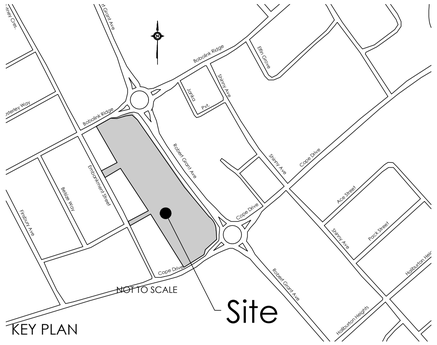
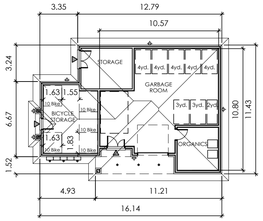


KEY PLAN



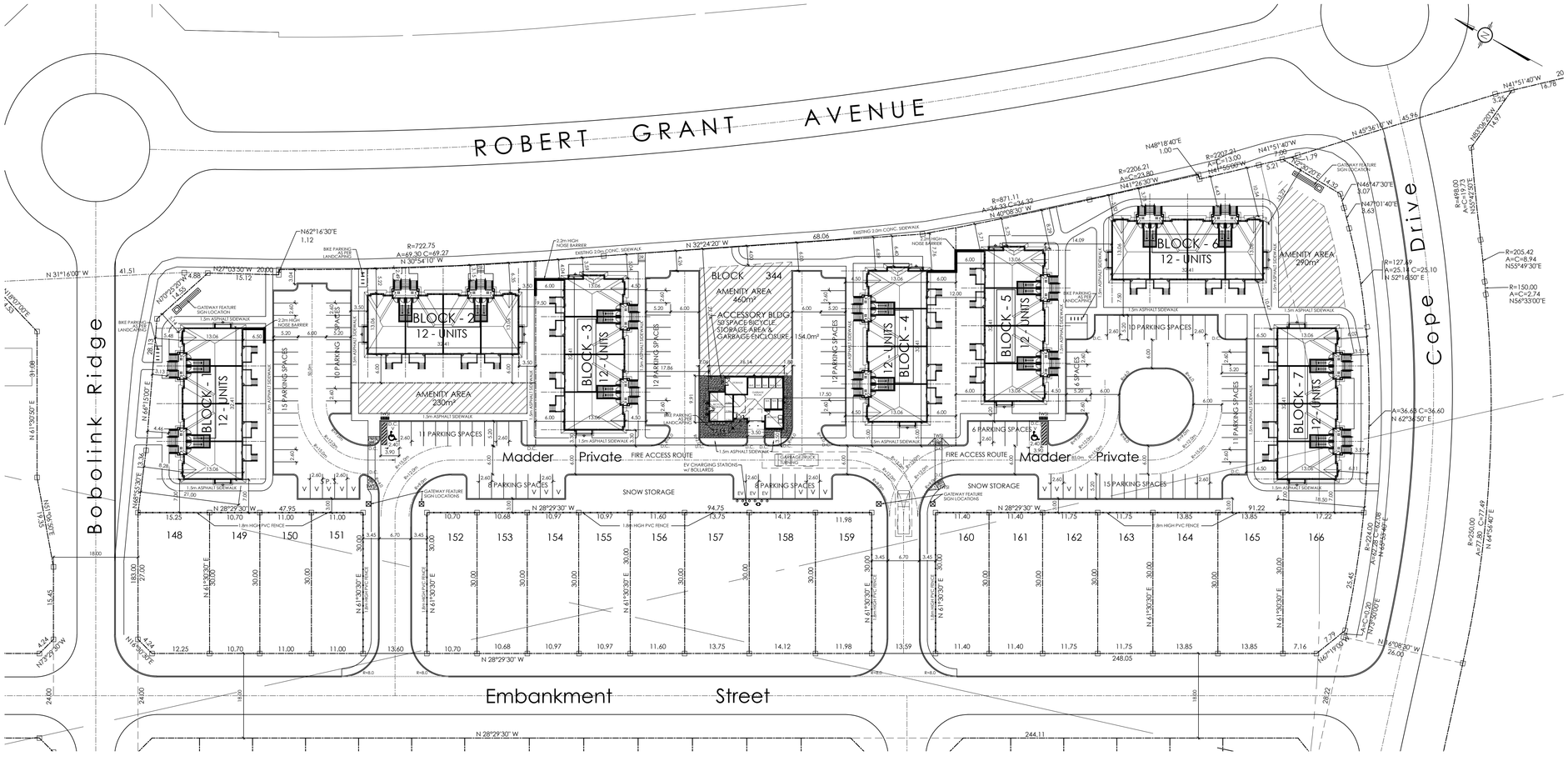
ACCESSORY BUILDING - 154m²
50 BICYCLE PARKING SPACES

GARBAGE ROOM: (Minimum Required) AREA: 98.0 m²	
GARBAGE -	5 - 4 cu.yd. Bins
FIBRE -	2 - 3 cu.yd. Bins
GMP -	1 - 2 cu.yd. Bin
ORGANICS -	2 - 240L Carts

BICYCLE ROOM:
BICYCLE RACKS SYSTEM
5 RACKS w/ 10 BICYCLES PER RACK

APPROVED
By Allison Hamlin at 5:22 pm, Jun 28, 2022

ALLISON HAMLIN
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA



SITE INFORMATION :

PROPOSED ZONING : R4Z - PERMITTED USES : - PLANNED UNIT DEVELOPMENT
- STACKED DWELLING UNITS

SITE AREA : 16,034.83 m²
TOTAL BUILDING AREA : 3,038.0 m²

PROPOSED ZONING:	R4Z	PROVIDED:
LOT AREA (MIN.):	1,400.0 m²	16,034.83 m²
LOT WIDTH (MIN.):	18.0m	41.49 m
BUILDING HEIGHT (MAX.):	11.0 m	9.45 m
FRONT YARD (MIN.) :	3.0 m	5.48 m
CORNER SIDE YARD (MIN.) :	3.0 m	4.04 m
REAR YARD (MIN.) :	6.0 m	6.02 m
INTERIOR SIDE YARD (MIN.) :		
Within 21m of Front Lot Line	1.5 m	7.00 m
BUILDING SPACING :		
BETWEEN BUILDING & PRIVATE WAY	1.8 m	1.80 m
BETWEEN GARAGE & PRIVATE WAY	5.2 m	n/a
BETWEEN BUILDINGS	1.2 m	9.50 m
MINIMUM LANDSCAPED AREA :	30.0%	48.5 % (7,787.8m²)
PORCH STAIR TO LOT LINE (SECTION 65)	0.60 m	2.49 m

TOTAL AMENITY AREA REQUIRED :
- STACKED DWELLING 6.0m² x 84 = 504.0 m²

COMMUNAL AMENITY AREA REQ'D. (MIN.):
50% of 504 m² = 252.0 m²

- PRIVATE AMENITY AREA -
(BALCONIES & PATIOS) 6.5m² x 84 = 546.0 m²
- COMMUNAL AMENITY AREA - 980.0 m²
TOTAL AMENITY AREA PROVIDED : 1,526.0 m²

ACCESSORY BUILDING	R4Z	PROVIDED:
BUILDING HEIGHT (MAX.):	4.5 m	4.47 m
FLOOR AREA (MAX.) :	200.0 m²	154.0 m²

TERRACE FLATS PARKING :
PARKING REQUIRED : 1.2 Spaces / (84) d.u. + 0.2 / (84) d.u. (Visitor) = 100.8 + 16.8 = 117.6 Spaces
PARKING PROVIDED : 112 Spaces + 17 Visitor Spaces = 129 Spaces

BICYCLE PARKING REQUIRED : 84 (0.5 / d.u.) = 42.0 Spaces
BICYCLE PARKING PROVIDED : 50 Interior Spaces

TERRACE FLATS :

BLOCK No. :	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK 1 = TERRACE FLATS	412.0 m²	1,219.0 m²	12 UNITS
BLOCK 2 = TERRACE FLATS	412.0 m²	1,219.0 m²	12 UNITS
BLOCK 3 = TERRACE FLATS	412.0 m²	1,219.0 m²	12 UNITS
BLOCK 4 = TERRACE FLATS	412.0 m²	1,219.0 m²	12 UNITS
BLOCK 5 = TERRACE FLATS	412.0 m²	1,219.0 m²	12 UNITS
BLOCK 6 = TERRACE FLATS	412.0 m²	1,219.0 m²	12 UNITS
BLOCK 7 = TERRACE FLATS	412.0 m²	1,219.0 m²	12 UNITS
BICYCLE / GARBAGE =	154.0 m²		
TOTAL =	3,038.0 m²	8,533.0 m²	84 UNITS

SNOW STORAGE : SNOW STORAGE WILL BE OFF SITE.

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH :
- SITE SERVICING PLAN PREPARED BY WSP.
- LANDSCAPING PLAN PREPARED BY LASHLEY + ASSOCIATES.
- BOUNDARIES DERIVED FROM: PLAN 4M -1619 BLOCK 344 PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD.

LEGEND:
D.C. - DEPRESSED CURB
- WALL MOUNT LIGHT FIXTURE
- GATEWAY FEATURES

SCALE 0 10 30 50m

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

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, AND 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 FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.
6. THIS REPRODUCTION SHALL NOT BE ALTERED

CONSTRUCTION NORTH

SEAL

No.	DATE	DESCRIPTION	INIT.
10.			
9.			
8.			
7.	14/10/21	REVISE AS PER CITY COMMENTS	SM
6.	09/09/21	STREET NAME ADDED TO PLAN	SM
5.	25/06/21	REVISED SIDEWALKS @ BLKS. 6 & 7	SM
4.	09/04/21	AS PER RICHCRAFT	SM
3.	25/03/21	FOR REVIEW	SM
2.	28/07/20	FOR REVIEW	SM
1.	10/07/20	FOR REVIEW	SM

REVISIONS

No.	DATE	DESCRIPTION	INIT.
20.			
19.			
18.			
17.			
16.			
15.			
14.			
13.			
12.			
11.			

REVISIONS

PROJECT: 84 UNIT TERRACE FLATS KANATA BLOCK 344 OTTAWA, ONT.

CLIENT: RICHCRAFT Group Of Companies

DRAWING TITLE: SITE PLAN

DATE: JULY, 2020. SCALE: 1:500 SHEET No.: SP-1

DRAWN BY: SBM CHECKED: MDB

D07-12-21-0107

#18498