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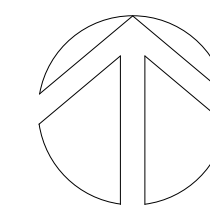
RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR COORDINATION	22-01-18
2	ISSUED FOR SPC 1ST RESPONSE TO COMMENTS	22-02-04

OWNER

Dentech Holdings Inc.
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PROJECT NORTH



MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT

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797 RICHMOND APARTMENTS

797 RICHMOND ROAD

PROJECT NO.

20-1881

DRAWN

CG

SCALE

As indicated

CHECKED

RAC

DRAWING TITLE

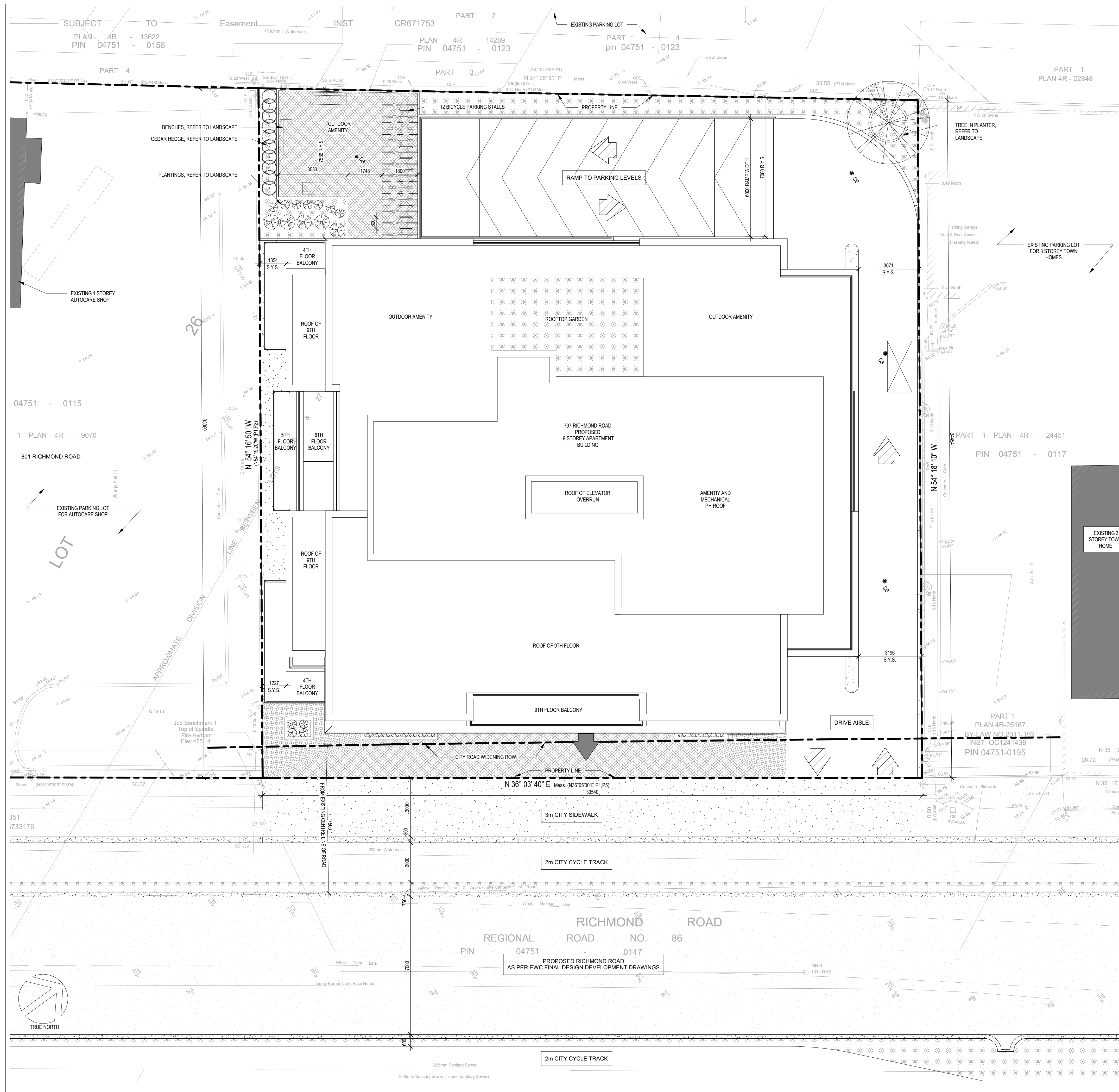
SITE PLAN

DRAWING NO.

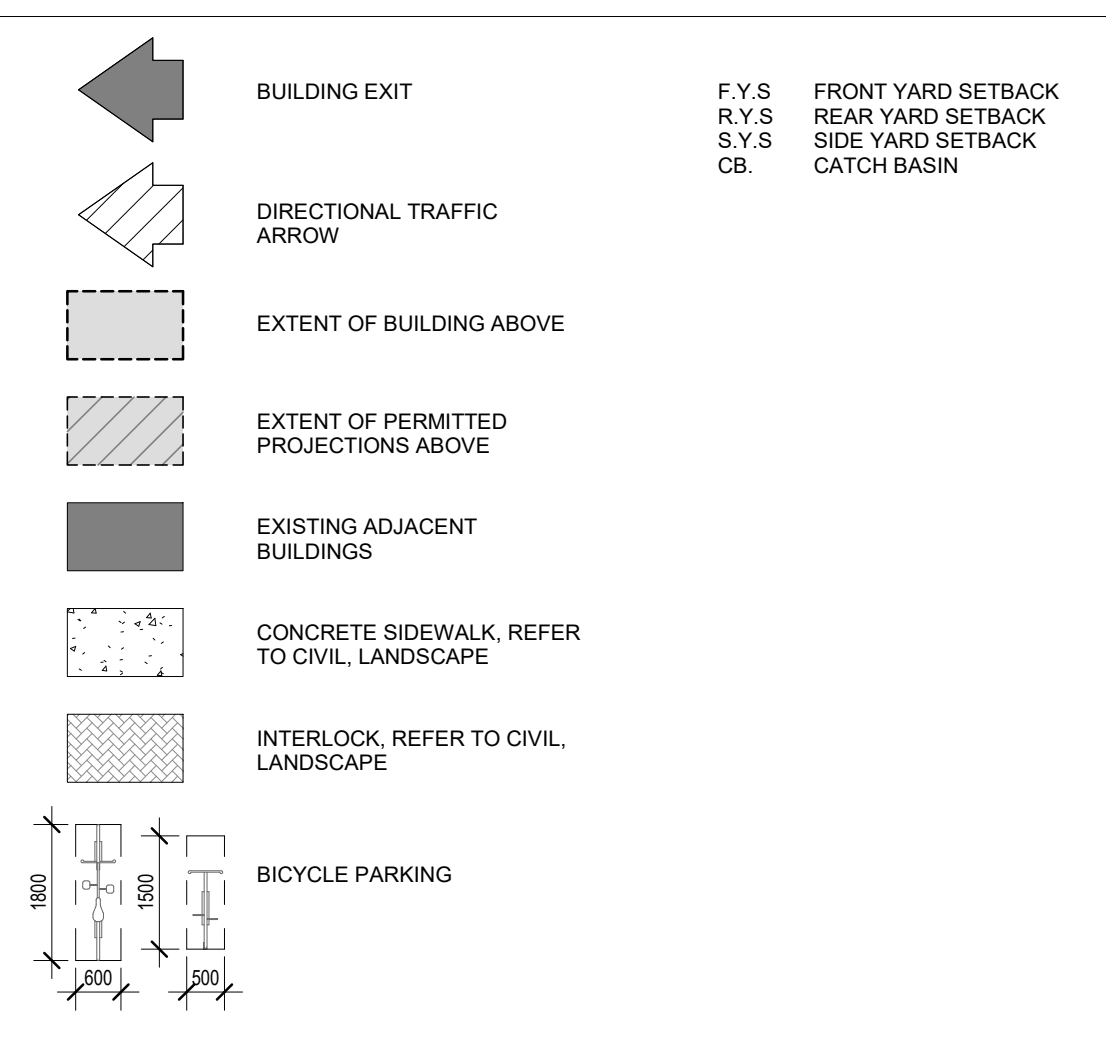
SP-001

D07-12-21-0088

#18550



LEGEND AND ABBREVIATIONS



PROJECT INFORMATION

PART OF LOT 26 AND 27
CONCESSION 1 (OTTAWA FRONT)
Geographic Township Of Nepean
CITY OF OTTAWA

PROJECT TEAM

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PROPERTY INFORMATION

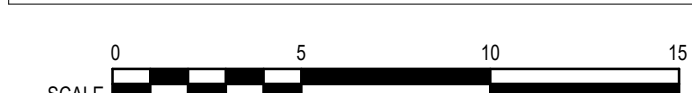
SURVEY AND PROPERTY INFORMATION IS TAKEN FROM ANNIS, OSULLIVAN, VOLLEBECK LTD SURVEY DATED 2020-10-26
RICHMOND ROAD AND NEW STREETSCAPE INFORMATION TAKEN FROM EWC DESIGNERS DRAWING NUMBER EJV-SZDR1-RWY-DWG-3014, STAGE 2 CONFEDERATION LINE EAST, ISSUED FOR FINAL DESIGN DEVELOPMENT 2021-04-15.

Zoning Information: TM
City of Ottawa Consolidated Zoning By-law 2008-250

Zone Provisions	Proposed Mixed-Use Building	Required	Proposed	Variance Required
Traditional Mainstreet Zone (Sections 197 and 198)				
Minimum Lot Area (m ²)		No minimum	1165.47 sq.m.	No
Minimum Lot Width (m)		No minimum	33.53 m	No
Maximum Front Yard Setback		2 m, subject to the provisions of subsection 197(4) below.	2.3 m	Yes
Interior side yard setbacks	Maximum	3 metres between a non-residential use building or a mixed-use building and another non-residential use building or mixed-use building, except where a driveway is provided, in which case the setback must be a maximum of 6 metres where the driveway leads to a parking area of 20 or more spaces.	East Side Yard: 3m West Side Yard: 1.2m	No
	Minimum	The maximum setback provisions of row (d)(i) above do not apply to the following cases and the following minimum setbacks apply: All other cases - no minimum (maximum setback provisions of row (d)(i) apply in these cases)	East Side Yard: 3m West Side Yard: 1.2m	No
Minimum Rear Yard Setback	All Other Cases	No minimum	7m	No
Maximum Building Height (m)	Minimum	6.7 metres for a distance of 30 metres from the front lot line as set out under subsection 197(5) below.	31.5m	No
	Maximum	(1) 20 metres but not more than 6 storeys, except where otherwise shown on the zoning maps (2) where the building height is greater than four storeys or 15 metres, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 2 metres more than the provided setback from the front lot line as set out under subsection 197(5) below, and from the a corner side lot line	31.5m (3 Storeys + Amenity and Mechanical Rooms) 5th & 6th floor - 1.1m & 1.7m F.Y.S. 7th - 9th - 0.6m & 1.7m F.Y.S.	Yes
Maximum Floor Space Index	No minimum	No maximum	NA	No
Minimum Width of Landscaped Area	No minimum, except that where a yard is provided and not used for required driveways, alleys, parking or loading spaces, the whole yard must be landscaped.	No minimum	Whole Yard shall be Landscaped	No
Parking Requirements (Section 100-114)				
Minimum Parking Space Rates (Area Z)		0	37	No
Visitor Parking (Below Grade, 0.1 spaces per unit after the first twelve units)		4.8	5	No
Bicycle Parking (0.5 spaces per unit)		30	31 (16 outdoors, 15 indoors)	No
Amenity Area (Section 137)				
Minimum Total Amenity Area (sq.m.)	60 Units at 8 sq.m. / dwelling Unit.	360	896	No
Minimum Communal Amenity Area (sq.m.)	50% of Total Amenity	180	352	No

General Information

Unit Breakdown	Count
Number of Studio Suites	1
Number of One Bedroom Suites	23
Number of One Bedroom plus Suites	8
Number of Two Bedroom Suites	28
TOTAL	60



1 SITE PLAN - ROOF PLAN
SCALE 1:100

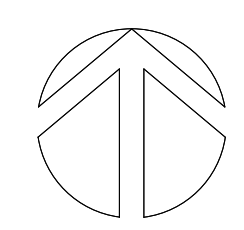
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DO NOT SCALE THE DRAWINGS

RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR COORDINATION	21-03-18
2	ISSUED FOR COORDINATION	21-03-25
3	ISSUED FOR COORDINATION	21-04-05
4	ISSUED FOR COORDINATION	21-04-14
5	ISSUED FOR COORDINATION	21-05-05
6	ISSUED FOR COORDINATION	21-05-05
7	ISSUED FOR COORDINATION	21-05-12
8	ISSUED FOR COORDINATION	21-05-09
9	ISSUED FOR COORDINATION	22-01-18
10	ISSUED FOR SPC 15T RESPONSE TO COMMENTS	22-02-04

OWNER
Dentech Holdings Inc.
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PROJECT NORTH

MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT

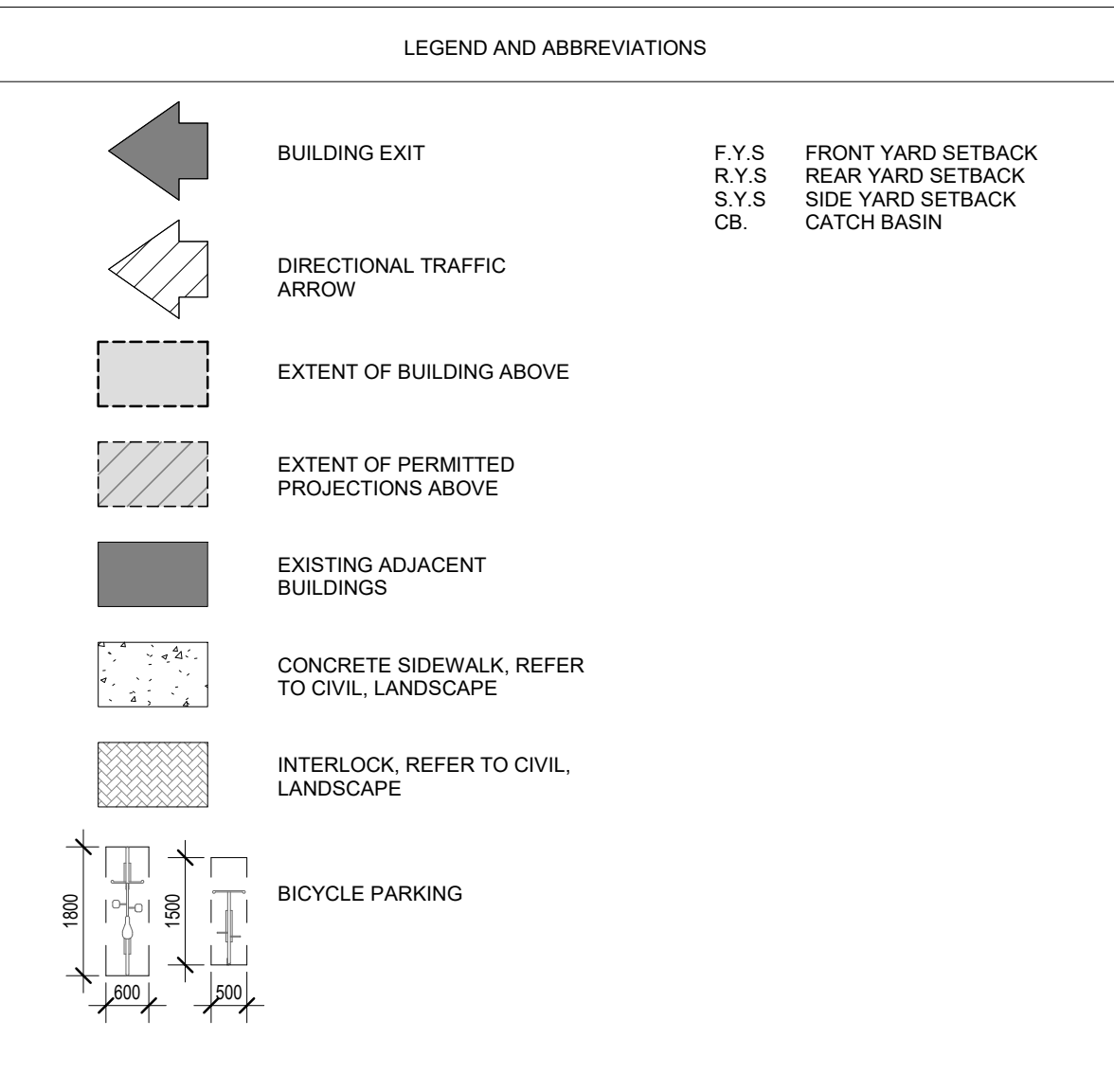
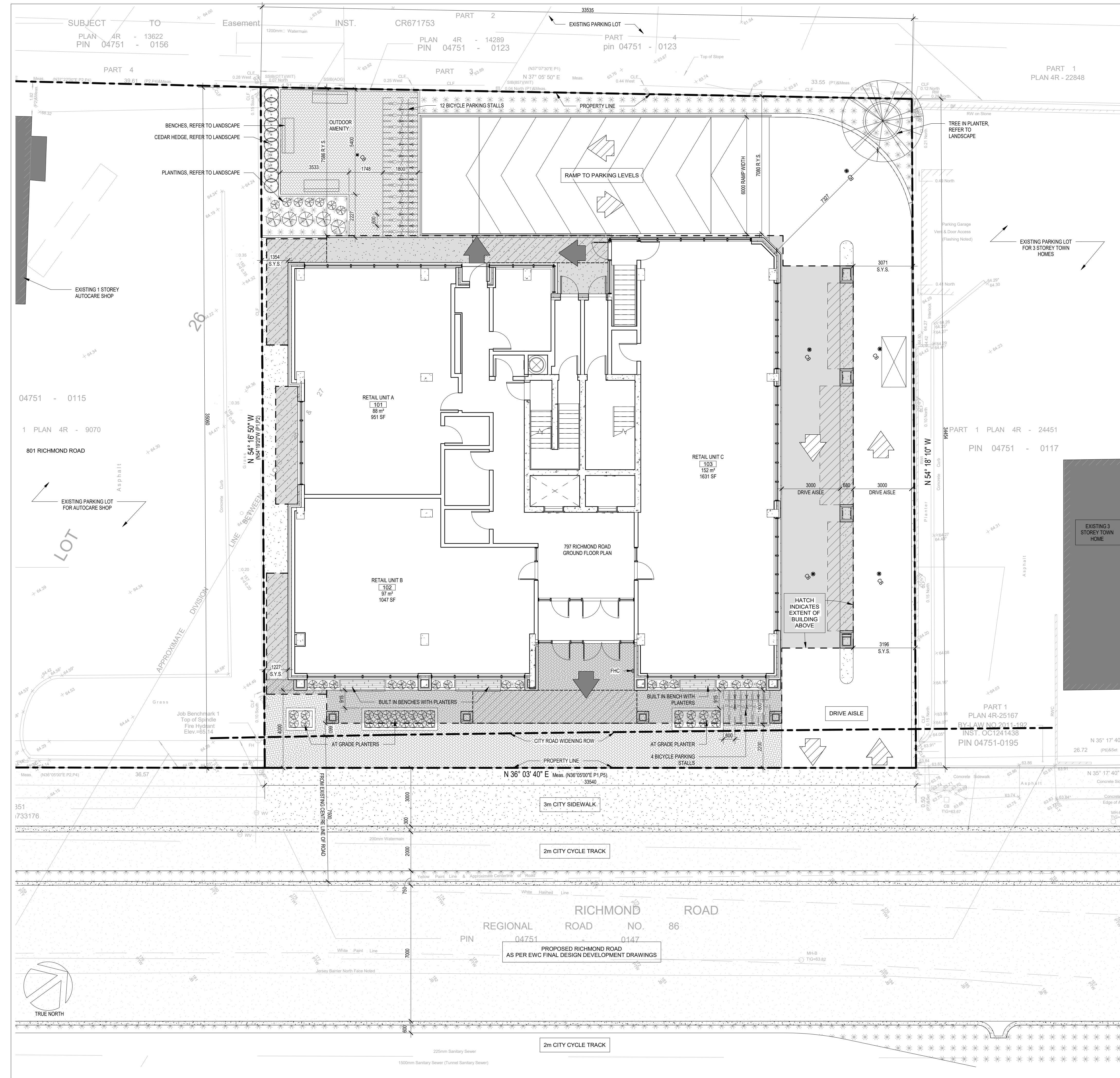
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797 RICHMOND APARTMENTS
797 RICHMOND ROAD

PROJECT NO. 20-1881 DRAWN CG
SCALE As indicated CHECKED RAC

DRAWING TITLE
SITE PLAN AT GROUND FLOOR

DRAWING NO.
SP-002



PROJECT INFORMATION
PART OF LOT 26 AND 27
CONCESSION 1 (OTTAWA FRONT)
Geographic Township Of Nepean
CITY OF OTTAWA

PROJECT TEAM

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PROPERTY INFORMATION
SURVEY AND PROPERTY INFORMATION IS TAKEN FROM ANNIS, OSULLIVAN, VOLLEBECK LTD SURVEY DATED 2020-10-26
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Zoning Information: TM
City of Ottawa Consolidated Zoning By-law 2006-250

Zone Provisions	Proposed Mixed-Use Building	Required	Proposed	Variance Required
Traditional Mainstreet Zone (Sections 197 and 198)				
Minimum Lot Area (m ²)	No minimum	1165.47 sq.m.	No	No
Minimum Lot Width (m)	No minimum	33.53 m	No	No
Maximum Front Yard Setback	2 m, subject to the provisions of subsection 197(4) below.	2.3 m	Yes	Yes
Interior side yard setbacks	Maximum	3 metres between a non-residential use building or a mixed-use building and another non-residential use building or mixed-use building, except where a driveway is provided, in which case the setback must be a maximum of 6 metres where the driveway leads to a parking area of 20 or more spaces.	East Side Yard: 3m West Side Yard: 1.2m	No
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	Maximum	(1) 20 metres but not more than 6 storeys, except where otherwise shown on the zoning maps (2) where the building height is greater than four storeys or 15 metres, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 2 metres more than the provided setback from the front lot line as set out under subsection 197(5) below, and from the a corner side lot line	31.5m (3 Storeys + Amenity and Mechanical Rooms) 5th & 6th floor - 1.1m & 1.7m F.Y.S. 7th - 9th - 0.6m & 1.7m F.Y.S.	Yes
Maximum Floor Space Index	No minimum	No maximum	NA	No
Minimum Width of Landscaped Area	No minimum, except that where a yard is provided and not used for required driveways, alleys, parking or loading spaces, the whole yard must be landscaped.	Whole Yard shall be Landscaped	No	No
Parking Requirements (Section 100-114)				
Minimum Parking Space Rates (Area Z)	0	37	No	No
Visitor Parking (Below Grade, 0.1 spaces per unit after the first twelve units)	4.8	5	No	No
Bicycle Parking (0.5 spaces per unit)	30 60 Units at 0.5 Spaces / Residential Unit 1 Space / 250 sq.m. floor area of Office	31 (16 outdoors, 15 indoors)	No	No
Amenity Area (Section 137)				
Minimum Total Amenity Area (sq.m.)	60 Units at 8 sq.m. / dwelling Unit	360	896	No
Minimum Communal Amenity Area (sq.m.)	50% of Total Amenity	180	352	No
General Information				
Unit Breakdown				
Number of Studio Suites	1			
Number of One Bedroom Suites	23			
Number of One Bedroom plus Suites	8			
Number of Two Bedroom Suites	28			
TOTAL	60			

D07-12-21-0088

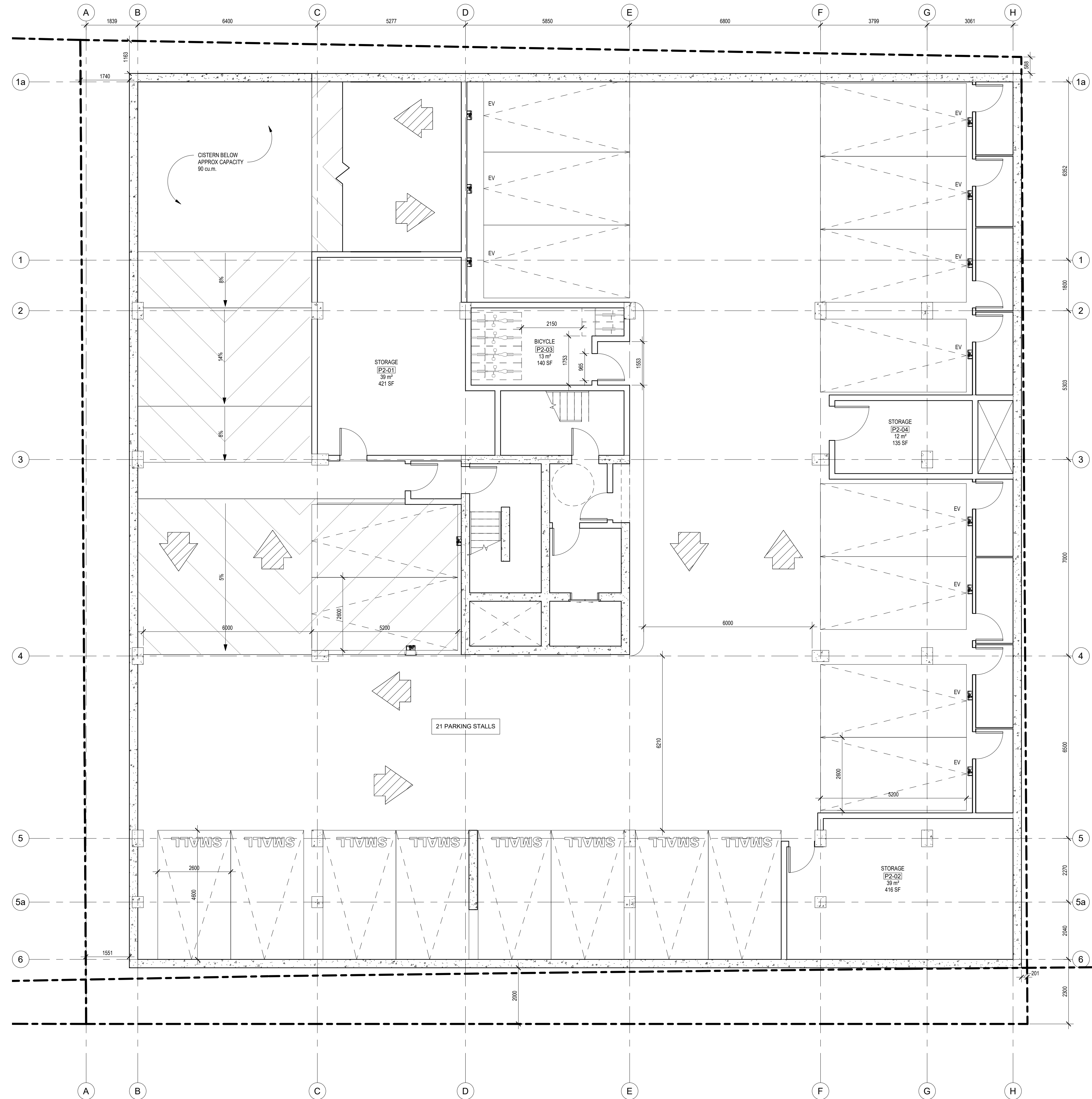
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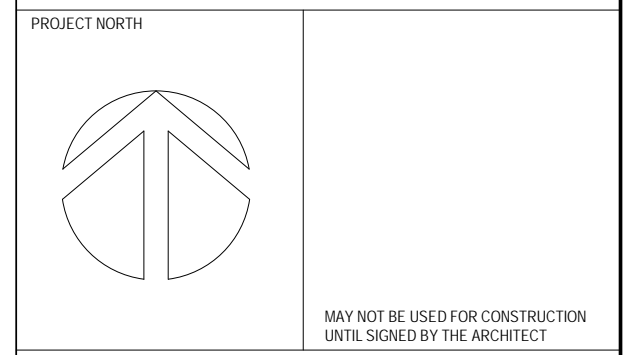
DO NOT SCALE THE DRAWINGS

RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR SPC 1ST RESPONSE TO COMMENTS	22-02-04



OWNER
Dentech Holdings Inc.
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dentech_899@hotmail.com



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797 RICHMOND APARTMENTS
797 RICHMOND ROAD

PROJECT NO. **20-1881** DRAWN **AP**
SCALE **1:75** CHECKED **RAC**

DRAWING TITLE
P2 FLOOR PLAN

DRAWING NO.
A-100-2

1 P2 FLOOR PLAN
SCALE: 1:75

D07-12-21-0088

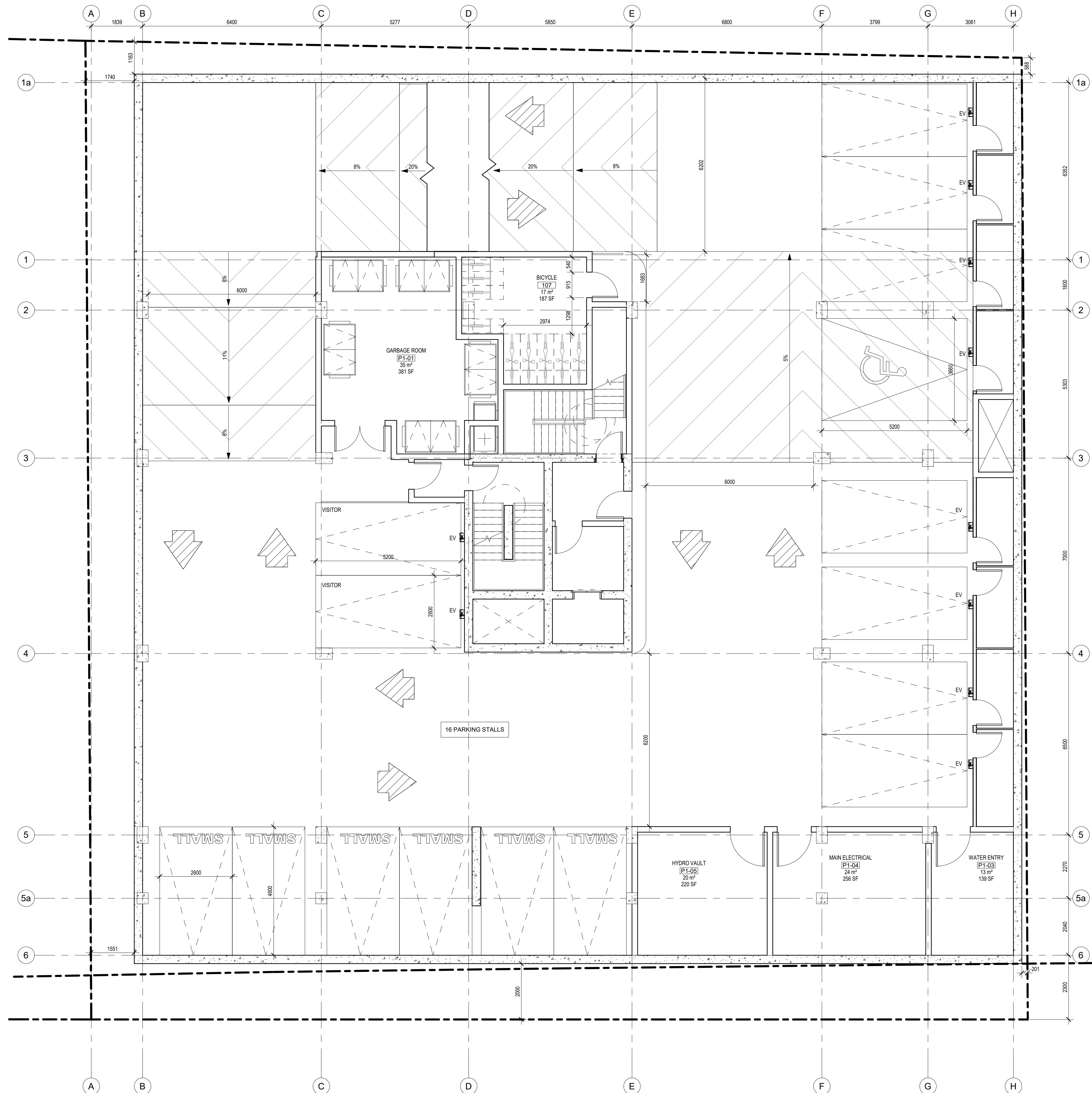
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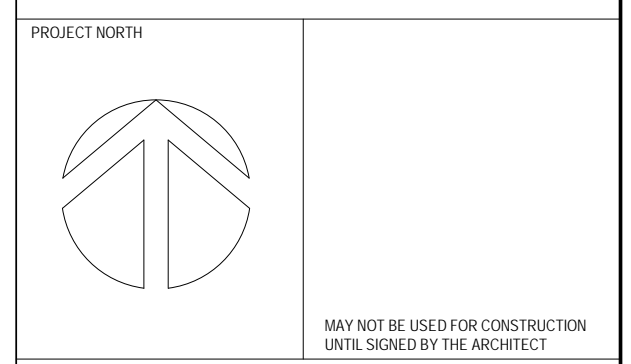
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RELEASE / REVISION RECORD

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797 RICHMOND APARTMENTS

797 RICHMOND ROAD

PROJECT NO. **20-1881** DRAWN **AP**

SCALE **1 : 75** CHECKED **RAC**

DRAWING TITLE

P1 FLOOR PLAN

DRAWING NO.

A-100-1

1 P1 FLOOR PLAN
A-100-1 SCALE: 1 : 75

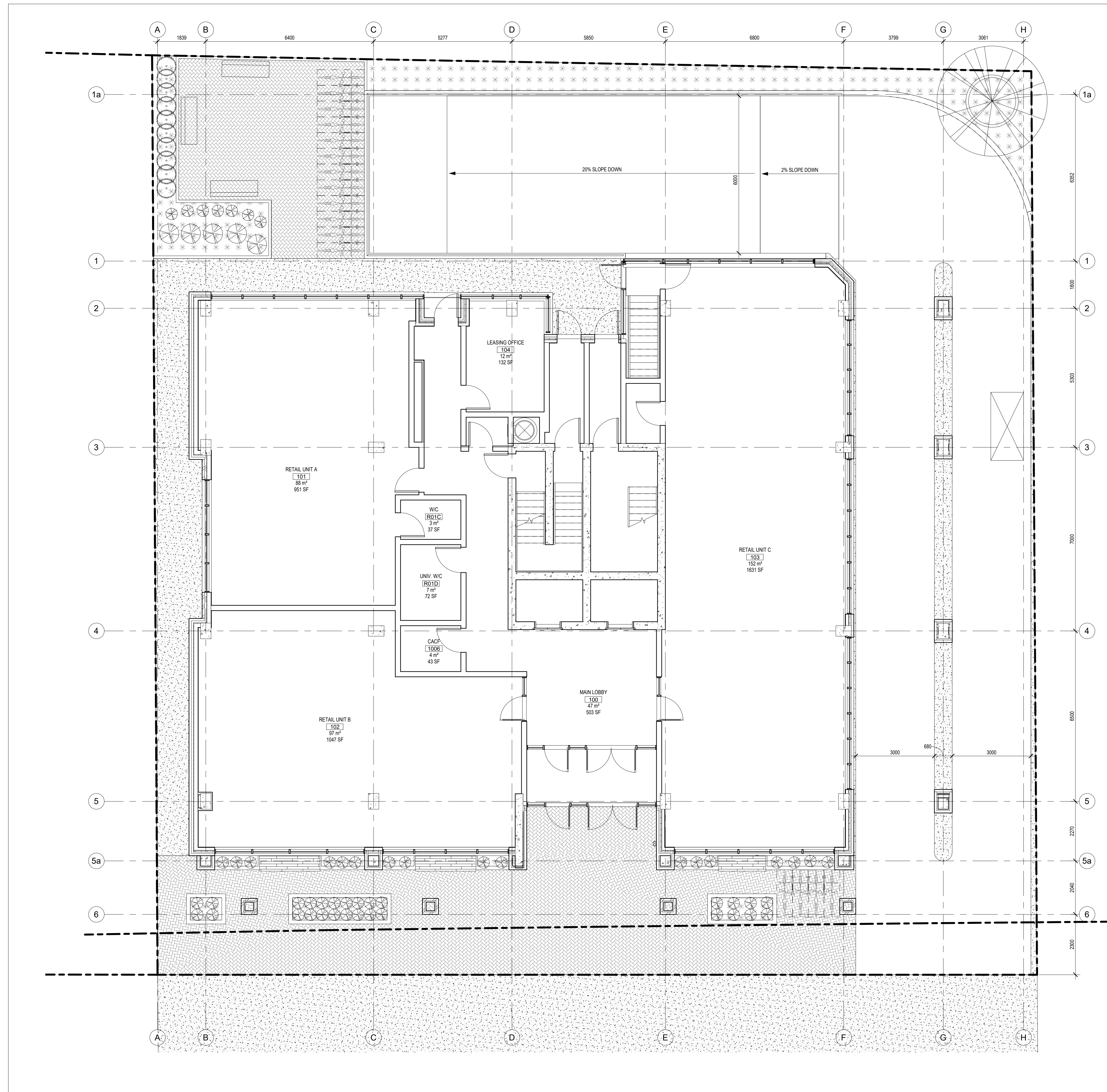
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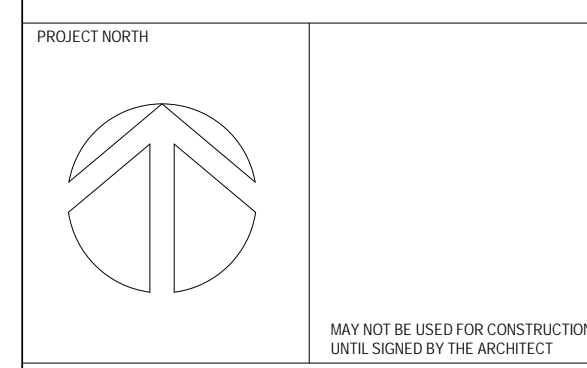
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RELEASE / REVISION RECORD

No.	Description	Date
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797 RICHMOND APARTMENTS

797 RICHMOND ROAD
PROJECT NO. 20-1881 DRAWN AP
SCALE 1:75 CHECKED RAC

DRAWING TITLE
GROUND FLOOR PLAN

DRAWING NO.
A-101

1 GROUND FLOOR PLAN
A-101 SCALE: 1:75

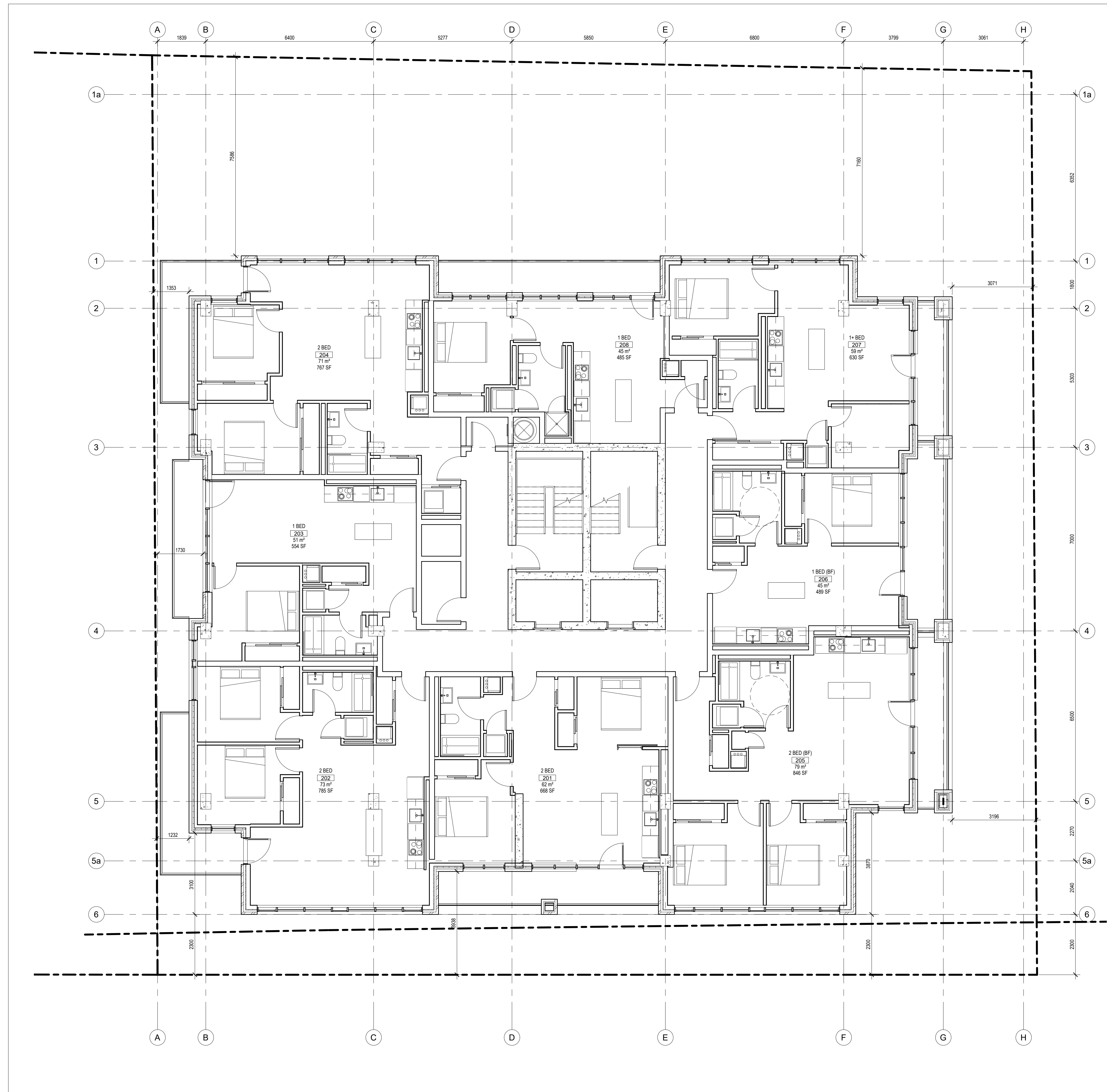
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RELEASE / REVISION RECORD

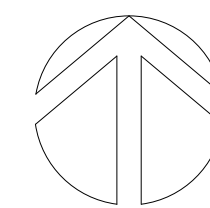
No.	Description	Date
1	ISSUED FOR SPC 1ST RESPONSE TO COMMENTS	22-02-04



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PROJECT NORTH



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797 RICHMOND APARTMENTS

797 RICHMOND ROAD

PROJECT NO.
20-1881

DRAWN
AP

SCALE
1 : 75

CHECKED
RAC

DRAWING TITLE

2ND FLOOR PLAN

DRAWING NO.

A-102

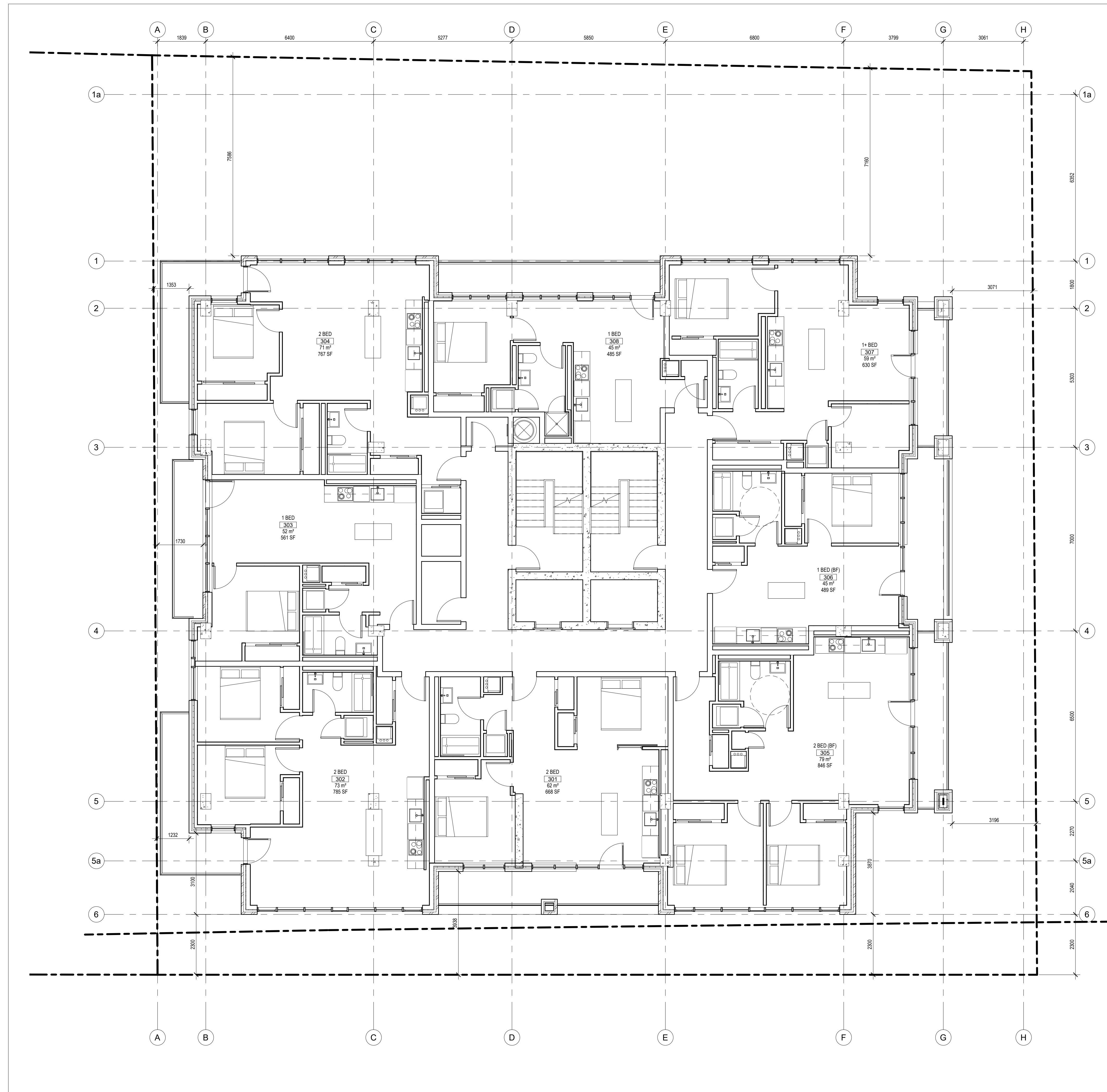
1 2ND FLOOR PLAN
A-102 SCALE: 1 : 75

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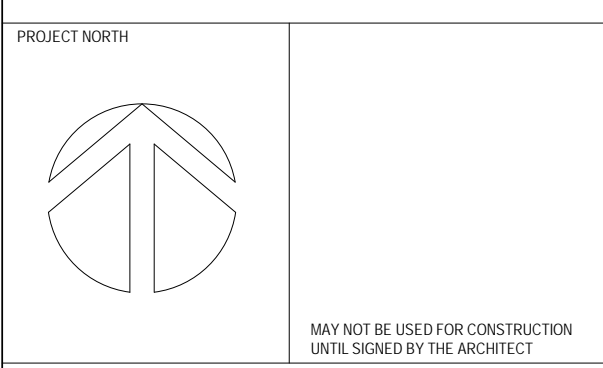
RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR SPC 1ST RESPONSE TO COMMENTS	22-02-04



1 3RD FLOOR PLAN
A-103 SCALE: 1:75

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797 RICHMOND APARTMENTS
797 RICHMOND ROAD

PROJECT NO. 20-1881 DRAWN AP
SCALE 1:75 CHECKED RAC

DRAWING TITLE
3RD FLOOR PLAN

DRAWING NO.

A-103

D07-12-21-0088

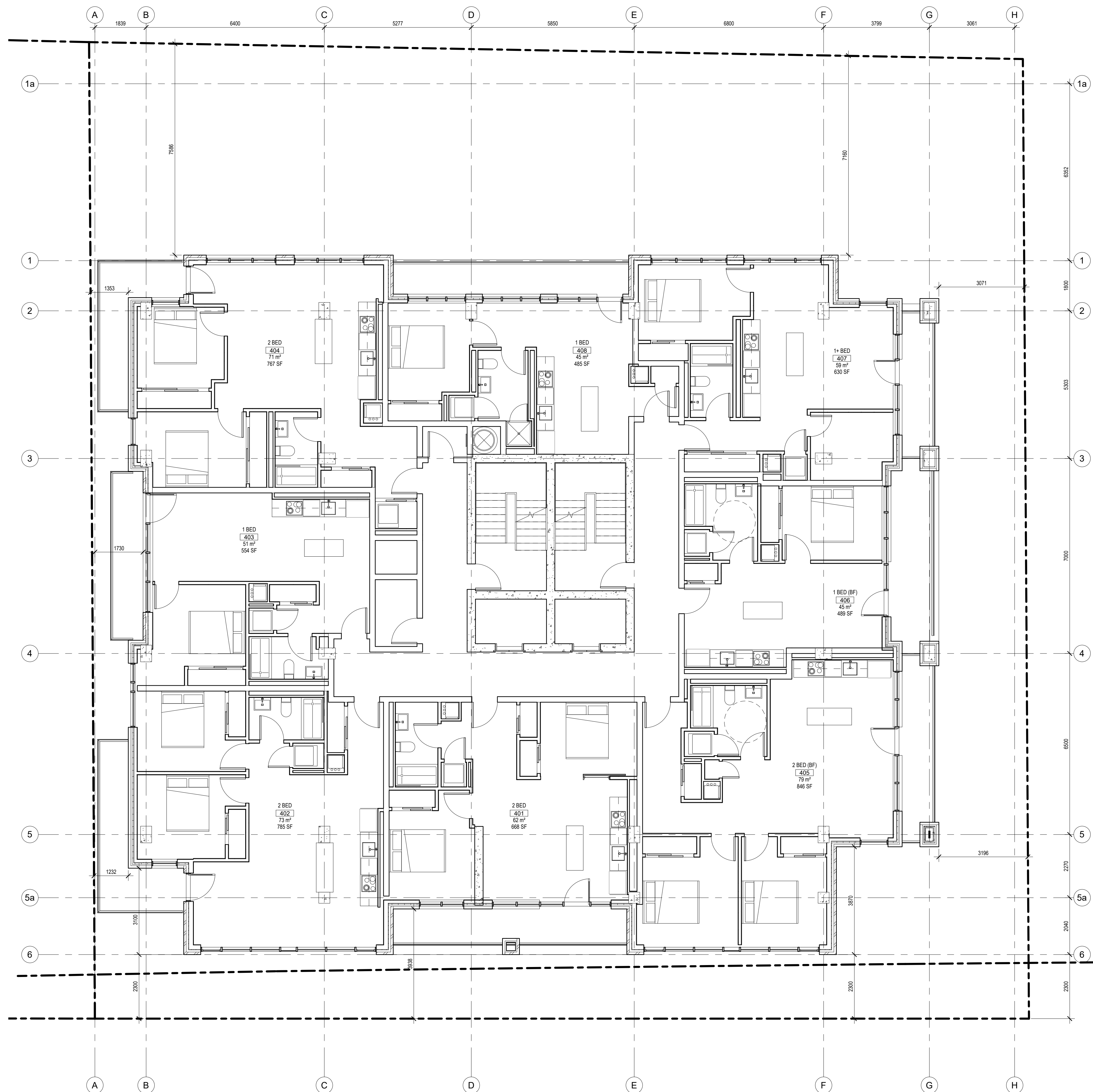
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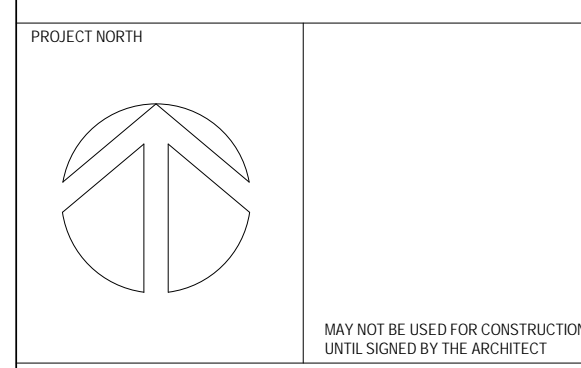
RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR SPC 1ST RESPONSE TO COMMENTS	22-02-04



1 4TH FLOOR PLAN
A-104 SCALE: 1:75

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797 RICHMOND APARTMENTS
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PROJECT NO. 20-1881 DRAWN AP
SCALE 1:75 CHECKED RAC
DRAWING TITLE
4TH FLOOR PLAN

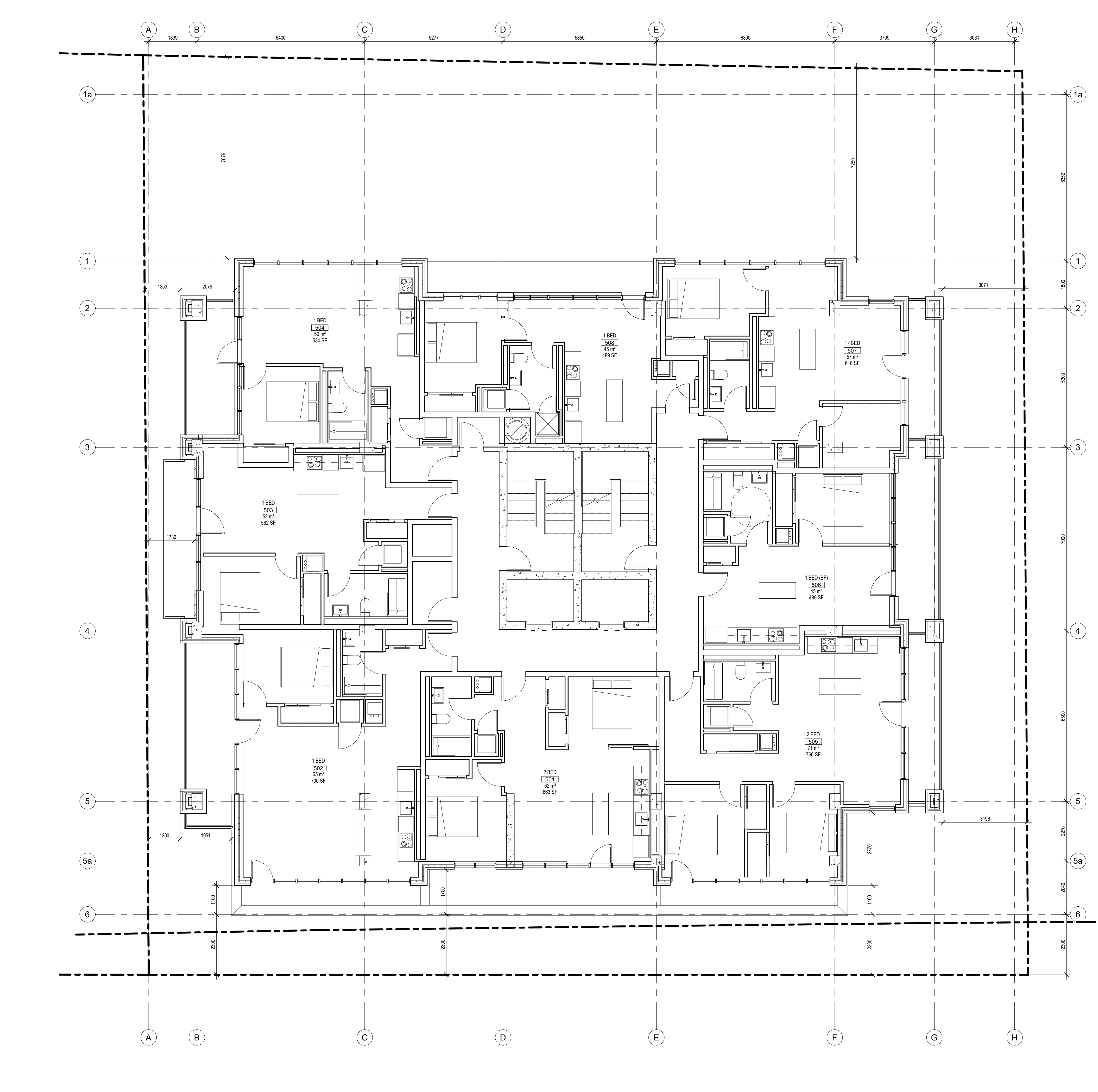
DRAWING NO.
A-104

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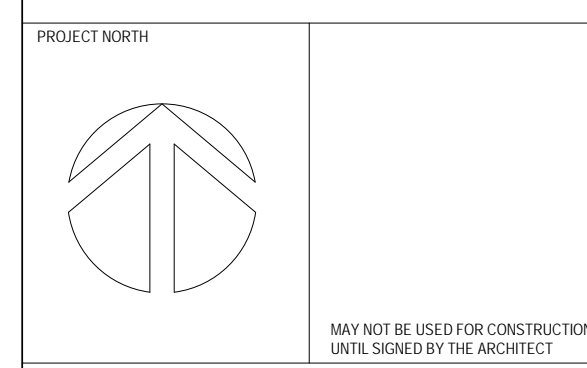
RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR SPC 1ST RESPONSE TO COMMENTS	22-02-04



1 5TH FLOOR PLAN
A-105 SCALE: 1:75

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797 RICHMOND APARTMENTS
797 RICHMOND ROAD
PROJECT NO. 20-1881 DRAWN AP
SCALE 1:75 CHECKED RAC
DRAWING TITLE
5TH FLOOR PLAN
DRAWING NO.

A-105

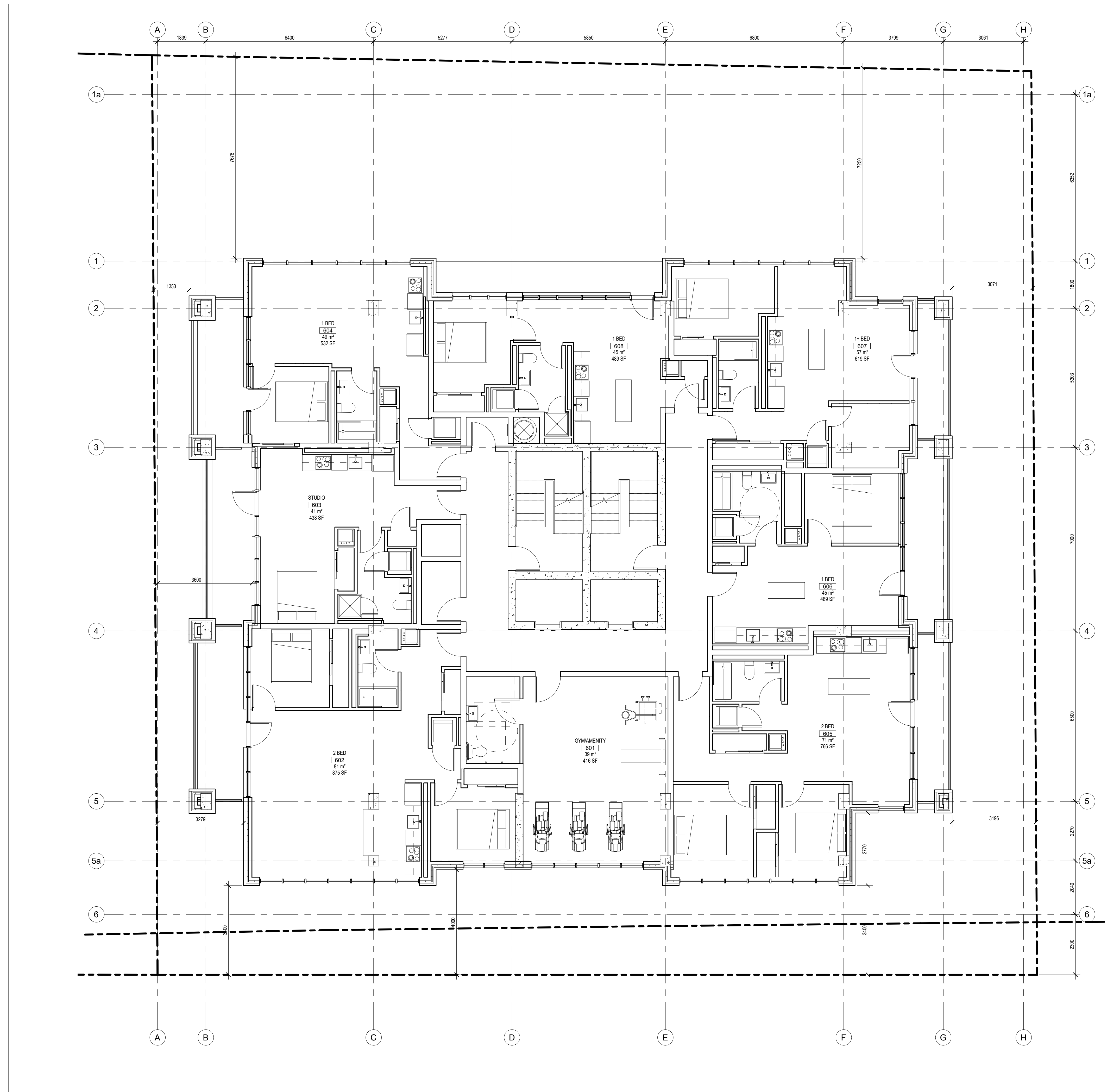
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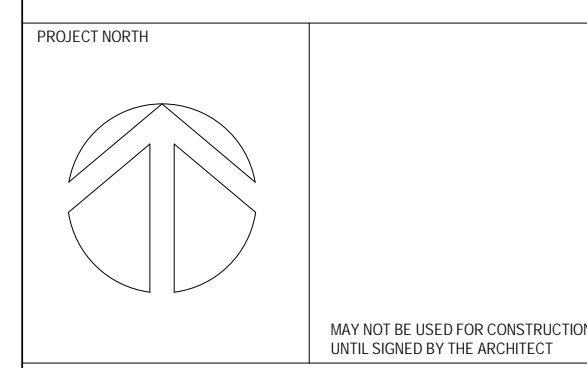
RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR SPC 1ST RESPONSE TO COMMENTS	22-02-04



1 6TH FLOOR PLAN
A-106 SCALE: 1 : 75

OWNER
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797 RICHMOND APARTMENTS

797 RICHMOND ROAD
PROJECT NO. 20-1881 DRAWN AP
SCALE 1 : 75 CHECKED RAC

DRAWING TITLE
6TH FLOOR PLAN

DRAWING NO.

A-106

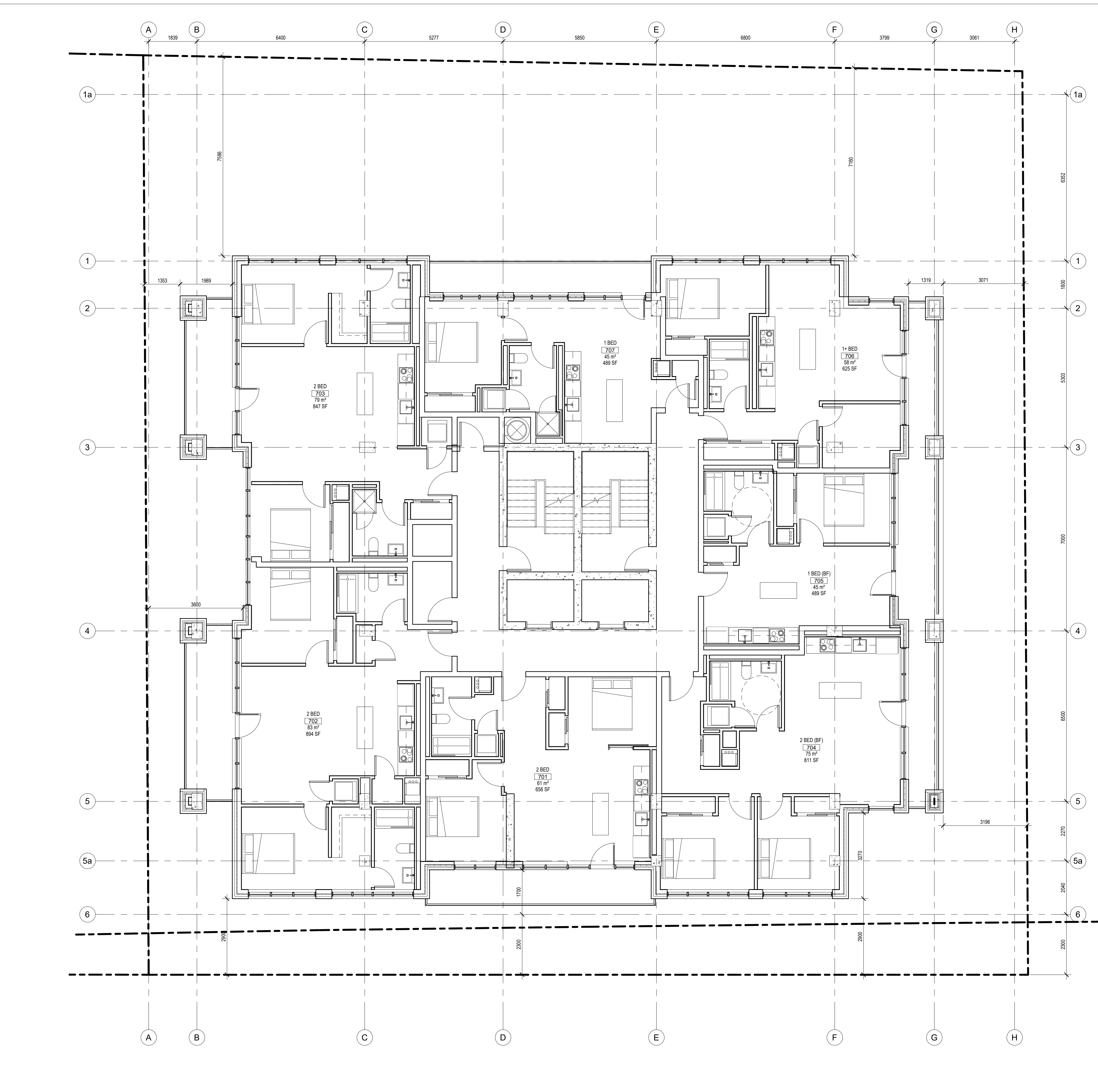
D07-12-21-0088

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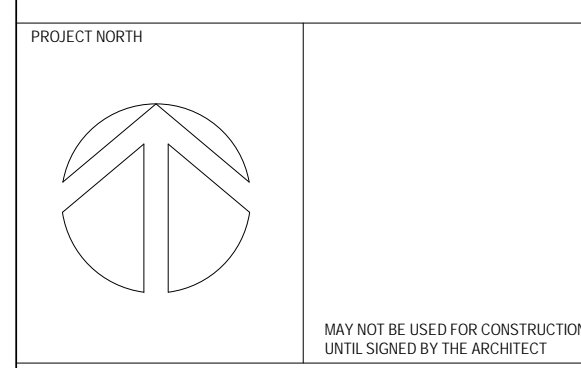
RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR SPC 1ST RESPONSE TO COMMENTS	22-02-04



1 7TH FLOOR PLAN
A-107 SCALE: 1 : 75

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PROJECT NO. 20-1881 DRAWN AP
SCALE 1 : 75 CHECKED RAC
DRAWING TITLE
7TH FLOOR PLAN

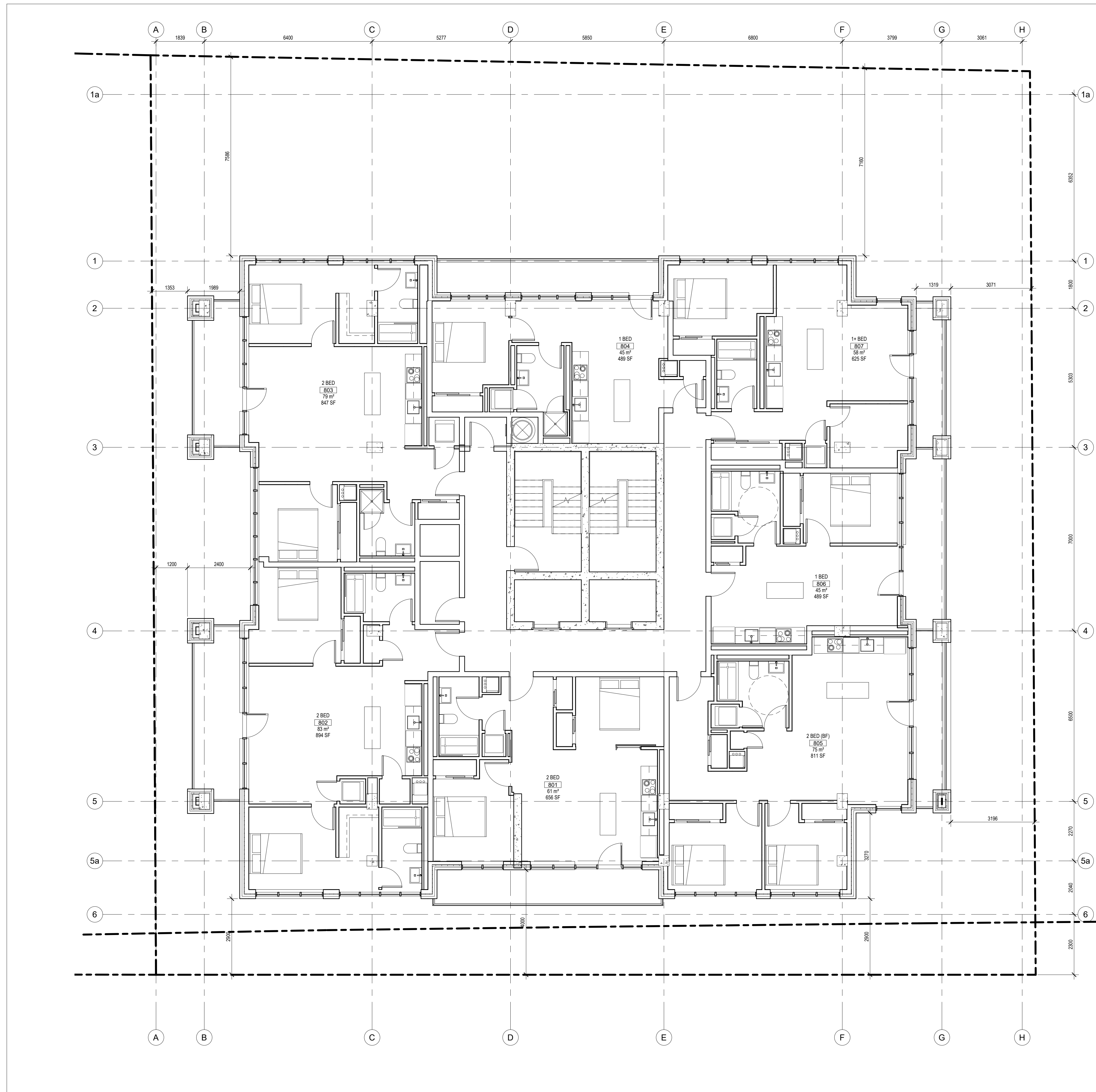
DRAWING NO.
A-107

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RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR SPC 1ST RESPONSE TO COMMENTS	22-02-04

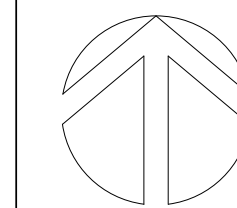


1 8TH FLOOR PLAN
A-108 SCALE: 1 : 75

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PROJECT NORTH



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797 RICHMOND APARTMENTS

797 RICHMOND ROAD

PROJECT NO.
20-1881

DRAWN
AP

SCALE
1 : 75

CHECKED
RAC

DRAWING TITLE

8TH FLOOR PLAN

DRAWING NO.

A-108

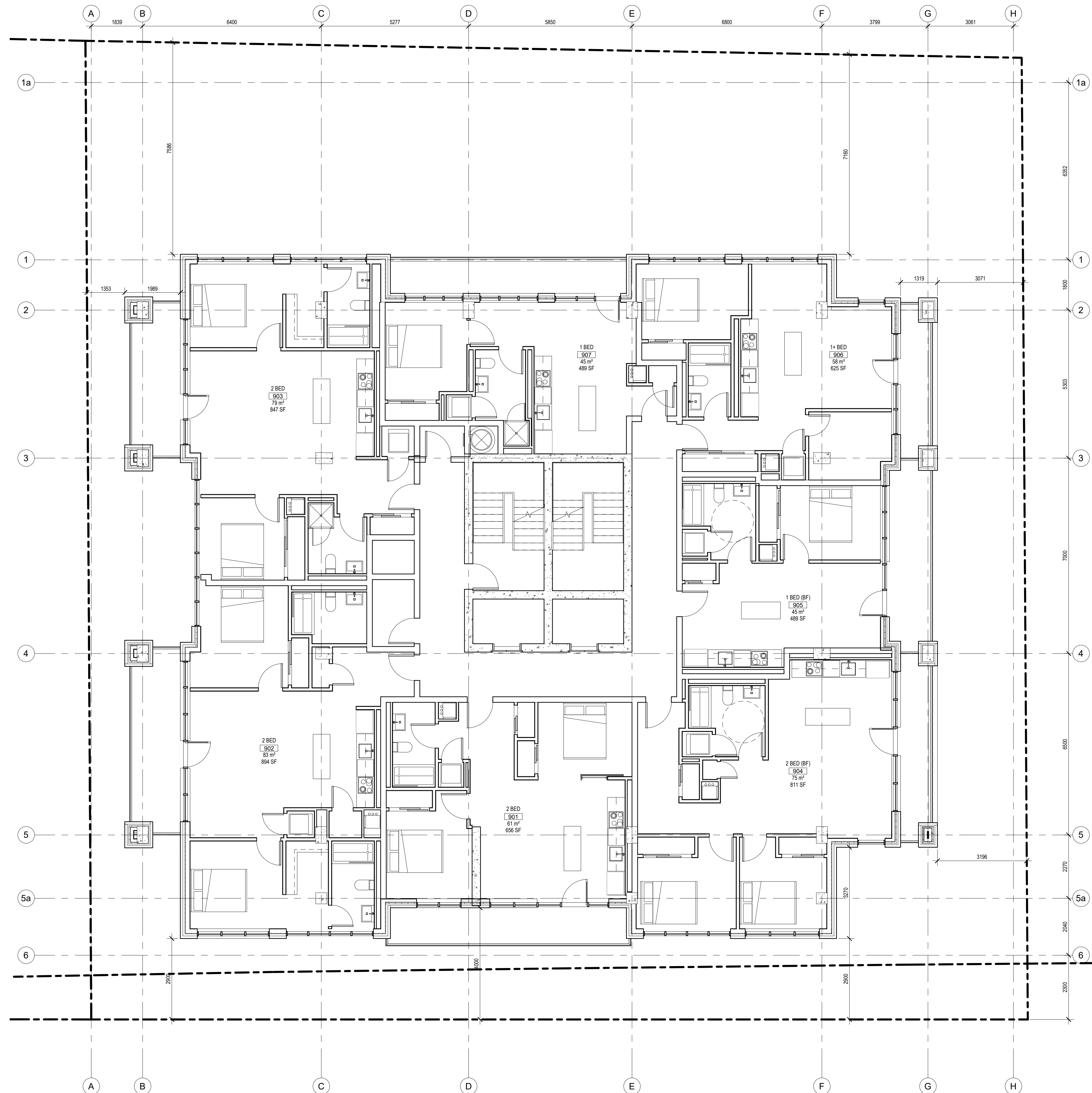
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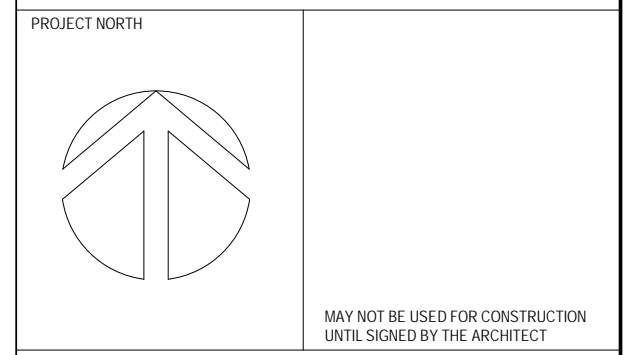
RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR SPC 1ST RESPONSE TO COMMENTS	22-02-04



1 9TH FLOOR PLAN
A-109 SCALE: 1 : 75

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797 RICHMOND ROAD
PROJECT NO. 20-1881 DRAWN AP
SCALE 1 : 75 CHECKED RAC
DRAWING TITLE
9TH FLOOR PLAN

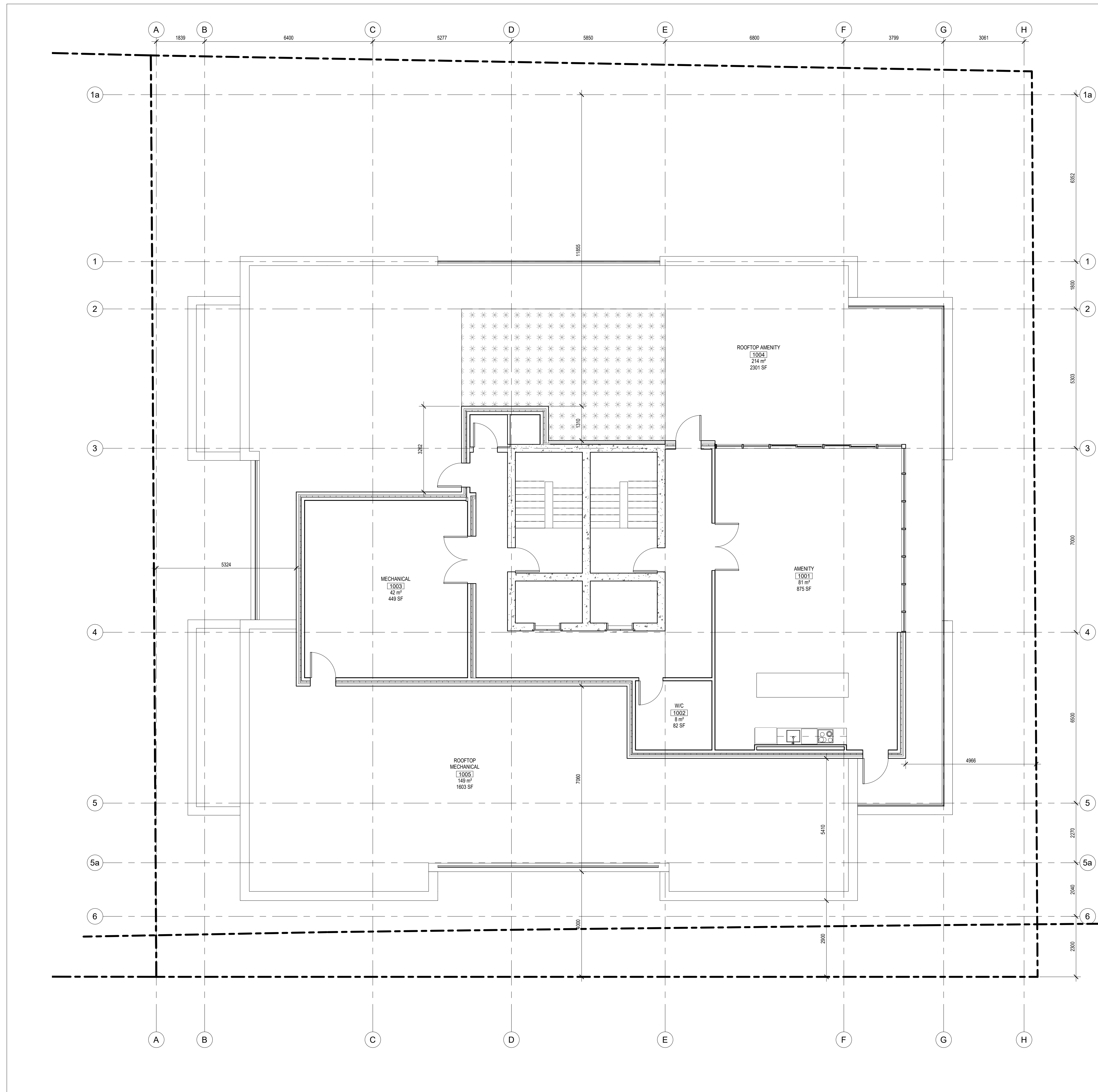
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A-109

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RELEASE / REVISION RECORD

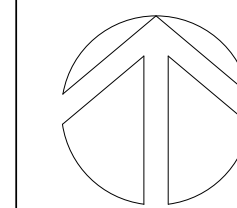
No.	Description	Date
1	ISSUED FOR SPC 1ST RESPONSE TO COMMENTS	22-02-04



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797 RICHMOND APARTMENTS

797 RICHMOND ROAD

PROJECT NO.

20-1881

DRAWN

AP

SCALE

1 : 75

CHECKED

RAC

DRAWING TITLE

MECH. PH + AMENITY FLOOR PLAN

DRAWING NO.

A-110

1 MECH. PH + AMENITY FLOOR PLAN
A-110 SCALE: 1 : 75

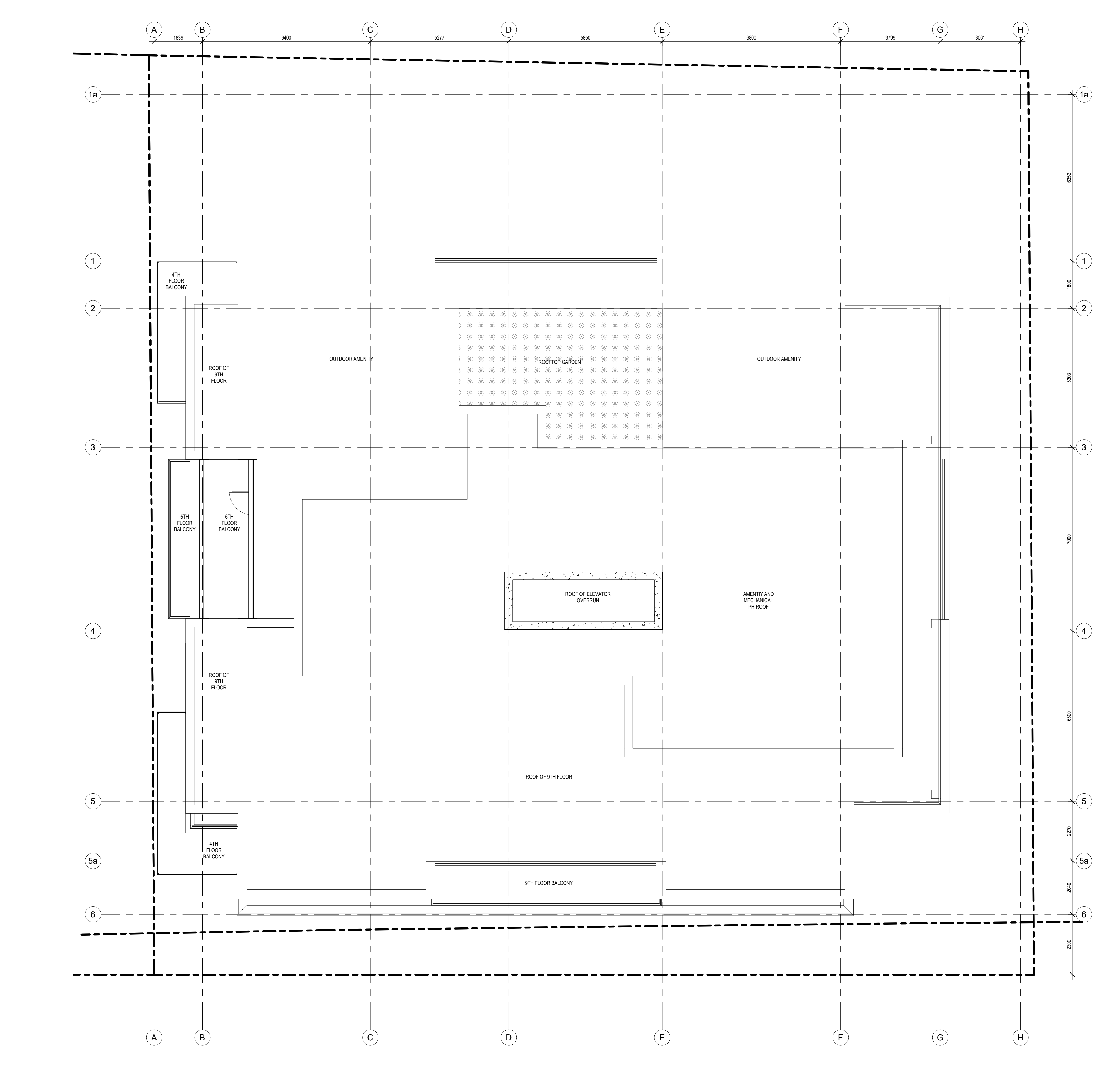
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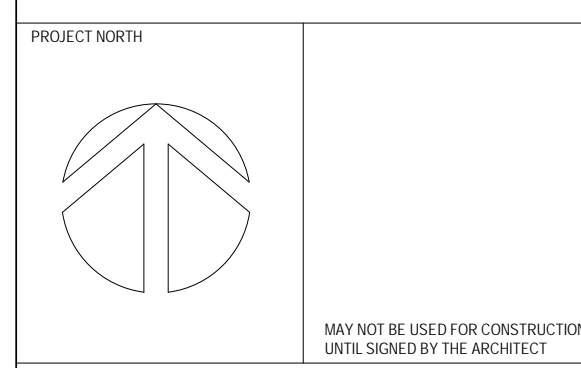
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RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR SPC 1ST RESPONSE TO COMMENTS	22-02-04



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797 RICHMOND APARTMENTS
797 RICHMOND ROAD

PROJECT NO. **20-1881** DRAWN **AP**
SCALE **1 : 75** CHECKED **RAC**

DRAWING TITLE
ROOF FLOOR PLAN

DRAWING NO.
A-111

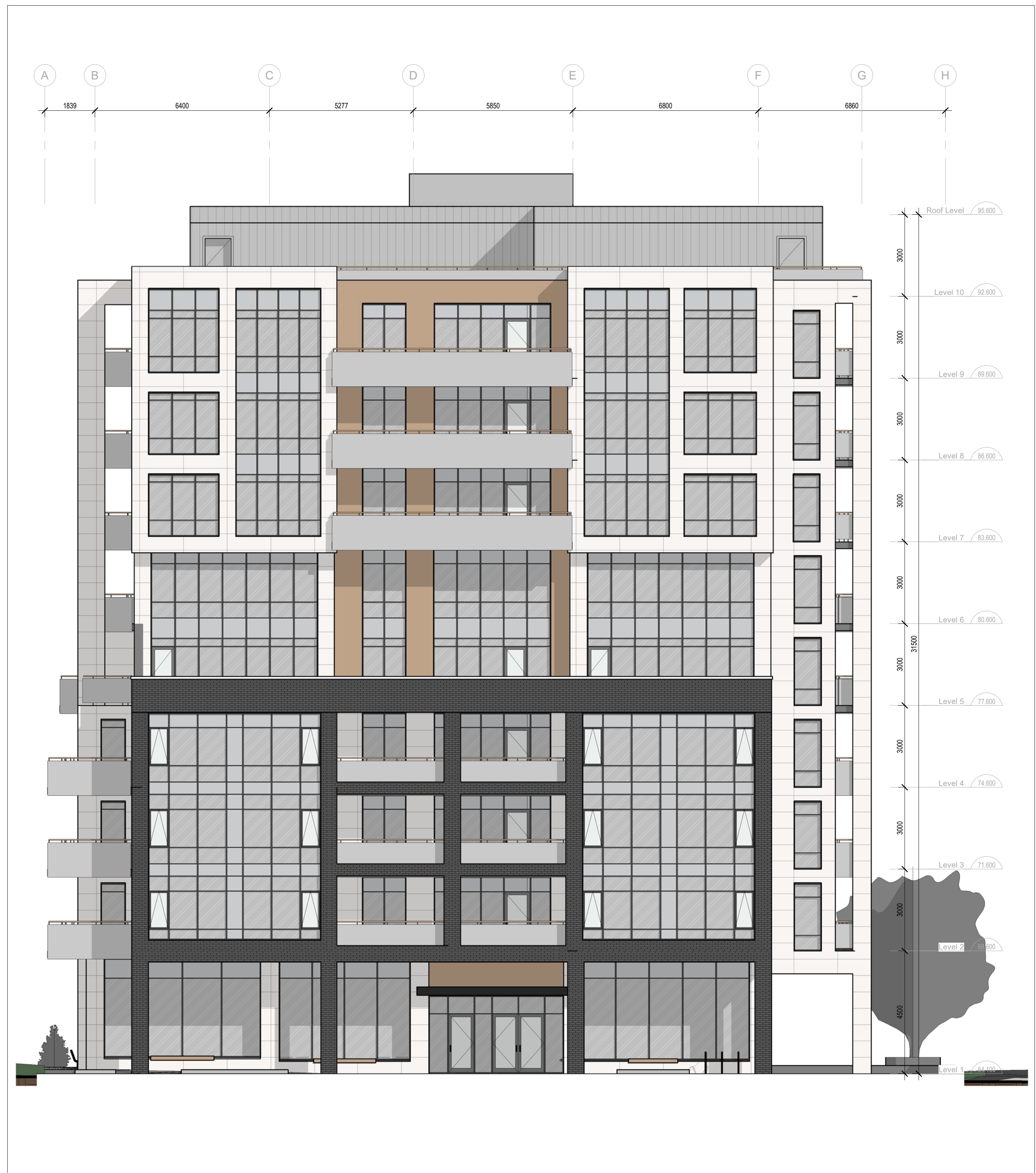
1 ROOF FLOOR PLAN
A-111 SCALE: 1 : 75

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RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR SPC 1ST RESPONSE TO COMMENTS	22-02-04



2 SOUTH ELEVATION
A-200 SCALE 1:100



1 NORTH ELEVATION
A-200 SCALE 1:100

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797 RICHMOND APARTMENTS
797 RICHMOND ROAD
PROJECT NO. 20-1881 DRAWN AP
SCALE 1:100 CHECKED RAC

DRAWING TITLE
NORTH AND SOUTH ELEVATIONS

DRAWING NO.
A-200

D07-12-21-0088

#18550

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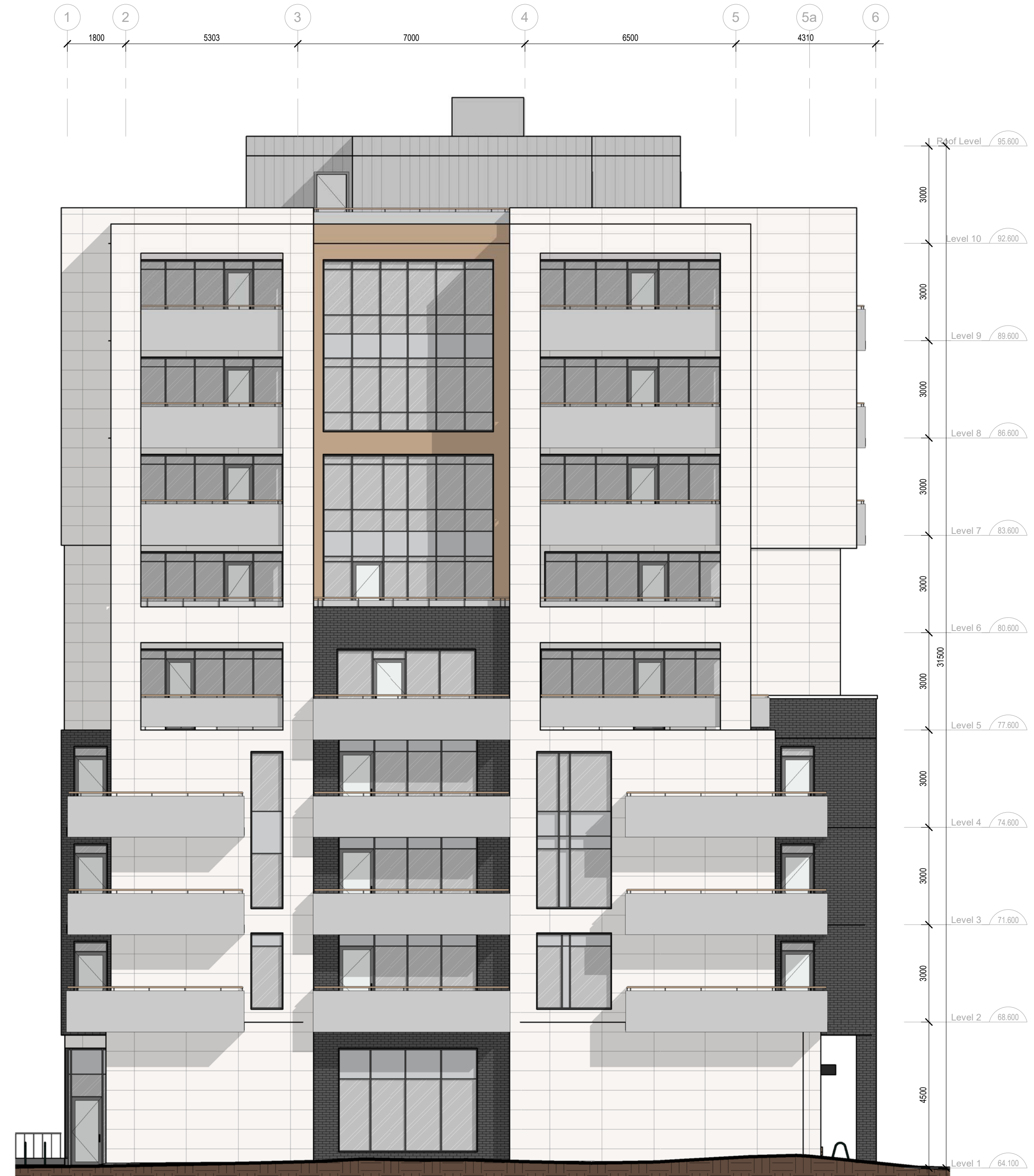
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RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR SPC 1ST RESPONSE TO COMMENTS	22-02-04



2 EAST ELEVATION
A-201 SCALE 1:100



1 WEST ELEVATION
A-201 SCALE 1:100

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PROJECT NO. **20-1881** DRAWN **AP**
SCALE **1:100** CHECKED **RAC**

DRAWING TITLE
EAST AND WEST ELEVATIONS

DRAWING NO.
A-201

D07-12-21-0088

#18550