

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)(3038)

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m ²)	UNITS
BLOCKS	24 UNITS		48
8 - 10	STACKED DWELLING		
BLOCKS	20 UNITS		100
4 - 5 - 6 - 7 - 9	STACKED DWELLING		
BLOCKS	16 UNITS		48
1 - 2 - 3	STACKED DWELLING		
TOTAL UNITS			196

ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A(2)	Min Lot Area (m2)	1400 m ²
162A(2)	Min Lot Width (m)	18
162A(2)	Min. Front Yard Setback (m)	3
162B.6	Min. Rear yard setback (m)	4.5
162B(2)	Min. Corner side setback	3
162A(2)	Max building Height (m)	15
161	Landscaped Area	39
131.1	Min. Width of Private Way / Parking Aisle (m)	6
131.4a		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 (m ² per unit)	1176 m ²
137.6	Min. Communal Amenity Area m ² (Min. 50% a.m.a.)	4903.67 m ²
45	PERMITTED PROJECTION INTO REQUIRED YARDS	588 m ²
65.5.i	Fire escapes, Open Stairways, Stoop (m)	>0.4m to lot line
65.6.a(i)	Covered or Uncovered Balcony, Porch and Deck	1.5m no closer than 1.74 to a lot line

PARKING REQUIREMENTS	REQUIRED	PROPOSED
101 (Table R10)	Resident Parking - 1 spaces/unit	196
102 (Table column III)	Visitor Parking - 0.1 spaces/unit	22 (0.11)
106.1	Min. Perpendicular Parking Space Size (m)	2.6 x 5.2
107 (Table 107.d)	Min. Requires Aisle Width	6.0
BARRIER FREE PARKING		
Traffic and Parking Bylaw Section 111	Min. Barrier Free Parking **	1
111	BICYCLE STORAGE	1
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	98
110(a)(b)	LANDSCAPE AREA SURROUNDING PARKING LOT	
110.a	Abutting a Street (m)	3
110.b	Not Abutting a street (m)	3
110.1.b	Min. % of parking lot landscape	15%
110	REFUSE COLLECTION AREAS	
110.3b	Min. Waste collection setback to lot line	3
110.3.c/d	Opaque Screen Min. Height (m)	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 site provided
***Section 110(3)(d) where an in-ground refuse container is provide, the screening requirement of Section (3)(c) above may be achieved with soft landscaping (Bylaw 2020-299)

GARBAGE:
REQUESTED BY ZONING:
GARBAGE: 0.231 CUBIC YARD /UNIT
RECYCLING (C&P) 0.018 CUBIC YARD /UNIT
RECYCLING (FIBRE) 0.062 CUBIC YARD /UNIT
ORGANIC 240L PER 50 UNITS

0.231 X 196= 45.27 CUBIC YARD (6.5 CU.YD./BIN)
0.018 X 196= 3.54 CUBIC YARDS (6.5 CU.YD./BIN)
0.062 X 196= 12.15 CUBIC YARDS (6.5 CU.YD./BIN)
240 L X 3.92 = 940 L (240 L /BIN)

- 7 BINS
- 1 BIN
- 2 BINS
- 4 BINS
TOTAL BINS = 14 BINS

PROPOSED: 8 BINS
PROPOSED: 1 BINS
PROPOSED: 2 BINS
PROPOSED: 4 BINS
TOTAL PROPOSED: 15 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 T.W.S.I. DETAIL SC7.3

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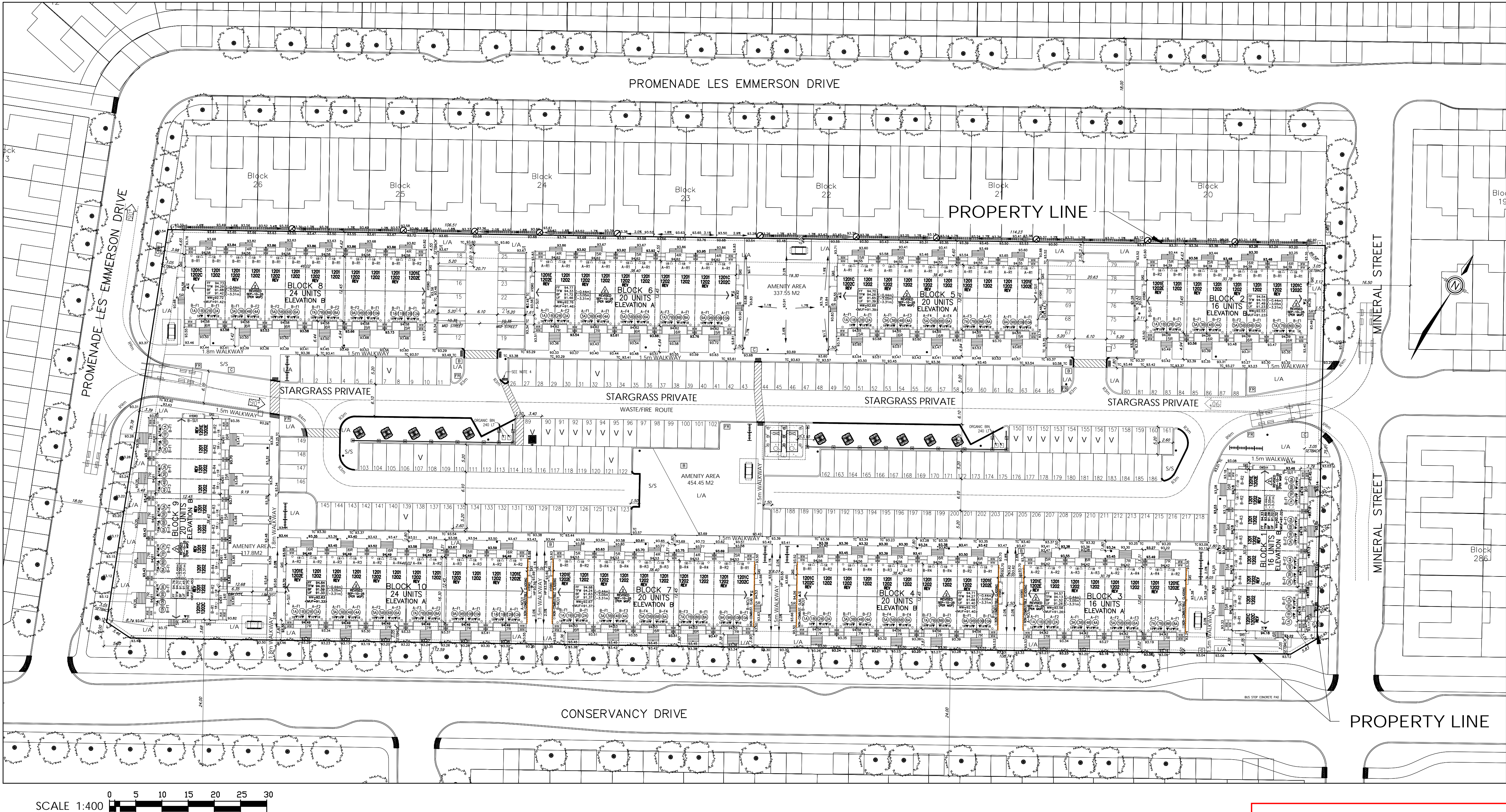
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The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work.

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LEGEND	
STACKED TOWNS	NO PARKING
ENTRANCE	BARRIER FREE PARKING
BALCONY	BARRIER FREE PARKING SIGNAGE
PORCH	V VISITOR PARKING
PROJECTION (STAIRS)	BIKE BACKS
PAVERS	EARTH BIN (6.5 yd ³)
HEAVY DUTY CONCRETE PAVING	HYDRO TRANSFORMER
LIGHT DUTY ASPHALT PAVING	LIGHT POLE
CROSSWALK	SNOW STORAGE AREA
CURB (0.2m)	L/A LANDSCAPED AREA
DEPRESSED CURB	MEDIUM DECIDUOUS TREE
TACTILE WALKING SURFACE INDICATOR	SMALL DECIDUOUS TREE
BLOCK BOUNDARY	DECIDUOUS SHRUB
WASTE ENCLOSURE FENCE	CONFEROUS SHRUB
WOOD PRIVACY FENCE	GRASSES/PERENNIALS
H HYDRANT	BELL PEDESTAL
FIRE ROUTE SIGNAGE	ROGERS VAULT
COMMUNITY MAILBOX	

ATTACHED MRLN, FROM THE SURVEYED PLAN SEPT 13, XREF INTO DRAWING
*TREES AND SHRUB LOCATIONS TO BE CONFIRMED ON LANDSCAPE PLAN

15		
14		
13		
12		
11		
10		
9		
8		
7	UPDATED ZONING STATS	2025.09.29 JM
6	UPDATED GRADING	2025.09.11 JM
5	UPDATED AS PER CITY COMMENTS	2025.08.29 JM
4	UPDATED NEW GRADING/CIVIC ADDRESS	2025.07.29 CT
3	CUP & FIRE ROUTE SIGNAGE	2025.07.29 JM
2	SPI - CITY RESUBMISSION	2025.04.11 JM
1	SPI - CITY RESUBMISSION	2025.03.24 SW

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

G Wildman

GERALDINE WILDMAN
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Geraldine Wildman at 2:24 pm, Jan 09, 2026

SP1