

SITE AREA	17,615.32 m <sup>2</sup> (1.76 ha)
PAVED AREA	6217.3689 m <sup>2</sup> (35.29%)
LANDSCAPED AREA	6713.7186 m <sup>2</sup> (38.1%)
TOTAL BUILDING COVERAGE	4684.2325 m <sup>2</sup> (26.6%)
TOTAL GROSS FLOOR AREA	17,617.3808 m <sup>2</sup>
DENSITY (UPH)	111 UPH
ZONE CATEGORY	R4(Z)

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m <sup>2</sup> )	UNITS
BLOCKS 4 - 7 - 8 - 10	STACKED DWELLING		96
BLOCKS 5 - 6	STACKED DWELLING		40
BLOCKS 1 - 2 - 3	STACKED DWELLING		48
BLOCKS 9	STACKED DWELLING		12
		TOTAL	196

ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A(Z) Min. Lot Area (m <sup>2</sup> )	1400 m <sup>2</sup>	17615.32 m <sup>2</sup>
162A(Z) Min. Lot Width (m)	18	23.3
162A(Z) Min. Front Yard Setback (m)	3	>3.4
162B.6 Min. Rear yard setback (m)	6	4.5
162B(7) Min. Corner side setback (m)	3	3
162A(Z) Max Building Height (m)	15	13.5
161 Landscaped Area	30%	38%
131.1 Min. Width of Private Way / Parking Aisle (m)	6	6.1
131.4a Min. Setback for Any Wall of a Residential Building Within a Planned Unit Development	1.2	5
131.2 Min. setback for any wall of a residential use building to a private way	1.8	>4.5
137 AMENITY AREA		
137.6 Total min. amenity area (5m <sup>2</sup> per unit)	1176 m <sup>2</sup>	2245 m <sup>2</sup>
137.6 Min. Communal Amenity Area m <sup>2</sup> (Min. 50% area)	588 m <sup>2</sup>	1122 m <sup>2</sup>
65 PERMITTED PROJECTION INTO REQUIRED YARDS		
65.5.i Fire escapes, Open Stairways, Stoop (m)	>0.6m to lot line	0.5 m
65.6.a(i) Covered or Uncovered Balcony, Porch and Deck	2m no closer than 1 to a lot line	2m no closer than 1.74 to a lot line

PARKING REQUIREMENTS	REQUIRED	PROPOSED
T01 (Table R10) Resident Parking - 1.2 spaces/unit	235	196 (1.0)
T02 (Table column III) Visitor Parking - 0.2 spaces/unit	39	19 (0.1)
T06.1 Min. Perpendicular Parking Space Size (m)	2.6 x 5.2	2.6 x 5.2
T07 (Table 107.d) Min. Requires Aisle Width	6.0	6.1
Barrier Free Parking		
Traffic and Parking Bylaw Section 111		
111 Min. Barrier Free Parking **	1	1
111 BICYCLE STORAGE		
111B Min. bicycle parking space dimension, horizontal (m)	Width: 0.6m	0.6
111(B) Length: 1.8m	1.8	1.8
111(B) Min. Bicycle parking space access aisle Width (m)	1.5	1.5
111.1 Min. Bicycle Parking 0.5 spaces/unit	98	100
110(a)(b) LANDSCAPE AREA SURROUNDING PARKING LOT		
110.a Abutting a Street (m)	3	>16m
110.b Not Abutting a street (m)	3	>3m
110.1.b Min. % of parking lot landscape	15%	>19%
110 REFUSE COLLECTION AREAS		
110.3b Min. Waste collection setback to lot line	3	>30m
110.3.c/d Opaque Screen Min. Height (m)	2	2***

\*\*Per the 2015 Guide Accessibility Design Standards - Section 3.1 Design of Public Parking 4% of parking spaces provided for public use must be accessible. 1 of the provided 19 visitor spaces have been designed to be barrier free. 1 type A bin provided.

\*\*\*Section 110.3(d) where an in-ground refuse container is provided, the screening requirement of Section 3(3C) above may be achieved with soft landscaping @9m 2020-20)

GARBAGE: REQUESTED BY ZONING: PH X  
 GARBAGE: 0.231 CUBIC YARD /UNIT 0.231 X 196 = 45.27 CUBIC YARD (7 BINS)  
 RECYCLING: 0.062 CUBIC YARD /UNIT 0.018 X 196 = 3.54 CUBIC YARDS (1 BIN)  
 ORGANIC: 0.062 CUBIC YARD /UNIT 0.062 X 196 = 12.15 CUBIC YARDS (2 BINS)  
 240 L X 3.92 = 940 L (1 BIN)  
 TOTAL BINS = 11 BINS

- SITE PLAN NOTES
- DO NOT SCALE DRAWINGS FOR PRINT.
  - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF Q4 ARCHITECTS AND CAIVAN. COPYRIGHT RESERVED.
  - WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
  - REFERENCE CITY OF OTTAWA I.W.S.I. DETAIL SC7.3



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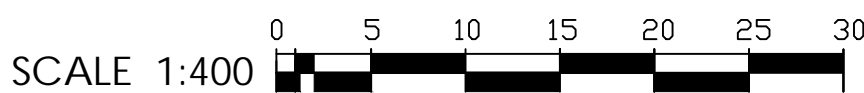
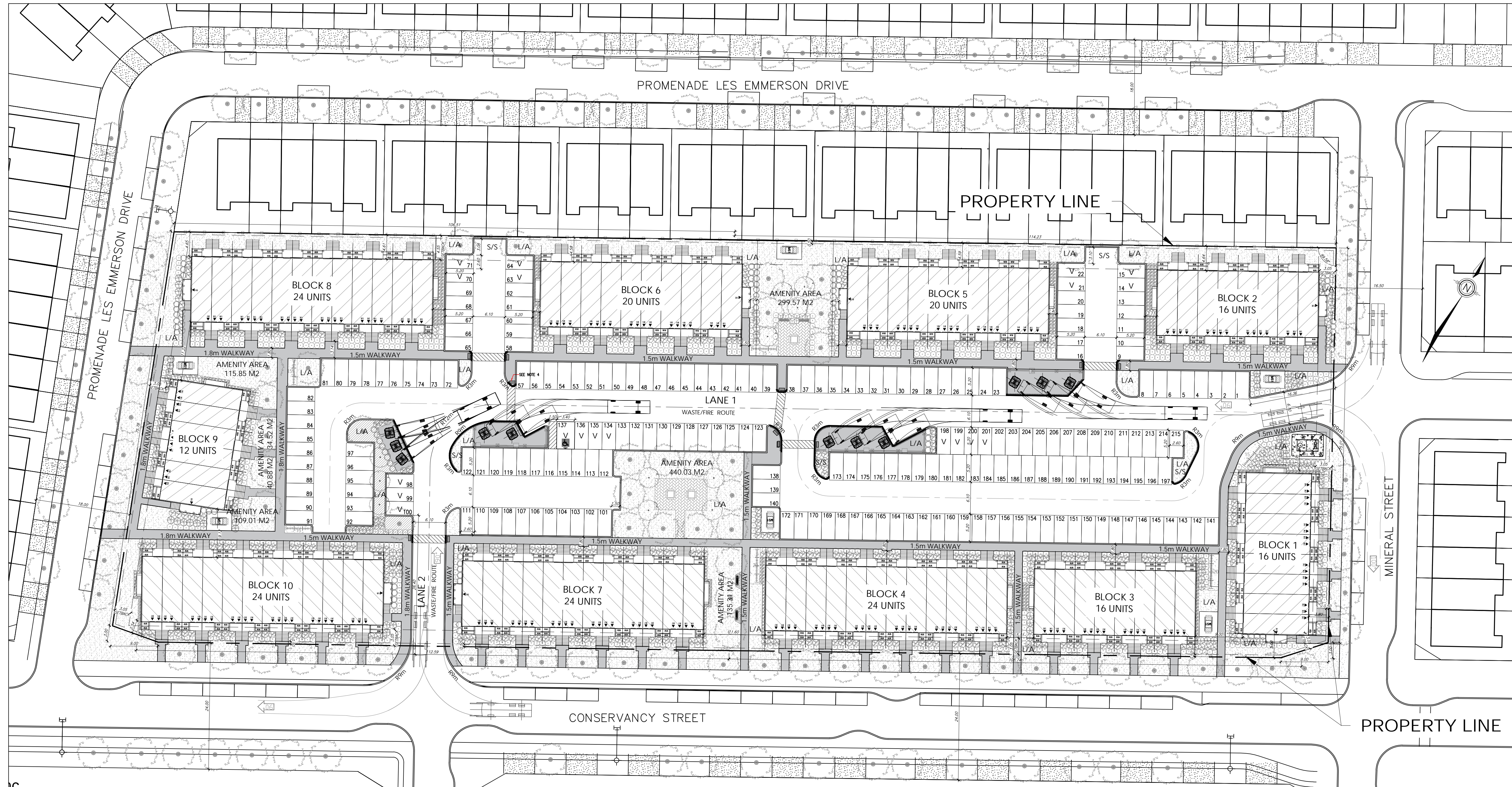
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The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work.

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LEGEND

- STACKED TOWNS
- ENTRANCE
- BALCONY
- PORCH
- PROJECTION (STAIR)
- PAVERS
- SODDING
- LIGHT DUTY ASPHALT PAVING
- CROSSWALK
- CURB (0.2m)
- DEPRESSED CURB
- TACTILE WALKING SURFACE INDICATOR
- BLOCK BOUNDARY
- WASTE ENCLOSURE FENCE
- WOOD PRIVACY FENCE
- NO PARKING
- BARRIER FREE PARKING
- BARRIER FREE PARKING SIGNAGE
- VISITOR PARKING
- BIKE RACKS
- EARTH BIN (5.5 yd<sup>3</sup>)
- HYDRO TRANSFORMER
- LIGHT POLE
- SNOW STORAGE AREA
- L/A LANDSCAPED AREA
- SMALL DECIDUOUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- GRASSES/PERENNIALS

ATTACHED MPAN, FROM THE SURVEYED PLAN SPT 13, XREF INFO DRAWING  
 \*TREES AND SHRUB LOCATIONS TO BE CONFIRMED ON LANDSCAPE PLAN

10	ADDITIONAL COMMENTS-ISSUED TO CLIENT	2024.08.27
9	ADDITIONAL COMMENTS-ISSUED TO CLIENT	2024.08.26
8	ADDITIONAL COMMENTS-ISSUED TO CLIENT	2024.08.16
7	ADDITIONAL COMMENTS-ISSUED TO CLIENT	2024.08.04
6	ADDITIONAL SITE STATS-ISSUED TO CLIENT	2024.07.25
5	REVISED AS PER CITY AND CLIENT COMMENTS	2024.07.17
4	REVISED GARBAGE LAYOUT	2024.07.16
3	SPI-2 AFTER CITY'S COMMENTS	2024.07.15
2	ADD HYDRO TRANSFORMER	2024.07.05
1	Q4A SPI	2024.06.27

Issued / Revision Chart

Project Title

# CONSERVANCY STACKED TOWNS

3285 Borrisokane Rd  
 Location OTTAWA, ON.

Plan No. 18754 and File No. D07-12-24-0097

Part of Lot 14, Concession 3  
 (Rideau Front), Geographic  
 Township of Nepean

Legal Name Part of PIN 04595-4929 (LT)

Client CAIVAN

Project No.

Scale 1:500

Drawn By CT

Checked By CT

OVERALL SITE PLAN

SP1