

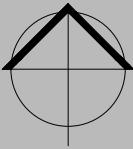


70 RICHMOND RD

JANUARY 30 2022



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

77,255	SQ.FT.	TOTAL NET RESIDENTIAL
2,290	SQ.FT.	TOTAL NET COM/RETAIL



70 RICHMOND RD

BUILDING STATS

SCALE N/A
JANUARY 30 2022

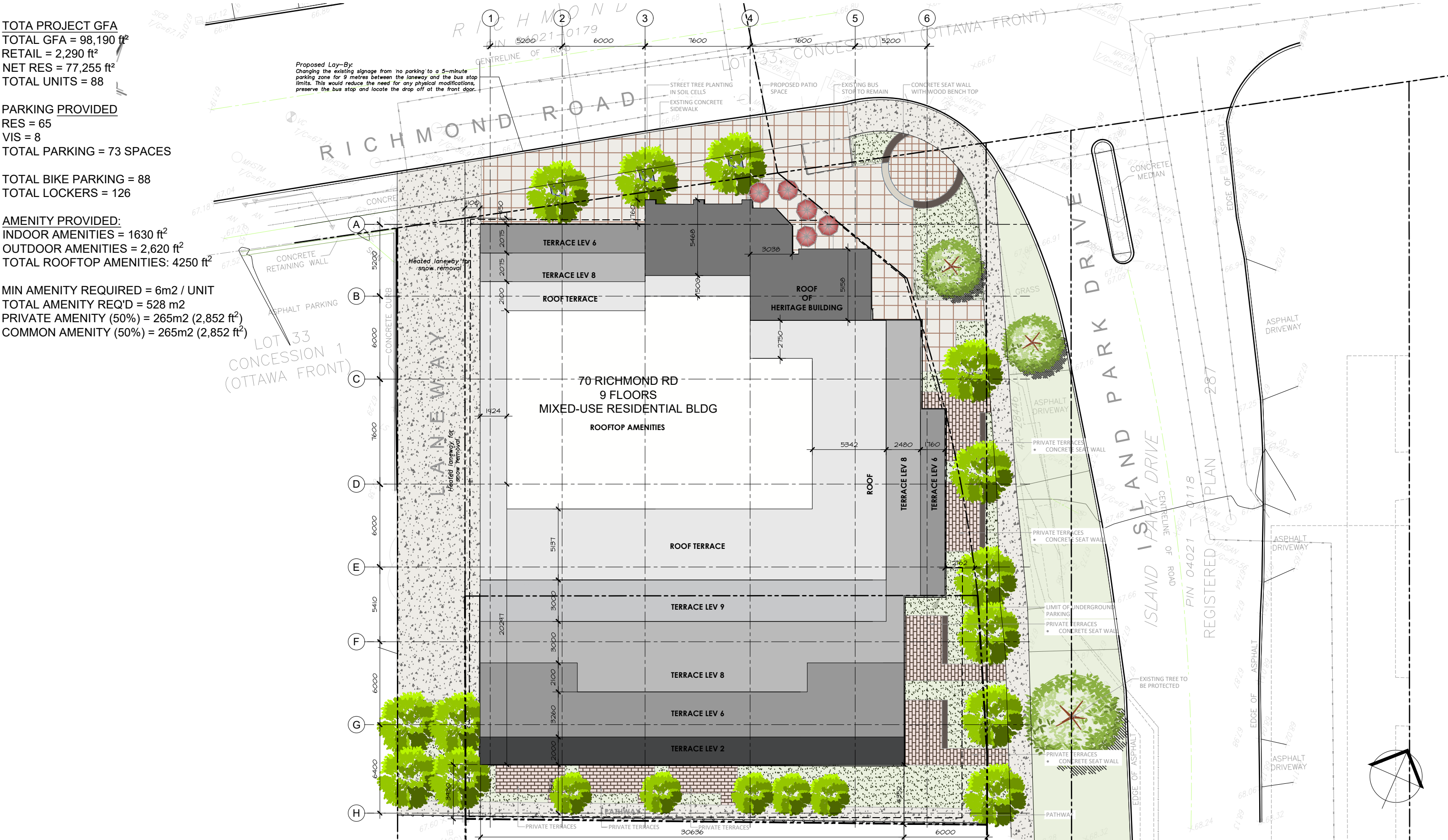
TOTAL PROJECT GFA
TOTAL GFA = 98,190 ft²
RETAIL = 2,290 ft²
NET RES = 77,255 ft²
TOTAL UNITS = 88

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

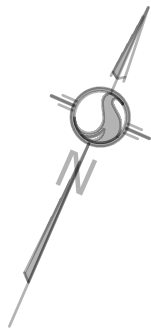
MIN AMENITY REQUIRED = 6m² / UNIT
TOTAL AMENITY REQ'D = 528 m²
PRIVATE AMENITY (50%) = 265m² (2,852 ft²)
COMMON AMENITY (50%) = 265m² (2,852 ft²)



70 RICHMOND RD

SITE PLAN

SCALE 1:250
JANUARY 30 2022

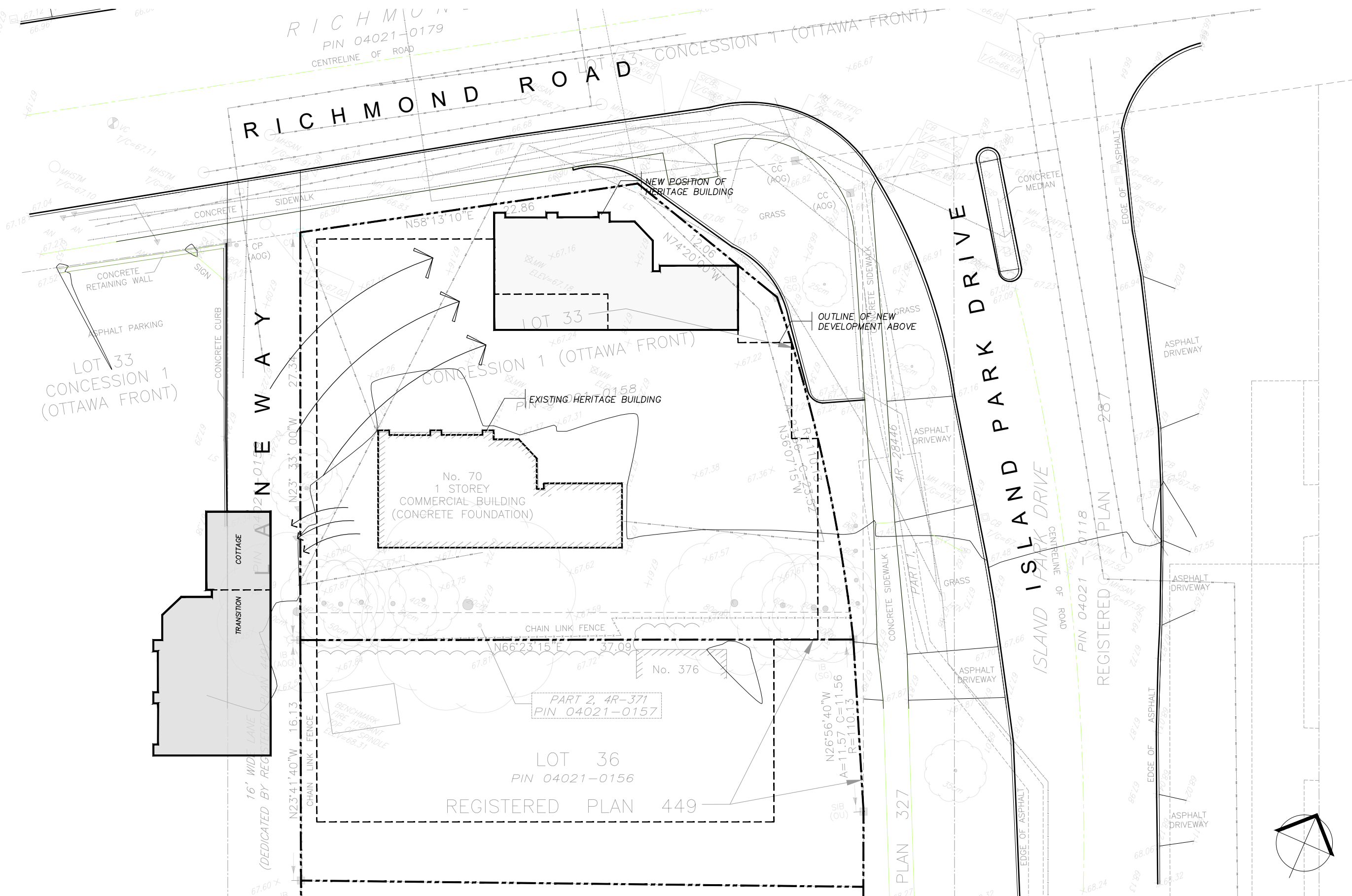


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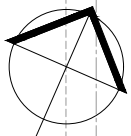
RICHMOND RD
PIN 04021-0179
CENTRELINE OF ROAD

CONCESSION 1 (OTTAWA FRONT)



***THE 'COTTAGE' AND 'TRANSITION' AREA OF THE HERITAGE BUILDING TO BE RELOCATED IN LANEWAY & ADJACENT PROPERTY DURING EXCAVATION & CONSTRUCTION

Note: The service bays will be dismantled for the temporary re-location and re-constructed in the proposed future location of the heritage building.



70 RICHMOND RD

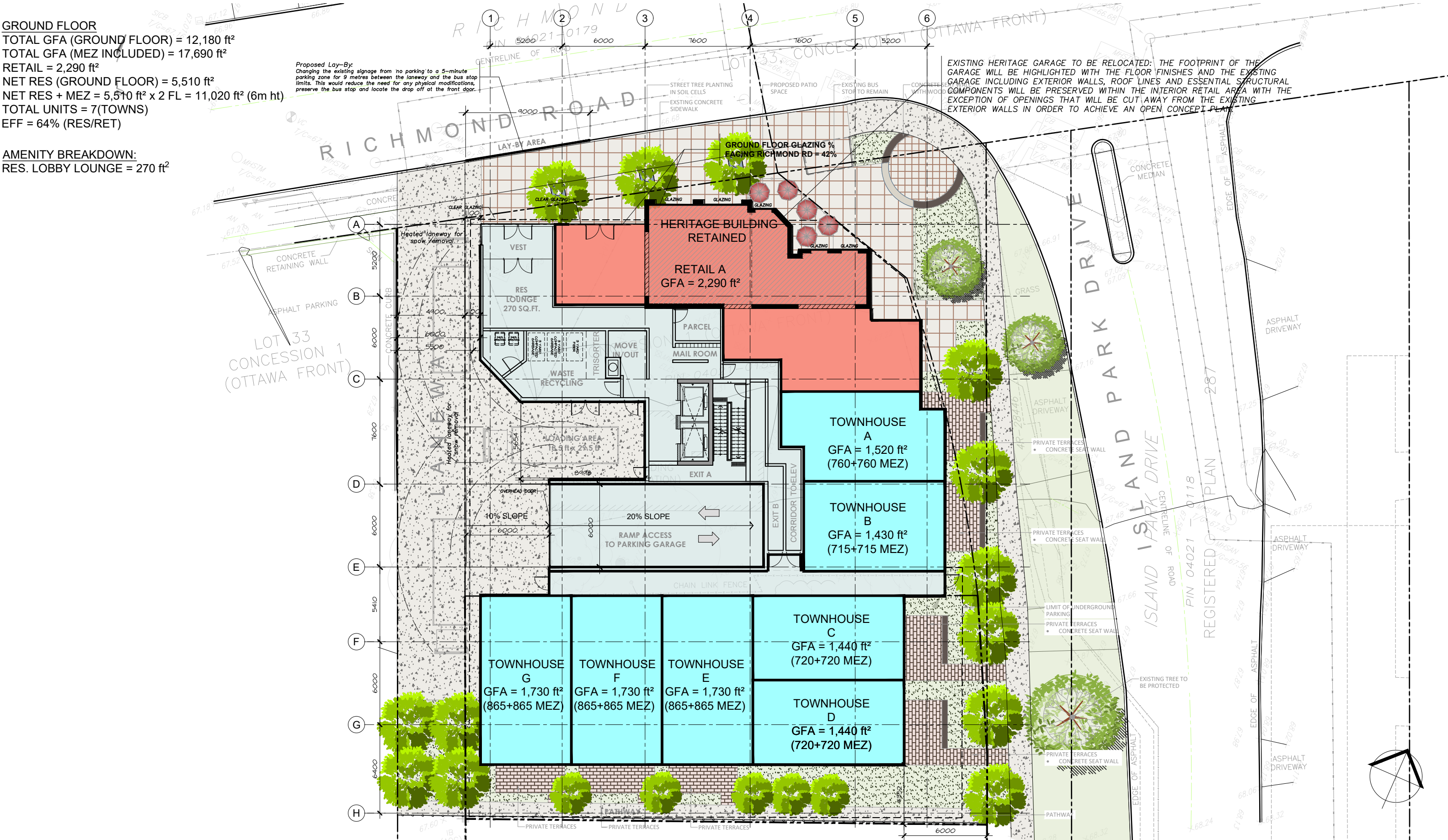
HERITAGE BUILDING

CONSTRUCTION PHASE: STEP 3
TEMPORARY BUILDING LOCATION

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

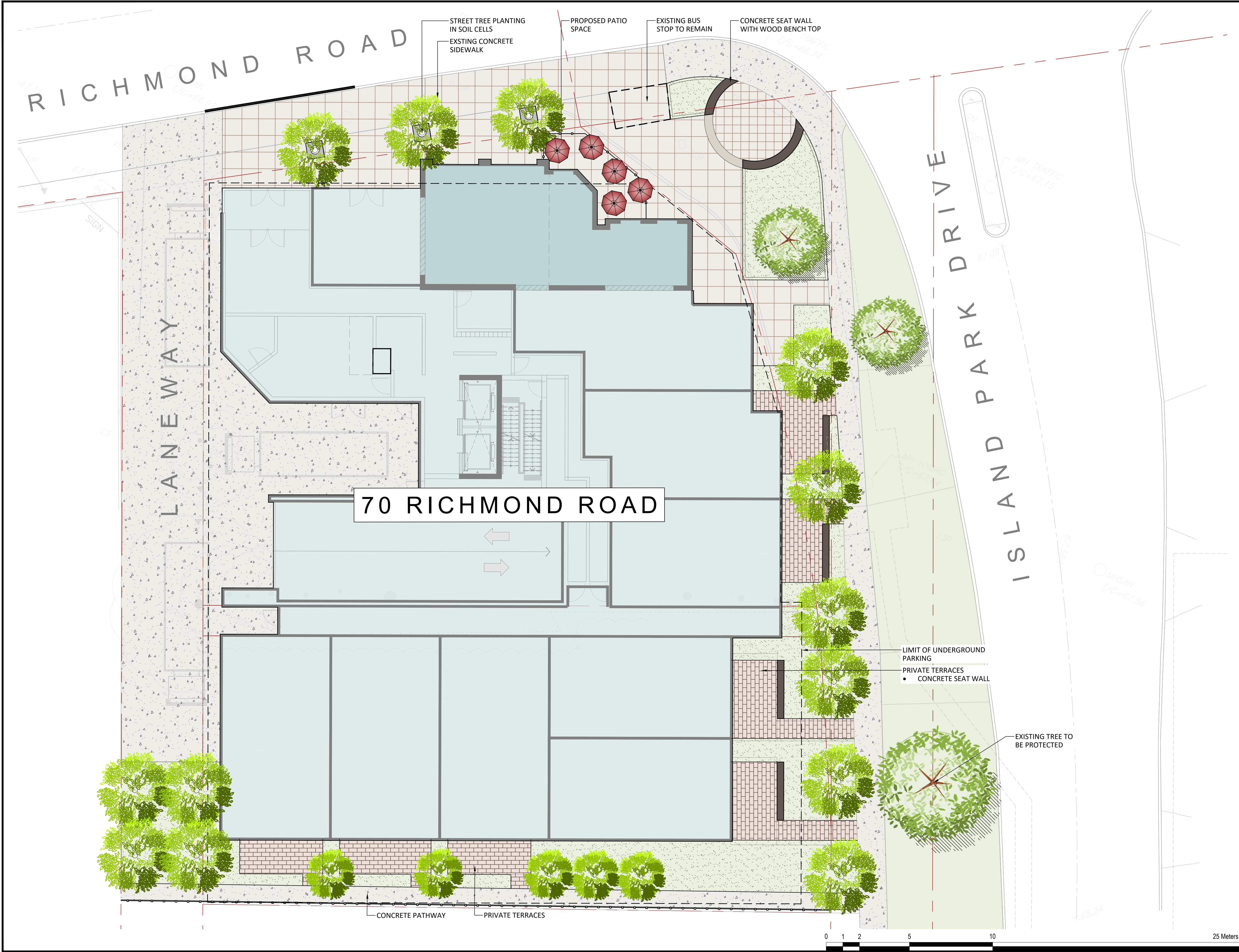


70 RICHMOND RD

GROUND FLOOR

SCALE 1:250
JANUARY 30 2022

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File Location: Z:\Projects\2067-01 70 Richmond Road\Drawings\Rezoning\2067-01 70 Richmond Road(Landscape) R2.dwg



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

North:	Stamp:

	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

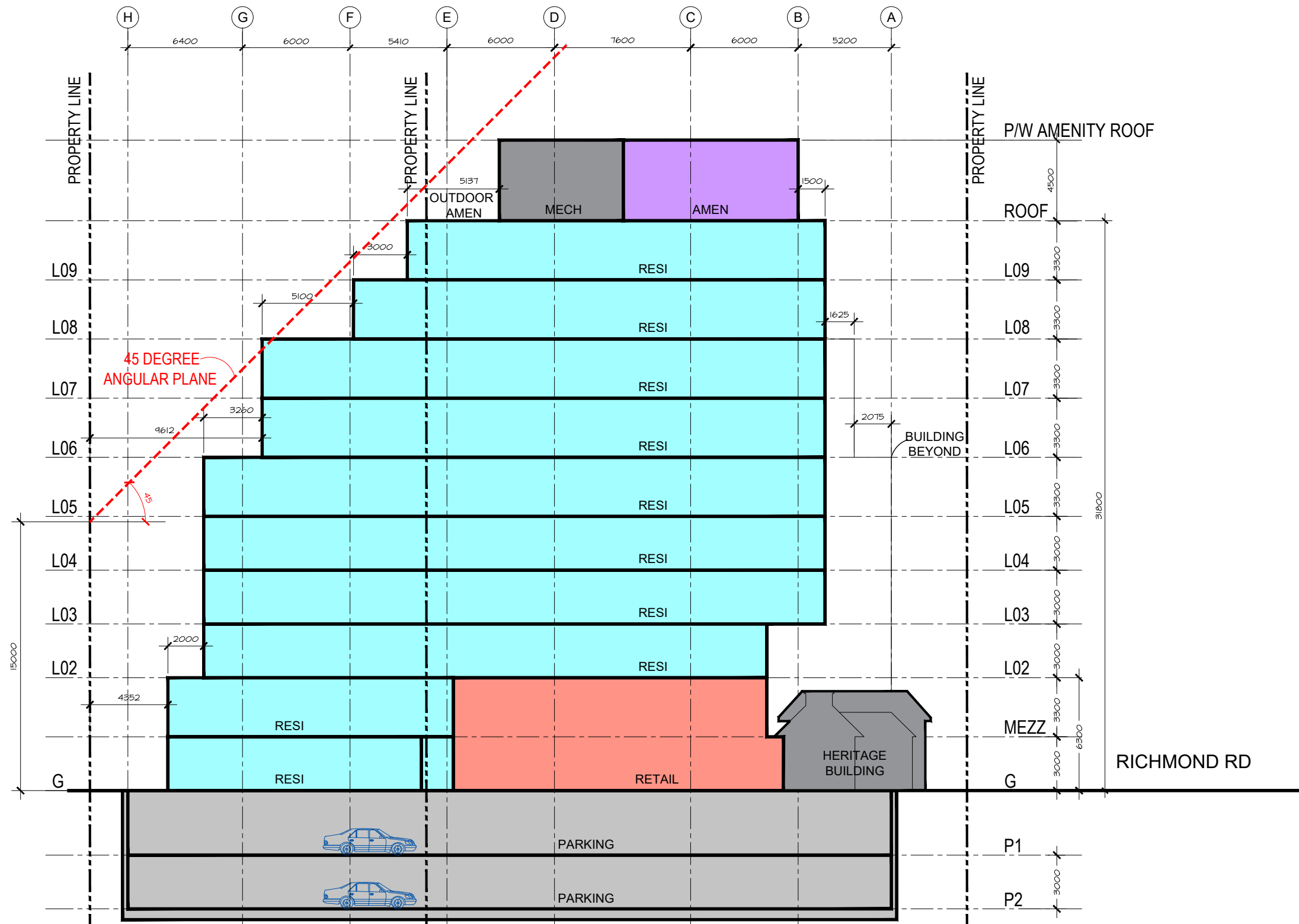
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- Copyright reserved. This drawing is the exclusive property of CSW Landscape Architects Ltd. and shall not be used without the consent thereof.
- This Drawing may not be used for construction until signed by the landscape architect. It is the responsibility 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:	Date:
1:100	2020 08 14

Design By:	Drawn By:
JM	HP

Project Number:	Sheet Number:
2067	L1.0





70 RICHMOND RD

VIEW 1

JANUARY 30 2022





70 RICHMOND RD

VIEW 3

JANUARY 30 2022



