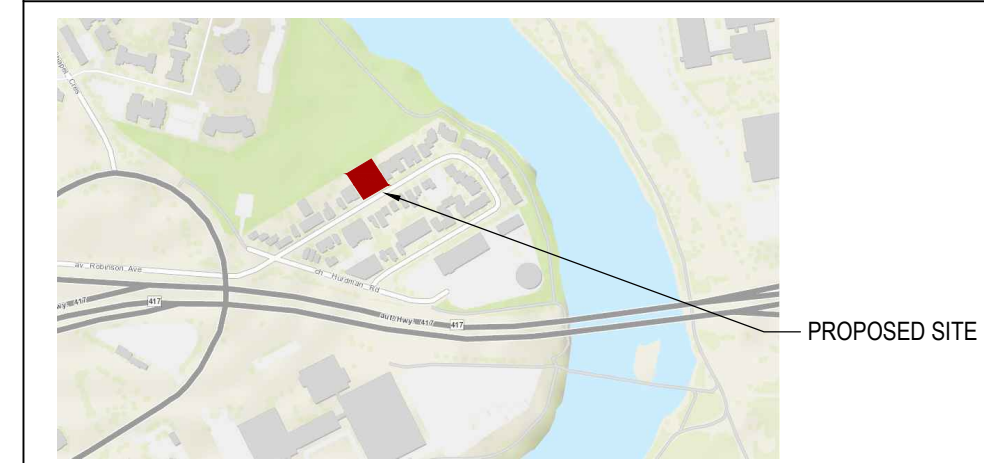


LOT F CONCESSION D (RIDEAU FRONT) (NEPEAN) PART 1 4R-598

PROPERTY BOUNDARY INFORMATION
DERIVED FROM SURVEY PLAN COMPLETED
BY STANTEC GEOMATICS LTD. DATED APRIL
12, 2018.

KEY PLAN



PROPERTY DESCRIPTION

FOUR STOREY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	04207 0362, 0363, 0364
MUNICIPAL ADDRESS	29 Robinson Avenue

SITE INFORMATION

LOT AREA:	1,139m ²
LOT FRONTAGE:	32.92m
LOT DEPTH:	34.59m

BUILDING INFORMATION

BUILDING AREA:	595m ²
BUILDING FLOOR AREA:	2,840m ²
PROPOSED USE:	APARTMENT DWELLING, LOW-RISE
UNIT BREAKDOWN:	
BASEMENT:	6 UNITS 3-STUDIO, 1-1 BD, 2-2 BD
FIRST FLOOR:	10 UNITS 4-STUDIO, 2-1 BD, 4-2BD
SECOND FLOOR:	10 UNITS 4-STUDIO, 2-1 BD, 4-2BD
THIRD FLOOR:	10 UNITS 4-STUDIO, 2-1 BD, 4-2BD
FOURTH FLOOR:	10 UNITS 5-STUDIO, 1-1 BD, 4-2BD
TOTAL:	46 UNITS 20-STUDIO, 8-1 BD, 18-2 BD

ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW	R5K [2133] H(20)	REQUIRED	PROPOSED
No. 2008-250			
MINIMUM LOT AREA	450m ²		1,139m ²
MINIMUM LOT WIDTH	15m		32.92m
FRONT YARD SETBACK	3m		4.76m
MINIMUM INTERIOR SIDE YARD SETBACK	within 21m of front lot line: <11m building height = 1.5m >11m building height = 2.5m greater than 21m from front lot line: 6m		1.5m - Levels 1 to 3 2.5m - Level 4
MINIMUM REAR YARD SETBACK	7.5m		7.5m
MAXIMUM BUILDING HEIGHT	20m		13.8m
MAXIMUM FLOOR SPACE INDEX	N/A		
LANDSCAPED AREA	30% = 341.7m ²		26% = 296m ²
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 = 17 spaces		3 SPACES
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0.1 / DWELLING UNIT AFTER 12 UNITS 3.4 SPACES REQUIRED		3 SPACES
AMENITY AREA REQUIREMENTS	15m ² per unit for the first 8 units = 120m ² -49m ² REAR SIDE YARD AMENITY [116m ² SOFT LANDSCAPING (71%)] -44m ² INTERIOR AMENITY ROOM -148m ² ROOFTOP AMENITY -83m ² BALCONIES TOTAL = 446m ²		
BICYCLE PARKING SPACES	0.5 per dwelling unit = 23		24

LEGEND

	SOFT LANDSCAPING		EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
	UNIT PAVERS REFER TO LANDSCAPE		NEW TREE (REFER TO LANDSCAPE DRAWINGS)
	ASPHALT PAVING		NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
	CONCRETE		NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
	RIVERSTONE REFER TO LANDSCAPE		EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	EXISTING BUILDING ELEMENT TO BE REMOVED		NEW GROUND ELEVATION REFER TO CIVIL
	EXISTING FENCE		
	NEW BOARD FENCE REFER TO LANDSCAPE		
	LOT LINE		
	SETBACK LINE		
	DESIGNATED BUILDING ENTRANCE / EXIT		
	FIRE HYDRANT, REFER TO CIVIL		
	CATCH BASIN		
	MANHOLE		
	FLOOR DRAIN		
	UTILITY POLE		
	OVERHEAD UTILITY WIRES		
	LIGHT STANDARD		
	DEPRESSED CURB		

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No.	Date	Émis pour / Object
1	2018-07-09	COORDINATION
2	2018-07-13	COORDINATION
3	2018-09-17	COORDINATION
4	2018-10-26	SITE PLAN CONTROL
5	2019-03-15	COORDINATION
6	2019-05-27	COORDINATION
7	2019-08-28	SITE PLAN CONTROL RESPONSE

Ingenieur / Engineer
(Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer
(Structure / Structure)

Architecte / Architect
(paysagiste / Landscape)

Ingenieur / Engineer
(Civil / Civil)

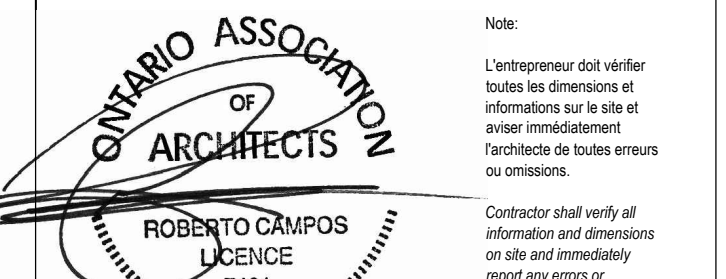


Client / Client
Robinson Village II
Limited Partnership



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Project / Project
FOUR STOREY APARTMENT BUILDING

29 Robinson Avenue, Ottawa ON

Site Plan

Designé par / Drawn by
MD No. projet / Project number
1621

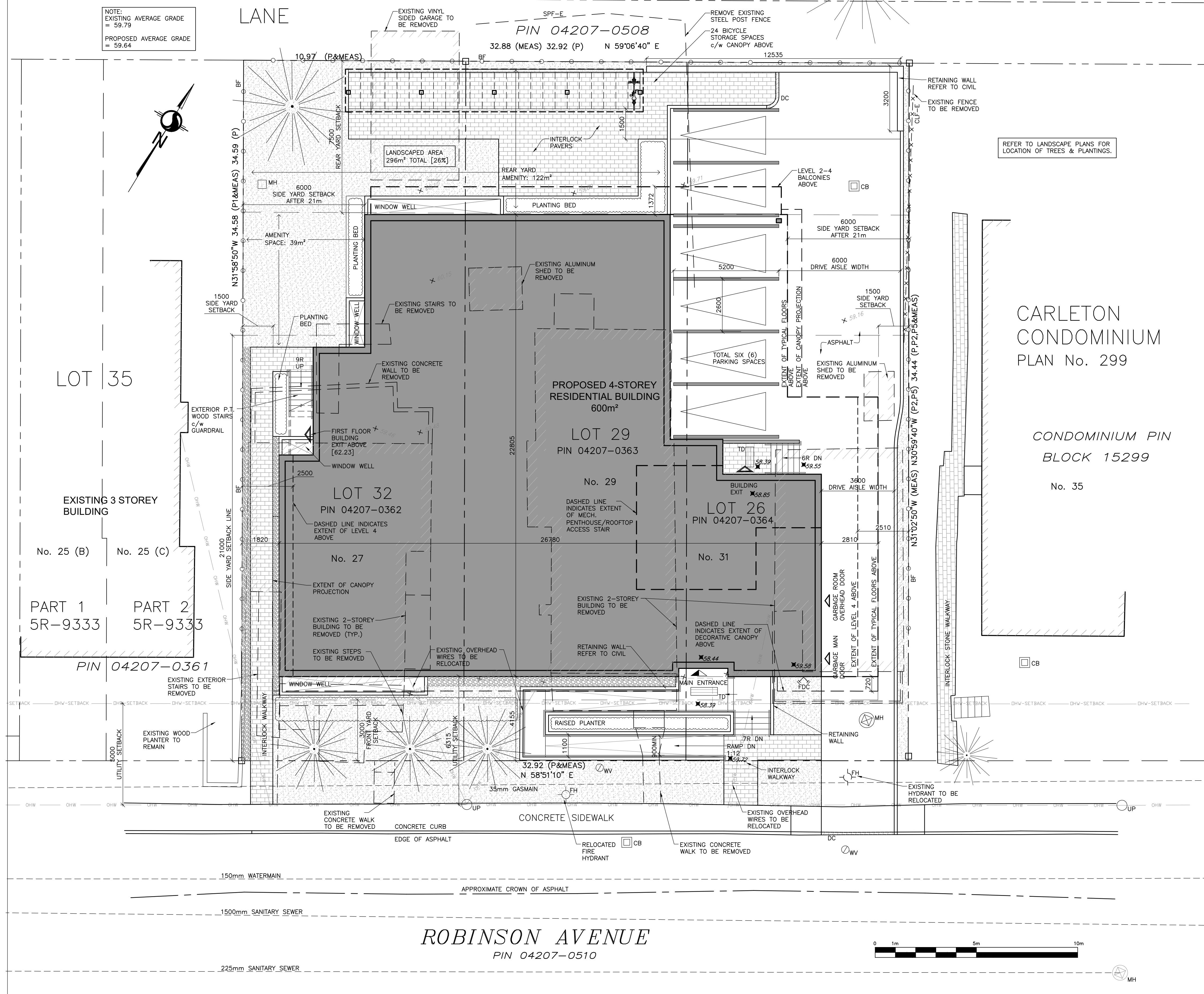
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RC No. dessin / Drawing number
Revision / Revision

Échelle / Scale
As indicated

Date de création du dessin / Drawing creation date
2018/05/01

A105

#17855



NOTE:
EXISTING AVERAGE GRADE = 59.79
PROPOSED AVERAGE GRADE = 59.64

