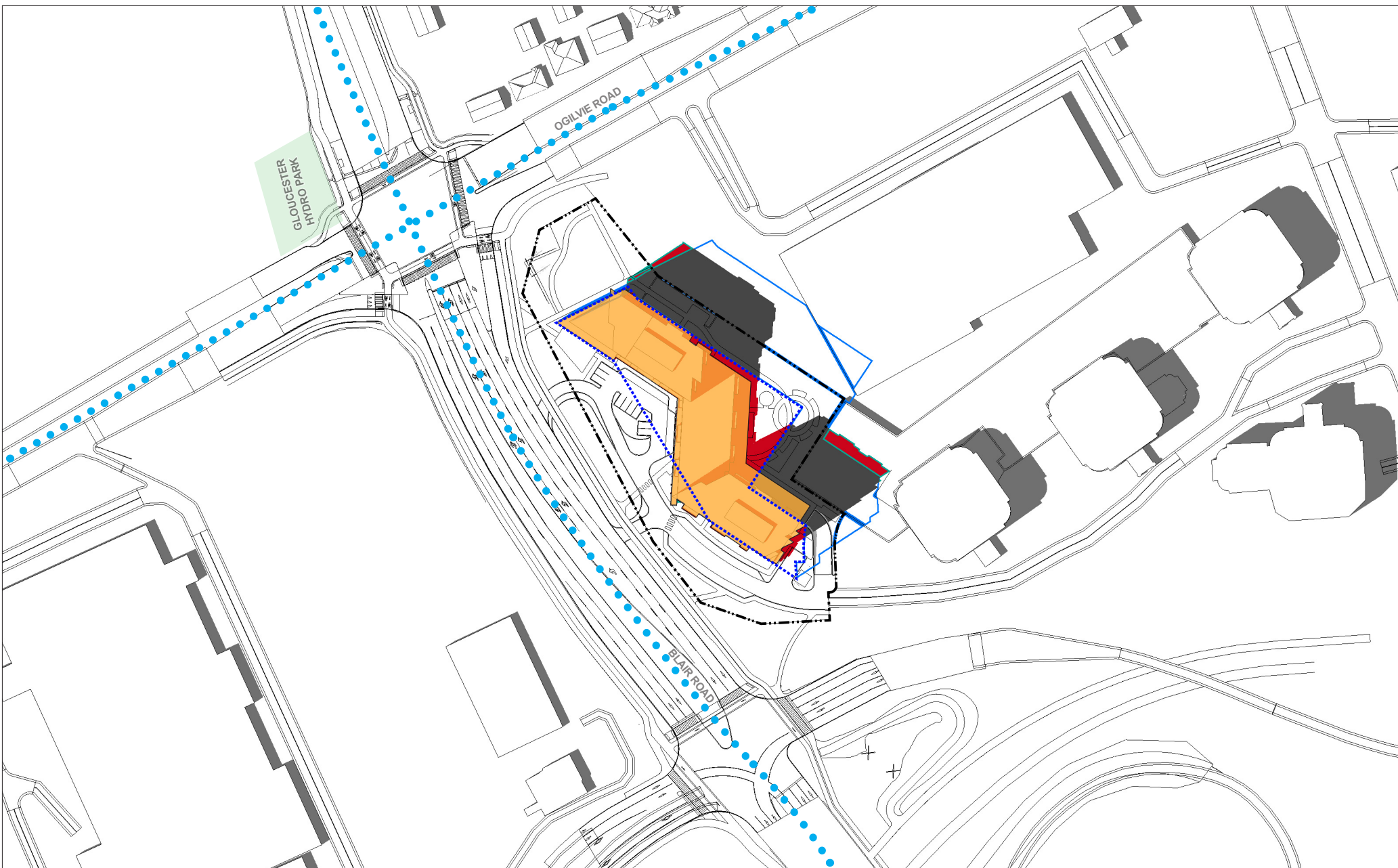
- New Shadow Outline
- AOR Footprint
- Property Line
- AOR Shadow Outline
- New Net Shadow
- Overlap of AOR & New Shadow
- New Development

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





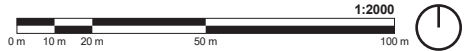
LEGEND:

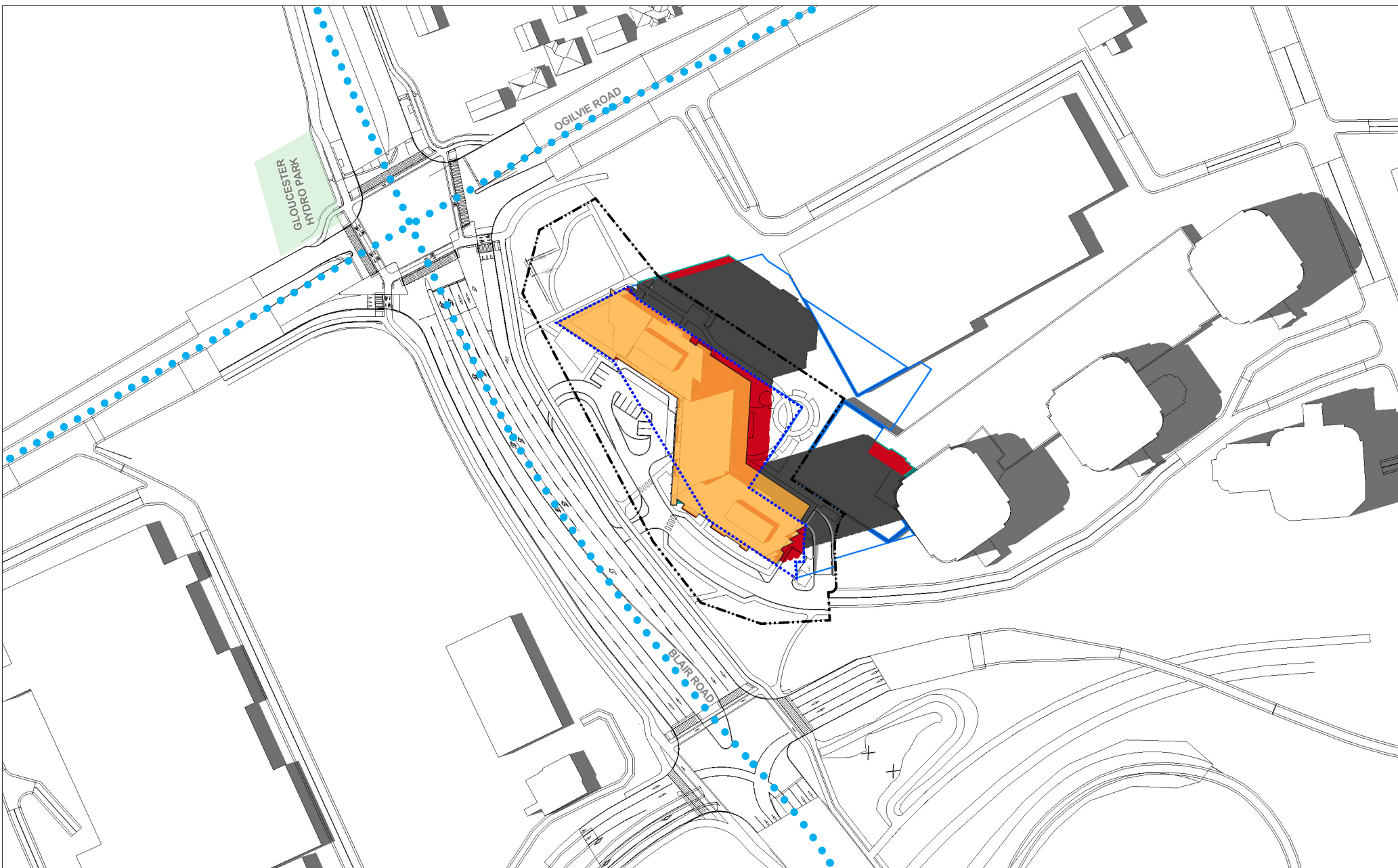
- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





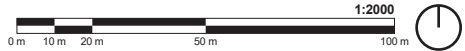
LEGEND:

- New Shadow Outline
- AOR Footprint
- Property Line
- AOR Shadow Outline
- New Net Shadow
- Overlap of AOR & New Shadow
- New Development

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

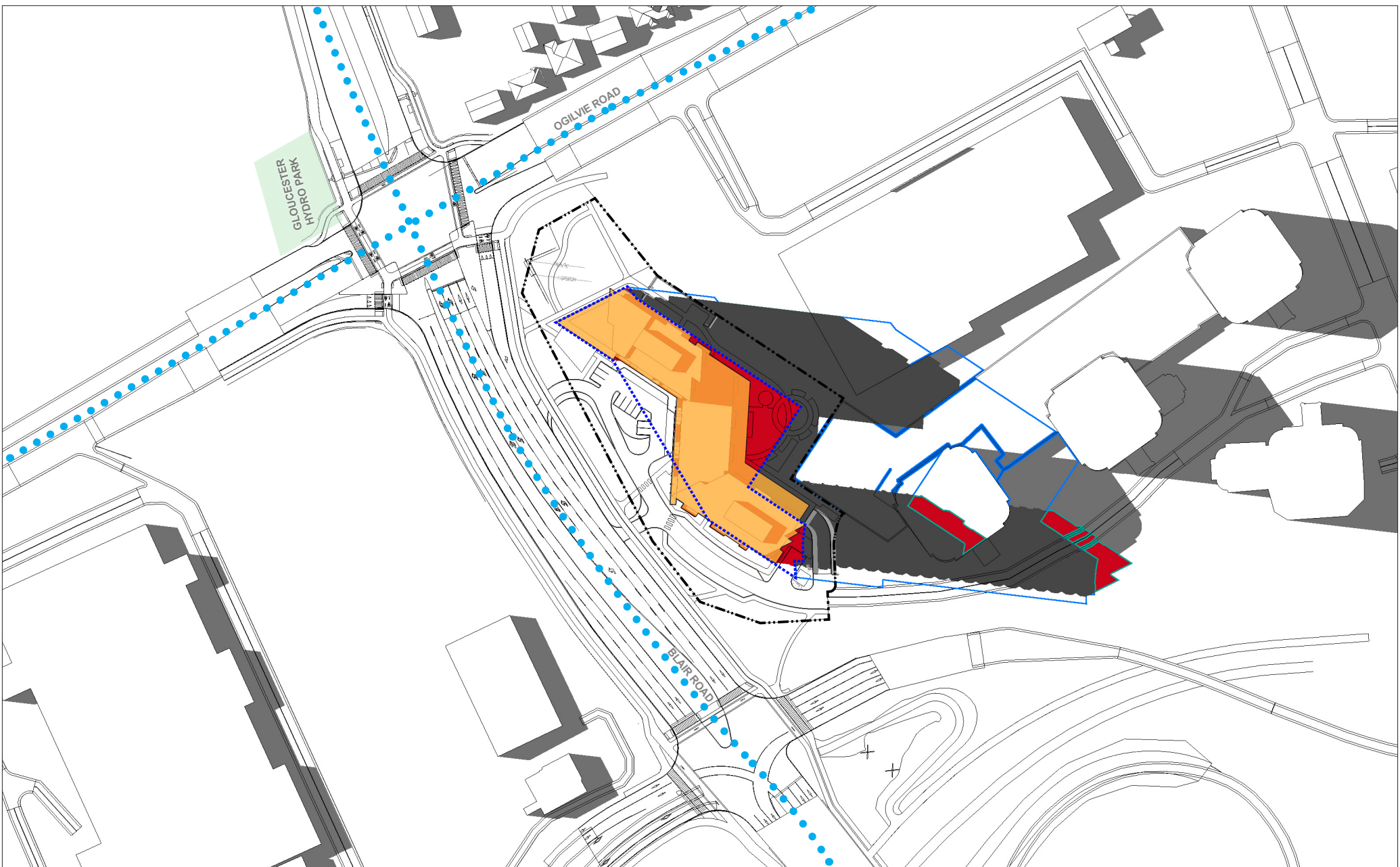
New = Proposed Development
AOR = As-Of-Right





LEGEND:		SENSITIVE AREAS:		New = Proposed Development AOR = As-Of-Right
<ul style="list-style-type: none"> New Shadow Outline AOR Shadow Outline New Development 	<ul style="list-style-type: none"> AOR Footprint New Net Shadow Overlap of AOR & New Shadow 	<ul style="list-style-type: none"> Property Line 	<ul style="list-style-type: none"> Park Spaces ● Traditional / Arterial Mainstreets 	





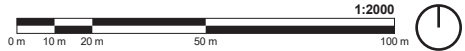
LEGEND:

- New Shadow Outline
- AOR Footprint
- Property Line
- Park Spaces
- AOR Shadow Outline
- New Net Shadow
- New Development
- Overlap of AOR & New Shadow

SENSITIVE AREAS:

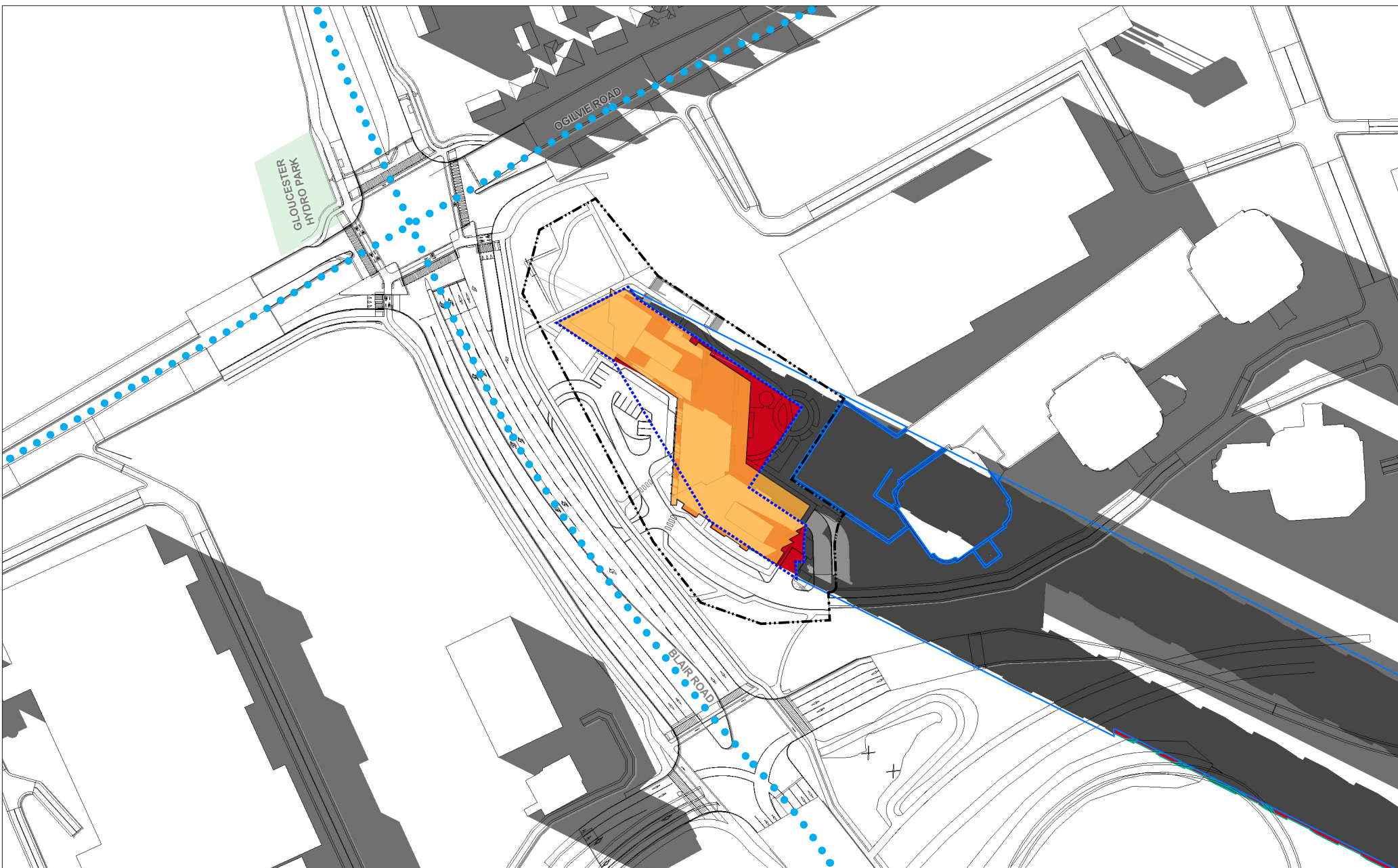
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





LEGEND:		SENSITIVE AREAS:		New = Proposed Development AOR = As-Of-Right
New Shadow Outline	AOR Footprint	Park Spaces	Traditional / Arterial Mainstreets 0 m 10 m 20 m 50 m 100 m 1:2000	
AOR Shadow Outline	New Net Shadow	Property Line		Overlap of AOR & New Shadow
New Development				



LEGEND:

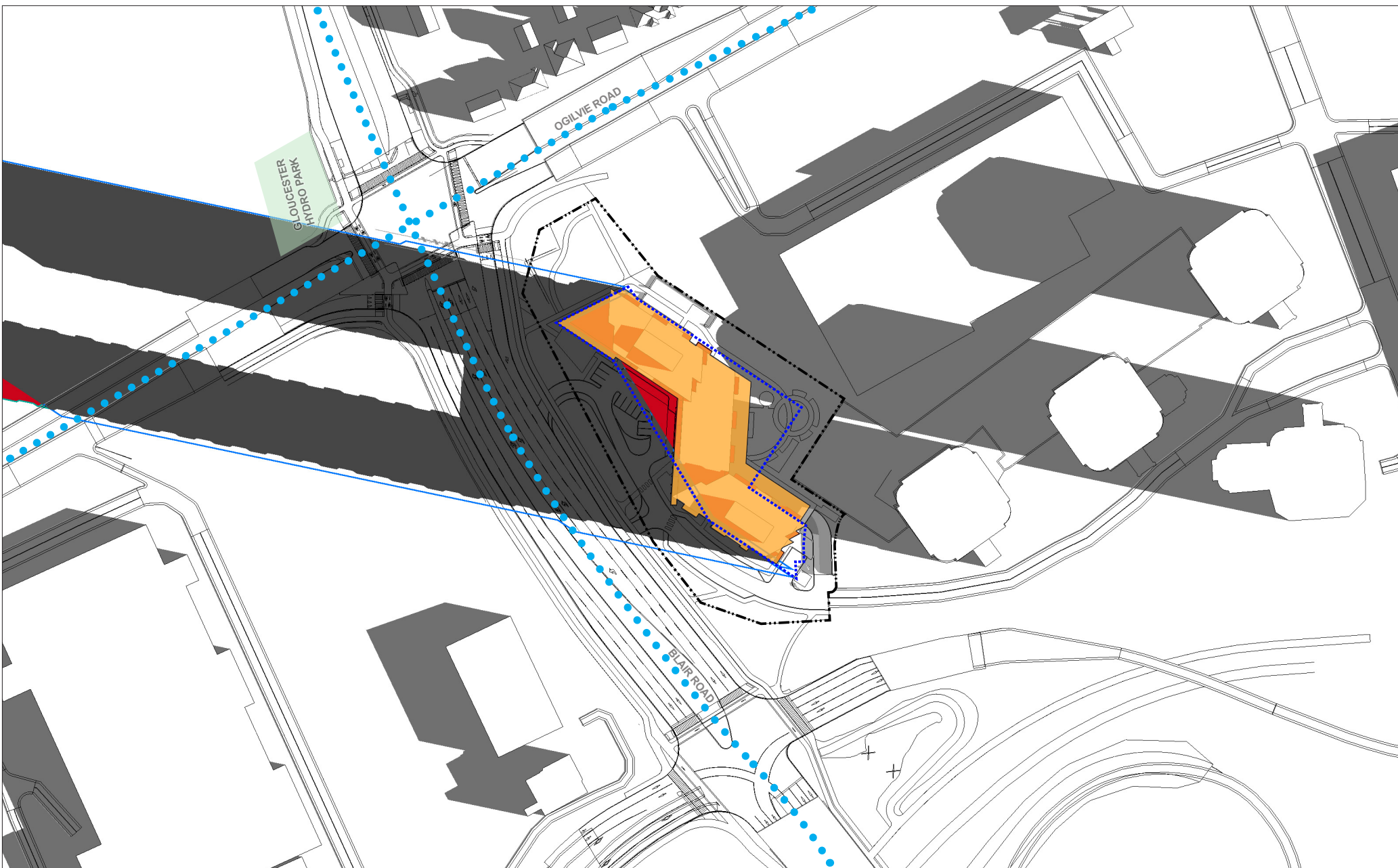
- New Shadow Outline
- AOR Footprint
- Property Line
- Park Spaces
- AOR Shadow Outline
- New Net Shadow
- New Development
- Overlap of AOR & New Shadow

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

1:2000



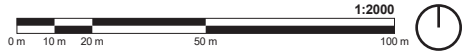
LEGEND:

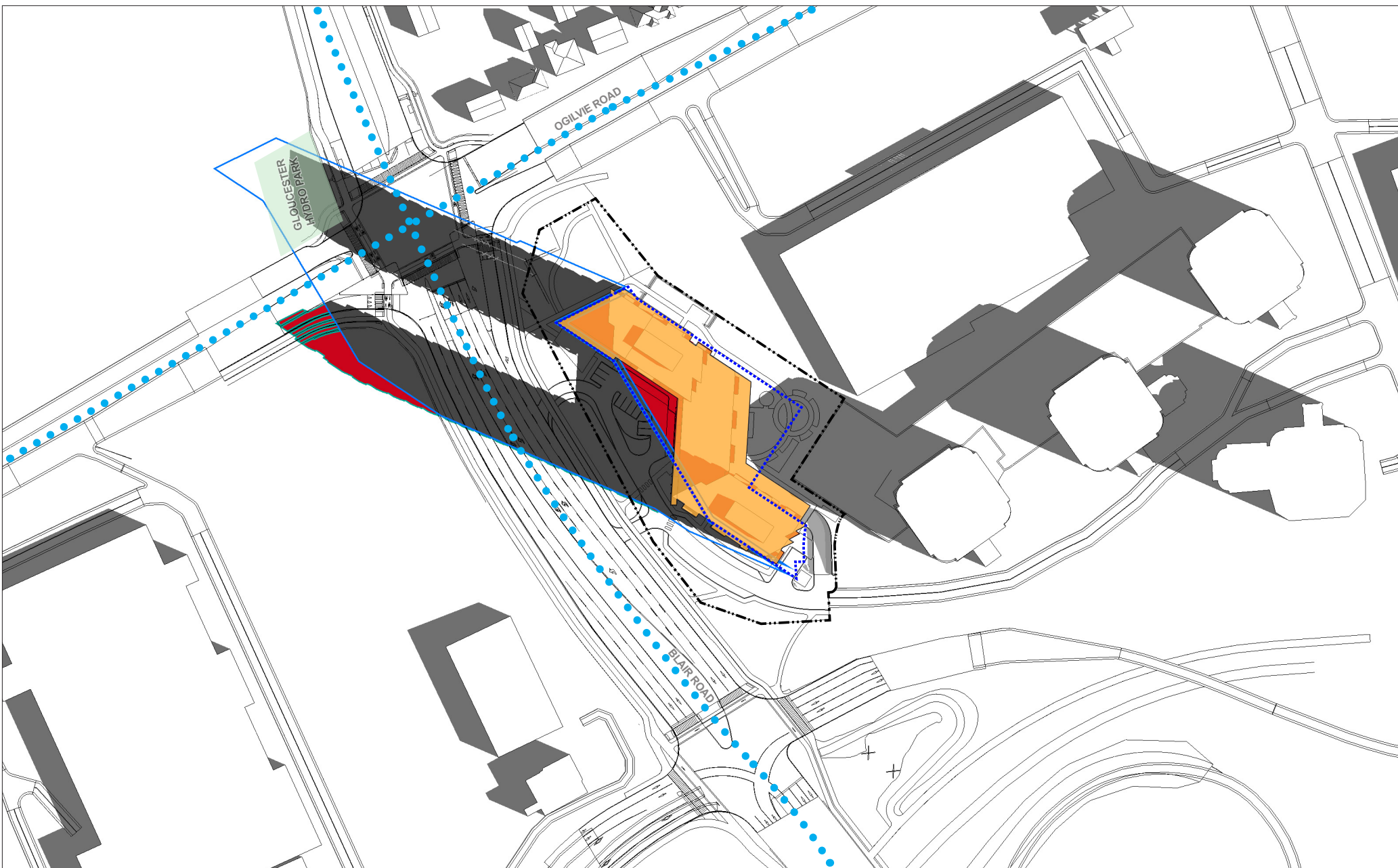
- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





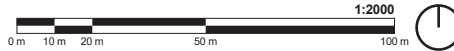
LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

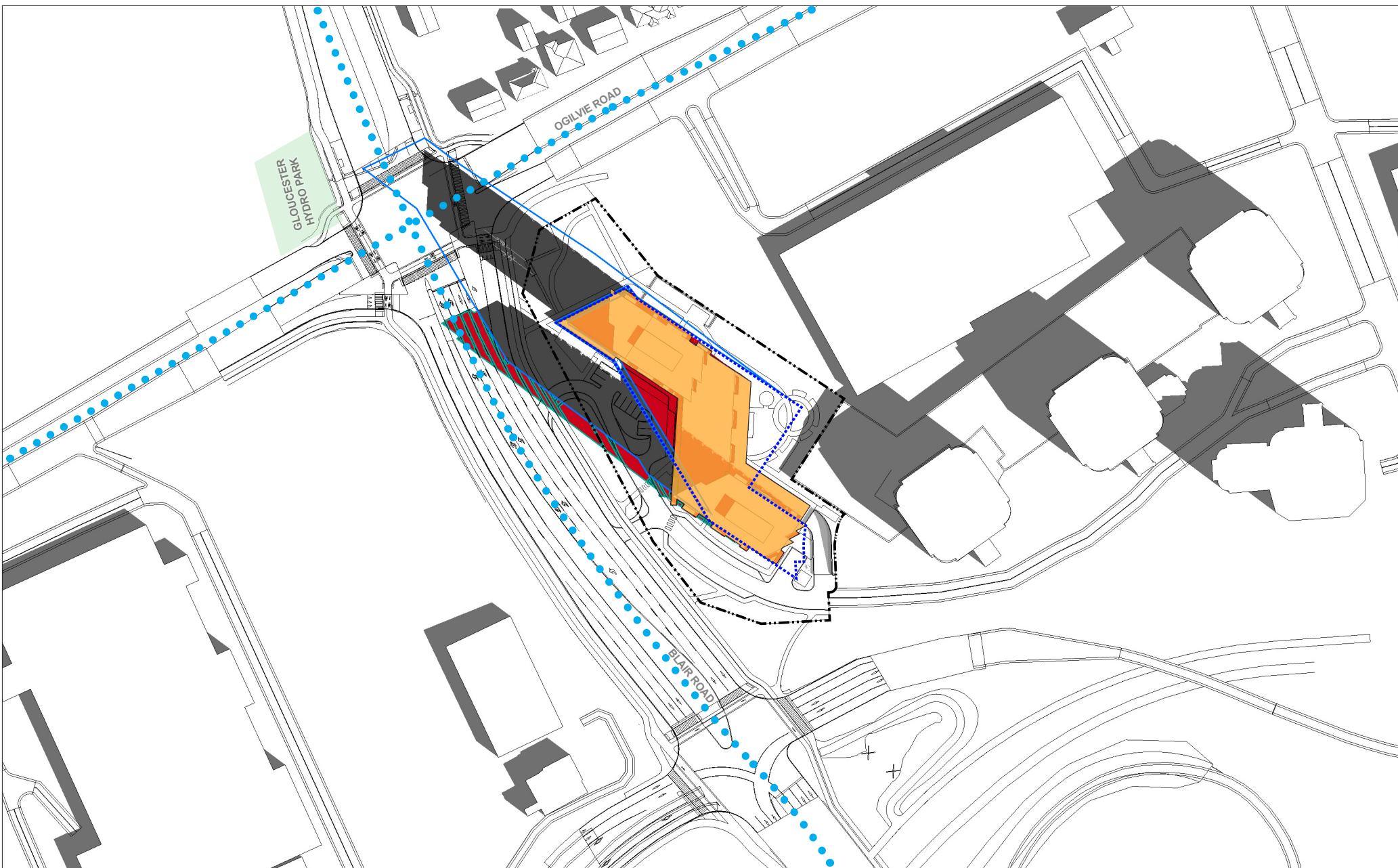


BLAIR & OGILVIE RD
 1440 BLAIR TOWERS PL, OTTAWA, ON
 Top-View Shadow Analysis

Company: Hobin Architecture
Prepared by: Cristina Hoang
Date: SEP 19, 2024

Application No.: UDRP Presentation
Application Type:
Scale: 1:2000

Figure test time:
SEPTEMBER 21 9:00am
 Eastern Daylight Time (EDT) = Universal Time, 4 hours



LEGEND:		SENSITIVE AREAS:		New = Proposed Development AOR = As-Of-Right
<ul style="list-style-type: none"> New Shadow Outline AOR Shadow Outline New Development 	<ul style="list-style-type: none"> AOR Footprint New Net Shadow Overlap of AOR & New Shadow 	<ul style="list-style-type: none"> Property Line 	<ul style="list-style-type: none"> Park Spaces ● Traditional / Arterial Mainstreets 	



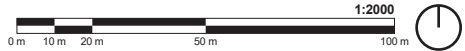
LEGEND:

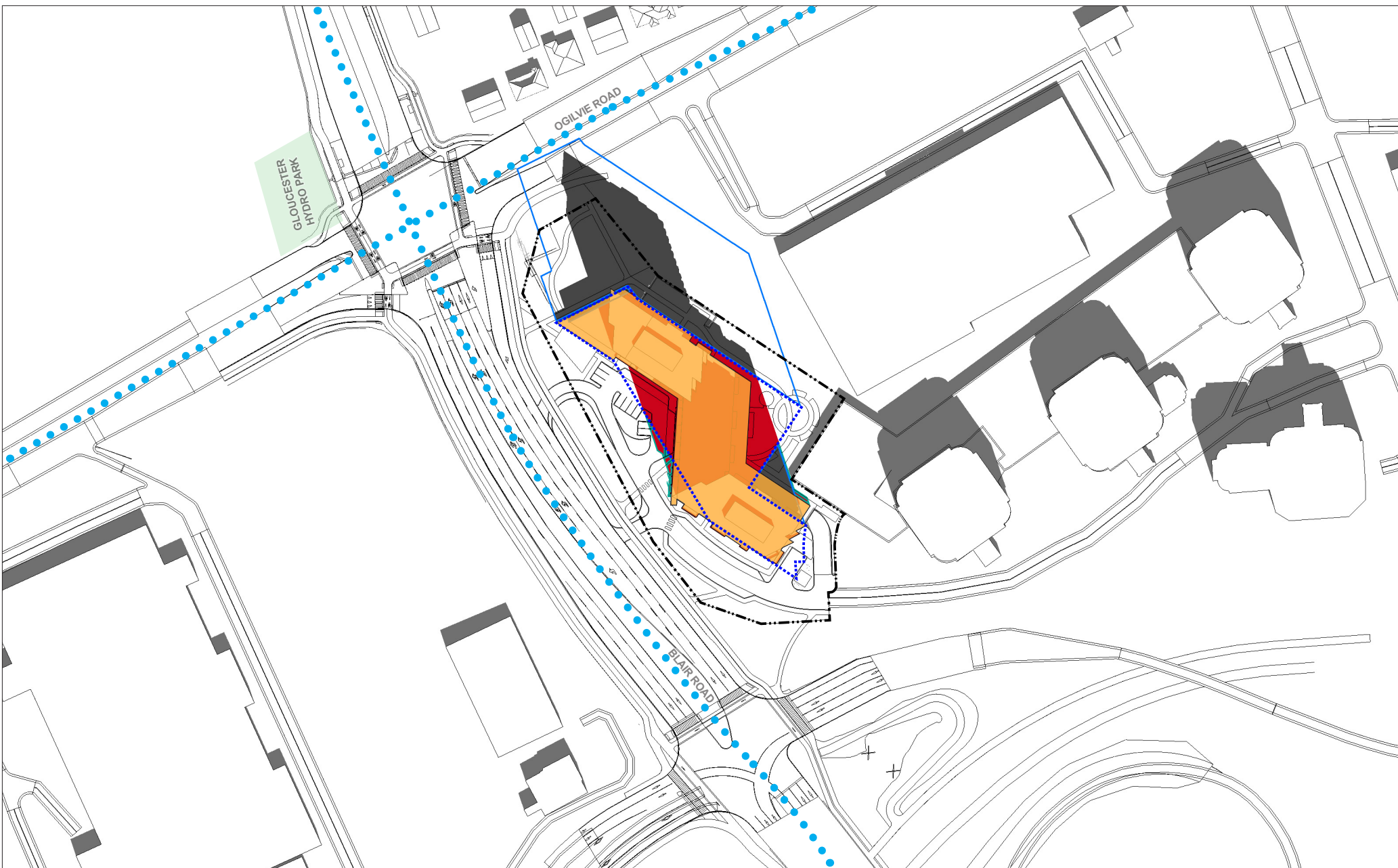
- New Shadow Outline
- AOR Footprint
- Property Line
- New Net Shadow
- New Development
- Overlap of AOR & New Shadow

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





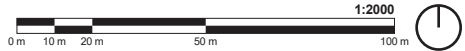
LEGEND:

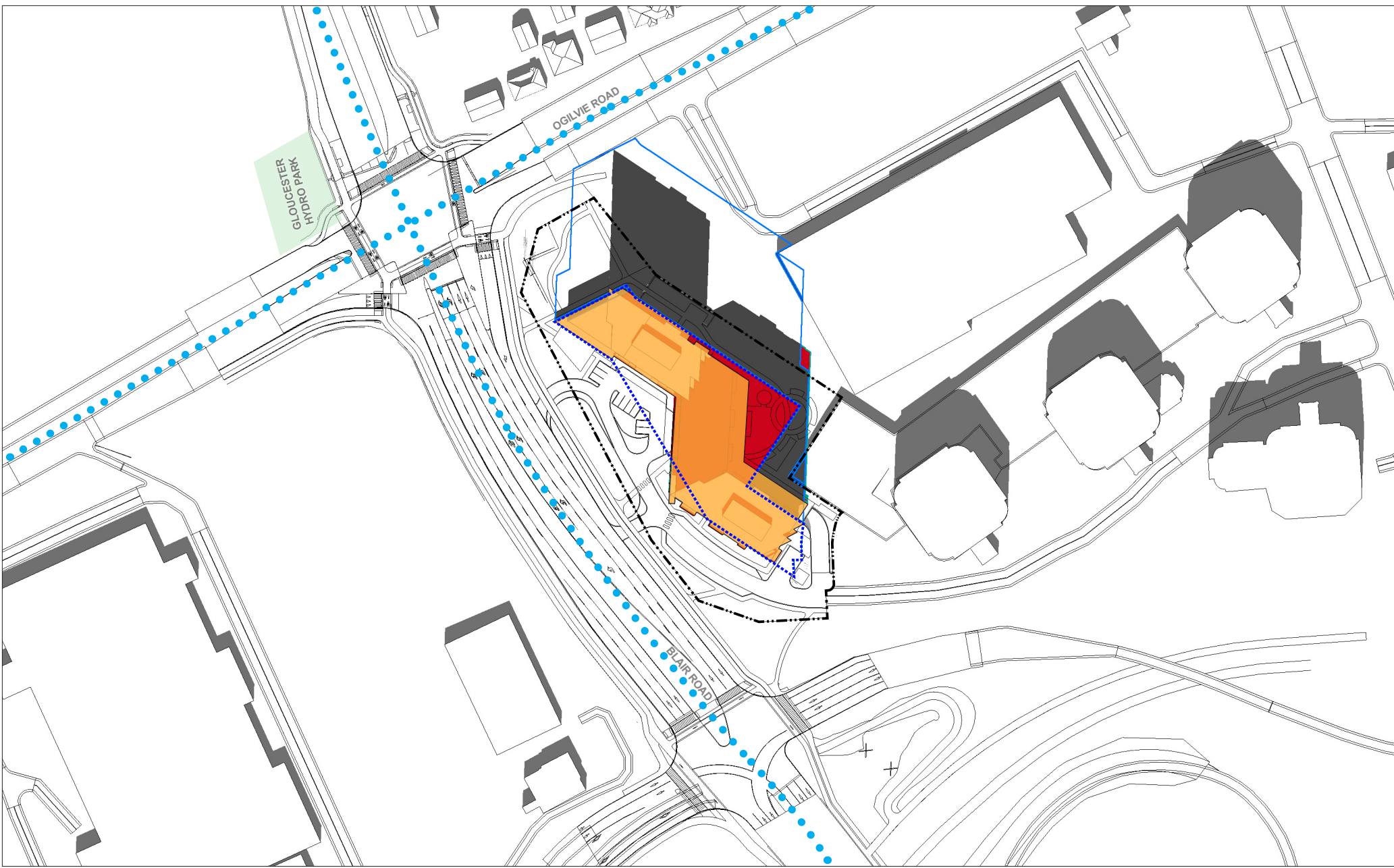
- New Shadow Outline
- AOR Footprint
- Property Line
- AOR Shadow Outline
- New Net Shadow
- New Development
- Overlap of AOR & New Shadow

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





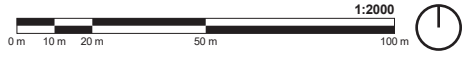
LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





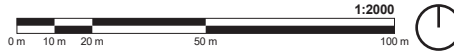
LEGEND:

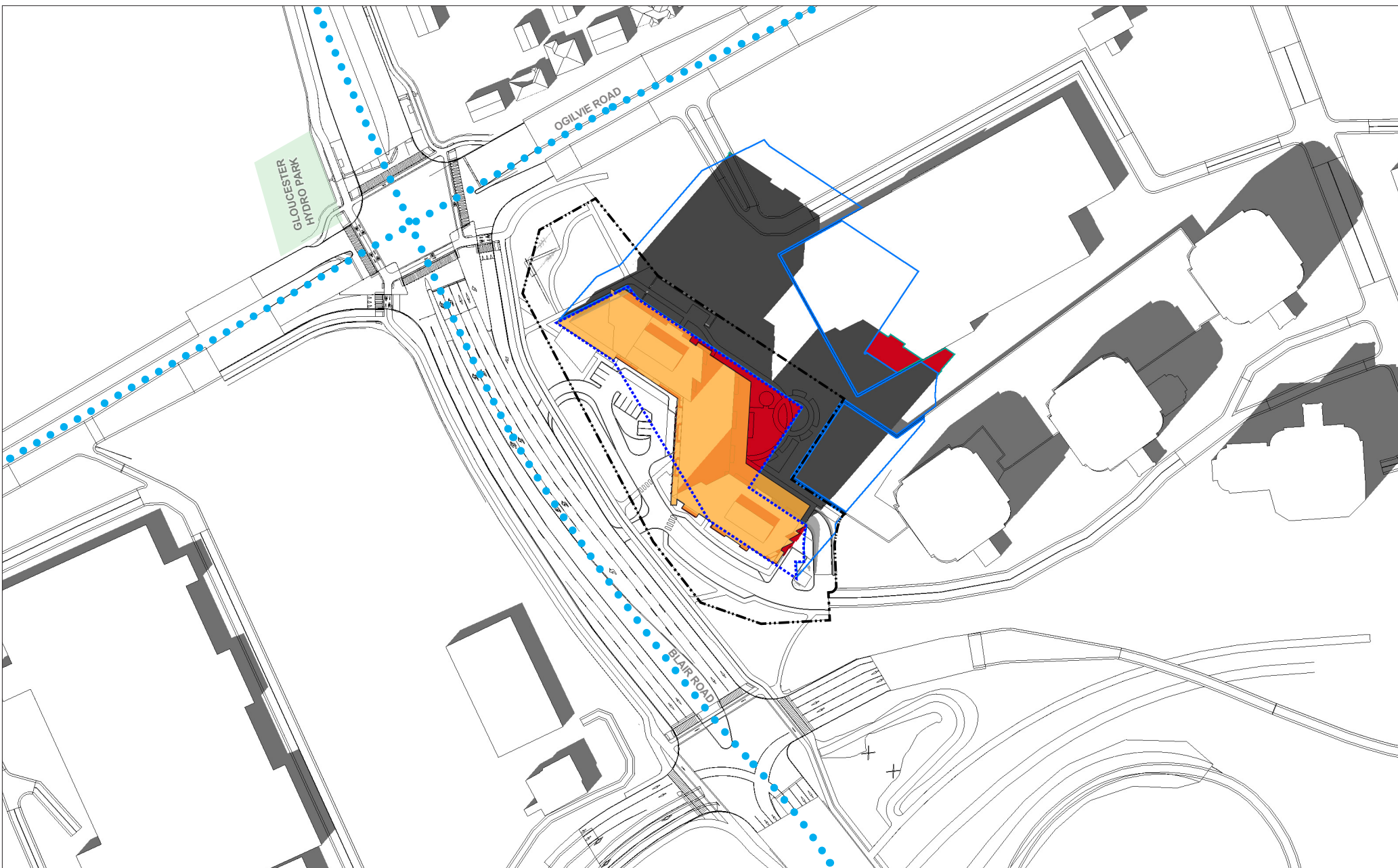
- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





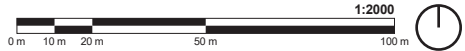
LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

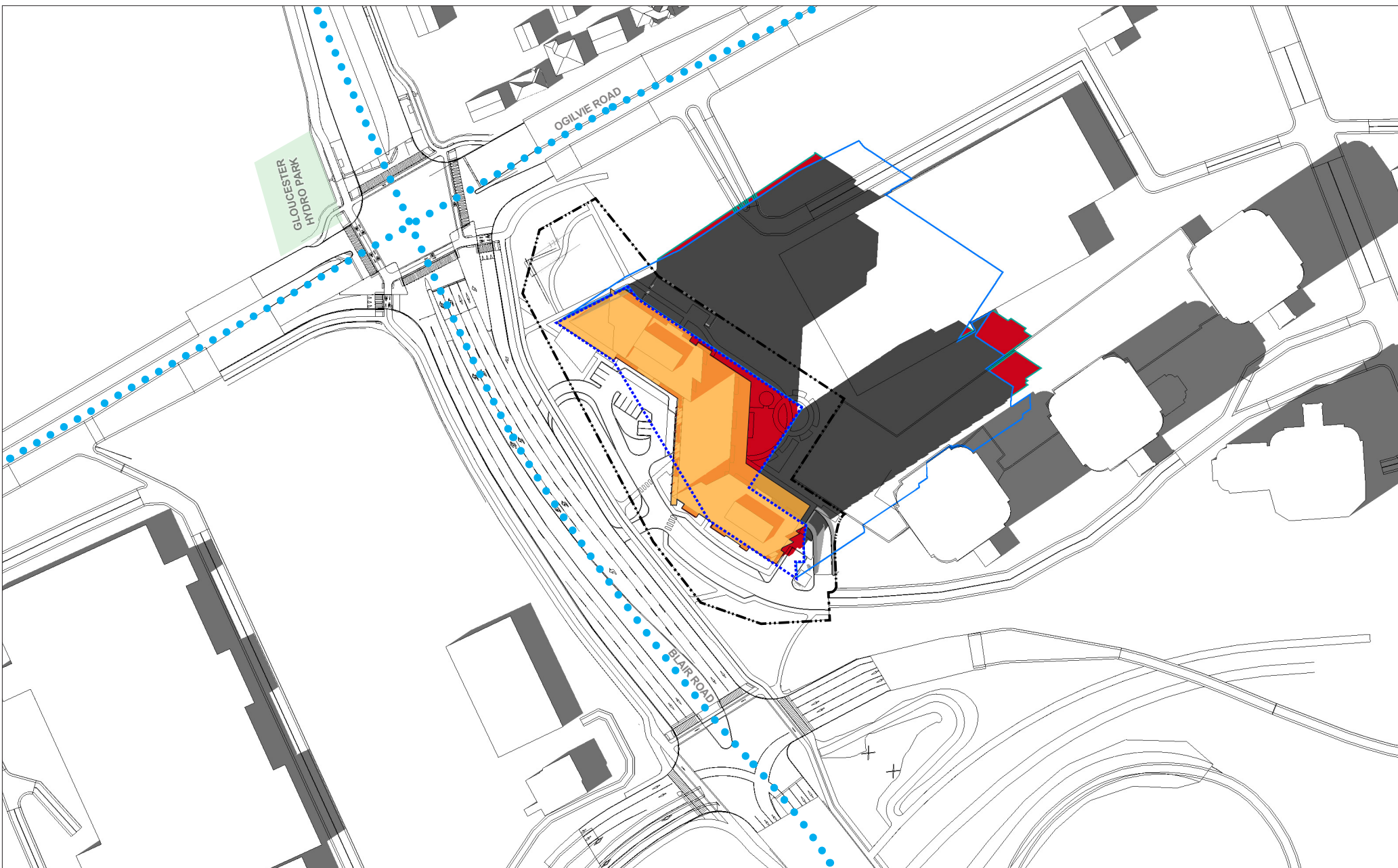


BLAIR & OGILVIE RD
1440 BLAIR TOWERS PL, OTTAWA, ON
 Top-View Shadow Analysis

Company: Hobin Architecture
Prepared by: Cristina Hoang
Date: SEP 19, 2024

Application No.: UDRP Presentation
Application Type:
Scale: 1:2000

Figure test time:
SEPTEMBER 21 3:00pm
 Eastern Daylight Time (EDT) = Universal Time, 4 hours



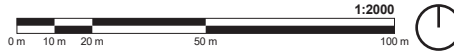
LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

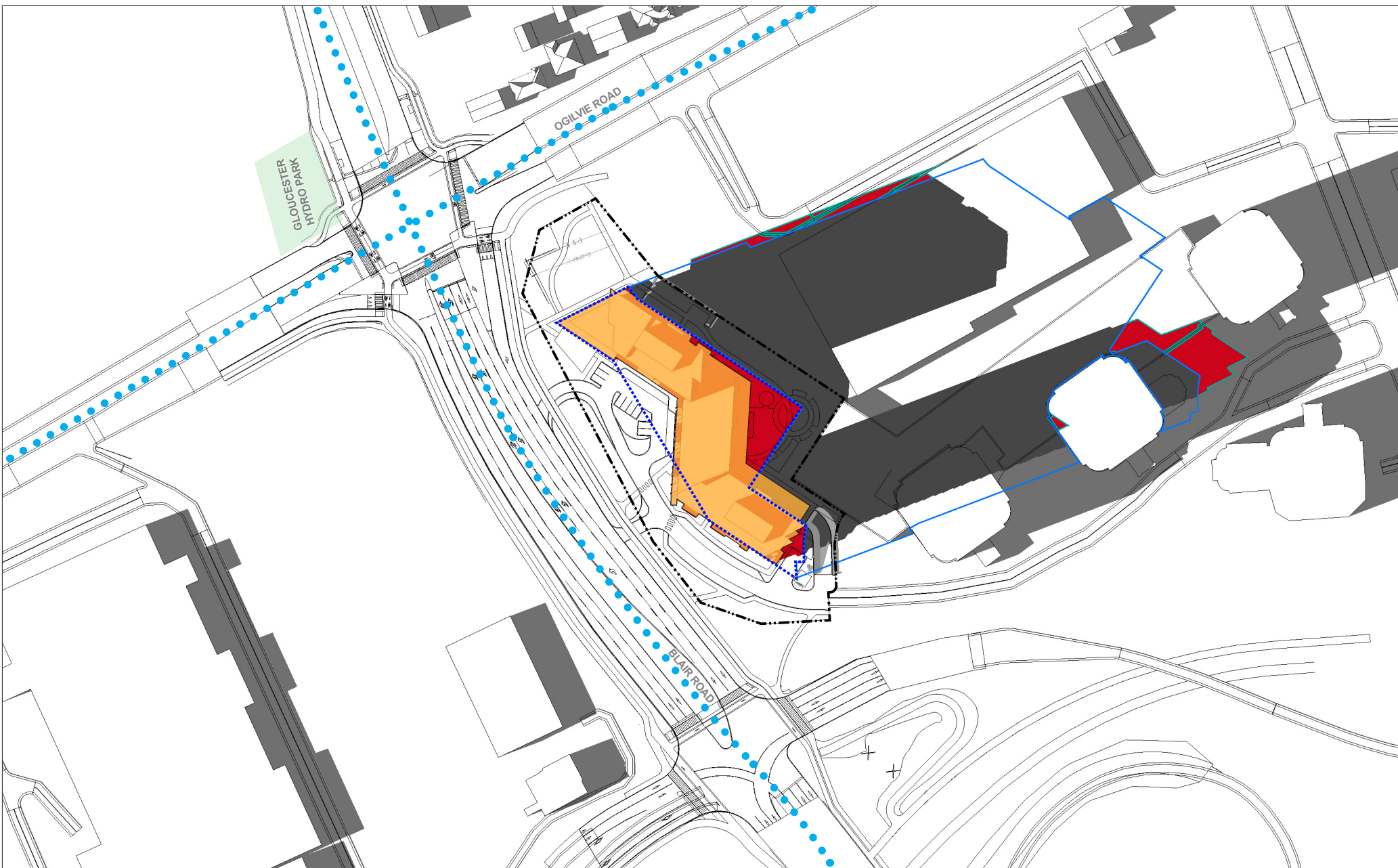


BLAIR & OGILVIE RD
1440 BLAIR TOWERS PL, OTTAWA, ON
 Top-View Shadow Analysis

Company: Hobin Architecture
Prepared by: Cristina Hoang
Date: SEP 19, 2024

Application No.: UDRP Presentation
Application Type:
Scale: 1:2000

Figure test time:
SEPTEMBER 21 4:00pm
 Eastern Daylight Time (EDT) = Universal Time, 4 hours
 Page 24 of 33



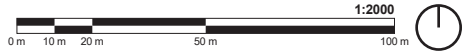
LEGEND:

- New Shadow Outline
- AOR Footprint
- Property Line
- AOR Shadow Outline
- New Net Shadow
- Overlap of AOR & New Shadow
- New Development

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





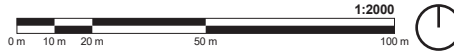
LEGEND:

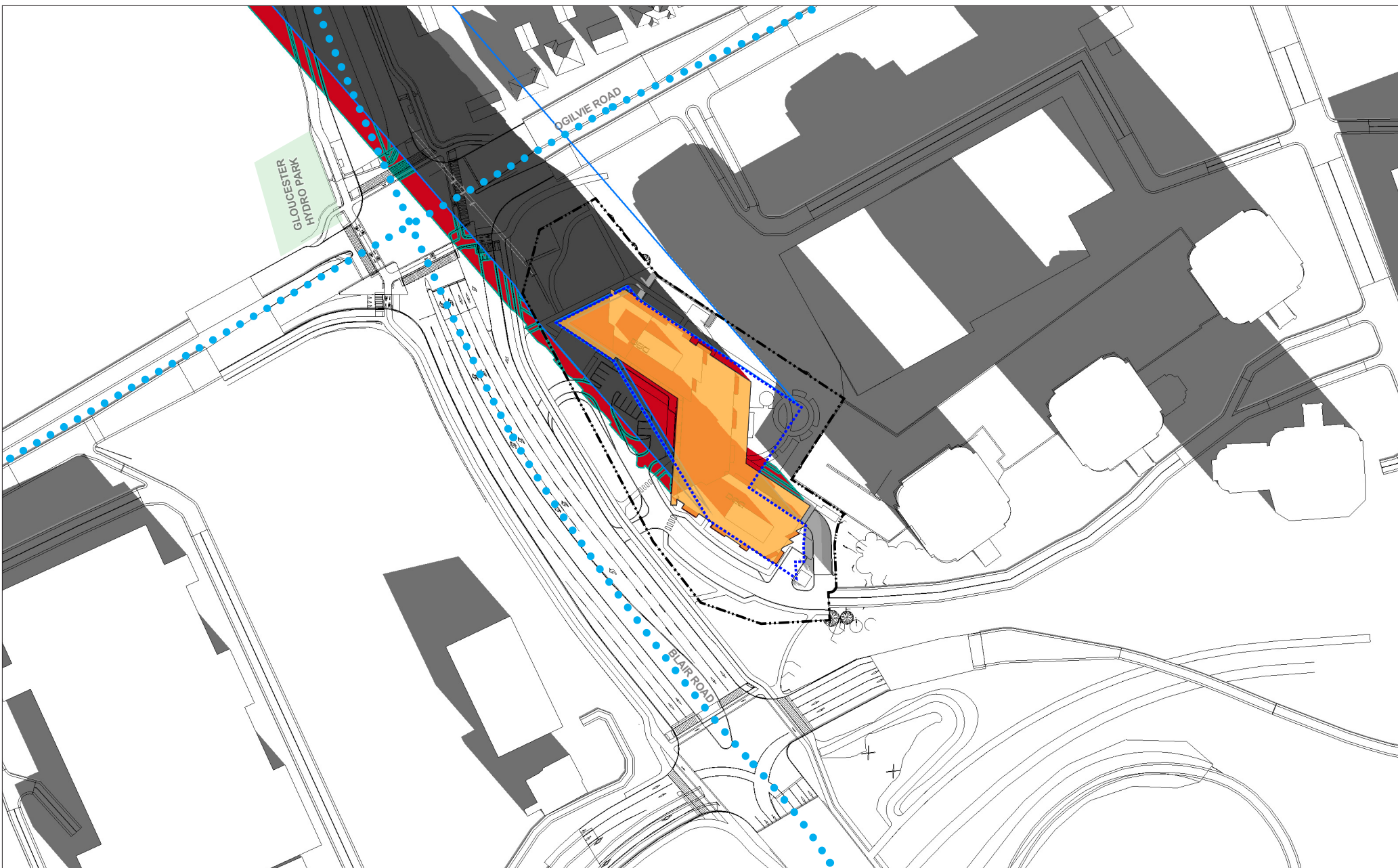
- New Shadow Outline
- AOR Footprint
- Property Line
- AOR Shadow Outline
- New Net Shadow
- Overlap of AOR & New Shadow
- New Development

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





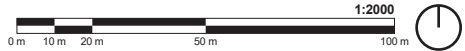
LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





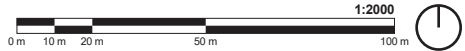
LEGEND:

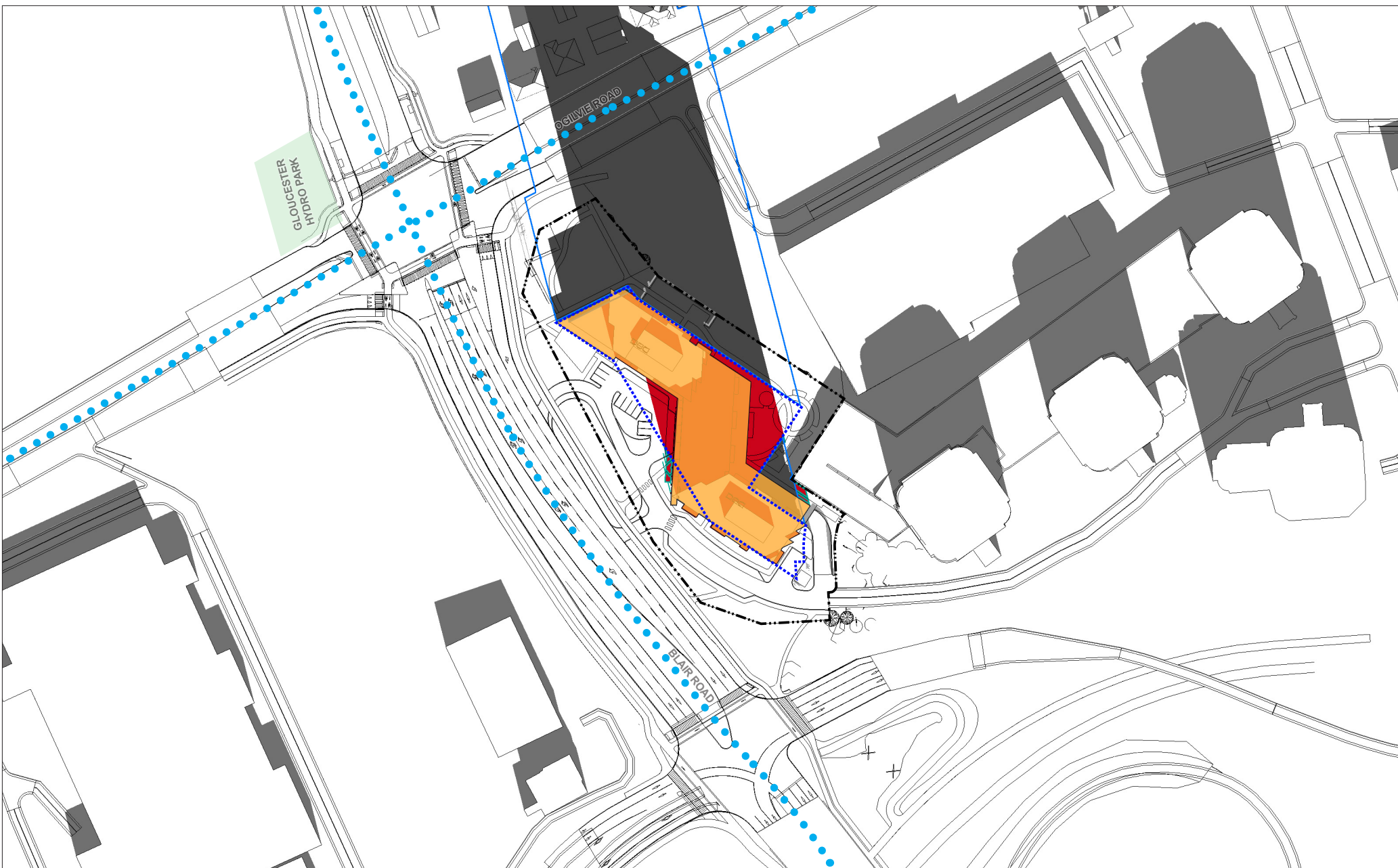
- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





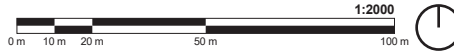
LEGEND:

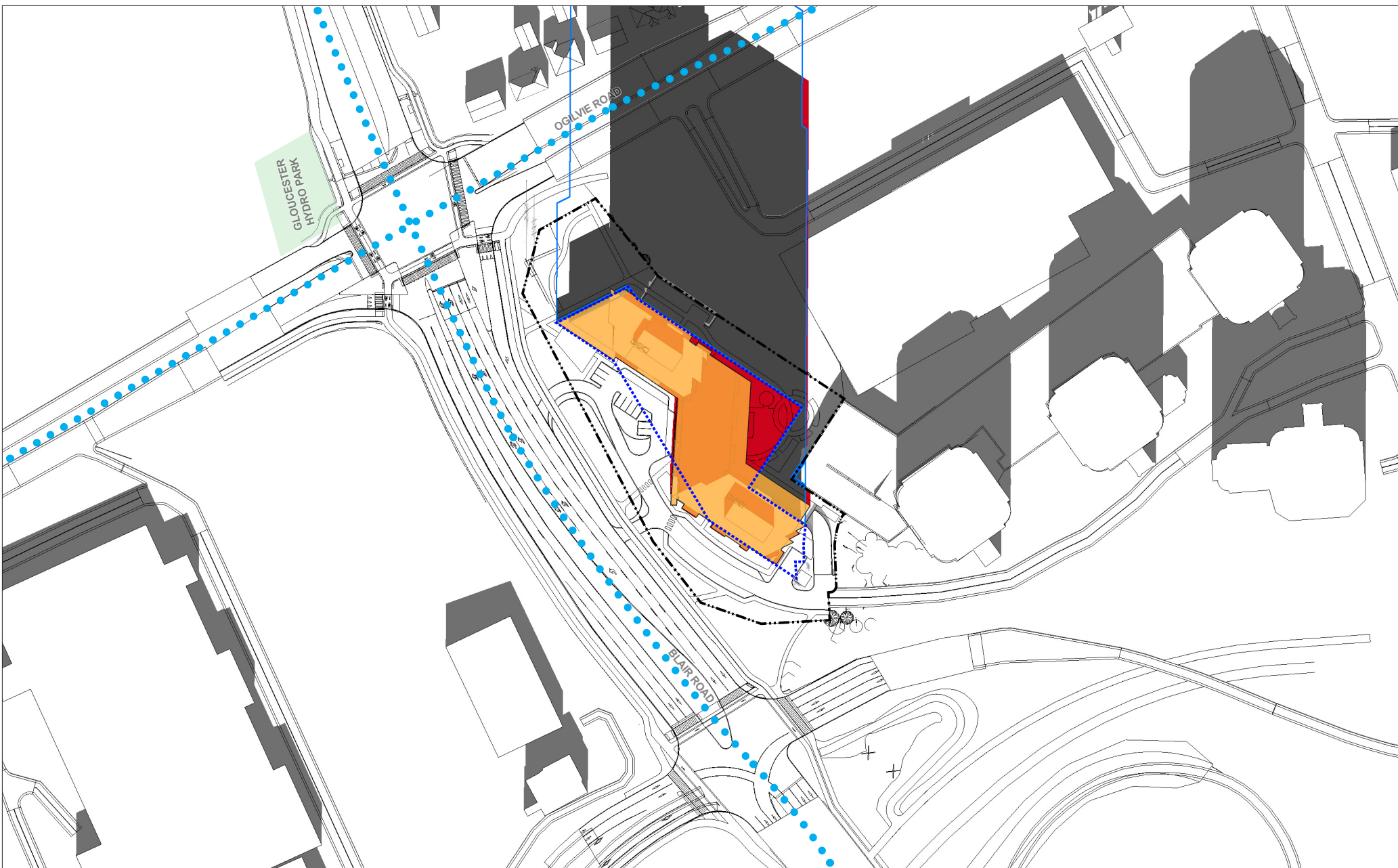
- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





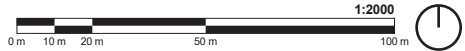
LEGEND:

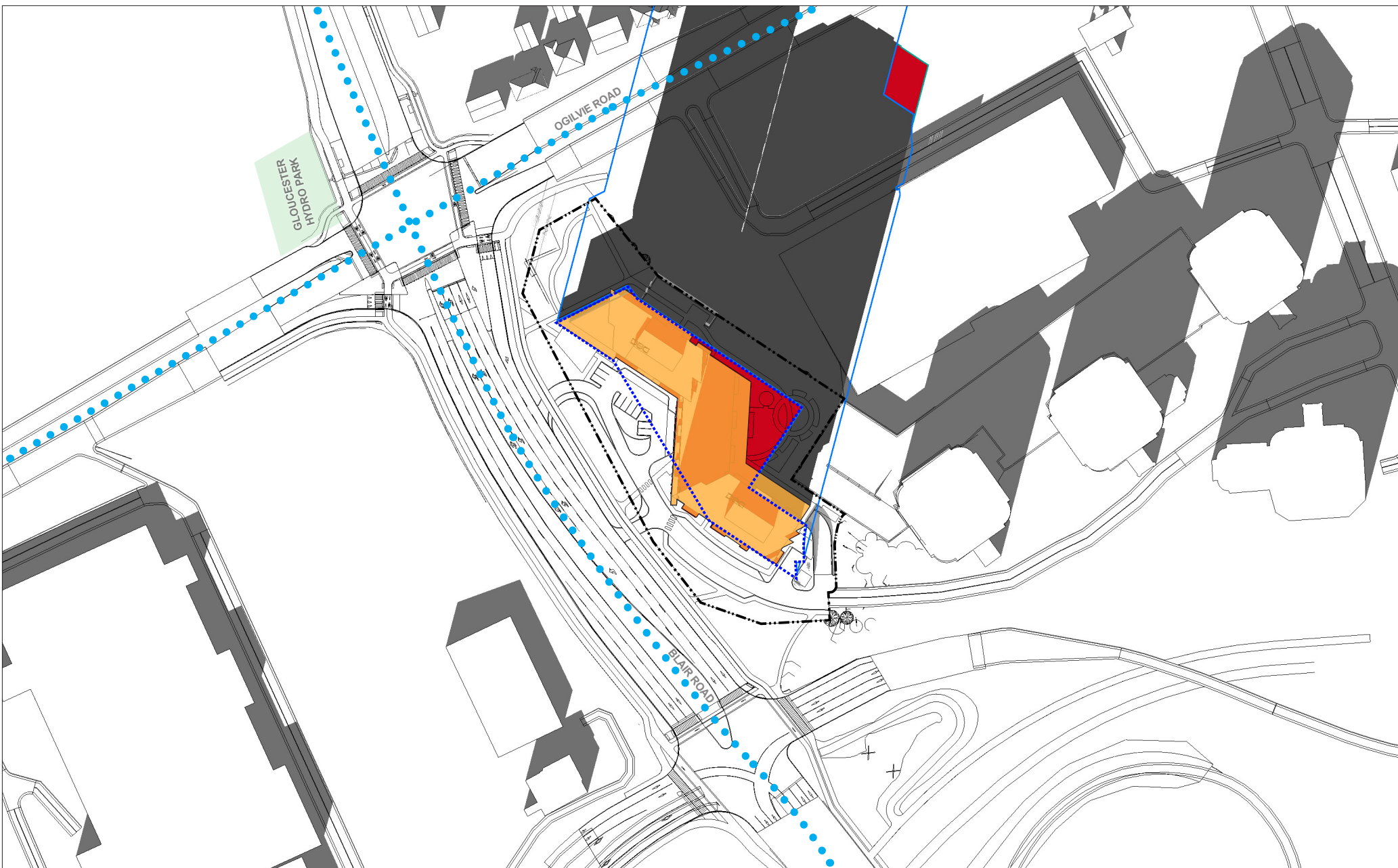
- New Shadow Outline
- AOR Footprint
- Property Line
- AOR Shadow Outline
- New Net Shadow
- Overlap of AOR & New Shadow
- New Development

SENSITIVE AREAS:

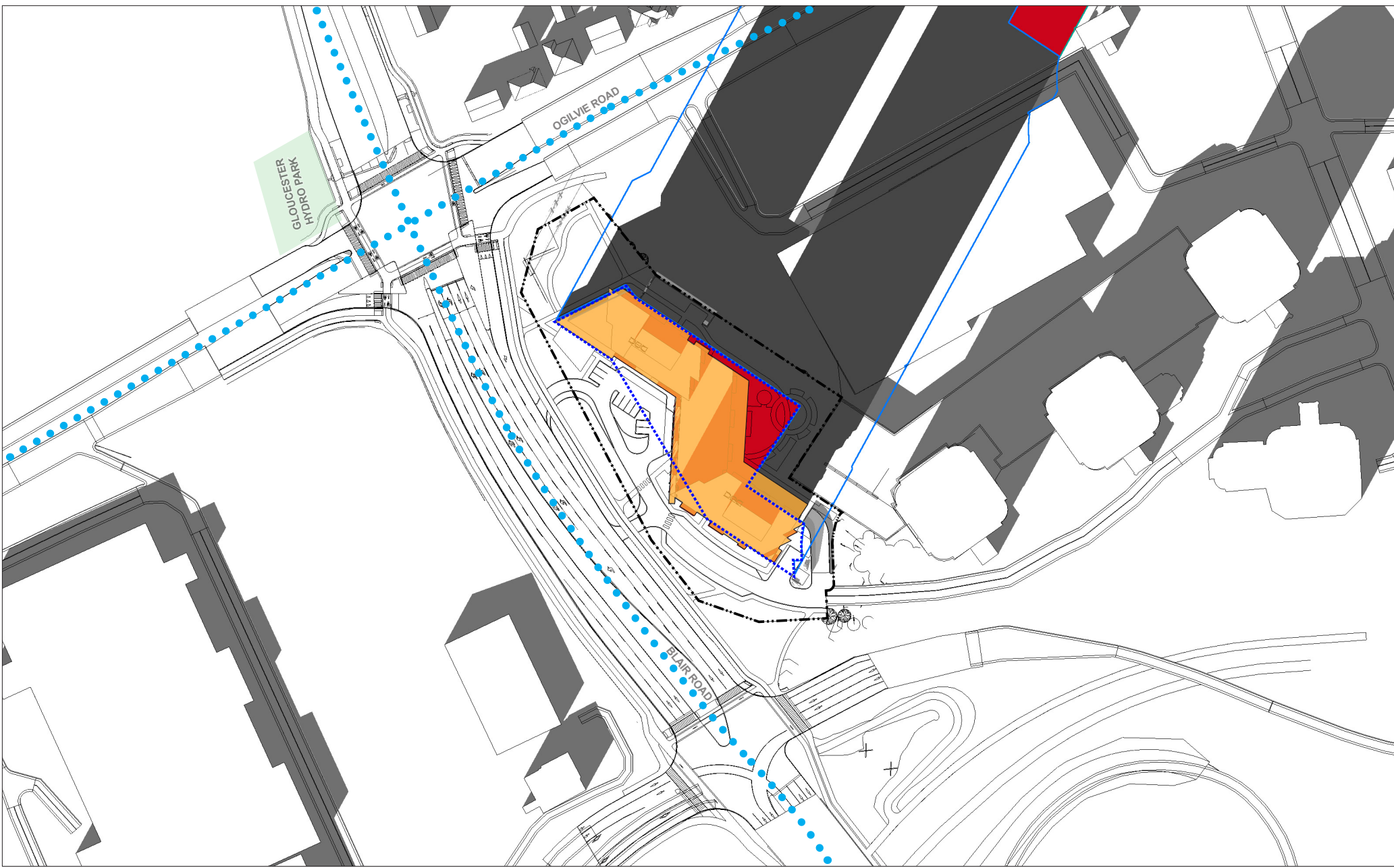
- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





LEGEND:		SENSITIVE AREAS:		
New Shadow Outline	AOR Footprint	Park Spaces	Traditional / Arterial Mainstreets	New = Proposed Development AOR = As-Of-Right
AOR Shadow Outline	New Net Shadow	Property Line		
New Development	Overlap of AOR & New Shadow			



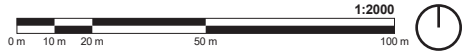
LEGEND:

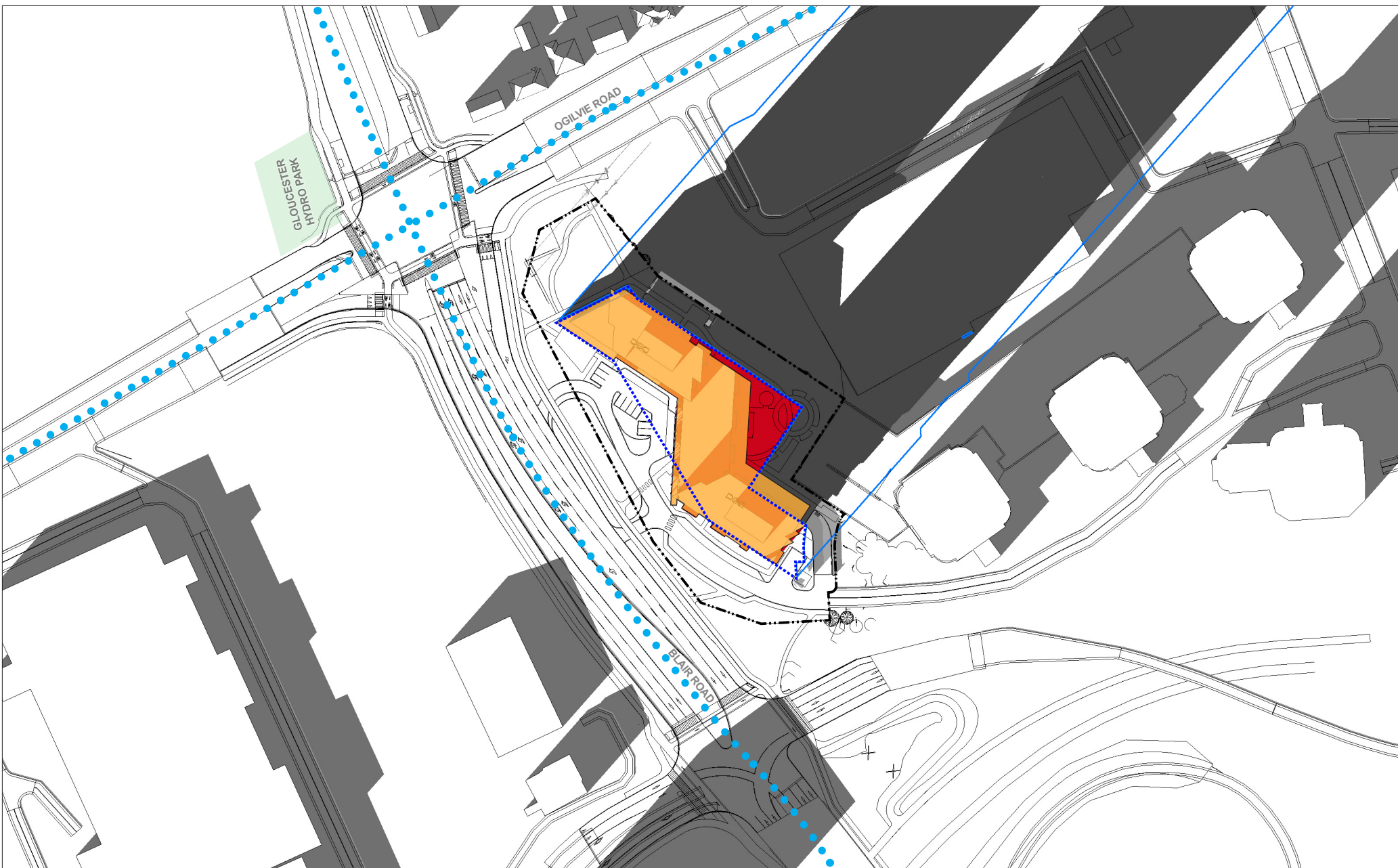
- New Shadow Outline
- AOR Footprint
- Property Line
- AOR Shadow Outline
- New Net Shadow
- Overlap of AOR & New Shadow
- New Development

SENSITIVE AREAS:

- Park Spaces
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





LEGEND:		SENSITIVE AREAS:		New = Proposed Development AOR = As-Of-Right
<ul style="list-style-type: none"> New Shadow Outline AOR Shadow Outline New Development 	<ul style="list-style-type: none"> AOR Footprint New Net Shadow Overlap of AOR & New Shadow 	<ul style="list-style-type: none"> Property Line 	<ul style="list-style-type: none"> Park Spaces ● Traditional / Arterial Mainstreets 	

