

# TOWNSHIP OF RIDEAU LAKES

*[MUNICIPAL OFFICE REDEVELOPMENT]*

Chantry, ON



Rideau Lakes

IDEA

# Overview

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Mechanical and Electrical Analysis

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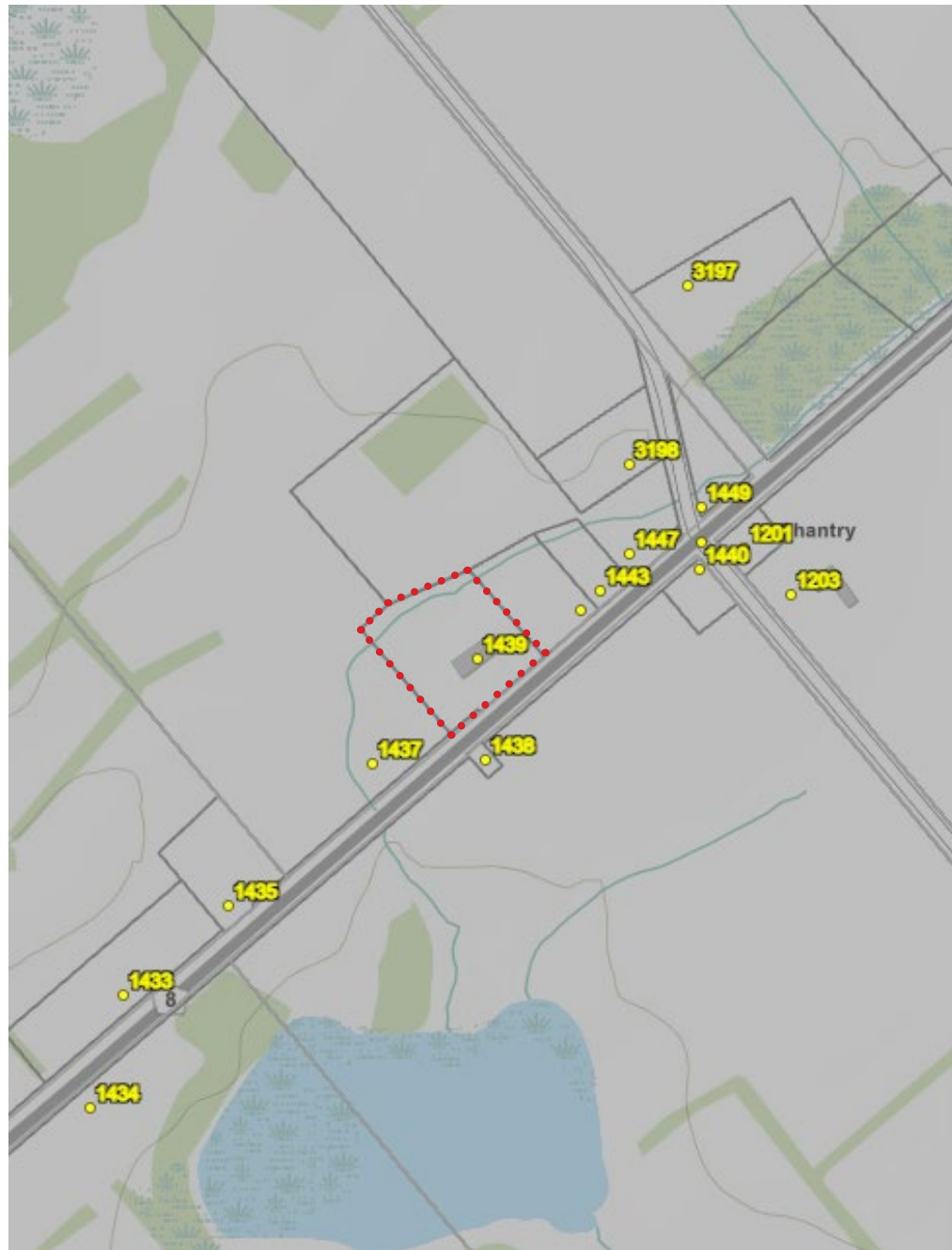
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Conclusions and Next Steps

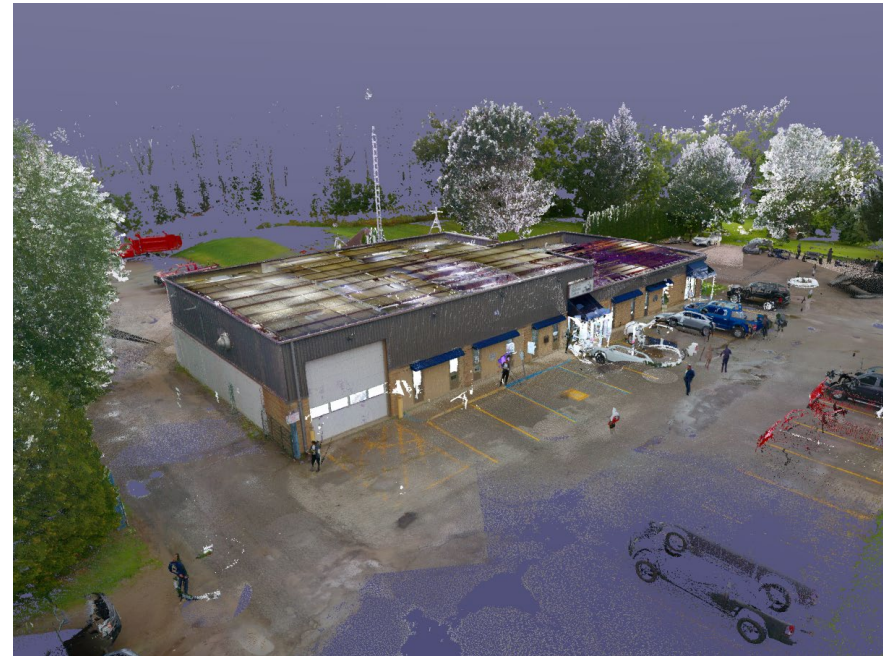


# Our Methodology

## Site Review



Chantry, ON



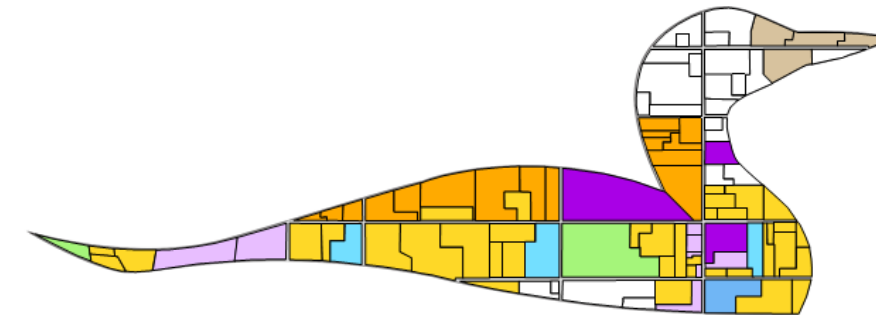
Existing Site Photographs

# Our Methodology

## Regulatory Analysis



## TOWNSHIP OF RIDEAU LAKES ZONING BY-LAW NO 2023-50



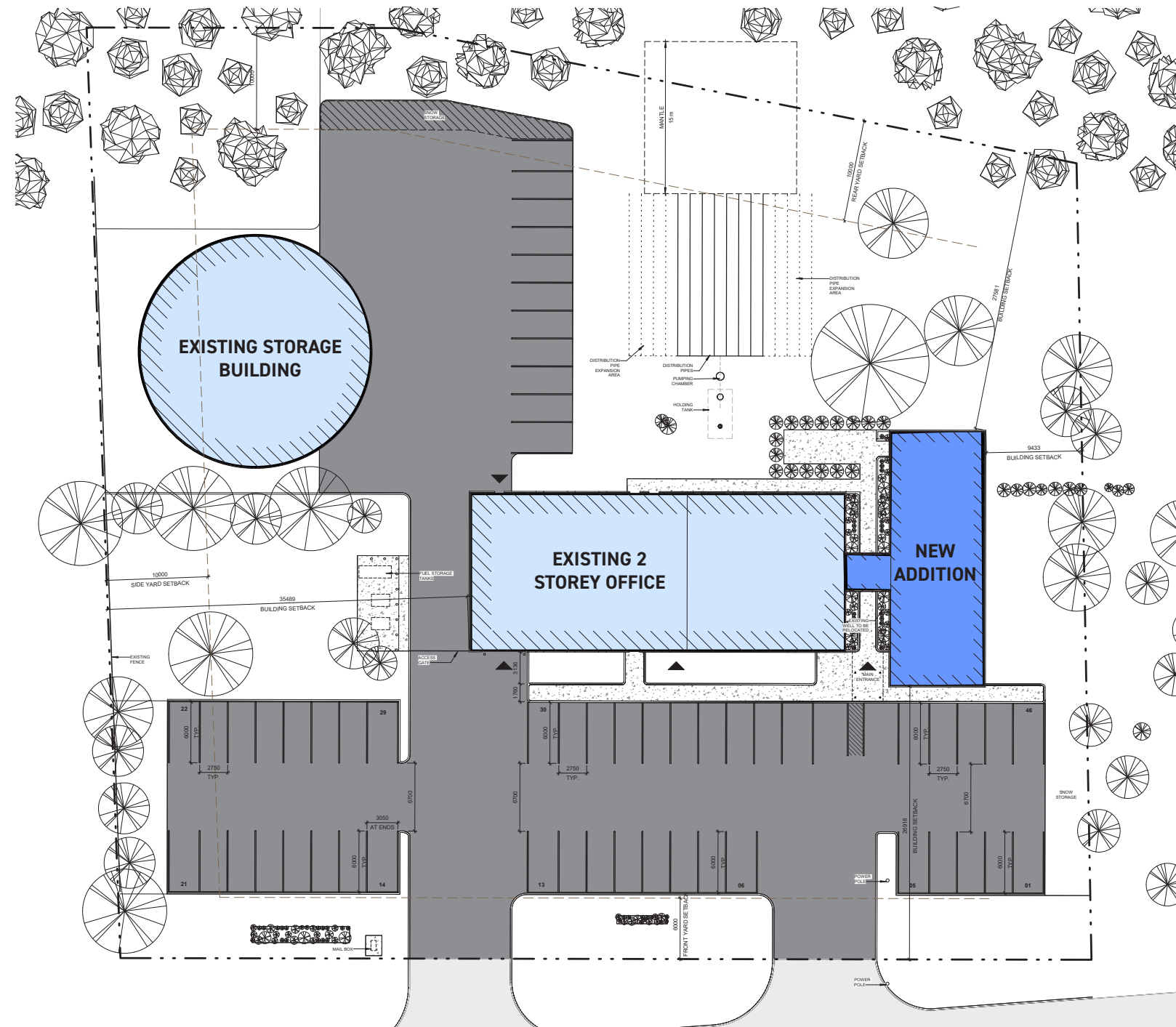
Prepared by:  
TOWNSHIP OF RIDEAU LAKES  
1439 County Rd 8, Delta, ON K0E 1G0  
Tel: 1-800-928-2250  
[www.rideaulakes.ca](http://www.rideaulakes.ca)

# Our Methodology

## Site Planning



Existing Site



**LEGAL DESCRIPTION:**

XXXX

REFERENCE LEGAL SURVEY XXXX

**ZONING DESIGNATION:**  
I- INSTITUTIONAL

**USE:**  
COMMUNITY SERVICE

**REQUIRED SETBACKS:**

FRONT YARD (m)	REQUIRED 6	ACTUAL 26.91
REAR YARD (m)	REQUIRED 10	ACTUAL 27.58
EXTERIOR SIDE YARD (m)	REQUIRED 6	ACTUAL NOT APPLICABLE
INTERIOR SIDE YARD (m)	REQUIRED 10	ACTUAL -10 (TO BE CONFIRMED WITH SURVEY)
MINIMUM LOT WIDTH (m)	REQUIRED 40	ACTUAL 95.76
MINIMUM LOT AREA (m <sup>2</sup> )	REQUIRED 4,050	ACTUAL 8,420
MAXIMUM BUILDING HEIGHT (m)	REQUIRED 12	ACTUAL 6.6
MAXIMUM LOT COVERAGE (%)	REQUIRED 20	ACTUAL 14.7

**REQUIRED PARKING:**

INDUSTRIAL USE (1 SPACE/40m <sup>2</sup> OF GFA)	REQUIRED 2	ACTUAL 2
PROFESSIONAL OF BUSINESS OFFICE (1 SPACES/25m <sup>2</sup> OF GFA)	REQUIRED 30	ACTUAL 44
<b>TOTAL</b>	<b>REQUIRED 32</b>	<b>ACTUAL 46</b>

**NUMBER OF ACCESSIBLE PARKING SPACES (1 SPACE/30 REQUIRED SPACES)**

REQUIRED 2	ACTUAL 2
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NOTE ALL OF THE DATA SHOWN IN THIS SUMMARY AND PLAN ARE APPROXIMATE AND WILL NEED TO BE VALIDATED IN DETAILED DESIGN. THE LIST PROVIDED ABOVE IS AN APPROXIMATION AND WILL BE FURTHER REFINED AS THE DESIGN IS DEVELOPED. THIS INFORMATION IS PREPARED BASED ON READILY AVAILABLE INFORMATION WHICH MAY BE OUT OF DATE OR INACCURATE. AN IN FIELD SURVEY WILL BE PREPARED DURING DETAILED DESIGN TO VALIDATE THE INFORMATION LISTED ABOVE AND SHOWN HEREIN.

**LEGEND**

- ASPHALT PAVING
- CONCRETE WALKWAY
- TWSI
- PLANTING
- PROPERTY LINE
- SETBACK LINE
- CENTRELINE
- OVERHEAD LINE
- FH FIRE HYDRANT
- LS LIGHT STANDARD

# Our Methodology

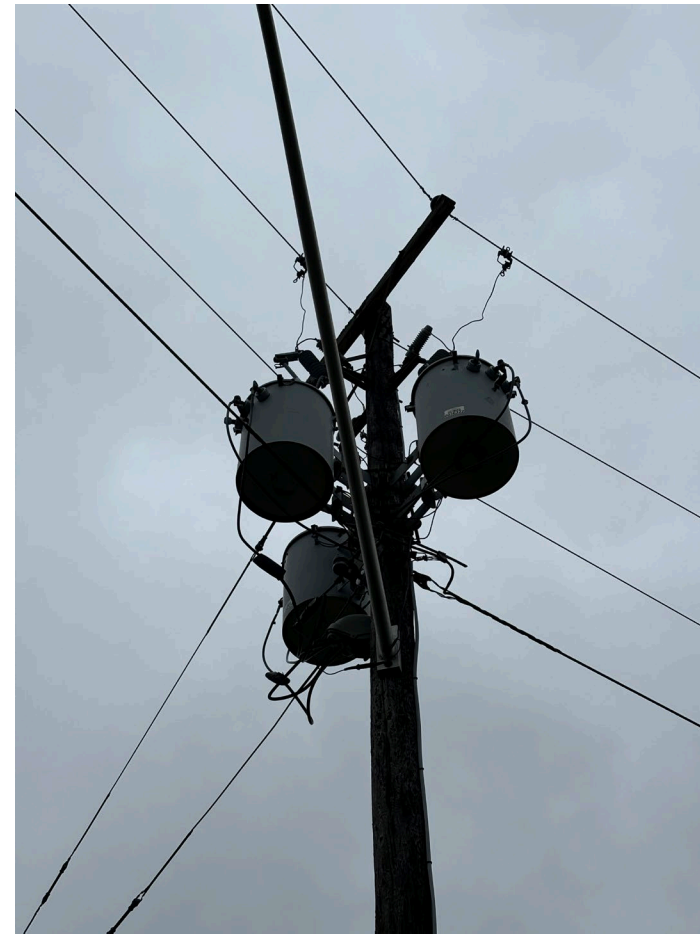
## Mechanical and Electrical Analysis



Existing HVAC Unit



Existing Well



Existing Power Transformers



Existing Electrical Service Distribution

# Our Methodology

## Space Planning

IDEA Inc.

Township of Rideau Lakes  
Municipal Office Redevelopment  
1439 Country Road 8 Delta, ON

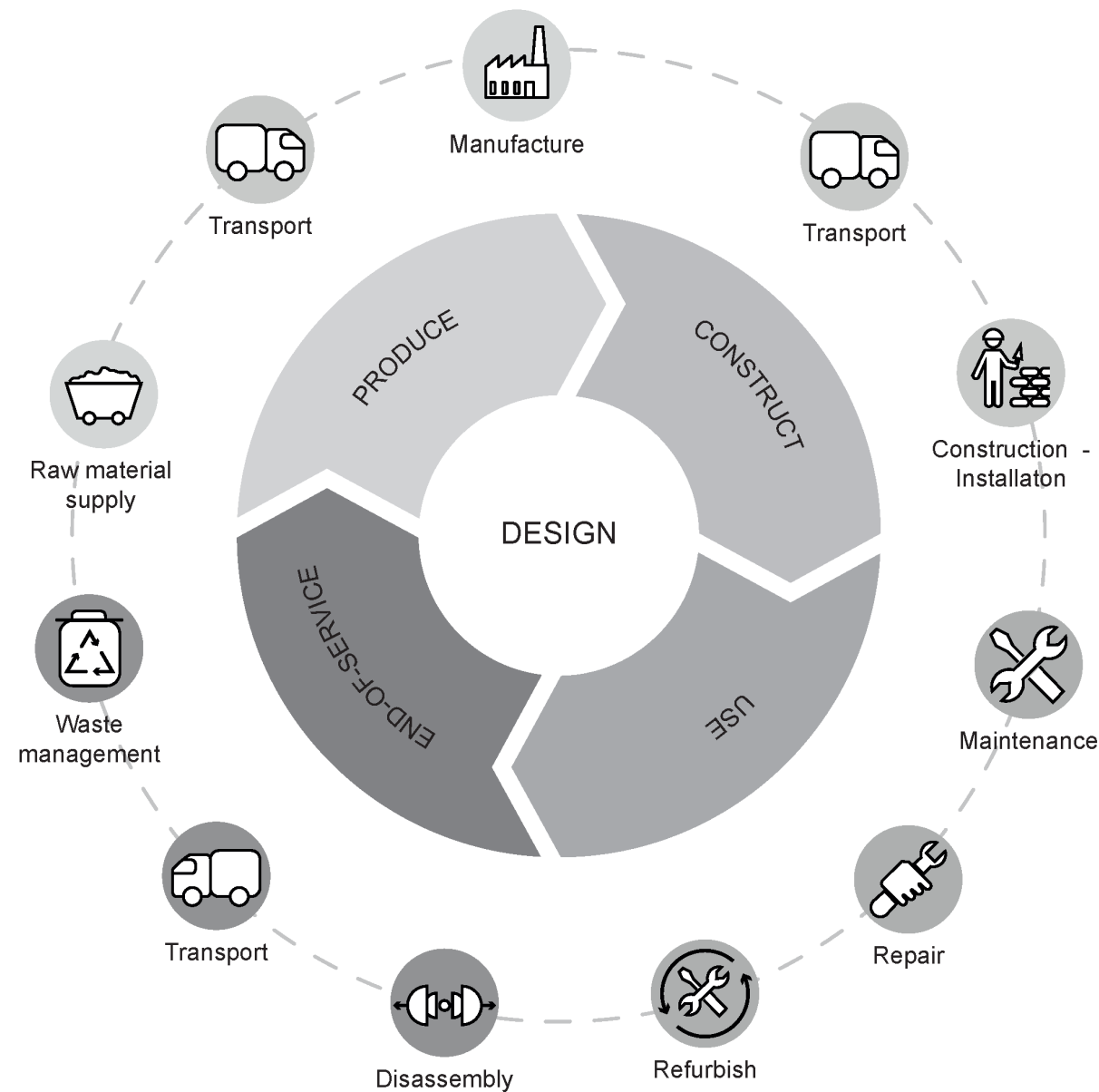
2024-09-13

September 10 2024 - Schematic Design				
Township of Rideau Lakes. - New Municipal Offices				
Functional Space Program Matrix				
Room No.	Room Name (1)	Proposed Net Area (SF) (6)	Proposed Net Area (m²) (7)	Comments
<b>Area A - Public Areas</b>				
<b>Public Common Spaces</b>				
	Universal Washroom	90.00	8.4	
	Private Washroom	50.00	4.6	
27	Reception	150.00	13.9	
	Lobby/Vestibule	200.00	18.6	
	<b>Subtotal</b>	<b>490.00</b>	<b>45.5</b>	
<b>Area B - Administrative Areas</b>				
<b>Private Offices</b>				
1	CAO	150.00	13.9	
2	Mayor	120.00	11.2	
3	Admin	120.00	11.2	
4	Clerk	120.00	11.2	
5	Recreation Coordinator	120.00	11.2	
6	Economic Development and Cultural Heritage Coordinator	120.00	11.2	
7	Treasurer	120.00	11.2	
8	Deputy Treasurer	120.00	11.2	
9	Tax Administrator	120.00	11.2	
10	Manager of Development Services	120.00	11.2	
11	CBO	120.00	11.2	
12	DCBO	120.00	11.2	
13	Building Inspector	120.00	11.2	
14	Manager of Facilities and Parks	120.00	11.2	
15	Associate Planner	120.00	11.2	
16	Works and Facility Coordinator	120.00	11.2	
17	Manager of Roads and Parks	120.00	11.2	
18	Development Services Analyst	120.00	11.2	
19	Development Services Analyst	120.00	11.2	
20	Development Services Analyst	120.00	11.2	
21	Payroll Administrator/Human Resources Assistant	120.00	11.2	
22	Municipal Properties Supervisor	120.00	11.2	
23	Reception	120.00	11.2	
24	Finance Analyst	120.00	11.2	
25	Student office/growth	120.00	11.2	
	<b>Subtotal</b>	<b>3,030.00</b>	<b>281.6</b>	
<b>IT</b>				
26	IT Office	120.00	11.2	
	Server Room	120.00	11.2	
	Coper Printer Area	150.00	13.9	
	<b>Subtotal</b>	<b>390.00</b>	<b>36.2</b>	
<b>Meeting Rooms</b>				
	Council Chambers	750.00	69.7	
	Conference Room	300.00	27.9	
	Public Meeting Room	120.00	11.2	
	<b>Subtotal</b>	<b>1170.00</b>	<b>108.7</b>	
<b>Area C - Miscellaneous</b>				
<b>Miscellaneous Spaces</b>				
	Electrical/Mechanical Services	200.00	18.6	
	Vestibule Office	150.00	13.9	
	Mens Common Washroom	200.00	18.6	
	Womens Common Washroom	200.00	18.6	
	Lunch Room (Office)	400.00	37.2	
	Kitchen	150.00	13.9	
	Janitor	100.00	9.3	
	Records Storage	300.00	27.9	
	Secure Storage (Vault)	150.00	13.9	
	Maintenance Garage	850.00	79.0	
	<b>Subtotal</b>	<b>2,700.00</b>	<b>250.9</b>	
	<b>Area A - Public Areas Subtotal</b>	<b>490.00</b>	<b>45.54</b>	
	<b>Area B - Administrative Areas Subtotal</b>	<b>4,590.00</b>	<b>426.58</b>	
	<b>Area C - Miscellaneous Areas Subtotal</b>	<b>2,700.00</b>	<b>250.9</b>	
	<b>Net Total Building Area</b>	<b>7,780.00</b>	<b>723.05</b>	
	<b>Gross up Factor (10%)</b>	<b>778.00</b>	<b>72.3</b>	
	<b>Total Building Area</b>	<b>8,558.00</b>	<b>795.35</b>	



# Our Methodology

## Projection Timeframe and Development Criteria



**TO GUIDE DECISION MAKING WHAT QUESTIONS ARE RELEVANT TO THE TYPE OF PROJECT THAT IS PROPOSED?**

WHAT IS THE ANTICIPATED LIFE SPAN?

WHAT IS THE USE OF THE SPACE?

WHO IS IT BEING BUILT FOR?

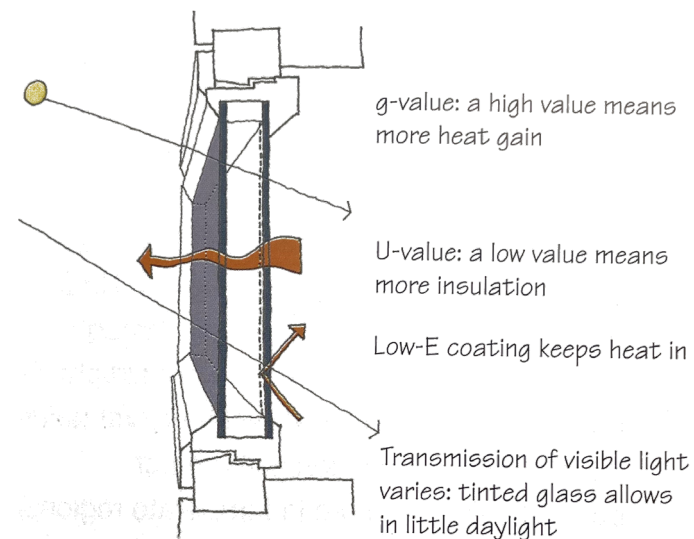
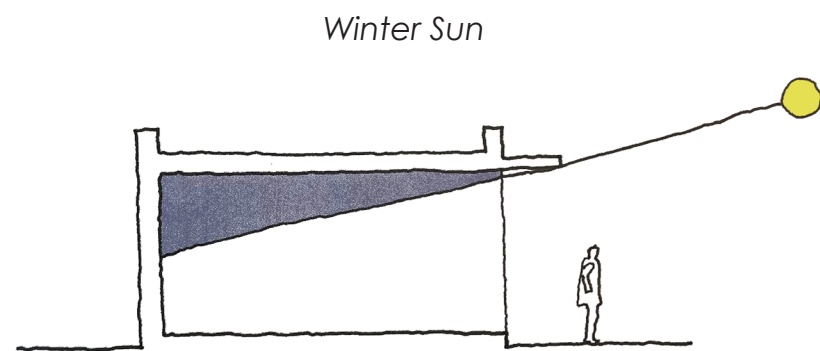
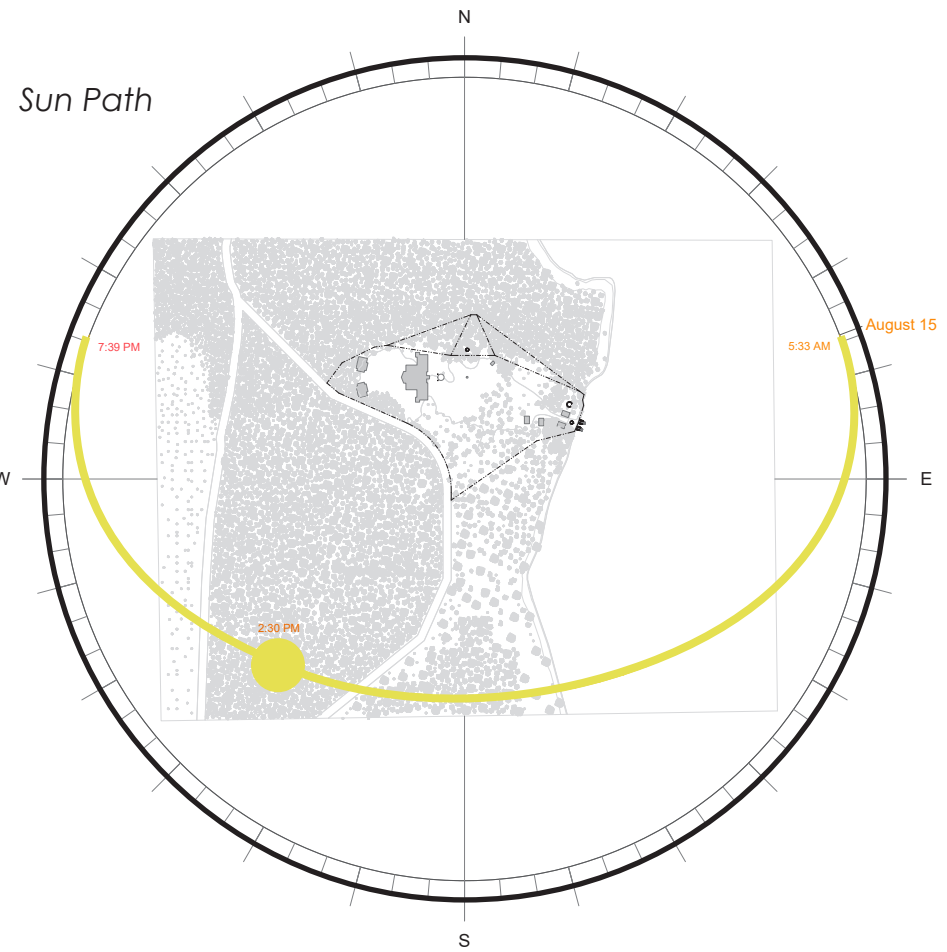
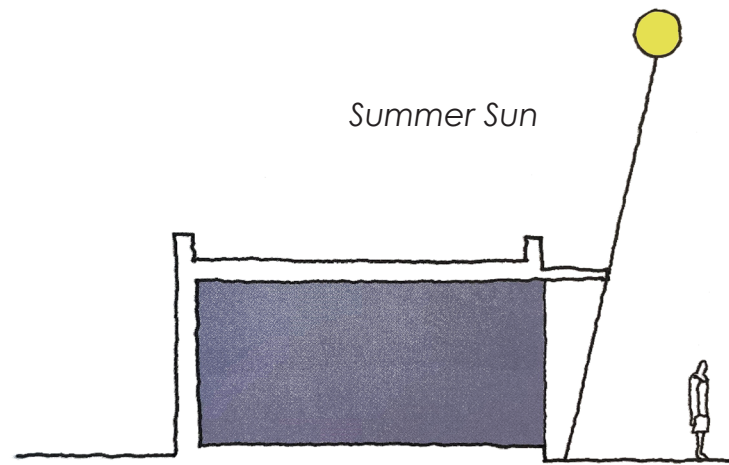
WHAT ARE THE SPECIFIC NEEDS OF THE USERS?

ARE THERE OPERATIONAL CHALLENGES?

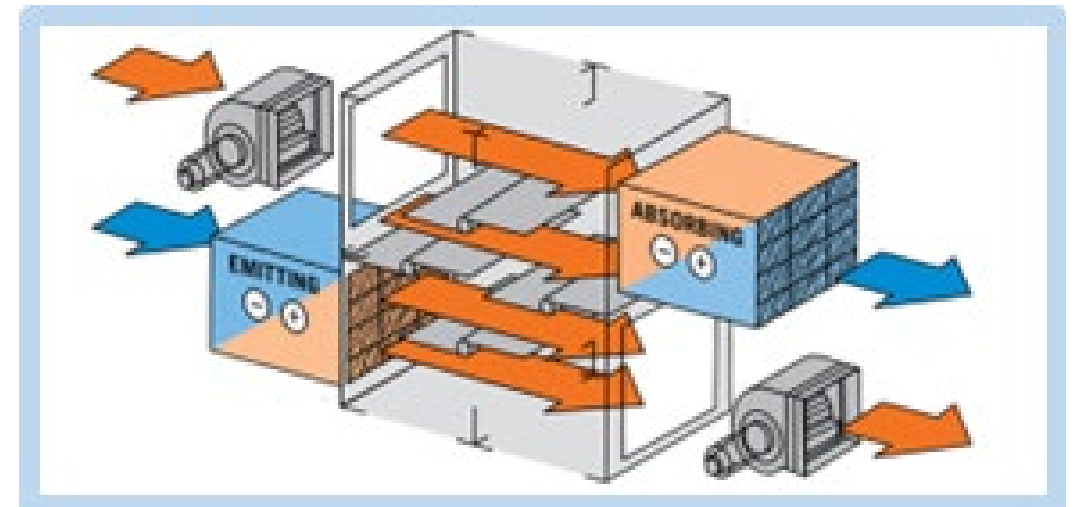


# Energy Performance

## Site + Architectural Considerations



## Mechanical + Electrical Considerations



# Accessibility

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Visually Impaired



Hearing Impaired



Mobility Impaired



**Hello**  
*Bonjour*  
**Thank you**  
*Merci*

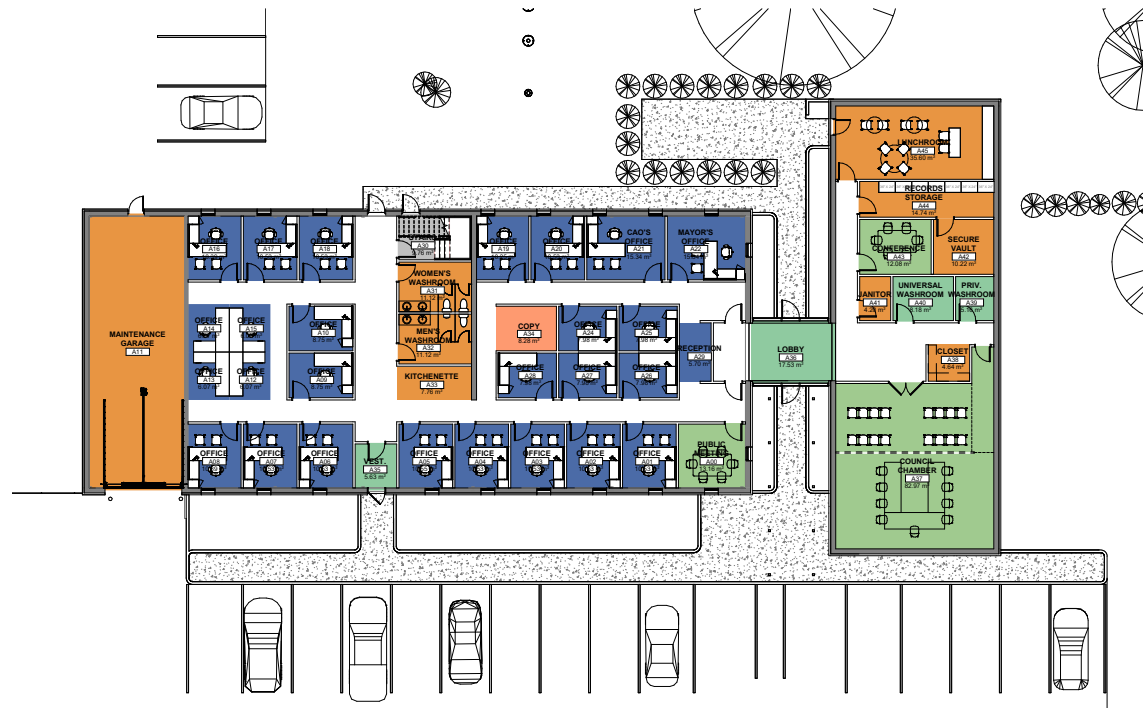


**Rideau Lakes**

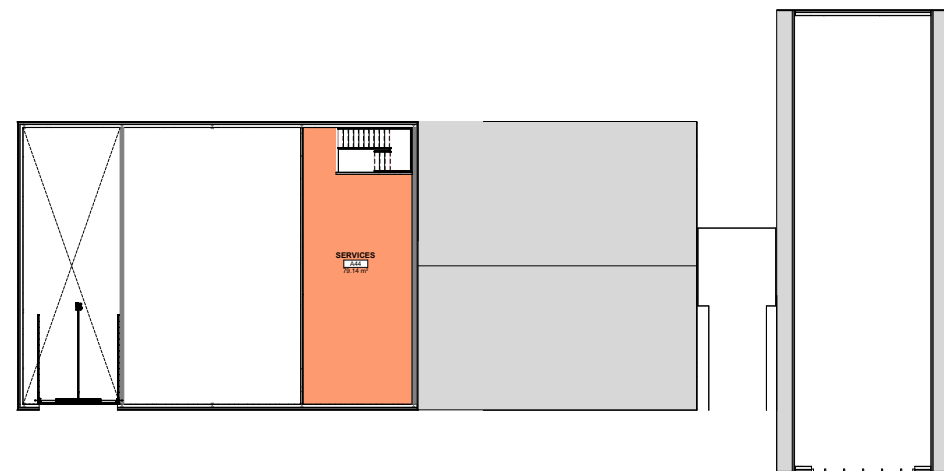
**IDEA**  
INTEGRATED DESIGN  
ENGINEERING + ARCHITECTURE

# Options Development

## Option 1 - Renovation and Addition



LEVEL 1 - FLOOR PLAN



LEVEL 2 - FLOOR PLAN



Council chambers ceiling



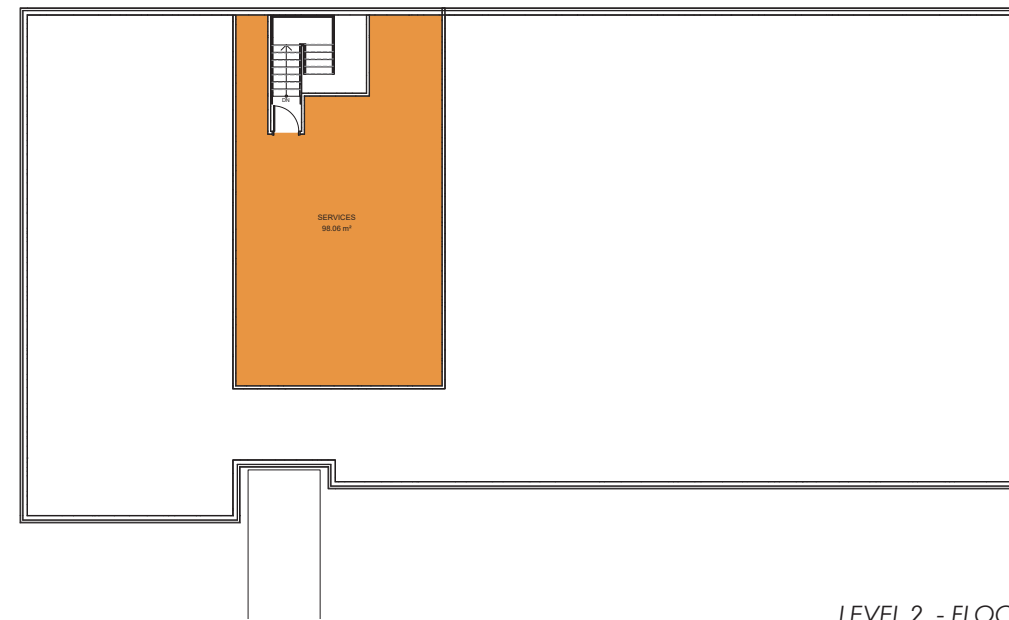
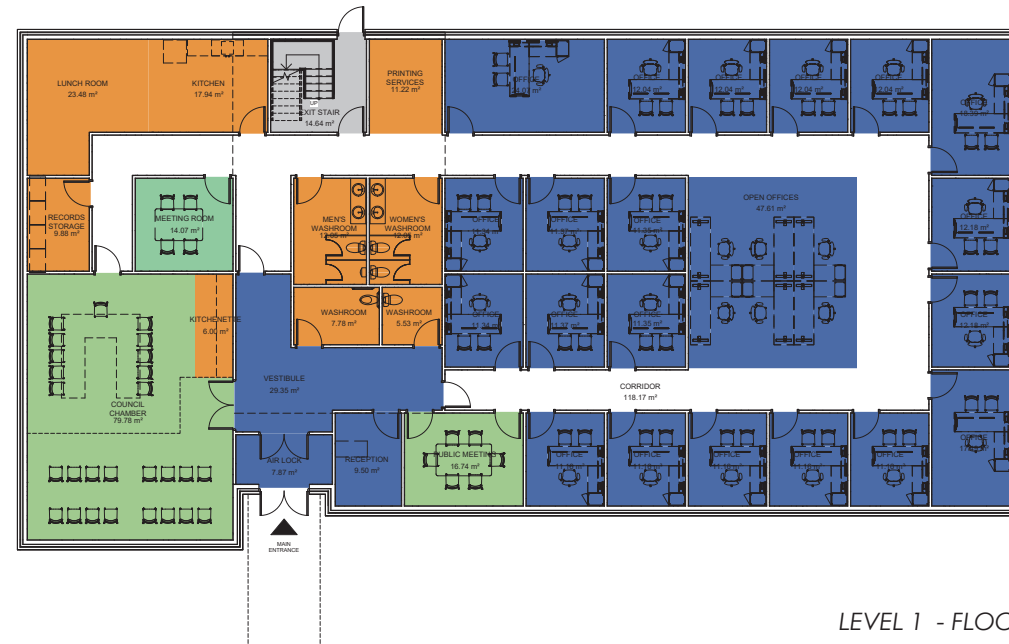
Corridor Concept



Exterior concept

# Options Development

## Option 2 - New Build



Exterior concept



Corridor Concept



Council chambers ceiling

# Options Development

## Other Options



OPTION 1.2

### Option 1.2 - Full Removal of maintenance garge

- eliminate Maitenance Garage
- convert this space to staff facilities
- reduce overall footprint of new addition
- need to consider costs of reconstructing maintenance elsewhere



OPTION 2.2

### Option 2.1 - New build on existing site

- no land purchase cost
- no legal costs
- can potentially reuse some existing services
- already a suitable site
- Need to consider where to house maitenance

# Project Costing Analysis

## OPTION 1

**OPTION 1.1 - KEEP AND RENOVATE EXISTING MAINTENANCE GARAGE (Total Area 795m<sup>2</sup>)**

Anticipated Construction Cost: **\$3,412,000**

**OPTION 1.2 - FULL REMOVAL OF MAINTENANCE GARAGE (Total Area 708m<sup>2</sup>)**

Anticipated Construction Cost: **\$3,102,000**

## OPTION 2

**OPTION 2.1 - NEW BUILD ON OTHER SITE (Total Area 708m<sup>2</sup>)**

Anticipated Construction Cost: **\$3,369,000**

**OPTION 1.2 - NEW BUILD ON EXISTING SITE (Total Area 708m<sup>2</sup>)**

Anticipated Construction Cost: **\$3,344,000**

### Exclusions

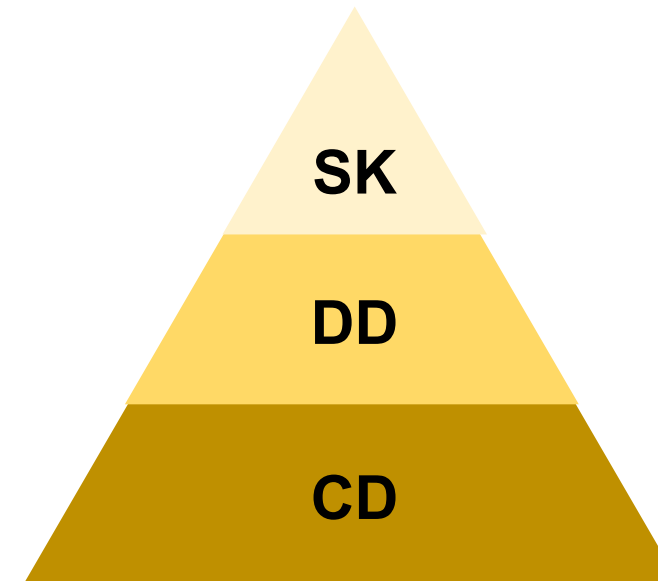
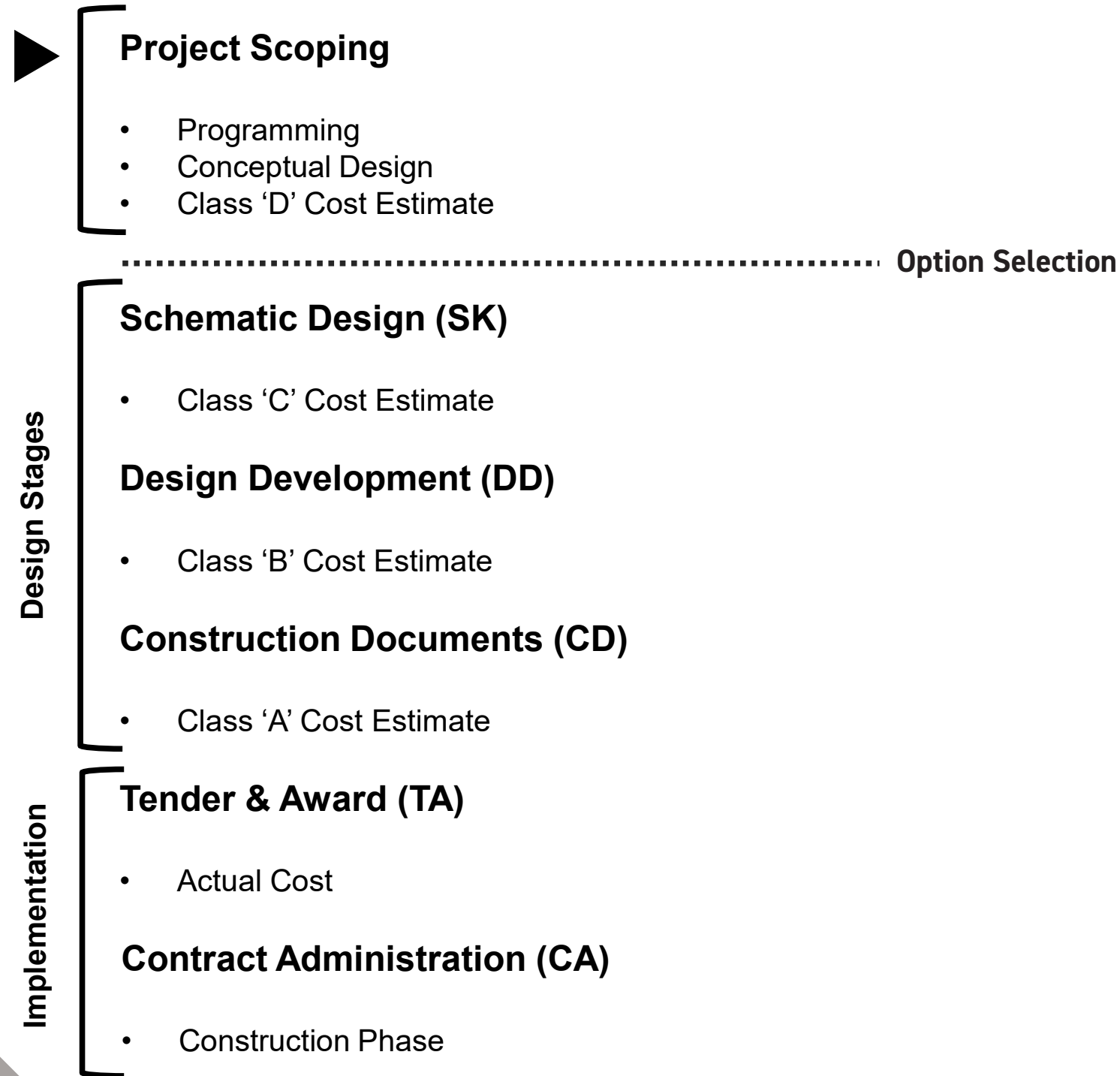
The following are a list of exclusions to the cost listed above:

- Development Charges
- Land surveys
- Hazardous materials abatement
- Archaeology investigations
- Winter heating and hoarding
- Escalation
- HST
- Legal Fees
- Operating Expenses
- Utility Connection/Disconnection Costs
- Soft Costs and Professional Fees
- Interest/Financing Charges



# Next Steps

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**THANK YOU!**

**QUESTIONS AND DISCUSSION**

**TOWNSHIP OF RIDEAU LAKES**

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Chantry, ON



Rideau Lakes

IDEA