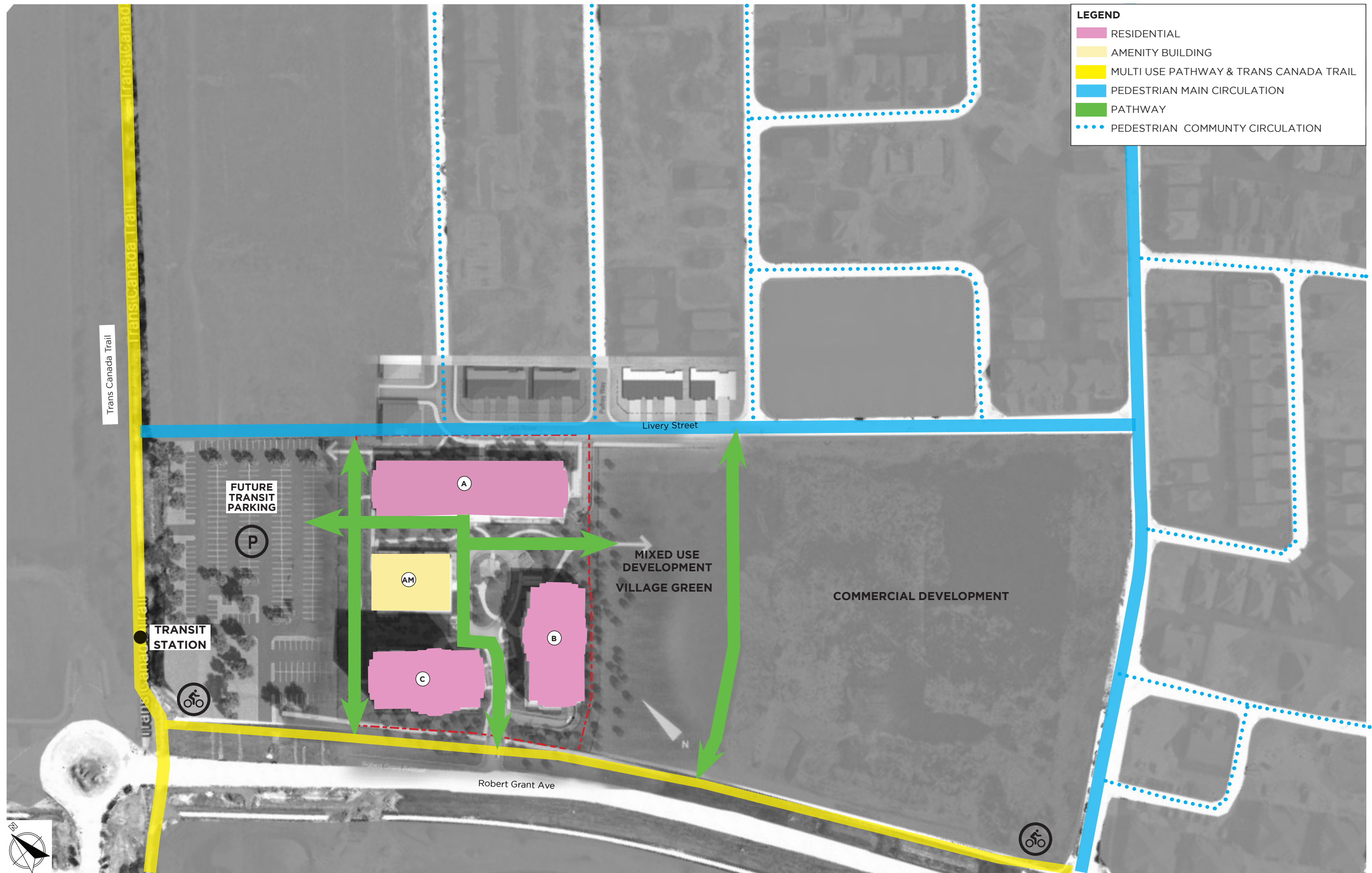


1000 ROBERT GRANT AVENUE RENÉ'S COURT

FERNBANK APARTMENTS INC. (LÉPINE)

RESUBMISSION ZONING BY-LAW AMENDMENT APPLICATION



PEDESTRIAN ROUTE

MASTER PLAN

RENÉ'S COURT - 1000 ROBERT GRANT AVENUE
LÉPINE | 11186 | JUNE 2020

CITY OF OTTAWA

LEPINE

REGIONAL PROPERTIES

REGIONAL PROPERTIES

LEGEND

RESIDENTIAL

AMENITY BUILDING

MULTI USE PATHWAY

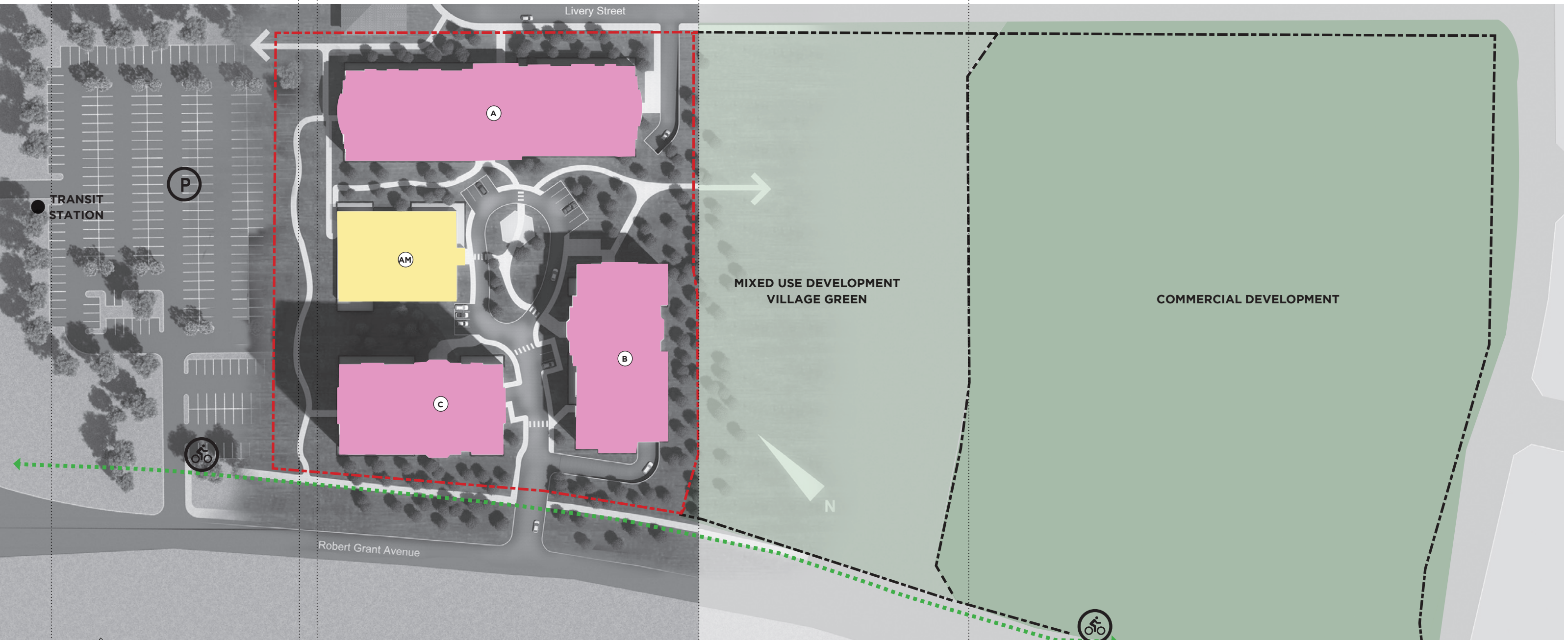
MIXED USE DEVELOPMENT

COMMERCIAL DEVELOPMENT

TRANSIT STATION
PARK & RIDE

SERVITUDE

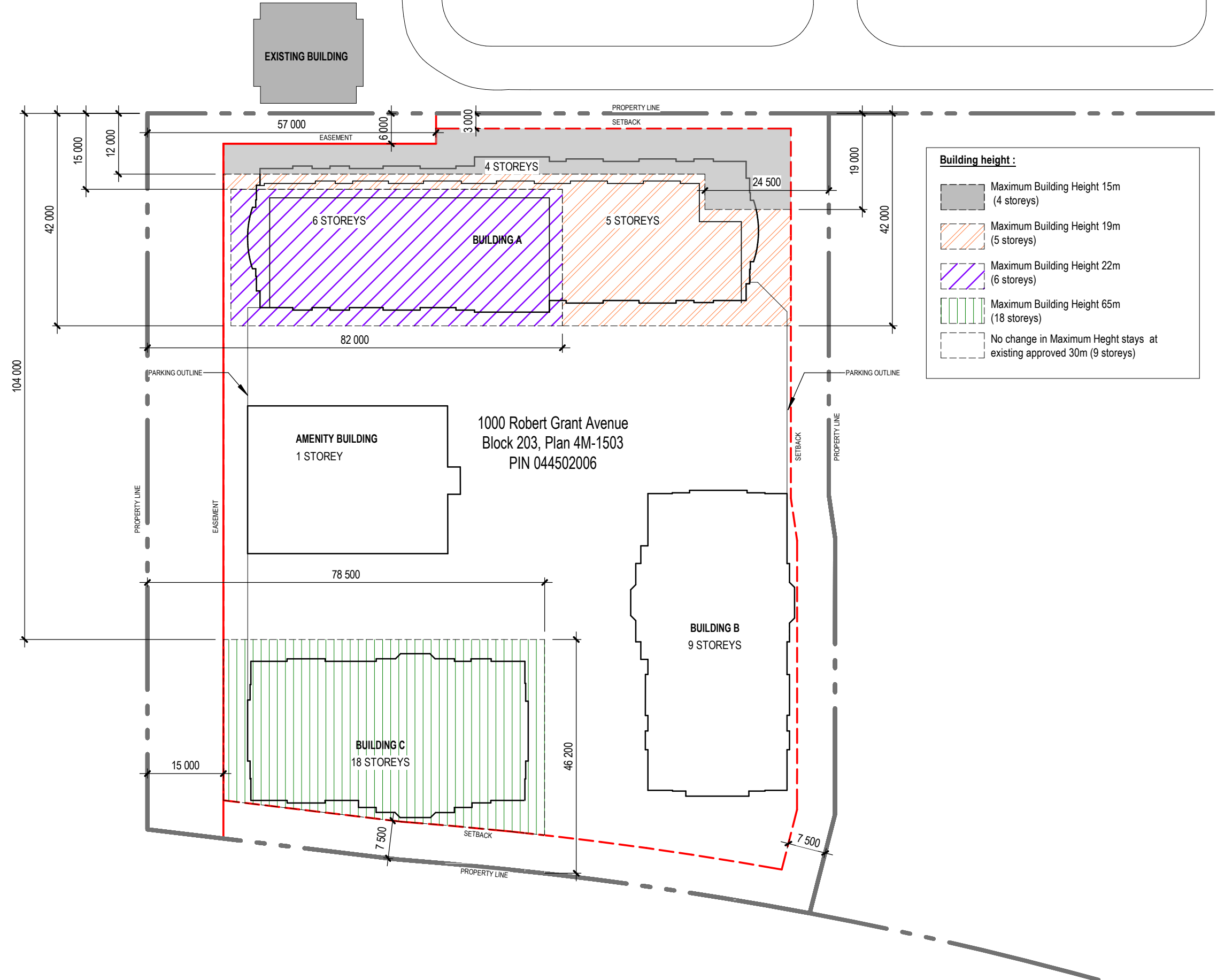
FERNBANK SITE



MASSING PLAN

MASTER PLAN

RENÉ'S COURT - 1000 ROBERT GRANT AVENUE
LÉPINE | 11186 | JUNE 2020



SCHEDULE A FOR ZONING (1:800)

MASTER PLAN

REN 'S COURT - 1000 ROBERT GRANT AVENUE
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NEUF

L PINE



SITE PLAN (1:800)

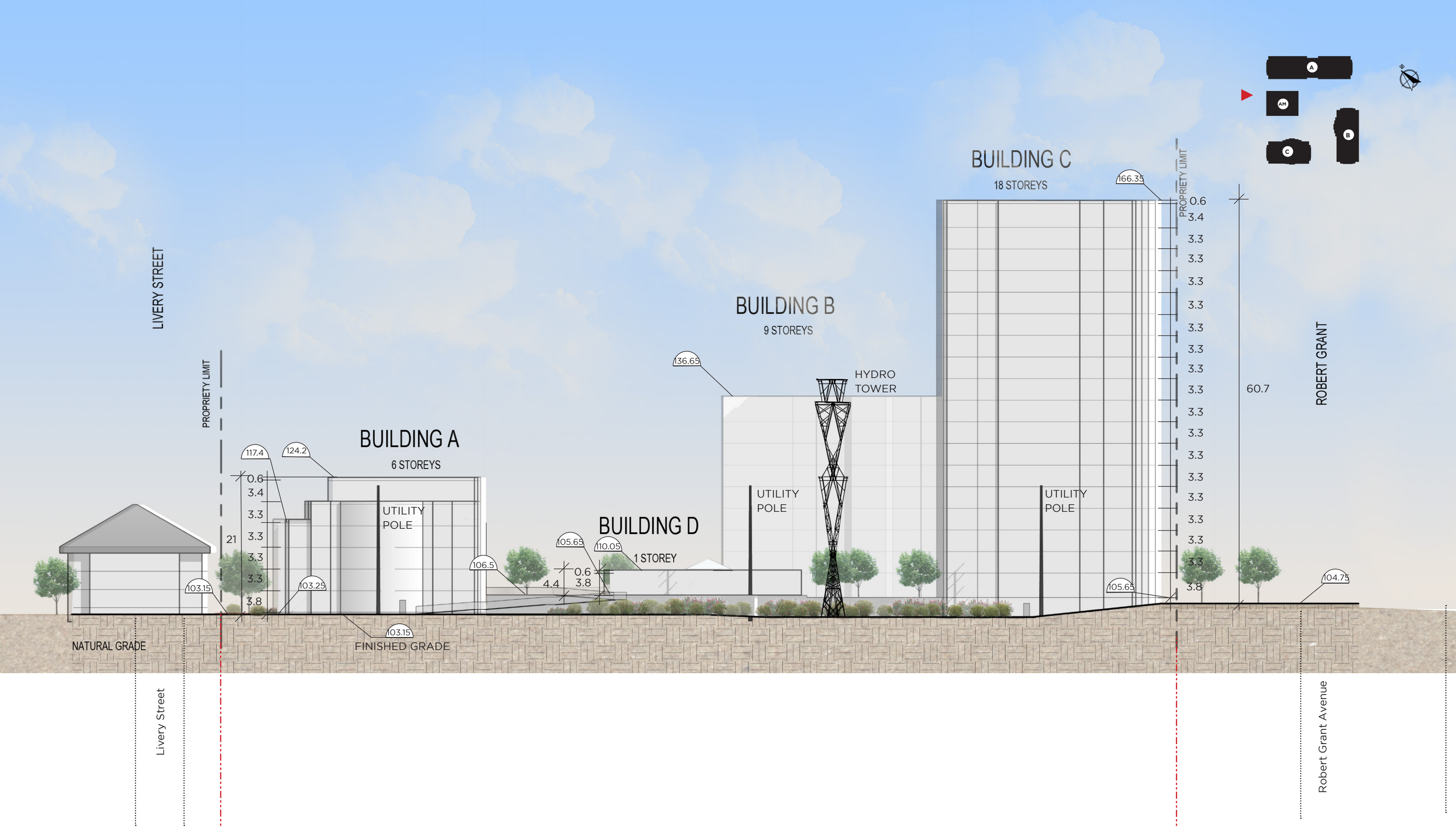
MASTER PLAN

0 20 30 40m

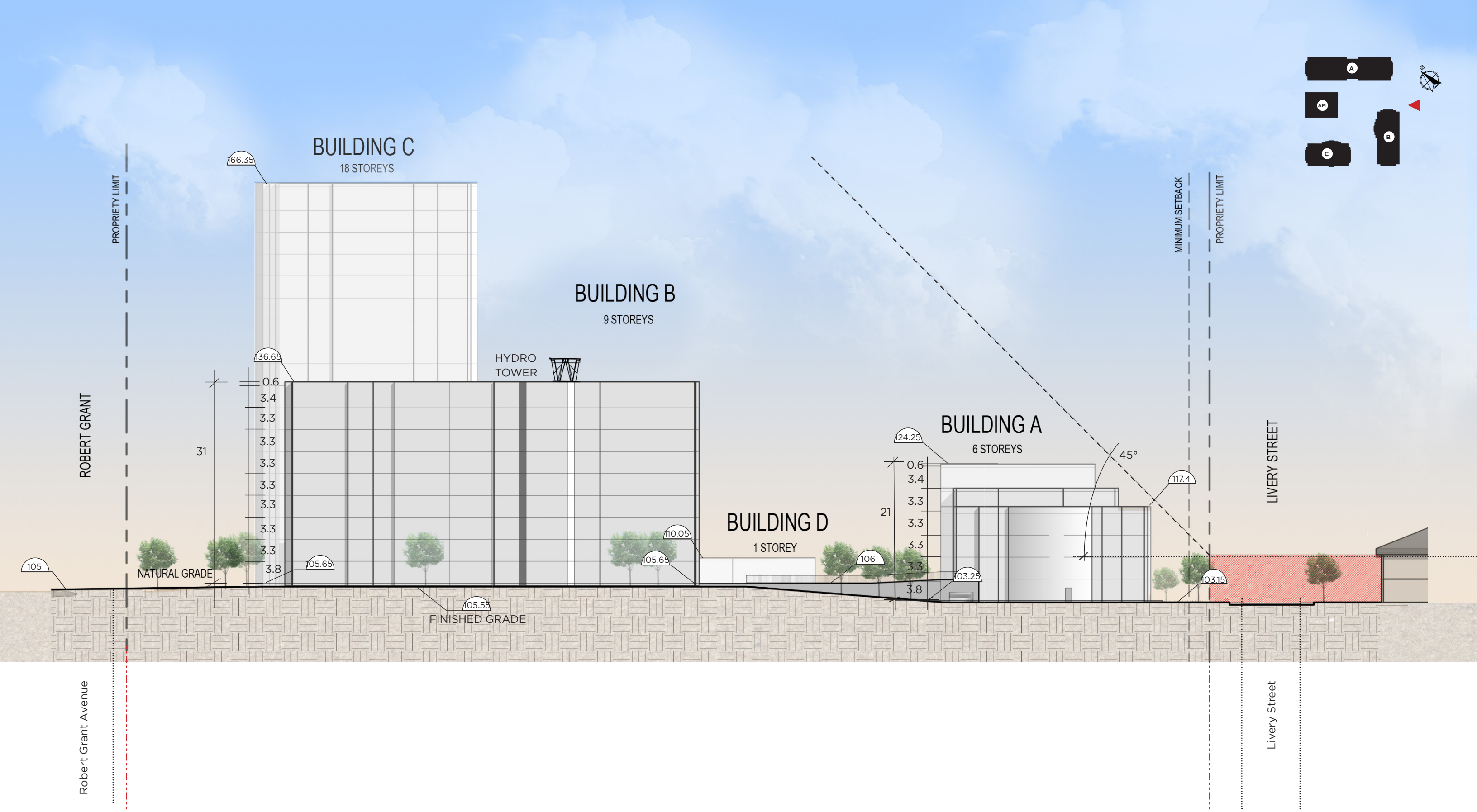
RENÉ'S COURT - 1000 ROBERT GRANT AVENUE
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NEUF ARCHITECTS

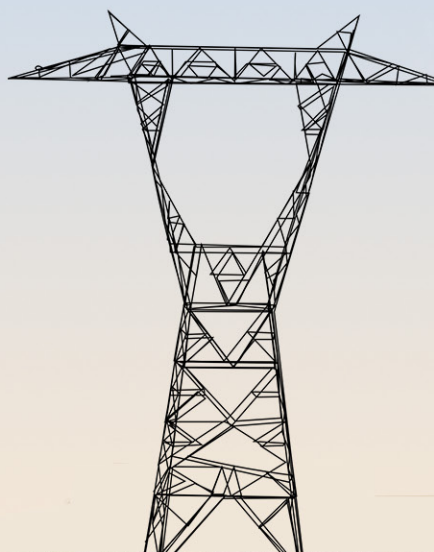
LÉPINE



NORTH ELEVATION
MASTER PLAN



SOUTH ELEVATION
MASTER PLAN



MASTER PLAN

RENÉ'S COURT - 1000 ROBERT GRANT AVENUE
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BUILDING B - PROJECT ENTRANCE VIEW FROM ROBERT GRANT AVE.

LÉPINE REVISION

RENÉ'S COURT - 1000 ROBERT GRANT AVENUE
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NEUF 

LÉPINE 



BUILDING A - VIEW 3 FROM LIVERY STREET

LÉPINE REVISION

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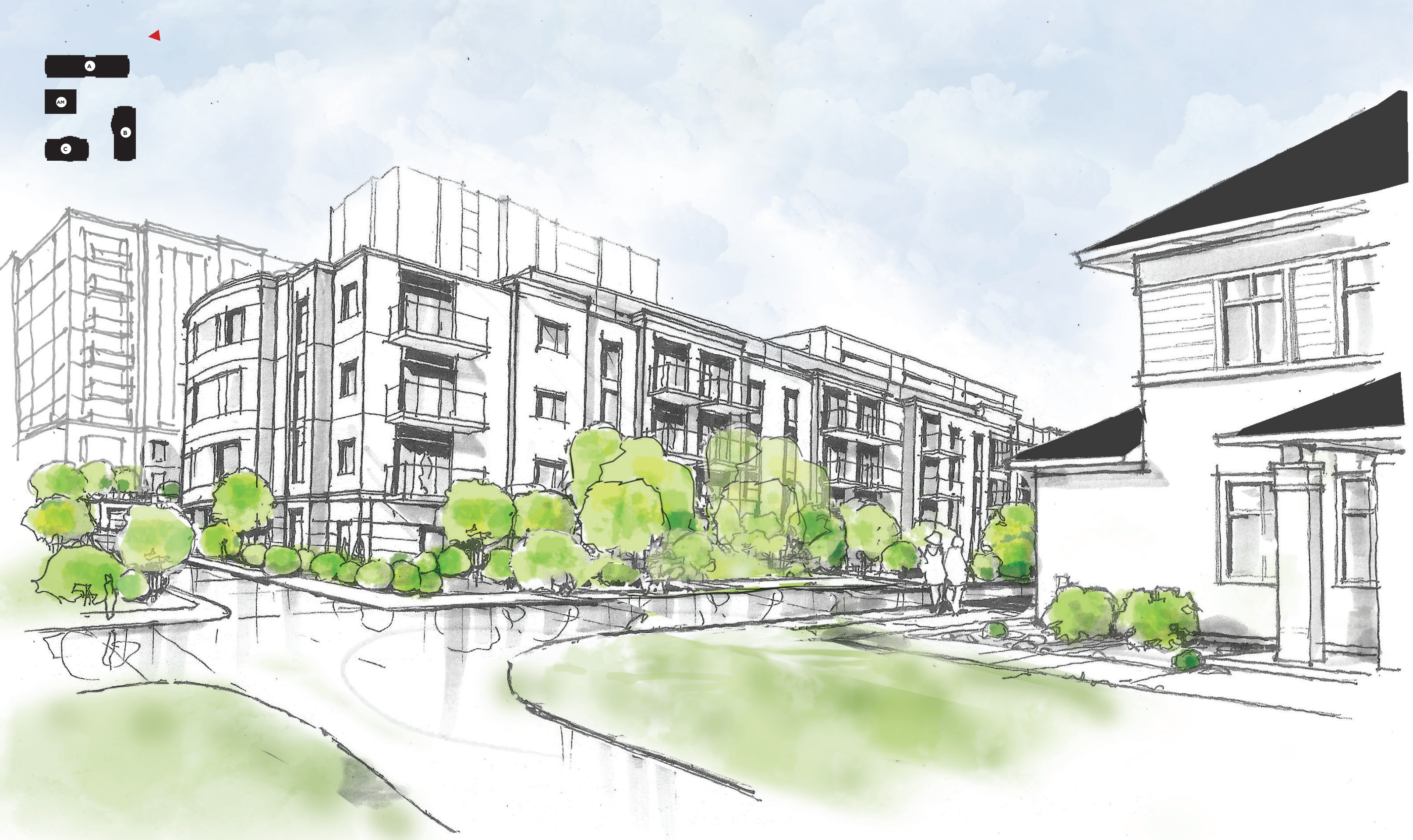
BUILDING A - VIEW 2 FROM LIVERY STREET

LÉPINE REVISION

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BUILDING A - VIEW 1 FROM LIVERY STREET

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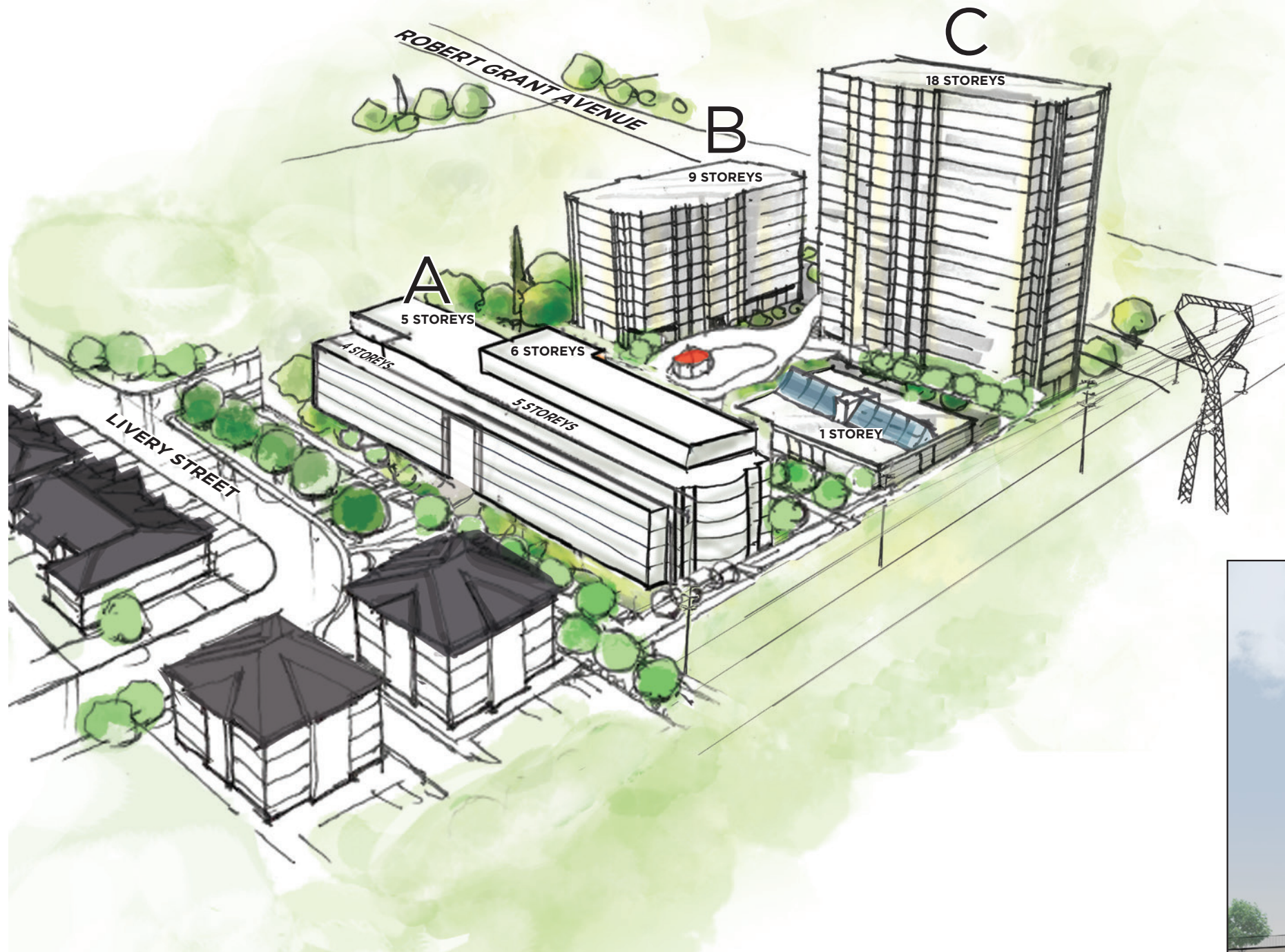


AERIAL VIEW
LÉPINE REVISION

RENÉ'S COURT - 1000 ROBERT GRANT AVENUE
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 LÉPINE

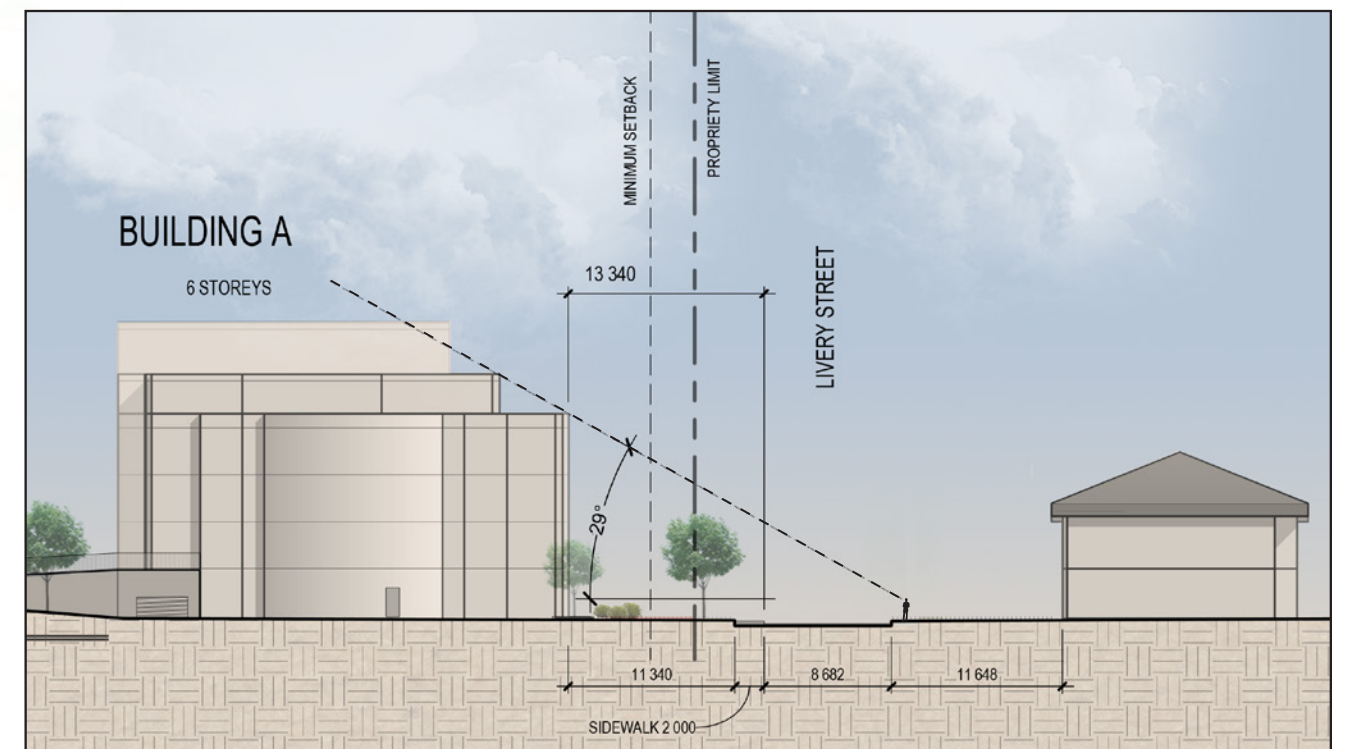


NUMBERS OF UNITS:
504 SUITES

LÉPINE REVISION

SITE COVERAGE:

- BUILDINGS = 36%
- DRIVEWAYS = 9%
- LANDSCAPING = 55%



GENERAL STATISTICS

LOT AREA 20 117.47 m²
216 542.6 sq.ft

BUILDING FOOTPRINT 7 259.666 m²
78 142.39 sq.ft

PARKING REQUIRED

1.2 Residents (parking space / dwelling unit)
0.2 Visitors (parking space / dwelling unit)
1.4 (parking space / dwelling unit)
706 Total Interior Parking Spaces Required

NOTE: 16 exterior parking spaces proposed in excess of interior parking space requirement

PARKING PROVIDED

BUILDING	NUMBER OF APPARTMENTS	TOTAL PARKING SPACES		REDUCTION IN INTERIOR PARKING SPACES	TOTAL PARKING SPACES WITH REDUCTION	
		Interior	Exterior		Interior	Exterior
BUILDING A	107	150	16	15	135	16
BUILDING B	150	210	-	20	190	-
BUILDING C	247	346	-	20	326	-
TOTAL	504	706	16	55	651	16
		722			667	

Bicycle parking required - Residential → 252 (0,5 bicycle parking / dwelling unit)

