

**1420 Richmon Road, 365 Forest Street, and 2583-2589 Bond Street, Ottawa**  
 File No. D07-12-20-0041  
 December 4, 2023  
**Zoning Table**

<b>AM10[2865] S473</b>	<b>Requirements</b>	<b>Provided</b>	<b>Meets Standard</b>
<b>Minimum lot area</b> Table 185(a)	No minimum	5,134 m <sup>2</sup>	<b>Yes</b>
<b>Minimum lot width</b> Table 185(b)	No minimum	41.49 m	<b>Yes</b>
<b>Minimum front yard setback</b> Richmond Rd S473	0 m	0 m	<b>Yes</b>
<b>Minimum corner side yard setback</b> (Forest St) S473	0 m	0 m	<b>Yes</b>
<b>Building frontage for front and corner side yard</b> s. 185(10)(b)(i)	At least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within: <ul style="list-style-type: none"> <li>/ Residential building: 4.5 m of the frontage</li> <li>/ Mixed-use building: 3.0 m of the frontage</li> </ul>	Tower A (mixed-use): 50% of frontage is occupied within 3.0 m of front and corner side lot line  Tower B (residential): at least 50% of frontage is occupied within 4.5 m of corner side lot line	<b>Yes</b>
<b>Minimum interior side yard</b> S473	No minimum	2.7 m	<b>Yes</b>
<b>Minimum rear yard setback for a residential use building</b> (Bond St) S473	0.6 m	0.6 m	<b>Yes</b>
<b>Minimum building height</b> [2865] / S473	Minimum building height: 7.5 m and 2 storeys	41 m 12 storeys	<b>Yes</b>
<b>Maximum building height</b> S473	41 m / 12 storeys	41 m / 12 storeys	<b>Yes</b>
<b>Ground floor façade</b> s. 185(10)(g)	The ground floor façade facing a public street of a building located within 4.5m of the front lot line or corner lot line must include: <ul style="list-style-type: none"> <li>/ A minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line or corner side lot line in the case of non-residential uses; and</li> </ul>	Active entrances face both the front and corner lot lines, within 4.5 m of the lot line.  Entrances provided for retail and residential uses.	<b>Yes</b>

AM10[2865] S473	Requirements			Provided	Meets Standard
	<p>/ A minimum of one active entrance in the case of a residential use building;</p> <p>Where an active entrance is angled on the corner of the building, such that it faces the intersection of the arterial mainstreet and a side street intersecting the arterial mainstreet, it is deemed to face both streets</p>				
<b>Transparent glazing</b> s. 185(10)(h)	A minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing			Ground floor façade is comprised of at least 50% glazing	<b>Yes</b>
<b>Amenity Area</b> s. 135	6 m <sup>2</sup> per dwelling unit: (391 units)*(6m <sup>2</sup> ) = 2,346 m <sup>2</sup>			Private: 1,436 m <sup>2</sup> Communal: 2,075 m <sup>2</sup> Total: 3,511 m <sup>2</sup>	<b>Yes</b>
	50% of which must be communal: 2,346 m <sup>2</sup> x 50% = 1,173 m <sup>2</sup>			2,075 m <sup>2</sup>	<b>Yes</b>
	At least one amenity area must be aggregated into an area with a minimum of 54m <sup>2</sup>			Towers A & B common areas, level 1: 903 m <sup>2</sup> Tower A common area, level 12: 152 m <sup>2</sup>	<b>Yes</b>
<b>Parking Provisions</b>					
<b>Minimum Parking Rate</b> Area Z of Schedule 1A	No off-street motor vehicle parking is required to be provided under this section.			383 resident parking spaces provided	<b>Yes</b>
<b>Minimum Visitor Parking Space Rate</b>	0.1 spaces/ dwelling unit, less the first 12 units, and no more than 30 required  Tower A: (168 units–12) * (0.1) = 16 visitor parking spaces  Tower B: (223 units–12) * (0.1) = 21 visitor parking spaces  Total: 37 parking spaces			37 parking spaces	<b>Yes</b>
<b>Maximum Parking Spaces</b> s. 103(1), Table 103 Area B of Schedule 1  Site is within 600 m of Lincoln Fields Station	1.75 per dwelling unit (combined total of resident and visitor parking)  Tower A: 294 parking spaces Tower B: 390 parking spaces Combined: 684 parking spaces			420 parking spaces	<b>Yes</b>
<b>Parking Space Dimensions</b> s. 106(1)		<b>Min.</b>	<b>Max.</b>	Parking spaces are 2.6 x 5.2 m	<b>Yes</b>
	<b>Width</b>	2.6 m	3.1 m		
	<b>Length</b>	5.2 m	--		

AM10[2865] S473	Requirements	Provided	Meets Standard		
<b>Parking Space Dimensions, Small Car/ Reduced Size</b> s. 106(3) and (4)	Up to 50% of the parking spaces in a parking lot or parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that any such space: <ul style="list-style-type: none"> <li>/ Is visibly identified as being for a compact car</li> <li>/ Is not a visitor parking space required under Section 102</li> <li>/ Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres.</li> </ul>	No reduced size parking spaces	Yes		
	Up to 5% of the parking spaces in a parking lot or parking garage may have a minimum width of 1.3m and a minimum length of 3m, provided any such space <ul style="list-style-type: none"> <li>/ Is not a required parking space under Section 101</li> <li>/ Is not a required visitor parking space under Section 102</li> <li>/ Is visibly identified as being for a motorcycle, cargo bicycle or similar vehicle.</li> </ul>	No reduced size parking spaces	Yes		
<b>Minimum Driveway Width</b> s. 107(1)(a)(iii)	A driveway providing access to a parking garage must have a minimum width of 6.0 m for a double traffic lane	6.0 m	Yes		
<b>Minimum Aisle Width, Mixed-Use Building</b> Table 107	Minimum width for an aisle providing access to a parking space between 71° and 90°: 6.7 m	6.7 m	Yes		
<b>Minimum Bicycle Parking</b> s. 111	0.50 per dwelling unit  (391 dwelling units)*(0.5) = 196 bicycle parking spaces	250 bicycle parking spaces	Yes		
<b>Minimum Bicycle Parking Space Dimensions</b> Table 111B		<b>Width</b>	<b>Length</b>	Bicycle parking spaces comply	Yes
	<b>Horizontal</b>	0.6 m	1.8 m		
	<b>Vertical</b>	0.5 m	1.5 m		
	<b>Stacked</b>	0.37 m	--		
<b>Location of Bicycle Parking</b> s. 111(7)	A maximum of 50% (98) of the required bicycle parking spaces or 15 spaces,	80 located in landscaped area	Yes		

<b>AM10[2865] S473</b>	<b>Requirements</b>	<b>Provided</b>	<b>Meets Standard</b>
	<p>whichever is greater, may be located in a landscaped area:</p> <p>A maximum of 98 bicycle parking spaces may be located in landscaped area</p>		
<b>Minimum Aisle Width, Bicycle Parking</b> s. 111(9)	A bicycle parking space must have access from an aisle having a minimum width of 1.5 metres.	1.5 m	<b>Yes</b>
<b>Parking Space Orientation</b> s. 111(10)	A minimum of 50% (98 bicycle parking spaces) of the bicycle parking spaces required by this by-law must be horizontal spaces at ground level.	98 horizontal bicycle parking spaces: 8 indoors + 90 outdoors	<b>Yes</b>
<b>Location of Bicycle Parking</b> s. 111(12)	<p>Where the number of bicycle parking spaces required for a single office or residential building exceeds fifty 50 spaces, a minimum of 25% (49) of that required total must be located within:</p> <ul style="list-style-type: none"> <li>/ a building or structure;</li> <li>/ a secure area such as a supervised parking lot or enclosure with secure entrance; or</li> <li>/ bicycle lockers.</li> </ul>	Over 25% of the required bicycle parking spaces are located indoors – 160 bicycle parking spaces are provided indoors	<b>Yes</b>