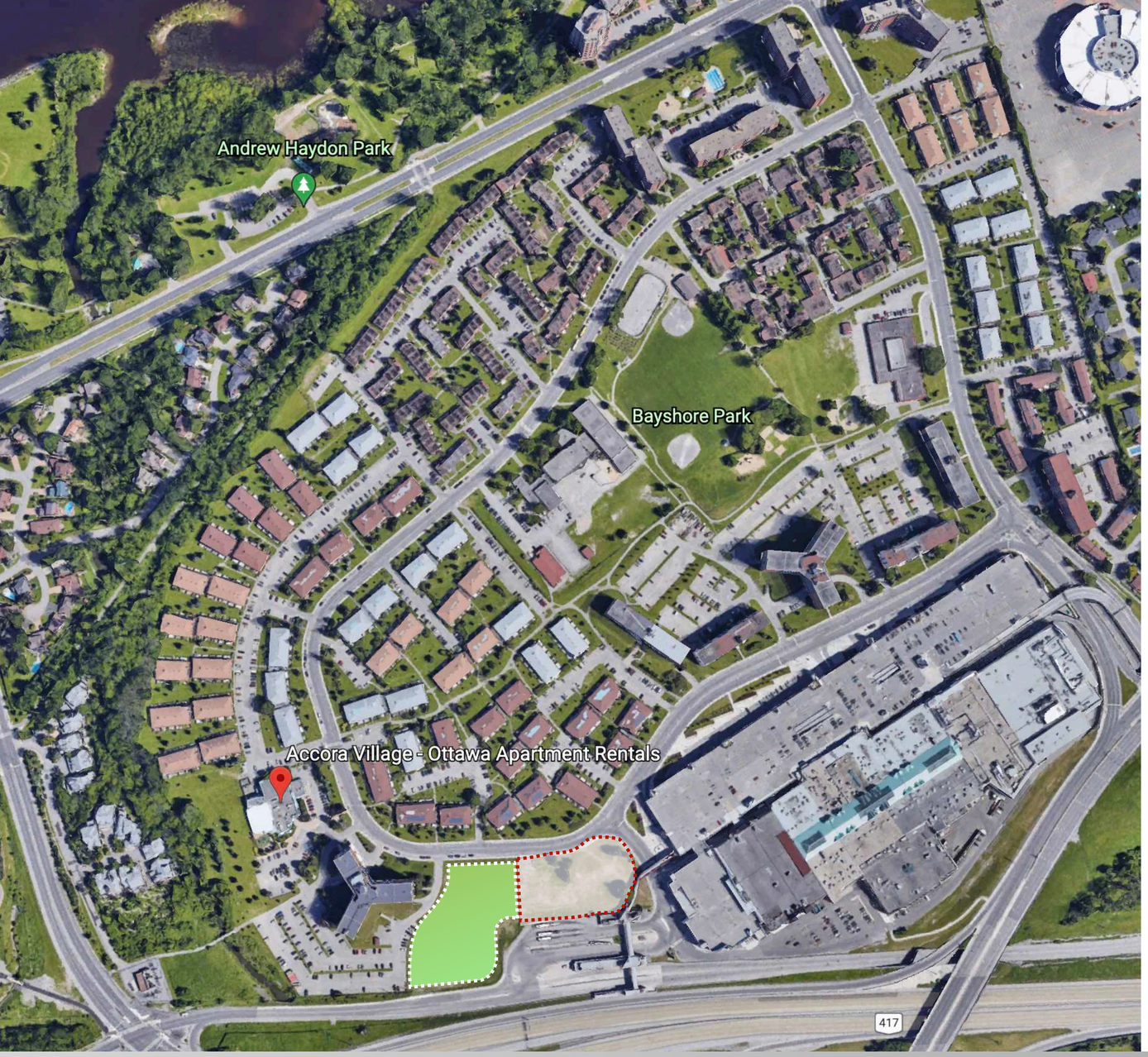


Accora VILLAGE | Ferguslea PROPERTIES

Site Context & Comparison to I+C site

TOWER STUDIES

WOODRIDGE TOWERS

bbb architects Ottawa Inc.

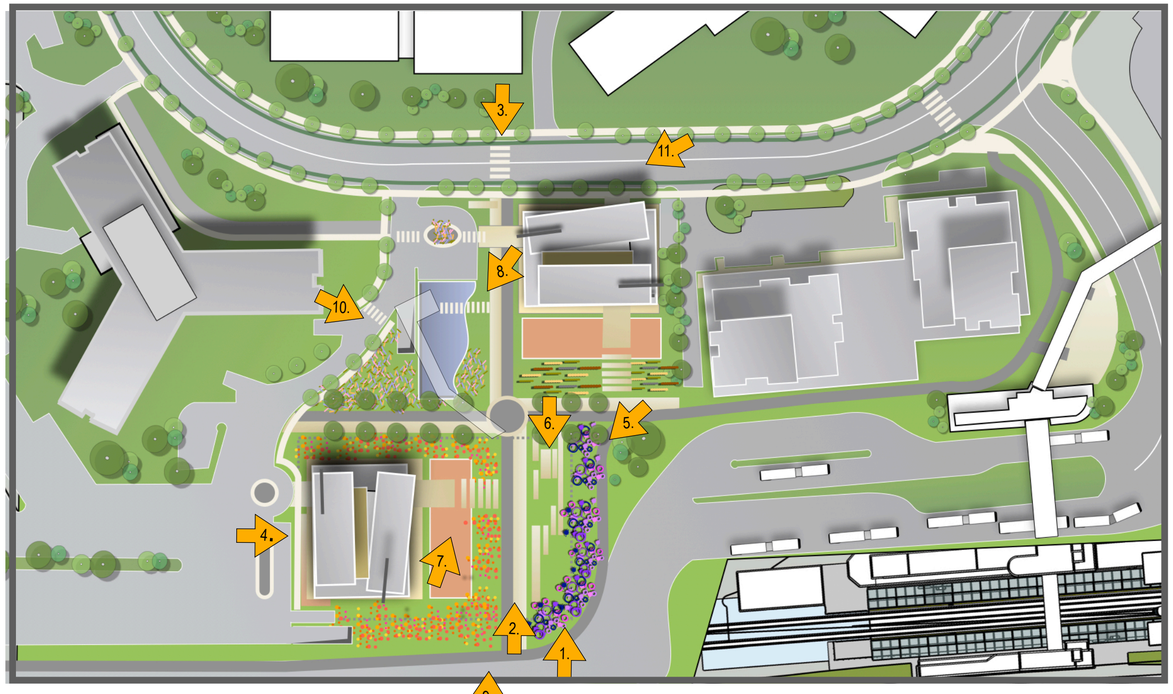
From Pimisi Station's Lower Concourse 1.

From the Booth Street Bridge 2.

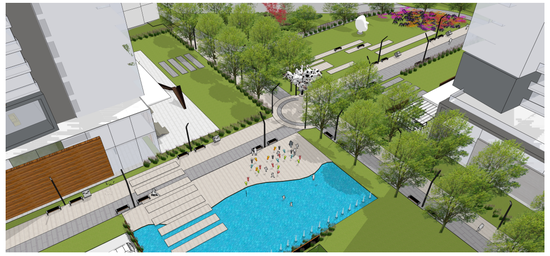
From Across the Aqueduct 3.

At the Central Pedestrian Portal 4.

Booth @ the Water Plaza 11.



From the Corner of Booth & Albert 5.



View from the East end of the Esplanade 10.

Booth to the Esplanade & Pedestrian Transit Bridge 6.

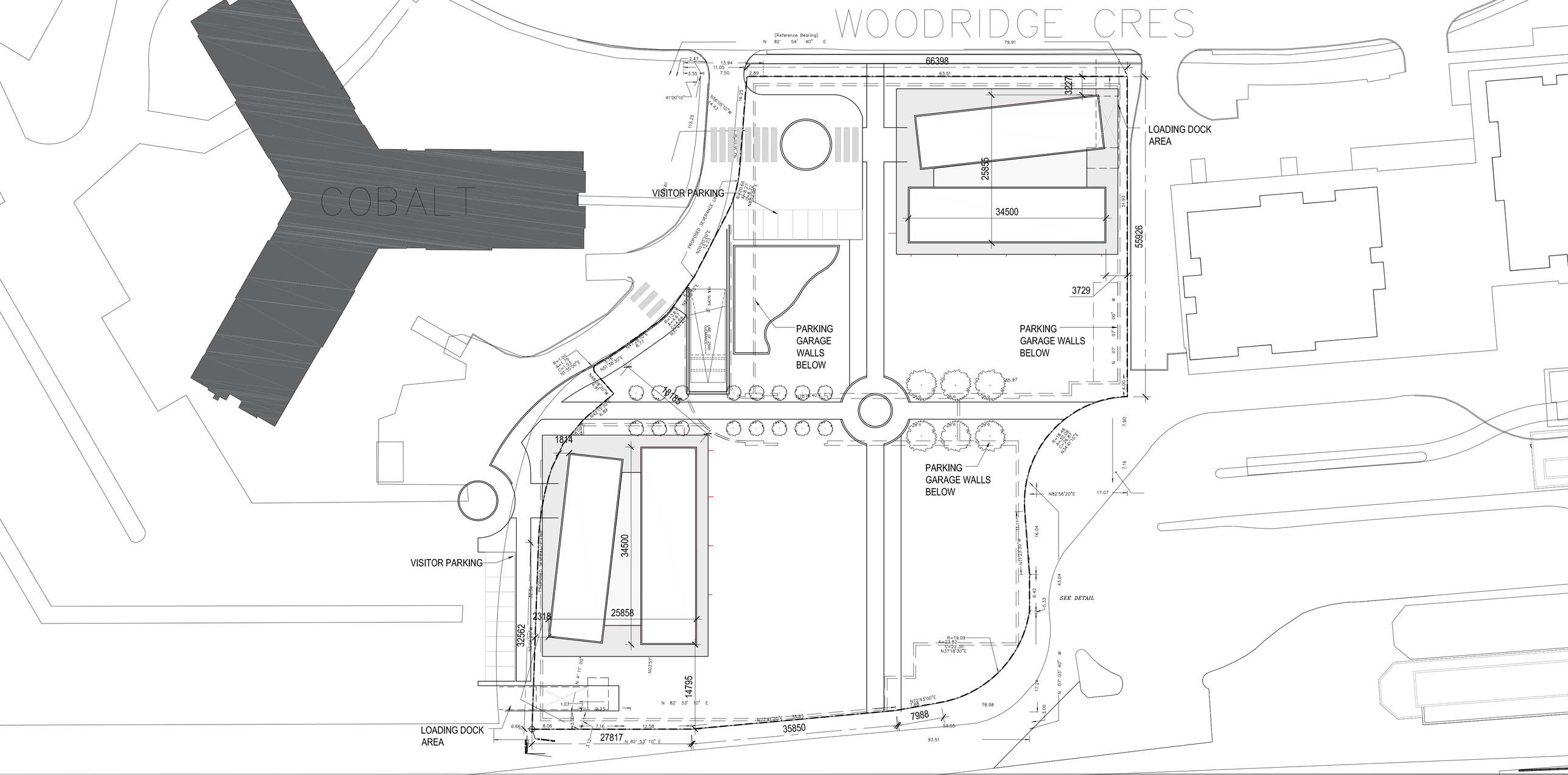
Esplanade view to the West 9.

Esplanade @ the Central Pedestrian Portal 8.

Esplanade looking East 7.

Public Realm & Massing Studies

WOODRIDGE TOWERS



Site Plan

WOODRIDGE TOWERS

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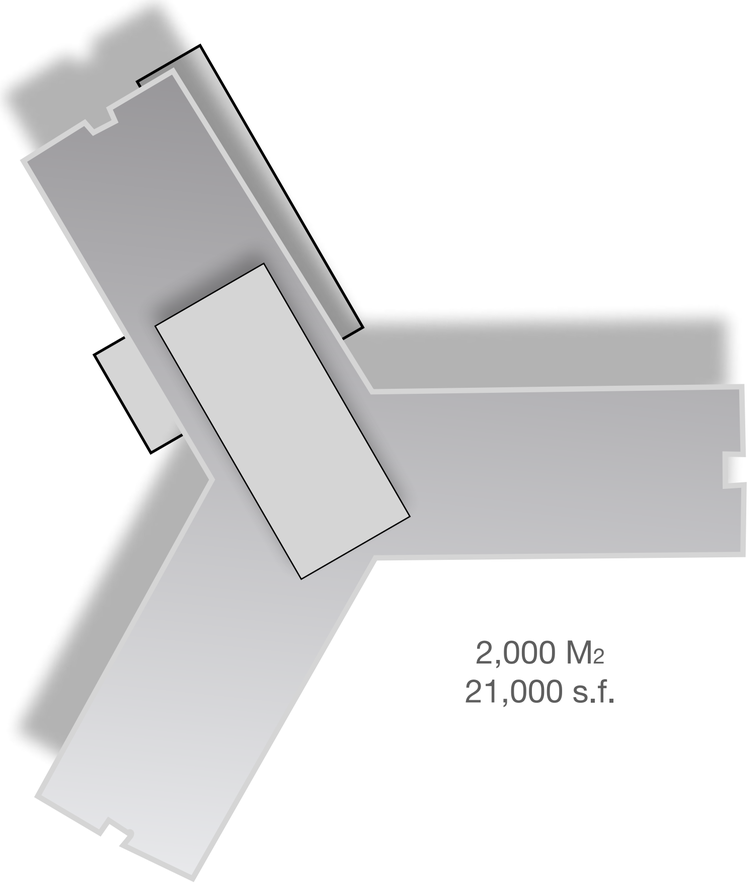
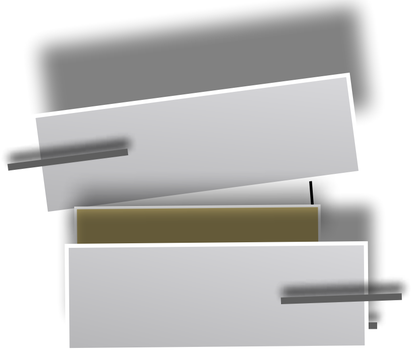


2,000 M2
21,000 s.f.

AccoraVillage's
Cobalt

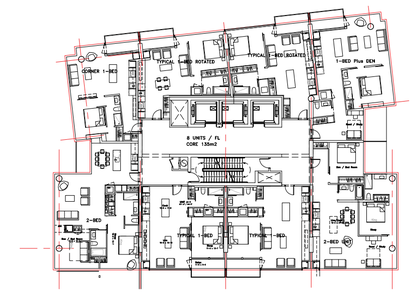


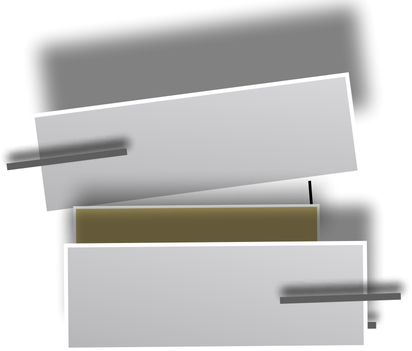
789 M2
8,500 s.f.

Proposed
WOODRIDGE
Towers

975 M2
10,500 s.f.

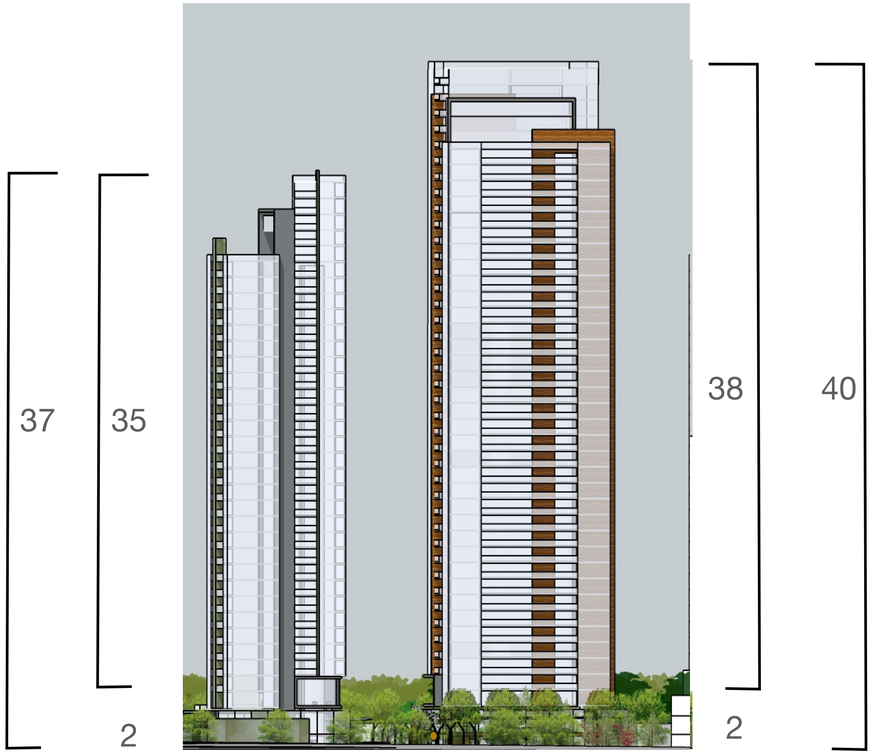
Ivanhoe Cambridge's
100 Bayshore





Typical Floor Plate

approx-789 M2 / 8,500 s.f.



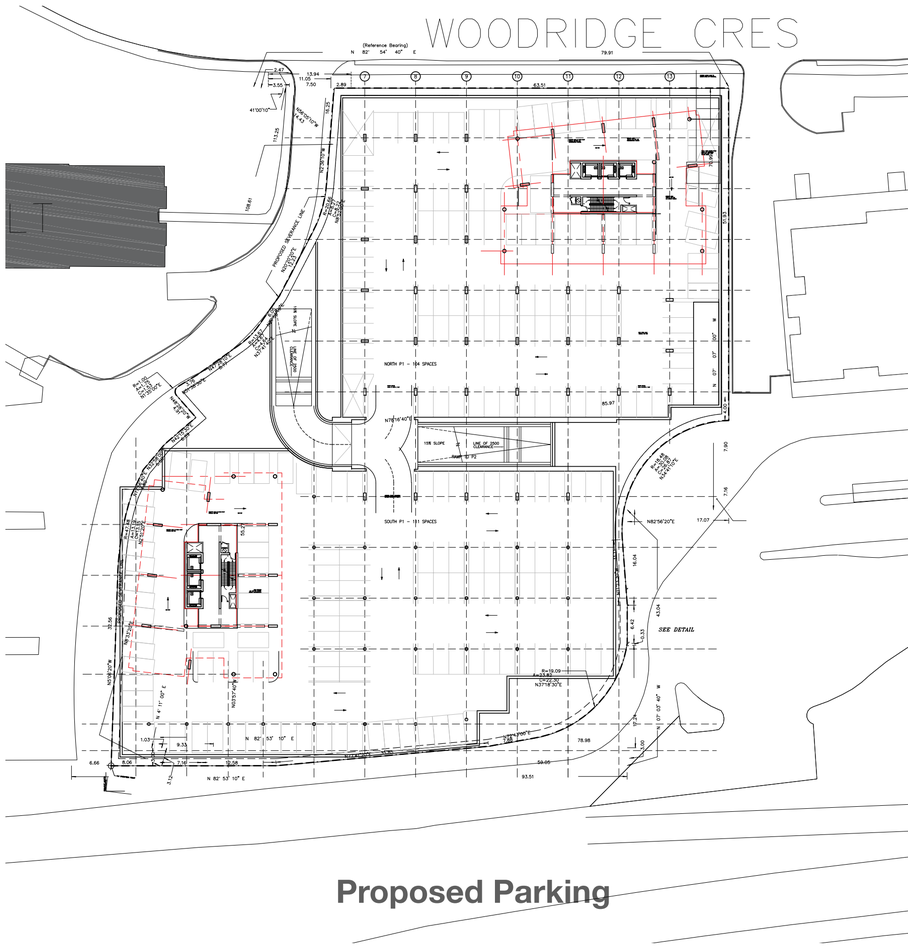
Proposed Unit #'s

35 floors x 8 units = 280units
35 floors x 7 units = 245 units

38 floors x 8 units = 304 units
38 floors x 7 units = 266 units

*Range 584 units / 511 units

Dependent on the mix of one, two or three bedroom units



Proposed Parking

Two Linked / two level below grade garages
4 levels = 448 parking spots +/-

Parking Ratio between:
.78 per unit and .88 per unit

Accora VILLAGE

Ferguslea PROPERTIES

Preliminary Statistics

Building Height / Unit Count / Parking Capability

WOODRIDGE TOWERS

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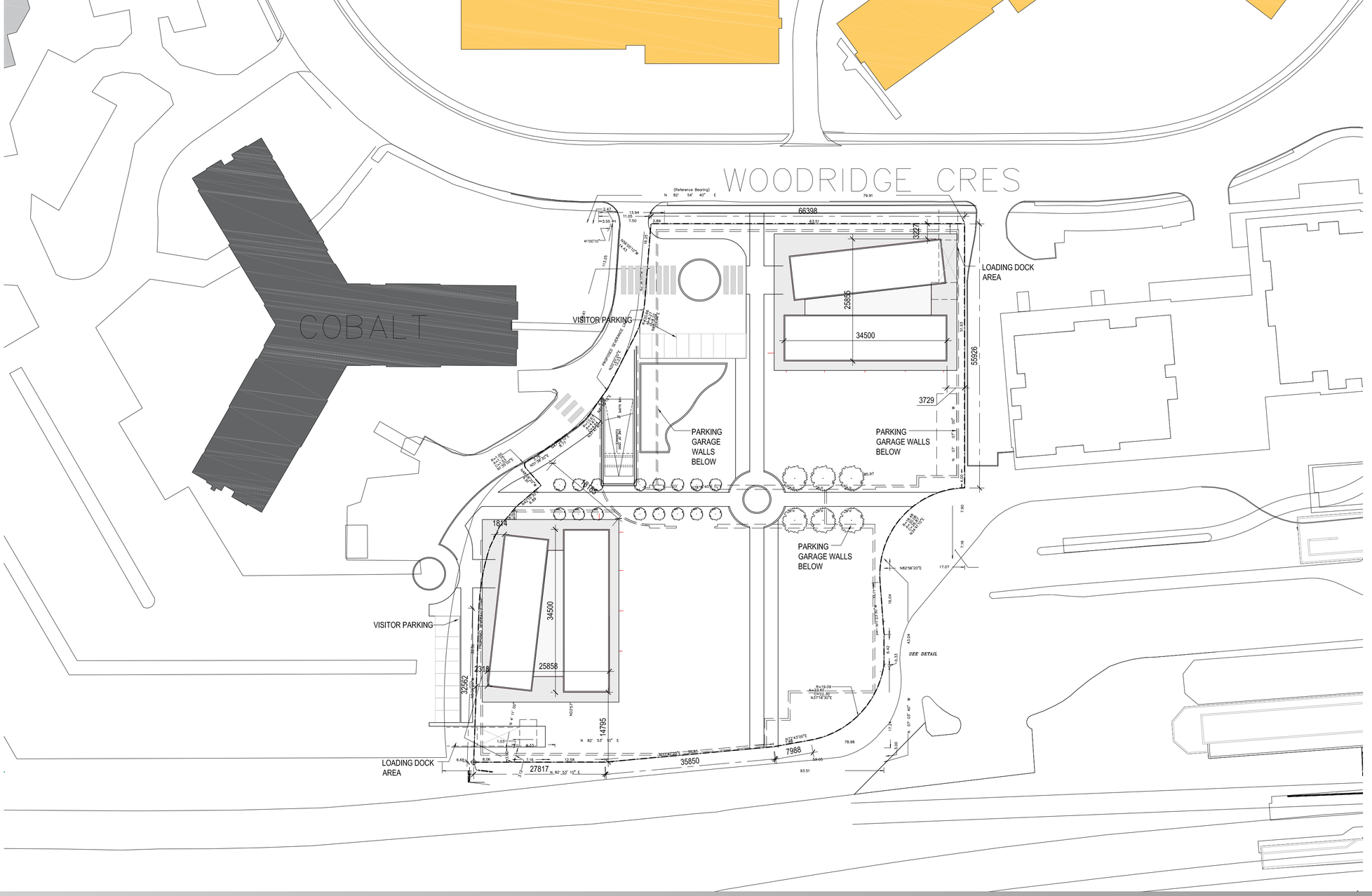
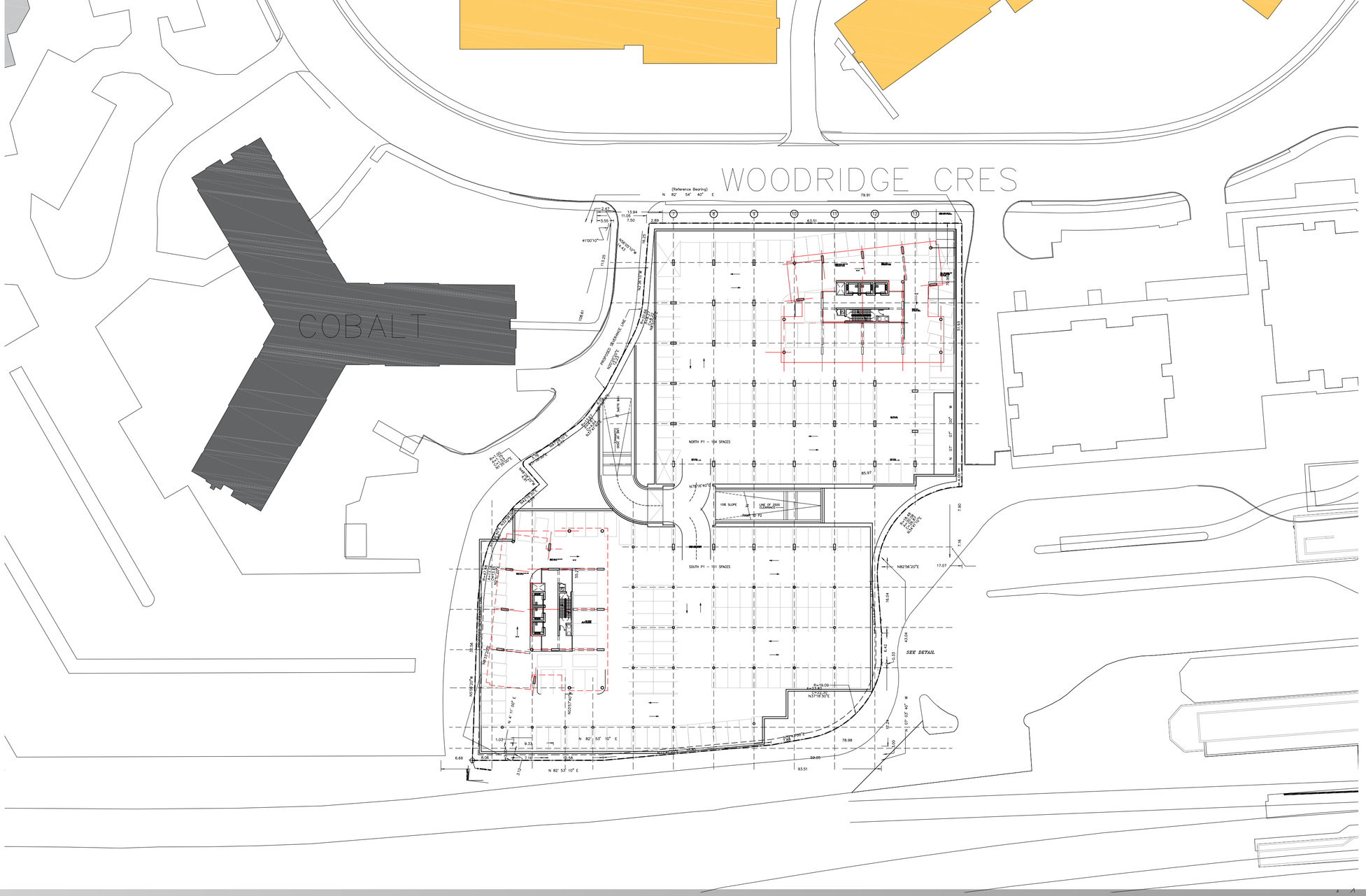


Site Plan

WOODRIDGE TOWERS

bbb architects Ottawa Inc.



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Level One Parking

WOODRIDGE TOWERS

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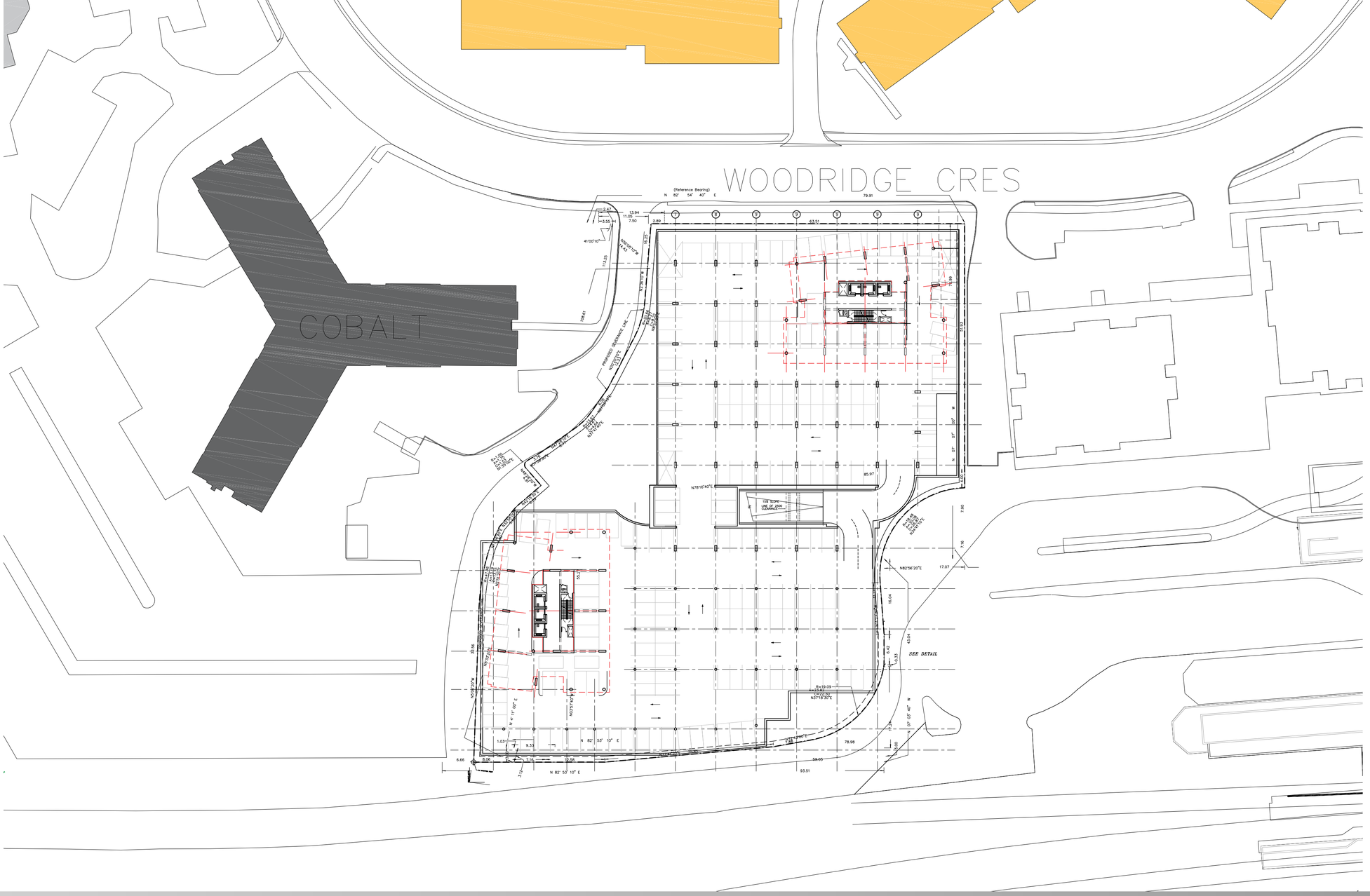

Level Two Parking

WOODRIDGE TOWERS

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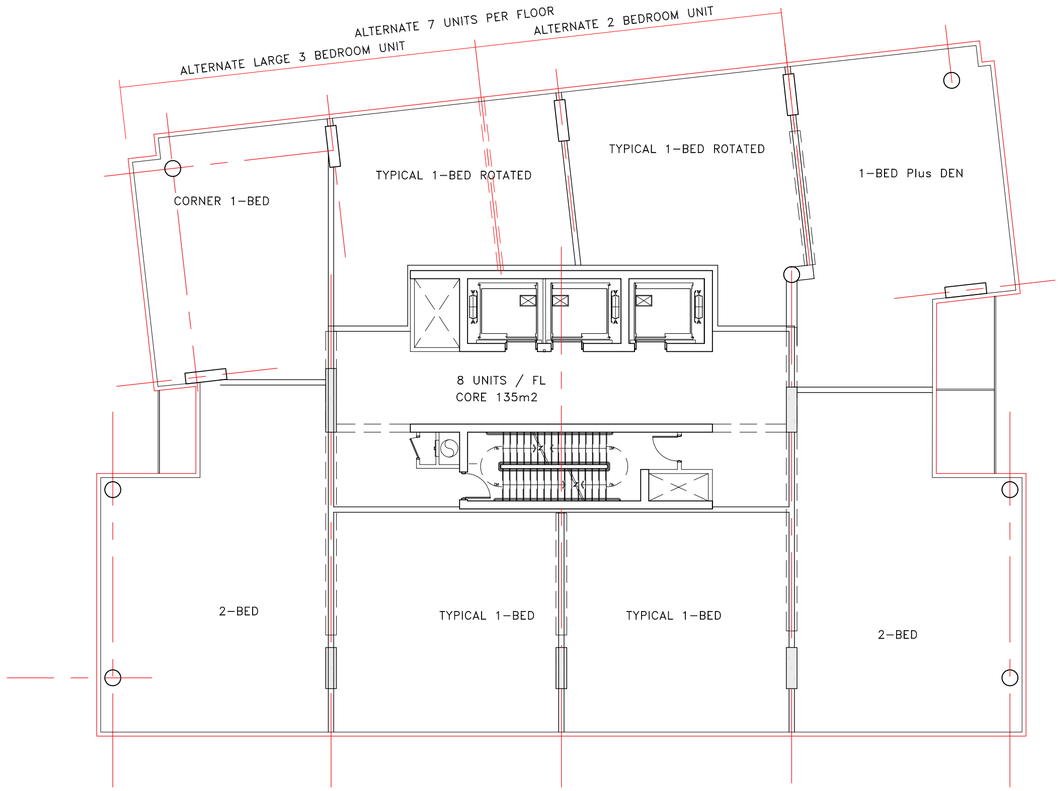
bbb architects Ottawa Inc.



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Unit Configuration

WOODRIDGE TOWERS

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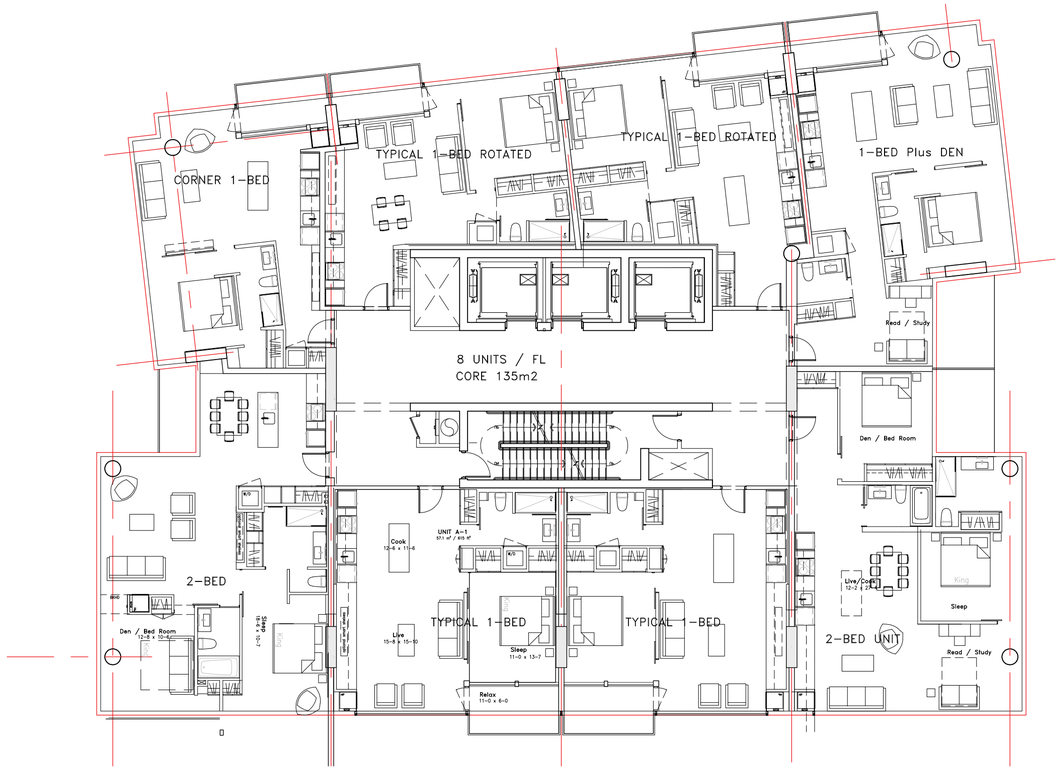


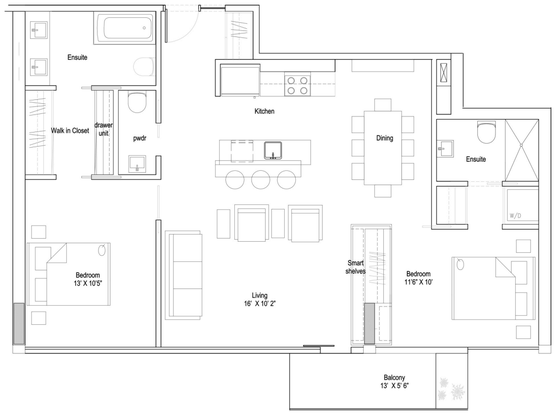
Conceptual Unit Layout

WOODRIDGE TOWERS

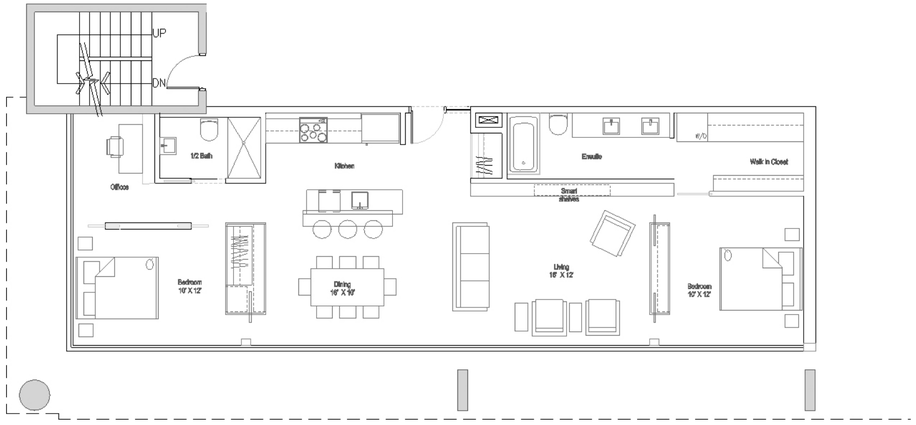
bbb architects Ottawa Inc.

1 Bedroom 1& 1/2 Bath 580 s.f.

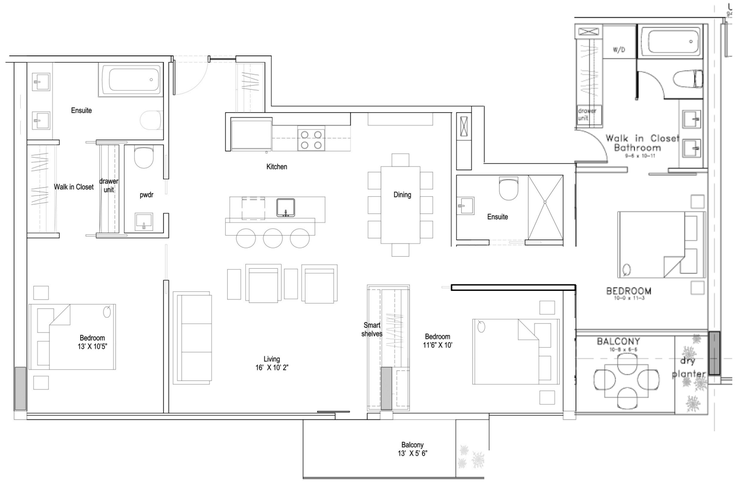
1 Bedroom 1& 1/2 Bath 635 s.f.



2 Bedroom 2& 1/2 Bath 970 s.f.



2 Bedroom 2 Bath 1000 s.f.



3 Bedroom 2 Bath 1200 s.f.

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Proposed Unit Options / Mix

Diverse Mix of Unit Types

WOODRIDGE TOWERS

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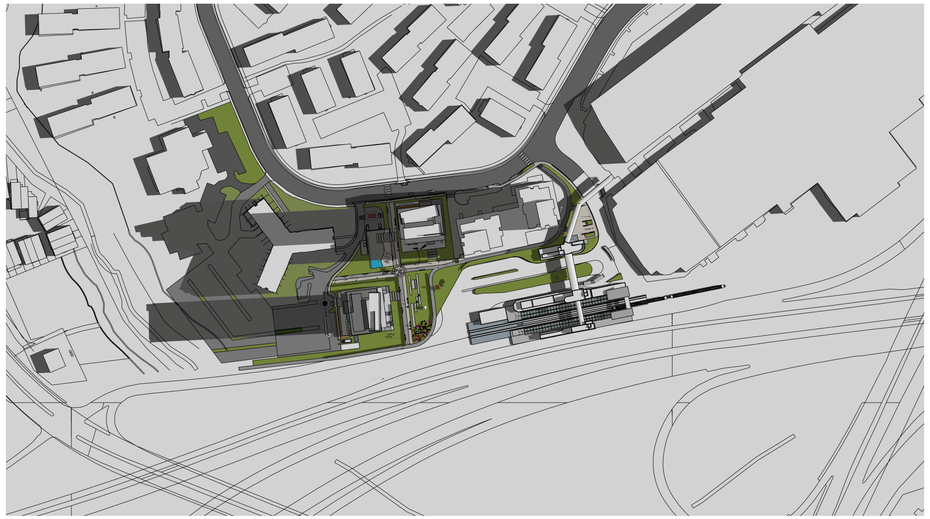
June 21 / 5-30am

June 21 / 6-30am



June 21 / 7-30am

June 21 / 8-30am

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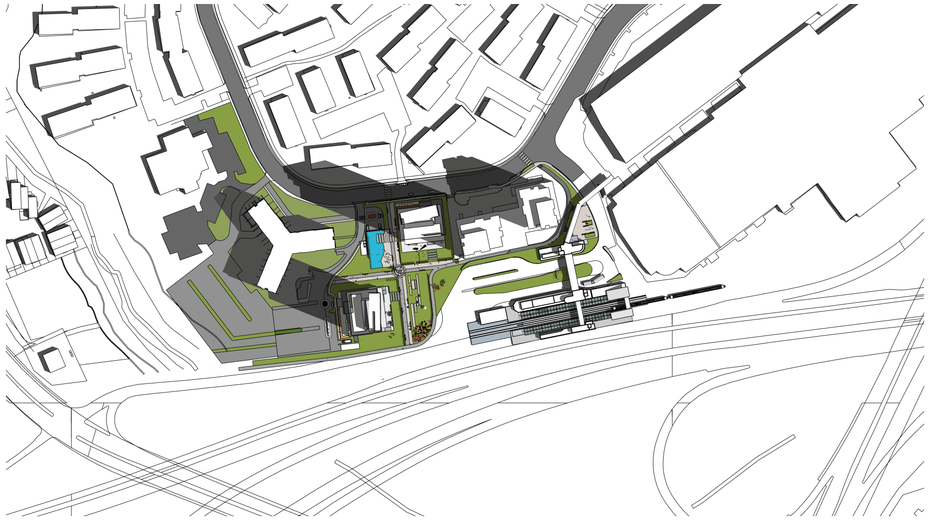
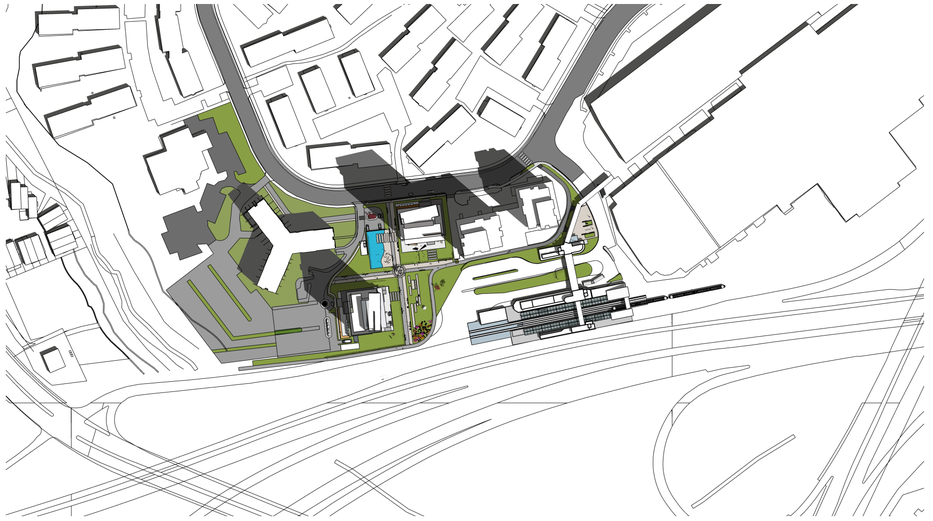
Sun Shade Studies

WOODRIDGE TOWERS

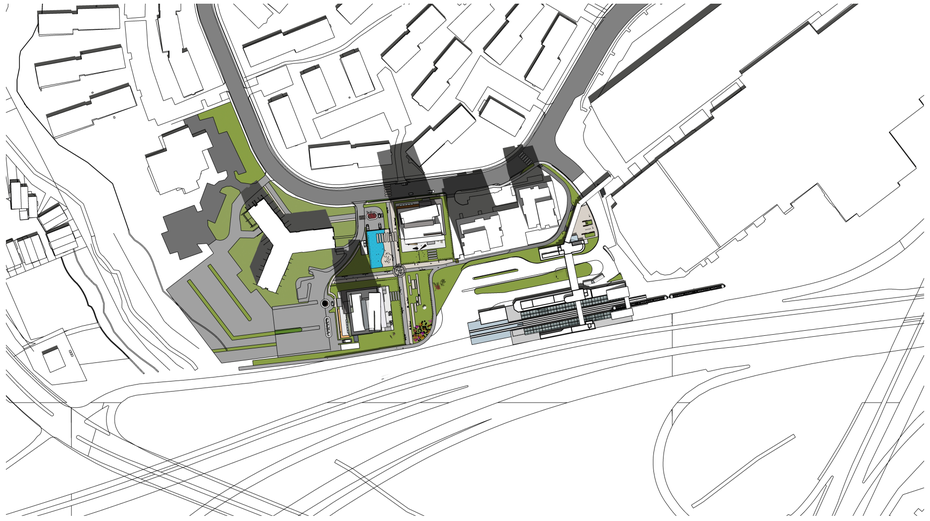
bbb architects Ottawa Inc.



June 21 / 9-30am



June 21 / 10-30am



June 21 / 11-30am

June 21 / 12-30pm

Accora VILLAGE | Ferguslea PROPERTIES

Sun Shade Studies

WOODRIDGE TOWERS

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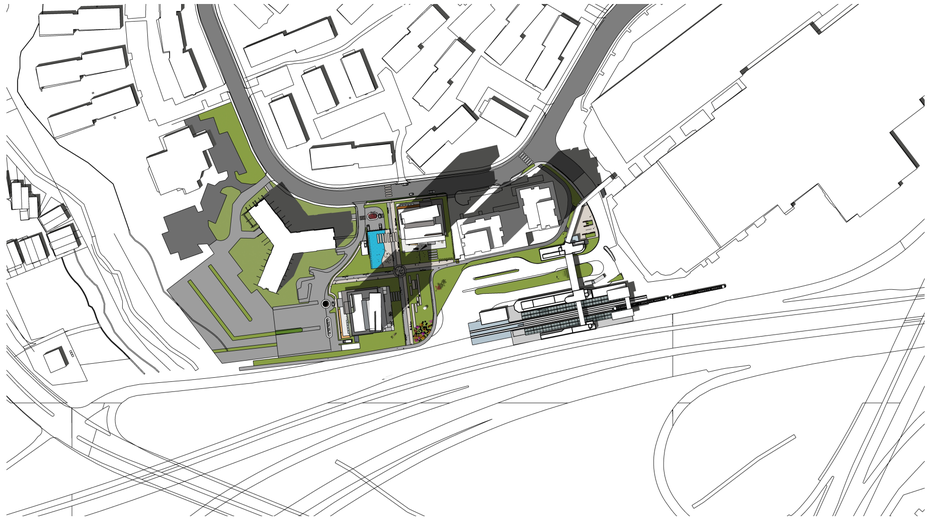
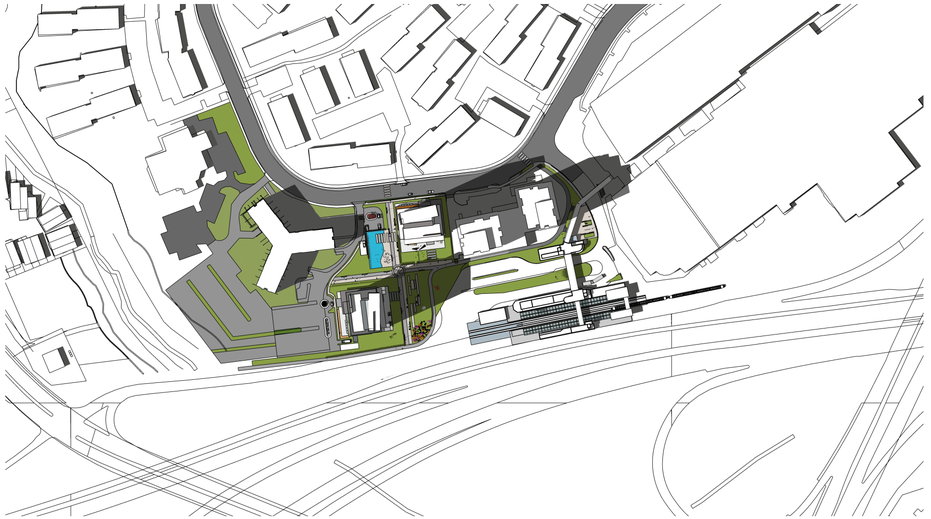
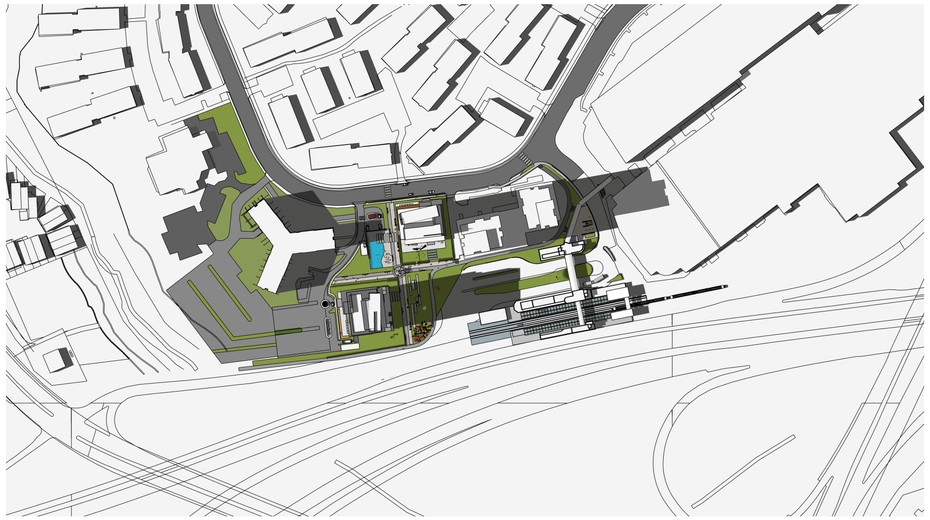


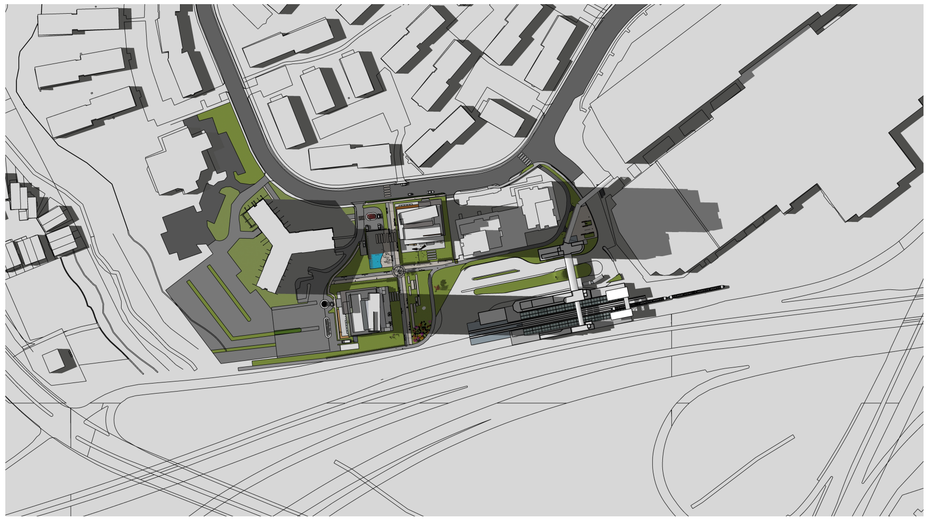
June 21 / 1-30pm



June 21 / 2-30pm



June 21 / 3-30pm



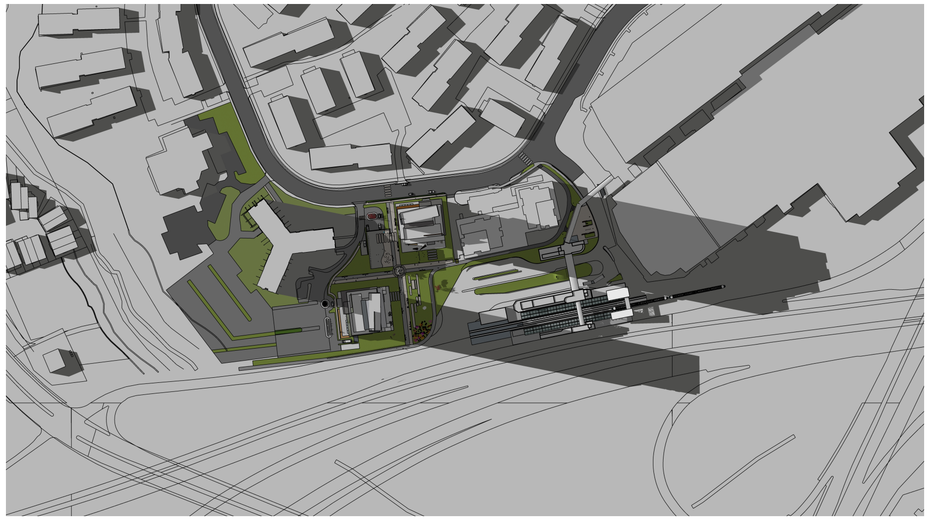
June 21 / 4-30pm

Accora VILLAGE | Ferguslea PROPERTIES

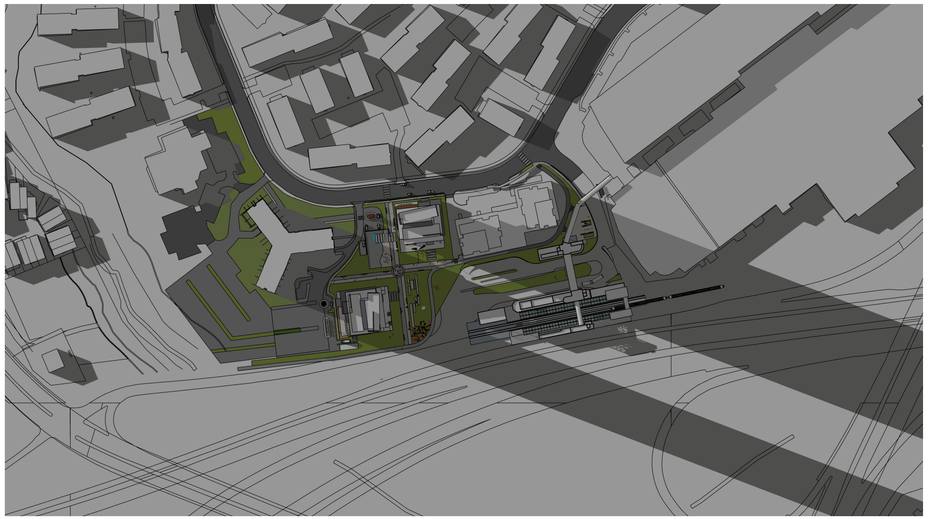
Sun Shade Studies

WOODRIDGE TOWERS

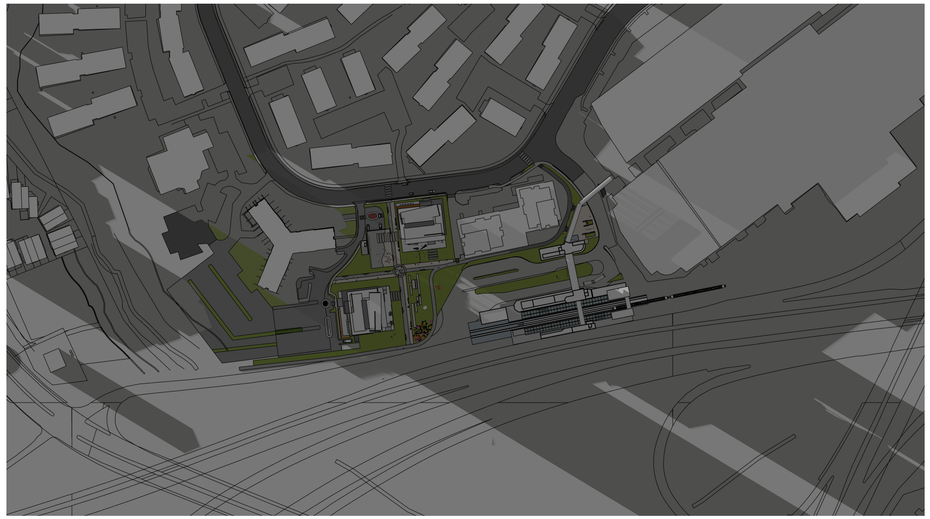
bbb architects Ottawa Inc.



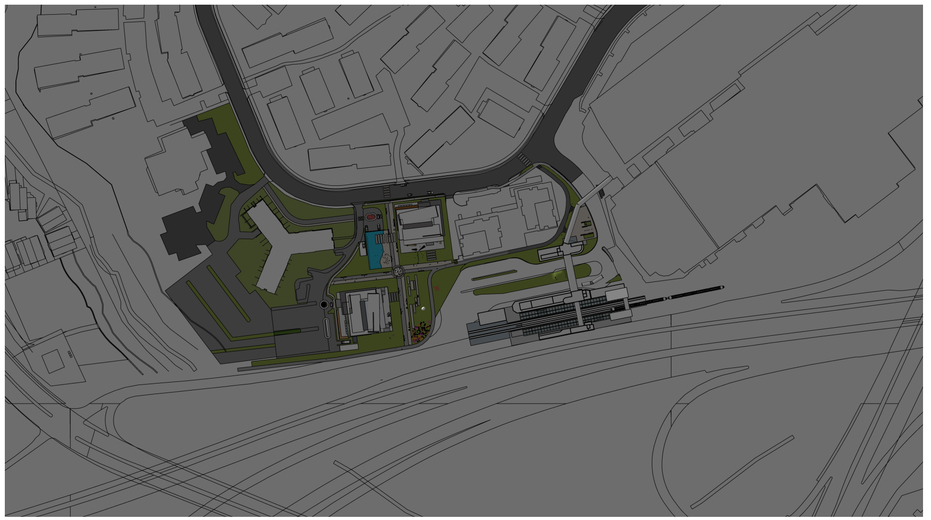
December 21 / 5-30pm



June 21 / 6-30pm



June 21 / 7-30pm



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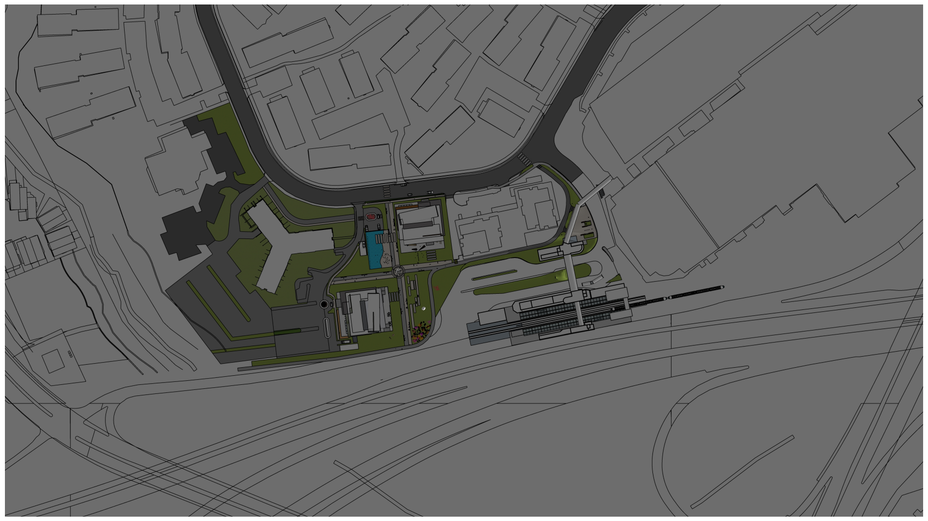
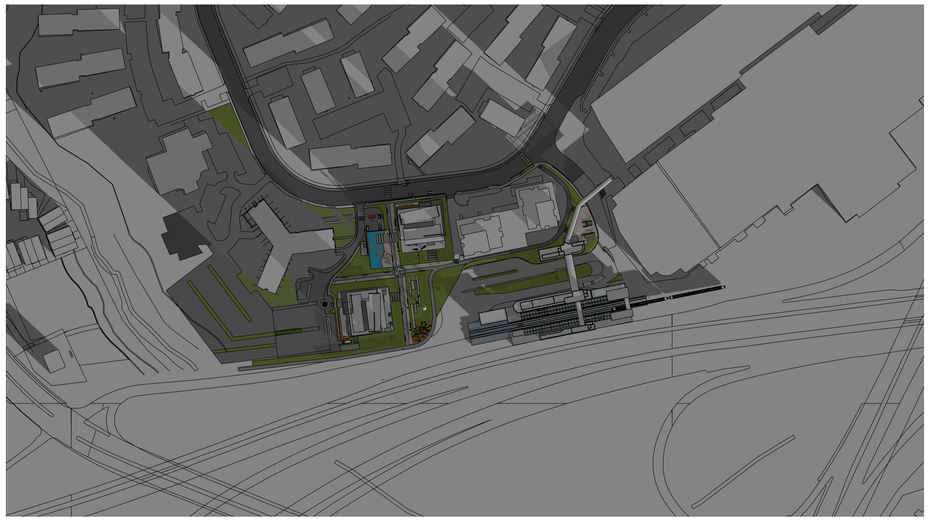


December 21 / 7-30am



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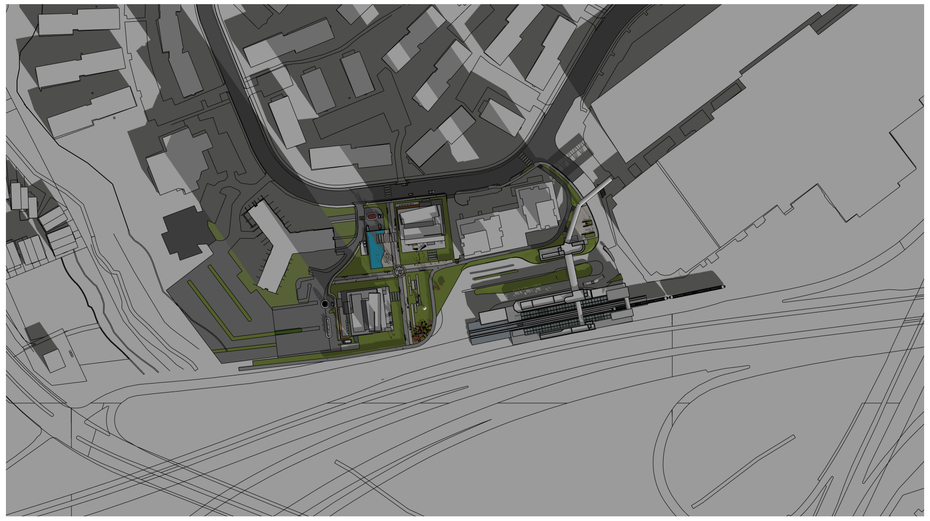
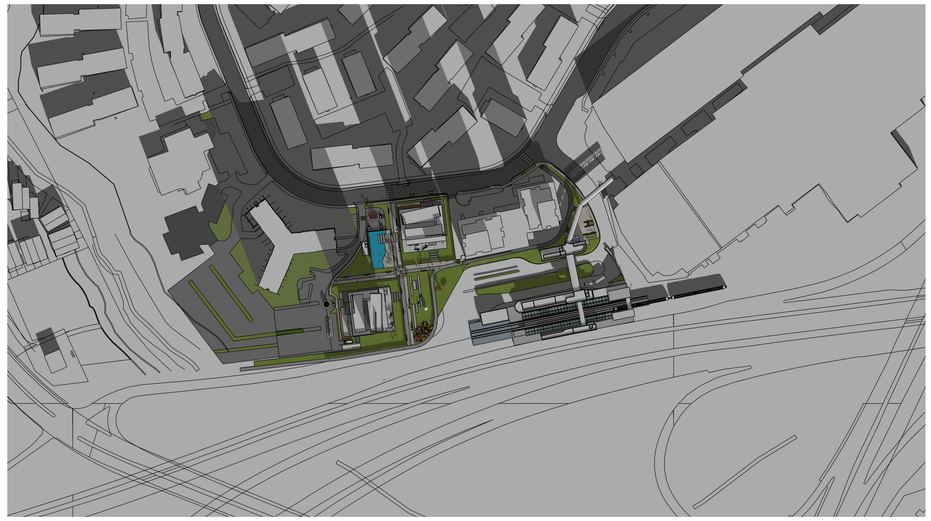


December 21 / 9-30am



December 21 / 10-30am

Accora VILLAGE | Ferguslea PROPERTIES

Sun Shade Studies

WOODRIDGE TOWERS

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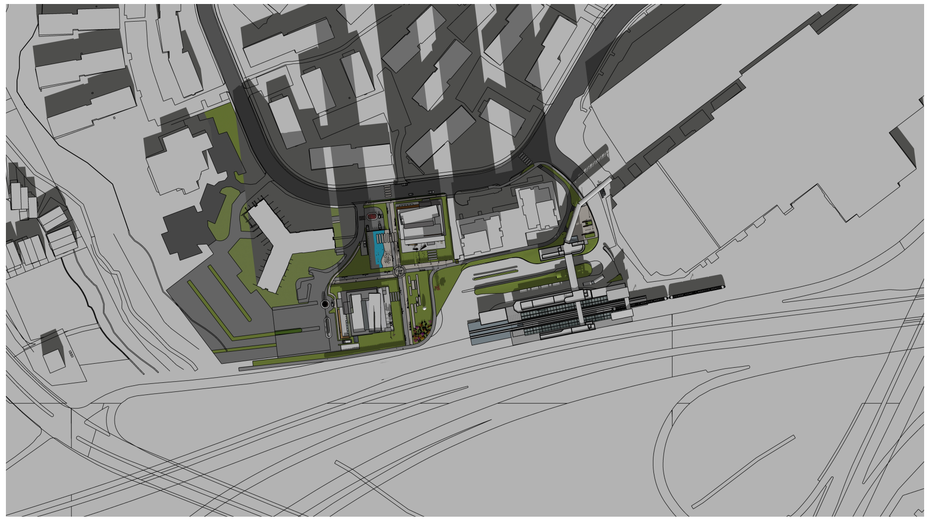
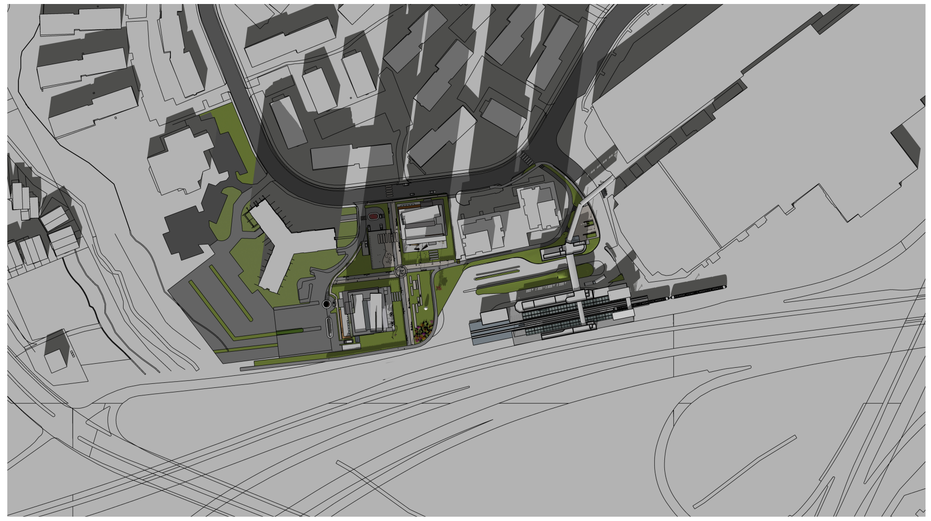
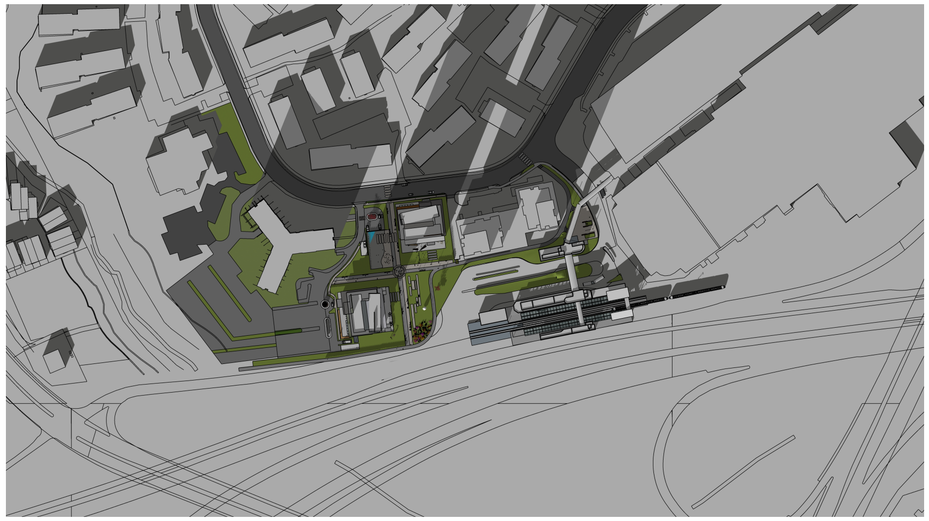


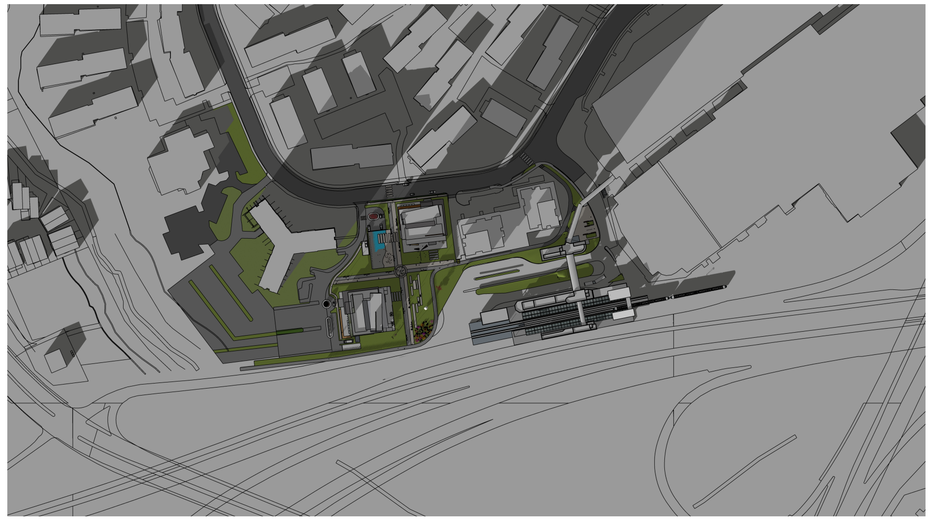
December 21 / 11-30am



December 21 / 12-30pm



December 21 / 1-30pm



December 21 / 2-30pm

Accora VILLAGE | Ferguslea PROPERTIES

Sun Shade Studies

WOODRIDGE TOWERS

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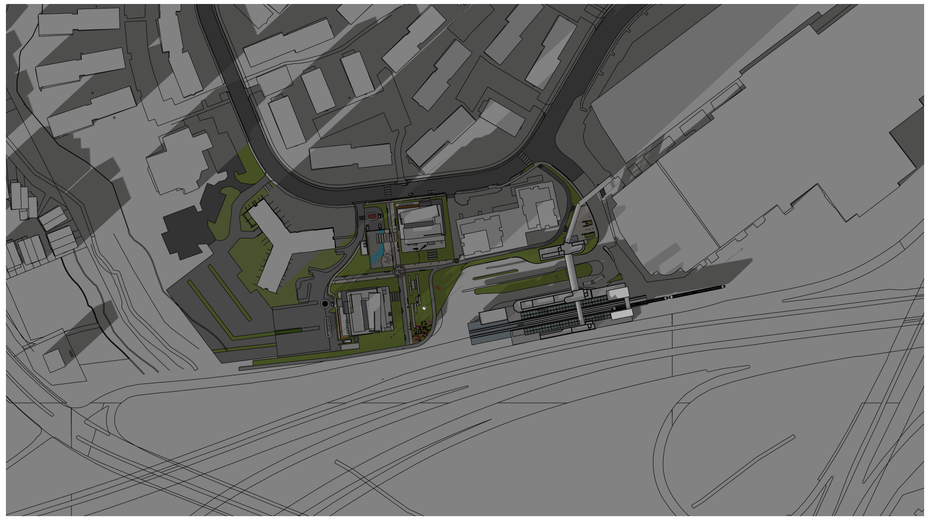
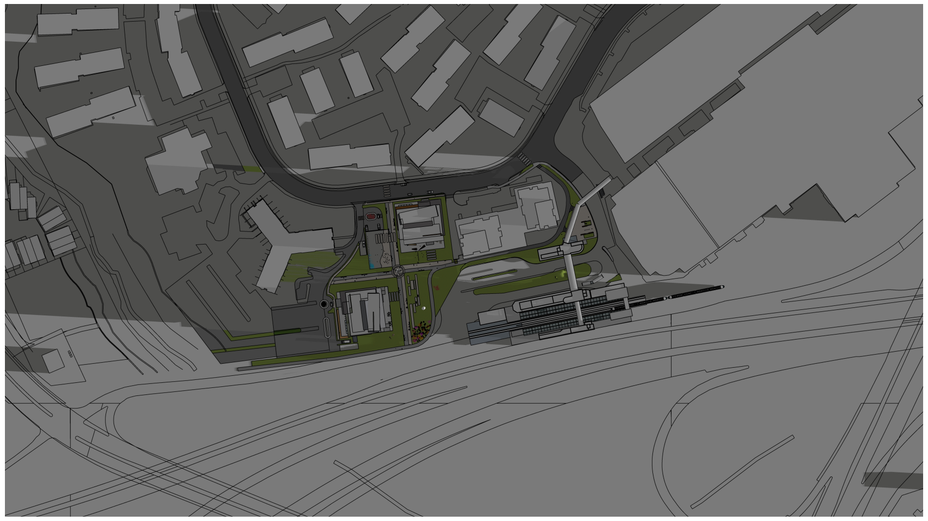
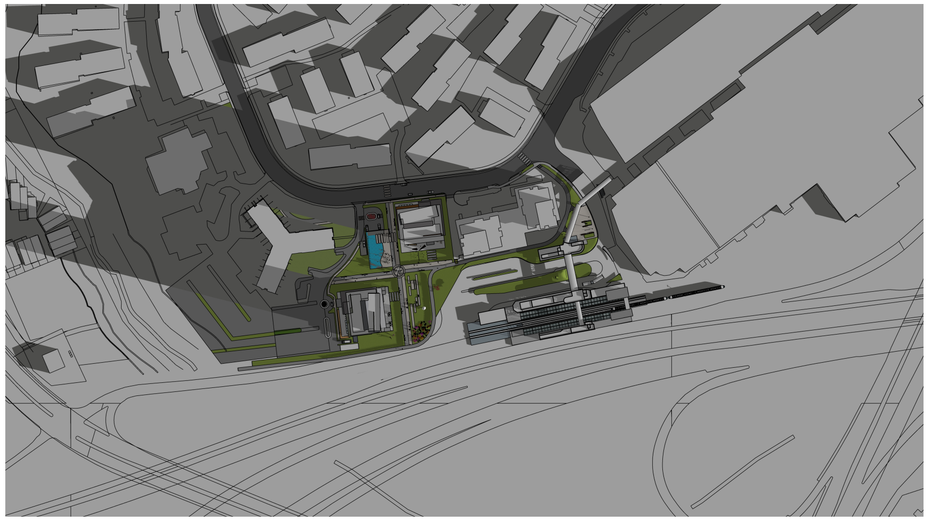


December 21 / 3-30pm

December 21 / 4-30pm

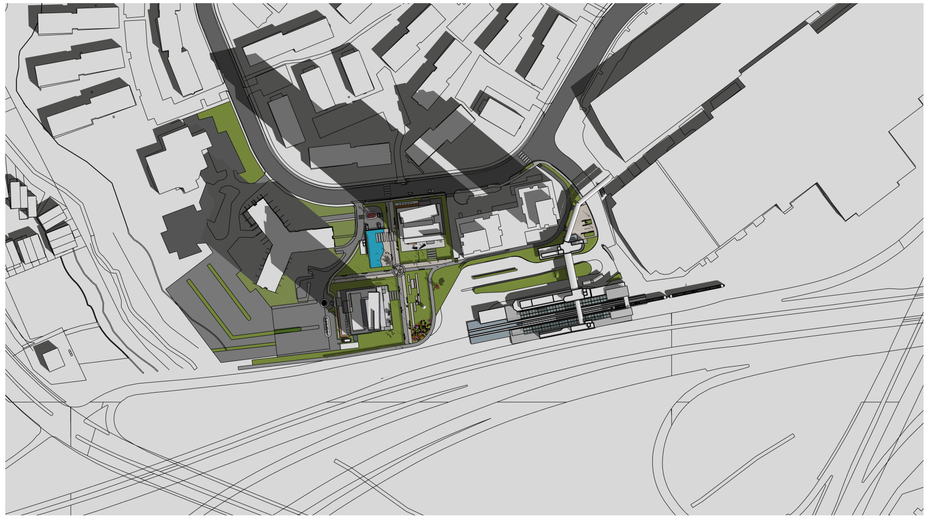


March / Sept. 21 / 7-30am



March / Sept. 21 / 8-30am

March / Sept. 21 / 9-30am



March / Sept. 21 / 10-30am

Accora VILLAGE | Ferguslea PROPERTIES

Sun Shade Studies

WOODRIDGE TOWERS

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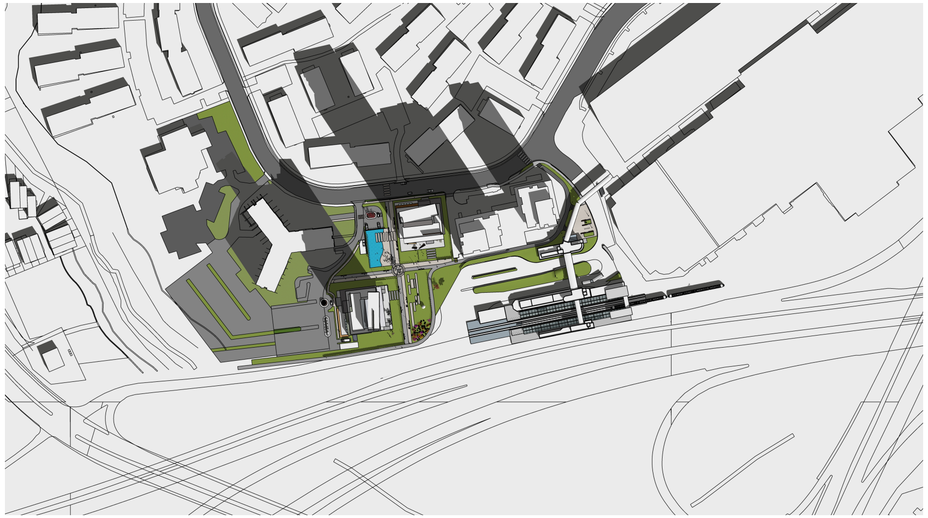
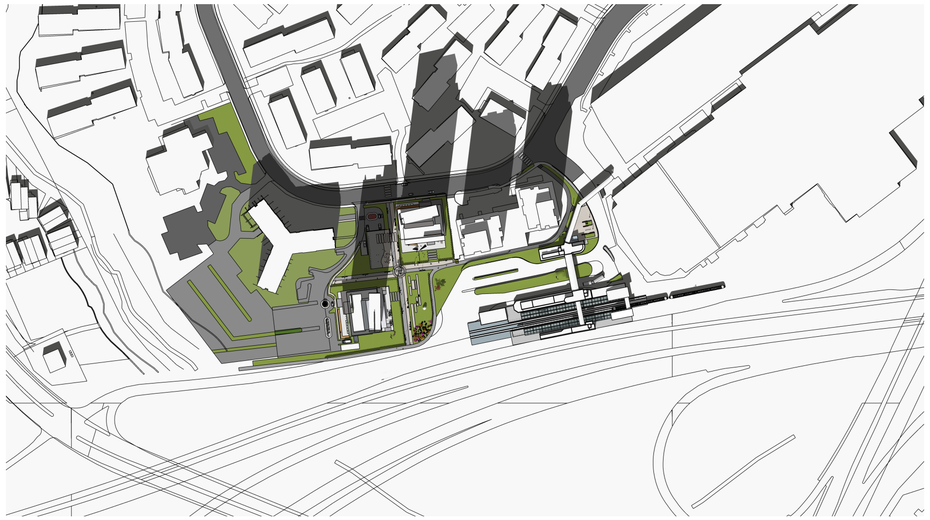
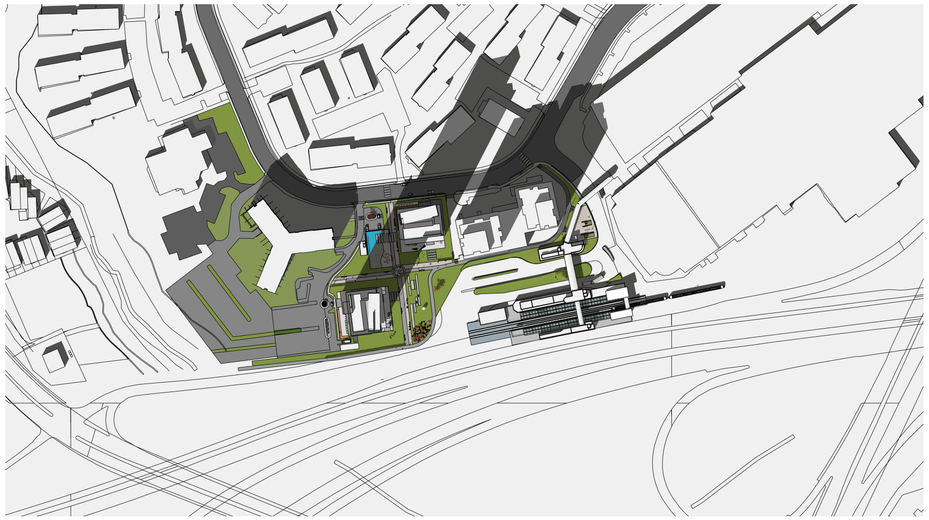


March / Sept. 21 / 11-30am

March / Sept. 21 / 12-30pm



March / Sept. 21 / 1-30pm



March / Sept. 21 / 2-30pm

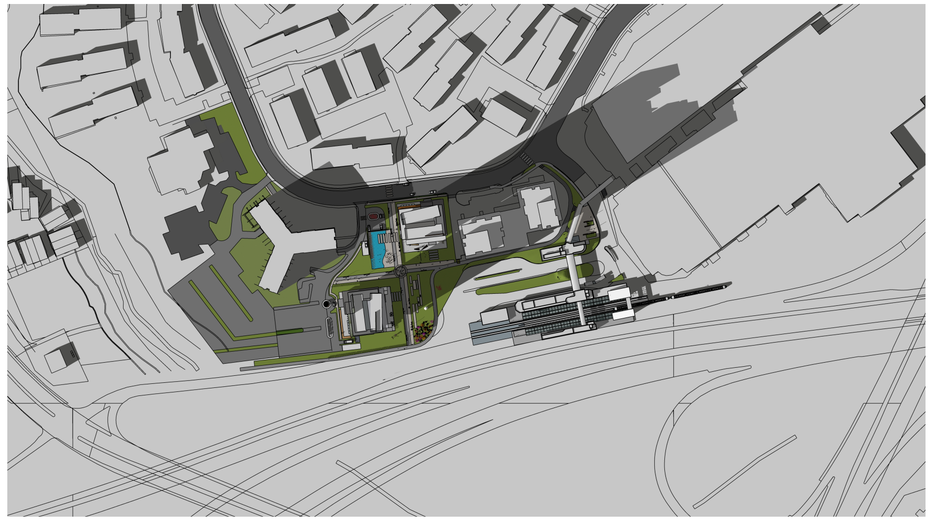
Accora VILLAGE | Ferguslea PROPERTIES

Sun Shade Studies

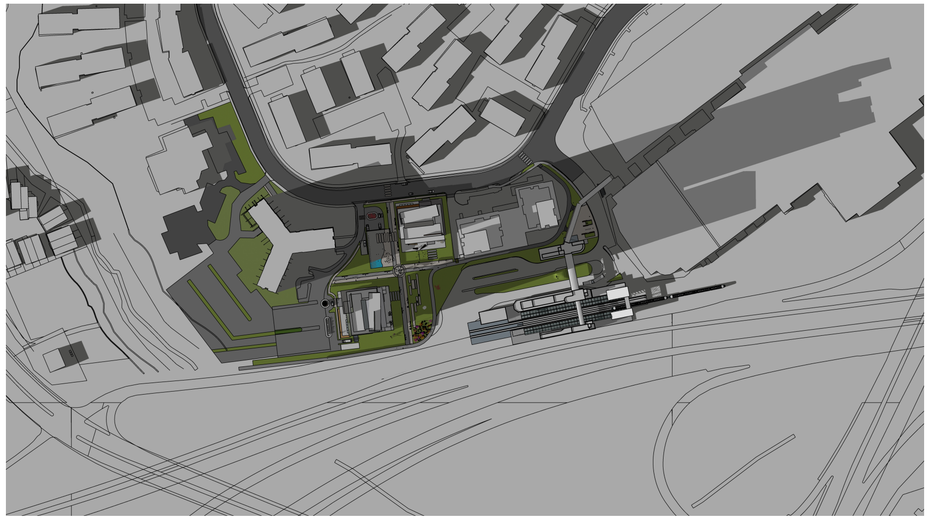
WOODRIDGE TOWERS

bbb architects Ottawa Inc.

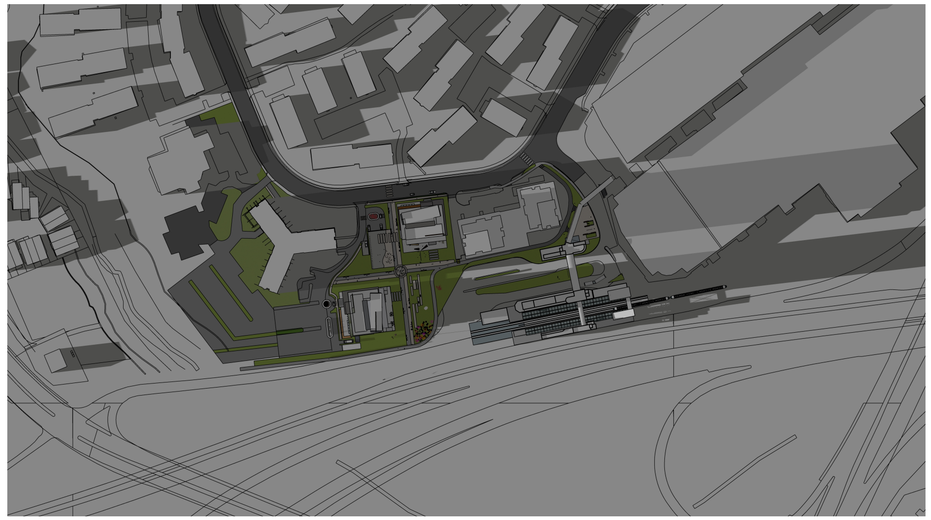
March / Sept. 21 / 3-30am



March / Sept. 21 / 4-30pm



March / Sept. 21 / 5-30pm



March / Sept. 21 / 6-30pm

Accora VILLAGE | Ferguslea PROPERTIES

Sun Shade Studies

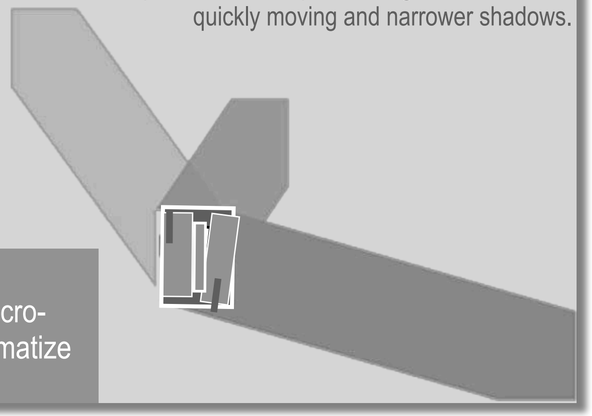
WOODRIDGE TOWERS

bbb architects Ottawa Inc.

Building design should always be the derivative of a successful urban design reconciliation of the subject site and its context

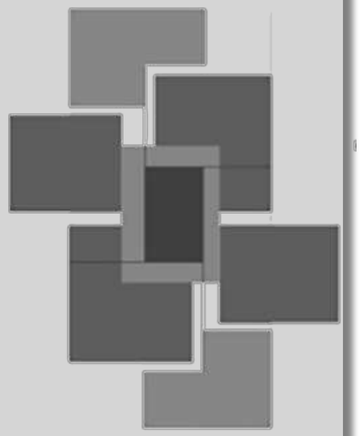
Urban Design FIRST

Study Sun patterns through each season to reduce the impact of shadow casts and to minimize their duration. Minimize building profile and floor plate configuration to create quickly moving and narrower shadows.



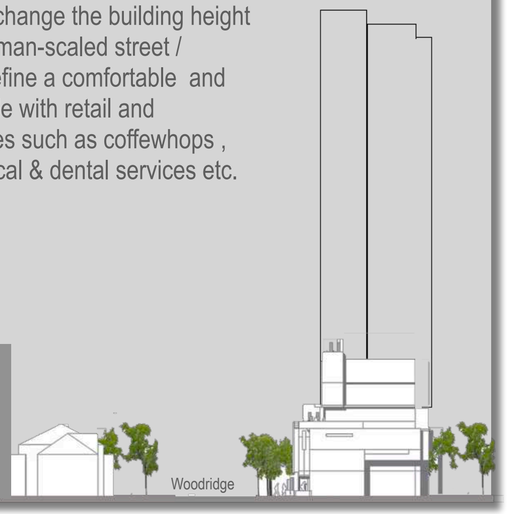
Macro-Acclimatize

Utilize sustainable design strategies by rotating the units off a central core, in order to maximize penetration of natural light deeper into units and to allow for the option of utilizing natural ventilation.



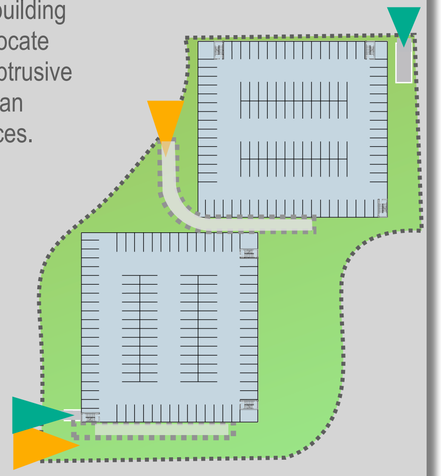
Radiate

Incrementally change the building height To define a human-scaled street / presence to define a comfortable and consistent scale with retail and community uses such as coffewhops , daycare, medical & dental services etc.

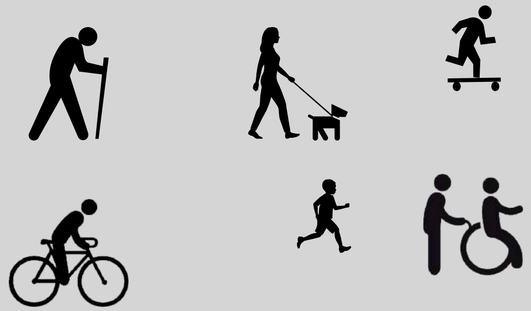


Scale & Step

Provide simple and intuitive access to parking and building loading and services. Locate In a manner that is unobtrusive and away from pedestrian walks and amenity spaces.



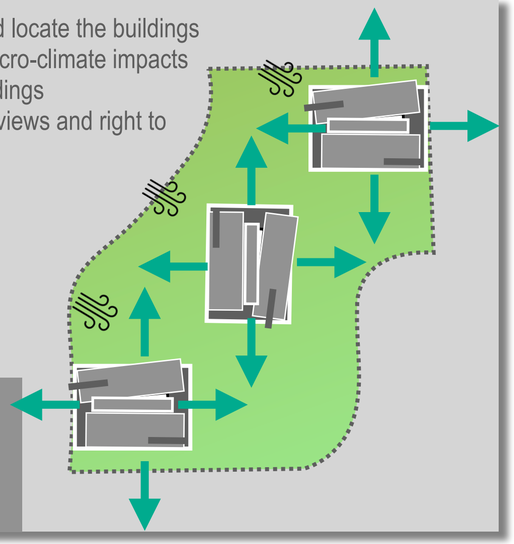
Site Services



Accesible & Inclusive

The City and Province now have outdoor accessibility guidelines (AODA & COADS) Accora should set the standard for these and it's active promotion of all outdoor activities

Orient, size and locate the buildings to minimize macro-climate impacts on partner buildings
And maximize views and right to light for all

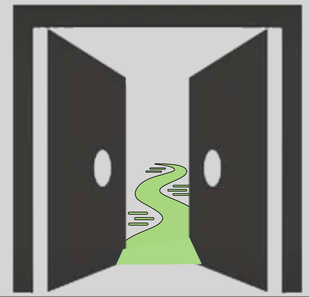


Right-to Light

Porosity Connectivity

Make openings corridors, axis through the site into the surrounding context. Create a hierarchy of formal and informal connections from transit to community nodes

The Vacant Lands have the opportunity of creating the most legible entrance into ACCORA VILLAGE and as such they should be an ambassador for its
Values and Brand

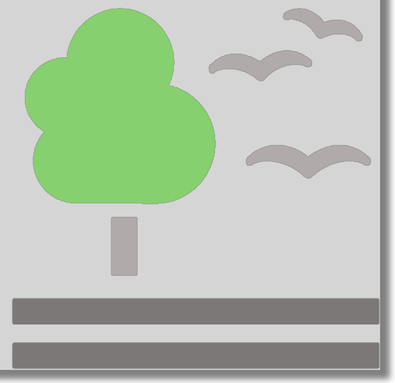


Gateway Ambassador

Public Realm

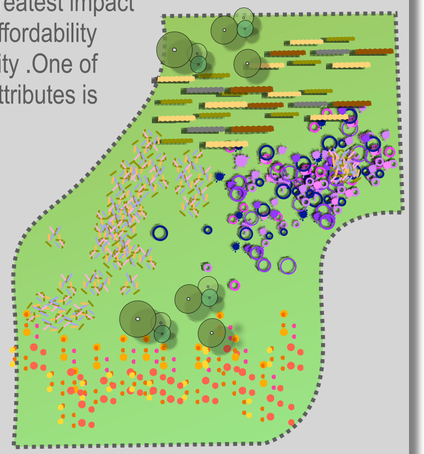
Stitch the site into the community by creating communal Private Public Spaces offering gardens, walkways courtyards etc to Accora residents at large

Sustainable Design is no longer an option it is an Obligation. The vacant lands development should set the standard for Accora Village's growth and evolution into a community which embraces the need for dealing with our collective need to address climate change.



Sustainability

Of all the construction divisions Landscape provides the greatest impact for the least investment. Affordability Sustainability and Liveability .One of Accora Village's primary attributes is Its Green base



Green-Space

Accora VILLAGE | Ferguslea PROPERTIES

Parti Pris Diagrams

Urban Design

WOODRIDGE TOWERS

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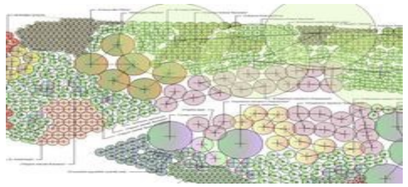
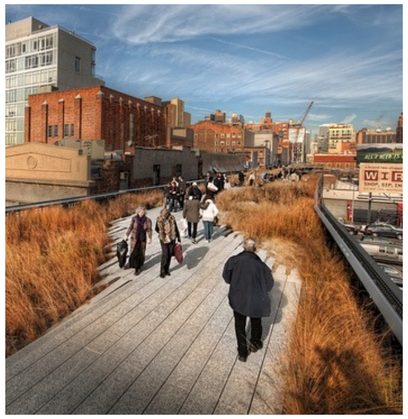




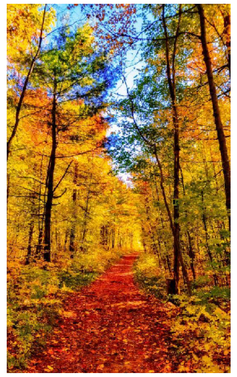
Accora VILLAGE | Ferguslea PROPERTIES

Public Realm Garden Precedents

Urban Design

WOODRIDGE TOWERS

bbb architects Ottawa Inc.



Accora VILLAGE | Ferguslea PROPERTIES

Ottawa Public Realm Garden Precedents

Urban Design

WOODRIDGE TOWERS

bbb architects Ottawa Inc.

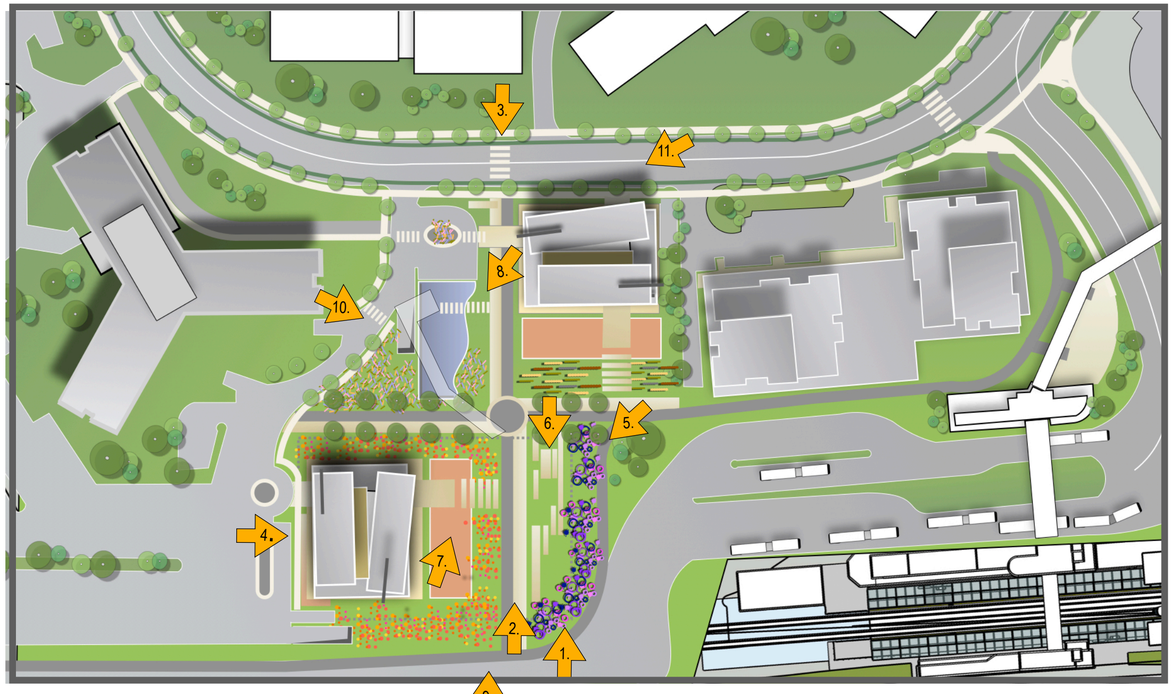
From Pimisi Station's Lower Concourse 1.

From the Booth Street Bridge 2.

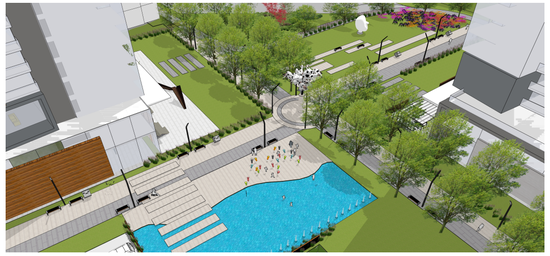
From Across the Aqueduct 3.

At the Central Pedestrian Portal 4.

Booth @ the Water Plaza 11.



From the Corner of Booth & Albert 5.



View from the East end of the Esplanade 10.

Booth to the Esplanade & Pedestrian Transit Bridge 6.

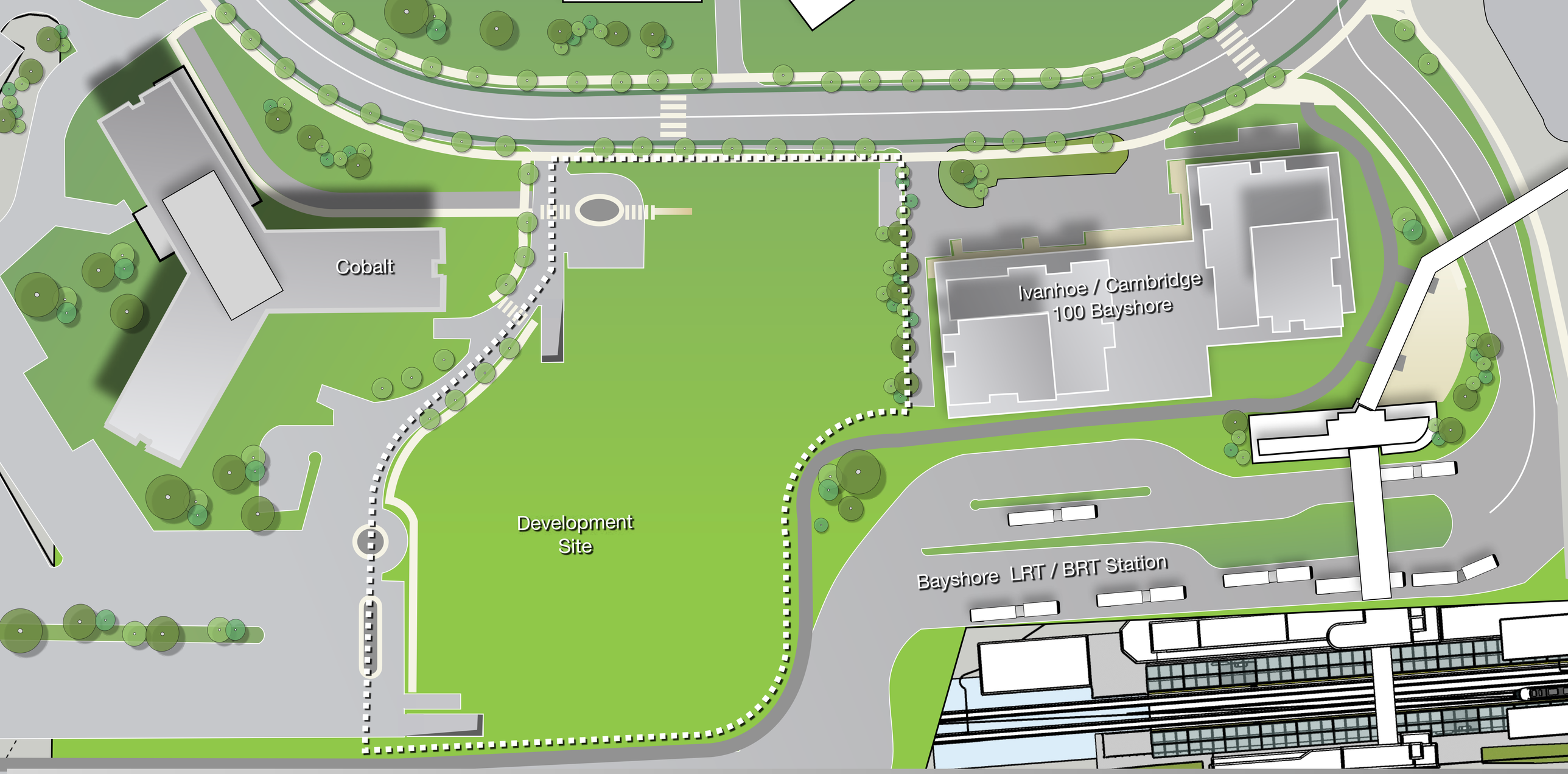
Esplanade view to the West 9.

Esplanade @ the Central Pedestrian Portal 8.

Esplanade looking East 7.

Public Realm & Massing Studies

WOODRIDGE TOWERS



Accora VILLAGE

Ferguslea PROPERTIES

Urban Design / Massing Studies

WOODRIDGE TOWERS

bbb architects Ottawa Inc.

Accora VILLAGE

Ferguslea PROPERTIES

Urban Design / Massing Studies

Micro-Climate / Right to Light

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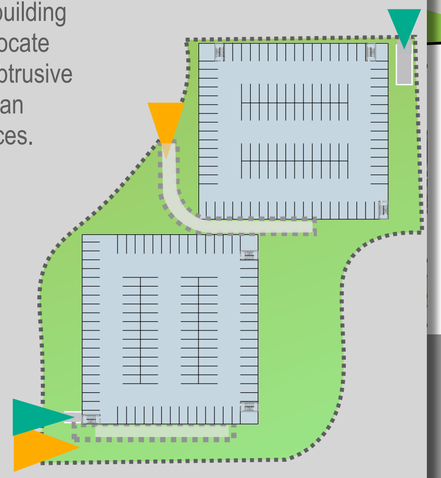


Site Services

Accora VILLAGE | Ferguslea PROPERTIES

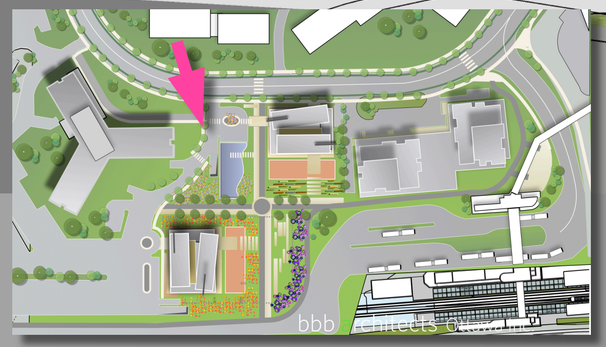
Building Entrances Drop-Off

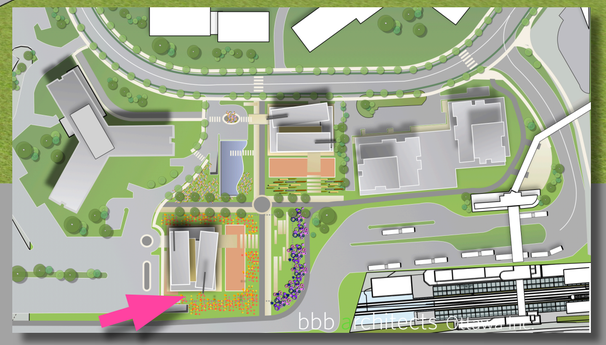
Building Services / Parking Access

Accora VILLAGE | Ferguslea PROPERTIES

Building Entrances Drop-Off

Building Services / Parking Access





Accora VILLAGE | Ferguslea PROPERTIES

Building Entrances Drop-Off

Building Services / Parking Access

Building design should always be the derivative of a successful urban design reconciliation of the subject site and its context

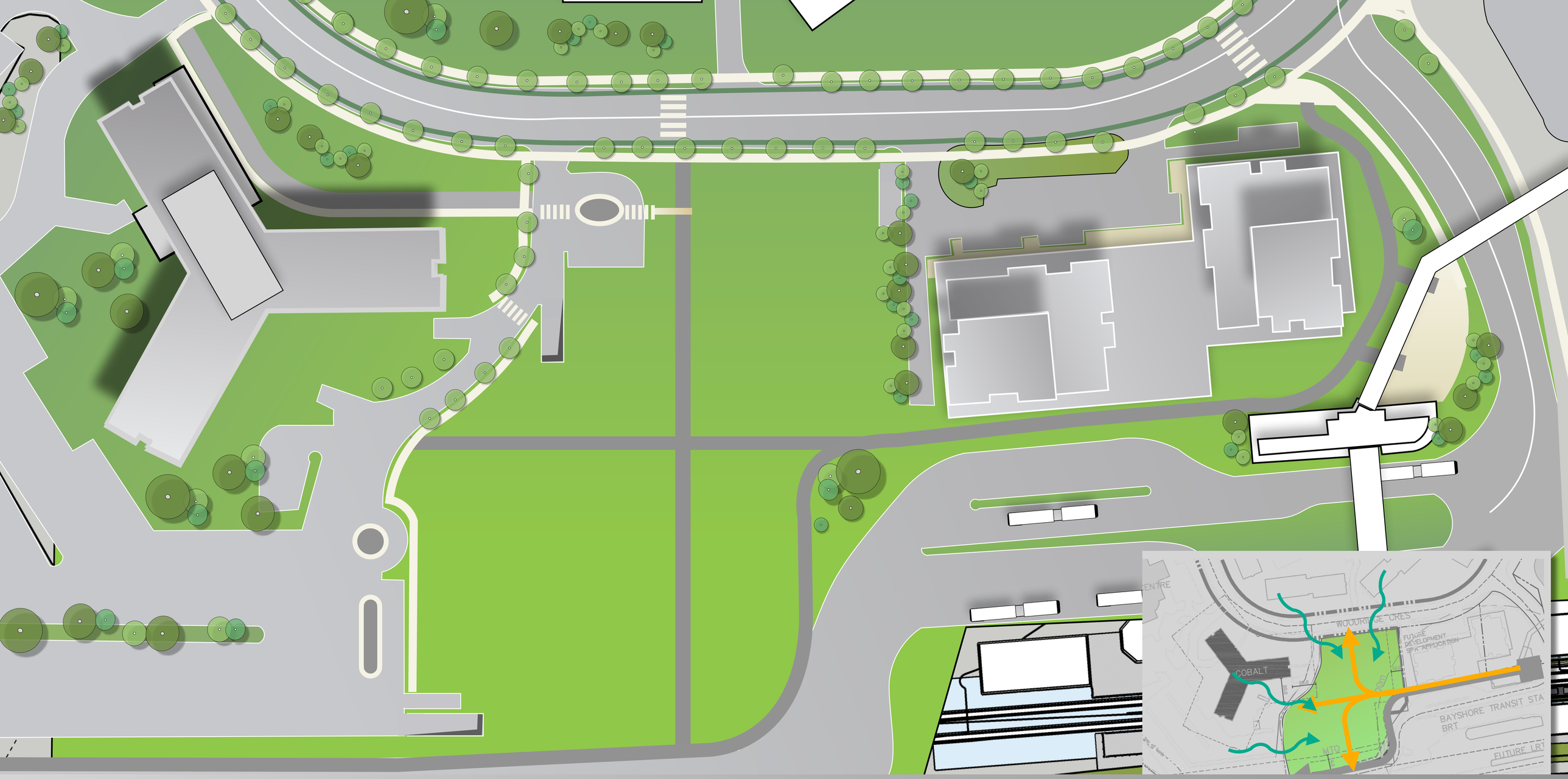
Urban Design FIRST

Accora VILLAGE

Ferguslea PROPERTIES

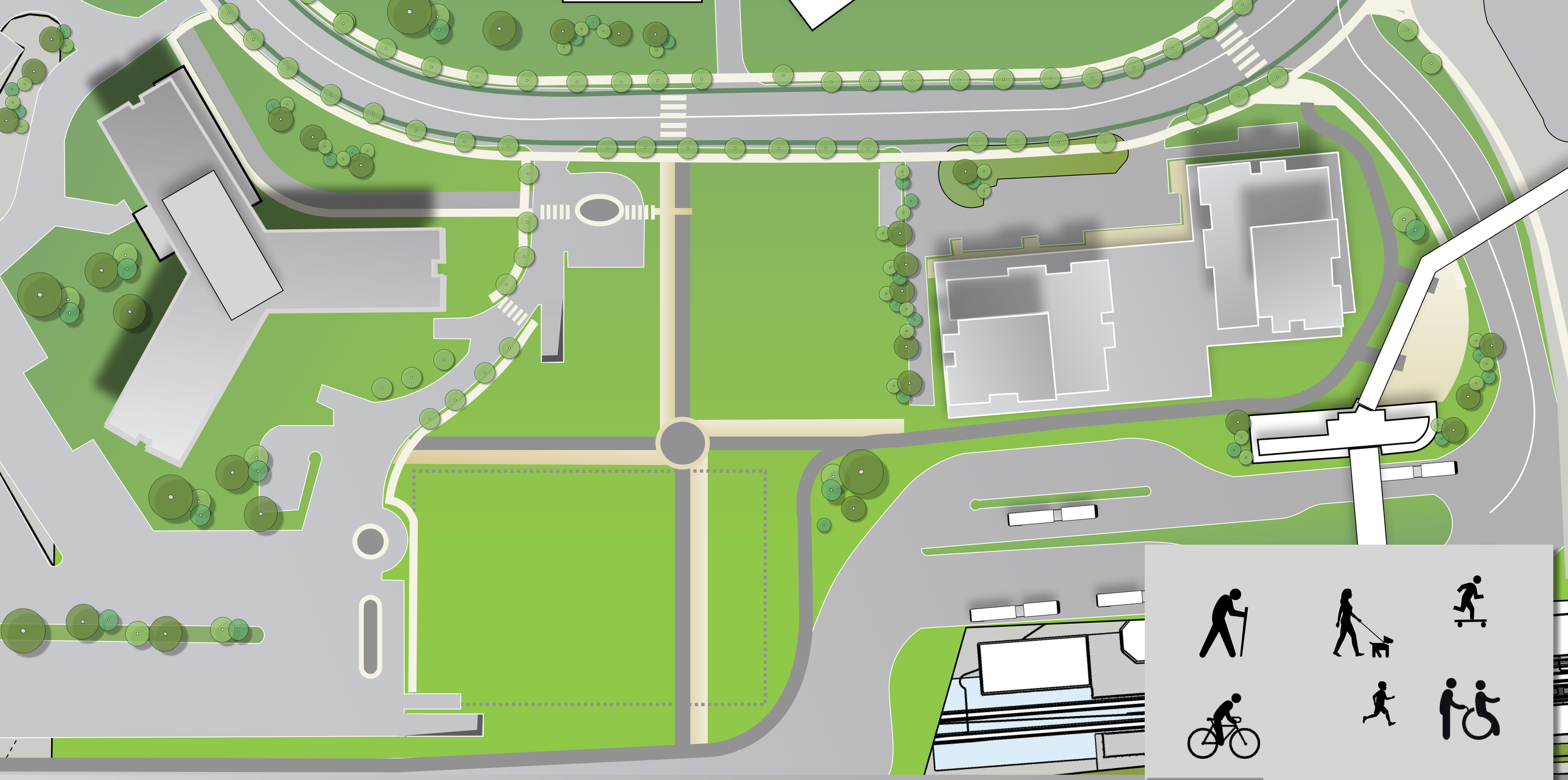
Urban Design

Context & Connectivity



Urban Design

Context & Connectivity



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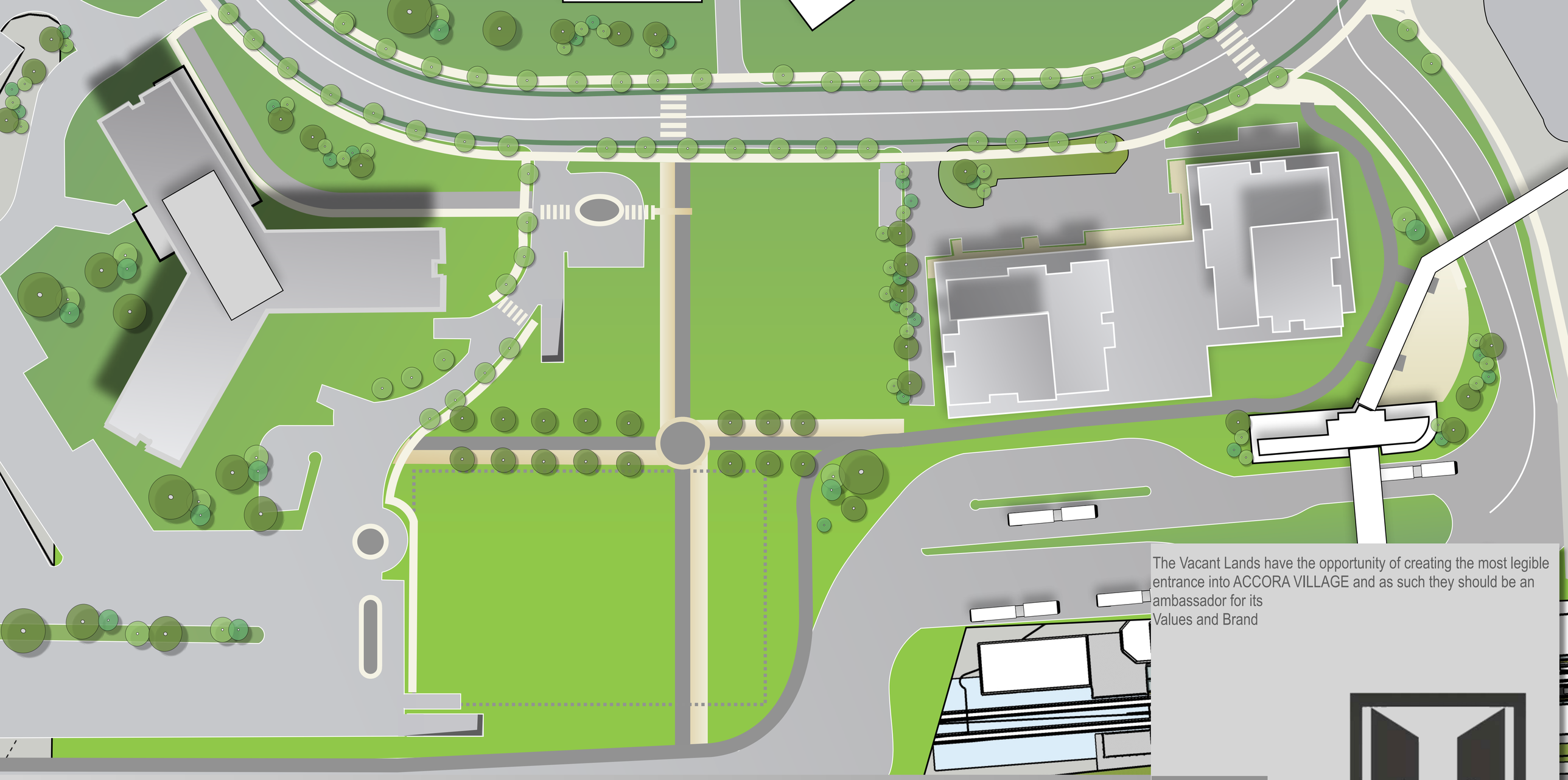
Accora VILLAGE

Ferguslea PROPERTIES

Urban Design

Context & Connectivity



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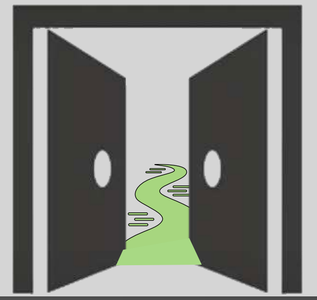
Values and Brand

Gateway
Ambassador

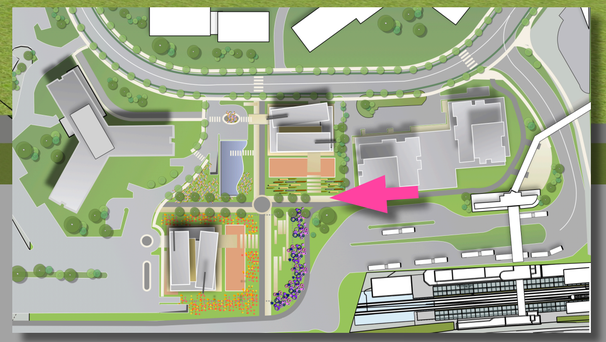


Accora VILLAGE

Ferguslea PROPERTIES

Urban Design

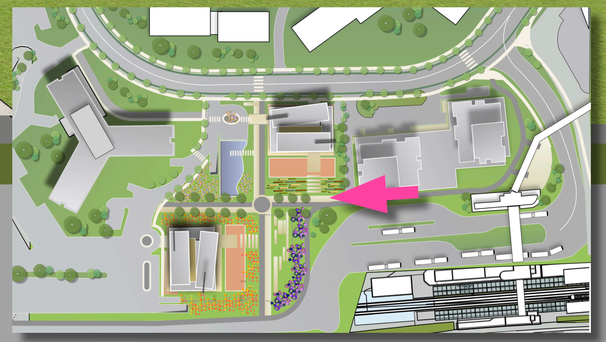
Context & Connectivity



Accora VILLAGE | Ferguslea PROPERTIES

Urban Design

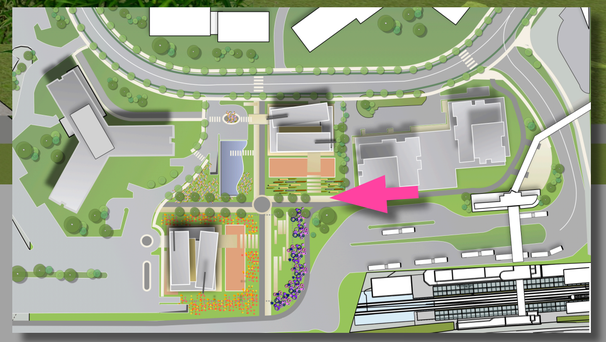
Context & Connectivity



Accora VILLAGE | Ferguslea PROPERTIES

Urban Design

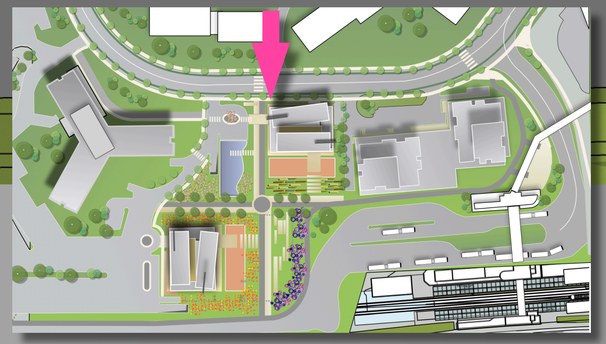
Context & Connectivity



Accora VILLAGE | Ferguslea PROPERTIES

East end of Crosswalk @ MUP

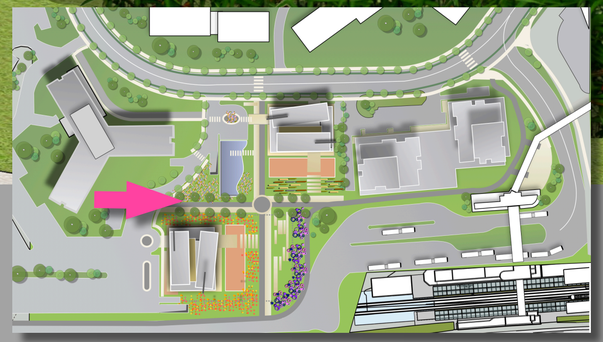
Context & Connectivity



Accora VILLAGE | Ferguslea PROPERTIES

North entrance of the Crosswalk @ Woodridge

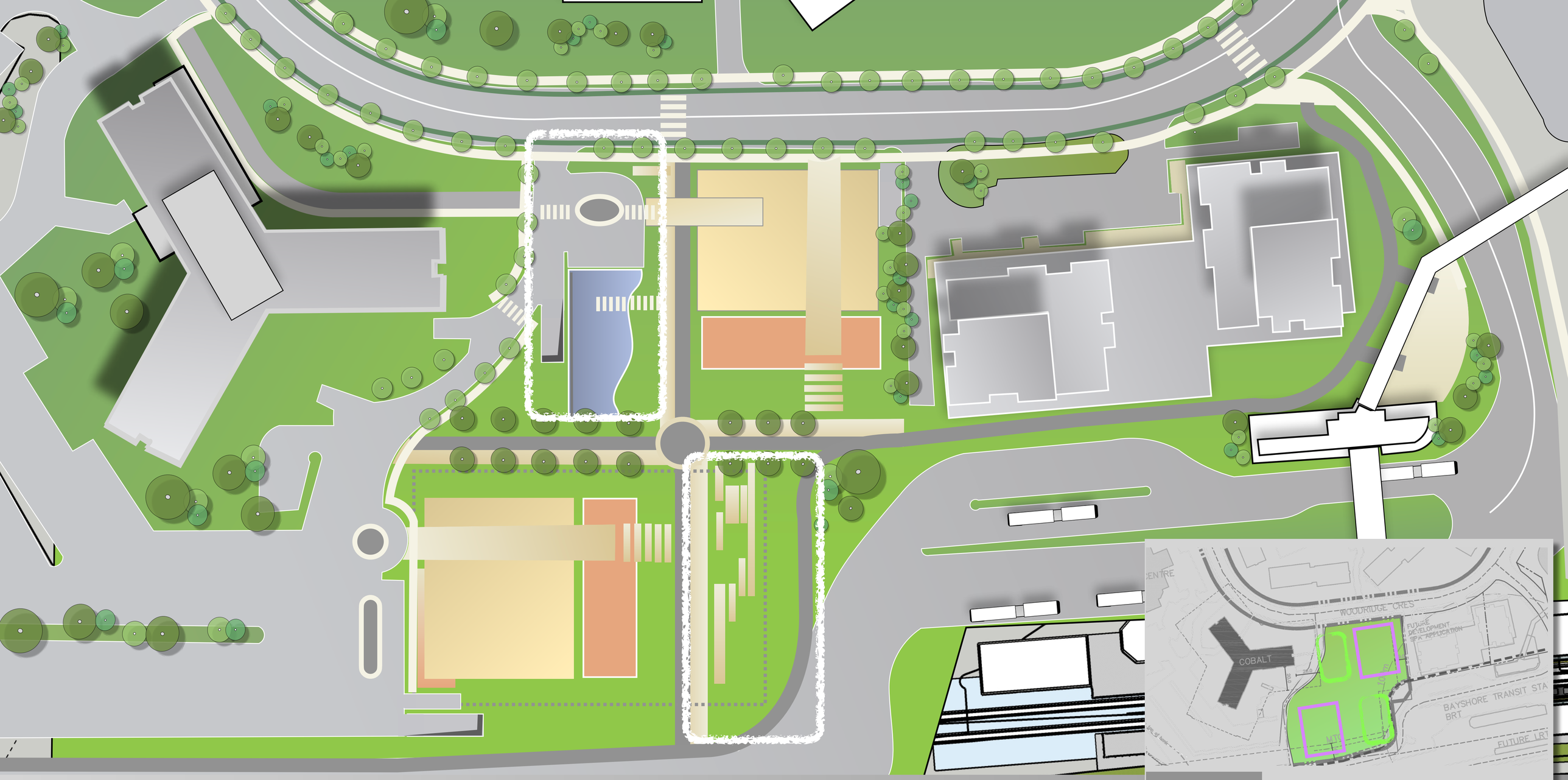
Context & Connectivity



Accora VILLAGE | Ferguslea PROPERTIES

West end of Crosswalk @ 92 Woodridge

Context & Connectivity



Accora VILLAGE

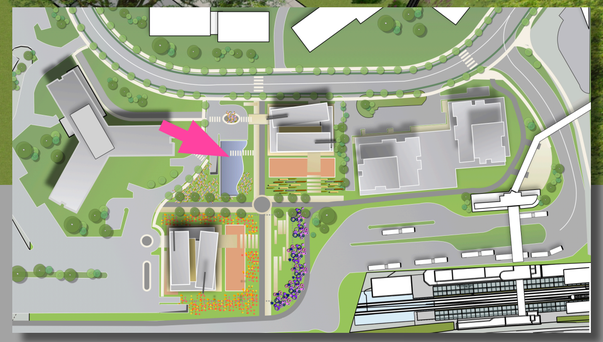
Ferguslea PROPERTIES

Urban Design

Public Realm

Public Realm

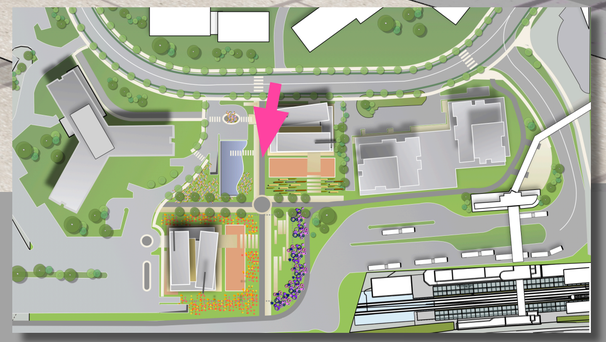
Stitch the site into the community by creating communal Private Public Spaces offering gardens, walkways courtyards etc to Accora residents at large



Accora VILLAGE | Ferguslea PROPERTIES

View from the Cobalt

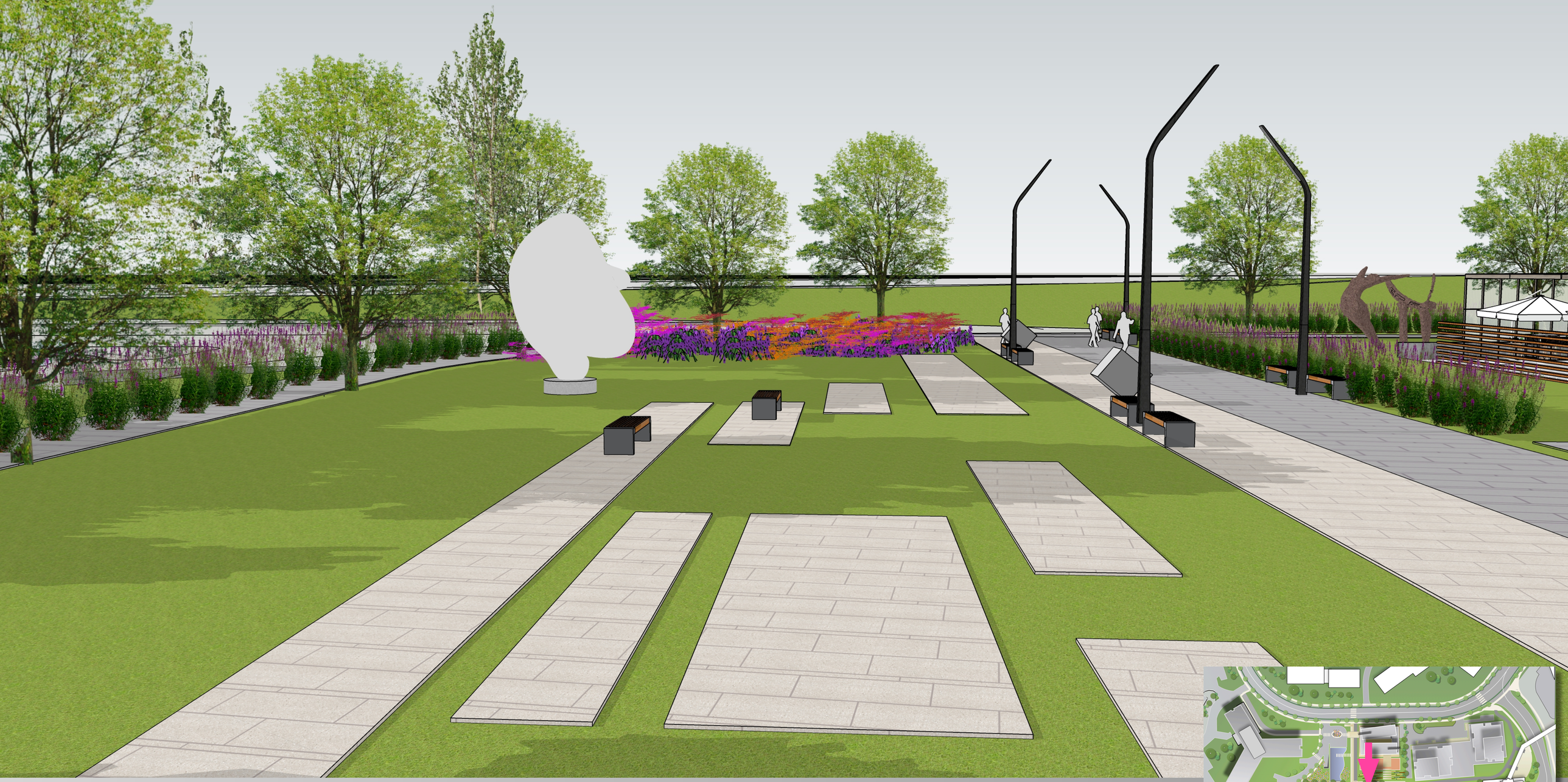
Public Realm

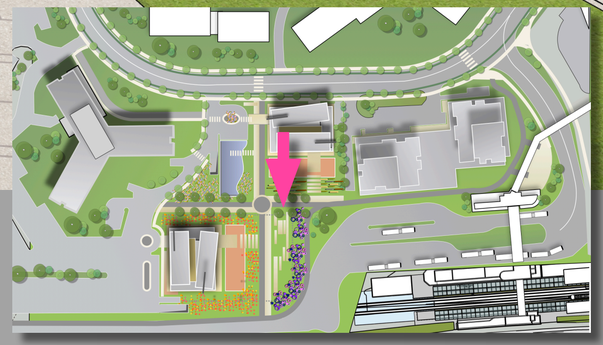


Accora VILLAGE | Ferguslea PROPERTIES

North East Quadrant / Splash Pad

Public Realm

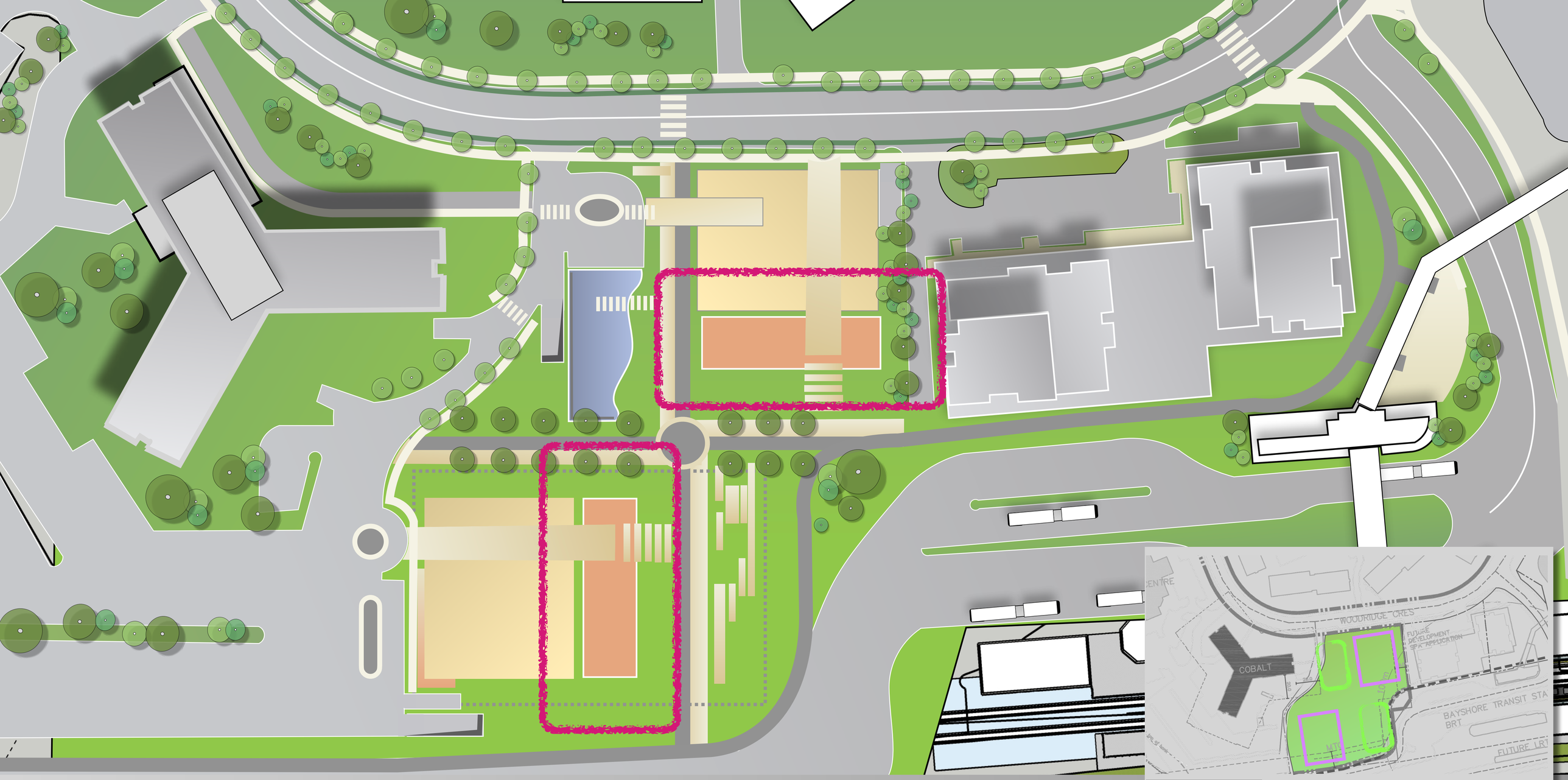




Accora VILLAGE | Ferguslea PROPERTIES

POP Green-space / South East Quadrant

Public Realm



Accora VILLAGE

Ferguslea PROPERTIES

Urban Design / Massing Studies

Semi-Public Realm

Public Realm

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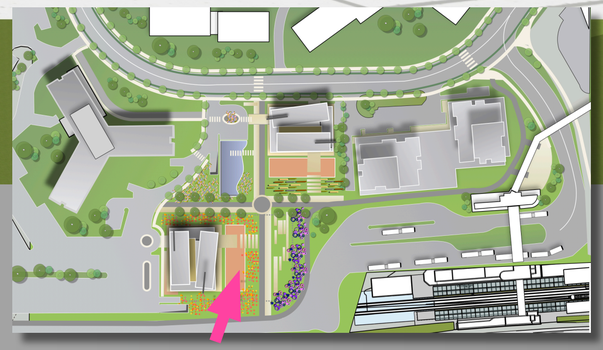
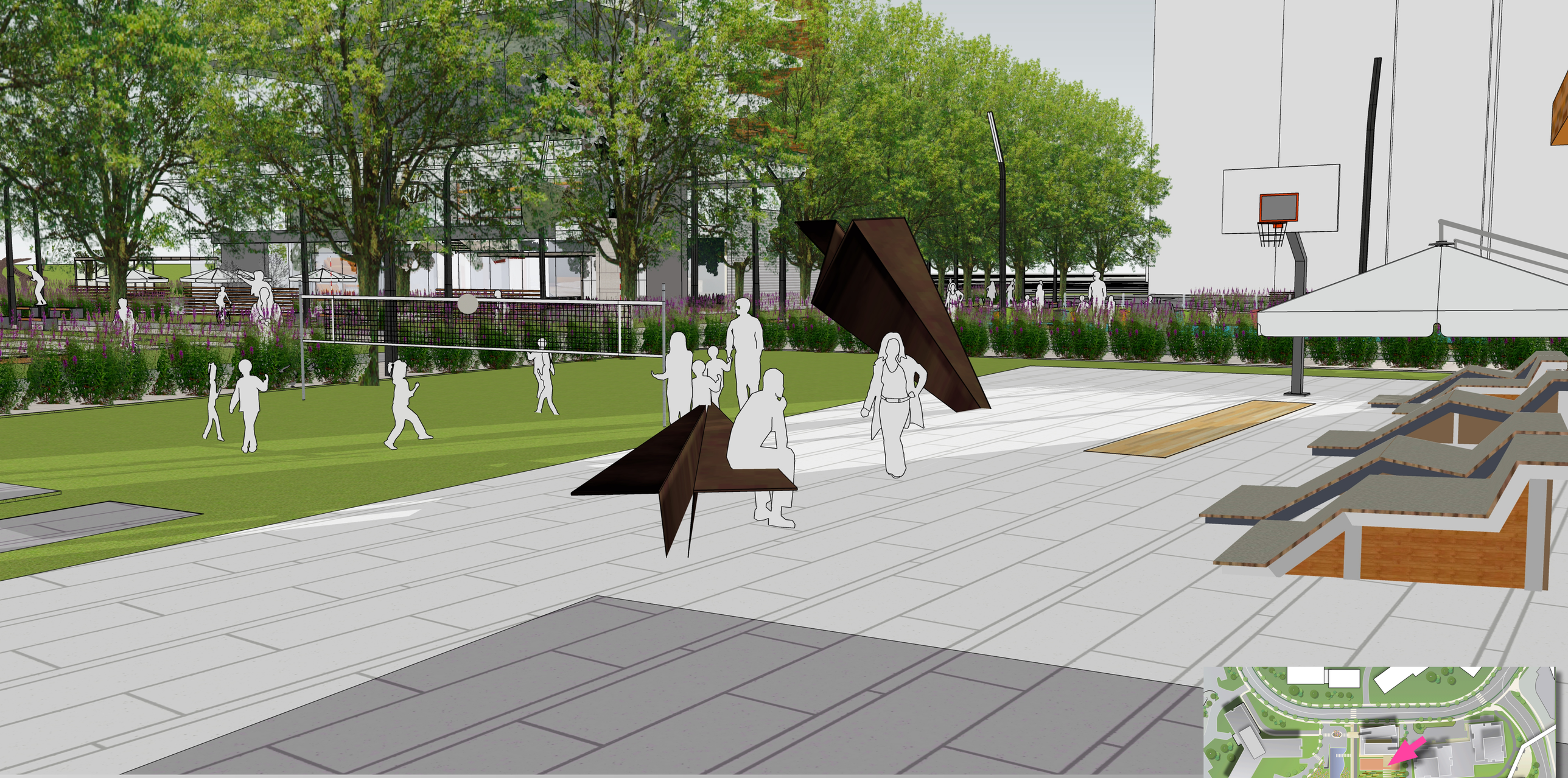
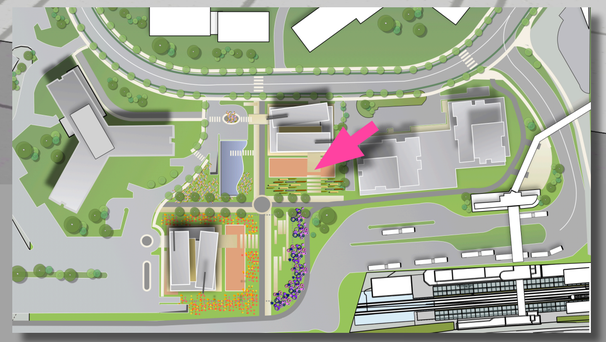


Accora VILLAGE | Ferguslea PROPERTIES

West Tower Terrace

Semi-Public Realm

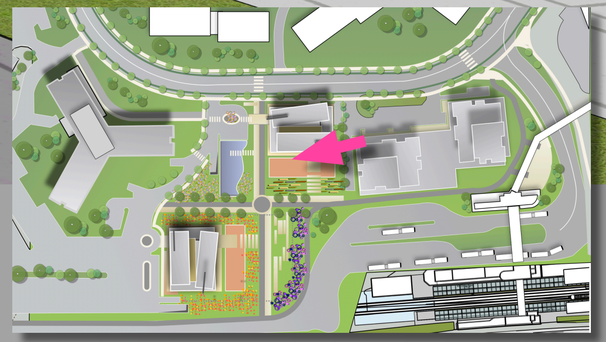




Accora VILLAGE | Ferguslea PROPERTIES

South Tower Terrace

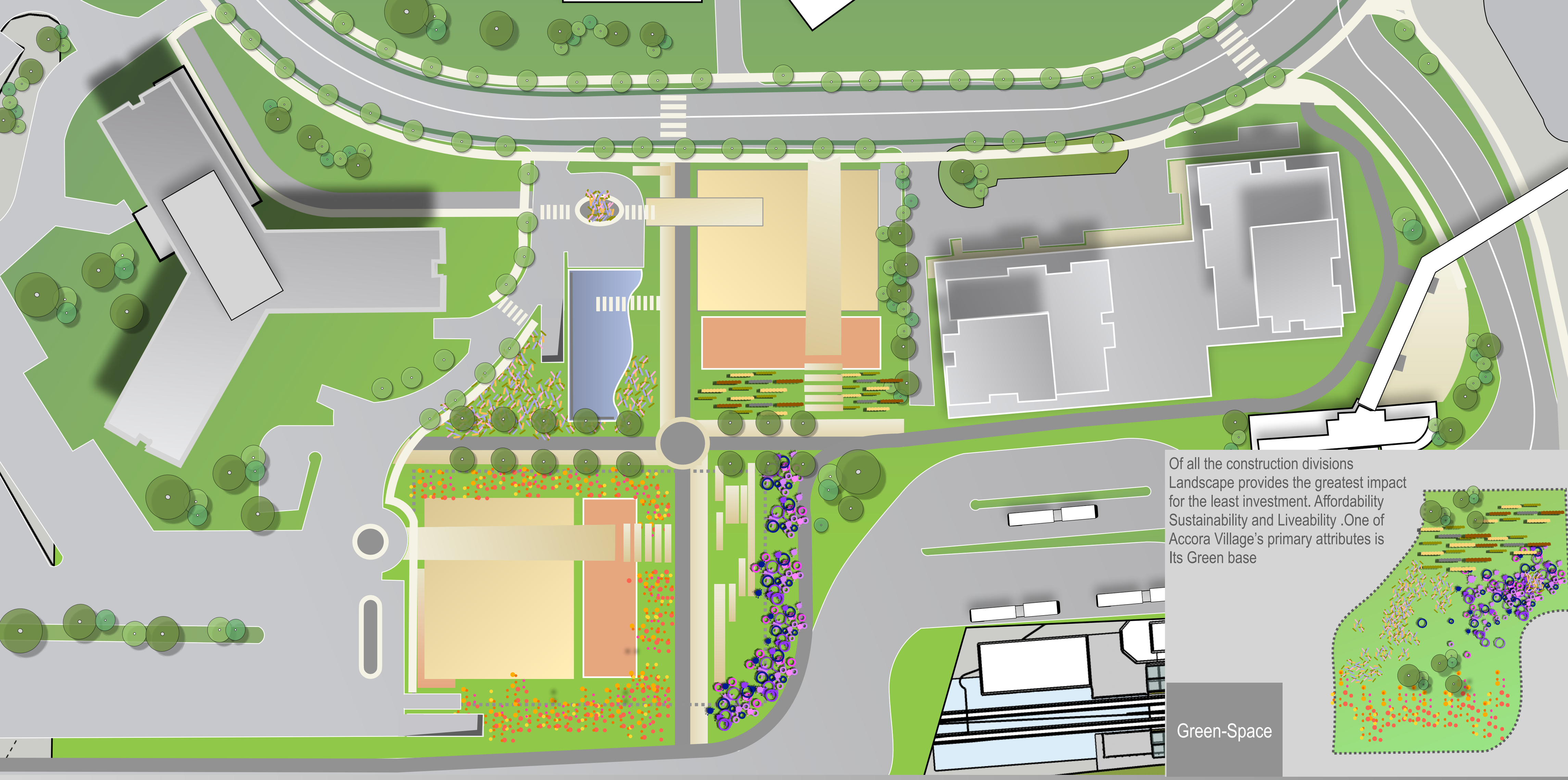
Semi-Public Realm



Accora VILLAGE | Ferguslea PROPERTIES

South Tower Terrace

Semi-Public Realm



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Green-Space

Accora VILLAGE

Ferguslea PROPERTIES

Urban Design

Green-Space

WOODRIDGE TOWERS

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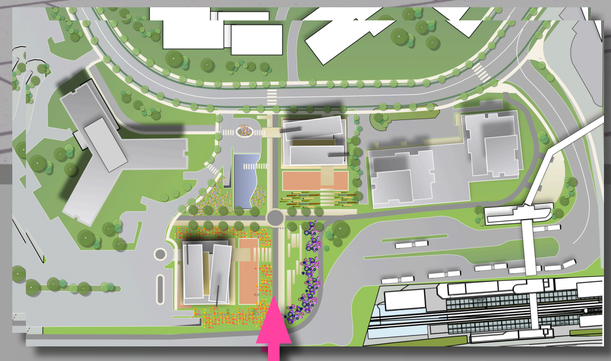
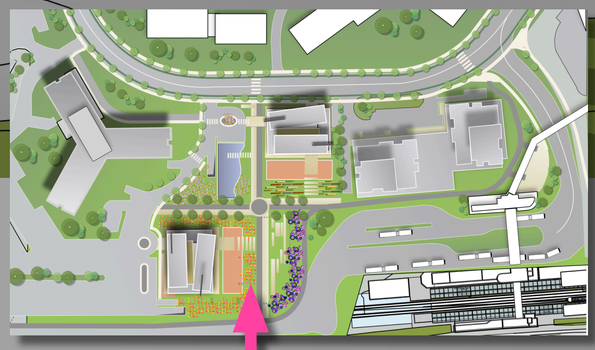


Accora VILLAGE | Ferguslea PROPERTIES

South end of Crosswalk @ MUP

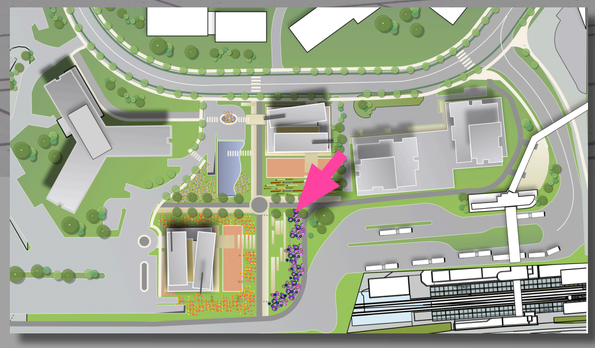
Green-Space



Accora VILLAGE | Ferguslea PROPERTIES

North South MUP Connection

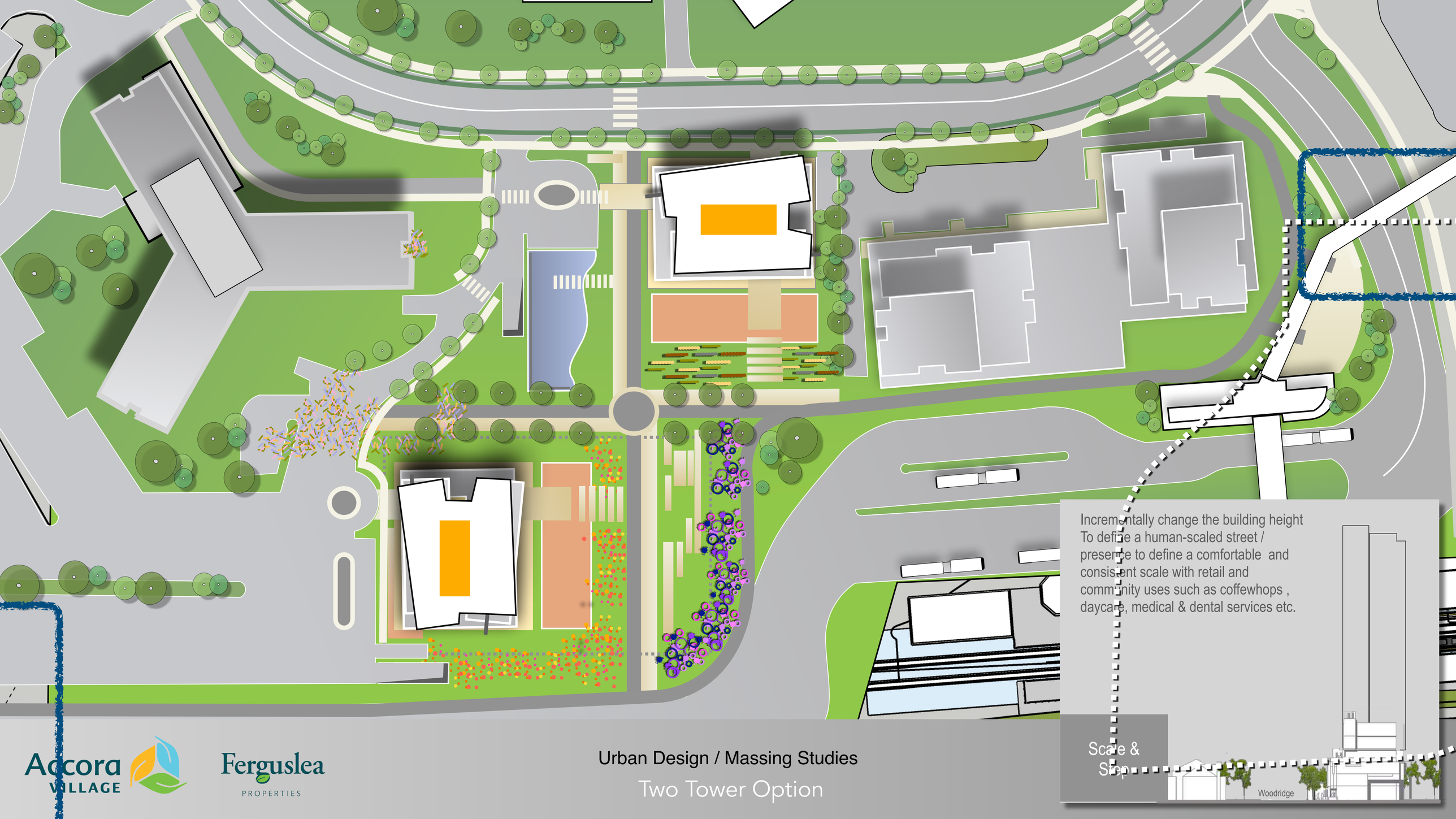
Green-Space



Accora VILLAGE | Ferguslea PROPERTIES

MUP on the East side of the Site

Green-Space



Accora VILLAGE

Ferguslea PROPERTIES

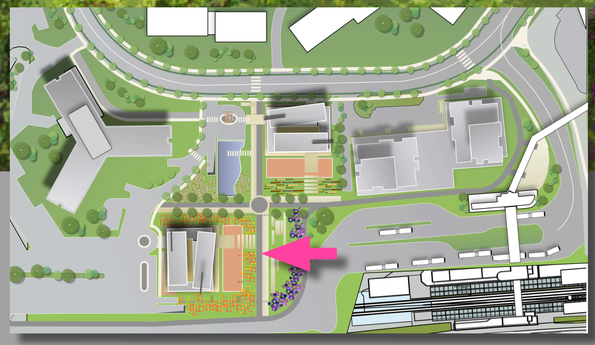
Urban Design / Massing Studies

Two Tower Option

Accora VILLAGE | Ferguslea PROPERTIES

Entrance to 92 Woodridge (West Tower)

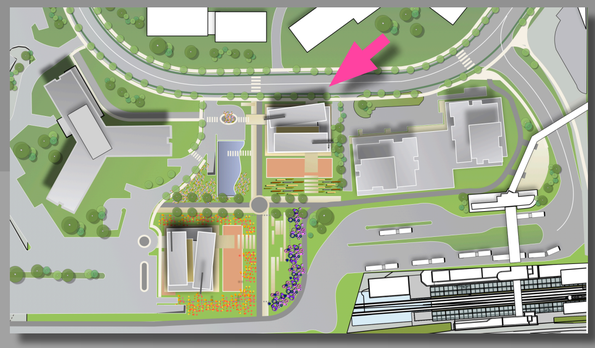
Two Tower Option



Accora VILLAGE | Ferguslea PROPERTIES

Aerial from the South East

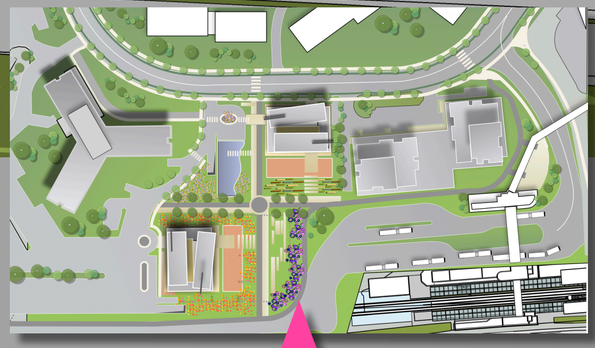
Two Tower Option



Accora VILLAGE | Ferguslea PROPERTIES

Entrance to 91 Woodridge (East Tower)

Two Tower Option

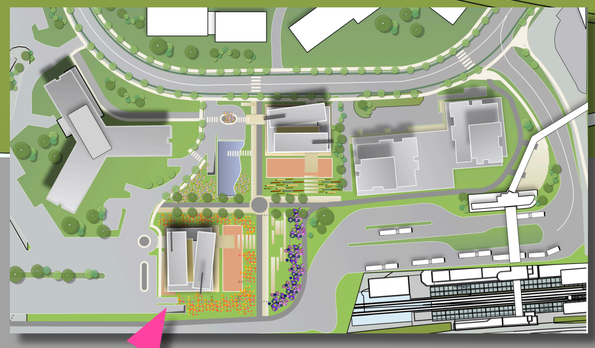


Accora VILLAGE

Ferguslea PROPERTIES

Urban Design / Signature Buildings

Ottawa Gateway

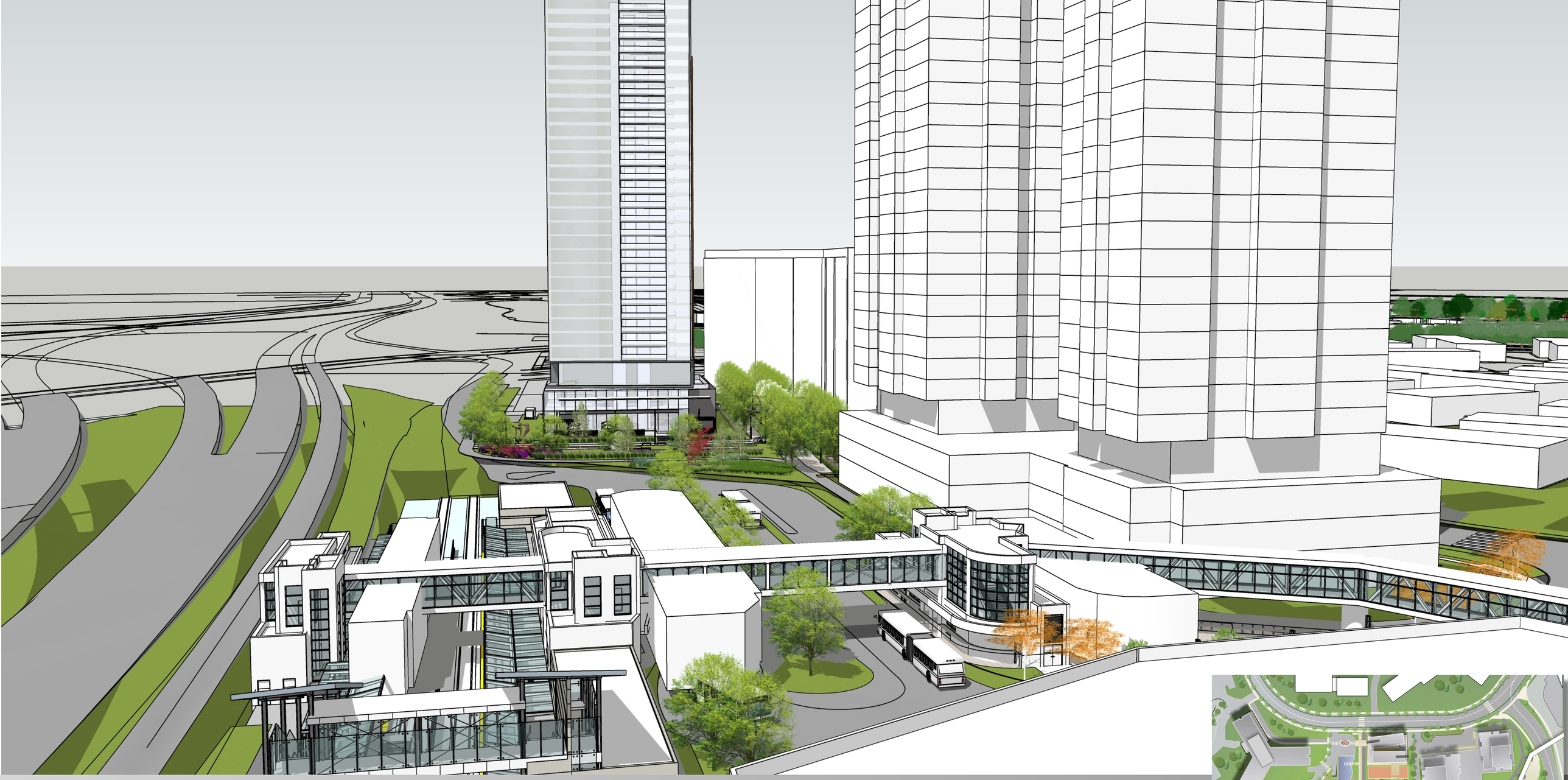


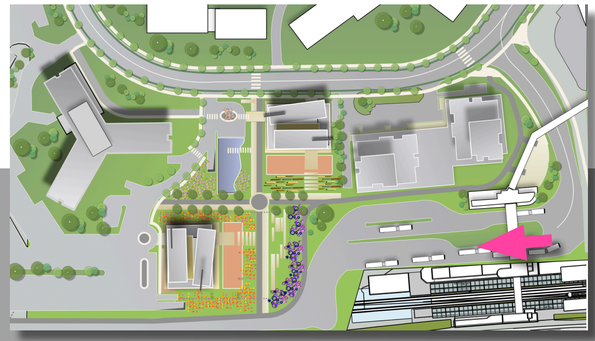
Accora VILLAGE

Ferguslea PROPERTIES

Urban Design / Signature Buildings

Ottawa Gateway





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Aerial from the Bayshore Station

Two Tower Option

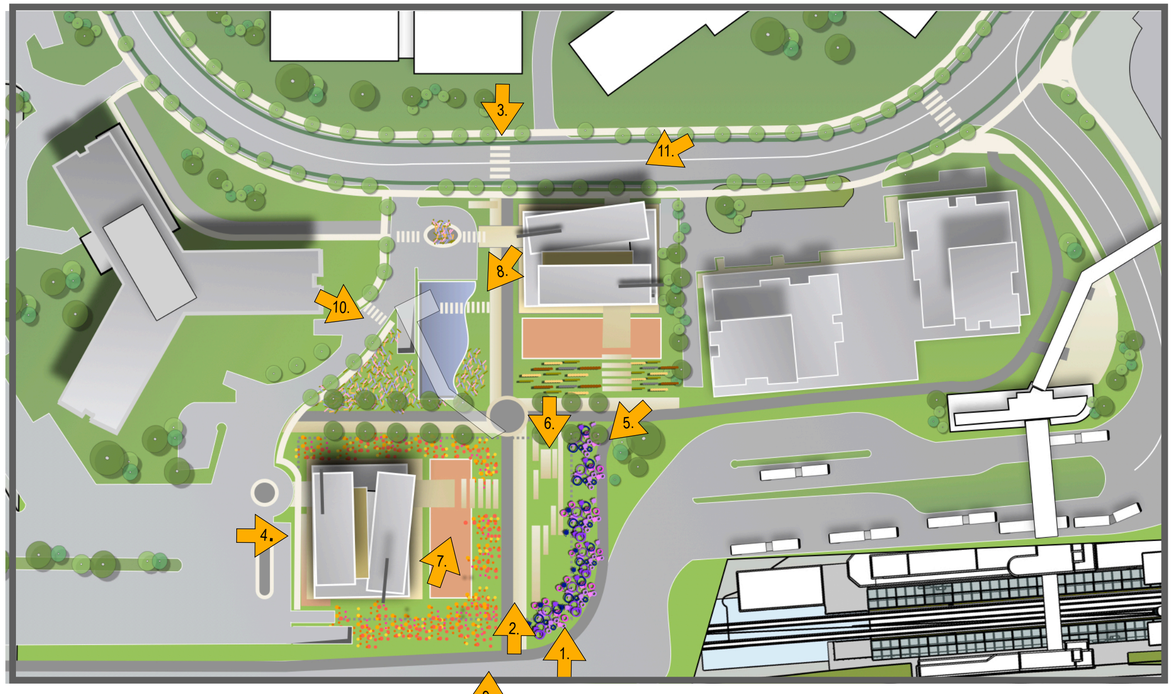
From Pimisi Station's Lower Concourse 1.

From the Booth Street Bridge 2.

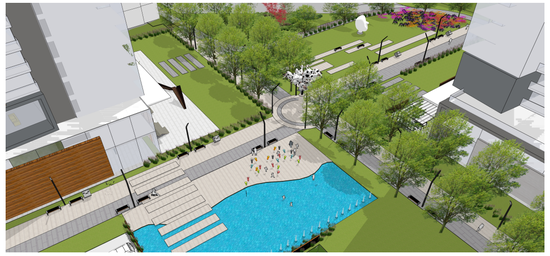
From Across the Aqueduct 3.

At the Central Pedestrian Portal 4.

Booth @ the Water Plaza 11.



From the Corner of Booth & Albert 5.



View from the East end of the Esplanade 10.

Booth to the Esplanade & Pedestrian Transit Bridge 6.

Esplanade view to the West 9.

Esplanade @ the Central Pedestrian Portal 8.

Esplanade looking East 7.

Public Realm & Massing Studies

WOODRIDGE TOWERS