

RICHMOND
PUBLIC SCHOOL

MARTIN ST

MARTIN STREET PARK

COLONEL MURRAY ST

SEVERED

RETAINED

SITE INFORMATION

ZONING V1C

SITE AREA

Total Site Area:	1,592.2m ²	0.16ha
Net Site Area:	1,592.2m ²	0.16ha

HEIGHT:

ZBL	OP	SP
Total: 11m	3.5 storeys	N/A

PARKING RATES

Residential: 1.0 p/unit

SETBACKS

F.Y.S.	C.S.Y.S.	S.Y.S.	R.Y.S.
6.0m	4.5m	1.0m	9.0m

DEVELOPMENT STATISTICS

RESIDENTIAL	Lot Area	Max Envelope	Max. Build. Footprint
Interior Lot	775.3 m ²	375.9 m ²	310.1 m ²
Corner Lot	816.9 m ²	340.6 m ²	326.8 m ²
TOTAL	1,592.2m ²	716.1 m ²	636.9 m ²

MAX. GFA

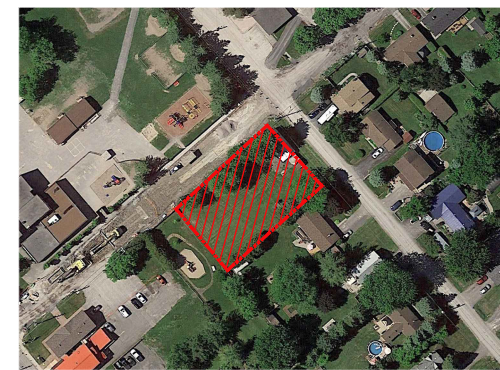
Residential 556.8m²

Assumes an 85% efficiency

NOTES

- Assumes typical Residential floor height of 3m.
- *GFA: means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls, but excluding areas dedicated for uses such as mechanical and electrical rooms, common hallways, corridors, staircases and elevators, interior amenities, bicycle storage and parking. Assume 85% efficiency for Retail, Office and Apartment buildings. Areas are approximate. Building includes interior amenity areas for the residents.
- The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.
- This concept is part of a development concept report and should be interpreted as per findings and descriptions of such report. This concept may require minor variances for setback reduction, parking, heights, etc.

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MARTIN STREET
OTTAWA
Site Plan

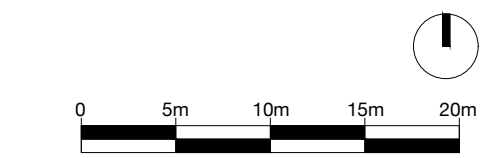


LEGEND

- PROPOSED BUILDING
- LANDSCAPING
- SURROUNDING OPEN SPACE / PARK
- HYDRO LINE BUFFER
- SUBJECT PROPERTY
- PROPERTY BOUNDARY
- SETBACKS
- HYDRO LINE
- TREES TO BE RETAINED
- HYDRO POLE

Committee of Adjustment
Received | Reçu le
2025-01-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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Ce document est présenté dans la langue dans laquelle il a été fourni.



3	SEVERANCE PLAN	2024.11.28	DM
2	REVISED CONCEPT PLAN	2022.11.25	GF
1	CONCEPT PLAN	2022.10.24	GF
No.	REVISION	DATE	BY

CLIENT
KEVLAR DEVELOPMENTS

FOTENN
Planning + Design

OTTAWA: 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 613.730.5709
KINGSTON: 4 Cataraqui St, Suite 315, Kingston ON K7K 1Z7 613.542.5454
TORONTO: 174 Spadina Ave, Suite 304, Toronto ON M5T 2C2 416.789.4530

DESIGNED	DM
REVIEWED	TS
DATE	2022.10.17