

170 SLATER

CITY OF OTTAWA - CITY PRECONSULTATION

**12980 | GWL REALTY ADVISORS | NEUF ARCHITECT(E)S | CLELAND JARDINE ENG. LTD. |
GOODKEY VEEDMARK & ASSO. LTD. | NOVATECH | JAMES B. LENNOX & ASSOCIATES INC. | FOTENN |
ANNIS O'SULLIVAN VOLLEBEKK | CGH TRANSPORTATION**

DECEMBER 01 2023



TABLE OF CONTENTS

INTRODUCTION

LOCATION PLAN	4
THE NEIGHBOURHOOD	5
GENERAL AERIAL VIEW	6

170 SLATER DEVELOPMENT CONCEPT

INSPIRATIONAL IMAGES	8
DESIGN BRIEF	9
PROPOSED DEVELOPMENT FOR 170 SLATER STREET, OTTAWA ONTARIO	
DESIGN BRIEF	10
SUSTAINABILITY STATEMENT	11
SUSTAINABILITY STATEMENT	
DESIGN STRATEGY	12
SITE PLAN CURRENT CONDITION (1:750)	13
SITE PLAN (1:750)	14
SITE PLAN (1:300)	15
SITE PLAN (1:300)	16
SET BACKS - URBAN INTEGRATION	
GROUND LEVEL (1:250)	17
FLOOR PLAN LEVEL 2 (1:250)	18
TYPICAL LEVEL - PODIUM (1:250)	19

TYPICAL LEVEL - TOWER (1:250)	20
FLOOR PLAN - UNITS - STUDIO & 1B (1:50)	21
FLOOR PLAN - UNITS - 1B+D & 2B (1:50)	22
FLOOR PLAN - UNITS - 3B (1:50)	23

TREATMENT OF THE LANE

LANDSCAPING PLANS PHASES 1 & 2	25
LANDSCAPING PLANS PHASES 1 & 2	26
TREATMENT OF THE LANE	27
INSPIRATIONAL IMAGES	28
TREATMENT OF THE LANE (1:100)	29
FUTURE STREETScape LAURIER STREET (1:1250)	30
FUTURE STREETScape SLATER STREET (1:1250)	31
WEST ELEVATION (1:400)	32
NORTH ELEVATION (1:400)	33
SOUTH ELEVATION (1:400)	34
EAST ELEVATION (1:400)	35
SOUTH ELEVATION (1:400)	36
PERSPECTIVE BEFORE	37
VIEW 1 - URDP 230831	
PERSPECTIVE	38
VIEW 1	

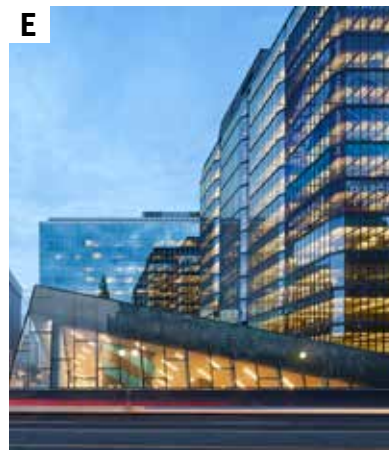
PERSPECTIVE BEFORE	39
VIEW 2 LAURIER ENTRANCE - URDP 230831	
PERSPECTIVE REVISED	40
VIEW 2 LAURIER ENTRANCE	
PERSPECTIVE	41
VIEW 3 -170 SLATER ENTRANCE	
PERSPECTIVE BEFORE	42
VIEW 3 - EXISTING CONDITION AND PROPOSED DEVELOPMENT - URDP 230831	
PERSPECTIVE REVISED	43
VIEW 4 - EXISTING CONDITION AND PROPOSED DEVELOPMENT	
AERIAL VIEW	44
AERIAL ANIMATED PEDESTRIAN AND VEHICULAR LINK - BEFORE	45
AERIAL ANIMATED PEDESTRIAN AND VEHICULAR LINK REVISED	46
PERSPECTIVE ELEVATION	47

ANNEX

STATISTICS	49
UNIT MIX	
STATISTICS	50
GENERAL	
SUN STUDY	51

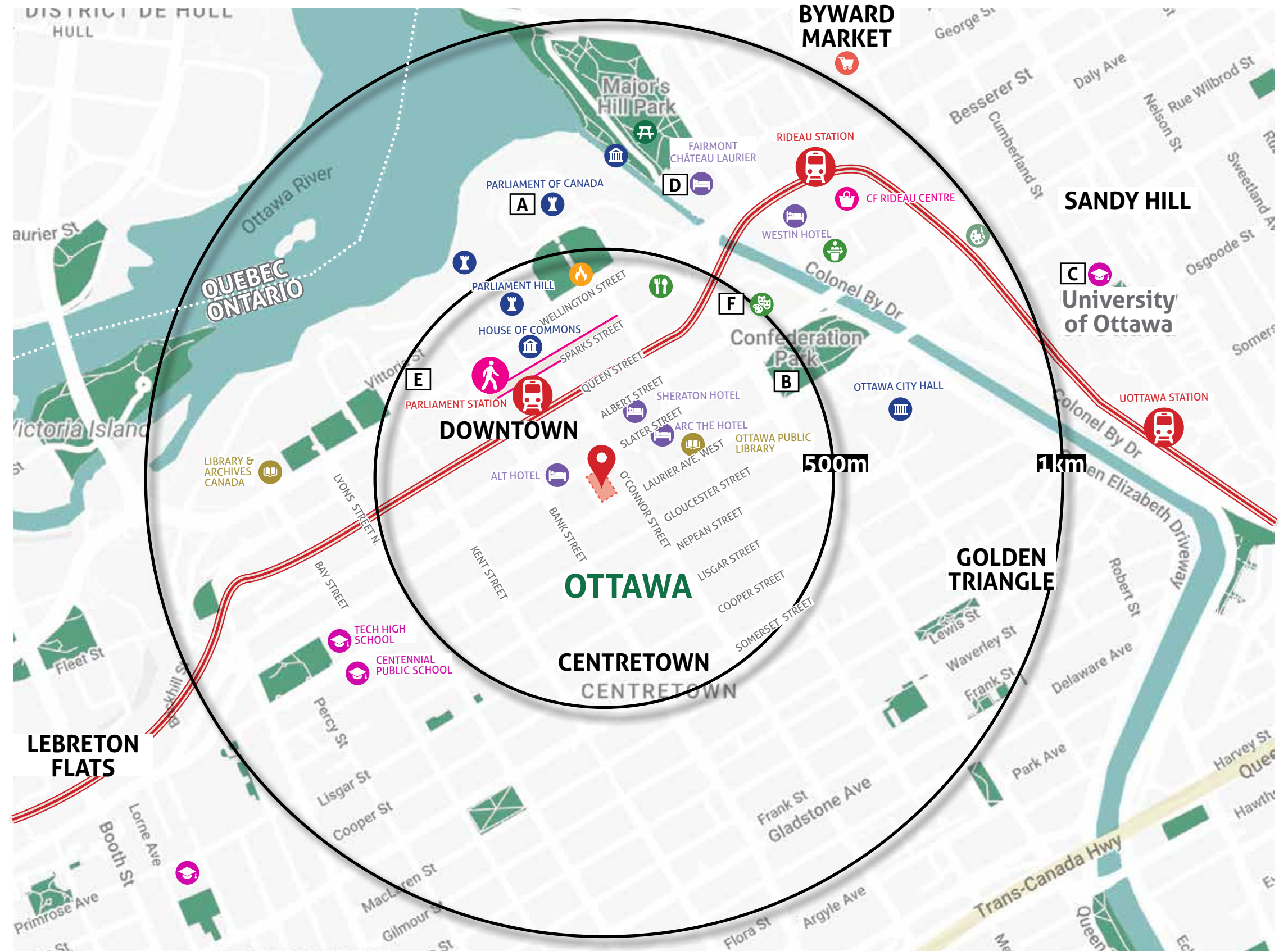


INTRODUCTION



- LEGEND**
- A. PARLIAMENT HILL
 - B. CONFEDERATION PARK
 - C. UNIVERSITY OF OTTAWA
 - D. FAIRMONT HOTEL
 - E. BANK OF CANADA
 - F. NATIONAL ARTS CENTRE

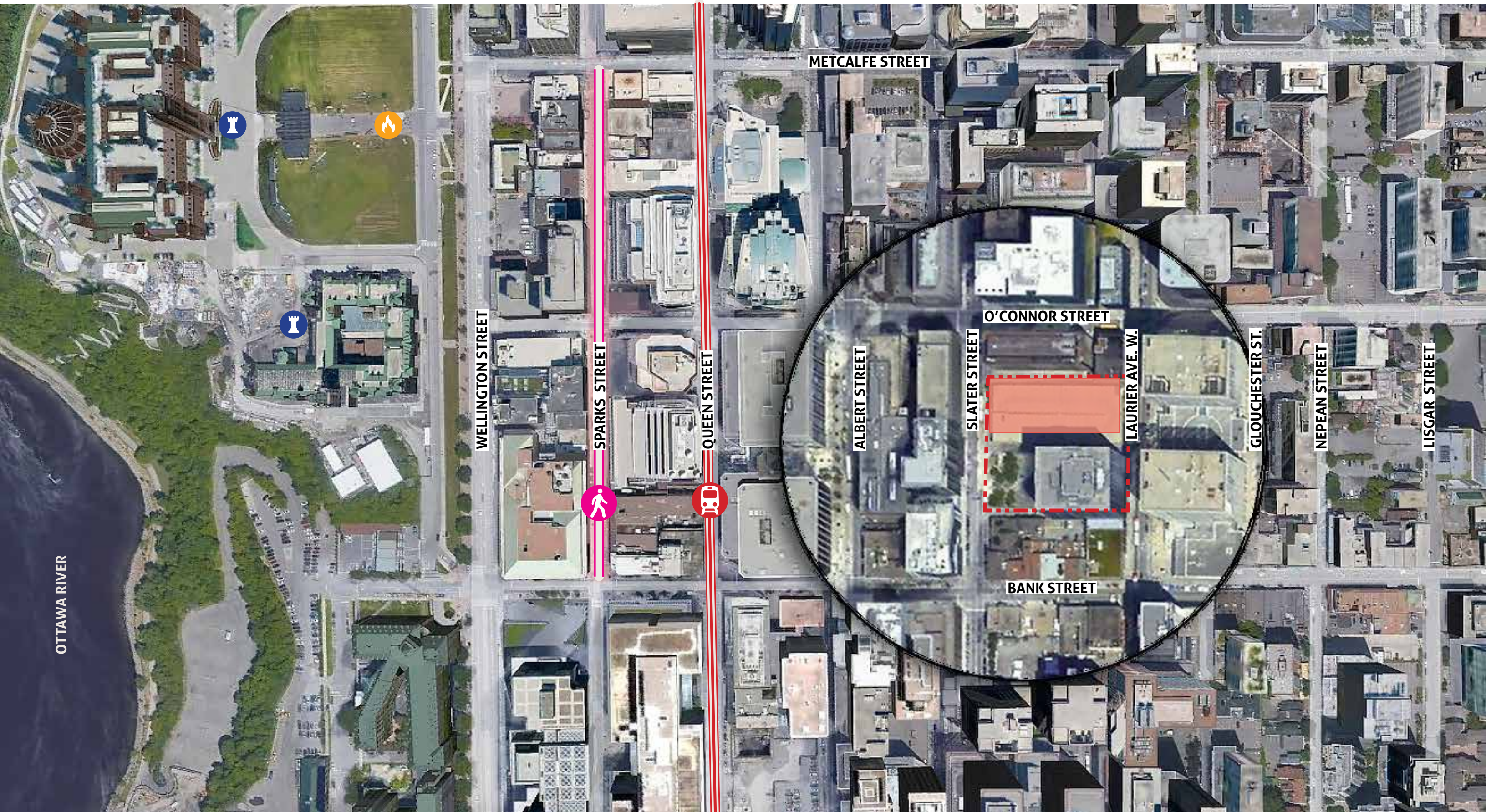
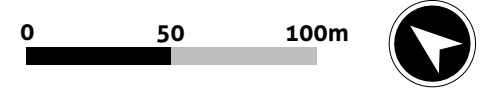
0 100 500m





- LEGEND**
- A. 215 SLATER STREET (TELUS)
 - B. 185 SLATER STREET (ALT HOTEL)
 - C. 171 SLATER STREET
 - D. 110 O'CONNOR STREET
 - E. 120 O'CONNOR STREET
 - F. 300 LAURIER AVE.
 - G. BANK STREET STREETFRONTS
 - H. STATER AVE. & BANK STREET
 - I. 269 LAURIER AVE. (BMO)





OTTAWA RIVER

WELLINGTON STREET

SPARKS STREET

QUEEN STREET

METCALFE STREET

ALBERT STREET

SLATER STREET

O'CONNOR STREET

LAURIER AVE. W.

GLOUCESTER ST.

NEPEAN STREET

LISGAR STREET

BANK STREET



170 SLATER DEVELOPMENT CONCEPT



Proposed Development for 170 Slater Street,
Ottawa Ontario

The proposed GWLRA purpose built rental apartment development is located in the heart of downtown Ottawa on a midblock site located between Slater and Laurier Streets to the north and south and between Bank Street to the west and O'Connor Street to the east. Slater Street is planned to be reconfigured and will retain its dedicated bus lane.

The immediate context is fully built and includes among others the Telus office building and Alt hotel and apartments across the street on Slater, and an office complex with two 19 storey towers joined by a one storey podium along Laurier. To the west there are some older low rise buildings which could eventually be demolished for development. To the east there are two buildings, one of 14 floors and another of 7 floors.

The proposed development is on the eastern half of one large property of 8010,7 sm which presently contains a 19 storey office building (269 Laurier) on the western portion of the site with a small park facing Slater and a three level outdoor parking structure on the eastern portion. The parking structure will be demolished and replaced by the proposed project. The office building and park will remain and be part of the overall site plan. There is a 16 car surface parking area between the office building and the park which must continue to be accessible during and after construction of the proposed development.

The area of the portion of the site proposed for development is approximately 4271 sm and measures 50m in width and 85 m in length. A vehicular driveway provides access from Laurier Street to the existing surface parking in front of the office building.

Extensive studies were carried out to determine the massing for this building. The optimal design configuration proved to be a two tower composition connected by a podium. The area of each tower is in the 800 sm range, making them point towers as opposed to slab towers and reducing the impact of the shadows they project. The two tower approach also improves the quality of the suites keeping common areas to a minimum and offering more corner suites. Tall building Guidelines were followed to determine setbacks from adjacent buildings and tower separation between the two proposed buildings. In terms of transition to human scale and the street wall definition a 7 storey podium connects the two towers and aligns with surrounding buildings along Laurier and Slater Streets.

The height of the towers was determined by the angular plane protecting views to Parliament Hill and the Peace Tower. No part of the building exceeds the limits imposed for height. The tower on Slater will have 25 floors and the one on Laurier 22 floors.

The architectural treatment of the podium and towers is based upon the Tall Building Guidelines. The podium creates a strong street-related base. The playfully staggered modules of the fenestration and loggias in the body of the towers result in a sense of verticality and diversity. The upper floors will have a distinctive colonnade creating a recognizable crown identifying the building from a distance. All mechanical equipment will be screened from view from the street and from surrounding buildings. The ground floor will be five meters in height, appropriate for amenity areas and commercial space as well as for providing access to delivery and pick-up vehicles. The ground floor will be vast, open fully glazed and well lit creating a welcoming, safe and animated atmosphere.





In keeping with trends in sustainability the building envelope is designed to be airtight, highly insulated, and durable. Architectural precast concrete panels with windows installed in the factory will ensure high level of quality. This envelope system has proven itself over time to be most efficient in terms of energy costs, durability, and maintenance.

The ground floor covers most of the site offering retail space with access from Slater and Laurier as well as lobbies and amenities along the mid-block pedestrian link. All of the deliveries and waste collection will be indoors with access from Laurier Street. There will be two levels of underground parking for the residents with a total of 160 car parking stalls, 3 delivery bays, and 4 universal access stalls. There will be bike storage at the ground floor level for 50% of the suites.

The project will be built in two phases. The first will include the south tower, the podium between the towers and the parking levels below this area. The second will include the north tower and the parking levels below it. There will be 586 suites in total with 10% studio, 67% one bedroom, 18% two bedroom + den, and 5% three bedroom suites. Thus 50% of the suites will be able to accommodate larger households and families.

The landscaped areas around the buildings will provide for a variety of outdoor activities that will be compatible with the surrounding residential and office buildings. The landscaping of these areas will exceed current standards, with superior plant specimens, to be selected mostly from

native species, and will encourage biodiversity. The comprehensive and coherent landscape architecture will include planting and flower beds, shade trees and shrubbery.

GWLRA has a strong commitment to permeability and connectivity through the site which will link Slater and Laurier streets in a pleasant and inviting manner. Future programming and design studies will consider urban furniture such as park benches, bollards, and light standards. Shade trees will line the mid block link and the west façade at grade will be fully glazed animating the lane with views into the lobbies and amenity area. Outdoor spaces on the second floor terraces will be available to all the residents of the buildings and will be accessible via indoor amenities located on that floor.

Key to the urban vitality of the neighborhood and the apartment community will be small scale retail commercial businesses at grade on Slater and Laurier. These businesses will face directly onto the street and be sidewalk accessible. Façade, entrance and storefront design will provide for an appropriate balance of urban design coherence and individualism of each business. These businesses will cater to the local apartment community and surrounding neighborhood.

Given that GWLRA intends to own, lease, operate and maintain this apartment community over the long term, the landscaped areas will be operated and maintained to the highest standards. GWLRA apartment buildings provide highly accessible entryways, lobbies, hallways, elevators and

amenity areas as well as an appropriate number of apartments designed for universal accessibility.

The location of the site at midblock offers an opportunity to create a mid-block pedestrian link in the form of a woonerf, or shared street. Vehicular traffic will be limited to parking access and drop off to the proposed apartment building. This shared street will be surfaced with modular paving stones, will have urban furniture, short term lay by parking as well as trees and planters. This welcoming public space will be accessible to the public and will help animate the downtown core.

In summary the design of this apartment complex makes a statement about how purpose-built rental buildings can be well integrated in a dense central business district environment, offering public space, commercial venues, and most importantly comfortable efficient homes, amenities and green space for residents in an urban context. This responds to Sustainable Design Initiatives of intensification, building near public transit, and encouraging the 15 minute city.

Sustainability Statement

At GWLRA we strive for sustainability and durability in all our buildings to achieve the standards published in the report **"A Plan for Sustainability & Resiliency in Canada's Capital Region"** by the City of Ottawa. We are in the business of developing purpose-built rental buildings, therefore this also helps us to minimize the long-term operational costs, which results in more modest rent increases for our clients in the long-term. We always look for ways to provide pragmatic, trouble free & convenient sustainability.

We maximize the potential of our urban lots as part of the effort to mitigate urban sprawl. 170 Slater is located in the heart of downtown Ottawa and is serviced by a transit line, bicycle lanes and generous sidewalks. New residents will benefit from the services and amenities of the neighborhood, be less reliant on the automobile and will employ active transportation and transit.

The ground plane and terraces will be treated with low-impact landscaping and vegetation to reintroduce nature back into the urban landscape. We will integrate an extensive amount of native plants that are drought and shade tolerant in our planting mix while integrating native grasses and porous materials to infiltrate rainwater.

170 Slater will be designed according to the **High Performance Development Standard (HPDS)** from city of Ottawa. The following practices will be employed:

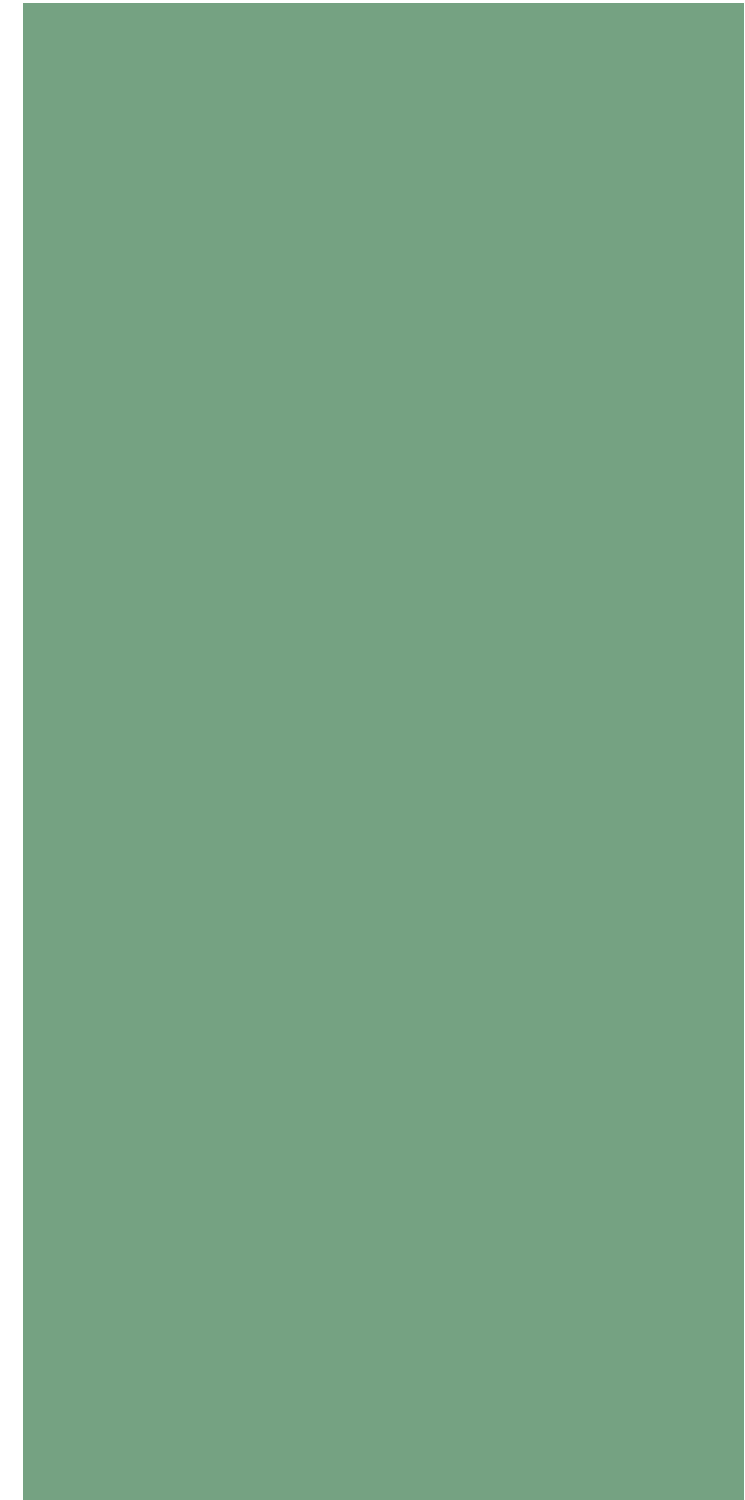
- ▶ **Building Energy Efficiency:**
An Energy Modelling Report will be produced
- ▶ **Universal Accessibility:**
All public entry points will be fully accessible
- ▶ **Fresh Air:**
Mechanical systems will ensure air quality and energy recuperation
- ▶ **Tree Planting :**
The mid-block pedestrian link and 2nd story roof terrace will have indigenous trees and vegetation
- ▶ **Exterior Lighting will respect Dark Sky Standards**
- ▶ **Bird Safe design will be used for the lower floors and naturalized spaces**
- ▶ **Sustainable Roofing:**
Accessible roofs will have planting and non-accessible roofs will be white.
- ▶ **Common Area Waste will handle recycling, compost and trash inside the building.**
- ▶ **Bicycle Storage will be located at Ground level offering easy access.**
- ▶ **Electric Vehicle Charging Stations will be provided according to By-Law.**

We will also pursue the LEED BD+C certification for new construction, Silver level.

GWLRA has a company-wide policy to reach Carbon Neutrality for all of their buildings by 2030. The Mechanical Systems will be designed to be readily convertible to achieve this goal in the near future. For 170 Slater we are also studying the integration of geothermal heating and cooling, as well as the use of EcoPact Concrete, low in carbon content.

We employ multiple strategies to reduce heat island effect with large deployment trees, paving, roof and façade cladding with high-performance solar reflectance.

We monitor our building's environmental performance in its electricity, natural gas and water use. We also put emphasis on waste management and recycling.



BUILT FORM

- ▶ The towers are represented by a base, middle and top.
- ▶ The commercial base at the ground floor relates directly to the pedestrian realm, while the podium, with its loggias, offers a more private street level interaction.
- ▶ The tower is an expression of unit orientation harnessing the views to the parkette to the West and solar orientation to the south.
- ▶ The top is expressed by a series of larger units and is made distinct by a change of architectural treatment.

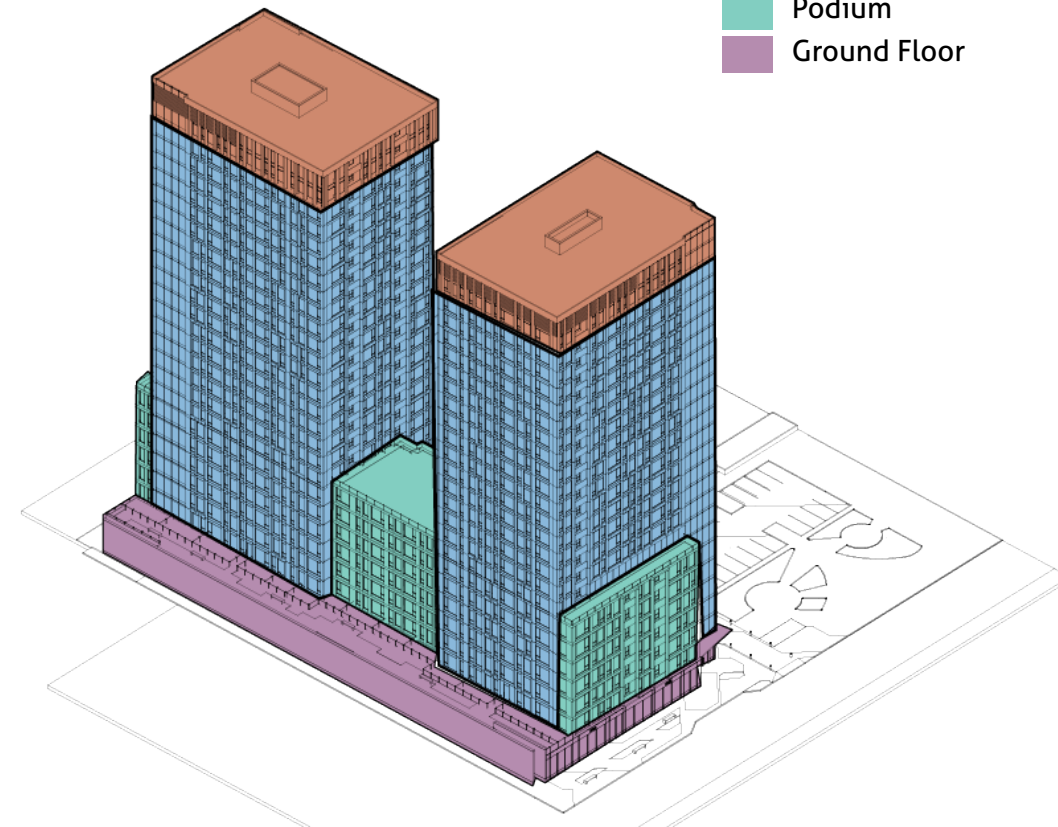
MASSING ARTICULATION

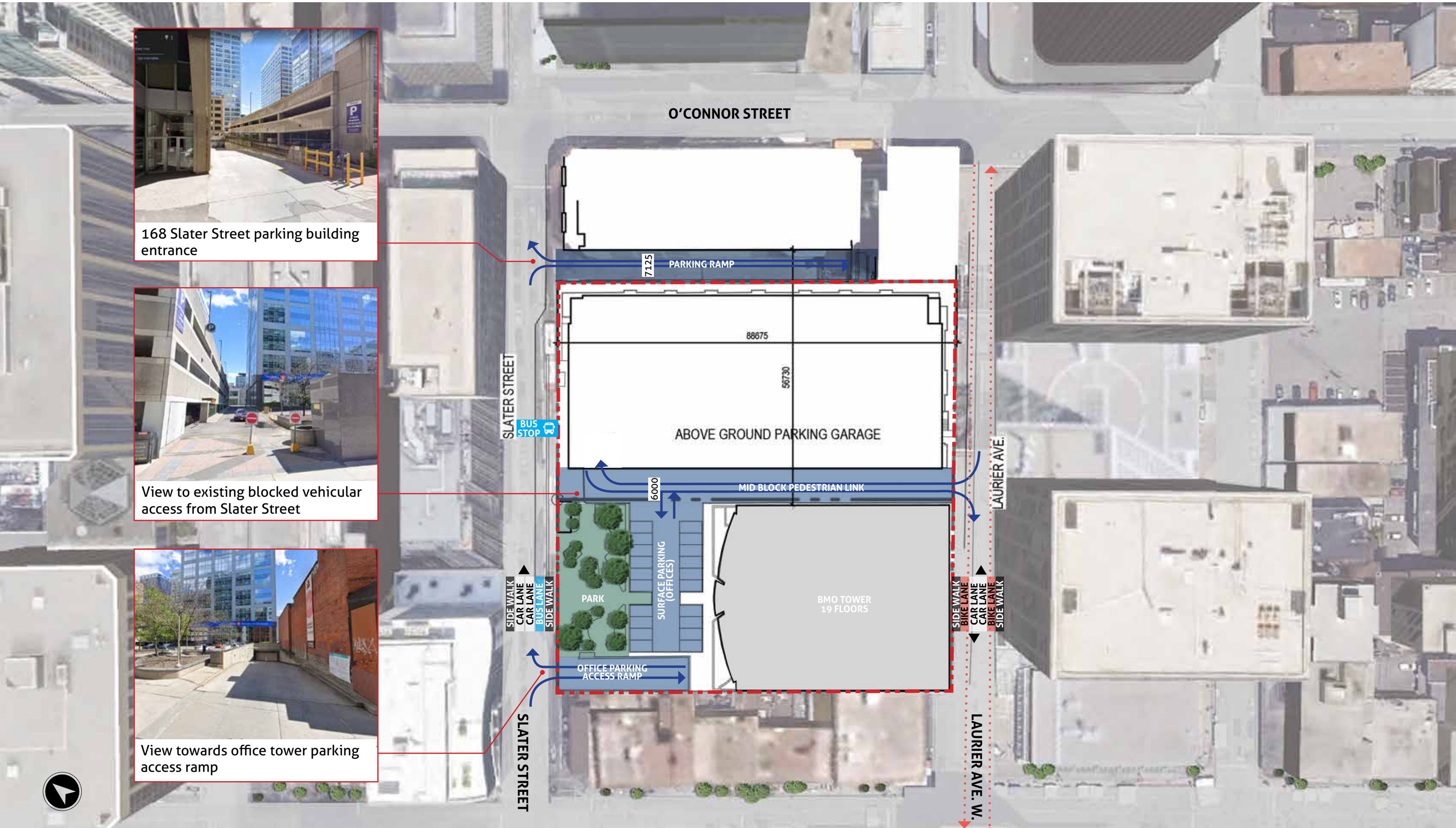
- ▶ The podium form is reinforced by setting back the towers above the 7th floor on Laurier and Slater.
- ▶ The podium relates to the mid-rise buildings in the immediate area, establish and reinforce the street wall and confer a human scale at street level.
- ▶ Articulation between the podium and the towers with an exterior amenity program at the roof of level 2 helps define the two building typologies.

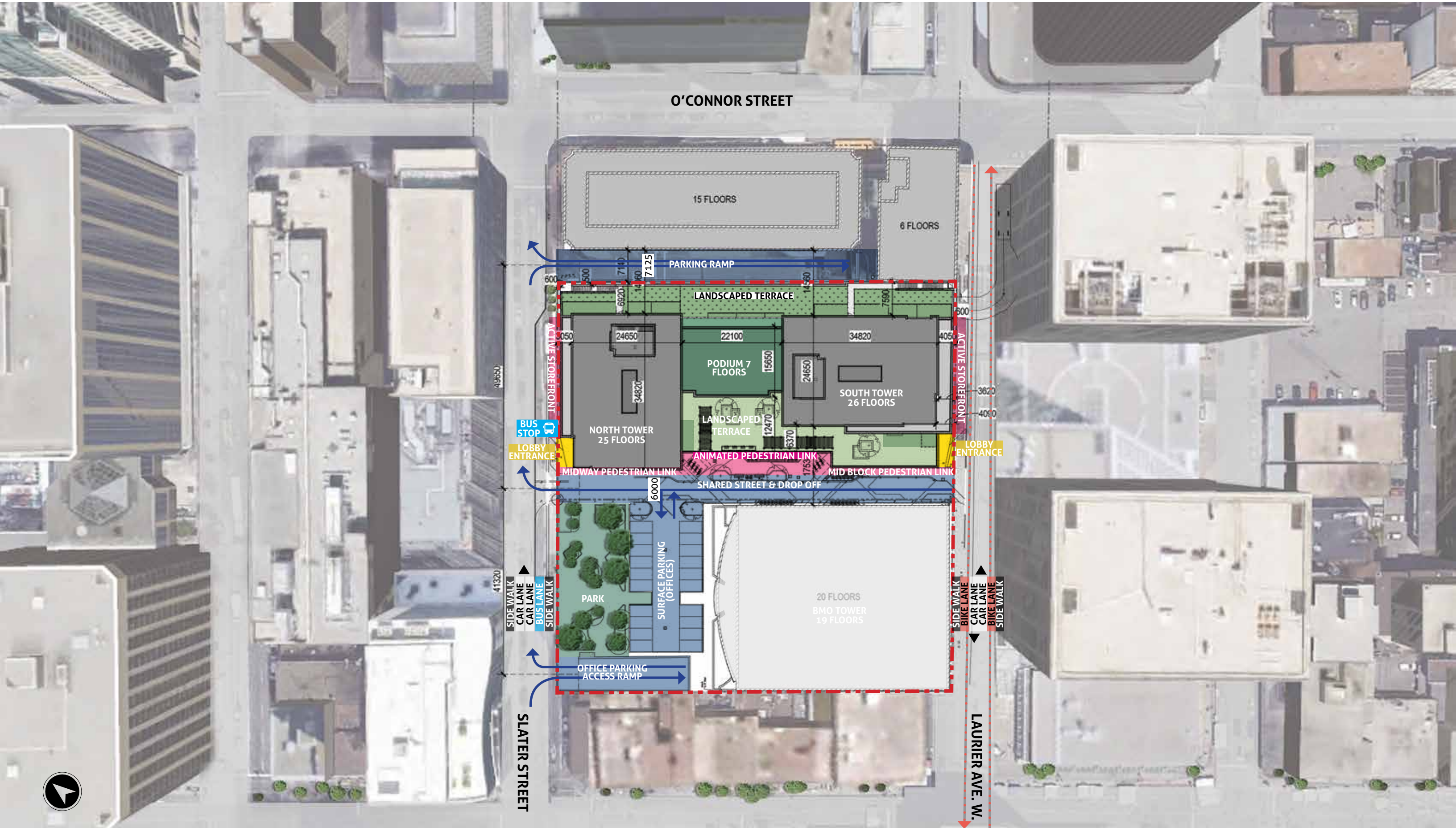


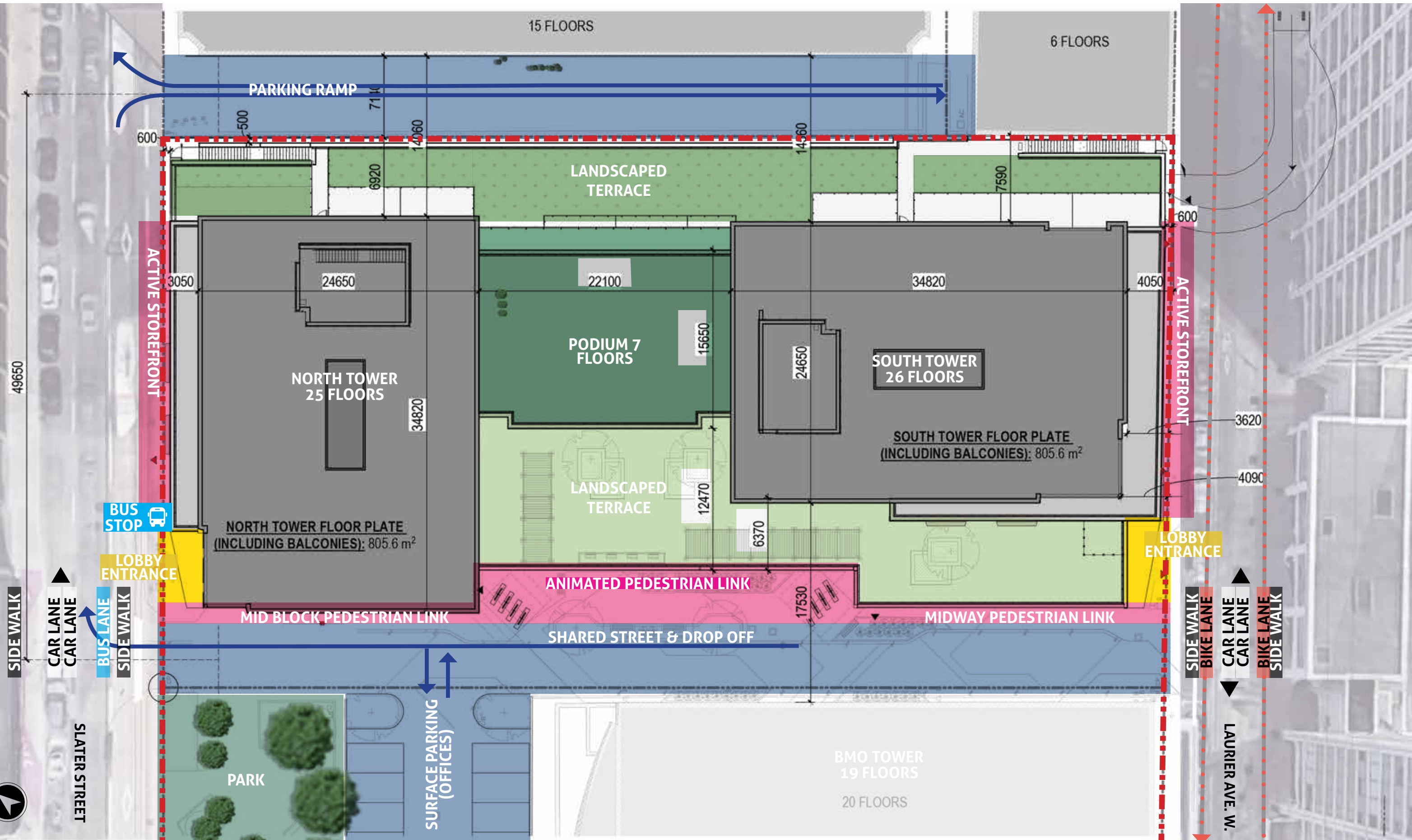
LEGEND

■	Roof / Mech. / Building Crown
■	Tower
■	Podium
■	Ground Floor

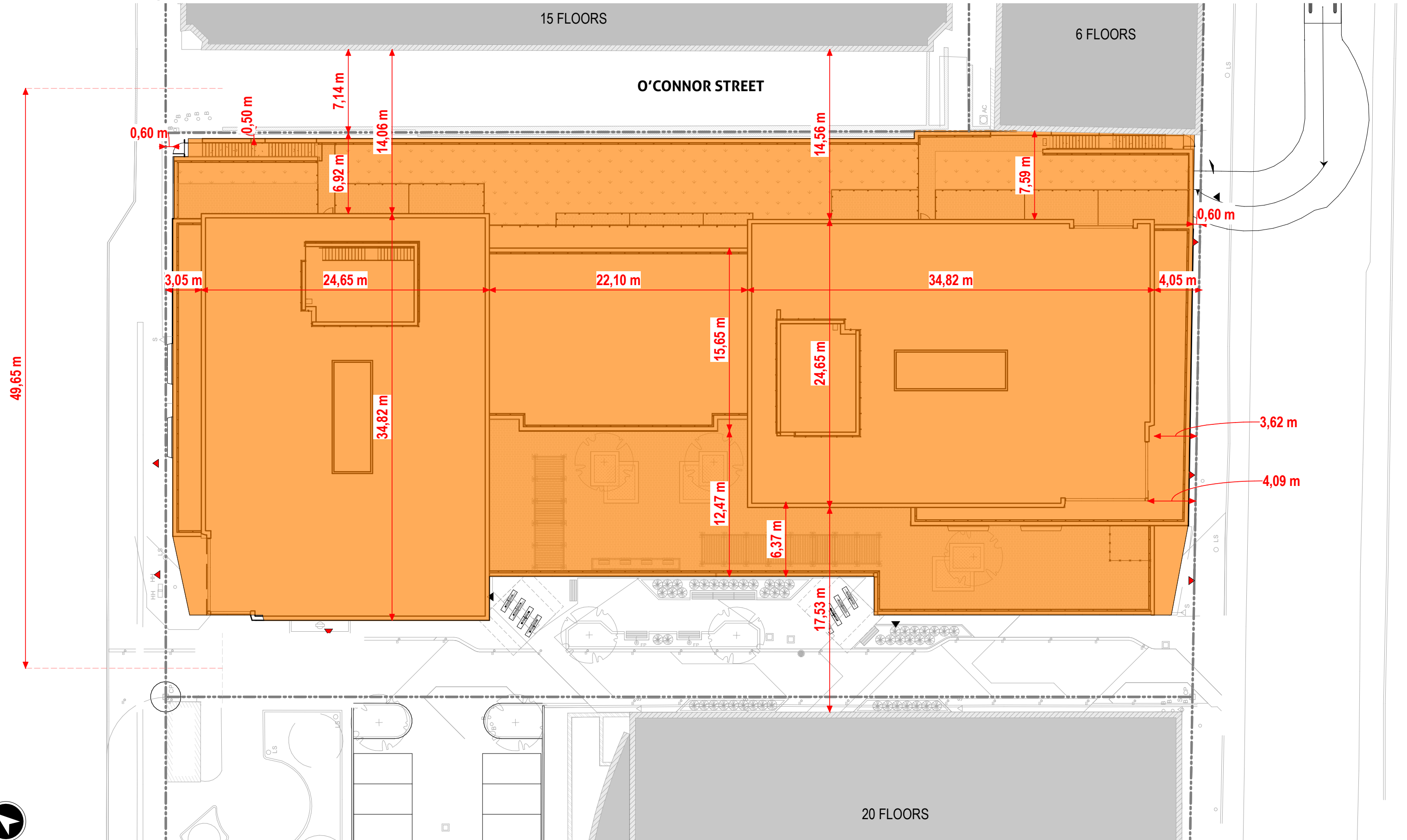


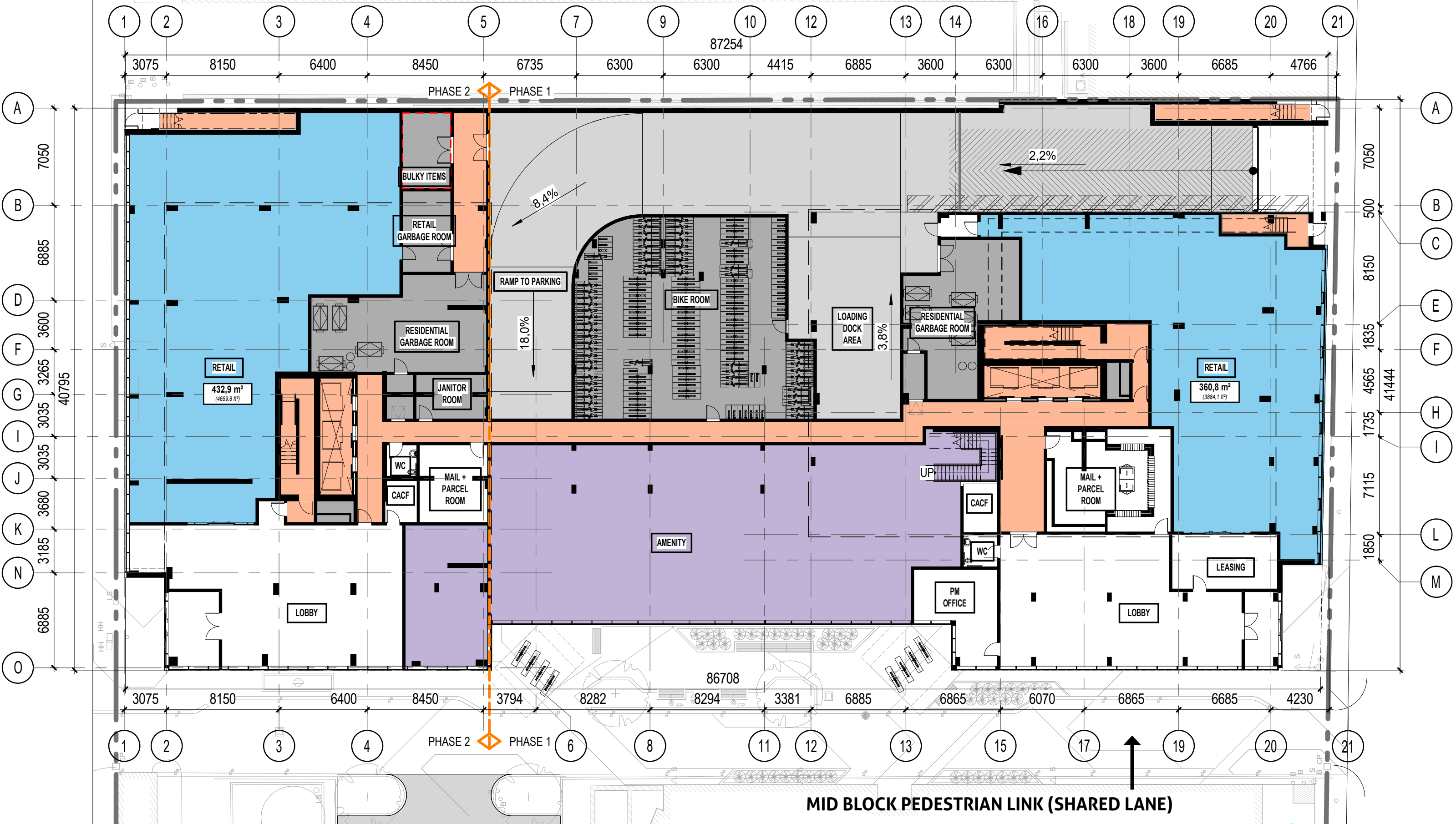






Set backs - Urban integration



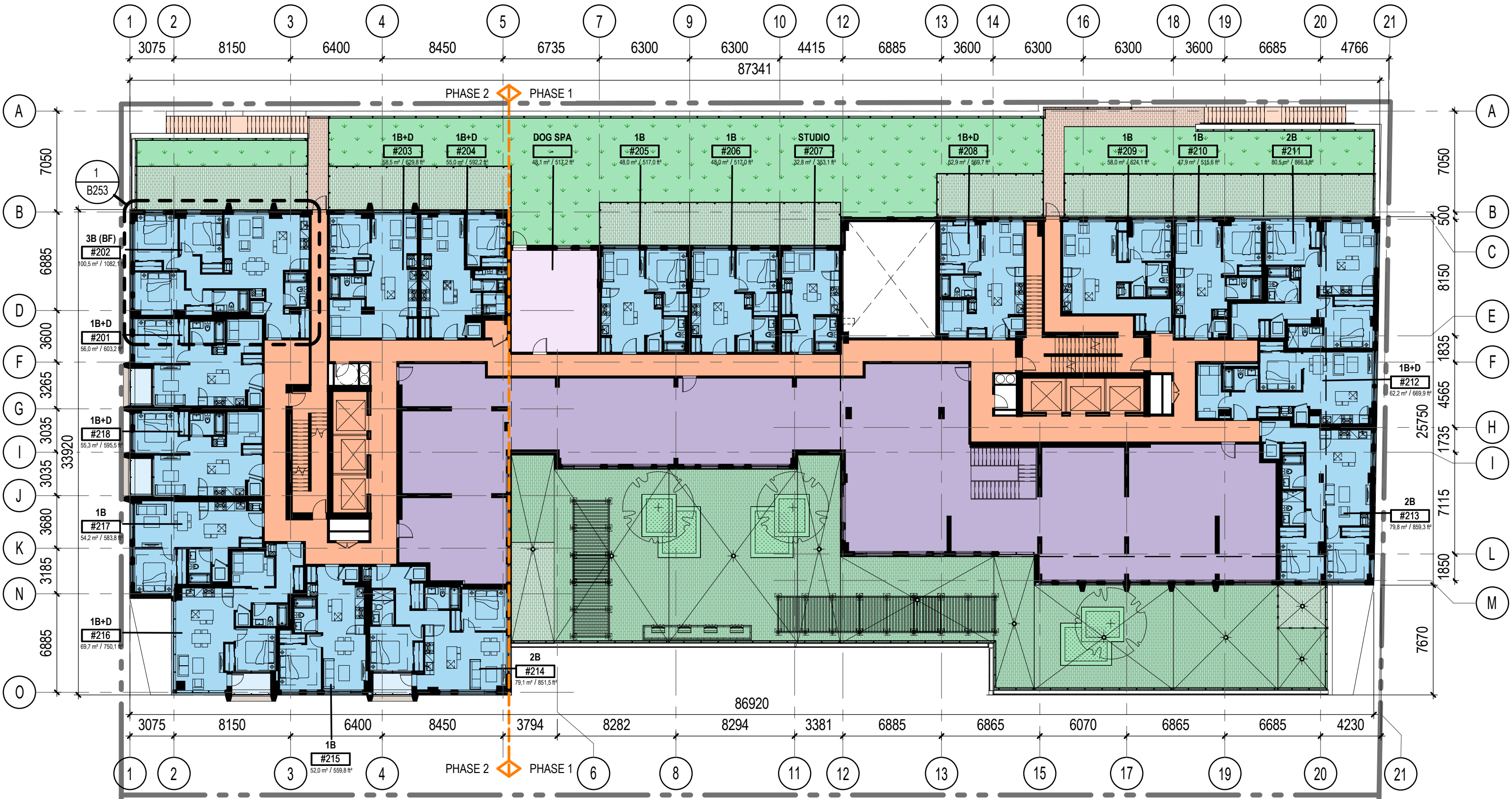


LEGEND

- Amenity
- Retail
- Circulation



FLOOR PLAN LEVEL 2 (1:250)

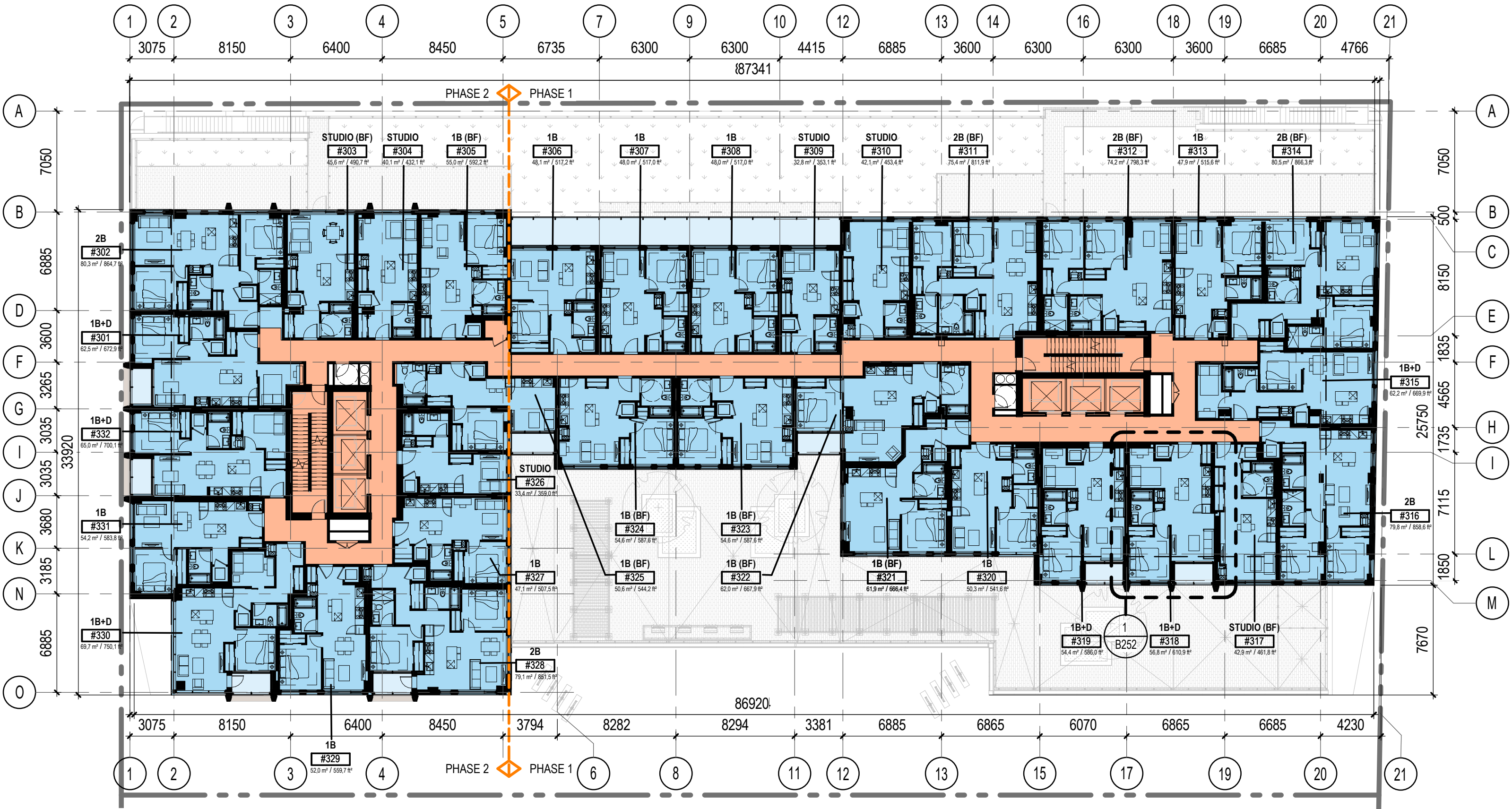


LEGEND

- Amenity
- Suites
- Circulation
- Private Terrace
- Landscaped Terrace
- Dog Spa



TYPICAL LEVEL - PODIUM (1:250)

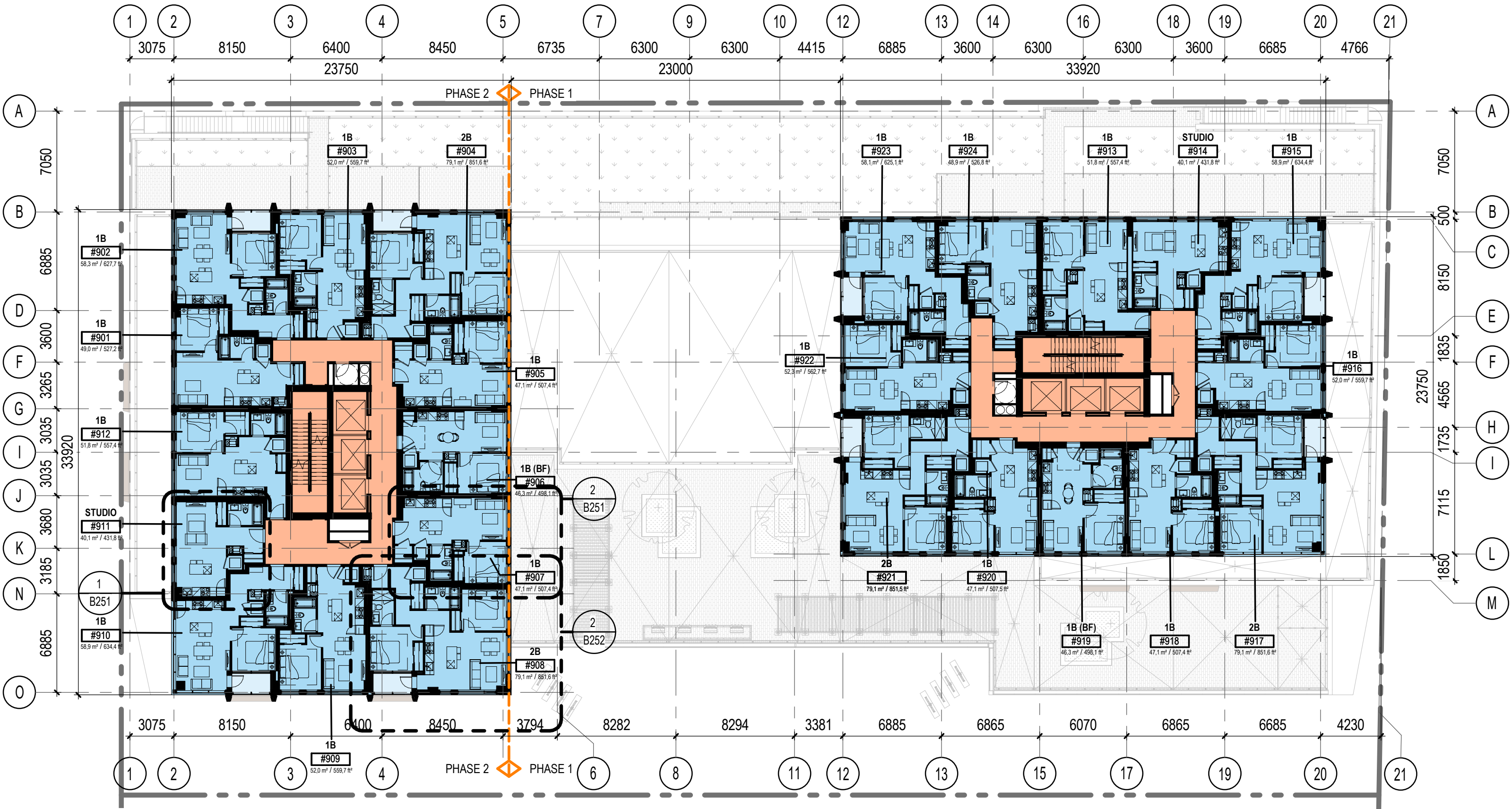


LEGEND

- Amenity
- Suites
- Circulation
- Private Terrace
- Landscaped Terrace



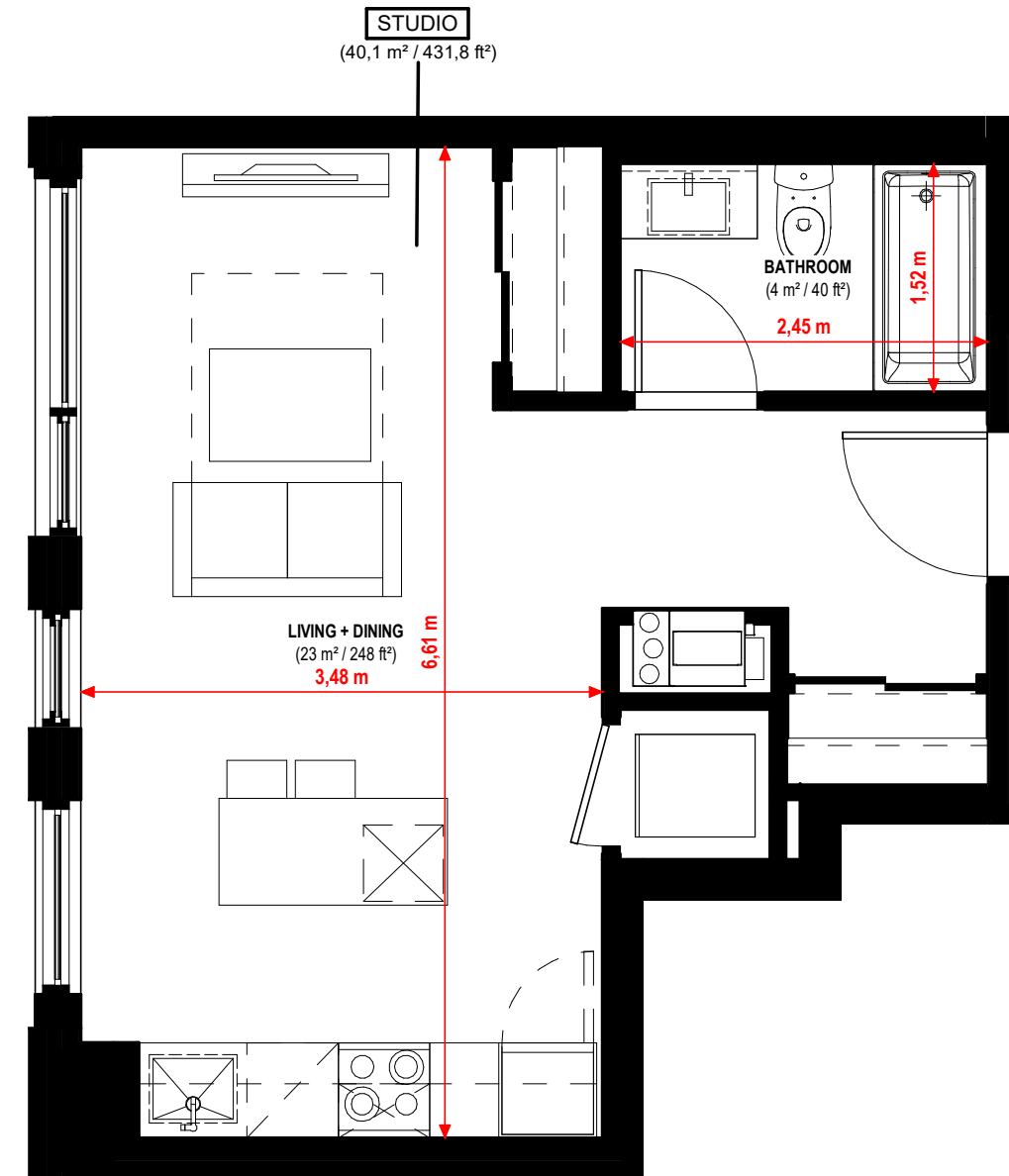
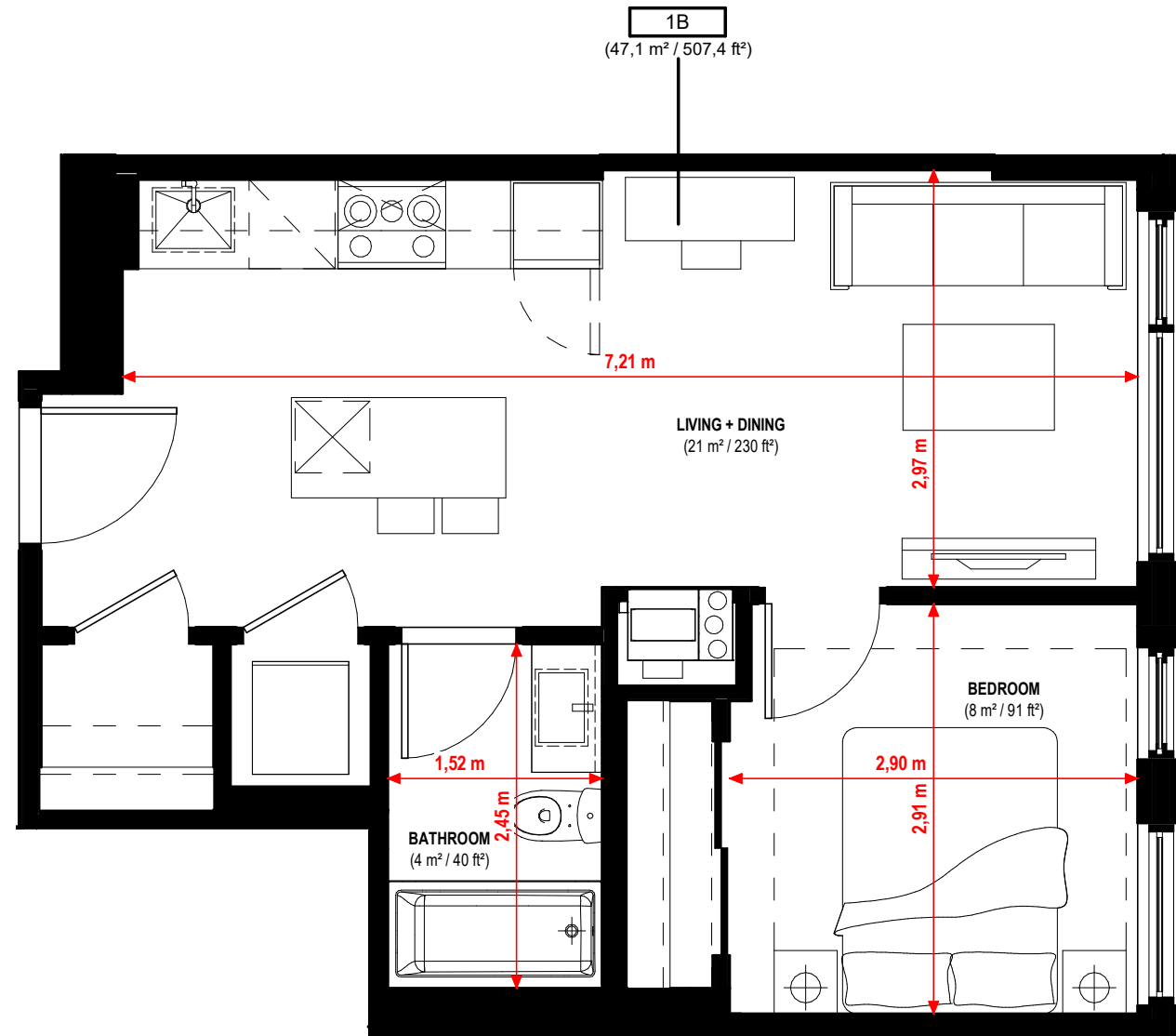
TYPICAL LEVEL - TOWER (1:250)



LEGEND

- Amenity
- Suites
- Circulation
- Private Terrace
- Landscaped Terrace





FLOOR PLAN - UNIT - 1B

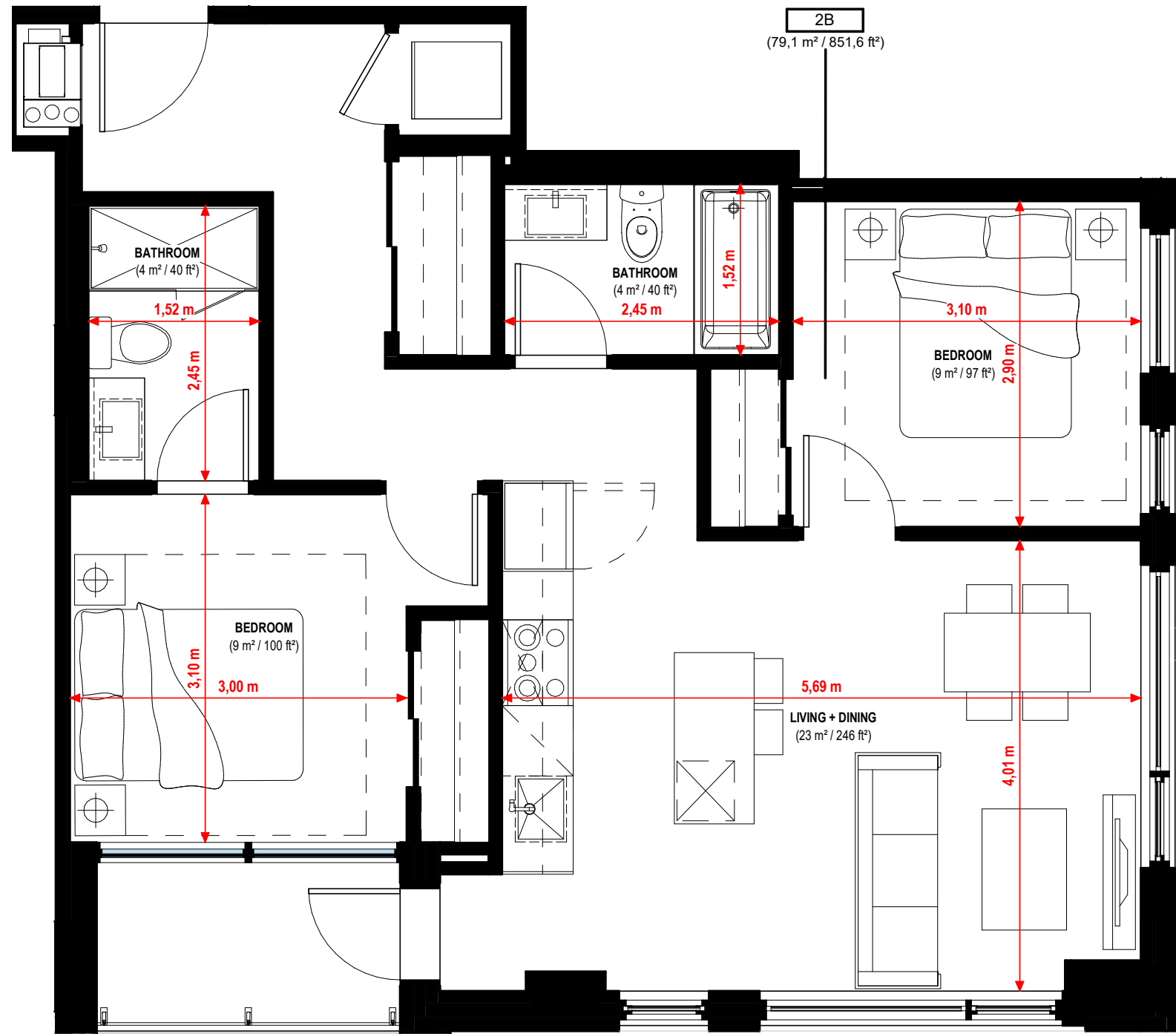
1:50

2

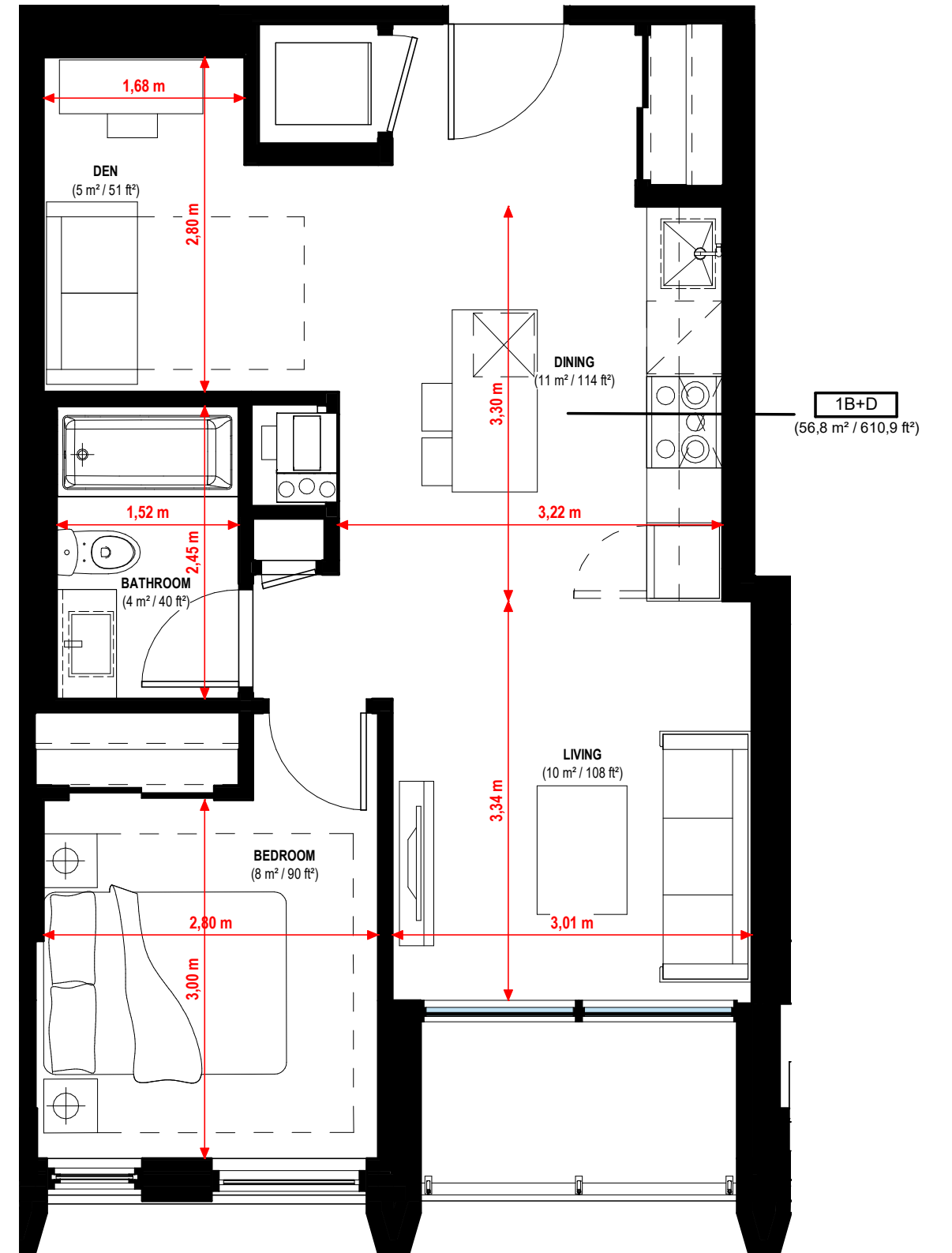
FLOOR PLAN - UNIT - STUDIO

1:50

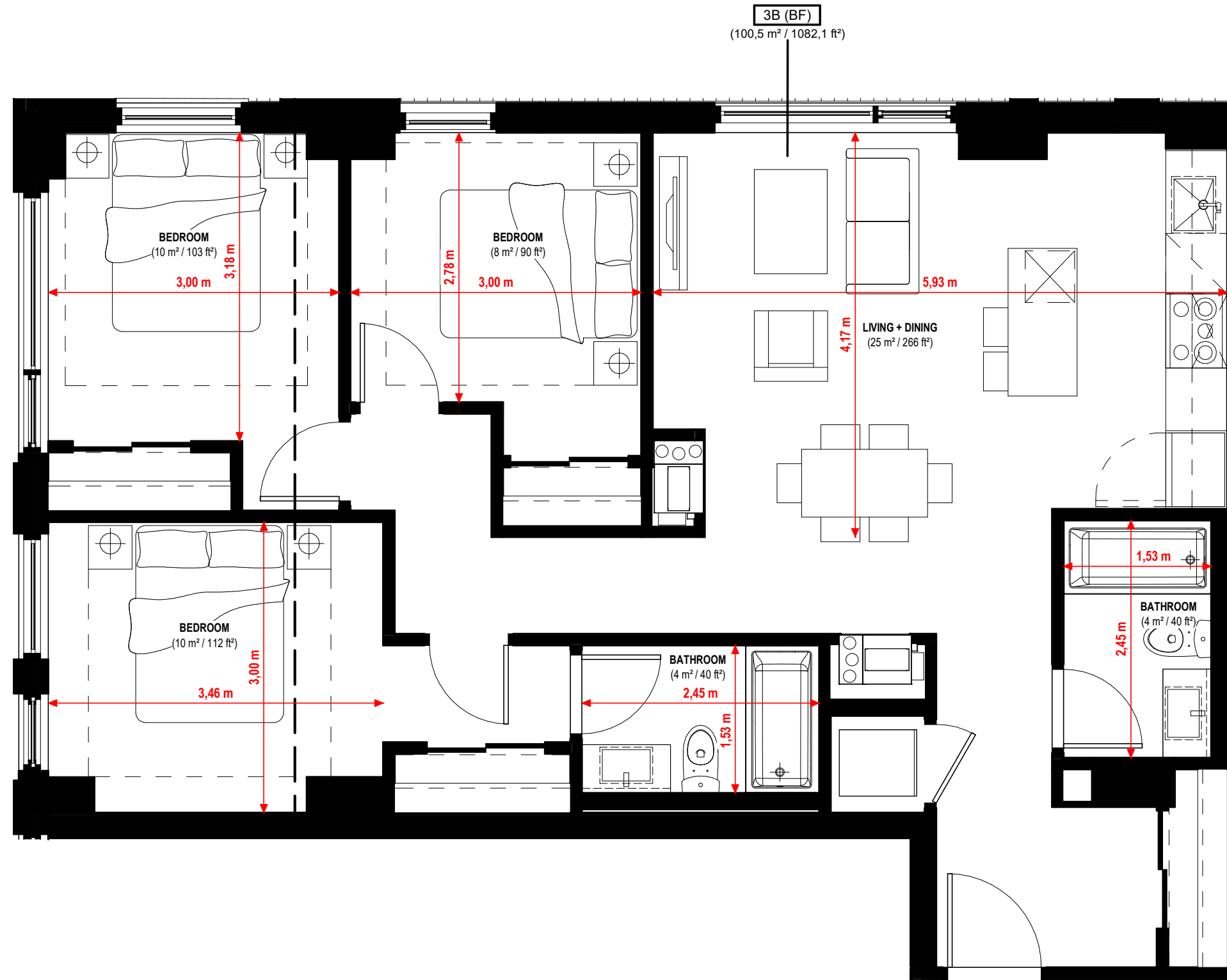
1



FLOOR PLAN - UNIT - 2B
1:50



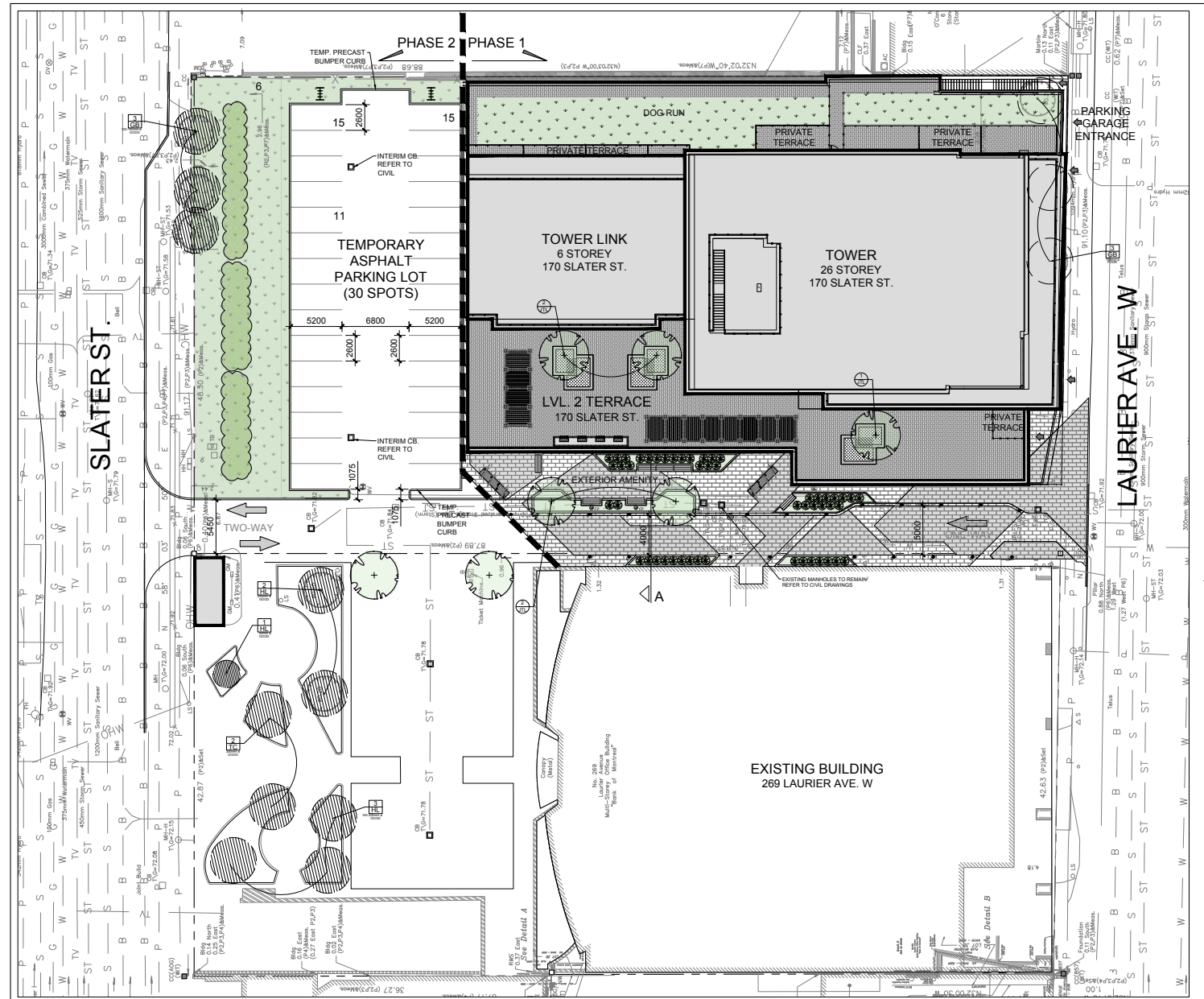
FLOOR PLAN - UNIT - 1B+D
1:50



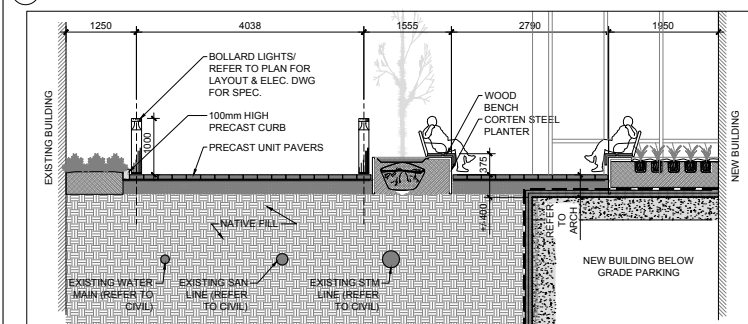
The background of the slide features a detailed illustration of various green leaves, some overlapping and others partially visible, creating a lush, natural feel. The leaves are rendered in different shades of green, from light to dark, with visible veins and textures. A semi-transparent dark green rectangular box is centered over the lower half of the image, serving as a backdrop for the title text.

TREATMENT OF THE LANE

PHASE 1



PHASE 1 - LANDSCAPE PLAN & TREE CONSERVATION REPORT

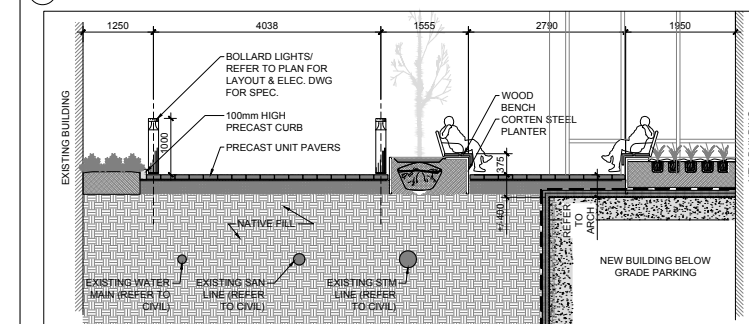


PLAZA CROSS SECTION

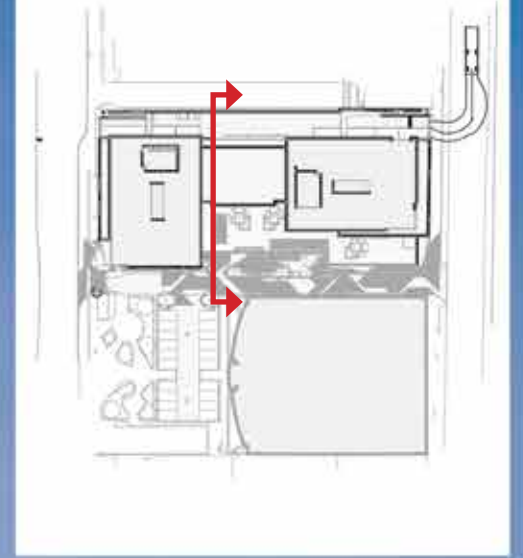
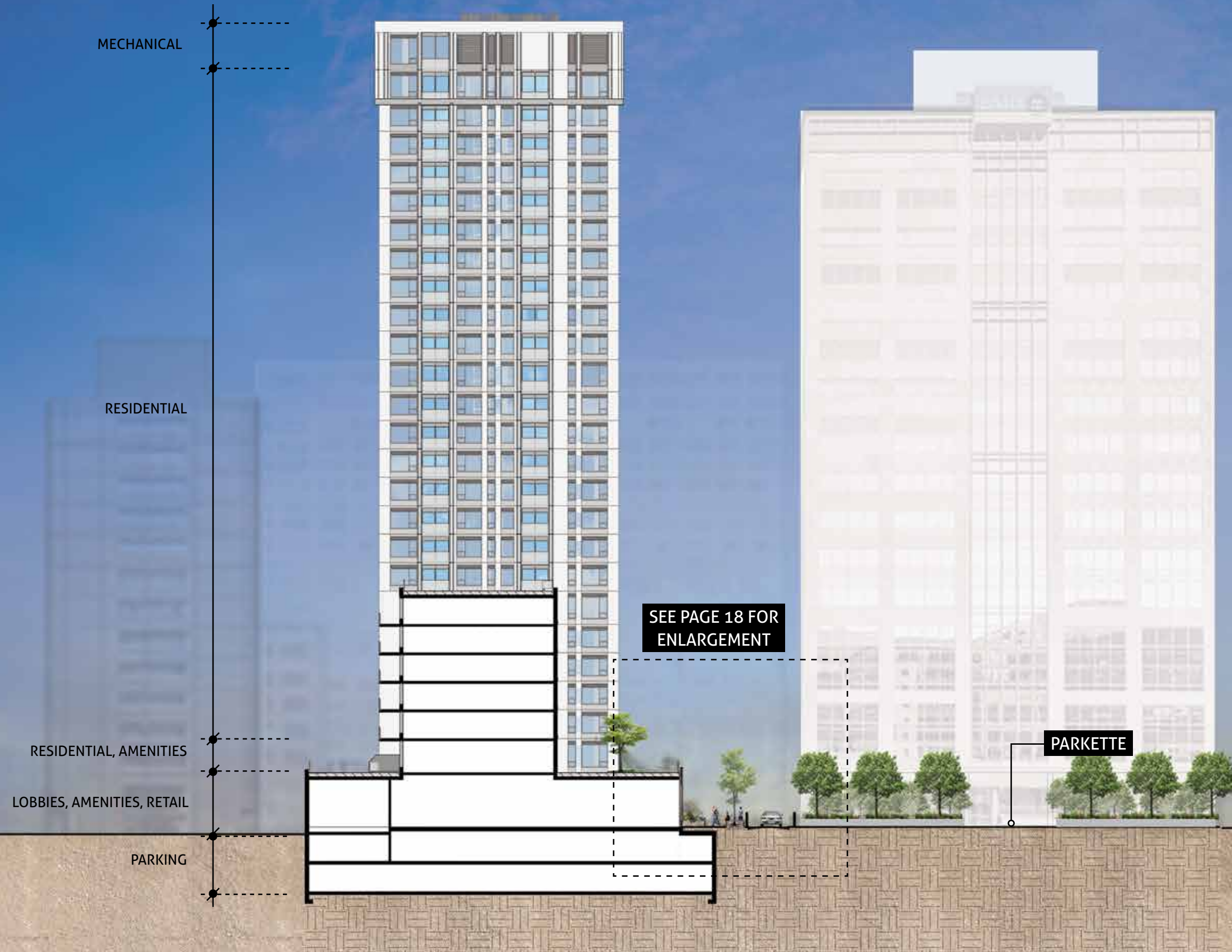
PHASE 1&2

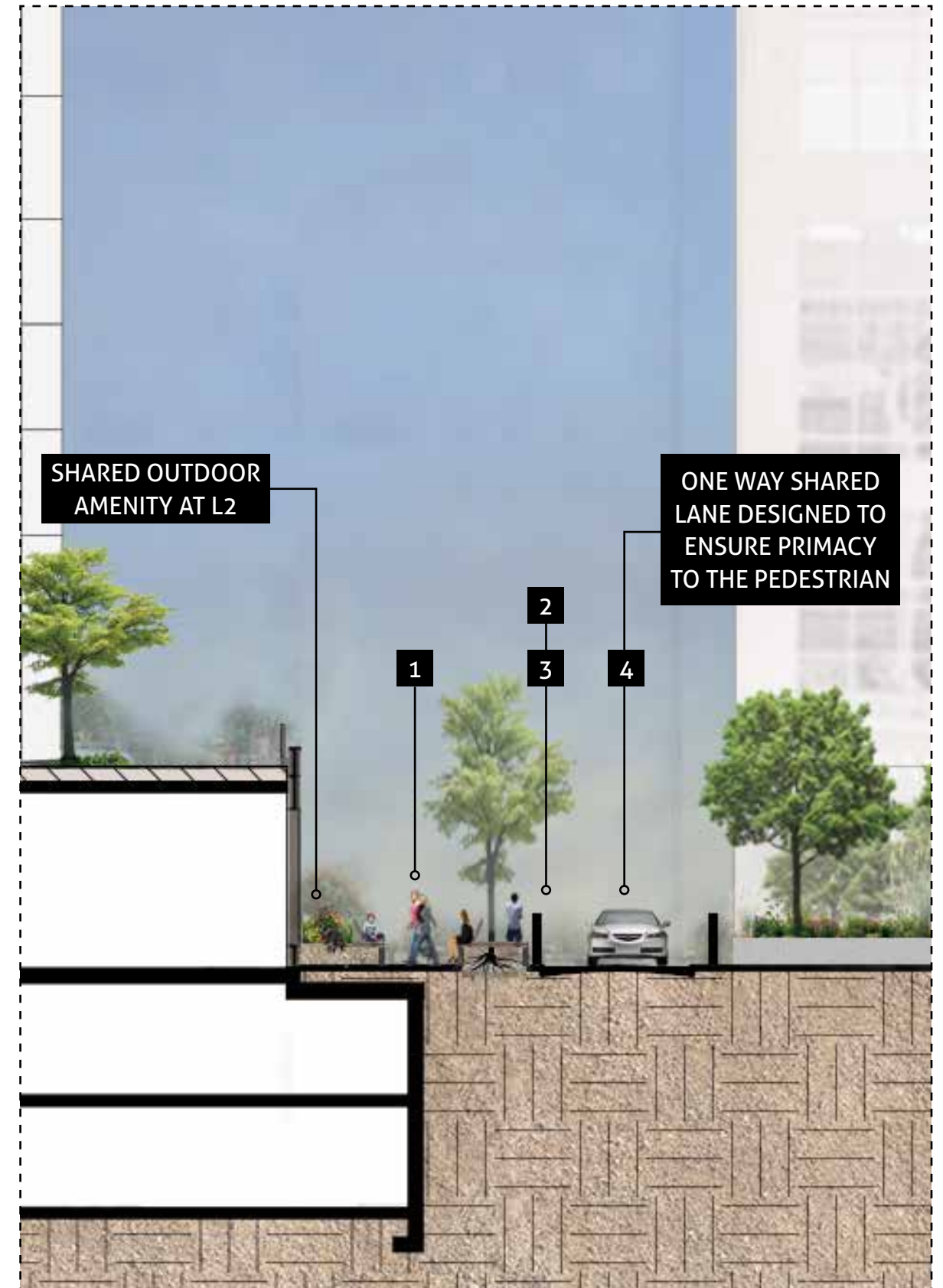
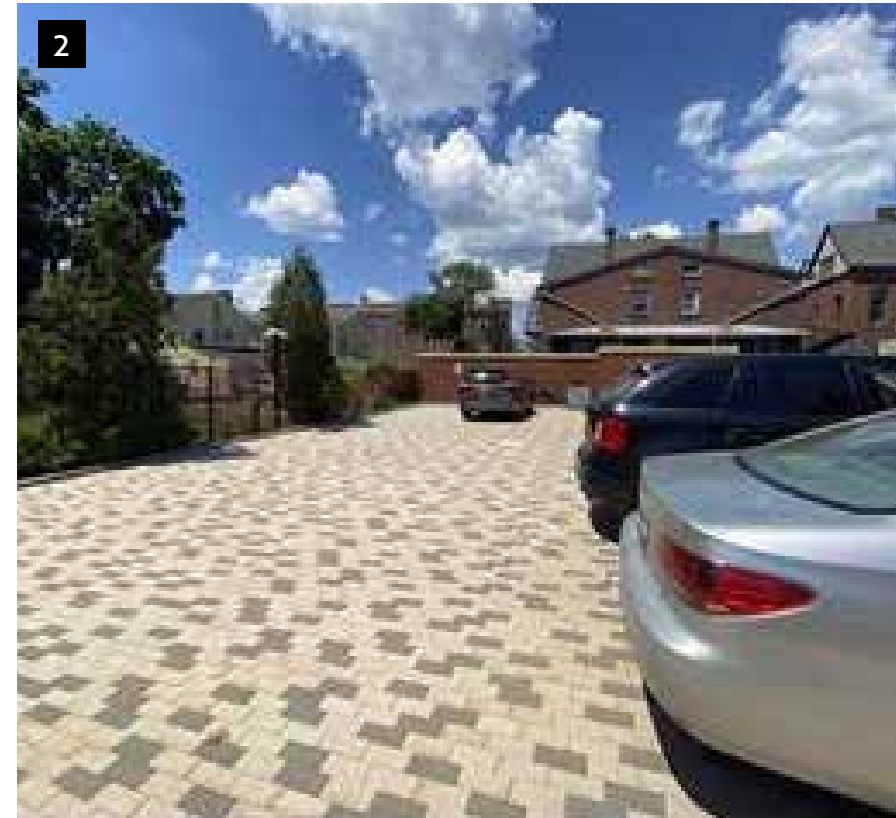


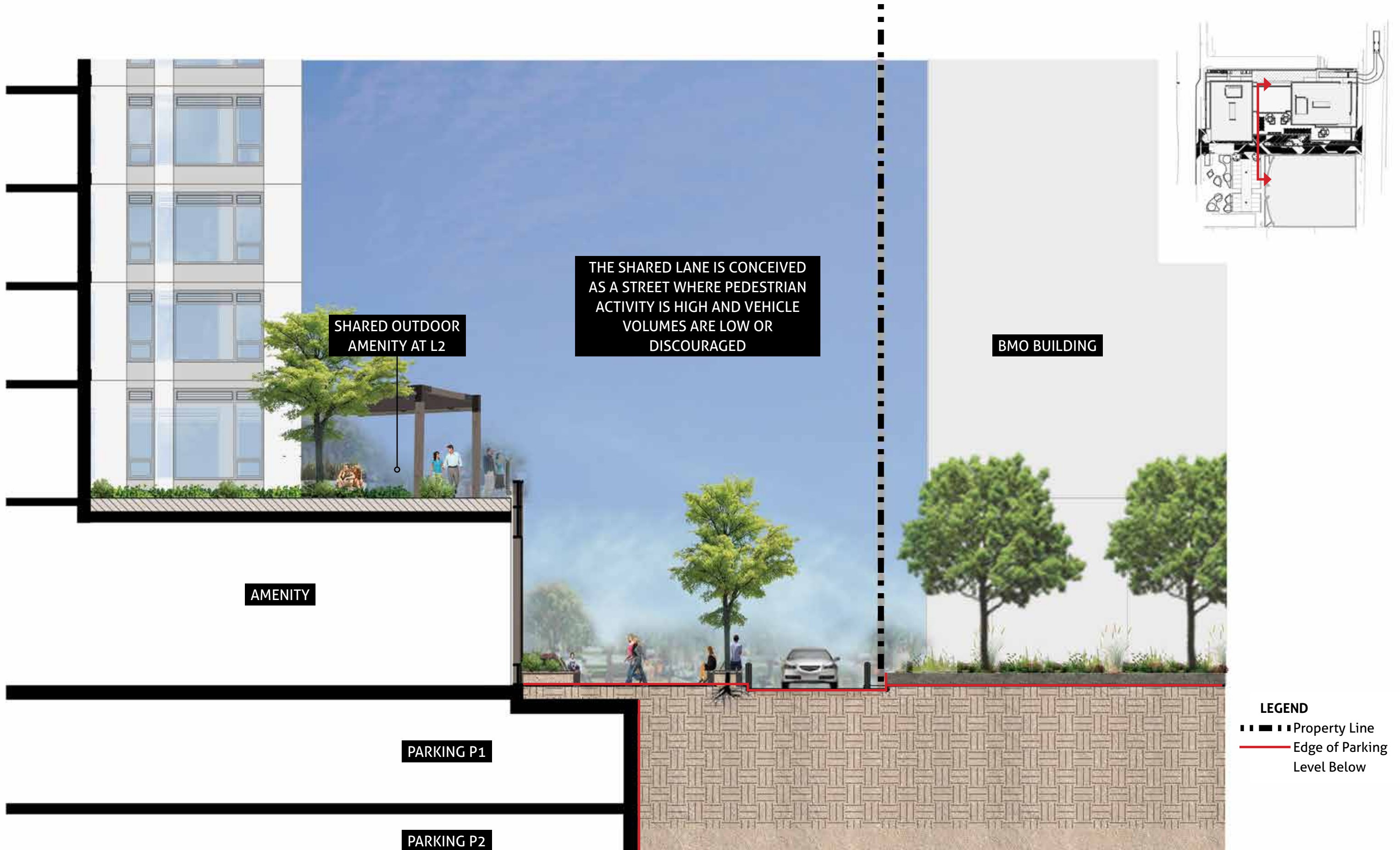
PHASE 1 & 2 - LANDSCAPE PLAN & TREE CONSERVATION REPORT



PLAZA CROSS SECTION









365 Laurier Ave.
(Jean Edmonds South Tower)

333 Laurier Ave.
(Canada Customs & Revenue Agency)

Bank street

269 Laurier Ave. (BMO)

South Tower

O'Connor Street

251 Laurier Ave.

191 Laurier Ave.
Sir Richard Scott Building



The Urbandale Building
(100 Metcalfe Street)
Metcalfe Street

130 Slater Street
(The National Building)

140 Slater Street
(Arc The Hotel)

300 Laurier Ave.
(EDC via Slater Street)

O'Connor Street

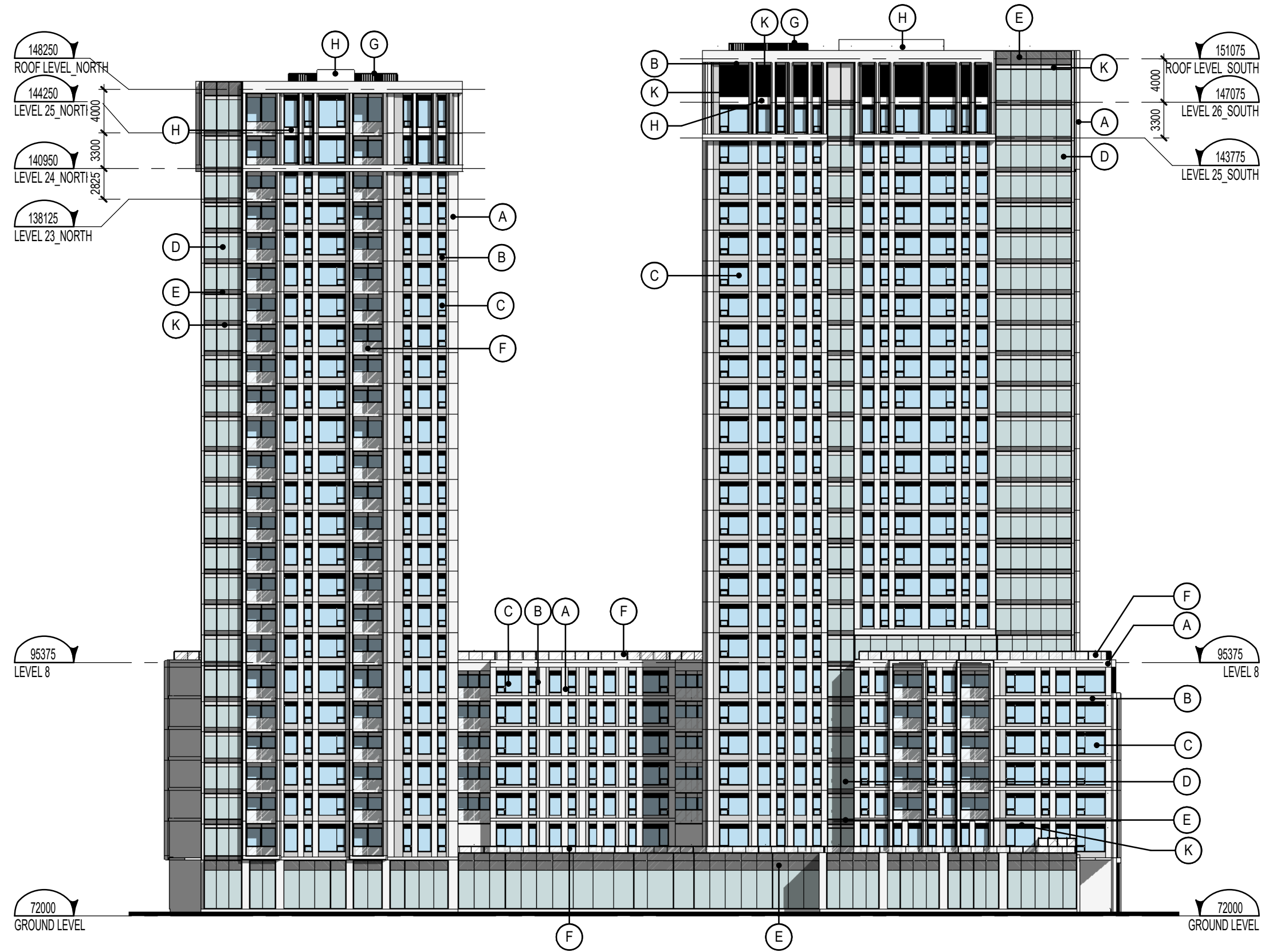
North Tower

269 Laurier Ave. (BMO
via Slater Street)

Bank street

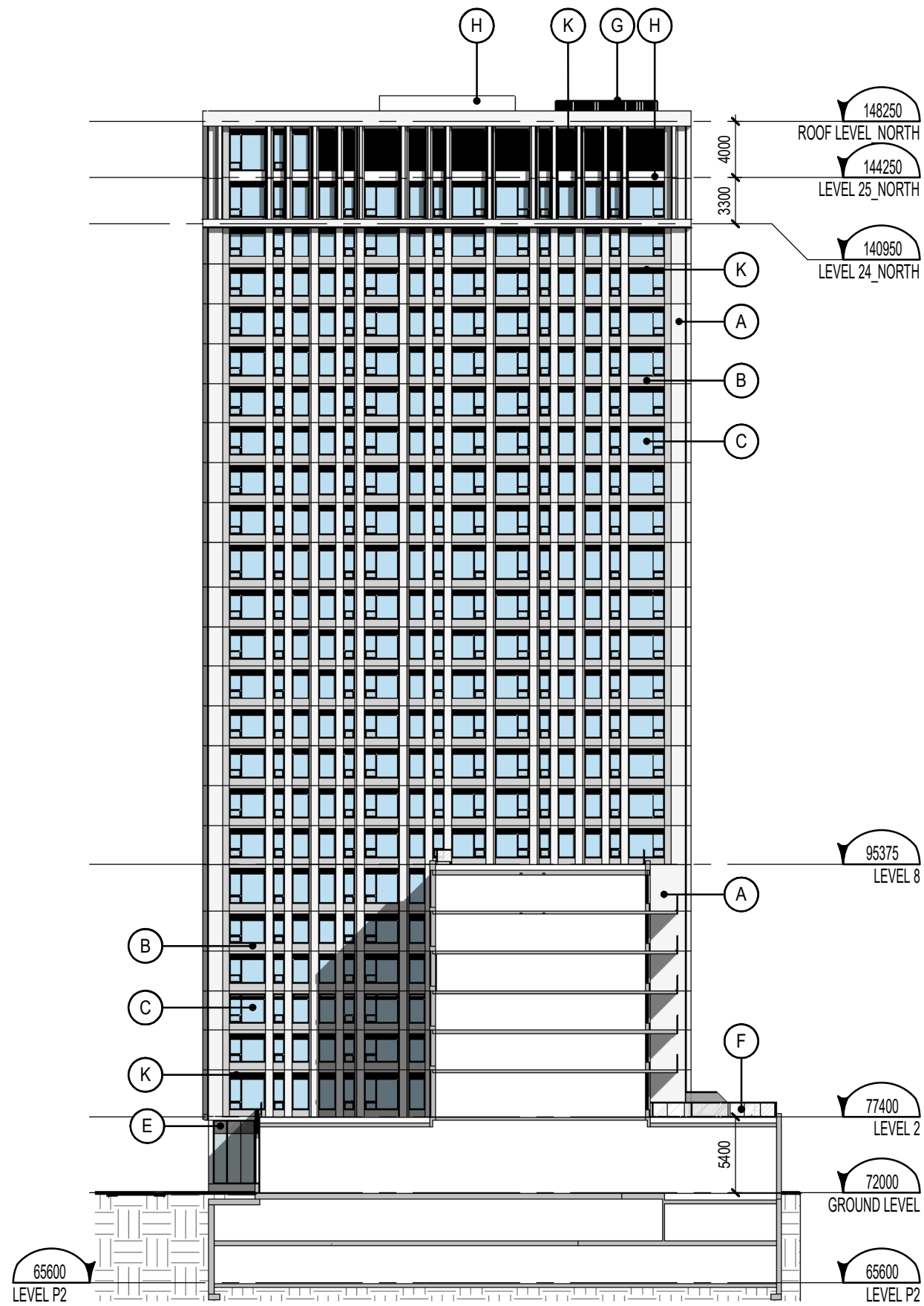
280 Slater Street

300 Slater Street
(John Edmonds North
Tower)



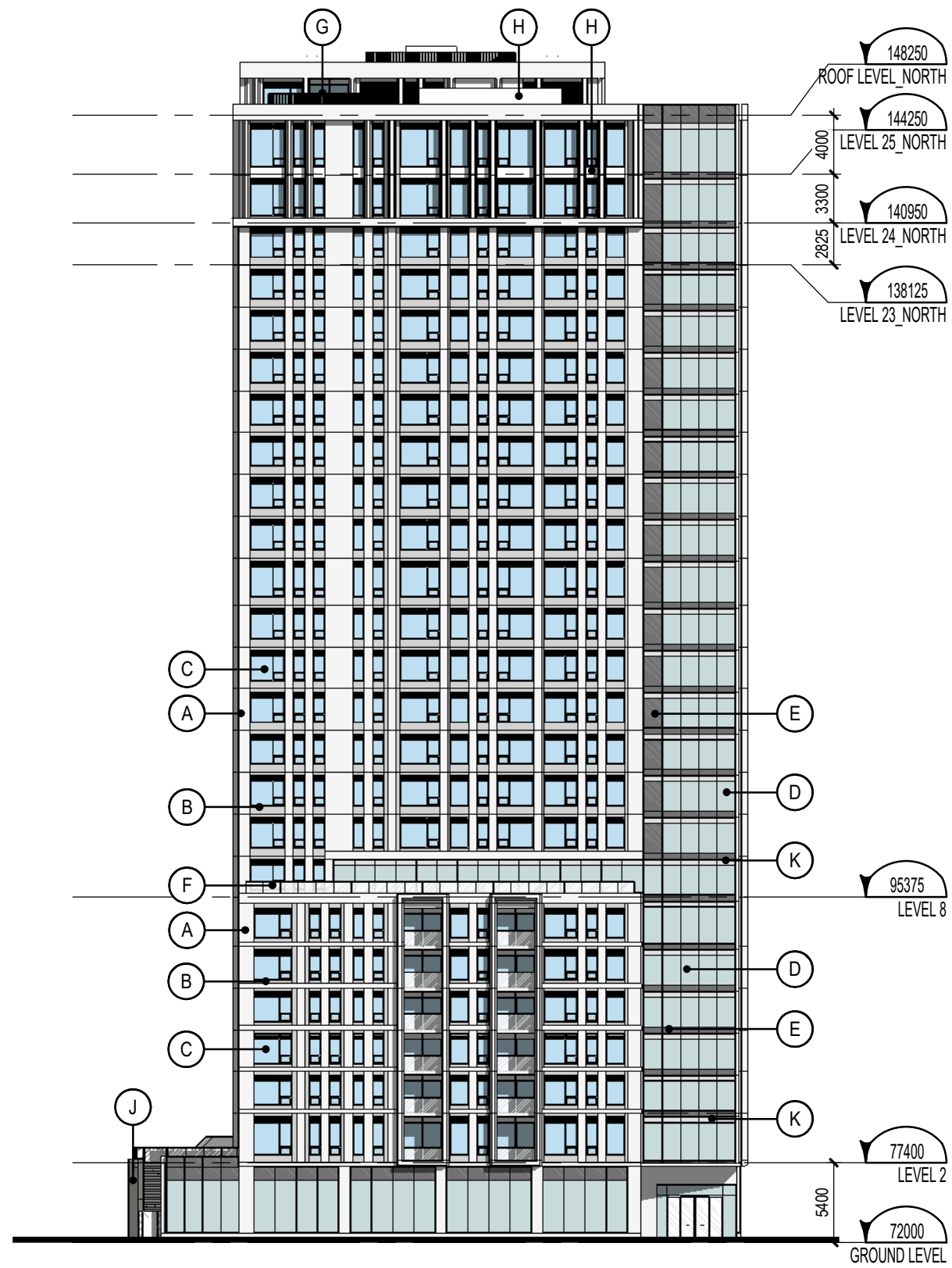
EXTERIOR FINISH LEGEND.	
NOTE	DESCRIPTION
A	PRECAST CONCRETE - WHITE
B	PRECAST CONCRETE - LIGHT GREY
C	WINDOWS
D	SEALED THERMAL UNIT / ALUMINUM FRAME
E	GLASS SPANDREL PANEL
F	ALUMINUM GUARD RAIL WITH TEMPERED GLASS
G	METAL GUARD RAIL
H	METAL PANNEL CLADDING
J	ARCHITECTURAL BLOCK - GREY
K	LOUVERS

EXTERIOR FINISH LEGEND.	
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J	ARCHITECTURAL BLOCK - GREY
K	LOUVERS



SOUTH ELEVATION - NORTH TOWER

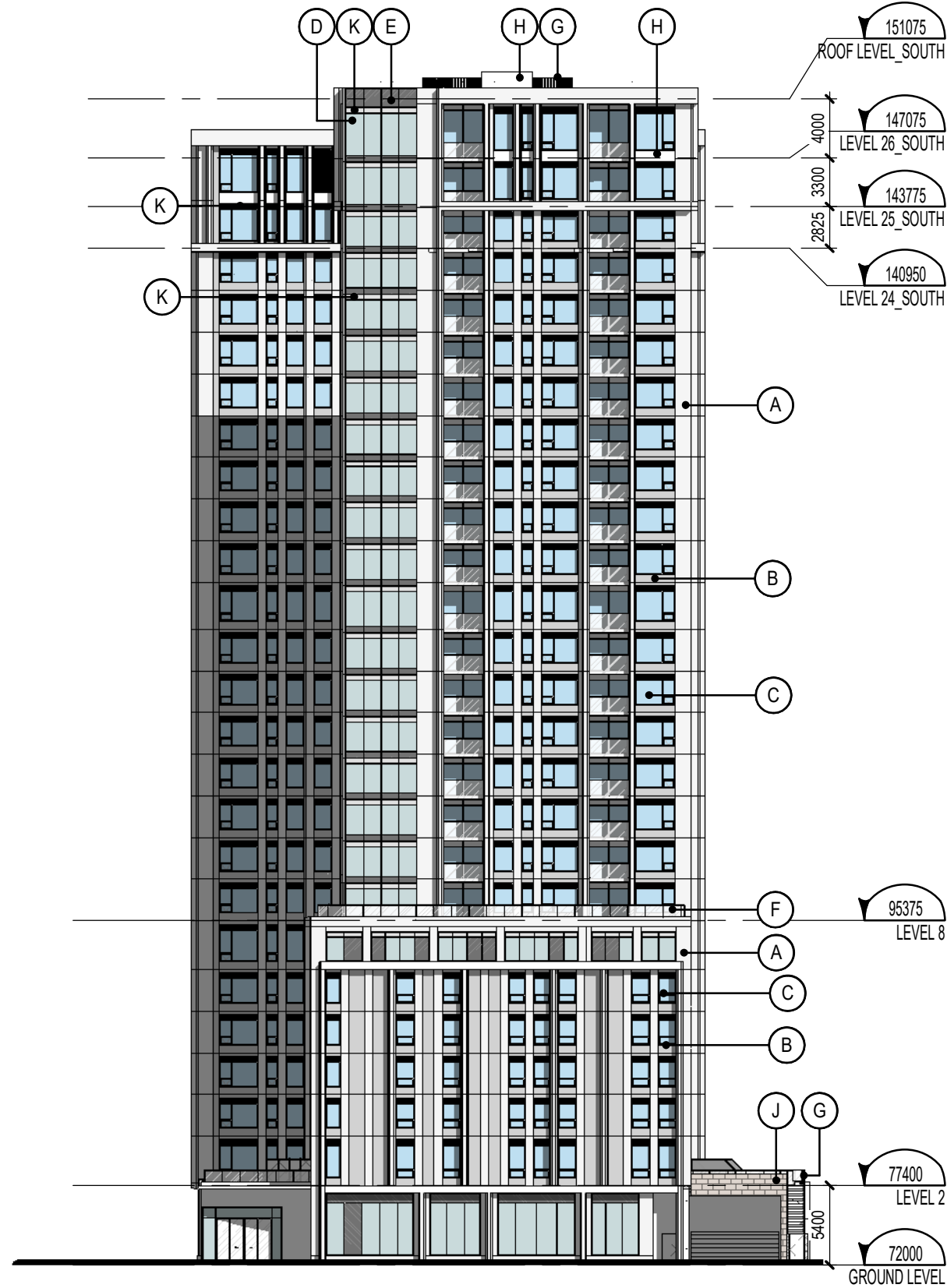
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NORTH ELEVATION - NORTH TOWER

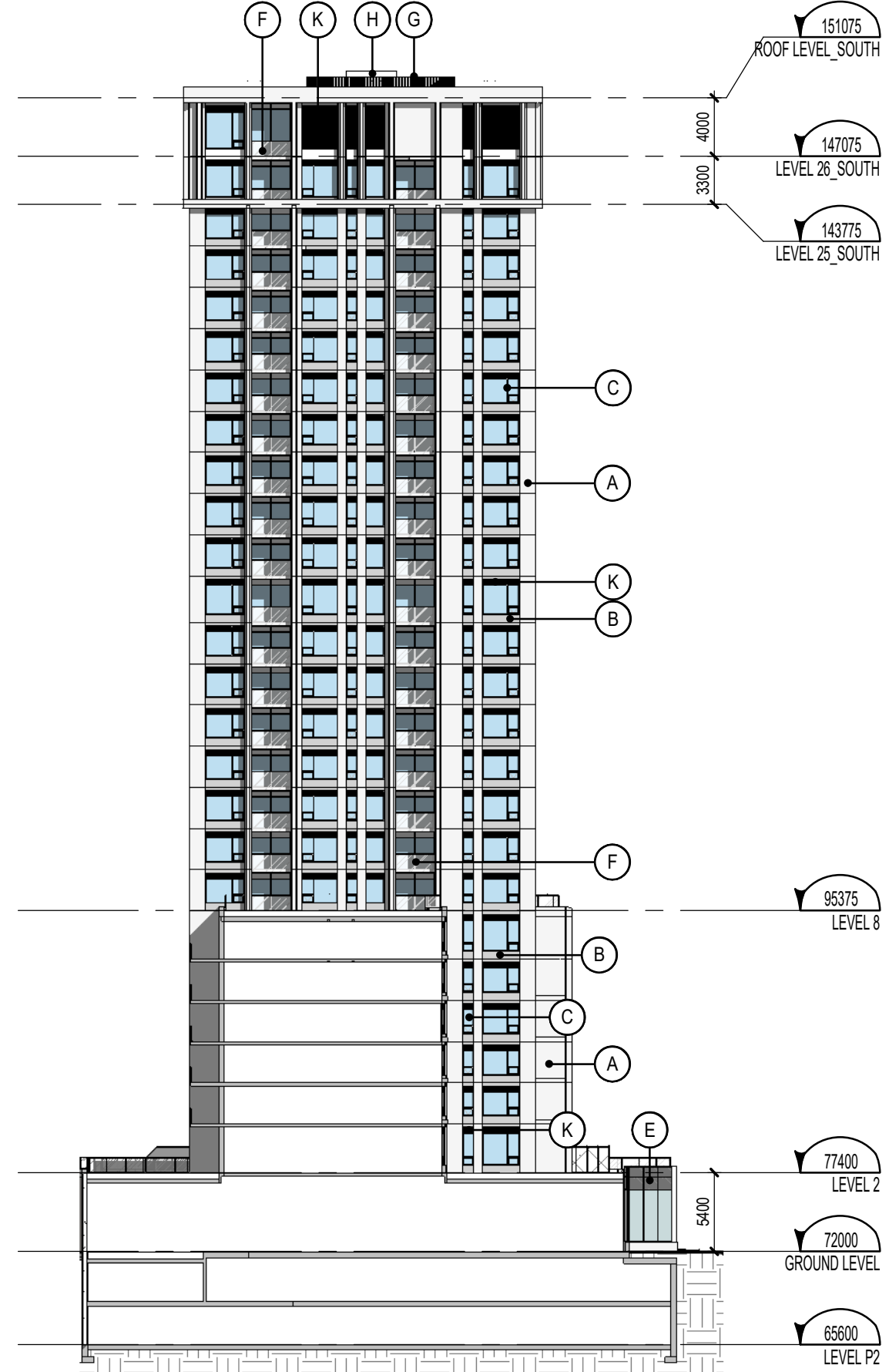
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SOUTH ELEVATION (1:400)



SOUTH ELEVATION - SOUTH TOWER

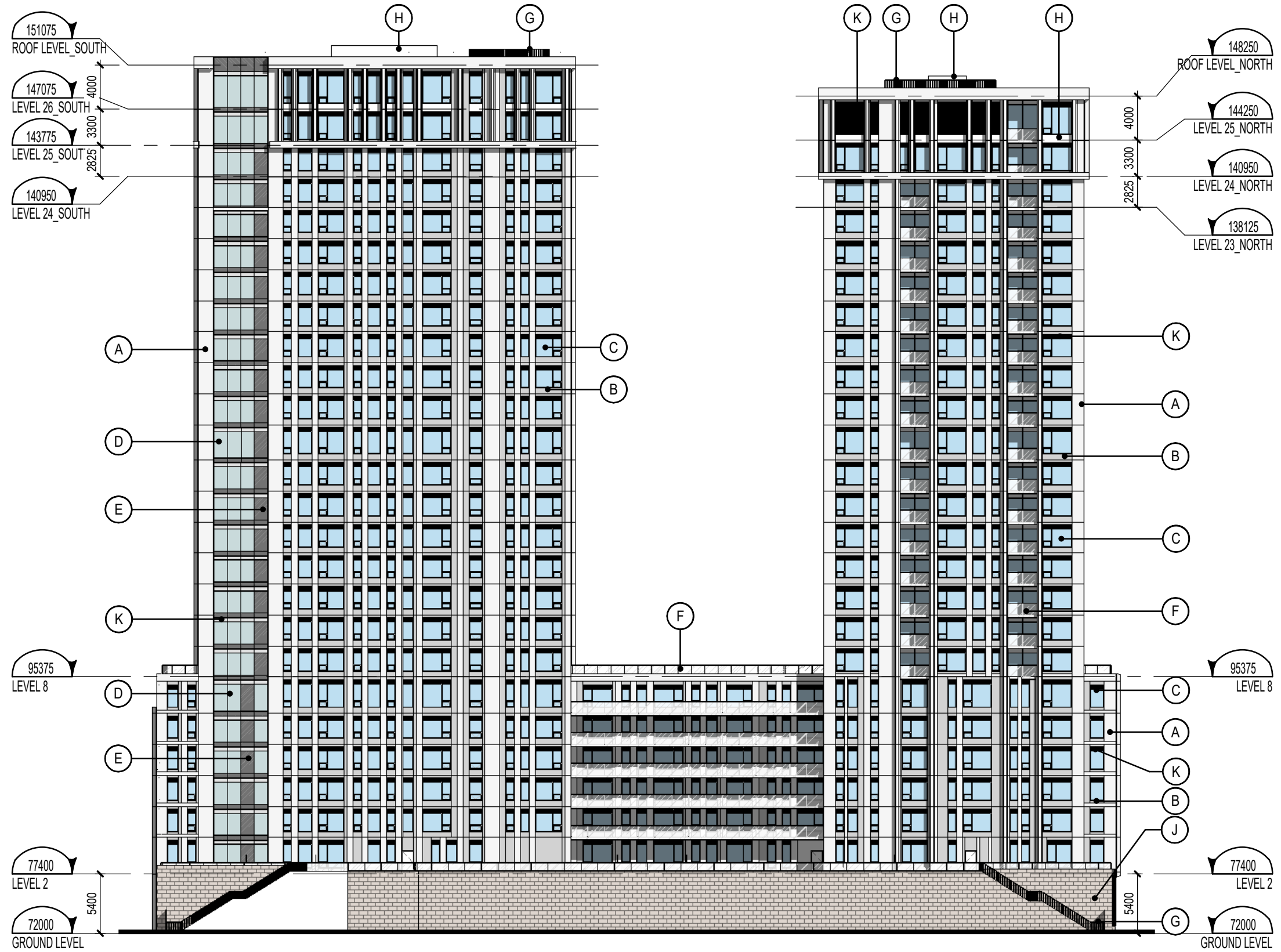
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NORTH ELEVATION - SOUTH TOWER

1 : 400

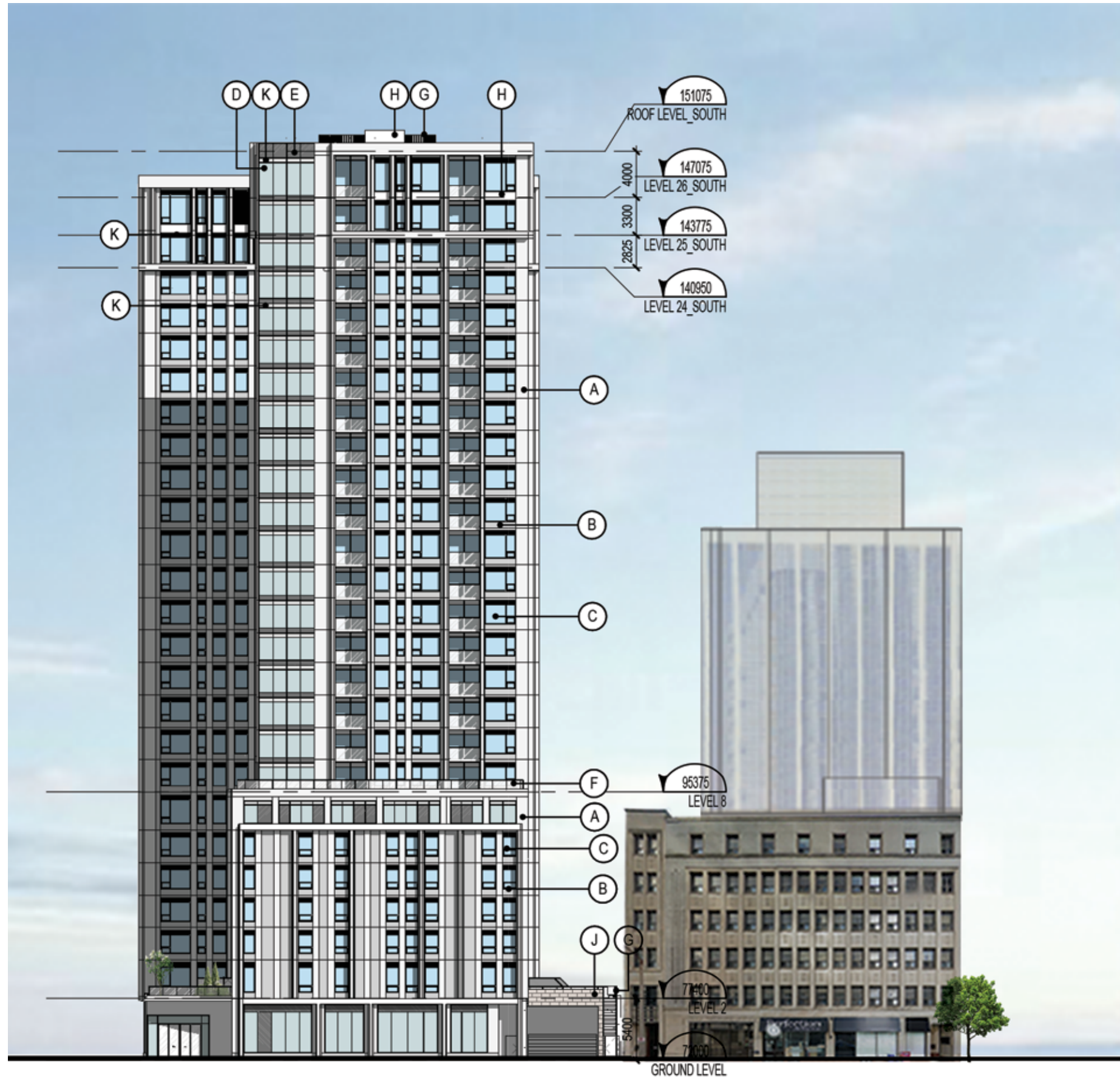
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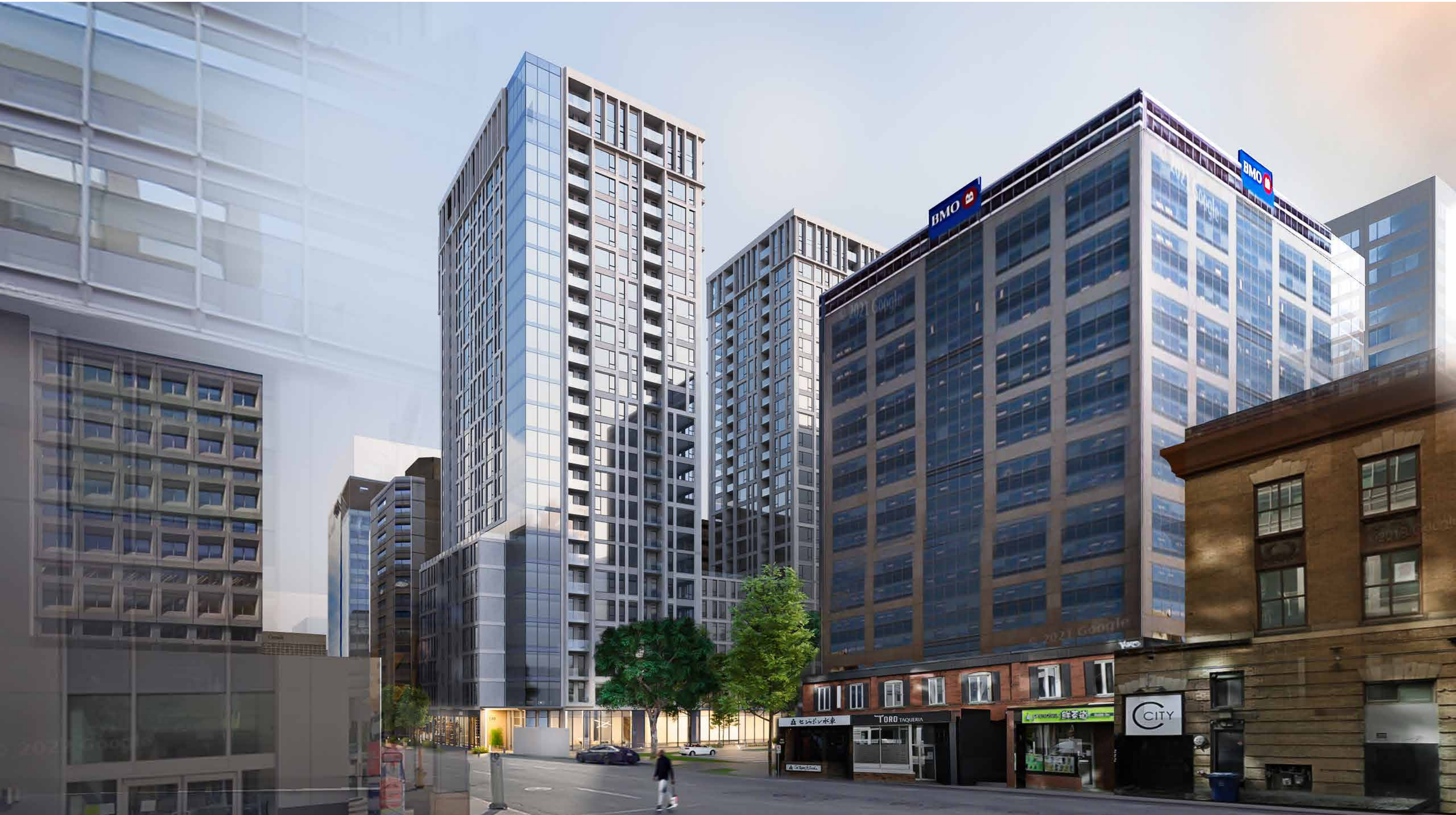
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H	METAL PANNEL CLADDING
J	ARCHITECTURAL BLOCK - GREY
K	LOUVERS

EAST ELEVATION

1:400



View 1 - URDP 230831



View 1



View 2 Laurier Entrance - URDP 230831



View 2 Laurier Entrance



View 3 -170 Slater entrance



PERSPECTIVE BEFORE

View 3 - Existing condition and proposed development - URDP 230831



EXISTING CONDITION



PROPOSED DEVELOPMENT

View 4 - Existing condition and proposed development











NORTH SIDE FACADE
IN THE INTERIM
PERIOD BETWEEN
THE FRIST PHASE
AND SECOND PHASE



ANNEX

Unit mix

FLOOR	NORTH TOWER									SOUTH TOWER									PODIUM							TOTAL		
	STUDIO	1B	1B (BF)	1B+D	2B	2B (BF)	2B+D	3B	3B (BF)	STUDIO	1B	1B (BF)	1B+D	2B	2B (BF)	2B+D	3B	3B (BF)	STUDIO	STUDIO (BF)	1B	1B (BF)	1B+D	2B	2B (BF)		3B	3B (BF)
26th Floor																1	3											4
25th Floor							1	3			1			3		1	3											12
24th Floor		1			2	1	1	2	1		1			3		1	3											16
23rd Floor		1			2	1	1	2	1		1			3		1	3											16
22nd Floor	1	8	1		2					1	8	1		2														24
21st Floor	1	8	1		2					1	8	1		2														24
20th Floor	1	8	1		2					1	8	1		2														24
19th Floor	1	8	1		2					1	8	1		2														24
18th Floor	1	8	1		2					1	8	1		2														24
17th Floor	1	8	1		2					1	8	1		2														24
16th Floor	1	8	1		2					1	8	1		2														24
15th Floor	1	8	1		2					1	8	1		2														24
14th Floor	1	8	1		2					1	8	1		2														24
13th Floor	1	8	1		2					1	8	1		2														24
12th Floor	1	8	1		2					1	8	1		2														24
11th Floor	1	8	1		2					1	8	1		2														24
10th Floor	1	8	1		2					1	8	1		2														24
9th Floor	1	8	1		2					1	8	1		2														24
8th Floor	1	9			2					1	9			2														24
7th Floor																			4	2	8	6	6	3	3			32
6th Floor																			4	2	8	6	6	3	3			32
5th Floor																			4	2	8	6	6	3	3			32
4th Floor																			4	2	8	6	6	3	3			32
3rd Floor																			4	2	8	6	6	3	3			32
2nd Floor																			1		7		6	3		1		18
TOTAL	15	123	14	0	34	2	3	7	2	15	124	14	0	39	0	4	12	0	21	10	47	30	36	18	15	0	1	586
	200									208									178									

MIX	NO.	%
STUDIO	61	10,4%
1B	352	60,1%
1B+D	36	6,1%
2B	108	18,4%
2B+D	7	1,2%
3B	22	3,8%

MIX	NO.	BF REQ.	BF PRJ.
STUDIO	61	10	10
1B	388	58	58
2B	115	17	17
3B	22	3	3

88

General

FLOOR	NORTH TOWER					SOUTH TOWER					PODIUM						
	GCA* (m ²)	GFA**(m ²)	NSA***(m ²)	EFFICIENCY	NO. OF UNITS	GCA* (m ²)	GFA**(m ²)	NSA***(m ²)	EFFICIENCY	NO. OF UNITS	GCA* (m ²)	GFA**(m ²)	NSA***(m ²)	EFFICIENCY	NO. OF UNITS	AMENITY(m ²)	RETAIL(m ²)
26th Floor						793,5	377,9	399,2	50,3%	4							
25th Floor	793,5	377,9	399,2	50,3%	4	789,4	633,0	673,0	85,3%	8							
24th Floor	789,4	633,0	673,0	85,3%	8	789,4	633,0	673,0	85,3%	8							
23rd Floor	789,4	633,0	673,0	85,3%	8	789,4	633,0	673,0	85,3%	8							
22nd Floor	789,4	621,8	661,7	83,8%	12	789,4	621,8	661,7	83,8%	12							
21st Floor	789,4	621,8	661,7	83,8%	12	789,4	621,8	661,7	83,8%	12							
20th Floor	789,4	621,8	661,7	83,8%	12	789,4	621,8	661,7	83,8%	12							
19th Floor	789,4	621,8	661,7	83,8%	12	789,4	621,8	661,7	83,8%	12							
18th Floor	789,4	621,8	661,7	83,8%	12	789,4	621,8	661,7	83,8%	12							
17th Floor	789,4	621,8	661,7	83,8%	12	789,4	621,8	661,7	83,8%	12							
16th Floor	789,4	621,8	661,7	83,8%	12	789,4	621,8	661,7	83,8%	12							
15th Floor	789,4	621,8	661,7	83,8%	12	789,4	621,8	661,7	83,8%	12							
14th Floor	789,4	621,8	661,7	83,8%	12	789,4	621,8	661,7	83,8%	12							
13th Floor	789,4	621,8	661,7	83,8%	12	789,4	621,8	661,7	83,8%	12							
12th Floor	789,4	621,8	661,7	83,8%	12	789,4	621,8	661,7	83,8%	12							
11th Floor	789,4	621,8	661,7	83,8%	12	789,4	621,8	661,7	83,8%	12							
10th Floor	789,4	621,8	661,7	83,8%	12	789,4	621,8	661,7	83,8%	12							
9th Floor	789,4	621,8	661,7	83,8%	12	789,4	621,8	661,7	83,8%	12							
8th Floor	789,4	621,8	661,7	83,8%	12	789,4	621,8	661,7	83,8%	12							
7th Floor											2143,6	1721,2	1810,5	84,5%	32		
6th Floor											2143,6	1727,5	1810,5	84,5%	32		
5th Floor											2143,6	1727,5	1810,5	84,5%	32		
4th Floor											2143,6	1727,5	1810,5	84,5%	32		
3rd Floor											2143,6	1727,5	1810,5	84,5%	32		
2nd Floor											2160,5	1033,9	1089,8	50,4%	18	627,9	
Ground Floor											3378,9	789,5	816,3	24,2%		516,5	816,3
SUB-TOTAL	14213,3	10970,9	11670,7		200	15002,7	11603,9	12343,7		208	16257,4	10454,6	10958,6		178	1144,4	816,3

GENERAL

SITE AREA	4 271,0	m ²
FSI	8,5	
TOTAL GCA	45 473,4	m ²
MAXIMUM GFA PERMITTED (including 269 Laurier)	71 301,0	m ²
269 Laurier GFA	28 874,0	m ²
TOTAL GFA PRODVIDED	36 428,2	m ²
GFA LEFTOVER	5 998,8	m ²
TOTAL NO. OF UNITS	586	
TOTAL NSA	34 973,0	m ²
AMENITY AREA REQUIRED	3 516,0	m ²
AMENITY AREA PROVIDED	3 732,6	m ²
BIKE PARKING REQUIRED	293	
BIKE PARKING PROVIDED	293	
VISITOR PARKING REQUIRED	30	
TOTAL PARKING PROVIDED	160	

AMENITY

COMMUNAL INTERIOR	1 144,4	m ²
COMMUNAL EXTERIOR	1 042,5	m ²
TOTAL COMMUNAL	2 186,9	m ²
PRIVATE TERRACE/ BALCONY / LOGGIA	1 545,7	m ²
TOTAL	3 732,6	m ²

*GCA: Gross construction area

**GFA: Gross floor area

***NSA: Net sellable area

