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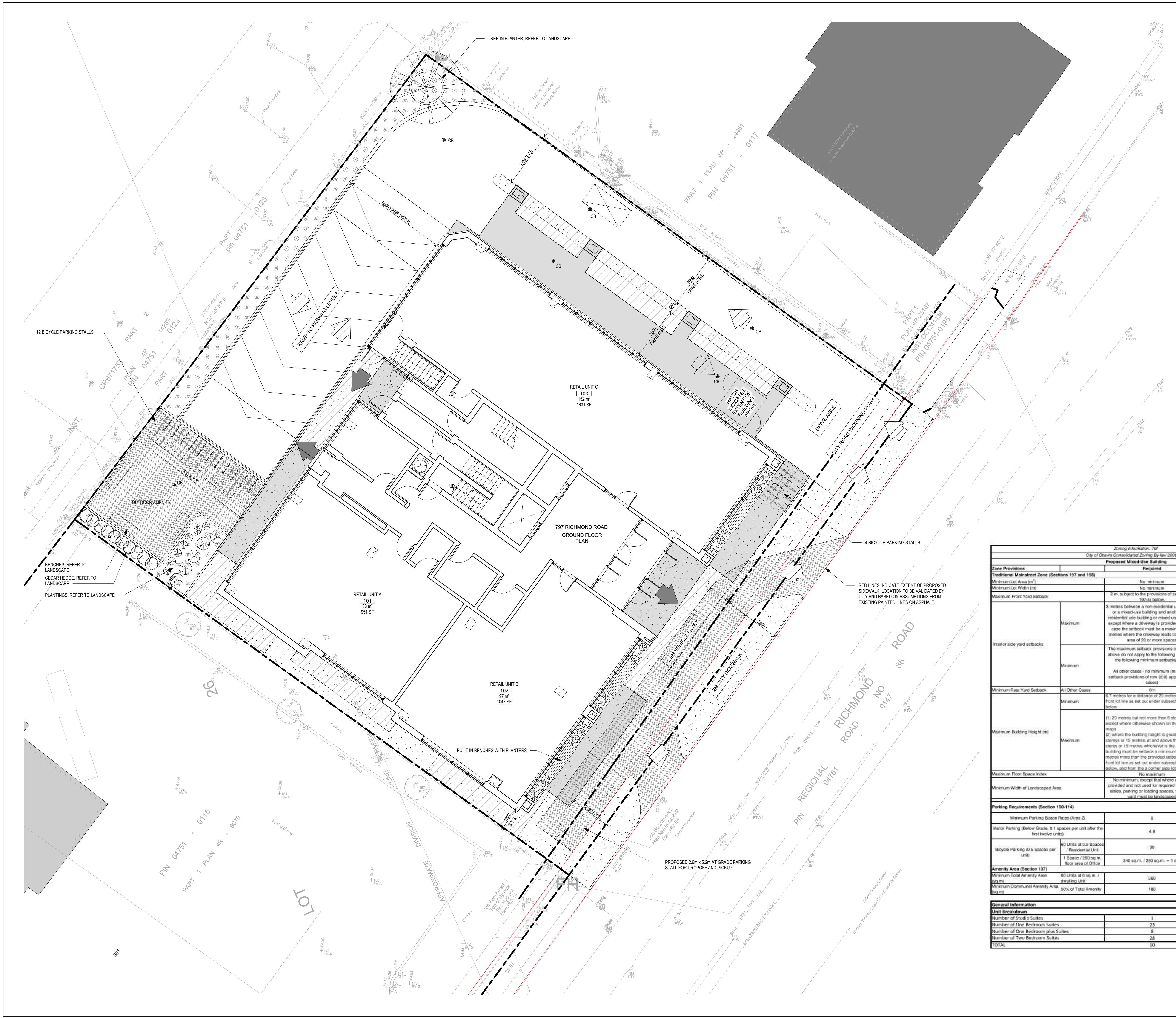
DO NOT SCALE THE DRAWINGS

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	RESUBMITTED FOR COORDINATION	21-05-05
7	ISSUED FOR COORDINATION	21-05-12
8	ISSUED FOR SITE PLAN CONTROL	21-05-09

LEGEND

- BUILDING EXIT
- DIRECTIONAL TRAFFIC ARROW
- EXTENT OF BUILDING ABOVE
- EXTENT OF PERMITTED PROJECTIONS ABOVE
- EXISTING ADJACENT BUILDINGS
- CONCRETE SIDEWALK, REFER TO CIVIL, LANDSCAPE
- INTERLOCK, REFER TO CIVIL, LANDSCAPE
- BICYCLE PARKING



Zoning Information: TM				
City of Ottawa Consolidated Zoning By-law 2008-250				
Proposed Mixed-Use Building				
Zone Provisions	Required	Proposed	Variance Required	
Traditional Mainstreet Zone (Sections 197 and 198)				
Minimum Lot Area (m²)	No minimum	1185.47 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(5) below.	2m	No	
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 setbacks provisions of row (b)(1) above do not apply to the following cases and the following minimum setbacks apply: All other cases - no minimum (maximum setback provisions of row (b)(1) apply in these cases).	East Side Yard: 3m West Side Yard: 1.2m	No
Minimum Rear Yard Setback	All Other Cases	0m	6m	No
Maximum Building Height (m)	Minimum	0.7 metres for a distance of 20 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 map; (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 (9 Storeys + Amenity and Mechanical Room)	Yes
Maximum Floor Space Index	No maximum	NA	NA	No
Minimum Width of Landscaped Area	No minimum, except that where a yard is provided and not used for required driveways, access, parking or loading spaces, the whole yard must be landscaped.	Whole Yard shall be Landscaped	Whole Yard shall be Landscaped	No
Parking Requirements (Section 190-114)				
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)	85 Units at 0.5 Spaces / Residential Unit	30	31 (18 outdoors, 13 indoors)	No
	1 Space / 250 sq.m. floor area of Office	340 sq.m. / 250 sq.m. = 1 stall		
Amenity Area (Section 137)				
Minimum Total Amenity Area (sq.m.)	90 Units at 6 sq.m. / Amenity Unit	360	896	No
Minimum Communal Amenity Area (sq.m.)	30% of Total Amenity	108	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			

PROJECT NORTH

MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

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797 RICHMOND APARTMENTS

797 RICHMOND ROAD
PROJECT NO. 20-1881 DRAWN MA
SCALE 1:100 CHECKED AP
DRAWING TITLE

SITE PLAN

DRAWING NO. **SP-001**