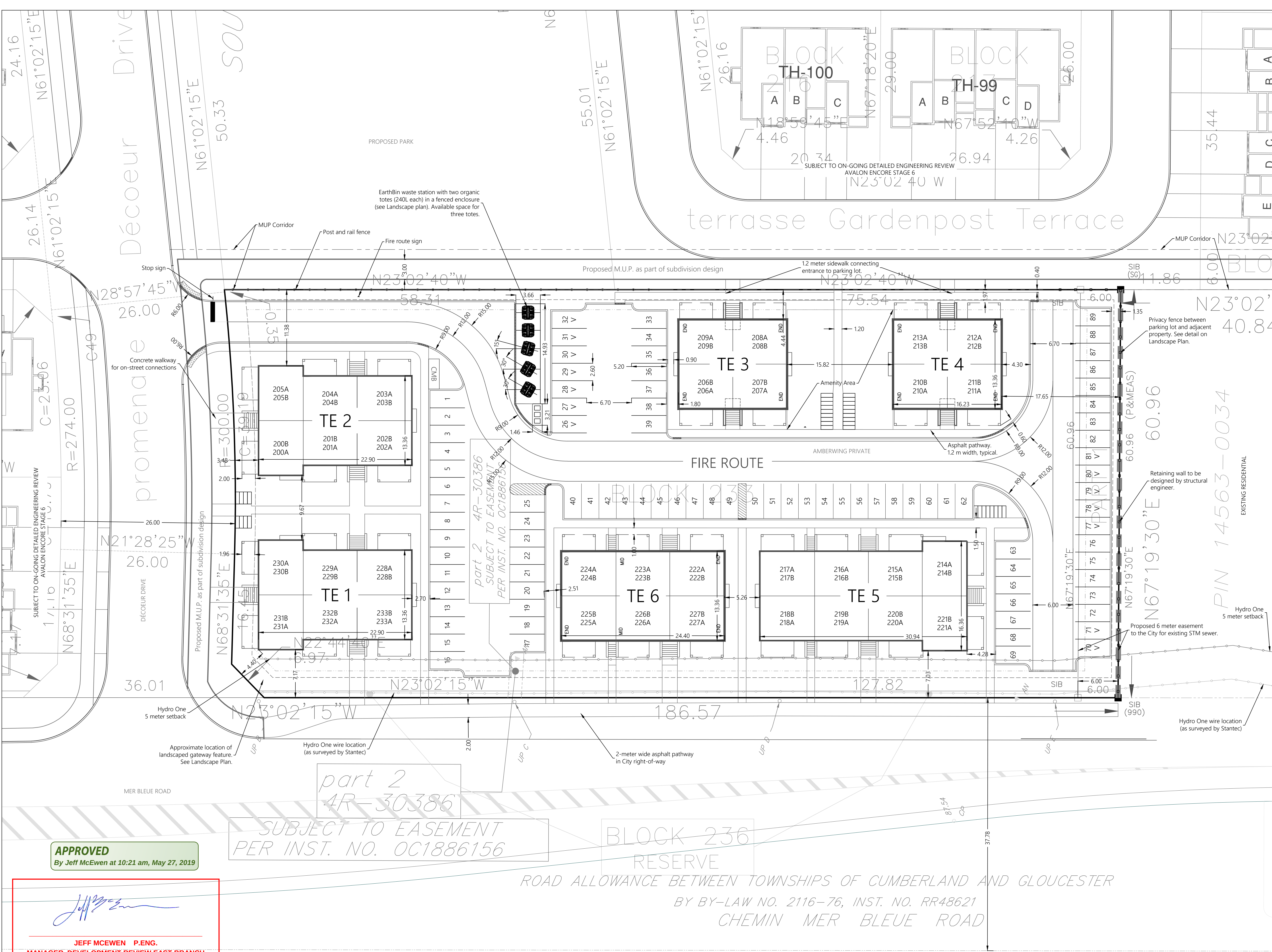




Site Statistics

Zone	Proposed	Provided
R5Z [XXXX]	R5Z [2538]	
Lot Area	-	8,060.05 m ²
Building Area	-	2,412.47 m ²
Lot Coverage	-	30%
Total Amenity Space	408 m ²	829.6 m ²
Communal Amenity Space	204 m ²	229.43 m ²
Amenity Space per Unit (Section 137)	6 m ² per unit	12.2 m ² per unit (balcony)
Setback	Front Yard	3.0 m
	Rear Yard	7.5 m
	Interior Yard	3.5 m
	Corner Yard	4.0 m
Max. Building Height	15 m	12 m
Units	-	68 stacked townhouses
Parking (Section 101)	Tenant Parking (units x 1.1)	75
	Visitor Parking (units x 0.2)	14
	Total Parking	89
Parking Space (Section 106)	2.6 x 5.2 (m)	2.6 x 5.2 (m)
Bicycle Parking (Section 111)	34	34

Legend

Key Plan

Design Team

Owner/Applicant/Architect Minto Communities Inc. 180 Kent Street Ottawa, Ontario K1P 0B6	Engineer Robinson Consultants 350 Palladium Drive Ottawa, Ontario K2V 1A8
Surveyor Stantec 1331 Clyde Ave #400 Ottawa, Ontario K2C 3G4	Landscaping F.D. Fountain Landscape Architecture 1735 Courtwood Crescent #3 Ottawa, Ontario K2C 3J2

Notes

- Amended By-law No. 2008-250 to provide exception number 2538, enacted October 10, 2018.
- Ultimate location to be designed by City of Ottawa as part of Mer Bleue urbanization.
- All units are in meters.

No.	REVISION	DATE	BY
5.5	Mer Bleue sidewalk adjustment	7-Feb-19	T.C.
5.4	Mer Bleue sidewalk	9-Jan-19	T.C.
5.3	Adjusted bicycle parking locations	23-Oct-18	T.C.
5.2	Shift parking spaces 40-62. Flip TE1 utility cabinet.	12-Oct-18	T.C.
5.1	Increase to 68 units, unit numbers	10-Oct-18	T.C.
5	New Infusion product, 0.2m curb depth, Earthbins	28-Sep-18	T.C.
4	Remove access on Mer Bleue. Redesign south parking	4-Sep-18	T.C.
3.3	Stop line and signage added	17-Aug-18	T.C.
3.2	Visitor parking updated	5-Jul-18	T.C.
3.1	Adjusted TE-1.2 and zoning setbacks, Mer Bleue Access.	29-Jun-18	T.C.
3	Hydro corridor	14-Jun-18	T.C.
2	Revision for City comments	13-Jun-18	T.C.
1	Removed Mer Bleue access, etc.	27-Feb-18	T.C.
0	Issue for revision	19-Dec-17	T.C.

Project
Avalon Encore - Stage 6 - Block 233
2336 Tenth Line Road, Ottawa, ON K4A 3W4

Title
Site Plan - AE STAGE 6 - IT REV 5.5

Drawing No.
SP

Scale
1:250

Scale bar: 0, 5 m, 10 m, 15 m

Minto Communities Inc.
200-180 Kent Street
Ottawa, ON K1P 0B6
Canada

APPROVED
By Jeff McEwen at 10:21 am, May 27, 2019

JEFF MCEWEN P.ENG.
MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

PROPOSED RESIDENTIAL BY OTHERS