

# 1047 RICHMOND ROAD

OTTAWA, ONTARIO

OPA/ZBA SUBMISSION 2

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TRAFFIC  
PARSONS, EWC DESIGNERS

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PLANNER  
FOTENN PLANNING+DESIGN

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ARCHITECT  
IBI GROUP

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







CLIENT  
FENGATE ASSET MANAGEMENT

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LANDSCAPE ARCHITECT  
**STUDIO tla**

# CONTEXTUAL INFRASTRUCTURE



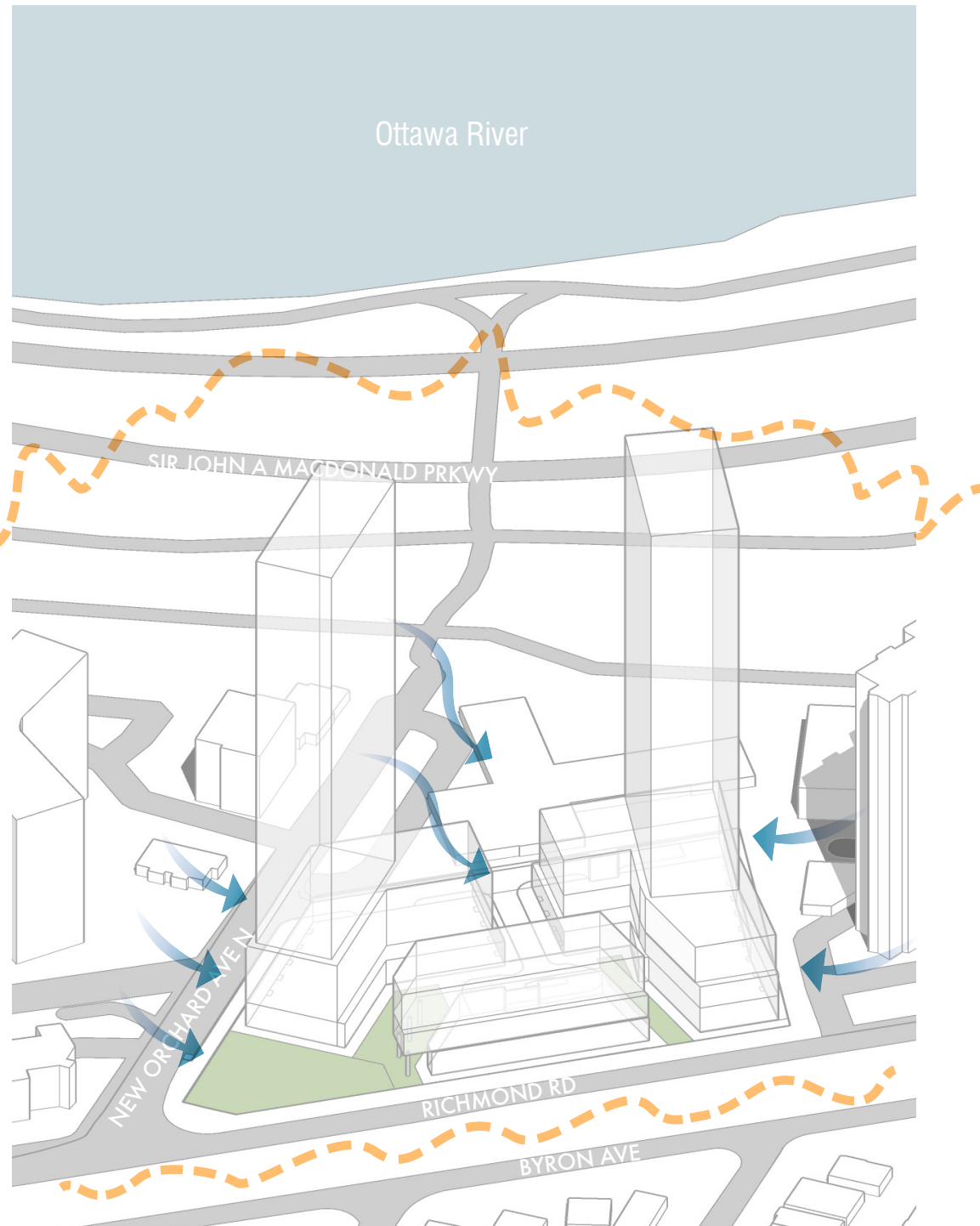
-  Bike Rental Location
-  Bike Repair Station
-  Future Cycling Network
-  Winter-Maintained Cycling Network
-  Multi-use Trail
-  Winter-Maintained Multi-use Trail
-  LRT Station
-  LRT Line
-  LRT Station (under construction)
-  LRT Line (under construction)
-  BRT Station
-  BRT Line
-  E-scooters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



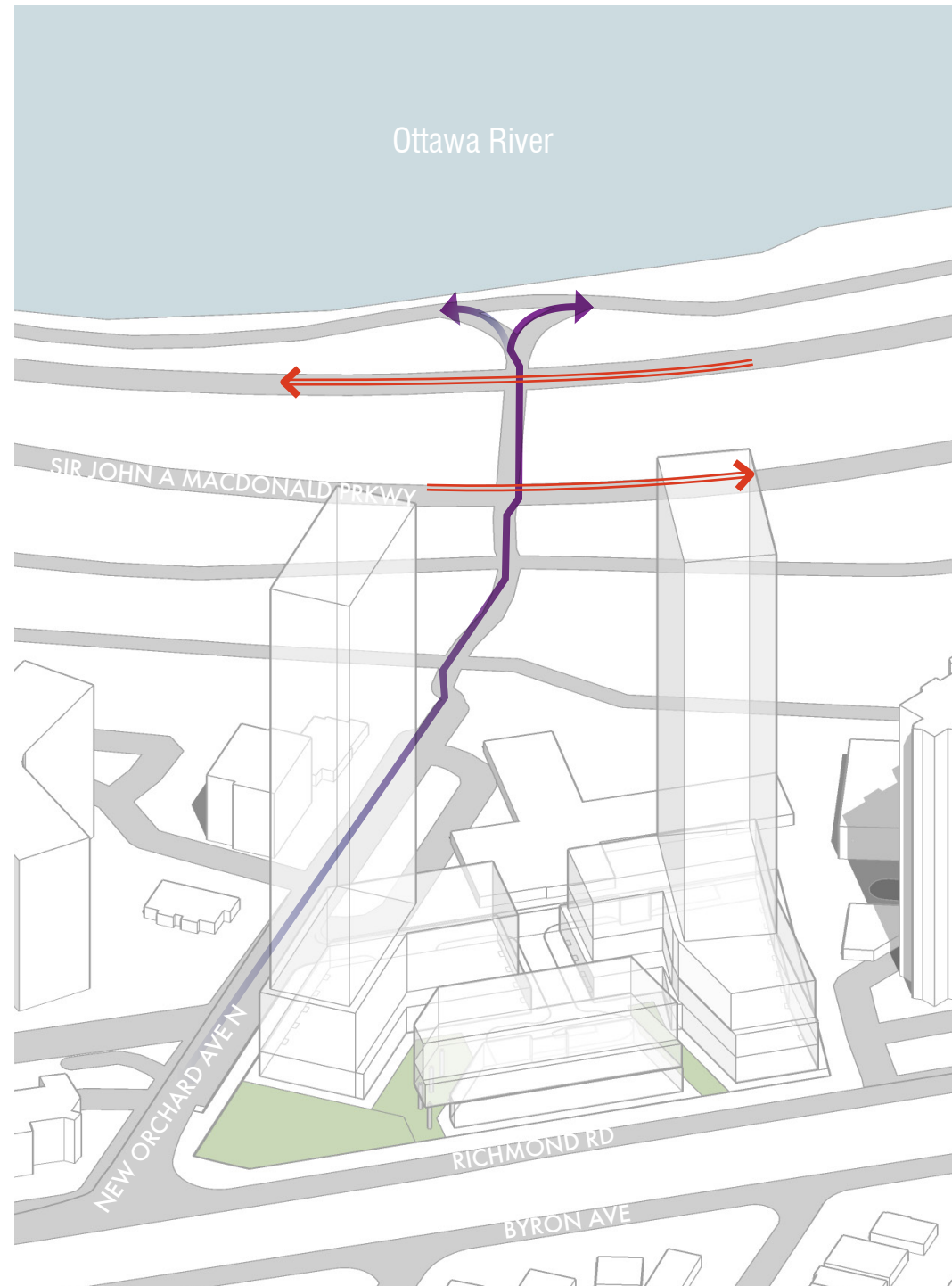
# CYCLING INFRASTRUCTURE



# RESPONDING TO THE SITE CONDITIONS



➔ WIND IMPACT     
 - - - SOUND IMPACT



➔ DIRECT ACCESS TO WATERFRONT PATHWAY



West bound lane, view North towards Ottawa River

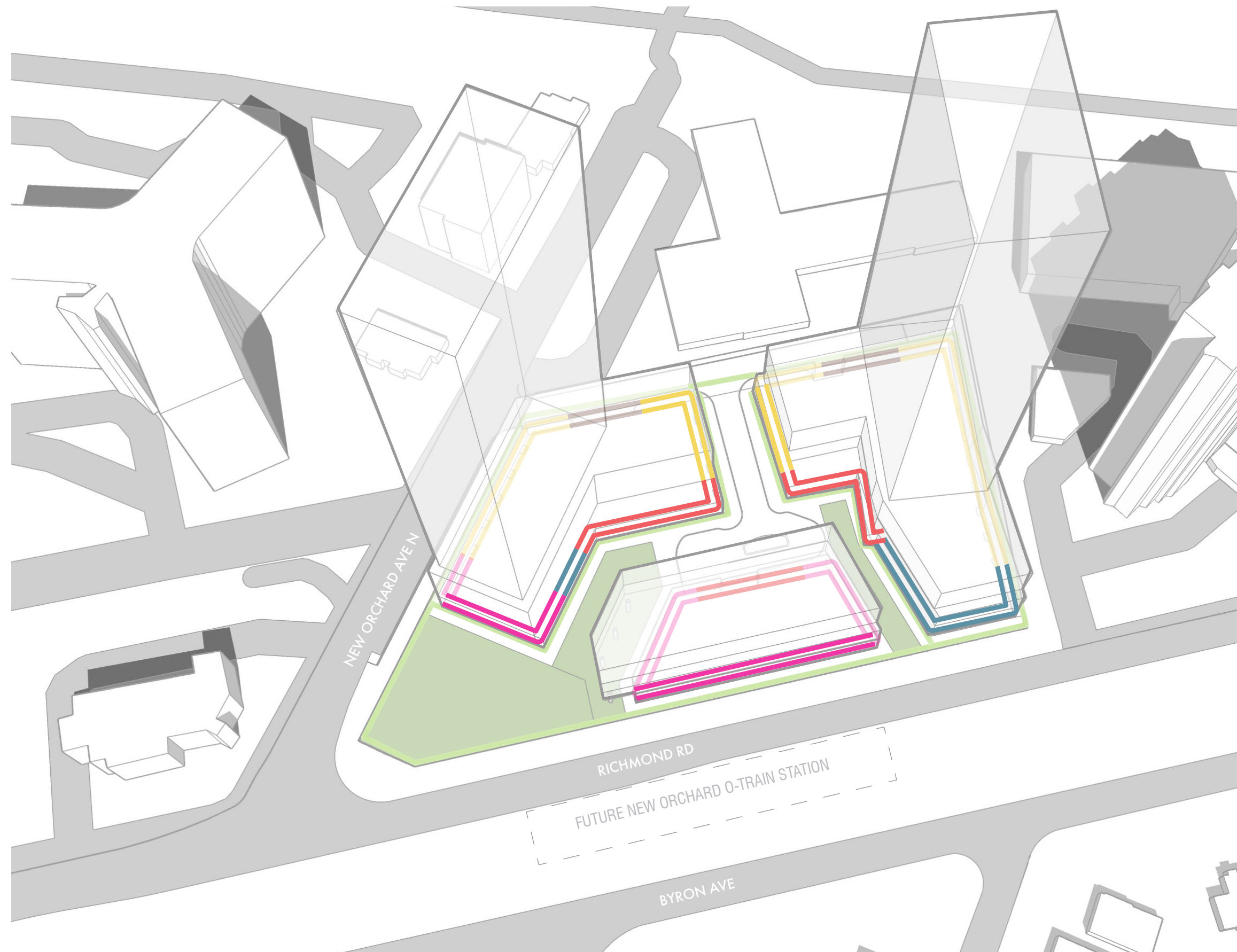


East bound lane, view North towards Ottawa River



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

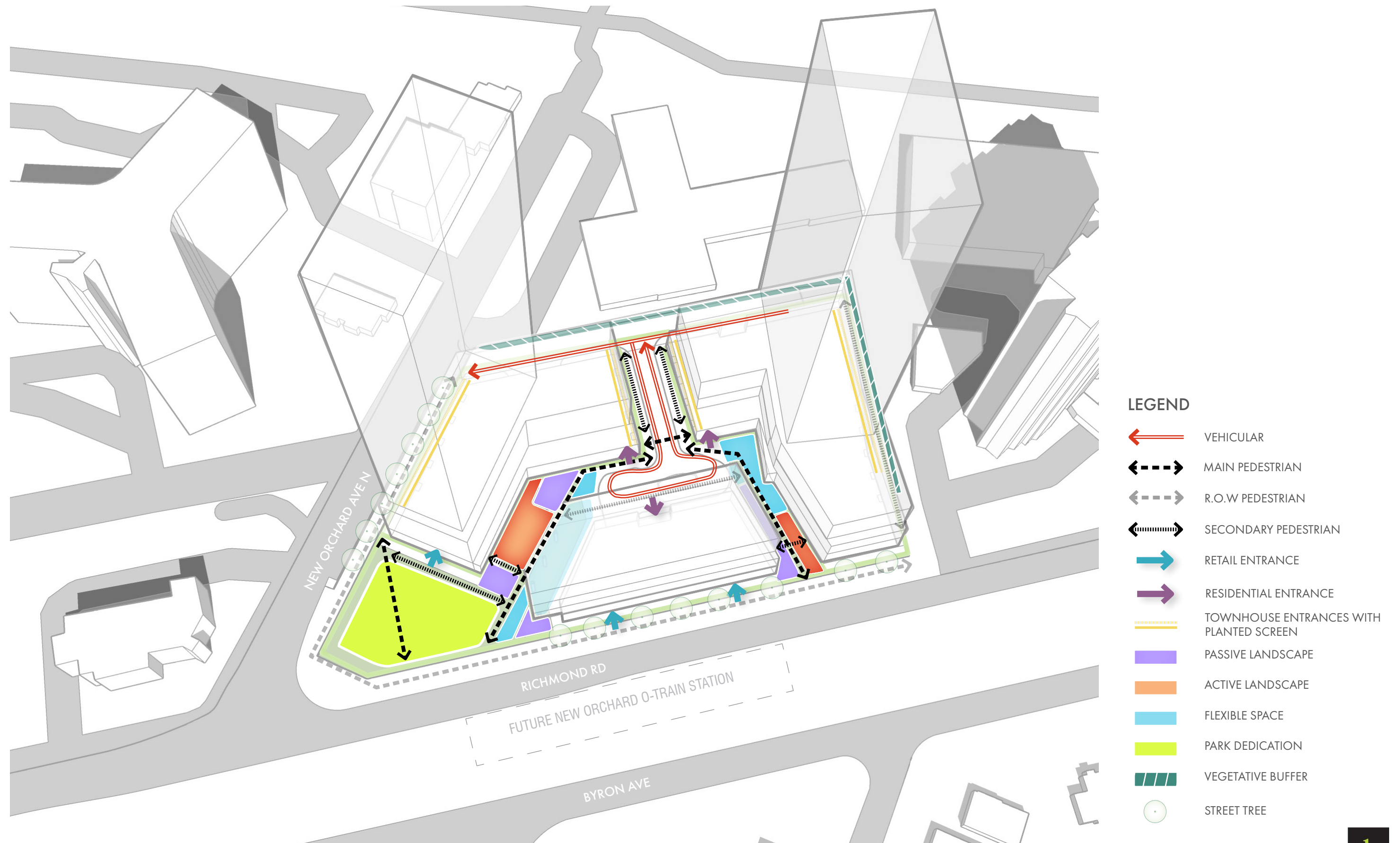
# BUILDING EDGES



## LEGEND

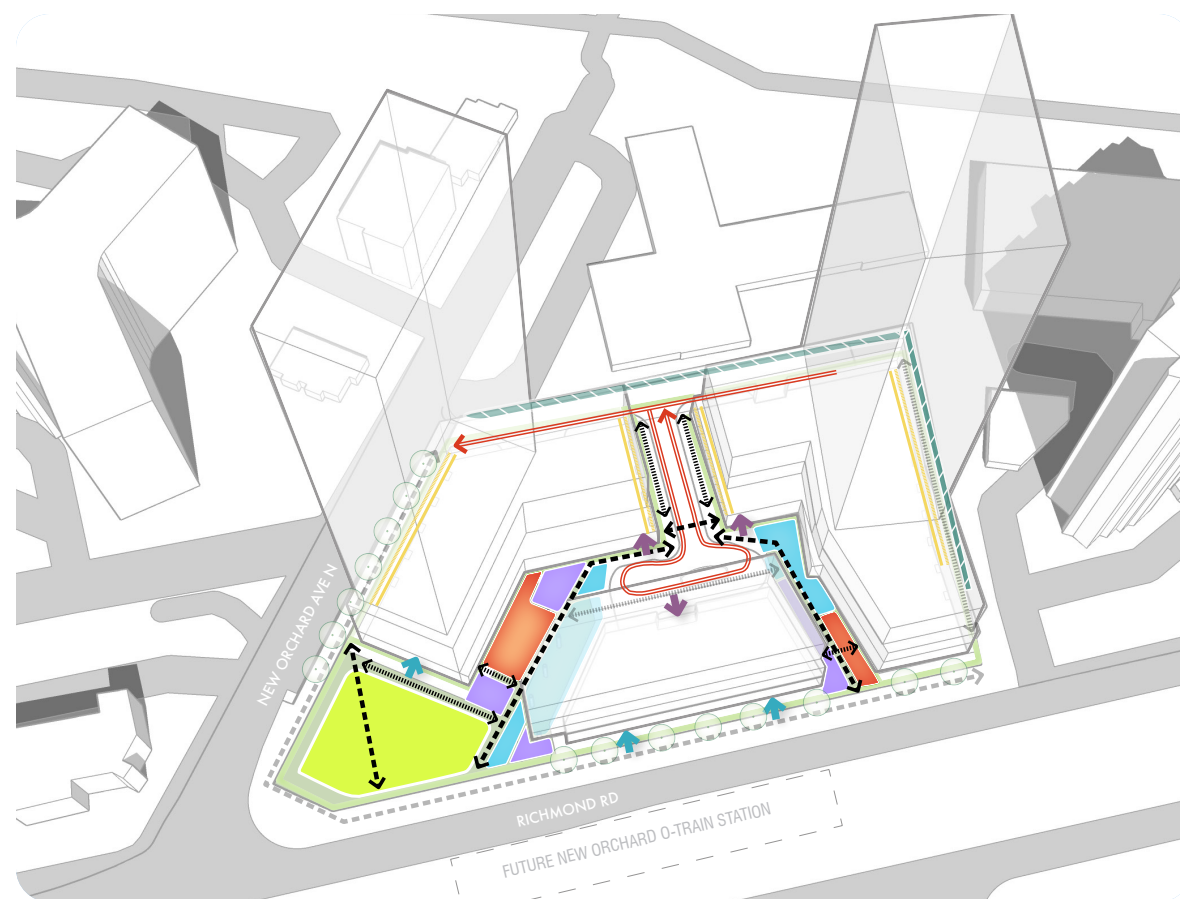
-  RESIDENTIAL FRONT
-  LOBBY
-  RETAIL
-  BACK OF HOUSE
-  INDOOR AMENITY

# SPATIAL ZONES AND CIRCULATION



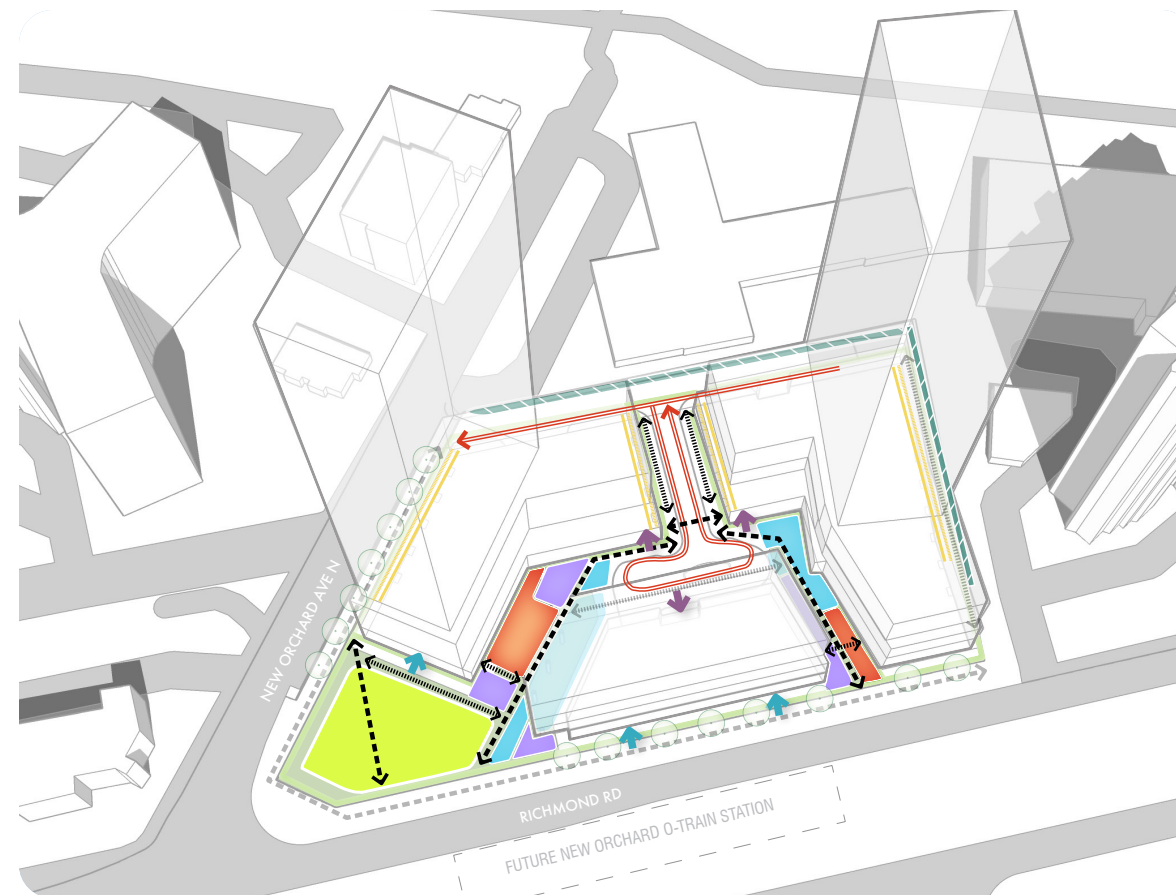
# SPATIAL ZONES AND CIRCULATION

## ACTIVE LANDSCAPE



# SPATIAL ZONES AND CIRCULATION

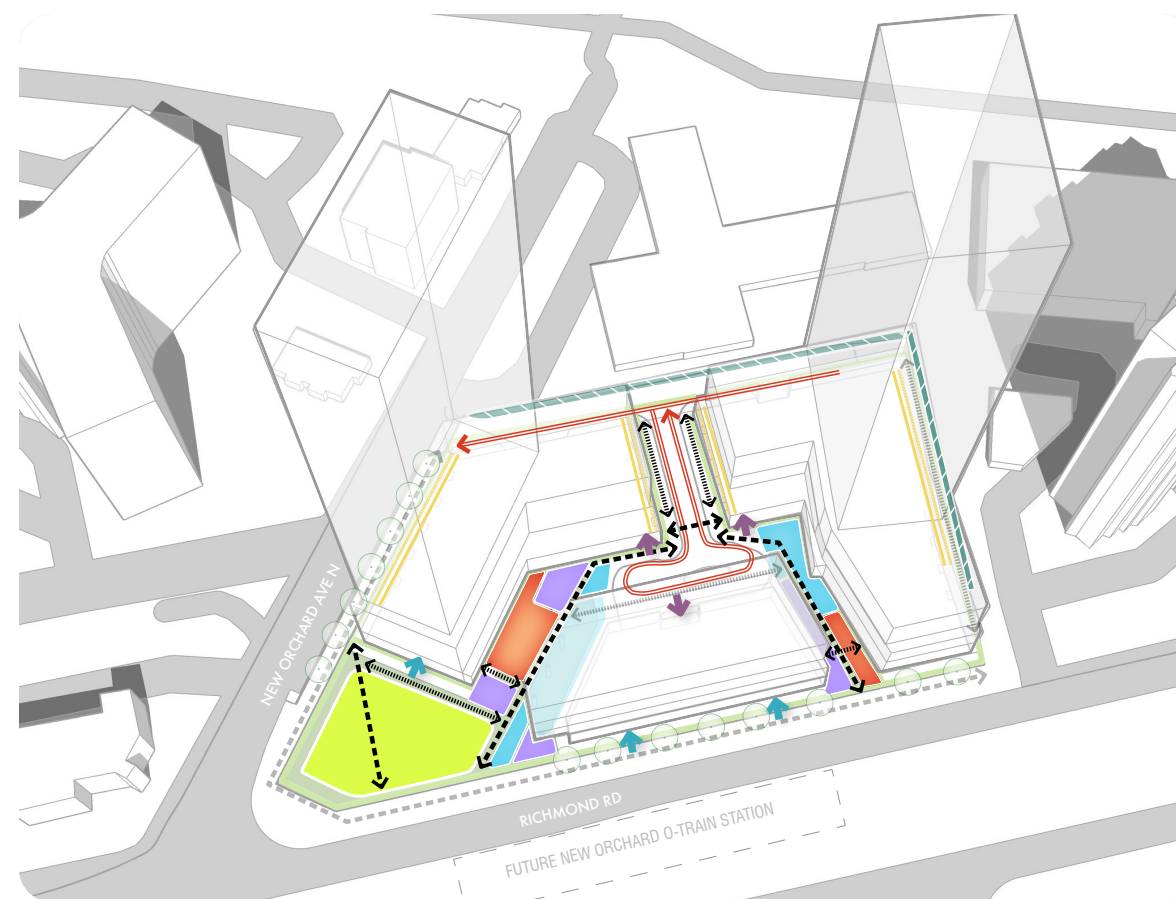
## PASSIVE LANDSCAPE



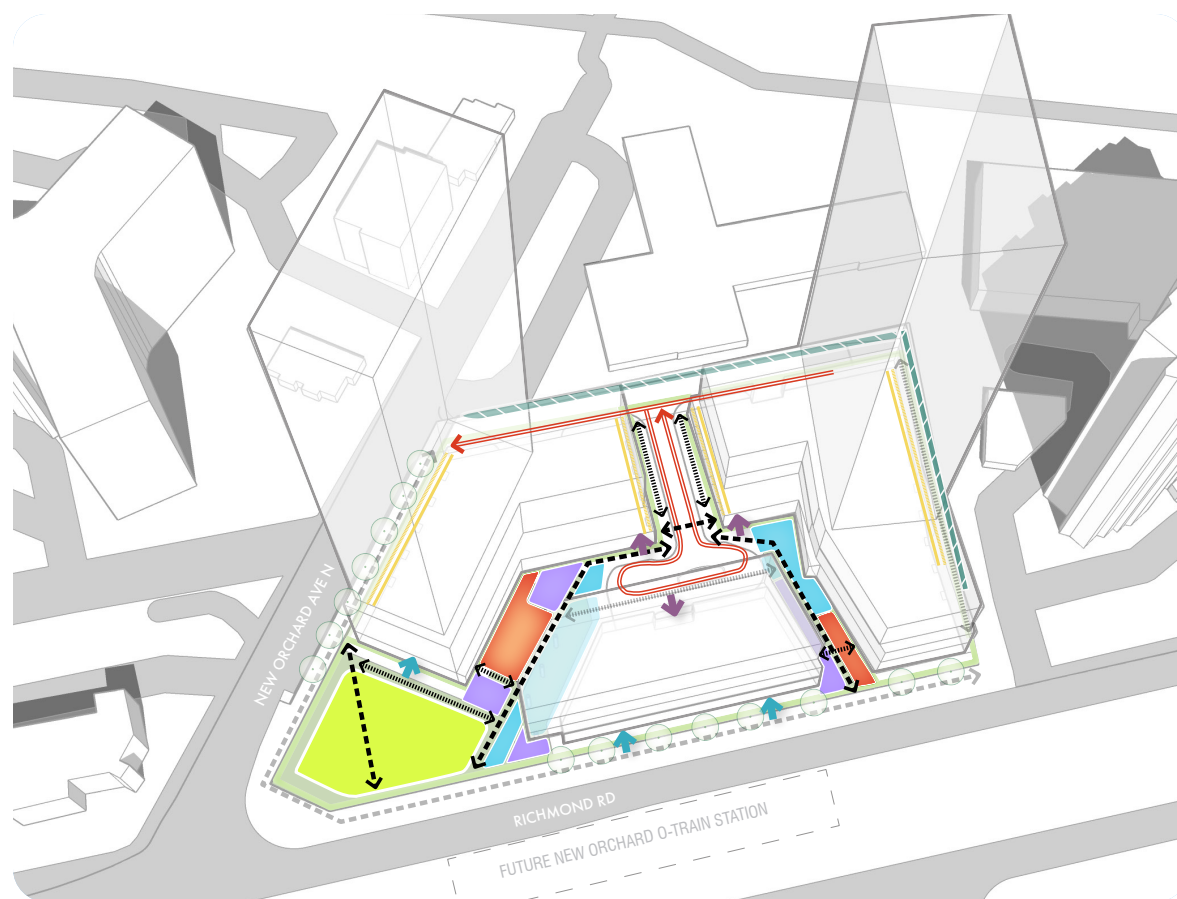


# SPATIAL ZONES AND CIRCULATION

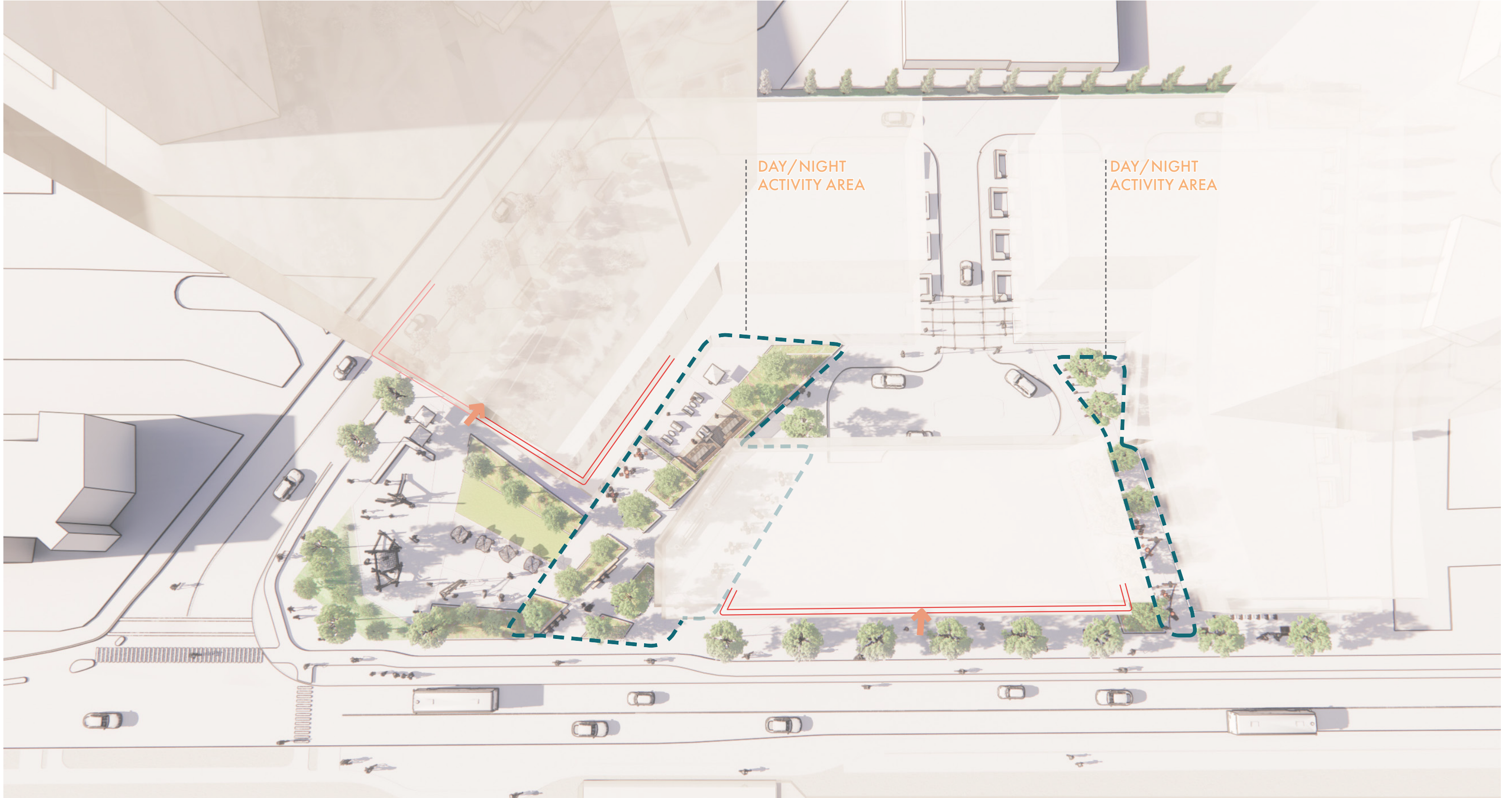
## FLEXIBLE SPACE



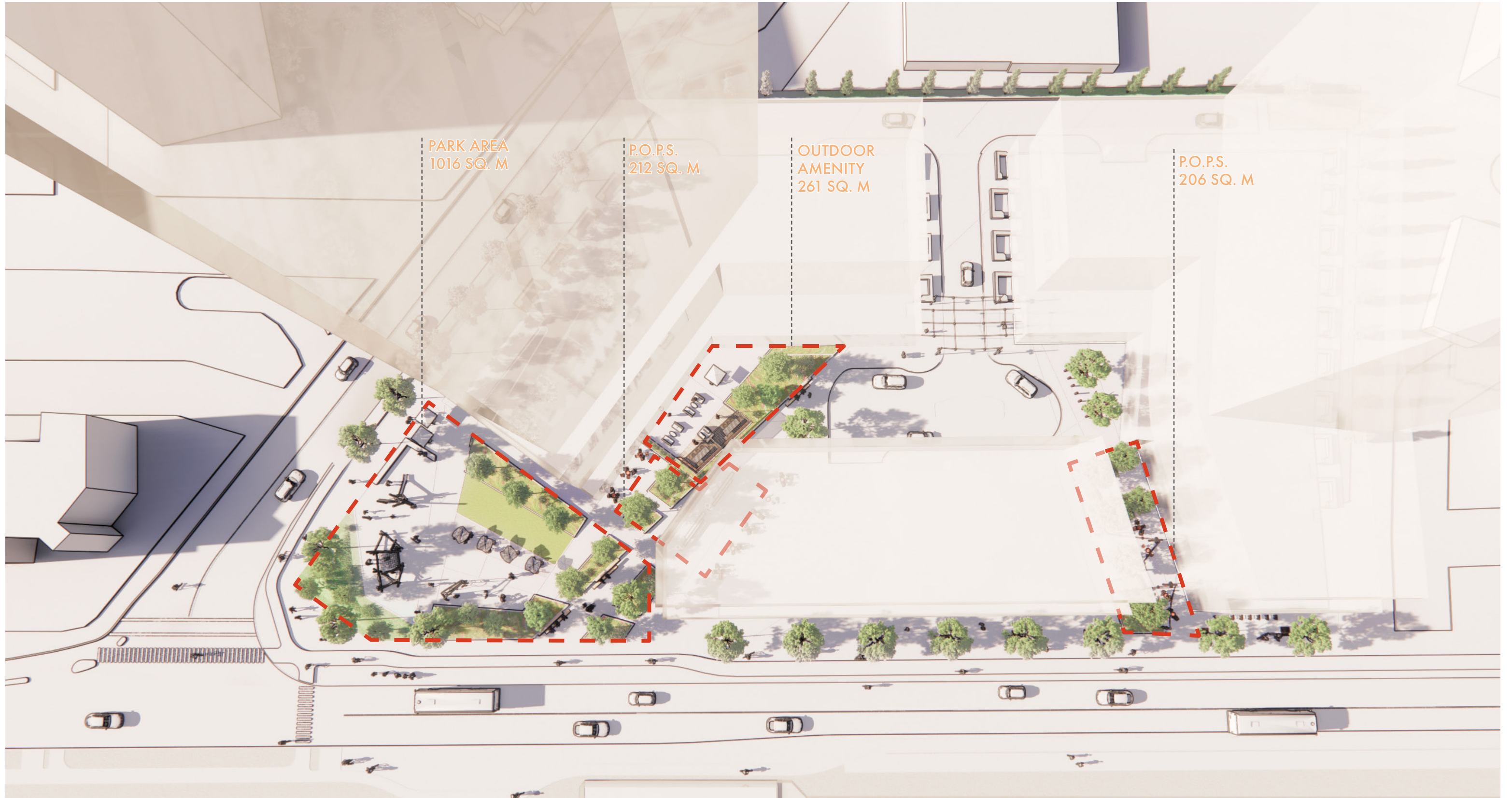
# SPATIAL ZONES AND CIRCULATION PARK AREA



# DAY/NIGHT ACTIVITY



# LANDSCAPE COMPONENT BOUNDARIES



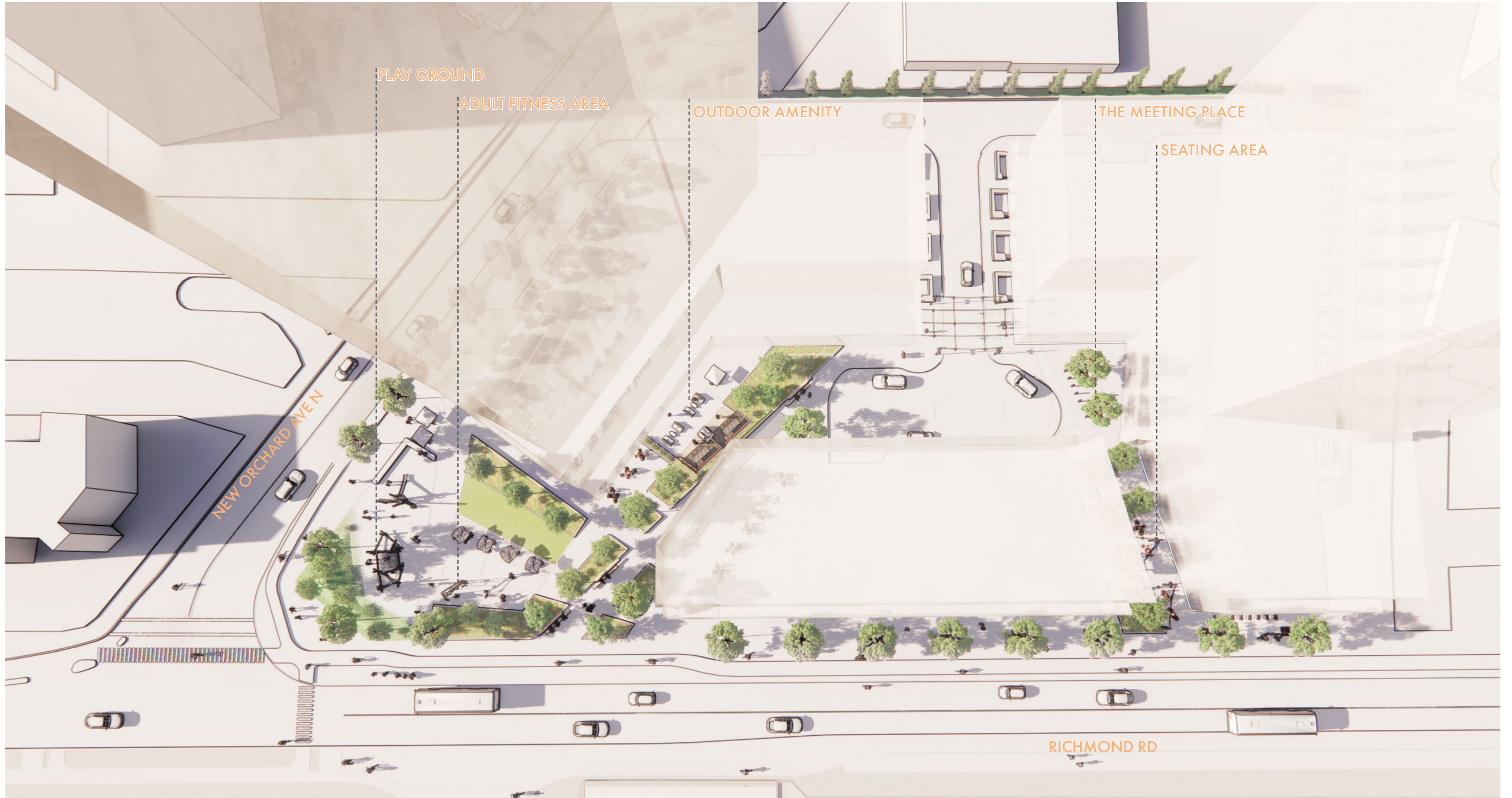
PARK AREA  
1016 SQ. M

P.O.P.S.  
212 SQ. M

OUTDOOR  
AMENITY  
261 SQ. M

P.O.P.S.  
206 SQ. M

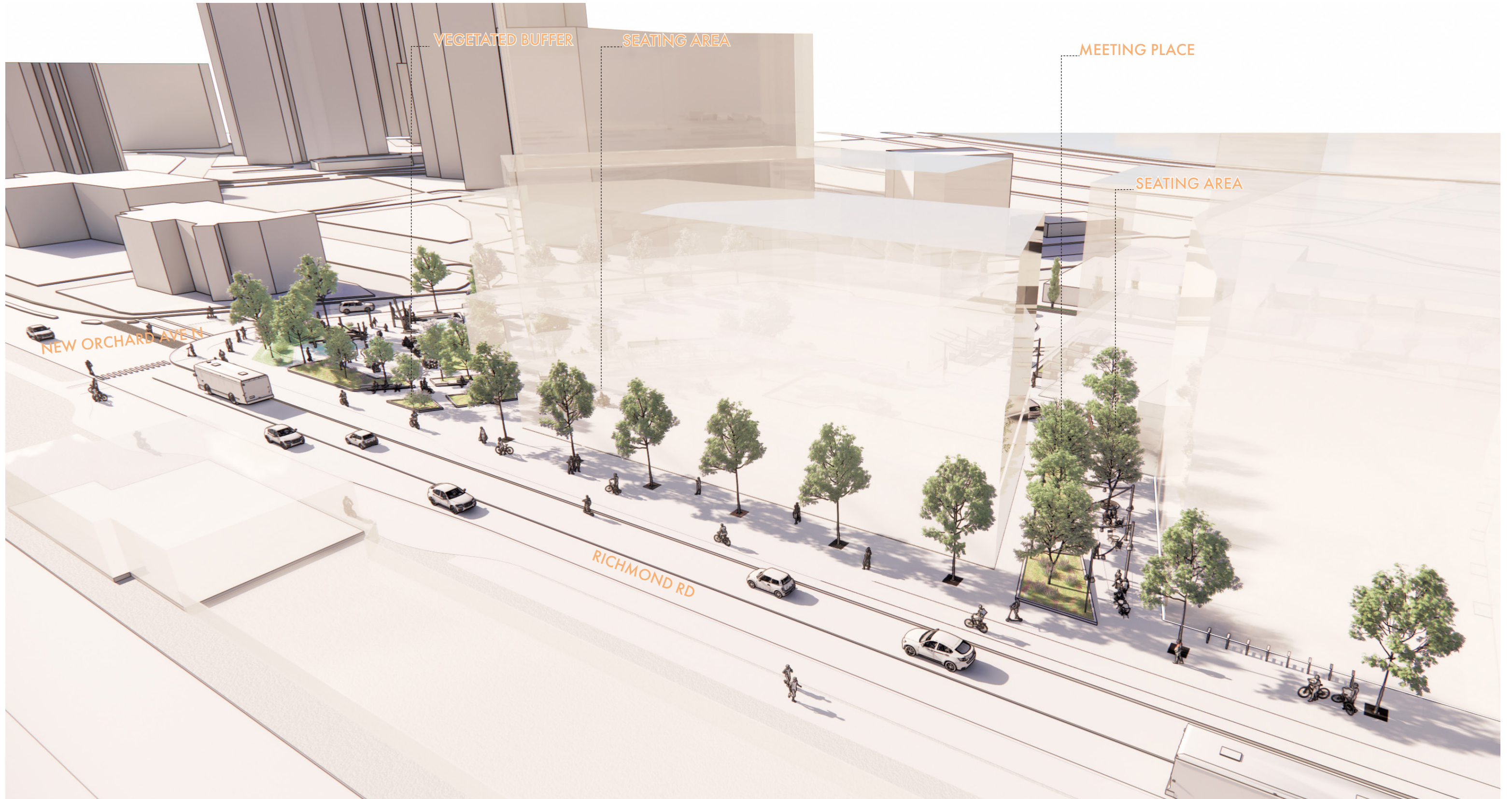
# SITE PLAN



# VIEW ALONG RICHMOND RD. FROM SOUTH WEST



# VIEW ALONG RICHMOND RD. FROM SOUTH EAST

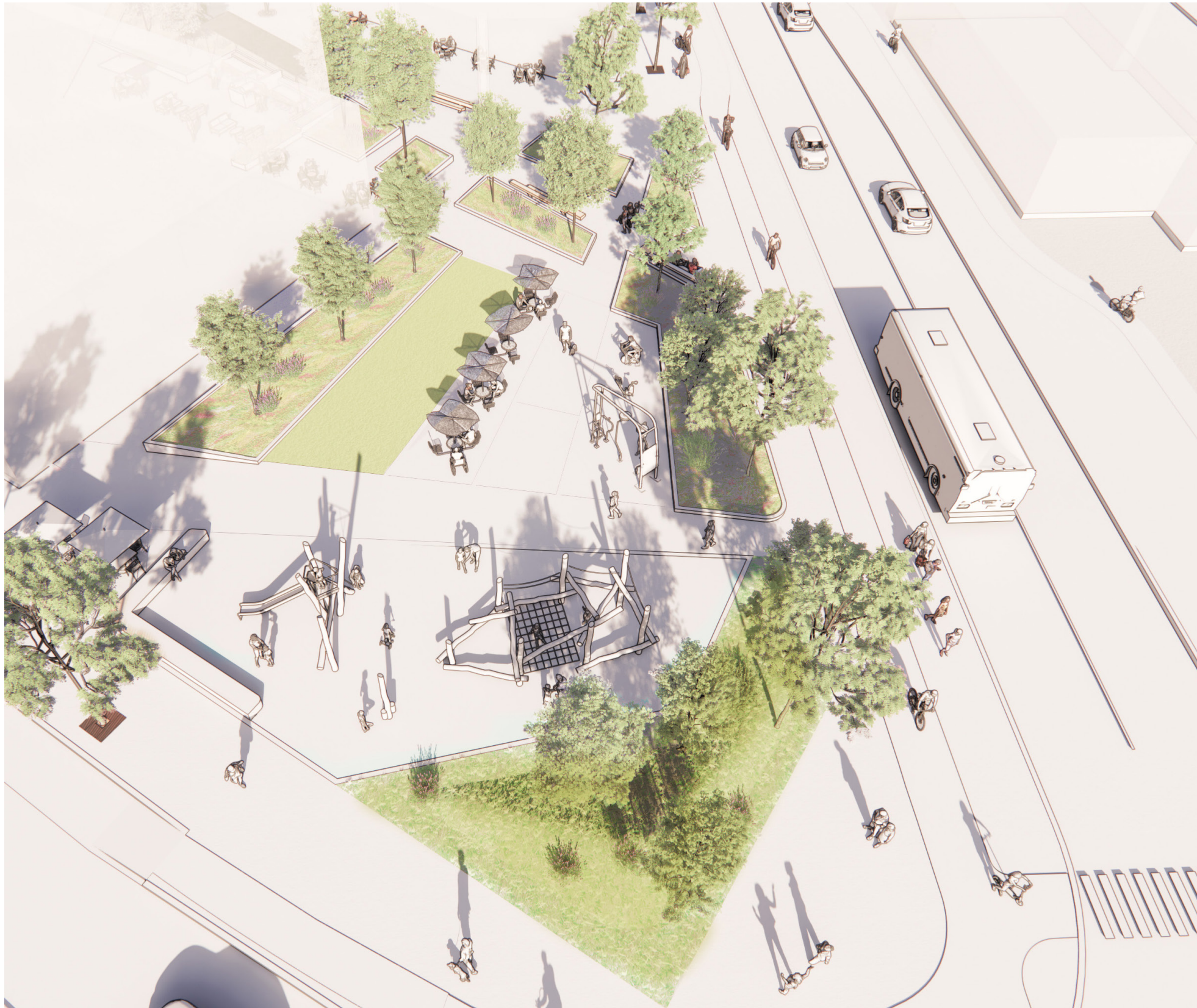


# COMPONENTS OF PUBLIC PARK

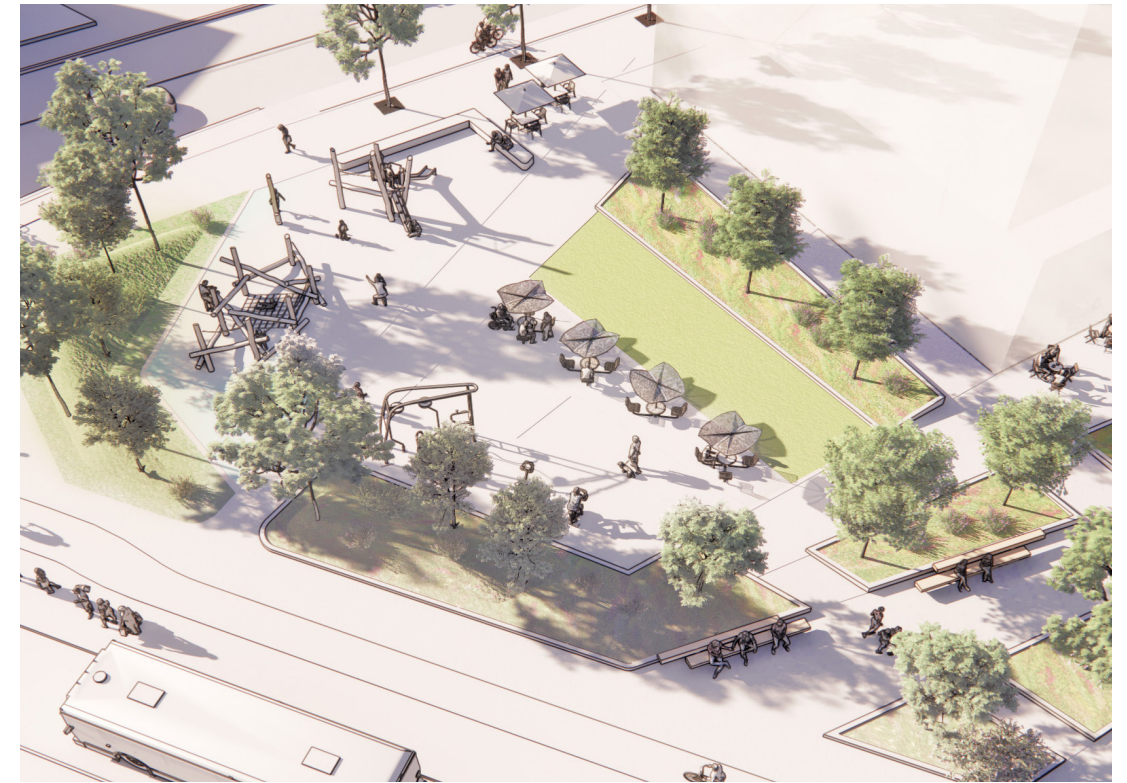




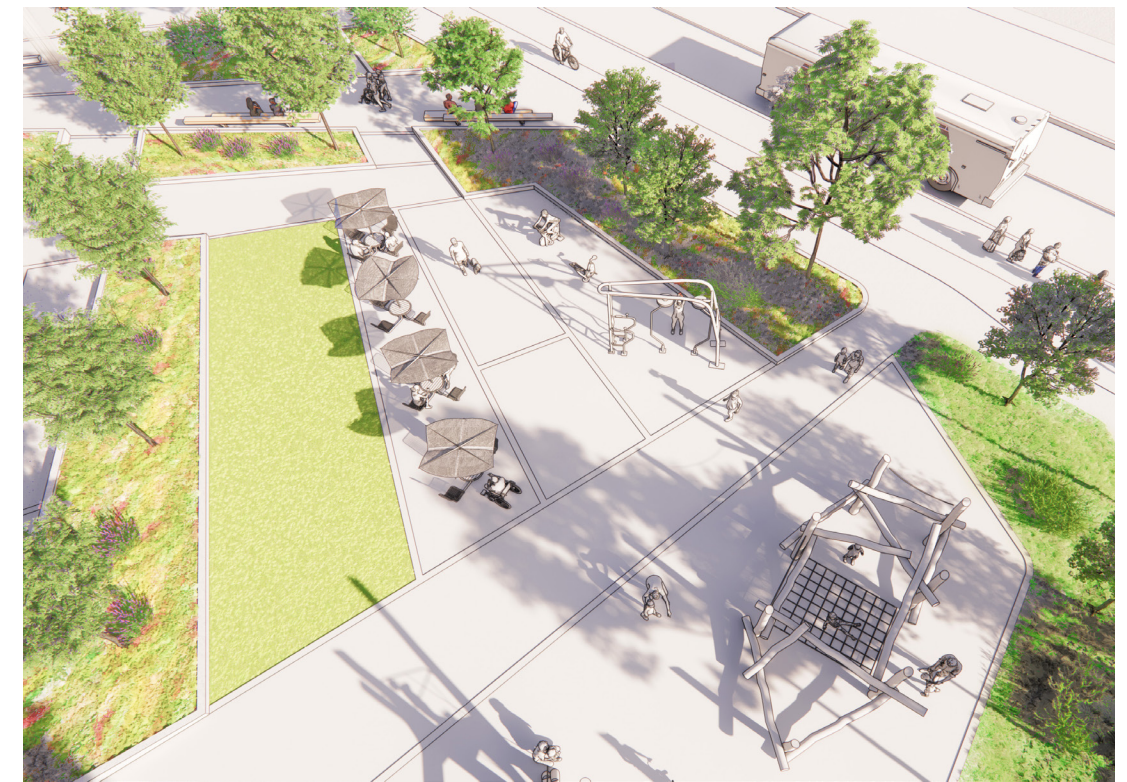
# VIEWS TOWARDS PUBLIC PARK



VIEW EAST THROUGH PARK



VIEW NORTHWEST TOWARDS PLAYGROUND



VIEW EAST TOWARDS ADULT FITNESS AREA

# VIEW NORTH WEST THROUGH POPS



BIKE LANE

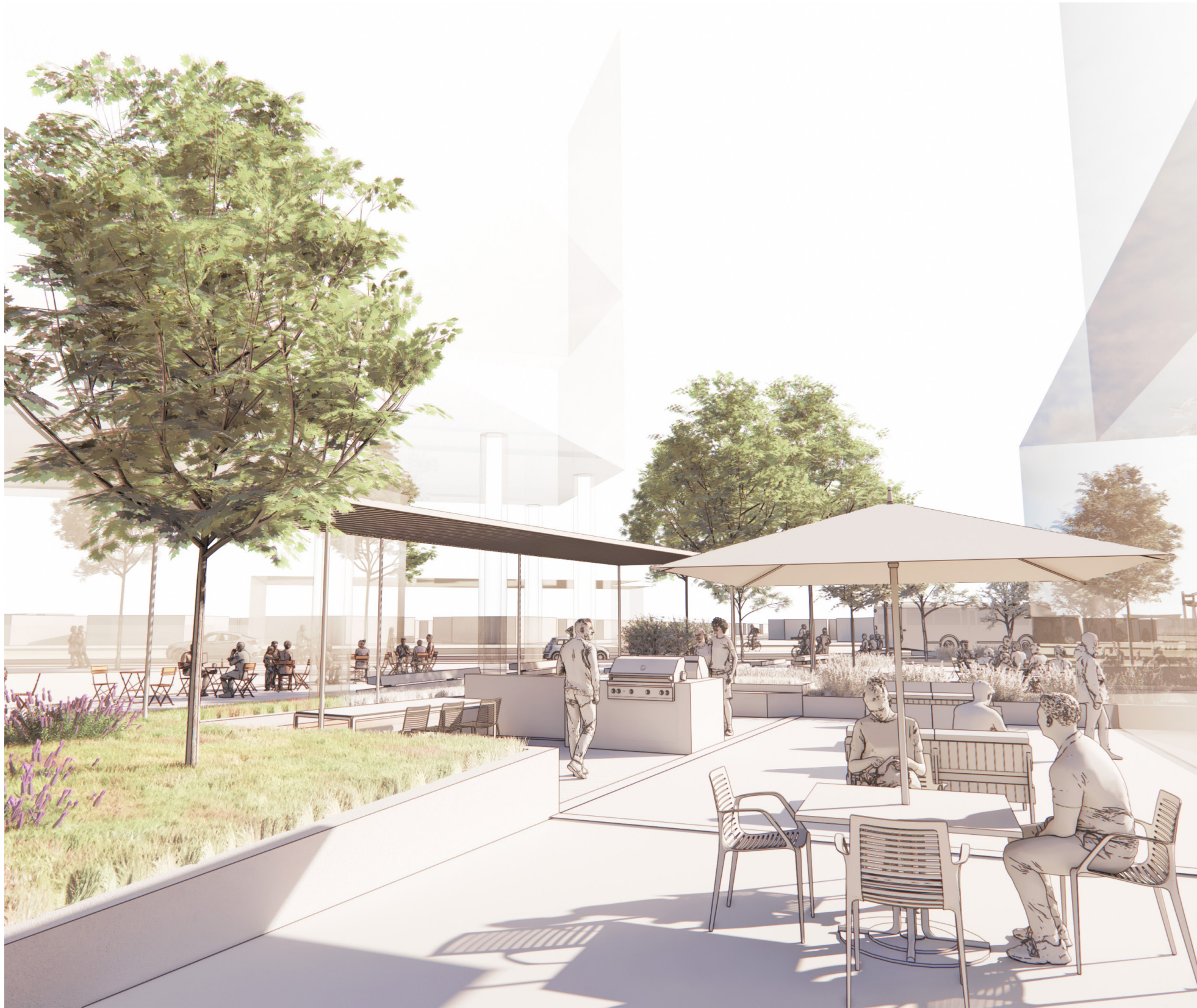
CATENARY LIGHTING

BIKE RACKS

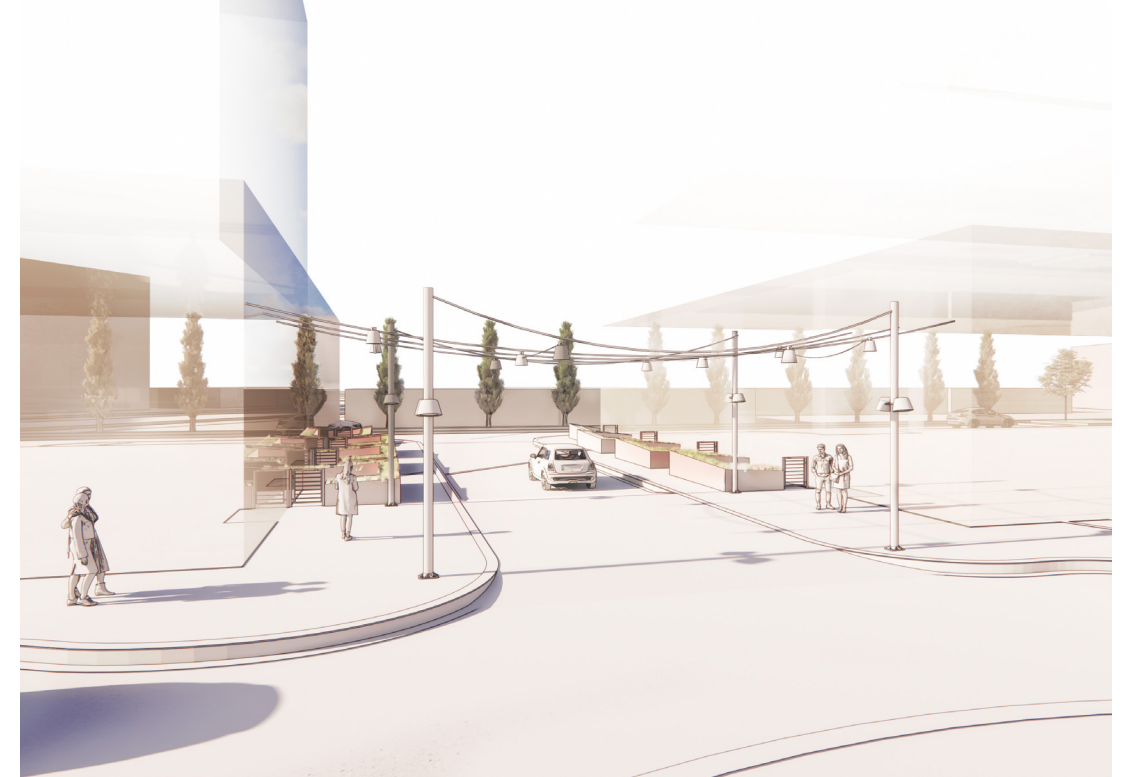
# VIEW NORTH EAST FROM RICHMOND THROUGH POPS



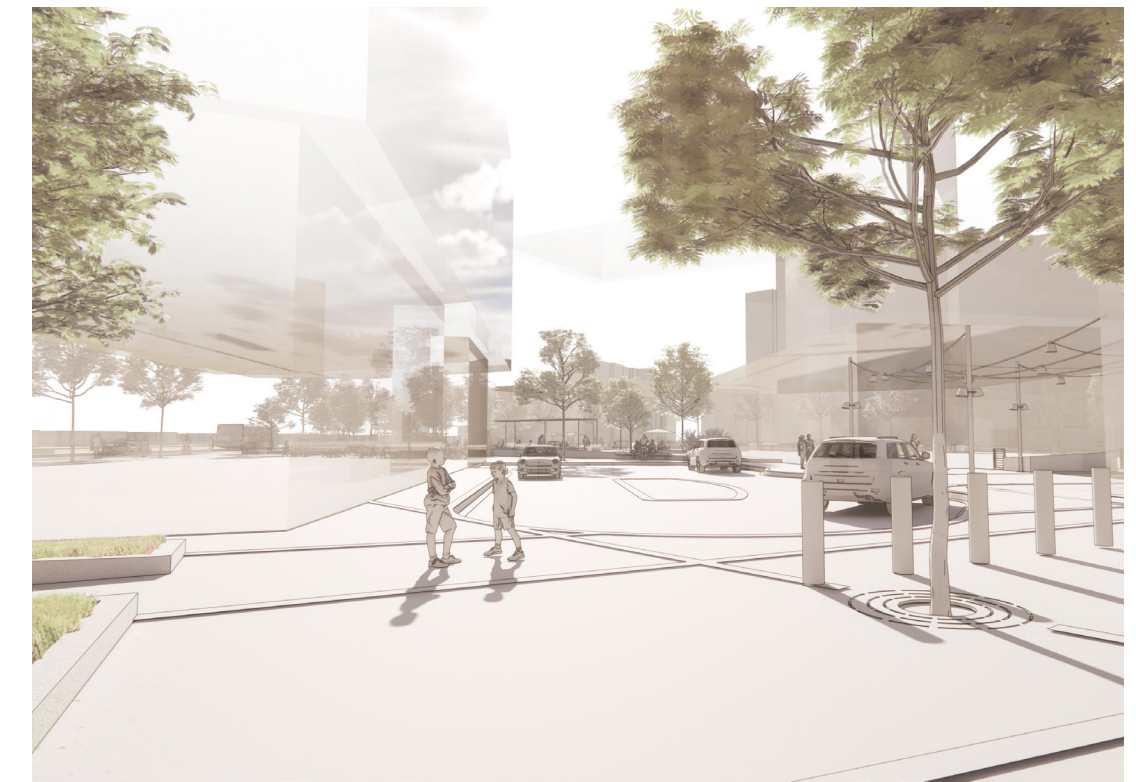
# VIEW EAST TOWARDS BUILDING C



VIEW SOUTH THROUGH OUTDOOR AMENITY



VIEW NORTH - ENTRYWAY W/ CATENARY LIGHTING



VIEW WESTWARD THROUGH VEHICULAR TURNAROUND