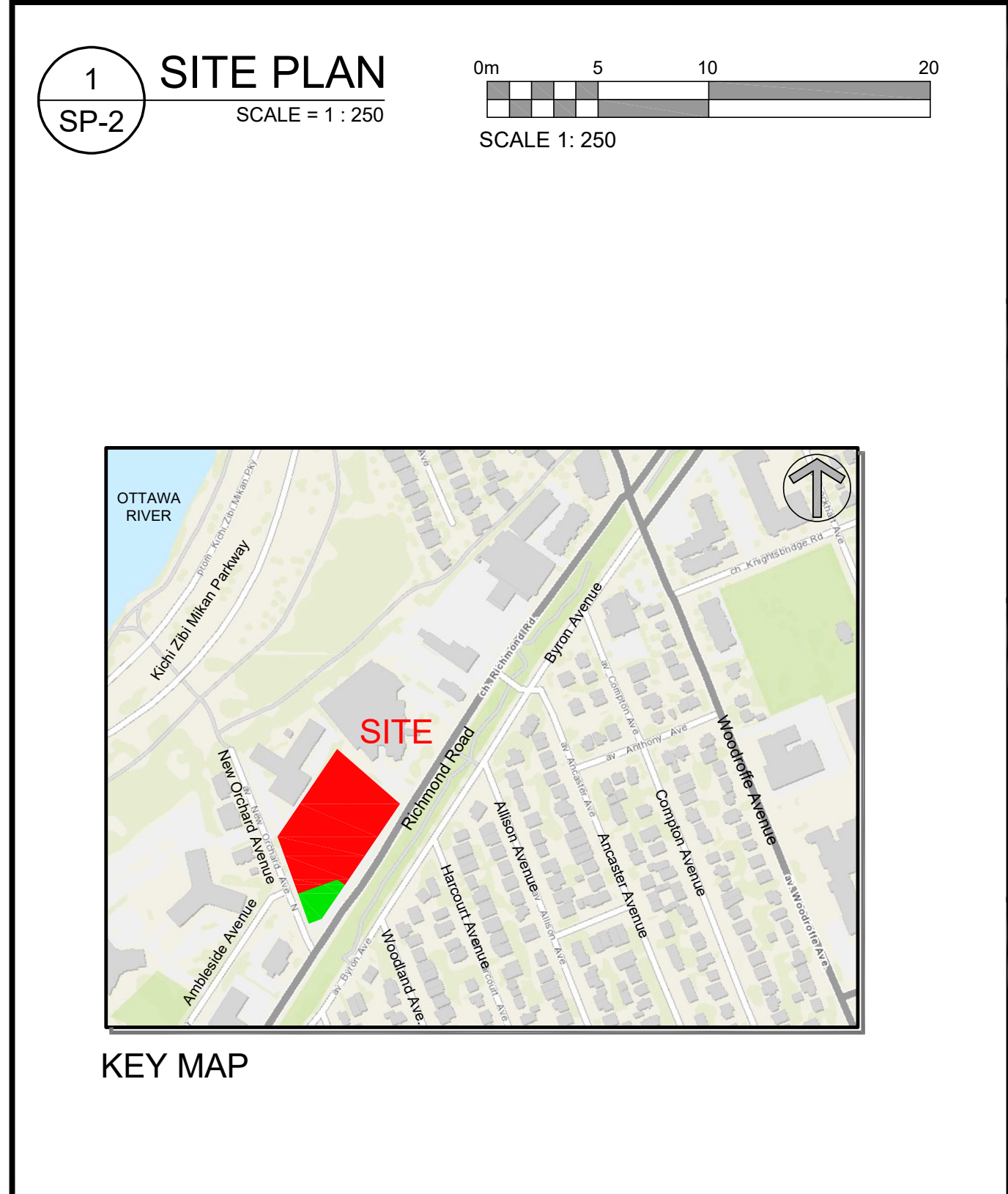
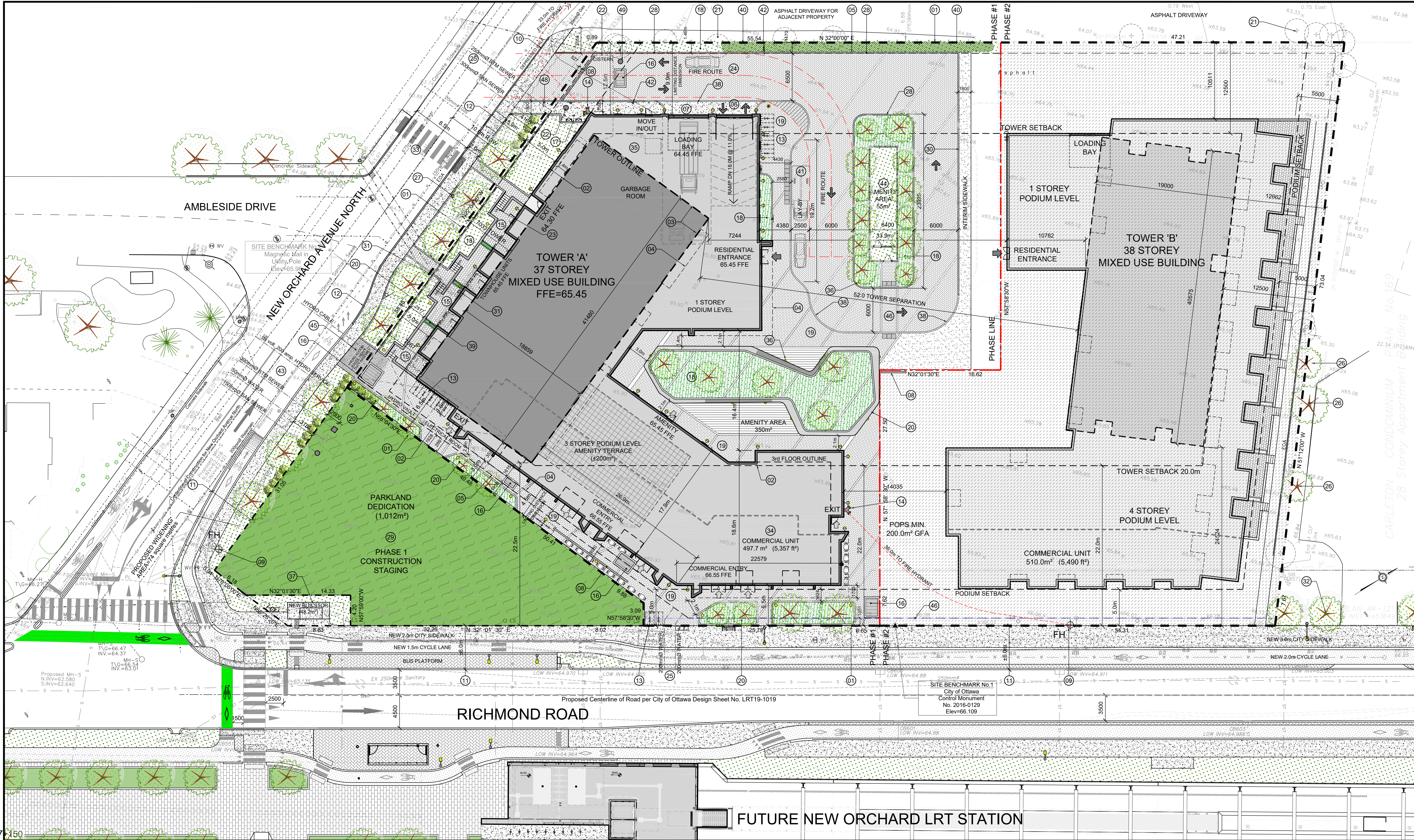




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LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF SURVEY OF
PART OF PIN 03970-0109 AND ALL OF PIN 03970-0105
PART OF LOTS 24 AND 25
CONCESSION 1 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

LANDSCAPE ARCHITECT
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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
- SEMI-SEMI CONNECTION
- FIRE HYDRANT

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

DRAWING NOTES:

- PROPERTY LINE
- BUILDING / TOWER SETBACK LINE
- OUTLINE OF TOWER
- LINE OF BALCONIES / CANOPY ABOVE
- LINE OF PARKING GARAGE BELOW
- ENTRANCE TO GARAGE RAMP
- ENTRANCE TO LOADING BAY
- TRENCH DRAIN
- RELOCATED EXISTING FIRE HYDRANT
- DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
- PROPOSED CITY ROAD AND BOULEVARD AS PER PHASE 2 CONFEDERATION LINE WORK
- CITY CURB, SIDEWALK & GRASSED BOULEVARD
- BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
- SEMI-SEMI CONNECTION
- PRIVATE PATIO FOR GROUND FLOOR UNITS WITH PRIVACY RAILING, HT. VARIES
- INTAKE / EXHAUST GRATE
- GAS PRESSURE RELEASE STATION
- SOFT LANDSCAPING
- HARD SURFACE LANDSCAPED AREA
- RAISED PLANT BED, SEE LANDSCAPE
- EXISTING TREE TO BE REMOVED
- CISTERN WITH OVERFLOW / ACCESS MH
- EXTERIOR STEPS WITH HANDRAILS AS REQUIRED
- 6.0 METRE WIDE FIRE ROUTE
- PROPOSED SERVICES, SEE CIVIL
- EXISTING TREE TO REMAIN
- EXISTING UTILITY / LIGHT POLE
- 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: DEPRESSED / MOUNTABLE
(39) 1.2m HT. METAL PLANTER WITH PRIVACY SCREEN
(40) REMOVE EXISTING CHAIN LINK FENCE ON PROPERTY LINE AND REPLACED HEDGE
(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 PAVES CROSSWALK WITH TWSI
(47) PROPOSED 1.0m WIDE STREET LIGHT EASEMENT
(48) FIRE ACCESS ROUTE SIGNAGE OVER PARKING GARAGE
(49) ACCESS MH FOR STORM WATER SEPARATOR

PROJECT INFORMATION			
Zoning By-law 2008-250 Consolidation	TM2494(H127)	SITE AREA	0.9 ha, 9,055.8 sq. m, 97,476 sq. ft.
		PHASE 1 AREA	5,051.7 sq. m, 54,376 sq. ft.
		PHASE 2 AREA	4,004.1 sq. m, 43,100 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 / 113.0m	
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	
FRONT YARD SETBACK (TOWER)	3.0m	4.5m	
REAR & INTERIOR YARD SETBACK (TOWER)	22.5m	22.5m	
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	0	
VEHICLE PARKING: COMMERCIAL - AREA "Z" NOT REQUIRED	0	35	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	213	342	
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		PHASE 1 - TOWER 'A'
(CITY OF OTTAWA'S DEFINITION)		
P2 PARKING LEVEL	0.0 sq. m.	0.0 sq. ft.
P2 PARKING LEVEL	0.0 sq. m.	0.0 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.	0.0 sq. ft.
5th - 14th FLOOR	10 x 606.82 sq. m.	6,268.2 sq. m.
15th - 35th FLOOR	21 x 606.82 sq. m.	12,742.2 sq. m.
36th FLOOR - RESIDENTIAL / AMENITY	501.1 sq. m.	5,394 sq. ft.
AMENITY / MECHANICAL PENTHOUSE	0.0 sq. m.	0.0 sq. ft.
TOTAL AREA	22,630.0 sq. m.	243,587 sq. ft.
TOWER FLOOR PLATE (AS DEFINED IN ZONING EXEMPTION 2484)	636.1 sq. m.	6,847 sq. ft.
TOWER BALCONY PROJECTIONS	79.0 sq. m.	850 sq. ft.

UNIT STATISTICS	
STUDIO UNIT	10.1%
1 BEDROOM UNIT	40.7%
1 BEDROOM + DEN UNIT	17.3%
2 BEDROOM UNIT	18.1%
2 BEDROOM + DEN UNIT	11.1%
3 BEDROOM UNIT	1.2%
TOWNHOUSE UNIT - 3 BEDROOM	0.9%
TOTAL	100%

RESIDENTIAL AREA	22,140.4 sq. m.
COMMERCIAL AREA	502.5 sq. m.
CITY OF OTTAWA'S DEFINITION	5,409 sq. ft.
COMMERCIAL AREA (POSS. LEASABLE AREA - DEFINITION - NOTED ON FLOOR PLAN)	523.8 sq. m.
	5,735 sq. ft.

CAR PARKING	
REQUIRED BY ZONING BY-LAW	
RESIDENCE	- AREA "Z" NONE REQUIRED
VISITOR	- 0.1 PER DWELLING UNIT (MAX. 30 PER BLDG.)
COMMERCIAL	- AREA "Z" NONE REQUIRED
TOTAL	30
PROVIDED	
RESIDENCE	- 0.447 PER UNIT
VISITOR	- 0.071 PER UNIT
COMMERCIAL	- 0.071 PER UNIT
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
COMMERCIAL	- 1.0 PER 250m² OF G.F.A.
TOTAL	216
PROVIDED	
RESIDENCE - INTERIOR	- 0.5 PER UNIT
RESIDENCE - EXTERIOR	- 0.5 PER UNIT
COMMERCIAL - EXTERIOR	- 0.5 PER UNIT
TOTAL	322

AMENITY SPACE	
GROUND FLOOR COMMUNAL EXTERIOR	350.0 sq. m.
GROUND FLOOR COMMUNAL INTERIOR	200.0 sq. m.
4th FLOOR COMMUNAL INTERIOR	590.0 sq. m.
4th FLOOR COMMUNAL TERRACE	200.0 sq. m.
36th FLOOR COMMUNAL INTERIOR	208.0 sq. m.
37th FLOOR COMMUNAL INTERIOR	265.0 sq. m.
PRIVATE BALCONIES	2,520.0 sq. m.
PRIVATE TERRACE	80.0 sq. m.
TOTAL	4,413.0 sq. m.
TOTAL COMMUNAL	1,813.0 sq. m.
REQUIRED - 6.0m² PER UNIT (425)	2,550.0 sq. m.
REQUIRED COMMUNAL @ 50%	1,275.0 sq. m.

WASTE REQUIREMENT	
GARBAGE - COMPACTED	- 0.053 PER UNIT
RECYCLING GMP	- 0.018 PER UNIT
RECYCLING FIBER	- 0.038 PER UNIT
COMPOST	- 240L PER 50 UNITS

LOT COVERAGE	
PHASE 2 LANDS	4,004.1 sq. m.
POPS (ALL IN PHASE 2)	0.0 sq. m.
PAVED SURFACE	983.3 sq. m.
TOWER 'A' FOOTPRINT	2,121.2 sq. m.
LANDSCAPE OPEN SPACE	1,947.2 sq. m.
TOTAL	9,055.8 sq. m.
PARKLAND DEDICATION	1,012.0 sq. m.
NEW ORCHARD ROW	74.0 sq. m.
BUS STOP	48.2 sq. m.
TOTAL	1,134.2 sq. m.
TOTAL - PRE DEVELOPMENT AREA	10,190.0 sq. m.
PHASE 1 LANDS	5,051.7 sq. m.

NOTATION SYMBOLS:

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.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.

INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.

INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.

DETAIL NUMBER

TITLE

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

ISSUED FOR ROUND 4 COMMENT RESPONSE	Sept 04, 25
ISSUED FOR PRICING	Aug. 14, 25
BUILDING PERMIT COMMENT RESPONSE	July 15, 25
ISSUED FOR ROUND 3 COMMENT RESPONSE	June 20, 25
ISSUED FOR ROUND 2 COMMENT RESPONSE	Apr. 11, 25
ISSUED FOR BUILDING PERMIT	Mar. 24, 25
ISSUED FOR CONSULTANT REVIEW	Mar. 05, 25
ISSUED FOR PAGE TURN REVIEW	Jan. 22, 25
ISSUED FOR ROUND 1 COMMENT RESPONSE	Dec. 13, 24
ISSUED FOR OWNER / CONSULTANT REVIEW	Nov. 26, 24
ISSUED FOR SPC APPLICATION	Sept. 03, 24
ISSUED FOR OWNER / CONSULTANT REVIEW	Aug. 28, 24
ISSUED FOR UDRP PRESENTATION	Aug. 02, 24
ISSUED FOR OWNER / CONSULTANT REVIEW	July 12, 24
ISSUED FOR PRE-CONSULT PHASE 1 - ADDITIONAL INFO. PACKAGE	June 10, 24
ISSUED FOR PRE-CONSULT APPLICATION	Apr. 28, 24
ISSUED FOR OWNER REVIEW	Apr. 11, 24

ARCHITECT SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS

REVISED

6667

SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT:

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1047 Richmond Investment GP Inc.

ARCHITECT:

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PROJECT TITLE:

1047 RICHMOND ROAD

OTTAWA

ONTARIO

SHEET TITLE:

SITE PLAN
PHASE 1

DRAWN:

R.V.

CHECKED:

R.V.

SCALE:

1:250

SHEET No.

SP-1

PROJECT No.

2404

PAPER SIZE: ISO_B1 (707.00 x 1000.00 MM)

PLOT DATE: Thursday, September 04, 2025

PLOT SCALE: 1:1

PEN STYLE: 0-RLA-MASTER-100%.ctb

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DWG # 19186

D07-12-24-0104