

SITE AREA	45,201.6318 m ² (4.52 ha)		
PARK AREA	3437.44 m ² (0.34 ha) (7.6%)		
PAVED AREA	47,639.23 m ² (32.36%)		
LANDSCAPED AREA	15,947.14 m ² (35.26%)		
TOTAL BUILDING COVERAGE	11,177.9 m ² (24.72%)		
TOTAL GROSS FLOOR AREA	42,090.17m ²		
DENSITY (UPH)	103.5 UPH		
ZONE CATEGORY	R4(Z)		
DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m²)	UNITS
BLOCKS 3-4-5-8-9-11-12-13-19-20-21-22	24 UNITS STACKED DWELLING	572.75 m ² (per Block)	288
BLOCKS 1-6-7-14-15	20 UNITS STACKED DWELLING	477.91 m ² (per Block)	100
BLOCKS 2-10-16-17-18	16 UNITS STACKED DWELLING	383.07 m ² (per Block)	80
TOTAL			468

ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A(Z)	Min. Lot Area (m ²)	1400 m ²
162A(Z)	Min. Lot Width (m)	18 m
162A(Z)	Min. Front Yard Setback (m)	3
162A(Z)	Min. Interior Side Yard Setback (m)	6
162B.6	Min. Rear yard setback (m)	6
162A(Z)	Max Building Height (m)	15
161	Landscaped Area	30%
131.1	Min. Width of Private Way / Parking Aisle (m)	6
131.4a	Min. Setback for Any Wall of a Residential Building Within a Planned Unit Development	1.2
131.2	Min. setback for any wall of a residential use building to a private way	1.8
137	AMENITY AREA	
137.6	Total min. amenity area (4m ² per unit)	2808 m ²
137.6	Min. Communal Amenity Area m ² (Min. 50% area)	1404 m ²
58	PERMITTED PROJECTION INTO REQUIRED YARDS	
65.5.i	Fire escapes, Open Stairways, Stoop (m)	>0.6m to lot line
65.6.a(i)	Covered or Uncovered Balcony, Porch and Deck	2m no closer than 1.65 to a lot line

PARKING REQUIREMENTS	REQUIRED	PROPOSED
101 (Table R10)	Resident Parking - 1.2 spaces/unit	468
102 (Table column III)	Visitor Parking - 0.2 spaces/unit	95
106.1	Min. Perpendicular Parking Space Size (m)	2.4 x 5.2
106.2	Min. Length Parallel parking	6.7
107 (Table 107.d)	Min. Required Aisle Width	6.0
BARRIER FREE PARKING		
Traffic and Parking Bylaw Section 111	Min. Barrier Free Parking **	4
111	BICYCLE STORAGE	
111B	Min. bicycle parking space dimension, horizontal (m)	Width: 0.6m Length: 1.8m
111A(b)	Min. Bicycle parking space access aisle Width (m)	1.5
111.11	Min. Bicycle Parking 0.5 spaces/unit	234
110g(b)	LANDSCAPE AREA SURROUNDING PARKING LOT	
110.a	Abutting a Street (m)	3
110.b	Not Abutting a street (m)	>25m
110.1.b	Min. % of parking lot landscape	15%
110	REFUSE COLLECTION AREAS	
110.3b	Min. Waste collection setback to lot line	>29m
110.3.c/d	Opaque Screen Min. Height (m)	2

**Per the 2014 Guide to the Integrated Accessibility Standards Regulation - Design of Public Spaces Standard, 4% of parking spaces provided for public use must be accessible. 4 of the provided 95 visitor spaces have been designed to be barrier free, two Type A and two Type B sites.

***Section 110(3)(c) where an in-ground refuse container is provided, the screening requirement of Section (3)(i) above may be achieved with soft landscaping (Bylaw 2020-299)

GARBAGE:
REQUESTED BY ZONING: PH XX
GARBAGE: 0.231 CUBIC YARD / UNIT
RECYCLING: 0.062 CUBIC YARD / UNIT
+ 0.062 CUBIC YARD / UNIT
ORGANIC: 240L PER 30 UNITS

0.231 X 468 = 108.108 CUBIC YARD (17 BINS)
0.018 X 468 = 8.42 CUBIC YARDS (2 BIN)
0.062 X 468 = 29.01 CUBIC YARDS (5 BINS)
240 L X 9.36 = 2246.4 L (1 BIN)

- 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 T.W.S.I. DETAIL SC7.3

SCALE 1:500

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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 | NO PARKING |
| ENTRANCE | BARRIER FREE PARKING |
| BALCONY | BARRIER FREE PARKING SIGNAGE |
| PORCH | VISITOR PARKING |
| PROJECTION (STAIRS) | BIKE RACKS |
| PAVERS | EARTH BIN (6.5 yd ³) |
| SODDING | HYDRO TRANSFORMER |
| LIGHT DUTY ASPHALT PAVING | LIGHT POLE |
| CROSSWALK | LANDSCAPED AREA |
| CURBS (0.2m) | SNOW STORAGE AREA |
| DEPRESSED CURBS | MEDIUM DECIDUOUS TREE* |
| TACTILE WALKING SURFACE INDICATOR | SMALL DECIDUOUS TREE* |
| BLOCK BOUNDARY | CONIFEROUS SHRUB* |
| WASTE ENCLOSURE FENCE | GRASSES/PERENNIALS* |
| WOOD PRIVACY FENCE | |

DIMENSIONS FROM J.D. BARNES \MP\PLAN NUMBER 4M-1429 DATED 11/07/2023

*TREES AND SHRUB LOCATIONS TO BE CONFIRMED ON LANDSCAPE PLAN

15	SPI - CITY SUBMISSION FEEDBACK UPDATE	2025.03.24-CT/JM
14	SPI - CITY COMMENTS DEEMED INCOMPLETE	2024.10.29-CT/JM
13	SPI - LRL COMMENTS	2024.10.01-CT/JM
12	SPI - PLANNERS COMMENTS	2024.08.14-CT/JM
11	SPI - PRE-CONSULT COMMENTS	2024.08.14-CT/JM
10	SPI - TREE ZONES COMMENTS UPDATE	2024.08.04-CT/JM
9	SPI - CITY COMMENTS UPDATE	2024.07.07-CT/JM
8	SPI W/ PHASES AND LRL COMMENTS	2024.06.27-CT/JM
7	FIRE ROUTE, Q4A SK 5b	2024.06.24-CT/JM
6	Q4A SK 5a	2024.06.18-CT/JM
5	Q4A SK 4A	2024.06.06-CT/JM
4	Q4A SK 4	2024.05.31-CT/JM
3	Q4A SK 3	2024.05.28-CT/JM
2	Q4A SK 2	2024.05.27-CT/JM
1	Q4A SK 1	2024.05.22-CT/JM

Issued / Revision Chart

Project Title
**ORLEANS VILLAGE
STACKED TOWNS**
245 & 275 Lamarche
Location Avenue, OTTAWA, ON.

Dev. Number: D02-02-24-0049

PIN 04404-1854 (LT), 04404-1880 (LT),
04404-1882 (LT) and Part of PIN
04404-1855 (LT), being Blocks 147,
173, 175 and Part of Block 148,
Registered Plan 4M-1629

Legal Name: CITY OF OTTAWA

Client: **CAIVAN**

Project No.

Scale

Drawn By

Checked By

CT

CT

OVERALL SITE PLAN

SP1