

70 Richmond Road
SUMMARY
2023-06-12

UNIT SUMMARY	STUDIO	1BED	1BED + 2 BED	2BED	2BED + 3BED	TOWN	TOWN	TOTAL
TWN TOTAL	3	3	5	3	1	-	-	15
2 TOTAL	3	3	5	3	1	-	-	15
3 TOTAL	1	4	2	4	1	-	-	14
4 TOTAL	1	6	2	4	1	-	-	14
5 TOTAL	-	3	1	4	1	-	-	11
6 TOTAL	-	3	4	3	1	-	-	11
7 TOTAL	-	2	2	2	1	-	-	8
8 TOTAL	-	2	2	3	1	-	-	7
TOTAL	3	26	23	28	8	1	3	103

TOTAL	STUDIO	1BED	1BED + 2 BED	2BED	2BED + 3BED	TOWN	TOWN	TOTAL
RATIO	9%	25%	22%	27%	8%	1%	3%	103
AVERAGE SQ.FT.								771 sq.ft.

BARRIER-FREE UNITS SUMMARY	STUDIO	1BED	1BED + 2 BED	2BED	TOWN	2 BED + 3 BED	TOWN	TOTAL
TWN TOTAL	1	2	1	1	-	-	-	4
2 TOTAL	1	2	1	1	-	-	-	4
3 TOTAL	-	3	1	1	-	-	-	4
4 TOTAL	-	3	1	1	-	-	-	4
5 TOTAL	-	-	-	3	-	-	-	3
6 TOTAL	-	-	-	3	-	-	-	3
7 TOTAL	-	-	-	2	-	-	-	2
8 TOTAL	-	-	-	2	-	-	-	2
TOTAL	1	3	4	7	-	-	1	16

BARRIER-FREE UNITS REQUIREMENT AREA/DOWN	STUDIO	1BED	1BED + 2 BED	2BED	TOWN	2 BED + 3 BED	TOWN	TOTAL
TOTAL	9	26	23	28	8	1	3	103
TOTAL PER UNIT TYPE	9	49	(1 BED, 1BED + 2 BED)	41	(2 BED, 2BED + 3 BED)	4	(3 BED)	3
IF CITY HEAVY DUTY	1.35	7.35	6.15	8.60	0.60			
IF CITY HEAVY (REMOVED)	1	7	4	1	1			15

SITE PLAN APPLICATION REVISION No. 007-12-19-0043

SURVEY INFORMATION TAKEN FROM:
PART OF LOT 33 CONCESSION 3 (OTTAWA FRONT)
(GEORGIAN TOWNSHIP OF NEPEAN)
LOT 33 REGISTERED PLAN 449
CITY OF OTTAWA

PROPERTY ADDRESS: 70 RICHMOND RD., OTTAWA, ONTARIO

SITE AREA (SURVEY): 1,587m²

PROPOSED USE: MIXED USE RESIDENTIAL MIDRISE APARTMENT BUILDING (9 FLOORS + ROOFTOP AMENITY)

TOTAL FLOORS: 9

TOTAL RESIDENTIAL UNITS: 103 UNITS

TOTAL GROSS BUILDING AREA (ABOVE GRADE): 9,800 m²

TOTAL GROSS BUILDING AREA (INCLUDING BELOW GRADE LEVELS): 12,442 m²

TOTAL GROSS FLOOR AREA (ZONING BY LAW DEFINITION): 6,889 m²

TOTAL RETAIL GFA (ZONING BY LAW DEFINITION): 87 m²

ZONING SUMMARY:
Zoning TM (2792) 9461 - SUBJECT TO ZBLA 02-02-02-0102

	REQUIRED	PROVIDED
RICHMOND ROAD (FRONT)	0 m	0 m
ISLAND PARK DRIVE (CORNER SIDE)	0 m	0 m
LANEWAY (CORNER SIDE)	0 m	0 m
SIDE YARD (REAR YARD)	3.90 m	3.90 m
MIN. WIDTH OF LANDSCAPE ADJUTING A RESIDENTIAL ZONE	3 m	3 m
TRANSPARENT WINDOWS & ACTIVE ENTRANCES	50% OF GROUND FLOOR MEASURED TO 4.5 m HIGH	> 50%

VEHICULAR PARKING	REQUIRED	PROVIDED
RESIDENTIAL PARKING	0.5/UNIT	0.65/UNIT
103 UNITS (1,12 UNITS)	46 SPACES	59 SPACES (INCLUDE 3 SMALL SPACES)
VISITOR PARKING	0.1/UNIT	0.1/UNIT
103 UNITS (1,12 UNITS)	9 SPACES	9 SPACES
TOTAL	55 SPACES	68 SPACES

PARKING DISTRIBUTION	REQUIRED	PROVIDED
LEVEL P1	31 SPACES	31 SPACES
LEVEL P2	37 SPACES	37 SPACES
TOTAL	68 SPACES	68 SPACES

BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE PARKING	0.5/UNIT	0.65/UNIT
103 UNITS	52 SPACES (50% TO BE HORIZONTAL)	67 SPACES (INCLUDE 50 HORIZONTAL)
TOTAL	52 SPACES	67 SPACES

BICYCLE PARKING DISTRIBUTION	REQUIRED	PROVIDED
LEVEL P1	31 SPACES	31 SPACES
LEVEL P2	36 SPACES	36 SPACES
TOTAL	67 SPACES	67 SPACES

AMENITY	REQUIRED	PROVIDED
MINIMUM AMENITY SPACE	615 m ²	1382 m ²
PRIVATE AMENITY (MIN. OF 50% OF REQUIRED)	309 m ²	692 m ²

COMMON AMENITY SUMMARY	REQUIRED	PROVIDED
GROUND FLOOR RESIDENTIAL LOBBY/Lounge	600 m ²	600 m ²
ROOF AMENITY (INDOOR)	195 m ²	195 m ²
ROOF AMENITY (OUTDOOR)	200 m ²	200 m ²
TOTAL COMMON AMENITY (50% OF REQUIRED)	309 m ²	415 m ²
TOTAL AMENITY (PRIVATE + COMMON)	615 m ²	1382 m ²

BUILDING SUMMARY	GROSS FLOOR AREA (ZONING BY LAW)	UNIT COUNT
LEVEL 10 (Mech & Roof amenity)	-	-
LEVEL 9	481.5 m ²	7
LEVEL 8	561 m ²	8
LEVEL 7	701.5 m ²	11
LEVEL 6	746 m ²	11
LEVEL 5	802.5 m ²	14
LEVEL 4	802.5 m ²	14
LEVEL 3	849 m ²	15
LEVEL 2	823 m ²	15
LEVEL 1A (MEZZANINE)	584 m ²	8
LEVEL 1 (RES+RETAIL)	547.2+87+634.2 m ²	8
TOTAL	6,889 m ²	103
LEVEL P1	-	-
LEVEL P2	-	-

LOCATION PLAN



PROJECT TEAM

ARCHITECT
HOBIN ARCHITECTURE
RÉAL, LAPELLE
613.286.7000 EXT-112

PLANNING
FOYEN
PAUL BLACK, TIM BEED
BLACK@FOYEN.COM
RESE@FOYEN.COM
613.286.4366/ 802.440.3262

CIVIL ENGINEER
LITHOS
SARSA KAVANAGH
SARSA@LITHOSGROUP.CA
647.368.8610 EXT 1

TRANSPORTATION
CGH
ANDREW WHITE
ANDREW@CGHTRANSPORTATION.COM
613.697.5797

LANDSCAPE ARCHITECT
SOLA INC
Gina Hult
gina@sola.com
613.286.6130

ENVIRONMENTAL
PARSONS
MANDY WITTEMAN, MARK DARCY
WITTEMAN@PARSONSGROUP.CA
MARKD@PARSONSGROUP.CA
403.921.1157/ 613.226.7581
EXT-207

GEOTECHNICAL/HYDROGEOLOGICAL
PATERSON
DAVE GLEBERT
GLEBERT@PATERSONGROUP.CA
613.236.7501 EXT-209

WIND
GRADIENT
JUSTIN FERREARDI, ANDREW SLUAS
JUSTIN.FERREARDI@GRADIENTWIND.COM
ANDREW.SLUAS@GRADIENTWIND.COM
613.836.0954/ 613.836.0954
EXT-113

ACOUSTIC NOISE
GRADIENT
JOSHUA FOSTER
JOSHUA@GRADIENTWIND.COM
613.286.9273

HERITAGE
COMMONWEALTH
JOHN STEWART
JL@COMMONWEALTH.COM
613.267.7040

SURVEYOR
SPINTEC
CHARLES TALLEFER
CHARLES.TALLEFER@SPINTEC.COM
613.917.9132

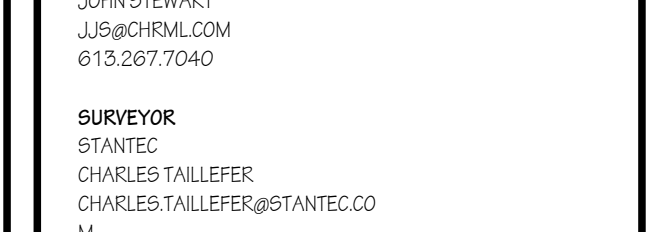
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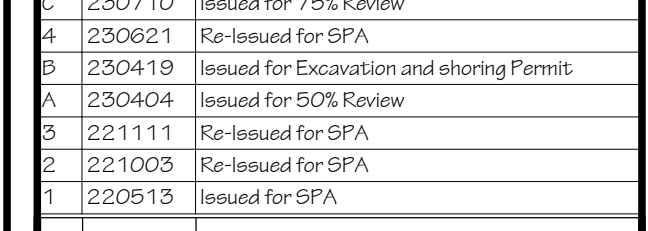
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Hobin Architecture Incorporated
63 Pamela Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-238-7200
F: 613-235-2025
E: mail@hobin.com
hobinarc.com



PROJECT
70 RICHMOND

DRAWING TITLE
SITE PLAN

DRAWN
Author

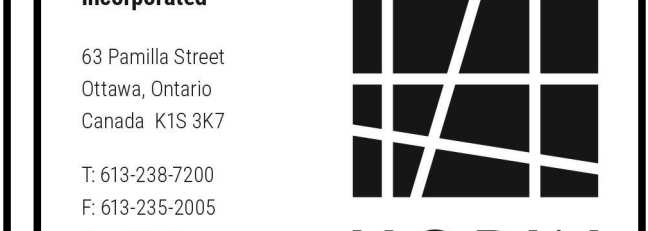
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SCALE
As Indicated

PROJECT
1909

DRAWING NO.
A1.00

REVISION NO. 8



DATE
1909

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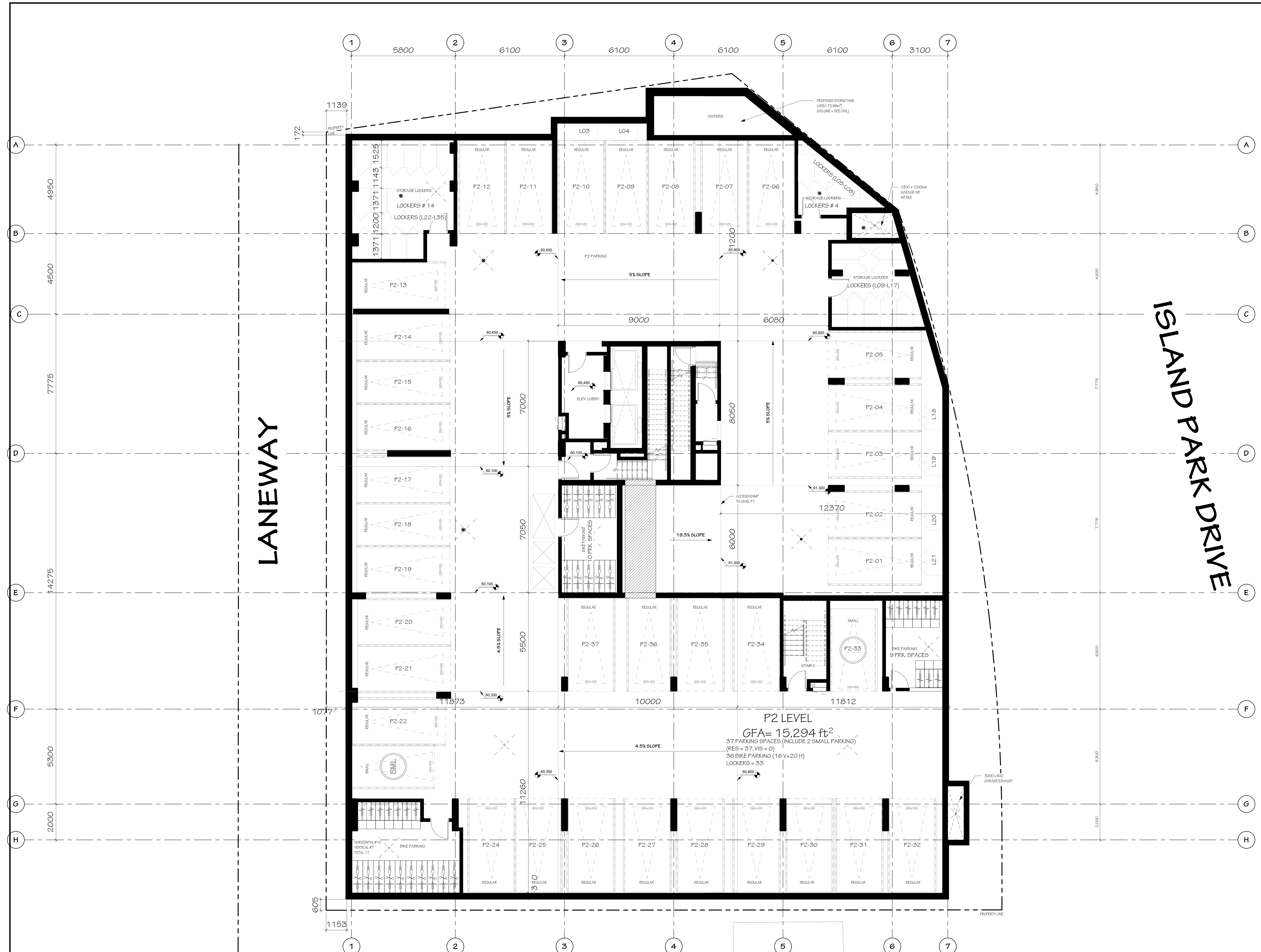
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A1.00-RS- SITE PLAN

SUMMARY - LEVEL P2

GFA = 15,294 ft²
 VEHICLE PARKING:
 RESIDENTS = 37
 VISITORS = 0
 TOTAL = 37
 BIKE PARKING = 36
 LOCKERS = 33



LANEWAY

ISLAND PARK DRIVE

P2 LEVEL
 GFA = 15,294 ft²
 37 PARKING SPACES (INCLUDE 2 SMALL PARKING)
 (RES = 37, VIS = 0)
 36 BIKE PARKING (16 V+20 H)
 LOCKERS = 33

1 FLOOR PLAN-LEVEL P2
 SPA1 SCALE: 1:75

8	23/09/27	Issued for SPA
9	23/08/21	Issued for SPA
4	23/04/24	Issued for SPA
3	22/11/11	Issued for SPA
2	22/10/03	Issued for SPA
1	22/05/13	Issued for SPA

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Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S 3K7
 T: 613-238-7200
 F: 613-235-2055
 E: mail@hobinarc.com
 hobinarc.com

PROJECT
 70 RICHMOND
 70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE
 P2 LEVEL

DRAWN	DATE	SCALE
Author	02/28/23	1:75

ONTARIO ASSOCIATION OF ARCHITECTS

 PROJECT 1909
 DRAWING NO. SPA1
 LICENCE 3049
 REVISION NO. 0

SUMMARY - LEVEL P1

GFA = 15,294 ft²
 VEHICLE PARKING:
 RESIDENTS = 22
 VISITORS = 9
 TOTAL = 31
 BIKE PARKING = 31
 LOCKERS = 2

8	230927	Re-issued for SFA
9	230821	Re-issued for SFA
4	230424	Re-issued for SFA
3	221111	Re-issued for SFA
2	221003	Re-issued for SFA
1	220513	Issued for SFA

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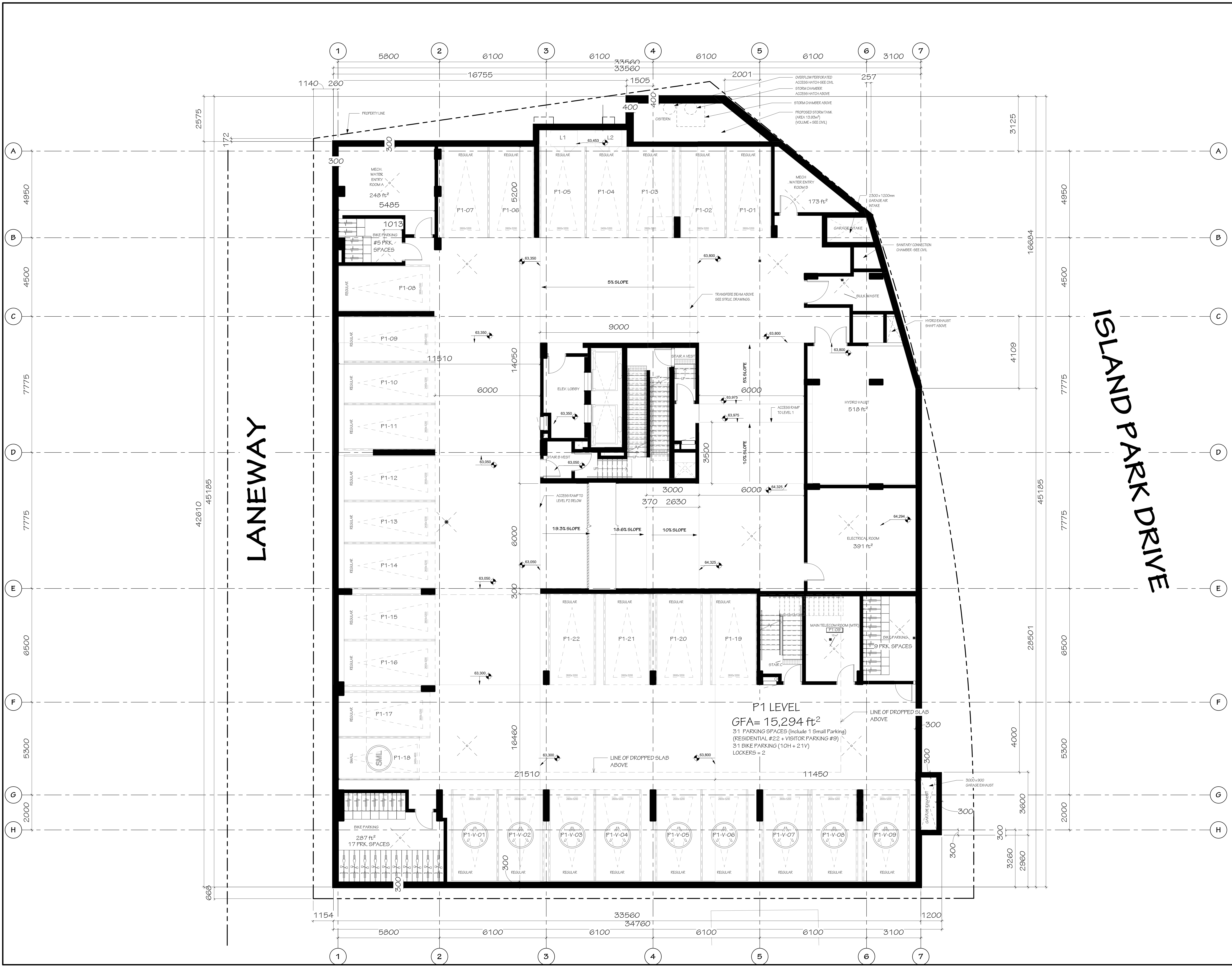
Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S 3K7
 T: 613-238-7200
 F: 613-235-2055
 E: mail@hobinarc.com
 hobinarc.com

PROJECT
70 RICHMOND
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DRAWING TITLE
P1 LEVEL

DRAWN	DATE	SCALE
Author	02/28/23	1:75

PROJECT 1909
 DRAWING NO. SPA2
 REVISION NO. 0



LANEWAY

ISLAND PARK DRIVE

P1 LEVEL
 GFA= 15,294 ft²
 31 PARKING SPACES (Include 1 Small Parking)
 (RESIDENTIAL #22 + VISITOR PARKING #9)
 31 BIKE PARKING (10H + 21V)
 LOCKERS = 2

GROUND FLOOR LEVEL:

NET AREA BREAKDOWN:
 RESIDENTIAL BLDG GFA = 11,070 ft²
 HERITAGE BLDG = 1,102 ft²
 TOTAL GFA = 12,172 ft²

RESIDENTIAL NET RES = 6,242 ft²
 (GROUND LEVEL TOWNS - 8 UNITS)

RETAIL NET RETAIL = 1,102 ft²

AMENITY BREAKDOWN:
 RES LOBBY LOUNGE = 649 ft²

UNIT-MIX BREAKDOWN:

UNIT TYPE	QUANT.	NET AREA	PERCENT. OF FLOOR AREA
TOWN HOUSES (GRD. LEV.)	8	6,242 ft ²	60%
TOWN HOUSES (MEZ. LEV.)	8	7,207 ft ²	94%
TOTAL	8	13,449 ft ²	

LEGEND:

- DWELLING UNITS
- COMMON AREAS
- RETAIL AREA

NO.	DATE	REVISION
8	23/09/27	Re-issued for GFA
9	23/08/21	Re-issued for GFA
4	23/04/24	Re-issued for GFA
3	22/11/11	Re-issued for GFA
2	22/10/03	Re-issued for GFA
1	22/05/15	Issued for GFA

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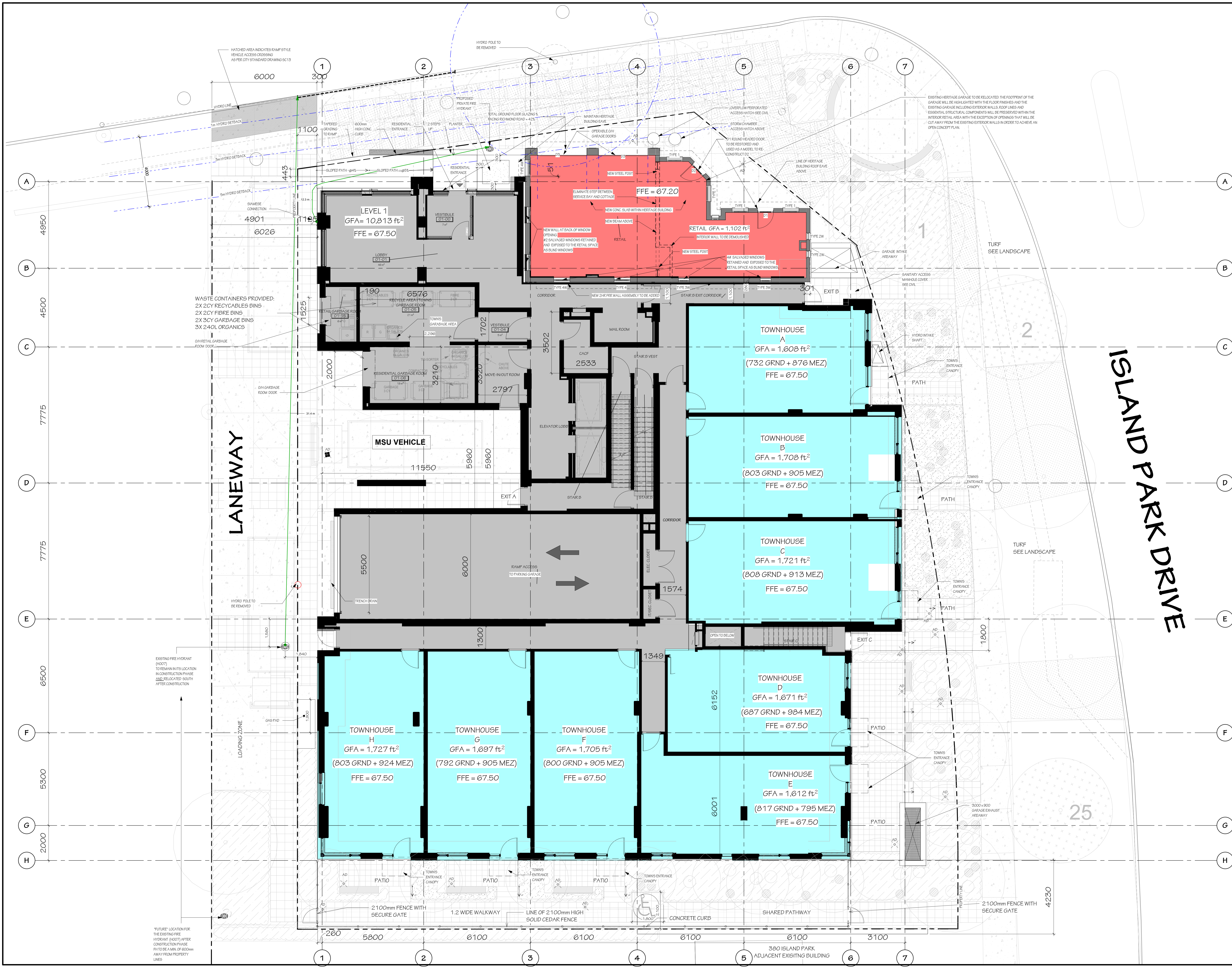
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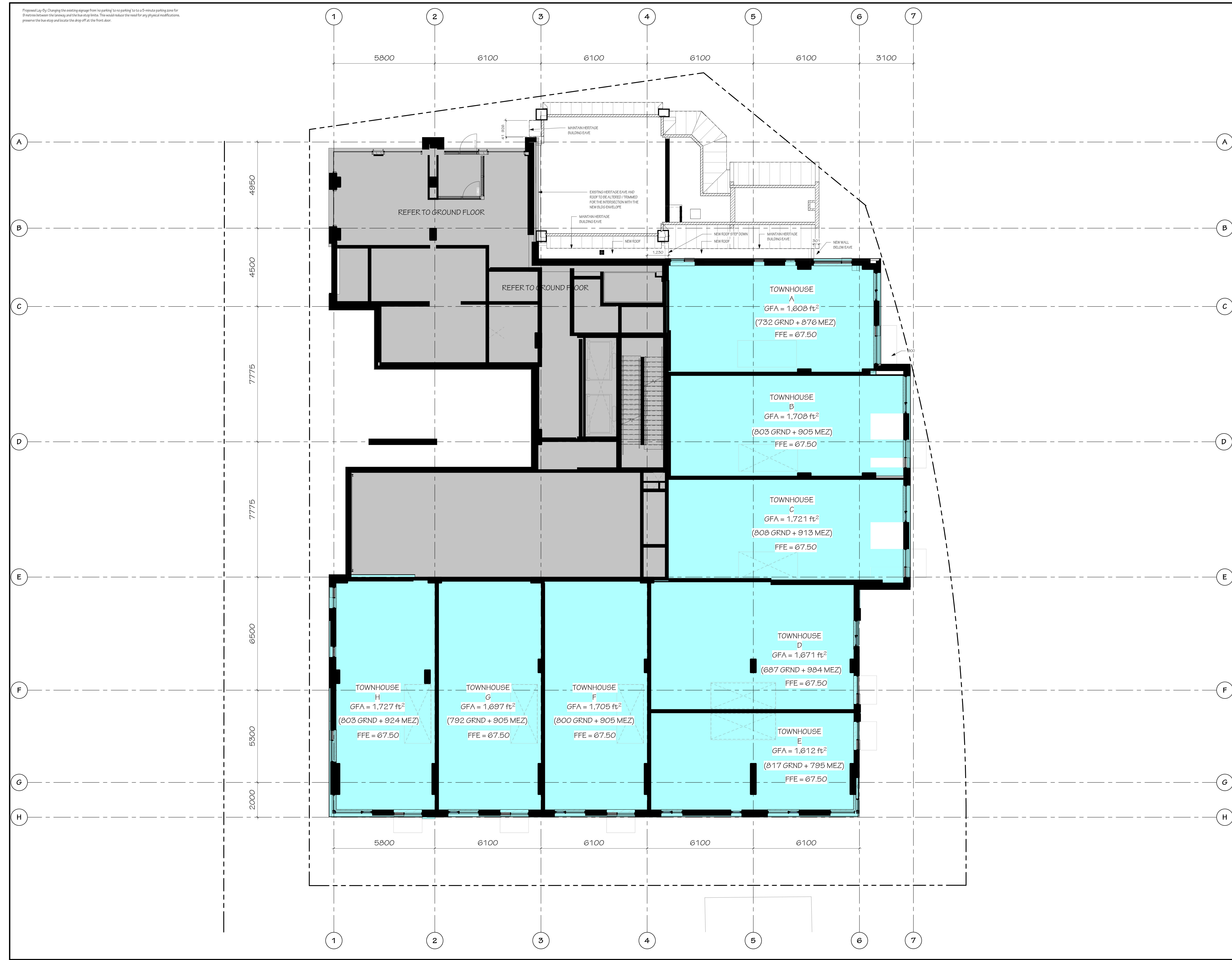
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70 RICHMOND
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 DRAWING TITLE
GROUND FLOOR PLAN

DRAWN	DATE	SCALE
Author	02/27/23	1:75

ONTARIO ASSOCIATION OF ARCHITECTS
 1909
 DRAWING NO.
SPA3
 REVISION NO. 0



Proposed Lay By: Changing the existing signage from 'no parking' to 'no parking' to a 5-minute parking zone for 30 minutes between the driveway and the bus stop area. This would reduce the need for any physical modifications, preserve the bus stop and locate the drop off at the front door.



MEZZ LEVEL:

NET AREA BREAKDOWN:

MEZZ GFA = 10,929 ft ²
MEZZ NET = 7,207 ft ²
(1 TOWNH - 6 UNITS)

UNIT MIX BREAKDOWN:

UNIT TYPE	QUANT.	NET AREA	PERCENT. OF FLOOR AREA
TOWN HOUSES (GRD. LEV.)	0	6,242 ft ²	60%
TOWN HOUSES (MEZ. LEV.)	8	7,207 ft ²	66%
TOTAL	8	13,449 ft²	-

LEGEND:

- DWELLING UNITS
- COMMON AREAS

8	23/09/27	Re-issued for GFA
9	23/08/21	Re-issued for GFA
4	23/04/24	Re-issued for GFA
3	22/11/11	Re-issued for GFA
2	22/10/03	Re-issued for GFA
1	22/05/13	Issued for GFA

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PROJECT: **70 RICHMOND**

70 RICHMOND RD & 376 ISLAND PARK DR.

DRAWING TITLE: **MEZZANINE**

DRAWN	DATE	SCALE
Author	02/28/23	1:75

PROJECT	1909
DRAWING NO.	SPA4
REVISION NO.	0

ARCHITECT: **J. HOBIN**
 LICENCE NO. 3049