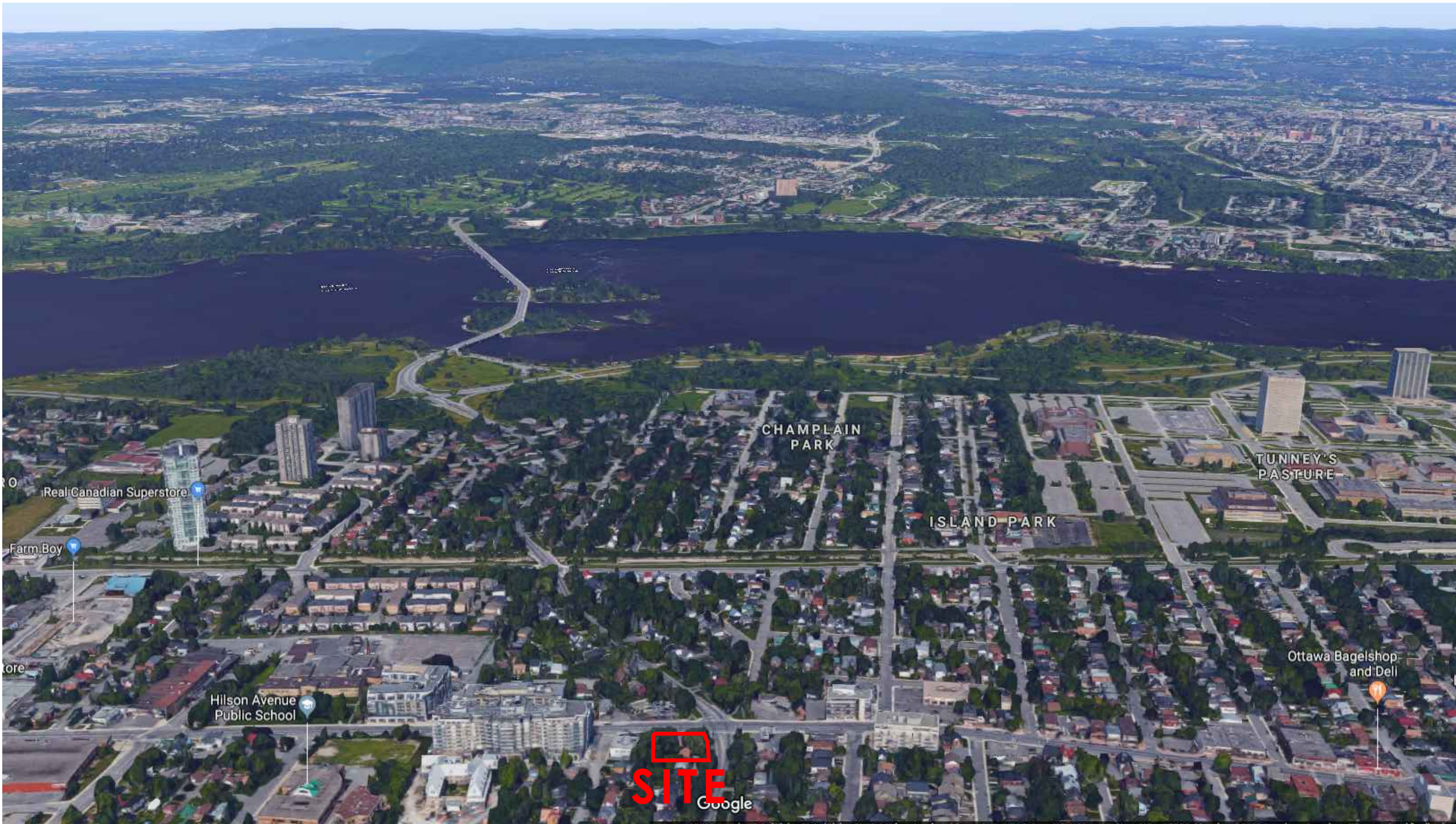




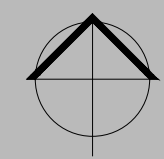
70 RICHMOND RD



SITE
Google

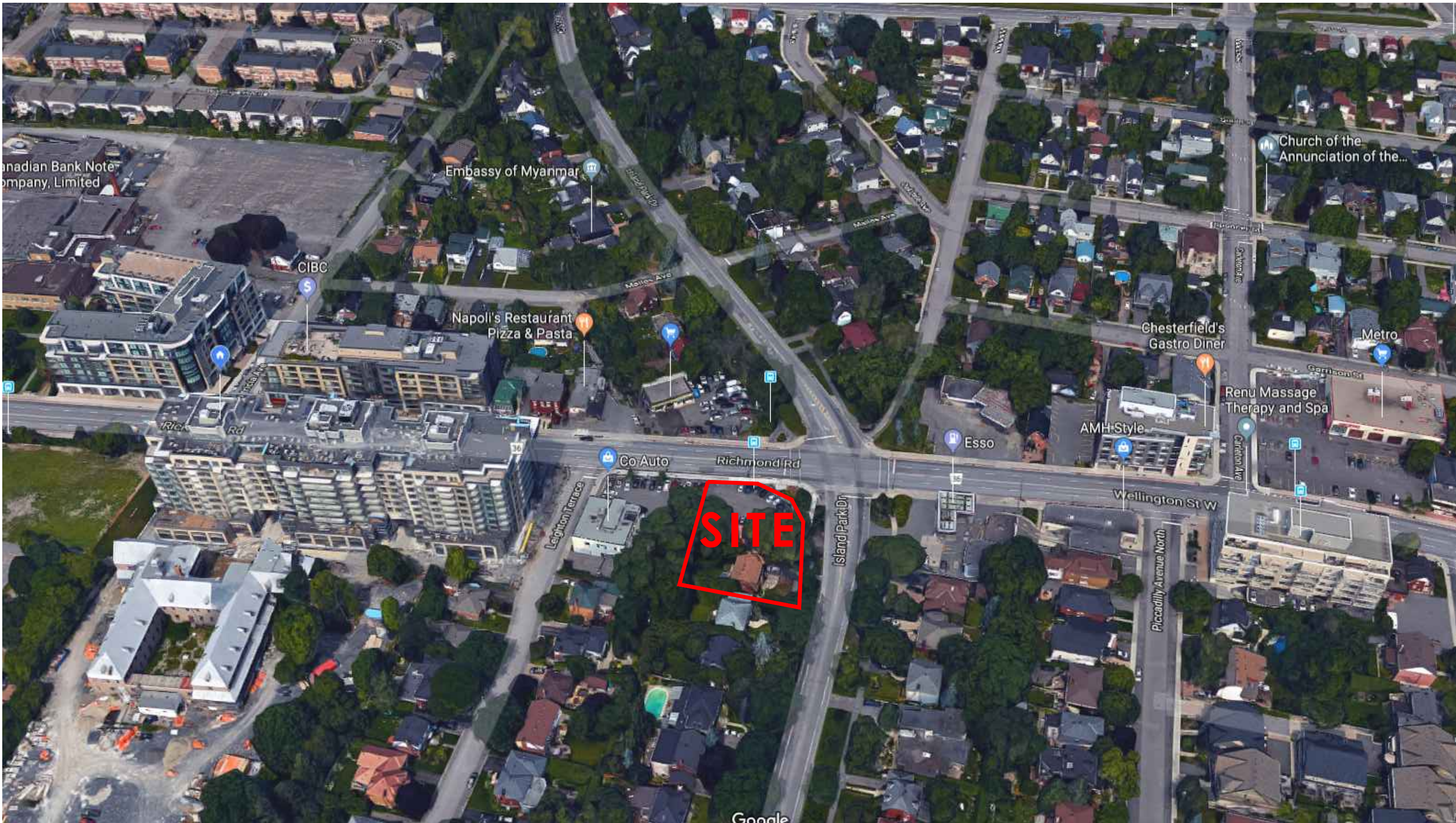


70 RICHMOND RD

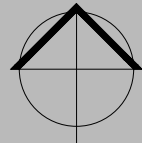


CONTEXT
Google Aerial Context

JANUARY 30 2022



70 RICHMOND RD



CONTEXT
Google Aerial - Site

JANUARY 30 2022



SITE



70 RICHMOND RD



CONTEXT MAP
GeoOttawa Aerial Map

NOT TO SCALE
JANUARY 30, 2022



70 Richmond Road

BUILDING SUMMARY

1 BUILDING AREA SUMMARY

SITE AREA	17,093	SQ.FT.	
BUILDING FOOTPRINT	12,180	SQ.FT.	71% COVERAGE
NUMBER OF STOREYS ABOVE GRADE	9	STOREYS	
TOTAL GROSS AREA	98,190	SQ.FT.	(**EXCLUDES BELOW GRADE AREA)
TOTAL NET/LEASEABLE AREA			
RESIDENTIAL	77,255	SQ.FT.	
COM/RET	2,290	SQ.FT.	
TOTAL GFA (AS PER CITY DEF.)	-	SQ.FT.	

2

TOTAL UNITS	88	QTY.	RATIO %
STUDIO	3	3%	
1 BEDROOM	30	34%	
1 BEDROOM + DEN	7	8%	
2 BEDROOM	24	27%	
2 BEDROOM + DEN	17	19%	
TOWNHOUSE (2 BED + DEN)	7	8%	
AVERAGE UNIT SIZE	615	SQ.FT.	

3 PARKING REQUIREMENTS (ZBL) total units - 12

RES	TOTAL PARKING REQUIRED (ZBL)	38	SPACES	*Rate = 88 - 12 X 0.5 = 38
	TOTAL PARKING PROVIDED	65	SPACES	*Rate = 0.85
	PARKING RATE PROVIDED	0.85	/UNIT	
VIS	TOTAL VISITOR PARKING REQUIRED (ZBL)	8	SPACES	*Rate = 88 - 12 X 0.85 = 65
	TOTAL VISITOR PROVIDED	8	SPACES	*Rate = 0.1
	PARKING RATE PROVIDED	0.1	/UNIT	
	TOTAL PARKING REQUIRED (ZBL)	46	SPACES	* 38 + 8 = 46 spaces
	TOTAL PARKING PROVIDED	73	SPACES	* 65 + 8 = 73 spaces

4 TOTAL AMENITY SPACE REQUIRED (ZBL)

TOTAL AMENITY SPACE REQUIRED	5,683	SQ.FT.	*88 x 6 sqm = 5,683 sqft
TOTAL SHARED AMENITY SPACE REQUIRED	2,842	SQ.FT.	5,683 / 2 = 2841.5 sqft
SHARED AMENITY SPACE PROVIDED:	4,520	SQ.FT.	
GROUND FLOOR RES LOBBY LOUNGE	270	SQ.FT.	
ROOFTOP INDOOR AMENITY	1,630	SQ.FT.	
ROOFTOP OUTDOOR AMENITY	2,620	SQ.FT.	
PRIVATE AMENITY SPACE PROVIDED (BALCONIES):	2,841	SQ.FT.	
TOTAL AMENITY SPACE PROVIDED	7,361	SQ.FT.	

5 BICYCLE PARKING REQUIREMENTS (ZBL)

TOTAL BIKE PARKING SPACES REQUIRED	88	STALLS
RATE/UNIT	1	/UNITS
TOTAL BIKE PARKING SPACES PROVIDED	88	STALLS

1- BUILDING AREA BREAKDOWN

	GROSS	EFF.	NET	CITY GFA	UNITS/FL ACTUAL
P2	15,920 SQ.FT.		SQ.FT.	SQ.FT.	
P1	15,920 SQ.FT.		SQ.FT.	SQ.FT.	
LEVEL 1	12,180 SQ.FT.	45%	5,510 SQ.FT.	RES	7
MEZ	5,510	n/a	5,510	MEZ	
		19%	2,290	COM/RET	
LEVEL 2	10,960 SQ.FT.	85%	9,350 SQ.FT.	RES	12
LEVEL 3	11,100 SQ.FT.	85%	9,390 SQ.FT.	RES	12
LEVEL 4	11,100 SQ.FT.	85%	9,390 SQ.FT.	RES	12
LEVEL 5	11,100 SQ.FT.	85%	9,390 SQ.FT.	RES	12
LEVEL 6	9,585 SQ.FT.	88%	8,420 SQ.FT.	RES	10
LEVEL 7	9,395 SQ.FT.	87%	8,220 SQ.FT.	RES	10
LEVEL 8	7,450 SQ.FT.	87%	6,505 SQ.FT.	RES	7
LEVEL 9	6,480 SQ.FT.	86%	5,570 SQ.FT.	RES	6
LEVEL 10/ROOF	3,330 SQ.FT.	n/a		INTERIOR	
TOTAL	98,190 SQ.FT.			- SQ.FT.	88

	77,255	SQ.FT.	TOTAL NET RESIDENTIAL
	2,290	SQ.FT.	TOTAL NET COM/RETAIL



70 RICHMOND RD

BUILDING STATS

TOTAL PROJECT GFA
 TOTAL GFA = 98,190 ft²
 RETAIL = 2,290 ft²
 NET RES = 77,255 ft²
 TOTAL UNITS = 88

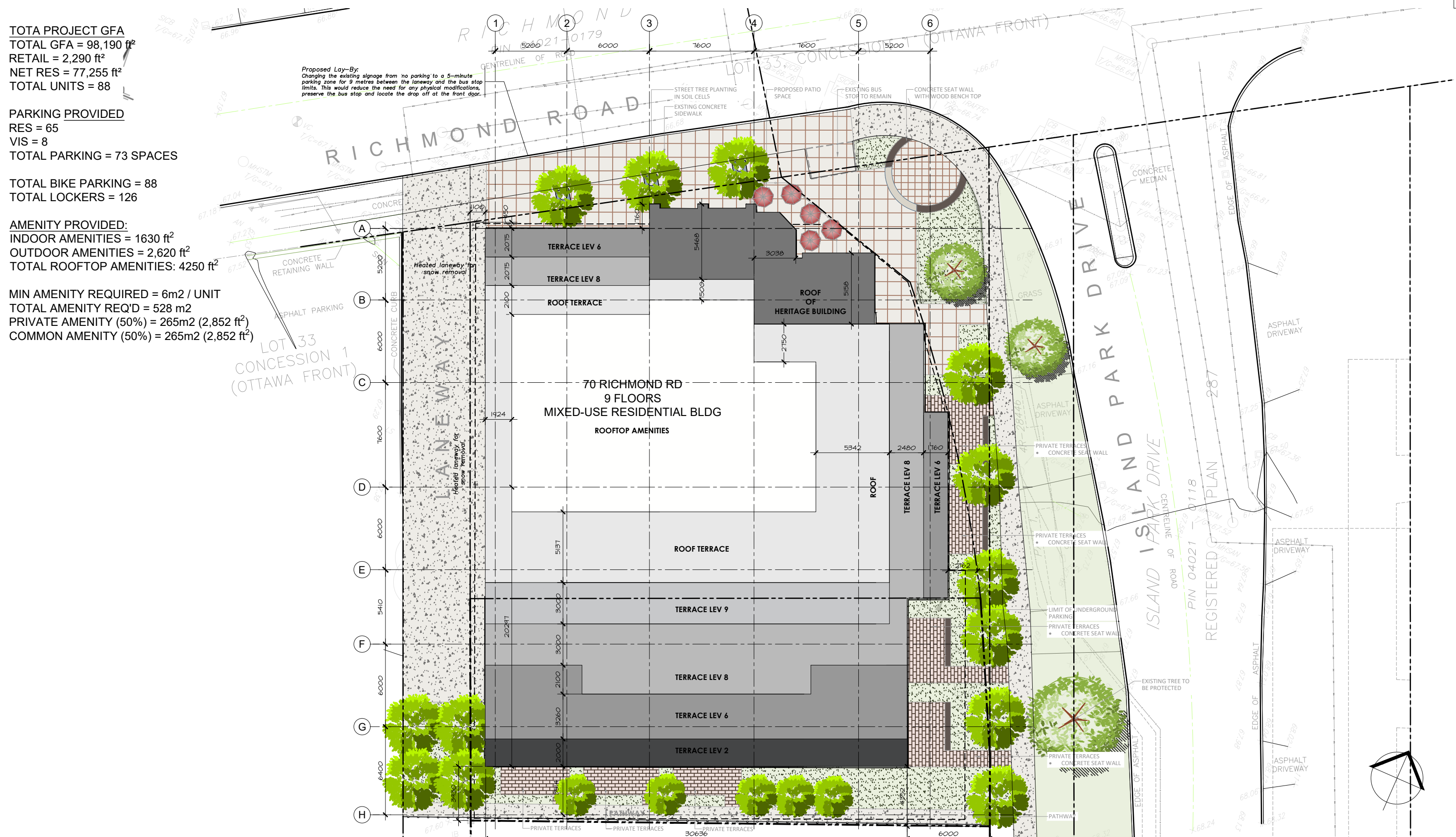
PARKING PROVIDED
 RES = 65
 VIS = 8
 TOTAL PARKING = 73 SPACES

TOTAL BIKE PARKING = 88
 TOTAL LOCKERS = 126

AMENITY PROVIDED:
 INDOOR AMENITIES = 1630 ft²
 OUTDOOR AMENITIES = 2,620 ft²
 TOTAL ROOFTOP AMENITIES: 4250 ft²

MIN AMENITY REQUIRED = 6m² / UNIT
 TOTAL AMENITY REQ'D = 528 m²
 PRIVATE AMENITY (50%) = 265m² (2,852 ft²)
 COMMON AMENITY (50%) = 265m² (2,852 ft²)

Proposed Lay-By:
 Changing the existing signage from 'no parking' to a 5-minute parking zone for 9 metres between the laneway and the bus stop limits. This would reduce the need for any physical modifications, preserve the bus stop and locate the drop off at the front door.

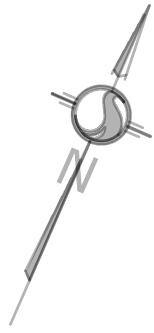


70 RICHMOND RD

SITE PLAN



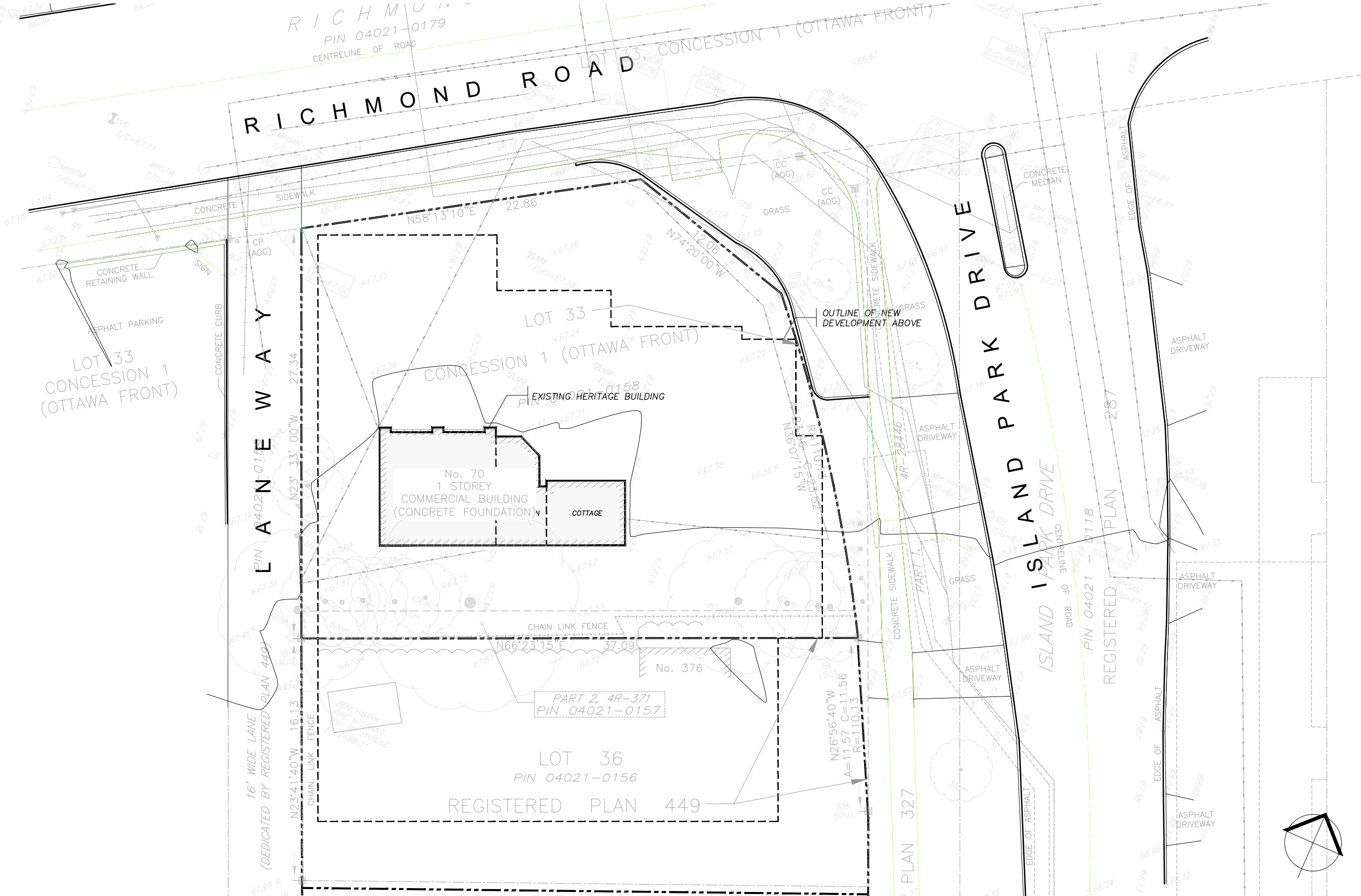
SCALE 1:250
 JANUARY 30 2022



SICB
T/C=67.16
67.12
66.96
66.00

RICHMOND RD
PIN 04021-0179
CENTRELINE OF ROAD

LOT 33
CONCESSION 1 (OTTAWA FRONT)



LOT 33
CONCESSION 1
(OTTAWA FRONT)

LANEWAY
CONCRETE CURB
CONCRETE SIDEWALK
ASPHALT PARKING
CONCRETE RETAINING WALL
SIGN

No. 70
1 STOREY
COMMERCIAL BUILDING
(CONCRETE FOUNDATION)
COTTAGE

EXISTING HERITAGE BUILDING

PART 2, 4R-371
PIN 04021-0157

LOT 36
PIN 04021-0156
REGISTERED PLAN 449

BENCHMARK
FIRE HYDRANT
TOP OF SPINDLE
ELEV=68.31

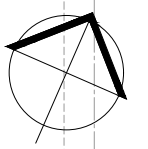
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R=110.13

ISLAND PARK DRIVE
CENTRELINE OF ROAD

PIN 04021-0118

REGISTERED PLAN 287

ASPHALT DRIVEWAY



***THE 'COTTAGE' AND 'TRANSITION' AREA OF THE HERITAGE BUILDING TO BE RELOCATED IN LANEWAY & ADJACENT PROPERTY DURING EXCAVATION & CONSTRUCTION

Note: The service bays will be dismantled for the temporary re-location and re-constructed in the proposed future location of the heritage building.



70 RICHMOND RD

HERITAGE BUILDING

CONSTRUCTION PHASE: STEP 1
TEMPORARY BUILDING LOCATION

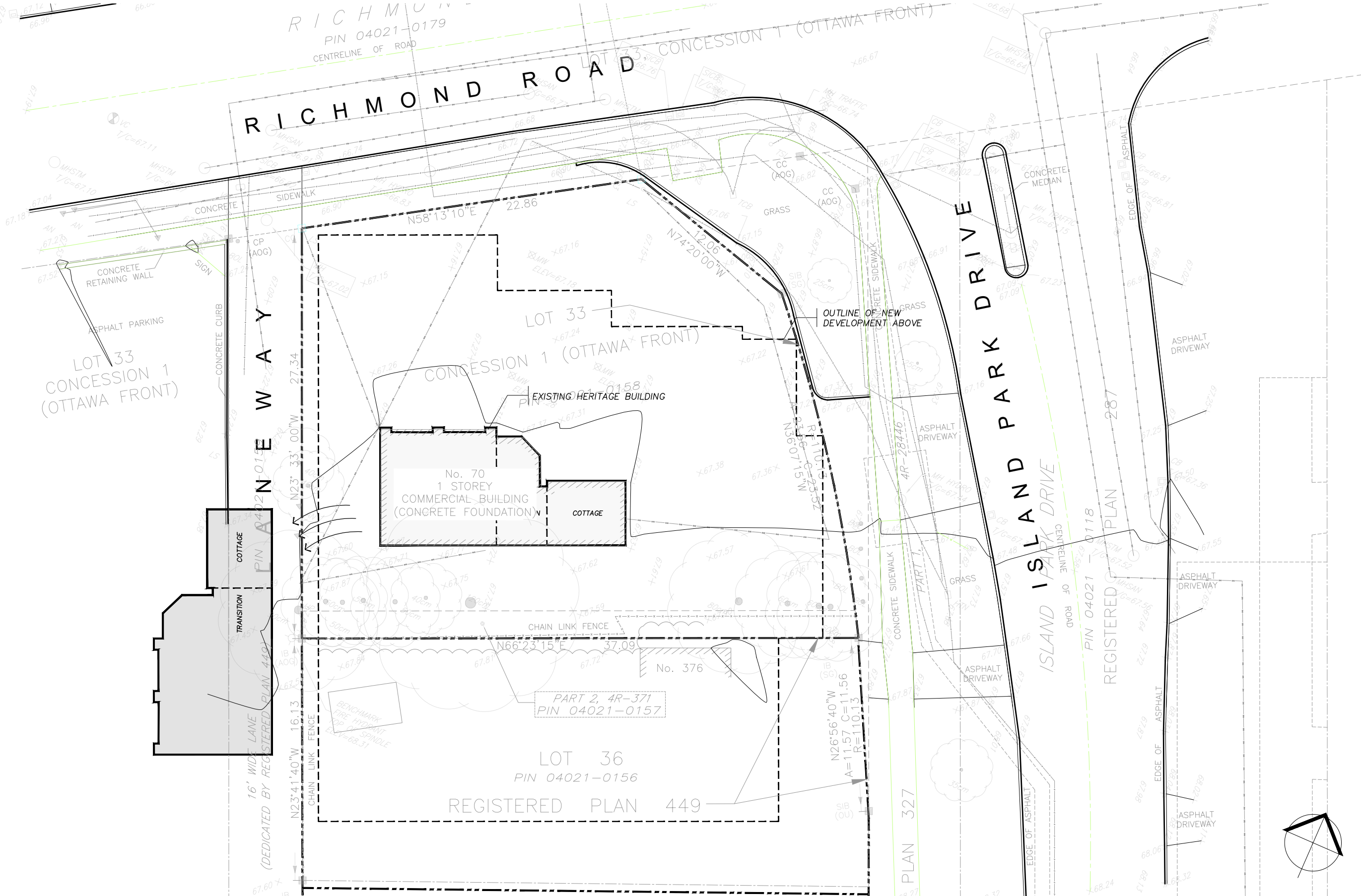
SCALE 1:250
JANUARY 30, 2022



SIGB
1/0=67.16
67.12
66.96
66.00

RICHMOND RD
PIN 04021-0179
CENTRELINE OF ROAD

LOT 33 CONCESSION 1 (OTTAWA FRONT)



LOT 33
CONCESSION 1
(OTTAWA FRONT)

LANEWAY
16' WIDE LANE
(DEDICATED BY REGISTERED PLAN 440)

No. 70
1 STOREY
COMMERCIAL BUILDING
(CONCRETE FOUNDATION)

COTTAGE

PART 2, 4R-371
PIN 04021-0157

LOT 36
PIN 04021-0156
REGISTERED PLAN 449

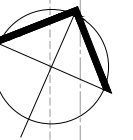
ISLAND PARK DRIVE

ISLAND PARK DRIVE

REGISTERED PLAN 287

***THE 'COTTAGE' AND 'TRANSITION' AREA OF THE HERITAGE BUILDING TO BE RELOCATED IN LANEWAY & ADJACENT PROPERTY DURING EXCAVATION & CONSTRUCTION

Note: The service bays will be dismantled for the temporary re-location and re-constructed in the proposed future location of the heritage building.



70 RICHMOND RD

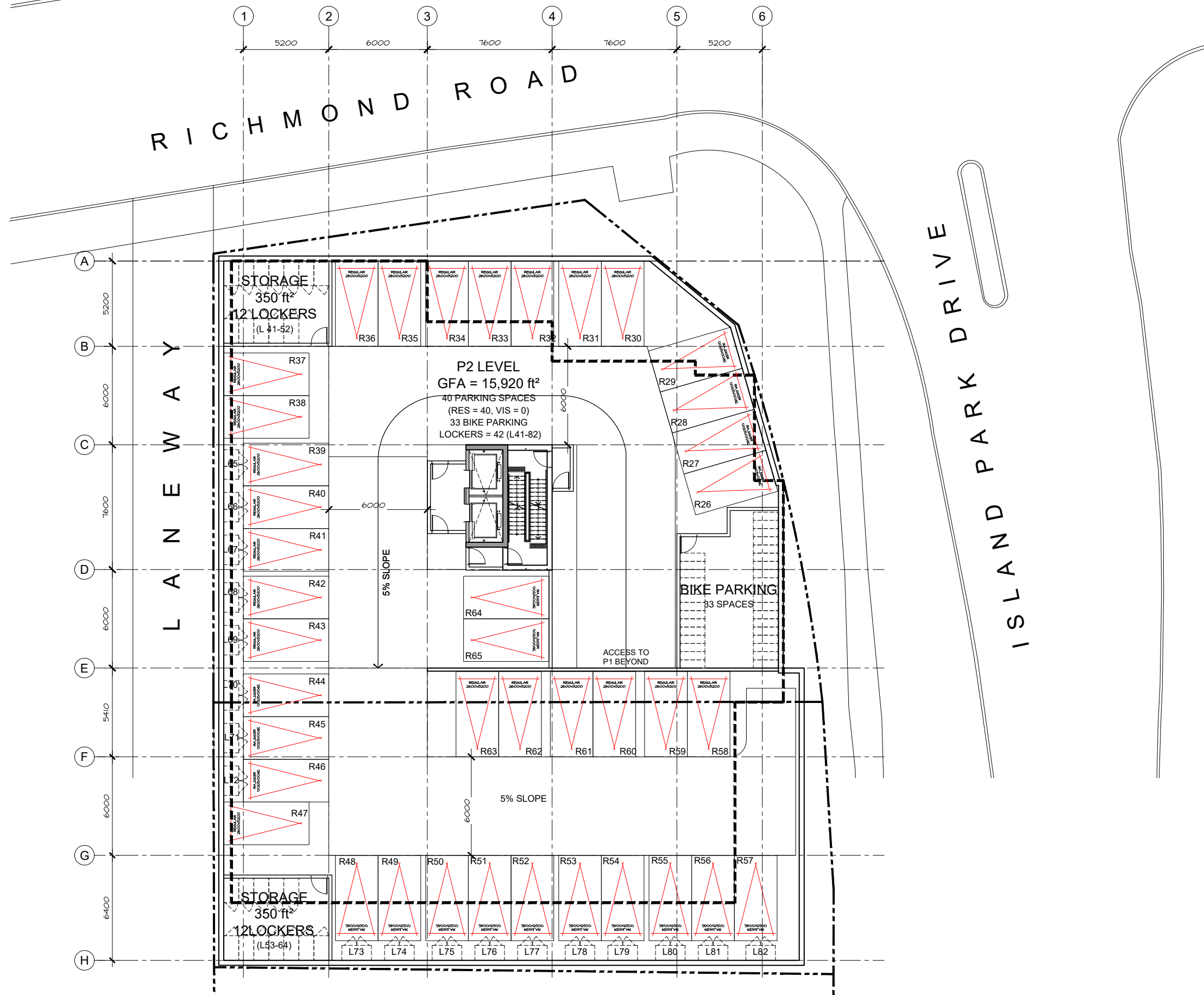
HERITAGE BUILDING

CONSTRUCTION PHASE: STEP 2
TEMPORARY BUILDING LOCATION

SCALE 1:250
JANUARY 30, 2022

LEVEL P2
 GFA = 15,920 ft²
 RES = 40
 VIS = 0
 TOTAL = 40 PARKING SPACES

BIKE PARKING = 33
 LOCKERS = 42



70 RICHMOND RD

LEVEL P2

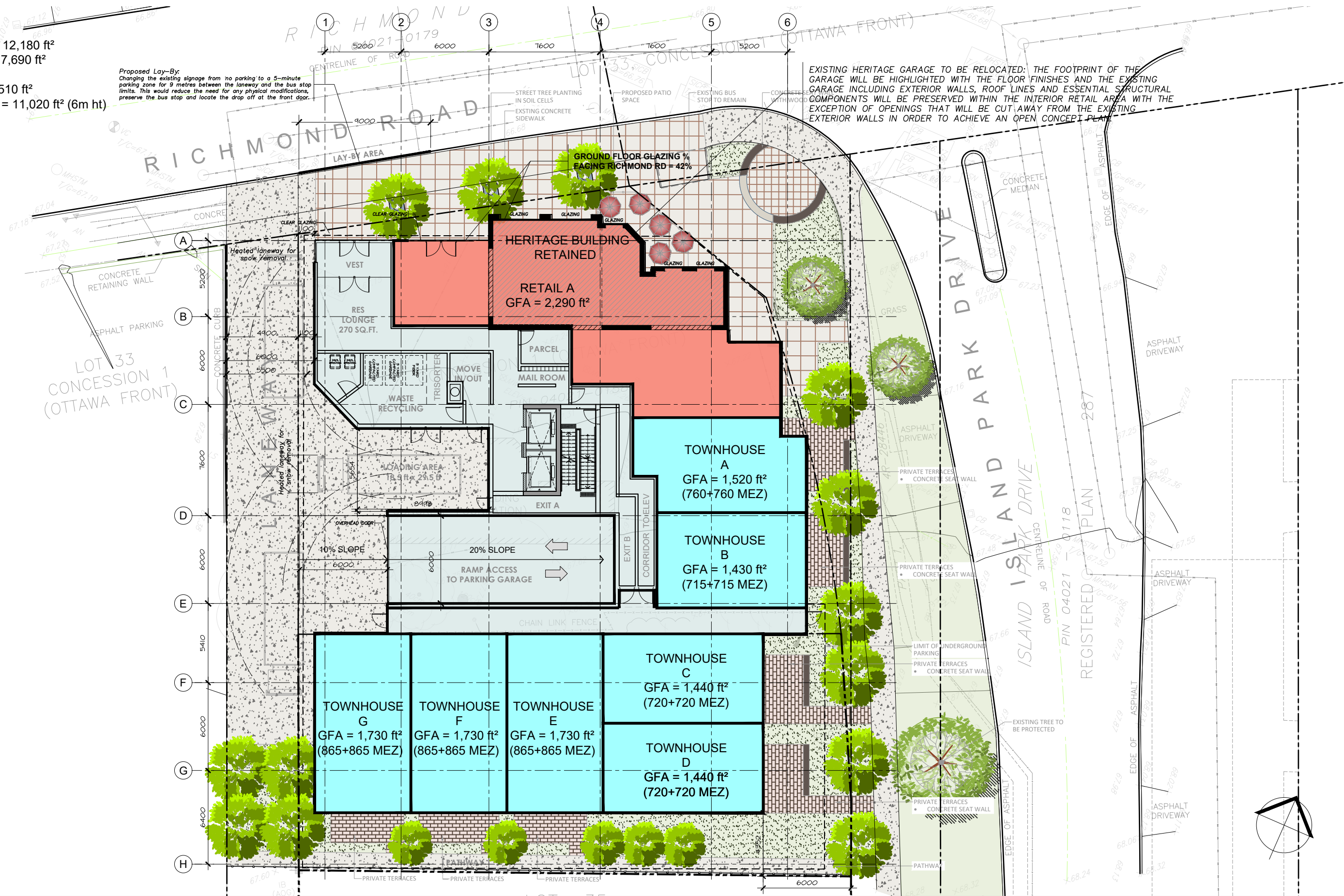
SCALE 1:250
 JANUARY 30 2022

GROUND FLOOR
 TOTAL GFA (GROUND FLOOR) = 12,180 ft²
 TOTAL GFA (MEZ INCLUDED) = 17,690 ft²
 RETAIL = 2,290 ft²
 NET RES (GROUND FLOOR) = 5,510 ft²
 NET RES + MEZ = 5,510 ft² x 2 FL = 11,020 ft² (6m ht)
 TOTAL UNITS = 7(TOWNS)
 EFF = 64% (RES/RET)

AMENITY BREAKDOWN:
 RES. LOBBY LOUNGE = 270 ft²

Proposed Lay-By:
 Changing the existing signage from 'no parking' to a 5-minute parking zone for 9 metres between the laneway and the bus stop limits. This would reduce the need for any physical modifications, preserve the bus stop and locate the drop off at the front door.

EXISTING HERITAGE GARAGE TO BE RELOCATED: THE FOOTPRINT OF THE GARAGE WILL BE HIGHLIGHTED WITH THE FLOOR FINISHES AND THE EXISTING GARAGE INCLUDING EXTERIOR WALLS, ROOF LINES AND ESSENTIAL STRUCTURAL COMPONENTS WILL BE PRESERVED WITHIN THE INTERIOR RETAIL AREA WITH THE EXCEPTION OF OPENINGS THAT WILL BE CUT AWAY FROM THE EXISTING EXTERIOR WALLS IN ORDER TO ACHIEVE AN OPEN CONCEPT PLAN.

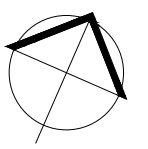
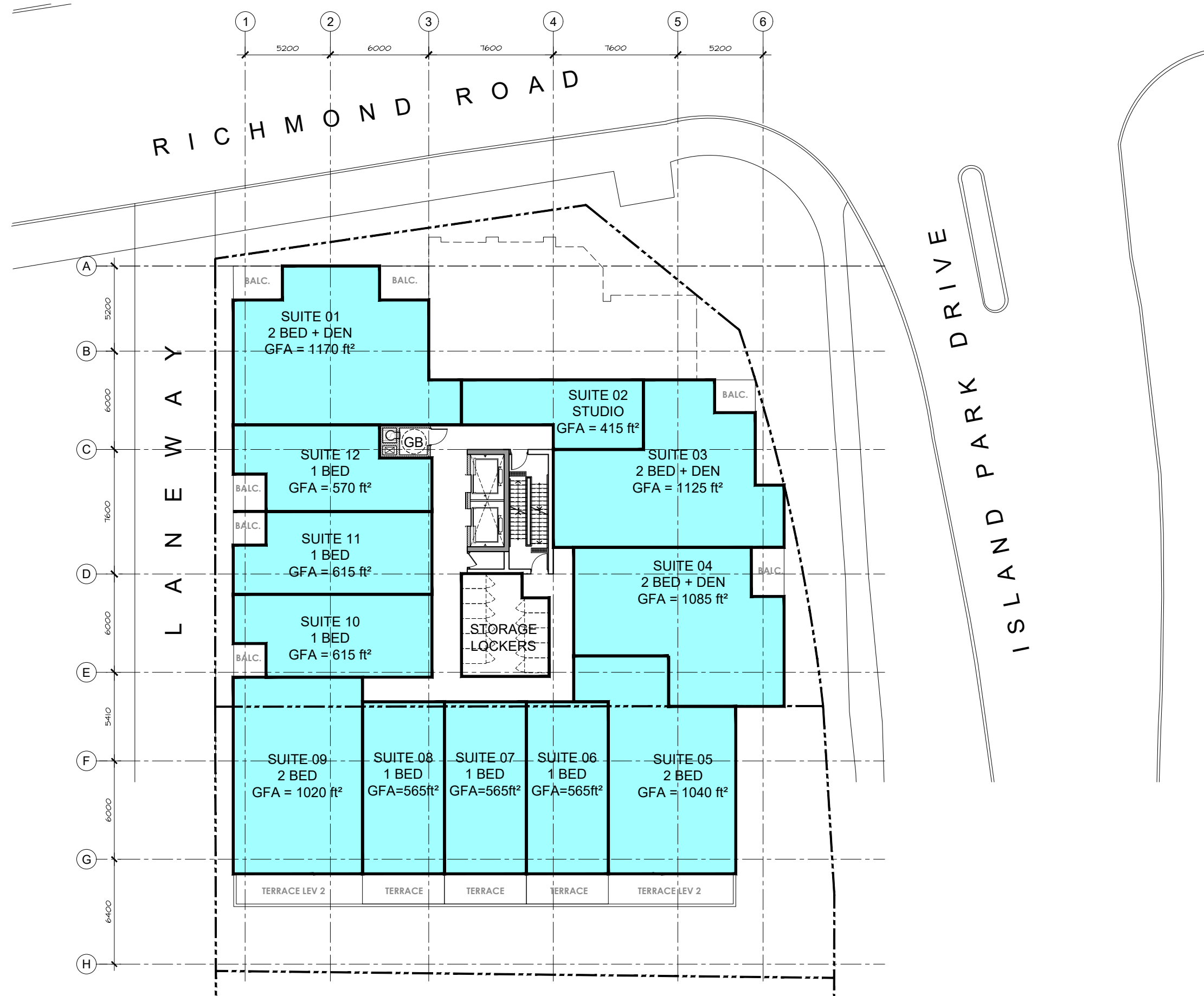


70 RICHMOND RD

GROUND FLOOR

SCALE 1:250
 JANUARY 30 2022

LEVEL 2
 12 UNITS
 GFA = 10,960 ft²
 NET = 9,350 ft²
 EFF = 85%
 LOCKERS = 11



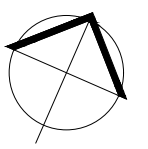
70 RICHMOND RD

LEVEL 2

SCALE 1:250
 JANUARY 30 2022



LEVEL 3,4,5 (X3)
 12 UNITS
 GFA = 11,100 ft²
 NET = 9,390 ft²
 EFF = 85%
 LOCKERS = 33 (11 X 3 FLOORS)



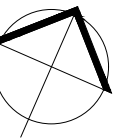
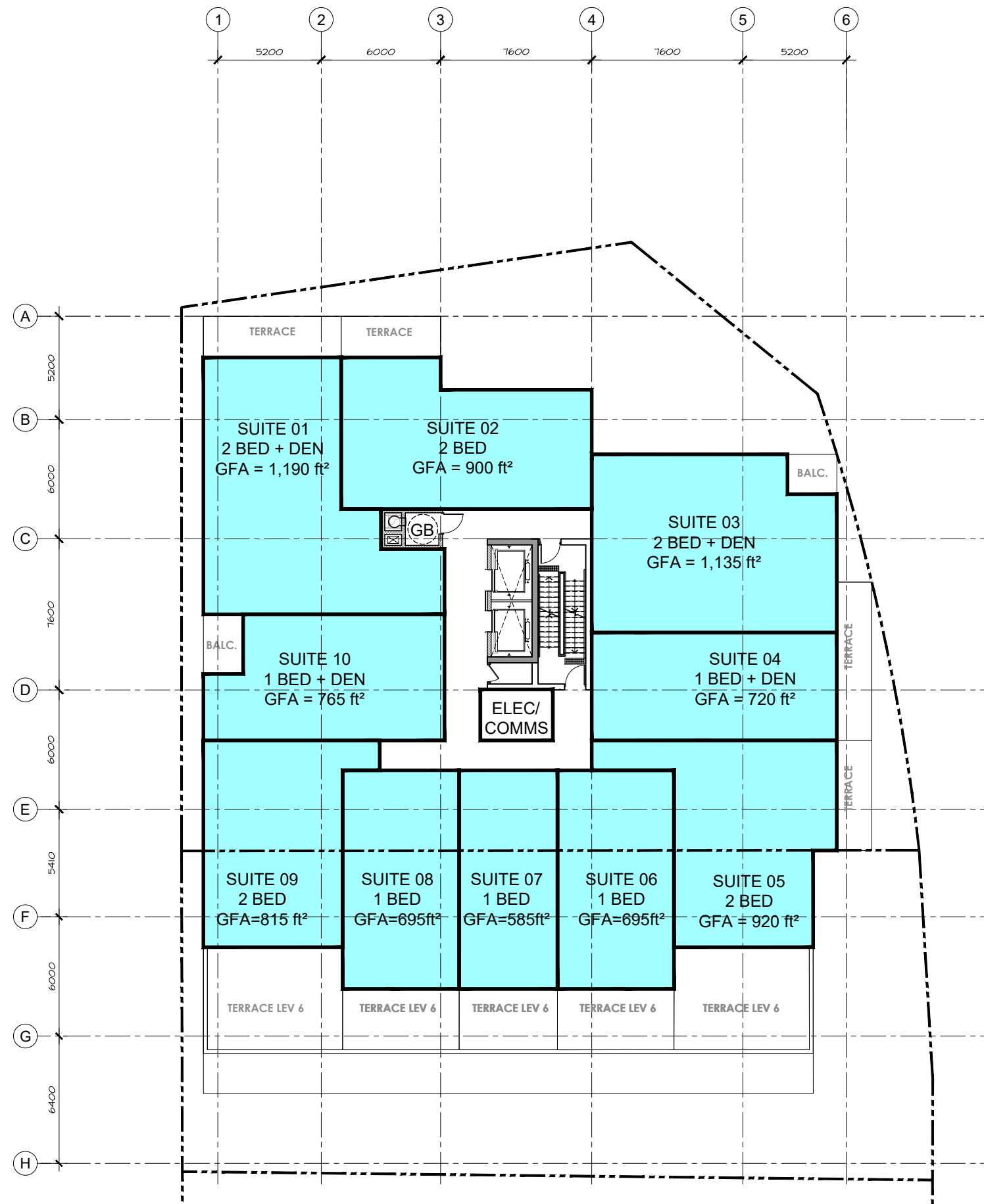
70 RICHMOND RD

LEVEL 3-5

SCALE 1:250
 JANUARY 30 2022



LEVEL 6
 10 UNITS
 GFA = 9,585 ft²
 NET = 8,420 ft²
 EFF = 88 %

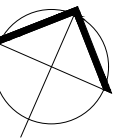
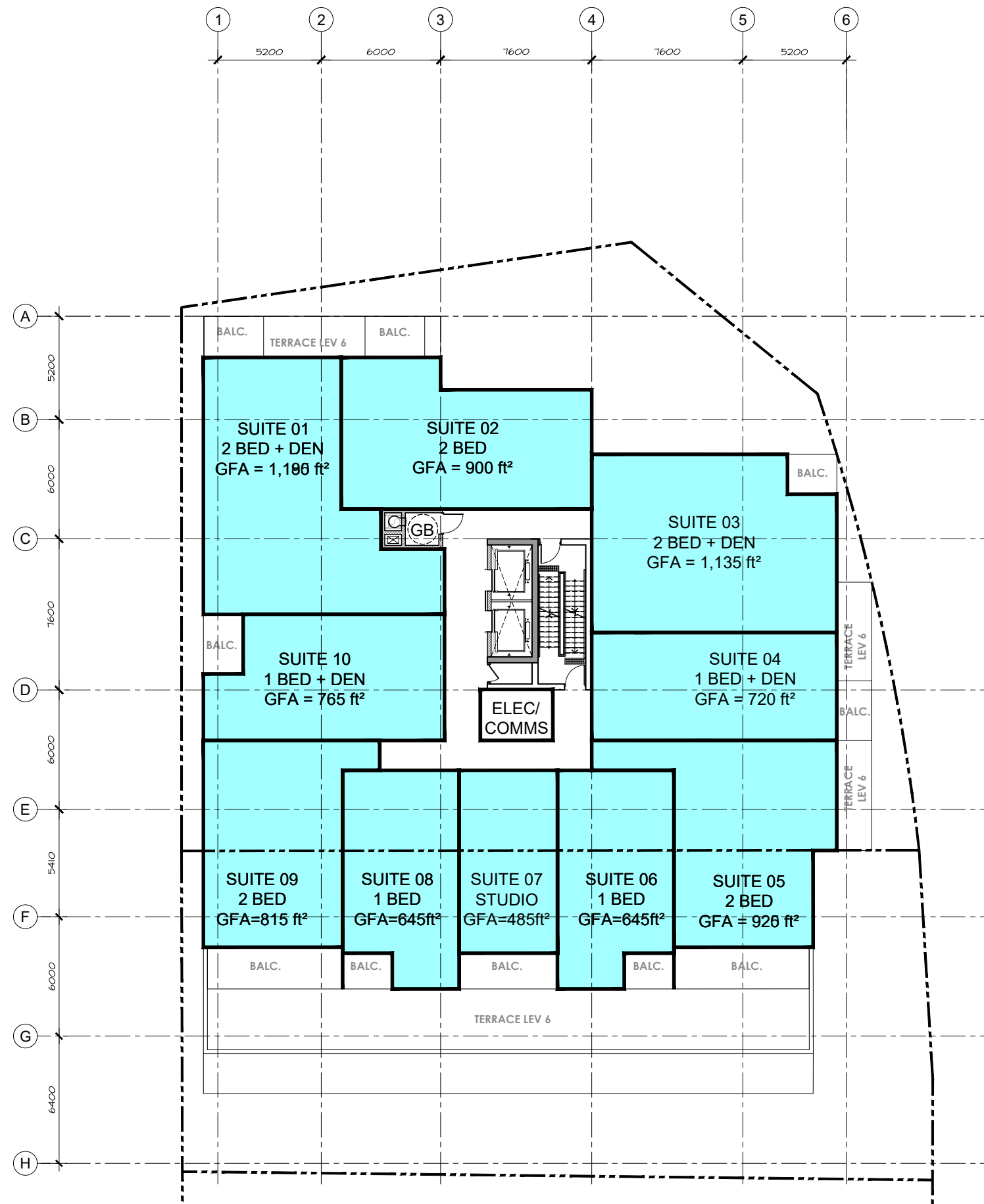


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LEVEL 6

SCALE 1:250
 JANUARY 30 2022

LEVEL 7
 10 UNITS
 GFA = 9,395 ft²
 NET = 8,220 ft²
 EFF = 87 %

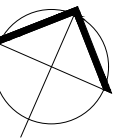
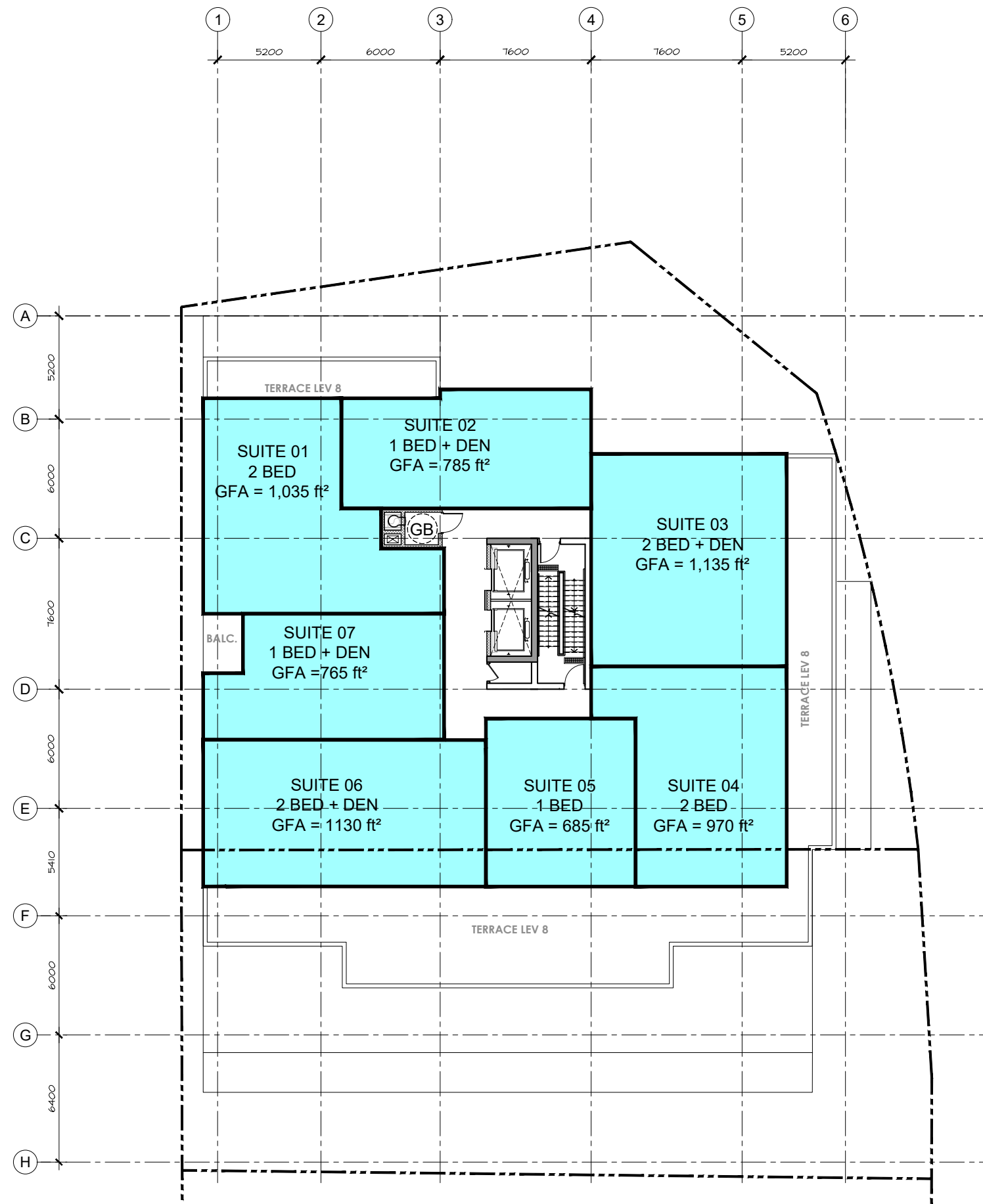


70 RICHMOND RD

LEVEL 7

SCALE 1:250
 JANUARY 30 2022

LEVEL 8
 6 UNITS
 GFA = 7,450 ft²
 NET = 6,505 ft²
 EFF = 87 %

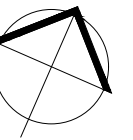
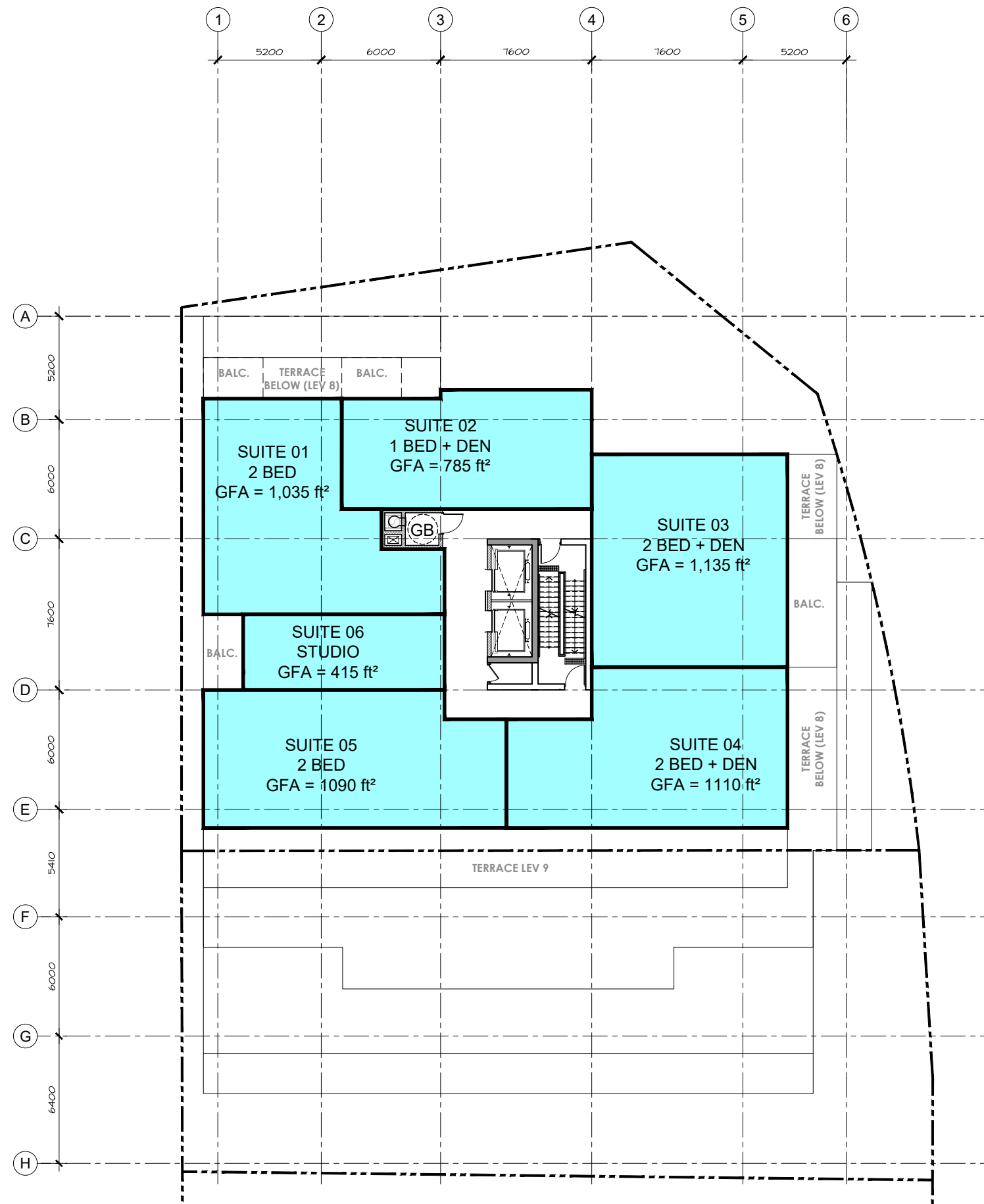


70 RICHMOND RD

LEVEL 8

SCALE 1:250
 JANUARY 30 2022

LEVEL 9
 6 UNITS
 GFA = 6,480 ft²
 NET = 5,570 ft²
 EFF = 86 %



70 RICHMOND RD

LEVEL 9

SCALE 1:250
 JANUARY 30 2022



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VIEW 1

JANUARY 30 2022



70 RICHMOND RD

VIEW 2

JANUARY 30 2022



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VIEW 3

JANUARY 30 2022



70 RICHMOND RD

VIEW4

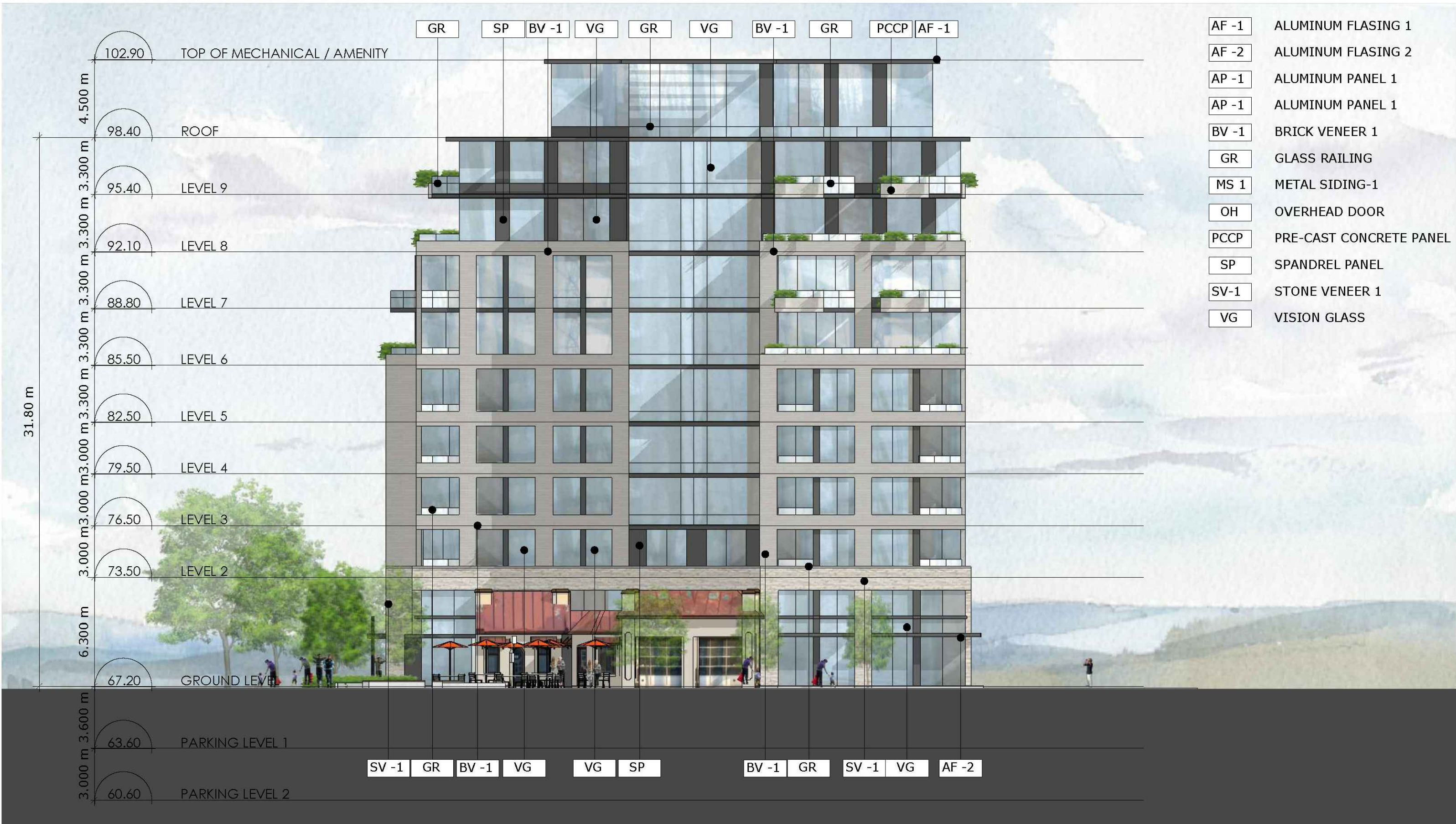
JANUARY 30 2022



70 RICHMOND RD

VIEW 5

JANUARY 30 2022



- AF -1 ALUMINUM FLASING 1
- AF -2 ALUMINUM FLASING 2
- AP -1 ALUMINUM PANEL 1
- AP -1 ALUMINUM PANEL 1
- BV -1 BRICK VENEER 1
- GR GLASS RAILING
- MS 1 METAL SIDING-1
- OH OVERHEAD DOOR
- PCCP PRE-CAST CONCRETE PANEL
- SP SPANDREL PANEL
- SV-1 STONE VENEER 1
- VG VISION GLASS



70 RICHMOND RD

NORTH ELEVATION

SCALE 1:200
JANUARY 30 2022



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SOUTH ELEVATION

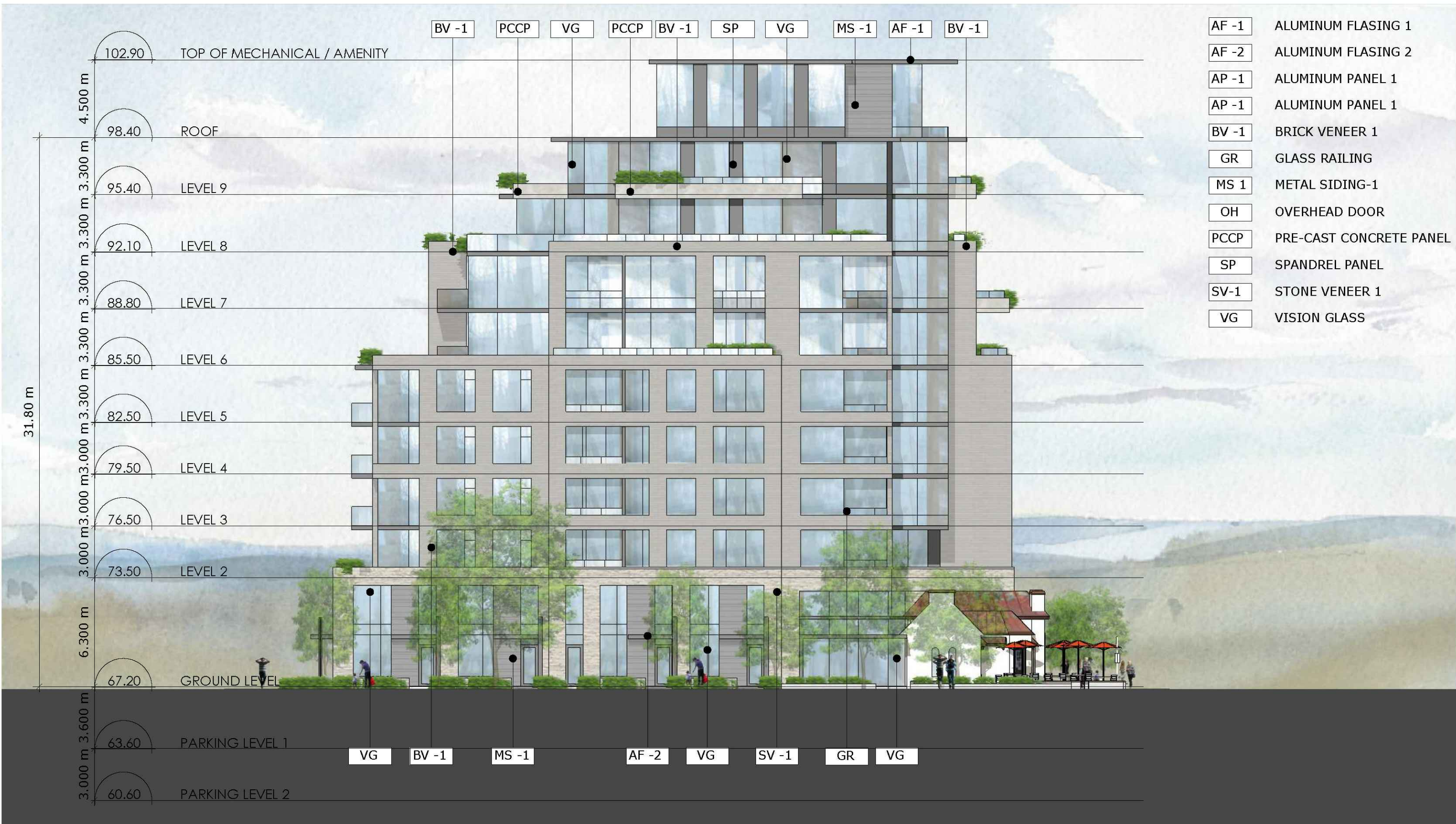
SCALE 1:200
JANUARY 30 2022



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WEST ELEVATION

SCALE 1:200
JANUARY 30, 2022



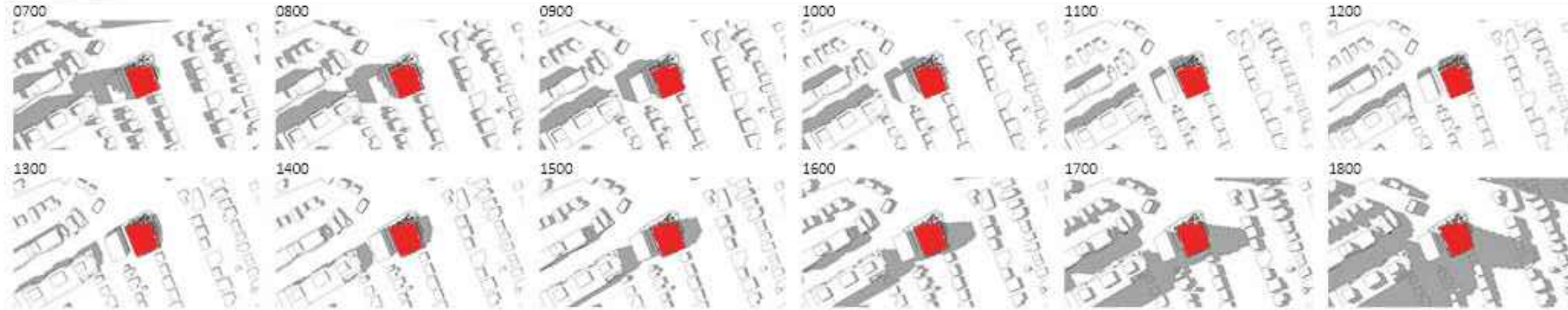
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EAST ELEVATION

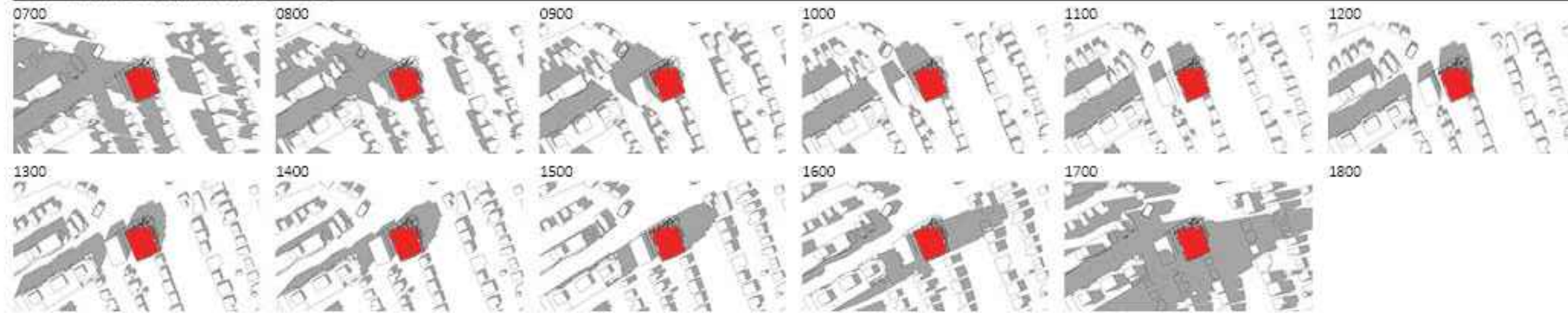
SCALE 1:200
JANUARY 30 2022

SUN & SHADOW STUDY

JUNE 21



SEPTEMBER / MARCH 21



DECEMBER 21

