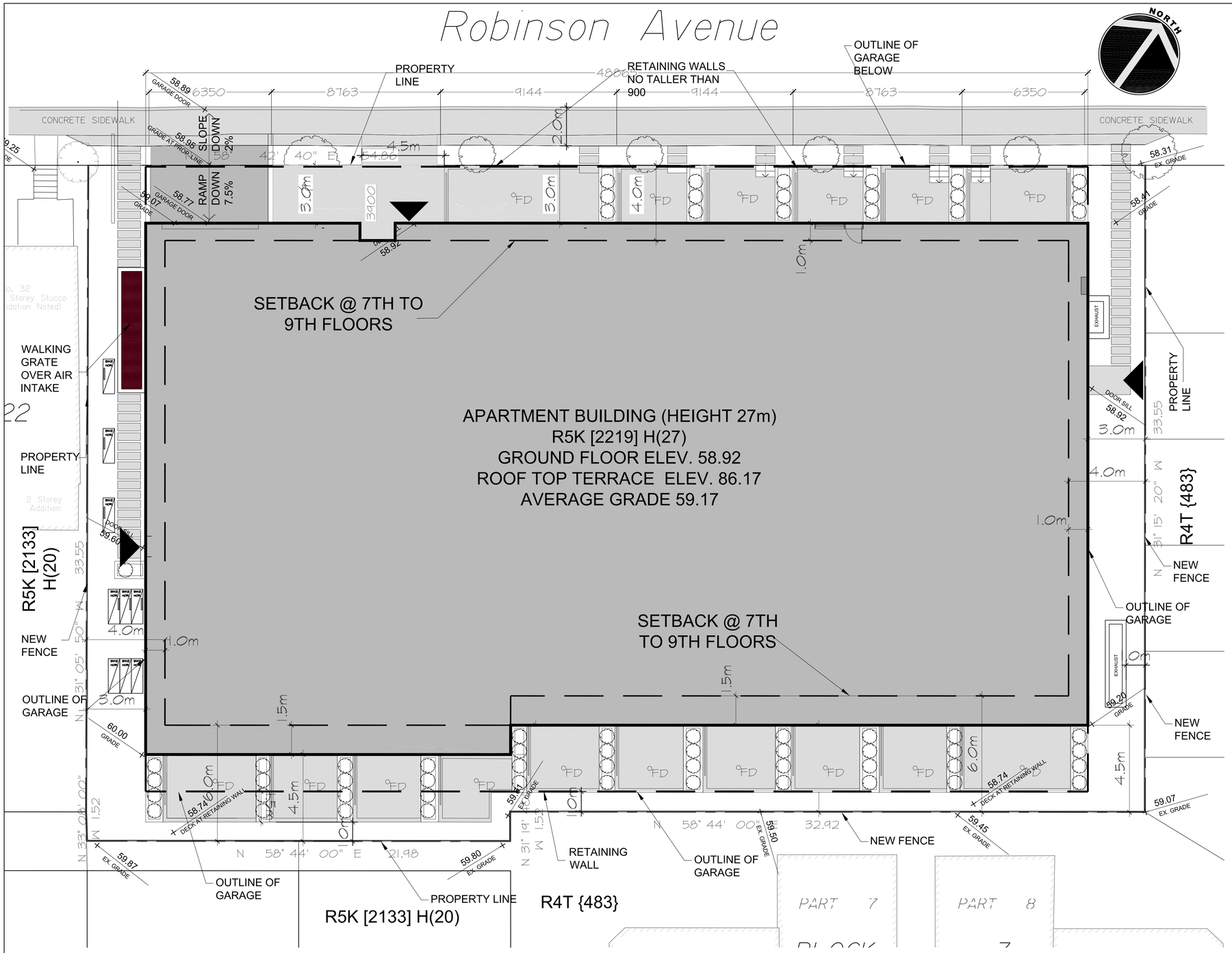

1 SITE PLAN
SP-1 1:100

SITE DATA

SITE STATISTICS

GROSS FLOOR AREA 11,367m²

LOT COVERAGE
TOTAL LOT AREA: 1,875m²
TOTAL GROSS BUILDING AREA: 1,298m²
TOTAL LOT COVERAGE 69%
TOTAL HARD LANDSCAPING AREA: 351m²
TOTAL LOT COVERAGE 18.72%
DRIVEWAY NOT INCLUDED
TOTAL SOFT LANDSCAPING AREA: 243m²
TOTAL LOT COVERAGE 13%

REQUIRED VARIANCES
- PARKING REDUCTION FROM 108 TO 71
- (9.6B) 3.0M PROJECTION, 0.0M FROM PROPERTY LINE INSTEAD OF 2.0M PROJECTION, BUT NO CLOSER THAN 1.0M FROM PROPERTY LINE
- (5.1.5A) MAXIMUM WIDTH OF SIDEWALK 4.5M INSTEAD OF 1.25M

PARKING (PARKING PROVISIONS 2008-250 SECTION 100-114)

USE	REQUIRED	PROVIDED
MID-RISE APT. UNITS 192	(192÷12)x.5=8 Parking Space / Dwelling Unit	Parking 53
Visitor Parking PARKING SPACES	(192÷12)x.1=18 Visitor Parking Spaces/Dwelling Total Required= 108	Visitor Parking 18 Total Provided = 71
BICYCLE PARKING	REQUIRED 0.5 x 192 UNITS = 96 SPACES	PROVIDED 116 STACKED = 4 STANDARD INTERIOR SPACES OR 65 INTERIOR HORIZ. & VERT. SPACES 9 OUTDOOR SPACES 74 WITHOUT STACKING OR 238 WITH STACKING

SOLID WASTE STORAGE & DISPOSAL

APARTMENT REQUIRED:		APARTMENT PROVIDED:	
GARBAGE STORAGE COMPACTED	- 5x4 yd.	GARBAGE STORAGE COMPACTED	- 5x4 yd.
FIBRE (PAPER) STORAGE	- 3x4 yd.	FIBRE (PAPER) STORAGE	- 3x4 yd.
G.M.P. STORAGE	- 1x3 yd.	G.M.P. STORAGE	- 1x3 yd.
GREEN WASTE STORAGE	- 4x240 L	GREEN WASTE STORAGE	- 4x240 L

SURVEY INFORMATION

PLAN OF SURVEY OF PART OF LANE (ADJACENT TO LOTS 15, 16, 18, 19, 21 AND 22) REGISTERED PLAN 190 CITY OF OTTAWA

GRAPHIC SCALE 1 : 100

1m 2m 3m 4m 5m 10m

SITE STATISTICS

PLANNED UNIT DEVELOPMENT ZONING MECHANISM

ZONING: R5K [2219] H(27)

DWELLING TYPE: MID RISE APARTMENT (191 UNITS)	REQUIRED	PROPOSED
MIN. WIDTH OF PRIVATE DRIVEWAY	6.0m	6.0m
MIN. WIDTH OF DRIVE AISLE WIDTH	6.0m	6.0m
	STOREY SETBACK REQUIRED	STOREY SETBACK PROVIDED
SETBACKS (AS PER ZONING MAP)	1 to 6 7 to 9	1 to 6 7 to 9
FRONT YARD - NORTH	3.0m 4.0m	3.0m 4.0m
INTERIOR SIDE YARD - EAST	3.0m 4.0m	3.0m 4.0m
INTERIOR SIDE YARD - WEST	3.0m 4.0m	3.0m 4.0m
REAR YARD - SOUTH	4.5m 6.0m	4.5m 6.0m
MIN. LOT WIDTH	15.0m	54.85m
MIN. LOT AREA	450m²	1,875m²
MAX. BUILDING HEIGHT	27m	27m
MAX. FLOOR SPACE INDEX	2.0	1.48m
MIN. PERCENTAGE OF LANDSCAPED AREAS	30%	31.68%
ABUTTING A STREET (m)	NO MIN.	NO MIN.
OTHER CASES (m)	NO MIN.	NO MIN.
MIN. TOTAL AMENITY AREA (m²) APARTMENT OF 9 STOREYS AND 191 UNITS	6m² PER DWELLING 1,146m²	2,112m²
MIN. COMMUNAL AMENITY AREA (m²)	50% OF THE REQUIRED TOTAL AMENITY COMMUNAL	1,118m²
PERMITTED PROJECTIONS PROVISIONS IN THE CASE OF ANY YARDS	1.5m BUT NO CLOSER THAN 1m TO LOT LINE	1.5m BUT NO CLOSER THAN 1m TO LOT LINE
DRIVEWAY SLOPE FIRST 6 METRES DUE TO SLOPE GREATER AND 6% DRIVAWAY WILL NEED TO BE HEATED.	MAX 6%	7.5%

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613-836-0934

no.	date	revision
8	19/08/12	REV. FOR SITE PLAN CONTROL
7	19/07/30	REV. FOR SITE PLAN CONTROL
6	19/03/07	ISSUED FOR SITE PLAN CONTROL
5	19/03/05	ISSUED FOR CONSULTANT REVIEW
4	19/02/28	ISSUED FOR CONSULTANT REVIEW
3	19/02/26	ISSUED FOR CONSULTANT REVIEW
2	19/02/25	ISSUED FOR CONSULTANT REVIEW
1	19/01/30	ISSUED FOR CONSULTANT REVIEW

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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project title
ROBINSON VILLAGE
APARTMENT BUILDING
30 ROBINSON AVENUE
OTTAWA, ONTARIO

drawing title
SITE PLAN

drawn	date	scale
KG	JAN. 10/2019	1:100

project 1834

drawing no. SP-1

revision no.

ONTARIO ASSOCIATION OF ARCHITECTS
MARK J. HOBIN
LICENCE 3049

D07-12-19-0044

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