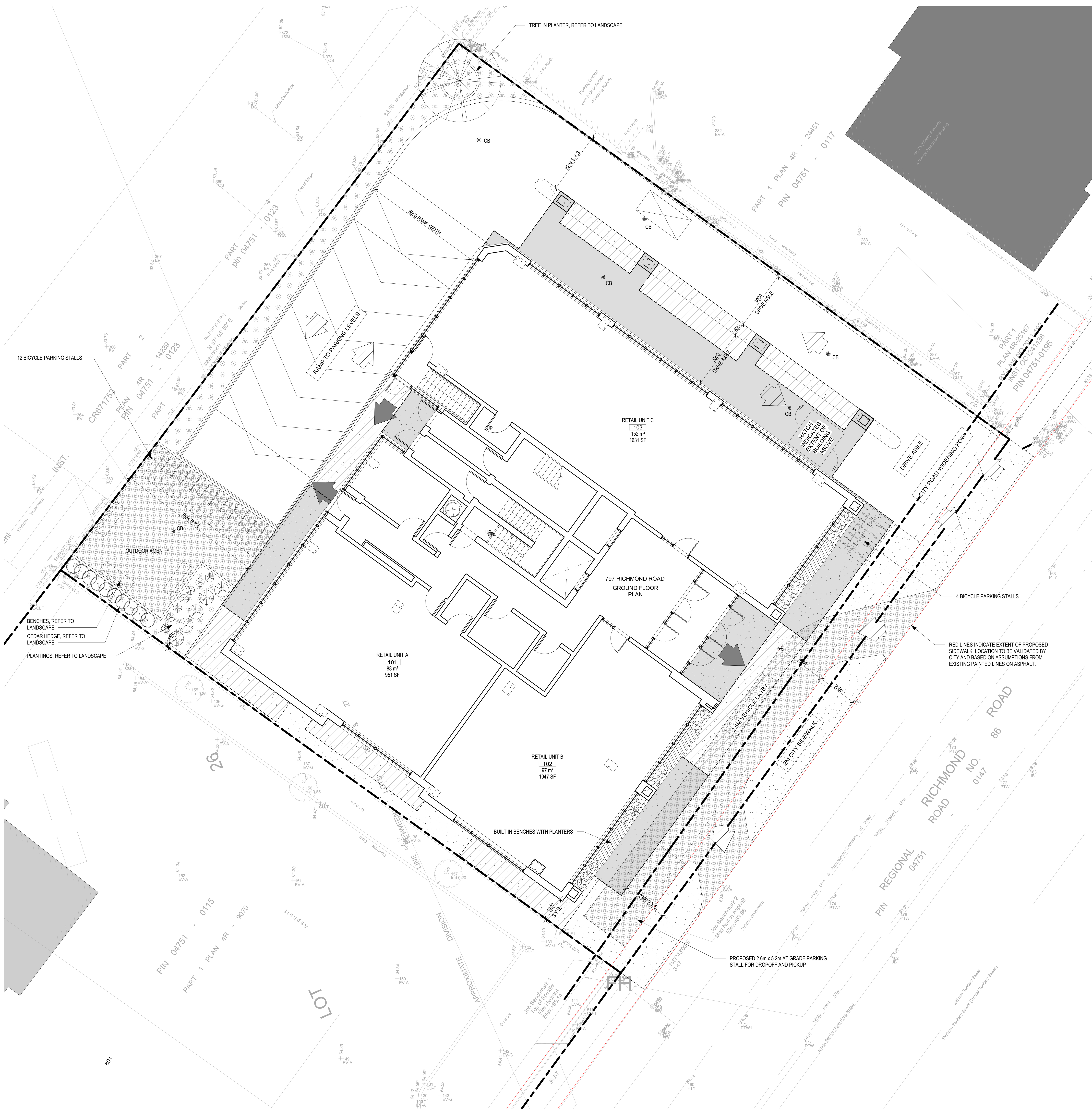


LEGEND

- BUILDING EXIT
- DIRECTIONAL TRAFFIC ARROW
- EXTENT OF BUILDING ABOVE
- EXTENT OF PERMITTED PROJECTIONS ABOVE
- EXISTING ADJACENT BUILDINGS
- CONCRETE SIDEWALK, REFER TO CIVIL, LANDSCAPE
- INTERLOCK, REFER TO CIVIL, LANDSCAPE
- BICYCLE PARKING

Zoning Information: TM				
City of Ottawa Consolidated Zoning By-law 2008-250				
Proposed Mixed-Use Building				
Zone Provisions		**Required**	**Proposed**	**Variance Required**
Traditional Mainstreet Zone (Sections 197 and 198)				
Minimum Lot Area (m^2)		No minimum	1165.47 sq.m.	No
Minimum Lot Width (m)		No minimum	33.53 m	No
Maximum Front Yard Setback		2 m, subject to the provisions of subsection 197(4) below.	2m	No
Interior side yard setbacks	Maximum	3 metres between a non-residential use building or a mixed-use building and another non-residential use building or mixed-use building, except where a driveway is provided, in which case the setback must be a maximum of 6 metres where the driveway leads to a parking area of 20 or more spaces	East Side Yard: 3m West Side Yard: 1.2m	No
	Minimum	The maximum setback provisions of row (d)(i) above do not apply to the following cases and the following minimum setbacks apply: All other cases - no minimum (maximum setback provisions of row (d)(i) apply in these cases)	East Side Yard: 3m West Side Yard: 1.2m	No
Minimum Rear Yard Setback	All Other Cases	0m	6m	No
Maximum Building Height (m)	Minimum	6.7 metres for a distance of 20 metres from the front lot line as set out under subsection 197(5) below	31.5m	No
	Maximum	(1) 20 metres but not more than 6 storeys, except where otherwise shown on the zoning maps (2) where the building height is greater than four storeys or 15 metres, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 2 metres more than the provided setback from the front lot line as set out under subsection 197(5) below, and from the a corner side lot line	31.5m (9 Storeys + Amenity and Mechanical Room)	Yes
Maximum Floor Space Index		No maximum	NA	No
Minimum Width of Landscaped Area		No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped	Whole Yard shall be Landscaped	No
Parking Requirements (Section 100-114)				
Minimum Parking Space Rates (Area Z)		0	37	No
Visitor Parking (Below Grade, 0.1 spaces per unit after the first twelve units)		4.8	5	No
Bicycle Parking (0.5 spaces per unit)	60 Units at 0.5 Spaces / Residential Unit	30	31 (16 outdoors, 15 indoors)	No
	1 Space / 250 sq.m. floor area of Office	340 sq.m. / 250 sq.m. = 1 stall		
Amenity Area (Section 137)				
Minimum Total Amenity Area (sq.m)	60 Units at 6 sq.m. / dwelling Unit	360	896	No
Minimum Communal Amenity Area (sq.m)	50% of Total Amenity	180	352	No

General Information	
Unit Breakdown	
Number of Studio Suites	1
Number of One Bedroom Suites	23
Number of One Bedroom plus Suites	8
Number of Two Bedroom Suites	28
TOTAL	60

NOTE: THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR COORDINATION	21-03-18
2	ISSUED FOR COORDINATION	21-03-25
3	ISSUED FOR COORDINATION	21-04-05
4	ISSUED FOR COORDINATION	21-04-14
5	ISSUED FOR COORDINATION	21-05-05
6	RESSIUED FOR COORDINATION	21-05-05
7	ISSUED FOR COORDINATION	21-05-12
8	ISSUED FOR SITE PLAN CONTROL	21-06-09

PROJECT NORTH

MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

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797 RICHMOND APARTMENTS

797 RICHMOND ROAD

PROJECT NO. 20-1881
DRAWN MA
SCALE 1 : 100
CHECKED AP

DRAWING TITLE
SITE PLAN

DRAWING NO.
SP-001