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FOTENN Planning + Design

KTS PROPERTIES



UDRP FORMAL CONSULTATION
Revision 2

1531 St. Laurent Blvd. Development Project

November 2025



PROPERTY DESCRIPTION

25 & 20 STOREY RESIDENTIAL BUILDINGS

CITY OF OTTAWA PIN NUMBER	04263-0011
MUNICIPAL ADDRESS	1531 St-Laurent Blvd

SITE INFORMATION

LOT AREA:	4984.1sqm
LOT FRONTAGE:	198.36m (3 sides)
LOT DEPTH:	96.43m (E to W) and 52.20m (N to S)

BUILDING INFORMATION

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

UNIT BREAKDOWN - TOWER A:

		UNIT MIX:
LEVEL 1:	0 UNITS	0
LEVEL 2:	11 UNITS	7x1BD, 3x2BD, 1x3BD
LEVEL 3-6:	11 UNITS	5x1BD, 4x2BD, 2x3BD
LEVEL 7:	9 UNITS	2xST, 5x1BD, 2x3BD
LEVEL 8-23:	10 UNITS	1xST, 5x1BD, 4x2BD
LEVEL 24-25:	10 UNITS	1xST, 5x1BD, 4x2BD
TOTAL	**244 UNITS**	

UNIT BREAKDOWN - TOWER B:

		UNIT MIX:
LEVEL 1:	6 UNITS	4x1BD, 2x 2BD
LEVEL 2-4:	15 UNITS	1x ST, 7x1BD, 6x2BD, 1x3B
LEVEL 5 :	8 UNITS	3x1BD, 3x2BD, 2x3BD
LEVEL 6-10:	9 UNITS	1xST, 4x1BD, 3x2BD, 1X3BI
LEVEL 11-20:	10 UNITS	1XST, 6X1BD, 3X2BD
TOTAL	**204 UNITS**	

TOWERS A+B TOTAL 448 UNITS

ZONING TABLE — AM

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

Design Brief:

The owners of the property between St. Laurent Blvd, Belfast Road and Lagan Way are proposing the development of two residential towers on the lot, to be constructed in two phases. Tower A on the corner of St. Laurent and Belfast would be 25 storeys with a 6-floor podium, and commercial rental units on the ground floor. Tower B on the corner of Belfast and Lagan would be 20 storeys with a 4-floor podium, and residential units and amenity spaces on the ground floor. The two towers would have a combined unit count of 448, adding substantial residential use to the largely commercial and industrial neighbourhood.

The footprint of the project is determined by a 3m setback along Lagan Way, the future road widening along St. Laurent, the corner triangle, and overhead wire setbacks. The two towers are placed at the extremities along the wider east-west direction of the lot, leaving a distance of 23m between towers. The parkland dedication is thus placed at the corner of Belfast Rd and Lagan Way, to provide accessible greenspace for the neighbourhood as well as the residents.

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

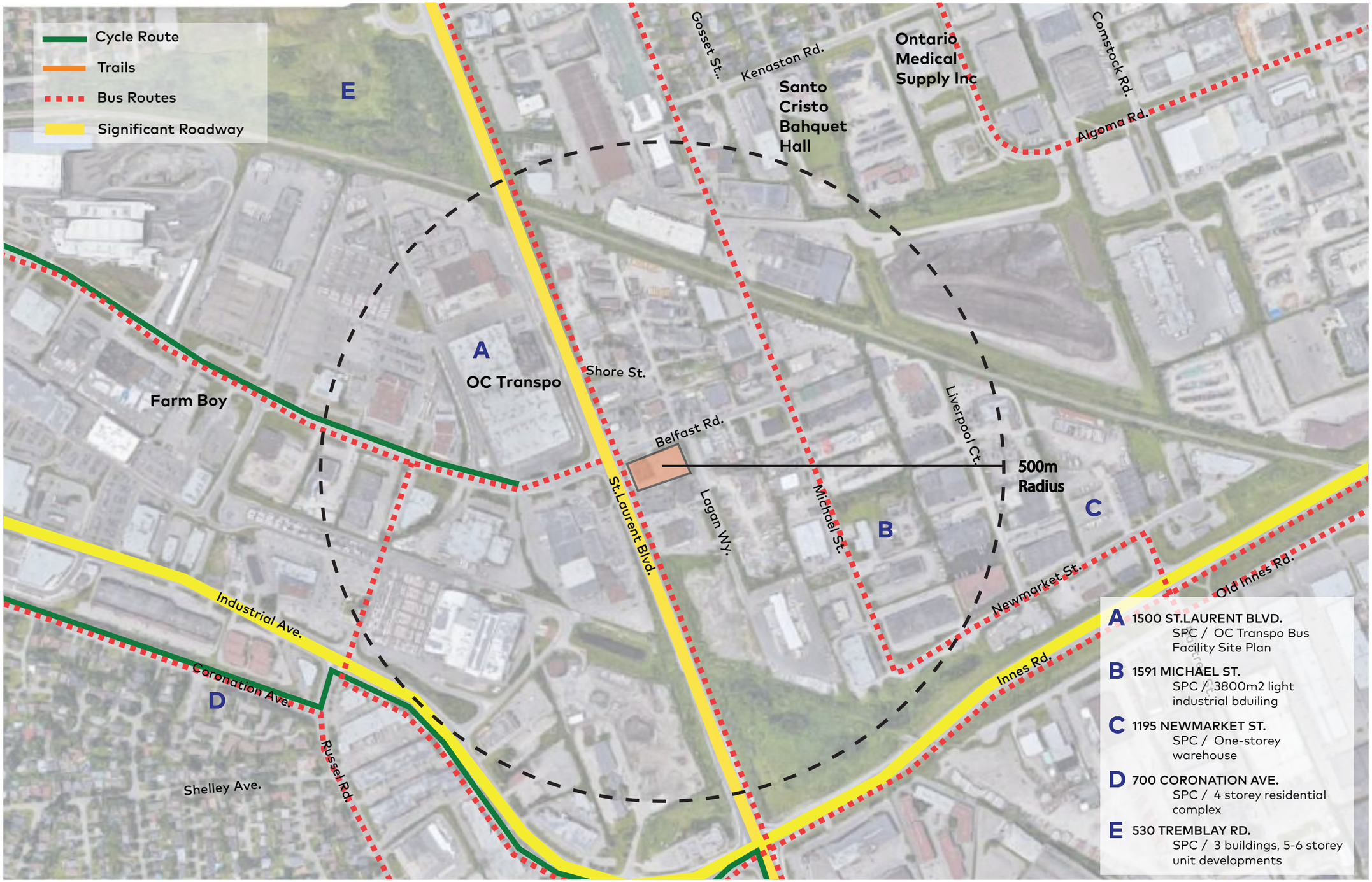
Landscape buffers and a fence along the south property line are provided as required by the Zoning Bylaw and with the intent of providing good urban at grade transitions between all properties surrounding the project. Trees and a combination of hard and soft landscaping approaches will be provided along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

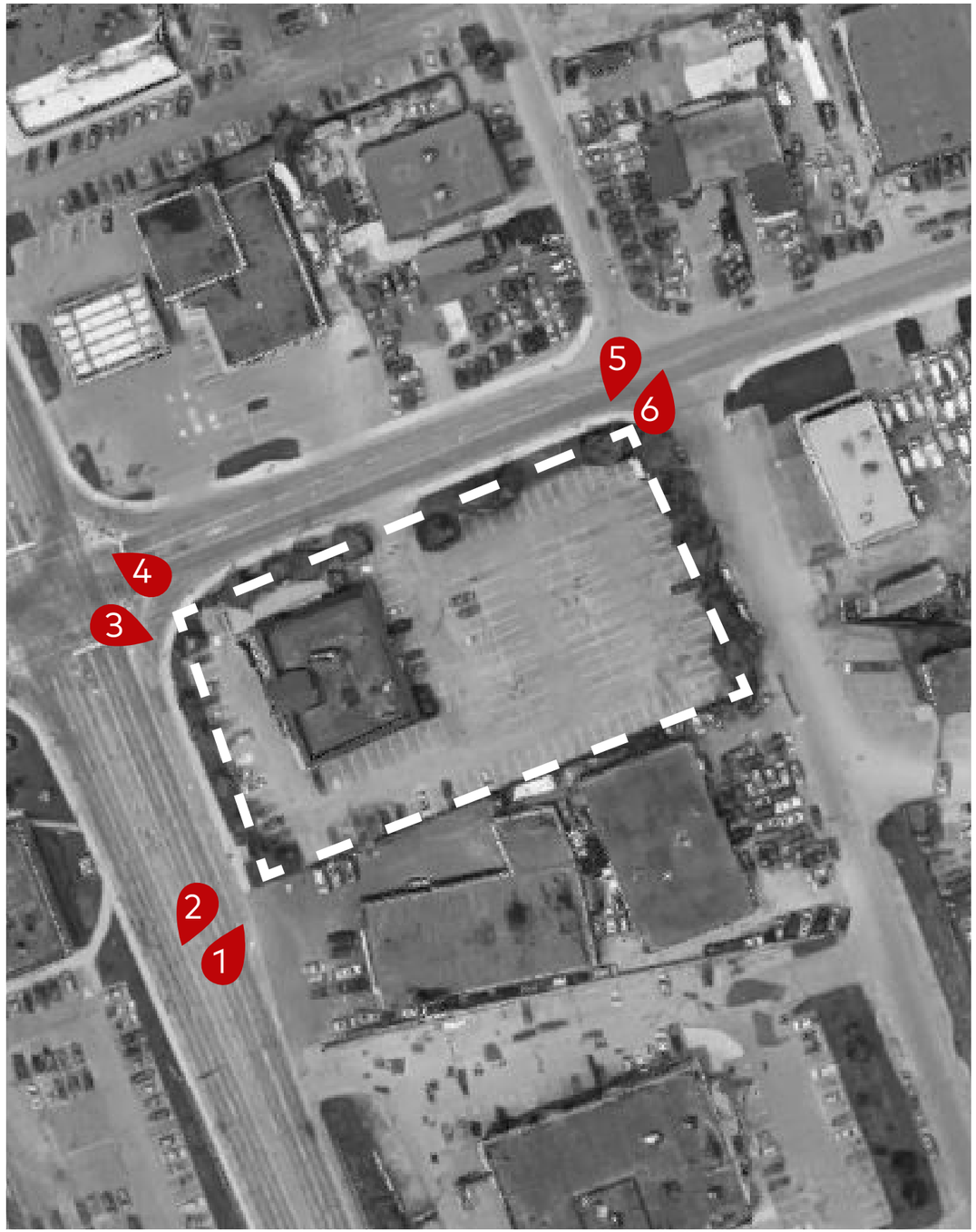
Every rooftop within the project is designed to provide shared amenity terraces accessible to residents of both towers once Phase Two is complete. Phase One (Tower A) includes a walk-out terrace on Level 7 as well as a rooftop amenity room and terrace. Phase Two (Tower B) will offer a ground-level party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

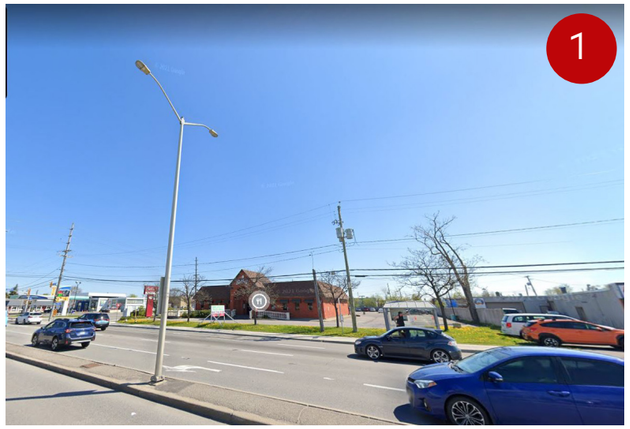
The project site is currently occupied by a small single-storey restaurant and surface parking lot. It sits within a neighbourhood characterized mainly by low-rise industrial and commercial buildings. As a new residential high-rise development, the project introduces a distinctive architectural presence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

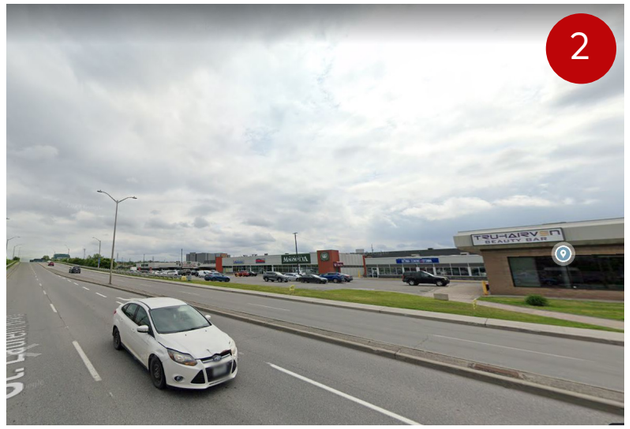
Sustainability Statement:

With regards to sustainability, this project will explore multiple 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.


Cycle Route
Trails
Bus Routes
Significant Roadway
E
Gosset St.
Kenaston Rd.
Ontario Medical Supply Inc
Comstock Rd.
Algoma Rd.
Santo Cristo Bahquet Hall
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


1
2
3
4
5
6

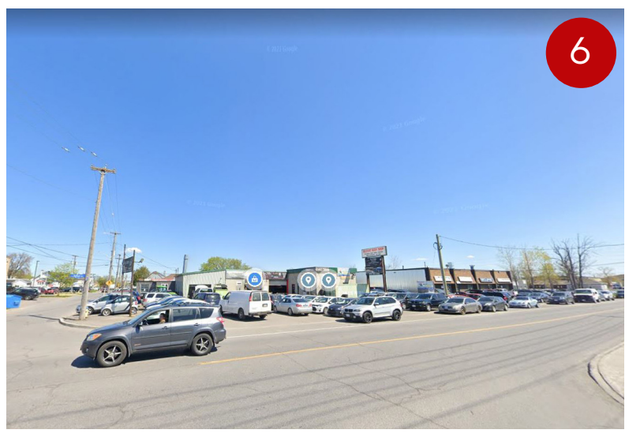

1


2


3
St. Laurent
Blvd
St. Laurent


4
105.5
105.9
DIESEL


5


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
LANCASTER
EDINBURGH
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

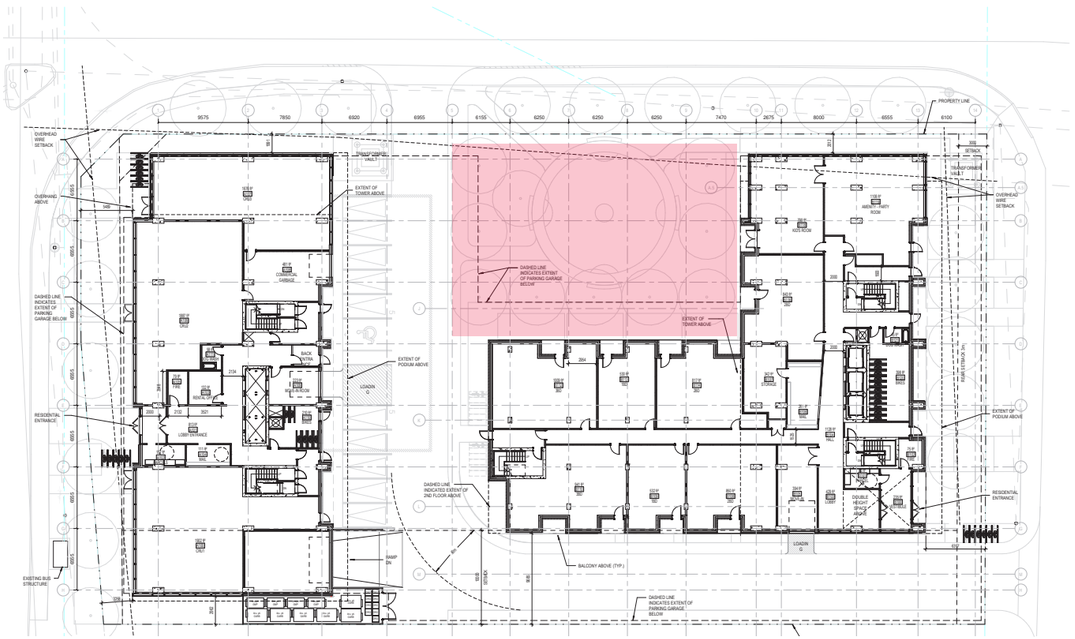
FOTENN Planning + Design
396 Cooper Street, Suite 300, Ottawa ON K2P 2H7
613.730.5709 www.fotenn.com

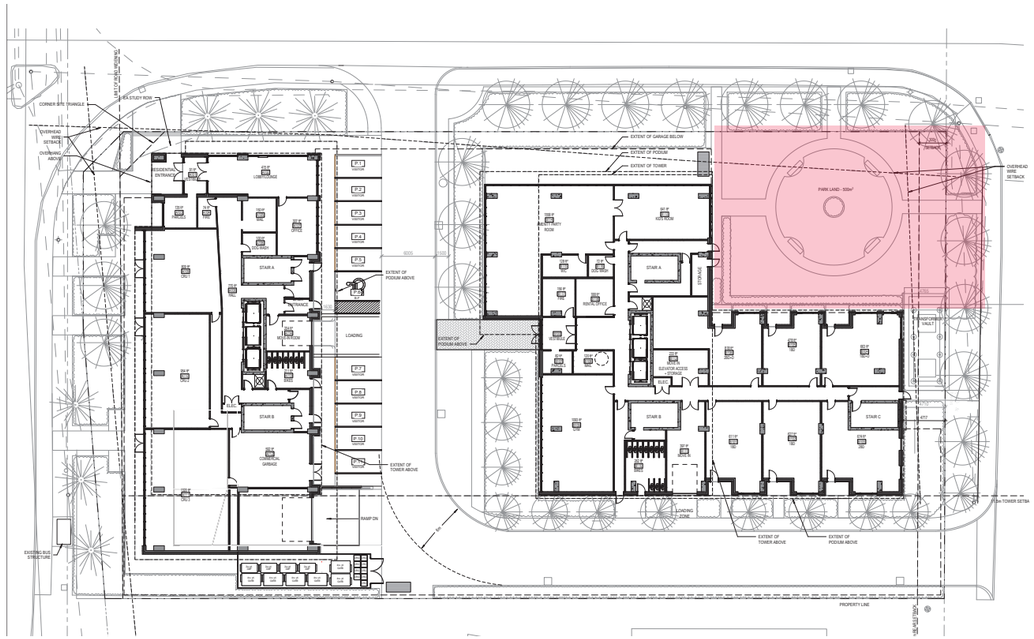
DESIGNED	TK
REVIEWED	TS
DATE	2022.06.10

P2

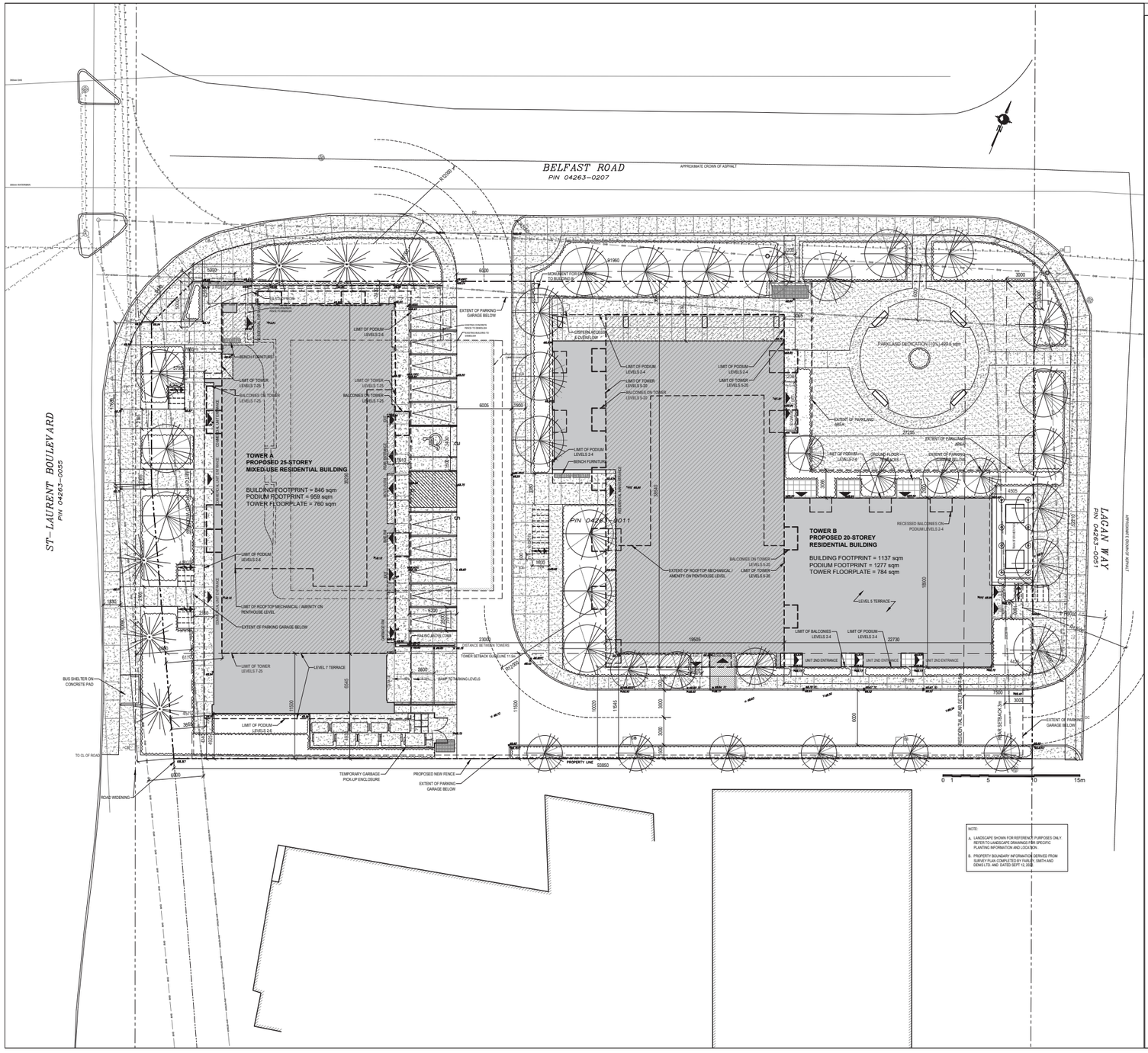


Massing and Facade Evolution





Site Planning and Park Land



KEY PLAN



PROPERTY DESCRIPTION

25 & 20 STOREY RESIDENTIAL BUILDINGS

CITY OF OTTAWA PIN NUMBER	04263-0011
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SITE INFORMATION

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LOT DEPTH: 96.43m (E to W) and 52.20m (N to S)

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PROPOSED USE: MIXED USE RESIDENTIAL, RESIDENTIAL, HIGH-RISE

UNIT BREAKDOWN - TOWER A:

UNIT MIX:

LEVEL 1: 0 UNITS 0
LEVEL 2: 11 UNITS 7x1BD, 3x2BD, 1x3BD
LEVEL 3-6: 11 UNITS 5x1BD, 4x2BD, 2x3BD
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UNIT BREAKDOWN - TOWER B:

UNIT MIX:

LEVEL 1: 6 UNITS 4x1BD, 2x 2BD
LEVEL 2-4: 15 UNITS 1x ST, 7x1BD, 6x2BD, 1x3BD
LEVEL 5 : 8 UNITS 3x1BD, 3x2BD, 2x3BD
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TOTAL 244 UNITS **TOTAL 204 UNITS**

TOWERS A+B TOTAL 448 UNITS

ZONING TABLE

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

LEGEND

SOFT LANDSCAPING
PAVERS
REFER TO LANDSCAPE
ASPHALT PAVING
CONCRETE
RIVERSTONE
REFER TO LANDSCAPE
EXISTING BUILDING ELEMENT TO BE REMOVED
EXISTING FENCE
NEW BOARD FENCE
REFER TO LANDSCAPE
LOT LINE
SETBACK LINE
DESIGNATED BUILDING ENTRANCE / EXIT
FIRE HYDRANT. REFER TO CIVIL
CATCH BASIN
MANHOLE

FD FLOOR DRAIN
UP UTILITY POLE
OVERHEAD UTILITY WIRES
L.S. LIGHT STANDARD
DC DEPRESSED CURB
NEW TREE (REFER TO LANDSCAPE DRAWINGS)
EXISTING TREE (REFER TO LANDSCAPE DRAWINGS)
NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
77.70 EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
58.64 NEW GROUND ELEVATION REFER TO CIVIL
NOTE: 'X-E' INDICATES EXISTING TO REMAIN

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

Ingénieur / Engineer (Mécanique & Électricité / Mechanical & Electrical)

Architecte/ Architect (paysagiste / Landscape)

GJA INC.
GINO J AIELLO | LANDSCAPE ARCHITECT
GJA.COM | 613.216.5135 | GINO@GJA.COM
113 ELGIN STREET, ROAD UNIT #1, OTTAWA ON K2P 1L7

Ingénieur / Engineer (Civil / Civil)

egis
750 Palladium Drive
Ottawa, ON K2V 1C7
www.egis-group.com

Urban planner / Urbaniste

FOTENN Planning + Design
420 O'Connor Street
Ottawa, ON K2P 1W4
fotenn.com

Client / Client

KTS PROPERTIES
101-260 Carling Ave.
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www.figurr.ca

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Sceau / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
PEZHEKEI TO CHIPOS LICENCE 7825

Note:

L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Projet / Project

ST-LAURENT DEVELOPMENT

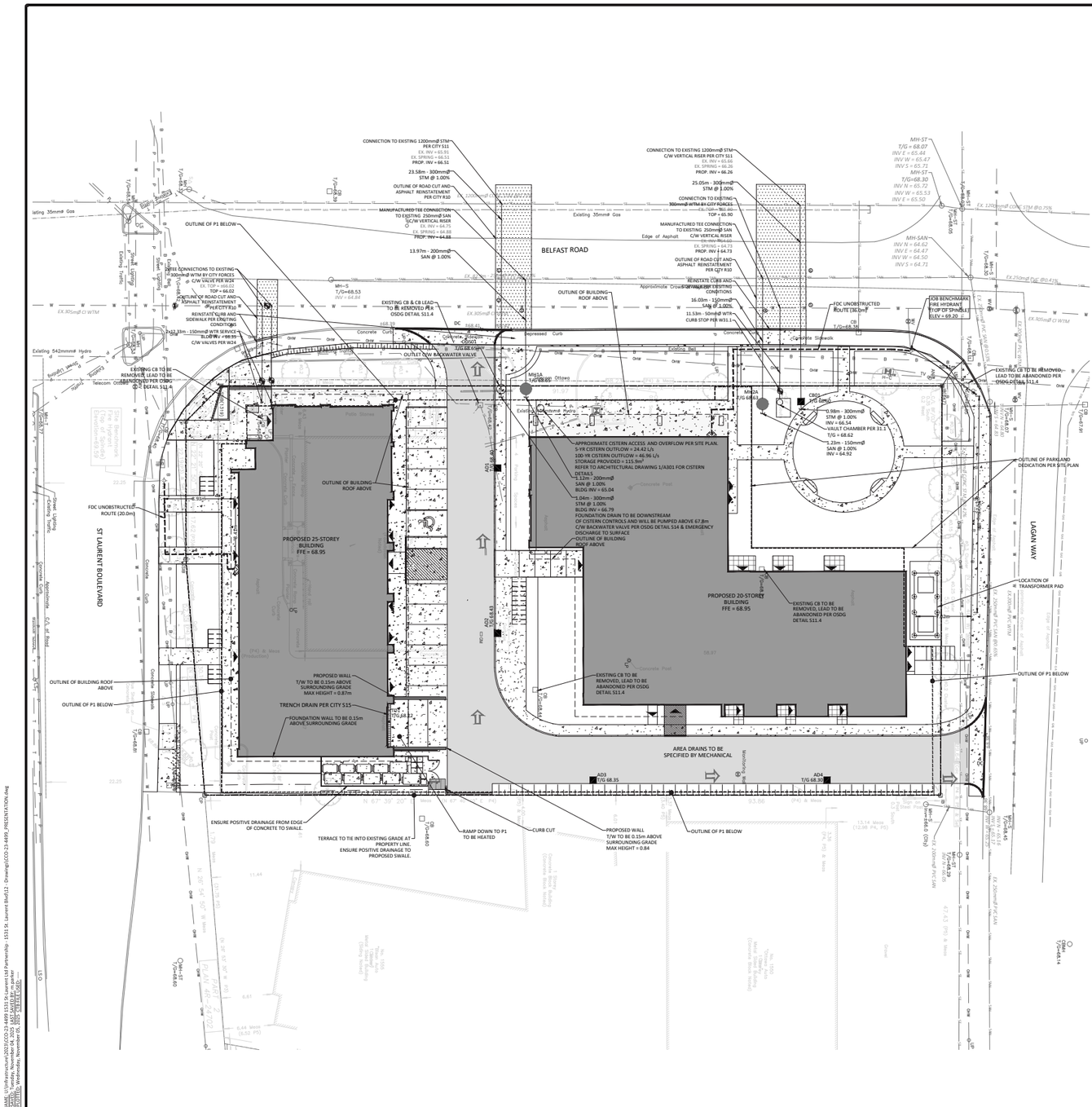
1531 St-Laurent Blvd

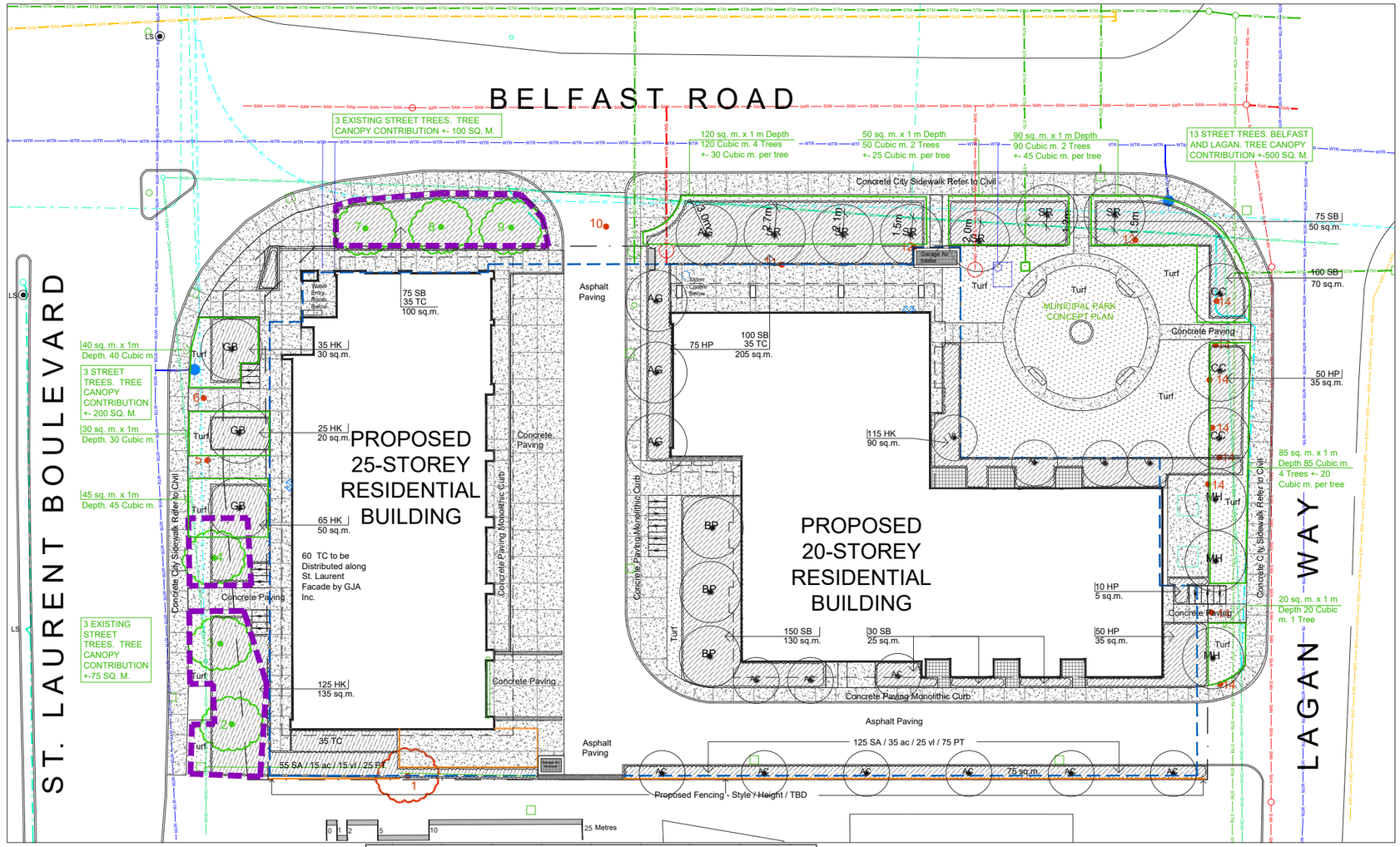
Ottawa, ON

Titre / Title

SITE PLAN

Dessiné par / Drawn by: ZK	No. projet / Project number: 2303
Vérifié par / Verified by: RC	No. dessin / Drawing number: A010
Échelle / Scale: 1:200	Révision / Revision: 6
Date de création du dessin / Drawing creation date: 03/01/2023	


BELFAST ROAD
ST LAURENT BOULEVARD
LAGAN WAY
OUTLINE OF BUILDING ROOF ABOVE
PROPOSED 25-STOREY BUILDING FFE = 68.95
PROPOSED 20-STOREY BUILDING FFE = 68.95
OUTLINE OF P1 BELOW
CONNECTION TO EXISTING 1200mmØ STM PER CITY S11
EX. INV = 65.91
EX. SPRING = 66.51
PROP. INV = 66.51
23.58m - 300mmØ STM @ 1.00%
OUTLINE OF ROAD CUT AND ASPHALT REINSTATEMENT PER CITY R10
MANUFACTURED TEE CONNECTION TO EXISTING 250mmØ SAN C/W VERTICAL RISER
EX. INV = 64.75
EX. SPRING = 64.88
PROP. INV = 64.88
13.97m - 200mmØ SAN @ 1.00%
CONNECTION TO EXISTING 1200mmØ STM C/W VERTICAL RISER PER CITY S11
EX. INV = 65.66
EX. SPRING = 66.26
PROP. INV = 66.26
25.05m - 300mmØ STM @ 1.00%
CONNECTION TO EXISTING 300mmØ WTM BY CITY FORCES
EX. TOP = 66.60
TOP = 65.90
MANUFACTURED TEE CONNECTION TO EXISTING 250mmØ SAN C/W VERTICAL RISER
EX. INV = 64.65
EX. SPRING = 64.73
PROP. INV = 64.73
OUTLINE OF ROAD CUT AND ASPHALT REINSTATEMENT PER CITY R10
REINSTATE CURB AND SIDEWALK PER EXISTING CONDITIONS
16.03m - 150mmØ SAN @ 1.00%
11.53m - 50mmØ WTR CURB STOP PER W31.1
EXISTING CB & CB LEAD TO BE REMOVED PER OSDG DETAIL S11.4
DATE CONNECTIONS TO EXISTING 300mmØ WTM BY CITY FORCES c/w C/W VALVES PER W24
OUTLINE OF ROAD CUT AND ASPHALT REINSTATEMENT PER CITY R10
REINSTATE CURB AND SIDEWALK PER EXISTING CONDITIONS
27.33m - 150mmØ WTR SERVICE BLDG RM = 66.50 C/W VALVES PER W24
EXISTING CB TO BE REMOVED, LEAD TO BE ABANDONED PER OSDG DETAIL S11.4
OUTLET C/W BACKWATER VALVE
APPROXIMATE CISTERN ACCESS AND OVERFLOW PER SITE PLAN.
5-YR CISTERN OUTFLOW = 24.42 L/s
100-YR CISTERN OUTFLOW = 46.96 L/s
STORAGE PROVIDED = 115.9m³
REFER TO ARCHITECTURAL DRAWING 1/A301 FOR CISTERN DETAILS
0.98m - 300mmØ STM @ 1.00% INV = 66.54 C/W VAULT CHAMBER PER S11.7 T/G = 68.62
5.23m - 150mmØ SAN @ 1.00% INV = 64.92
5.04m - 300mmØ STM @ 1.00% BLDG INV = 66.79 FOUNDATION DRAIN TO BE DOWNSTREAM OF CISTERN CONTROLS AND WILL BE PUMPED ABOVE 67.8m C/W BACKWATER VALVE PER OSDG DETAIL S14 & EMERGENCY DISCHARGE TO SURFACE
OUTLINE OF BUILDING ROOF ABOVE
OUTLINE OF PARKLAND DEDICATION PER SITE PLAN
LOCATION OF TRANSFORMER PAD
EXISTING CB TO BE REMOVED, LEAD TO BE ABANDONED PER OSDG DETAIL S11.4
PROPOSED WALL T/W TO BE 0.15m ABOVE SURROUNDING GRADE MAX HEIGHT = 0.87m
TRENCH DRAIN PER CITY S15
FOUNDATION WALL TO BE 0.15m ABOVE SURROUNDING GRADE
AREA DRAINS TO BE SPECIFIED BY MECHANICAL
ENSURE POSITIVE DRAINAGE FROM EDGE OF CONCRETE TO SWALE.
TERRACE TO TIE INTO EXISTING GRADE AT PROPERTY LINE. ENSURE POSITIVE DRAINAGE TO PROPOSED SWALE.
RAMP DOWN TO P1 TO BE HEATED
CURB CUT
PROPOSED WALL T/W TO BE 0.15m ABOVE SURROUNDING GRADE MAX HEIGHT = 0.84
OUTLINE OF P1 BELOW
FDC UNOBSTRUCTED ROUTE (20.0m)
FDC UNOBSTRUCTED ROUTE (30.0m)
JOB BENCHMARK FIRE HYDRANT TOP OF SPINDLE ELEV = 69.20
EX. 1200mmØ CONC STM
EX. 250mmØ CONC
EX. 305mmØ CI W'TM
EX. 305mmØ DI W'TM
EX. 350mmØ PVC SAN
Existing 542mmmØ Hydro
Existing 35mmØ Gas
Telecom Chamber
Hydro Chamber
Bell Hydro Chamber
Pole Stones
Concrete Post
Concrete Curb
Depressed Curb
Asphalt
Concrete Sidewalk
Interlocking Stone
Landscaping
Lamp Standard
Street Lighting
Bell Pedestal
Bell Manhole
Bell Maintenance Hole
Bell Telephone Pedestal
Bell Telephone Manhole
Bell Telephone Maintenance Hole
Bell Telephone Chamber
Bell Telephone Vault
Bell Telephone Pole
Bell Telephone Pole with Guy
Bell Telephone Pole with Anchor
Bell Telephone Pole with Guy and Anchor
Bell Telephone Pole with Transformer
Bell Telephone Pole with Transformer and Guy
Bell Telephone Pole with Transformer and Anchor
Bell Telephone Pole with Transformer and Guy and Anchor
Bell Telephone Pole with Transformer and Guy and Anchor and Lamp Standard
Bell Telephone Pole with Transformer and Guy and Anchor and Lamp Standard and Street Lighting
Bell Telephone Pole with Transformer and Guy and Anchor and Lamp Standard and Street Lighting and Interlocking Stone
Bell Telephone Pole with Transformer and Guy and Anchor and Lamp Standard and Street Lighting and Interlocking Stone and Landscaping
Bell Telephone Pole with Transformer and Guy and Anchor and Lamp Standard and Street Lighting and Interlocking Stone and Landscaping and Asphalt
Bell Telephone Pole with Transformer and Guy and Anchor and Lamp Standard and Street Lighting and Interlocking Stone and Landscaping and Asphalt and Concrete Sidewalk
Bell Telephone Pole with Transformer and Guy and Anchor and Lamp Standard and Street Lighting and Interlocking Stone and Landscaping and Asphalt and Concrete Sidewalk and Depressed Curb
Bell Telephone Pole with Transformer and Guy and Anchor and Lamp Standard and Street Lighting and Interlocking Stone and Landscaping and Asphalt and Concrete Sidewalk and Depressed Curb and Concrete Curb
Bell Telephone Pole with Transformer and Guy and Anchor and Lamp Standard and Street Lighting and Interlocking Stone and Landscaping and Asphalt and Concrete Sidewalk and Depressed Curb and Concrete Curb and Concrete Post
Bell Telephone Pole with Transformer and Guy and Anchor and Lamp Standard and Street Lighting and Interlocking Stone and Landscaping and Asphalt and Concrete Sidewalk and Depressed Curb and Concrete Curb and Concrete Post and Pole Stones
Bell Telephone Pole with Transformer and Guy and Anchor and Lamp Standard and Street Lighting and Interlocking Stone and Landscaping and Asphalt and Concrete Sidewalk and Depressed Curb and Concrete Curb and Concrete Post and Pole Stones and Hydro Chamber
Bell Telephone Pole with Transformer and Guy and Anchor and Lamp Standard and Street Lighting and Interlocking Stone and Landscaping and Asphalt and Concrete Sidewalk and Depressed Curb and Concrete Curb and Concrete Post and Pole Stones and Hydro Chamber and Bell Hydro Chamber
Bell Telephone Pole with Transformer and Guy and Anchor and Lamp Standard and Street Lighting and Interlocking Stone and Landscaping and Asphalt and Concrete Sidewalk and Depressed Curb and Concrete Curb and Concrete Post and Pole Stones and Hydro Chamber and Bell Hydro Chamber and Telecom Chamber
Bell Telephone Pole with Transformer and Guy and Anchor and Lamp Standard and Street Lighting and Interlocking Stone and Landscaping and Asphalt and Concrete Sidewalk and Depressed Curb and Concrete Curb and Concrete Post and Pole Stones and Hydro Chamber and Bell Hydro Chamber and Telecom Chamber and Existing 542mmmØ Hydro
Bell Telephone Pole with Transformer and Guy and Anchor and Lamp Standard and Street Lighting and Interlocking Stone and Landscaping and Asphalt and Concrete Sidewalk and Depressed Curb and Concrete Curb and Concrete Post and Pole Stones and Hydro Chamber and Bell Hydro Chamber and Telecom Chamber and Existing 542mmmØ Hydro and Existing 35mmØ Gas
Bell Telephone Pole with Transformer and Guy and Anchor and Lamp Standard and Street Lighting and Interlocking Stone and Landscaping and Asphalt and Concrete Sidewalk and Depressed Curb and Concrete Curb and Concrete Post and Pole Stones and Hydro Chamber and Bell Hydro Chamber and Telecom Chamber and Existing 542mmmØ Hydro and Existing 35mmØ Gas and



REFER TO TCR BY IFS

- Existing Tree TO REMAIN / PROTECT
- Existing Tree TO REMOVE
- Protection for Existing Trees

LANDSCAPE PLAN

- Proposed Deciduous Tree
- Shrub Planting Bed
- Turf Sod and Topsoil
- Concrete Monolithic Curb
- Concrete
- Patio Slabs
- Parking Garage
- Fence
- Bike Rack Anchor to Concrete
- Fire Hydrant
- FD Siamese Connection
- Light Standard

BELOW/ABOVE GRADE SERVICES REFER TO CIVIL/CUP

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

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NOT To Be Used For Construction **Unless** indicated by Revision: "**FOR LANDSCAPE CONSTRUCTION**".

Contractor is Responsible for Verification of Site Locations of all Utilities. Report any Discrepancies Between Site and Drawing Immediately to Gino J. Aiello. Do NOT Proceed Until Clarified.

TURF AREAS TO BE SOD C/W 150MM DEPTH TOPSOIL ON APPROVED SUBGRADE | SOD TO BE #1 GRADE TURFGRASS NURSERY SOD per NSGA - Fine Fescue/Kentucky Bluegrass Sod | PLANTING MIX TO BE APPROVED BY LANDSCAPE ARCHITECT | PLANT MATERIAL TO MEET CNLA STANDARDS/BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING | ALL MATERIALS & WORK TO BE MAINTAINED UNTIL FINAL ACCEPTANCE, (MOWING TURF, WEEDING BEDS, WATERING TURF & PLANTS) & INCLUDE 1 YEAR WARRANTY FROM DATE OF FINAL ACCEPTANCE | PROVIDE WATERING OF ALL PLANT MATERIAL AS REQUIRED FOR PROPER ESTABLISHMENT, UNTIL END OF WARRANTY PERIOD | REFER TO CIVIL ENGINEER's DRAWING FOR ELEVATIONS / GRADING |

The Landscape Plan is to be read in conjunction with the grading, servicing, site and survey plan | Bare root material to be planted in season only | All plant material locations to be staked on site by the landscape contractor and checked by the landscape architect prior to planting | All trees to be preserved on or directly adjacent to the site will be protected | Plant material are to be installed a minimum of; 3.0m away from any part of any hydro transformer, 3.0m corridor between a fire hydrant and the curb, a 2.5m radius beside or behind a fire hydrant, 2.0m from any servicing/utility line or structure |

TURF AREAS TO BE SOD C/W 150MM DEPTH TOPSOIL ON APPROVED SUBGRADE | SOD TO BE #1 GRADE TURFGRASS NURSERY SOD per NSGA - Fine Fescue/Kentucky Bluegrass Sod | PLANTING MIX TO BE APPROVED BY LANDSCAPE ARCHITECT | PLANT MATERIAL TO MEET CNLA STANDARDS/BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING | ALL MATERIALS & WORK TO BE MAINTAINED UNTIL FINAL ACCEPTANCE, (MOWING TURF, WEEDING BEDS, WATERING TURF & PLANTS) & INCLUDE 1 YEAR WARRANTY FROM DATE OF FINAL ACCEPTANCE | PROVIDE WATERING OF ALL PLANT MATERIAL AS REQUIRED FOR PROPER ESTABLISHMENT UNTIL END OF WARRANTY PERIOD | REFER TO CIVIL ENGINEER's DRAWING FOR ELEVATIONS / GRADING |

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CONCRETE FINISH - MAGNESIUM TROWEL:
ALL CONCRETE FINISHES TO BE APPROVED BY GJA INC.

EXPANSION JOINT / SAWCUT LAYOUT FOR ALL AREAS TO BE LAID OUT ON SITE , REVIEWED, ADJUSTED AND APPROVED BY GJA LANDSCAPE ARCHITECT-PRIOR TO ANY CONCRETE POURING.

PROVIDE COLD JOINT DETAIL at End of Previous Pour/Beginning of New Pour, C/W REBAR DOWELS 500mm O.C.

FINISH: TOOL EDGE FIRST, THEN WIPE OFF TOOL MARKS WHILE APPLYING FINISH.

TREE SCHEDULE - 1531 ST LAURENT KTS PROPERTIES

CODE	QUANTITY SITE	QUANTITY OFF SITE	QUANTITY TOTAL	BOTANICAL NAME	COMMON NAME	B&B SPECIMEN	NATIVE TO CANADA	FORECASTED SPREAD as per City of Ottawa Forestry DIAMETER	FORECASTED SPREAD as per City of Ottawa Forestry RADIUS	Canopy Cover Contribution/Tree in Square Metres	Total Canopy Cover
AG	3	1	4	Aesculus glabra	Ohio Buckeye	50mm cal	YES	10.0M	5.0M	78.5	314
AC	10	0	10	Amelanchier canadensis	Tree Serviceberry	50mm cal	YES	5.0M	2.5M	20	200
BP	3	0	3	Betula populifolia	Gray Birch	50mm cal	YES	5.0M	2.5M	20	60
CC	0	3	3	Carpinus caroliniana	Hornbeam Bluebeech	50mm cal	YES	5.0M	2.5M	20	60
GB	0	3	3	Ginkgo biloba	Maidenhair Tree	50mm cal		10.0M	5.0M	78.5	235.5
MH	0	3	3	Malus 'Harvest Gold'	Harvest Gold Crabapple	50mm cal		5.0M	2.5M	20	60
SR	0	6	6	Syringa reticulata	Japanese Tree Lilac	50mm cal		5.0M	2.5M	20	120
VL	3	0	3	Viburnum lentago	Nannyberry	50mm cal	YES	5.0M	2.5M	20	60
TOTAL	19	16	35	Total Forecasted Canopy Cover Contribution Estimate for Proposed Trees in sq. m.							795.5

SITE AREA =sq. m.		5000
TOTAL FORECASTED CANOPY COVER of Proposed Trees as Percentage of Site Area		15.91%
ADD EXISTING TREE CANOPY 175 Square Metres x 1.5	262.5	
TOTAL FORECASTED TREE CANOPY EXISTING PLUS PROPOSED TREES	1058	
ROW AREA PROPERTY LINE TO CURB =sq.m.		1500
TOTAL AREA (SITE PLUS ROW) =sq.m.		6500
TOTAL FORECASTED CANOPY COVER of Proposed and Existing Trees as Percentage of Site Plus ROW Area		16.28%

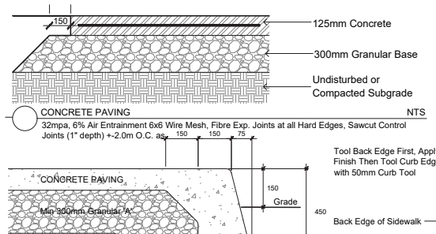
****ADDITIONAL LANDSCAPE PLAN NOTES ****
LANDSCAPING ON CITY OF OTTAWA PROPERTY TO BE TO CITY OF OTTAWA DETAILS / STANDARDS. L1-L6, L17
TREES ON CITY OF OTTAWA PROPERTY TO CARRY A 2 YEAR WARRANTY.
REFER TO SITE PLAN FOR LOCATIONS AND DIMENSIONS OF BUILDING, ROADS, PARKING, CURBS, SETBACKS, EASEMENTS, LEGAL DESCRIPTION ...
EXISTING AND PROPOSED SITE SERVICING IS SHOWN ON THE LANDSCAPE PLAN TO PROVIDE AN AWARENESS TO REVIEWERS AND CONTRACTORS OF THEIR INTENDED LOCATION AND SEPARATION OF TREES/SERVICES/PROPOSED LANDSCAPING.
DETERMINE AS BUILT LOCATIONS OF SERVICES PRIOR TO PLANTING AND ADJUST ACCORDINGLY TO RESPECT REQUIRED SETBACKS

SHRUBS 1531 ST LAURENT KTS

Code	Qty.	Botanical Name	Comman Name	Size	Condition
AL	50	Amelanchier canadensis	Serviceberry	100cm Ht.	Rot
HK	250	Hypericum kalmianym	Kalm St. John's Wort	30cm Ht	Rot
HP	200	Hypericum prolificum	Shrubby St. John's Wort	40cm Ht.	Rot
SA	580	Spiraea alba	Meadowsweet	50cm Ht.	Rot
SB	450	Spiraea bumalda 'Dart's Red'	Dart's Red Spirea	30cm Ht.	Rot
VL	60	Viburnum lentago	Nannyberry	100cm Ht.	Rot
YC	130	Taxus cuspidata 'Nana'	Dwarf Japanaese Yew	40cm spr	Rot

OTHER 1531 ST LAURENT KTS

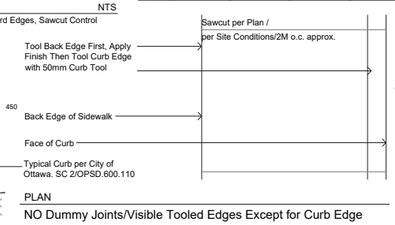
Code	Qty.	Botanical Name	Comman Name	Condition
BE	75	Arctostaphylos uva ursi	Bearberry	9cm Pot
RG	125	Geranium macrorrhizum	Bigroot Geranium	9cm Pot
RS	125	Geranium psilostemon 'Serwat'	Rosanne Geranium	9cm Pot
PT	100	Parthenocissus tricaspidata	Boston Ivy	9cm Pot
SG	75	Panicum virgatum	Switch Grass	9cm Pot



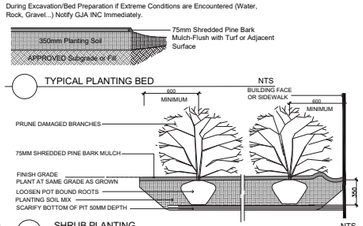
CONCRETE PAVING NTS
32mpa, 6% Air Entrainment 6x6 Wire Mesh, Fibre Exp. Joints at all Hard Edges, Sawcut Control Joints (1" depth) +-2.0m O.C. as



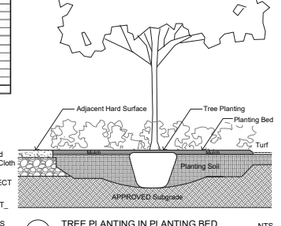
CONCRETE PAVING/MONOLITHIC CURB NTS
Refer to Grading Plan for Grading

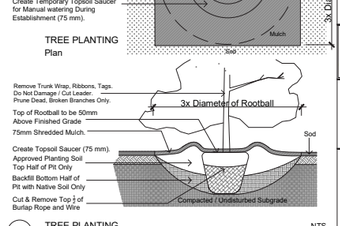


NO Dummy Joints/Visible Tooled Edges Except for Curb Edge









CONSULTANT TEAM

DEVELOPER:
KTS PROPERTIES (613) 704 6991
ktsproperties.ca

SURVEYOR:
FARLEY SMITH AND DENIS SURVEYORS 2022 (613) 727 8226
fsdsurveys.ca

PLANNER:
FOTENN (613) 730 5709
fotenn.com

ARCHITECT:
FIGURR (613) 695 6122
figurr.ca

CIVIL:
EQUB (613) 836-2184
eqlv-group.com

FORESTRY
IFS ASSOCIATES (613) 838 5717
ifsassociates.ca

LANDSCAPE ARCHITECT:
GJA INC. (613) 286-5130

GEOTECHNICAL

#	Revision	Date
3	SPC SUBMISSION 3	2025 11 06
2	SPC SUBMISSION 2	2024 07 15
1	SPC SUBMISSION 1	2023 05 31
0	REVIEW/COORDINATION	2023 05 00

PROPERTY OWNER
KTS PROPERTIES
101-265 CARLING AVENUE OTTAWA
KTSPROPERTIES.CA

GJA INC.
GINO J. AIELLO | LANDSCAPE ARCHITECT
GJALA.COM | 613 286 5130 | GINO@GJALA.COM
110 DOSSIBURY ROAD UNIT # 2 | OTTAWA ONTARIO | K2T 0C2

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

Landscape Plan
L1
Scale: 1:200

2317-12-23-0008

372935, 5030570

TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOTS 40, 41, 53 & 54 REGISTERED PLAN 63 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 250

0 2.5 5 7.5 10 12.5 15 20 25 metres

Metric Note

Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

Bearing Note

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

Elevation Notes

1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 198434761)
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

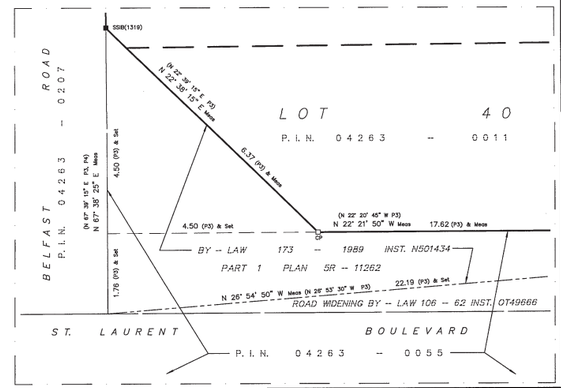
Utility Notes

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

DETAIL
Scale 1: 50



Site Area=4984.1 sq.m.

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. 16/22
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

FILE No.: 432-22

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J:\2022\432-22_1531 St. Laurent Blvd_topo\Final\432-22 1531 St. Laurent Blv._LT40 41 53 54_RP63_Topo_F.dwg

TOPO 24X36



View Looking South Down St. Laurent Blvd.



View at Corner of St. Laurent and Belfast

View Looking South at Park



View Looking West Down Belfast



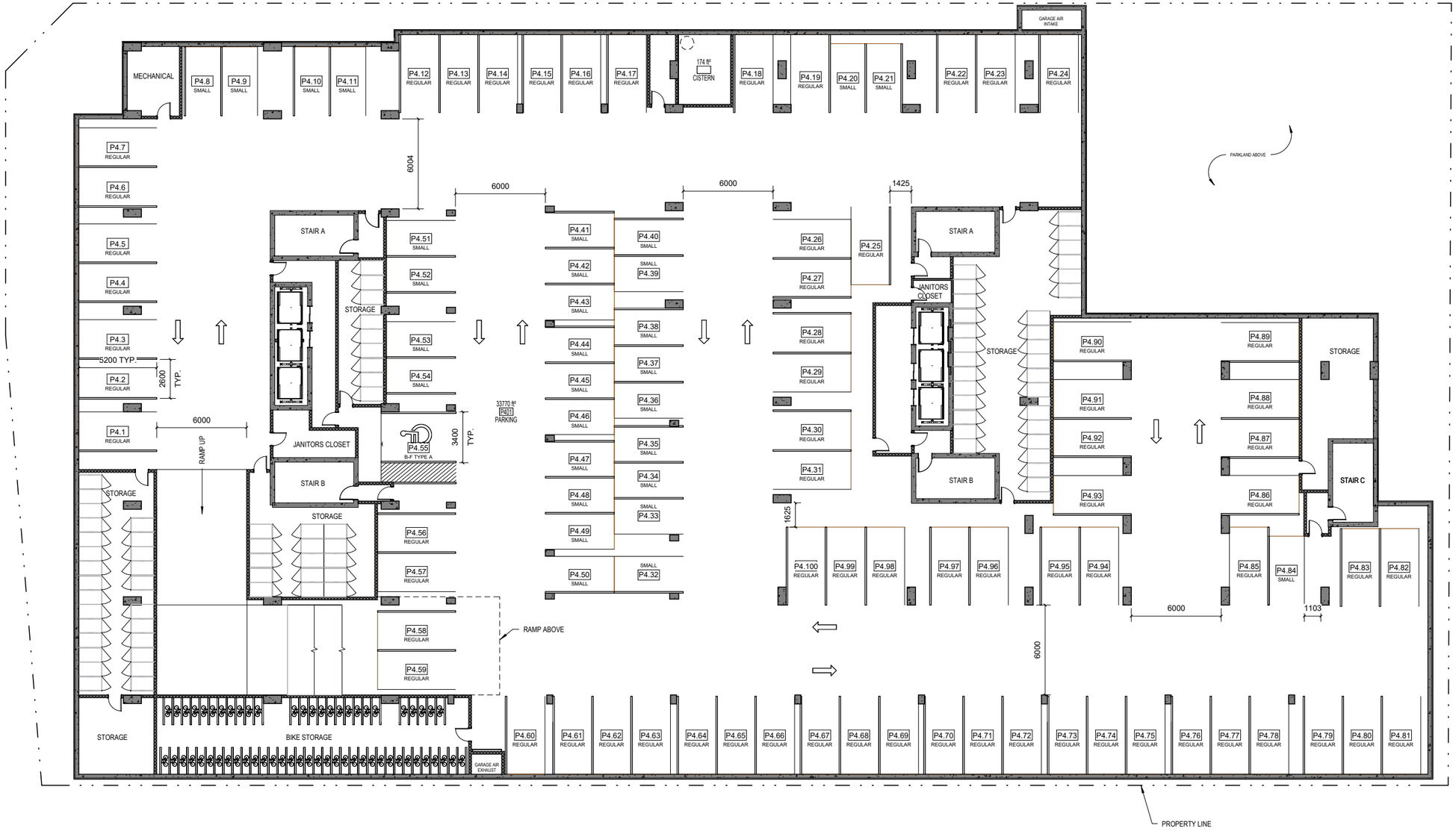
View Looking North Down Lagan Wy.



Birds Eye View Looking South East

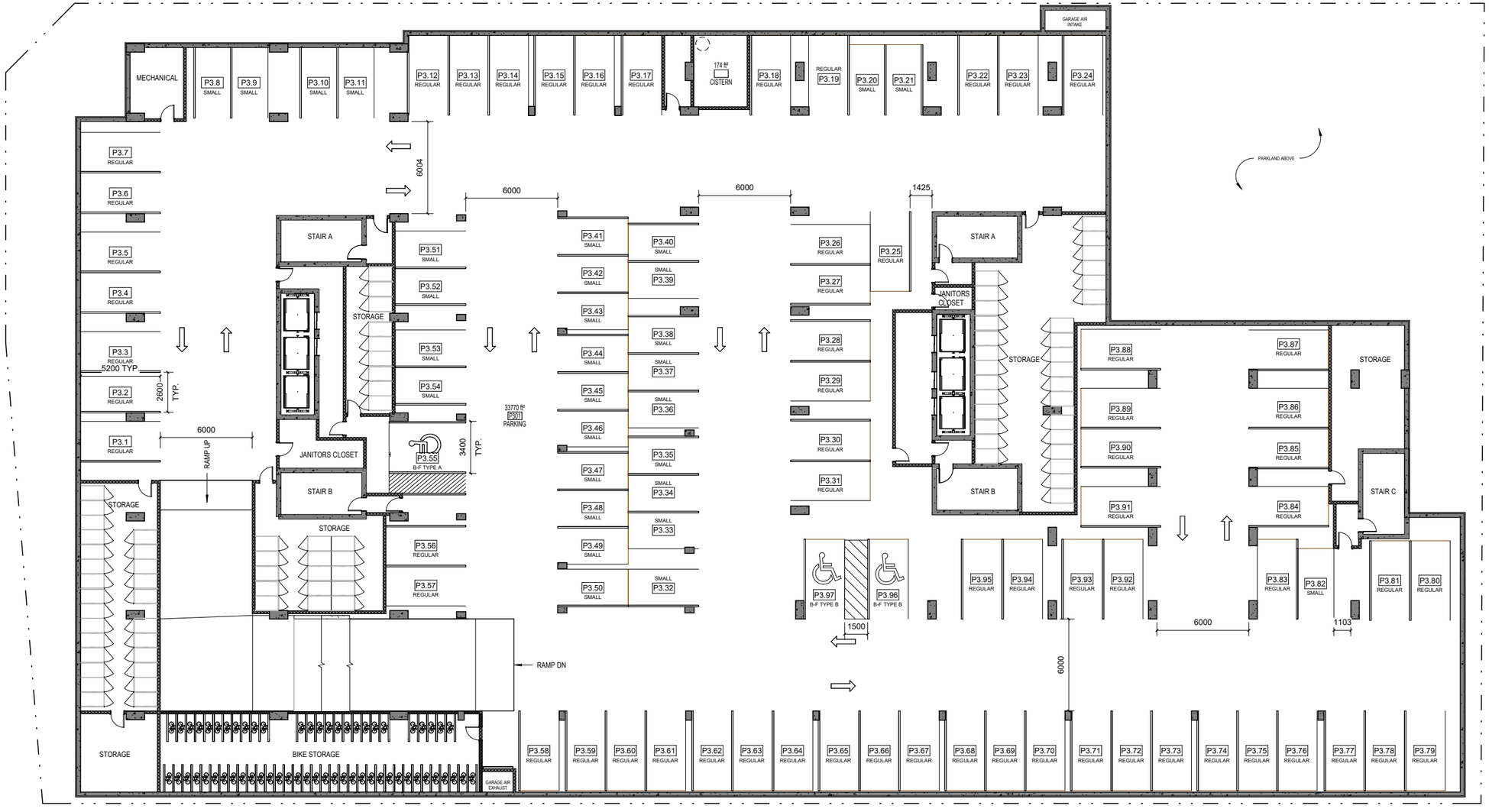


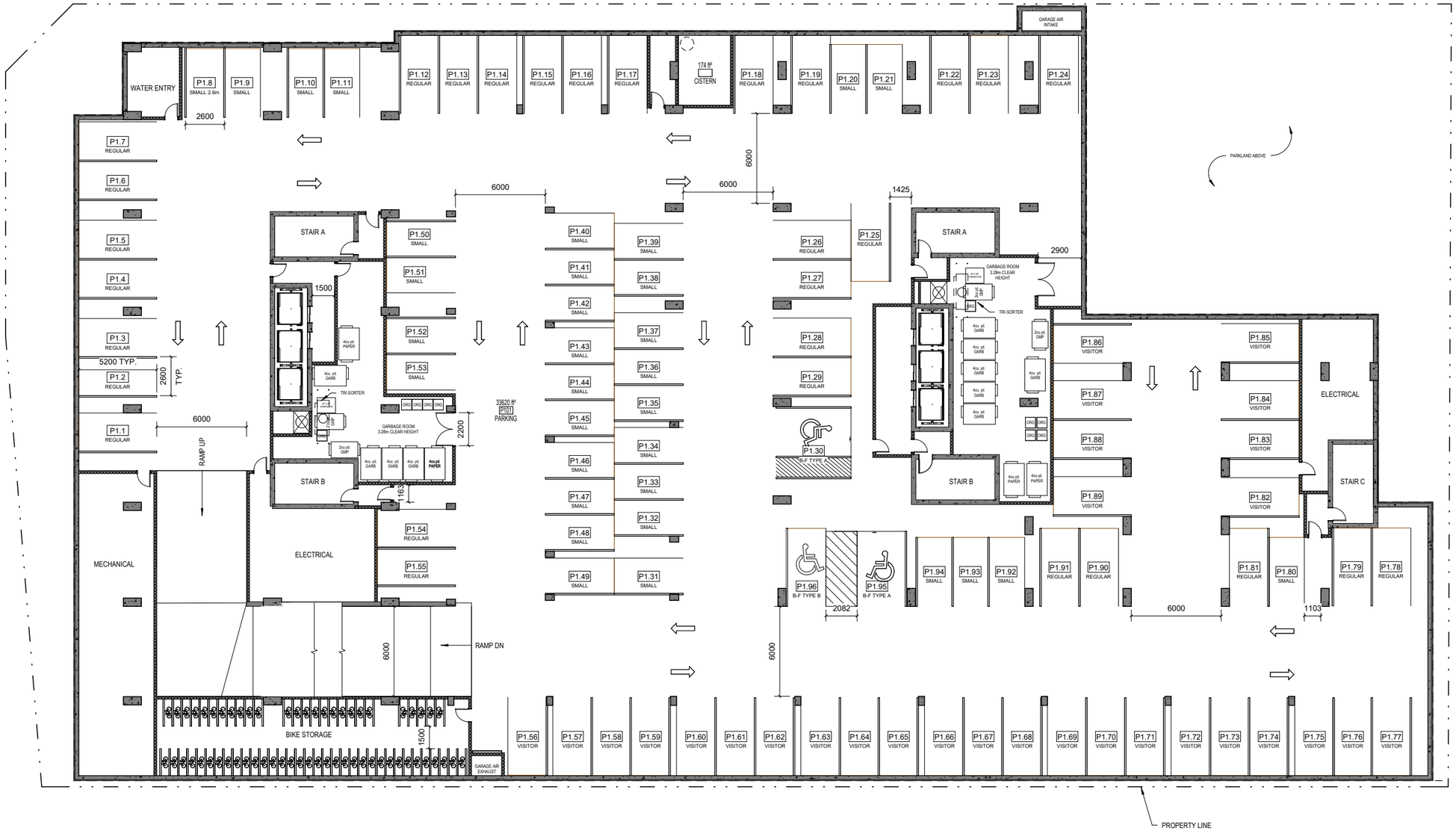
Birds Eye View Looking South West



P4 Parking Plan

1531 St. Laurent Blvd Development
2303
November 2025


MECHANICAL
P3.8 SMALL
P3.9 SMALL
P3.10 SMALL
P3.11 SMALL
P3.12 REGULAR
P3.13 REGULAR
P3.14 REGULAR
P3.15 REGULAR
P3.16 REGULAR
P3.17 REGULAR
174 ft² CISTERN
P3.18 REGULAR
P3.19 REGULAR
P3.20 SMALL
P3.21 SMALL
P3.22 REGULAR
P3.23 REGULAR
P3.24 REGULAR
GARAGE AIR INTAKE
PARKLAND ABOVE
P3.7 REGULAR
P3.6 REGULAR
P3.5 REGULAR
P3.4 REGULAR
P3.3 REGULAR
5200 TYP
P3.2 REGULAR
2600 TYP.
P3.1 REGULAR
6004
6000
6000
1425
STAIR A
P3.51 SMALL
P3.52 SMALL
STORAGE
P3.53 SMALL
P3.54 SMALL
P3.41 SMALL
P3.42 SMALL
P3.43 SMALL
P3.44 SMALL
P3.45 SMALL
P3.46 SMALL
P3.47 SMALL
P3.48 SMALL
P3.49 SMALL
P3.50 SMALL
P3.40 SMALL
P3.39 SMALL
P3.38 SMALL
P3.37 SMALL
P3.36 SMALL
P3.35 SMALL
P3.34 SMALL
P3.33 SMALL
P3.32 SMALL
3370 ft² P2/P1 PARKING
P3.55 B-F TYPE A
3400 TYP.
JANITORS CLOSET
STAIR B
STORAGE
P3.56 REGULAR
P3.57 REGULAR
RAMP UP
RAMP DN
P3.26 REGULAR
P3.27 REGULAR
P3.28 REGULAR
P3.29 REGULAR
P3.30 REGULAR
P3.31 REGULAR
P3.25 REGULAR
STAIR A
JANITORS CLOSET
STORAGE
STAIR B
P3.88 REGULAR
P3.89 REGULAR
P3.90 REGULAR
P3.91 REGULAR
P3.87 REGULAR
P3.86 REGULAR
P3.85 REGULAR
P3.84 REGULAR
STORAGE
STAIR C
P3.97 B-F TYPE B
P3.96 B-F TYPE B
1500
P3.95 REGULAR
P3.94 REGULAR
P3.93 REGULAR
P3.92 REGULAR
6000
P3.83 REGULAR
P3.82 SMALL
1103
P3.81 REGULAR
P3.80 REGULAR
6000
STORAGE
BIKE STORAGE
GARAGE AIR EXHAUST
P3.58 REGULAR
P3.59 REGULAR
P3.60 REGULAR
P3.61 REGULAR
P3.62 REGULAR
P3.63 REGULAR
P3.64 REGULAR
P3.65 REGULAR
P3.66 REGULAR
P3.67 REGULAR
P3.68 REGULAR
P3.69 REGULAR
P3.70 REGULAR
P3.71 REGULAR
P3.72 REGULAR
P3.73 REGULAR
P3.74 REGULAR
P3.75 REGULAR
P3.76 REGULAR
P3.77 REGULAR
P3.78 REGULAR
P3.79 REGULAR
N


WATER ENTRY
P1.8 SMALL 2.6m
P1.9 SMALL
P1.10 SMALL
P1.11 SMALL
P1.12 REGULAR
P1.13 REGULAR
P1.14 REGULAR
P1.15 REGULAR
P1.16 REGULAR
P1.17 REGULAR
174 ft² OSTERN
P1.18 REGULAR
P1.19 REGULAR
P1.20 SMALL
P1.21 SMALL
P1.22 REGULAR
P1.23 REGULAR
P1.24 REGULAR
GARAGE AIR INTAKE
PARKLAND ABOVE
2600
6000
6000
6000
1425
P1.7 REGULAR
P1.6 REGULAR
P1.5 REGULAR
P1.4 REGULAR
P1.3 REGULAR
P1.2 REGULAR
P1.1 REGULAR
5200 TYP.
2800 TYP.
RAMP UP
STAIR A
1500
4cu.yd. PAPER
4cu.yd. GARB
TRI-SORTER
20cu.yd. GMP
GARBAGE ROOM 3.28m CLEAR HEIGHT
2200
4cu.yd. PAPER
STAIR B
1163
MECHANICAL
ELECTRICAL
P1.50 SMALL
P1.51 SMALL
P1.52 SMALL
P1.53 SMALL
P1.54 REGULAR
P1.55 REGULAR
33620 ft² P101 PARKING
P1.40 SMALL
P1.41 SMALL
P1.42 SMALL
P1.43 SMALL
P1.44 SMALL
P1.45 SMALL
P1.46 SMALL
P1.47 SMALL
P1.48 SMALL
P1.49 SMALL
P1.39 SMALL
P1.38 SMALL
P1.37 SMALL
P1.36 SMALL
P1.35 SMALL
P1.34 SMALL
P1.33 SMALL
P1.32 SMALL
P1.31 SMALL
P1.26 REGULAR
P1.27 REGULAR
P1.28 REGULAR
P1.29 REGULAR
P1.25 REGULAR
P1.30 B-F TYPE A
STAIR A
2900
GARBAGE ROOM 3.28m CLEAR HEIGHT
TRI-SORTER
4cu.yd. GARB
20cu.yd. GMP
STAIR B
4cu.yd. PAPER
P1.86 VISITOR
P1.87 VISITOR
P1.88 VISITOR
P1.89 VISITOR
P1.85 VISITOR
P1.84 VISITOR
P1.83 VISITOR
P1.82 VISITOR
ELECTRICAL
STAIR C
P1.96 B-F TYPE B
P1.95 B-F TYPE A
2082
P1.94 SMALL
P1.93 SMALL
P1.92 SMALL
P1.91 REGULAR
P1.90 REGULAR
6000
1103
P1.81 REGULAR
P1.80 SMALL
P1.79 REGULAR
P1.78 REGULAR
RAMP DN
BIKE STORAGE
1500
GARAGE AIR EXHAUST
P1.56 VISITOR
P1.57 VISITOR
P1.58 VISITOR
P1.59 VISITOR
P1.60 VISITOR
P1.61 VISITOR
P1.62 VISITOR
P1.63 VISITOR
P1.64 VISITOR
P1.65 VISITOR
P1.66 VISITOR
P1.67 VISITOR
P1.68 VISITOR
P1.69 VISITOR
P1.70 VISITOR
P1.71 VISITOR
P1.72 VISITOR
P1.73 VISITOR
P1.74 VISITOR
P1.75 VISITOR
P1.76 VISITOR
P1.77 VISITOR
PROPERTY LINE
N

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

809 ft² A109 CRU 1

STAIR A

951 ft² A108 HALL

BACK ENTRANCE

204 ft² A114 MOVE-IN ROOM

954 ft² A110 CRU 2

211 ft² A113 BIKES

ELEC.

STAIR B

590 ft² A112 COMMERCIAL GARBAGE

1320 ft² A111 CRU 3

EXISTING BUS STRUCTURE

P.1 VISITOR

P.2 VISITOR

P.3 VISITOR

P.4 VISITOR

P.5 VISITOR

EXTENT OF PODIUM ABOVE

P.6 B-F TYPE A

LOADING

P.7 VISITOR

P.8 VISITOR

P.9 VISITOR

P.10 VISITOR

P.11 VISITOR

EXTENT OF TOWER ABOVE

RAMP DN

6m

EXTENT OF GARAGE BELOW

EXTENT OF PODIUM

EXTENT OF TOWER

2106 ft² B114 AMENITY PARTY ROOM

102 ft² B115 W/C

89 ft² B116 DOG WASH

1525

STAIR A

STORAGE

159 ft² B117 FIRE

145 ft² B118 RENTAL OFFICE

EXTENT OF PODIUM ABOVE

B100 VESTIBULE

490 ft² B112 MOVE IN ELEVATOR ACCESS + STORAGE

125 ft² B107 PARCELS

1175 ft² B108 MAIL

ELEC.

982 ft² B102 GYM

STAIR B

422 ft² B111 MOVE IN

LOADING ZONE

EXTENT OF PODIUM ABOVE

EXTENT OF TOWER ABOVE

PARK LAND - 499.5m²

3000 SETBACK

OVERHEAD WIRE SETBACK

TRANSFORMER PAD

556 ft² B120 1B

523 ft² B105 1B

722 ft² B104 2B+D

STAIR C

488 ft² B101 1B

484 ft² B102 1B

630 ft² B103 2B

11.5m TOWER SETBACK

PROPERTY LINE

7.5m REAR SETBACK

3m REAR SETBACK

N

Ground Floor Plan

figurr architects collective

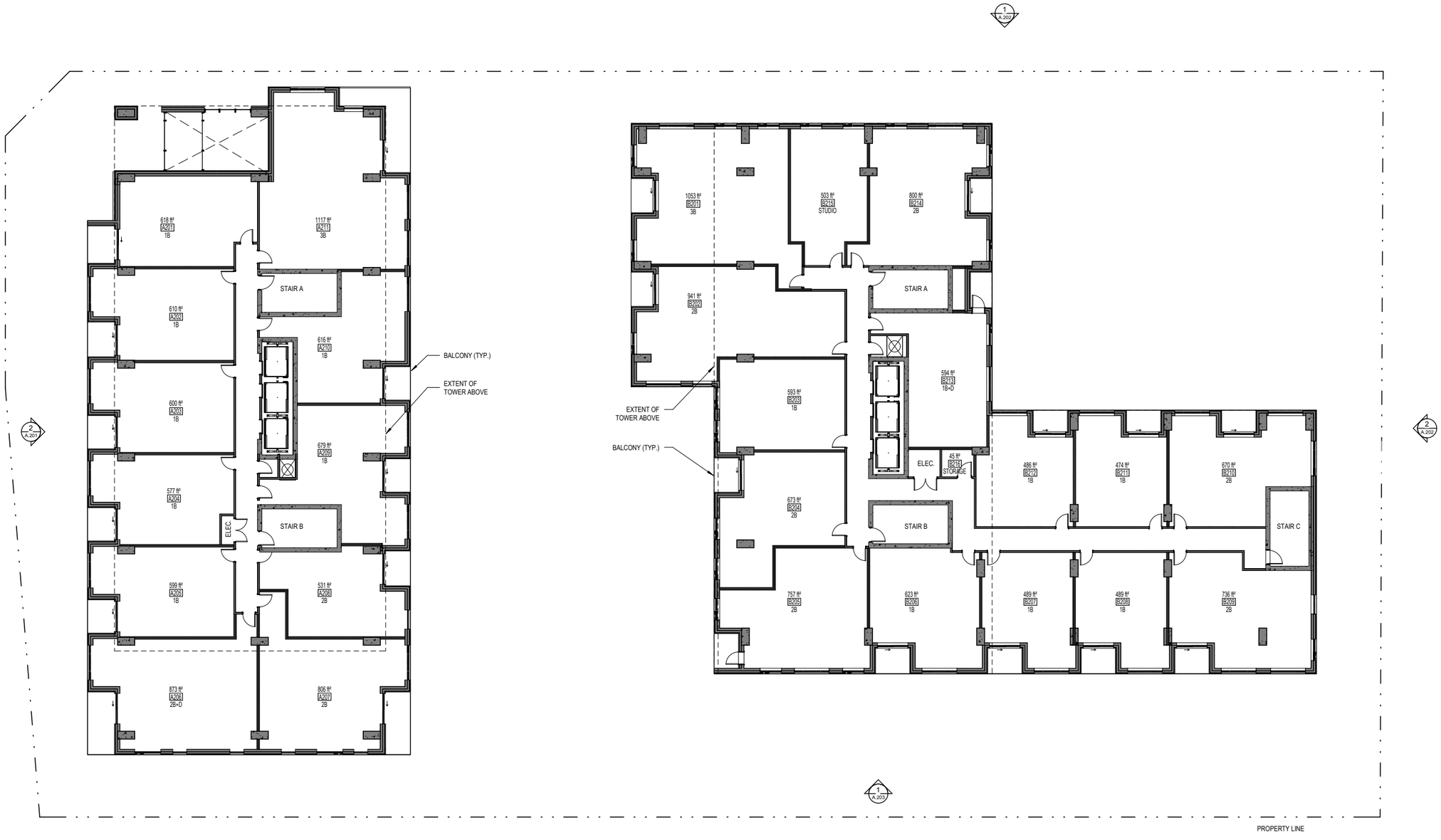
FOTENN Planning + Design

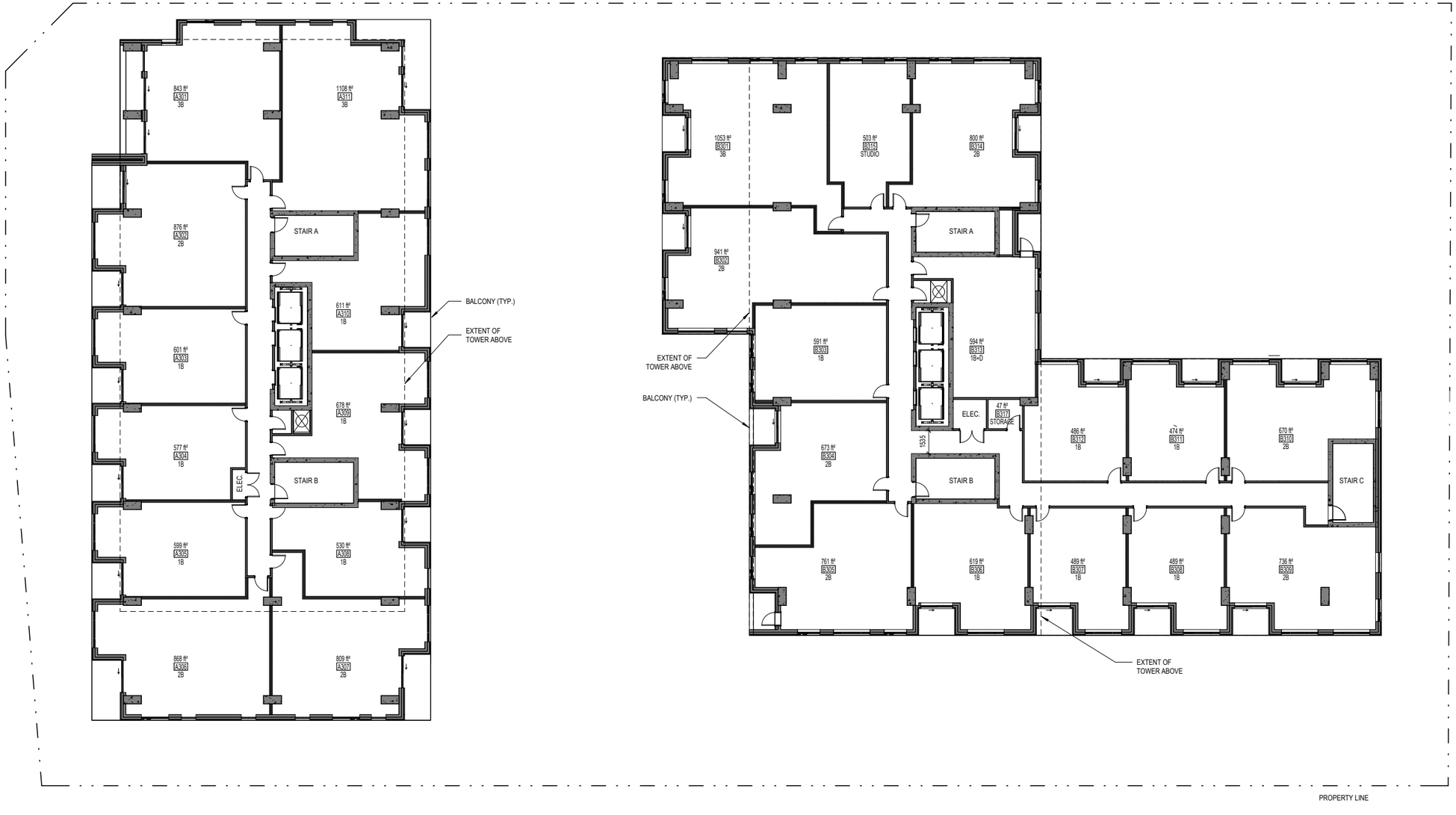
KTS PROPERTIES

1531 St. Laurent Blvd Development

2303

November 2025


618 ft²
A201
1B
1117 ft²
A211
3B
STAIR A
610 ft²
A202
1B
616 ft²
A210
1B
BALCONY (TYP.)
EXTENT OF
TOWER ABOVE
600 ft²
A203
1B
679 ft²
A209
1B
577 ft²
A204
1B
ELEC.
STAIR B
599 ft²
A205
1B
531 ft²
A208
2B
873 ft²
A206
2B+D
806 ft²
A207
2B
1053 ft²
B201
3B
503 ft²
B215
STUDIO
800 ft²
B214
2B
941 ft²
B202
2B
STAIR A
EXTENT OF
TOWER ABOVE
BALCONY (TYP.)
593 ft²
B203
1B
594 ft²
B213
1B+D
45 ft²
B216
STORAGE
ELEC.
673 ft²
B204
2B
STAIR B
757 ft²
B205
2B
623 ft²
B206
1B
489 ft²
B207
1B
489 ft²
B208
1B
736 ft²
B209
2B
486 ft²
B212
1B
474 ft²
B211
1B
670 ft²
B210
2B
STAIR C
1
A.203
2
A.201
2
A.202
1
A.203
PROPERTY LINE
N


843 ft²
A301
3B
1108 ft²
A311
3B
876 ft²
A302
2B
STAIR A
611 ft²
A310
1B
601 ft²
A303
1B
678 ft²
A309
1B
577 ft²
A304
1B
ELEC.
STAIR B
599 ft²
A305
1B
530 ft²
A308
1B
868 ft²
A306
2B
809 ft²
A307
2B
BALCONY (TYP.)
EXTENT OF
TOWER ABOVE
1053 ft²
B301
3B
503 ft²
B315
STUDIO
800 ft²
B314
2B
STAIR A
941 ft²
B302
2B
591 ft²
B303
1B
594 ft²
B313
1B+D
EXTENT OF
TOWER ABOVE
BALCONY (TYP.)
ELEC.
47 ft²
B317
STORAGE
1535
673 ft²
B304
2B
STAIR B
486 ft²
B312
1B
474 ft²
B311
1B
670 ft²
B310
2B
STAIR C
761 ft²
B305
2B
619 ft²
B306
1B
489 ft²
B307
1B
489 ft²
B308
1B
736 ft²
B309
2B
EXTENT OF
TOWER ABOVE
PROPERTY LINE

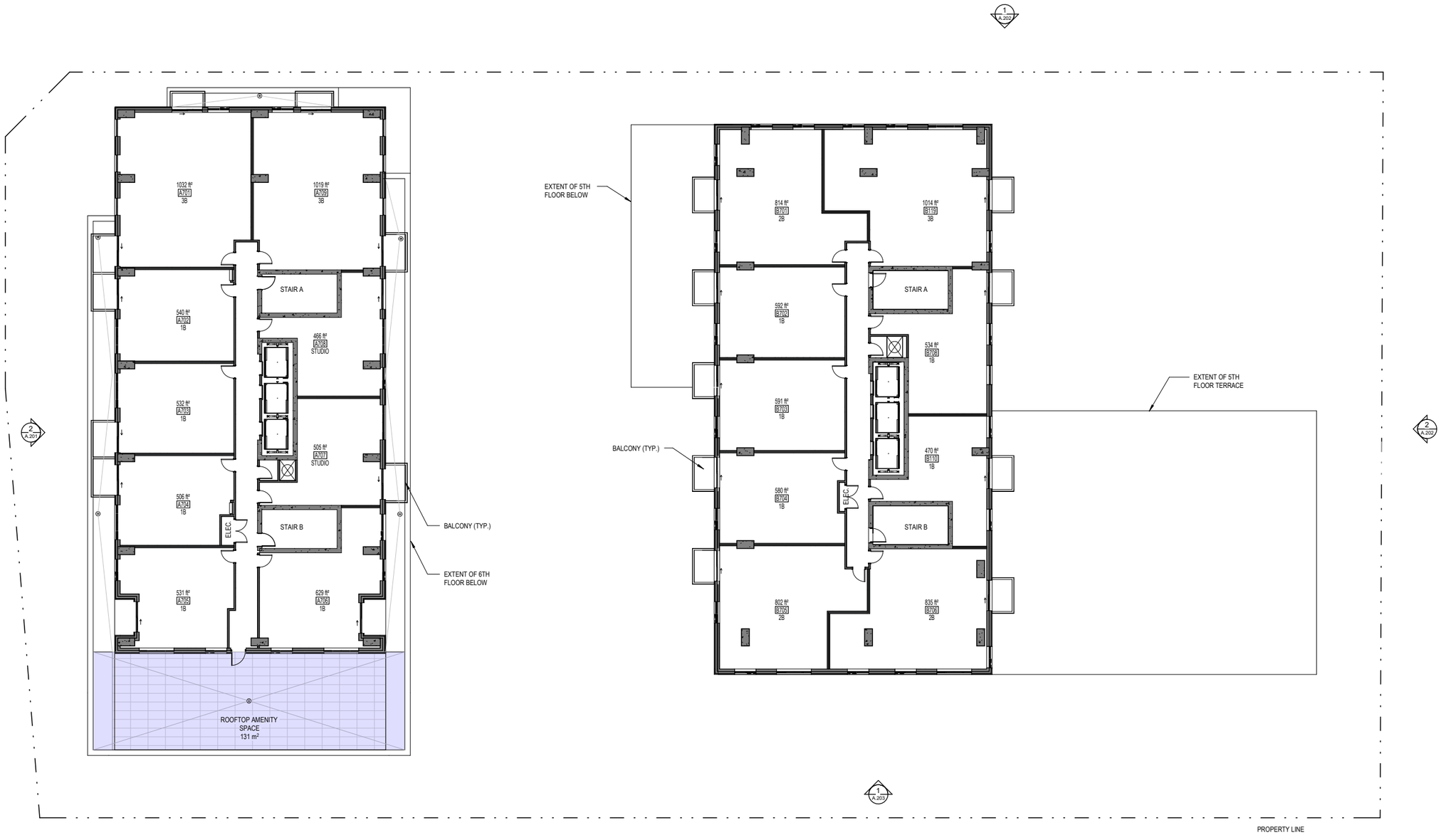
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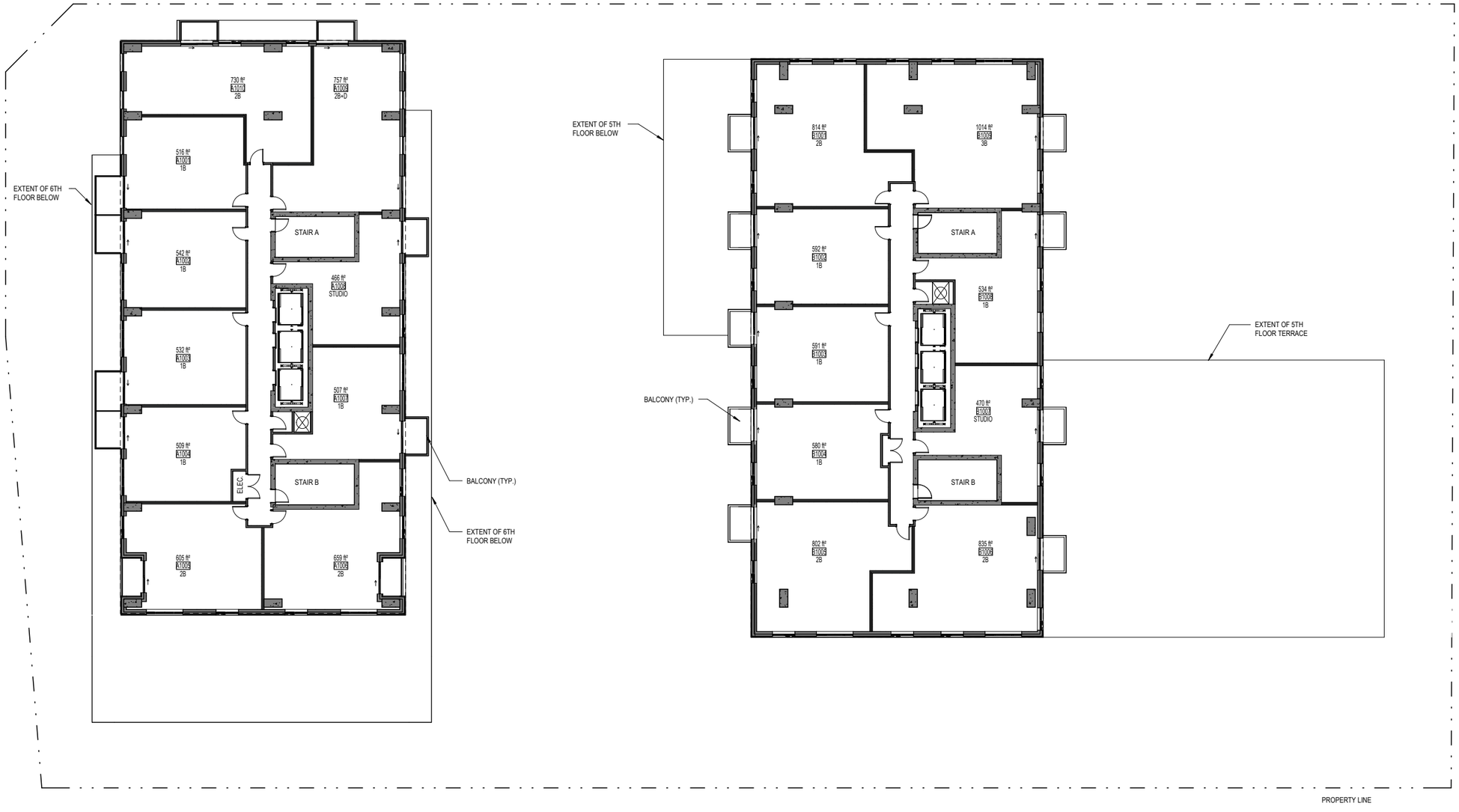
Commercial

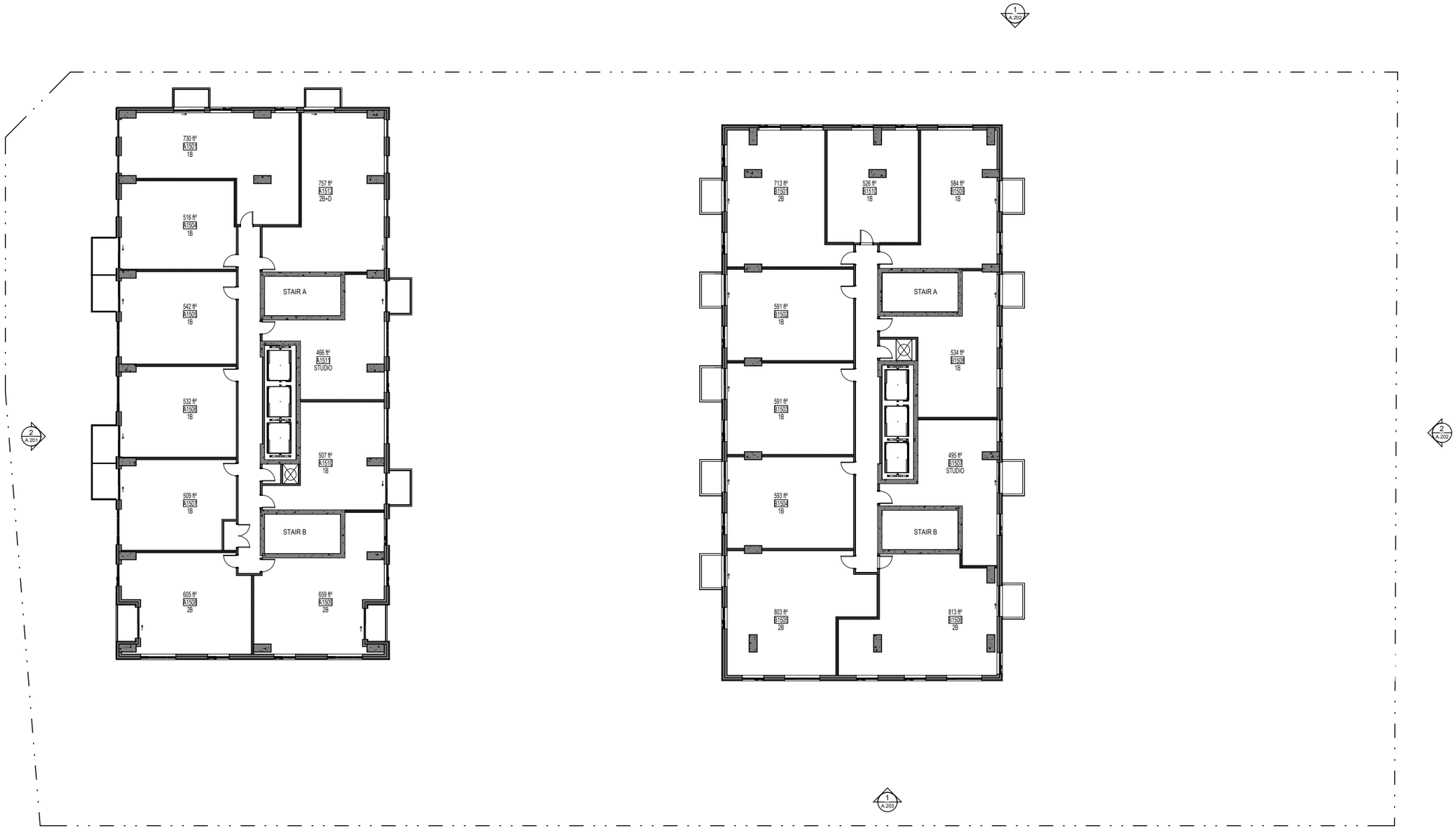


Amenity

Commercial

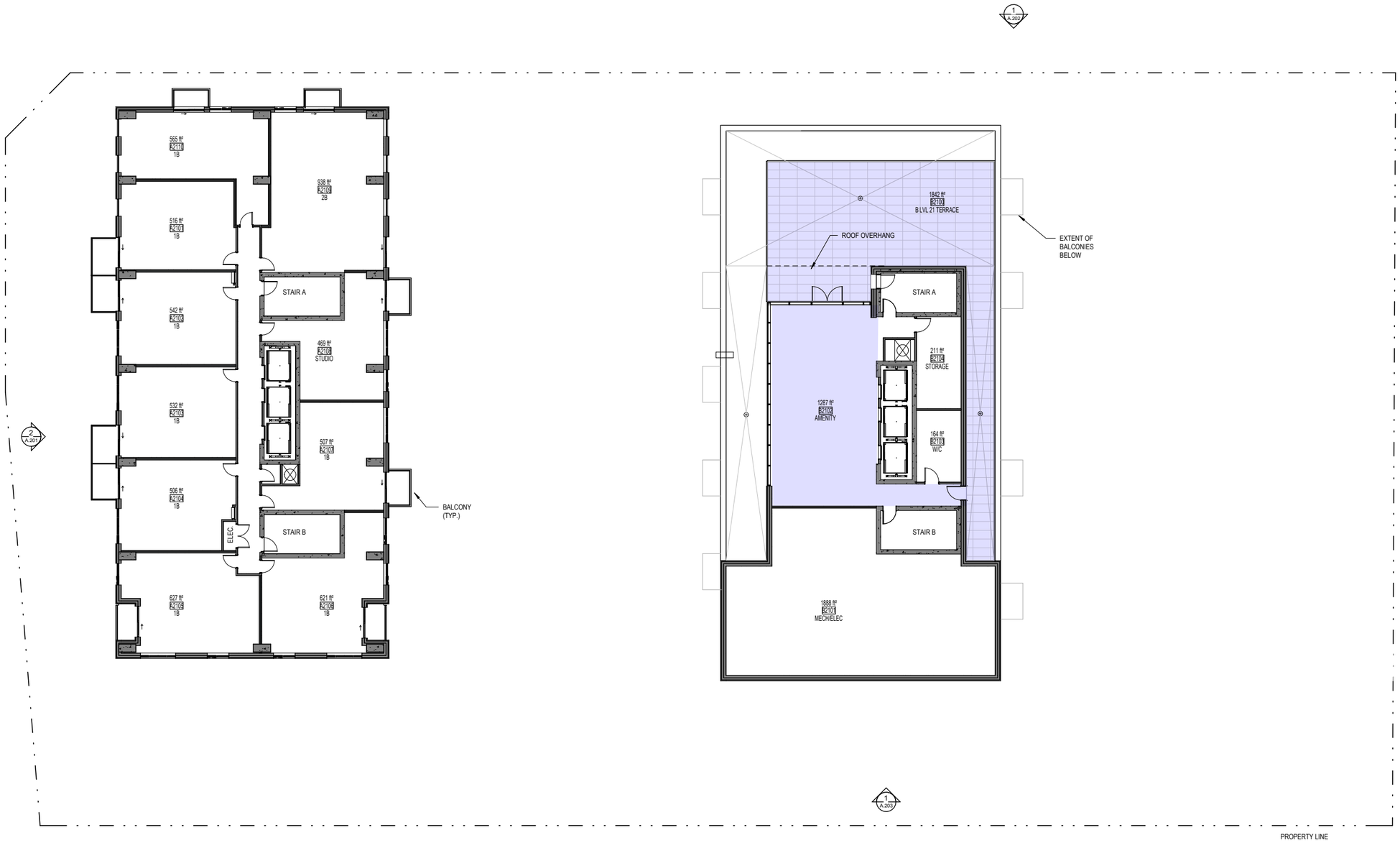


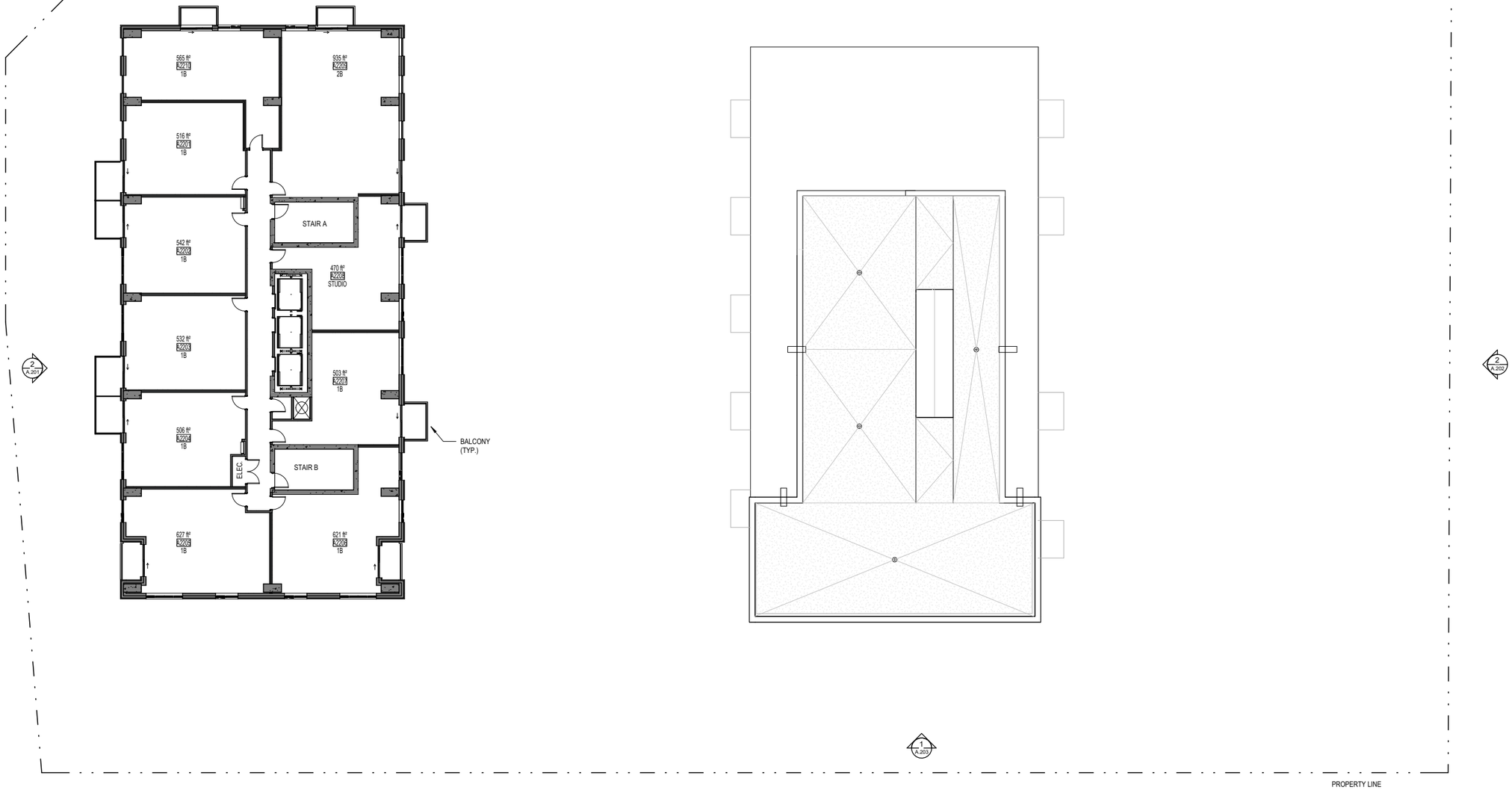

730 ft²
X1011
2B
757 ft²
X1005
2B+D
516 ft²
X1001
1B
EXTENT OF 6TH
FLOOR BELOW
542 ft²
X1002
1B
STAIR A
466 ft²
X1006
STUDIO
532 ft²
X1003
1B
507 ft²
X1008
1B
509 ft²
X1004
1B
ELEC.
STAIR B
BALCONY (TYP.)
EXTENT OF 6TH
FLOOR BELOW
605 ft²
X1009
2B
659 ft²
X1009
2B
EXTENT OF 5TH
FLOOR BELOW
814 ft²
X1001
2B
1014 ft²
X1009
3B
STAIR A
592 ft²
X1002
1B
534 ft²
X1006
1B
EXTENT OF 5TH
FLOOR TERRACE
591 ft²
X1003
1B
BALCONY (TYP.)
470 ft²
X1007
STUDIO
580 ft²
X1004
1B
STAIR B
802 ft²
X1005
2B
835 ft²
X1005
2B
PROPERTY LINE
N


730 ft²
1501
1B
757 ft²
1512
2B+D
516 ft²
1502
1B
STAIR A
542 ft²
1503
1B
466 ft²
1511
STUDIO
532 ft²
1508
1B
507 ft²
1510
1B
509 ft²
1507
1B
STAIR B
605 ft²
1506
2B
659 ft²
1505
2B
713 ft²
1501
2B
526 ft²
1510
1B
584 ft²
1509
1B
591 ft²
1502
1B
STAIR A
534 ft²
1508
1B
591 ft²
1503
1B
495 ft²
1507
STUDIO
593 ft²
1504
1B
STAIR B
803 ft²
1505
2B
813 ft²
1506
2B
1
A.201
2
A.201
2
A.202
1
A.201
N

Amenity

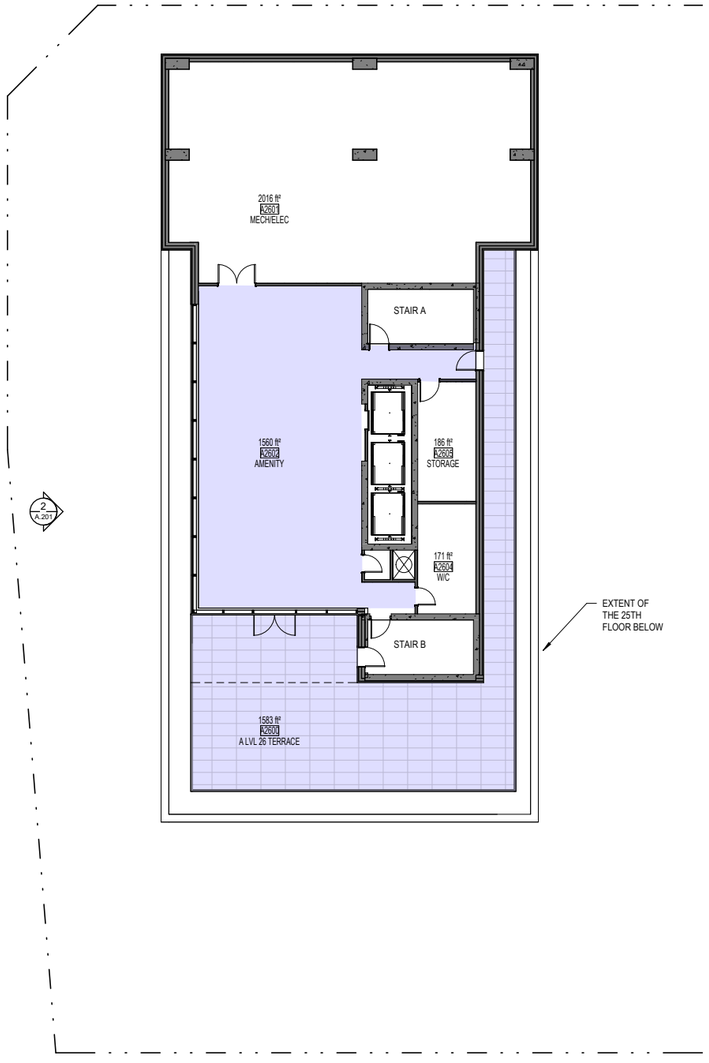
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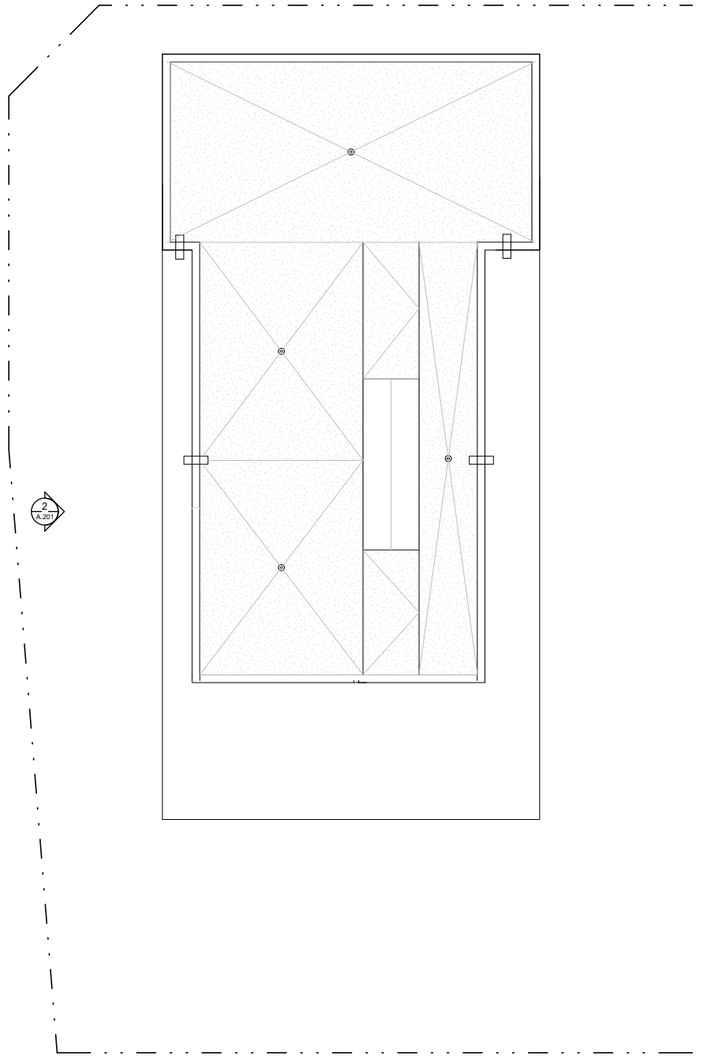


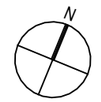

565 ft²
2211
1B
935 ft²
2202
2B
516 ft²
2201
1B
STAIR A
542 ft²
2202
1B
470 ft²
2208
STUDIO
532 ft²
2203
1B
503 ft²
2201
1B
506 ft²
2204
1B
BALCONY
(TYP.)
ELEC.
STAIR B
627 ft²
2205
1B
621 ft²
2206
1B
1
A.201
2
A.201
2
A.202
1
A.201
PROPERTY LINE
N

Amenity

Commercial









NORTH ELEVATION



EAST ELEVATION

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



SOUTH ELEVATION



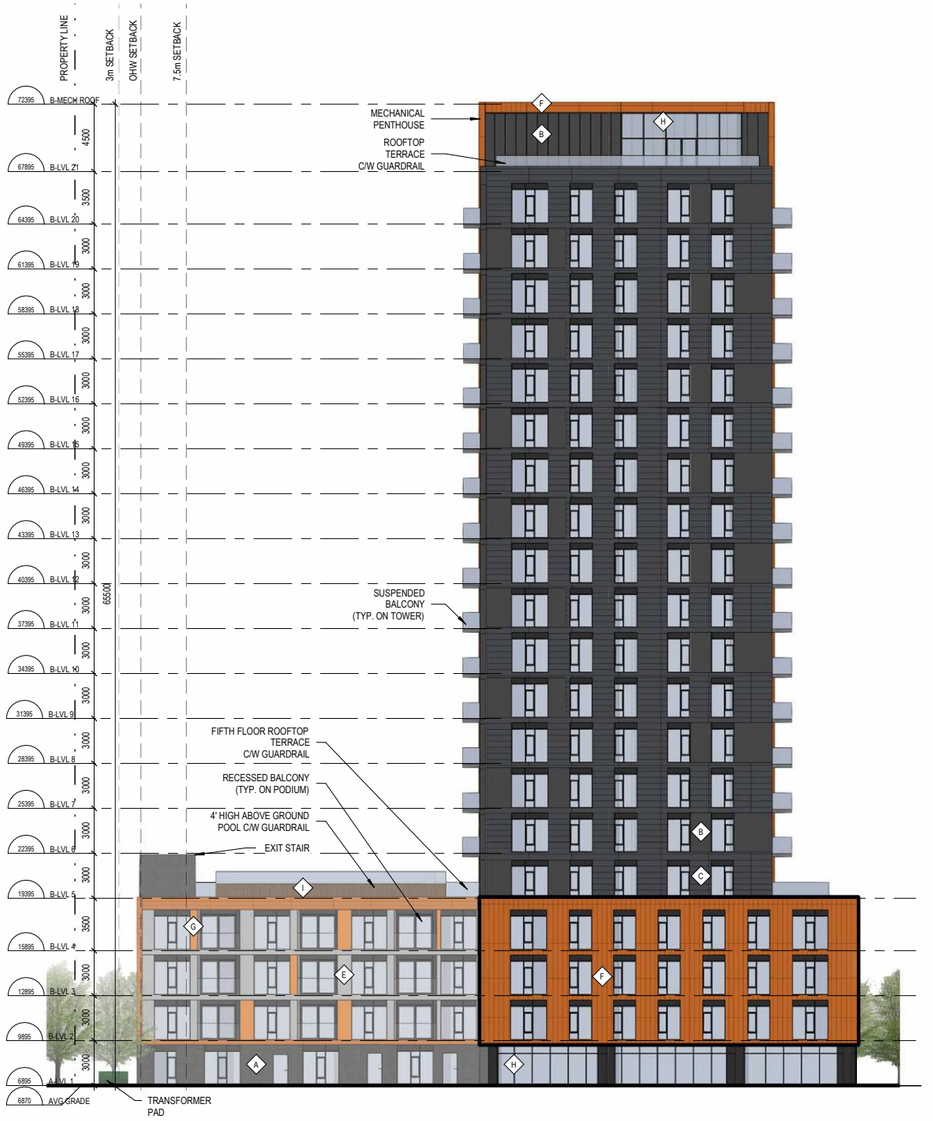
WEST ELEVATION

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

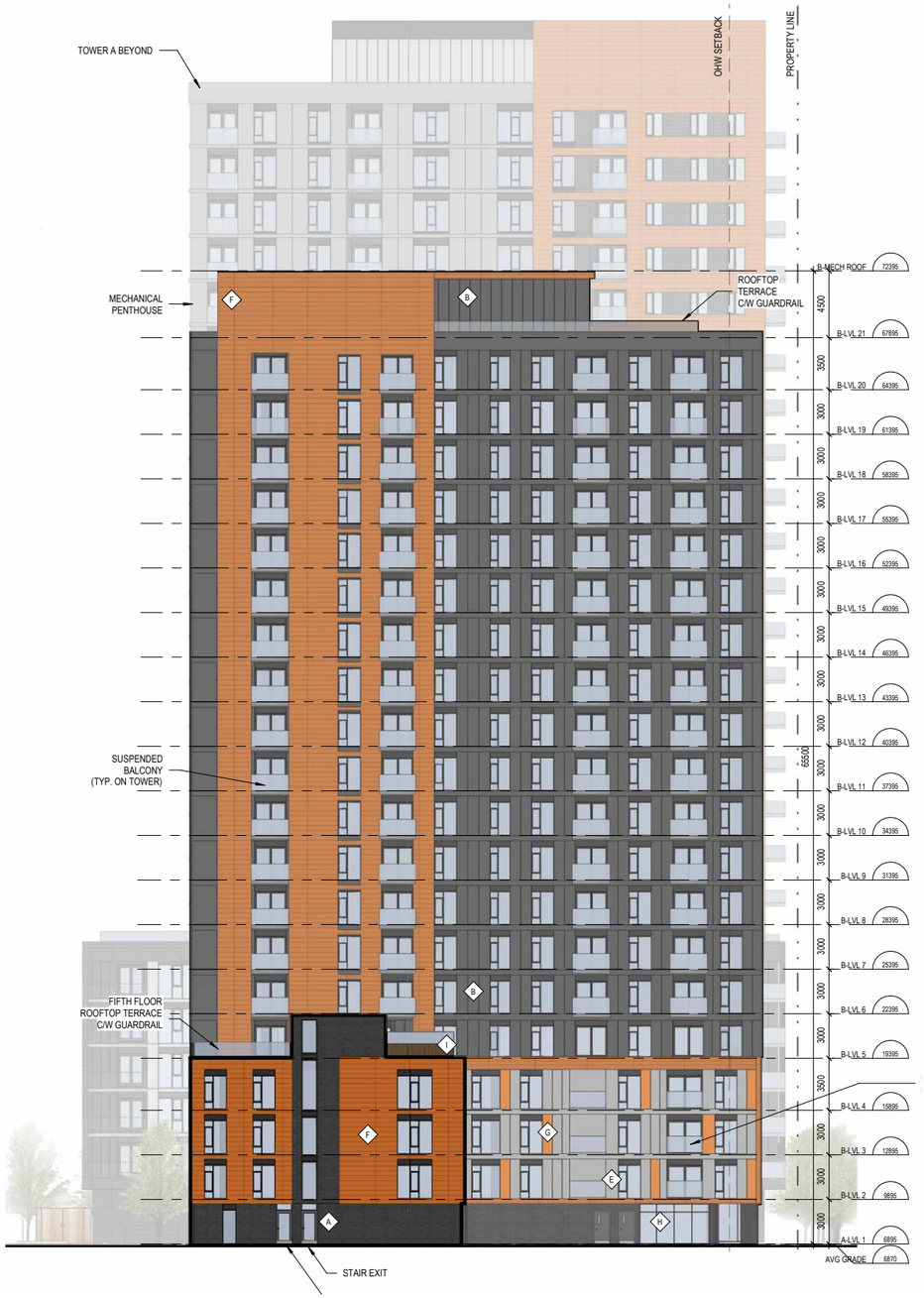
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Building A - South and West Elevation

1531 St. Laurent Blvd Development
2303
November 2025

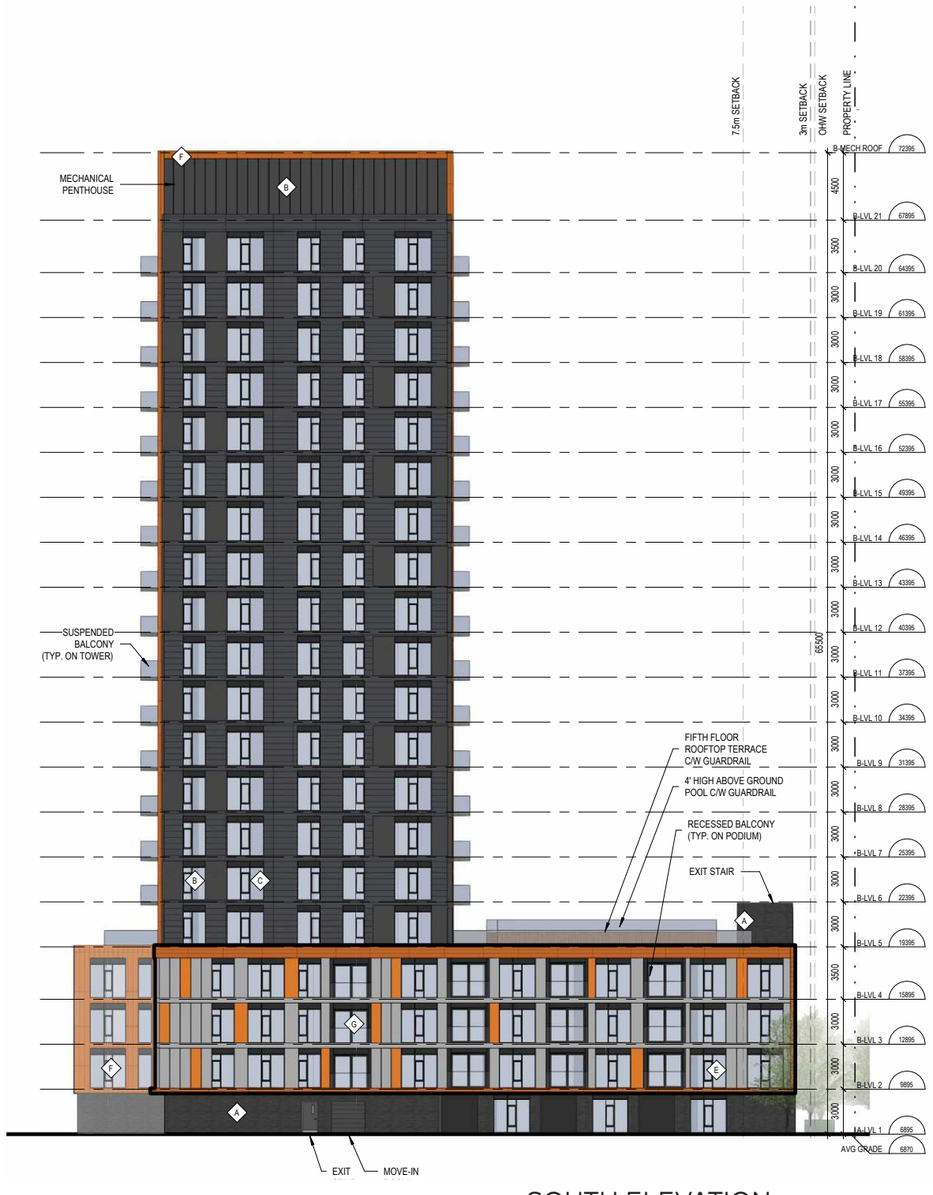


NORTH ELEVATION



EAST ELEVATION

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



SOUTH ELEVATION



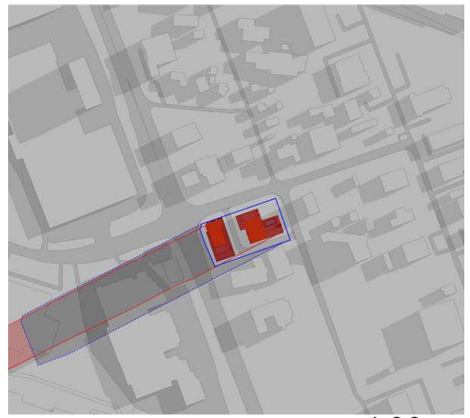
WEST ELEVATION

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

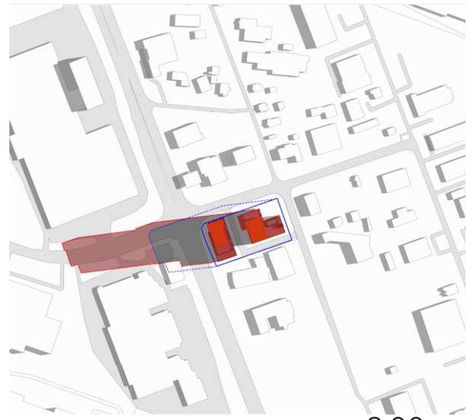
KEY PLAN

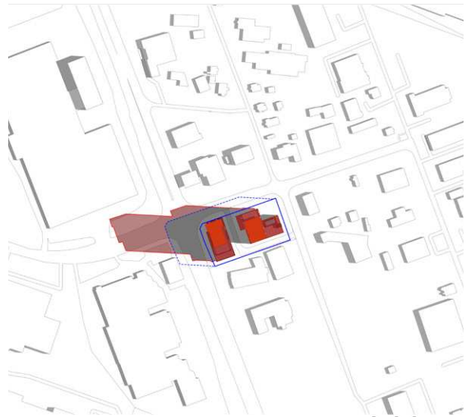

PROPERTY LINE
3m SETBACK
OVERHEAD WIRE SETBACK
7.5m SETBACK
ROOF AMENITY
TERRACE
LEVEL 20
LEVEL 19
LEVEL 18
LEVEL 17
LEVEL 16
LEVEL 15
LEVEL 14
LEVEL 13
LEVEL 12
LEVEL 11
LEVEL 10
LEVEL 9
LEVEL 8
LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
P1
P2
P3
P4
61025
65300
TERRACE BEYOND
POOL
PARK
NUTRI-LAWN
LAGAN WY
PARKING GARAGE ENTRANCE
GARBAGE ENCLOSURE
DRIVE-AISLE
1535
2025
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.
77525
83000
PROPERTY LINE
OVERHEAD WIRE SETBACK
FUTURE ROAD WIDENING LIMIT
HYDRO POLE ALONG ST.LAURENT BLVD
AVERAGE GRADE
ST.LAURENT BLVD


5:15am


6:00am


7:00am


8:00am


9:00am

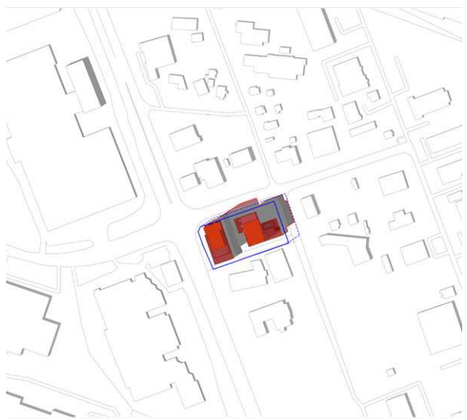

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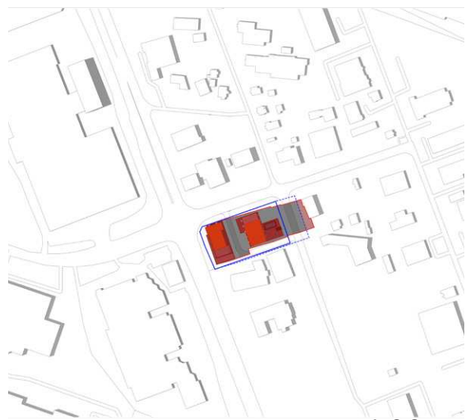

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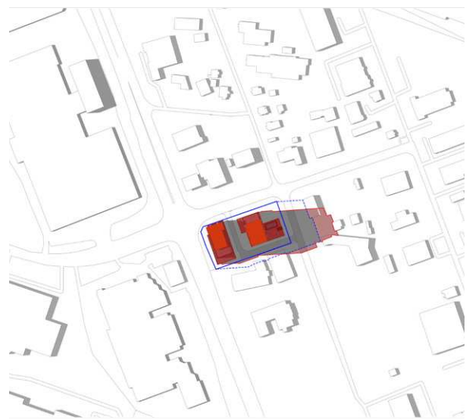

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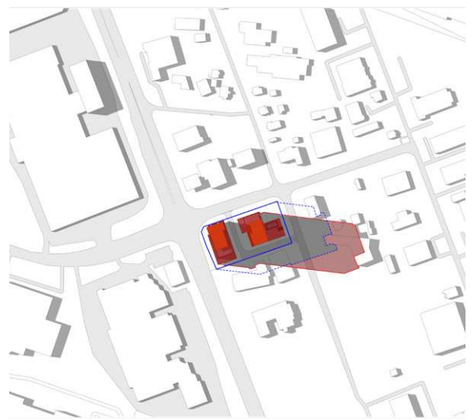

1:00pm


2:00pm


3:00pm

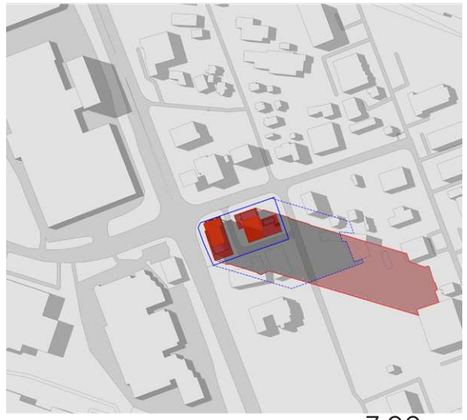

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5:00pm

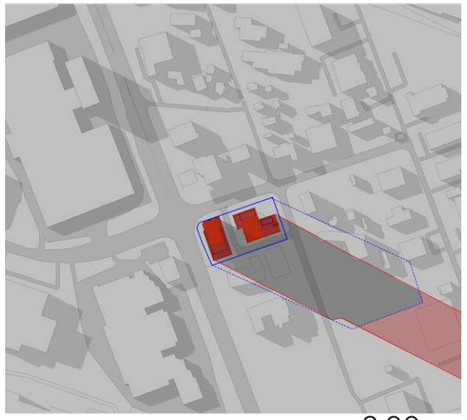

6:00pm

LEGEND

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



7:00pm



8:00pm



8:55pm

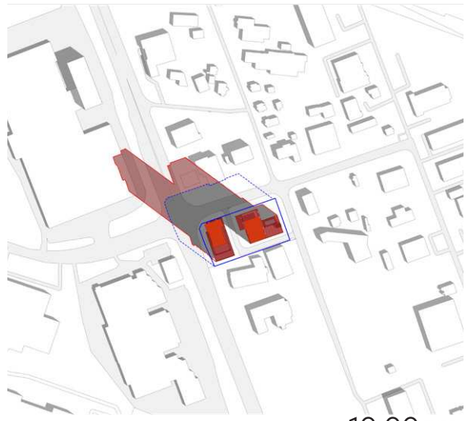
LEGEND

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

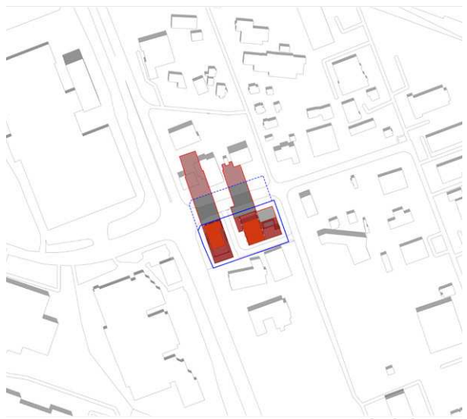

6:49am


8:00am

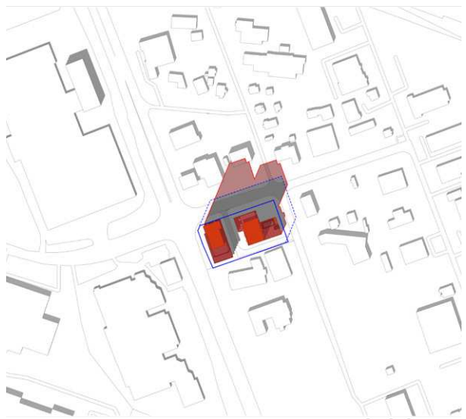

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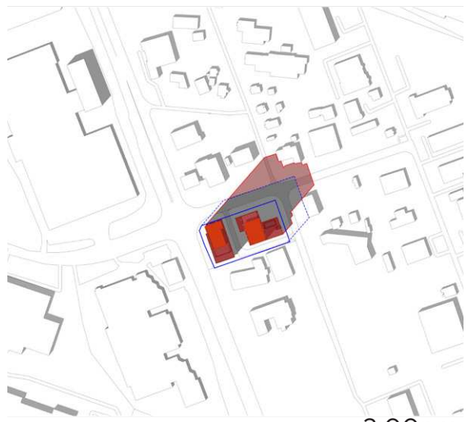

10:00am


11:00am

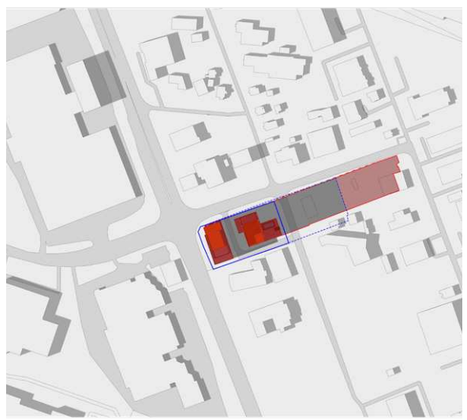

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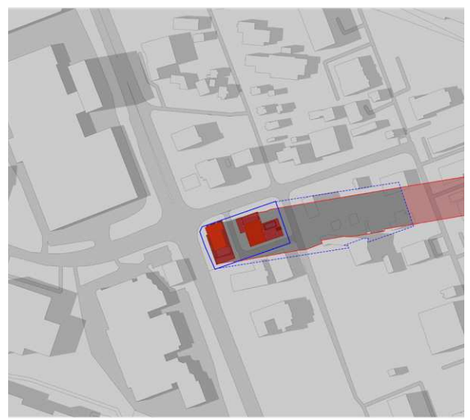

1:00pm


2:00pm


3:00pm


4:00pm


5:00pm


6:00pm


7:01pm

LEGEND

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


7:39am


8:00am


9:00am


10:00am


11:00am


12:00pm


1:00pm


2:00pm


3:00pm


4:00pm


4:22pm

LEGEND

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

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December 21
Sun Shadow Studies

1531 St. Laurent Blvd Development
2303
November 2025