

APPROVED  REFUSED

THIS DAY OF 20

DOUGLAS JAMES, MCIP, RPP, MANAGER  
DEVELOPMENT REVIEW CENTRAL,  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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

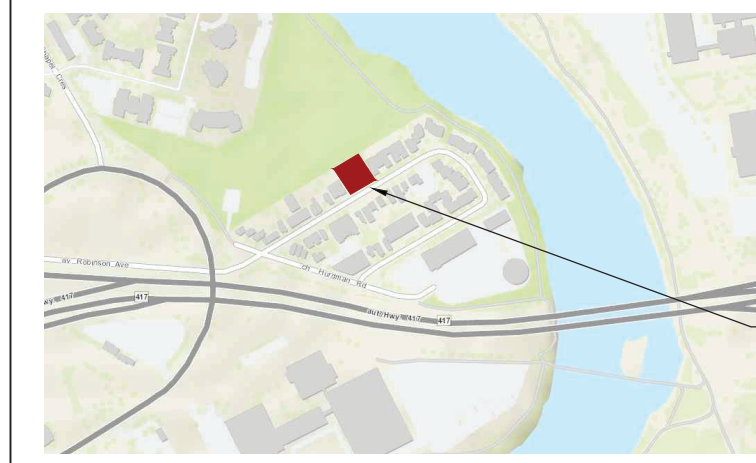
PROPERTY BOUNDARY INFORMATION  
DERIVED FROM SURVEY PLAN COMPLETED  
BY STANTEC GEOMATICS LTD. DATED APRIL  
12, 2018.

*[Signature]*  
**DOUGLAS JAMES, MCIP, RPP**  
MANAGER, DEVELOPMENT REVIEW - CENTRAL  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By Jamesdo at 12:53 pm, Feb 25, 2020

REFER TO LANDSCAPE PLANS FOR  
LOCATION OF TREES & PLANTINGS.

### KEY PLAN



### PROPERTY DESCRIPTION

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

### SITE INFORMATION

LOT AREA:	1,139m <sup>2</sup>
LOT FRONTAGE:	32.92m
LOT DEPTH:	34.59m

### BUILDING INFORMATION

BUILDING AREA:	595m <sup>2</sup>
BUILDING FLOOR AREA:	2,840m <sup>2</sup>
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

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	R5K [2133] H(20) REQUIRED	PROPOSED
MINIMUM LOT AREA	450m <sup>2</sup>	1,139m <sup>2</sup>
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	17.5m
MAXIMUM FLOOR SPACE INDEX	N/A	
LANDSCAPED AREA	30% = 341.7m <sup>2</sup>	29% = 329m <sup>2</sup>
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	6m <sup>2</sup> per dwelling unit = 276m <sup>2</sup> 50% Communal = 138m <sup>2</sup>	-149m <sup>2</sup> REAR YARD AMENITY -39m <sup>2</sup> REAR SIDE YARD AMENITY [150m <sup>2</sup> SOFT LANDSCAPING (80%)] -83m <sup>2</sup> INTERIOR ROOFTOP AMENITY TOTAL = 324m <sup>2</sup>
BICYCLE PARKING SPACES	0.5 per dwelling unit = 23	44 STACKED INTERIOR STORAGE SPACES 2 EXTERIOR SPACES

### 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		DESIGNATED BUILDING ENTRANCE / EXIT FIRE HYDRANT, REFER TO CIVIL
	NEW BOARD FENCE REFER TO LANDSCAPE		CATCH BASIN
	LOT LINE		MANHOLE
	SETBACK LINE		FLOOR DRAIN
	DESIGNATED BUILDING ENTRANCE / EXIT FIRE HYDRANT, REFER TO CIVIL		UTILITY POLE
	CATCH BASIN		OVERHEAD UTILITY WIRES
	MANHOLE		LIGHT STANDARD
	FLOOR DRAIN		DEPRESSED CURB
	UTILITY POLE		
	OVERHEAD UTILITY WIRES		
	LIGHT STANDARD		
	DEPRESSED CURB		

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No.	Date	Émis par / 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
8	2019-11-11	COORDINATION
9	2019-11-22	SITE PLAN CONTROL RESPONSE
10	2019-12-31	SITE PLAN CONTROL RESPONSE
11	2020-01-07	SITE PLAN CONTROL RESPONSE
12	2020-01-27	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**

Collectif d'architectes / Architects Collective

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Scale / Échelle

**ONTARIO ASSOCIATION  
of  
ARCHITECTS**

**ROBERTO CAMPOS  
LICENCE  
7401**

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

Project / Projet  
**SIX STOREY APARTMENT  
BUILDING**

29 Robinson Avenue, Ottawa ON

Site Plan

Designé par / Drawn by MD	No. projet / Project number 1621
Vérifié par / Verified by RC	No. dessin / Drawing number Revision / Révision
Échelle / Scale As indicated	

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

A105

