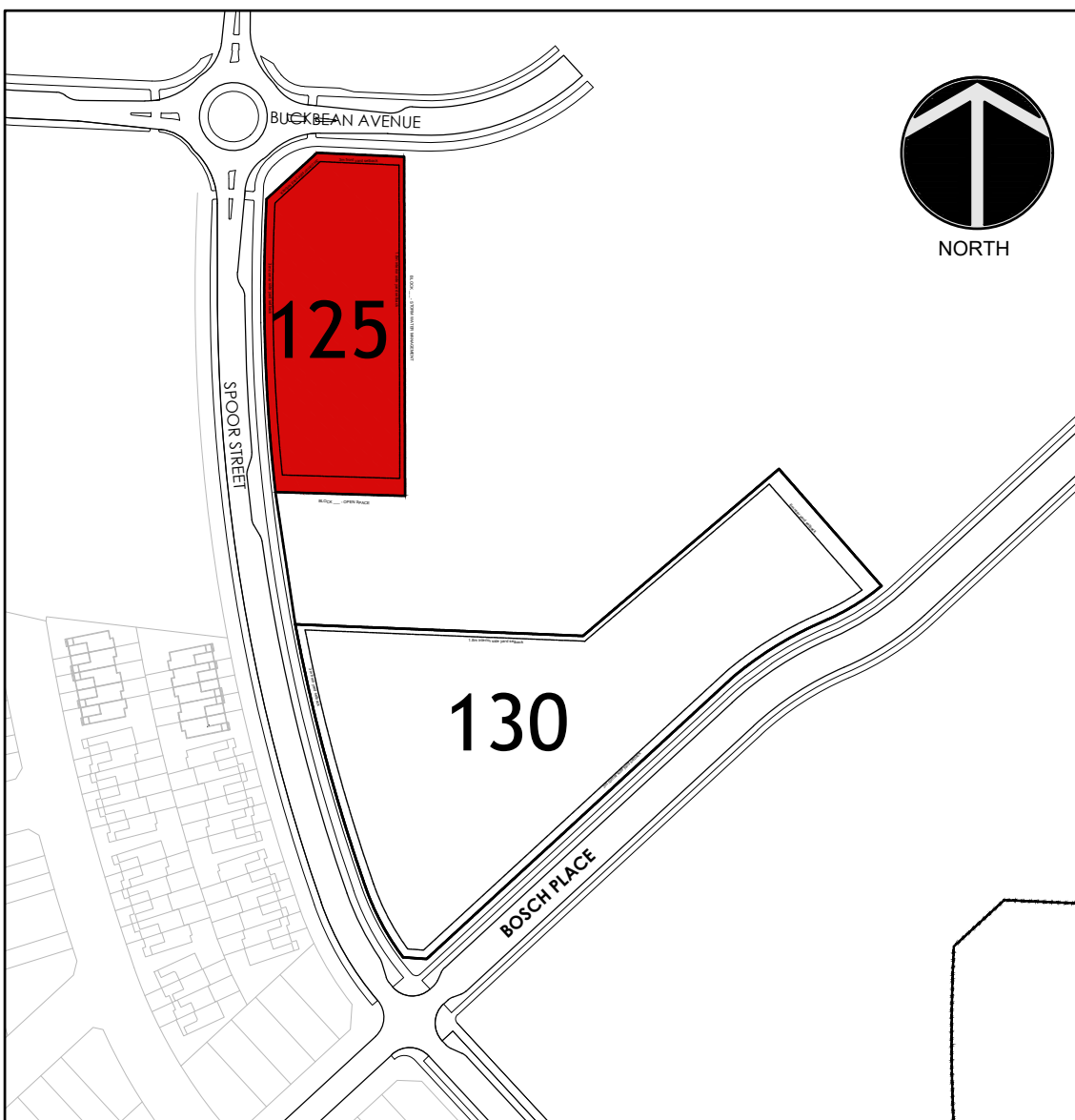
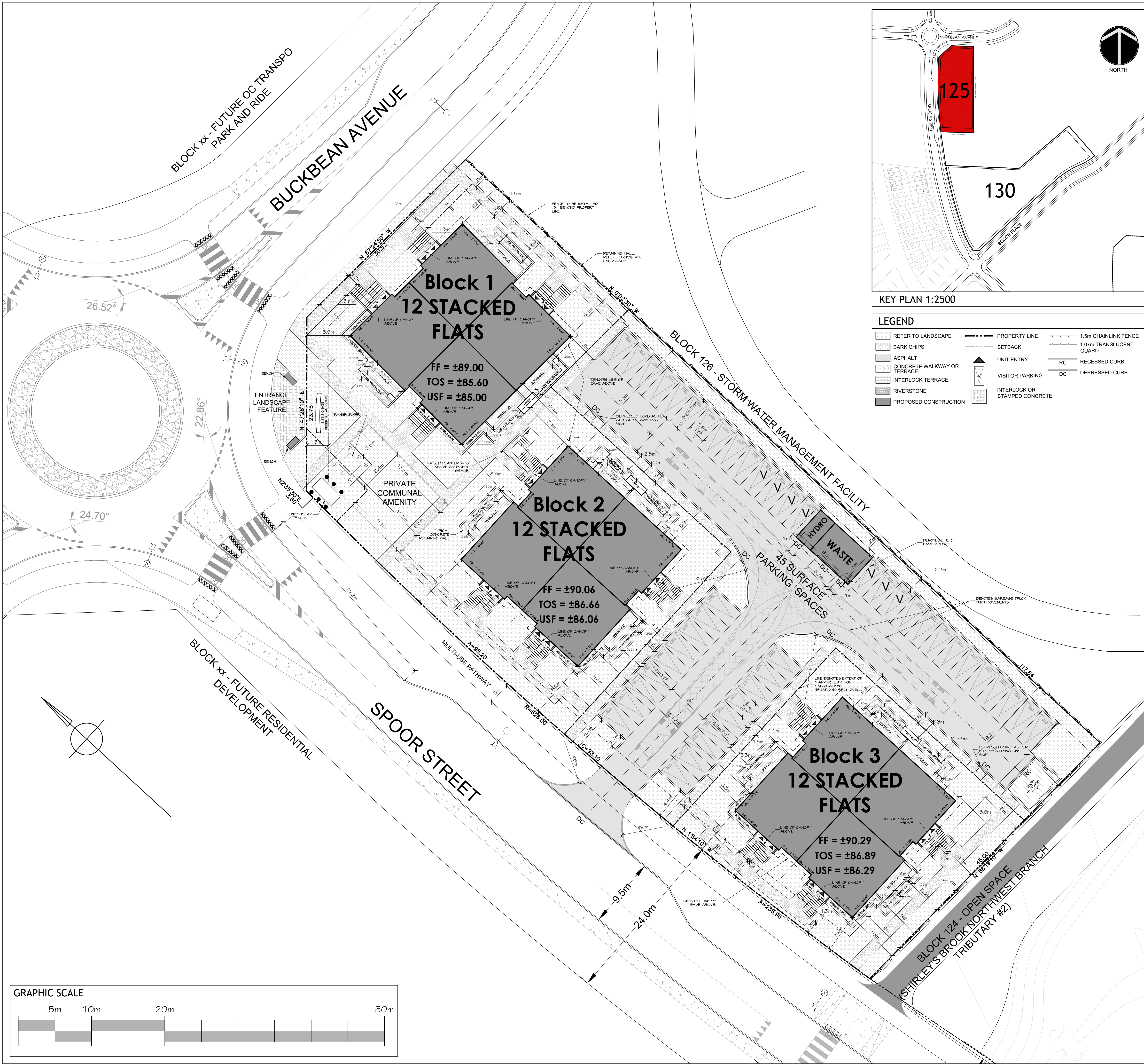




LEGEND

REFER TO LANDSCAPE	PROPERTY LINE	1.5m CHAINLINK FENCE
BARK CHIPS	SETBACK	1.07m TRANSLUCENT GUARD
ASPHALT	UNIT ENTRY	RC RECESSED CURB
CONCRETE WALKWAY OR TERRACE	VISITOR PARKING	DC DEPRESSED CURB
INTERLOCK TERRACE	INTERLOCK OR STAMPED CONCRETE	
RIVERSTONE		
PROPOSED CONSTRUCTION		



SITE DATA - BLOCK 125

SITE STATISTICS (# OF UNITS, GROSS BUILDING AREA, GROSS FLOOR AREA)

BLOCK 1	12 UNITS	444m ² (GBA)	1313m ² (GFA)
BLOCK 2	12 UNITS	444m ² (GBA)	1313m ² (GFA)
BLOCK 3	12 UNITS	444m ² (GBA)	1313m ² (GFA)
TOTAL	36 UNITS	1,332m ² (GBA)	3939m ² (GFA)

LOT COVERAGE

TOTAL LOT AREA:	5,503m ²
TOTAL GROSS BUILDING AREA:	1,332m ²
TOTAL LOT COVERAGE:	24.2%
TOTAL VEHICULAR SURFACE AREA:	1,408m ²
TOTAL LOT COVERAGE:	25.6%
TOTAL SOFT LANDSCAPE AREA:	1,690m ²
TOTAL LOT COVERAGE:	30.7%
TOTAL HARD LANDSCAPE AREA:	1,073m ²
TOTAL LOT COVERAGE:	19.5%

LANDSCAPING PROVISIONS FOR PARKING LOTS [SECTION 110, 1]

TOTAL PARKING LOT AREA:	1,950m ²
TOTAL LANDSCAPED PARKING AREA:	542m ²
TOTAL PARKING LOT COVERAGE:	27.8%

SOLID WASTE STORAGE & DISPOSAL

REQUIRED	PROVIDED
GARBAGE STORAGE (0.231/UNIT) = 0.316yd. (3x 3yd. BINS)	GARBAGE STORAGE (3x 3yd. BINS)
FIBRE STORAGE (0.082/UNIT) = 2.23yd. (1x 3yd. BIN)	FIBRE STORAGE (1x 3yd. BIN)
G.M.P. STORAGE (0.0718/UNIT) = 0.65yd. (1x 2yd. BIN)	G.M.P. STORAGE (1x 3yd. BIN)
GREEN WASTE STORAGE 1x240L CONTAINER	GREEN WASTE STORAGE 1x240L CONTAINER

AMENITY AREA [SECTION 137, TABLE 137, (6)]

REQUIRED	PROVIDED
PRIVATE AMENITY AREA: 36 DWELLING UNITS x 6m ² = 216m ²	PRIVATE AMENITY AREA: 36 DWELLING UNITS x 10.26m ² = 369.36m ²
COMMUNAL AMENITY AREA: (50% OF 216m ²) = 108m ²	COMMUNAL AMENITY AREA: (COMMUNITY PARK) = 113.5m ²
TOTAL AMENITY AREA: 324m ²	TOTAL PROVIDED: 482.86m ²

ZONING STATISTICS

ZONING: R4Z(2818)-H- RESIDENTIAL FOURTH DENSITY ZONE, SUBZONE Z
URBAN EXCEPTION 2818, HOLDING PROVISION

DWELLING TYPE: PUD - 36 STACKED FLATS	REQUIRED	PROPOSED
SETBACKS		
FRONT YARD	3m	5.9m
INTERIOR SIDE YARD	1.8m	0.9m
CORNER SIDE YARD	3m	5.9m
REAR YARD	6m	7.6m
MIN. LOT WIDTH	18m	45m
MIN. LOT AREA	1400m ²	5,503m ²
MAX. BUILDING HEIGHT	15m	11.45m
PLANNED UNIT DEVELOPMENT (SECTION 131)		
MIN. WIDTH OF PRIVATE WAY	6.0m MIN.	6.0m
MIN. SETBACK TO PRIVATE WAY	1.8m MIN.	4.5m
MIN. SEPARATION AREA BETWEEN BUILDINGS	1.2m MIN.	7.4m
MAX. HEIGHT OF COMMUNAL GARBAGE BUILDING	4.5m MAX.	3.34m
MAX. AREA OF COMMUNAL GARBAGE BUILDING	200m ² MAX.	35m ²
ACCESSORY BUILDINGS (SECTION 55/SECTION 131)		
INTERIOR SIDE YARD SETBACK	1.2m MIN.	1.2m
MAX. ACCESSORY BUILDING AREA	200m ²	48m ²
MAX. ACCESSORY BUILDING HEIGHT	4.5m	3.34m
PERMITTED PROJECTIONS (SECTION 65)		
TABLE 65 (5)(a)(i)(2)	N/A MAX PROJECTION	1.5m
	6m MIN FROM LOT LINE	1.7m
TABLE 65 (6)(a)	2.0m MAX PROJECTION	0.4m
	1.0m MIN. FROM LOT LINE	5.0m

PARKING REQUIREMENTS - RESIDENTS

PARKING PROVISIONS - SECTION 101, Table 101 [Area D on Schedule 1A] + SECTION 102, Table 102 [Area D on Schedule 1A] + SECTION 111, Table 111A

REQUIRED	PROVIDED
36 RESIDENT PARKING SPACES (1 x 36)	36 RESIDENT PARKING SPACES
7 VISITOR PARKING SPACES (0.2 x 36)	7 VISITOR PARKING SPACES
43 PARKING SPACES TOTAL	43 PARKING SPACES TOTAL
0 BIKE PARKING	0 BIKE PARKING

SURVEY INFORMATION

PLAN OF SUBDIVISION OF PART OF LOTS 13 AND 14 CONCESSION 3
Geographic Township of March
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebakk, Ltd. 2024
14 Concourse Gate Suite 500, Nepean, ON K2E 7S6 - (613) 727-0850

*SUBJECT SITE IS IDENTIFIED AS BLOCK 125, PLAN 4M1763; SUBJECT TO AN EASEMENT IN GROSS OVER PART 78, PLAN 4R36974 AS IN OC2830697; CITY OF OTTAWA

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18	2025-11-10	RE-ISSUED FOR SFA
17	2025-10-08	RE-ISSUED FOR SFA
16	2025-08-11	RE-ISSUED FOR SFA
15	2025-08-09	ISSUED FOR COORDINATION
14	2025-08-09	RE-ISSUED FOR SFA
13	2025-03-21	ISSUED FOR SFA
12	2025-03-14	ISSUED FOR COORDINATION
11	2025-03-08	ISSUED FOR COORDINATION
10	2025-01-29	ISSUED FOR REVIEW
9	2025-01-23	ISSUED FOR COORDINATION
8	2025-01-16	ISSUED FOR COORDINATION
7	2024-11-27	ISSUED FOR REVIEW
6	2024-11-22	ISSUED FOR REVIEW
5	2024-09-04	SFA PHE COMMENTS

no. date revision

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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project title
COPPERWOOD FLATS
LOW-RISE STACKED DWELLINGS
1101 SPOOR STREET

drawing title
PHASE 1 - BLOCK 125
SITE PLAN

drawn TD/JD	date APR 2024	scale 1:250
project 2202.01		drawing no. SP-1
revision no.		

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