

ZONING NOTES:

CURRENT ZONING:	TH (15) - Traditional Main Street GMI - General Mixed Use Zone R4 - Residential Fourth Density	LEGAL DESCRIPTION: LOTS 327 TO 319 (INCLUSIVE) AND LOTS 380-381 (INCLUSIVE) REGISTERED PLAN XXXXXX CITY OF OTTAWA
*There are three separate zones on the property, we will be applying for a re-zoning to create one zone for the entire property.		
LOT AREA :	3,210 m ²	
LOT WIDTH :	60.4 m	
LOT DEPTH :	54.2 m	
DEVELOPMENT STATS PHASE I	REQUIRED	PROPOSED
LOT OF AREA 'A'	MIN 450 m ²	3,210 m ²
TOTAL UNITS		184
SETBACK ALONG RICHMOND	Varies (As per existing zones)	1.3 m
SETBACK ALONG CHURCHILL	Varies (As per existing zones)	0 m
SETBACK ALONG WINONA	Varies (As per existing zones)	1.2 m
MAXIMUM HEIGHT	Varies (As per existing zones)	31 m
NUMBER OF STOREYS		4
BUILDING GFA		2,132 m ²
ZONING GFA (as per city zoning def.)		TBD

PARKING REQUIREMENTS PHASE

1. REQUIRED PARKING

LAND USE	REQUIRED	PROVIDED VEHICLE PARKING
RESIDENTIAL	77 PARKING SPACES MINIMUM (184 - 12 = 172 * 0.5 = 86...all underground so 10% reduction = 8.6 spaces -> 4 space reduction = 77)	114 RESIDENTIAL PARKING SPACES PROVIDED FOR 184 UNITS * LOCATED IN UNDERGROUND PARKING GARAGE
RETAIL	Retail A - 472.6m ² No parking required for retail store Retail B - 567.8m ² Restaurant: 28 spaces; OR Retail: 7 spaces Retail C - 435.1m ² No parking required for retail store	0 0 0
VISITOR	17 VISITOR PARKING SPACES REQUIRED (184 - 12 = 172 * 0.1 = 17.2...no reduction for underground)	17 VISITOR PARKING SPACES PROVIDED FOR 184 UNITS * LOCATED IN UNDERGROUND PARKING GARAGE
TOTAL PARKING PROVIDED		131 TOTAL PARKING SPACES

2. BICYCLE PARKING

REQUIRED BICYCLE PARKING SPACES
RESIDENTIAL (0.5 SPACE/UNIT = 92 SPACES REQUIRED)
COMMERCIAL (1 / 250 SQM. COMMERCIAL GLFA = 6 EXTERIOR SPACES)

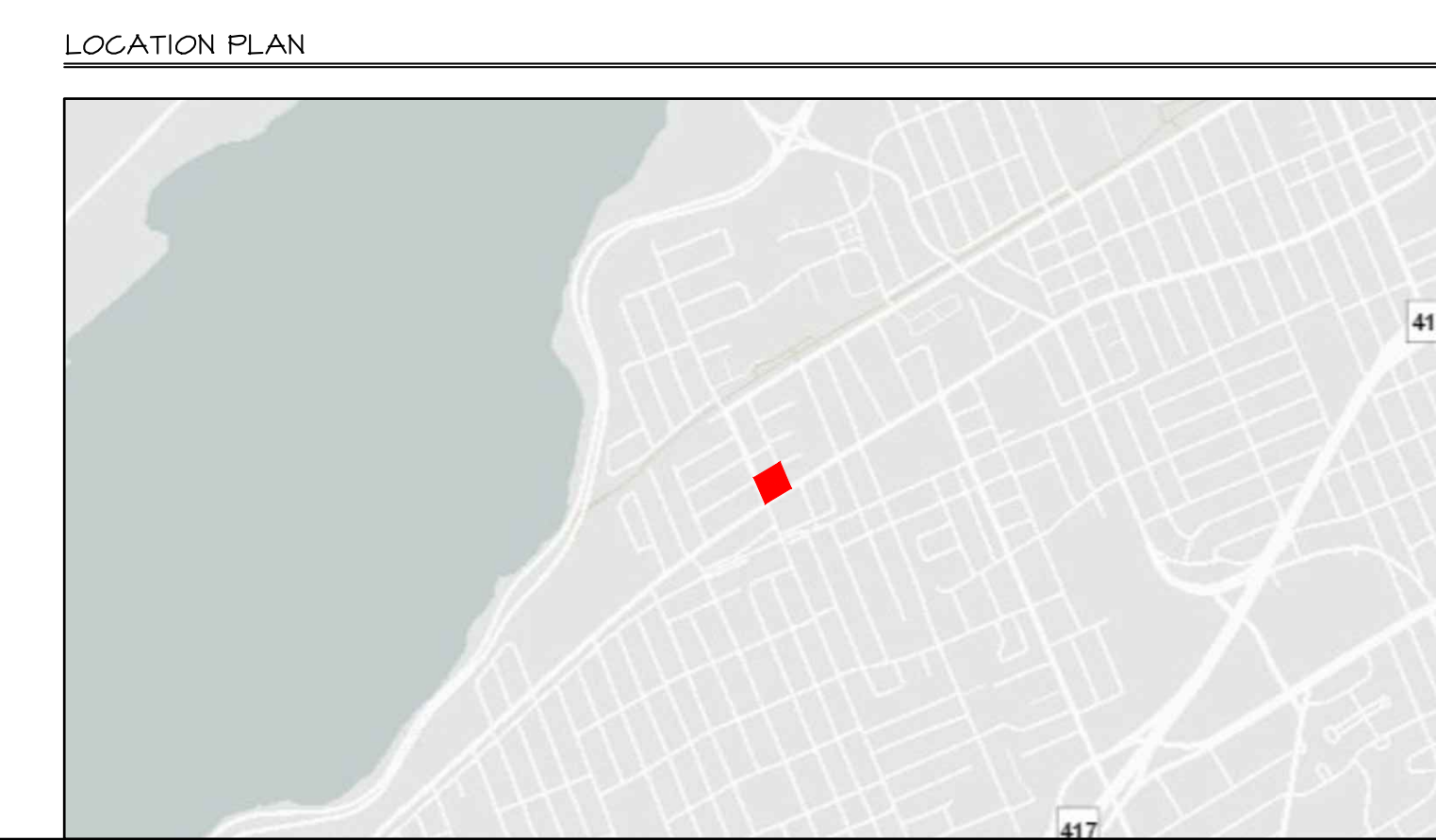
PROVIDED BICYCLE PARKING SPACES
RESIDENTIAL 92 SPACES
COMMERCIAL 6 EXTERIOR SPACES

3. AMENITY SPACE REQUIREMENTS

REQUIRED AMENITY SPACE 6 m² REQUIRED PER UNIT
184 UNITS X 6 SQ.M. = 1104 SQ.M. TOTAL AMENITY REQUIRED
REQUIRED AMENITY SPACE TO BE COMMON = 552 SQ.M.
PROVIDED COMMON AMENITY SPACE = 640 SQ.M.

PROVIDED AMENITY SPACE BREAKDOWN:
-GROUND FLOOR COMMON AMENITY - 0 m² (INTERIOR)
-TOP FLOOR COMMON AMENITY - 640 m² (EXTERIOR)
-PRIVATE BALCONY AMENITY - 1,646 m²
TOTAL AMENITY SPACE PROVIDED 2,386 m²

NOTE:
ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED MARCH 13, 2020 AND PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD.



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no.	date	revision
1	20201218	ISSUED FOR REZONING

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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PROJECT/LOCATION:
327 RICHMOND

DRAWING TITLE:
SITE PLAN

DRAWN BY: RL	DATE: 2020-12-18	SCALE: 1:150
PROJECT: 1919		DRAWING NO.: SP-1
REVISION NO.:		DWG 18218

DATE=PLLOT
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A1.00 SITE PLAN
A1.00 1:150

