

1047 RICHMOND ROAD

OTTAWA, ONTARIO

OPA/ZBA SUBMISSION 2

TRAFFIC
PARSONS, EWC DESIGNERS

PLANNER
FOTENN PLANNING+DESIGN






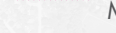







ARCHITECT
IBI GROUP

CLIENT
FENGATE ASSET MANAGEMENT

LANDSCAPE ARCHITECT
STUDIO tla

CONTEXTUAL INFRASTRUCTURE

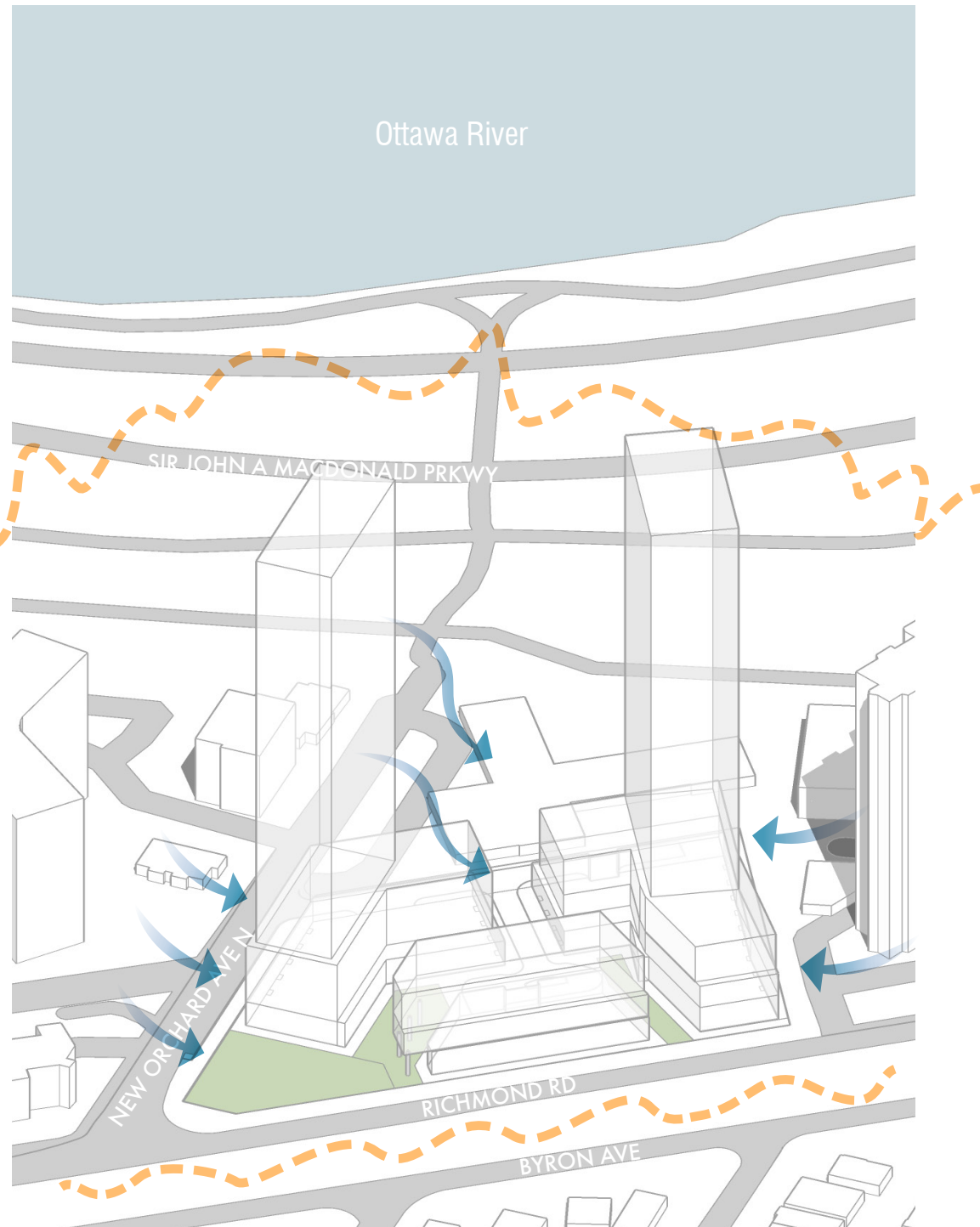


-  Bike Rental Location
-  Bike Repair Station
-  Future Cycling Network
-  Winter-Maintained Cycling Network
-  Multi-use Trail
-  Winter-Maintained Multi-use Trail
-  LRT Station
-  LRT Line
-  LRT Station (under construction)
-  LRT Line (under construction)
-  BRT Station
-  BRT Line
-  E-scooters Pilot Development Area

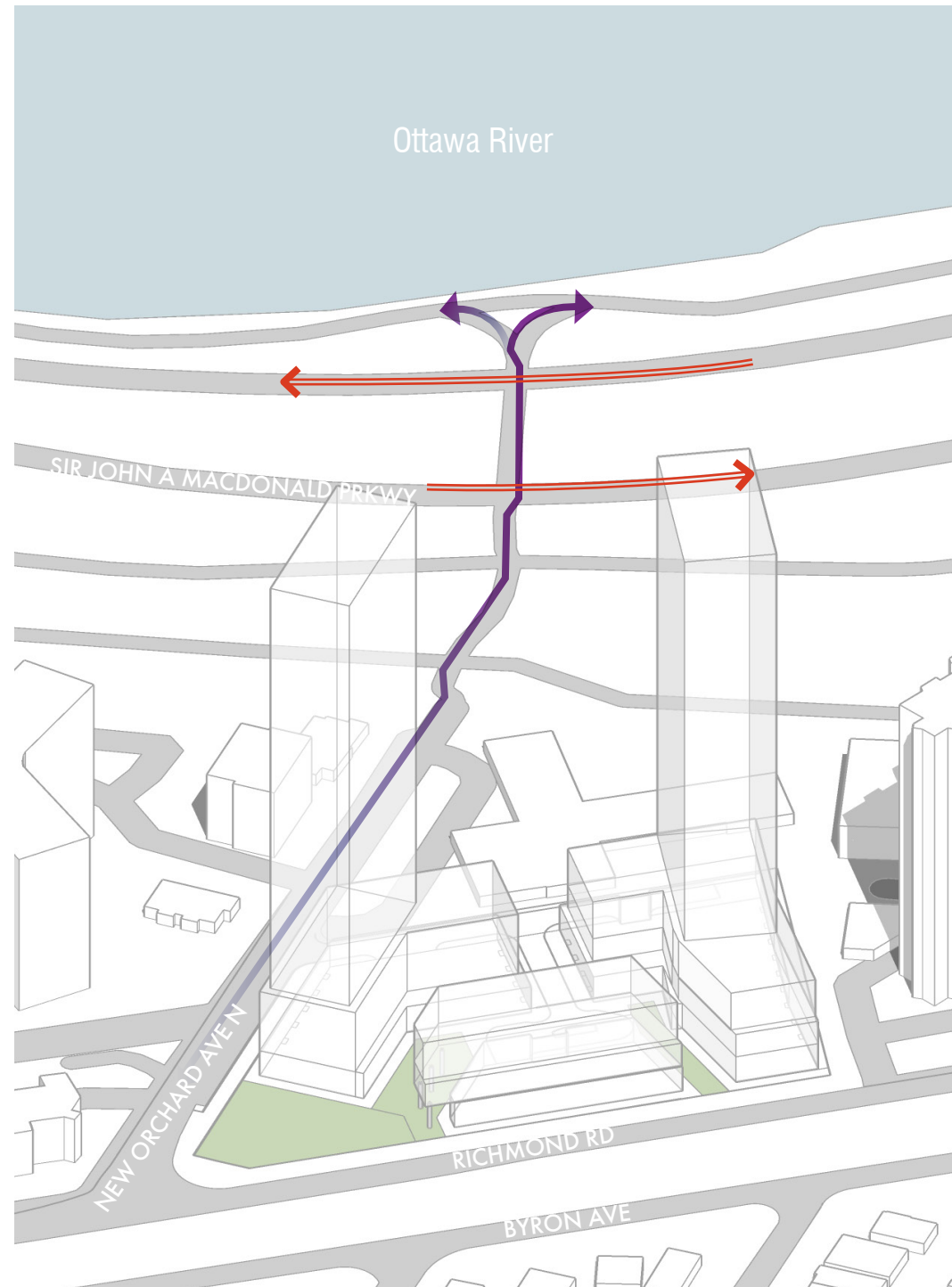
CYCLING INFRASTRUCTURE



RESPONDING TO THE SITE CONDITIONS



➔ WIND IMPACT
 - - - SOUND IMPACT



➔ DIRECT ACCESS TO WATERFRONT PATHWAY



West bound lane, view North towards Ottawa River

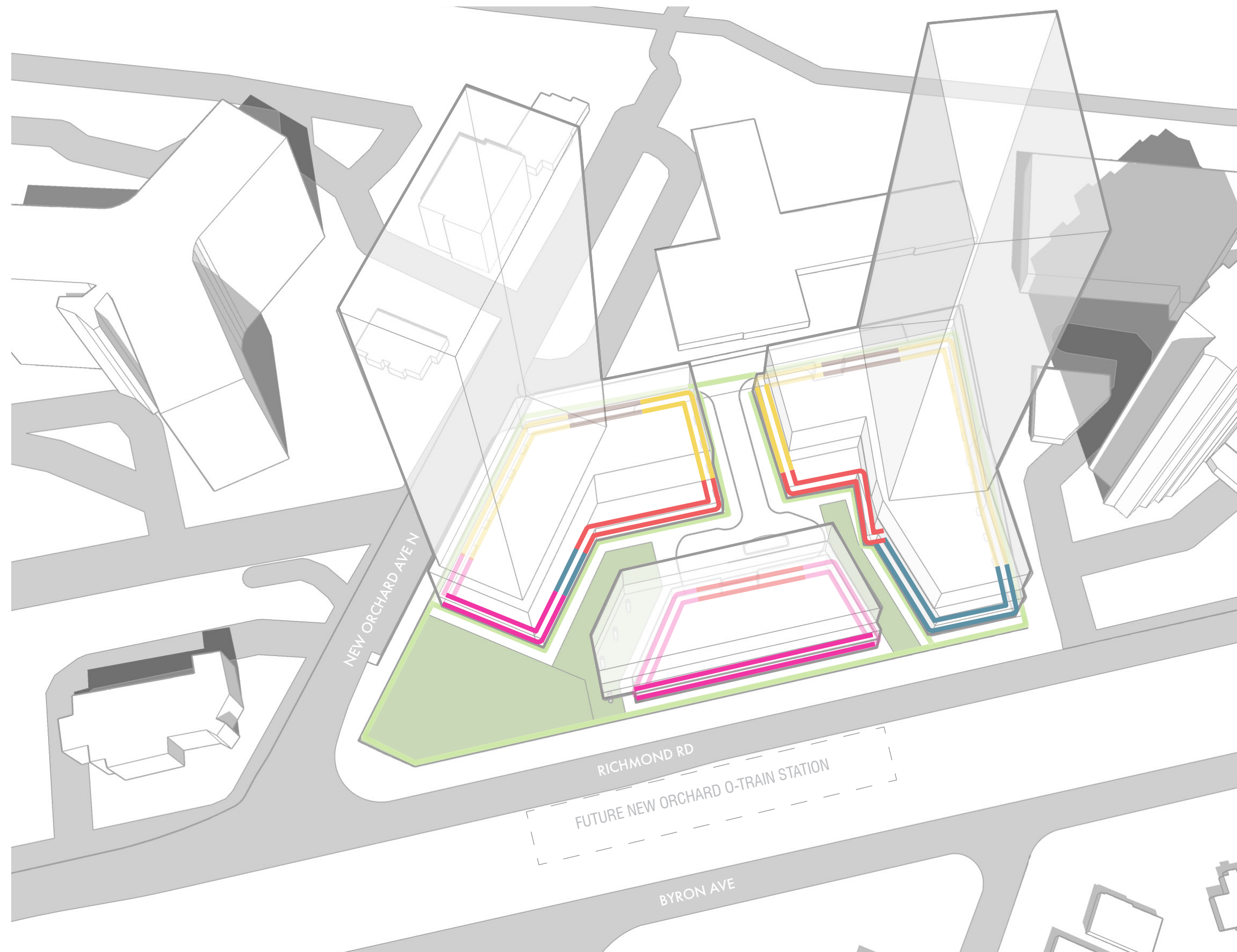


East bound lane, view North towards Ottawa River



East bound lane, typical section of S.J.A.M Parkway

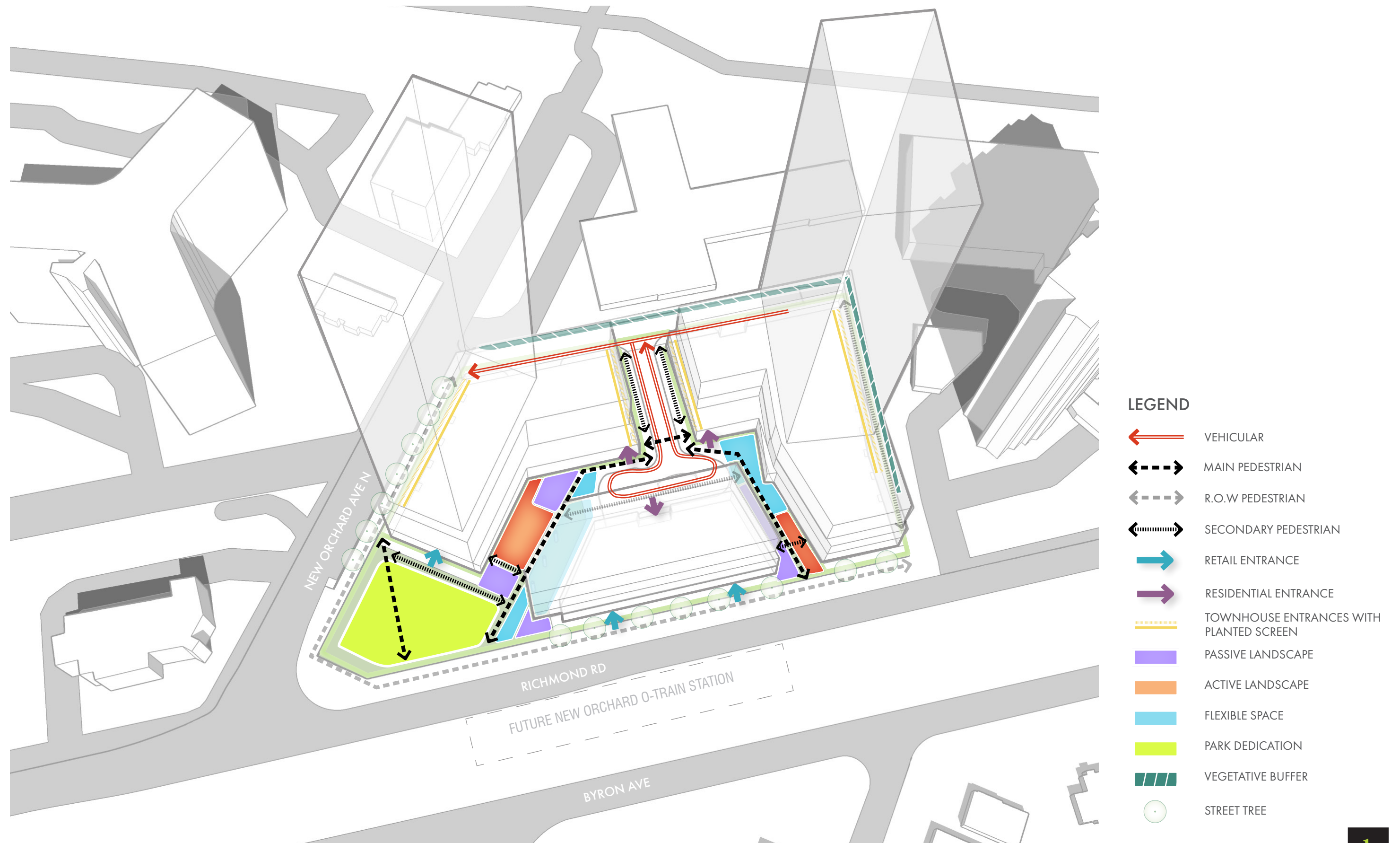
BUILDING EDGES



LEGEND

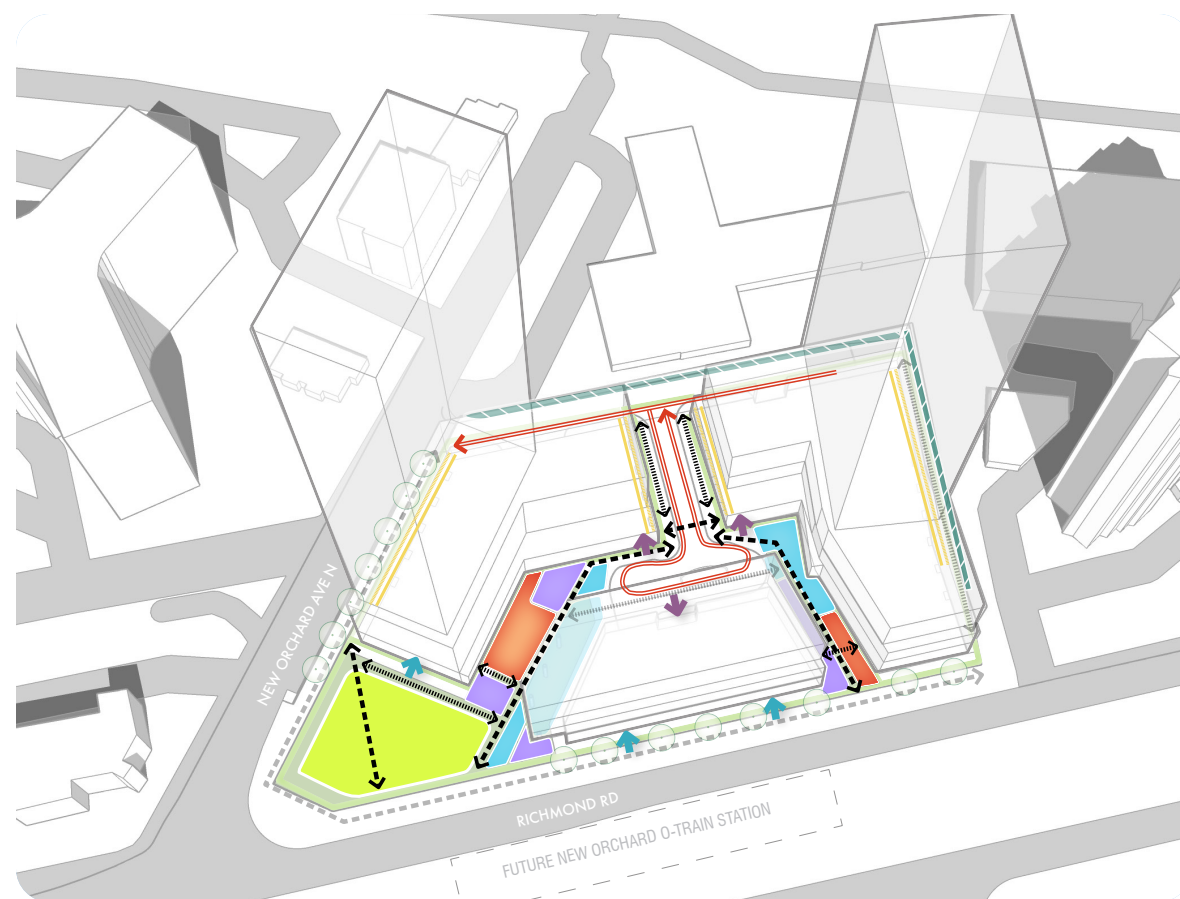
- RESIDENTIAL FRONT
- LOBBY
- RETAIL
- BACK OF HOUSE
- INDOOR AMENITY

SPATIAL ZONES AND CIRCULATION



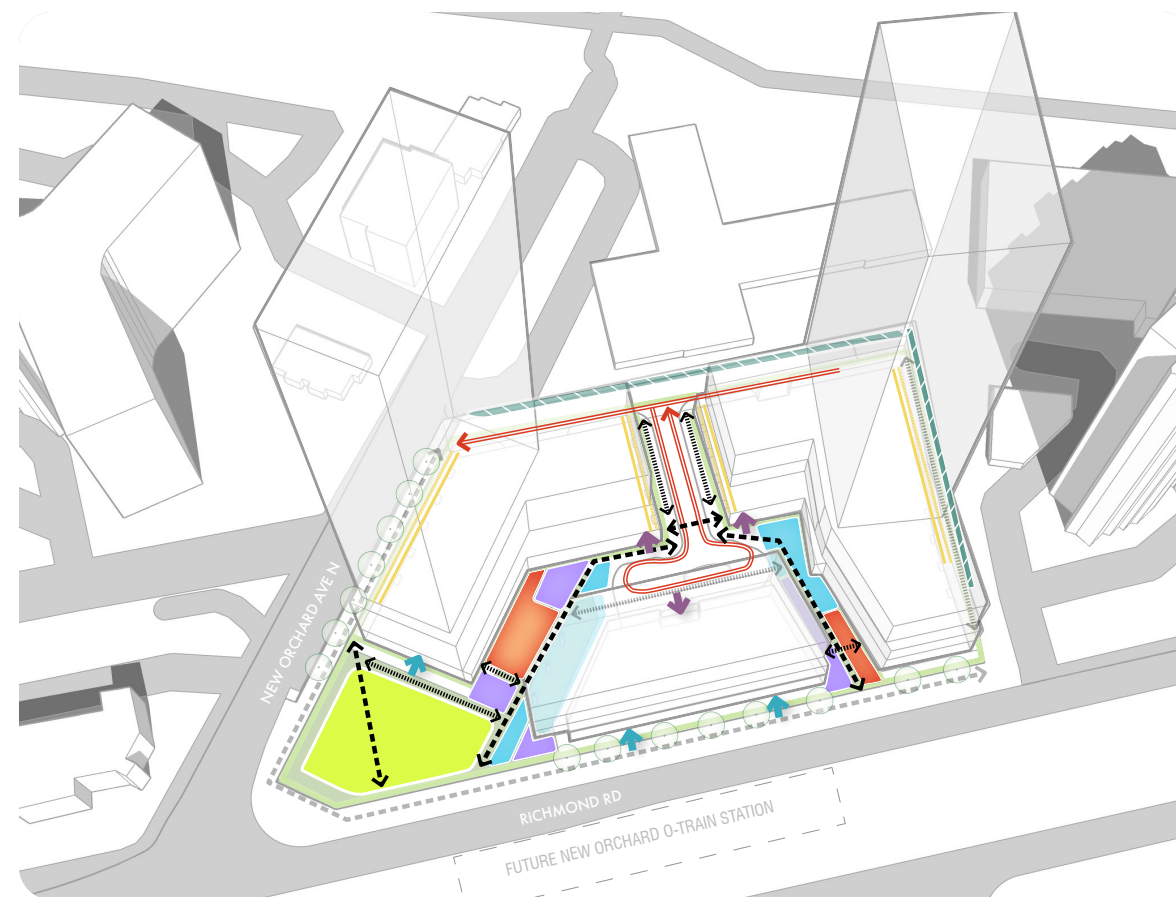
SPATIAL ZONES AND CIRCULATION

ACTIVE LANDSCAPE



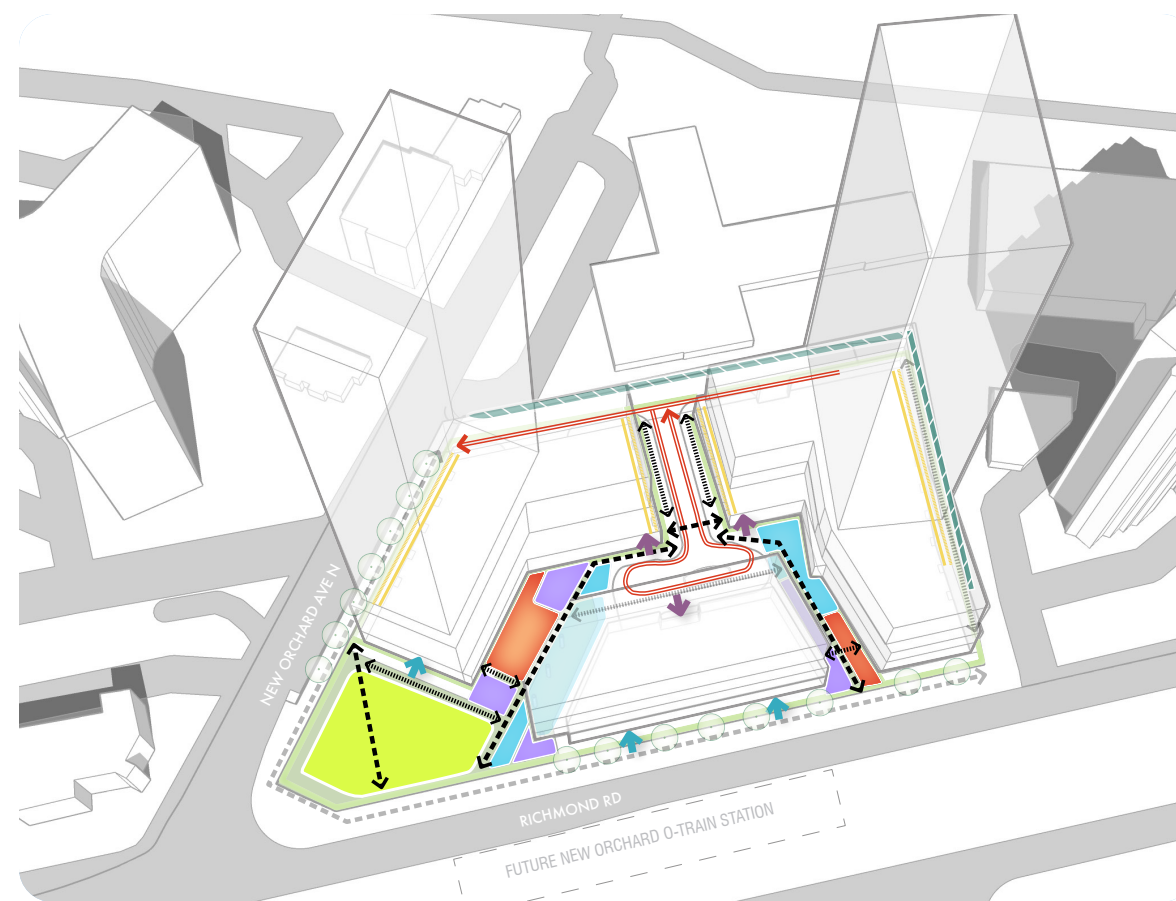
SPATIAL ZONES AND CIRCULATION

PASSIVE LANDSCAPE

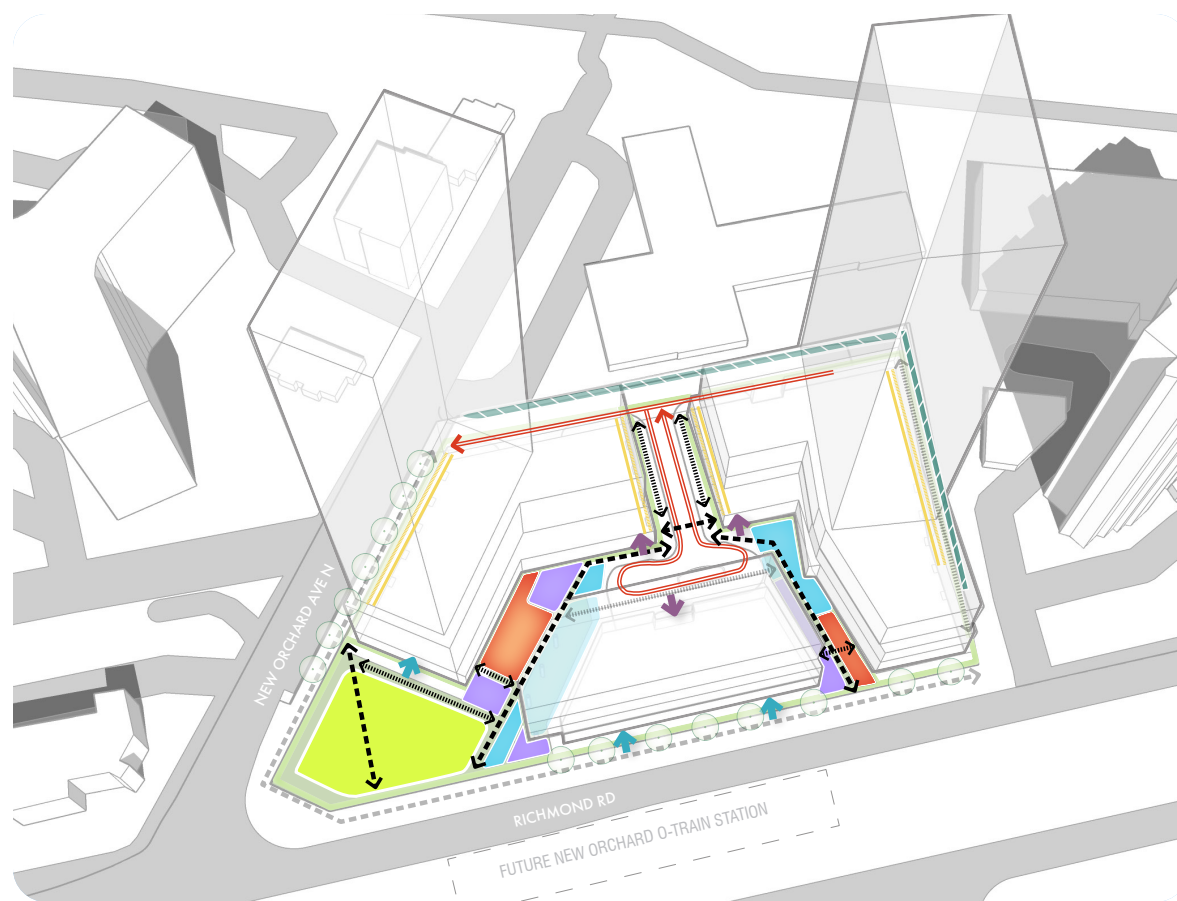


SPATIAL ZONES AND CIRCULATION

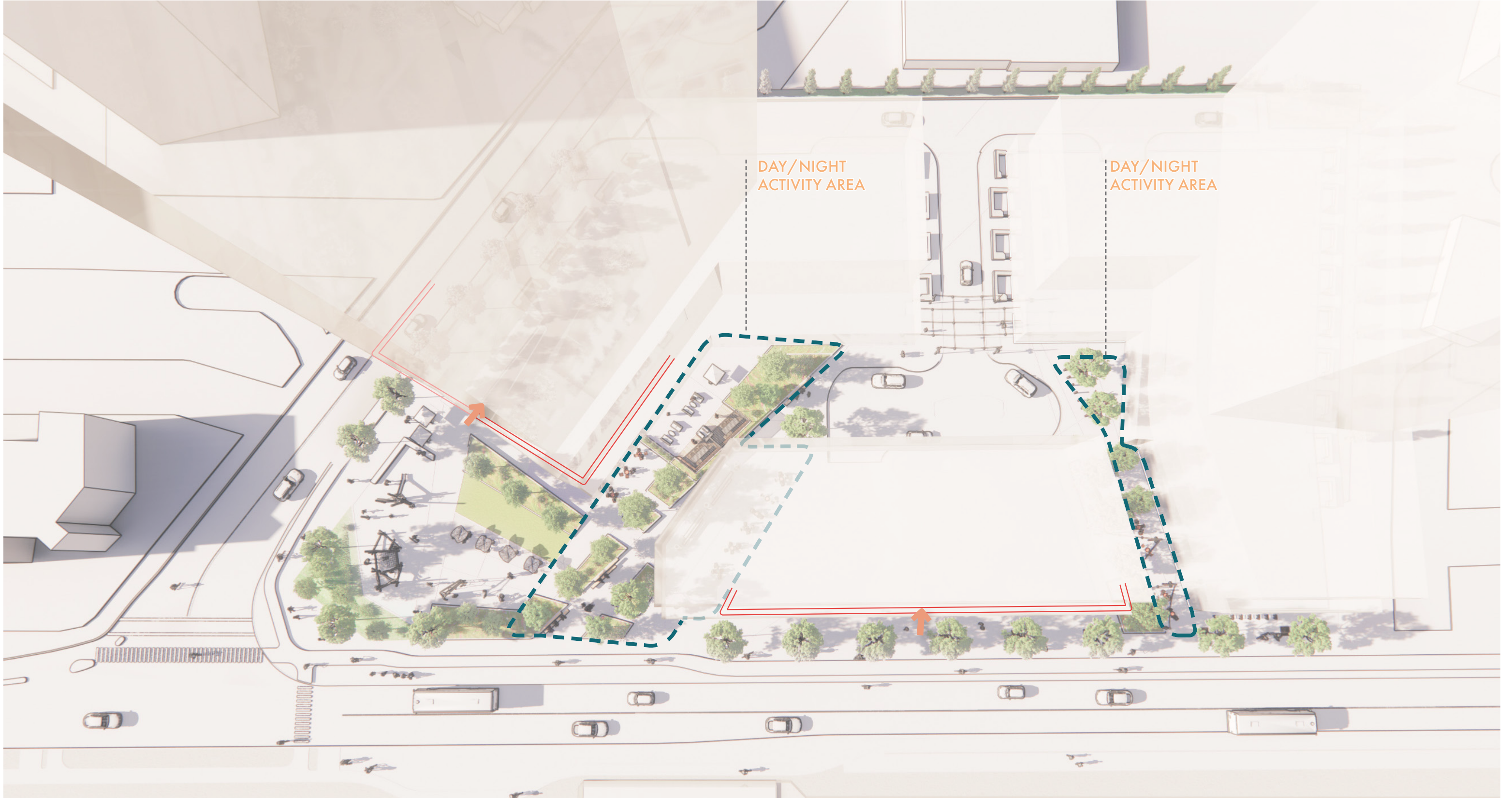
FLEXIBLE SPACE



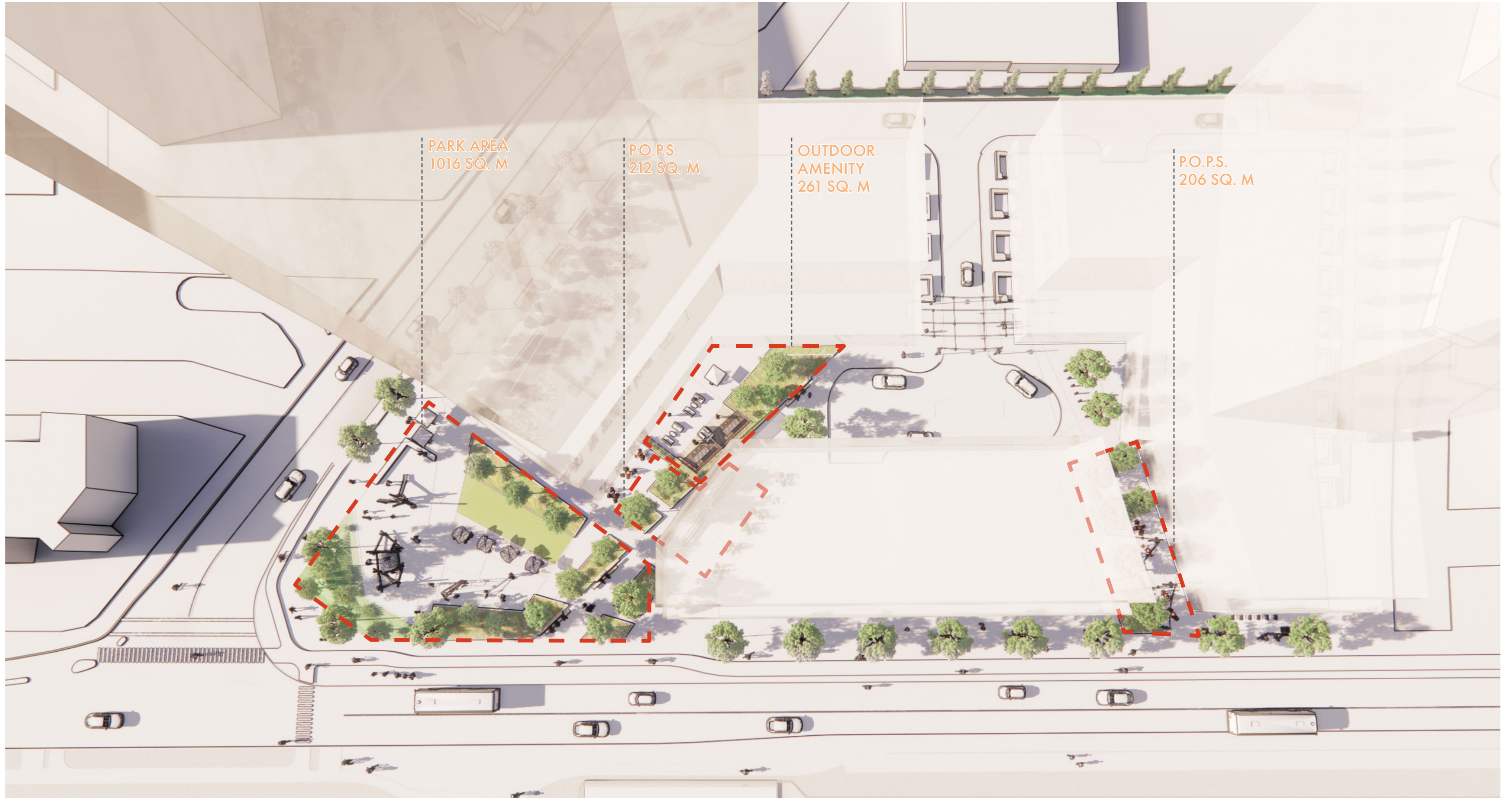
SPATIAL ZONES AND CIRCULATION PARK AREA



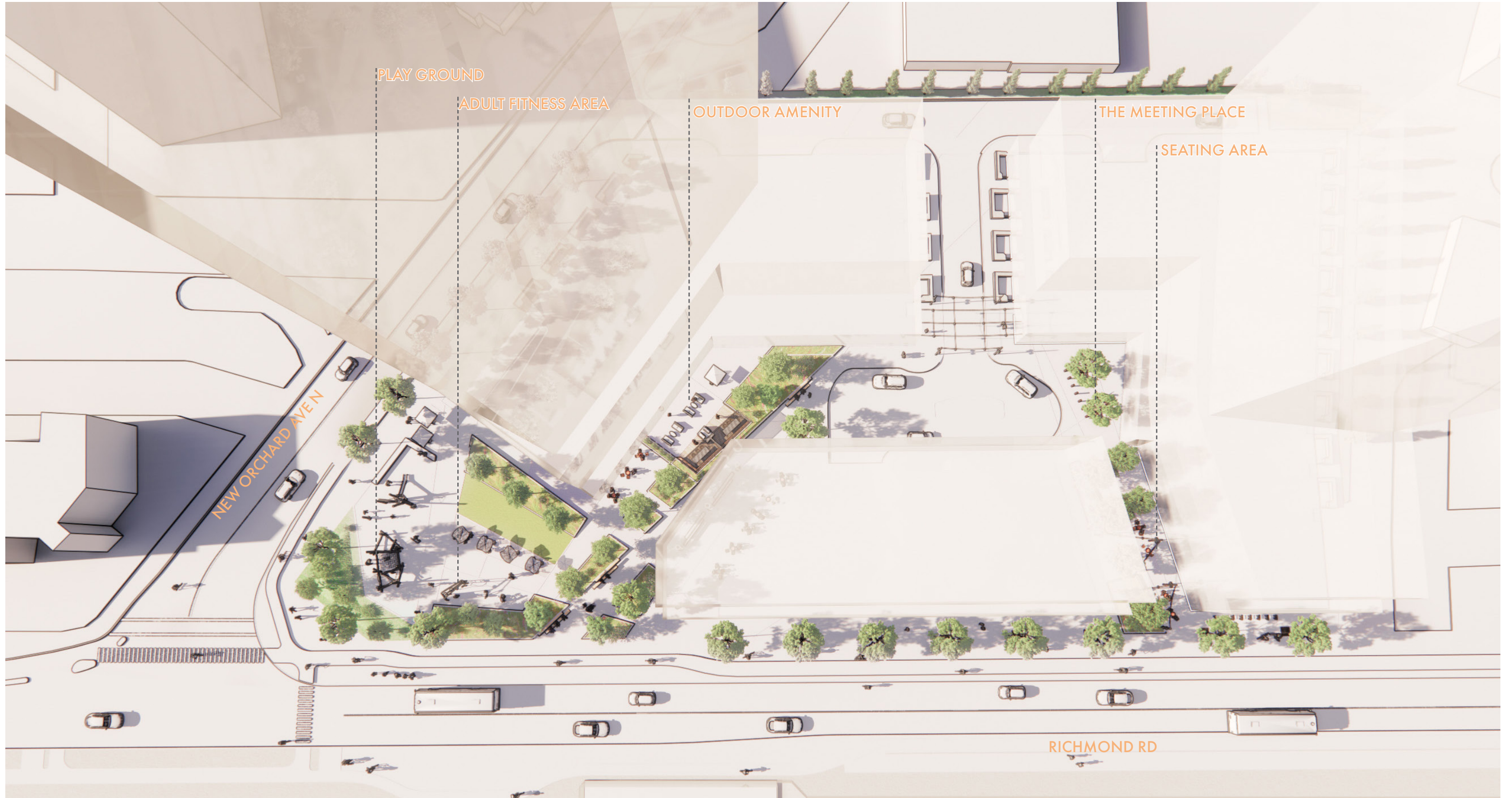
DAY/NIGHT ACTIVITY



LANDSCAPE COMPONENT BOUNDARIES



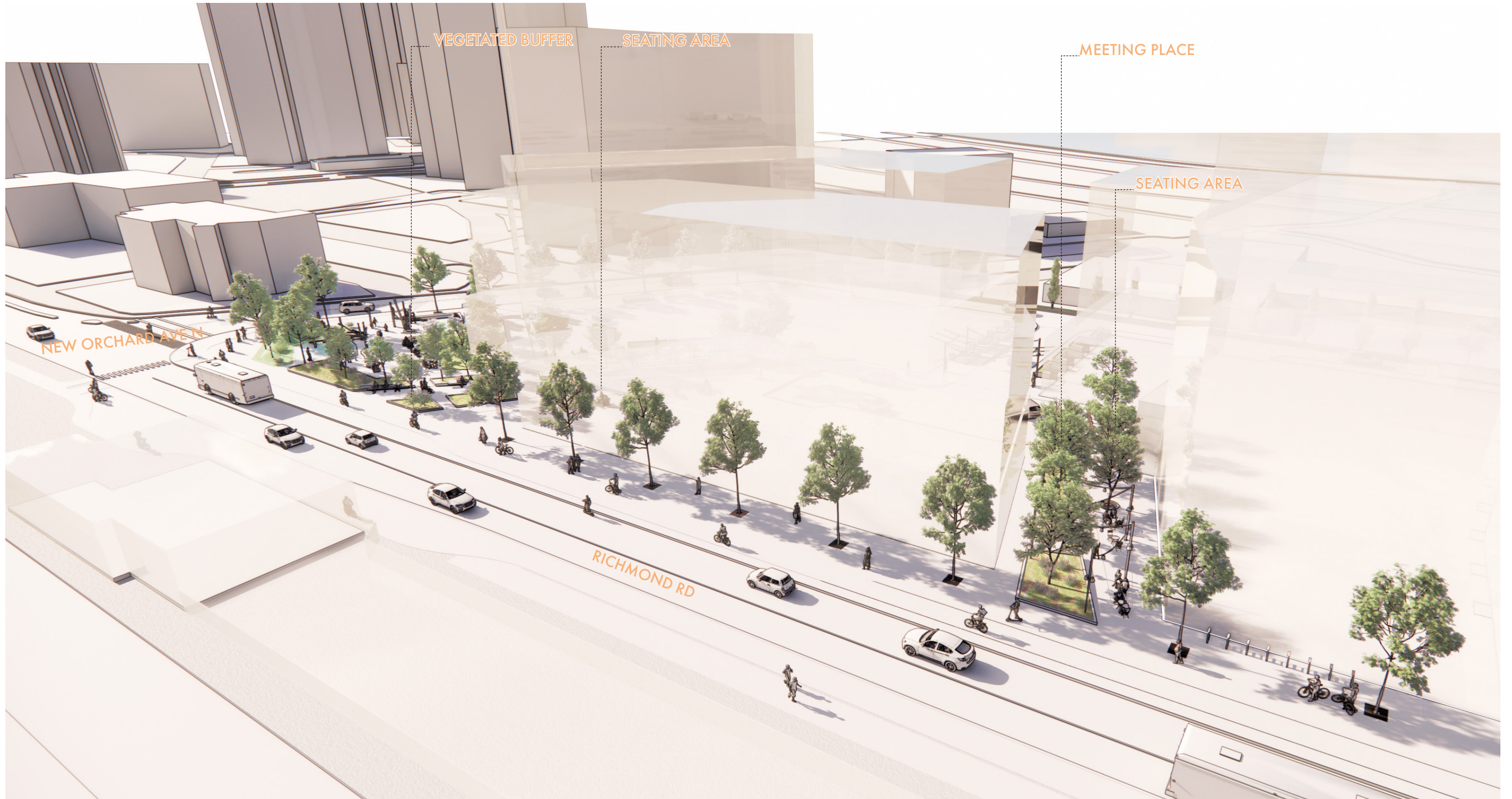
SITE PLAN



VIEW ALONG RICHMOND RD. FROM SOUTH WEST



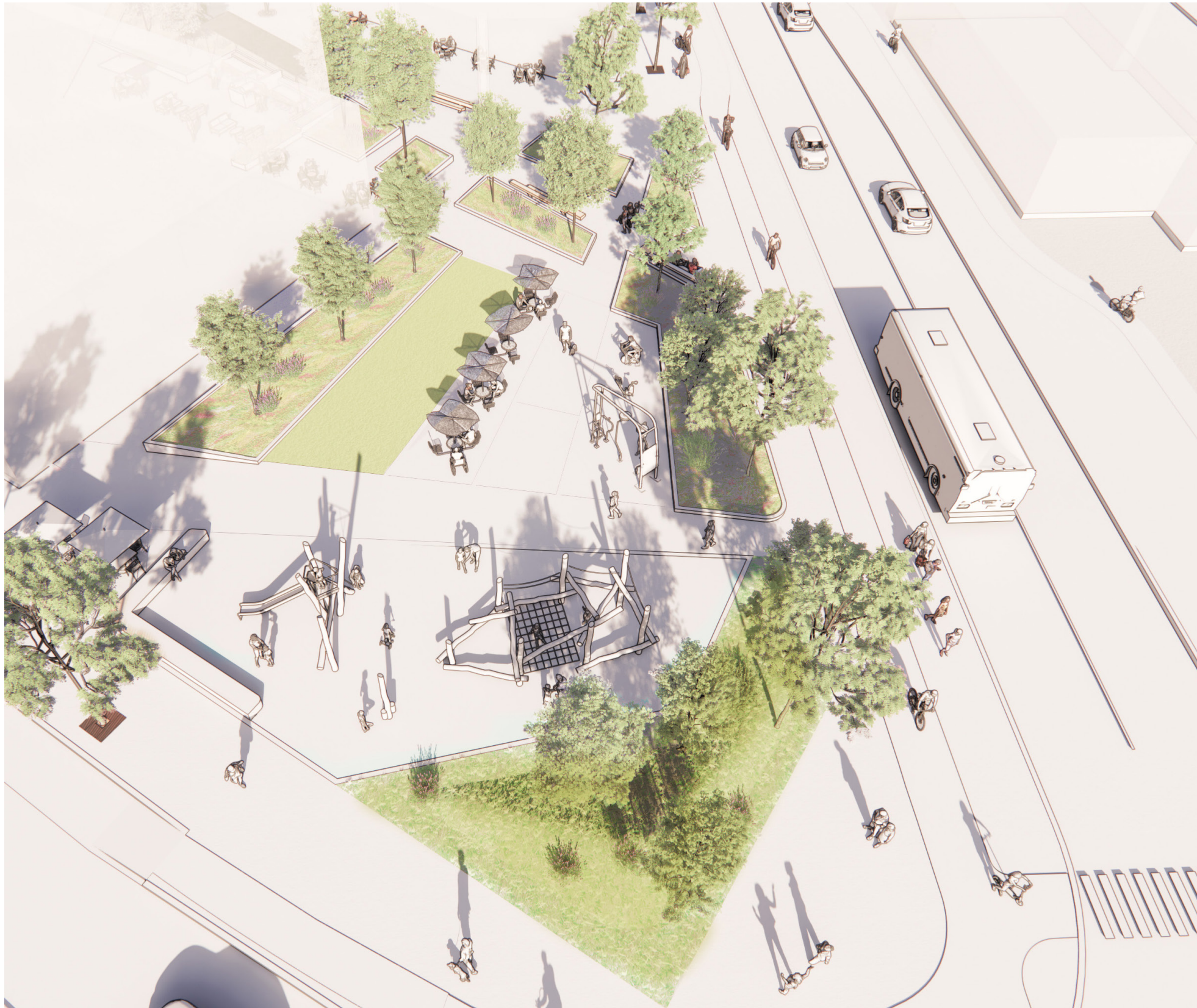
VIEW ALONG RICHMOND RD. FROM SOUTH EAST



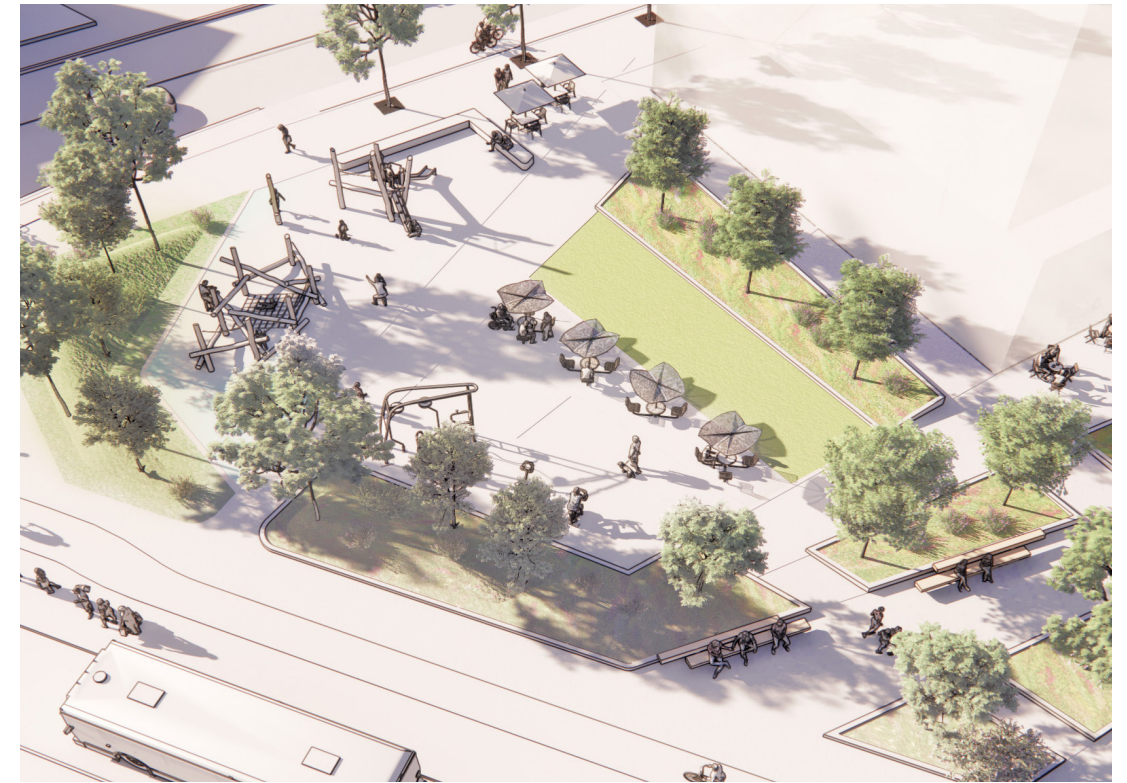
COMPONENTS OF PUBLIC PARK



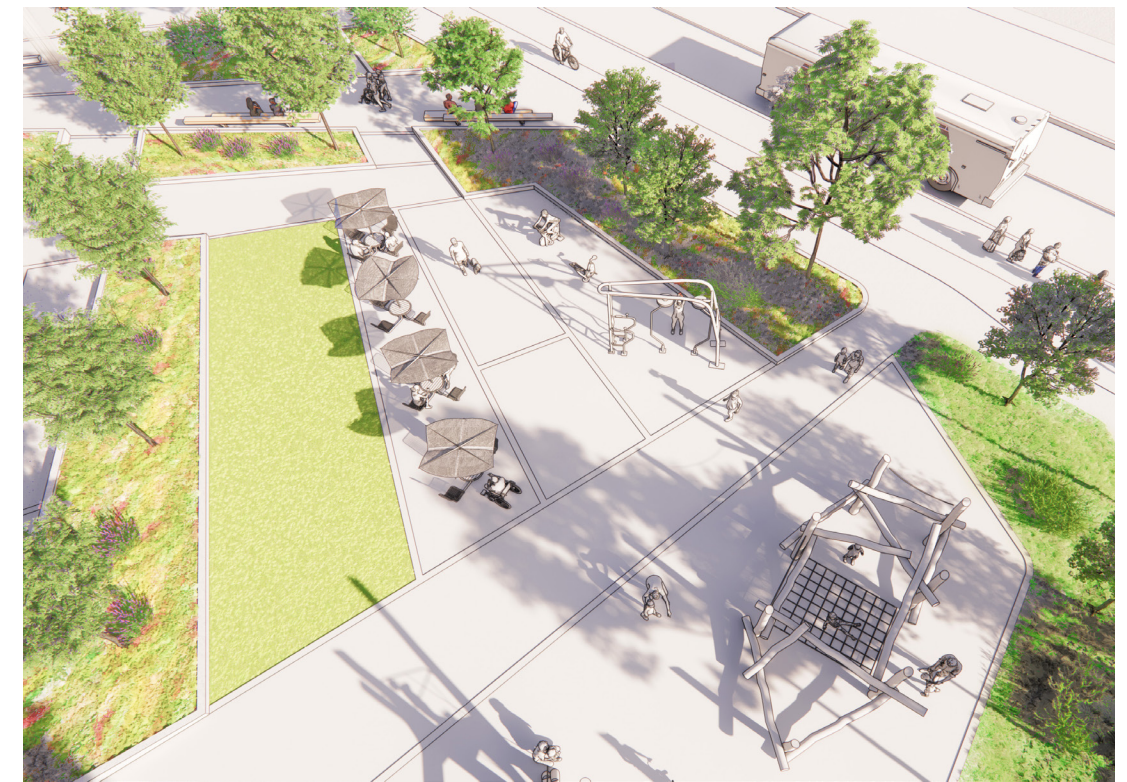
VIEWS TOWARDS PUBLIC PARK



VIEW EAST THROUGH PARK



VIEW NORTHWEST TOWARDS PLAYGROUND



VIEW EAST TOWARDS ADULT FITNESS AREA

VIEW NORTH WEST THROUGH POPS



BIKE LANE

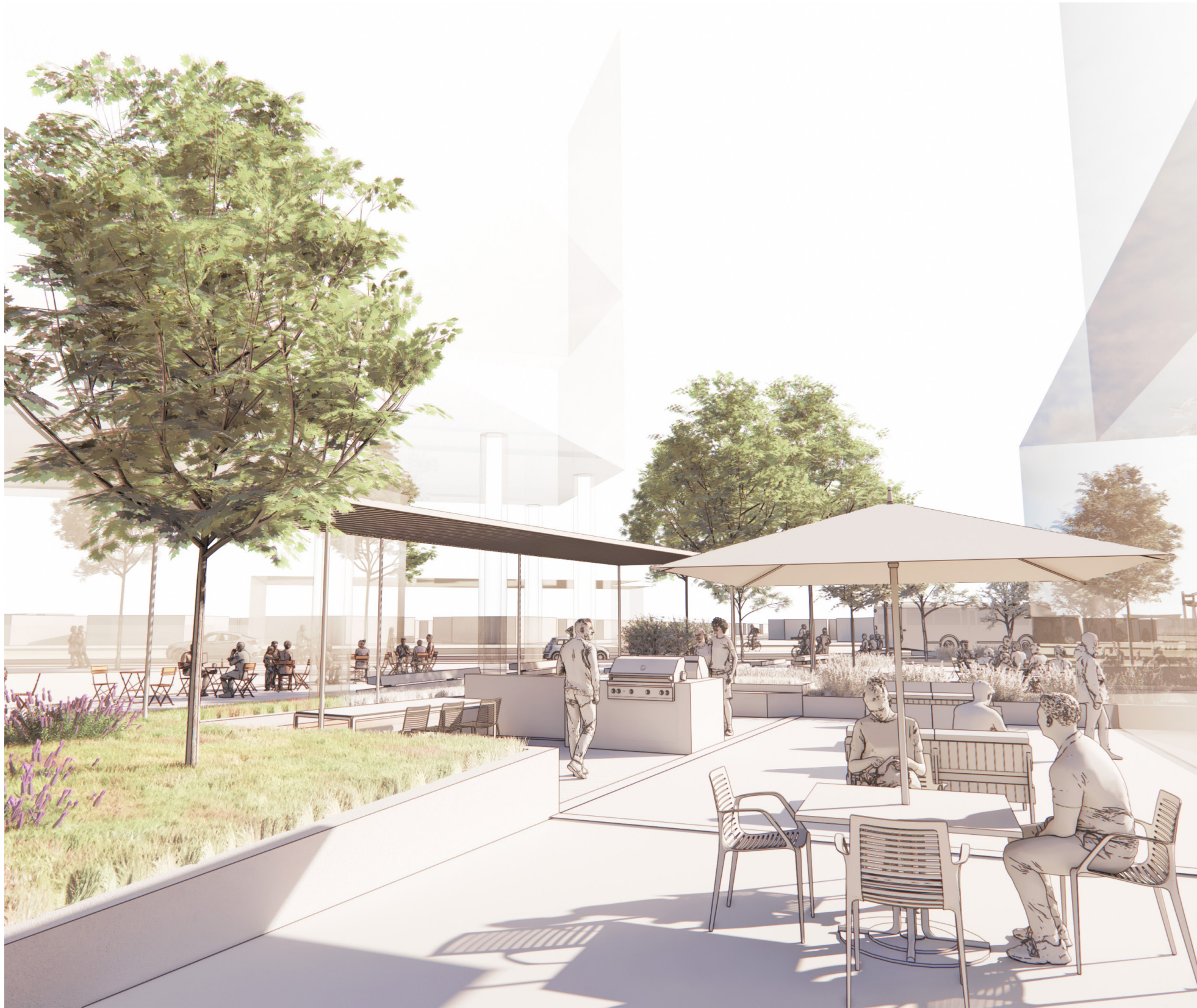
CATENARY LIGHTING

BIKE RACKS

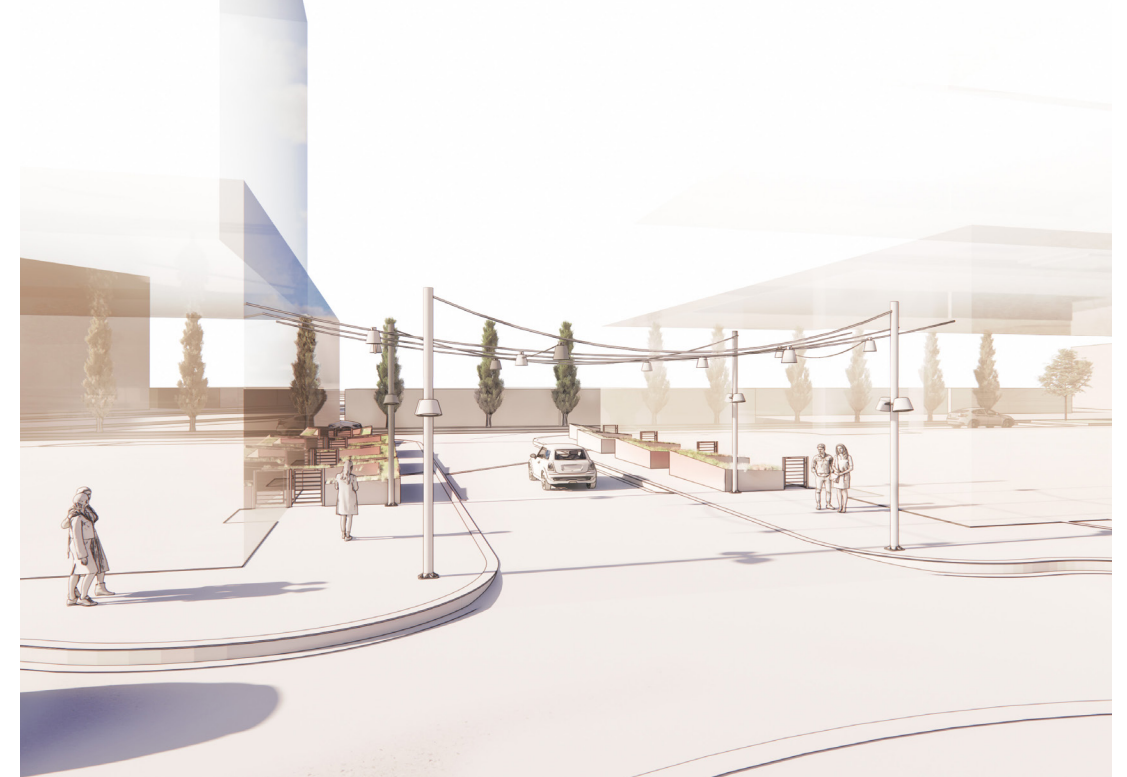
VIEW NORTH EAST FROM RICHMOND THROUGH POPS



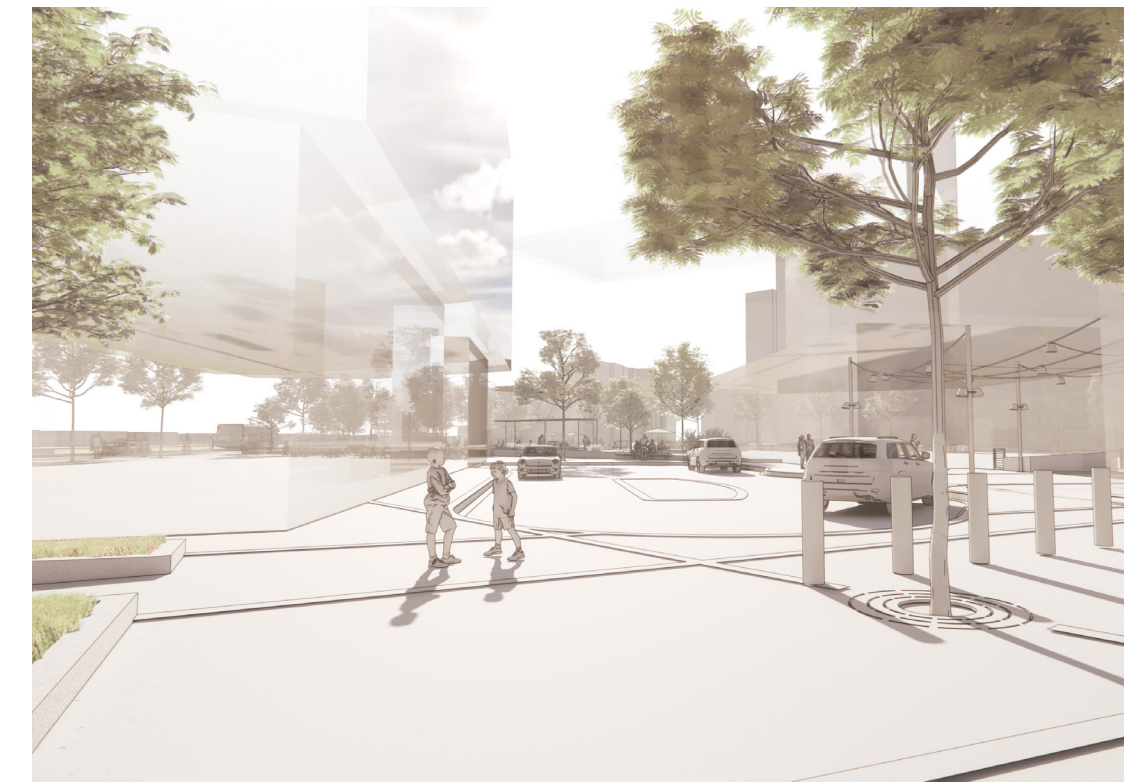
VIEW EAST TOWARDS BUILDING C



VIEW SOUTH THROUGH OUTDOOR AMENITY



VIEW NORTH - ENTRYWAY W/ CATENARY LIGHTING



VIEW WESTWARD THROUGH VEHICULAR TURNAROUND