

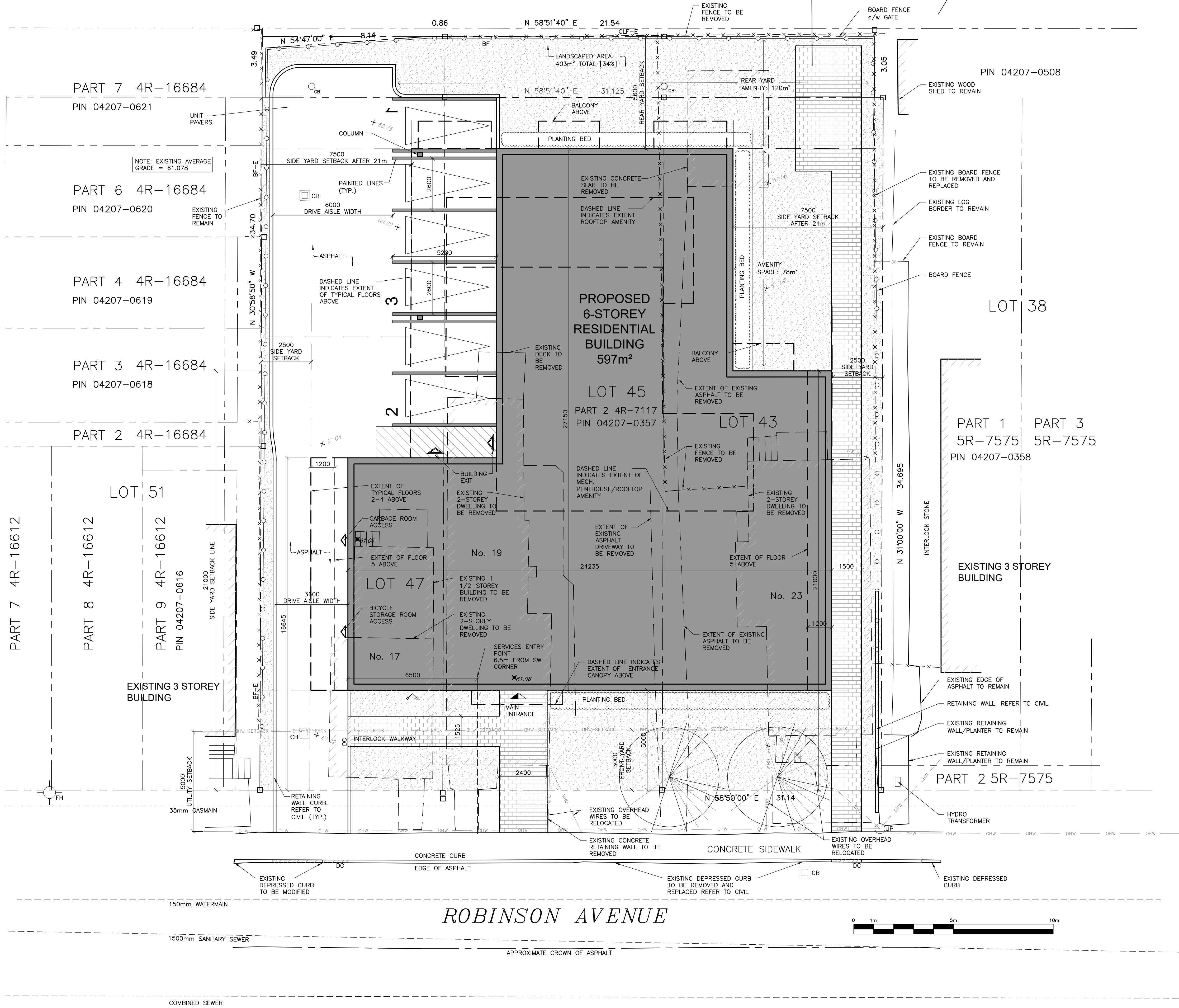
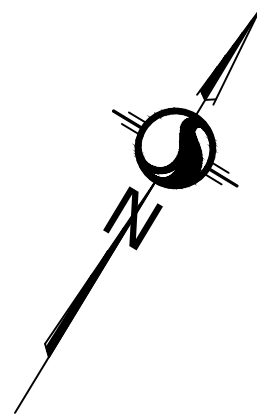
LOT F, CONCESSION D (RIDEAU FRONT)

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.

PART 1
4R-7117



KEY PLAN



PROPERTY DESCRIPTION

SIX 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:	6 UNITS	4-1 BD, 2-2BD
FIRST FLOOR:	10 UNITS	3-1 BD, 3-1 BD, 4-2BD
SECOND FLOOR:	10 UNITS	3-1 BD, 3-1 BD, 4-2BD
THIRD FLOOR:	10 UNITS	3-1 BD, 3-1 BD, 4-2BD
FOURTH FLOOR:	10 UNITS	4-1 BD, 2-2BD
FIFTH FLOOR:	10 UNITS	4-1 BD, 2-2BD
TOTAL:	46 UNITS	17- STUDIO, 13-1 BD, 16- 2BD

ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	R5N [2053] S312	REQUIRED	PROPOSED
MINIMUM LOT AREA	540m²	540m²	1,170.9m²
MINIMUM LOT WIDTH	18m	18m	31.14m
FRONT YARD SETBACK	3m	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	5.6m
MAXIMUM BUILDING HEIGHT	12.7m to 18.9m	12.7m	17.3m
MAXIMUM FLOOR SPACE INDEX	N/A	N/A	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) 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	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		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		EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
	RIVER STONES. REFER TO LANDSCAPE		NEW GROUND ELEVATION REFER TO CIVIL
	EXISTING BUILDING ELEMENT TO BE REMOVED	NOTE: 'X'-E INDICATES EXISTING TO REMAIN	
	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		

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	2019-12-30	SITE PLAN CONTROL RESPONSE
9	2020-01-07	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 I
Limited Partnership

Architecte / Architect

Fig. 1

3500, Saint Antoine O.
Montreal QC H4C 1A8
T. 514 881-9122

Fig. 2

190 Somerset St W #206
Ottawa ON K2P 0A4
T. 613 695-6122

Formery Robin & Raman Architects

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Scalier / Seal

Note:

L'entrepreneur doit vérifier
toutes les dimensions et
informations sur le site et
avant immédiatement
l'installation de toutes les
oumissions.

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

PROJETS ASSOCIATION
OF
ARCHITECTS

ROBERTO CAMPOS
LICENCE
7401

Project / Project

SIX STOREY APARTMENT
BUILDING

19 Robinson Avenue, Ottawa ON

Titre / Title

SITE PLAN

Dessiné par / Drawn by

MD

No. projet / Project number

1534

Vérifié par / Verified by

RC

No. dessin / Drawing number

Revision / Revision

Échelle / Scale

As indicated

Date de création du dessin / Drawing creation date

2018/05/01

A105

D07-12-18-0174
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