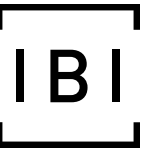




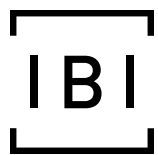
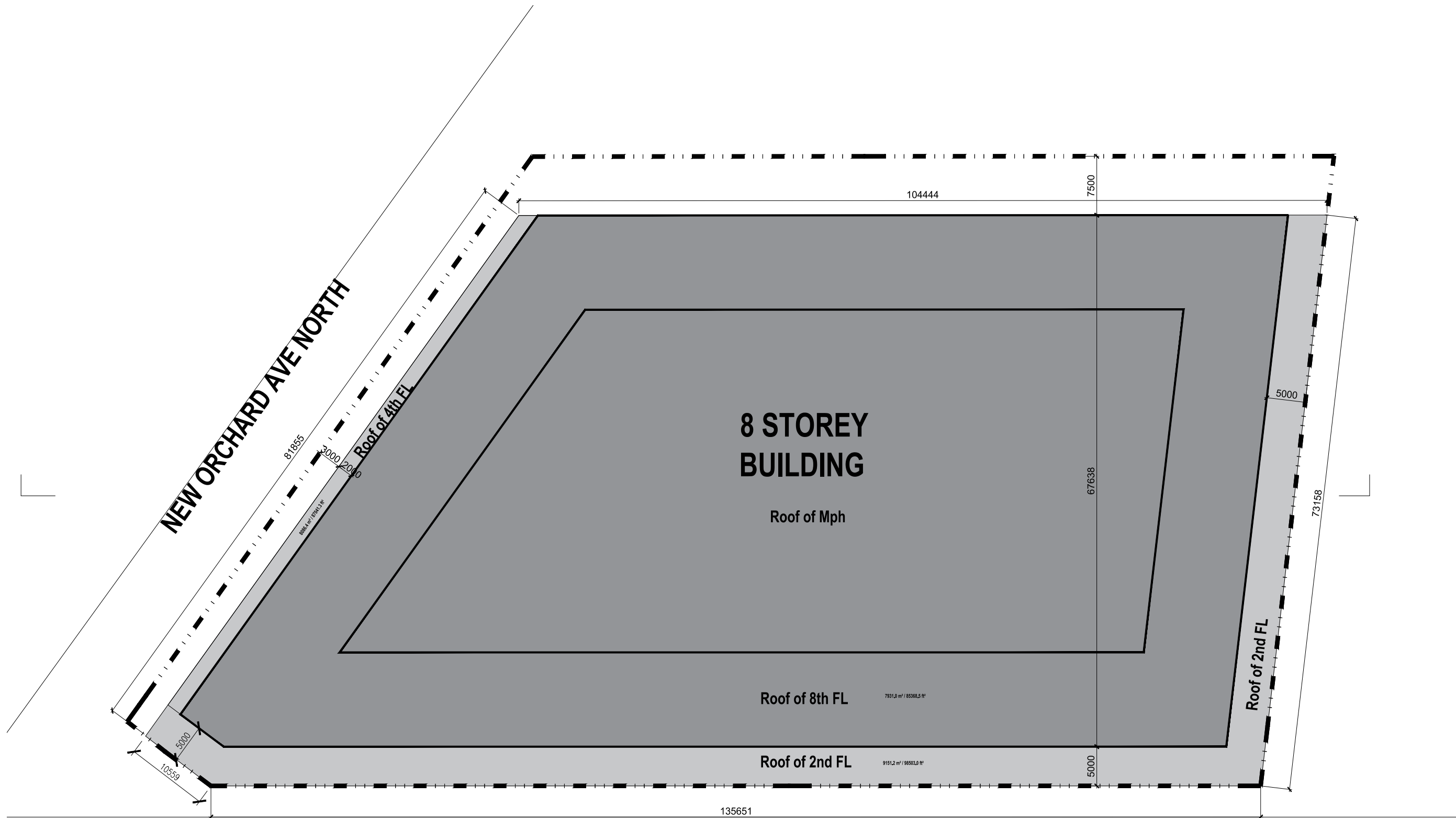
1047 RICHMOND RD.

AS-OF-RIGHT STUDY

DECEMBER 2022



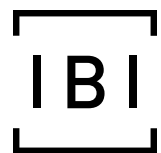
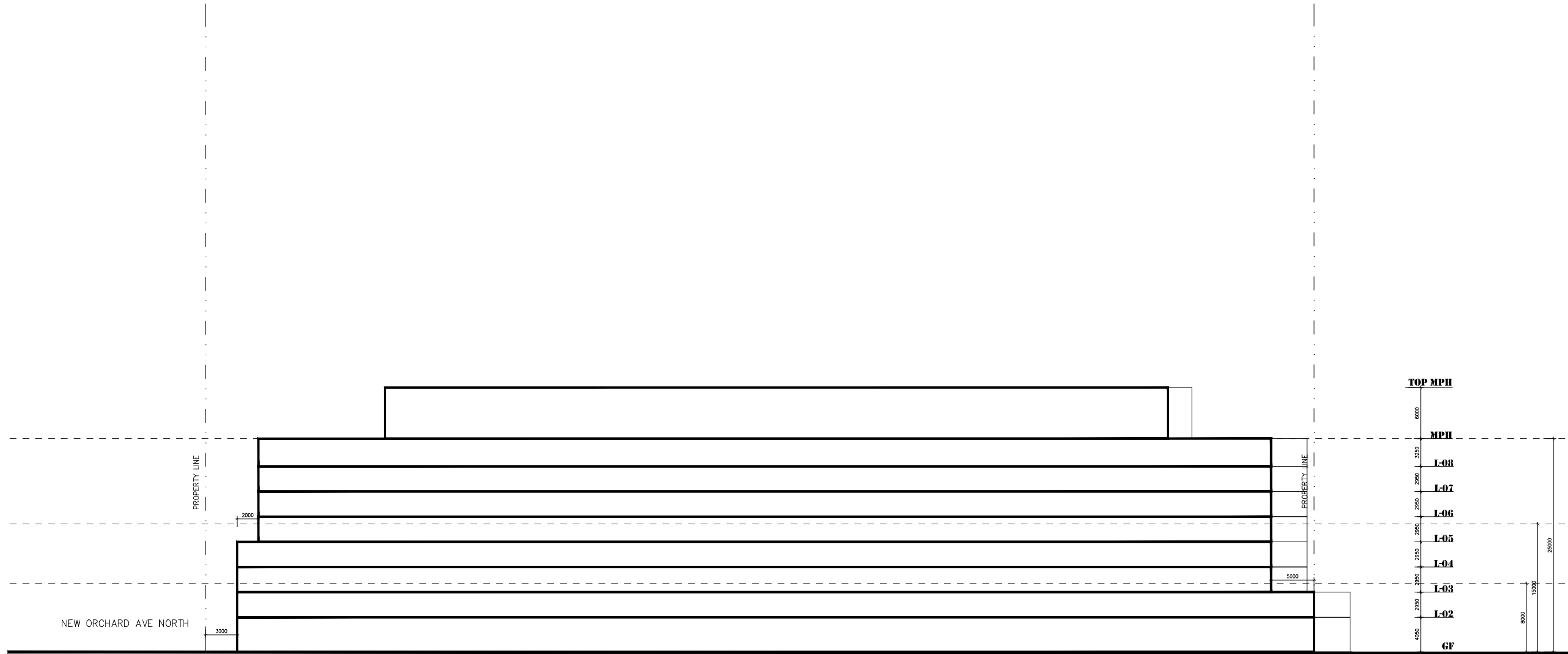
AS-OF-RIGHT STUDY



1047 RICHMOND RD.

AS-OF-RIGHT STUDY
DECEMBER 2022

AS-OF-RIGHT (8 STOREYS) | SITE PLAN



1047 RICHMOND RD.
 AS-OF-RIGHT STUDY
 DECEMBER 2022

AS-OF-RIGHT (8 STOREYS) | SECTION

1047 RICHMOND RD. - Ottawa

December 7, 2022

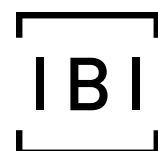
PROJECT STATISTICS		
SUMMARY	TOTAL	
	SQ.M.	SQ.FT.
Site Area	10,188	109,623
Net Site Area (excludes ROWs)	9,894	106,459
Total GCA (Above grade)	66,199	712,303
Total GFA (82% of GCA except GF at 50%)	51,355	552,579
FSI	5.04	

Gross floor area 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:

1. floor area occupied by shared mechanical, service and electrical equipment that serve the building (By-law 2008-326)
2. common hallways, corridors; stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
3. bicycle parking; motor vehicle parking or loading facilities;
4. common laundry, storage and washroom facilities that serve the building or tenants;
5. common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
6. common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
7. living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)

BUILDING STATISTICS - TOWER 3

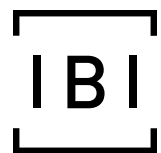
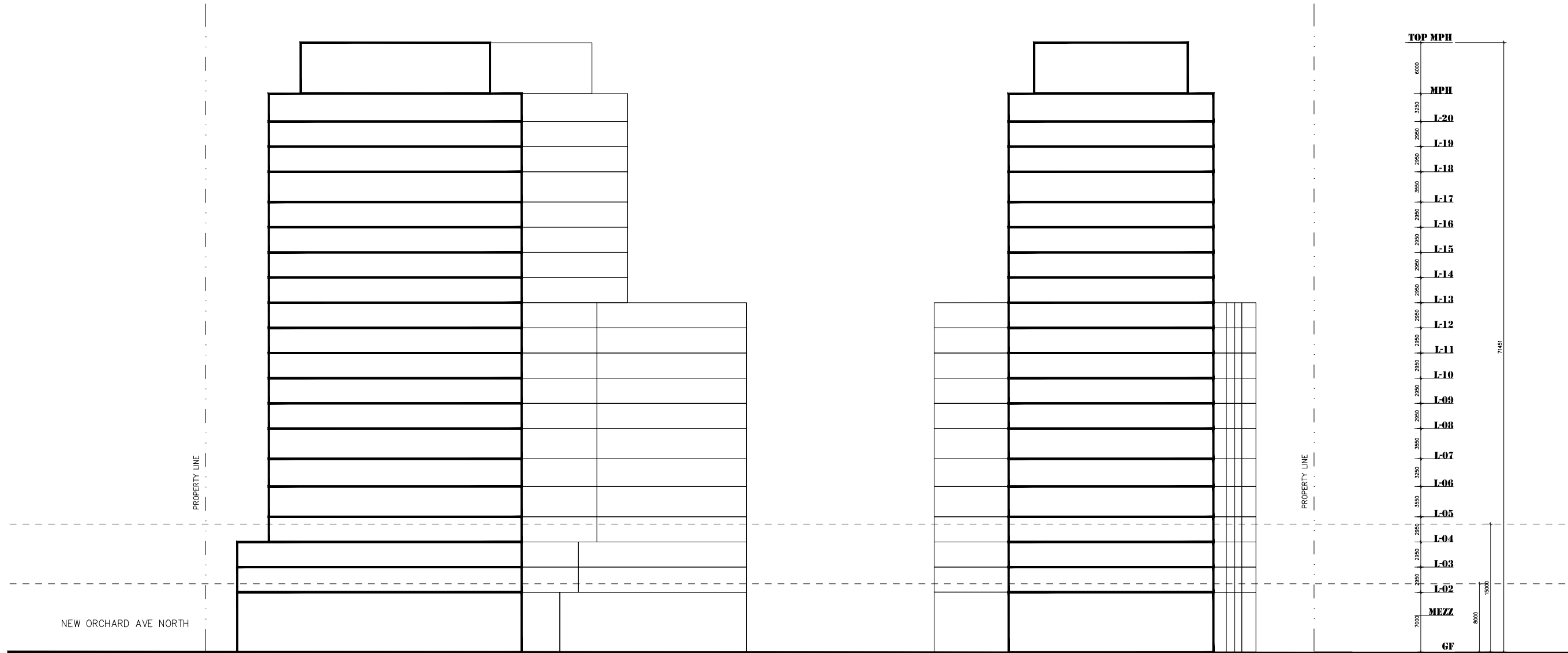
	LEVEL	NUMBER OF TYPICAL LEVELS	UNITS PER FLOOR	GCA		DEDUCTIONS		GFA Ottawa (assumption 82% except GF at 50%)	
				SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
As Of Right	MPH			0.0	0		0	0.0	0
	Level 8			7,931.0	85,338		0	6,503.4	69,977
	Level 7			7,931.0	85,338		0	6,503.4	69,977
	Level 6			7,931.0	85,338		0	6,503.4	69,977
	Level 5			7,931.0	85,338		0	6,503.4	69,977
	Level 4			8,086.4	87,010		0	6,630.8	71,348
	Level 3			8,086.4	87,010		0	6,630.8	71,348
	Level 2			9,151.2	98,467		0	7,504.0	80,743
	Ground Floor			9,151.2	98,467		0	4,575.6	49,233
TOTAL		0	0	66,199	712,303	0	0	51,355	552,579



1047 RICHMOND RD.

AS-OF-RIGHT STUDY
DECEMBER 2022

AS-OF-RIGHT (8 STOREYS) | STATISTICS



1047 RICHMOND RD.
 AS-OF-RIGHT STUDY
 DECEMBER 2022

2 TOWERS (20 STOREYS) AS-OF-RIGHT

SECTION

PROJECT STATISTICS		
SUMMARY	TOTAL	
	SQ.M.	SQ.FT.
Site Area	10,188	109,623
Net Site Area (excludes ROWs)	9,894	106,459
Total GCA (Above grade)	63,400	682,187
Total GFA (82% of GCA except GF at 50%)	50,721	545,758
FSI	4.98	

Gross floor area 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;

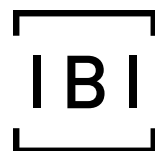
1. floor area occupied by shared mechanical, service and electrical equipment that serve the building (By-law 2008-326)
2. common hallways, corridors; stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
3. bicycle parking; motor vehicle parking or loading facilities;
4. common laundry, storage and washroom facilities that serve the building or tenants;
5. common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
6. common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
7. living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)

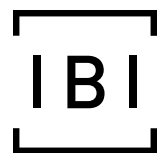
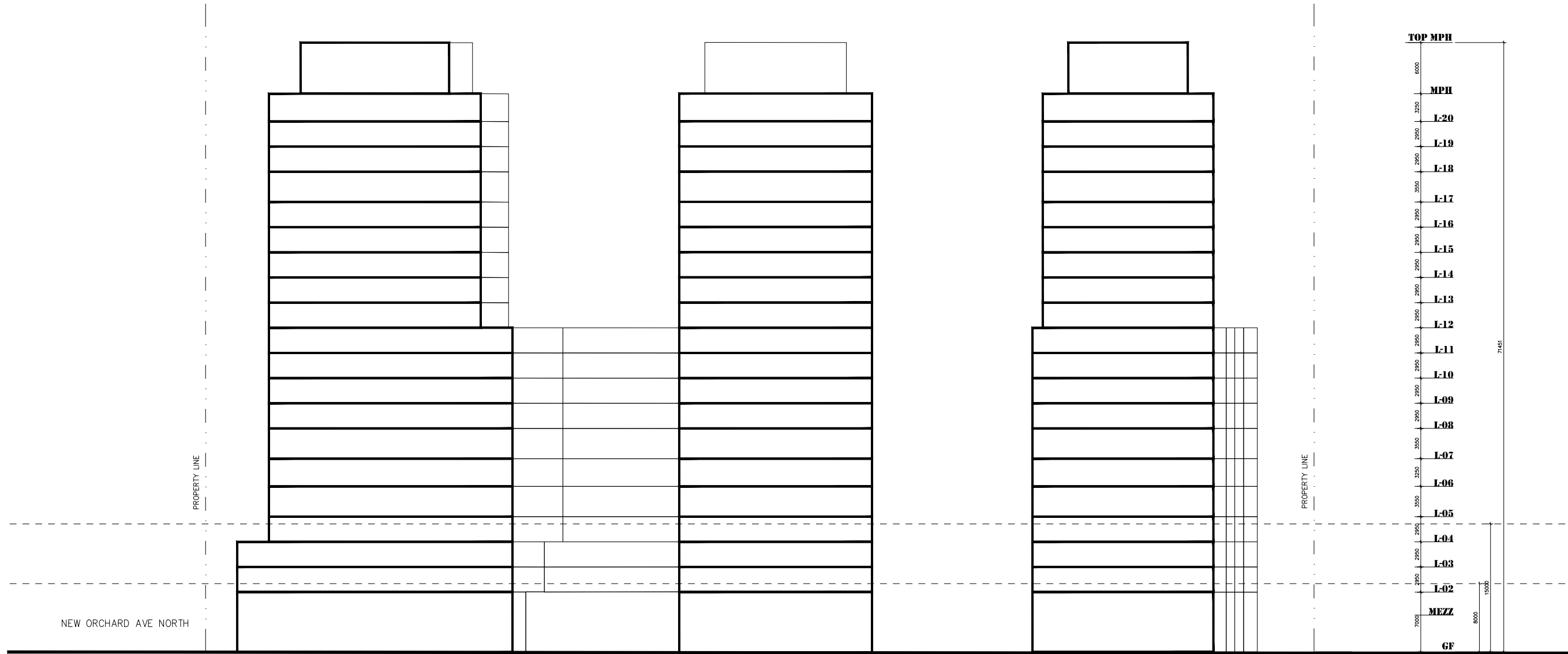
BUILDING STATISTICS - TOWER A

	LEVEL	NUMBER OF TYPICAL LEVELS	UNITS PER FLOOR	GCA		DEDUCTIONS		GFA Ottawa (assumption 82% except GF at 50%)			
				SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.		
	MPH			0.0	0		0	0.0	0		
TOWER A (20)	LEVEL 20			1,218.5	13,111		0	999.2	10,751		
	LEVEL 19			1,218.5	13,111		0	999.2	10,751		
	LEVEL 18			1,218.5	13,111		0	999.2	10,751		
	LEVEL 17			1,218.5	13,111		0	999.2	10,751		
	LEVEL 16			1,218.5	13,111		0	999.2	10,751		
	LEVEL 15			1,218.5	13,111		0	999.2	10,751		
	LEVEL 14			1,218.5	13,111		0	999.2	10,751		
	LEVEL 13			1,218.5	13,111		0	999.2	10,751		
	LEVEL 12			1,724.2	18,552		0	1,413.8	15,213		
	LEVEL 11			1,724.2	18,552		0	1,413.8	15,213		
	LEVEL 10			1,724.2	18,552		0	1,413.8	15,213		
	LEVEL 9			1,724.2	18,552		0	1,413.8	15,213		
	Level 8			1,724.2	18,552		0	1,413.8	15,213		
Level 7			1,724.2	18,552		0	1,413.8	15,213			
Level 6			1,724.2	18,552		0	1,413.8	15,213			
Level 5			1,724.2	18,552		0	1,413.8	15,213			
Level 4			1,724.2	18,552		0	1,413.8	15,213			
Level 3			1,940.6	20,881		0	1,591.3	17,122			
Level 2			1,940.6	20,881		0	1,591.3	17,122			
PODIUM	Ground Floor			2,002.9	21,551		0	1,001.5	10,776		
TOTAL (TOWER A)				0	0	31,150	335,173	0	0	24,902	267,945

BUILDING STATISTICS - TOWER B

	LEVEL	NUMBER OF TYPICAL LEVELS	UNITS PER FLOOR	GCA		DEDUCTIONS		GFA Ottawa (assumption 82% except GF at 50%)			
				SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.		
	MPH			0.0	0		0	0.0	0		
TOWER B (20)	LEVEL 20			1,306.4	14,057		0	1,071.2	11,527		
	LEVEL 19			1,306.4	14,057		0	1,071.2	11,527		
	LEVEL 18			1,306.4	14,057		0	1,071.2	11,527		
	LEVEL 17			1,306.4	14,057		0	1,071.2	11,527		
	LEVEL 16			1,306.4	14,057		0	1,071.2	11,527		
	LEVEL 15			1,306.4	14,057		0	1,071.2	11,527		
	LEVEL 14			1,306.4	14,057		0	1,071.2	11,527		
	LEVEL 13			1,306.4	14,057		0	1,071.2	11,527		
	LEVEL 12			1,779.6	19,148		0	1,459.3	15,702		
	LEVEL 11			1,779.6	19,148		0	1,459.3	15,702		
	LEVEL 10			1,779.6	19,148		0	1,459.3	15,702		
	LEVEL 9			1,779.6	19,148		0	1,459.3	15,702		
	Level 8			1,779.6	19,148		0	1,459.3	15,702		
Level 7			1,779.6	19,148		0	1,459.3	15,702			
Level 6			1,779.6	19,148		0	1,459.3	15,702			
Level 5			1,779.6	19,148		0	1,459.3	15,702			
Level 4			1,868.4	20,104		0	1,532.1	16,485			
Level 3			1,868.4	20,104		0	1,532.1	16,485			
Level 2			1,868.4	20,104		0	1,532.1	16,485			
	Ground floor			1,957.2	21,059		0	978.6	10,530		
TOTAL (TOWER B)				0	0	32,250	347,014	0	0	25,819	277,813





1047 RICHMOND RD.
 AS-OF-RIGHT STUDY
 DECEMBER 2022

3 TOWERS (20 STOREYS) AS-OF-RIGHT

SECTION

PROJECT STATISTICS		
SUMMARY	TOTAL	
	SQ.M.	SQ.FT.
Site Area	10,188	109,623
Net Site Area (excludes ROWs)	9,894	106,459
Total GCA (Above grade)	63,272	680,810
Total GFA (82% of GCA except GF at 50%)	50,568	544,115
FSI		4.96

BUILDING STATISTICS - TOWER 3

	LEVEL	NUMBER OF TYPICAL LEVELS	UNITS PER FLOOR	GCA		DEDUCTIONS		GFA Ottawa (assumption 82% except GF at 50%)			
				SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.		
TOWER 3 (20)	MPH			0.0	0	0	0	0.0	0		
	LEVEL 20			797.3	8,579	0	0	653.8	7,035		
	LEVEL 19			797.3	8,579	0	0	653.8	7,035		
	LEVEL 18			797.3	8,579	0	0	653.8	7,035		
	LEVEL 17			797.3	8,579	0	0	653.8	7,035		
	LEVEL 16			797.3	8,579	0	0	653.8	7,035		
	LEVEL 15			797.3	8,579	0	0	653.8	7,035		
	LEVEL 14			797.3	8,579	0	0	653.8	7,035		
	LEVEL 13			797.3	8,579	0	0	653.8	7,035		
	LEVEL 12			797.3	8,579	0	0	653.8	7,035		
	Level 11			2,274.1	24,469	0	0	1,864.8	20,065		
	Level 10			2,274.1	24,469	0	0	1,864.8	20,065		
	Level 9			2,274.1	24,469	0	0	1,864.8	20,065		
PODIUM	Level 8		2,274.1	24,469	0	0	1,864.8	20,065			
	Level 7		2,274.1	24,469	0	0	1,864.8	20,065			
	Level 6		2,274.1	24,469	0	0	1,864.8	20,065			
	Level 5		2,274.1	24,469	0	0	1,864.8	20,065			
	Level 4		2,274.1	24,469	0	0	1,864.8	20,065			
	Level 3		2,468.7	26,563	0	0	2,024.3	21,782			
	Level 2		2,468.7	26,563	0	0	2,024.3	21,782			
Ground Floor			2,519.3	27,108	0	0	1,259.7	13,554			
TOTAL (TOWER 3)				0	0	32,825	353,199	0	0	26,110	280,949

*** PODIUM AREAS SHARED BETWEEN TOWER 2&3 HAVE BEEN COMBINED INTO SINGULAR VALUES UNDER THE TOWER 3 TABLE FOR EASE OF CALCULATION

BUILDING STATISTICS - TOWER 2

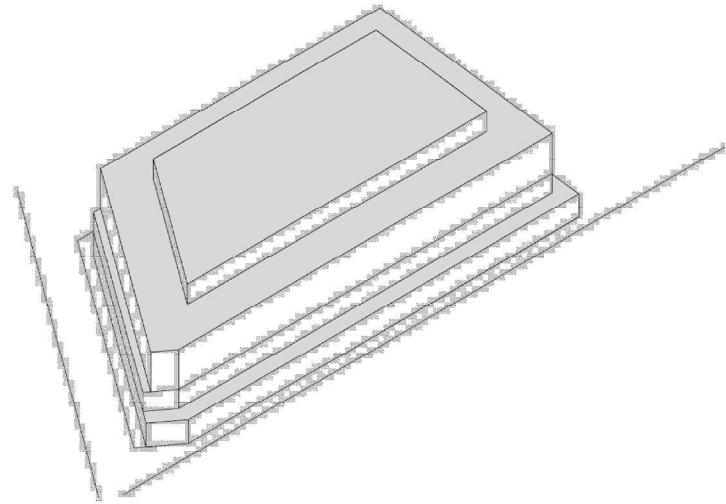
	LEVEL	NUMBER OF TYPICAL LEVELS	UNITS PER FLOOR	GCA		DEDUCTIONS		GFA Ottawa (assumption 82% except GF at 50%)			
				SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.		
TOWER 2 (20)	MPH			0.0	0	0	0	0.0	0		
	LEVEL 20			749.8	8,068	0	0	614.8	6,616		
	LEVEL 19			749.8	8,068	0	0	614.8	6,616		
	LEVEL 18			749.8	8,068	0	0	614.8	6,616		
	LEVEL 17			749.8	8,068	0	0	614.8	6,616		
	LEVEL 16			749.8	8,068	0	0	614.8	6,616		
	LEVEL 15			749.8	8,068	0	0	614.8	6,616		
	LEVEL 14			749.8	8,068	0	0	614.8	6,616		
	LEVEL 13			749.8	8,068	0	0	614.8	6,616		
	LEVEL 12			749.8	8,068	0	0	614.8	6,616		
	Level 11			0.0	0	0	0	0.0	0		
	Level 10			0.0	0	0	0	0.0	0		
	Level 9			0.0	0	0	0	0.0	0		
Level 8			0.0	0	0	0	0.0	0			
Level 7			0.0	0	0	0	0.0	0			
Level 6			0.0	0	0	0	0.0	0			
Level 5			0.0	0	0	0	0.0	0			
Level 4			0.0	0	0	0	0.0	0			
Level 3			0.0	0	0	0	0.0	0			
Level 2			0.0	0	0	0	0.0	0			
Ground floor			0.0	0	0	0	0.0	0			
TOTAL (TOWER 2)				0	0	6,748	72,611	0	0	5,534	59,541

BUILDING STATISTICS - TOWER 1

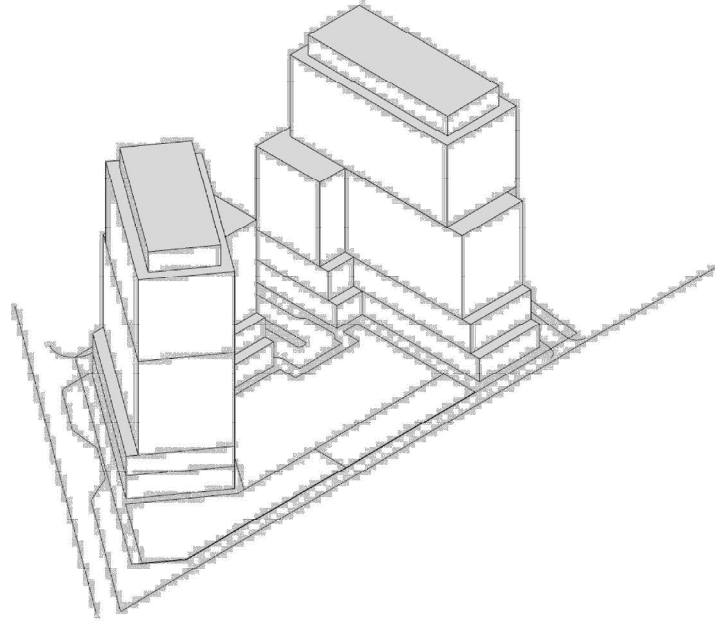
	LEVEL	NUMBER OF TYPICAL LEVELS	UNITS PER FLOOR	GCA		DEDUCTIONS		GFA Ottawa (assumption 82% except GF at 50%)			
				SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.		
TOWER 1 (20)	MPH			0.0	0	0	0	0.0	0		
	LEVEL 20			816.0	8,780	0	0	669.1	7,200		
	LEVEL 19			816.0	8,780	0	0	669.1	7,200		
	LEVEL 18			816.0	8,780	0	0	669.1	7,200		
	LEVEL 17			816.0	8,780	0	0	669.1	7,200		
	LEVEL 16			816.0	8,780	0	0	669.1	7,200		
	LEVEL 15			816.0	8,780	0	0	669.1	7,200		
	LEVEL 14			816.0	8,780	0	0	669.1	7,200		
	LEVEL 13			816.0	8,780	0	0	669.1	7,200		
	LEVEL 12			816.0	8,780	0	0	669.1	7,200		
	Level 11			1,463.9	15,752	0	0	1,200.4	12,916		
	Level 10			1,463.9	15,752	0	0	1,200.4	12,916		
	Level 9			1,463.9	15,752	0	0	1,200.4	12,916		
Level 8			1,463.9	15,752	0	0	1,200.4	12,916			
Level 7			1,463.9	15,752	0	0	1,200.4	12,916			
Level 6			1,463.9	15,752	0	0	1,200.4	12,916			
Level 5			1,463.9	15,752	0	0	1,200.4	12,916			
Level 4			1,463.9	15,752	0	0	1,200.4	12,916			
Level 3			1,526.9	16,429	0	0	1,252.1	13,472			
Level 2			1,526.9	16,429	0	0	1,252.1	13,472			
Ground Floor			1,589.9	17,107	0	0	795.0	8,554			
TOTAL (TOWER 1)				0	0	23,699	255,000	0	0	18,924	203,626

Gross floor area 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:

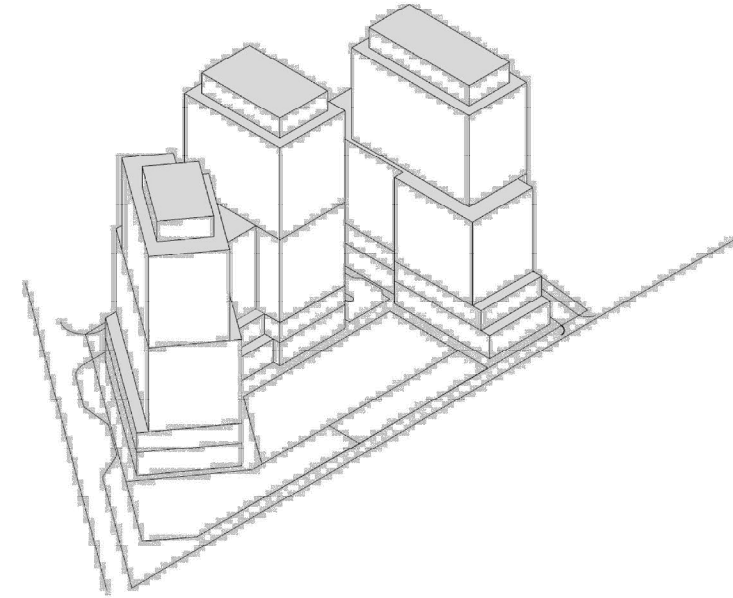
1. floor area occupied by shared mechanical, service and electrical equipment that serve the building (By-law 2008-326)
2. common hallways, corridors; stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
3. bicycle parking; motor vehicle parking or loading facilities;
4. common laundry, storage and washroom facilities that serve the building or tenants;
5. common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
6. common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
7. living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)



AS-OF-RIGHT (8 STOREYS)



2 TOWER DENSITY STUDY (20 STOREYS)



3 TOWER DENSITY STUDY (20 STOREYS)

