



BRIGIL



PETRIE'S LANDING

NEUF

ARCHITECT(E)S

PETRIE'S LANDING I - Towers 3 to 5  
DESIGN BRIEF

Orléans, Ontario, September 19<sup>th</sup> 2018  
PROJET 11467 / BRIGIL



# TABLE OF CONTENTS

01	SITE	03
02	DESIGN CONCEPT	09
	A URBAN CONTEXT	10
	LESSONS LEARNED FROM TOWERS 1 & 2	14
	B URBAN CONNECTION TO LRT & OTHER CITY SYSTEMS	18
	C URBAN DESIGN GUIDELINES FOR HIGH-RISE HOUSING	22
03	PLANS	28
04	PERSPECTIVES	39
05	COMPARISON VIEW	44
06	ELEVATIONS	48
07	STATISTICS	54

01

SITE

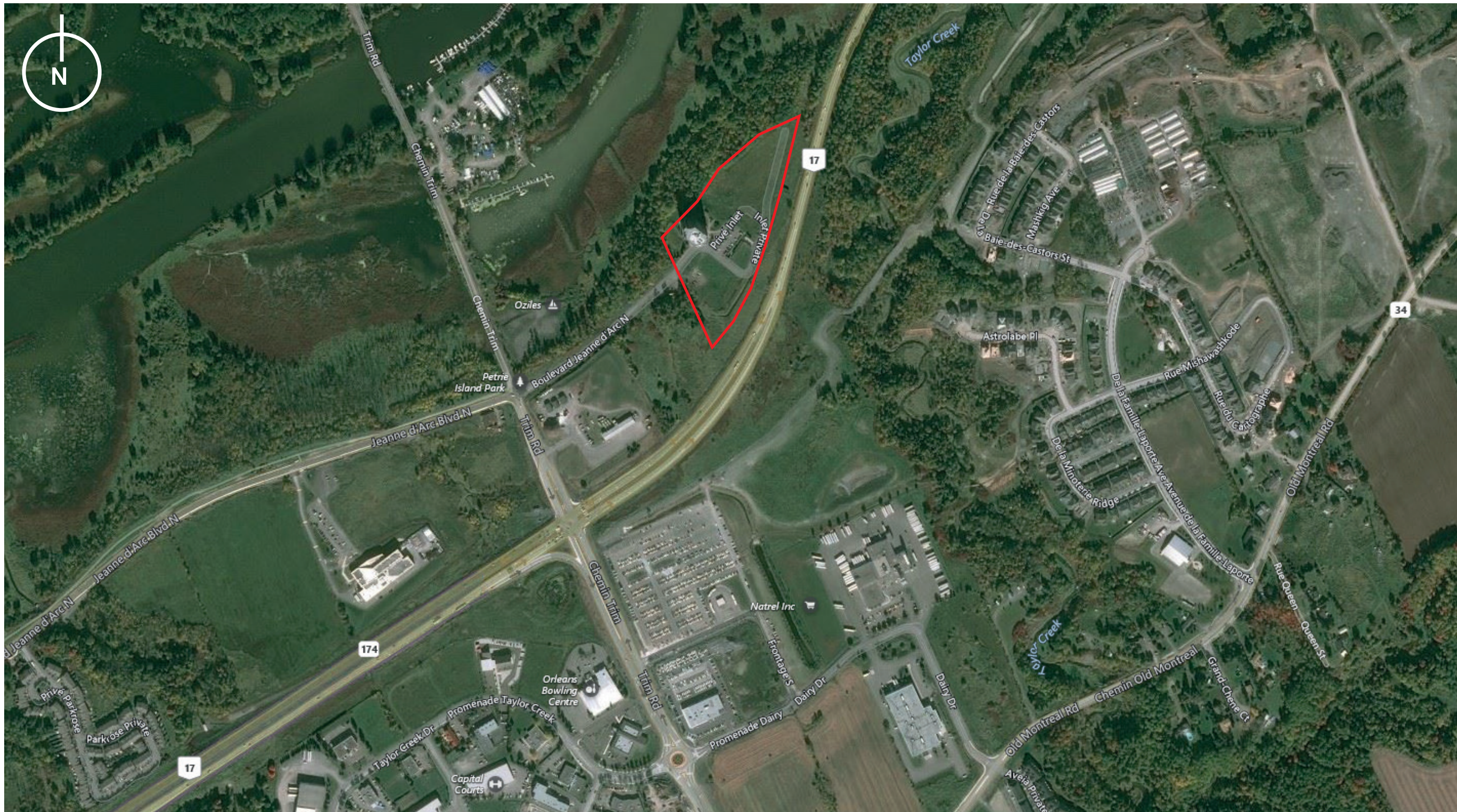


LEGEND

- A Petrie's Island
- B OC Transpo Park & Ride
- C Oziles Tackle & Marina
- D Daycare
- E Cité Collégiale
- F City of Ottawa Salt Depot
- G Ottawa River
- Petrie's Landing I

AERIAL PHOTO

BRIGIL



SITE LOCATION

BRIGIL



EXISTING TOWER 1



EXISTING TOWER 1



TOWER 2 - IN CONSTRUCTION



TOWER 2 - IN CONSTRUCTION



TOWER 1 + 2 (RENDERING)



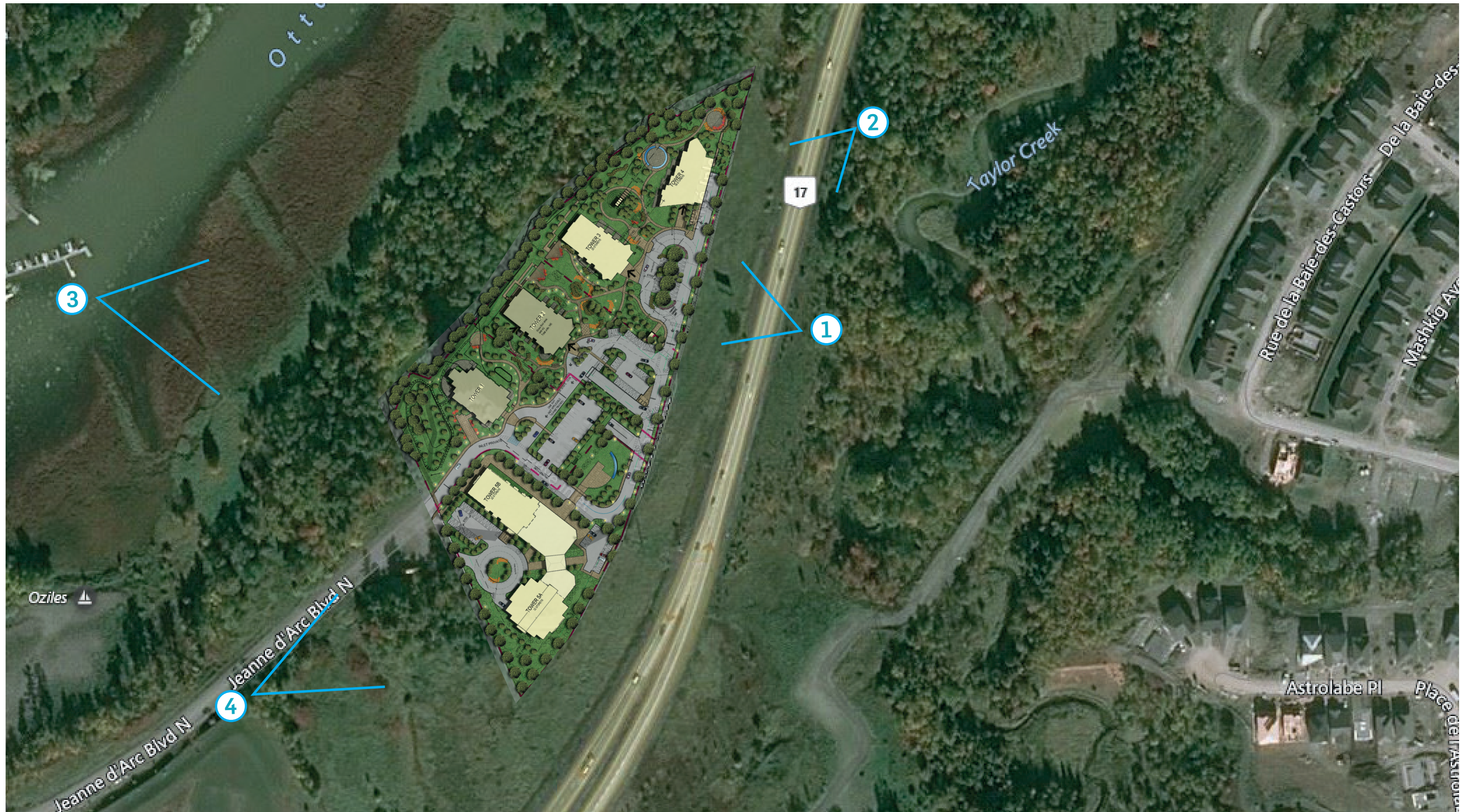
SITE PLAN



TOWER 2 - IN CONSTRUCTION

PRESENT CONDITIONS

BRIGIL



SITE CONTEXT

BRIGIL



SITE PHOTOS

BRIGIL



02

# DESIGN CONCEPT

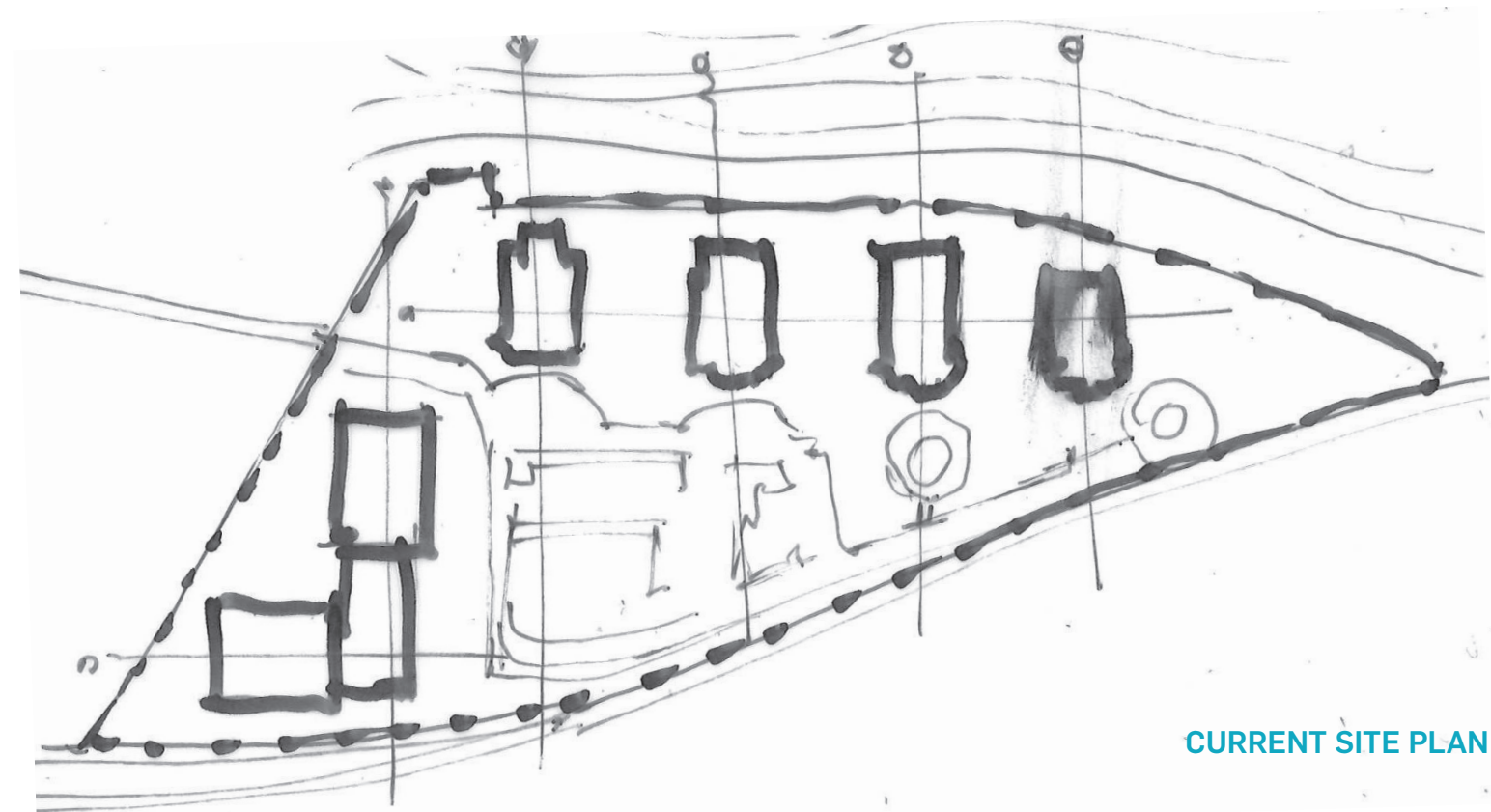


# URBAN CONTEXT

## GENERAL CONTEXT (PROJECT DESCRIPTION)

The Petrie's landing 1 development is divided into 6 different towers.

- a. Tower 1 was built in 2008. It is a residential tower mostly occupied by senior citizens. It has 15 floors and the primary use is residential and includes recreational services. The podium of the tower consists of underground parking as well as open green space on top of podium.
- b. Tower 2 is presently under construction. It is a residential tower intended to be occupied by senior citizens and young families. It has 16 floors including recreational services at the top level. The podium of the tower consists of underground parking as well as open green space on top of podium.
- c. Tower 3 is planned as a residential tower occupied by a mixed community. Young families, consolidated families and senior citizens are foreseen. It is proposed to have 22 floors and include recreational services at the top level. The podium of the tower consists of underground parking as well as open green space on top of podium.
- d. Tower 4 is planned as a residential tower occupied by a mixed community. Young families, consolidated families and senior citizens are foreseen. It is proposed to have 18 floors and include recreational services at the top level. The podium of the tower consists of underground parking as well as open green space on top of podium.
- e. Towers 5a and 5b are conceived as residential complexes. They are planned as a mixed community. Tower 5A is to have 32 floors and tower 5B will be 22 floors. They are to share a podium that includes underground parking levels and a floor of mixed used development including retail, institutional, cultural and entertaining activities. The podium development will have a public vocation open to not only the Brigil's Petrie's Landing 1 community but also surrounding neighbourhood.



CURRENT SITE PLAN



PROPOSED SITE PLAN

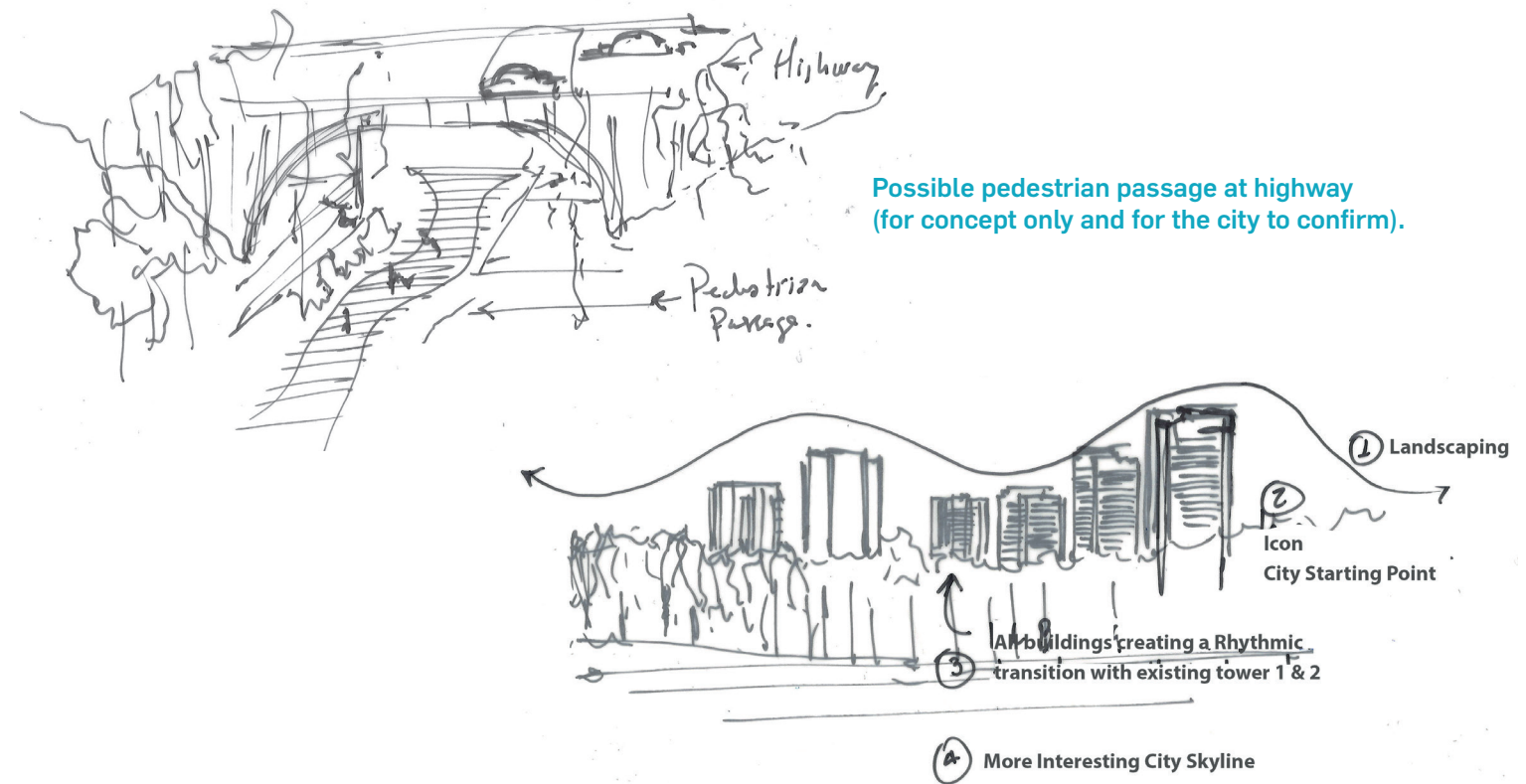
## ARCHITECTURAL CONCEPT

- a. The base of each proposed tower is the primary interface between the green open areas, the street, pedestrian and bicycle paths, common area spaces and services.
- b. All towers proposed to be sized, shaped, oriented and cladded to respond to the functional requirements of each tower and the different lifestyles of the residents. Please refer to the design concept sketches and explanations presented in this document.
- c. The different heights are proposed in order to achieve a rhythmic transition between the existing towers and the proposed ones, creating an appealing city skyline.
- d. During a previous pre-consultation meeting with the City of Ottawa (planning department), the opportunity arose to develop towers 4 and 5A as icon towers that clearly beacon the start of the city limits of Ottawa (perception from the highway). We consider towers 4 and 5A as community landmark features that will enhance the skyline and contribute to the image of the city.
- e. Each tower is conceived to include the 3 primary components of a high rise tower: Base (interfaced within the city context), the body of the tower (functional, shaped, oriented and cladded to respond to the requirements of the building) and the top (contemplating the recreational and common spaces open to the residents (including the sky views).
- f. The floor plate of the towers are planned with compacted floor areas to maximize views, light and ventilation, to facilitate breezes and light reaching outdoor spaces.
- g. Orientation of the balconies will be planned in a way to maximise viewing points and to avoid close balcony to balcony relationships between buildings.
- h. The podiums on top of new underground parking structures are to be designed as green roofs with vegetation to delay stormwater discharge and reduce the demand on stormwater systems and to reduce the Heat island effect.



## URBAN CONCEPT

- a. As previously identified, the ground floor of each tower is in direct harmony with the city context of the streets, people and services.
- b. It is our intention to integrate the Petries landing 1 community to the public transit system and especially connect to the LRT system planned next to the development.
- c. It is our intention to plan for open spaces that contribute to the amenities of urban living. We foresee the creation of activity nodes to contribute to place-making.
- d. We are integrating pedestrian friendly environments (independent from the vehicular streets) and create attractive public spaces to be used by the community. Human scaled landscapes and streetscapes are foreseen.
- e. The location of each tower has been carefully studied in order to follow a rational development with the sunlight and views to the Ottawa river as well as the rest of the towers to be as open as possible. We want to avoid blocking the views to the public areas, parks, gardens and the river.
- f. The orientation and shape of the buildings are intended to minimize microclimate impacts such as shadowing, snow accumulation and winds.
- g. Along the podium planned for Towers 5a and 5B, the proposal calls for active uses to enhance the building relationship to the rest of the community. The Complex Base is intended to accommodate such uses as lobbies, dining rooms and restaurant, seating areas, retail stores and a gym, for example.
- h. The planting of trees, bushes and shrubs is contemplated along the public streets and pedestrian walkways.
- i. Location of public spaces in coordination with the towers to address sun, wind and views are contemplated. The creation of pleasant outdoor spaces is the main goal.



## LESSONS LEARNED FROM TOWERS 1 & 2

- a. The number of parking spaces provided was designed per city-by-laws. However, market conditions indicated these requirements were higher than needed.
- b. The mix of 1, 2 and 3 bedroom units met market expectations. Also, it was realized that the project was not limited to senior citizens but, young families were also interested in living in this community.

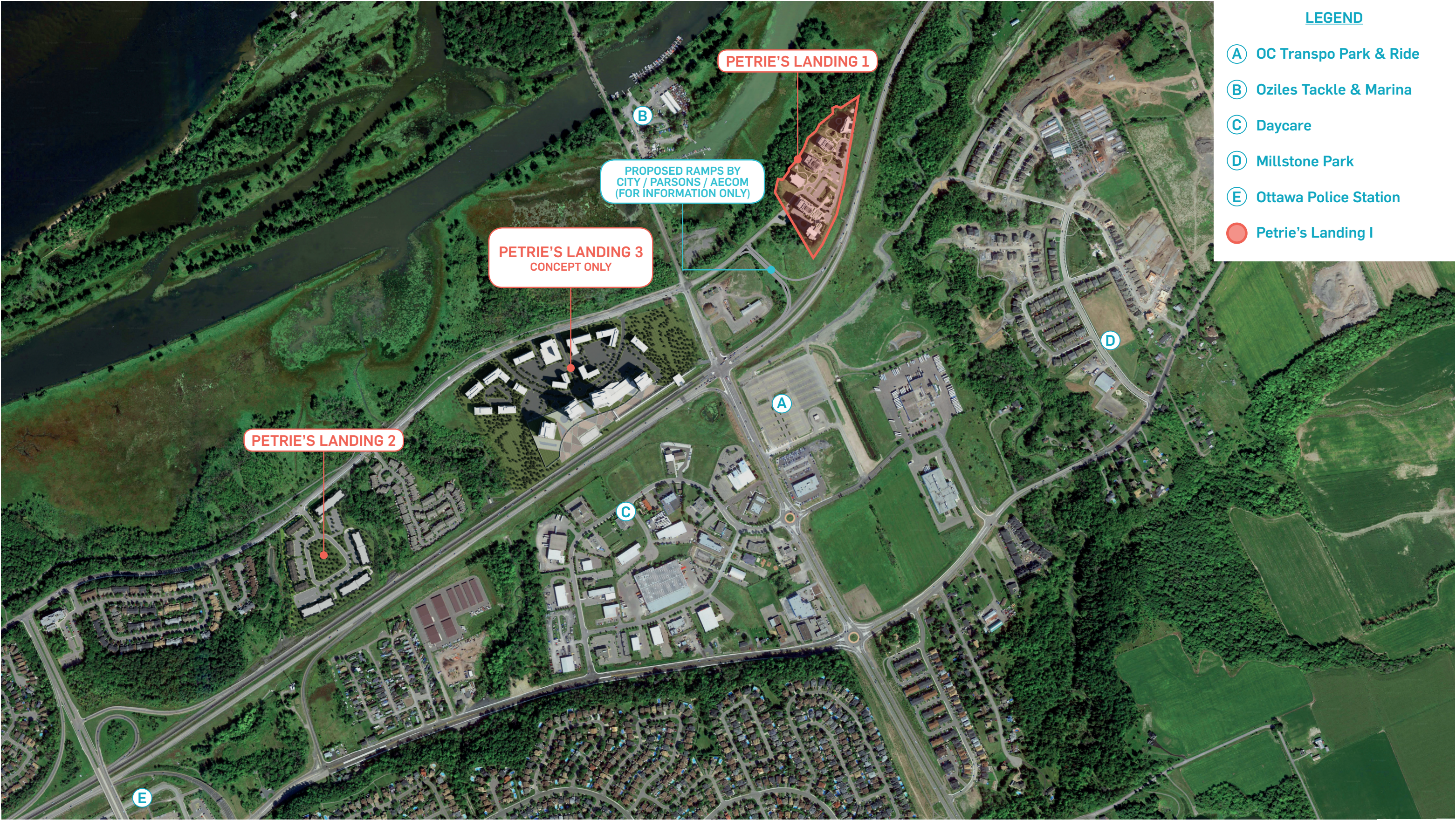
### TOWER 2 PERSPECTIVES





SERVICES AROUND

BRIGIL



LEGEND

- (A) OC Transpo Park & Ride
- (B) Oziles Tackle & Marina
- (C) Daycare
- (D) Millstone Park
- (E) Ottawa Police Station
- Petrie's Landing I

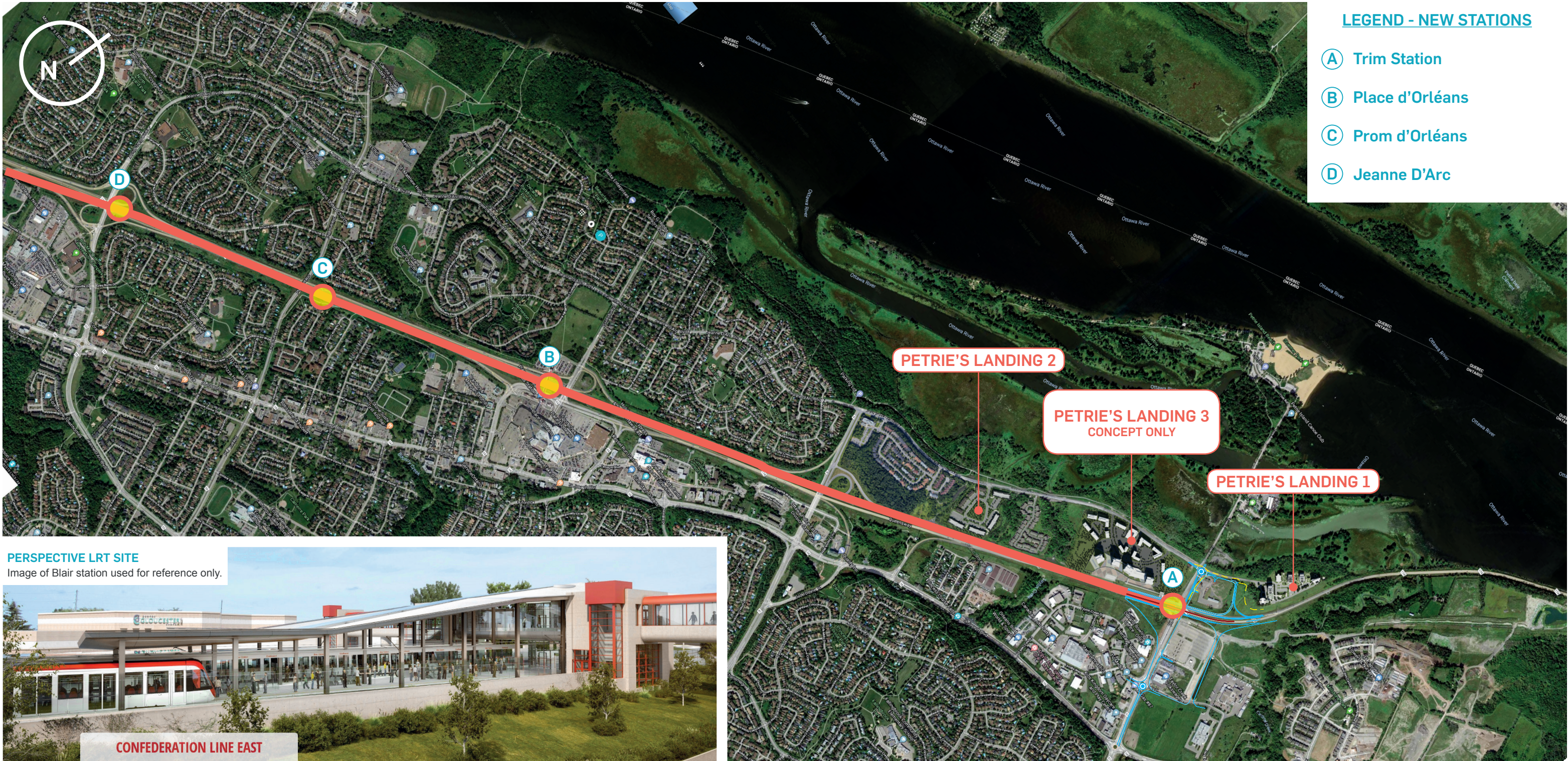
SITE PLAN PETRIES 1, 2 & 3



PERSPECTIVES PETRIES 1, 2 & 3



# URBAN CONNECTION TO LRT & OTHER CITY SYSTEMS

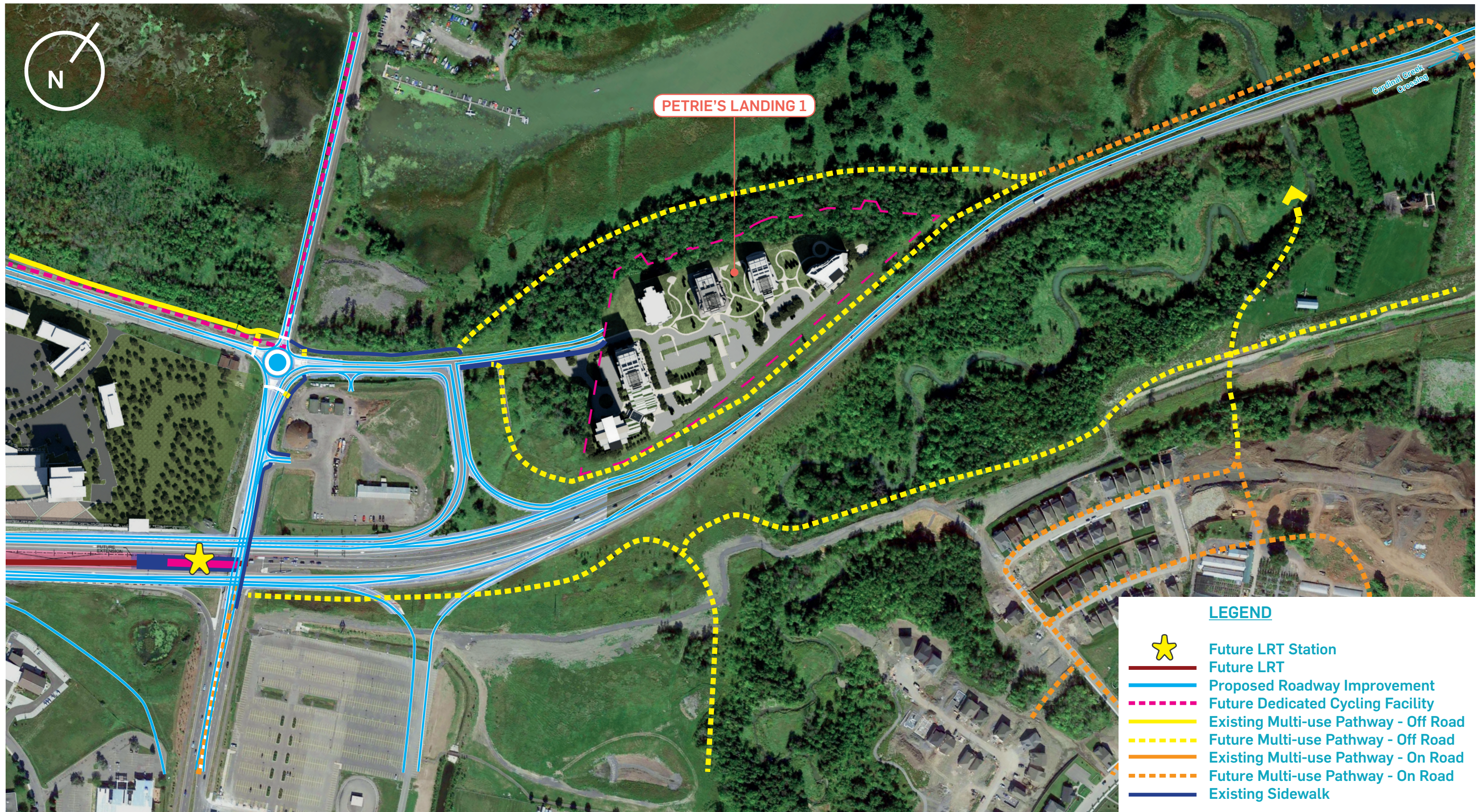


LRT LINE - CONFEDERATION LINE EAST

BRIGIL

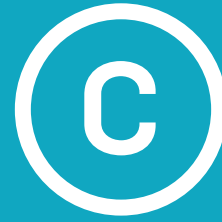


STREET, BICYCLE AND PEDESTRIAN NETWORK



STREET, BICYCLE AND PEDESTRIAN NETWORK

BRIGIL



# URBAN DESIGN GUIDELINES FOR HIGH-RISE HOUSING



URBAN DESIGN GUIDELINES FOR HIGH-RISE HOUSING

BRIGIL

CONTEXT

GUIDELINE 1B

Establish a pattern of development blocks, streets edges and site circulation that defines a public realm of streets and open spaces and reflects or integrates the surrounding street pattern.

The proposal will be integrated into the existing road and pedestrian network as well as connected to the future transportation improvements foreseen.

GUIDELINE 2A

Determine if a high-rise should be designed as a “landmark” building.

Considering their advantageous position along the highway, the design of Towers 4 & 5A offer an opportunity to accentuate the entry to the City of Ottawa.

GUIDELINE 2B

Determine if a high-rise should be designed as a “background” building.

The design of the towers 1, 2, 3 & 5B blends in with the two “landmark” towers 4 & 5A while orienting views from the private balconies and providing communal and public open spaces in harmony with their location on the site.



GUIDELINE 3

Use built form to define a human-scaled street space.

A separation distance of not less than 30 meters between the buildings helps define private and green open spaces. The entrance to the site, between towers 5B and 1 along the commercial alley is also defined by a smaller scale (ground floor orientation) to create a human-scaled street scape.

GUIDELINES 4 & 5

Place the taller building components strategically on the site to reduce visibility while creating a sense of transition between high-rise buildings.

Landscaped open spaces and site circulation serve as buffers on the site while the building base, along with private terraces and shops, define the street scale and invigorate the ground level. The visibility of the building is reduced by the strategic location and height of the towers allowing a variety of views of the surroundings.

GUIDELINES 6 & 9

Distribute the building form and massing in a manner appropriate to the scale and proportion of the built surroundings while preserving and enhancing important views.

The proposed building massing layout pursue the concept to densify the area and draw the views toward the Ottawa River and the surrounding.



GUIDELINE 7

Identify and enhance the pattern of activity nodes, community gateways and prominent sites. Use innovative designs and site treatments to contribute to way-finding, and place-making.

The orientations of the buildings as well as the commercial alley, allow an easy transition from public to communal spaces. This transition is managed throughout the property from the southwest to the northeast, which also allows the implementation of exterior private spaces on the ground level of the buildings.

GUIDELINE 10

Orient and shape the building’s tower to minimize microclimate impacts on the site and its near-by areas, and to respond to the existing natural and built environment that provides its context. Consider the relationship to other buildings when evaluating the cumulative microclimate impacts.

Please see wind study provided.

GUIDELINE 11

Orient, size and locate high-rise towers to minimize the extent or duration of the shadowing on adjacent sites.

The location, orientation and height of the towers have been designed minimizing shadowing on neighbouring sites.



**BUILT FORM**

**GUIDELINES 12 & 19**

Integrate the triparty principle responding to function : base or podium, middle or tower and top. Design the segments to break up the overall into smaller segments and reduce the perception of mass.

A raised ground level using stone blocks as a “heavy” podium sets the building in place. A mix of lighter bricks, aluminum and glass frame the tower, while a smaller floor plate and lighter structure at top frames of the towers and contribute to sky views.

**GUIDELINE 13**

Design the lower portion of the buildings to support human-scaled streetscapes, open spaces and quality pedestrian environments.

Landscaping and canopies are located at the entrance of the buildings and also along the commercial alley.

**GUIDELINE 14**

Use clear windows and doors to make the pedestrian level façade.

Taller windows on the ground level and a continuous band of windows following the commercial alley frame the pedestrian level façade.



**GUIDELINE 15**

Build higher floor-to-floor heights on the first few floors.

All towers have increased heights at grade (for ground level units and shops adjoined to the commercial alley).

**GUIDELINE 16**

Locate active uses along the street façade to enhance the building's relationship to the public realm.

The commercial alley, at the ground level of towers 5A and 5B, provides active uses for the residents.

**GUIDELINE 17**

Ensure that the pedestrian entrance is at-grade and directly accessible.

The entrances of all buildings are at-grade, clearly visible and marked with canopies.

**GUIDELINE 18**

Ensure that buildings have architecturally detailed façades, where publicly visible.

Façade alignments and flow of materials combined with class A materials reflect the architectural façade design.



**GUIDELINE 20**

Create sufficient separation between towers. (A separation distance between adjacent towers that is similar to the separation distance across a street (approximately 20 – 23 metres))

The distance between each tower is beyond 20 to 23 meters and allows space for private terraces at grade (a distance of approximately 30 meters is used).

**GUIDELINE 22**

Orient high-rise towers and balconies to avoid close balcony-to-balcony facing between buildings.

The location of the towers, the distance between each of them and the orientation of the balconies (facing the Ottawa River) reduce the balcony-to-balcony views.

**GUIDELINES 23 & 24**

Design the top of buildings to be a “fifth façade” that may be distinctive and include opportunity for communal outdoor amenity space.

The design of the light structure (at the top of the buildings) adds to the elegance of the towers while allowing sky views from the communal roof terrace.



PEDESTRIANS & THE PUBLIC REALM

GUIDELINE 25

Provide wide sidewalks for locations with high pedestrian volumes.

Wider sidewalks are provided along the commercial alley to allow high pedestrian volumes while shopping.

GUIDELINE 26

Plant trees between 6.0 and 8.0 metres apart along public streets.

Bigger trees are planted along and the commercial alley, public open plaza and also along the private street leading to tower 4. Underground parking structures were designed to allow for big trees to grow at the properties.

GUIDELINE 27

In addition to the sidewalk area, provide a curb-side boulevard for street furniture, trees and utilities, and an area on-site, adjacent to the public right-of-way and sidewalk, for outdoor amenities to “spill-out” from the building such as canopies, planting areas, displays, and sitting areas.

Canopies, planting and seating areas are predominant along the private street near the podium of the towers 5A and 5B (in consideration of its commercial nature).



GUIDELINES 29 & 30

Provide safe, barrier-free, universal access and pedestrian circulation that connect popular and necessary destinations (such as the public street, transit stops, parking lots, etc).

On-grade pathways, decreased curbs and crosswalks are integrated to allow barrier-free, universal access and pedestrian circulation on the whole site. These also connect the towers to the commercial alleys, the open spaces, the private street and the sidewalks leading to the LRT station envisioned.

GUIDELINE 33

Provide a setback of landscaping with trees, shrubs, walls and fences where residential units are at grade to define the pedestrian space, provide a sense of privacy for residents, and enhance the character of the street.

Distances between the towers 1, 2, 3 & 4 allow the implementation of landscaping, and then help define the character of those open spaces while providing privacy for residents.

OPEN SPACE & AMENITIES

GUIDELINE 35

Frame the edge of the open spaces to create a high quality public environment within the site and along its street edges. Create courtyards and other open spaces surrounded by buildings.

Public open spaces, communal spaces at grade level, courtyards and viewpoints define the residential environment of the Petrie’s Landing development.

GUIDELINES 37 & 38

Surround open spaces with indoor and outdoor active uses that animate and support open space activities. Uses and amenities provided in the open spaces should be appropriate to the context.

Commercial rental spaces (coffee shop, hair salon, etc.) complement open green spaces in front, but also complement a large patio/sidewalk along the commercial alley. Play equipment, benches, landscaping and areas for gatherings and performances are provided in the open spaces throughout the site, either for public or communal use.

GUIDELINES 39 & 40

Locate communal spaces for residents and tenants at grade, above grade or below grade. Ensure that spaces for public use is at grade and accessible.

Communal and public open spaces are located at ground level. Same public areas are implemented behind each tower. Private open spaces are included at rooftops.

GUIDELINE 41

Provide required outdoor amenity space for residents as both communal and private areas.

Private terraces at ground level, private balconies and a communal roof terrace are provided for residents.



ENVIRONMENTAL CONSIDERATIONS

GUIDELINE 50

Maximize landscaped areas and trees on the street, on the site and on buildings and structures. Incorporate existing significant natural features such as large trees, wooded areas, landforms and watercourses.

Underground parking levels were revised. The number of large trees has been maximised throughout the site. Landscaping (including smaller trees and shrubs) is incorporated. Watercourses and wooden pergolas are implemented to enhance the open spaces. As well, landscape strategies indicating 2'-0" high areas plantation are interspersed on all phases.

SITE CIRCULATION AND PARKING

GUIDELINES 52, 53 & 54

Provide a direct, safe, continuous and clearly defined pedestrian walkway. Distinguish walkways from driving surfaces by using varied paving treatments and by raising crosswalks to the sidewalk height.

Sidewalks from the main building doors to the public sidewalks network connect to the southwest point of the property. The pathway is continuous and allows pedestrian priority and safety.



GUIDELINES 55, 56 & 58

Locate vehicle drop-off zones at the side or rear of the building to be convenient and accessible. Avoid parking lots, drive lanes, and parking garage entrances that are adjacent to the street. Do not allow garage entrances to interfere with pedestrian flow or to be too prominent on the streetscape.

In general, the vehicle circulation lead to the parking ramps located at the southeast part of the property allowing a direct and continuous pedestrian circulation, from the street to the buildings thereby allowing the pedestrian circulation and green open spaces at the forefront of each building. The parking garage entrances of the towers 5A & 5B are incorporated in the building at the entrance of the property and thus, diminishing the vehicle traffic on the rest of the site.

GUIDELINE 59

Provide bicycle parking close to building entrances that is easily accessible from the bike lanes and the street; visible from the interior of the building, and protected from the weather. Provide secure long-term bicycle storage within the building or lock-up area.

Bicycle parking and storage are available at grade near the entrance of each building. Bicycle storage areas are included in the parking garage of each building as well.



SERVICES AND UTILITIES

GUIDELINES 61, 62, 63, 64 & 65

Locate service and utility areas away from public view and open spaces (with fencing, screens and landscaping), but with regard for easy access, safe operation and maintenance. Minimize impacts of noise, smells, vibrations and fumes while integrating the services and utilities within the design of the building enclosure. Design the site for easy operation for recycling and waste management, and ensure access by residents is convenient, clean, safe and well lit.

Service and utility areas are incorporated within the building, either in the mechanical penthouse or underground parking levels (convenient for residents when needed). At grade, the areas are discreetly designed, clear of obstacles and are located away from public view (surrounded with landscaping to blend in throughout the property).



03

# PLANS



WATERFALL AREA  
(AMENITY AREA - SEE LANDSCAPING)

SITE PLAN

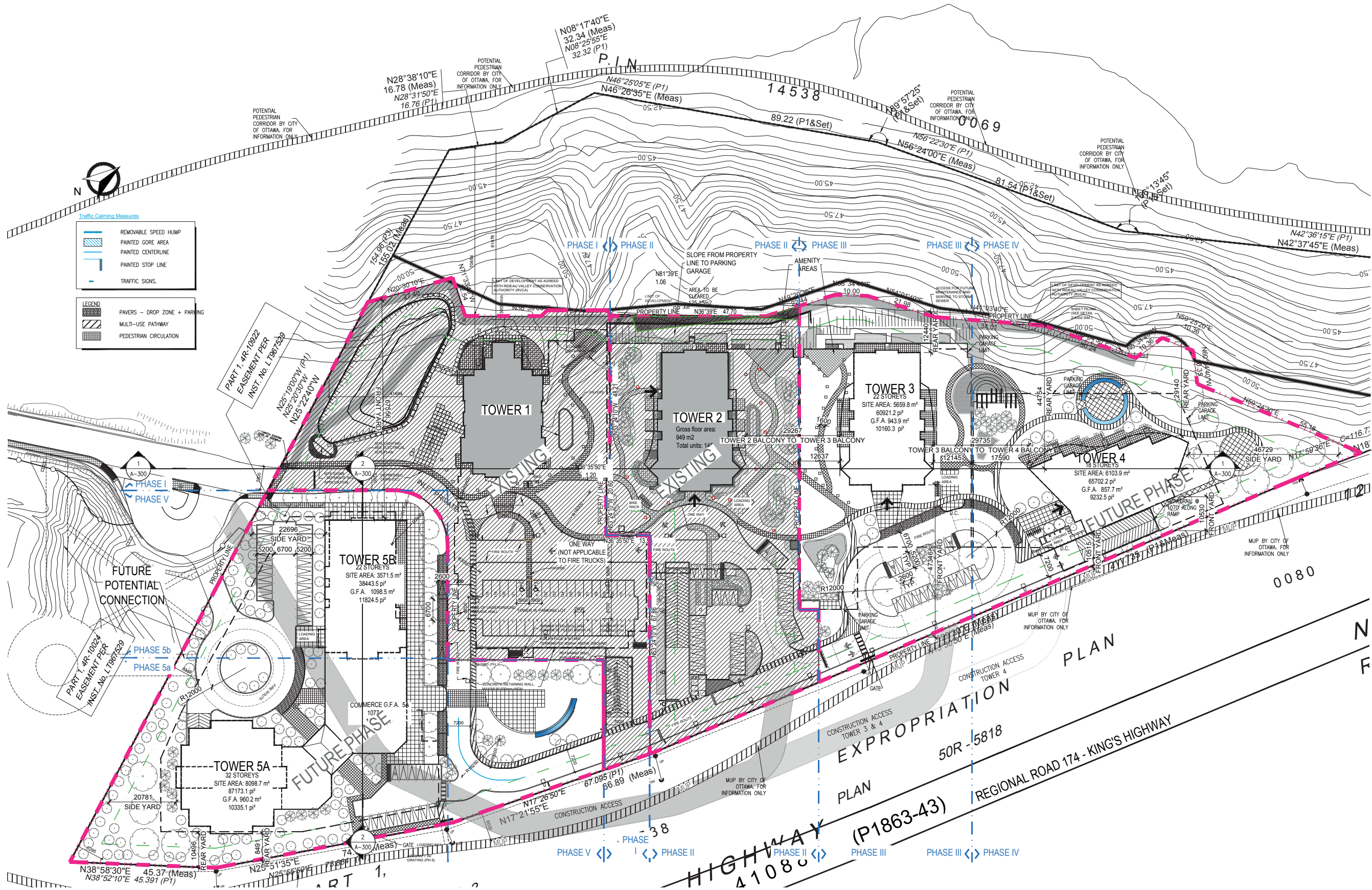
SCALE 1:1000

BRIGIL

NEUF  
ARCHITECT(E)S

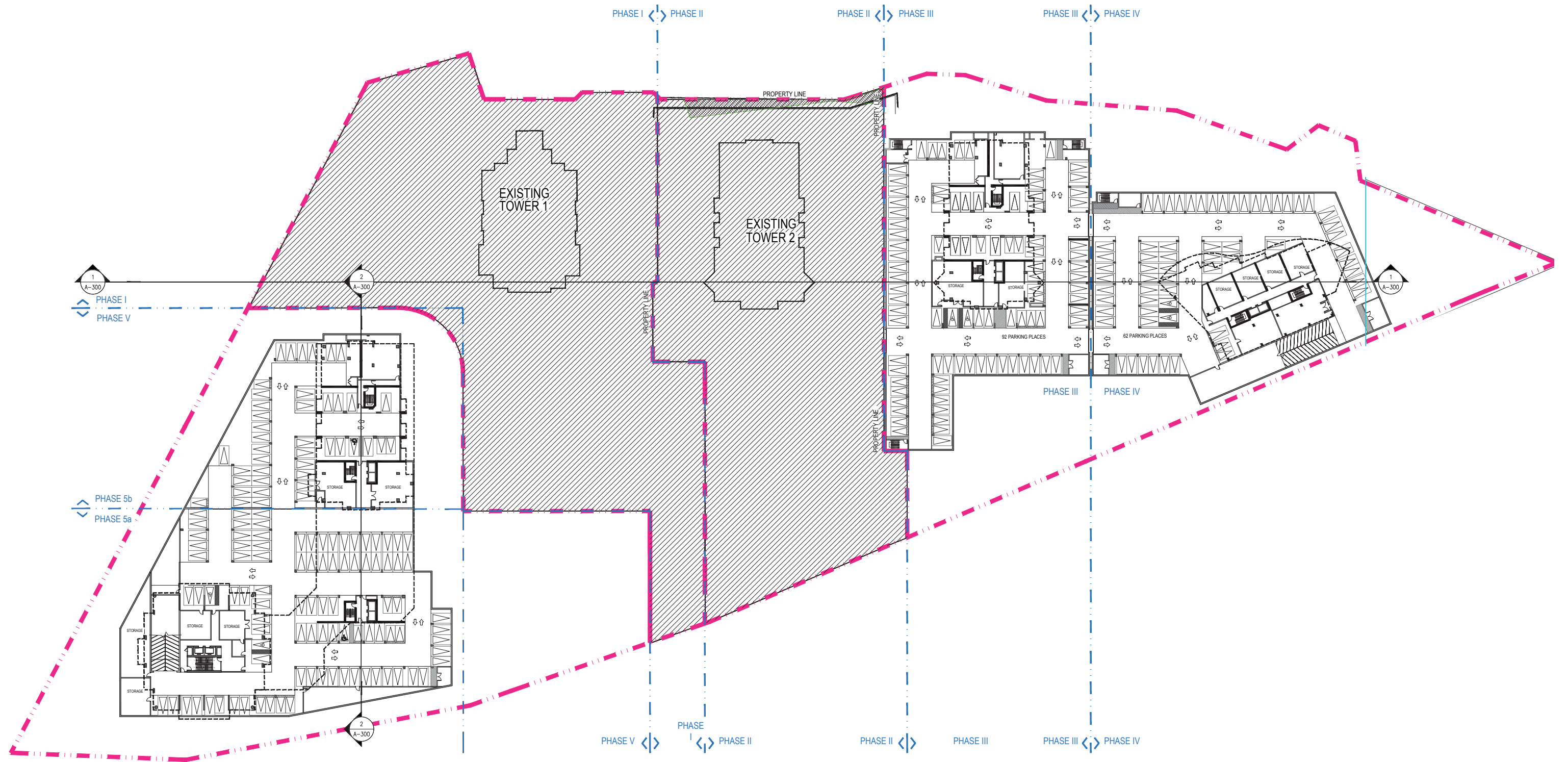


INSPIRATION IMAGES OF WATERFALL (SEE AMENITY AREA)



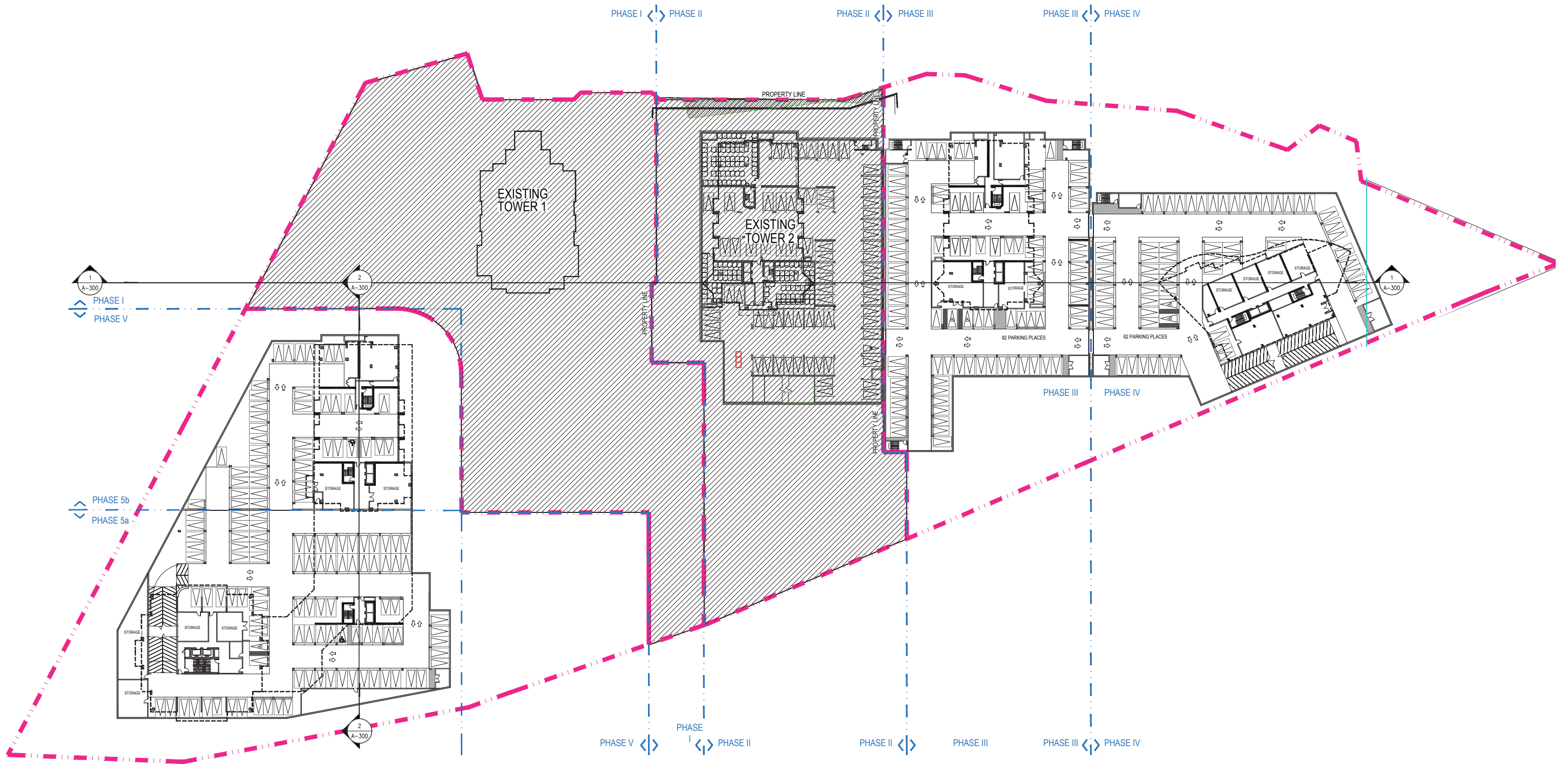
SITE PLAN

SCALE 1:1200



BASEMENT 3

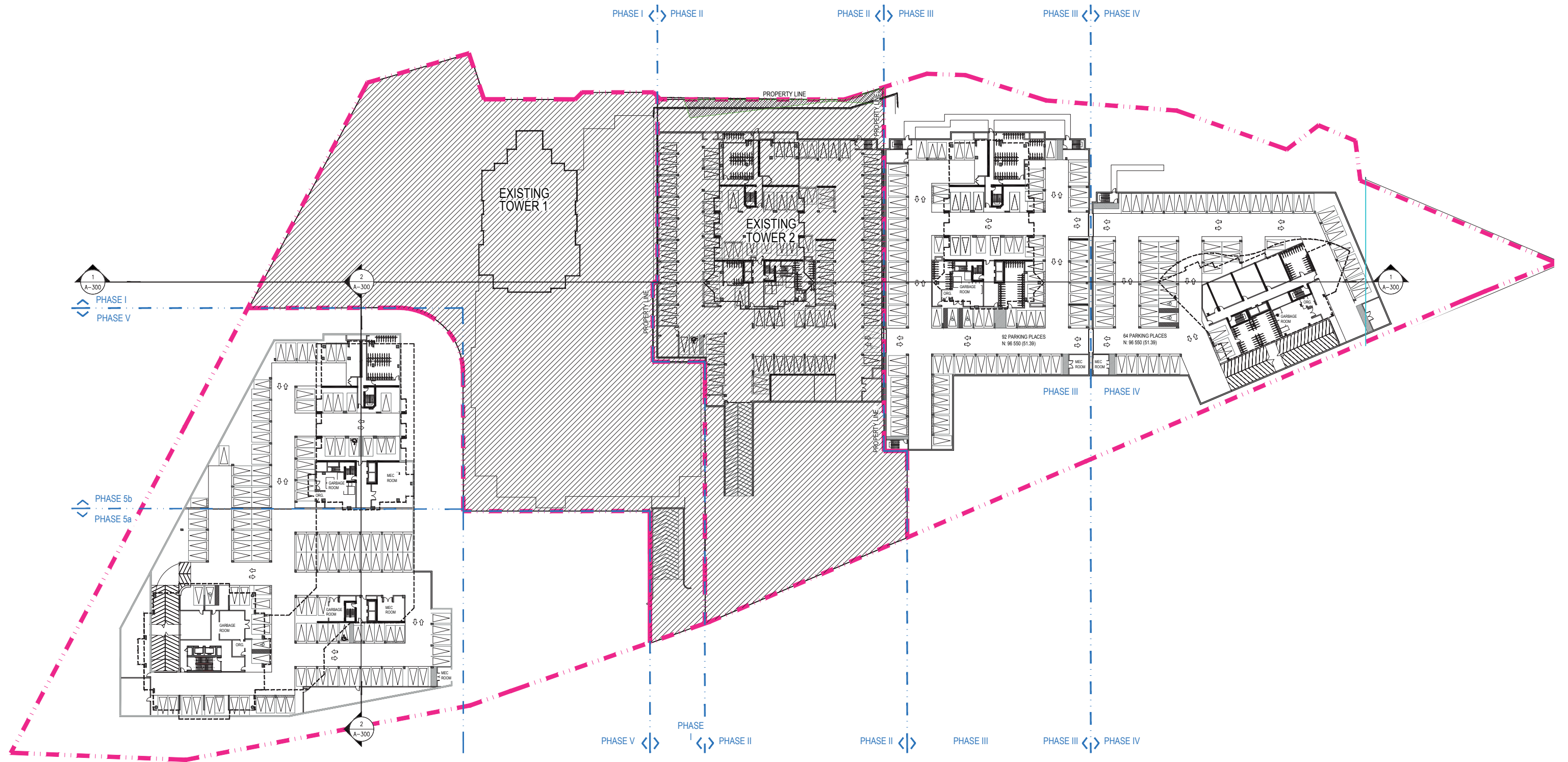
SCALE 1:1000



BASEMENT 2

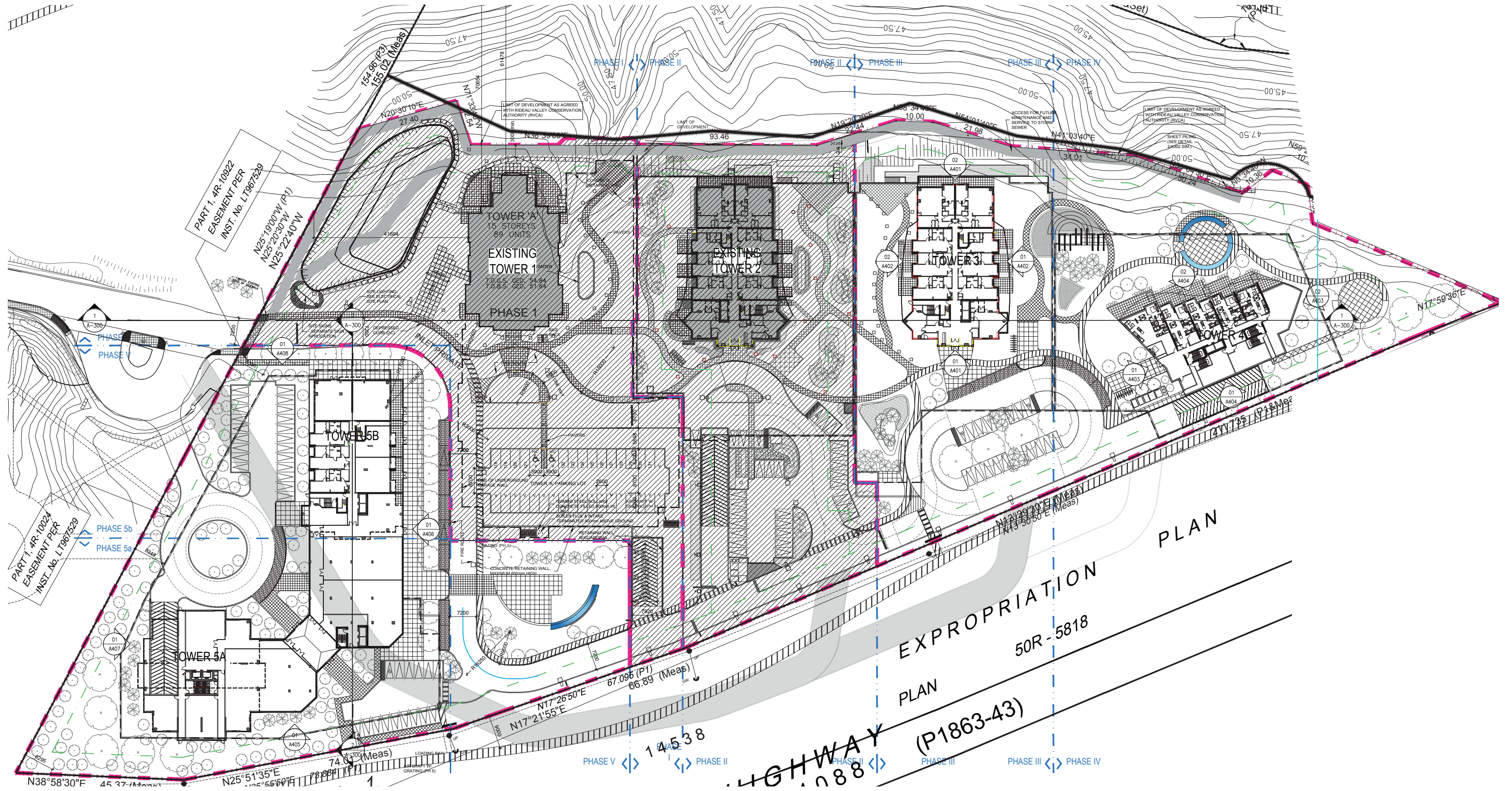
SCALE 1:1000

BRIGIL



BASEMENT 1 SCALE 1:1000

BRIGIL



GROUND FLOOR

SCALE 1:1000

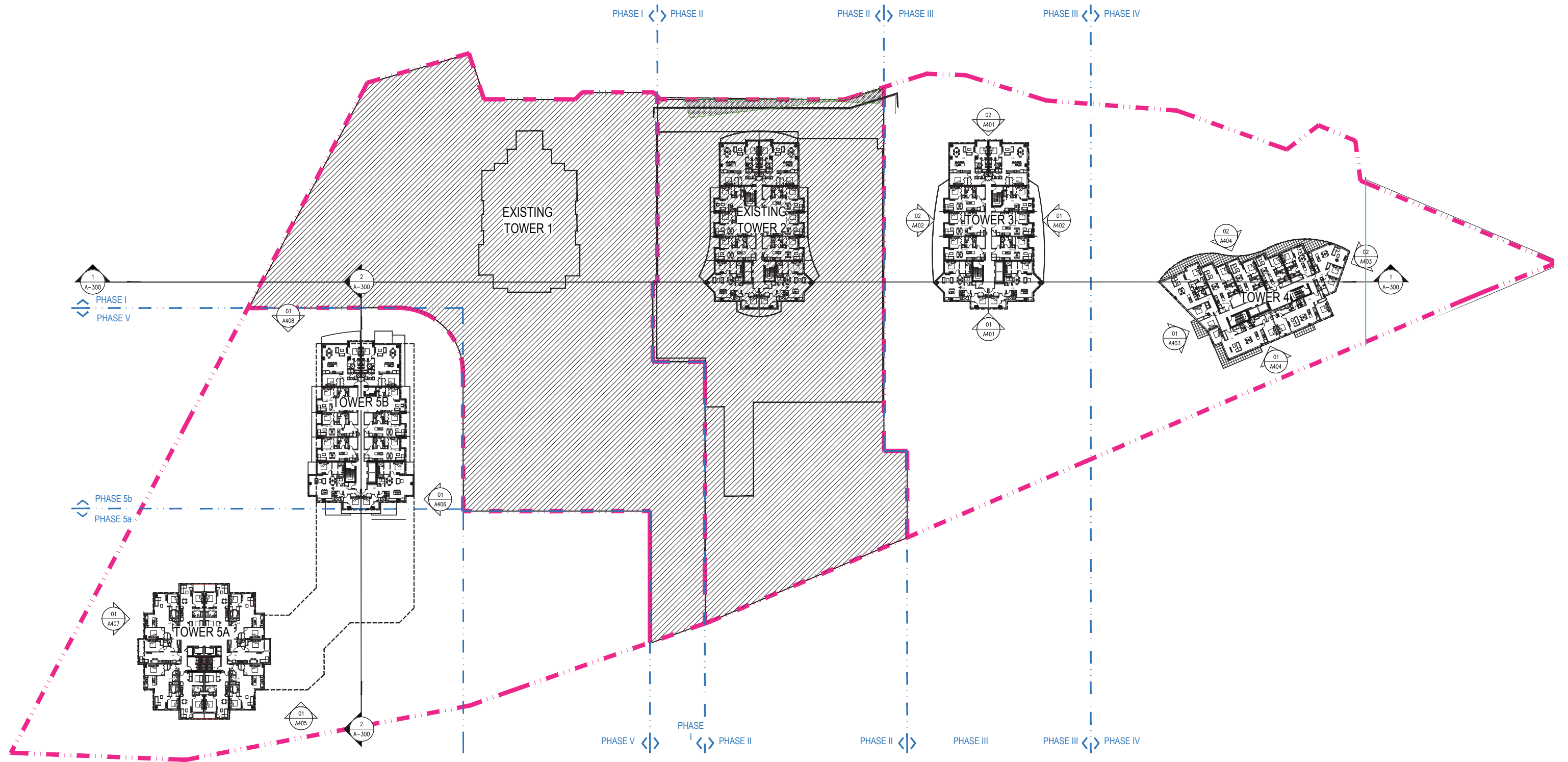
BRIGIL

NEUF  
ARCHITECT(E)

11467 | PETRIE'S LANDING | Towers 3 to 5 | DESIGN BRIEF

2018-09-17

35

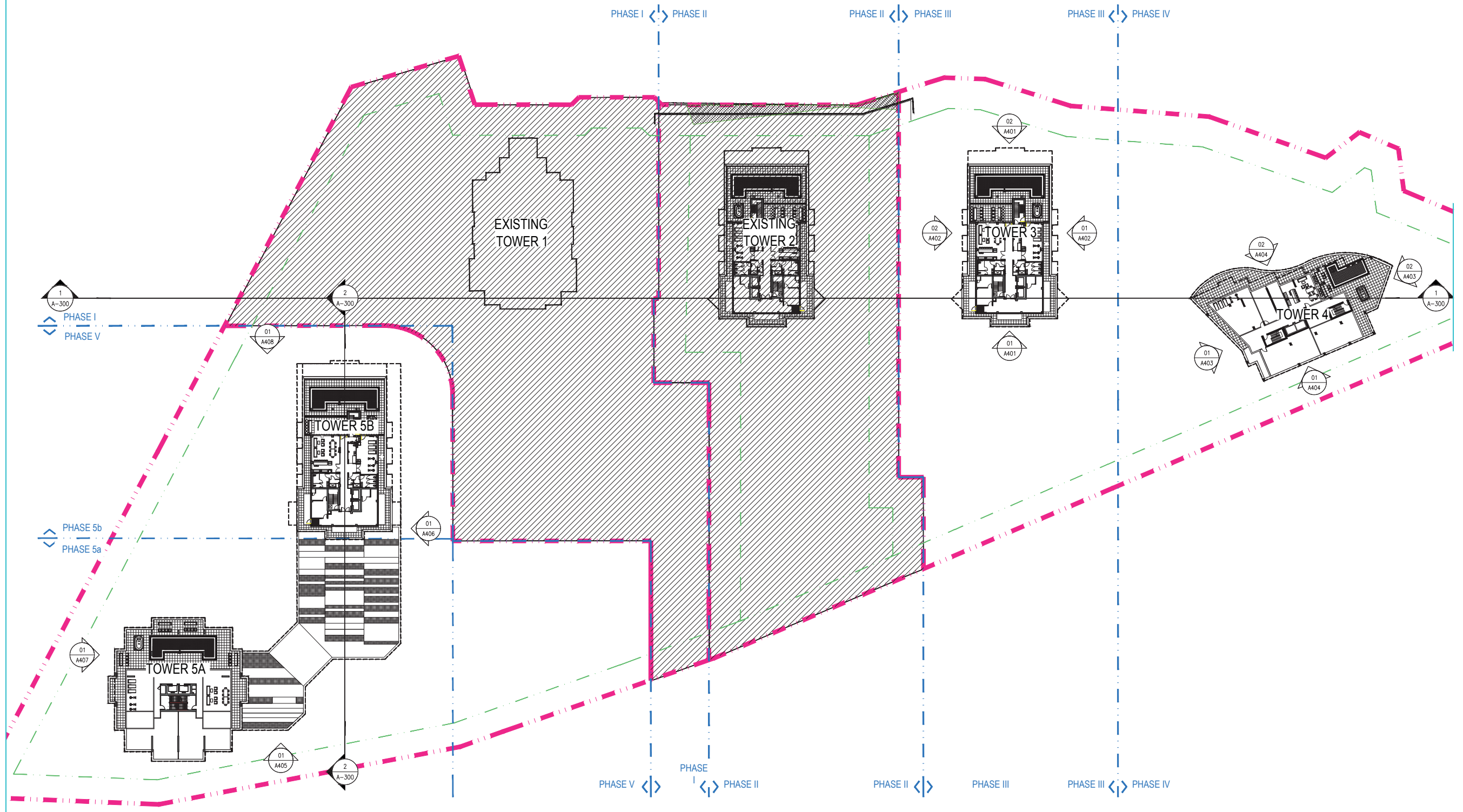


TYPICAL FLOOR

SCALE 1:1000

BRIGIL



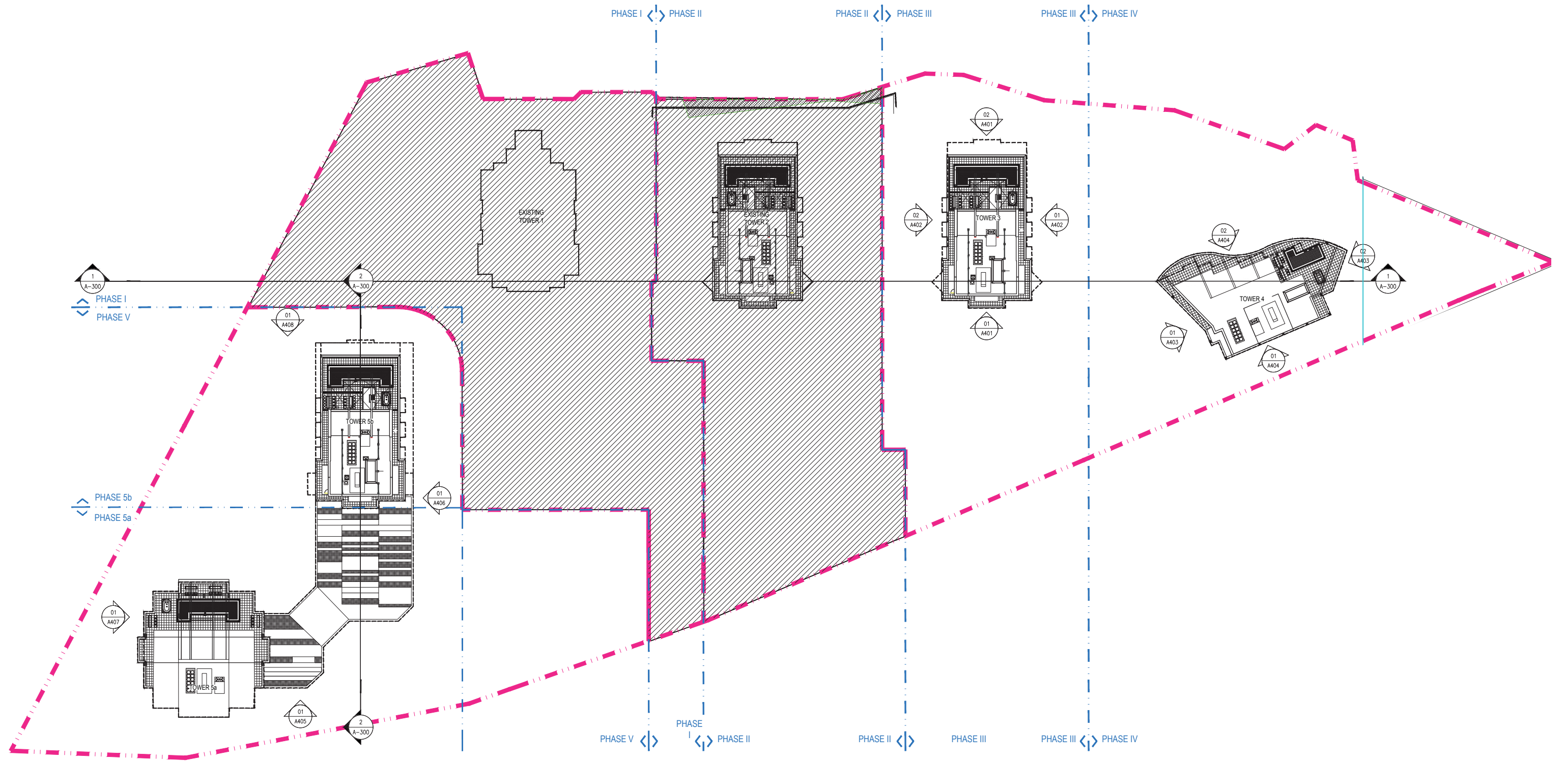


AMENITIES FLOOR

SCALE 1:1000

BRIGIL





ROOF FLOOR

SCALE 1:1000

04

# PERSPECTIVES



TOWER 5A

TOWER 5B

EXISTING  
TOWER 1

EXISTING  
TOWER 2

TOWER 3

TOWER 4

PERSPECTIVE

BRIGIL





PERSPECTIVE

BRIGIL



TOWER 4

TOWER 3

EXISTING  
TOWER 2

EXISTING  
TOWER 1

PERSPECTIVE

BRIGIL

NEUF  
ARCHITECT(S)





TOWER 5A

TOWER 5B

EXISTING  
TOWER 1

EXISTING  
TOWER 2

TOWER 3

TOWER 4

PERSPECTIVE

BRIGIL



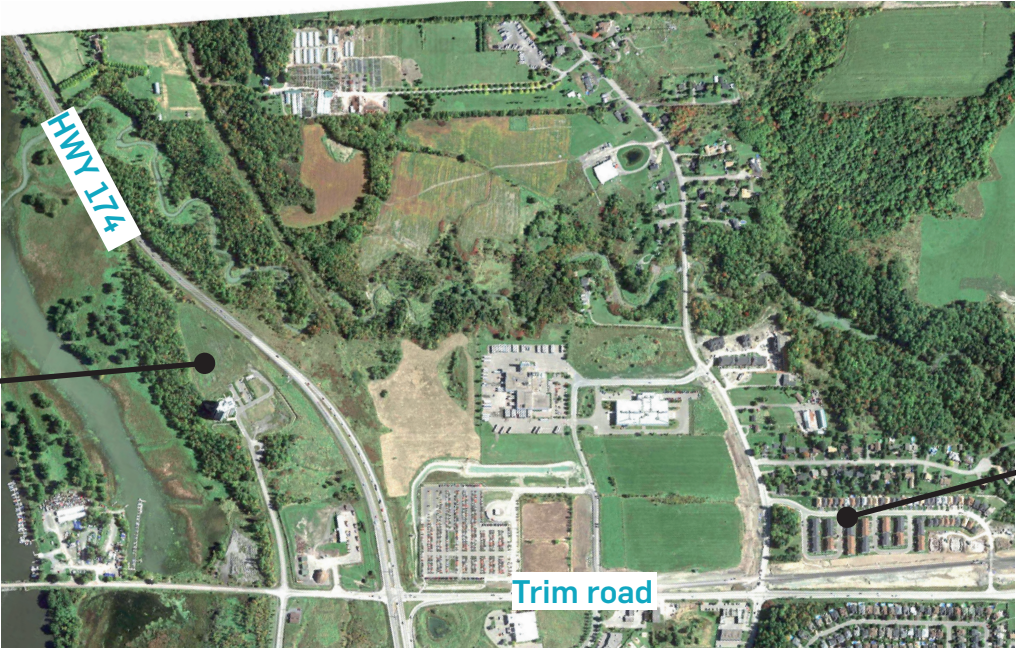
05

# COMPARISON VIEW



PRE-APPROVED PROPOSITION

PROPOSITION



Project location

Photo location

COMPARISON VIEW FROM ANTAGONISH AVENUE

BRIGIL



PRE-APPROVED PROPOSITION

PROPOSITION

Project location

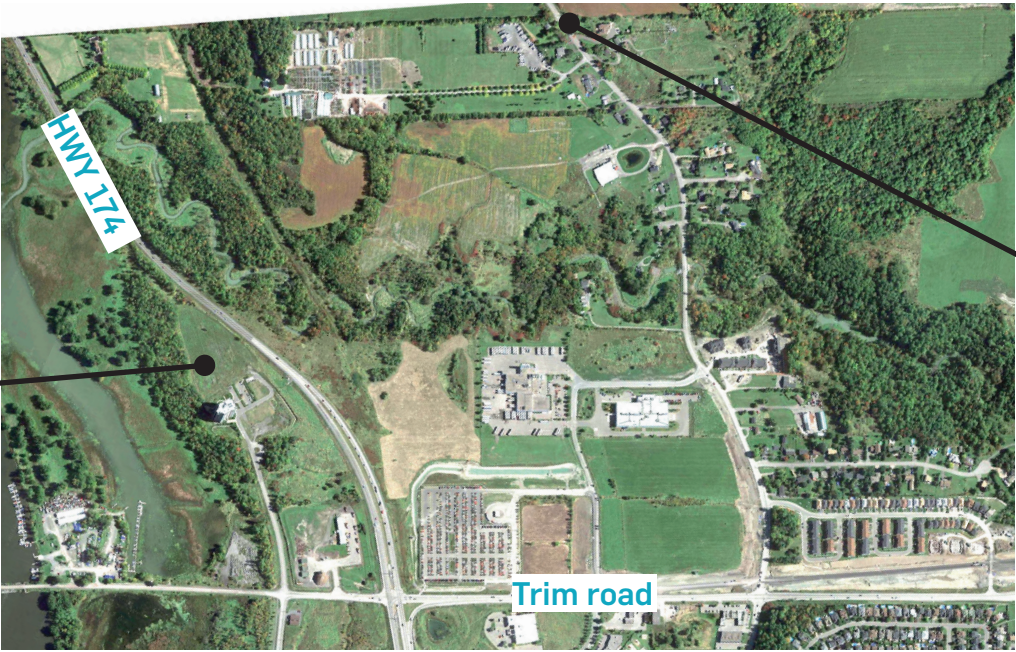


Photo location

COMPARISION VIEW FROM OLD MONTREAL ROAD

BRIGIL

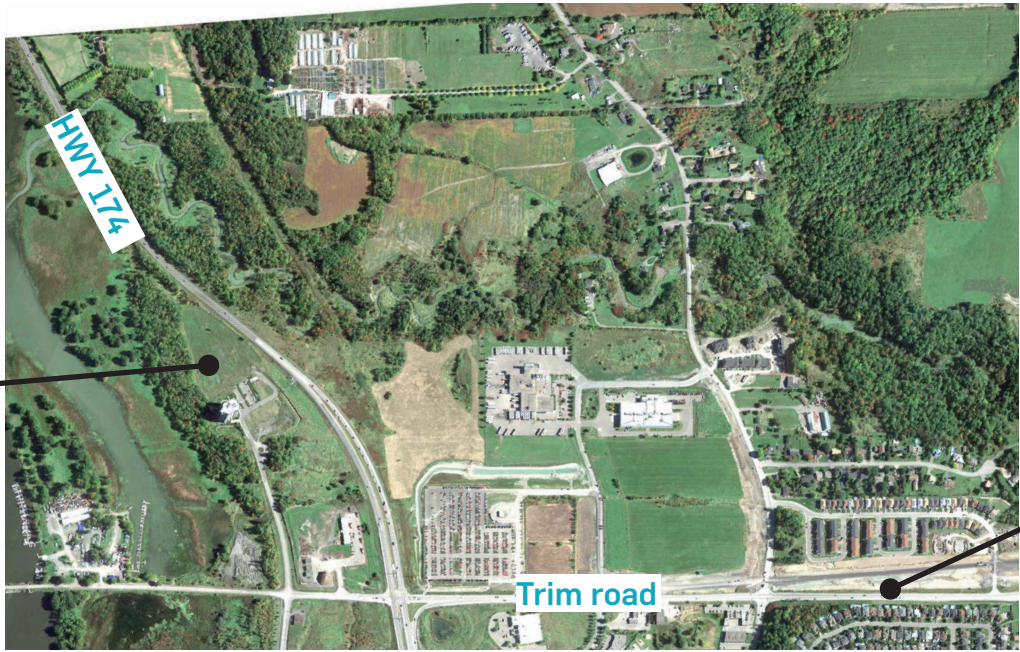


PRE-APPROVED PROPOSITION

PROPOSITION

Project location

Photo location



COMPARISON VIEW FROM TRIM ROAD

BRIGIL

06

# ELEVATIONS



## TOWERS 1 TO 5 | ELEVATIONS

# BRIGIL



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

TOWER 3 | ELEVATIONS

BRIGIL





FRONT ELEVATION



RIGHT ELEVATION



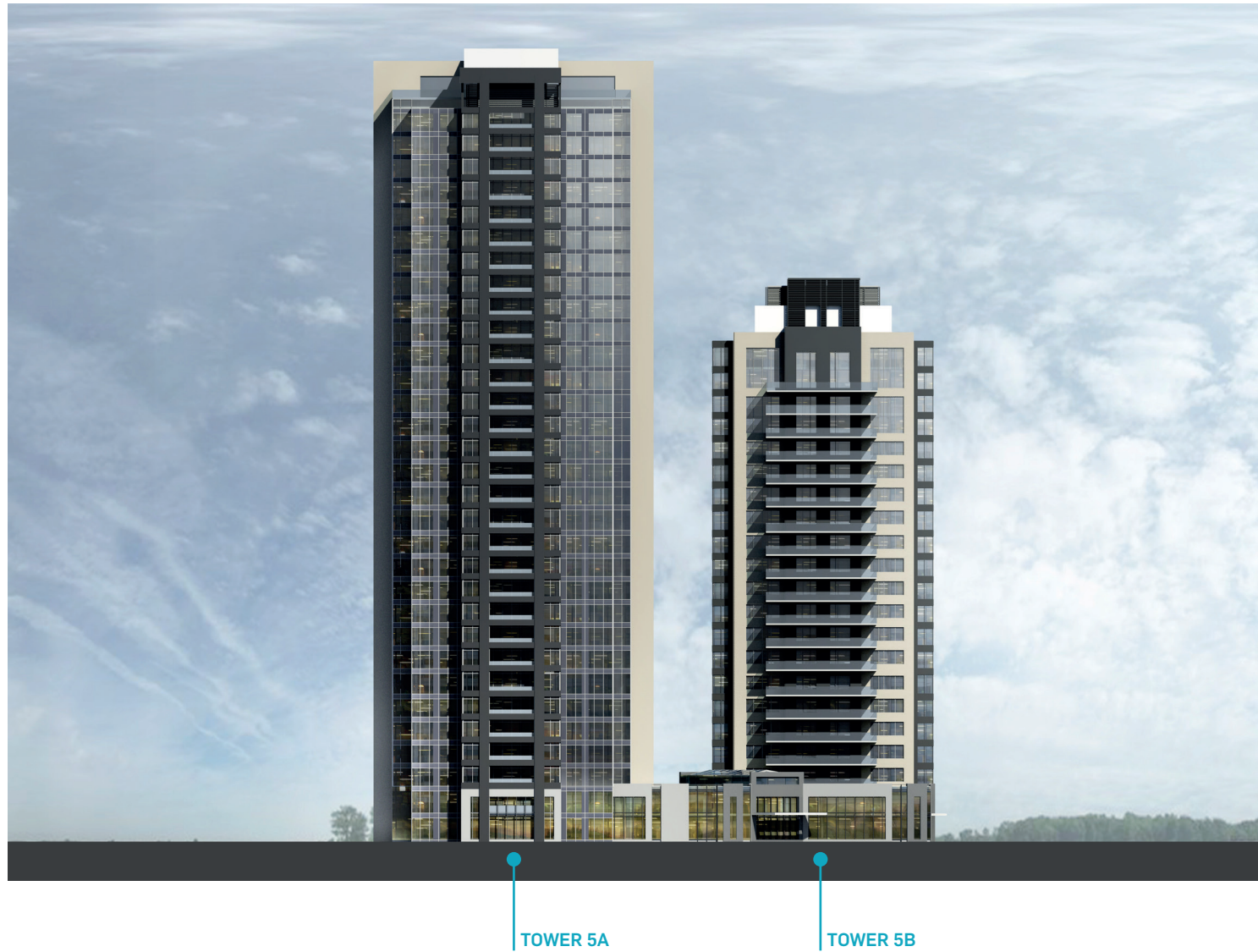
REAR ELEVATION



LEFT ELEVATION

TOWER 4 | ELEVATIONS

BRIGIL



## TOWER 5 | ELEVATIONS

BRIGIL



REAR ELEVATION



LEFT ELEVATION

## TOWER 5 | ELEVATIONS

BRIGIL

07

# STATISTICS

Preliminary Statistics - Existing (for reference Only)

PETRIE'S LANDING I - OTTAWA

ref: 11467

	TOWER 1 101 INLET PRIVATE	BOMA AREA			GROSS AREA	
	BOMA Area Exterior Area	Number of units	Total (m²)	Total Area (p²)	Total Area (m²)	Total Area (p²)
15	15th floor			0		
1	Ground floor			0		
	Sous-Total	89	0	0	0	0
	Total					
	Ratio					



Preliminary Statistics - Existing (for reference Only)

PETRIE'S LANDING I - OTTAWA

ref: 11467

	TOWER 2	BACH.		1 BD		1 BD +DEN		2 BEDROOMS								3 BD		BOMA AREA		GROSS AREA				
		B-01		1B-01		1B+D01	1B+D02	2B-01		2B-02		2B-03		2B-04		3B01								
		m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	Number of units	Total (m²)	Total Area (p²)	Total Area (m²)	Total Area (p²)
	BOMA Area Exterior Area																							
16	Amenities	0		0		0		0		0		0		0		0		0		0				
15	Penthouse	0		0		0		0		0		2		2		2		0		6				
14	15th floor	1		0		5		0		2		2		0		0		0		10				
13	14th floor	1		0		5		0		2		2		0		0		0		10				
12	12th floor	1		0		4		0		2		2		0		0		1		10				
11	11th floor	1		0		5		0		2		2		0		0		0		10				
10	10th floor	1		0		5		0		2		2		0		0		0		10				
9	9th floor	1		0		5		0		2		2		0		0		0		10				
8	8th floor	1		0		5		0		2		2		0		0		0		10				
7	7th floor	1		0		5		0		2		2		0		0		0		10				
6	6th floor	1		0		5		0		2		2		0		0		0		10				
5	5th floor	1		0		5		0		2		2		0		0		0		10				
4	4th floor	1		0		5		0		2		2		0		0		0		10				
3	3rd floor	1		0		5		0		2		2		0		0		0		10				
2	2nd floor	1		0		5		0		2		2		0		0		0		10				
1	Ground floor	1		1		5		0		2		0		0		0		0		9				
	Sous-Total																			145				
	Total	14		1		69						60				1					0		0	0
	Ratio	10%		1%		48%						41%				1%				100%				
0	Ground floor	Exterior Parking																				30		
-1	1st basement	Interior Parking Level 1																				102		
-2	1nd basement	Interior Parking Level 2																				71		
	Total:													TOTAL								203		
	Ratio													RATIO								1,40		

TOWER 3		BACH.		1 BD		1 BD +DEN				2 BEDROOMS								3 BD		BOMA AREA			GROSS AREA				
		B-01		1B-01		1B+D01		1B+D02		2B-01		2B-02		2B-03		2B-04		3B01									
		m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	Number of units	Total (m²)	Total Area (p²)	Total Area (m²)	Total Area (p²)			
	BOMA Area Exterior Area																										
22	Amenities	0		0		0		0		0		0		0		0		0		0	0	0					
21	Penthouse	0		0		0		0		0		2		2		2		0		6	0	0					
20	Penthouse	0		0		0		0		0		2		2		2		0		6	0	0					
19	20th floor	0		1		5		0		2		2		0		0		0		10	0	0					
18	19th floor	0		1		5		0		2		2		0		0		0		10	0	0					
17	18th floor	0		1		5		0		2		2		0		0		0		10	0	0					
16	17th floor	0		1		5		0		2		2		0		0		0		10	0	0					
15	16th floor	0		1		5		0		2		2		0		0		0		10	0	0					
14	15th floor	0		1		5		0		2		2		0		0		0		10	0	0					
13	14th floor	0		1		5		0		2		2		0		0		0		10	0	0					
12	12th floor	0		1		5		0		2		2		0		0		0		10	0	0					
11	11th floor	0		1		5		0		2		2		0		0		0		10	0	0					
10	10th floor	0		1		5		0		2		2		0		0		0		10	0	0					
9	9th floor	0		1		5		0		2		2		0		0		0		10	0	0					
8	8th floor	0		1		5		0		2		2		0		0		0		10	0	0					
7	7th floor	0		1		5		0		2		2		0		0		0		10	0	0					
6	6th floor	0		1		5		0		2		2		0		0		0		10	0	0					
5	5th floor	0		1		5		0		2		2		0		0		0		10	0	0					
4	4th floor	0		1		5		0		2		2		0		0		0		10	0	0					
3	3rd floor	0		1		5		0		2		2		0		0		0		10	0	0					
2	2nd floor	0		1		5		0		2		2		0		0		0		10	0	0					
1	Ground floor	1		1		5		0		2		0		0		0		0		9	0	0					
	Sous-Total																			201							
	Total	1		19		95				86								0			0	0		0		0	
	Ratio	0%		9%		47%				43%								0%		100%							
0	Ground floor	Exterior Parking																	8								
-1	1st basement	Interior Parking Level 1															92										
-2	2nd basement	Interior Parking Level 2															92										
-3	3rd basement	Interior Parking Level 3															92										
	Total:	TOTAL																			284						
	Ratio	RATIO																			1,41						

	TOWER 4	BACH.		1 BD		1 BD +DEN		2 BEDROOMS						3 BD		BOMA AREA			GROSS AREA			
		B-01		1B-01		1B+D01	1B+D02	2B-01	2B-02	2B-03	2B-04	3B01										
		m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	Number of units	Total (m²)	Total Area (p²)	Total Area (m²)	Total Area (p²)
18	Amenities	0		0		0		0		0		0		0		0		0	0	0		
17	Penthouse	0		0		0		0		0		0		0		4		4	0	0		
16	Penthouse	0		0		0		0		0		0		0		4		4	0	0		
15	16th floor	0		1		3		0		3		0		0		0		8	0	0		
14	15th floor	0		1		3		0		3		0		0		0		8	0	0		
13	14th floor	0		1		3		0		3		0		0		0		8	0	0		
12	12th floor	0		1		3		0		3		0		0		0		8	0	0		
11	11th floor	0		1		3		0		3		0		0		0		8	0	0		
10	10th floor	0		2		4		0		3		0		0		0		9	0	0		
9	9th floor	0		2		4		0		3		0		0		0		9	0	0		
8	8th floor	0		2		4		0		3		0		0		0		9	0	0		
7	7th floor	0		2		4		0		3		0		0		0		9	0	0		
6	6th floor	0		2		4		0		3		0		0		0		9	0	0		
5	5th floor	0		2		4		0		3		0		0		0		9	0	0		
4	4th floor	0		2		4		0		3		0		0		0		9	0	0		
3	3rd floor	0		2		4		0		3		0		0		0		9	0	0		
2	2nd floor	0		2		4		0		3		0		0		0		9	0	0		
1	Ground floor	0		1		4		0		3		0		0		0		8	0	0		
	Sous-Total																	137				
	Total	24		24		55				45		0						108%	0	0	0	0
	Ratio	18%		18%		40%				33%		0%										
0	Ground floor	Exterior Parking																				8
-1	1st basement	Interior Parking Level 1																				64
-2	2nd basement	Interior Parking Level 2																				62
-3	3rd basement	Interior Parking Level 3																				62
	Total:															TOTAL						196
	Ratio															RATIO						1,43

	TOWER 5A	BACH.	1 BD		1 BD +DEN		2 BEDROOMS				3 BD	BOMA AREA			GROSS AREA	
		B-01	1B-01	1B+D01	1B+D02	2B-01	2B-02	2B-03	2B-04	3B01						

	BOMA Area	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	Number of units	Total (m²)	Total Area (p²)	Total Area (m²)	Total Area (p²)
	Exterior Area																					

32	Amenities	0		0		0		0		0		0		0		0		0		0		0
31	Penthouse	0		0		2		0		6		0		0		0		0		0		0
30	Penthouse	0		0		2		0		6		0		0		0		0		0		0
29	29th floor	0		2		4		0		4		0		0		0		0		0		0
28	28th floor	0		2		4		0		4		0		0		0		0		0		0
27	27th floor	0		2		4		0		4		0		0		0		0		0		0
26	26th floor	0		2		4		0		4		0		0		0		0		0		0
25	25th floor	0		2		4		0		4		0		0		0		0		0		0
24	24th floor	0		2		4		0		4		0		0		0		0		0		0
23	23th floor	0		2		4		0		4		0		0		0		0		0		0
22	22th floor	0		2		4		0		4		0		0		0		0		0		0
21	21th floor	0		2		4		0		4		0		0		0		0		0		0
20	20th floor	0		2		4		0		4		0		0		0		0		0		0
19	19th floor	0		2		4		0		4		0		0		0		0		0		0
18	18th floor	0		2		4		0		4		0		0		0		0		0		0
17	17th floor	0		2		4		0		4		0		0		0		0		0		0
16	16th floor	0		2		4		0		4		0		0		0		0		0		0
15	15th floor	0		2		4		0		4		0		0		0		0		0		0
14	14th floor	0		2		4		0		4		0		0		0		0		0		0
13	12th floor	0		2		4		0		4		0		0		0		0		0		0
12	11th floor	0		2		4		0		4		0		0		0		0		0		0
11	10th floor	0		2		4		0		4		0		0		0		0		0		0
10	9th floor	0		2		4		0		4		0		0		0		0		0		0
9	8th floor	0		2		4		0		4		0		0		0		0		0		0
8	7th floor	0		2		4		0		4		0		0		0		0		0		0
7	6th floor	0		2		4		0		4		0		0		0		0		0		0
6	5th floor	0		2		4		0		4		0		0		0		0		0		0
5	4th floor	0		2		4		0		4		0		0		0		0		0		0
4	3rd floor	0		2		4		0		4		0		0		0		0		0		0
3	2nd floor	0		2		4		0		4		0		0		0		0		0		0
2	Commercial floor	0		0		0		0		0		0		0		0		0		0		0
1	Commercial floor	0		0		0		0		0		0		0		0		0		0		0

	Sous-Total											286					
	Total	0	54	112	120	0							0	0			
	Ratio	0%	19%	39%	42%	0%						100%					

0	Commercial floor	Area Approx												963 m²	Ratio parking	3,4/100 m²	22
0	Ground floor	Exterior Parking															20
-1	1st basement	Interior Parking Level 1															89
-2	2nd basement	Interior Parking Level 2															93
-3	3rd basement	Interior Parking Level 3															93
	Total:											TOTAL					295
	Total Residential											TOTAL RESIDENTIAL					273
	Total Commerce											TOTAL COMMERCIAL					22
	Ratio											RATIO					0,95

33 REQUIRED / 22 PROVIDED /  
SEE TOWER 5B FOR  
COMPLEMENTARY

STATISTICS - TOWER 5A



	TOWER 5B	BACH.		1 BD		1 BD +DEN		2 BEDROOMS				3 BD		BOMA AREA		GROSS AREA								
		B-01		1B-01		1B+D01		1B+D02		2B-01		2B-02		2B-03		2B-04		3B01						
		m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	m²	p²	Number of units	Total (m²)	Total Area (p²)	Total Area (m²)	Total Area (p²)
	BOMA Area Exterior Area																							
22	Amenities	0		0		0		0		0		0		0		0		0		0	0	0		
21	Penthouse	0		0		0		0		2		2		2		0		6		6	0	0		
20	Penthouse	0		0		0		0		2		2		2		0		6		6	0	0		
19	19th floor	0		1		5		0		2		2		0		0		10		10	0	0		
18	18th floor	0		1		5		0		2		2		0		0		10		10	0	0		
17	17th floor	0		1		5		0		2		2		0		0		10		10	0	0		
16	16th floor	0		1		5		0		2		2		0		0		10		10	0	0		
15	15th floor	0		1		5		0		2		2		0		0		10		10	0	0		
14	14th floor	0		1		5		0		2		2		0		0		10		10	0	0		
13	12th floor	0		1		5		0		2		2		0		0		10		10	0	0		
12	11th floor	0		1		5		0		2		2		0		0		10		10	0	0		
11	10th floor	0		1		5		0		2		2		0		0		10		10	0	0		
10	9th floor	0		1		5		0		2		2		0		0		10		10	0	0		
9	8th floor	0		1		5		0		2		2		0		0		10		10	0	0		
8	7th floor	0		1		5		0		2		2		0		0		10		10	0	0		
7	6th floor	0		1		5		0		2		2		0		0		10		10	0	0		
6	5th floor	0		1		5		0		2		2		0		0		10		10	0	0		
5	4th floor	0		1		5		0		2		2		0		0		10		10	0	0		
4	3rd floor	0		1		5		0		2		2		0		0		10		10	0	0		
3	2nd floor	0		1		5		0		2		2		0		0		10		10	0	0		
2	Commercial floor	0		0		0		0		0		0		0		0		0		0	0	0		
1	Commercial floor	0		0		0		0		0		0		0		0		0		0	0	0		
	Sous-Total																	182						
	Total	0		17		85				80		0							0		0			
	Ratio	0%		9%		47%				44%		0%						100%						
0	Commercial floor	Area Approx										493 m²		Ratio parking		3,4/100 m²		22						
0	Ground floor	Exterior Parking														26								
-1	1st basement	Interior Parking Level 1														43								
-2	2nd basement	Interior Parking Level 2														43								
-3	3rd basement	Interior Parking Level 3														43								
	Total:											TOTAL				155								
	Total Residential											TOTAL RESIDENTIAL				133								
	Total Commerce											TOTAL COMMERCIAL				22								
	Ratio											RATIO				0,73								
Total land area		0		m2		0		p²																
Building/land Ratio		#DIV/0!																						
Floor/land ratio		#####																						

17 REQUIRED / 22 PROVIDED /  
SEE TOWER 5A FOR  
COMPLEMENTARY

STATISTICS - TOWER 5B



EXISTING

COMPILATION

TOWER 1 101 INLET PRIVATE	Number of units	Number of parking
	89	N/A
TOWER 2	Number of units	Number of parking
	145	203

PROPOSED

TOWER 3	Number of units	Number of parking
	201	284
TOWER 4	Number of units	Number of parking
	137	196
TOWER 5A & 5B	Number of units	Number of parking
	468	450
TOTAL 3 to 5		806 930