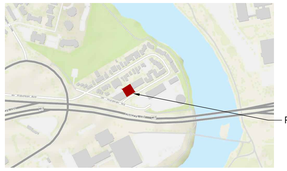
KEY PLAN



PROPERTY DESCRIPTION

THREE STOREY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	04207 0389, 0390, 0391
MUNICIPAL ADDRESS	134 Robinson Avenue

SITE INFORMATION

LOT AREA:	1,104m²
LOT FRONTAGE:	32.92m
LOT DEPTH:	33.5m

BUILDING INFORMATION

BUILDING AREA:	595m²
BUILDING FLOOR AREA:	1,785m²
PROPOSED USE:	APARTMENT DWELLING, LOW-RISE

UNIT BREAKDOWN:

BASEMENT:	9 UNITS	1- STUDIO, 6- STUDIO (B/F), 1- 1 BD (B/F), 1- 2 BD (B/F)
FIRST FLOOR:	14 UNITS	10- STUDIO, 4- 1 BD
SECOND FLOOR:	14 UNITS	10- STUDIO, 4- 1 BD
THIRD FLOOR:	14 UNITS	10- STUDIO, 4- 1 BD
TOTAL:	51 UNITS	37- STUDIO, 13- 1 BD, 1- 2 BD

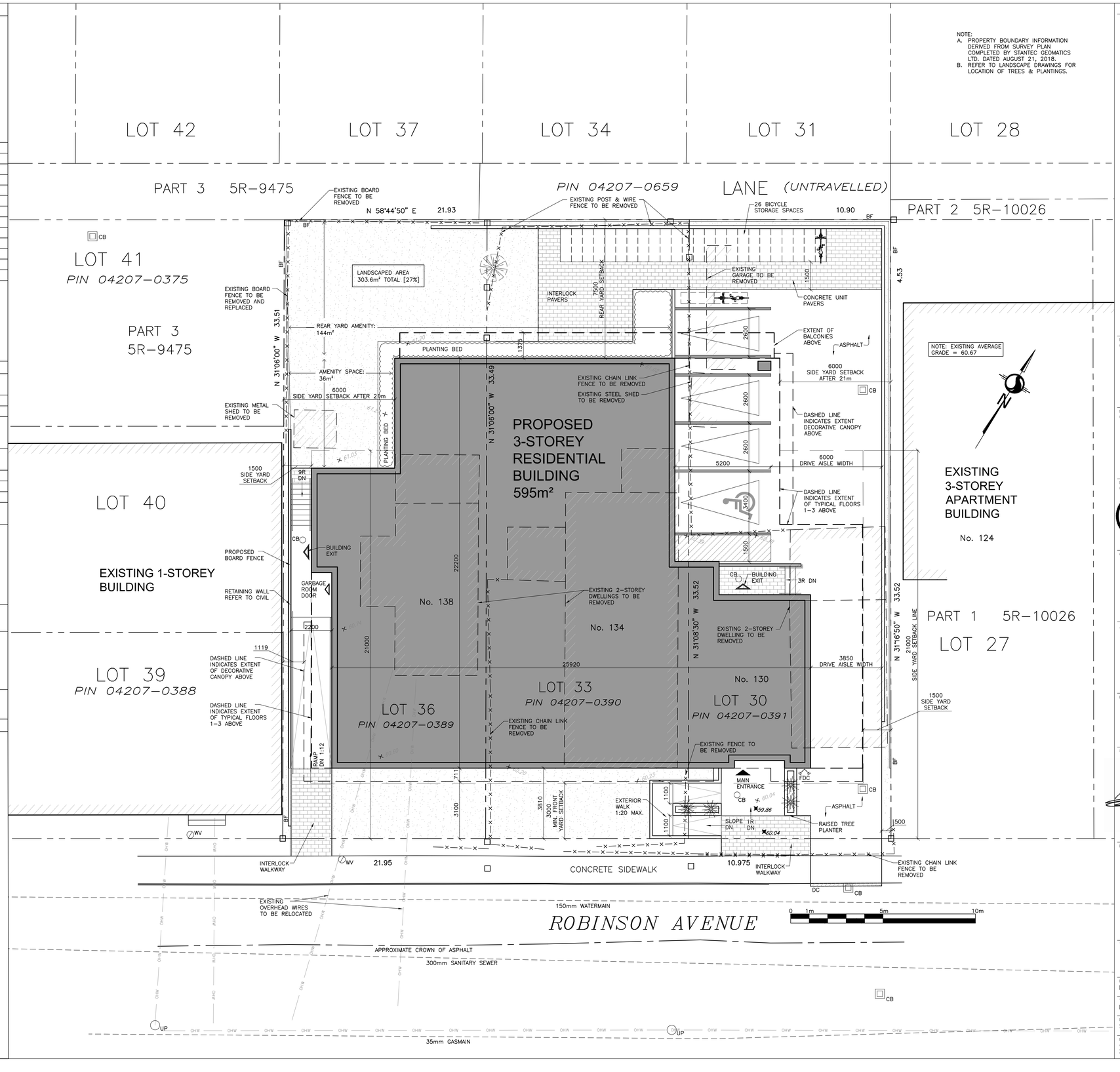
ZONING TABLE

ZONING TABLE	R5K [2133] H(20)	
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	450m²	1,104m²
MINIMUM LOT WIDTH	15m	32.92m
FRONT YARD SETBACK	3m	3.81m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m within 21m of front lot line 6m in all other circumstances	1.5m
MINIMUM REAR YARD SETBACK	7.5m	7.5m
MAXIMUM BUILDING HEIGHT	14.5m	11.1m
MAXIMUM FLOOR SPACE INDEX	N/A	
LANDSCAPED AREA	30% = 341.7m²	28% = 309.6m²
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling low-rise apartment 0.5 per dwelling unit = 20 spaces	0 SPACES
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0.1 / DWELLING UNIT AFTER 12 UNITS 4 SPACES REQUIRED	4 SPACES
AMENITY AREA REQUIREMENTS	15m² per unit for the first 8 units = 120m² 6m² per dwelling unit in excess of 8 = 258m² Total = 378m²	144m² REAR YARD AMENITY 36m² REAR SIDE YARD AMENITY [151m² SOFT LANDSCAPING (84%) 148m² ROOFTOP AMENITY 56m² BALCONIES TOTAL = 384m²
BICYCLE PARKING SPACES	0.5 per dwelling unit = 26	26

LEGEND

- SOFT LANDSCAPING
- UNIT PAVERS REFER TO LANDSCAPE
- ASPHALT PAVING
- CONCRETE
- EXISTING BUILDING ELEMENT TO BE REMOVED
- EXISTING FENCE
- NEW SCREEN FENCE
- NEW BOARD FENCE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FH FIRE HYDRANT, REFER TO CIVIL
- CB CATCH BASIN
- MH MANHOLE
- FLOOR DRAIN
- UTILITY POLE
- OHW OVERHEAD UTILITY WIRES
- L.S. LIGHT STANDARD
- DC DEPRESSED CURB
- EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
- NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
- FIRE DEPARTMENT CONNECTION
- 71.70 EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- 68.84 NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'–E INDICATES EXISTING TO REMAIN



No.	Date	Émis pour / Object
1	2018–06–29	CLIENT REVIEW
2	2018–07–13	COORDINATION
3	2018–10–01	COORDINATION
4	2018–10–26	COORDINATION
5	2018–11–13	SITE PLAN CONTROL

Ingénieur / Engineer (Structure / Structure)

Ingénieur / Engineer (Mécanique & Électricité / Mechanical & Electrical)

Ingénieur / Engineer (Civil / Civil)

Stantec

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Sceau / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE 7401

Note:

L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Projet / Project

134 ROBINSON AVE. THREE STOREY APARTMENT BUILDING

134 Robinson Avenue, Ottawa ON

Titre / Title

SITE PLAN

Dessiné par / *Drawn by*	MD
Vérifié par / *Verified by*	RC
Échelle / *Scale*	*1:100*
Date de création du dessin / *Drawing creation date*	2018/05/01
No. projet / *Project number*	1838
No. dessin / *Drawing number*	A105
Révision / *Revision*	1