



1 SITE PLAN
SP-1
SCALE = 1 : 400

LANDSCAPE ARCHITECT FoTenn Consultants Inc. 396 Cooper Street, Suite 300, Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 ext. 241 Fax: (613) 730-1136 E-Mail: abbasif@fotenn.com	URBAN PLANNER FoTenn Consultants Inc. 396 Cooper Street, Suite 300, Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: petryshyn@fotenn.com	PROJECT DEVELOPER 2 Robison Property Limited Partnership. 88 Albert Street Ottawa, Ontario K1P 5E9 Cell (416) 903-1377 Email: kwaugh@princedev.com
WIND / SOUND ENGINEER Gradient Wind 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (613) 266-5273 E-Mail: joshua.foster@gradientwind.com	CIVIL ENGINEER Novatech Eng. Consultants Ltd. 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 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, Vollebakk Ltd.
GEOTECHNICAL ENGINEER Paterson Group 154 Colonnade Road South Ottawa, Ontario, K2E 7J5 Tel: (613) 226-7381 Ext. 233 Fax: (613) E-Mail: MBeaudoin@patersongroup.ca	TRANSPORTATION ENGINEER Novatech Eng. Consultants Ltd. 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: j.luong@novatech-eng.com	SURVEYOR Annis O'Sullivan Vollebakk Ltd. Ontario Land Surveyors 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 Fax: (613) 727-1079 E-Mail: AndyS@aovltd.com

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| SITE PLAN SYMBOLS
<ul style="list-style-type: none"> SOFT LANDSCAPE CONCRETE WALKING SURFACE EXISTING WOODED AREA PROPERTY LINE GUARD RAILING / FENCE BIKE RACK ENTRANCE / EXIT DOOR COMMERCIAL / EXIT DOOR FIRE HYDRANT VEHICULAR DIRECTION EXISTING TREE TO REMAIN SIAMSESE CONNECTION CITY STREET LIGHTING SITE LIGHTING | DRAWING NOTES
<ol style="list-style-type: none"> PROPERTY LINE HARD SURFACE PAVING, WIDTH AS NOTED CONCRETE SIDEWALK WITH DEPRESSION 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 ENTRY / EXIT OUTLINE OF BELOW GRADE PARKING GARAGE RELOCATED 1.5m WIDE PEDESTRIAN PATH AT GRADE PRIVATE PATIO WITH LOW FENCE AT GRADE COMMUNAL TERRACE 1.5m WIDE PEDESTRIAN PATH EXISTING 1.5m WIDE 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 | <ol style="list-style-type: none"> 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 SIAMSESE CONNECTION PARKING GARAGE INTAKE / EXHAUST GRILL NATURAL GAS EQUIPMENT WITH BOLLARDS PEDESTRIAN CROSS WALK WITH DEPRESS CURBS SITE FURNITURE - SEE LANDSCAPE FOR DETAILS MOUNTABLE CURB SITE LIGHTING STOP SIGN FIRE ROUTE SIGNAGE |
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PROJECT INFORMATION ZONING: 11A TD1 (2078) TD2 (2078) SITE AREA: 22,948.5 sq. m. (247,016 sq. ft.) REQUIRED BUILDING HEIGHT: 11A 15.0m BUILDING HEIGHT: TD1 (2078) 20.0m BUILDING HEIGHT: TD2 (2078) 60.0m MINIMUM DENSITY - TD1 LOTS OVER 0.125ha: 150 units/ha MINIMUM DENSITY - TD2 LOTS OVER 0.125ha: 250 units/ha FRONT YARD SETBACK - TD ZONE: 0.5m FRONT YARD SETBACK - 11A ZONE: 3.0m CORNER YARD SETBACK - TD ZONE: 0.5m CORNER YARD SETBACK - 11A ZONE: 0.0m INTERIOR YARD SETBACK - TD ZONE: 7.5m INTERIOR YARD SETBACK ABOVE 6 STOREY'S: 12.0m REAR YARD SETBACK - 11A ZONE: 4.5m 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 250m ² GFA BICYCLE PARKING - COMMERCIAL: 1 PER 250m ² GFA	PROVIDED BUILDING HEIGHT - BUILDING A: 28 STOREY'S - 89.0m BUILDING HEIGHT - BUILDING B: 32 STOREY'S - 103.0m BUILDING HEIGHT - BUILDING C: 32 STOREY'S - 103.0m BUILDING HEIGHT - BUILDING D: 28 STOREY'S - 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: 1,440 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 STOREY'S: 12.0m REAR YARD SETBACK - TD3 ZONE: 18.5m VEHICLE PARKING - TOTAL (966 + 22): 988 VEHICLE PARKING - RESIDENTIAL UNIT: 868 VEHICLE PARKING - VISITOR: 120 BICYCLE PARKING - RESIDENTIAL (1440 + 25): 1465 BICYCLE PARKING - COMMERCIAL: 15 LOT COVERAGE: 36.9% EXTERIOR AMENITY SPACE: 3,900.0 sq. m. GROUND FLOOR TRANSPARENT GLAZING: 60.0% TOTAL PROJECT G.F.A.: 994,203 sq. ft.	NOTATION SYMBOLS: <p>INDICATES DRAWING NOTES, LISTED ON EACH SHEET.</p> <p>INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULED.</p> <p>INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.</p> <p>INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.</p> <p>DETAIL NUMBER</p> <p>TITLE</p> <p>SCALE</p> <p>DETAIL REFERENCE PAGE</p> <p>DETAIL CROSS REFERENCE PAGE</p>
CAR PARKING REQUIRED RESIDENCE - Area "Z" NOT REQUIRED: 0 VISITOR - INTERIOR (MAXIMUM 30 PER BUILDING): 120 COMMERCIAL - Area "Z" NOT REQUIRED: 0 PROVIDED RESIDENCE: 864 VISITOR - INTERIOR: 102 VISITOR - SURFACE: 18 CAR SHARE: 4 TOTAL: 988	GROSS BUILDING - AREAS (CITY OF OTTAWA ZONING AREA) BUILDING 'A' STAGE 1 CONSTRUCTION PARKING LEVEL: 0.0 sq. m. GROUND FLOOR: 417.1 sq. m. 2nd FLOOR: 1,980.0 sq. m. 3rd - 5th FLOOR: 5,940.0 sq. m. 6th FLOOR: 1,980.1 sq. m. 7th FLOOR: 5,940.1 sq. m. 8th - 26th FLOOR TOWER: 12,589.1 sq. m. VISITOR - INTERIOR: 1,102.9 sq. m. VISITOR - SURFACE: 11,862.2 sq. m. TOTAL AREA: 24,514.4 sq. m. (263,871 sq. ft.) TOWER FOOTPRINT: 831.8 sq. m. (8,953 sq. ft.) UNIT COUNT: 375 VEHICLE PARKING: 274 BICYCLE PARKING: 375 COMMERCIAL AREA: 1,226.0 sq. m. (13,197 sq. ft.)	ISSUED FOR SITE PLAN CONTROL Nov. 12, 21 ISSUED FOR GENERAL UPDATES / COORDINATION Nov. 4, 21 ISSUED FOR 2A & OPA 1st COMMENT RESPONSE June 23, 21 ISSUED FOR 2A & OPA APPLICATION Dec. 21, 20 ISSUED FOR UPDATED DESIGN Dec. 10, 20 ISSUED FOR DESIGN CONCEPT Aug. 24, 20 REVISIONS: ARCHITECT SEAL: Roderick Lahey License #4375 NORTH ARROW CLIENT: 2 Robison Property Limited Partnership ARCHITECT: Roderick Lahey Architect Inc. 56 Beech Street, Ottawa, Ontario K1S 3J6 1.613.724.9932 1.613.724.1209 www.roderricklahey.ca PROJECT TITLE: 2 ROBINSON AVENUE / 320 LEES AVENUE OTTAWA ONTARIO SHEET TITLE: SITE PLAN DRAWN: RV CHECKED: T.Z. SCALE: 1:400 SHEET No: 1:400 PROJECT No: 1902 SP-1
BICYCLE PARKING REQUIRED RESIDENCE - 0.5 PER UNIT (1,440 UNITS): 720 COMMERCIAL - 1 PER 250m ² GFA (2,518.7m ²): 10 TOTAL: 730 PROVIDED INTERIOR: 1,440 EXTERIOR: 35 TOTAL: 1,475	BUILDING 'B' & 'C' STAGE 3 CONSTRUCTION PARKING LEVEL: 0.0 sq. m. GROUND FLOOR: 1,261.7 sq. m. 2nd FLOOR: 218.6 sq. m. 2nd FLOOR - TOWER B: 1,211.4 sq. m. 2nd FLOOR - TOWER C: 1,176.2 sq. m. 3rd - 5th FLOOR - TOWER B: 3,634.1 sq. m. 3rd - 5th FLOOR - TOWER C: 3,525.5 sq. m. 3rd - 5th FLOOR - TOWER C: 3,979.0 sq. m. 6th FLOOR PODIUM - TOWER B: 1,211.4 sq. m. 6th FLOOR PODIUM - TOWER C: 1,176.2 sq. m. 7th FLOOR - TOWER B: 589.9 sq. m. 7th FLOOR - TOWER C: 579.9 sq. m. 8th - 30th FLOOR TOWER B: 15,248.0 sq. m. 8th - 30th FLOOR TOWER C: 15,248.0 sq. m. 31st - 32nd FLOOR TOWER B: 1,108.7 sq. m. 31st - 32nd FLOOR TOWER C: 1,108.7 sq. m. TOTAL COMMUNAL: 7,300 sq. m. REQUIRED - 6.0M² PER UNIT (1,440): 8,640 sq. m. REQUIRED COMMUNAL @ 50% = 4,320 sq. m.	LAND PHASE AREA BUILDING 'A' = 6,070.6 sq. m. 26.45% BUILDING 'B-C' = 7,011.4 sq. m. 30.56% BUILDING 'D' = 7,569.9 sq. m. 32.99% PARKLAND = 2,295.6 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' = 3,762.5 sq. m. 16.40% BUILDING FOOTPRINT - 'D' = 1,970.9 sq. m. 8.59% DRIVING SURFACE = 3,292.2 sq. m. 14.35% LANDSCAPE SURFACE = 8,895.6 sq. m. 38.75% PARKLAND = 2,295.6 sq. m. 10.00% TOTAL = 22,948.5 sq. m. 100.00% SOLID WASTE BUILDING 'A' - 375 UNITS GARBAGE: 0.110 Y ³ PER UNIT 42 Y ³ RECYCLING - GMP: 0.018 Y ³ PER UNIT 7 Y ³ RECYCLING - FIBRE: 0.038 Y ³ PER UNIT 15 Y ³ ORGANICS: 1 - 240 L BIN PER PER 50 UNITS 8 BUILDING 'B' - 364 UNITS GARBAGE: 0.110 Y ³ PER UNIT 40 Y ³ RECYCLING - GMP: 0.018 Y ³ PER UNIT 7 Y ³ RECYCLING - FIBRE: 0.038 Y ³ PER UNIT 14 Y ³ ORGANICS: 1 - 240 L BIN PER PER 50 UNITS 8 BUILDING 'C' - 371 UNITS GARBAGE: 0.110 Y ³ PER UNIT 42 Y ³ RECYCLING - GMP: 0.018 Y ³ PER UNIT 7 Y ³ RECYCLING - FIBRE: 0.038 Y ³ PER UNIT 14 Y ³ ORGANICS: 1 - 240 L BIN PER PER 50 UNITS 8 BUILDING 'D' - 330 UNITS GARBAGE: 0.110 Y ³ PER UNIT 37 Y ³ RECYCLING - GMP: 0.018 Y ³ PER UNIT 6 Y ³ RECYCLING - FIBRE: 0.038 Y ³ PER UNIT 13 Y ³ ORGANICS: 1 - 240 L BIN PER PER 50 UNITS 7 BUILDING 'D' STAGE 2 CONSTRUCTION PARKING LEVEL: 0.0 sq. m. GROUND FLOOR: 1,374.0 sq. m. 2nd FLOOR: 3,408.9 sq. m. 3rd - 5th FLOOR: 10,309.8 sq. m. 6th FLOOR PODIUM: 1,336.1 sq. m. 7th FLOOR TOWER: 589.9 sq. m. 8th - 26th FLOOR TOWER: 12,589.1 sq. m. VISITOR - INTERIOR: 1,102.9 sq. m. VISITOR - SURFACE: 11,862.2 sq. m. TOTAL AREA: 21,842.2 sq. m. (235,107 sq. ft.) TOWER FOOTPRINT: 831.8 sq. m. (8,953 sq. ft.) UNIT COUNT: 330 VEHICLE PARKING: 248 BICYCLE PARKING: 330 UNIT MIX - 1,440 UNITS ONE BEDROOM UNIT: 761 ONE BEDROOM + DEN UNIT: 58 TWO BEDROOM UNIT: 497 TWO BEDROOM + DEN UNIT: 31 THREE BEDROOM UNIT: 93 TOTAL UNITS: 1,440