



NEUF

ARCHITECT(E)S

brigil

729 Ridgewood Avenue

Ottawa, Ontario, June 30th 2022

SPA Application

PROJET 12382 / BRIGIL

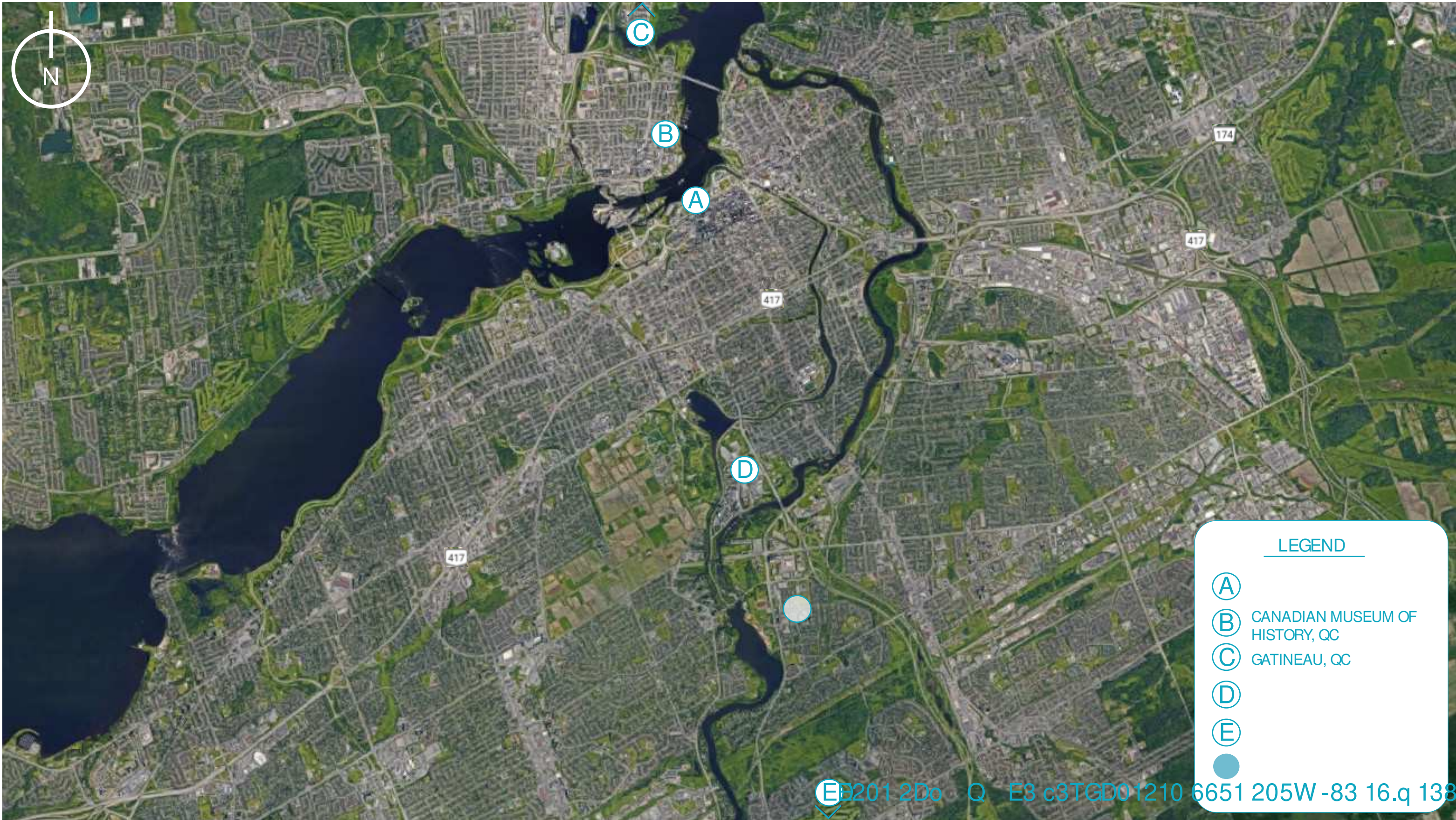


TABLE OF CONTENTS

SITE	3
ZONING	10
DESIGN CONCEPT	14
URBAN CONCEPT	15
ARCHITECTURAL CONCEPT	16
CLIENT CONCEPT	21
LANDSCAPE PROPOSAL	26
PLANS	28
SECTIONS	41
ELEVATIONS	49
SAMPLE PANEL	55
PERSPECTIVES	58
SUN STUDY	64
INSPIRATIONAL IMAGES	69
STATISTICS	72

01

SITE



LEGEND

- (A) CANADIAN MUSEUM OF HISTORY, QC
- (B) GATINEAU, QC
- (C) GATINEAU, QC
- (D) GATINEAU, QC
- (E) GATINEAU, QC



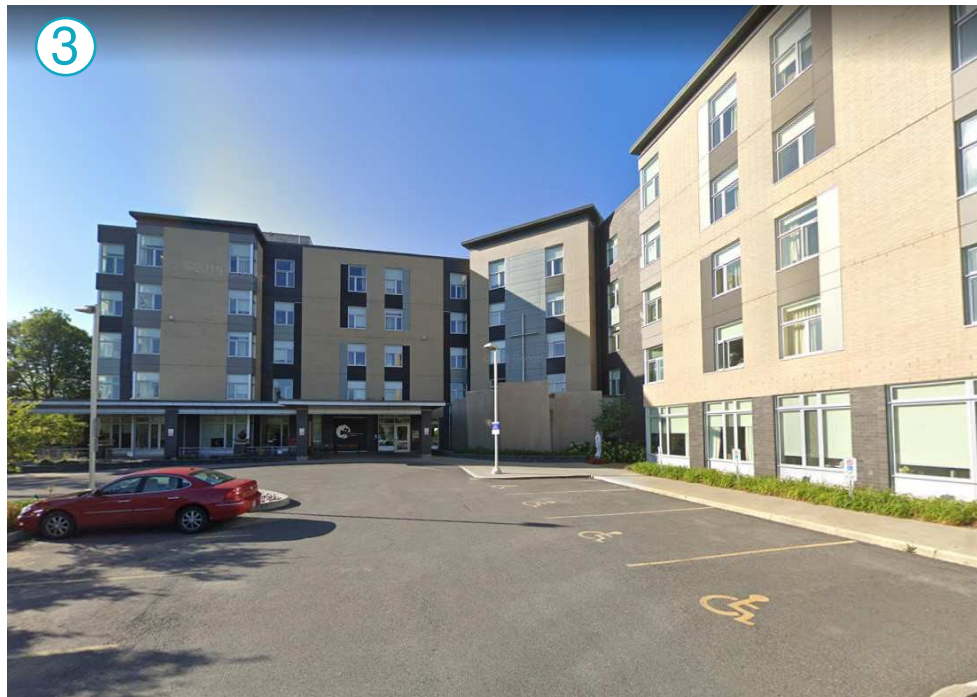




PROJECT SITE



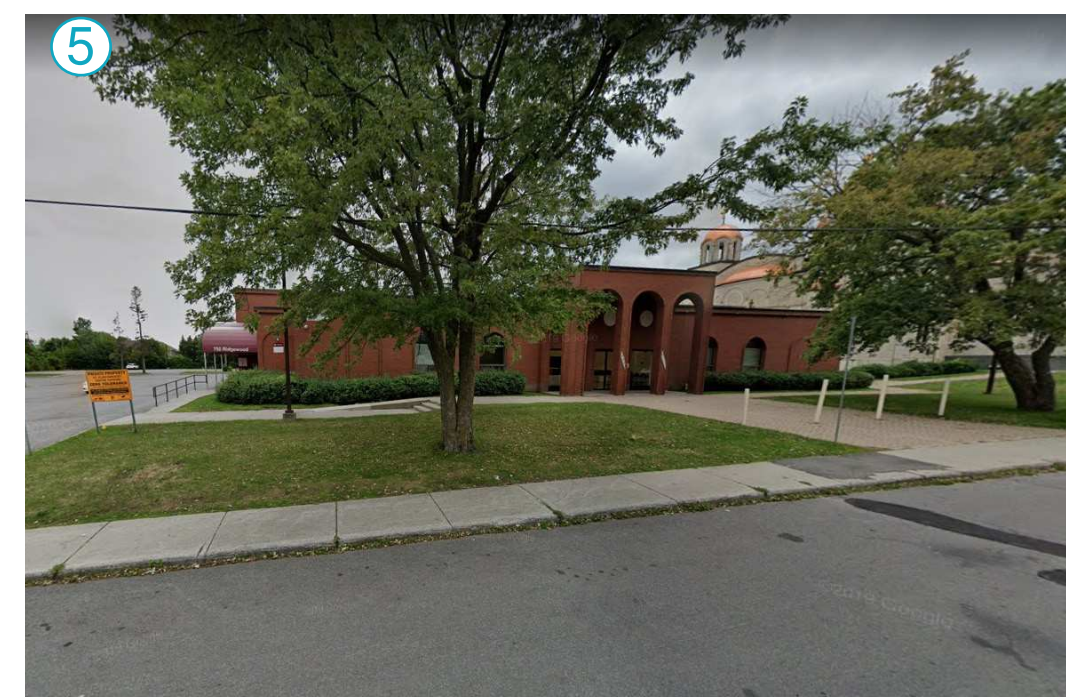
2951 RIVERSIDE - THE DENBURY



SAINT PATRICK'S HOME



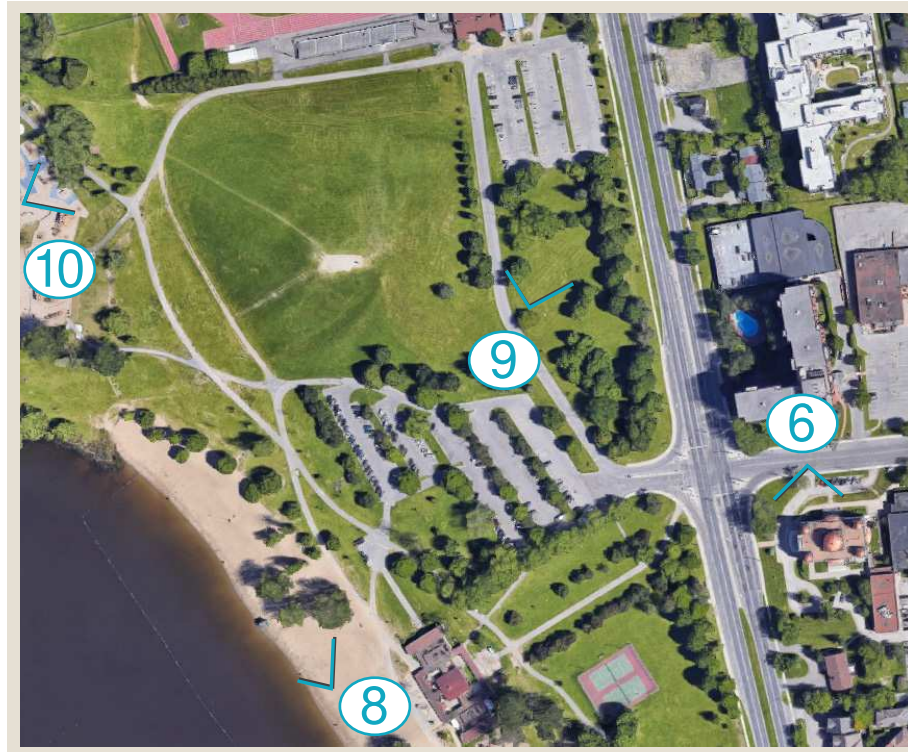
RIDGEWOOD AVE. TOWNHOUSES



SAINT ELIAS BANQUET CENTRE



ST. ELIAS ANTIOCHIAN ORTHODOX CATHEDRAL



MOONEY'S BAY PARK



MOONEY'S BAY BEACH



MOONEY'S BAY PARK

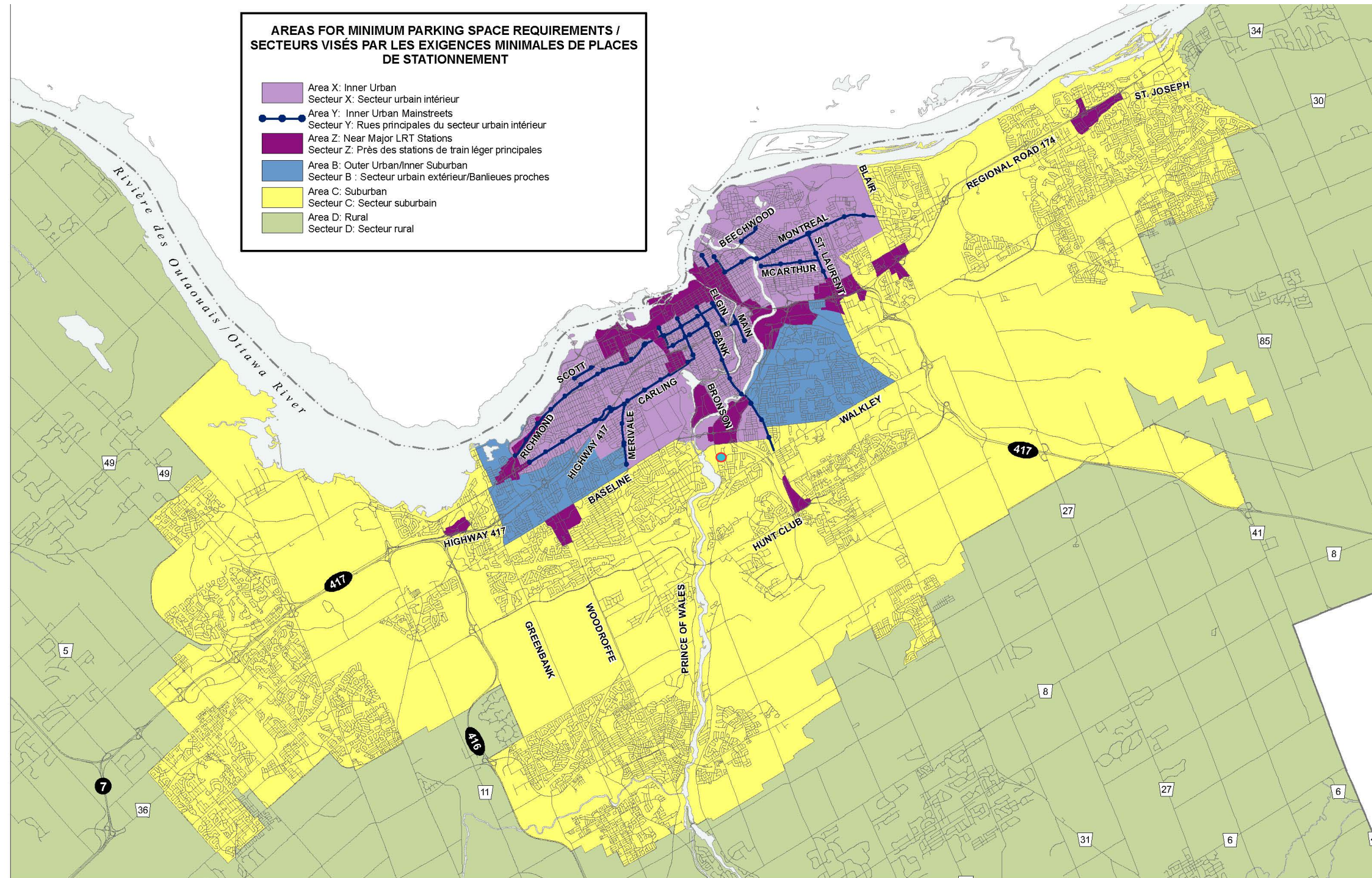


MOONEY'S BAY PLAYGROUND



02

ZONING



**AREAS FOR MINIMUM PARKING SPACE REQUIREMENTS /
SECTEURS VISÉS PAR LES EXIGENCES MINIMALES DE PLACES
DE STATIONNEMENT**

- Area X: Inner Urban
Secteur X: Secteur urbain intérieur
- Area Y: Inner Urban Mainstreets
Secteur Y: Rues principales du secteur urbain intérieur
- Area Z: Near Major LRT Stations
Secteur Z: Près des stations de train léger principales
- Area B: Outer Urban/Inner Suburban
Secteur B : Secteur urbain extérieur/Banlieues proches
- Area C: Suburban
Secteur C: Secteur suburbain
- Area D: Rural
Secteur D: Secteur rural



D02-02-16-0002	16-0952-Y
M:\Zoning_Bylaw\Schedules	
Produced by Infrastructure Services and Community Sustainability Produit par le Services d'infrastructure et Viabilité des collectivités	


**This is Schedule 1A to Zoning By-law No. 2008-250
Annexe 1A au Règlement de zonage n° 2008-250**

This is Attachment 1 to By-law Number 2016-249, passed July 13, 2016
Pièce jointe n° 1 du Règlement municipal n° 2016-249, adopté le 13 juillet 2016

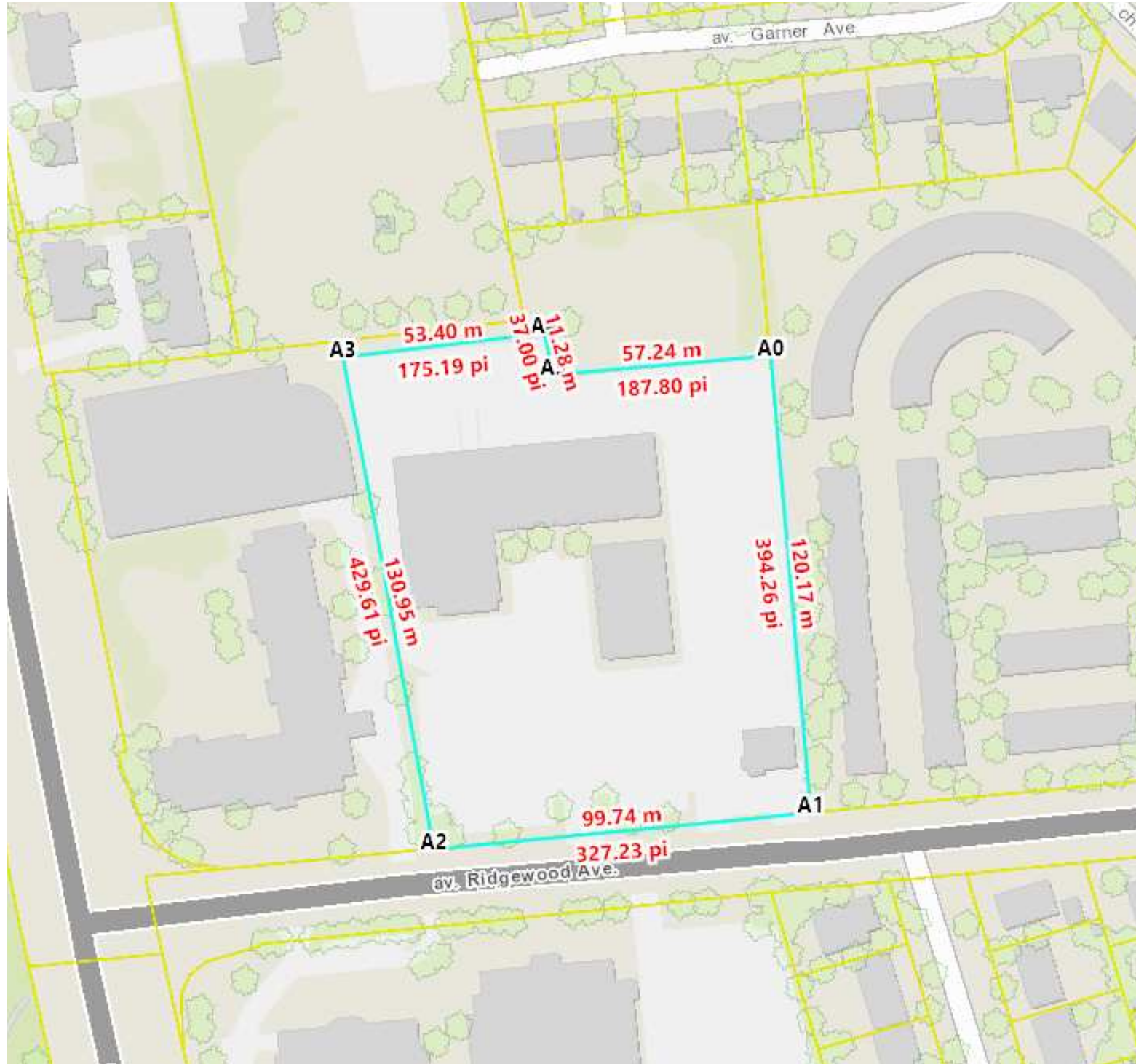
Consult Sections 101 and 102 for minimum parking space and visitor parking space rates /
Consulter les sections 101 et 102 pour connaître les taux minimaux de places de stationnement, y compris les taux de places de stationnement pour visiteurs

All lands in the City of Ottawa not shown as Area B, C, X, Y or Z are within Area D / Les parties de la ville d'Ottawa non situées dans les secteurs B, C, X, Y ou Z se trouvent dans le secteur D.

Échelle
N.T.S.
Mètres



Scale
N.T.S.
Metres



Géométrie de la parcelle

Sélectionner une parcelle de propriété sur la carte. Les sommets seront étiquetés, et les dimensions et la superficie de la parcelle seront indiquées ci-après. Faites un zoom sur la carte si les parcelles de propriétés ne sont pas visibles.

Remarque: Les distances et les zones représentées sur la carte et ci-après ne sont pas fondées sur un relevé d'arpentage officiel et ne sont pas destinées à être utilisées pour les besoins d'un relevé d'arpentage officiel.

- A0-A1:** 120.17 m (394.26 pi)
- A1-A2:** 99.74 m (327.23 pi)
- A2-A3:** 130.95 m (429.61 pi)
- A3-A4:** 53.40 m (175.19 pi)
- A4-A5:** 11.28 m (37.00 pi)
- A5-A0:** 57.24 m (187.80 pi)

Périmètre total: 472.77 m (1551.09 pi)

Superficie totale: 13220.39 m² (142302.93 pi²) (1.32 ha)

PIN - to be confirmed

Required (By-law)	Provided
13 238	13 238
6 619	5291
50%	39,97%

per

Full floorbut ConvenienceConvenienceConv9 / T8

Minimum width of landscaped area

Abutting a street, abutting a residential or institutional zone: 3 m but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided

PARKING		Units or m ²	Parking spaces	Basement 1		Parking spaces
AREA C - AS PER SCHEDULE 1A				TOTAL	TOTAL	
	TOWER I	141	169	59	110	169
Residential Dwelling, mid-high-rise Apartment	BUILDING II	48	58	15	43	58
	BUILDING III	1.2 per dwelling unit	54	65	36	65
	BUILDING IV	54	65	38	27	65
	BUILDING V	90	108	28	80	108
	TOTAL		464			465
Visitors	TOWER I	141	28	20	0	28
	EXTERIOR T-I			8		
	BUILDING II	0.2 per dwelling unit	48	10	10	10
	BUILDING III	54	11	11	0	11
	BUILDING IV	54	11	11	0	11
Convenience Store	BUILDING V	90	18	18	0	18
	TOTAL		77			78
	EXTERIOR	3.4 per 100 m ² R I J I D U H D 856	29			24
	EXTERIOR					5
	TOTAL		29			29
	GRAND TOTAL		571			572
BIKES		Units or m ²	Parking spaces			Parking spaces
Residential Dwelling, mid-high-rise Apartment	TOWER I	141	71	33	38	71
	BUILDING II	48	24	17	7	24
	BUILDING III	0,5 per dwelling unit	54	27	27	27
	BUILDING IV	54	27	27		27
	BUILDING V	90	45	29	16	45
Convenience Store	1.25 per 250 m ² R I J I D U H D	855,90	4		4	4
	TOTAL		198			198

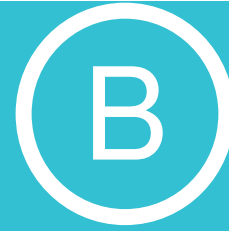
03

DESIGN CONCEPT



URBAN CONCEPT

PLEASE REFER TO FOTENN, URBAN PLANNING CONSULTANT



ARCHITECTURAL CONCEPT



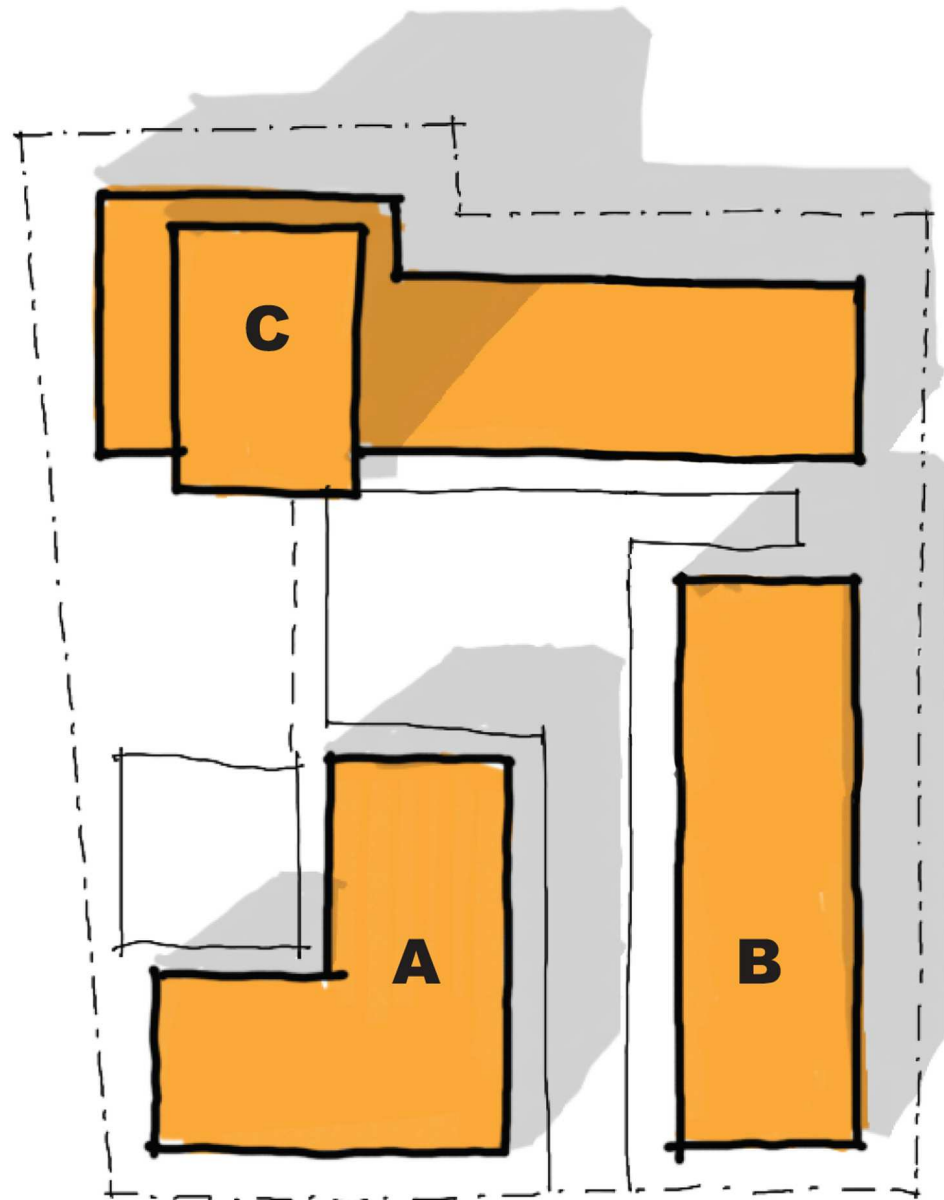






04

CLIENT DESIGN INTENTION



We believe this project needs to take advantage of being at a great location in the urban core of Ottawa, with some of the best public amenities the city has to offer. Adding density on this site, and combining it with the necessary diversity of people, public space and architecture, will make a lively project that is tailored to a wide range of residents and undoubtedly interconnected with its context.

Demographic

We believe the site will be best suited for either young professionals and older couples / empty nesters.

Personality

The person that lives on site will be :

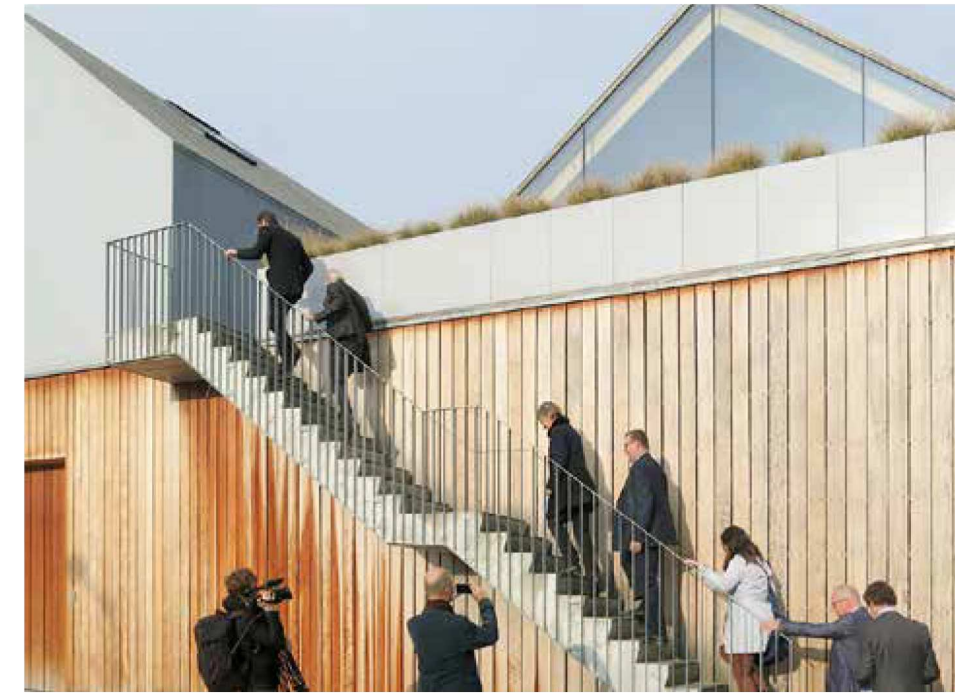
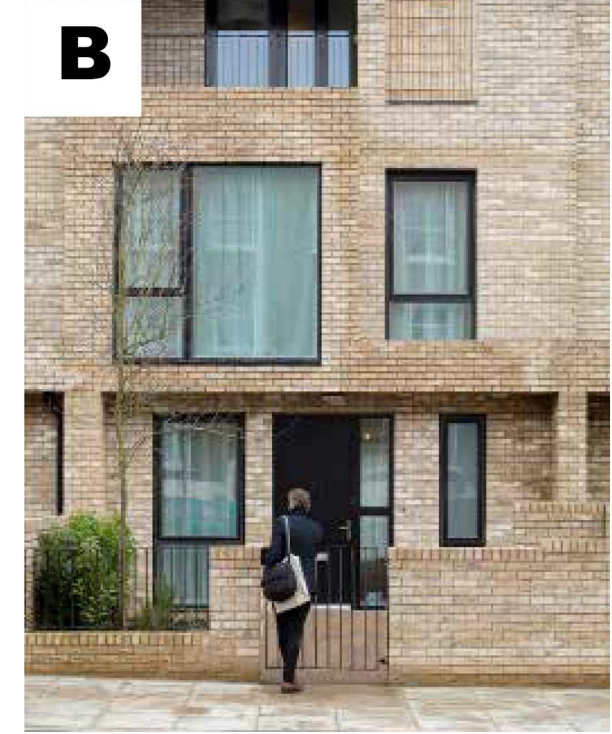
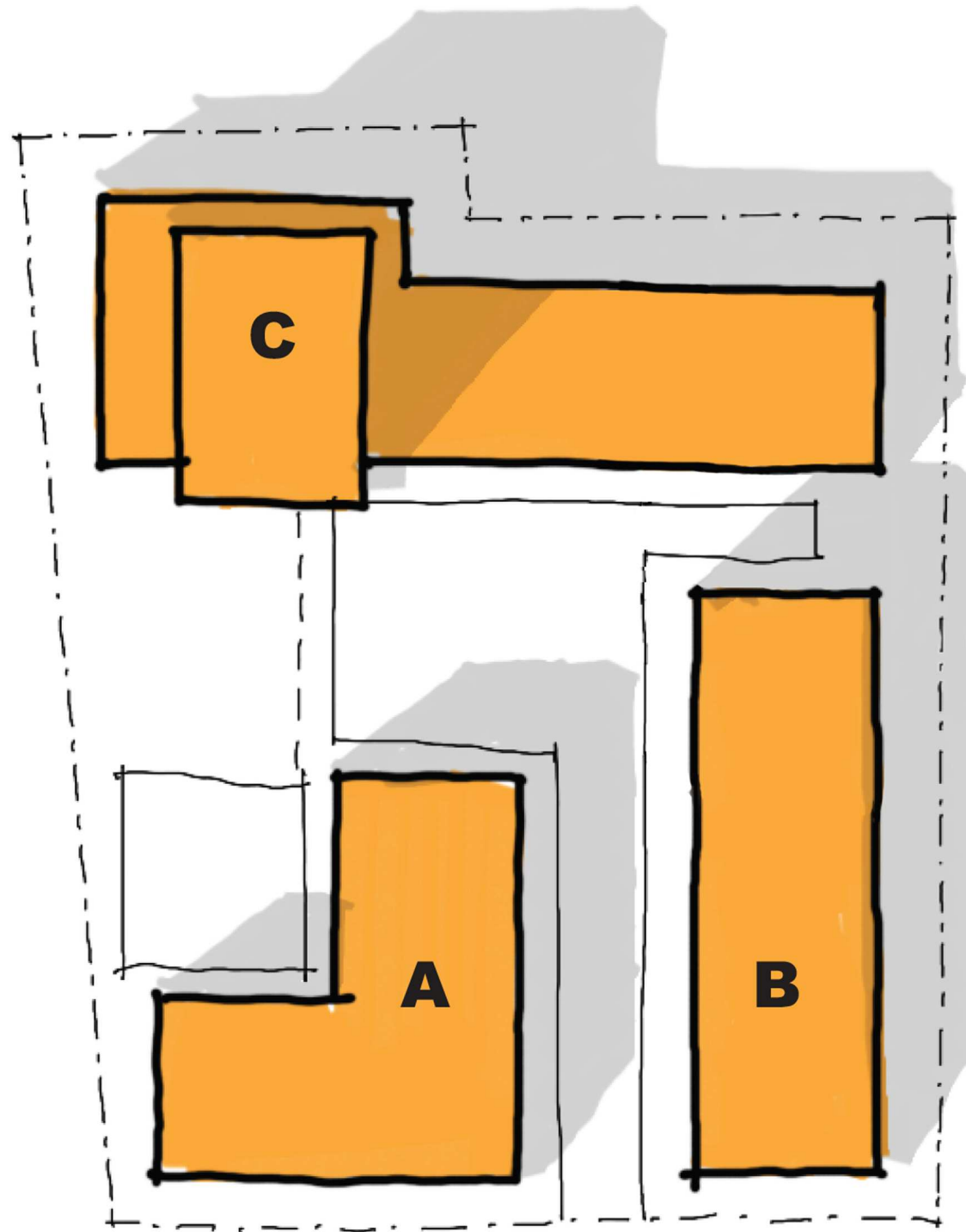
- urban : love living in the city, puts proximity first
- active : outdoor activities, member of yoga studio or gym
- connected : likes the benefits of being part of a vibrant community
- healthy : focussed on wellbeing, life balance, nurturing
- creative : likes to contemplate, express himself, live slightly different life

Site plan

Proposing to subdivide the project into four different buildings allows Brigil to address the need for diversification and to give each building its own architecture and dedicated public space. From Ridgewood Avenue towards the back of the site, we slowly merge from open public space, to more private intimate spaces.

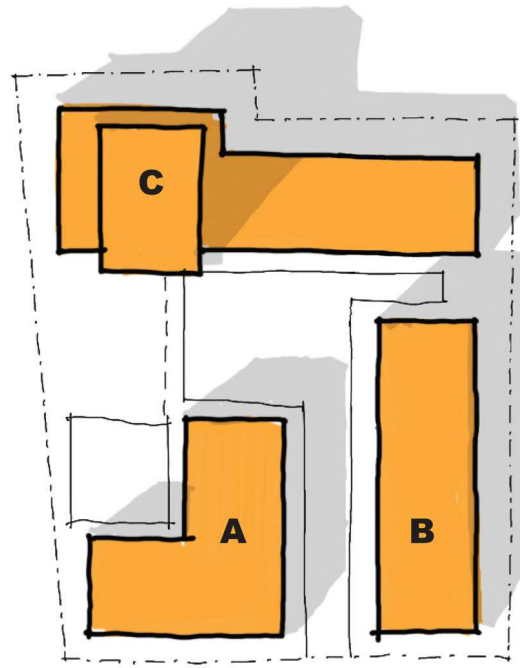
- Building A : interacts towards Ridgewood Avenue with a commercial front and towards the internal street with amenity spaces. The building also embraces a semi-public courtyard connected to the amenity spaces and shared garden for the site.
- Building B : is the urban infill, at 4 storeys, a “house” with the front and back yard for larger units and families
- Building D : is a more private tower for introverts appreciating the distance vertically and horizontally from the public realm

PRECEDENT IMAGES



CLIENT CONCEPT

BUILDING B : connected



Building B in the scheme is geared towards young families, empty nesters and people who want to simply live in a connected community, surrounded by green space.

units

- Small : 1 bedroom
- Medium-Large : 2 bedroom+

public space

With large backyards and facing the internal street, the building overlooks mostly semi-public or quiet semi-private spaces.

amenities

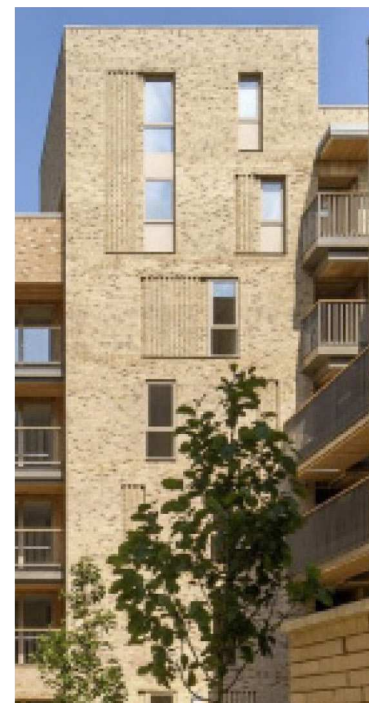
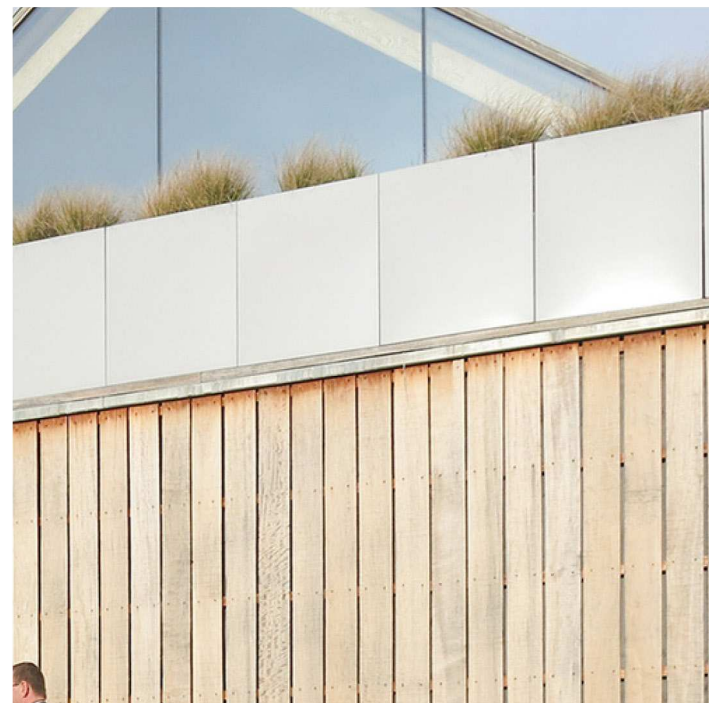
- focussed on the community to gather :
- community space
 - small library, rentable gather space with kitchen

architecture

- human scale
- honest, simple
- attention to detail
- home



Mecanoo architects



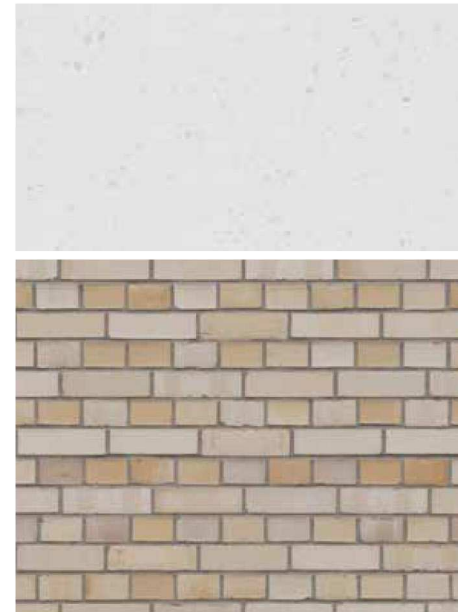
base volumes

warm light sand colour brick in typical brick



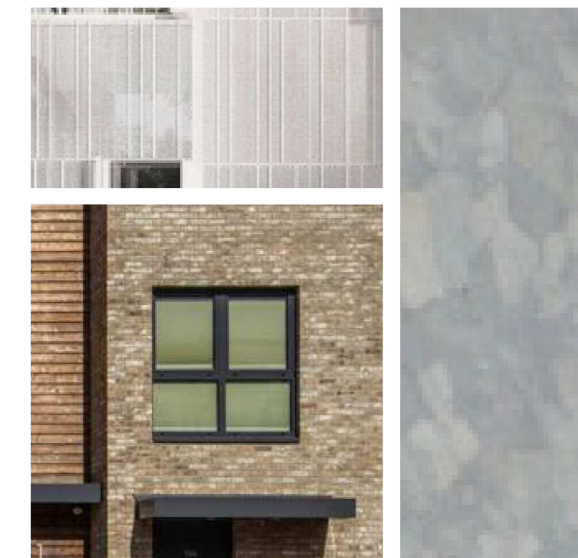
volumes :

white stacked brick or brick panels co

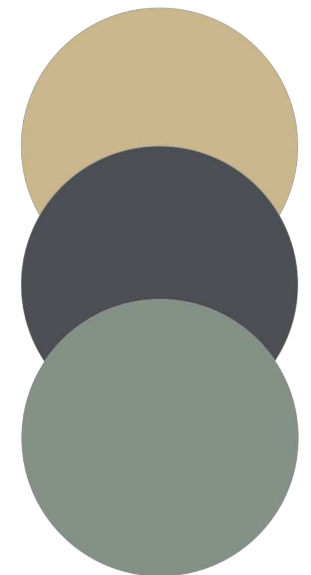


Concrete

MAIN MATERIALS



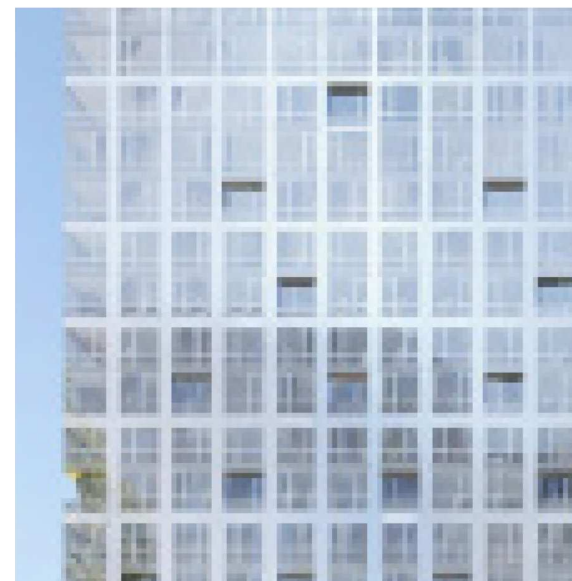
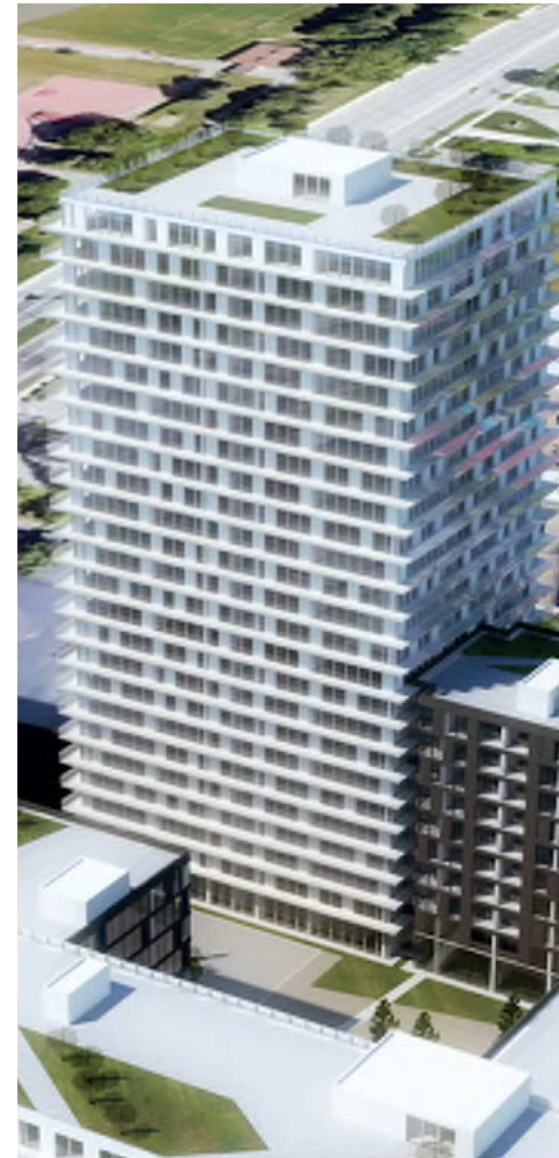
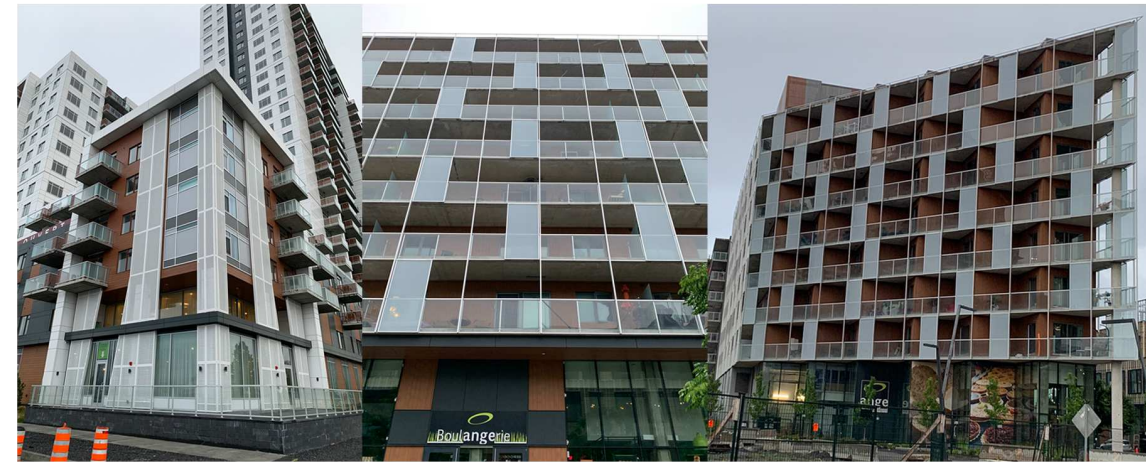
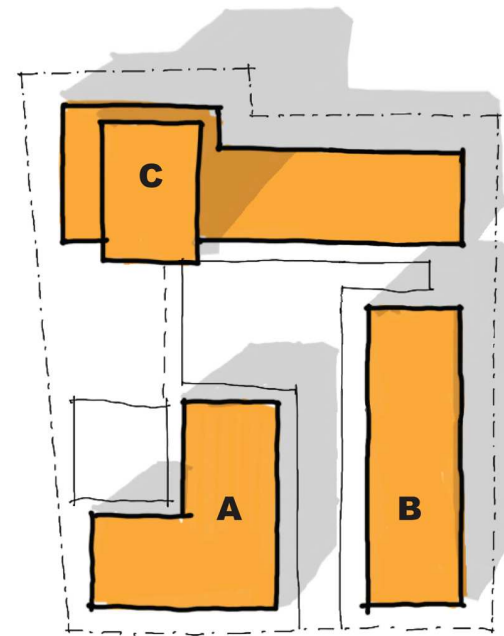
ACCENTS - COMPONENTS



COLOUR

CLIENT CONCEPT

BUILDING C : healthy



tower volume :
light, white, ordered visual grid, balcony fo-
cused facades

base volume :
white stacked brick or brick panels on the
podium buildings to continue the trend
with more texture



Building C in the scheme is geared towards a bal-
anced and healthy lifestyle for people living at a
slightly slower pace or a bit more inward focused.

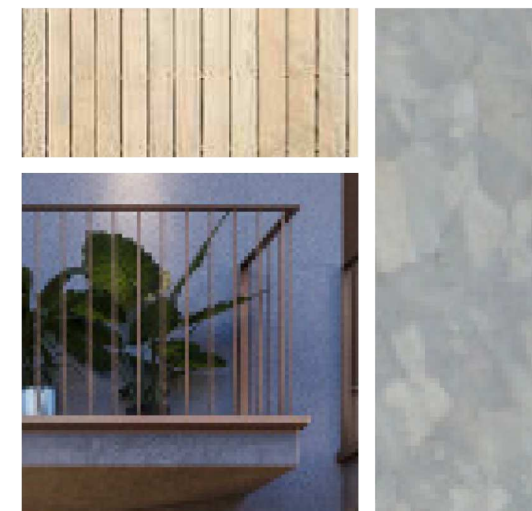
units
small - medium : 1 bedroom + den

public space
the tower overlooks the private garden, has a rooftop
amenity space on the podium and towards the back,
overlooks private backyards and from the intergated
loggia balconies inside the podium

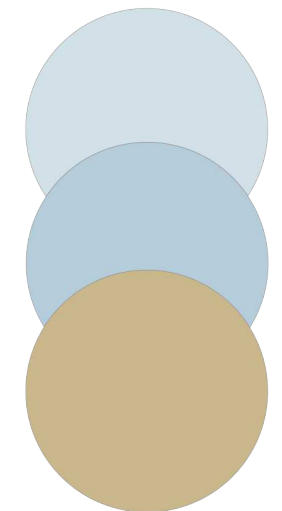
amenities
focussed on well being :
• rooftop pool with spa
• lounge-bar
• hosting spaces (kitchenette + dining)

architecture
• private
• exploring views
• high quality
• warm, comfort

MAIN MATERIALS



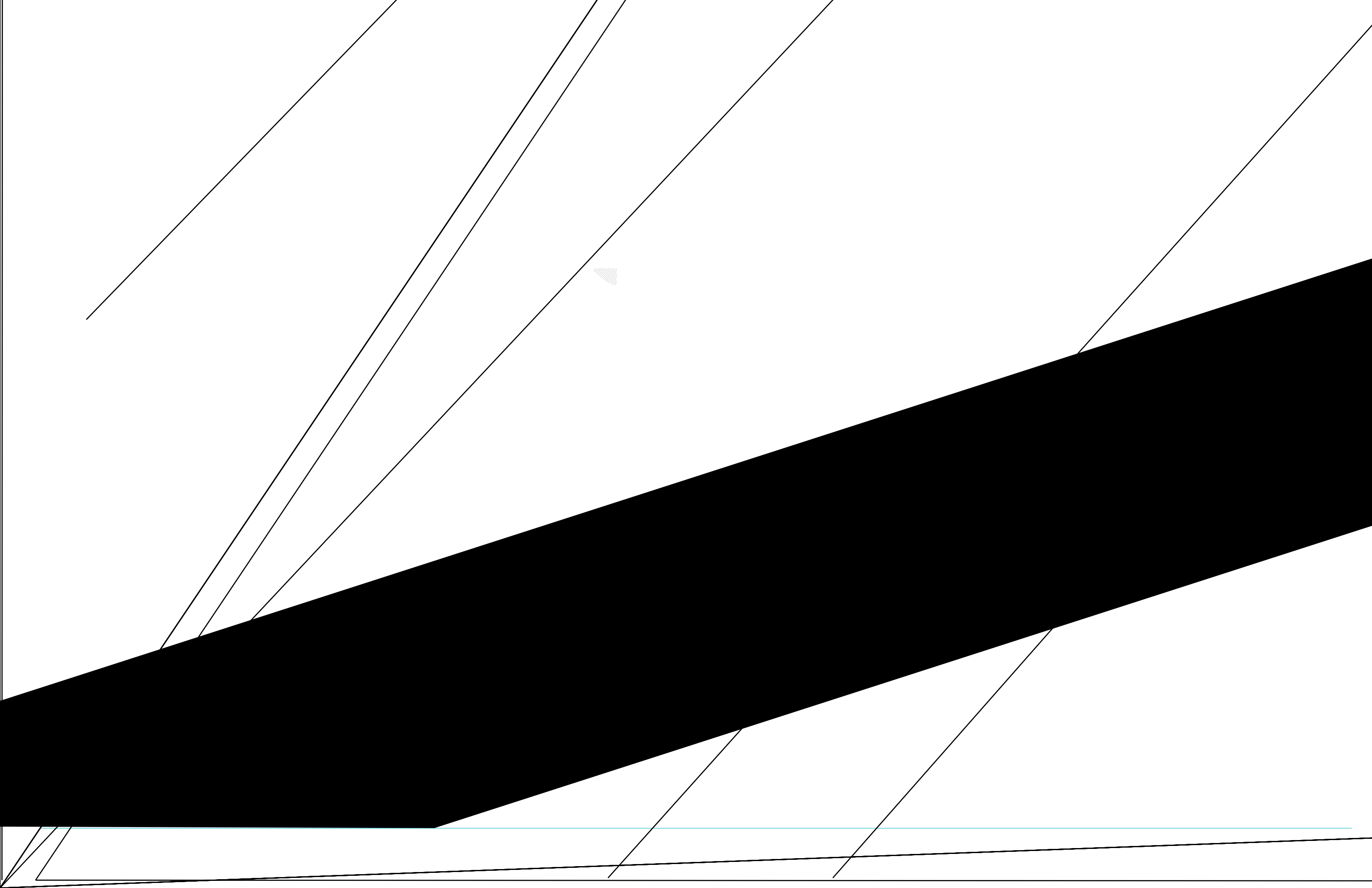
ACCENTS - COMPONENTS



COLOUR

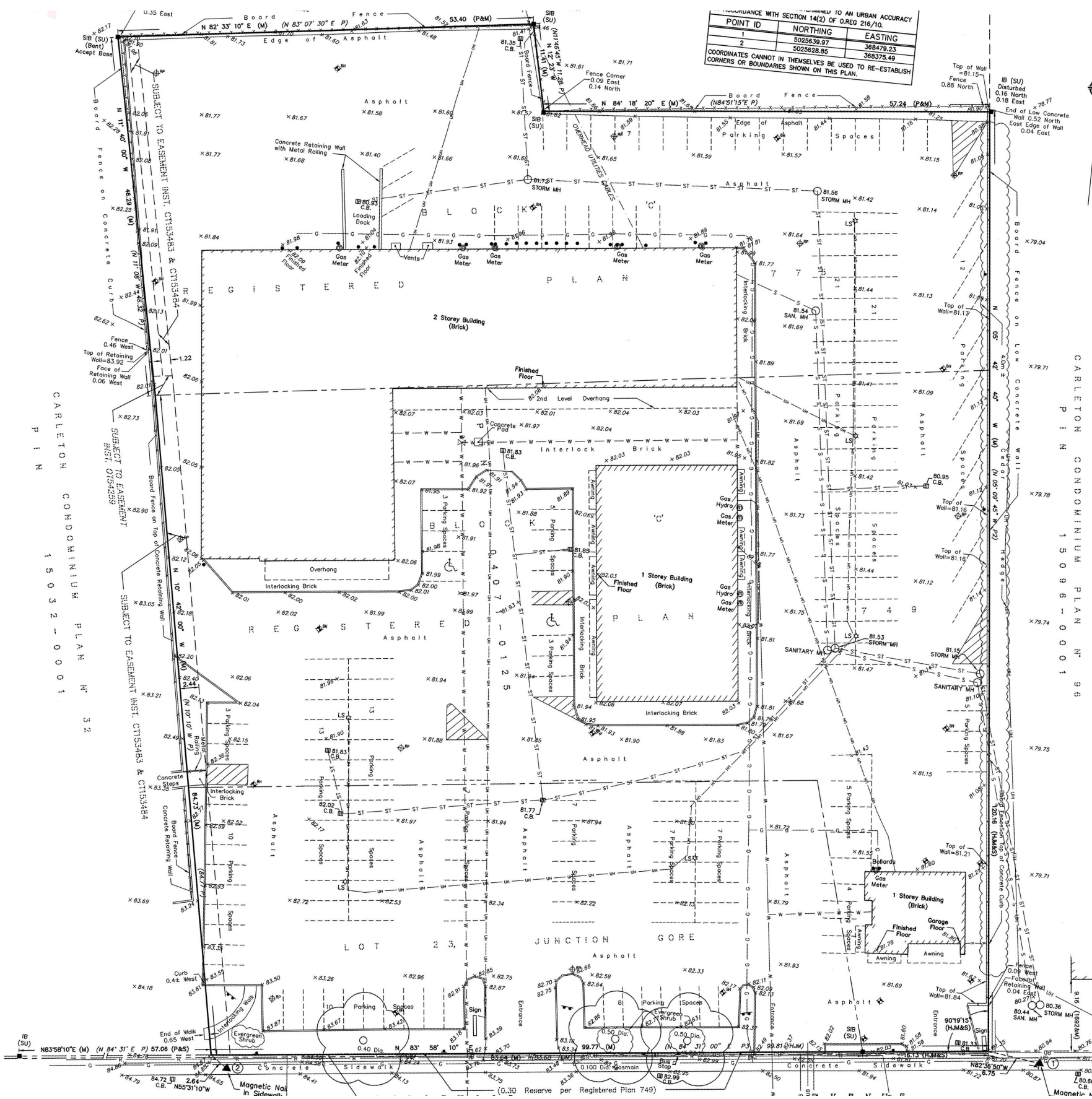
05

LANDSCAPE PROPOSAL



06

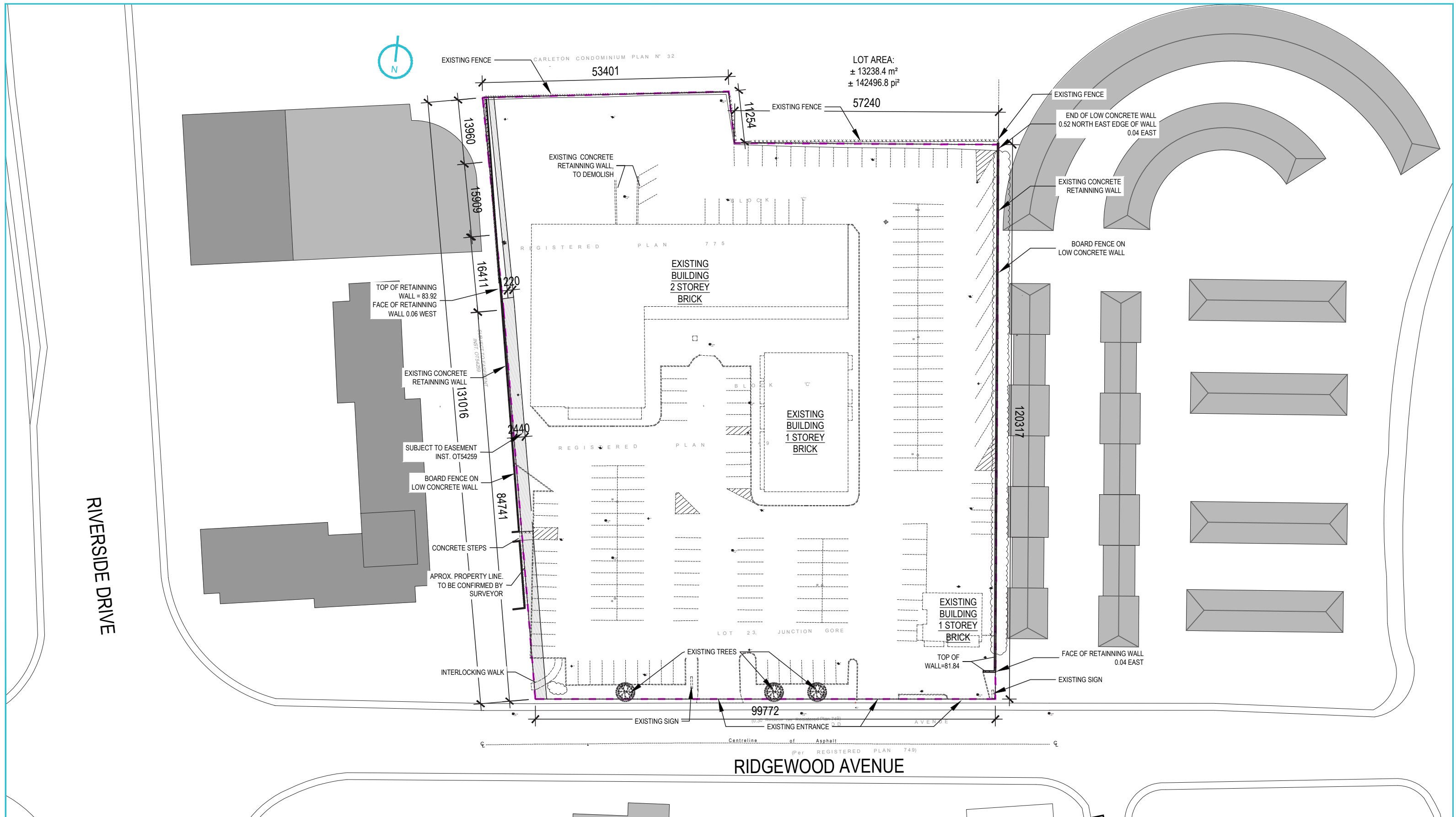
PLANS



TITRE DE LA PAGE

ÉCHELLE 0:00





MOONEY'S BAY

Existing site



EMPLACEMENT Location
 OTTAWA, ON

NO.PROJET Project No.
 12382

DESSINE PAR Drawn by
 O.C. / R.Q. / A.I.

VÉRIFIÉ PAR Checked by
 A.C. / F.P.



DATE (aa.mm.jj)
 2022-06-30

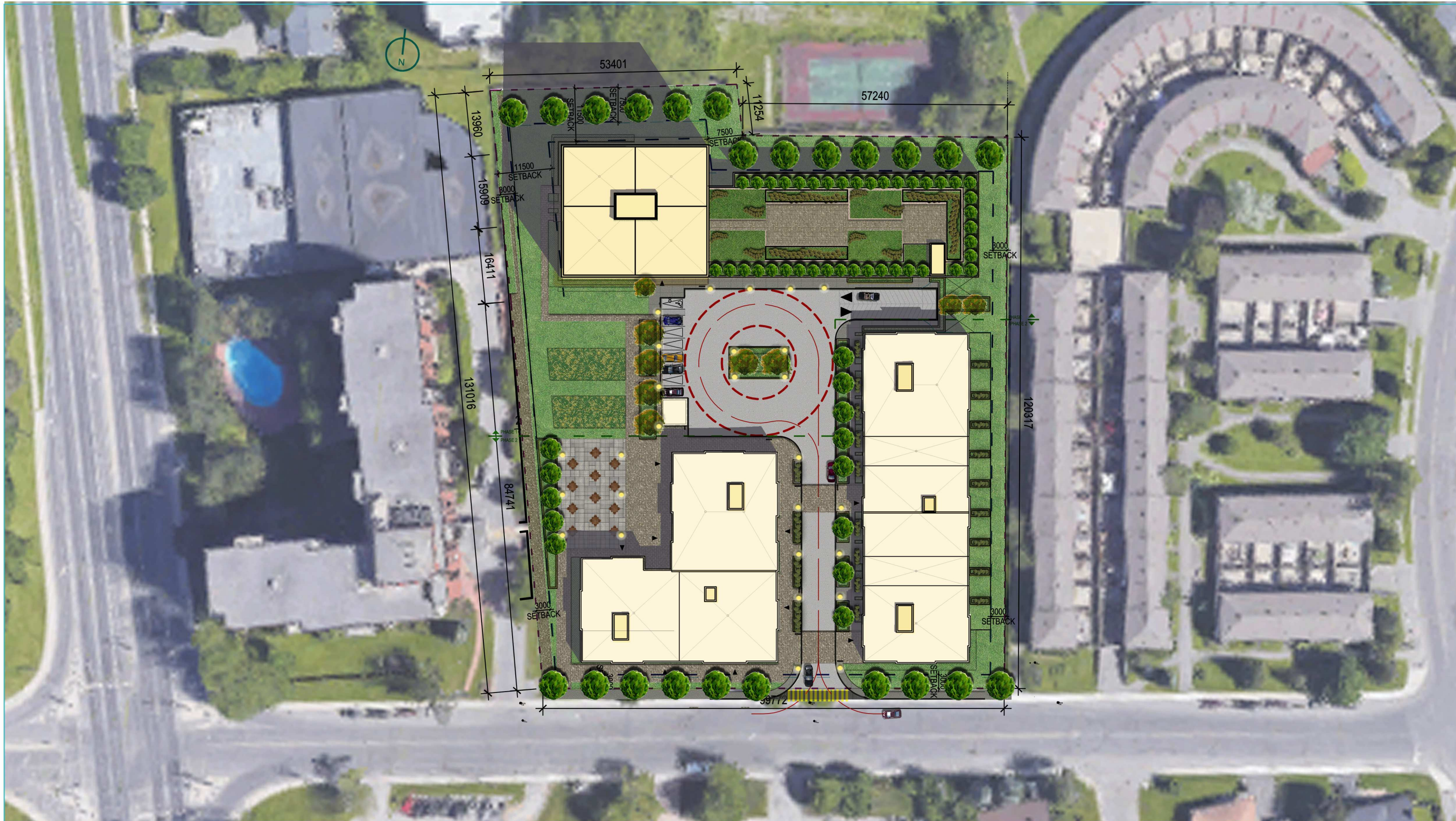
RÉVISION Revision

2022.06.30 30

ÉCHELLE Scale
 1:750

NO. DESSIN Dwg Number

A100



CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

Proposed site -

2022.06.30 31

EMPLACEMENT Location
OTTAWA, ON

NO.PROJET Project No.
12382

DESSINE PAR Drawn by
O.C

VÉRIFIÉ PAR Checked by
ANT. C - F.P.



NEUFarchitectes.com

DATE (aa.mm.jj)

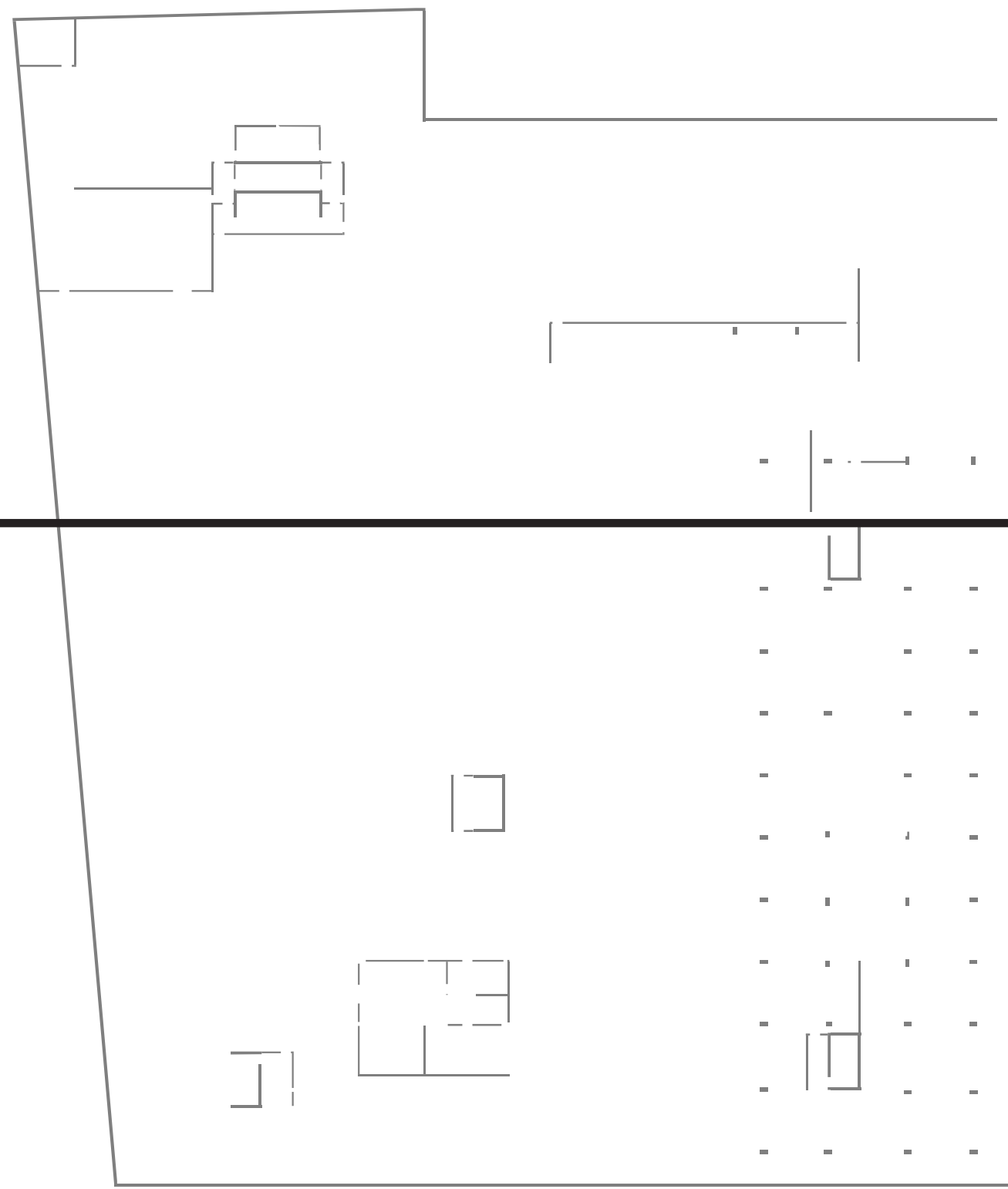
ÉCHELLE Scale

RÉVISION Revision

NO. DESSIN Dwg Number

A101







LEGEND	
	Bachelor
	One Bedroom
	One Bedroom + Den
	Two Bedrooms
	Two Bedrooms + Den
	Three Bedrooms
	Three Bedrooms + Den
	Administration
	Multi-zone Space
	Retail / Leaseable Space
	Lockers
	Building services/Mech./Electr. Back of the House
	Vertical Circulation
	Common Spaces
	Parking Spaces
	Bicycle Spaces

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

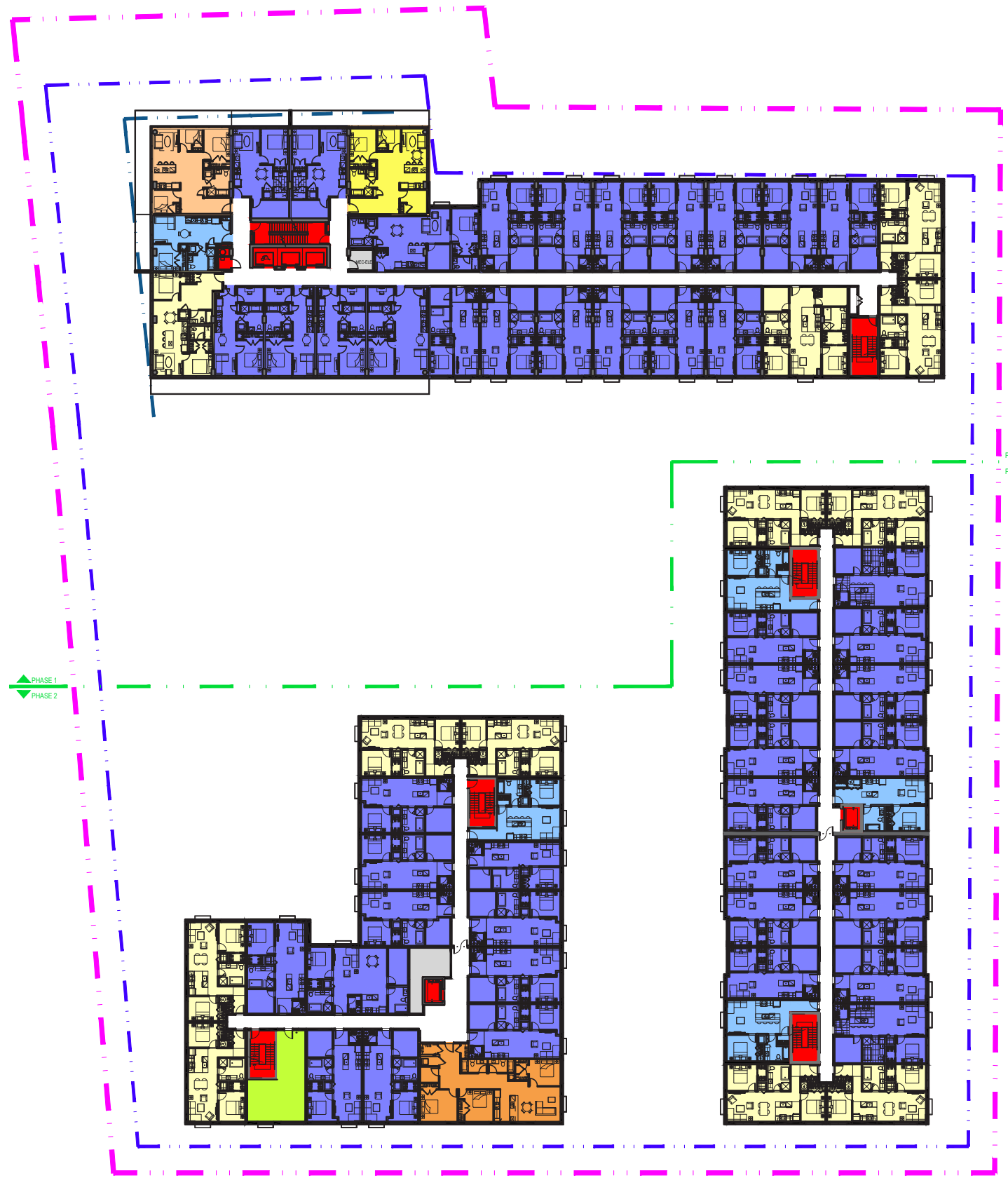
Ground Floor -



















EMPLACEMENT Location
 OTTAWA, ON
 NO.PROJET Project No.
 12382
 DESSINE PAR Drawn by
 O.C. / R.Q. / A.I.
 VÉRIFIÉ PAR Checked by
 A.C. / F.P.

DATE (aa.mm.jj)
 2022-06-30
 RÉVISION Revision
 ÉCHELLE Scale
 1:600
 NO. DESSIN Dwg Number
A203

2022.06.30 34



LEGEND

-  Bachelor
-  One Bedroom
-  One Bedroom + Den
-  Two Bedrooms
-  Two Bedrooms + Den
-  Three Bedrooms
-  Three Bedrooms + Den
-  Administration
-  Multi-zone Space
-  Retail / Leaseable Space
-  Lockers
-  Building services/Mech./Electr.
Back of the House
-  Vertical Circulation
-  Common Spaces
-  Parking Spaces
-  Bicycle Spaces

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

2nd. to 3th. Floor -

2022.06.30 35

EMPLACEMENT Location NO.PROJET Project No.
 OTTAWA, ON 12382
 DESSINE PAR Drawn by VÉRIFIÉ PAR Checked by
 O.C. / R.Q. / A.I. A.C. / F.P.

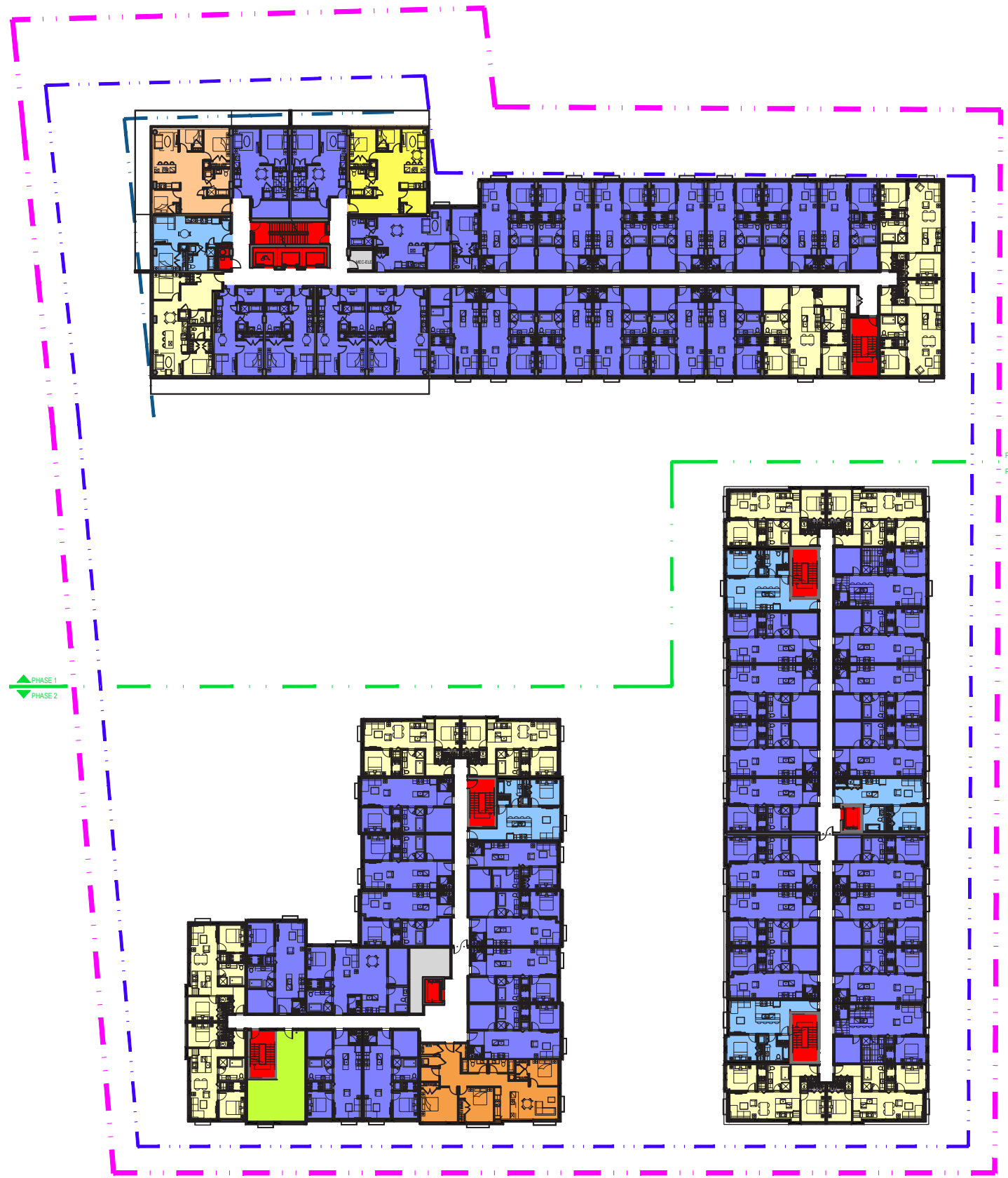
DATE (aa.mm.jj)
 2022-06-30
 RÉVISION Revision

ÉCHELLE Scale
1:600

















NO. DESSIN Dwg Number

A204





LEGEND

-  Bachelor
-  One Bedroom
-  One Bedroom + Den
-  Two Bedrooms
-  Two Bedrooms + Den
-  Three Bedrooms
-  Three Bedrooms + Den
-  Administration
-  Multi-zone Space
-  Retail / Leaseable Space
-  Lockers
-  Building services/Mech./Electr.
Back of the House
-  Vertical Circulation
-  Common Spaces
-  Parking Spaces
-  Bicycle Spaces

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

4th. Floor-



EMPLACEMENT Location NO.PROJET Project No.
 OTTAWA, ON 12382
 DESSINE PAR Drawn by VÉRIFIÉ PAR Checked by
 O.C. / R.Q. / A.I. A.C. / F.P.



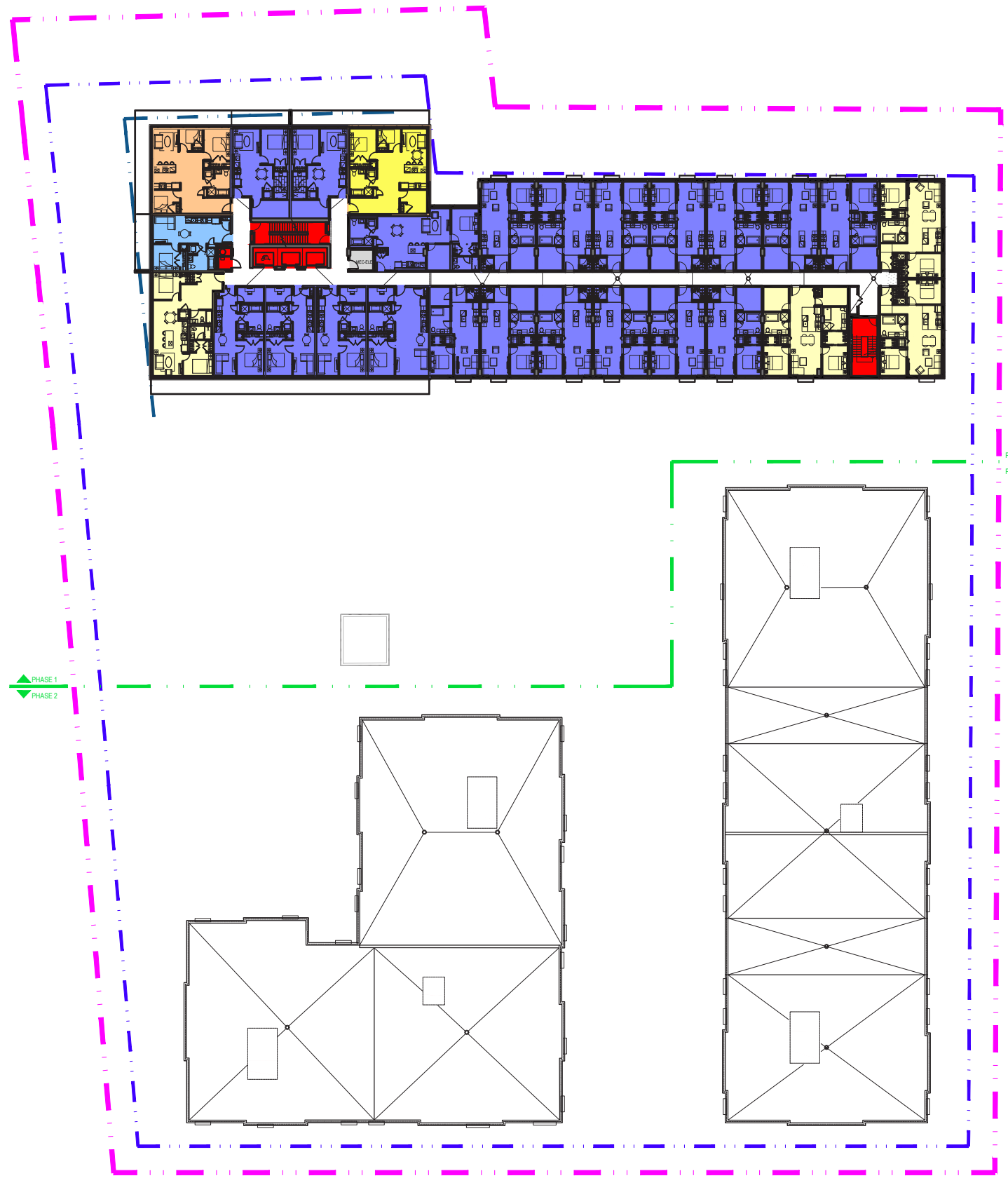
DATE (aa.mm.jj)
 2022-06-30
 RÉVISION Revision

2022.06.30 36

















ÉCHELLE Scale
1:600

NO. DESSIN Dwg Number

A205



LEGEND

-  Bachelor
-  One Bedroom
-  One Bedroom + Den
-  Two Bedrooms
-  Two Bedrooms + Den
-  Three Bedrooms
-  Three Bedrooms + Den
-  Administration
-  Multi-zone Space
-  Retail / Leaseable Space
-  Lockers
-  Building services/Mech./Electr.
Back of the House
-  Vertical Circulation
-  Common Spaces
-  Parking Spaces
-  Bicycle Spaces

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

5th. to 6th. Floor

EMPLACEMENT Location NO.PROJET Project No.
OTTAWA, ON 12382

DESSINE PAR Drawn by VÉRIFIÉ PAR Checked by
O.C. / R.Q. / A.I. A.C. / F.P.



DATE (aa.mm.jj) 2022-06-30
RÉVISION Revision

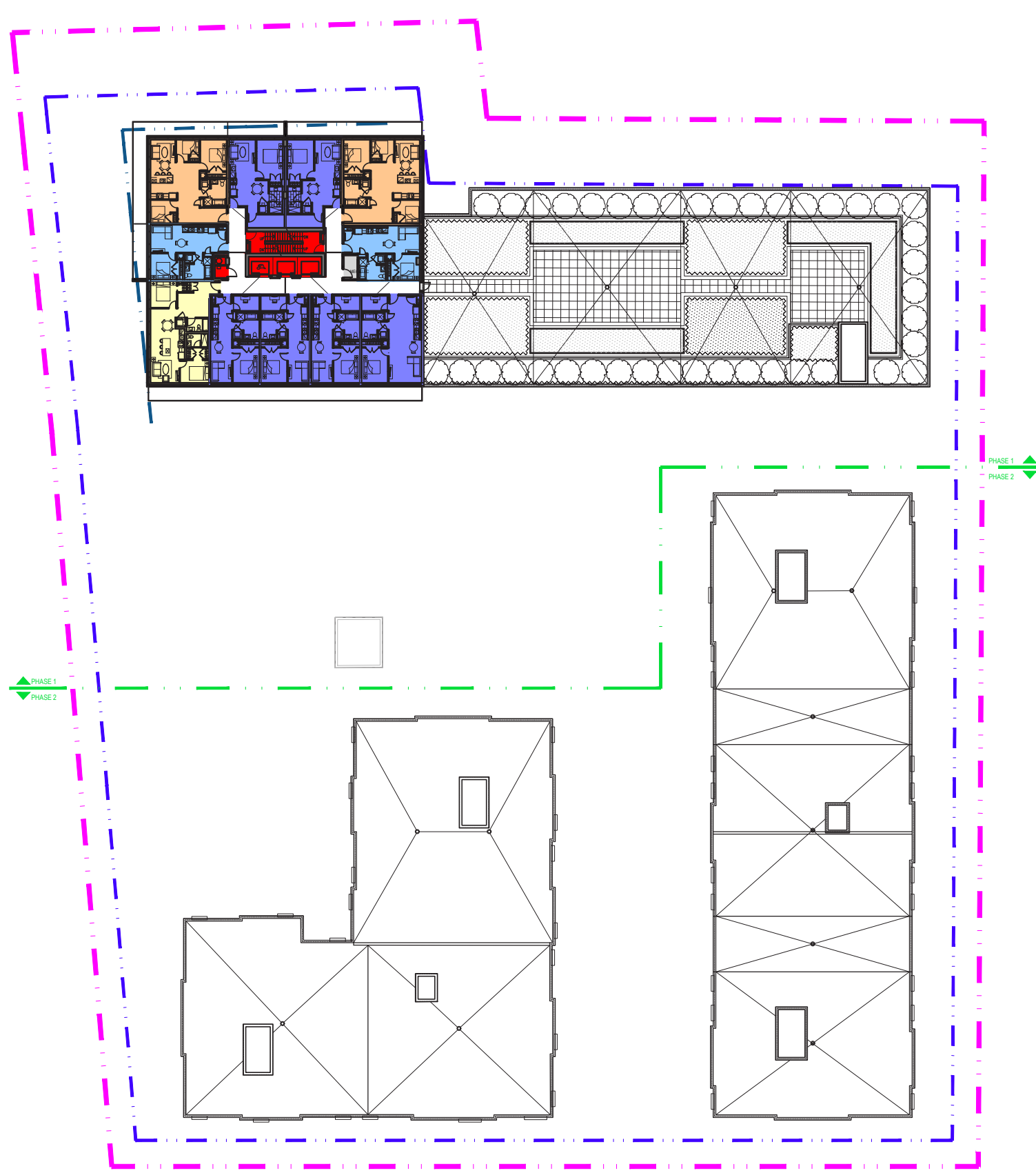
2022.06.30 37

ÉCHELLE Scale 1:600

NO. DESSIN Dwg Number

A206





LEGEND

- Bachelor
- One Bedroom
- One Bedroom + Den
- Two Bedrooms
- Two Bedrooms + Den
- Three Bedrooms
- Three Bedrooms + Den
- Administration
- Multi-zone Space
- Retail / Leaseable Space
- Lockers
- Building services/Mech./Electr.
Back of the House
- Vertical Circulation
- Common Spaces
- Parking Spaces
- Bicycle Spaces

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

7th. Floor

2022.06.30 38

EMPLACEMENT Location NO.PROJET Project No.
 OTTAWA, ON 12382

DESSINE PAR Drawn by VÉRIFIÉ PAR Checked by
 O.C. / R.Q. / A.I. A.C. / F.P.

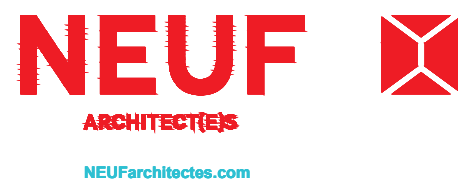
DATE (aa.mm.jj)
 2022-06-30

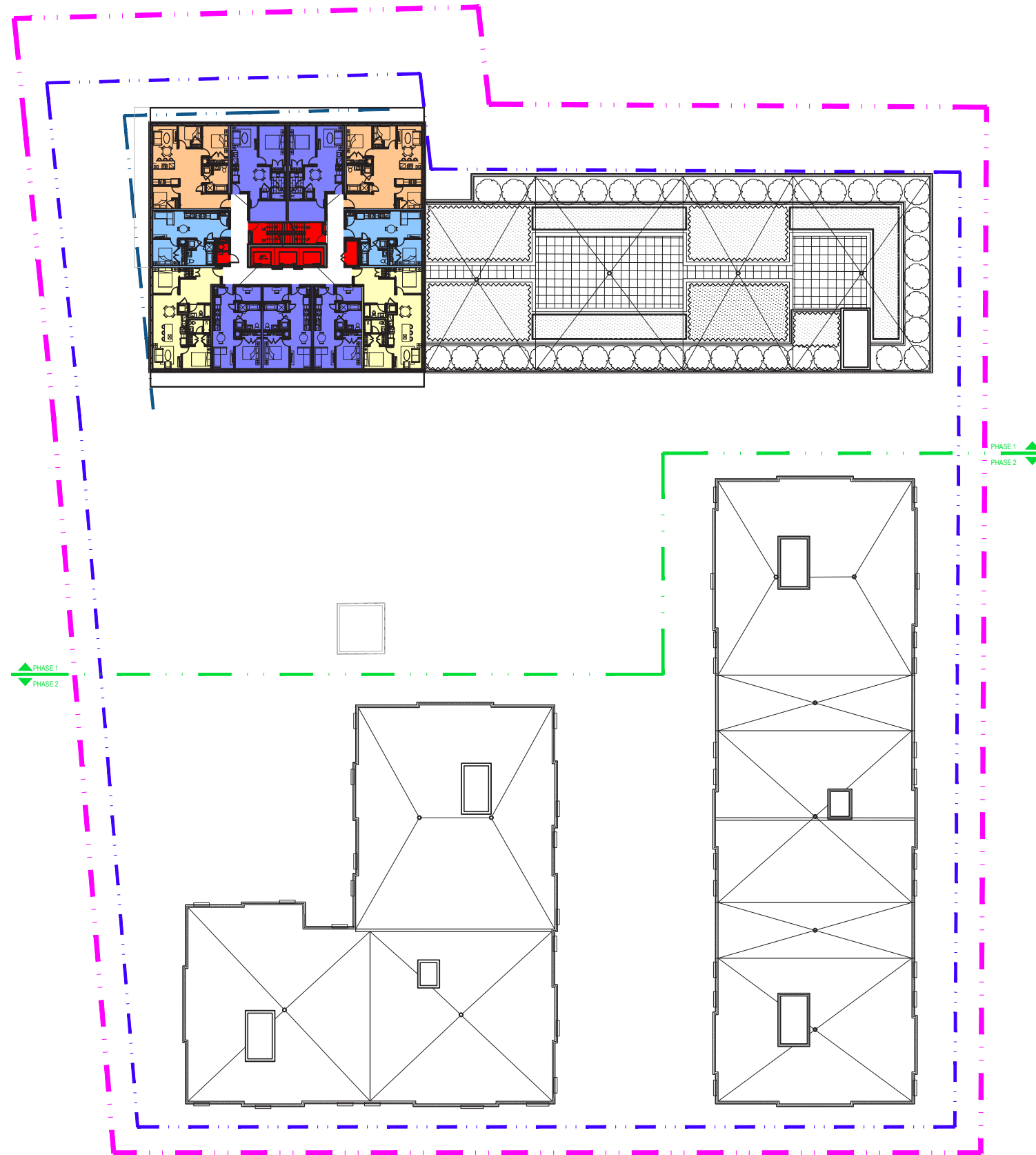
RÉVISION Revision

ÉCHELLE Scale
1:600

















NO. DESSIN Dwg Number

A207





LEGEND

-  Bachelor
-  One Bedroom
-  One Bedroom + Den
-  Two Bedrooms
-  Two Bedrooms + Den
-  Three Bedrooms
-  Three Bedrooms + Den
-  Administration
-  Multi-zone Space
-  Retail / Leaseable Space
-  Lockers
-  Building services/Mech./Electr.
Back of the House
-  Vertical Circulation
-  Common Spaces
-  Parking Spaces
-  Bicycle Spaces

CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

8th. to 20th. Floor

2022.06.30 39

EMPLACEMENT Location NO.PROJET Project No.
 OTTAWA, ON 12382
 DESSINE PAR Drawn by VÉRIFIÉ PAR Checked by
 O.C. / R.Q. / A.I. A.C. / F.P.

DATE (aa.mm.jj)
 2022-06-30
 RÉVISION Revision

ÉCHELLE Scale
1:600

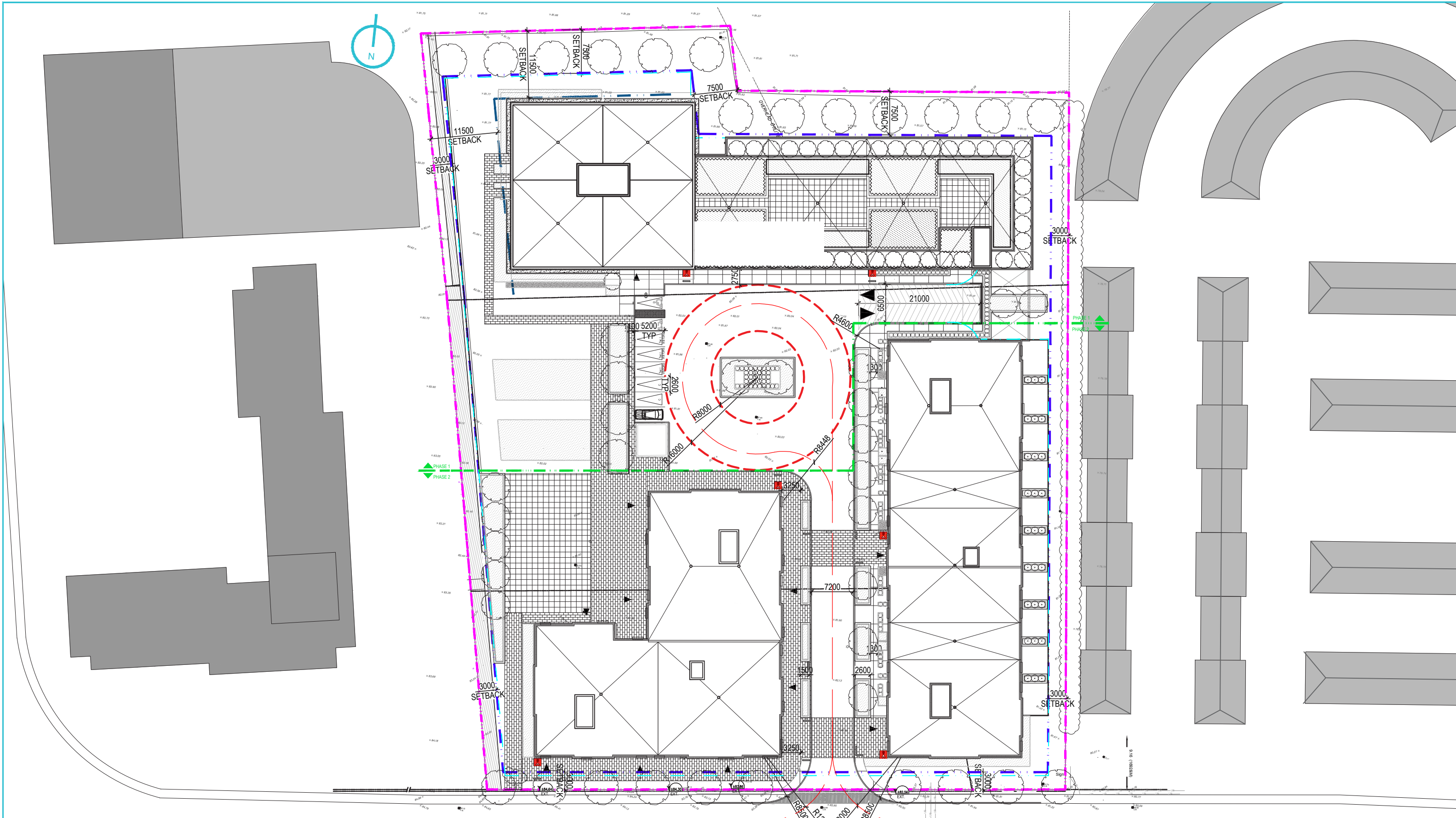
NO. DESSIN Dwg Number



ARCHITECTES

NEUFarchitectes.com

A208



CLIENT Client

OUVRAGE Project

TITRE DU DESSIN Drawing Title

MOONEY'S BAY

Roof Floor

EMPLACEMENT Location
 OTTAWA, ON

NO.PROJET Project No.
 12382

DESSINE PAR Drawn by
 O.C. / R.Q. / A.I.

VÉRIFIÉ PAR Checked by
 A.C. / F.P.

DATE (aa.mm.jj)
 2022-06-30

REVISION Revision

2022.06.30 40

ÉCHELLE Scale
 1:750

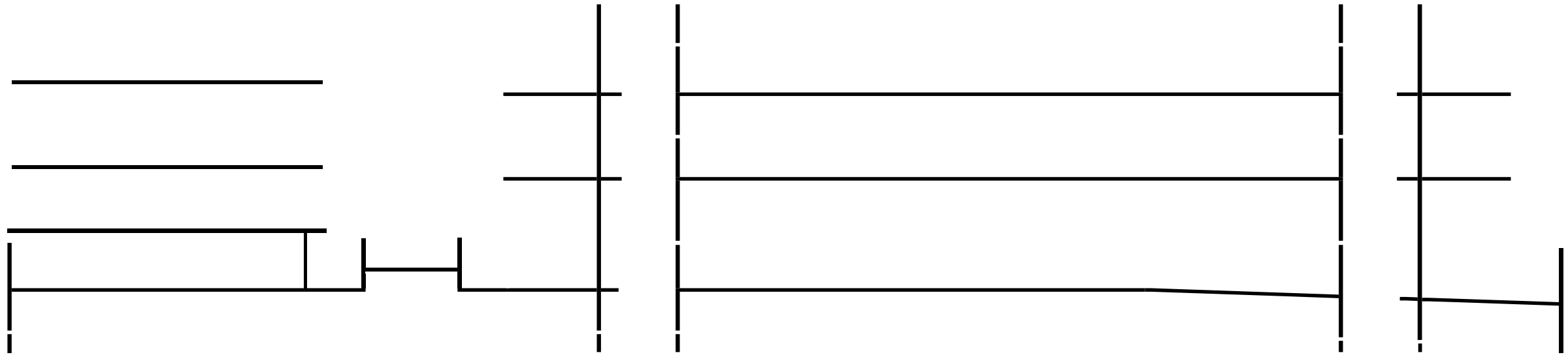
NO. DESSIN Dwg Number

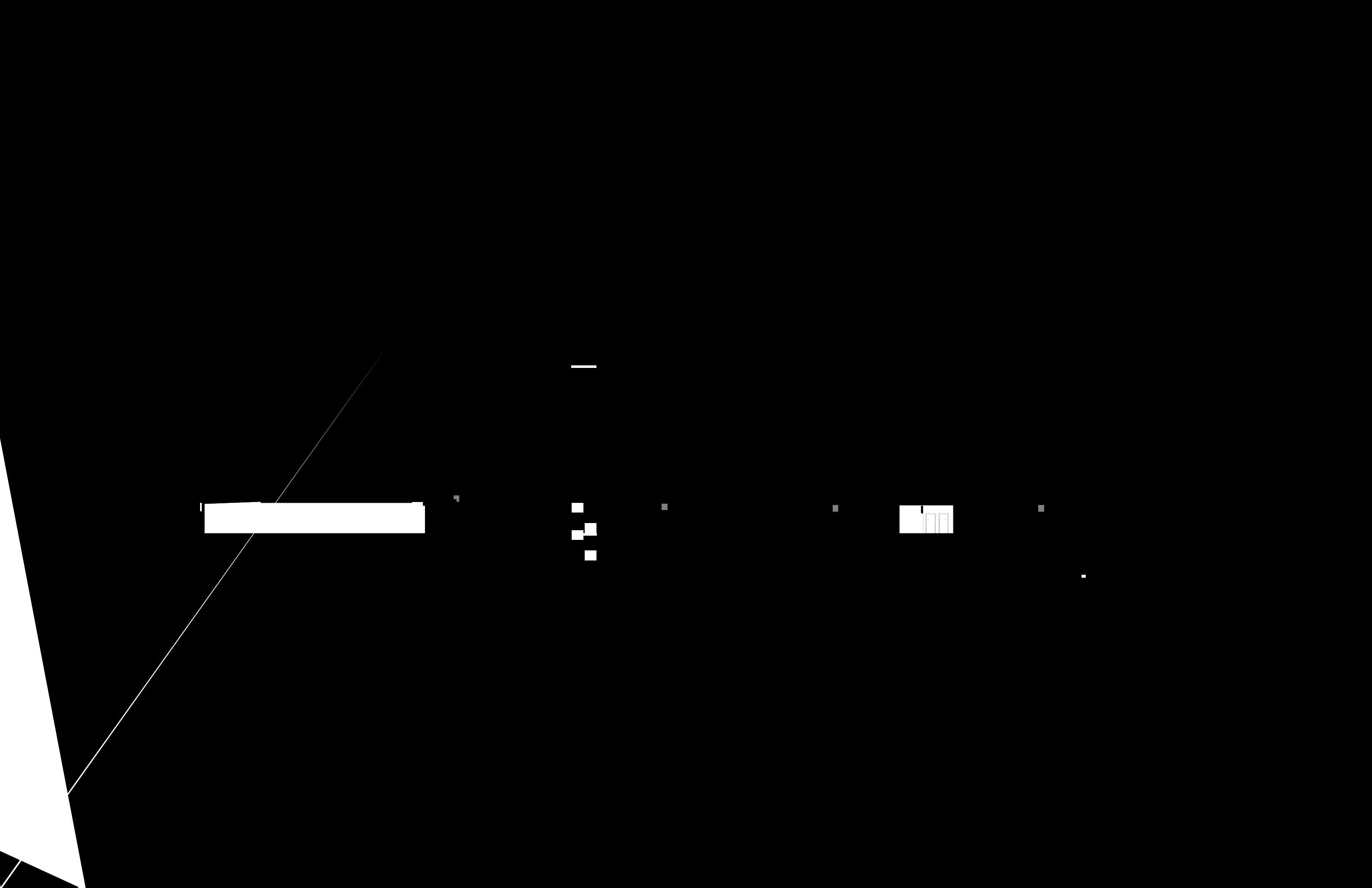


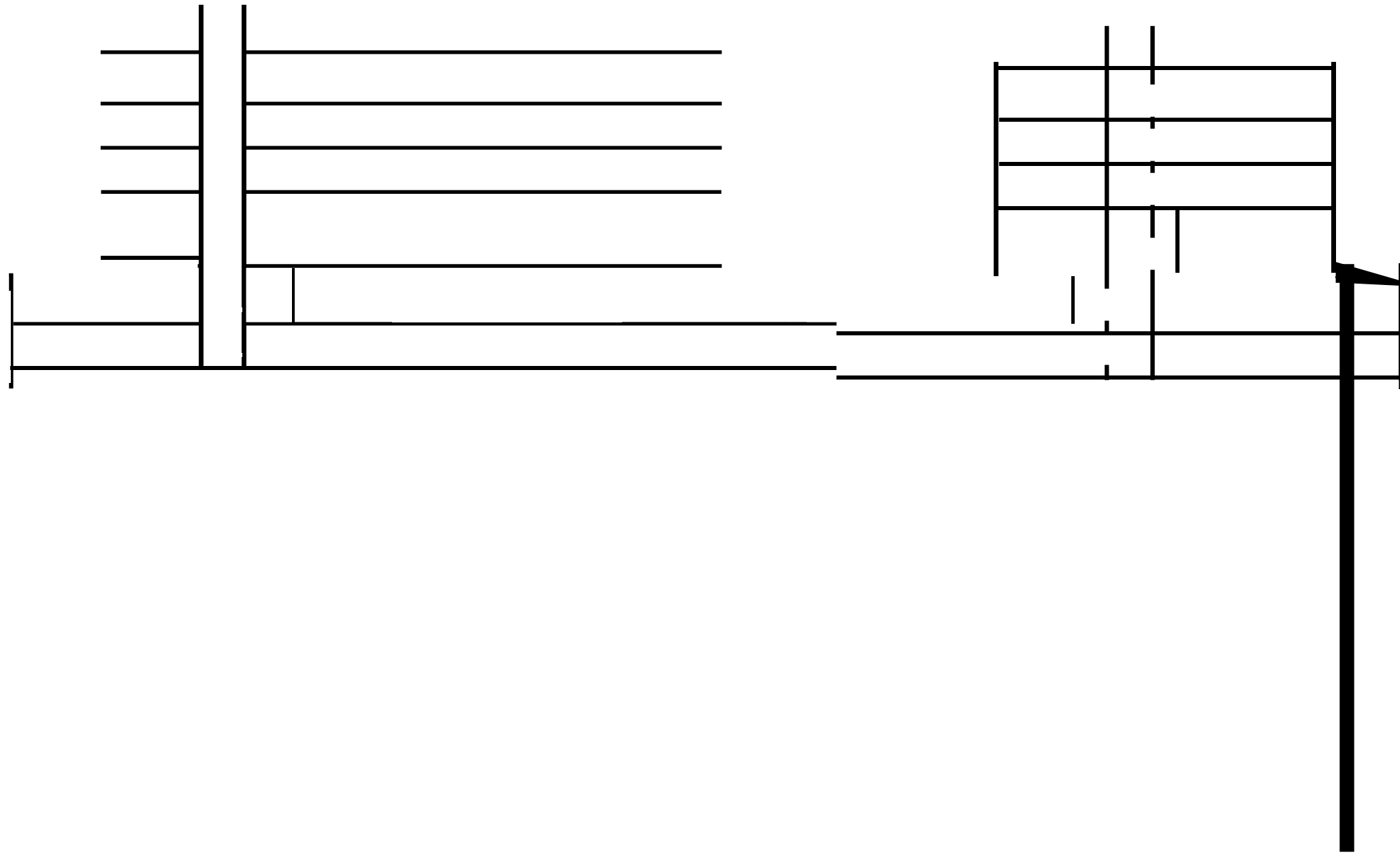
A209

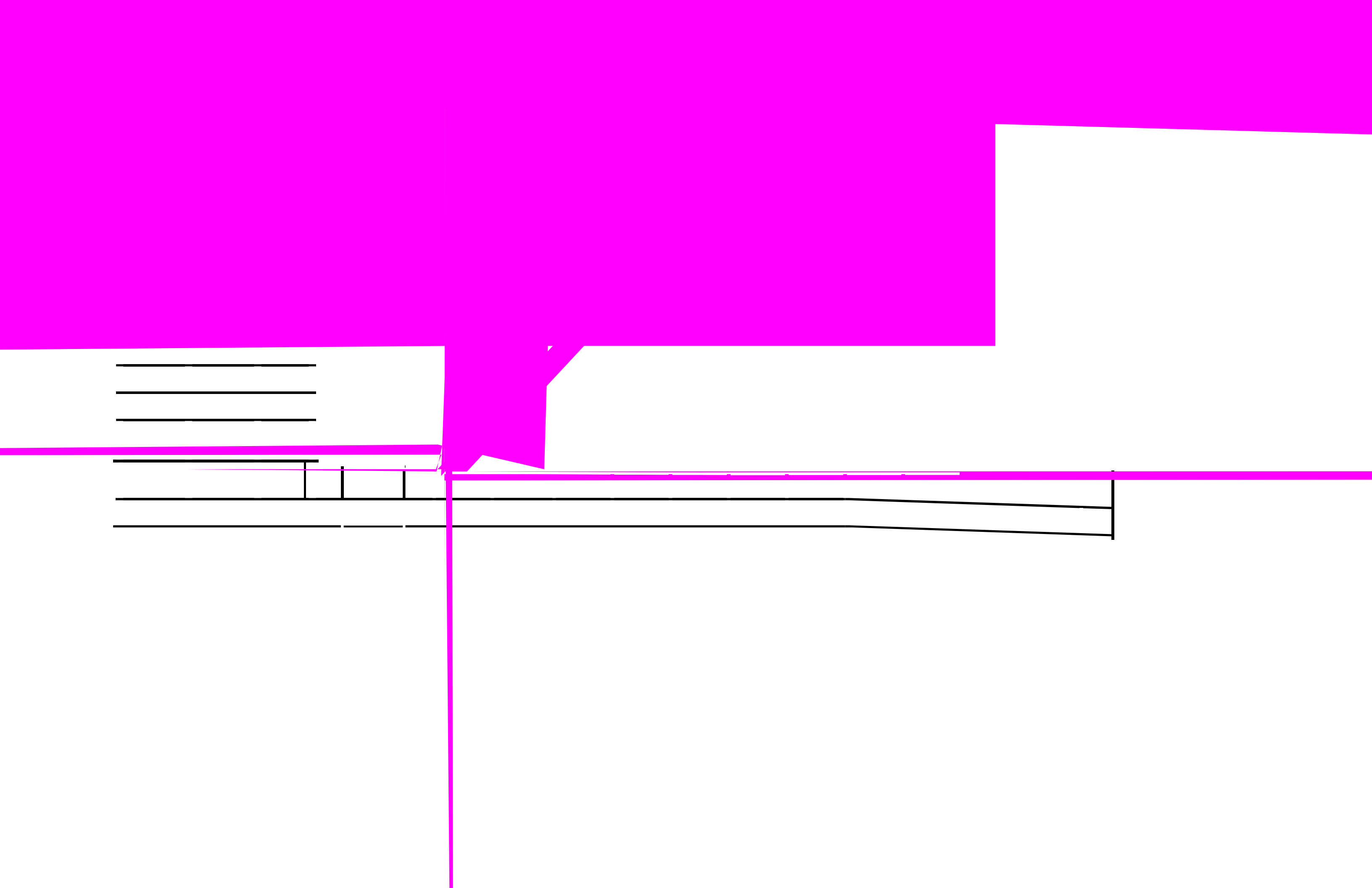
07

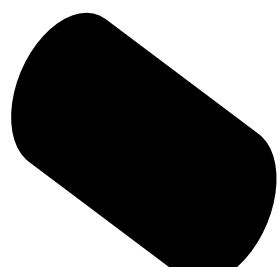
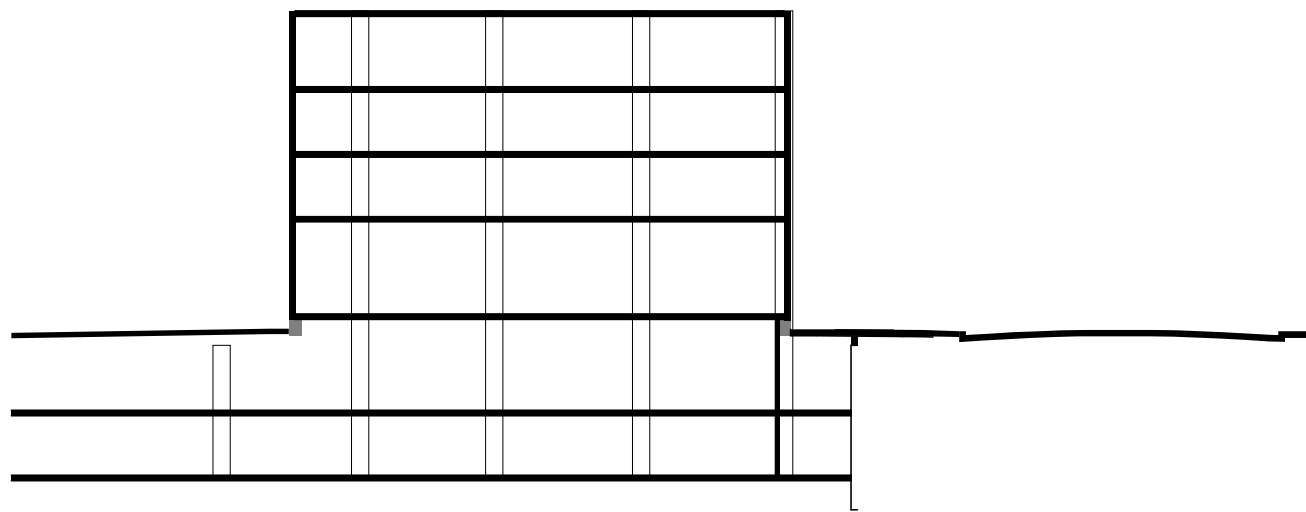
SECTIONS

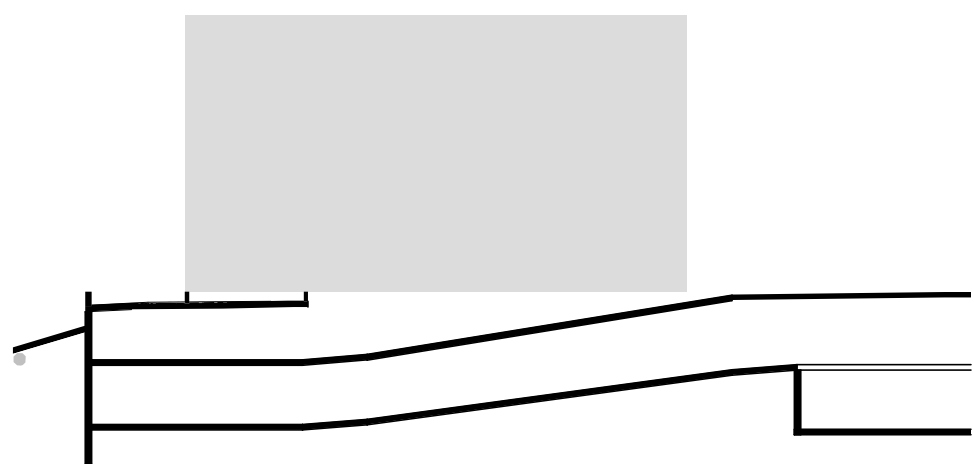


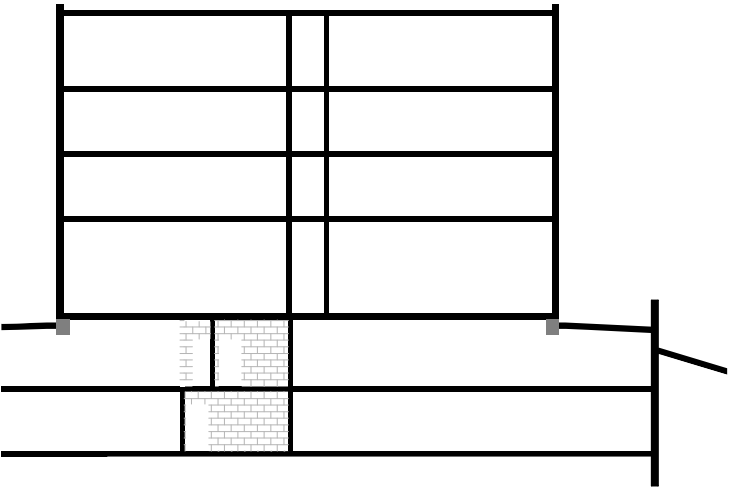










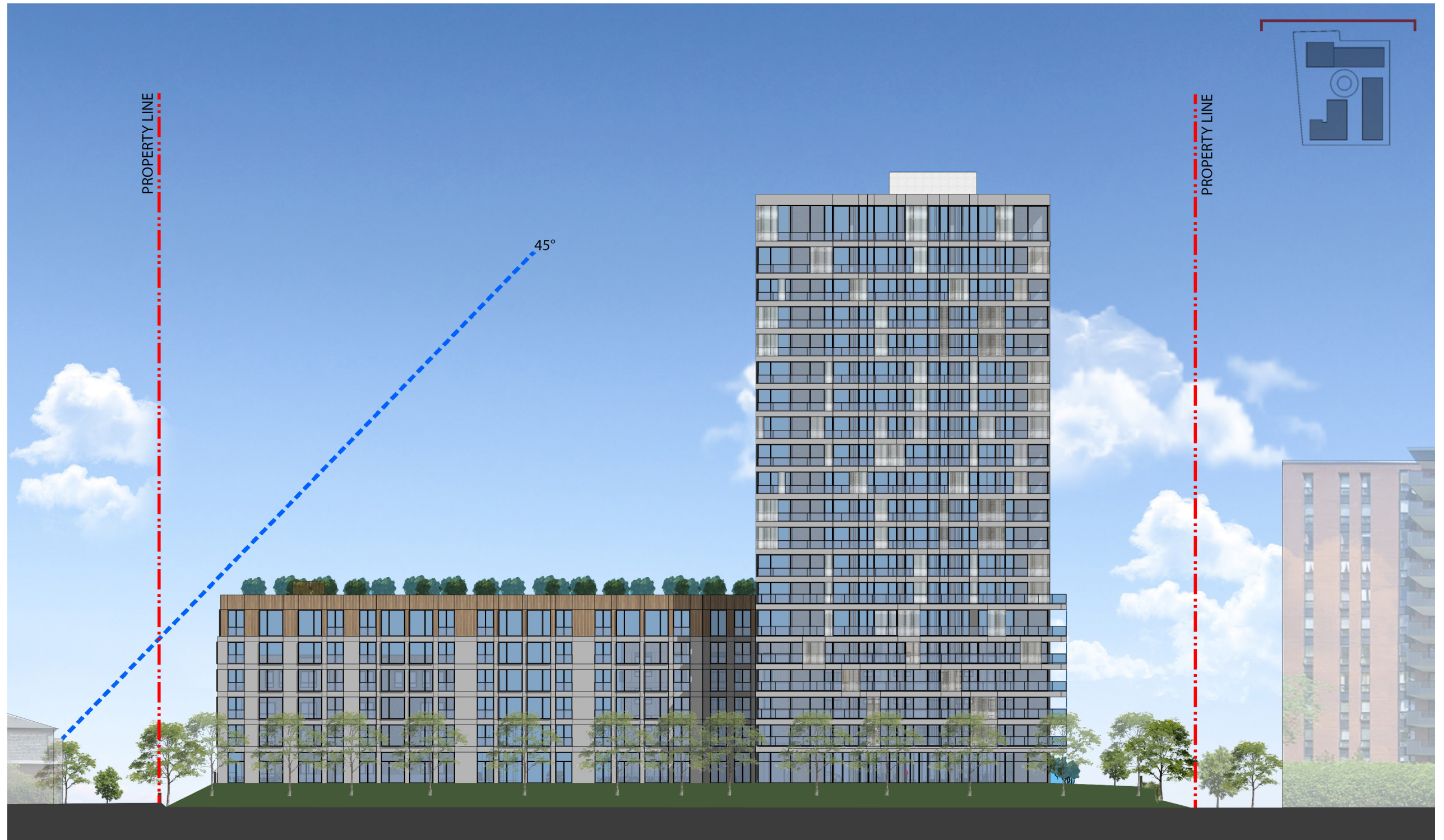


08

ELEVATIONS

Materials legend

- (A) Main facade, Brick
Manufacturer: Permacon
Series: Melville Slik Brick
Colour: Alpine grey
- (B) Main facade, Prefinished metal
Manufacturer: Vicwest
Series : Weather XL
Colour: 56086 Bright White
- (C) Metal Siding - Simil wood.
Vertical top volume
Manufacturer: MAC
Series : Harrywood Smoked Birch
Colour: Cork
- ()
- (E) Aluminum Windows
Manufacturer: To be confirmed
Century Series Aluminum Windows
Colour: Clear Anodized
- (F) Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (G) Aluminium Soffit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Sandalwood
- (H) Perforated metal panel. Screen Facade
Manufacturer: Dongfu Perforating (to be confirmed)
Colour: White
- (I) Clear Glass



General Notes:
All exterior cladding materials must be installed as described by the manufacturers, to meet their warranty requirements.

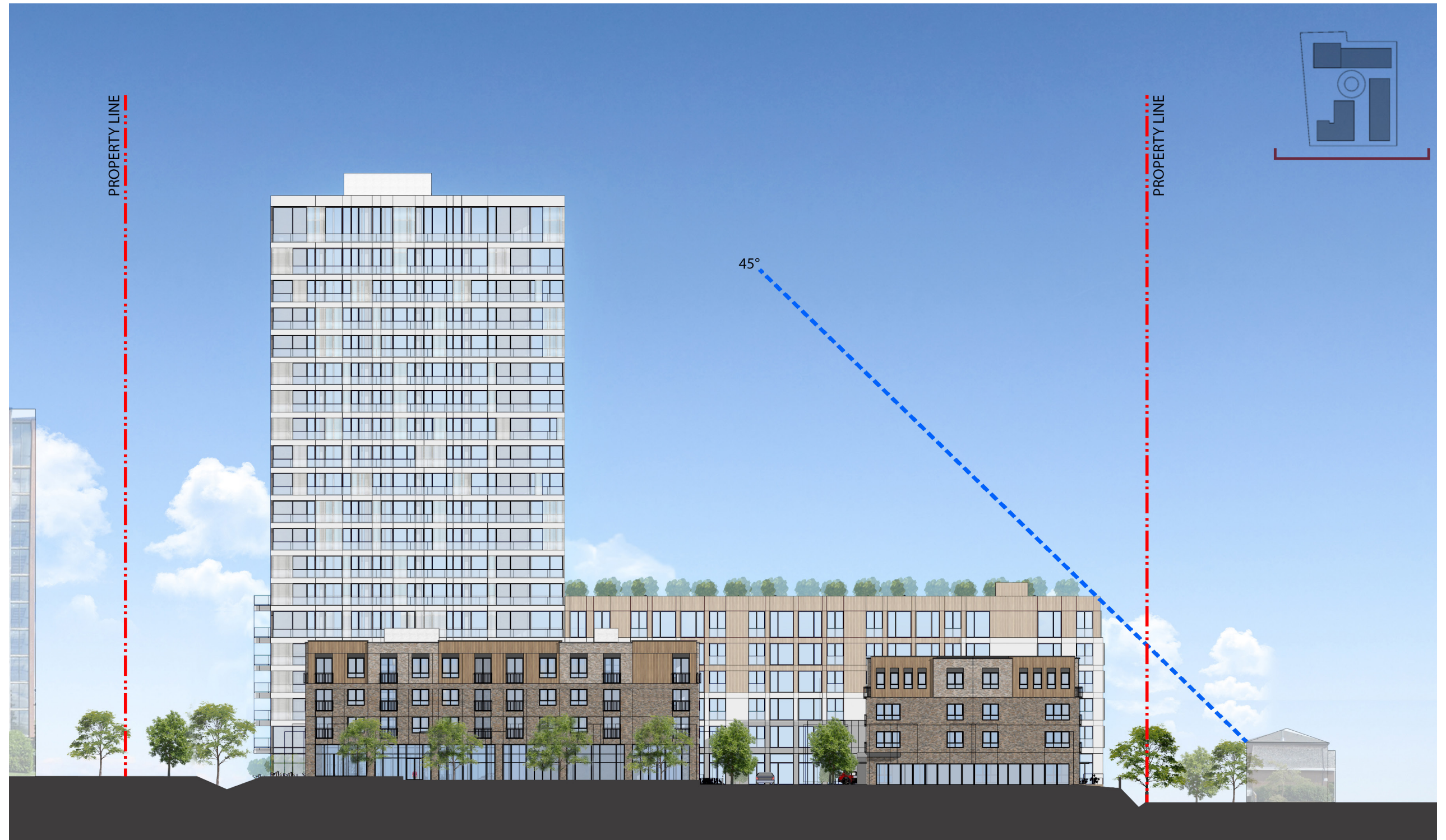
- (A) Main facade, Brick
Manufacturer: Permacon
Series: :Melville Slik Brick
Colour: Range margaux beige
- (B) Main facade. Top volume. Brick facing
Manufacturer: Brampton Brick
Series: Contemporary
Colour: Riviera
- (C)
- (E) Steel main access door.
Manufacturer: Gentek
Series: Steel Entry Doors
Colour: Storm
- (F) Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (G) Roof edge profile
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (H) Aluminium Soffit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Amber
- (I) Aluminum window frame
Manufacturer: To be confirmed
Colour: Iron Ore
- (J) Aluminum bars
Manufacturer: to be confirmed
Color to match to windows frame
- (K) Clear Glass



General Notes:
All exterior cladding materials must be installed as described by the manufacturers, to meet their warranty requirements.

Materials legend

- (A) Main facade, Brick
Manufacturer: Permacon
Series: Melville Slik Brick
Colour: Range margaux beige
- (B) Main facade. Top volume. Brick
Manufacturer: Brampton Brick
Series: Contemporary
Colour: Riviera
- (C) Wood siding. Vertical top volume
Manufacturer: Maibec
Series: Lambris
Colour: Maibec Beige 266
- (D) Wood siding. Horizontal recessed facade
- (E) Steel main access door.
Manufacturer: Gentek
Series: Steel Entry Doors
Colour: Storm
- (F) Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (G) Roof edge profile
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (H) Aluminium Soffit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Amber
- (I) Aluminum window frame
Manufacturer: To be confirmed
Colour: Iron Ore
- (J) Aluminum bars
Manufacturer: to be confirmed
Color to match to windows frame
- (K) Clear Glass



Materials legend

(A)

(B)

(C)

(E) Aluminum Windows
 Manufacturer: To de confirmed
 Century Series Aluminum Windows
 Colour: Clear Anodized

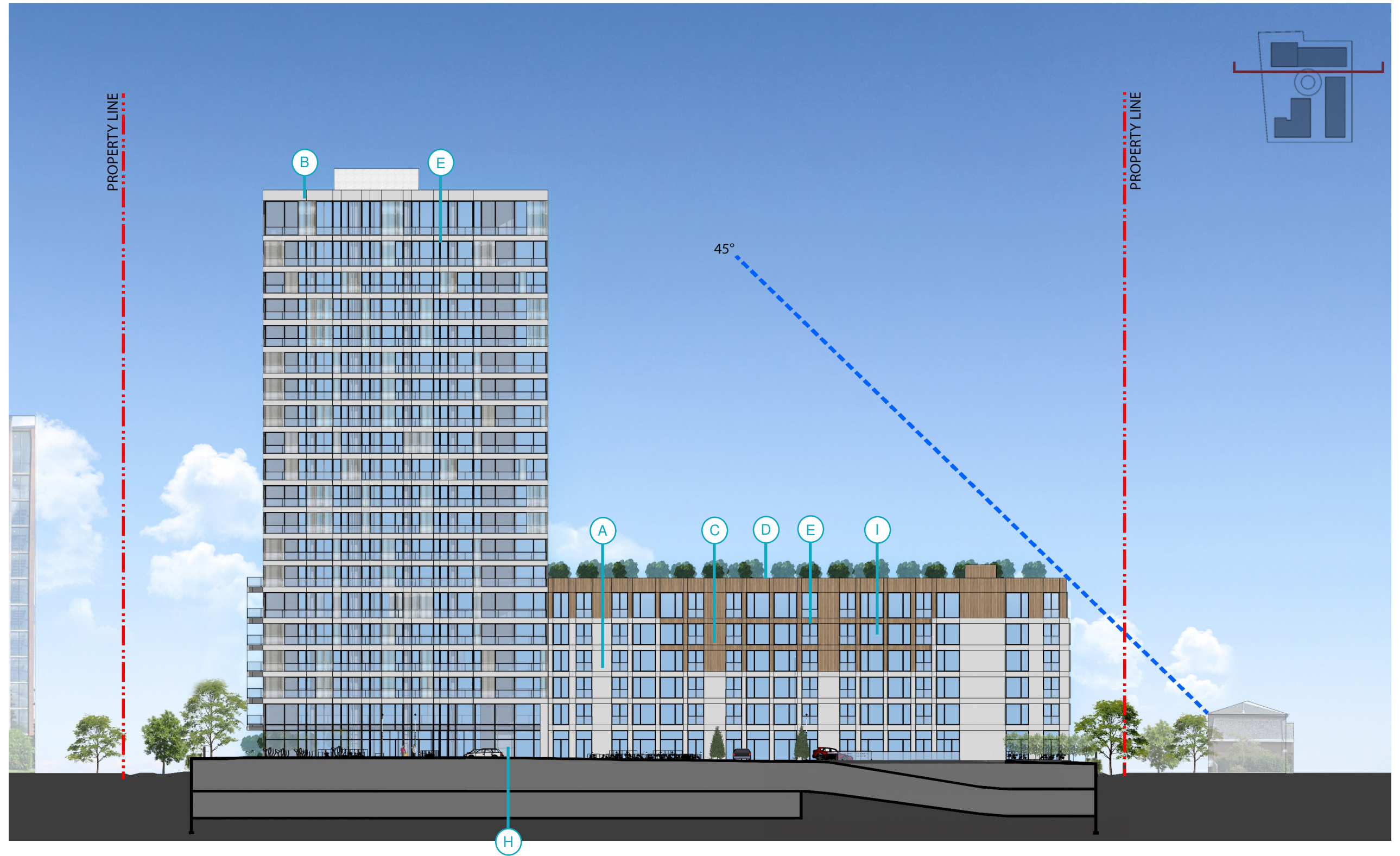
(F) Metal canopy
 Manufacturer: Gentek
 Series: Aluminum Soffit and Fascia
 Colour: Iron Ore

(G) Aluminium Soffit
 Manufacturer: Gentek
 Series: Aluminum Soffit and Fascia
 Colour: Sandalwood

(H) Perforated metal panel. Screen Facade
 Manufacturer:

(I) Clear Glass

General Notes:
 All exterior cladding materials
 must be installed as described by
 the manufacturers, to meet their
 warranty requirements.



Materials legend

- (A) Main facade, Brick facing
Manufacturer: Permacon
Series: Melville Slik Brick
Colour: Range margaux beige
- (B) Main facade. Top volume. Brick facing
Manufacturer: Brampton Brick
Series: Contemporary
Colour: Riviera
- (C) Wood siding. Vertical top volume
Manufacturer: Maibec
Series: Lambris
Colour: Maibec Beige 266
- (D) Hori/936 .209 g6i593 3.981 14. BDC Q BT 6 /PBT 8008757.20k q100110
- (E) Steel main access door.
Manufacturer: Gentek
Series: Steel Entry Doors
Colour: Storm
- (F) Metal canopy
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (G) Roof edge profile
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Iron Ore
- (H) Aluminium Soffit
Manufacturer: Gentek
Series: Aluminum Soffit and Fascia
Colour: Amber
- (I) Aluminum window frame
Manufacturer: To be confirmed
Couleur: Iron Ore
- (J) Aluminum bars
Manufacturer: to be confirmed
Color to match to windows frame
- (K) Clear Glass



09

SAMPLE PANEL

SIDING MATERIALS BUILDING A & B (BUILDINGS III & IV)



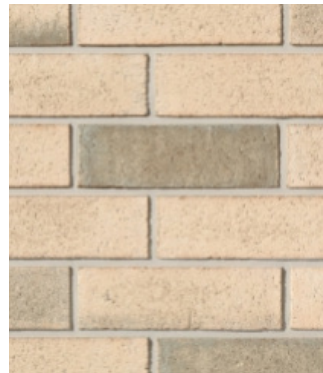
Ⓐ
Main facade, Brick
Manufacturer: Permacon
Series: :Melville Slik Brick
Colour: Range margaux beige



Ⓔ



Ⓘ



Ⓑ



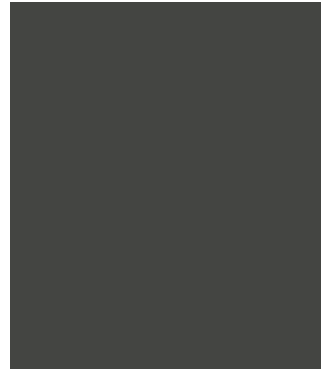
Ⓕ



Ⓙ



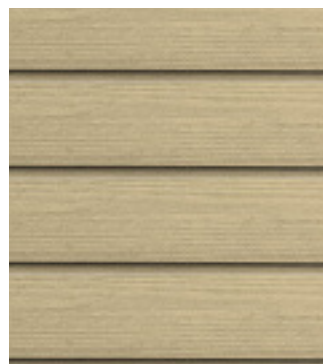
Ⓒ



Ⓖ



Ⓚ
Clear Glass



Ⓓ



Ⓖ

MANUFACTURER INFORMATION FOR INDICATIVE PURPOSES

SIDING MATERIALS BUILDING C (TOWER I - BUILDING II)



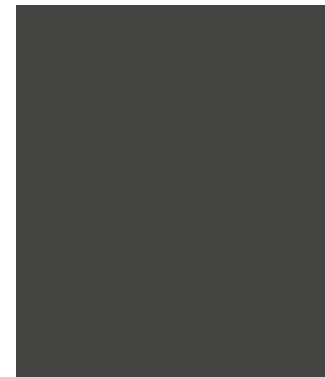
Ⓐ

Main facade, Brick
 Manufacturer: Permacon
 Series: Melville Slik Brick
 Colour: Alpine grey



Ⓑ

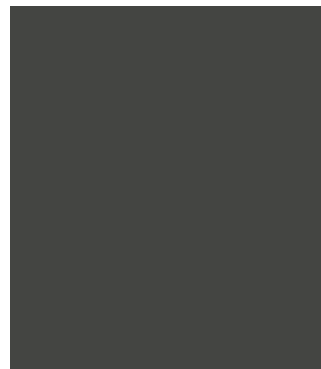
Main facade, Prefinished metal
 Manufacturer: Vicwest
 Series : Weather XL
 Colour : 56086 Bright White



Ⓒ

Ⓓ

Profil bord de toit
 Manufacturer: Gentek
 Series: Aluminum Soffit and Fascia
 Colour: Iron Ore



Ⓗ

perforated metal panel
 Perforated metal
 Screen Facade
 Colour: White



Ⓘ

Clear Glass

MANUFACTURER INFORMATION FOR INDICATIVE PURPOSES

10

PERSPECTIVES





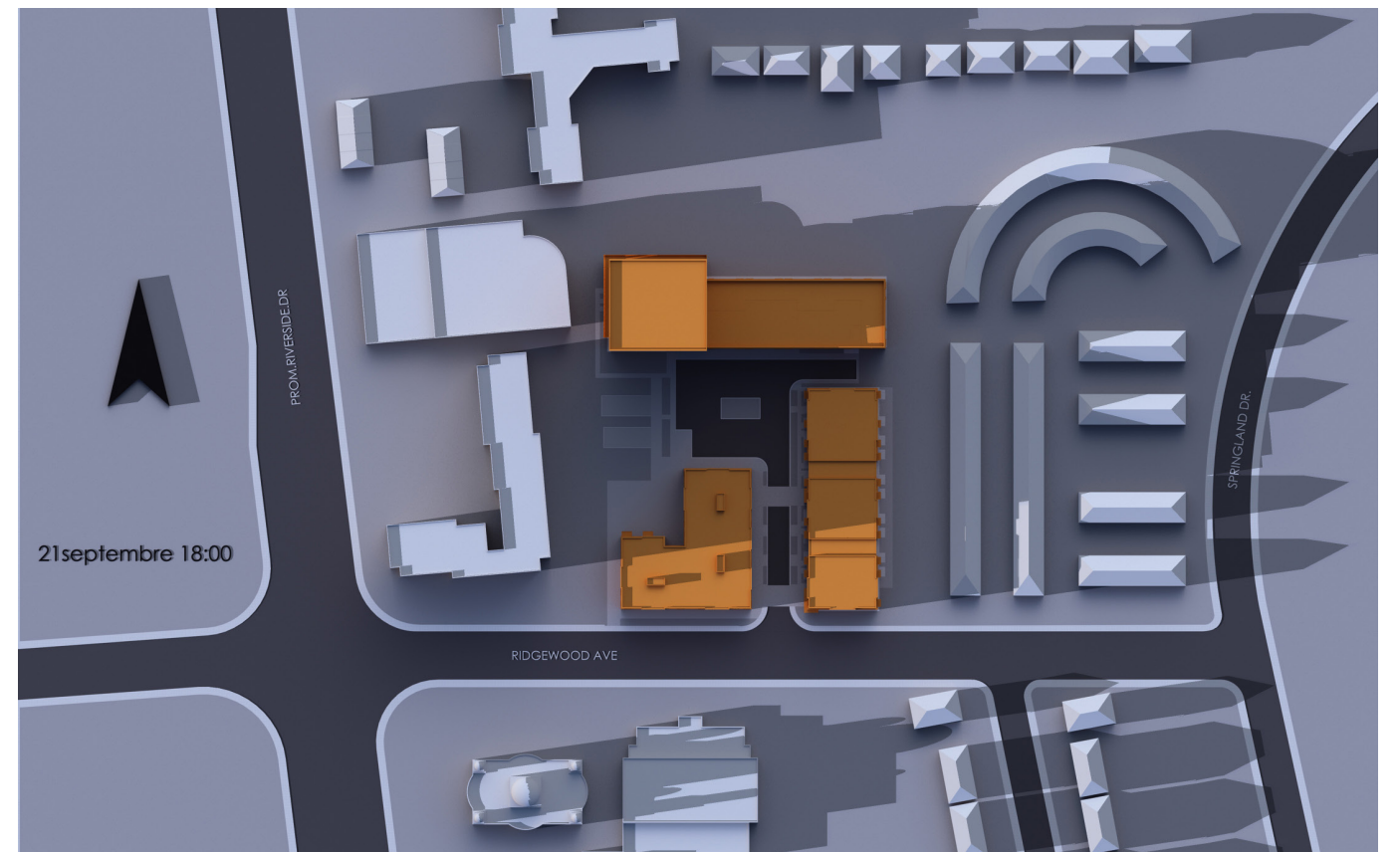
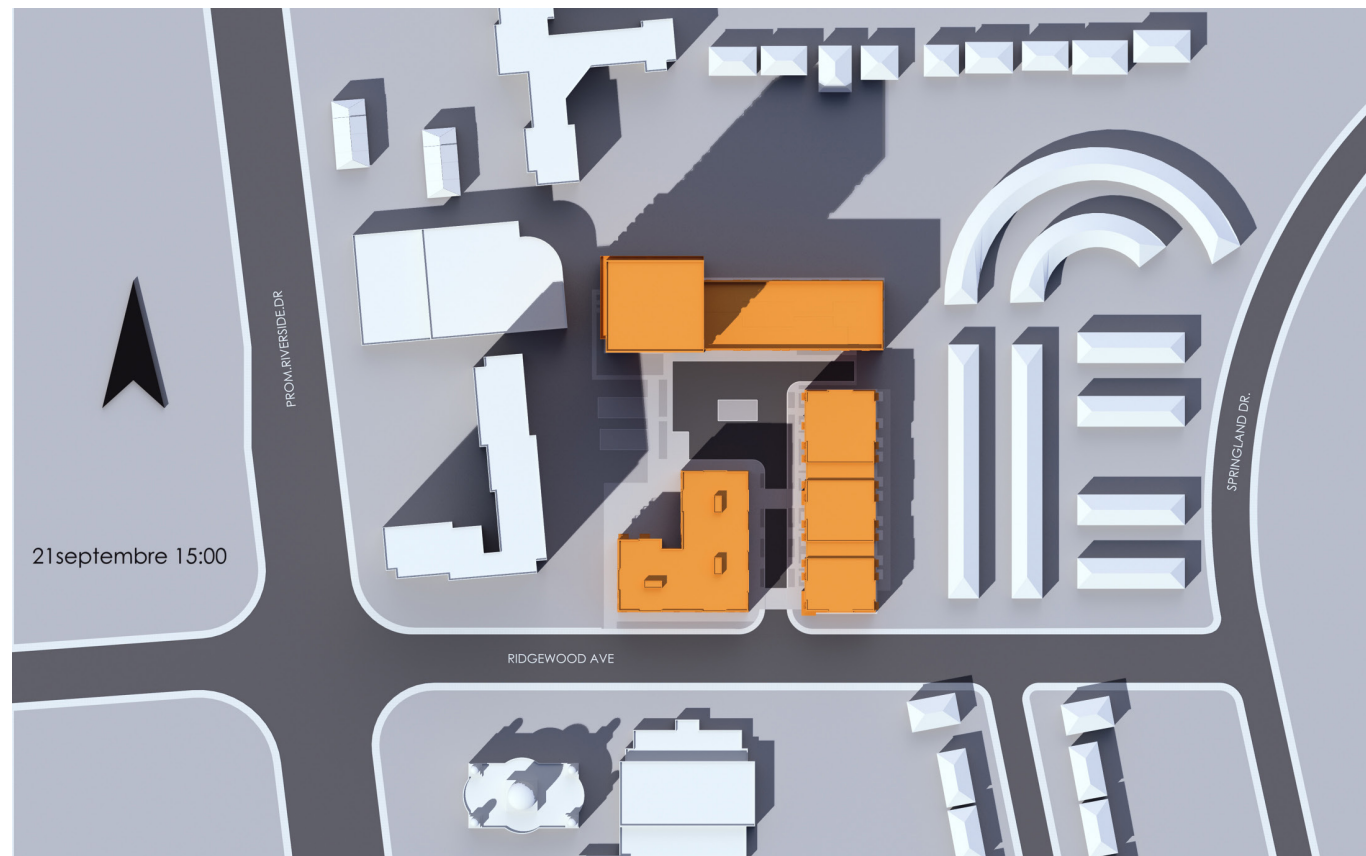
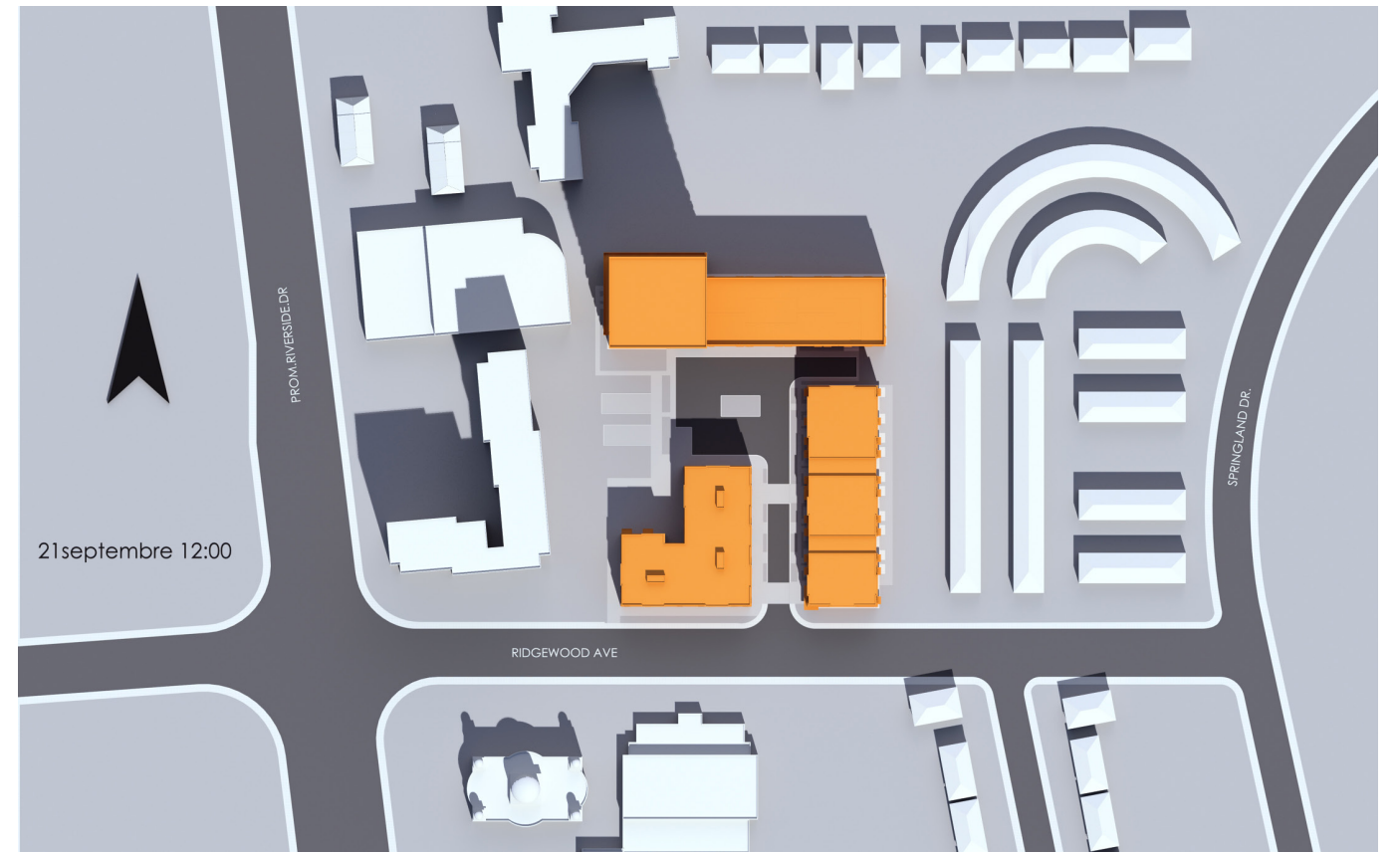
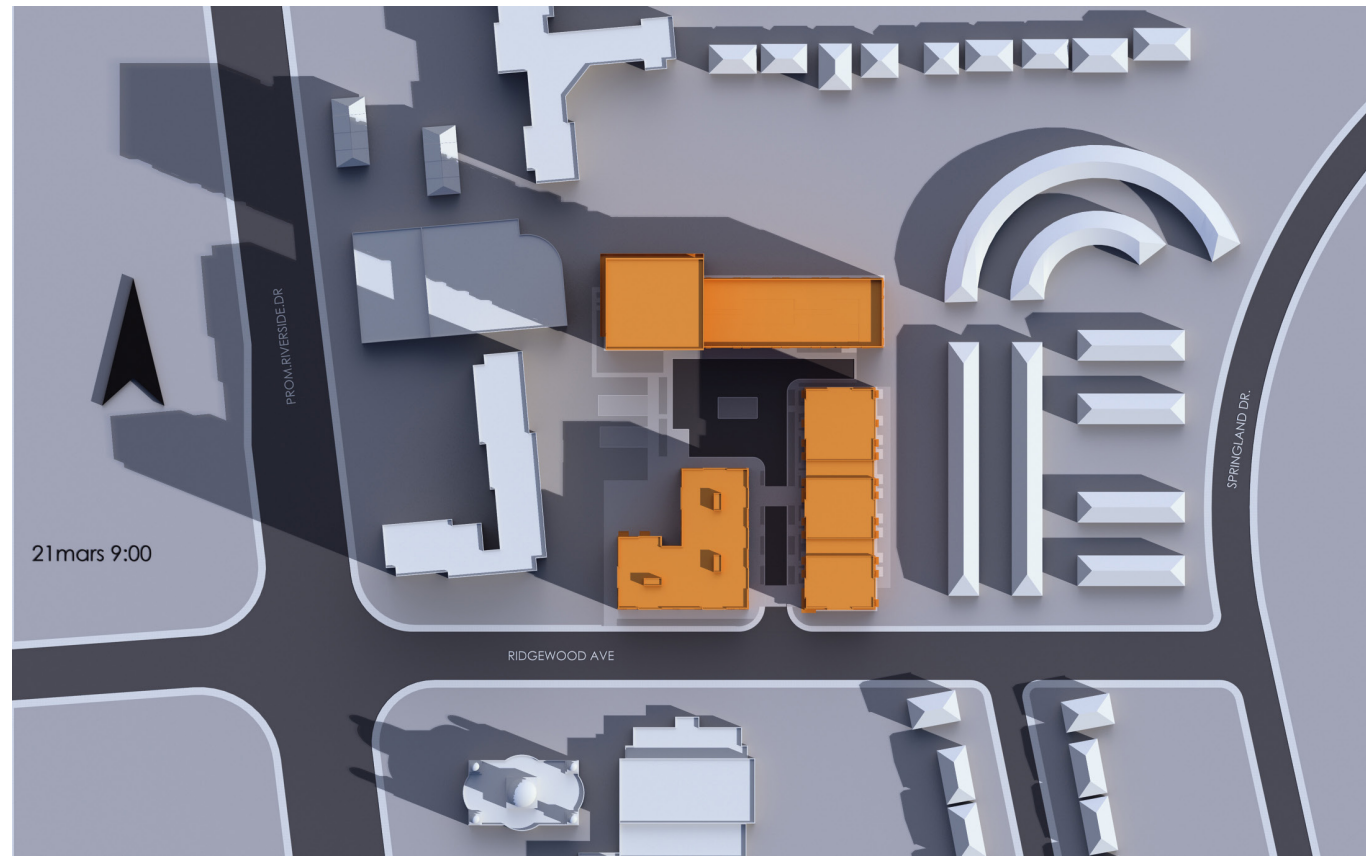


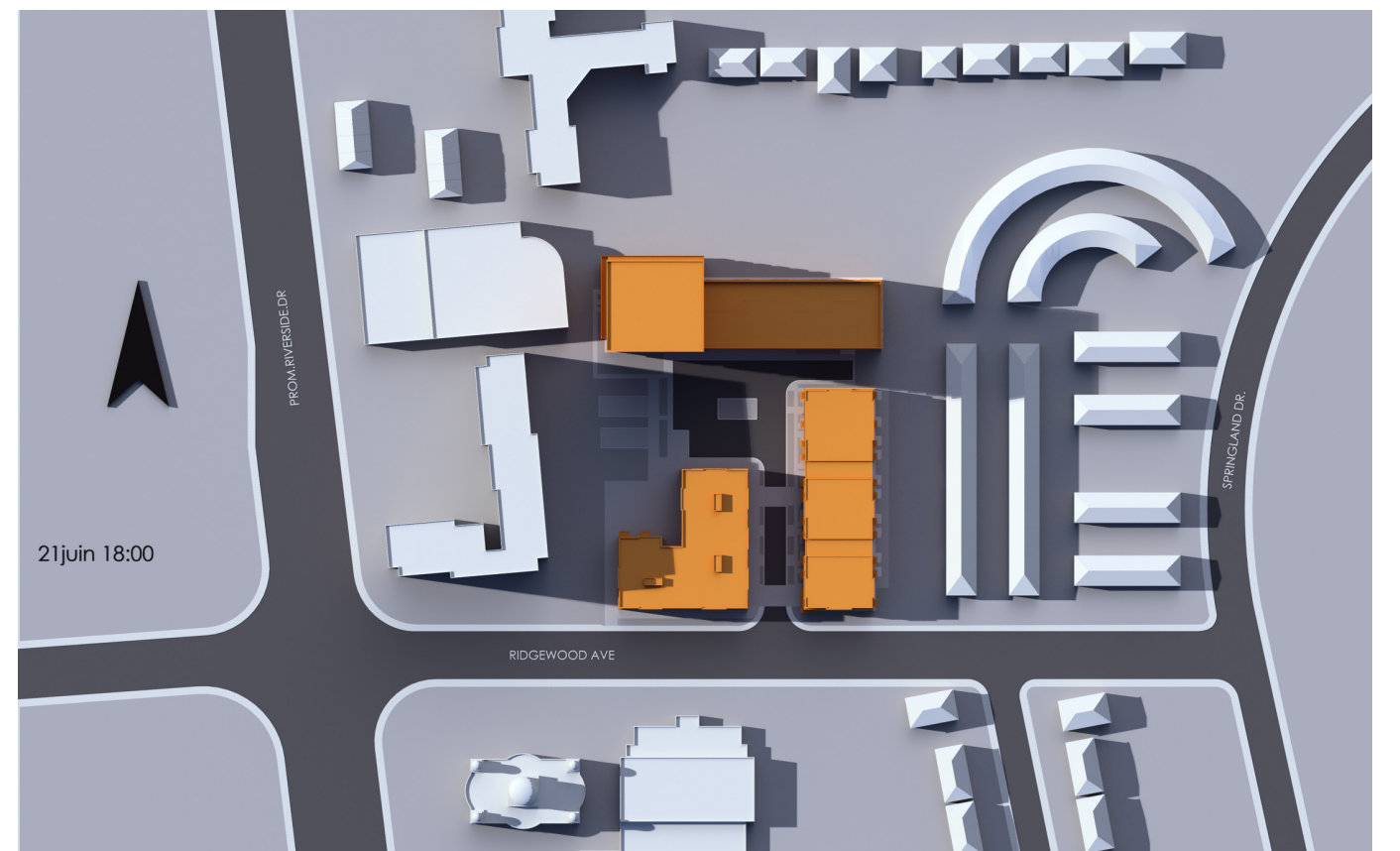
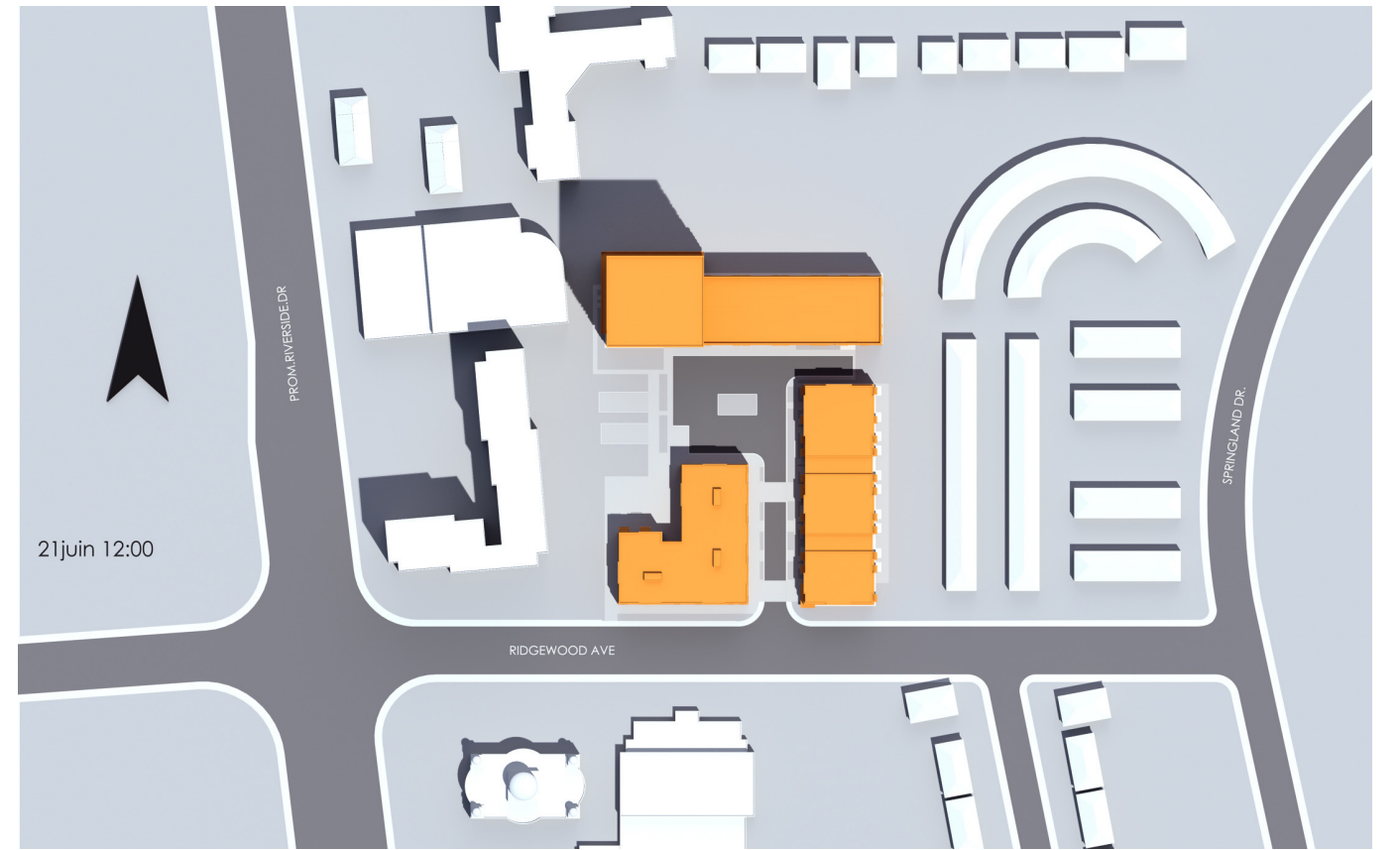


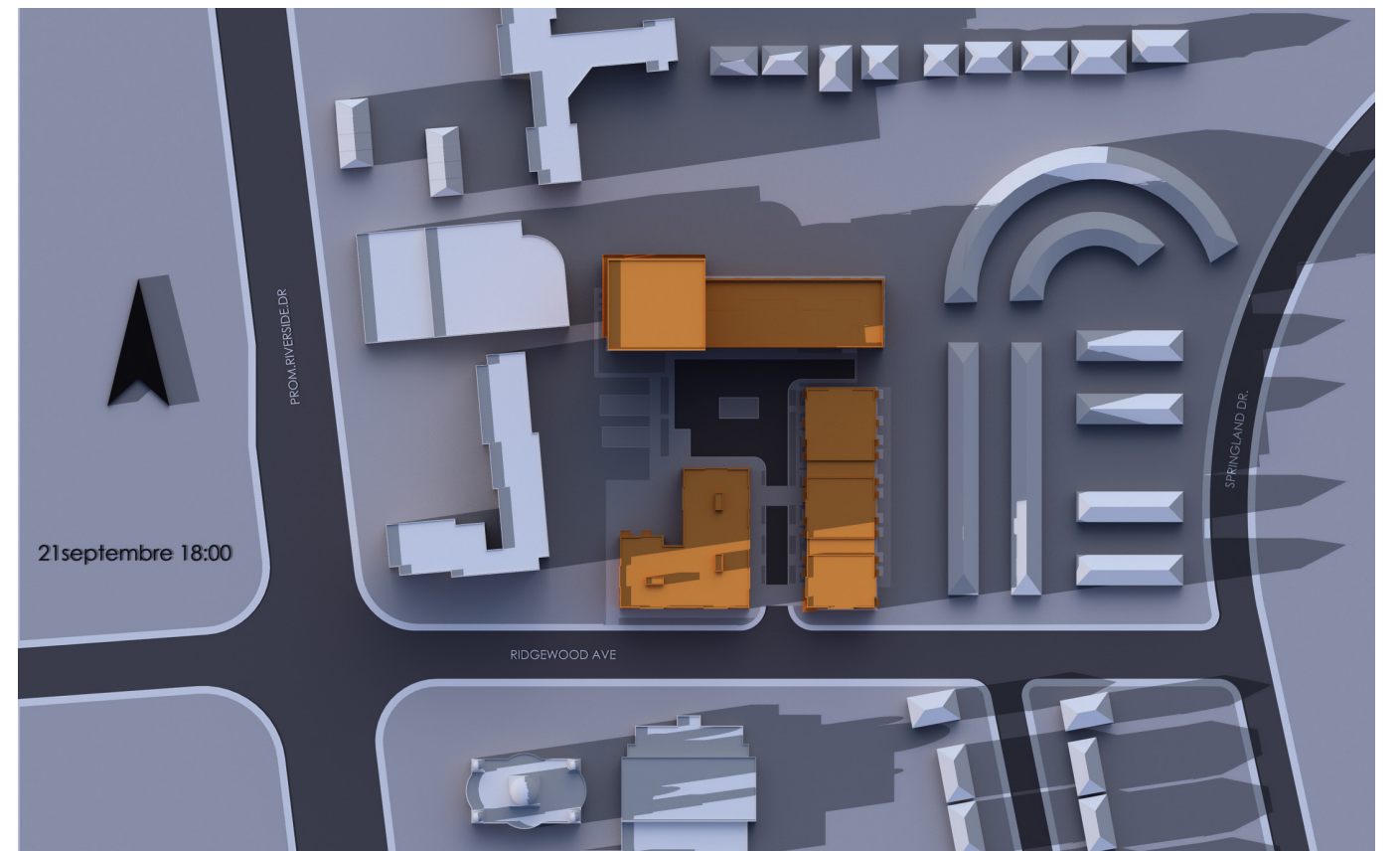
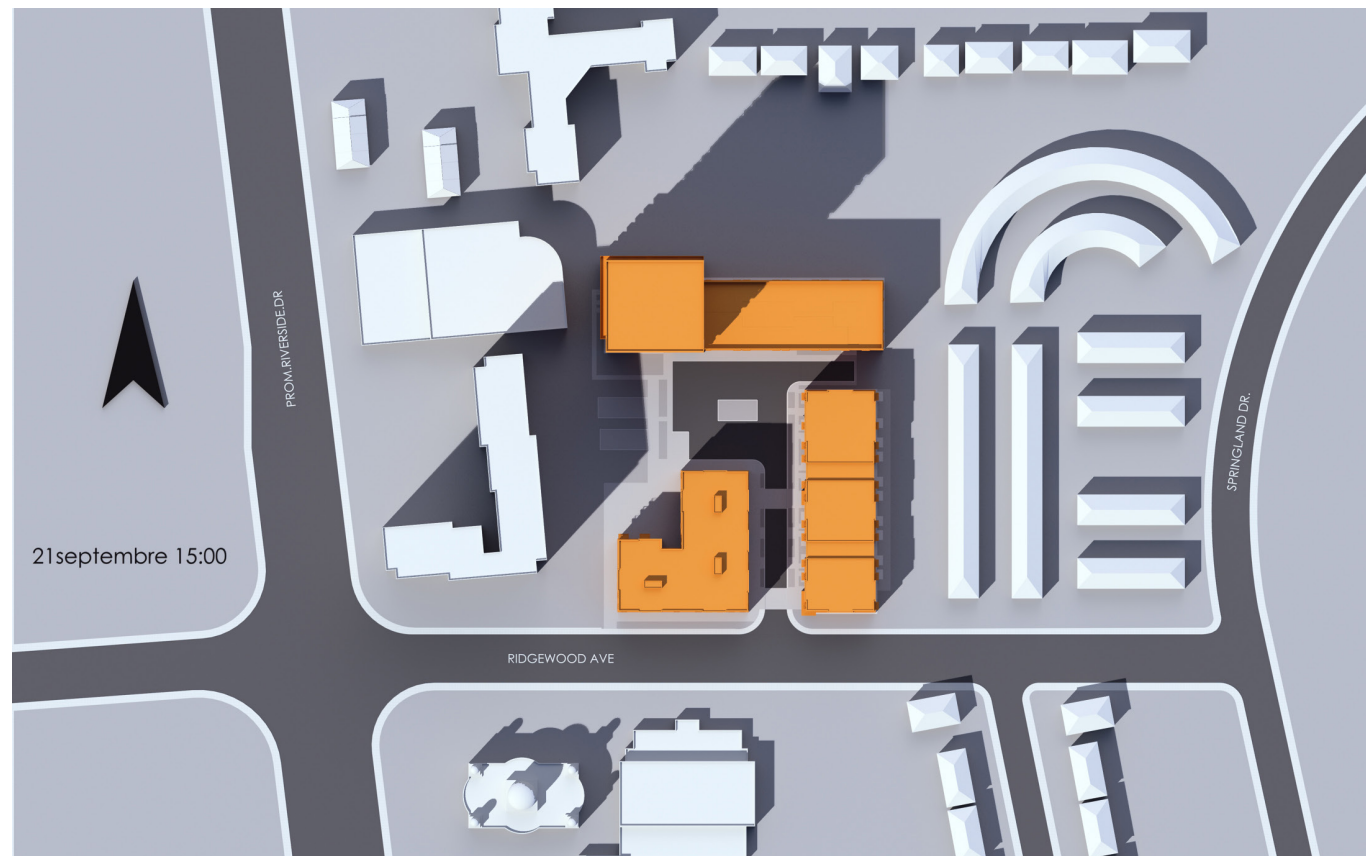
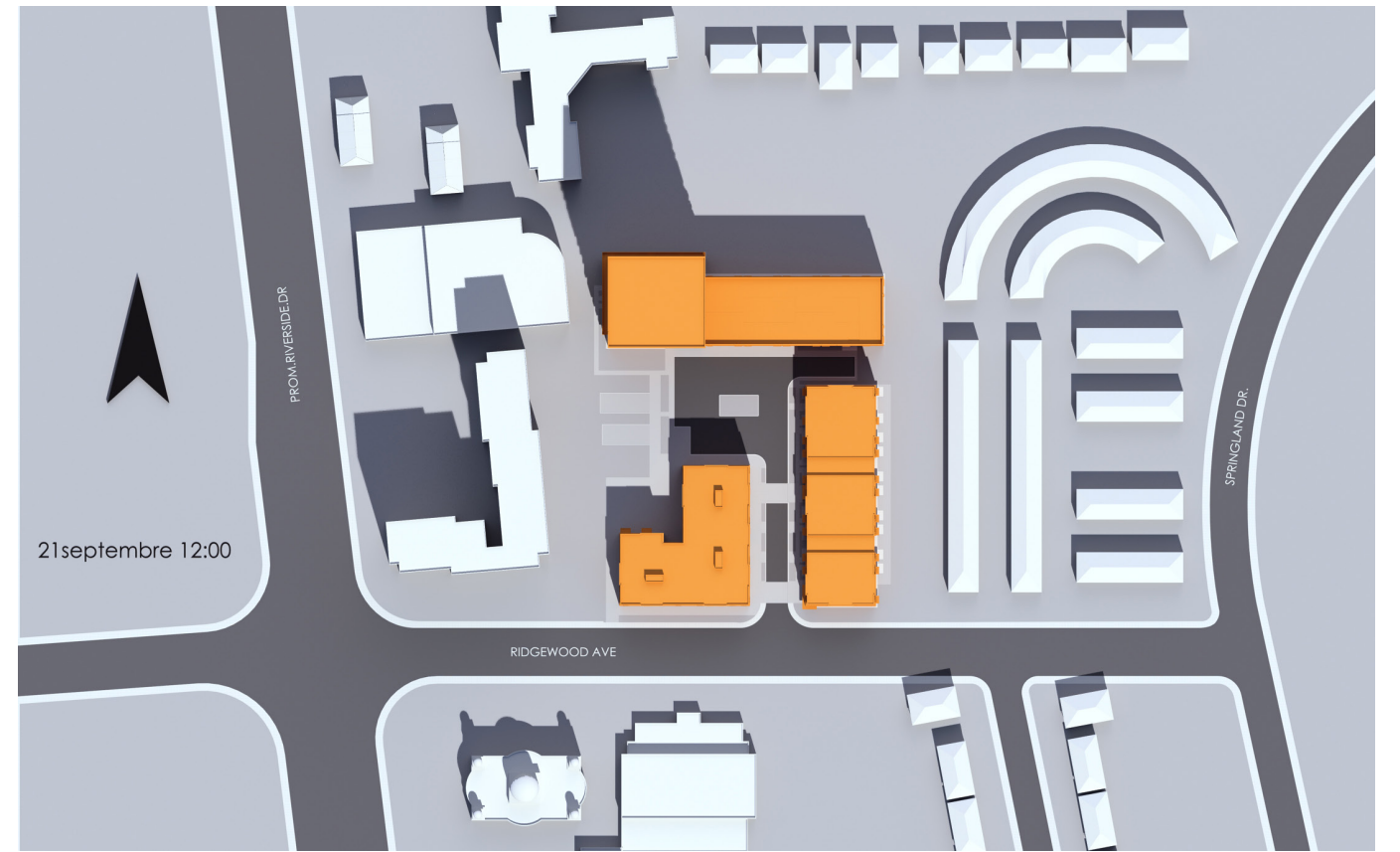
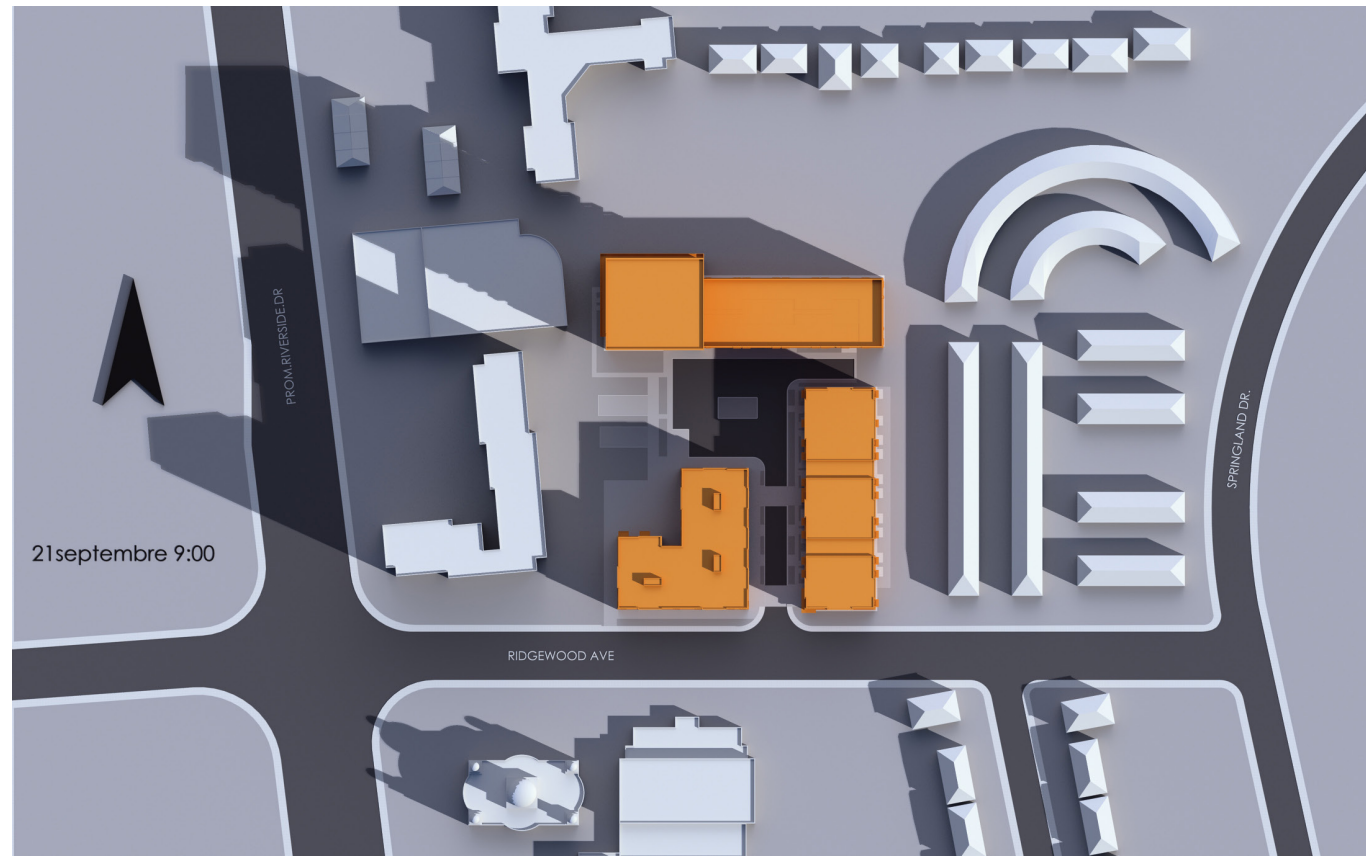


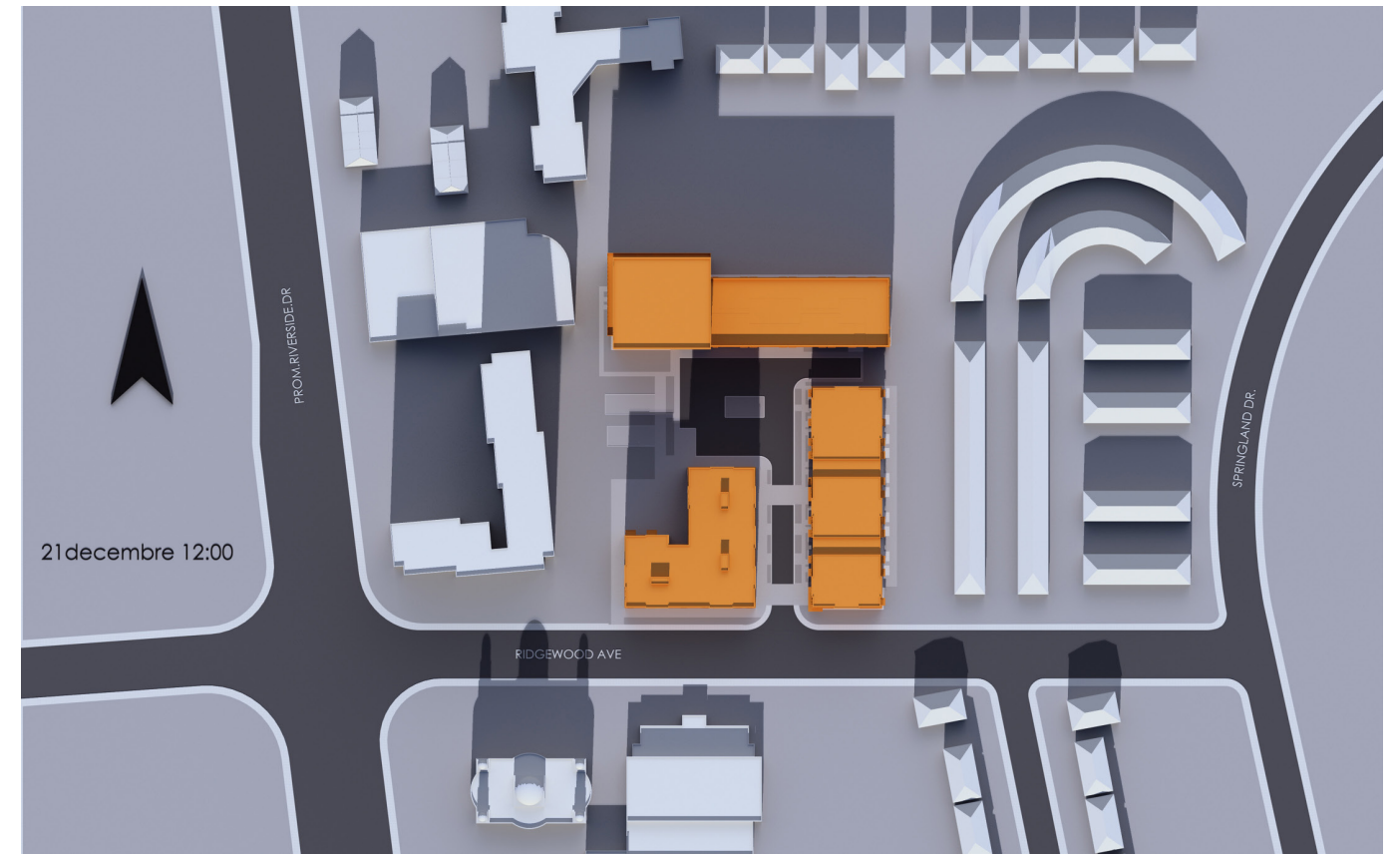
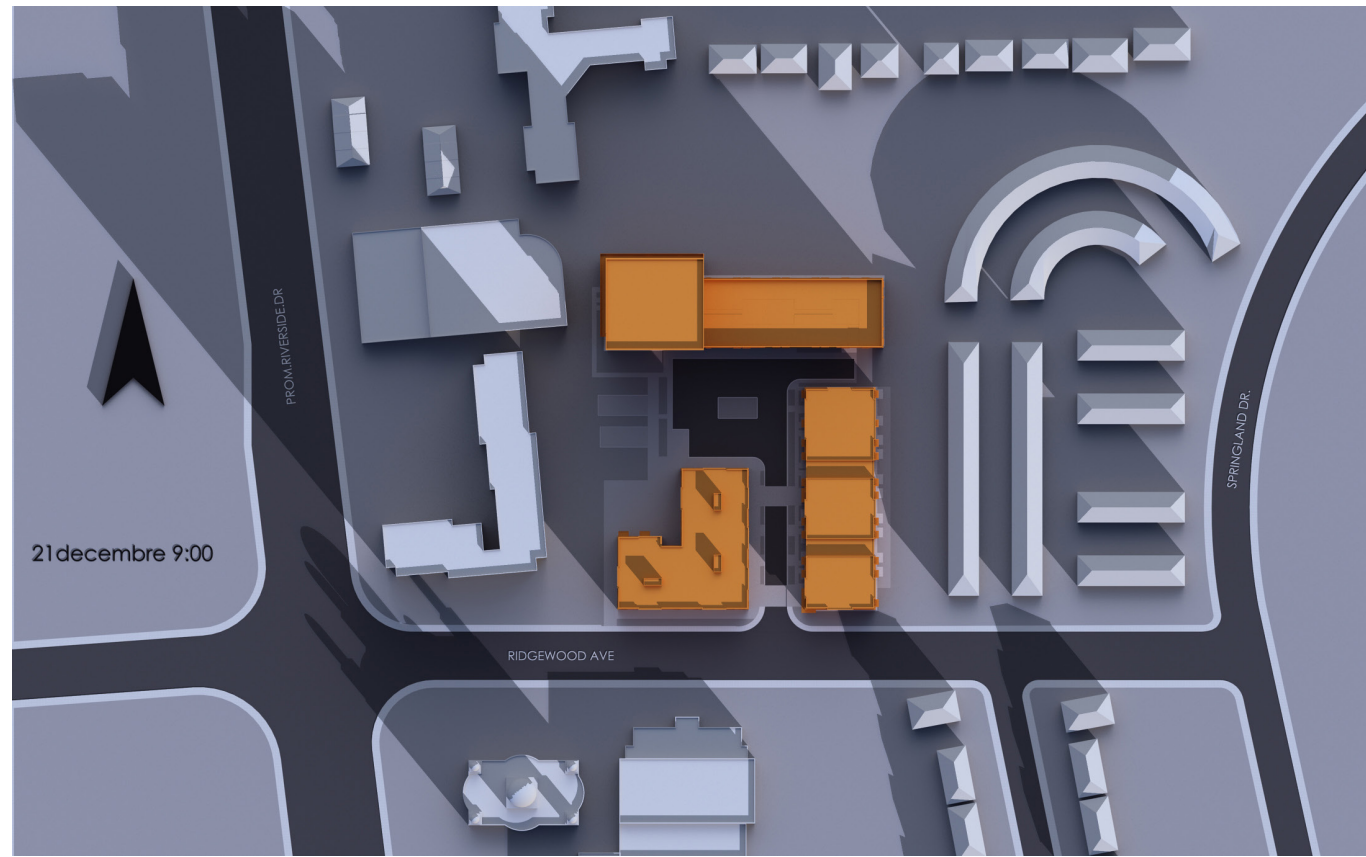
11

SUN STUDY



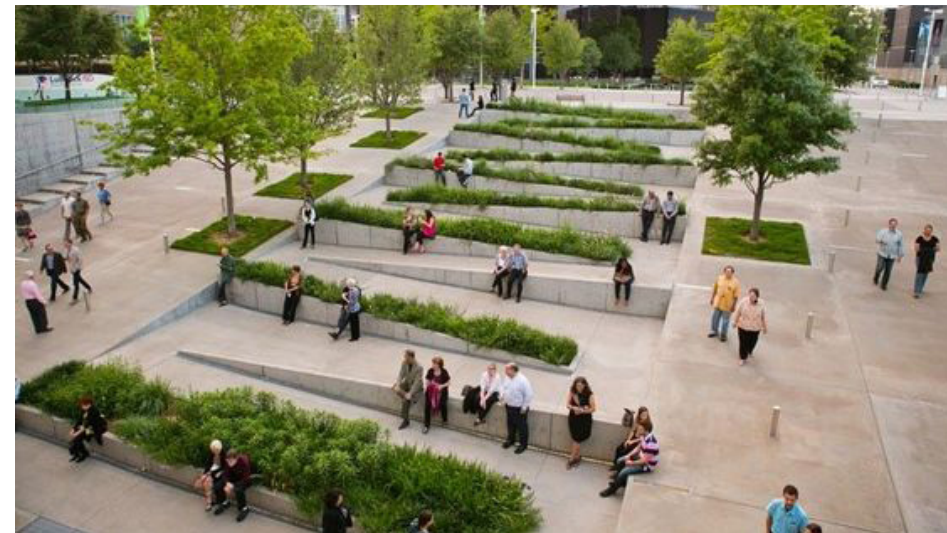
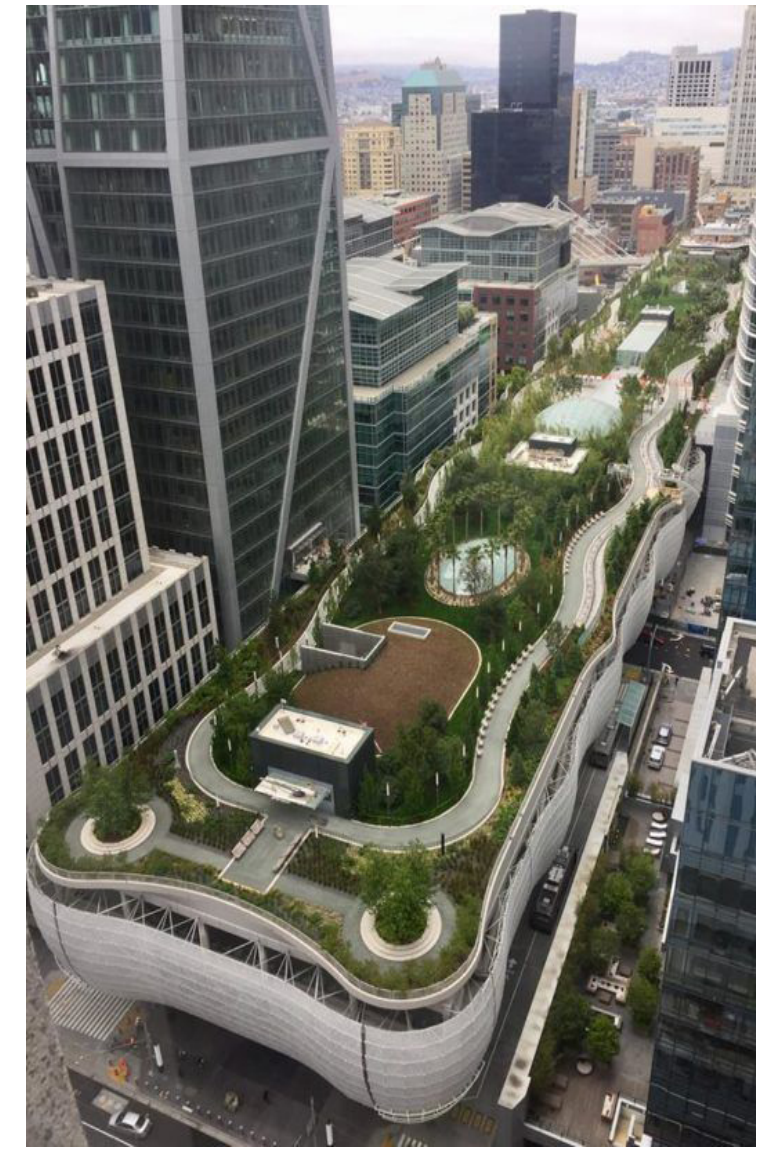


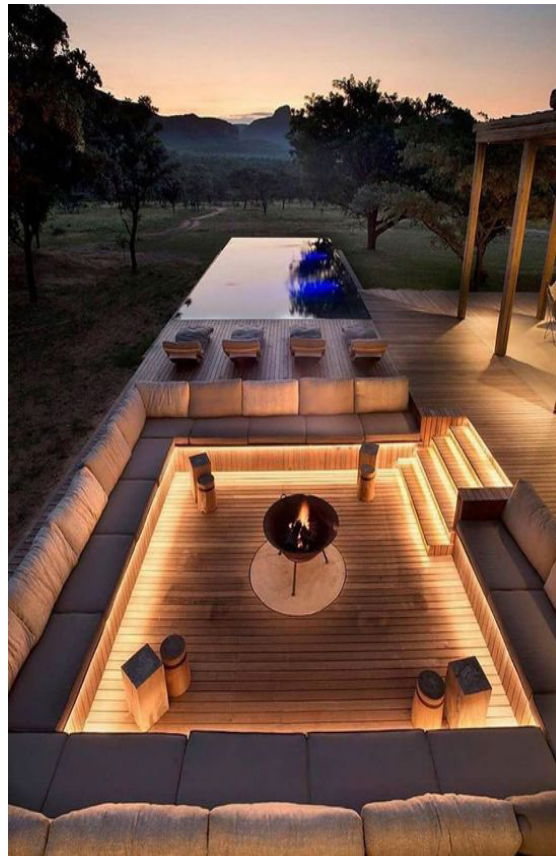
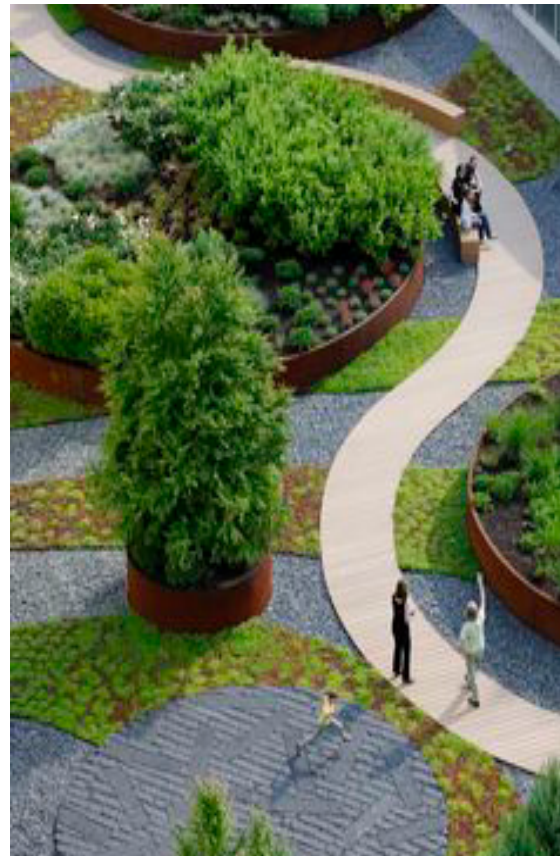




12

INSPIRATIONAL IMAGES





13

STATISTICS

INFORMATION SUR LE PROJET - PROJECT INFORMATION
12382 **729 Ridgewood Avenue** **2022-06-28**

Province / Province **Ontario**
 Zonage / Zoning **City of Ottawa zoning By-law No. 2008-250**
 Superficie du Lot / Property Area **13 238,4 m² / sq. m.** **142 498 pi² / sq. ft.**

STATISTIQUES SUR LE PROJET / PROJECT STATISTICS	Bâtiment 1 / Building 1	Bâtiment 2 / Building 2	Bâtiment 3 / Building 3	Bâtiment 4 / Building 4	Bâtiment 5 / Building 5
Hauteur du Bâtiment / Building Height (m)	66 m	23 m	17 m	17 m	

STATISTIQUES DES UNITÉS / S DE 1.23 din. 5.11/23 Td 5.11/23 Td 5.11/23 Td 5.11/23 Td 5.11/23	Bâtiment 1 / Building 1	Bâtiment 2 / Building 2	Bâtiment 3 / Building 3	Bâtiment 4 / Building 4	Bâtiment 5 / Building 5	TOTAL
	0	0	2	3		5
	33	0	10	3		46
	109	74	59	33		275
2 Chambres / 2 Bedrooms	36	17	14	12		79
	5	0	0	0		5
3 Chambres / 3 Bedrooms	33	0	0	3		36
TOTAL	216	91	85	54		446

STATIONNEMENT RÉSIDENTIEL / RESIDENTIAL PARKING

PHASE / PHASE	#/Unité / #/Unit	Total
	1.2 per dwelling unit	216
Tower 1 Visiteur / Tower 1 Visitors	0.2 per dwelling unit	43
Bâtiment 2 Résident / Building 2 Residents	1.2 per dwelling unit	109
Bâtiment 2 Visiteur / Building 2 Visitors	0.2 per dwelling unit	18
Bâtiment 3 Résident / Building 3 Residents	1.2 per dwelling unit	102
Bâtiment 3 Visiteur / Building 3 Visitors	0.2 per dwelling unit	17
Bâtiment 4 Résident / Building 4 Residents	1.2 per dwelling unit	65
Bâtiment 4 Visiteur / Building 4 Visitors	0.2 per dwelling unit	11
TOTAL		624
Bâtiment 1 à 5 - Places reduites (inclus dans compte)- Reduced parking stalls (Included at the total) (40%)		214
		14

Aire (m ²) / Area (m ²)		
668	3,4/100	23
		1

Unités / Units
0,5 / Unit
1.25 per 250 m2 of g.f.area

PARKING	Units or m ²	Parking spaces				Parking spaces				
		HANDICAP	RESIDENTS	REDUCED	TOTAL	RESIDENTS	REDUCED	TOTAL		
TOWER I	216	259	4	3	8	15	134	17	151	166
BUILDING II	91	109	2	43	6	51	54	4	58	109
BUILDING III	85	102	3	42	12	57	39	6	45	102
BUILDING IV	54	65	3	32	4	39	21	5	26	65
TOTAL	446	535				162			280	442
			HANDICAP	VISITORS	REDUCED	TOTAL	VISITORS	REDUCED	TOTAL	
TOWER I	216	43	0	37	0	37	2	0	0	
EXTERIOR T-I.			1	3	0	4	0	0	0	
BUILDING II	91	18	0	18	0	18	0	0	0	18
BUILDING III	85	17	0	17	0	17	0	0	0	17
BUILDING IV	54	11	0	11	0	11	0	0	0	11
TOTAL	446	89				87				89
INTERIOR	3.4 per 100 m	RI J I DUHD 668		20	0					20
EXTERIOR			1	3						4
TOTAL										24
			647							555
BIKES	Units or m ²	Parking spaces - Bikes				Parking spaces - Bikes				
TOWER I	216	108			100	9			109	
BUILDING II	91	46			46	0			46	
BUILDING III	85	43			43	0			43	
BUILDING IV	54	27			27	0			27	
Convenience Store	1.25 per 250 m	RI J I DUHD		3					4	4
TOTAL				226						229

MOONEY'S BAY PARKING		
-----------------------------	--	--

N		
---	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

											0-1	0-2	0-3	1-1	1-2	1-3	1D-1	1D-2	1D-3	1D-3A	1D-4	1D-5	1D-6	2-1	2-2	2-3	2-4	2D-1	2D-1A	2D-2	3-1	3-2	3-3	
											m ² / m ²	0.0	0.0	0.0	54.8	0.0	0.0	65.3	61.0	74.3	74.8	65.6	103.7	95.0	88.4	81.2	76.1	81.6	91.8	0.0	0.0	92.0	0.0	0.0
											pi ² / R ²	0	0	0	590	0	0	649	657	800	805	706	1116	1023	952	874	819	878	988	0	0	990	0	0
											m ² / m ²	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
											pi ² / R ²	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	25 562	231 012	205	4	109	0	0	0	0	0	2826.90	30428	15562.30	167511	216																			
ABOVE GRADE	18 389	197 940	0	4	0	0																												
UNDER GRADE	7 173	77 210	205	0	109	0																												
PCV	15 562	167 511																																
Ratio																																		

											m ² / m ²	0	0	0	33	0	0	20	39	5	1	38	1	5	33	1	1	1	5	0	0	33	0	0
											pi ² / R ²	0	0	0	1808.4	0	0	1206	2379	371.5	74.8	2492.8	103.7	475	2917.2	81.2	76.1	81.6	459	0	0	3036	0	0
											m ² / m ²	0	0	0	19465	0	0	12981	25607	3999	805	26832	1116	5113	31400	874	819	878	4941	0	0	32679	0	0
											pi ² / R ²	0	0	0	19465	0	0	12981	25607	3999	805	26832	1116	5113	31400	874	819	878	4941	0	0	32679	0	0

												0-1	0-2	0-3	1-1	1-2	1-3	1-4	1D-1	1D-2	1D-3	1D-4	1D-5	1D-6	1D-7	1D-8	1D-9	1D-10	1D-11	1D-12	1D-13	1D-14	2-1	2-2	2-3	2D-1	2D-2	2D-3	3-1	3-2	3-3		
												m ² / m ²	45,9	0,0	0,0	89,4	80,3	55,4	59,1	67,7	69,4	66,7	68,5	64,5	63,6	73,8	67,5	67,9	68,6	67,8	63,7	72,7	62,7	76,5	76,2	0,0	0,0	0,0	0,0	0,0	0,0	0,0	
												pt ² / pt ²	494	0	0	639	649	629	636	729	747	739	737	694	685	794	727	731	738	730	686	783	675	845	809	0	0	0	0	0	0		
												m ³ / m ³	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0	0,0
												pt ³ / pt ³	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	12 872	114 822	125	0	43	0	164	1763	0	0	720,00	7750	5809,80	62836																													
ABOVE GRADE	6 639	71 462	0	0	0	0																																					
UNDER GRADE	6 178	66 600	125	0	43	0																																					
PCV		17 778																																									
												m ² / m ²	2	0	0	3	5	1	1	2	4	0	19	3	3	6	7	2	1	1	1	1	1	10	4	0	0	0	0	0	0	0	
												pt ² / pt ²	988	0	0	0	178,2	301,5	58,4	59,1	138,4	277,6	549,6	1301,5	193,5	190,8	442,8	472,5	135,8	68,6	67,8	63,7	72,7	62,7	785	300,8	0	0	0	0	0	0	0

