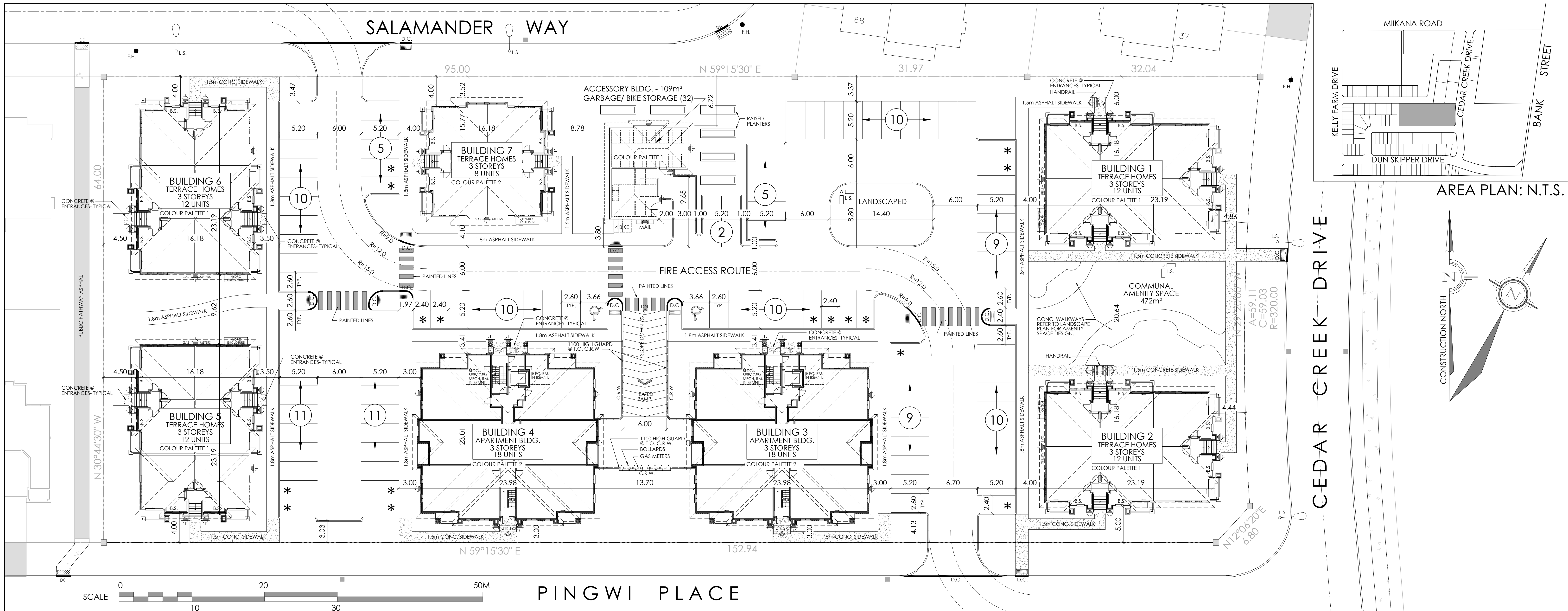




APPROVED
By Lily Xu at 4:11 pm, Mar 04, 2021


LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

SITE INFORMATION :			
SITE AREA :		10,061.14 m ² = 1.0 ha (2.47 A)	
ZONING :		R4Z [2370]	
PERMITTED USES:		- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	
LOT WIDTH (MIN.):	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	REQUIRED : 18.0 m	PROVIDED : 64.00 m
LOT AREA (MIN.):	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	1,400.00 m ²	10,061.14 m ²
BUILDING HEIGHT (MAX.):	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	15.0 m	12.15 m 12.06 m
FRONT YARD (MIN.) : (CEDAR CREEK DRIVE)	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	3.0 m	4.44 m
REAR YARD (MIN.) : (PUBLIC WALKWAY)	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	6.0 m (1.&12.)	4.50 m
INTERIOR SIDE YARD (MIN.) : (NORTH LINE)	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	3.0 m (12.)	6.00 m
CORNER SIDE YARD (MIN.) :	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	3.0 m	3.00 m
ACCESSORY BUILDING SIZE (MAX.)		55.0 m ²	109.0 m ²
ACCESSORY BUILDING HEIGHT (MAX.)		3.6 m	3.5 m
LANDSCAPED AREA OF LOT (MIN.):		30 %	43.39 % (4,365m ²)
TOTAL AMENITY AREA REQUIRED : - APARTMENT LOW RISE - 6.0 m ² x 36 = 216 m ²			
COMMUNAL AMENITY AREA REQ'D. (MIN.): 50% of 216 m ² = 108 m ²			
AMENITY AREA PROVIDED :	- PRIVATE AMENITY AREA - (BALCONIES & PATIOS) =	251 m ²	
	- COMMUNAL AMENITY AREA -	472 m ²	
	TOTAL AMENITY AREA PROVIDED :	723 m ²	

APARTMENT BUILDING, TERRA FLATS & BACK TO BACK TERRACE HOMES:			
BUILDING No. :	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BUILDING 1 = BACK TO BACK TERRACE HOMES	358.0 m ²	1,394.0 m ²	12 UNITS
BUILDING 2 = BACK TO BACK TERRACE HOMES	358.0 m ²	1,394.0 m ²	12 UNITS
BUILDING 3 = APARTMENT BLDG.	505.0 m ²	1,504.0 m ²	18 UNITS
BUILDING 4 = APARTMENT BLDG.	505.0 m ²	1,504.0 m ²	18 UNITS
BUILDING 5 = BACK TO BACK TERRACE HOMES	358.0 m ²	1,394.0 m ²	12 UNITS
BUILDING 6 = BACK TO BACK TERRACE HOMES	358.0 m ²	1,394.0 m ²	12 UNITS
BUILDING 7 = BACK TO BACK TERRACE HOMES	230.0 m ²	907.5 m ²	8 UNITS
ACCESSORY BUILDING	109.0 m ²		
TOTAL =	2,781.0 m ²	6,703.5 m ²	92 UNITS
APARTMENT BUILDINGS =	36 UNITS		
BACK TO BACK TERRACE HOMES =	56 UNITS		
TOTAL =	92 UNITS		

PARKING :
PARKING REQUIRED : 1.2 Spaces / (92) d.u. + 0.2 / (92) d.u. (Visitor) = 110.4 + 18.4 = 129 Spaces

PARKING PROVIDED : UNDERGROUND - 2 x 14 Spaces = 28 Spaces
SURFACE 84 Spaces + 18 Visitor Spaces = 102 Spaces
TOTAL: = 130 Spaces

20 (4 u/g) PARKING SPACES (15.4% total) INDICATED WITH AN * HAVE A WIDTH OF 2.4m as per SECTION 106 (3)(a)

BICYCLE PARKING REQUIRED : 0.5 / d.u.(92) = 46 Spaces
BICYCLE PARKING PROVIDED : 32 (Accessory bldg.) + 26 u/g (13 per apt. bldg) + 4 Surface = 62 spaces

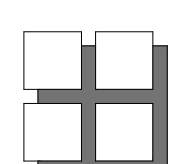
SNOW STORAGE : CLEARED SNOW TO BE REMOVED FROM SITE

LEGEND/ ABBREVIATIONS:

D.C. - DEPRESSED CURB
C.R.W. - CONCRETE RETAINING WALL
B.S. - BUILDING SERVICES LOCATION
- WALL MOUNT LIGHT FIXTURE
- FIRE HYDRANT
L.S. - LIGHT STANDARD
TACTILE WALKING SURFACE INDICATOR
SIAMESE CONNECTIONS
COLOUR PALETTES: REFER TO BUILDING ELEVATIONS

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH :
- SITE SERVICING AND GRADING PLAN PREPARED BY IBI GROUP
- LANDSCAPING PLAN PREPARED BY JAMES B. LENNOX AND ASSOCIATES INC.

BOUNDARIES DERIVED FROM: PLAN 4M-XXX
PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD.
DATED XXX.XX.20XX.


M. David Blakely
Architect Inc.
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

GENERAL NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

OWNER: PHOENIX HOMES
18A BENTLEY AVE.
OTTAWA, ON K2E 6T8
(613) 722-7227

ARCHITECT: M. DAVID BLAKELY ARCHITECT INC.
2200 PRINCE OF WALES DR., SUITE 101
OTTAWA, ON K2E 6Z9
(613) 226-8811

CIVIL ENGINEER: IBI GROUP
333 PRESTON STREET #400
OTTAWA, ON K1S 5N4
(613) 225-1311

LANDSCAPE ARCHITECT: JAMES B. LENNOX AND ASSOCIATES INC.
3332 CARLING AVE.
NEPEAN, ON K2H 5A8
(613) 722-5168

SURVEYOR: ANNIS O'SULLIVAN VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON K2E 7S6
(613) 727-0550

SEAL

12.				24.			
11.				23.			
10.				22.			
9.				21.			
8.				20.			
7.				19.			
6.				18.			
5.				17.			
4.	10/08/20	FOR RESUBMISSION		MB	16.		
3.	18/11/19	FOR SITE PLAN SUBMISSION		MB	15.		
2.	27/06/19	FOR COORDINATION		MB	14.		
1.	04/04/19	FOR REVIEW		MB	13.		
No.	DATE	DESCRIPTION	INT.	No.	DATE	DESCRIPTION	INT.
REVISIONS				REVISIONS			

A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT: PATHWAYS | BLOCK 232
PLANNED UNIT DEVELOPMENT
1055 CEDAR CREEK DRIVE
OTTAWA, ONTARIO

CLIENT:  **PHOENIX HOMES**
18A Bentley Ave Ottawa, ON K2E 6T8

DRAWING TITLE: **SITE PLAN**

DATE: APRIL 2019
SCALE: 1 : 250
DRAWN BY: mdb
CHECKED: MDB

SHEET NO.: **SP1**

D07-12-20-0037