



**SURVEY INFORMATION TAKEN FROM:**  
 PART OF LOT 33 CONCESSION 3 (OTTAWA FRONT)  
 (GEOGRAPHIC TOWNSHIP OF NEPEAN)  
 LOT 36 REGISTERED PLAN 444  
 CITY OF OTTAWA

**SITE SUMMARY:**  
 PROPERTY ADDRESS: 70 RICHMOND RD.  
 ZONING: TM (B3) H(15)  
 SITE AREA (SURVEY): 1581 m<sup>2</sup>  
 PROPOSED USE: MIXED-USE RESIDENTIAL MIDRISE APARTMENT BUILDING 9 FLOORS + ROOFTOP AMENITY

BUILDING FOOTPRINT: 1131 m<sup>2</sup>  
 (GRND FLOOR PLAN)  
 TOTAL FLOORS: 9  
 TOTAL RESIDENTIAL UNITS: 88 UNITS  
 TOTAL GROSS BUILDING AREA (GBA): 9,122 m<sup>2</sup>  
 TOTAL GROSS FLOOR AREA (CITY GFA DEFINITION): 7,200 m<sup>2</sup>  
 TOTAL RETAIL GFA: 210 m<sup>2</sup>

**ZONING SUMMARY:** EXISTING  
 TMXXXX] SYYY - SUBJECT TO ZBLA D02-02-20-0102

YARDS:	REQUIRED	PROVIDED
SUBJECT TO ZONING SCHEDULE		
RICHMOND RD (FRONT)	-	0 m
ISLAND PARK DRIVE (CORNER SIDE)	-	0 m
LANEWAY (CORNER SIDE)	-	0 m
SIDE YARD (REAR YARD)	3.93m	3.93m
MIN WIDTH OF LANDSCAPE ADJUTING A RESIDENTIAL ZONE	3m	3m
TRANSPARENT WINDOWS & ACTIVE ENTRANCES	50% OF GROUND FLOOR MEASURED TO 4.5m HIGH	>50%

VEHICULAR PARKING:	REQUIRED	PROVIDED
RESIDENTIAL PARKING 88 UNITS (- 12UNITS) (X 0.5)	0.5 / UNIT 38 SPACES	0.83 / UNIT 63 SPACES
VISITOR PARKINGS 88 UNITS (- 12UNITS) (X 0.1)	0.1 / UNITS 8 SPACES	0.1 / UNITS 8 SPACES
TOTAL PARKING	46 SPACES	71 SPACES
PARKING DISTRIBUTION		
LEVEL P1		40 SPACES
LEVEL P2		31 SPACES
TOTAL		71 SPACES

BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE PARKING	0.5/UNIT	1 / UNIT
88 UNITS x 1	88 SPACES	88 SPACES
PARKING DISTRIBUTION		
LEVEL P1		40 SPACES
LEVEL P2		31 SPACES
TOTAL		71 SPACES

AMENITY	REQUIRED	PROVIDED
MINIMUM AMENITY SPACE 6m <sup>2</sup> / UNIT ( 88 UNITS X 6m <sup>2</sup> )	528 m <sup>2</sup>	688 m <sup>2</sup>
PRIVATE AMENITY 50 % OF REQ'D	264 m <sup>2</sup>	264 m <sup>2</sup>
COMMON AMENITY 50 % OF REQ'D	264 m <sup>2</sup>	264 m <sup>2</sup>
GROUND FLOOR RES. LOBBY LOUNGE		25 m <sup>2</sup>
ROOF AMENITY (INDOOR)		151 m <sup>2</sup>
ROOF AMENITY (OUTDOOR)		248 m <sup>2</sup>
TOTAL	521 m <sup>2</sup>	688 m <sup>2</sup>

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**BUILDING SUMMARY** GBA (Gross bldg area) GFA (city definition)

LEVEL 10 (MECH & ROOF AMENITY)	304.36 m <sup>2</sup>	-
LEVEL 9	602 m <sup>2</sup>	515.15 m <sup>2</sup>
LEVEL 8	642.12 m <sup>2</sup>	602.48 m <sup>2</sup>
LEVEL 7	812.82 m <sup>2</sup>	763.66 m <sup>2</sup>
LEVEL 6	840.41 m <sup>2</sup>	782.24 m <sup>2</sup>
LEVEL 5	1,031.15 m <sup>2</sup>	872.36 m <sup>2</sup>
LEVEL 4	1,031.15 m <sup>2</sup>	872.36 m <sup>2</sup>
LEVEL 3	1,031.15 m <sup>2</sup>	872.36 m <sup>2</sup>
LEVEL 2	1,018.21 m <sup>2</sup>	868.64 m <sup>2</sup>
MEZ	511.90 m <sup>2</sup>	511.90 m <sup>2</sup>
GROUND LEVEL RES	1,131.55 m <sup>2</sup>	525.37 m <sup>2</sup>
TOTAL	9,122 m <sup>2</sup>	7,186.51 m <sup>2</sup>
LEVEL P1	1,460 m <sup>2</sup>	-
LEVEL P2	1,460 m <sup>2</sup>	-



**TRINITY PROJECT TEAM**

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**LEGEND**  
 \*REFER TO LANDSCAPE PLAN

no.	date	revision
01	19/MAY/22	ISSUED FOR SPA

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:** 70 RICHMOND

**DRAWING TITLE:** SITE PLAN

<b>DRAWN BY:</b> RL	<b>DATE:</b> 2022-05-13	<b>SCALE:</b> 1:125
<b>PROJECT:</b> 1909		<b>DRAWING NO.:</b> A1.01
<b>REVISION NO.:</b>		

**ONTARIO ASSOCIATION OF ARCHITECTS**  
 PART 1 HOBIN  
 LICENCE 3049

DATE PLOT  
 DWG NAME  
 DWG 0000

1 SITE PLAN  
 A1.01 1:125