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FOTENN
Planning + Design

K T S
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 BREAKDOWN - TOWER B:
UNIT MIX:	UNIT MIX:
LEVEL 1: 0 UNITS 0	LEVEL 1: 6 UNITS 4x1BD, 2x 2BD
LEVEL 2: 11 UNITS 7x1BD, 3x2BD, 1x3BD	LEVEL 2-4: 15 UNITS 1x ST, 7x1BD, 6x2BD, 1x3BD
LEVEL 3-6: 11 UNITS 5x1BD, 4x2BD, 2x3BD	LEVEL 5 : 8 UNITS 3x1BD, 3x2BD, 2x3BD
LEVEL 7: 9 UNITS 2xST, 5x1BD, 2x3BD	LEVEL 6-10: 9 UNITS 1xST, 4x1BD, 3x2BD, 1x3BD
LEVEL 8-23: 10 UNITS 1xST, 5x1BD, 4x2BD	LEVEL 11-20: 10 UNITS 1XST, 6X1BD, 3X2BD
LEVEL 24-25: 10 UNITS 1xST, 5x1BD, 4x2BD	
TOTAL 244 UNITS	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) 1 space/unit 247-12 units= 235 spots req	(residential) 1.2 space/unit 188-12 units= 212 spots req	390 below grade incl. 30 visitor 5 type A BF 5 type B BF
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	visitor: 0.2/unit= 50 spots (retail) 3.4/100sqm GFA=288sqm=10 spots req	visitor: 0.2/unit= 38 spots	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

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.

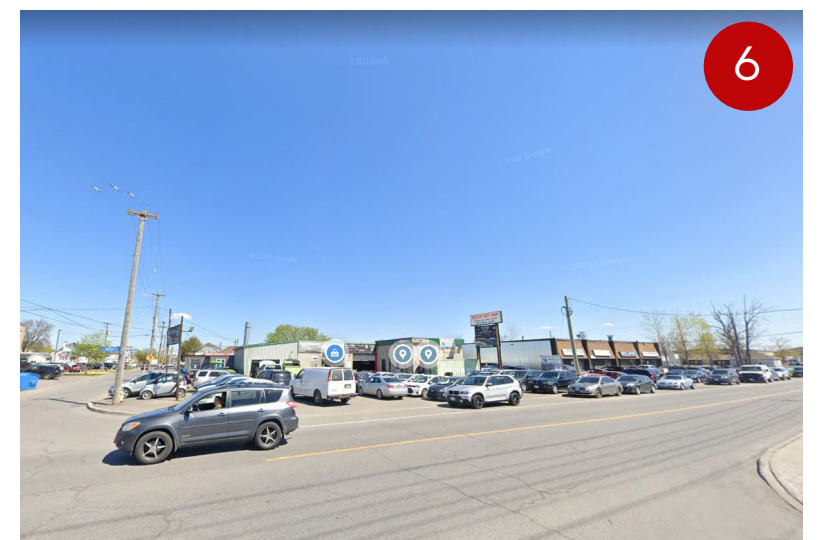
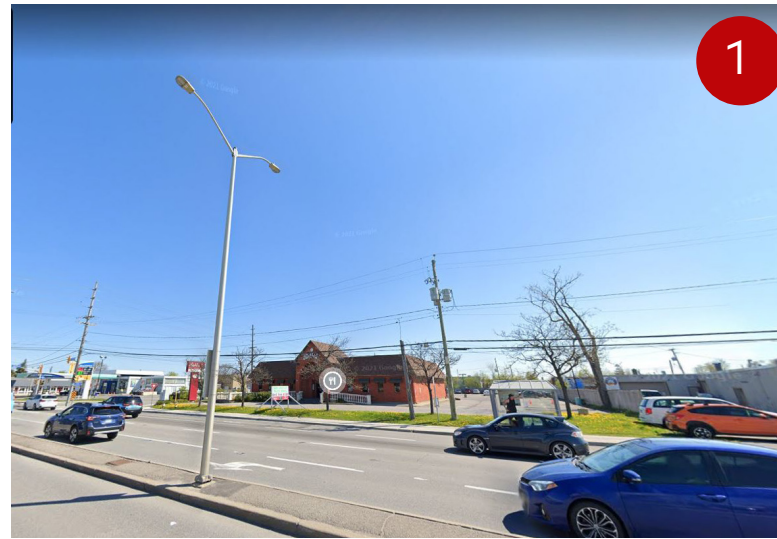
Landscape buffers and a fence along the south property line are provided as required by the Zoning Bylaw and with the intent of providing good urban at grade transitions between all properties surrounding the project. Trees and a combination of hard and soft landscaping approaches will be provided along 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.

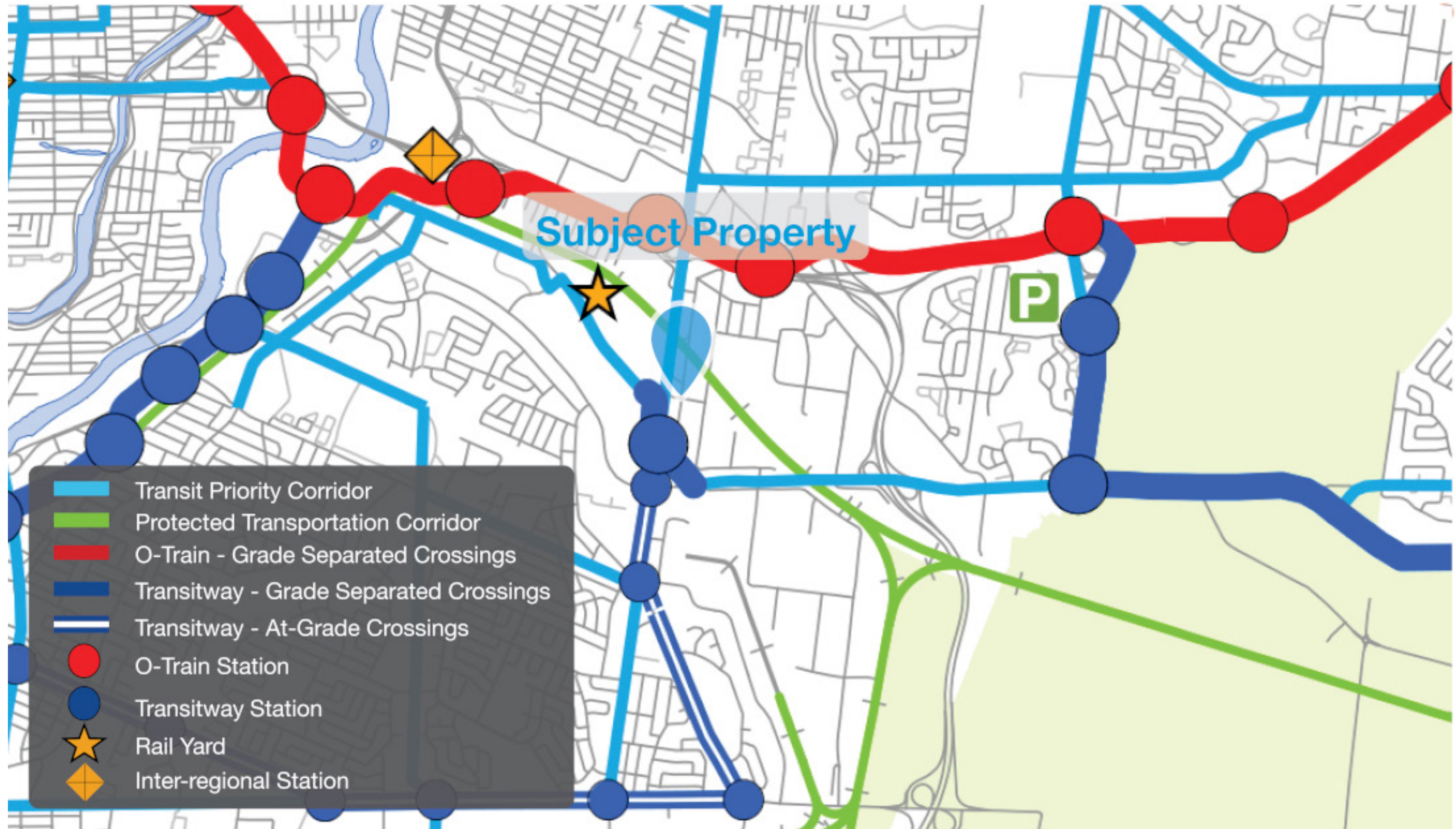
Sustainability Statement:

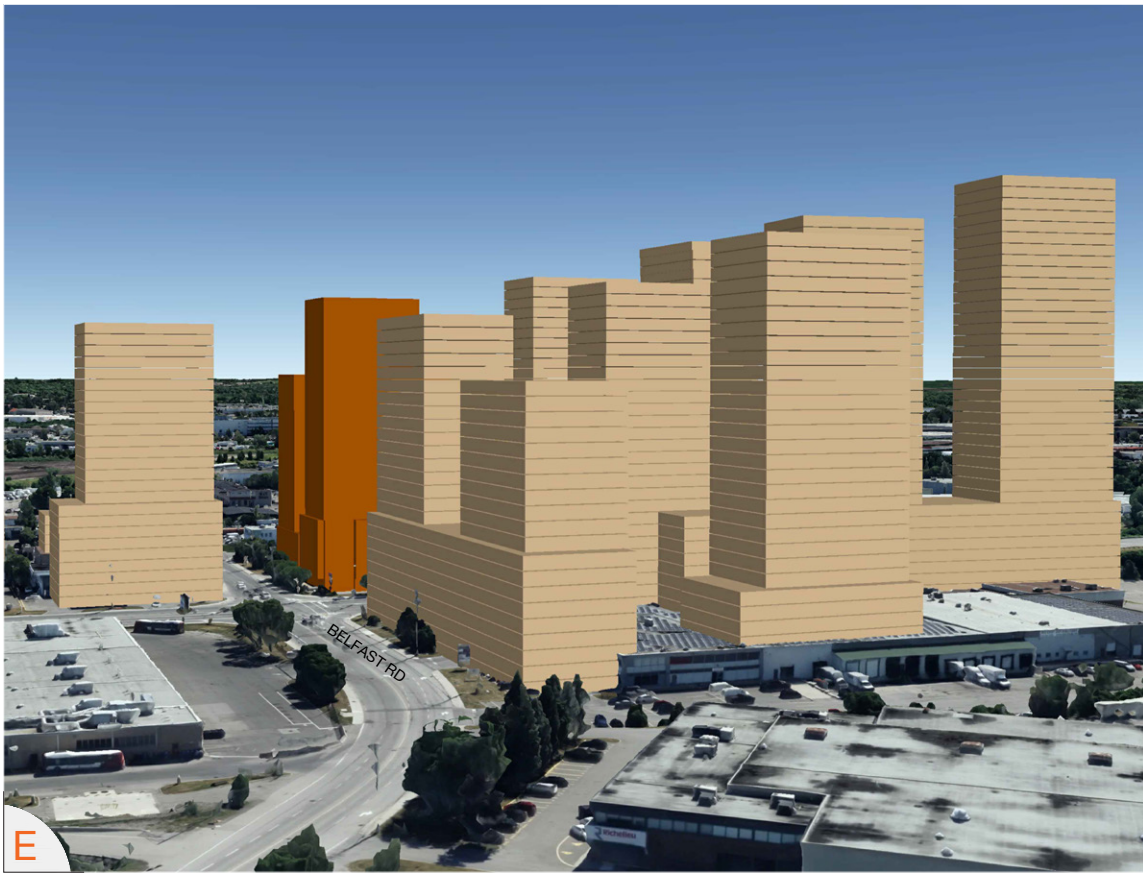
With regards to sustainability, this project will explore multiple possible solutions to contribute to sustainable design. First and foremost, the project – being in Ontario – will be subject to SB10 of the Ontario Building Code that requires the building's energy performance levels to beat the National Energy Code by 30% for standard projects of this type. This requirement helps stakeholders meet energy efficiency requirements in the Building Code and came into force on January 1, 2017. Ontario continues to promote some of the most progressive regulations in North America for reductions of Green House Gas (GHG) emissions and improvements for energy conservation in buildings. To meet these high standards, the project must provide an energy model that looks at the balance between the use of high-performance building envelope systems, the percentage amount of glazing and the mechanical systems required to heat and cool the building through the 4 seasons. An energy model will provide the design team with the best strategies to effectively and economically meet the high standards of the OBC. Other aspects that will be considered will be bird safe glazing for any large street facing curtainwall. As well as the use of white reflective roofing membranes to minimize heat island effect created from sun absorption at the roof horizontal surfaces.





Surrounding Context







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.

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

CLIENT
KATASA DEVELOPMENTS

FOTENN
 Planning + Design

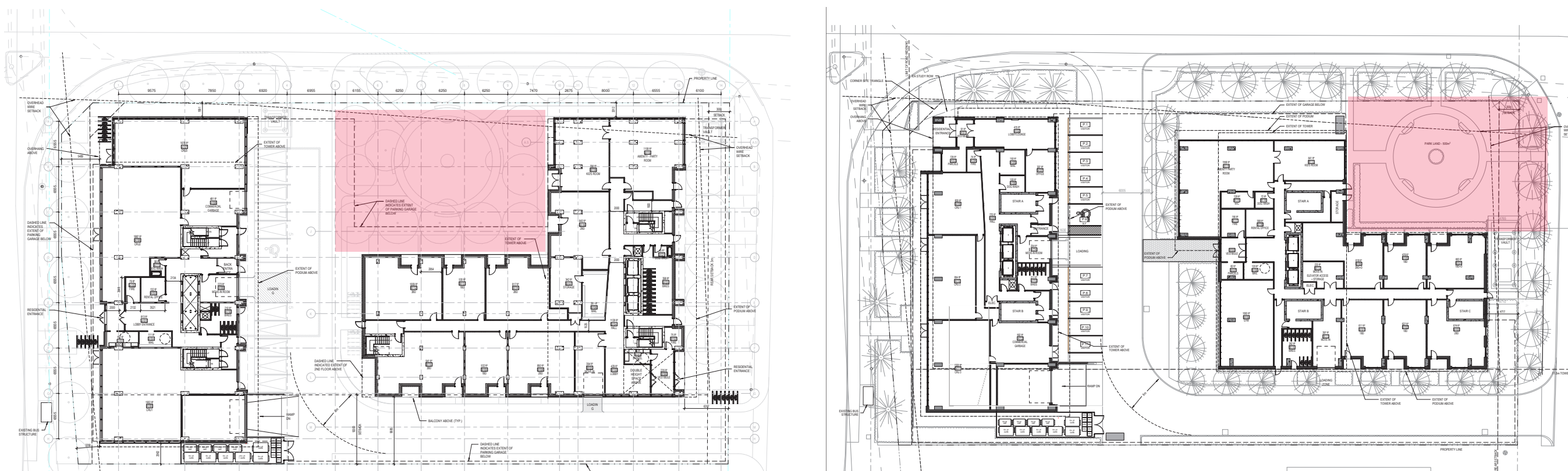
396 Cooper Street, Suite 300, Ottawa ON K2P 2H7
 613.730.5709 www.fotenn.com

DESIGNED	TK
REVIEWED	TS
DATE	2022.06.10

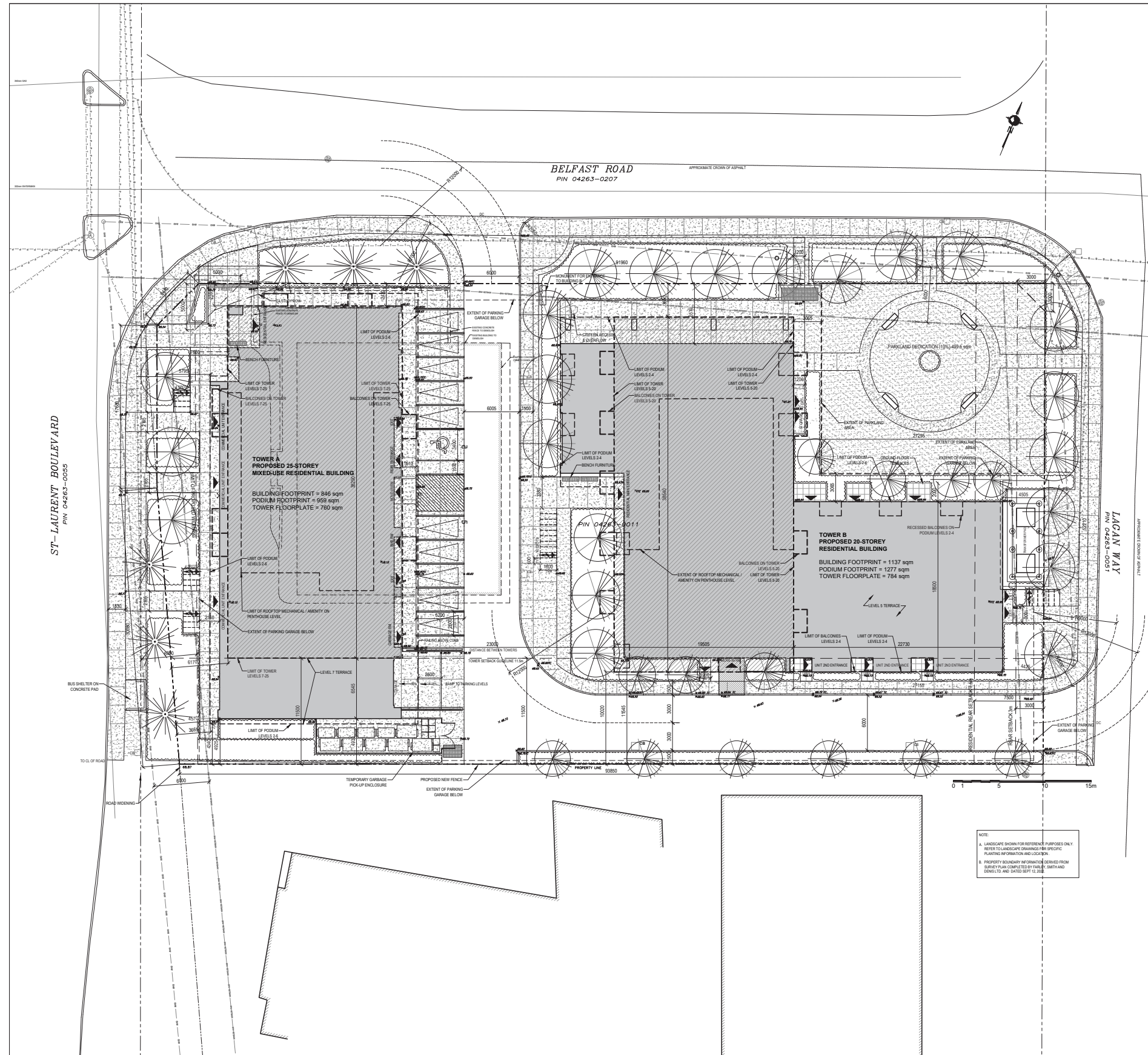
P2



Massing and Facade Evolution>



Site Planning and Park Land>



KEY PLAN

PROPERTY DESCRIPTION
 25 & 28 STOREY RESIDENTIAL BUILDINGS
 CITY OF OTTAWA PIN NUMBER: 04263-0011
 MUNICIPAL ADDRESS: 1531 St-Laurent Blvd

SITE INFORMATION
 LOT AREA: 4984.1 sqm
 LOT FRONTAGE: 198.36m (3 sides)
 LOT DEPTH: 96.43m (E to W) and 92.20m (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:

LEVEL	UNITS	UNIT MIX:
LEVEL 1:	9 UNITS	4x1BD, 2x 2BD
LEVEL 2:	11 UNITS	7x1BD, 3x2BD, 1x3BD
LEVEL 3-6:	11 UNITS	5x1BD, 4x2BD, 2x3BD
LEVEL 7:	9 UNITS	2xST, 5x1BD, 2x3BD
LEVEL 8-25:	10 UNITS	1xST, 5x1BD, 4x2BD
LEVEL 24-25:	10 UNITS	1xST, 5x1BD, 4x2BD

UNIT BREAKDOWN - TOWER B:

LEVEL	UNITS	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
LEVEL 6-10:	9 UNITS	1xST, 4x1BD, 3x2BD, 1x3BD
LEVEL 11-20:	10 UNITS	1xST, 6x1BD, 3x2BD

TOTAL 244 UNITS

ZONING TABLE

	AM	PROPOSED
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	REQUIRED
MINIMUM LOT AREA	no minimum	4984.1 sqm
MINIMUM LOT WIDTH	no minimum	no minimum
MINIMUM FRONT YARD SETBACK (ST-LAURENT)	no minimum	3m
MINIMUM CORNER SIDE YARD SETBACK (BELFAST)	no minimum	2.42m (actual)
MINIMUM INTERIOR SIDE YARD SETBACK (SOUTH)	no minimum, not abutting a residential zone	4.34m (actual)
MINIMUM REAR YARD SETBACK (LAGAN WAY)	3 m, abutting a street	7.5m
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) 1 space/unit 247-12 units+ 235 spots req Residential (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	(residential) 1.2 space/unit 198-12 units+ 212 spots req 11 Retail at grade, incl. 1 type A BF 401 total
PARKLAND DEDICATION	10% Min. of Land area = 498.4 sqm	495.9 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 = 145sqm 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	FD FLOOR DRAIN
PAVERS REFER TO LANDSCAPE	UP UTILITY POLE
CONCRETE	OVERHEAD UTILITY WIRES
RIVERSTONE REFER TO LANDSCAPE	LIGHT STANDARD
EXISTING BUILDING ELEMENT TO BE REMOVED	DC DEPRESSED CURB
EXISTING FENCE	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
NEW BOARD FENCE REFER TO LANDSCAPE	EXISTING TREE (REFER TO LANDSCAPE DRAWINGS)
LOT LINE	NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
SETBACK LINE	EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
DESIGNATED BUILDING ENTRANCE / EXIT	NEW GROUND ELEVATION REFER TO CIVIL
FH FIRE HYDRANT, REFER TO CIVIL	NOTE: 'X'-E INDICATES EXISTING TO REMAIN
CB CATCH BASIN	
MH MANHOLE	

NOTE:
 A. LANDSCAPE SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR SPECIFIC PLANTING INFORMATION AND LOCATION.
 B. PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN COMPLETED BY FOLEY & SMITH AND DATED SEPT 12, 2023.

Revisions

No.	Date	Émise par / Drawn by
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

Architect / Architect
 GJA INC. LANDSCAPE ARCHITECT
 750 Palladium Drive, Ottawa, ON K2J 1C7

Engineer / Engineer
 egis
 750 Palladium Drive, Ottawa, ON K2J 1C7

Urban Planner / Urbaniste
 FOTENN Planning + Design
 435 D'Youville Street, Ottawa, ON K2P 1B8

Client / Client
 KTS PROPERTIES
 101-285 Carling Ave., Ottawa, ON K2P 1B8

Architects / Architect
 figurrr
 252 Argyle Ave., Ottawa, ON K2P 1B8

Professional Association of Architects
 L'Association des architectes de l'Ontario (A.A.O.)
 1531 St-Laurent Blvd, Ottawa, ON

Project / Project
 ST-LAURENT DEVELOPMENT
 1531 St-Laurent Blvd, Ottawa, ON

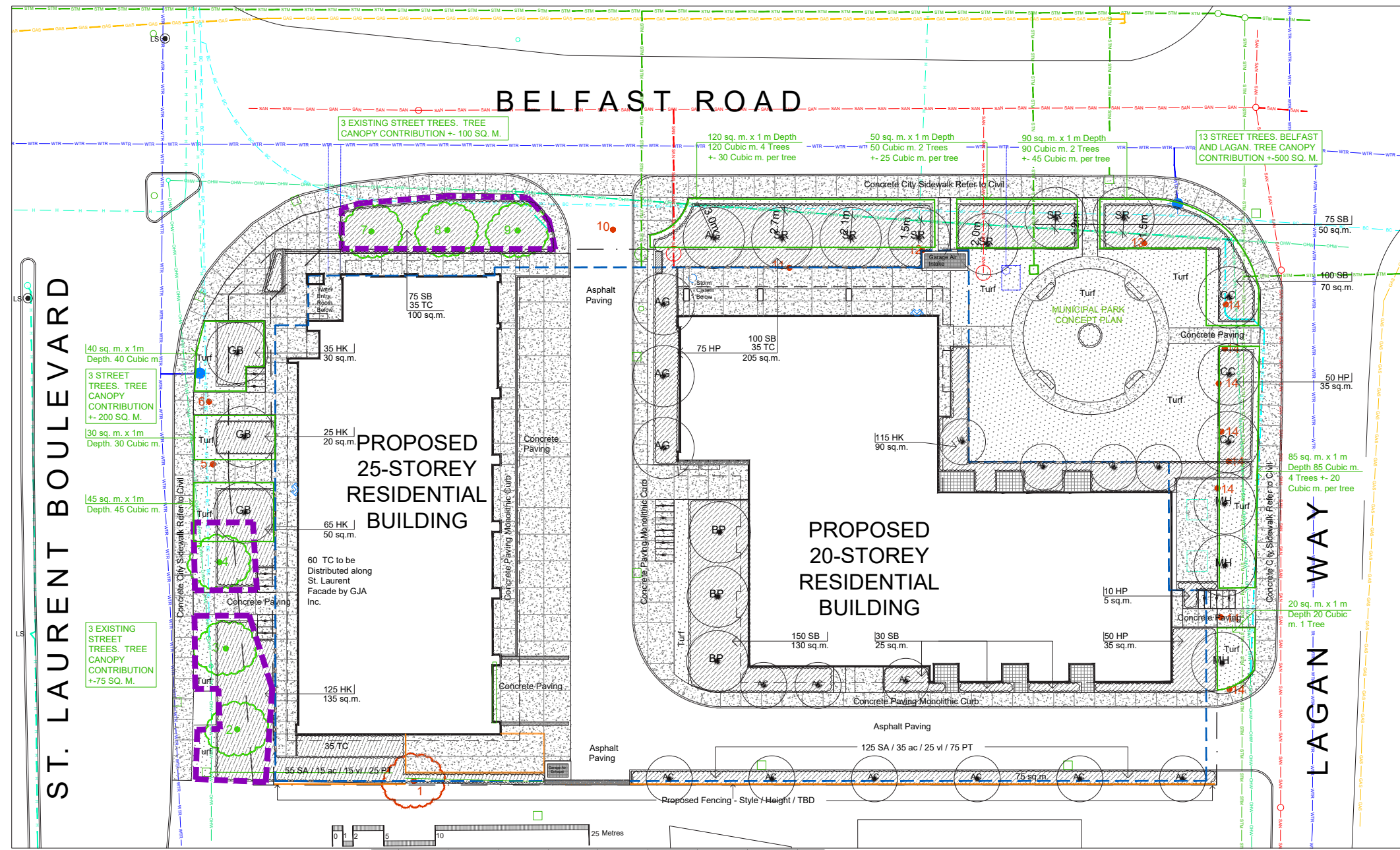
Scale / Scale
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Drawn by / Dessiné par
 ZK
 Checked by / Vérifié par
 RC

No. / Project number
 2303

Revision / Révision
 A010

Date / Date de dessin / Drawing creation date
 03/01/2025



- 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

Reserved by Gino J. Aiello Landscape Architect. Do Not Use or Reproduce Without Approval of Gino J. Aiello.

NOT TO BE USED FOR CONSTRUCTION UNLESS INDICATED BY REVISION: "FOR LANDSCAPE CONSTRUCTION"

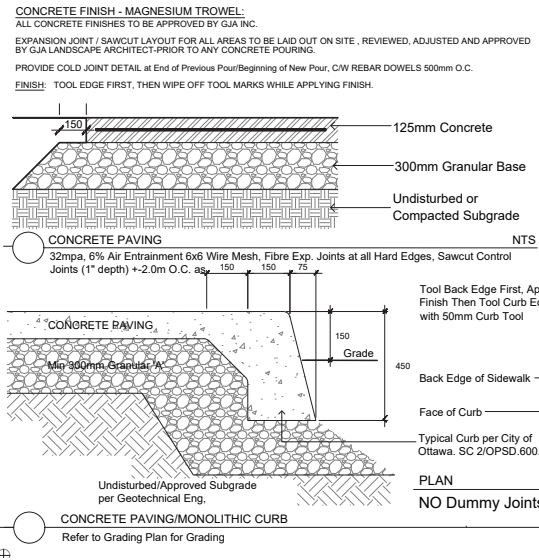
Contractor is Responsible for Verification of Site Locations of all Utilities. Report any Discrepancies Between Site and Drawing Immediately to Gino J. Aiello. Do NOT Proceed Until Clarified.

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 |

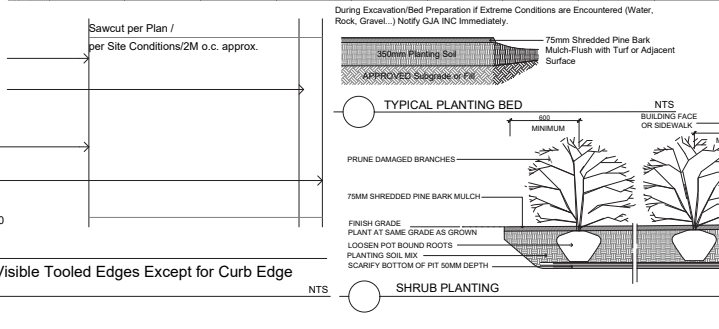
The Landscape Plan is to be read in conjunction with the grading, servicing, site and survey plan | Bare root material to be planted in season only | All plant material locations to be staked on site by the landscape contractor and checked by the landscape architect prior to planting | All trees to be 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 |



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 WPE OFF TOOL MARKS WHILE APPLYING FINISH.

CONCRETE PAVING
32mpa, 6% Air Entrainment 6x6 Wire Mesh, Fibre Exp. Joints at All Hard Edges, Sawcut Control Joints (1' depth) + 2.0m O.C. esp. 150

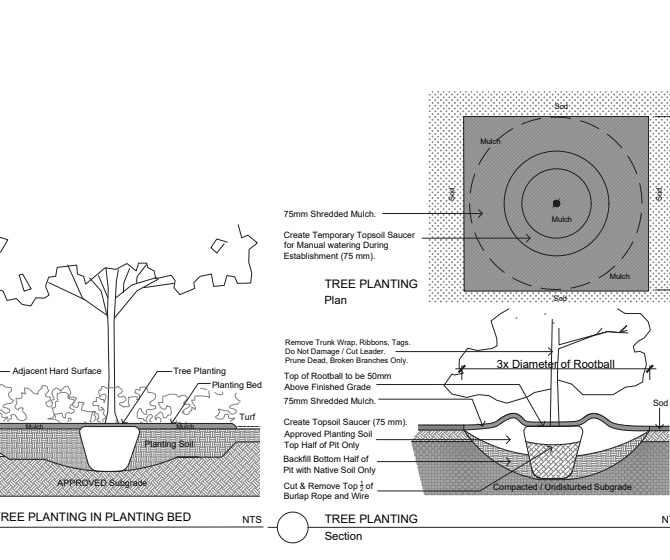
CONCRETE PAVING/MONOLITHIC CURB
Refer to Grading Plan for Grading



*****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 Common Name Size Condition
AK 150 Amelanchier canadensis Serviceberry 150mm Ht. Not
AK 250 Hypericum kalmianum St. John's Wort 300mm Ht. Not
AK 250 Hypericum perforatum St. John's Wort 450mm Ht. Not
LA 250 Spiraea alba Multiflora 500mm Ht. Not
LA 450 Spiraea humilis 'Dart's Red Spirea' 300mm Ht. Not
H 60 Ribwort's Hemlock Nannyberry 1500mm Ht. Not
TC 150 Ficus coccinea 'Nana' Dwarf Ficus 450mm Ht. Not

OTHER 1531 ST LAURENT KTS
Code Qty Botanical Name Common Name Condition
H 75 Anemone hepatica Hepatica 300mm Ht. Not
L 25 Geranium macranthemum Bigroot Geranium 300mm Ht. Not
L 25 Geranium psilostemon 'Serafin' Rosemary Geranium 300mm Ht. Not
PT 250 Parnassia truncatula Blechnet Grass 300mm Ht. Not
PT 25 Parnassia truncatula Blechnet Grass 300mm Ht. Not



CONSULTANT TEAM

DEVELOPER: KTS PROPERTIES (437) 704 8991

SURVEYOR: JAMES SMITH AND DENIS SURVEYORS 2022 (437) 727 8226

PLANNER: POTERBA (437) 730 6769

ARCHITECT: POLJIS (437) 695 4122

CIVIL: EGIS (437) 636-2184

FORESTRY: GJA INC. (437) 838 8717

LANDSCAPE ARCHITECT: GJA INC. (437) 286-5132

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

REVISION # Date

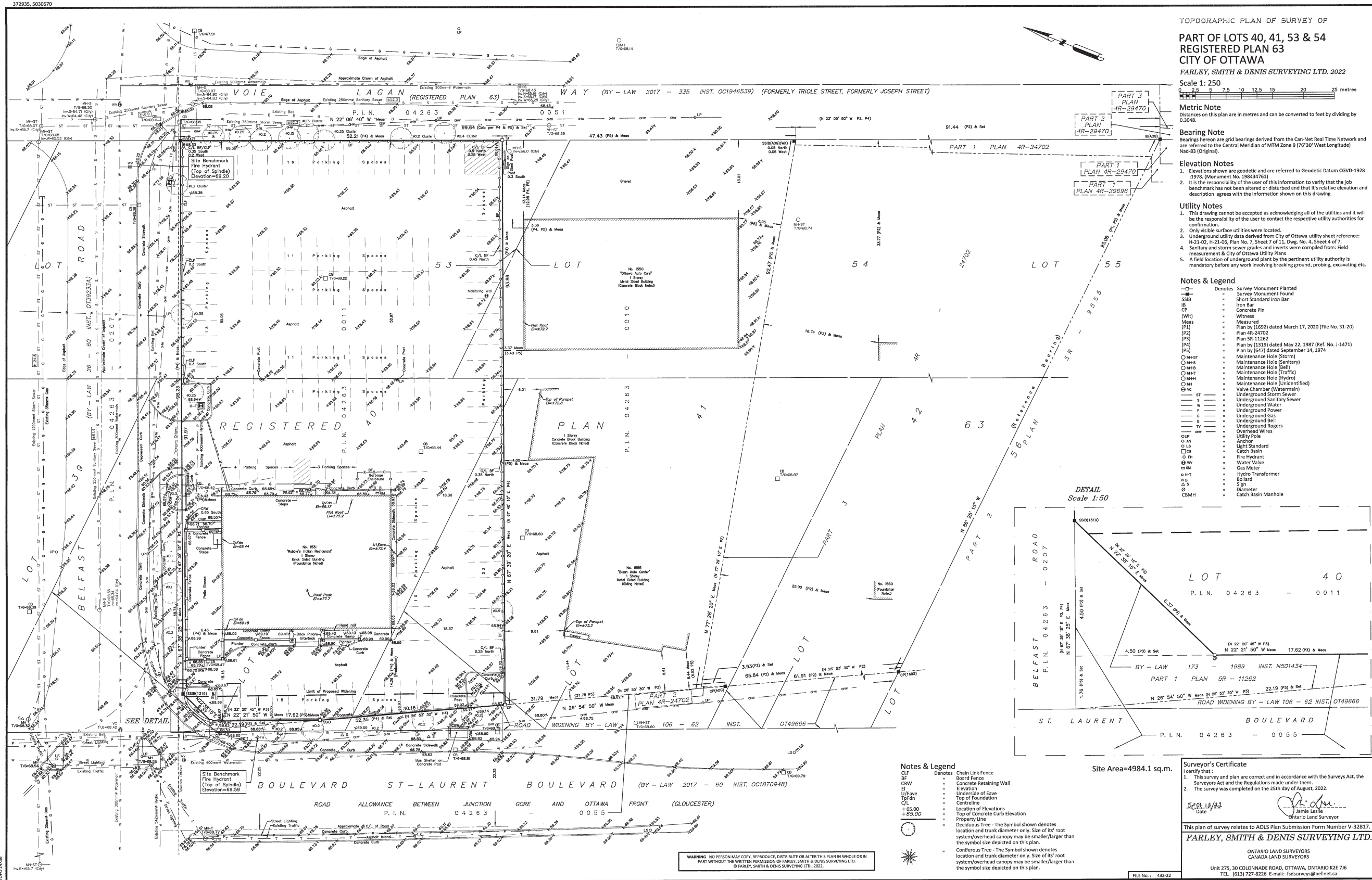
PROPERTY OWNER
KTS PROPERTIES
101-265 CARLING AVENUE OTTAWA
KTSPROPERTIES.CA

GJA INC.
GINO J. AIELLO | LANDSCAPE ARCHITECT
GJA.COM | 437 286 5132 | GINO@GJA.COM
100 BROADWAY SUITE 1001 | OTTAWA ON K1P 5G4

MIXED-USE
RESIDENTIAL BUILDINGS

1531 ST. LAURENT BLVD, OTTAWA, ON
K1G 1A1

Scale: 1:200



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

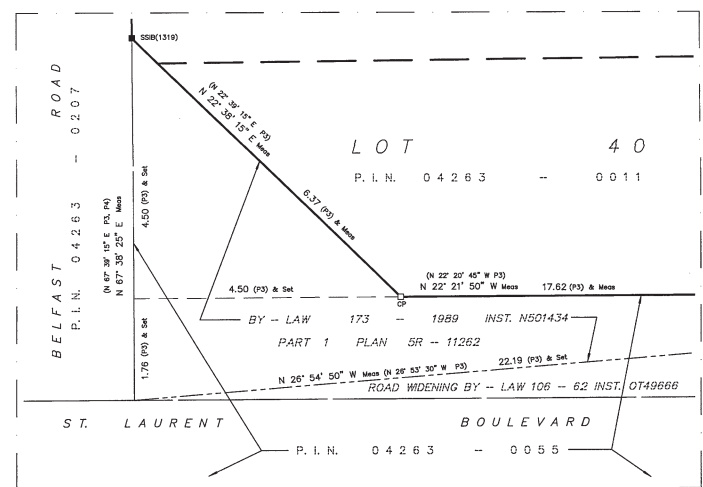
Bearing Note
 Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

Elevation Notes
 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1978 -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 its 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

Symbol	Denotes	Survey Monument Planted
—D—	Denotes	Survey Monument Found
SSIB		Short Standard Iron Bar
IB		Iron Bar
CP		Concrete Pin
(W)		Witness
(M)		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
OHST		Maintenance Hole (Storm)
OHSS		Maintenance Hole (Sanitary)
OHBS		Maintenance Hole (Bell)
OHST		Maintenance Hole (Traffic)
OHHS		Maintenance Hole (Hydro)
OHU		Maintenance Hole (Unidentified)
VC		Valve Chamber (Watermain)
US		Underground Storm Sewer
SS		Underground Sanitary Sewer
UW		Underground Water
UP		Underground Power
UG		Underground Gas
UB		Underground Bell
UR		Underground Rages
OW		Overhead Wires
UM		Utility Pole
AN		Anchor
LS		Light Standard
CB		Catch Basin
PH		Fire Hydrant
WV		Water Valve
GM		Gas Meter
HT		Hydro Transformer
S		Sign
AS		Sign
D		Diameter
CBMH		Catch Basin Manhole



Notes & Legend

CLF	Denotes	Chain Link Fence
BF		Board Fence
CRW		Concrete Retaining Wall
E		Elevation
U/Eave		Underside of Eave
TpFdn		Top of Foundation
CL		Centreline
+65.00		Location of Elevations
+65.00		Top of Concrete Curb Elevation
—		Property Line
—		Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
—		Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Site Area=4984.1 sq.m.

Surveyor's Certificate
 I certify that:
 1. This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act and the Regulations made under them.
 2. The survey was completed on the 25th day of August, 2022.

SEP 18/22
 Date
 J. Denis
 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: fdsurveyors@belfnet.ca



View Looking South Down St. Laurent Blvd.



View at Corner of St. Laurent and Belfast



View Looking South at Park



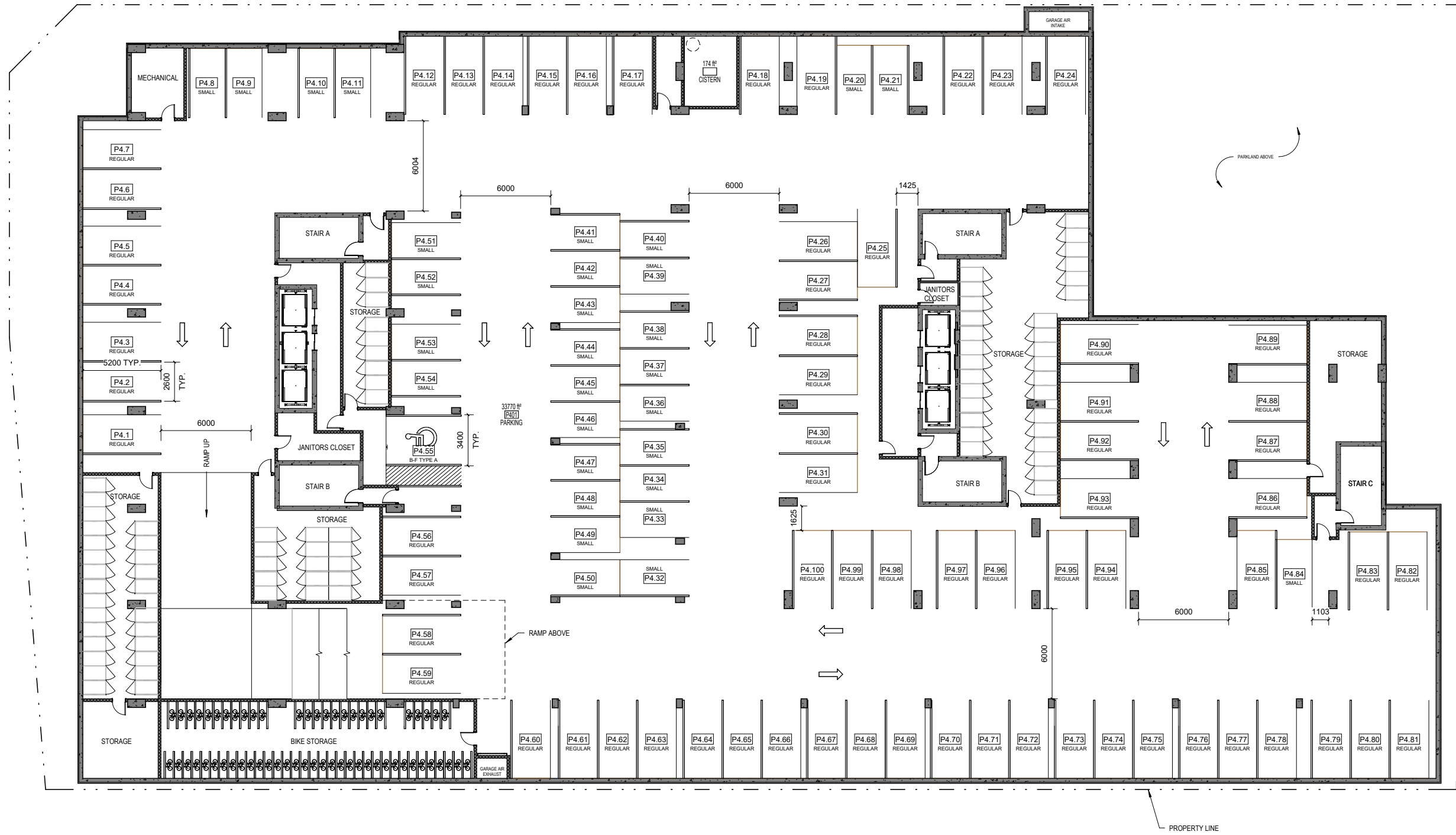


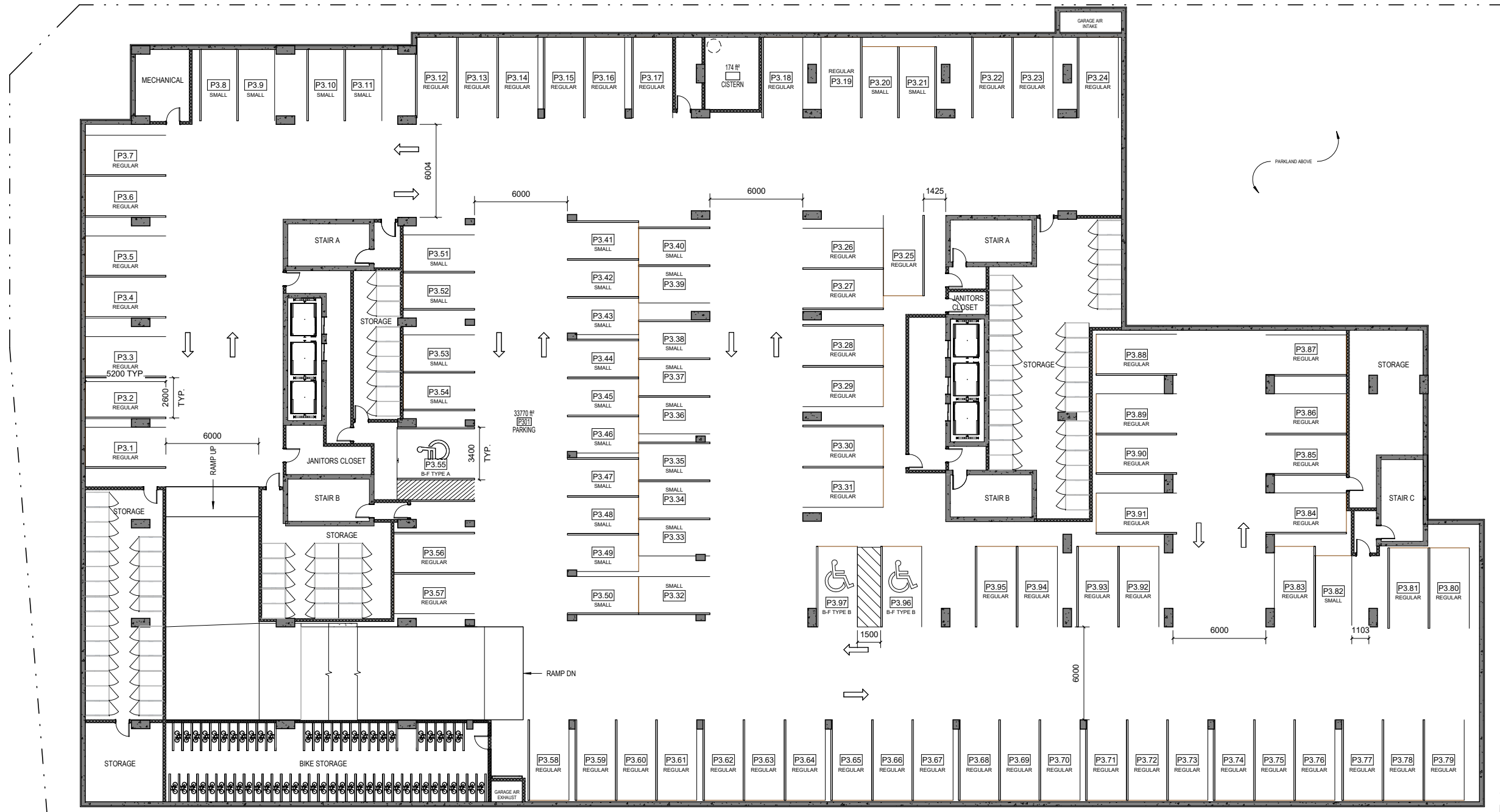
View Looking North Down Lagan Wy.

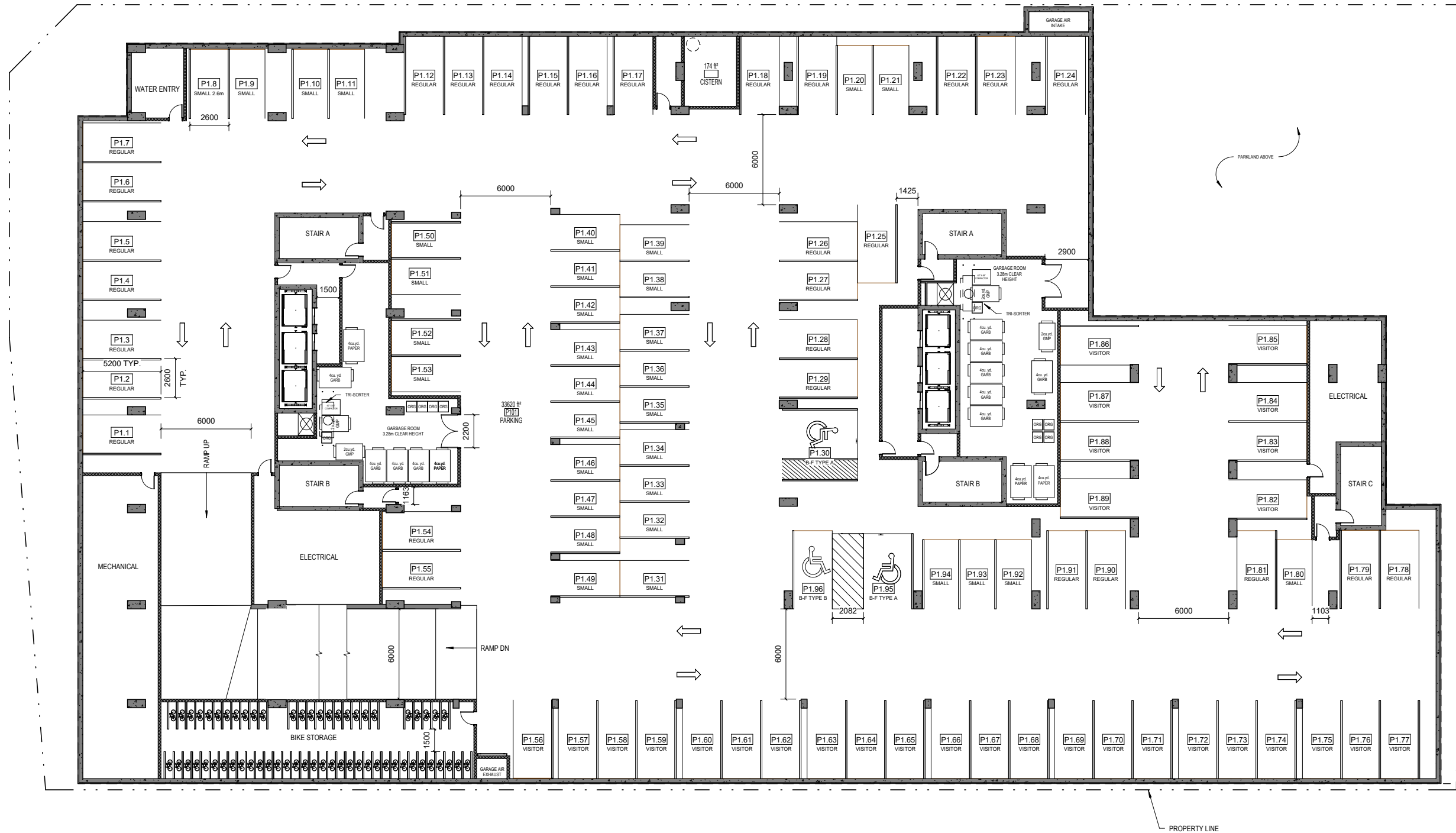




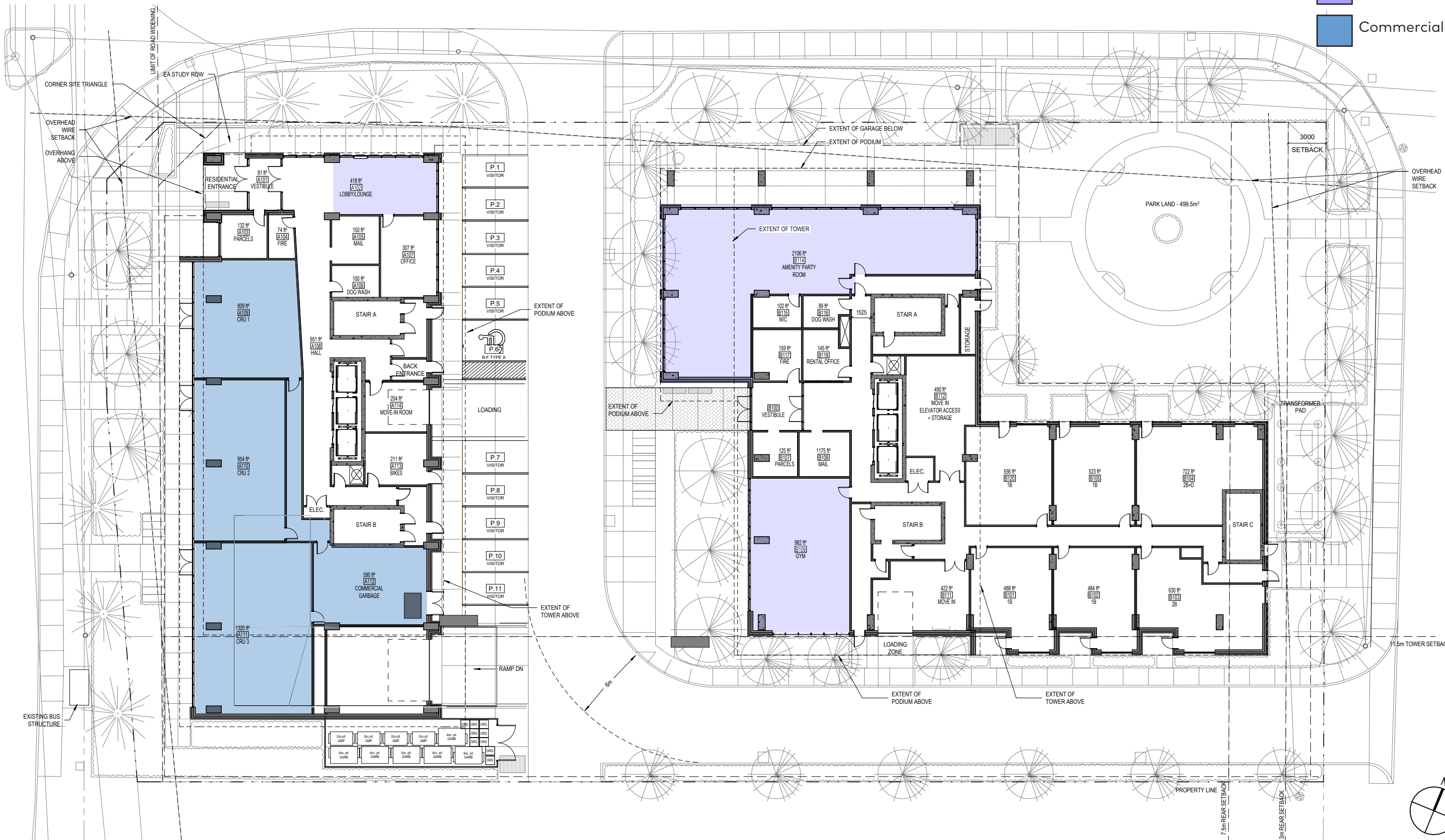
Birds Eye View Looking South West

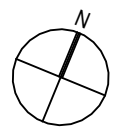
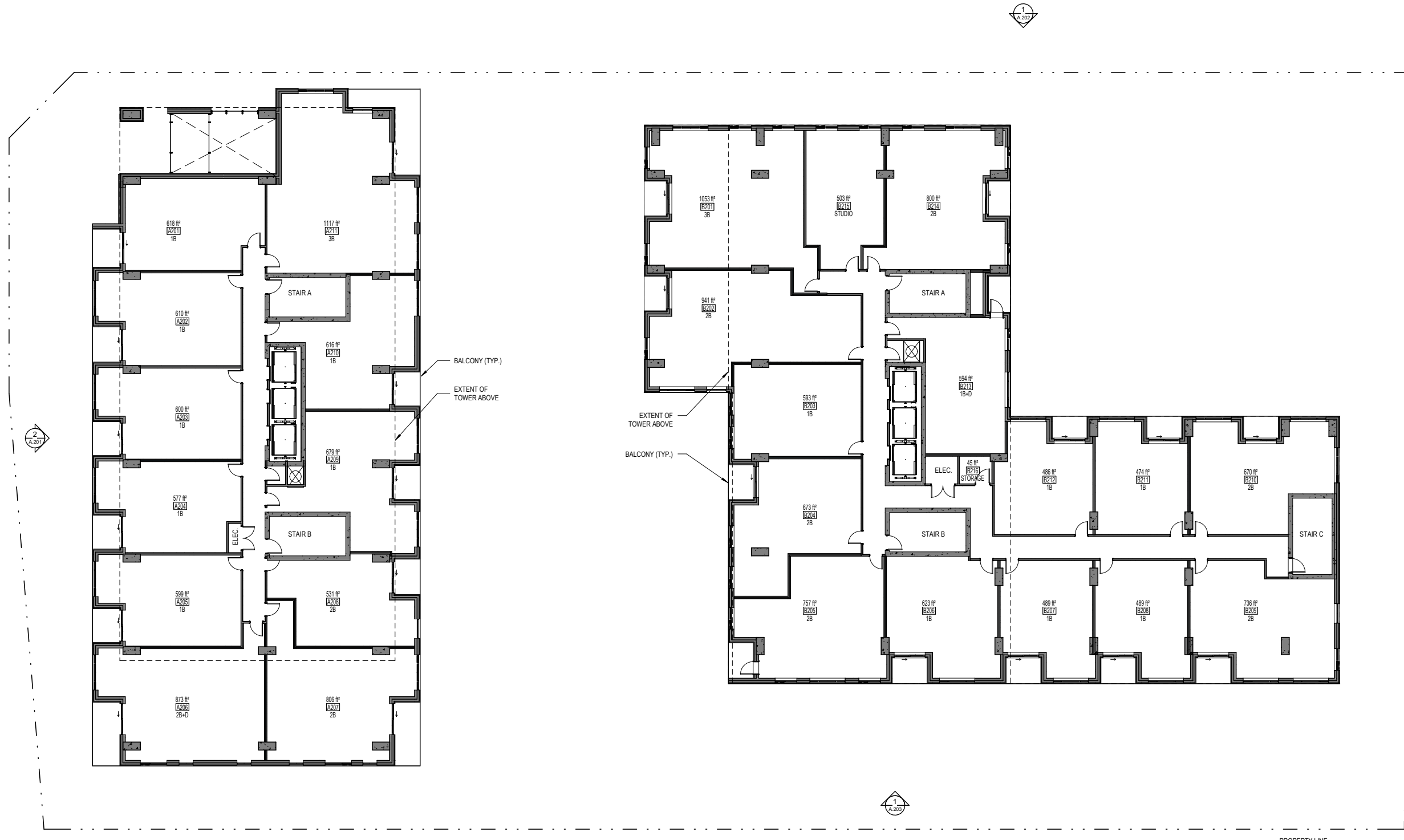


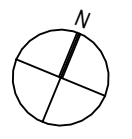
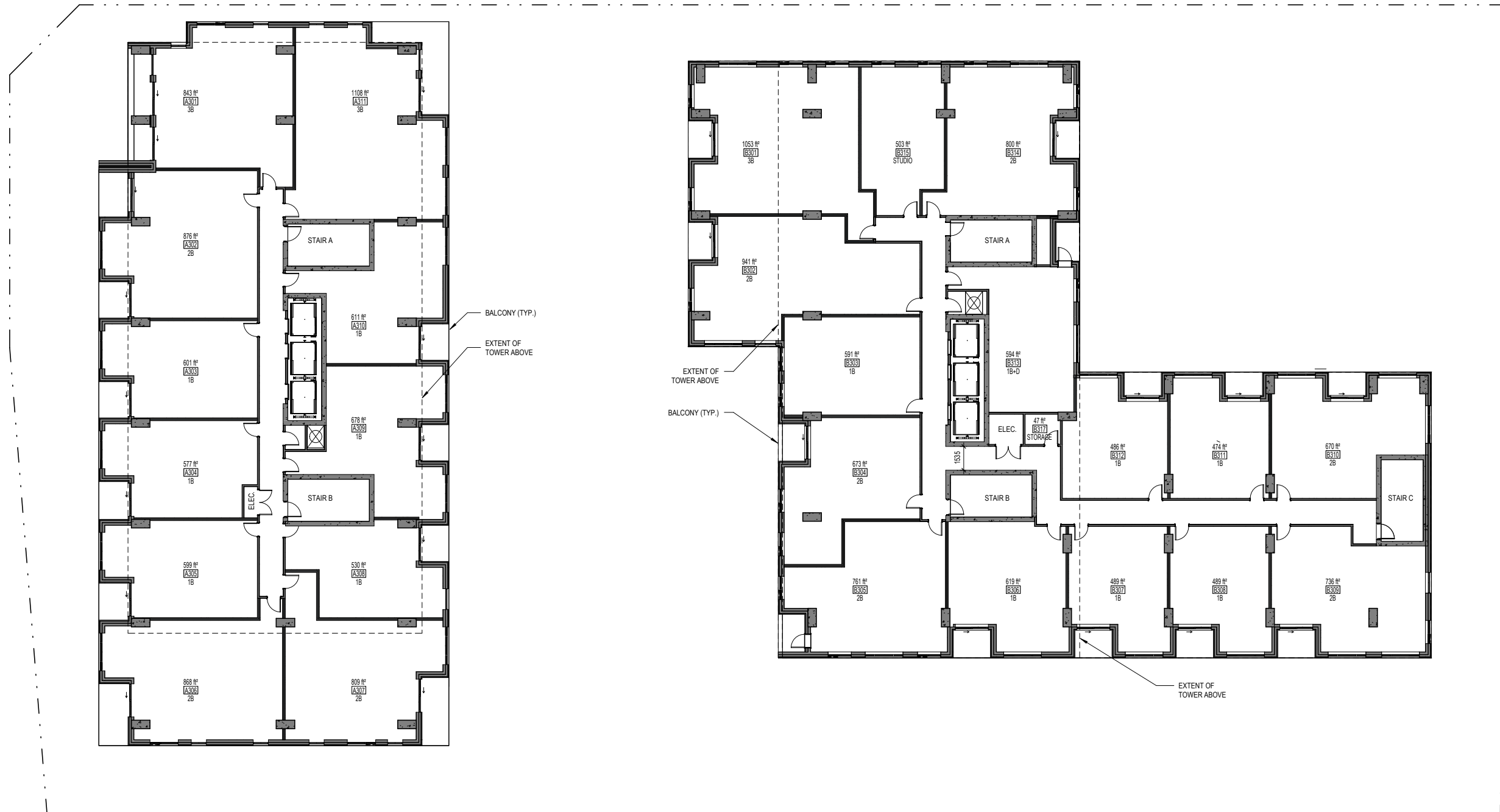




Amenity
 Commercial







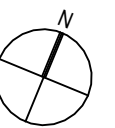
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- Commercial

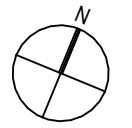
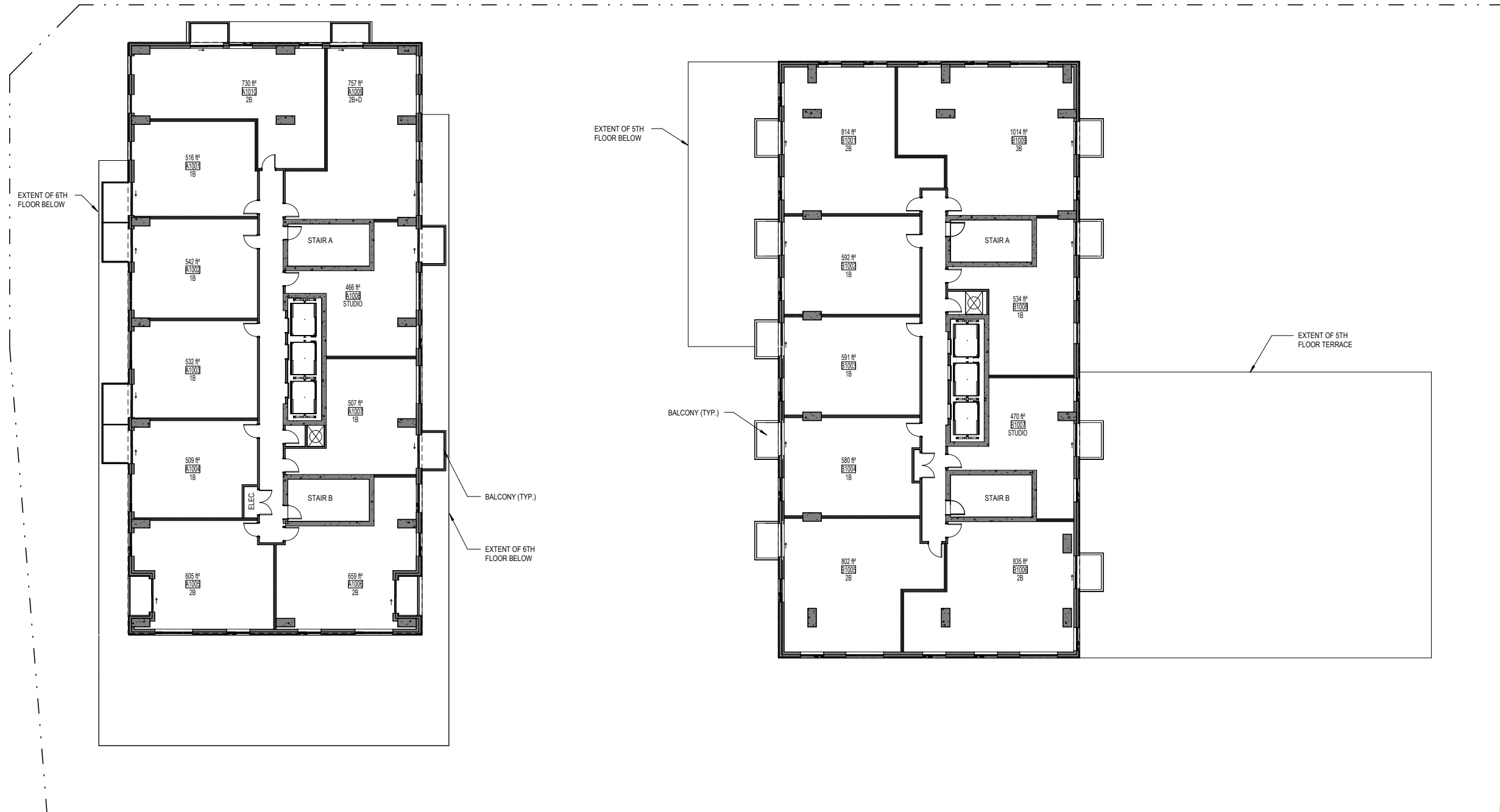


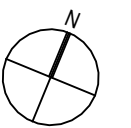
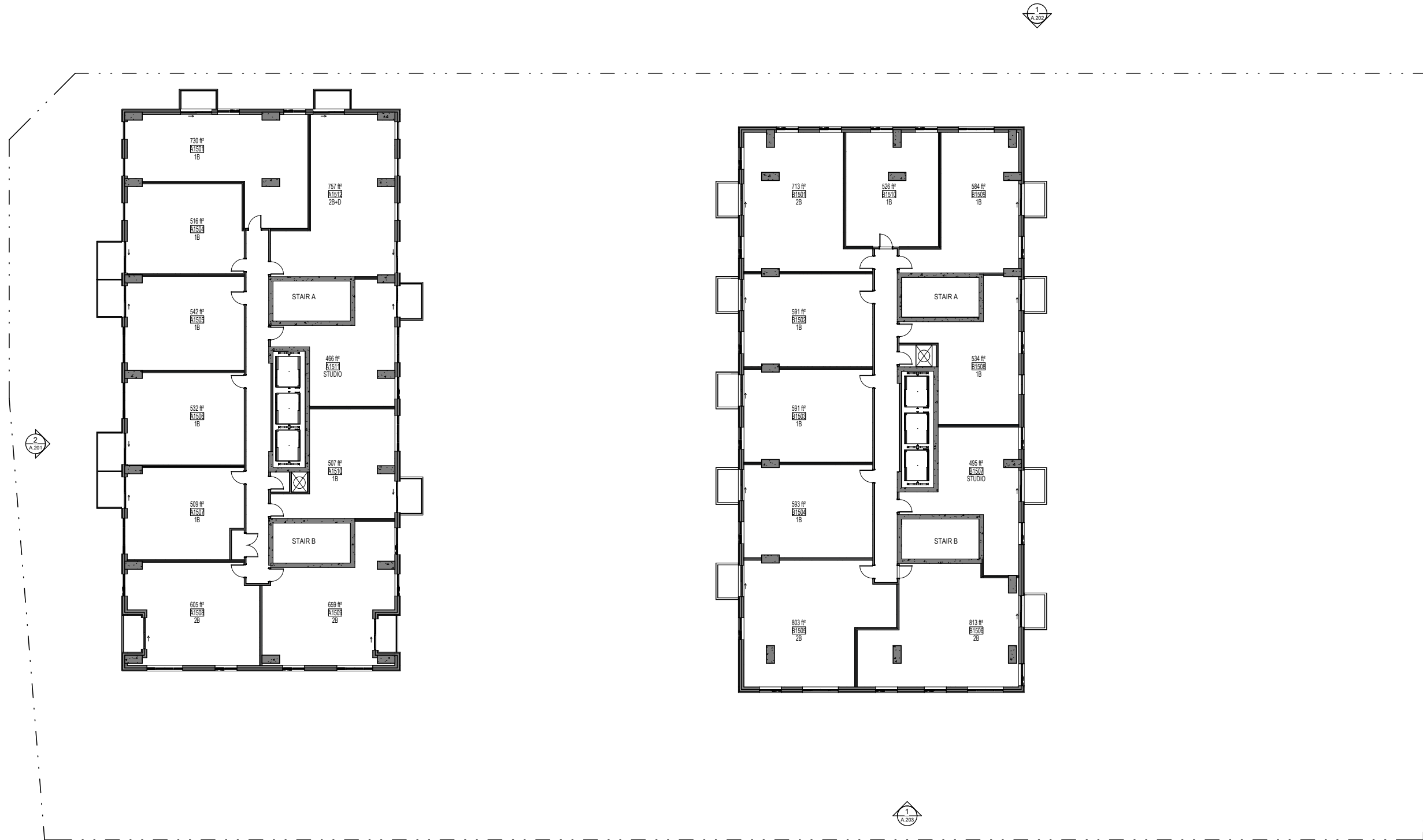
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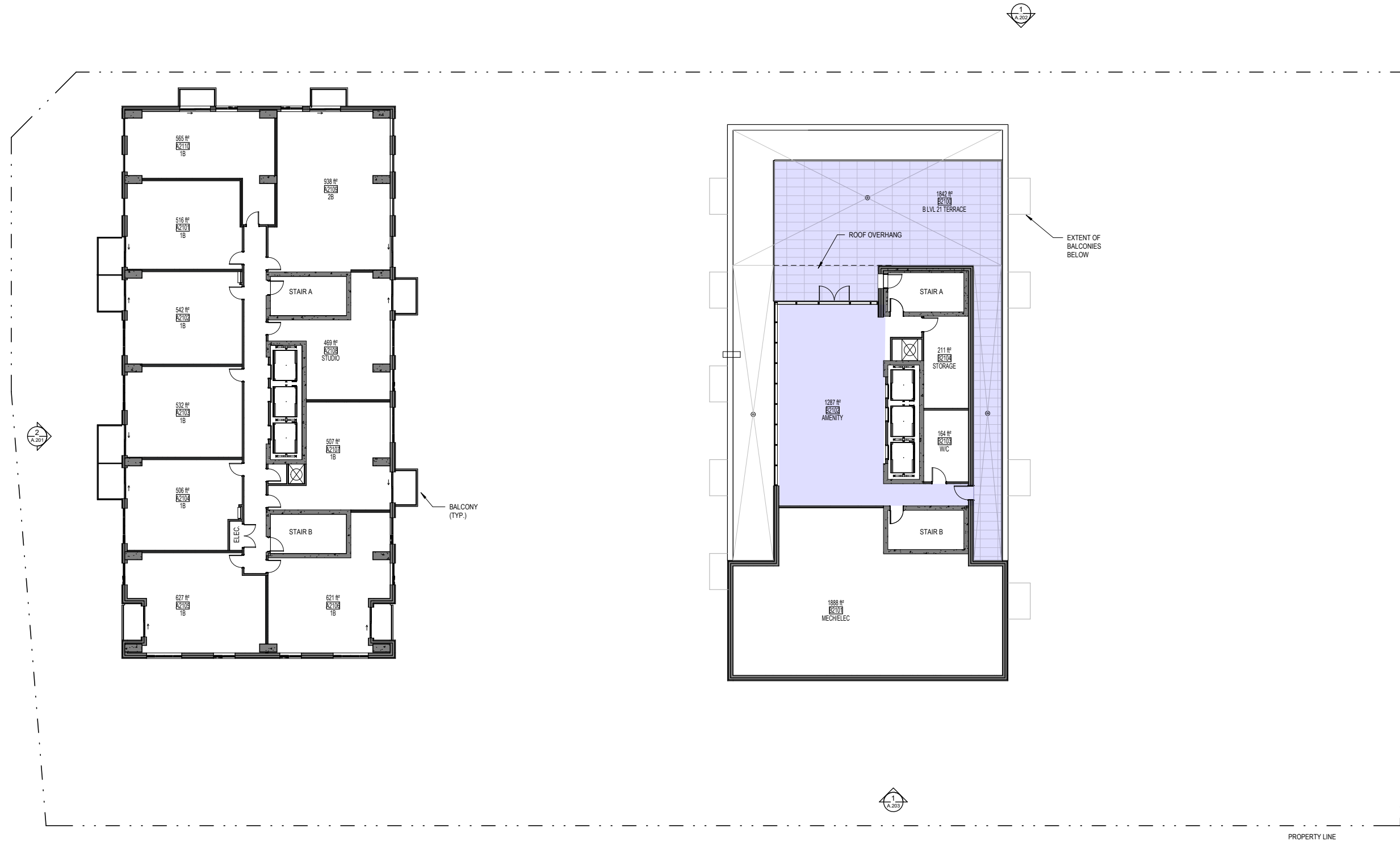
Level 7 Floor Plan



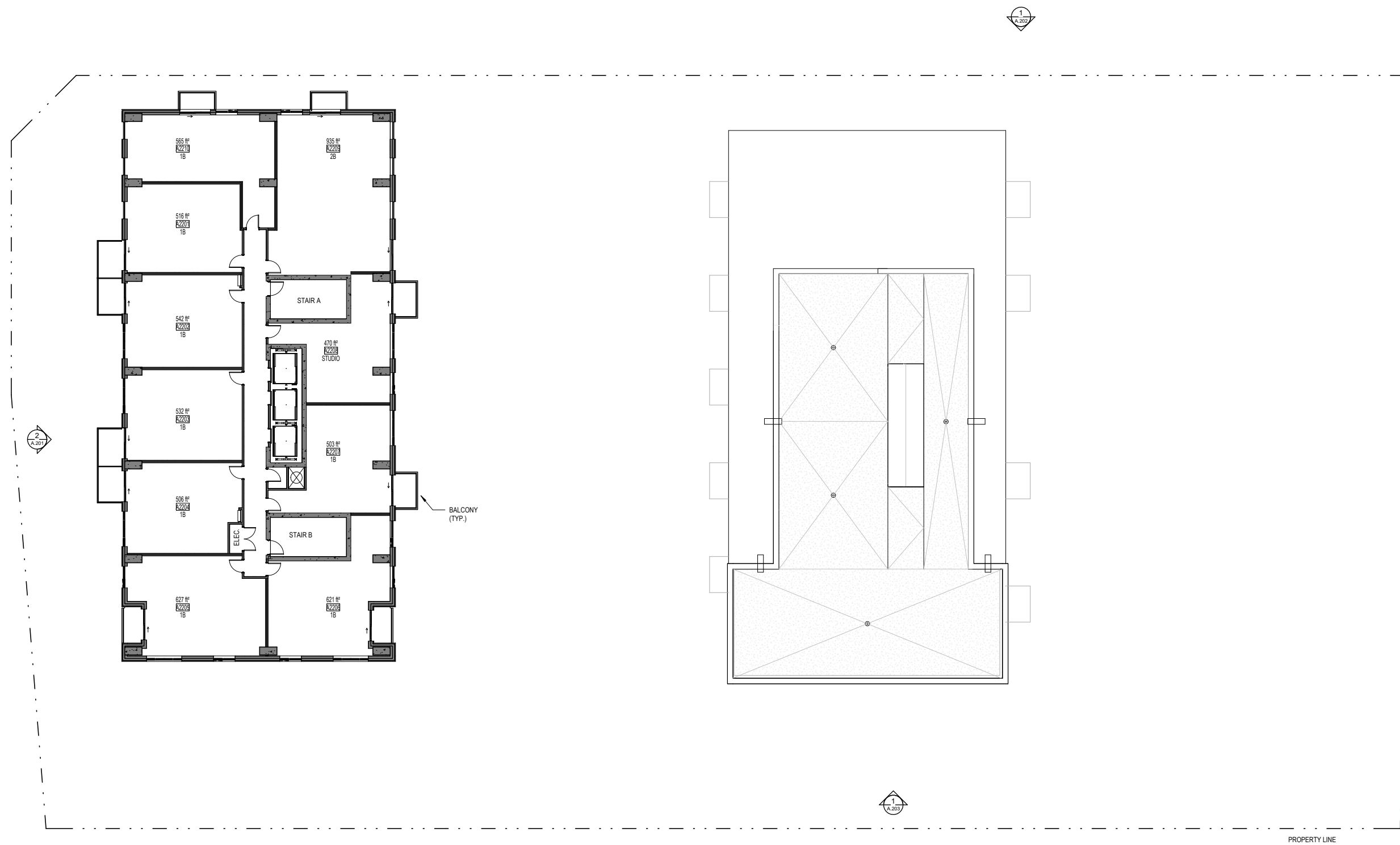




- Amenity
- Commercial

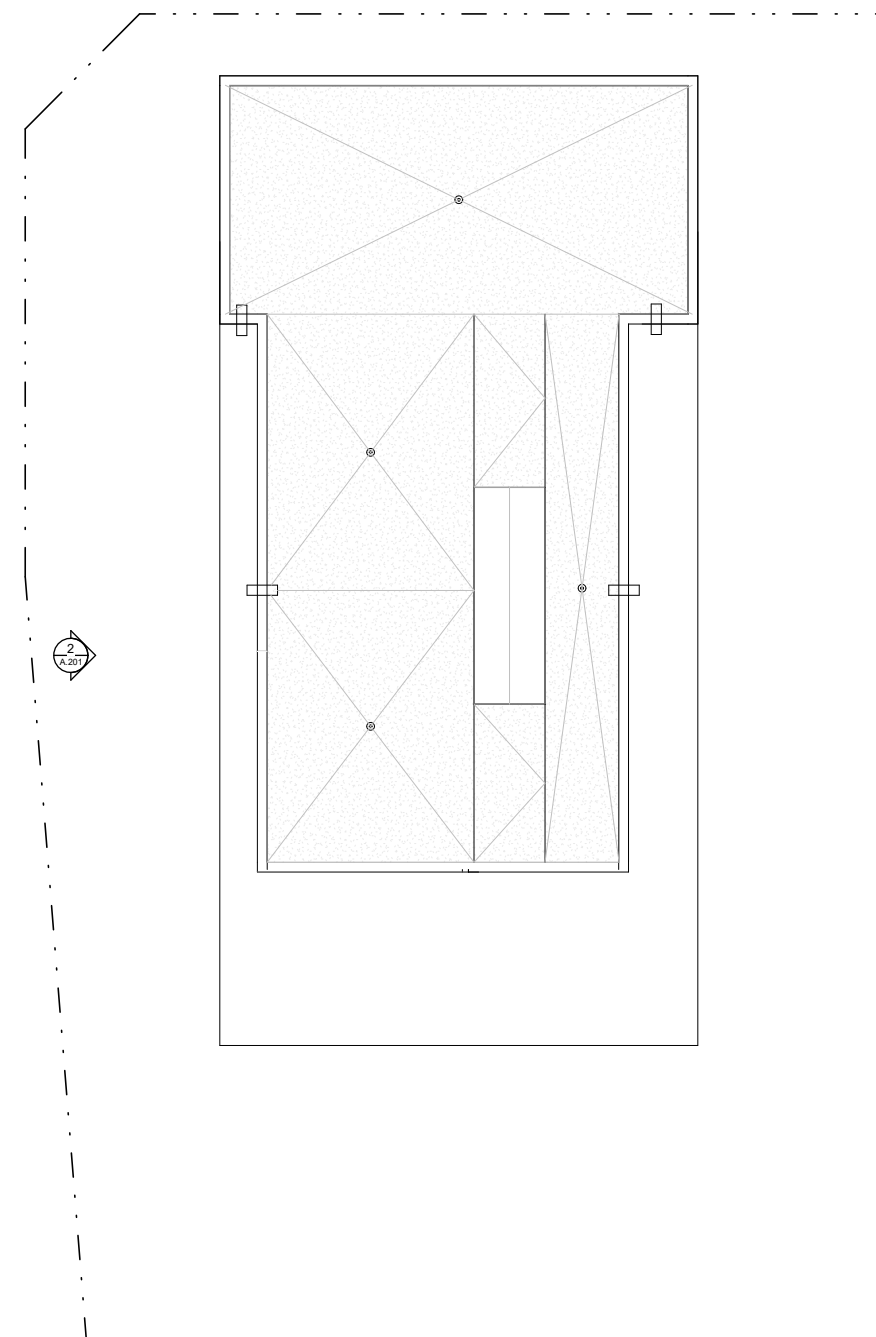
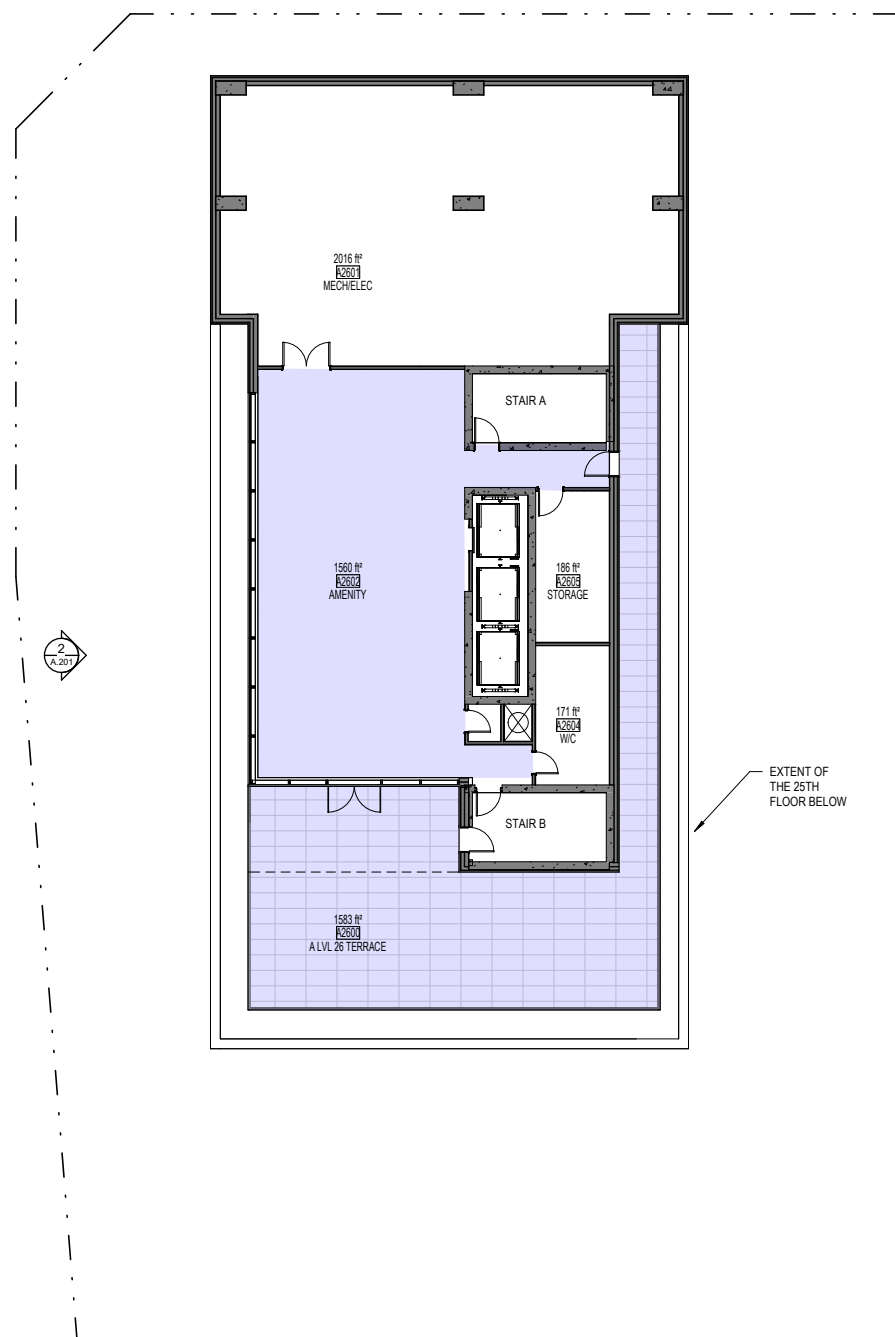


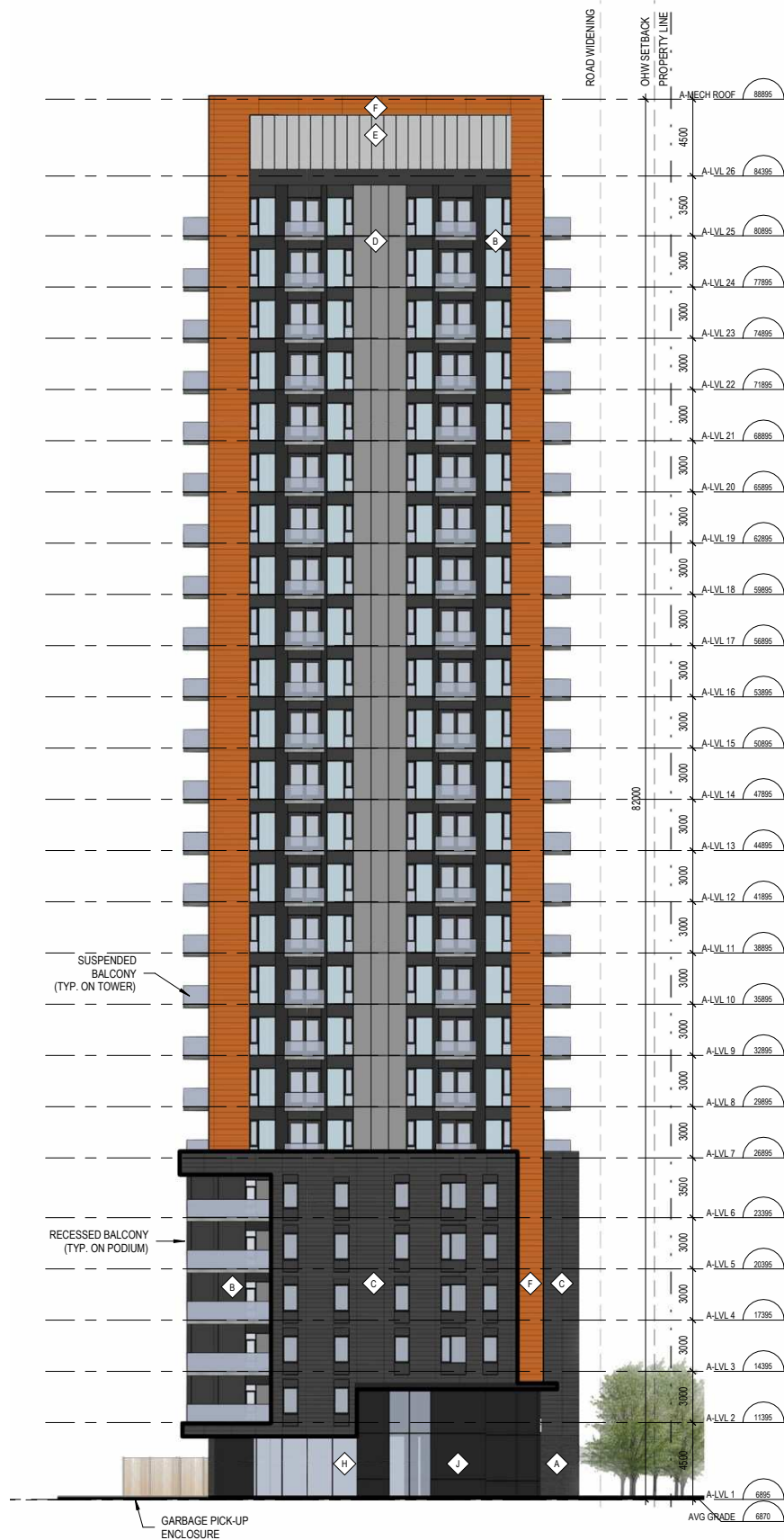
Level 21 Floor Plan - Tower B Terrace



Level 22 Floor Plan - Tower B Roof

- 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

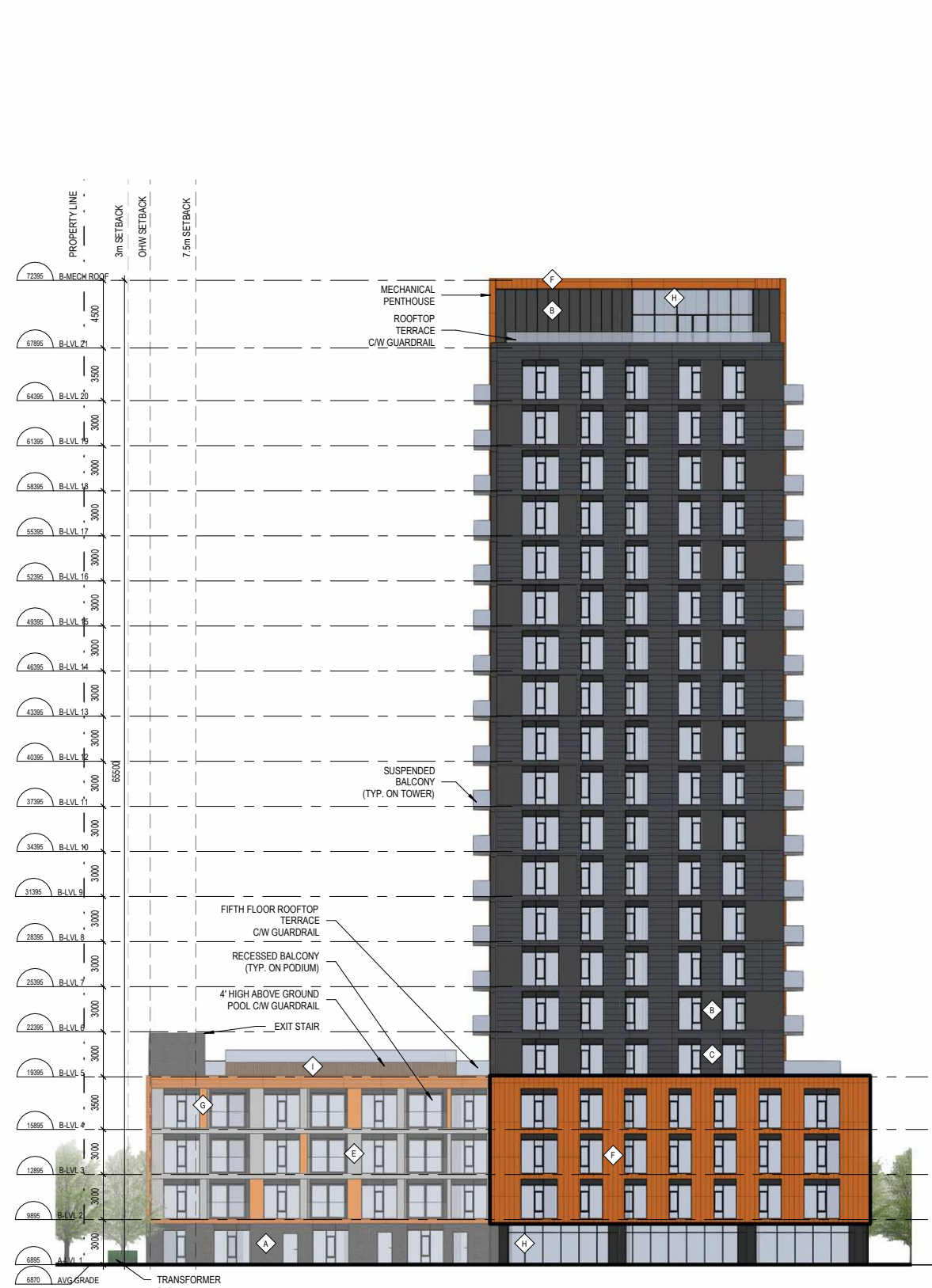


SOUTH ELEVATION

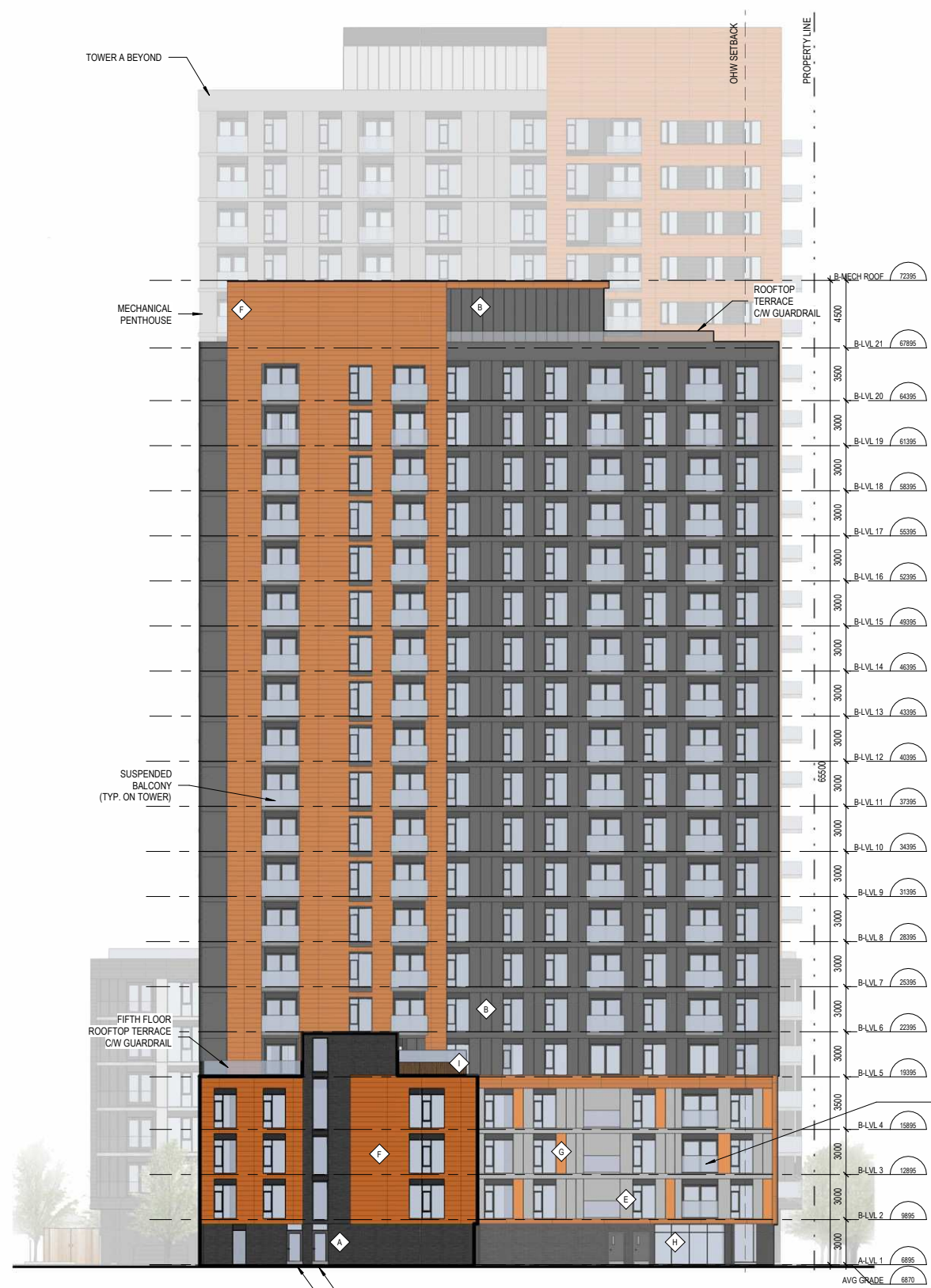


WEST ELEVATION










-  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



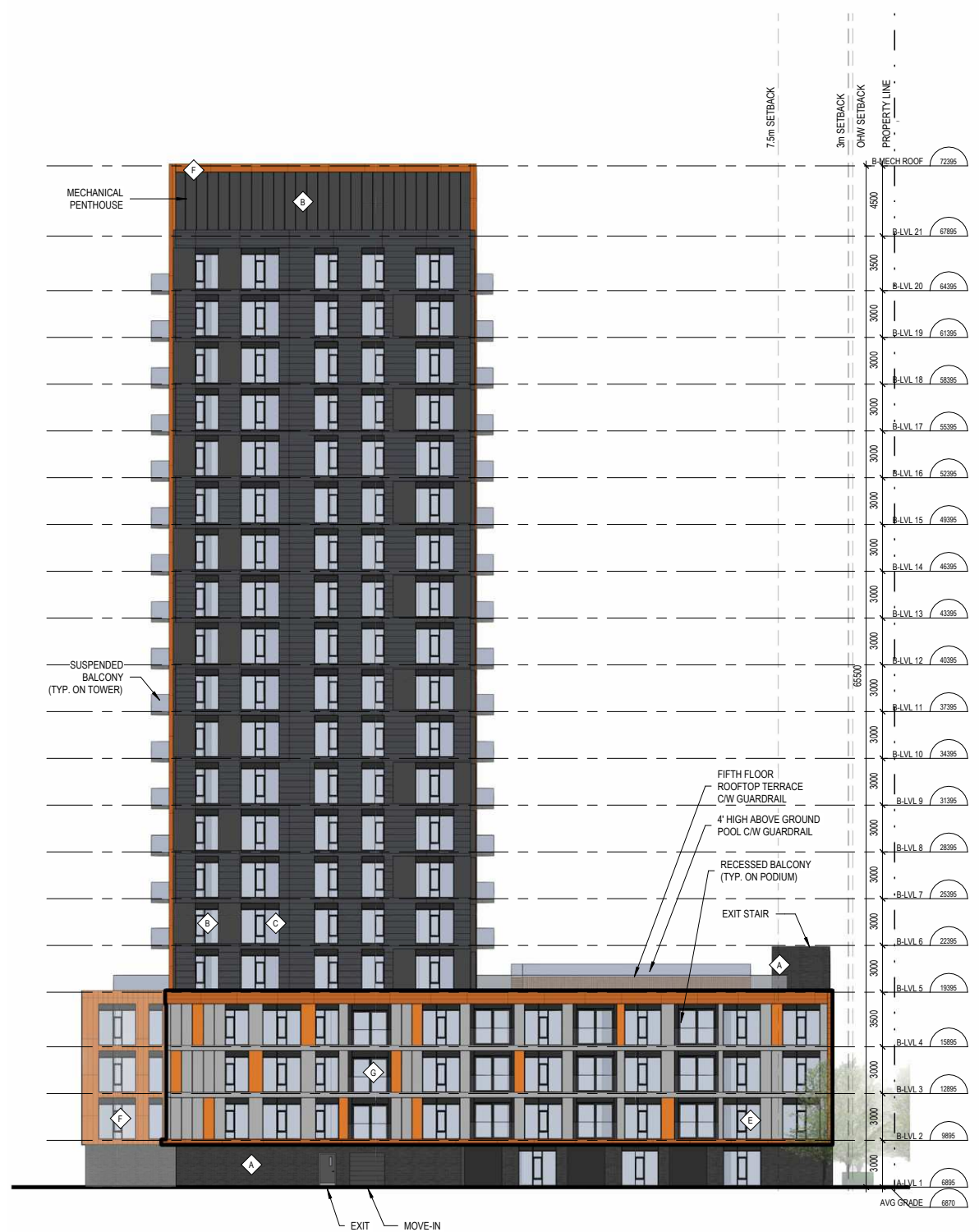
NORTH ELEVATION



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

- 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

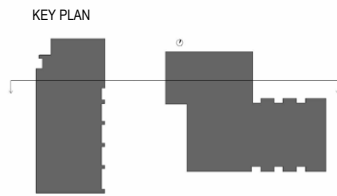


SOUTH ELEVATION



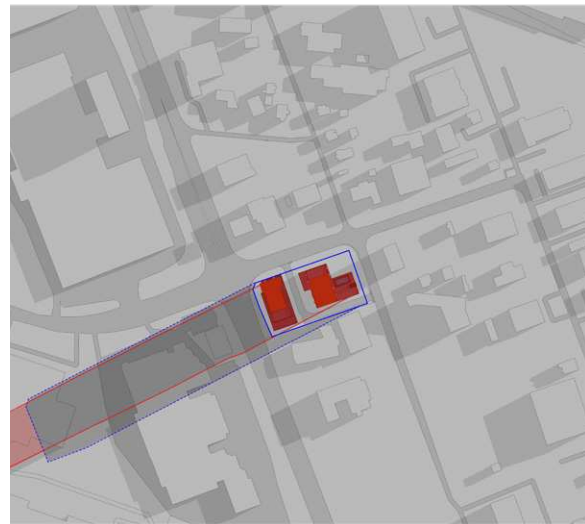
WEST ELEVATION

Building B - South and West Elevation





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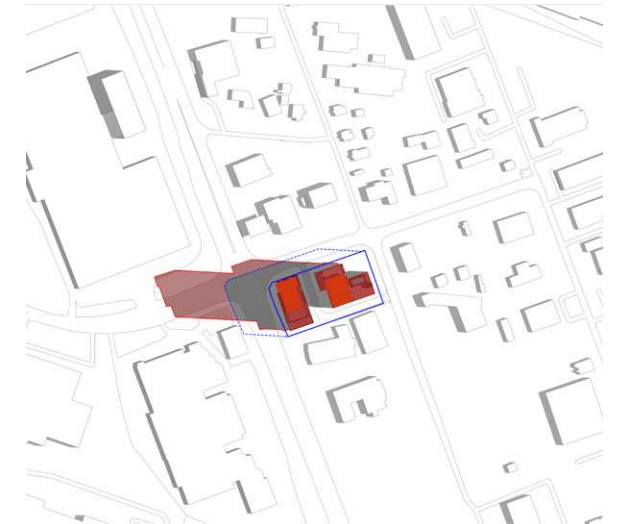
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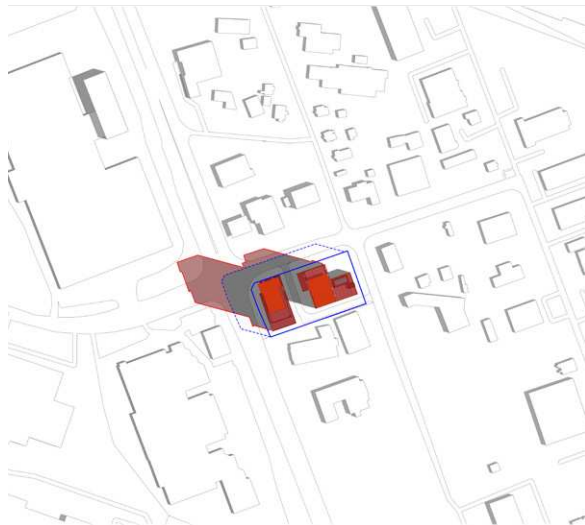
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8:00am



9:00am



10:00am



11:00am



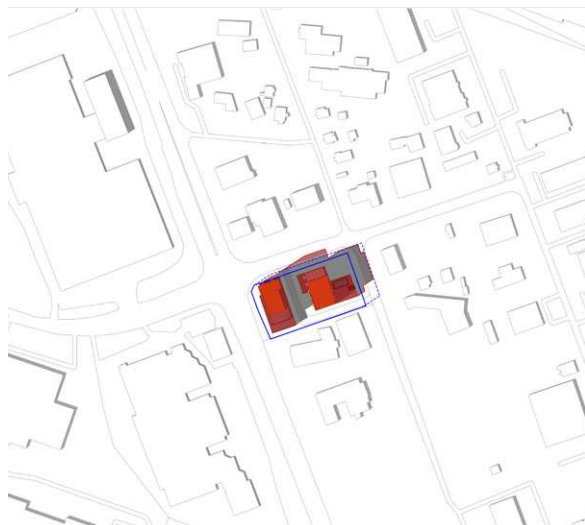
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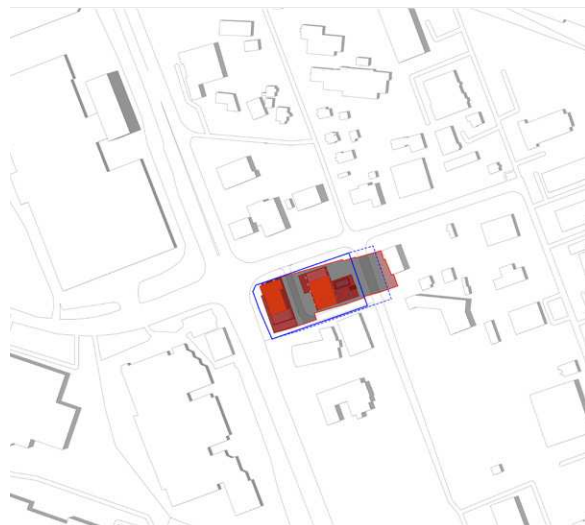
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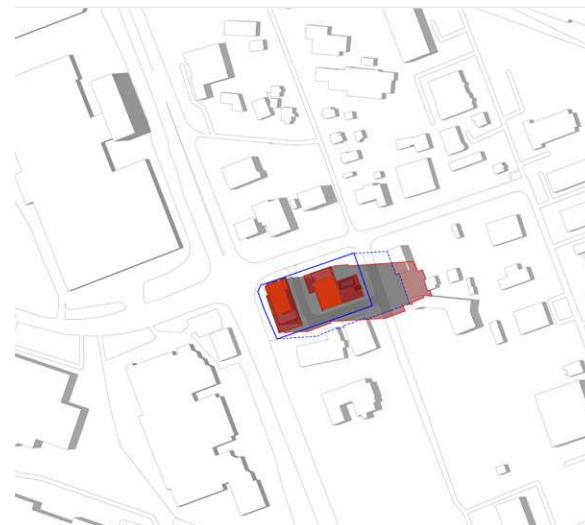
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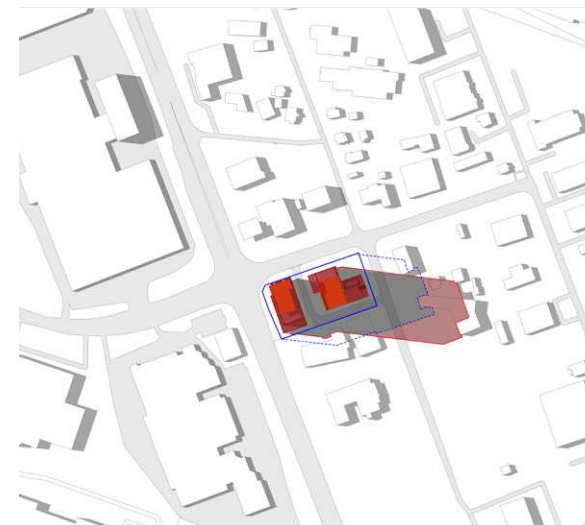
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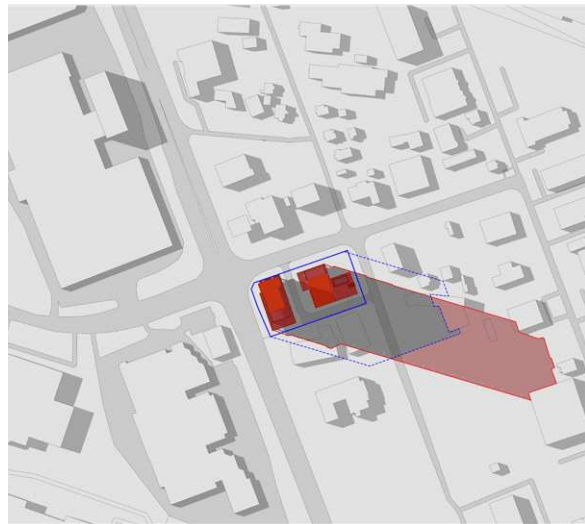
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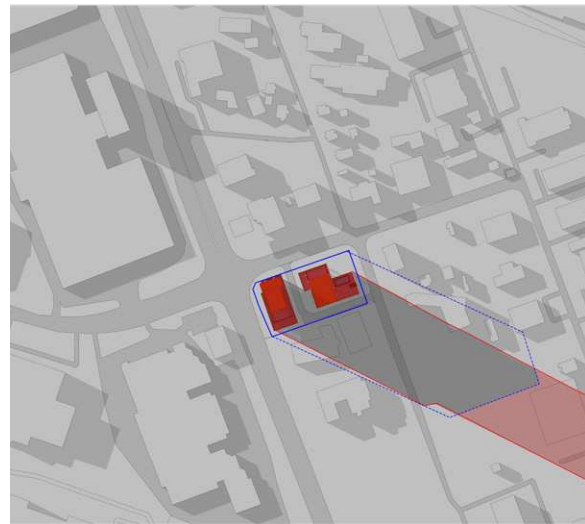
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LEGEND

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



7:00pm



8:00pm



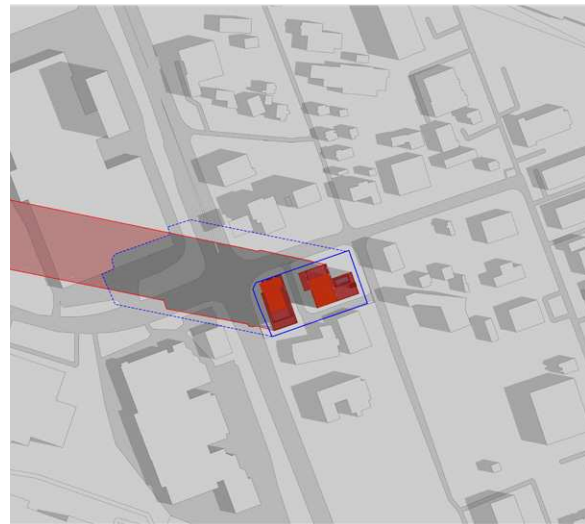
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LEGEND

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



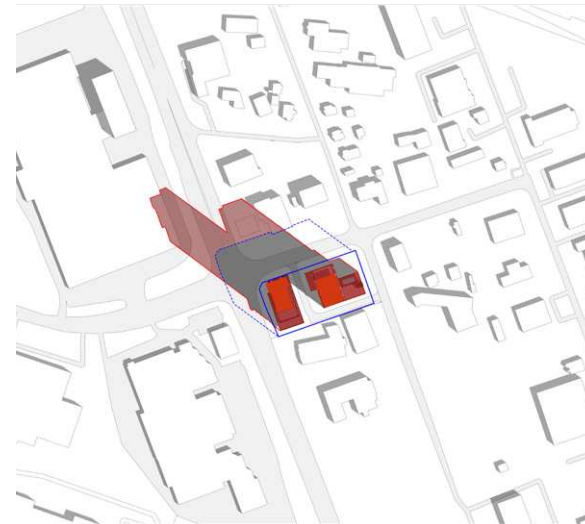
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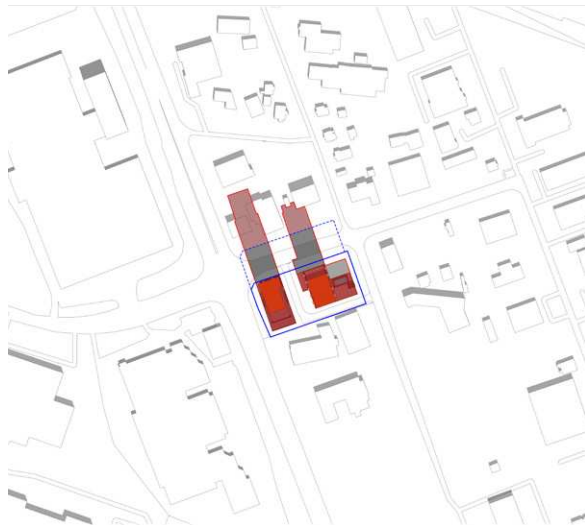
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10:00am



11:00am



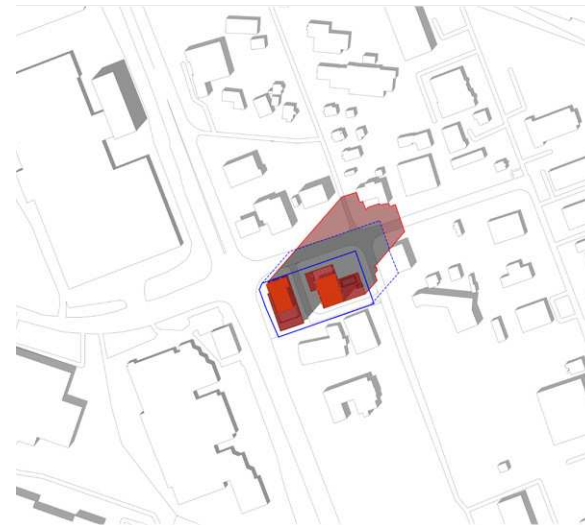
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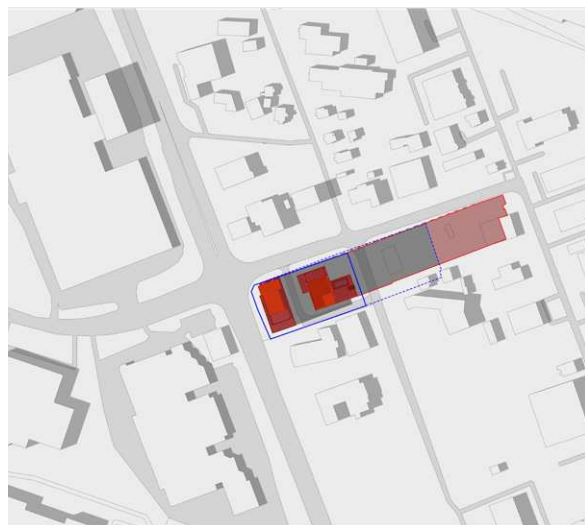
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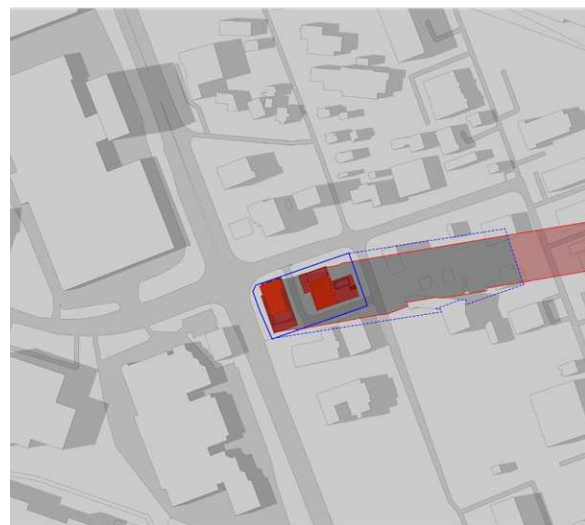
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4:00pm



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



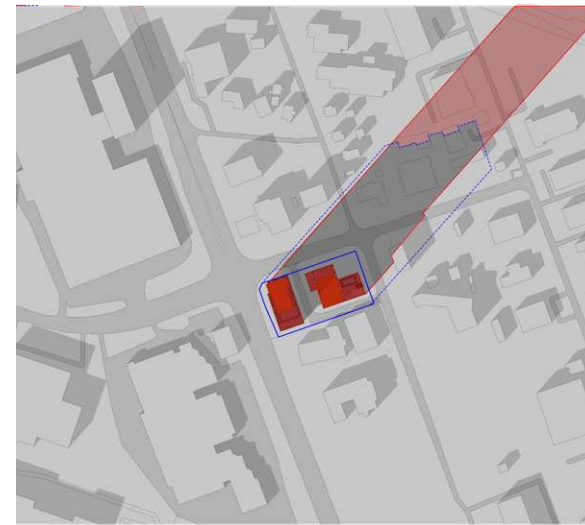
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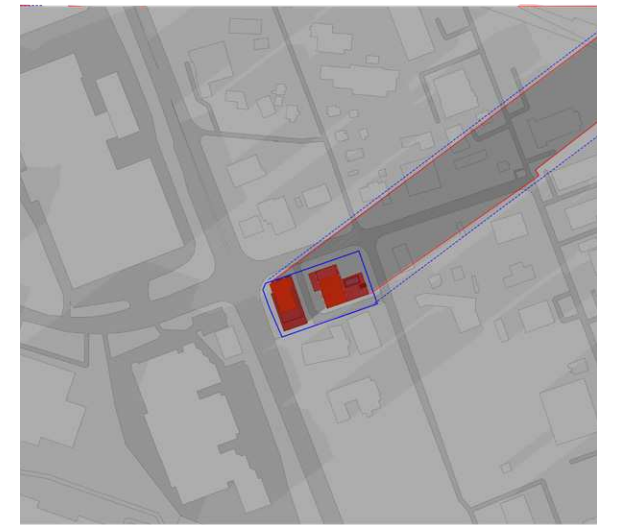
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2:00pm



3:00pm



4:00pm



4:22pm

LEGEND

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