

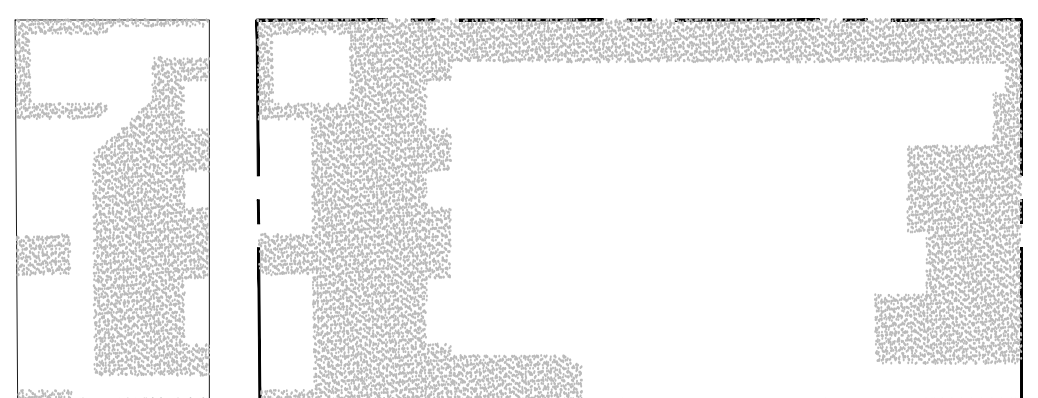
ATHLONE AVENUE  
P I N 0 4 0 1 5 + 0 1 /

- ZONING (APARTMENT):**
- R4UC(2685) ZONING DESIGNATION
  - AREA X ON SCHEDULE 1A
  - NO LIMIT ON NUMBER OF DWELLING UNITS
  - 10m REQUIRED LOT WIDTH, PROVIDED
  - 300m<sup>2</sup> REQUIRED LOT AREA, PROVIDED
  - 11m HEIGHT LIMIT, PROVIDED
  - REAR YARD SETBACK MUST BE AT LEAST 30% OF THE DEPTH OF THE LOT, **VARIANCE REQ'D**
  - REAR YARD MUST BE 25% OF THE AREA OF THE LOT, PROVIDED
  - 1.5m MIN. SIDE YARD SETBACK, PROVIDED
  - 4.5m MIN. FRONT YARD SETBACK, PROVIDED
  - 20% OF THE AREA OF THE FRONT FACADE MUST BE RECESSED AN ADDITIONAL 0.6m, PROVIDED
  - FRONT FACADE TO HAVE 25% GLAZING (FRONT WINDOW SILLS MAX 1m AFF, WHERE INCLUDED IN GLAZING CALC.), PROVIDED
  - 25% OF DWELLINGS MUST HAVE AT LEAST 2 BEDROOMS, PROVIDED
  - 30% OF THE LOT AREA MUST BE PROVIDED AS LANDSCAPED AREA, PROVIDED
  - 50% OF THE REAR YARD MUST BE SOFT LANDSCAPED, AS WELL AS ANY AREA THAT IS NOT A DRIVE ISLE, PARKING SPACE, PATH, PATIO OR STORAGE SHED, PROVIDED
  - REAR YARD LANDSCAPING MUST INCLUDE A RECTANGULAR AREA OF AT LEAST 25sq.m., NO LONGER THAN TWICE ITS WIDTH, PROVIDED
  - 40% OF THE FRONT YARD MUST BE SOFT LANDSCAPED, PROVIDED
  - FRONT YARD MUST HAVE PARKING PROHIBITORS, PROVIDED
  - 0.1 VISITOR PARKING SPACES REQUIRED PER DWELLING UNIT EXCLUDING THE FIRST 12 UNITS, **VARIANCE REQ'D**
  - 0.5 PARKING SPACES REQUIRED PER DWELLING UNIT, EXCLUDING THE FIRST 12 DWELLING UNITS, **VARIANCE REQ'D**
  - 0.5 BIKE PARKING SPACES REQUIRED FOR EACH DWELLING UNIT, 1 PROVIDED FOR EACH D.U.
  - AMENITY AREAS MUST BE PROVIDED TO A TOTAL AREA OF 6sq.m./DU AND LOCATED INDOORS, ON BALCONIES OR IN THE REAR YARD, PROVIDED
  - A 3m LANDSCAPED BUFFER IS REQUIRED ABUTTING THE REAR LOT LINE, **VARIANCE REQ'D**
  - REAR YARD SHEDS ARE REQUIRED TO BE SETBACK 0.6m FROM LOT LINES, **VARIANCE REQ'D**

- EXISTING BUILDINGS:**
- 2 STOREY DWELLING AND DETACHED SHED
  - TO BE DEMOLISHED
- PROPOSED BUILDING:**
- 3.5 STOREY APARTMENT BUILDING WITH ? UNITS
  - 4 LIVING LEVELS
  - NO ON-SITE PARKING
- 2340sq.ft. x 85% EFFICIENCY = 1990sq.ft.  
TOTAL LEASABLE AREA = 7960sq.ft.  
16 UNITS @ 495sq.ft. AVG

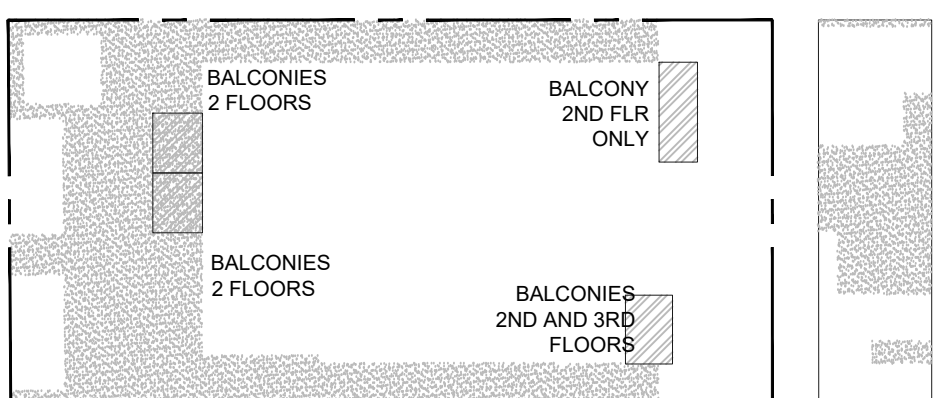
**AVERAGE GRADE CALCULATION**

72.06
72.61
72.70
<u>72.28</u>
289.65 / 4 = 72.41



50% OF REAR YARD IS REQUIRED TO BE SOFT LANDSCAPED  
50.1% PROVIDED

30% OF LOT IS REQUIRED TO BE LANDSCAPED  
38% LANDSCAPING PROVIDED



96 sq.m. OF AMENITY SPACE IS REQUIRED  
149 sq.m. OF AMENITY IS PROVIDED IN THE REAR AND SIDE YARDS  
35 sq.m. OF AMENITY IS PROVIDED ON BALCONIES  
184 sq.m. TOTAL AMENITY SPACE PROVIDED

40% OF THE FRONT YARD IS REQUIRED TO BE SOFT LANDSCAPED  
45% LANDSCAPING PROVIDED



FRONT FACADE  
28% WINDOWS



20% RECESSED  
MORE THAN 0.6m



Drawing name: 2.2130 Athlone Apartments (08 Return) (1:100) (2022) (1:100) (01) (Site Plan) (Rev)

Consultants:	9		
	8		
	7		
	6		
	5		
	4	2022/05/16	ISSUED FOR SITE PLAN APPLICATION
	3	2022/05/03	ISSUED FOR COORDINATION
	2	2022/03/25	ISSUED FOR COORDINATION
	1	2022/03/01	FOR CONSULTANT
No.	Y / M / D	REVISION	

It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors and/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.



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**SMALL APARTMENT BUILDING**  
436 Athlone Avenue, Ottawa, Ontario

**SITE PLAN**

Drawn By:	Date:	Sheet:
MP/RV	MAY 2022	A1.0
Project No:	Scale:	
2130	1:100	