



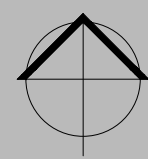
70 RICHMOND RD



SITE



70 RICHMOND RD



CONTEXT MAP
GeoOttawa Aerial Map

NOT TO SCALE
JANUARY 30, 2022



70 Richmond Road

BUILDING SUMMARY

1 BUILDING AREA SUMMARY

SITE AREA	17,093	SQ.FT.	
BUILDING FOOTPRINT	12,180	SQ.FT.	71% COVERAGE
NUMBER OF STOREYS ABOVE GRADE	9	STOREYS	
TOTAL GROSS AREA	98,190	SQ.FT.	(**EXCLUDES BELOW GRADE AREA)
TOTAL NET/LEASEABLE AREA			
RESIDENTIAL	77,255	SQ.FT.	
COM/RET	2,290	SQ.FT.	
TOTAL GFA (AS PER CITY DEF.)	-	SQ.FT.	

2

TOTAL UNITS	88	QTY.	RATIO %
STUDIO	3	3%	
1 BEDROOM	30	34%	
1 BEDROOM + DEN	7	8%	
2 BEDROOM	24	27%	
2 BEDROOM + DEN	17	19%	
TOWNHOUSE (2 BED + DEN)	7	8%	
AVERAGE UNIT SIZE	615	SQ.FT.	

3 PARKING REQUIREMENTS (ZBL) total units - 12

RES	TOTAL PARKING REQUIRED (ZBL)	38	SPACES	*Rate = 88 - 12 X 0.5 = 38
	TOTAL PARKING PROVIDED	65	SPACES	*Rate = 0.85
	PARKING RATE PROVIDED	0.85	/UNIT	
VIS	TOTAL VISITOR PARKING REQUIRED (ZBL)	8	SPACES	*Rate = 88 - 12 X 0.85 = 65
	TOTAL VISITOR PROVIDED	8	SPACES	*Rate = 0.1
	PARKING RATE PROVIDED	0.1	/UNIT	
	TOTAL PARKING REQUIRED (ZBL)	46	SPACES	* 38 + 8 = 46 spaces
	TOTAL PARKING PROVIDED	73	SPACES	* 65 + 8 = 73 spaces

4 TOTAL AMENITY SPACE REQUIRED (ZBL)

TOTAL AMENITY SPACE REQUIRED	5,683	SQ.FT.	*88 x 6 sqm = 5,683 sqft
TOTAL SHARED AMENITY SPACE REQUIRED	2,842	SQ.FT.	5,683 / 2 = 2841.5 sqft
SHARED AMENITY SPACE PROVIDED:	4,520	SQ.FT.	
GROUND FLOOR RES LOBBY LOUNGE	270	SQ.FT.	
ROOFTOP INDOOR AMENITY	1,630	SQ.FT.	
ROOFTOP OUTDOOR AMENITY	2,620	SQ.FT.	
PRIVATE AMENITY SPACE PROVIDED (BALCONIES):	2,841	SQ.FT.	
TOTAL AMENITY SPACE PROVIDED	7,361	SQ.FT.	

5 BICYCLE PARKING REQUIREMENTS (ZBL)

TOTAL BIKE PARKING SPACES REQUIRED	88	STALLS
RATE/UNIT	1	/UNITS
TOTAL BIKE PARKING SPACES PROVIDED	88	STALLS

1- BUILDING AREA BREAKDOWN

	GROSS	EFF.	NET	CITY GFA	UNITS/FL ACTUAL
P2	15,920 SQ.FT.		SQ.FT.	SQ.FT.	
P1	15,920 SQ.FT.		SQ.FT.	SQ.FT.	
LEVEL 1	12,180 SQ.FT.	45%	5,510 SQ.FT.	RES	7
MEZ	5,510	n/a	5,510	MEZ	
		19%	2,290	COM/RET	
LEVEL 2	10,960 SQ.FT.	85%	9,350 SQ.FT.	RES	12
LEVEL 3	11,100 SQ.FT.	85%	9,390 SQ.FT.	RES	12
LEVEL 4	11,100 SQ.FT.	85%	9,390 SQ.FT.	RES	12
LEVEL 5	11,100 SQ.FT.	85%	9,390 SQ.FT.	RES	12
LEVEL 6	9,585 SQ.FT.	88%	8,420 SQ.FT.	RES	10
LEVEL 7	9,395 SQ.FT.	87%	8,220 SQ.FT.	RES	10
LEVEL 8	7,450 SQ.FT.	87%	6,505 SQ.FT.	RES	7
LEVEL 9	6,480 SQ.FT.	86%	5,570 SQ.FT.	RES	6
LEVEL 10/ROOF	3,330 SQ.FT.	n/a		INTERIOR	
TOTAL	98,190 SQ.FT.			- SQ.FT.	88

77,255 SQ.FT. TOTAL NET RESIDENTIAL

2,290 SQ.FT. TOTAL NET COM/RETAIL



70 RICHMOND RD

BUILDING STATS

TOTAL PROJECT GFA
 TOTAL GFA = 98,190 ft²
 RETAIL = 2,290 ft²
 NET RES = 77,255 ft²
 TOTAL UNITS = 88

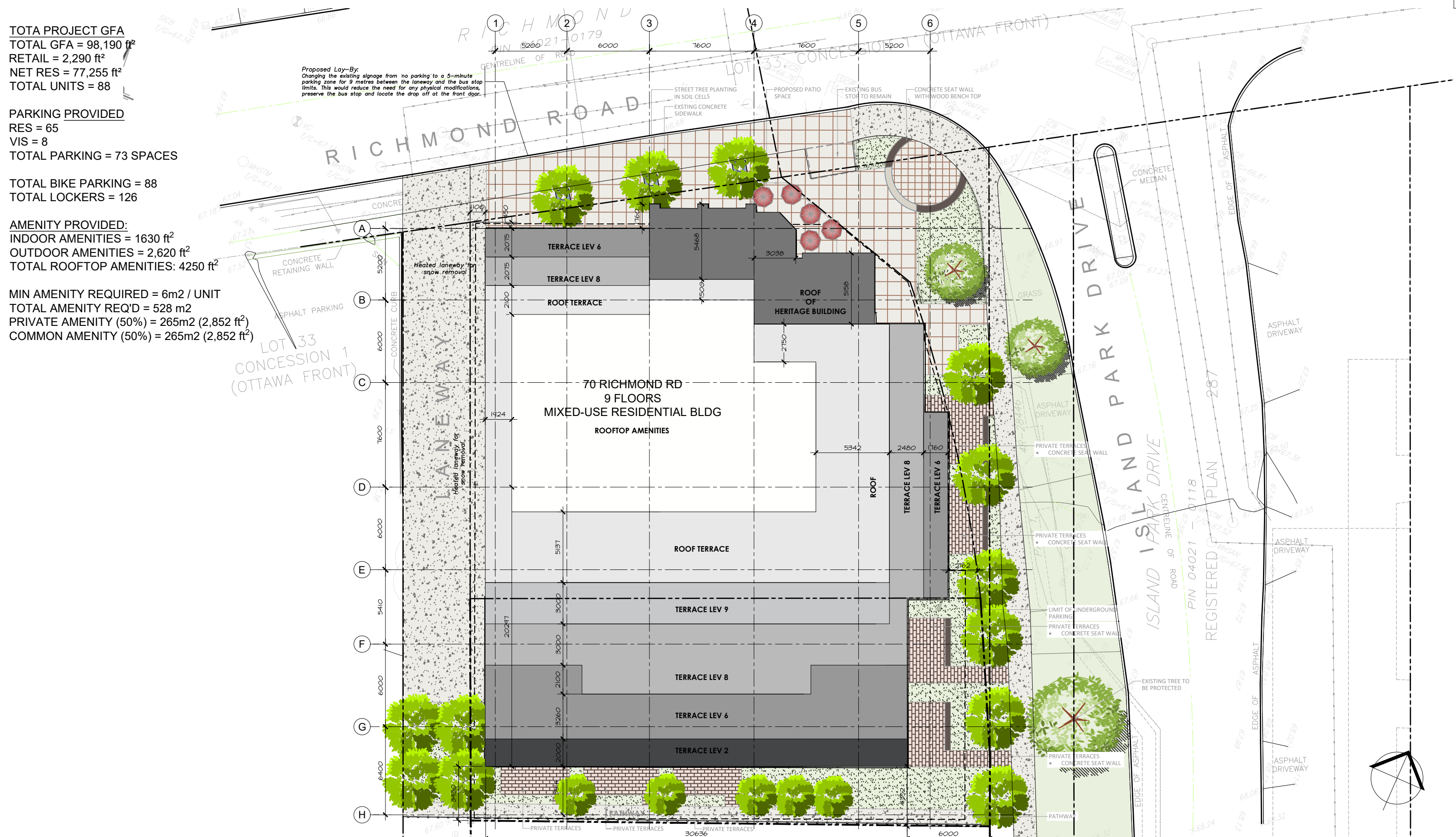
PARKING PROVIDED
 RES = 65
 VIS = 8
 TOTAL PARKING = 73 SPACES

TOTAL BIKE PARKING = 88
 TOTAL LOCKERS = 126

AMENITY PROVIDED:
 INDOOR AMENITIES = 1630 ft²
 OUTDOOR AMENITIES = 2,620 ft²
 TOTAL ROOFTOP AMENITIES: 4250 ft²

MIN AMENITY REQUIRED = 6m² / UNIT
 TOTAL AMENITY REQ'D = 528 m²
 PRIVATE AMENITY (50%) = 265m² (2,852 ft²)
 COMMON AMENITY (50%) = 265m² (2,852 ft²)

Proposed Lay-By:
 Changing the existing signage from 'no parking' to a 5-minute parking zone for 9 metres between the laneway and the bus stop limits. This would reduce the need for any physical modifications, preserve the bus stop and locate the drop off at the front door.



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SITE PLAN

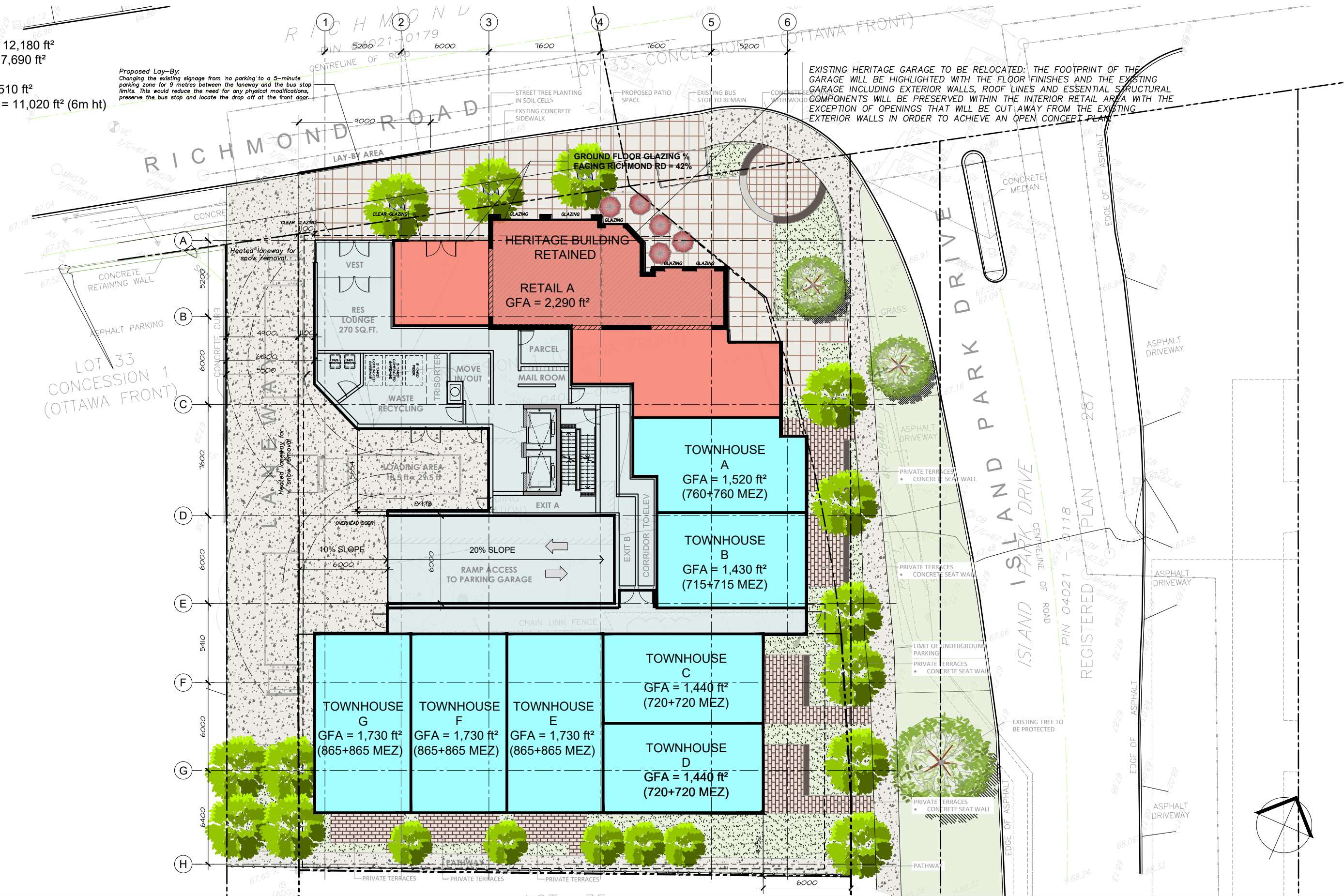
SCALE 1:250
 JANUARY 30 2022

GROUND FLOOR
 TOTAL GFA (GROUND FLOOR) = 12,180 ft²
 TOTAL GFA (MEZ INCLUDED) = 17,690 ft²
 RETAIL = 2,290 ft²
 NET RES (GROUND FLOOR) = 5,510 ft²
 NET RES + MEZ = 5,510 ft² x 2 FL = 11,020 ft² (6m ht)
 TOTAL UNITS = 7(TOWNS)
 EFF = 64% (RES/RET)

AMENITY BREAKDOWN:
 RES. LOBBY LOUNGE = 270 ft²

Proposed Lay-By:
 Changing the existing signage from 'no parking' to a 5-minute parking zone for 9 metres between the laneway and the bus stop limits. This would reduce the need for any physical modifications, preserve the bus stop and locate the drop off at the front door.

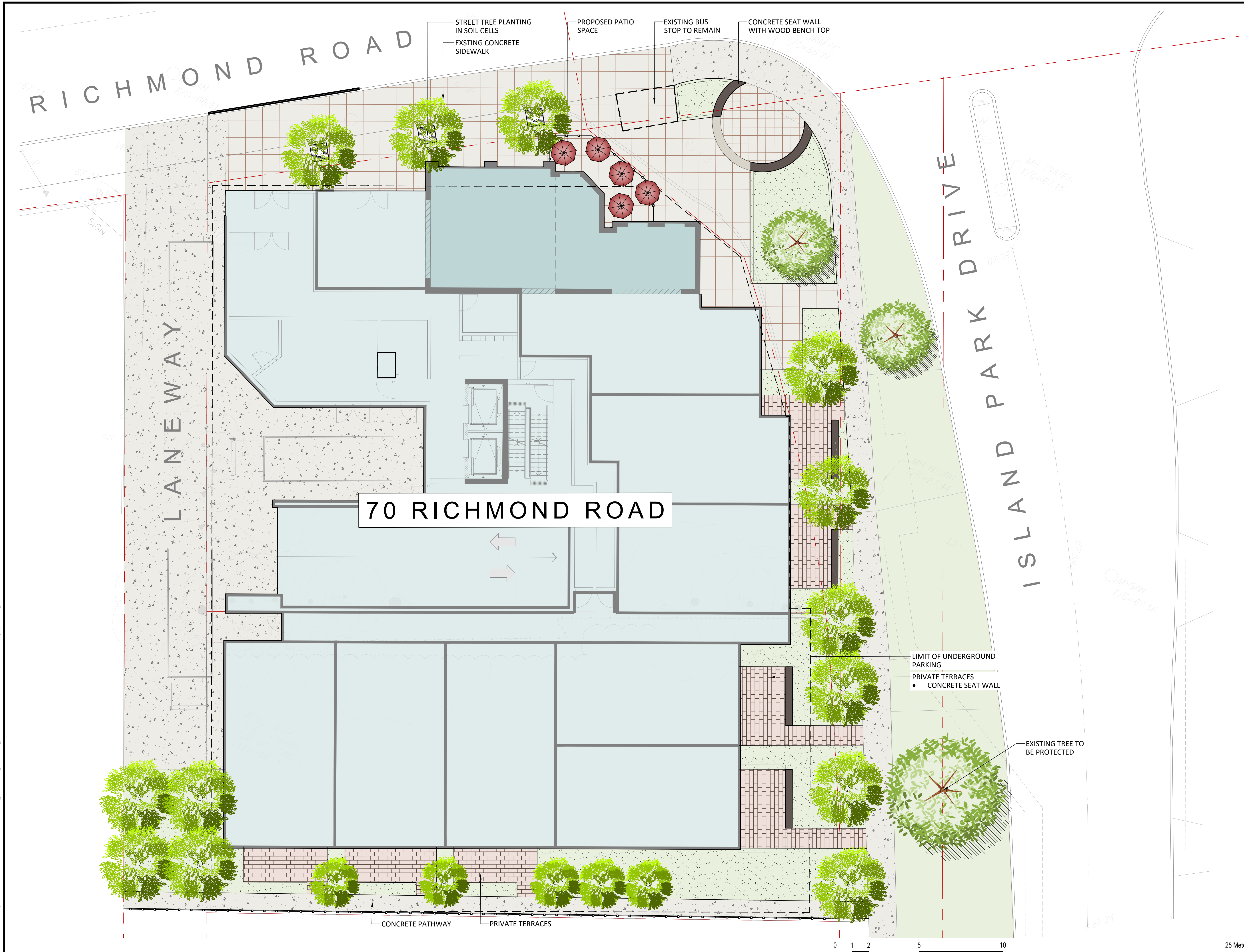
EXISTING HERITAGE GARAGE TO BE RELOCATED: THE FOOTPRINT OF THE GARAGE WILL BE HIGHLIGHTED WITH THE FLOOR FINISHES AND THE EXISTING GARAGE INCLUDING EXTERIOR WALLS, ROOF LINES AND ESSENTIAL STRUCTURAL COMPONENTS WILL BE PRESERVED WITHIN THE INTERIOR RETAIL AREA WITH THE EXCEPTION OF OPENINGS THAT WILL BE CUT AWAY FROM THE EXISTING EXTERIOR WALLS IN ORDER TO ACHIEVE AN OPEN CONCEPT PLAN.



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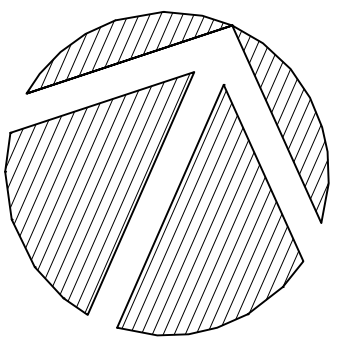
GROUND FLOOR

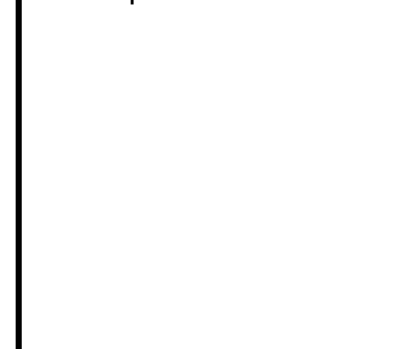
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Last Save: 2022-01-27 12:56:09 PM
 File Location: Z:\Projects\2067-01 70 Richmond Road\Drawings\Rezoning\2067-01 70 Richmond Road(Landscape) [R].dwg

No.	Revision	Date
2	ISSUED FOR REZONING	26 JAN 2022
1	DRAFT PRELIMINARY DESIGN	14 AUG 2020

North: 

Stamp: 

CSW Landscape Architecture
 Urban Design
 Site Planning
 Recreation and Park Planning
 Project Management

319 McRae Avenue, Suite 502, Ottawa, Ontario, K1Z 0B9
 Tel: (613) 729-4536

- All measurements in millimeters unless specified otherwise. Do not scale drawing. All drawings to be read in conjunction with written specifications.
- Copyright reserved. This drawing is the exclusive property of CSW Landscape Architects Ltd. and shall not be used without the consent thereof.
- This Drawing may not be used for construction until signed by the landscape architect. It is the responsibility of the contractor to:
 - check and verify all dimensions on site;
 - report all errors and/or omissions to the landscape architect;
 - comply with all pertinent codes and by-laws;
 - check and verify locations of all underground services with all local utilities prior to any digging.

Project:
70 RICHMOND ROAD
 70 Richmond Rd,
 OTTAWA., ONTARIO

Drawing:
LANDSCAPE PLAN

Scale:	1:100	Date:	2020 08 14
Design By:	JM	Drawn By:	HP
Project Number:	2067	Sheet Number:	L1.0





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VIEW 1

JANUARY 30 2022



70 RICHMOND RD

VIEW 2

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70 RICHMOND RD

VIEW 3

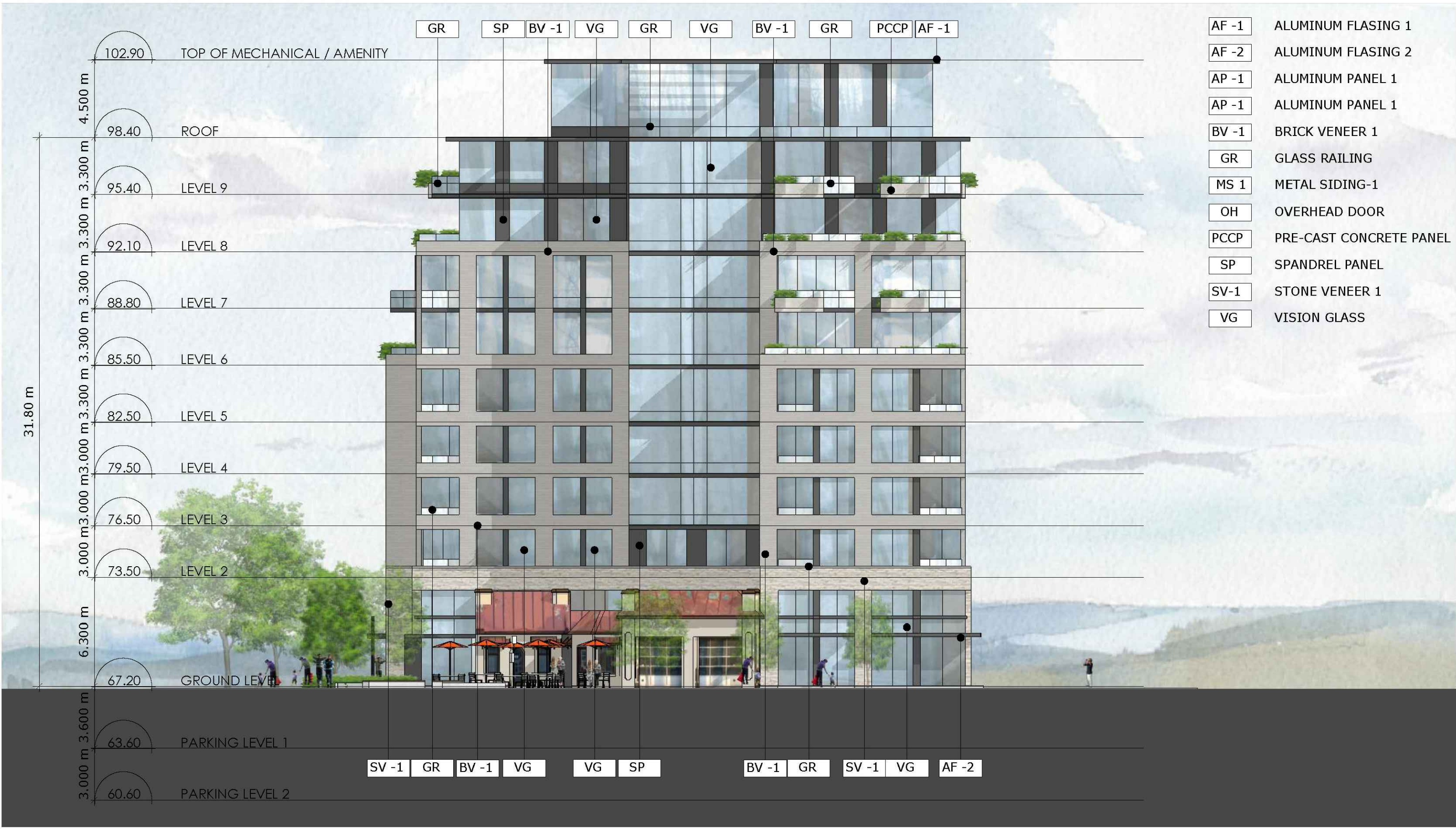
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VIEW4

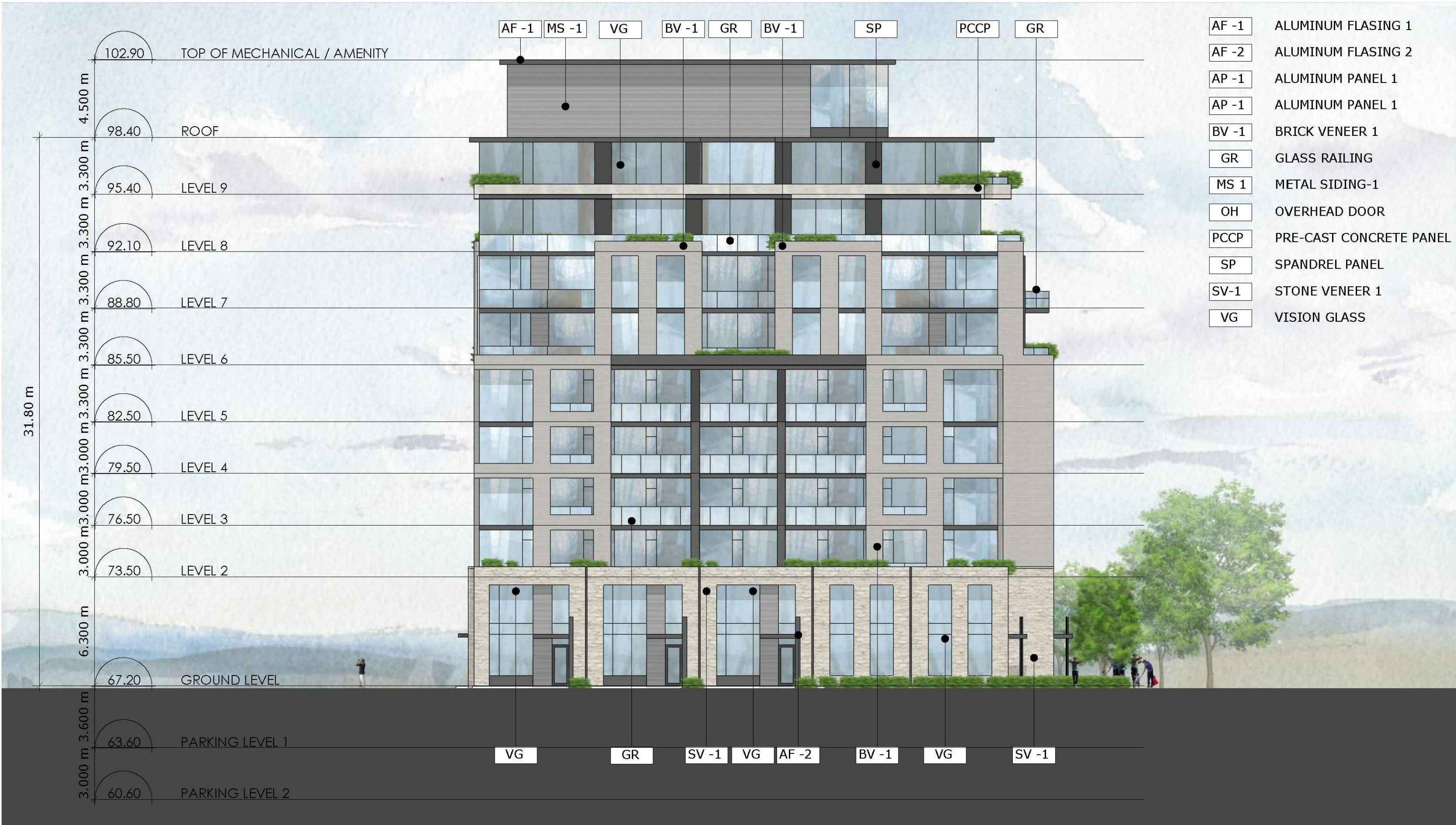
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NORTH ELEVATION

SCALE 1:200
JANUARY 30 2022



70 RICHMOND RD

SOUTH ELEVATION

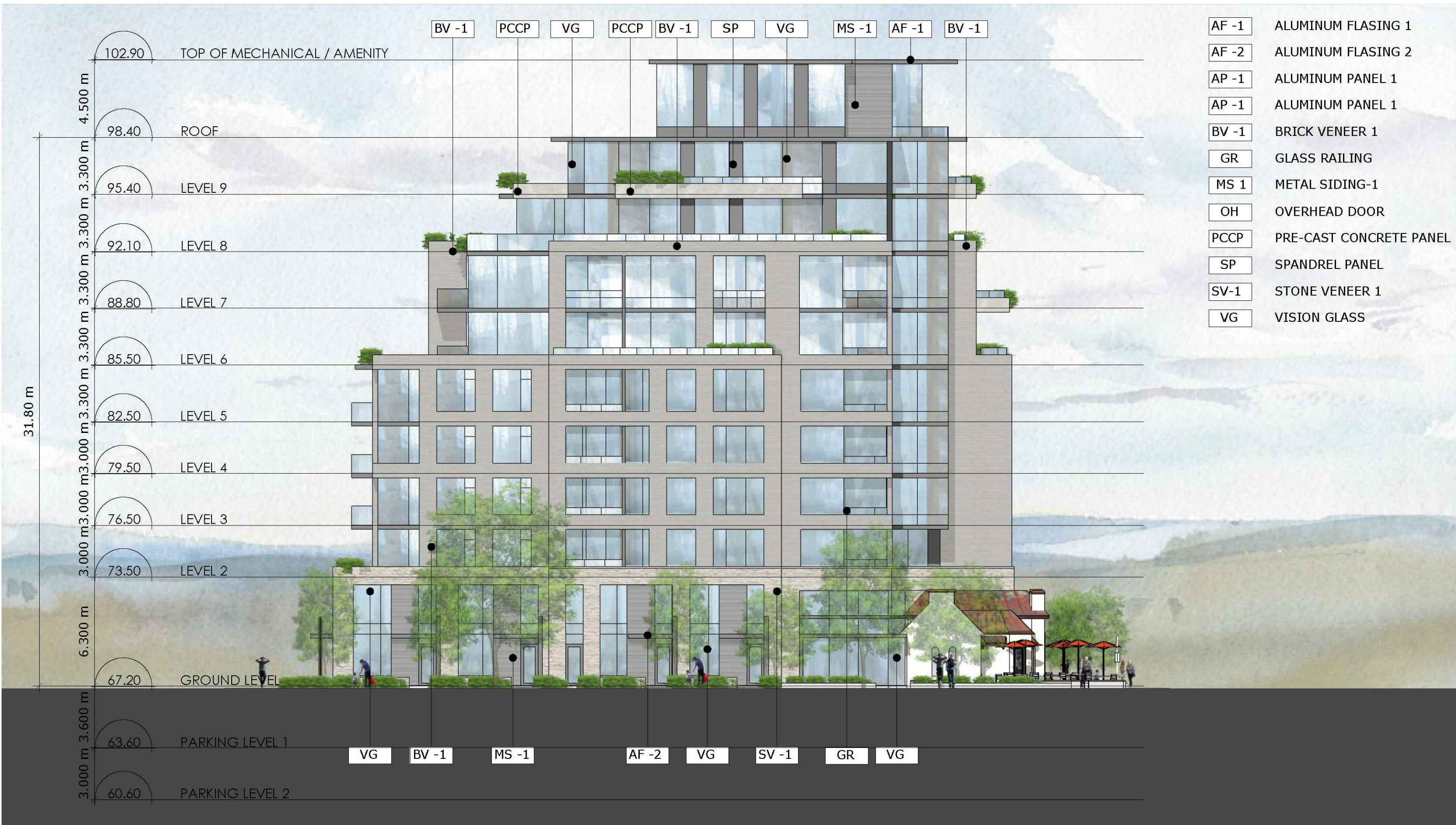
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WEST ELEVATION

SCALE 1:200
JANUARY 30, 2022



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EAST ELEVATION

SCALE 1:200
JANUARY 30 2022