KEY PLAN

PROPERTY DESCRIPTION

SIX 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:	580m²
BUILDING FLOOR AREA:	2,775m²
PROPOSED USE:	APARTMENT DWELLING, MID-RISE

UNIT BREAKDOWN:

FIRST FLOOR:	6 UNITS	4- STUDIO, 2- 2 BD
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	4- STUDIO, 2- 1 BD, 4- 2BD
FIFTH FLOOR:	10 UNITS	5- STUDIO, 1- 1BD, 4- 2BD
TOTAL:	46 UNITS	21- STUDIO, 7- 1 BD, 18- 2 BD

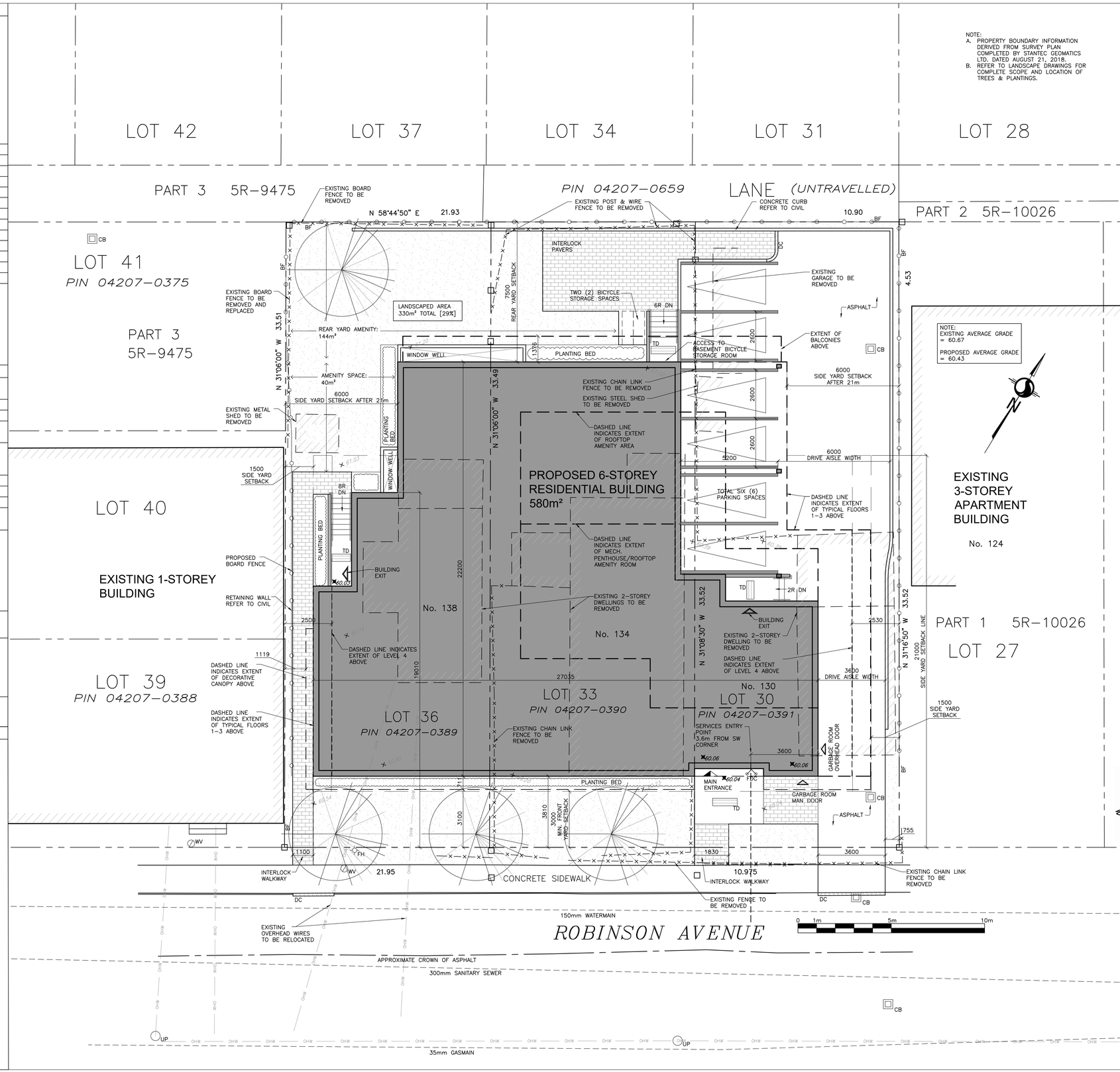
ZONING TABLE

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	within 21m of front lot line: 1.5m greater than 21m: 6m	1.5m - Levels 1 to 3 2.5m - Level 4
MINIMUM REAR YARD SETBACK	7.5m	7.5m
MAXIMUM BUILDING HEIGHT	20m	16.9m
MAXIMUM FLOOR SPACE INDEX	N/A	
LANDSCAPED AREA	30% = 341.7m²	30% = 330m²
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 6m² per dwelling unit in excess of 8 = 228m² Total = 348m²	144m² REAR YARD AMENITY 40m² REAR SIDE YARD AMENITY [144m² SOFT LANDSCAPING (78%)] 46.7m² ROOFTOP AMENITY ROOM 52m² ROOFTOP AMENITY PATIO 74m² BALCONIES TOTAL = 358.7m²
BICYCLE PARKING SPACES	0.5 per dwelling unit = 23	44 STACKED INTERIOR STORAGE SPACES 2 EXTERIOR SPACES

LEGEND

- SOFT LANDSCAPING REFER TO LANDSCAPE
- UNIT PAVERS REFER TO LANDSCAPE
- ASPHALT PAVING
- CONCRETE
- 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
- FLOOR DRAIN
- 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)
- NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
- FIRE DEPARTMENT CONNECTION
- 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



NOTE:
A. PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN COMPLETED BY STANTEC GEOMATICS LTD. DATED AUGUST 21, 2018.
B. REFER TO LANDSCAPE DRAWINGS FOR COMPLETE SCOPE AND LOCATION OF TREES & PLANTINGS.

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
6	2018-03-15	COORDINATION
7	2018-05-27	COORDINATION
8	2019-08-15	SITE PLAN CONTROL RESPONSE
9	2019-11-11	COORDINATION
10	2019-11-21	SITE PLAN CONTROL RESPONSE
11	2020-01-06	SITE PLAN CONTROL RESPONSE
12	2020-01-07	SITE PLAN CONTROL RESPONSE

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

Ingénieur / Engineer (Structure / Structure)

Architecte/ Architect (paysagiste / Landscape)

Ingénieur / Engineer (Civil / Civil)

Stantec

Client / Client

Robinson Village III Limited Partnership

Architecte / Architect

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3550, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 861-5122

fig. 2
190 Somerset St W #206
Ottawa ON K2P 0J4
T. 613 656-6122

Collectif d'architectes / Architects Collective

figurr
Formerly Rubin & Rotman Architects
www.figurr.ca

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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

SIX STOREY APARTMENT BUILDING

134 Robinson Avenue, Ottawa ON

Titre / Title

SITE PLAN

Dessiné par / Drawn by: MD	No. projet / Project number: 1838
Vérifié par / Verified by: RC	No. dessin / Drawing number: A105
Échelle / Scale: *As indicated*	Révision / Revision: 6
Date de création du dessin / Drawing creation date: 2018/05/01	

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