

| | |
|-------------------------|------------------------------------|
| SITE AREA | 17,615.32 m ² (1.76 ha) |
| PAVED AREA | 5874m ² (33.34%) |
| LANDSCAPED AREA | 7057.08 m ² (40.06%) |
| TOTAL BUILDING COVERAGE | 4684.2325 m ² (26.592%) |
| TOTAL GROSS FLOOR AREA | 17,617,5428 m ² |
| DENSITY (UPH) | 111 UPH |
| ZONE CATEGORY | R4(2) |

| DWELLING BLOCK | DWELLING TYPE | GROSS FLOOR AREA (m ²) | UNITS |
|--------------------------|------------------|------------------------------------|------------|
| BLOCKS 8 - 10 | STACKED DWELLING | | 48 |
| BLOCKS 4 - 5 - 6 - 7 - 9 | STACKED DWELLING | | 100 |
| BLOCKS 1 - 2 - 3 | STACKED DWELLING | | 48 |
| TOTAL UNITS | | | 196 |

| ZONE PROVISION - PLANNED UNIT DEVELOPMENT | REQUIRED | PROPOSED |
|--|-----------------------------------|--------------------------------------|
| 162A(2) Min. Lot Area (m ²) | 1400 m ² | 17615.32 m ² |
| 162A(2) Min. Lot Width (m) | 18 | 22.37 |
| 162A(2) Min. Front Yard Setback (m) | 3 | >3.4 |
| 162B.6 Min. Rear yard setback (m) | 6 | 4.5 |
| 162B(7) Min. Corner side setback | 3 | 3 |
| 162A(1) Max building Height (m) | 15 | 13.5 |
| 161 Landscaped Area | 30% | 39% |
| 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 (6m ² per unit) | 1176 m ² | 4903.67 m ² |
| 137.6 Min. Communal Amenity Area m ² (Min. 50% area) | 588 m ² | 2451.84 m ² |
| 45 PERMITTED PROJECTION INTO REQUIRED YARDS | | |
| 10.5.1 Fire escapes, Open Stairways, Stoop (m) | >0.6m to lot line | 0.5 m |
| 10.5.2 Fire escapes, Open Stairways, Stoop (m) | 2m no closer than 1 to a lot line | 2m no closer than 1.74 to a lot line |
| 65.6.a(i) Covered or Uncovered Balcony, Porch and Deck line | | |

| PARKING REQUIREMENTS | REQUIRED | PROPOSED |
|---|--------------|------------|
| 101 (Table R10) Resident Parking - 1.2 spaces/unit | 235 | 196 (1.10) |
| 102 (Table column III) Visitor Parking - 0.2 spaces/unit | 39 | 22 (0.11) |
| 106.1 Min. Perpendicular Parking Space Size (m) | 2.6 x 5.2 | 2.6 x 5.2 |
| 107 (Table 107.d) Min. Requires Aisle Width | 6.0 | 6.1 |
| BARRIER FREE PARKING | | |
| Traffic and Parking By-law Section 111 Min. Barrier Free Parking ** | 1 | 1 |
| BICYCLE STORAGE | | |
| 111 Min. bicycle parking space dimension, horizontal (m) | Width: 0.6m | 0.6 |
| 111.1a Min. bicycle parking space access aisle Width (m) | Length: 1.8m | 1.8 |
| 111.1b Min. Bicycle Parking 0.5 spaces/unit | 1.5 | 1.5 |
| 110.1 Min. bicycle parking space dimension, vertical (m) | 1.8 | 1.8 |
| 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% | >15% |
| 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*** |

*For 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 21 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 provide, the screening requirement of Section 3(3)(c) above may be achieved with soft landscaping (Bylaw 2020-29)

GARBAGE: REQUESTED BY ZONING: PH X
 GARBAGE: 0.231 CUBIC YARD / UNIT 0.231 X 196 = 45.27 CUBIC YARD (6.5 CU.YD./BIN) = 7 BINS PROPOSED: 8 BINS
 RECYCLING (GPH) 0.018 CUBIC YARD / UNIT 0.018 X 196 = 3.54 CUBIC YARDS (6.5 CU.YD./BIN) = 1 BIN PROPOSED: 1 BINS
 RECYCLING (FIBRE) 0.042 CUBIC YARD / UNIT 0.042 X 196 = 8.23 CUBIC YARDS (6.5 CU.YD./BIN) = 2 BINS PROPOSED: 2 BINS
 ORGANIC 240L PER 50 UNITS 240 L X 3.92 = 940 L (240 L /BIN) = 4 BINS PROPOSED: 4 BINS
 TOTAL BINS = 11 BINS TOTAL PROPOSED: 15 BINS

SITE PLAN NOTES
 1. DO NOT SCALE DRAWINGS FOR PRINT.
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 3. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
 4. REFERENCE CITY OF OTTAWA T.W.S.J. DETAIL SC7.3



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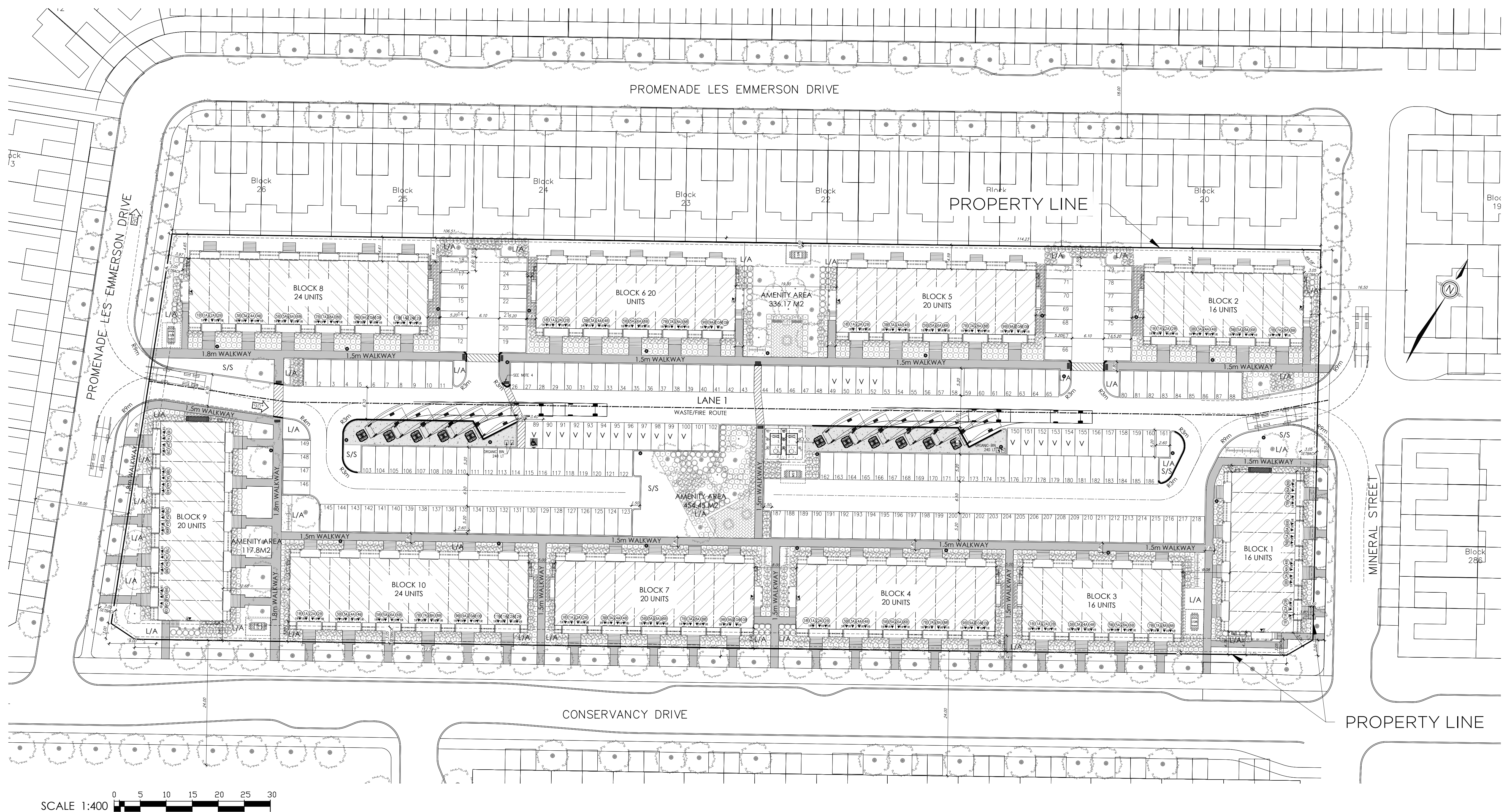
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LEGEND

- STACKED TOWNS
- ENTRANCE
- BALCONY
- PORCH
- PROJECTION (STAIRS)
- PAVERS
- HEAVY DUTY CONCRETE PAVING
- 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 (6.5 yd.)
- HYDRO TRANSFORMER
- LIGHT POLE
- SNOW STORAGE AREA
- LANDSCAPED AREA
- MEDIUM DECIDUOUS TREE*
- SMALL DECIDUOUS TREE*
- DECIDUOUS SHRUB*
- CONIFEROUS SHRUB*
- GRASSES/PERENNIALS*

ATTACHED A/P/LAN. FROM THE SURVEYED PLAN SEPT 13, XREF INTO DRAWING

*TREES AND SHRUB LOCATIONS TO BE CONFIRMED ON LANDSCAPE PLAN

| NO. | DESCRIPTION | DATE |
|-----|---|------------|
| 13 | SPI - CITY RESUBMISSION | 2025.01.24 |
| 12 | ADDITIONAL COMMENT-ISSUED TO CLIENT | 2024.12.30 |
| 11 | NEW LAYOUT-ISSUED TO CLIENT | 2024.11.27 |
| 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 | 2024.08.06 |
| 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