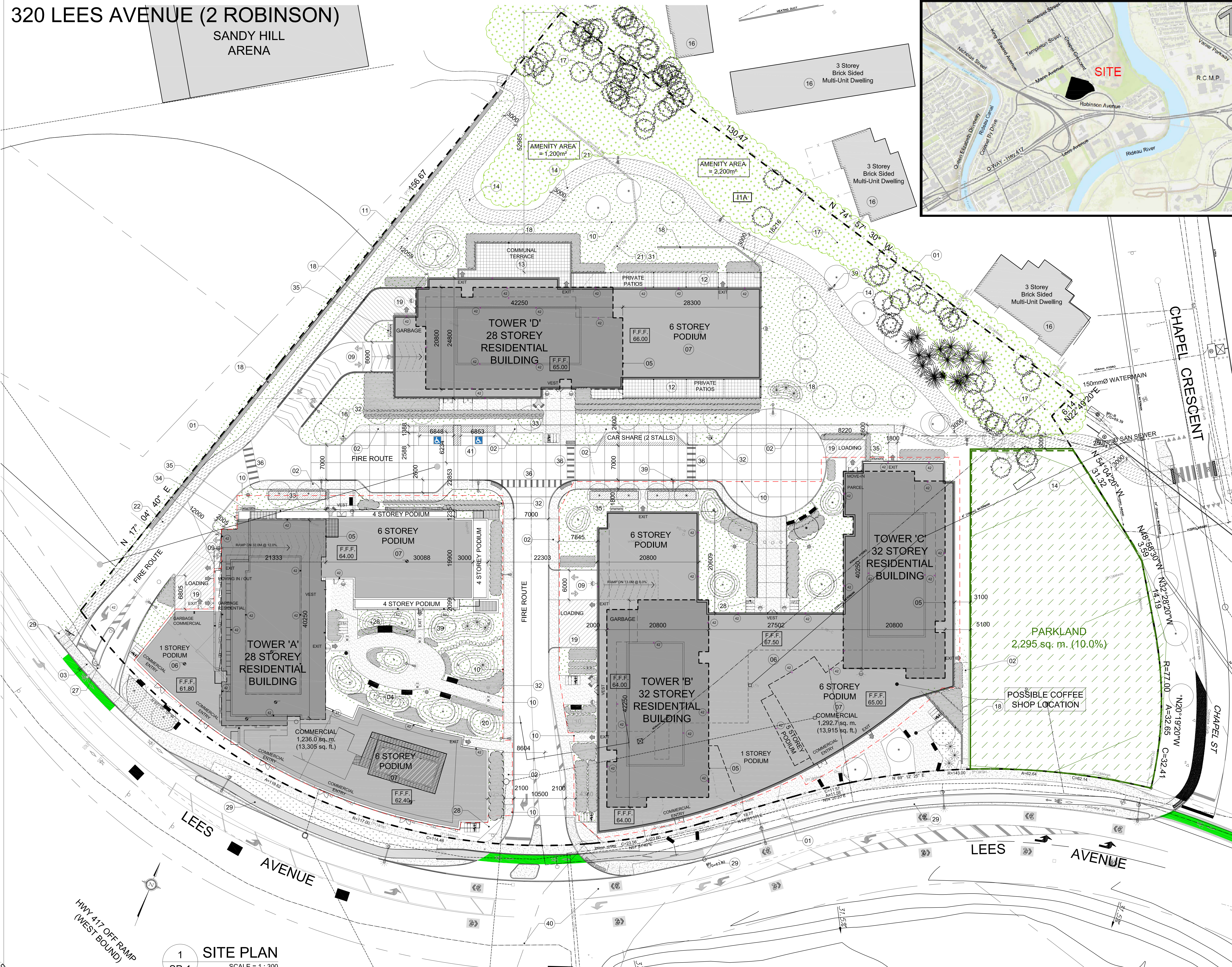


320 LEES AVENUE (2 ROBINSON)  
SANDY HILL  
ARENA



1 SITE PLAN  
SCALE = 1 : 300

### PROJECT INFORMATION

ZONING	TD2 (2745) S449
SITE AREA	22,951.0 sq. m. (247,043 sq. ft.)
REQUIRED BUILDING HEIGHT (AS PER SCHEDULE S449)	103.0m
FRONT YARD SETBACK - LEES AVENUE	0.0m
FRONT YARD SETBACK - 11A ZONE	3.0m
INTERIOR YARD SETBACK - EAST	2.0m
INTERIOR YARD SETBACK - WEST	12.0m
REAR YARD SETBACK	17.0m
AMENITY SPACE - PER UNIT	6.0 sq. m.
EXTERIOR AMENITY SPACE - 2% LOT AREA	459.0 sq. m.
VEHICLE PARKING - VISITOR ONLY	0.1 PER UNIT
BICYCLE PARKING - RESIDENTIAL	0.5 PER UNIT
BICYCLE PARKING - COMMERCIAL	1 PER 250m <sup>2</sup> GFA

### PROVIDED

BUILDING HEIGHT - BUILDING A	28 STOREYS - 89.0m
BUILDING HEIGHT - BUILDING B	32 STOREYS - 103.0m
BUILDING HEIGHT - BUILDING C	32 STOREYS - 103.0m
BUILDING HEIGHT - BUILDING D	32 STOREYS - 89.0m
GRADE - BUILDING A (GROUND = 64.0m)	63.0m geo. elev.
GRADE - BUILDING B-C (GROUND = 67.5m)	65.5m geo. elev.
GRADE - BUILDING D (GROUND = 65.0m)	64.0m geo. elev.
DENSITY - TD3 LOT (1,440 UNITS)	627 units/ha
UNIT COUNT	1,539 units
FRONT YARD SETBACK - TD3 ZONE	1.9m
CORNER YARD SETBACK - TD3 ZONE	23.3m
INTERIOR YARD SETBACK - TD3 ZONE	12.0m
INTERIOR YARD SETBACK ABOVE 6 STOREYS	12.0m
REAR YARD SETBACK - TD3 ZONE	18.5m
VEHICLE PARKING - TOTAL	934
VEHICLE PARKING - RESIDENTIAL UNIT	814
VEHICLE PARKING - VISITOR	120
BICYCLE PARKING - RESIDENTIAL	1782
BICYCLE PARKING - COMMERCIAL	52
LOT COVERAGE	36.9%
EXTERIOR AMENITY SPACE	3,900.0 sq. m.
GROUND FLOOR TRANSPARENT GLAZING	60.0%
TOTAL PROJECT G.F.A.	92,364.5 sq. m. / 994,203 sq. ft.

### CAR PARKING

REQUIRED	0
RESIDENCE	- Area "Z" NOT REQUIRED
VISITOR	- 0.1 PER UNIT (MAXIMUM 30 PER BUILDING)
COMMERCIAL	- Area "Z" NOT REQUIRED
TOTAL	120
PROVIDED	934
RESIDENCE	- 0.53 PER UNIT (1,517 UNITS)
VISITOR - INTERIOR	- 0.072 PER UNIT
VISITOR - SURFACE	- 0.011 PER UNIT
CAR SHARE	- 0.62 PER UNIT

### BICYCLE PARKING

REQUIRED	759
RESIDENCE	- 0.5 PER UNIT (1,517 UNITS)
COMMERCIAL	- 1 PER 250m <sup>2</sup> GFA (2,516.7m <sup>2</sup> )
TOTAL	769
PROVIDED	1,834
INTERIOR	1,782
EXTERIOR	52

### AMENITY SPACE

EXISTING BUSH ALONG NORTH	2,200.0 sq. m.
COURTYARD OF BUILDING A	500.0 sq. m.
NORTH SIDE OF BUILDING D	1,200.0 sq. m.
COMMUNAL INTERNAL AMENITY - 1st LEVEL	1,600.0 sq. m.
COMMUNAL INTERNAL AMENITY - 7th LEVEL	800.0 sq. m.
COMMUNAL EXTERIOR PATIO - 7th LEVEL	1,200.0 sq. m.
PRIVATE BALCONIES	3,800.0 sq. m.
TOTAL	11,300.0 sq. m.
TOTAL COMMUNAL	7,300.0 sq. m.
REQUIRED - 6.0M <sup>2</sup> PER UNIT (1,517) =	9,102.0 sq. m.
REQUIRED COMMUNAL @ 50% =	4,551.0 sq. m.

### LAND PHASE AREA

BUILDING "A"	6,070.6 sq. m.	26.45%
BUILDING "B-C"	7,011.4 sq. m.	30.55%
BUILDING "D"	7,569.8 sq. m.	32.99%
PARKLAND	2,295.2 sq. m.	10.01%
TOTAL	22,948.5 sq. m.	100.00%

### LOT COVERAGE

BUILDING FOOTPRINT - "A"	2,732.4 sq. m.	11.91%
BUILDING FOOTPRINT - "B-C"	3,782.5 sq. m.	16.49%
BUILDING FOOTPRINT - "D"	1,970.8 sq. m.	8.59%
DRIVING SURFACE	3,292.2 sq. m.	14.35%
LANDSCAPE SURFACE	8,895.6 sq. m.	38.75%
PARKLAND	2,295.0 sq. m.	10.00%
TOTAL	22,948.5 sq. m.	100.00%

### SOLID WASTE

BUILDING "A" - 450 UNITS	50 Y <sup>3</sup>
GARBAGE	0.110 Y <sup>3</sup> PER UNIT
RECYCLING - GMP	0.018 Y <sup>3</sup> PER UNIT
RECYCLING - FIBRE	0.038 Y <sup>3</sup> PER UNIT
ORGANICS	1 - 240 L BIN PER PER 50 UNITS
BUILDING "B" - 369 UNITS	40 Y <sup>3</sup>
GARBAGE	0.110 Y <sup>3</sup> PER UNIT
RECYCLING - GMP	0.018 Y <sup>3</sup> PER UNIT
RECYCLING - FIBRE	0.038 Y <sup>3</sup> PER UNIT
ORGANICS	1 - 240 L BIN PER PER 50 UNITS
BUILDING "C" - 369 UNITS	42 Y <sup>3</sup>
GARBAGE	0.110 Y <sup>3</sup> PER UNIT
RECYCLING - GMP	0.018 Y <sup>3</sup> PER UNIT
RECYCLING - FIBRE	0.038 Y <sup>3</sup> PER UNIT
ORGANICS	1 - 240 L BIN PER PER 50 UNITS
BUILDING "D" - 346 UNITS	37 Y <sup>3</sup>
GARBAGE	0.110 Y <sup>3</sup> PER UNIT
RECYCLING - GMP	0.018 Y <sup>3</sup> PER UNIT
RECYCLING - FIBRE	0.038 Y <sup>3</sup> PER UNIT
ORGANICS	1 - 240 L BIN PER PER 50 UNITS

### BUILDING 'D' - STAGE 2 CONSTRUCTION

PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	846.5 sq. m.
2nd FLOOR	1,374.0 sq. m.
3rd - 5th FLOOR	3 x 14,382.0 sq. m.
6th FLOOR PODIUM	4,008.4 sq. m.
7th FLOOR TOWER	585.9 sq. m.
8th - 26th FLOOR TOWER	19 x 662.58 sq. m.
27th - 28th FLOOR	2 x 5,931.0 sq. m.
MECHANICAL LEVEL	0.0 sq. m.
TOTAL AREA	21,842.2 sq. m.
TOWER FOOTPRINT	831.8 sq. m.
UNIT COUNT - BUILDING B	369
UNIT COUNT - BUILDING C	369
VEHICLE PARKING	450
BICYCLE PARKING	1,157
COMMERCIAL AREA	1,292.7 sq. m.
MECHANICAL LEVEL TOWER B	0.0 sq. m.
MECHANICAL LEVEL TOWER C	0.0 sq. m.
TOTAL AREA	46,007.9 sq. m.
TOWER FOOTPRINT	831.8 sq. m.
UNIT COUNT - BUILDING B	369
UNIT COUNT - BUILDING C	369
VEHICLE PARKING	286
BICYCLE PARKING	330
UNIT MIX - 1,539 UNITS	
STUDIO UNIT	120
ONE BEDROOM UNIT	686
ONE BEDROOM - DEN UNIT	436
TWO BEDROOM UNIT	536
TWO BEDROOM - DEN UNIT	76
THREE BEDROOM UNIT	295
TOTAL UNITS	1539

**GeigerHut**  
architects

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tel. 514-935-3330 fax. 514-935-3375  
info@geigerhut.com

NOTES GENERALES:  
Ne pas mesurer directement des dessins.  
Toutes les dimensions et conditions générales doivent être vérifiées avant la mise des travaux.  
En aucun cas ne procéder dans l'incertitude.  
Ce dessin doit être lu conjointement avec les devis architecturaux et les notes générales.

Ordre des architectes du Québec

Client

PROJET GÉOGRAPHIQUE

**LANDSCAPE ARCHITECT**  
FoTenn Consultants Inc.  
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E-Mail: petryshyn@fotenn.com

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E-Mail: joshua.foster@gradientwind.com

**CIVIL ENGINEER**  
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Fax: 613 254-5867  
Email: f.thauvette@novatech-eng.com

**LEGAL DESCRIPTION**  
TOPOGRAPHICAL PLAN OF SURVEY OF  
PART OF LOT F  
CONCESSION D (RIDEAU FRONT)  
GEOGRAPHIC TOWNSHIP OF NEPEAN  
CITY OF OTTAWA  
Prepared by Annis, O'Sullivan, Vollebek Ltd.

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Ontario Land Surveyors  
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Nepean, Ontario K2E 7S6  
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Fax: (613) 727-1079  
E-Mail: AndyS@aovltd.com

### SITE PLAN SYMBOLS

[Symbol]	SOFT LANDSCAPE
[Symbol]	CONCRETE WALKING SURFACE
[Symbol]	ASPHALT PATH
[Symbol]	EXISTING WOODED AREA
[Symbol]	PROPOSED PARKLAND
[Symbol]	PROPERTY LINE
[Symbol]	GUARD RAILING / FENCE
[Symbol]	BIKE RACK
[Symbol]	ENTRANCE / EXIT DOOR
[Symbol]	COMMERCIAL / EXIT DOOR
[Symbol]	FIRE HYDRANT
[Symbol]	VEHICULAR DIRECTION
[Symbol]	EXISTING TREE TO REMAIN
[Symbol]	SIAMSE CONNECTION
[Symbol]	CITY STREET LIGHTING
[Symbol]	SITE LIGHTING

### DRAWING NOTES

- PROPERTY LINE
- HARD SURFACE PAVING, WIDTH AS NOTED
- CONCRETE SIDEWALK WITH DEPRESSED CURB
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- OUTLINE OF TOWER ABOVE
- 1 STOREY PODIUM LEVEL
- 6 STOREY PODIUM LEVEL
- OUTLINE OF PRIVATE TERRACE ABOVE
- PARKING GARAGE RAMP WITH DRENCH DRAIN IF REQUIRED
- OUTLINE OF BELOW GRADE PARKING GARAGE
- 1.8m WIDE ASPHALT PEDESTRIAN PATH
- AT GRADE PRIVATE PATIO WITH LOW FENCE
- AT GRADE COMMUNAL TERRACE
- 3m WIDE ASPHALT PATH
- EXISTING 1.8m WIDE ASPHALT PEDESTRIAN PATH
- EXISTING BUILDINGS ON ADJACENT PROPERTY
- EXISTING WOODED AREA TO REMAIN
- RETAINING WALL WITH GUARD RAIL AS REQUIRED
- LOADING / SERVICE BAY / GARBAGE PICK-UP
- OUTLINE OF EXISTING BUILDING TO BE REMOVED
- EXISTING CHAIN LINK FENCE TO BE REMOVED
- EXISTING TREE TO BE REMOVED

- CAR SHARE SPACE
- EXISTING TREE TO BE PRESERVED
- PROPOSED SERVICES
- EXISTING RETAINING WALL TO REMAIN
- EXISTING STREET LIGHT POLE, RELOCATE AS REQUIRED
- BICYCLE RACK, SEE LANDSCAPE FOR DETAILS
- EXISTING 2.1m WIDE CITY SIDEWALK
- CATCH BASIN
- EXISTING RETAINING WALL TO BE REMOVED
- FIRE HYDRANT
- SIAMSE CONNECTION
- NATURAL GAS EQUIPMENT WITH BOLLARDS
- PEDESTRIAN CROSS WALK WITH DEPRESS CURBS
- SITE FURNITURE - SEE LANDSCAPE FOR DETAILS
- MOUNTABLE CURB
- SITE LIGHTING
- NEW SIGNALIZED INTERSECTION
- ACCESSIBLE PARKING SPACES
- WALL MOUNT LIGHT FIXTURE

05/FEB/2022	UPDATED CIVIL/LANDSCAPE	GM
02/JAN/2024	CITY COMMENTS	GM
02/OCT/2022	UPDATED LANDSCAPE	GM
07/OCT/2022	ISSUED FOR SITE PLAN APPROVAL	CA
03/OCT/2022	ISSUED FOR COORDINATION	CA
03/SEP/2022	ISSUED FOR COORDINATION	CA
DATE	DESCRIPTION	BY

**CLELAND JARDINE**  
ENGINEERING LTD.

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Tel: 613-593-1533  
Fax: 613-593-1755

**Smith + Andersen**  
Structural

**FOTENN**  
Planning + Design

MECANIQUE PROTECTION INCENDIE

**ROBINSON**  
NEW CONSTRUCTION

Site du dessin:

**SITE PLAN BUILDING A**

échelle: 1:300 dessin par: CA  
date: 2024-01-17 approuvé par: EH  
dessin: 22-027 dessin: A000