



BASELINE 3-4,5&6

SPA DESIGN BRIEF | NEPEAN, ONTARIO

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

NEUF



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1

CONTEXT



CONTEXT

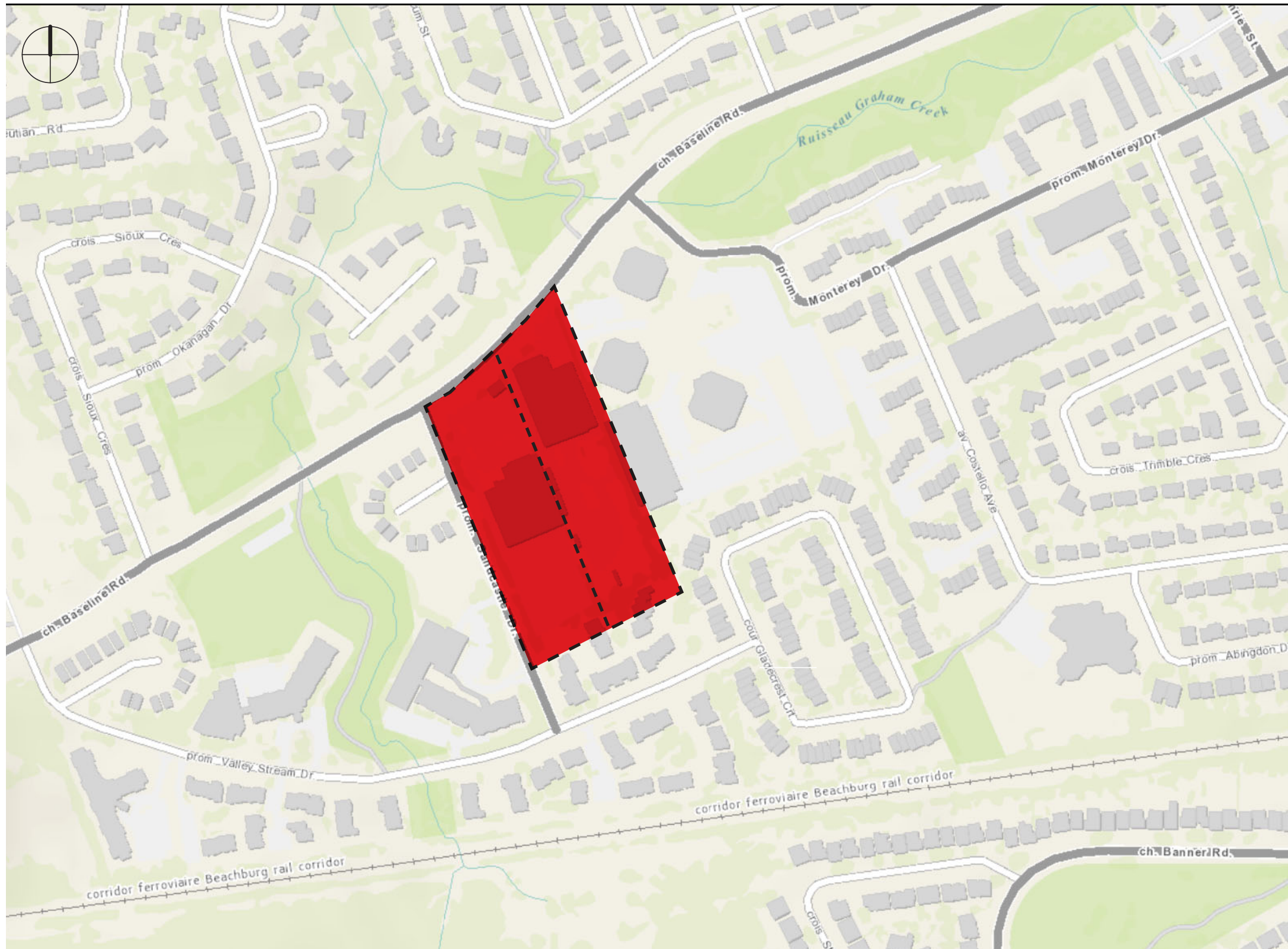
2

SITE

AERIAL VIEW



SITE LOCATION



North:

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

East:

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

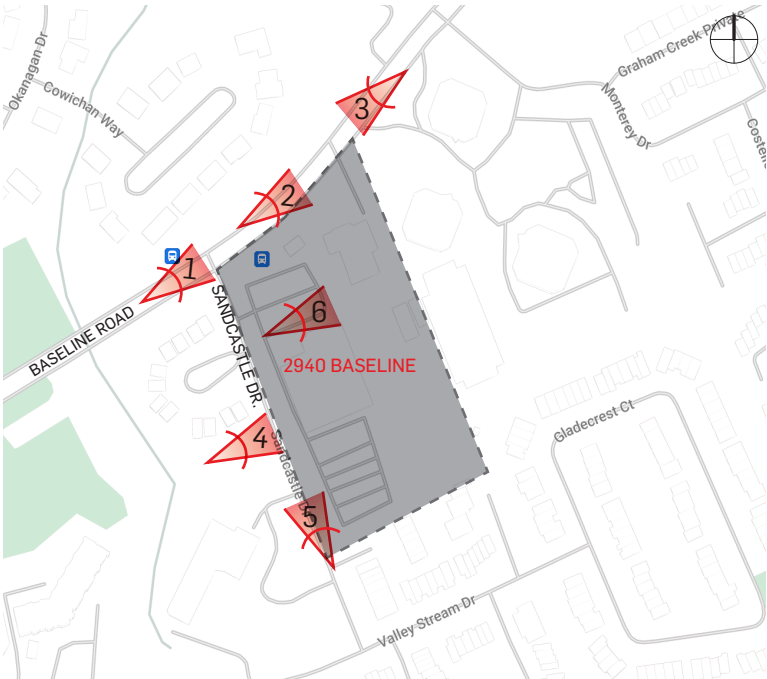
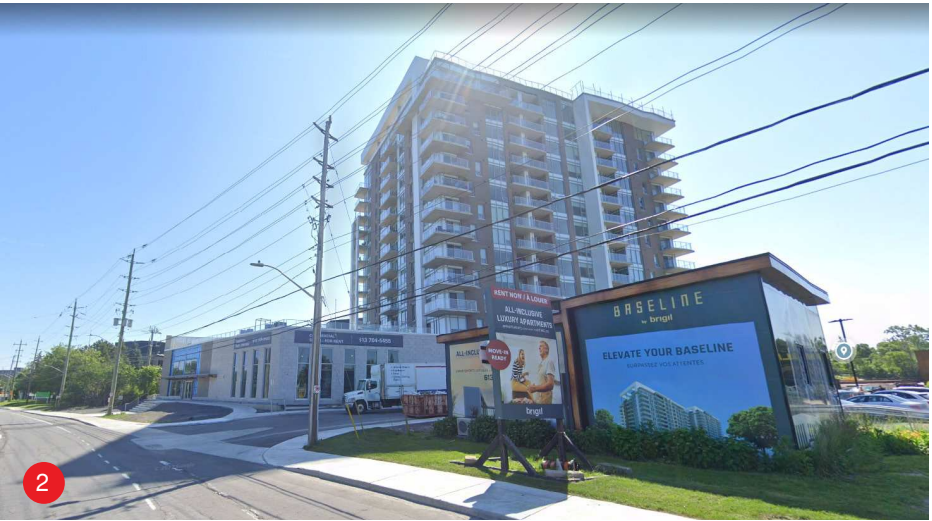
South:

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

West:

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

SITE SURROUNDINGS



ZONING & REGULATIONS

ZONING SITE DIMENSIONS

PARCEL GEOMETRY

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

2940 Baseline Road

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

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

2946 Baseline Road

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

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



BASELINE 3456 ZONING INFORMATION 2946 Baseline Road			2025-09-18
Bylaw 2008-250 Zoning – GM(2138) S325 -h			
		Required (By-law)	Provided
Lot area (sq.m)			15,956.92
Gross floor area of all buildings (sq.m)			63,151
Maximum floor space index		No Maximum FSI - As per Exception [2138] S325	2.5
AREA A			
SETBACK (m)			
Minimum Front Setback (m)		4m - As per Exception [2138] S325	EXISTING
Minimum Corner Side Setback (m)		4m -As per Exception [2138] S325	4.6
Minimum Interior Side Yard Setbacks (m)		For a residential use building higher than 11 meters in height: 3 m	10.35
Minimum Rear Yard Setback (m)		From any portion of a rear lot line abutting a residential zone: 7.5 m	27.51
BUILDING			
		Abutting a street, abutting a residential or institutional zone: 3 m but may be reduced to 1 meter where a minimum 1.4 meter high opaque screen is provided Section 110 - For a parking lot containing more than 10 but fewer than 100 spaces and abutting a street: 3m	SEE LANDSCAPE
SETBACK (m)			
Minimum Front Setback (m)			
		For a residential use building higher than 11 meters in height: 3 m	N.A.
BUILDING			
		18 m	
Maximum floor space index		2, unless otherwise shown	TBC
Minimum Front Setback (m)		4m - As per Exception [2138]	4.48
Minimum Corner Side Setback (m)		4m - As per Exception [2138]	5.7
Minimum Rear Yard Setback (m)		From any portion of a rear lot line abutting a residential zone: 7.5 m	N.A.
Minimum Interior Side Yard Setbacks (m)		For a residential use building higher than 11 meters in height: 3 m	N.A.
BUILDING			

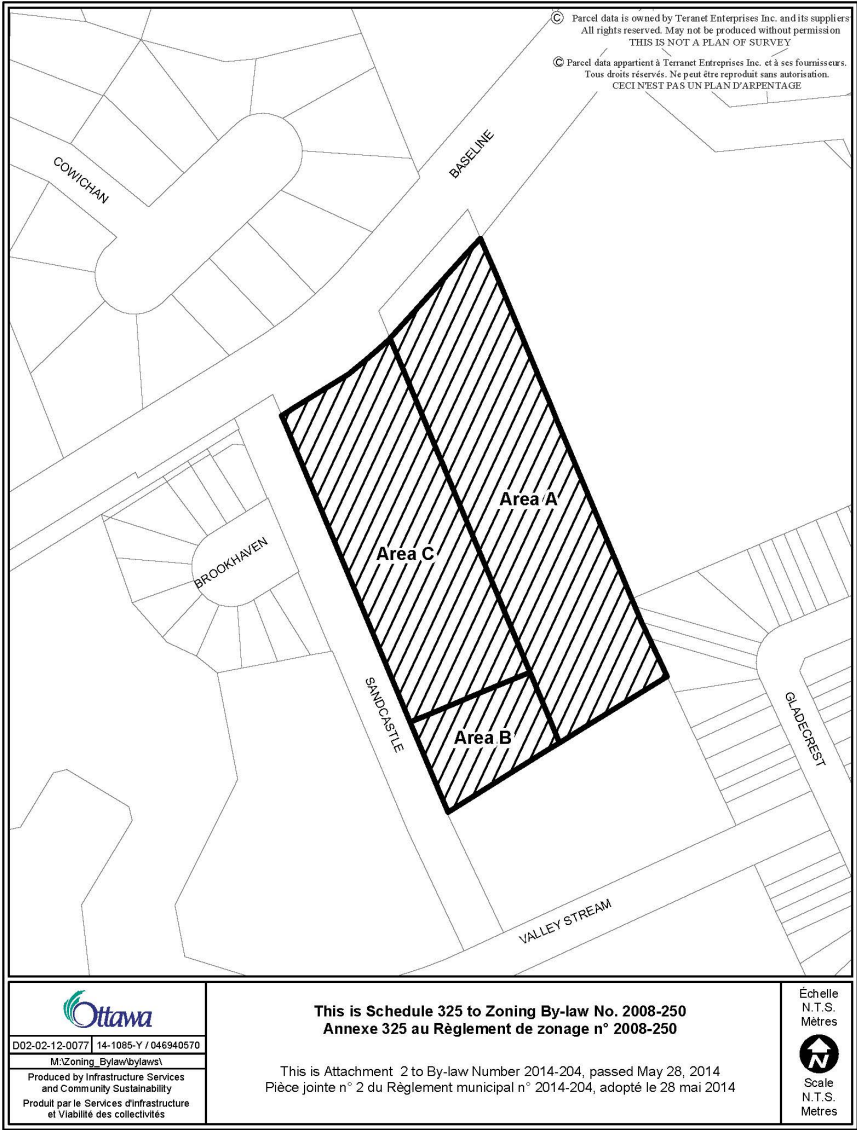


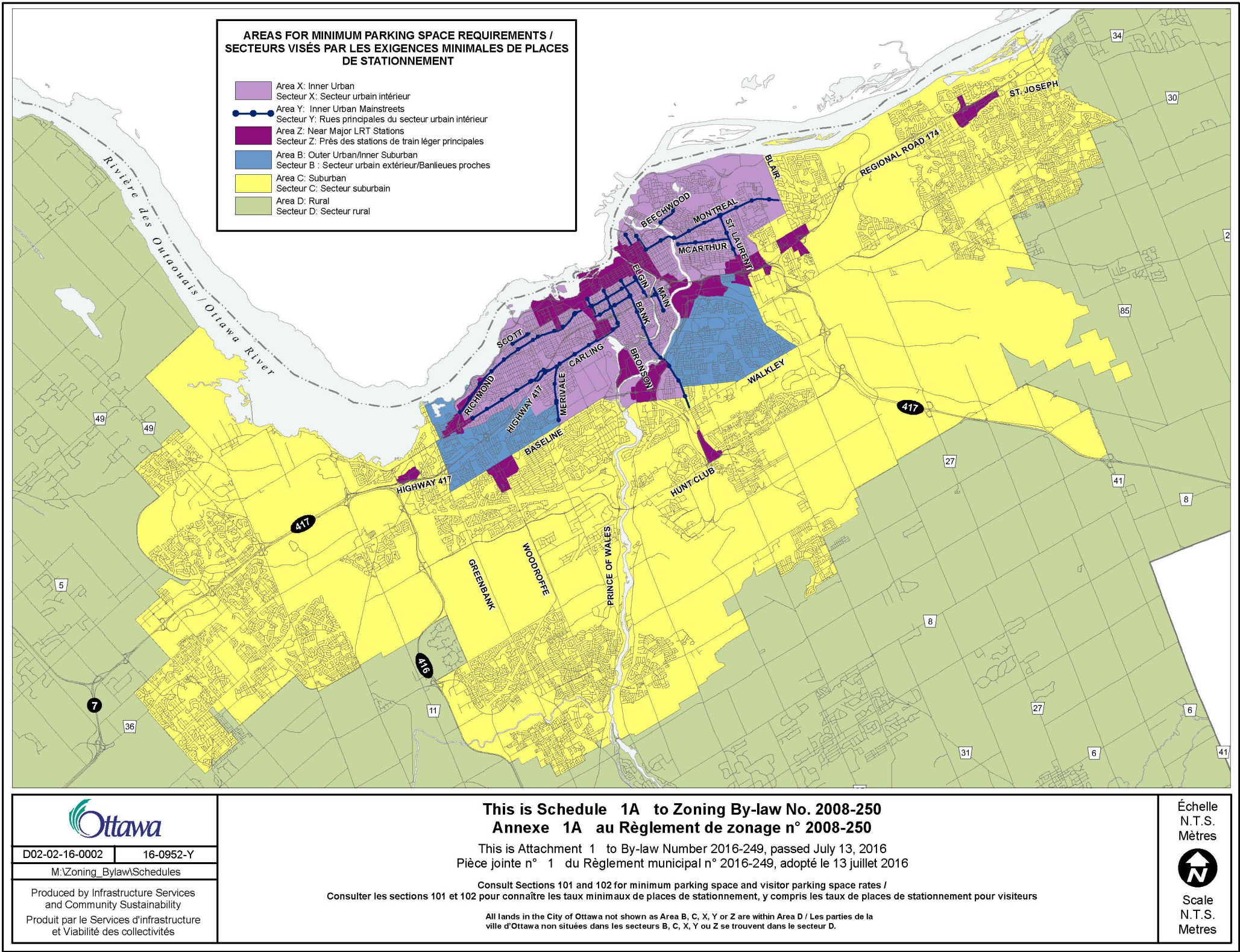
TABLE 187 - GM ZONE PROVISIONS

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

GM ZONE PROVISIONS

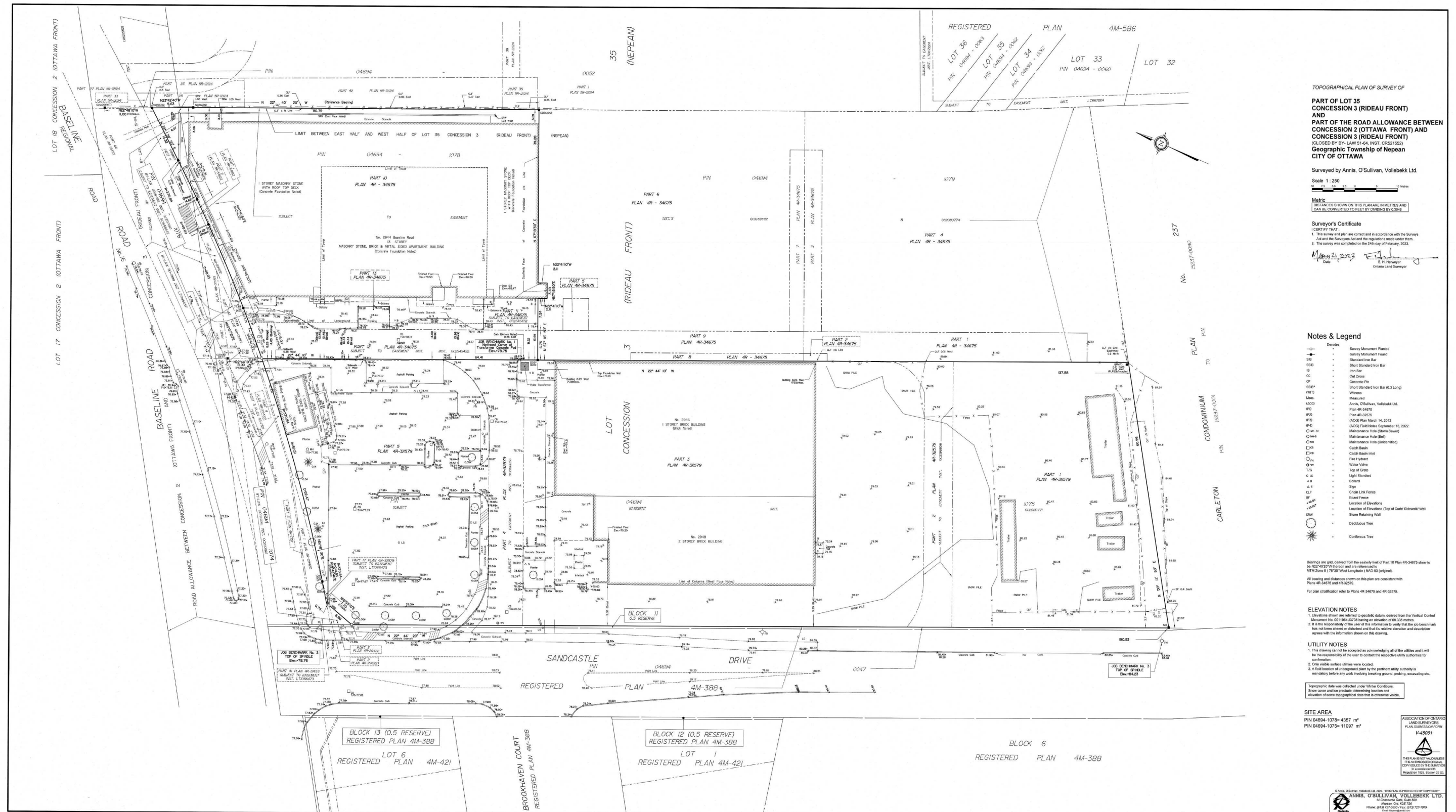
- Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 30 metres or to fewer than ten storeys on the entire lot, the use Apartment dwelling, High rise is a prohibited use on that lot.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

PARKING REGULATIONS - SCHEDULE 1A





SURVEYOR'S PLAN



4

CONCEPT

SITE CONTEXT:

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

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

Leisure:

- A five-minute walk to Qualicum Park and Bruceland Park
- Walking distance to Valleystream Park (tennis) and Bruce Pit (off-leash dog park)
- Within ten-minute drive to the walking trails of Ben Franklin Park, the Ottawa River, Britannia Beach, Nepean Sailing Club, Andrew Haydon Park

Shopping:

Bayshore, Pinecrest Mall, College Square

Health:

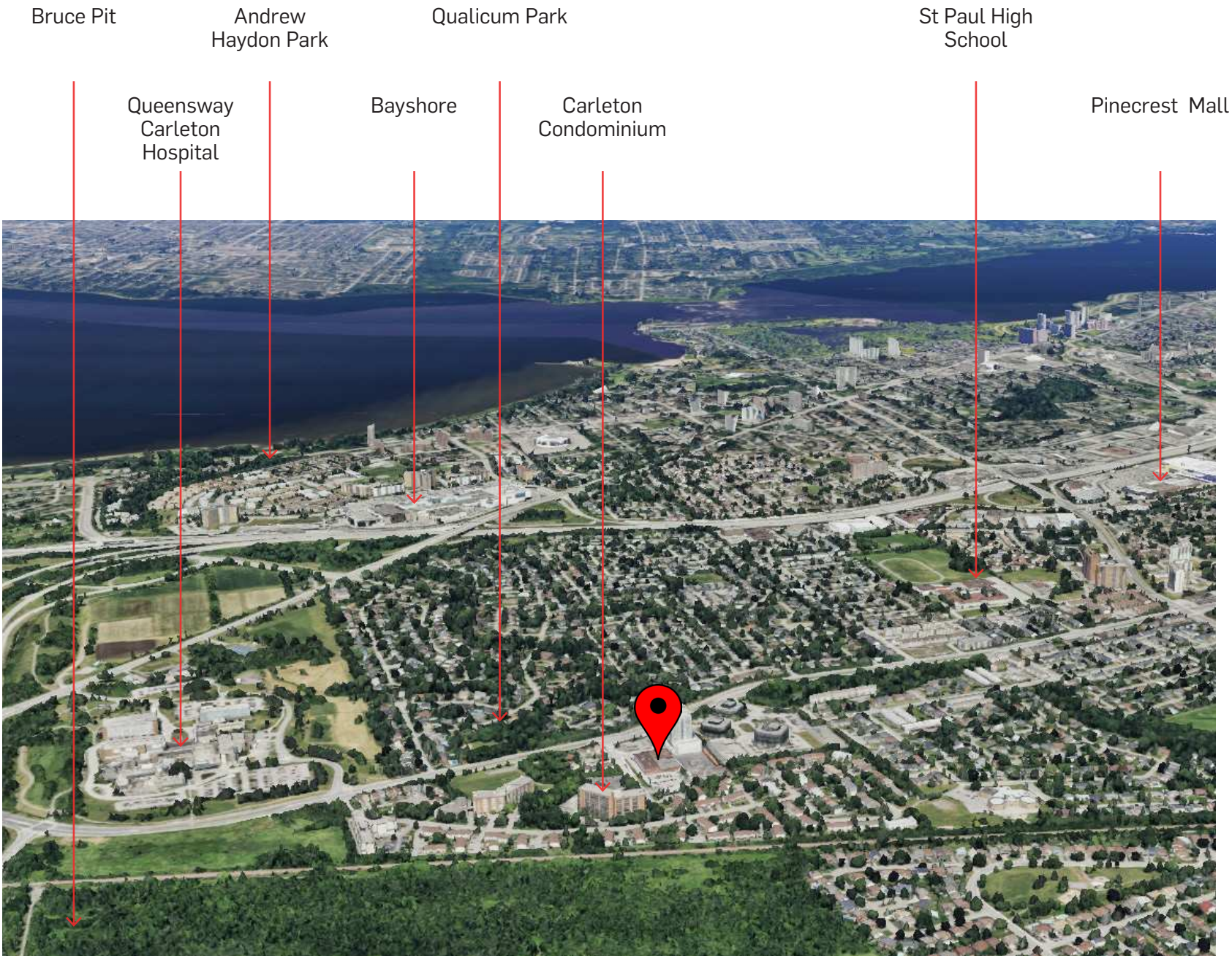
Queensway Carleton Hospital

Education:

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

Transport:

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



ARCHITECTURAL CONTEXT & MATERIALITY

ARCHITECTURAL CONTEXT & MATERIALITY:

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

More specifically, the site surroundings include:

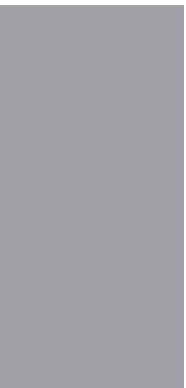
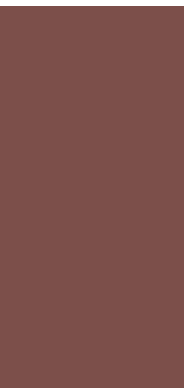
To the **North** of the site and across from Baseline Road, low-density two-storey detached homes

To the **South** of the site, two-storey row townhouses.

To the **West**, Brookhaven Court's detached houses

And the Carleton Condominium Corporation, a twelve-storey residential building. Its facade is composed of red bricks, interrupted by black bay windows that can be extended at full length alongside the buildings.

To the **East**, the first phase of the Baseline project: Baseline 1 (14 storeys) & 2 (16 storeys). A high-end luxury apartment complex, which will be enhanced by the project that is the subject of this proposal.



MASSING:

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

Gentle transition:

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

Angular Plane

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

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

INTEGRATION AND CONNECTION OF THE DEVELOPMENT

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

Tower 5 which rises to 28 floors, and Tower 6, 7 are seperated by a pedestrian-friendly vehicular road . The paved road connects the parkland dedication with the plaza around Tower 5. Along with Tower 6 and Towers 7, Tower 5 takes full advantage of its exposure to the plaza to its South-East and the parkland dedication to its South , while to the North and West, the higher floors of the tower enjoy an unlimited open view to the Ottawa River. Tower 5 includes commercial spaces and amenity spaces opening up to the palaza. The plaza includes a pedestrian "catwalk" to connects all the towers main entrances to the plaza and parkland dedication.

To the South of Baseline Road and at the corner of Sandcastle Drive and Baseline Road, Tower 8 acts as the beacon of the project. It rises to a height of 30 storeys, and becomes the landmark announcing the new development. On a double-height ground level, it extends the commercial spaces of the adjacent Tower 3, 4 by offering an array of new retail

VOLUMETRY:

The materials and colour palette reflect the existing surrounding buildings.

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

UNIFYING BASE

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

PODIUM

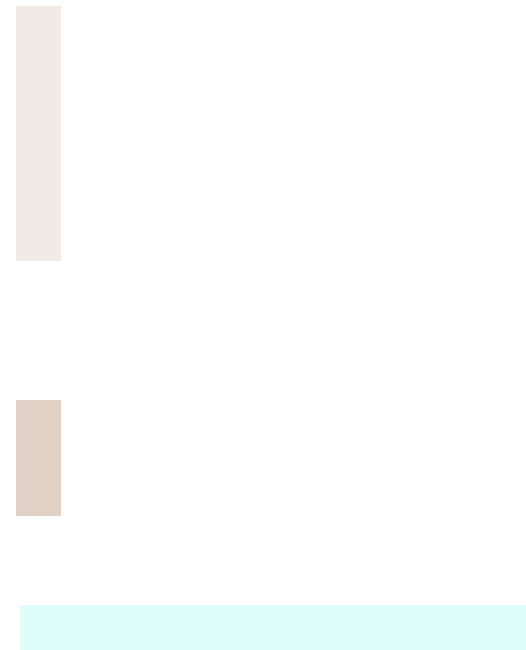
Above the double-height ground floor, sits a two-storey podium. The podium serves as a bridge-like connector between Tower 5 and Tower 6, enveloped in brick to strengthen their connection visually and architecturally. Atop the podium, the roof provides a diverse range of indoor and outdoor amenity spaces,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

TOWERS 5 & 6

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

TOWER 3,4

At 9 storeys, Tower 3,4 acts as a transitional height, providing a gradual increase to the full heights of Towers 5 & 6. It extends across the site and adopts a Z-shaped building above the podium levels and mirrors a similar colour palette to the Towers 5 and 6. The Tower seamlessly integrates into the existing topography by gradually descending into the ground



COMMERCIAL AND AMENITY SPACES

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

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



PROGRAM:

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

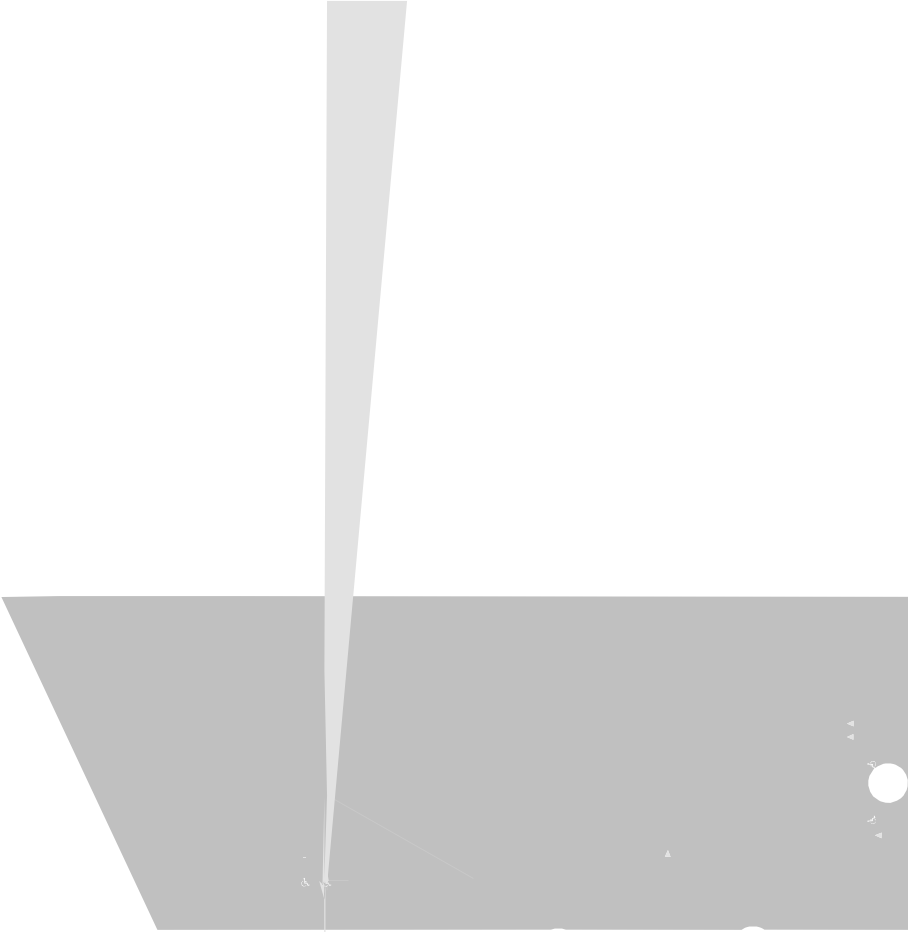
The project offers:

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

Indoor parking, bike parking, storage lockers and amenities.

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

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



PUBLIC PARK

PARKLAND DEDICATION:

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

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

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

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

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

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

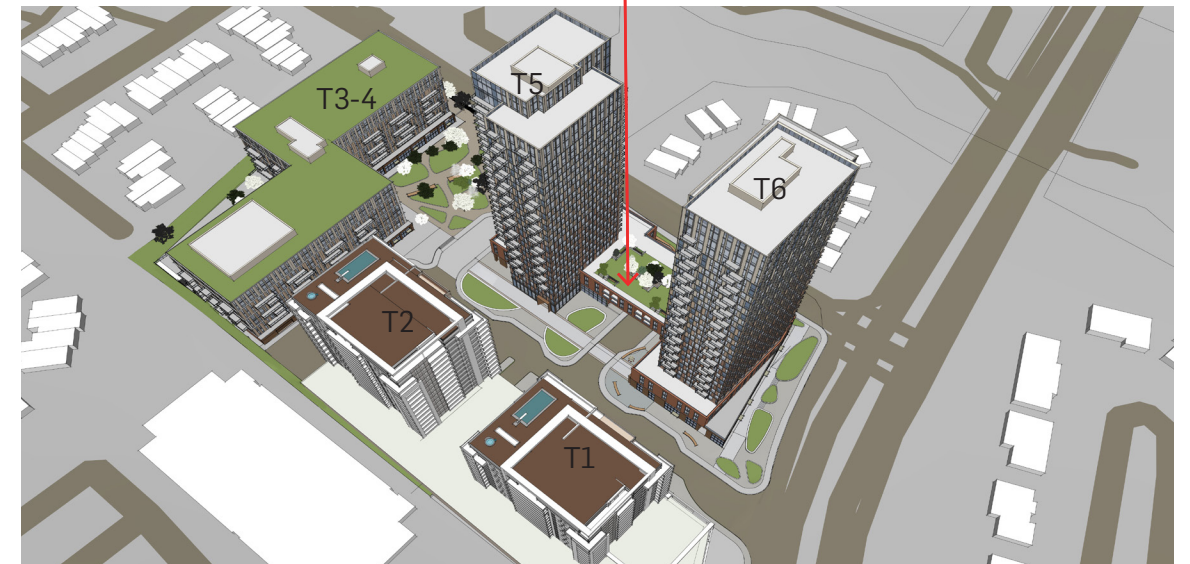
ENHANCED BY SEMI-PUBLIC PLAZA: the plaza across from the paved Woonerf street acts as the natural extension of the park and more than doubles its area.

COMPLEMENTARY GREEN SPACES:

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

Green roof on the 2nd floor terrace and building rooftop

Green roof and amenity space
Podium T5 & T6



2- PARKLAND DEDICATION

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



1- SEMI-PUBLIC PLAZA

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

CONCEPT

1 MATERIALS

- Utilising prefabricated modular panels reduces waste and lowers construction time.
 - Use of locally sourced materials (within 880km) to reduce transportation loads.
- MATERIAL CHOICE:
- Choosing sustainable materials with lower embodied energies such as prefabricated concrete panels, aluminium and glass.
 - Ensuring FSC certification where appropriate.
 - Ensuring materials are free of volatile organic compounds (VOCs) and added formaldehyde (in bonded panels).
 - Understanding the energy required to extract compounds and process materials at a manufacturing stage to ensure a sustainable approach is taken throughout the material's lifecycle.

MATERIAL EFFICIENCY

- Integration of the most efficient materials and insulators such as white membranes, to limit heat loss, therefore reducing energy loads and costs.
- Minimise thermal bridging and exceed the latest energy code requirements.

2 VEGETATION

- INCREASING GREENSPACE
- Increasing the amount of vegetation to maximise carbon sequestering by incorporating greenroofs and a considered landscaping strategy.
 - Providing users with a close visual proximity to sufficient greenspace; promoting positive mental and physical health effects (in accordance with notions of biophilia).
 - Considering non-human users: creating habitats to support healthy ecosystems and promote biodiversity within urban areas.
 - Use of native and indigenous plants and trees to support local biodiversity and prevent an overload of the stormwater system.

4 ENERGY USAGE

5 WELLNESS

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

6 MOBILITY

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

7 SENSE OF COMMUNITY

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

8 RESIDUAL MATTERS

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

INSPIRATION IMAGES & PRECEDENTS



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



141 WILLOUGHBY ST NY CITY
FOGARTY FINGER + SLCE



SOUTH MOLTON STREET BUILDING, LONDON - DSDHA.

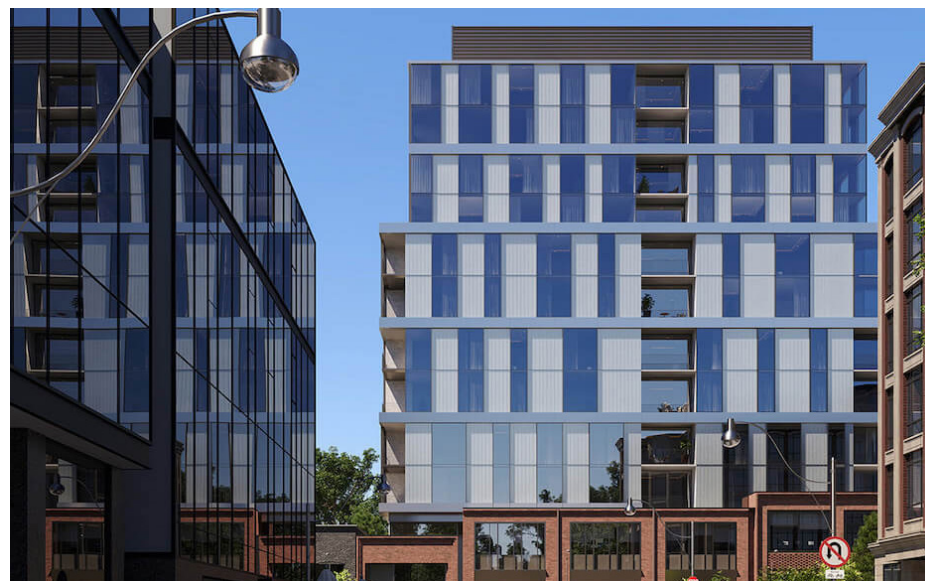


GREAT GEORGE STREET, LIVERPOOL - BROCK CARMICHAEL

FACADE INSPIRATION T3,4



ONE ROXBOROUGH WEST, TORONTO,
ONTARIO, CANADA



6000 MCKAY AVENUE, BURNABY, BRITISH
COLUMBIA, CANADA

BALCONY INSPIRATION T3,4



ONE ROXBOROUGH WEAT, TORONTO,
ONTARIO, CANADA



AMARYLLIS HOUSE, COPENHAGEN,
DENMARK

PARK / PLAZA INSPIRATION



NINE ELMS PARKSIDE, BATTERSEA - J S WRIGHT



MARATHON PLAZA, SAN FRANCISCO - SMITH + SMITH



SOUTH BERMONDSEY, LONDON - MILLWALL FC



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

AMENITY ROOFTOP INSPIRATION



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



120 PROMENADE DU PORTAGE, GATINEAU, QC, CANADA



DENIZEN BUSHWICK, NEW YORK, NY, USA



215 SULLIVAN STREET, NEW YORK, NY, USA

INSPIRATION IMAGES AND PRECEDENTS

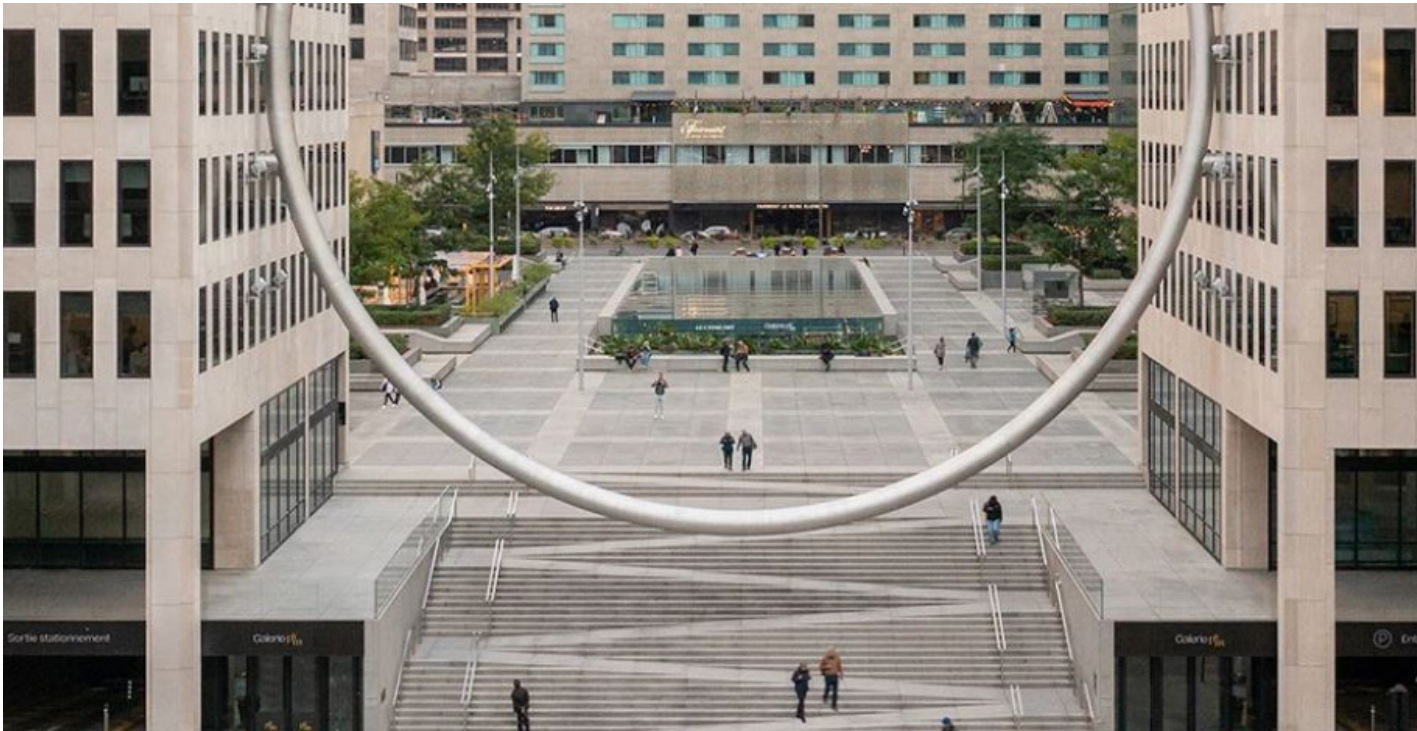
RAMP STAIRS URBAN DESIGN INSPIRATION



PLACE VILLE MARIE, MONTREAL, QC, CANADA



BLACKFRIARS ROAD, LONDON, ENGLAND



PLACE VILLE MARIE, MONTREAL, QC, CANADA



ROBSON SQUARE, VANCOUVER, BC, CANADA

INSPIRATION IMAGES AND PRECEDENTS

PLAY AREA INSPIRATION



THE FOLDS, CHINA - ATELIER SCALE



TOKYO CHILDCARE CENTER, TOKYO - HIBINOSEKKEI



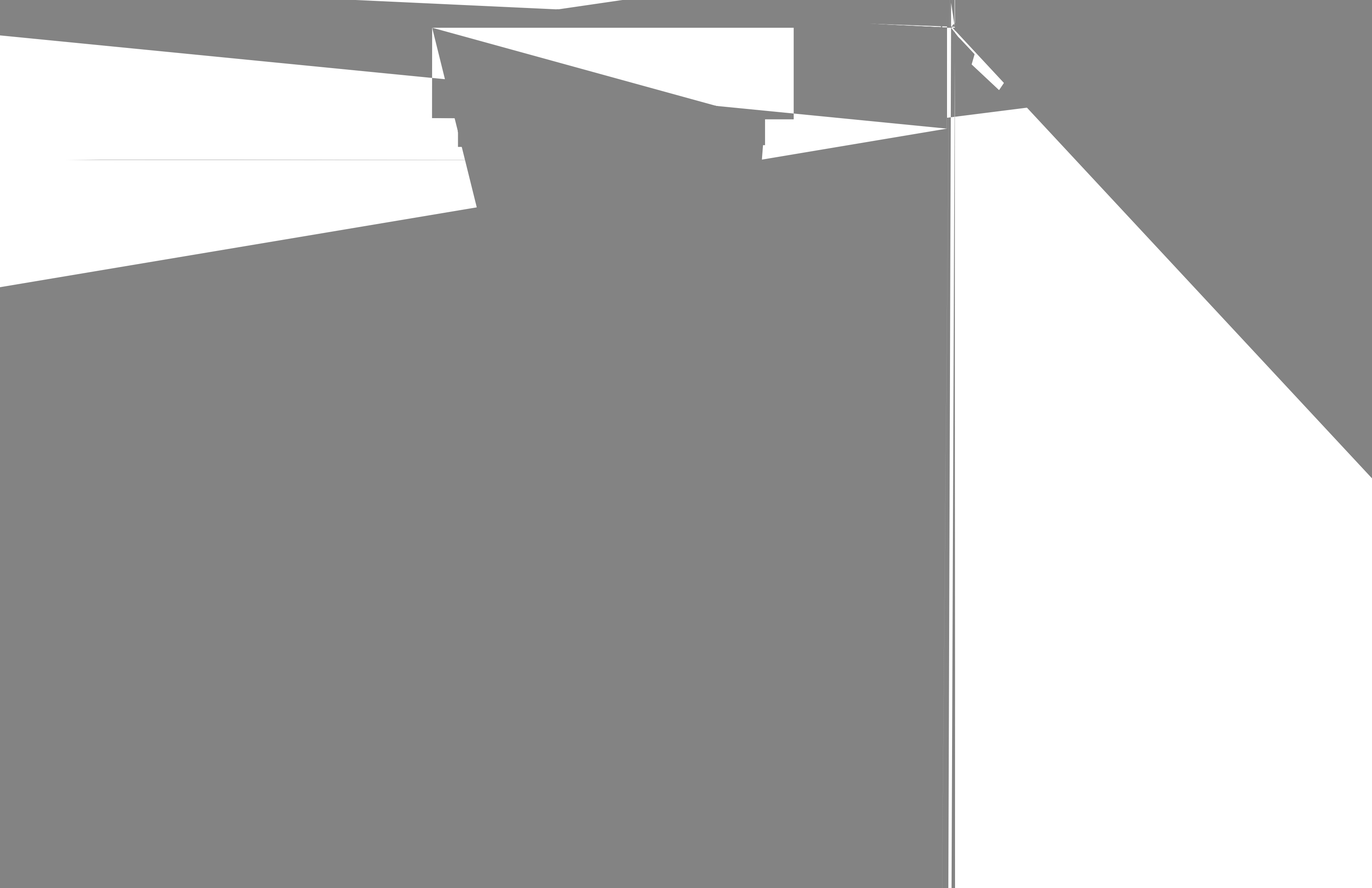
AIRBUBBLE, WARSAW - ECOLOGICSTUDIO



WALKER HOUSE, CANADA - REFLECT ARCHITECTURE

INSPIRATION IMAGES AND PRECEDENTS

PLANS AND SECTIONS

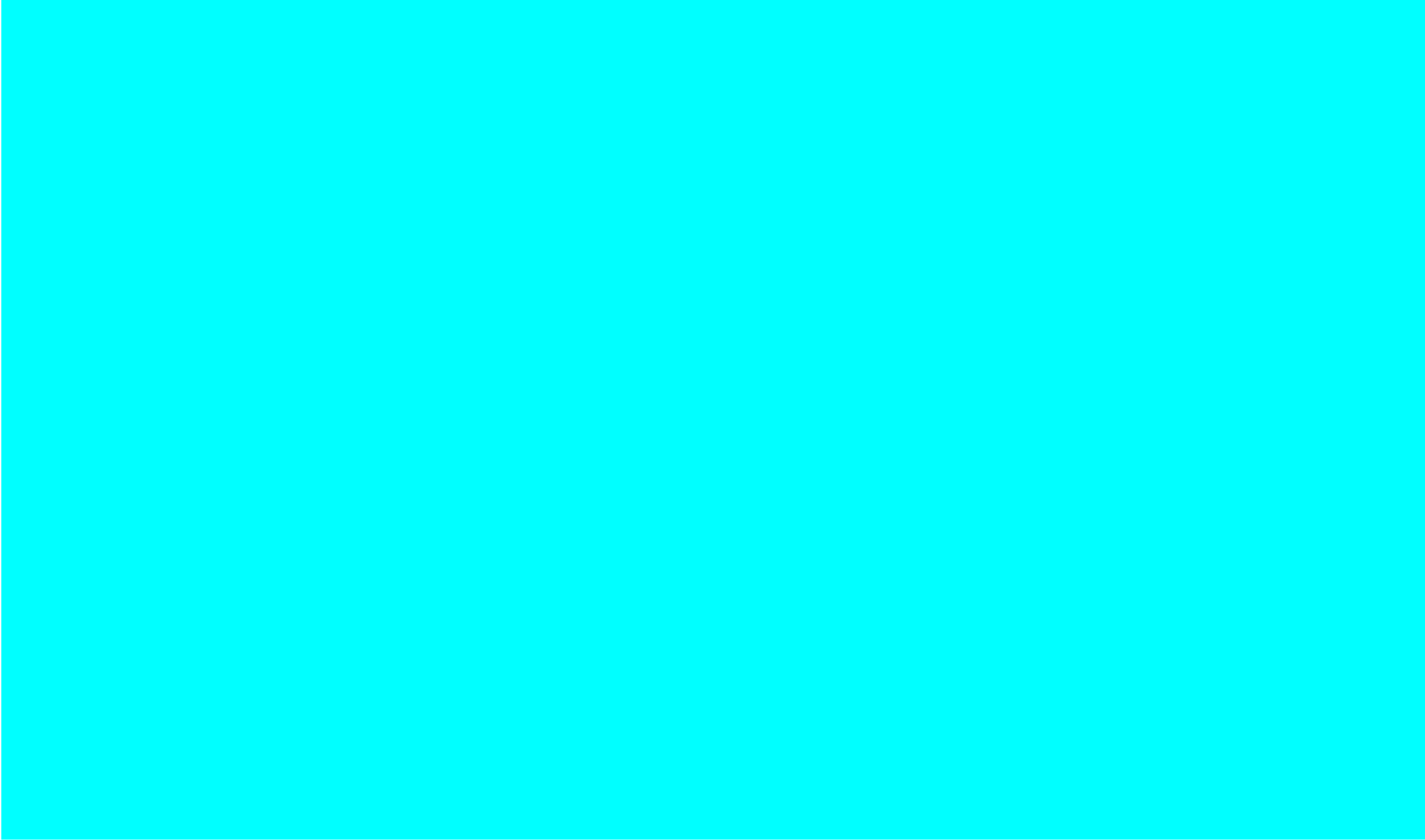


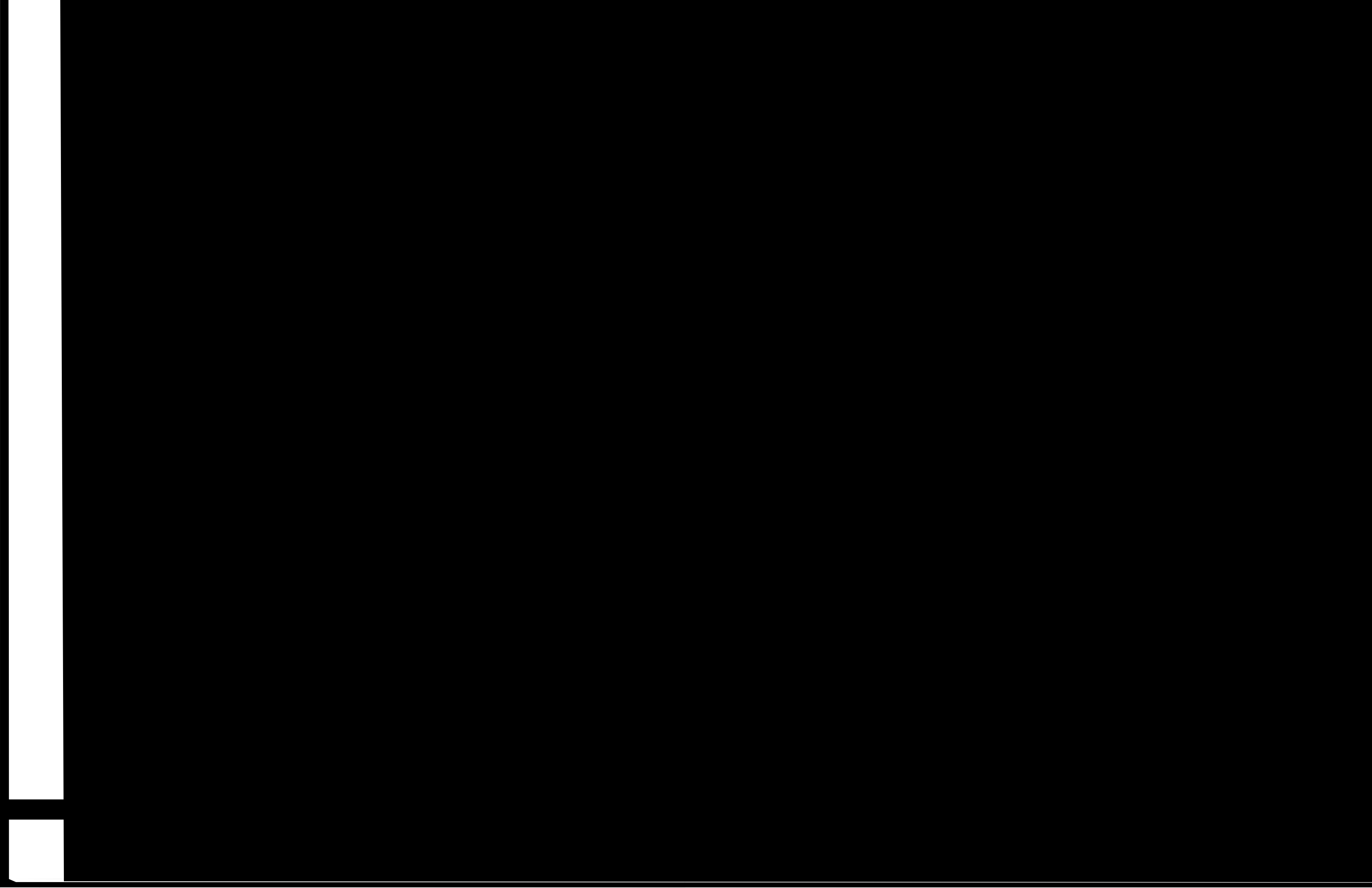
LANDSCAPE PLAN BY SITEFORM



RENDERED SITE PLAN





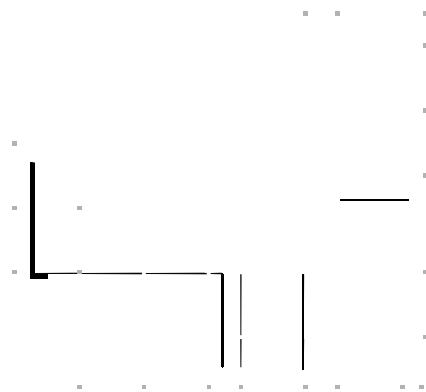
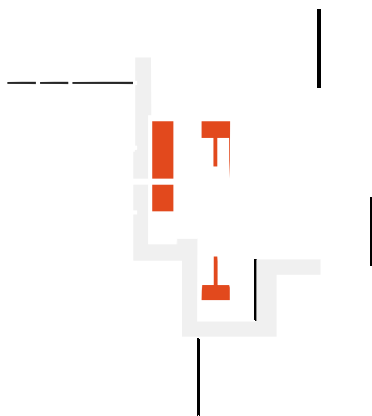


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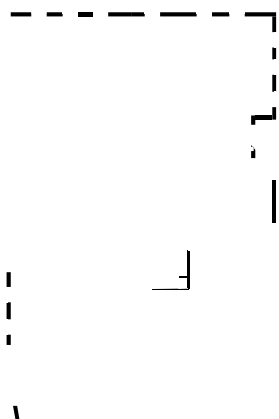
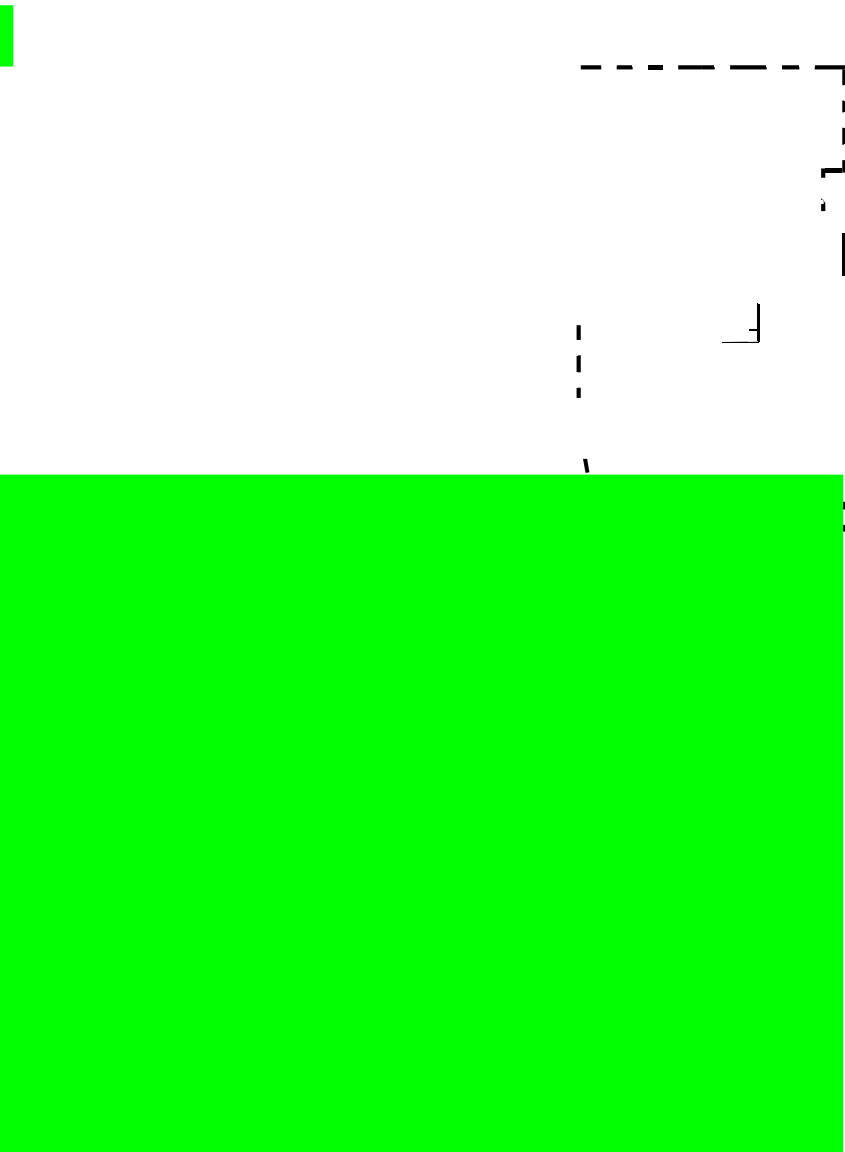
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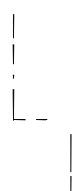
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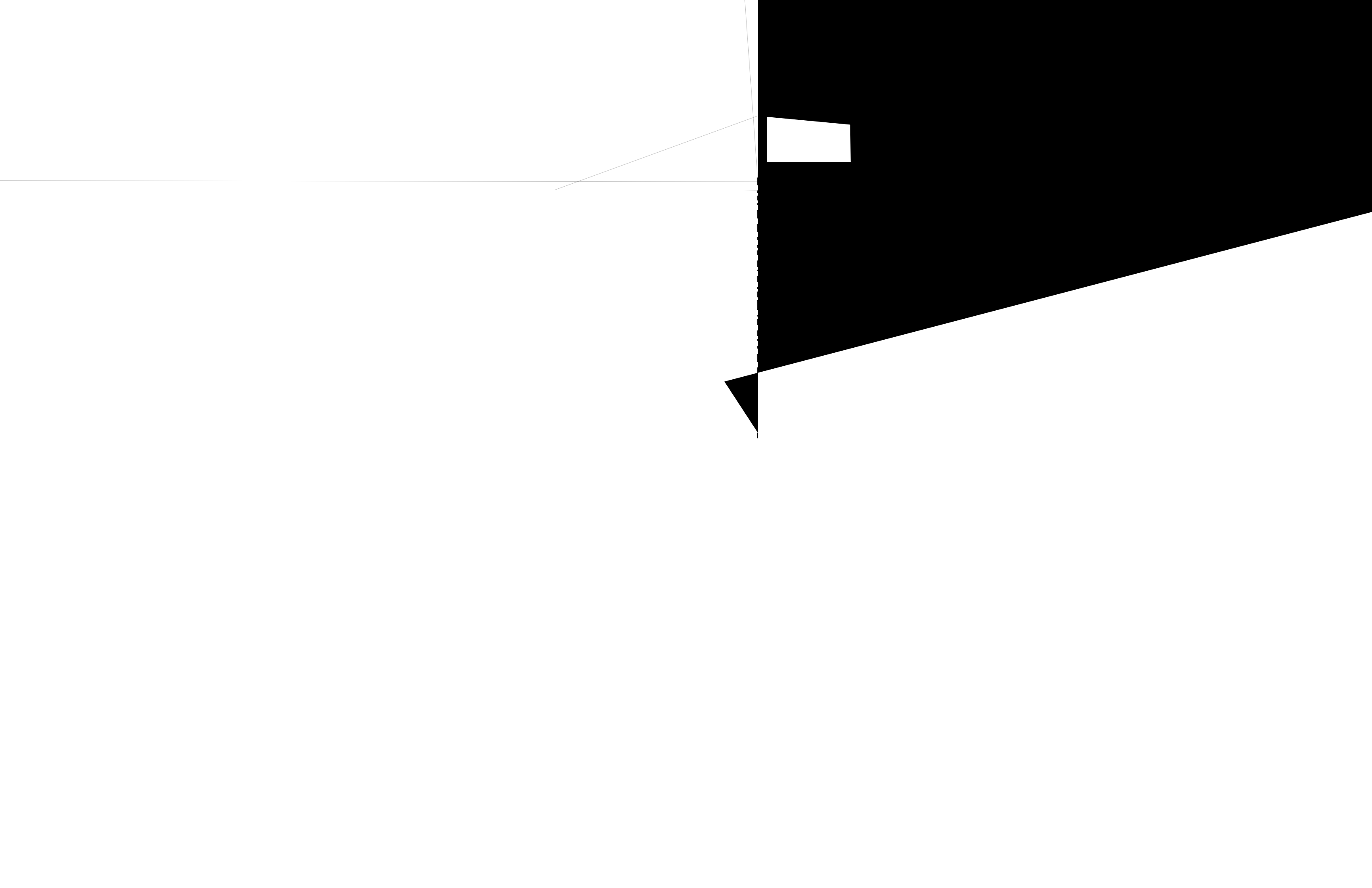
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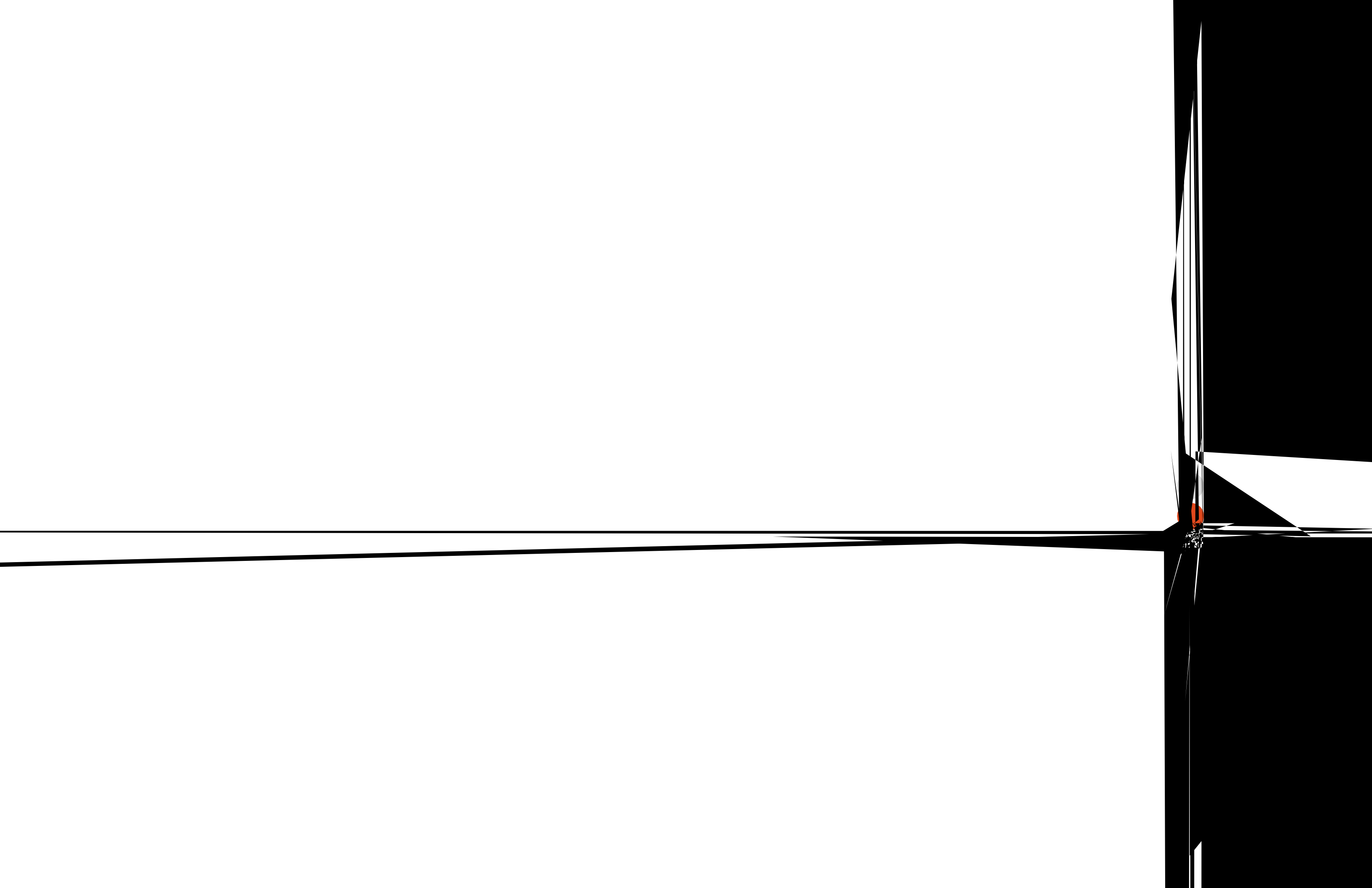


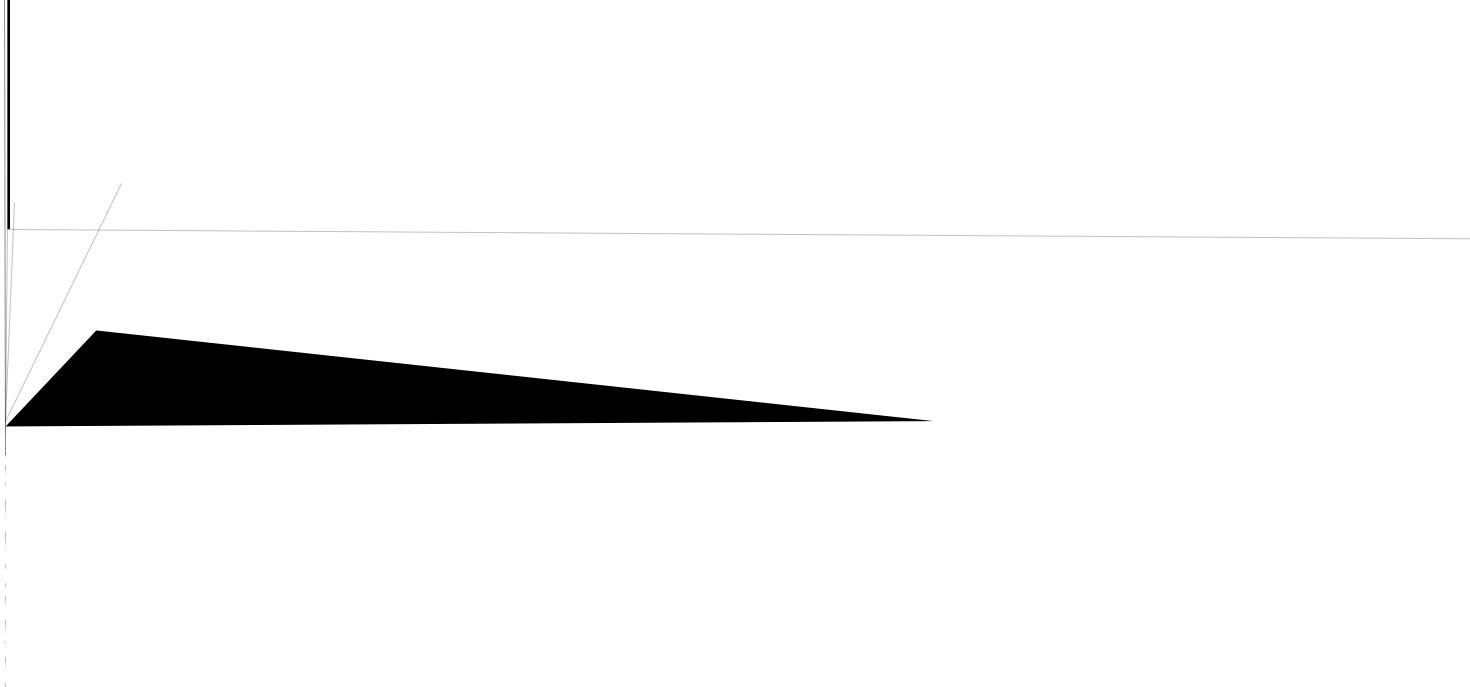




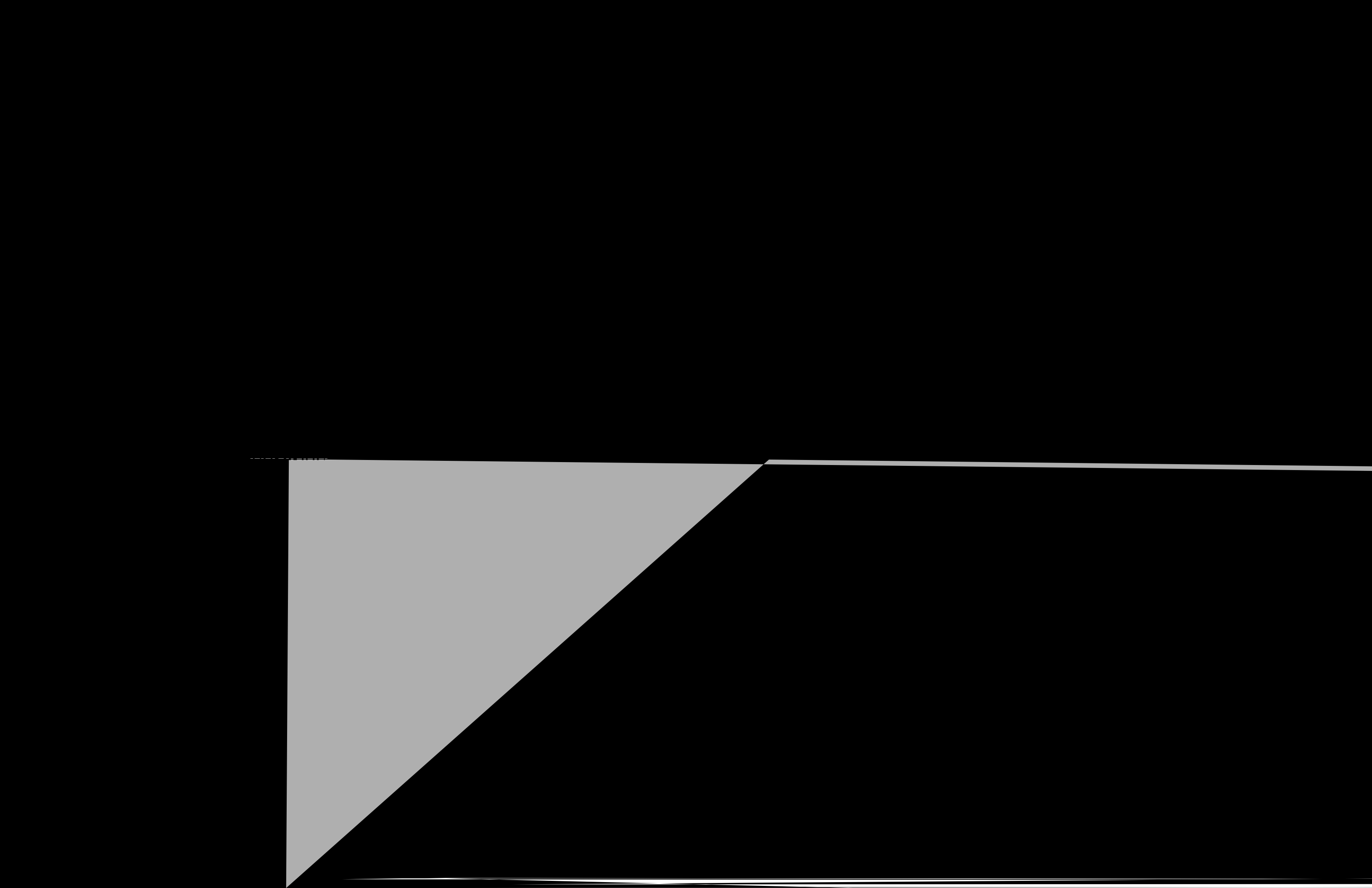




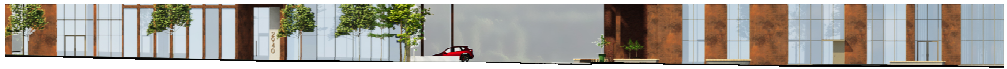




11
12











PERSPECTIVES, & ELEVATIONS

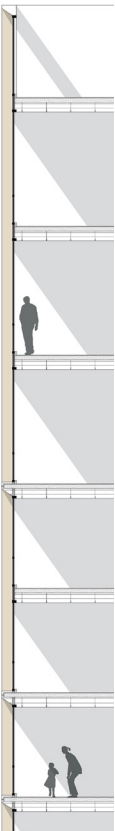
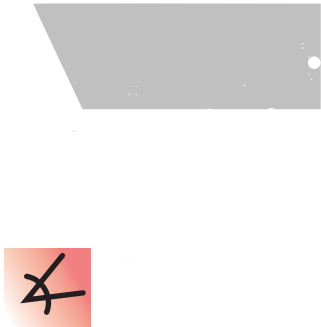
PERSPECTIVE AERIAL VIEW



PERSPECTIVE AERIAL VIEW - CLOSEUP



PERSPECTIVE VIEW-CORNER BASELINE AND SANDCASTLE



FACADE DETAIL

ELEVATIONS & PERSPECTIVES

EAST PERSPECTIVE

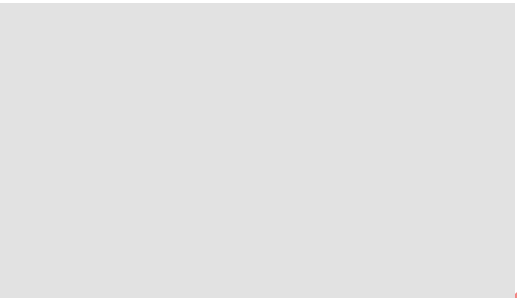


EAST PERSPECTIVE VIEW - TOWERS 5 & 6



ELEVATIONS & PERSPECTIVES

SOUTH-WEST PERSPECTIVE VIEW - PARKLAND DEDICATION



WEST ELEVATION

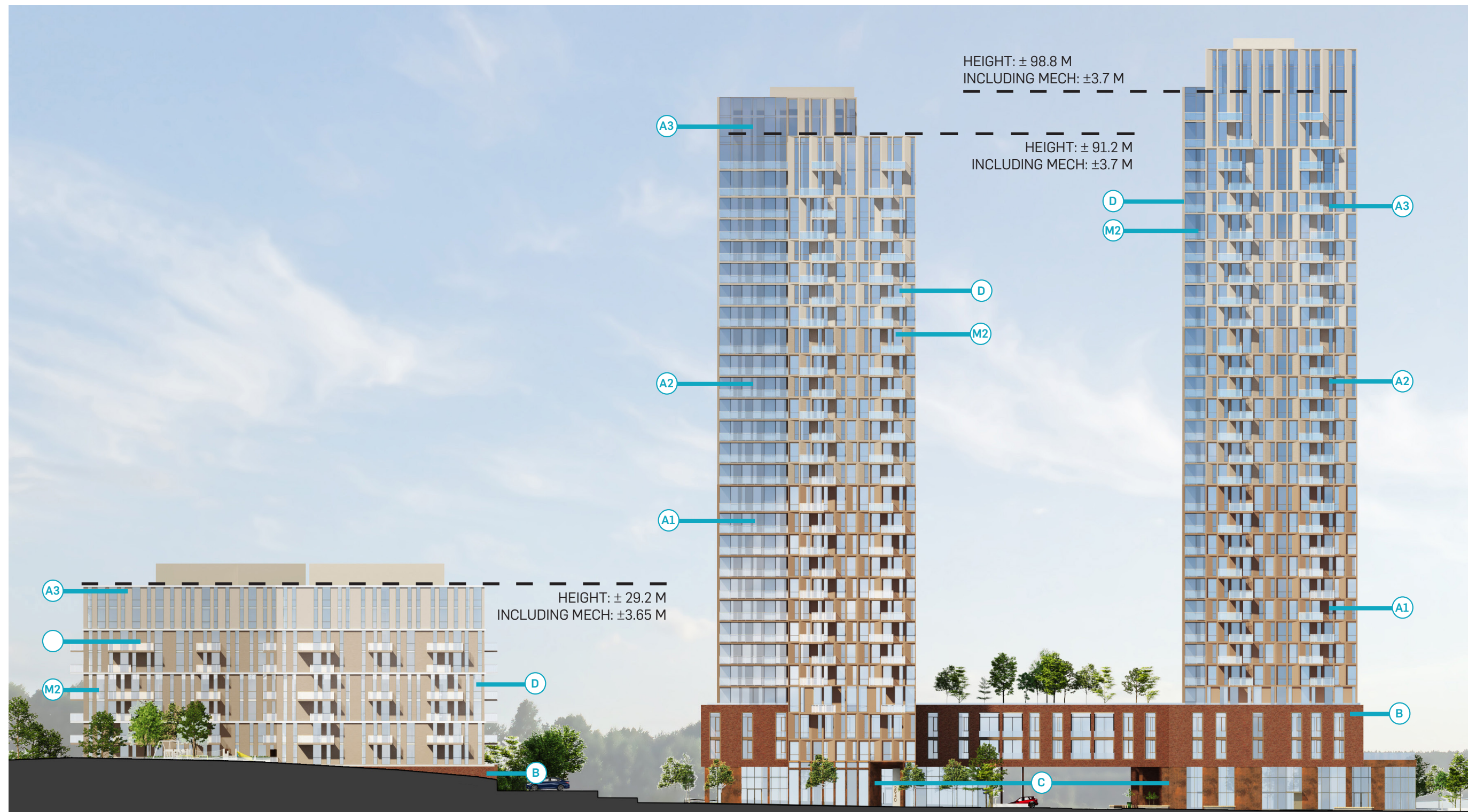
Materials legend

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



ELEVATIONS & PERSPECTIVES

EAST ELEVATION



NORTH ELEVATION

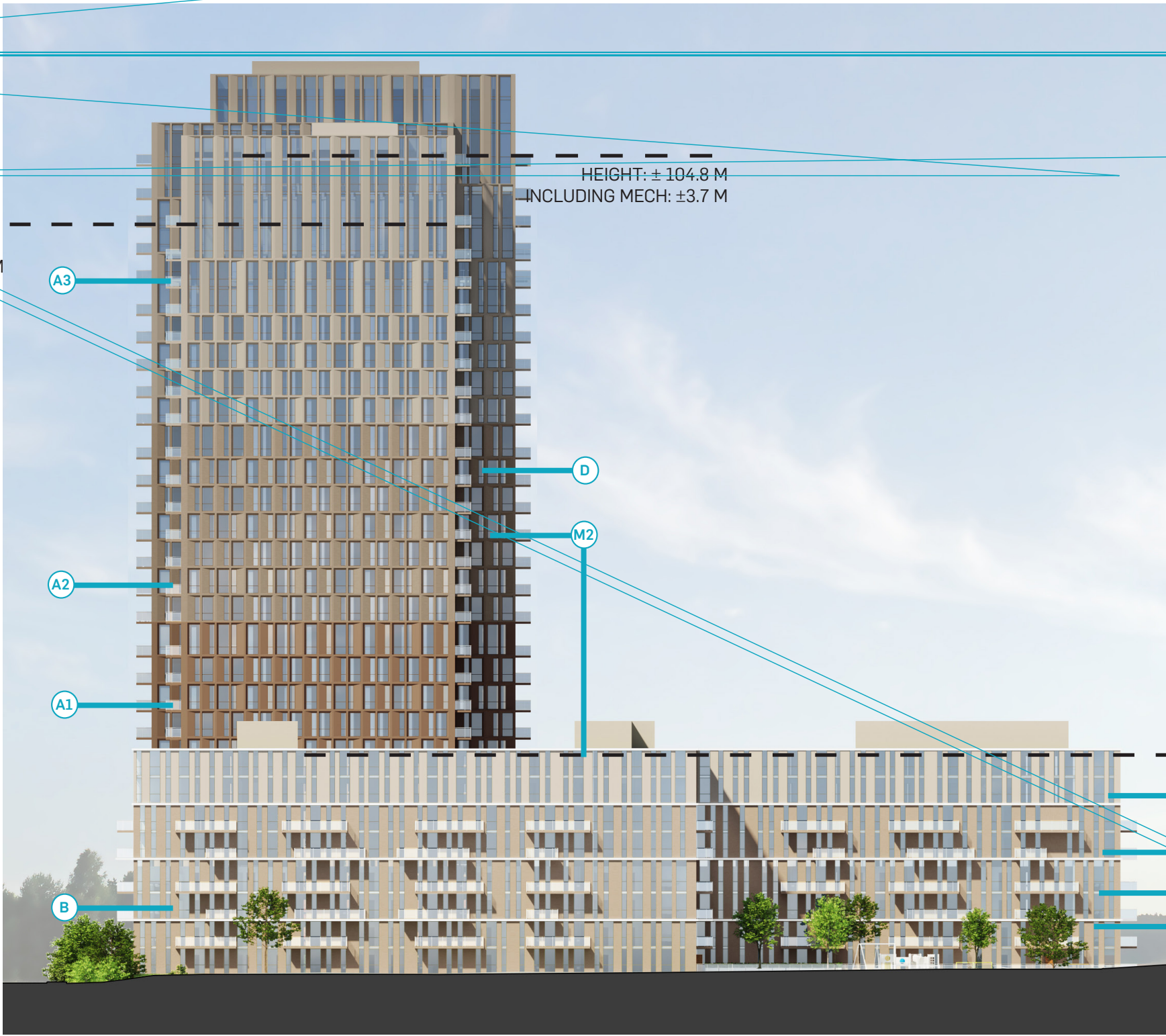
Materials legend
A1 Aluminum panels or Prefabricated porcaine



SOUTH ELEVATION

Materials legend

A1 Aluminum panels or Prefabricated porcelain panel or Dekton
Manufacturer: PanFab or Cosentino or equivalent
Colour: Neutral Orange #D9D9D9



ELEVATIONS & PERSPECTIVES

TOWER 3,4 NORTH ELEVATION

Materials legend

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



(B) Podium: Brick
Manufacturer: Canada Brick or equivalent
Series: Canada or equivalent
Architectural Series
Colour: Brunswick

(C) Copper
Manufacturer: PanFab or equivalent
Colour: Copper

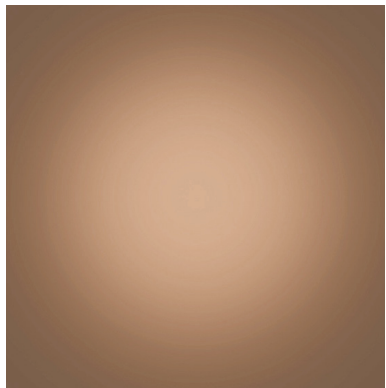
(D) Clear Glass
Manufacturer: TBD



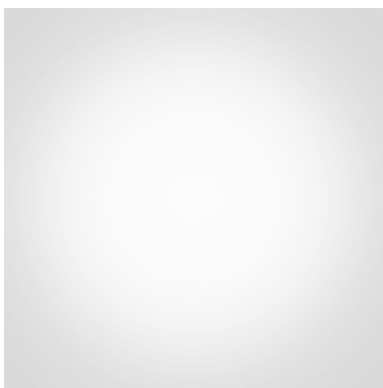
HEIGHT: ± 29.2 M
INCLUDING MECH: ±3.65 M

MATERIALS

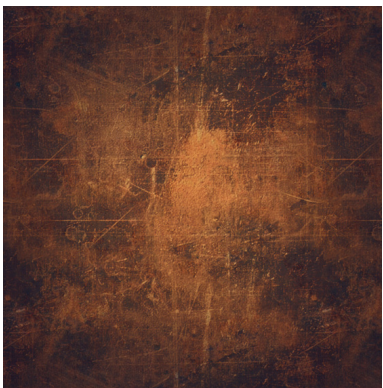
SAMPLE PANEL



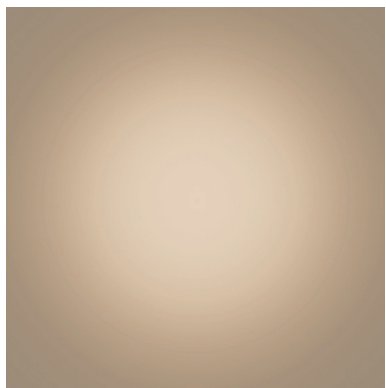
A1 Aluminum panels or Prefabricated porcelain panel or Dekton
Manufacturer: PanFab or Cosentino or equivalent
Colour: Neutral Orange #b68d6e



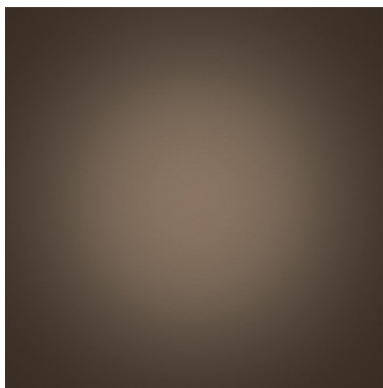
M1 Metal finish
Manufacturer: PanFab or equivalent
Colour: White #efefef
Tower: 3 & 4



C Copper
Manufacturer: TBD
Colour: Copper - Satin finish



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



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



D Clear Glass
Manufacturer: TBD



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



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

PROJECT STATISTICS

[illegible]

SURFACE DE PLANCHER HORS OEUVRE BRUTE - GROSS FLOOR AREA 2025-09-18 12762

Province /Province	Ontario				
Zonage / Zoning					
Superficie du Lot / Property Area	15,956.9 m² / sq. m.	171,760	pi² / sq. ft		

	m² / m²	pi² / ft²	m² / m²	pi² / ft²	m² / m²	pi² / ft²
	0	0	0	0	0	0
	715	7696				
	715	7696				
	715	7696	694	7470		
	715	7696	694	7470		
	715	7696	694	7470		
	715	7696	694	7470		
	715	7696	694	7470		
	715	7696	694	7470		
	715	7696	694	7470		
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	715	7696	694	7470		
	715	7696	694	7470		
	715	7696	694	7470		
	715	7696	694	7470	2973	32001
	715	7696	694	7470	2973	32001
	715	7696	694	7470	2973	32001
	715	7696	694	7470	2973	32001
	715	7696	694	7470	2973	32001
	532	5726	0	0	2973	32001
	1176	12658	1318	14187	2973	32001
	1176	12658	1318	14187	2958	31840
	0	0	153	1647	1177	12669
	934	10053	695	7481	0	0
	0	0	0	0	0	0
	0	0	0	0	0	0
	22408	241198	20140	216785	24946	268516

Part 1 – Administration, Interpretation and Definitions
Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding; (a) floor area occupied by shared mechanical, service and electrical equipment that serve the building (By-law 2008-326) (b) common hallways, corridors, stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-30 2 20 0 r 017-30 w g 0 r b 7- nd d

AIRE D'AGRÉMENT - AMENITY AREA

12762

2025-09-18

Province /Province	Ontario			
Zonage / Zoning				
Superficie du Lot / Property Area	15,956.9 m² / sq. m.	171,760	pi² / sq. ft	

Ground Floor 1 / Basement 0			0	0
Ground Floor 2			0	0
			612	941
3rd Floor			253	450
4th Floor			253	540
6th & 8th Floors			505	660
5th, 7th & 9th Floors			758	948
10th Floor			0	67
11th to 28th Floors (Even)			0	599
			0	568
29th Floor M en) ep	23	40	0	63
30th Floor	24	43	0	67
Total	1152	451	2381	3985

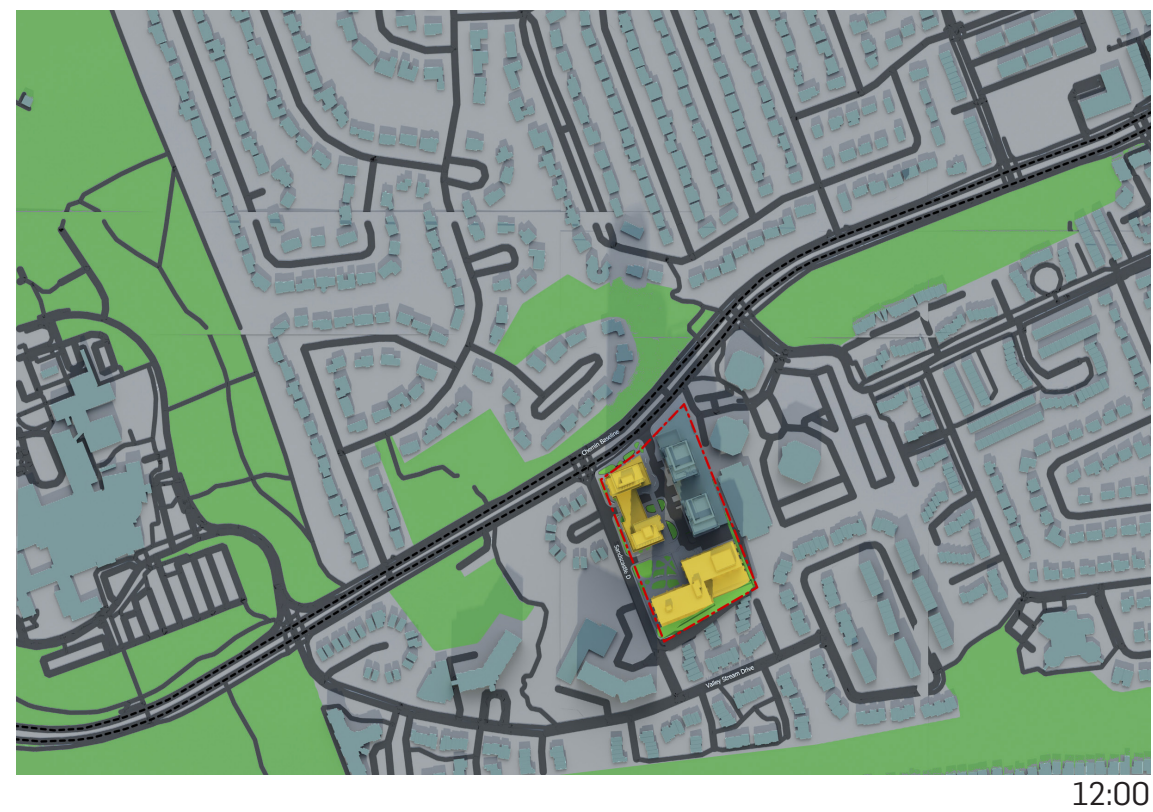
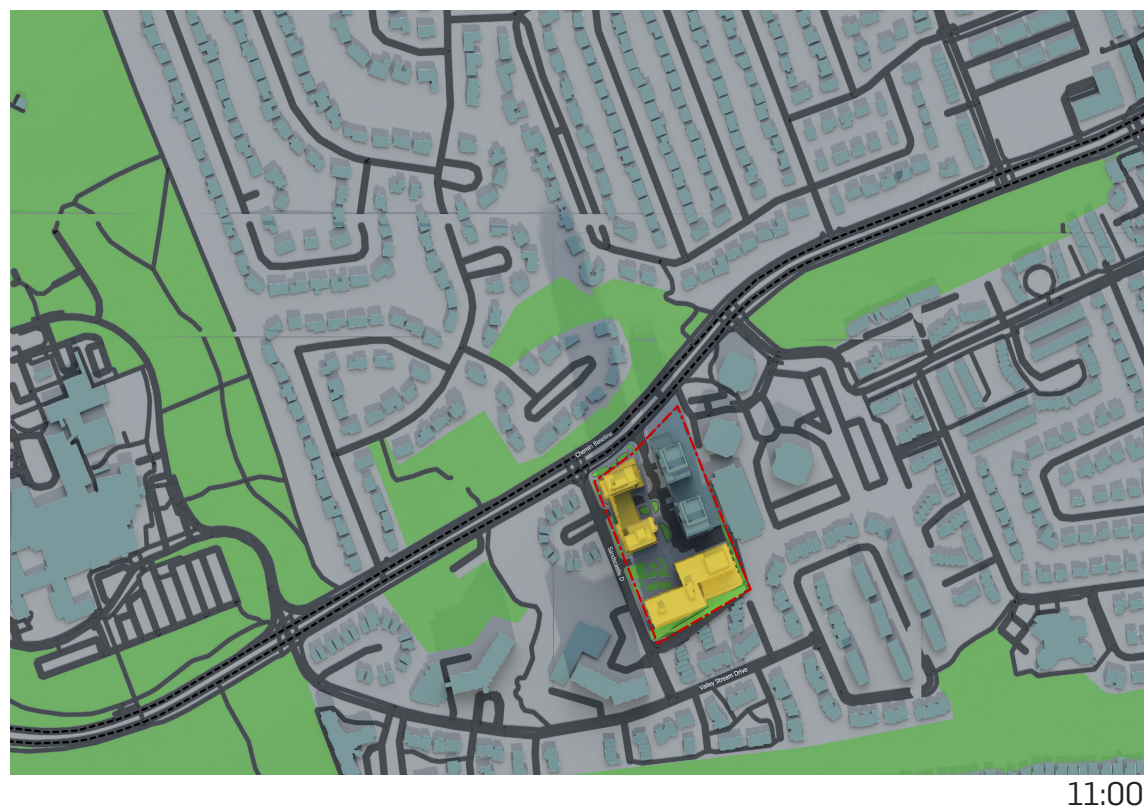
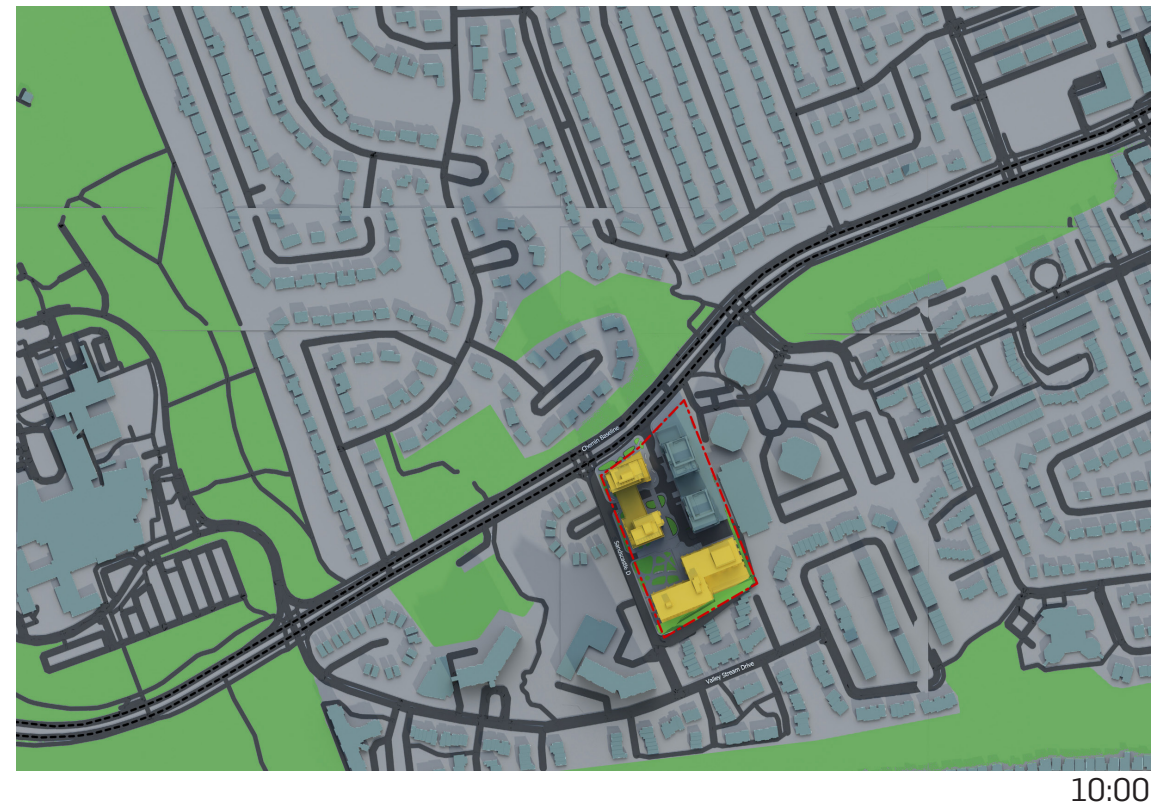
PUBLIC INDOOR AMENITY AREAS	Tour 6 / Tower 6	Tour 5 / Tower 5	Tour 3 et 4 / Tower 3 & 4	TOTAL
Ground Floor 1 / Basement 0	106	151	0	257
Ground Floor 2	0	152	327	479
2nd Floor		0	0	0
3rd Floor	0	0	0	0
4th Floor	137	716	0	853
5th to 9th Floors	0	0	0	0
10th Floor	0	0	0	0
11th to 28th Floors	0	0	0	0
29th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

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

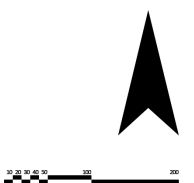
10

SUN STUDY

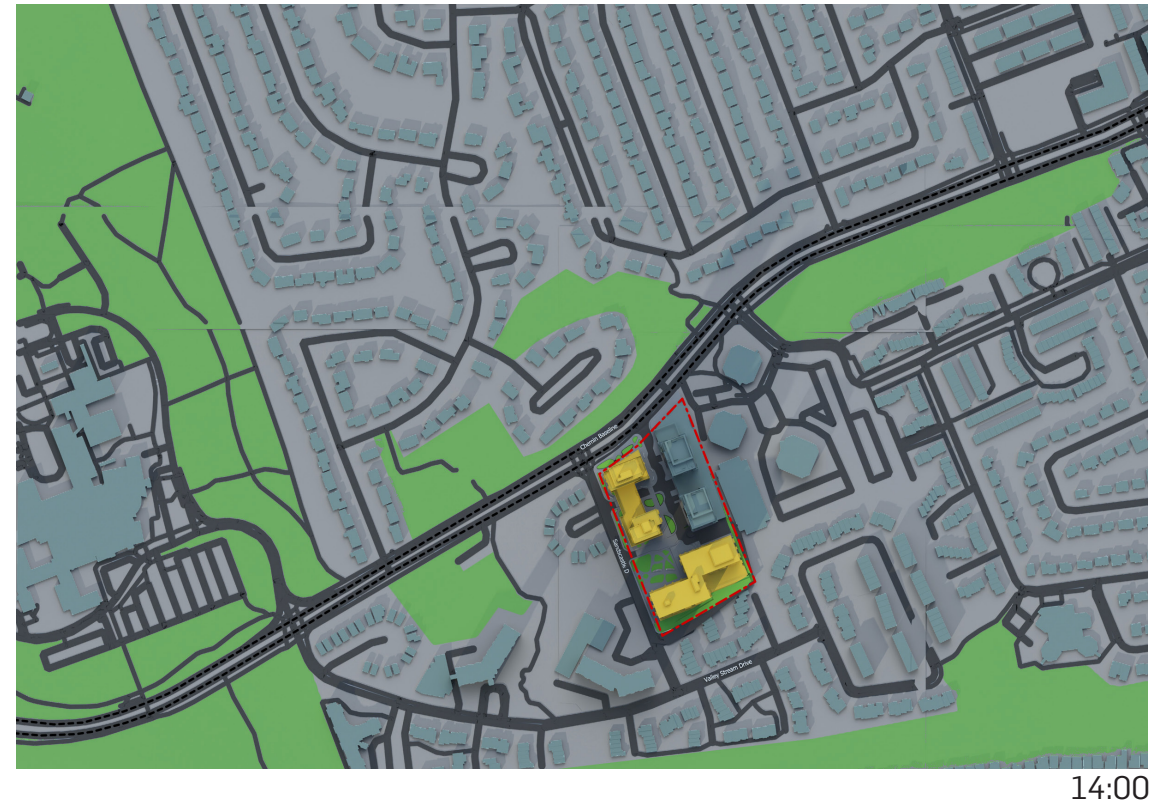
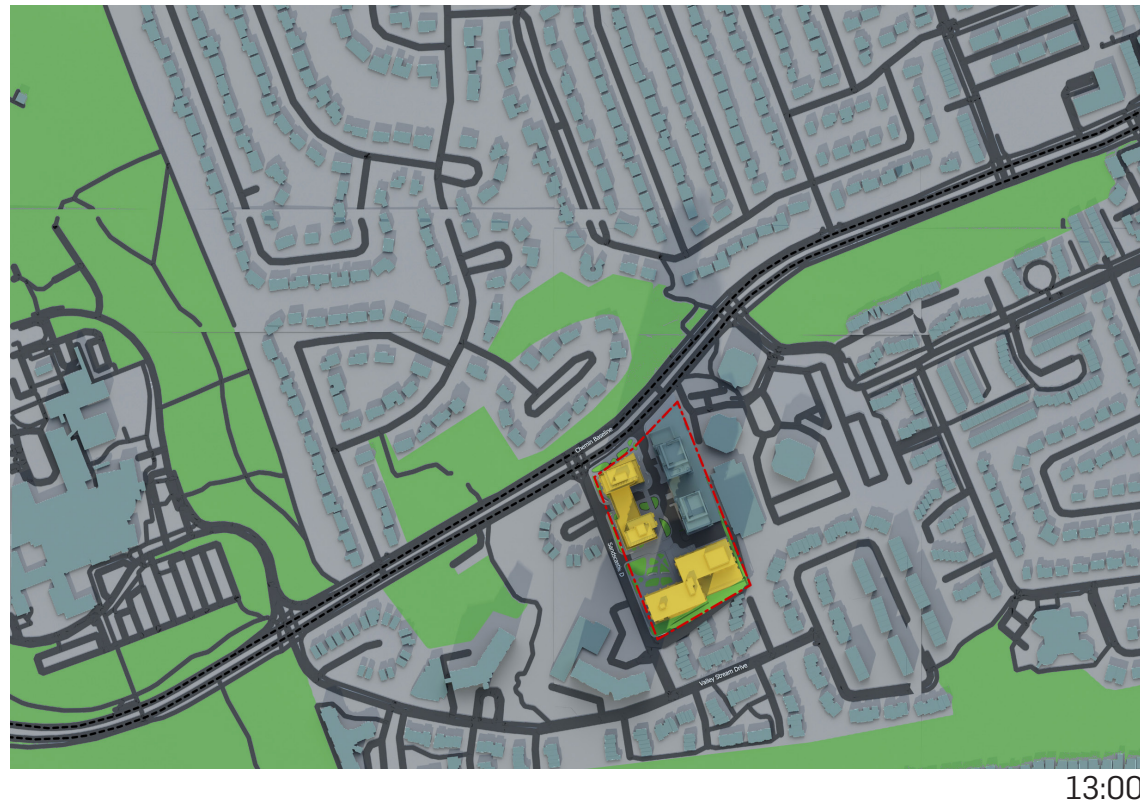
SUN STUDY - DECEMBER 21



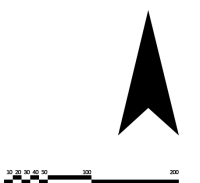
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- TRADITIONAL MAIN STREET
- PROPOSED DEVELOPMENT
- PUBLIC SPACES



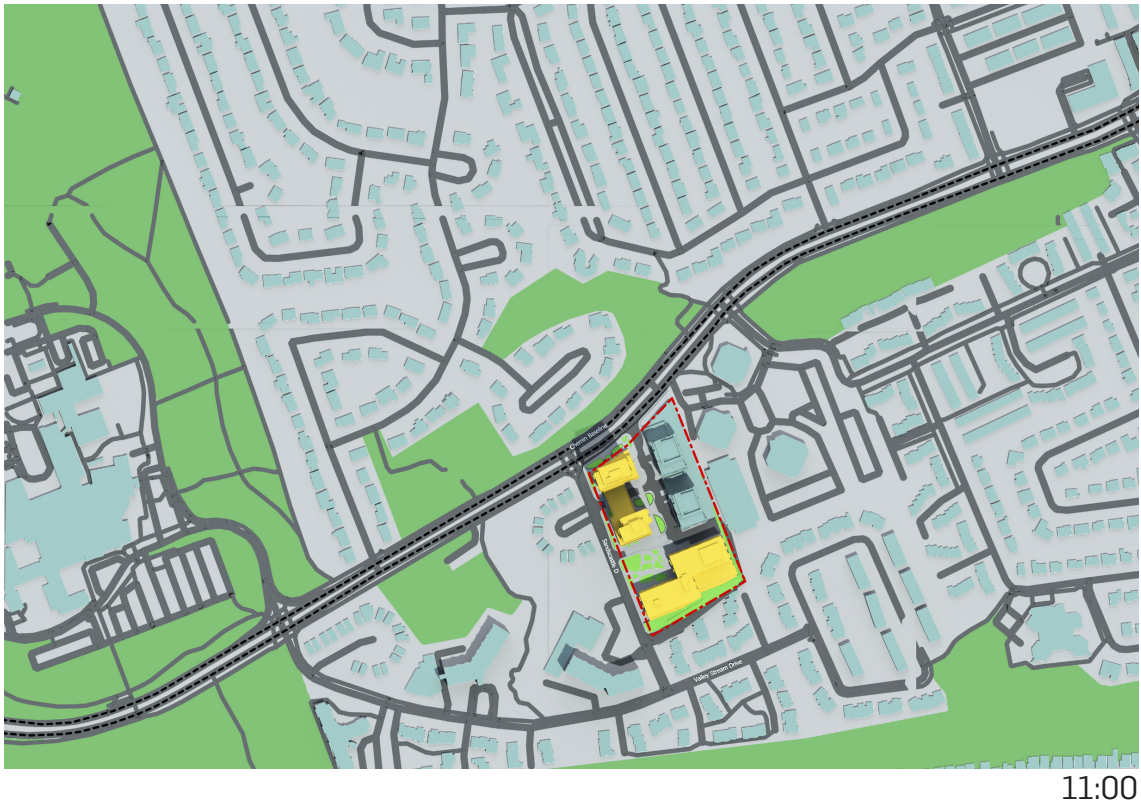
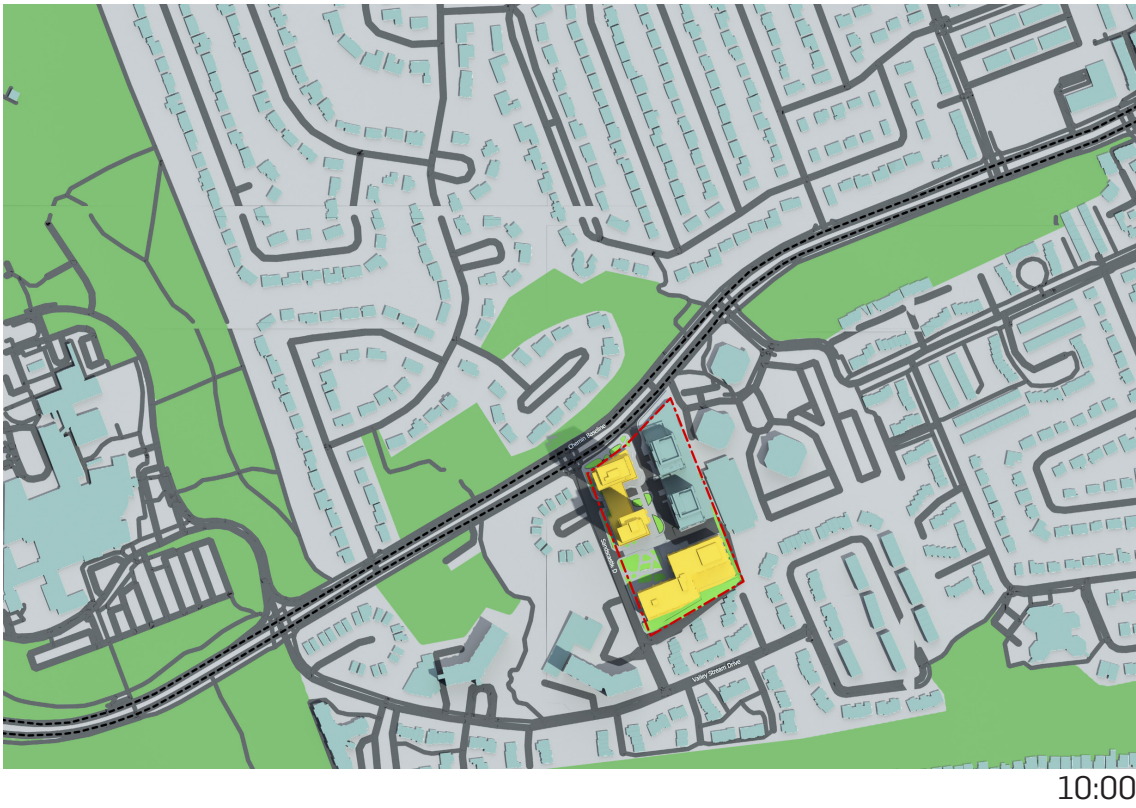
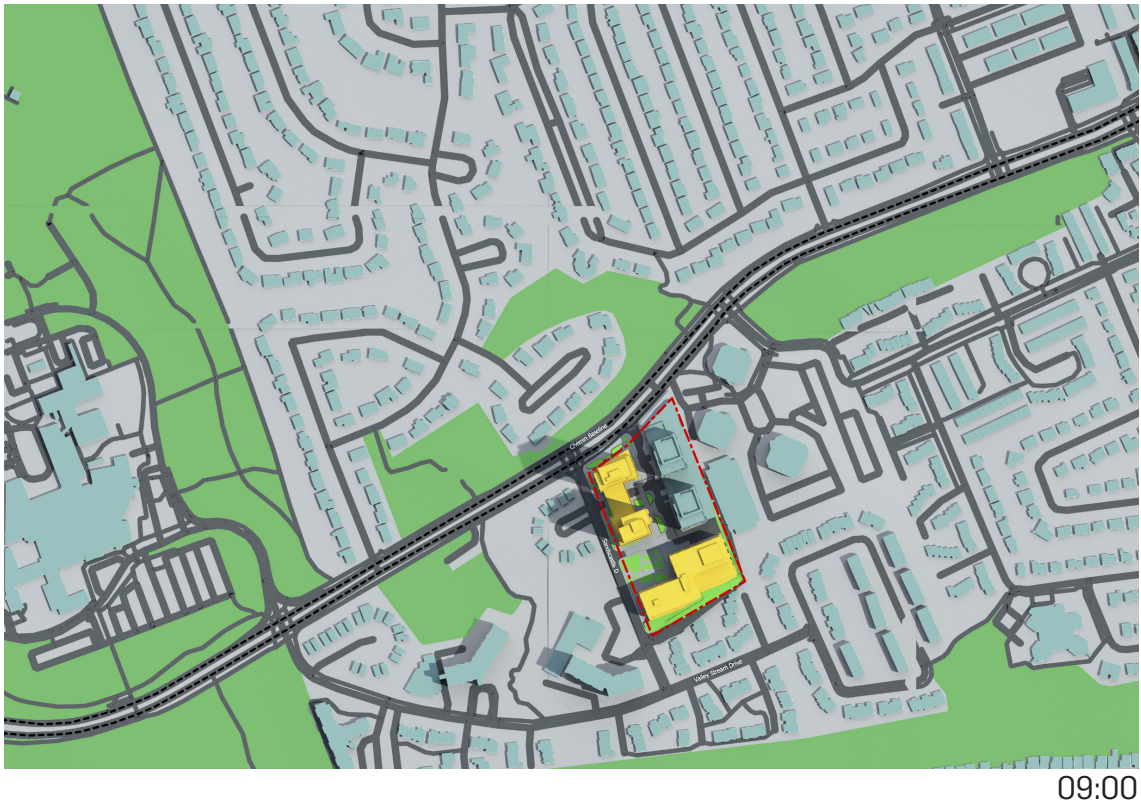
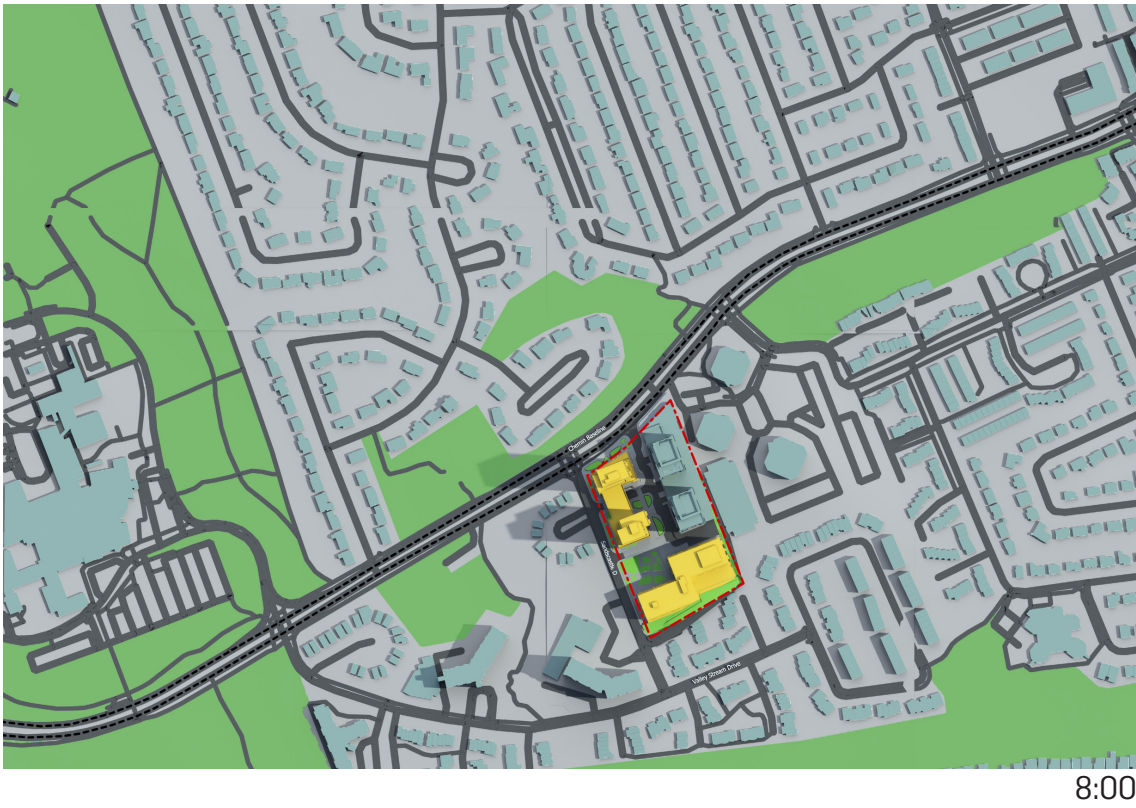
SUN STUDY - DECEMBER 21



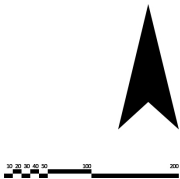
- PROPERTY LINE
- TRADITIONAL MAIN STREET
- PROPOSED DEVELOPMENT
- PUBLIC SPACES

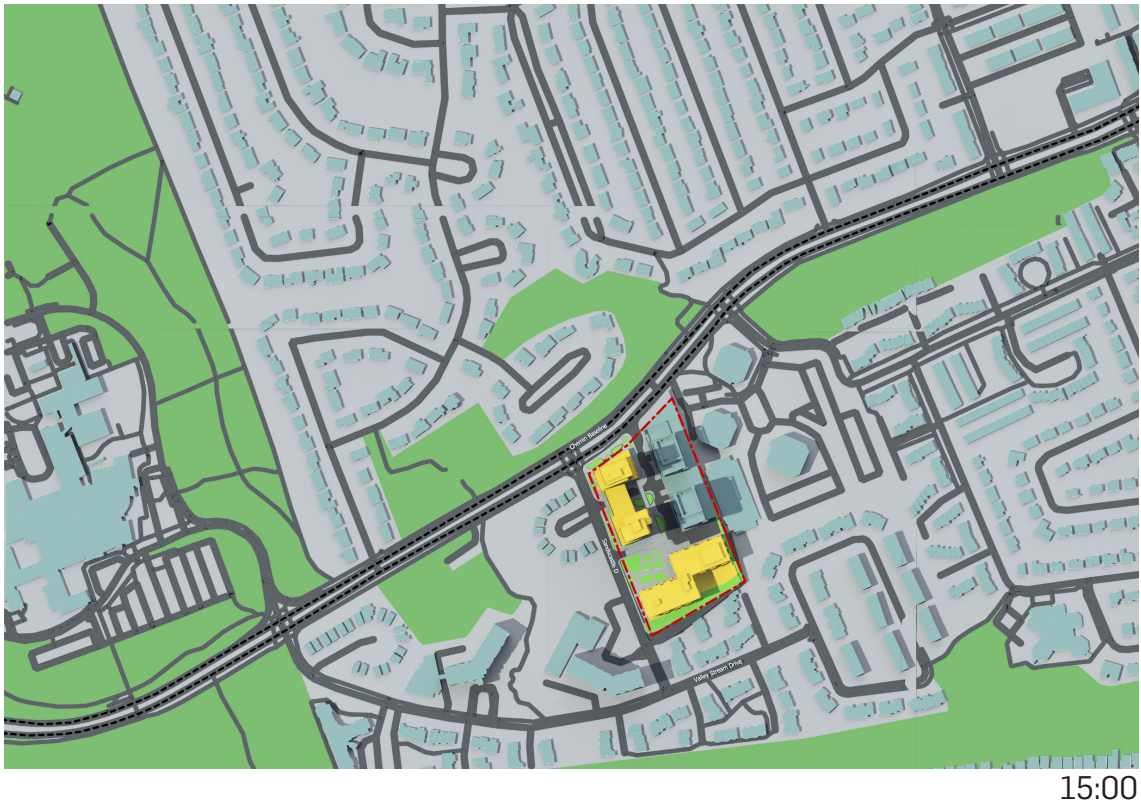
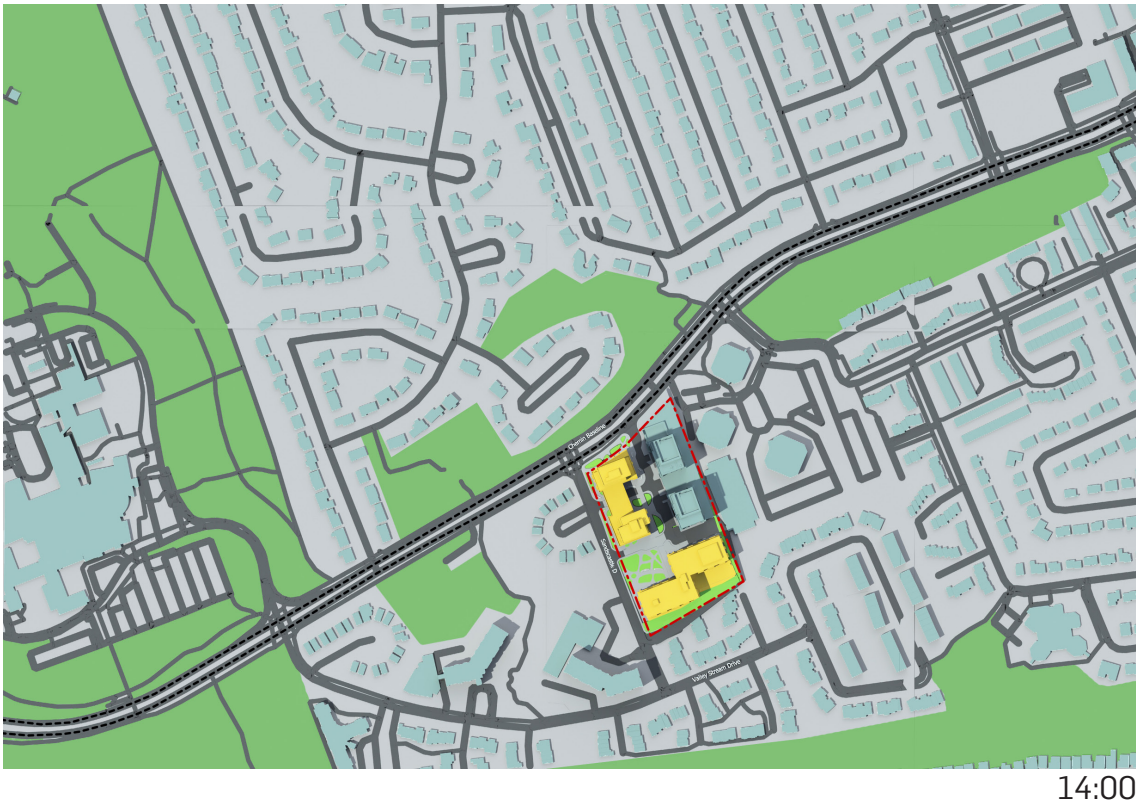
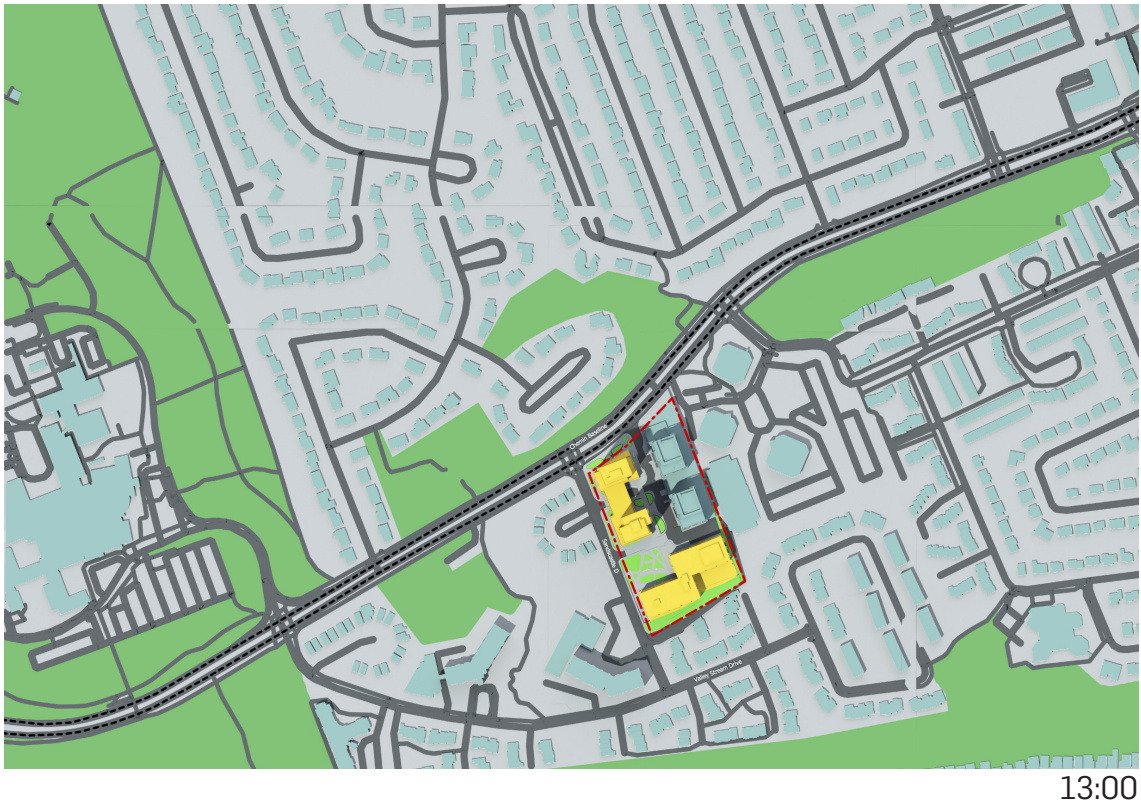
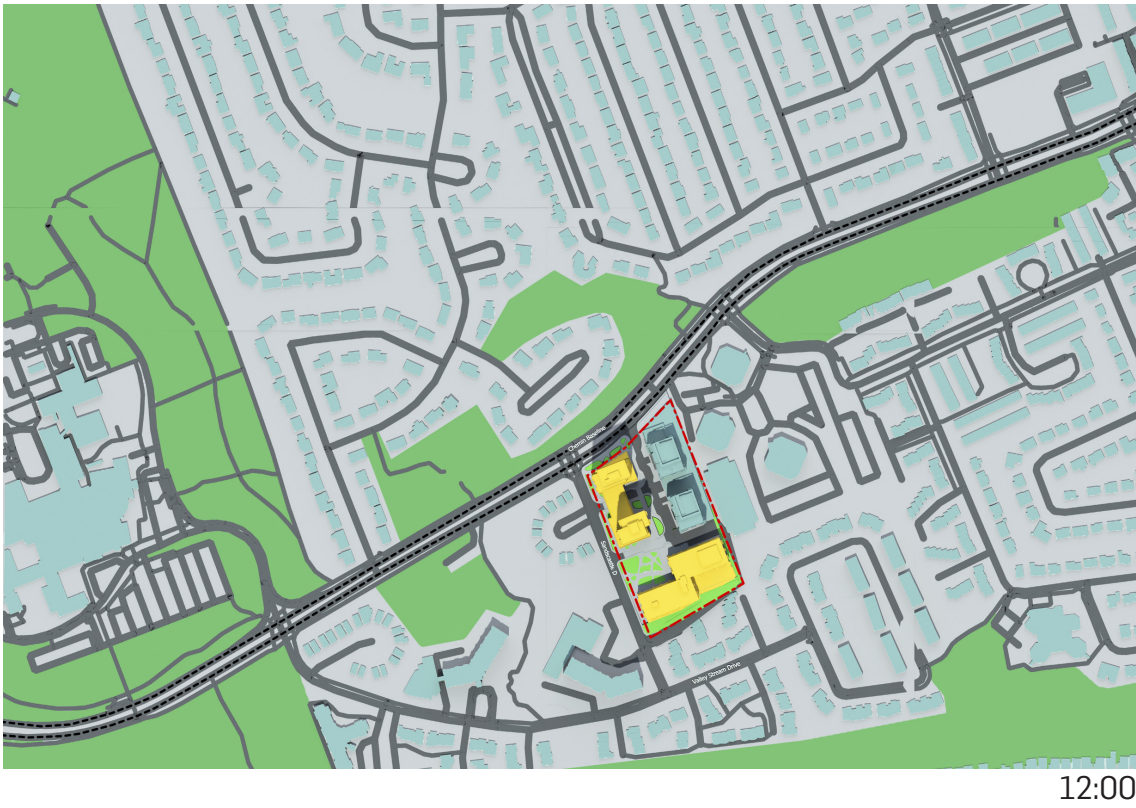


SUN STUDY - JUNE 21

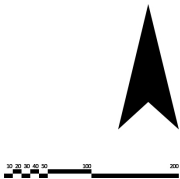


- PROPERTY LINE
- TRADITIONAL MAIN STREET
- PROPOSED DEVELOPMENT
- PUBLIC SPACES

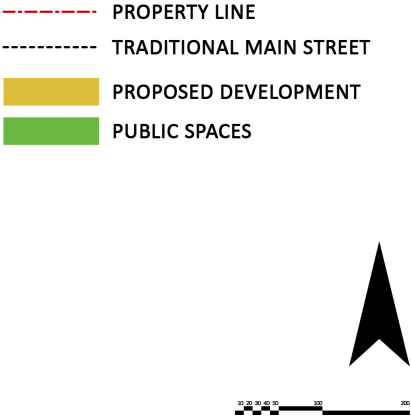
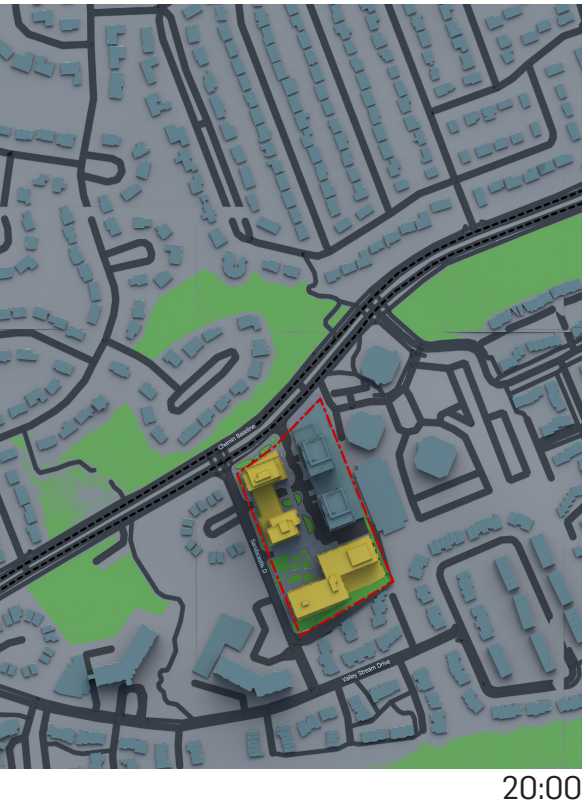
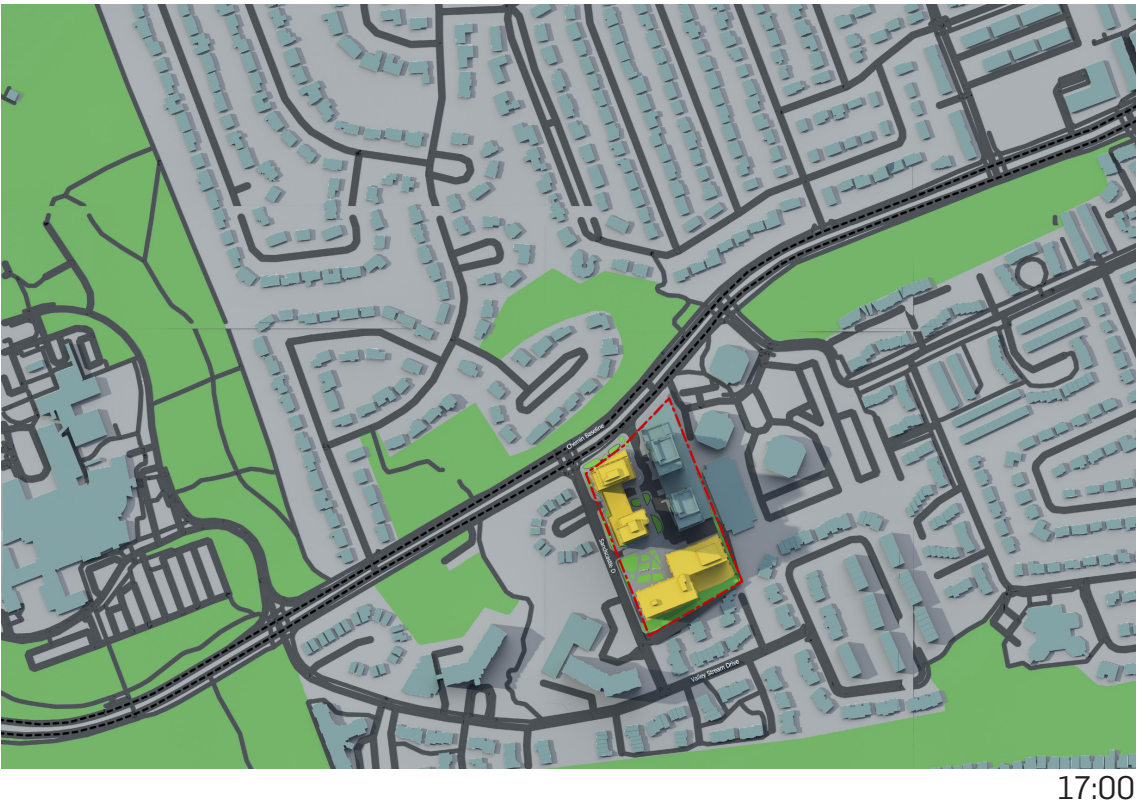
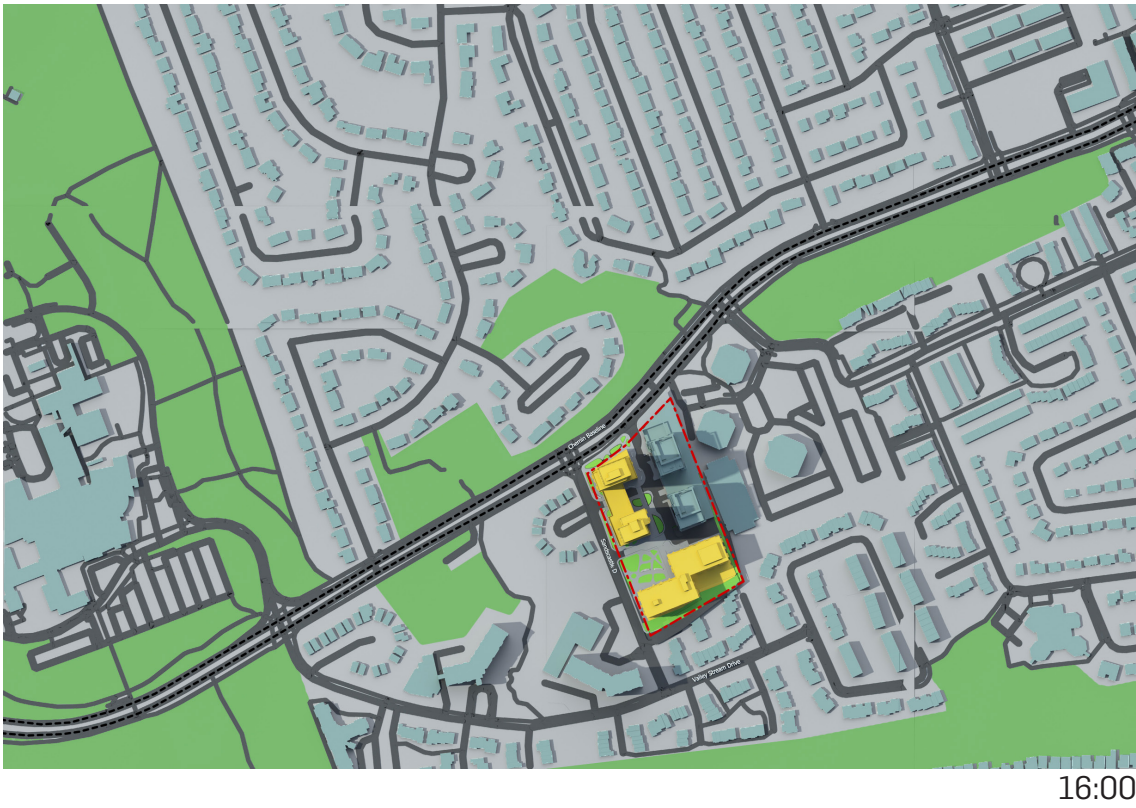




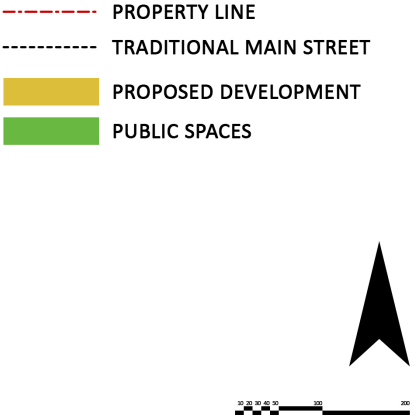
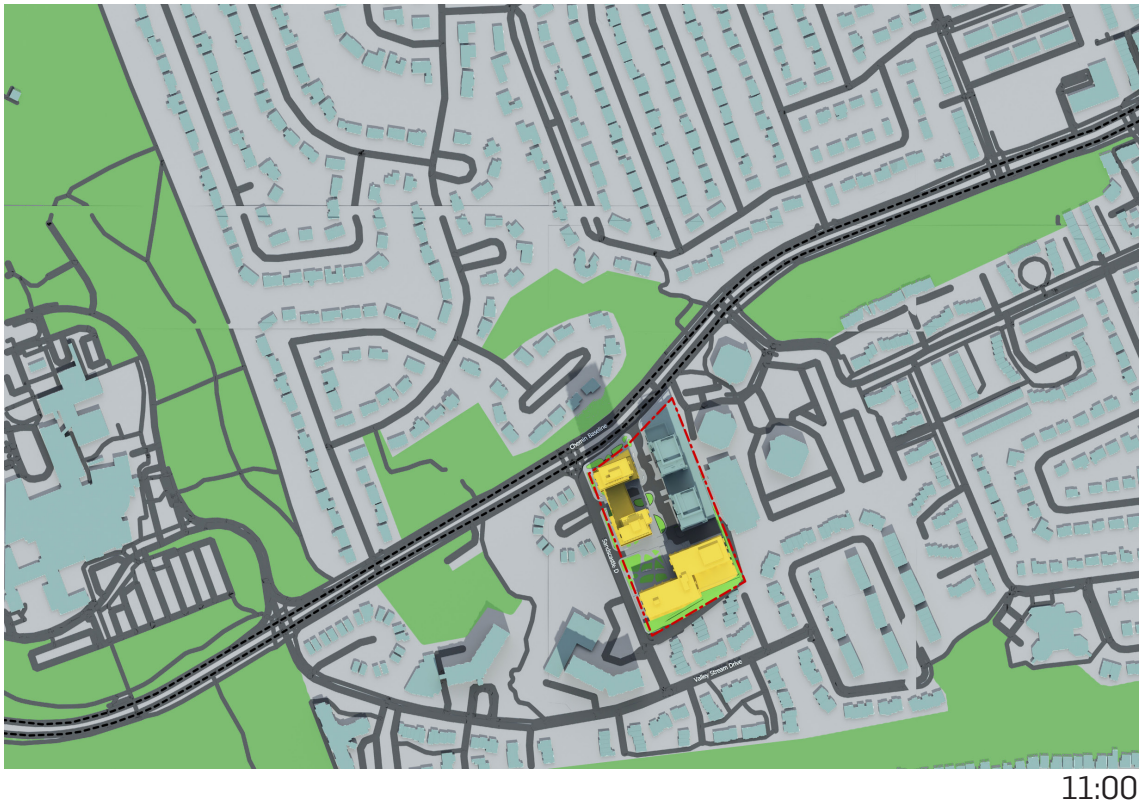
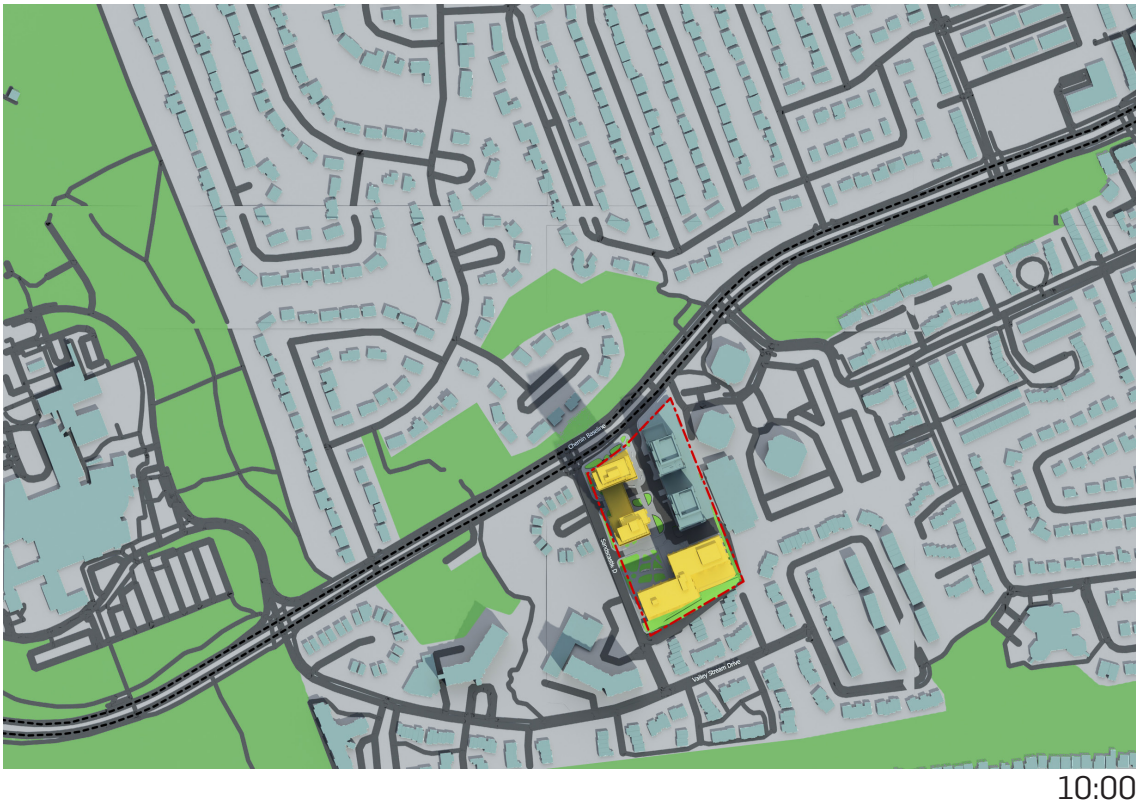
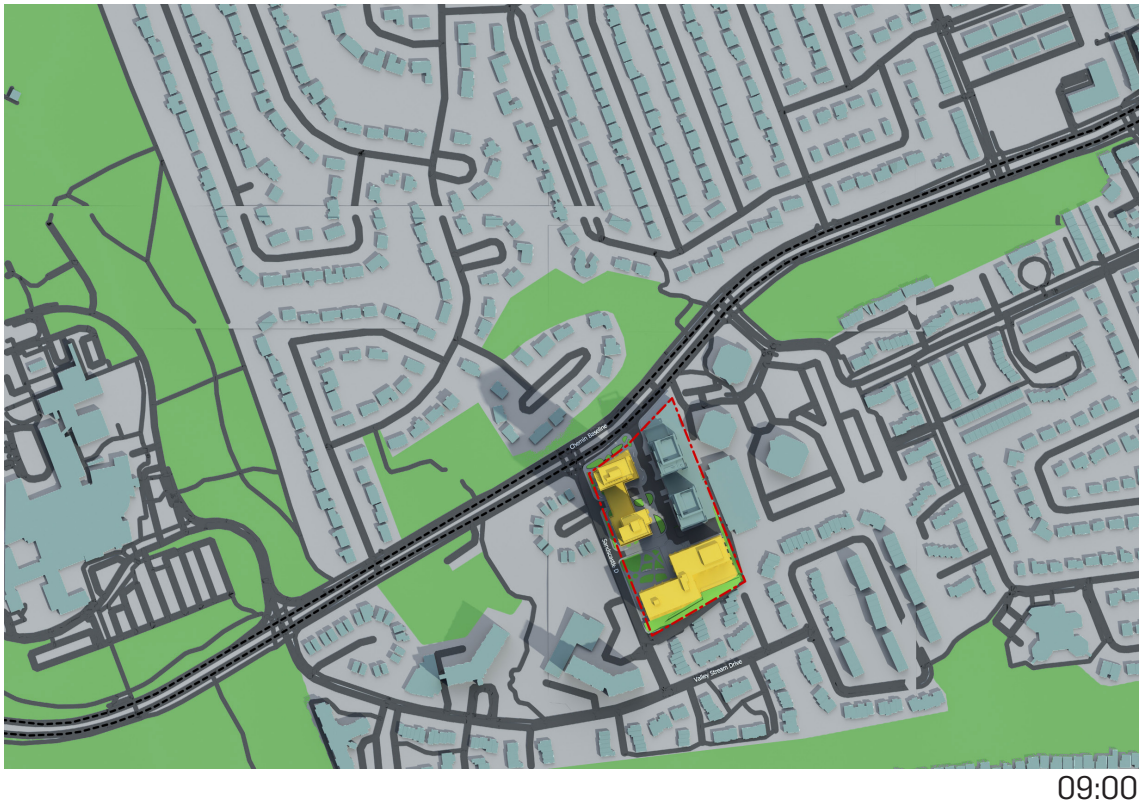
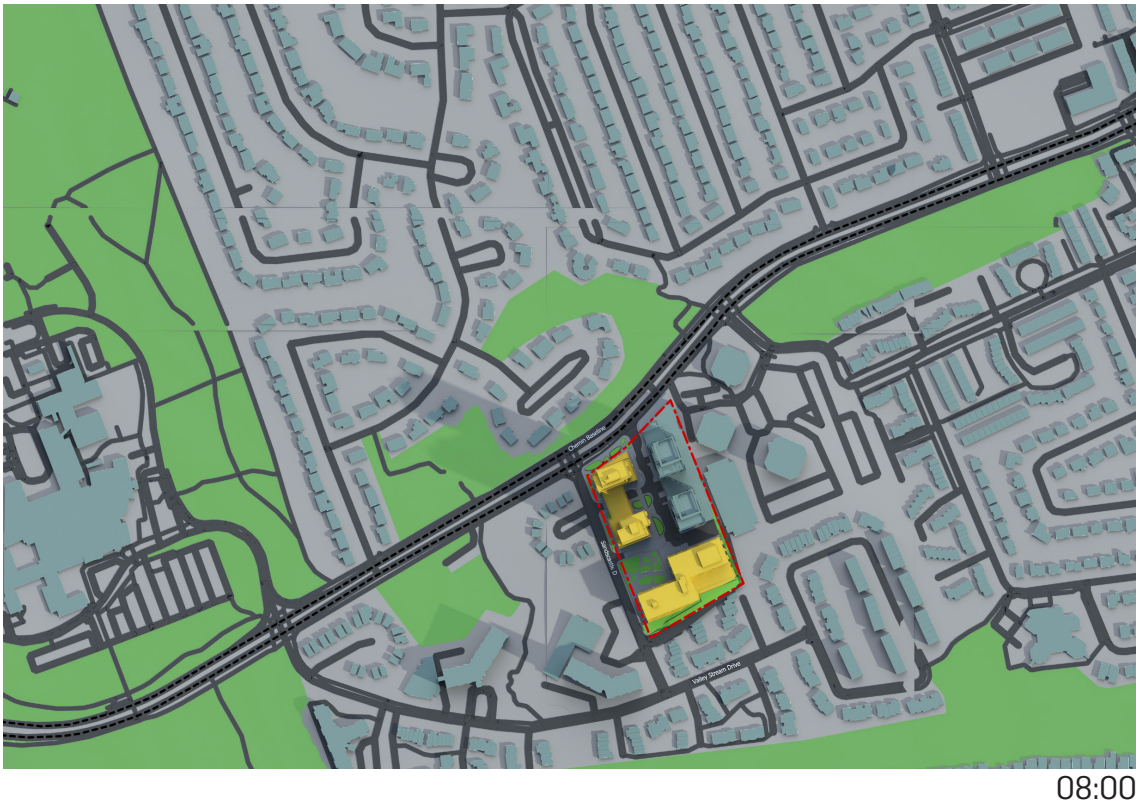
- PROPERTY LINE
- TRADITIONAL MAIN STREET
- PROPOSED DEVELOPMENT
- PUBLIC SPACES



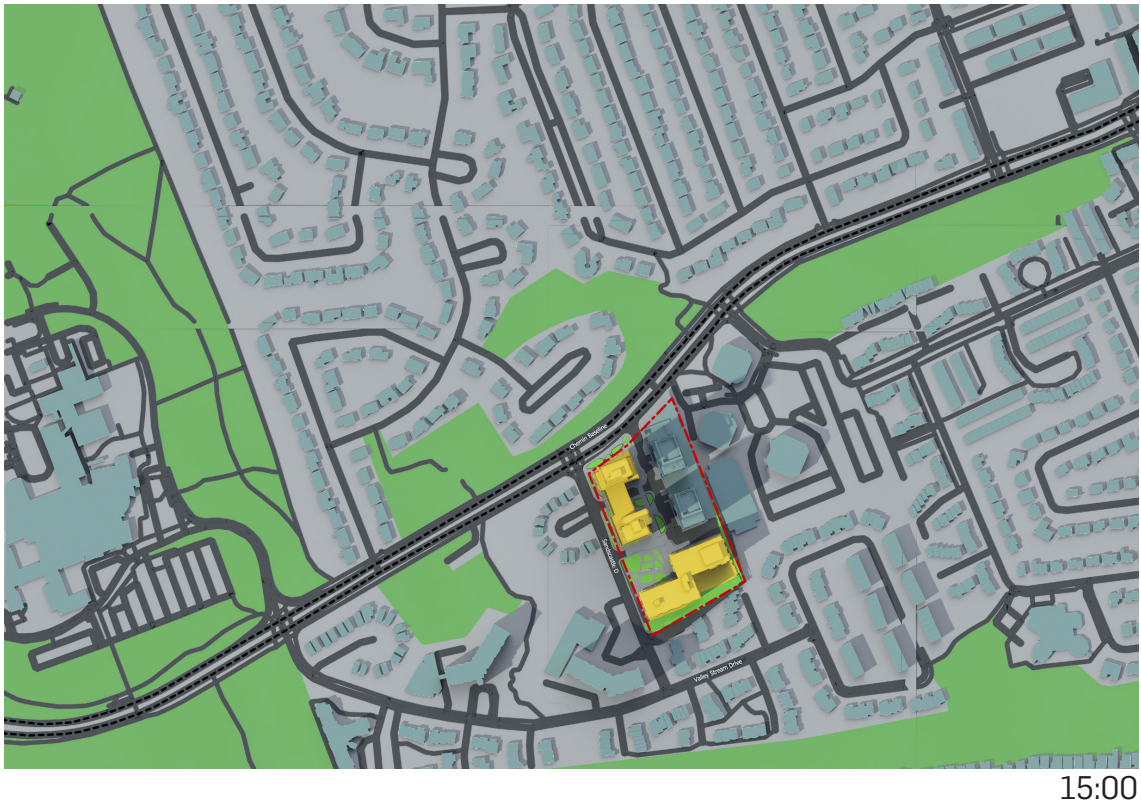
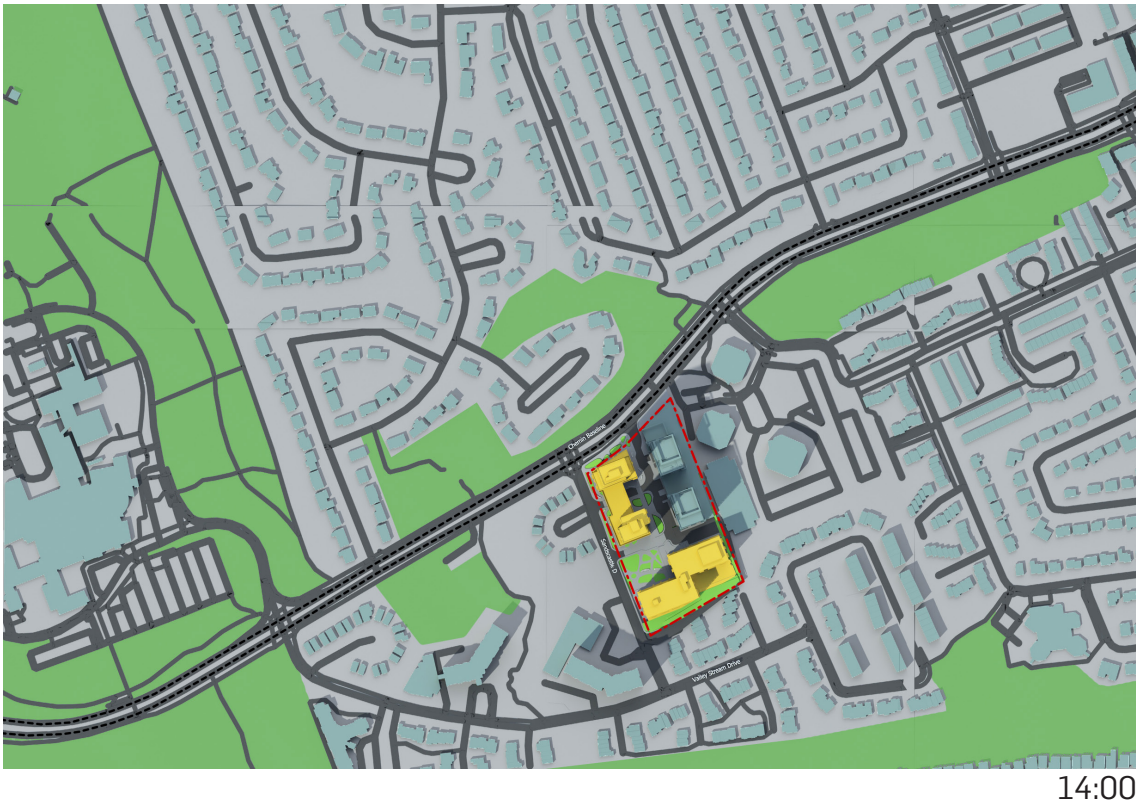
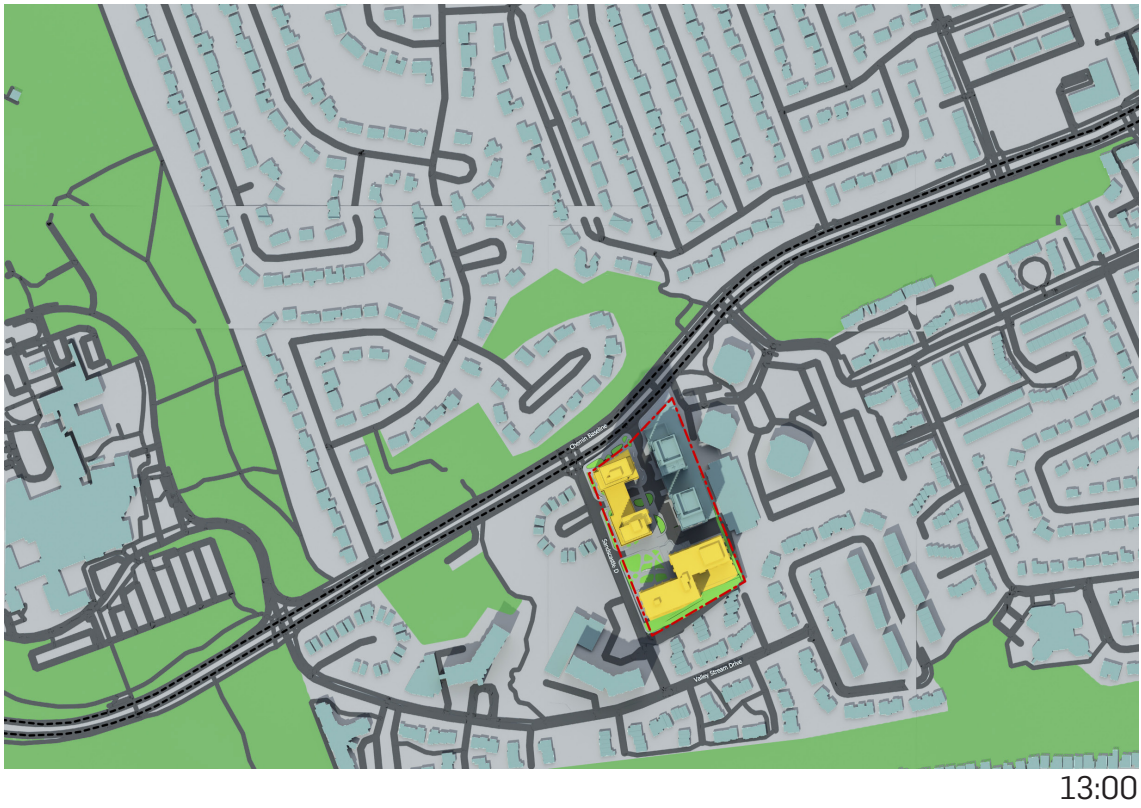
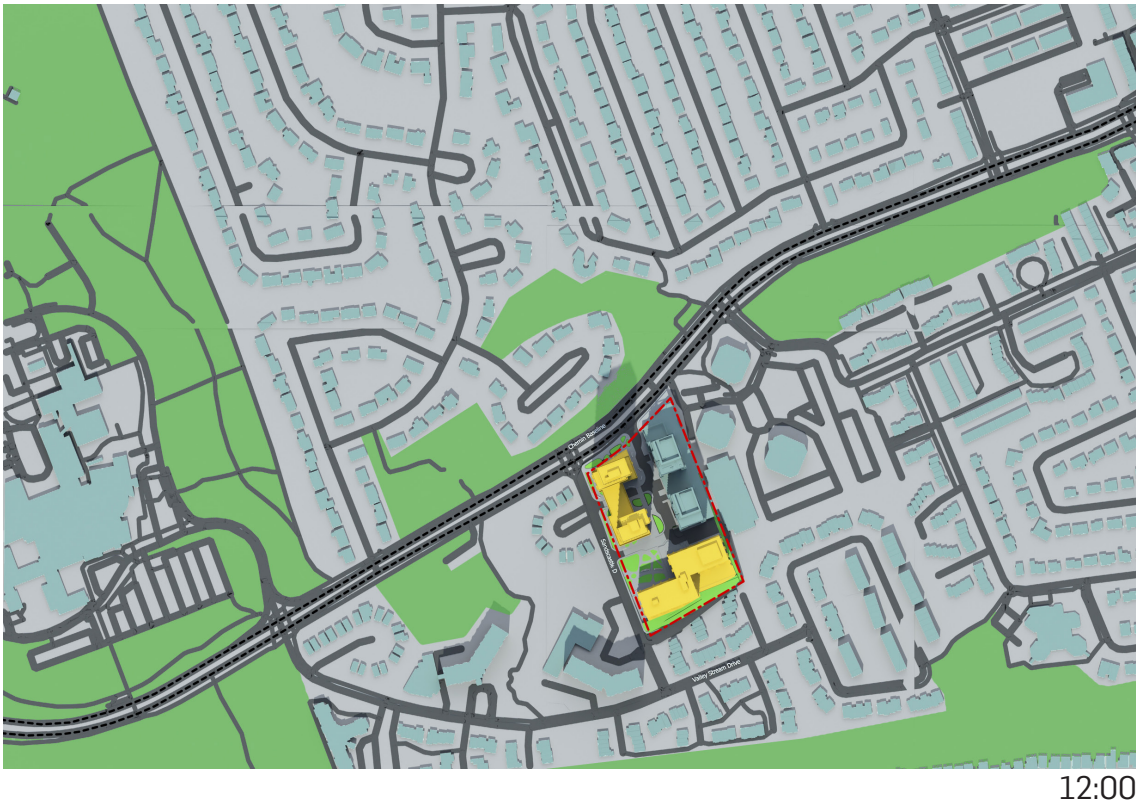
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SUN STUDY - SEPTEMBER 21



SUN STUDY - SEPTEMBER 21



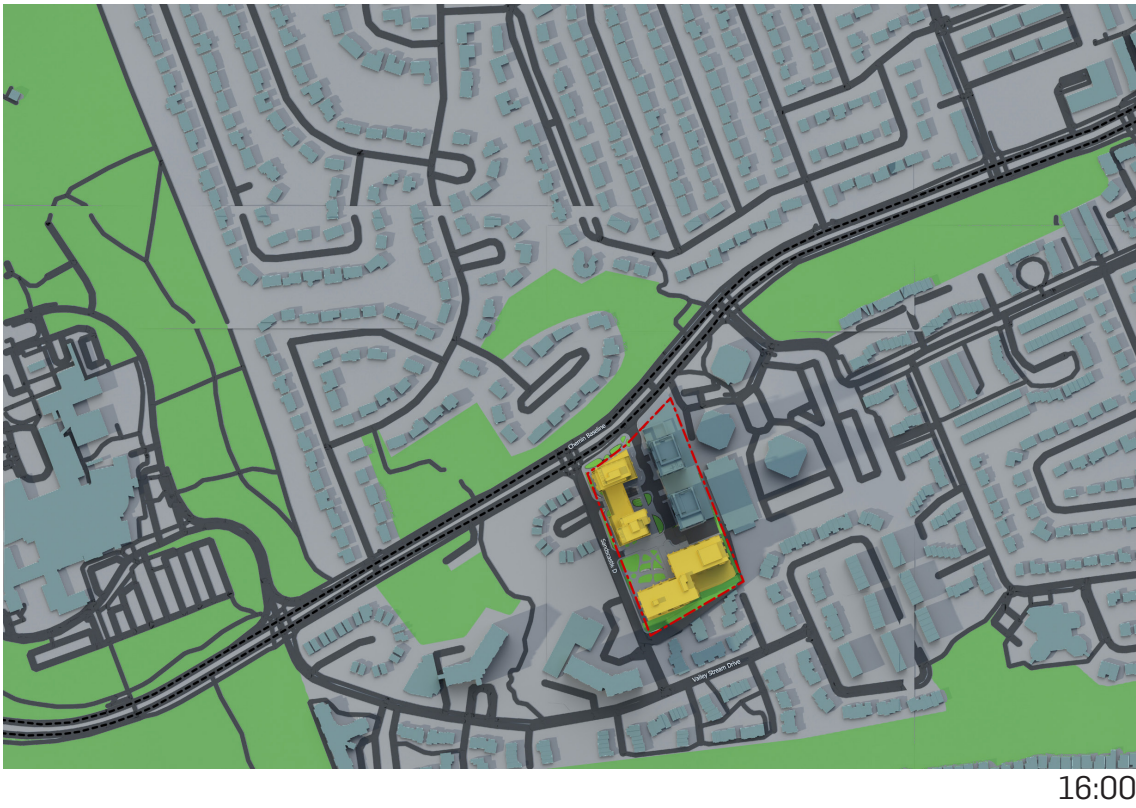
PROPERTY LINE

TRADITIONAL MAIN STREET

PROPOSED DEVELOPMENT

PUBLIC SPACES

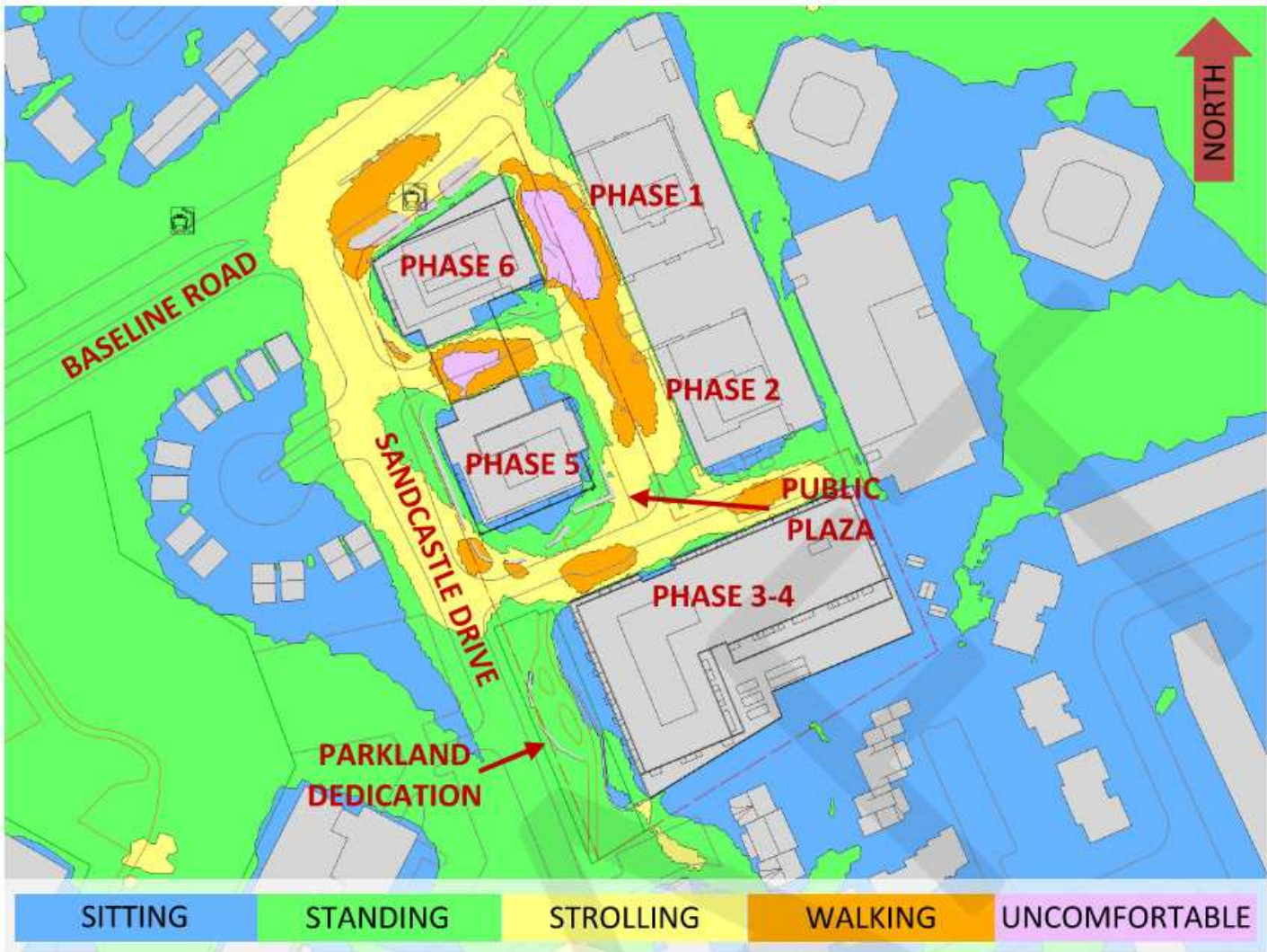
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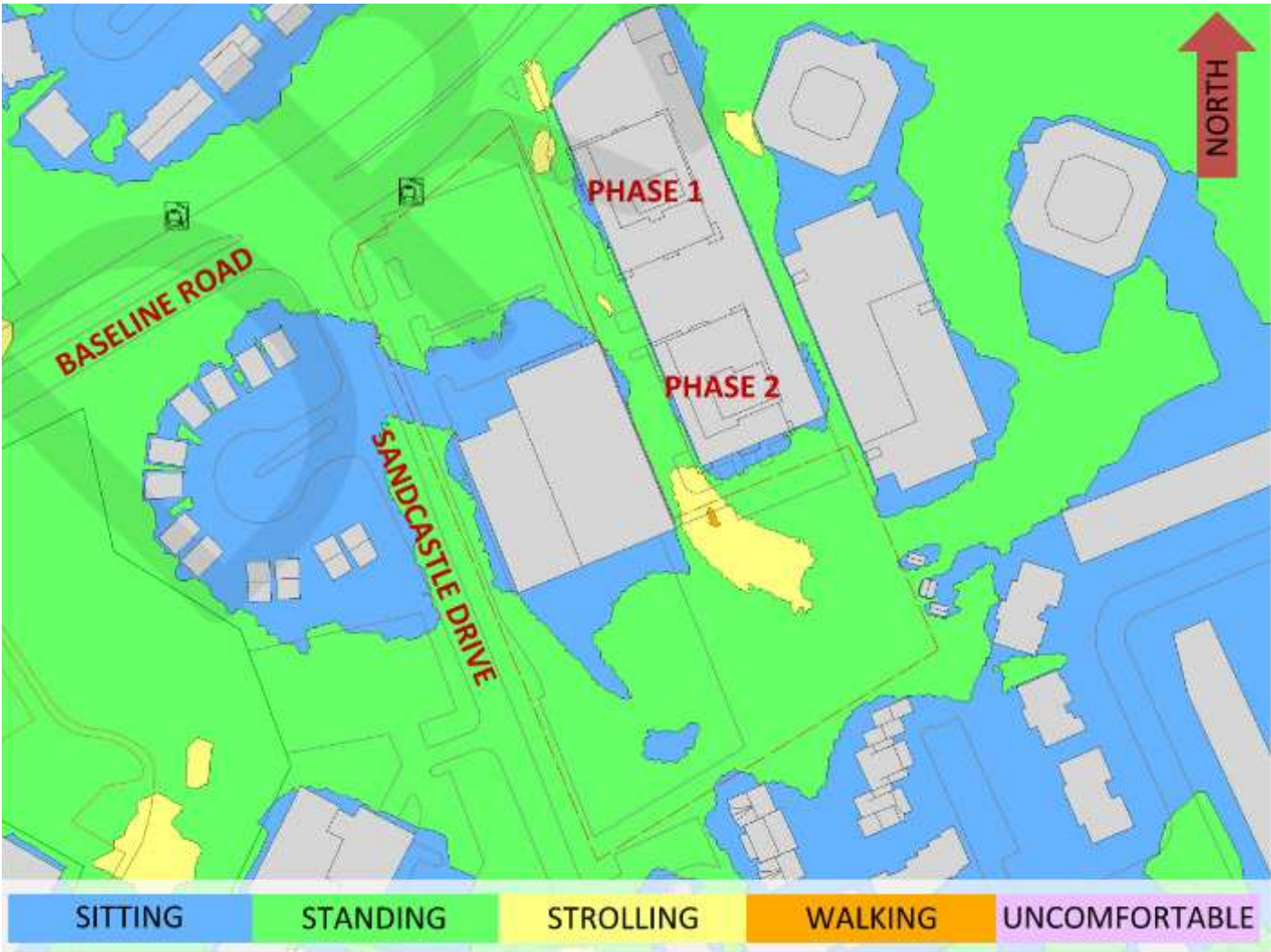
10

WIND STUDY

WIND STUDY - SPRING
BY GRADIENT WIND

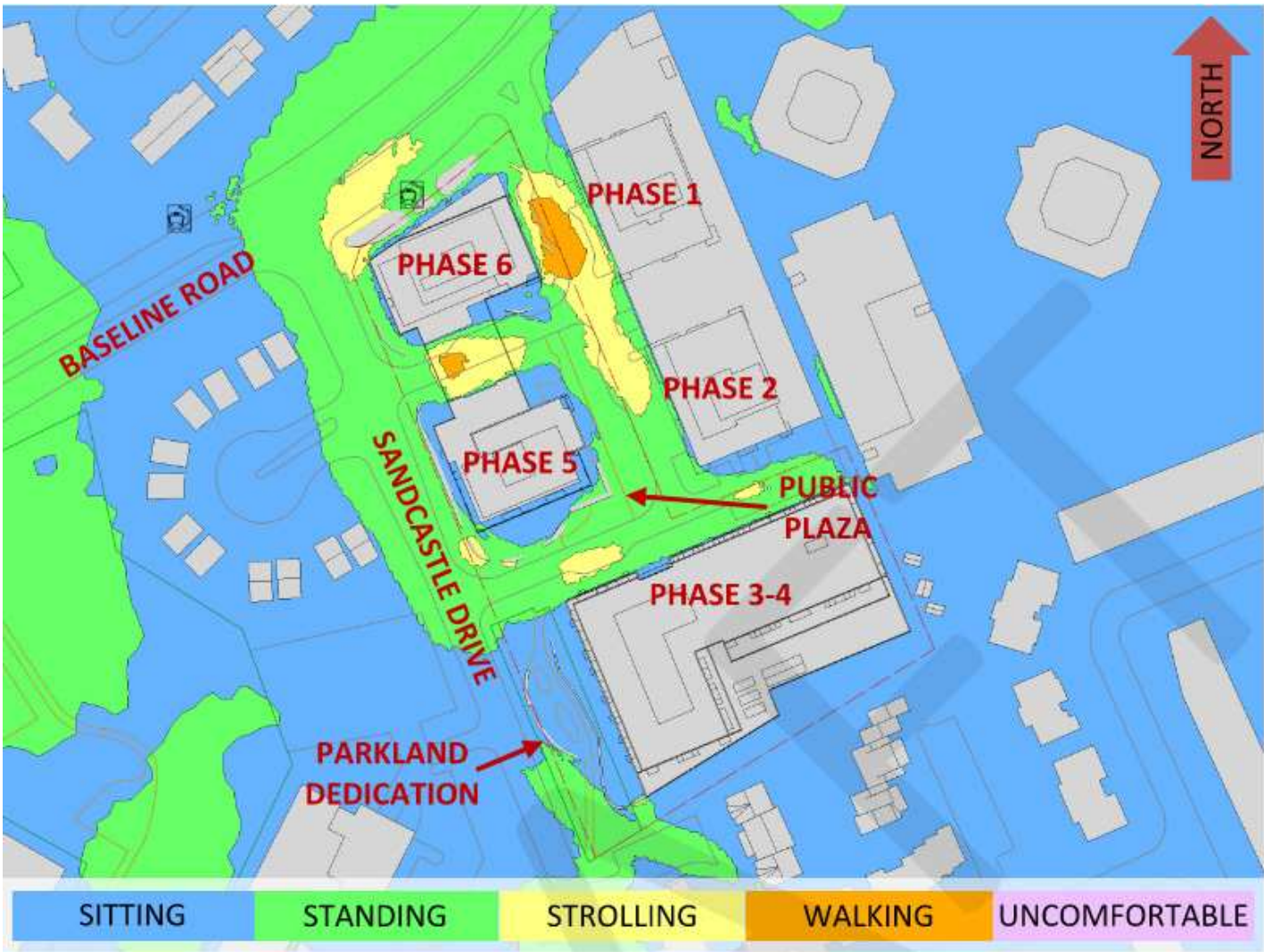


SPRING – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

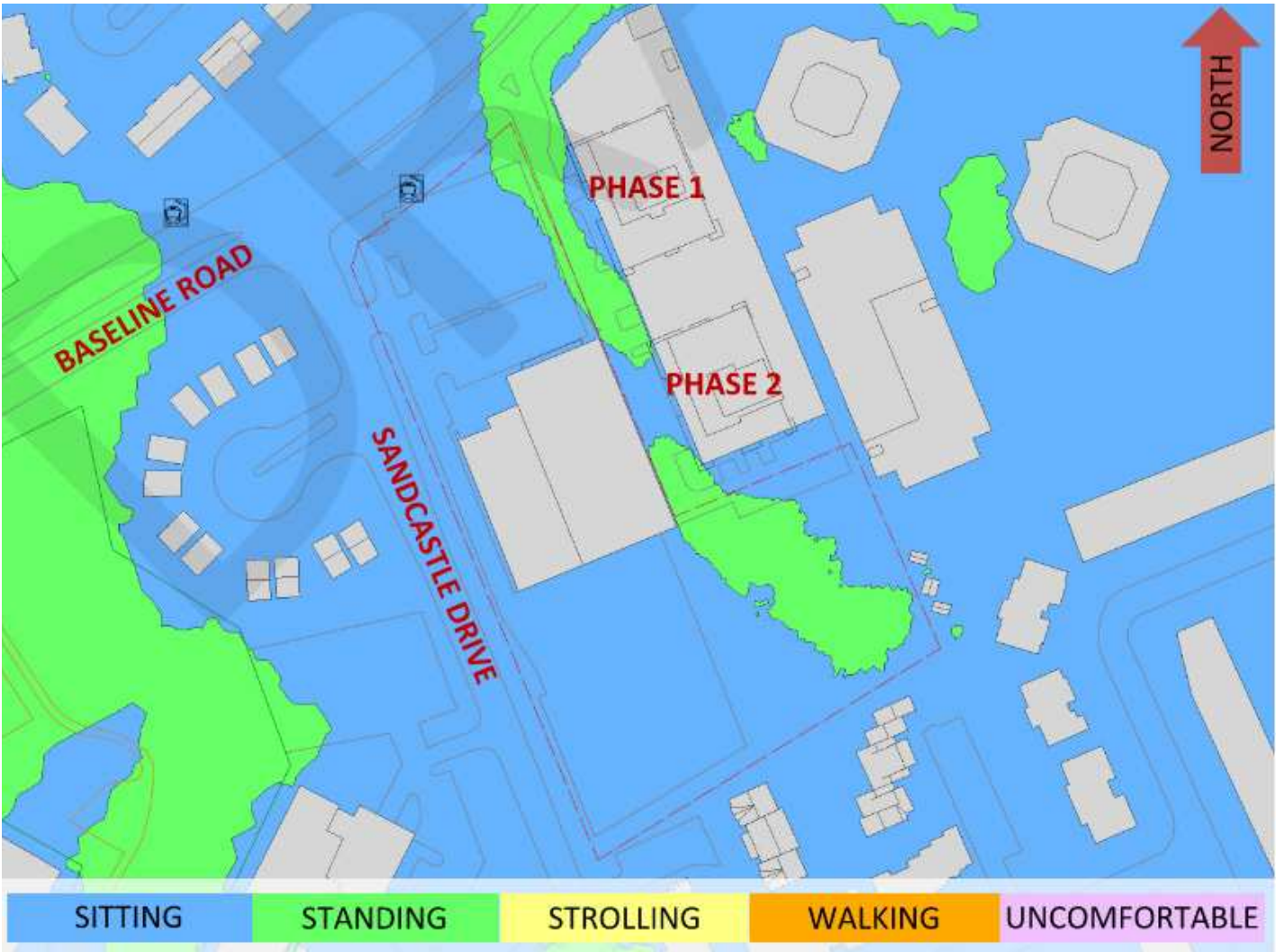


SPRING – WIND COMFORT, GRADE LEVEL – EXISTING MASSING

WIND STUDY - SUMMER
BY GRADIENT WIND

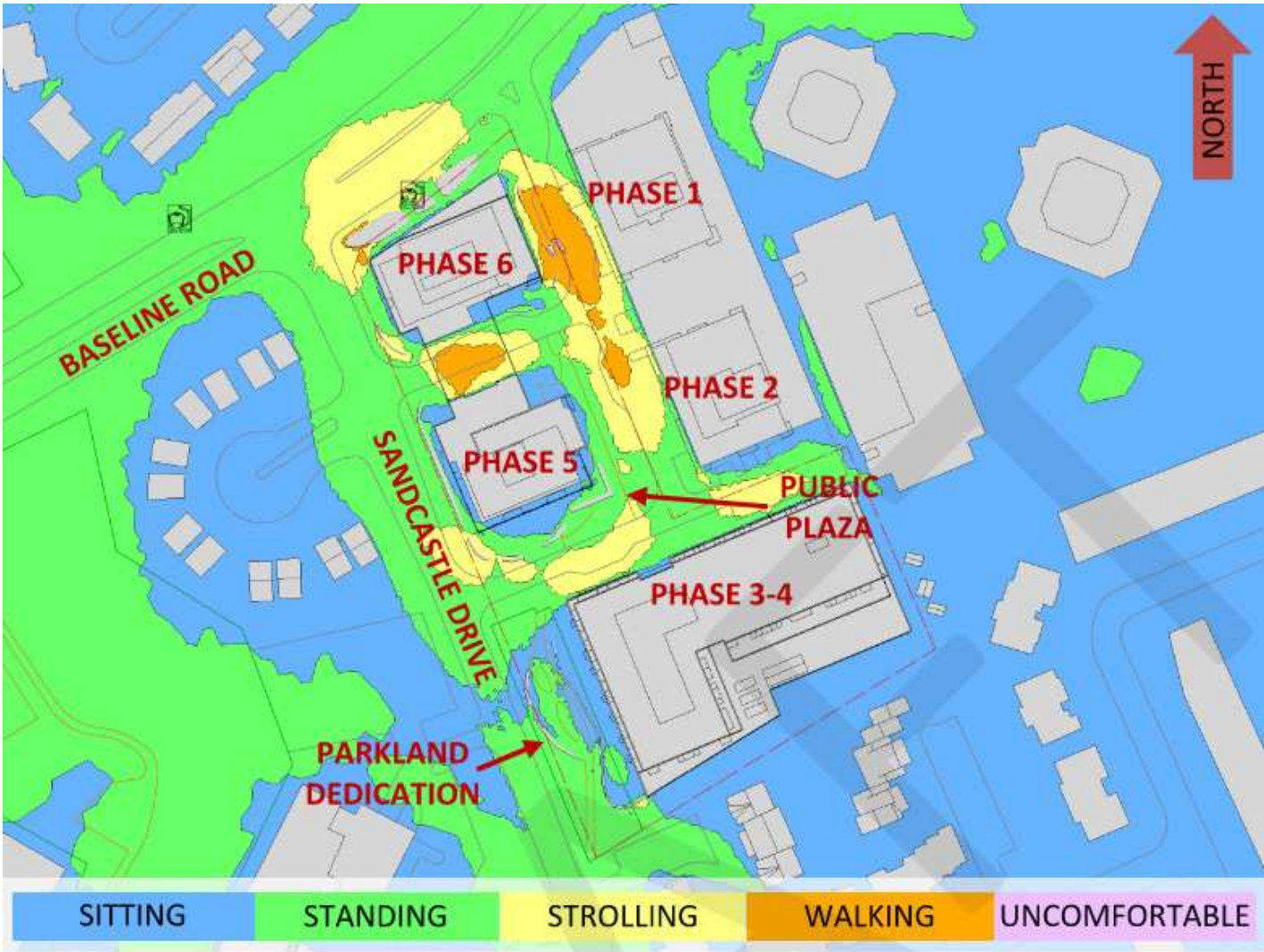


SUMMER – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

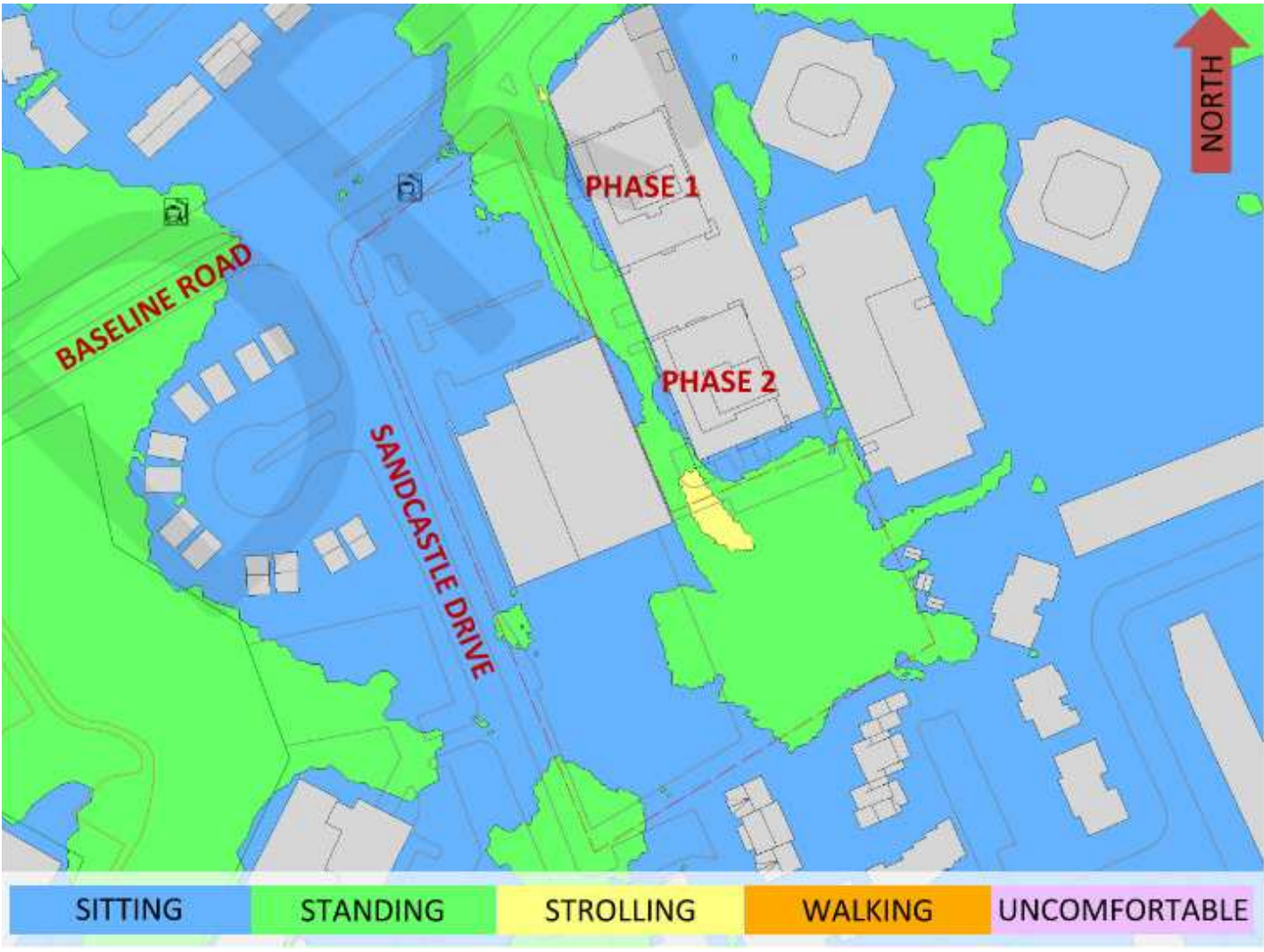


SUMMER – WIND COMFORT, GRADE LEVEL – EXISTING MASSING

WIND STUDY - AUTUMN
BY GRADIENT WIND

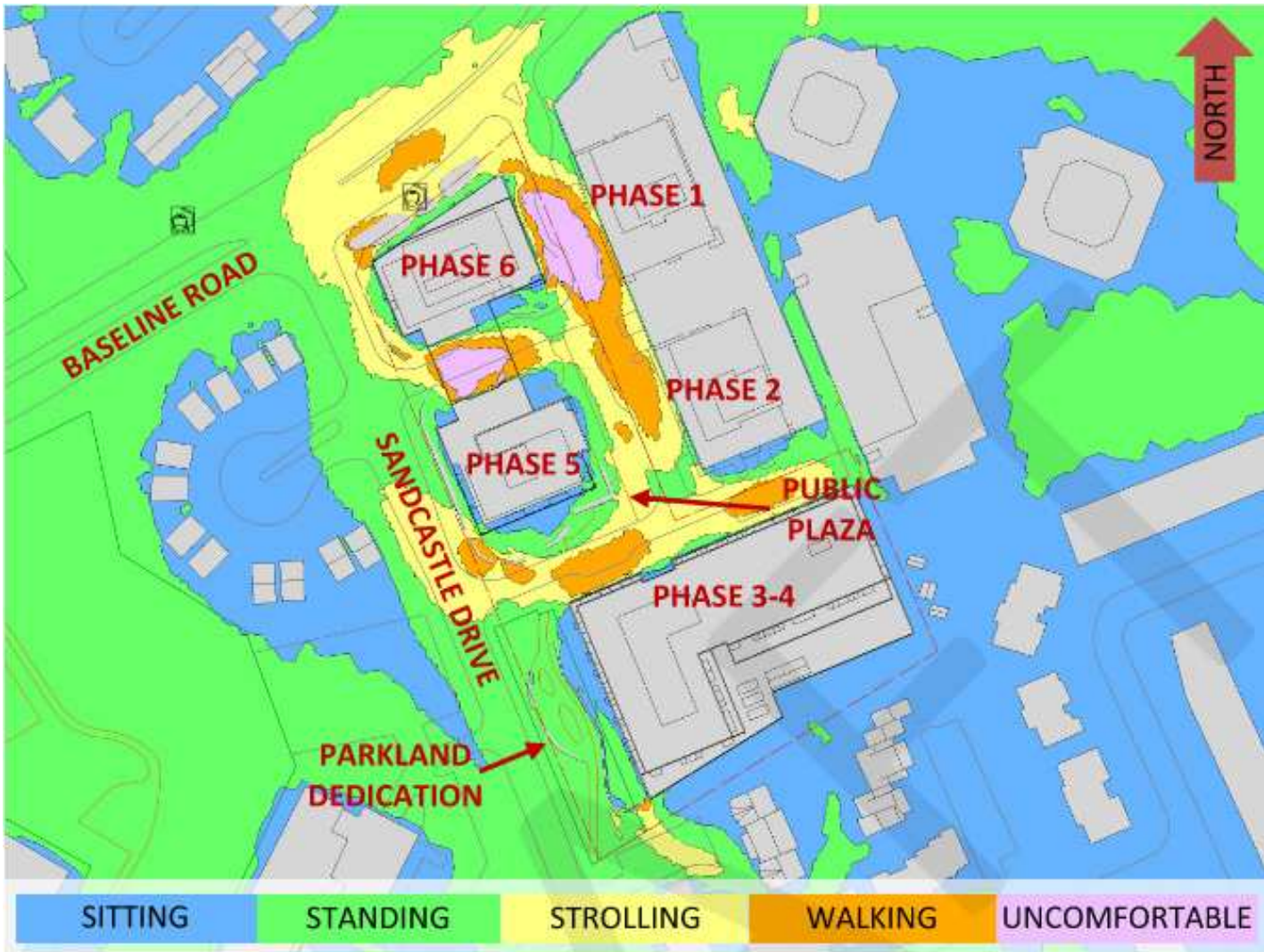


AUTUMN – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

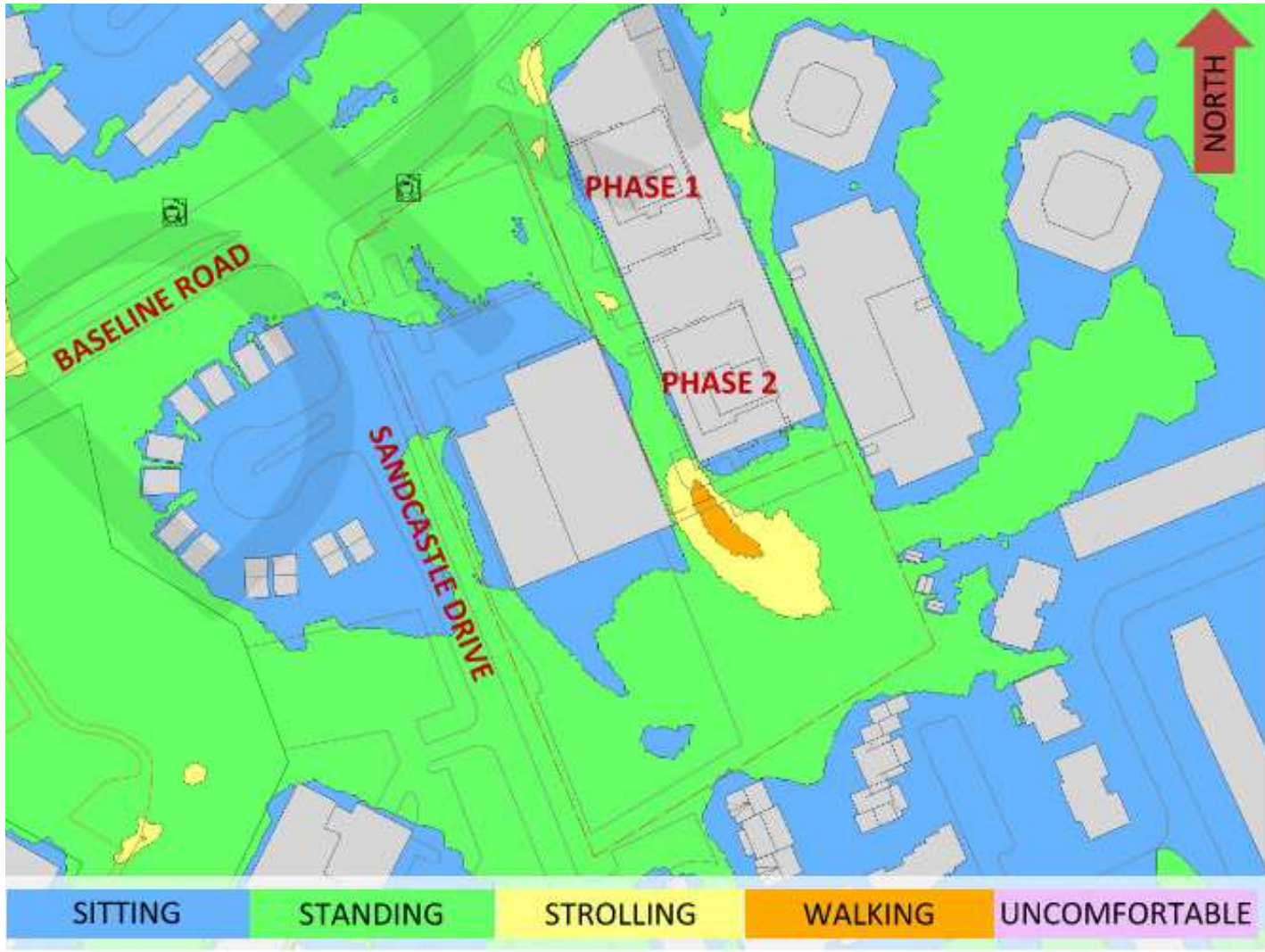


AUTOMN – WIND COMFORT, GRADE LEVEL – EXISTING MASSING

WIND STUDY - WINTER
BY GRADIENT WIND



WINTER – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING



WINTER – WIND COMFORT, GRADE LEVEL – EXISTING MASSING

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OTTAWA

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