GROSS FLOOR AREA:

GROUND: 205.0 m² (Z: 180.3 m²)
SECOND: 442.1 m² (Z: 412.9 m²)
THIRD: 442.1 m² (Z: 412.9 m²)
TOTAL: 1089.2 m² (Z: 1006.1 m²)

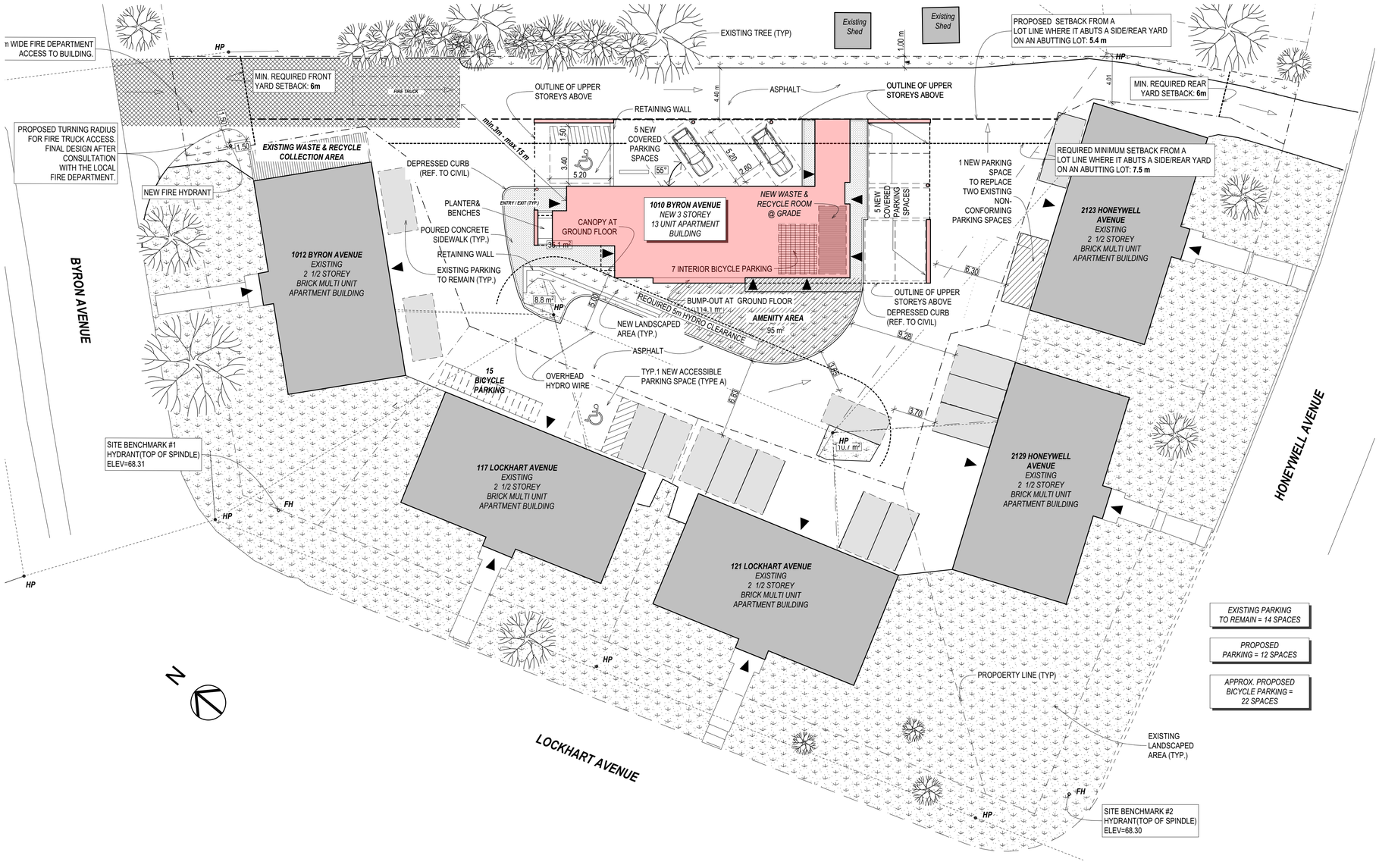
SITE BENCHMARK #1 :
Provided by:
J.D. BARNES LTD
Location/Description:
SPKE IN HYDRO POLE, ELEV 68.31,
LOCATED AT EAST CORNER OF SITE

SITE BENCHMARK #2 :
Provided by:
J.D. BARNES LTD
Location/Description:
SPKE IN HYDRO POLE, ELEV 68.30,
LOCATED AT SOUTH CORNER OF SITE

1010 Byron Avenue **Zoning: R4N**

Zoning Mechanism	Requirement	Provided	Compliance
Min Lot Area	1400 m²	4,432.9 m²	✓
Minimum Separation Area Between Buildings Within a PUD	Where the height of abutting buildings within the PUD is less than or equal to 14.5 metres: 1.2 m	> 1.2 m	✓
Minimum Setback from a Lot Line Where It Abuts a Side Yard on an Abutting Lot	7.5 m	5.4 m	X
Minimum Setback from a Lot Line Where It Abuts a Rear Yard on an Abutting Lot	7.5 m	5.4 m	X
Maximum Building Height	11 m	10.61 m to roof deck 10.98 m to top of parapet	✓
Amenity Area	Total: 6 m² per dwelling unit (13 units): 78 m² Communal Area: 50% of the required total amenity area: 39 m² Layout: At least one amenity area must be a minimum of 54 m²	95 m² outdoor communal amenity area located at grade.	✓
Minimum Landscaped Area	30% of lot area (1,329.9 m²)	31.4% of lot area (1,391.6 m²)	✓
Minimum Required Vehicle Parking Spaces (Area X)	Resident (0.5 parking spaces per dwelling units after the first 12 dwelling units): 16 spaces Visitor (0.1 parking spaces per dwelling unit after the first 12 dwelling units): 3 spaces Total: 19 spaces	Total: 26 spaces	✓
Parking Space Dimensions	Minimum length: 5.2 m Minimum width: 2.6 m	Minimum length: 5.2 m Minimum width: 2.6 m	✓
Minimum Driveway Width	Single traffic lane: 3 m	> 3 m	✓
Minimum Width of an Aisle Providing Access to a Parking Space	0-40 degree angle of parking: 3.5 m 41-55 degree angle of parking: 4.3 m 71-90 degree angle of parking: 6.7 m	0-40 degrees: 3.78 m 41-55 degrees: 4.45 m 71-90 degrees: 6.8 m	✓
Minimum Required Bicycle Parking	0.5 per dwelling unit (43 units): 22 spaces	22 spaces	✓
Bicycle Parking Aisle Width	A bicycle parking space must have access from an aisle having a minimum width of 1.5 m	1.5 m	✓

2 A-001 **CONTEXT MAP**
NOT TO SCALE



1 A-001 **SITE PLAN**
SCALE: 1:200

A1

DRAWING NOTES:

DRAWING LEGEND:

ROBERTSON MARTIN ARCHITECTS

STAMP:

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERT PHILIP HUGH MARTIN
LICENCE
5672

CLIENT:

01	Issued for SPC & MZBA	2020-06-04

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ALL DIMENSIONS TO BE CHECKED AND VERIFIED

NORTH:

PROJECT:

LOW-RISE MULTI-UNIT RESIDENTIAL BUILDING

1010 BYRON AVENUE OTTAWA, ONTARIO

DRAWING:

SITE PLAN

DESIGNED BY: EM	**APPROVED BY:** RM
DRAWN BY: EM	
DATE: NOVEMBER 2019	**SCALE:** AS SHOWN
RMA PROJECT NUMBER 20017	**SHEET NUMBER:** A-001

4 A-002 SOUTH-WEST ELEVATION

SCALE: 1:100

3 A-002 SOUTH-EAST ELEVATION

SCALE: 1:100

2 A-002 NORTH-WEST ELEVATION

SCALE: 1:100

1 A-002 NORTH-EAST ELEVATION

SCALE: 1:100

A1

DRAWING NOTES:

DRAWING LEGEND:

ROBERTSON MARTIN
ARCHITECTS

STAMP:

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NORTH:

PROJECT:

LOW-RISE MULTI-UNIT RESIDENTIAL BUILDING

1010 BYRON AVENUE — OTTAWA, ONTARIO

DRAWING:

ELEVATIONS

DESIGNED BY:	APPROVED BY:
EM	RM
DRAWN BY:	
EM	
DATE:	**SCALE:**
NOVEMBER 2019	AS SHOWN
RMA PROJECT NUMBER	**SHEET NUMBER:**
20017	A-002

6 A-003 NORTH EAST PERSPECTIVE

SCALE: 1:133.33

5 A-003 SOUTH PERSPECTIVE

SCALE: 1:133.33

4 A-003 SOUTH-WEST PERSPECTIVE

SCALE: 1:133.33

3 A-003 WEST PERSPECTIVE

SCALE: 1:133.33

2 A-003 NORTH-WEST PERSPECTIVE

SCALE: 1:133.33

1 A-003 NORTH PERSPECTIVE

SCALE: 1:133.33

A1

DRAWING NOTES:

DRAWING LEGEND:

ROBERTSON MARTIN
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STAMP:

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NORTH:

PROJECT:

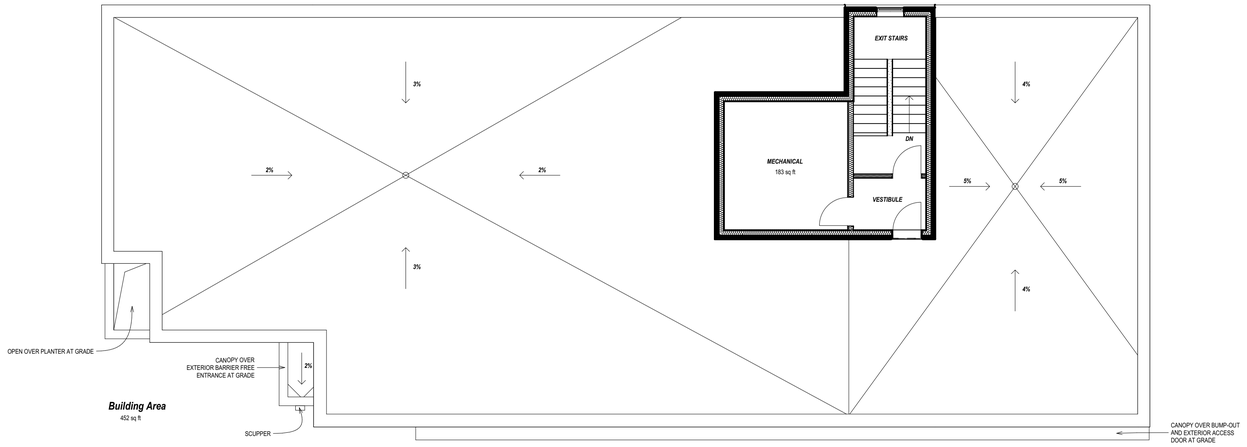
LOW-RISE MULTI-UNIT RESIDENTIAL BUILDING

1010 BYRON AVENUE OTTAWA, ONTARIO

DRAWING:

PERSPECTIVES

DESIGNED BY:	APPROVED BY:
EM	RM
DRAWN BY:	
EM	
DATE:	**SCALE:**
NOVEMBER 2019	AS SHOWN
RMA PROJECT NUMBER	**SHEET NUMBER:**
20017	A-003



3
A-004

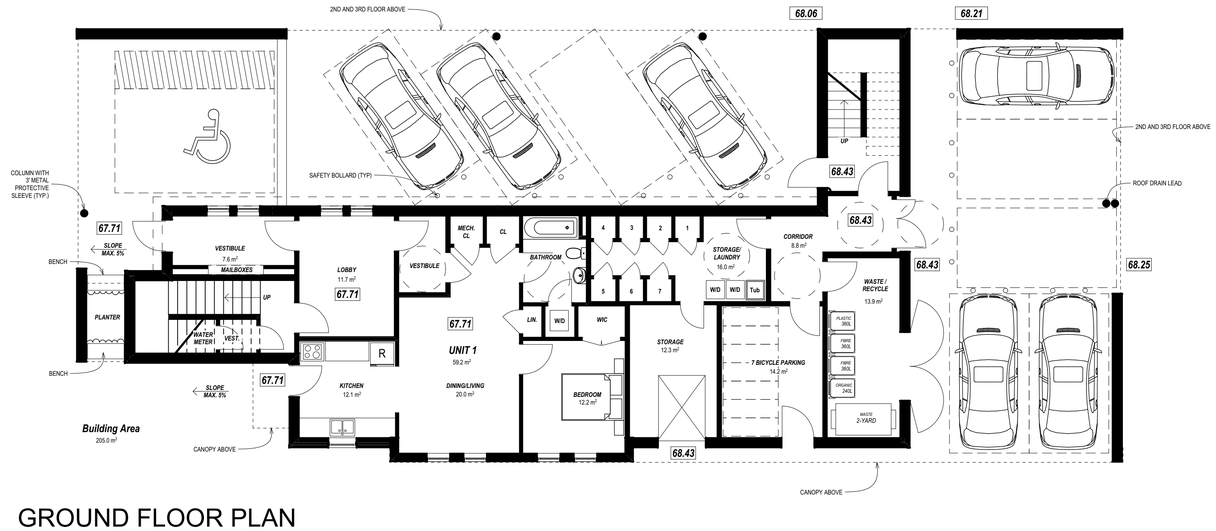
ROOF PLAN

SCALE: 1:100

2
A-004

2nd / 3rd FLOOR PLAN

SCALE: 1:100



1
A-004

GROUND FLOOR PLAN

SCALE: 1:100

A1

DRAWING NOTES:

DRAWING LEGEND:

ROBERTSON MARTIN
ARCHITECTS

STAMP:

ONTARIO ASSOCIATION OF ARCHITECTS
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NORTH:

PROJECT:

LOW-RISE MULTI-UNIT RESIDENTIAL BUILDING

1010 BYRON AVENUE OTTAWA, ONTARIO

DRAWING:

PLANS

DESIGNED BY: EM	**APPROVED BY:** RM
DRAWN BY: EM	
DATE: NOVEMBER 2019	**SCALE:** AS SHOWN
RMA PROJECT NUMBER 20017	**SHEET NUMBER:** A-004