

400 ALBERT STREET

OTTAWA, ON

IBI GROUP

FORMAL REVIEW - OCTOBER 02, 2020



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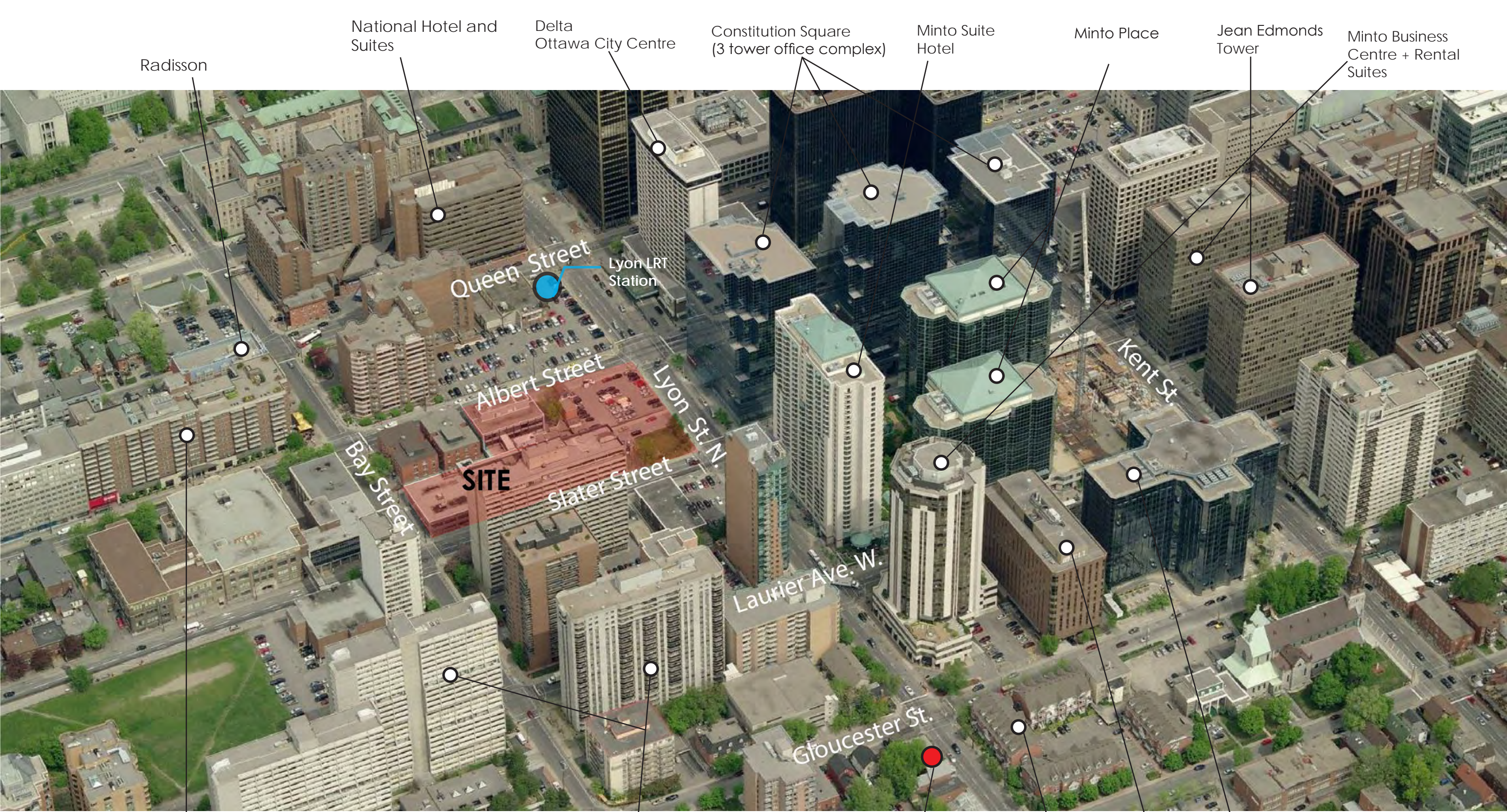
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SITE / CONTEXT

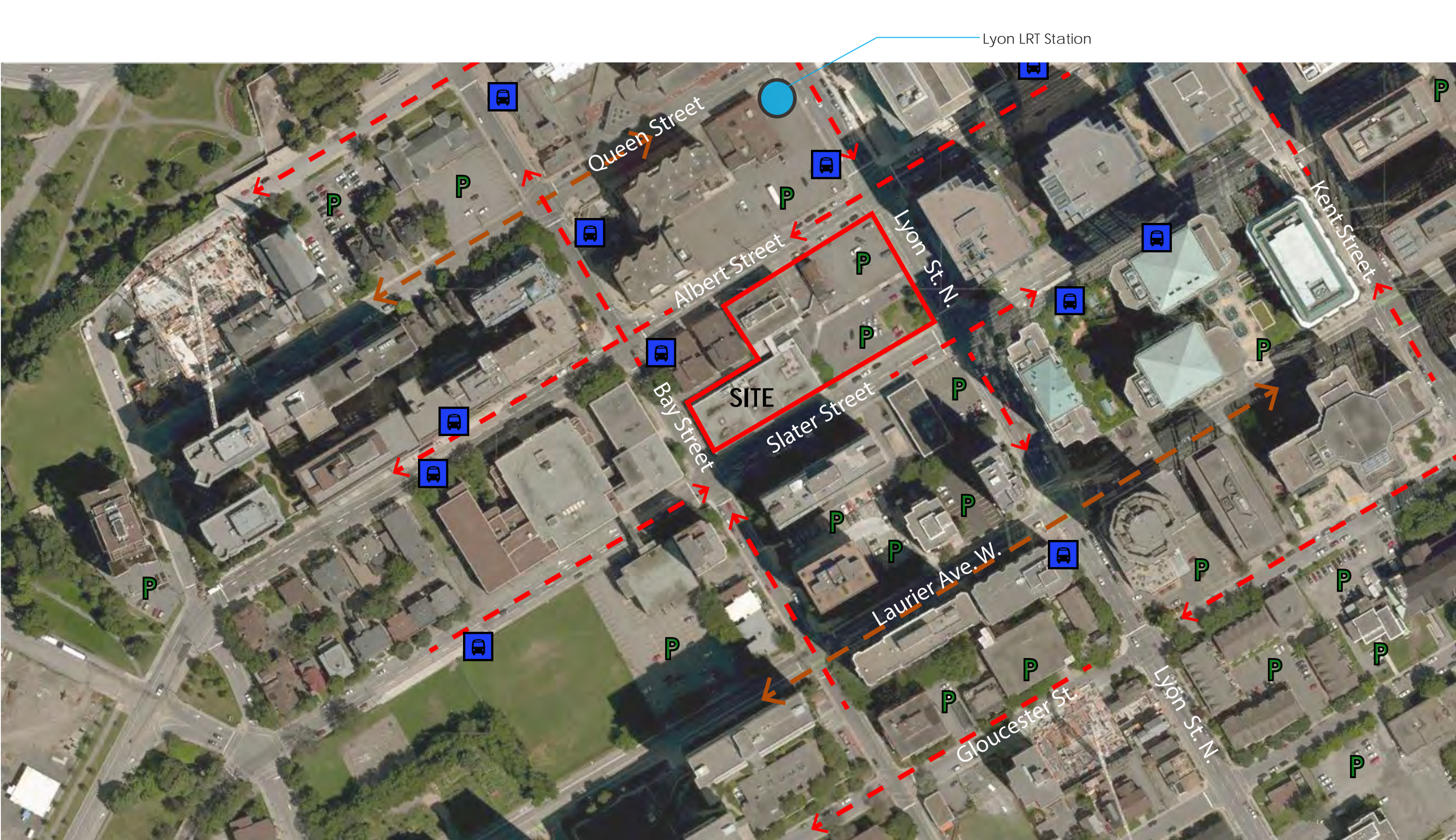


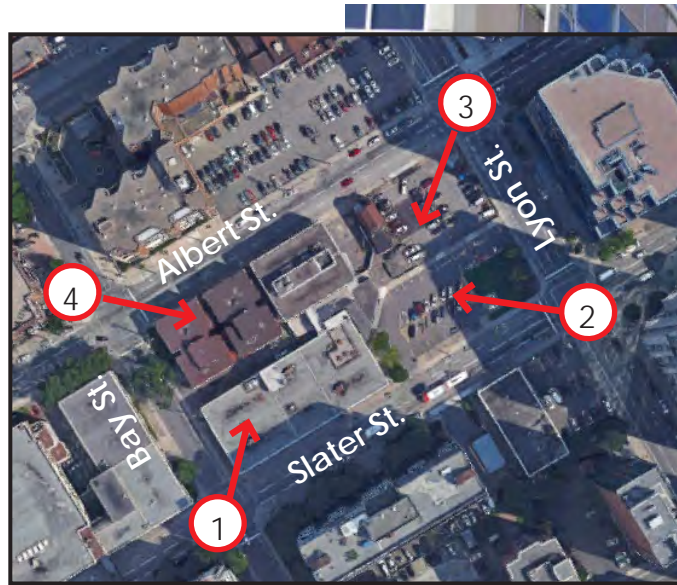
400 Albert Street

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SURROUNDING BUILDINGS CONTEXT



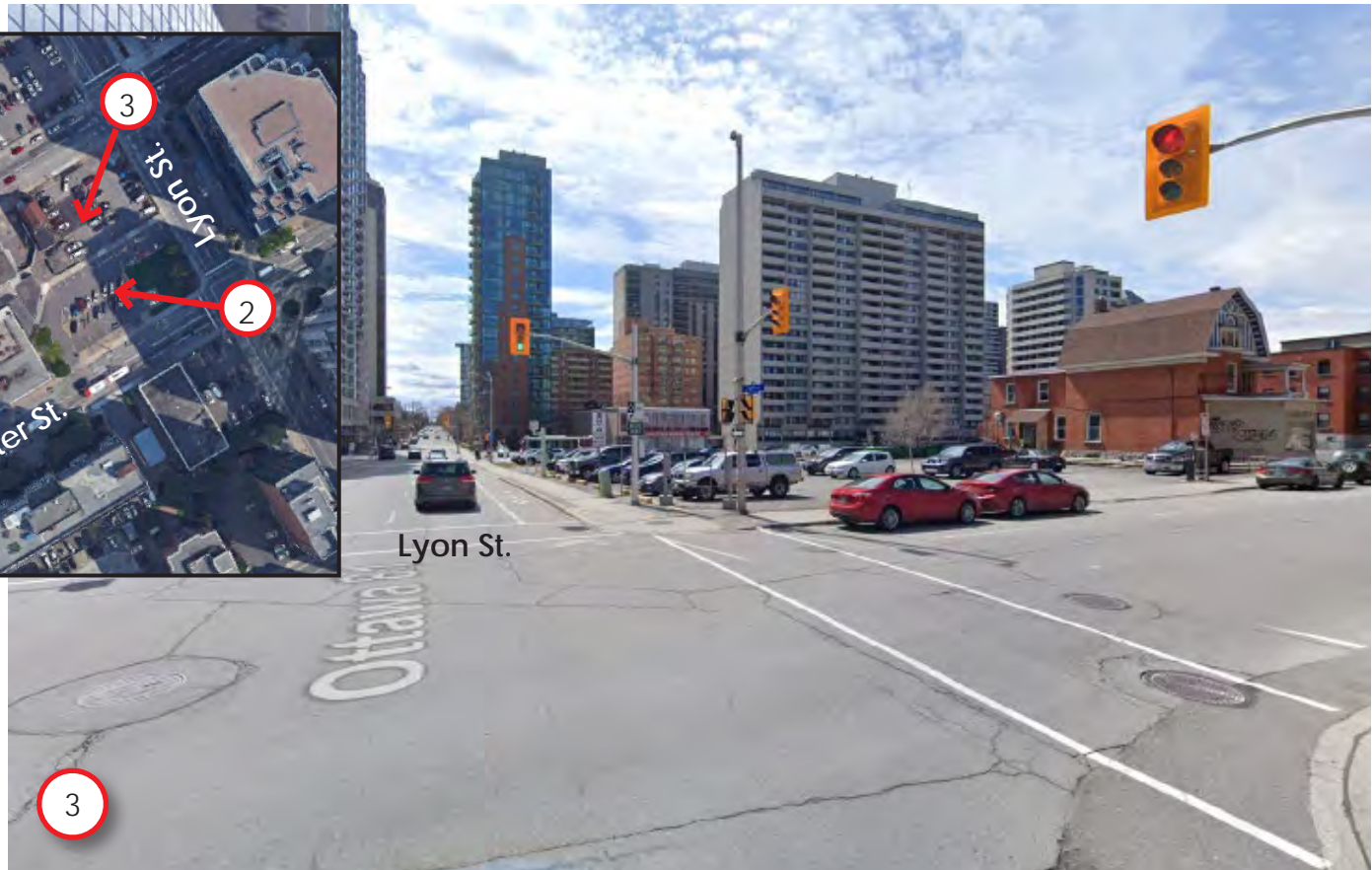
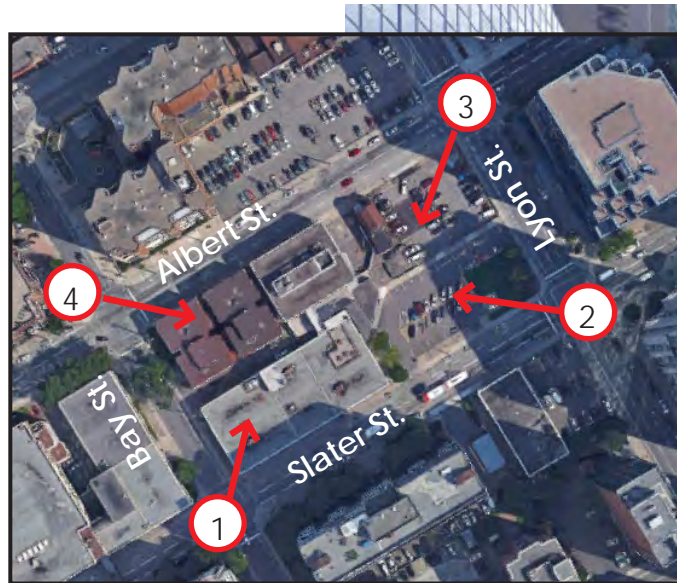




400 Albert Street

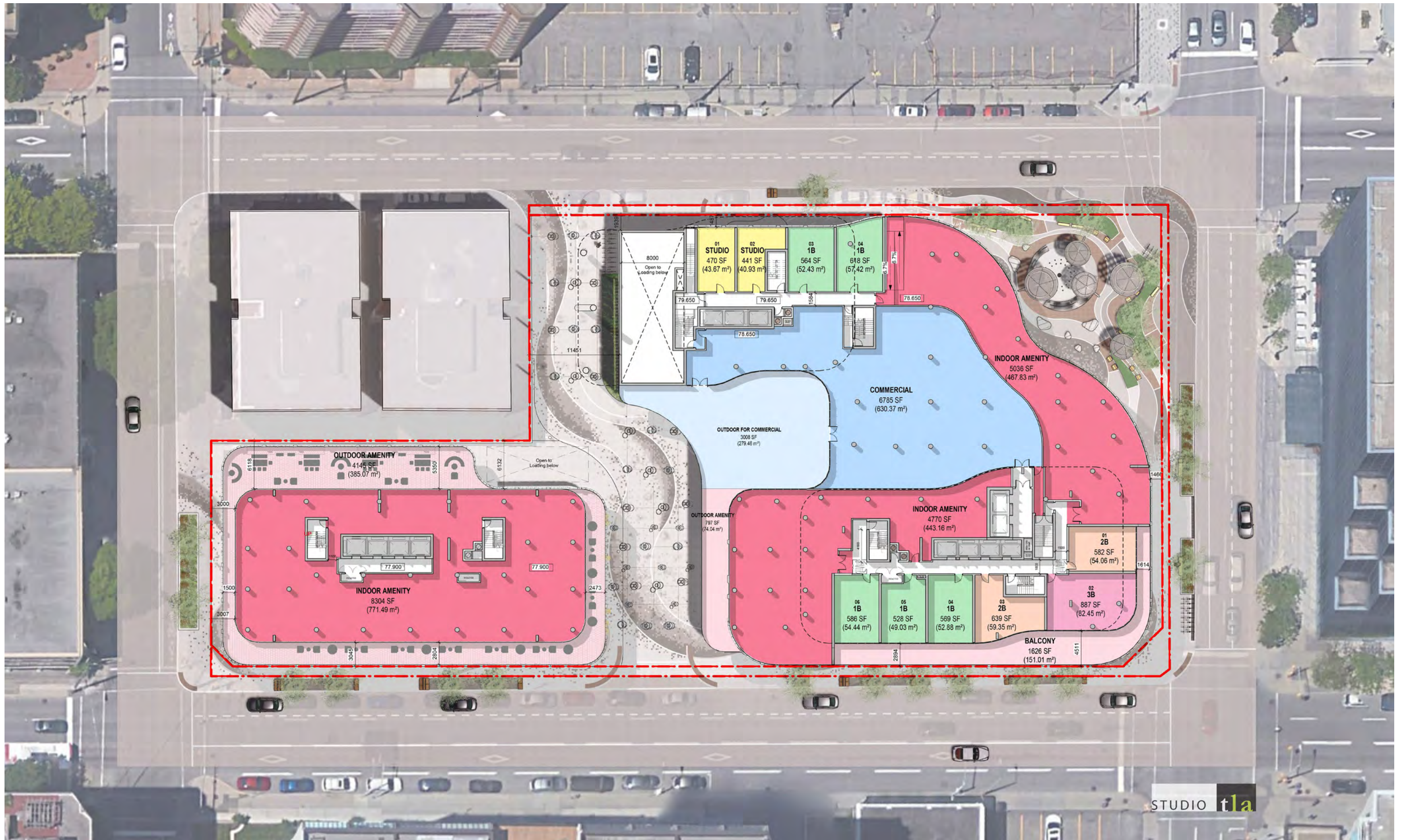
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STREET VIEWS
CONTEXT



FLOOR PLANS DESIGN





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2ND FLOOR PLAN PLANS

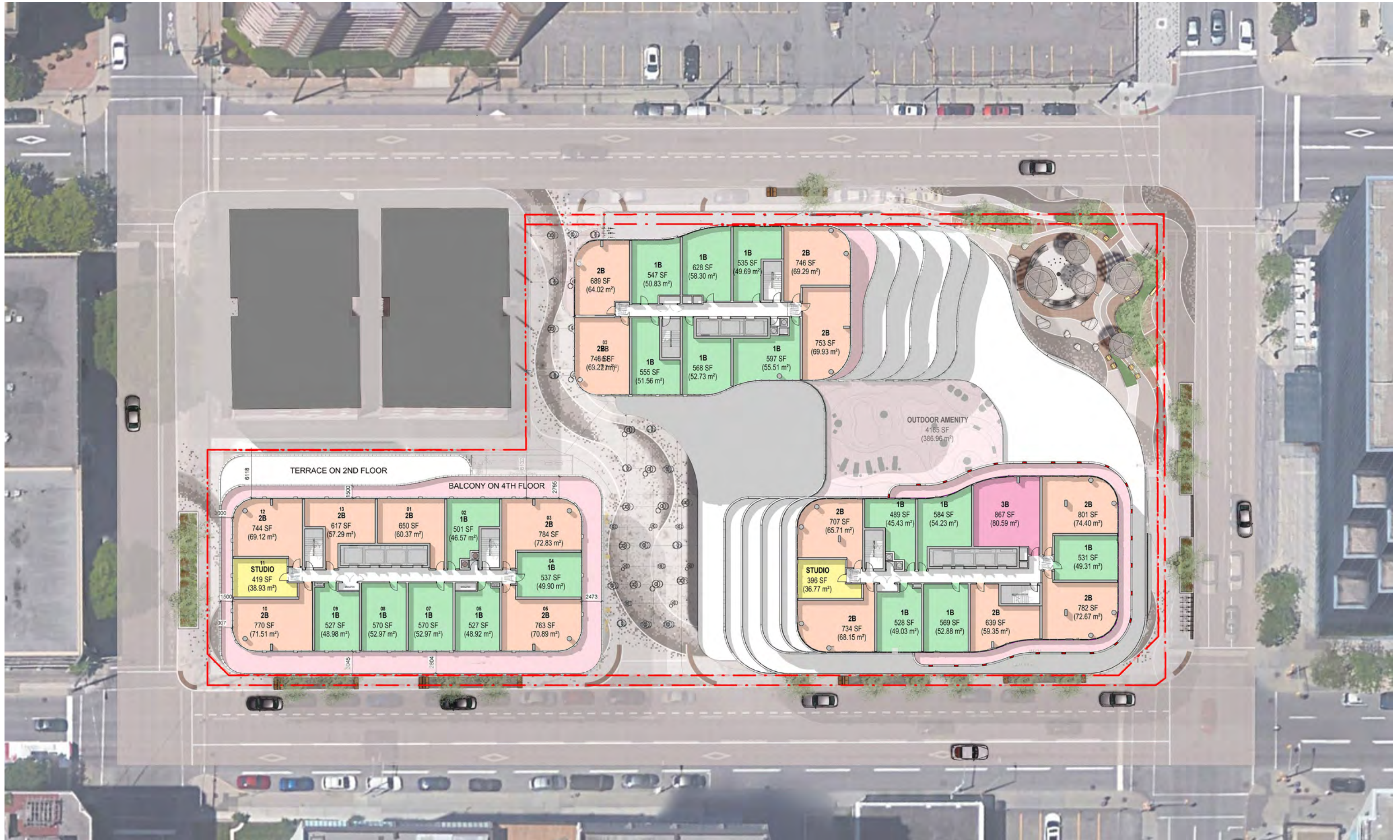




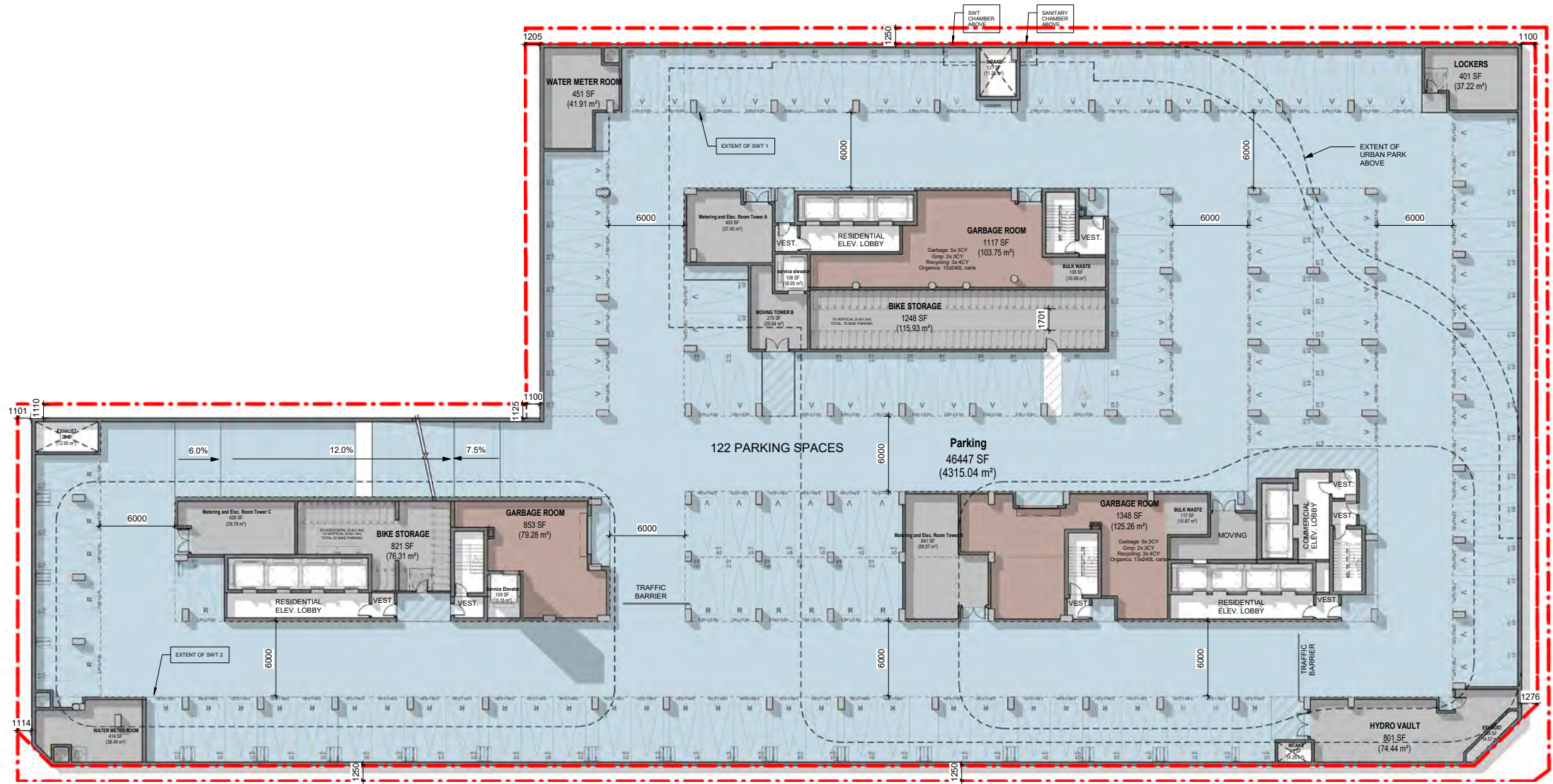
3RD FLOOR PLAN

PLANS





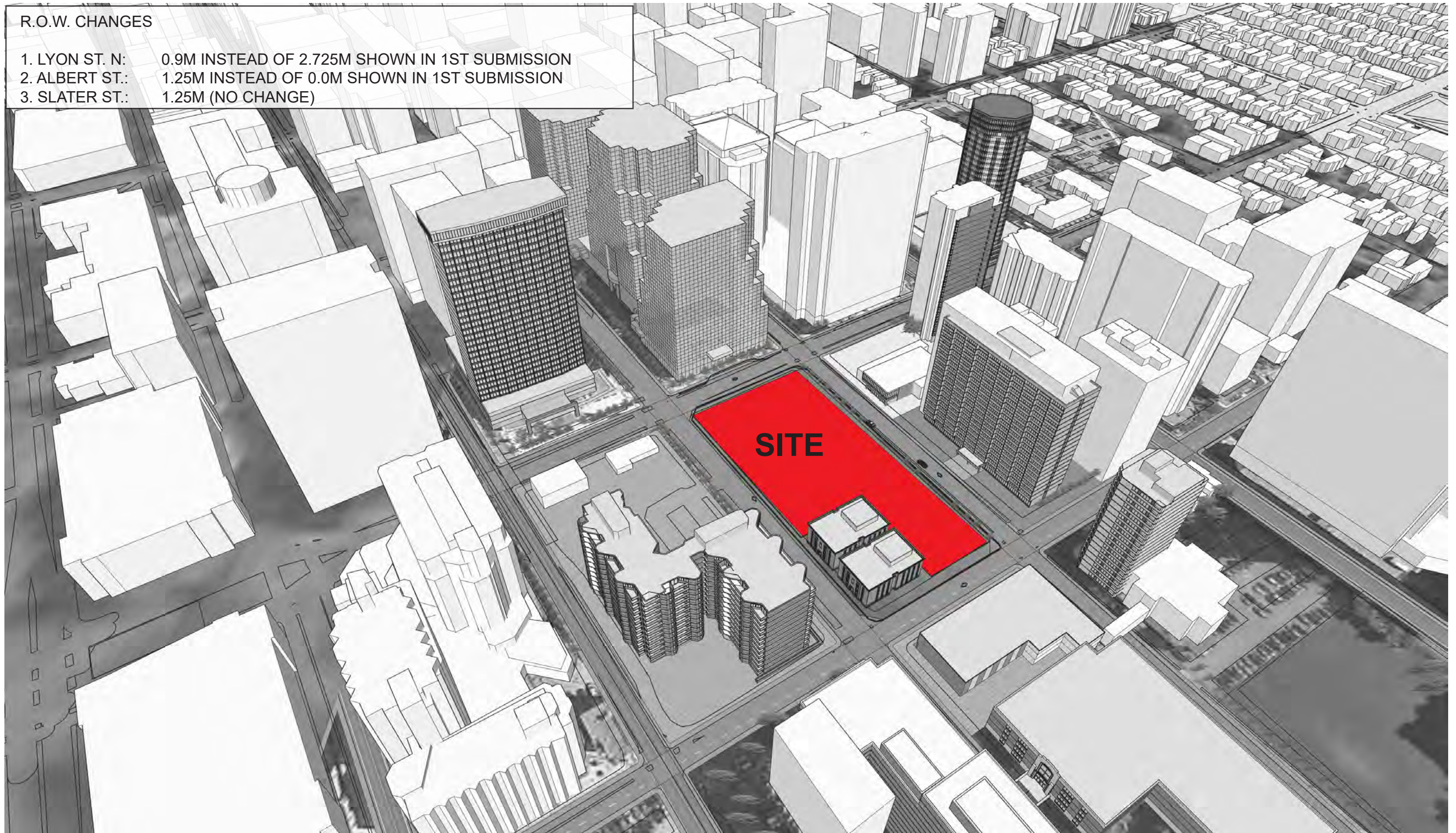
PARKING LEVEL 1
PLANS

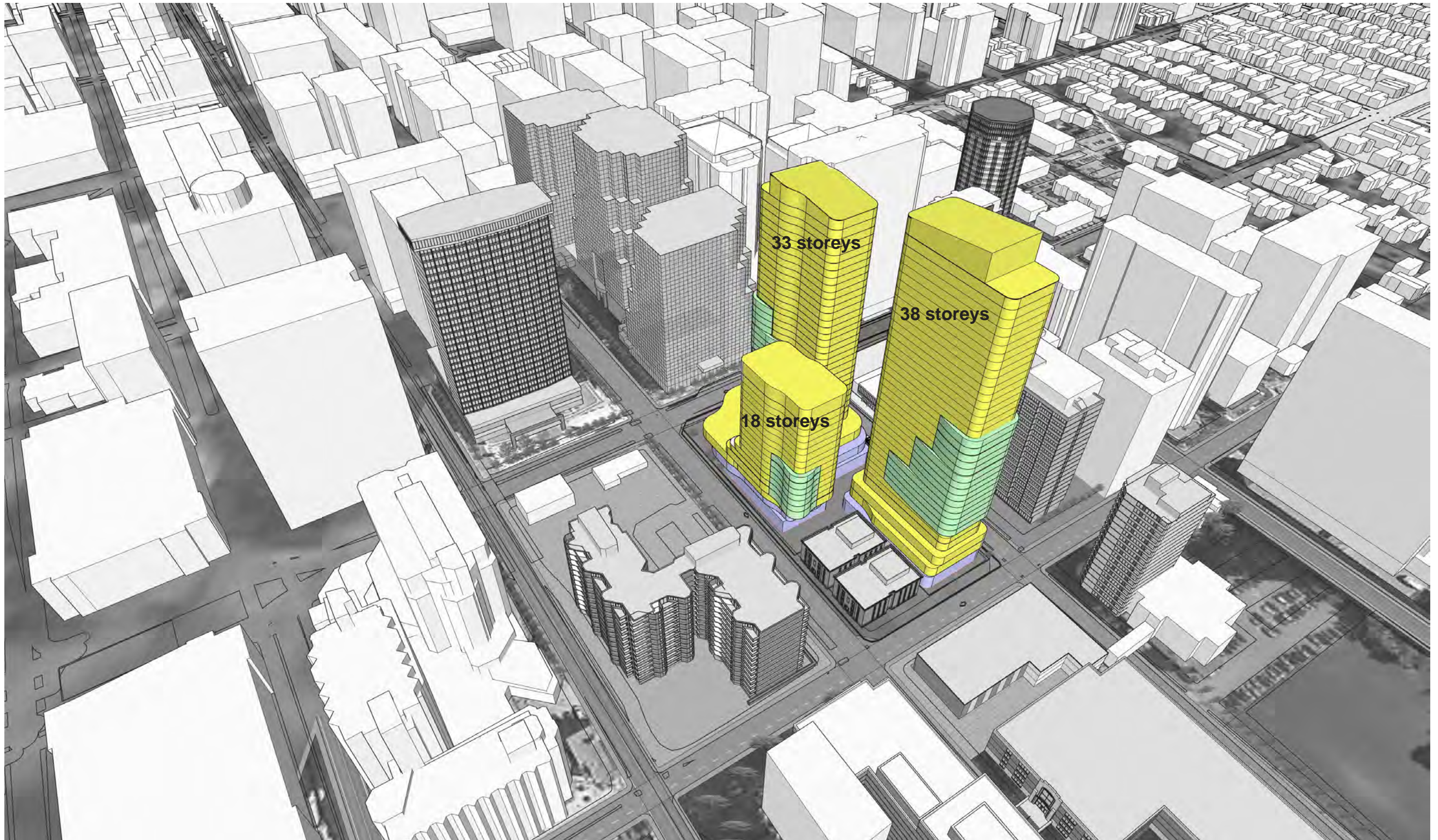


DESIGN PROCESS

R.O.W. CHANGES

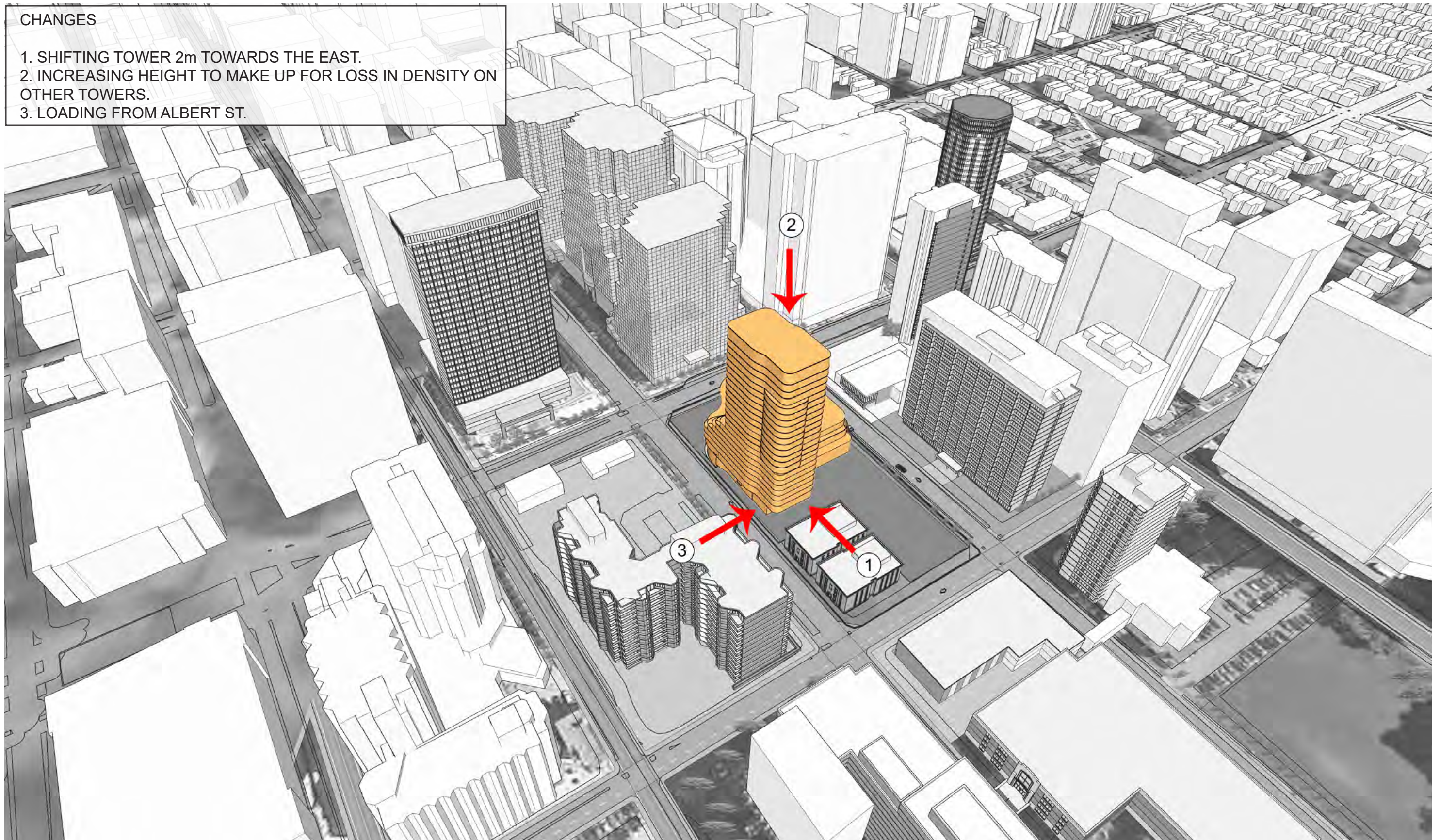
1. LYON ST. N: 0.9M INSTEAD OF 2.725M SHOWN IN 1ST SUBMISSION
2. ALBERT ST.: 1.25M INSTEAD OF 0.0M SHOWN IN 1ST SUBMISSION
3. SLATER ST.: 1.25M (NO CHANGE)





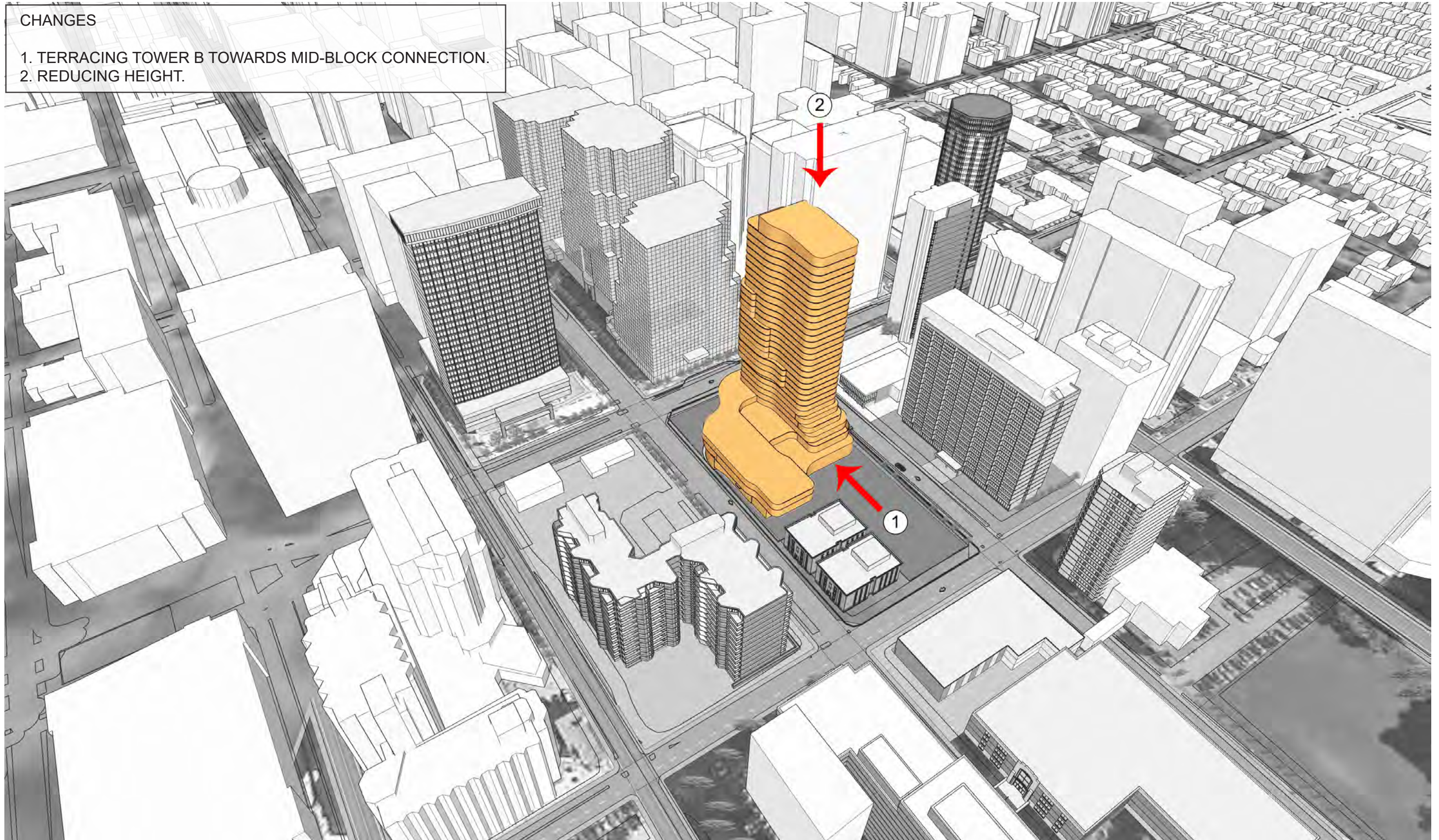
CHANGES

1. SHIFTING TOWER 2m TOWARDS THE EAST.
2. INCREASING HEIGHT TO MAKE UP FOR LOSS IN DENSITY ON OTHER TOWERS.
3. LOADING FROM ALBERT ST.



CHANGES

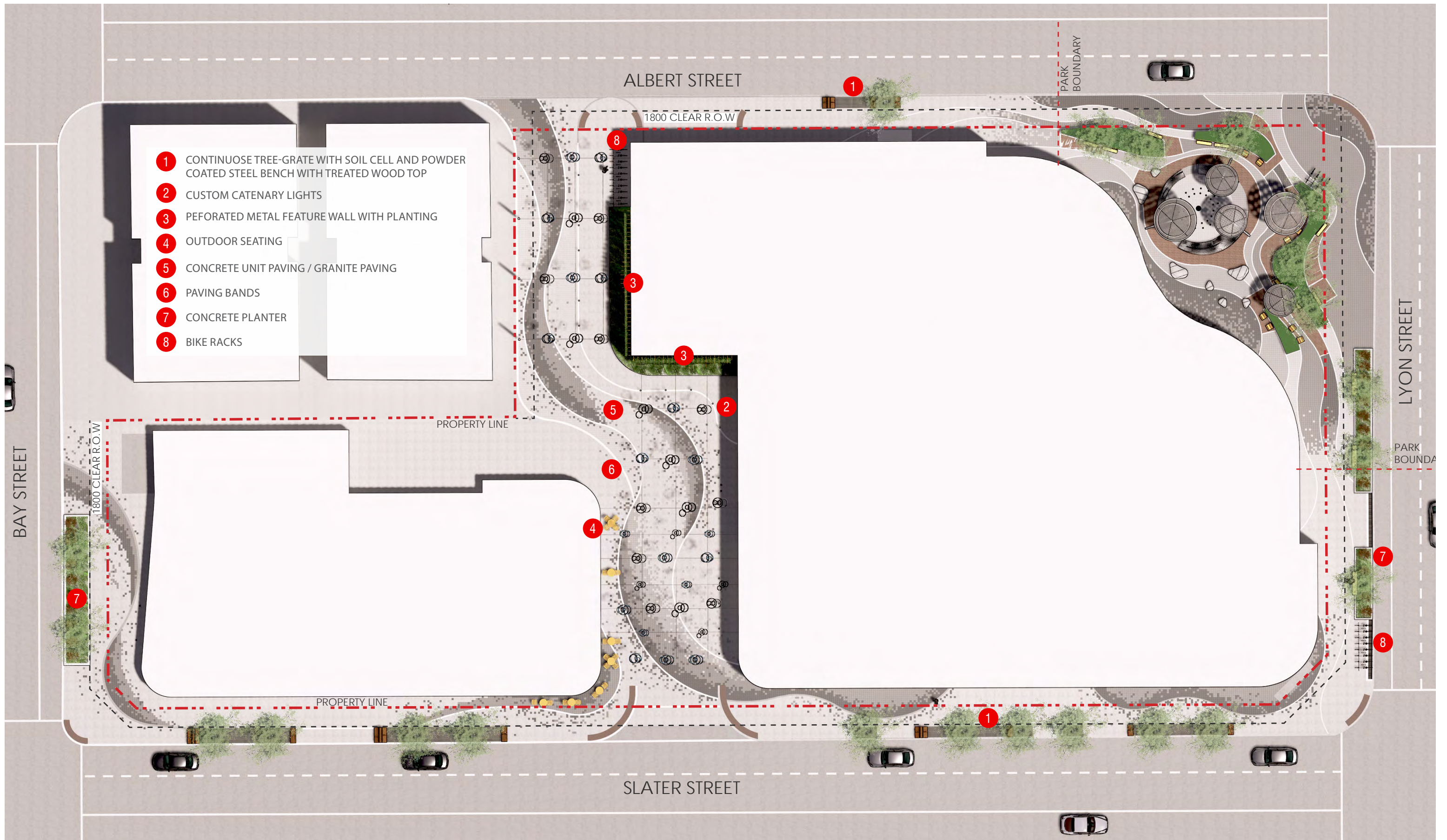
1. TERRACING TOWER B TOWARDS MID-BLOCK CONNECTION.
2. REDUCING HEIGHT.

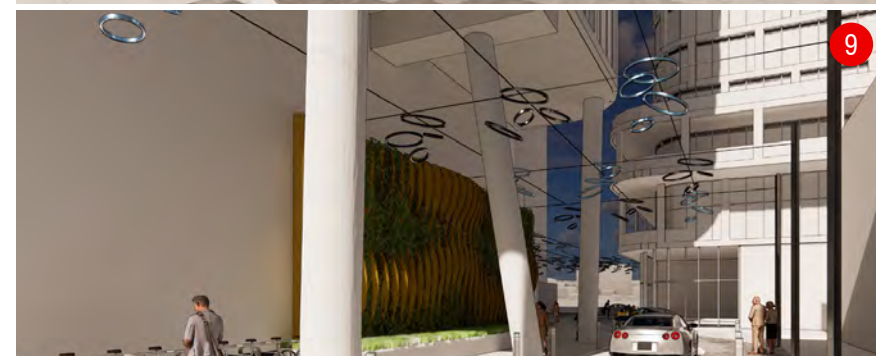
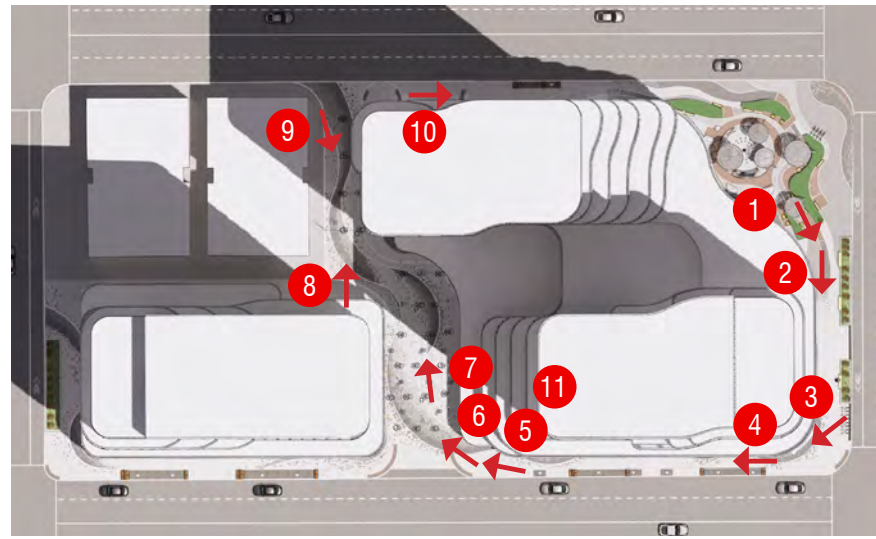


CHANGES

1. LEVELS 2 & 3 SETBACK.
2. REDUCING HEIGHT.







VISUALIZATIONS



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TOWER A ENTRANCE ON ALBERT ST.
VISUALIZATIONS





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**VIEW OF URBAN PARK
VISUALIZATIONS**





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CORNER OF SLATER AND LYON ST. N.
VISUALIZATIONS







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CORNER OF SLATER AND THE MID-BLOCK CONNECTION - OPTION 1
VISUALIZATIONS



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CORNER OF SLATER AND THE MID-BLOCK CONNECTION
VISUALIZATIONS



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MULTI FUNCTIONAL MID-BLOCK CONNECTION VIEW FROM SLATER STREET
VISUALIZATIONS







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MULTI FUNCTIONAL MID-BLOCK CONNECTION VIEW FROM SLATER STREET
VISUALIZATIONS



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CORNER OF SLATER AND BAY STREET
VISUALIZATIONS



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ENTERING MID-BLOCK CONNECTION FROM ALBERT STREET VISUALIZATIONS



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VIEW FROM INSIDE THE MID-BLOCK CONNECTION LOOKING SOUTH
VISUALIZATIONS



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VIEW FROM LYON STREET LOOKING SOUTH
VISUALIZATIONS



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VIEW FROM LYON STREET LOOKING NORTH VISUALIZATIONS



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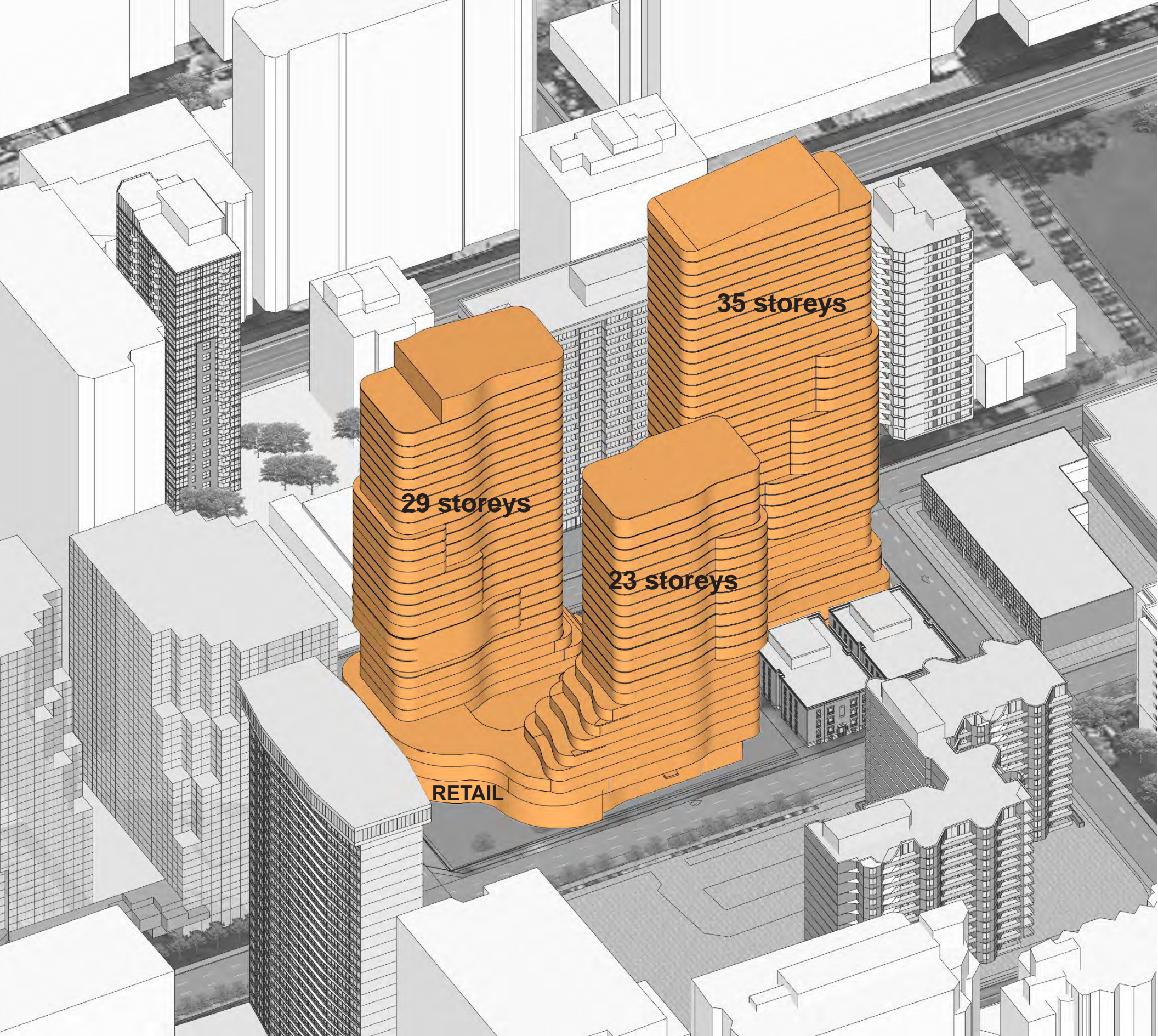
VIEW FROM BAY STREET LOOKING NORTH VISUALIZATIONS



400 Albert Street

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VIEW FROM BAY STREET LOOKING SOUTH
VISUALIZATIONS



400 Albert Street - Ottawa

August 18, 2020

PROJECT STATISTICS

SUMMARY	TOTAL	
	SQ.M.	SQ.FT.
Site Area	6,156	66,233
Net Site Area	5,832	62,756
Total GCA (Above Grade)	77,518	834,095
Total GFA	61,098	657,409
Total GSA (Residential)	57,829	622,526
Total NSA (Residential + Retail)	61,999	667,114
Building Efficiency	80.0%	
Total Retail GFA (Ground and 2nd)	2,726	29,336
URBAN PARK Area	402	4,326
Total Number of Units	985	

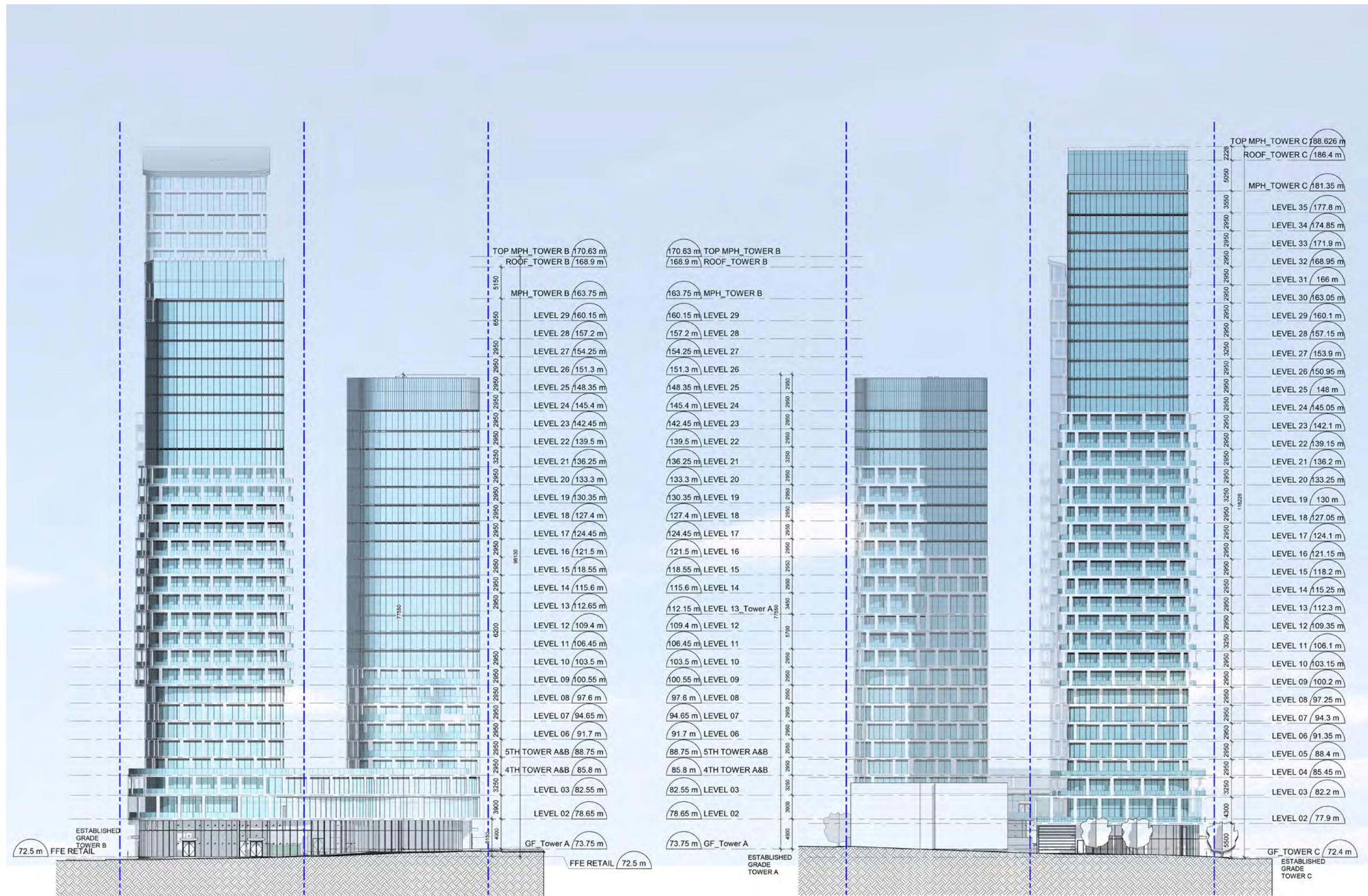
PROJECT STATISTICS

Tower A (23 Storeys) - North	TOTAL	
	SQ.M.	SQ.FT.
Total Tower GCA	15,671	168,620
Total Tower GFA	12,568	135,236
Total Tower GSA	12,585	135,466
Total Tower NSA	12,896	138,759
Building Efficiency	82.3%	
Total Number of Units (tower only)	210	
Tower B (29 Storeys) - SE	TOTAL	
	SQ.M.	SQ.FT.
Podium GCA (shared with Tower A)	7,680	82,631
Podium GFA (shared with Tower A)	5,126	55,160
Podium GSA (shared with Tower A)	2,202	23,707
Podium NSA (Res. + Retail)	4,864	52,335
Building Efficiency	63.3%	
Total Number of Units (podium only)	36	
Total Tower GCA	22,611	243,290
Total Tower GFA	18,545	199,543
Total Tower GSA	18,628	200,541
Total Tower NSA	19,005	204,488
Building Efficiency	84.1%	
Total Number of Units (tower only)	313	
Total GCA	30,290	325,921
Total GFA	23,671	254,703
Total GSA	20,830	224,248
Total NSA (Res. + Retail)	23,868	256,823
Building Efficiency	78.8%	
Total Number of Units (tower+podium)	349	
Tower C (35 Storeys) - SW	TOTAL	
	SQ.M.	SQ.FT.
Podium GCA	2,796	30,089
Total Tower GCA	28,761	309,464
Total GCA	31,557	339,553
Total GFA	24,858	267,470
Total GSA	24,414	262,812
Total NSA (Res. + Retail)	25,235	271,532
Building Efficiency	80.0%	
Total Number of Units (tower)	426	

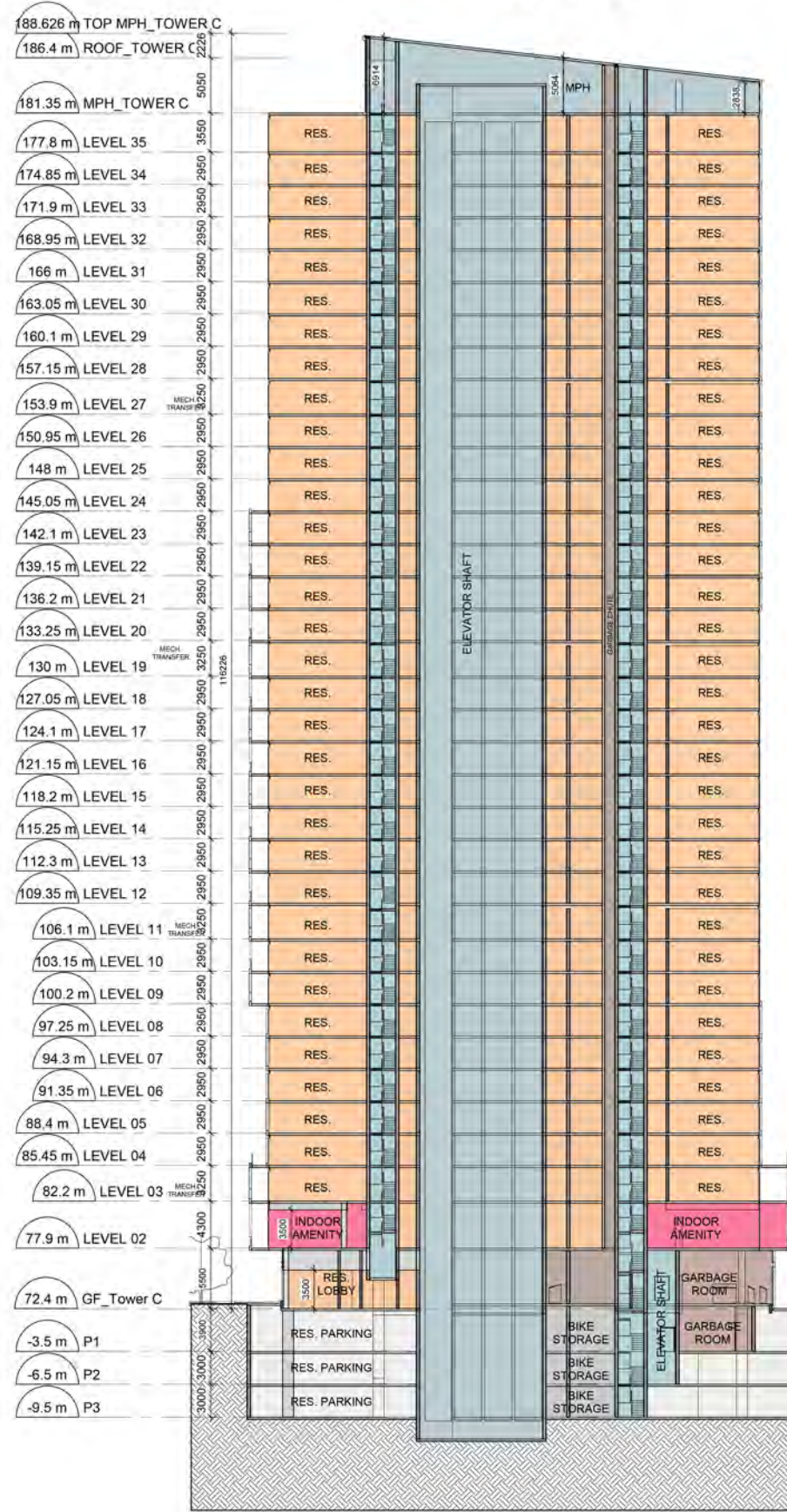
ELEVATIONS & SECTION



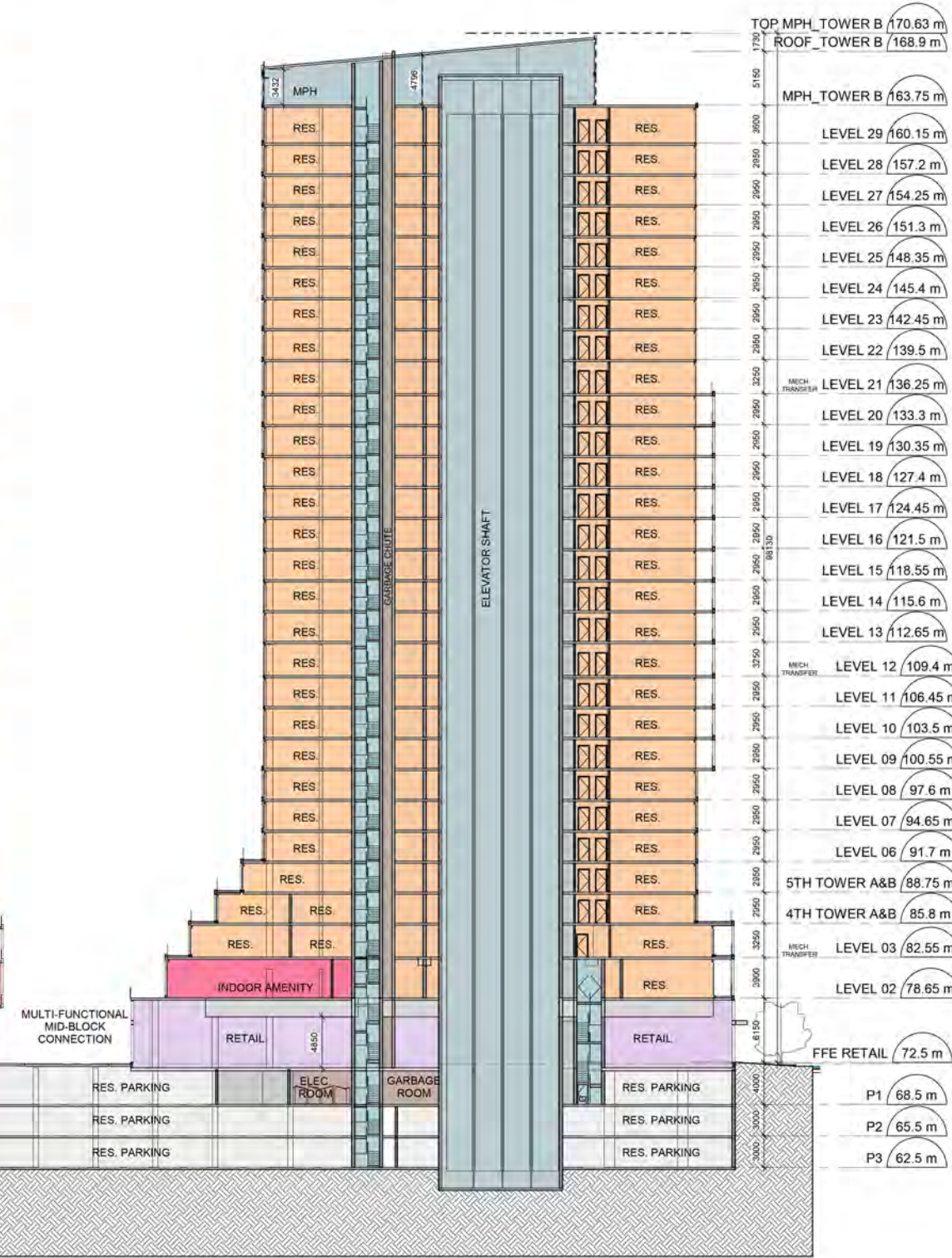




TOWER C



TOWER B



THANK YOU