

1015 TWEDDLE ROAD DEVELOPMENT SPA APPLICATION

OTTAWA | ONTARIO

SEPTEMBER 26TH 2025 | 13383

NEUF 

 **VUZE**
CONSTRUCTION

 **PROJET**
PAYSAGE

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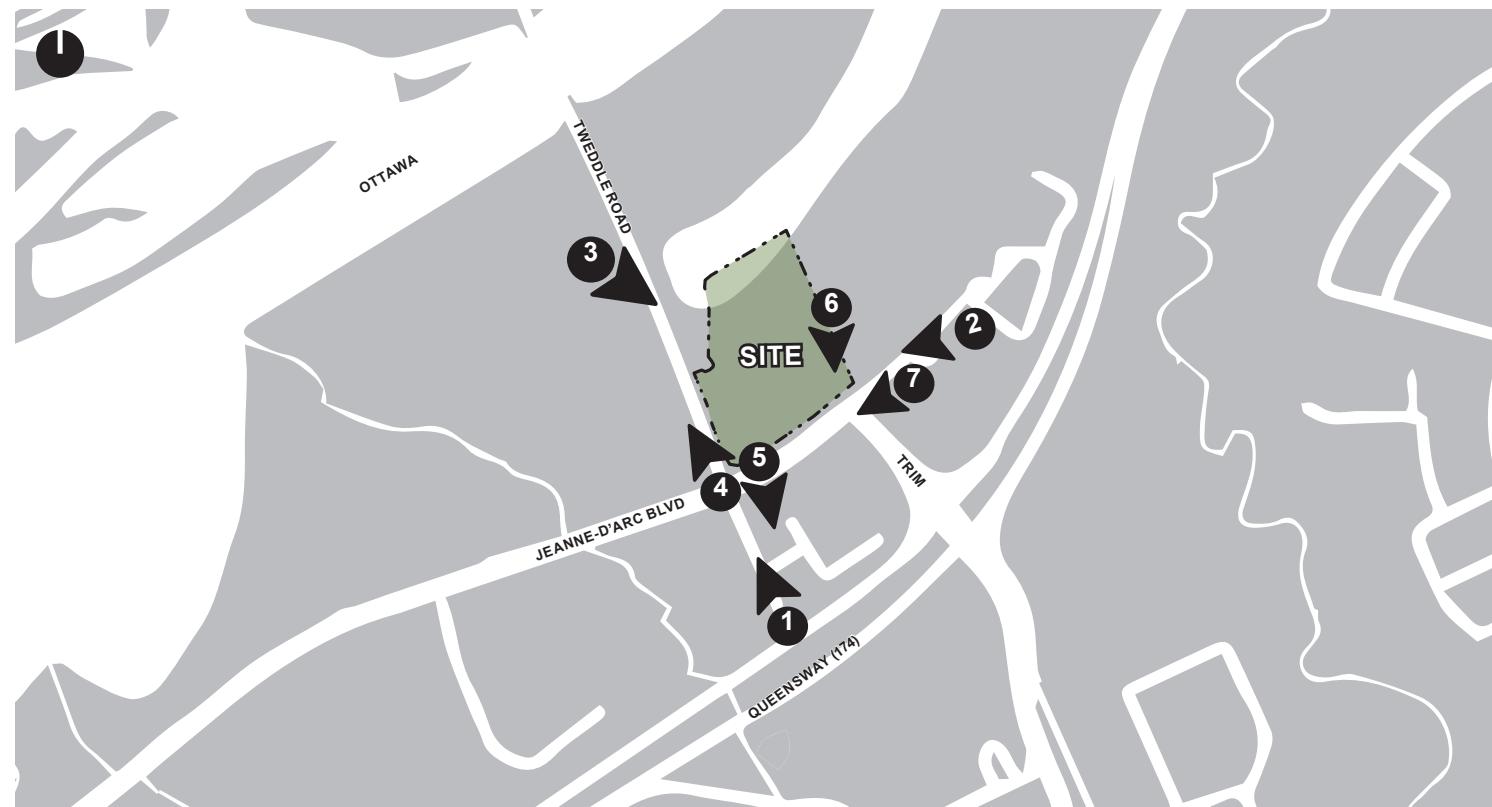
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01

SITE



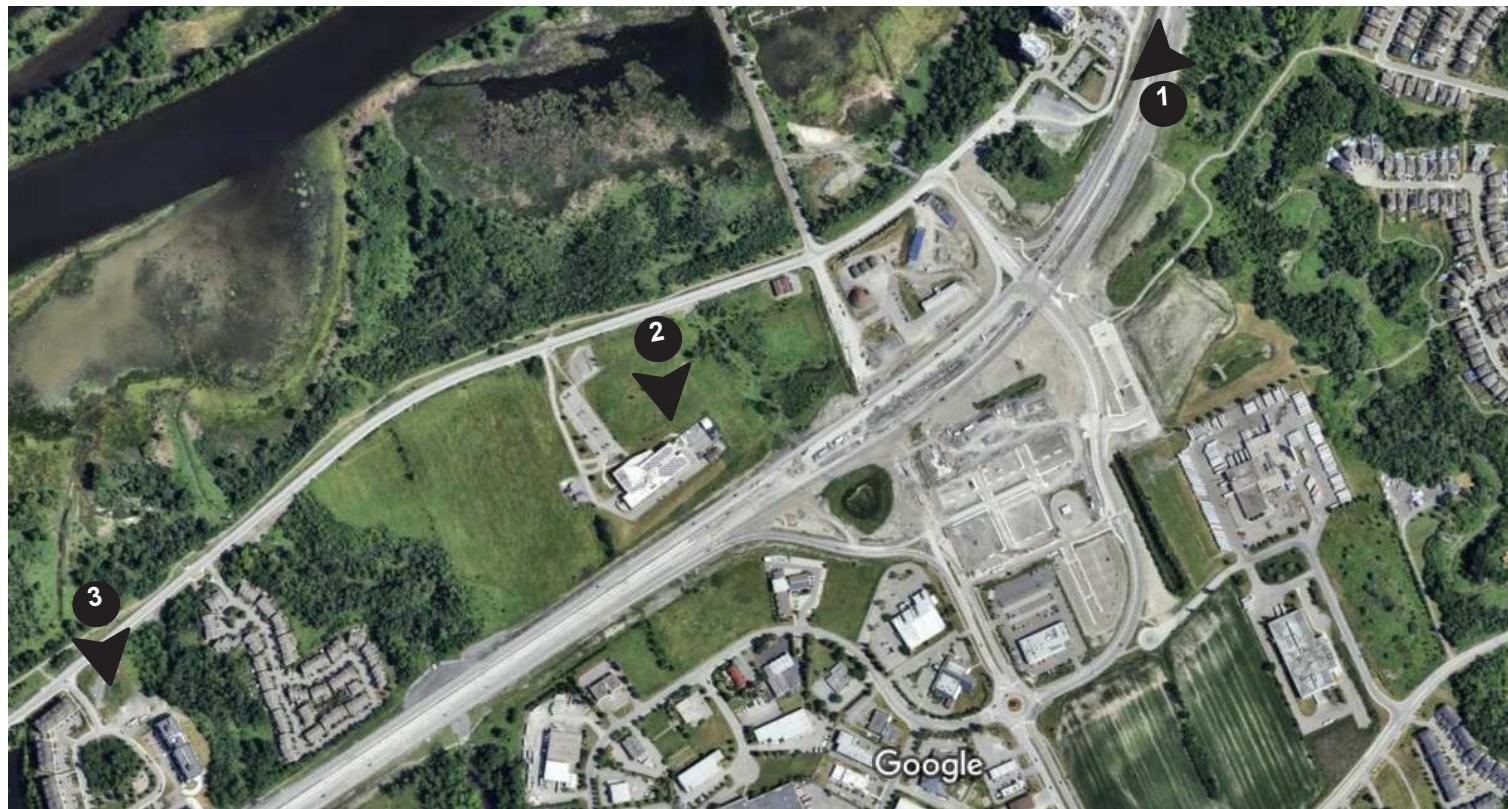
SITE | VIEWS AND EXISTING CONDITIONS



SITE | VIEWS AND EXISTING CONDITIONS



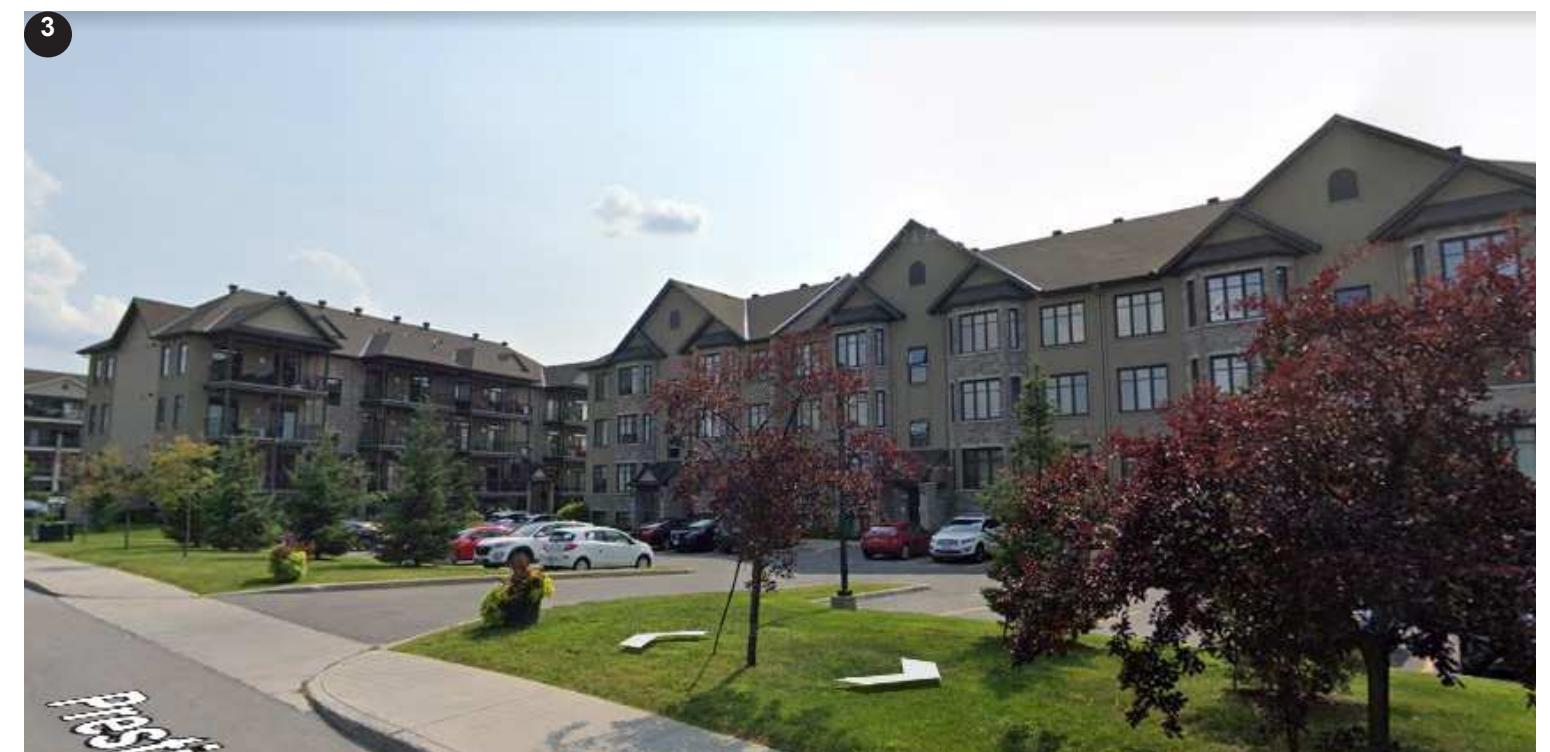
SITE | ADJACENT PROPERTIES



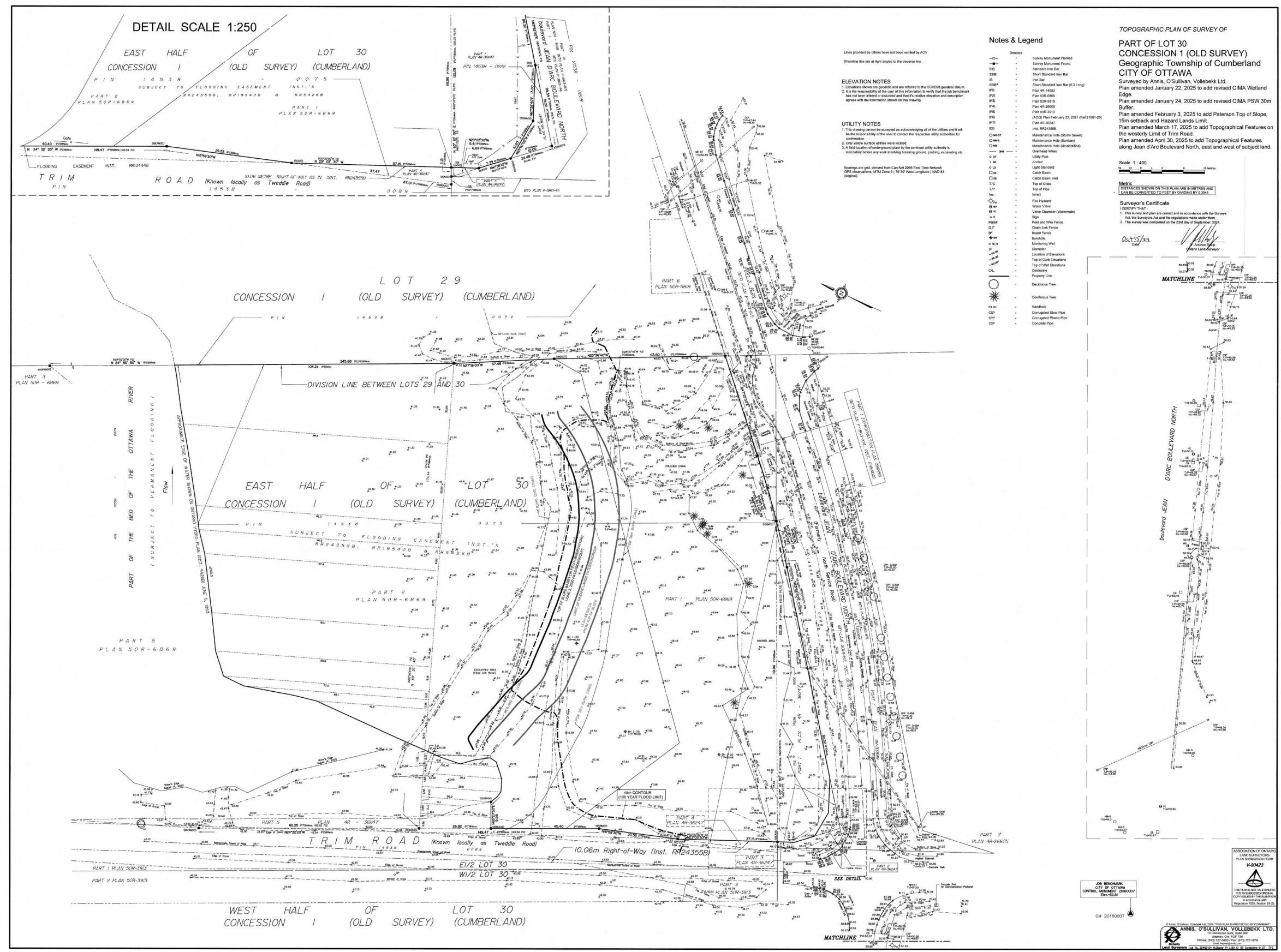
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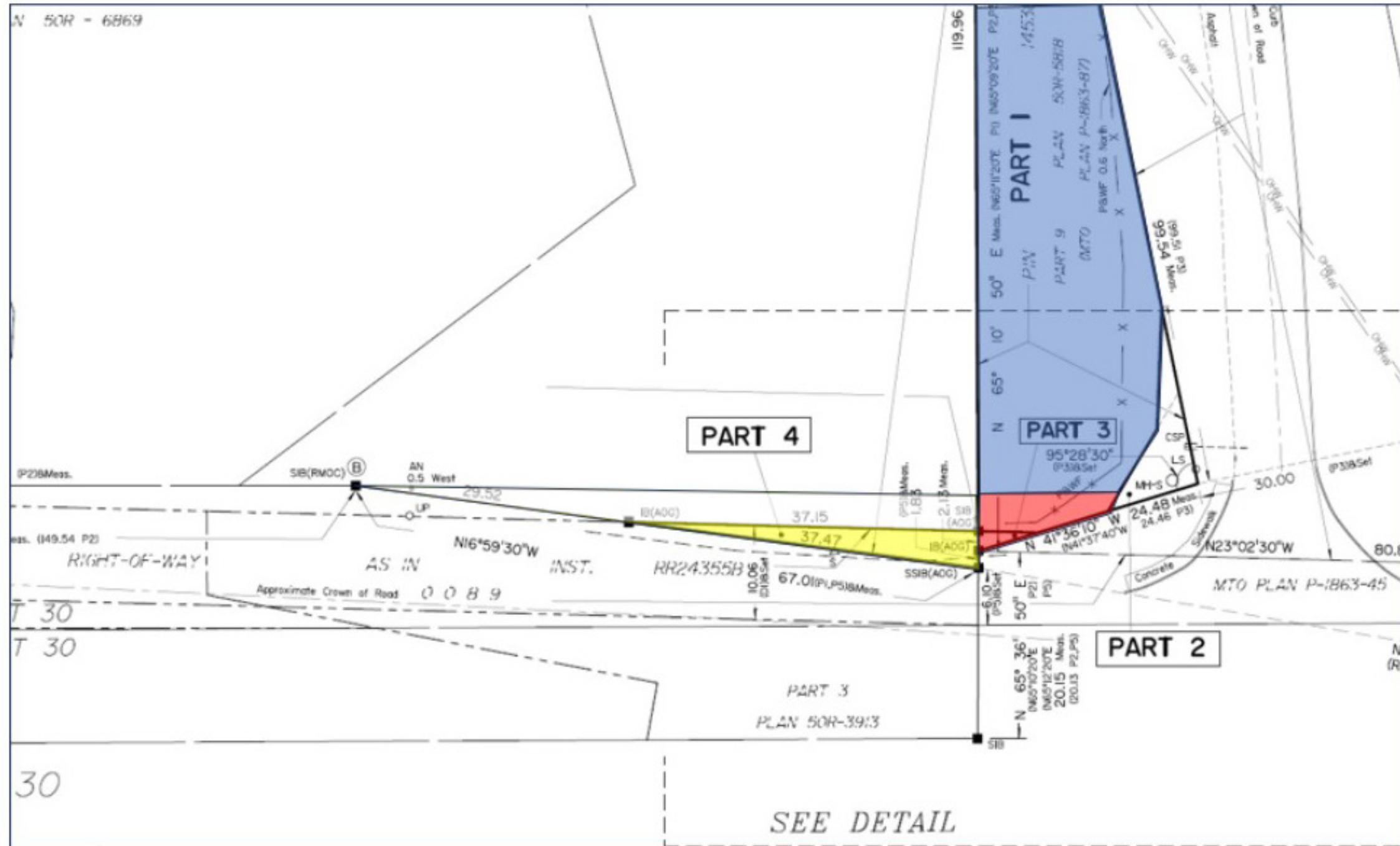


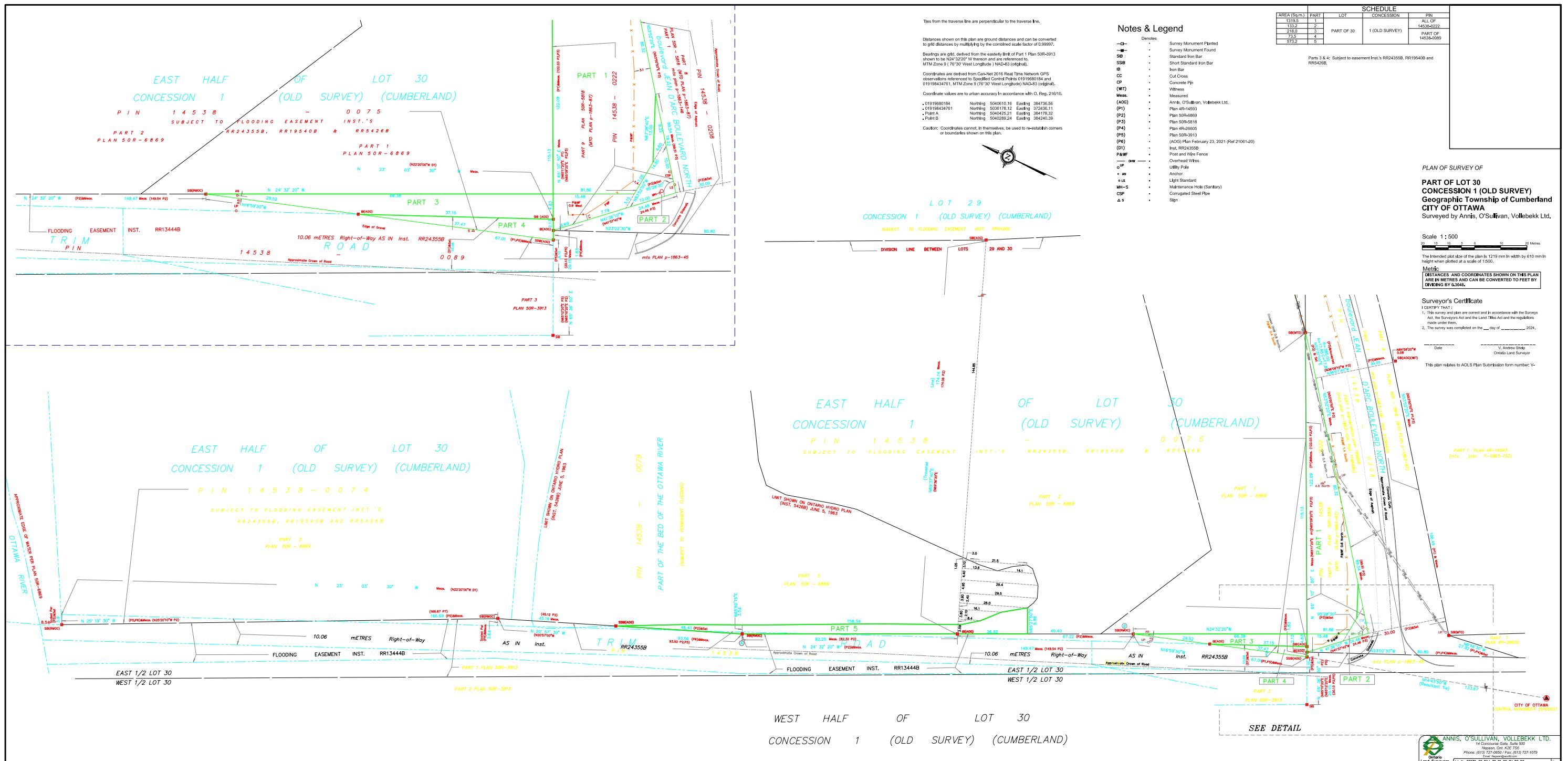
CAMPUS ALPHONSE DEJARDINS DE LA CITE



NEIGHBOURING RESIDENTIAL DEVELOPMENT

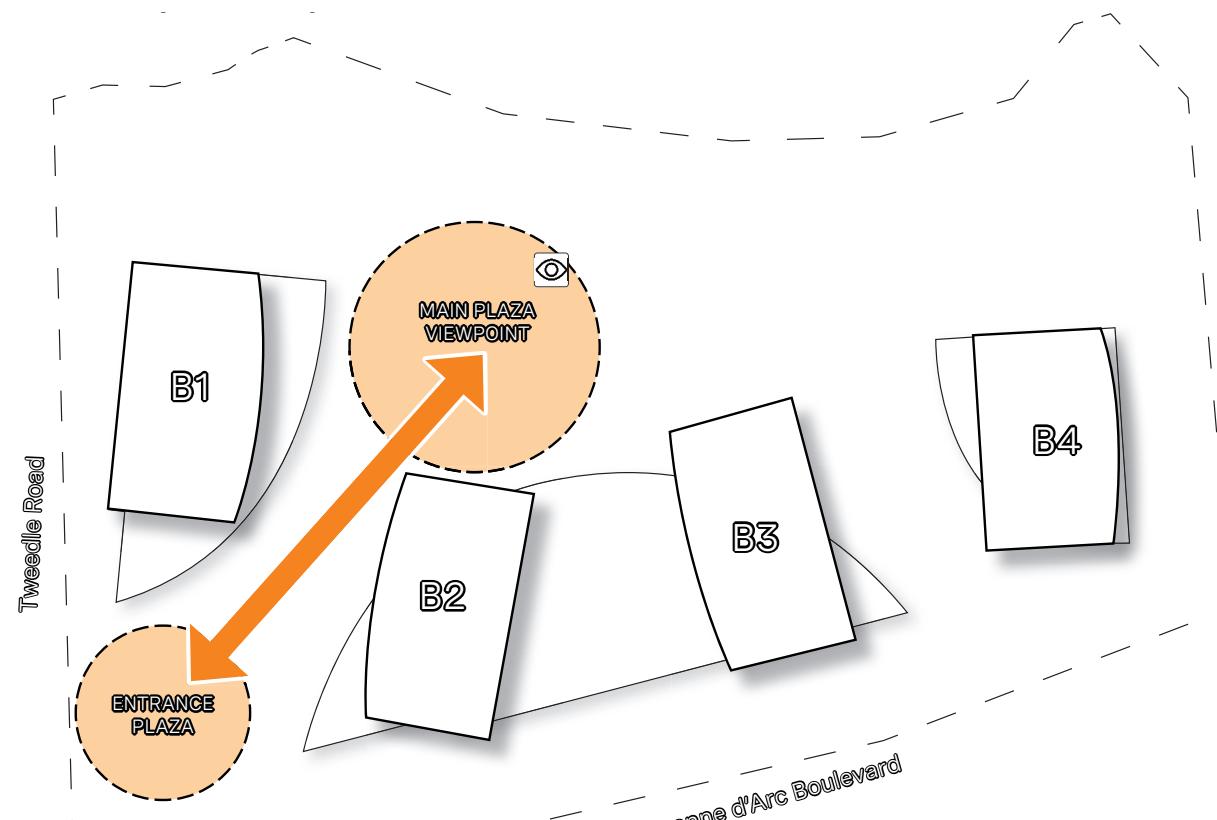






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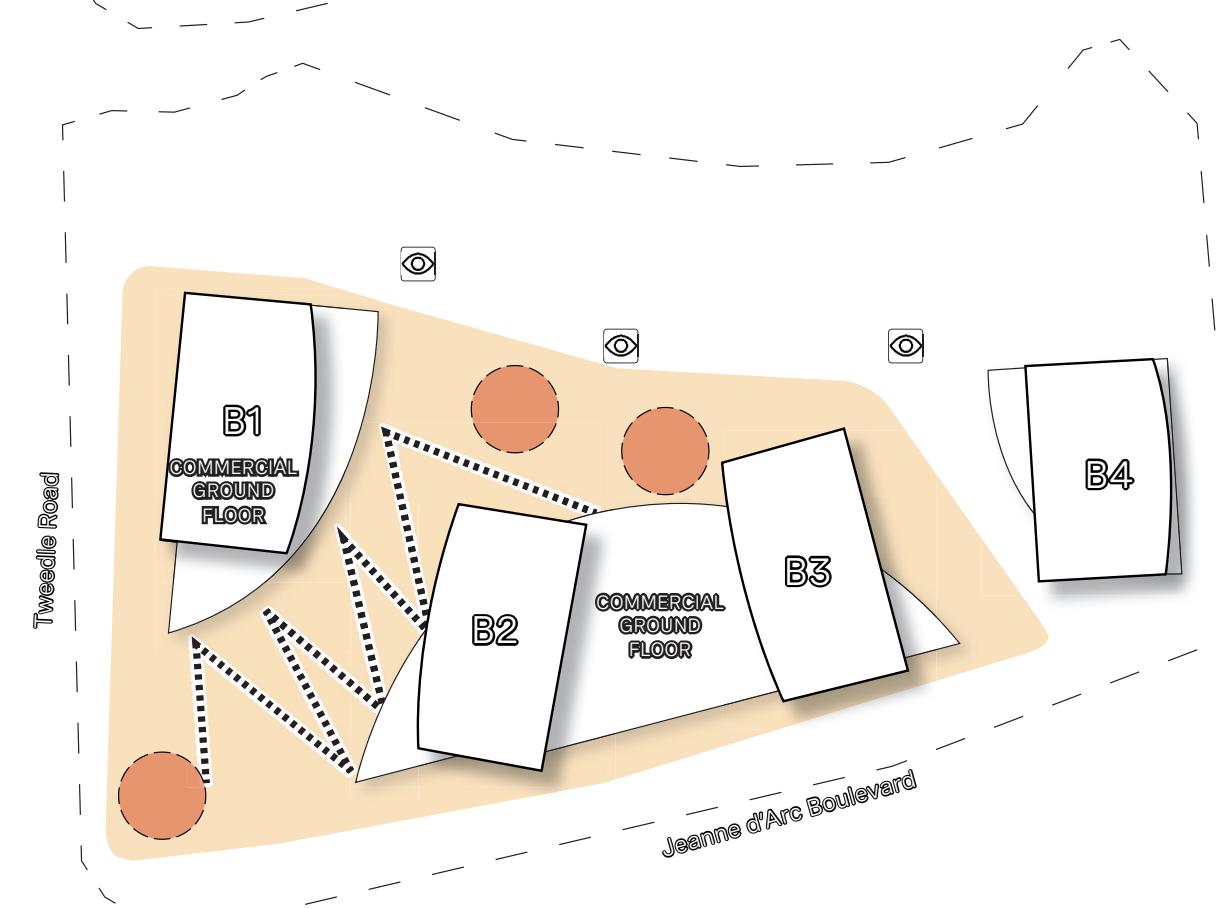
LANDSCAPE MASTERPLAN



DRAWING PEOPLE IN

The opening created by Buildings B1 and B2 draws users from the intersection of Tweedle Road and Jeanne d'Arc Blvd into the core of the project. Moreover, the slope of the site creates a natural viewpoint at the end of this axis, towards the river landscape. The back and forth between these two spaces pull the user within the site to fully appreciate what it offers.

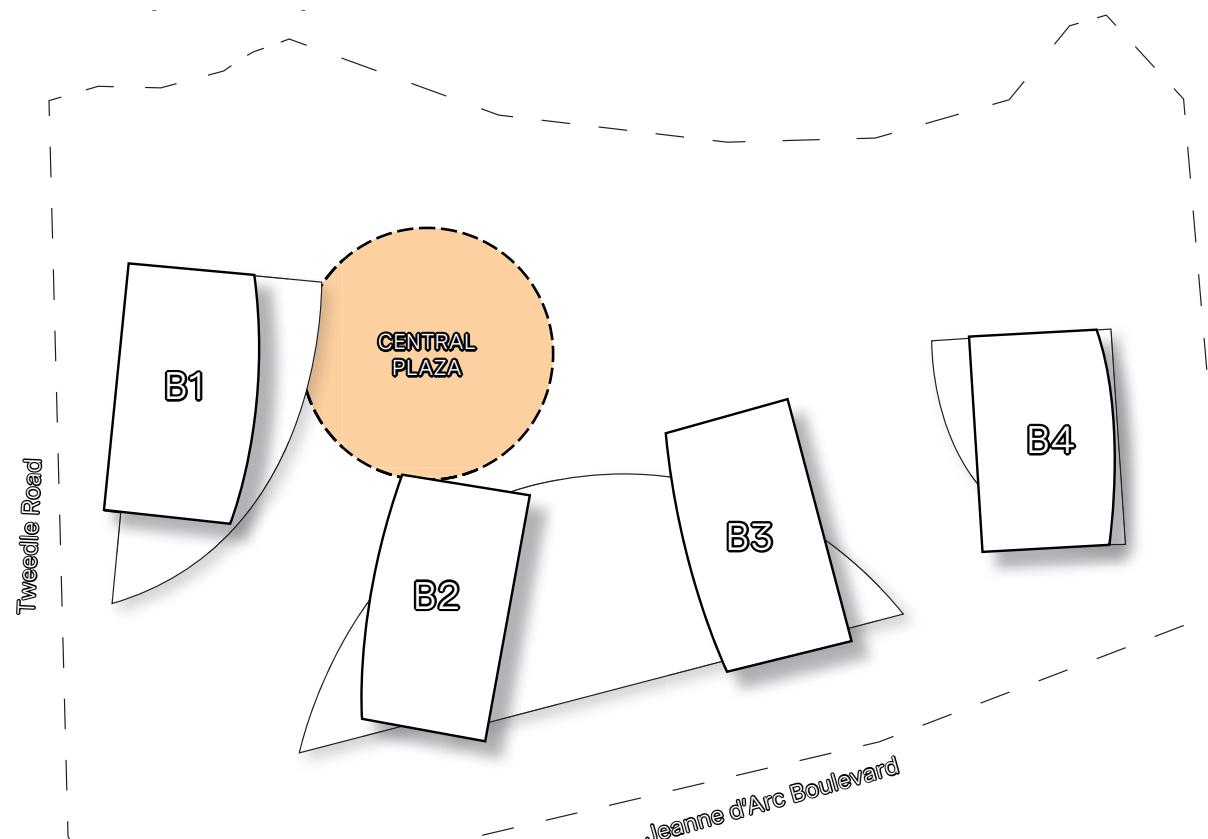
- DRAWING PEOPLE INTO THE SPACE;
- MARKING AND ACTIVATING THE PROJECT THRESHOLD (FOUNTAIN);
- INTEGRATION OF A STRONG AXIS AND FOCAL POINT INTO THE PROJECT (VIEWPOINT);
- LINKING THE PROJECT TOGETHER.



ACTIVATING THE SPACE

The commercial component's success depends on pedestrian traffic and how much the site becomes an attractive destination. In order to encourage the user onto venturing into the commercial spine of the project, the master plan proposes the integration of a water feature at the Entrance Plaza, which animates the space and draws the user towards the other commercial spaces in the project. The restaurant and café at the core of the project along the commercial axis have terraces that dialogue with each other, all the while engaging with the context of the fountain at the Entrance Plaza, and the river at the Central Plaza. Furthermore, a central garden area nearby offers a nice transition for users from the urban landscape of the commercial axis to the nature park below along the shoreline.

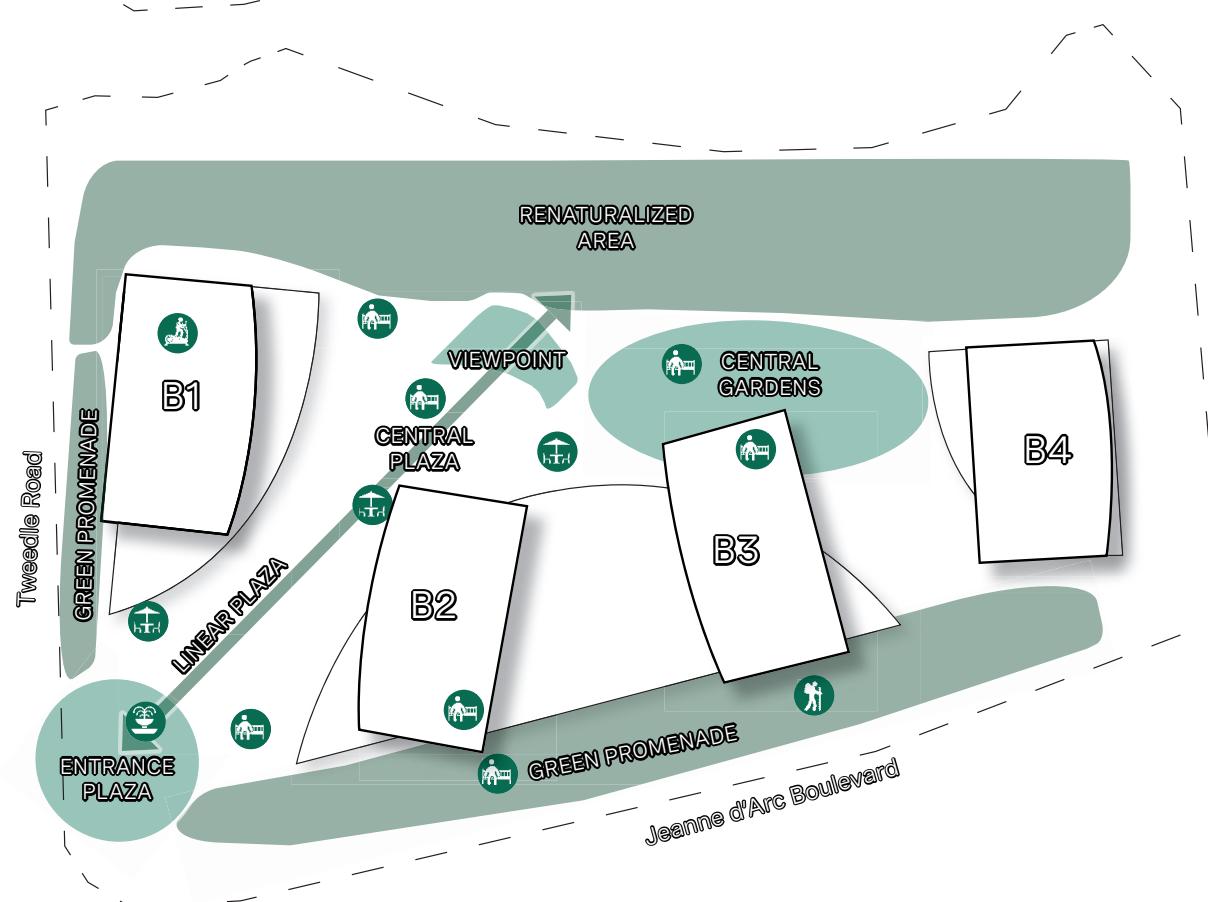
- ADDITION OF A SMALL FEATURE AT THE ENTRANCE PLAZA TO ACTIVATE THE SPACE;
- POSITIONING OF COMMERCIAL/ RETAIL SPACE TOWARDS THE CENTRAL CORE PLAZA;
- CONNECTION TO THE CENTRAL GARDENS WITH VIEWS TO THE WATERFRONT.



CREATING A VIBRANT CORE

The heart of the project is built around a flexible all-season plaza. This area, located towards the banks of the river, allows for breathtaking views. The space is programmed to encourage users to gather, socialize and make use of the retail and commercial facilities while admiring the wide open river view. The Central Plaza is connected directly to the nature park below.

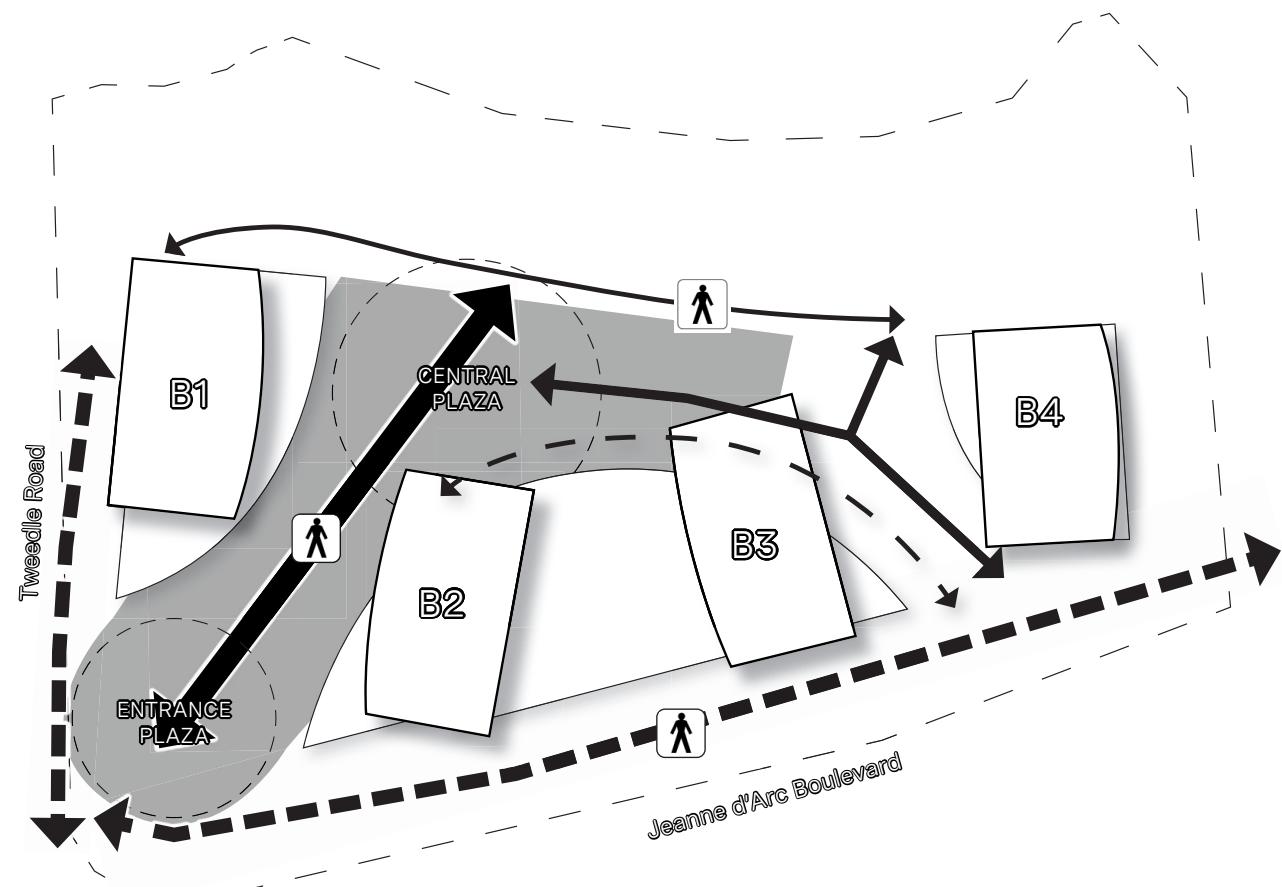
- A CENTRAL CORE TO ATTRACT USERS TO THE ADJACENT COMMERCIAL AND RETAIL SPACES;
- A CENTRALIZED OPEN SPACE WITH WIDE VIEWS TO THE SURROUNDING LANDSCAPE;
- A VIBRANT SOCIAL CORE FOR PEOPLE WATCHING AND PARTICIPATING IN PROGRAMMED ACTIVITIES ALL YEAR ROUND.



PROGRAMMING THE SPACE

The spaces are programmed to generate a variety of activities to both attract and retain users to the site. In addition to the commercial and social aspect of the core plazas, the site also offers notable viewpoints of the Ottawa river. The Central Gardens area allows users to enjoy resting and socializing within a garden setting, while enjoying the open wide views to the shoreline. On Jeanne D'Arc Blvd, the Green Promenade allows for a multi-use pathway, active travel like skating, biking or jogging, while integrating a commercial front and building entrances within a green pedestrian scale urban setting.

- A VARIETY OF PROGRAMMED SPACES FROM DYNAMIC AND SOCIAL, TO CALM AND CONTEMPLATIVE;
- A STRONG AND BUSY CENTRAL AXIS AND CENTRAL PLAZA;
- INTIMATE SPACES FOR RESIDENTS (CENTRAL GARDENS);
- HIGHLIGHTING THE NOTABLE VIEWPOINTS OF THE WATER FRONT AND THE NATURAL CONTEXT INTO THE PROJECT.



The Big Moves

INTEGRATING THE NETWORK

The masterplan proposes to create a hierarchical network of pedestrian paths connecting the project to its external setting. The main, central spine is wider and mineralized in order to accommodate an array of retail and commercial activities. A series of secondary paths connect the main plaza to Jeanne-d'Arc Blvd, establishing links with the mixed-use network of the urban context. The link to Jeanne d'Arc Blvd and higher-speed transit is further developed with the inclusion of parking spaces. Finally, the central gardens provide users and residents a more casual stroll towards the natural beauty of the waterfront.

- A DYNAMIC MAIN AXIS;
- A PERMEABLE PEDESTRIAN NETWORK THROUGHOUT THE WHOLE SITE;
- CONNECTION TO PARKING SPACE AND THE MARINA NEARBY.

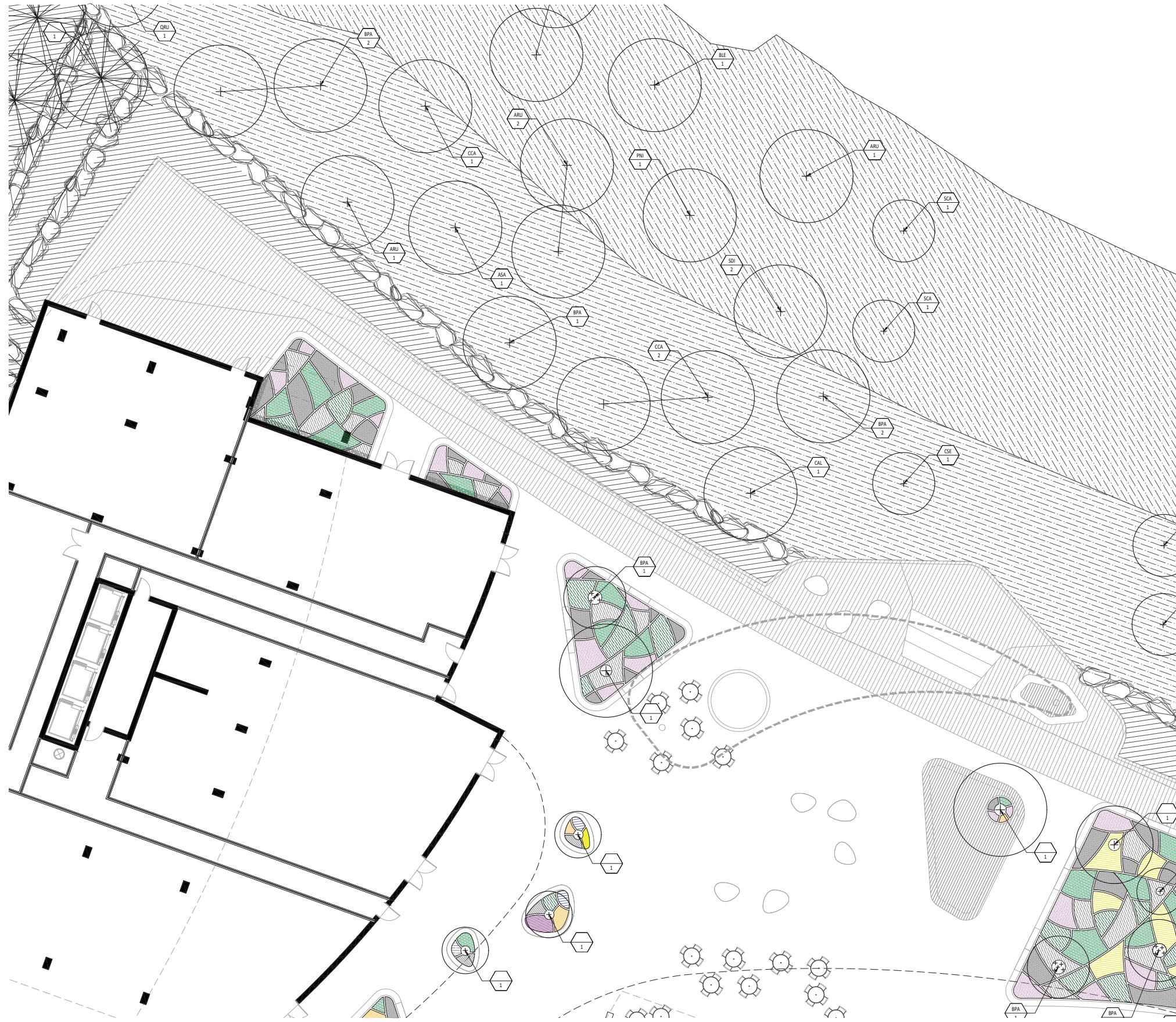
DISTRICTS AND PLACES

ENTRANCE PLAZA



DISTRICTS AND PLACES

CENTRAL PLAZA



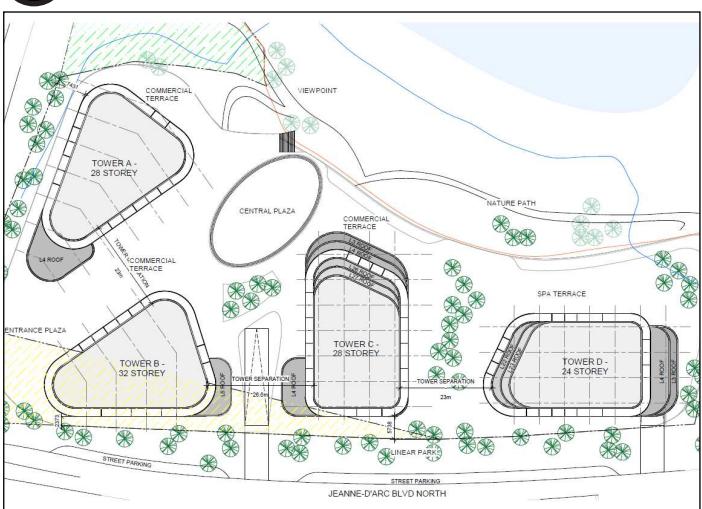
03

EVOLUTION OF DESIGN

EVOLUTION OF DESIGN

BEFORE/AFTER

1 ZBLA



SEPARATION BETWEEN TOWERS : 23 METERS

TOWER HEIGHTS : 23 - 32 STOREYS

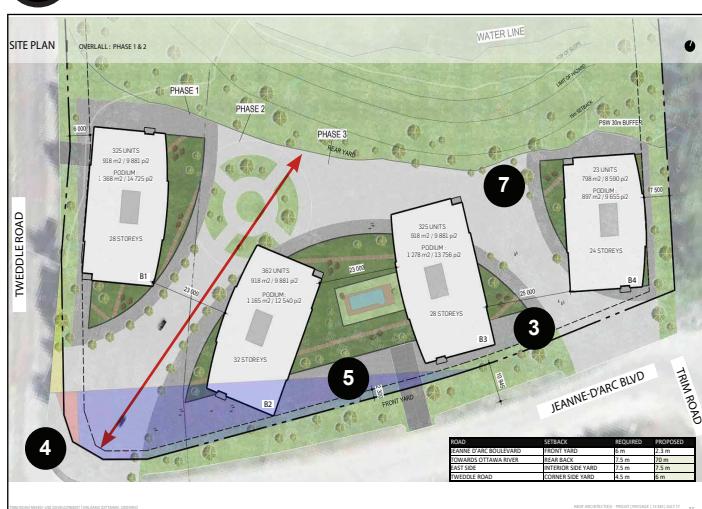
NUMBER OF UNITS : 956

TOWER FLOOR PLATES : 931 - 938 M²

STRENGTHS :

1. Inclusion of a pedestrian experience on the groundfloor by Projet Paysage.
2. High rise building designed following the three distinctive parts base-middle-top.

2 PRE-CONSULTATION



SEPARATION BETWEEN TOWERS : 23 METERS

TOWER HEIGHTS : 24 - 32 STOREYS

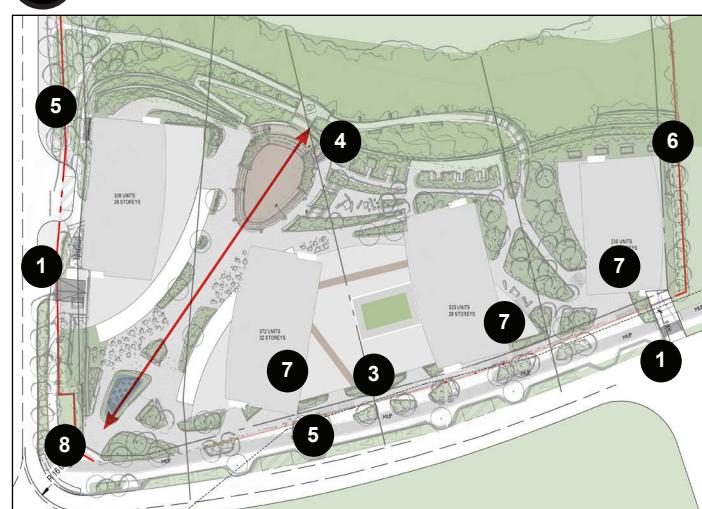
NUMBER OF UNITS : 1 260

TOWER FLOOR PLATES : 920 M²

IMPROVEMENTS #1 :

1. Lighter features on the top of the towers
2. Addition of colonnaded pedestrian space at the building entries.
3. Reduction of the height of the continuous podium from six to two storeys to promote a more pleasant pedestrian environment.
4. Keep line of sight clear from Trim Road and Jean D'Arc Boulevard intersection to the water.
5. Incorporate a continuous two-storey podium across all four towers.
6. Maintain current plaza layout.
7. Locations and orientations established to maximize views and sun exposure.

3 UDRP



SEPARATION BETWEEN TOWERS : 25 METERS

TOWER HEIGHTS : 24 - 32 STOREYS

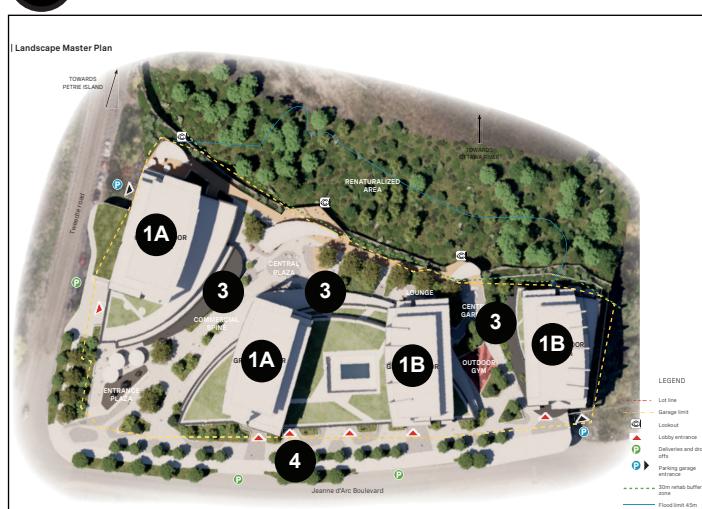
NUMBER OF UNITS : 1 258

TOWER FLOOR PLATES : 900 M² to 928 M²

IMPROVEMENTS #2 :

1. Parking garage entrances are relocated and aligned with Trim Road
2. Distance between towers has increased from 23m to 25m.
3. The podium is shifted closer to Jeanne-D'arc Boulevard and forms a continuous edge along the street.
4. A pedestrian-friendly slope was added to integrate the underground parking with the natural landscape.
5. The drop off zone on the west side of Tower B1 has been relocated further north. Additionally, 3 drop-off areas were added on Jean D'Arc Boulevard serving each tower, 2 of which can also serve as loading zones.
6. The basement outline on the east side was adjusted to provide a 3m setback for tree conservation on the eastern adjacent site.
7. Towers B1, B2, and B3 have been repositioned closer to Jeanne D'Arc Boulevard.
8. Keep line of sight clear from Trim Road and Jean D'Arc

4 SPA



SEPARATION BETWEEN TOWERS : 25 METERS

TOWER HEIGHTS : 24 - 32 STOREYS

NUMBER OF UNITS : 1 257

TOWER FLOOR PLATES : 900 M² to 928 M²

IMPROVEMENTS #3 :

1. The towers have been grouped into pairs, with B1 and B2 parallel to each other, and B3 and B4 also parallel.
2. The architectural envelope expression has been revised to reflect these pairings.
3. Canopies have been added along the building's perimeter to help mitigate wind conditions.
4. Frontage along Jeanne D'Arc has been revised to incorporate an urbanized and regularized streetscape.

04

CONCEPT

1 CONTEXT

- **LANDMARKS AND VIEWS:** Existing and future landmarks with associated views are determined in the project concept. Special views of the existing nature are integrated in the landscape design.
- **VIEW ANALYSIS:** A comprehensive view analysis, including 3D models, is applied for developments which impact these views. Especially in the high-rise buildings.
- **LANDMARK BUILDINGS:** Significant civic, cultural, and symbolic buildings are added in the locations, distinct in form and detail, with exceptional architectural quality.
- **BACKGROUND BUILDINGS:** respecting and enhancing the existing views, vistas, and urban fabric, maintaining harmony with neighboring buildings through design elements like height transitions and materials.

2 BUILT FORM

• APPROACH

The Project emphasizes the importance of maintaining and enhancing a place's distinct identity through design, particularly in high-rise buildings. To meet this objective, two key questions must be addressed: how the building is experienced by pedestrians and how it reflects the image of its location, owner, and occupants. The lower portion of the building typically engages pedestrians, while the upper levels express the building's overall image. Although a design approach that integrates a base and top is often successful in achieving these goals, it is not the only method for fulfilling the design objectives.

• POINT TOWER AND PODIUM

The project has integrated the concept of narrow and tall «point tower» which is the preferred form for high-rise buildings. Podiums effectively create continuous street walls and act as a horizontal element, unifying the high-rise building with the street engagement. In contrast to the point tower, the podium imitates the typical features of a «slab» building, but only limits it to the lower levels in order to avoid excessive shadows, wind blockage, and limited sky view.

3 PEDESTRIAN

REALM

The focus on pedestrian-oriented development on the Site Plan is added for ensuring high-rise buildings contribute to a livable and accessible urban environment. High-rise developments have prioritized accessibility to transit, bicycle, and foot, and provide ample pedestrian-friendly spaces. A well-designed network of streets, pathways, and public spaces, varying in form and ownership are helping to integrate these developments into the city fabric and support the intensification strategy.

• PEDESTRIAN SPACE AND CONNECTION

The project merges public spaces such as: the central plaza, via internal public, pedestrian, commercial, and multi-use path connections to the main existing streets, providing a direct physical and visual connection to the surrounding areas.

• ANIMATION AND DESIGN

There is an integration of commercial and retail uses on the ground floor to animate the public and private streets. The addition of ground floor units and front amenity spaces on streets with residential character further strengthens the connection between the building facade and pedestrian realm, all of which increase foot traffic. Furthermore, the ground floor has a greater floor to ceiling height, as it contains amenity and commercial spaces. Underground parking and on-street parking locations are provided in the project allowing for easy accessibility to parking and drop-off spots, which increases safety of allocated pedestrian spaces on the street.

• PEDESTRIAN COMFORT

Extended canopies at the ground floor level provide weather and wind protection through out the year. The exposed columns visible in front of the podium face provide a corridor where pedestrians can walk.



BIRD-SAFE DESIGN GUIDELINES

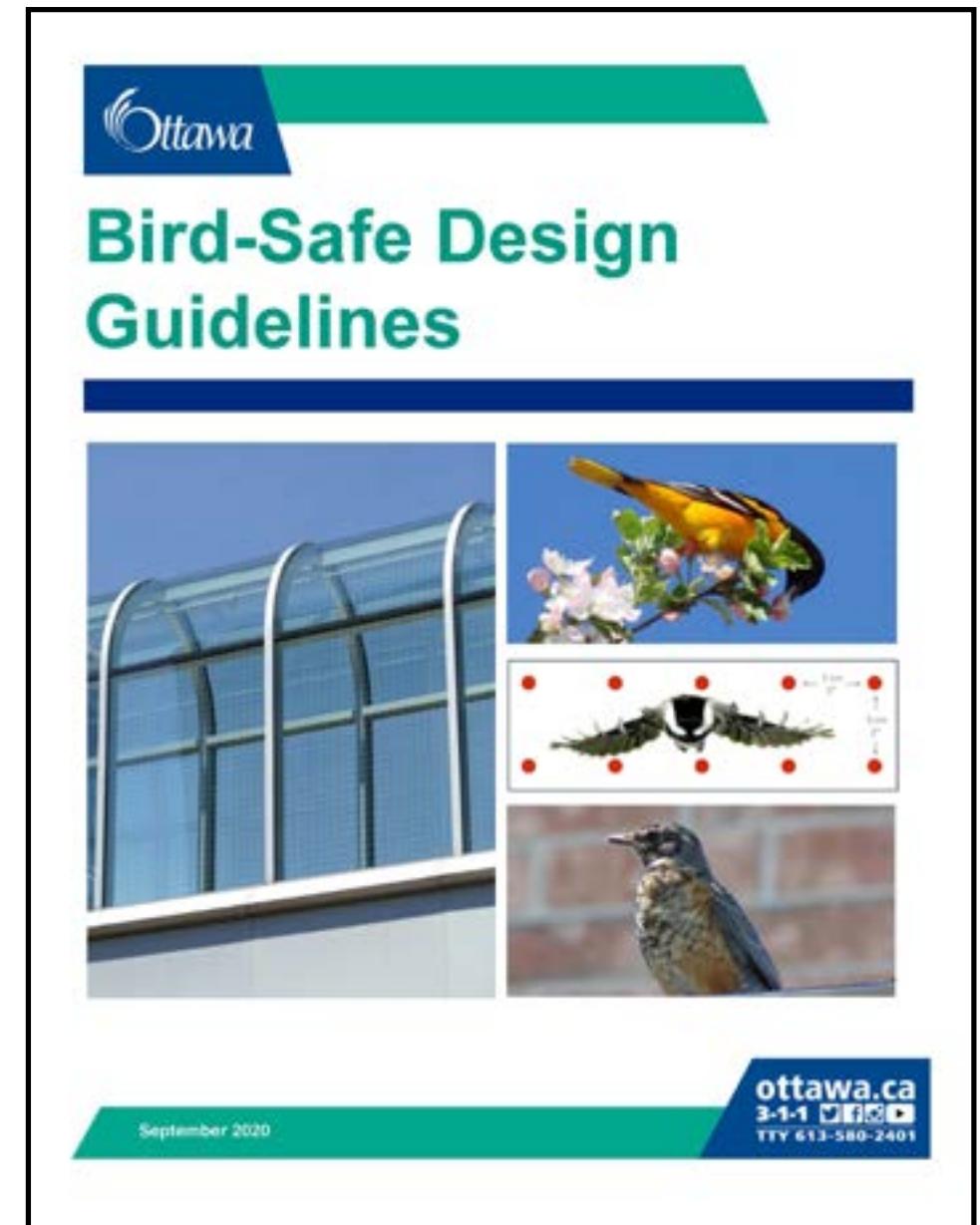
Bird-Safe Design Guidelines The Bird Safe Design Guidelines were implemented in 2020. The purpose of these guidelines is to inform building, landscape and lighting design at the planning stage of private or public development projects to minimize the threat of bird collisions. These guidelines apply to buildings and other structures that incorporate glass and glass-like panels (e.g., transit shelters, railings).

There are seven (7) guidelines, with Guidelines 1-4 being related to building design, guideline 5 being related to landscaping, and guidelines 6 and 7 being related to lighting design:

1. Consider the environmental context
2. Minimize the transparency and reflectivity of glazing
3. Avoid or mitigate design traps
4. Consider other structural features
5. Create safe bird-friendly landscaping
6. Design exterior lighting to minimize light trespass at night
7. Avoid nighttime light trespass from the building's interior

The guidelines have been considered in the following ways:

- A variety of materials in a range of textures and colours are proposed (Guideline 2);
- Exterior structural features, including antennas, cellphone, television, and media structures, are not anticipated to be required on the proposed development (Guideline 4);
- All grates on the site maximum porosity of 20 mm by 20 mm or 40 mm by 10 mm (Guideline 4);
- All pipes, flues, and vents are capped or screened (Guideline 4);
- A bird safe treatment is proposed for the glass balcony guards and the windows without an overhang for the first 16 metres (Guideline 2).



Bird-Safe Design Guidelines

September 2020

ottawa.ca
3-1-1 

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 brick, 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.

3 CIRCULARITY

- Consideration of the lifecycle of the materials used in the building construction; using recycled and materials with low embodied energy where possible. Understanding maintenance costs of materials and their future impacts.
- Ensuring adaptability of the building design so it can meet the needs of future residents and/or a future change in programmatic use.

4 ENERGY USAGE

- Setting up an energy sharing network between the different buildings. A main heatpump will draw energy from the geothermal source and ensure the water network is maintained at the right temperatures, using CO₂ as a refrigerant.
- Use of most efficient air exchangers (85%) to reduce energy loads and costs required for ventilation.
- Use of water-saving toilet equipment (dual-flush toilets, low-flow shower heads).
- High level temperature and humidity control; Use of an air exchanger in all units.
- Utilizing operable glazing and shading strategies to provide a user-controlled internal climate, reducing ventilation and cooling loads. Implementation of passive systems, where possible.

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 and the LRT contribute to well established public transport system.

7 SENSE OF COMMUNITY

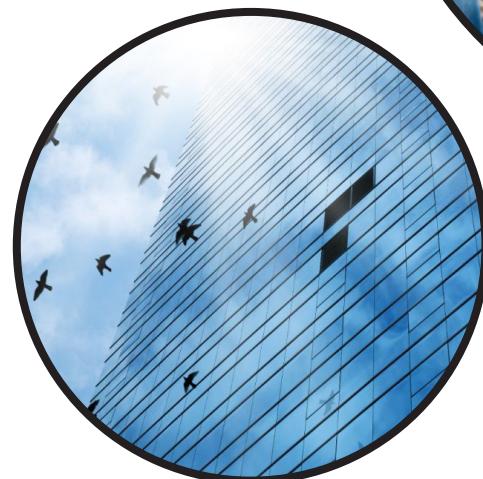
- Providing community spaces as a means for tenants to socialise.
- Variety of units (1, 2 or 3 bedrooms) to satisfy the needs of a diverse clientele.
- Careful consideration of common areas to promote social interactions and foster community spirit.
- Providing adaptable spaces to be used by the tenants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

**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.

**9 BIRD FRIENDLY GLAZING**

- The use of bird-friendly glazing protection can contribute to the overall sustainability of the building by reducing the impact on bird population and promoting biodiversity.



MICROCLIMATE has been a key design driver for the 1015 tweddle road project, with strategies aimed at ensuring year-round pedestrian comfort, reducing wind impacts, optimizing sunlight access, and enhancing the public realm.

A major component of the approach is the use of **large overhead canopies** along podium perimeters to reduce vertical downwash from the tower façades, particularly over sidewalks, commercial frontages, and building entrances. In open plaza areas, free-standing canopies and pergolas with trellis-like panels are introduced to create sheltered pockets and disrupt wind flow, while entrance overhangs provide direct protection at access points.

THE SPACING BETWEEN TOWERS has been increased to 25 m, exceeding the 23 m minimum recommended in the Ottawa High-rise Design Guidelines, to improve wind dispersion and daylight penetration. The podiums of B1 and B2, as well as B3 and B4, have been modified since the UDRP to allow for greater openness and separation, further improving microclimatic conditions at grade.

LANDSCAPE MEASURES include dense tree and shrub plantings along POPs, walkways, and plazas, using a mix of evergreen and deciduous species to act as natural windbreaks. Raised planters and landscaped buffers are strategically placed near building corners, along open walkways, and adjacent to seating areas to reduce wind speeds and define sheltered pedestrian routes.

A SHADOW STUDY has been undertaken to ensure that open spaces, and on-site amenity areas receive adequate sunlight throughout the year. Building massing, tower orientation, and setbacks have been designed to minimize adverse shadow impacts, particularly during key seasonal dates.

SITE PLANNING AND ORIENTATION prioritize optimal solar access for public spaces and outdoor amenities, while mitigating overheating through shading devices and landscaping. Tower positioning allows for prevailing wind moderation while maintaining daylight penetration into key pedestrian areas.

SUSTAINABLE MEASURES are integrated into the microclimate strategy, including the use of soft landscaping to mitigate urban heat island effects, potential green roof systems, permeable paving for stormwater management, and vegetation selected for seasonal performance. These measures not only enhance comfort but also contribute to the site's environmental resilience.

Together, these architectural, landscape, and environmental strategies ensure the development delivers a comfortable, climate-responsive, and high-quality pedestrian experience year-round.

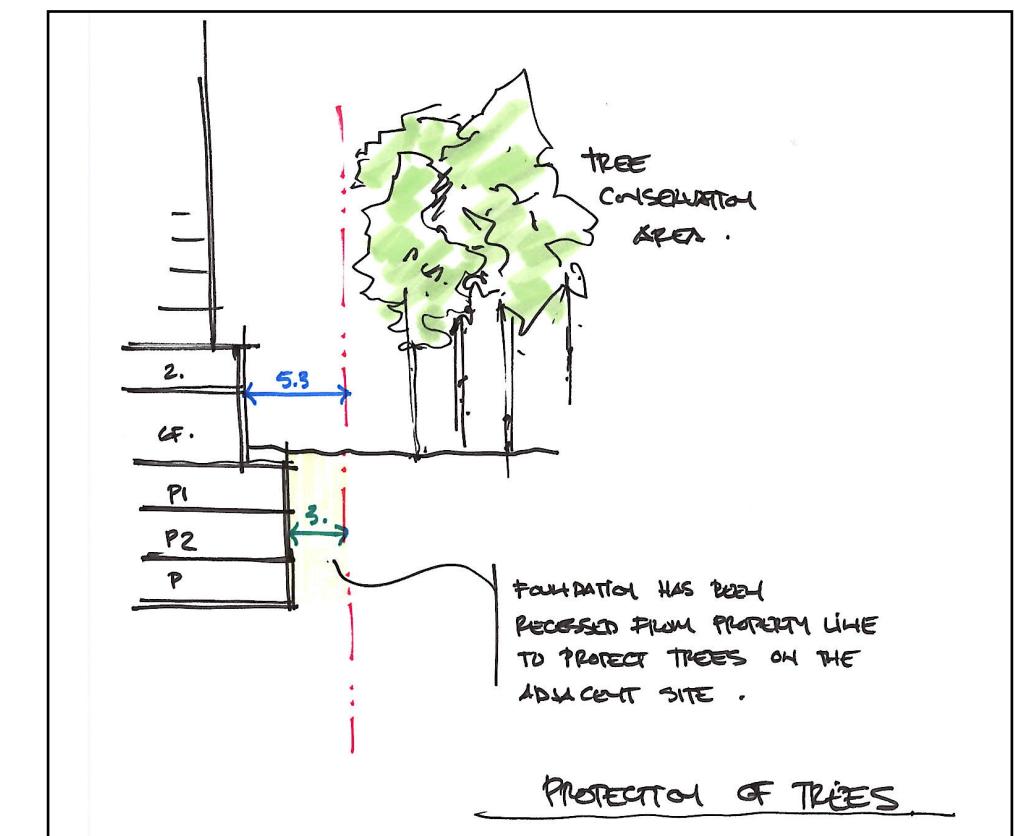
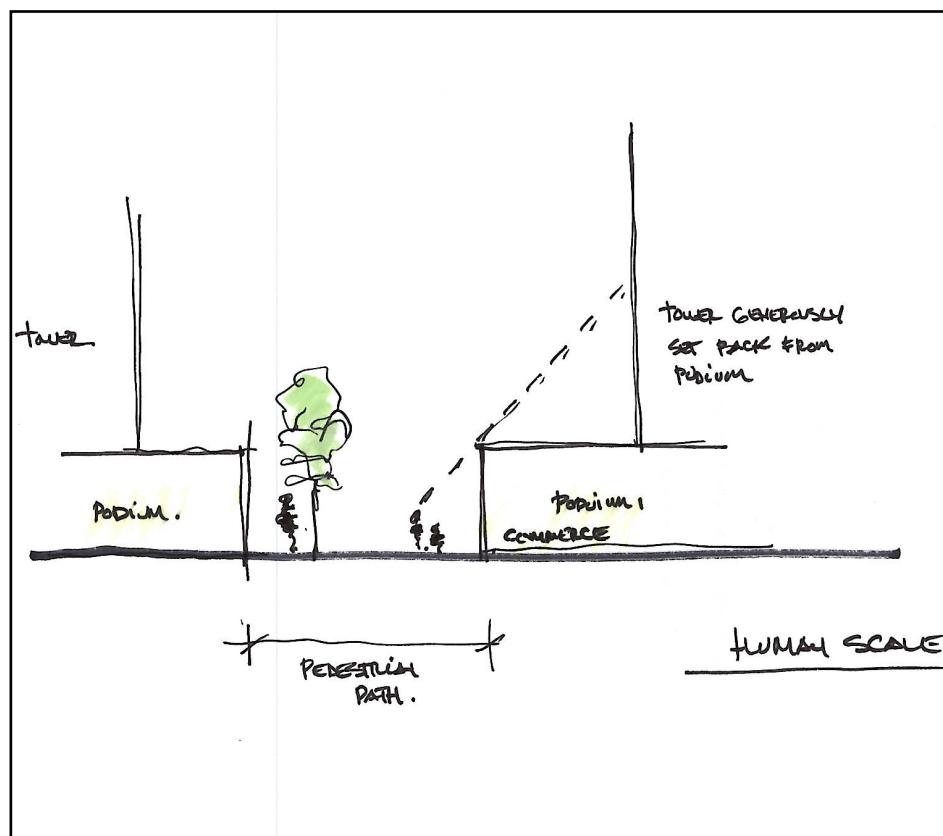
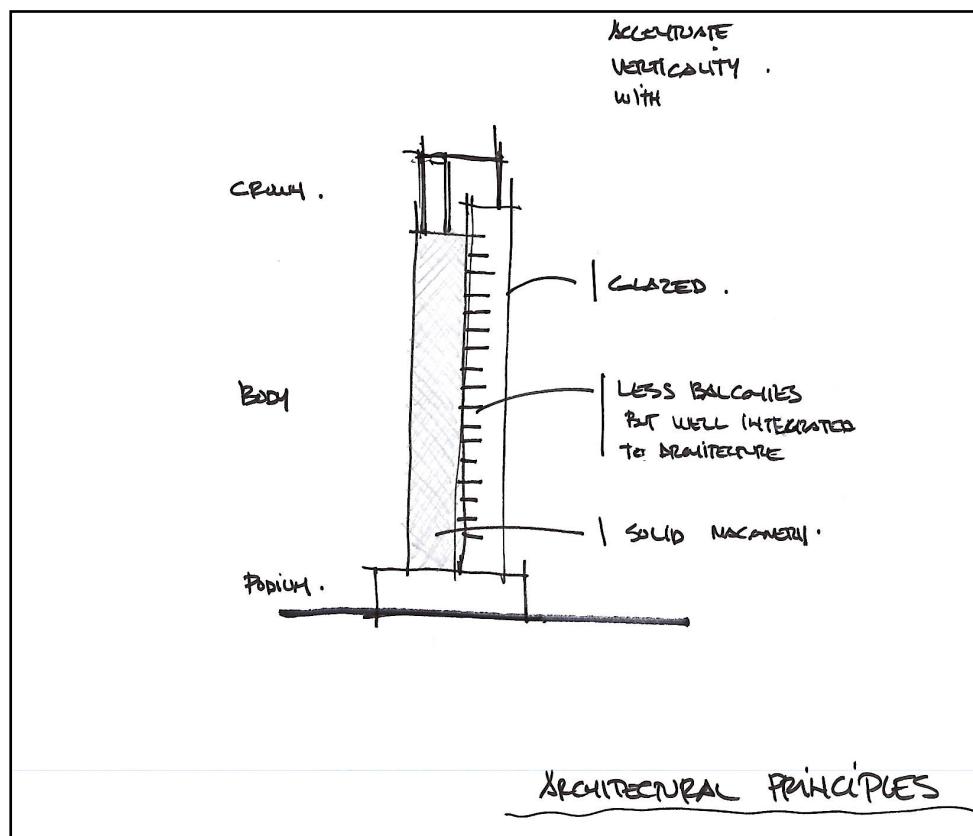
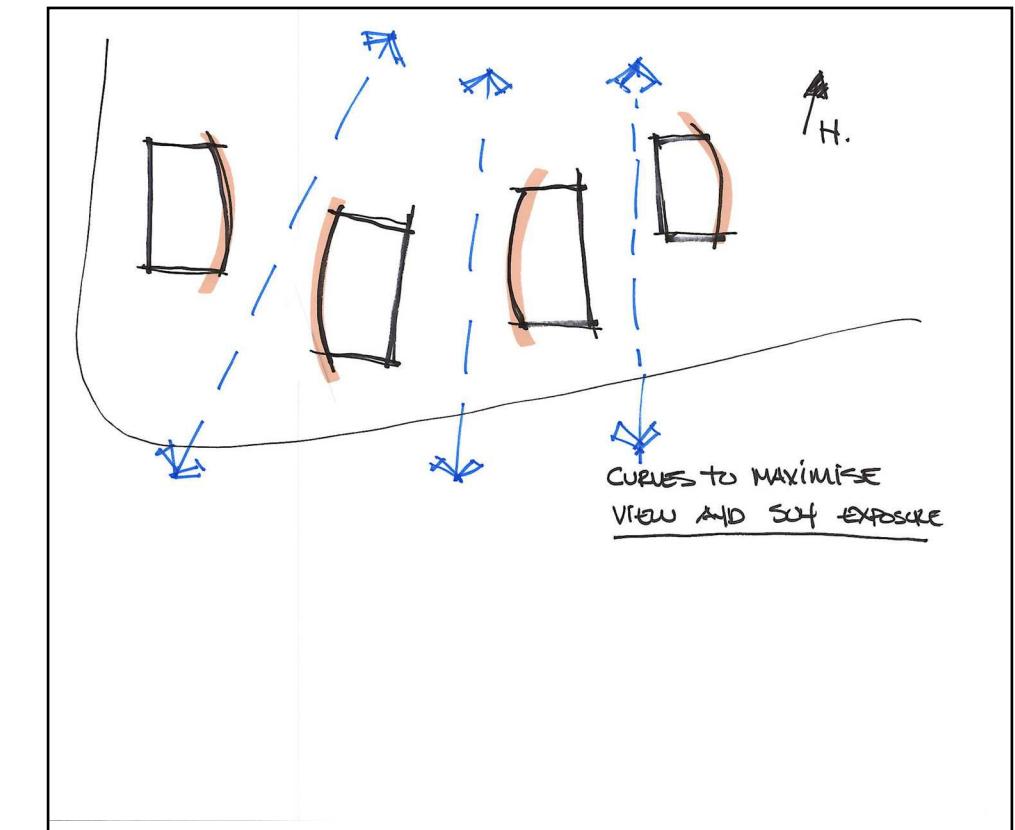
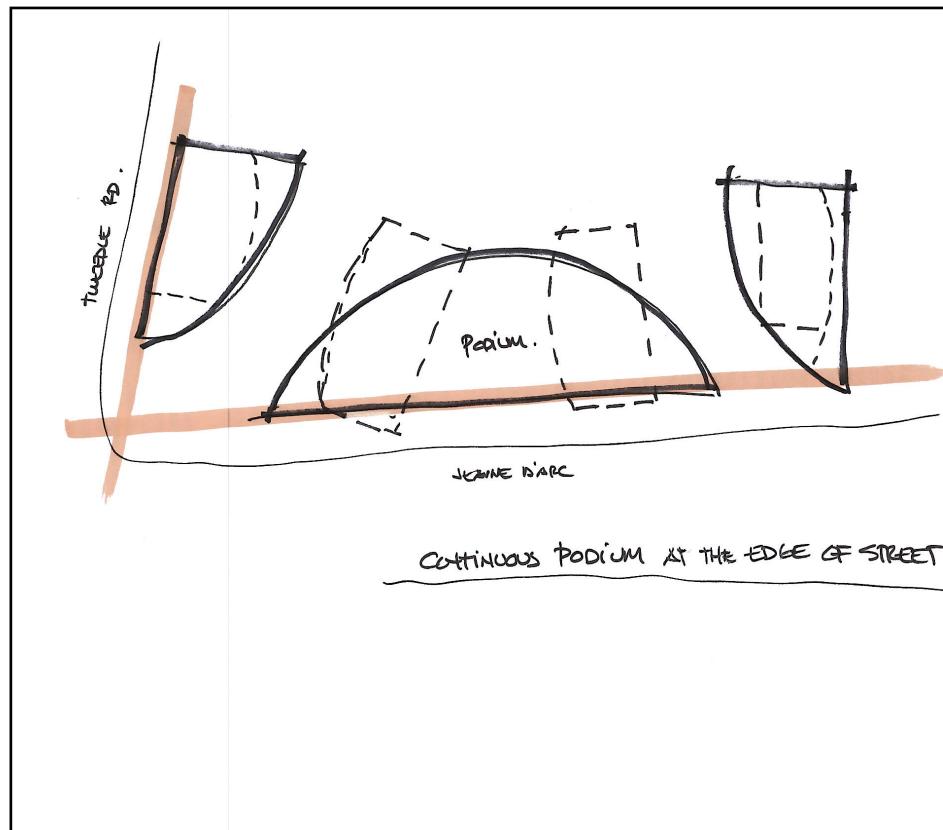
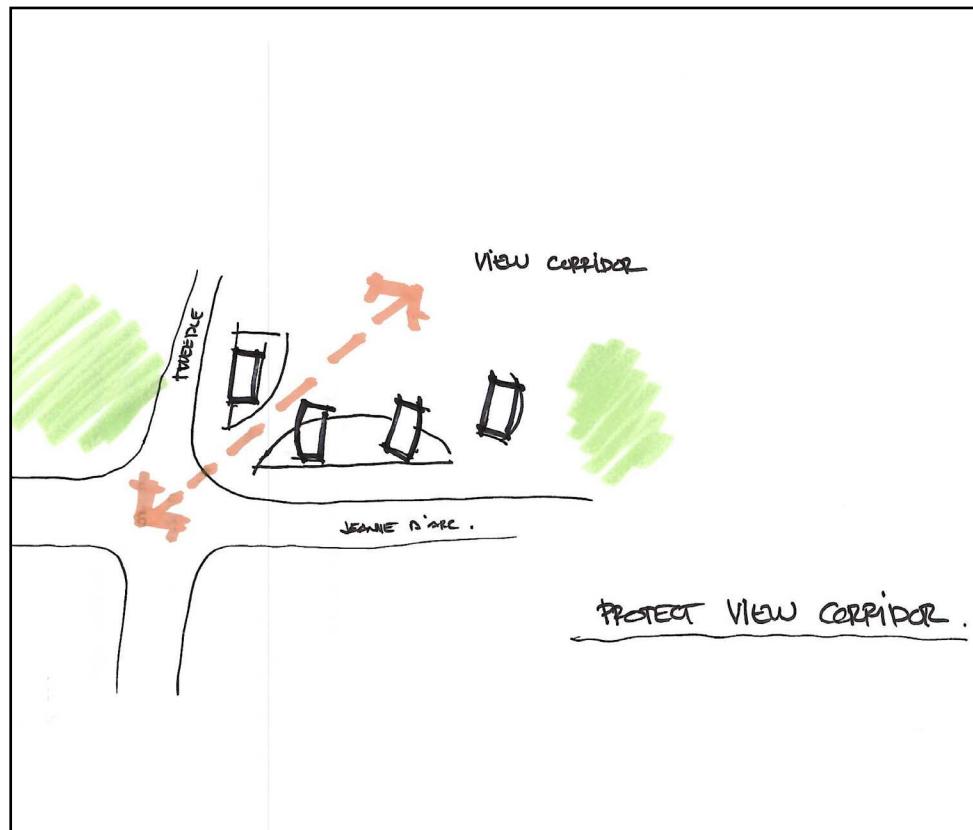
The public realm along Jeanne D'Arc has been designed to create an active, pedestrian-friendly streetscape that supports commercial vibrancy and strong community connections. Widened sidewalks, street trees, and integrated seating areas encourage year-round pedestrian use, while building entrances are highlighted through canopies, material changes, and forecourt spaces that enhance visibility and accessibility. Bike racks for short-term bike parking are located in close proximity to entrances to support active transportation.

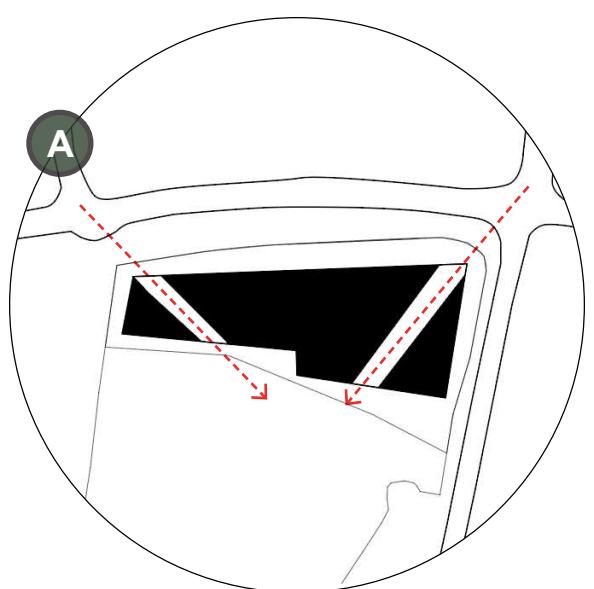
The corner of Jeanne D'Arc and Tweddle is treated as a key activation point, featuring a water element and serving as the entry to the main promenade between podiums of Towers B1 and B2. This intersection is further enlivened through architectural programming that places a restaurant at the corner with outdoor seating areas, and amenity and commercial spaces along the frontage to ensure consistent street-level activity. Seating options are provided under the canopy of mature trees, offering shaded rest areas and contributing to a comfortable microclimate.

Together with the Multi-Use Pathway (MUP), these features create a continuous and engaging frontage that integrates wind mitigation, landscape design, and active uses to establish Jeanne D'Arc as a lively and connected urban corridor ensuring good sunlight access, visual permeability at grade, and strong connections to surrounding pedestrian and cycling networks.

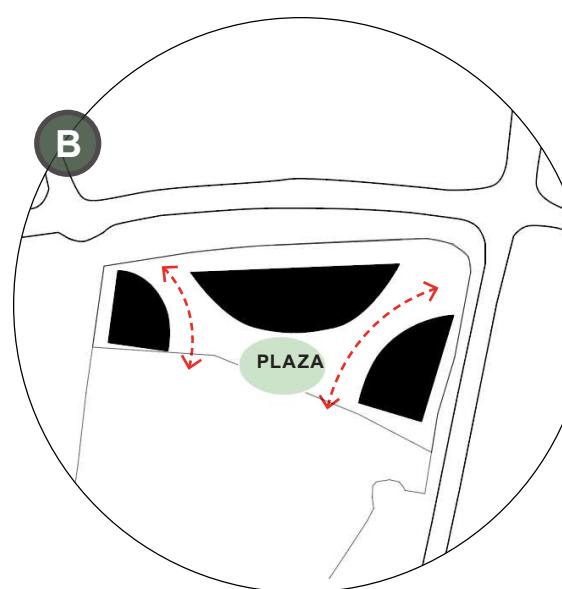
CONCEPT | SKETCH VIEW - ENTRY PLAZA



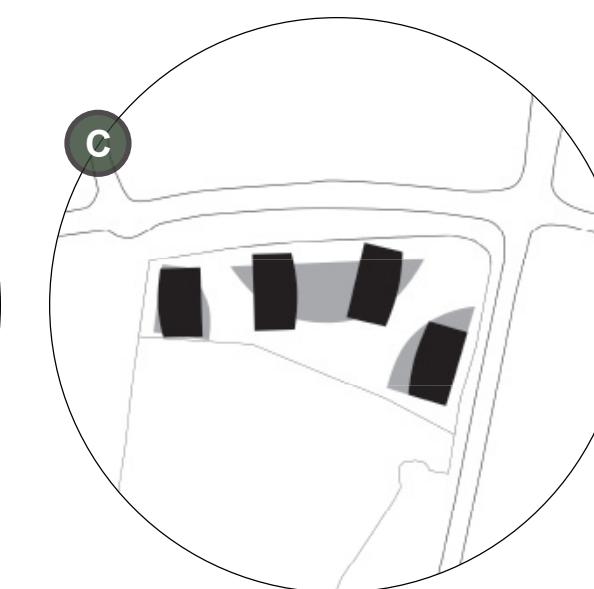




INVITING PEOPLE IN VIA
CONNECTIONS WITH THE
CONTEXT



CREATING A VIBRANT CORE
SHAPED BY THE WIND AND



FRAGMENTED DENSIFICATION
MAXIMIZING VIEWS

CONCEPT

VOLUMETRY - MASSING



A

GATHERING AREAS



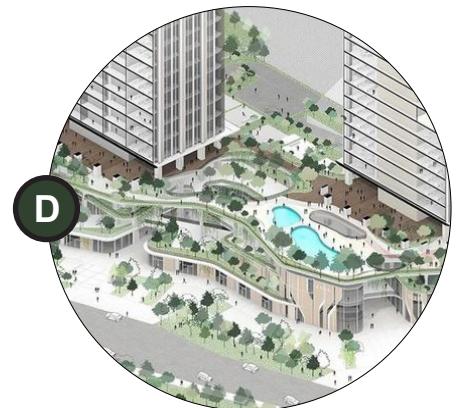
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ENTERTAINING PROGRAMS



C

GREEN WALL



D

ARCHITECTURE



E

GREEN TERRACES











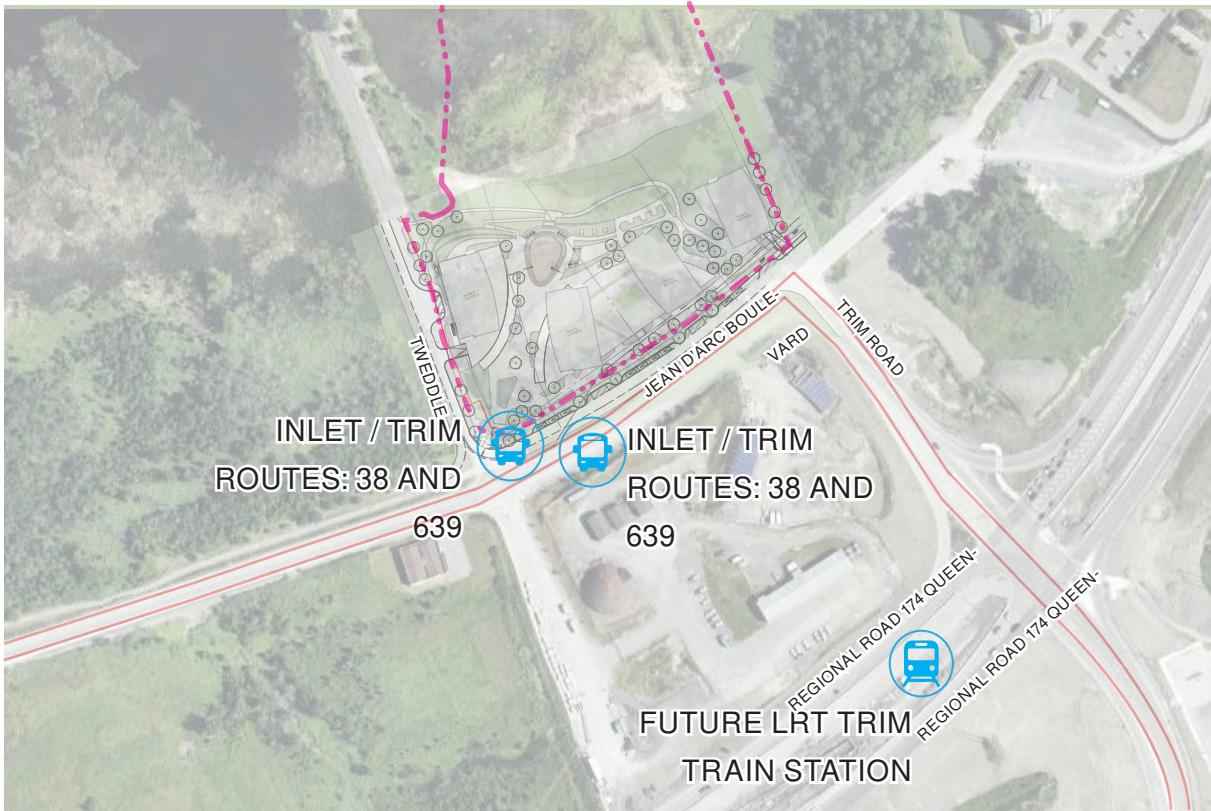




BIKE LANES



AUTO CIRCULATION



AVAILABLE AND FUTURE TRANSIT



PEDESTRIAN AND MULTI-USE PATHS

- BUS STOP
- FUTURE LRT STATION
- BUS ROUTE
- MULTI-USE PATH
- PEDESTRIAN CIRCULATION
- BICYCLE-FRIENDLY ROADS
- DEDICATED BIKE LANES
- TRAILS
- PROPERTY LINE
- CAR ROUTES



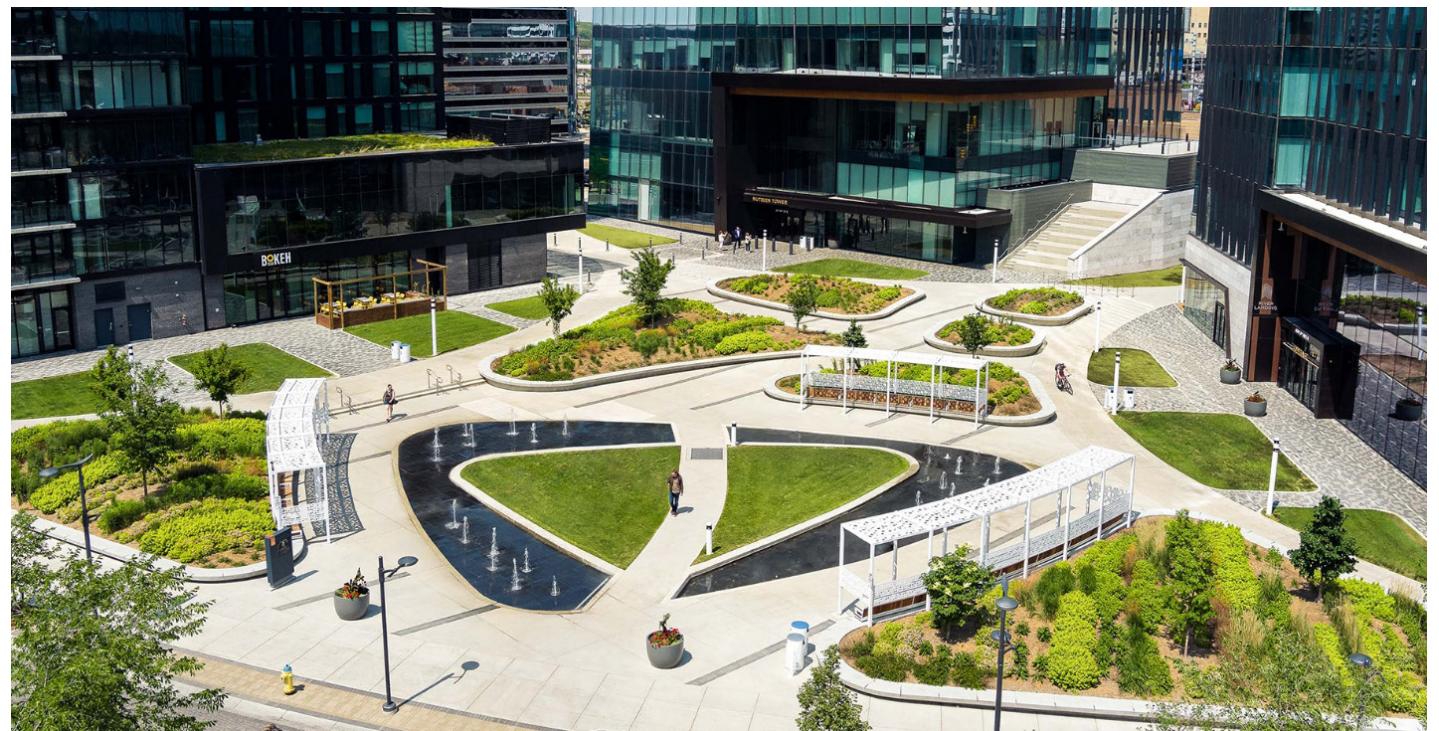
NINE ELMS PARKSIDE, BATTERSEA - J S WRIGHT



MARATHON PLAZA, SAN FRANCISCO - SMITH + SMITH



SOUTH BERMONDSEY, LONDON - MILLWALL FC

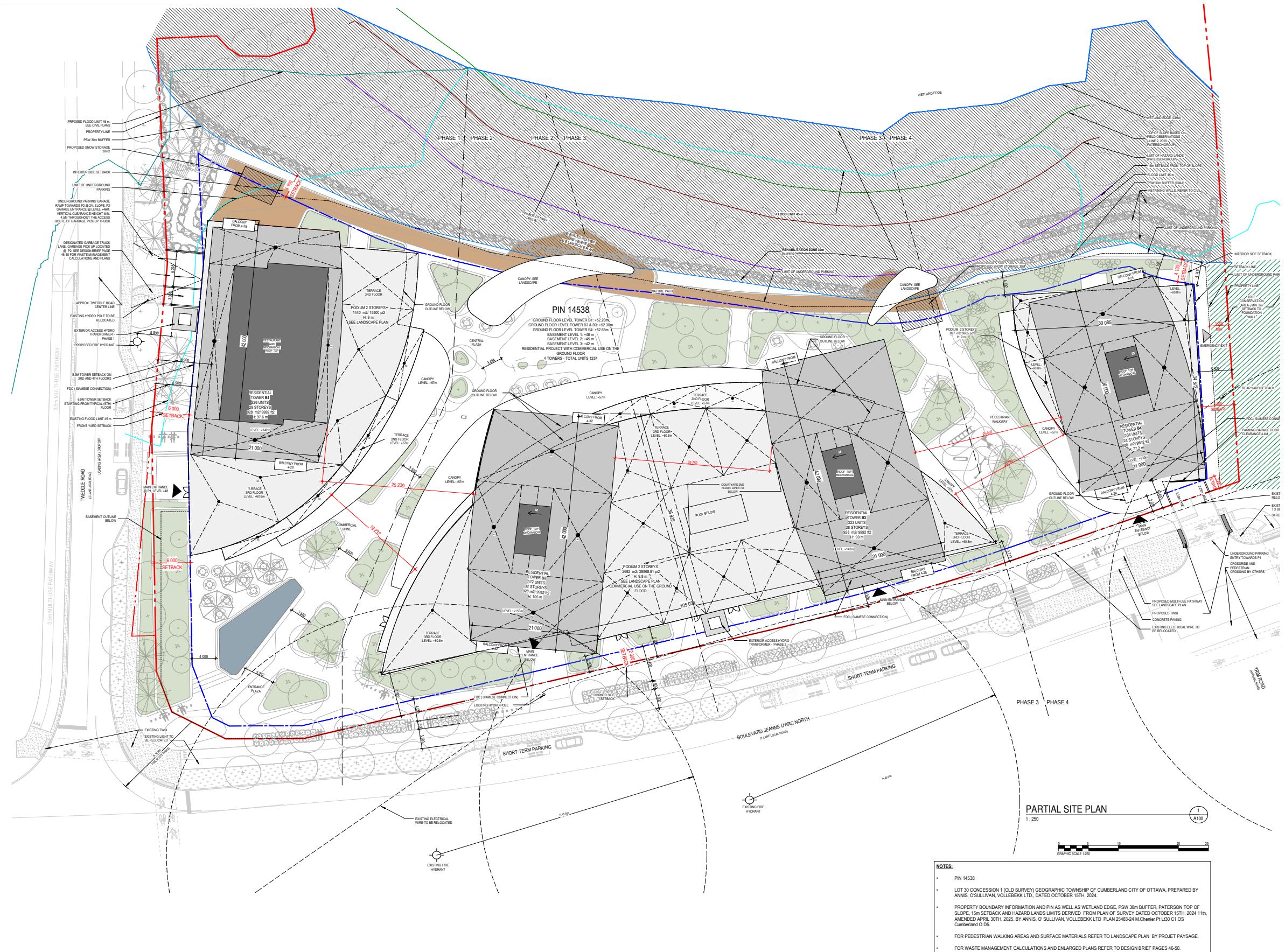


K.W. NASSER PLAZA, SASKATCHEWAN - NADI GROUP

05

PLANS & SECTIONS

SITE PLAN

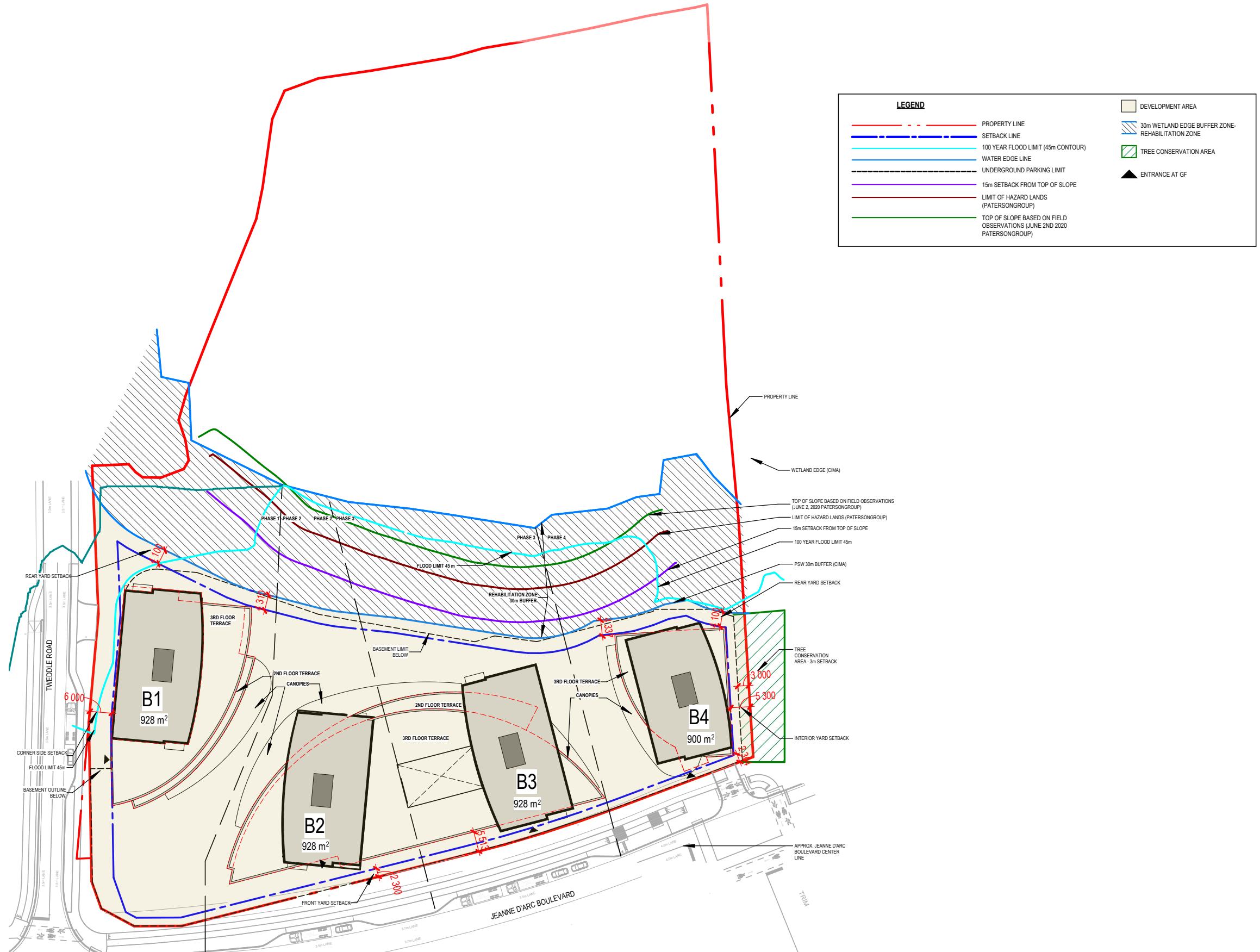


RENDERED SITE PLAN

OVERALL : PHASES 1-4



DEVELOPMENT AREA LIMIT



SCALE 1:1000

PARKING PLAN

P3, LEVEL +42



SCALE 1:500

PARKING PLAN

P2, LEVEL +45



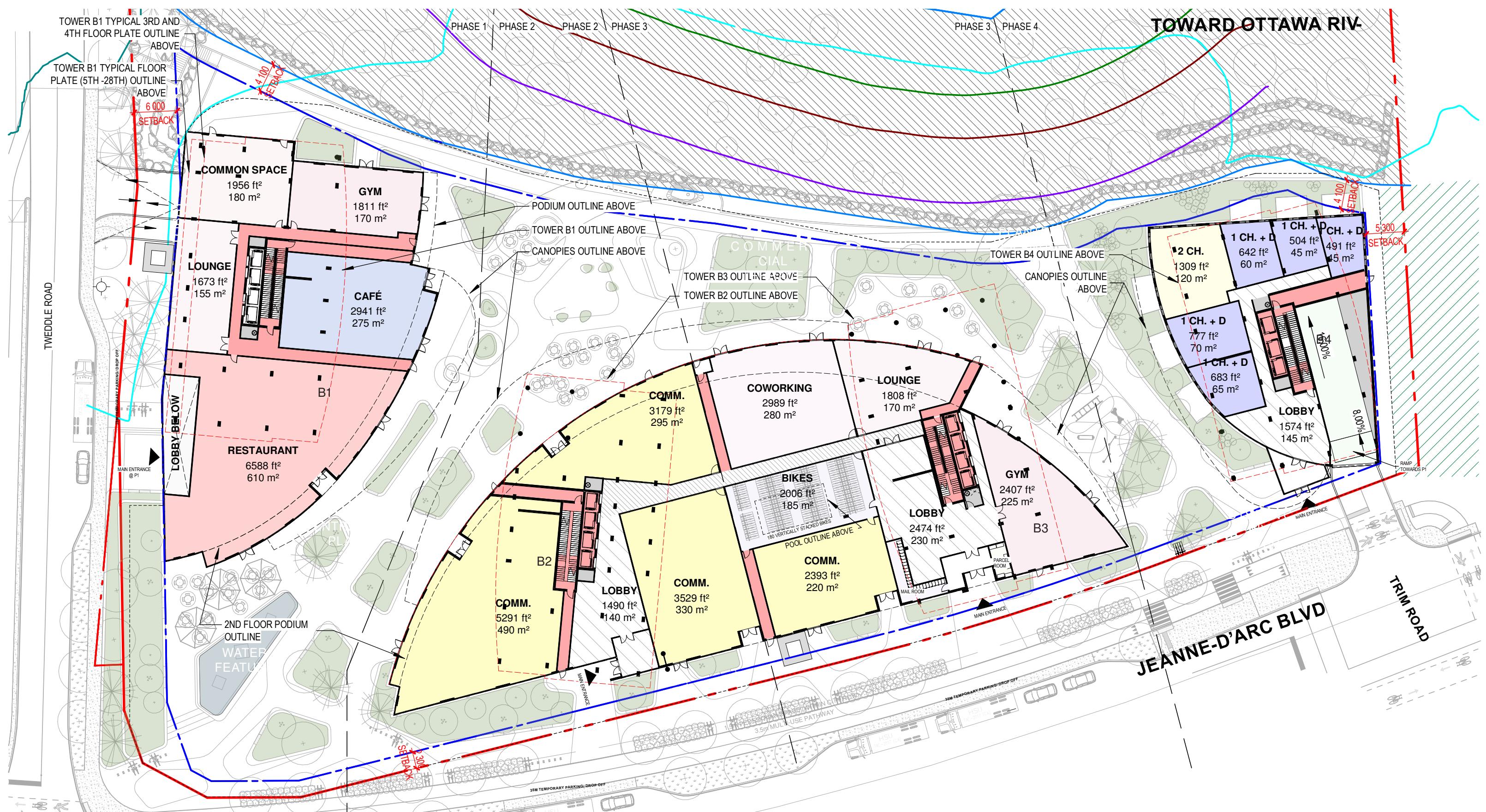
SCALE 1:500

PARKING PLAN

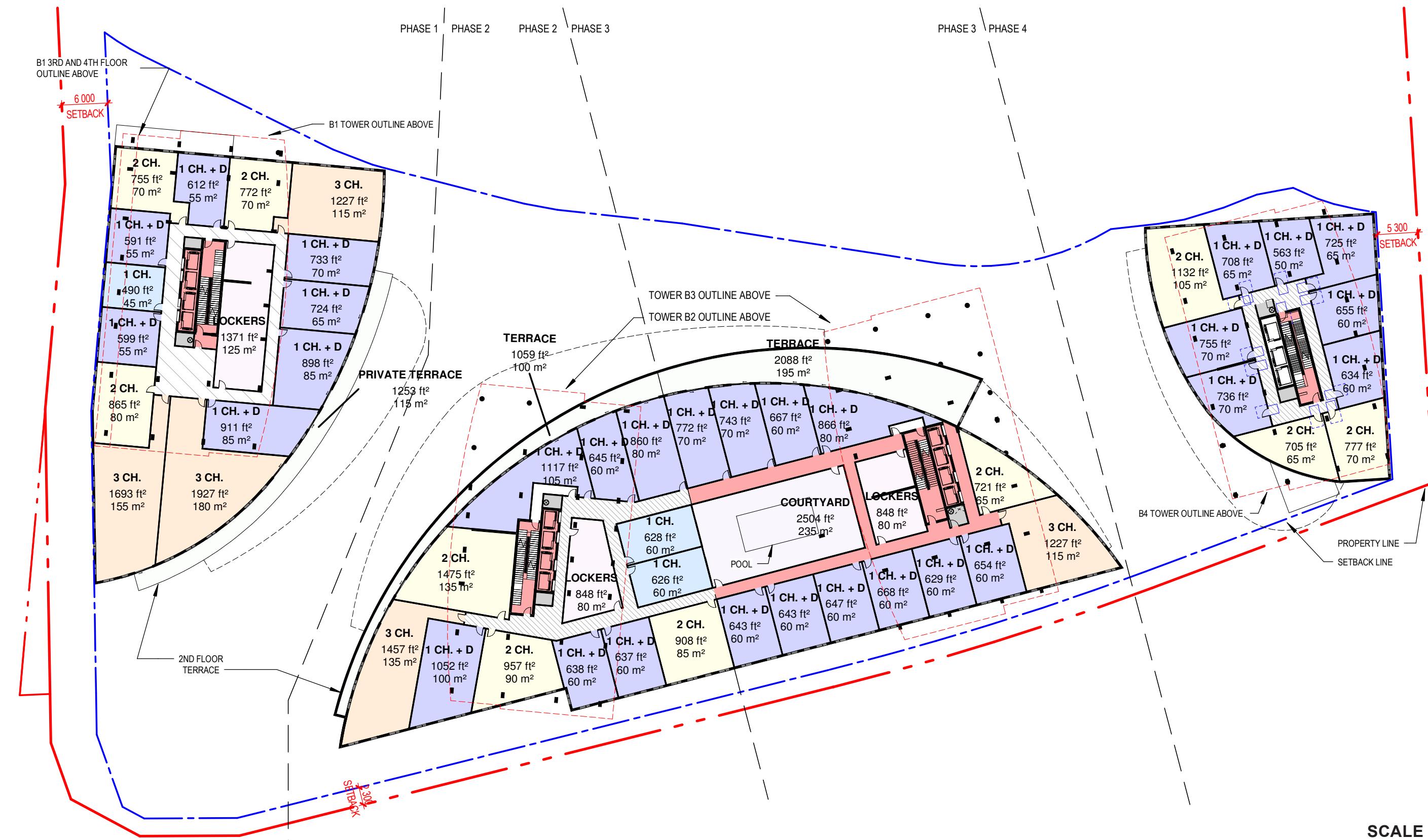
P1, LEVEL +48



GROUND FLOOR PLAN | AREA PLAN



SCALE 1:500

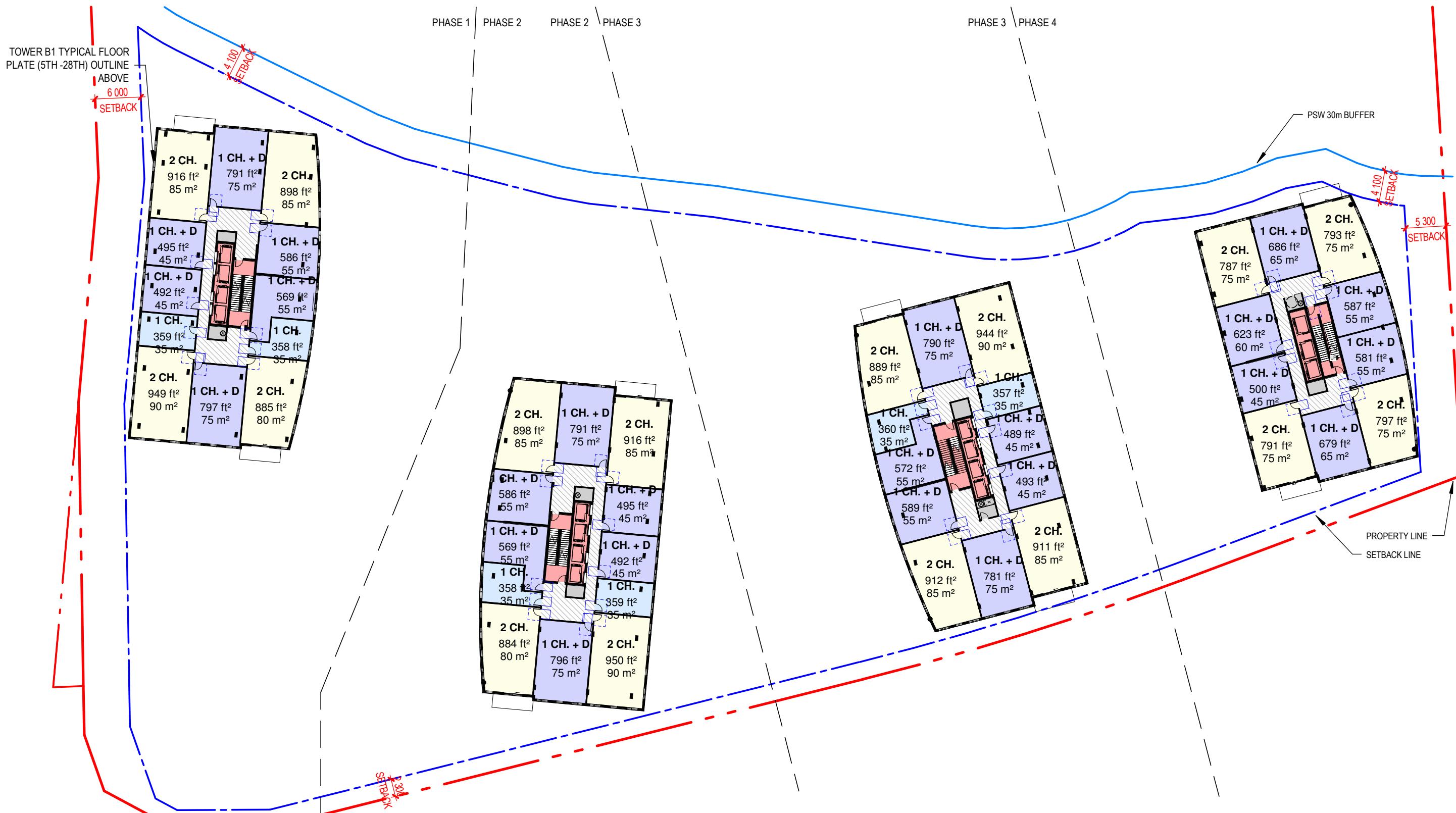




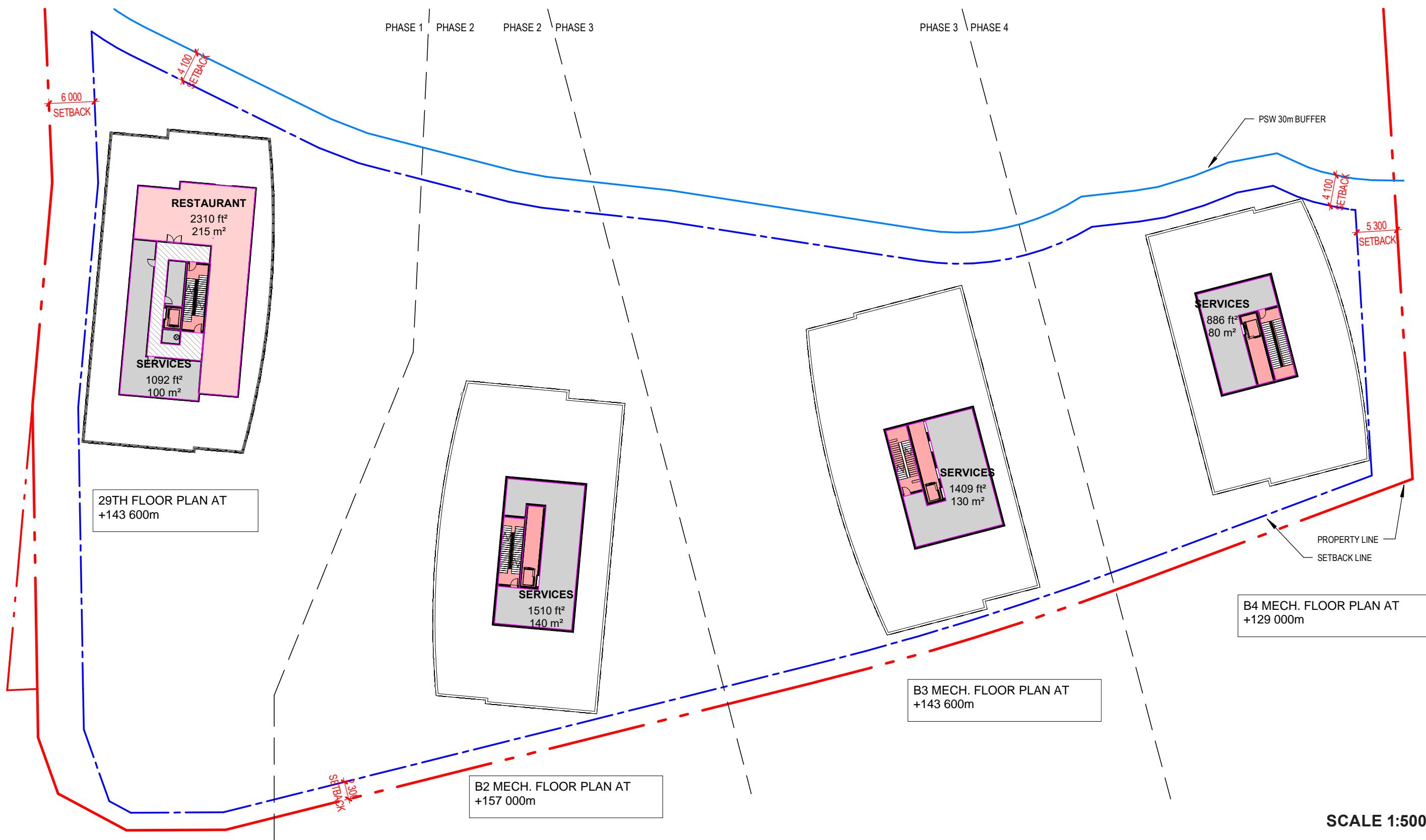
SCALE 1:500

TYPICAL FLOOR PLAN (5TH)

AREA PLAN

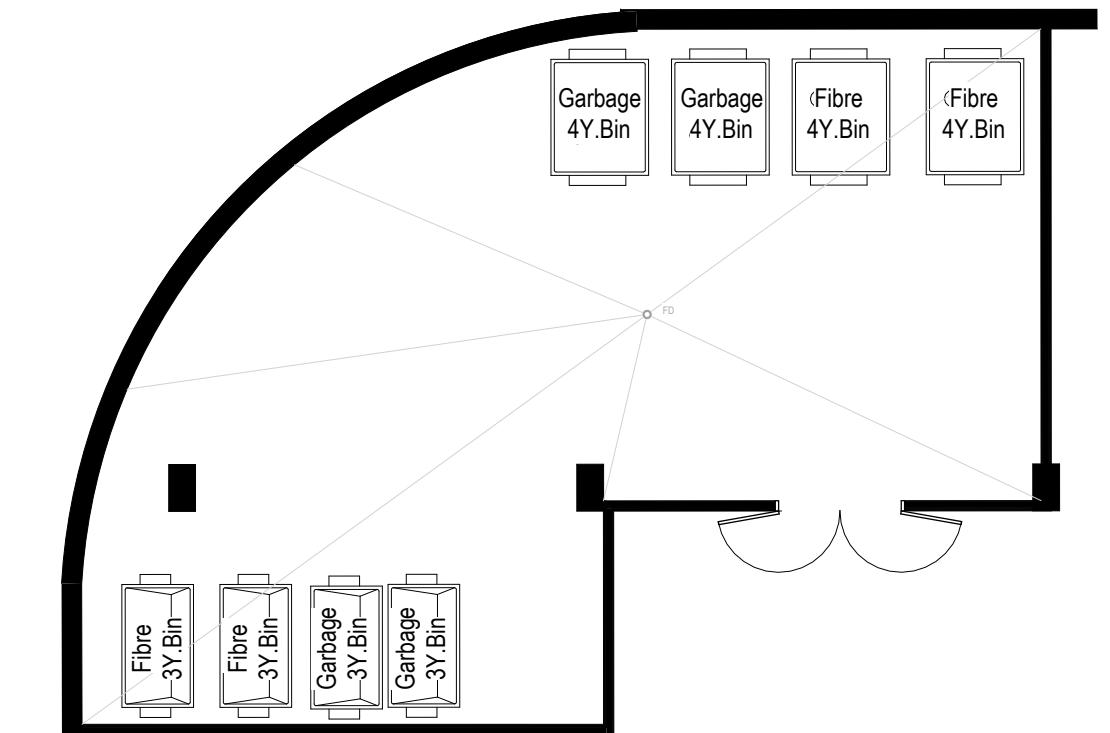
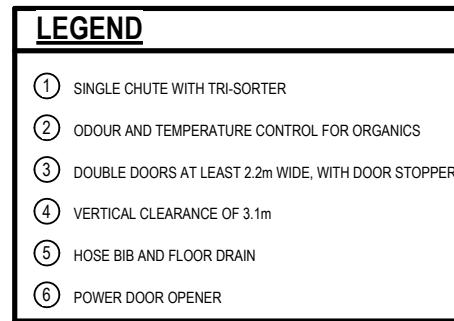
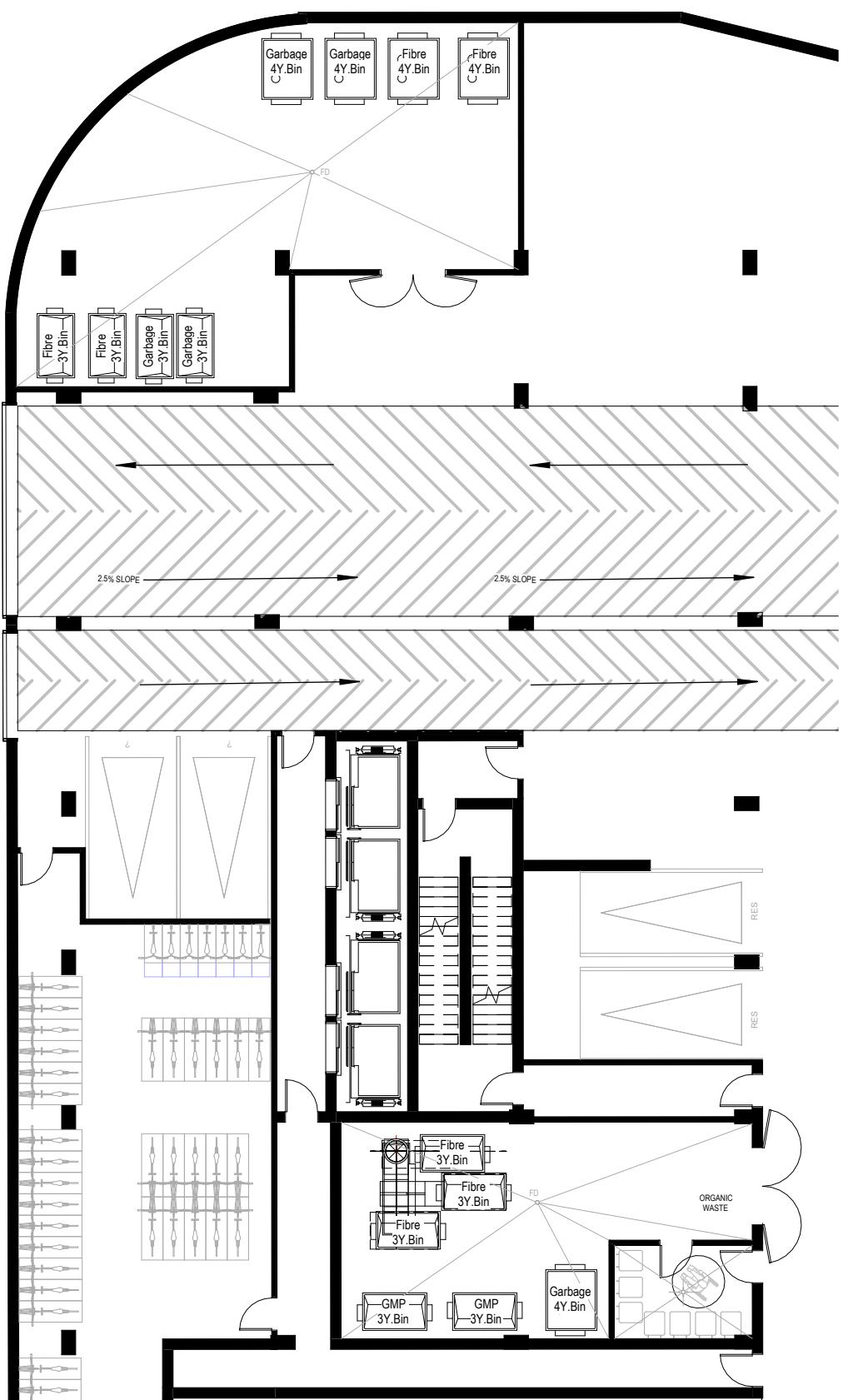


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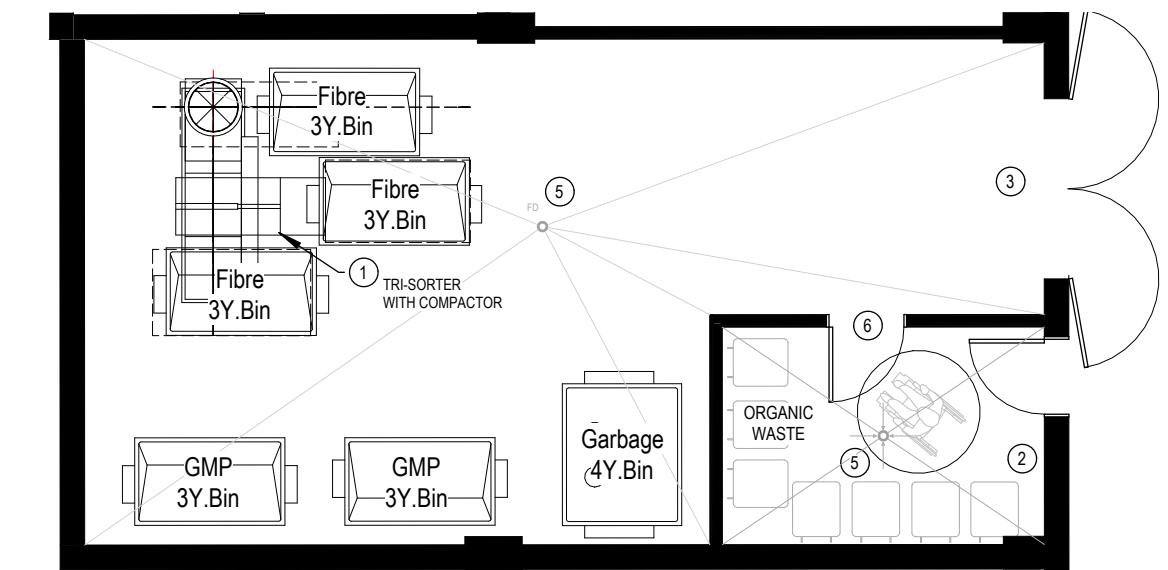


1015 Tweddle Road - Waste Management									
	Tower B1		Tower B2		Tower B3		Tower B4		
Total number of Units	326		372		323		236		
Required									
Stream	Guideline	Number of Bins	Cubic Yards Required						
Garbage	0.053 cubic yard per unit, rounded up		17,278		19,716		17,119		12,508
Recycling	0.018 cubic yards per unit FEL GMP		5,868		6,696		5,814		4,248
	0.038 cubic yards per unit FEL Fibre		12,388		14,136		12,274		8,968
Organics	240L bin per 50 units	6,52		7,44		6,46		4,72	
Total Required			35,534		40,548		35,207		25,724
Provided									
Stream	Guideline	Number of Bins	Cubic Yards Provided						
4 yard Bins	Garbage	3	12	5	20	3	12	1	4
	Recycling GMP			1	4				
	Recycling FEL Fibre	1	4	3	12	1	4		
Total 4 yard Bins Provided		4	16	9	36	4	16	1	4
3 yard Bins	Garbage	2	6			2	6	3	9
	Recycling GMP	2	6	1	3	2	6	2	6
	Recycling FEL Fibre	3	9	1	3	3	9	3	9
Total 3 yard Bins Provided		7	21	2	6	7	21	8	24
240L Bins	Organics	7		8		7		5	
	Garbage		18		20		18		13
	Recycling GMP		6		7		6		6
	Recycling FEL Fibre		13		15		13		9
Total Provided			37		42		37		28

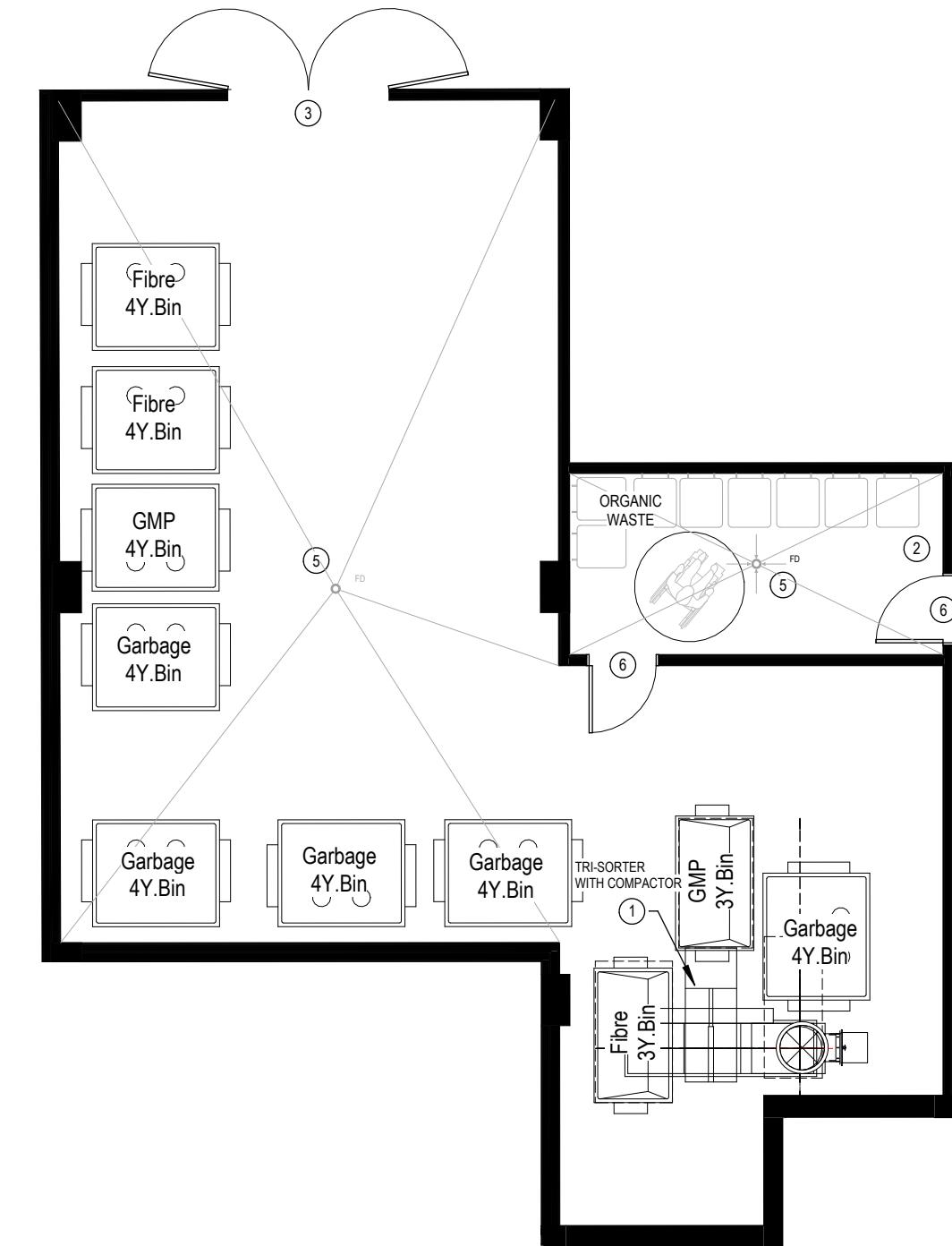
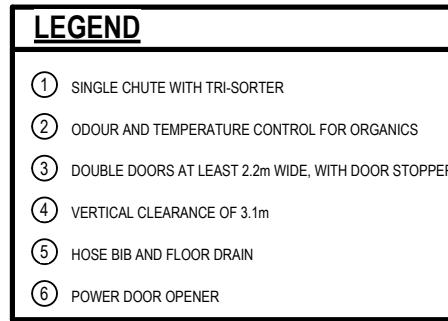
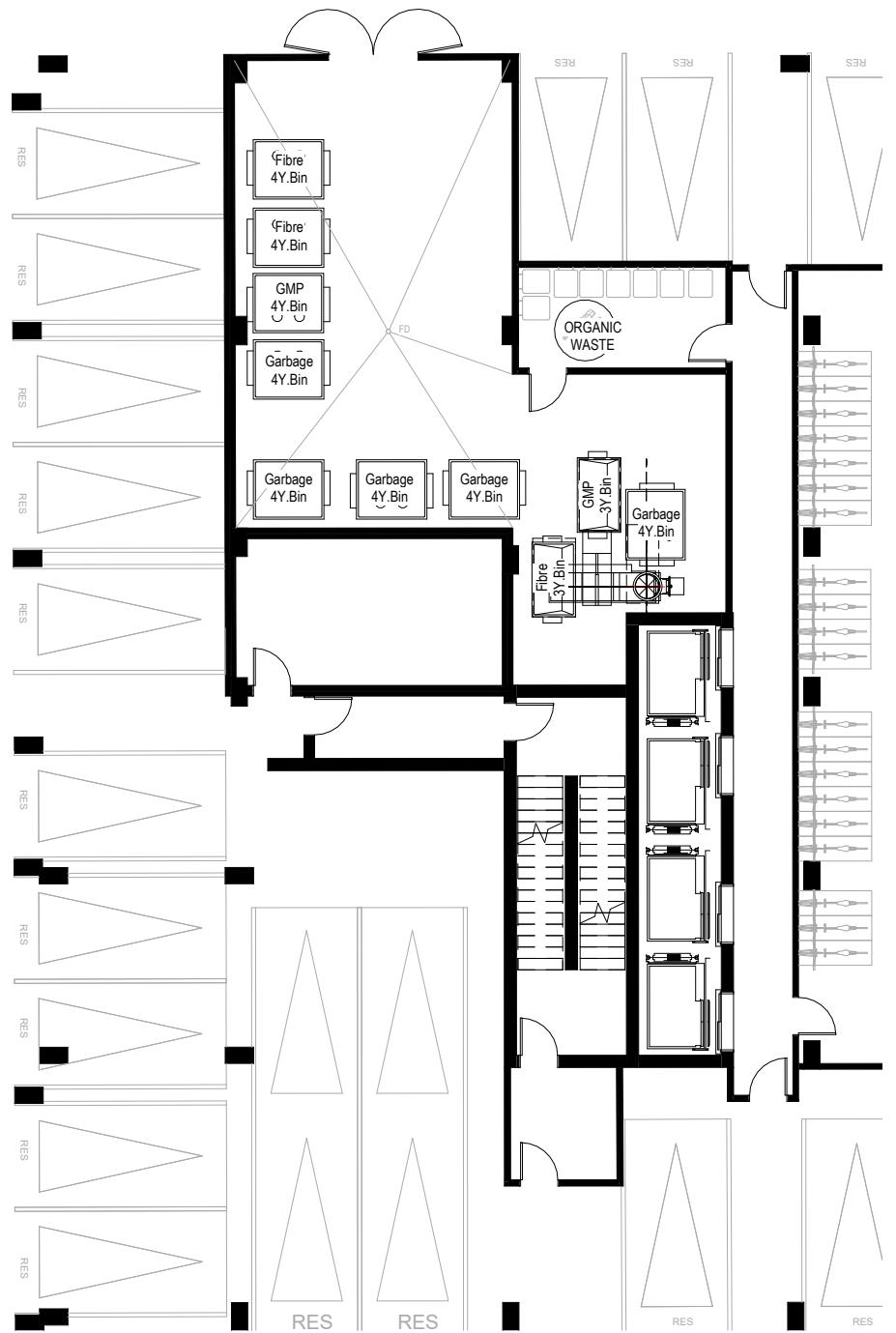
WASTE MANAGEMENT | LEVEL P 2



GARBAGE COLLECTION ROOM BUILDING 1 ENLARGED
1:110



GARBAGE ROOM BUILDING 1 ENLARGED
1:90

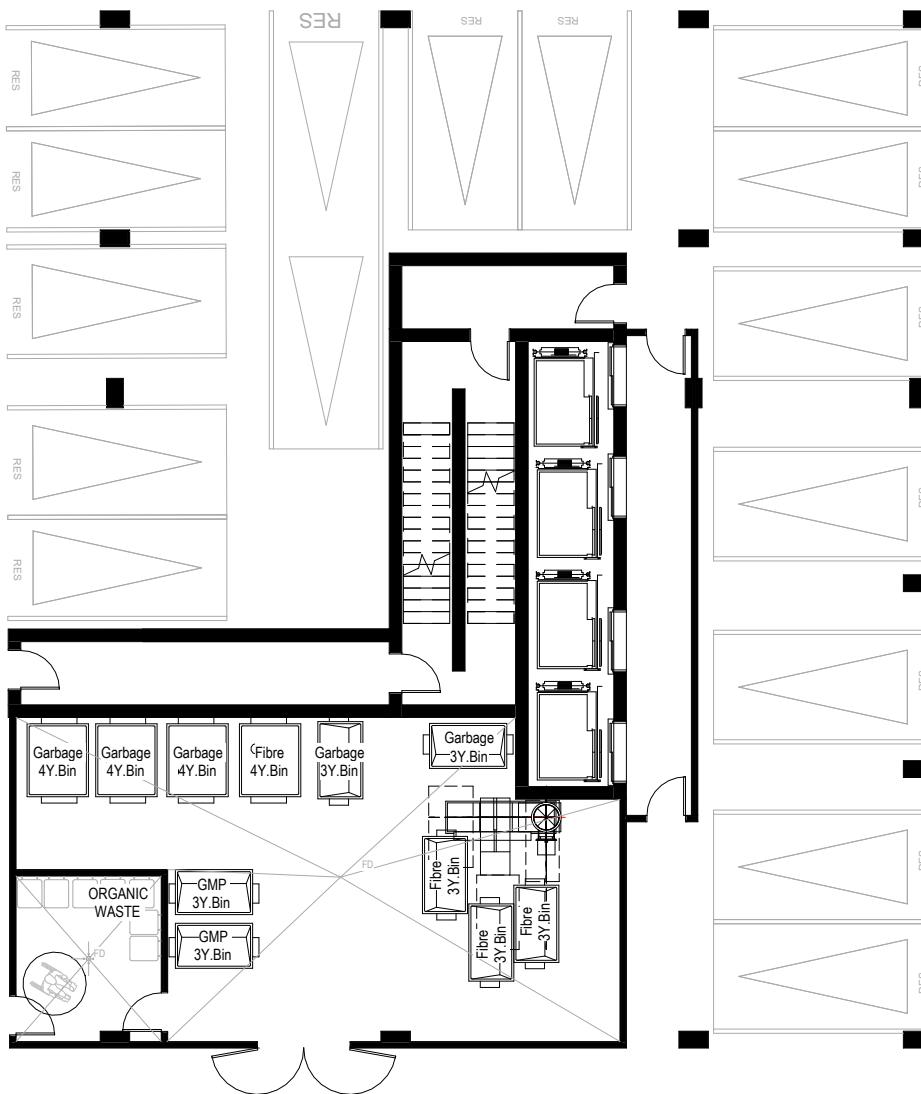


GARBAGE ROOM BUILDING 2

1 : 175

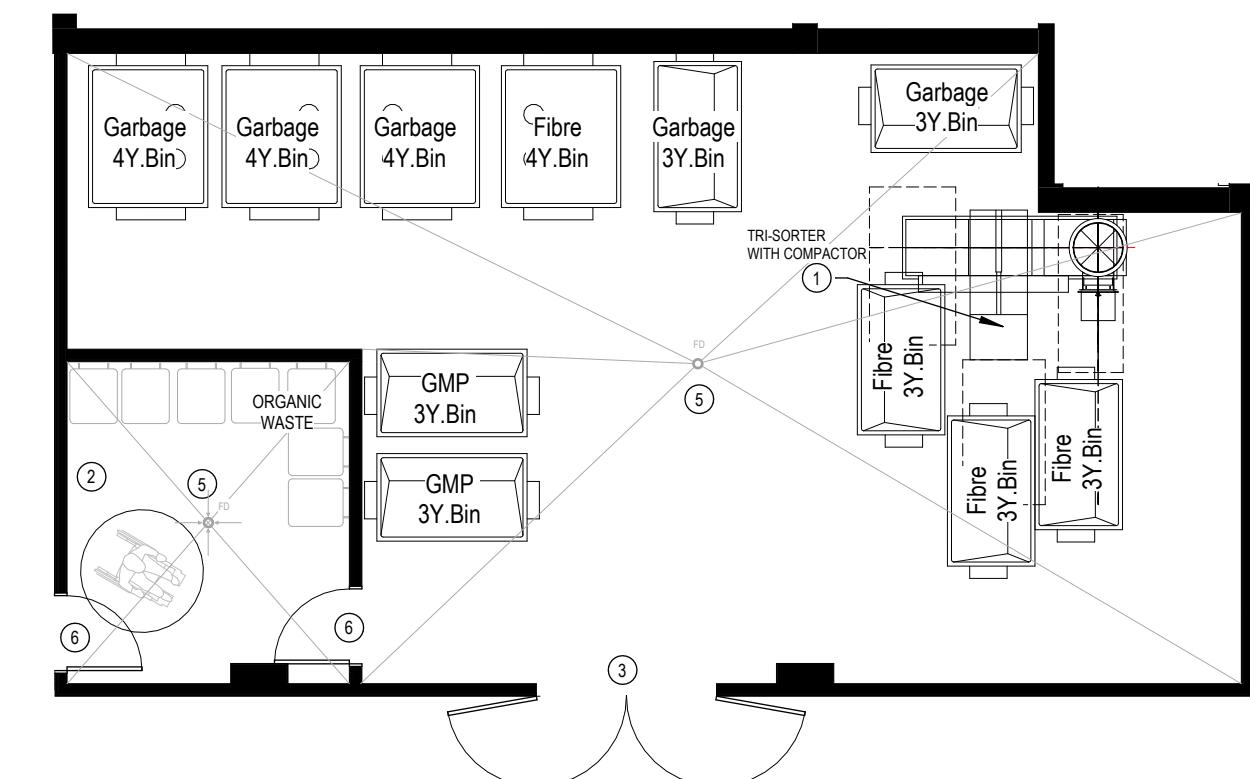
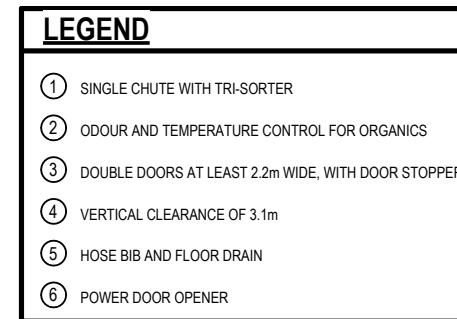
GARBAGE ROOM BUILDING 2 ENLARGED

1 : 90



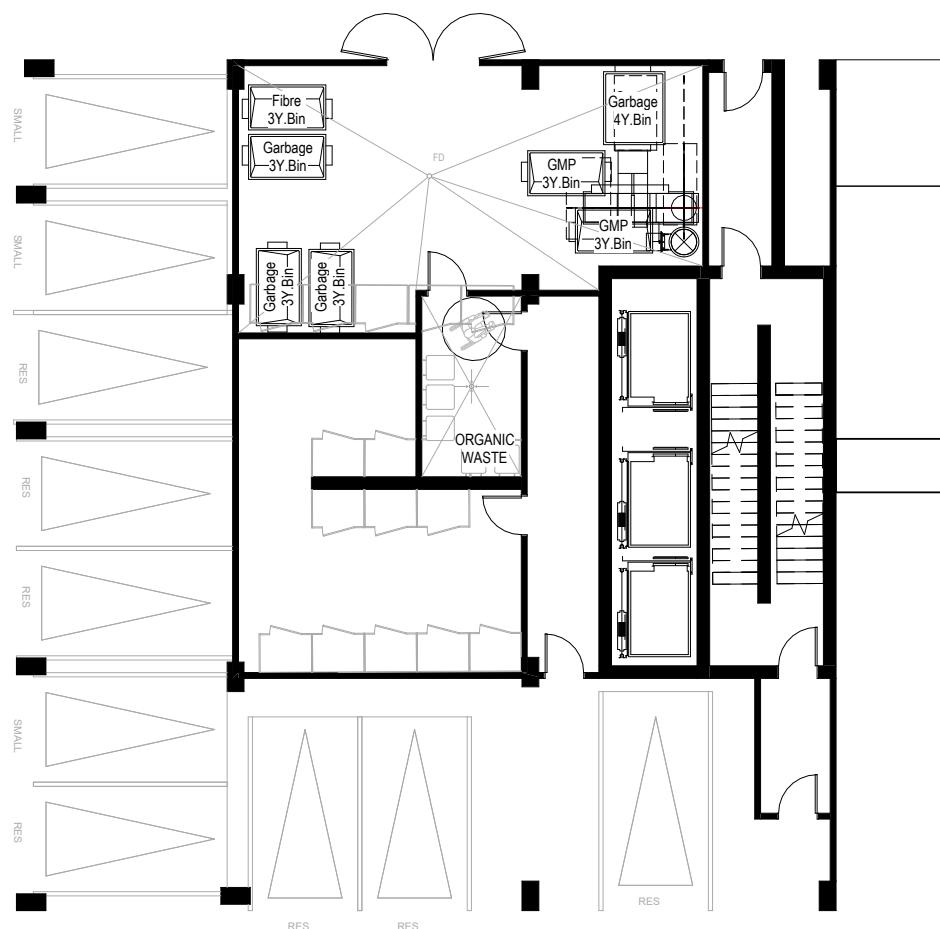
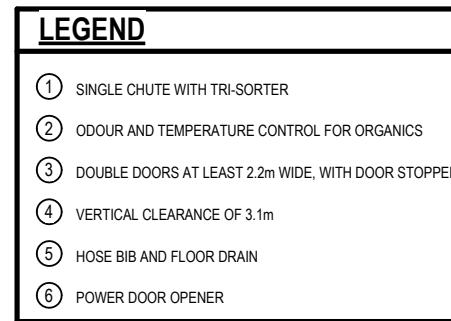
GARBAGE ROOM BUILDING 3

1 : 175



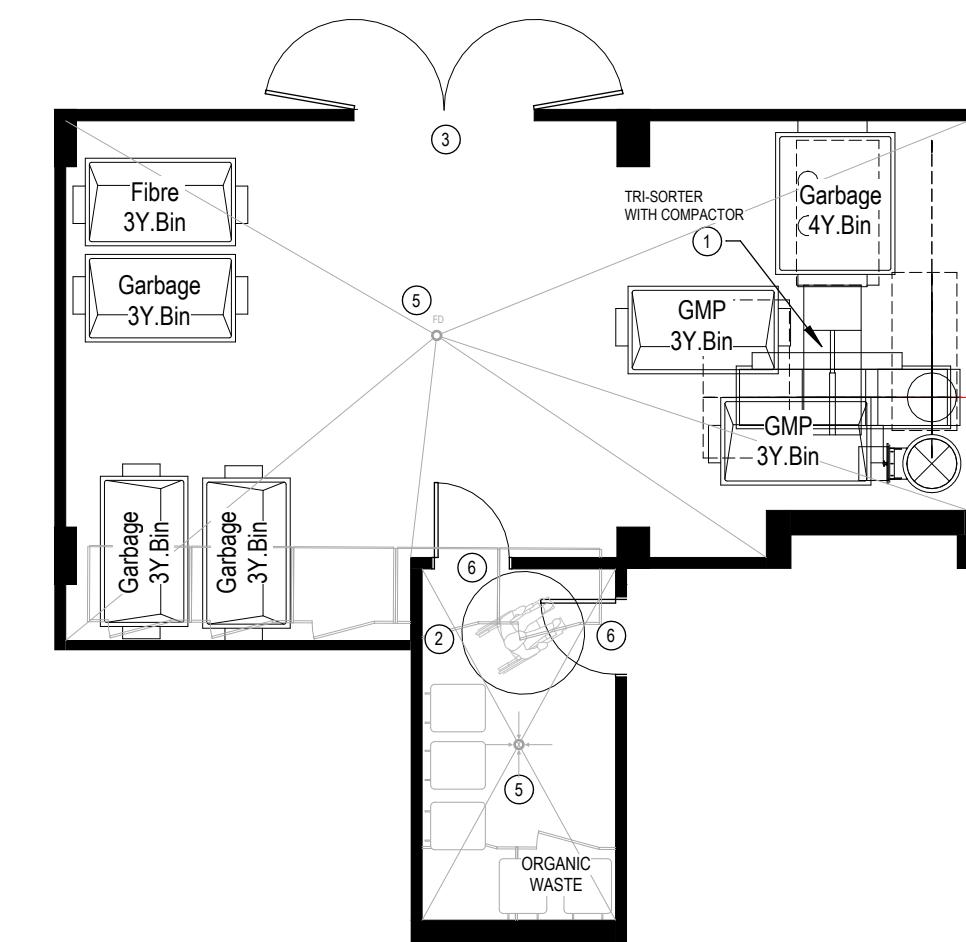
GARBAGE ROOM BUILDING 3 ENLARGED

1 : 90



GARBAGE ROOM BUILDING 4

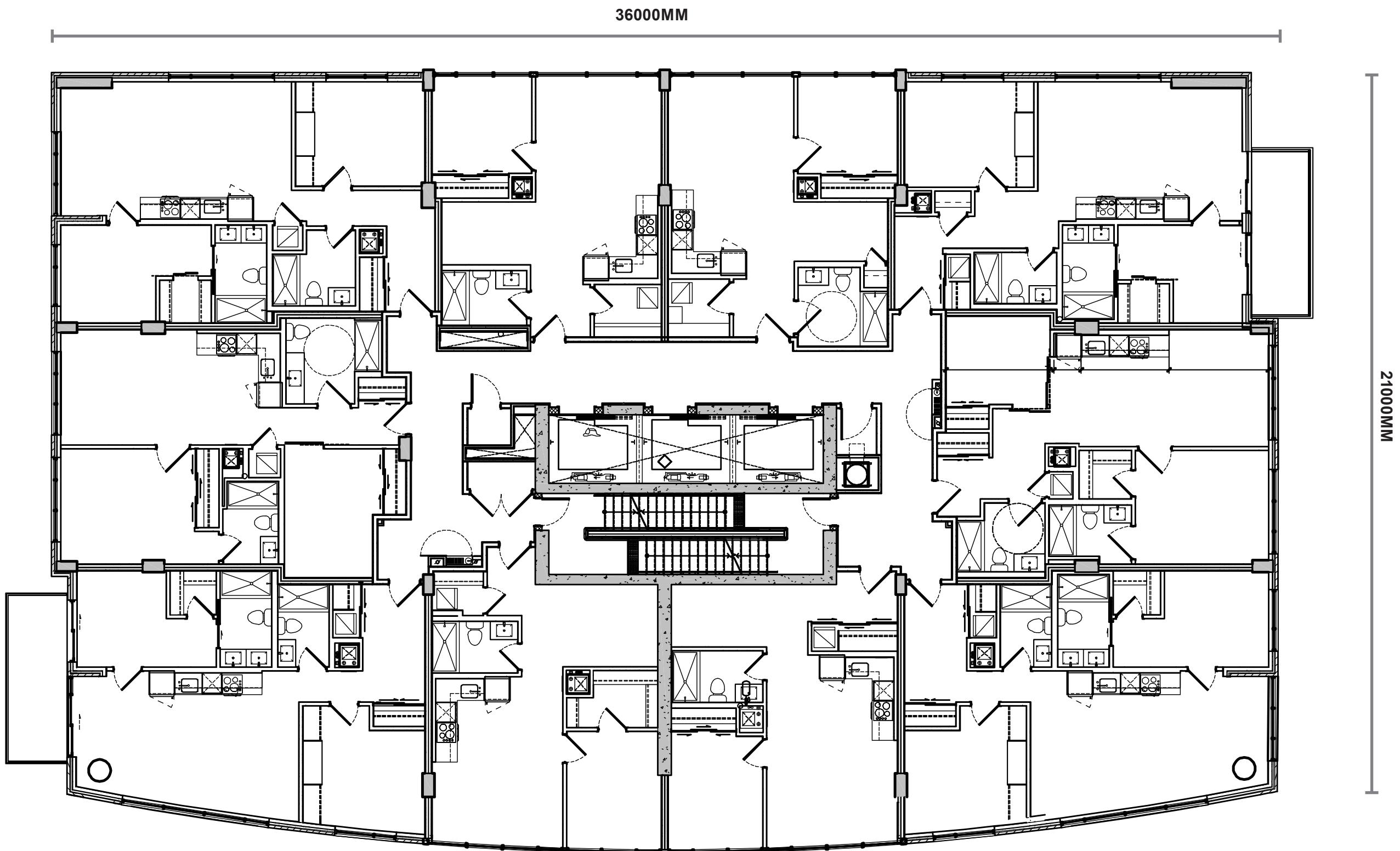
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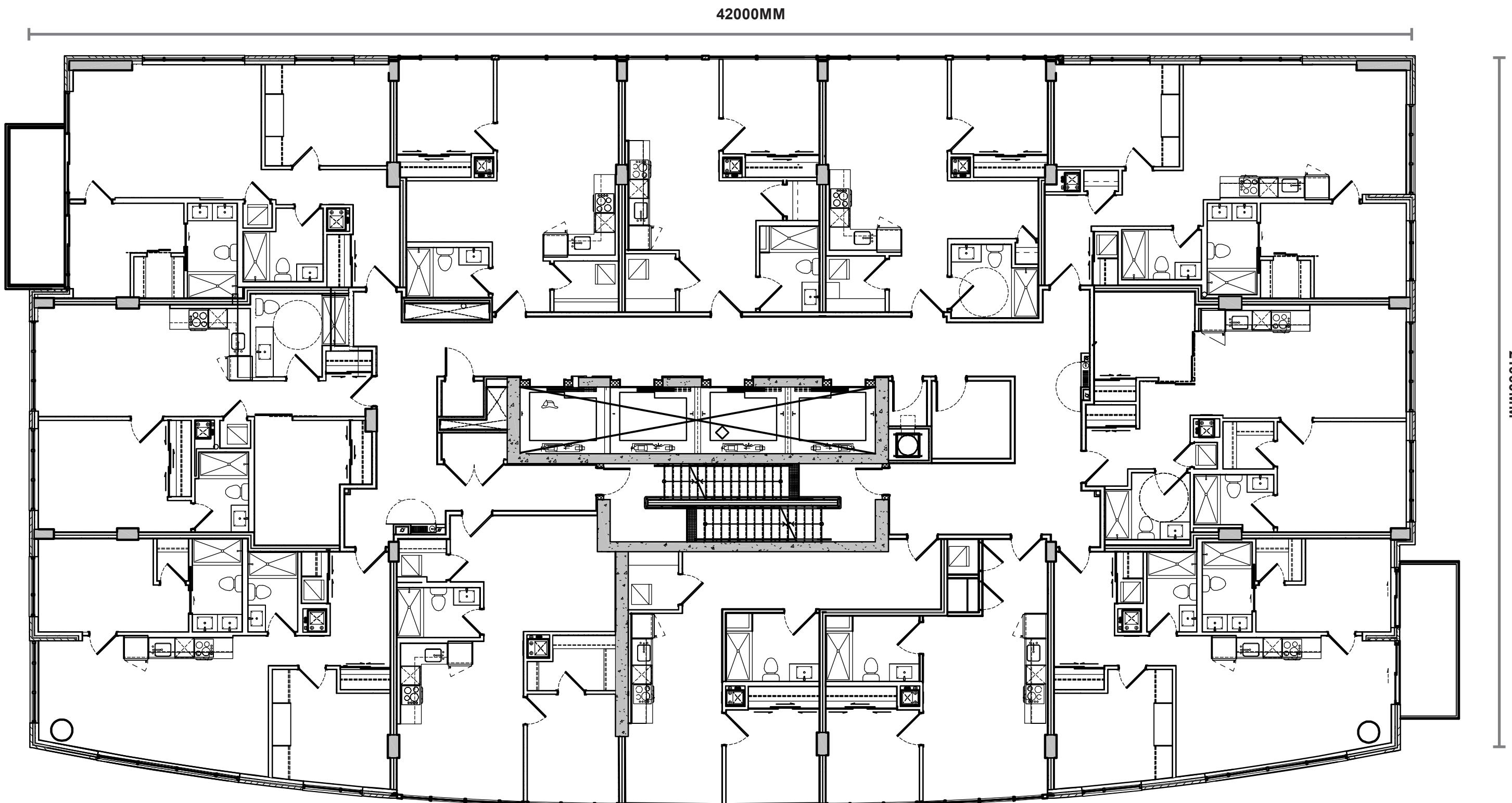
GARBAGE ROOM BUILDING 4 ENLARGED

1:90

TYPICAL FLOOR PLAN_TOWER B4

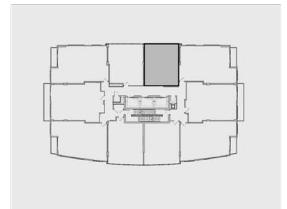
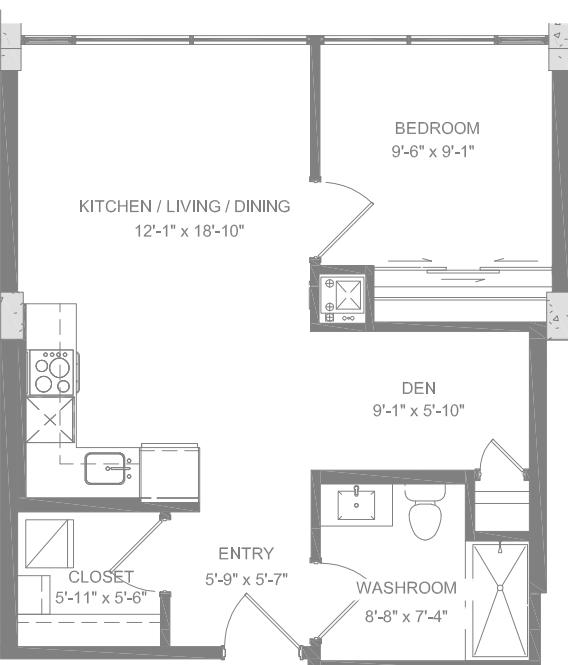


TYPICAL FLOOR PLAN_TOWERS B1-B2-B3

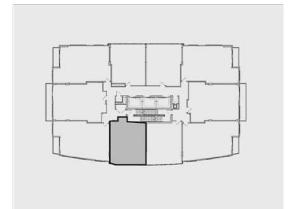
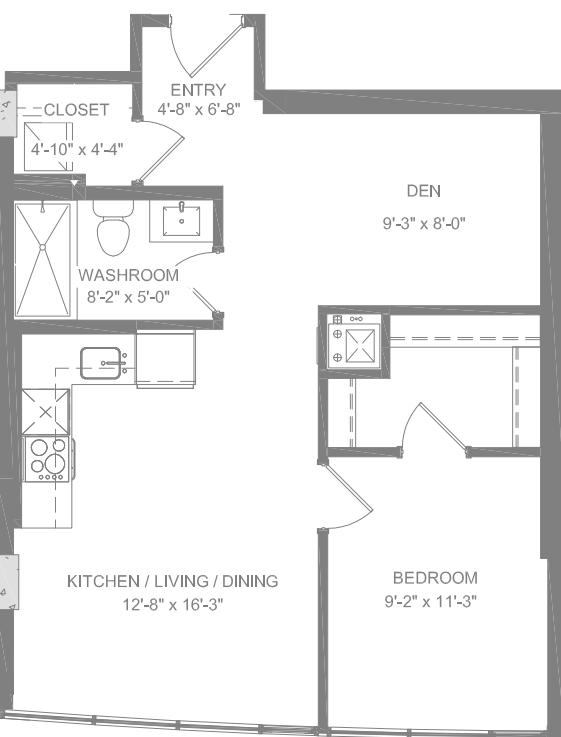


ENLARGED UNIT FLOOR PLANS

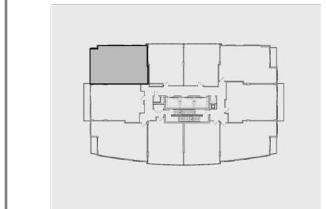
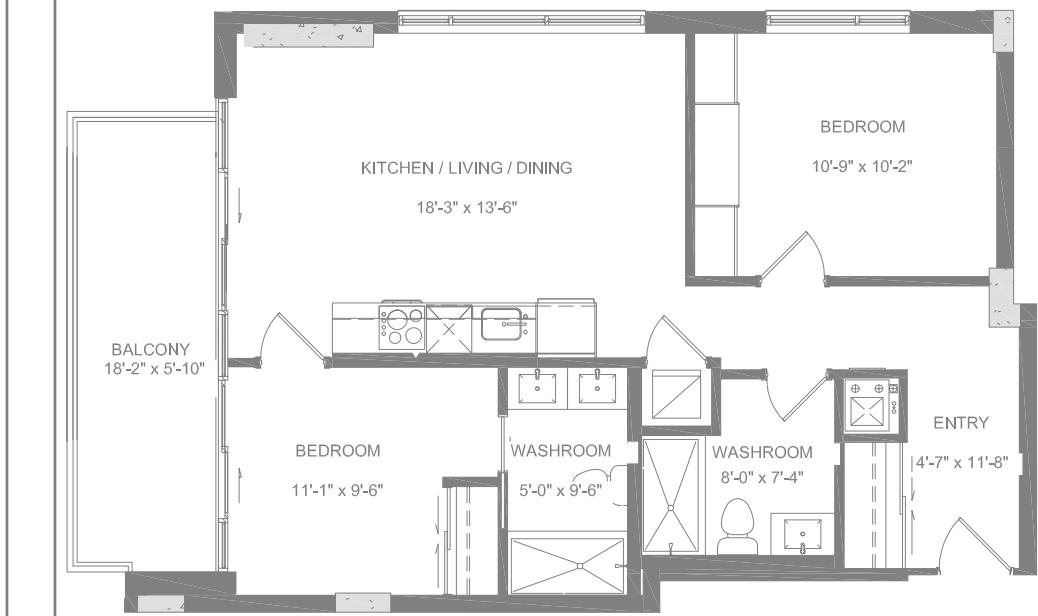
1



2

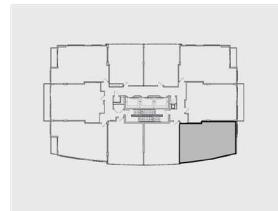
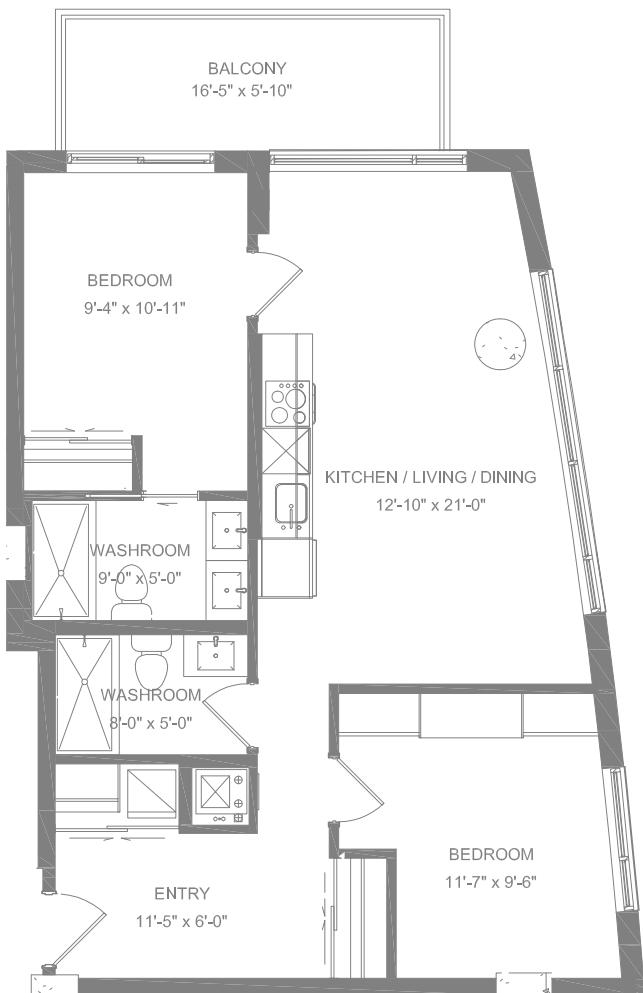


3

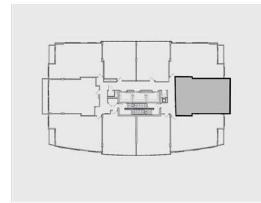
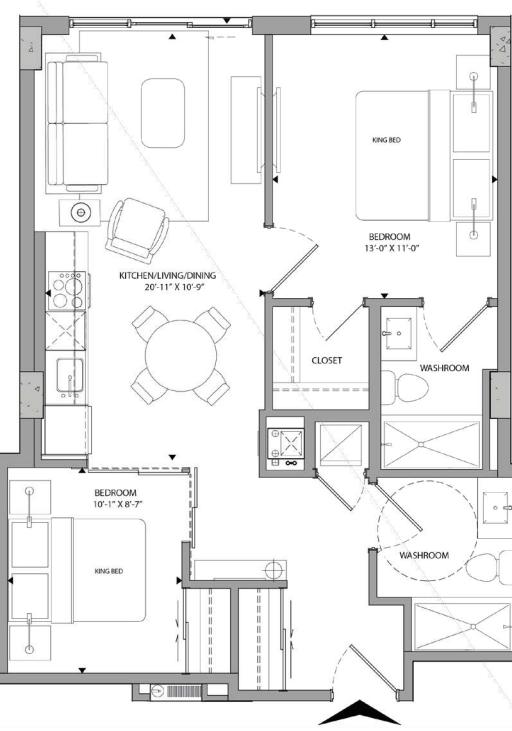


ENLARGED UNIT FLOOR PLANS

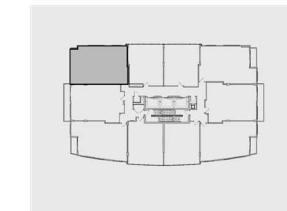
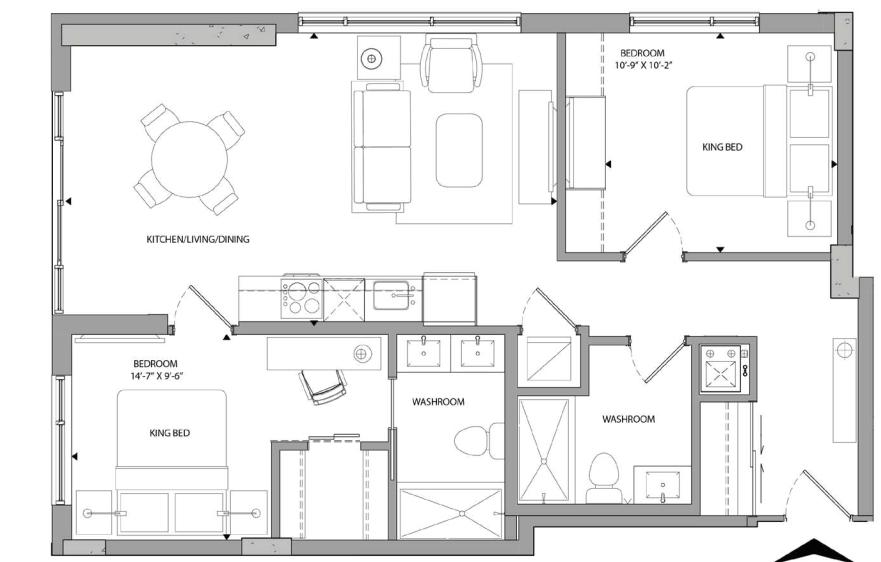
4



5

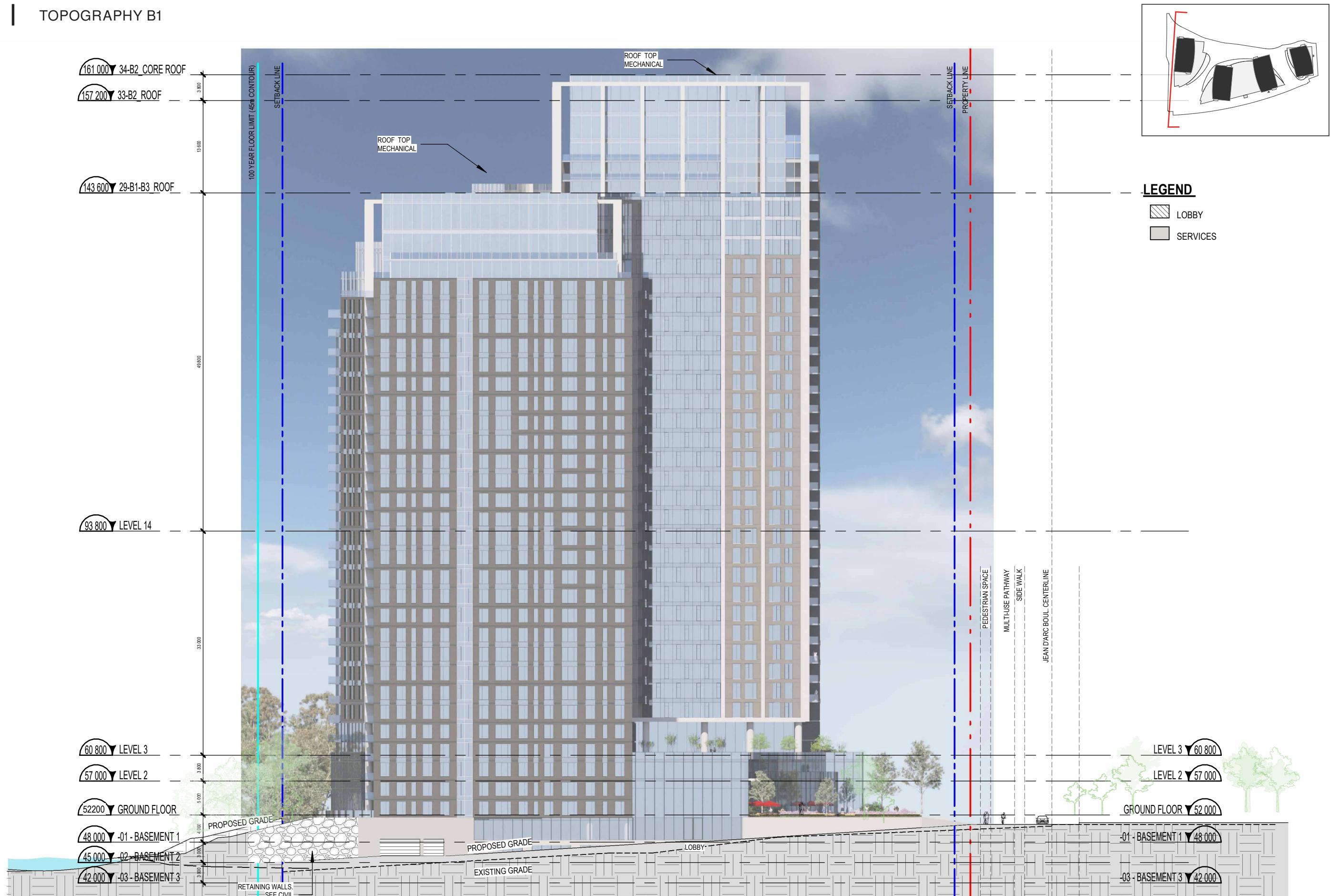


6



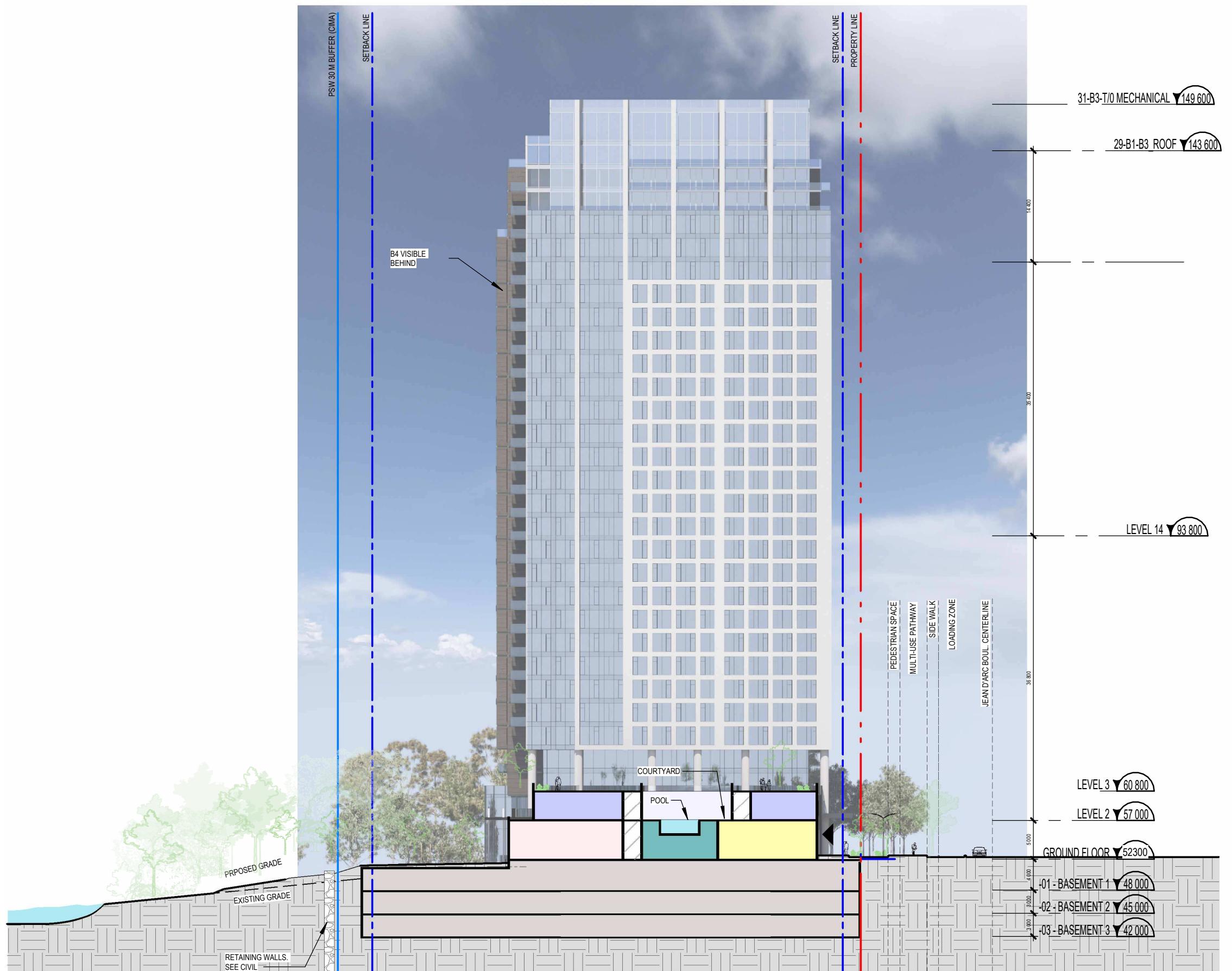
SECTIONS

TOPOGRAPHY B1



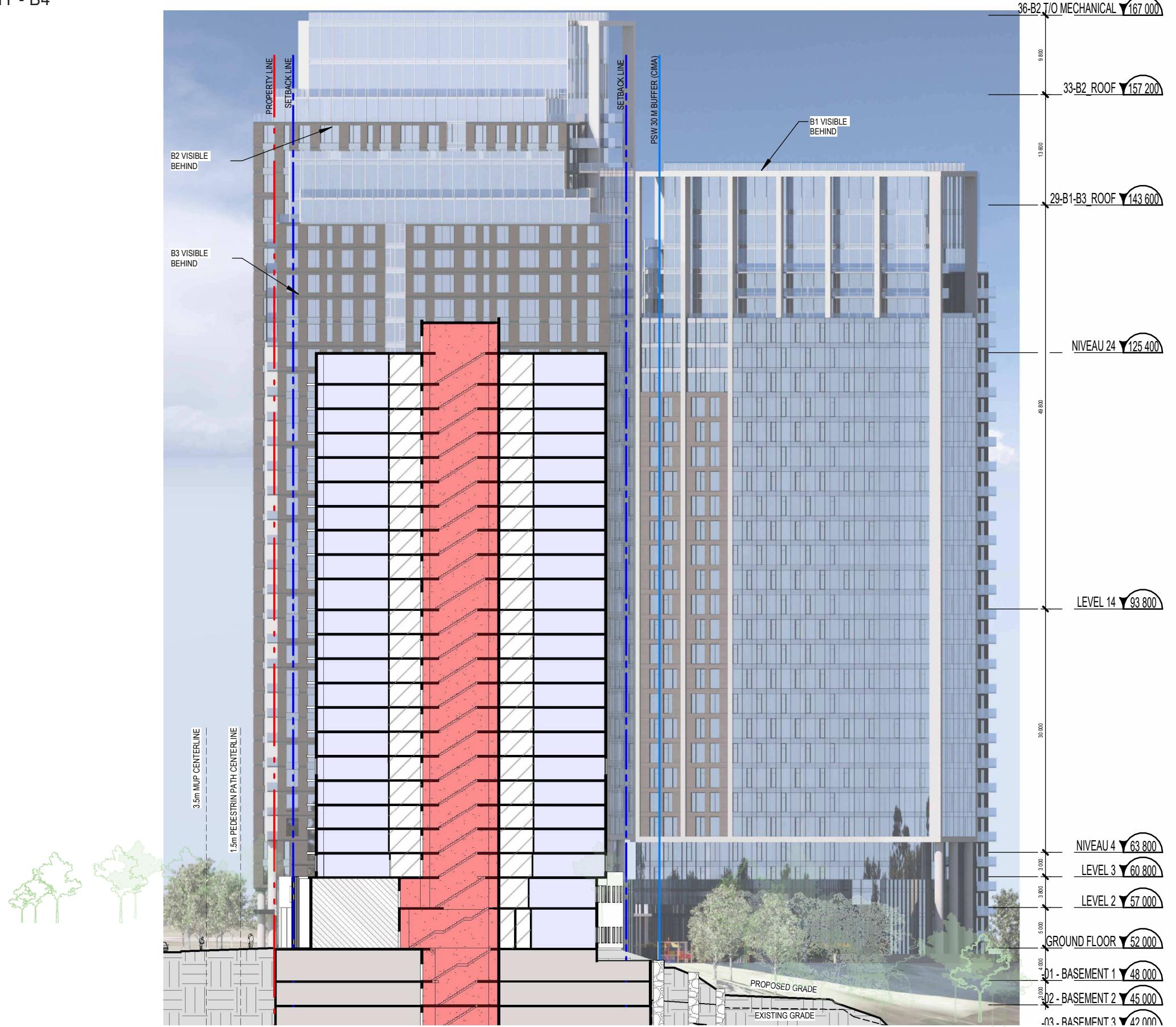
SECTIONS

TOPOGRAPHY - B3



SECTIONS

TOPOGRAPHY - B4



06

STATISTICS

PROJECT STATISTICS

INFORMATION SUR LE PROJET - PROJECT INFORMATION				2025-09-25		
13383 1015 TWEDDLE ROAD				Projet Global / Overall Project		
Province / Province						
Ontario						
Zonage / Zoning		City of Ottawa zoning By-law No. 2008-250				
Superficie du Lot / Property Area		34 154 m ² / sq. m.				
		367 634 pi ² / sq. ft				
SETBACKS		REQUIRED (m)	PROVIDED (m)			
Min. Front Yard Setback		6	6			
Min. Interior Side Setback		4,1	4,15			
Min. Rear Side Setback		5,3	5,8			
Min. Corner Side Setback		2,3	2,3			
PROJECT STATISTICS		TOWER B1	TOWER B2	TOWER B3		
Hauteur du Bâtiment (m) / Building Height (m)		97,6m (29 STOREYS)	105m (32 STOREYS)	91,6m (28 STOREYS)		
				77,2m (24 STOREYS)		
UNIT STATISTICS		TOWER B1	TOWER B2	TOWER B3		
Studio / Bachelor		0	0	0		
1 Chambre / 1 Bedroom		53	62	51		
1 Chambre + D / 1 Bedroom +D		163	186	167		
2 Chambres / 2 Bedrooms		107	123	104		
3 Chambres / 3 Bedrooms		3	1	1		
		326	372	323		
Total Number of Units				236		
				1257		
PARKING						
PHASE	REQUIRED		PROVIDED			
	#Unit	Parking	Avg. Ratio (m ²)	Parking		
Tower B1 - Résidentiel, Commercial	-	-	0.53/unit	172		
Tower B1 - Visitors	0.1/unit	33	0.1/unit	33		
Tower B1 - Total Residential, Commercial & Visitor Parking	0.1/unit	33	0.53/unit	205		
Tower B2 - Résidentiel, Commercial	-	-	0.84/unit	311		
Tower B2 - Visitors	0.1/unit	38	0.1/unit	38		
Tower B2 - Total Residential, Commercial & Visitor Parking	0.1/unit	38	0.94/unit	349		
Tower B3 - Résidentiel, Commercial	-	-	0.46/unit	150		
Tower B3 - Visitors	0.1/unit	33	0.1/unit	33		
Tower B3 - Total Residential, Commercial & Visitor Parking	0.1/unit	33	0.56/unit	183		
Tower B4 - Résidentiel, Commercial	-	-	0.5/unit	118		
Tower B4 - Visitors	0.1/unit	24	0.1/unit	22		
Tower B4 - Total Residential, Commercial & Visitor Parking	0.1/unit	24	0.6/unit	140		
Total Residential, Commercial & Visitor Parking	0.1/unit	128	0.7/unit	877		
Tower B1-B2-B3-B4 - Total Accessible Parking*		25		25*		
BICYCLE PARKING						
PHASE	Units	Area (m ²)	REQUIRED		PROVIDED	
			Ratio	Bicycle Parking	Avg. Ratio (m ²)	Bicycle Parking
Tower B1 - Residential	326		0.5/unit	163	0.8/unit	282
					Total B1 Residential Bicycle parking	282
Tower B2 - Residential	372		0.5/unit	186	0.7/unit	289
					Total B2 Residential Bicycle parking	289
Tower B3 - Residential	323		0.5/unit	162	1.3/unit	408
					Total B3 Residential Bicycle parking	408
Tower B4 - Residential	236		0.5/unit	118	1.2/unit	278
					Total B4 Residential Bicycle parking	278
Total Residential Bicycle Parking			0.5/unit	629	1/unit	1257
Tower B1 - Commercial	0			0		0
Tower B2 - Commercial	1161			5		5
Tower B3 - Commercial	425			2		2
Tower B4 - Commercial	0			0		0
Total Commercial Bicycle Parking		1586	1/250 m ²	7	1/250 m ²	7

*Note: Accessible Parking spaces are incorporated into the total count of visitors parking spaces

1015 TWEDDLE ROAD ZONING GROSS FLOOR AREA										
	B1		B2		B3		B4		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	m ² / m ²	
GROSS FLOOR AREA	21704	233620	24911	268140	20887	224826	15197	163579	82699	890165
ABOVE GRADE	21704	233620	24911	268140	20887	224826	15197	163579	82699	890165
UNDER GRADE	0	0	0	0	0	0	0	0	0	0
32nd Floor			753	8105						
31st Floor			753	8105						
30th Floor			753	8105						
29th Floor	215	2314	753	8105						
28th Floor	753	8105	753	8105	753	8105				
27th Floor	753	8105	753	8105	753	8105				
26th Floor	753	8105	753	8105	753	8105				
25th Floor	753	8105	753	8105	753	8105				
24th Floor	753	8105	753	8105	753	8105	637	6857		
23rd Floor	753	8105	753	8105	753	8105	637	6857		
22nd Floor	753	8105	753	8105	753	8105	637	6857		
21st Floor	753	8105	753	8105	753	8105	637	6857		
20th Floor	753	8105	753	8105	753	8105	637	6857		
19th Floor	753	8105	753	8105	753	8105	637	6857		
18th Floor	753	8105	753	8105	753	8105	637	6857		
17th Floor	753	8105	753	8105	753	8105	637	6857		
16th Floor	753	8105	753	8105	753	8105	637	6857		
15th Floor	753	8105	753	8105	753	8105	637	6857		
14th Floor	753	8105	753	8105	753	8105	637	6857		
13th Floor	753	8105	753	8105	753	8105	637	6857		
12th Floor	753	8105	753	8105	753	8105	637	6857		
11th Floor	753	8105	753	8105	753	8105	637	6857		
10th Floor	753	8105	753	8105	753	8105	637	6857		
9th Floor	753	8105	753	8105	753	8105	637	6857		
8th Floor	753	8105	753	8105	753	8105	637	6857		
7th Floor	753	8105	753	8105	753	8105	637	6857		
6th Floor	753	8105	753	8105	753	8105	637	6857		
5th Floor	753	8105	753	8105	753	8105	637	6857		
4th Floor	670	7212	753	8105	753	8105	637	6857		
3rd Floor	670	7212	733	7890	727	7825	637	6857		
2nd Floor	1174	12637	1033	11119	824	8869	685	7373		
Ground Floor	903	9720	1308	14079	511	5500	498	5360		
Basement 1	0	0	0	0	0	0	0	0		
Basement 2	0	0	0	0	0	0	0	0		
Basement 3	0	0	0	0	0	0	0	0		

13383	1015 TWEDDLE RD - AMENITY AREAS (ZONING)																		2025-05-29			
STATISTIQUES / STATISTICS	B1				B2				B3				B4				TOTAL AMENITY AREA					
	PRIVATE AMENITY AREA		COMMUNAL AMENITY AREA		PRIVATE AMENITY AREA		COMMUNAL AMENITY AREA		PRIVATE AMENITY AREA		COMMUNAL AMENITY AREA		PRIVATE AMENITY AREA		COMMUNAL AMENITY AREA		TOTAL PRIVATE AMENITY AREA		TOTAL COMMUNAL 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	m ² / m ²	pi ² / ft ²		
32e Étage / 32nd Floor	0,00	0,00	0,00	0,00	10	103	0	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	10	103	0,00	0,00	10	103
31e Étage / 31st Floor	0,00	0,00	0,00	0,00	10	103	0	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	10	103	0,00	0,00	10	103
30e Étage / 30th Floor	0,00	0,00	0,00	0,00	10	103	0	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	10	103	0,00	0,00	10	103
29e Étage / 29th Floor	0,00	0,00	0,00	0,00	10	103	0	0	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	10	103	0,00	0,00	10	103
28e Étage / 28th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	0,00	0,00	0,00	0,00	29	308	0,00	0,00	29	308
27e Étage / 27th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	0,00	0,00	0,00	0,00	29	308	0,00	0,00	29	308
26e Étage / 26th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	0,00	0,00	0,00	0,00	29	308	0,00	0,00	29	308
25e Étage / 25th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	0,00	0,00	0,00	0,00	29	308	0,00	0,00	29	308
24e Étage / 24th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
23e Étage / 23rd Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
22e Étage / 22nd Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
21e Étage / 21st Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
20e Étage / 20th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
19e Étage / 19th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
18e Étage / 18th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
17e Étage / 17th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
16e Étage / 16th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
15e Étage / 15th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
14e Étage / 14th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
13e Étage / 13th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
12e Étage / 12th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
11e Étage / 11th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
10e Étage / 10th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
9e Étage / 9th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
8e Étage / 8th Floor	10	103	0	0	10	103	0	0	10	103	0,00	0,00	10	103	0,00	0,00	38	411	0,00	0,00	38	411
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3e Étage / 3rd Floor	828	8 913	0	0	337	3 627	288	3 100	76	818	495	5 328	138	1 485	0,00	0,00	1379	14 843	783	8 428	2 162	23 272
2e Étage / 2nd Floor	115	1 238	0	0	100	1 076	0	0	193	2 077	246	2 648	0	0	0,00	0,00	408	4 392	246	2 648	654	7 040
RDC / Ground Floor	483	5 199	483	5 199	0</td																	

07

PERSPECTIVES & ELEVATIONS



“

DEVELOPING A MASTERPLAN

The development of high-rise buildings near the Ottawa River reflects the growing urbanization and economic prosperity of the region. As cities expand and populations increase, there's a demand for vertical living spaces to accommodate more people within limited land areas. High-rise buildings offer an efficient solution by maximizing land use and providing modern amenities and convenience. Additionally, riverside locations often offer picturesque views and recreational opportunities, enhancing the appeal of such developments. However, careful urban planning is essential to ensure sustainable growth, considering factors like environmental impact, infrastructure needs, and community well-being.

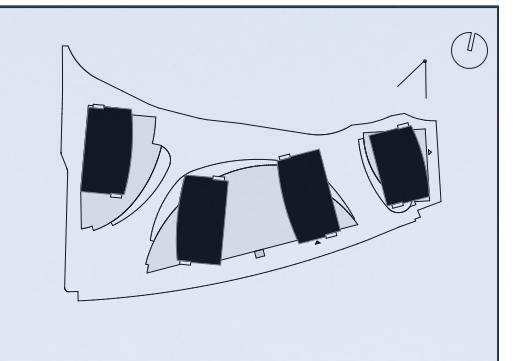
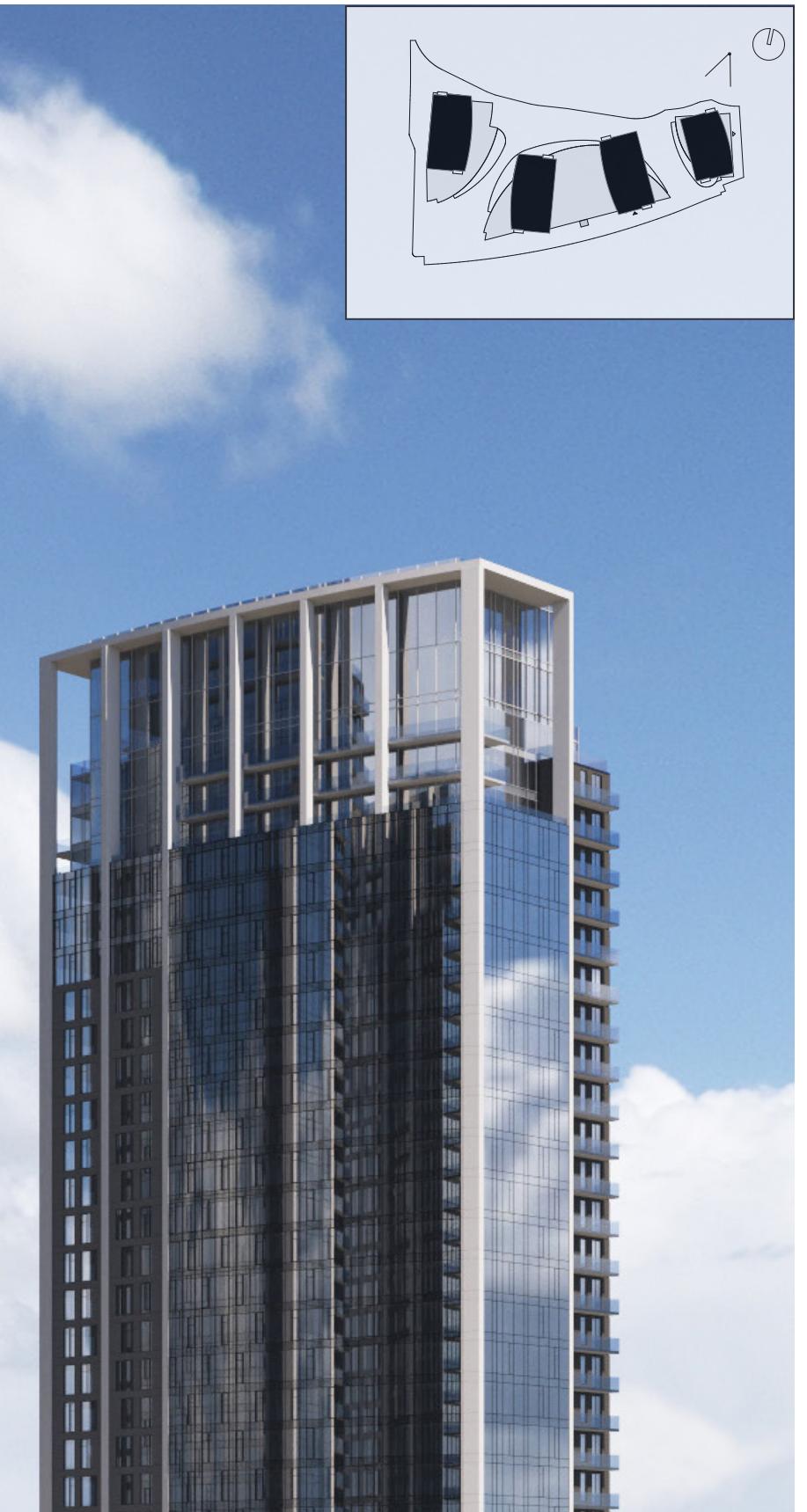
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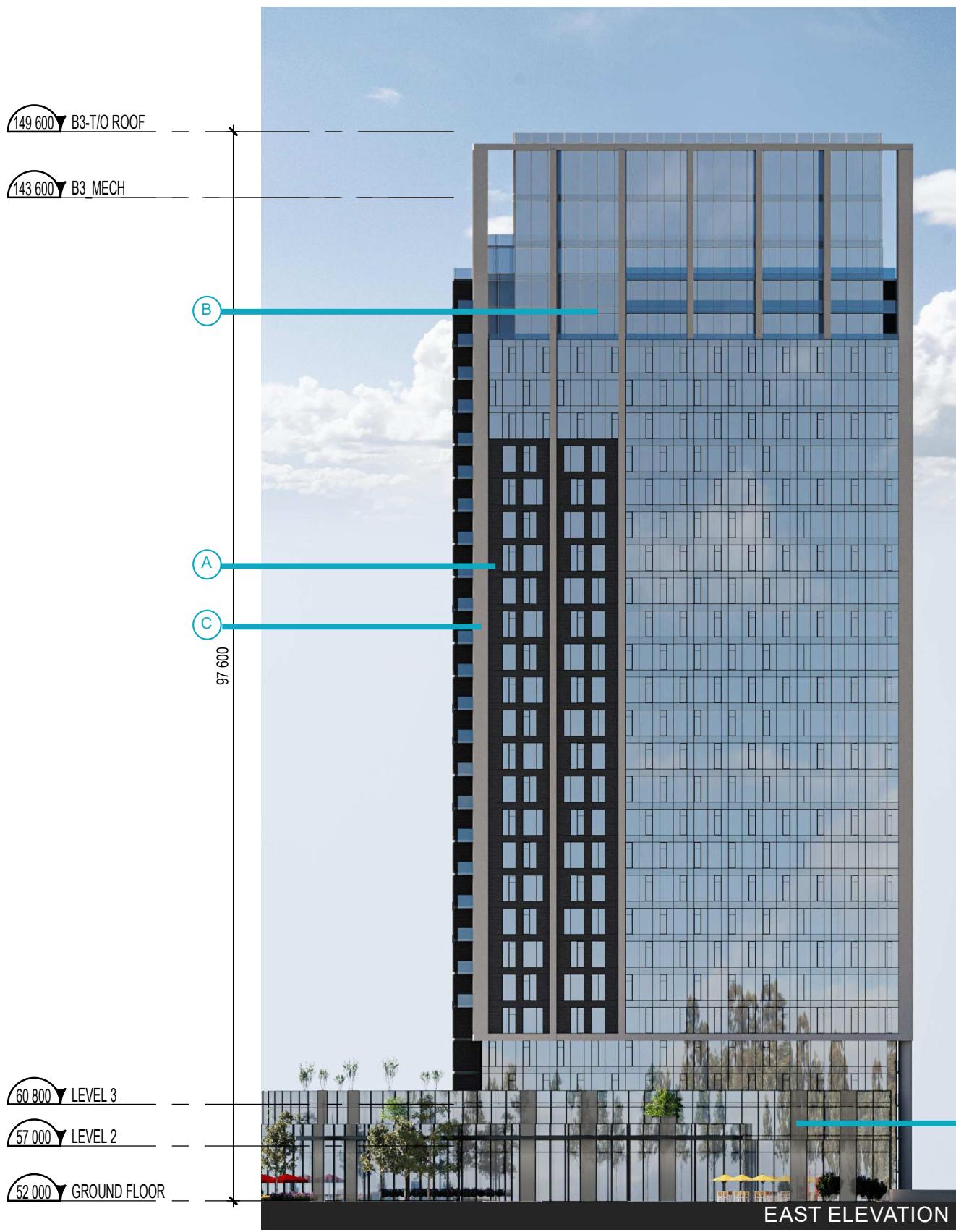








ELEVATIONS | TOWER B1

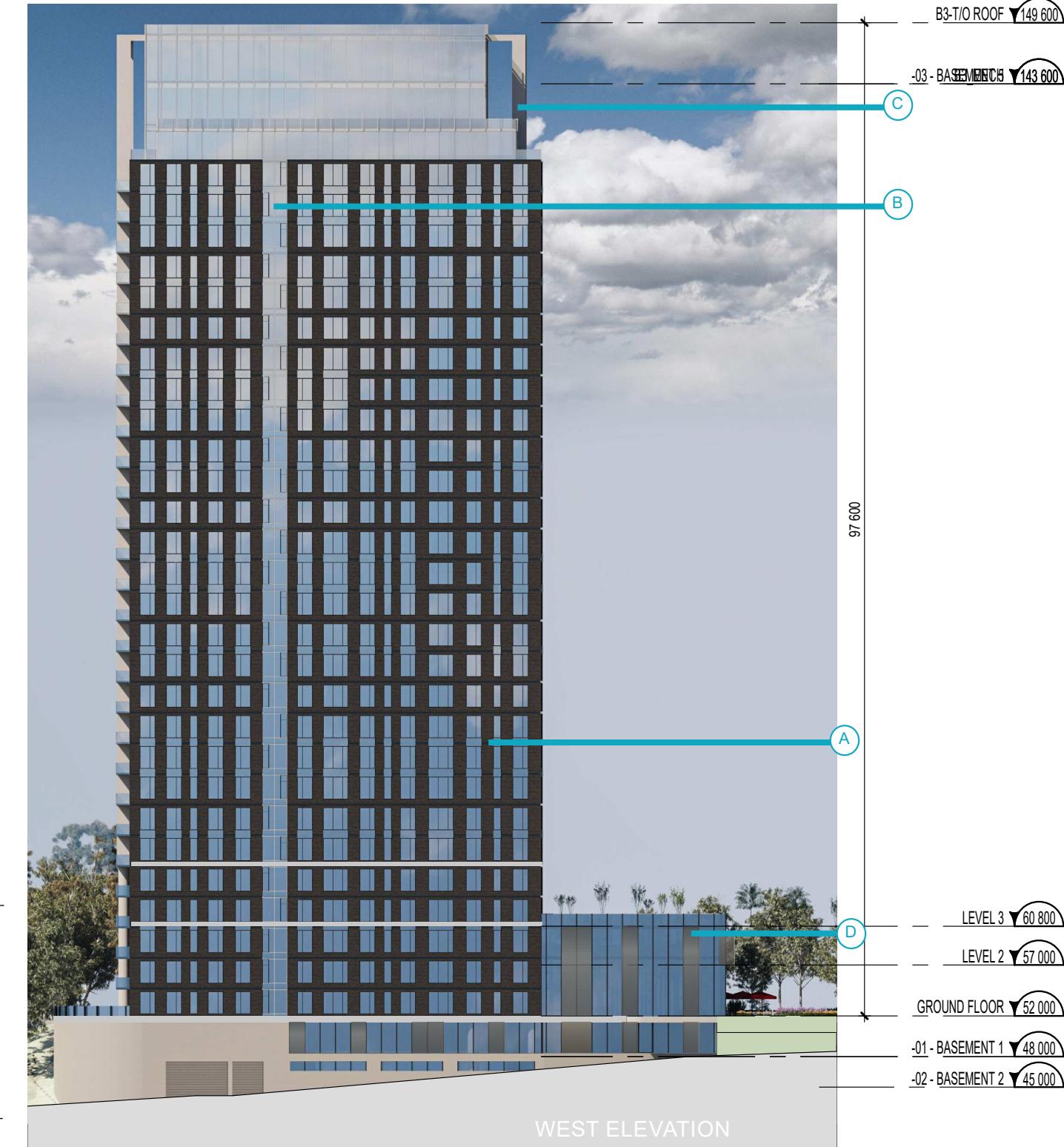


MATERIALS LEGEND

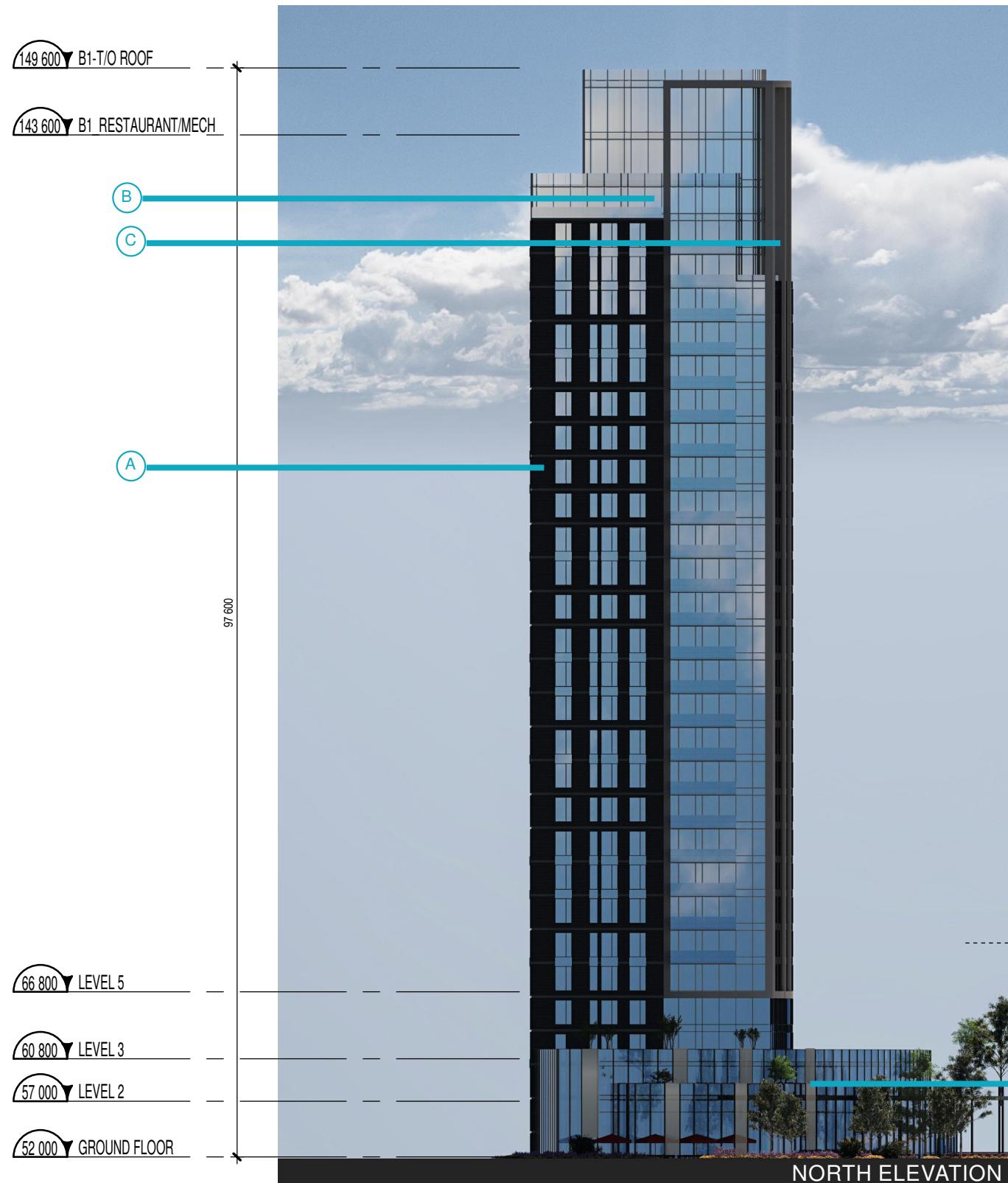
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Colour: TBD
- (B) Clear Glass
Manufacturer: TBD
- (C) Concrete
Manufacturer: TBD
Colour: TBD
- (D) Metal Panel
Manufacturer: TBD
Colour: Black

BIRD SAFE
TREATMENTS TO BE
APPLIED TO 16m
ABOVE GRADE

16m

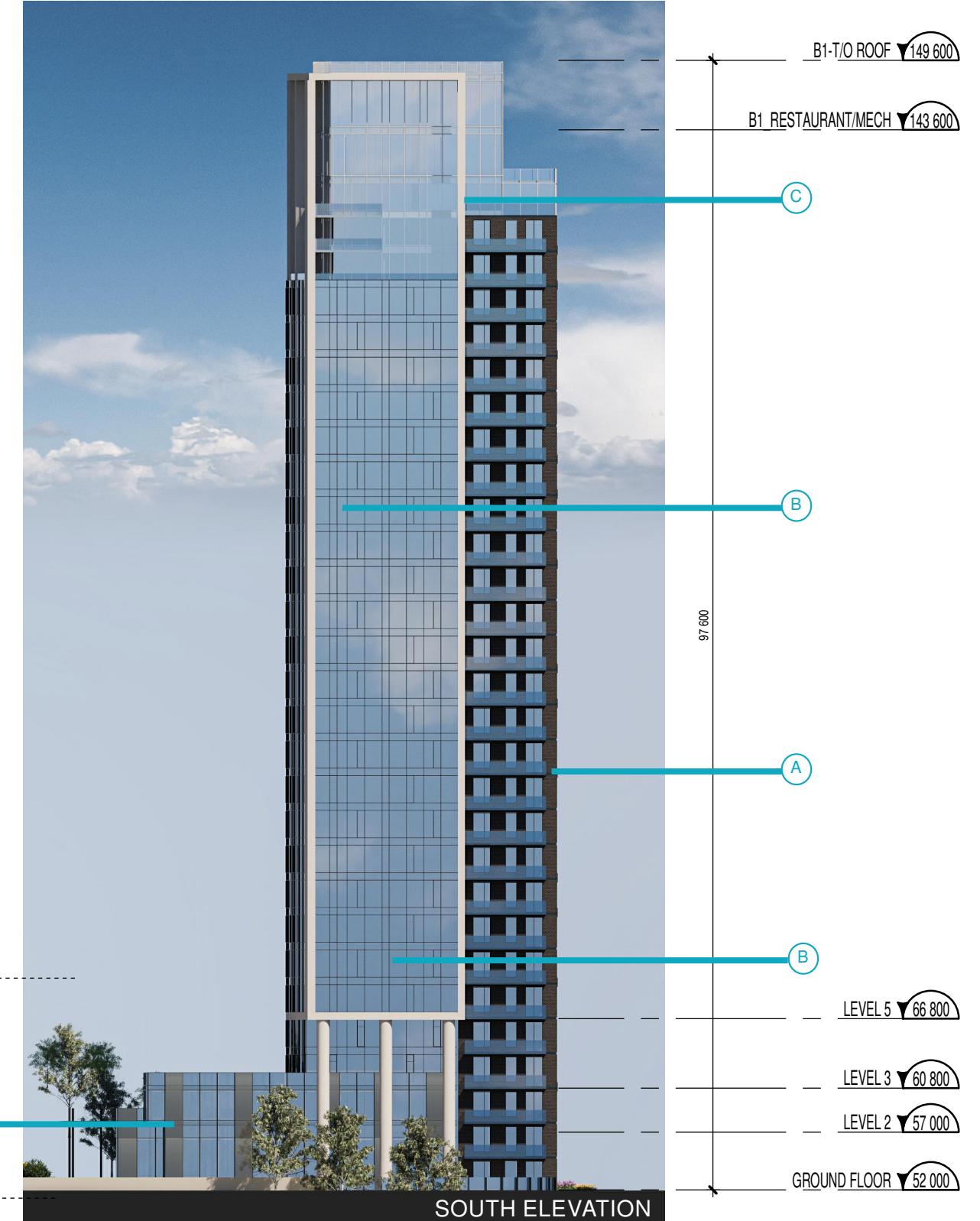


ELEVATIONS | TOWER B1

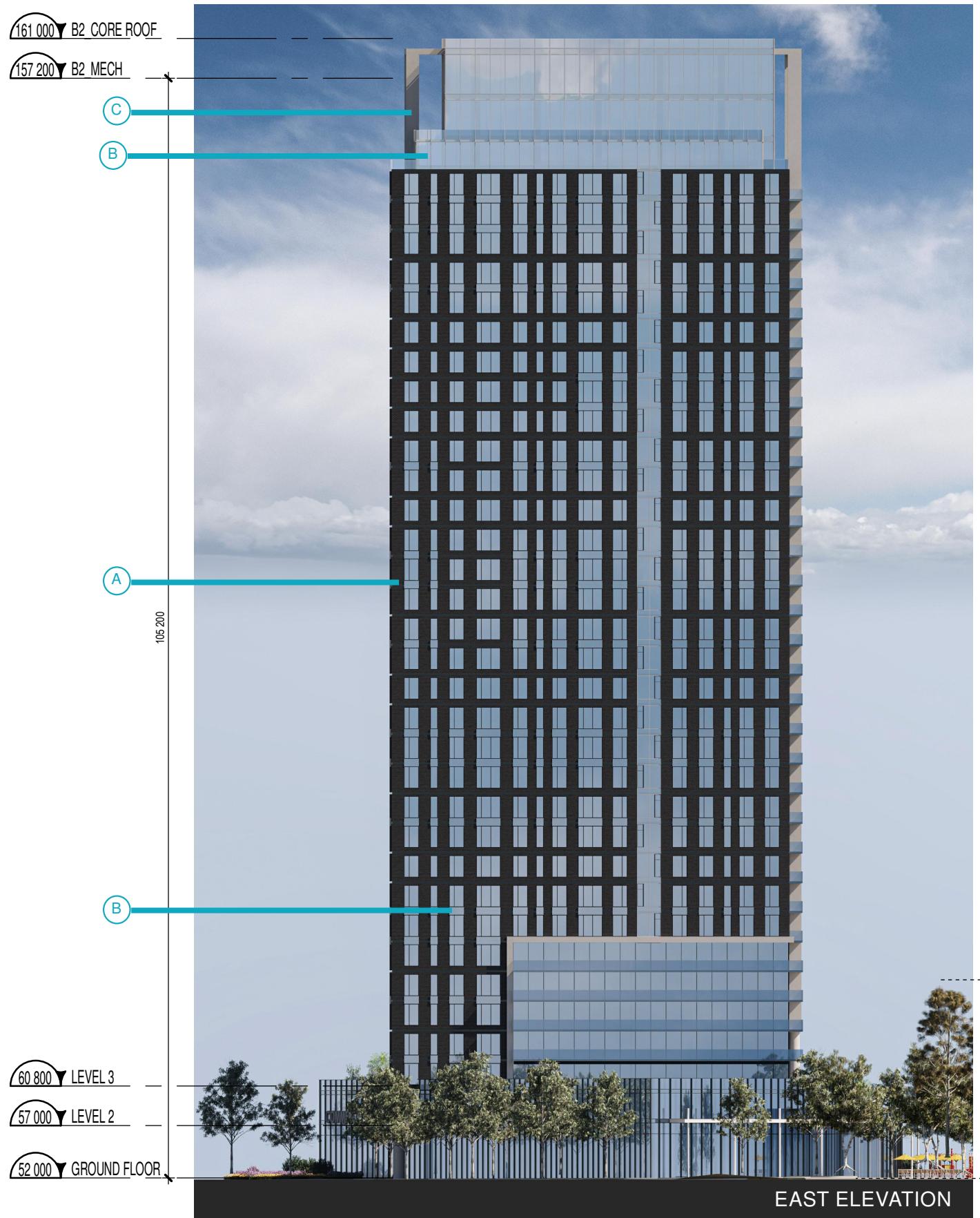


MATERIALS LEGEND

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Colour: TBD
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Colour: TBD
- (D) Metal Panel
Manufacturer: TBD
Colour: Black

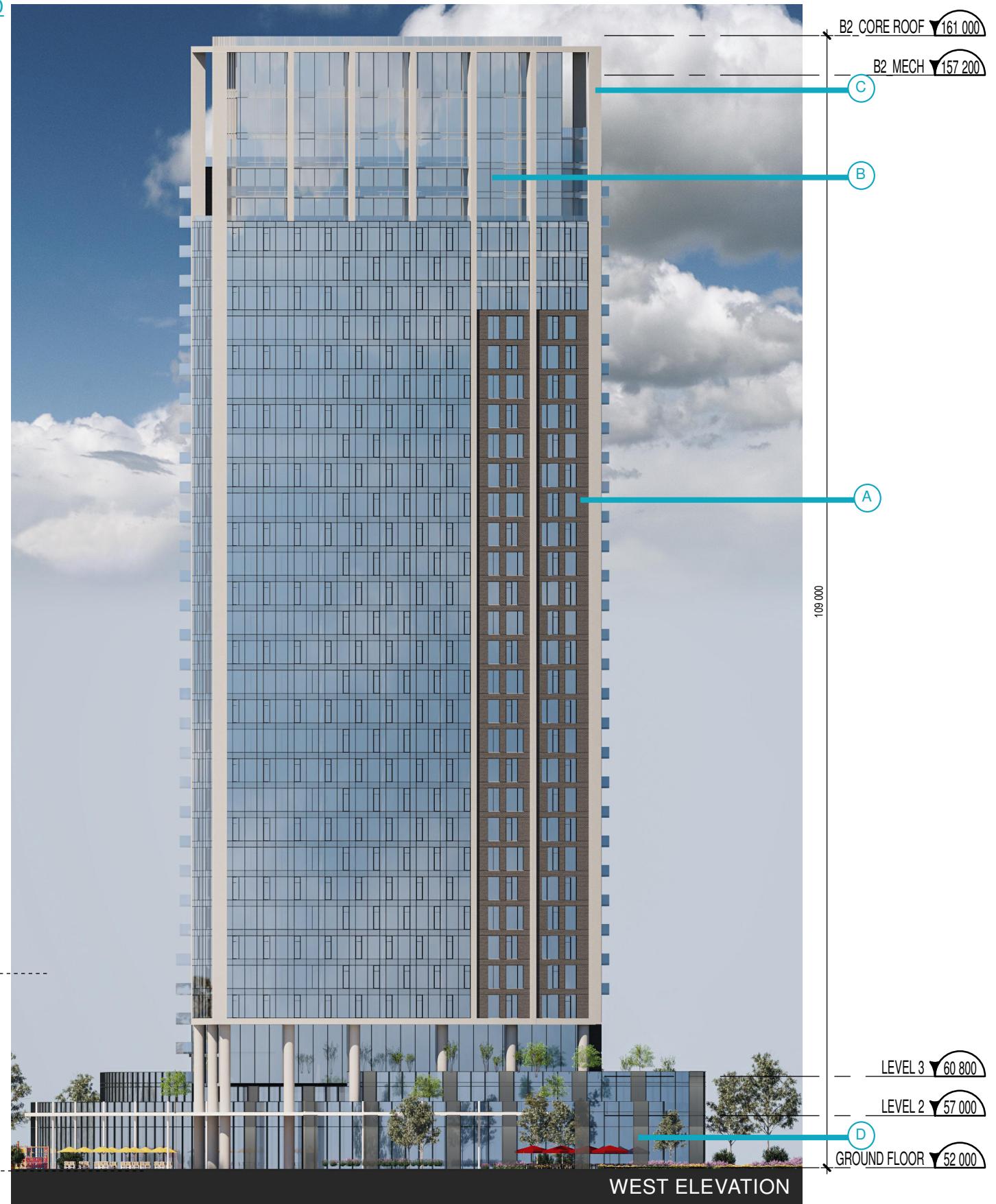


ELEVATIONS | TOWER B2

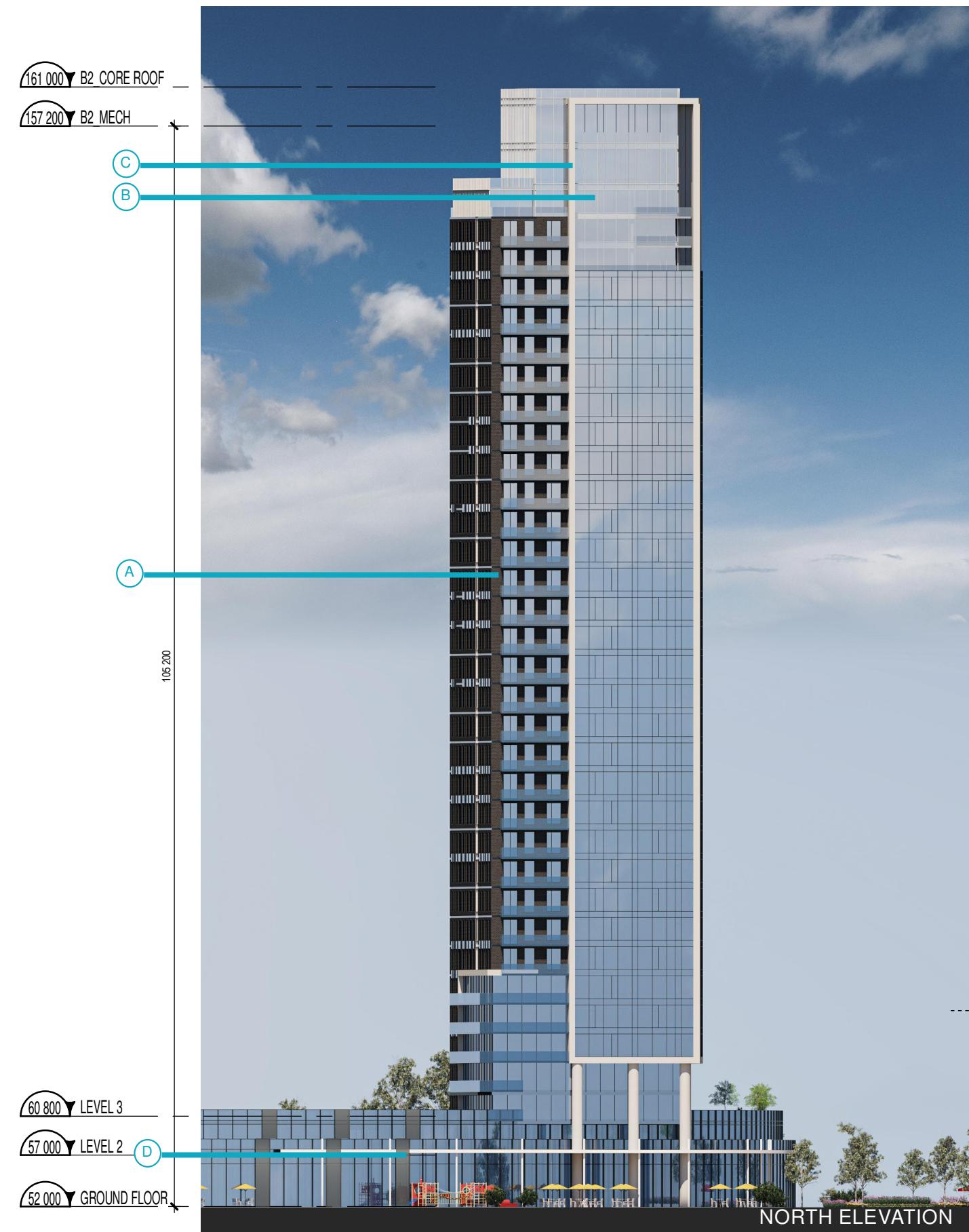


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Colour: Black



ELEVATIONS | TOWER B2

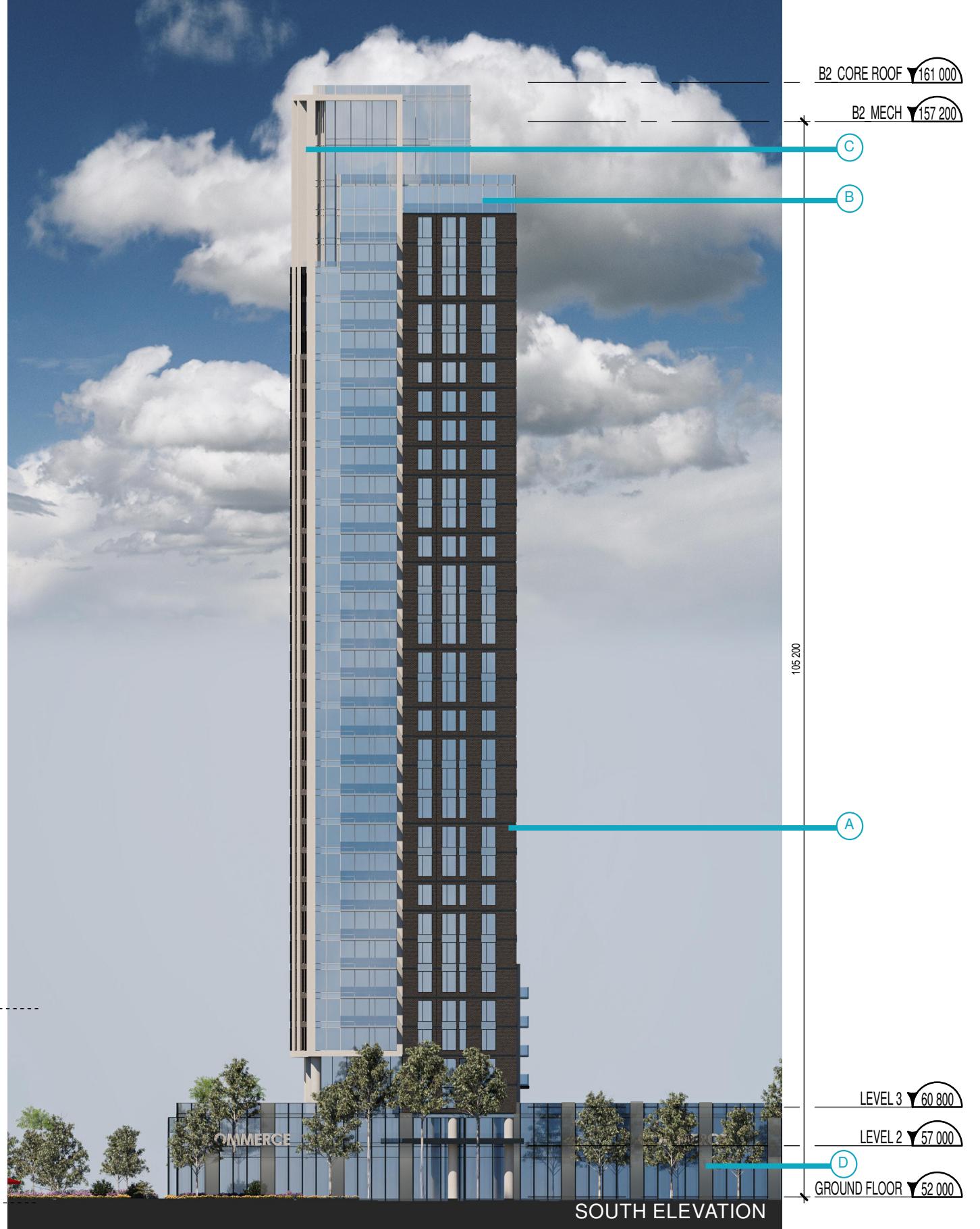


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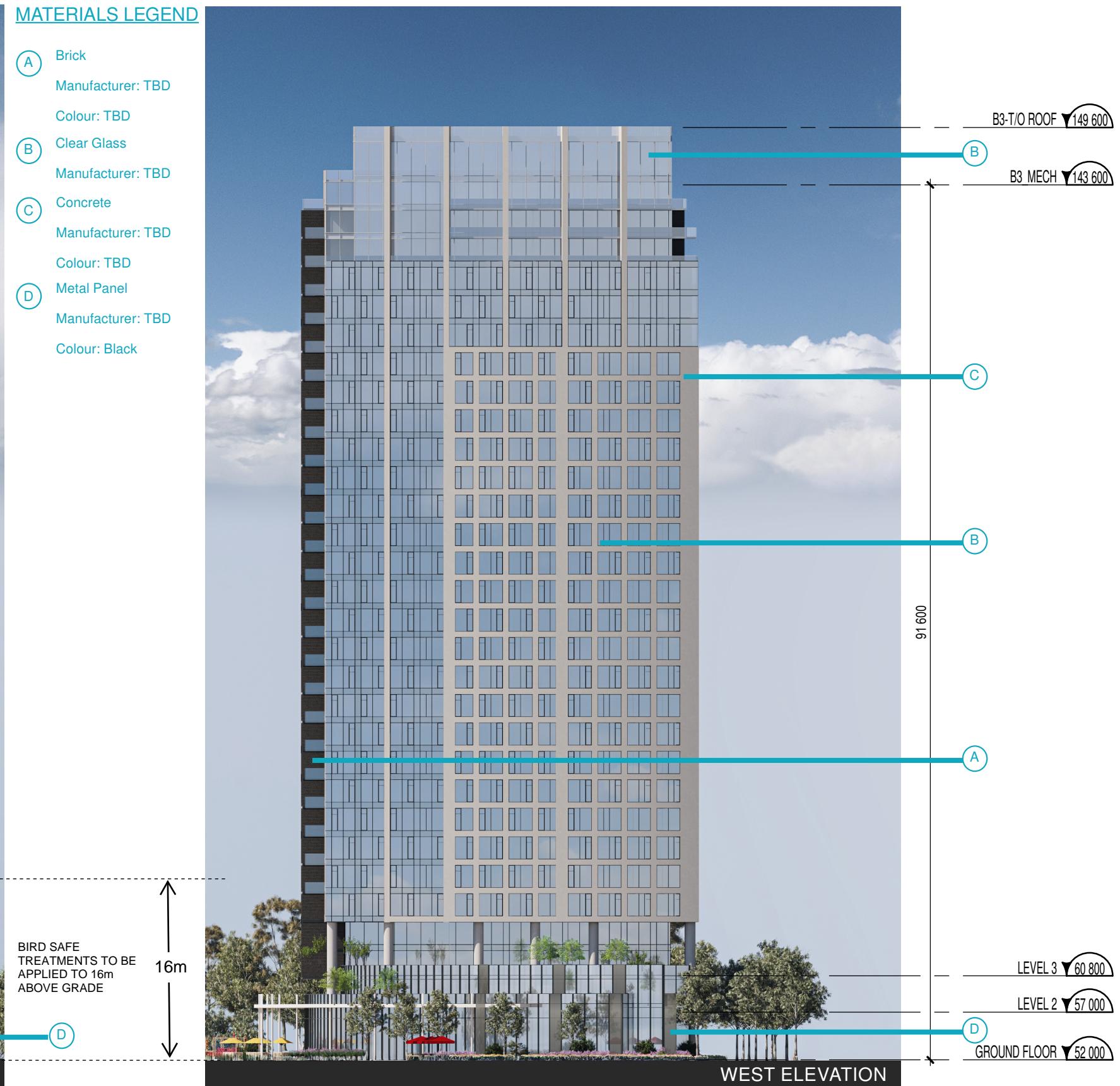
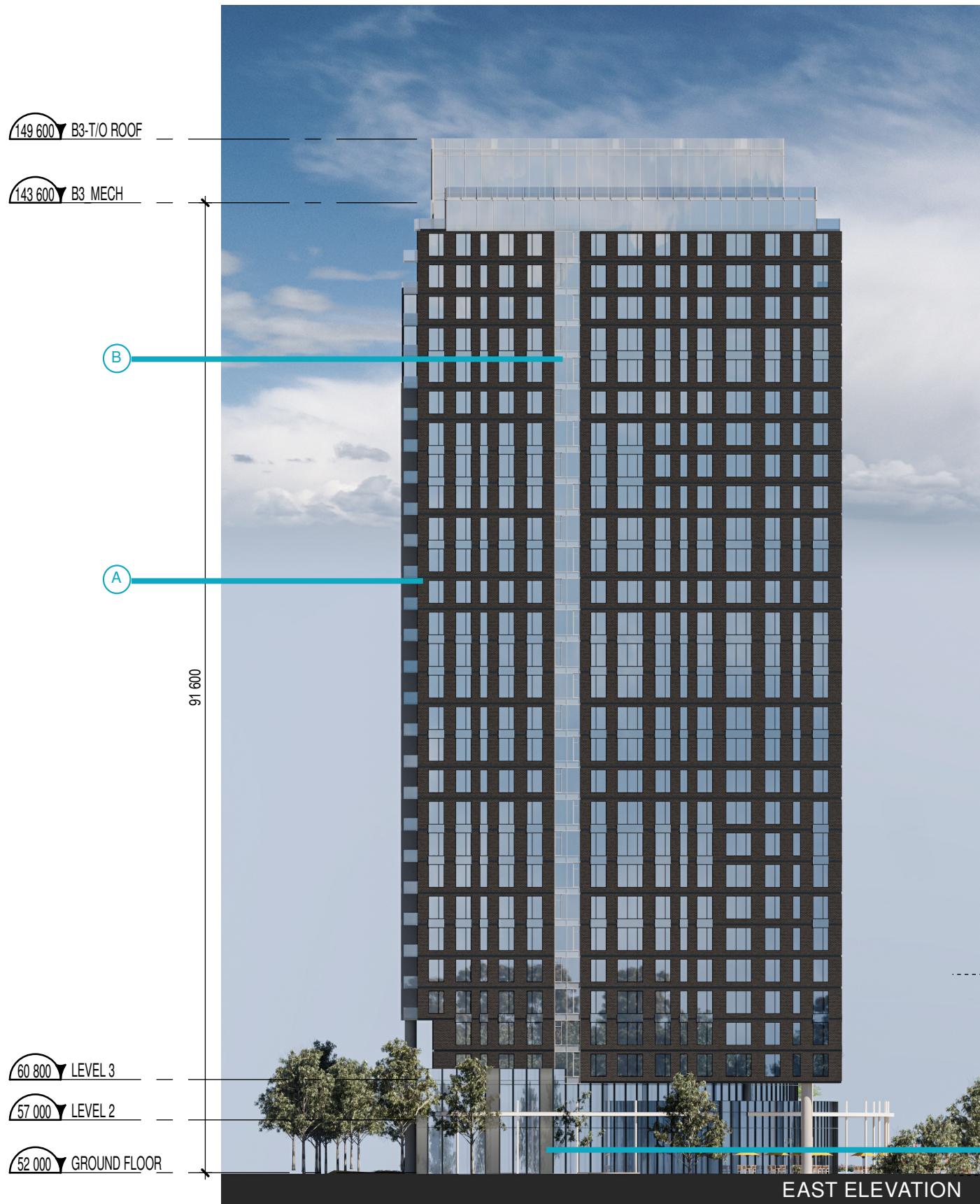
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Colour: Black

BIRD SAFE
TREATMENTS TO BE
APPLIED TO 16m
ABOVE GRADE

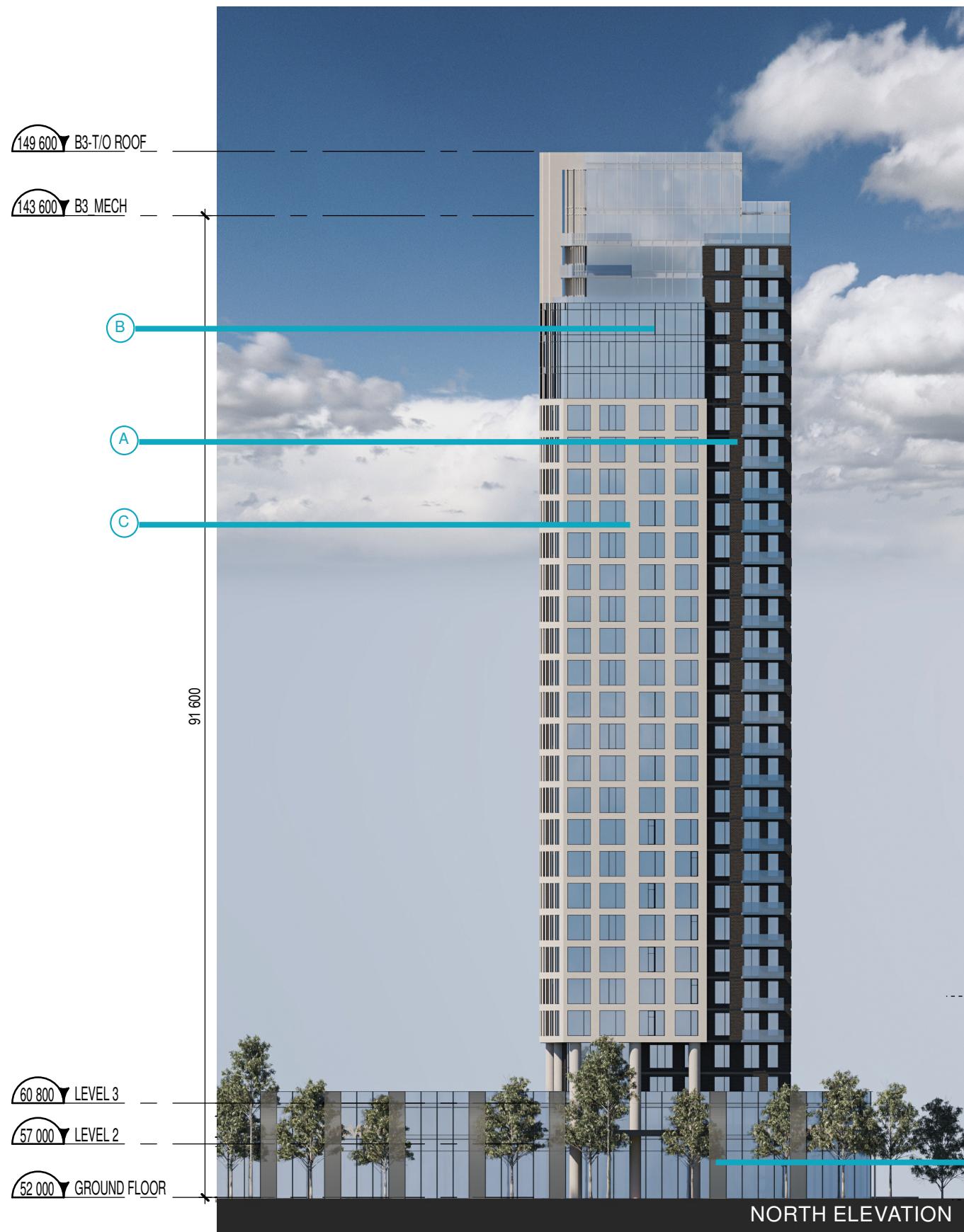
16m



ELEVATIONS | TOWER B3

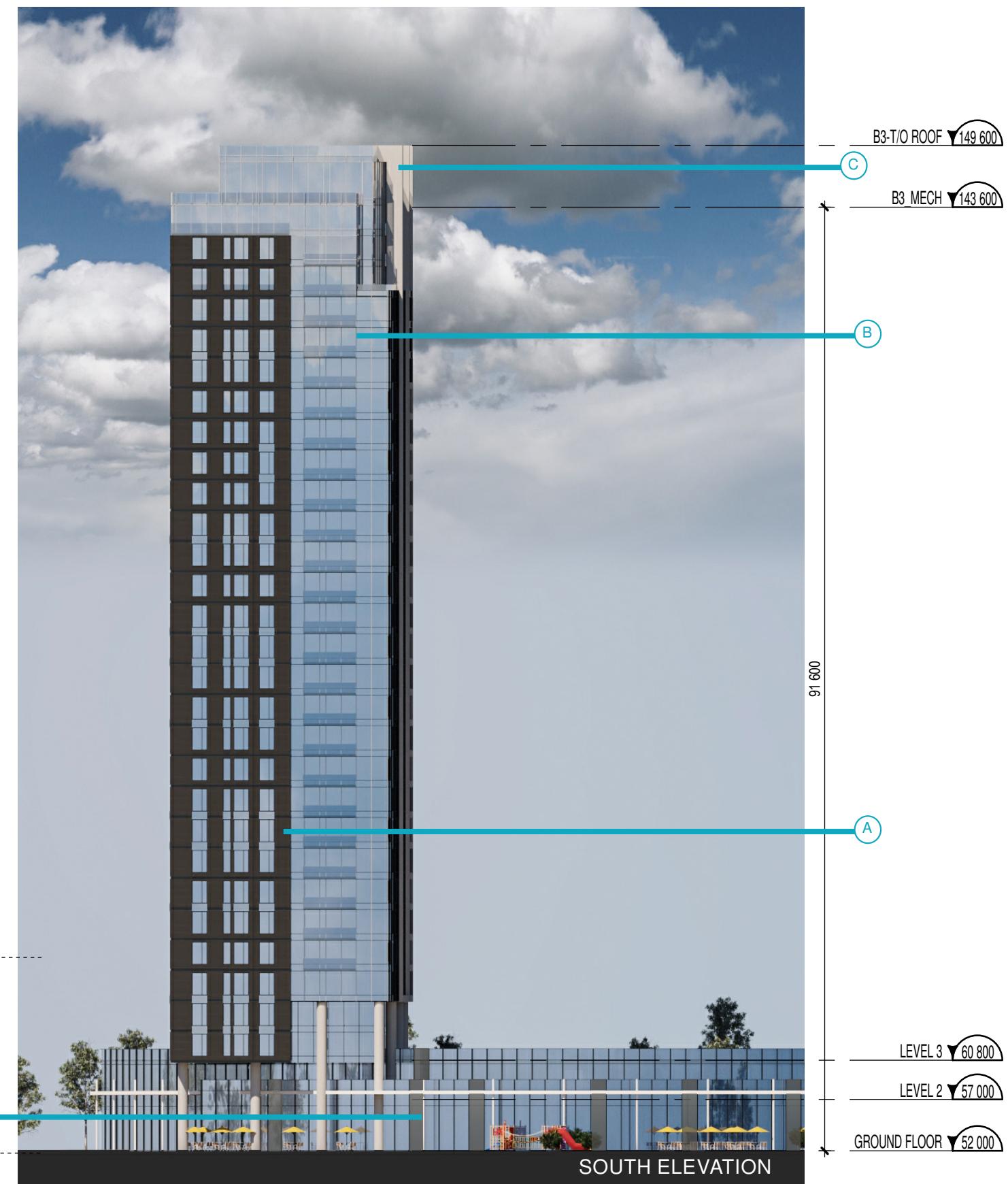


ELEVATIONS | TOWER B3

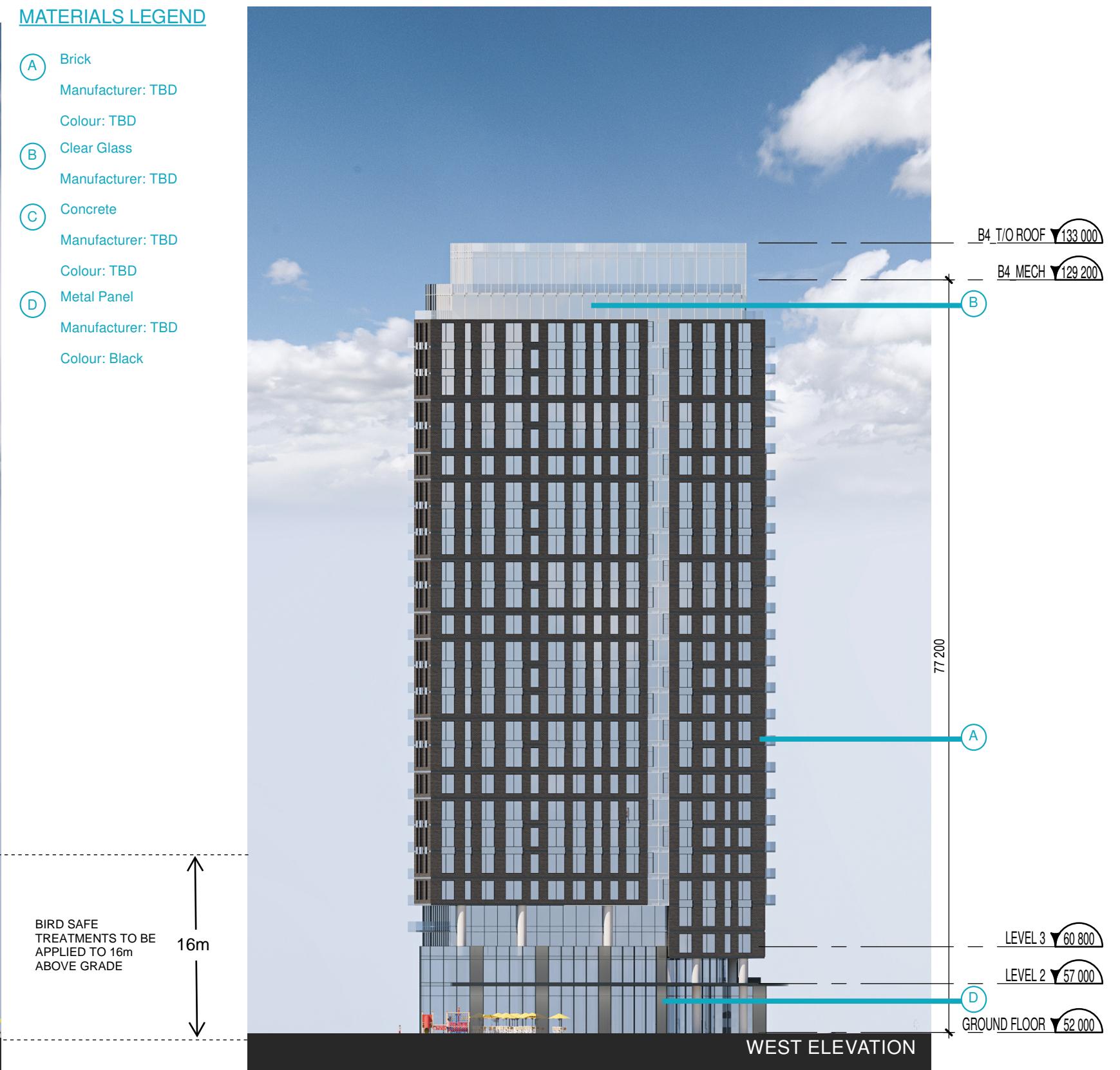
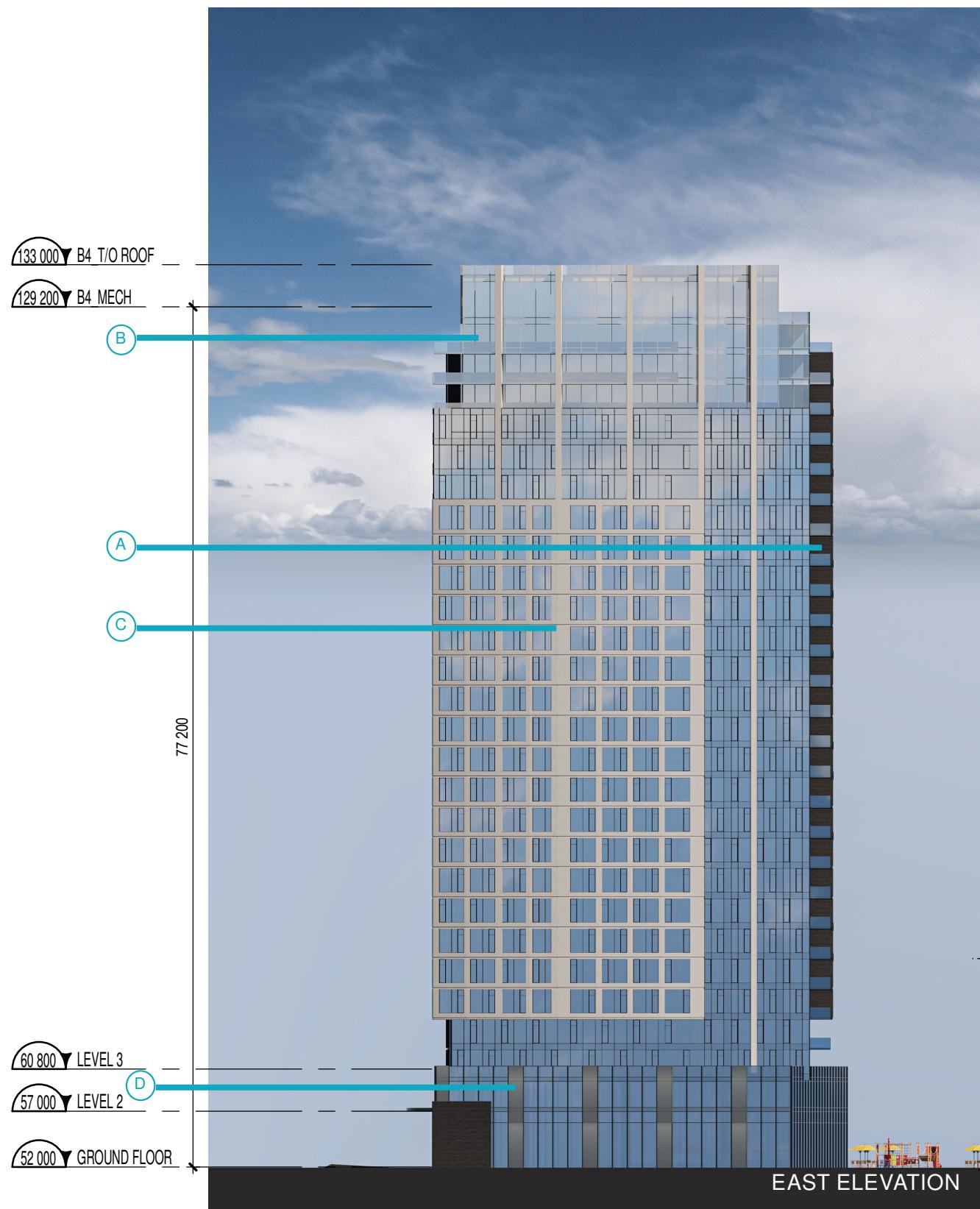


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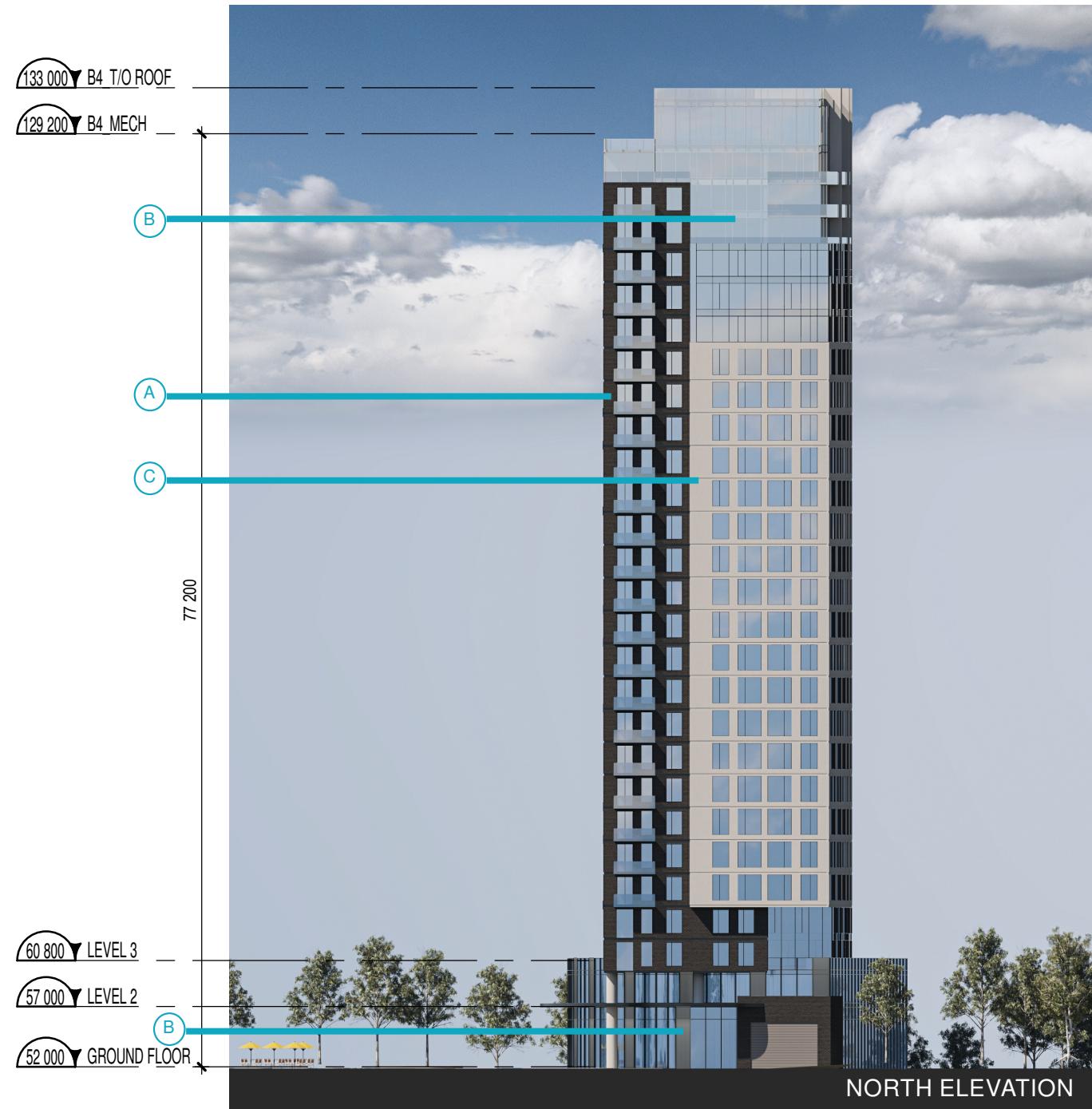
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Colour: TBD
- B** Clear Glass
Manufacturer: TBD
- C** Concrete
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Colour: TBD
- D** Metal Panel
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Colour: Black



ELEVATIONS | TOWER B4



ELEVATIONS | TOWER B4

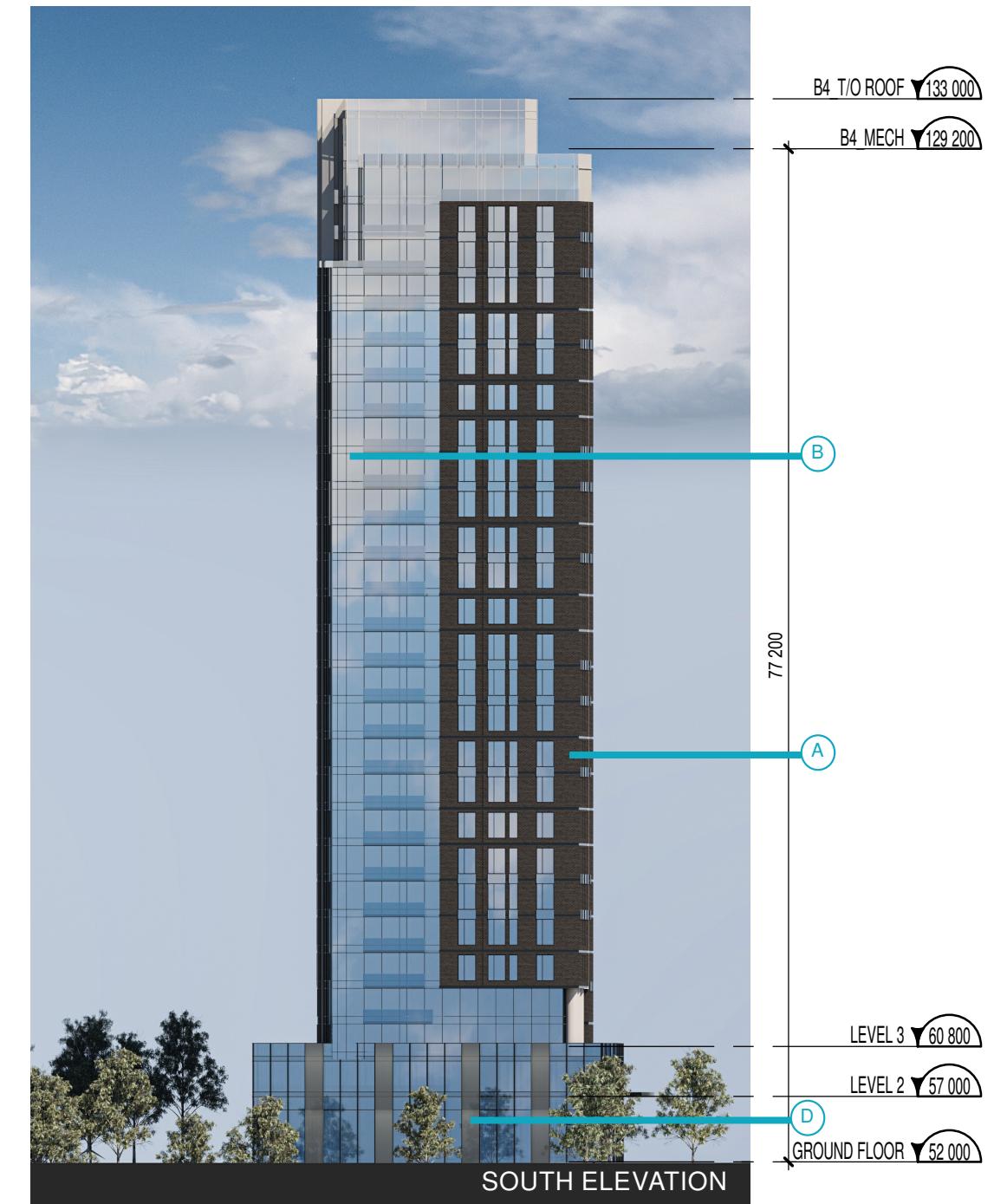


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Colour: Black

BIRD SAFE
TREATMENTS TO BE
APPLIED TO 16m
ABOVE GRADE

16m

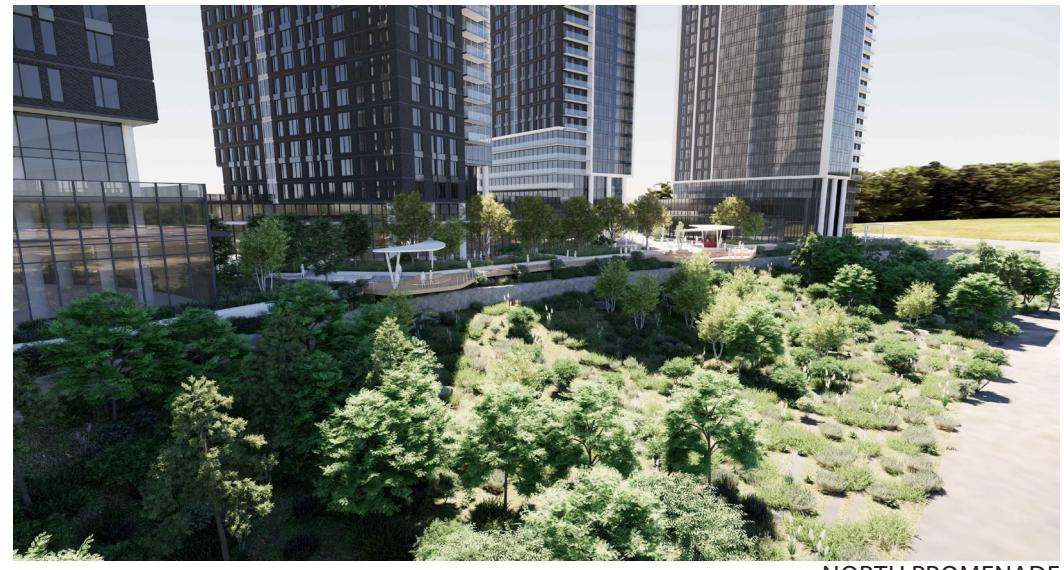


PERSPECTIVE

EXTERIOR VIEWS



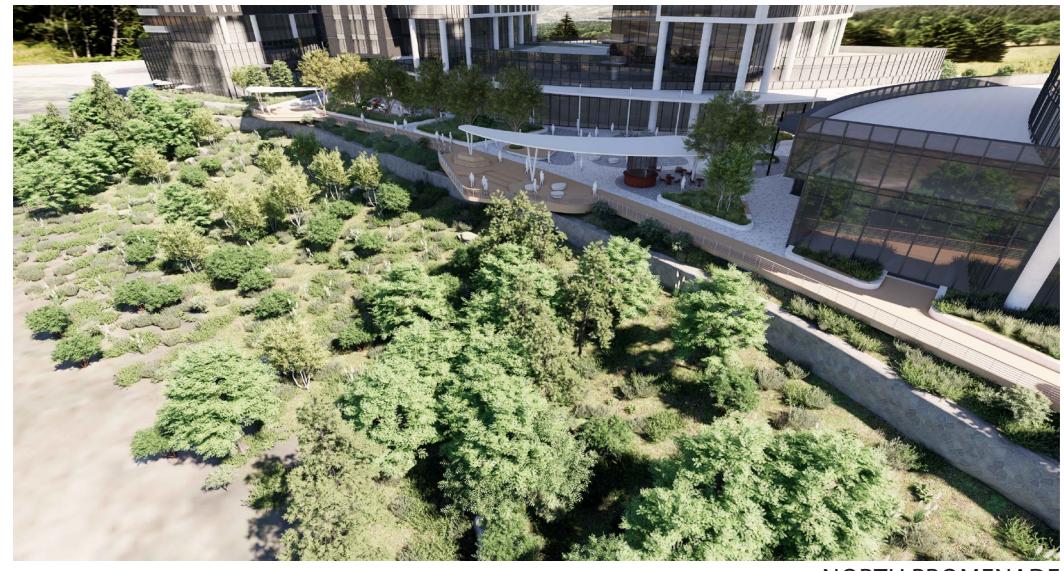
ENTRY PLAZA - WATER ELEMENT



NORTH PROMENADE



MAIN CENTER PLAZA



NORTH PROMENADE



OVERHANG DECK ELEMENT



VIEW FROM WETLAND BUFFER

08

UDRP REPORT

1015 Twedde Road

Response to UDRP Comments

UDRP Comment	NEUF Response
Key Recommendations	
1 The Panel appreciates the comprehensive presentation, especially the hand sketches, and acknowledges the thoughtful planning that went into this project.	Noted.
2 The Panel commends the design team and appreciates the “leading with the landscape” approach to the project which prioritizes creating a public realm which has urban aspirations.	Noted.
3 The Panel has concerns regarding the wind conditions on the site. o To reduce shadow and wind impacts, and to improve the overall visual cohesion of the site, the Panel recommends further sculpting and refining both the tower massing and landscaping of the site.	Many mitigations measures were introduced to improve wind conditions. Measures includes the following: Adding multiples canopies and marquises, enlarging spacing between podiums of B1 and B2, changing location of terraces to create more comfortable seating areas and strategically landscaped area with plantation of evergreens. Please refer to RWDI updated wind study report.
	Massing and Landscaping has been revisited and Shadow and wind studies have been improved. Please refer to architectural and landscape revised brochure.
4 The Panel appreciates the project’s strong landscape integration and recommends further refining the balance between urbanized areas and preserved natural features, in order to achieve an urbanized character along Jeanne d’Arc Boulevard and a more naturalized edge to the Ottawa River side.	Landscape proposal has been completely revisited along Jeanne-d’Arc to address this comment.
5 The Panel advises incorporating childcare, community programming, and essential services on-site to ensure 24-hour activity and to support a complete community serving all age groups.	Flexible commercial spaces are included at ground floor to entertain this program.

UDRP Comment	NEUF Response
Site Design & Public Realm	
6 The Panel encourages creating a more urbanized and regularized streetscape along Jeanne d’Arc Boulevard with a straight pedestrian path of travel. The public realm along Jeanne d’Arc Boulevard requires further refinements.	Landscape proposal has been completely revisited along Jeanne-d’Arc to address this comment. Please refer to new landscape plan and documentation.
7 The Panel recommends enhancing wind mitigation through architectural treatments and additional vegetation including large, canopy trees, as these will establish a wind break and reduce exposed areas when the trees are in leaf.	Large canopy trees and extensive landscape elements have been incorporated within the project. Architectural element such as marquises and canopy have also been introduced at strategic location to improve wind condition. Distance between buildings podiums of B1 and B2.
8 The Panel appreciates the integration of controlled pathways and pedestrian spaces along the river’s edge, which invites public engagement while managing the river’s edge as a natural feature.	Noted.
9 The Panel strongly recommends addressing the Jeanne d’Arc streetscape and commercial frontage with a more urbanized treatment to better align with the area’s emerging urban context rather than a ‘park-like’ approach.	Landscape proposal has been completely revisited along Jeanne-d’Arc to address this comment. Please refer to new landscape plan and documentation.
Sustainability	
10 The Panel supports the water feature at the corner of Jeanne d’Arc Boulevard and Twedde Road as an important landscape element that enhances sustainability and placemaking.	Noted.
11 The Panel advises further refining and balancing the integration of the natural riverside environment with the urbanized transit-oriented site. Restore the river’s edge to reflect its landscape heritage and strengthen the area’s ecological integrity.	A lot of effort and thinking were included in the last version submitted to optimise the restoration of the river’s edge. Please refer to EIS report by CIMA+.

	UDRP Comment	NEUF Response
12	The Panel recommends mitigating wind impacts through architectural and landscaping modifications. Ensure sustainable solutions are incorporated into the towers massing and site layout.	Please refer to comment above on wind mitigation measures.
Built Form & Architecture		
13	The Panel suggests a paired approach to tower design (B1 and B2, B3 and B4) to improve the site's wind and shadow conditions and provide a more unified architectural expression.	The paired tower approach was well integrated as Tower B1-B2 have been paired together in terms of orientation, architectural expression and exterior treatment. B3 and B4 have been paired similarly. We acknowledge that it creates a better project signature and visual cohesion.
14	The Panel suggests shifting the orientation of tower B2 and B1 to align with each other in their north south axis and shifting B3 and B4 to also align with each other as a pair on the east side, optimizing shadow effects and reducing wind impacts on public spaces.	Combined with the paired approach, the orientation of tower B1 and B2 have been slightly modified to make them parallel. The orientation of tower B3 and B4 have also been slightly modified to make them parallel too.
15	The Panel suggest studying the above paired approach also manifest itself in the exterior tower design.	Architectural expression have been fully treated with the paired approach intention , including detailing and materials combination that are unique to each pair. Please refer to renderings
16	The Panel recommends designing ground-floor units as live/workspaces to foster the potential of a more urban environment, particularly between B3 and B4.	Residential units at Ground and Second floor will be designed with this criteria.
17	The Panel encourages reducing or rethinking the cantilevered/overhanging tower area, potentially making it a usable space for community or commercial purposes.	The cantilever portions of B2 and B3 along Jeanne D Arc Boulevard act as a marker and gateway, signaling entry points to the building and creating a sense of arrival beneath. This gesture helps orient residents and visitors while providing a sheltered threshold that enhances the pedestrian experience. The cantilevers on the north-west and north-east of B2 and B3 respectively achieve a different yet equally important role by extending the building form to frame and define outdoor amenity spaces. They provide partially covered communal areas that encourage gathering, social interaction, and outdoor activity for the community, while also offering protection from the elements.
18	The Panel recommends increasing the mix of unit types to meet the needs of various family structures within the development.	The complex already proposes a significant number of 2 bedrooms units. A few larger units have been introduced within the podium and the top floors.

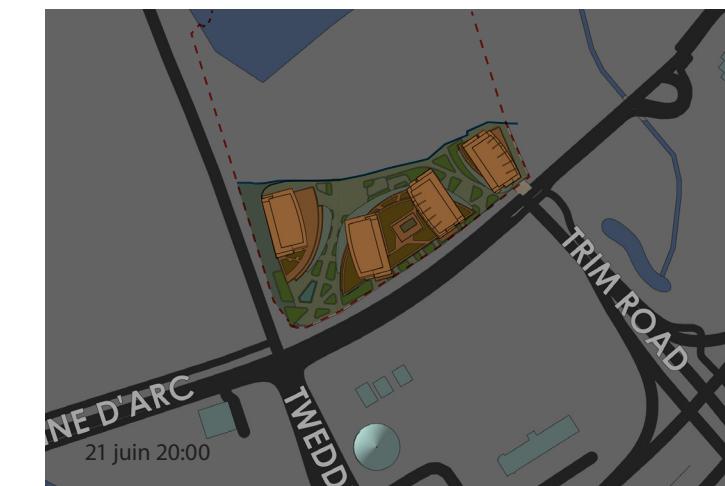
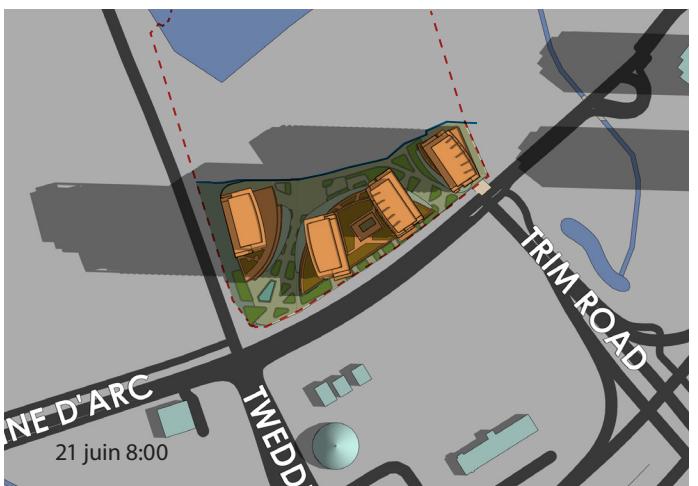
	UDRP Comment	NEUF Response
19	The Panel suggests adding privately owned public space (POPS) or outdoor amenity spaces on the podium sections of the buildings (between levels 2-4) to create community terrace amenity spaces and leverage the viewscape of the river to provide an engaging experience for residents and the community.	Outdoor spaces and green roof will be programmed on the roof of Podium accessible by the 3 rd floor.

09

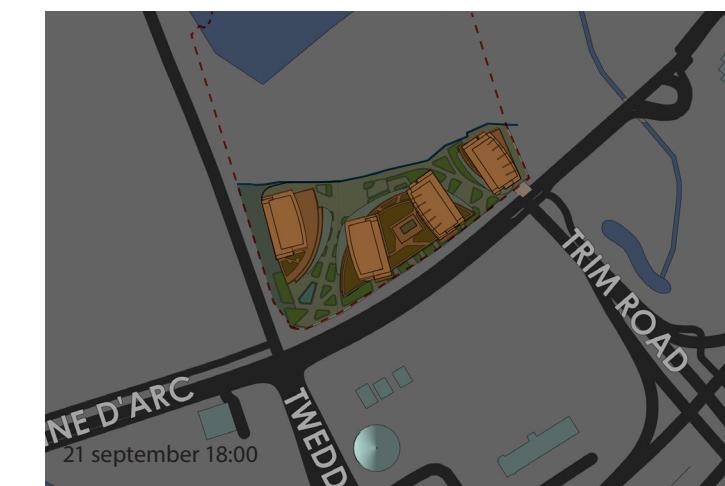
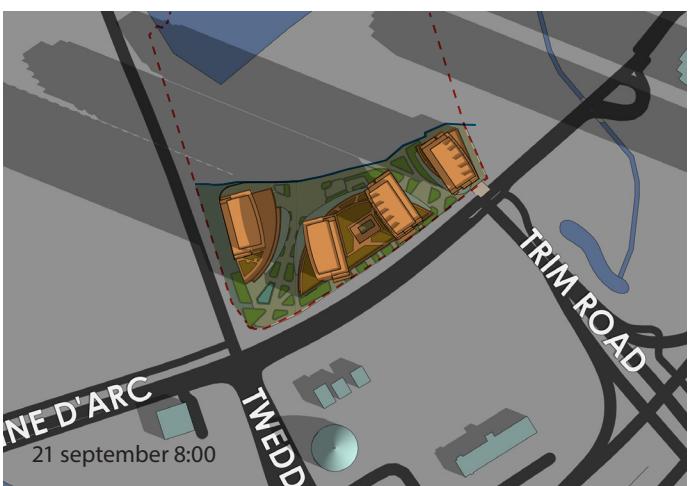
APPENDIX

SUN STUDY | SHADOW ANALYSIS

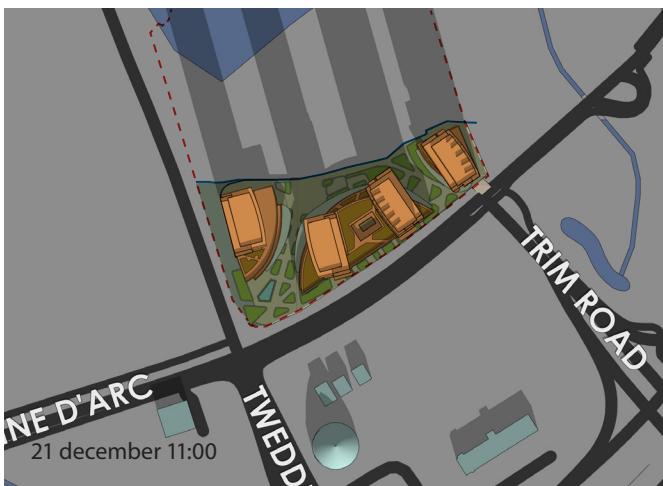
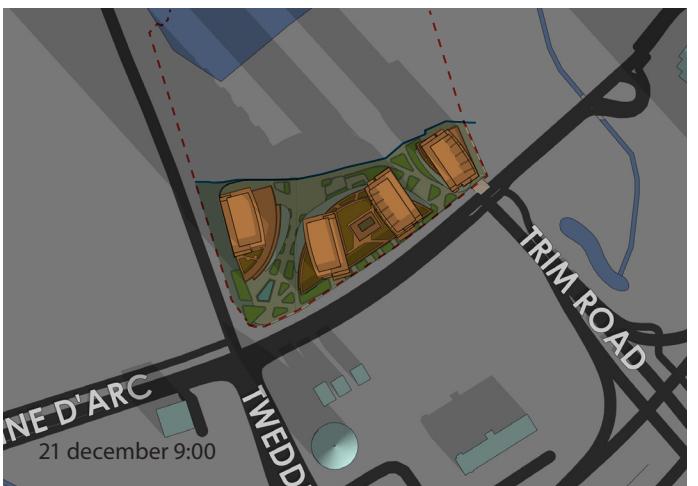
SUMMER SOLSTICE - JUNE



AUTUMN EQUINOX - SEPTEMBER



WINTER SOLSTICE - DECEMBER

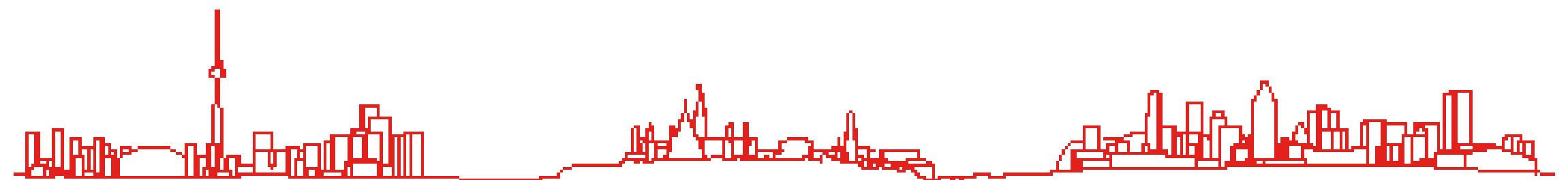


NEUF

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8 Market Street, Suite 600,
Toronto (ON) M5E 1M6



	UDRP Comment	NEUF Response
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