

1047 RICHMOND ROAD

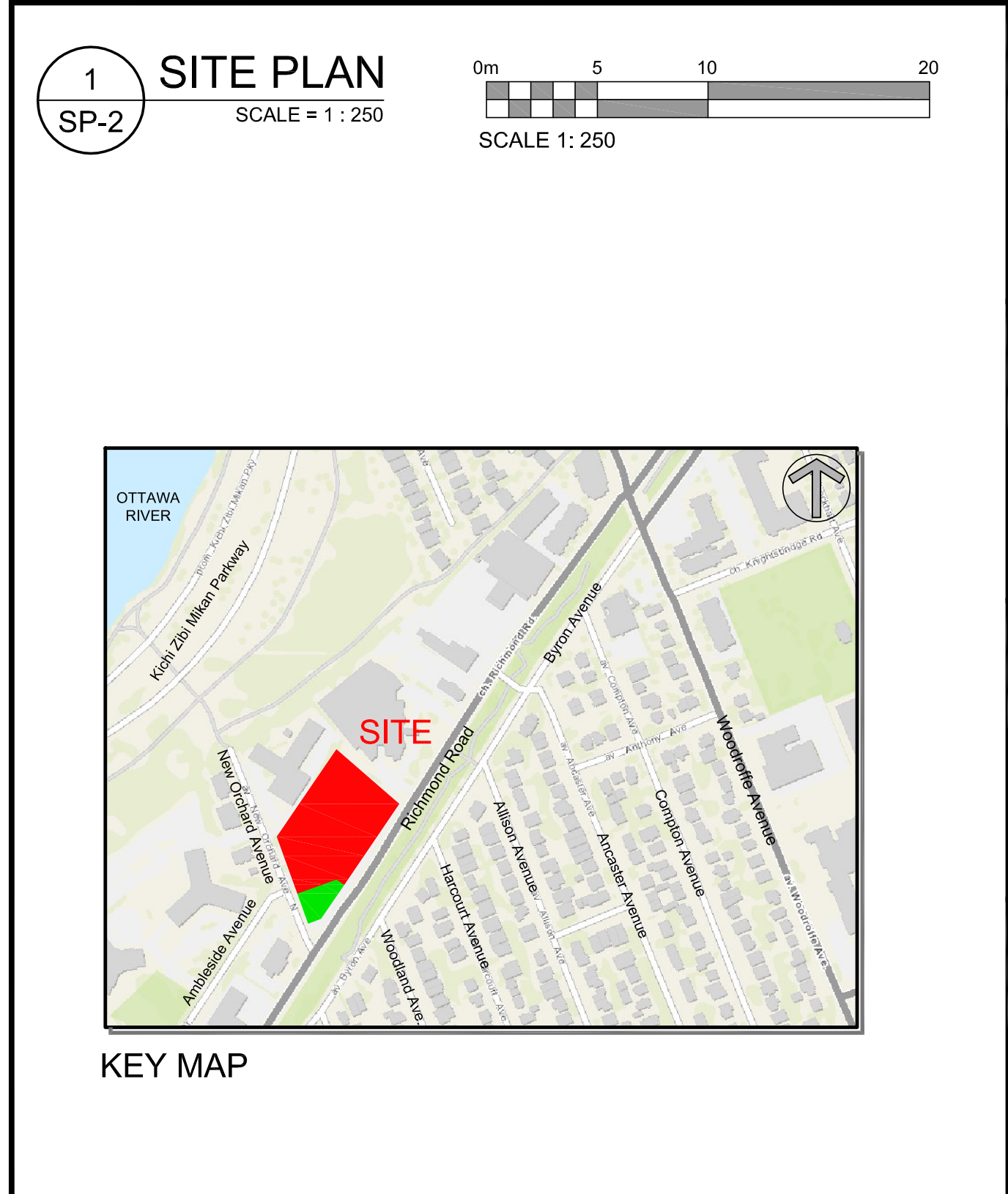
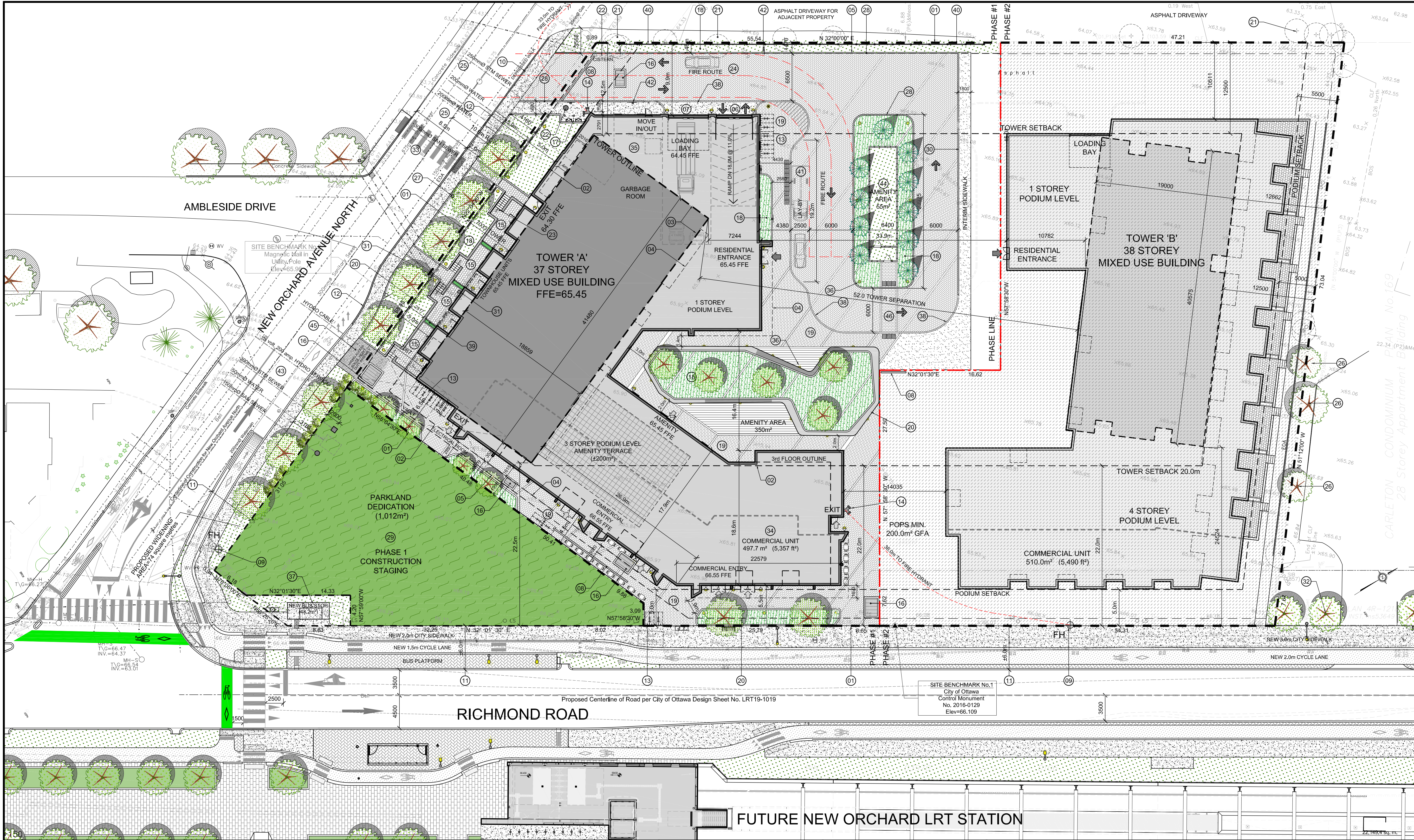
OTTAWA, ON

RLA PROJECT #: 2404

ISSUED FOR SITE PLAN CONTROL 2

2025-04-11





PROJECT DEVELOPER FENGATE Asset Management 77 King Street West, Suite 3410 Toronto, ON M5K 1H1 Tel: (613) 546-3146 Cell: (416) 543-8005 E-Mail: Corina.Sajewski@fengate.com E-Mail: Lee.Marlowe@fengate.com	LEGAL DESCRIPTION TOPOGRAPHICAL PLAN OF SURVEY OF PART OF PIN 03970-0109 AND ALL OF PIN 03970-0105 PART OF LOTS 24 AND 25 CONCESSION 1 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebakk Ltd.
URBAN PLANNER Fotenn Consulting 396 Cooper Street Suite 300 Ottawa, ON K2P 2H7 Tel: (613) 730-5709 E-Mail: dallarosa@fotenn.com E-Mail: simpson@fotenn.com	LANDSCAPE ARCHITECT Studio TLA 20 Champlain Boulevard, Suite 102 Toronto, ON M3H 2Z1, Tel: (416) 638-4911 E-Mail: lbitar@studiotla.ca
CIVIL ENGINEER Egis Group 115 Walgreen Road Ottawa, ON K0A 1L0 Tel: (613) 836-2184 Fax: (613) 836-3742 Email: Alison.GOSLING@egis-group.com	TRANSPORTATION ENGINEER Parsons 1223 Michael Street, Suite 100, Ottawa, ON K1J 7T2 Tel: (613) 601-1528 Cell: (343) 996-5362 Email: Austin.Shih@parsons.com
WIND / SOUND ENGINEER Gradient Wind 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (613) 268-5273 E-Mail: joshua.foster@gradientwind.com	GEOTECHNICAL ENGINEER Golder Associates Ltd. 1931 Roberson Road Ottawa, Ontario K2H5B7 Tel: (613) 592 9600 E-Mail:

SITE PLAN SYMBOLS:
SOFT LANDSCAPE PLANTING
PARKLAND DEDICATION
CONCRETE PAVERS, SEE LANDSCAPE DRAWINGS
PAVERS @ TERRACE LEVEL
CONCRETE UNIT PAVERS ON DRIVEWAY
CITY SIDEWALK
BIKE RACK
MAIN ENTRANCE DOOR
COMMERCIAL/EXIT DOOR
VEHICULAR DIRECTION
PROPOSED SITE LIGHTING
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
PROPOSED TREE
SAMESE CONNECTION
FIRE HYDRANT

DRAWING NOTES:
1 PROPERTY LINE
2 BUILDING / TOWER SETBACK LINE
3 OUTLINE OF TOWER
4 LINE OF BALCONIES / CANOPY ABOVE
5 LINE OF PARKING GARAGE BELOW
6 ENTRANCE TO GARAGE RAMP
7 ENTRANCE TO LOADING BAY
8 TRENCH DRAIN
9 RELOCATED EXISTING FIRE HYDRANT
10 DEPRESSURED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSURED @ DRIVEWAY
11 PROPOSED CITY ROAD AND BOULEVARD AS PER PHASE 2 CONFEDERATION LINE WORK
12 CITY CURB, SIDEWALK & GRASSED BOULEVARD
13 BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
14 SAMESE CONNECTION
15 PRIVATE PATIO FOR GROUND FLOOR UNITS WITH PRIVACY RAILING, HT. VARIES
16 INTAKE / EXHAUST GRATE
17 GAS PRESSURE RELEASE STATION
18 SOFT LANDSCAPING
19 HARD SURFACE LANDSCAPED AREA
20 RAISED PLANT BED, SEE LANDSCAPE
21 EXISTING TREE TO BE REMOVED
22 CISTERN WITH OVERFLOW / ACCESS MH
23 EXTERIOR STEPS WITH HANDRAILS AS REQUIRED
24 6.0 METRE WIDE FIRE ROUTE
25 PROPOSED SERVICES, SEE CIVIL
26 EXISTING TREE TO REMAIN
27 EXISTING UTILITY / LIGHT POLE
28 150mm HT. BARRIER CURB

29 PROPOSED PARKLAND DEDICATION
30 INTERIM CONCRETE CURB AND SIDEWALK
31 EXISTING UTILITY / LIGHT POLE TO BE REMOVED
32 TREES AS PER PHASE 2 CONFEDERATION LINE WORK
33 EXISTING PEDESTRIAN CROSSWALK
34 GROUND FLOOR COMMERCIAL UNIT
35 GROUND FLOOR GARAGE ROOM
36 SITE LIGHTING - SEE ELECTRICAL SITE PLAN
37 BUS STOP AS PER PHASE 2 CONFEDERATION LINE WORK
38 CONCRETE WALK & CURB: DEPRESSURED / MOUNTABLE
39 1.2m HT. METAL PLANTER WITH PRIVACY SCREEN
40 REMOVE EXISTING CHAIN LINK FENCE ON PROPERTY LINE AND REPLACED WITH 2.1m HT. SOLID WOOD FENCE
41 ACCESSIBLE PASSENGER LOADING AREA WITH TWSI
42 SIGNAGE: FIRE ROUTE, NO PARKING, LOADING, ECT.
43 PARK SERVICES
44 EXTERIOR AMENITY AREA
45 HYDRO ACCESS ROUTE, HEAVY DUTY INSULATION AND PAVERS REQUIRED
46 UNIT PAVEMENT CROSSWALK WITH TWSI

PROJECT INFORMATION		
Zoning By-law 2006-250 Consolidation TM2494J(H127) SITE AREA 0.9 ha, 9,104.0 sq. m, 97,995 sq. ft.		
ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT - PODIUM	4 STOREY / 15.0m	3 STOREY / 11.0m
BUILDING HEIGHT - TOWER 'A' WEST	40 STOREY / 127.0m	37 STOREY / 113.0m
BUILDING HEIGHT - TOWER 'B' EAST - PHASE 2	38 STOREY / 121.0m	STORY / 0.0m
GRADE (GEODETIC ELEVATION - ASL)	65.50m ASL	65.50m ASL
DENSITY - FSI	6.3 (57,355.2m²)	2.44 (22,149.4m²)
TOWER FLOOR PLATE - GFA	750.0m²	636.1m²
PRIVATELY OWNED PUBLIC SPACE (POPS; MIN. 200.0m²)	200.0m²	0.0m²
NON-RESIDENTIAL SPACE AT GRADE; MIN. 1,000.0m²	1,000.0m²	502.5m²
FRONT, CORNER & INTERIOR YARD SETBACK (PODIUM)	5.0m	5.0m
REAR & INTERIOR YARD SETBACK (PODIUM)	3.0m	4.5m
FRONT YARD SETBACK (TOWER)	22.0m	22.5m
REAR & INTERIOR YARD SETBACK (TOWER)	12.5m	12.5m
INTERIOR YARD SETBACK (TOWER)	12.5m	n/a
CORNER SIDE YARD SETBACK (TOWER)	7.0m	7.0m
ABUTTING PARK SETBACK (TOWER)	6.5m	6.5m
TOWER SEPARATION (SAME LOT)	25.0m	52.0m
AMENITY AREA - TOTAL 6.0m² PER UNIT: 425 UNITS	2,550.0m²	4,413.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT	1,275.0m²	1,813.0m²
VEHICLE PARKING: RESIDENTIAL - AREA 'Z' NOT REQUIRED	0	189
VEHICLE PARKING: VISITOR - 0.1 PER UNIT AFTER 12 UNITS (MAX. 30 PER BLDG.)	30	30
VEHICLE PARKING: COMMERCIAL - AREA 'Z' NOT REQUIRED	0	35
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	213	304
BICYCLE PARKING - COMMERCIAL - 1.0 PER 250m² GFA	3	18
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m

BUILDING STATISTICS	
GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)	
PHASE 1 - TOWER 'A'	
P2 PARKING LEVEL	0.0 sq. m, 0 sq. ft.
P2 PARKING LEVEL	0.0 sq. m, 0 sq. ft.
GROUND FLOOR	711.5 sq. m, 7,659 sq. ft.
2nd FLOOR	1,277.3 sq. m, 13,749 sq. ft.
3rd FLOOR	1,277.3 sq. m, 13,749 sq. ft.
4th FLOOR - AMENITY LEVEL	0.0 sq. m, 0 sq. ft.
5th - 14th FLOOR	10 x 606.82 sq. m, 10,670.74 sq. ft.
15th - 35th FLOOR	21 x 606.82 sq. m, 12,743.62 sq. ft.
36th FLOOR - RESIDENTIAL / AMENITY	501.1 sq. m, 5,394 sq. ft.
AMENITY / MECHANICAL PENTHOUSE	0.0 sq. m, 0 sq. ft.
TOTAL AREA	22,630.0 sq. m, 243,587 sq. ft.
UNIT STATISTICS	
STUDIO UNIT	10.1%, 43
1 BEDROOM UNIT	40.7%, 173
1 BEDROOM + DEN UNIT	17.3%, 75
2 BEDROOM UNIT	18.1%, 77
2 BEDROOM + DEN UNIT	11.1%, 47
3 BEDROOM UNIT	1.2%, 5
TOWNHOUSE UNIT - 3 BEDROOM	0.9%, 4
TOTAL	100%, 425
RESIDENTIAL AREA	22,149.4 sq. m, 238,414 sq. ft.
COMMERCIAL AREA	502.5 sq. m, 5,409 sq. ft.
COMMERCIAL AREA	502.5 sq. m, 5,409 sq. ft.
CAR PARKING	
REQUIRED BY ZONING BY-LAW	
RESIDENCE	- AREA 'Z' NONE REQUIRED 0
VISITOR	- 0.1 PER DWELLING UNIT (MAX. 30 PER BLDG.) 30
COMMERCIAL	- AREA 'Z' NONE REQUIRED 0
TOTAL	30
PROVIDED	
RESIDENCE	- 0.447 PER UNIT 189
VISITOR	- 0.071 PER UNIT 30
COMMERCIAL	35
TOTAL	254
LOCATION	
P2 U/G PARKING LEVEL	133
P1 U/G PARKING LEVEL	121
EXTERIOR AT GRADE	0
TOTAL	254
BICYCLE PARKING	
REQUIRED	
RESIDENCE	- 0.5 PER UNIT 213
COMMERCIAL	- 1.0 PER 250m² OF G.F.A. 3
TOTAL	216
PROVIDED	
RESIDENCE - INTERIOR	- 0.5 PER UNIT 294
RESIDENCE - EXTERIOR	3
COMMERCIAL - EXTERIOR	18
TOTAL	322
REVISIONS:	
No. DESCRIPTION DATE	
1 ISSUED FOR ROUND 2 COMMENT RESPONSE Apr. 11, 25	
2 ISSUED FOR BUILDING PERMIT Mar. 24, 25	
3 ISSUED FOR CONSULTANT REVIEW Mar. 05, 25	
4 ISSUED FOR PAGE TURN REVIEW Jan. 22, 25	
5 ISSUED FOR ROUND 1 COMMENT RESPONSE Dec. 13, 24	
6 ISSUED FOR OWNER / CONSULTANT REVIEW Nov. 26, 24	
7 ISSUED FOR SPC APPLICATION Sept. 03, 24	
8 ISSUED FOR OWNER / CONSULTANT REVIEW Aug. 28, 24	
9 ISSUED FOR UDRP PRESENTATION Aug. 02, 24	
10 ISSUED FOR OWNER / CONSULTANT REVIEW July 12, 24	
11 ISSUED FOR PRE-CONSULT PHASE 1 - ADDITIONAL INFO, PACKAGE June 10, 24	
12 ISSUED FOR PRE-CONSULT APPLICATION Apr. 26, 24	
13 ISSUED FOR OWNER REVIEW Apr. 11, 24	
ARCHITECT SEAL: NORTH ARROW:	
CLIENT: FENGATE Asset Management	
1047 Richmond Investment GP Inc.	
ARCHITECT: rla / architecture	
56 beech street, ottawa, ontario K1S 3J6 1.613.724.9932 f. 613.724.1209 aarchitecture.ca	
PROJECT TITLE:	
1047 RICHMOND ROAD	
OTTAWA ONTARIO	
SHEET TITLE:	
SITE PLAN	
PHASE 1	
DRAWN: R.V. CHECKED: R.V.	
SCALE: 1:250 SHEET No.:	
PROJECT No.: 2404 SP-1	

This aerial map illustrates the proposed 14-storey building at New Orchard Station, highlighted by a red circle. The building is situated at the intersection of New Richmond Avenue and Richmond Road. To the north, the Ottawa River flows, with a green buffer zone labeled 'Kichi Zibi Mikan' and a '14-STOREY PROPOSAL SUBMITTED TO CITY' label. To the south, the 'NEW ORCHARD STATION' is marked. The map shows surrounding streets including Ambleside Drive, Midway Ave, and Byron Ave. Building heights are indicated by numbers (e.g., 78m, 75m, 39m, 84m) and a legend in the bottom right corner states 'SURROUNDING BUILDING HEIGHTS (LISTED PER)'. The map also shows various building footprints and a green park area.

[illegible]

REVISIONS:	
ARCHITECT SEAL:	NORTH ARROW:  TRUE NORTH

ARCHITECT:

rla / architecture

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SHEET TILE:

CONTEXT PLAN

DRAWN: RIB	CHECKED: Checker
SCALE: 1 : 1000	SHEET No: A-002
PROJECT No: 2404	

PLOT DATE: 4/11/2025 12:18:42 PM



PARKING LEVEL 2 STATISTICS	
TOTAL PARKING SPACES: 133	
BIKE SPACES: 151	
LOCKERS: 10 (10 BIKE STORAGE)	

LEGEND	
COMMON AREA	ONE BED - 1051
STUDIO	TWO BED
COMMON AREA	TWO BED - 1051
STUDIO	THREE BED

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

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No.	DESCRIPTION	YYYY-MM-DD

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Asset Management

ARCHITECT:

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PROJECT TITLE:

1047 RICHMOND ROAD

OTTAWA, ON

SHEET TITLE:

P2 FLOOR PLAN

DRAWN: MS	CHECKED: RD
SCALE: As indicated	SHEET No:
PROJECT No: 2404	A-100

PLOT DATE: 4/11/2025 2:30:30 PM

PAPER SIZE: ISO Full (841 x 1189 mm)



PARKING LEVEL 1 STATISTICS	
TOTAL PARKING SPACES:	121
BIKE SPACES:	175
LOCKERS:	20 (20 BIKE STORAGE)

LEGEND	
CISTERN	COMMON AREA
WATER ENTRY RM	TOILETS
LOCKERS	STUDIOS
BIKES	ONE BED - 105H
TELECOM	TWO BED
STORAGE	TWO BED - 105H
MECH	THREE BED

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PROJECT TITLE:

1047 RICHMOND ROAD

OTTAWA, ON

SHEET TITLE:

P1 FLOOR PLAN

DRAWN:	CHECKED:
MS	RD
SCALE:	SHEET No:
As indicated	
PROJECT No:	
2404	

A-101

LEVEL 1 STATISTICS

GFA: 22,808 sf
AMENITY (INDOOR): 2,256 sf
AMENITY (OUTDOOR): 3,777 sf
COMMERCIAL: 5,661 sf
TOWNHOMES: 1,545 sf
PRIVATE AMENITY (OUTDOOR): 880 sf

LEGEND

COMMON AREA	ONE BED - 10K
CLUSTER	TOWNHOMES
AMENITY	ONE BED
COMMERCIAL	TWO BED
STUDIO	TWO BED + DEN
RENTAL OFFICE	ONE BED
RENTAL OFFICE	THREE BED

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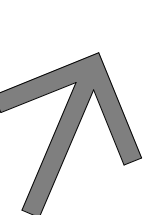
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SPC 01 ISSUED FOR SPC
No. DESCRIPTION
2024-09-04
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PROJECT TITLE:

1047 RICHMOND ROAD

OTTAWA, ON

SHEET TITLE:

GROUND FLOOR PLAN

DRAWN: MS

CHECKED: RD

SCALE: As indicated

SHEET No:

PROJECT No: 2404

A-102

PLOT DATE: 4/11/2025 12:19:22 PM
PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

LEVEL 2 STATISTICS

GFA: 15,300 sf
RESIDENTIAL: 8,152 sf
PRIVATE AMENITY (OUTDOOR): 87 sf
LOCKERS: 88 (43 BIKE STORAGE)

LEGEND

CORRIDOR	COMMON AREA	ONE BED - DEN
ENTRY	TOWNHOMES	TWO BED
COMMERCIAL	STUDIO	TWO BED - DEN
BRICKER	ONE BED	THREE BED

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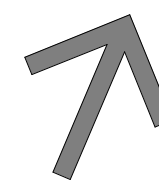


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PROJECT TITLE:

1047 RICHMOND ROAD

OTTAWA, ON

SHEET TITLE:

LEVEL 2 FLOOR PLAN

DRAWN:

MS

CHECKED:

RD

SCALE:

As indicated

SHEET No:

PROJECT No:

2404

A-103

LEVEL 4 STATISTICS

GFA: 8,657 sf

AMENITY (INDOOR): 6,160 sf
AMENITY (OUTDOOR): 2,166 sf
SERVICES: 108 sf

LEGEND

OFFICE	COMMON AREA	ONE BED + LOA
LOBBY	TORRENT	TWO BED
COMMERCIAL	STUDIO	THREE BED + BATH
SERVICES	PAV. BED	THREE BED

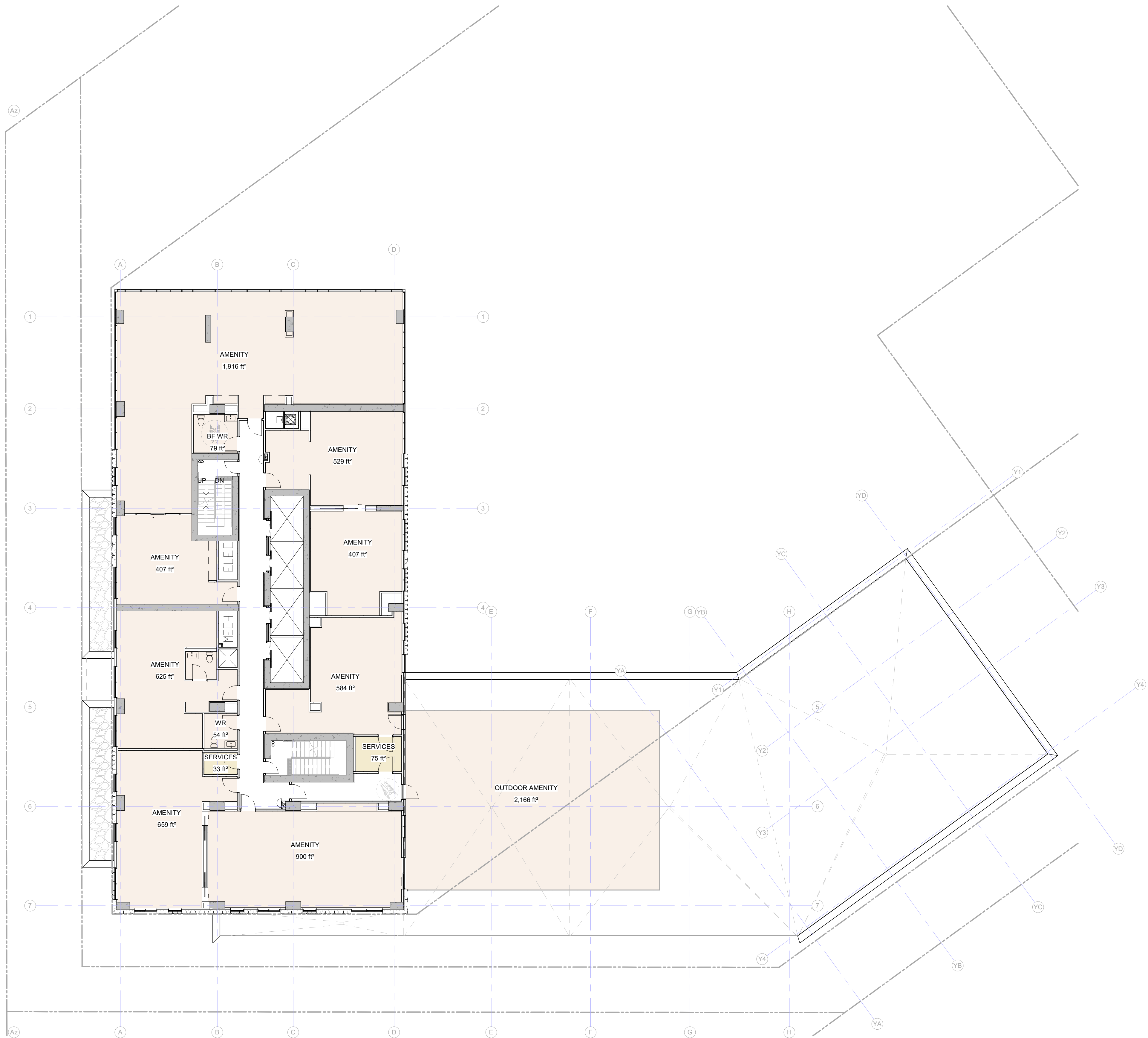
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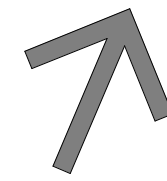


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SHEET TITLE:

LEVEL 4 FLOOR PLAN

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CHECKED:

RD

SCALE:

As indicated

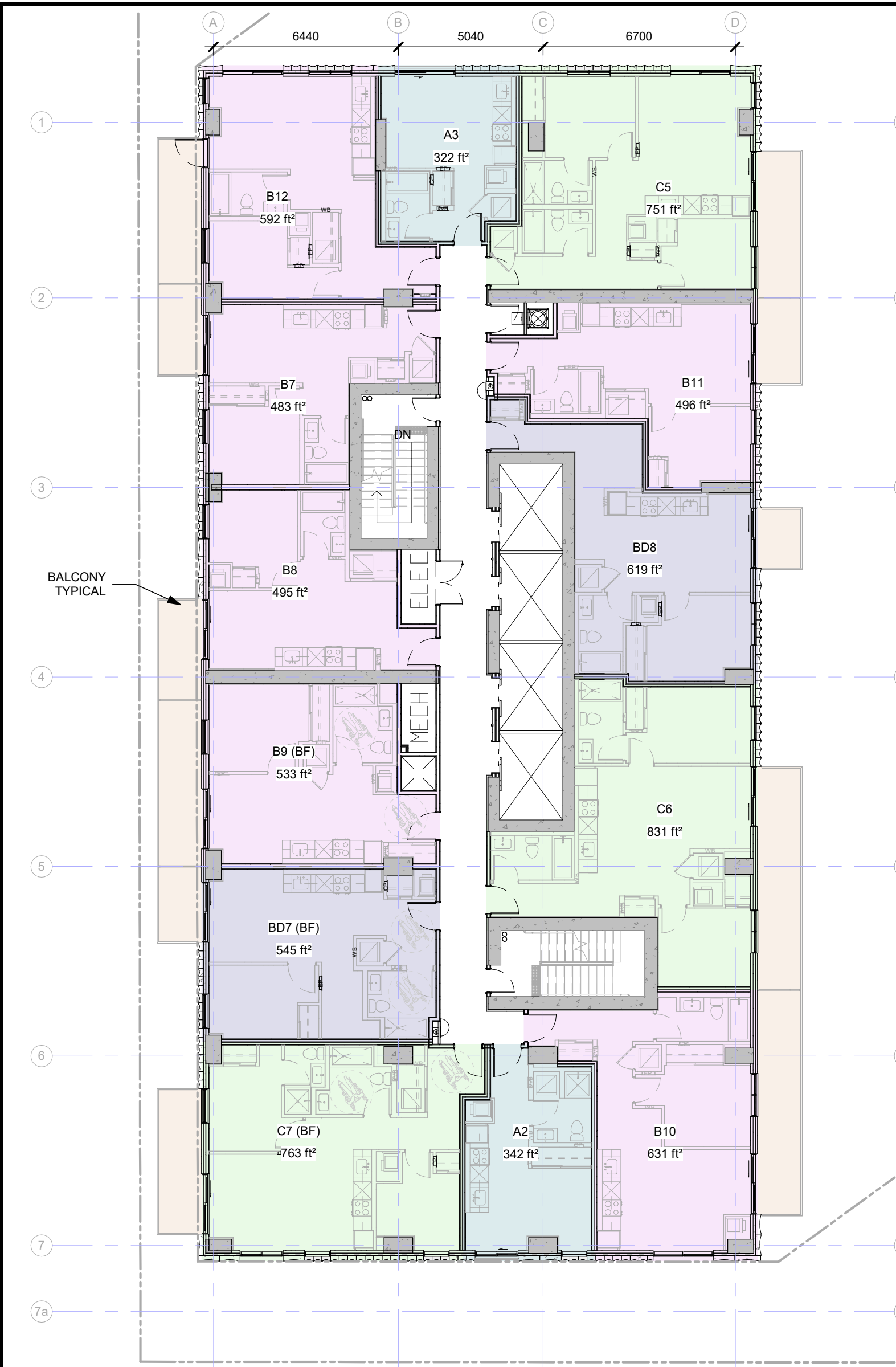
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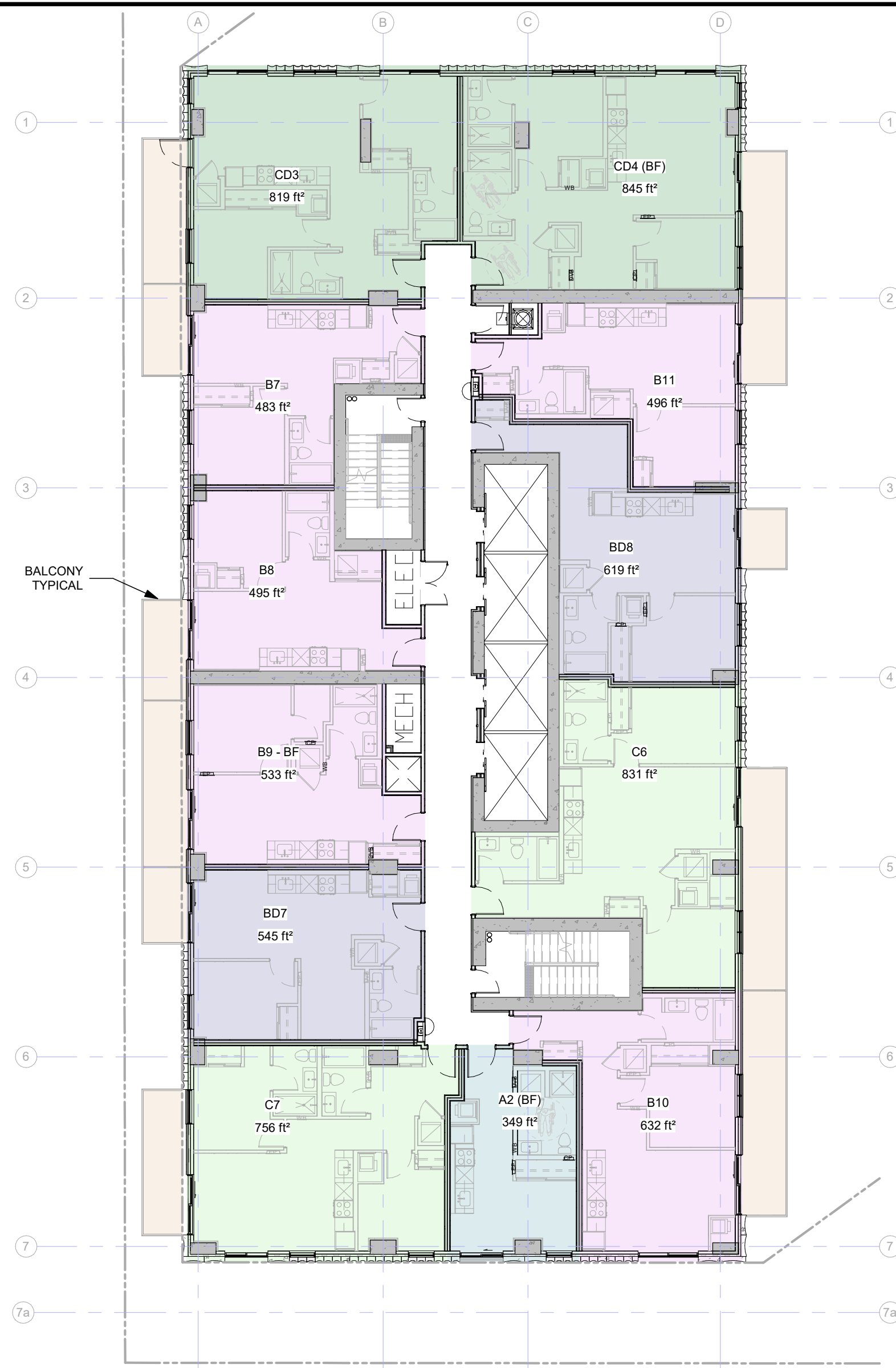
2404

A-105

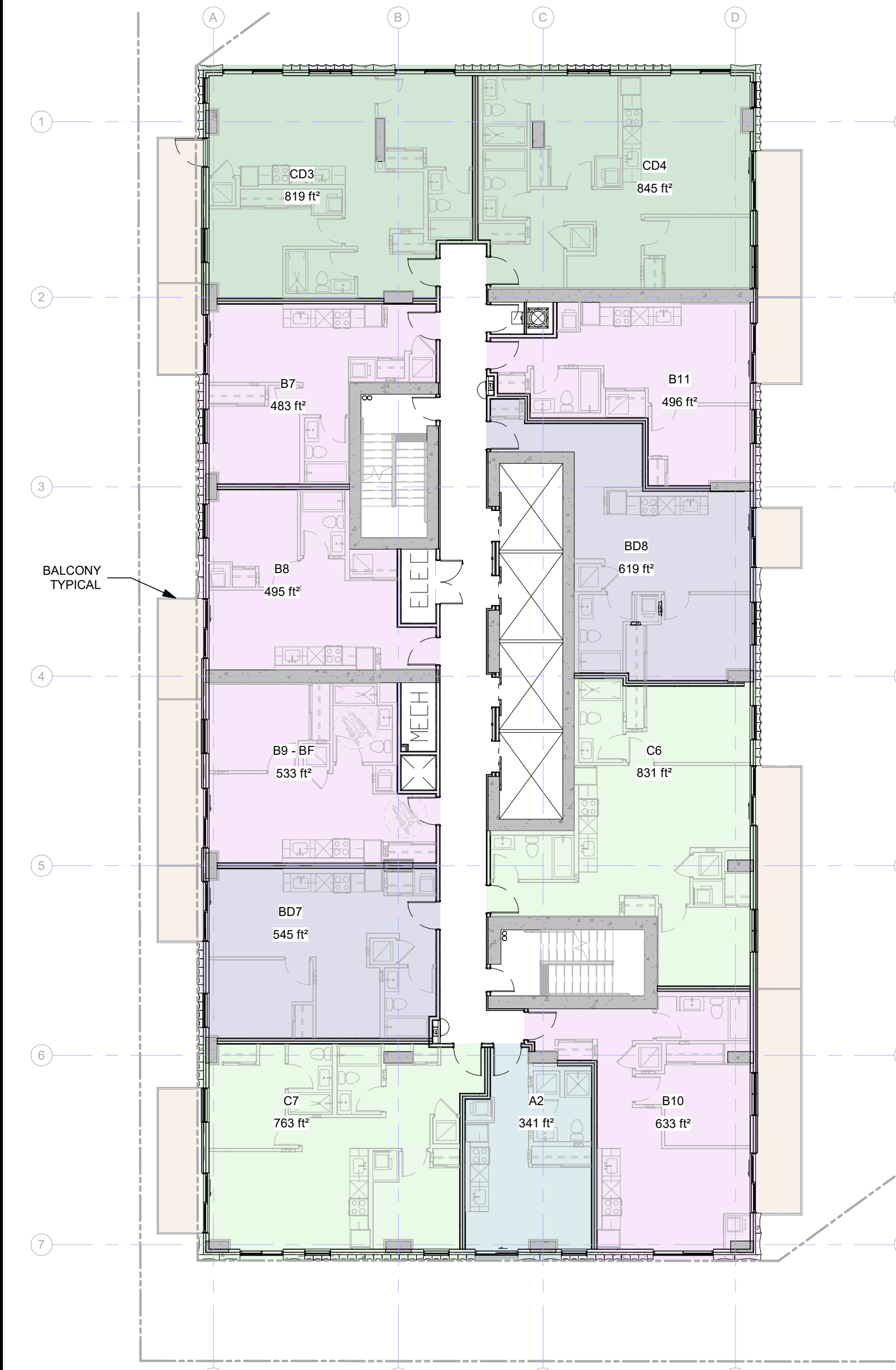
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PLOT DATE: 4/11/2025 12:19:44 PM



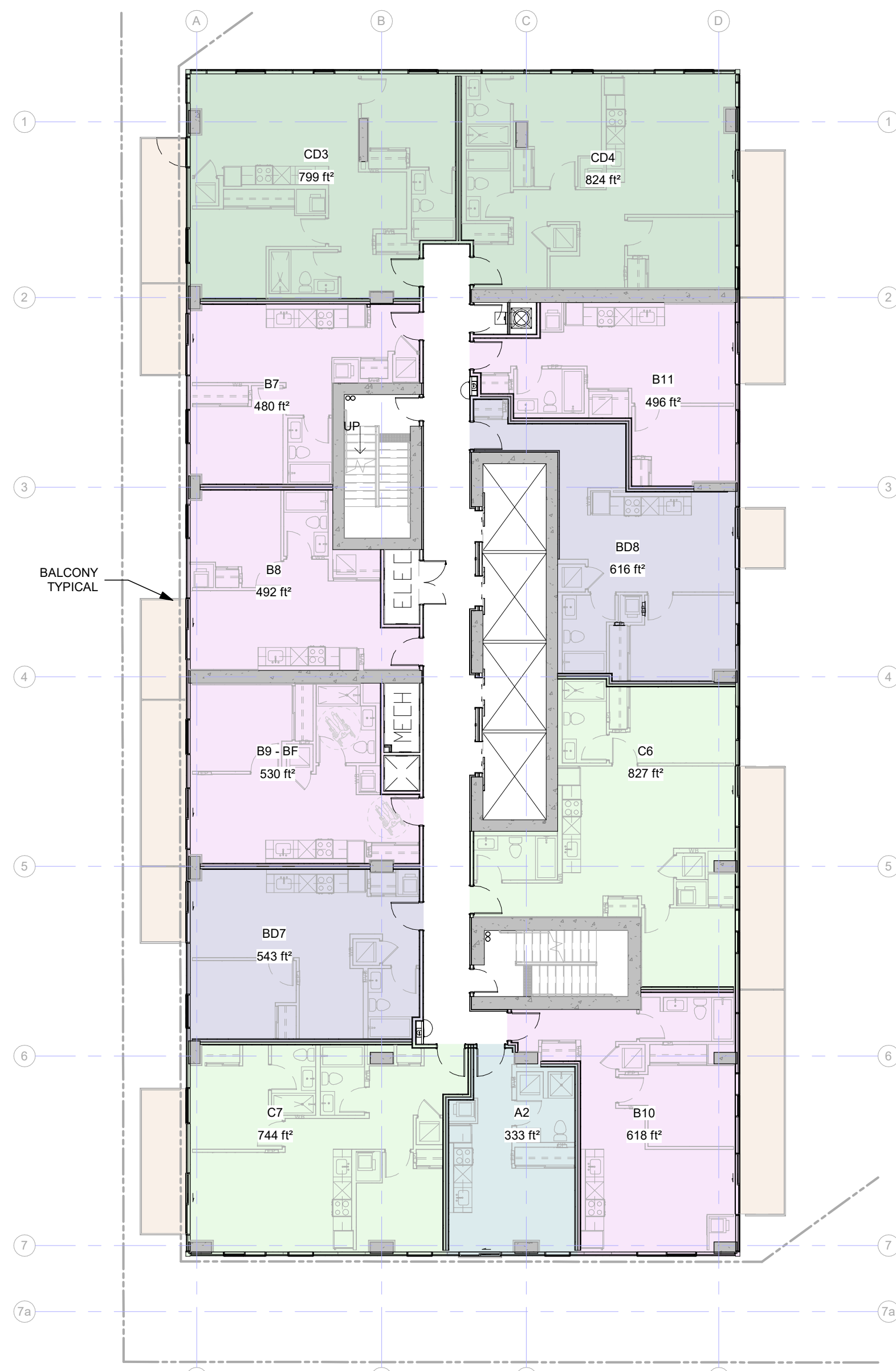
1 TYP. TOWER FLOOR PLAN A (L5-L14)
A-106 / 1:150



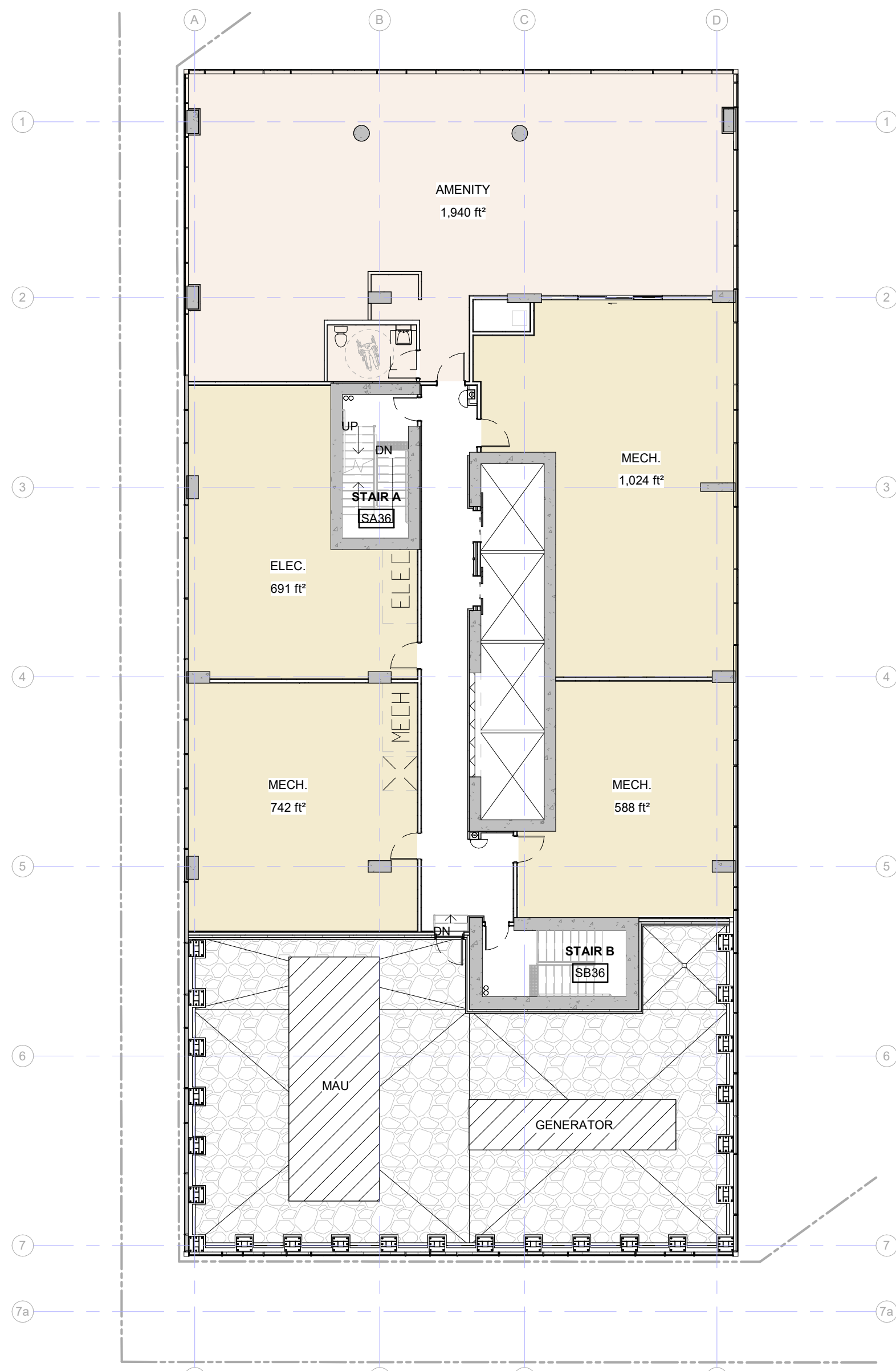
2 TYP. TOWER FLOOR PLAN B (L15-L21)
A-106 / 1:150



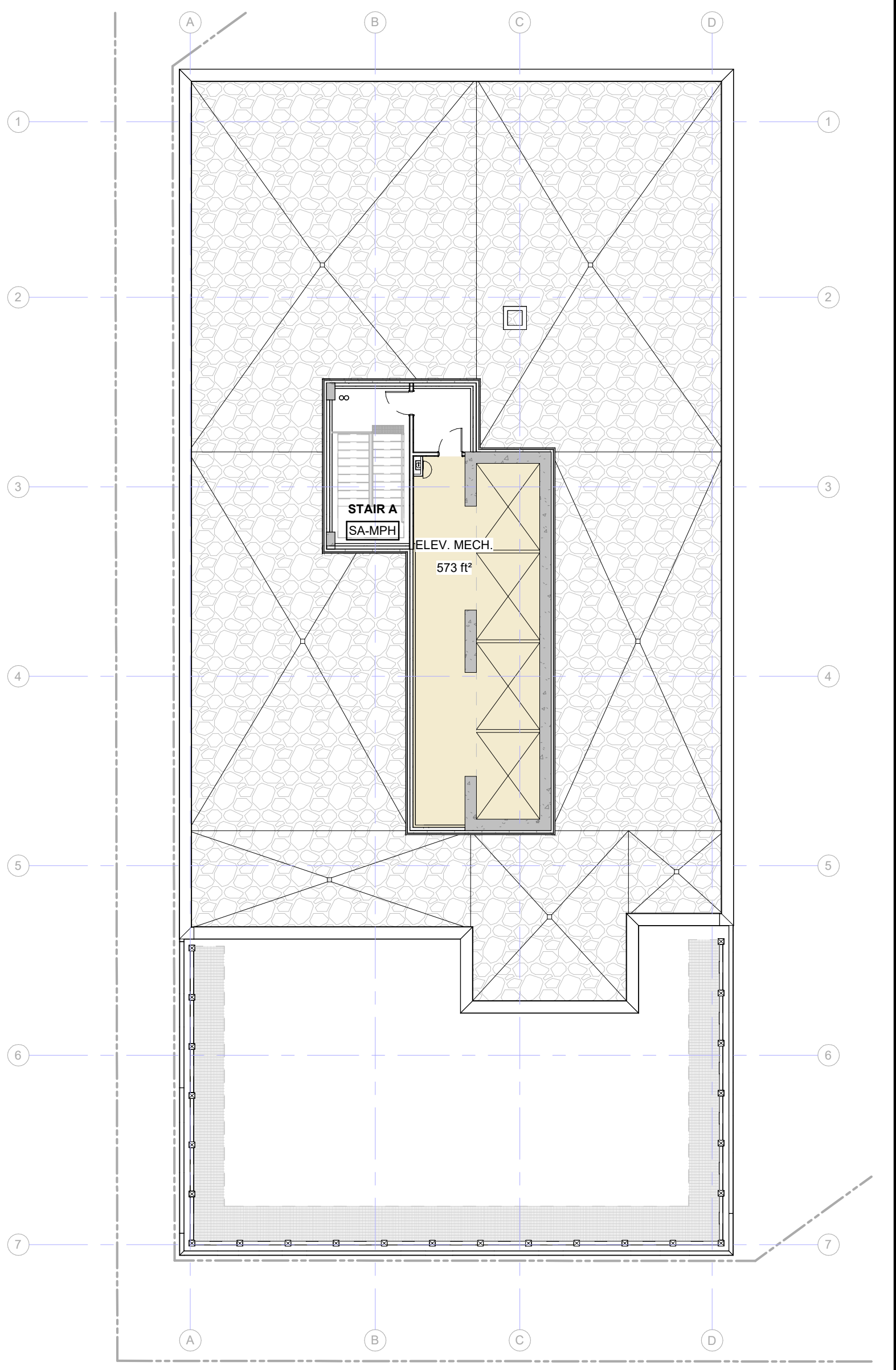
3 TYP. TOWER FLOOR PLAN A (L22-L35)
A-106 / 1:150



4 FLOOR PLAN L36
A-106 / 1:150



5 FLOOR PLAN L37
A-106 / 1:150



6 MECH ROOF PLAN
A-106 / 1:150

LEVEL 5-14 STATISTICS

GFA: 8,693 sf
RESIDENTIAL: 7,156 sf
PRIVATE AMENITY (OUTDOOR): 838 sf

LEVEL 15-21 STATISTICS

GFA: 8,729 sf
RESIDENTIAL: 7,451 sf
PRIVATE AMENITY (OUTDOOR): 838 sf

LEVEL 22-35 STATISTICS

GFA: 8,729 sf
RESIDENTIAL: 7,455 sf
PRIVATE AMENITY (OUTDOOR): 860 sf

LEVEL 36 STATISTICS

GFA: 8,579 sf
RESIDENTIAL: 7,305 sf
PRIVATE AMENITY (OUTDOOR): 860 sf

LEVEL MECH. STATISTICS

GFA: 6,439 sf
SERVICES: 3,045 sf
AMENITY: 1,940 sf

LEGEND		
COMMON AREA	ONE BED - 1000	ONE BED - 1000
AMENITY	TWO BED	TWO BED
COMMERCIAL	STUDIO	TWO BED - 1000
SERVICES	ONE BED	THREE BED

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SPC 01 ISSUED FOR SPC 2024-09-04
No. DESCRIPTION YYY-MM-DD

REVISIONS:

ARCHITECT SEAL: NORTH ARROW:
TRUE NORTH

CLIENT:
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ARCHITECT:
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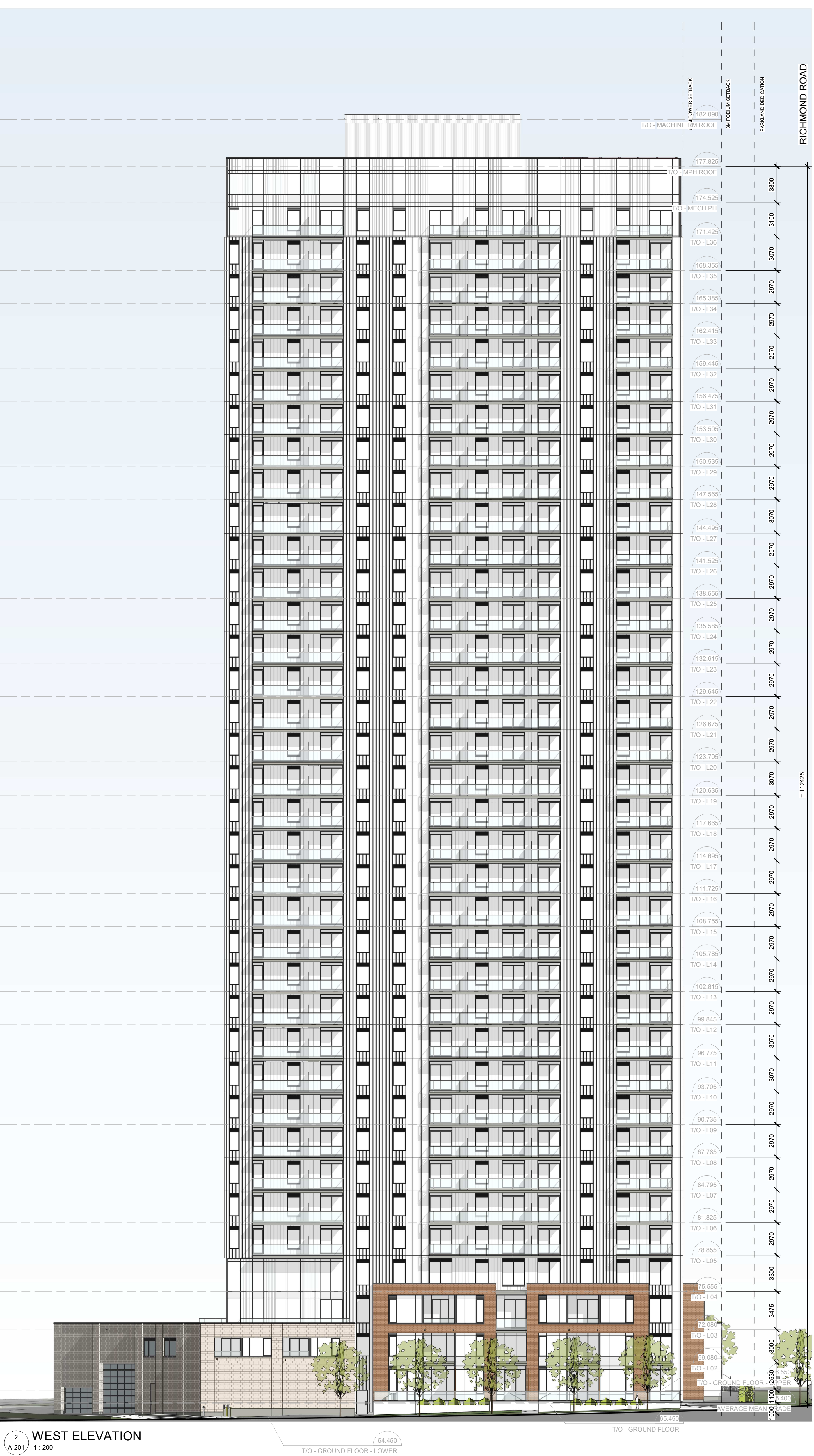
PROJECT TITLE:
1047 RICHMOND ROAD

OTTAWA, ON

SHEET TITLE:
TOWER FLOOR PLAN

DRAWN: MS
SCALE: As indicated
PROJECT No: 2404

CHECKED: RD
SHEET No:
A-106



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[illegible]

SPC 02	ISSUED FOR SPC 2	2025-04-11
SPC 01	ISSUED FOR SPC	2024-09-04
No.	DESCRIPTION	YYYY-MM-DD

REVISIONS:	
ARCHITECT SEAL:	NORTH ARROW:

CLIENT:

FENGATE
Asset Management

Fengate Asset Management

ARCHITECT:

rla / architecture

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t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

1047 RICHMOND ROAD

OTTAWA, ON

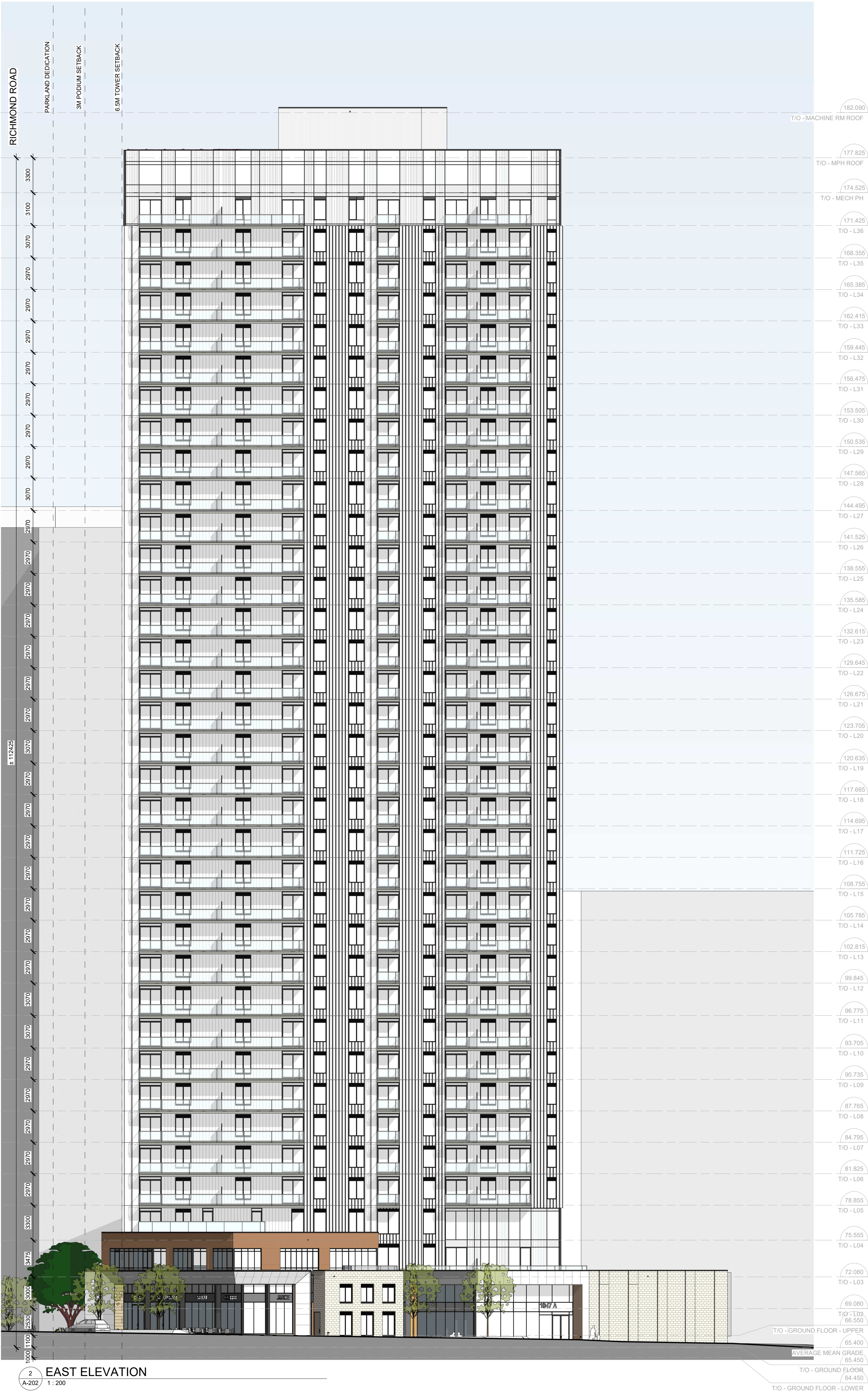
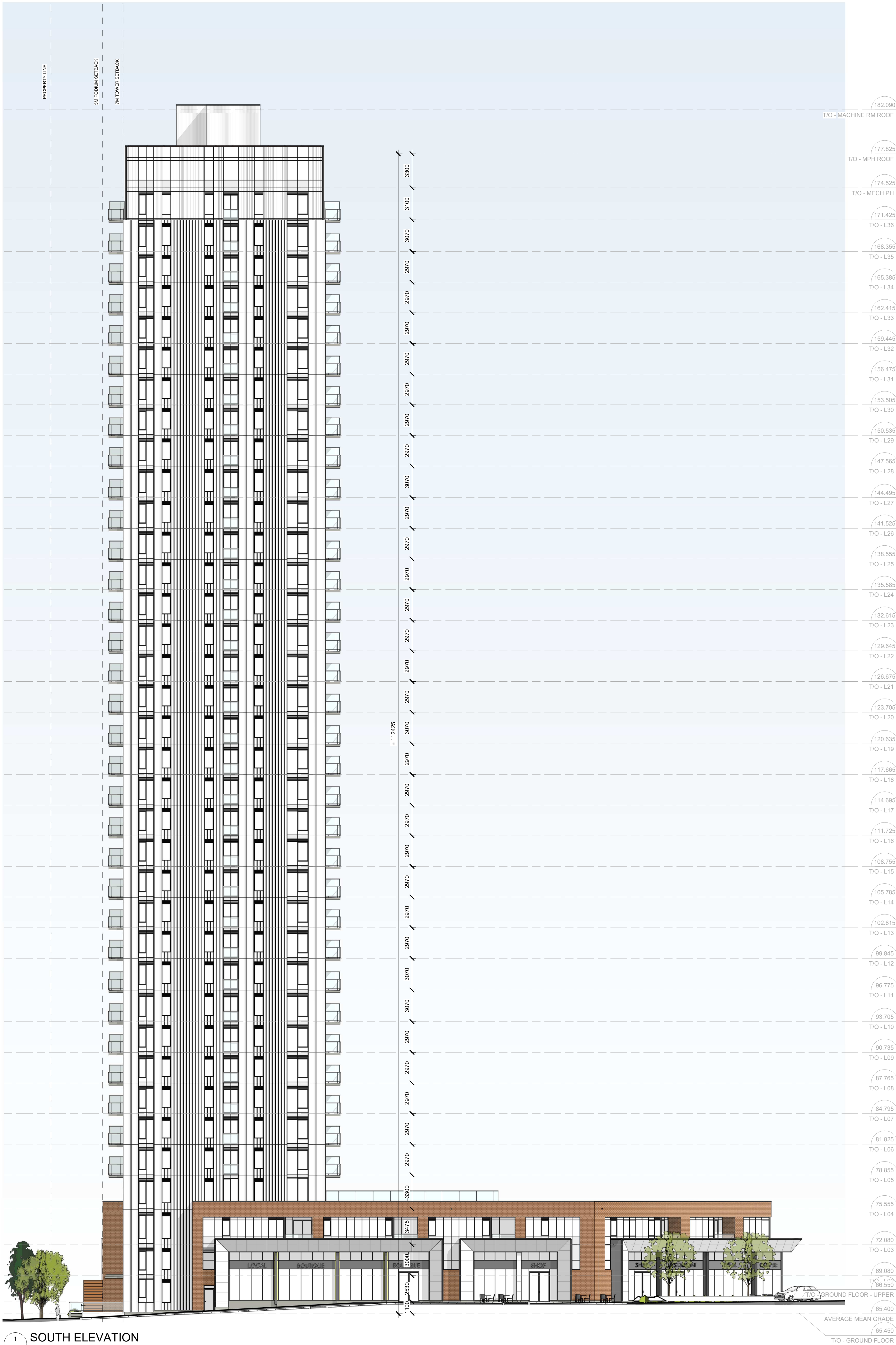
SHEET TILE:

BUILDING ELEVATIONS- NORTH
+ WEST

DRAWN: RD	CHECKED: Checker
SCALE: 1 : 200	SHEET No: A-201
PROJECT No: 2404	

PLOT DATE: 4/11/2025 12:24:44 PM
PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)

NEW ORCHARD AVE



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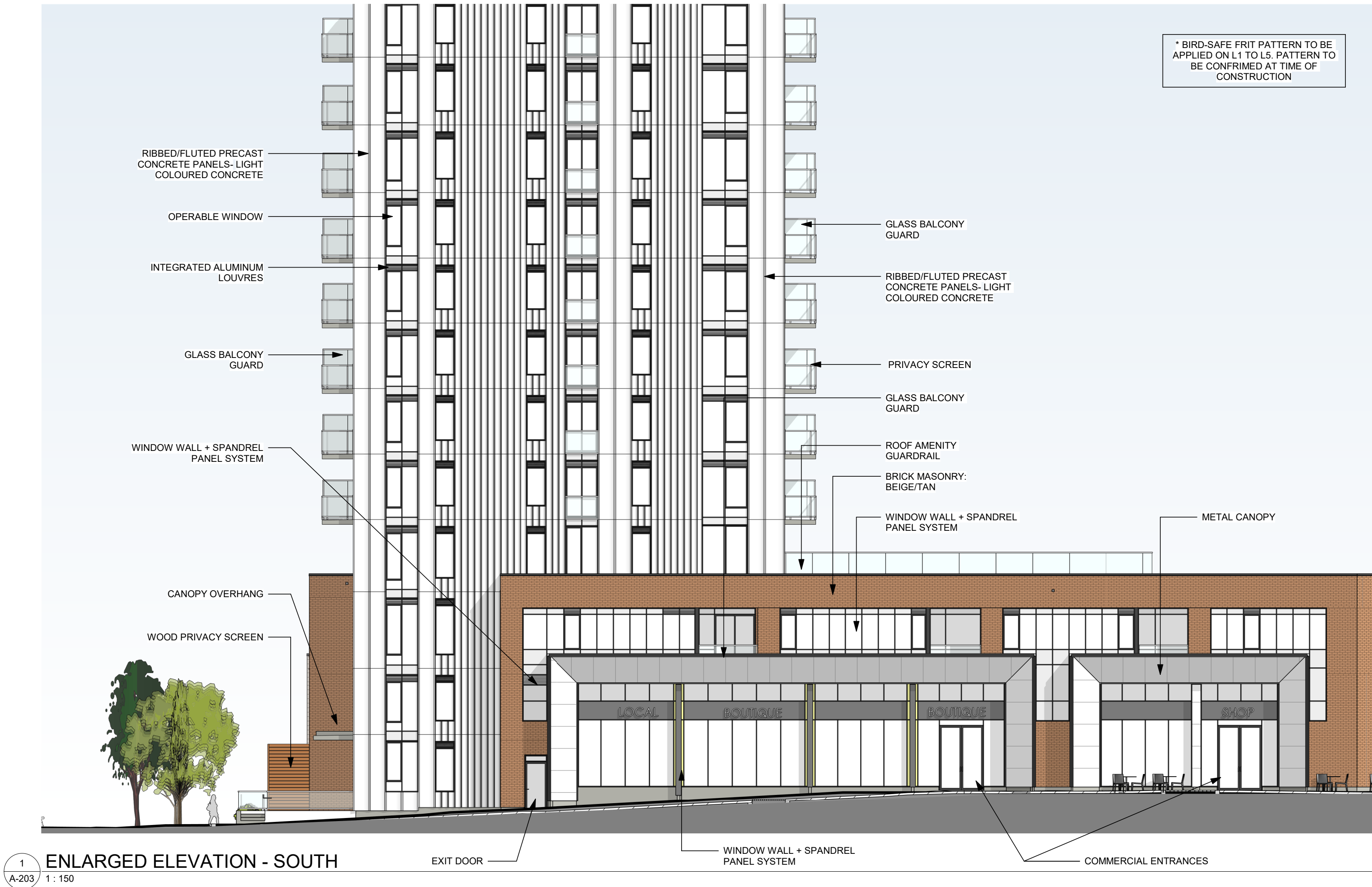
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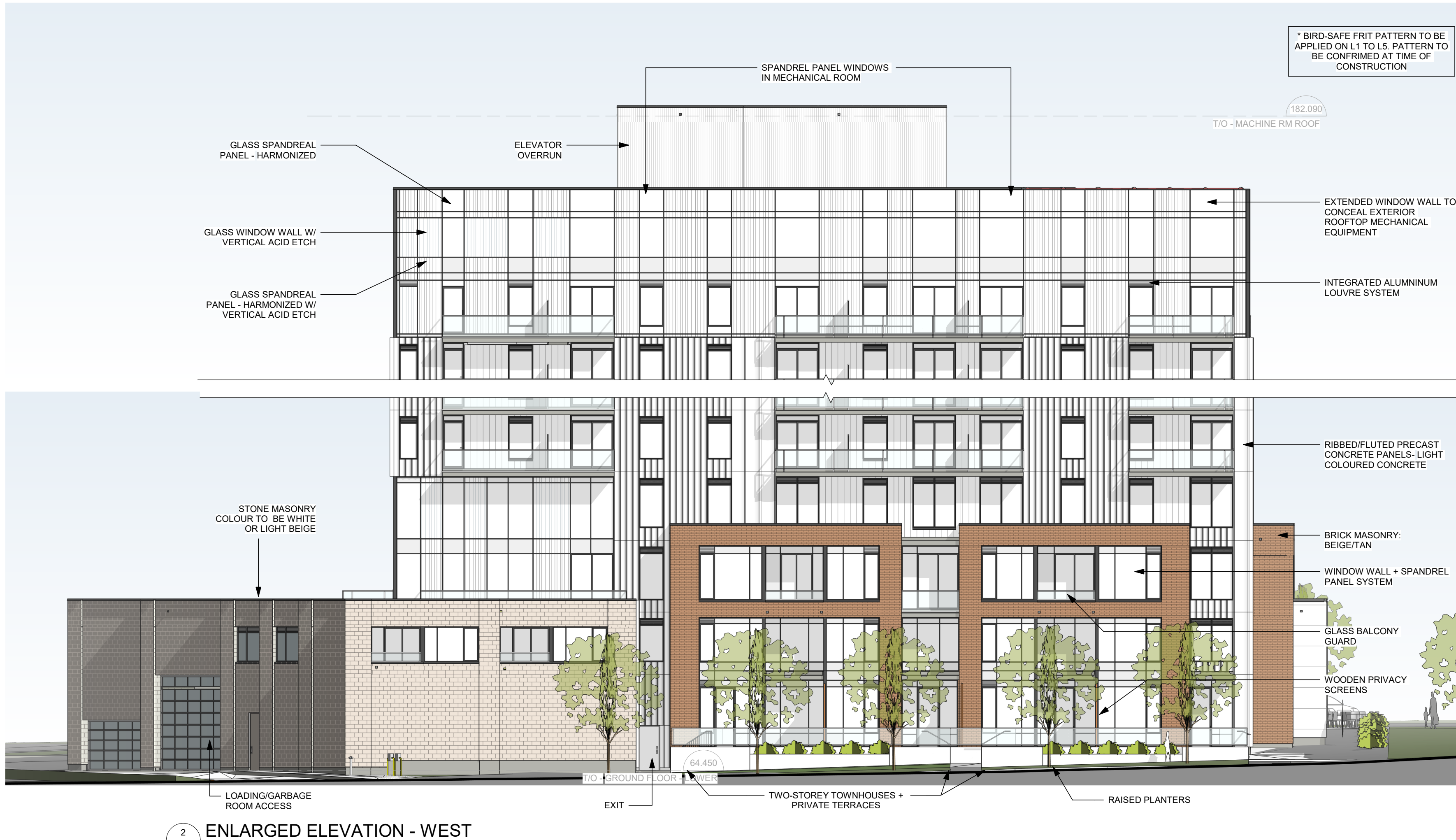
SPC 02 ISSUED FOR SPC 2		2025-04-11
SPC 01 ISSUED FOR SPC		2024-05-04
No.	DESCRIPTION	YYYY-MM-DD
REVISIONS:		
ARCHITECT SEAL:	NORTH ARROW:	
CLIENT:		
FENGATE Asset Management Fengate Asset Management		
ARCHITECT:		
rla/architecture 56 Beech Street, Ottawa, Ontario K1S 3J6 f.613.724.9932 f.613.724.1209 www.rodericklahey.ca		
PROJECT TITLE:		
1047 RICHMOND ROAD		
OTTAWA, ON		
SHEET TITLE:		
BUILDING ELEVATIONS- SOUTH + EAST		
DRAWN:	CHECKED:	A-202
RD	Checker	
SCALE:	SHEET No:	
1 : 200		
PROJECT No:		
2404		

PAPER SIZE: ISO Full Based 81 (707.00 x 1000.00mm)

PLOT DATE: 4/11/2025 12:29:31 PM



1
A-203
1: 150
ENLARGED ELEVATION - SOUTH



2
A-203
1: 150
ENLARGED ELEVATION - WEST

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PROJECT TITLE:

1047 RICHMOND ROAD

OTTAWA, ON

SHEET TITLE:

ENLARGED ELEVATION - SOUTH + WEST

DRAWN: RD	CHECKED: Checker
SCALE: 1 : 150	SHEET No:
PROJECT No: 2404	A-203

PLOT DATE: 4/11/2025 2:48:55 PM

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1 NEW ORCHARD SECTION - WEST



2 RICHMOND ROAD SECTION - NORTH

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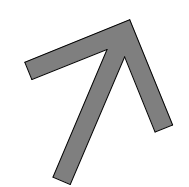
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SPC 01	ISSUED FOR SPC	2024-09-04
No.	DESCRIPTION	YYYY-MM-DD

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PROJECT TITLE:

1047 RICHMOND ROAD

OTTAWA, ON

SHEET TITLE:

NEIGHBOURHOOD SECTION

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SCALE:	SHEET No:
1 : 750	
PROJECT No:	A-302
2404	

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Author	Checker
SCALE:	SHEET No:
PROJECT No:	A-401
2404	

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NORTH ON NEW ORCHARD



SOUTH-WEST ON RICHMOND



PARKLAND DEDICATION + STREETScape ON RICHMOND



WEST IN INTERIOR COURTYARD

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No.	DESCRIPTION	YYYY-MM-DD

REVISIONS:

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	TRUE NORTH

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PROJECT TITLE:

1047 RICHMOND ROAD

OTTAWA, ON

SHEET TITLE:

3D PERSPECTIVES

DRAWN:	CHECKED:
RIB	Checker
SCALE:	SHEET No:
PROJECT No:	A-403
2404	

PLOT DATE: 4/11/2025 3:29:12 PM