



BRIGIL

BASELINE TOWERS 4-5-6

URBAN DESIGN BRIEF | NEPEAN, ONTARIO

25 MAY 2023 | 12762



NEUF 

brigil

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1

CONTEXT

BASELINE TOWERS 1-2-3



CONTEXT

2

SITE

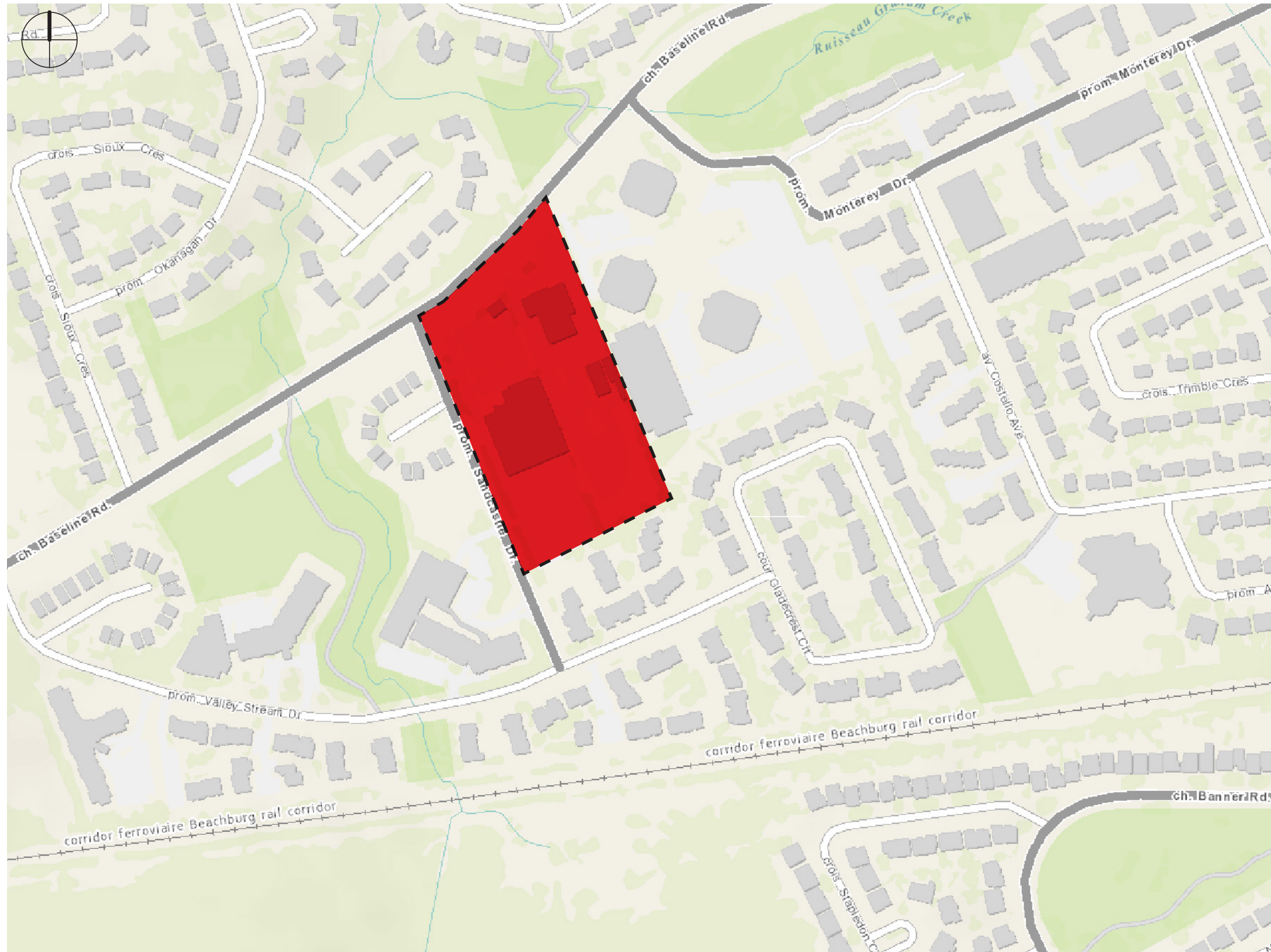
AERIAL VIEW

- 1 Queensway Carelton Hospital
- 2 St. John the Apostle School
- 3 Morrison Hershfield
- 4 Mercury Filmworks
- 5 St. Paul High School
- 6 Esso Gas Station
- 7 Revera Valley Retirement Home



Google Earth
Image Landsat / Copernicus

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)

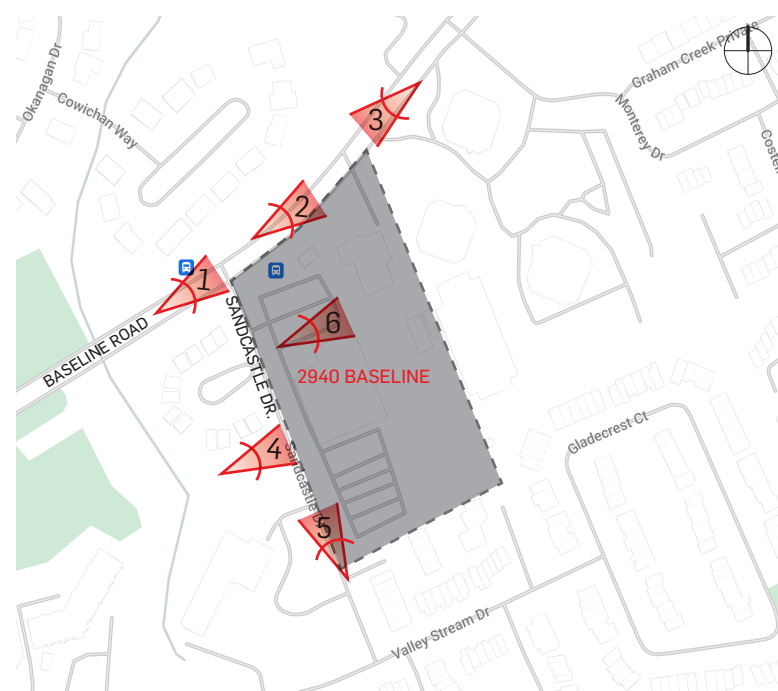
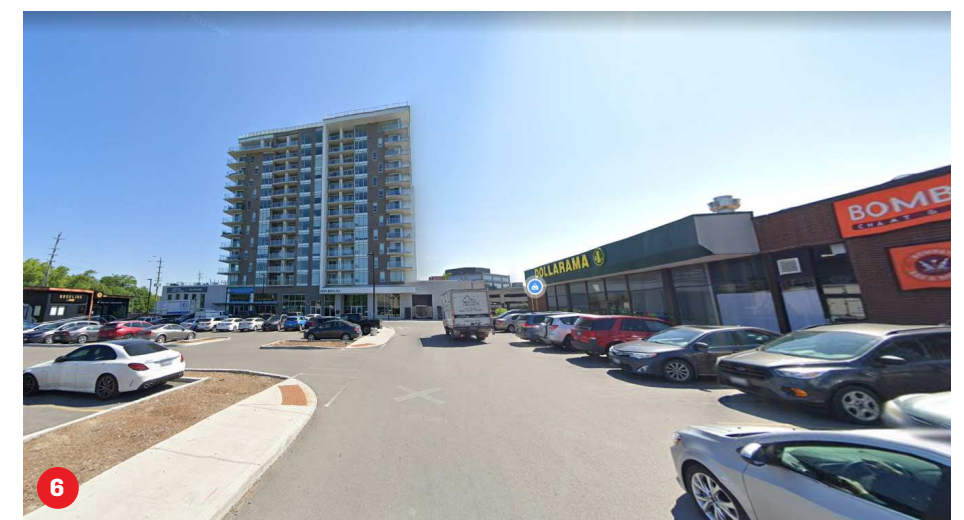
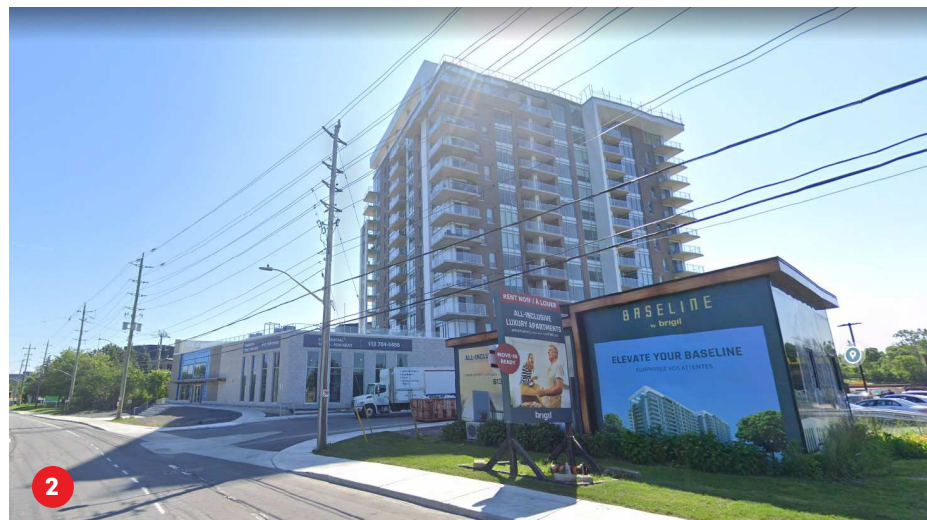
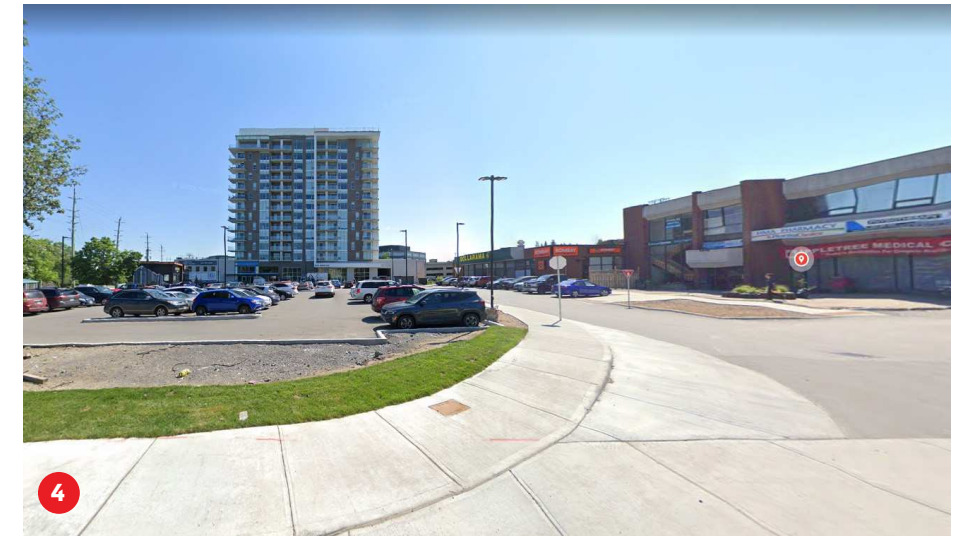
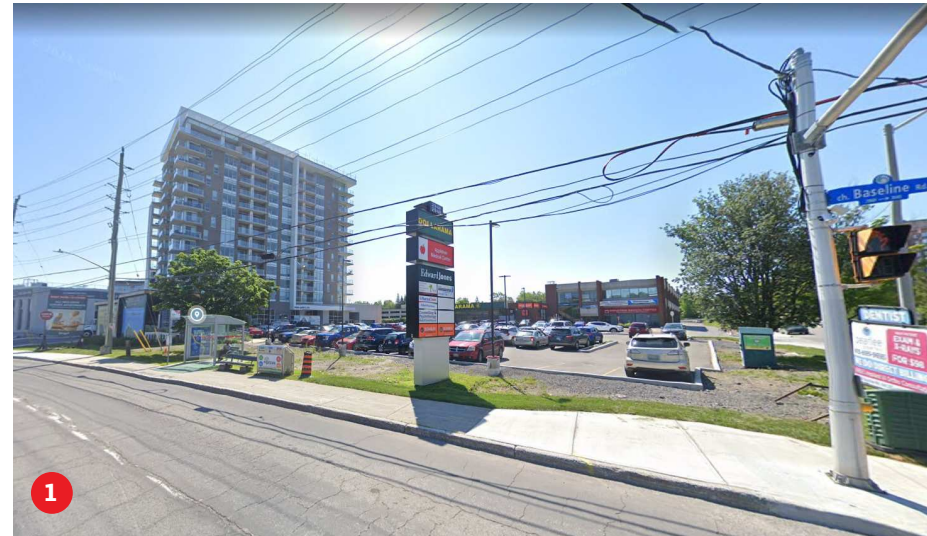
South:

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

West:

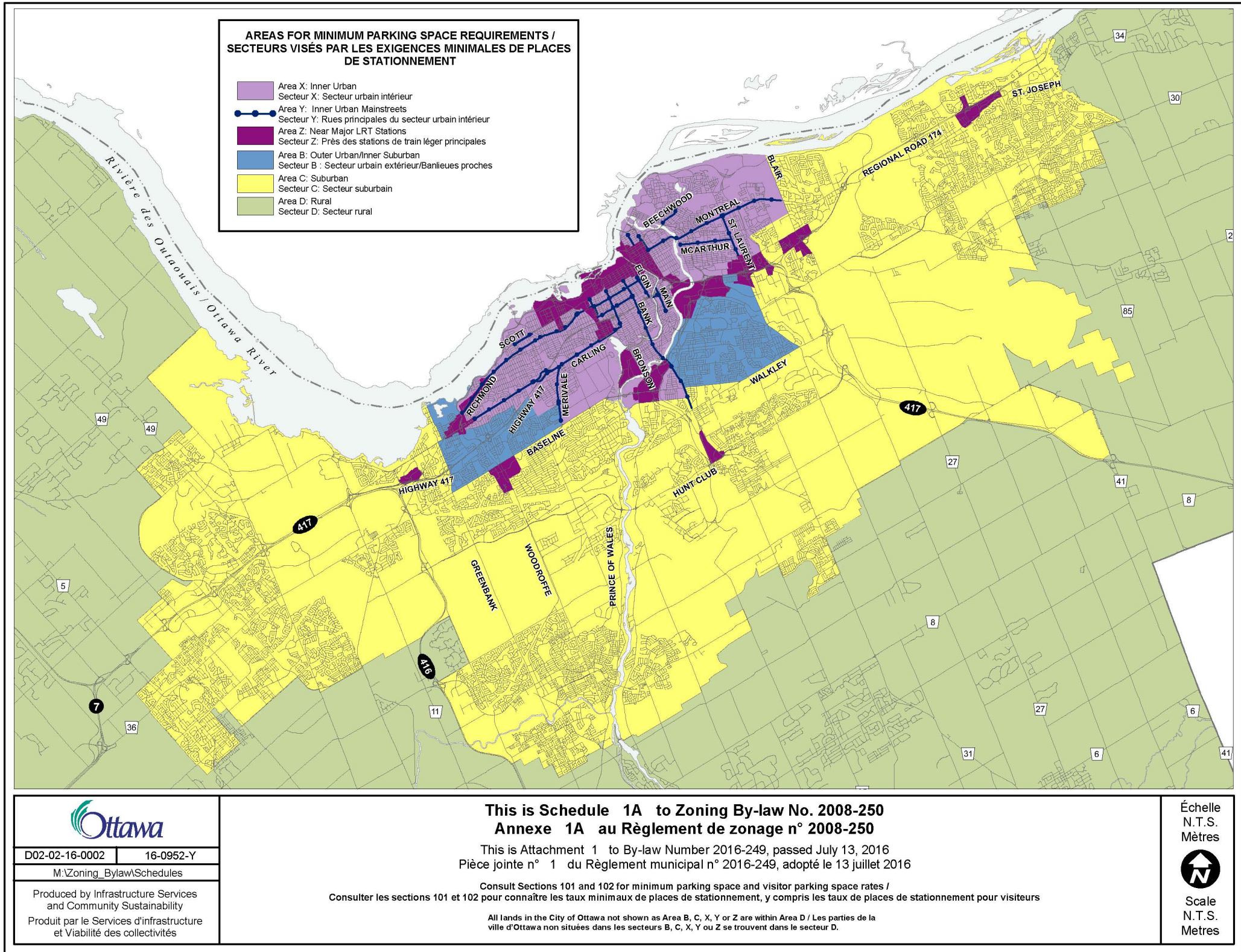
- To the west of the site, a low rise residential area and park, west of Sandcastle drive.

SITE SURROUNDINGS



ZONING & REGULATIONS

PARKING REGULATIONS - SCHEDULE 1A



ZONING SITE PLAN

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.

A0-A1: 60.95 m (199.95 ft)

A1-A2: 190.62 m (625.38 ft)

A2-A3: 6.97 m (22.86 ft)

A3-A4: 58.05 m (190.44 ft)

A4-A0: 202.18 m (663.32 ft)

Total Perimeter: 518.75 m (1701.95 ft)

Total Area: 11900.69 m² (128097.86 ft²) (1.19 ha)



BASELINE 4-5-6 ZONING 2946 Baseline Road		
PIN - to be confirmed Bylaw 2008-250 Zonning – GM(2138) S325 -h		2023-05-19
	Required (By-law)	Provided
Lot area (sq.m)	11,900.69	11,900.69
Gross floor area of the building (sq.m)		4,433
Ratio Max.	50%	37.25%
SETBACK (m)		
Minimum Front Setback (m)	3 m	3,88 m
Minimum Corner Side Setback (m)	3 m	4,4 m
Minimum Rear Yard Setback (m)	From any portion of a rear lot line abutting a residential zone: 7.5 m	15,4 m
Minimum Interior Side Yard Setbacks (m)	For a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone: 5 m For a building higher than 11 meters in height: 3 m	3,9 m
BUILDING		
Height (m)	18 m	Tower 4 - 9 storeys - ± 27.7 m Tower 5- 28 storeys - ±91.20 m Tower 6 - 32 storeys - ± 104.80 m
Maximum floor space index	2, unless otherwise shown	3.7
Minimum width of landscaped area	Abutting a street, abutting a residential or institutional zone: 3 m but may be reduced to 1 meter where a minimum 1.4 meter high opaque screen is provided	9,8 m
Minimum width of landscaped area around a parking lot	Section 110 - For a parking lot containing more than 10 but fewer than 100 spaces and abutting a street: 3m	9,8 m

TABLE 187 - GM ZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS	
(a) Minimum lot area		No minimum	
(b) Minimum lot width		No minimum	
(c) Minimum front yard and corner side yard setbacks		3 m	
(d) Minimum interior side yard setbacks	(i) for a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone	5 m	
	(ii) for a residential use building	1. for a building equal or lower than 11 metres in height	1.2 m
		2. for a building higher than 11 metres in height	3 m
(iii) all other cases	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)

4

CONCEPT

SITE CONTEXT

SITE CONTEXT:

Composed of three towers of different heights united volumetrically by a 5-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 on Baseline road



ARCHITECTURAL CONTEXT & MATERIALITY

ARCHITECTURAL CONTEXT & MATERIALITY:

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

More specifically, the site surroundings include:

- ① To the **North** of the site and across from Baseline Road, low-density two-storey detached homes
- ② To the **South** of the site, two-storey row townhouses.
- ③ To the **West**, Brookhaven Court's detached houses
- ④ And the Carleton Condominium Corporation, a twelve-storey residential building. Its facade is composed of red bricks, interrupted by black bay windows that can be extended at full length alongside the buildings.
- ⑤ To the **East**, the first phase of the Baseline project: Baseline 1 (14 storeys), 2 (16 storeys), 3 (11 storeys). A high-end luxury apartment complex, which will be enhanced by the project that is the subject of this proposal.



①



②



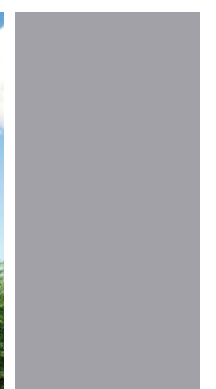
③



④



⑤

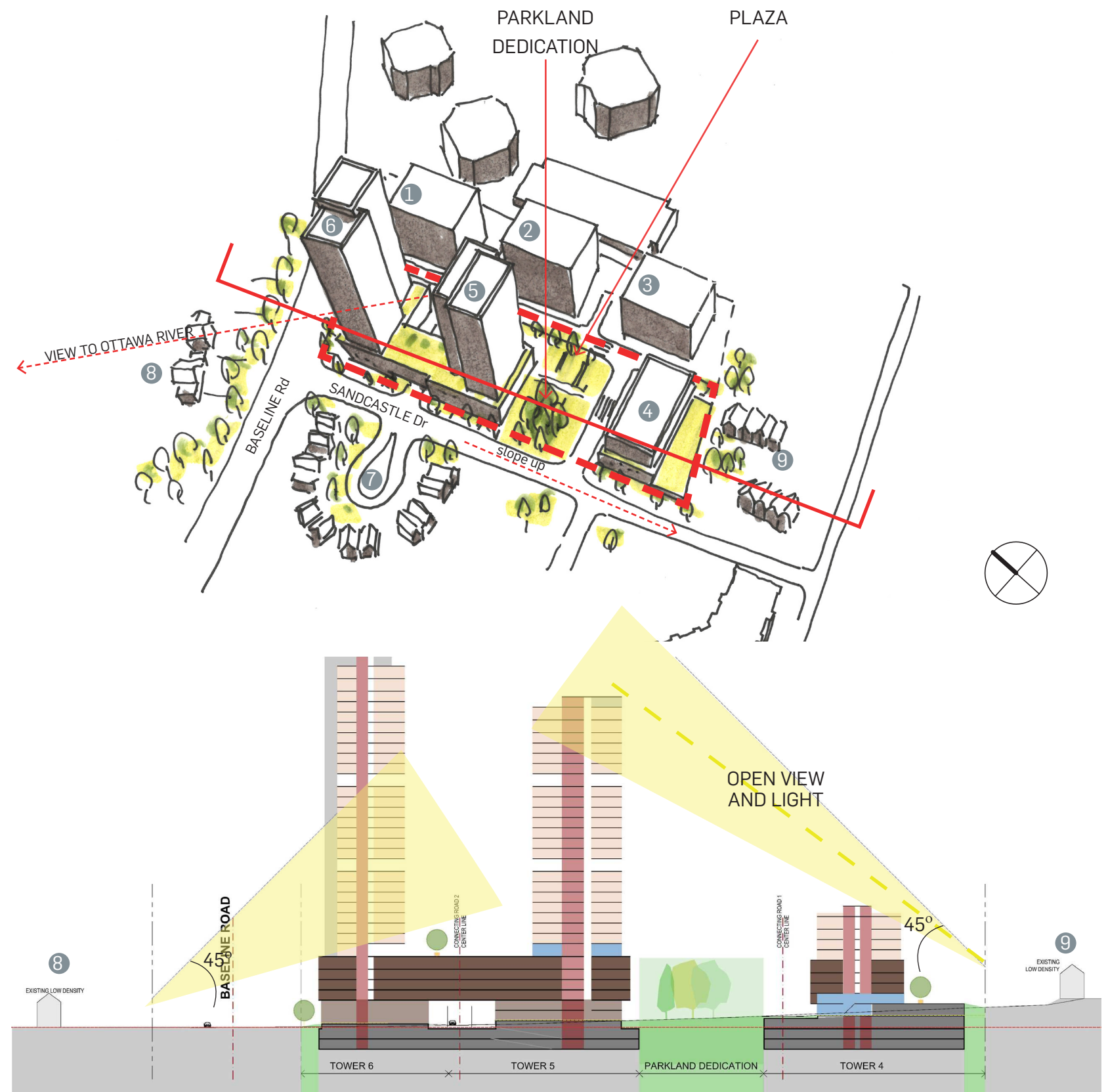


MASSING:

The proposed layout is composed of three towers of different heights and shares 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 located at the heart of the two Baseline developments (Baseline 1,2, 3 and the new project). The idea is to expand the park boundaries and intentionally blur the limits between public and private spaces. This mineral 1,700 m² plaza is animated by a corner café and by common areas shared by all residents.

Gentle transition:

The site slopes gently up from Tower 6 (Baseline road) to Tower 5, then takes a stronger slope once it goes past the parkland dedication along Sandcastle drive. By the time we reach Tower 4 we are already a full floor higher than Tower 6

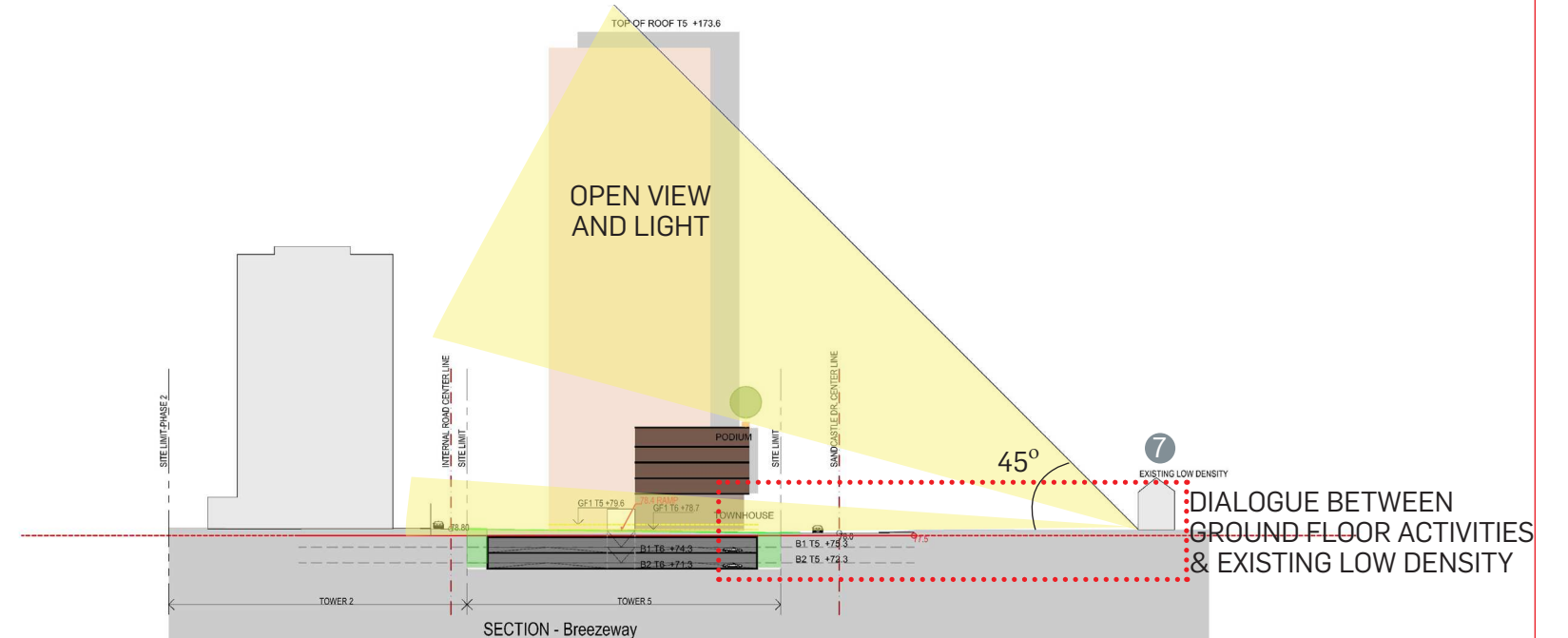
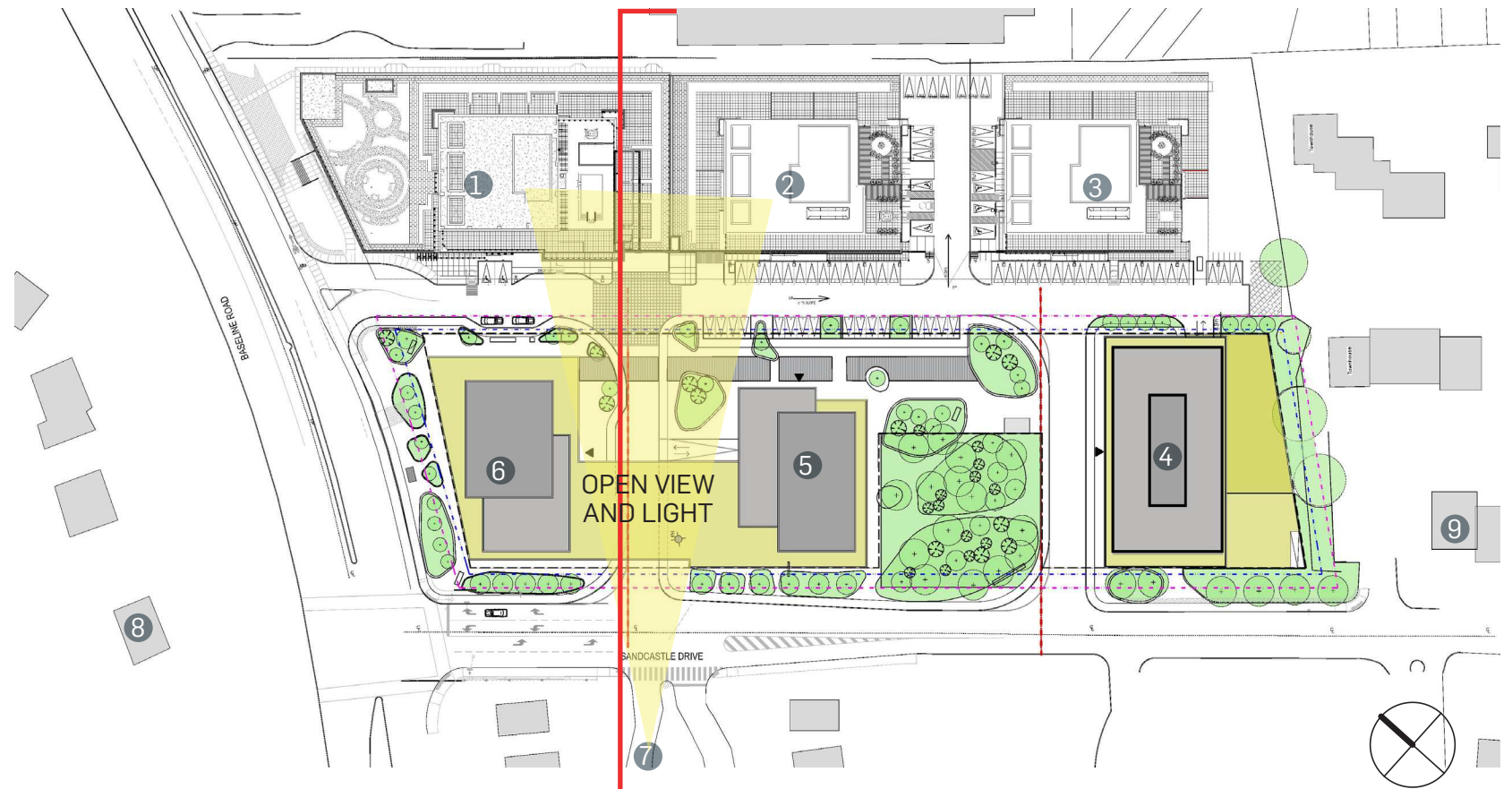


MASSING:

In order to best integrate the project into the existing urban fabric and maximize sun exposure, Tower 4, the building south of the parkland dedication, rises only 4 extra floors above the 5-storey podium. It is set back from the existing neighbouring residential houses and casts its shadow mostly on the surrounding streets. In addition to a co-working space, Tower 4 will house a daycare center accessible from the sidewalk along Sandcastle drive; the daycare will serve both internal and external communities.

North of the parkland dedication, Tower 5 rises to 28 floors in total. Along with Tower 4 and the Towers 2 and 3, it takes full advantage of its exposure to the parkland dedication with its south facade overlooking the parkland dedication, while to the north and west, the higher floors of the tower enjoy an unlimited open view to the Ottawa river.

To the south of Baseline road and at the corner of Sandcastle drive and Baseline road, Tower 6 acts as the beacon of the project. It rises to an emblematic height of 32 storeys, and becomes the landmark announcing the new development. On a double-height ground level, it extends the commercial spaces of the adjacent Tower 1 by offering an array of new retail spaces and services—from convenience stores, restaurants, and pharmacies, to beauty shops and pet shops. These services provide the development with basic necessities which reduces the need for car usage.



VOLUMETRY

VOLUMETRY:

The materials and colour palette reflect the existing surrounding buildings.

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

UNIFYING BASE

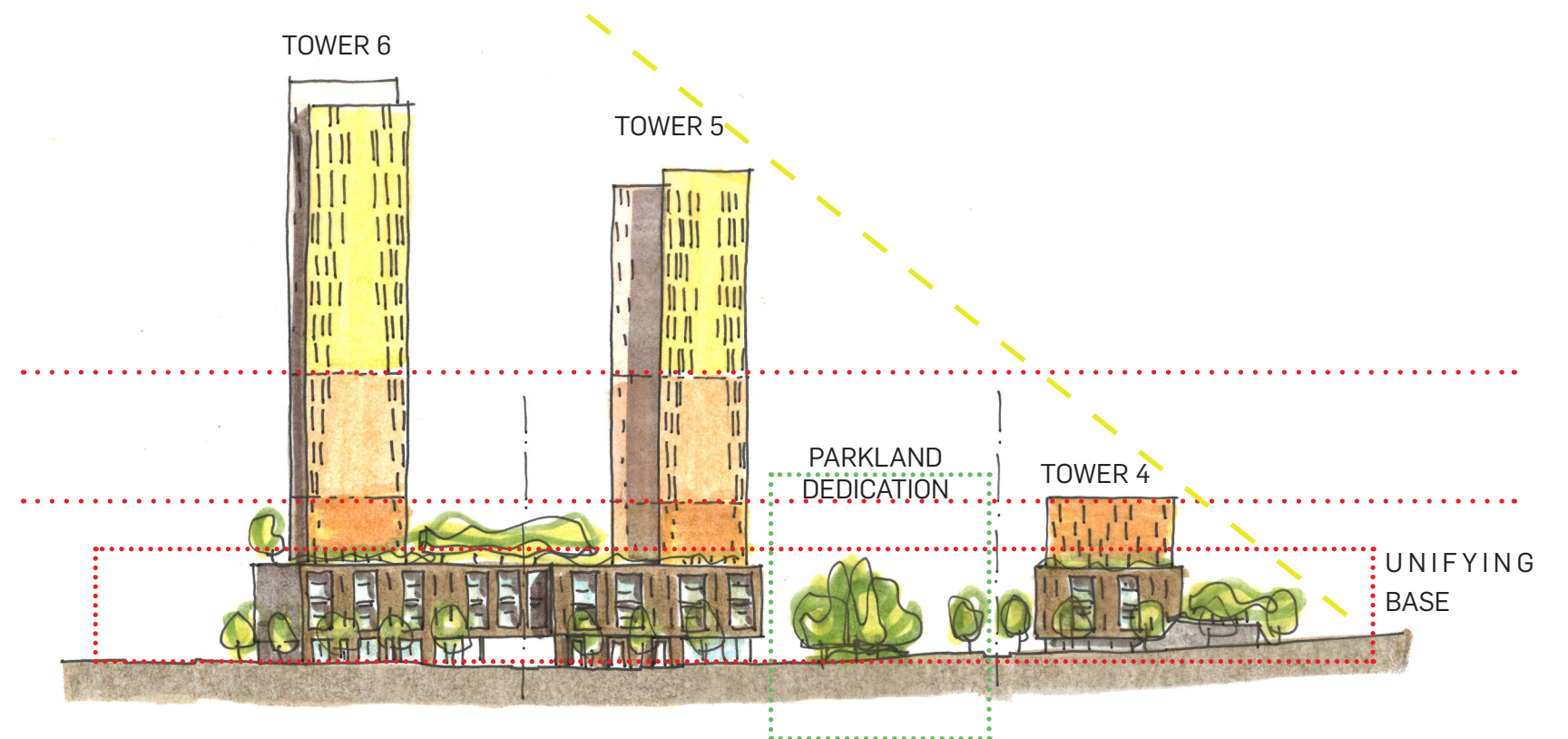
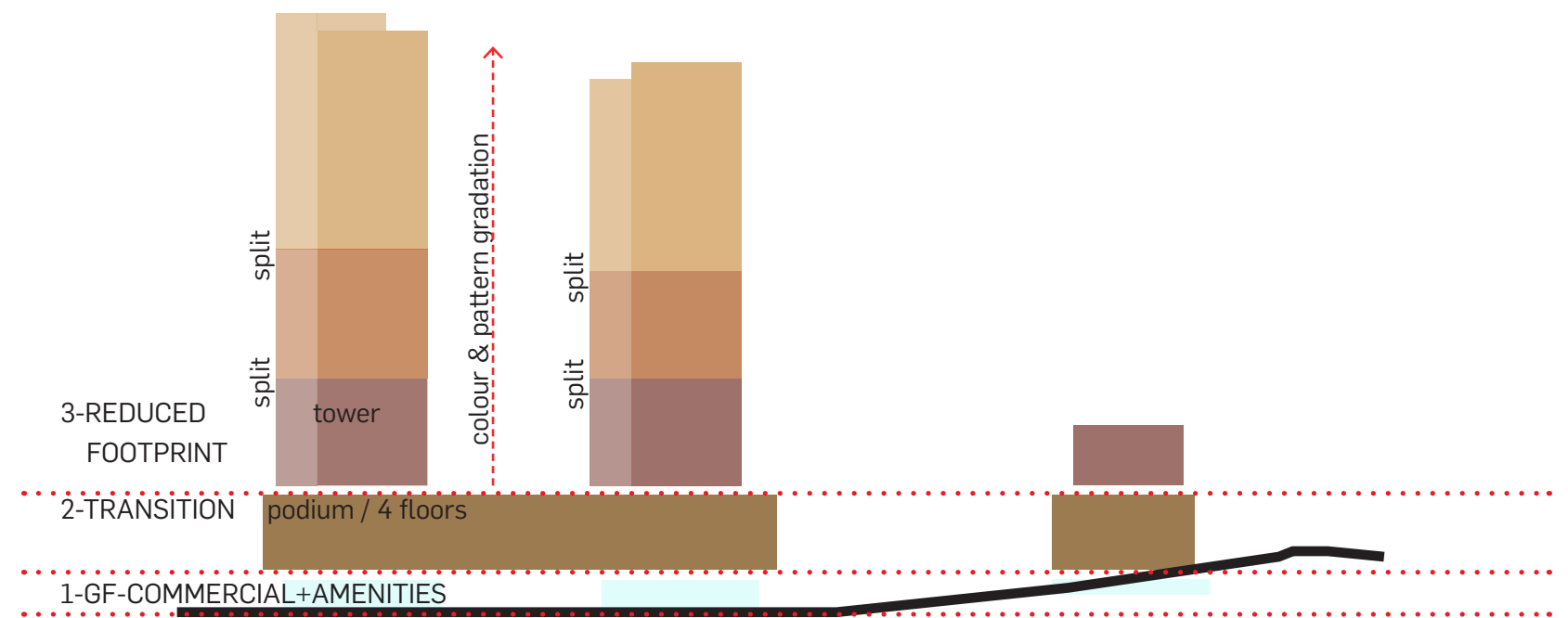
The aesthetics of the ground floor reflect its various intended uses and encourage social interaction.

PODIUM

At the next level, the patterns gradually become more playful and lighter in colour, more elongated and less dense as they rise in height. The podium floors are dynamic and playful, reflecting different uses of the double-height ground level.

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.



PROGRAM

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 residential unit typologies, including 3 townhouses.

Indoor parking, plenty of indoor bike parking, storage lockers and amenities. The project follows universal accessibility principles throughout.

A common podium joins towers 5 and 6. On the roof of the podium, the sixth floor is treated almost exclusively with indoor and outdoor shared spaces with amenities for swimming, meditating, reading, working out and playing.

*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."



CONCEPT

LANDSCAPE

LANDSCAPE:

The proposed site landscape is comprised of two types.

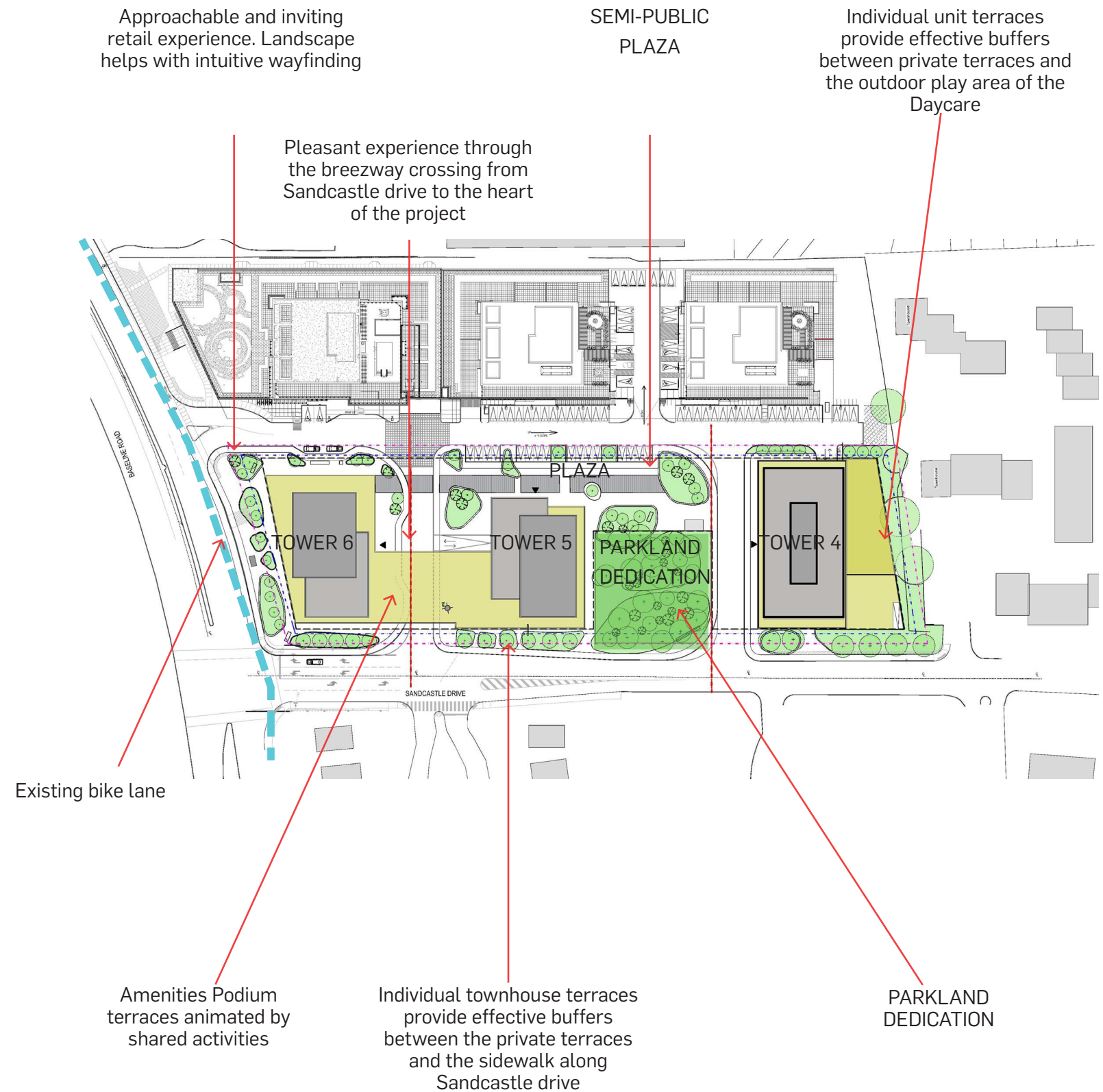
'Urban-Tamed': A structured landscape with formal planting concepts and geometry.

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

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

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

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



CONCEPT

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.

DISTANT FROM ALL BUILDINGS: within and without the project

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

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

ENHANCED BY SEMI-PUBLIC PLAZA: the plaza 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 roof of tower 4.

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

1-Water: Landscape strategies will mimic natural systems.

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

3-Shared Soil Volumes

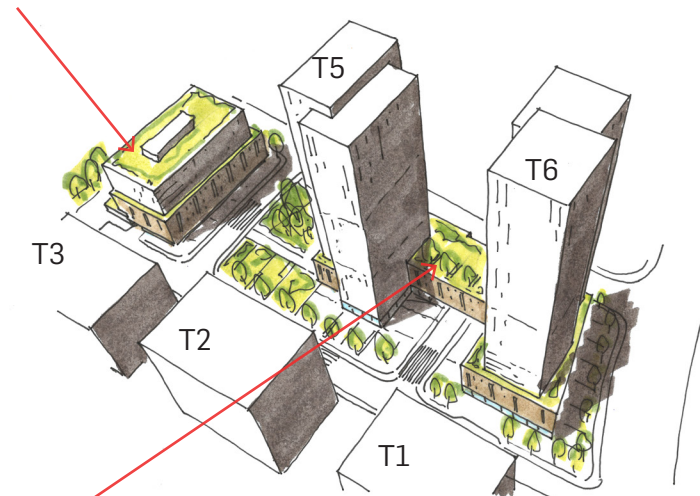
4-Species Selection Tree Plantings: Deciduous and coniferous trees, shrubs, and perennials will be planted throughout the site.

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

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

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

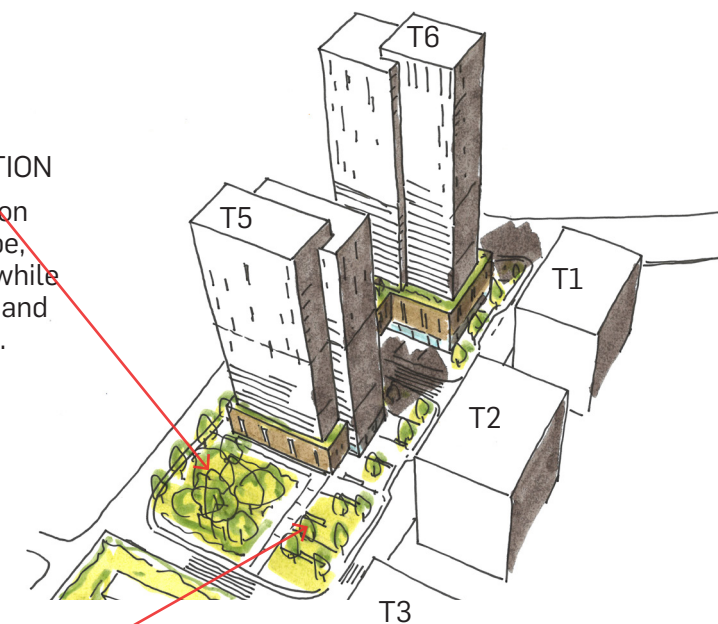
Green Roof T4



Green Roof Podium T5 & T6

2-PARKLAND DEDICATION

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



1-SEMI-PUBLIC PLAZA

Urban mineral plaza uses the sloping topography to create an informal stage and bleachers to allow for spontaneous events

INSPIRATION IMAGES & PRECEDENTS

FACADE INSPIRATION



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**

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

PLAY AREA / DAYCARE INSPIRATION



THE FOLDS, CHINA - ATELIER SCALE



TOKYO CHILDCARE CENTER, TOKYO - HIBINOSEKKEI



AIRBUBBLE, WARSAW - ECOLOGICSTUDIO



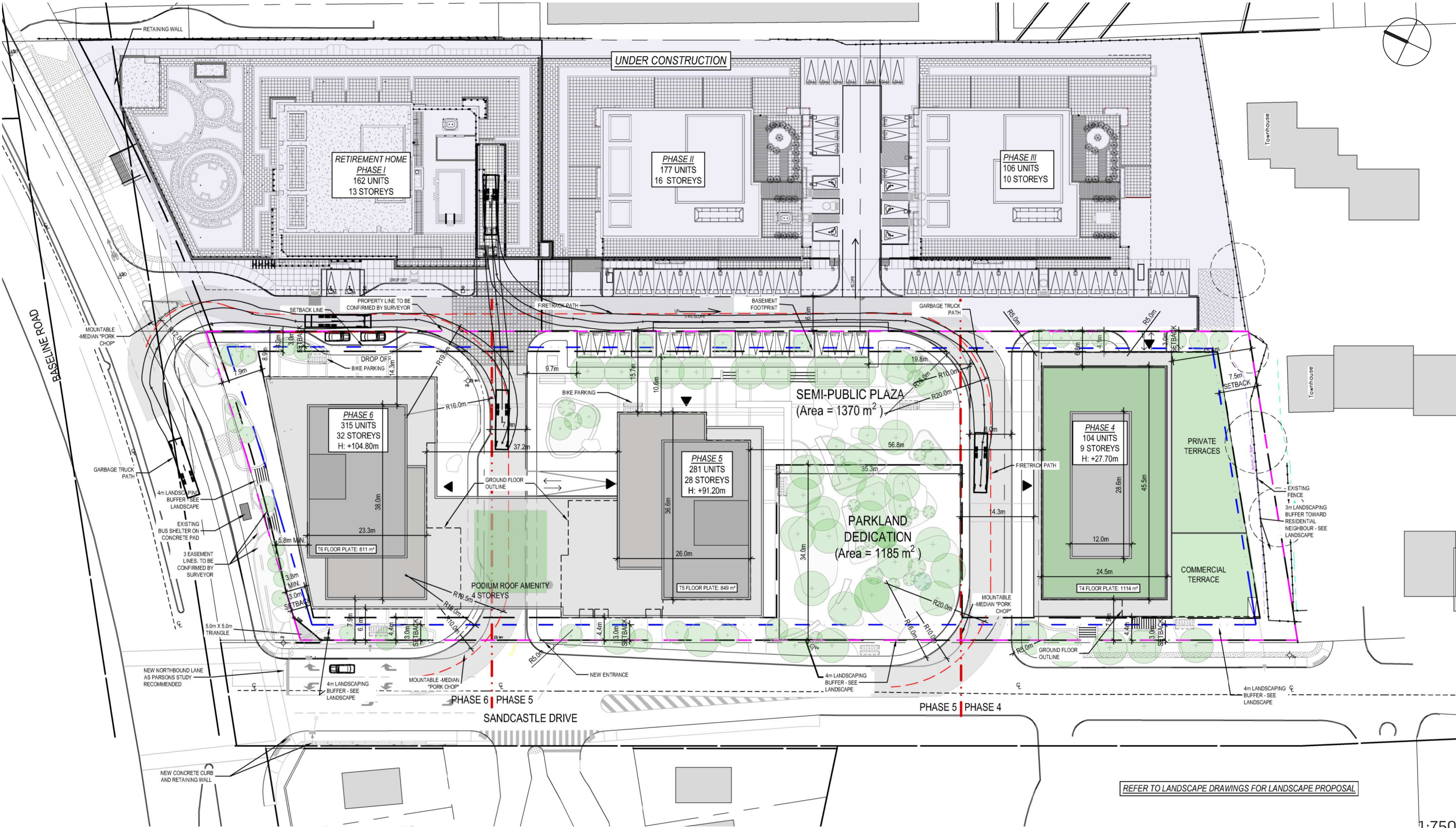
WALKER HOUSE, CANADA - REFLECT ARCHITECTURE

INSPIRATION IMAGES AND PRECEDENTS

6

PLANS AND SECTIONS

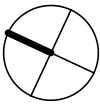
SITE PLAN



PLANS & SECTIONS

1:750

LANDSCAPE CONCEPT BY SITEFORM



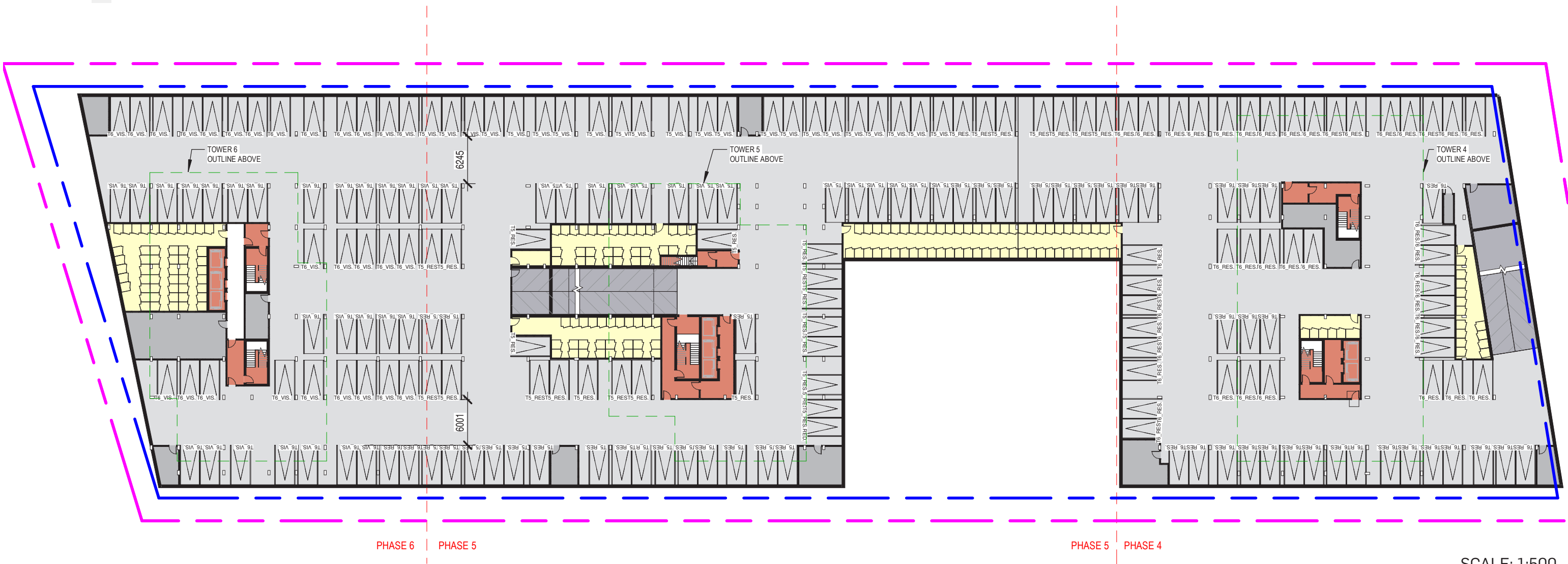
PLANS & SECTIONS

BASEMENT 2 FLOOR PLAN

- Legend**
- Studio
 - 1 Bedroom
 - 1 Bedroom + Den
 - 2 Bedroom
 - 2 Bedroom + Den
 - 3 Bedroom
 - 3 Bedroom + Den
 - Townhouse
 - Services (M.E)
 - Green Space
 - Common Space
 - Other
 - Lobby
 - Commercial
 - Amenities
 - Vertical Circulation
 - Parking
 - Bicycle Spaces
 - Lockers
 - Loggia
 - Pool
 - Roof



- Property Line
- Setback Line

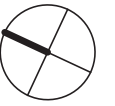


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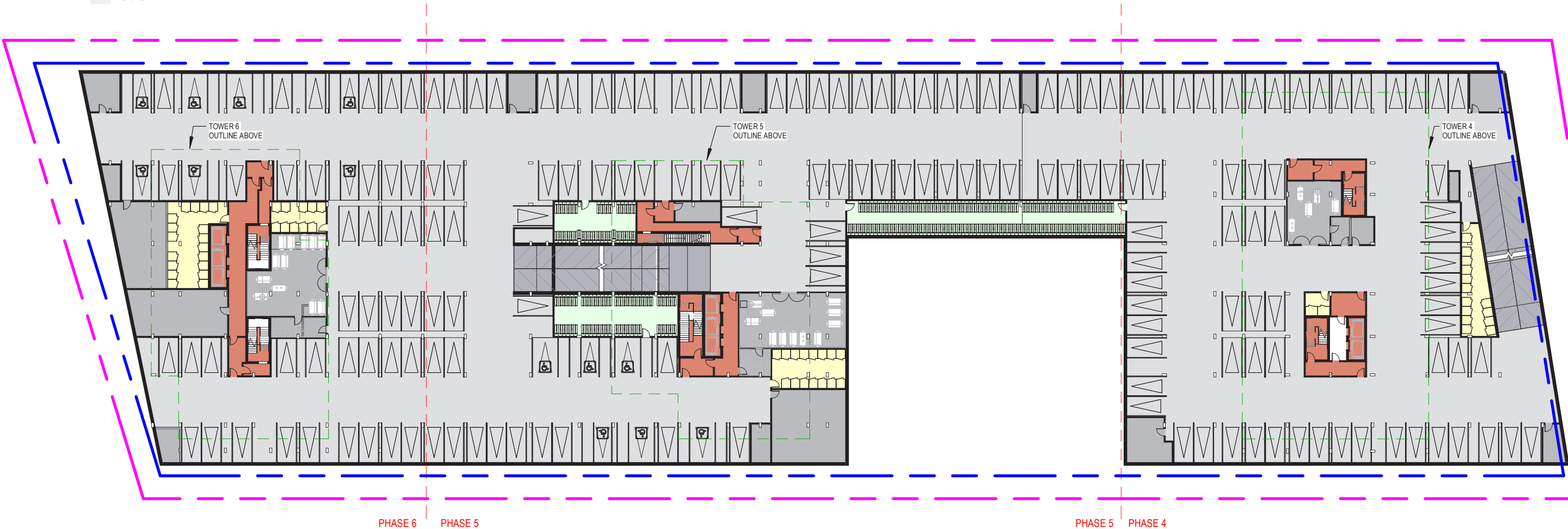
PLANS & SECTIONS

BASEMENT 1 FLOOR PLAN

- Legend
- Studio
 - 1 Bedroom
 - 1 Bedroom + Den
 - 2 Bedroom
 - 2 Bedroom + Den
 - 3 Bedroom
 - 3 Bedroom + Den
 - Townhouse
 - Services (M.E)
 - Green Space
 - Common Space
 - Other
 - Lobby
 - Commercial
 - Amenities
 - Vertical Circulation
 - Parking
 - Bicycle Spaces
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- Property Line
- Setback Line



SCALE: 1:500

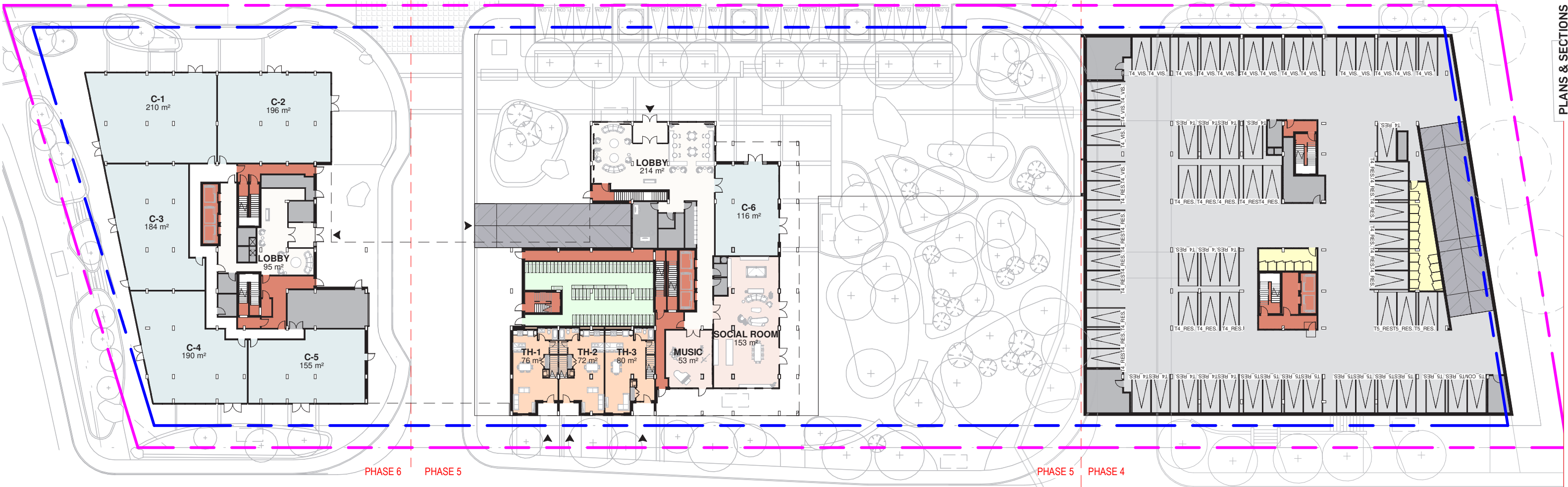
GROUND FLOOR 1 PLAN

Legend

- Studio
- 1 Bedroom
- 1 Bedroom + Den
- 2 Bedroom
- 2 Bedroom + Den
- 3 Bedroom
- 3 Bedroom + Den
- Townhouse
- Services (M.E)
- Green Space
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- Property Line
- Setback Line



PLANS & SECTIONS

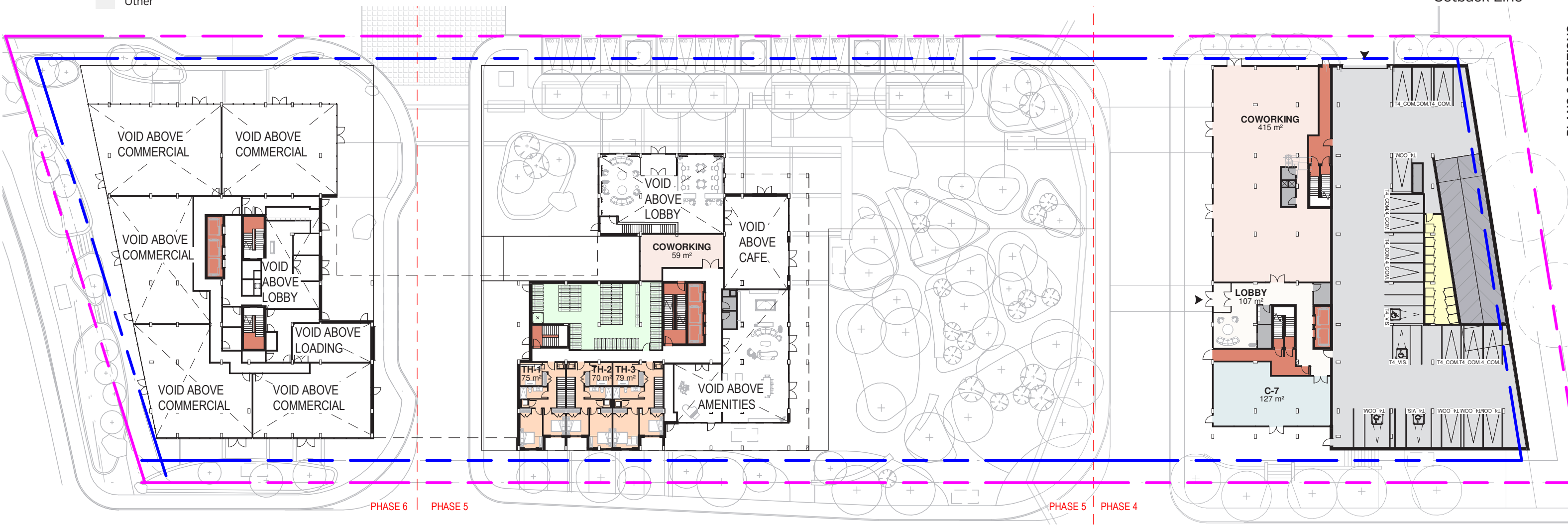
SCALE: 1:500

GROUND FLOOR 2 PLAN

- Legend**
- Studio
 - 1 Bedroom
 - 1 Bedroom + Den
 - 2 Bedroom
 - 2 Bedroom + Den
 - 3 Bedroom
 - 3 Bedroom + Den
 - Townhouse
 - Services (M.E)
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--- Property Line
 --- Setback Line



PLANS & SECTIONS

SCALE: 1:500

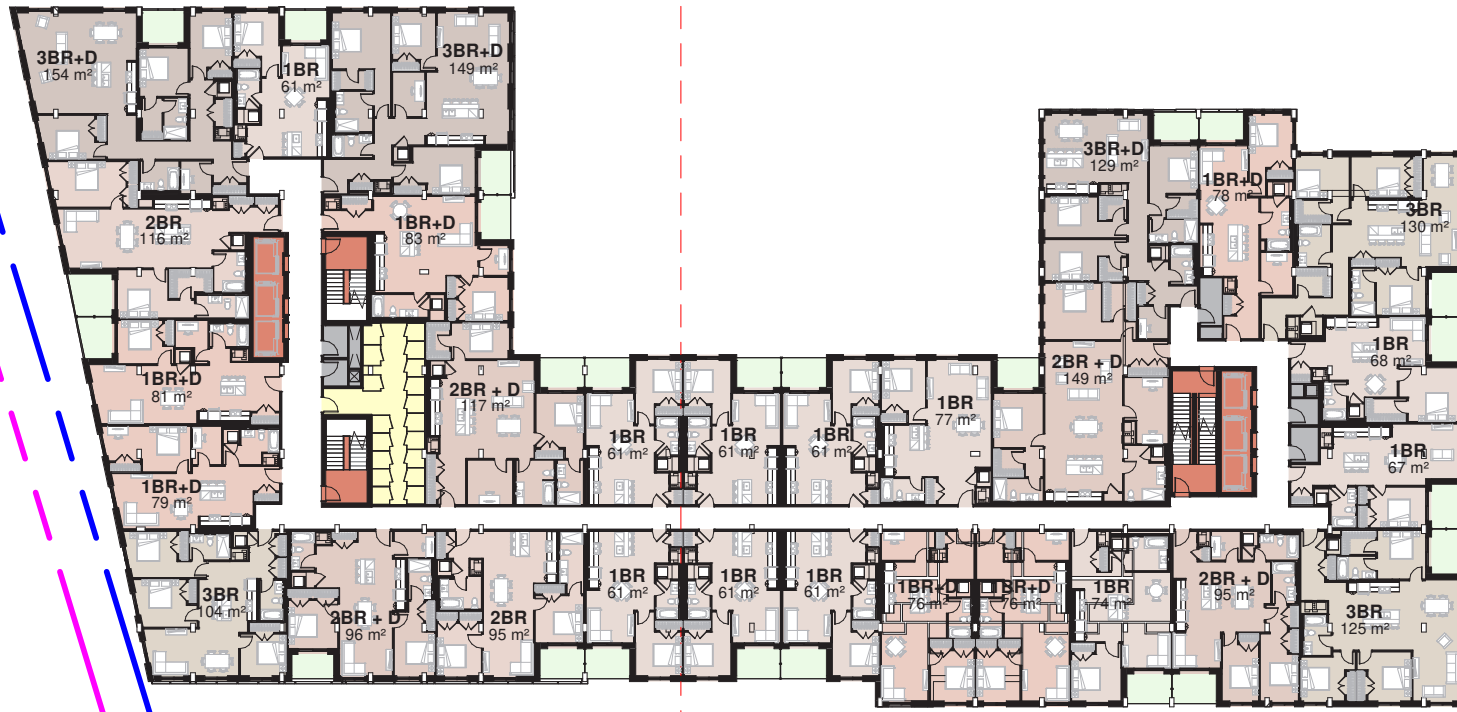
2ND FLOOR PLAN

- Legend**
- Studio
 - 1 Bedroom
 - 1 Bedroom + Den
 - 2 Bedroom
 - 2 Bedroom + Den
 - 3 Bedroom
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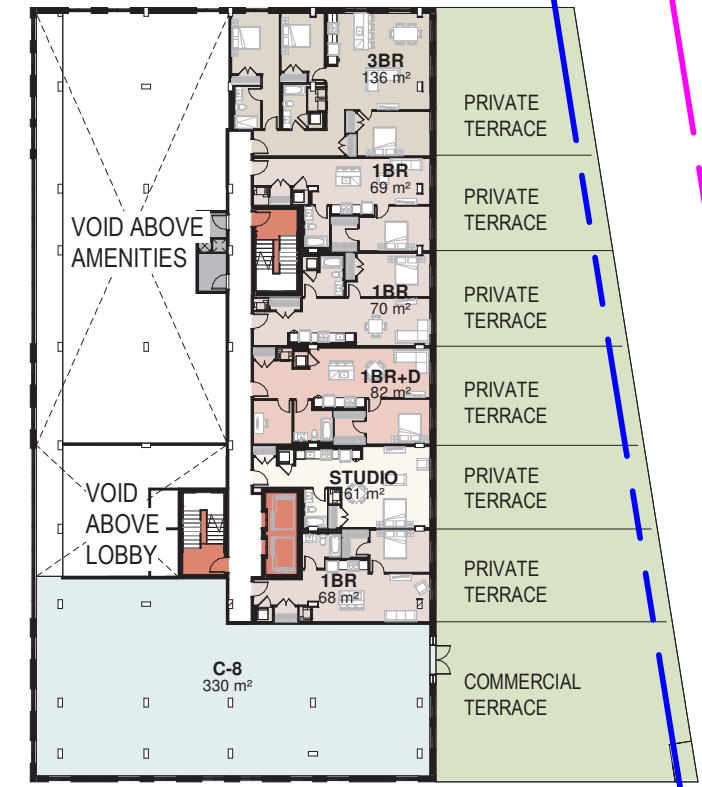


Property Line

Setback Line



PHASE 6 | PHASE 5



PHASE 5 | PHASE 4

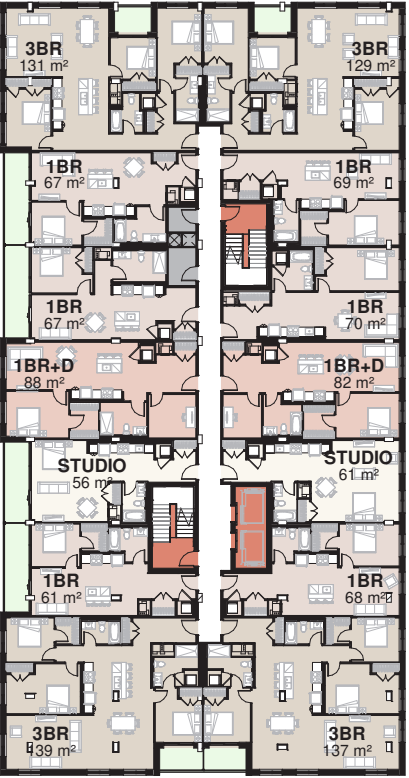
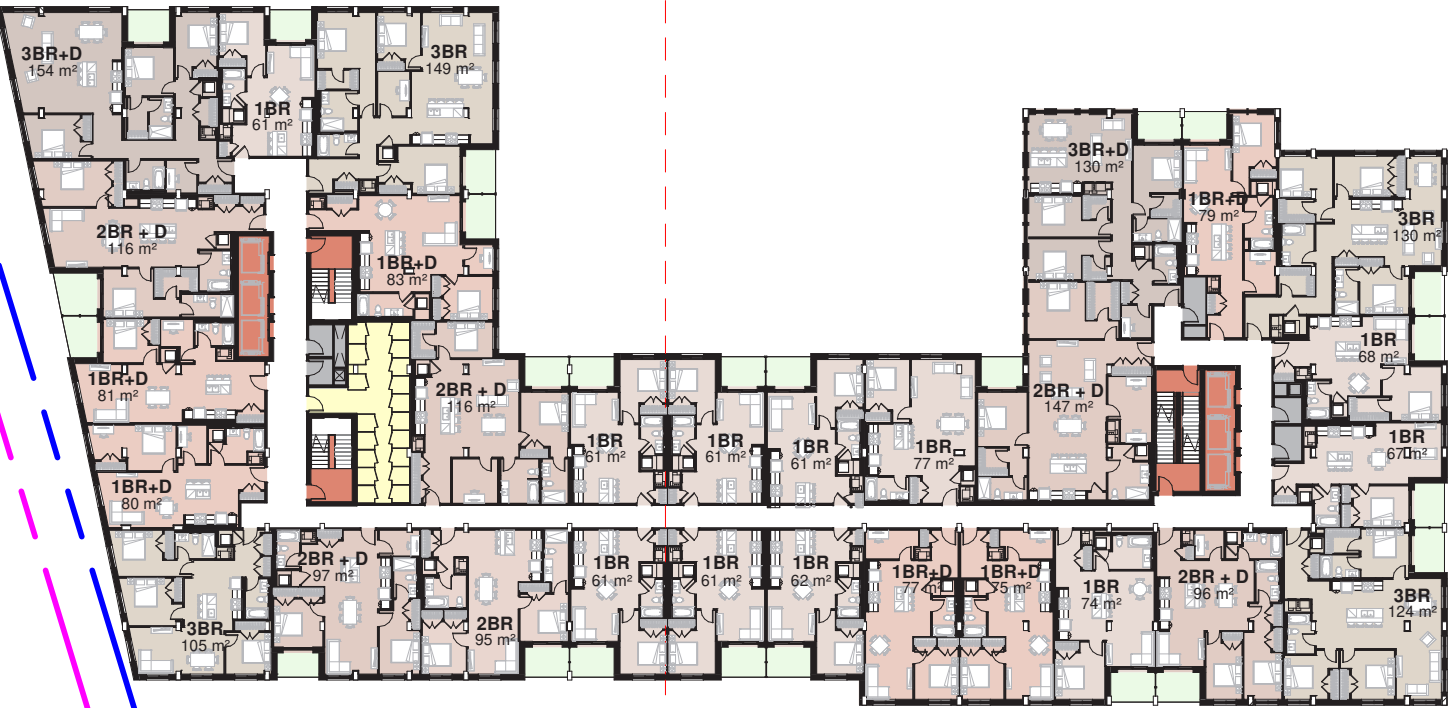
SCALE: 1:500

TYPICAL PODIUM FLOOR PLAN

- Legend**
- Studio
 - 1 Bedroom
 - 1 Bedroom + Den
 - 2 Bedroom
 - 2 Bedroom + Den
 - 3 Bedroom
 - 3 Bedroom + Den
 - Townhouse
 - Services (M.E)
 - Green Space
 - Common Space
 - Other
 - Lobby
 - Commercial
 - Amenities
 - Vertical Circulation
 - Parking
 - Bicycle Spaces
 - Lockers
 - Loggia
 - Pool
 - Roof



--- Property Line
 --- Setback Line



PHASE 6 PHASE 5

PHASE 5 PHASE 4

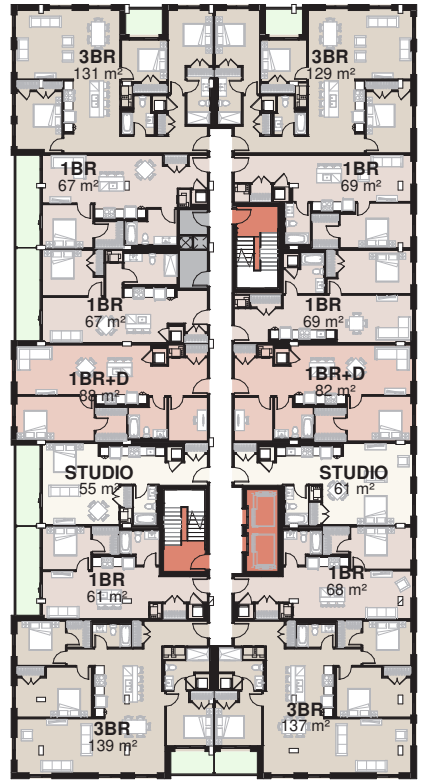
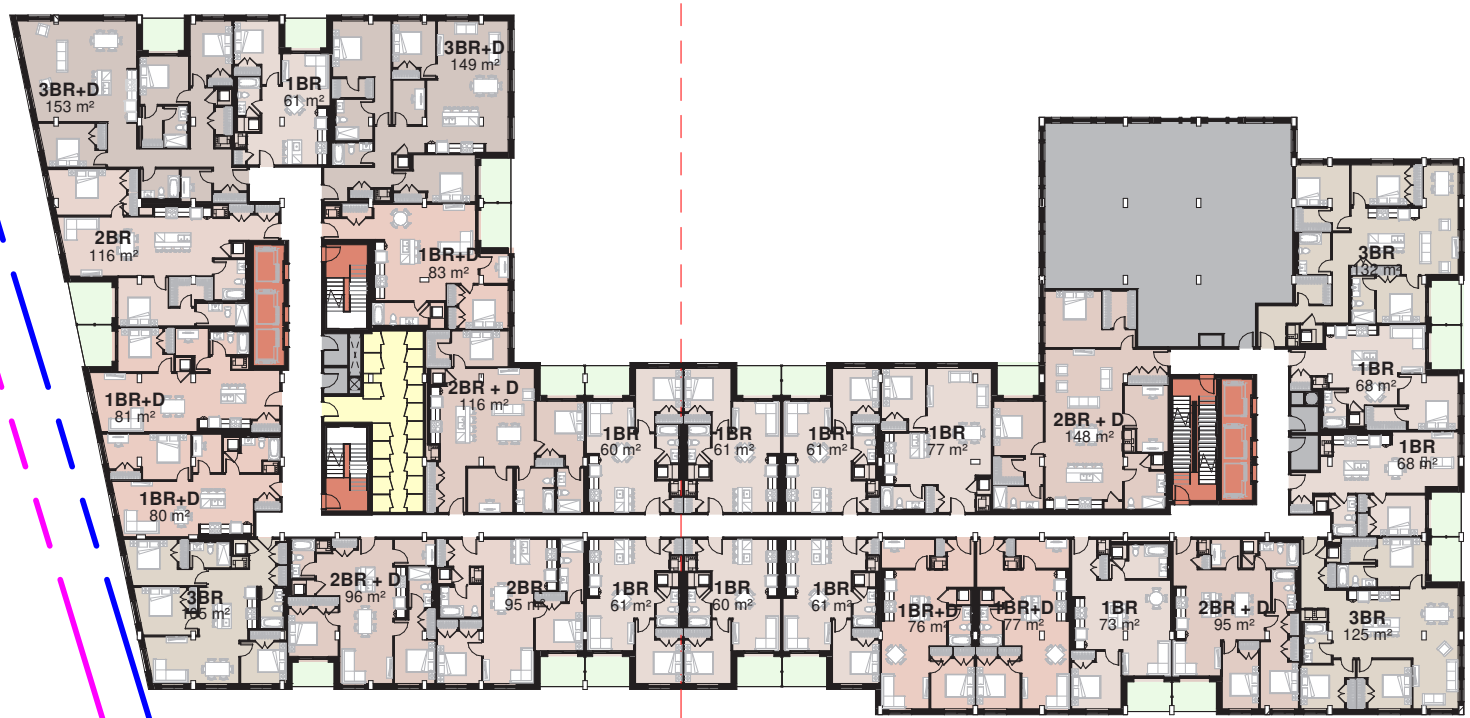
SCALE: 1:500

5TH FLOOR PLAN

- Legend**
- Studio
 - 1 Bedroom
 - 1 Bedroom + Den
 - 2 Bedroom
 - 2 Bedroom + Den
 - 3 Bedroom
 - 3 Bedroom + Den
 - Townhouse
 - Services (M.E)
 - Green Space
 - Common Space
 - Other
 - Lobby
 - Commercial
 - Amenities
 - Vertical Circulation
 - Parking
 - Bicycle Spaces
 - Lockers
 - Loggia
 - Pool
 - Roof



--- Property Line
 --- Setback Line



PHASE 6 | PHASE 5

PHASE 5 | PHASE 4

SCALE: 1:500

AMENITY FLOOR PLAN (6TH)

- Legend
- Studio
 - 1 Bedroom
 - 1 Bedroom + Den
 - 2 Bedroom
 - 2 Bedroom + Den
 - 3 Bedroom
 - 3 Bedroom + Den
 - Townhouse
 - Services (M.E)
 - Green Space
 - Common Space
 - Other
 - Lobby
 - Commercial
 - Amenities
 - Vertical Circulation
 - Parking
 - Bicycle Spaces
 - Lockers
 - Loggia
 - Pool
 - Roof



Property Line

Setback Line



PHASE 6 PHASE 5

PHASE 5 PHASE 4

SCALE: 1:500

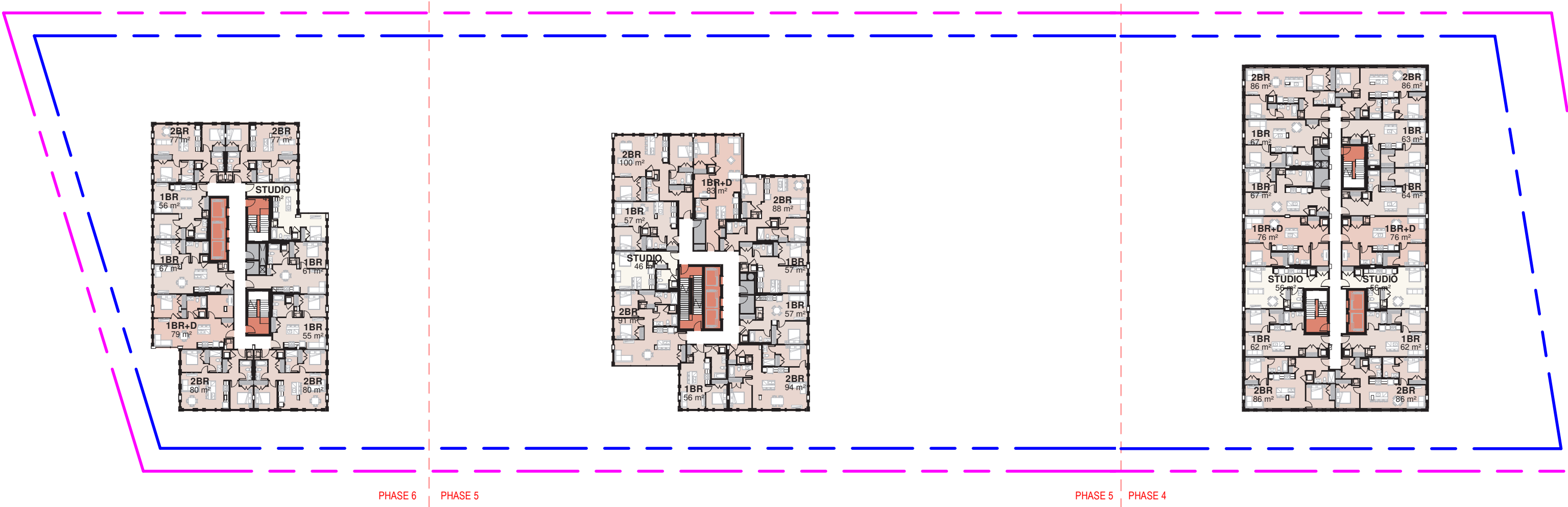
PLANS & SECTIONS

TYPICAL FLOOR PLAN (7TH)

- Legend
- Studio
 - 1 Bedroom
 - 1 Bedroom + Den
 - 2 Bedroom
 - 2 Bedroom + Den
 - 3 Bedroom
 - 3 Bedroom + Den
 - Townhouse
 - Services (M.E)
 - Green Space
 - Common Space
 - Other
 - Lobby
 - Commercial
 - Amenities
 - Vertical Circulation
 - Parking
 - Bicycle Spaces
 - Lockers
 - Loggia
 - Pool
 - Roof



--- Property Line
 --- Setback Line



SCALE: 1:500

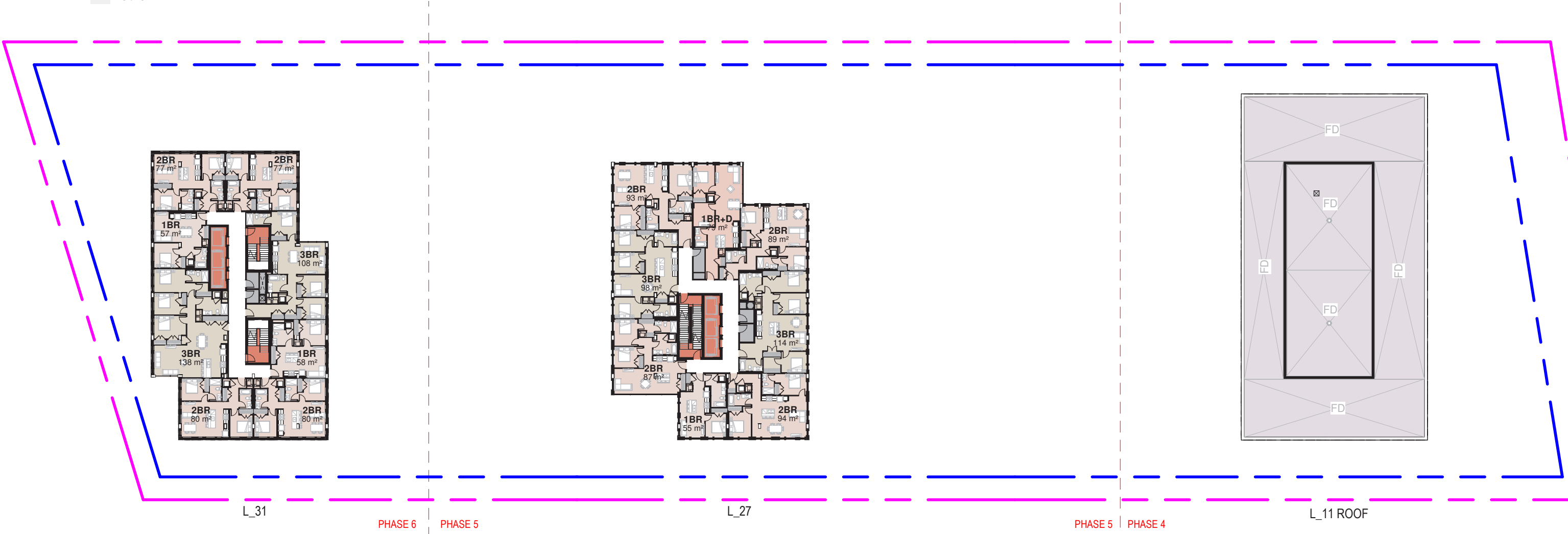
PLANS & SECTIONS

TYPICAL PENTHOUSE FLOOR PLAN

- Legend
- Studio
 - 1 Bedroom
 - 1 Bedroom + Den
 - 2 Bedroom
 - 2 Bedroom + Den
 - 3 Bedroom
 - 3 Bedroom + Den
 - Townhouse
 - Services (M.E)
 - Green Space
 - Common Space
 - Other
 - Lobby
 - Commercial
 - Amenities
 - Vertical Circulation
 - Parking
 - Bicycle Spaces
 - Lockers
 - Loggia
 - Pool
 - Roof



--- Property Line
 --- Setback Line

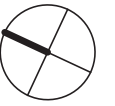


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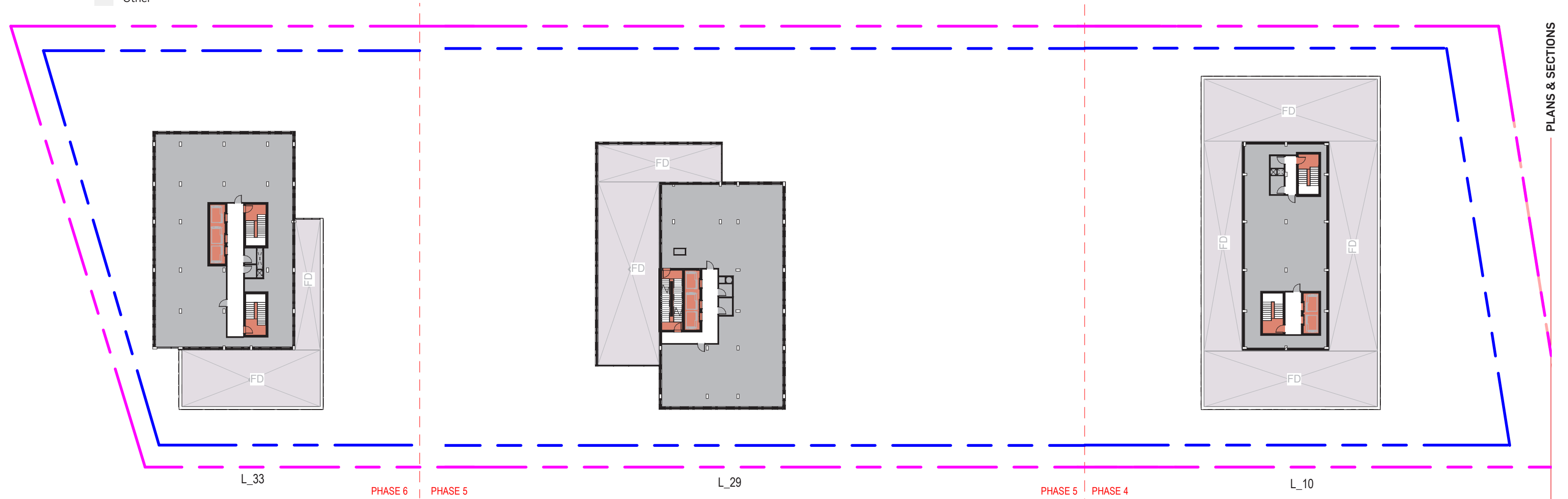
PLANS & SECTIONS

MECHANICAL FLOOR PLAN

- Legend
- Studio
 - 1 Bedroom
 - 1 Bedroom + Den
 - 2 Bedroom
 - 2 Bedroom + Den
 - 3 Bedroom
 - 3 Bedroom + Den
 - Townhouse
 - Services (M.E)
 - Green Space
 - Common Space
 - Other
 - Lobby
 - Commercial
 - Amenities
 - Vertical Circulation
 - Parking
 - Bicycle Spaces
 - Lockers
 - Loggia
 - Pool
 - Roof



--- Property Line
 --- Setback Line



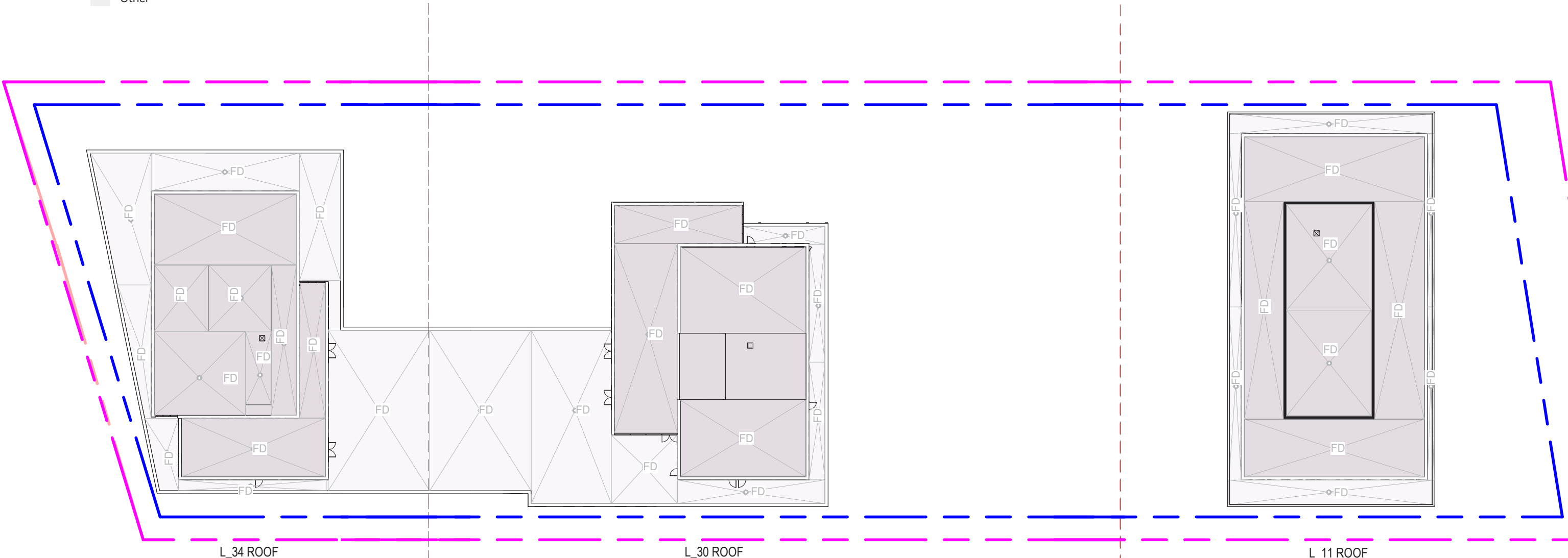
SCALE: 1:500

ROOF PLAN

- Legend**
- Studio
 - 1 Bedroom
 - 1 Bedroom + Den
 - 2 Bedroom
 - 2 Bedroom + Den
 - 3 Bedroom
 - 3 Bedroom + Den
 - Townhouse
 - Services (M.E)
 - Green Space
 - Common Space
 - Other
 - Lobby
 - Commercial
 - Amenities
 - Vertical Circulation
 - Parking
 - Bicycle Spaces
 - Lockers
 - Loggia
 - Pool
 - Roof



- Property Line
- Setback Line



L_34 ROOF

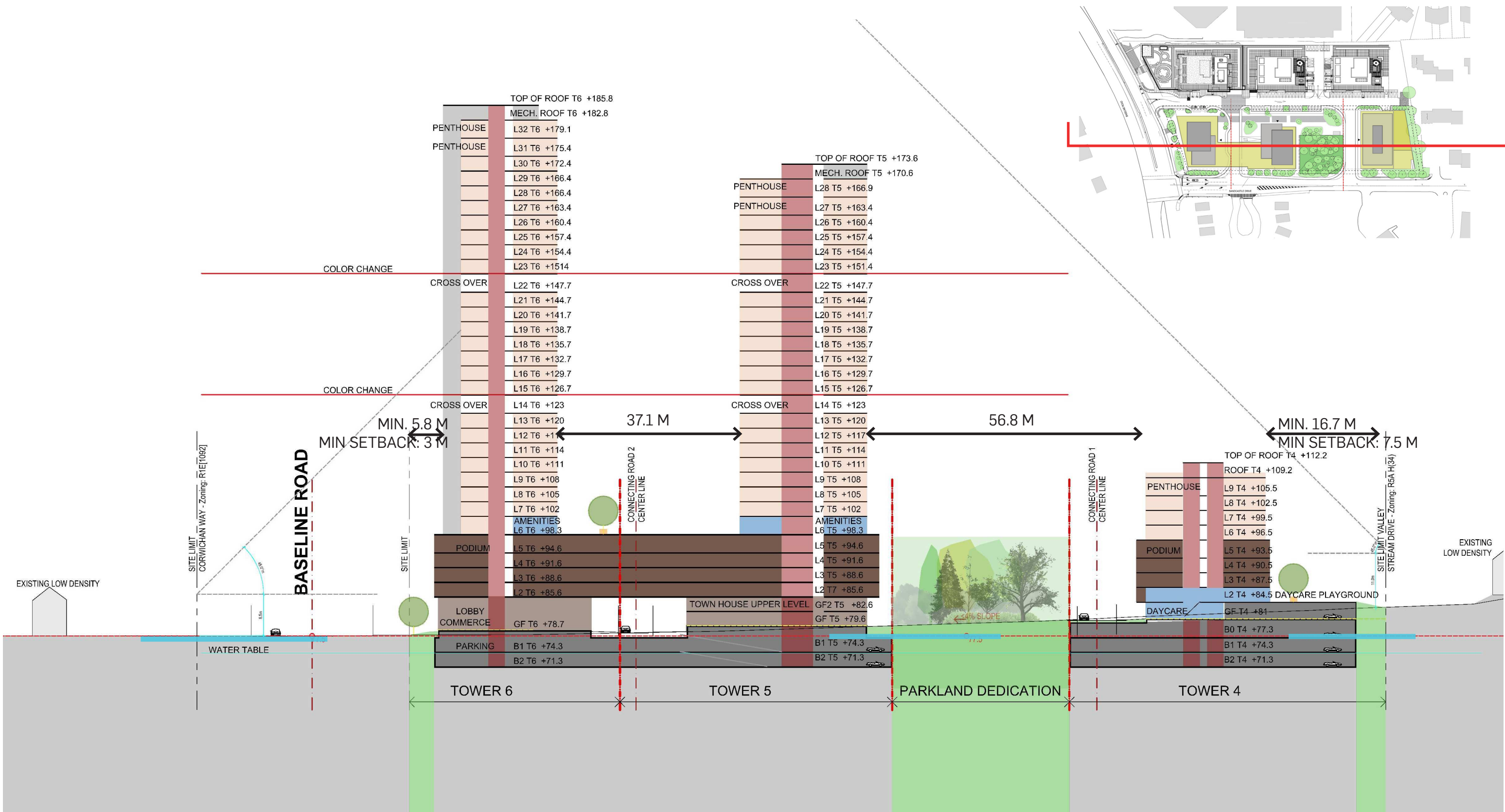
L_30 ROOF

L_11 ROOF

SCALE: 1:500

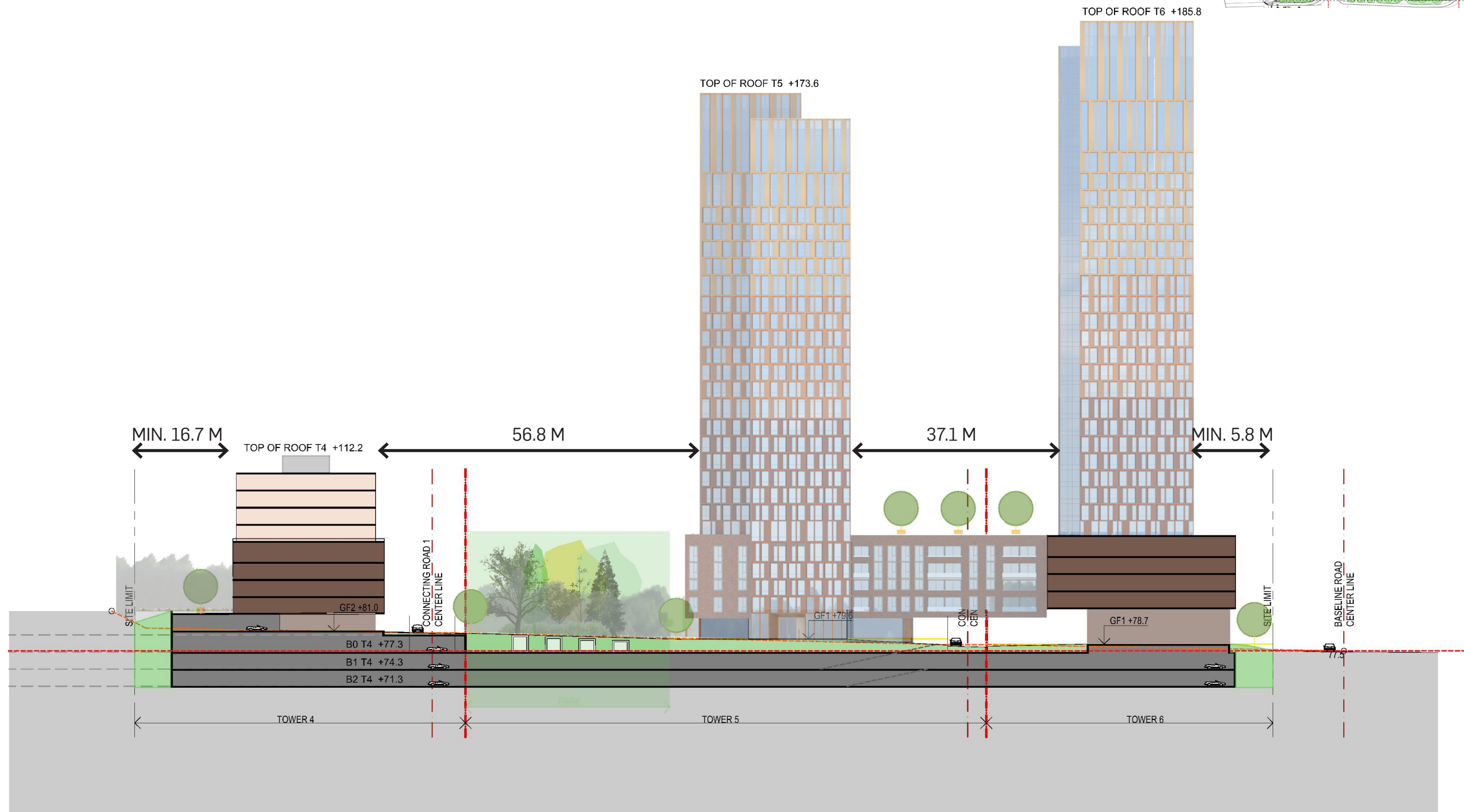
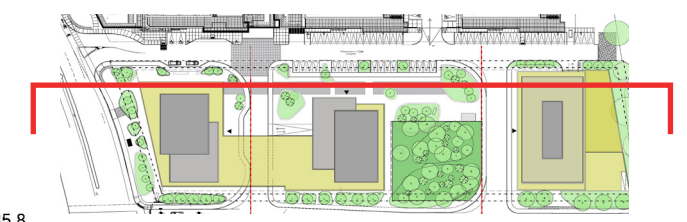
PLANS & SECTIONS

LONGITUDINAL SECTION 1

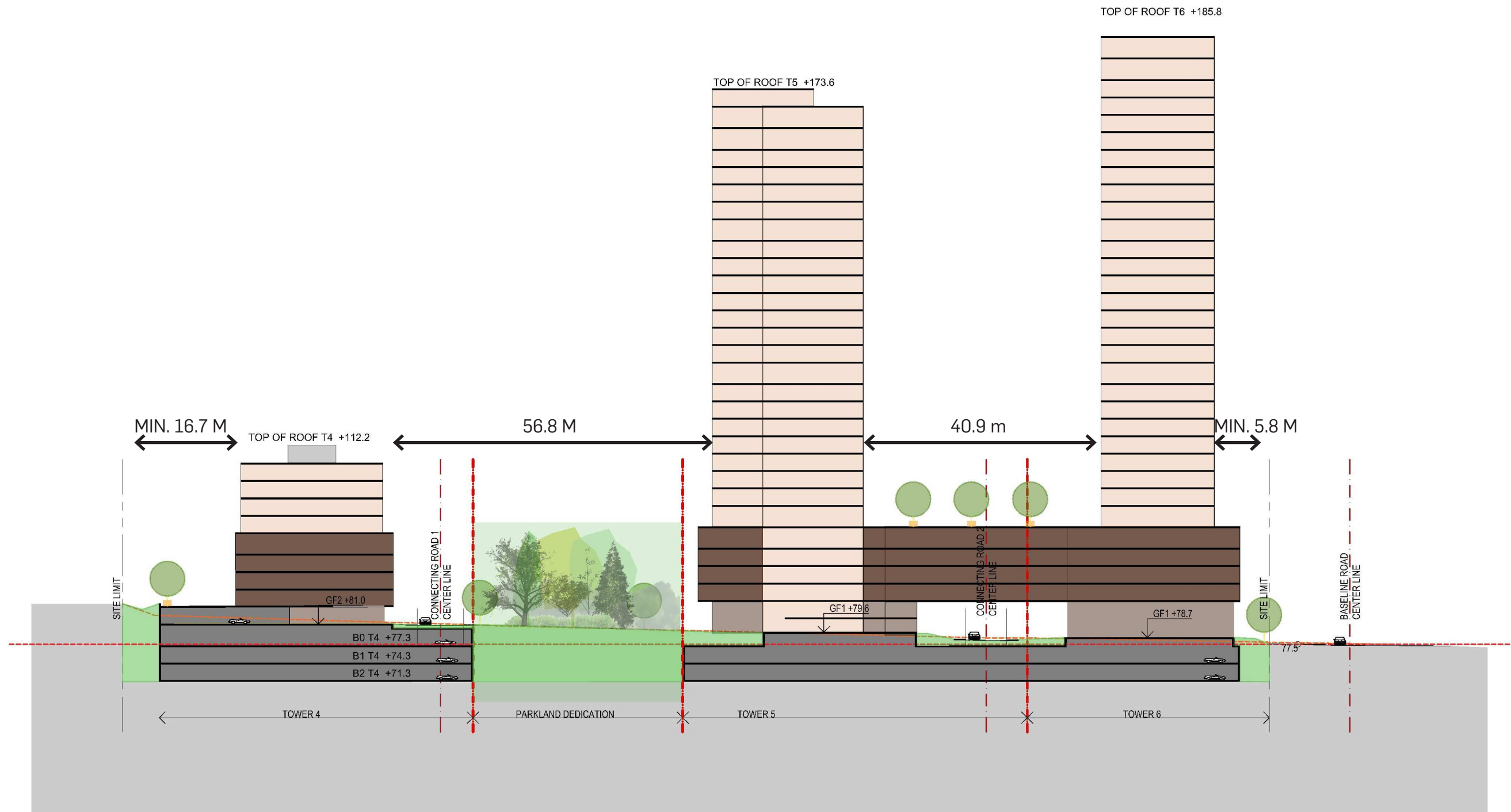
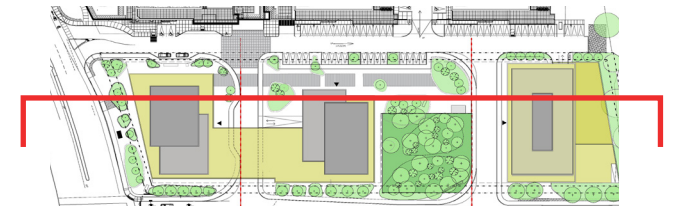


PLANS & SECTIONS

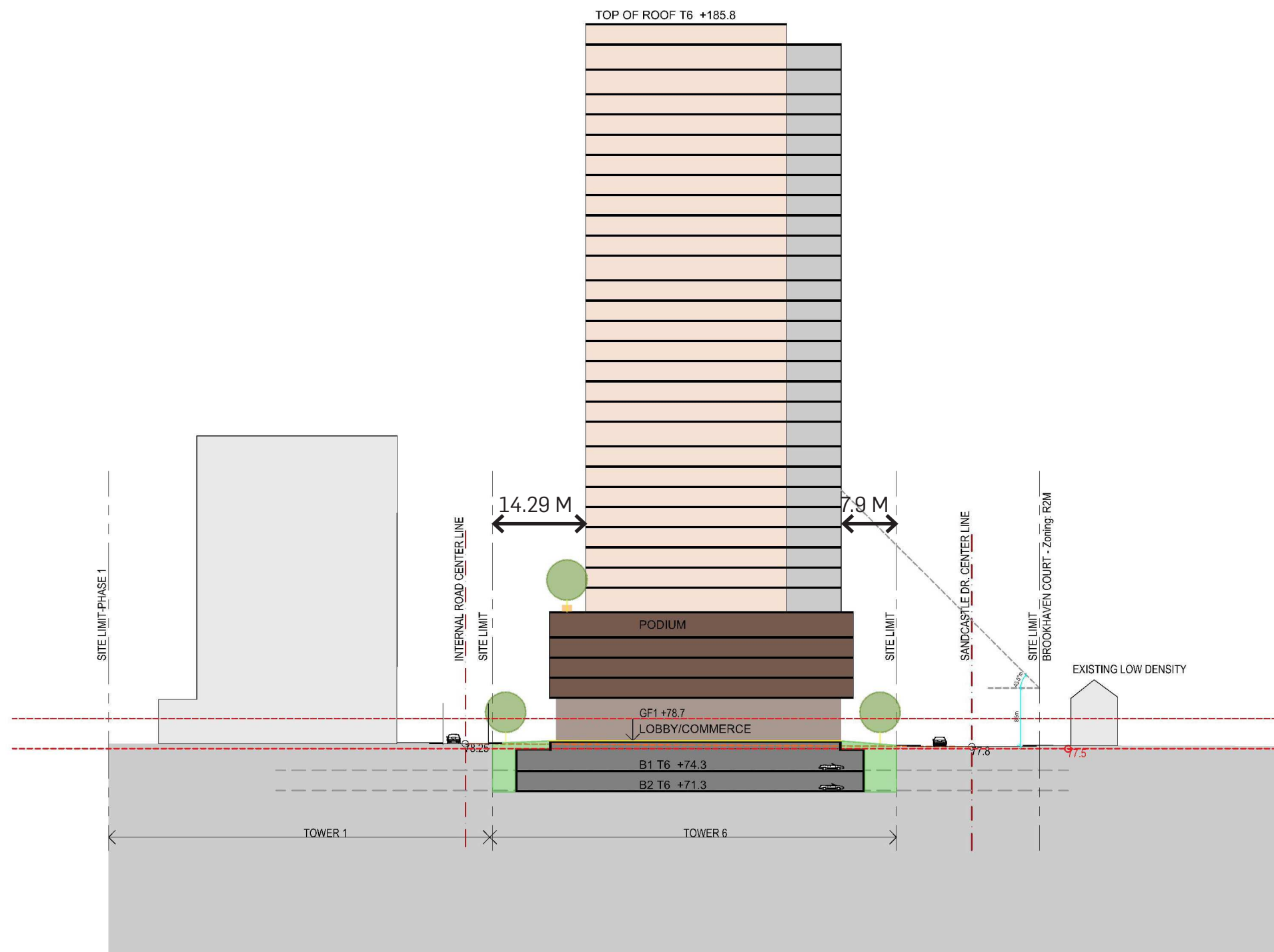
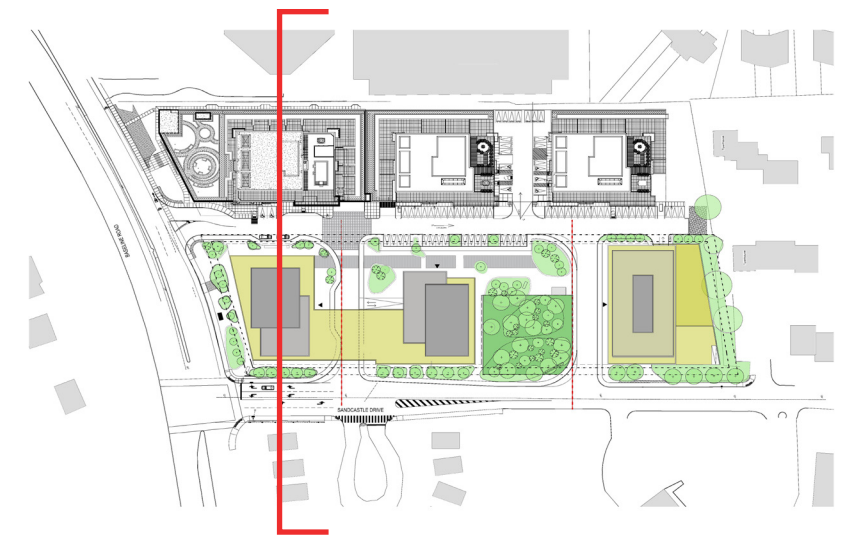
LONGITUDINAL SECTION 2



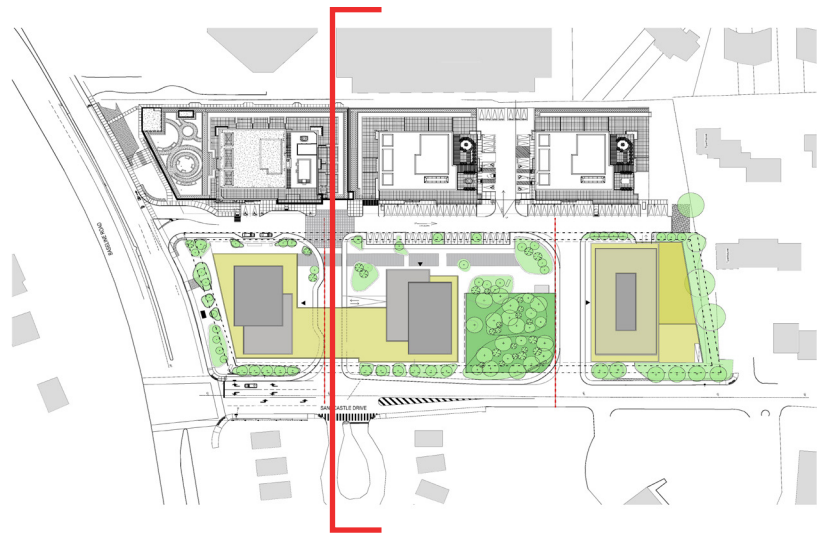
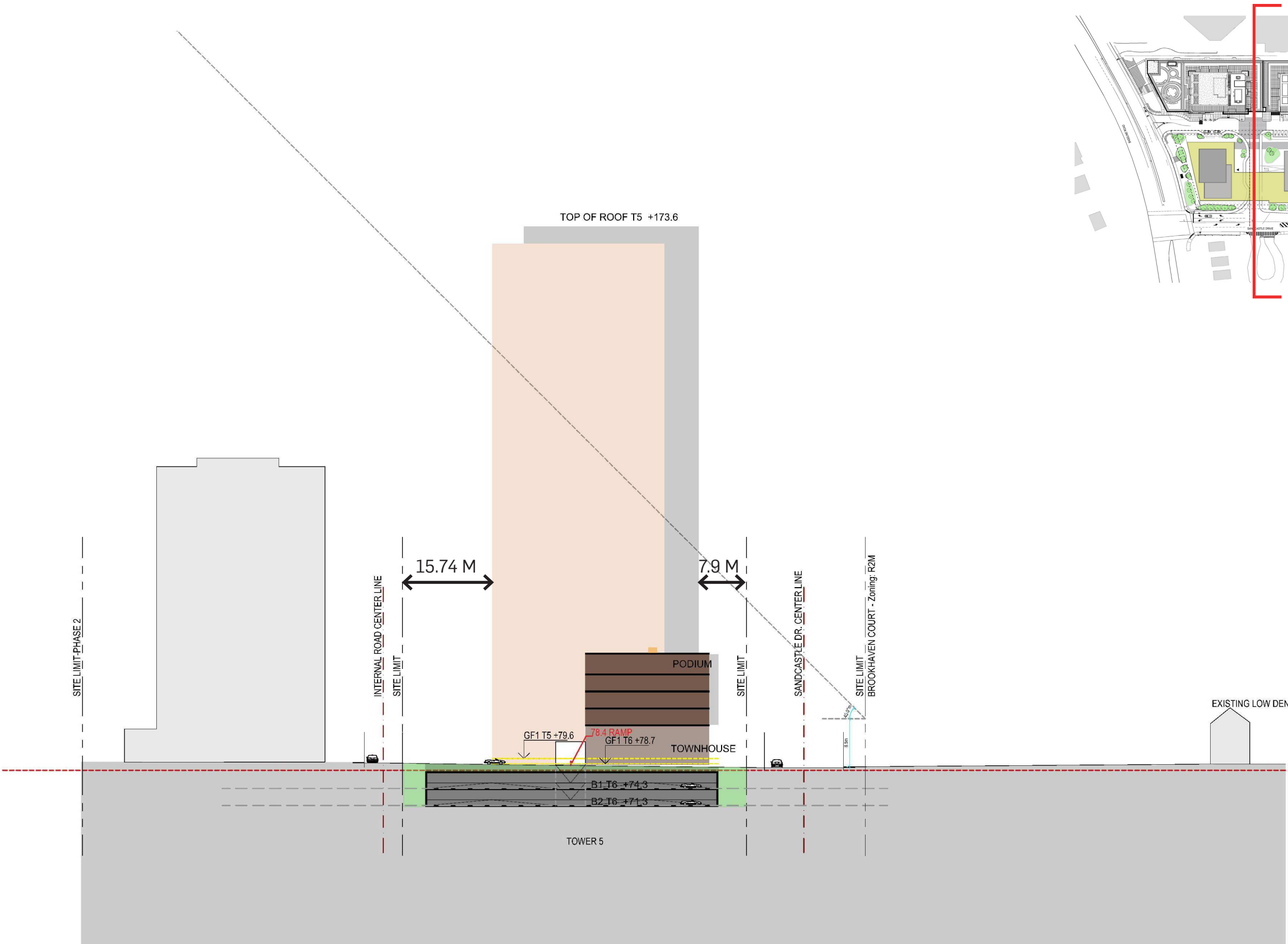
LONGITUDINAL SECTION 3



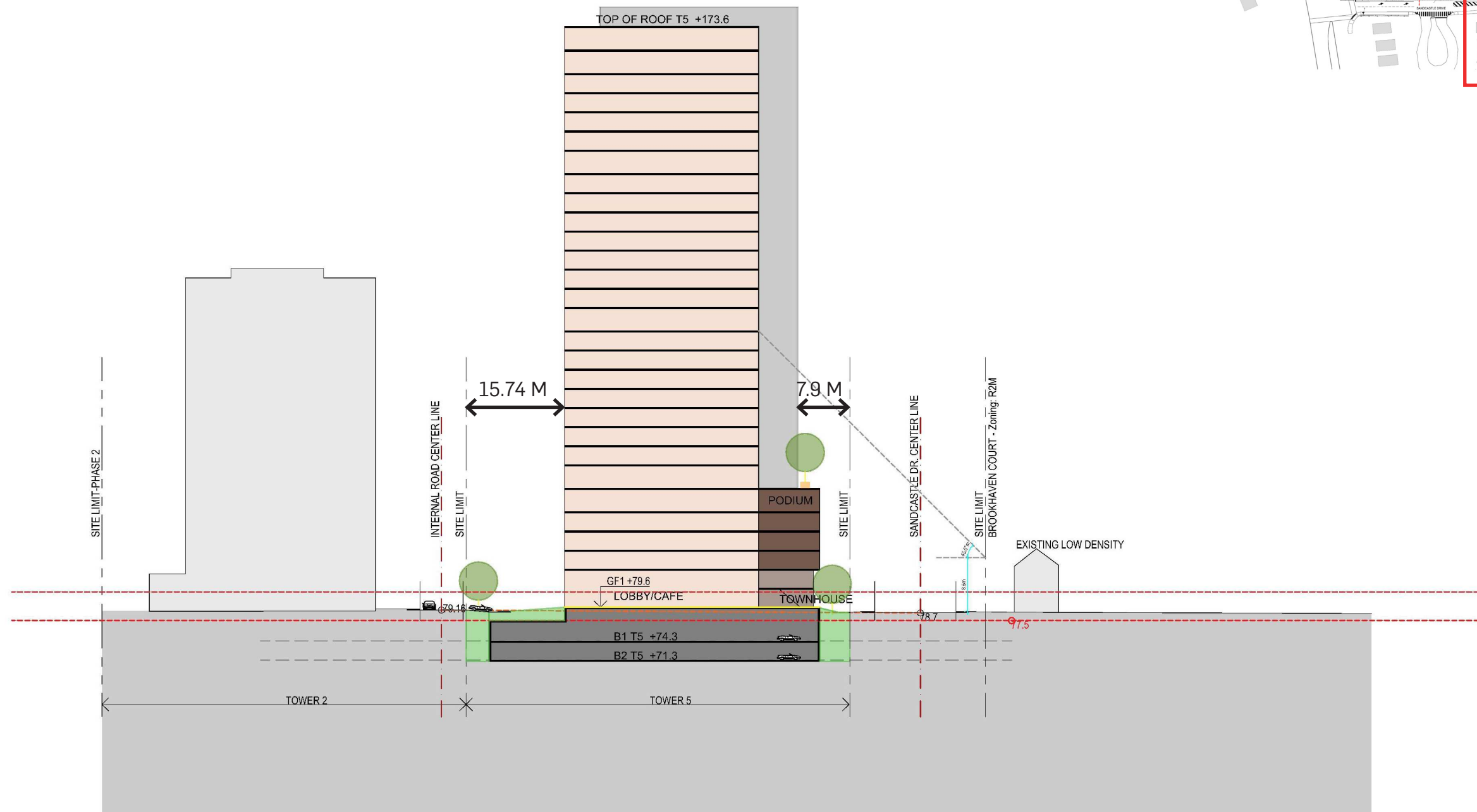
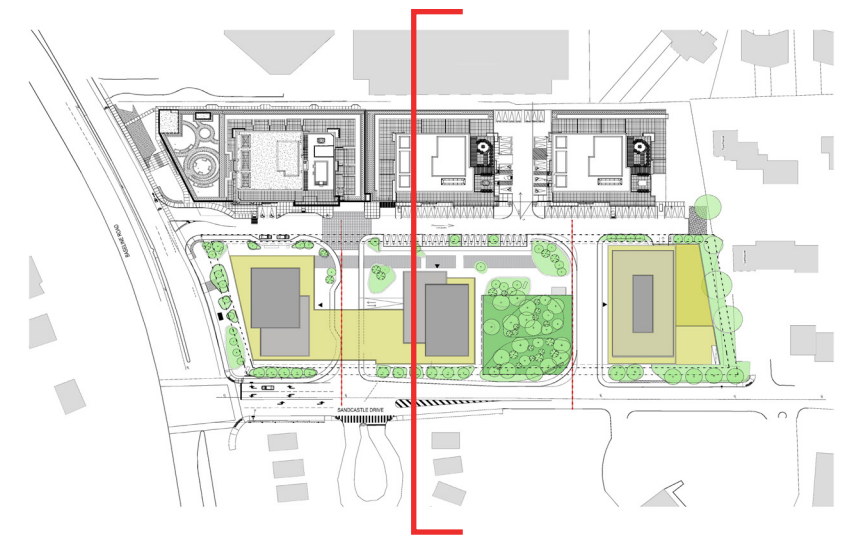
CROSS SECTION 1 - T6



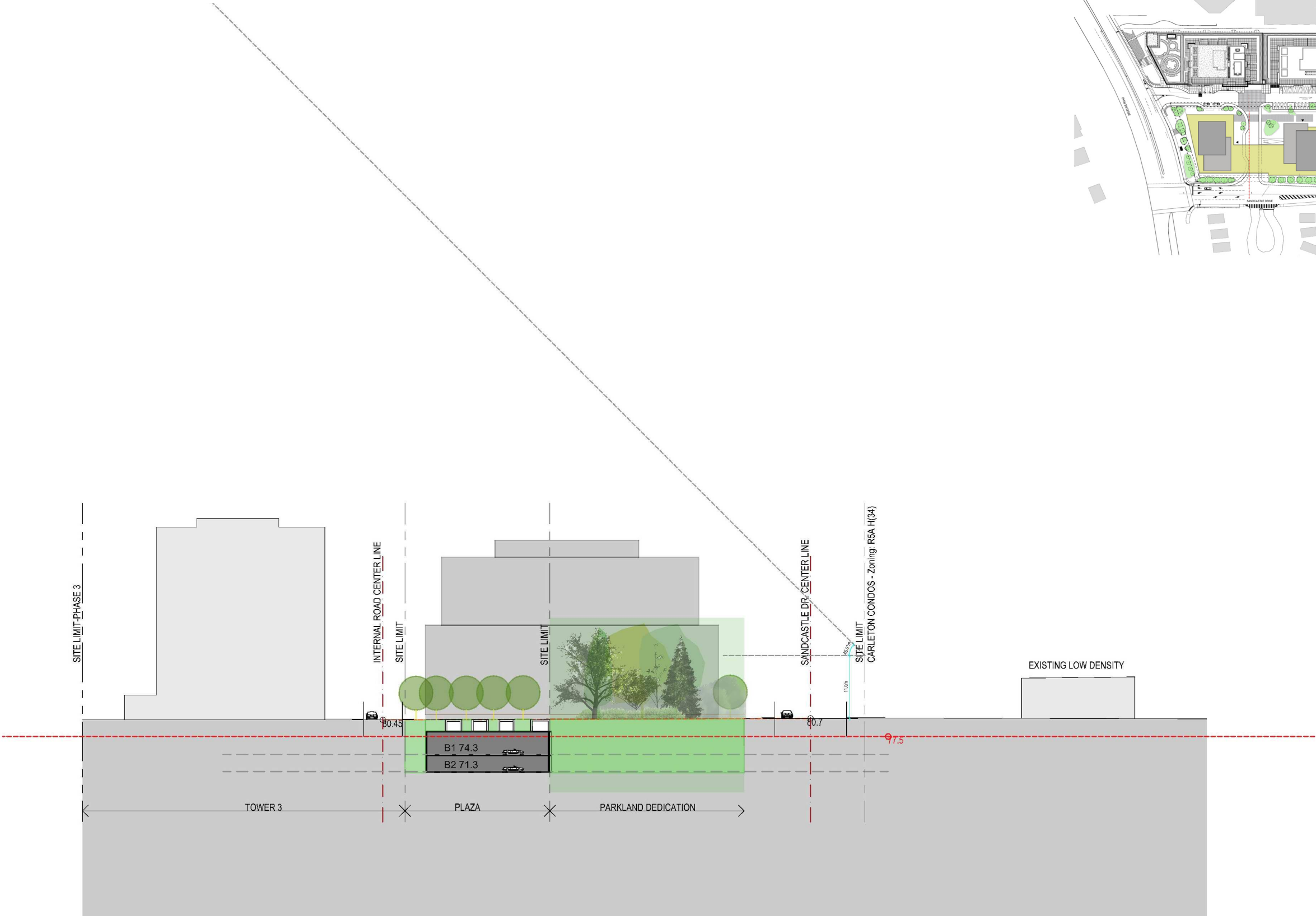
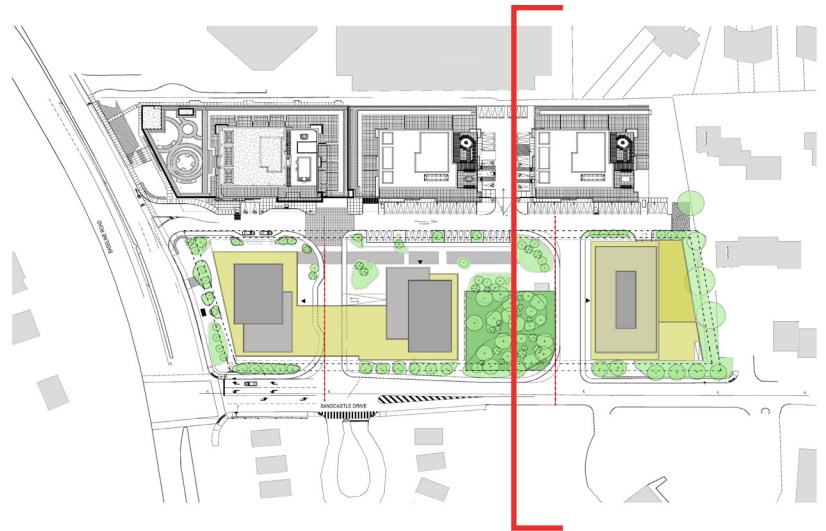
CROSS SECTION 2 - BREEZWAY



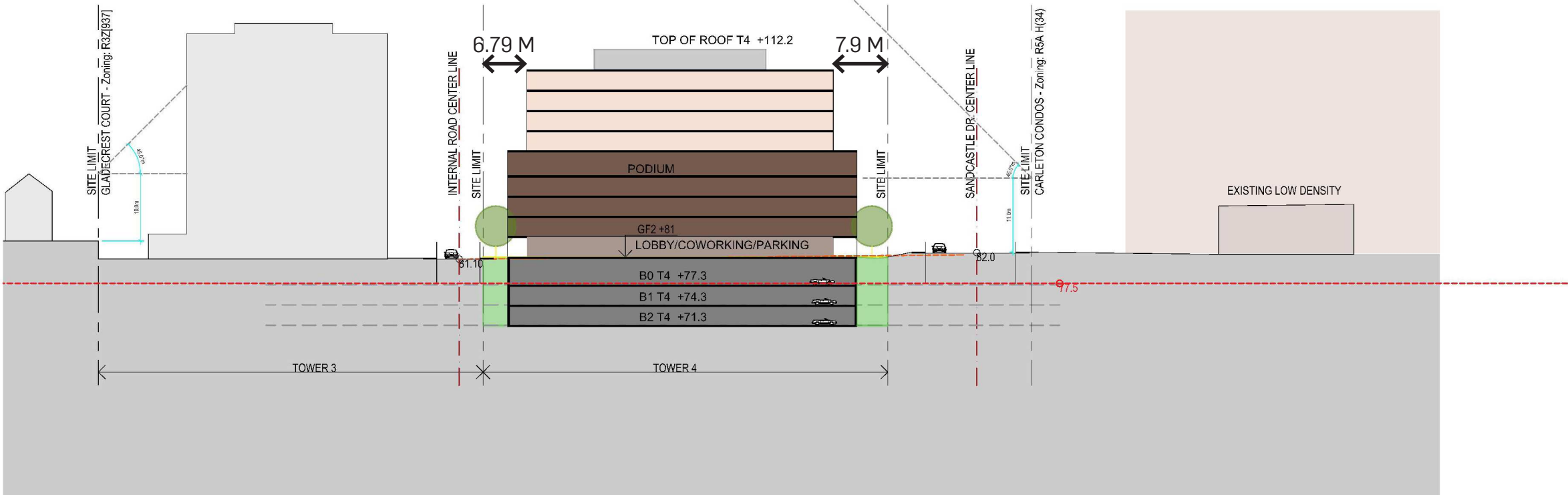
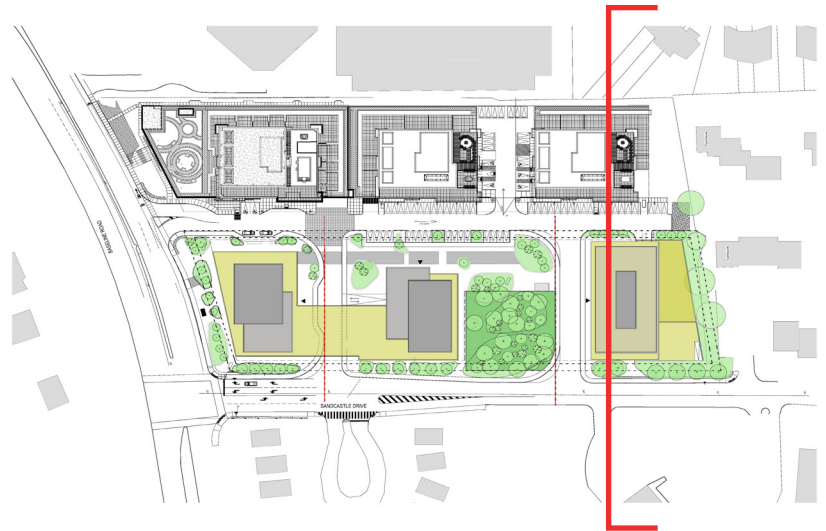
CROSS SECTION 3 - T5



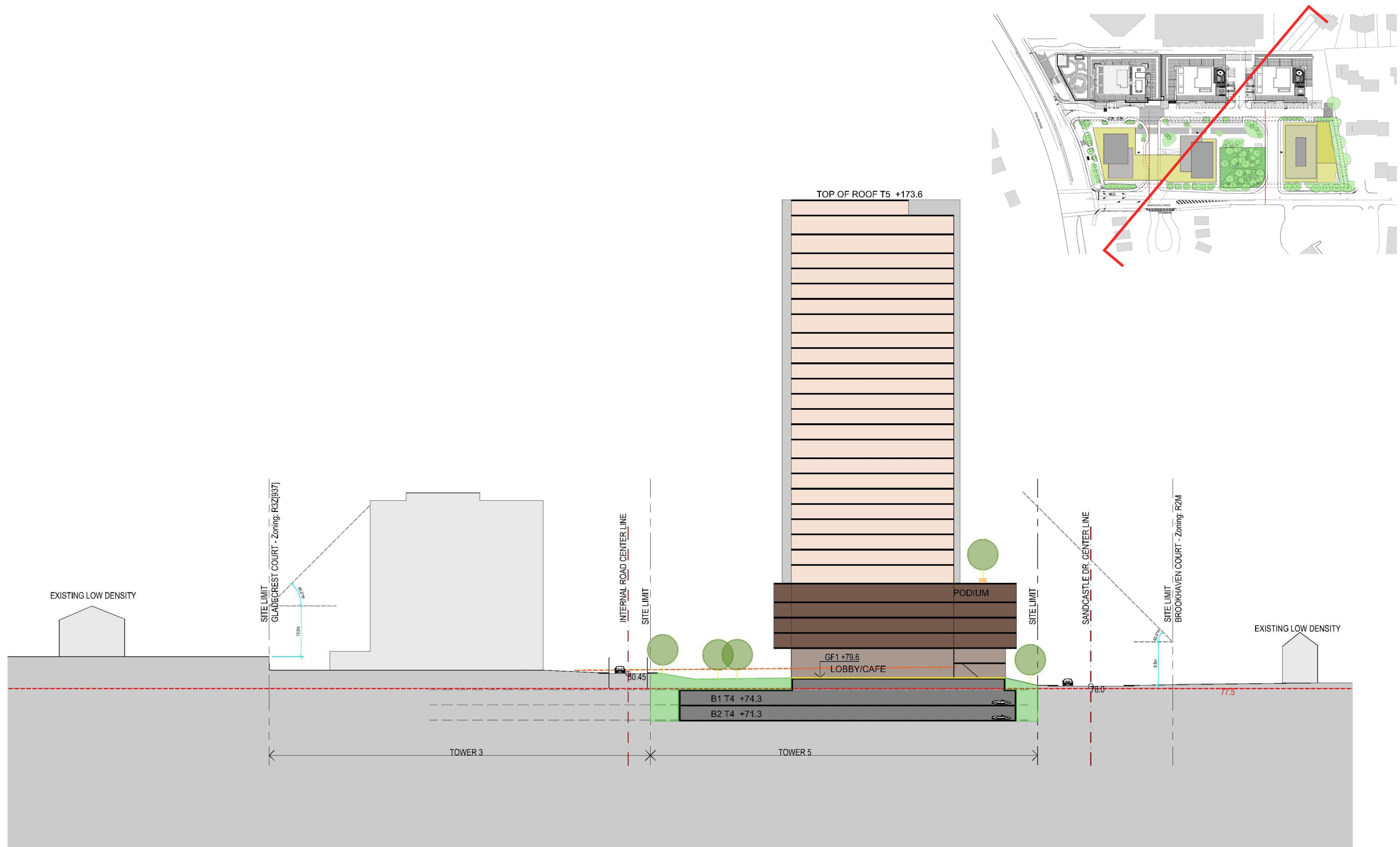
CROSS SECTION 4 - PARK & PLAZA



CROSS SECTION 5 - T4

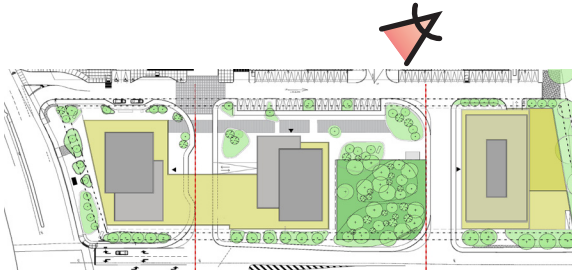


CROSS SECTION 6 - LOT 22 GLADCREST CRT

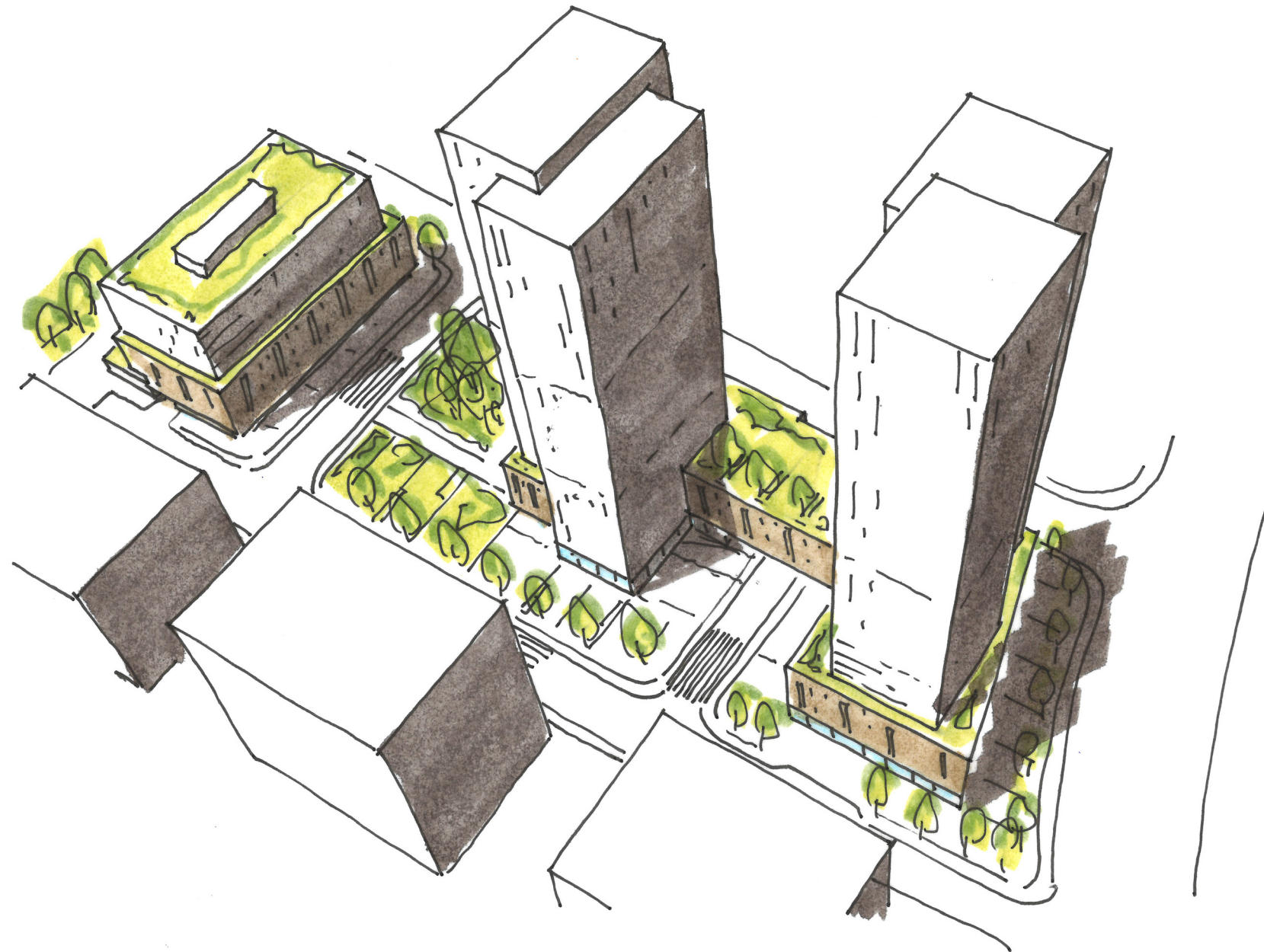
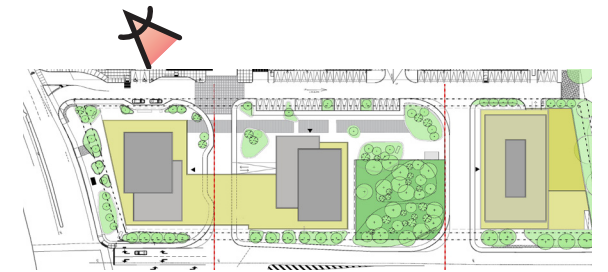


SKETCHES, PERSPECTIVES, & ELEVATIONS

SKETCH - PARKLAND DEDICATION



SKETCH - PLAZA



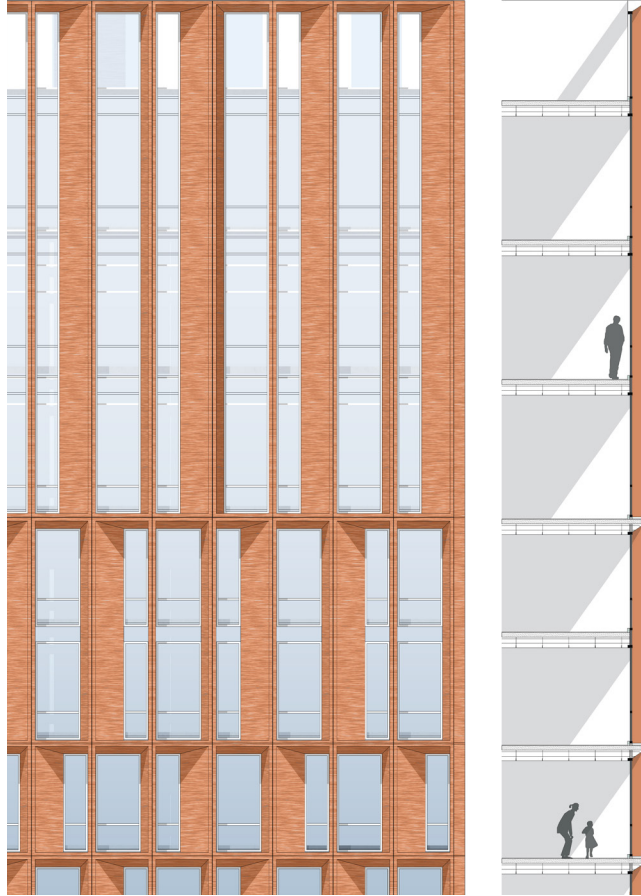
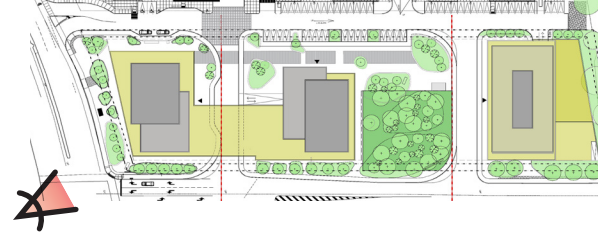
PERSPECTIVE AERIAL VIEW



PERSPECTIVE AERIAL VIEW - CLOSEUP

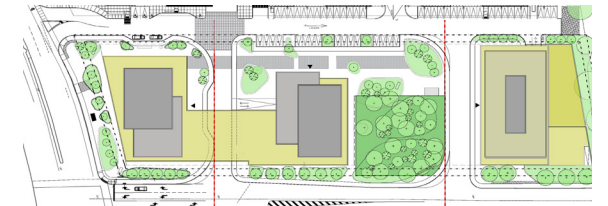


PERSPECTIVE VIEW-CORNER BASELINE AND SANDCASTLE

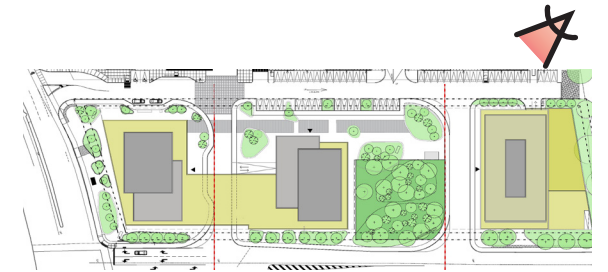


FACADE DETAIL

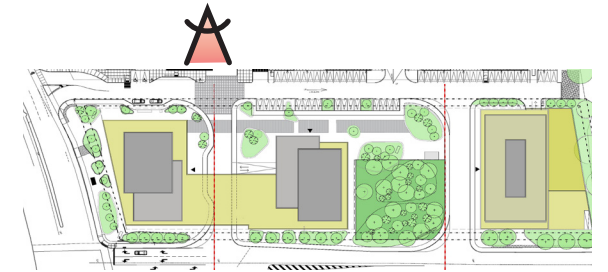
EAST PERSPECTIVE



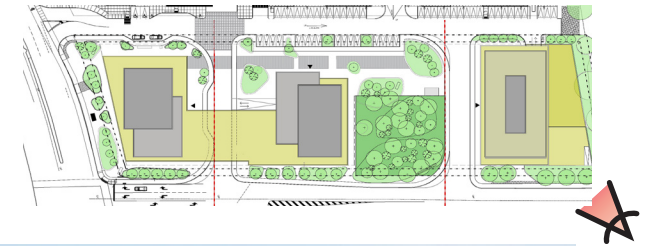
SOUTH-EAST PERSPECTIVE VIEW



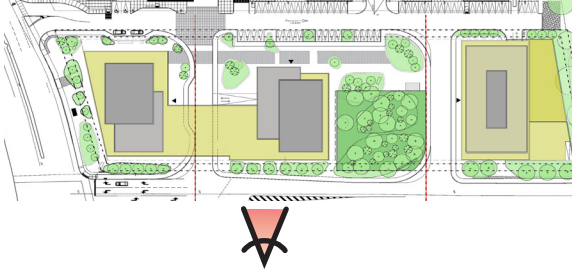
EAST PERSPECTIVE VIEW - TOWERS 5 & 6



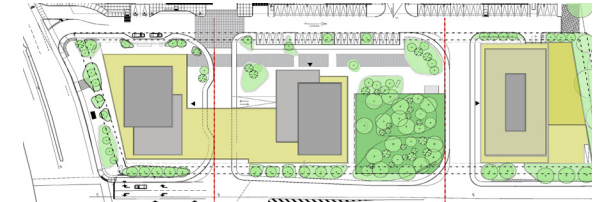
SOUTH-WEST PERSPECTIVE VIEW - TOWERS 4 & 5



TOWNHOUSES STREET VIEW

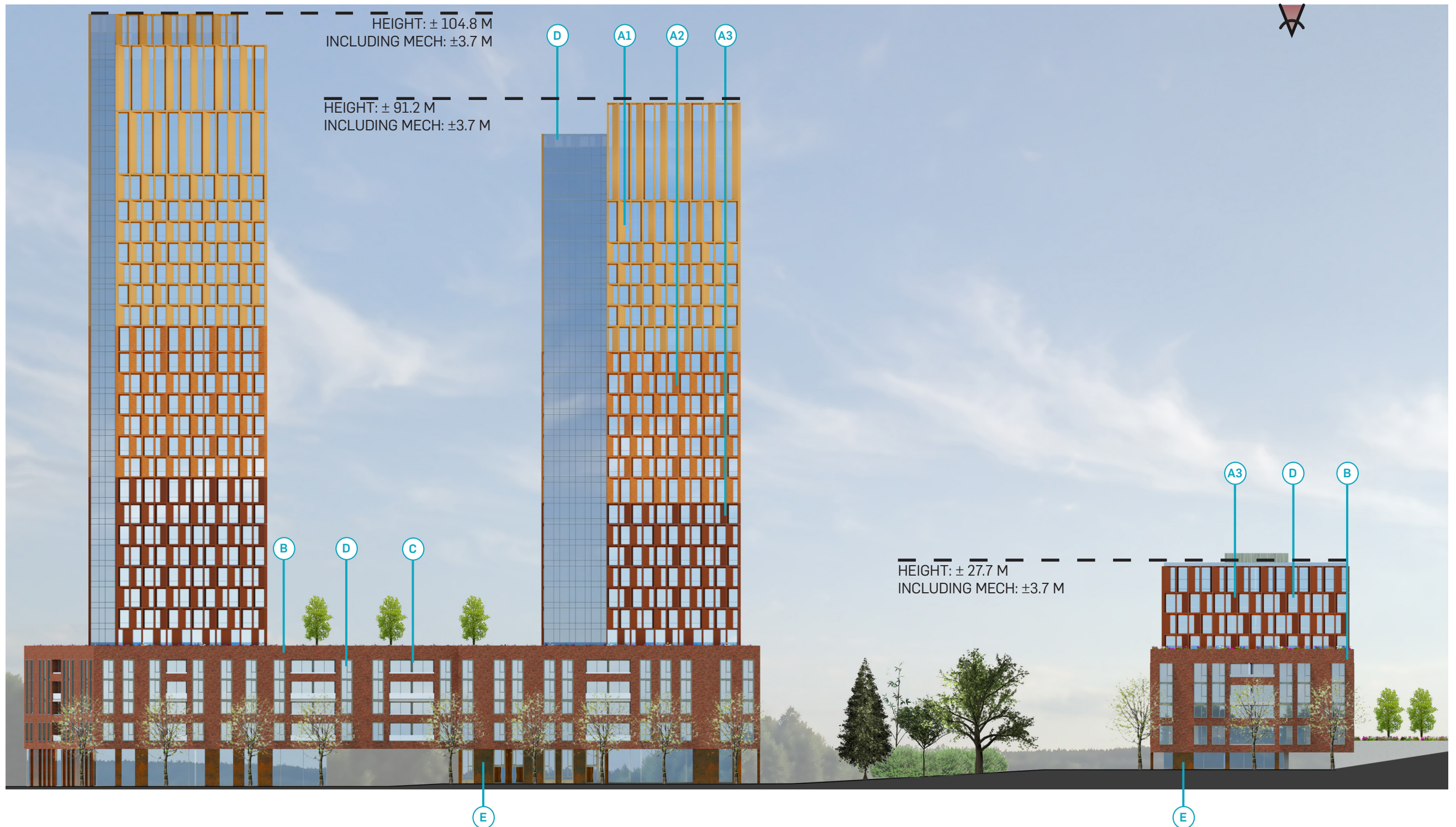


WEST ELEVATION

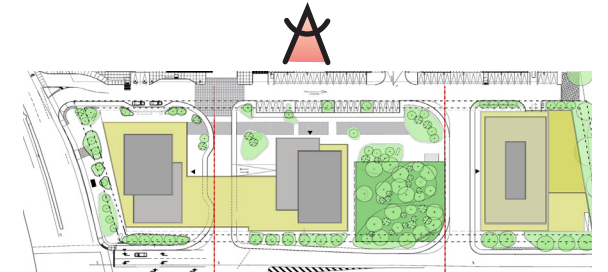


Materials legend

- (A1)** Aluminum panels
Manufacturer: PanFab or equivalent
Colour: Pastel orange
- (A2)** Aluminum panels
Manufacturer: PanFab or equivalent
Colour: Bright orange
- (A3)** Aluminum panels
Manufacturer: PanFab or equivalent
Colour: Burnt orange
- (B)** Podium: Brick
Manufacturer: Canada Brick
Series: Canada Architectural Series
Colour: Brunswick
- (C)** Aluminum
Manufacturer: PanFab or equivalent
Colour: Champagne
- (D)** Clear Glass
Manufacturer: TBD
- (E)** Copper
Manufacturer: PanFab or equivalent
Colour: Copper

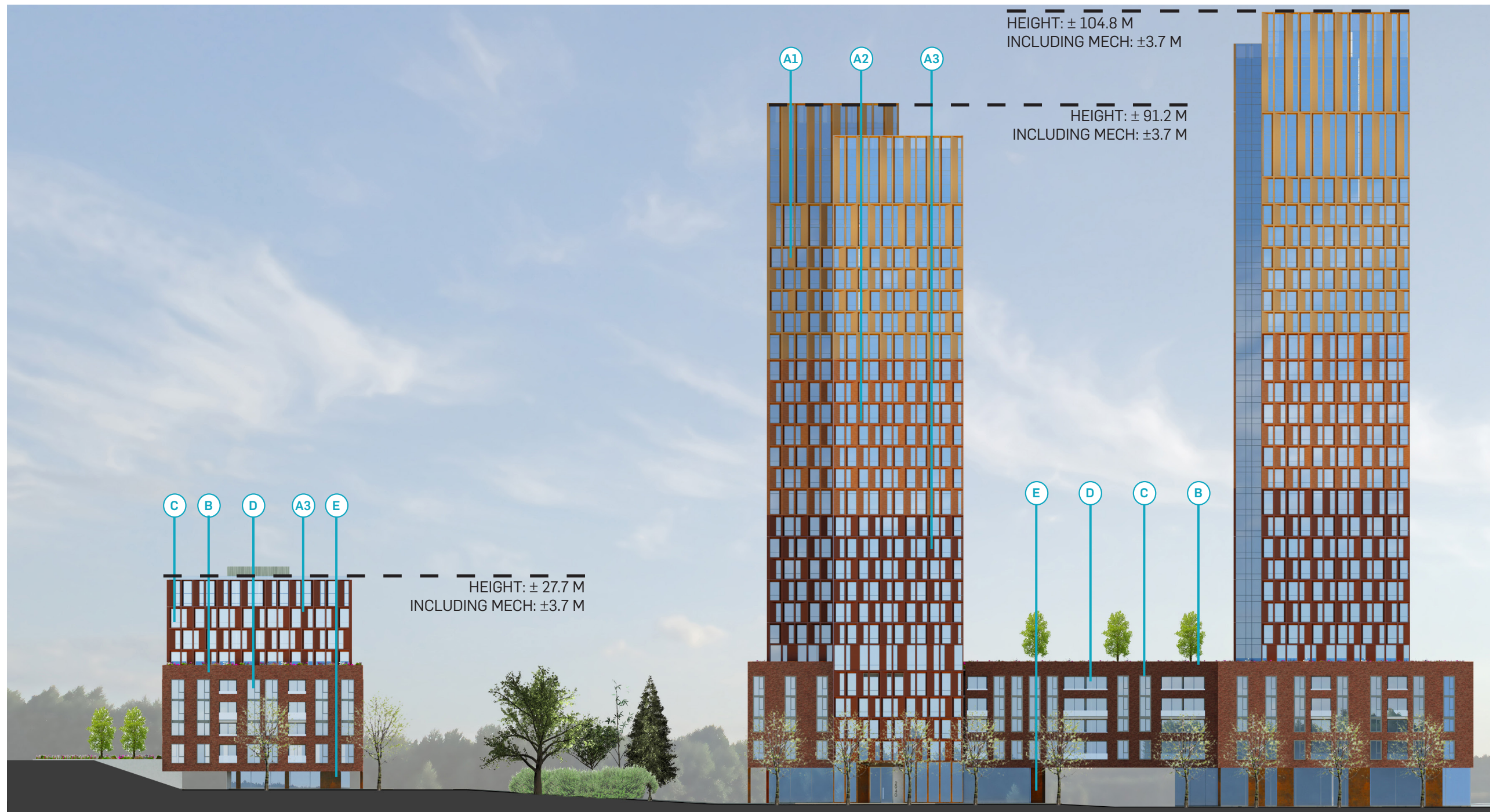


EAST ELEVATION

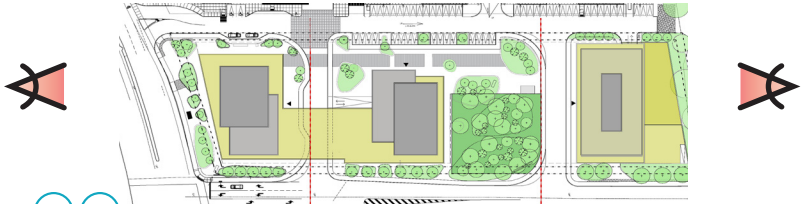


Materials legend

- (A1)** Aluminum panels
Manufacturer: PanFab or equivalent
Colour: Pastel orange
- (A2)** Aluminum panels
Manufacturer: PanFab or equivalent
Colour: Bright orange
- (A3)** Aluminum panels
Manufacturer: PanFab or equivalent
Colour: Burnt orange
- (B)** Podium: Brick
Manufacturer: Canada Brick
Series: Canada Architectural Series
Colour: Brunswick
- (C)** Aluminum
Manufacturer: PanFab or equivalent
Colour: Champagne
- (D)** Clear Glass
Manufacturer: TBD
- (E)** Copper
Manufacturer: PanFab or equivalent
Colour: Copper

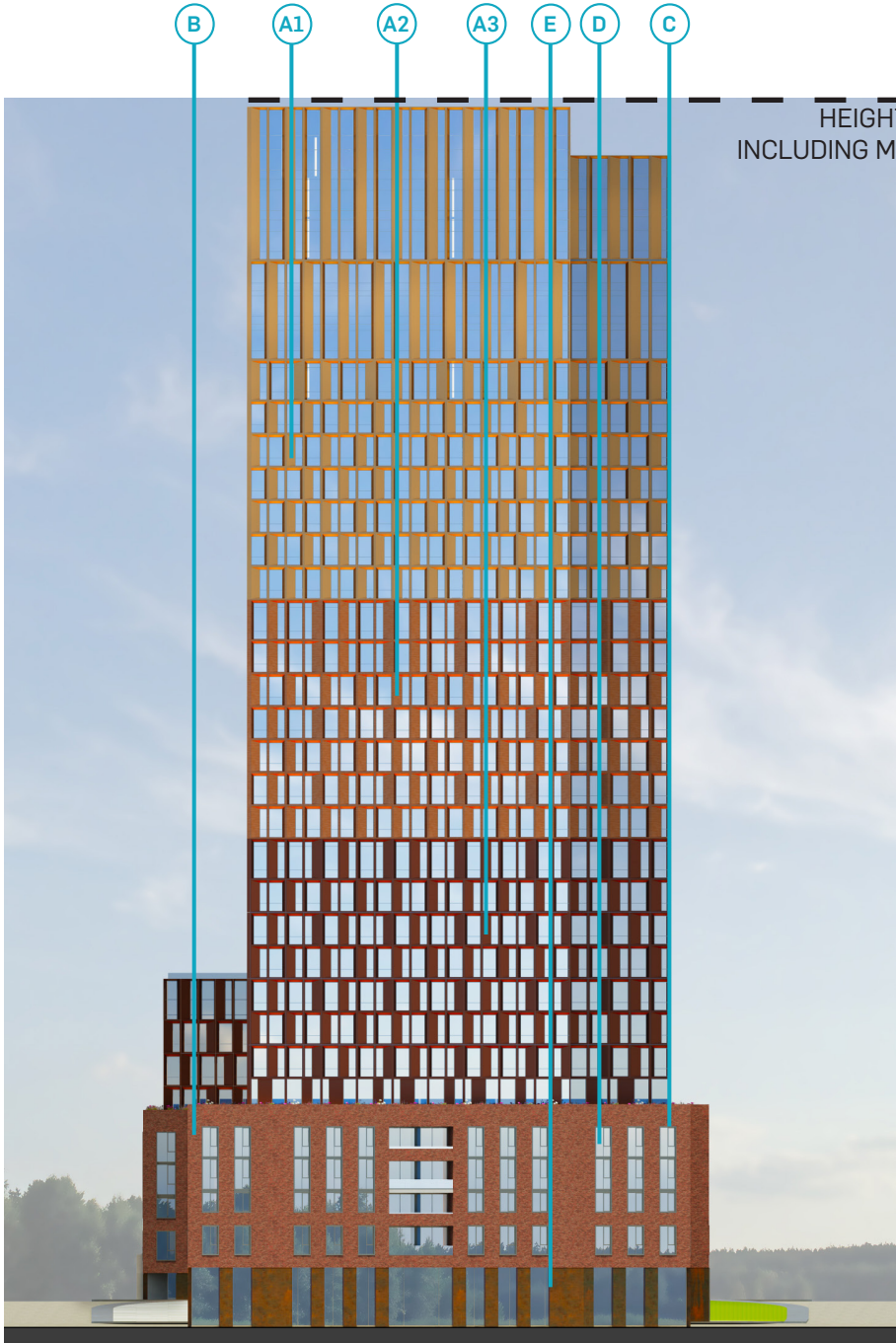


NORTH & SOUTH ELEVATIONS



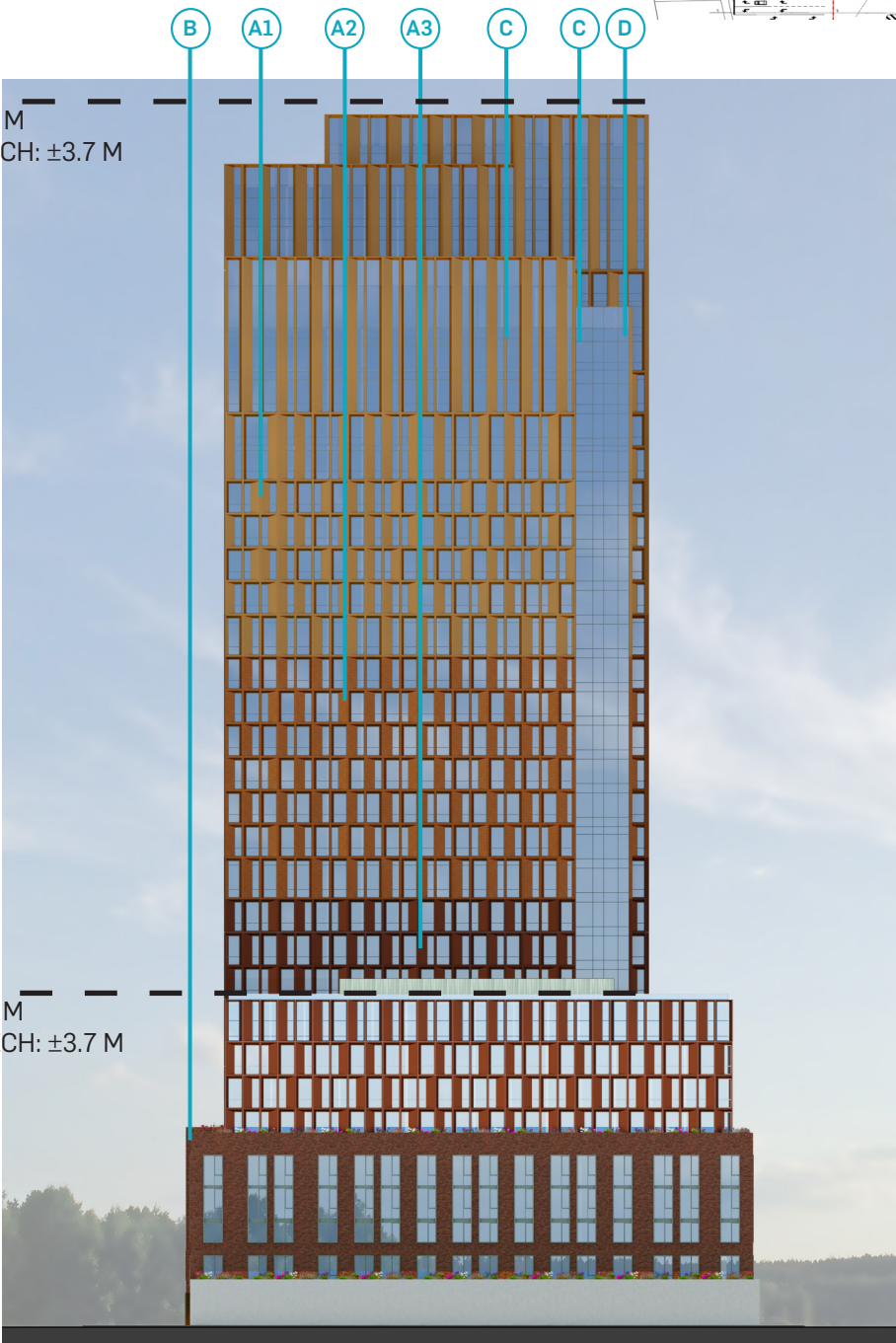
Materials legend

- (A1)** Aluminum panels
Manufacturer: PanFab or equivalent
Colour: Pastel orange
- (A2)** Aluminum panels
Manufacturer: PanFab or equivalent
Colour: Bright orange
- (A3)** Aluminum panels
Manufacturer: PanFab or equivalent
Colour: Burnt orange
- (B)** Podium: Brick
Manufacturer: Canada Brick
Series: Canada Architectural Series
Colour: Brunswick
- (C)** Aluminum
Manufacturer: PanFab or equivalent
Colour: Champagne
- (D)** Clear Glass
Manufacturer: TBD
- (E)** Copper
Manufacturer: PanFab or equivalent
Colour: Copper



NORTH

HEIGHT: ± 104.8 M
INCLUDING MECH: ±3.7 M



SOUTH

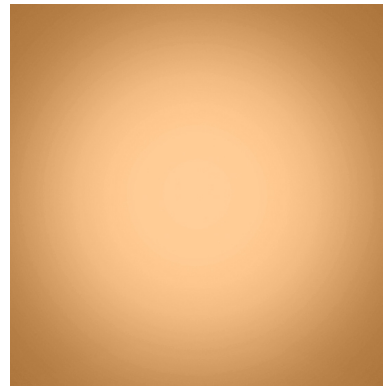
HEIGHT: ± 91.2 M
INCLUDING MECH: ±3.7 M

HEIGHT: ± 27.7 M
INCLUDING MECH: ±3.7 M

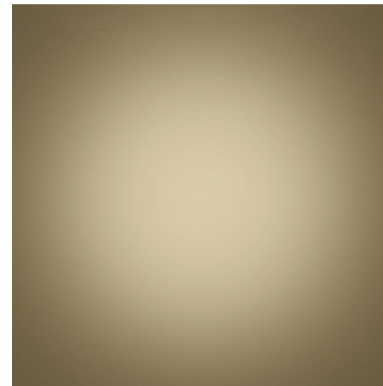
8

MATERIALS

SAMPLE PANEL



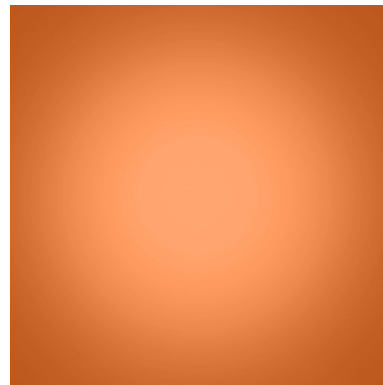
A1 Aluminum panels
Manufacturer: PanFab or equivalent
Colour: Pastel orange - Satin finish



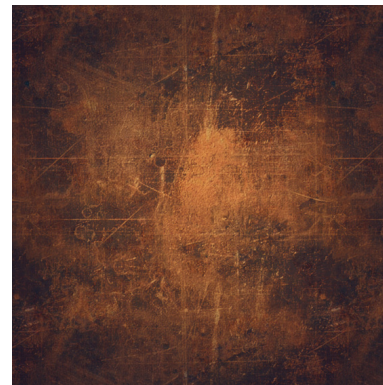
C Aluminum
Manufacturer: PanFab or equivalent
Colour: Champagne - Satin finish



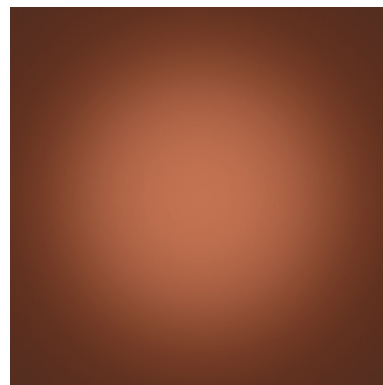
D Clear Glass
Manufacturer: TBD



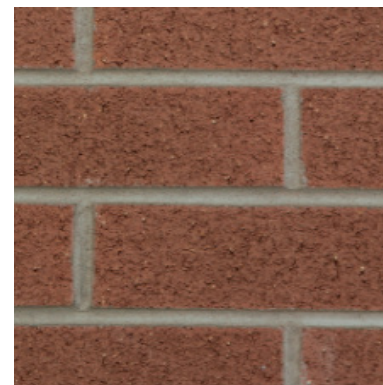
A2 Aluminum panels
Manufacturer: PanFab or equivalent
Colour: Bright orange - Satin finish



E Copper
Manufacturer: TBD
Colour: Copper - Satin finish



A3 Aluminum panels
Manufacturer: PanFab or equivalent
Colour: Burnt orange - Satin finish



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

9

SUN STUDY

SUN STUDY - DECEMBER 21



9:00



10:00



11:00



12:00

SUN STUDY - DECEMBER 21



13:00



14:00



15:00

SUN STUDY - JUNE 21



8:00



9:00



10:00



11:00

SUN STUDY - JUNE 21



12:00



13:00



14:00



15:00

SUN STUDY - JUNE 21



16:00



17:00



18:00



19:00



20:00

SUN STUDY - SEPTEMBER 21



8:00



9:00



10:00



11:00

SUN STUDY - SEPTEMBER 21



12:00



13:00



14:00



15:00

SUN STUDY - SEPTEMBER 21



16:00



17:00



18:00

10

STATISTICS

INFORMATION SUR LE PROJET - PROJECT INFORMATION				2023-05-17		
12762		Baseline		Projet Global / Overall Project		
Province / Province		Ontario				
Zonage / Zoning		City of Ottawa zoning By-law No. 2008-250				
Superficie du Lot / Property Area		11,900.7 m ² / sq. m.		128,099 pi ² / sq. ft.		
STATISTIQUES SUR LE PROJET / PROJECT STATISTICS		Tour 6 / Tower 6	Tour 5 / Tower 5	Tour 4 / Tower 4		
Hauteur du Bâtiment / Building Height (m)		104.8m (32 étages / storeys)	91.2 m (28 étages / storeys)	27.7 m (9 étages / storeys)		
STATISTIQUES DES UNITÉS / UNIT STATISTICS		Tour 6 / Tower 6	Tour 5 / Tower 5	Tour 4 / Tower 4	TOTAL	
Town House			3		3	
Studio / Bachelor		52	20	52	124	
1 Chambre / 1 Bedroom		124	147	23	294	
2 Chambres / 2 Bedrooms		123	96	20	239	
3 Chambres / 3 Bedrooms		16	15	9	40	
TOTAL		315	281	104	700	
STATIONNEMENT RÉSIDENTIEL / RESIDENTIAL PARKING						
PHASE / PHASE	EXIGÉ / REQUIRED		PROPOSÉ / PROPOSED		FOURNIS / PROVIDED	
	#Unité / #Unit	Parking	#Unité / #Unit	Parking	Parking Location	Parking
Tour 6 - Résidentiel / Tower 6 - Residential	1,0/unit	315	0,33/unit	104	Provided In T6 Provided In T4 for T6	2 102
Tour 6 - Visitors / Tower 6 - Visiteur	0,2/unit	63	0,2/unit	63	Provided In T6	63
Tour 6 - Accessible / Tower 4 - Accessible	<20=0 >20-<99=1 >100-<199=2 >200-<299=3 >300-<399=4 >400-<499=5 >500=6	8	<20=0 >20-<99=1 >100-<199=2 >200-<299=3 >300-<399=4 >400-<499=5 >500=6	6		6
Tour 5 - Résidentiel / Tower 5 - Residential	1,0/unit	281	0,33/unit	93	Provided In T5 Provided In T4 for T5	53 40
Tour 5 - Visitors / Tower 5 - Visiteur	0,2/unit	56	0,2/unit	56	Provided In T5	56
Tour 5 - Accessible / Tower 5 - Accessible	<20=0 >20-<99=1 >100-<199=2 >200-<299=3 >300-<399=4 >400-<499=5 >500=6	8	<20=0 >20-<99=1 >100-<199=2 >200-<299=3 >300-<399=4 >400-<499=5 >500=6	5		5
Tour 4 - Résidentiel / Tower 4 - Residential	1,0/unit	104	0,33/unit	35	Provided In T4	35
Tour 4 - Visitors / Tower 4 - Visiteur	0,2/unit	21	0,2/unit	21	Provided In T4	21
Tour 4 - Accessible / Tower 6 - Accessible	<20=0 >20-<99=1 >100-<199=2 >200-<299=3 >300-<399=4 >400-<499=5 >500=6	4	<20=0 >20-<99=1 >100-<199=2 >200-<299=3 >300-<399=4 >400-<499=5 >500=6	3		3
TOTAL RESIDENTIAL & VISITOR PARKING	1.2/ unit Combined Ratio	840	0.53/ unit Combined Ratio	372	0.53/unit Combined Ratio	372
STATIONNEMENT COMMERCIALE / COMMERCIAL PARKING						
PHASE / PHASE	Aire (m ²) / Area (m ²)	EXIGÉ / REQUIRED		FOURNIS / PROVIDED		
		Ratio Moy. (m ²) / Avg. Ratio (m ²)	Commercial Parking	Ratio (m ²) / Ratio (m ²)	Commercial Parking	
Tour 1 - Commerciale / Tower 1 - Commercial			73	Provided in T5 for T1	73	
Tour 6 - Commerciale / Tower 6 - Commercial	945	3,4/100	34	3,4/100	34	
Tour 5 - Commerciale / Tower 5 - Commercial	116	3,4/100	4	3,4/100	4	
Tour 4 - Commerciale / Tower 4 Commercial	456	3,4/100	16	3,4/100	16	
TOTAL COMMERCIAL PARKING			127		127	
STATIONNEMENT POUR VÉLOS / BICYCLE PARKING						
PHASE / PHASE	Unités / Units	Aire (m ²) / Area (m ²)	EXIGÉ / REQUIRED		FOURNIS / PROVIDED	
			Ratio / Ratio	BICYCLE PARKING	Ratio (m ²) / Ratio (m ²)	BICYCLE PARKING
Tour 6 - Résidentiel / Tower 6 - Residential	315		0,5/unit	158	0.56	176
Tour 6 - Commerciale / Tower 6 - Commercial		945.00	1/250 m2	4	1/250 m2	4
Tour 5 - Résidentiel / Tower 5 - Residential	281		0,5/unit	141	0.56	157
Tour 5 - Commerciale / Tower 5 - Commercial		116.00	1/250 m2	1	1/250 m2	1
Tour 4 - Résidentiel / Tower 4 - Residential	104		0,5/unit	52	0.56	58
Tour 4 - Commerciale / Tower 4 - Commercial		456.00	1/250 m2	2	1/250 m2	2
TOTAL RESIDENTIAL & COMMERCIAL BICYCLE PARKING			358		398	

GROSS FLOOR AREA

BASELINE 456 - GROSS FLOOR AREA (ZONING)								
	TOWER 6		TOWER 5		TOWER 4		TOTAL	
	m ² / m ²	pi ² / ft ²	m ² / m ²	pi ² / ft ²	m ² / m ²	pi ² / ft ²	m ² / m ²	pi ² / ft ²
TOTAL	23132	248991	21456	230950	8918	95993	53506	575934
ABOVE GRADE	23132	248991	21456	230950	8918	95993	53506	575934
UNDER GRADE	0	0	0	0	0	0	0	0
32nd Floor	627	6749						
31st Floor	627	6749						
30th Floor	635	6835						
29th Floor	635	6835						
28th Floor	635	6835	686	7384				
27th Floor	635	6835	686	7384				
26th Floor	635	6835	686	7384				
25th Floor	635	6835	686	7384				
24th Floor	635	6835	686	7384				
23rd Floor	635	6835	686	7384				
22nd Floor	635	6835	686	7384				
21st Floor	635	6835	686	7384				
20th Floor	635	6835	686	7384				
19th Floor	635	6835	686	7384				
18th Floor	635	6835	686	7384				
17th Floor	635	6835	686	7384				
16th Floor	635	6835	686	7384				
15th Floor	635	6835	686	7384				
14th Floor	635	6835	686	7384				
13th Floor	635	6835	686	7384				
12th Floor	635	6835	686	7384				
11th Floor	635	6835	686	7384				
10th Floor	635	6835	686	7384				
9th Floor	635	6835	686	7384	934	10053		
8th Floor	635	6835	686	7384	934	10053		
7th Floor	635	6835	686	7384	934	10053		
6th Floor	453	4876	0	0	934	10053		
5th Floor	1555	16738	1175	12648	1266	13627		
4th Floor	1200	12917	1394	15005	1266	13627		
3rd Floor	1200	12917	1394	15005	1266	13627		
2nd Floor	1200	12917	1394	15005	769	8277		
Ground Floor 2	0	0	266	2863	615	6620		
Ground Floor 1	1030	11087	741	7976	0	0		
Basement 1	0	0	0	0	0	0		
Basement 2	0	0	0	0	0	0		

AMENITY AREAS

12762	BASELINE 456 - AMENITY AREAS	2023-05-24
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STATISTIQUES / STATISTICS	TOWER 4				TOWER 5				TOWER 6				TOTAL AMENITY AREA						
	COMMUNAL AMENITY AREA		PRIVATE AMENITY AREA		COMMUNAL AMENITY AREA		PRIVATE AMENITY AREA		COMMUNAL AMENITY AREA		PRIVATE AMENITY AREA		COMMUNAL AMENITY AREA		PRIVATE AMENITY AREA		TOTAL AMENITY AREA		
	m ² / m ²	pi ² / ft ²	m ² / m ²	pi ² / ft ²	m ² / m ²	pi ² / ft ²	m ² / m ²	pi ² / ft ²	m ² / m ²	pi ² / ft ²	m ² / m ²	pi ² / ft ²	m ² / m ²	pi ² / ft ²	m ² / m ²	pi ² / ft ²	m ² / m ²	pi ² / ft ²	
31e Étage / 31st Floor										0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
32e Étage / 32nd Floor										0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30e Étage / 30th Floor										0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
29e Étage / 29th Floor										0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
28e Étage / 28th Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
27e Étage / 27th Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26e Étage / 26th Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
25e Étage / 25th Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24e Étage / 24th Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23e Étage / 23rd Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22e Étage / 22nd Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21e Étage / 21st Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20e Étage / 20th Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19e Étage / 19th Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18e Étage / 18th Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17e Étage / 17th Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16e Étage / 16th Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15e Étage / 15th Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14e Étage / 14th Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13e Étage / 13th Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12e Étage / 12th Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11e Étage / 11th Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10e Étage / 10th Floor					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9e Étage / 9th Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8e Étage / 8th Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7e Étage / 7th Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6e Étage / 6th Floor	0.00	0.00	275.30	2,963.30	1439.00	15,489.27	0.00	0.00	935.60	10,070.71	0.00	0.00	2374.60	25,559.98	275.30	2,963.30	2649.90	28,523.29	
5e Étage / 5th Floor	0.00	0.00	59.00	635.07	0.00	0.00	65.50	705.04	0.00	0.00	66.00	710.42	0.00	0.00	190.50	2,050.52	190.50	2,050.52	
4e Étage / 4th Floor	0.00	0.00	59.00	635.07	0.00	0.00	76.50	823.44	0.00	0.00	66.00	710.42	0.00	0.00	201.50	2,168.93	201.50	2,168.93	
3e Étage / 3rd Floor	0.00	0.00	59.50	640.45	0.00	0.00	76.50	823.44	0.00	0.00	66.00	710.42	0.00	0.00	202.00	2,174.31	202.00	2,174.31	
2e Étage / 2nd Floor	177.70	1,912.75	517.30	5,568.17	0.00	0.00	76.50	823.44	0.00	0.00	66.00	710.42	177.70	1,912.75	659.80	7,102.03	837.50	9,014.77	
RDC 2 / Ground Floor 2	1714.00	18,449.34	0.00	0.00	59.00	635.07	0.00	0.00	0.00	0.00	0.00	0.00	1773.00	19,084.41	0.00	0.00	1773.00	19,084.41	
RDC 1 / Ground Floor 1	0.00	0.00	0.00	0.00	2603.00	28,018.46	0.00	0.00	173.00	1,862.16	0.00	0.00	2776.00	29,880.61	0.00	0.00	2776.00	29,880.61	
AIRE TOTAL D'AGRÈMENT (m ²) TOTAL AMENITY AREA (m ²)	1,891.70	20,362.09	970.10	10,442.07	4,101.00	44,142.79	295.00	3,175.35	1,108.60	11,932.87	264.00	2,841.67	7,101.30	76,437.75	1,529.10	16,459.09	8,630.40	92,896.85	
POURCENTAGE DE LA SUPERFICIE PAR TYPE / PERCENTAGE OF AREA BY TYPE %													82%		18%		100%		

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