

KEY PLAN  
NOT TO SCALE

**SITE INFORMATION:**

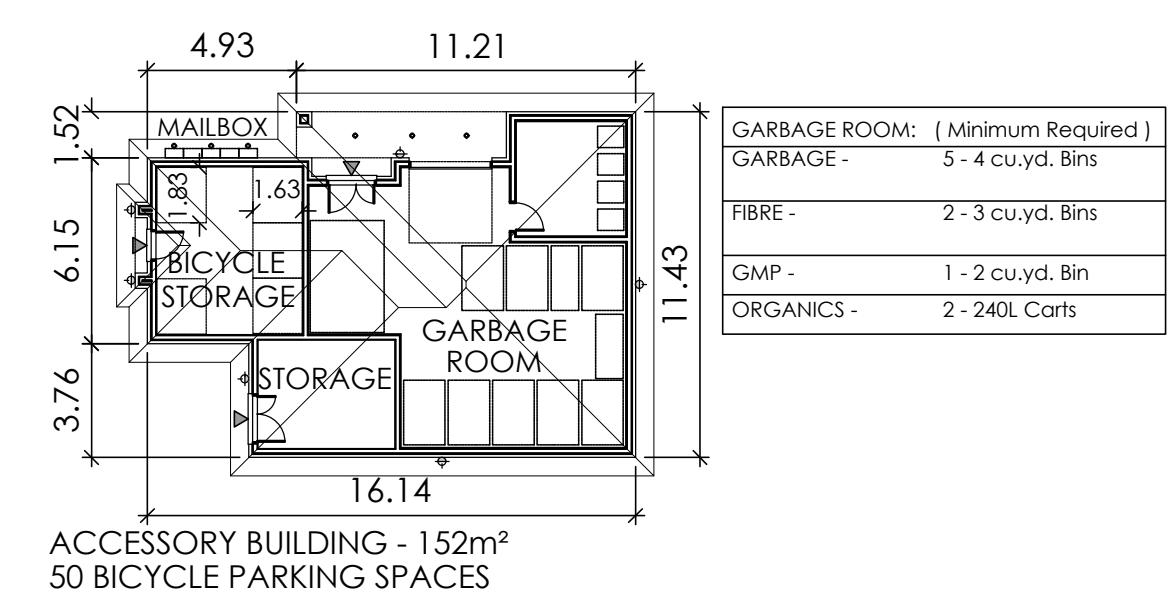
PROPOSED ZONING: R4Z [XXXX] - PERMITTED USES: - PLANNED UNIT DEVELOPMENT (SECTION 131)  
 - TOWNHOUSE DWELLING 90 UNITS  
 - STACKED DWELLING 96 UNITS

NOTE: FOR THE PURPOSE OF ZONING INTERPRETATION - FRONT LOT LINE ABUTS BRIAN COBURN BLVD.

SITE AREA: 26,051.7 m<sup>2</sup>  
 TOTAL BUILDING AREA: 8,357.3 m<sup>2</sup>

PROPOSED ZONING:	R4Z[XXXX]	PROVIDED:
LOT AREA (MIN.):	1,400.0 m <sup>2</sup>	26,051.70 m <sup>2</sup> (2.60 ha)
LOT AREA - BACK TO BACK UNIT (MIN.):	n/a	92.0 m <sup>2</sup>
LOT WIDTH (MIN.):	18.0m	BRIAN COBURN BLVD. 131.94 m
FRONT YARD (MIN.):	3.0 m	4.88 m
CORNER SIDE YARD (MIN.):	3.0 m	Block 2 - 5.34 m
		Block 17 - 4.10 m
INTERIOR SIDE YARD (MIN.):	n/a	
REAR YARD (MIN.):	n/a	
COULOIR ROAD (MIN.):	3.0m	4.14 m
BUILDING SPACING:		
BETWEEN BUILDING & PRIVATE WAY	1.8 m	2.57 m
BETWEEN GARAGE & PRIVATE WAY	5.2 m	5.94 m
BETWEEN CARPORT/GARAGE & SIDEWALK	6.2 m	6.20 m
BETWEEN BUILDINGS	1.2 m	3.80 m
MINIMUM LANDSCAPED AREA:	30.0%	45.4 % (11,833.4m <sup>2</sup> )
BUILDING HEIGHT (TOWNHOUSE) (MAX.):	11.0 m	10.6 m
BUILDING HEIGHT (STACKED UNITS) (MAX.):	15.0 m	9.5 m
PORCH STAIR TO LOT LINE (SECTION 65)	0.60 m	1.14 m
MINIMUM LANDSCAPING for PARKING LOTS (SECTION 110):	15.0% of PARKING LOT AREA:	PARKING LOT AREA: 4,058.0m <sup>2</sup> LANDSCAPED AREA: 1,857.0m <sup>2</sup> 45.7 %
TOTAL AMENITY AREA REQUIRED:		
- STACKED DWELLING 6.0m <sup>2</sup> x 96 = 576.0 m <sup>2</sup>	- PRIVATE AMENITY AREA - (BALCONIES & PATIOS) 6.5m <sup>2</sup> x 96 = 624.0 m <sup>2</sup>	
COMMUNAL AMENITY AREA REQ'D. (MIN.):	50% of 576 m <sup>2</sup> = 288.0 m <sup>2</sup>	- COMMUNAL AMENITY AREA - 1,130.0 m <sup>2</sup> TOTAL AMENITY AREA PROVIDED: 1,754.0 m <sup>2</sup>
ACCESSORY BUILDING BUILDING HEIGHT (MAX.):	SECTION 131 4.5 m	PROVIDED: 4.47 m
FLOOR AREA (MAX.):	200.0 m <sup>2</sup>	152.00 m <sup>2</sup>
BACK TO BACK PARKING:		
PARKING PROVIDED: 2 Spaces / UNIT - 1 Driveway / 1 Garage		
TERRACE FLATS PARKING:		
PARKING REQUIRED: 1.2 Spaces / (96) d.u. + 0.2 / (96) d.u. (Visitor) = 115.2 + 19.2 = 134.4 Spaces		
PARKING PROVIDED: 116 Spaces + 19 Visitor Spaces = 135 Spaces		
BICYCLE PARKING REQUIRED: 96 (0.5 / (96) d.u.) = 48.0 Spaces		
BICYCLE PARKING PROVIDED: 50 Interior Spaces + 8 Exterior Spaces = 58 Spaces		
STREET BACK TO BACK TOWNHOMES:		
BLOCK No.:	BUILDING AREA: GROSS FLOOR AREA:	No. UNITS:
BLOCK 1 = BACK TO BACK TOWNHOMES	544.3 m <sup>2</sup>	1,281.1 m <sup>2</sup>
BLOCK 2 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>
BLOCK 3 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>
BLOCK 4 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>
BLOCK 5 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>
BLOCK 6 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>
BLOCK 7 = BACK TO BACK TOWNHOMES	438.5 m <sup>2</sup>	1,026.6 m <sup>2</sup>
BLOCK 8 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>
BLOCK 9 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>
BLOCK 10 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>
BLOCK 11 = BACK TO BACK TOWNHOMES	438.5 m <sup>2</sup>	1,026.6 m <sup>2</sup>
TOTAL =	4,909.3 m <sup>2</sup>	11,547.1 m <sup>2</sup>
TERRACE FLATS:		
BLOCK No.:	BUILDING AREA: GROSS FLOOR AREA:	No. UNITS:
BLOCK 12 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>
BLOCK 13 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>
BLOCK 14 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>
BLOCK 15 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>
BLOCK 16 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>
BLOCK 17 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>
BLOCK 18 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>
BLOCK 19 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>
BICYCLE / GARBAGE =	152.0 m <sup>2</sup>	152.0 m
TOTAL =	3,448.0 m <sup>2</sup>	9,904.0 m
SNOW STORAGE:	SNOW STORAGE WILL BE OFF SITE.	

NOTE:  
 SITE PLAN TO BE READ IN CONJUNCTION WITH:  
 - SITE SERVICING PLAN PREPARED BY \_\_\_\_\_  
 - LANDSCAPING PLAN PREPARED BY \_\_\_\_\_  
 - BOUNDARIES DERIVED FROM: PLAN OF SURVEY OF PART OF LOTS 2 AND 3 CONVESSION 3 (OTTAWA FRONT), PLAN PREPARED BY STANTEC NOV. 11, 2020.



GARBAGE ROOM: (Minimum Required)

GARBAGE -	5 - 4 cu.yd. Bins
FIBRE -	2 - 3 cu.yd. Bins
GMP -	1 - 2 cu.yd. Bin
ORGANICS -	2 - 240L Carts

**LEGEND:**

- D.C. - DEPRESSED CURB
- WALL MOUNT LIGHT FIXTURE
- L. D. LINE - LIMITING DISTANCE LINE
- GM - GAS METER LOCATION
- FIRE HYDRANT
- EXTERIOR BIKE PARKING SPACE

SCALE 0 10 20 30 50m

**GENERAL NOTES:**

- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
- ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
- 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.
- DO NOT SCALE DRAWINGS.
- THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.
- THIS REPRODUCTION SHALL NOT BE ALTERED.

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

SEAL

CONSTRUCTION NORTH

No.	DATE	DESCRIPTION	INIT.
10.	27/08/20	REVISED B/B TOWN LAYOUT	SM
9.	25/08/20	REVISED BLOCK SEPARATIONS	SM
8.	11/08/20	REVISED BLOCK LAYOUT	SM
7.	16/07/20	ADDED ACCESS PATHWAYS	SM
6.	30/06/20	FOR REVIEW	SM
5.	26/03/21	AS PER CITY COMMENTS	SM
4.	06/03/20	REMOVED TRANSFORMER LOCATIONS	SM
3.	26/02/20	FOR REVIEW	SM
2.	26/09/19	FOR REVIEW	SM
1.	19/09/19	FOR REVIEW	SM
20.	14/05/21	GATEWAY COLUMNS ADDED	SM
19.	14/04/21	GENERAL REVISIONS	SM
18.	08/04/21	MOVED BLOCKS 8-11 EAST 0.13m	SM
17.	07/04/21	REV. AMENITY AREA/GENERAL	SM
16.	26/03/21	AS PER CITY COMMENTS	SM
15.	10/12/20	REV. SIDEWALK @ COULOIR ROAD	SM
14.	02/12/20	REV. BLKS. 18&19 PATHWAY	SM
13.	20/11/20	GENERAL REVISIONS	SM
12.	05/11/20	REV. BLKS. 1-7 & ACC. BLDG.	SM
11.	03/09/20	REVISED B/B TOWN LAYOUT	SM

PROJECT: **186 UNIT TERRACE FLATS & B/B TOWNHOMES TRAILSEDGE BLOCK 193 & 194 OTTAWA, ONT.**

DRAWING TITLE: **SITE PLAN**

CLIENT: **RICHCRAFT Group Of Companies**

DATE: **SEPT., 2019.**

SCALE: **1:500**

SHEET No.: **SP-1**

DRAWN BY: **SBM**

CHECKED: **MDB**

D07-12-20-0184