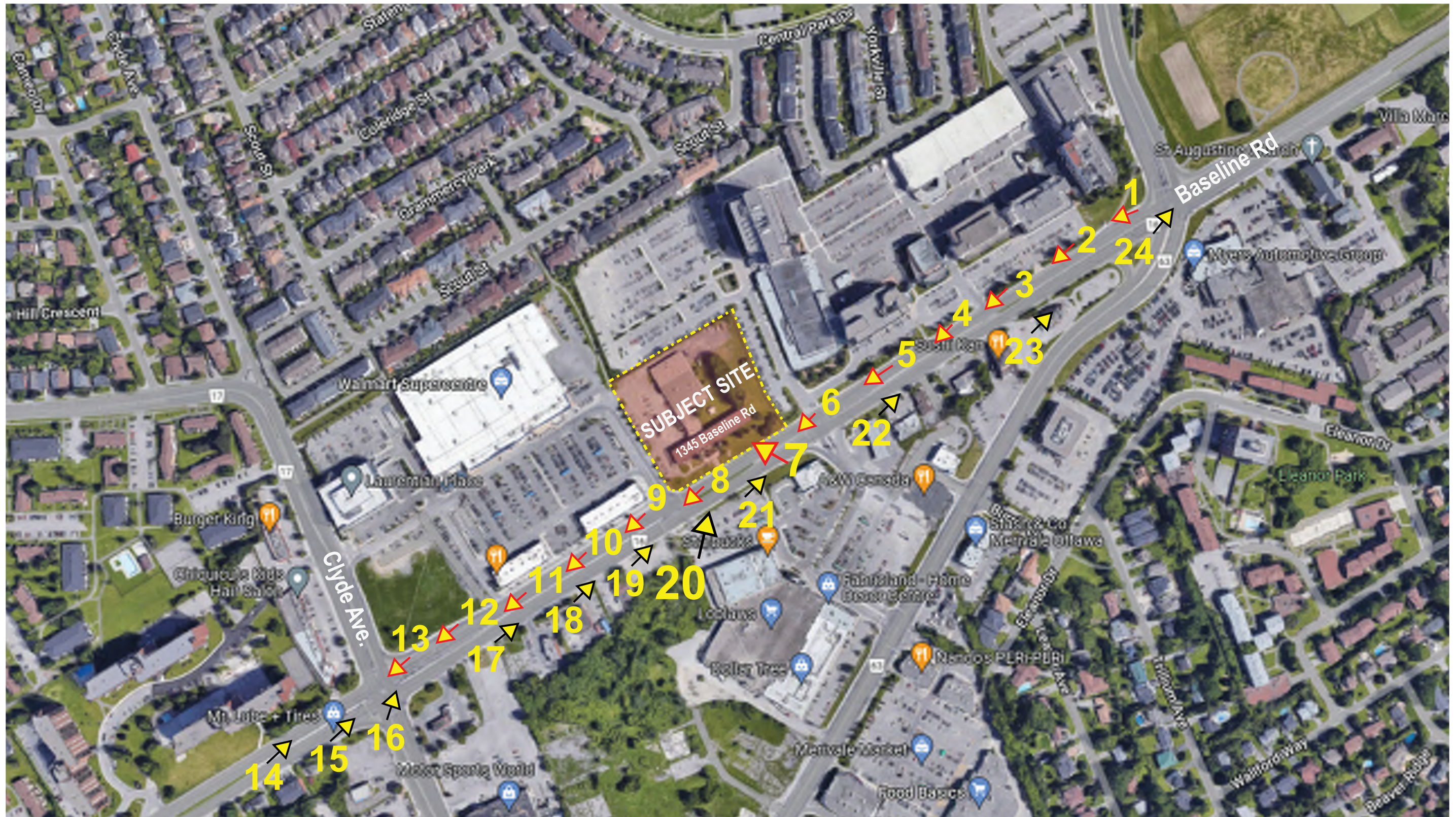


1345 Baseline Rd Design Report June 14 2022



SITE CONTEXT MAP - Subject Site (1345 Baseline rd) with numbered streetview points of view travelling East & West along Baseline Rd



SITE CONTEXT VIEWS - Views 1 to 4 - travelling Eastward along Baseline rd towards subject site (1345 Baseline Rd).



SITE CONTEXT VIEWS - Views 5 & 6 travelling Eastward along Baseline rd towards subject site (1345 Baseline Rd).
View 7 - Subject Site (1345 Baseline Rd) View 8 - Travelling Eastward from site towards intersection to the West.



SITE CONTEXT VIEWS - Views 9 to 12 - travelling Eastward along Baseline rd from subject site (1345 Baseline Rd) towards intersection to West.



SITE CONTEXT VIEWS - View 13 - Intersection of Baseline & Clyde, West of subject site (1345 Baseline Rd).
Views 14 through 16 - Travelling Westward along Baseline Rd towards subject site (1345 Baseline Rd).



17



18



19



20

SITE CONTEXT VIEWS - Views 17 to 19 - travelling Eastward along Baseline rd towards subject site (1345 Baseline Rd)
View 20 - Subject site from Baseline Rd.



SITE CONTEXT VIEWS - Views 21 - 24 - Travelling Eastward along Baseline Rd away from subject site (1345 Baseline Rd).



SITE CONTEXT VIEWS - View 7 enlarged. View of Scouts Canada headquarters (subject site) from Baseline Rd looking West

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LANDSCAPE ARCHITECTURE
AND SITE ENGINEERING



SITE CONTEXT VIEWS - View 20 enlarged. View of Scouts Canada headquarters (subject site) from Baseline Rd looking East

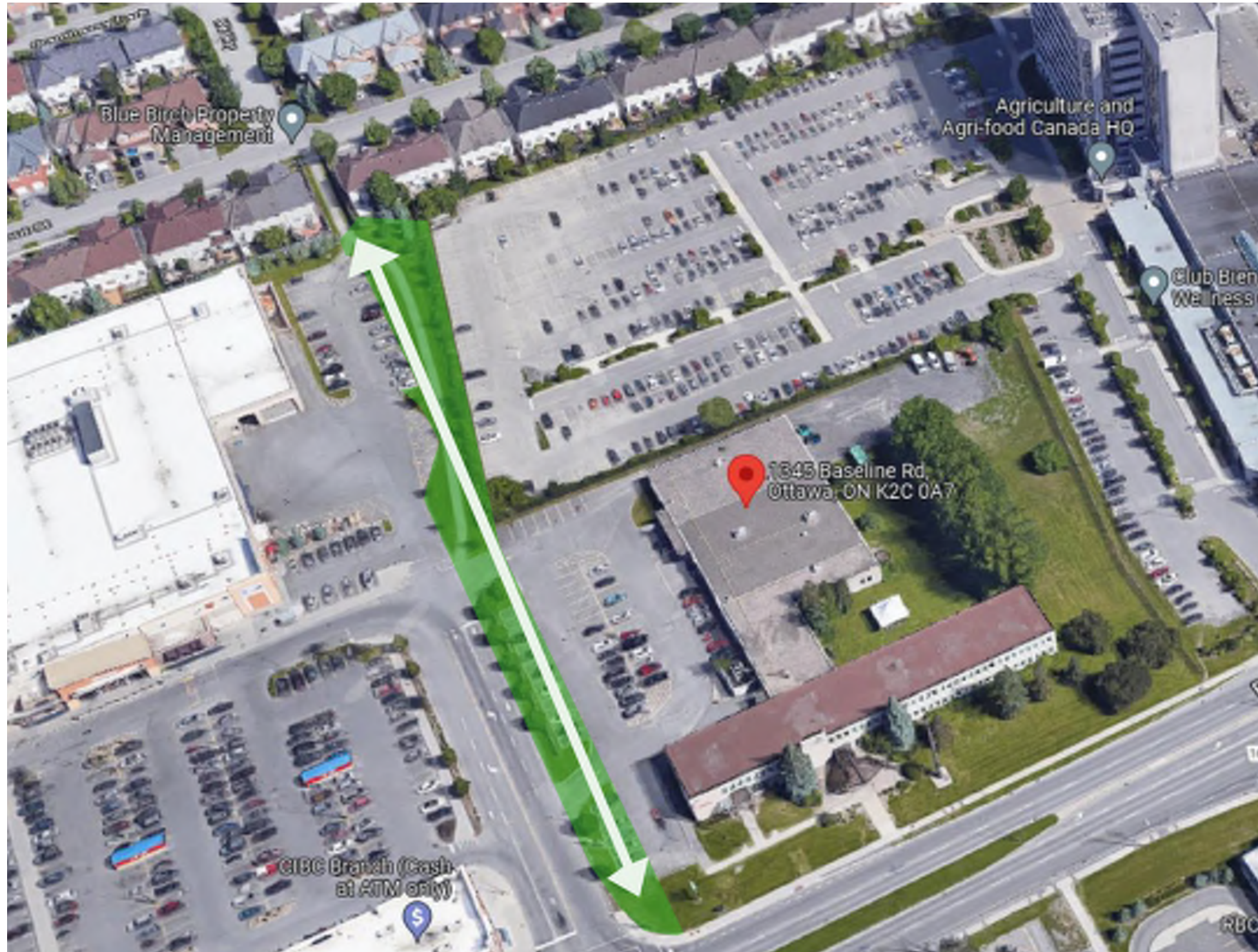
1345 Baseline Rd Design Report June 14 2022



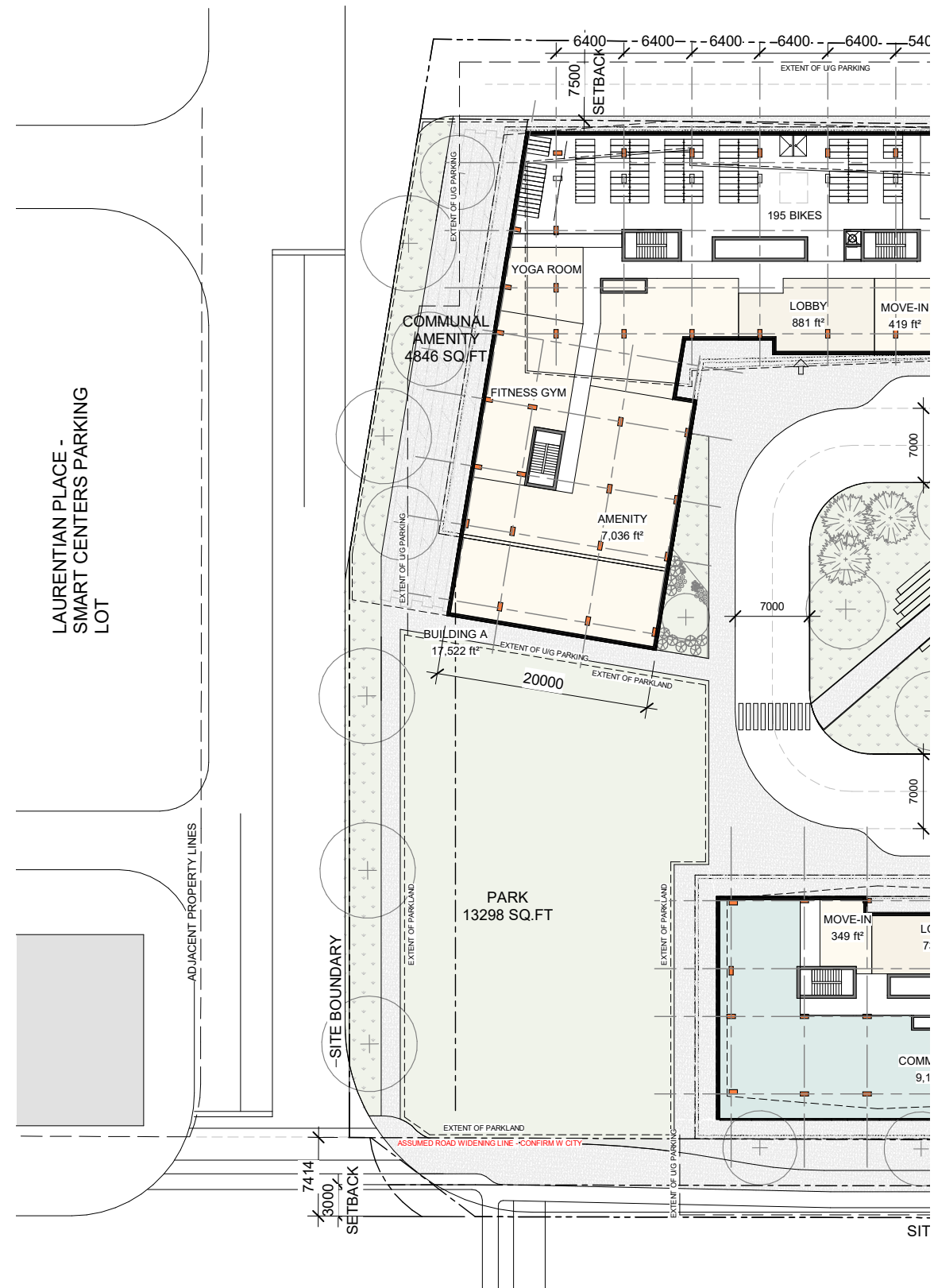
Aerial view of 1345 Baseline Rd - subject site highlighted in yellow



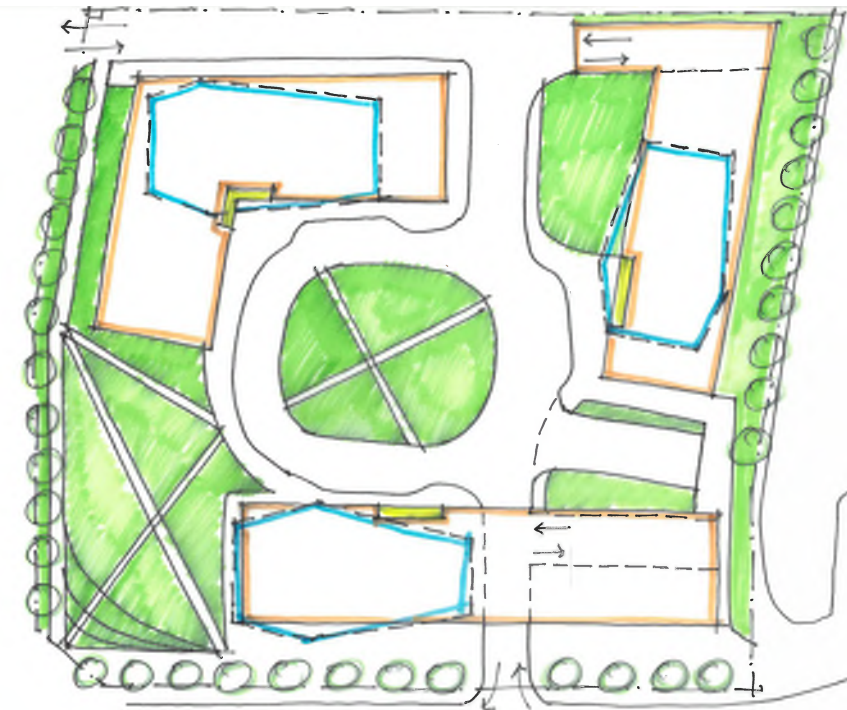
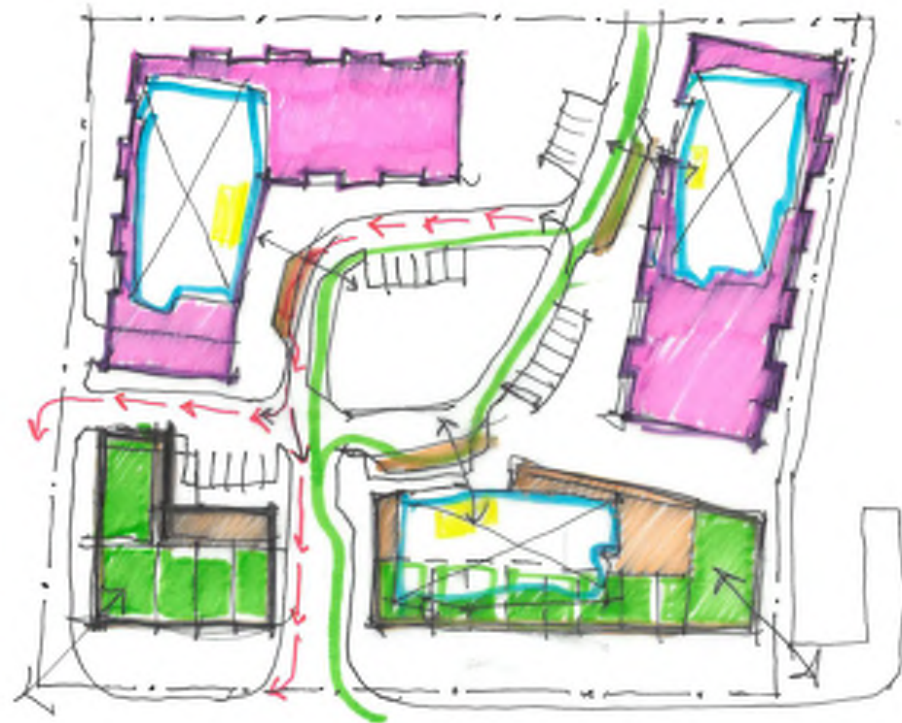
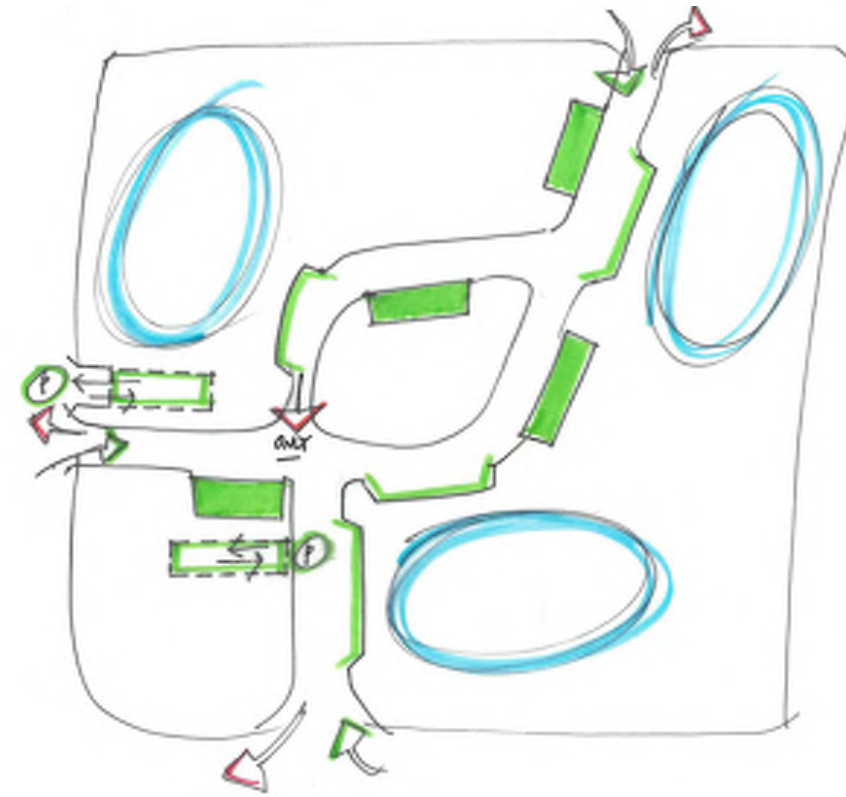
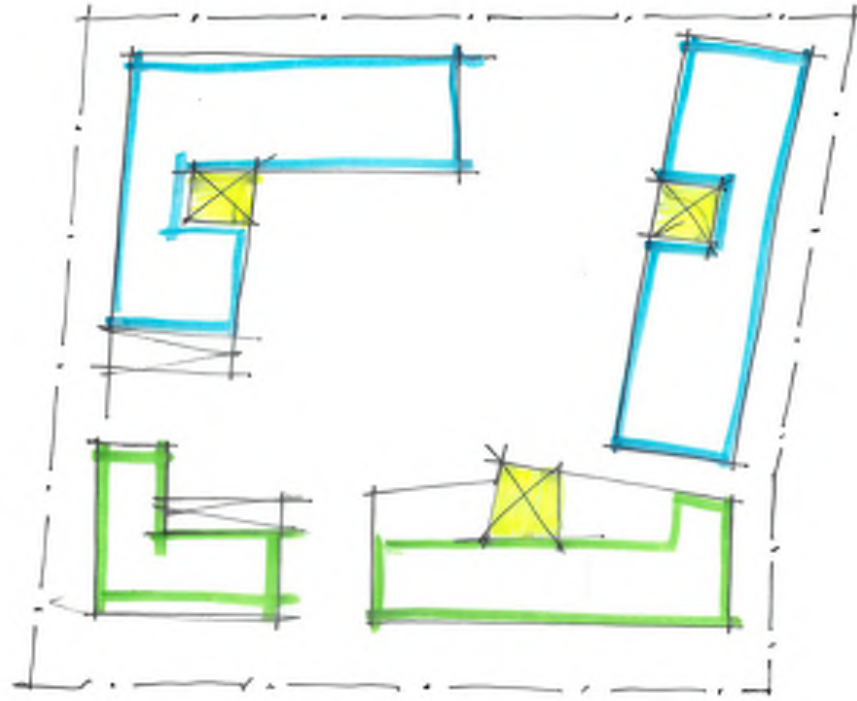
Aerial view of 1345 Baseline Rd - existing pedestrian pathway to the NW highlighted in green



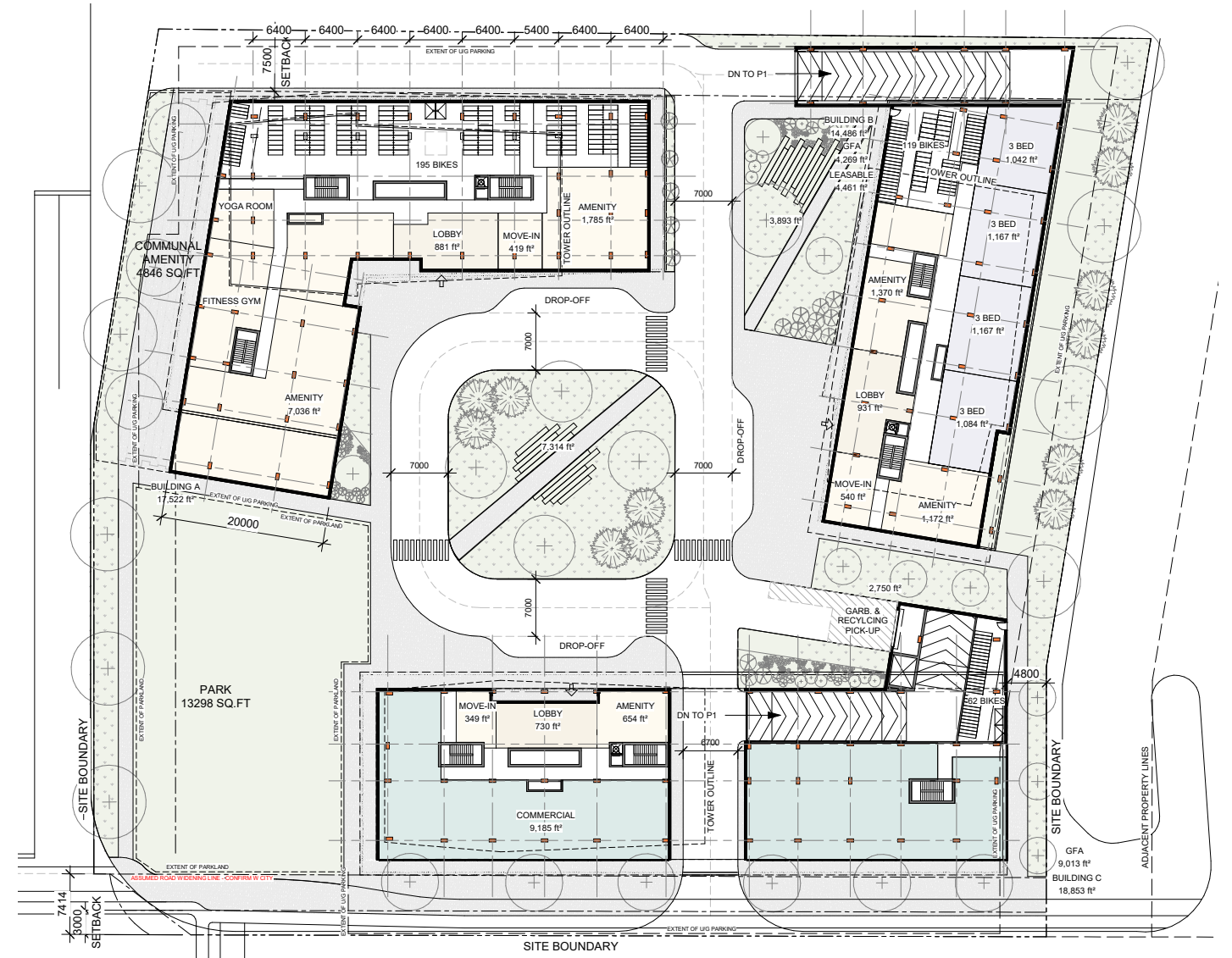
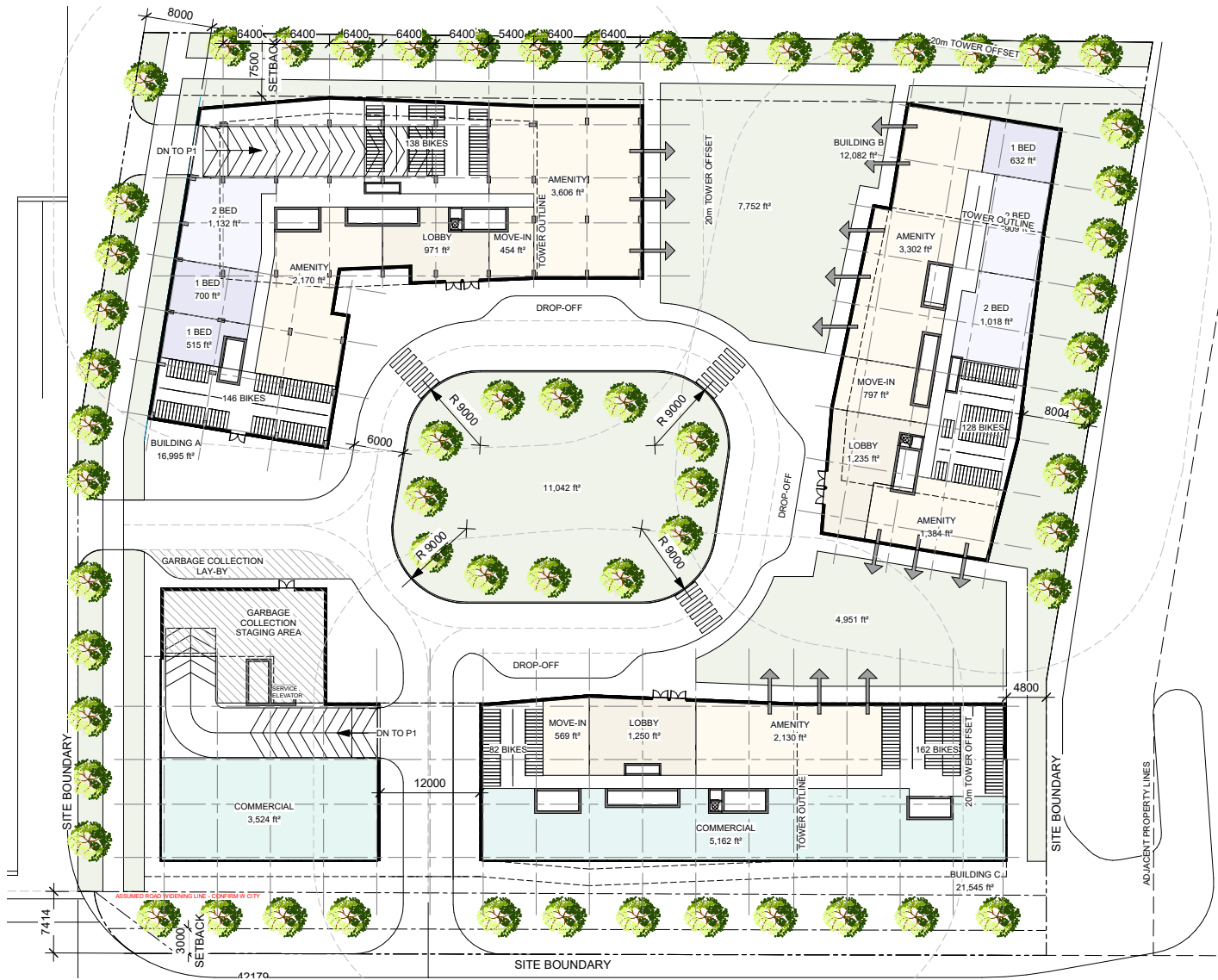
Extending and greening the existing Pedestrian pathway connecting neighbourhoods to the North and Baseline Rd.



Extending and greening the existing Pedestrian pathway connecting neighbourhoods to the North and Baseline Rd.



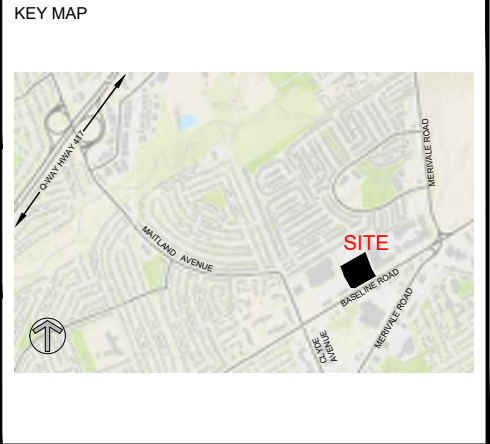
Parti sketches - Figure Ground and usage diagram (top left), Circulation and Nodes (top right),
 Overlay of massing, usage and circulation (bottom left), Revised SP Concept with Parkland Dedication (bottom right)



Site Plans - Original Site Plan concept submitted for Prec-consultation (at left), revised Site Plan with parkland dedication (at right)

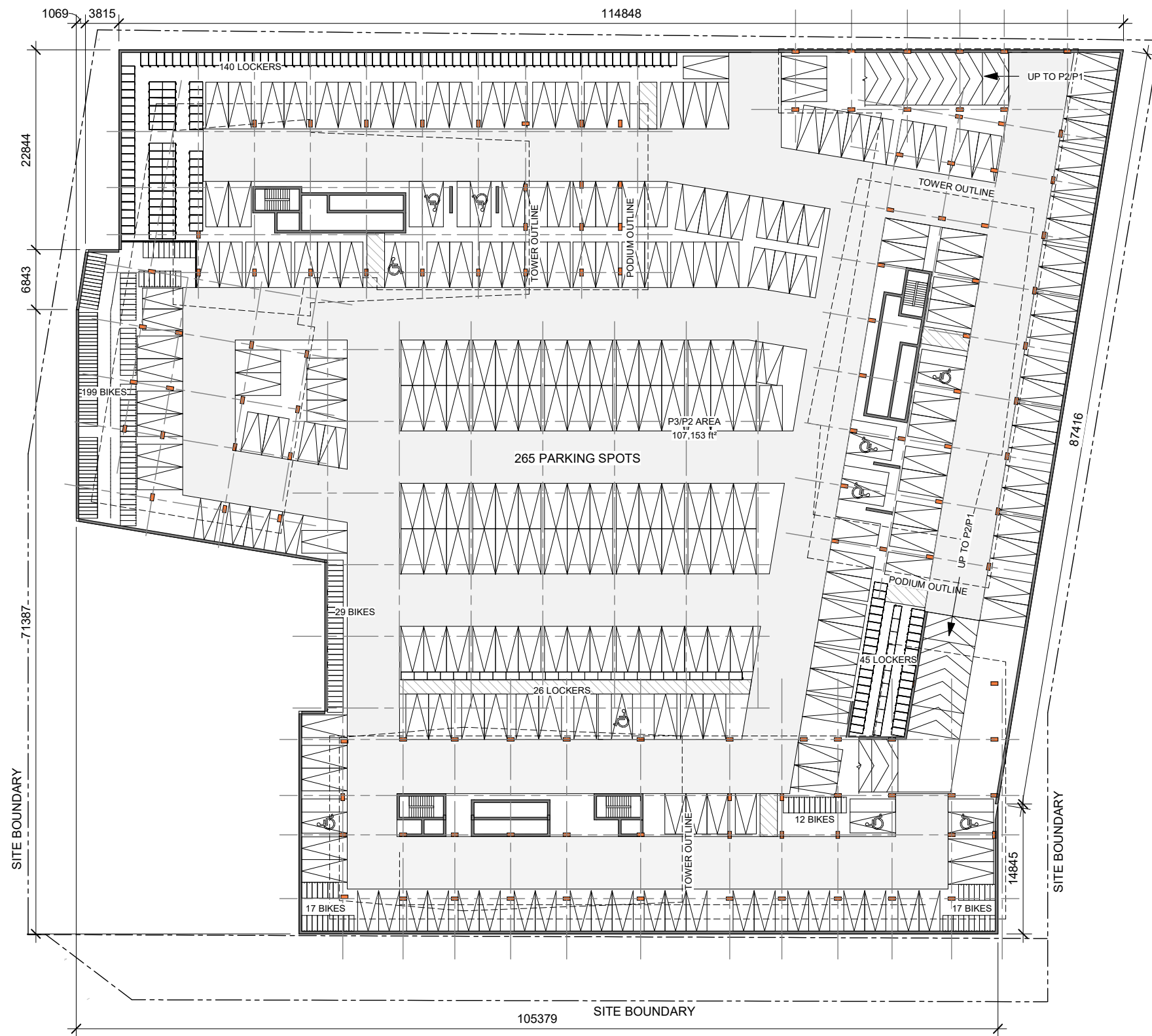


LANDSCAPE ARCHITECT Lashley+Associates Corporation 202-950 Gladstone Avenue Ottawa, ON K1Y 3E6 Tel: (613) 233-8579 www.lashleyla.com	URBAN PLANNER Stantec 300-1331 Clyde Avenue Nepean, ON K2C 3G4 Tel: (613) 722-4420 www.stantec.com	DEVELOPMENT MANAGER Colliers Strategy & Consulting Group 181 Bay Street, Suite #1400 Toronto, ON M5J 2V1
WIND / SOUND ENGINEER Gradient Wind 127 Walgreen Road Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (613) 266-5273 E-Mail: joshua.foster@gradientwind.com	CIVIL ENGINEER Stantec 300-1331 Clyde Avenue Nepean, ON K2C 3G4 Tel: (613) 722-4420 www.stantec.com	LEGAL DESCRIPTION
GEOTECHNICAL ENGINEER Paterson Group 154 Colonnade Road South Ottawa, ON K2E 7J5	TRANSPORTATION ENGINEER Stantec 300-1331 Clyde Avenue Nepean, ON K2C 3G4 Tel: (613) 722-4420 www.stantec.com	SURVEYOR Stantec Geomatics Ltd. 400-1331 Clyde Avenue Nepean, ON K2C 3G4 Tel: (613) 722-4420 www.stantec.com

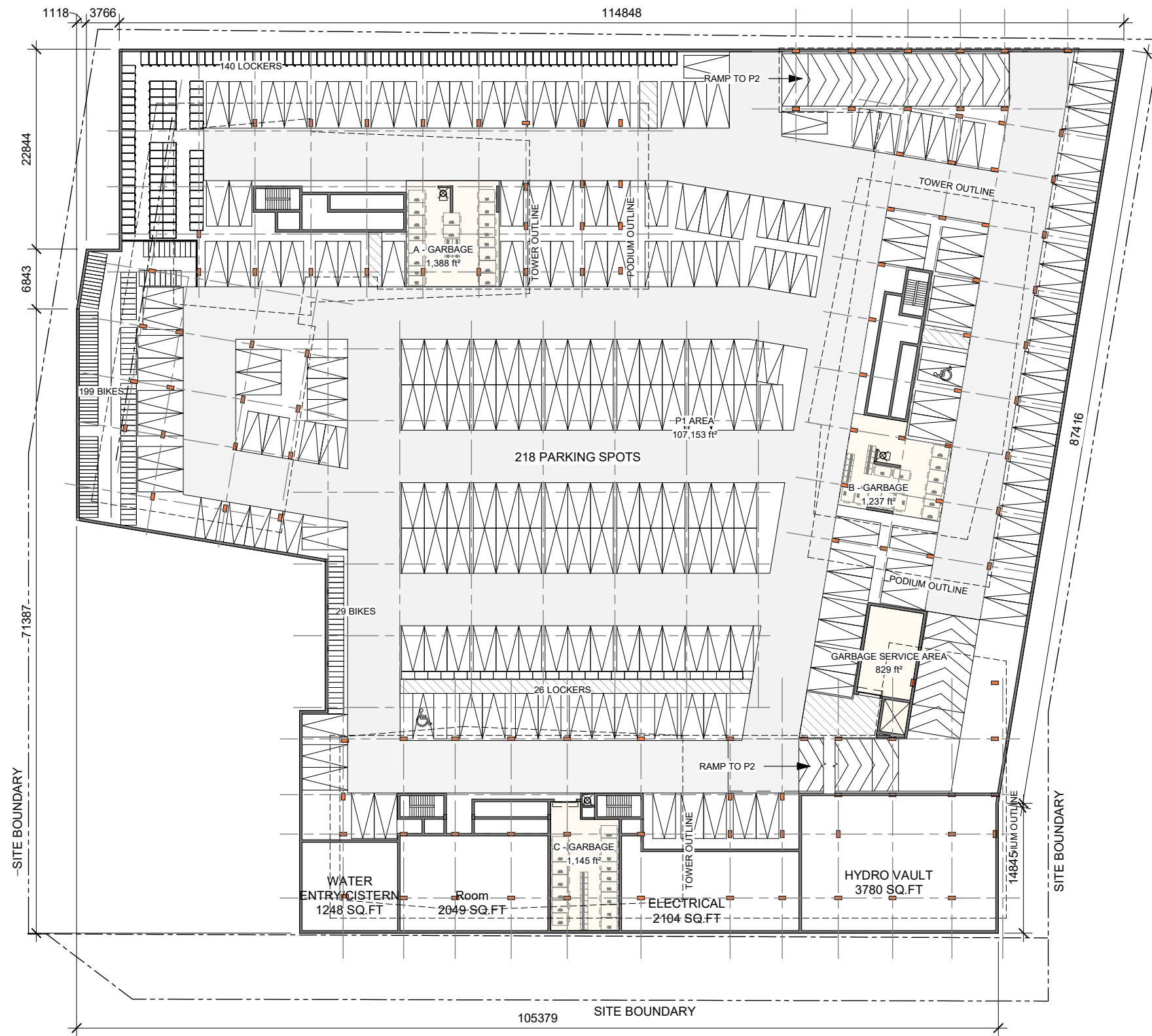


DRAWING NOTES 1. PROPERTY LINE 2. HARD SURFACE PAVING, WIDTH AS NOTED 3. SOFT LANDSCAPING, SEE LANDSCAPE PLAN 4. OUTLINE OF TOWER ABOVE 5. 4 STOREY PODIUM LEVEL 6. PARKING GARAGE RAMP WITH TRENCH DRAIN IF REQUIRED 7. OUTLINE OF BELOW GRADE PARKING GARAGE 8. BICYCLE RACK, SEE LANDSCAPE FOR DETAILS 9. AT GRADE COMMUNAL TERRACE 10. EXISTING BUILDINGS ON ADJACENT PROPERTY 11. LOADING / SERVICE BAY / GARBAGE PICK-UP 12. CONCRETE SIDEWALK WITH DEPRESSED CURB 13. RESERVED 14. PEDESTRIAN CROSS WALK WITH DEPRESS CURBS 15. SITE FURNITURE - SEE LANDSCAPE FOR DETAILS 16. EXISTING BUILDING, PORTABLE STRUCTURE, CONCRETE PADS, METAL OR CHAIN LINK FENCE, ETC. TO BE REMOVED 17. EXISTING TREES TO BE REMOVED	SITE PLAN SYMBOLS SOFT LANDSCAPE CONCRETE WALKING SURFACE ASPHALT PATH PAVED SURFACE PROPOSED PARKLAND PROPERTY LINE GUARD RAILING / FENCE BIKE RACK ENTRANCE / EXIT DOOR COMMERCIAL / EXIT DOOR FIRE HYDRANT VEHICULAR DIRECTION EXISTING TREE TO REMAIN SWAISE CONNECTION CITY STREET LIGHTING SITE LIGHTING
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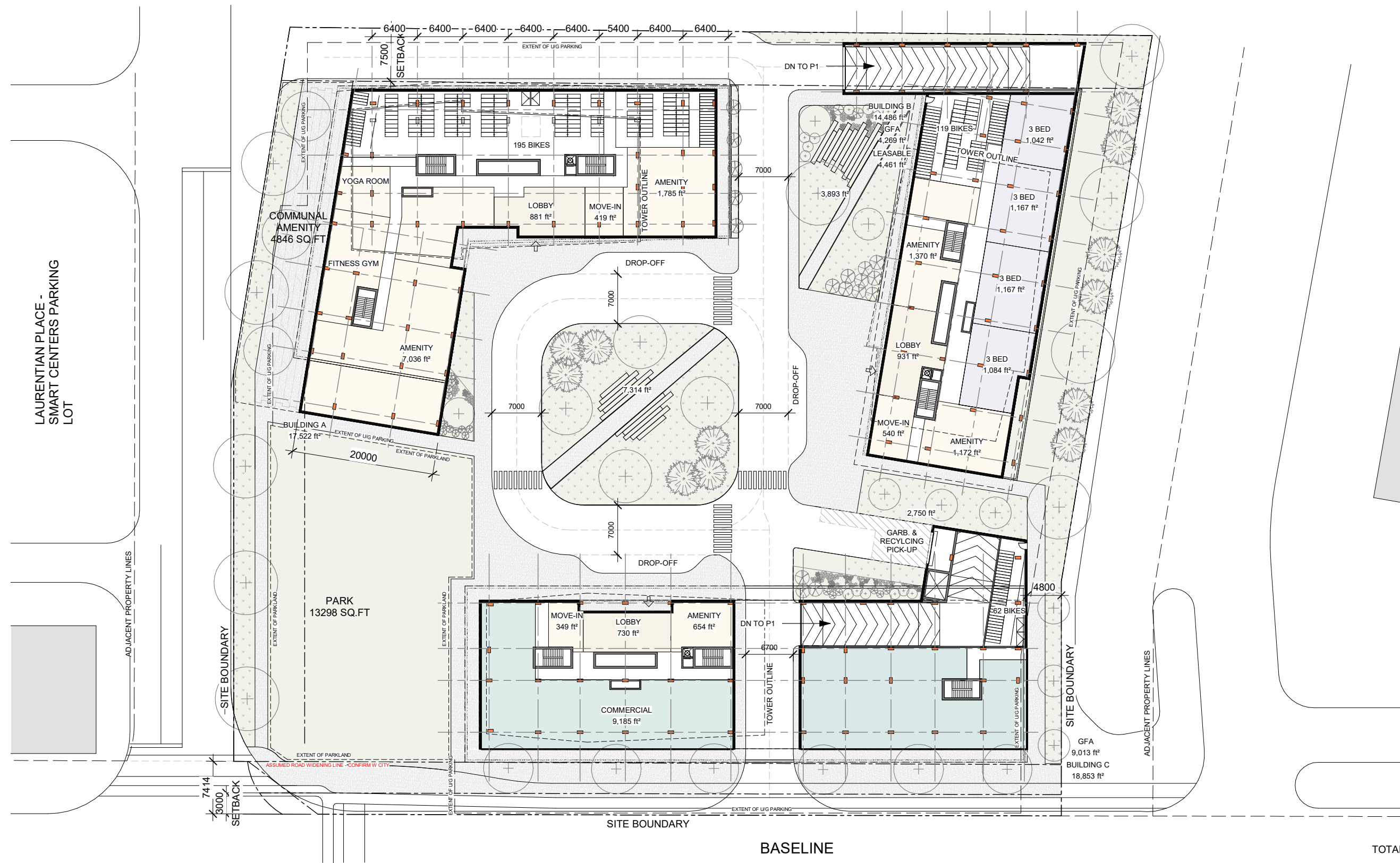
PROJECT INFORMATION ZONING: AM5 (436) SITE AREA: 13,132.18 sq. m. (3.25 acres) ASSUMED ROAD WIDENING AREA: 803.06 sq. m. (8,644.14 sq. ft.) NET SITE AREA: 12,329.12 sq. m. (132,710.65 sq. ft.) REQUIRED BUILDING HEIGHT: 25.0m FRONT YARD SETBACK - BASELINE ROAD: 0.0m INTERIOR YARD SETBACK - EAST: 0.0m REAR YARD SETBACK: 0.0m AMENITY SPACE - PER UNIT: 6.0 sq. m. COMMUNAL AMENITY AREA: 2,856 sq. m. VEHICLE PARKING - RESIDENTIAL: 0.47 PER UNIT VEHICLE PARKING - VISITOR ONLY: 0.17 PER UNIT VEHICLE PARKING - COMMERCIAL: 1.25 PER 100m² GFA BICYCLE PARKING - RESIDENTIAL: 0.5 PER UNIT BICYCLE PARKING - COMMERCIAL: 1 PER 250m² GFA CAR PARKING REQUIRED RESIDENCE: 450 VISITOR: 171 COMMERCIAL: 11 TOTAL: 632 PROVIDED RESIDENCE: 566 VISITOR: 171 COMMERCIAL: 11 TOTAL: 748 BICYCLE PARKING REQUIRED RESIDENCE: - 0.5 PER UNIT (952 UNITS) 476 COMMERCIAL: - 1 PER 250m² GFA 3 TOTAL: 479 PROVIDED INTERIOR: 1,155 EXTERIOR: 3 TOTAL: 1,158 AMENITY SPACE REQUIRED TOTAL REQUIRED AMENITY+ UNIT COUNT (952) X 6 sq. m.: 5,712 sq. m. 50% REQUIRED AS COMMUNAL USE+: 2,856 sq. m. PROVIDED TOTAL PROPOSED COMMUNAL INTERIOR AMENITY+: 1,412.30 sq. m. TOTAL PROPOSED COMMUNAL EXTERIOR AMENITY+: 1,860.83 sq. m. TOTAL PROPOSED COMMUNAL SPACE = 3,273.13 sq. m.	PROVIDED BUILDING HEIGHT - BUILDING A: 28 STOREYS - 89.0m BUILDING HEIGHT - BUILDING B: 26 STOREYS - 83.0m BUILDING HEIGHT - BUILDING C: 30 STOREYS - 96.0m GRADE - BUILDING A (GROUND = XX.0m): 00.0m gcs. elev. GRADE - BUILDING B (GROUND = XX.0m): 00.0m gcs. elev. GRADE - BUILDING C (GROUND = XX.0m): 00.0m gcs. elev. UNIT COUNT: 952 units FRONT YARD SETBACK: 7.4m INTERIOR YARD SETBACK - EAST: 4.8m INTERIOR YARD SETBACK - WEST: 8.0m REAR YARD SETBACK: 1.0m VEHICLE PARKING - TOTAL: 748 VEHICLE PARKING - RESIDENCE: 566 VEHICLE PARKING - VISITOR: 171 VEHICLE PARKING - COMMERCIAL: 11 BICYCLE PARKING - TOTAL: 1158 BICYCLE PARKING - RESIDENCE: 1155 BICYCLE PARKING - COMMERCIAL: 3 LOT COVERAGE: 38.3% GROUND FLOOR TRANSPARENT GLAZING: - TOTAL PROJECT G.F.A.: 58,871.88 sq. m. / 633,897 sq. ft.	NOTATION SYMBOLS: INDICATES DRAWING NOTES, LISTED ON EACH SHEET. INDICATES ASSEMBLY TYPE, REFER TO TYPICAL ASSEMBLIES SCHEDULE. INDICATES WINDOW TYPE, REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES. INDICATES DOOR TYPE, REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES. -DETAIL NUMBER -DETAIL REFERENCE PAGE -DETAIL CROSS REFERENCE PAGE
LAND PHASE AREA BUILDING "A" = 6,070.6 sq. m. 20.45% BUILDING "B" = 7,011.4 sq. m. 30.55% BUILDING "C" = 7,589.8 sq. m. 32.99% PARKLAND = 1,232.91 sq. m. 10.00% TOTAL = 2,994.8 sq. m. 100.00%	GROSS BUILDING AREAS CITY OF OTTAWA ZONING AREA BUILDING "A" PARKING LEVEL: 00.0 sq. m. / 00.0 sq. ft. GROUND FLOOR: 00.0 sq. m. / 00.0 sq. ft. 2nd FLOOR: 1,413.5 sq. m. / 15,215 sq. ft. PODIUM LEVELS 3rd & 4th FLOOR: 2 x 1,413.5 sq. m. / 2,827 sq. ft. 2 x 1,579.7 sq. m. / 30,450 sq. ft. 24 x 646.1 sq. m. / 15,480 sq. ft. 5th - 28th FLOOR TOWER: 24 x 6,943 sq. ft. / 166,626.7 sq. ft. MECHANICAL LEVEL: 00.0 sq. m. / 00.0 sq. ft. TOTAL AREA: 19,720 sq. m. / 212,277 sq. ft. TOWER FOOTPRINT: 790.24 sq. m. / 8,500 sq. ft. UNIT COUNT: 00.0 sq. m. / 00.0 sq. ft. COMMERCIAL AREA: 00.0 sq. m. / 00.0 sq. ft. TOTAL: 339 BUILDING "B" PARKING LEVEL: 0.0 sq. m. / 00.0 sq. ft. GROUND FLOOR: 398.6 sq. m. / 4,269 sq. ft. 2nd FLOOR: 1,002 sq. m. / 10,766 sq. ft. PODIUM LEVELS 3rd & 4th FLOOR: 2 x 1,002 sq. m. / 2,004 sq. ft. 2 x 10,766 sq. ft. / 21,572 sq. ft. 22 x 663.7 sq. m. / 14,601.4 sq. ft. 22 x 7,144 sq. ft. / 157,168 sq. ft. MECHANICAL LEVEL: 0.0 sq. m. / 00.0 sq. ft. TOTAL AREA: 18,004 sq. m. / 193,795 sq. ft. TOWER FOOTPRINT: 801.8 sq. m. / 8,631 sq. ft. UNIT COUNT: 00.0 sq. m. / 00.0 sq. ft. COMMERCIAL AREA: 00.0 sq. m. / 00.0 sq. ft. TOTAL: 260 BUILDING "C" PARKING LEVEL: 0.0 sq. m. / 00.0 sq. ft. GROUND FLOOR: 6,377 sq. m. / 68,913 sq. ft. 2nd FLOOR: 5,784 sq. m. / 62,224 sq. ft. PODIUM LEVELS 3rd & 4th FLOOR: 2 x 1,673.63 sq. m. / 3,347.26 sq. ft. 2 x 18,016 sq. ft. / 36,032 sq. ft. 26 x 636 sq. m. / 16,384 sq. ft. 26 x 6,898 sq. ft. / 176,358 sq. ft. MECHANICAL LEVEL: 0.0 sq. m. / 00.0 sq. ft. TOTAL AREA: 21,146 sq. m. / 227,626 sq. ft. TOWER FOOTPRINT: 781.4 sq. m. / 8,411 sq. ft. UNIT COUNT: 853.30 sq. m. / 9,185 sq. ft. COMMERCIAL AREA: 00.0 sq. m. / 00.0 sq. ft. TOTAL: 353	REVISIONS: NO. DESCRIPTION DATE ARCHITECT SEAL: _____ NORTH ARROW: SEAL DATE: _____ STAMP DATE: _____ CLIENT: _____ SCOUTS CANADA - NATIONAL SERVICES CENTRE ARCHITECT: RODERICK LAHEY ARCHITECTURE INC. PROJECT TITLE: 1345 BASELINE ROAD OTTAWA ONTARIO SHEET TITLE: SITE PLAN DRAWN: RLA CHECKED: RLA SCALE: 1:250 SHEET NO.: SP-1 PROJECT NO.: 2202



Plan: P2 & P3 Level



Plan: P1 Level

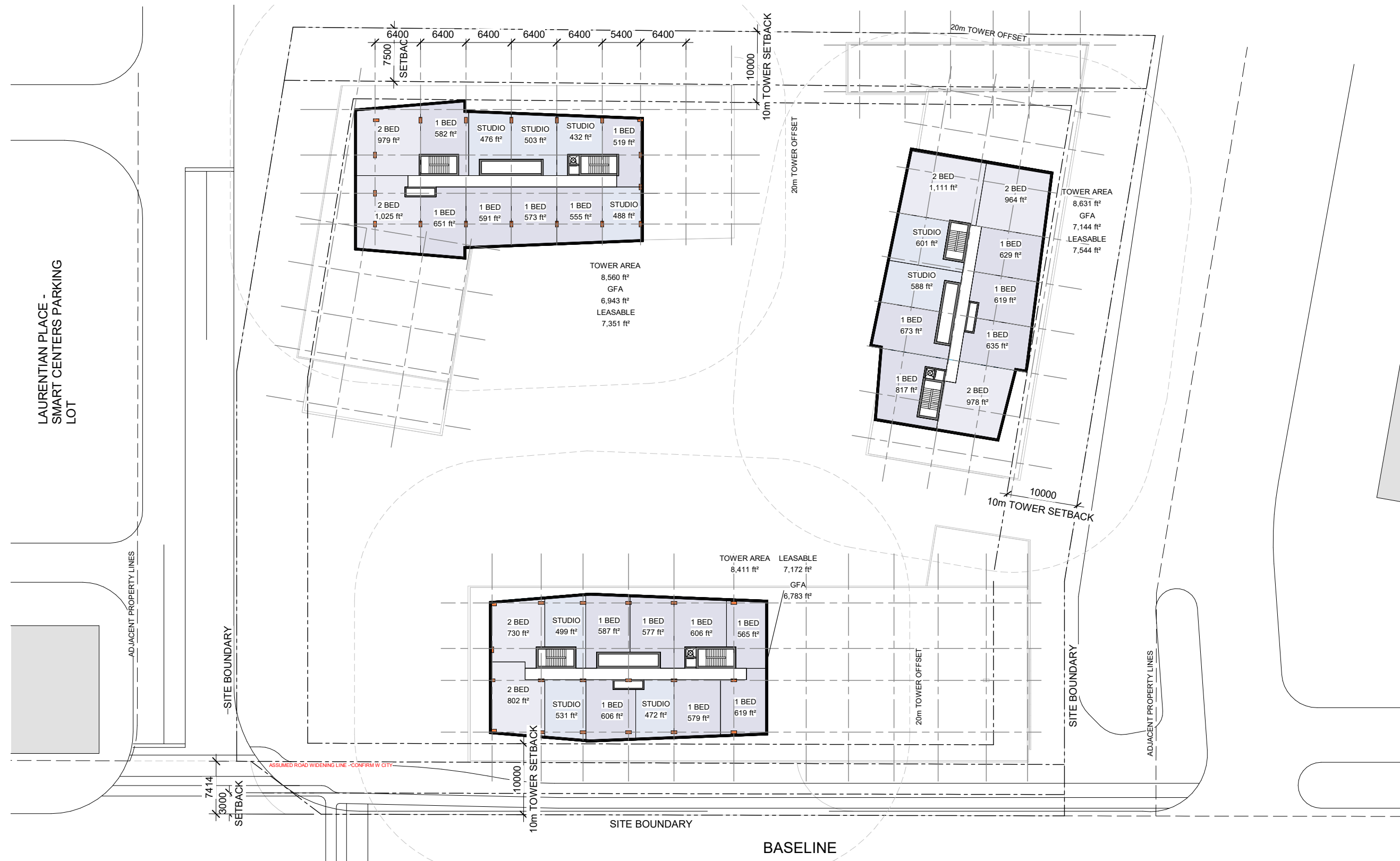


Plan: Ground floor

1345 Baseline Rd Design Report June 14 2022



Plan: Podium Levels 3 & 4



Plan: Tower plan typical; Tower A (at upper left; levels 5-28), Tower B (at upper right; levels 5-26), Tower C (at bottom; levels 5-30)

BUILDING A - 28 STOREYS - 4 + 24

	STUDIO	1 BED	1+ BED	2 BED	2+ BED	3 BED	TOTAL UNITS	GCA	GFA	LEASABLE
1 L1	0	0	0	0	0	0	0	17,522 SF	0 SF	0 SF
3 L2-4	0	3	3	4	1	6	17	17,817 SF	15,215 SF	15,867 SF
24 L5-28	4	6	0	2	0	0	12	8,560 SF	6,943 SF	7,351 SF
28	96	153	9	60	3	18	339	276,413 SF	212,277 SF	224,025 SF

	Rate	Calc.	Rounded up	Break down
Garbage	0.11	37.29	38.00	4 X 10
GMP	0.018	6.10	7	4+3
Fibre	0.038	12.88	13	4X2 + 3X2
Compost	50	6.78	7	

ground coverage in sq. m. 12329.12

1627.83 7941.65 4387.47

BUILDING B - 26 STOREYS - 4 + 22

	STUDIO	1 BED	1+ BED	2 BED	2+ BED	3 BED	TOTAL UNITS	GCA	GFA	LEASABLE
1 L1						4	4	14,486 SF	4,269 SF	4,461 SF
3 L2-4	0	2	4	0	0	6	12	12,816 SF	10,786 SF	11,300 SF
26 L5-26	2	5	0	3	0	0	10	8,631 SF	7,144 SF	7,544 SF
26	44	116	12	66	0	22	260	242,816 SF	193,795 SF	204,329 SF

	Rate	Calc.	Rounded up	Break down
Garbage	0.11	28.60	29	4 X 7
GMP	0.018	4.68	5	4 + 3
Fibre	0.038	9.88	10	4+4+3
Compost	50	5.20	6	

1345.78

BUILDING C - 30 STOREYS - 4 + 26

	STUDIO	1 BED	1+ BED	2 BED	2+ BED	3 BED	TOTAL UNITS	GCA	GFA	LEASABLE
1 L1	0	0	0	0	0	0	0	18,853 SF	9,013 SF	9,185 SF
1 L2	0	0	0	1	0	2	3	17,354 SF	6,224 SF	6,630 SF
2 L3-4	1	9	2	2	0	5	19	21,096 SF	18,015 SF	18,712 SF
26 L7-30	3	7	0	2	0	0	12	8,411 SF	6,783 SF	7,172 SF
30	80	200	4	57	0	12	353	297,085 SF	227,625 SF	239,711 SF

	Rate	Calc.	Rounded up	Break down
Garbage	0.11	38.83	39	4 X 11
GMP	0.018	6.35	7	4+4
Fibre	0.038	13.41	14	4 X 4
Compost	50	7.06	8	

1751.49

TOTALS	STUDIO	1 BED	1+ BED	2 BED	2+ BED	3 BED	TOTAL UNITS	GCA	GFA	LEASABLE
	220	469	25	183	3	52	952	816,314 SF	633,697 SF	668,065 SF
	23%	49%	3%	19%	0%	5%				

Required	PARKING	
	Residential (0.6)	450
	Visitor (0.2)	171
	Commercial	11
	TOTAL	632

Provided		
	P3	265
	P2	265
	P1	218
	TOTAL	748
	RATIO	0.80

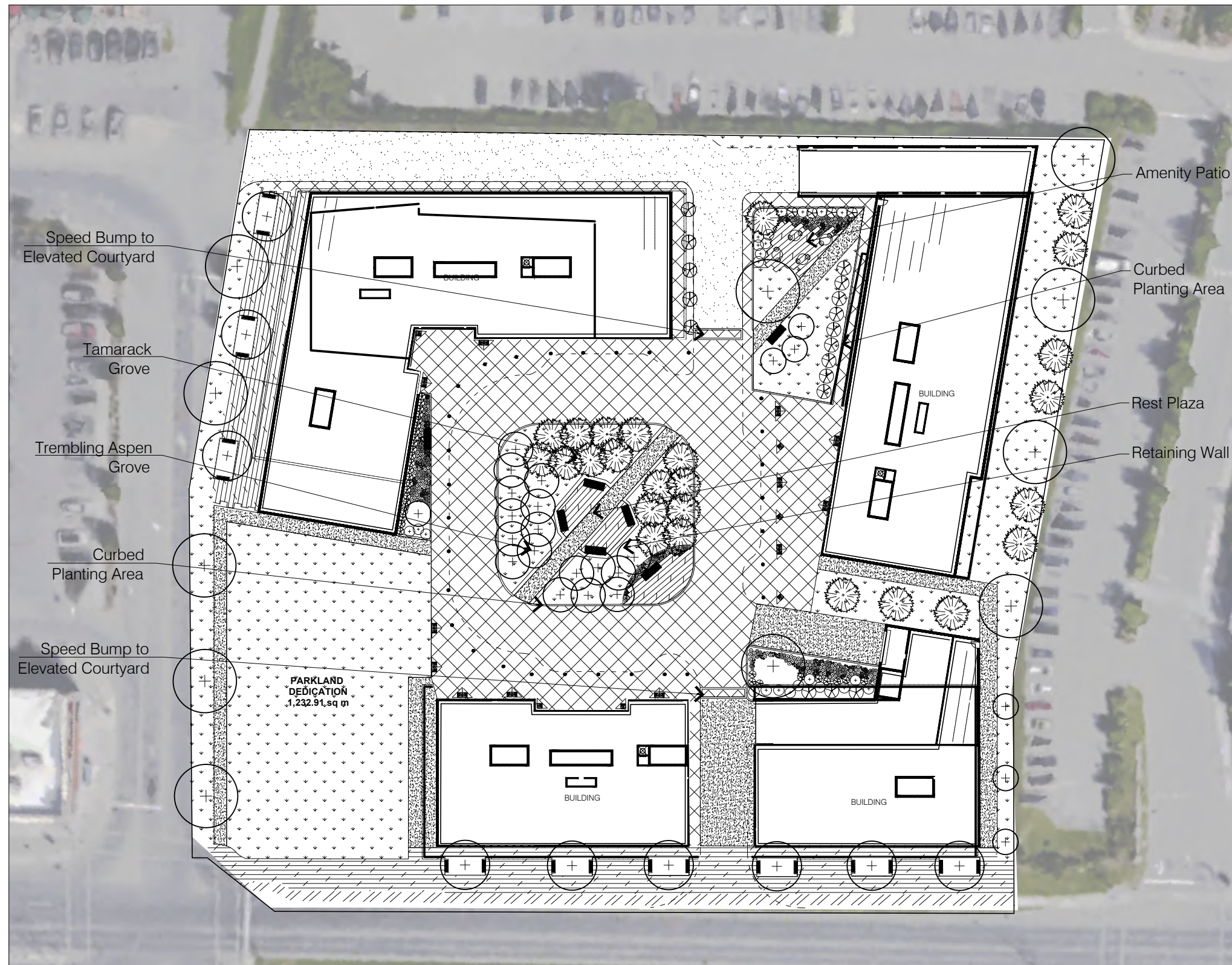
Required	BIKES	
	Residential (0.5)	476
	TOTAL	476

Provided		
	P3	275
	P2	275
	P1	229
	L1	376
	COMM (EXTER)	3
	TOTAL	1158
	RATIO	1.22

STORAGE	
P3	206
P2	206
P1	166
TOTAL	578
RATIO	0.61

AMENITY CALCULATION	
Target Amenity: Unit count x 6 sq.m (64.58 sq ft.)	61,483 SF
Private Amenity Allowance: Unit count x 6 sq.m, of which 3 sq.m may be private	30,742 SF
Private Amenity Estimate (assuming ~70 sq ft. balconies/unit):	66,640 SF
Total communal indoor space:	15,202 SF
Total communal outdoor space:	20,030 SF
Total Communal Amenity Provided:	35,232 SF

SQM
5711.955779 2855.98
2855.977889
6191.007061
1412.30026
1860.832404 3273.13
3273.132664



- LEGEND
- PROPERTY LINE
 - - - ROAD GUIDE LINES
 - ⬇️ PROPOSED SOD
 - ▨ PROPOSED PAVERS
 - ▩ PROPOSED CONCRETE
 - ◻ PROPOSED ASPHALT
 - ▧ PROPOSED PRE-CAST CONCRETE PAVERS
 - EXISTING TREES TO REMAIN
 - ⊕ TREE PRESERVATION FENCING
 - ⊕ PROPOSED DECIDUOUS TREES
 - ⊗ PROPOSED CONIFEROUS TREES
 - ⊕ PROPOSED DECIDUOUS SHRUBS
 - ⊗ PROPOSED CONIFEROUS SHRUBS
 - ⊕ PROPOSED PERENNIALS
 - ▭ PROPOSED PLANTER BENCHES

Speed Bump to Elevated Courtyard

Tamarack Grove

Trembling Aspen Grove

Curbed Planting Area

Speed Bump to Elevated Courtyard

Amenity Patio

Curbed Planting Area

Rest Plaza

Retaining Wall

PARKLAND DEDICATION
1,232.91 sq m

Landscape Plan

Paving/ Hardscape



Benches/ Plaza planters

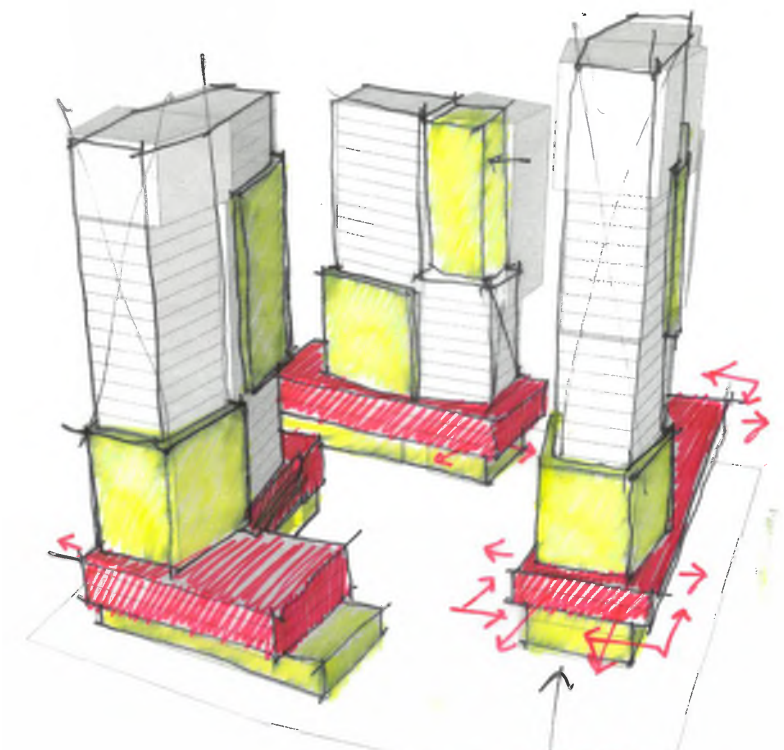
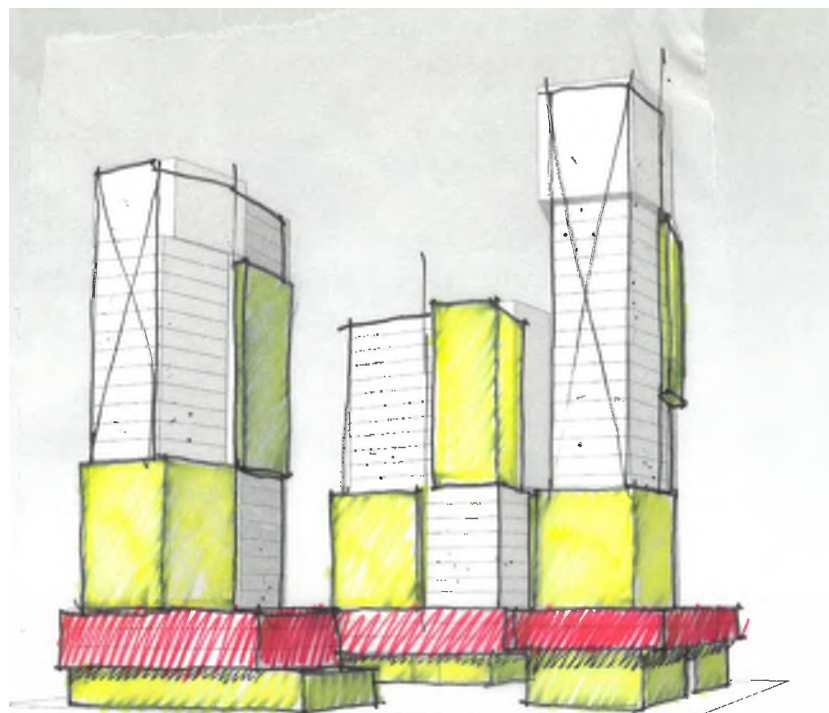
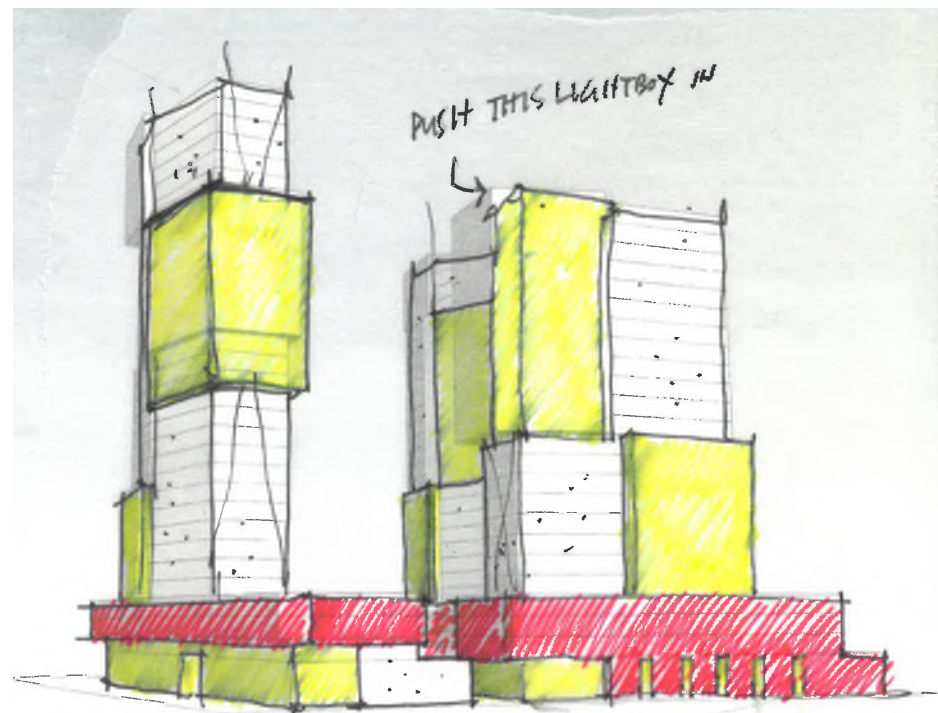
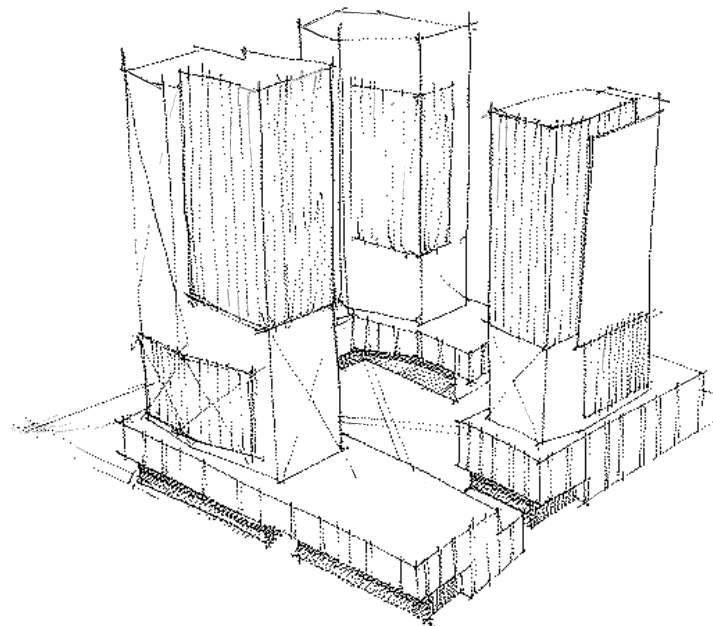
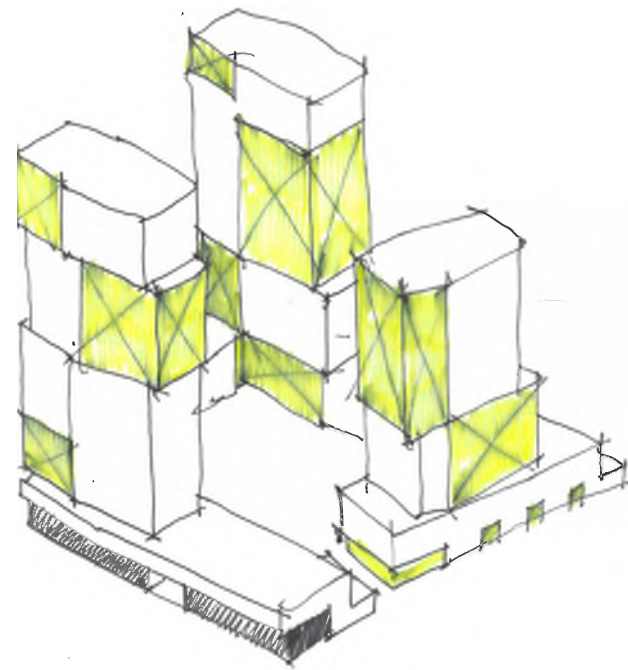


Planting Palette

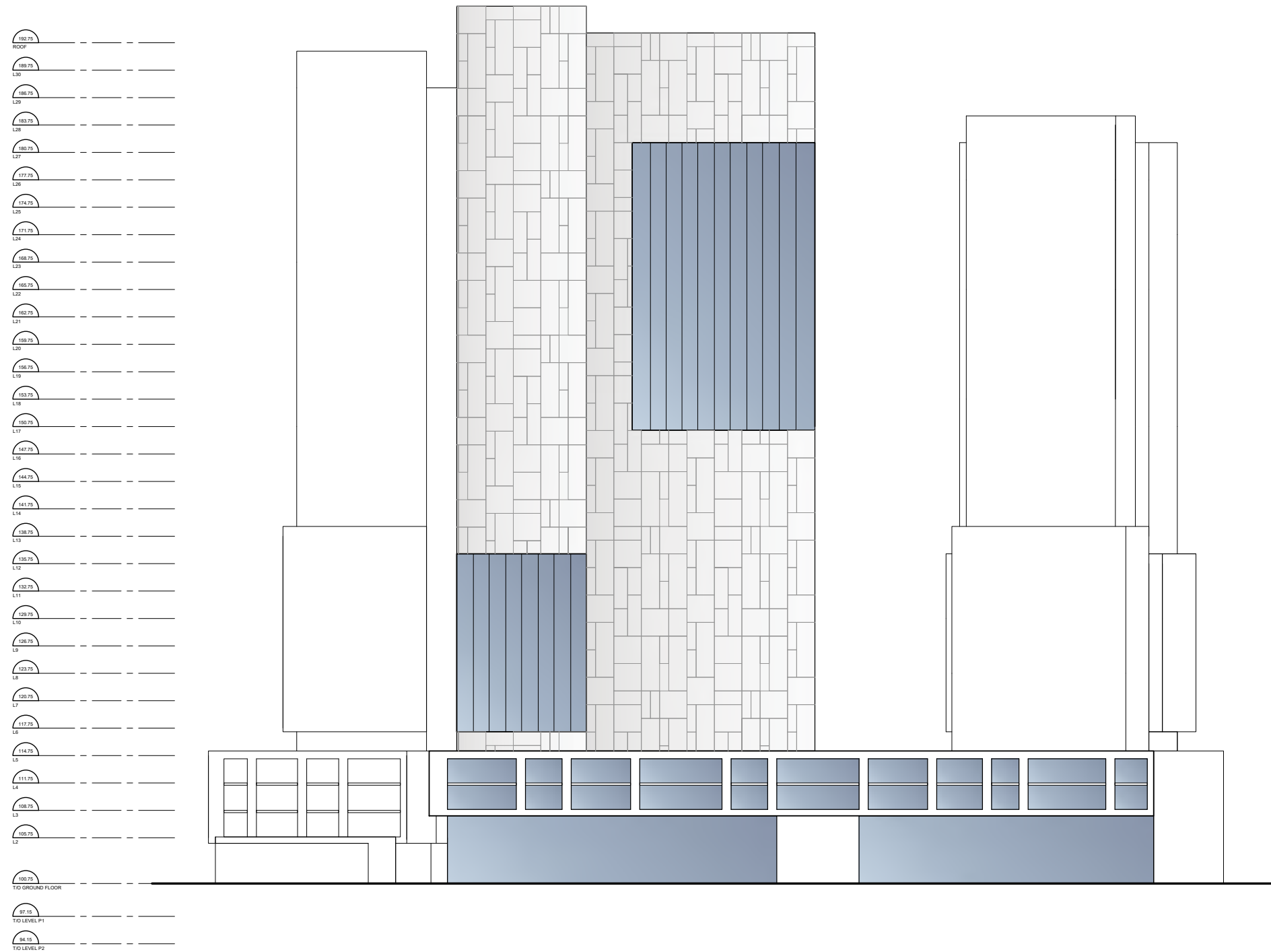


Landscape Material Palette and precedents

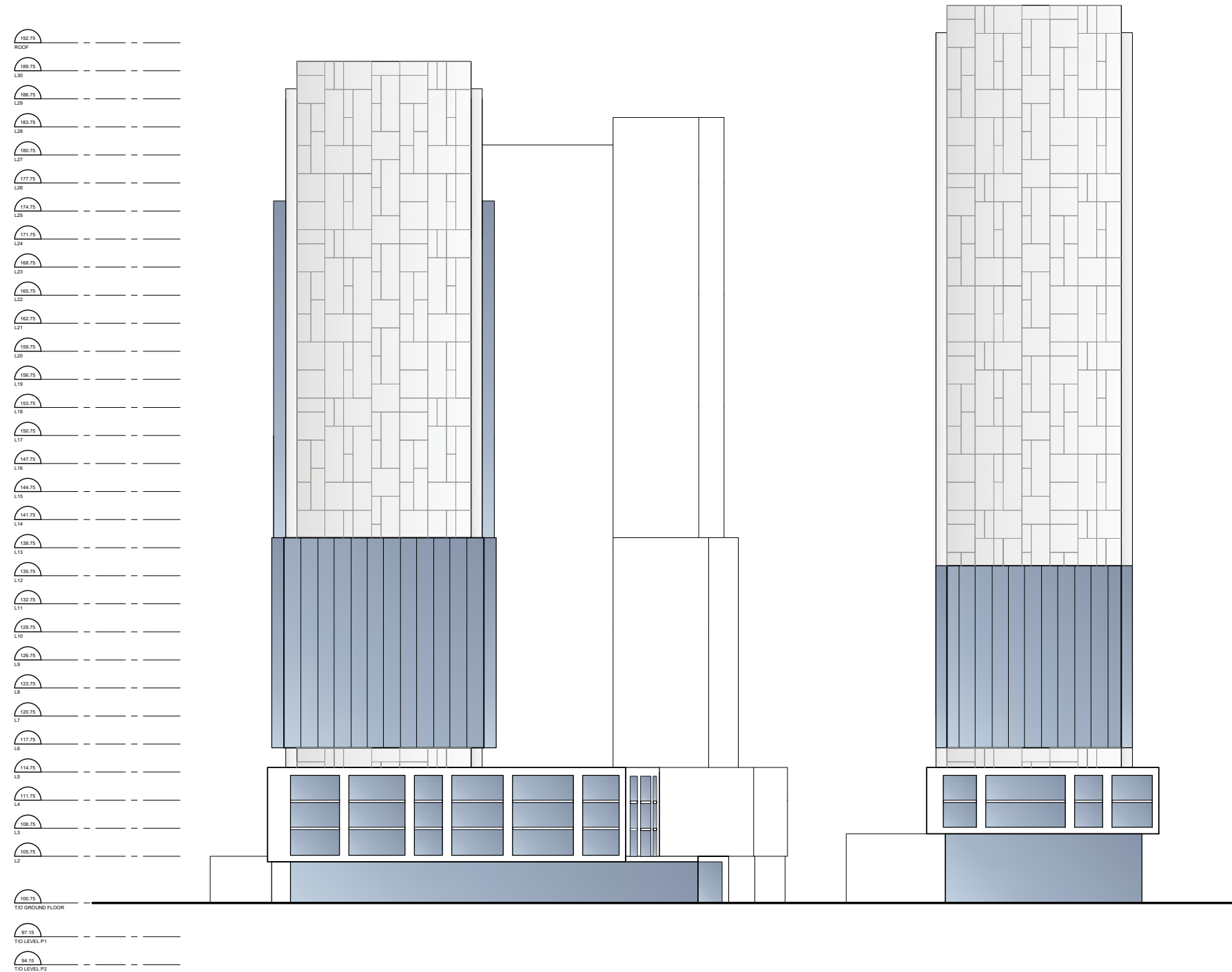
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Massing - concept sketches; differentiation of the tower forms from the podium

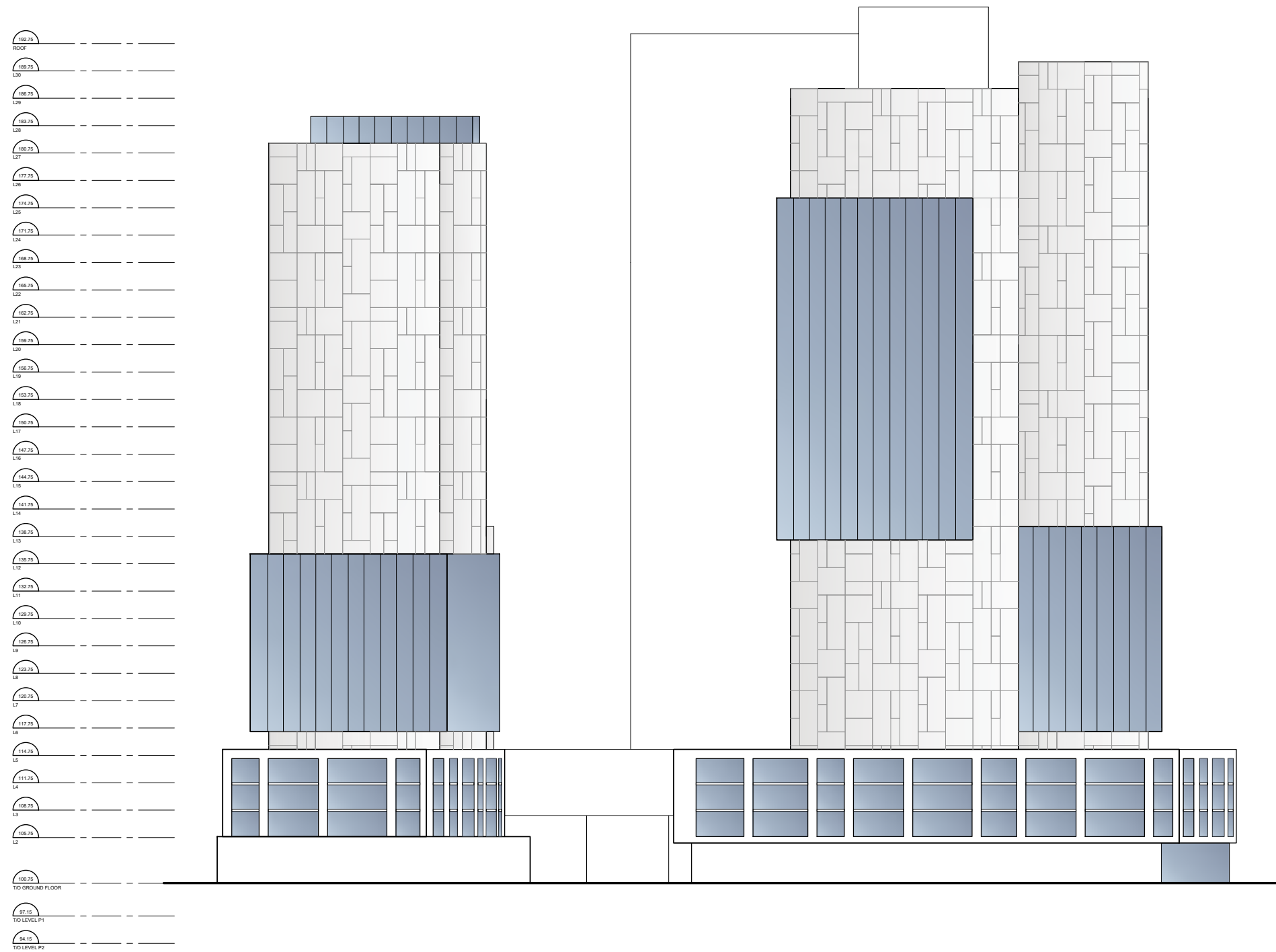


Elevation - South, Baseline Rd elevation with Building C in foreground

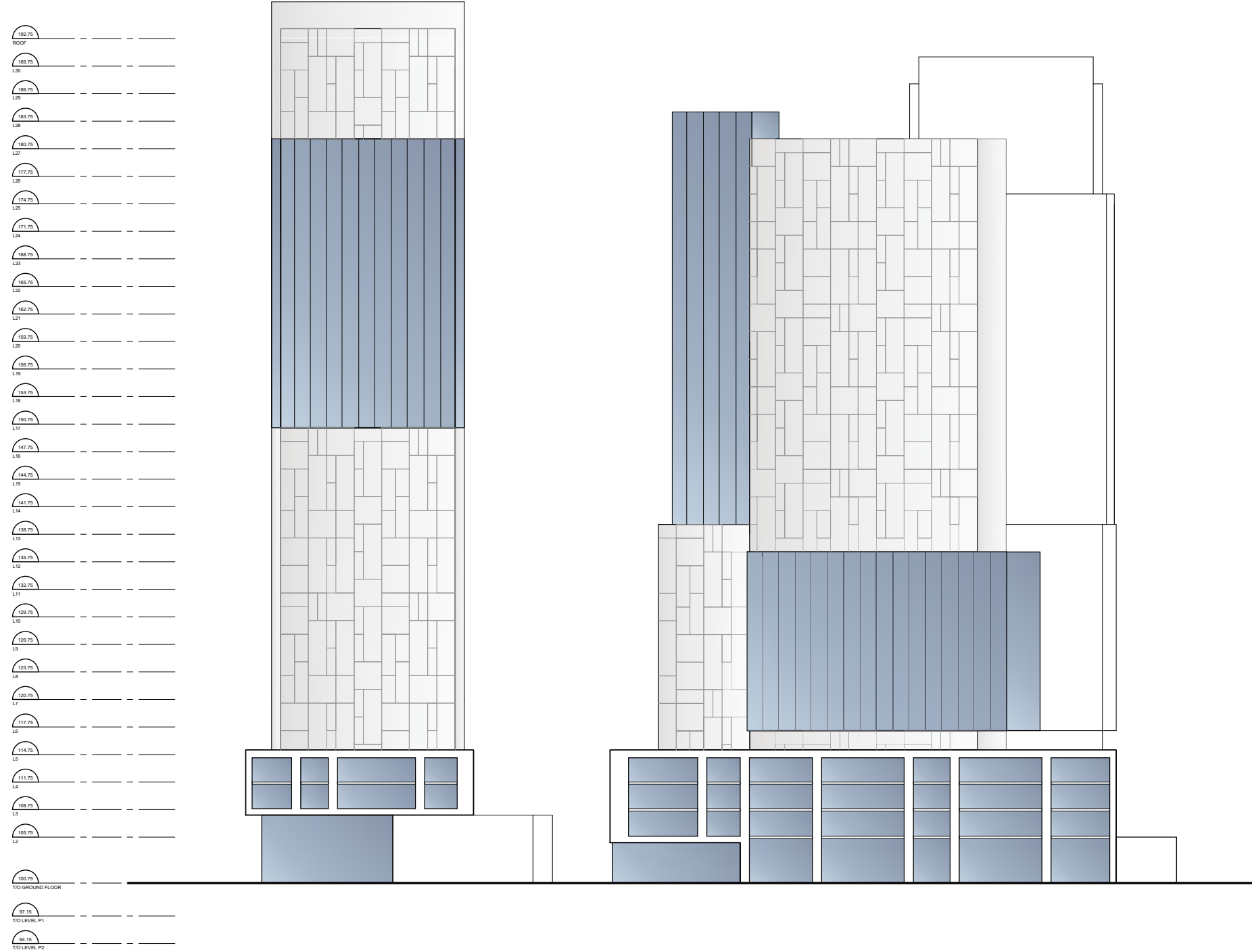


Elevation - West, Building A (left foreground), Building C (right foreground)

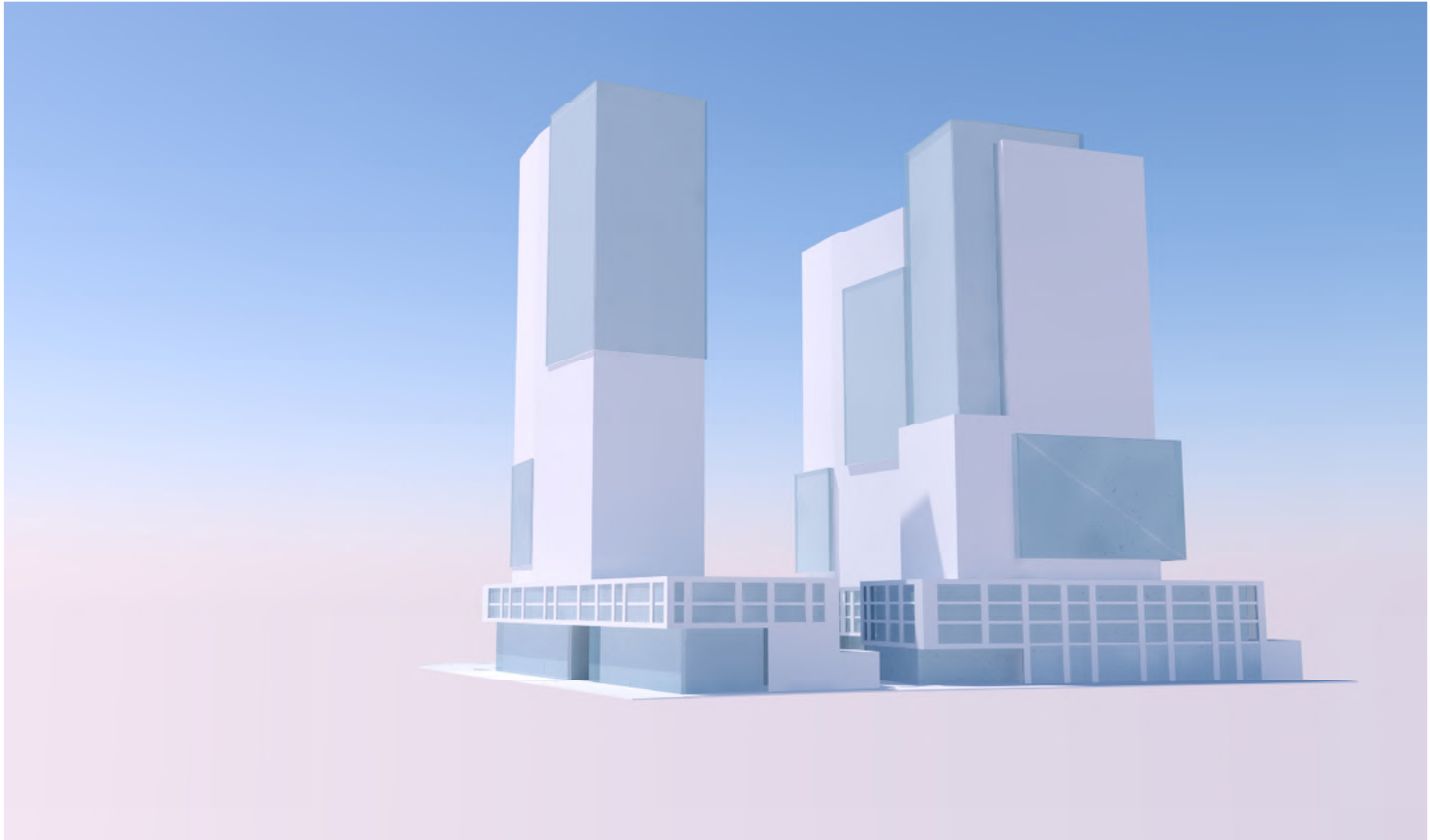
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Elevation - North, Building B (left), Building A (right foreground)



Elevation - East, Building C (left), Building B (right foreground)

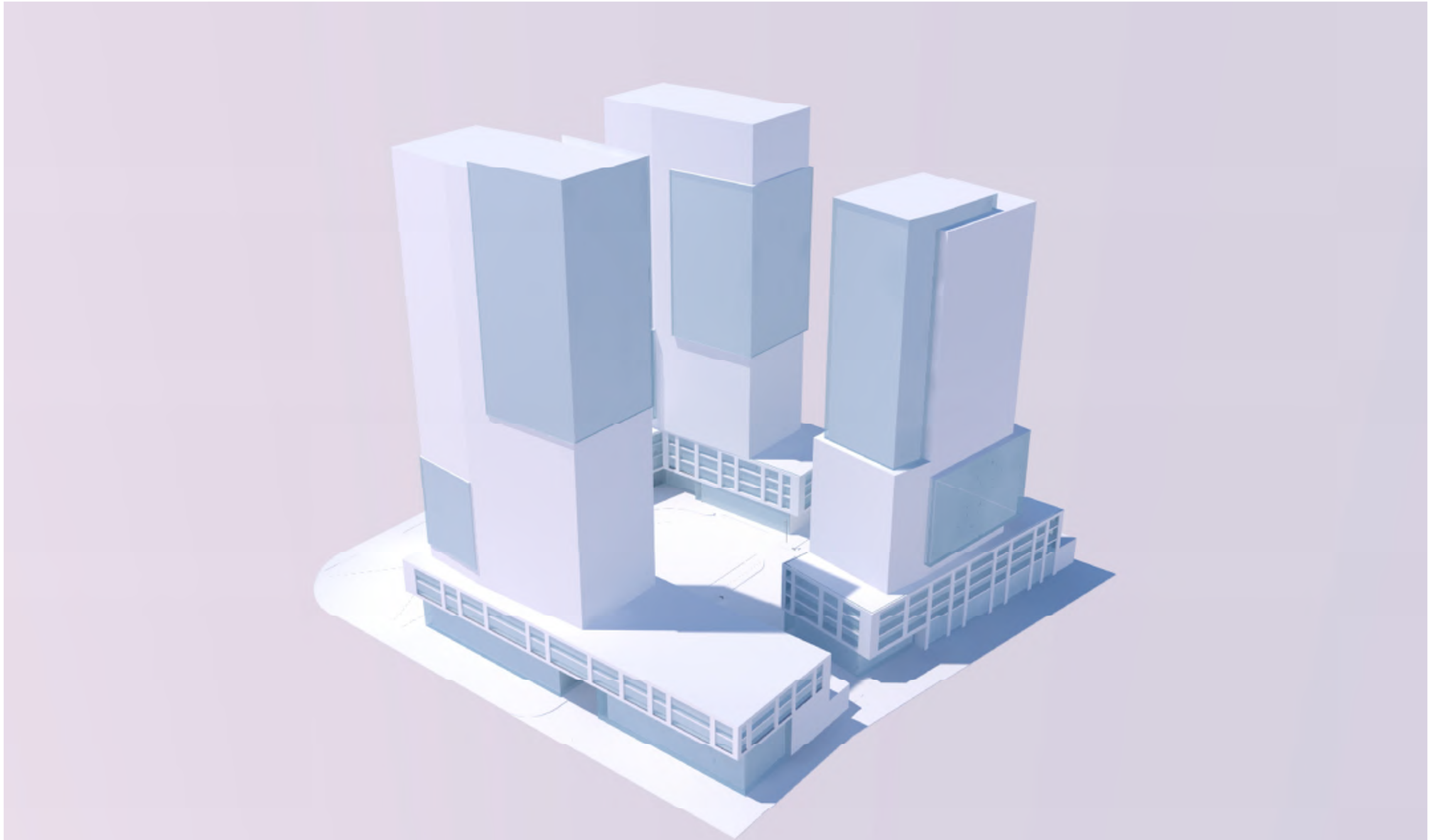


Massing Study - ground level view from South East

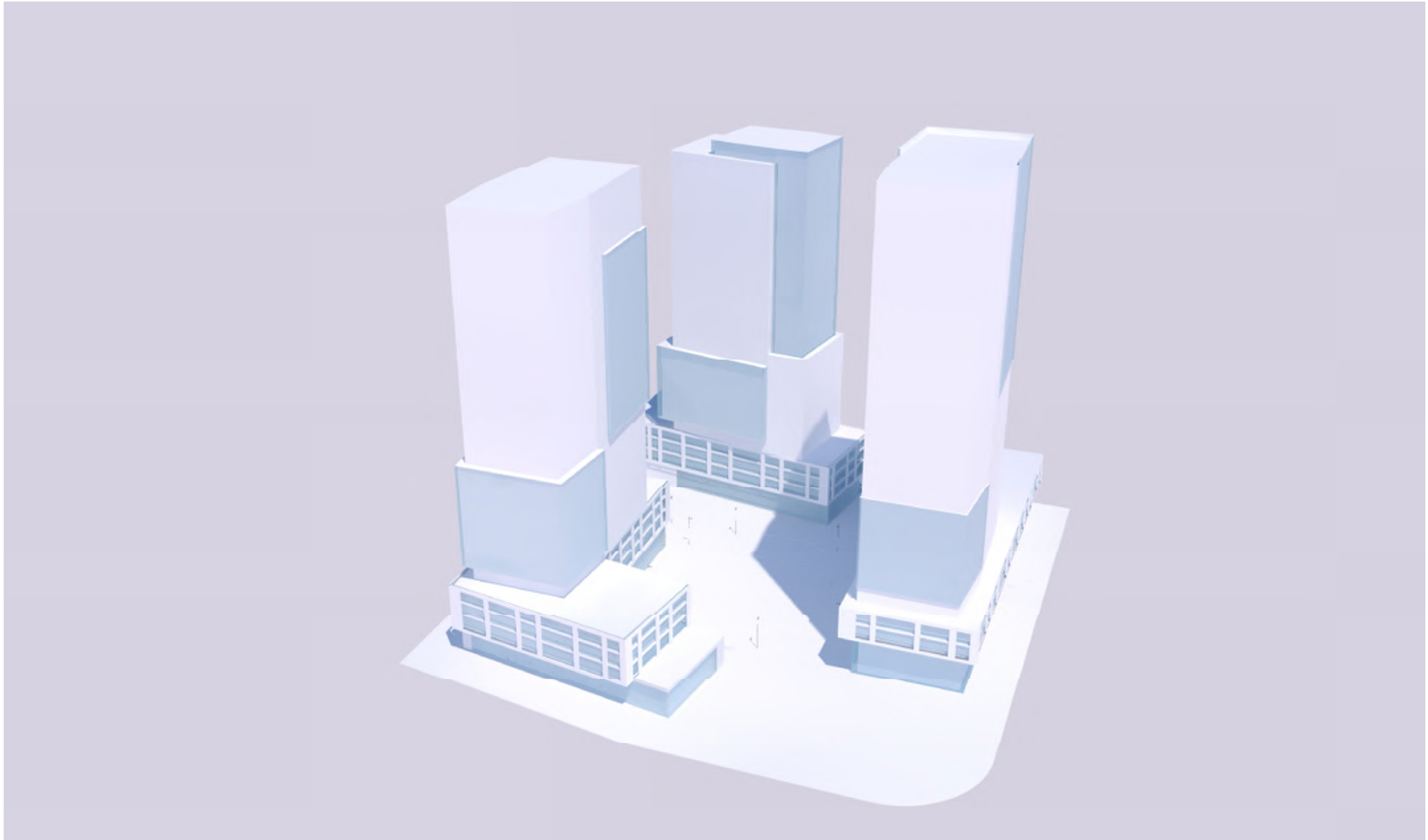
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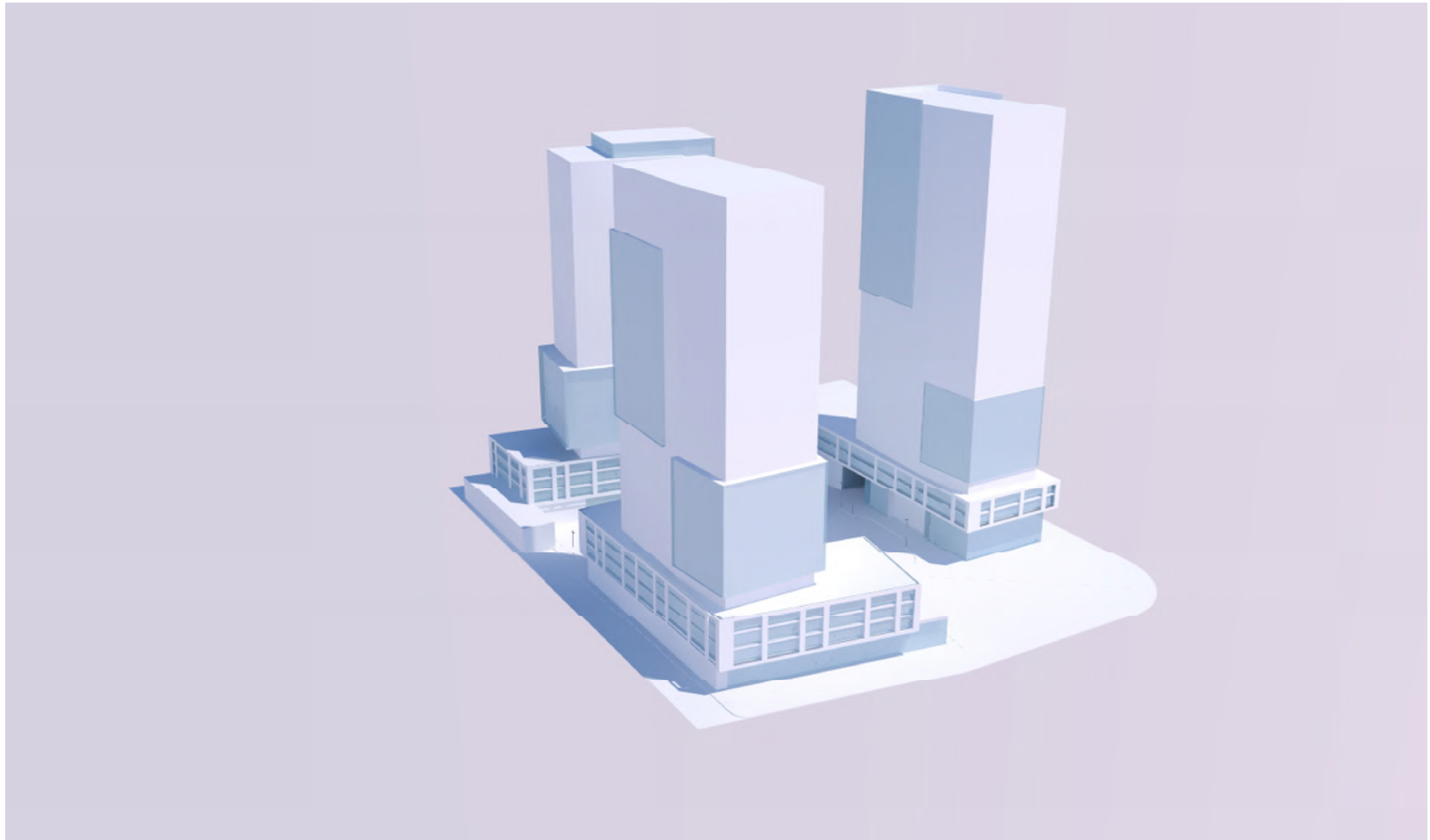




Massing Study - aerial view from South East



Massing Study - aerial view from South West

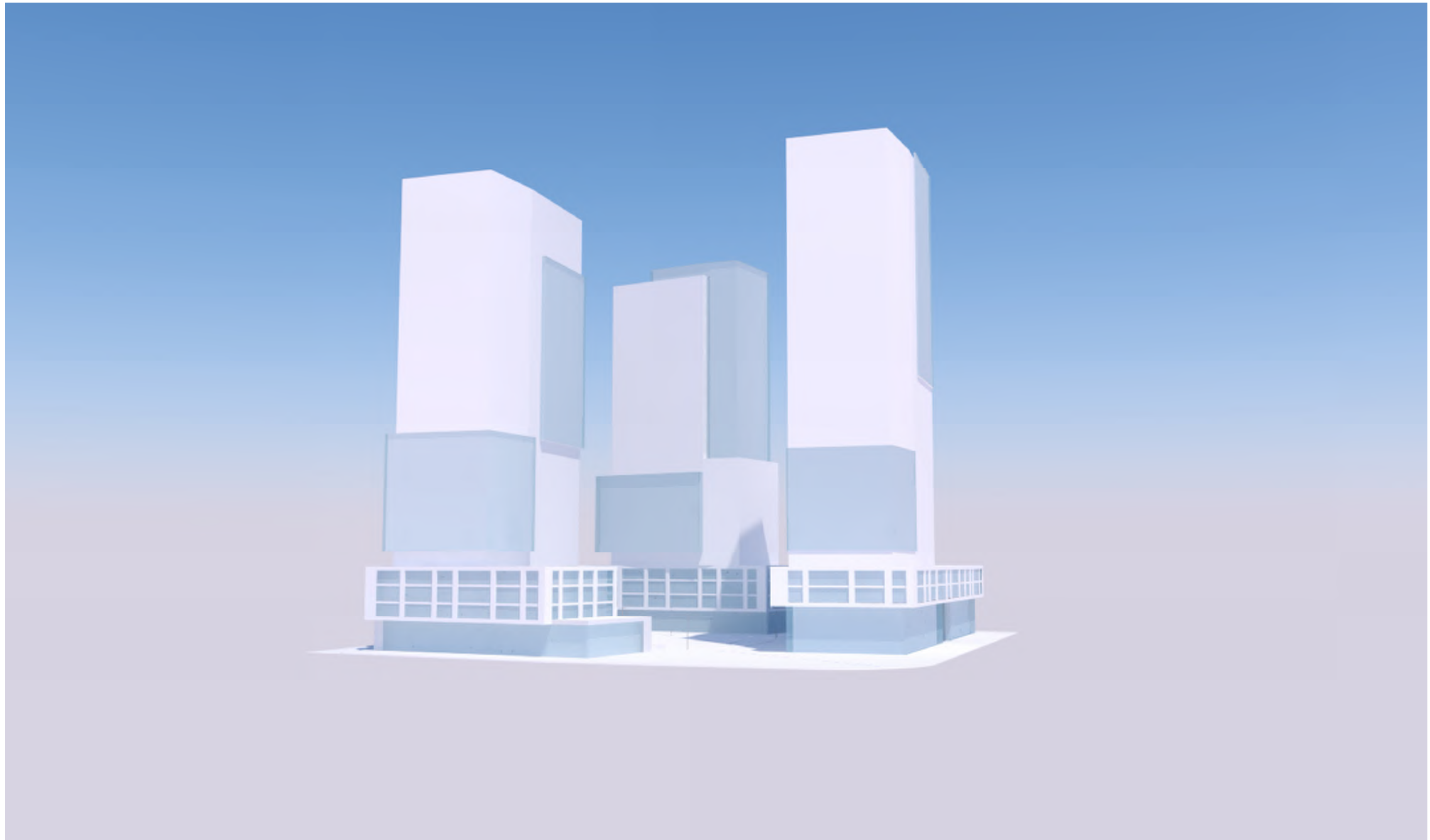


Massing Study - aerial view from North West

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Massing Study - ground level view from South West

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- Proposed Development on the Subject Site
- Proposed / Future Development on Neighboring Sites
- Number of Storeys

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 Stantec


LASHLEY
 +ASSOCIATES
 CORPORATION
 LANDSCAPE ARCHITECTURE
 AND SITE ENGINEERING



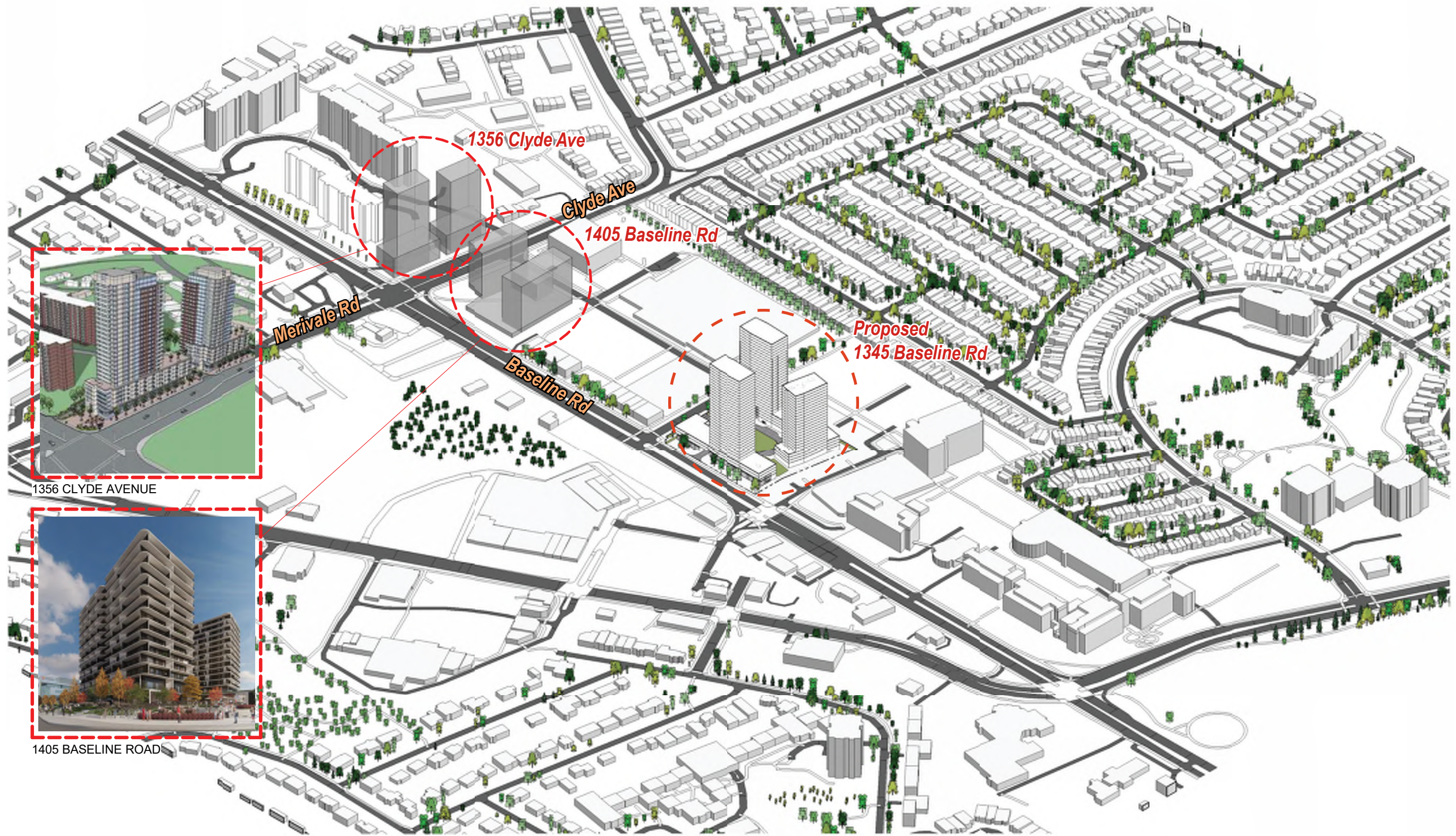
massing model - Projected Development approvals along Baseline Rd, and potential massing modelled north of subject site



Massing model - Projected Development approvals along Baseline Rd, and potential massing modelled north of subject site



Massing model - Projected Development approvals along Baseline Rd, and potential massing modelled north of subject site



Massing model - Projected Development approvals along Baseline Rd



Massing model - ground level view; internal courtyard view from South East

1345 Baseline Rd Design Report June 14 2022



Massing model - ground level view; parkland dedication area from Baseline rd commercial storefronts.



Massing model - ground level view; internal courtyard view from South East

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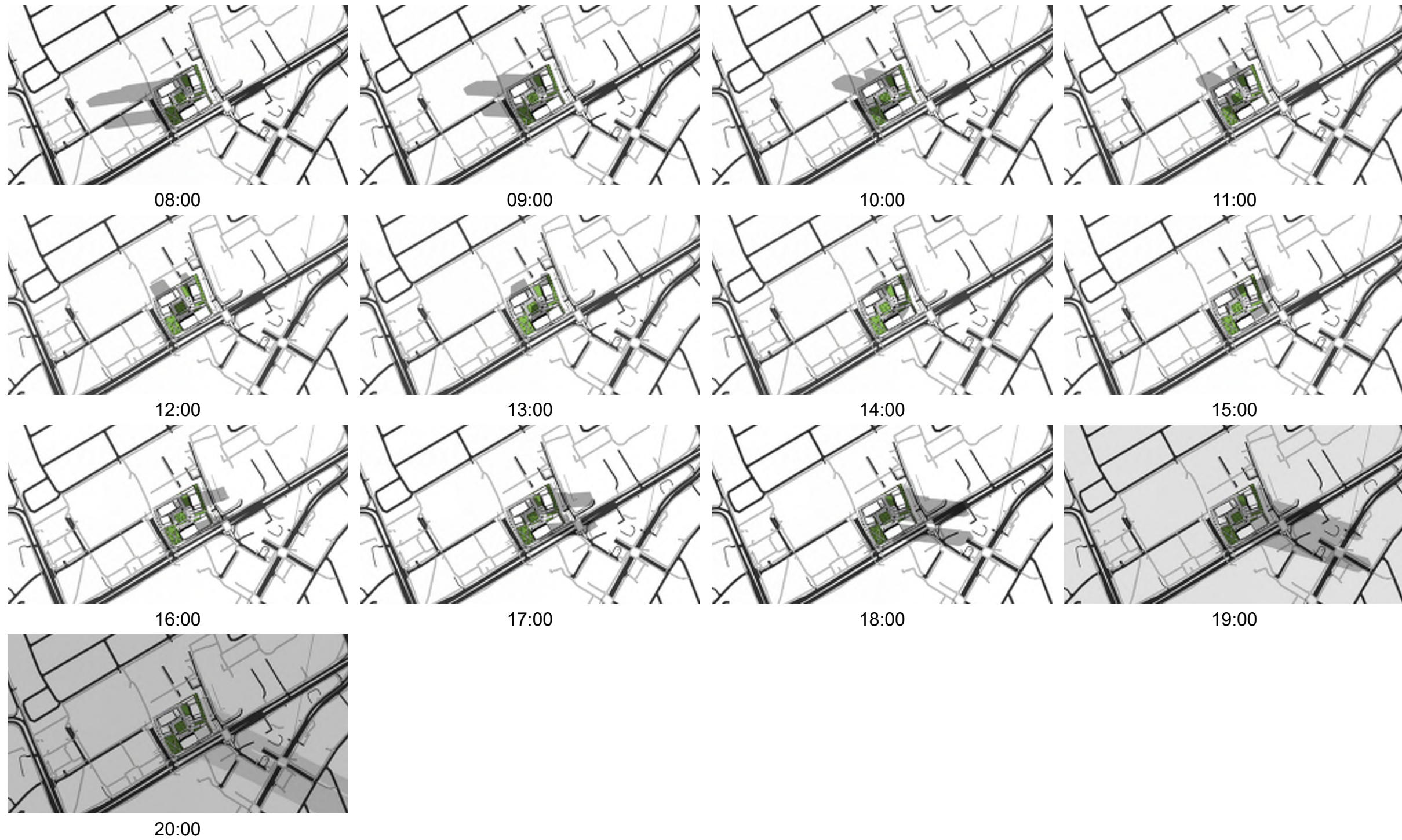
Massing model - internal courtyard view from East to the parkland area to the West

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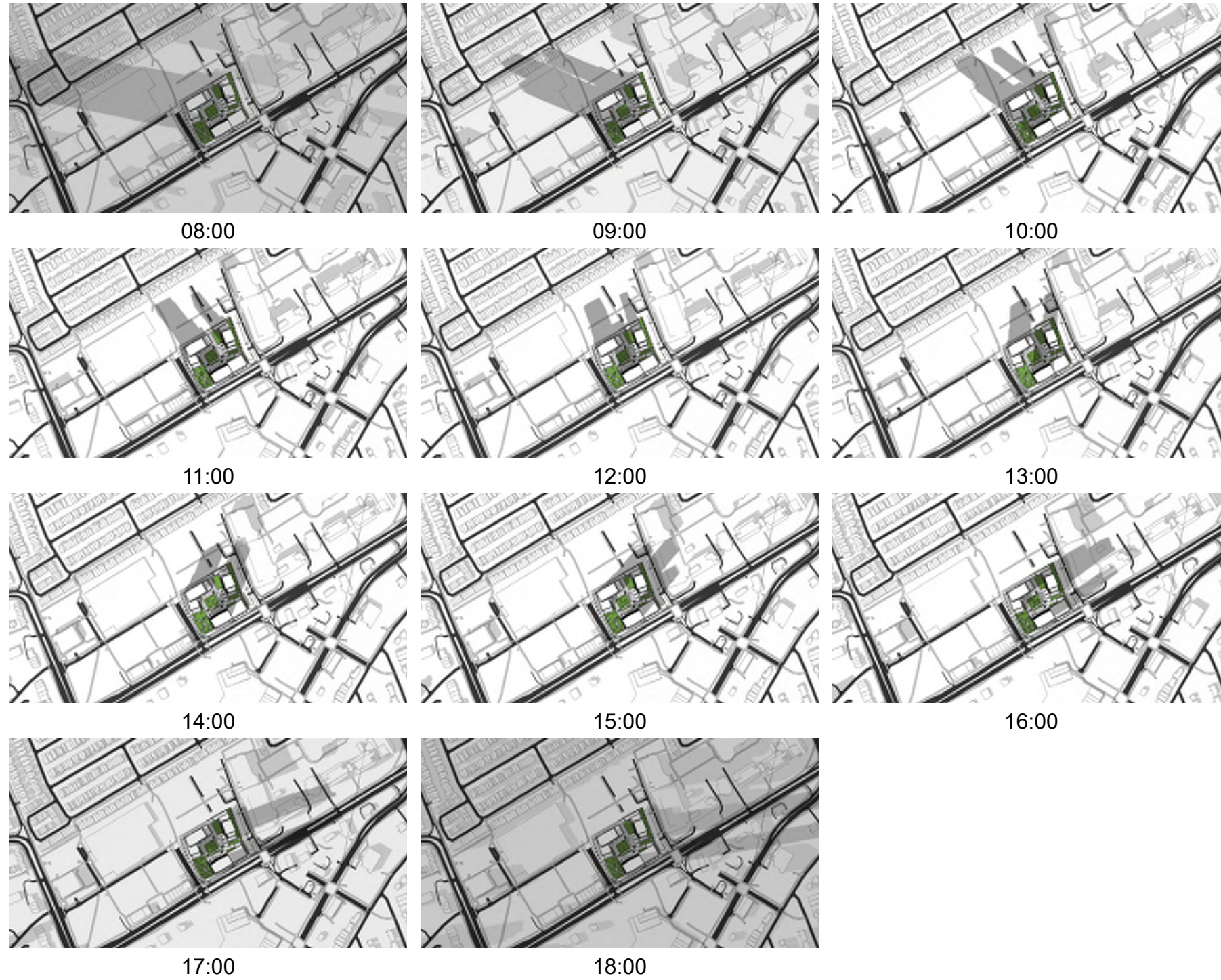


Massing model - aerial view; parkland dedication area from South West corner

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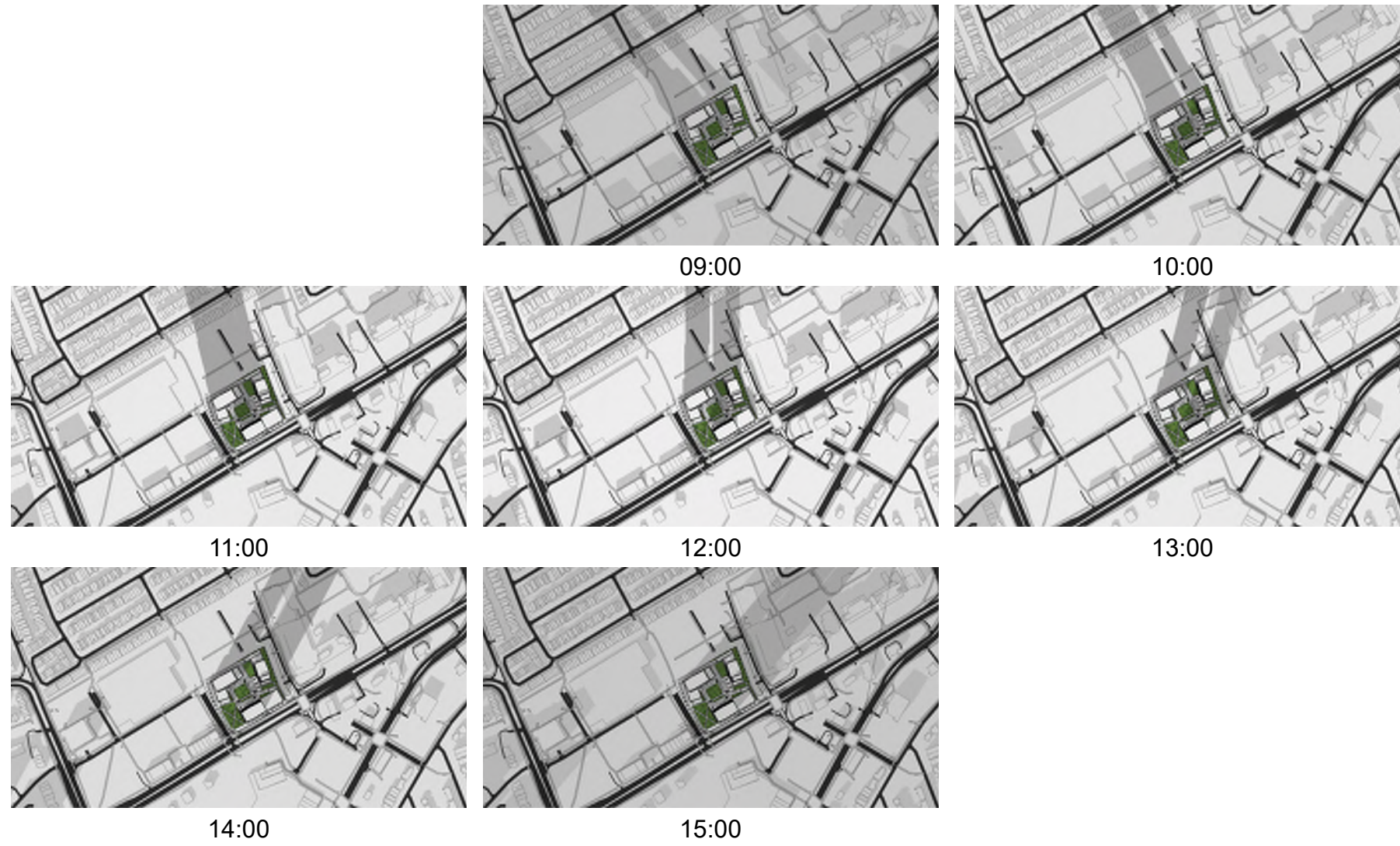


Sun/ Shading Study - Summer Solstice (June 21st)



Sun/ Shading Study - Equinox (September/ March 21st)

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Sun/ Shading Study - Winter Solstice (December 21st)

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