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DO NOT SCALE THE DRAWINGS

RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR COORDINATION	22-01-18
2	ISSUED FOR SPC 1ST RESPONSE TO COMMENTS	22-02-04
3	ISSUED FOR CONSULTANT COORDINATION	22-05-27
4	ISSUED FOR SPC 2ND RESPONSE TO COMMENTS	22-06-02

**LEGEND AND ABBREVIATIONS**

- 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
- F.Y.S. FRONT YARD SETBACK
- R.Y.S. REAR YARD SETBACK
- S.Y.S. SIDE YARD SETBACK
- CB. CATCH BASIN

**PROJECT INFORMATION**

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

**PROJECT TEAM**

**ARCHITECT**  
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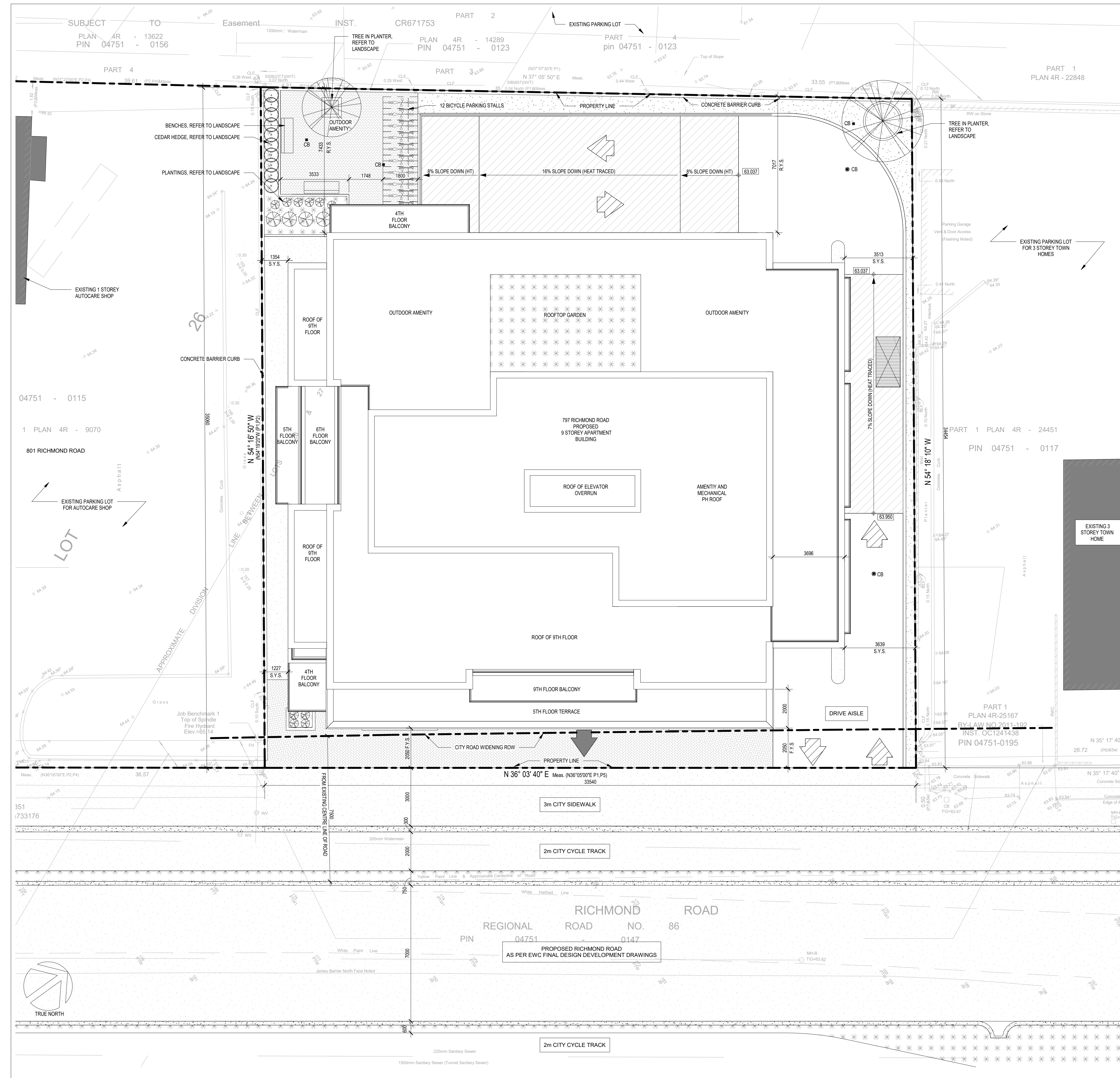
**PROPERTY INFORMATION**

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-SZDRR1-RWY-DWG-3014, STAGE 2 CONFEDERATION LINE EAST, ISSUED FOR FINAL DESIGN DEVELOPMENT 2021-04-15.

Zoning Information: RM  
City of Ottawa Conventional Zoning By-law 2008-250

Zone Provisions	Required	Proposed	Variance Required	
<b>Traditional Mainstreet Zone (Sections 197 and 198)</b>				
Minimum Lot Area (m <sup>2</sup> )	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(8) below	2.05m	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: 3.5m West Side Yard: 1.2m	No
	Minimum	The maximum setbacks provisions of row (b)(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: 3.5m 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 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 @ Storeys + Amenity and Mechanical Floors GF - 4TH: 3.05m 5TH - 9TH: 4.05m	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, alleys, parking or loading spaces, the whole yard must be landscaped	Whole Yard shall be Landscaped	Whole Yard shall be Landscaped	No
<b>Parking Requirements (Section 100-114)</b>				
Minimum Parking Space Rates (Area Z)	0	35	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)	60 Units at 0.5 Spaces / Residential Unit 1 Space / 250 sq.m. floor area of Office	30 340 sq.m. / 250 sq.m. = 1 stall	31 (16 outdoors, 15 indoors)	No
<b>Amenity Area (Section 137)</b>				
Minimum Total Amenity Area (sq.m.)	60 Units at 6 sq.m. / Dwelling Unit	360	869	No
Minimum Communal Amenity Area (sq.m.)	50% of Total Amenity	180	369	No
<b>General Information</b>				
Unit Breakdown				
Number of Studio Suites	1			
Number of One Bedroom Suites	23			
Number of One Bedroom + Den	15			
Number of Two Bedroom Suites	21			
TOTAL	60			



**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

1 SITE PLAN - ROOF PLAN  
SCALE 1:100

SP-001

D07-12-21-0088

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