

SITE INFORMATION:

SITE AREA :	12,342.74 m ² = 1.23 ha (3.05 A)
ZONING :	EXISTING - DR PROPOSED - GM
PERMITTED USES :	- PLANNED UNIT DEVELOPMENT - STACKED DWELLING - HOME-BASED BUSINESS
LOT WIDTH (MIN.):	NO MINIMUM 68.56 m
LOT AREA (MIN.):	NO MINIMUM 12,342.74 m ²
BUILDING HEIGHT (MAX.):	18.0 m 12.00 m
FRONT YARD (MIN.):	3.0 m 3.01 m
REAR YARD (MIN.):	7.5 m 6.00 m
INTERIOR SIDE YARD (MIN.):	3.0 m 5.03 m
CORNER SIDE YARD (MIN.):	3.0 m 4.50 m
FLOOR SPACE INDEX (MAX):	2 1.04
MINIMUM WIDTH OF LANDSCAPED AREA : ABUTTING A STREET	3.0 m 3.0 m
ABUTTING AN INSTITUTIONAL ZONE	3.0 m 1.5 m
TOTAL LANDSCAPED AREA PROVIDED:	5,349.24m ² (43.34%)
PLANNED UNIT DEVELOPMENT REQUIREMENTS:	
MINIMUM WIDTH OF PRIVATE WAY:	6.0 m 6.0 m
BUILDING WALL SETBACK FROM PRIVATE WAY (MIN.):	1.8 m 2.8 m
SEPARATION BETWEEN BUILDINGS (MIN.):	1.2 m 5.07 m
AMENITY SPACE REQUIREMENTS:	
AMENITY SPACE REQUIRED @ 6.0m/ UNIT (STACKED DWELLING) =	672.00m ²
COMMUNAL AMENITY SPACE REQUIRED (50%) =	336.00m ²
AMENITY SPACE PROVIDED: PRIVATE (BALCONIES)	545.92m ²
COMMUNAL	345.00m ²
TOTAL	890.92m ²

BUILDING INFORMATION:

BUILDING No. :	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:	UNIT TYPES:	
BUILDING 1 =	TRADITIONAL BACK-TO-BACK TERRACE HOMES	615.9 m ²	2,399.52 m ²	20 UNITS	16 4
BUILDING 2 =	TRADITIONAL BACK-TO-BACK TERRACE HOMES	615.9 m ²	2,399.52 m ²	20 UNITS	16 4
BUILDING 3 =	TRADITIONAL BACK-TO-BACK TERRACE HOMES	615.9 m ²	2,399.52 m ²	20 UNITS	16 4
BUILDING 4 =	TRADITIONAL BACK-TO-BACK TERRACE HOMES	615.9 m ²	2,399.52 m ²	20 UNITS	16 4
BUILDING 5 =	URBAN BACK-TO-BACK TERRACE HOMES	409.2 m ²	1,636.8 m ²	16 UNITS	16 0
BUILDING 6 =	URBAN BACK-TO-BACK TERRACE HOMES	409.2 m ²	1,636.8 m ²	16 UNITS	16 0
TOTAL =		3,282.0 m²	12,871.68 m	112 UNITS	96 16

PARKING :

PARKING REQUIRED : 1.2 Spaces / (112) d.u. + 0.2 / (112) d.u. (Visitor) = 134 + 22 = 156 Spaces

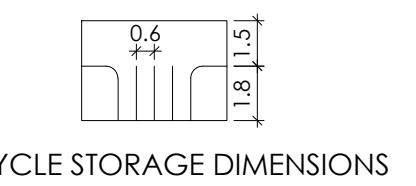
PARKING PROVIDED : UNDERGROUND - 00 Spaces
SURFACE 125 Spaces + 18 Visitor Spaces = 143 Spaces
TOTAL: = 143 Spaces

62 PARKING SPACES (40% OF TOTAL REQUIRED (156)) INDICATED WITH AN * HAVE A WIDTH OF 2.4m. A LENGTH OF 4.6m. OR BOTH AS PER SECTION 106 (3)(a)

V = VISITOR PARKING
EV = ELECTRICAL VEHICLE PARKING

BICYCLE PARKING REQUIRED : 0.5 / d.u. (112) = 56 Spaces
BICYCLE PARKING PROVIDED : 36 (Accessory bldg.) + 22 (Surface) = 58 spaces

SNOW STORAGE : CLEARED SNOW TO BE STORED OFF SITE.



LEGEND/ ABBREVIATIONS :

- ⊙ GAS METERS LOCATION
- ⊠ BUILDING SERVICES LOCATION (IN LOWER LEVEL)
- D.C. DEPRESSED CURB
- ▬ TACTILE WALKING SURFACE INDICATOR
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕ FIRE HYDRANT
- ⊕ LIGHT STANDARD
- ⊕ TRANSFORMER & MANHOLE

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 4R -
PREPARED BY J.D. BARNES LIMITED
DATED MAY 21, 2020

APPROVED
By Sean Moore at 9:30 am, Oct 20, 2021

SM

SEAN MOORE
(A) MANAGER, SOUTH BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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.

No.	DATE	DESCRIPTION	INT.
1.	06/07/2020	FOR REVIEW	MB
2.	07/07/2020	AMENITY SPACE RELOCATED	MB
3.	22/07/2020	SITE INFO UPDATED	MB
4.	24/07/2020	SITE INFO UPDATED	MB
5.	27/07/2020	FOR CONSULTANTS	MB
6.	13/08/2020	BUILDINGS SHAS SHIFTED EAST FOR COORDINATION	MB
7.	17/08/2020	JOINING/ SITE INFO UPDATED/ BLDG. LIGHTING ADDED	MB
8.	31/08/2020	FOR SITE PLAN SUBMISSION	MB
9.	09/11/2020	PROPOSED TRANSFORMER LOCATIONS ADDED	MB
10.	11/11/2020	WALKWAYS & TRANSFORMER LOCATIONS REVISED	MB
11.	16/11/2020	DIMENSIONS ADDED	MB
12.	26/11/2020	CURBS & WALKWAYS REVISED/ FOR COORDINATION	MB

No.	DATE	DESCRIPTION	INT.
13.	07/12/2020	FOR RESUBMISSION	MB
14.	20/01/2021	PER CITY COMMENTS/ FOR RESUBMISSION	MB
15.	25/01/2021	CMBS RELOCATED	MB
16.	29/01/2021	CMBS AS PER CANADA POST	MB
17.	12/10/2021	REV. SOUND FENCE/ DELETE TWSIS @ ENTRY	MB

No.	DATE	DESCRIPTION	INT.
18.	18/11/2021	FOR REVIEW	MB

No.	DATE	DESCRIPTION	INT.
19.	18/11/2021	FOR REVIEW	MB

No.	DATE	DESCRIPTION	INT.
20.	18/11/2021	FOR REVIEW	MB

No.	DATE	DESCRIPTION	INT.
21.	18/11/2021	FOR REVIEW	MB

No.	DATE	DESCRIPTION	INT.
22.	18/11/2021	FOR REVIEW	MB

No.	DATE	DESCRIPTION	INT.
23.	18/11/2021	FOR REVIEW	MB

No.	DATE	DESCRIPTION	INT.
24.	18/11/2021	FOR REVIEW	MB

No.	DATE	DESCRIPTION	INT.
25.	18/11/2021	FOR REVIEW	MB

No.	DATE	DESCRIPTION	INT.
26.	18/11/2021	FOR REVIEW	MB

No.	DATE	DESCRIPTION	INT.
27.	18/11/2021	FOR REVIEW	MB

No.	DATE	DESCRIPTION	INT.
28.	18/11/2021	FOR REVIEW	MB

No.	DATE	DESCRIPTION	INT.
29.	18/11/2021	FOR REVIEW	MB

No.	DATE	DESCRIPTION	INT.
30.	18/11/2021	FOR REVIEW	MB

No.	DATE	DESCRIPTION	INT.
31.	18/11/2021	FOR REVIEW	MB

PROJECT: PLANNED UNIT DEVELOPMENT
4639 BANK STREET
OTTAWA, ONTARIO

CLIENT: **Glenview homes**

DRAWING TITLE: **SITE PLAN**

DATE: JULY 2020
SCALE: 1 : 300
SHEET NO.: SP1

DRAWN BY: mdb
CHECKED: MDB

D07-12-20-0115