

**ZONING NOTES:**

|   |   |
|---|---|
| <b>CURRENT ZONING:</b><br>TM (M15) - Traditional Main Street<br>GMI - General Mixed Use Zone<br>R4 - Residential Fourth Density | <b>LEGAL DESCRIPTION:</b><br>LOTS 327 TO 318 (INCLUSIVE) AND<br>LOTS 330-381 (INCLUSIVE)<br>REGISTERED PLAN XXXXXXX<br>CITY OF OTTAWA |
|---|---|

\*There are three separate zones on the property, we will be applying for a re-zoning to create one zone for the entire property.

LOT AREA : 3,270 m<sup>2</sup>  
LOT WIDTH : 60.4 m  
LOT DEPTH : 54.2 m

| DEVELOPMENT STATS PHASE I    | REQUIRED                       | PROPOSED              |
|------------------------------|--------------------------------|-----------------------|
| LOT OF AREA 'A'              | MIN 450 m <sup>2</sup>         | 3,270 m <sup>2</sup>  |
| TOTAL UNITS                  |                                | 184                   |
| SETBACK ALONG RICHMOND       | Varies (As per existing zones) | 1.5 m                 |
| SETBACK ALONG CHURCHILL      | Varies (As per existing zones) | 0 m                   |
| SETBACK ALONG WINONA         | Varies (As per existing zones) | 1.2 m                 |
| MAXIMUM HEIGHT               | Varies (As per existing zones) | 31 m                  |
| NUMBER OF STOREYS            |                                | 9                     |
| BUILDING AREA                |                                | 2,358 m <sup>2</sup>  |
| GROSS FLOOR AREA (city def.) |                                | xx,xxx m <sup>2</sup> |

**PARKING REQUIREMENTS PHASE**

**1. REQUIRED PARKING**

| LAND USE  | REQUIRED                  | PROVIDED VEHICLE PARKING   |
|-----------|---------------------------|--|
| APARTMENT | 92 PARKING SPACES MINIMUM | 112 RESIDENTIAL PARKING SPACES PROVIDED FOR 184 UNITS<br>* LOCATED IN UNDERGROUND PARKING GARAGE |
| RETAIL    | 0 PARKING SPACES REQUIRED |  |

**2. REQUIRED VISITOR PARKING**

| LAND USE  | REQUIRED                           | REQUIRED VISITOR PARKING  |
|-----------|------------------------------------|---|
| APARTMENT | 18 VISITOR PARKING SPACES REQUIRED | 18 VISITOR PARKING SPACES PROVIDED FOR 184 UNITS<br>* LOCATED IN UNDERGROUND PARKING GARAGE |

**TOTAL PARKING PROVIDED FOR PHASE** 130 TOTAL PARKING SPACES

**3. BICYCLE PARKING**

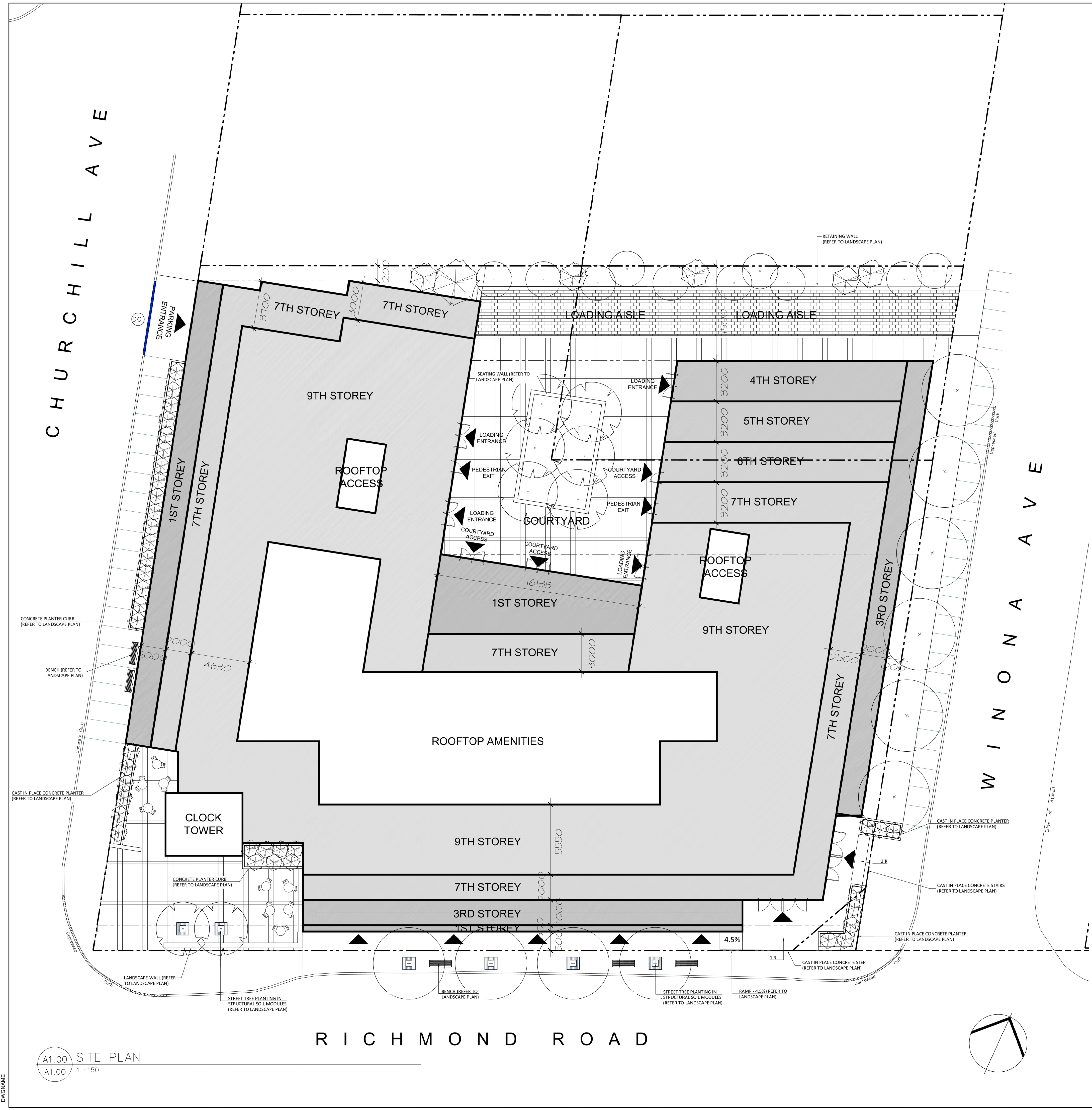
REQUIRED BICYCLE PARKING SPACES  
RESIDENTIAL (0.5 SPACE/UNIT - 92 SPACES REQUIRED)  
COMMERCIAL (1 / 250 SQ.M. COMMERCIAL G.F.A. - 7 EXTERIOR SPACES)

PROVIDED BICYCLE PARKING SPACES  
RESIDENTIAL 92 SPACES  
COMMERCIAL 7 EXTERIOR SPACES

**4. AMENITY SPACE REQUIREMENTS**

REQUIRED AMENITY SPACE 6 m<sup>2</sup> REQUIRED PER UNIT  
184 UNITS X 6 SQ.M. = 1,104 SQ.M. TOTAL AMENITY REQUIRED  
REQUIRED AMENITY SPACE TO BE COMMON - 552 SQ.M.  
PROVIDED COMMON AMENITY SPACE - 900 SQ.M.

PROVIDED AMENITY SPACE BREAKDOWN:  
-GROUND FLOOR COMMON AMENITY - 0 m<sup>2</sup> (INTERIOR)  
-TOP FLOOR COMMON AMENITY - 900 M<sup>2</sup> (EXTERIOR)  
-PRIVATE BALCONY AMENITY - 1,646 m<sup>2</sup>  
TOTAL AMENITY SPACE PROVIDED 2,546 m<sup>2</sup>



| no. | date | revision |
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|     |      |          |

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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**PROJECT/LOCATION:**  
327 RICHMOND  
327 RICHMOND ROAD

**DRAWING TITLE:**  
SITE PLAN

|                        |                            |                        |
|------------------------|----------------------------|------------------------|
| <b>DRAWN BY:</b><br>RL | <b>DATE:</b><br>2020-05-14 | <b>SCALE:</b><br>1:150 |
|------------------------|----------------------------|------------------------|

**PROJECT:**  
1919

**DRAWING NO.:**  
A3-00

**REVISION NO.:**

**DATE PLOT:**

**DWG NAME:**

**DATE:**  
2021/04/19 01:05

**DWG NO.:**  
DWG 18064

A1.00 SITE PLAN  
A1.00 1:150