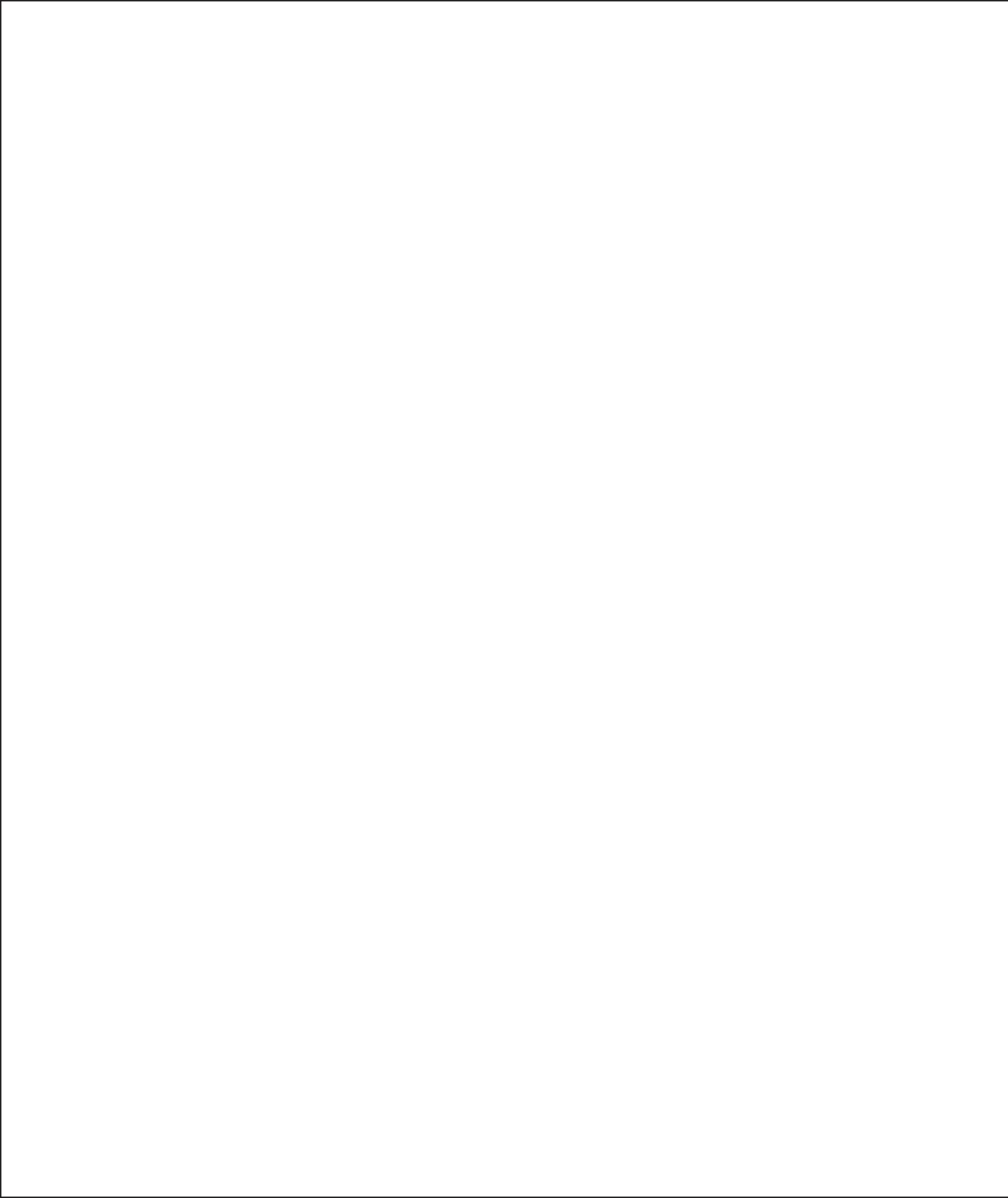




「NOCA」



NOCA  
CONDOMINIUMS

别样 GRIFFINTOWN， 别样生活 LIVE THE OTHER GRIFFINTOWN

A man in a dark jacket and pants is walking a large, fluffy dog on a leash along a paved path. The path is surrounded by dense, vibrant green vegetation, including tall grasses and shrubs. In the background, a long, low building with several windows is visible, partially obscured by trees. The sky is a clear, pale blue.

**“我们应相信直觉并赋予我们的敏感。  
这就是我们项目的精髓”**

—ROCH CAYOUILLE, 建筑设计师 PROVENCHER\_ROY



**“WE NEED TO TRUST OUR INTUITION AND GIVE IT OUR SENSITIVITY.  
THAT’S THE ESSENCE OF OUR PROJECT.” —ROCH CAYOUILLE, ARCHITECT PROVENCHER\_ROY**

别样

GRIFFINTOWN,

别样  
生活



NO  
ENGINE



**LIVE THE OTHER GRIFFINTOWN**



**LACHINE 运河畔** LACHINE 运河两岸蔓延几公里的自行车道，大面积的绿地公园，供您练习瑜伽或在草坪上赤脚漫步。得天独厚的临水条件，尽情专享划独木舟在内的滨水乐趣。

别样 Griffintown，别样生活 — 居住在距离 Griffintown 繁华街区 和蒙特利尔市中心仅几步之遥，却独享丰富绿地环绕的临水静谧环境。

**ON THE BANKS OF THE LACHINE CANAL** Discover kilometers of bike paths bordered by green spaces ideal for practicing yoga or walking barefoot in the grass. Enjoy your privileged access to the water and paddle along the canal in a kayak.

Live the other Griffintown is about living on the waterfront in a quiet area surrounded by lush greenery, just a few steps away from the lively streets of Griffintown and the downtown core.





# 社区环境

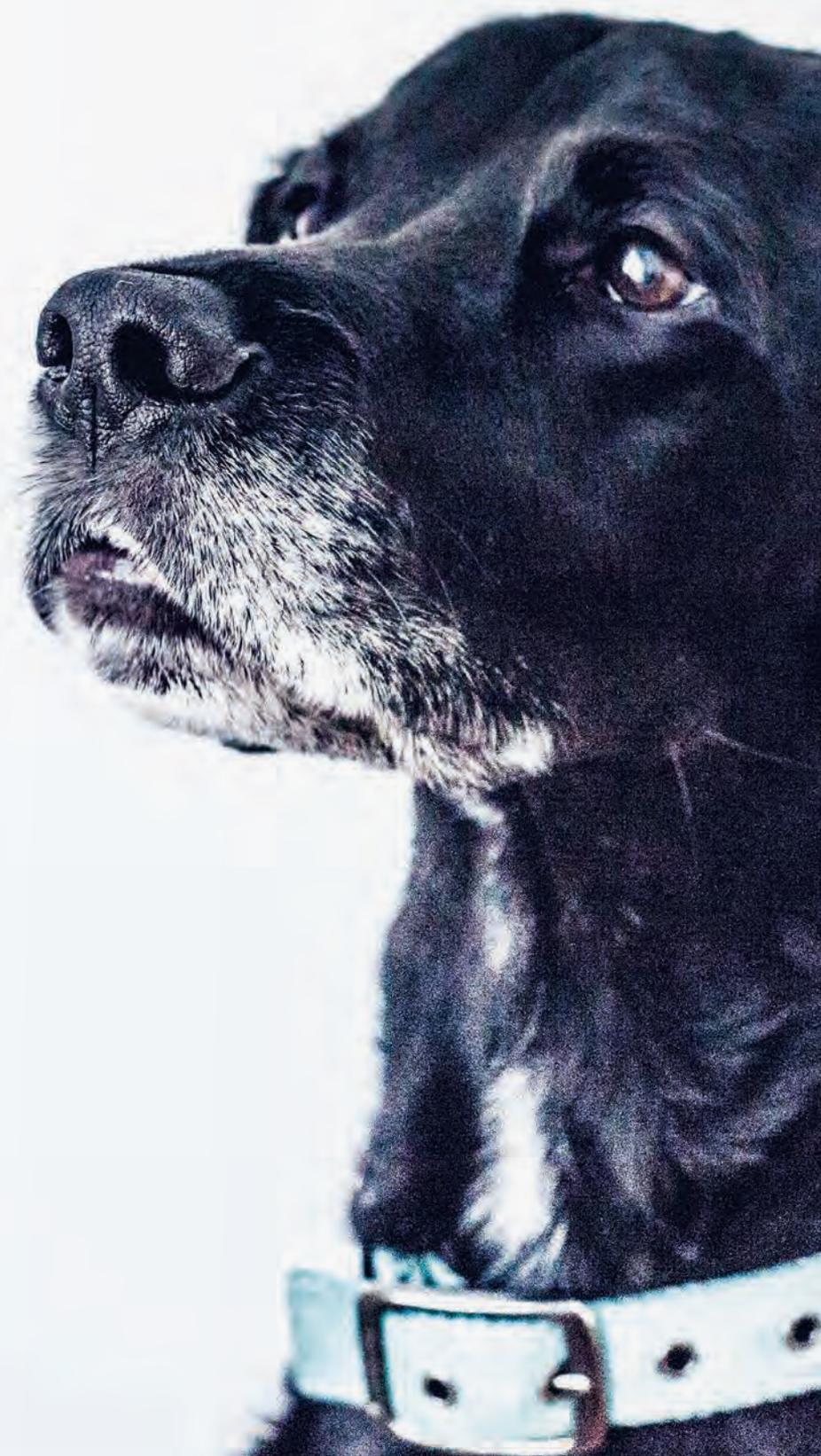




## THE NEIGHBOURHOOD

**GRIFFINTOWN 西被繁华宠溺** Griffintown 西正中 周边画廊、时尚餐厅、咖啡馆及特色精品店林立。畅享街区附近的众多公园，比如 Bassin-à-Gravier 家庭公园，还有设备齐全的遛狗设施。出门即是 Atwater 市场、蒙特利尔老城、Bell 中心以及市中心核心，便利生活唾手可得，Notre-Dame 街、Peel 街以及 Wellington 街的商务与商业设施也在步行范围之内。

**RIGHT IN THE MIDDLE OF GRIFFINTOWN WEST** Explore the area's art galleries, its trendy restaurants, its cafés and its specialized boutiques. Enjoy the neighbourhood's many parks, such as the *Bassin-à-Gravier* family park, and well-equipped dog runs. Discover how easy and enjoyable it is to live near the Atwater Market, Old Montreal, the Bell Centre and the downtown core while remaining within walking distance of businesses and shops on Notre-Dame, Peel and Wellington streets.





**NOCA**

**是  
走**

**NOCA IS**



光、水、绿地，在充满憧憬的世界中尊享畅游。



**LIGHT. WATER. GREEN SPACES. AN EXCLUSIVE VOYAGE WITHIN AN INSPIRING WORLD.**



# 体验

## 住在 NOCA

一个大胆又创新的概念，每处空间都经过细致入微的设计，让您尽享活跃的社交和职业生活。

NOCA 这个案名取自 North（北方）的 NO 和 Canal（运河）的 CA，即运河北方的意思，也就是项目想要全面重新定义和重新演绎的当前所在街区。

**锻炼** 尽情享受各种体育活动设施，以及得天独厚的 Lachine 运河滨水条件，可以骑自行车、跑步、散步。

**联系** 在设备齐全、功能灵活的公共空间 **Le SPACE** 和 **La CANOPIÉE** 里招待亲友、举行派对。

**工作** 在舒适的工作空间 **Le LIFE LAB** 里开会、上网或者翻翻杂志。

**休闲** 在内庭花园的雕刻长椅上休憩，或是在附近众多的公园和绿地里放松。

# LIVING NOCA

A daring and innovative concept, where each space has been carefully thought out so you can enjoy your active, social and professional life to the fullest.

The name NOCA comes from “NO” in North and from “CA” in canal, in recognition to the currently existing neighbourhood which this unique project is redefining and reinventing in all its elements.

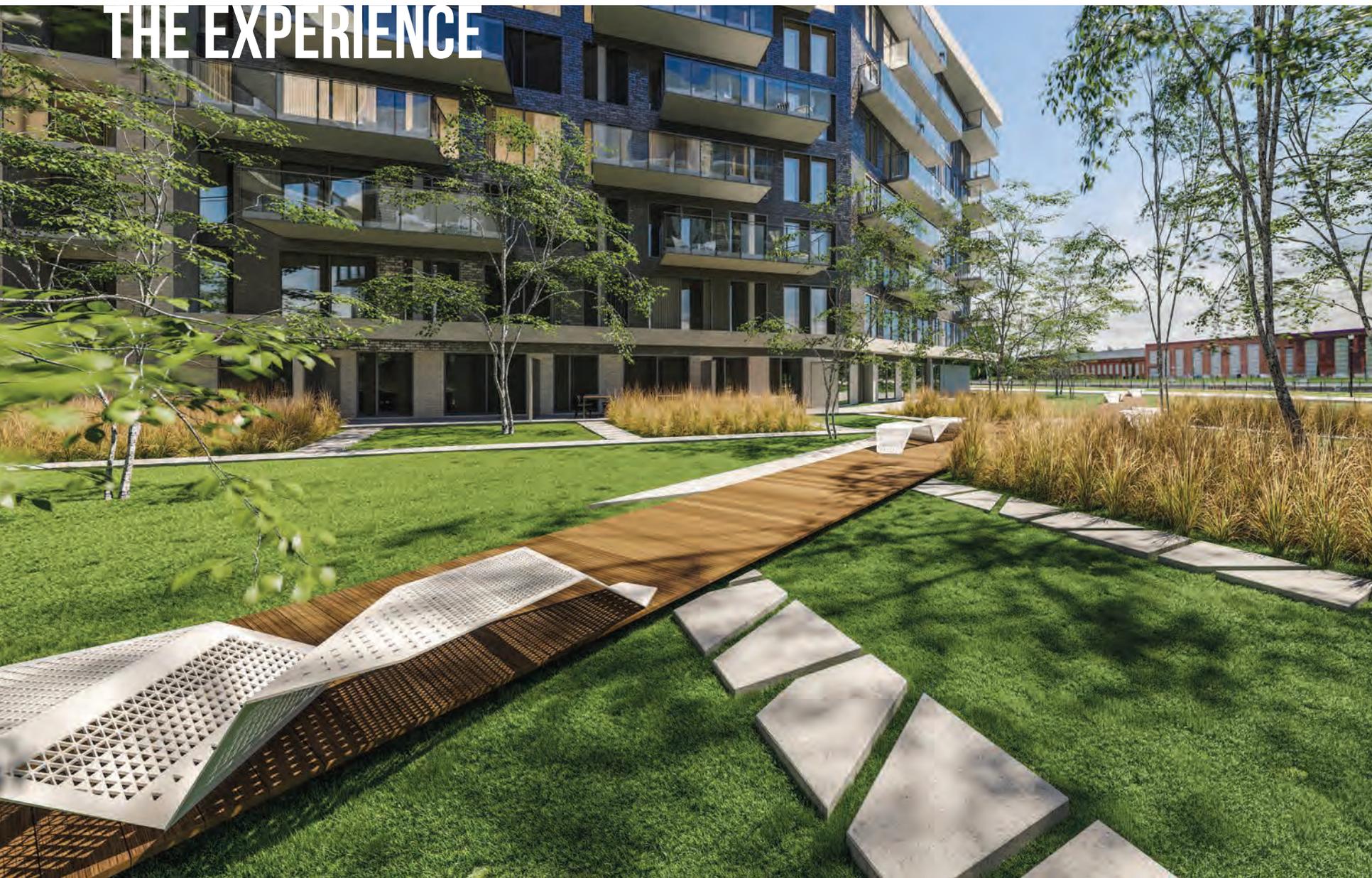
**EXERCISE** Take advantage of the wide variety of physical activities available and of the privileged access to banks of the Lachine Canal, where you can cycle, run and walk.

**CONNECT** Discover fully equipped and flexible common areas, such as Le SPACE and La CANOPÉE, ready to welcome friends and residents.

**WORK** Make yourself comfortable in Le LIFE LAB, the perfect place for a meeting, working on your tablet, or just flipping through a magazine.

**RELAX** Enjoy a peaceful moment in the interior courtyard garden with its sculptural benches, or explore one of the many public parks and spaces nearby.

## THE EXPERIENCE





# 理念

**项目特色** 无论您选择迷你公寓、单身公寓、普通公寓（一至三间卧室）、复式公寓或屋顶公寓，您都将欣赏到融入项目设计理念核心的周边优美自然环境。NOCA 建筑设计师 PROVENCHER\_ROY 从项目所处的环境汲取灵感，使得 NOCA 拥有朝向运河和市中心的超凡景观。

最终结果：一个现代、超凡的建筑理念，独具特色的不规则有棱角造型，将成为蒙特利尔最新的标志性建筑。交错设计的玻璃幕墙旨在最优化阳台朝向，使得 NOCA 拥有朝向运河和市中心的超凡景观。柔和的色调将自然景观完美融合到项目之中。

**THE UNIQUENESS OF THIS PROJECT** Whether you choose a micro condo, a studio, a condo (1 to 3 bedrooms), a maisonette or a penthouse, you will be able to appreciate the site's surrounding natural features that were made the focus during the project's design. PROVENCHER\_ROY architects were inspired by the site to adopt an intuitive approach that incorporates the sun's trajectory, the nature and, of course, the scenery of the Lachine Canal.

The result: a modern and exceptional architectural concept, characterized by its irregular and angular shapes, which could become one of Montréal's newest iconic projects. With its glass facades staggered design to optimize the balconies' positioning, NOCA offers exceptional views, both on the canal and the downtown core. With its subtle hues, the project blends naturally with the landscape.

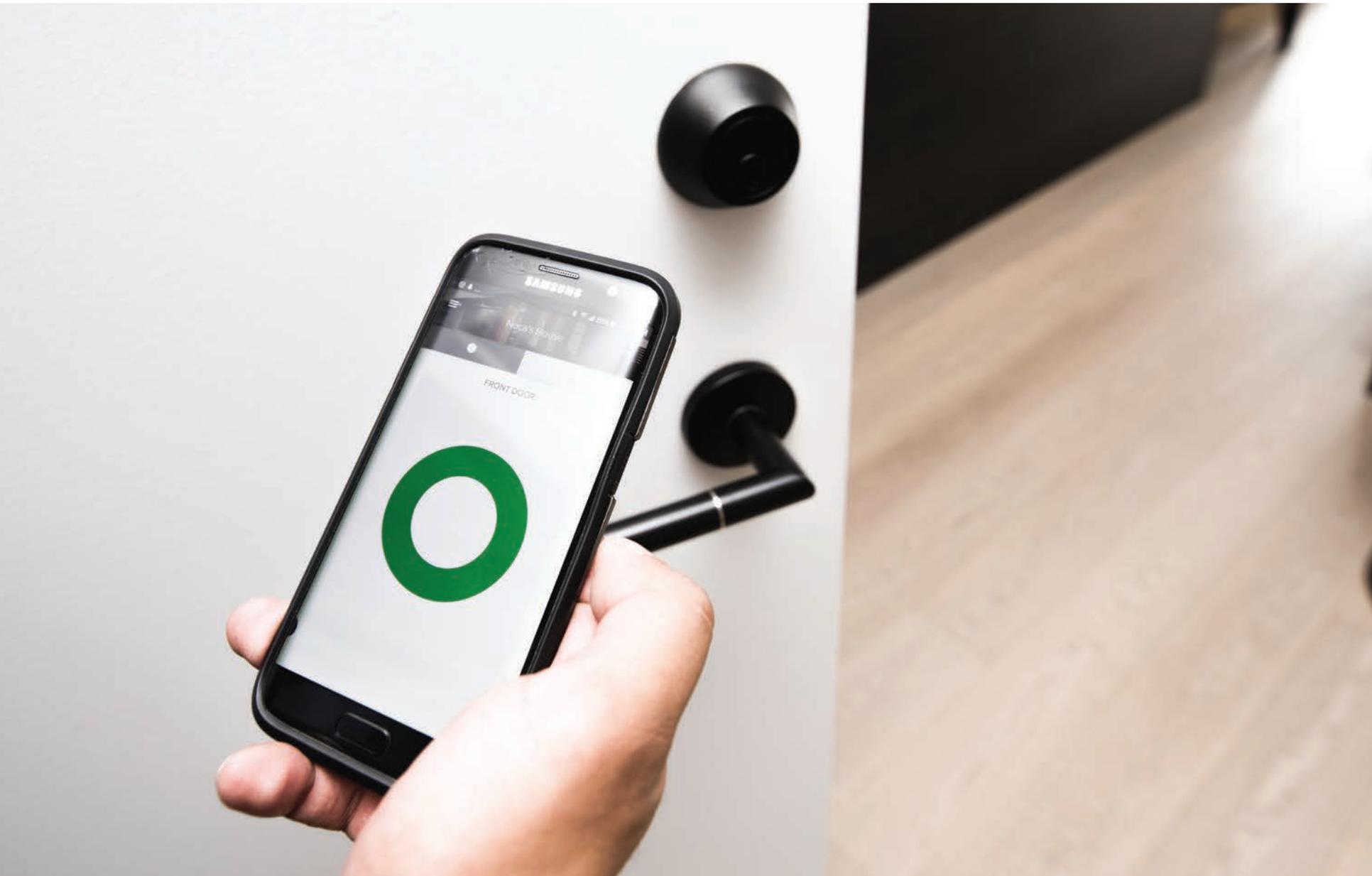
## THE CONCEPT



# 连接

**连接** 通过智能家庭科技与您的居住空间连接。比如，您可以用智能手机来开门或控制温度调节装置，免费使用 Le LIFE LAB 的无线网络。

**分享** 在精心设计、设施齐全的众多公共区域里与朋友和其他住户分享美好时光，一起运动、制作美食、工作或放松。



**CONNECT** with your living areas through smart home technology. For instance, you can unlock your door using or control your thermostats with your smartphone and use free Wi-Fi in Le LIFE LAB.

**SHARE** good times with friends and other residents in any of the numerous common areas, carefully designed and equipped for sporting, culinary, work get-togethers, or just to relax.



## THE CONNECTION



- ▶ 分 3 期开发，共 8 层
- ▶ 1期：99 户，可选择带阳台或露台
- ▶ 项目位于 Lachine 运河畔
- ▶ 多种户型，从迷你公寓到屋顶公寓
- ▶ 智能房锁和温度控制装置
- ▶ 一体化厨房设备：灶台、烤箱、冰箱、洗碗机和微波炉
- ▶ Le LIFE LAB 公共区域，有工作或休闲专用家具
- ▶ Le SPACE 聚会区域，有共享厨房、工作岛和大屏幕电视
- ▶ Le FIT 健身房，包括有互动显示和训练计划的力量训练和心血管训练设备、健身自行车
- ▶ 多用途、自定义房间，可用于壁球、篮球、瑜伽或其他活动。
- ▶ La CANOPÉE：专属屋顶空间，全景俯瞰 Lachine 运河、蒙特利尔老城和市中心核心，配备休息椅、泳池、烧烤设备、用餐区和休闲露台
- ▶ 有雕刻长椅的 16,000 平方英尺内庭花园
- ▶ 自行车自助维修站，包括公用工具和加气泵
- ▶ 自行车存放区域
- ▶ 自助运动设备，比如自行车和 NOCA 独木舟
- ▶ 现代化迎宾玻璃大堂
- ▶ 室内停车场和储物间

# NOCA

# 是





# NOCA IS

- ▶ 3 phases of 8 storeys
- ▶ Phase 1: 99 units with Juliet balcony or deck to choose from
- ▶ Project located on the banks of the Lachine Canal
- ▶ Various sizes, from micro-condo to penthouse
- ▶ Smart locks and thermostats
- ▶ Integrated kitchen appliances: cooktop, oven, refrigerator, dishwasher and microwave oven
- ▶ Le LIFE LAB common area with furniture specifically designed for work or relaxation
- ▶ Le SPACE meeting area with shared kitchen, work island and large-screen television
- ▶ Le FIT training room, which includes weight-training and cardiovascular machines such as exercise bicycles with interactive display and training programs
- ▶ Multipurpose and customizable room that can be used for numerous sports such as badminton, basketball, yoga and more
- ▶ La CANOPÉE: an exclusive rooftop area with a panoramic view of the Lachine Canal, Old Montréal and the downtown core, equipped with lounge chairs, a pool, BBQ's, a dining area and a relaxing terrace
- ▶ A 16,000 square foot interior courtyard garden with sculptural benches
- ▶ Self-service bike repair station, including commonly-used tools and pump
- ▶ Area for storing bicycles
- ▶ Self-serve sports equipment, such as bicycles and NOCA kayaks
- ▶ Modern and welcoming glass lobby
- ▶ Indoor parking and locker



# 空间

**THE SPACES**





LIFE LAB

**A SMILE  
IN THE  
MIND**

PHAIDON

# LE LIFE LAB



欢迎来到 Le LIFE LAB，位于地下室的公共区域，很快便会成为您最爱的工作或社交场所。这个友好、现代、别致的空间，能随时满足您的需求。

轻轻转动椅子，移动一张小桌子或是在楼梯旁边舒适的长椅上坐坐。阅读文件，撰写报告。一旦您习惯在这里工作，就再也不想去办公室了！



**WELCOME** to Le LIFE LAB.  
a common area on the basement  
that will quickly become your  
favourite place for work  
or socialization. This friendly,  
modern and inspiring space,  
built to meet your needs,  
is yours any time you want.

**TURN** a chair around, move a  
small table or take a seat on  
the pleasant benches by the  
staircase. Pore over a document.  
Write a presentation. It'll be  
hard to go to the office once  
you get comfortable working  
from this space!

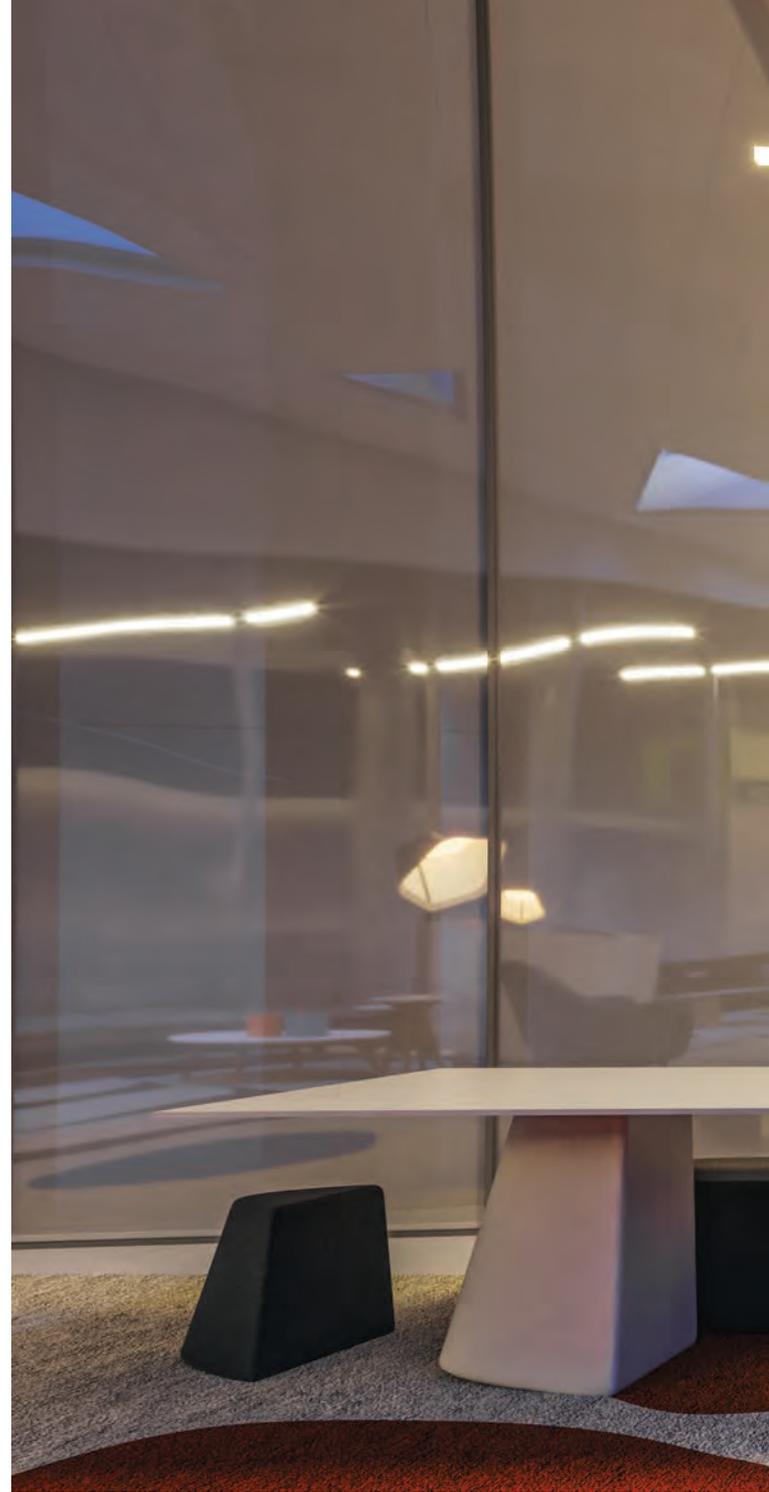




SPACE

# 空间

在这个配备厨房、自助咖啡机和大屏幕电视的多功能娱乐空间招待朋友。这是一个聚会、玩耍、制造美好回忆的空间。



举办生日派对、与亲友或其他住户一起看比赛。Le SPACE 都是完美的场所。



**INVITE YOUR FRIENDS** in this welcoming and versatile entertainment venue, equipped with a kitchen, self-service coffee maker and a large screen television. It's a space for getting together, having fun, and most important, making memories.

Host a birthday party, watch a game with your friends, family or other residents. **Le SPACE** is perfect for that.

# LE FIT

在LE FIT 健身房健身塑形。这里有锻炼和增强心血管健康的所有设备。还可以在带屏幕的健身自行车上选择各种类型的锻炼计划。甚至还有虚拟健身教练！

**其他健身区域：**可以轻松、迅速转变为体育用房的多功能房间，包括羽毛球、篮球、室内曲棍球、街头足球和瑜伽。

是锻炼身体同时又与朋友沟通感情的绝佳场所。





**STAY IN SHAPE** in Le FIT training room. You will find everything you need to strengthen your muscles and increase your cardiovascular fitness. Among other things, you can choose from several types of workouts on a stationary bike with screens. There is even a virtual trainer!

**ALSO ON THE PROGRAM:** A multifunctional room that easily and quickly converts to accommodate a wide range of sports activities, including badminton, basketball, floor hockey, urban soccer and yoga.

The ideal place for a leg stretch while connecting with friends.



# LA CANOPÉE

上到屋顶享受日光浴，安逸地摊在躺椅上，一头扎进泳池，享有烧烤和最爱的美食，阅读畅销书，或只是欣赏 Lachine 运河、蒙特利尔老城和市中心的超凡景观。

**GO UP** to the roof to sunbathe, lie comfortably on a deck chair, dive in the pool for a refreshing dip, barbecue and enjoy your favourite foods, read a bestseller in the relaxation area, or simply enjoy the panoramic view of the Lachine Canal, Old Montreal and the downtown core.





A dynamic splash of clear water is captured on the left side of the frame, creating a sense of movement and freshness. The background is a light-colored, textured surface, possibly paper or fabric, with subtle variations in tone and texture. The overall composition is clean and modern.

# 室内 装修

**THE INTERIORS**





无论您选择哪种户型，空间都有优化，阳台的朝向更是精心布局，只为提供最佳景观视野。

No matter which unit you choose, space is optimized, and the balcony is strategically positioned to provide the best possible view.







极具功能性的厨房，配备我们设计师精心挑选的饰面，  
让您尽情地施展厨艺。

Put your cooking skills to full use in an ultra-  
functional kitchen with finishes carefully selected  
by our designers.









Stikki Peaches 作品



屋顶公寓采用大面积落地窗设计，令人叹为观止的都市景观一览无余。

The fenestration provides a showcase of the city and reveals a breathtaking array of urban scenes.







精心设计的单身公寓运用开放式概念，最大化利用空间的同时确保居住的舒适性。

Open concept studio carefully designed to offer maximum space without compromising comfort.











# 飾面

THE FINISHES

# 自然

浴室采用高质感瓷砖，橱柜采用“木纹饰面”，精心挑选的暖色调让所有房间的风格统一、协调。

The highly textured ceramics in the bathroom, the “wood grain” finish of the cabinets and the selected warm colours bring all the rooms together in harmony.

# 明亮

锃亮的白色石英台面和带浅灰色纹路的白色大瓷砖。

Light reflection is enhanced by the white quartz counter top and the large white porcelain tiles with their light pale grey veins.



# 和谐

各种风格的搭配组合：黑色橱柜提升空间感，搭配大理石反光台面和原木色泽的实木复合地板。

A combination of different styles: black cabinets to enhance the space, paired to a marble backsplash and to an engineered wood floor with a natural wood colour.

# 直观

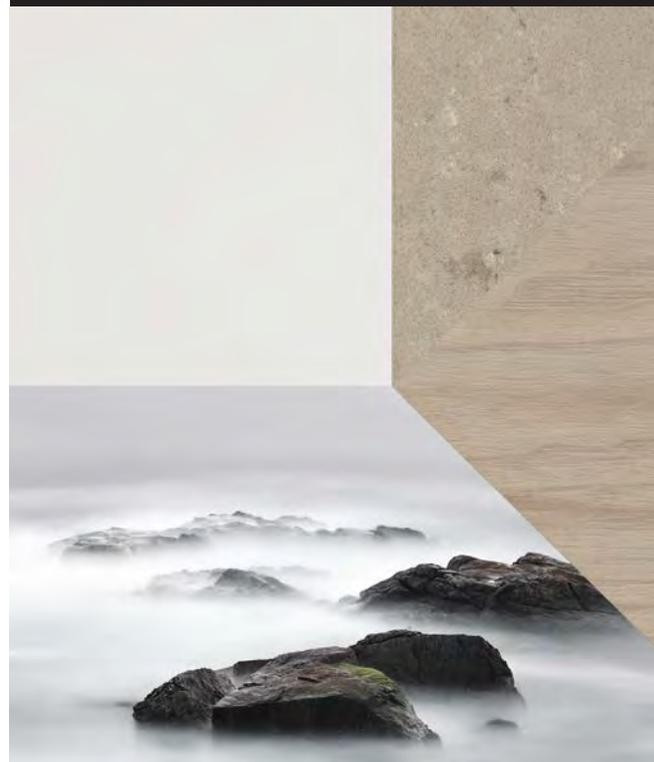
各种灰色调的组合搭配，包括深灰色实木复合地板搭配炭灰色大瓷砖后挡板。

An arrangement of several shades of grey, including a dark-grey engineered wood floor and a backsplash made of large charcoal grey porcelain tiles.

# 大胆

对于追求大胆和标新立异的人而言，蓝色系橱柜搭配六边形瓷砖后挡板。

For those who dare and who thrives on doing things differently, kitchen cabinets with a blue accent and a backsplash of hexagon-shaped tiles.





# 团队

THE TEAM

# DEV MCGILL

DevMcGill 致力于创造具有前瞻性的住宅产品，自 1998 年以来不断为蒙特利尔的建筑遗产贡献力量。DevMcGill 的项目无不体现对设计和创新的强烈追求，同时也不忘建设可持续性。以沟通合作的开发理念为基础，DevMcGill 团队擅长打造融合巧妙创新的生活方式。我们的公寓项目以其先锋建筑风格和一流地段在房地产界独树一帜。

DevMcGill is committed to creating today, the spaces of tomorrow and has been contributing to the enhancement of Montréal's building heritage since 1998. DevMcGill's projects reflect a strong taste for design and innovation while at the same time building on sustainability. Its collaborative approach enables the DevMcGill team to offer a lifestyle bursting with smart innovations. Our condominium projects stand out for their avant-garde architecture and prime locations.

我们开发的部分项目  
A FEW OF OUR PROJECTS



DevMcGill

通过参与包括 NOCA 在内的项目，我们的员工、客户、供应商及合作伙伴无不潜移默化地接受 DevMcGill 的价值：尊重、激情、承诺、卓异和创意。这些价值不仅完美定义了我们的身份，并且无时无刻指导我们的行事和决策。

By taking part in a project such as NOCA, our employees, customers, suppliers and partners implicitly subscribe to DevMcGill's values: respect, passion, commitment, excellence and innovation. In addition to perfectly describing who we are, these values guide us in everything we do, every day, in all our choices and decisions.

# 合作 伙伴

 FIERA  
FINANCEMENT PRIVÉ

 RCB

 TGTA  
AFFILIÉS/ASSOCIÉS

 IPSOFACTO  
investissement immobilier

 PROVENCHER\_ROY

 innédésign

 BEAUDOIN  
HURENS

 dupras ledoux ingénieurs

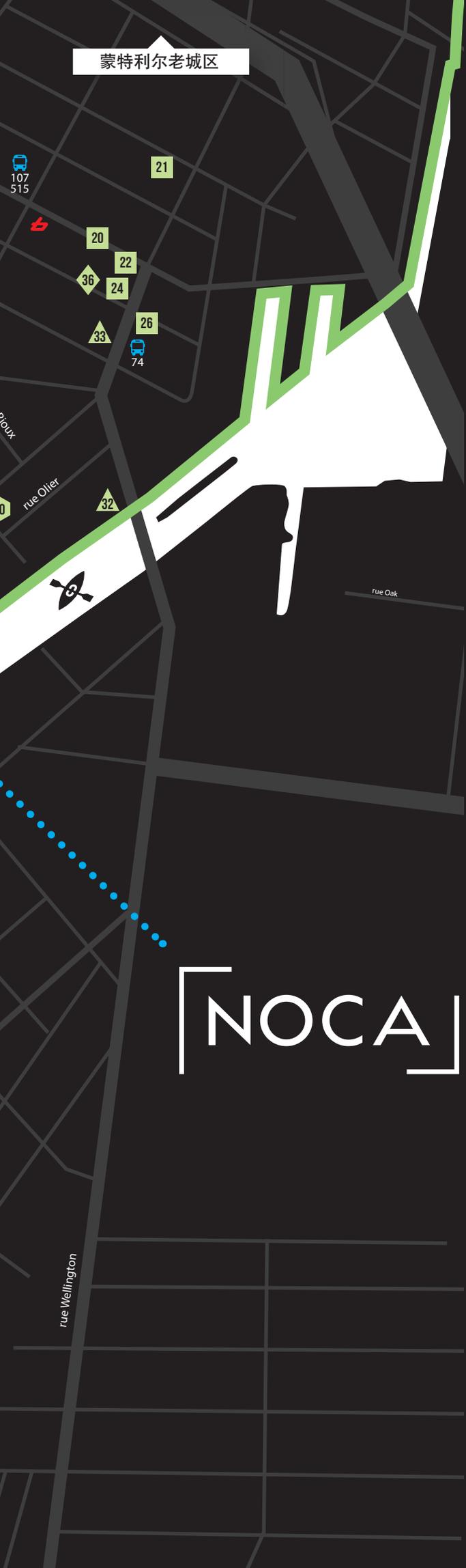
 Equiluqs  
Ingénierie

 ENGEL & VÖLKERS

 [McGill  
IMMOBILIER



## 蒙特利尔老城区



### 必须设施



#### 出行

For your outings

- 1 Brasseur de Montréal
- 2 Le Vin Papillon
- 3 Restaurant Arém
- 4 Spanel
- 5 Le Bureau Bar Tapas
- 6 Junior
- 7 Burgundy Lion
- 8 Griffintown Café
- 9 Le Richmond
- 10 Joe Beef
- 11 Brasserie Capri
- 12 Restaurant Grinder
- 13 Le Boucan
- 14 Le Petros
- 15 Foxy
- 16 Nini Meatball House
- 17 Bird Bar
- 18 Patrice Pâtissier
- 19 Hvor



#### 室内装饰

For your interior design

- 20 MUST
- 21 West Elm
- 22 EQ3
- 23 Arsenal art contemporain
- 24 Mitchell Gold
- 25 Ludovik
- 26 Kartell



#### 健康

For you health

- 27 DNA Fitness
- 28 CrossFit Griffintown
- 29 Association Montréal Beach
- 30 Klub Athletik Griffintown
- 31 Centre sportif de l'ÉTS
- 32 Moksha Yoga Griffintown
- 33 Blackout fitness
- 34 Centre Sportif de la Petite Bourgogne



#### 美食

For your delicacies

- 35 Métro Plus ETS
- 36 La Bête à Pain
- 37 Marché Atwater



#### 触手可及

Within reach

- 38 Bassin de bio-rétention
- 39 Parc du Bassin-à-Gravier
- 40 Parc Olier (canin)
- 41 Écluses Saint-Gabriel
- 42 Parc du Canal-de-Lachine
- 43 ÉTS
- 44 Centre Bell

# NOCA



#### Bixi 站

Intersection rue Guy et rue Notre-Dame  
Intersection rue de la Montagne et rue Notre-Dame  
Intersection rue Murray et rue William  
Intersection rue Peel et rue Ottawa



#### 公共汽车

- 57 De Pointe-Saint-Charles à la station Guy-Concordia
- 36 De la station Angrignon à la station Square-Victoria-OACI
- 61 Lasalle | station Square-Victoria-OACI | station McGill
- 74 De la rue Bridge à la station Bonaventure
- 75 Square-Victoria-OACI | rue de la Commune | station Bonaventure
- 107 Lasalle | station Bonaventure | avenue du Docteur-Penfield
- 715 Station Berri-UQAM | Vieux-Port | station Bonaventure | Terminus Infotouriste

# LACHINE 运河以北， 重回自然怀抱。

RECONNECT WITH YOURSELF AND NATURE, JUST **NORTH** OF THE LACHINE CANAL.

第 4、5、8、9 和 11 页图片来源：©Adrien Williams

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「NOCA」

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