SITE DATA

SITE STATISTICS (NUMBER OF UNITS & BUILDING FOOTPRINT AREA)

BLOCK 1	12	TOWNS / 36 UNITS	596.99M²
BLOCK 2	12	TOWNS / 36 UNITS	596.99M²
BLOCK 3	8	TOWNS / 24 UNITS	444.81M²
BLOCK 4	8	TOWNS / 24 UNITS	444.81M²
BLOCK 5	12	TOWNS / 36 UNITS	596.99M²
BLOCK 6	12	TOWNS / 36 UNITS	596.99M²
BLOCK 7	6	TOWNS / 18 UNITS	321.90M²
BLOCK 8	12	TOWNS / 36 UNITS	596.99M²
BLOCK 9	12	TOWNS / 36 UNITS	596.99M²
TOTAL	94	TOWNS / 282 UNITS	4,793.46M²

LOT COVERAGE

TOTAL LOT AREA:	12,703.69m²
TOTAL GROSS BUILDING AREA: (GARBAGE & BIKE STORAGE INCLUDED)	4'993.32m²
TOTAL LOT COVERAGE:	39.3%
TOTAL HARD LANDSCAPING AREA:	3'850.71m²
TOTAL LOT COVERAGE:	30.3%
TOTAL SOFT LANDSCAPE AREA: (PARK EXCLUDED)	2,589.48m²
TOTAL LOT COVERAGE:	20.4%
PARK AREA:	.1270HA (1'270.18m²)
TOTAL LOT COVERAGE:	10%

SURVEY INFORMATION

JD BARNES LTD.
2430 DON REID DRIVE SUITE 204
OTTAWA, ON
K1H 1E1, CANADA

CONTACT:
SHAWN LEROUX
TEL. 613-731-7244

REAL PROPERTY REPORT
PART 1 – PLAN SHOWING
PART OF BLOCK A
REGISTERED PLAN M-44
CITY OF OTTAWA

SITE STATISTICS

PLANNED UNIT DEVELOPMENT ZONING MECHANISM

ZONING:

DWELLING TYPE: PUD – 94 TOWNS / 282 UNITS	REQUIRED	PROPOSED
MIN. WIDTH OF PRIVATE DRIVEWAY	6.0m	6.0m
MIN. SEPARATION AREA BETWEEN BUILDINGS	1.2m MIN.	3.0m MIN.
SETBACKS		
MIN. LOT WIDTH MIN. LOT AREA MAX. BUILDING HEIGHT		

PARKING REQUIREMENTS - RESIDENTS

(PART 4 – PARKING, QUEUING AND LOADING PROVISIONS)

TOWNHOMES PROVIDED
94 – 12(SEC. 101 3a) 82 TOWNHOUSES

MIN. PARKING REQUIRMENTS – TABLE 101A

TOWNHOUSE
0.75 PER DWELLING UNIT 82 X 0.75 = 61.5

REQUIRED 62 SPACES PROVIDED 76 SPACES

VISITOR PARKING
94 – 12(SEC. 102 2) 82 TOWNHOUSES

MIN. VISITOR PARKING SPACE RATES – TABLE 102

TOWNHOUSE
0.1 PER DWELLING UNIT 82 X 0.1 = 8.2

REQUIRED 9 SPACES PROVIDED 9 SPACES

GRAPHIC SCALE

1 : 250

5m 10m 20m 30m 35m

CONSULTANTS

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CIVIL - GRADING & SERVICING
NOVATECH
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LANDSCAPE
URBANTYPOLOGY INC.
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OTTAWA, ONTARIO K1S 4N7

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SCOTT MASON
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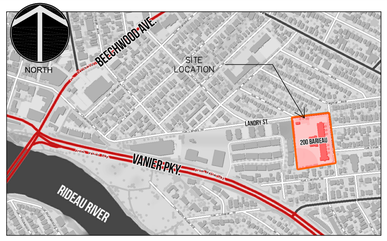
LOCATION MAP

N.T.S.



no.	date	revision
2	2024-07-05	ISSUED TO M&E FOR PRELIMINARY COORDINATION
2	2024-07-03	ISSUED FOR CONSULTANT COORDINATION
1	2024-06-25	ISSUED FOR CLIENT REVIEW

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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parkriver PROPERTIES

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HOBIN ARCHITECTURE

project title
200 BARIBEAU
BARIBEAU ST, OTTAWA, ONTARIO

drawing title
SITE PLAN

drawn	date	scale
HL	DEC 2021	1:250

project 2006

ONTARIO ASSOCIATION OF ARCHITECTS
CARM J. HOBIN
LICENCE 3049

drawing no.
SP-1

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