

SITE PLAN OF SURVEY PLAN PART 1 PLAN OF LOT 25 REGISTERED PLAN 523, CITY OF OTTAWA

ZONING: R1GG REZONED TO R5B

PROPOSED BUILDING TYPE: 5 STOREY, MID-RISE RENTAL BUILDING
21 RESIDENTIAL RENTAL UNITS

LOT DEPTH: 34.39m (112.83ft)

ADJACENT ZONING:
NORTH: R1GG
SOUTH: R1Y522
WEST SIDE: R1FF
EAST SIDE: R3M(1710)

SCHEDULE 1 AREA: AREA 'C'
SCHEDULE 1A AREA: AREA 'C'

LOT INFO - AFTER ZONING AMENDMENT - ALL MEASUREMENTS MADE TO ROW

E. STANDARD	3055 RICH. REQUIRED	3055 RICH. PROPOSED	EXISTING SINGLE	NOTES
LOT WIDTH:	15m	35.44m	42.85m	
LOT AREA:	540m ²	894.88m ²	1027.5m ²	
HEIGHT:	14.5m	15.9m	<6.0m	Ammand.
FRONT YARD:	3.0m	3.04m	10.83m	
CORNER YARD:	n/a	n/a	n/a	
REAR YARD:	7.5m	8.54m	17.81m	
INTERIOR YARD:	7.5m	3.00m	0.34m	Ammand.
AMENITY AREA:	125m ²	394.9m ²	n/a	339.2m ² COMM.
PARKING SPACES:	25 res. 4 visitor	9 1	1 1	Ammand.
BIKE SPACES:	11	26	0	
AGG. FRONT LAND:	40%	79.4%	n/a	
ALL L.C.I.	NO MAX.	NO MAX.	n/a	
FIRST FL. HABITABLE SPACE	40m ²	419.4m ²	n/a	

BUILDING AREAS	
BASEMENT FL. GFA:	0m ²
FIRST FL. GFA:	273.0m ²
SECOND FL. GFA:	331.6m ²
THIRD FL. GFA:	331.6m ²
FOURTH FL. GFA:	288.8m ²
STORAGE:	57.5m ²
GARAGE/CARPOR:	285.5m ²
EXITS/CORR. (ALL FLOORS):	340.1m ²
TOTAL GFA:	1205.0m ²
TOTAL ALL AREAS:	1830.0m ²

PROPOSED SITE DEVELOPMENT INFO.	
NEW GROSS FLOOR AREA:	1205.0m ²
EX. GROSS FLOOR AREA:	0.0m ²
NUMBER OF UNITS:	21
PROPOSED STOREYS:	5
BUILDING COVERAGE:	41.2%
SOFT LANDSCAPING CVG.:	39.2%
HARD LANDSCAPING CVG.:	7.8%
DECKS/PORCH/STEPS:	0.0%
ASPHALT CVG.:	10.4%
OTHER:	1.4%

SURVEY INFO.	
SURVEY INFO TAKEN FROM SURVEYORS REAL PROPERTY REPORT PART 1, PLAN OF LOT 25, REGISTERED PLAN 523, CITY OF OTTAWA PREPARED BY: ANNIE O'SULLIVAN, VOLLEBEK LTD DEC. 20, 2021	

SITE NOTES

NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES

EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY

ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL

ALL MEASUREMENTS ARE METRIC (ACCOMPANYING IMPERIAL MEAS. MAY APPEAR)

EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED UNLESS OTHERWISE NOTED BY THE CIVIL ENGINEER

SNOW ACCUMULATION TO BE REMOVED OFF SITE IMMEDIATELY AS NEEDED

EXISTING PLANTING MATERIAL			
CODE	COMMON NAME	QTY.	SIZE (DIA.)
DECIDUOUS TREES			
CONIFEROUS TREES			
SHRUBS			

NEW PLANTING MATERIAL			
CODE	COMMON NAME	QTY.	SIZE (DIA.)
DECIDUOUS TREES			
DT1	RED MAPLE	2	50mm Cal.
CONIFEROUS TREES			
SHRUBS			

TREE CONSERVATION NOTES

1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES.

2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE.

3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE.

4. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL.

5. TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE.

6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE.

7. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.

* THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM.

* TREE PROTECTION FENCE (PF) TO BE ERECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDINGS (SEE DIAGRAM BELOW).

SITE LEGEND

EX. TREE TO BE REMOVED

NEW CONIFEROUS TREE

DENOTES SOFT LANDSCAPING

DENOTES HARD LANDSCAPING

EXISTING BUILDING FOOTPRINT

PROPOSED RIVERSTONE

PROPOSED ASPHALT DRIVEWAY

PROPOSED WOOD DECKS/ BALCONIES

CAR PARKING SPACE (ASPHALT)

BYCYCLE PARKING (ASPHALT)

WASTE COLLECTION AREA

SNOW STORAGE AREA

PROPOSED/EXISTING ENTRY/EXIT

PF — TEMPORARY PROTECTION FENCE

EX. UTILITY POLE

EX. CHAINED LINK/BOARD FENCE

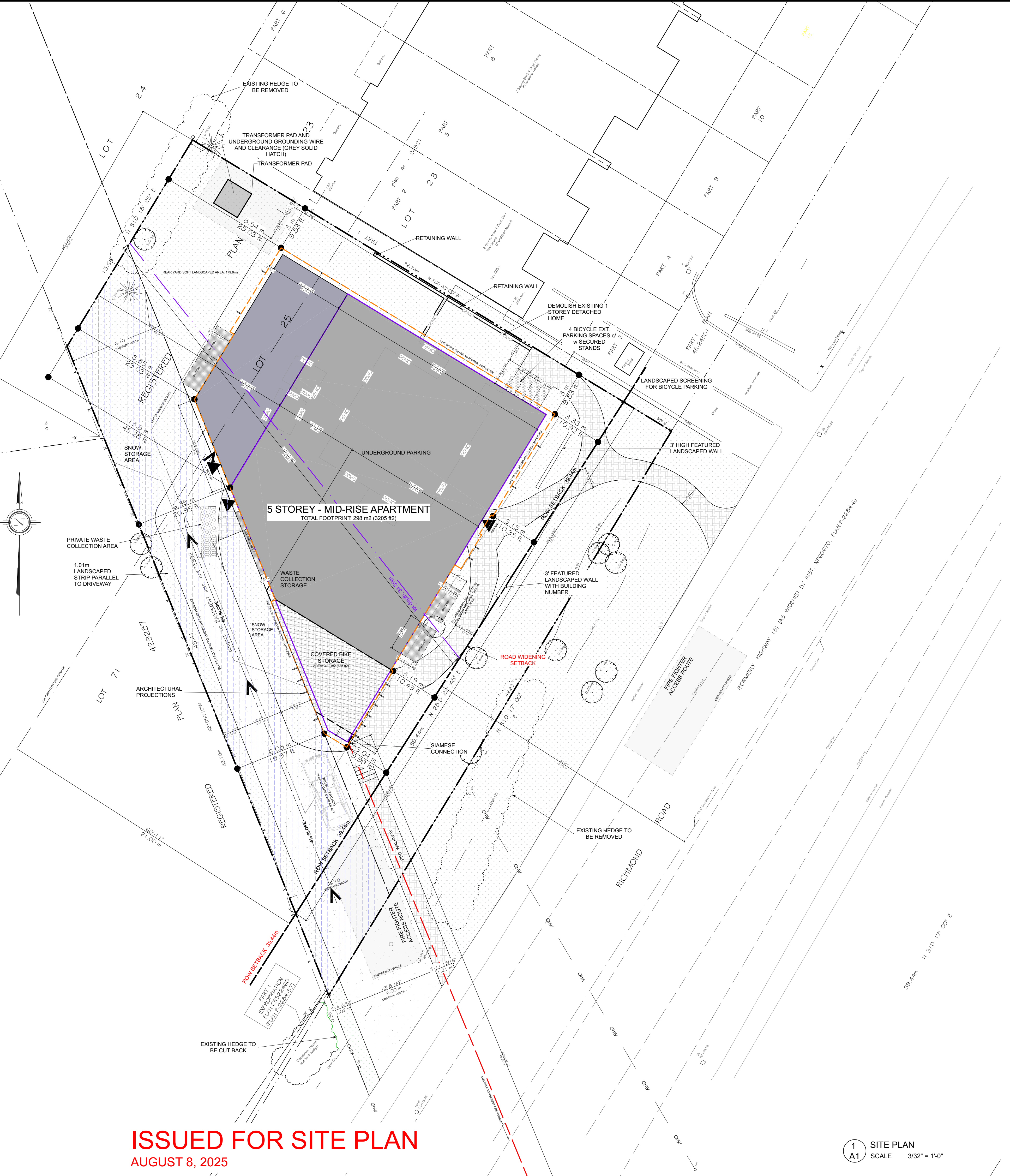
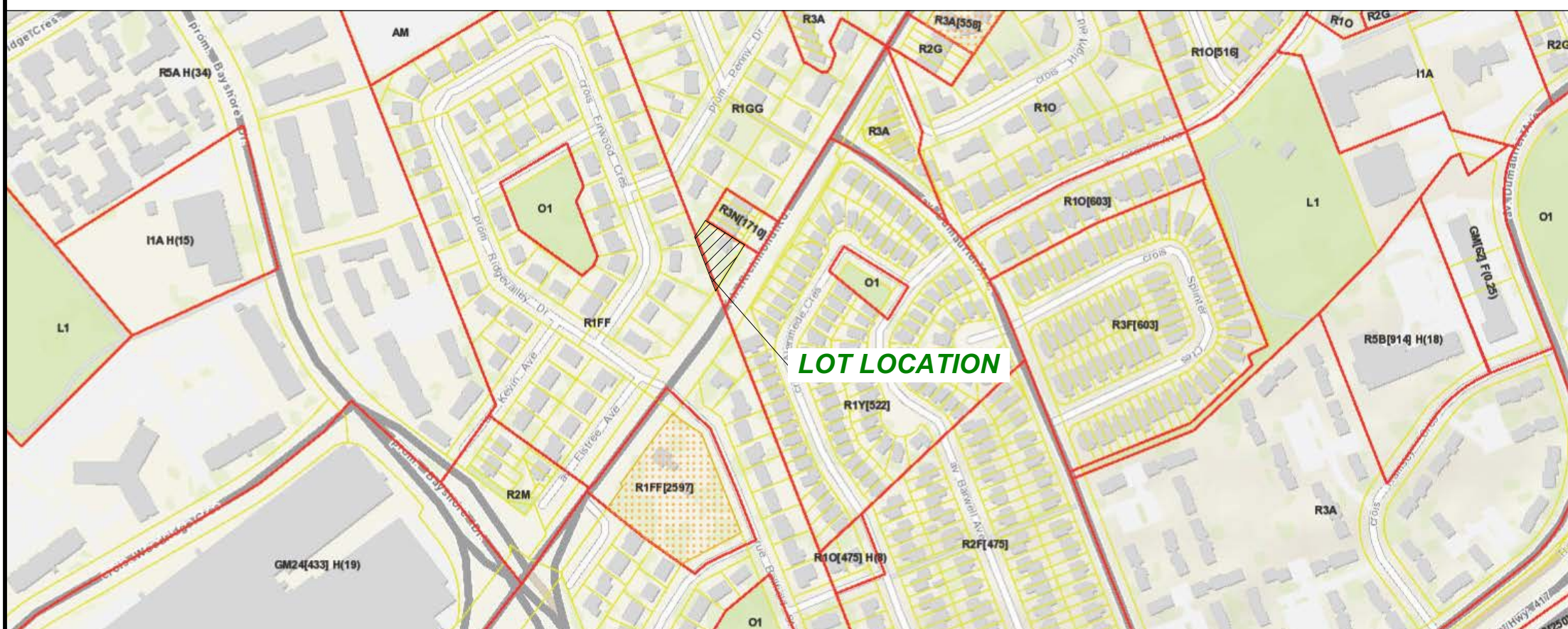
PROPERTY LINE

MOTION SENSING EXT. LIGHTS

WASTE COLLECTION LEGEND	
GB	2YD GARBAGE CONTAINER
BB	360L FIBRE CONTAINER
B	360L GML CONTAINER
G	240L ORGANICS
	PRIVATE COLLECTION

3 KEY PLAN & CONTEXT

A1 SCALE NO SCALE



ISSUED FOR SITE PLAN
AUGUST 8, 2025

1 SITE PLAN
A1 SCALE 3/32" = 1'-0"

UNPOISED ARCHITECTURE INC.
5-16 SWETLAND AVE.
OTTAWA, ON K1N 7T6
AZUL DESIGNS
OTTAWA, ON K1H 7G2

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DRAWER

COPYRIGHT RESERVED
GENERAL NOTES

OWNER/DEVELOPER:
PARADELLER INC.
1000 SHEPPARD AVE. E. SUITE 100
OTTAWA, ON K1H 1S9

ARCHITECT/DRAWER:
UNPOISED ARCHITECTURE INC.
5-16 SWETLAND AVE.
OTTAWA, ON K1N 7T6

APPLICABLE PLANNER:
WEST CANADA INC.
201 GARDENWAY DR. SUITE 300
OTTAWA, ON K1H 1K1

CIVIL ENGINEER:
C.B. 1504 ENGINEERING INC.
1000 SHEPPARD AVE. E. SUITE 100
OTTAWA, ON K1H 1S9

LANDSCAPING:
AZUL DESIGNS
P.O. Box 4207, Station T
OTTAWA, ON K1N 7T6

SURVEYOR:
ANNIE O'SULLIVAN, VOLLEBEK LTD
10 CONQUEST DRIVE, SUITE 300
OTTAWA, ON K1H 1K1
AGE 708

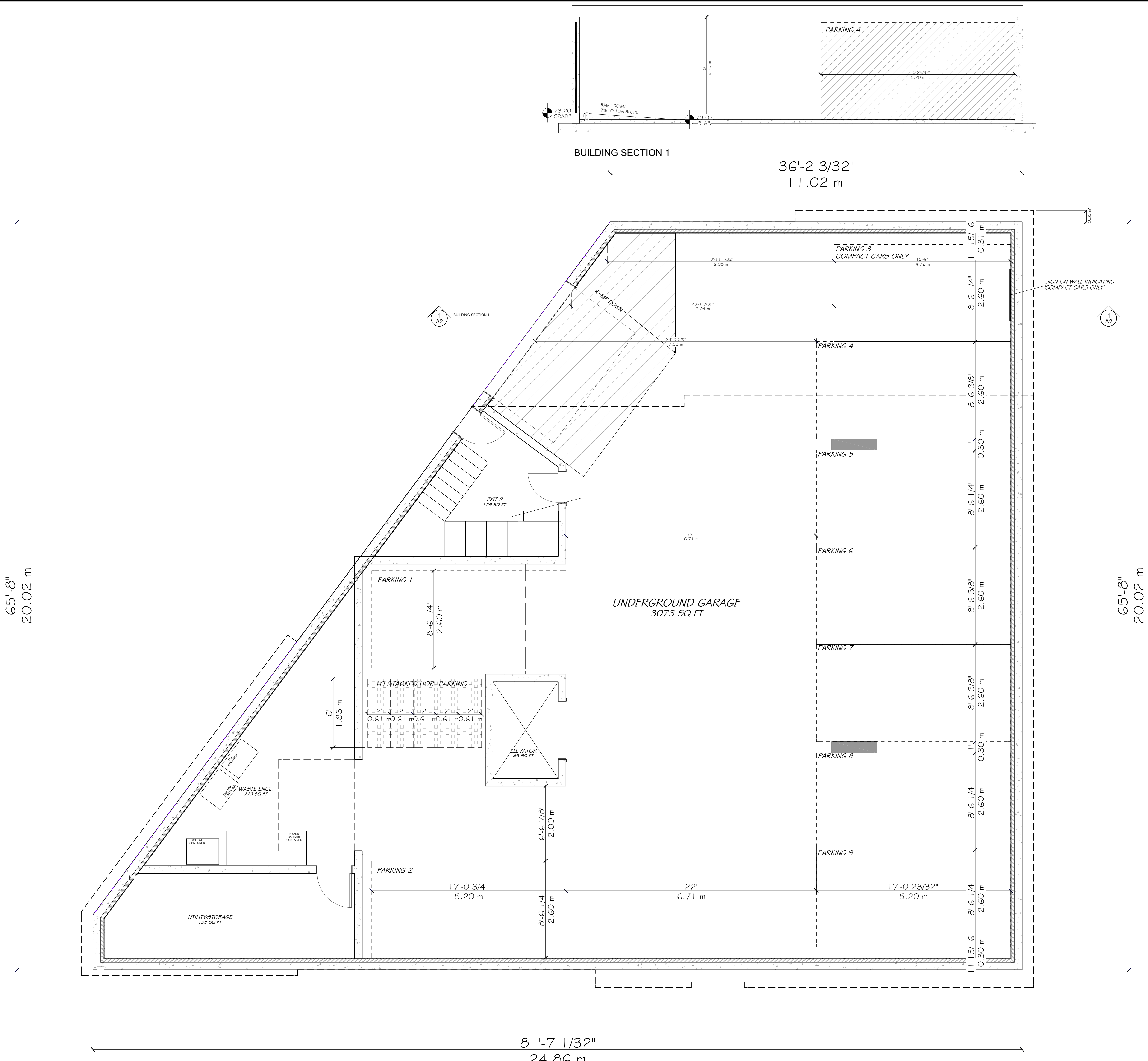
CONSULTANTS:	
STRUCTURAL, TSD	MDV
ELECTRICAL, TSD	MDV
5	REVISED SITE PLAN 08/08/25
4	REVISED SITE PLAN 08/08/24
3	REVISED SITE PLAN 08/08/22
2	REVISED SITE PLAN 07/03/22
1	PRELIMINARIES 04/12/22
NO.	REVISION/REUSE DATE

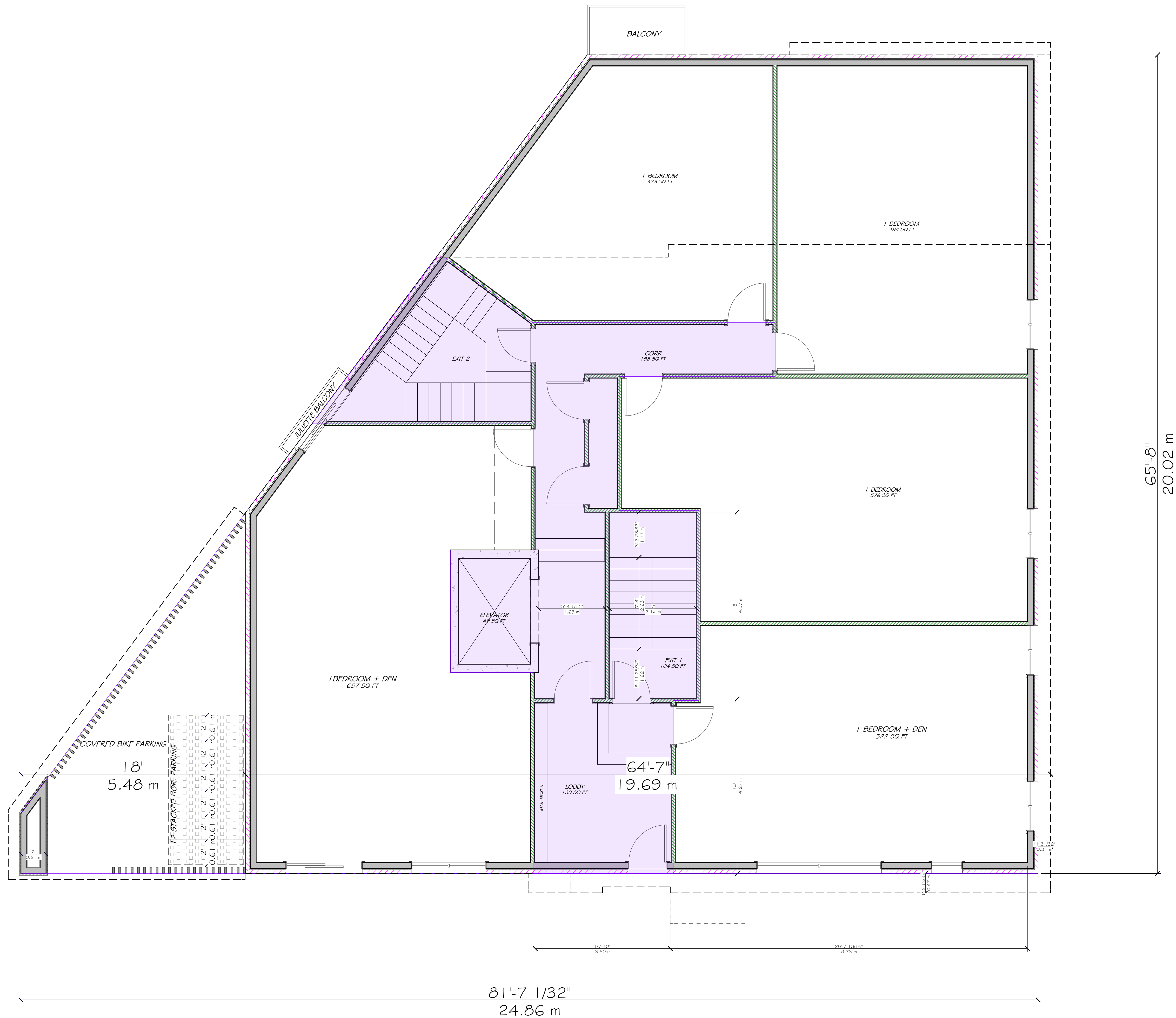
PROJECT: 3055 RICHMOND RD.
3055 RICHMOND RD.
OTTAWA, ON K2B 6S8
613-000-0000

DRAWING NAME: SITE PLAN

DRAWN BY: --- SHEET: A1
DATE: APRIL 12, 2022
SCALE: AS NOTED

FILE NUMBER: D07-12-22-0147





UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON K1N 7T6
AZUL DESIGNS
OTTAWA, ON K1H 7G2

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GENERAL NOTES:

3055 RICHMOND ROAD
SCOPE OF WORK: NEW 5 STOREY MID RISE
RENTAL BUILDING - 21 UNITS

OWNER/DEVELOPER:
PARADELLER INC.
1000 BROADVIEW AVE.
OTTAWA, ON K1K 1S5

ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON K1N 7T6

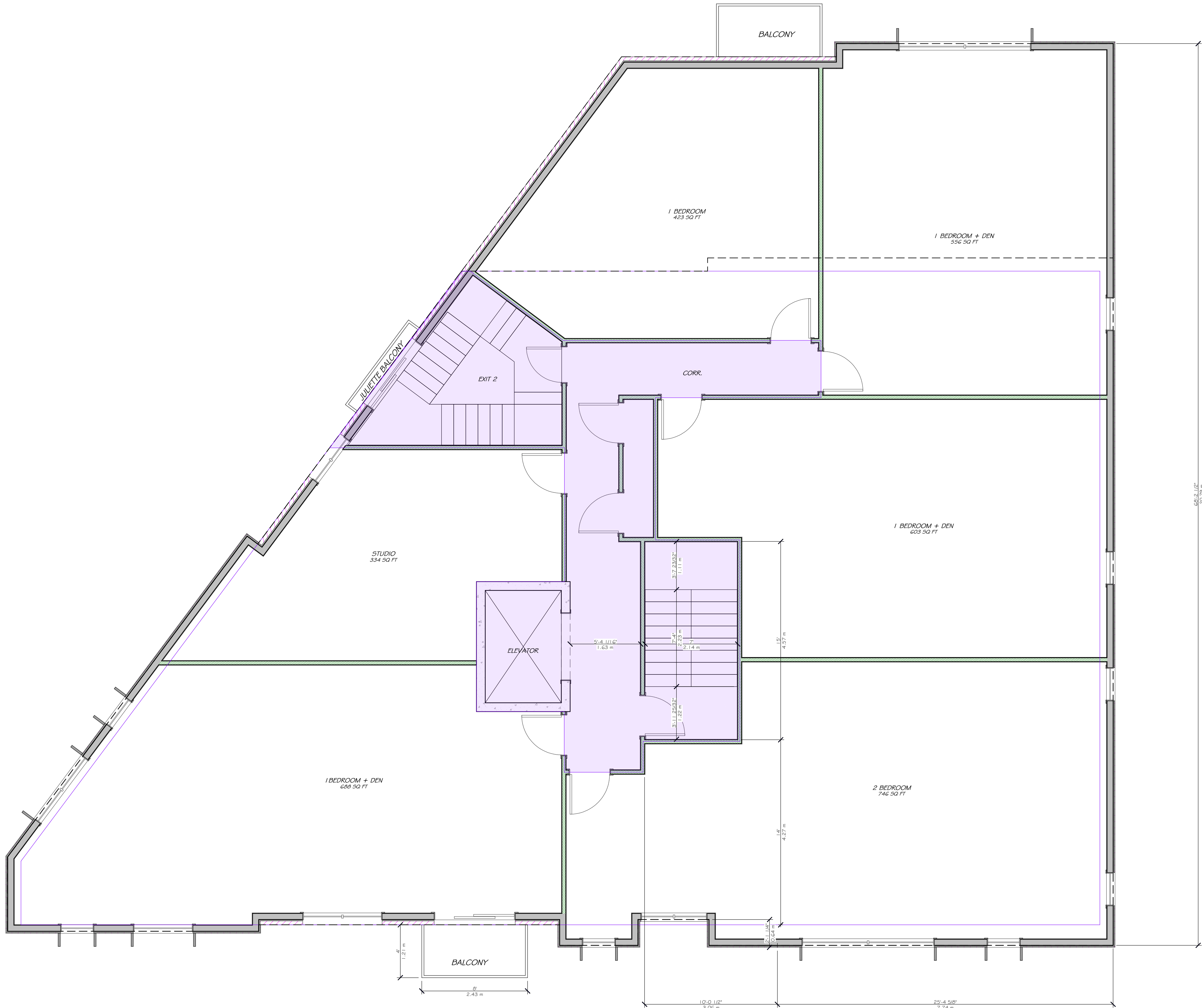
APPLICANT/PLANNER:
WEST CANADA INC.
2011 GARDENWAY DR. SUITE 300
OTTAWA, ON K2H 9K2

CIVIL ENGINEER:
C.B. 1504 ENGINEERING INC.
100 LINDENHURST CIRCLE
OTTAWA, ON K1T 1G3

LANDSCAPING:
LORNA S. GORDON INC.
P.O. Box 627, Station T
OTTAWA, ON K1N 1H1

SURVEYOR:
ARND, OSALUWAN, VOLLEBAEK LTD.
10 CONQUEST DRIVE, SUITE 301
OTTAWA, ON K2H 7G8

CONSULTANTS:		
STRUCTURAL: TBD		
MECHANICAL: TBD		
ELECTRICAL: TBD		MDY
5	REVISED SITE PLAN	08/08/25
4	REVISED SITE PLAN	05/08/24
3	REVISED SITE PLAN	08/06/22
2	REVISED SITE PLAN	07/03/22
1	PRELIMINARIES	04/10/22
NO.	REVISION/ISSUE	DATE
PROJECT: 3055 RICHMOND RD.		
3055 RICHMOND RD.		
OTTAWA, ON K2H 8S8		
DRAWING NUMBER: 613-000-0000		
DRAWING NAME: FLOOR PLANS		
DRAWN BY: ---	SHEET: A3	
DATE: APRIL 12, 2022		
SCALE: AS NOTED		



UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON K1N 7T6
AZUL DESIGNS
OTTAWA, ON K1H 7G2

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GENERAL NOTES:

3055 RICHMOND ROAD
SCOPE OF WORK: NEW 5 STOREY MID RISE
RENTAL BUILDING - 21 UNITS

OWNER/DEVELOPER:
PARADELLER INC.
1000 DUNDAS ST. W.
OTTAWA, ON K6H 1G6
K6H 1G6

ARCHITECT/DRAWER:
UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON
K1N 7T6

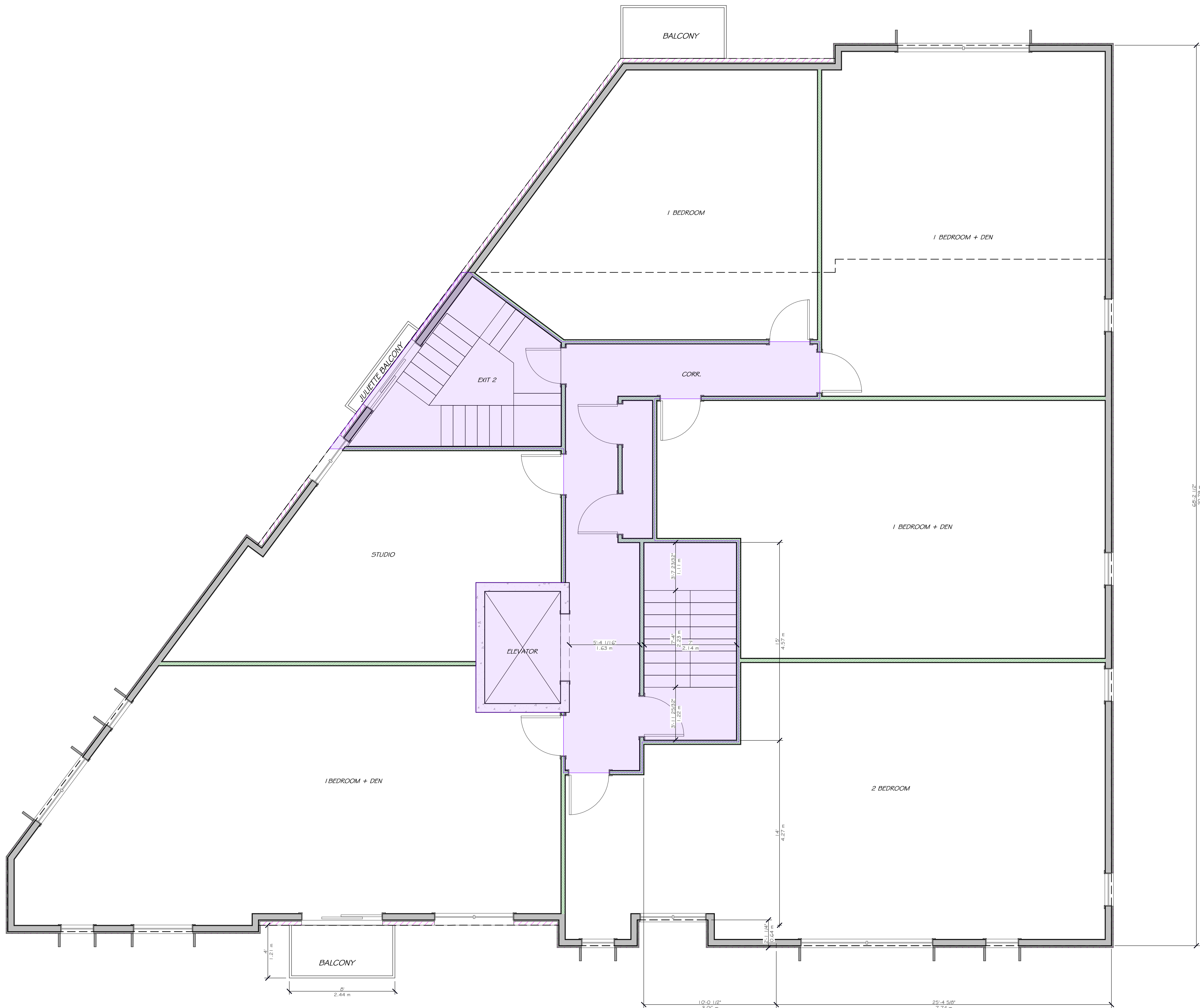
ARCHITECT PLANNER:
WEST CANADA INC.
2111 GARDENWAY DR. SUITE 300
OTTAWA, ON
K2H 9K2

CIVIL ENGINEER:
C.B. TOWN ENGINEERING INC.
100 GARDENWAY DR. SUITE 300
OTTAWA, ON
K1H 7G2

LANDSCAPING:
L.P. & S. ENGINEERING
P.O. Box 627, Station T
OTTAWA, ON
K1H 1H1

SURVEYOR:
ANDR. OSULIAN, COLLEGE LTD.
10 CONQUEST DRIVE, SUITE 300
OTTAWA, ON
K2E 7G8

CONSULTANTS:	
STRUCTURAL, T&E	MDY
Mechanical, T&E	
Electrical, T&E	
5	REVISED SITE PLAN 08/08/25
4	REVISED SITE PLAN 08/08/24
3	REVISED SITE PLAN 08/08/22
2	REVISED SITE PLAN 07/09/22
1	PRELIMINARIES 04/12/22
NO.	REVISION/ISSUE DATE
PROJECT: 3055 RICHMOND RD.	
3055 RICHMOND RD.	
OTTAWA, ON K2H 9K6	
DRAWING NAME: PLANS	
DRAWN BY: --- SHEET: A4	
DATE: APRIL 12, 2022	
SCALE: AS NOTED	



UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON K1N 7T6
AZUL DESIGNS
OTTAWA, ON K1H 7G2
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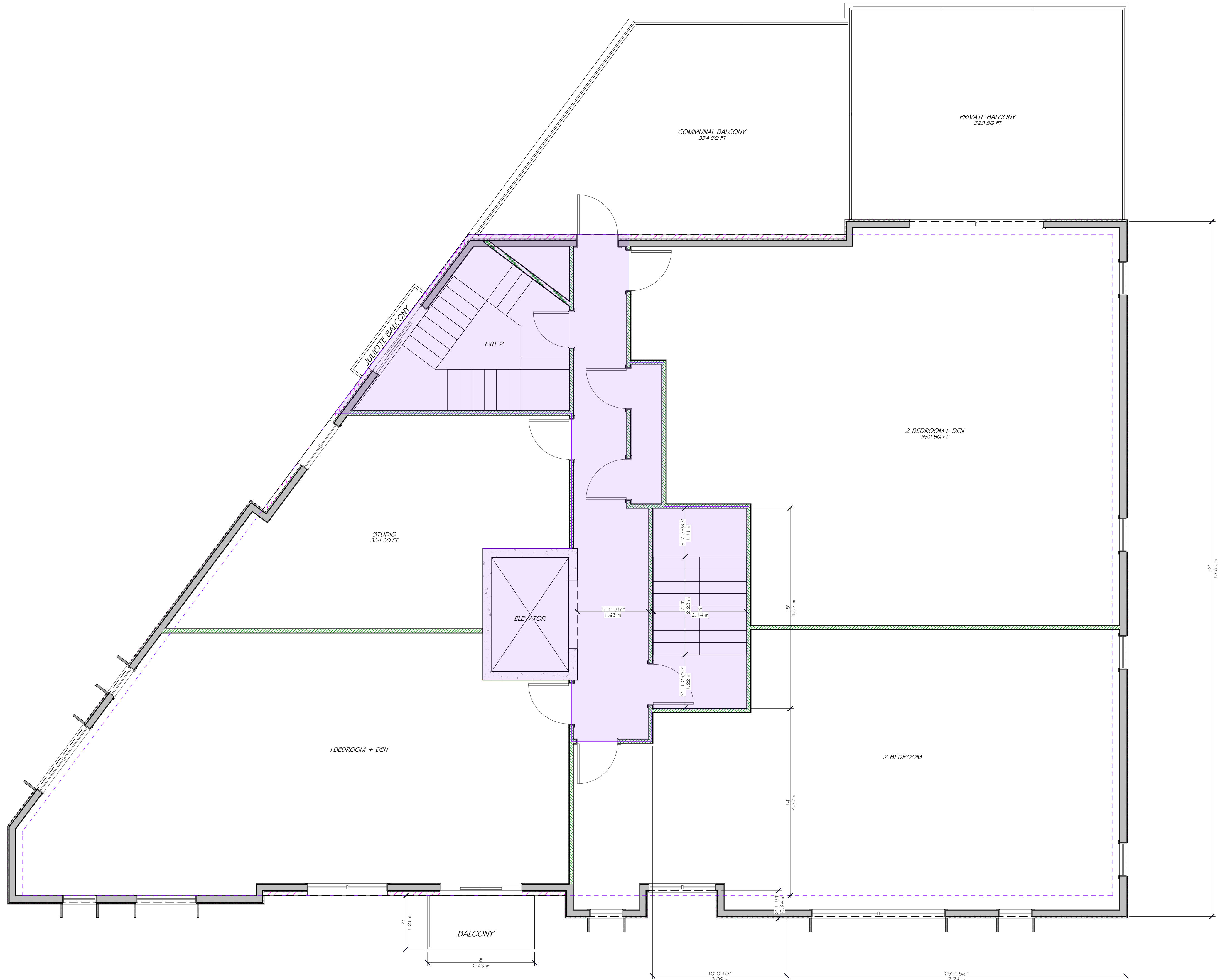
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GENERAL NOTES:

3055 RICHMOND ROAD

SCOPE OF WORK: NEW 5 STOREY MID RISE
RENTAL BUILDING - 21 UNITS

OWNER/DEVELOPER:
PARADELLER INC.
1800 DUNDAS ST. W.
OTTAWA, ON K2G 1G5
ARCHITECT/DRAWER:
UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON K1N 7T6
APPLICANT/PLANNER:
WEST CANADA INC.
2111 GARDENVIEW DR. SUITE 300
OTTAWA, ON K2B 9K2
CIVIL ENGINEER:
C.B. TOWN ENGINEERING INC.
100 LINDENHURST CIRCLE
OTTAWA, ON K1T 1G3
LANDSCAPING:
L.P. & S. ASSOCIATES
P.O. Box 627, Station T
OTTAWA, ON K1S 1B1
SUPERVISOR:
ANDR. OSALIMAN, COLLIERDAK LTD
14 CONQUEST DRIVE, SUITE 301
OTTAWA, ON K2E 7G8

CONSULTANTS:		
STRUCTURAL - T&E MECHANICAL - T&E ELECTRICAL - T&E		MD/Y
5	REVISED SITE PLAN	08/08/25
4	REVISED SITE PLAN	05/26/24
3	REVISED SITE PLAN	09/06/22
2	REVISED SITE PLAN	07/20/22
1	PRELIMINARIES	04/12/22
NO.	REVISION/ISSUE	DATE
PROJECT: 3055 RICHMOND RD.		
3055 RICHMOND RD. OTTAWA, ON K2B 6S6		
		613-000-0000
DRAWING NAME:		
ELEVATIONS		



UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON K1N 7T6
AZUL DESIGNS
OTTAWA, ON K1H 7G2
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GENERAL NOTES:

3055 RICHMOND ROAD
SCOPE OF WORK: NEW 5 STOREY MID RISE
RENTAL BUILDING - 21 UNITS

OWNER/DEVELOPER:
FARBER DEVELOPMENT
1800 MCNICOLL RD
OTTAWA, ON K2B 5B5
ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON K1N 7T6
APPLICANT/PLANNER:
WEST CANADA INC.
2511 GARDENWAY DR. SUITE 300
OTTAWA, ON K2B 9K2
CIVIL ENGINEER:
C.B. TOWN ENGINEERING INC.
70 LINDENHURST CIRCLE
OTTAWA, ON K1T 4G3
LANDSCAPING:
LORNA SUTTON/STANIS
P.O. Box 627, Salem CT
06424-0627
SUPERVISOR:
ANDR. OSALIMAN, VOLLEBERG LTD
10 CONQUEST DRIVE, SUITE 300
OTTAWA, ON K2B 7G8

CONSULTANTS:		
STRUCTURAL T&D	MECHANICAL T&D	
ELECTRICAL T&D	MECHANICAL T&D	
5	REVISED SITE PLAN	08/08/25
4	REVISED SITE PLAN	05/08/24
3	REVISED SITE PLAN	08/06/22
2	REVISED SITE PLAN	07/09/22
1	PRELIMINARY	04/12/22
NO.	REVISION/ISSUE	DATE
PROJECT: 3055 RICHMOND RD.		
3055 RICHMOND RD.		
OTTAWA, ON K2B 5B5		
DRAWING NAME: 613-000-0000		
DETAILS & SECTIONS		
DRAWN BY: ---	SHEET: ---	
DATE: APRIL 12, 2022	SCALE: AS NOTED	



CONSULTANTS:		
	STRUCTURAL - TSD	M
	MECHANICAL - TEO	
	ELECTRICAL - TEO	
5	REVISED SITE PLAN	084
4	REVISED SITE PLAN	085
3	REVISED SITE PLAN	098
2	REVISED SITE PLAN	075
1	PRELIMINARIES	041
NO.	REVISION/ISSUE	DATE

PROJECT: **3055 RICHMOND RD.**

3055 RICHMOND RD.
OTTAWA, ON K2B 6S6

616-000-0

DRAWING NAME:

FLOOR PLANS

DRAWN BY: ---

CHECKED BY: ---

DATE: APRIL 12, 2022

SCALE: AS NOTED

SHEET: A7