



Address: 2847 Riverside
Zone: GM1 F(1.0)

Provisions	Section	Required	Proposed
Min. lot area (sq. m)	Table 187, (a)	No Minimum	707.8 m ²
Min. lot width (m)	Table 187, (b)	No Minimum	15.31 m
Min. front yard setback (m)	Table 187, (c)	3 m	10.27 m
Min. int. side yard setback (m)			
non-residential building abutting a residential zone	Table 187, (d) (i)	5 m	3.39 m
all other cases	Table 187, (d) (iii)	No Minimum	1.88 m
Min. rear yard setback (m)	Table 187, (e) (iv)	No Minimum	20.59 m
Max. building height (m)	Table 187, (f)	18 m	8.45 m
Max. Floor Space Index (FSI)	S. 188, (7) (a)	0.5	0.2
Min. width of a landscaped area (m)			
abutting a street	Table 187, (h) (i)	3 m	3 m
abutting residential	S. 188, (7) (b)	1 m with a 1.4m high opaque screen	0 m and 1.82 m
Min. driveway width (m)	S. 107, (1) (a) (i)	3 m for a single lane	3 m
Min. aisle width (m)	Table 107, (d)	6.7 m	6.7 m
Min. parking space size (m)	S. 106, (1)	2.6 m to 3.1 m wide by 5.2 m	2.6 m x 5.2 m
Min. width of a barrier-free space	AODA, S. 80.34 (1)	3.4 m wide plus a 1.5 m wide access aisle	3.4 m plus 1.5 m access aisle

Vehicle parking requirements	Section	Required	Proposed
Medical Facility (Clinic)	Table 101, N51	4 spaces / 100m ² GFA (83.97 m ² / 100) x 4 = 3 spaces	3
Retail Store (Pharmacy)	Table 101, N79	3.4 spaces / 100m ² GFA (71.05 m ² / 100) x 3.4 = 2 spaces	2

Bicycle parking requirements	Section	Required	Proposed
Medical Facility (Clinic)	Table 111A, (g)	1 space / 1,000m ² GFA (83.97 m ² / 1,000) x 1 = 0 spaces	1
Retail Store (Pharmacy)	Table 111A, (e)	1 space / 250 m ² GFA (71.05 m ² / 250) x 1 = 0 spaces	2

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESIGNED TO BE USED IN CONJUNCTION WITH THE CONTRACT DOCUMENTS. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, GOOD PRACTICES OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THE PROJECT AND ARE NOT TO BE LOANED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATE THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESS OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR DETERMINING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGMENT OF THE RESPONSIBILITIES AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS WITHOUT OBTAINING THE WRITTEN APPROVAL OF THE ENGINEER, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST P2 AND TO RELEASE P2 FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS P2 FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO P2'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF P2 AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH P2 AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT OF THE CONTRACTOR, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

LEGEND:

- PROPOSED BUILDING AREA
- EXISTING BUILDING AREA
- SOD
- INTERLOCK PAVERS
- ASPHALT
- BUSHES / SHRUBS
- BIKE PARKING SPACE (1.8 X 0.6m)
- REGULAR PARKING (2.6 X 5.2m)
- BARRIER-FREE PARKING (3.4 X 5.2m + 1.5 X 5.2m)
- OPAQUE FENCE (1.5m HIGH)
- SOLID FENCE (2m HIGH)

No.	REVISIONS	DATE
05	ISSUED FOR REVIEW	2023-10-03
04	ISSUED FOR REVIEW	2023-09-29
03	ISSUED FOR COORDINATION	2023-09-18

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2023-10-26

City of Ottawa | Ville d'Ottawa
Comité de dérogation

