

**SITE STATISTICS**

**Proposed Use:** Residential Building with Retail/Restaurant Use at Grade

**Site Area:** 1,843 sm ( 4.55 acre)

**Proposed GFA :** 11,675 sm\*

Residential: 11,180 sm

Non-Residential: 495 sm

FSI: 6.3

**Proposed Residential Units:** 114

**1B - 70, 2B - 44 (Subject to Market)**

**Indoor/ Outdoor Amenity Required:** 114 units x 6sm/unit = 684 sm

**Indoor/ Outdoor Amenity Provided:** 1950 sm

**Total Parking Required:** 90 Spaces

114 Units @0.5 spaces/unit = 57 resident

Residential Visitor Parking Required(@0.2 spaces/unit): 23

2 Accessible Spaces

7 spaces for 240sm of Restaurant

3 spaces for 255sm of Retail

**Total Parking Provided:** 147 Spaces

114 residential,

23 residential visitor.

2 accessible spaces

7 restaurant spaces, 3 retail spaces

provided within 3.5 levels of underground parking

**Proposed Height:** As Shown\*

\* Excludes Parapets & Mech.

**Bike Parking Spaces Required:** 59

114 units @0.5 Bike Parking Spaces/unit = 57 spaces

1 per 250sm Retail/Restaurant = 2 spaces

**Bike Spaces Provided:** 59

**Setbacks:**

North: 0.3 m

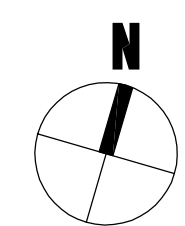
South: 1.8 m

East: 0.3 m

West: 0.3 m

SURVEY INFORMATION:  
BOUNDARY AND TOPOGRAPHIC SURVEY OF  
ALL OF LOT 1, 2, 3 AND PART OF LOT 4  
NORTH RICHMOND ROAD  
REGISTERED PLAN 145  
CITY OF OTTAWA  
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
APRIL 12, 2013

- NOTES:**
1. FOR LANDSCAPE INFORMATION - REFER TO DRAWINGS PREPARED BY FOTENN DESIGN
  2. FOR GRADING AND SERVICING INFORMATION - REFER TO DRAWINGS PREPARED BY DSEL ENGINEERING
  3. FOR AUTOTURNS - REFER TO DRAWINGS PREPARED BY DELCAN
  4. FOR INTAKE & EXHAUST VENTS - REFER TO GROUND FLOOR PLAN
  5. THE BUILDING WILL BE SPRINKLERED
  6. THE TYPE G LOADING SPACE WILL BE CONSTRUCTED OF AT LEAST 200mm REINFORCED CONCRETE.



**1451 WELLINGTON AVE,  
OTTAWA, ONTARIO**  
**SITE PLAN, CONTEXT PLAN**  
ISSUED FOR REZONING/SITEPLAN APPROVAL NOV 01-2013

PROJECT NO. 31643  
SCALE 1:250

