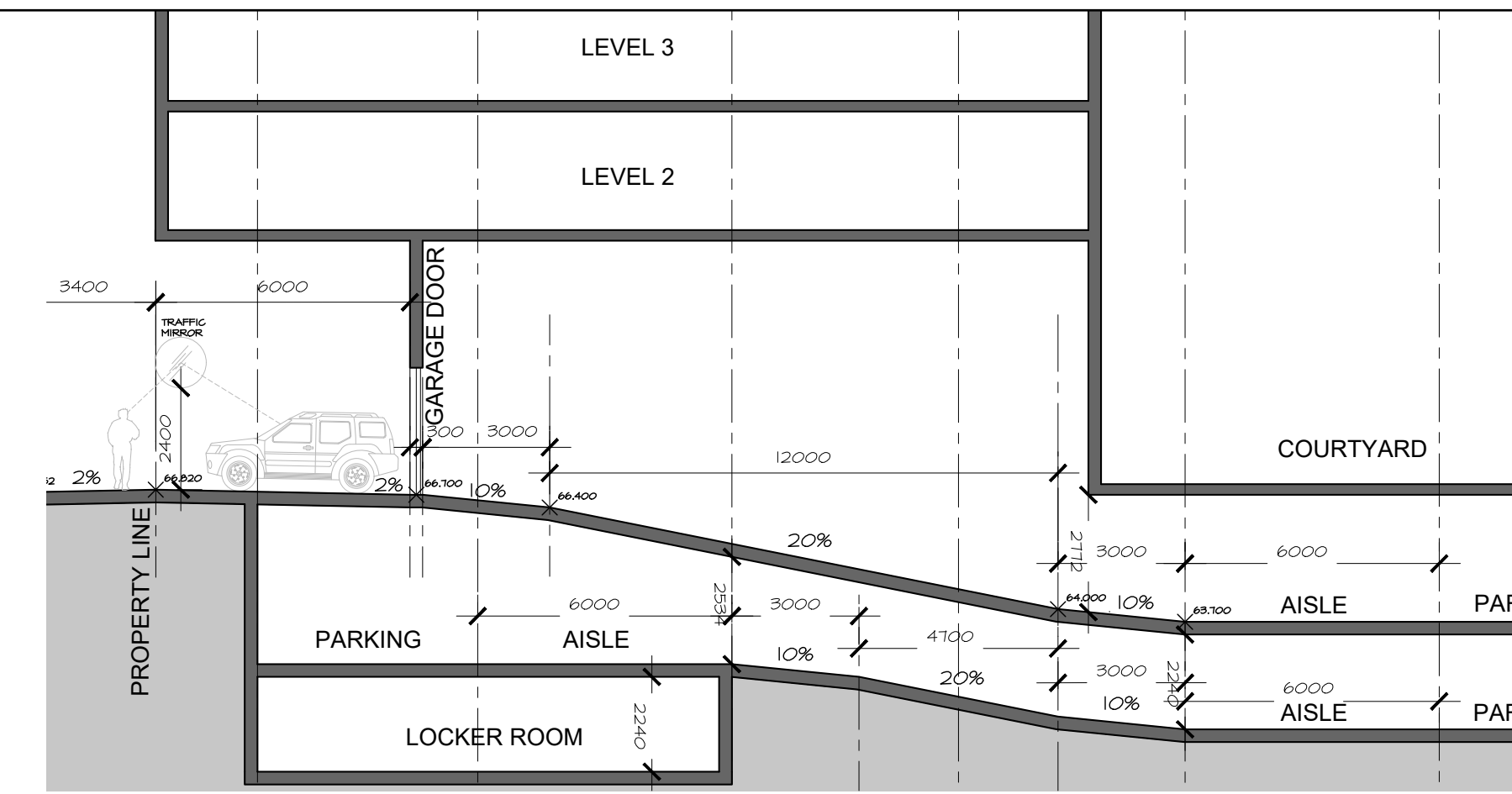


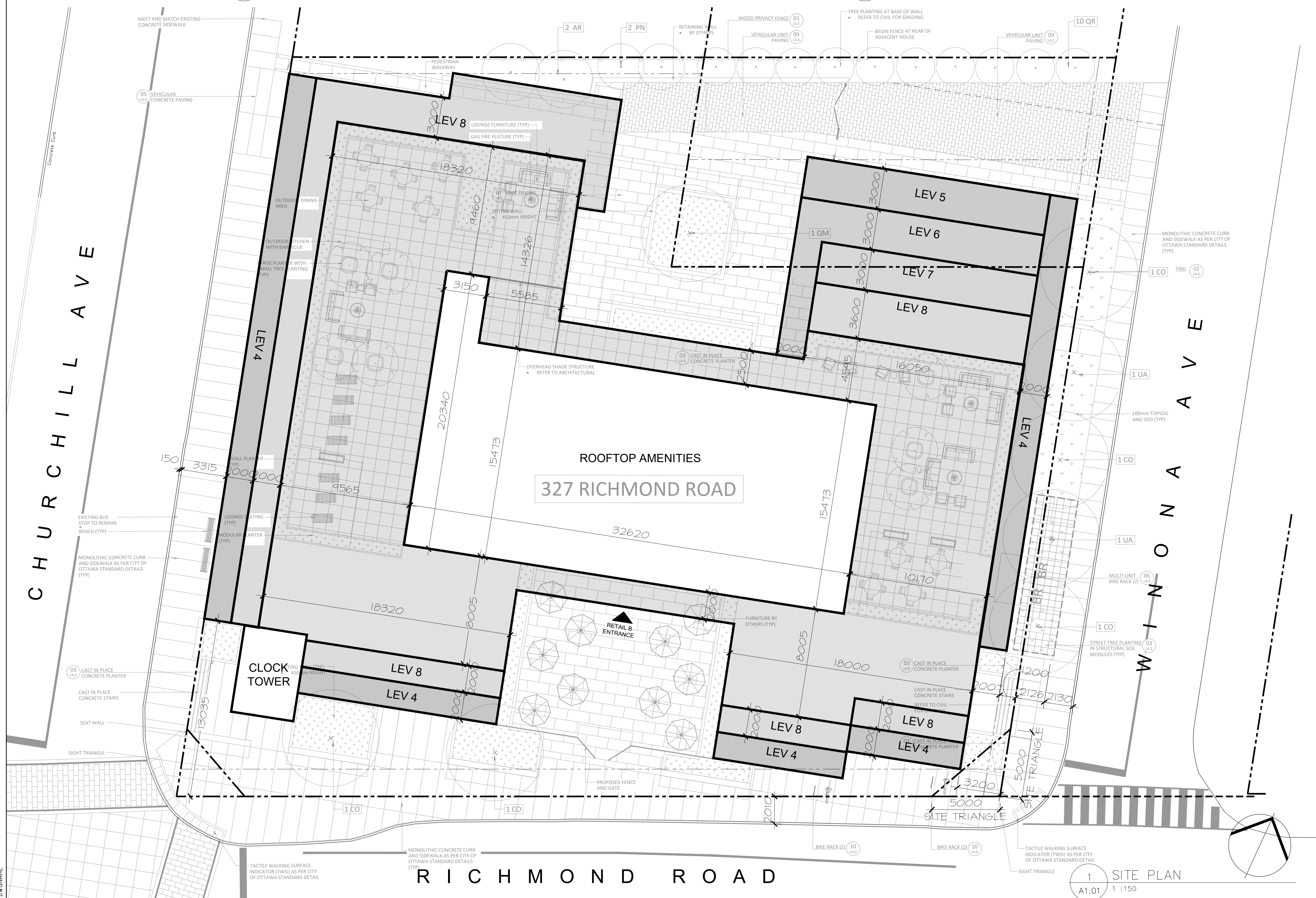
2 FLOOR PLAN - PARKING RAMP
A1.01 1:200

Douglas James
DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Douglas James at 3:11 pm, Feb 07, 2022



3 SECTION - PARKING RAMP
A1.01 1:200



1 SITE PLAN
A1.01 1:150

SURVEY INFORMATION TAKEN FROM:

LOTS 321 TO 314 (INCLUSIVE) AND
LOTS 300-301 (INCLUSIVE)
REGISTERED PLAN XXXXXX
CITY OF OTTAWA

SITE SUMMARY:

PROPERTY ADDRESS: 327 RICHMOND RD.
TM (2362) 5362-H
ZONING: R4
SITE AREA (SURVEY): 1534.5 m²
PROPOSED USE: RESIDENTIAL MIDRISE APARTMENT BUILDING 4 FLOORS + ROOFTOP AMENITY
BUILDING FOOTPRINT (6RD FLOOR PLAN): 2130 m²
TOTAL FLOORS: 4
TOTAL RESIDENTIAL UNITS: 180 UNITS
TOTAL GFA: 16,853 m²

ZONING SUMMARY:

EXISTING
TM H(5) - Traditional Main Street
GM1 - General Mixed Use Zone
R4 - Residential Fourth Density
*There are three separate zones on the property, we will be applying for a re-zoning to create one zone for the entire property.

YARDS:

SUBJECT TO ZONING SCHEDULE	REQUIRED	PROVIDED
RICHMOND RD	-	1.3 m
CHURCHILL	-	0 m
HINONA	-	1.2 m
REAR YARD	-	1.2 m
CHURCHILL	-	1.5 m
HINONA	-	1.5 m

VEHICULAR PARKING:

	REQUIRED	PROVIDED
RESIDENTIAL PARKING 180 UNITS (-12 UNITS) (X 0.5)	0.5 / UNIT 90 SPACES	0.53 / UNIT 95 SPACES
VISITOR PARKING 180 UNITS (-12 UNITS) (X 0.1)	0.1 / UNITS 17 SPACES	0.1 / UNITS 17 SPACES
RETAIL PARKING GFA = 1,735 m ²	18 SPACES 1 / 100 m ²	14 SPACES
TOTAL PARKING	122 SPACES	131 SPACES
PARKING DISTRIBUTION LEVEL P1		66 SPACES
LEVEL P2		65 SPACES
TOTAL		131 SPACES

BICYCLE PARKING

	REQUIRED	PROVIDED
BICYCLE PARKING	0.5 UNIT	1.07 / UNIT
180 UNITS x 0.5	90 SPACES	194 SPACES
PARKING DISTRIBUTION		
GROUND LEVEL		34 SPACES
LEVEL P1		160 SPACES
GROUND LEVEL RETAIL (exterior)		18 SPACES
TOTAL		212 SPACES

AMENITY

	REQUIRED	PROVIDED
MINIMUM AMENITY SPACE 6m ² / UNIT (180 UNITS x 6m ²)	1080 m ²	318 m ²
PRIVATE AMENITY 50% OF REQ'D	540 m ²	> 540 m ²
COMMON AMENITY 50% OF REQ'D ROOF AMENITY (OUTDOOR) ROOF AMENITY (INDOOR)	540 m ²	5865 m ² 2385 m ²
TOTAL	1080 m ²	8250 m ²

BUILDING SUMMARY

	GROSS	NET
LEVEL 10 (MECH & ROOF AMENITY)	519 m ²	-
LEVEL 8-9 (1466 X 2)	2,932 m ²	2,504 m ²
LEVEL 7	1,720 m ²	1,464 m ²
LEVEL 6	1,761 m ²	1,502 m ²
LEVEL 5	1,821 m ²	1,552 m ²
LEVEL 4	1,862 m ²	1,542 m ²
LEVEL 2-3 (2,054 X 2)	4,108 m ²	3,564 m ²
GROUND LEVEL	2,130 m ²	- m ²
TOTAL	16,853 m ²	4,627.5 m ²
LEVEL P1	2,640 m ²	-
LEVEL P2	2,640 m ²	-

LOCATION PLAN



PROJECT TEAM

ARCHITECT
HOBIN ARCHITECTURE
Rheal Labelle
613.238.7200 x112

OWNERSHIP
CLV GROUP DEVELOPMENTS LTD.
Oz Drewniak
oz.drewniak@clvgroup.com
Josie Favres
josie.favres@clvgroup.com
905.818.3385

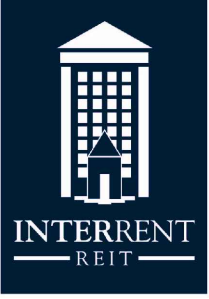
PLANNING
FOLENN PLANNING + DESIGN
Kersten Nitsche
nitsche@folenn.com
613.730.5709 x291

CIVIL
PARSONS
Meghan Macsween
mehgan.macsween@parsons.com
613.730.4160

LANDSCAPE ARCHITECT
CSW LANDSCAPE ARCHITECTS
Jery Conush
conush@csww.com
613.729.4536 x233
Jennifer Mahoney
mahoney@csww.com
604.865.0815

TRANSPORTATION
CGH TRANSPORTATION
MARK CROCKFORD
mark.crockford@cgtransportation.com
905.251.4070

ENVIRONMENTAL
GRADIENT WIND
JOSHUA FOSTER
joshua.foster@gradientwind.com
613.836.0934 x116



no.	date	revision
02	21-10-08	ISSUED FOR SPA & ZBA
01	21-04-09	ISSUED FOR SPA & ZBA

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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Hobin Architecture Incorporated
63 Pamela Street
Ottawa, Ontario
Canada K1S3K7
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

PROJECT/LOCATION:
327 RICHMOND

DRAWING TITLE:
SITE PLAN

DRAWN BY: DATE: SCALE:
RL 2020-11-19 1:150

PROJECT: 1919
DRAWING NO.:
A1.01

REVISION NO.:
DWG 18218