

UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- A field location of underground plant by the permanent utility authority is mandatory before any work involving breaking ground, probing, excavating, etc.
- Underground utilities shown on this plan are derived from City of Ottawa Department of Public Works and Services utility drawings.

GENERAL NOTES

- Refer to Landscape drawings for information on trees to be retained.
- Refer to Civil drawings for existing services and new service connections, and new grading and drainage information.

ZONING INFORMATION

ZONE DESIGNATION
VIE - REZONED TO VMI (829) H(1) VILLAGE MIXED-USE ZONE (SECTIONS 229-230)

ZONING REQUIREMENTS:
MIN. LOT WIDTH REQUIRED: 20.0M
LOT WIDTH PROVIDED (SOUTH-WEST PROPERTY LINE): 148.80M
LOT WIDTH PROVIDED (NORTH PROPERTY LINE): 63.34M
MIN. LOT AREA REQUIRED (M²): 1350M²
LOT AREA PROVIDED: 9396.8M²

DEVELOPMENT INFORMATION

PROPOSED:
LOT AREA- PART 1: 6 396.8M²
GROSS FLOOR AREAS:
PHARMACY: 4,488.77M² 416.99M²
MEDICAL CLINIC: 6,034.77M² 562.45M²
PHYSIOTHERAPY CLINIC: 1,144.77M² 106.30M²
PROFESSIONAL OFFICES (PHASE-2): 5,091.77M² 472.98M²
TOTAL G.F.A. (PROPOSED): 21,861.77M² 2,031.70M²

LOT COVERAGE PROVIDED:
PHARMACY+CLINIC+OFFICES: 2,031.70M² 31.92%

LANDSCAPED AREA PROVIDED:
PROPOSED LANDSCAPED AREA: 1847.73M² 31%

PARKING REQUIREMENTS

NOTE: PARKING SPACE RATES PROVIDED IN ACCORDANCE WITH CITY OF OTTAWA BY-LAW 2008-250 SECTIONS 101 - 102, TABLES 101 - 102 & 106

MIN. PARKING STALLS REQUIRED FOR OFFICE PER 100M² G.F.A. 2.4
MIN. PARKING STALLS REQUIRED FOR MEDICAL FACILITY PER 100M² G.F.A. 4.0
MIN. PARKING STALLS REQUIRED FOR RETAIL PER 100M² G.F.A. 3.4
MIN. PARKING STALLS REQUIRED FOR RESIDENTIAL PER UNIT 1.0
MIN. VISITOR PARKING STALLS REQUIRED FOR RESIDENTIAL PER UNIT 0.2

NO.	DESCRIPTION	DATE	CHD
6	ISSUED FOR SITE PLAN SUBMISSION	17/04/11	VPC
5	ISSUED FOR REVIEW	17/03/14	VPC
4	ISSUED FOR PLANNING REPORT	16/09/20	VPC
3	ISSUED FOR DAVID HALPENNY	16/06/06	VPC
2	ISSUED FOR ANDY NADUM	16/05/19	VPC
1	CONCEPT SITE PLAN FOR REVIEW	16/05/02	VPC

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DATE	DRAWN	CHECKED	DATE PRINTED
2017-01-30	BR	CONCEPT	2017-01-30

DEVELOPMENT INFORMATION

PROPOSED PARKING:

PARKING SPACE DIMENSIONS: 2.6 M X 5.2 M
ACCESSIBLE PARKING SPACE: 3.0 M X 5.2 M
LOADING BAY DIMENSIONS (PER 1138)
MIN. WIDTH: 3.5 M
MIN. LENGTH: 7 M

REQUIRED RETAIL PARKING (PHARMACY): (3.4 STALLS PER 100M² G.F.A.) 14 STALLS
REQUIRED MEDICAL CLINIC PARKING: (4 STALLS PER 100M² G.F.A.) 27 STALLS
REQUIRED OFFICE PARKING: (2.4 STALLS PER 100M² G.F.A.) 23 STALLS
TOTAL OF REQUIRED PARKING: 64 STALLS
TOTAL ON-SITE PARKING PROVIDED: 64 STALLS

BICYCLE PARKING REQUIRED:
RETAIL STORE (PHARMACY): (1 SPACE PER 250M² G.F.A.) 2 SPACES
MEDICAL CLINIC: (1 SPACE PER 1000M² G.F.A.) 1 SPACE
OFFICES: (1 SPACE PER 250M² G.F.A.) 9 SPACES
TOTAL OF REQUIRED BICYCLE PARKING: 12 SPACES
TOTAL BICYCLE PARKING PROVIDED: 7 SPACES

VINCENT P. COLIZZA ARCHITECT INCORPORATED

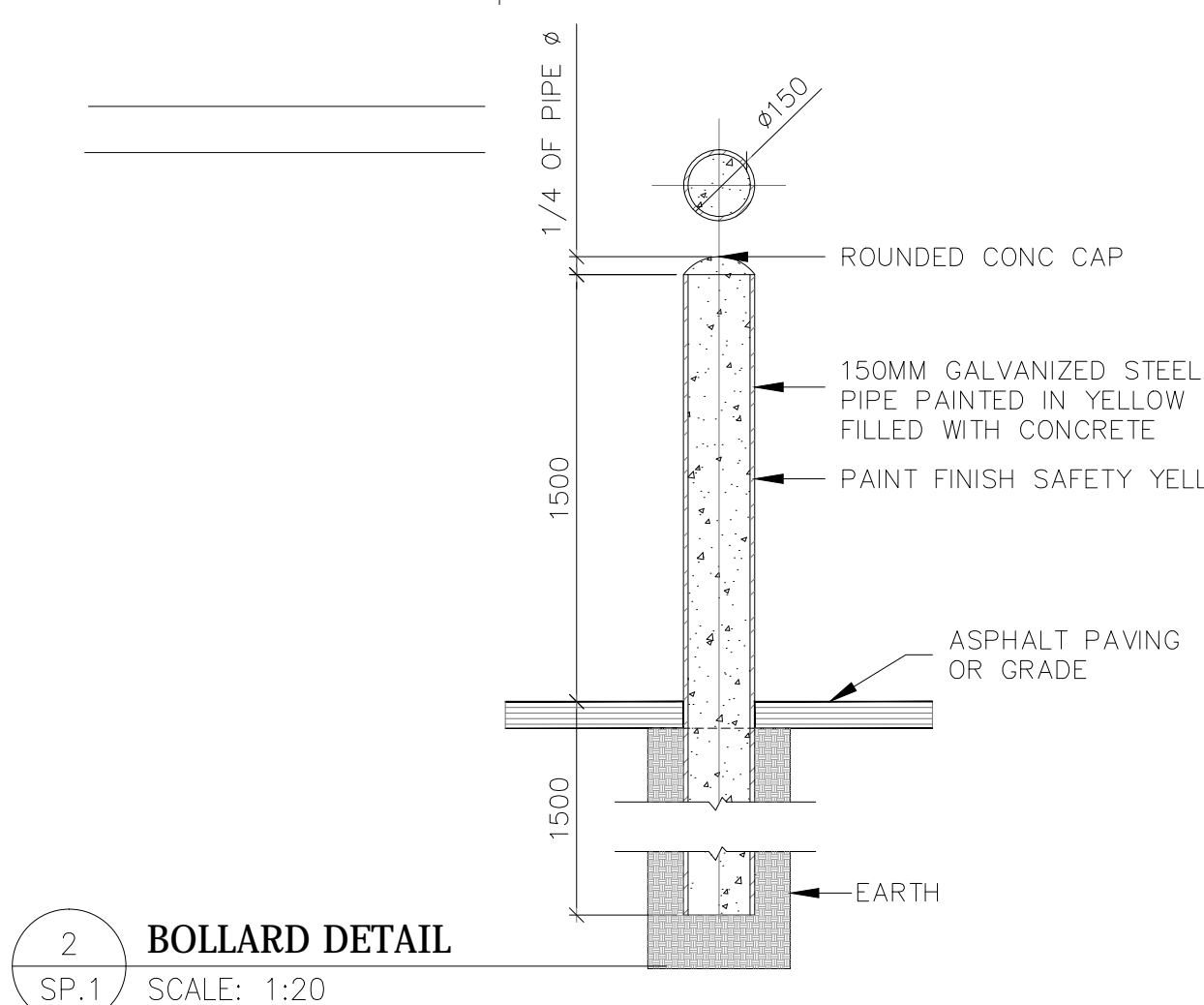
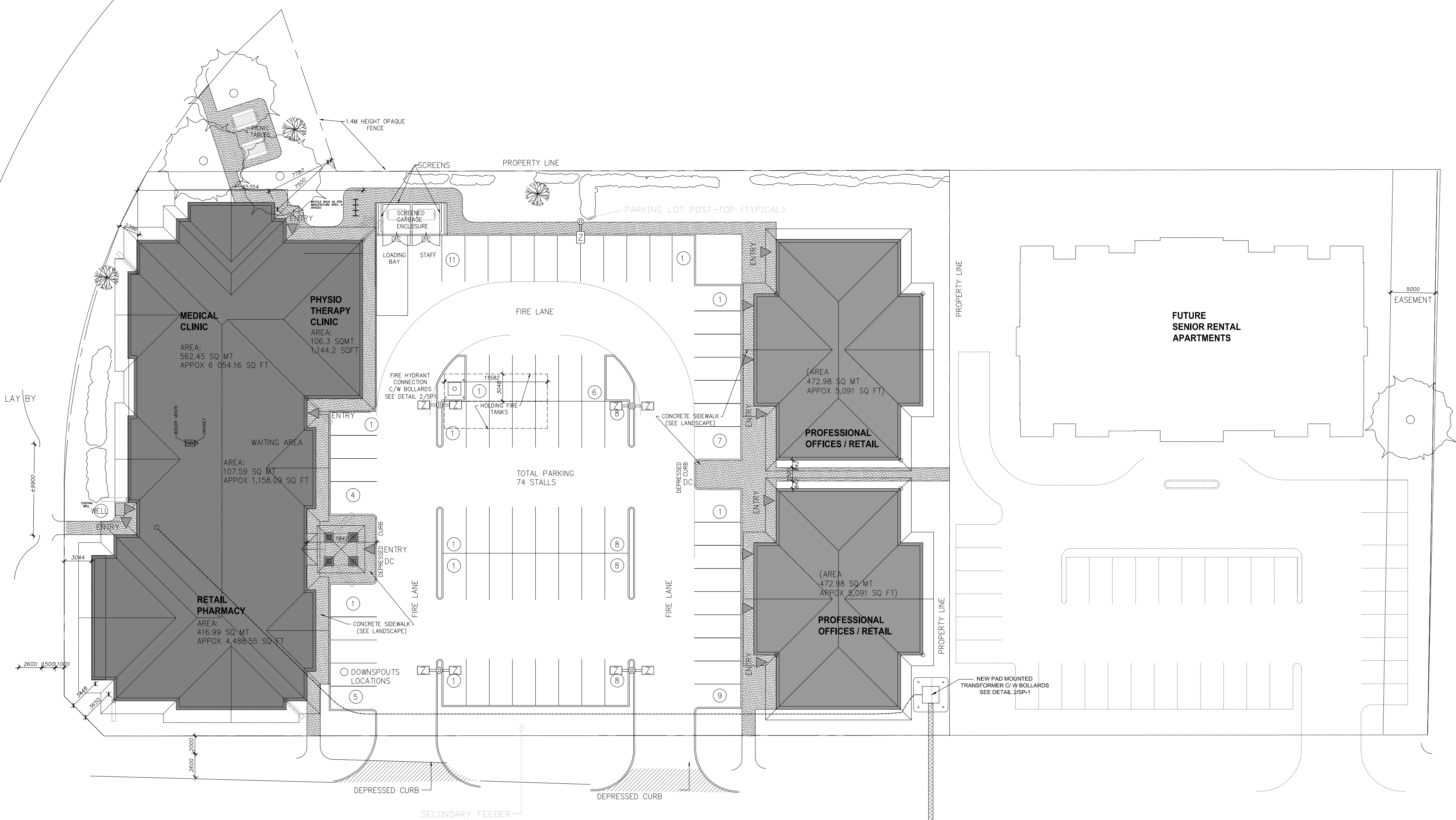
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RICHMOND OAKS MEDICAL CENTRE
6265 PERTH STREET, RICHMOND, ONT.

DWG. TITLE: **SITE PLAN CONCEPT**

SCALE: 1:300
PROJ. NO.: 1715

DWG. NO.: SP.1



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