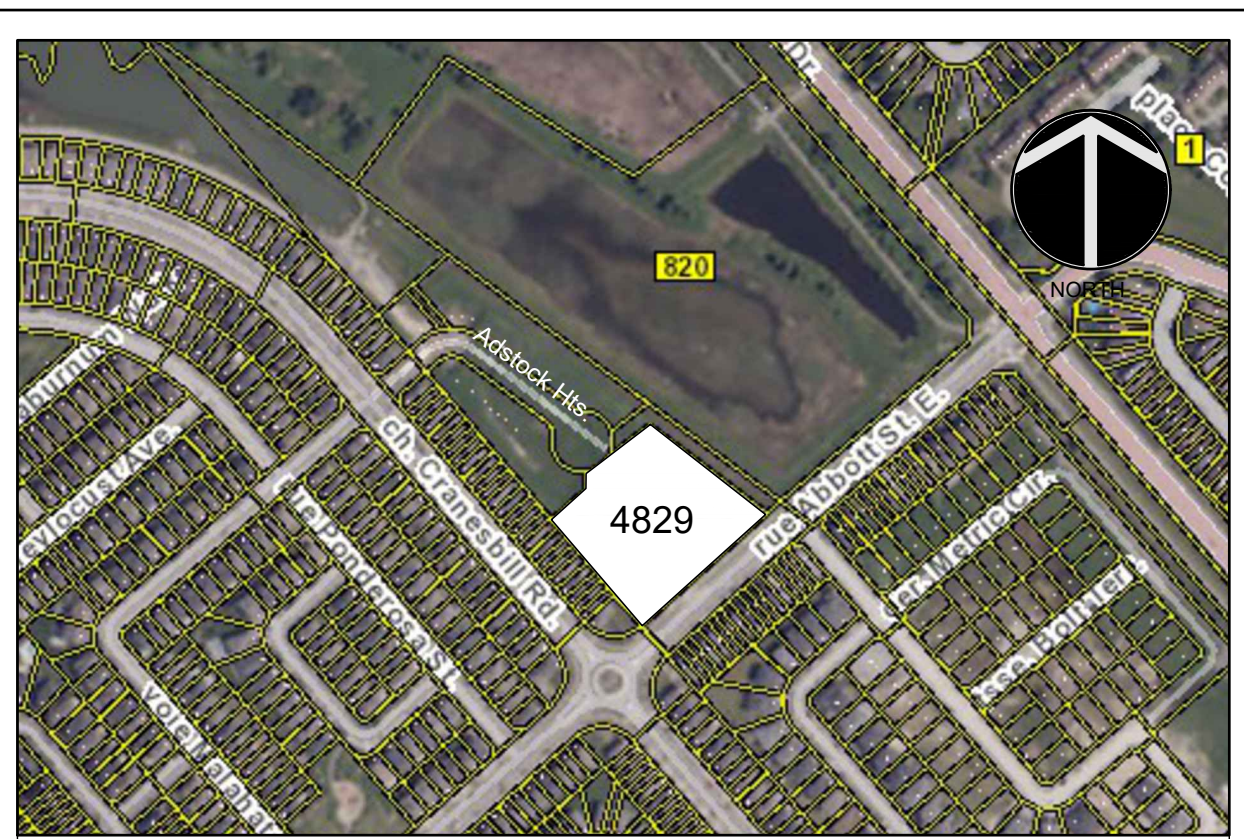




SITE DATA - BLOCK 123		
SITE STATISTICS (# OF UNITS & GROSS BUILDING FOOTPRINT AREA)		
BLOCK 1	12 UNITS	394m ²
BLOCK 2	12 UNITS	394m ²
BLOCK 3	12 UNITS	394m ²
BLOCK 4	12 UNITS	394m ²
BLOCK 5	12 UNITS	394m ²
ACCESSORY GARAGE		285m ²
EXISTING OFFICE		319m ²
TOTAL	60 UNITS	2,574m ²
LOT COVERAGE		
TOTAL LOT AREA:		8,155m ²
TOTAL BUILDING FOOTPRINT AREA:		2,574m ²
TOTAL LOT COVERAGE:		31.6%
TOTAL HARD SURFACE AREA:		2,722m ²
TOTAL LOT COVERAGE:		33.4%
TOTAL LANDSCAPE AREA:		2,899m ²
TOTAL LOT COVERAGE:		35.5%
AMENITY AREA		
TOTAL REQUIRED		PROVIDED
6m ² per dwelling unit:		PRIVATE AMENITY AREA (BALCONIES)
60 UNITS x 6m ² =	360m ²	60 UNITS x 7.4m ² = 444m ²
COMMUNAL AMENITY AREA:		COMMUNAL AMENITY AREA
50% of total required amenity area		328m ²
360(0.5)		= 180m ²
		TOTAL PROVIDED: 772m ²

ZONING STATISTICS	
ZONING: R4S(235 1) - RESIDENTIAL FOURTH DENSITY ZONE	
DWELLING TYPE: PUD - 60 STACKED FLATS	

PARKING REQUIREMENTS - RESIDENTS	
(PARKING PROVISIONS 2008-250 SECTION 101, 106, 111)	
RESIDENTS REQUIRE	PROVIDED
72 RESIDENT SPACES (60 X 1.2)	74 RESIDENT SPACES @ 2.6mx5.2m
12 VISITORS (60 X 0.2)	13 GARAGE
84 SPACES TOTAL	15 VISITORS @ 2.6mx5.2m
BICYCLE	102 TOTAL
0.5 X 60 UNITS = 31 SPACES	BICYCLE
	31 @ 0.8mx1.8m

PROJECT TEAM	
Owner / Applicant	Landscape
SPB DEVELOPMENTS INC (Project Owner)	Novatech
METRIC HOMES (Project Builder)	240 Michael Cowpland Drive, Suite 200,
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METRIC HOMES

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PROJECT/LOCATION:

TRAIL VIEW VILLAGE
LOW-RISE STACKED DWELLINGS

4829 ABBOTT STREET E. SUITE 200, OTTAWA, ONTARIO

DRAWING TITLE:

**BLOCK 123
SITE PLAN**

DRAWN BY:	DATE:	SCALE:
TD	AUG 2024	1:250

PROJECT:	DRAWING NO.:
2223	SP-1

REVISION NO.:
#XX XXX