

1047 RICHMOND RD - Ottawa

September 28, 2023 Opt. 1

PROJECT STATISTICS		TOTAL	
SUMMARY	SQ.M.	SQ.FT.	
Site Area	10,188	109,623	
Net Site Area (excludes Road Widening)	10,105	108,730	
Total GCA (Above grade)	72,081	775,594	
Total GFA	55,532	597,526	
Total NSA (Residential + Retail)	57,254	616,055	
Total Retail Saleable (Ground)	1,211	13,030	
PARK Area (10% of Site area)	1,013	10,900	
Total Number of Units in podium	214		
Total Number of Units in towers	792		
Total Number of Units	1,006		

FSI	5.45
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PROJECT STATISTICS		TOTAL	
TOWER A (40 Storeys)	SQ.M.	SQ.FT.	
Total Tower GCA	36,703	394,920	
Total GFA	28,745	309,301	
Total Tower NSA(Residential + Retail)	29,285	315,103	
Total Number of Units in Podium	108		
Total Number of Units in Tower	408		
Total Units	516		
TOWER B (38 Storeys)	SQ.M.	SQ.FT.	
Total Tower GCA	35,379	380,674	
Total GFA	26,787	288,226	
Total Tower NSA(Residential + Retail)	27,970	300,952	
Total Number of Units in Podium	106		
Total Number of Units in Tower	384		
Total Units	490		

AMENITY AREAS PROVIDED	Tower A (m2)	Required (sqm/unit)	Tower B (m2)	Required (sqm/unit)	Total (m2)	Required
INDOOR (communal)	899	1548	488	1470	1,387	3018
OUTDOOR (communal)	1,037	1548	435	1470	1,472	3018
BALCONIES & TERRACES (private)	3,852	1548	3,600	1470	7,452	3018
TOTAL PROVIDED (6m2 per unit)Balconies can count towards the total	5,788	3,096	4,524	2,940	10,312	6,036

UNDERGROUND PARKING GCA	SQ.M.	SQ.FT.
P1	8736	93,999
P2	8736	93,999
P3	8736	93,999
TOTAL	26208	281998

VEHICULAR PARKING PROVIDED	Required	Proposed
VISITOR (30/per building)	68	68
RESIDENTIAL (Area Z, Not Required)	0	617
TOTAL	68	685

*16 to be accessible parking spaces distributed throughout all parking levels P1-P3

BICYCLE PARKING PROVIDED	Required	Proposed
RESIDENTIAL (0.5/per unit)	503	612
TOTAL	503	612

UNIT MIX				
UNIT TYPE	TOWER A		TOWER B	
	UNITS	BARRIER-FREE	UNITS	BARRIER-FREE
STUDIO	74	11	35	5
1B	236	43	225	34
2B	199	30	213	32
3B	7	1	37	3
TOTAL	516	85	490	74
TOTAL NUMBER OF UNITS	1,006			

LOADING SPACES	TOWERS A, B
RESIDENTIAL	2
COMMERCIAL	2
TOTAL	2

GARBAGE BINS		
TYPE	TOWER A	TOWER B
GARBAGE (3CY)	28	30
RECYCLING (4CY)	5	6
GLASS, METAL AND PLASTIC (3CY)	4	4
ORGANIC (240L CARTS)	11	12
TOTAL	48	52

TOWER FLOOR PLATE SIZES		
TYPE	TOWER A	TOWER B
FLOOR PLATE GCA	750	750
INSET BALCONIES AREAS	24	24
PROJECTING BALCONIES AREAS	83.27	82
TOTAL BALCONIES	107.15	106
TOTAL GCA + Inset balconies	774	774
TOTAL GCA + balconies	857	856

BUILDING HEIGHT (m)	Proposed
Tower A - Building Height (excluding MPH)	127.00
Tower B - Building Height (excluding MPH)	121.00

*Note: Building height measured from Average Grade: = 64.00 ASL

Notes:

- GCA is Gross Constructible Area (includes everything inside building envelope).
- NSA is Net Saleable Area (includes the residential units measured to the exterior of the outside wall).
- GFA is calculated based on the City of Ottawa Definition copied below.
- *GFA is calculated based on the City of Ottawa Definition copied below.
- Gross floor area (GFA)** means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding:
 - (a) floor area occupied by shared mechanical, service and electrical equipment that serve the building; (By-law 2008-326)
 - (b) common hallways, corridors, stairwells, elevator shafts and other voids, steps and landings; Part 1 – Administration, Interpretation and Definitions 1 - 24 City of Ottawa Zoning By-law 2008-250 Consolidation (By-law 2008-326) (By-law 2017-302)
 - (c) bicycle parking; motor vehicle parking or loading facilities;
 - (d) common laundry, storage and washroom facilities that serve the building or tenants;
 - (e) common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
 - (f) common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
 - (g) living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)

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PROJECT

1047 RICHMOND ROAD

PROJECT NO:	Project Number
DRAWN BY:	Author
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SCALE:	1:2500
DATE:	2023-10-02

SHEET TITLE
CONTEXT AND SITE STATISTICS

SHEET NUMBER	ISSUE
A100	



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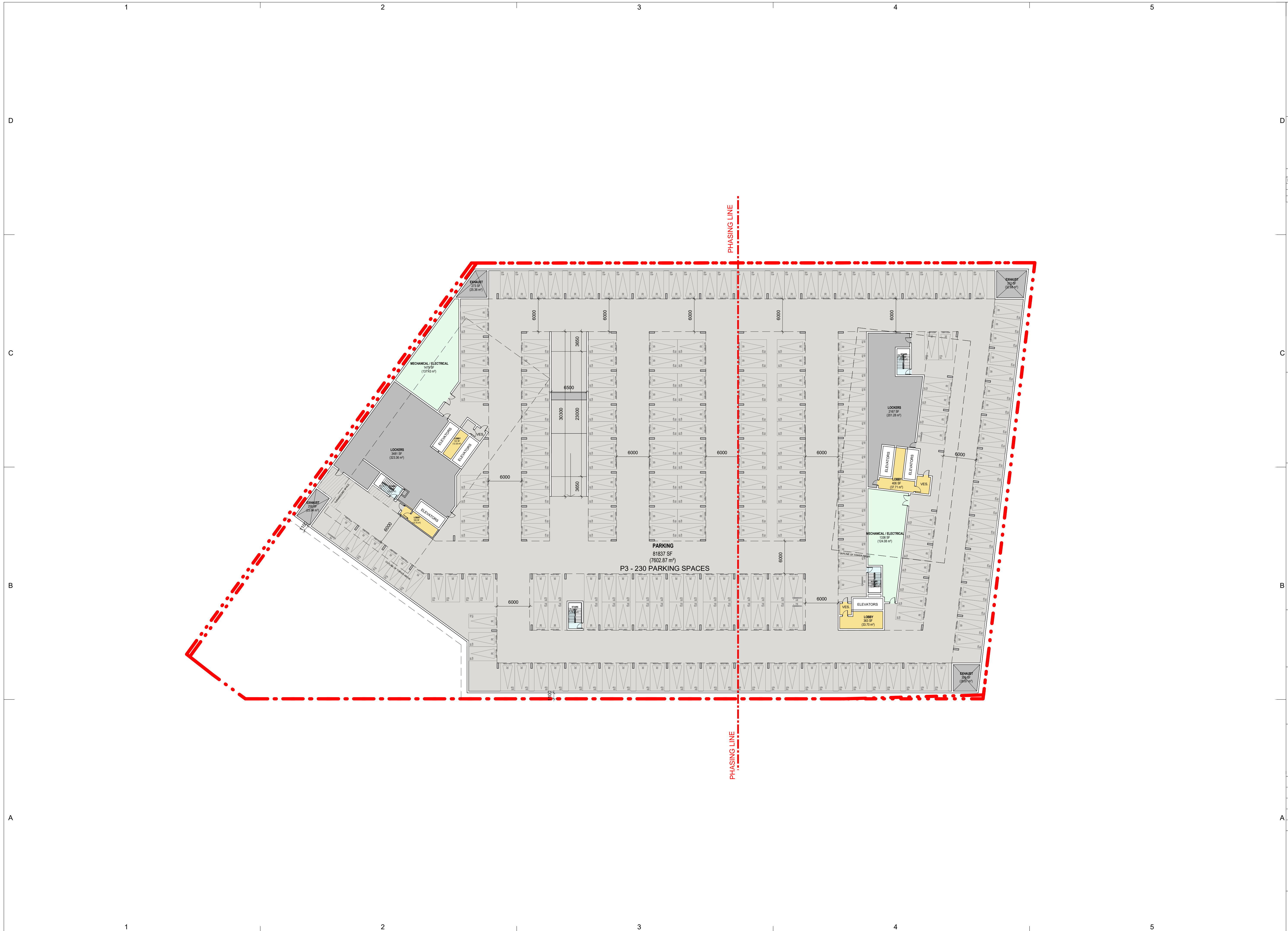
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PROJECT
 1047 RICHMOND ROAD

PROJECT NO: Project Number
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SHEET TITLE
SITE PLAN

SHEET NUMBER
A102 ISSUE



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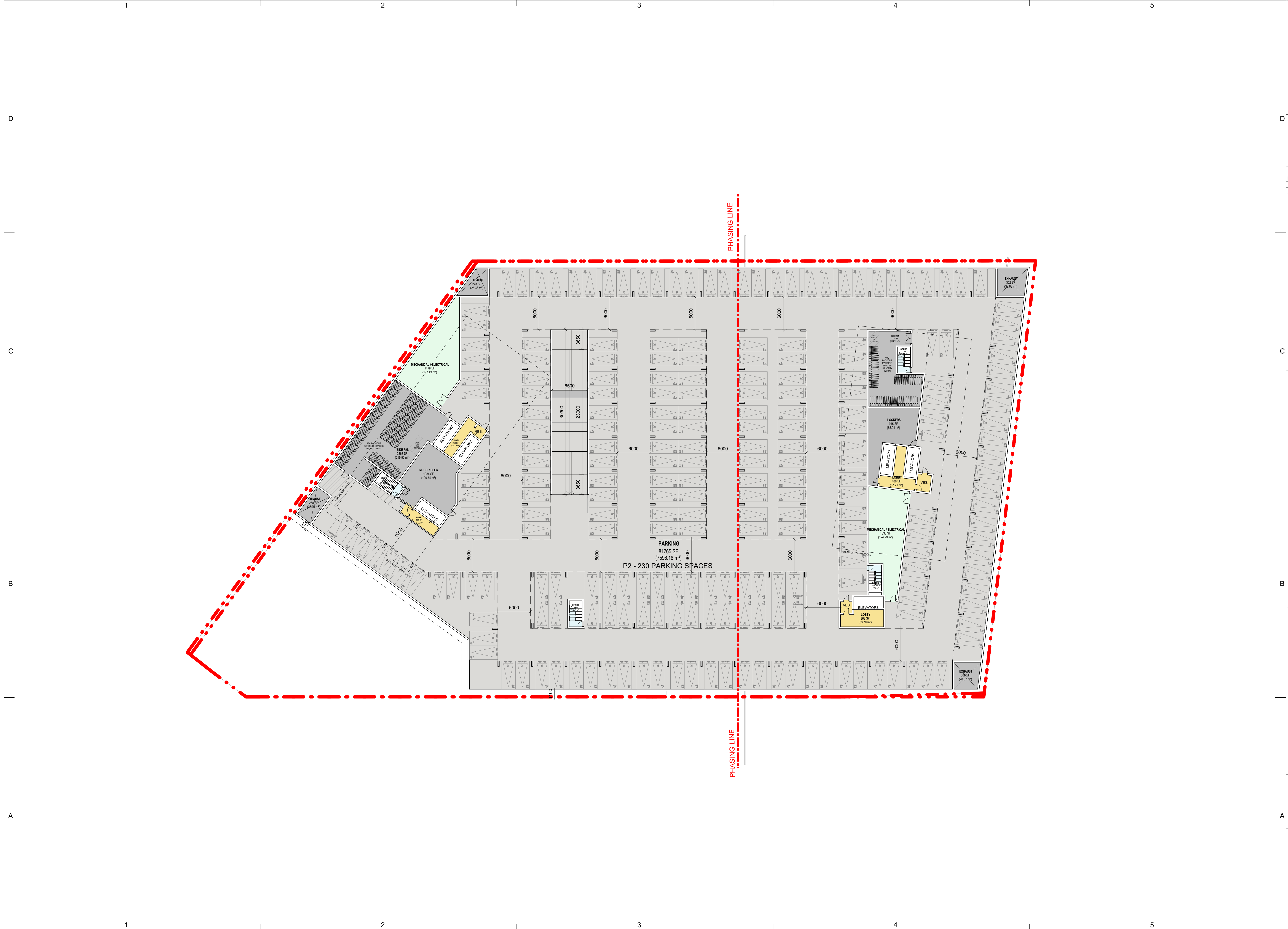
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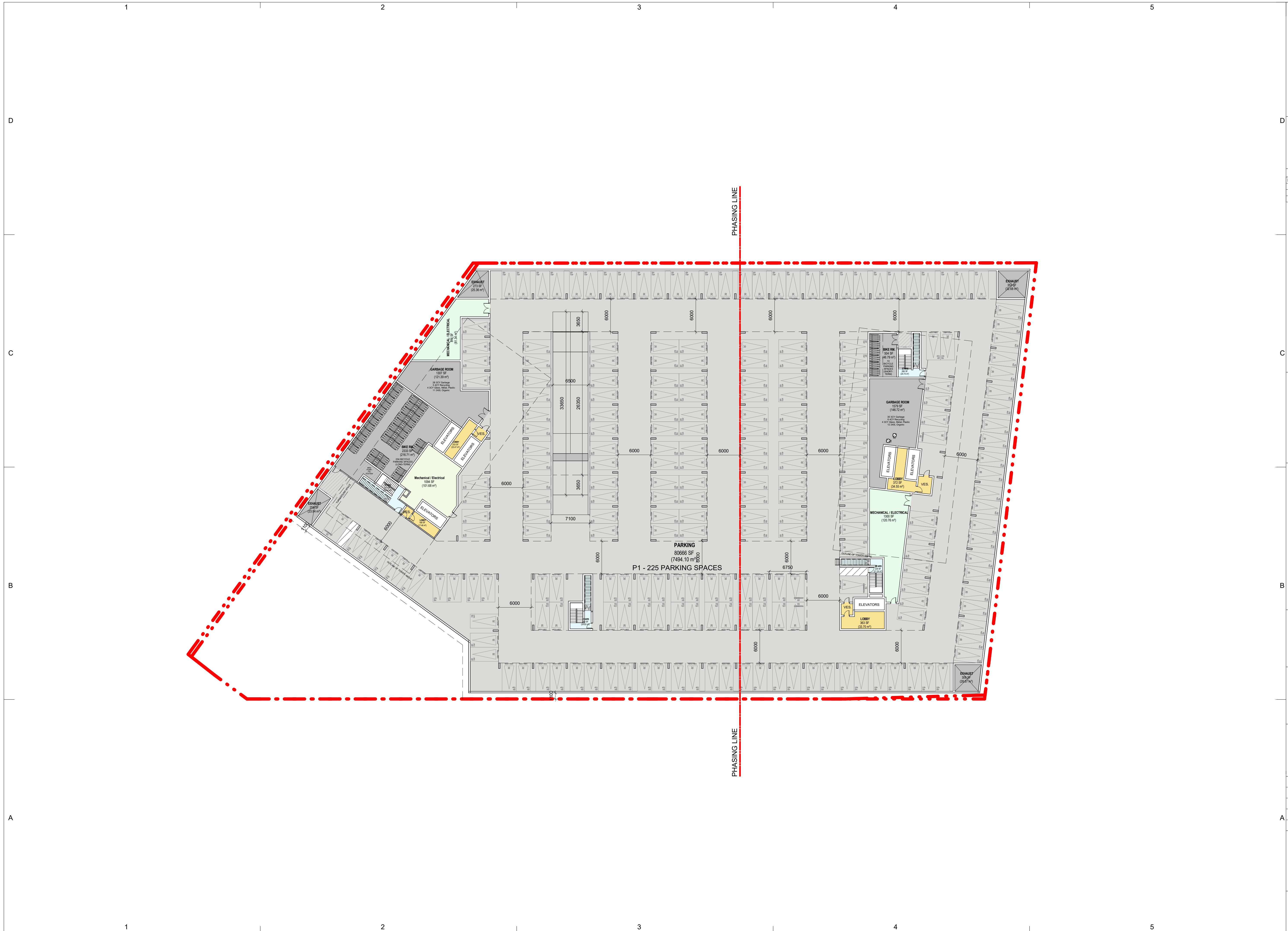
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SHEET TITLE
PARKING LEVEL 3

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A103 ISSUE



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SHEET TITLE			
PARKING LEVEL 2			
SHEET NUMBER	A104		ISSUE



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SHEET TITLE
PARKING LEVEL 1

SHEET NUMBER
A105

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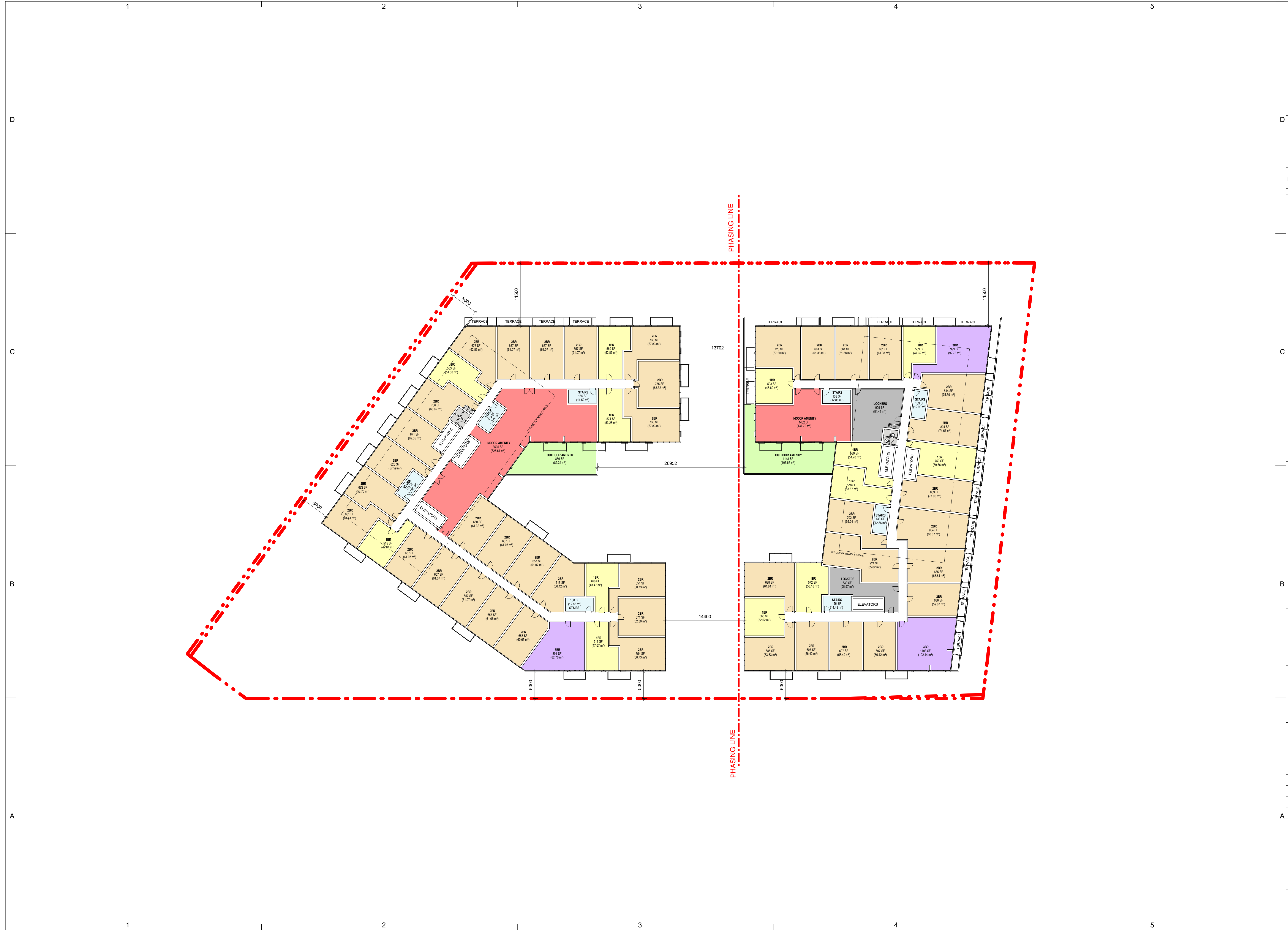
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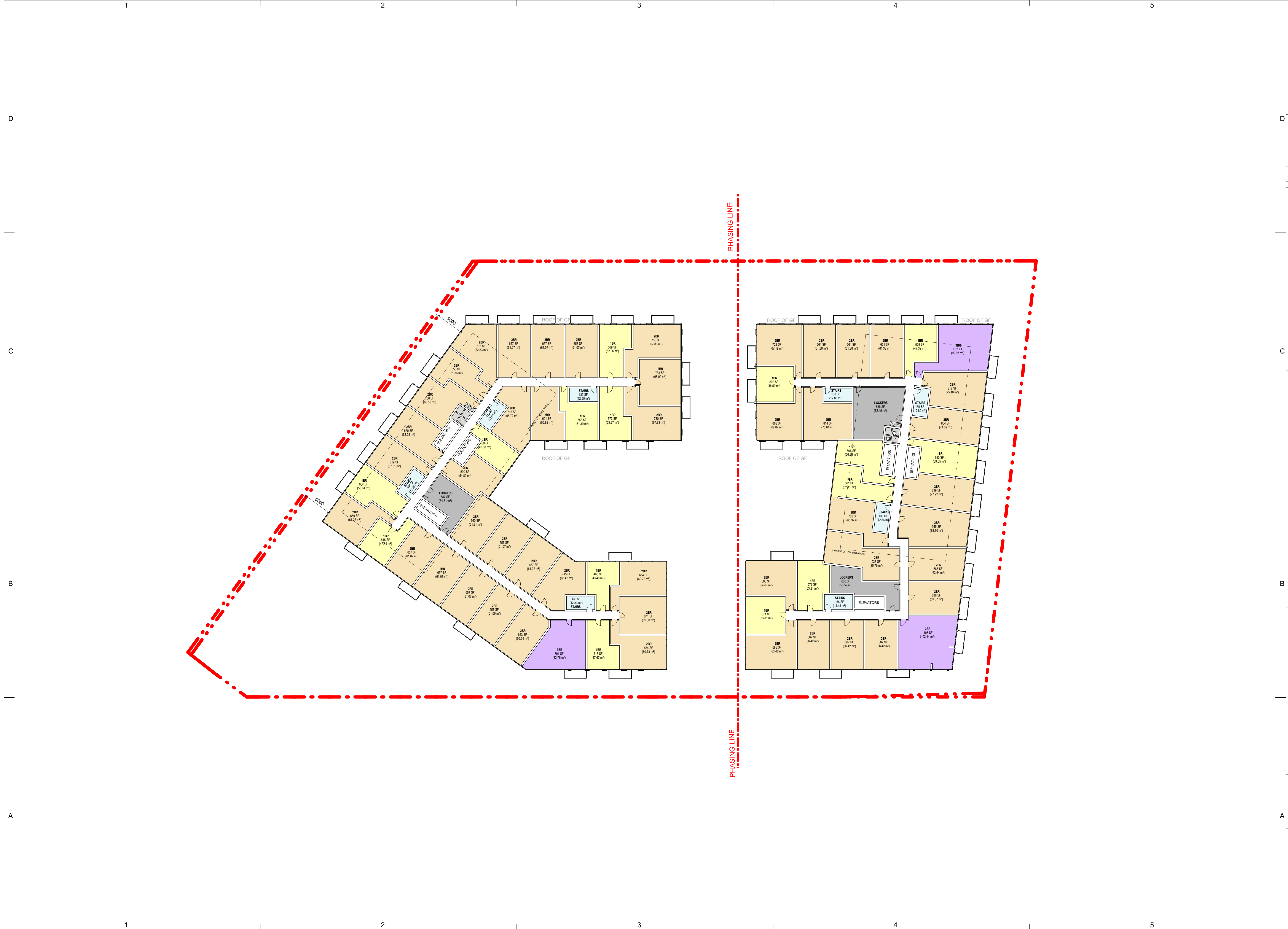
SHEET TITLE
GROUND FLOOR PLAN


SHEET NUMBER
A201

ISSUE



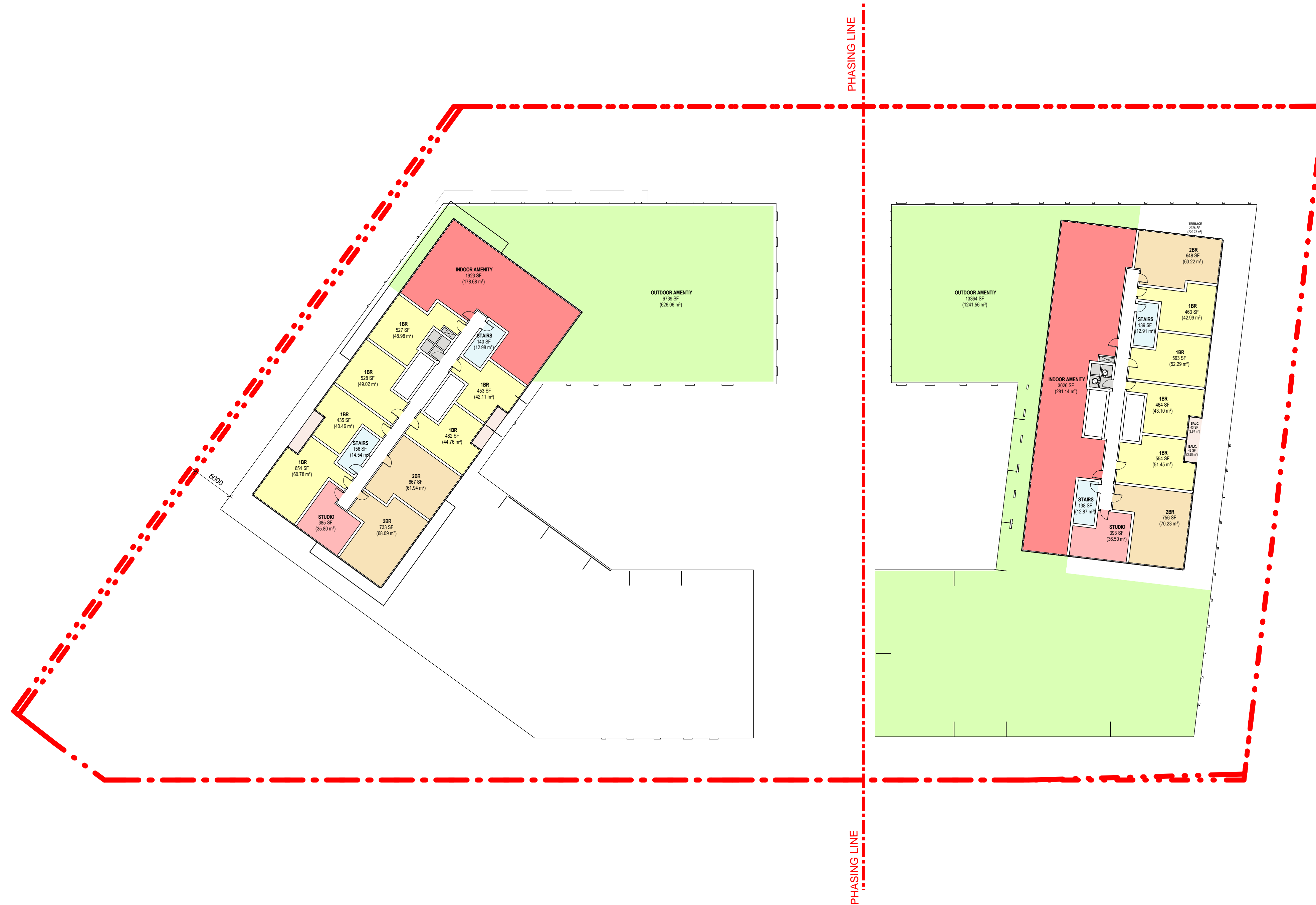
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SHEET TITLE			
2ND FLOOR PLAN			
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A203			



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SHEET TITLE			
3RD FLOOR PLAN			
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A204			

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SHEET TITLE
4TH FLOOR PLAN



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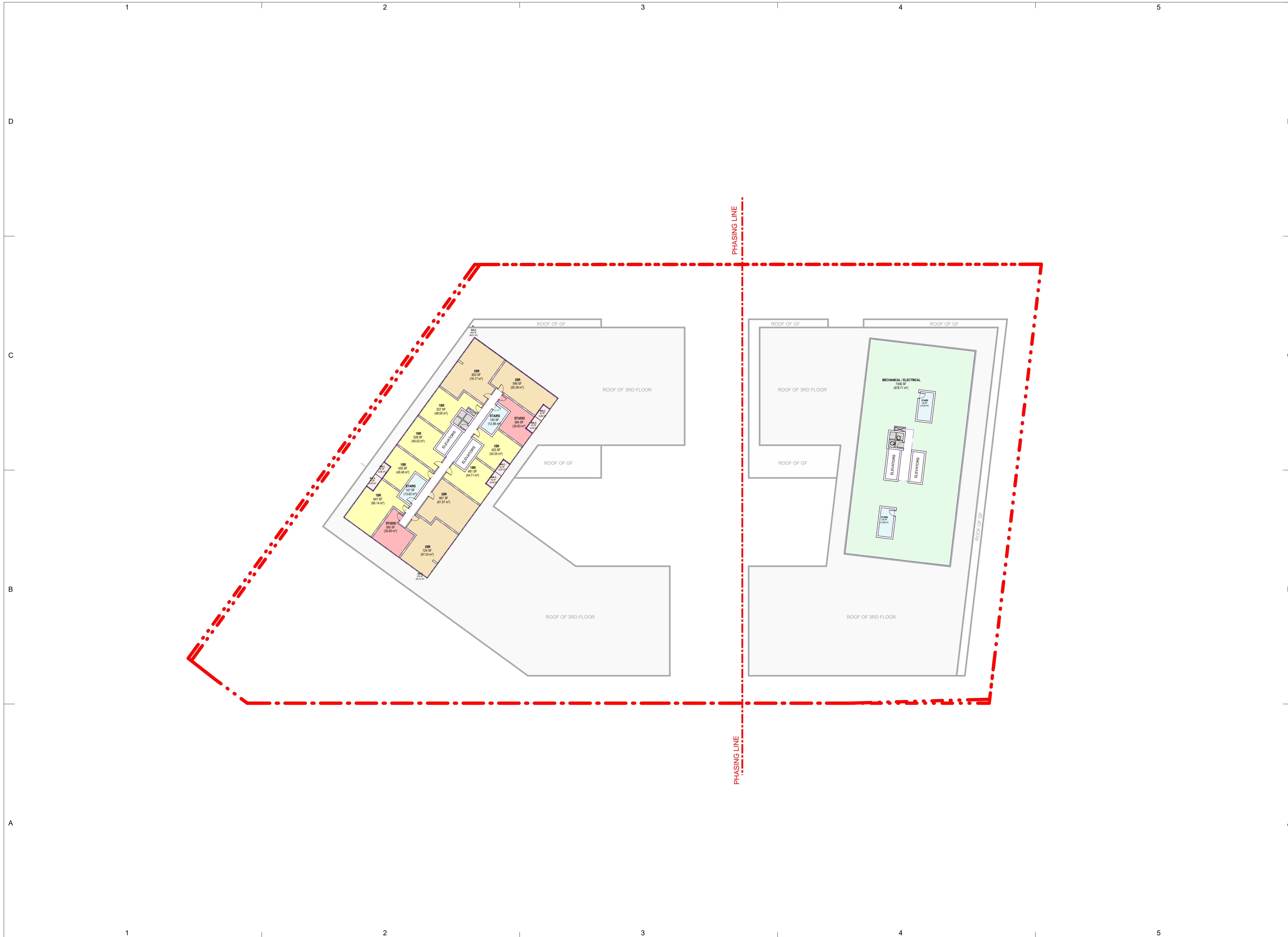
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SHEET TITLE
TYP. FLOOR PLAN

SHEET NUMBER A206	ISSUE
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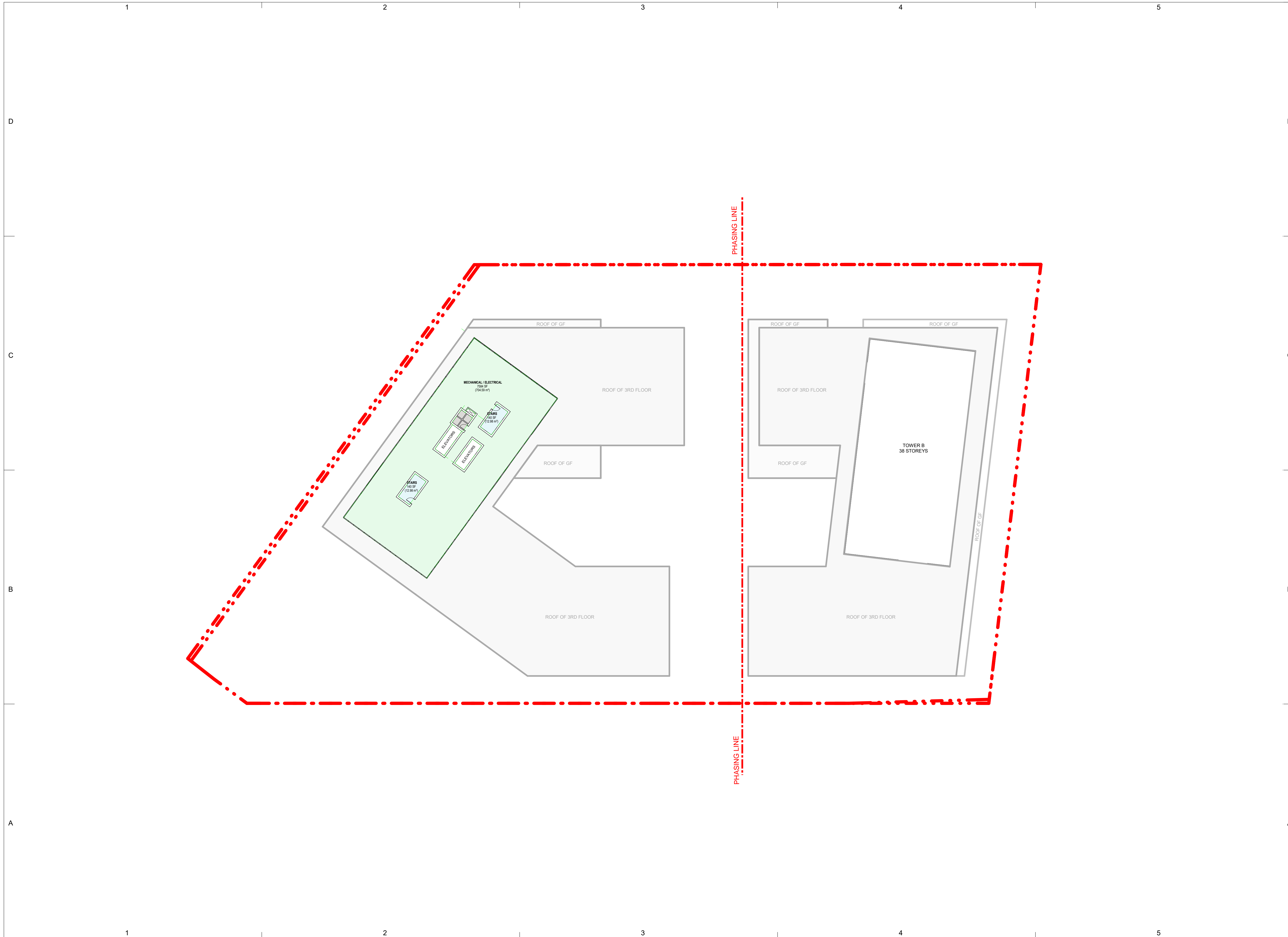


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1047 RICHMOND ROAD

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SHEET TITLE
MPH TOWER B

SHEET NUMBER A207	ISSUE
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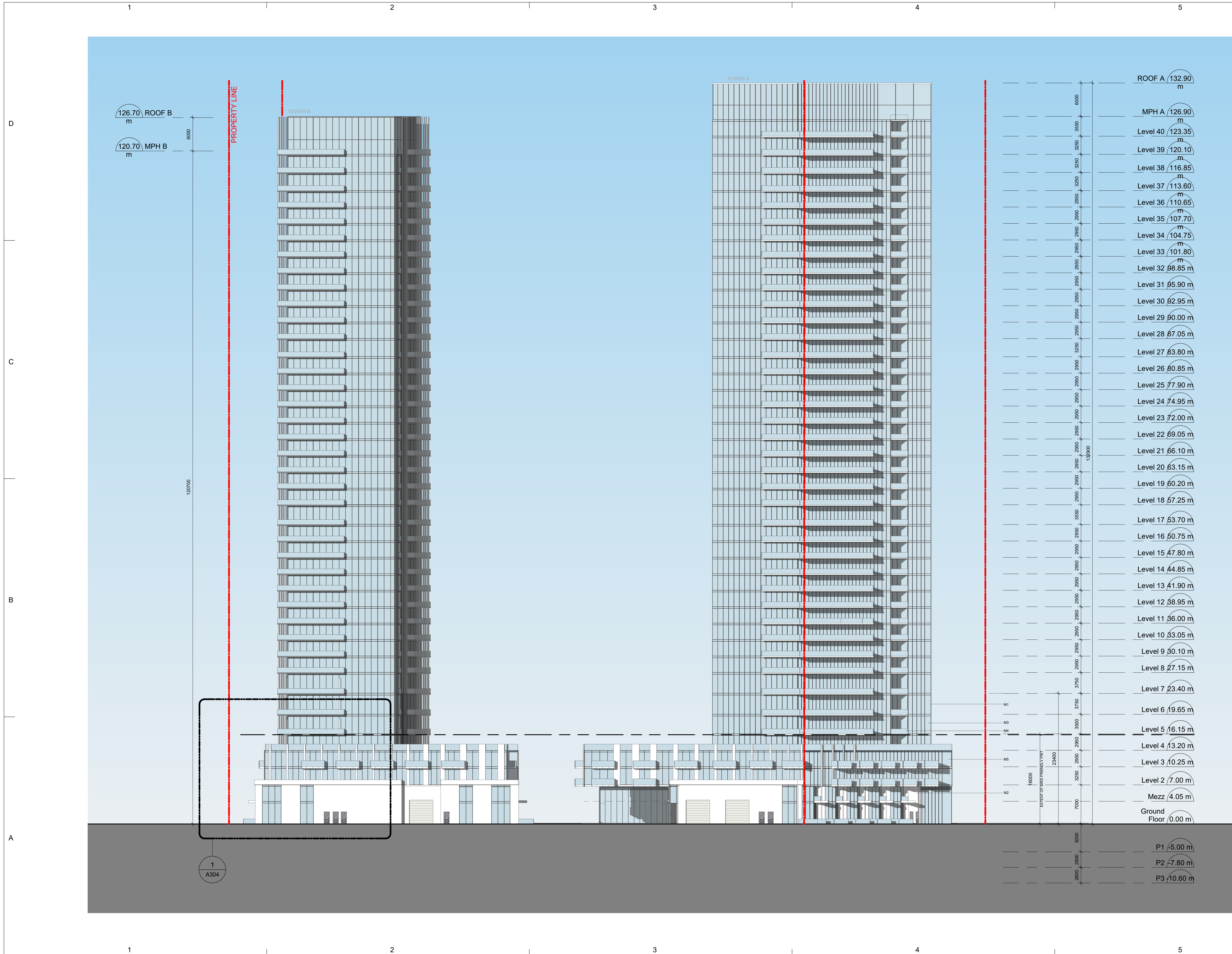


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SHEET TITLE
MPH TOWER A

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PROJECT NO: Project Number

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SCALE: As indicated

DATE: 2023-10-02

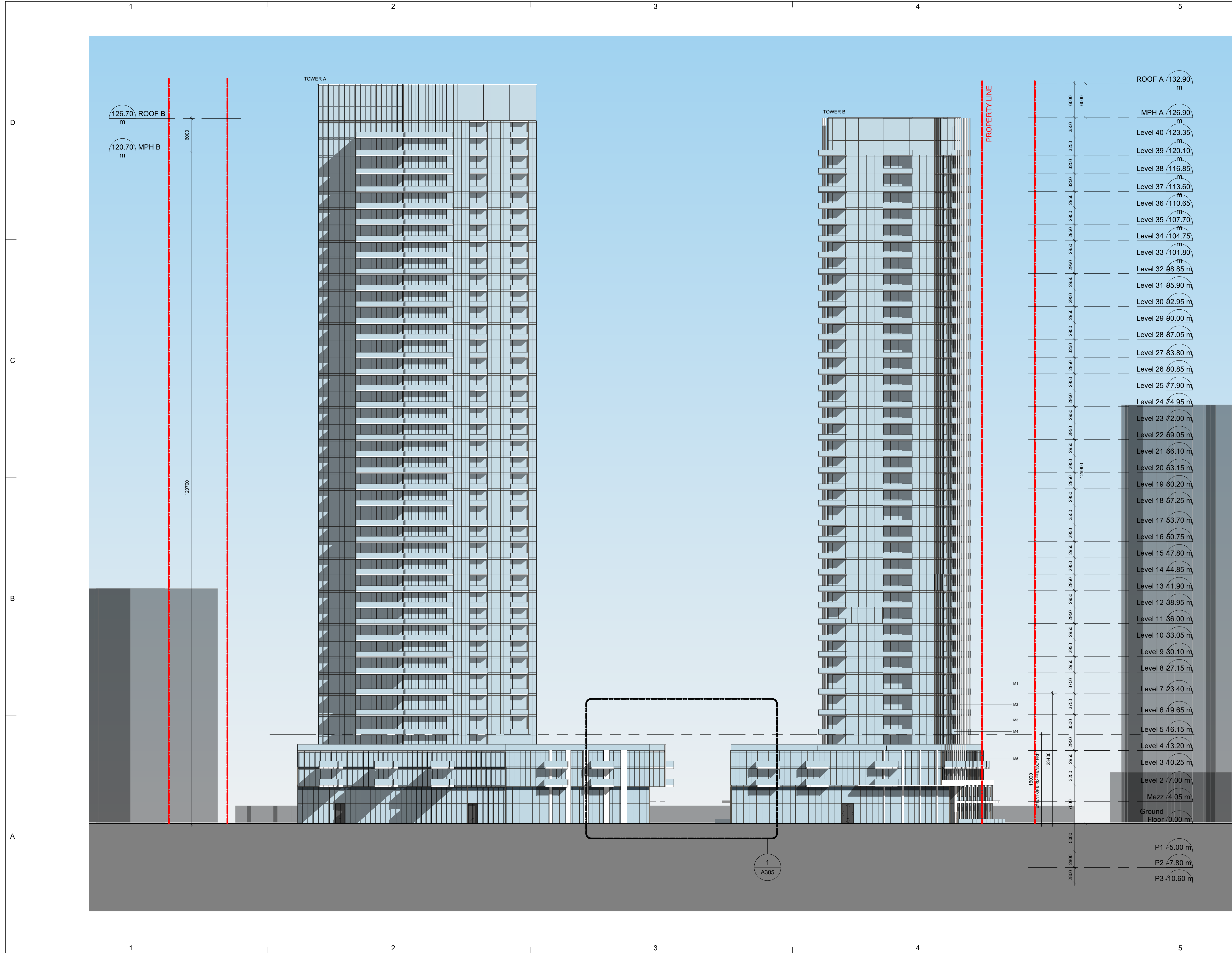
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NORTH ELEVATION

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A301

ISSUE



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SHEET TITLE
SOUTH ELEVATION

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A302 ISSUE

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1047 RICHMOND ROAD

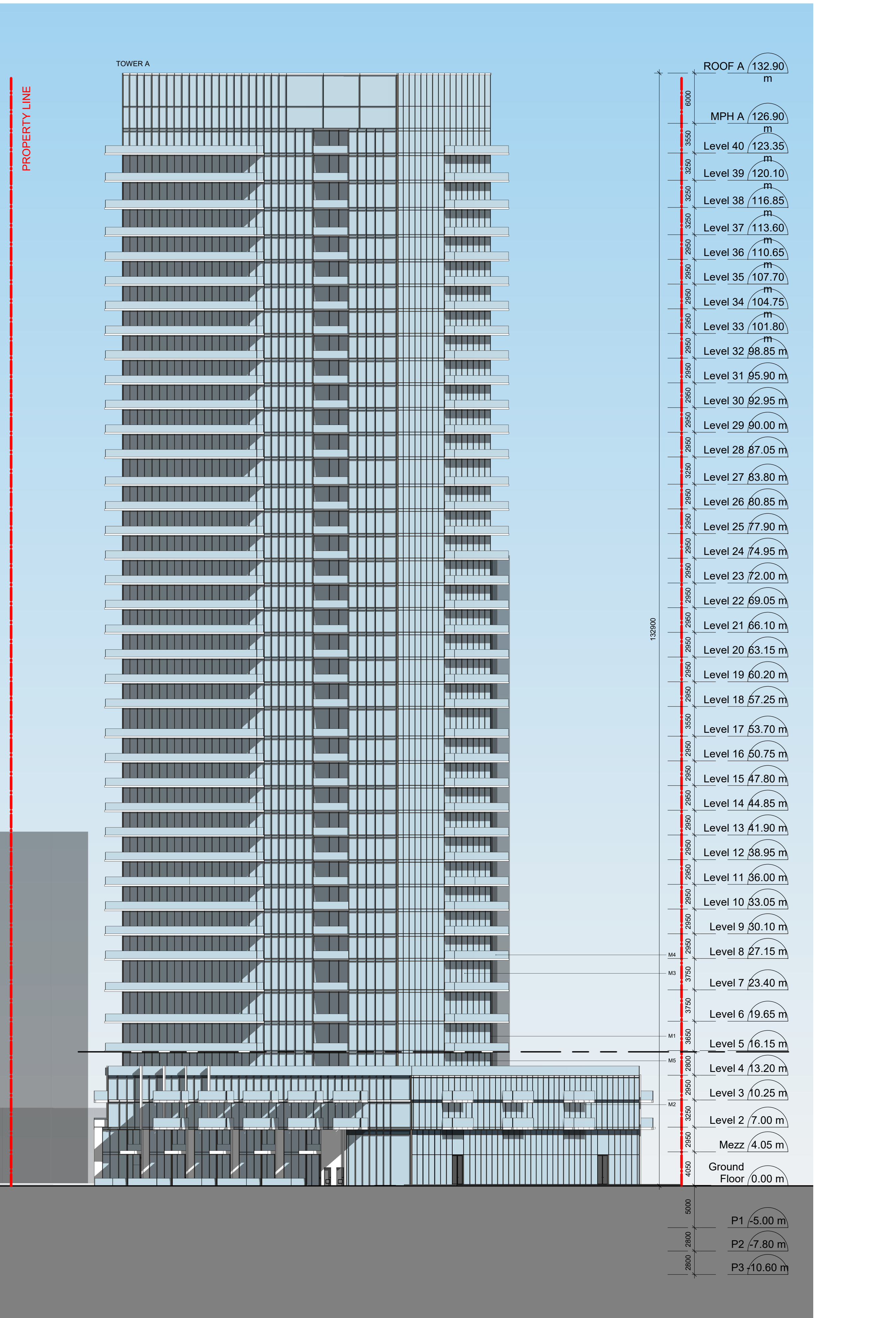
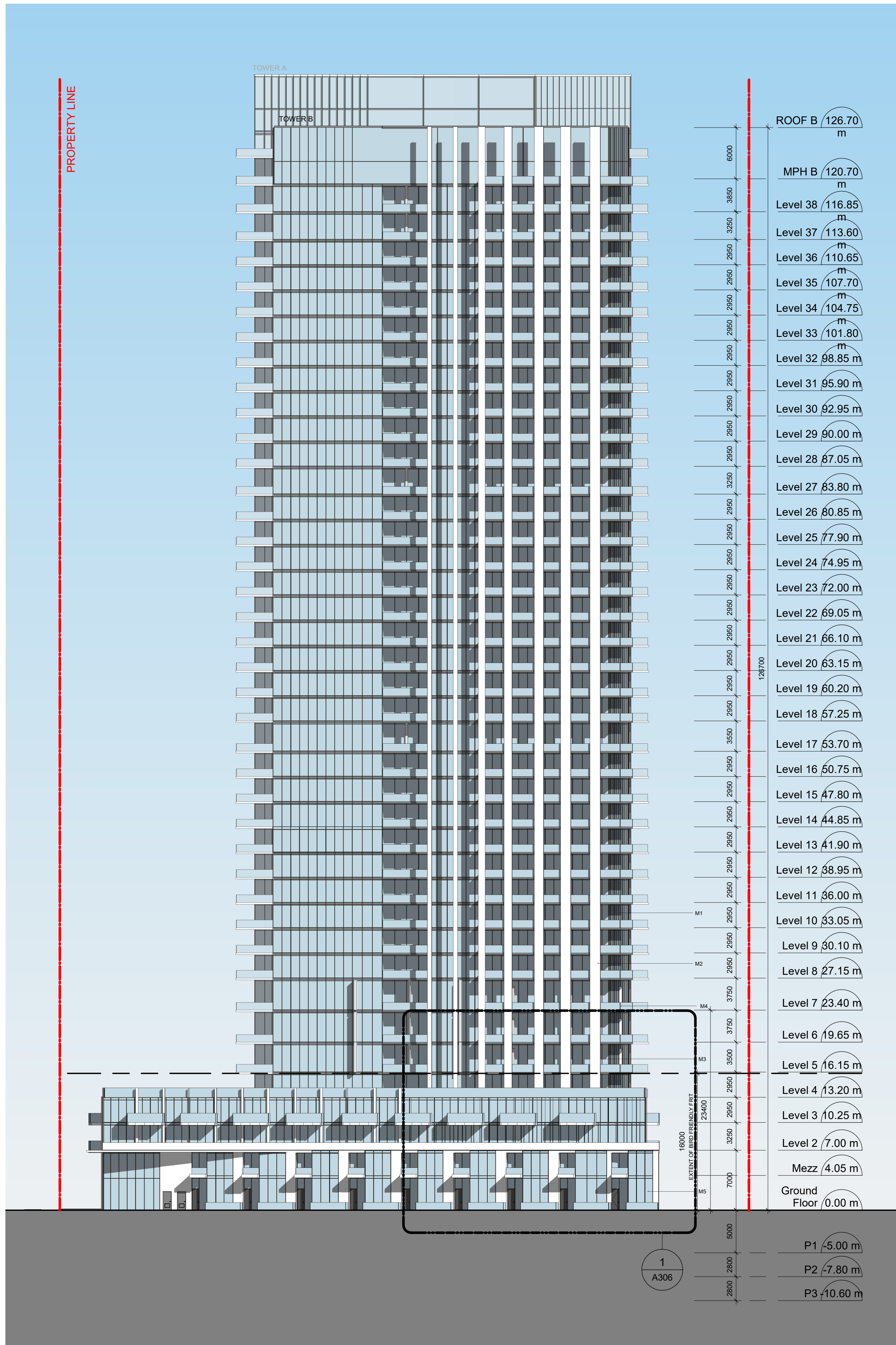
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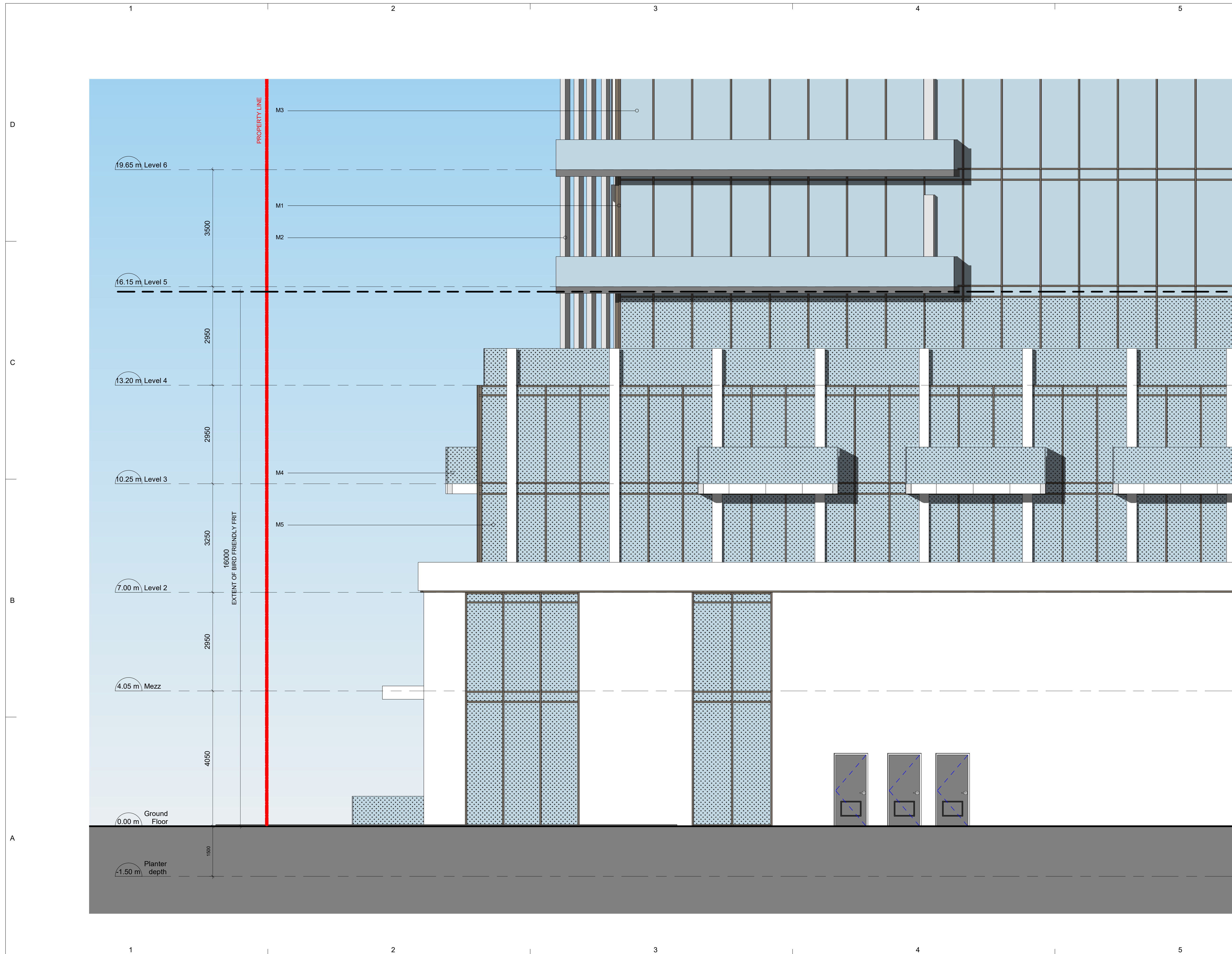
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SHEET TITLE
EAST & WEST ELEVATIONS

SHEET NUMBER
A303

ISSUE





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SHEET TITLE
1 TO 50 NORTH ELEVATION

SHEET NUMBER

A304

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ISSUES

NO.	ISSUANCE	STATUS	DATE
1	ISSUED FOR ZBA / OPA		2022-02-01
2	RE-ISSUED FOR ZBA / OPA		2023-07-14
3	RE-ISSUED FOR ZBA / OPA		2023-10-02

SEAL

SUB CONSULTANT

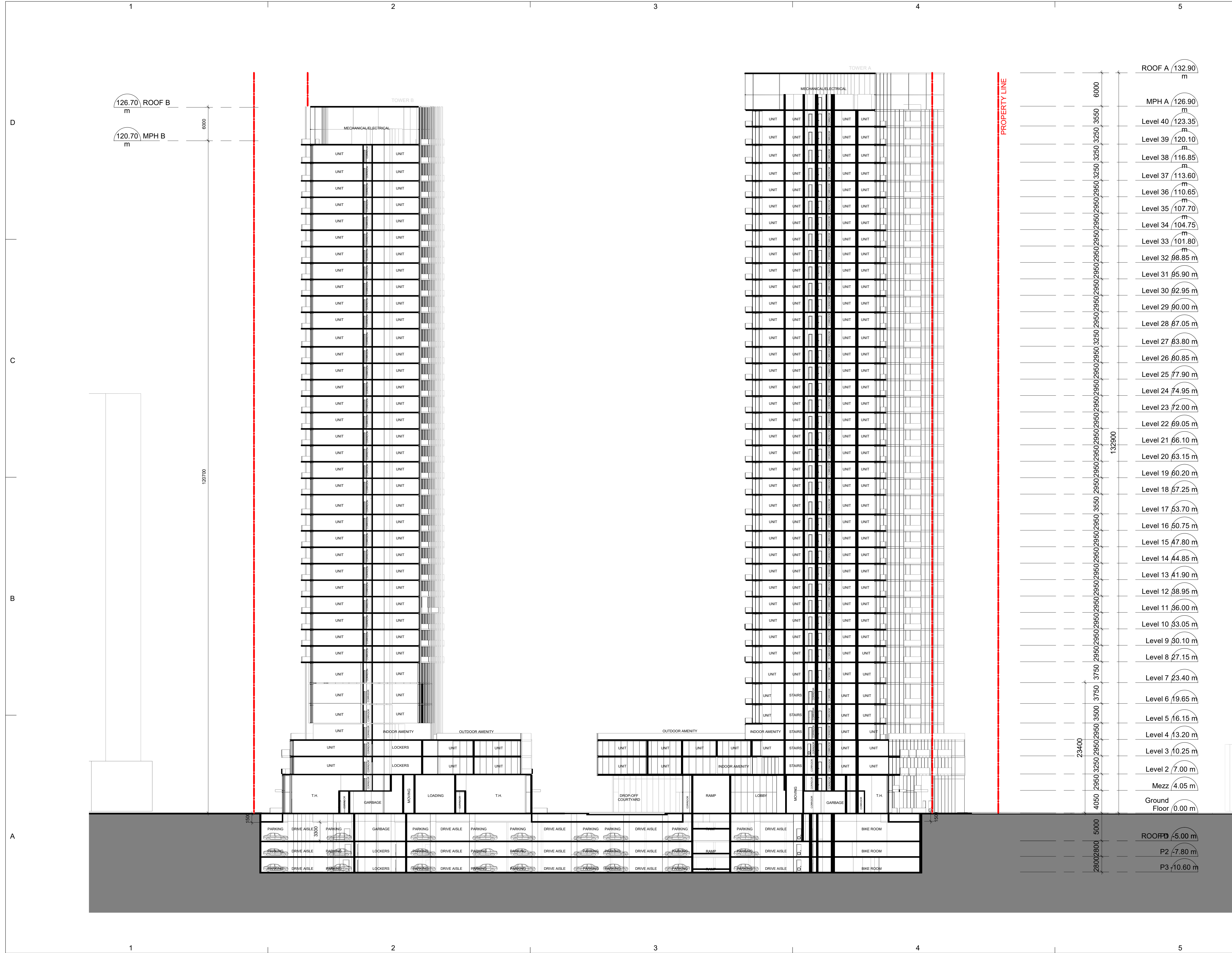
PRIME CONSULTANT
IBI
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PROJECT
 1047 RICHMOND ROAD

PROJECT NO: Project Number
 DRAWN BY: Author
 CHK'D BY: Checker
 SCALE: As indicated
 DATE: 2023-10-02

SHEET TITLE
1 TO 50 EAST ELEVATION

SHEET NUMBER
A306



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3	RE-ISSUED FOR ZBA / OPA			2023-10-02

ROOF A 132.90 m
 MPH A 126.90 m
 Level 40 123.35 m
 Level 39 120.10 m
 Level 38 116.85 m
 Level 37 113.60 m
 Level 36 110.65 m
 Level 35 107.70 m
 Level 34 104.75 m
 Level 33 101.80 m
 Level 32 98.85 m
 Level 31 95.90 m
 Level 30 92.95 m
 Level 29 90.00 m
 Level 28 87.05 m
 Level 27 83.80 m
 Level 26 80.85 m
 Level 25 77.90 m
 Level 24 74.95 m
 Level 23 72.00 m
 Level 22 69.05 m
 Level 21 66.10 m
 Level 20 63.15 m
 Level 19 60.20 m
 Level 18 57.25 m
 Level 17 53.70 m
 Level 16 50.75 m
 Level 15 47.80 m
 Level 14 44.85 m
 Level 13 41.90 m
 Level 12 38.95 m
 Level 11 36.00 m
 Level 10 33.05 m
 Level 9 30.10 m
 Level 8 27.15 m
 Level 7 23.40 m
 Level 6 19.65 m
 Level 5 16.15 m
 Level 4 13.20 m
 Level 3 10.25 m
 Level 2 7.00 m
 Mezz 4.05 m
 Ground Floor 0.00 m

126.70 m ROOF B
 120.70 m MPH B

SUB CONSULTANT

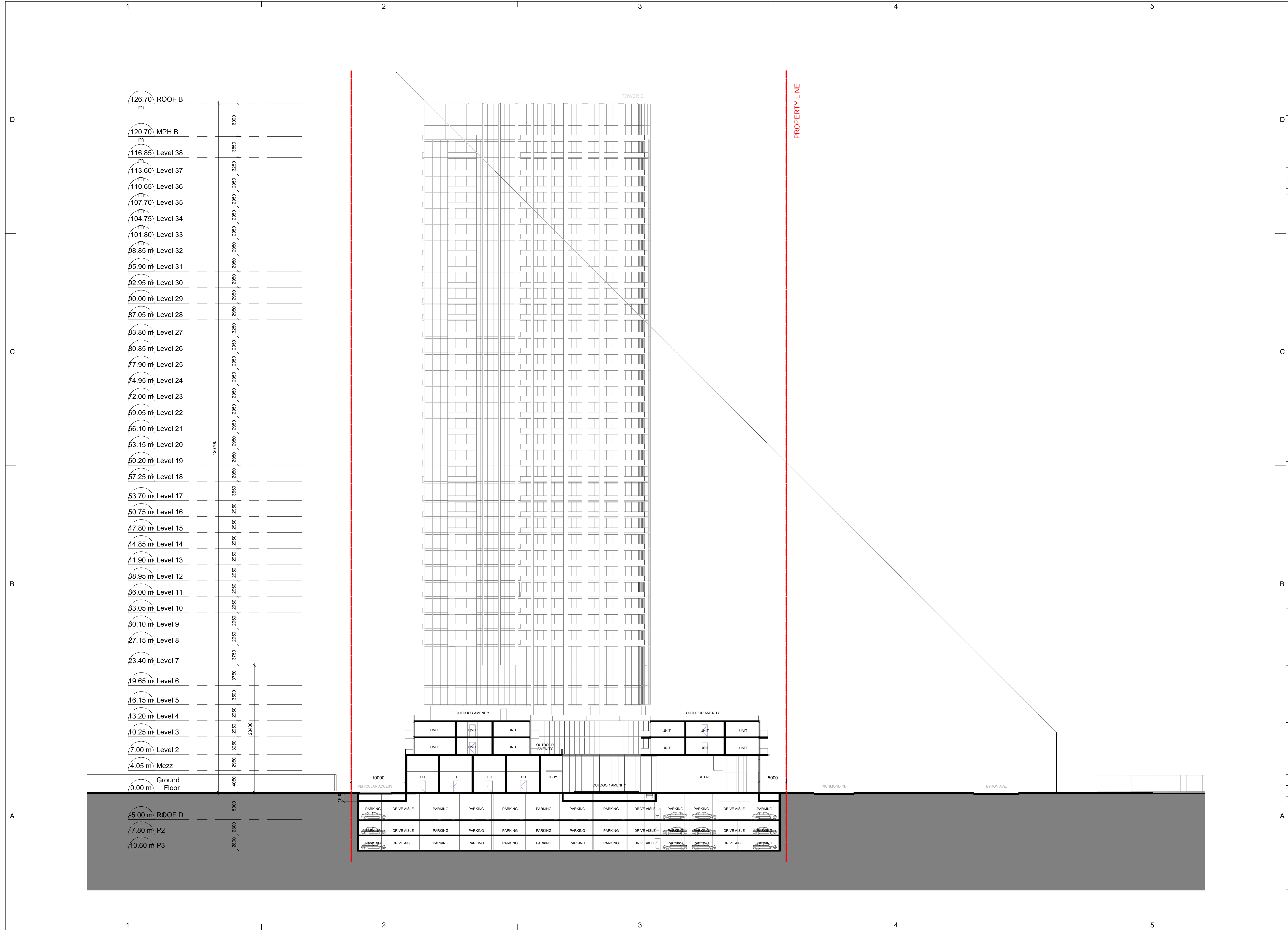
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PROJECT
 1047 RICHMOND ROAD

PROJECT NO: Project Number
 DRAWN BY: Author
 CHK'D BY: Checker
 SCALE: 1 : 300
 DATE: 2023-10-02

SHEET TITLE
BUILDING SECTION

SHEET NUMBER
A401



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SEAL

SUB CONSULTANT

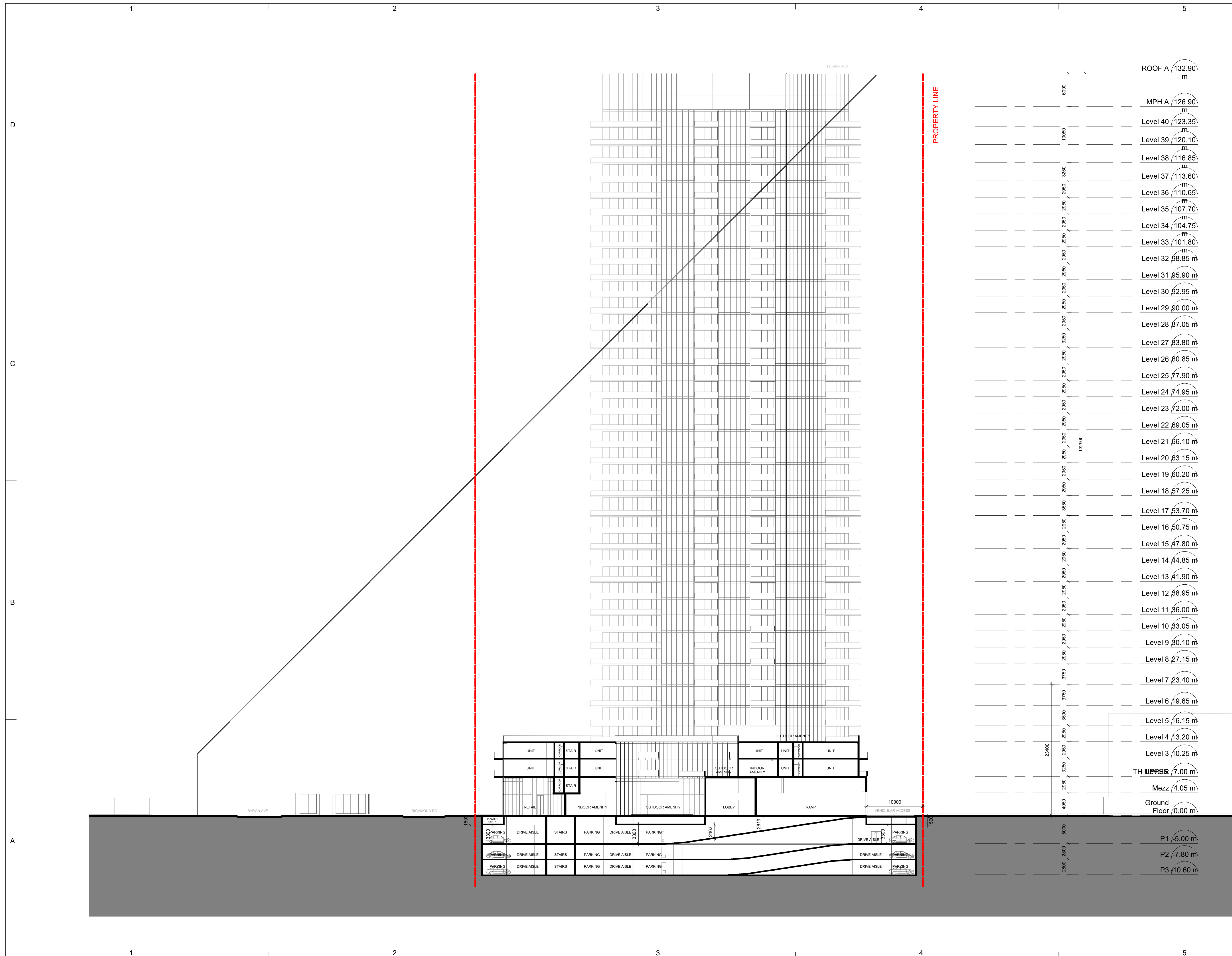
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PROJECT
1047 RICHMOND ROAD

PROJECT NO: Project Number
DRAWN BY: Author
CHKD BY: Checker
SCALE: 1:300
DATE: 2023-10-02

SHEET TITLE
BUILDING SECTION - RICHMOND STREET FRONT

SHEET NUMBER	ISSUE
A402	



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3	RE-ISSUED FOR ZBA / OPA		2023-10-02

ROOF A	132.90 m
MPH A	126.90 m
Level 40	123.35 m
Level 39	120.10 m
Level 38	116.85 m
Level 37	113.60 m
Level 36	110.65 m
Level 35	107.70 m
Level 34	104.75 m
Level 33	101.80 m
Level 32	98.85 m
Level 31	95.90 m
Level 30	92.95 m
Level 29	90.00 m
Level 28	87.05 m
Level 27	83.80 m
Level 26	80.85 m
Level 25	77.90 m
Level 24	74.95 m
Level 23	72.00 m
Level 22	69.05 m
Level 21	66.10 m
Level 20	63.15 m
Level 19	60.20 m
Level 18	57.25 m
Level 17	53.70 m
Level 16	50.75 m
Level 15	47.80 m
Level 14	44.85 m
Level 13	41.90 m
Level 12	38.95 m
Level 11	36.00 m
Level 10	33.05 m
Level 9	30.10 m
Level 8	27.15 m
Level 7	23.40 m
Level 6	19.65 m
Level 5	16.15 m
Level 4	13.20 m
Level 3	10.25 m
TH UPPER	7.00 m
Mezz	4.05 m
Ground Floor	0.00 m
P1	-5.00 m
P2	-7.80 m
P3	-10.60 m

ISSUES

SEAL

SUB CONSULTANT

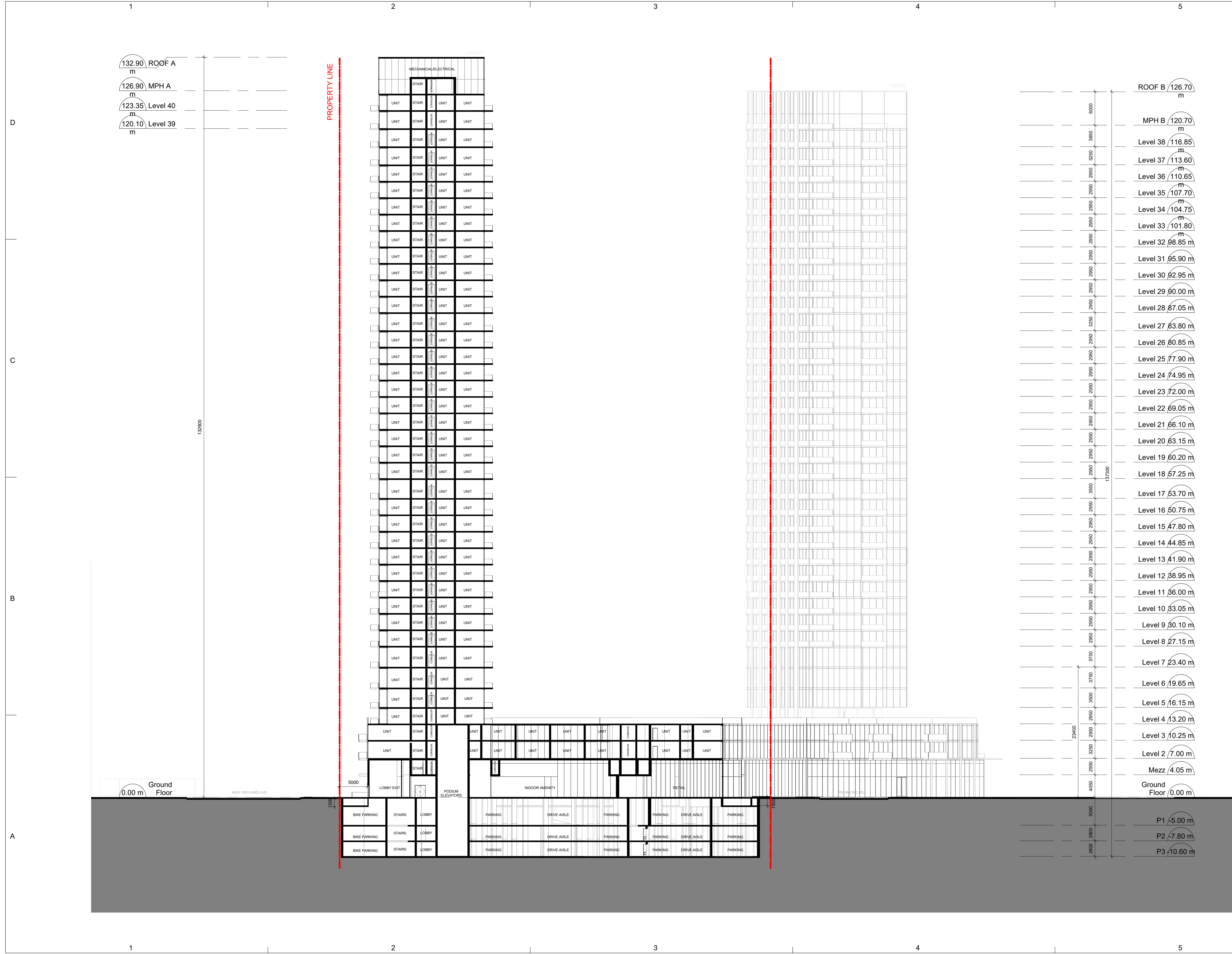
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PROJECT
 1047 RICHMOND ROAD

PROJECT NO: Project Number
 DRAWN BY: Author
 CHK'D BY: Checker
 SCALE: 1:300
 DATE: 2023-10-02

SHEET TITLE
BUILDING SECTION - RICHMOND STREET FRONT 2

SHEET NUMBER
A403



1

2

3

4

5

- 132.90 ROOF A
m
- 126.90 MPH A
m
- 123.35 Level 40
m
- 120.10 Level 39
m

PROPERTY LINE

- ROOF B 126.70
m
- MPH B 120.70
m
- Level 38 116.85
m
- Level 37 113.60
m
- Level 36 110.65
m
- Level 35 107.70
m
- Level 34 104.75
m
- Level 33 101.80
m
- Level 32 98.85 m
- Level 31 95.90 m
- Level 30 92.95 m
- Level 29 90.00 m
- Level 28 87.05 m
- Level 27 83.80 m
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- Level 8 27.15 m
- Level 7 23.40 m
- Level 6 19.65 m
- Level 5 16.15 m
- Level 4 13.20 m
- Level 3 10.25 m
- Level 2 7.00 m
- Mezz 4.05 m
- Ground Floor 0.00 m
- P1 -5.00 m
- P2 -7.80 m
- P3 -10.60 m

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SEAL

SUB CONSULTANT

PRIME CONSULTANT



PROJECT

1047 RICHMOND ROAD

PROJECT NO: Project Number

DRAWN BY: Author

CHK'D BY: Checker

SCALE: 1 : 300

DATE: 2023-10-02

SHEET TITLE

**BUILDING SECTION -
NEW ORCHARD
STREET FRONT**

SHEET NUMBER

A404

ISSUE

1

2

3

4

5

D

C

B

A

C

B

A