

**KEY PLAN NOT TO SCALE**

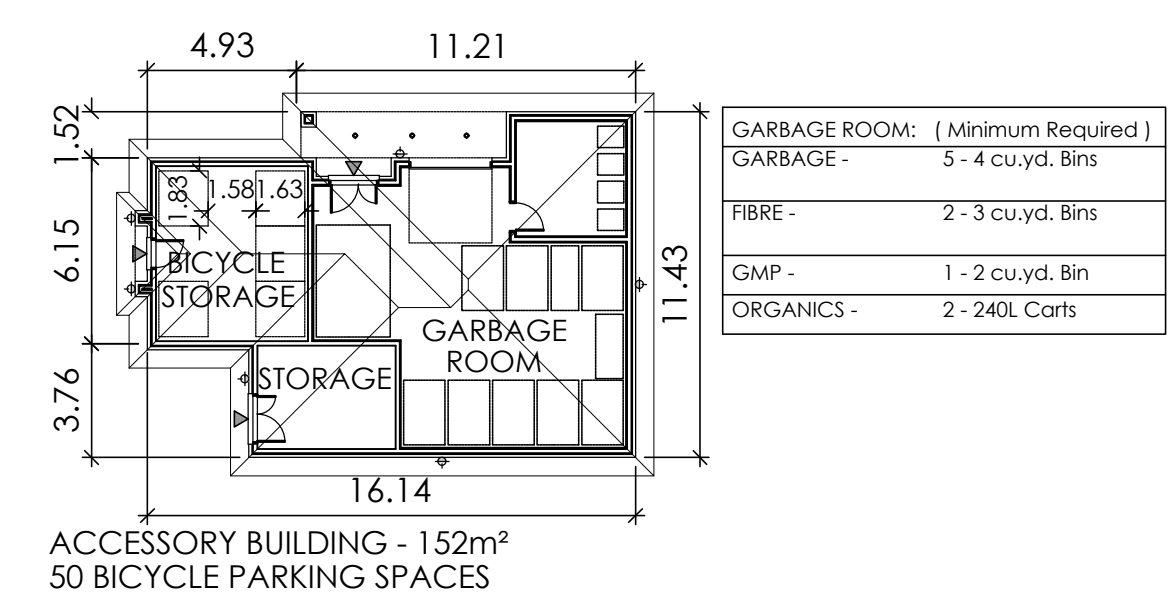
**SITE INFORMATION:**

PROPOSED ZONING: R4Z [2704] - PERMITTED USES: - PLANNED UNIT DEVELOPMENT (SECTION 131)  
 - TOWNHOUSE DWELLING 90 UNITS  
 - STACKED DWELLING 94 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: 8,381.8 m<sup>2</sup>

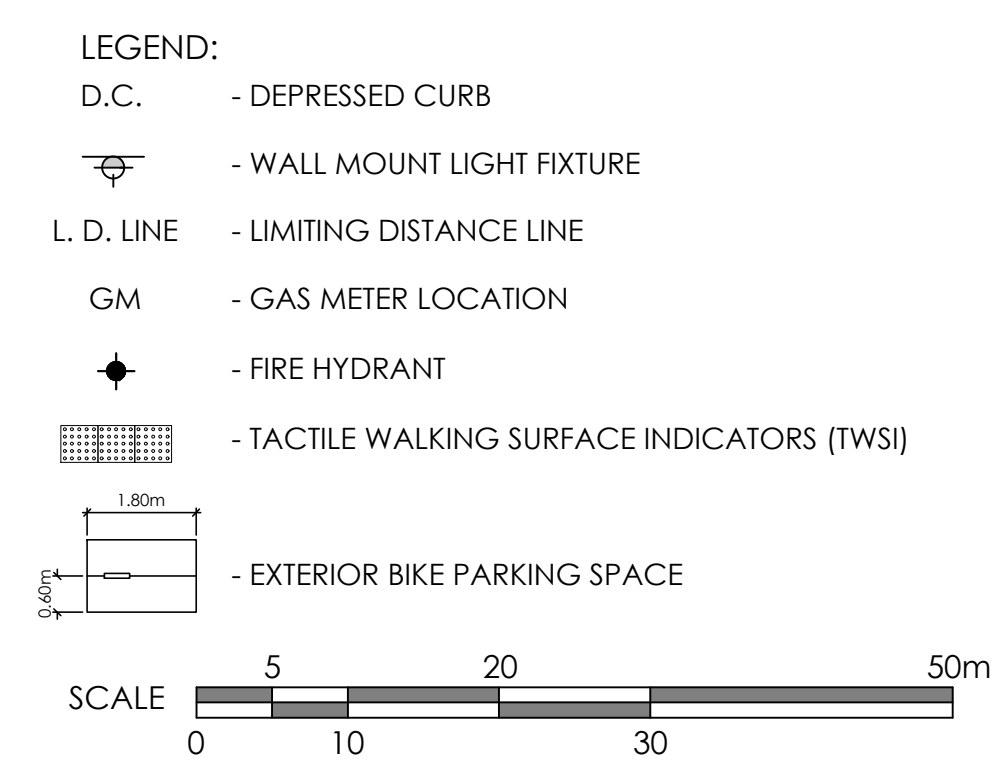
PROPOSED ZONING:	R4Z[2704]	PROVIDED:	
LOT AREA (MIN.):	1,400.0 m <sup>2</sup>	26,051.70 m <sup>2</sup> (2.60 ha)	
LOT AREA - BACK TO BACK UNIT (MIN.):	84.0 m <sup>2</sup>	92.0 m <sup>2</sup>	
LOT WIDTH (MIN.):	18.0 m	BRIAN COBURN BLVD. 131.94 m	
FRONT YARD (MIN.):	3.0 m	4.88 m	
CORNER SIDE YARD (MIN.):	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.):	3.0 m	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. 1: 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>	10 UNITS
BLOCK 2 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 3 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 4 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 5 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 6 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 7 = BACK TO BACK TOWNHOMES	438.5 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 8 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 9 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 10 = BACK TO BACK TOWNHOMES	436.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 11 = BACK TO BACK TOWNHOMES	438.5 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
TOTAL =	4,909.3 m <sup>2</sup>	11,547.1 m <sup>2</sup>	90 UNITS
TERRACE FLATS:	BLOCK No. 1: BUILDING AREA: GROSS FLOOR AREA: No. UNITS:		
BLOCK 12 = TERRACE FLATS	415.5 m <sup>2</sup>	1,320.0 m <sup>2</sup>	12 UNITS
BLOCK 13 = TERRACE FLATS	415.5 m <sup>2</sup>	1,320.0 m <sup>2</sup>	12 UNITS
BLOCK 14 = TERRACE FLATS	415.5 m <sup>2</sup>	1,320.0 m <sup>2</sup>	12 UNITS
BLOCK 15 = TERRACE FLATS	415.5 m <sup>2</sup>	1,320.0 m <sup>2</sup>	12 UNITS
BLOCK 16 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 17 = TERRACE FLATS	415.5 m <sup>2</sup>	1,320.0 m <sup>2</sup>	12 UNITS
BLOCK 18 = TERRACE FLATS	415.5 m <sup>2</sup>	1,320.0 m <sup>2</sup>	12 UNITS
BLOCK 19 = TERRACE FLATS	415.5 m <sup>2</sup>	1,320.0 m <sup>2</sup>	12 UNITS
BICYCLE / GARBAGE =	152.0 m <sup>2</sup>		
TOTAL =	3,472.5 m <sup>2</sup>	10,459.0 m <sup>2</sup>	96 UNITS
SNOW STORAGE:	SNOW STORAGE WILL BE OFF SITE.		



**APPROVED**  
 By Geraldine Wildman at 11:38 am, Dec 06, 2021

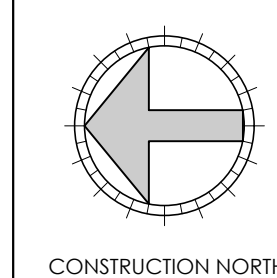
*G. Wildman*

**GERALDINE WILDMAN**  
 A/MANAGER, DEVELOPMENT REVIEW EAST BRANCH  
 PLANNING, INFRASTRUCTURE & ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



**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.



SEAL

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.	26/03/20	REMOVED TRANSFORMER LOCATIONS	SM
4.	06/03/20	FOR REVIEW	SM
3.	26/02/20	FOR REVIEW	SM
2.	26/09/19	FOR REVIEW	SM
1.	19/09/19	FOR REVIEW	SM

No.	DATE	DESCRIPTION	INIT.
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

No.	DATE	DESCRIPTION	INIT.
29.			
28.			
27.			
26.	02/12/21	LIGHTING/EV PARKING ADDED	SM
25.	08/11/21	STREET END ELEVATION ADDED TO BLOCKS 12, 13, 14, 15, 17, 18 & 19	SM
24.	14/09/21	TRANSFORMER LOCATIONS ADDED	SM
23.	11/08/21	RELOCATED BLOCKS 18 & 19	SM
22.	12/07/21	FUTURE GATEWAY FEATURE LOCATION	SM
21.	28/06/21	AS PER CITY COMMENTS	SM

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

DRAWING TITLE: **SITE PLAN**

CLIENT: RICH CRAFT Group Of Companies

DATE: SEPT., 2019.

SCALE: 1:500

SHEET No. **SP-1**

DRAWN BY: SBM

CHECKED: MDB

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