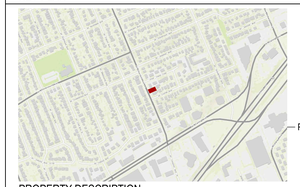
LEGEND

- GRASS
- UNIT PAVERS (CONCRETE, STONE, ETC)
- ASPHALT PAVING
- CONCRETE
- FIRE ROUTE
- EXISTING FENCE
- NEW SCREEN FENCE
- NEW SOUND FENCE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FH — NEW FIRE HYDRANT. REFER TO CIVIL
- CB — CATCH BASIN
- MH — MANHOLE
- FLOOR DRAIN
- ELECTRICAL POST
- 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)
- 77.70 — EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]

NOTE: 'X'–E INDICATES EXISTING TO REMAIN

ZONING TABLE	2008 - 250 - R4Q	
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	450m²	488m²
MINIMUM LOT WIDTH	15m	15.24m
FRONT YARD SETBACK	6m	4.7m
HYDRO POLE SETBACK	2m	N/A
HIGH VOLTAGE POWER LINE SETBACK	5m	N/A
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m within 21m of front lot line 6m in all other circumstances	1.5m within 21m of front lot line 6m
MINIMUM REAR YARD SETBACK	7.5m	7.5m
MAXIMUM BUILDING HEIGHT	11m	10.8m
MAXIMUM FLOOR SPACE INDEX	N/A	
LANDSCAPED AREA	30% = 146m²	38.7% = 189m²
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 = 2 spaces	0 SPACES
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0.1 / DWELLING UNIT AFTER 12 UNITS 0.3 SPACES REQUIRED	0 SPACES
AMENITY AREA REQUIREMENTS	15m² per dwelling unit up to 8 units, plus 6m² per unit in excess of 8. 15m² x 8 = 120m² 6m² x 7 = 42m²	156m² REAR YARD AMENITY 20m² FRONT YARD AMENITY
BICYCLE PARKING SPACES	0.5 per dwelling unit = 8	MIN. 8

KEY PLAN



PROPERTY DESCRIPTION

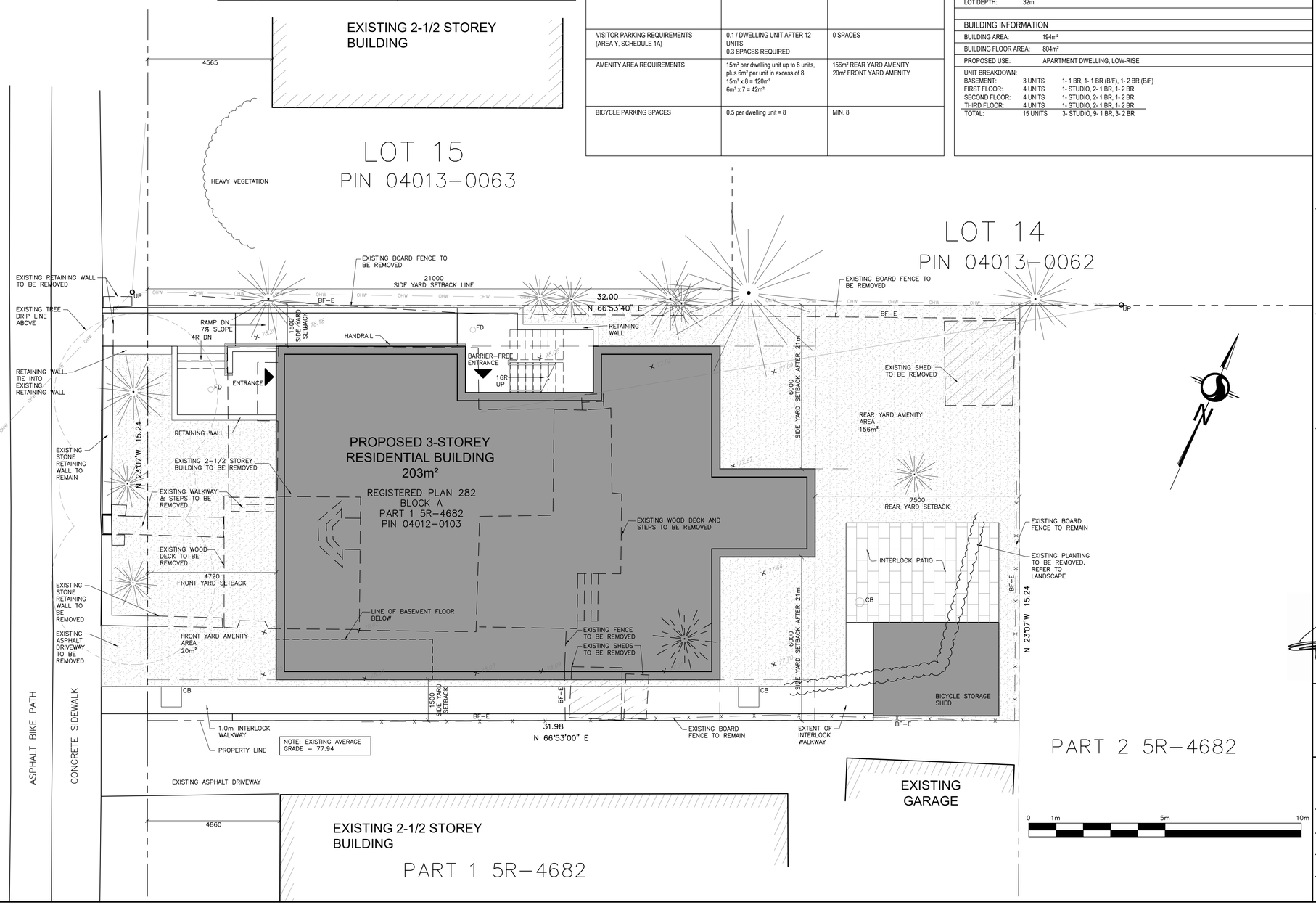
TCU - THREE STOREY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	040130103
MUNICIPAL ADDRESS	689 CHURCHILL AVENUE

SITE INFORMATION

LOT AREA:	488m²
LOT FRONTAGE:	15.24m
LOT DEPTH:	32m

BUILDING INFORMATION

BUILDING AREA:	194m²	
BUILDING FLOOR AREA:	804m²	
PROPOSED USE:	APARTMENT DWELLING, LOW-RISE	
UNIT BREAKDOWN:		
BASEMENT:	3 UNITS	1- 1 BR, 1- 1 BR (B/F), 1- 2 BR (B/F)
FIRST FLOOR:	4 UNITS	1- STUDIO, 2- 1 BR, 1- 2 BR
SECOND FLOOR:	4 UNITS	1- STUDIO, 2- 1 BR, 1- 2 BR
THIRD FLOOR:	4 UNITS	1- STUDIO, 2- 1 BR, 1- 2 BR
TOTAL:	15 UNITS	3- STUDIO, 9- 1 BR, 3- 2 BR



N°	Date	Issue for / Object
1	2018-03-16	COORDINATION
2	2018-04-06	COORDINATION
3	2018-04-24	COORDINATION
4	2018-05-17	SITE PLAN CONTROL
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Engineer – Civil:

Stantec

Client:

TCU

Architecte/Architect:

190 Somerset St. W - Suite 206
Ottawa . Ontario . Canada
K2P 0J8
(Tel:) 613.695.6122
www.rubinrotman.com

Rubin&Rotman architects

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SCEAU/SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE
7401

Note:

L'entrepreneur doit vérifier toutes les informations et dimension 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.

THREE STOREY APARTMENT BUILDING
689 Churchill Avenue,
Ottawa ON

TITRE/TITLE:

SITE PLAN

DESSINE PAR/DRAWN BY: MD, ZK	FOLIO: 1807
VERIFIE PAR/VERIFIED BY: RC	DESSIN NO/DRAWING NO.: A105 Revision: 0
ECHELLE/SCALE: 1:75	
DATE D'EMISSION/ISSUE DATE: 2018/03/16	

G:\1807 TCU – 689 CHURCHILL AVE NORTH\2-RRA DOCUMENTATION\2-RRA DRAWINGS\2.24-CAD\1807_TCU_X_SITEPLAN.DWG
Date de tracage/ plot date: 2007/04/24