



BASELINE 3,4-5-6

SITE PLAN APPLICATION - DESIGN BRIEF | NEPEAN, ONTARIO
19-07-2024 | FILE NUMBER : D02-02-23-0046 / D07-12-23-0073

NEUF 

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4750EW

1

CONTEXT



2

SITE

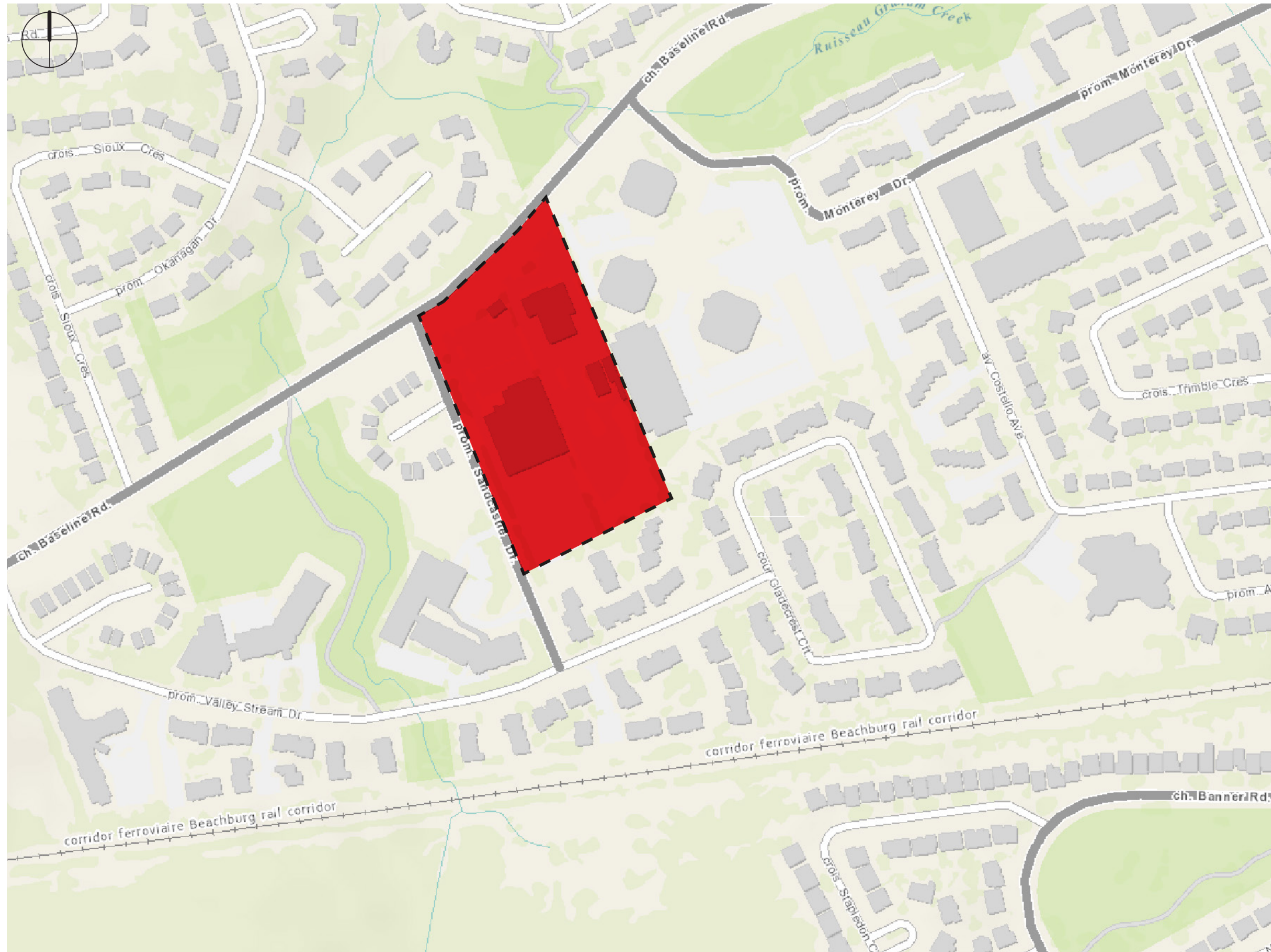
AERIAL VIEW

- 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



SITE

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)

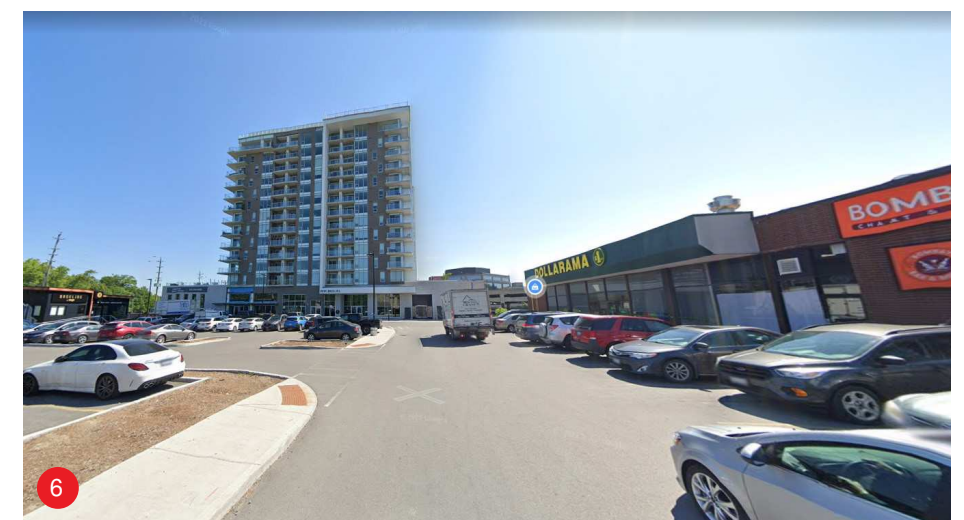
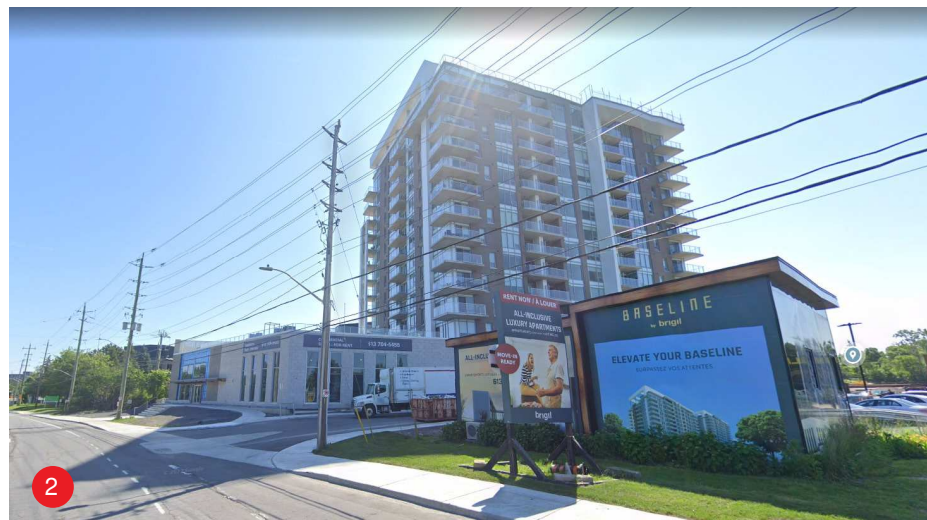
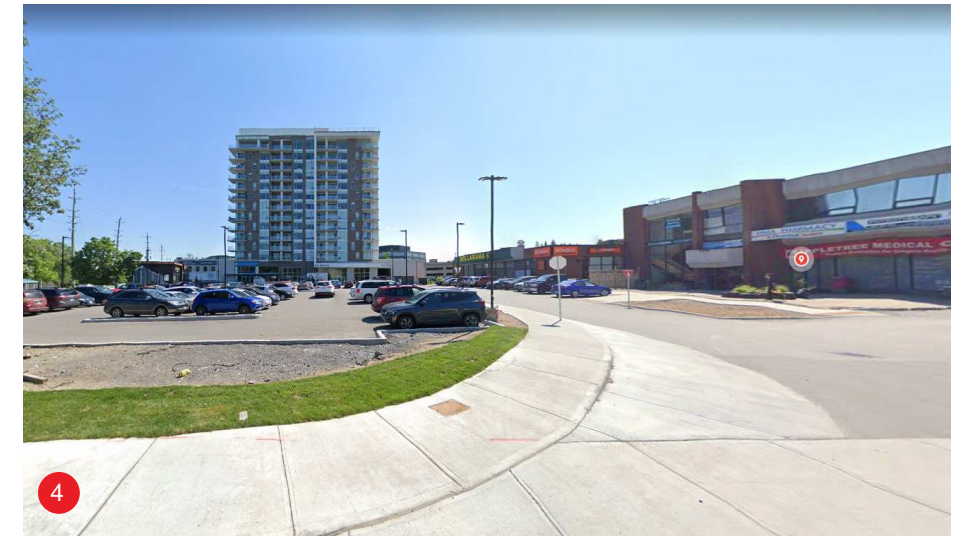
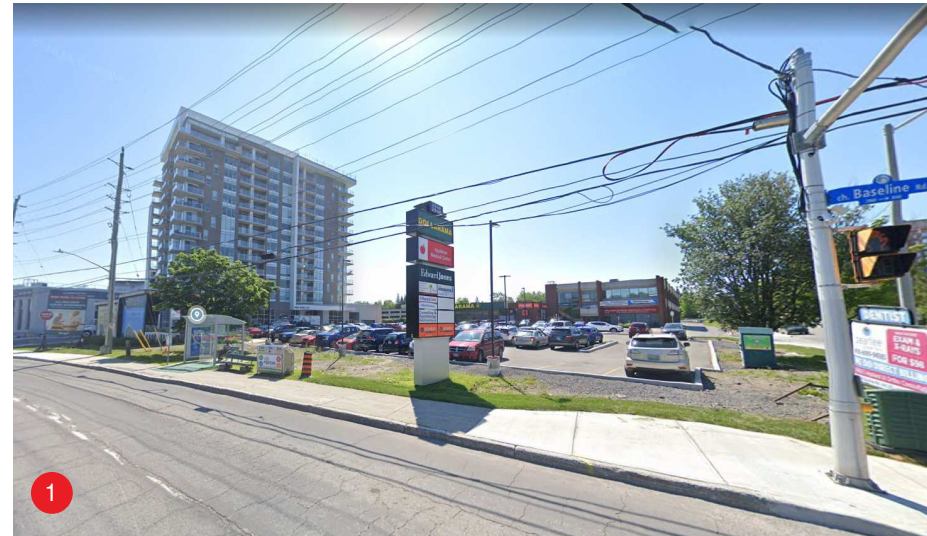
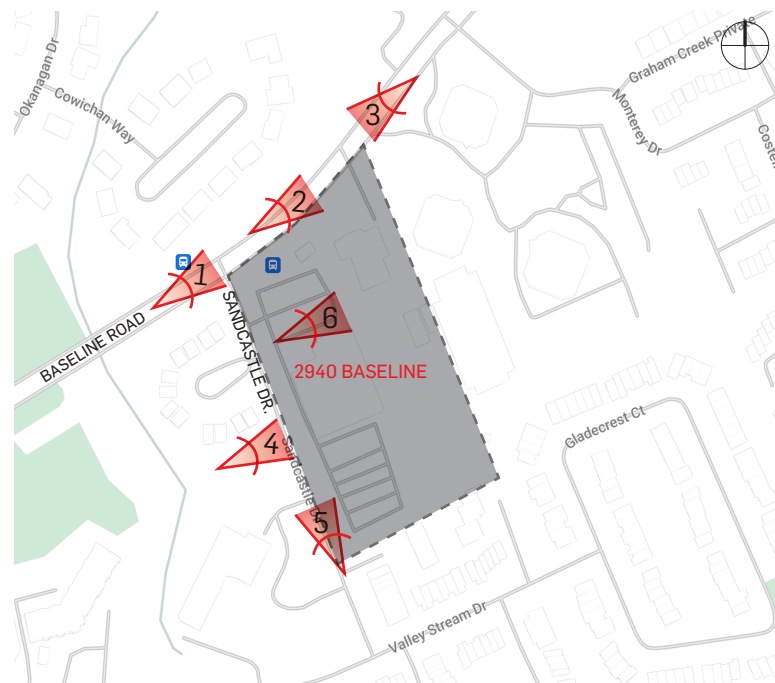
South:

- 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.

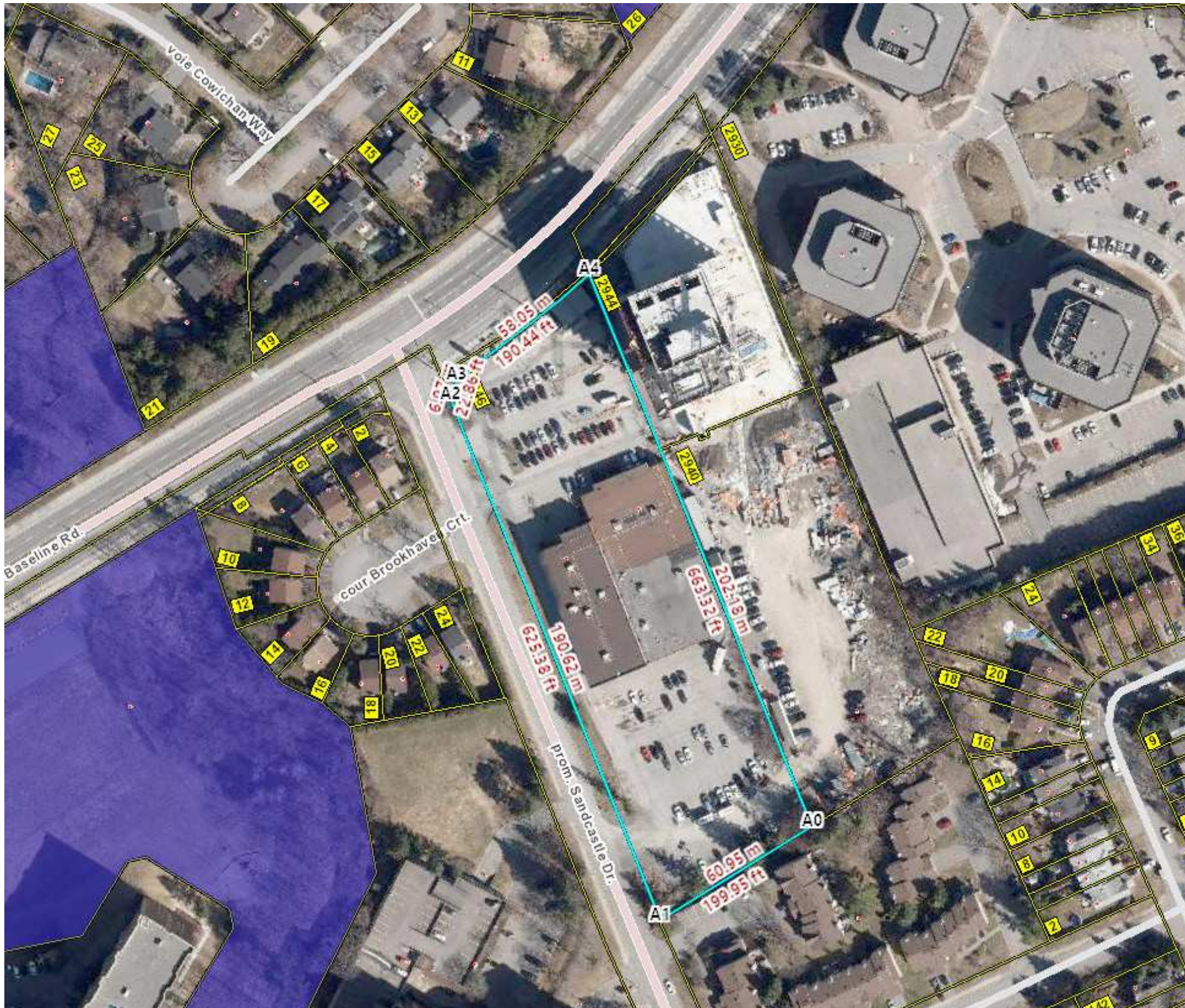
SITE SURROUNDINGS



SITE

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.

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)

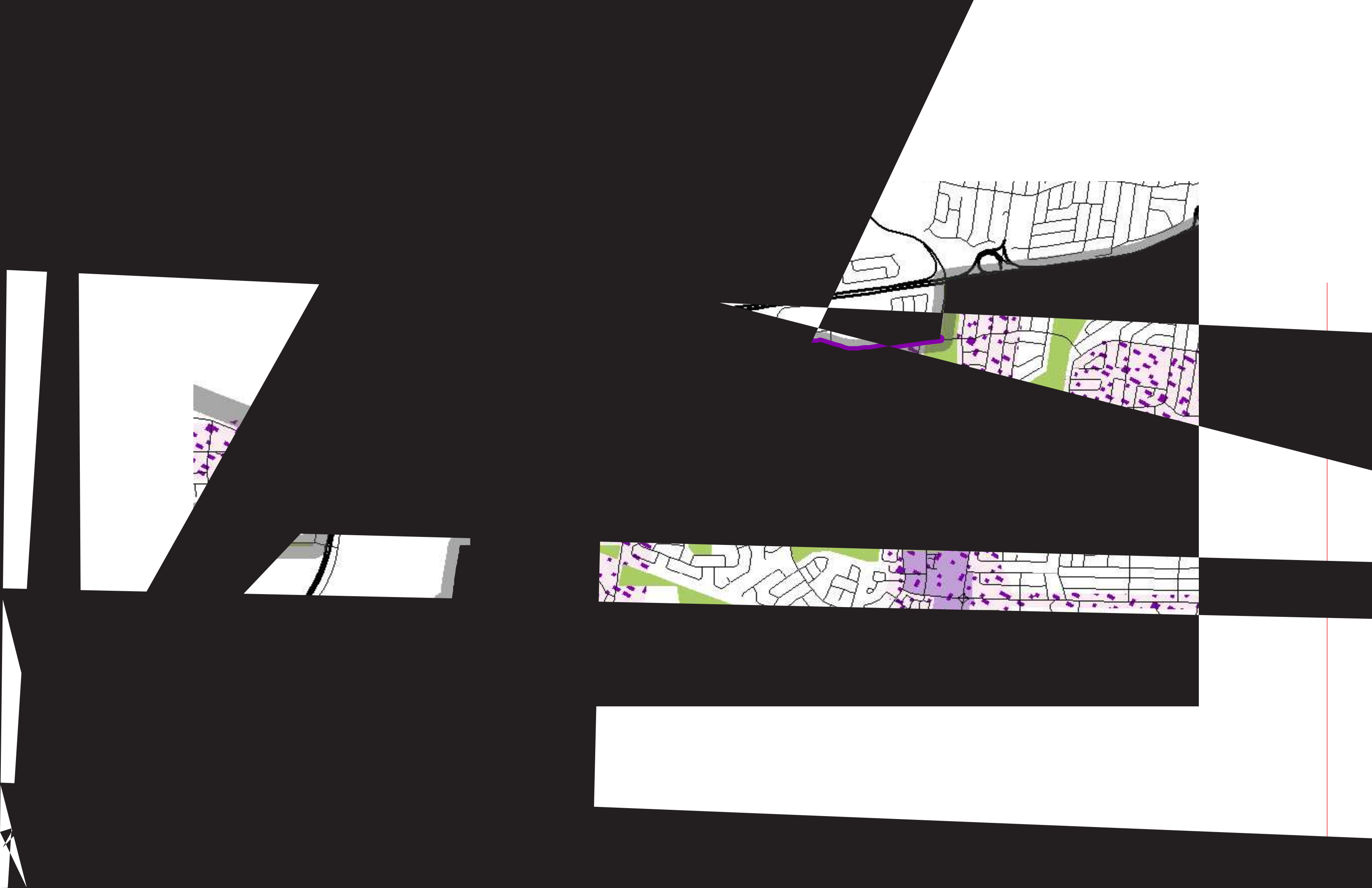
Total Perimeter: 518.75 m (1701.95 ft)

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

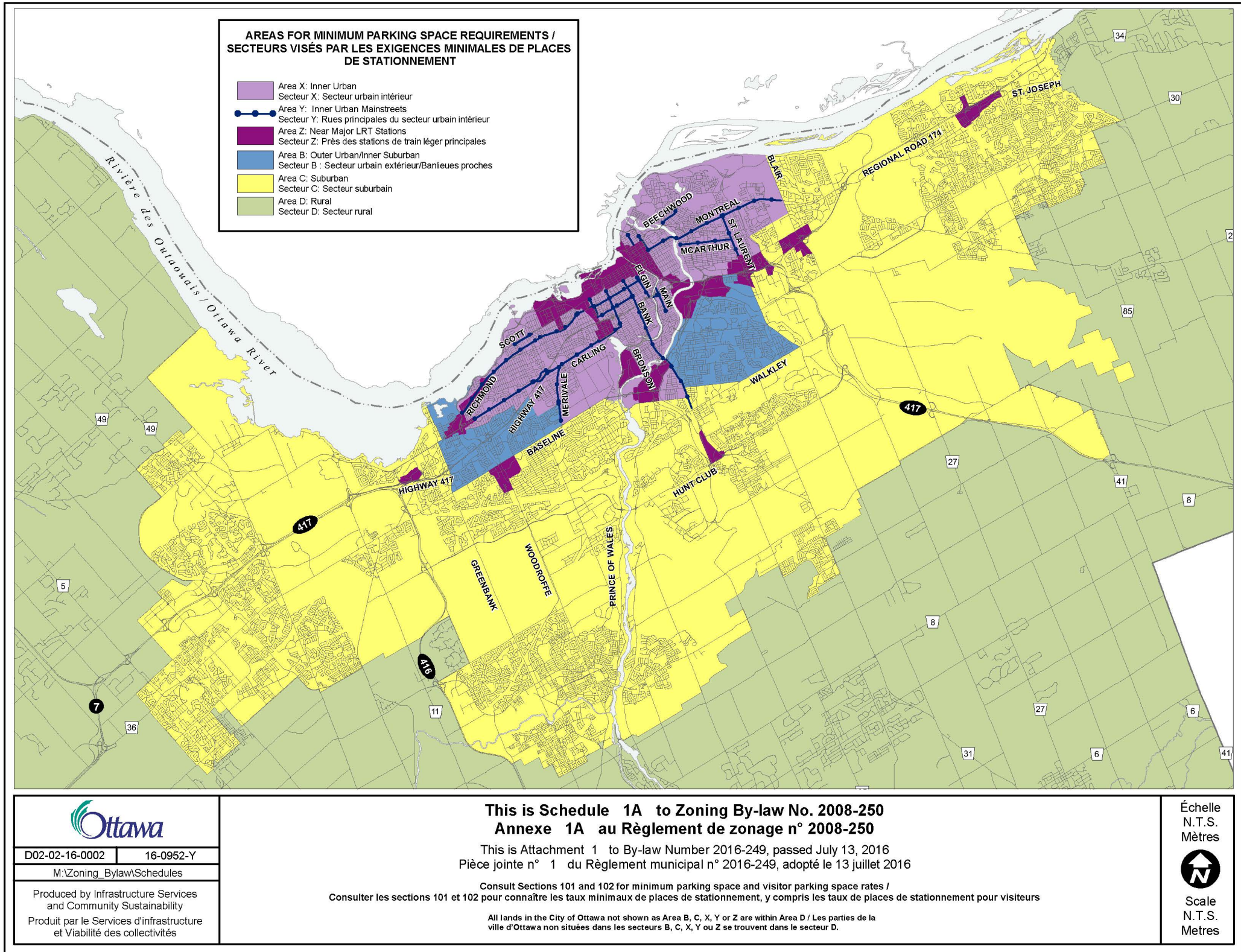
BASELINE 3456 ZONING INFORMATION 2946 Baseline Road		
Bylaw 2008-250		
	Required (By-law)	Provided
Lot area (sq.m)		15,962.40
Gross floor area of all buildings (sq.m)		63,151
Maximum floor space index	No Maximum FSI - As per Exception [2138]	4.0
SETBACK (m)		
Minimum Front Setback (m)	4m - As per Exception [2138]	4.2m
Minimum Corner Side Setback (m)	4m - As per Exception [2138]	4.4m
Minimum Rear Yard Setback (m)	From any portion of a rear lot line abutting a residential zone: 7.5 m	7.5

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	



PARKING REGULATIONS - SCHEDULE 1A



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 Valleststream 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:

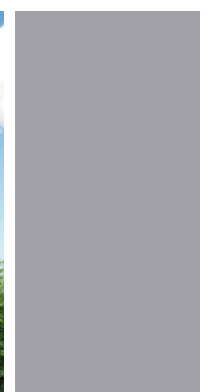
To the **North** of the site and across from Baseline Road, low-density two-storey detached homes

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 1, 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 2, will include commercial spaces overlooking the parkland dedication that will serve both the community and the residents of this development. Tower 3, 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 4 which rises to 28 floors, and Tower 5, are separated 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 8 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 9 includes commercial spaces and amenity spaces opening up to the plaza. 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 10 acts as the beacon of the project. It rises to a 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 11 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

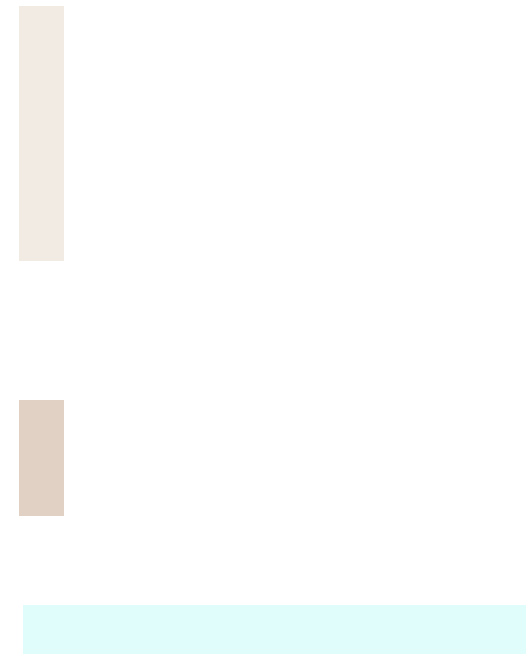
Above the double-height ground floor, sits a two-storey podium. The podium serves as a bridge-like connector between Tower 5 and Tower 6, enveloped in brick to strengthen their connection visually and architecturally. Atop the podium, the roof provides a diverse range of indoor and outdoor amenity spaces, 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 an L-shaped building above the podium levels and mirrors a similar colour palette to the preceding development, Towers 1 and 2. The Tower seamlessly integrates into the existing topography by gradually erreeae from egfdu 11 1 1 5 &end1 o



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 34, 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.

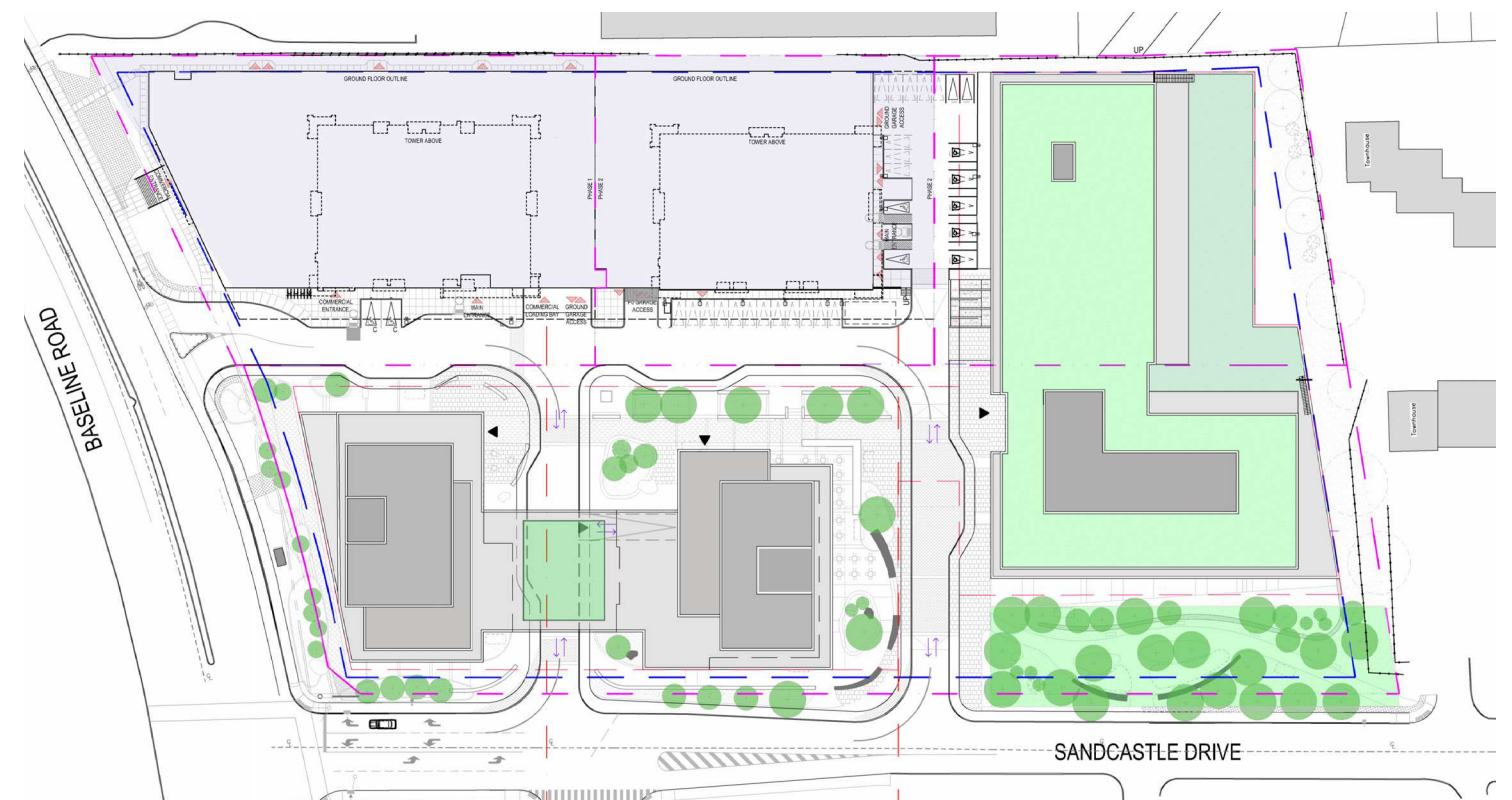
LANDSCAPE

Pleasant experience through the breezeway crossing from Sandcastle drive to the heart of the project

Private terraces and green roof amenity spaces provide an effective buffer with the neighbours

Approachable and inviting retail experience. Landscape helps with intuitive wayfinding

Plaza



Amenities Podium terraces animated by shared activities

Existing bike lane

Parkland dedication

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.

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 long 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:

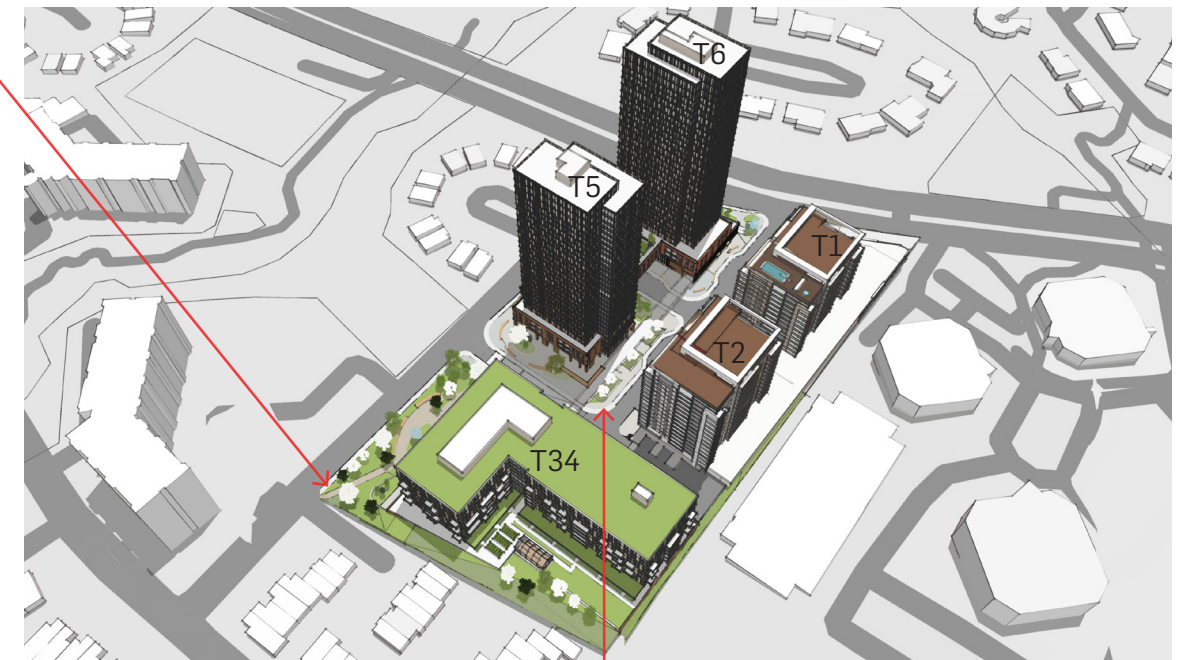
Trees planted in open ground along the streets, green roof of the podium and green roofs of tower 3,4.

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

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 various native species on site.

-Use of vegetation to retain rainwater 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.

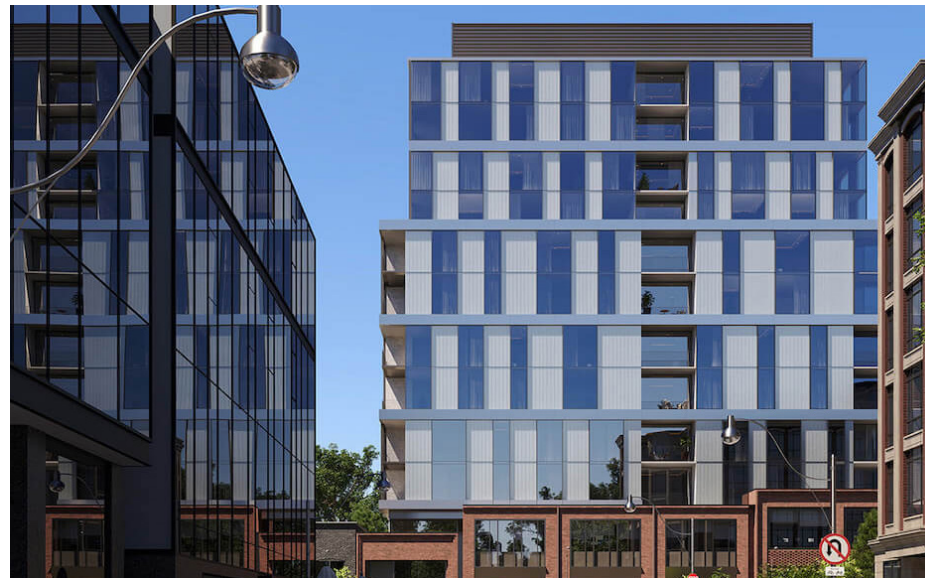


GREAT GEORGE STREET, LIVERPOOL - BROCK CARMICHAEL

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 DE PORTAGE, GATINEAU, QC, CANADA



DENIZEN BUSHWICK, NEW YORK, NY, USA



215 SULLIVAN STREET, NEW YORK, NY, USA

INSPIRATION IMAGES AND PRECEDENTS

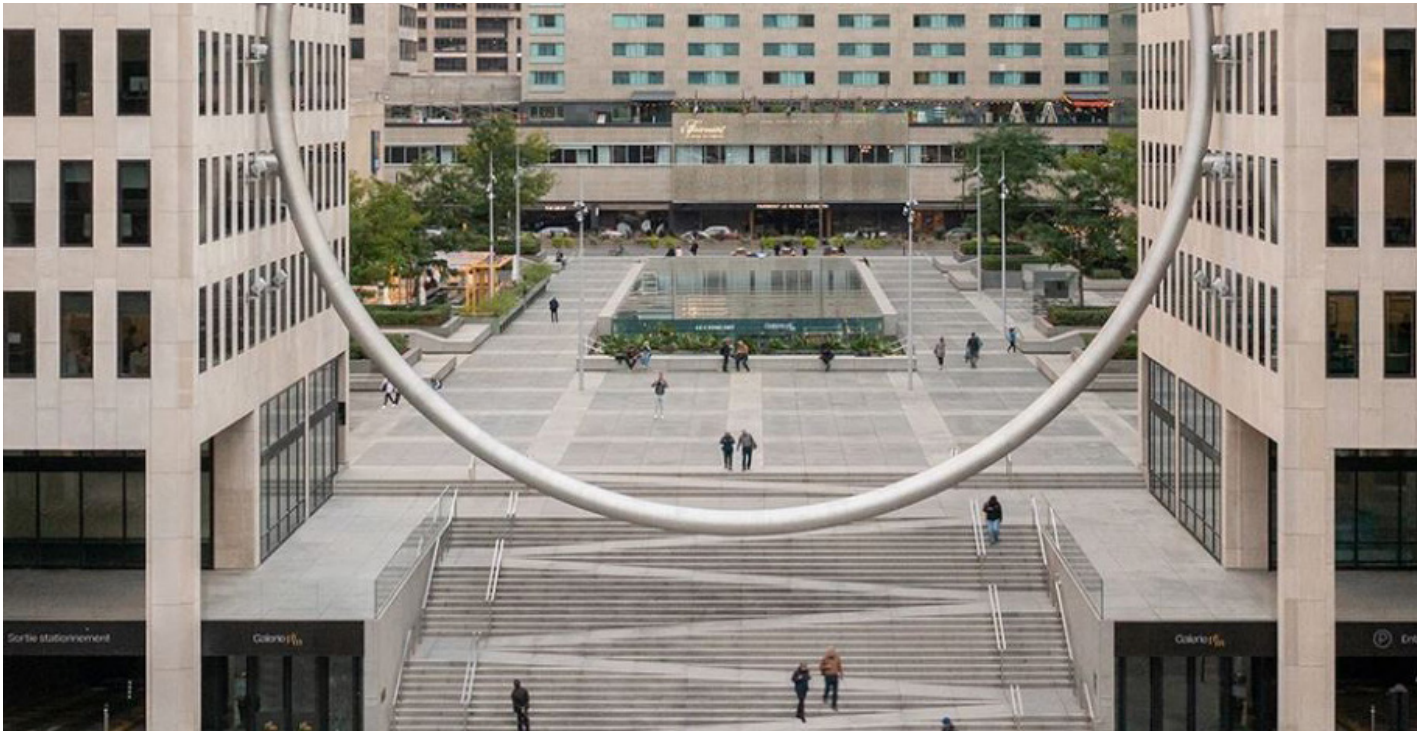
RAMP STAIRS URBAN DESIGN INSPIRATION



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



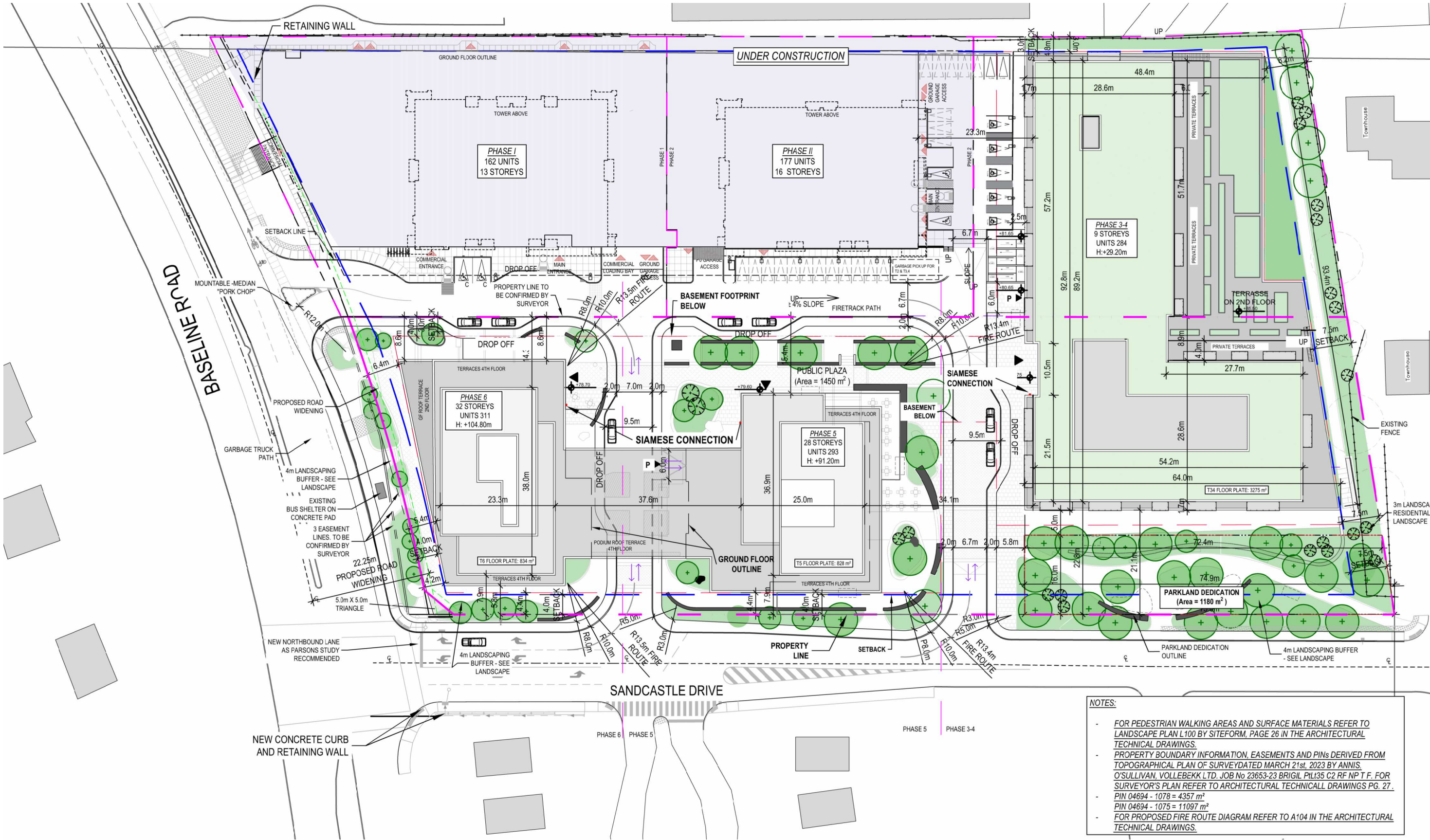
WALKER HOUSE, CANADA - REFLECT ARCHITECTURE

INSPIRATION IMAGES AND PRECEDENTS

6

PLANS AND SECTIONS

SITE PLAN



NOTES:

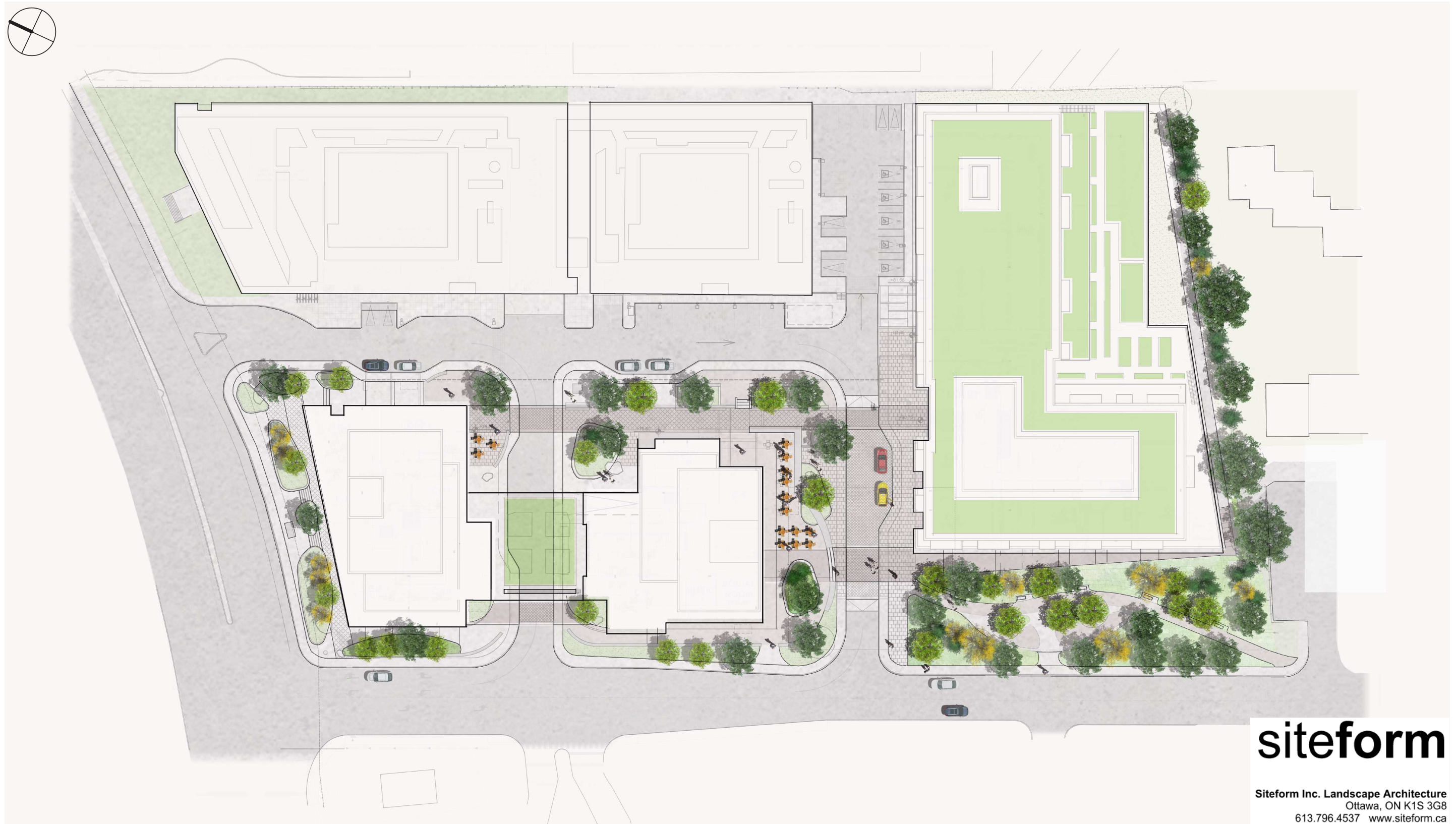
- FOR PEDESTRIAN WALKING AREAS AND SURFACE MATERIALS REFER TO LANDSCAPE PLAN L100 BY SITEFORM, PAGE 26 IN THE ARCHITECTURAL TECHNICAL DRAWINGS.
- PROPERTY BOUNDARY INFORMATION, EASEMENTS AND PINS DERIVED FROM TOPOGRAPHICAL PLAN OF SURVEY DATED MARCH 21st, 2023 BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. JOB No 23653-23 BRIGIL P1135 C2 RF NP T F. FOR SURVEYOR'S PLAN REFER TO ARCHITECTURAL TECHNICAL DRAWINGS PG. 27.
- PIN 04694 - 1078 = 4357 m²
- PIN 04694 - 1075 = 11097 m²
- FOR PROPOSED FIRE ROUTE DIAGRAM REFER TO A104 IN THE ARCHITECTURAL TECHNICAL DRAWINGS.

PLANS & SECTIONS

1:750

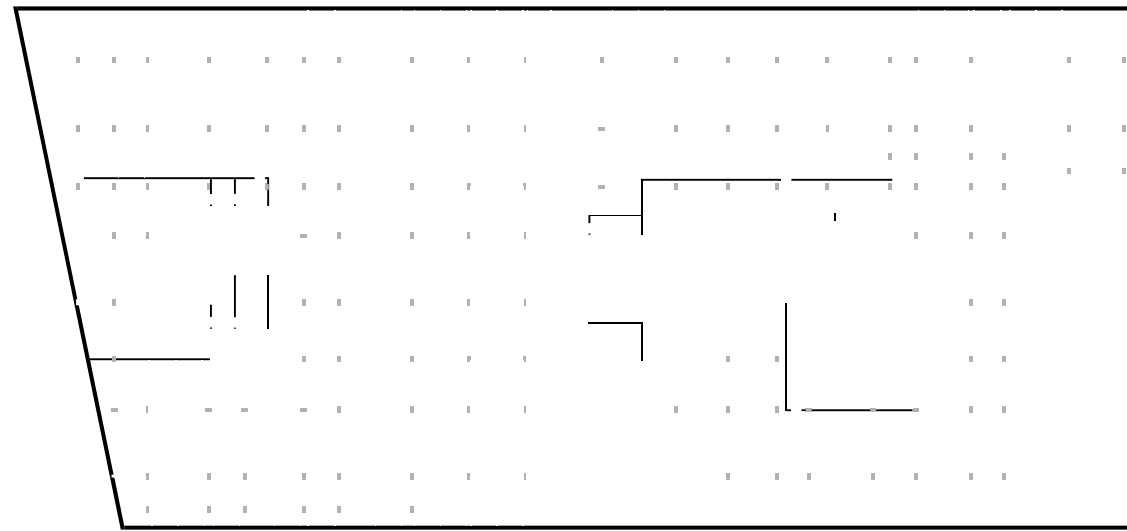
LANDSCAPE BY SITEFORM

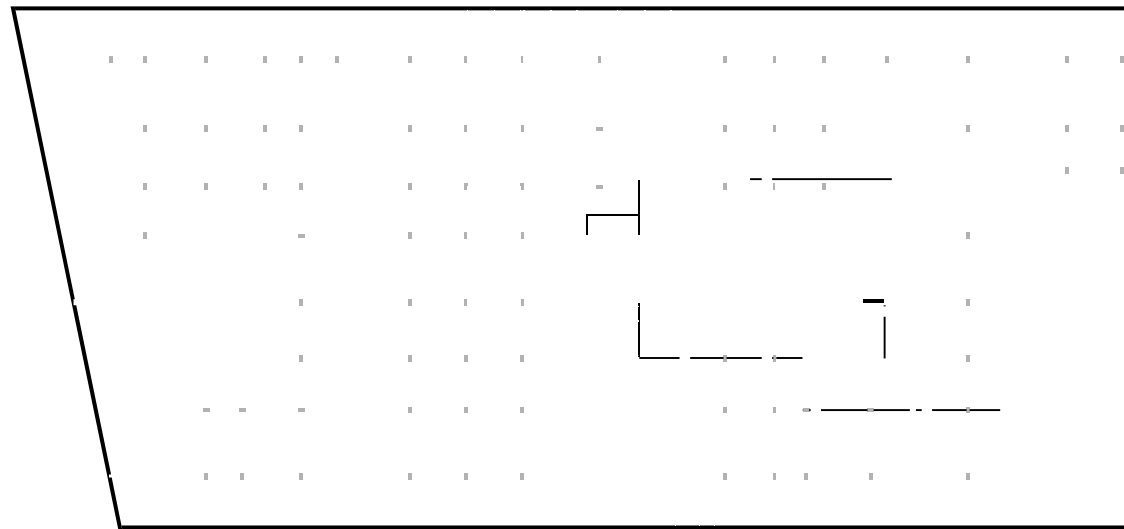
FOR MORE INFORMATION, SEE LANDSCAPE PLANS L100-L200

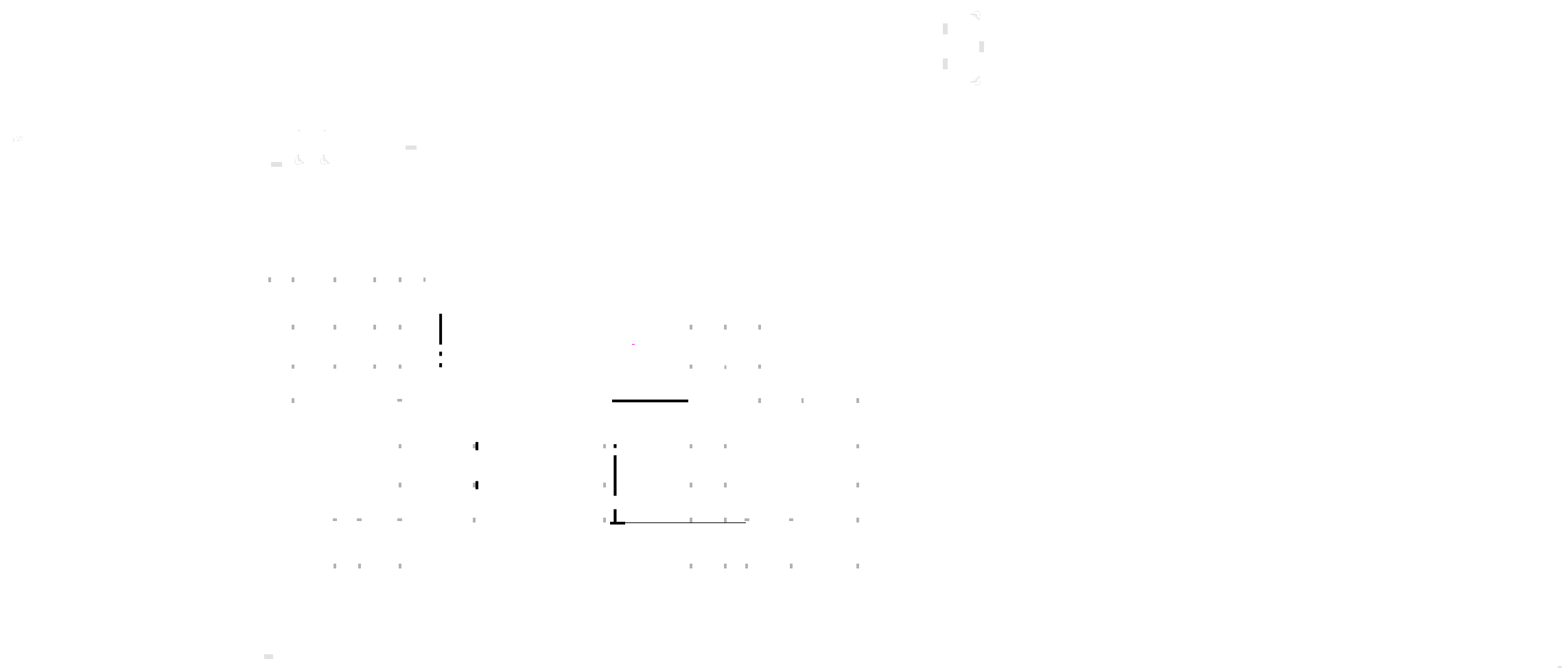


RENDERED SITE PLAN

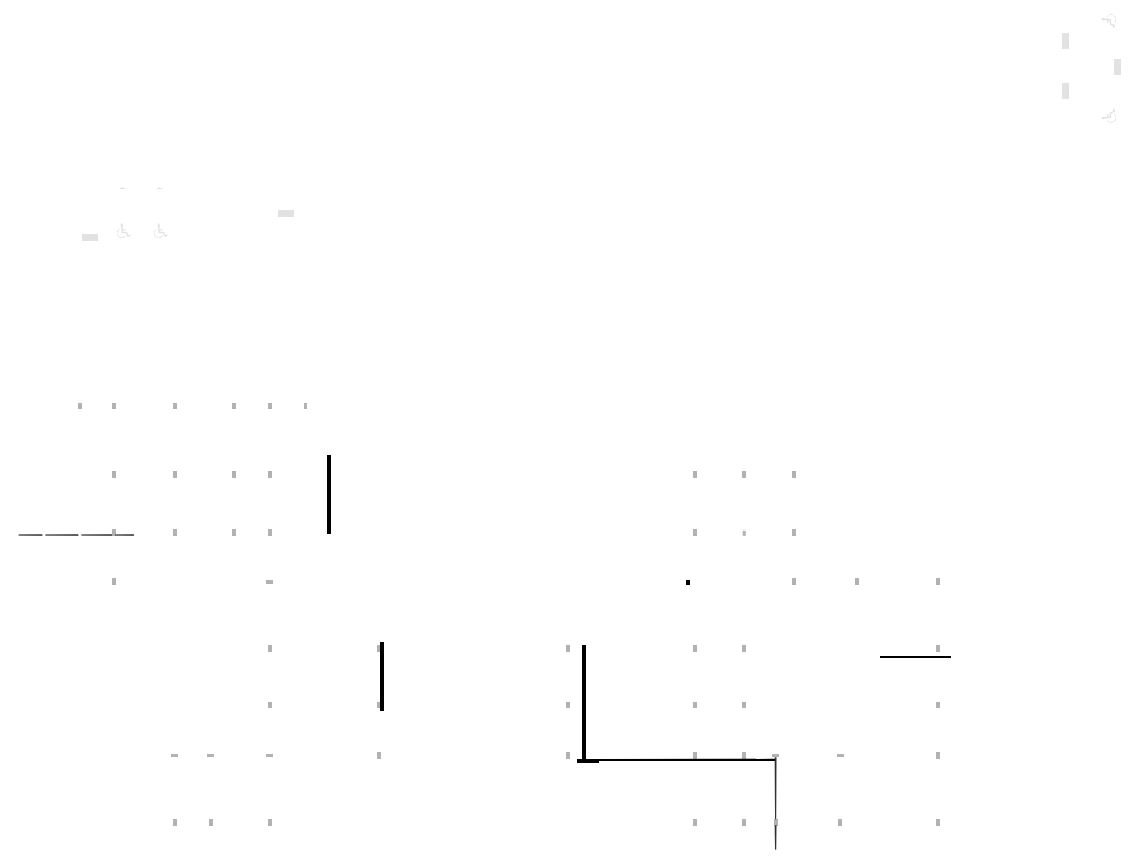


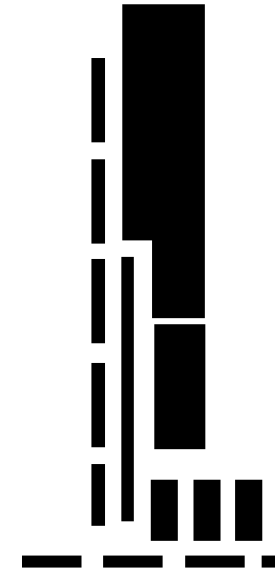
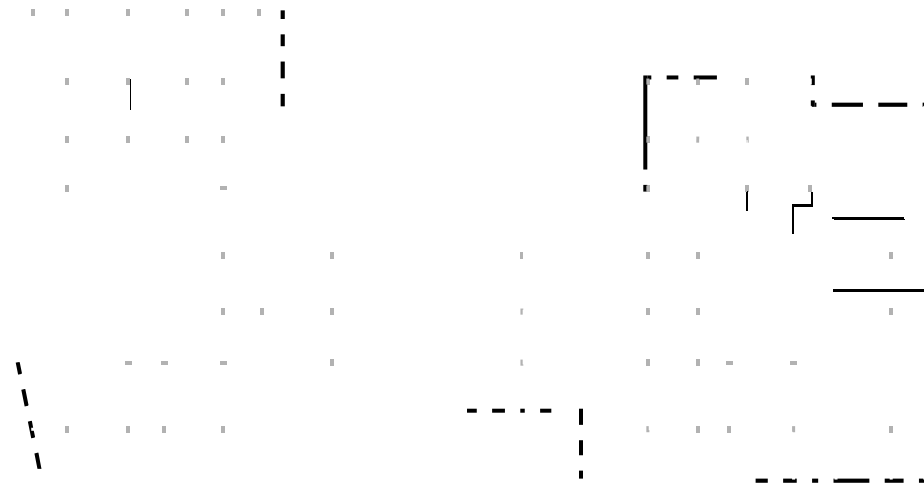
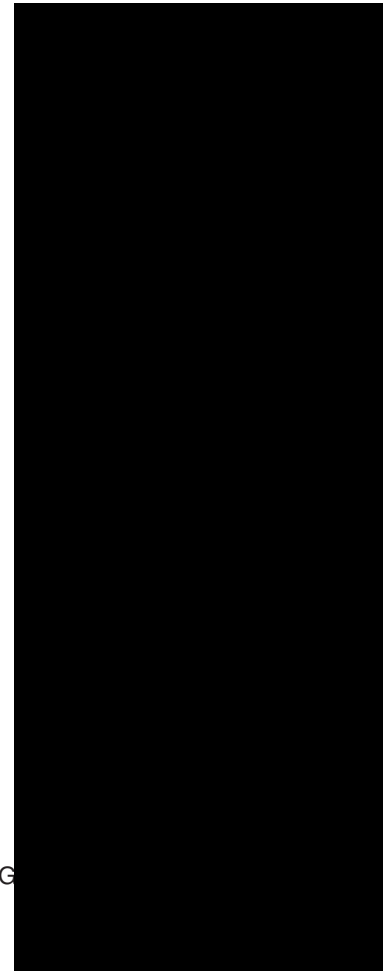




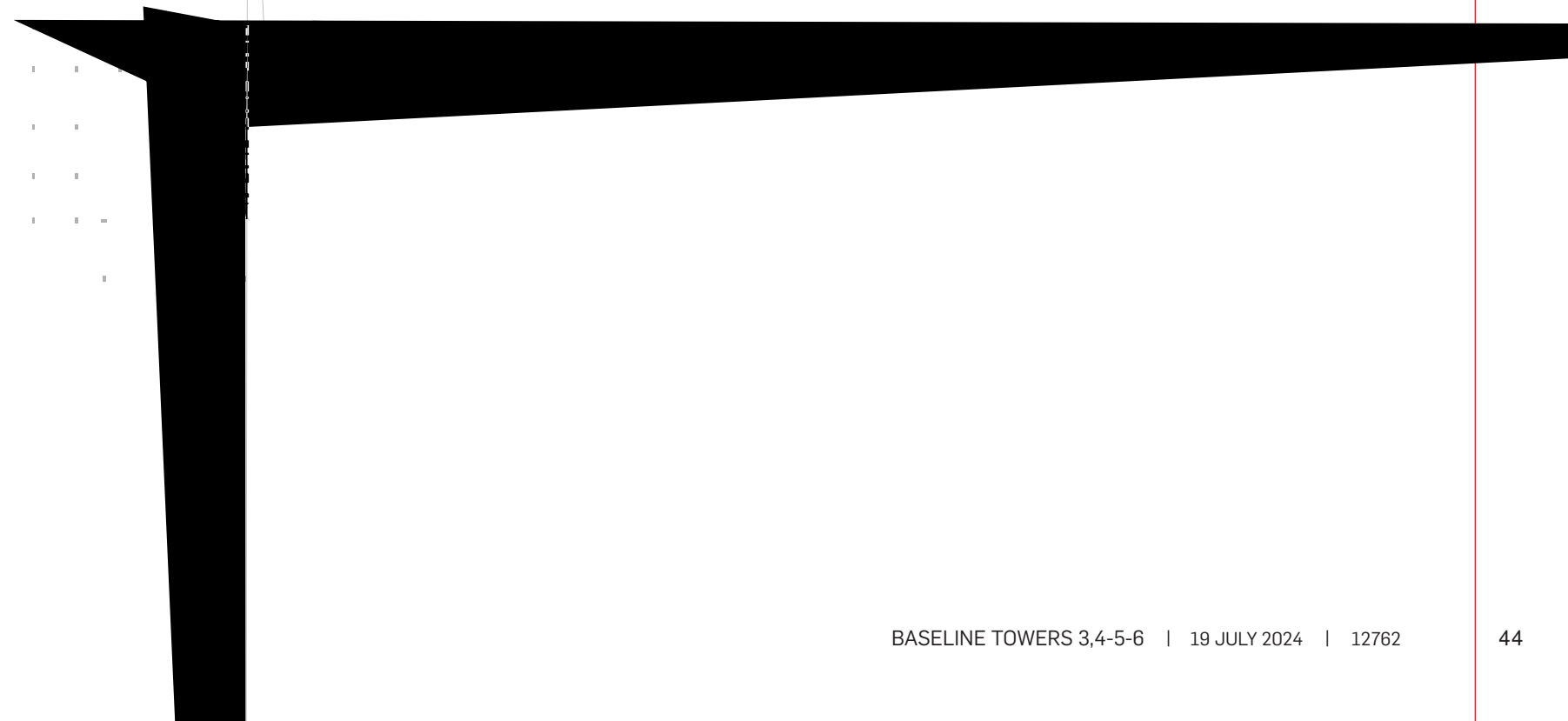
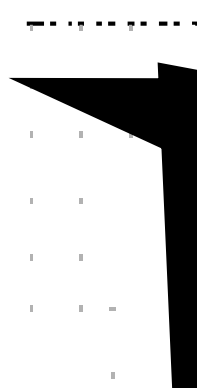
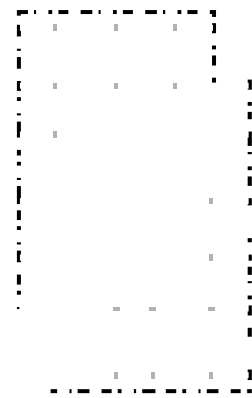


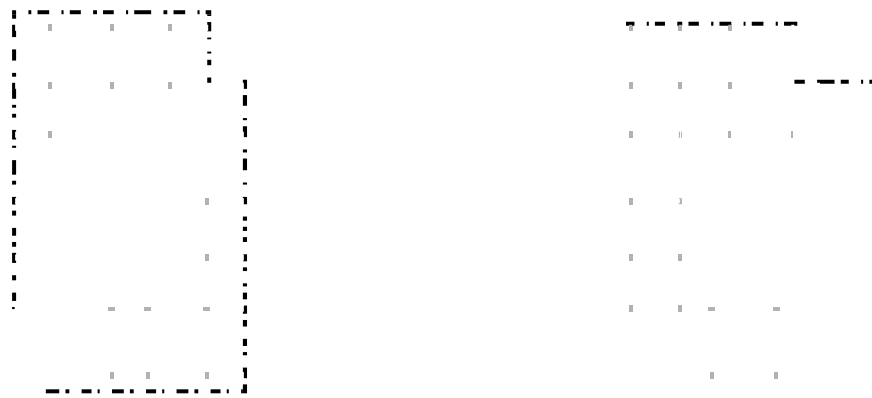
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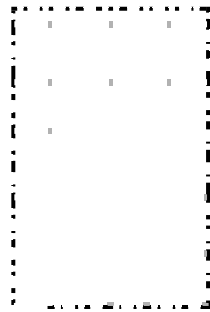


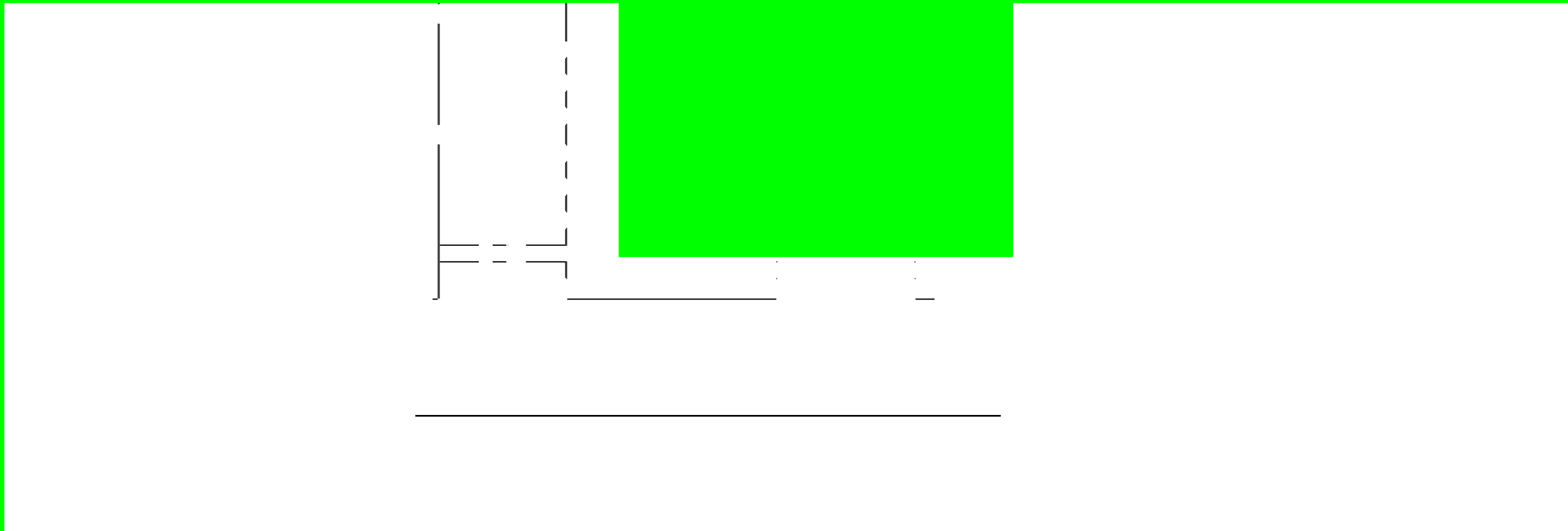


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PL

LONGITUDINAL SECTION 2



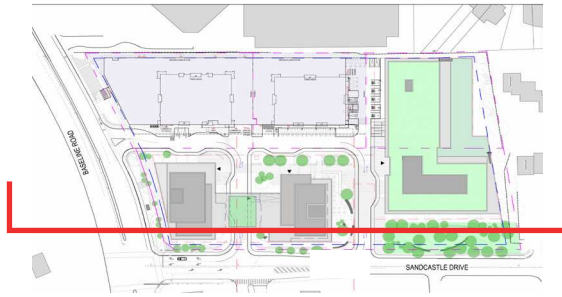
Legend

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



SCALE: 1:750

LONGITUDINAL SECTION 3

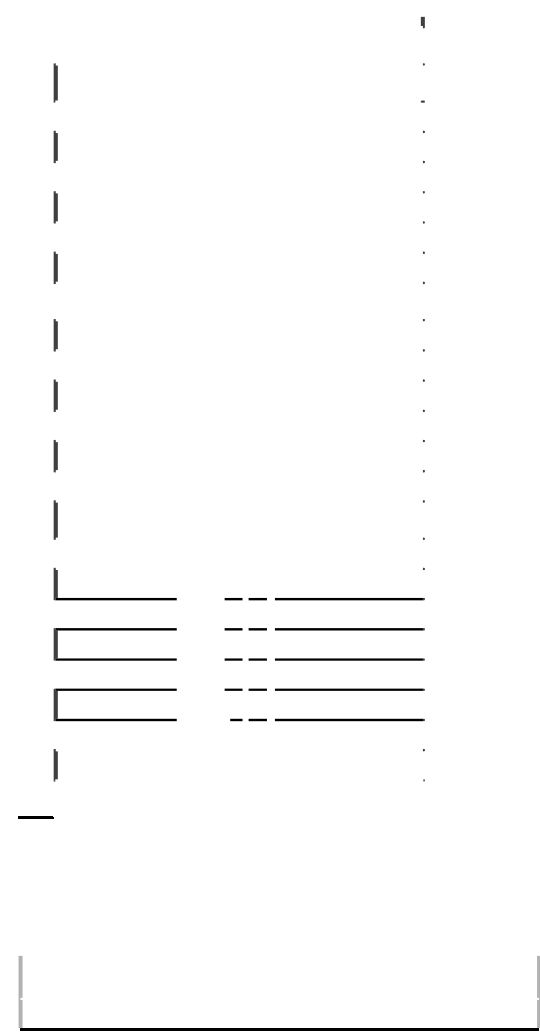


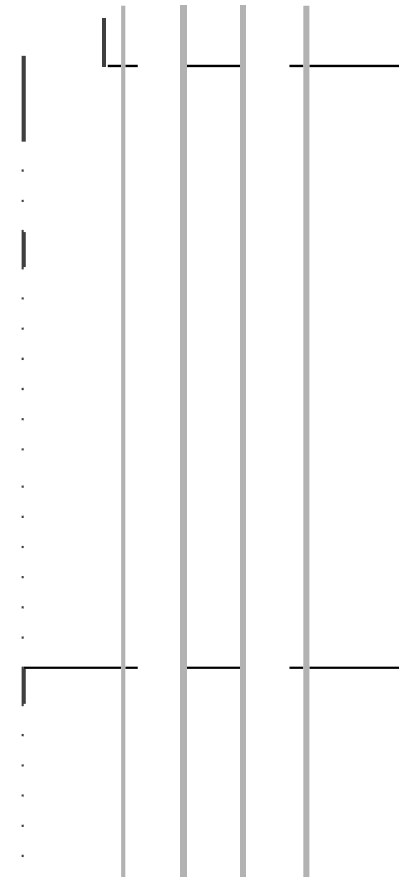
Legend

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

SCALE: 1:750

SCALE: 1:750





PERSPECTIVES, & ELEVATIONS

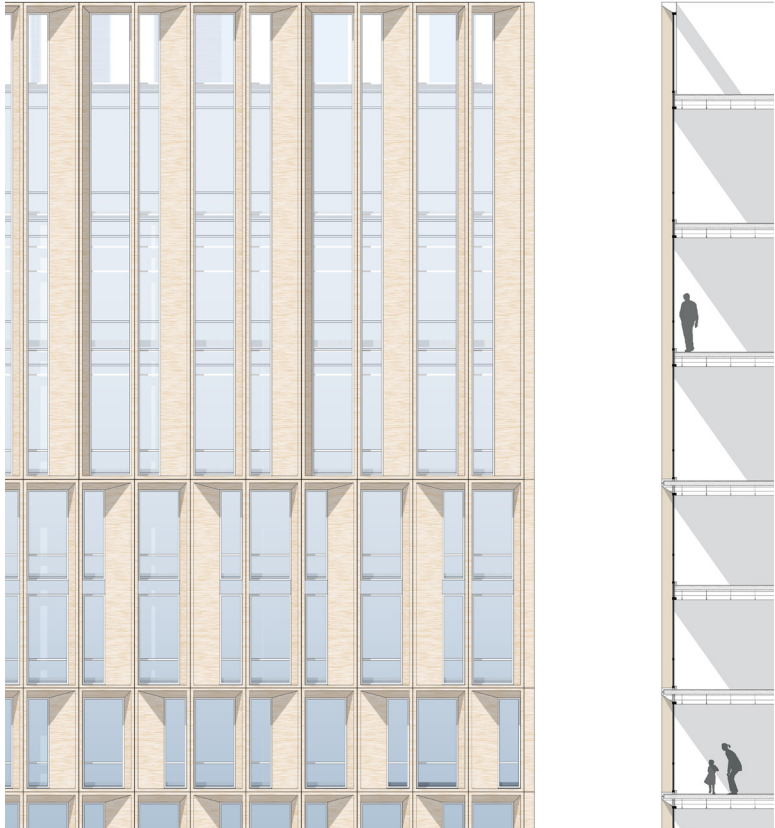
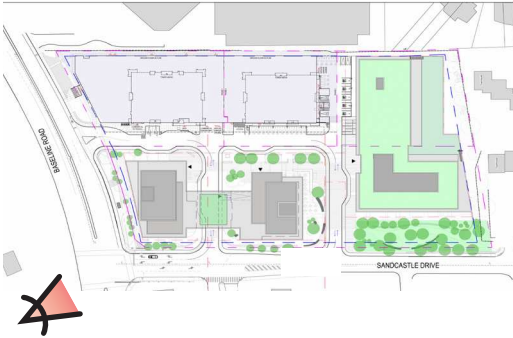
PERSPECTIVE AERIAL VIEW



PERSPECTIVE AERIAL VIEW - CLOSEUP

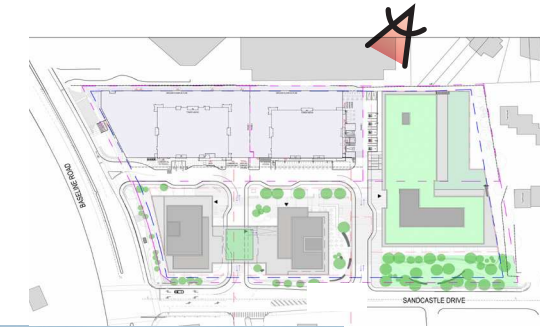


PERSPECTIVE VIEW-CORNER BASELINE AND SANDCASTLE

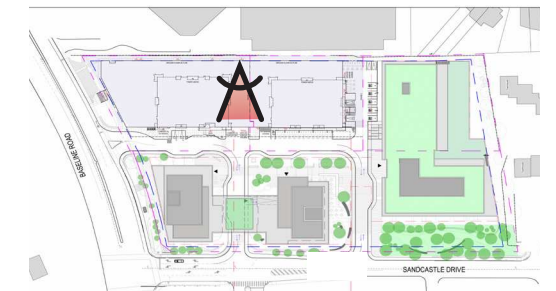


FACADE DETAIL

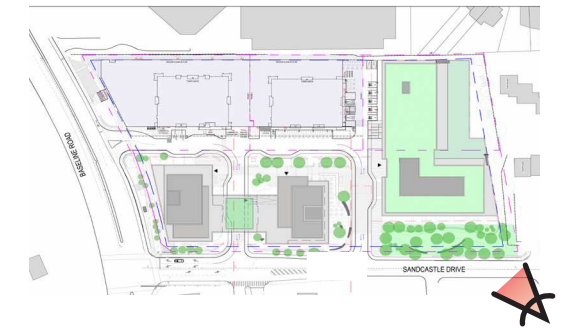
EAST PERSPECTIVE



EAST PERSPECTIVE VIEW - TOWERS 5 & 6



SOUTH-WEST PERSPECTIVE VIEW - PARKLAND DEDICATION

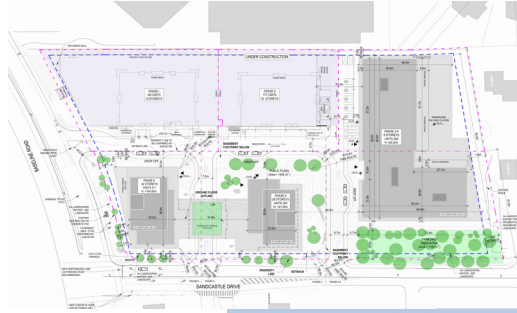


WEST ELEVATION

Materials legend

- (A1)** Aluminum panels
Manufacturer: PanFab or equivalent
Colour: Neutral Orange #b68d6e
- (A2)** Aluminum panels
Manufacturer: PanFab or equivalent
Colour: Warm Beige #ceb394
- (A3)** Aluminum panels
Manufacturer: PanFab or equivalent
Colour: Light Champagne #decfbb
- (M1)** Mullion
Manufacturer: PanFab or equivalent
Colour: White #efefef
- (M2)** Mullion
Manufacturer: PanFab or equivalent
Colour: Bronze #504236
- (B)** Podium: Brick
Manufacturer: Canada Brick
Series: Canada Architectural Series
Colour: Brunswick
- (C)** Copper
Manufacturer: PanFab or equivalent
Colour: Copper
- (D)** Clear Glass
Manufacturer: TBD





EAST ELEVATION



ELEVATIONS & PERSPECTIVES

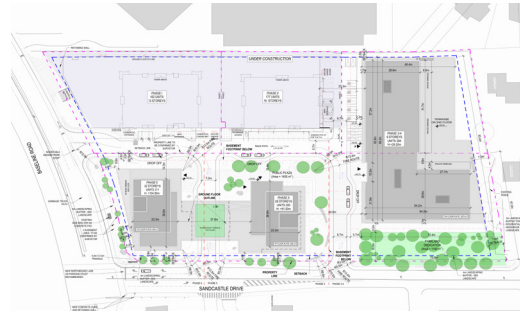
NORTH ELEVATION

HEIGHT: ± 104.8 M
INCLUDING MECH: ± 3.7 M

HEIGHT: ± 91.2 M
INCLUDING MECH: ± 3.7 M

HEIGHT: ± 29.2 M
INCLUDING MECH: ± 4.5 M

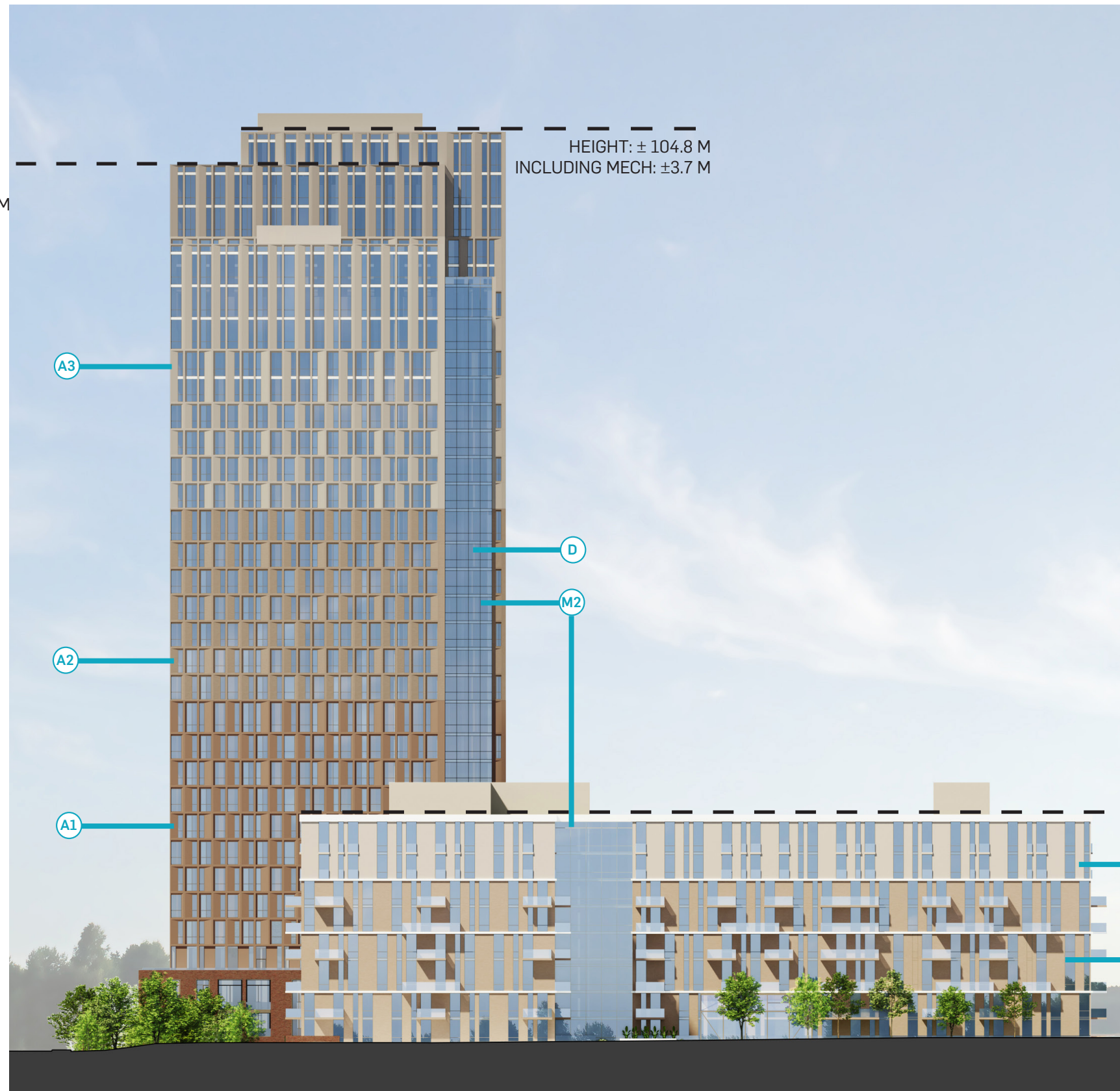




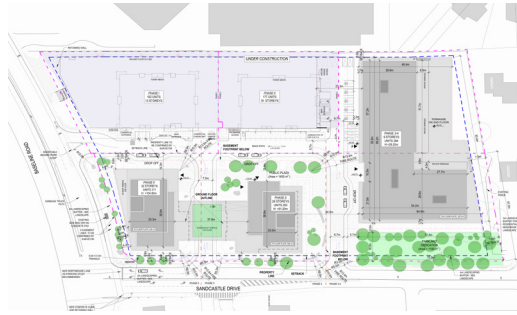
SOUTH ELEVATION

HEIGHT: ± 91.2 M
INCLUDING MECH: ±3.7 M

HEIGHT: ± 104.8 M
INCLUDING MECH: ±3.7 M



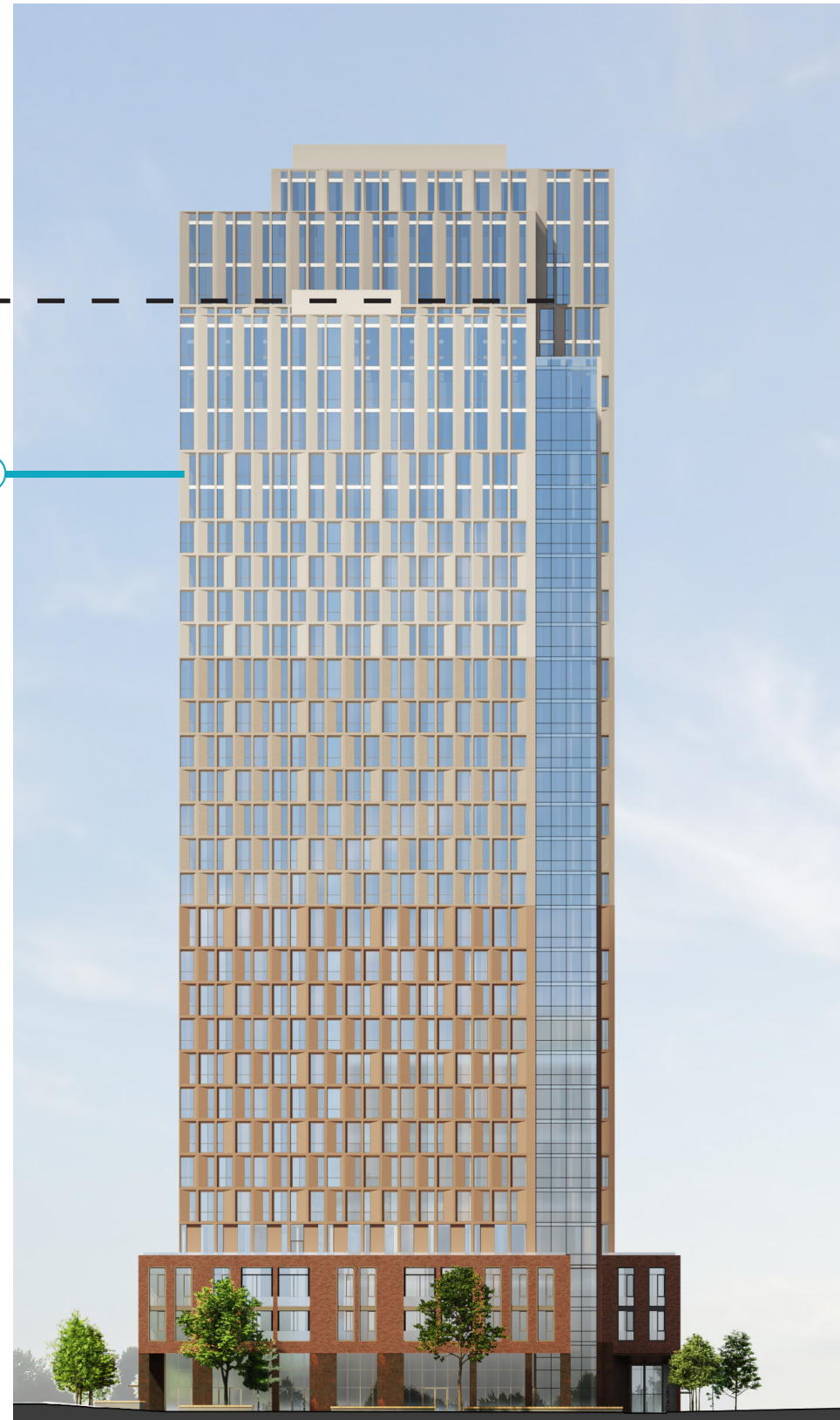
HEIGHT: ± 29.2 M
INCLUDING MECH: ±4.5 M

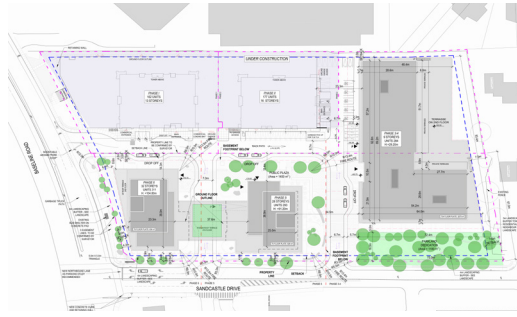


TOWER 5-6 SOUTH ELEVATION

HEIGHT: ± 91.2 M
INCLUDING MECH: ± 3.7 M

A3



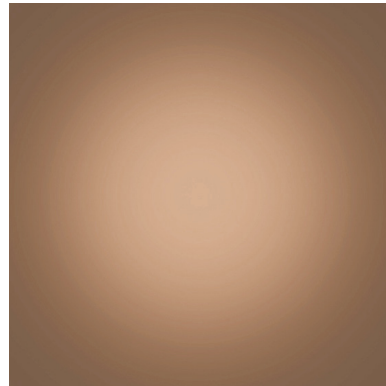


TOWER 3,4 NORTH ELEVATION

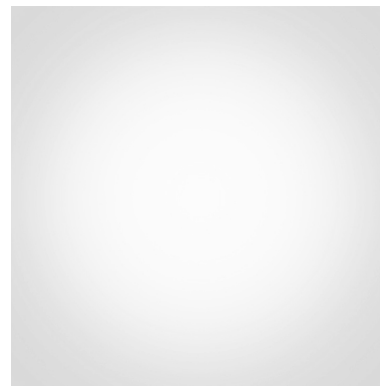
8

MATERIALS

SAMPLE PANEL



A1 Aluminum panels
 Manufacturer: PanFab or equivalent
 Colour: Neutral Orange #b68d6e



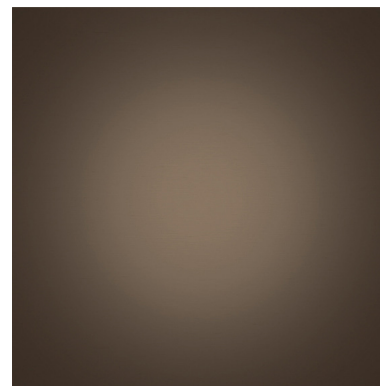
M1 Metal finish
 Manufacturer: PanFab or equivalent
 Colour: White #efefef
 Tower: 3 & 4



C Copper
 Manufacturer: TBD
 Colour: Copper - Satin finish



A2 Aluminum panels
 Manufacturer: PanFab 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
 Manufacturer: PanFab or equivalent
 Colour: Light Champagne #decfbb



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

STATISTICS

PROJECT STATISTICS

INFORMATION SUR LE PROJET - PROJECT INFORMATION 2024-05-17
12762

Province / Province	Ontario		
Zonage / Zoning			
Superficie du Lot / Property Area	15,962.4 m ² / sq. m.	171,819	pi ² / sq. ft

		16	159
		228	508
		40	211
		0	10
		284	888

STATIONNEMENT RÉSIDENTIEL / RESIDENTIAL PARKING

Parking	Ratio Moy. (m ²) / Avg. Ratio (m ²)	Location	Parking
		Provided In T6	54
		Provided In T5	84
		Provided In T34	22
		Provided In T5	46
		Provided In T34	16
8			6
373			222
		Provided In T5	11
		Provided In T34	132
		Provided In T5	44
		Provided In T34	15
8			6
352			202
284	0,5/unit	Provided In T34	142
57	0,2/unit	Provided In T34	57
8			7
341			19957

GROSS FLOOR AREA

BASELINE 3456 - GROSS FLOOR AREA (ZONING)								
	TOWER 6		TOWER 5		TOWER 34		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 GFA	21327	229562	18381	197851	23443	252338	63151	679752
ABOVE GRADE	21327	229562	18381	197851	23443	252338	63151	679752
UNDER GRADE	0	0	0	0	0	0	0	0
32nd Floor	629	6770						
31st Floor	629	6770						
30th Floor	629	6770						
29th Floor	629	6770						
28th Floor	629	6770	639	6878				
27th Floor	629	6770	639	6878				
26th Floor	629	6770	639	6878				
25th Floor	629	6770	639	6878				
24th Floor	629	6770	639	6878				
23rd Floor	629	6770	639	6878				
22nd Floor	629	6770	639	6878				
21st Floor	629	6770	639	6878				
20th Floor	629	6770	639	6878				
19th Floor	629	6770	639	6878				
18th Floor	629	6770	639	6878				
17th Floor	629	6770	639	6878				
16th Floor	629	6770	639	6878				
15th Floor	629	6770	639	6878				
14th Floor	629	6770	639	6878				
13th Floor	629	6770	639	6878				
12th Floor	629	6770	639	6878				
11th Floor	629	6770	639	6878				
10th Floor	629	6770	639	6878				
9th Floor	629	6770	639	6878	2787	29999		
8th Floor	629	6770	639	6878	2787	29999		
7th Floor	629	6770	639	6878	2787	29999		
6th Floor	629	6770	639	6878	2787	29999		
5th Floor	629	6770	639	6878	2787	29999		
4th Floor	467	5027	0	0	2787	29999		
3rd Floor	1120	12056	1046	11259	2787	29999		
2nd Floor	1120	12056	1288	13864	2525	27179		
Ground Floor 2	0	0	158	1701	1409	15166		
Ground Floor 1/ Basement 0	1008	10850	553	5952	0	0		
Basement 1	0	0	0	0	0	0		
Basement 2	0	0	0	0	0	0		

AMENITY AREAS

12762



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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
7e Étage / 7th Floor	219.78	2,365.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	219.78	2,365.69	0.00	0.00	219.78	2,365.69
6e Étage / 6th Floor	219.72	2,365.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	219.72	2,365.00	0.00	0.00	219.72	2,365.00
5e Étage / 5th Floor	219.78	2,365.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	219.78	2,365.69	0.00	0.00	219.78	2,365.69
4e Étage / 4th Floor	219.72	2,365.00	0.00	0.00	0.00	0.00	867.30	9,335.54	296.00	3,186.12	337.70	3,634.97	515.72	5,551.12	1205.00	12,970.51	1720.72	18,521.63
3e Étage / 3rd Floor	219.78	2,365.69	0.00	0.00	35.40	381.04	0.00	0.00	15.60	167.92	0.00	0.00	270.78	2,914.65	0.00	0.00	270.78	2,914.65
2e Étage / 2nd Floor	847.60	9,123.49	890.00	9,579.88	47.70	513.44	0.00	0.00										

STATISTICS

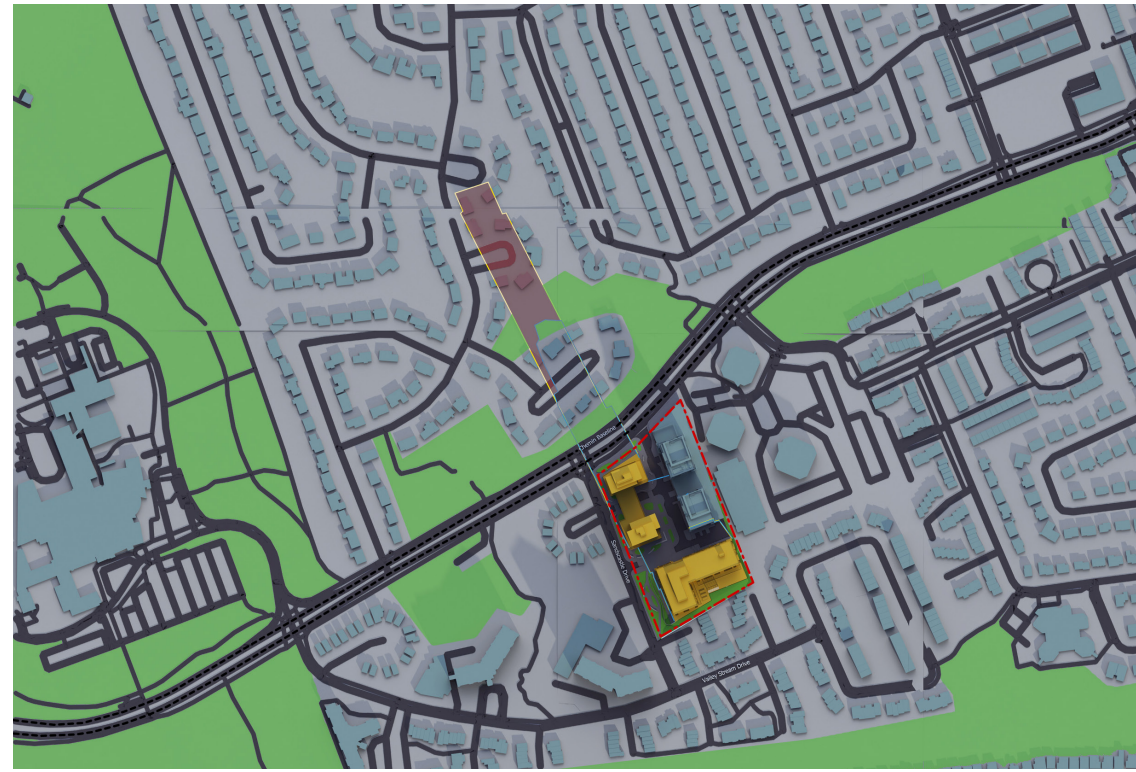
10

SUN STUDY

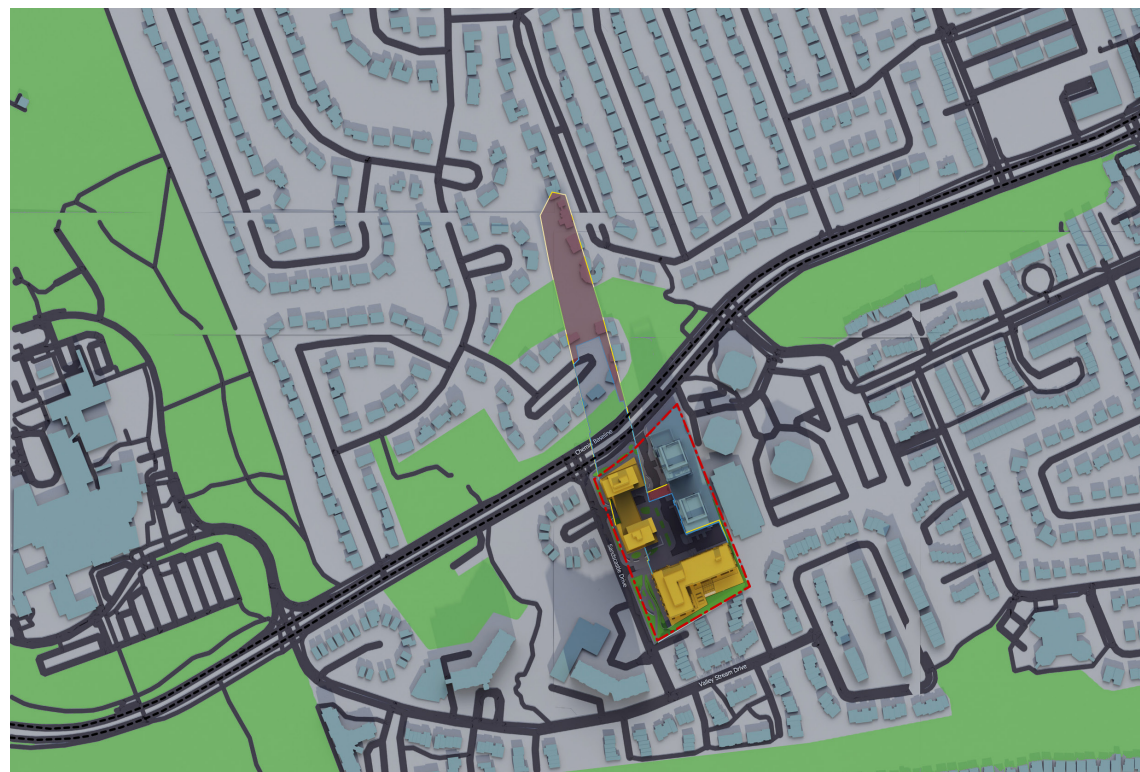
SUN STUDY - DECEMBER 21



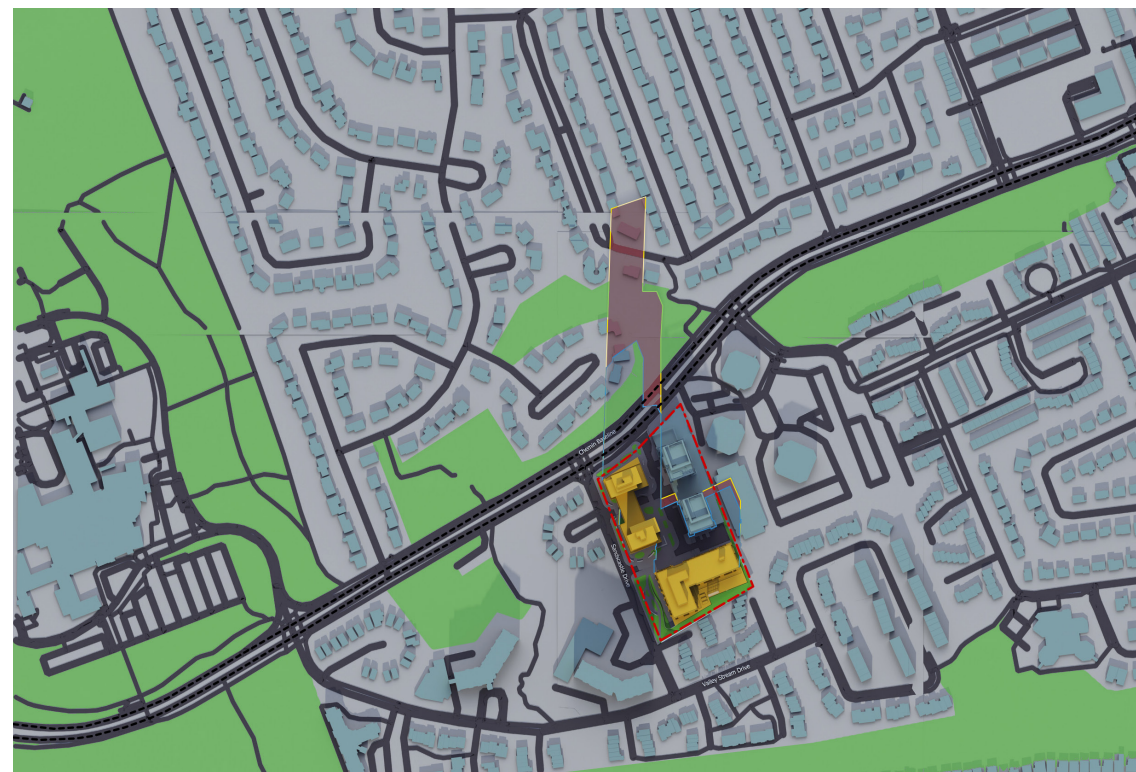
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10:00

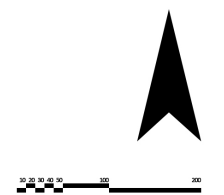


11:00



12:00

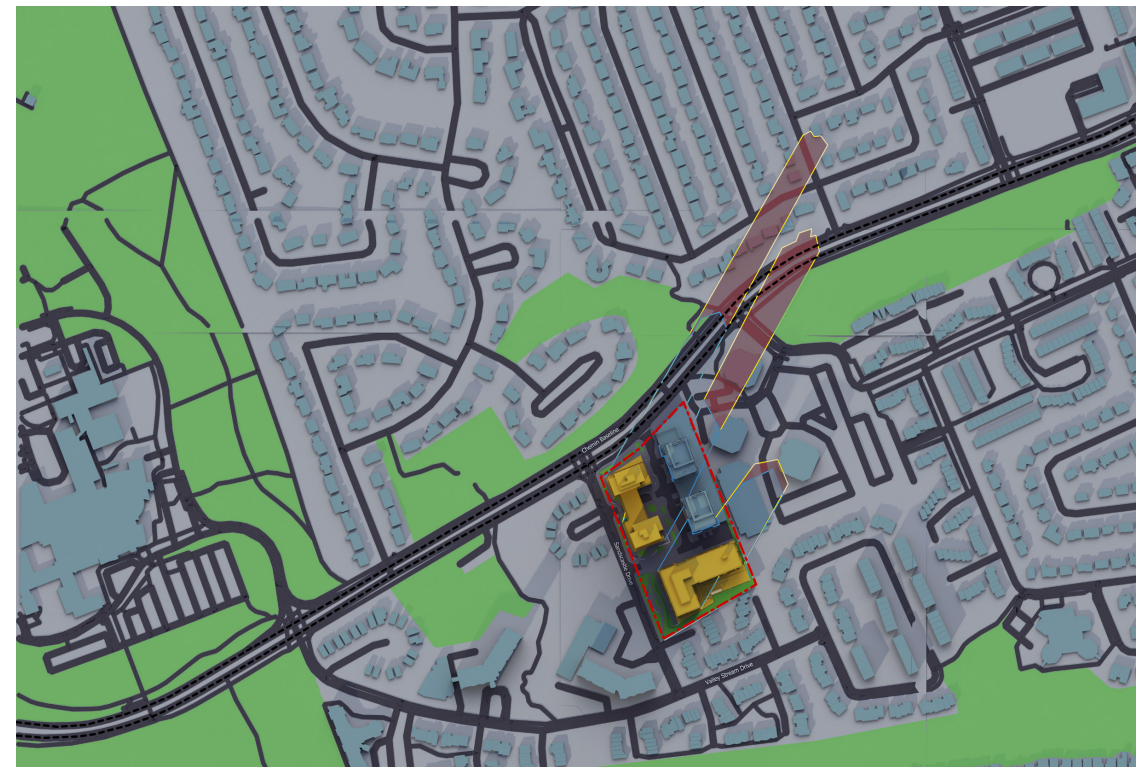
- - - - PROPERTY LINE
- - - - - TRADITIONAL MAIN STREET
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- NEW NET SHADOW
- PROPOSED DEVELOPMENT
- PUBLIC SPACES



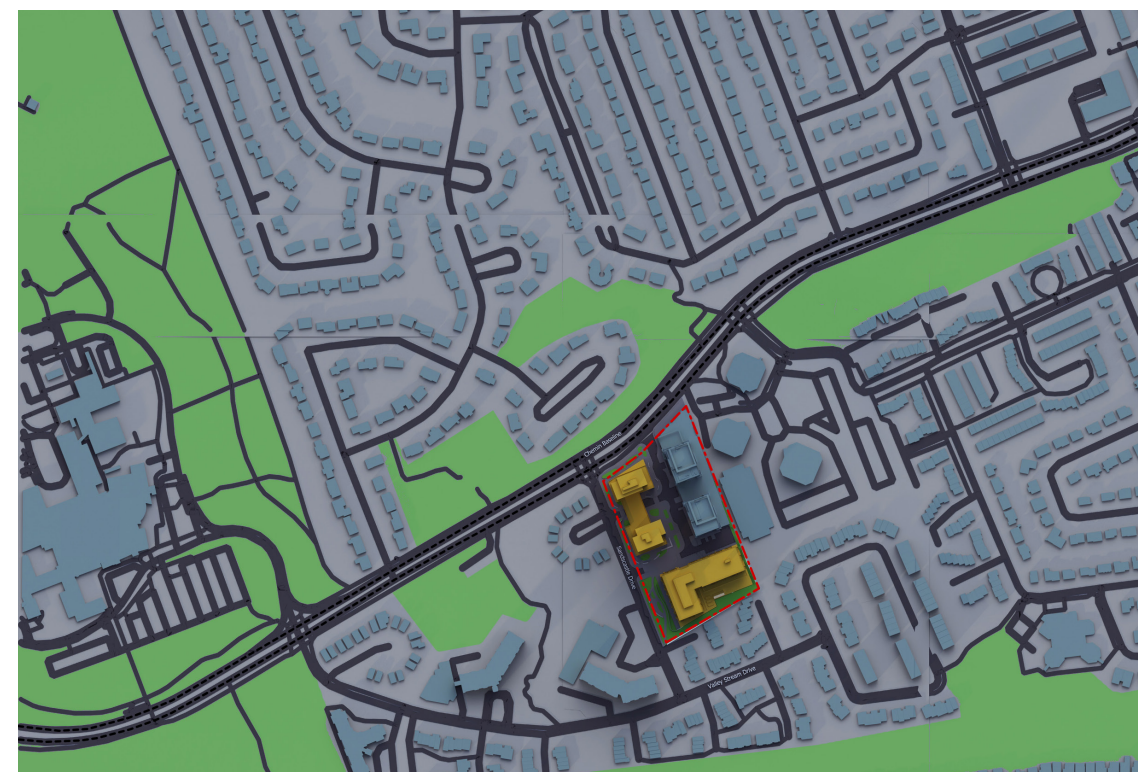
SUN STUDY - DECEMBER 21



13:00

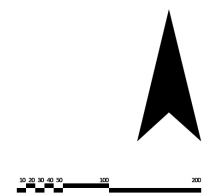


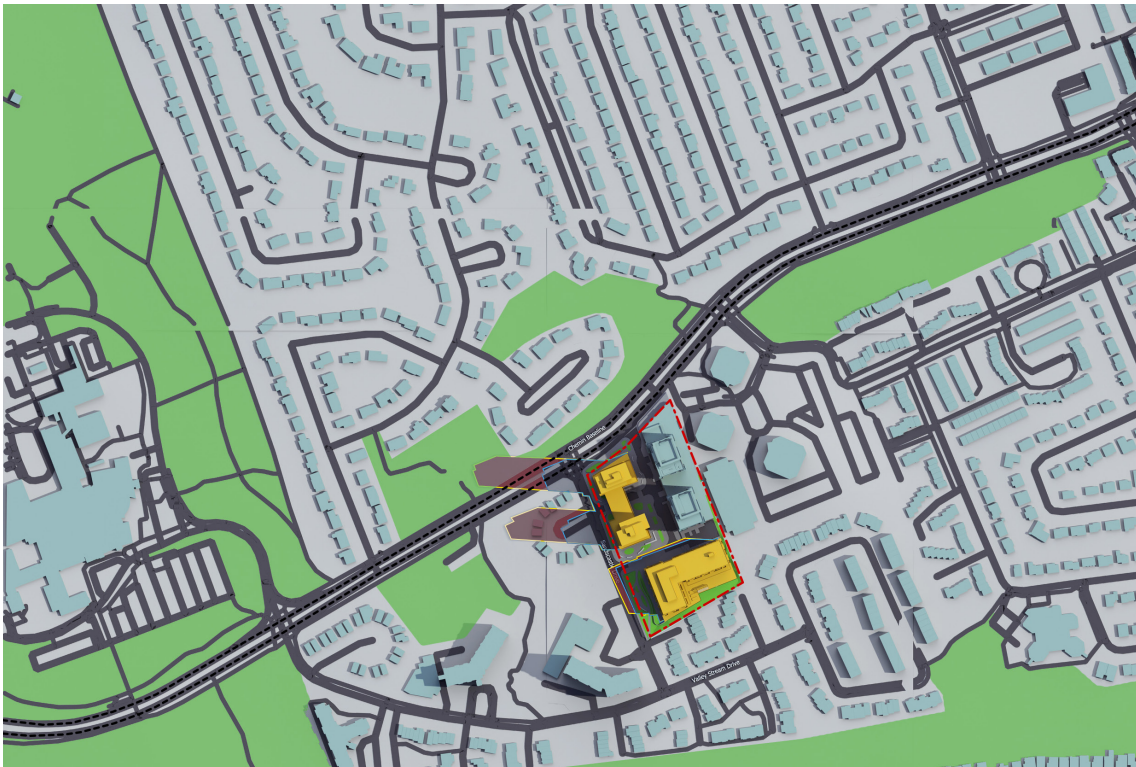
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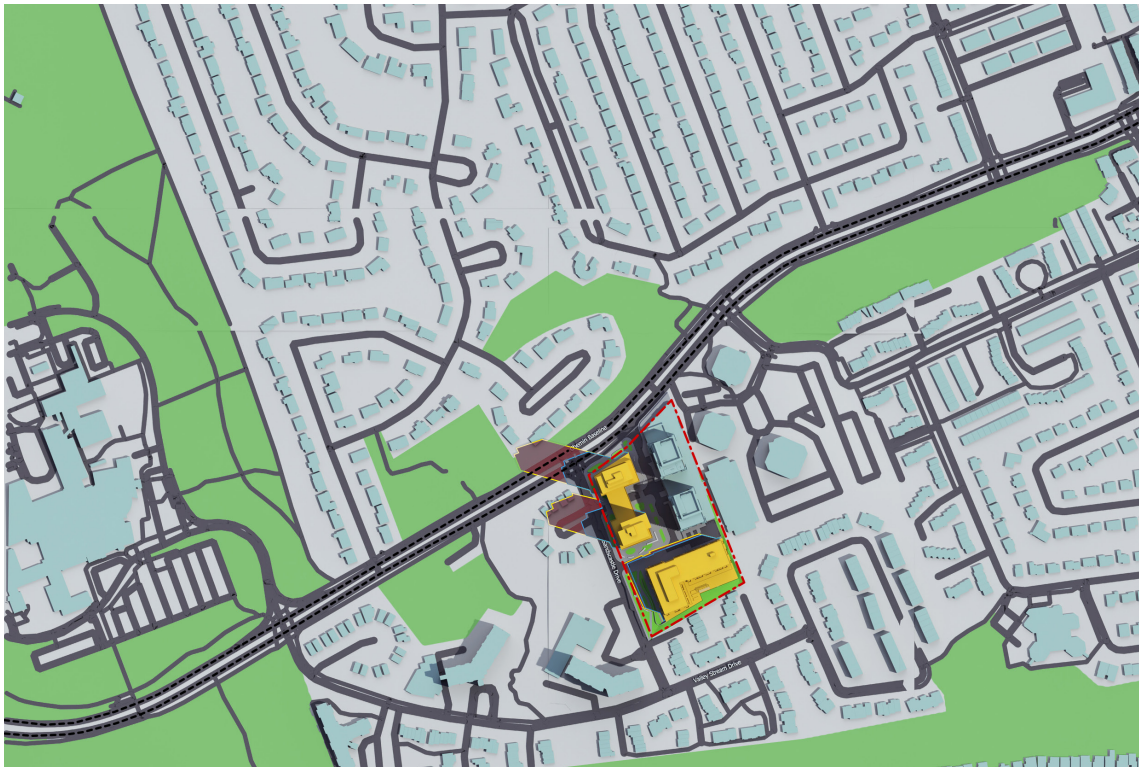
15:00

- PROPERTY LINE
- TRADITIONAL MAIN STREET
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- NEW NET SHADOW
- PROPOSED DEVELOPMENT
- PUBLIC SPACES

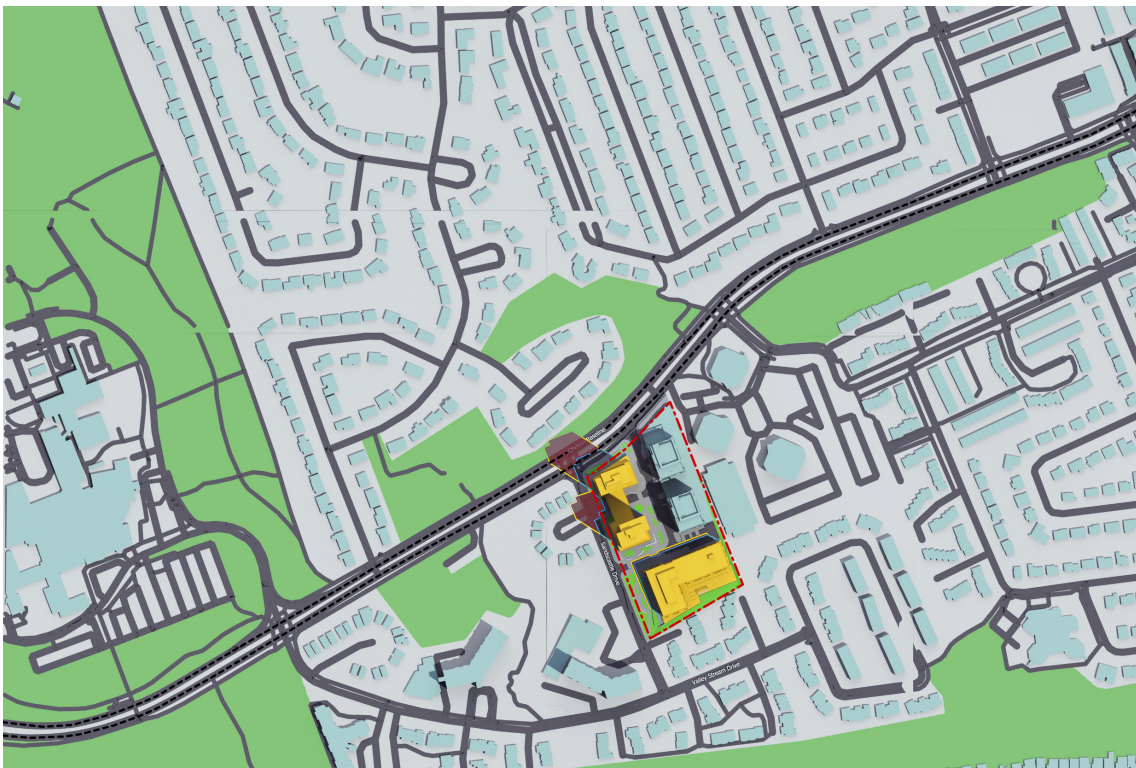




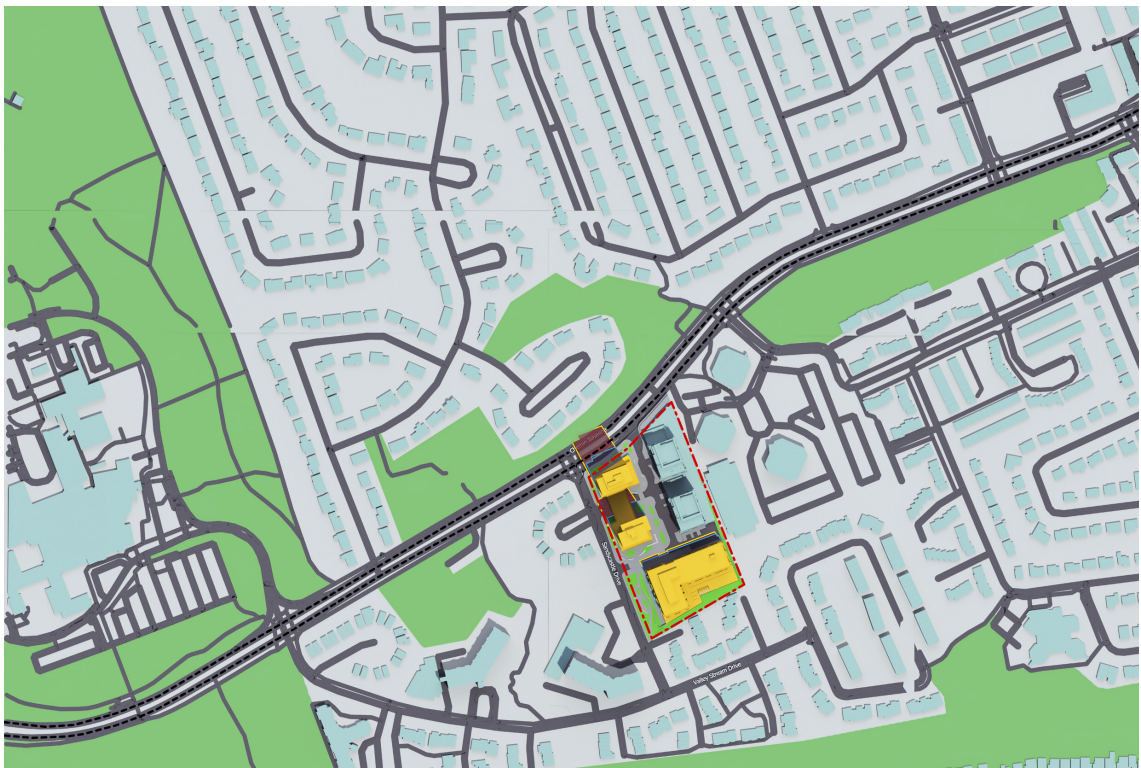
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09:00

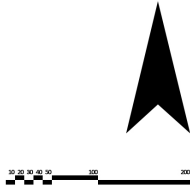


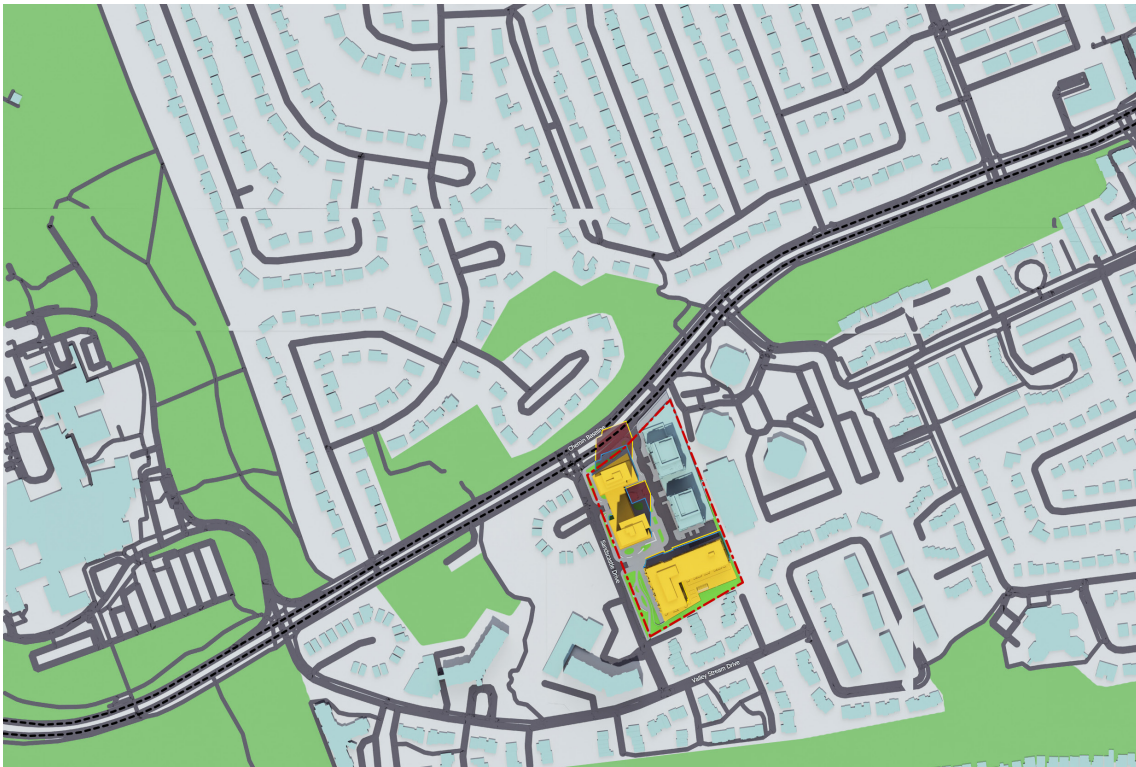
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11:00

- PROPERTY LINE
- - - - - TRADITIONAL MAIN STREET
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- NEW NET SHADOW
- PROPOSED DEVELOPMENT
- PUBLIC SPACES





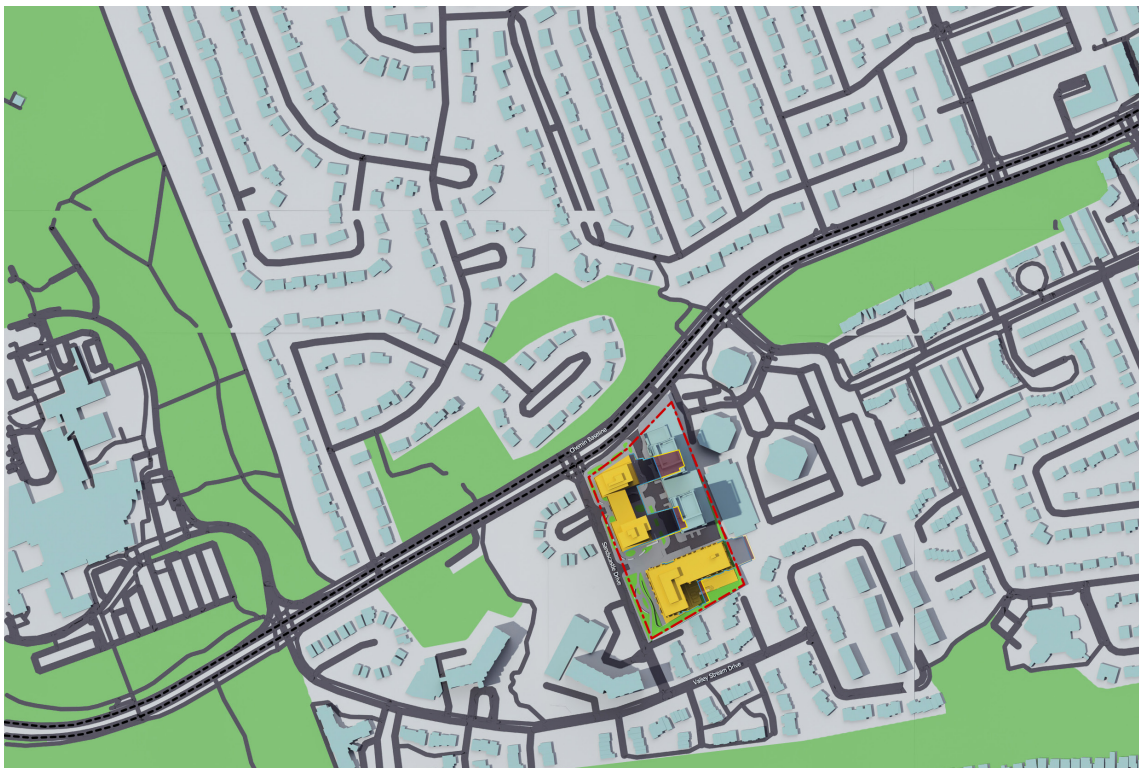
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13:00

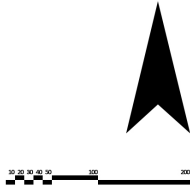


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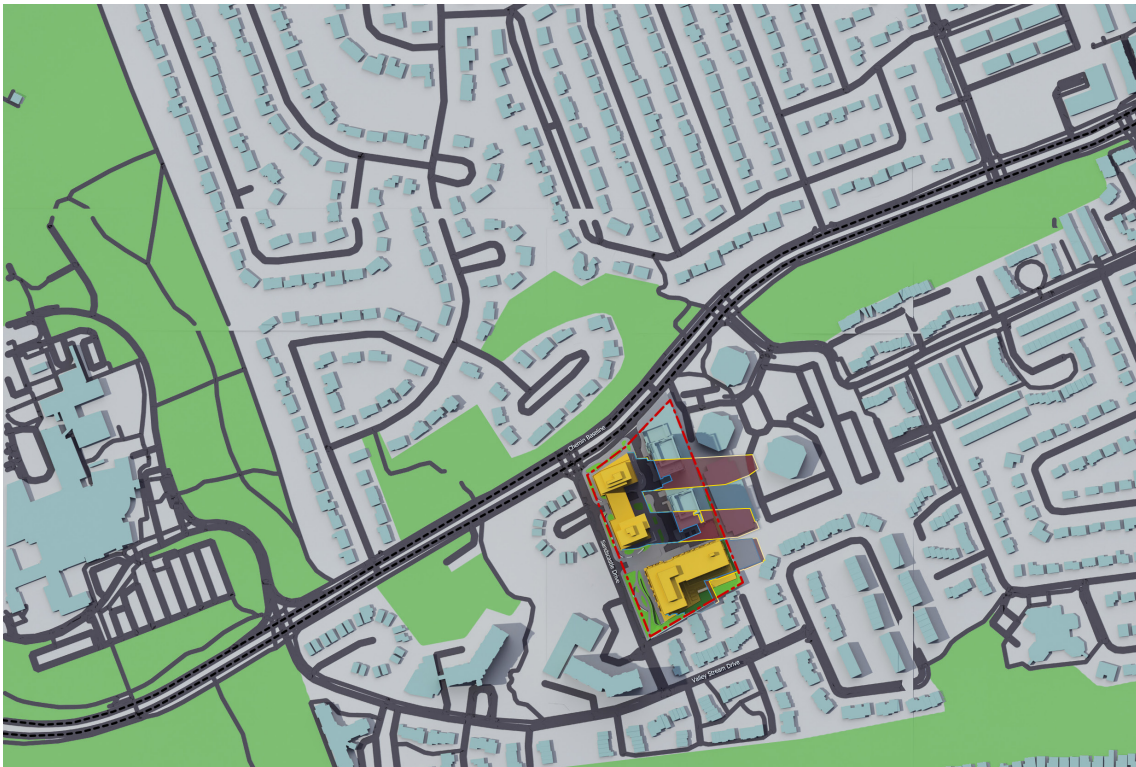


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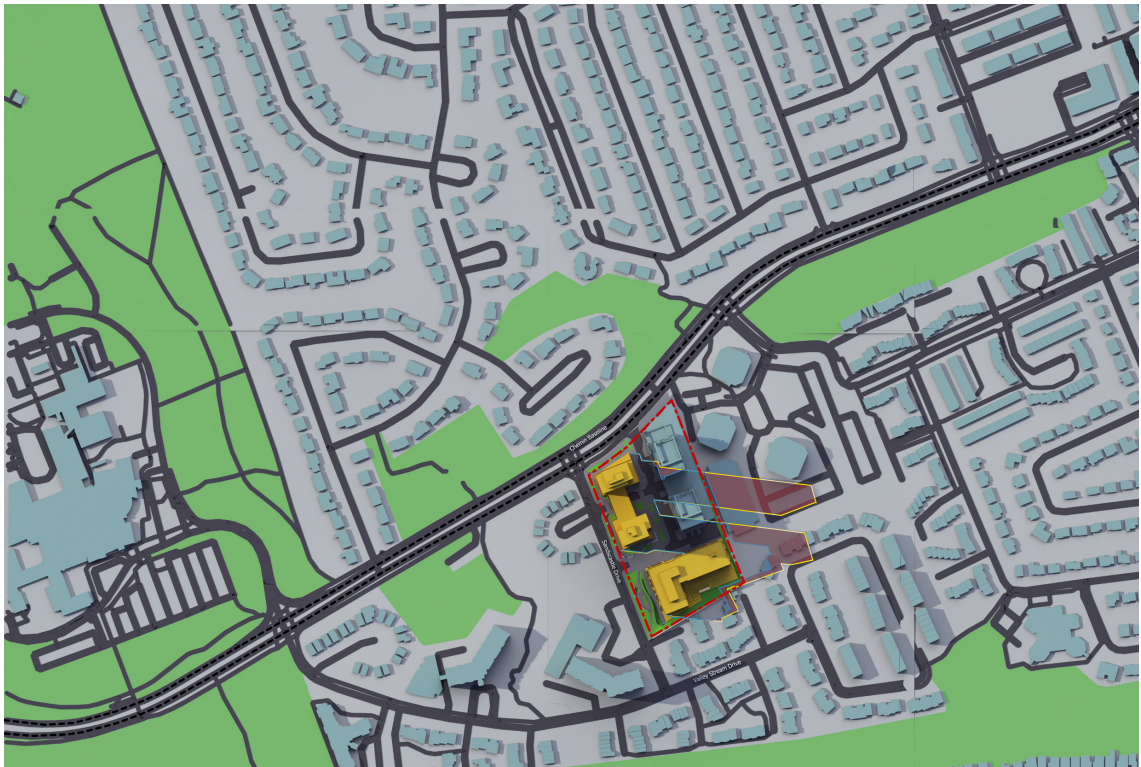
- PROPERTY LINE
- TRADITIONAL MAIN STREET
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- NEW NET SHADOW
- PROPOSED DEVELOPMENT
- PUBLIC SPACES



SUN STUDY - JUNE 21



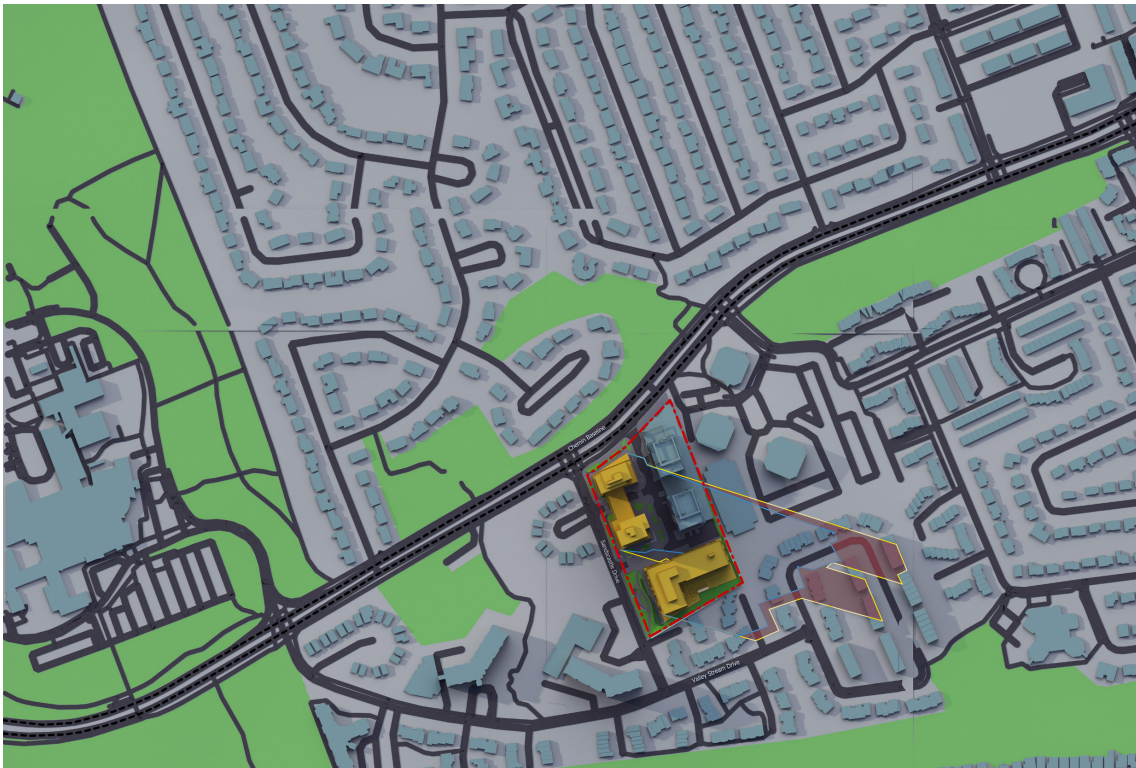
16:00



17:00



20:00

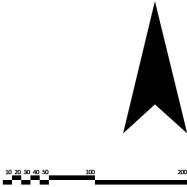


18:00

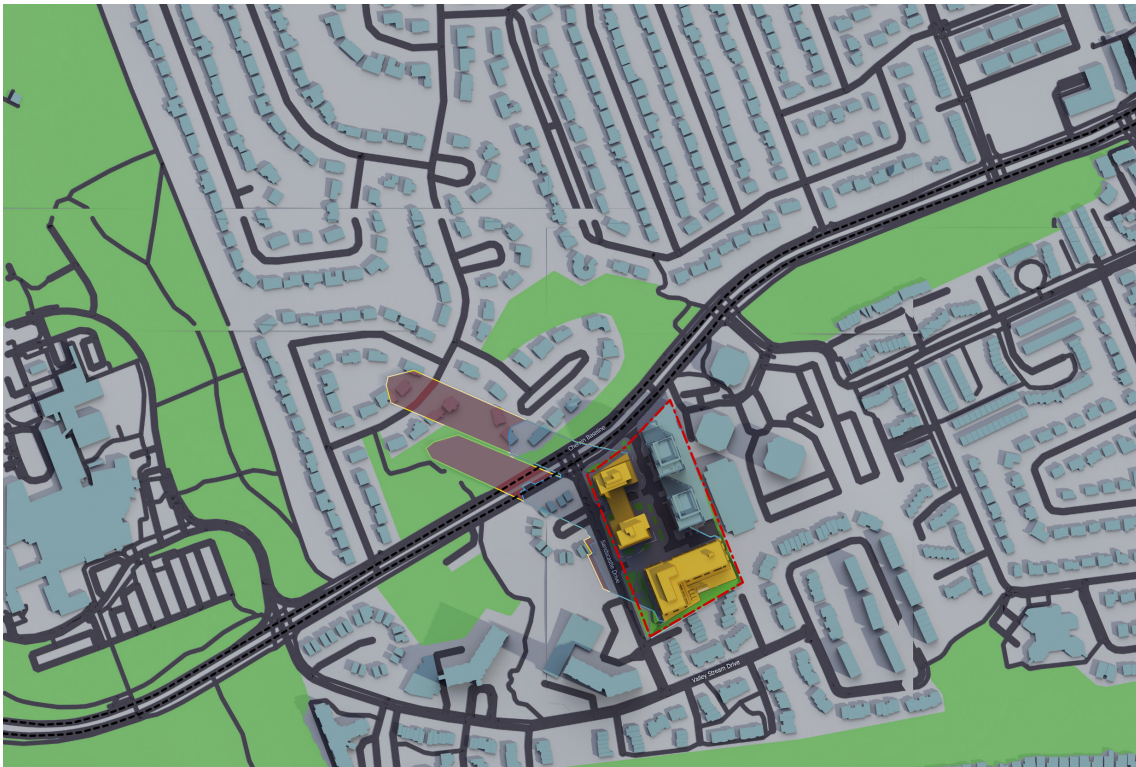


19:00

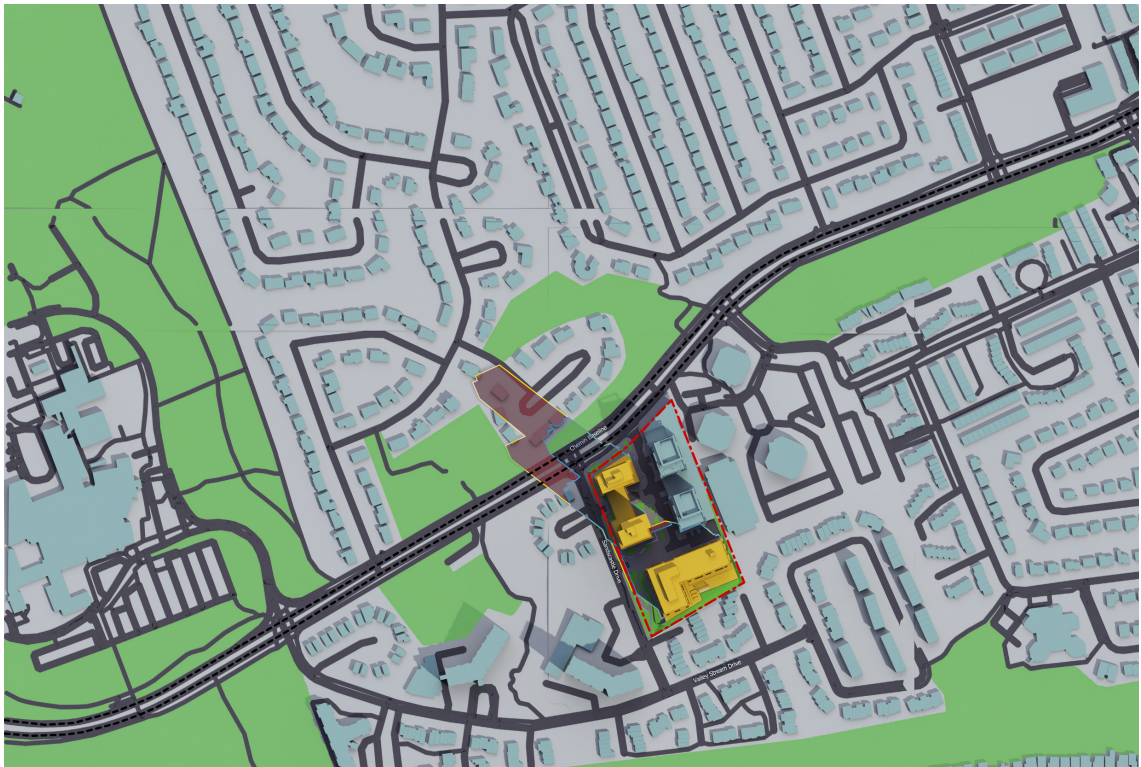
- - - - PROPERTY LINE
- - - - - TRADITIONAL MAIN STREET
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- NEW NET SHADOW
- PROPOSED DEVELOPMENT
- PUBLIC SPACES



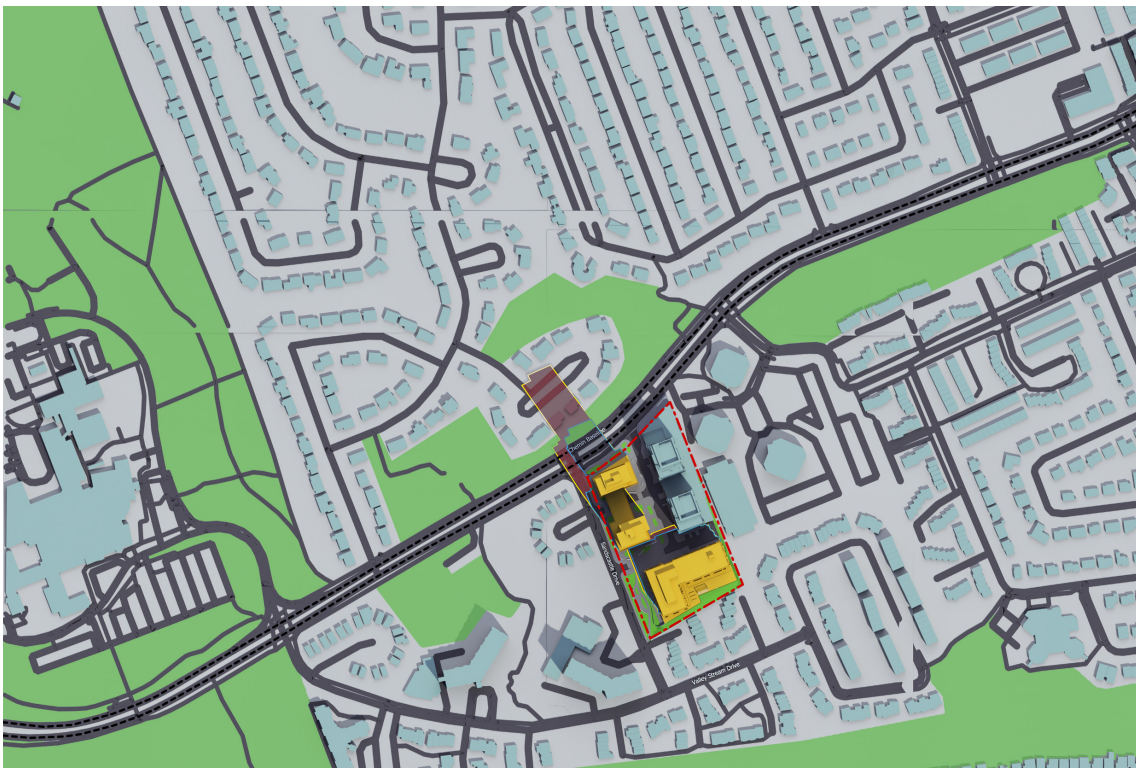
SUN STUDY - SEPTEMBER 21



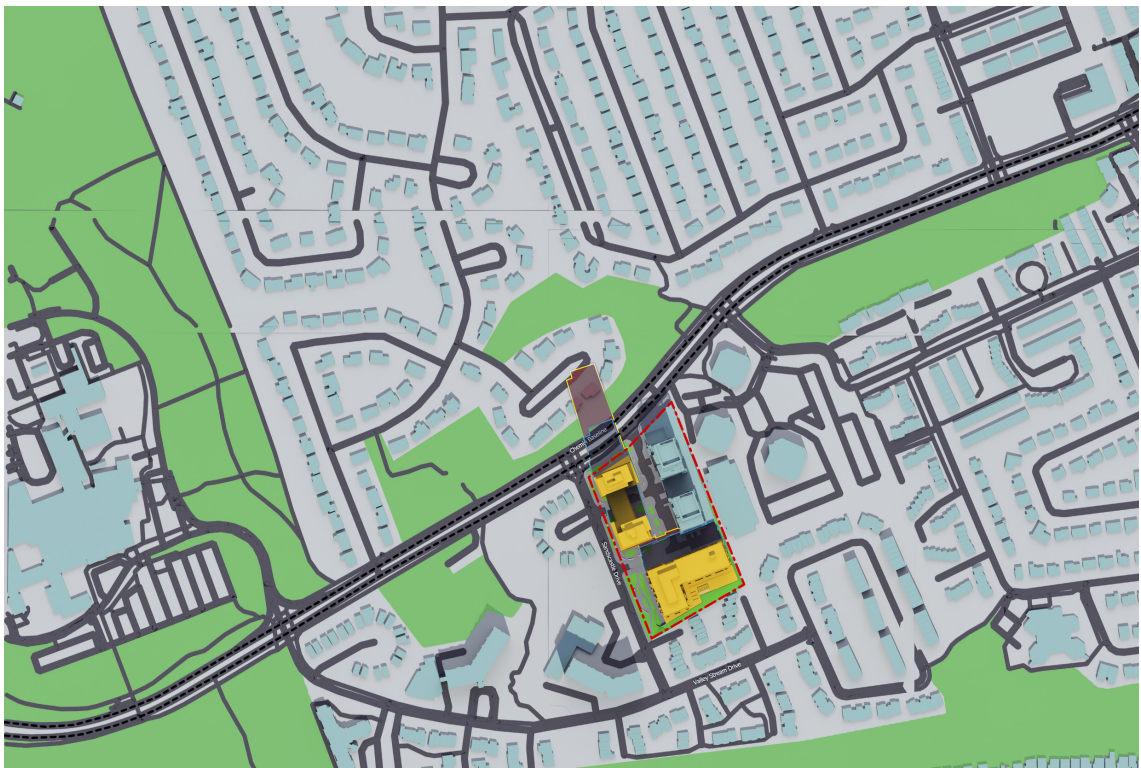
08:00



09:00

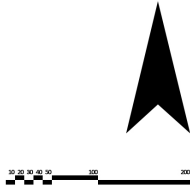


10:00

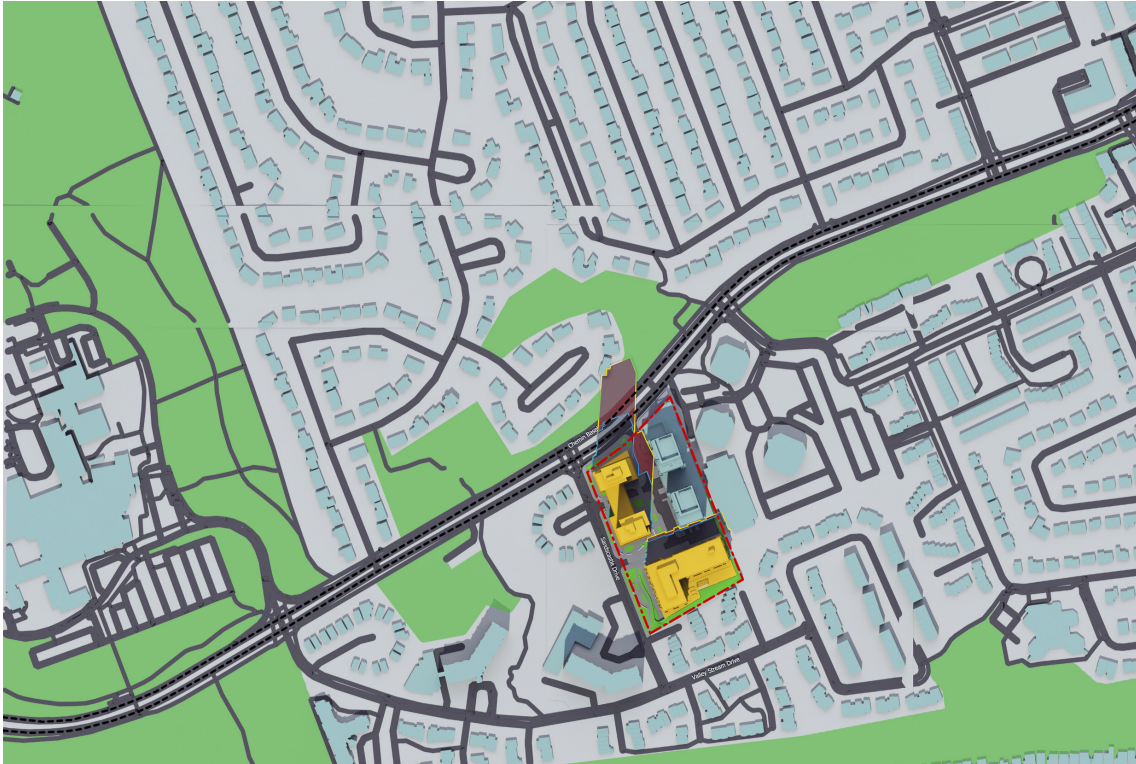


11:00

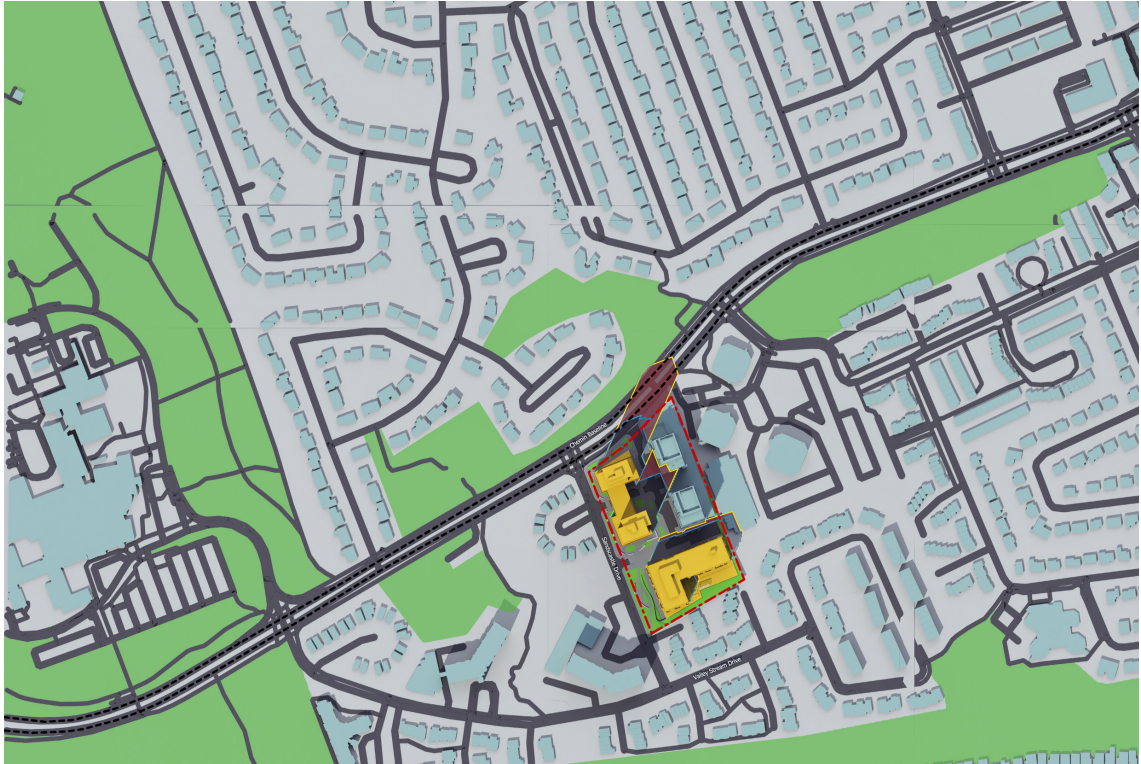
- PROPERTY LINE
- - - - - TRADITIONAL MAIN STREET
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- NEW NET SHADOW
- PROPOSED DEVELOPMENT
- PUBLIC SPACES



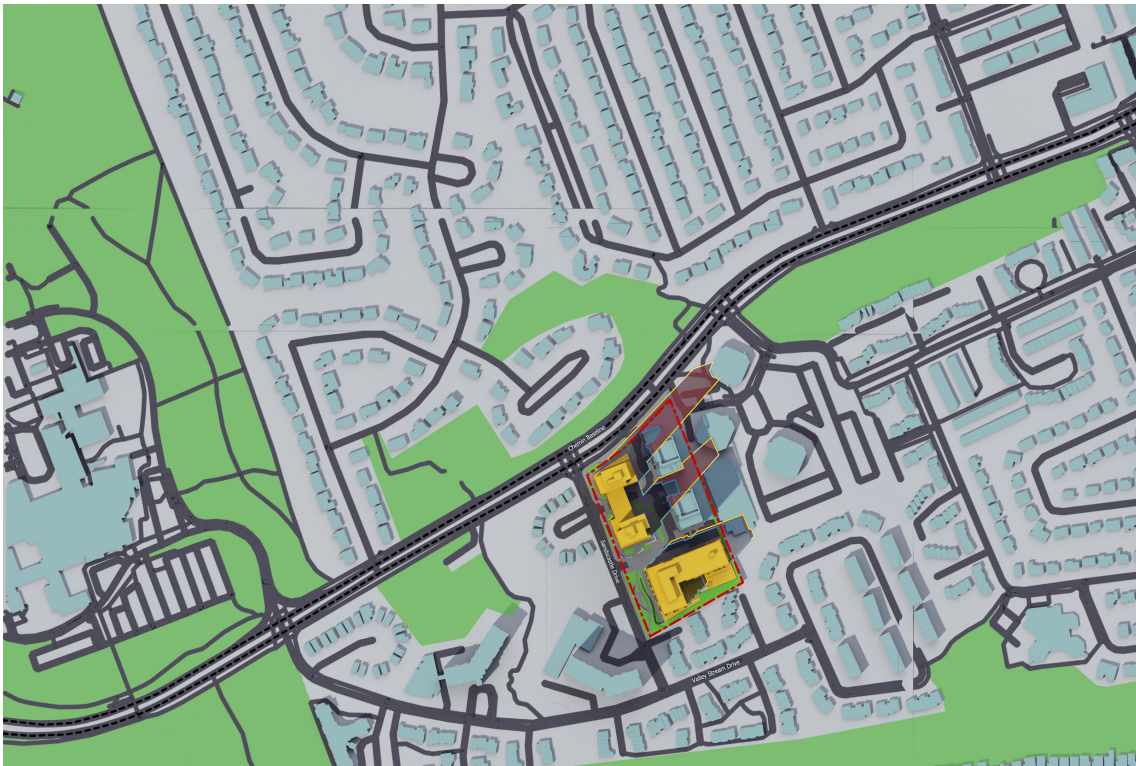
SUN STUDY - SEPTEMBER 21



12:00



13:00

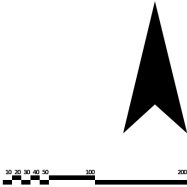


14:00



15:00

- - - - PROPERTY LINE
- - - - TRADITIONAL MAIN STREET
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- NEW NET SHADOW
- PROPOSED DEVELOPMENT
- PUBLIC SPACES





16:00

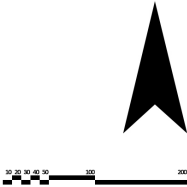


17:00



18:00

- - - - PROPERTY LINE
- - - - - TRADITIONAL MAIN STREET
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- NEW NET SHADOW
- PROPOSED DEVELOPMENT
- PUBLIC SPACES

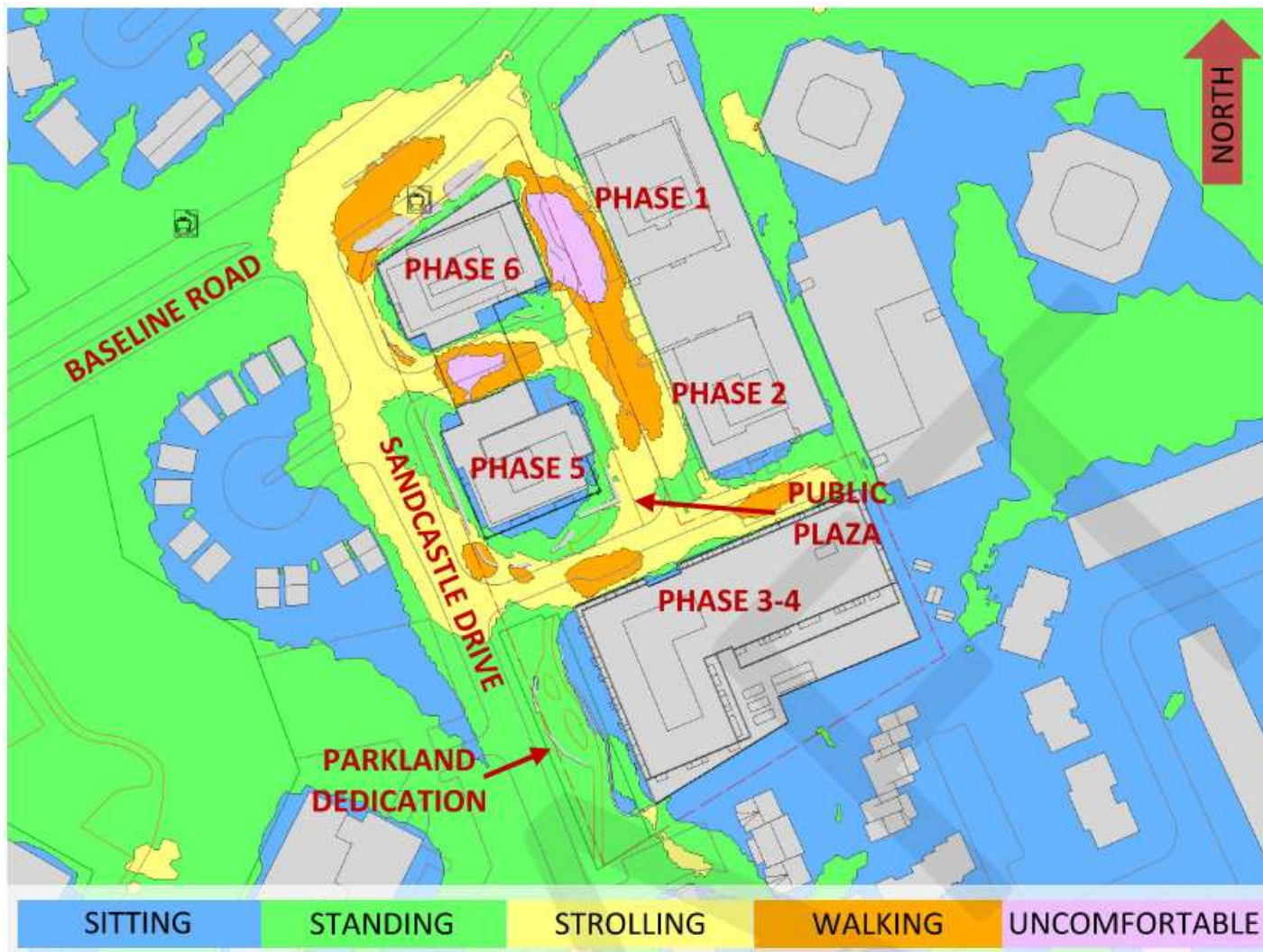


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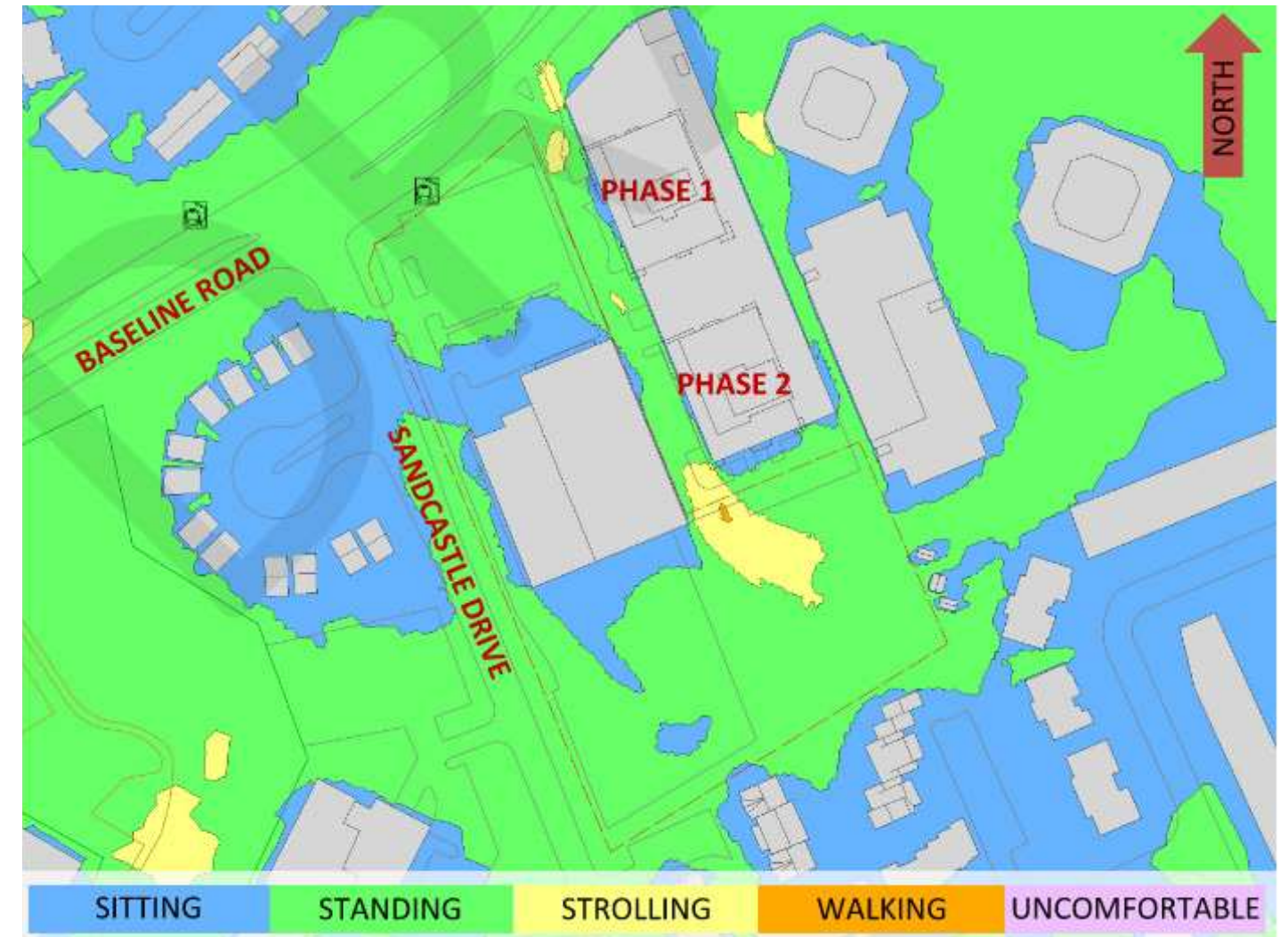
WIND STUDY

WIND STUDY - SPRING

BY GRADIENT WIND



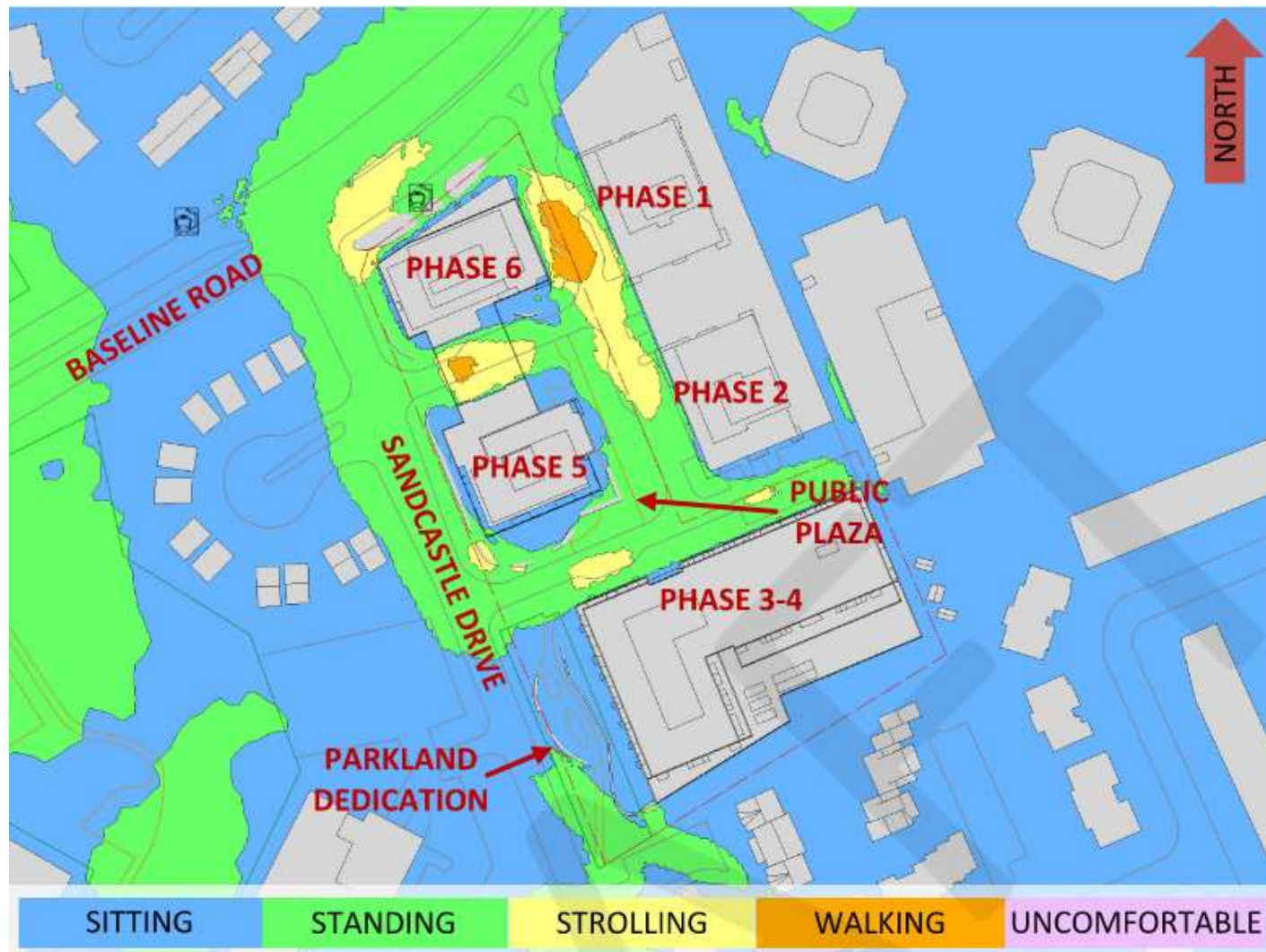
SPRING – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING



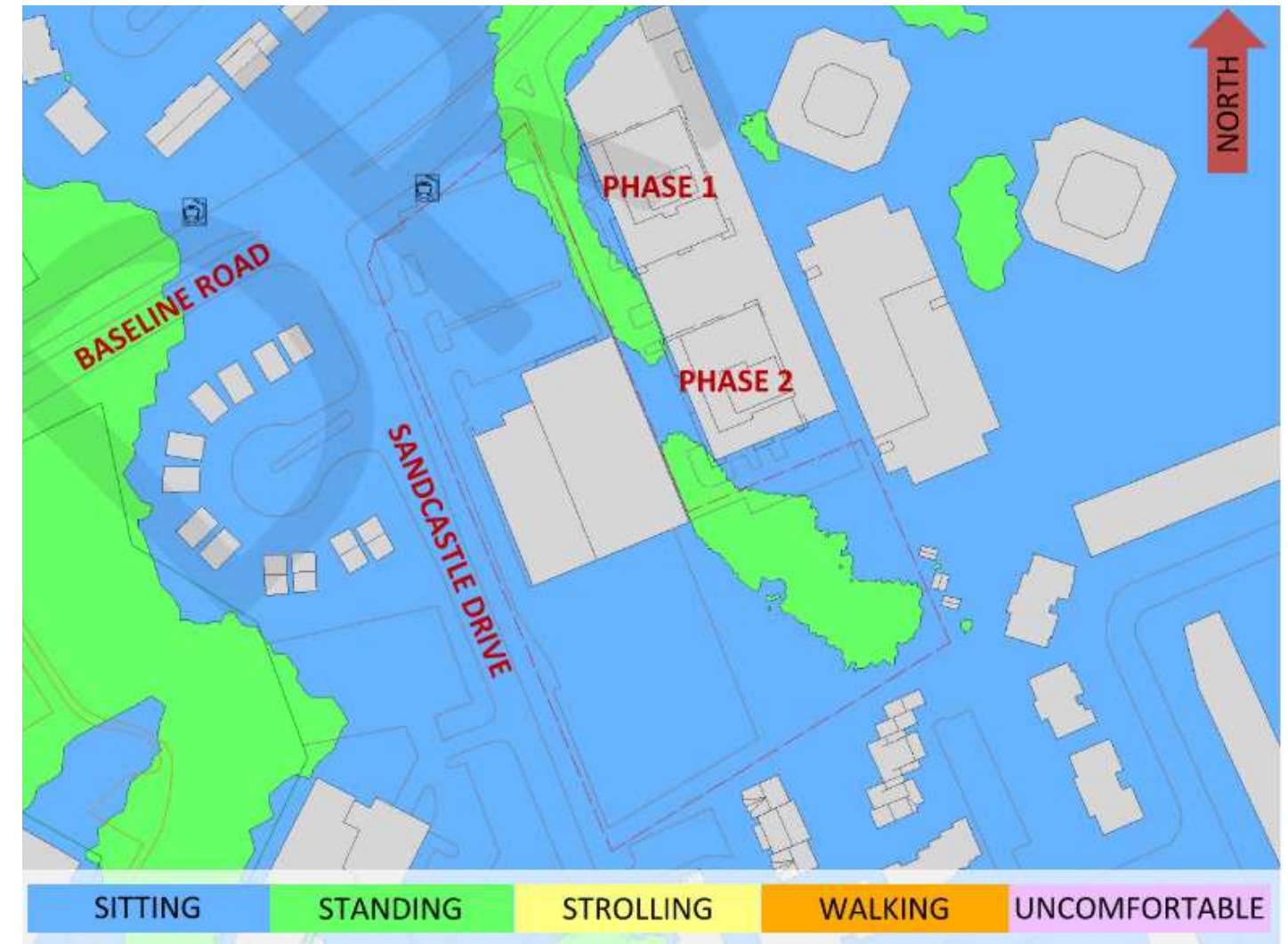
SPRING – WIND COMFORT, GRADE LEVEL – EXISTING MASSING

WIND STUDY - SUMMER

BY GRADIENT WIND



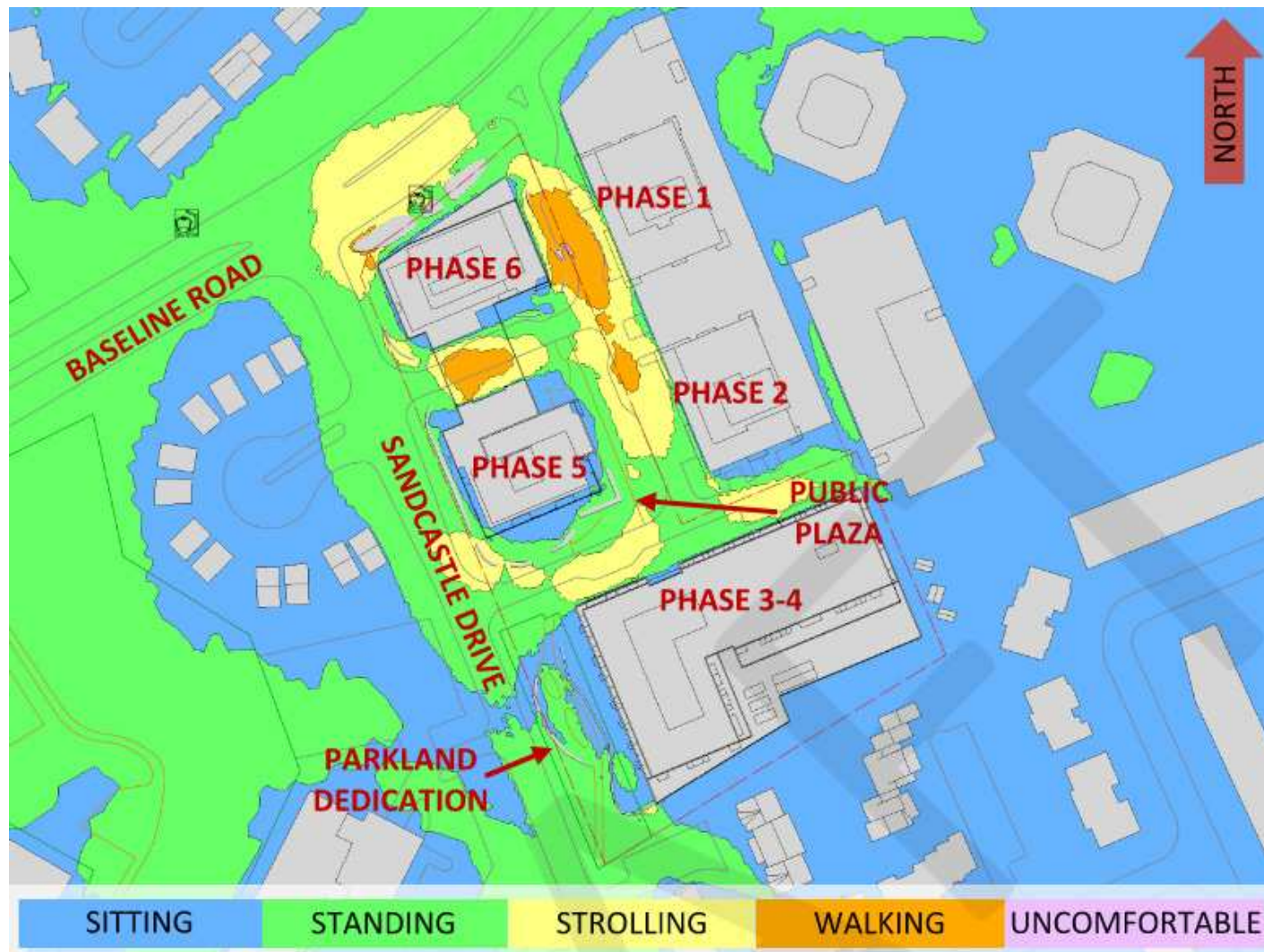
SUMMER – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING



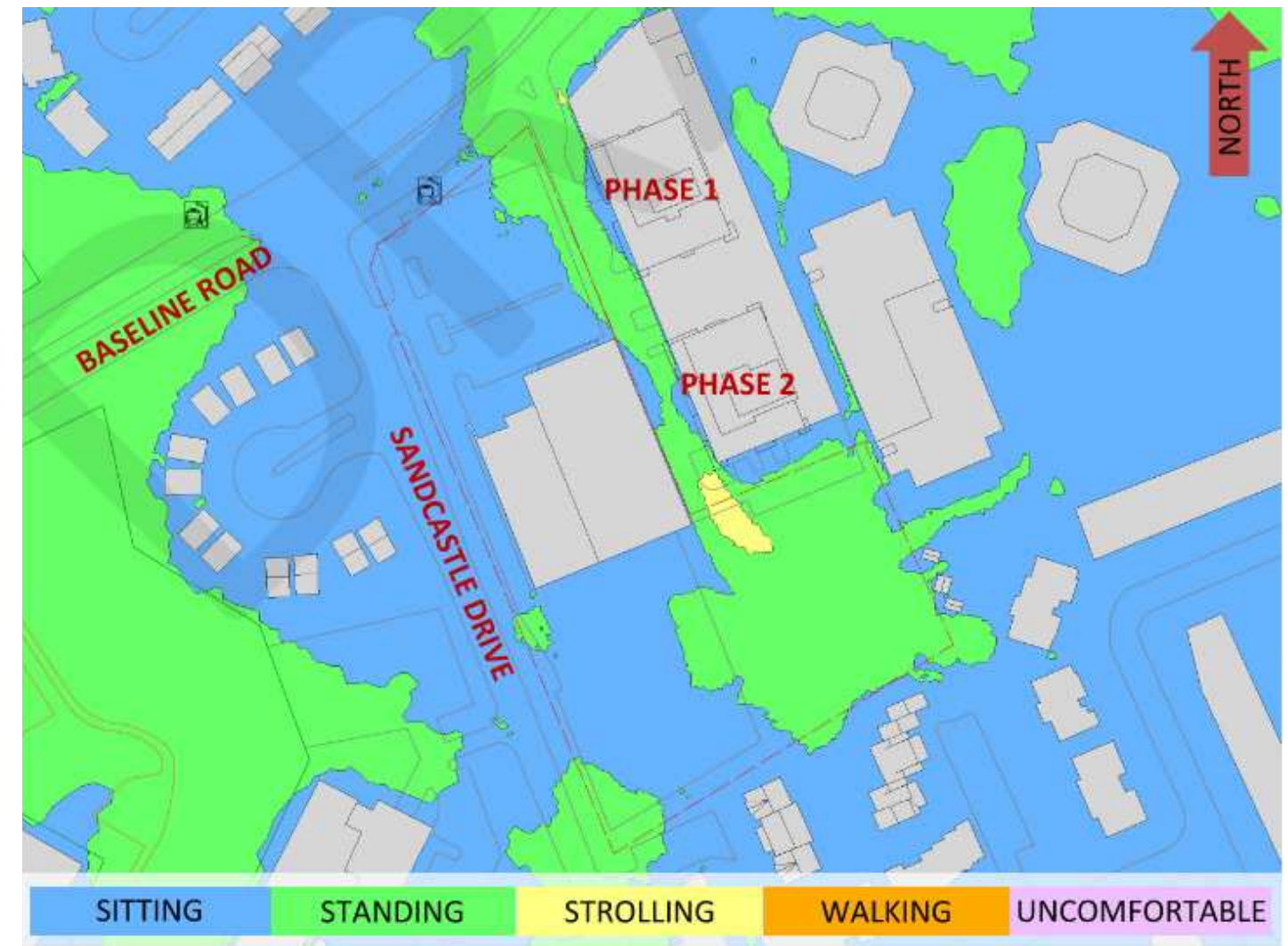
SUMMER – WIND COMFORT, GRADE LEVEL – EXISTING MASSING

WIND STUDY - AUTUMN

BY GRADIENT WIND



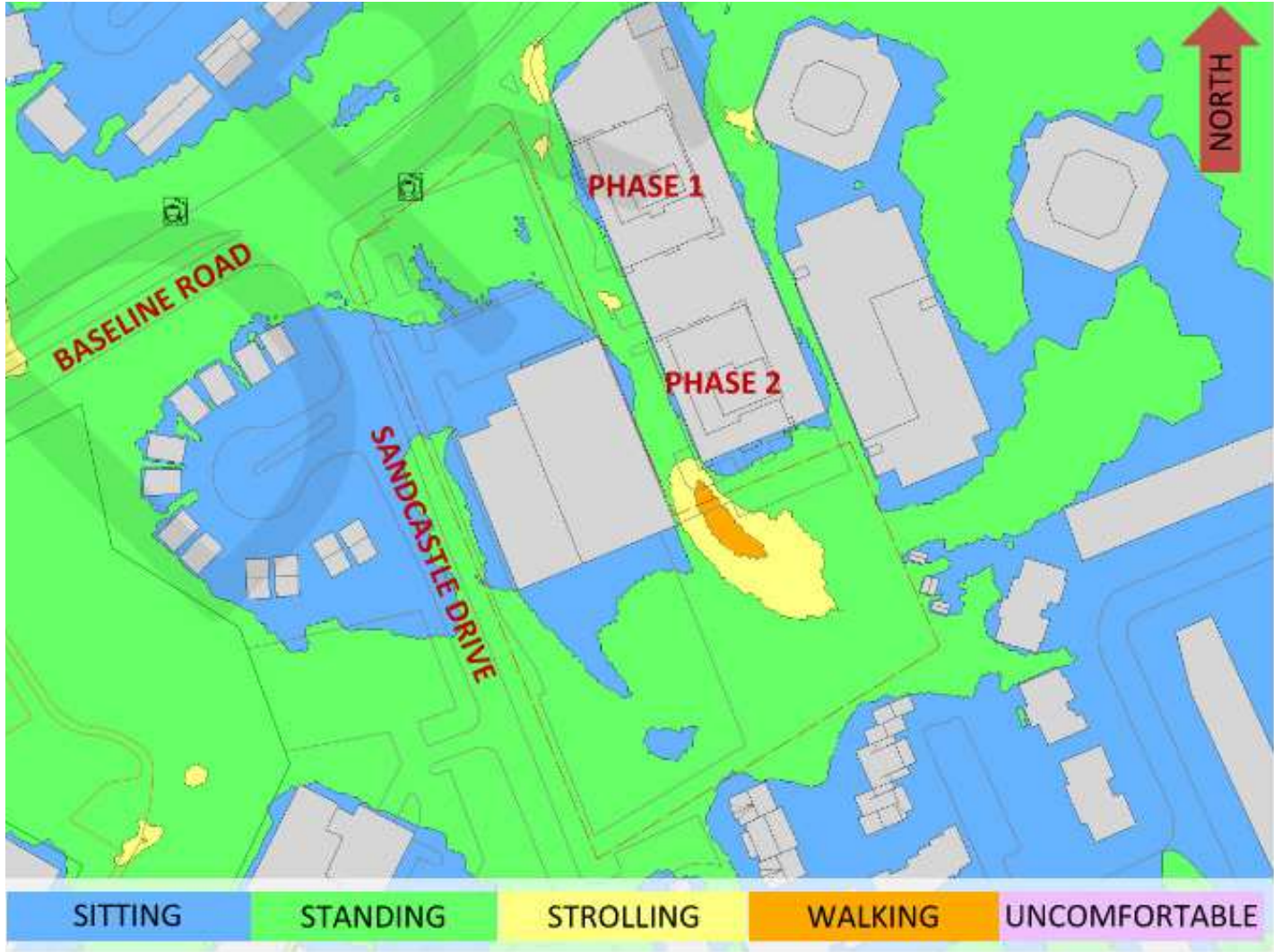
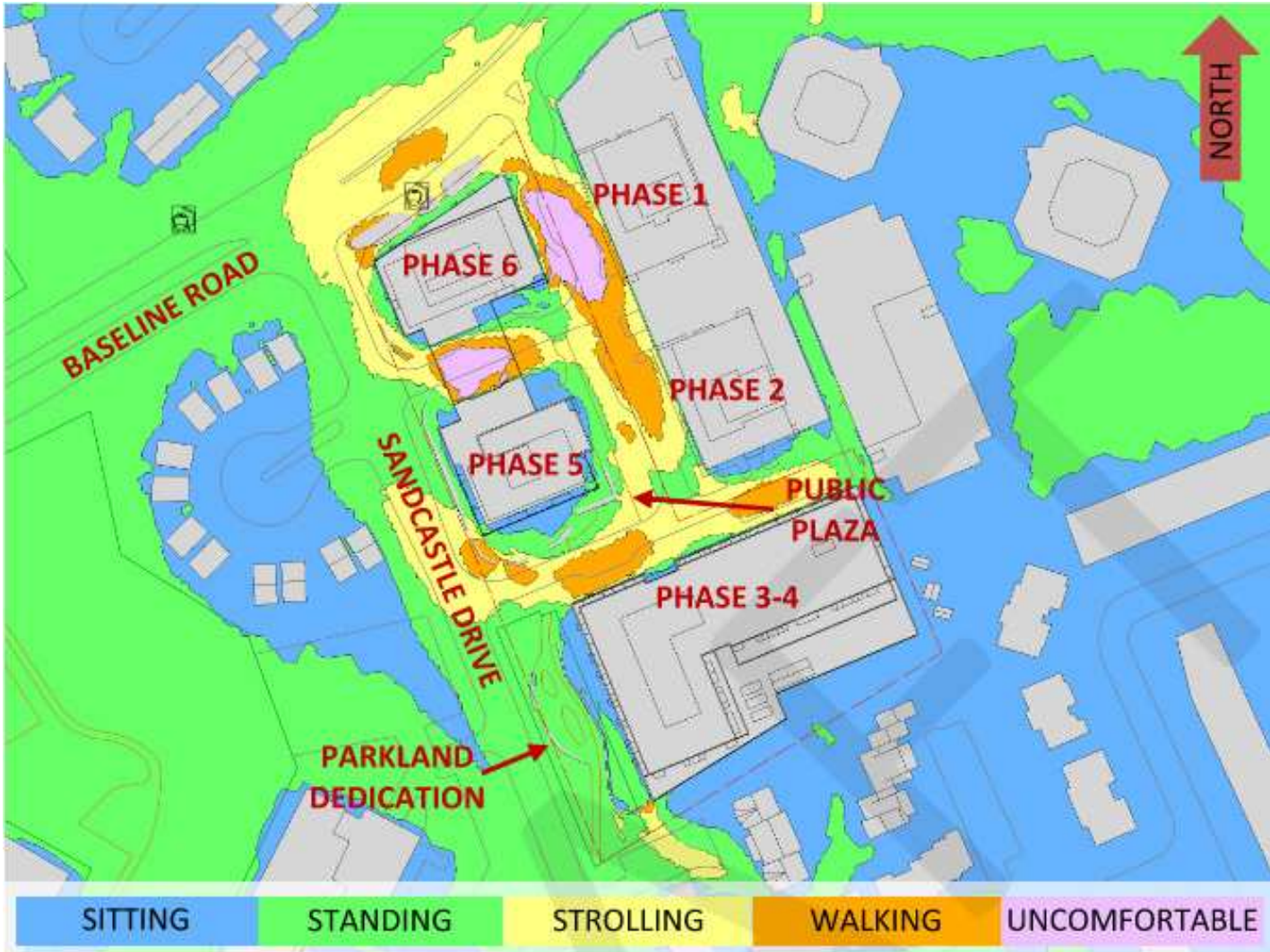
AUTUMN - WIND COMFORT, GRADE LEVEL - PROPOSED MASSING



AUTUMN - WIND COMFORT, GRADE LEVEL - EXISTING MASSING

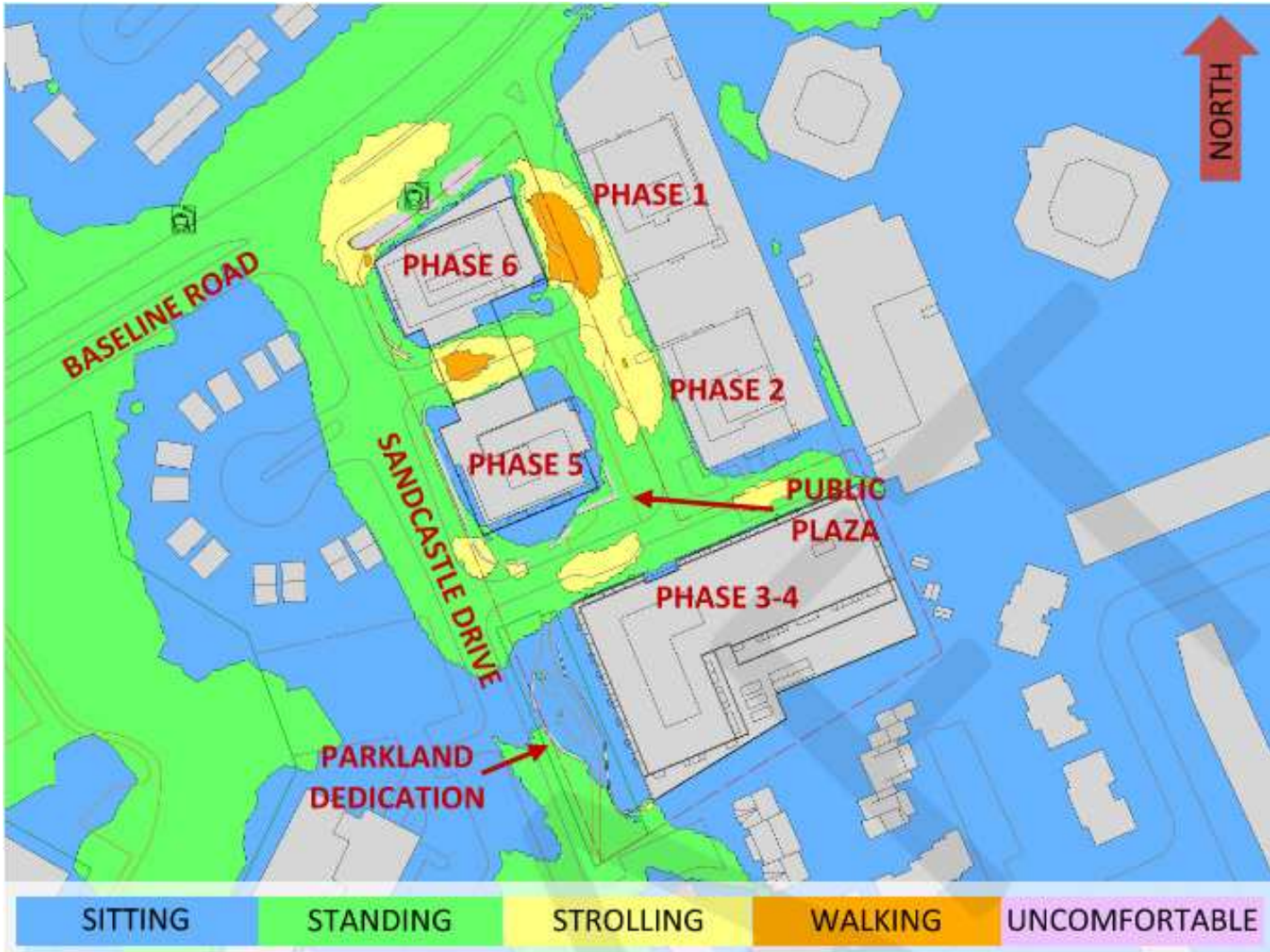
WIND STUDY - WINTER

BY GRADIENT WIND



WIND STUDY - TYPICAL USE PERIOD

BY GRADIENT WIND



TYPICAL USE PERIOD – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

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