

22 July 2022

via email
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Brad Schlegel, Vice President
Design & Construction
Schlegel Villages
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**SCHLEGEL VILLAGES OTTAWA RIVERSIDE HOSPITAL SITE
EVALUATION OF PHASE II L-SHAPED PLAN AND IMPACTS**

Dear Brad:

Further to the request from Steve Gauthier of the City of Ottawa in our meeting on 15 July 2022, we have explored an alternative L-shaped plan for the Phase II Retirement Home building, to increase the setback from Smyth Road so that a public open space could be provided along the street.

I have attached the schematic plans for the L-Shaped Phase II building, based on a footprint set back as far as possible from Smyth Road and as close as possible to the access driveway. Schematic plans of the Phase II building shown on the current Master Plan are also included for comparison.

The major impacts of an L-shaped configuration compared to the original design are as follows.

1. Building Height: 17 vs 15 = 2 additional storeys
2. Building Size: 352,914sf vs 314,262sf = 38,652sf additional floor area
3. Construction Cost: 38,652sf x \$350/sf = \$13.5 million additional cost
(excluding HST, fees, permits & development charges)
4. Accommodation: 265 vs 270 = 5 fewer suites
5. Parking: 58 vs 66 = 8 fewer underground parking spaces

Unusable space is shown in grey tone, including areas adjacent to the parking ramp that would need to be inset into the ground floor, as well as in the interior corners of the upper floors where windowless area is neither required for support space nor suitable for living space.

This makes it apparent, combined with the operational impacts on delivery of care to more floors with fewer residents per floor, that the L-shaped configuration will significantly affect the viability of implementing the Schlegel Villages model on this site.

Sincerely,
CORNERSTONE ARCHITECTURE INCORPORATED



Richard W. Hammond, *Principal*
BES BArch MERS OAA MRAIC GGP LEEDAP

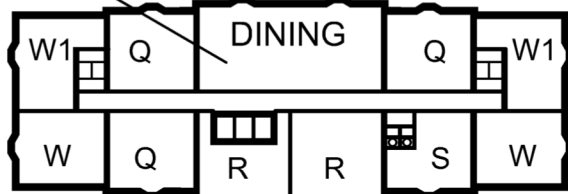
Enclosures: Current Phase II Schematic Plans
Alternative Phase II L-shaped Schematic Plans

Copy to: B. Aird @Fotenn
A. Leaning @CSV

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cornerstonearchitecture.ca

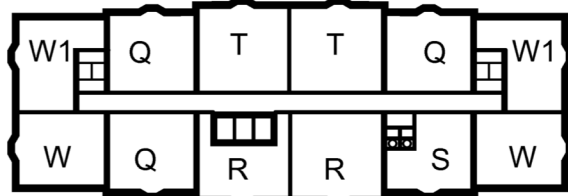
A OCCUPANCY
3,230 sf (371 m2)



19548 sf AILSA CRAIG 10

15th

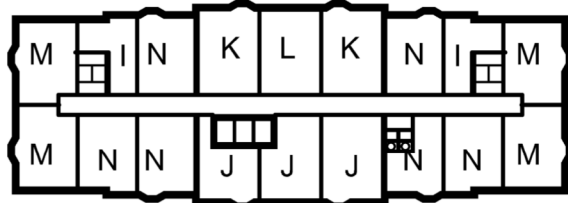
AILSA CRAIG



19548 sf AILSA CRAIG
12 Suites/Flr x 4 = 48

11th to 14th

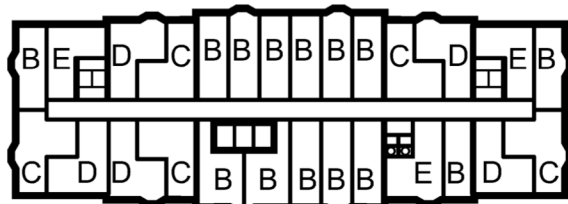
BECKER



19548 sf BECKER
18 Suites/Flr x 5 = 90

6th to 10th

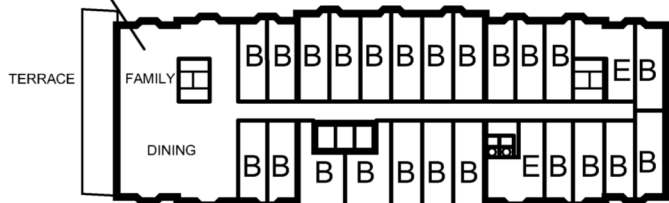
WILLIAMSBURG



19548 sf WILLIAMSBURG 27

5th

A OCCUPANCY
4,230 sf (393 m2)

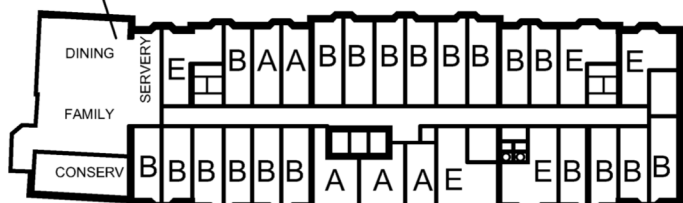


19755 sf EMMAS 25 x 2 = 50

3rd + 4th

EMMAS

A OCCUPANCY
3,993 sf (371 m2)

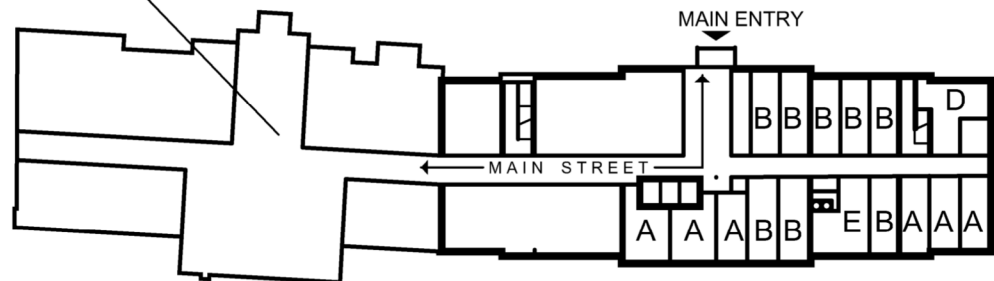


23203sf EGERTON 29

2nd

EGERTON

A OCCUPANCY
25,660 sf (2384 m2)

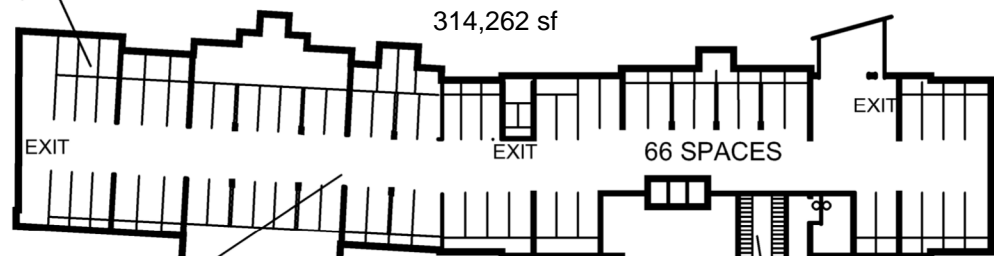


36521 sf WILLIAMSBURG 16

Ground

WILLIAMSBURG

A OCCUPANCY
3,757 sf (349 m2)



36521 sf BICYCLE PARKING

270 Suites
Basement

F OCCUPANCY
32,764 sf (3044 m2)



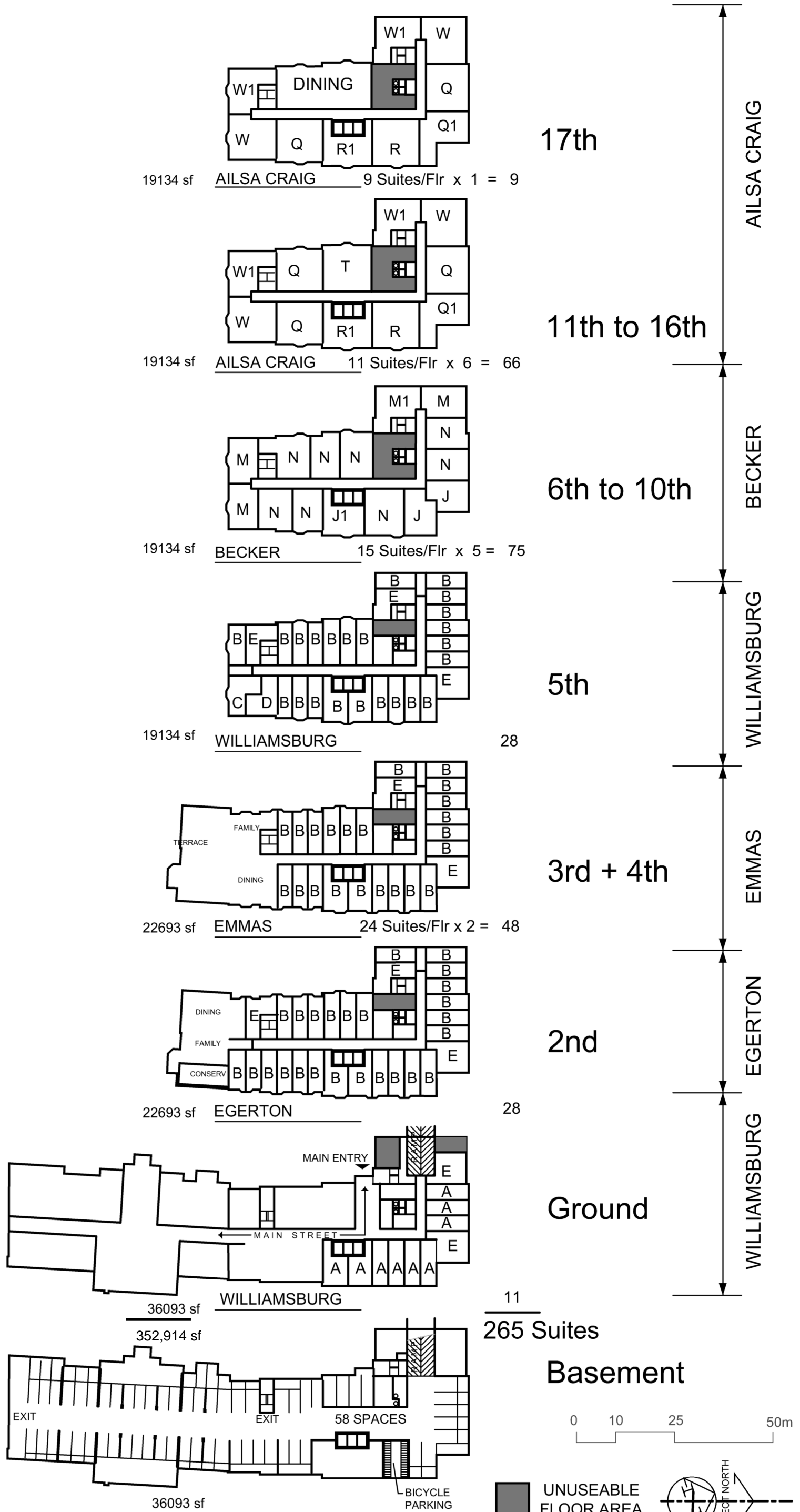
SCHLEGEL VILLAGES - OTTAWA
RIVERSIDE DRIVE
FLOOR PLAN SCHEMATICS

FILE 1000 OCT 06 2021

CORNERSTONE ARCHITECTURE

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19134 sf AILSA CRAIG 9 Suites/Flr x 1 = 9

17th

AILSA CRAIG

19134 sf AILSA CRAIG 11 Suites/Flr x 6 = 66

11th to 16th

19134 sf BECKER 15 Suites/Flr x 5 = 75

6th to 10th

BECKER

19134 sf WILLIAMSBURG 28

5th

WILLIAMSBURG

22693 sf EMMAS 24 Suites/Flr x 2 = 48

3rd + 4th

EMMAS

22693 sf EGERTON 28

2nd

EGERTON

36093 sf WILLIAMSBURG 11

Ground

WILLIAMSBURG

352,914 sf
36093 sf
58 SPACES
BICYCLE PARKING

265 Suites
Basement

0 10 25 50m

UNUSEABLE FLOOR AREA

