

PAPER SIZE: A1 PLOT DATE: Thursday, March 12, 2026 PLOT SCALE: 1:1 PEN STYLE: 0-RLA-MASTER-100%.ctb

LEGAL DESCRIPTION
 PLAN OF SURVEY OF
 PART OF BLOCK 177
 REGISTERED PLAN 4M-1470
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

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PROJECT INFORMATION		
Zoning By-law 2008-250 Consolidation	GM	SITE AREA 2.0 ha. 20,759.0 m ² 223,448 ft ²
ZONING	REQUIRED	PROVIDED
ZONE: PLANNED UNIT DEVELOPMENT: STACKED STYLE TOWNHOUSE	GM	GM
BUILDING HEIGHT	18.0m	9.3m
BUILDING HEIGHT: ACCESSORY USE STRUCTURE	6.0m	3.6m
DENSITY - MAXIMUM FLOOR SPACE INDEX	2.0	0.6
FRONT YARD SETBACK: NUTTING CRESCENT	3.0m	26.4m
INTERIOR YARD SETBACK - BUILDINGS UNDER 11m IN HT.	1.2m	6.8m
INTERIOR YARD SETBACK - BUILDINGS OVER 11m IN HT.	3.0m	6.8m
REAR YARD SETBACK ABUTTING A STREET: SPRATT ROAD	7.5m	7.5m
BUILDING SETBACK TO A PRIVATE WAY	1.8m	3.9m
BUILDING SEPARATION (UNDER 14.5m HT.)	1.2m	5.2m
AMENITY AREA - TOTAL 6.0m ² PER UNIT	720.0m ²	3,700.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT	360.0m ²	400.0m ²
VEHICLE PARKING: RESIDENTIAL - 1.2 PER UNIT	144	158
VEHICLE PARKING: VISITOR - 0.2 PER UNIT	24	24
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	60	60
AISE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.2m / 6.7m
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A RESIDENTIAL ZONE	3.0m	3.6m
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A STREET	3.0m	12.0m
MINIMUM WIDTH OF LANDSCAPED AREA - AROUND A PARKING LOT	3.0m	3.0m

DRAWING NOTES	
1	PROPERTY LINE
2	BUILDING SETBACKS
3	REQUIRED AMENITY AREA
4	PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
5	PROPOSED HYDRO TRANSFORMER
6	ASPHALT DRIVING SURFACE
7	IN GROUND WASTE BINS
8	ORGANIC WASTE / OVER SIZED GARBAGE ENCLOSURE 2.0m HIGH OPAQUE SCREEN AROUND PERIMETER
9	BICYCLE PARKING SPACES (6) WITH RACK
10	PROPOSED HYDRANT
11	EXISTING FIRE HYDRANT
12	SEASONAL SNOW STORAGE
13	VISITOR PARKING SPACE: 2.6 x 5.2 METRES
14	EXISTING BOARD FENCE TO REMAIN
15	DEPRESSED STREET CURB, SIDEWALK TO BE CONTINUOUS AND DEPRESSED @ DRIVEWAY, AS PER OTTAWA DETAIL SCT.1
16	DEPRESSED CURB AND TWSI AT ALL CROSSINGS
17	3.2m x 4.2m ELECTRICAL SHED
18	1.5m / 1.8m WIDE CONCRETE WALK. SEE PLAN
19	ACCESSIBLE PARKING SPACE WITH ACCESS AISLE, DEPRESSED CURB AND TWSI
20	CANADA POST MAIL BOXES
21	PROPOSED SITE LIGHTING, SEE ELECTRICAL SITE PLAN
22	ELECTRICAL VEHICLE SPACE: 2 PER BUILDING
23	LOW RETAINING WALL. SEE CIVIL & LANDSCAPE
24	FLUSH CURB @ WASTE PICK UP AREA
25	EXISTING 2.0m WIDE CITY CONCRETE SIDEWALK

GROSS BUILDING - AREAS	
PROPOSED BUILDING 'A'	1,256.0 m ² 13,520 ft ²
PROPOSED BUILDING 'B'	1,256.0 m ² 13,520 ft ²
PROPOSED BUILDING 'C'	1,256.0 m ² 13,520 ft ²
PROPOSED BUILDING 'D'	1,256.0 m ² 13,520 ft ²
PROPOSED BUILDING 'E'	1,256.0 m ² 13,520 ft ²
PROPOSED BUILDING 'F'	1,256.0 m ² 13,520 ft ²
PROPOSED BUILDING 'G'	1,256.0 m ² 13,520 ft ²
PROPOSED BUILDING 'H'	1,256.0 m ² 13,520 ft ²
PROPOSED BUILDING 'J'	1,256.0 m ² 13,520 ft ²
PROPOSED BUILDING 'K'	1,256.0 m ² 13,520 ft ²
TOTAL PROPOSED AREA	12,560.0 m ² 135,200 ft ²

UNIT STATISTICS	
2 BEDROOM UNIT	120

CAR PARKING	
REQUIRED BY ZONING BY-LAW	
RESIDENCE - 1.2 PER UNIT	144
VISITOR - 0.2 PER DWELLING UNIT	24
TOTAL	168

WASTE COLLECTION	
GUIDELINES	
GARBAGE - 0.231 YARDS ³ / UNIT	28 YARDS ³
RECYCLING (GMP) - 0.018 YARDS ³ / UNIT	2 YARDS ³
RECYCLING (FIBRE) - 0.062 YARDS ³ / UNIT	7.4 YARDS ³
ORGANICS - 240L CONTAINER / 50 UNITS	3 x 240L

AMENITY REQUIREMENT	
REQUIRED AMENITY SPACE	
6.0 m ² PER UNIT =	720.0 m ²
50% COMMUNAL AMENITY AREA =	360.0 m ²

PROVIDED AMENITY SPACE	
PRIVATE BALCONY / PATIOS =	320.0 m ²
COMMUNAL EXTERIOR AREA =	400.0 m ²
TOTAL =	720.0 m ²

SITE COVERAGE	
BUILDING FOOTPRINT =	20.2% 4,187.0 m ²
DRIVING SURFACE =	28.3% 5,885.0 m ²
LANDSCAPE AREA =	51.5% 10,687.0 m ²
TOTAL =	100.0% 20,759.0 m ²

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.

NOTATION SYMBOLS:	
(00)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
(00)	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
(00)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
(000)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
(00)	DETAIL NUMBER
(00)	TITLE
(00)	SCALE
(00)	DETAIL REFERENCE PAGE

REVISIONS:		
8	ISSUED FOR REVISED SPC APPLICATION	Mar. 12 2026
7	ISSUED FOR OWNER / CONSULTANT REVIEW	Feb. 04 2026
6	REVISED LAYOUT ISSUED FOR REVIEW	Oct. 16 2025
5	ISSUED FOR SITE PLAN 3rd REVIEW RESPONSE	Mar. 29 2023
4	ISSUED FOR SITE PLAN 2nd REVIEW RESPONSE	Jan. 05 2023
3	ISSUED FOR SITE PLAN 1st REVIEW RESPONSE	Jul. 07 2022
2	ISSUED FOR CONSULTANT REVIEW	Oct. 15 2021
1	ISSUED FOR PRELIMINARY REVIEW	Feb. 26 2021

BICYCLE PARKING	
REQUIRED	- 0.5 PER UNIT 60
PROVIDED	60

ARCHITECT SEAL: **ONTARIO ASSOCIATION OF ARCHITECTS**
 REVISED: REID LICENCE 9667
 SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: **CLARIDGE HOMES**

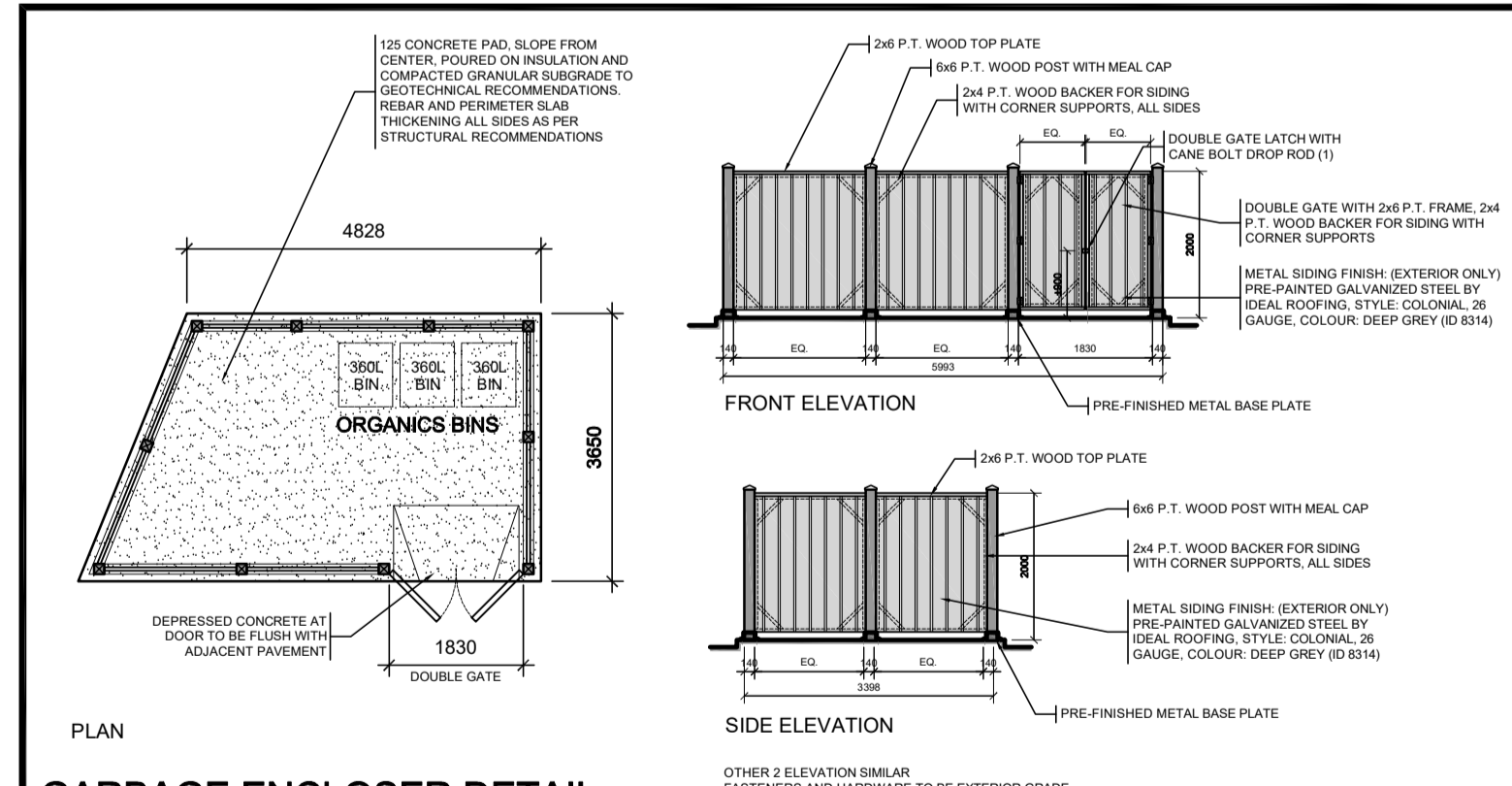
ARCHITECT: **rla / architecture**
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PROJECT TITLE:
4624 SPRATT ROAD

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: R.V. CHECKED: RV
 SCALE: 1:400 SHEET No. **SP-1**
 PROJECT No. 2033



SITE PLAN LEGEND

	CONCRETE WALK / PATH
	SOFT LANDSCAPING
	2.0m WIDE CITY SIDEWALK
	SNOW STORAGE
	BIKE RACK / BIKE PARKING SPOT 0.6 x 1.8m
	TWO WAY VEHICLE CIRCULATION
	MAIN ENTRANCE
	PROPERTY LINE
	ZONING SETBACKS
	STANDARD PARKING SPACE 2.6m x 5.2m
	VISITOR PARKING SPACE
	ACCESSIBLE PARKING SPACE

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