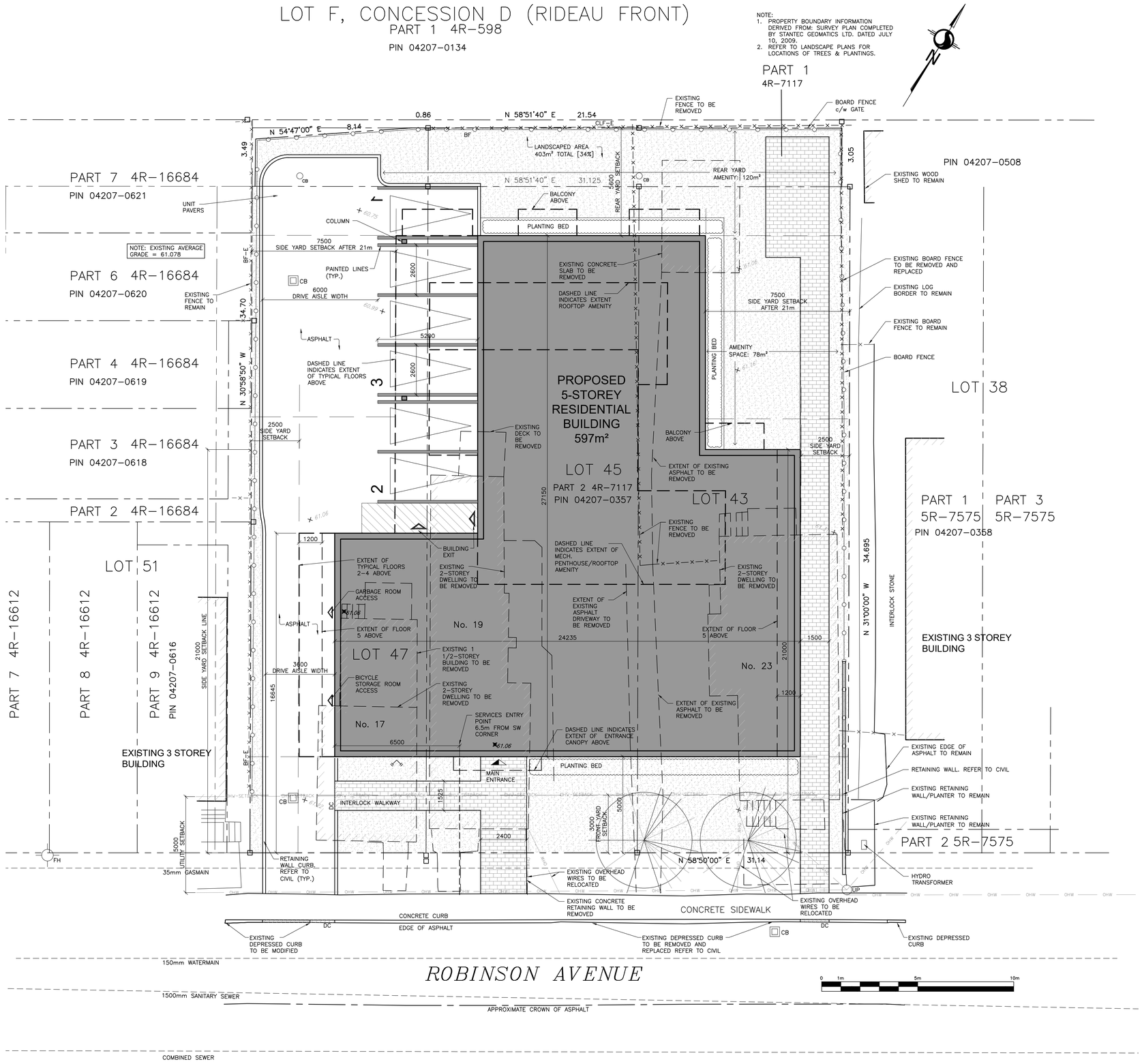
LOT F, CONCESSION D (RIDEAU FRONT)

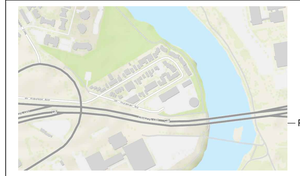
PART 1 4R–598

PIN 04207–0134

NOTE:
1. PROPERTY BOUNDARY INFORMATION DERIVED FROM: SURVEY PLAN COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 10, 2009.
2. REFER TO LANDSCAPE PLANS FOR LOCATIONS OF TREES & PLANTINGS.



KEY PLAN



PROPERTY DESCRIPTION

FIVE STOREY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	04207 0357
MUNICIPAL ADDRESS	19 Robinson Avenue

SITE INFORMATION

LOT AREA:	1,170.9m²
LOT FRONTAGE:	31.14m
LOT DEPTH:	37.745m

BUILDING INFORMATION

BUILDING AREA:	578m²
BUILDING FLOOR AREA:	2,766m²
PROPOSED USE:	APARTMENT DWELLING, MID-RISE

UNIT BREAKDOWN:

FIRST FLOOR:	6 UNITS	4- 1 BD, 2- 2BD
SECOND FLOOR:	10 UNITS	2- STUDIO, 5- 1 BD, 3- 2BD
THIRD FLOOR:	10 UNITS	2- STUDIO, 5- 1 BD, 3- 2BD
FOURTH FLOOR:	10 UNITS	2- STUDIO, 5- 1 BD, 3- 2BD
FIFTH FLOOR:	10 UNITS	2- STUDIO, 7- 1 BD, 1- 2BD
TOTAL:	46 UNITS	12- STUDIO, 22- 1 BD, 12- 2BD

ZONING TABLE

ZONING TABLE	R5N [2053] S312	
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	540m²	1,170.9m²
MINIMUM LOT WIDTH	18m	31.14m
FRONT YARD SETBACK	3m	4.93m
MINIMUM INTERIOR SIDE YARD SETBACK	2.5m within 22.7m(west) and 22.6m (east) of front lot line 7.5m in all other circumstances	2.5m within 20.4m (west)and 21m (east) of front lot line 7.5m for BALANCE
MINIMUM REAR YARD SETBACK	5.6m	5.6m
MAXIMUM BUILDING HEIGHT	12.7m to 18.9m	14.5m
MAXIMUM FLOOR SPACE INDEX	N/A	
LANDSCAPED AREA	30% = 351.27m²	34% = 403m²
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 SPACES REQUIRED	3 SPACES
AMENITY AREA REQUIREMENTS	15m² per unit for the first 8 units = 120m² (Communal Area) 6m² per dwelling unit in excess of 8 = 228m² Total = 348m²	120m² REAR YARD AMENITY 78m² REAR SIDE YARD AMENITY [198m² TOTAL AT-GRADE COMMUNAL AMENITY] [79% SOFT LANDSCAPING] 58m² BALCONIES 46m² ROOFTOP AMENITY ROOM 46m² ROOFTOP AMENITY PATIO TOTAL: 348m²
BICYCLE PARKING SPACES	0.5 per dwelling unit = 23	48

LEGEND

- SOFT LANDSCAPING
- UNIT PAVERS REFER TO LANDSCAPE
- ASPHALT PAVING
- CONCRETE
- RIVER STONES. REFER TO LANDSCAPE
- EXISTING BUILDING ELEMENT TO BE REMOVED
- EXISTING FENCE
- NEW BOARD FENCE REFER TO LANDSCAPE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FH FIRE HYDRANT. REFER TO CIVIL
- CB CATCH BASIN
- MH MANHOLE
- FD FLOOR DRAIN
- UP UTILITY POLE
- OHW OVERHEAD UTILITY WIRES
- L.S. LIGHT STANDARD
- DC DEPRESSED CURB
- 0.20ø EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
- 77.70 EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- 58.84 NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'–E INDICATES EXISTING TO REMAIN

No.	Date	Émis pour / Object
1	2018–07–09	COORDINATION
2	2018–07–17	COORDINATION
3	2018–11–21	SITE PLAN CONTROL
4	2019–03–15	COORDINATION
5	2019–05–27	COORDINATION
6	2019–08–21	SITE PLAN CONTROL RESPONSE
7	2019–11–12	COORDINATION
8	2019–11–22	SITE PLAN CONTROL RESPONSE

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

Ingénieur / Engineer (Structure / Structure)

Architecte/ Architect (paysagiste / Landscape)

Ingénieur / Engineer (Civil / Civil)

Stantec

Client / Client

Robinson Village I Limited Partnership

Architecte / Architect

fig. 1
3550, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 861-0122

fig. 2
190 Somerset St W #206
Ottawa ON K2P 0J4
T. 613 695-6122

Collectif d'architectes / Architects Collective

figurr

Formerly Rubin & Rotman Architects

www.figurr.ca

Droit d'auteur / Copyright

Ce dessin est sujet au droit d'auteur. Il ne peut être reproduit pour quelques intentions ou usages que ce soit, il ne peut être utilisé uniquement avec l'apposition de la signature et de l'estampe originale.

This drawing is subject to copyright. It is not to be reproduced for any purpose or by any means, and may only be used if it bears an original stamp and signature.

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

FIVE STOREY APARTMENT BUILDING

19 Robinson Avenue, Ottawa ON

Titre / Title

SITE PLAN

Dessiné par / Drawn by: MD	No. projet / Project number: 1834	
Vérifié par / Verified by: RC	No. dessin / Drawing number	Révision / Revision: 5
Échelle / Scale: *As indicated*		
Date de création du dessin / Drawing creation date: 2018/05/01	A105	

D07-12-18-0174

#16576