



BASELINE 3-4,5&6

SPA DESIGN BRIEF | NEPEAN, ONTARIO

09-26-2025 | FILE NUMBER : D02-02-23-0046 / D07-12-23-0073

NEUF



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1

CONTEXT

BASELINE TOWERS 1 & 2



CONTEXT

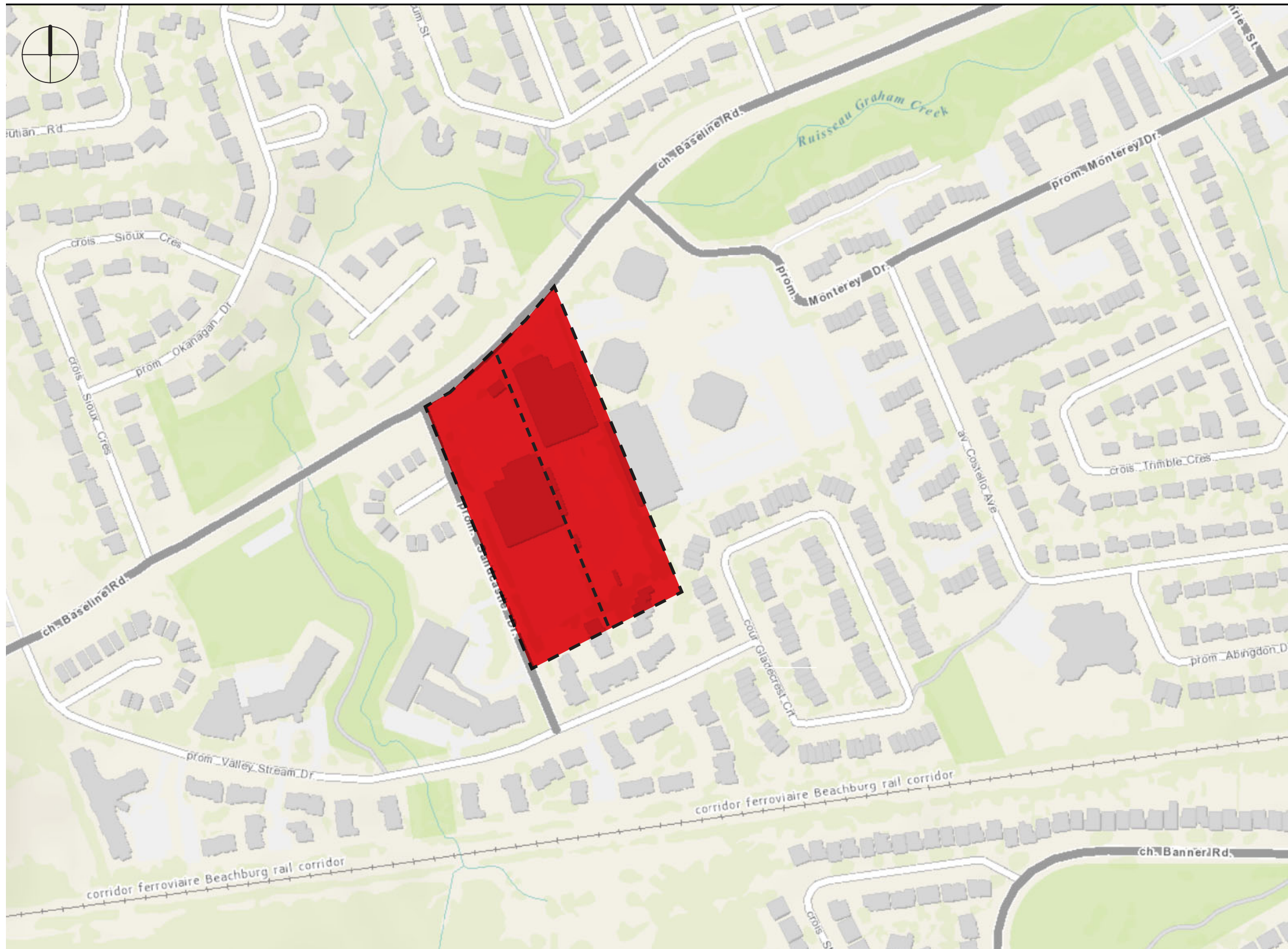
2

SITE

AERIAL VIEW



SITE LOCATION



North:

- To the North of the site , a low rise residential area north of Baseline road.

East:

- To the East of the site, Baseline Towers 1,2, & 3 (under construction)

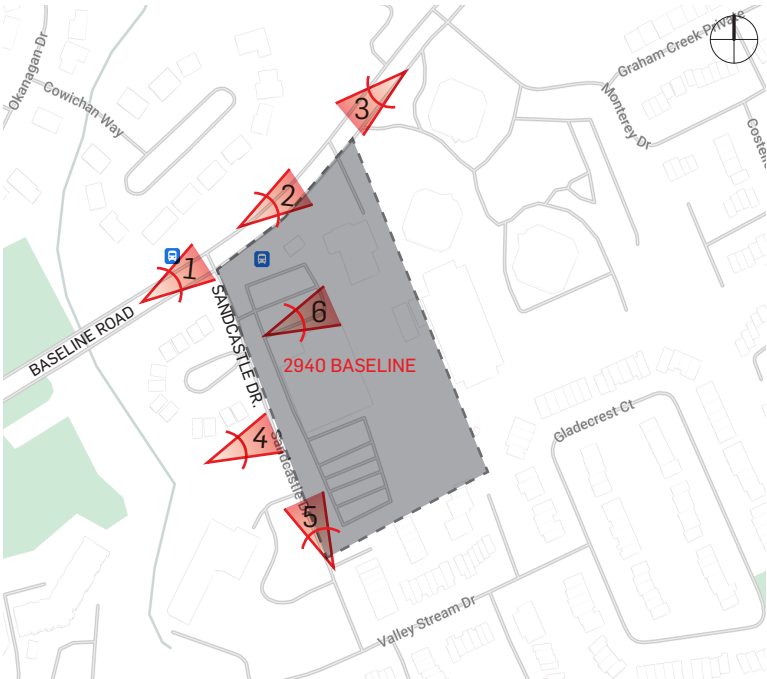
South:

- To the South of the site, a low-rise residential area.

West:

- To the West of the site , a low rise residential area and park, West of Sandcastle drive.

SITE SURROUNDINGS



ZONING & REGULATIONS

ZONING SITE DIMENSIONS

PARCEL GEOMETRY

Note: Distances and Areas shown on the map and below are not based on a field survey and are not provided to be used for legal survey purposes.

2940 Baseline Road

- A0-A1:** 28.83 m (94.58ft)
- A1-A2:** 58.68 m (192.53 ft)
- A2-A3:** 75.66 m (248.23 ft)
- A3-A4:** 56.72 m (186.08 ft)
- A4-A0:** 37.73 m (123.78ft)

Total Perimeter: 257.62 m (845.21 ft)
Total Area: 4056.23 m² (43 660.85 ft²) (0.41 ha)

2946 Baseline Road

- A0-A1:** 116.01 m (380.61ft)
- A1-A2:** 60.95 m (199.95 ft)
- A2-A3:** 190.62 m (625.38 ft)
- A3-A4:** 6.97 m (22.86 ft)
- A4-A5:** 58.05 m (190.44 ft)
- A5-A0:** 86.17 m (282.71 ft)

Total Perimeter: 518.75 m (1701.95 ft)
Total Area: 11900.69 m² (128 097.86 ft²) (1.19 ha)



| BASELINE 3456 ZONING INFORMATION | | |
|--|---|--|
| 2946 Baseline Road | | |
| | | 2025-09-18 |
| Bylaw 2008-250 | | |
| Zoning – GM(2138) S325 -h | | |
| | Required (By-law) | Provided |
| Lot area (sq.m) | | 15,956.92 |
| Gross floor area of all buildings (sq.m) | | 63,151 |
| Maximum floor space index | No Maximum FSI - As per Exception [2138] S325 | 2.5 |
| AREA A | | |
| SETBACK (m) | | |
| Minimum Front Setback (m) | 4m - As per Exception [2138] S325 | EXISTING |
| Minimum Corner Side Setback (m) | 4m -As per Exception [2138] S325 | 4.6 |
| Minimum Interior Side Yard Setbacks (m) | For a residential use building higher than 11 meters in height: 3 m | 10.35 |
| Minimum Rear Yard Setback (m) | From any portion of a rear lot line abutting a residential zone: 7.5 m | 27.51 |
| BUILDING | | |
| Height (m) | For the tower closest to Baseline: 13 storeys and 42 m - As per Exception [2138] S325 | EXISTING |
| | For a central tower: 16 storeys and 49 m | EXISTING |
| | For a tower located on the southern portion of Area A: 10 storeys and 29.5 m | 9 Storeys, 29,2 m |
| Number of towers | A maximum of three towers are permitted. - As per Exception [2138] S325 | 3 |
| Floor plate by tower | 1200 sq. m max. - As per Exception [2138] S325 | TOWER 1: EXISTING ; TOWER 2: EXISTING, TOWER 3: 1632 sq. m |
| Distance minimum between towers | 21-metre separation distance must be provided between each tower. | TOWER 1 & 2: 23, 73 m - TOWER 2 & 3: 23,22 m |
| Minimum Rear lot line (m) | No tower is permitted to locate closer than 19 m | 27,51 |
| Indoor amenity space | May project above the height limit to a maximum of 4.5 metres. | COMPLIED |
| All non-residential uses | Limited to ground-floor | COMPLIED |
| Minimum width of landscaped area | Abutting a street, abutting a residential or institutional zone: 3 m but may be reduced to 1 meter where a minimum 1.4 meter high opaque screen is provided | SEE LANDSCAPE |
| | Section 110 - For a parking lot containing more than 10 but fewer than 100 spaces and abutting a street: 3m | SEE LANDSCAPE |
| AREA B | | |
| SETBACK (m) | | |
| Minimum Front Setback (m) | 4m - As per Exception [2138] | N.A. |
| Minimum Corner Side Setback (m) | 4m - As per Exception [2138] | 4 |
| Minimum Rear Yard Setback (m) | From any portion of a rear lot line abutting a residential zone: 7.5 m | 7.5 |
| Minimum Interior Side Yard Setbacks (m) | For a residential use building higher than 11 meters in height: 3 m | N.A. |
| BUILDING | | |
| Height (m) | 18 m | TOWER 3-4, 9 Storeys, 29.2m. |
| Number of towers | A maximum of three towers are permitted. - As per Exception [2138] S325 | 1 |
| Maximum floor space index | 2, unless otherwise shown | TBC |
| Minimum width of landscaped area | Abutting a street, abutting a residential or institutional zone: 3 m but may be reduced to 1 meter where a minimum 1.4 meter high opaque screen is provided | SEE LANDSCAPE |
| | Section 110 - For a parking lot containing more than 10 but fewer than 100 spaces and abutting a street: 3m | SEE LANDSCAPE |
| AREA C | | |
| SETBACK (m) | | |
| Minimum Front Setback (m) | 4m - As per Exception [2138] | 4.48 |
| Minimum Corner Side Setback (m) | 4m - As per Exception [2138] | 5.7 |
| Minimum Rear Yard Setback (m) | From any portion of a rear lot line abutting a residential zone: 7.5 m | N.A. |
| Minimum Interior Side Yard Setbacks (m) | For a residential use building higher than 11 meters in height: 3 m | N.A. |
| BUILDING | | |
| Height (m) | Two storeys (11 metres) - As per Exception [2138] S325 | TOWER 6, 30 Storeys, 98,80 m. |
| Gross floor area of all buildings (sq.m) | A maximum of 4200 sq. m.max cumulative. - As per Exception [2138] S325 | 3162 sq. m |

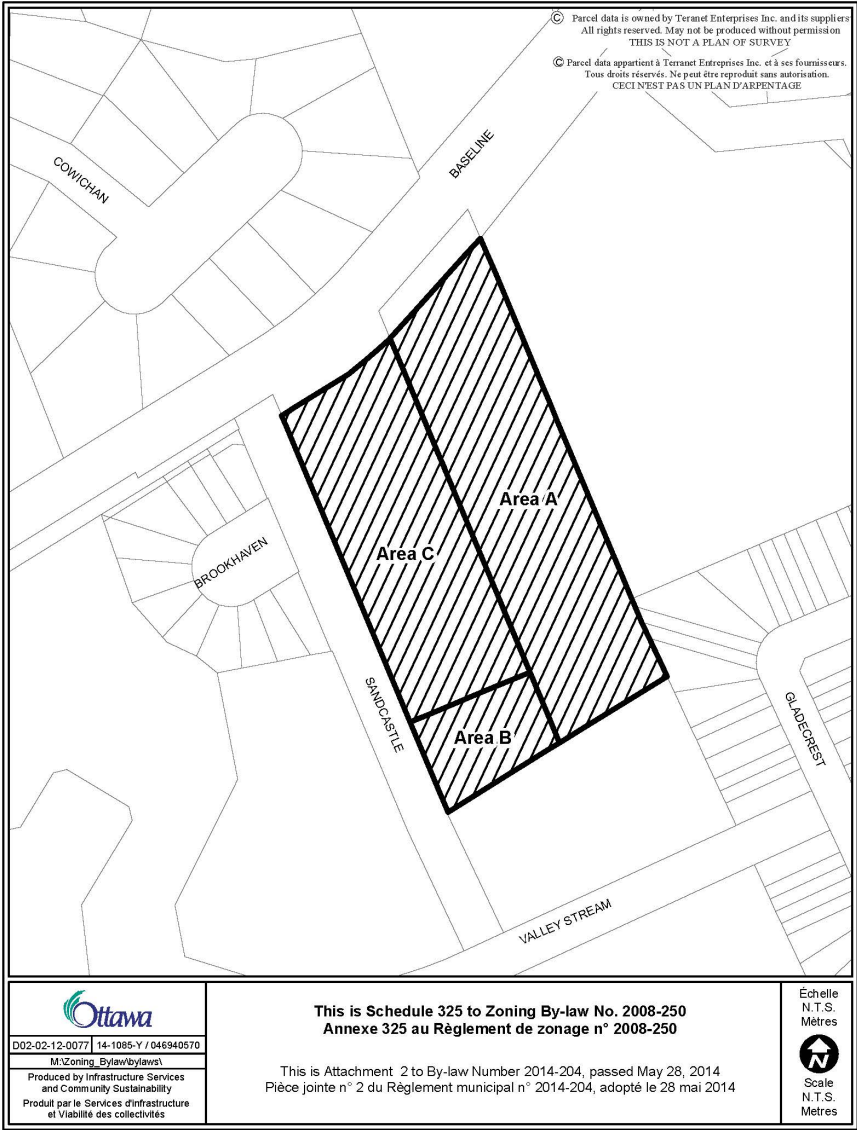


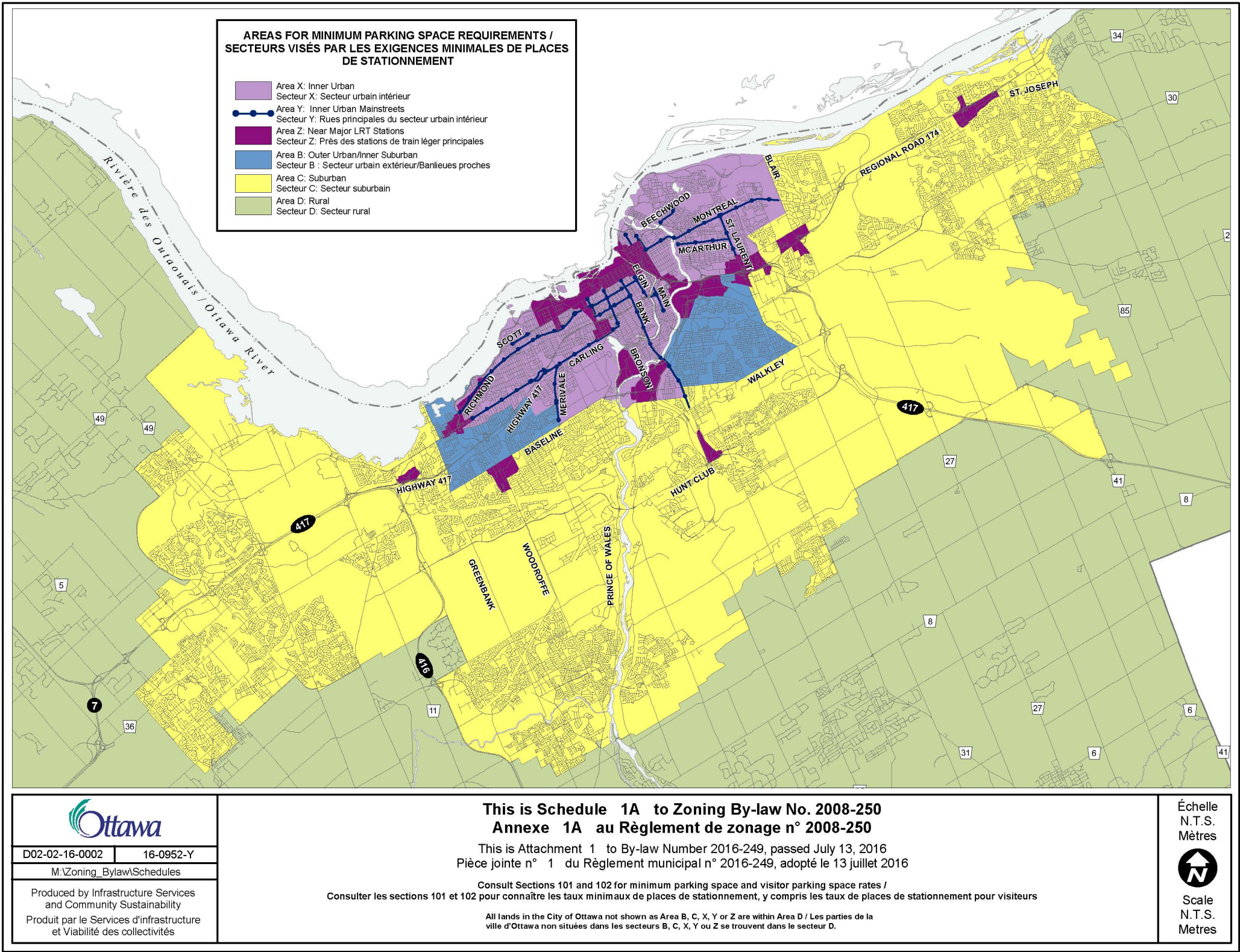
TABLE 187 - GM ZONE PROVISIONS

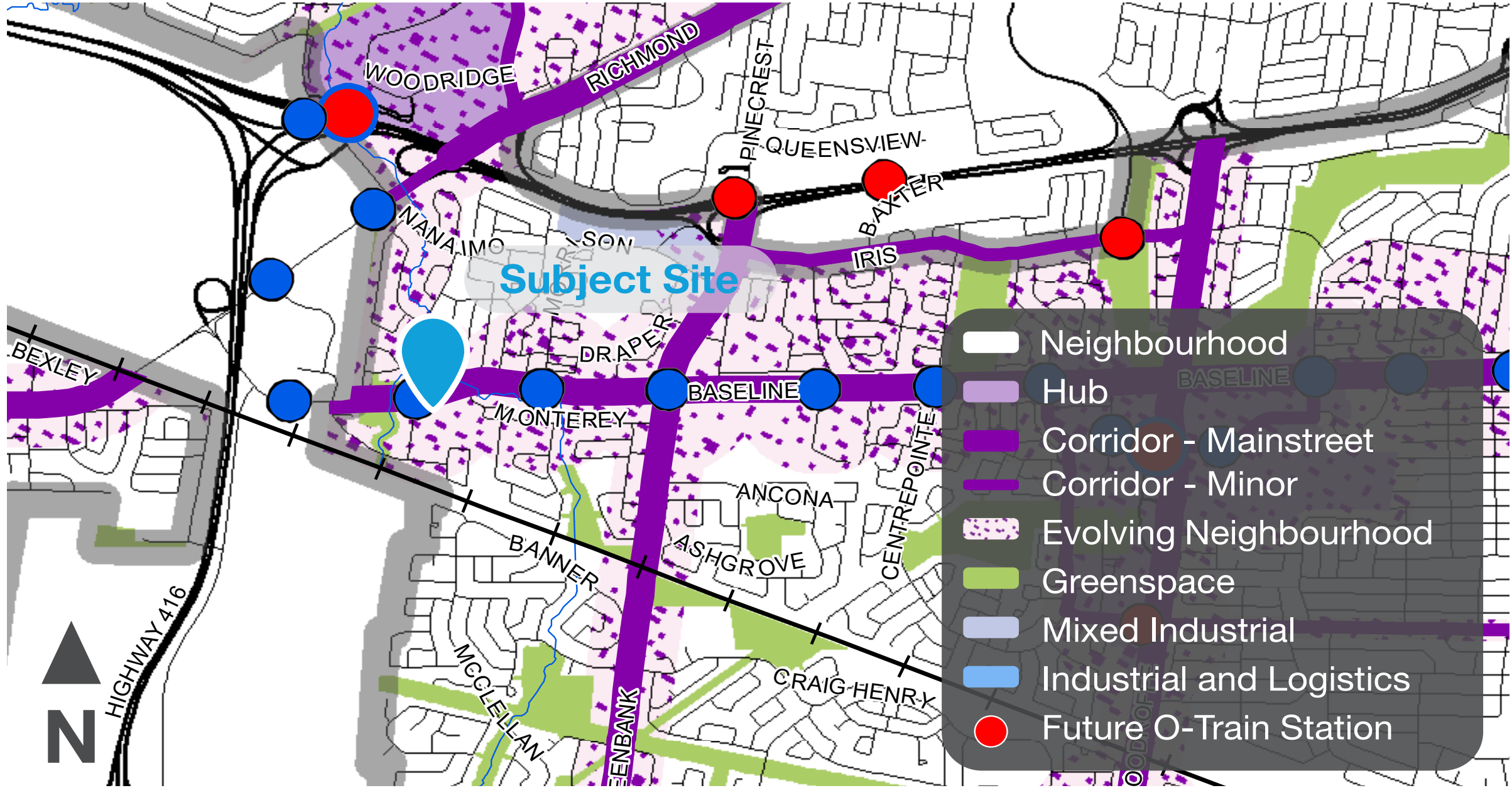
| I ZONING MECHANISMS | | | II PROVISIONS |
|---|---|---|---|
| (a) Minimum lot area | | | No minimum |
| (b) Minimum lot width | | | No minimum |
| (c) Minimum front yard and corner side yard setbacks | | | 3 m |
| (d) Minimum interior side yard setbacks | (i) for a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone | | 5 m |
| | (ii) for a residential use building | 1. for a building equal or lower than 11 metres in height | 1.2 m |
| | | 2. for a building higher than 11 metres in height | 3 m |
| | | (iii) all other cases | |
| (e) Minimum rear yard setback | (i) abutting a street | | 3 m |
| | (ii) from any portion of a rear lot line abutting a residential zone | | 7.5 m |
| | (iii) for a residential use building | | 7.5 m |
| | (iv) all other cases | | No minimum |
| (f) Maximum building height | | | 18 m |
| (g) Maximum floor space index | | | 2, unless otherwise shown |
| (h) Minimum width of landscaped area | (i) abutting a street | | 3 m |
| | (ii) abutting a residential or institutional zone | | 3 m |
| | (iii) other cases | | No minimum |
| (i) minimum width of landscaped area around a parking lot | | | see Section 110 – Landscaping Provisions for Parking Lots |

GM ZONE PROVISIONS

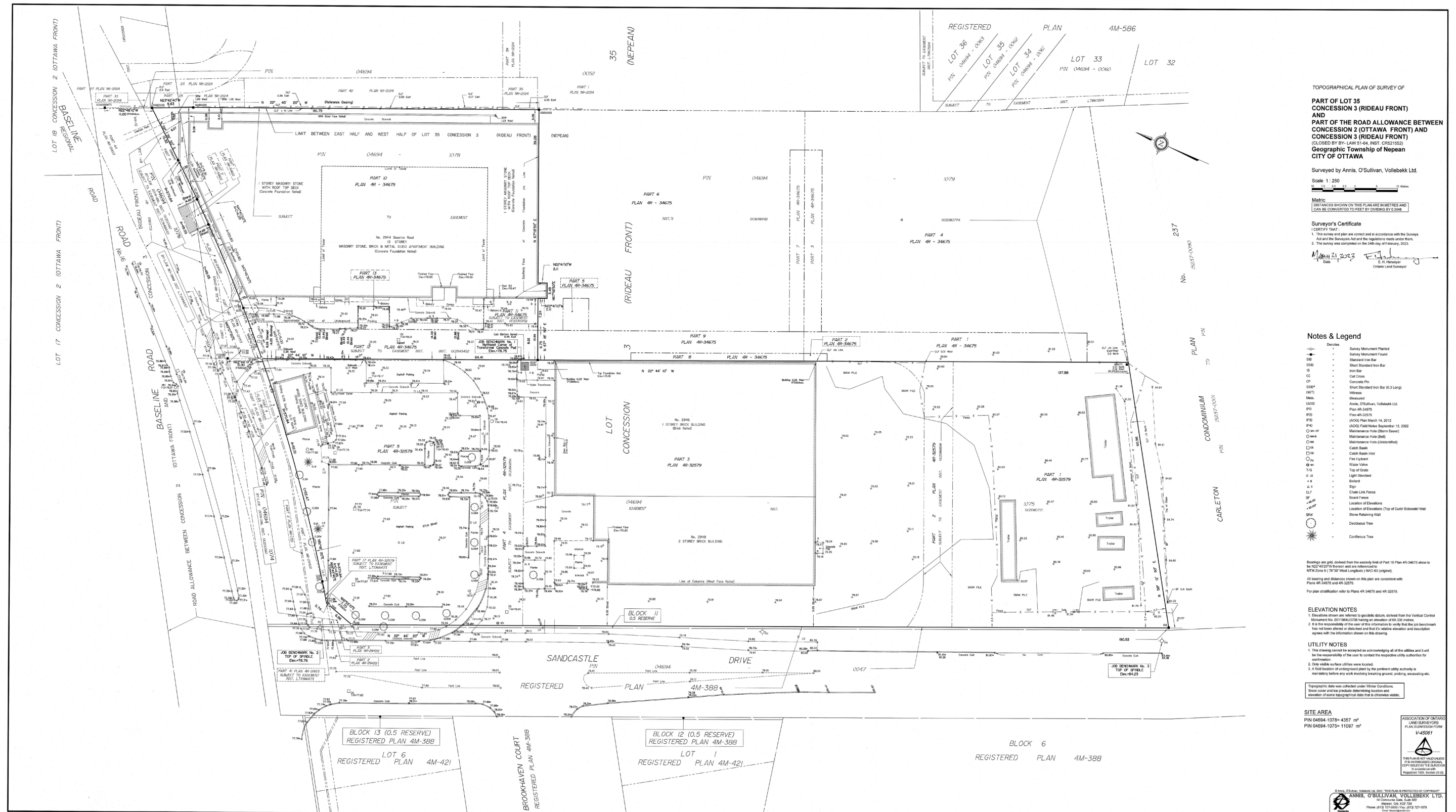
- Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 30 metres or to fewer than ten storeys on the entire lot, the use Apartment dwelling, High rise is a prohibited use on that lot.
- Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 15 metres or to fewer than five storeys on the entire lot, the use Apartment dwelling, Mid rise is a prohibited use on that lot. (By-law 2015-192)
- Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that permits a building height of 10 or more storeys or greater than 30 m, the use “apartment dwelling, high rise” is a permitted use on that lot. (By-law 2019-355)

PARKING REGULATIONS - SCHEDULE 1A





SURVEYOR'S PLAN



4

CONCEPT

SITE CONTEXT

SITE CONTEXT:

Composed of three towers of different heights united volumetrically by a 3-storey podium, the project is located in the Qualicum area of near-west Ottawa at 2946 Baseline Road. The podium floors ensure a smooth transition with the neighbouring low-density residential areas.

The project is conveniently sited to support mental, physical and emotional health, providing its future residents with easy access to parks, educational facilities, health facilities and shopping malls.

Leisure:

A five-minute walk to Qualicum Park and Bruceland Park

Walking distance to Valleystream Park (tennis) and Bruce Pit (off-leash dog park)

Within ten-minute drive to the walking trails of Ben Franklin Park, the Ottawa River, Britannia Beach, Nepean Sailing Club, Andrew Haydon Park

Shopping:

Bayshore, Pinecrest Mall, College Square

Health:

Queensway Carleton Hospital

Education:

St John the Apostle School, Mamawi Public Elementary School, St Paul High School

Transport:

Bus 58, 88, 646, and 688 on Baseline road



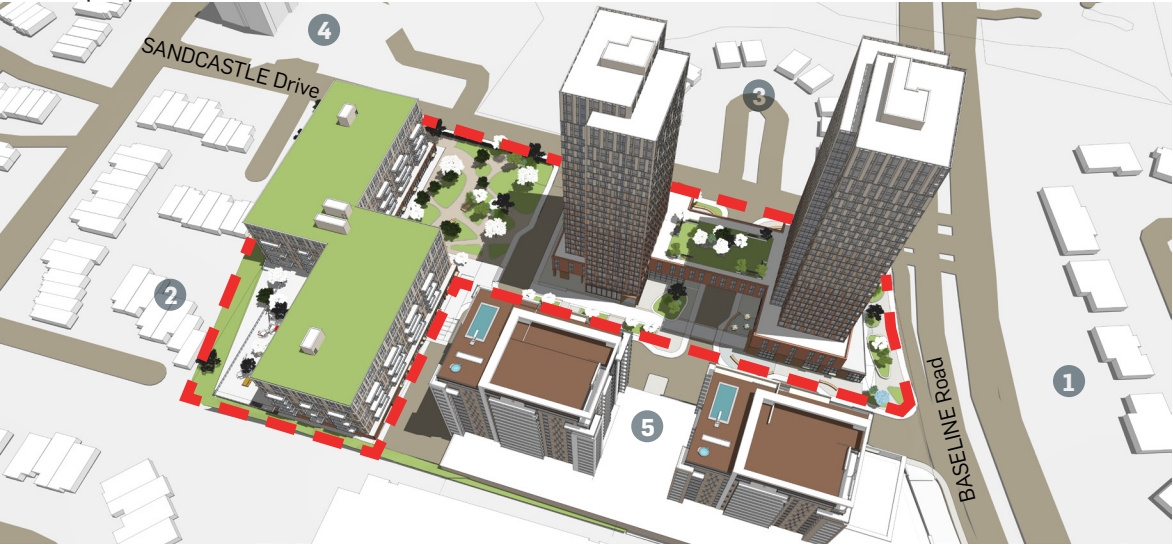
ARCHITECTURAL CONTEXT & MATERIALITY

ARCHITECTURAL CONTEXT & MATERIALITY:

Buildings with varying characteristics, typologies, number of storeys, envelope treatment, materials, and roof types surround the project. With a predominance of red brick, the facades of the low-density residential developments are also composed of horizontal wooden shingles (mostly white) on the upper levels, with pitched roofs varying in colour from brown to grey.

More specifically, the site surroundings include:

- 1 To the **North** of the site and across from Baseline Road, low-density two-storey detached homes
- 2 To the **South** of the site, two-storey row townhouses.
- 3 To the **West**, Brookhaven Court's detached houses
- 4 And the Carleton Condominium Corporation, a twelve-storey residential building. Its facade is composed of red bricks, interrupted by black bay windows that can be extended at full length alongside the buildings.
- 5 To the **East**, the first phase of the Baseline project: Baseline 1 (14 storeys) & 2 (16 storeys). A high-end luxury apartment complex, which will be enhanced by the project that is the subject of this proposal.



1



2



3

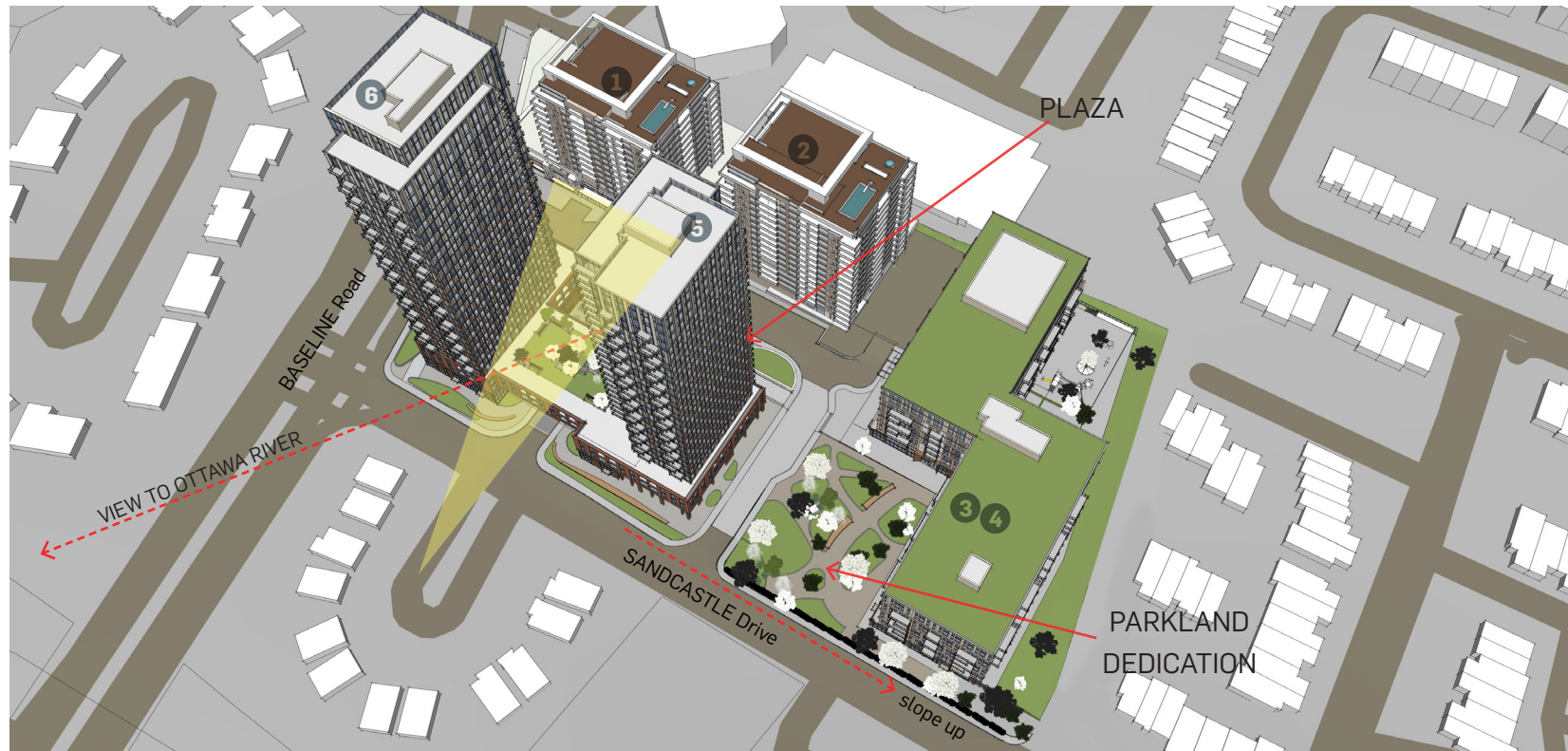


4



5





MASSING:

The proposed layout is composed of three towers of different heights sharing a parkland dedication with the existing community by giving back 10% of its plot area. The parkland dedication extends along Sandcastle Drive, and is further enhanced by a semi-public plaza on the other side of the internal pedestrian friendly road which is located at the heart of the development with all the Baseline buildings (Baseline 1,2, 3-4,5,6) around it . The idea is to expand the park boundaries and blur the limits between public and private spaces. This mineral plaza is animated by the lobbies of T5 and T6 as well as a café, commercial spaces and common amenities shared by all residents.

Gentle transition:

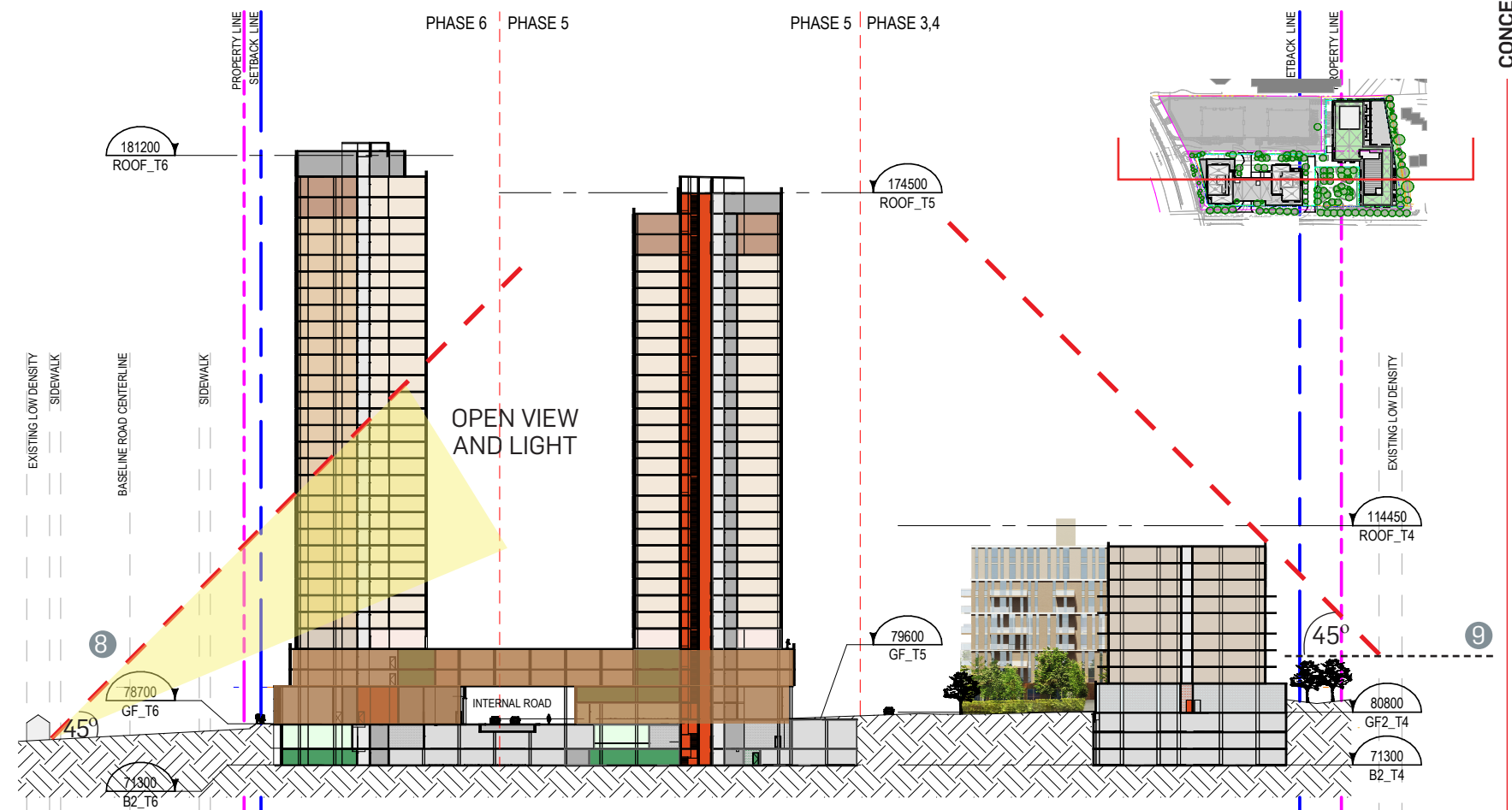
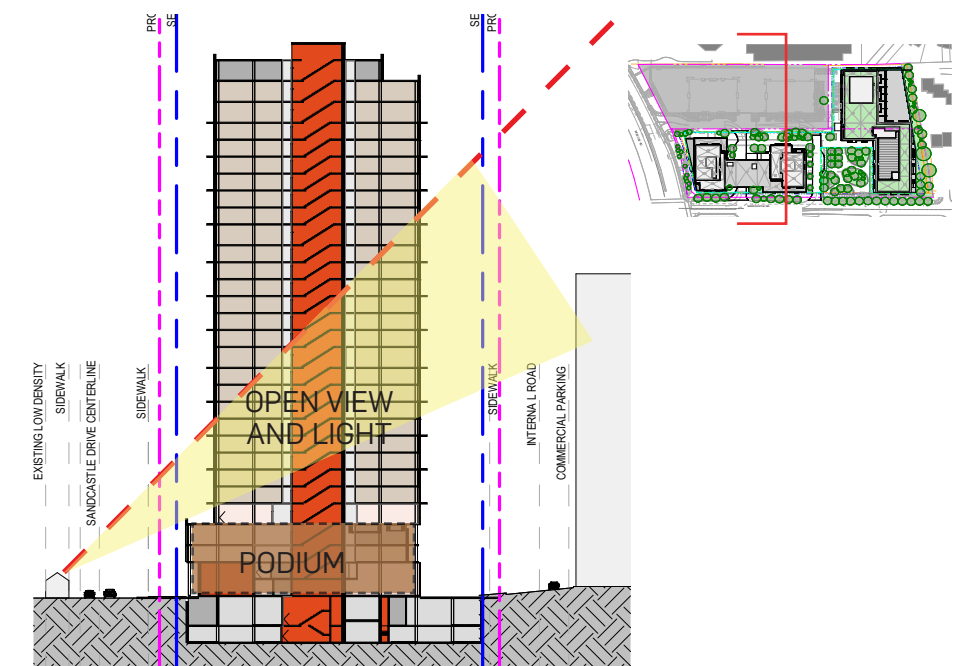
The site slopes gently up from Tower 6 (Baseline road) to Tower 5, then takes a steeper slope once it goes past the parkland dedication along Sandcastle drive. Due to the ascending slope, the ground floor of Tower 3 4 is at a full floor height higher than Tower 6.

Angular Plane

Tower 3 4 respects the 45 degrees from the neighbouring low rise to the South of the development. This building acts as a transition from the South neighbours to the high rise Tower 6 and Tower 5.

On the other hand, Tower 6 and Tower 5's podium acts as a transition from the neighbouring low rise to the North. The open space between the two towers allows for views, light and air to pass through to the low rise communities West and North of the development. See shadow analysis page 74 of this document.

MASSING



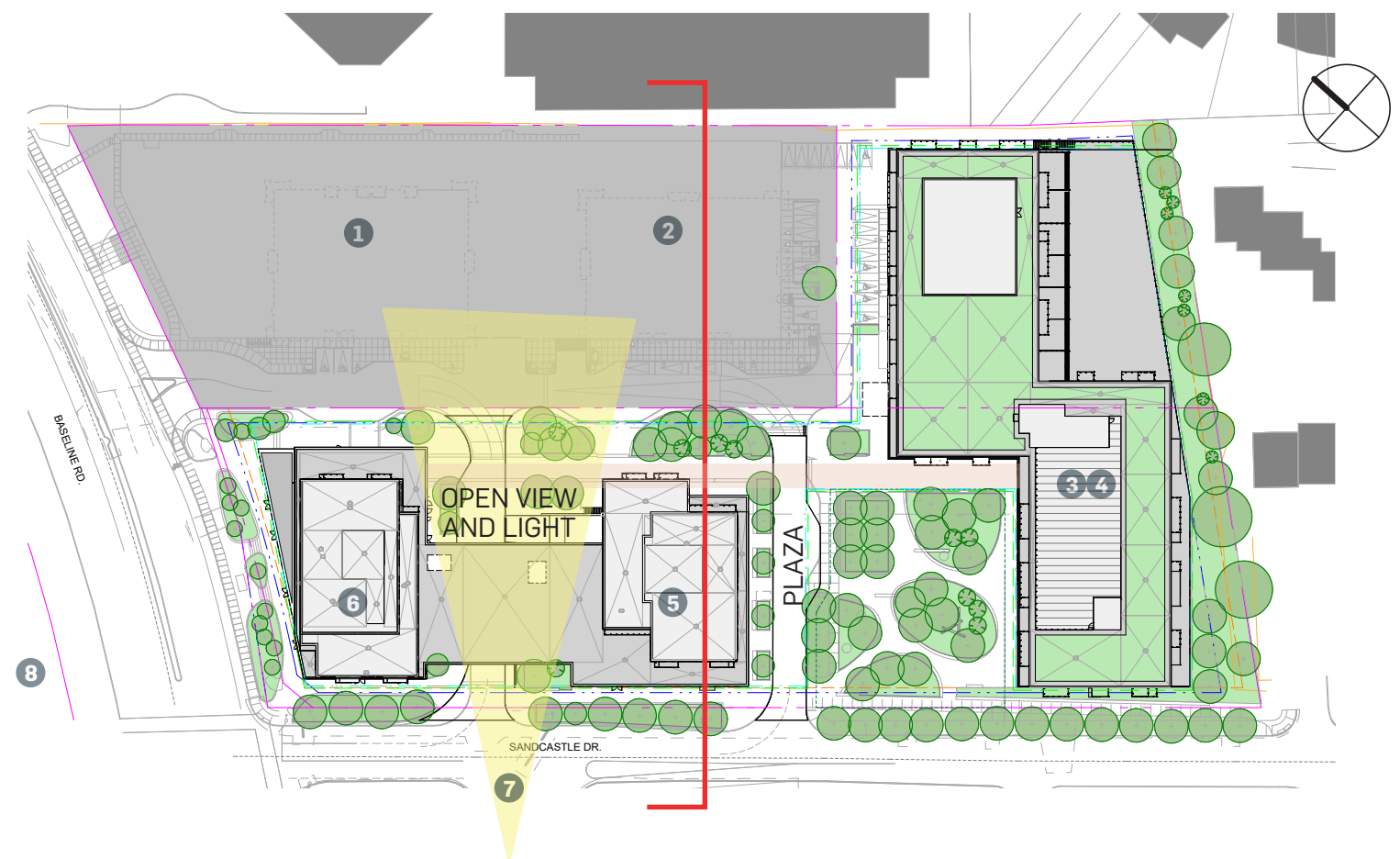
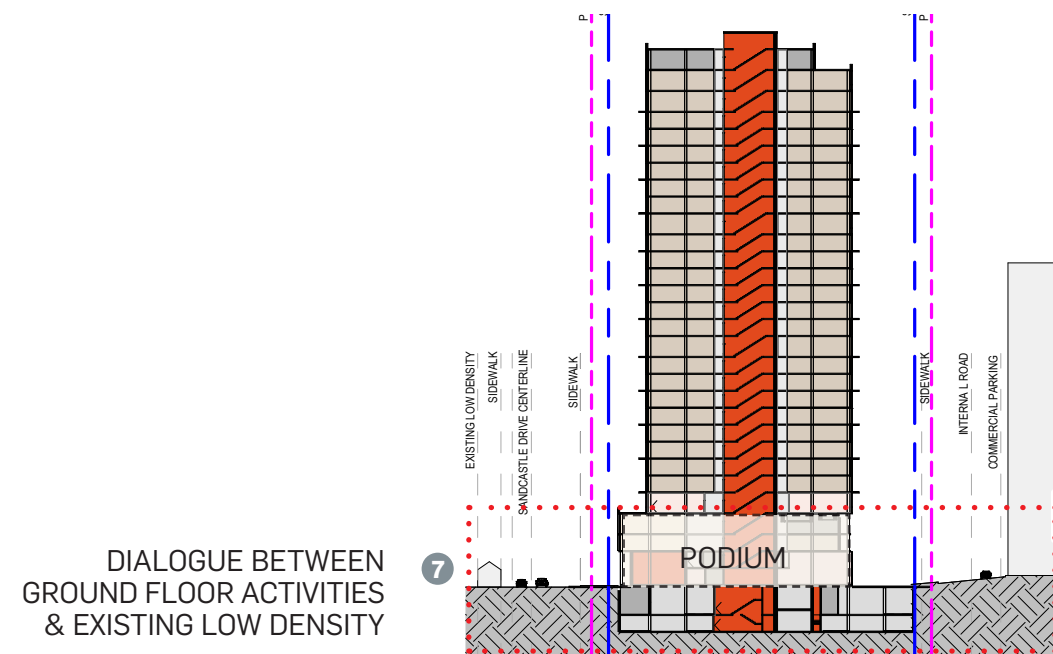
CONCEPT

INTEGRATION AND CONNECTION OF THE DEVELOPMENT

In order to best integrate the project into the existing urban fabric and maximize sun exposure Tower 3,4, the building adjacent to the parkland dedication, rises only 9 extra floors above the ground. It is set back from the existing neighboring residential houses and casts its shadow mostly on the surrounding streets. Tower 3,4 will include commercial spaces overlooking the parkland dedication that will serve both the community and the residents of this development. Tower 3,4 green building roof and 2nd floor amenity green roof aid in lowering the heat island effect and integrating the building into the topography of the site.

Tower 5 which rises to 28 floors, and Tower 3,4 are separated by a pedestrian-friendly vehicular road. The paved road connects the parkland dedication with the plaza around Tower 5. Along with Tower 2 and Towers 3,4, Tower 5 takes full advantage of its exposure to the plaza to its South-East and the parkland dedication to its South, while to the North and West, the higher floors of the tower enjoy an unlimited open view to the Ottawa River. Tower 5 includes commercial spaces and amenity spaces opening up to the plaza. The plaza includes a pedestrian "catwalk" to connects all the towers main entrances to the plaza and parkland dedication.

To the South of Baseline Road and at the corner of Sandcastle Drive and Baseline Road, Tower 6 acts as the beacon of the project. It rises to a height of 30 storeys, and becomes the landmark announcing the new development. On a double-height ground level, it extends the commercial spaces of the adjacent Tower 1 by offering an array of new retail spaces and services—from convenience stores, restaurants, and pharmacies, to beauty shops and pet shops. These services provide the development with basic necessities which reduces the need for car usage.



VOLUMETRY

VOLUMETRY:

The materials and colour palette reflect the existing surrounding buildings.

The project is composed of horizontal strata with different architectural languages, materiality and colour going from the ground floor up. A playful rhythm of paneling and fenestration as well as a gradual increase of patterns will occur as it reaches the top.

UNIFYING BASE

The aesthetics of the double-height ground level reflect its various intended uses and encourage social interaction. An alteration of curtain walls and aluminium paneling that ground the building are allowing connection with the outdoor and enhancing the human-scale experience.

PODIUM

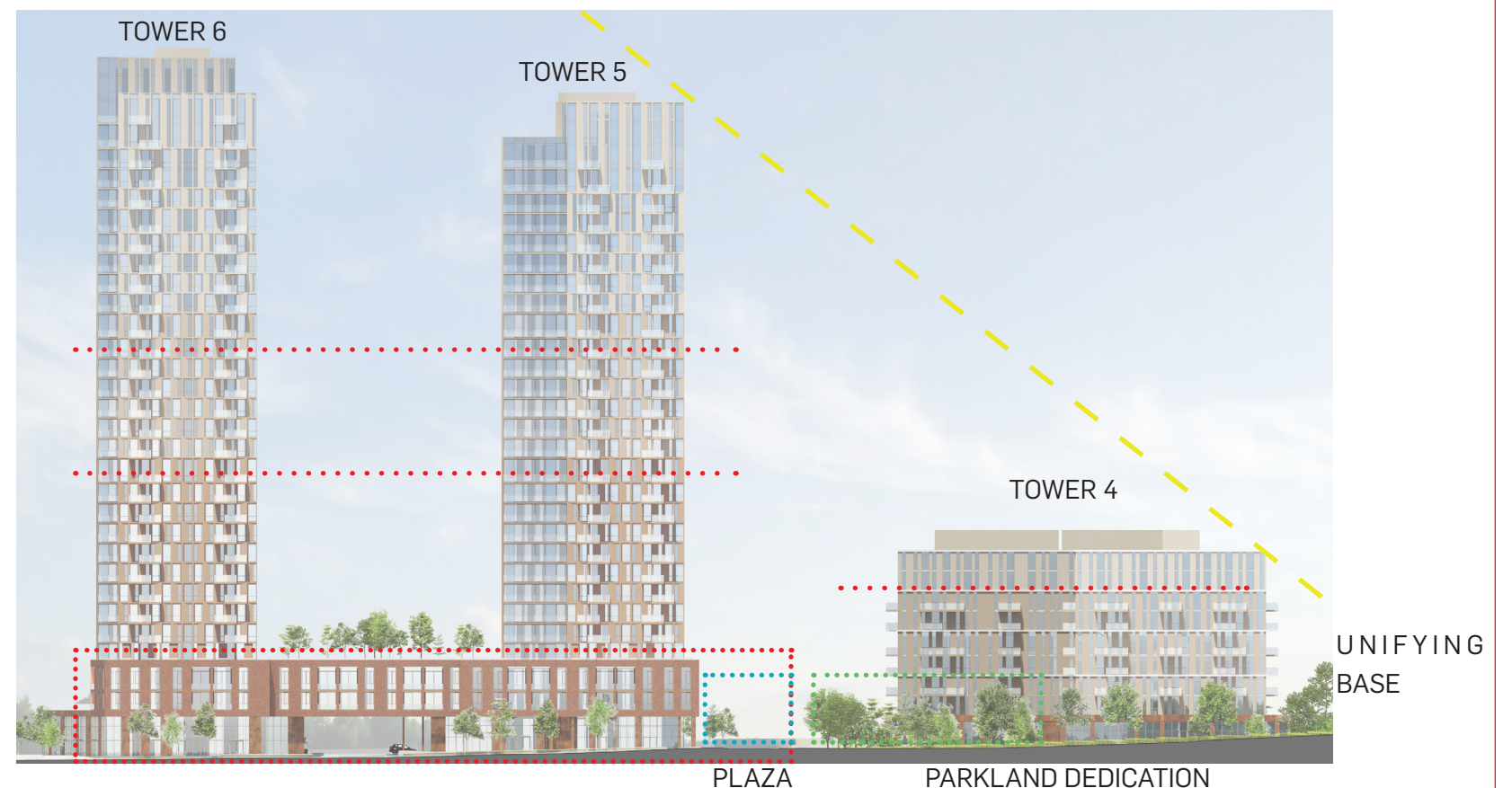
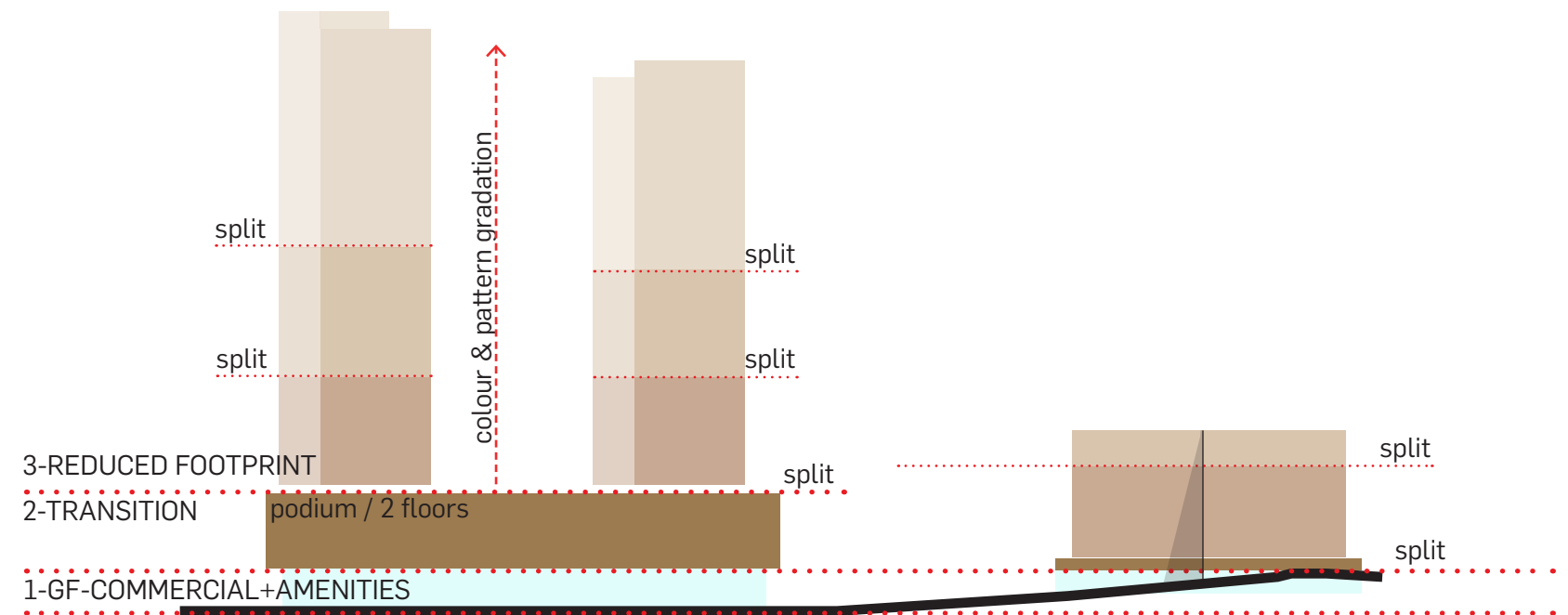
Above the double-height ground floor, sits a two-storey podium. The podium serves as a bridge-like connector between Tower 5 and Tower 6, enveloped in brick to strengthen their connection visually and architecturally. Atop the podium, the roof provides a diverse range of indoor and outdoor amenity spaces, aiming to foster a sense of community amongst residents from both towers and encourage social engagement.

TOWERS 5 & 6

At full height, towers 5 & 6 are split in two volumes to create a setback and accentuate the sense of elongation. This ultimately becomes an elegant extended pattern, with even lighter colours, as towers 5 and 6 reach their full height. Starting from the grounded, human-scale layer reflecting the different uses on the ground floor, the elevation gradually dematerializes using supplementary playful patterns as it moves up. The patterns eventually get lighter, more elongated and less dense as they rise.

TOWER 3,4

At 9 storeys, Tower 3,4 acts as a transitional height, providing a gradual increase to the full heights of Towers 5 & 6. It extends across the site and adopts a Z-shaped building above the podium levels and mirrors a similar colour palette to the Towers 5 and 6. The Tower seamlessly integrates into the existing topography by gradually descending into the ground towards the east side, leveraging the diverse natural terrain levels. This eastern aspect presents a cohesive expanse of verdant surroundings, featuring a greenhouse and abundant green spaces. Additionally, the roof of the building embodies an extensive green roof system, mitigating the heat island effect and promoting a sustainable lifestyle.



*The Official Plan for the city of Ottawa contains bold policies to:

"Encourage the development of healthy, walkable, 15-minute neighbourhoods that are compact, well-connected places with a clustering of a diverse mix of land-uses; this includes a range of housing types, shops, services, local access to food, schools and day care facilities, employment, greenspaces, parks and pathways. They are complete communities that support active transportation and transit, reduce car dependency, and enable people to live car-light or car-free. By virtue of these features, this creates the conditions for healthier, more sustainable communities."

PROGRAM:

The creation of an enriched living experience and animated pedestrian life are at the core of the project's concept and in line with the Official Plan for the city of Ottawa for 2050*, which encourages 15-minute neighbourhoods as well as sustainable transportation, with emphasis on a walkable and cyclable neighbourhood.

The project offers:

A mixture of different residential unit typologies and different commercial spaces.

Indoor parking, bike parking, storage lockers and amenities.

On Tower 3-4, there is a large green roof and amenity space provided on the 2nd floor, which is integrated with the topography of the site and creates a smooth transition to the neighbouring sites.

On tower 5 and 6 a common podium joins the two buildings . On the roof of the podium, the 4th floor is treated almost exclusively with indoor and outdoor shared spaces with amenities for swimming, meditating, reading, working out, and playing.



LANDSCAPE

LANDSCAPE:

The proposed site landscape is comprised of two types.

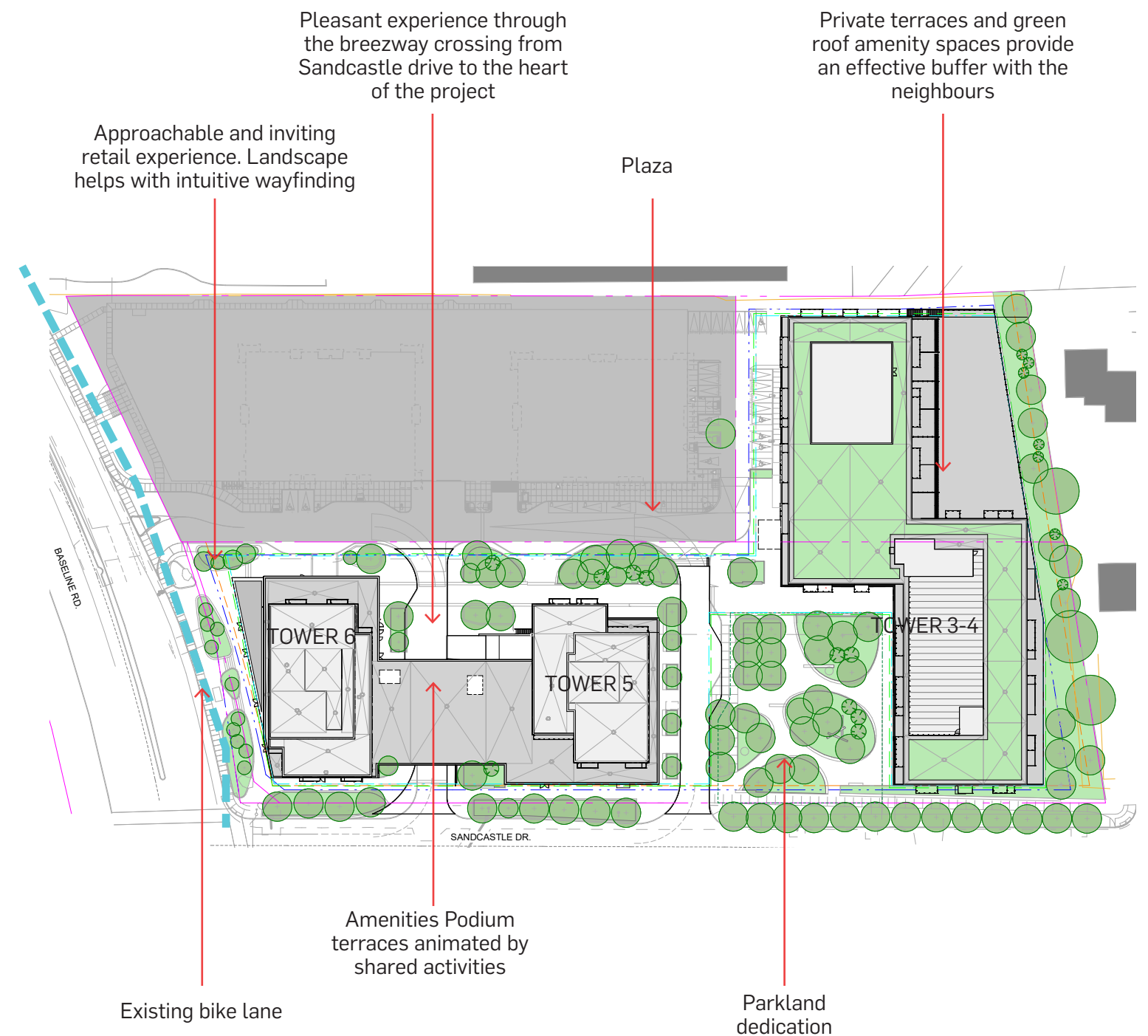
'Urban-Tamed': A structured landscape with formal planting concepts and geometry.

'Natural-Immersive': A low-impact development landscape with enhanced biodiversity and low-maintenance requirement, inspired by the Miyawaki Forest concept.

The idea is to create a small gathering-space for the local community by encouraging spontaneous interactions via its various nodes, courtyards and parks. The buildings will be immersed in a natural environment, which will provide easy access to retail and essential amenities through intuitive paths. Emphasis will be put on a walkable and cyclable neighbourhood. Vehicle-accessible internal streets are pedestrian-friendly and safe.

The approach to landscape will create ecological diversity, four-season interest, and climate resilience in an urban context while employing ecosystem services and sustainable biophilic design principles.

Site-wide plantings will be situated to create comfortable microclimates and to reduce the adverse effects of urban heat islands while considering winter-city design principles and areas for snow storage. The landscape will be a comfortable place to live, work, learn, play, and socialize. Digital technologies will enable working outdoors and assist in the monitoring of landscape performance and long-term property operations.



CONCEPT

PUBLIC PARK

PARKLAND DEDICATION:

Several factors were taken into consideration to select the location of the park:

SITE TOPOGRAPHY & UNIVERSAL ACCESSIBILITY: the gentle slope of the park makes it easily accessible from all sides.

INVITING TO LOCAL COMMUNITY: surrounded by amenities and retail, including a café.

PROXIMITY TO OTHER BUILDINGS: Invites and serves internal and external communities.

ALLOWS FOR SUN and AIR: very low shadow incidence from the surrounding buildings.

RESPECTS FRONTAGE ON SANDCASTLE: visible from the main road with a facade on Sandcastle.

ENHANCED BY SEMI-PUBLIC PLAZA: the plaza across from the paved Woonerf street acts as the natural extension of the park and more than doubles its area.

COMPLEMENTARY GREEN SPACES:

Trees planted in open ground along the streets, green roof of the podium and green roofs of tower 3,4.

As per the Landscape Design Consultant, the project follows the principles for the site design guidelines, construction, and operations.

1-Water: Landscape strategies will mimic natural systems.

2-Soil and Vegetation – Contribution to the City's Urban Forest Canopy

3-Shared Soil Volumes

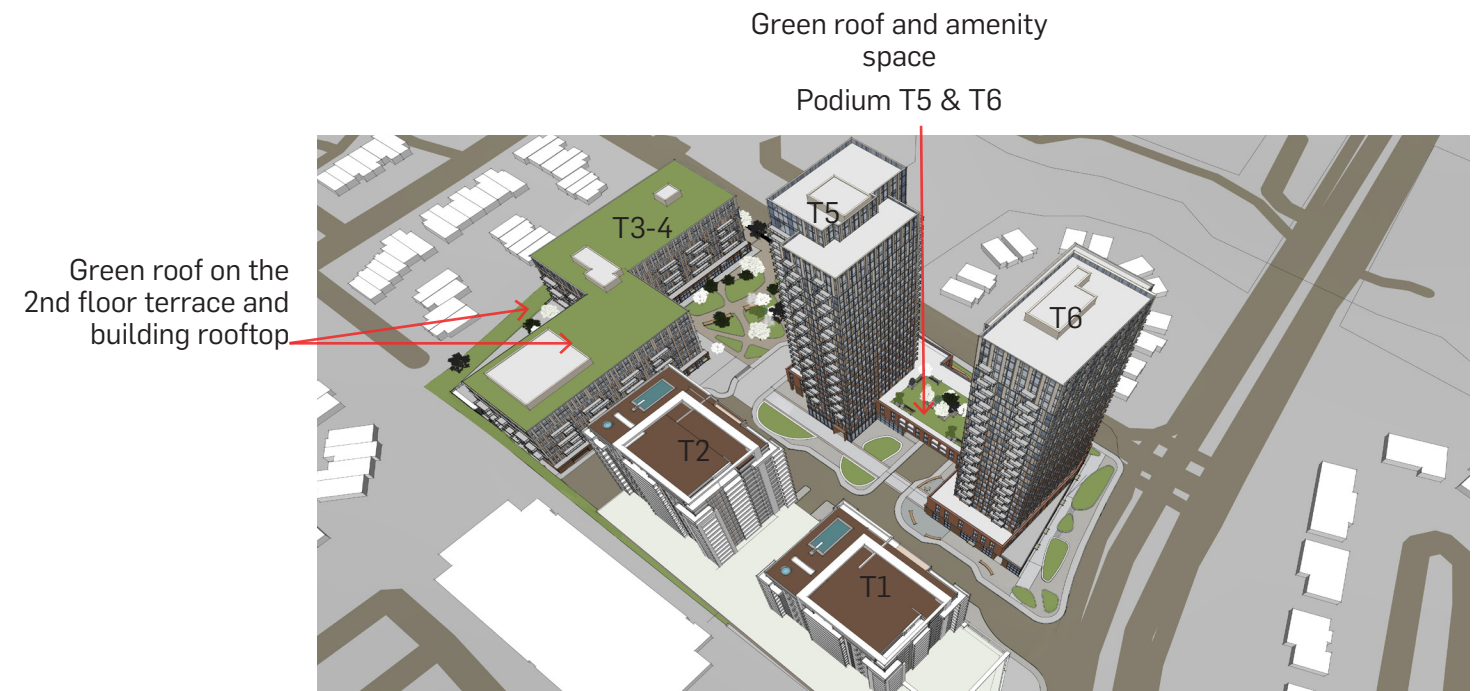
4-Species Selection Tree Plantings: Deciduous and coniferous trees, shrubs, and perennials will be planted throughout the site.

5-Materials Selection: Sustainable building products. Permeable pavements.

6-Landscape Construction: Sustainability goals, focus on net-zero waste, use of locally sourced materials.

7-Operations and Maintenance: Strategies to reduce material disposal, reduce pollution, conserve energy, and encourage the use of renewable energy will be considered in the site design.

8-Landscape Performance: Improve knowledge of site sustainability and nature in the city.



2- PARKLAND DEDICATION

Natural feel/immersion into the landscape, enhancing biodiversity while reducing maintenance and water consumption.



1- SEMI-PUBLIC PLAZA

Urban mineral plaza uses the sloping topography to create a dynamic space to allow for spontaneous events

1 MATERIALS

-Utilising prefabricated modular panels reduces waste and lowers construction time.

-Use of locally sourced materials (within 880km) to reduce transportation loads.

MATERIAL CHOICE:

-Choosing sustainable materials with lower embodied energies such as prefabricated concrete panels, aluminium and glass.

-Ensuring FSC certification where appropriate.

-Ensuring materials are free of volatile organic compounds (VOCs) and added formaldehyde (in bonded panels).

-Understanding the energy required to extract compounds and process materials at a manufacturing stage to ensure a sustainable approach is taken throughout the material's lifecycle.

MATERIAL EFFICIENCY

-Integration of the most efficient materials and insulators such as white membranes, to limit heat loss, therefore reducing energy loads and costs.

-Minimise thermal bridging and exceed the latest energy code requirements.

2 VEGETATION

INCREASING GREENSPACE

-Increasing the amount of vegetation to maximise carbon sequestering by incorporating greenroofs and a considered landscaping strategy.

-Providing users with a close visual proximity to sufficient greenspace; promoting positive mental and physical health effects (in accordance with notions of biophilia).

-Considering non-human users: creating habitats to support healthy ecosystems and promote biodiversity within urban areas.

-Use of various native species on site.

-Use of vegetation to retain rainwater and prevent an overload of the stormwater system.

3 CIRCULARITY

-Consideration of the lifecycle of the materials used in the building construction; using recycled and materials with low embodied energy where possible. Understanding maintenance costs of materials and their future impacts.

-Ensuring adaptability of the building design so it can meet the needs of future residents and/or a future change in programmatic use.

4 ENERGY USAGE

-Using energy from a renewable source: Geothermal

-Setting up an energy sharing network between the different buildings.

A main heatpump will draw energy from the geothermal source and ensure the water network is maintained at the right temperatures, using CO2 as a refrigerant.

-Use of most efficient air exchangers (85%) to reduce energy loads and costs required for ventilation.

-Use of water-saving toilet equipment (dual-flush toilets, low-flow shower heads).

-Collection of rainwater to be used as greywater (for flushing toilets and watering vegetation).

-High level temperature and humidity control; Use of an air exchanger in all rental units.

-Utilizing operable glazing and shading strategies to provide a user-controlled internal climate, reducing ventilation and cooling loads. Implementation of passive systems, where possible.

5 WELLNESS

- Consideration of user experience: Providing thermal comfort, natural lighting, operable windows, quality views, and suitable acoustics of dwellings and courtyards.
- Installation of drinking water fountains designed for filling water bottles.
- Providing a gymnasium, yoga area and other spaces to maintain physical fitness mental health.
- Offer of co-working space to encourage social interactions between tenants.
- Visually calming and comfortable circulation and common areas to increase accessibility.
- No smoking inside and within 25 feet of the building

6 MOBILITY

- Road and bicycle networks providing access to cycle tracks and public parks.
- Offer of car and bicycle sharing
- Creation of commercial ground floor provides local services, limiting the need for car transport
- Close connection to multiple local bus routes contribute to well established public transport system.

7 SENSE OF COMMUNITY

- Providing community spaces as a means for tenants to socialise.
- Variety of units (bachelors, 1, 2 or 3 bedrooms) to satisfy the needs of a diverse clientele.
- Careful consideration of common areas to promote social interactions and foster community spirit.
- Providing adaptable spaces to be used by the tenants for community events and clubs etc.

8 RESIDUAL MATTERS

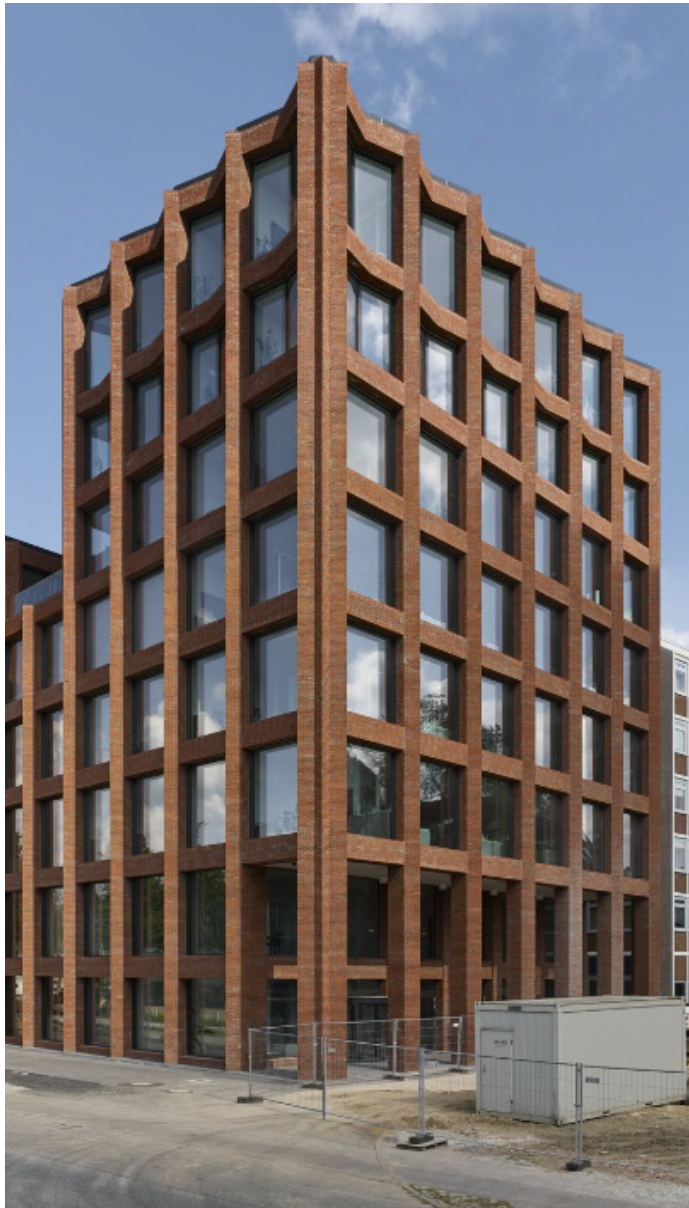
- Spaces in each dwelling for waste, recycling and compost bins.
- Sorting and recycling of waste materials and control of material losses on site.

9 BIRD FRIENDLY GLAZING PROTECTION

- The use of bird-friendly glazing protection can contribute to the overall sustainability of the building by reducing the impact on bird population and promoting biodiversity.



INSPIRATION IMAGES & PRECEDENTS



DRAEGERWERK AG, ADMINISTRATION BUILDING, ARCHITECT MAX DUDLER, LUEBECK, SCHLESWIG-HOLSTEIN, GERMANY



141 WILLOUGHBY ST NY CITY
FOGARTY FINGER + SLCE



SOUTH MOLTON STREET BUILDING, LONDON - DSDHA.

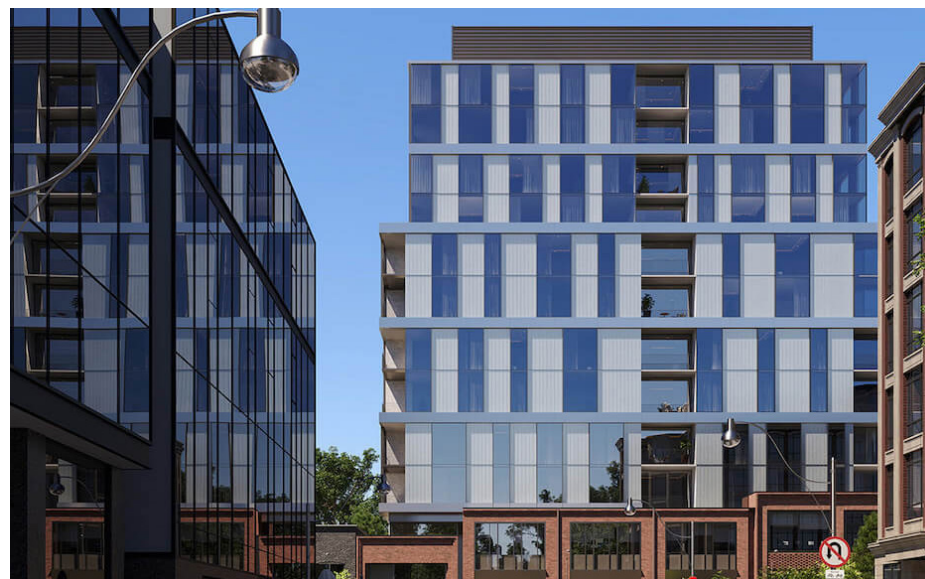


GREAT GEORGE STREET, LIVERPOOL - BROCK CARMICHAEL

FACADE INSPIRATION T3,4



ONE ROXBOROUGH WEST, TORONTO,
ONTARIO, CANADA



6000 MCKAY AVENUE, BURNABY, BRITISH
COLUMBIA, CANADA

BALCONY INSPIRATION T3,4



ONE ROXBOROUGH WEAT, TORONTO,
ONTARIO, CANADA



AMARYLLIS HOUSE, COPENHAGEN,
DENMARK

PARK / PLAZA INSPIRATION



NINE ELMS PARKSIDE, BATTERSEA - J S WRIGHT



MARATHON PLAZA, SAN FRANCISCO - SMITH + SMITH



SOUTH BERMONDSEY, LONDON - MILLWALL FC



BEIJIQIA TECHNOLOGY BUSINESS DISTRICT, BEIJING, CHINA - MARTHA SWARTZ PARTNERS - RTLK

AMENITY ROOFTOP INSPIRATION



RIVERPARK FARM - ALEXANDRIA CENTER, NEW YORK, NY, USA



120 PROMENADE DU PORTAGE, GATINEAU, QC, CANADA



DENIZEN BUSHWICK, NEW YORK, NY, USA



215 SULLIVAN STREET, NEW YORK, NY, USA

INSPIRATION IMAGES AND PRECEDENTS

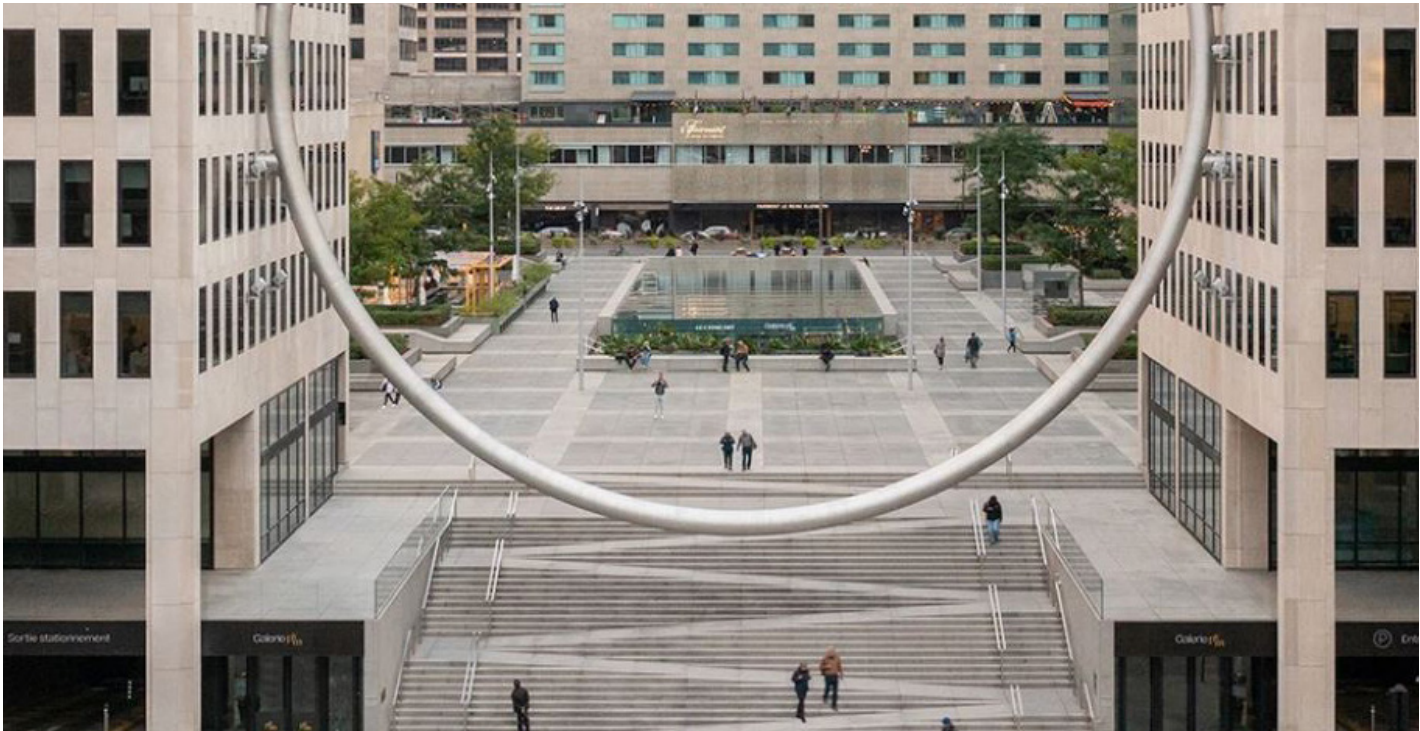
RAMP STAIRS URBAN DESIGN INSPIRATION



PLACE VILLE MARIE, MONTREAL, QC, CANADA



BLACKFRIARS ROAD, LONDON, ENGLAND



PLACE VILLE MARIE, MONTREAL, QC, CANADA



ROBSON SQUARE, VANCOUVER, BC, CANADA

INSPIRATION IMAGES AND PRECEDENTS

PLAY AREA INSPIRATION



THE FOLDS, CHINA - ATELIER SCALE



TOKYO CHILDCARE CENTER, TOKYO - HIBINOSEKKEI



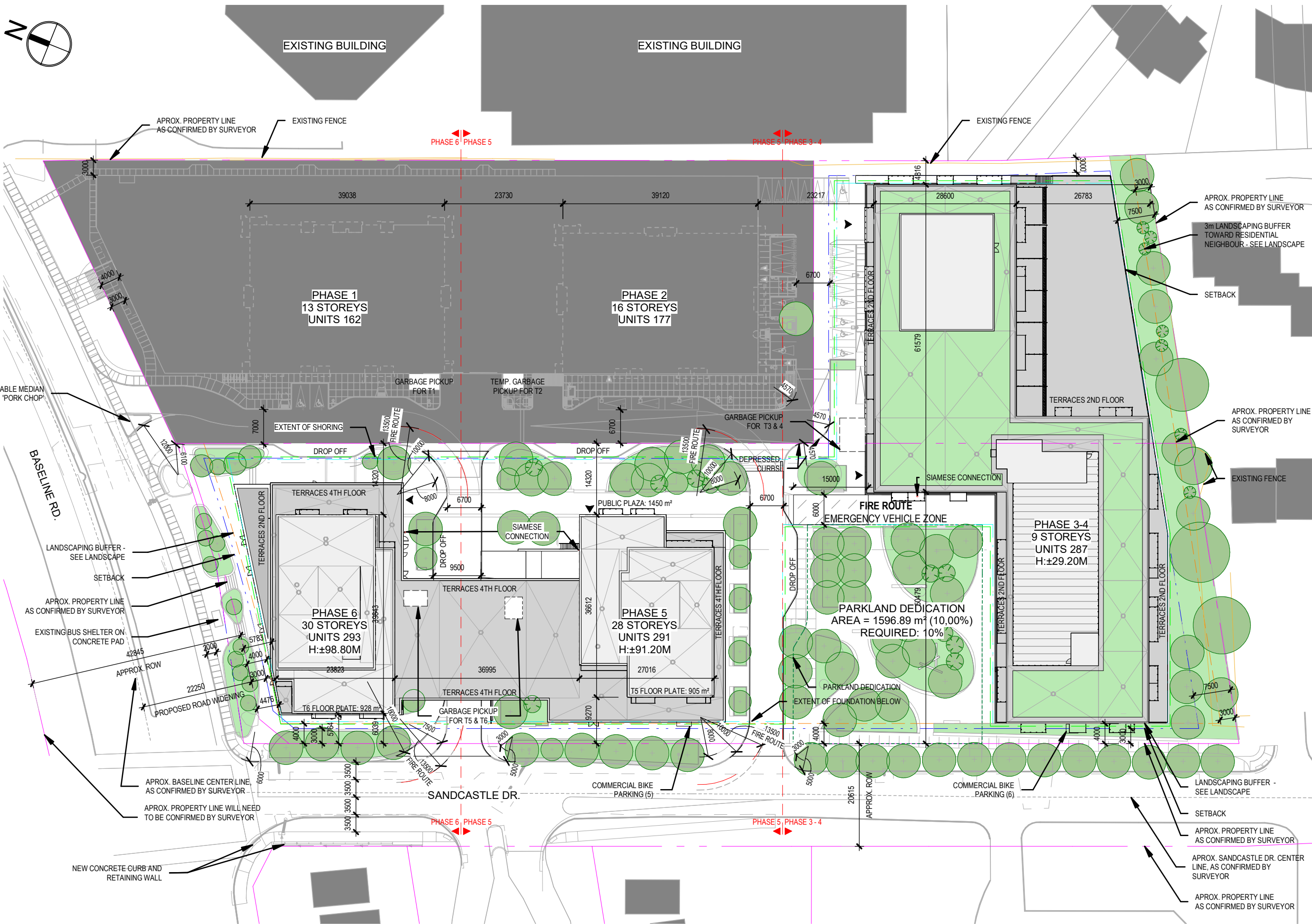
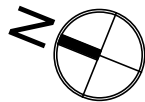
AIRBUBBLE, WARSAW - ECOLOGICSTUDIO



WALKER HOUSE, CANADA - REFLECT ARCHITECTURE

INSPIRATION IMAGES AND PRECEDENTS

PLANS AND SECTIONS



PROPOSED SITE LEGEND

| | |
|--|------------------------------------|
| | PROPERTY LINE |
| | SETBACK LINE |
| | LANDSCAPE BUFFER |
| | EXTENT OF UNDERGROUND PARKING LINE |
| | EXTENT OF SHORING LINE |
| | PHASING LINE |
| | EXISTING FENCE |
| | PARKLAND DEDICATION |
| | FIRE ROUTE |
| | CENTER LINE |
| | EXISTING BUILDINGS |
| | PREVIOUS PHASE |
| | SNOW REMOVAL AREA |
| | MAIN ENTRANCE |
| | LIGHT STANDARD - SEE ELEC. ENG. |
| | WALL MOUNTED FIRE HYDRANT |

GENERAL NOTE:
WHEN RETAINING WALL ARE GREATER THAN 1 M. IN HEIGHT THE DESIGN WILL BE DONE BY A STRUCTURAL ENGINEER

NOTE:
LOT AREA : 15,956.93 SQ.M.
PARKLAND AREA : 1596.89 SQ.M.
PARKLAND DEDICATION: ≈ 10.00%
TOTAL UNITS: 868

NOTES:
FOR PEDESTRIAN WALKING AREAS AND SURFACE MATERIALS, REFER TO LANDSCAPE PLAN L100 BY SITEFORM, PAGE 26 IN THE ARCHITECTURAL TECHNICAL DRAWINGS.
PROPERTY BOUNDARY INFORMATION, EASEMENTS AND PINS DERIVED FROM TOPOGRAPHICAL PLAN OF SURVEY DATED MARCH 21st, 2023 BY ANN'S O'SULLIVAN, VOLLEBEKK LTD. JOB No 23653-23 BRIGIL P1135 C2 RE NP T.F. FOR SURVEYOR'S PLAN. REFER TO ARCHITECTURAL TECHNICAL DRAWINGS PG. 27.
PIN 04694 - 1078 = 4357 m²
PIN 04694 - 1075 = 11097 m²
FOR PROPOSED FIRE ROUTE DIAGRAM REFER TO A104 IN THE ARCHITECTURAL TECHNICAL DRAWINGS.

PROPOSED SITE PLAN

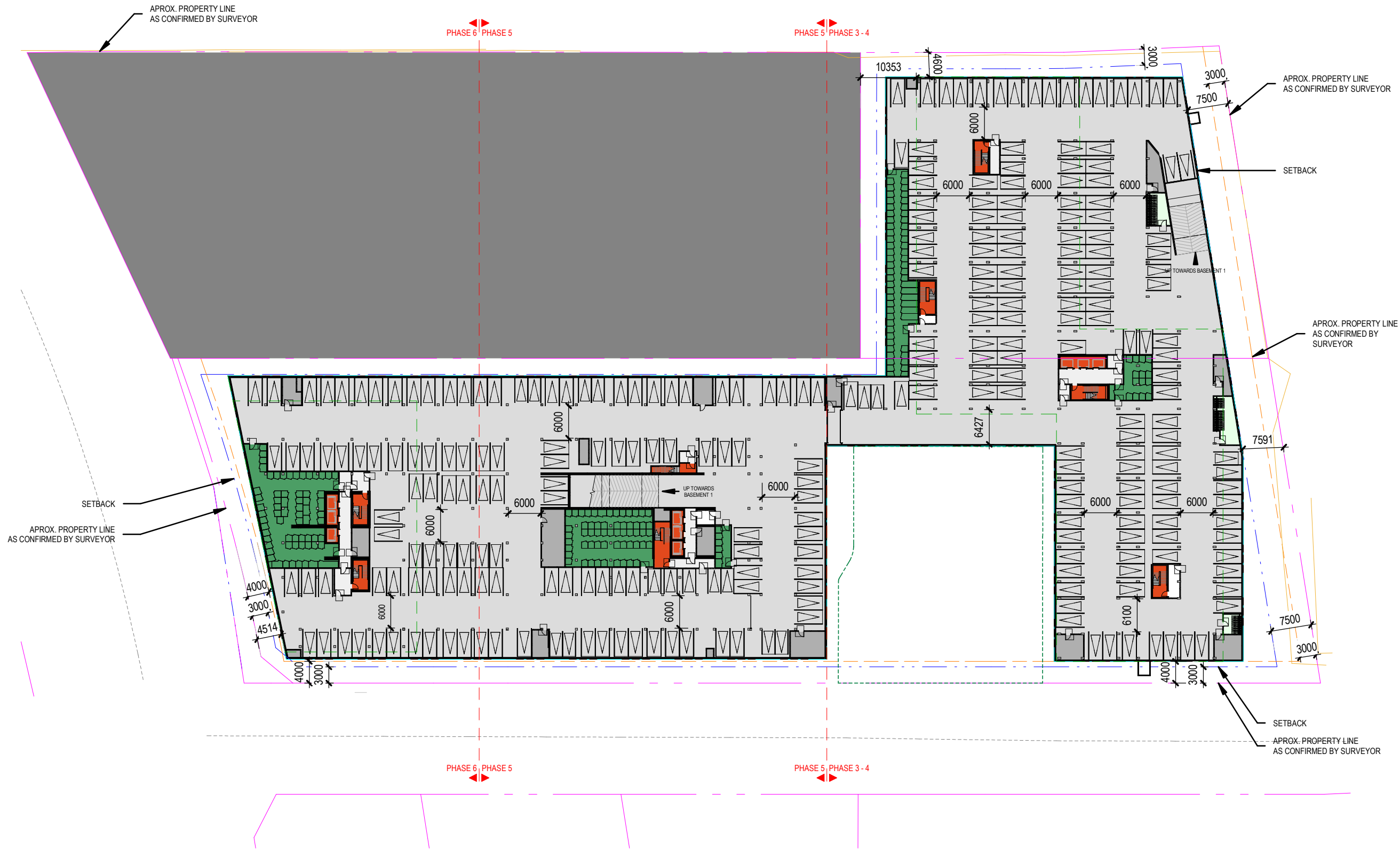
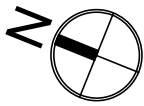
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LANDSCAPE PLAN BY SITEFORM



RENDERED SITE PLAN

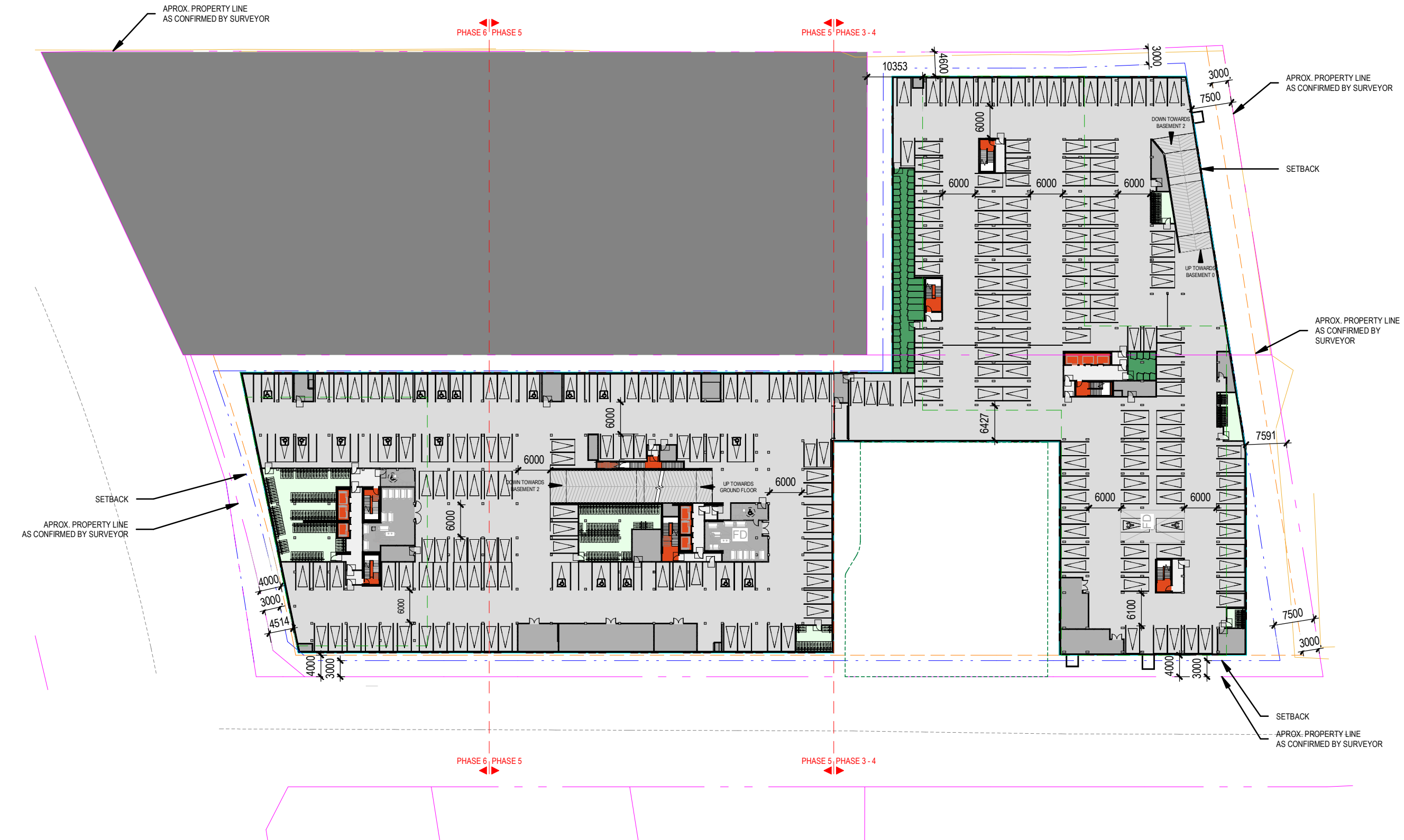



























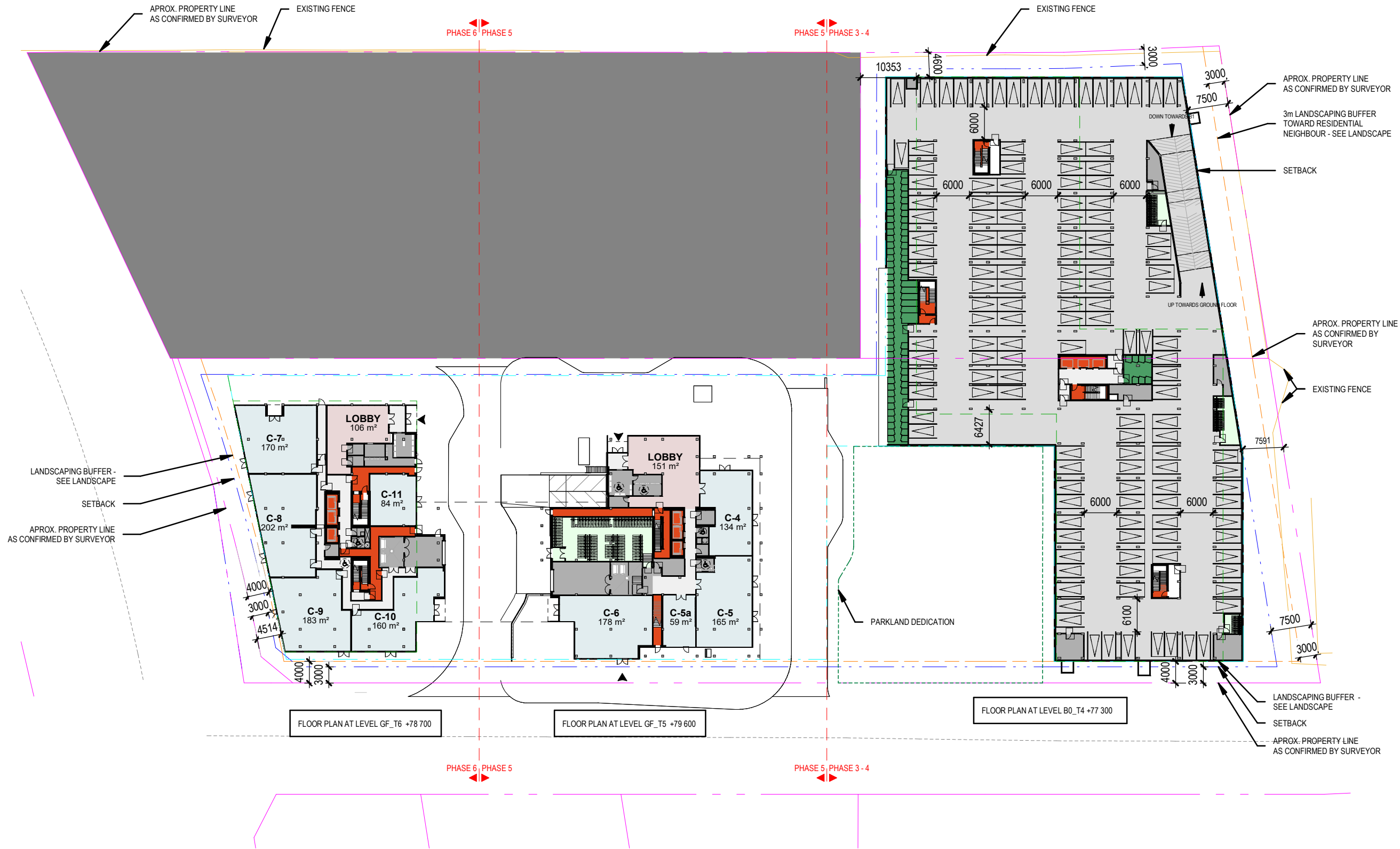
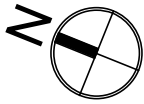
| LEGEND | |
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| | BIKE STORAGE RANGEMENT VÉLO |
| | WASTE SPACE MATIÈRES RÉSIDUELLES |
| | LOCKERS CASIERS |
| | RETAIL / LEASABLE SPACE ESPACES LOCATIFS |
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| | VERTICAL CIRCULATION CIRCULATION VERTICALE |
| | COMMON AREAS ESPACES COMMUNS |
| | AMENITIES AMÉNITÉS |
| | LOBBY LOBBY |
| | POOL PISCINE |
| | LOGGIA / BALCONY LOGGIA / BALCON |
| | ROOF/ TERRACE TOITURE |
| | PARKING AREAS ESPACES DE STATIONNEMENT |
| | EXIT CORRIDOR CORRIDOR ISSUE |
| | STUDIO STUDIO |
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GENERAL BASEMENT LEVEL 2 PLAN

SCALE =1:750



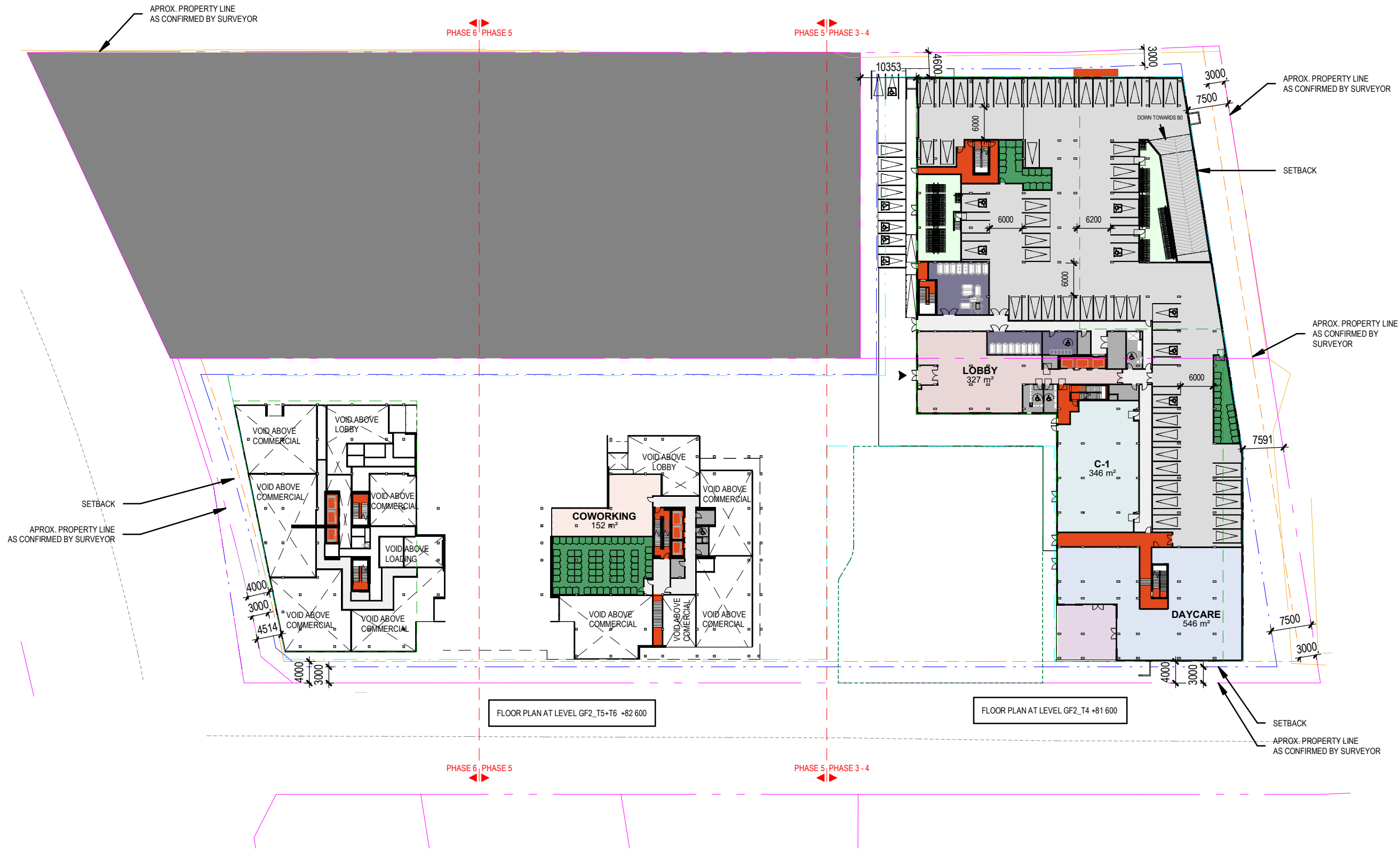
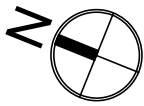
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GENERAL GROUND FLOOR LEVEL 1 / BASEMENT 0 PLAN

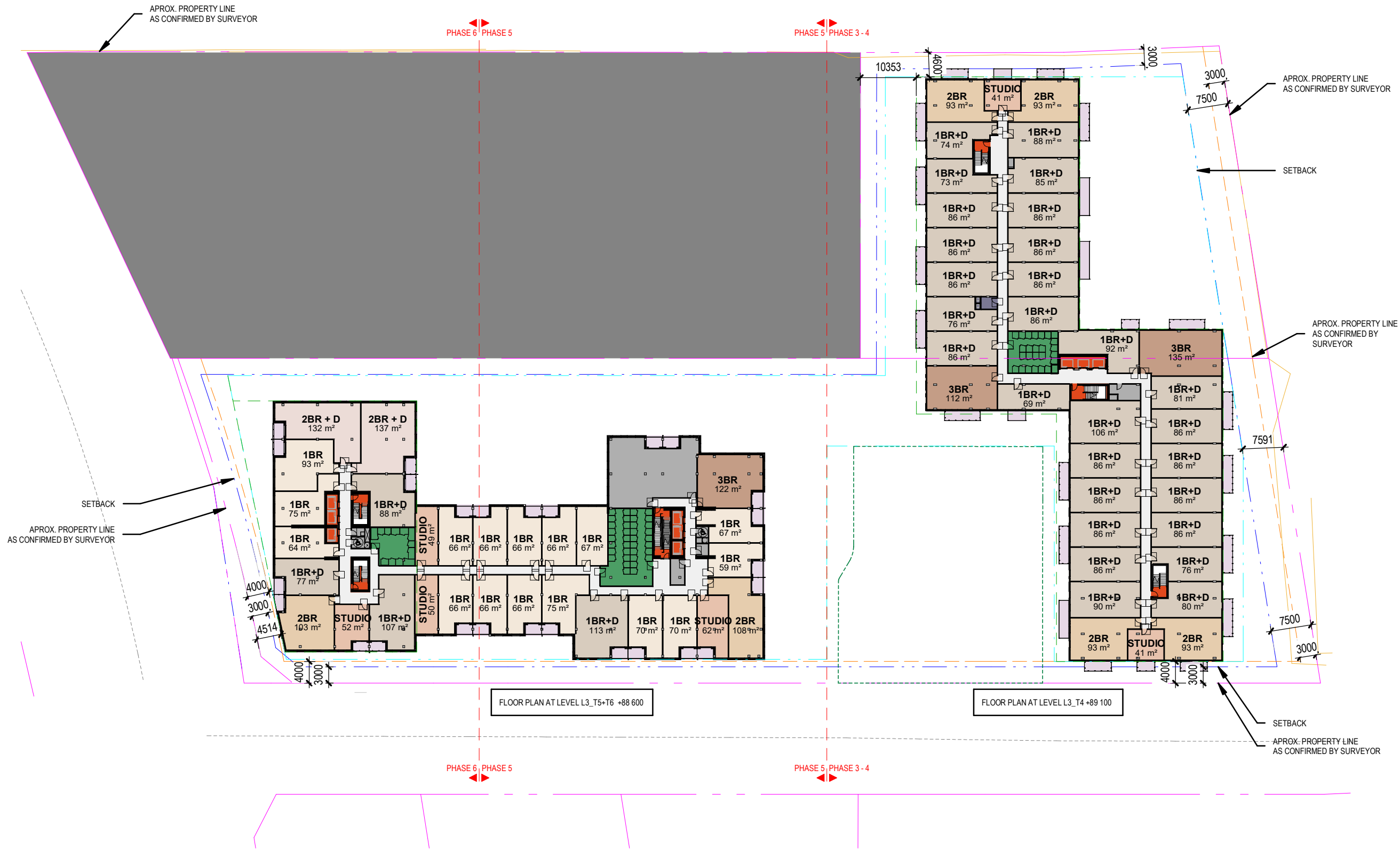
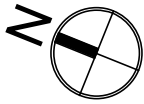
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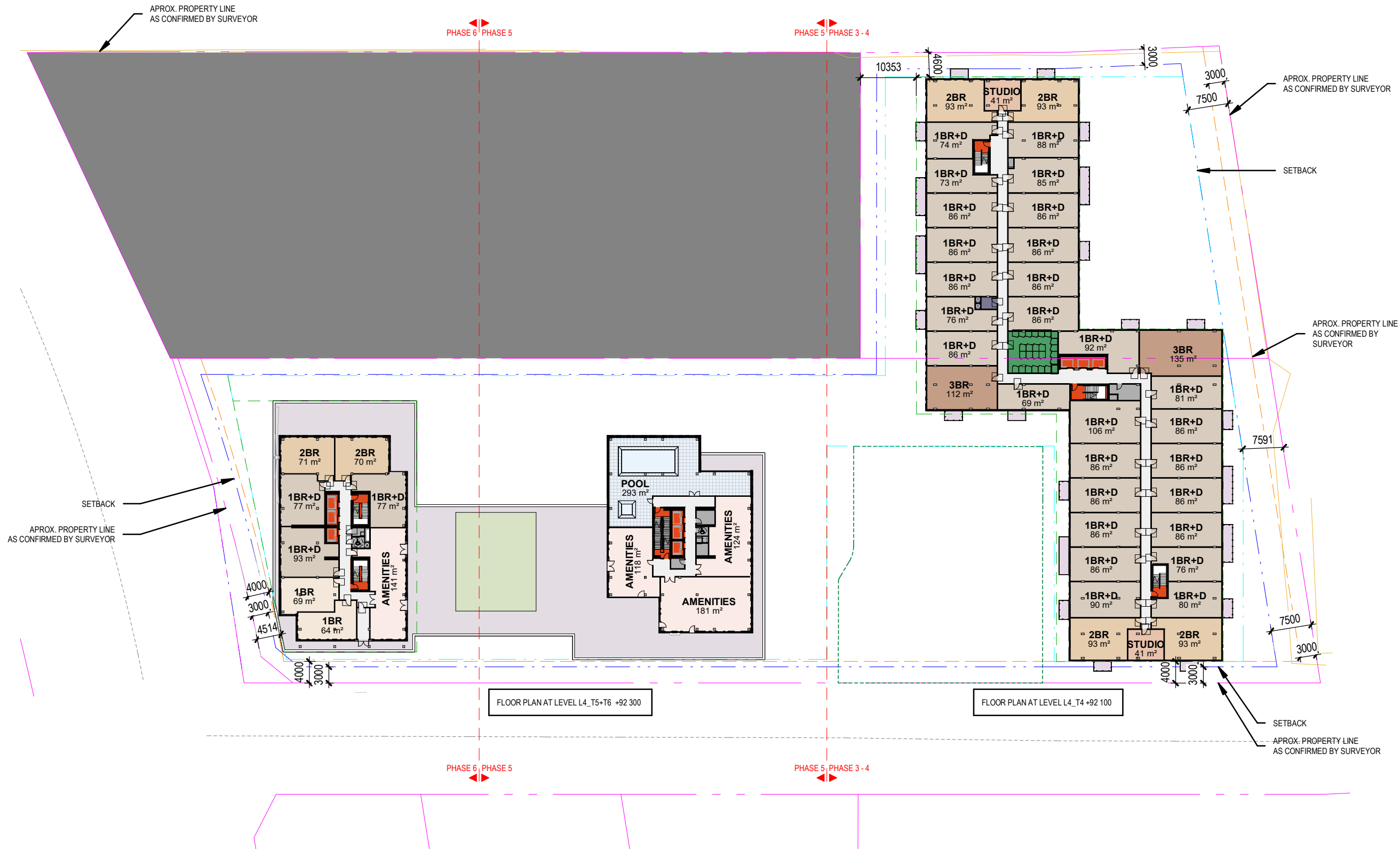
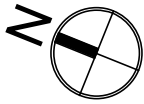
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GROUND FLOOR LEVEL 2 PLAN

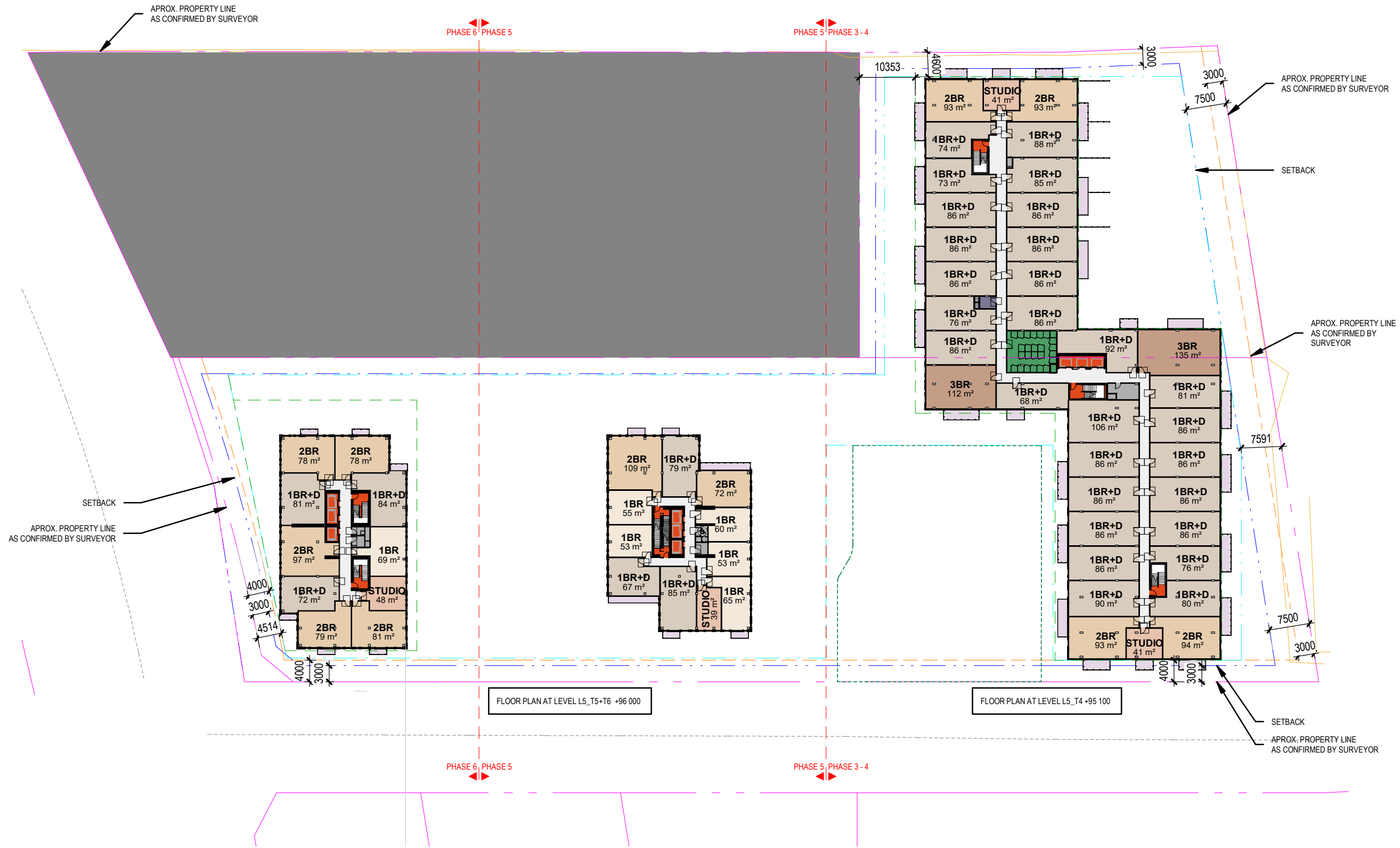
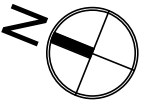
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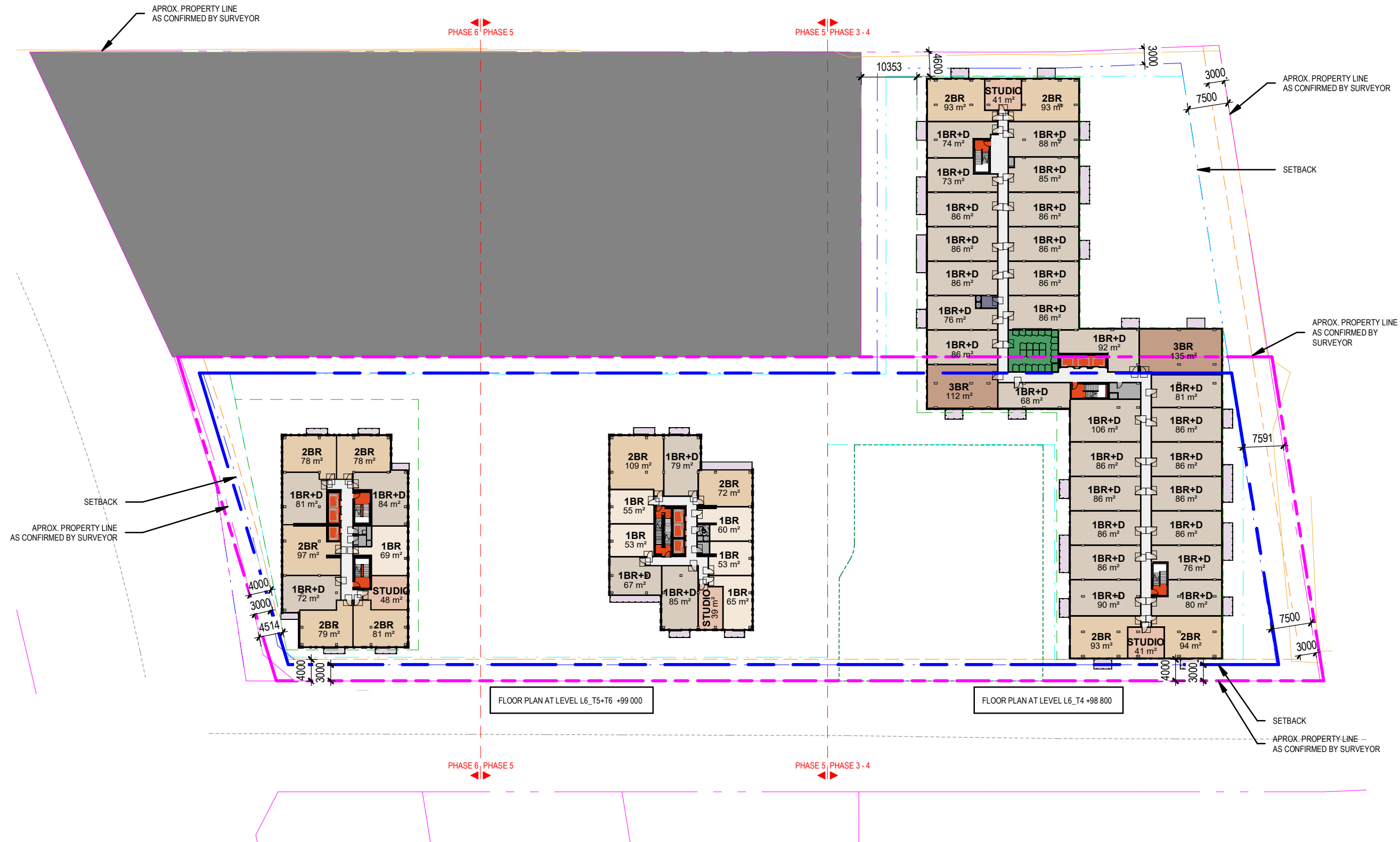
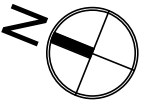
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| | LOCKERS CASIERS |
| | RETAIL / LEASABLE SPACE ESPACES LOCATIFS |
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| | BIKE STORAGE |
| | RANGEMENT VÉLO |
| | WASTE SPACE |
| | MATIÈRES RÉSIDUELLES |
| | LOCKERS |
| | CASIERS |
| | RETAIL / LEASABLE SPACE |
| | ESPACES LOCATIFS |
| | BUILDING SERVICES (M.E.P.) |
| | SERVICES DU BÂTIMENT (M.E.P.) |
| | VERTICAL CIRCULATION |
| | CIRCULATION VERTICALE |
| | COMMON AREAS |
| | ESPACES COMMUNS |
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| | LOGGIA / BALCONY |
| | LOGGIA / BALCON |
| | ROOF / TERRACE |
| | TOITURE |
| | PARKING AREAS |
| | ESPACES DE STATIONNEMENT |
| | EXIT CORRIDOR |
| | CORRIDOR ISSUE |
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GENERAL TYPICAL FLOOR PLAN (5th)

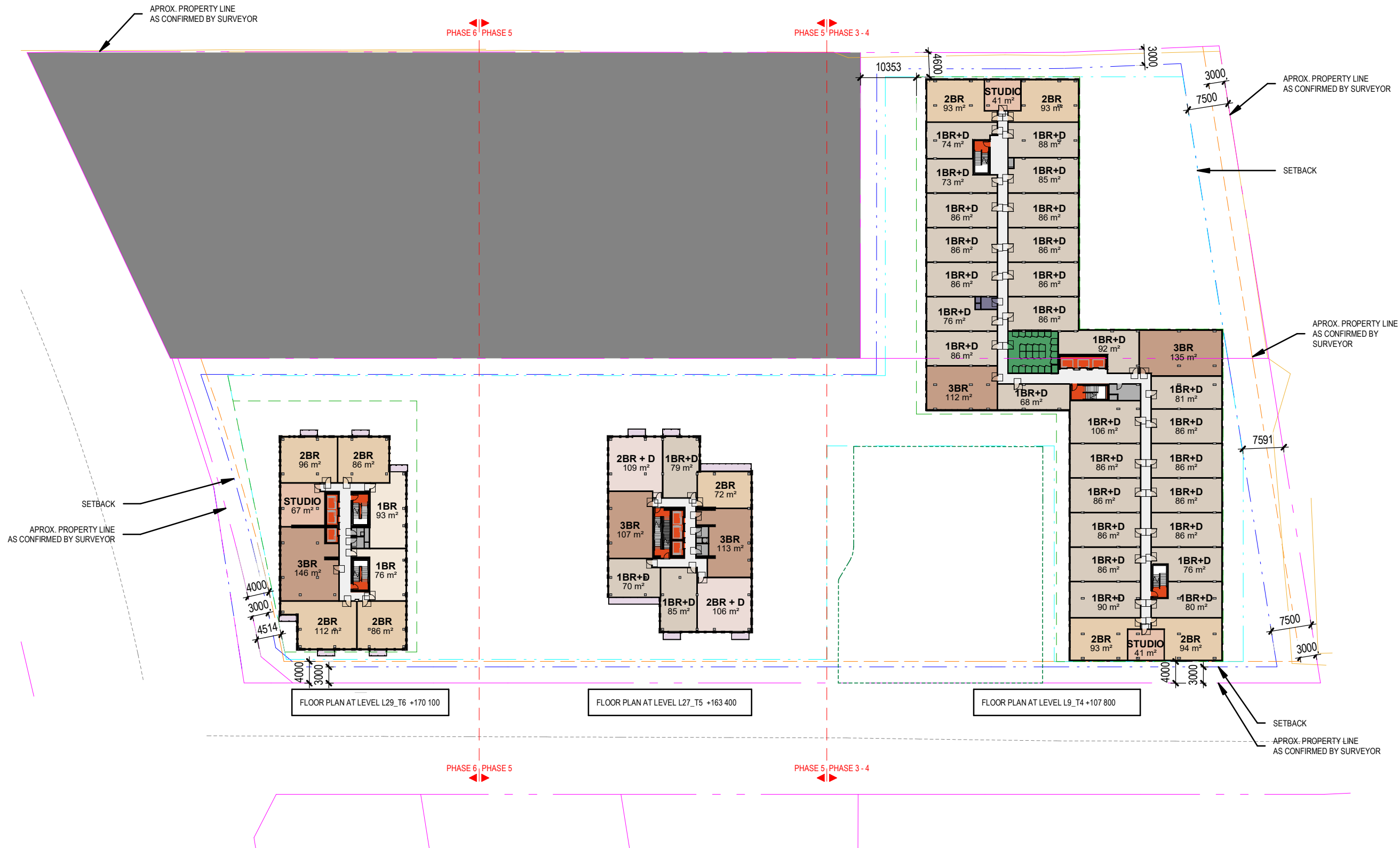
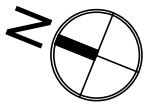
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| | CORRIDOR |
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| | 1 BEDROOM |
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GENERAL TYPICAL FLOOR PLAN (6th)

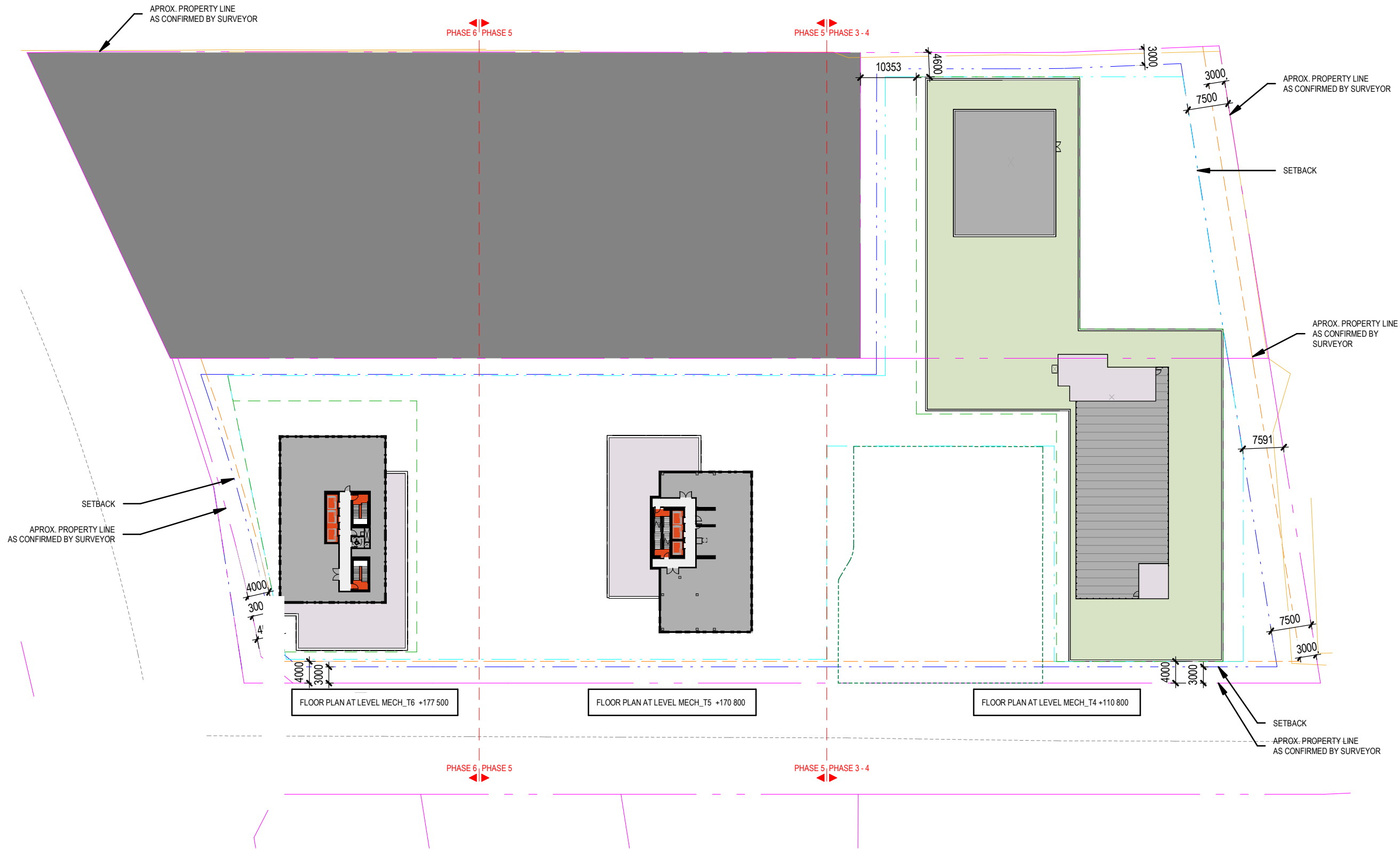
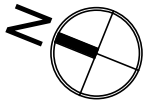
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| LEGEND | |
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| | CORRIDOR CORRIDOR |
| | DAYCARE GARDERIE |
| | BIKE STORAGE RANGEMENT VÉLO |
| | WASTE SPACE MATIÈRES RÉSIDUELLES |
| | LOCKERS CASIERS |
| | RETAIL / LEASABLE SPACE ESPACES LOCATIFS |
| | BUILDING SERVICES (M.E.P.) SERVICES DU BÂTIMENT (M.E.P.) |
| | VERTICAL CIRCULATION CIRCULATION VERTICALE |
| | COMMON AREAS ESPACES COMMUNS |
| | AMENITIES AMENITÉS |
| | LOBBY LOBBY |
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| | 1 BEDROOM 1 CHAMBRE |
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| | 3 BEDROOMS 3 CHAMBRES |
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GENERAL PENTHOUSE PLAN

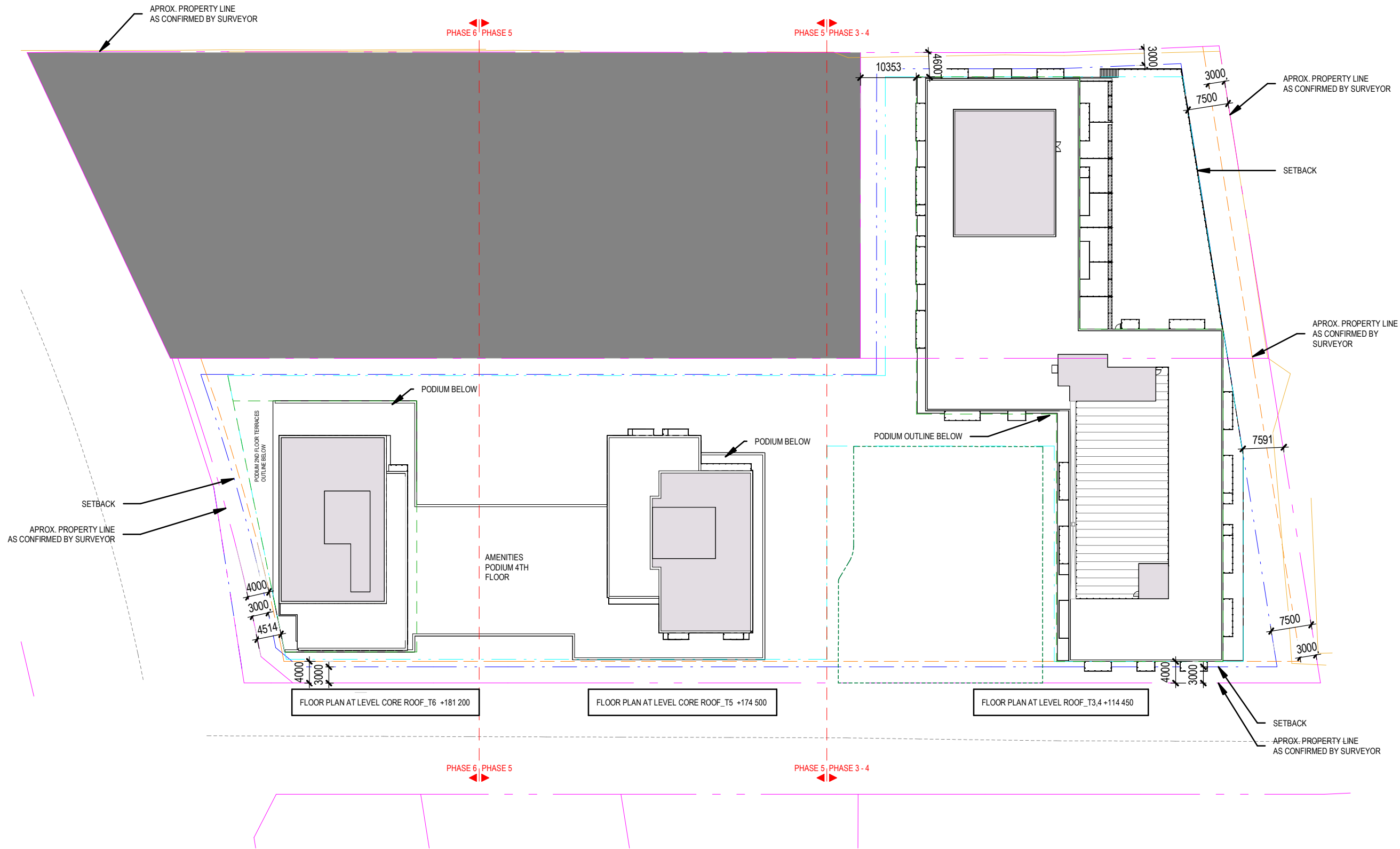
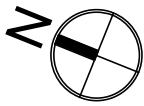
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| LEGEND | |
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| | WASTE SPACE MATIÈRES RÉSIDUELLES |
| | LOCKERS CASIERS |
| | RETAIL / LEASABLE SPACE ESPACES LOCATIFS |
| | BUILDING SERVICES (M.E.P.) SERVICES DU BÂTIMENT (M.E.P.) |
| | VERTICAL CIRCULATION CIRCULATION VERTICALE |
| | COMMON AREAS ESPACES COMMUNS |
| | AMENITIES AMÉNITÉS |
| | LOBBY LOBBY |
| | POOL PISCINE |
| | LOGGIA / BALCONY LOGGIA / BALCON |
| | ROOF / TERRACE TOITURE |
| | PARKING AREAS ESPACES DE STATIONNEMENT |
| | EXIT CORRIDOR CORRIDOR ISSUE |
| | STUDIO STUDIO |
| | 1 BEDROOM 1 CHAMBRE |
| | 1 BEDROOM + DEN 1 CHAMBRE + DEN |
| | 2 BEDROOMS 2 CHAMBRES |
| | 2 BEDROOMS + DEN 2 CHAMBRES + DEN |
| | 3 BEDROOMS 3 CHAMBRES |
| | 3 BEDROOMS + DEN 3 CHAMBRES + DEN |

GENERAL MECHANICAL FLOOR PLAN

SCALE =1:750

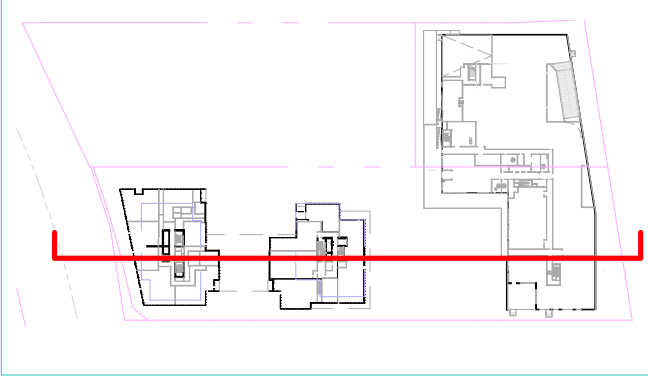
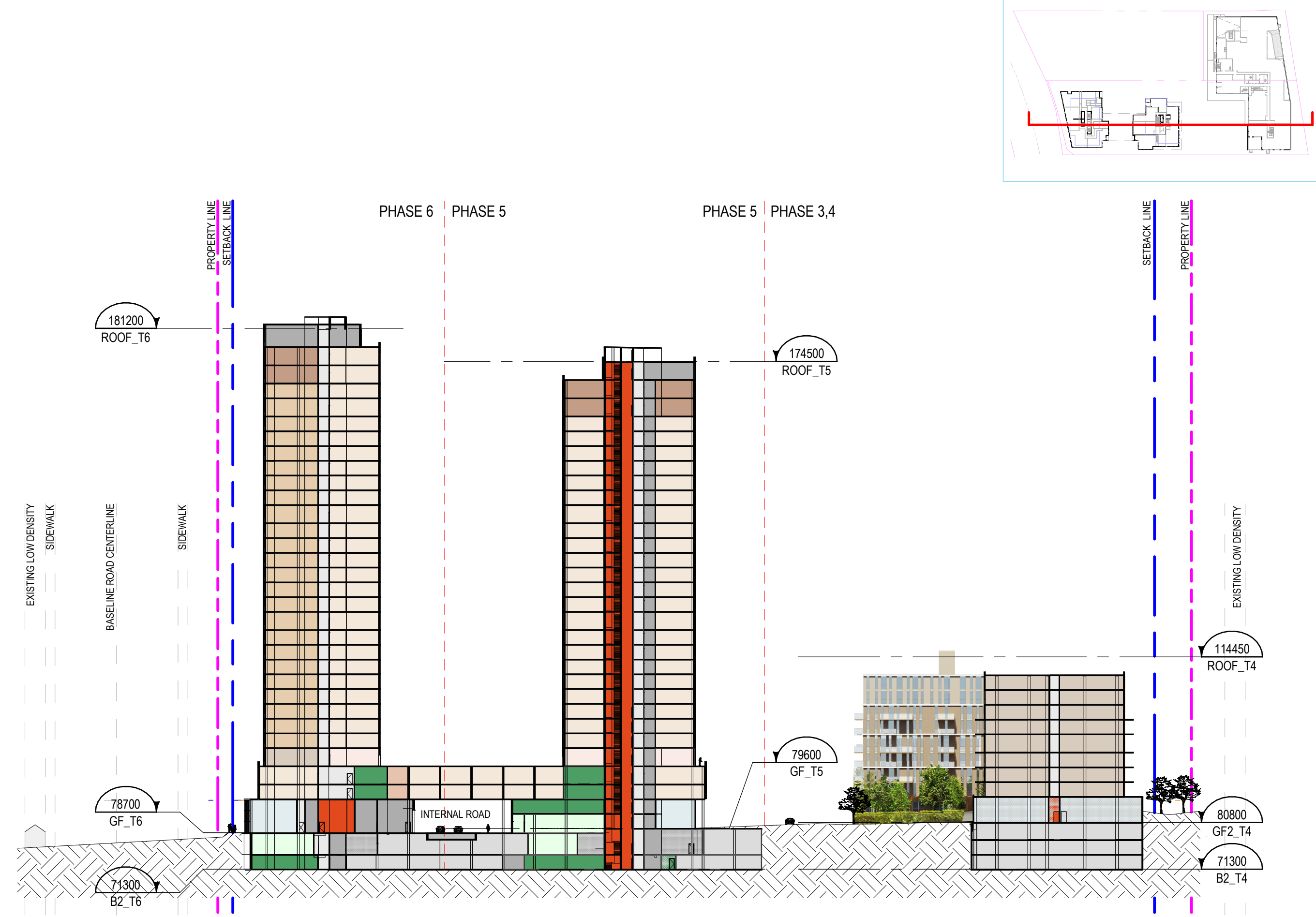


| LEGEND | |
|--------|---|
| | CORRIDOR CORRIDOR |
| | DAYCARE GARDERIE |
| | BIKE STORAGE RANGEMENT VÉLO |
| | WASTE SPACE MATIÈRES RÉSIDUELLES |
| | LOCKERS CASIERS |
| | RETAIL / LEASABLE SPACE ESPACES LOCATIFS |
| | BUILDING SERVICES (M.E.P.) SERVICES DU BÂTIMENT (M.E.P.) |
| | VERTICAL CIRCULATION CIRCULATION VERTICALE |
| | COMMON AREAS ESPACES COMMUNS |
| | AMENITIES AMENITÉS |
| | LOBBY LOBBY |
| | POOL PISCINE |
| | LOGGIA / BALCONY LOGGIA / BALCON |
| | ROOF/ TERRACE TOITURE |
| | PARKING AREAS ESPACES DE STATIONNEMENT |
| | EXIT CORRIDOR CORRIDOR ISSUE |
| | STUDIO STUDIO |
| | 1 BEDROOM 1 CHAMBRE |
| | 1 BEDROOM + DEN 1 CHAMBRE + DEN |
| | 2 BEDROOMS 2 CHAMBRES |
| | 2 BEDROOMS + DEN 2 CHAMBRES + DEN |
| | 3 BEDROOMS 3 CHAMBRES |
| | 3 BEDROOMS + DEN 3 CHAMBRES + DEN |

GENERAL ROOF PLAN

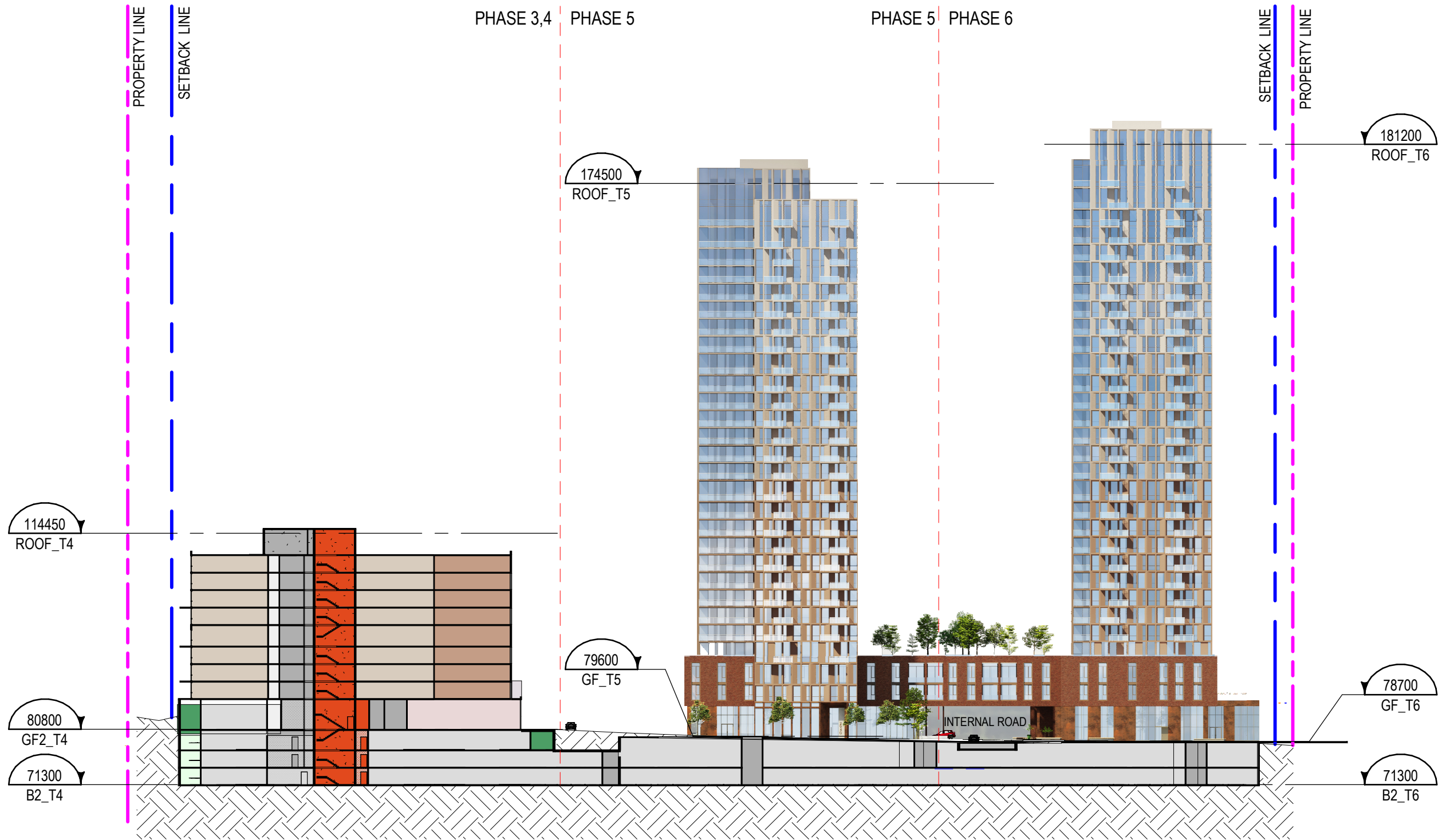
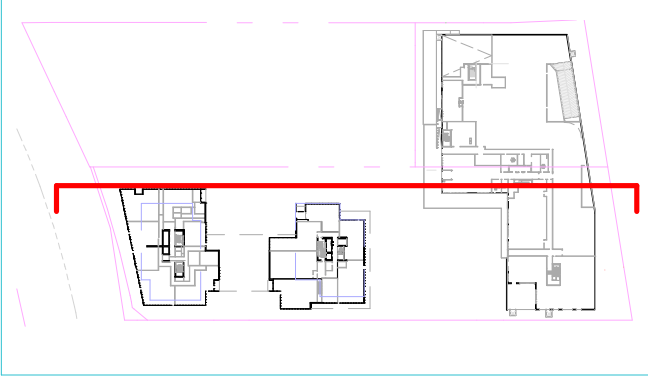
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LONGITUDINAL SECTION 1



| LEGEND | |
|--------|---|
| | CORRIDOR CORRIDOR |
| | DAYCARE GARDERIE |
| | BIKE STORAGE RANGEMENT VÉLO |
| | WASTE SPACE MATIÈRES RÉSIDUELLES |
| | LOCKERS CASIERS |
| | RETAIL / LEASABLE SPACE ESPACES LOCATIFS |
| | BUILDING SERVICES (M.E.P.) SERVICES DU BÂTIMENT (M.E.P.) |
| | VERTICAL CIRCULATION CIRCULATION VERTICALE |
| | COMMON AREAS ESPACES COMMUNS |
| | AMENITIES AMÉNITÉS |
| | LOBBY LOBBY |
| | POOL PISCINE |
| | LOGGIA / BALCONY LOGGIA / BALCON |
| | ROOF/ TERRACE TOITURE |
| | PARKING AREAS ESPACES DE STATIONNEMENT |
| | EXIT CORRIDOR CORRIDOR ISSUE |
| | STUDIO STUDIO |
| | 1 BEDROOM 1 CHAMBRE |
| | 1 BEDROOM + DEN 1 CHAMBRE + DEN |
| | 2 BEDROOMS 2 CHAMBRES |
| | 2 BEDROOMS + DEN 2 CHAMBRES + DEN |
| | 3 BEDROOMS 3 CHAMBRES |
| | 3 BEDROOMS + DEN 3 CHAMBRES + DEN |

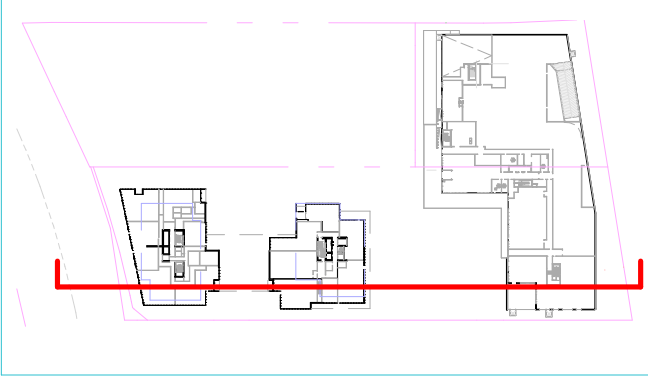
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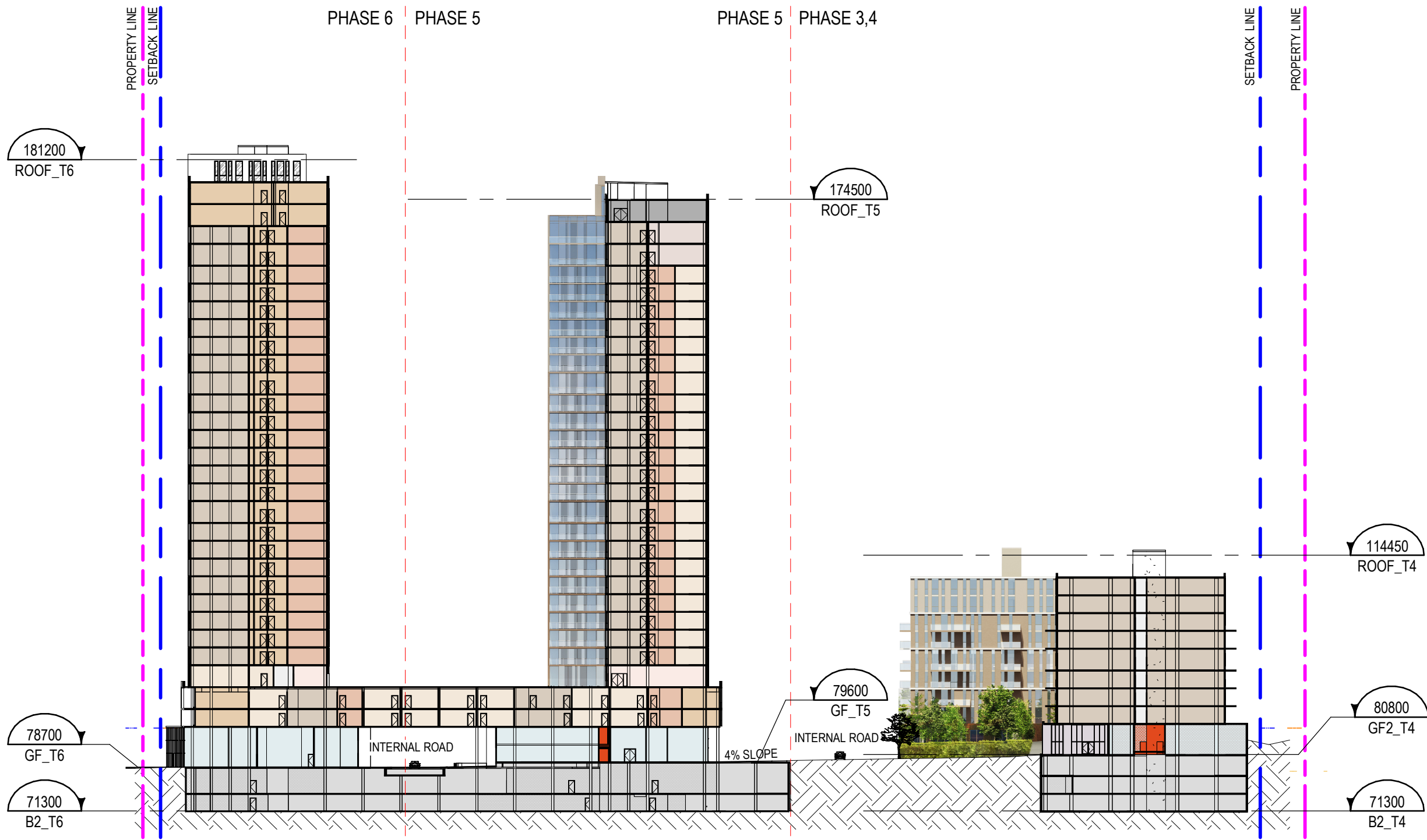
| LEGEND | |
|--------|--|
| | CORRIDOR CORRIDOR |
| | DAYCARE GARDERIE |
| | BIKE STORAGE RANGEMENT VÉLO |
| | WASTE SPACE MATIÈRES RÉSIDUELLES |
| | LOCKERS CASIERS |
| | RETAIL / LEASABLE SPACE ESPACES LOCATIFS |
| | BUILDING SERVICES (M.E.P.) SERVICES DU BÂTIMENT (M.E.P.) |
| | VERTICAL CIRCULATION CIRCULATION VERTICALE |
| | COMMON AREAS ESPACES COMMUNS |
| | AMENITIES AMENITÉS |
| | LOBBY LOBBY |
| | POOL PISCINE |
| | LOGGIA / BALCONY LOGGIA / BALCON |
| | ROOF/ TERRACE TOITURE |
| | PARKING AREAS ESPACES DE STATIONNEMENT |
| | EXIT CORRIDOR CORRIDOR ISSUE |
| | STUDIO STUDIO |
| | 1 BEDROOM 1 CHAMBRE |
| | 1 BEDROOM + DEN 1 CHAMBRE + DEN |
| | 2 BEDROOMS 2 CHAMBRES |
| | 2 BEDROOMS + DEN 2 CHAMBRES + DEN |
| | 3 BEDROOMS 3 CHAMBRES |
| | 3 BEDROOMS + DEN 3 CHAMBRES + DEN |

LONGITUDINAL SECTION 2

SCALE =1:750

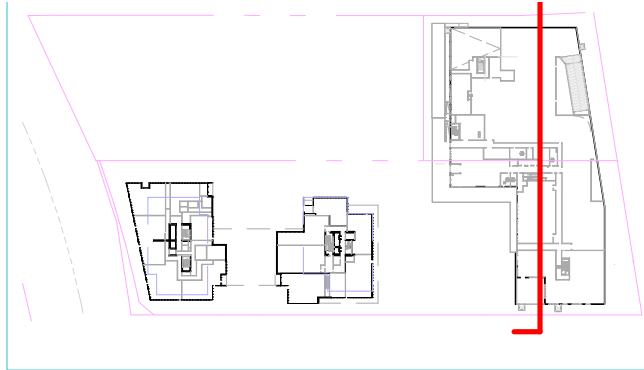
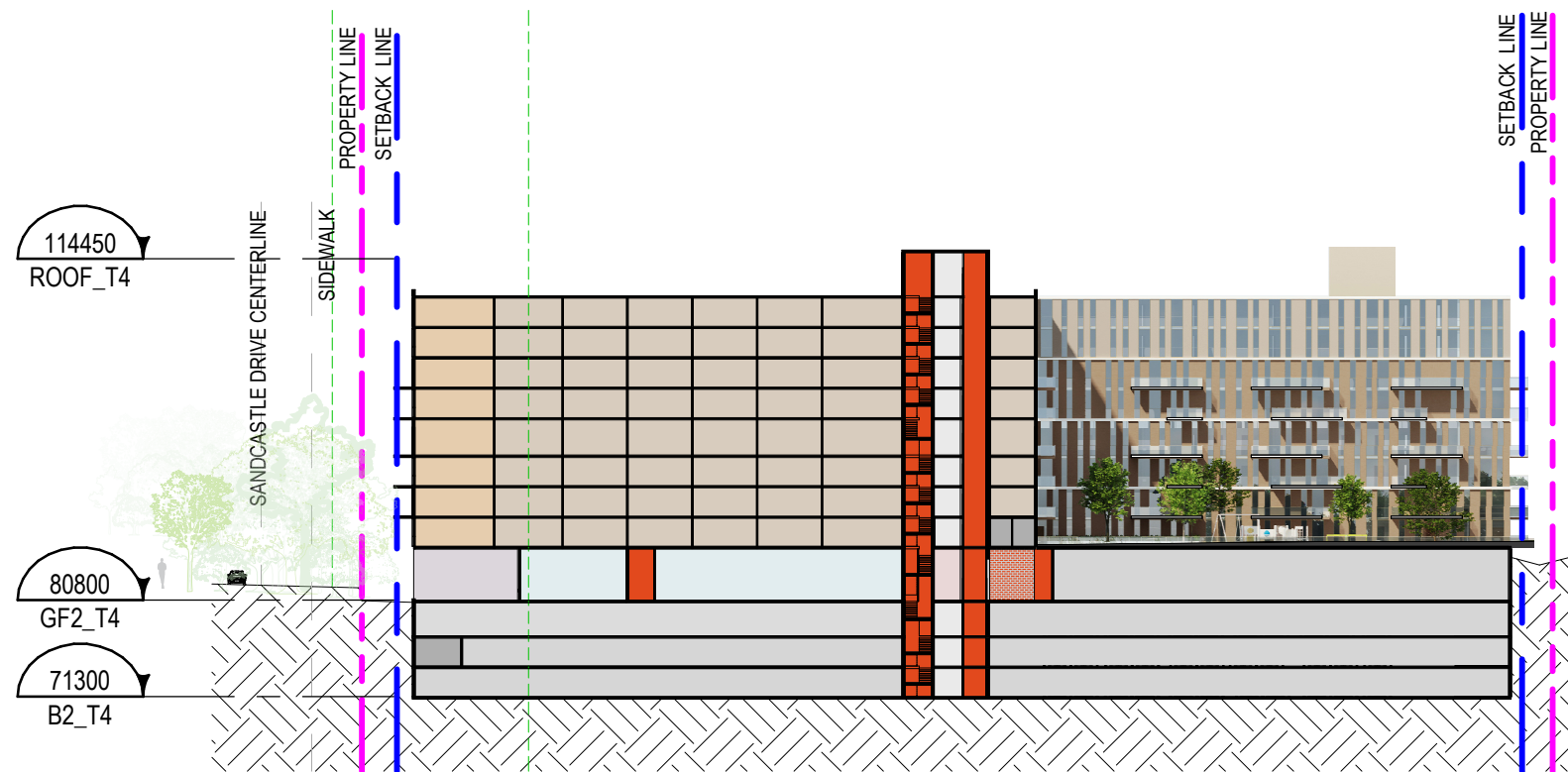


| LEGEND | |
|--------|--|
| | CORRIDOR CORRIDOR |
| | DAYCARE GARDERIE |
| | BIKE STORAGE RANGEMENT VÉLO |
| | WASTE SPACE MATIÈRES RÉSIDUELLES |
| | LOCKERS CASIERS |
| | RETAIL / LEASABLE SPACE ESPACES LOCATIFS |
| | BUILDING SERVICES (M.E.P.) SERVICES DU BÂTIMENT (M.E.P.) |
| | VERTICAL CIRCULATION CIRCULATION VERTICALE |
| | COMMON AREAS ESPACES COMMUNS |
| | AMENITIES AMENITÉS |
| | LOBBY LOBBY |
| | POOL PISCINE |
| | LOGGIA / BALCONY LOGGIA / BALCON |
| | ROOF/ TERRACE TOITURE |
| | PARKING AREAS ESPACES DE STATIONNEMENT |
| | EXIT CORRIDOR CORRIDOR ISSUE |
| | STUDIO STUDIO |
| | 1 BEDROOM 1 CHAMBRE |
| | 1 BEDROOM + DEN 1 CHAMBRE + DEN |
| | 2 BEDROOMS 2 CHAMBRES |
| | 2 BEDROOMS + DEN 2 CHAMBRES + DEN |
| | 3 BEDROOMS 3 CHAMBRES |
| | 3 BEDROOMS + DEN 3 CHAMBRES + DEN |



LONGITUDINAL SECTION 3

SCALE =1:750



| LEGEND | |
|--------|---|
| | CORRIDOR CORRIDOR |
| | DAYCARE GARDERIE |
| | BIKE STORAGE RANGEMENT VÉLO |
| | WASTE SPACE MATIÈRES RÉSIDUELLES |
| | LOCKERS CASIERS |
| | RETAIL / LEASABLE SPACE ESPACES LOCATIFS |
| | BUILDING SERVICES (M.E.P) SERVICES DU BÂTIMENT (M.E.P.) |
| | VERTICAL CIRCULATION CIRCULATION VERTICALE |
| | COMMON AREAS ESPACES COMMUNS |
| | AMENITIES AMENITÉS |
| | LOBBY LOBBY |
| | POOL PISCINE |
| | LOGGIA / BALCONY LOGGIA / BALCON |
| | ROOF/ TERRACE TOITURE |
| | PARKING AREAS ESPACES DE STATIONNEMENT |
| | EXIT CORRIDOR CORRIDOR ISSUE |
| | STUDIO STUDIO |
| | 1 BEDROOM 1 CHAMBRE |
| | 1 BEDROOM + DEN 1 CHAMBRE + DEN |
| | 2 BEDROOMS 2 CHAMBRES |
| | 2 BEDROOMS + DEN 2 CHAMBRES + DEN |
| | 3 BEDROOMS 3 CHAMBRES |
| | 3 BEDROOMS + DEN 3 CHAMBRES + DEN |

PERSPECTIVES, & ELEVATIONS

PERSPECTIVE AERIAL VIEW



PERSPECTIVE AERIAL VIEW - CLOSEUP

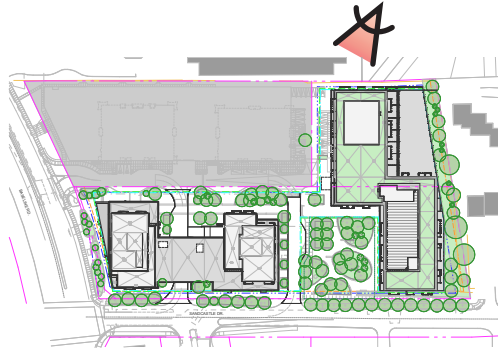


PERSPECTIVE VIEW-CORNER BASELINE AND SANDCASTLE

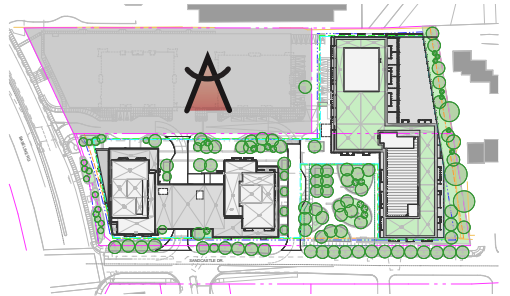


FACADE DETAIL

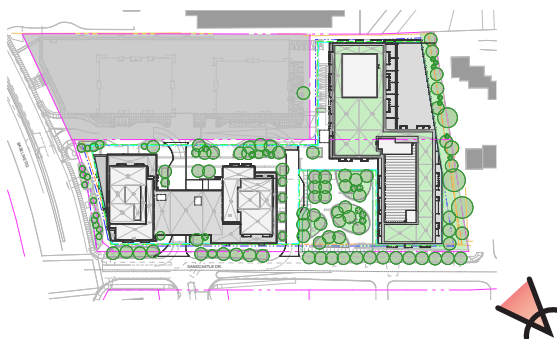
EAST PERSPECTIVE

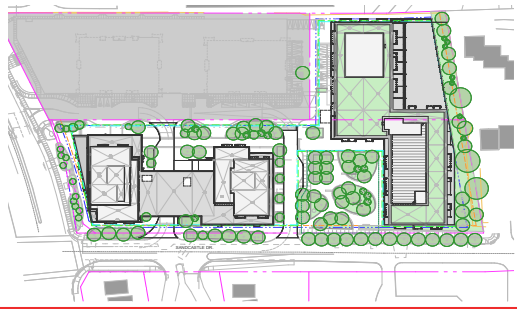


EAST PERSPECTIVE VIEW - TOWERS 5 & 6



SOUTH-WEST PERSPECTIVE VIEW - PARKLAND DEDICATION

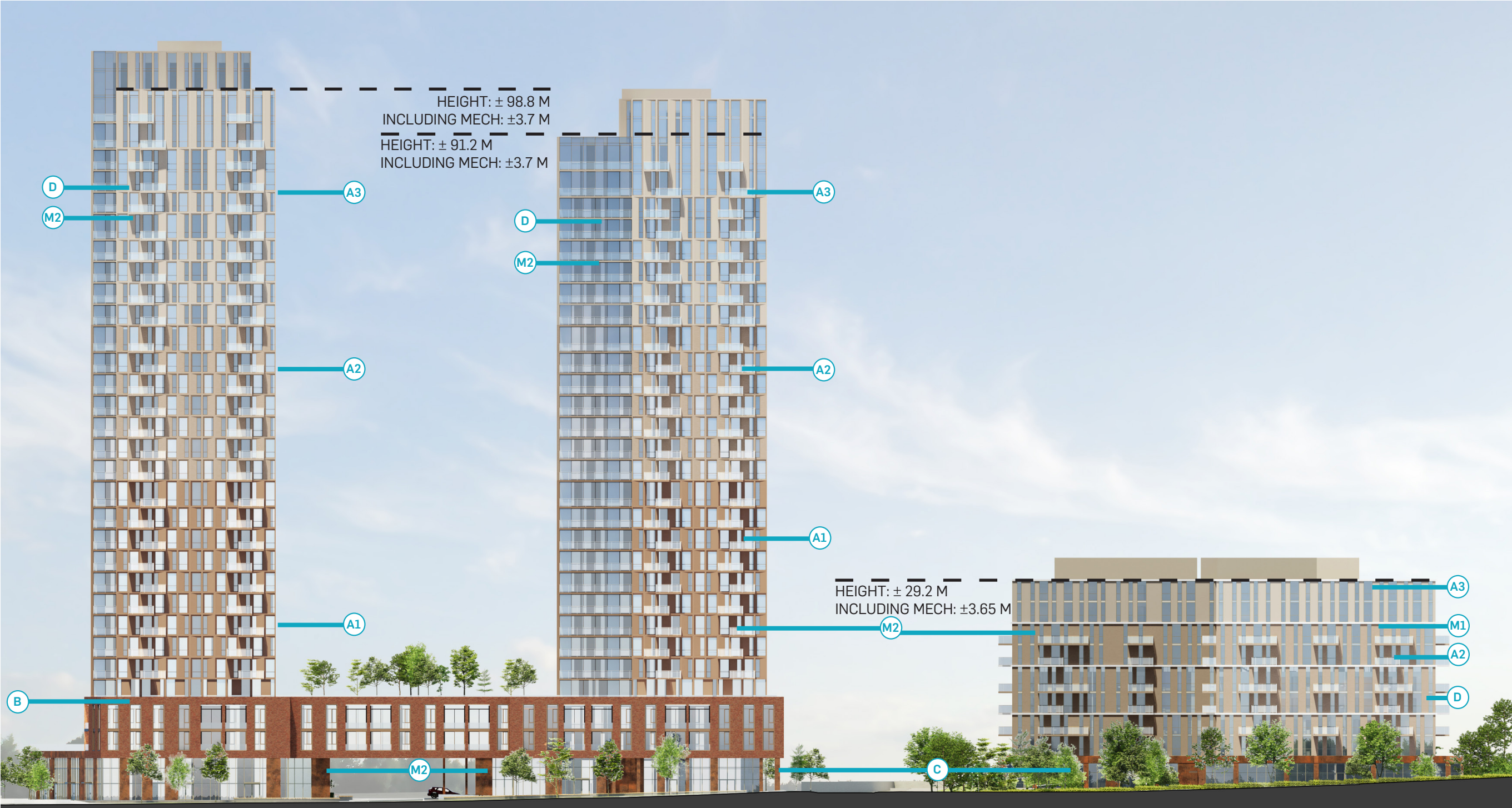


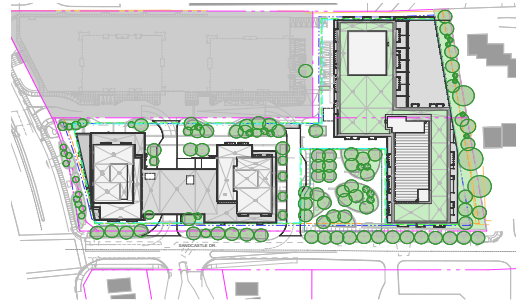


WEST ELEVATION

Materials legend

- (A1) Aluminum panels or Prefabricated porcelain panel or Dekton
Manufacturer: PanFab or Cosentino or equivalent
Colour: Neutral Orange #b68d6e
- (A2) Aluminum panels or Prefabricated porcelain panel or Dekton or equivalent
Colour: Warm Beige #ceb394
- (A3) Aluminum panels or Prefabricated porcelain panel or Dekton or equivalent
Colour: Light Champagne #decfbb
- (M1) Mullion
Manufacturer: PanFab or equivalent
Colour: White #efefef
- (M2) Mullion
Manufacturer: PanFab or equivalent
Colour: Bronze #504236
- (B) Podium: Brick
Manufacturer: Canada Brick or equivalent
Series: Canada or equivalent
Architectural Series
Colour: Brunswick
- (C) Copper
Manufacturer: PanFab or equivalent
Colour: Copper
- (D) Clear Glass
Manufacturer: TBD



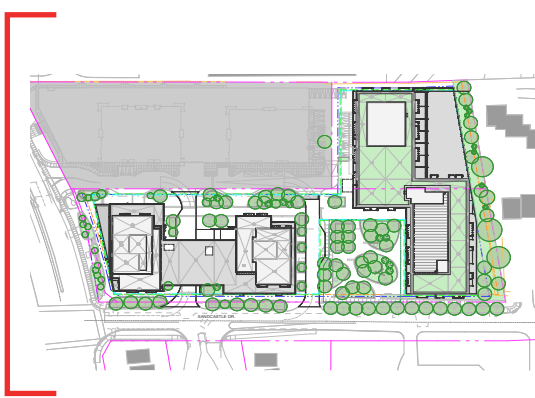


EAST ELEVATION

Materials legend

- (A1)** Aluminum panels or Prefabricated porcelaine panel or Dekton
Manufacturer: PanFab or Cosentino or equivalent
Colour: Neutral Orange #b68d6e
- (A2)** Aluminum panels or Prefabricated porcelaine panel or Dekton or equivalent
Colour: Warm Beige #ceb394
- (A3)** Aluminum panels or Prefabricated porcelaine panel or Dekton or equivalent
Colour: Light Champagne #decfbb
- (M1)** Mullion
Manufacturer: PanFab or equivalent
Colour: White #efefef
- (M2)** Mullion
Manufacturer: PanFab or equivalent
Colour: Bronze #504236
- (B)** Podium: Brick
Manufacturer: Canada Brick or equivalent
Series: Canada or equivalent
Architectural Series
Colour: Brunswick
- (C)** Copper
Manufacturer: PanFab or equivalent
Colour: Copper
- (D)** Clear Glass
Manufacturer: TBD



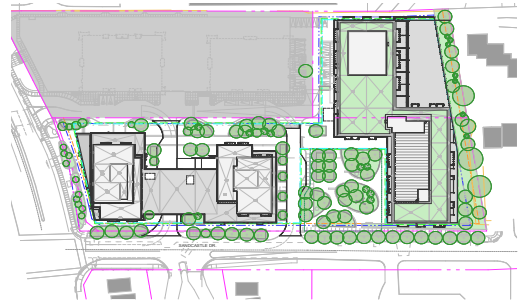


NORTH ELEVATION

Materials legend

- (A1)** Aluminum panels or Prefabricated porcelain panel or Dekton
Manufacturer: PanFab or Cosentino or equivalent
Colour: Neutral Orange #b68d6e
- (A2)** Aluminum panels or Prefabricated porcelain panel or Dekton or equivalent
Colour: Warm Beige #ceb394
- (A3)** Aluminum panels or Prefabricated porcelain panel or Dekton or equivalent
Colour: Light Champagne #decfbb
- (M1)** Mullion
Manufacturer: PanFab or equivalent
Colour: White #efefef
- (M2)** Mullion
Manufacturer: PanFab or equivalent
Colour: Bronze #504236
- (B)** Podium: Brick
Manufacturer: Canada Brick or equivalent
Series: Canada or equivalent
Architectural Series
Colour: Brunswick
- (C)** Copper
Manufacturer: PanFab or equivalent
Colour: Copper
- (D)** Clear Glass
Manufacturer: TBD





SOUTH ELEVATION

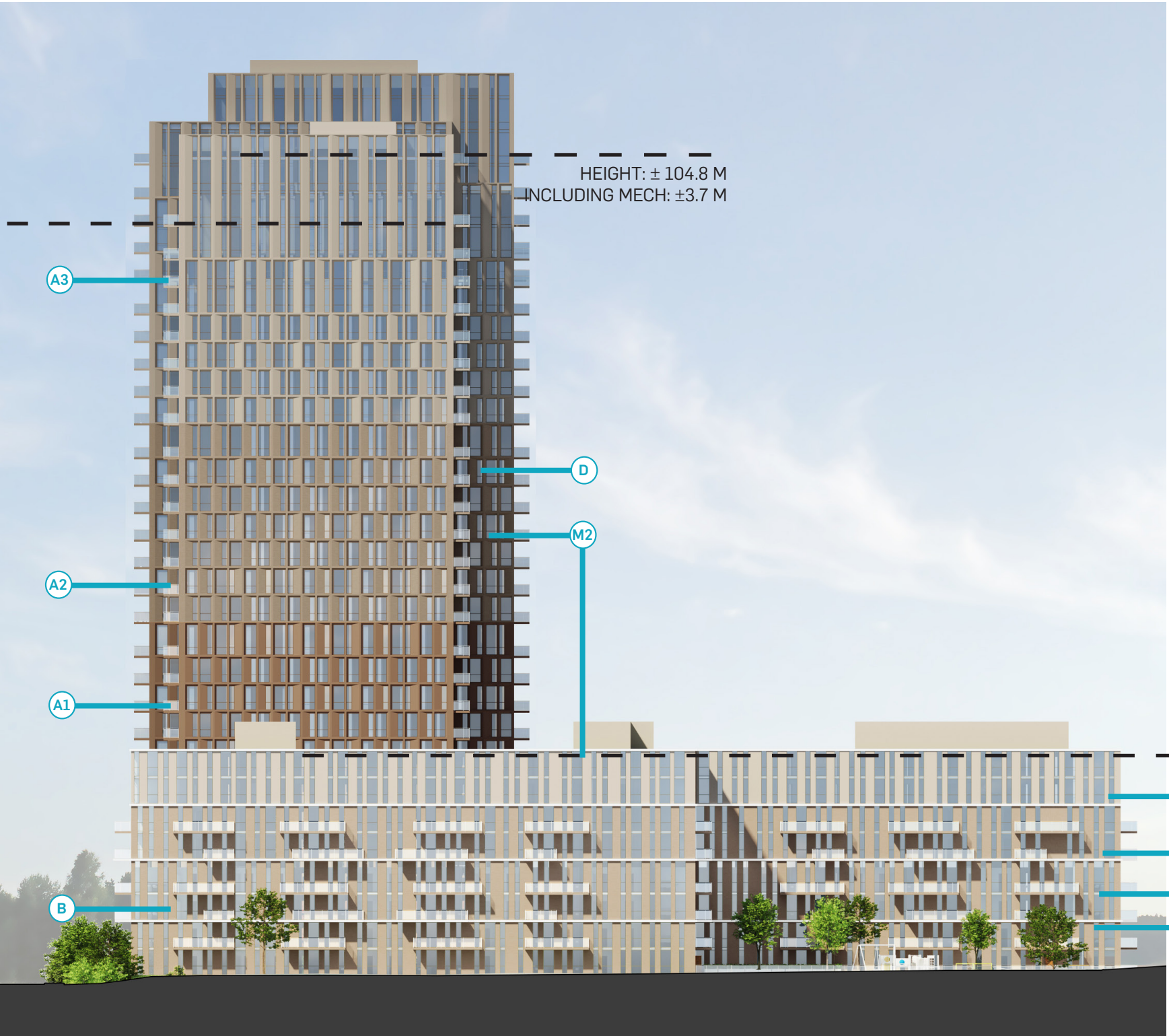
Materials legend

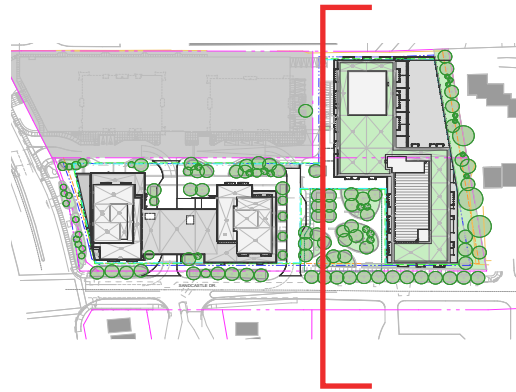
- (A1)** Aluminum panels or Prefabricated porcelain panel or Dekton
Manufacturer: PanFab or Cosentino or equivalent
Colour: Neutral Orange #b68d6e
- (A2)** Aluminum panels or Prefabricated porcelain panel or Dekton or equivalent
Colour: Warm Beige #ceb394
- (A3)** Aluminum panels or Prefabricated porcelain panel or Dekton or equivalent
Colour: Light Champagne #decfbb
- (M1)** Mullion
Manufacturer: PanFab or equivalent
Colour: White #efefef
- (M2)** Mullion
Manufacturer: PanFab or equivalent
Colour: Bronze #504236
- (B)** Podium: Brick
Manufacturer: Canada Brick or equivalent
Series: Canada or equivalent
Architectural Series
Colour: Brunswick
- (C)** Copper
Manufacturer: PanFab or equivalent
Colour: Copper
- (D)** Clear Glass
Manufacturer: TBD

HEIGHT: ± 91.2 M
INCLUDING MECH: ±3.7 M

HEIGHT: ± 104.8 M
INCLUDING MECH: ±3.7 M

HEIGHT: ± 29.2 M
INCLUDING MECH: ±3.65 M





TOWER 3,4 NORTH ELEVATION

Materials legend

- (A1) Aluminum panels or Prefabricated porcelaine panel or Dekton
Manufacturer: PanFab or Cosentino or equivalent
Colour: Neutral Orange #b68d6e
- (A2) Aluminum panels or Prefabricated porcelaine panel or Dekton or equivalent
Colour: Warm Beige #ceb394
- (A3) Aluminum panels or Prefabricated porcelaine panel or equivalent
Colour: Light Champagne #decfbb
- (M1) Mullion
Manufacturer: PanFab or equivalent
Colour: White #efefef
- (M2) Mullion
Manufacturer: PanFab or equivalent
Colour: Bronze #504236
- (B) Podium: Brick
Manufacturer: Canada Brick or equivalent
Series: Canada or equivalent
Architectural Series
Colour: Brunswick
- (C) Copper
Manufacturer: PanFab or equivalent
Colour: Copper
- (D) Clear Glass
Manufacturer: TBD

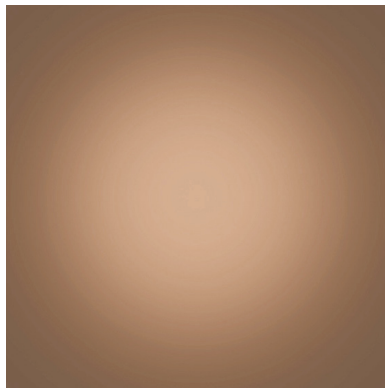


HEIGHT: ± 29.2 M
INCLUDING MECH: ±3.65 M

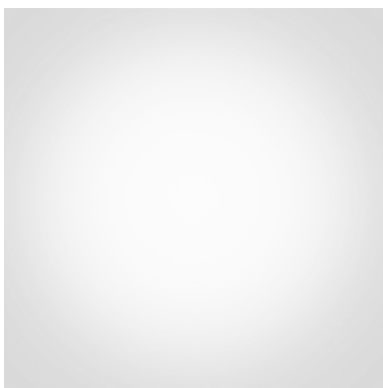
8

MATERIALS

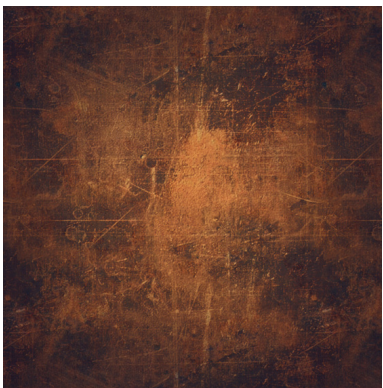
SAMPLE PANEL



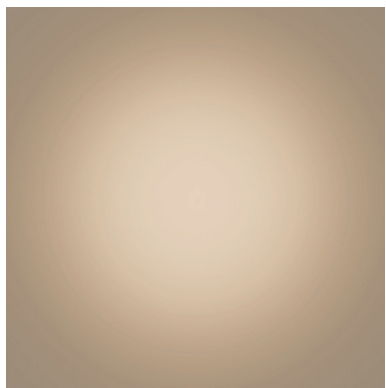
A1 Aluminum panels or Prefabricated porcelain panel or Dekton
Manufacturer: PanFab or Cosentino or equivalent
Colour: Neutral Orange #b68d6e



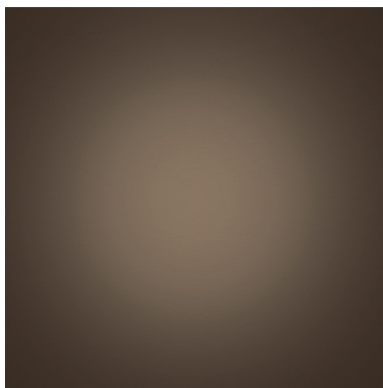
M1 Metal finish
Manufacturer: PanFab or equivalent
Colour: White #efefef
Tower: 3 & 4



C Copper
Manufacturer: TBD
Colour: Copper - Satin finish



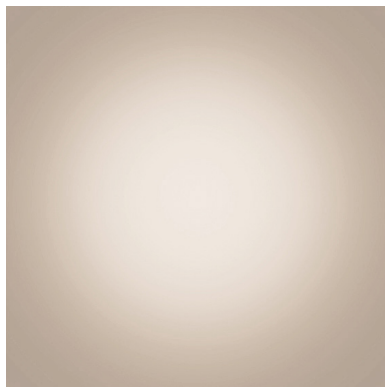
A2 Aluminum panels or Prefabricated porcelain panel or Dekton
Manufacturer: PanFab or Cosentino or equivalent
Colour: Warm Beige #ceb394



M2 Mullion
Manufacturer: PanFab or equivalent
Colour: Bronze #504236
Tower: 5 & 6



D Clear Glass
Manufacturer: TBD



A3 Aluminum panels or Prefabricated porcelain panel or Dekton
Manufacturer: PanFab or Cosentino or equivalent
Colour: Light Champagne #decfbb



B Podium: Brick
Manufacturer: Canada Brick or equivalent
Series: Canada Architectural Series or equivalent
Colour: Brunswick
Ontario Size:
60 x 213 x 102 (mm)
2 3/8 x 8 3/8 x 4 (in)

| INFORMATION SUR LE PROJET - PROJECT INFORMATION | | | | 2025-09-18 | | | | |
|---|--|---|-----------------------------------|---|-----------------------------------|-----------------------------------|---------------------------------------|-----------------|
| 12762 | | Baseline 3, 4, 5 & 6 | | Projet Global / Overall Project | | | | |
| <div>Province / Province Ontario</div> <div>Zonage / Zoning City of Ottawa zoning By-law No. 2008-250</div> <div>Superficie du Lot / Property Area15,956.9 m² / sq. m.171,760pi² / sq. ft</div> | | | | | | | | |
| STATISTIQUES SUR LE PROJET / PROJECT STATISTICS | | Tour 6 / Tower 6 | Tour 5 / Tower 5 | Tour 3 et 4 / Tower 3 & 4 | | | | |
| Hauteur du Bâtiment (m) / Building Height (m) | | 98.8 m (30 étages / storeys) | 91.2 m (28 étages / storeys) | 29.20m (9 étages / storeys) | | | | |
| STATISTIQUES DES UNITÉS / UNIT STATISTICS | | Tour 6 / Tower 6 | Tour 5 / Tower 5 | Tour 3 et 4 / Tower 3 & 4 | TOTAL | | | |
| Studio / Bachelor | | 30 | 25 | 16 | 71 | | | |
| 1 Chambre / 1 Bedroom | | 38 | 133 | 0 | 171 | | | |
| 1 Chambre + Den / 1 Bedroom + Den | | 87 | 73 | 223 | 383 | | | |
| 2 Chambre / 2 Bedroom | | 133 | 50 | 32 | 215 | | | |
| 2 Chambre + Den / 2 Bedroom + Den | | 3 | 4 | 0 | 7 | | | |
| 3 Chambre / 3 Bedroom | | 2 | 6 | 16 | 24 | | | |
| 3 Chambre + Den / 3 Bedroom + Den | | 0 | 0 | 0 | 0 | | | |
| Total Number of Units | | 293 | 291 | 287 | 871 | | | |
| STATIONNEMENT RÉSIDENTIEL / RESIDENTIAL PARKING | | | | | | | | |
| PHASE / PHASE | | EXIGÉ / REQUIRED | | FOURNIS / PROVIDED | | | | |
| | | #Unité / #/Unit | Parking | Ratio Moy. (m²) / Avg. Ratio (m²) | Location | Parking | | |
| Tour 6 - Résidentiel / Tower 6 - Résidentiel | | 1,0 per unit | 293 | 0.47 | Provided In T6 | 55 | | |
| | | | | | Provided In T3 & t4 | 82 | | |
| Tour 6 - Visitors / Tower 6 - Visiteur | | 0,2/unit | 59 | 0.20 | Provided In T6 | 59 | | |
| Tour 6 - Accessible (inclus dans compte) / Accessible (included in count) | | Tower 6 - 1-12=1 Type A 13-100=4% of total (50% Type A / 50% Type B) 101-200=1+3% of total (50% Type A / 50% Type B) 201-1000=2+2% of total (50% Type A / 50% Type B) 1001+=11+1% of total (50% Type A / 50% Type B) | 9 | Tower 6 - 1-12=1 Type A 13-100=4% of total (50% Type A / 50% Type B) 101-200=1+3% of total (50% Type A / 50% Type B) 201-1000=2+2% of total (50% Type A / 50% Type B) 1001+=11+1% of total (50% Type A / 50% Type B) | 9 | 9 | | |
| Tower 6 - Total Residential & Visitor Parking | | 1,2/unit | 352 | 001 / unit | | 196 | | |
| Tour 5 - Résidentiel / Tower 5 - Résidentiel | | 1,0/unit | 291 | 0.48 | Provided In T5 | 66 | | |
| | | | | | Provided In T3 & t4 | 73 | | |
| Tour 5 - Visitors / Tower 5 - Visiteur | | 0,2/unit | 58 | 0.21 | Provided In T5 | 60 | | |
| Tour 5 - Accessible (inclus dans compte) / Accessible (included count) | | Tower 5 - 1-12=1 Type A 13-100=4% of total (50% Type A / 50% Type B) 101-200=1+3% of total (50% Type A / 50% Type B) 201-1000=2+2% of total (50% Type A / 50% Type B) 1001+=11+1% of total (50% Type A / 50% Type B) | 9 | Tower 5 - 1-12=1 Type A 13-100=4% of total (50% Type A / 50% Type B) 101-200=1+3% of total (50% Type A / 50% Type B) 201-1000=2+2% of total (50% Type A / 50% Type B) 1001+=11+1% of total (50% Type A / 50% Type B) | 9 | 9 | | |
| Tower 5 - Total Residential & Visitor Parking | | 1,2/unit | 349 | 0,69 / unit | | 199 | | |
| Tour 3 & 4 - Résidentiel / Tower 3 & 4 - Résidentiel | | 1,0/unit | 287 | 0.46 | Provided In T3 & t4 | 133 | | |
| Tour 3 & 4 - Visitors / Tower 3 & 4 - Visiteur | | 0,2/unit | 57 | 0.20 | Provided In T3 & t4 | 57 | | |
| Tour 3 & 4 - Accessible (inclus dans compte) / Accessible (included count) | | Tower 3 & 4 - 1-12=1 Type A 13-100=4% of total (50% Type A / 50% Type B) 101-200=1+3% of total (50% Type A / 50% Type B) 201-1000=2+2% of total (50% Type A / 50% Type B) 1001+=11+1% of total (50% Type A / 50% Type B) | 9 | Tower 3 & 4 - 1-12=1 Type A 13-100=4% of total (50% Type A / 50% Type B) 101-200=1+3% of total (50% Type A / 50% Type B) 201-1000=2+2% of total (50% Type A / 50% Type B) 1001+=11+1% of total (50% Type A / 50% Type B) | 9 | 9 | | |
| Tower 3 & 4 - Total Residential & Visitor Parking | | 1,2/unit | 344 | 0,66 / unit | | 190 | | |
| Total Residential & Visitor Parking | | 1,2/unit | 1045 | 0,68/unit | | 585 | | |
| Reduced parking stalls (Sec.106 up to 40%) | | 234 | | | | 87 | | |
| STATIONNEMENT COMMERCIALE / COMMERCIAL PARKING | | | | | | | | |
| PHASE / PHASE | | Aire (m²) / Area (m²) | EXIGÉ / REQUIRED | | FOURNIS / PROVIDED | | | |
| | | | Ratio Moy. (m²) / Avg. Ratio (m²) | Commercial Parking | Ratio Moy. (m²) / Avg. Ratio (m²) | Location | Commercial Parking | |
| Tour 1 - Commerciale / Tower 1 - Commercial | | | 73 | | | 73 | | |
| Tour 6 - Commerciale / Tower 6 - Commercial | | 799 | 3.4/100 | 28 | 3.4/100 | 28 | | |
| Tour 5 - Commerciale / Tower 5 - Commercial | | 536 | 3.4/100 | 19 | 3.4/100 | 19 | | |
| Tour 3 et 4 - Commerciale / Tower 3 & 4 - Commercial | | 346 | 3.4/100 | 12 | 3.4/100 | 12 | | |
| Tour 3 et 4 - Garderie / Tower 3 & 4 - Daycare (gross floor area) | | 567 | 2.0/100 | 12 | 2.0/100 | 12 | | |
| Total Commercial Parking | | 1681 | 3.4/100 | 144 | 3.4/100 | 144 | | |
| STATIONNEMENT POUR VÉLOS / BICYCLE PARKING | | | | | | | | |
| PHASE / PHASE | | Unités / Units | Aire (m²) / Area (m²) | EXIGÉ / REQUIRED | | FOURNIS / PROVIDED | | |
| | | | | Ratio / Ratio | Bicycle Parking | Ratio Moy. (m²) / Avg. Ratio (m²) | Location | Bicycle Parking |
| Tour 6 - Résidentiel / Tower 6 - Residential | | 293 | | 0,5/unit | 147 | 0.65 | Provided In T6 | 189 |
| | | | | | | | Provided In T3 & t4 | 0 |
| | | | | | | | Total T6 Residential Bicycle parking | 189 |
| Tour 5 - Résidentiel / Tower 5 - Residential | | 291 | | 0,5/unit | 146 | 1.02 | Provided In T5 | 296 |
| | | | | | | | Provided In T3 & t4 | 0 |
| | | | | | | | Total T5 Residential Bicycle parking | 296 |
| Tour 3 et 4 - Résidentiel / Tower 3 & 4 - Residential | | 287 | | 0,5/unit | 144 | 1.76 | Provided In T3 & t4 | 504 |
| | | | | | | | Total T34 Residential Bicycle parking | 504 |
| Total Residential Bicycle Parking | | 871 | | 0,5/unit | 436 | 1,14 | | 989 |
| Tour 6 - Commerciale / Tower 6 - Commercial | | | 799 | 1/250 m2 | 3 | 1/250 m2 | Provided In T6 | 3 |
| Tour 5 - Commerciale / Tower 5 - Commercial | | | 536 | 1/250 m2 | 2 | 1/250 m2 | Provided In T5 | 2 |
| Tour 3 ET 4 - Commerciale / Tower 3 & 4 - Commercial | | | 913 | 1/250 m2 | 3 | 1/250 m2 | Provided In T3 & t4 | 6 |
| Total Commercial Bicycle Parking | | | 2248 | 1/250 m2 | 8 | 1/250 m2 | | 11 |

SURFACE DE PLANCHER HORS OEUVRE BRUTE - GROSS FLOOR AREA
12762

Baseline 3, 4, 5 & 6

2025-09-18
Projet Global / Overall Project

| | | | | | |
|-----------------------------------|---|---------|--------------|--|--|
| Province /Province | Ontario | | | | |
| Zonage / Zoning | City of Ottawa zoning By-law No. 2008-250 | | | | |
| Superficie du Lot / Property Area | 15,956.9 m² / sq. m. | 171,760 | pi² / sq. ft | | |

| GROSS FLOOR AREAS | Tour 6 / Tower 6 | | Tour 5 / Tower 5 | | Tour 3 et 4 / Tower 3 & 4 | |
|---------------------------|---------------------|-----------|---------------------|-----------|------------------------------|-----------|
| | m² / m² | pi² / ft² | m² / m² | pi² / ft² | m² / m² | pi² / ft² |
| Mechanical/ Roof | 0 | 0 | 0 | 0 | 0 | 0 |
| 30th Floor | 715 | 7696 | | | | |
| 29th Floor | 715 | 7696 | | | | |
| 28th Floor | 715 | 7696 | | | | |
| 27th Floor | 715 | 7696 | | | | |
| 26th Floor | 715 | 7696 | | | | |
| 25th Floor | 715 | 7696 | | | | |
| 24th Floor | 715 | 7696 | | | | |
| 23rd Floor | 715 | 7696 | | | | |
| 22nd Floor | 715 | 7696 | | | | |
| 21st Floor | 715 | 7696 | | | | |
| 20th Floor | 715 | 7696 | | | | |
| 19th Floor | 715 | 7696 | | | | |
| 18th Floor | 715 | 7696 | | | | |
| 17th Floor | 715 | 7696 | | | | |
| 16th Floor | 715 | 7696 | | | | |
| 15th Floor | 715 | 7696 | | | | |
| 14th Floor | 715 | 7696 | | | | |
| 13th Floor | 715 | 7696 | | | | |
| 12th Floor | 715 | 7696 | | | | |
| 11th Floor | 715 | 7696 | | | | |
| 10th Floor | 715 | 7696 | | | | |
| 9th Floor | 715 | 7696 | 694 | 7470 | 2973 | 32001 |
| 8th Floor | 715 | 7696 | 694 | 7470 | 2973 | 32001 |
| 7th Floor | 715 | 7696 | 694 | 7470 | 2973 | 32001 |
| 6th Floor | 715 | 7696 | 694 | 7470 | 2973 | 32001 |
| 5th Floor | 715 | 7696 | 694 | 7470 | 2973 | 32001 |
| 4th Floor (Amenity) | 532 | 5726 | 0 | 0 | 2973 | 32001 |
| 3rd Floor | 1176 | 12658 | 1318 | 14187 | 2973 | 32001 |
| 2nd Floor | 1176 | 12658 | 1318 | 14187 | 2958 | 31840 |
| Ground Floor 2 | 0 | 0 | 153 | 1647 | 1177 | 12669 |
| Ground Floor 1/Basement 0 | 934 | 10053 | 695 | 7481 | 0 | 0 |
| Basement 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Basement 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total GFA | 22408 | 241198 | 20140 | 216785 | 24946 | 268516 |

Part 1 – Administration, Interpretation and Definitions

Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding; (a) floor area occupied by shared mechanical, service and electrical equipment that serve the building (By-law 2008-326) (b) common hallways, corridors, stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302) (c) bicycle parking; motor vehicle parking or loading facilities; (d) common laundry, storage and washroom facilities that serve the building or tenants; (e) common storage areas that are accessory to the principal use of the building; (By-law 2008- 326) (f) common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326) (g) living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)

AIRE D'AGRÈMENT - AMENITY AREA

12762

Baseline 3, 4, 5 & 6

Projet Global / Overall Project

2025-09-18

Province /Province

Ontario

Zonage / Zoning

City of Ottawa zoning By-law No. 2008-250

Superficie du Lot / Property Area

15,956.9 m² / sq. m.

171,760

pi² / sq. ft

| PRIVATE AMENITY AREAS | Tour 6 / Tower 6 | Tour 5 / Tower 5 | Tour 3 et 4 / Tower 3 & 4 | TOTAL |
|-----------------------------|---------------------|---------------------|------------------------------|-------|
| Ground Floor 1 / Basement 0 | 0 | 0 | 0 | 0 |
| Ground Floor 2 | 0 | 0 | 0 | 0 |
| 2nd Floor | 206 | 123 | 612 | 941 |
| 3rd Floor | 75 | 123 | 253 | 450 |
| 4th Floor | 287 | 0 | 253 | 540 |
| 6th & 8th Floors | 69 | 85 | 505 | 660 |
| 5th, 7th & 9th Floors | 69 | 120 | 758 | 948 |
| 10th Floor | 24 | 43 | 0 | 67 |
| 11th to 28th Floors (Even) | 215 | 385 | 0 | 599 |
| 11th to 28th Floors (Odd) | 208 | 360 | 0 | 568 |
| 29th Floor | 23 | 40 | 0 | 63 |
| 30th Floor | 24 | 43 | 0 | 67 |
| Total | 1152 | 451 | 2381 | 3985 |

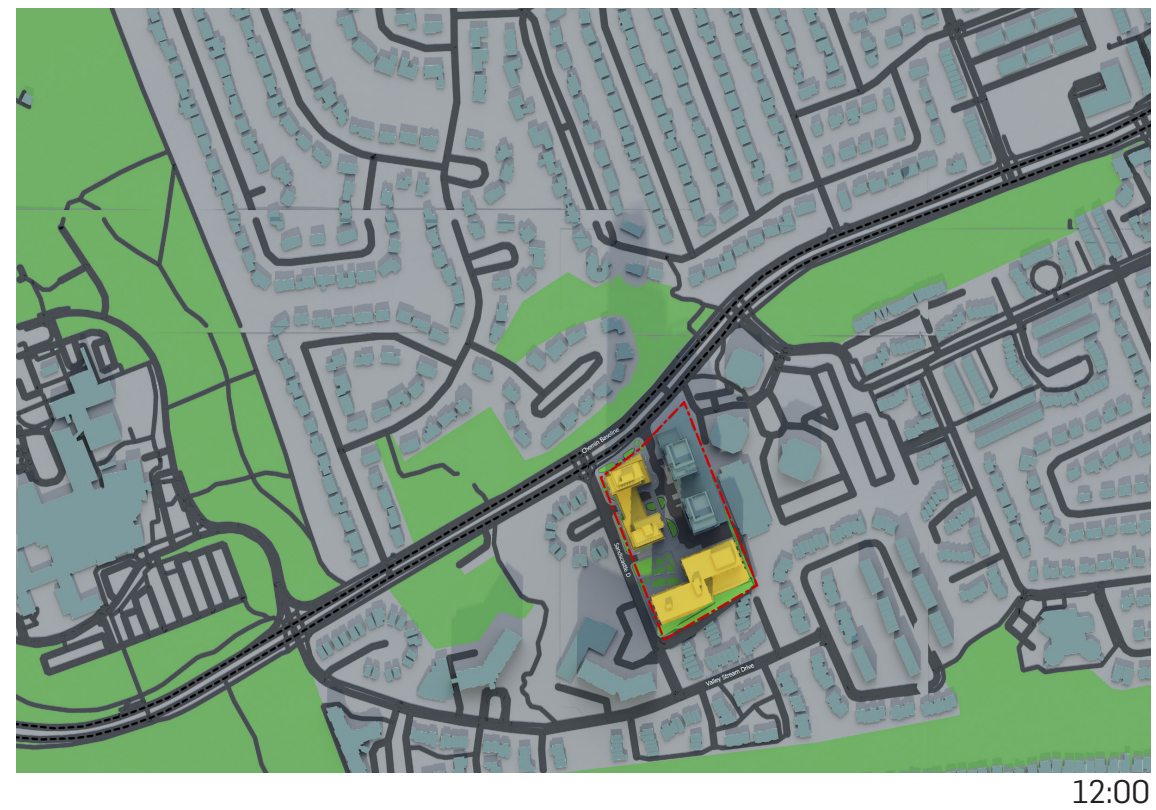
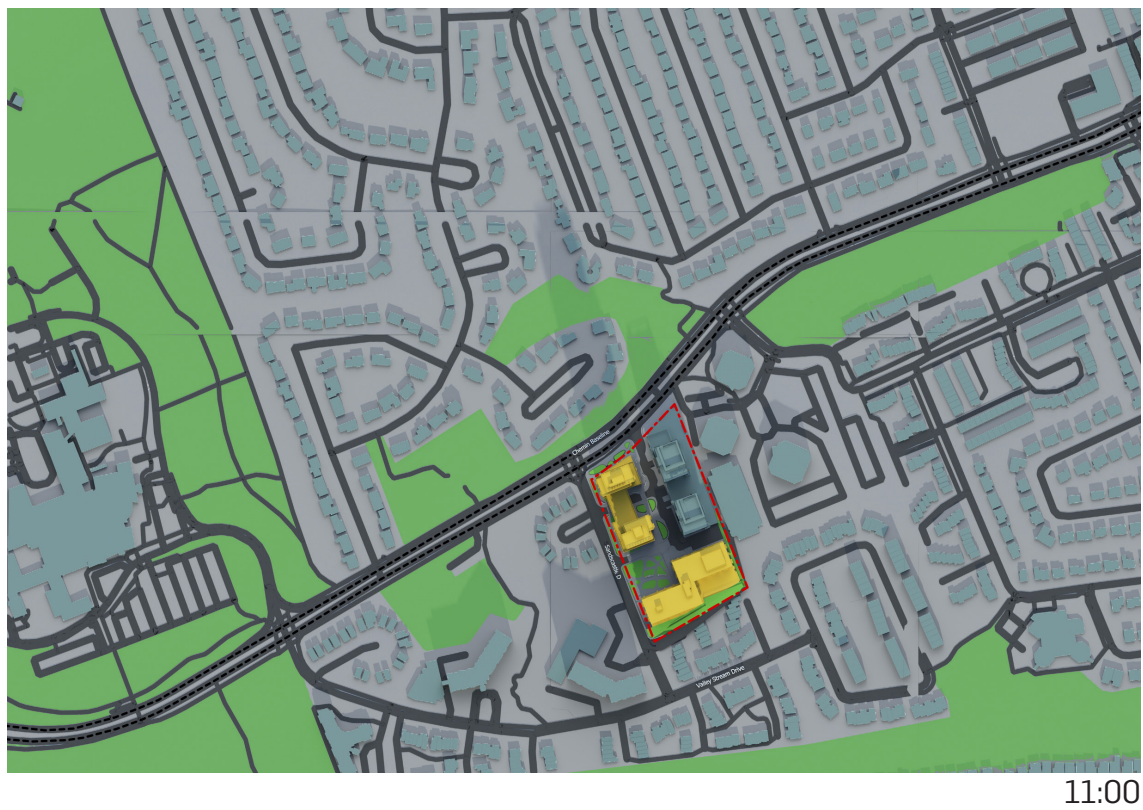
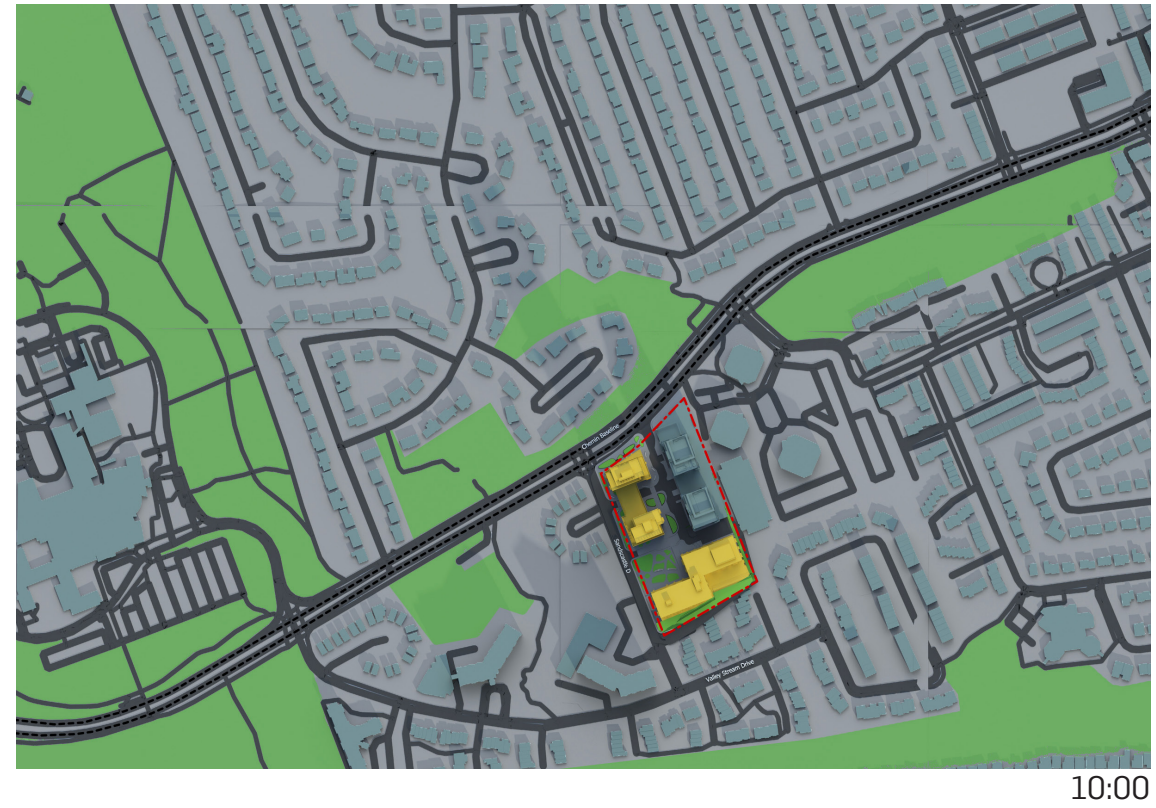
| PUBLIC INDOOR AMENITY AREAS | Tour 6 / Tower 6 | Tour 5 / Tower 5 | Tour 3 et 4 / Tower 3 & 4 | TOTAL |
|-----------------------------|---------------------|---------------------|------------------------------|-------|
| Ground Floor 1 / Basement 0 | 106 | 151 | 0 | 257 |
| Ground Floor 2 | 0 | 152 | 327 | 479 |
| 2nd Floor | | 0 | 0 | 0 |
| 3rd Floor | 0 | 0 | 0 | 0 |
| 4th Floor | 137 | 716 | 0 | 853 |
| 5th to 9th Floors | 0 | 0 | 0 | 0 |
| 10th Floor | 0 | 0 | 0 | 0 |
| 11th to 28th Floors | 0 | 0 | 0 | 0 |
| 29th and 30th Floors | 0 | 0 | 0 | 0 |
| Total | 243 | 1019 | 327 | 1589 |

| PUBLIC OUTDOOR AMENITY AREAS | Tour 6 / Tower 6 | Tour 5 / Tower 5 | Tour 3 et 4 / Tower 3 & 4 | TOTAL |
|------------------------------|---------------------|---------------------|------------------------------|-------|
| Ground Floor 1 / Basement 0 | 0 | 0 | 0 | 0 |
| Ground Floor 2 | 0 | 0 | 0 | 0 |
| 2nd Floor | 0 | 0 | 822 | 822 |
| 3rd Floor | 0 | 0 | 0 | 0 |
| 4th Floor | 582 | 870 | 0 | 1452 |
| 5th to 9th Floors | 0 | 0 | 0 | 0 |
| 10th Floor | 0 | 0 | 608 | 0 |
| 11th to 28th Floors | 0 | 0 | 0 | 0 |
| 29th and 30th Floors | 0 | 0 | 0 | 0 |
| Total | 582 | 870 | 1430 | 2882 |

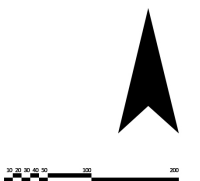
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SUN STUDY

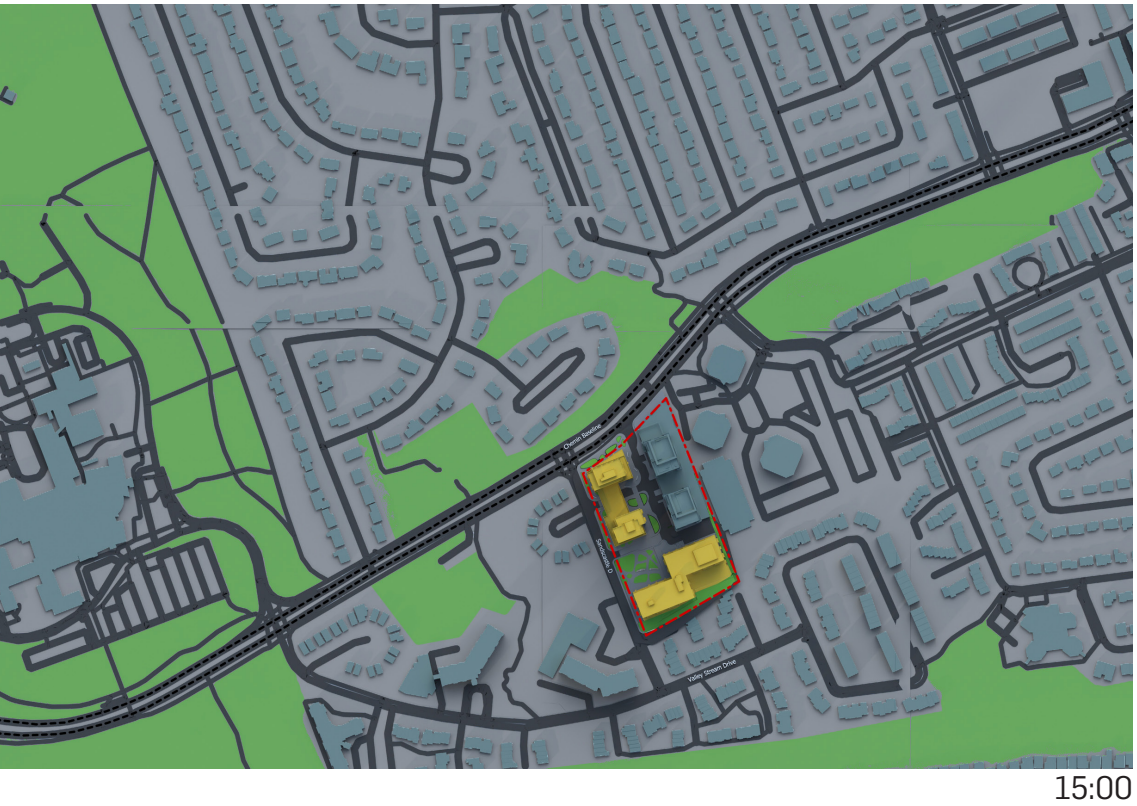
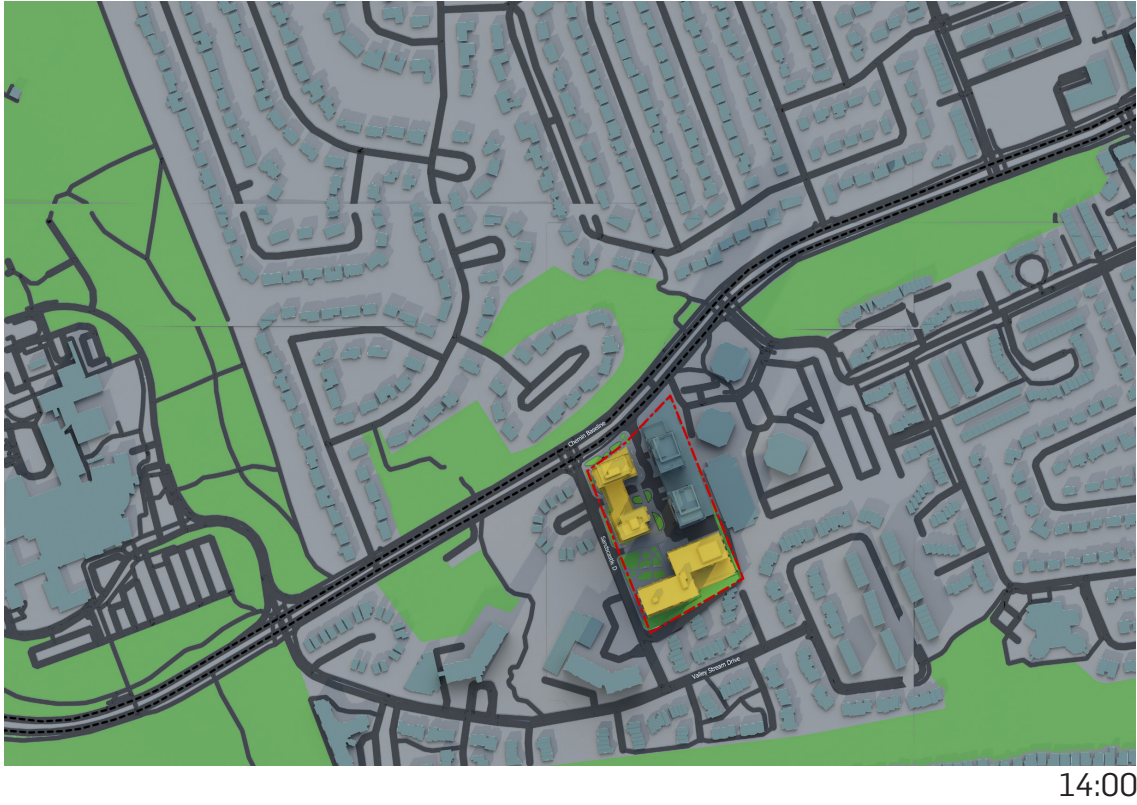
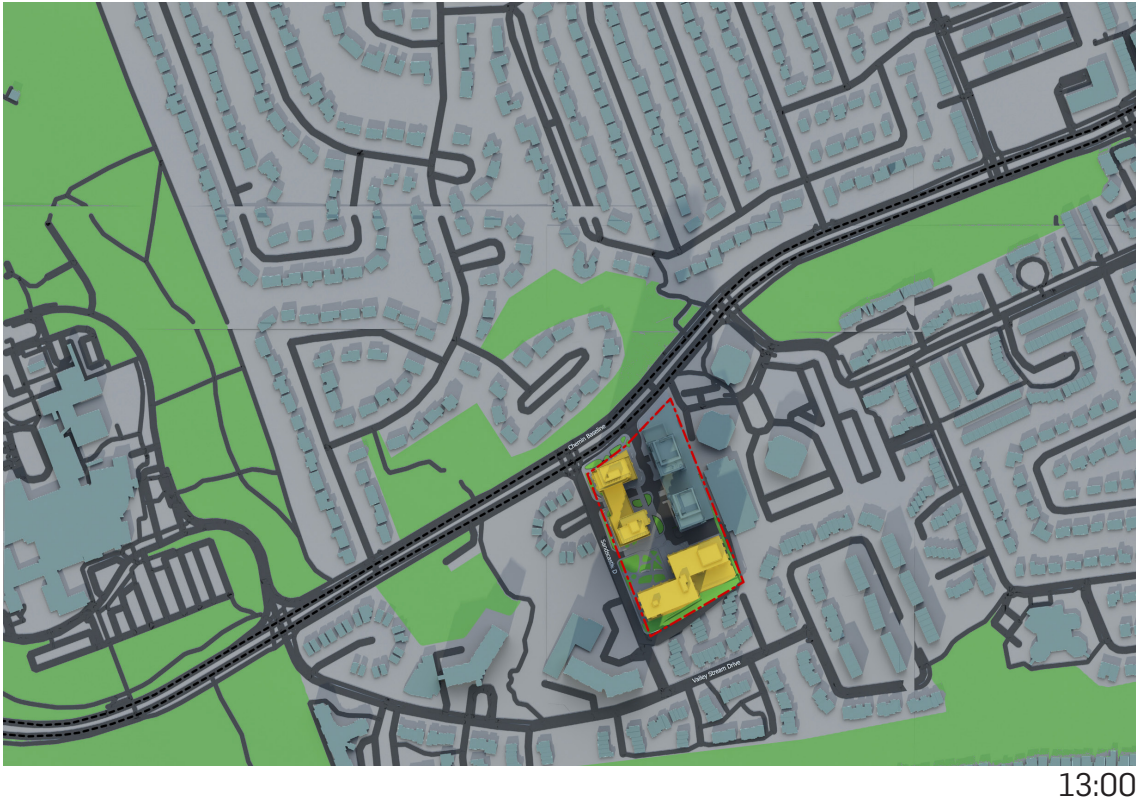
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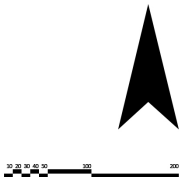
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- TRADITIONAL MAIN STREET
- PROPOSED DEVELOPMENT
- PUBLIC SPACES



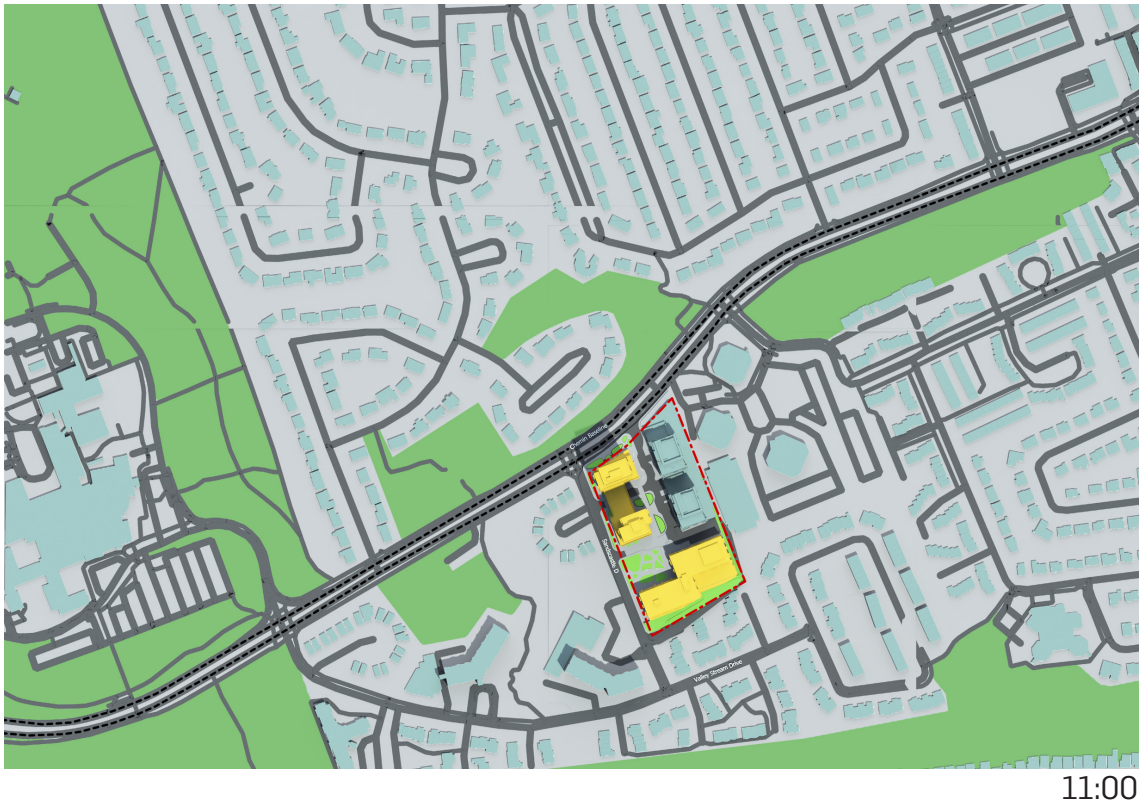
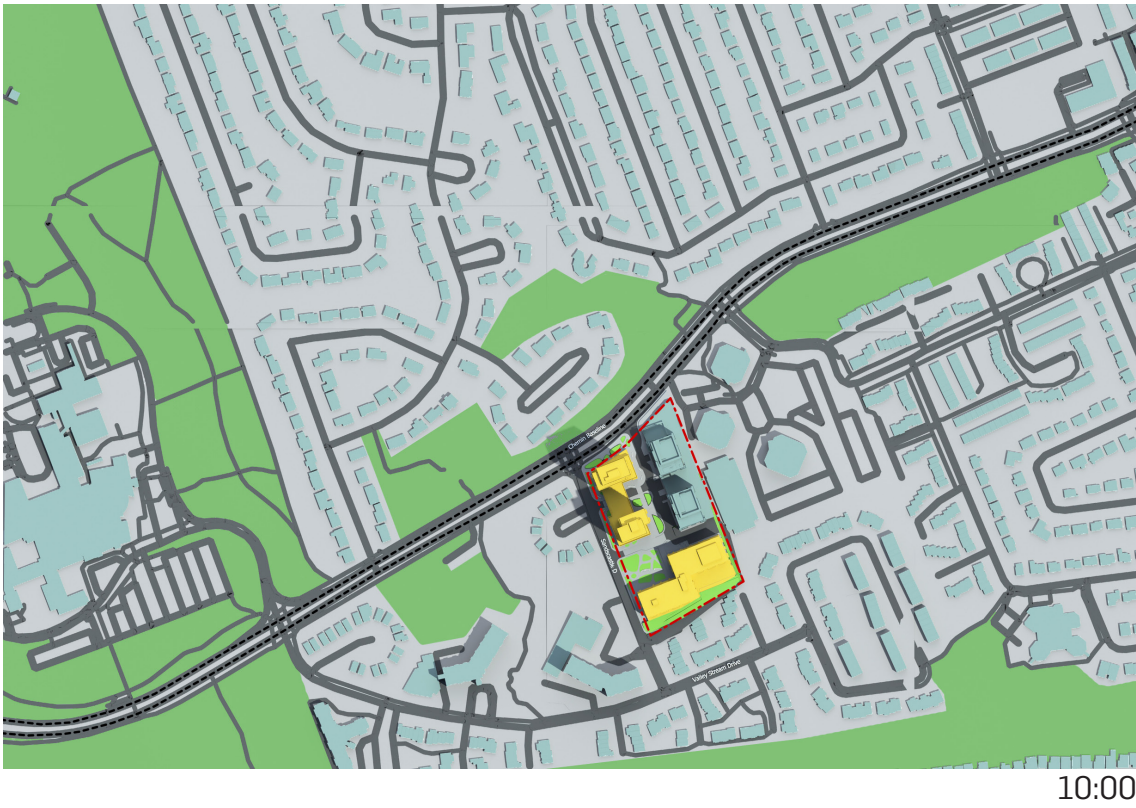
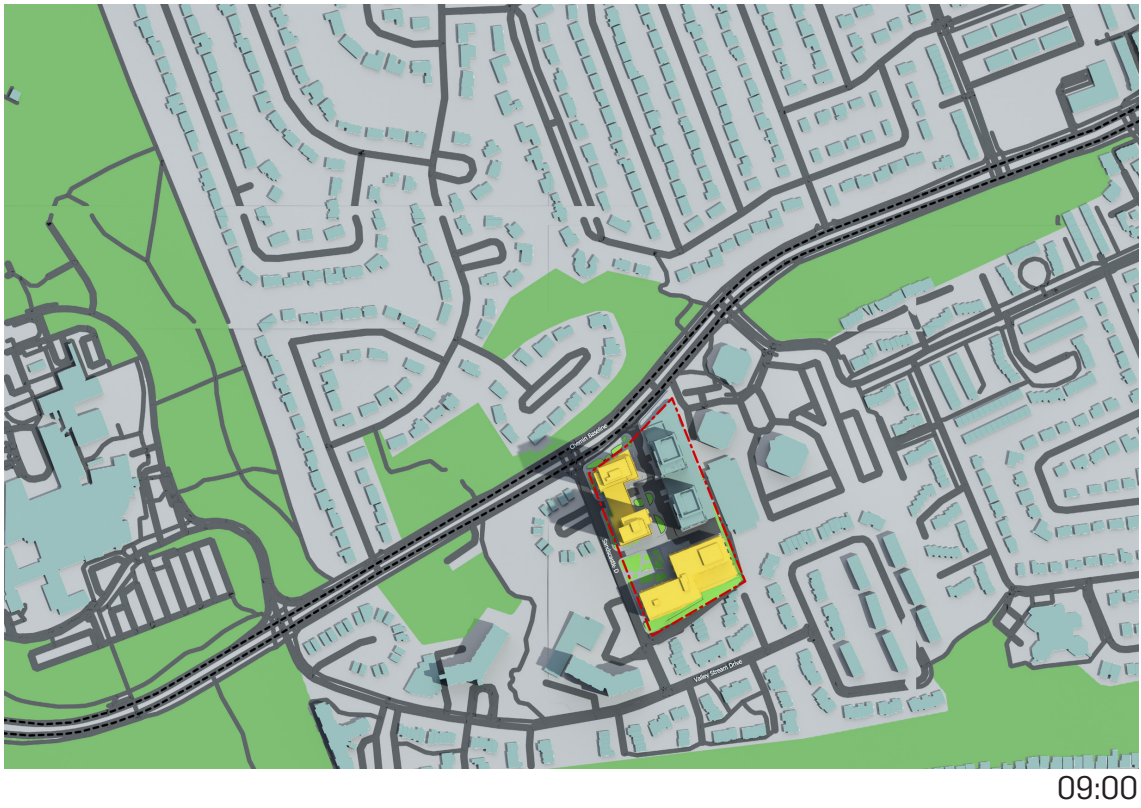
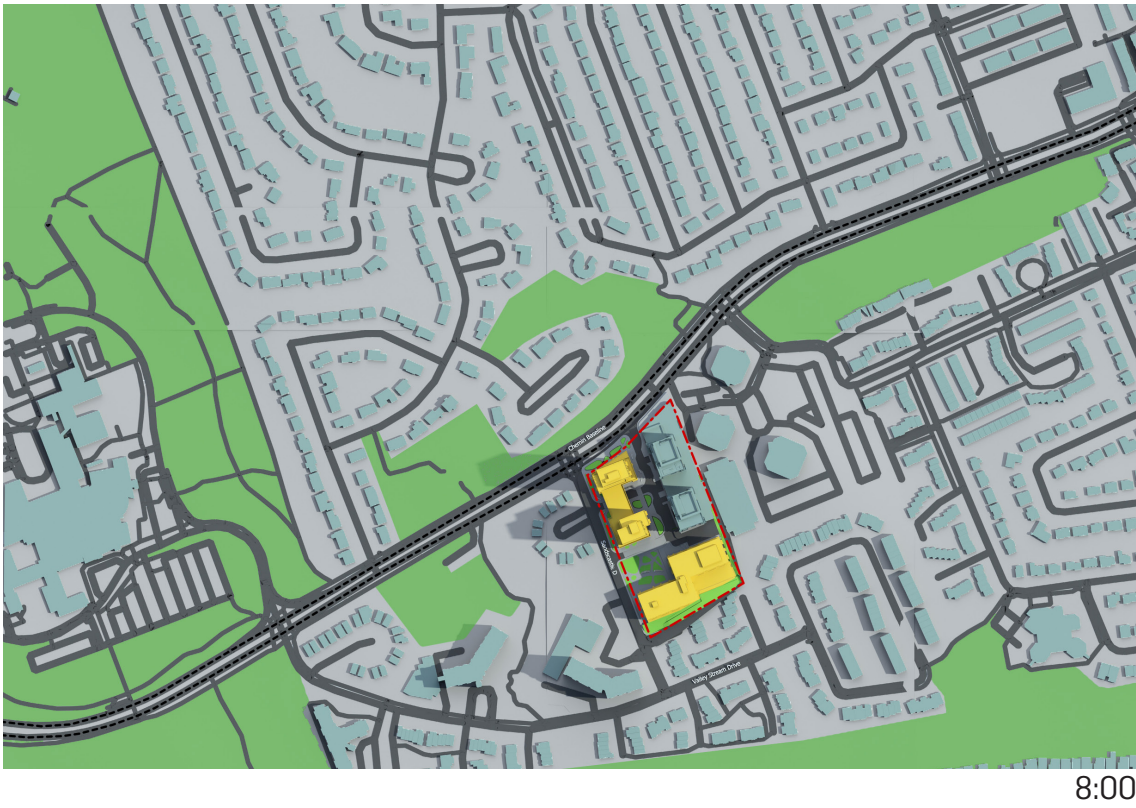
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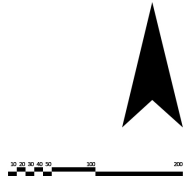
- PROPERTY LINE
- TRADITIONAL MAIN STREET
- PROPOSED DEVELOPMENT
- PUBLIC SPACES



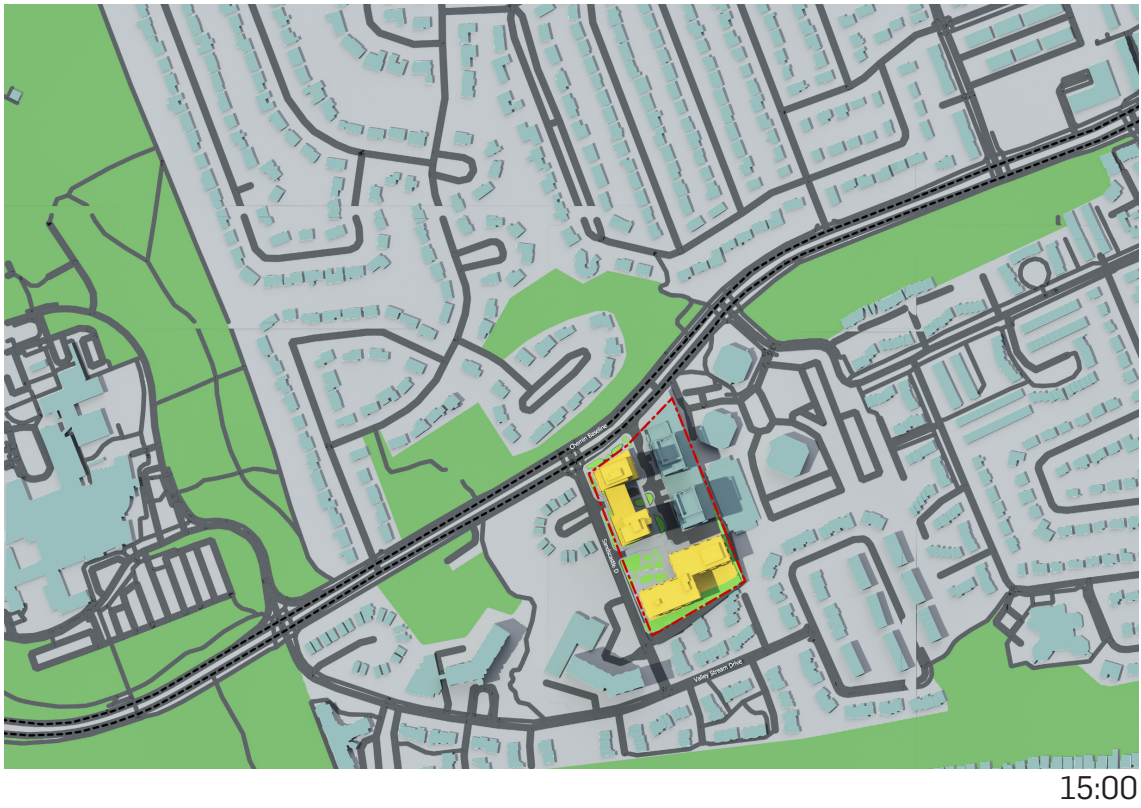
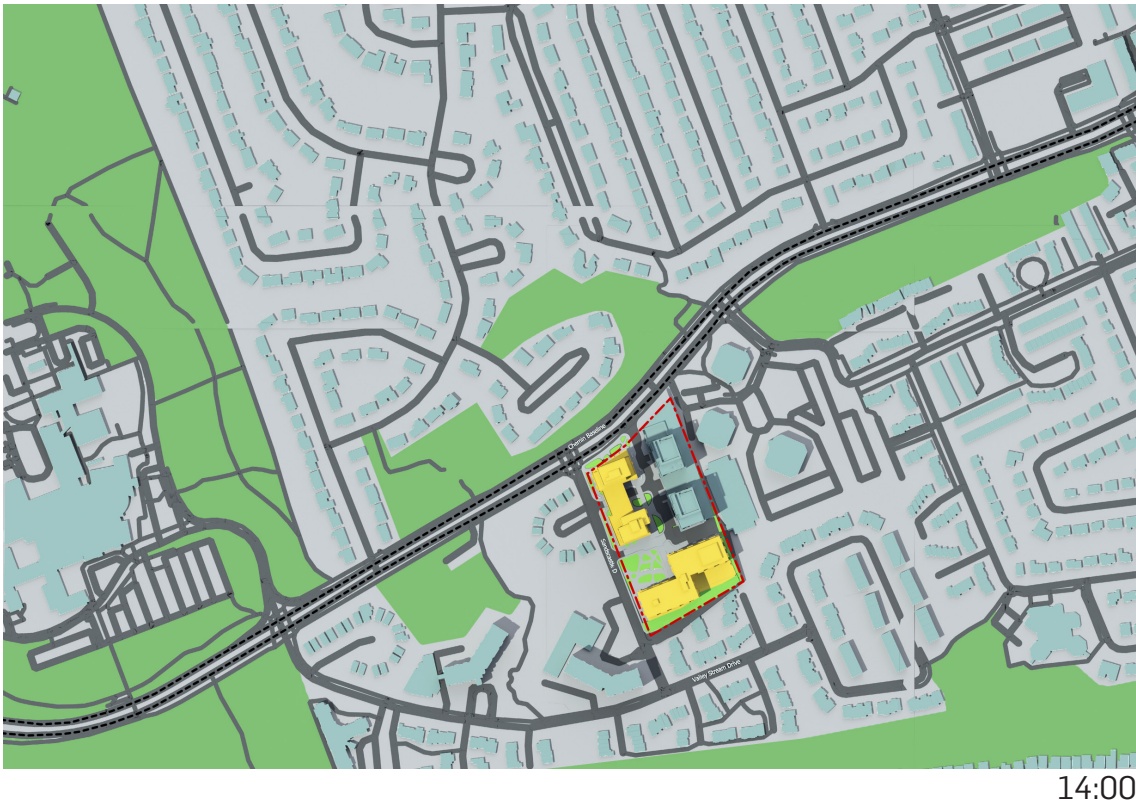
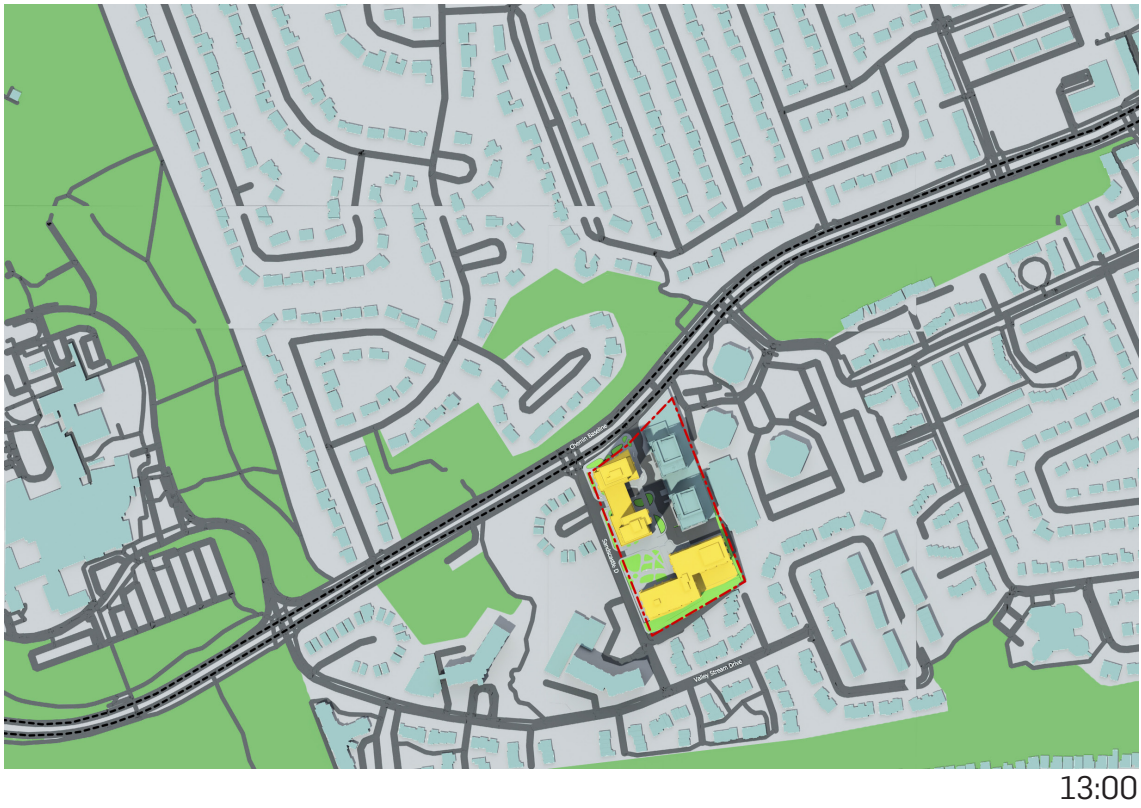
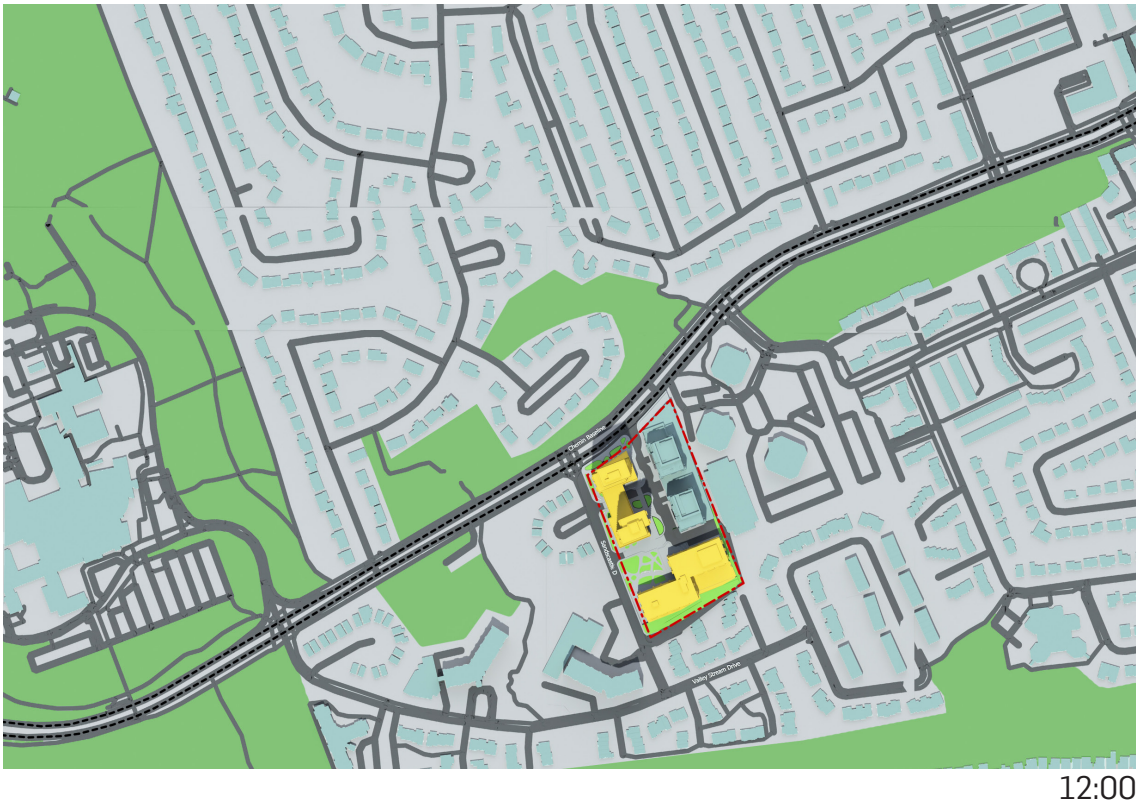
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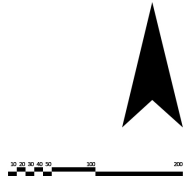
- PROPERTY LINE
- TRADITIONAL MAIN STREET
- PROPOSED DEVELOPMENT
- PUBLIC SPACES



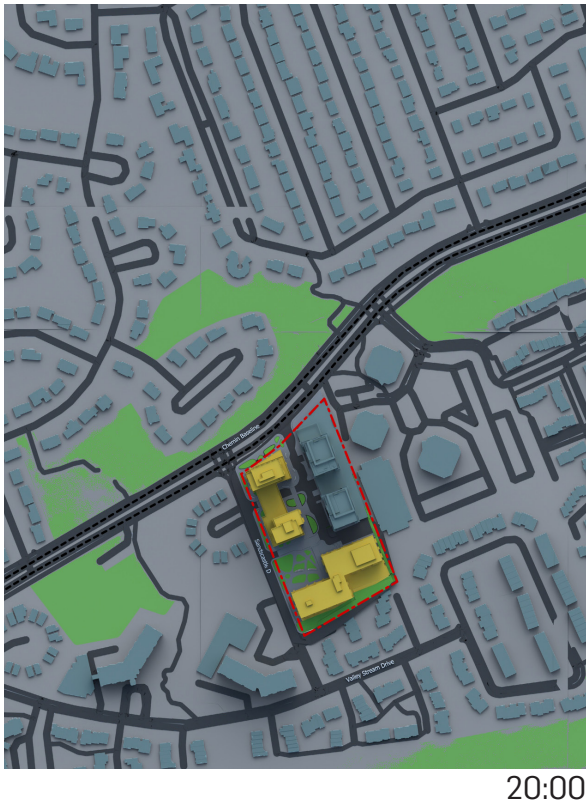
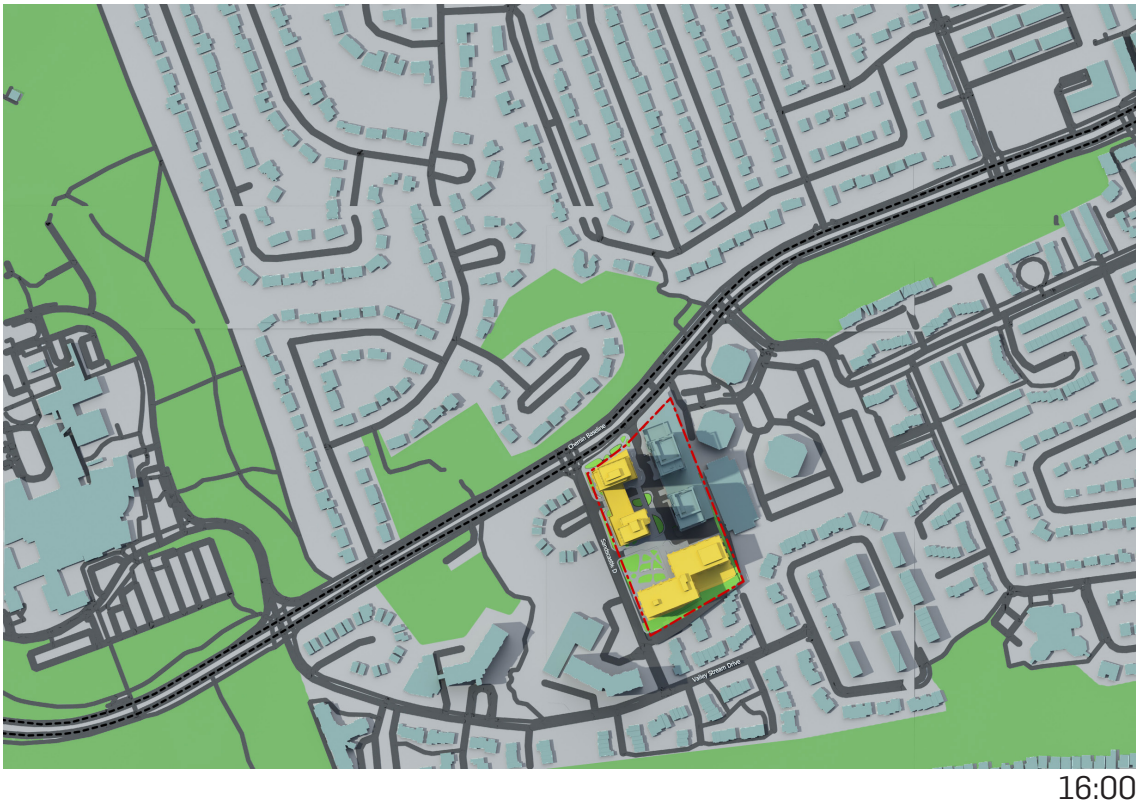
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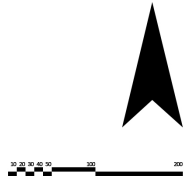
- PROPERTY LINE
- TRADITIONAL MAIN STREET
- PROPOSED DEVELOPMENT
- PUBLIC SPACES



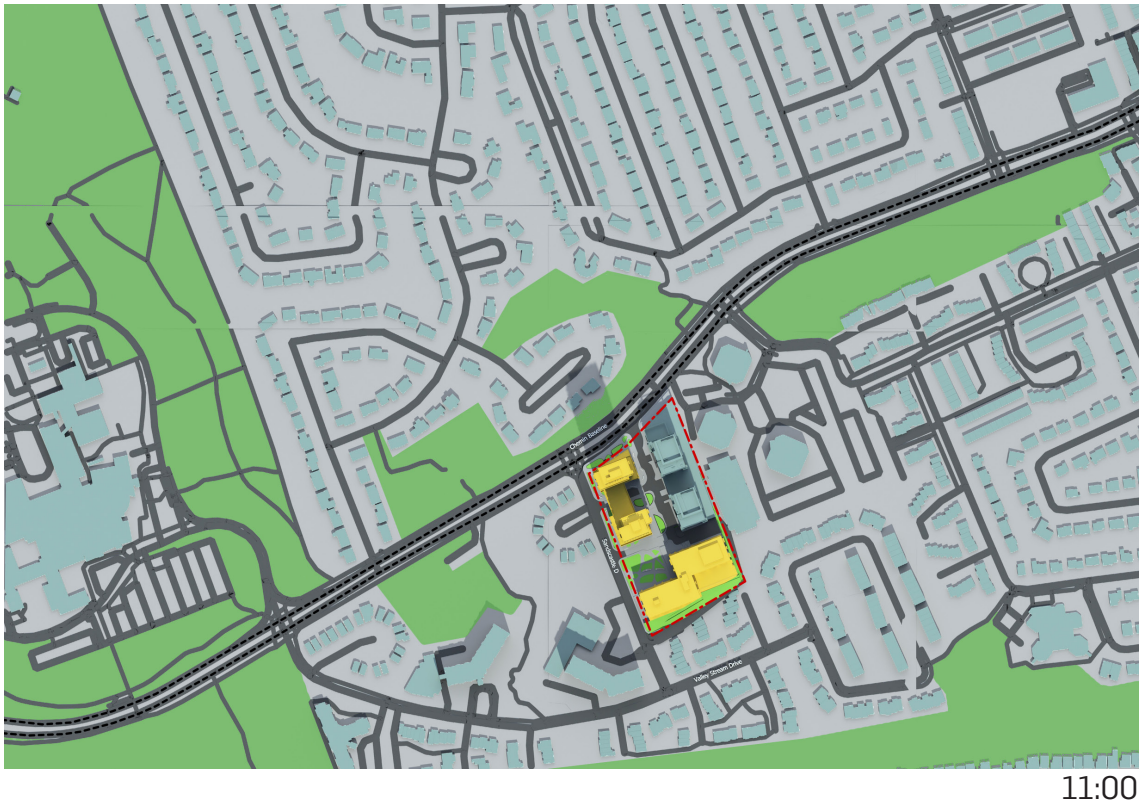
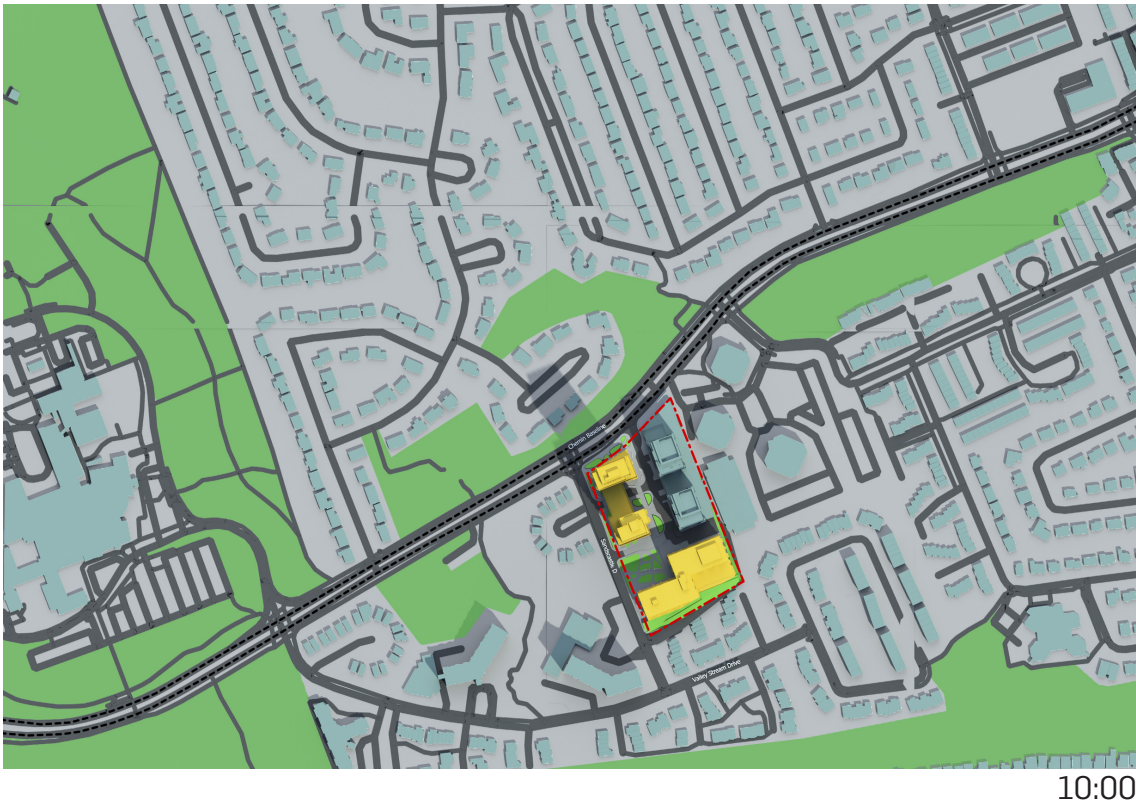
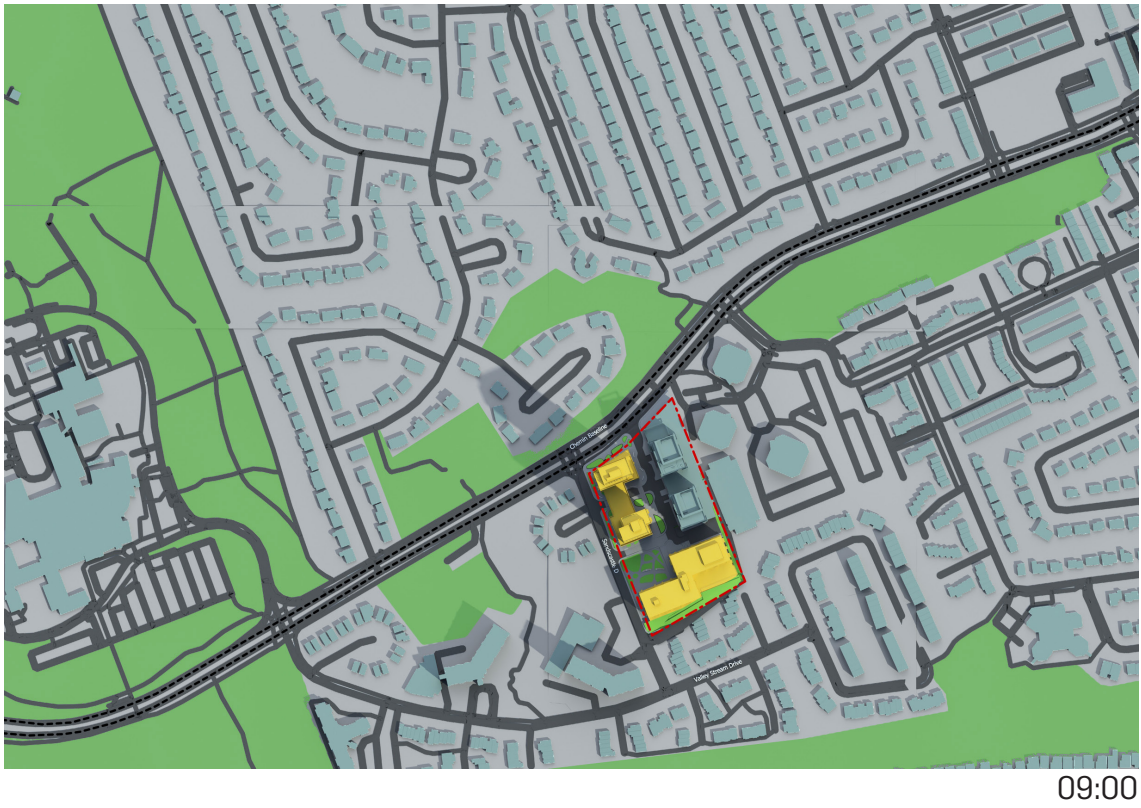
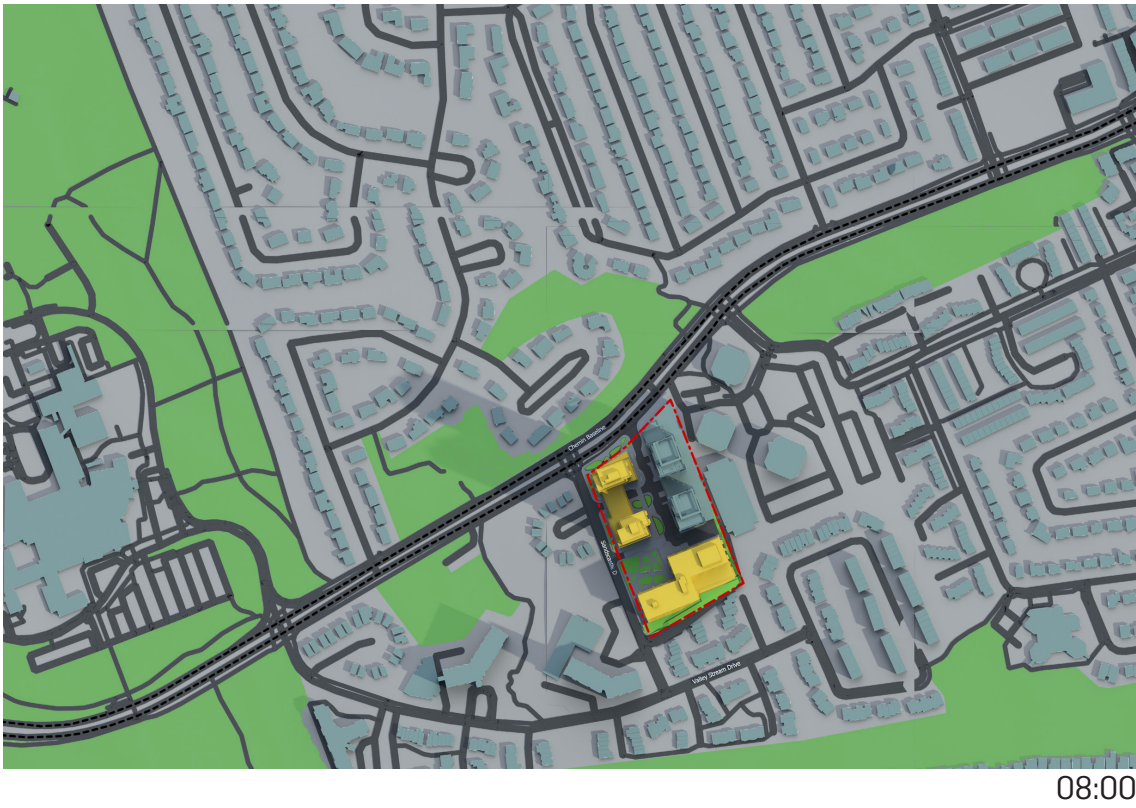
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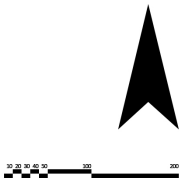
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- TRADITIONAL MAIN STREET
- PROPOSED DEVELOPMENT
- PUBLIC SPACES



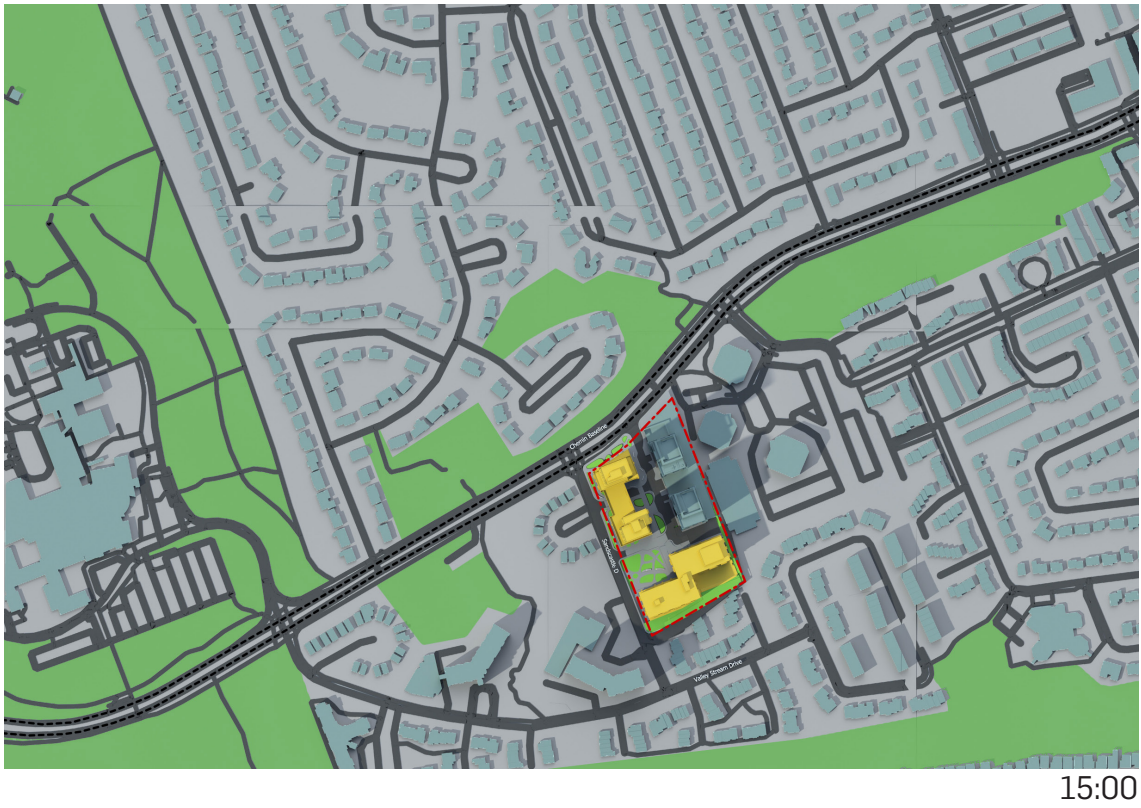
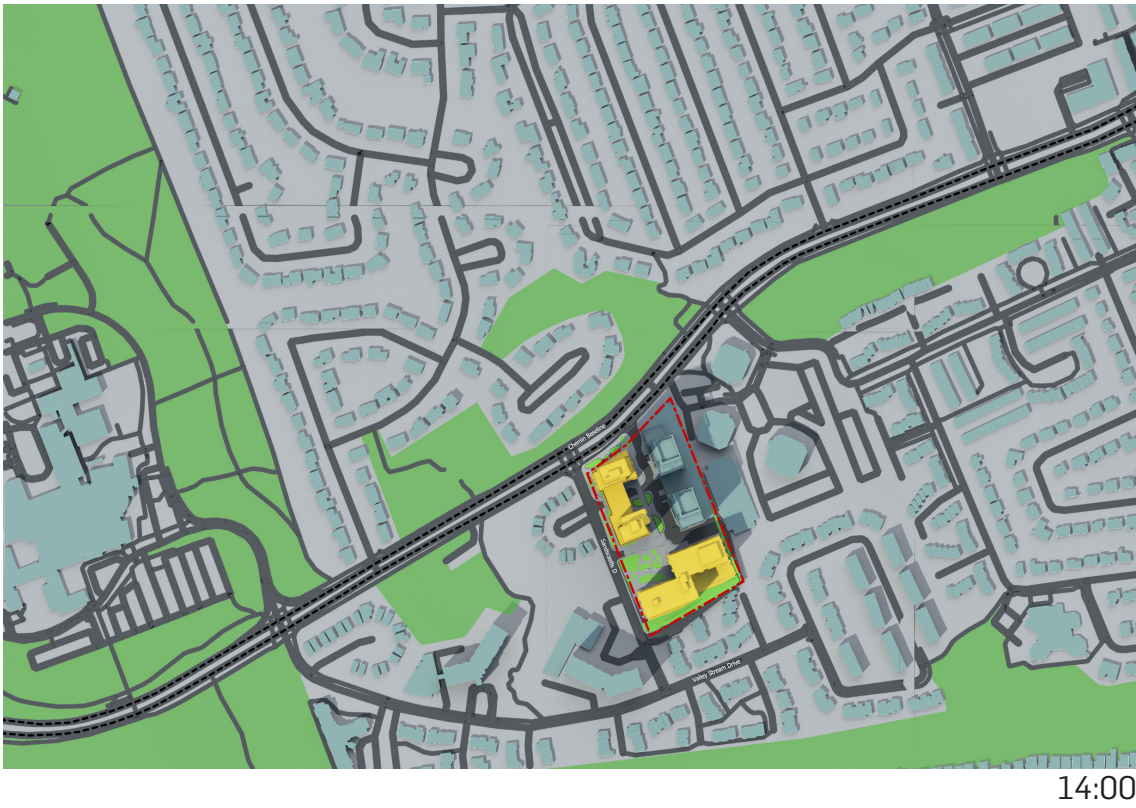
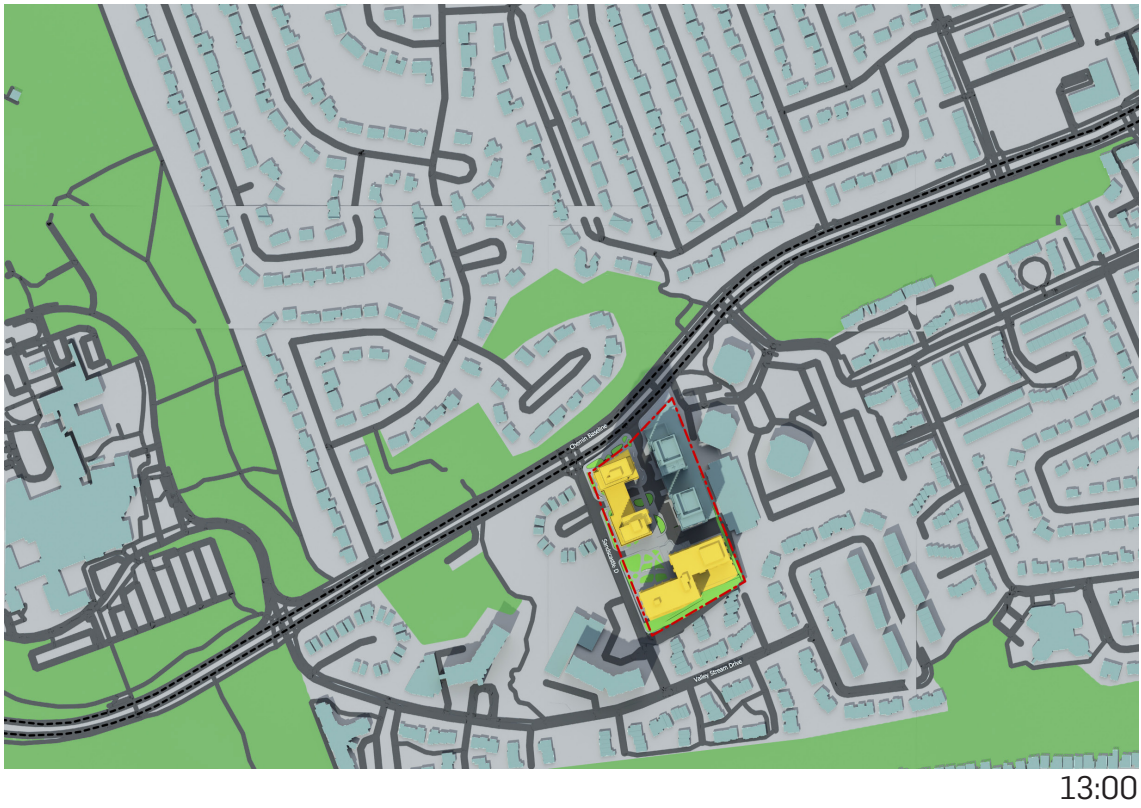
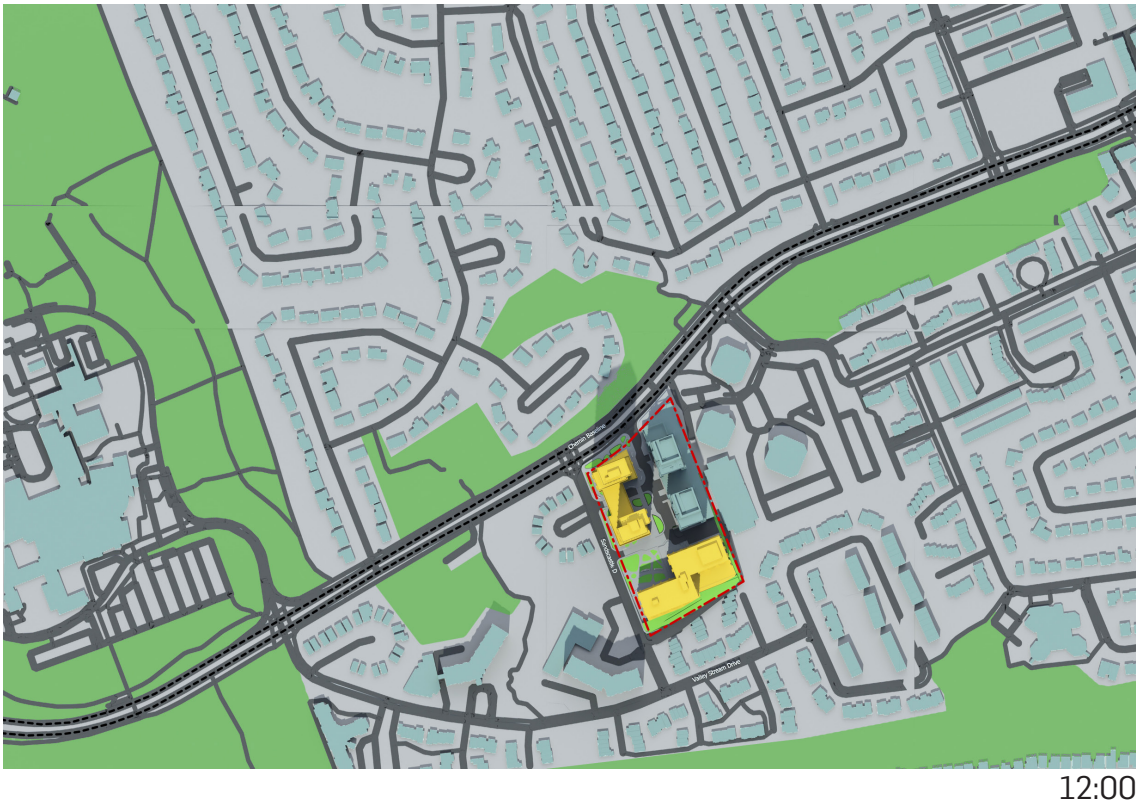
SUN STUDY - SEPTEMBER 21



- PROPERTY LINE
- TRADITIONAL MAIN STREET
- PROPOSED DEVELOPMENT
- PUBLIC SPACES



SUN STUDY - SEPTEMBER 21

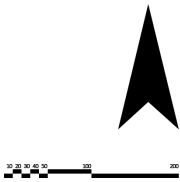


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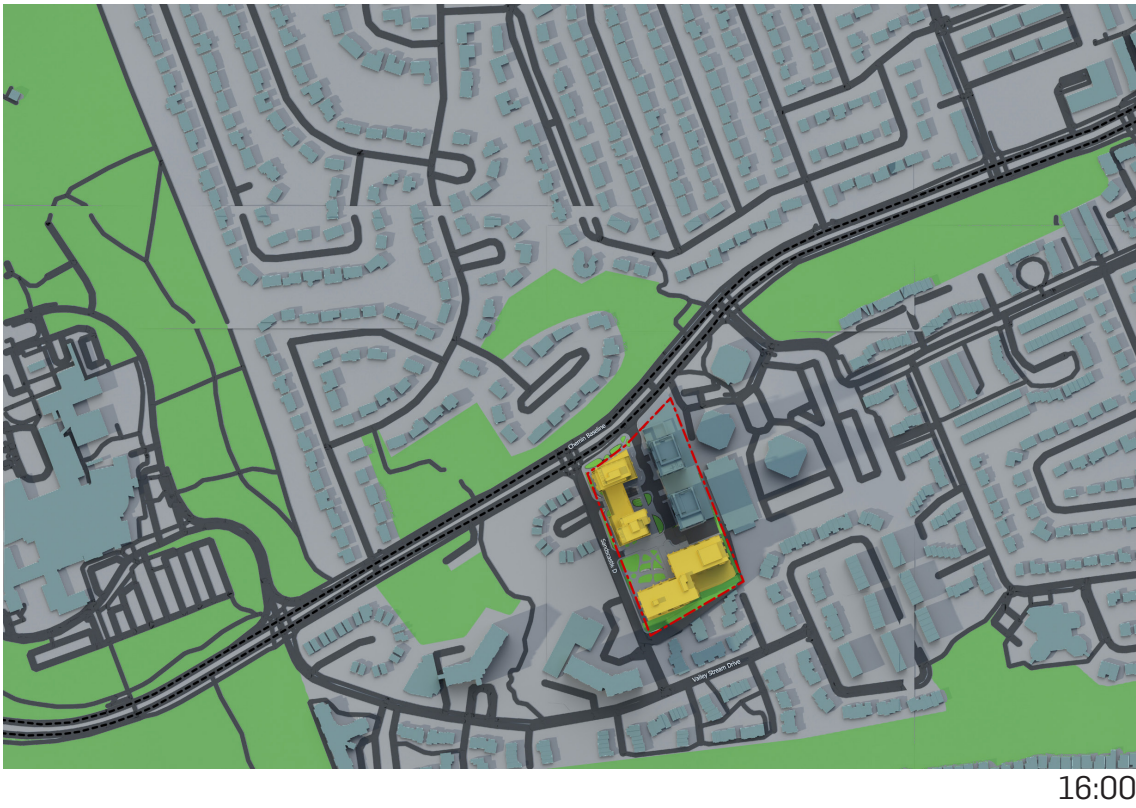
TRADITIONAL MAIN STREET

PROPOSED DEVELOPMENT

PUBLIC SPACES



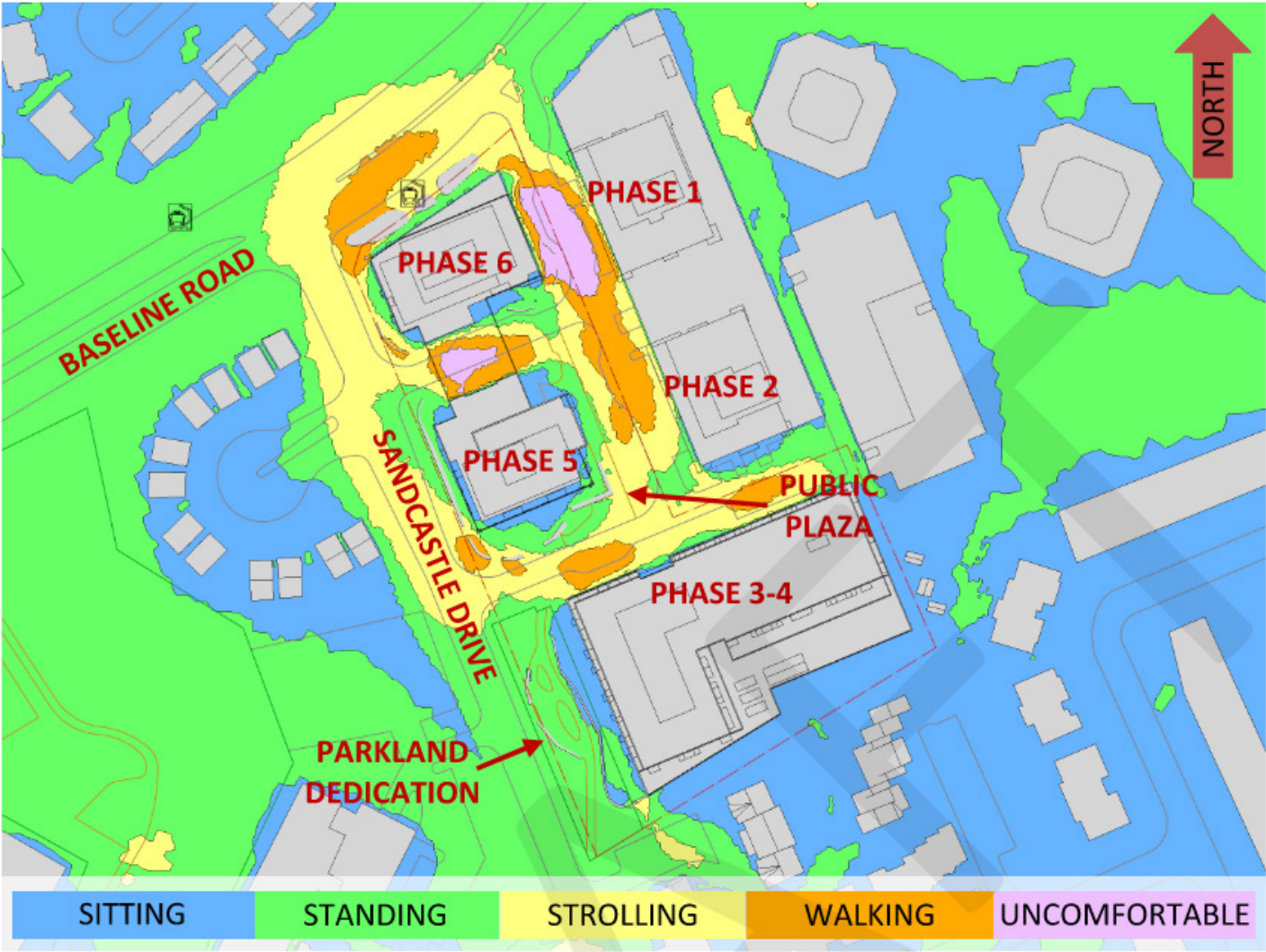
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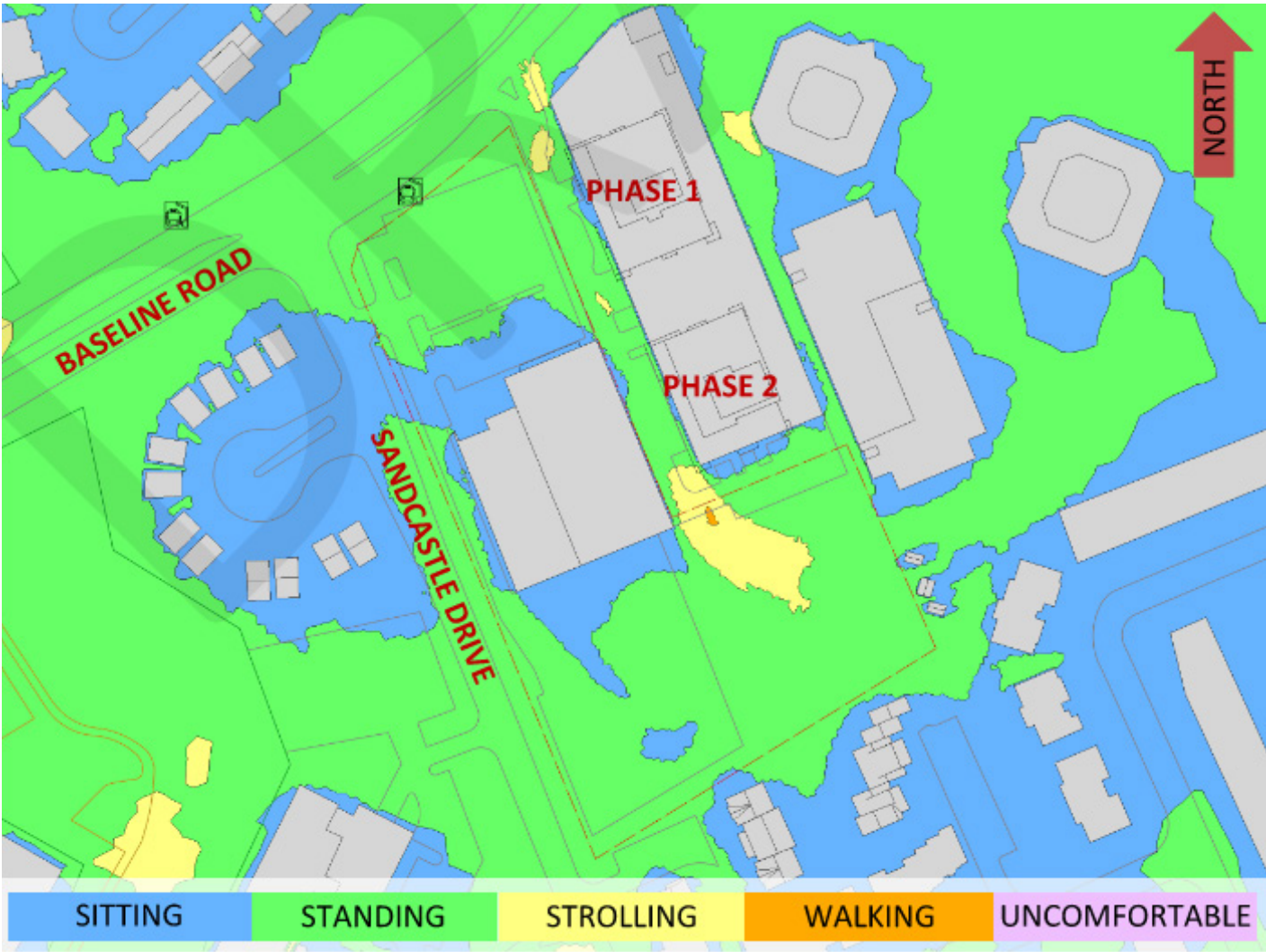
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WIND STUDY

WIND STUDY - SPRING
BY GRADIENT WIND

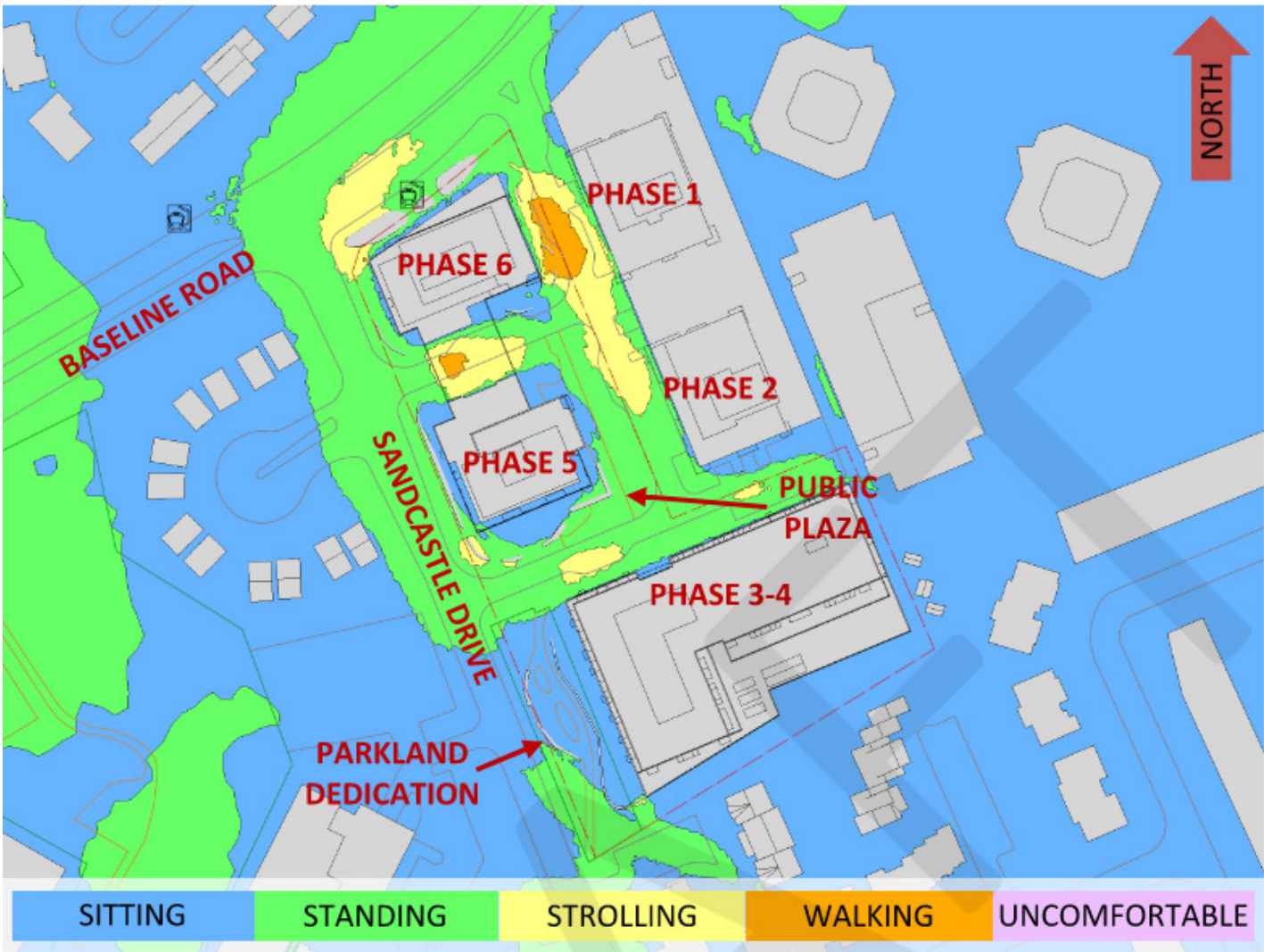


SPRING – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

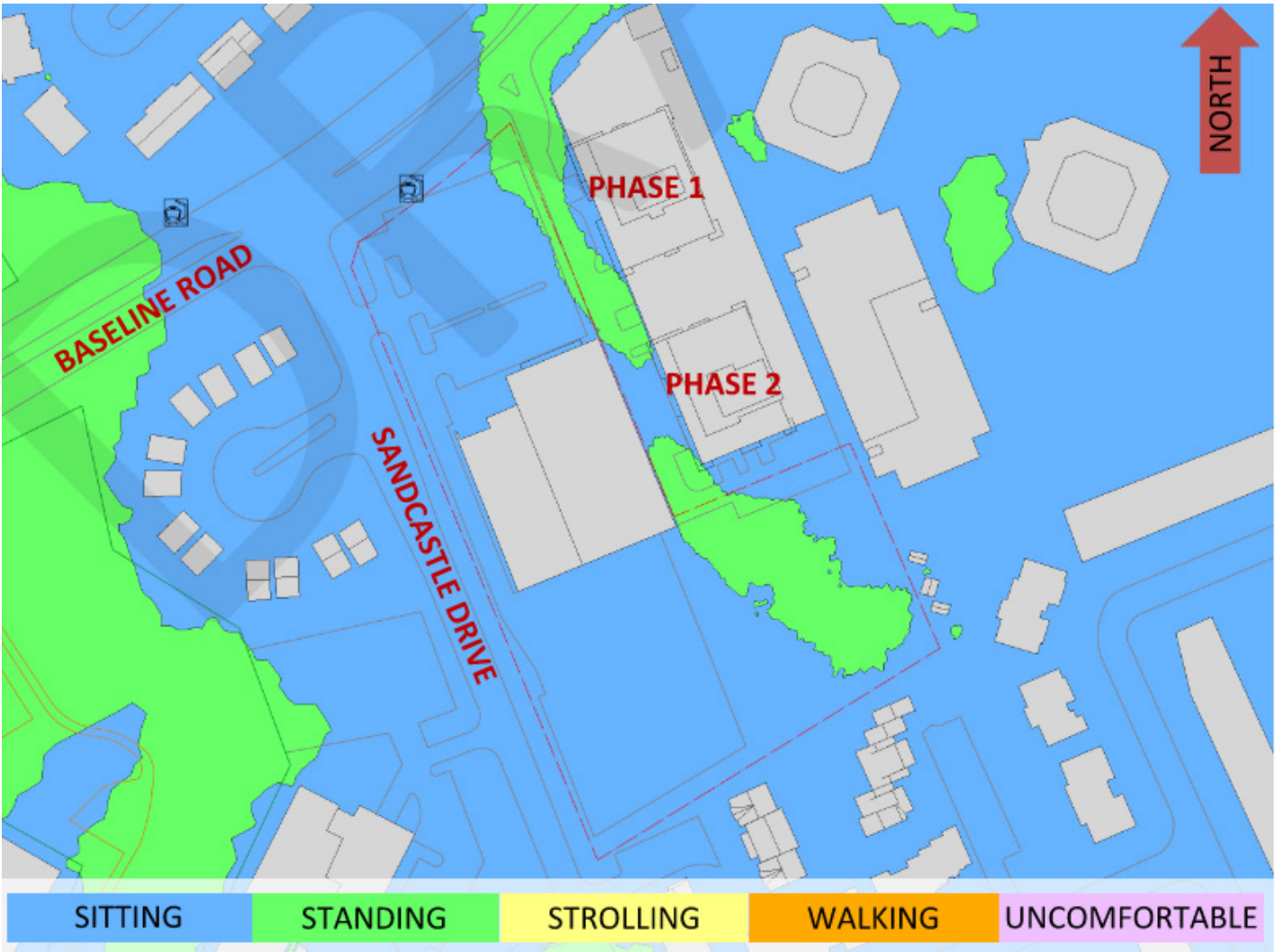


SPRING – WIND COMFORT, GRADE LEVEL – EXISTING MASSING

WIND STUDY - SUMMER
BY GRADIENT WIND

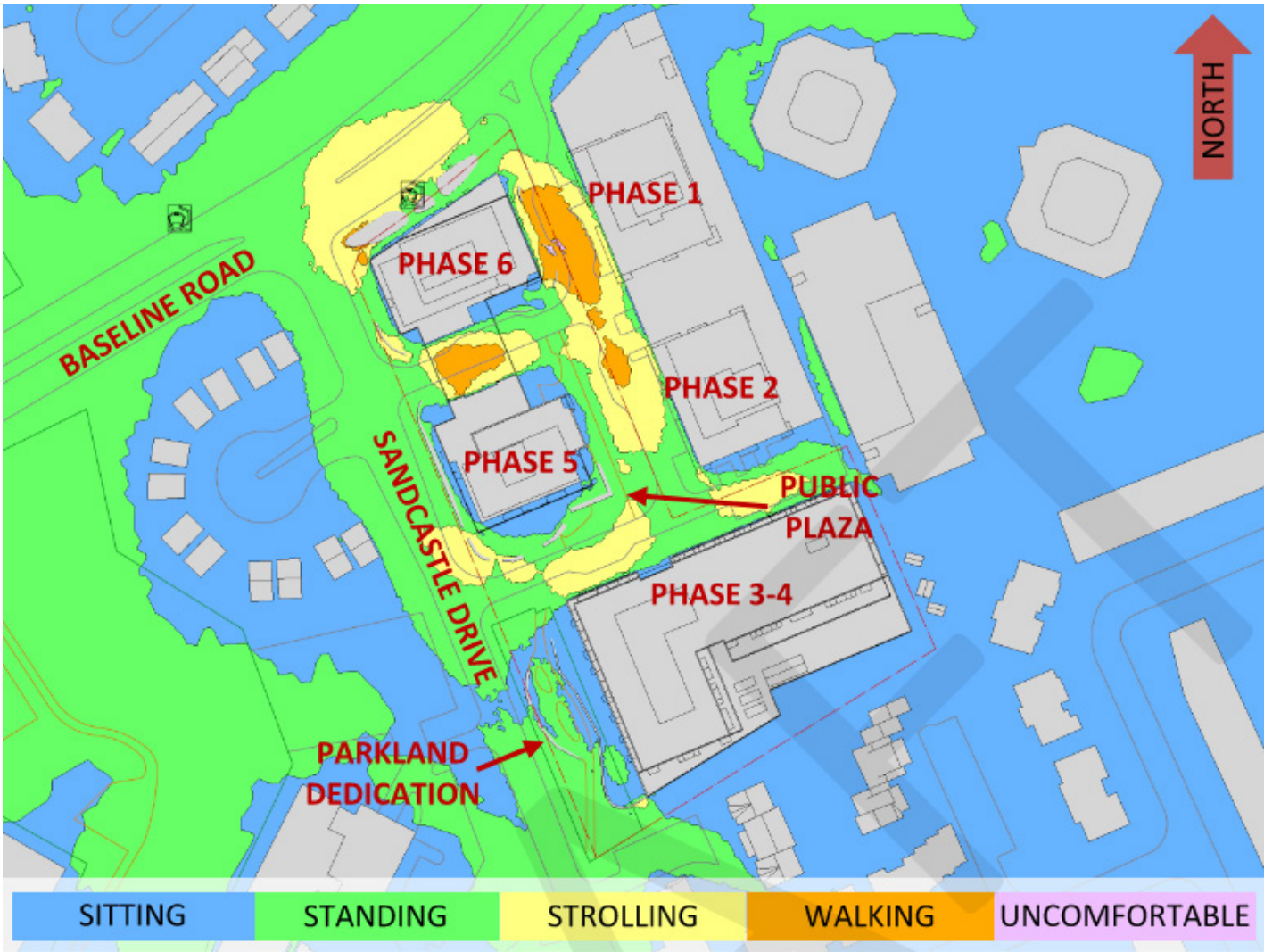


SUMMER – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

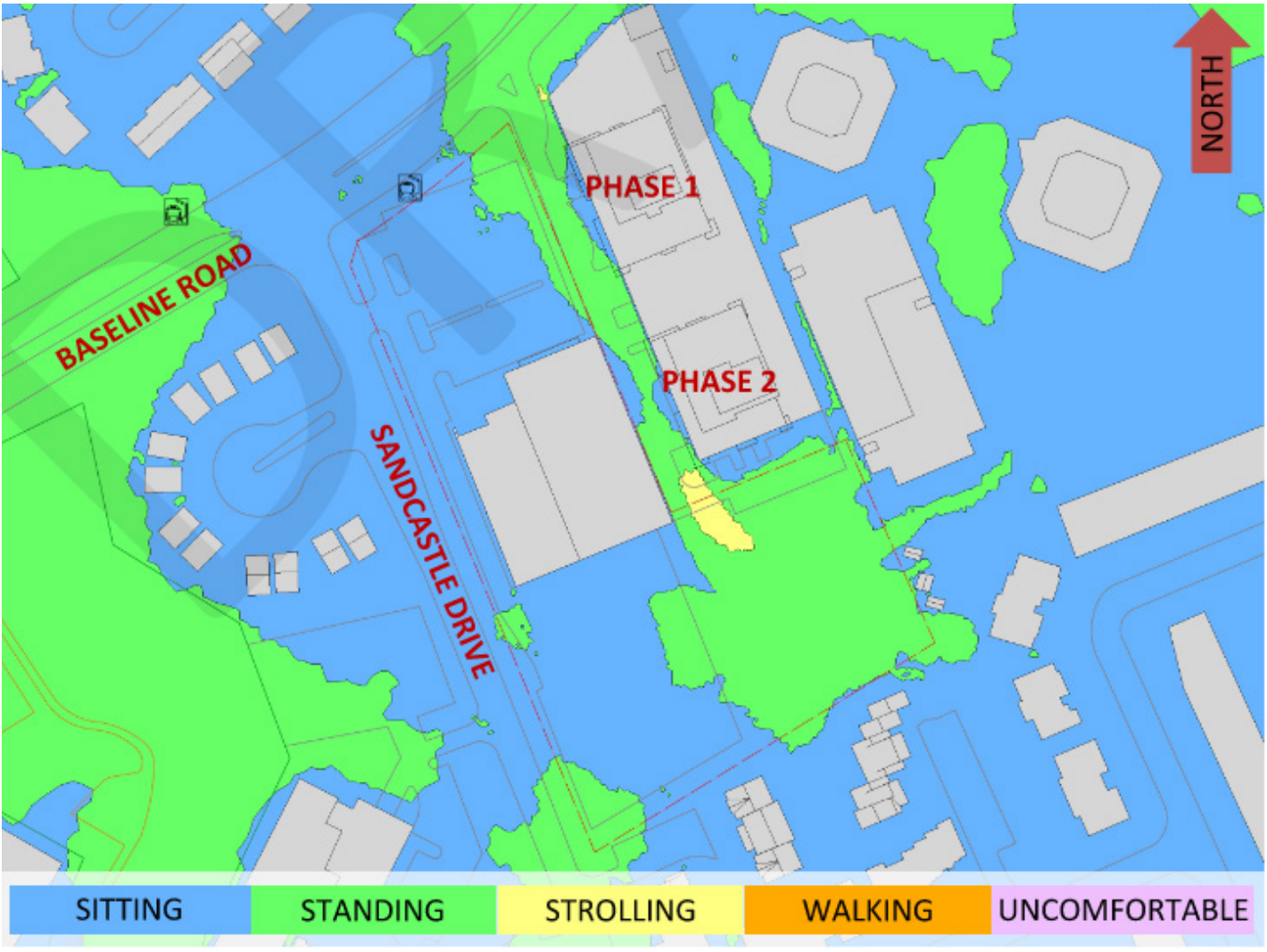


SUMMER – WIND COMFORT, GRADE LEVEL – EXISTING MASSING

WIND STUDY - AUTUMN
BY GRADIENT WIND

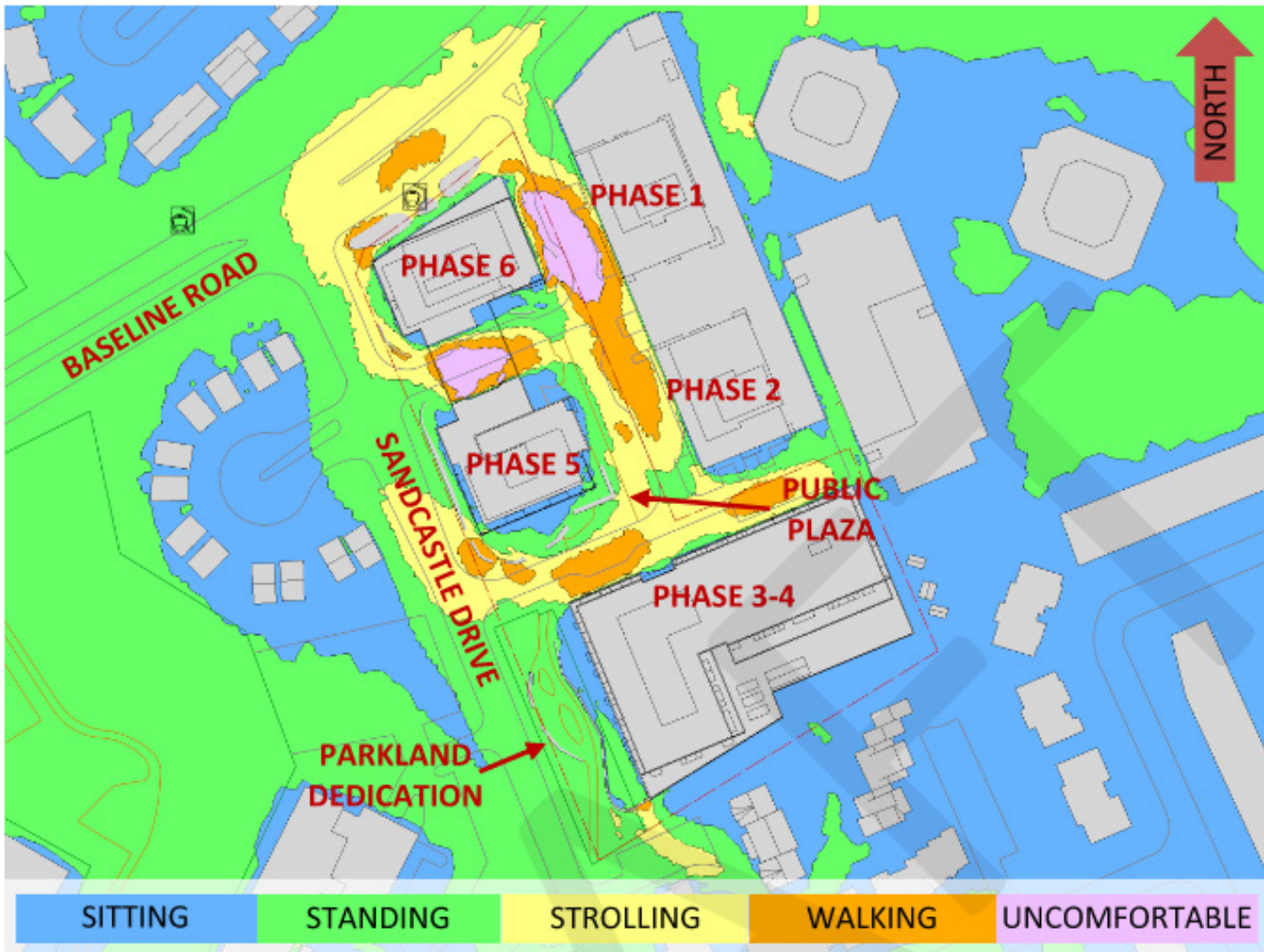


AUTUMN – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

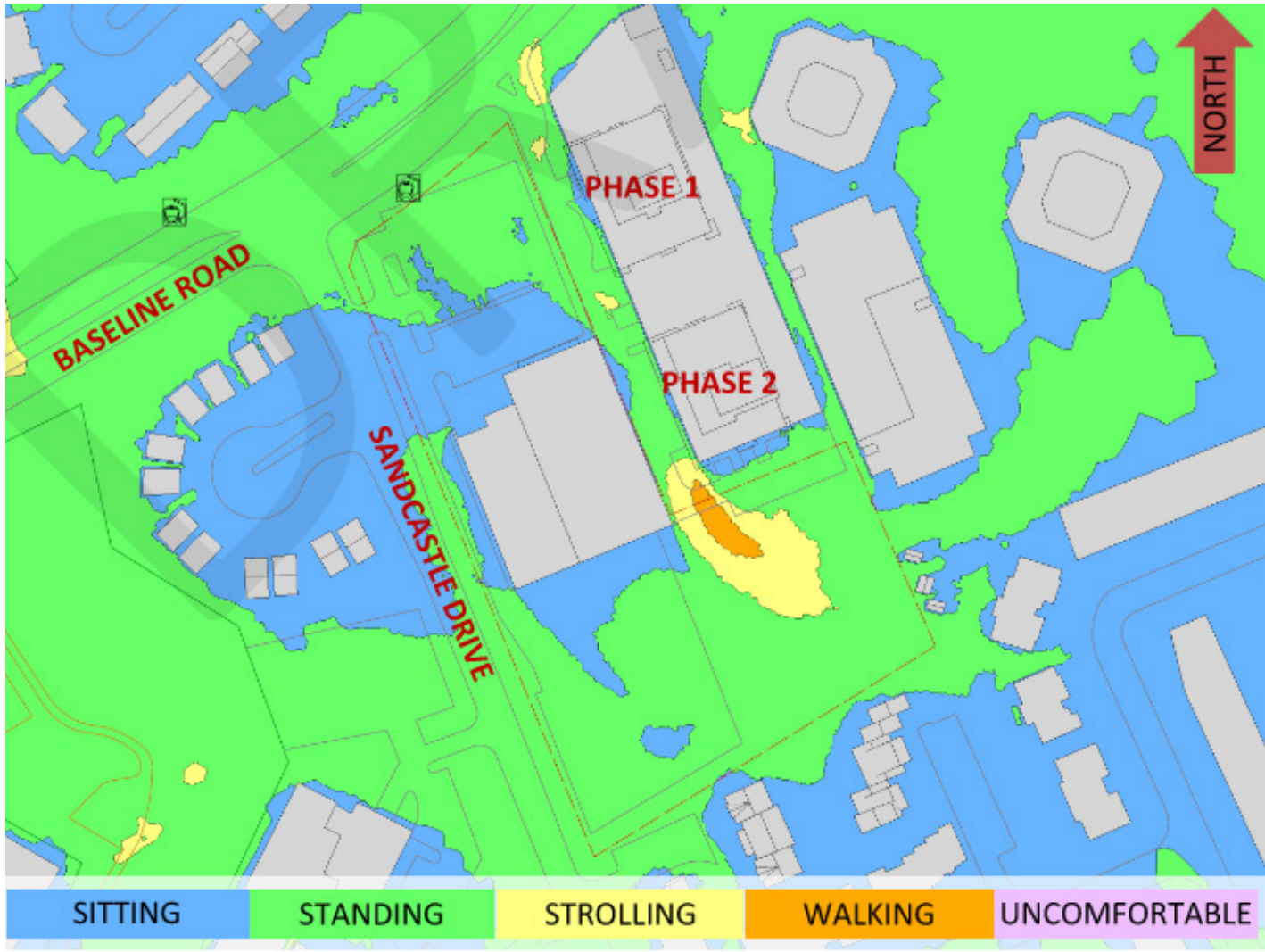


AUTOMN – WIND COMFORT, GRADE LEVEL – EXISTING MASSING

WIND STUDY - WINTER
BY GRADIENT WIND



WINTER – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING



WINTER – WIND COMFORT, GRADE LEVEL – EXISTING MASSING



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