



SITE AREA	23,985.4 m ² (2.4 ha)
PAVED AREA****	8,704 m ² (36%)
LANDSCAPED AREA (MIN 30%)	8,978.9 m ² (37%)
TOTAL BUILDING COVERAGE	4,402.5 m ² (26.7%)
TOTAL GROSS FLOOR AREA	24,097.8 m ²
DENSITY (UPH)	111.73 UPH
ZONE CATEGORY	R4Z(2968)

DWELLING BLOCK	DWELLING TYPE	COVERAGE AREA (m ²)	UNITS
BLOCKS 4, 5, 6, 12, 13	24 UNITS STACKED DWELLING	572.75 m ² (per Block)	120
BLOCKS 1, 3, 9, 10, 11	20 UNITS STACKED DWELLING	477.91 m ² (per Block)	100
BLOCK 2, 7, 8	16 UNITS STACKED DWELLING	383.07 m ² (per Block)	48
TOTAL			268

AMENITY AREAS		AREA	COMMENTS
PRIVATE AMENITY AREAS			
REAR DECK (m ²)	398.37		Lower units (134 units)
SECOND FLOOR BALCONIES (m ²)	541.07		Upper units (134 units)
TOTAL PRIVATE AREAS	939.44		
COMMUNAL AMENITY AREAS			
AMENITY AREA 1 (m ²)	687.04		
AMENITY AREA 2 (m ²)	82.78		
AMENITY AREA 3 (m ²)	94.83		
TOTAL COMMUNAL AREAS (m²)	864.65		
TOTAL AMENITY AREAS (m²)	1804.09		

ZONE PROVISION - PLANNED UNIT DEVELOPMENT R4Z(2968)		REQUIRED	PROPOSED
162A(2)	Min. Lot Area (m ²)	1400 m ²	23,985.47 m ²
162A(2)	Min. Lot Width (m)	18 m	102.26 m
162A(2)	Min. Front Yard Setback (m)	3	3.05
162A(2)	Min. Interior Side Yard Setback (m)	3	3.05
162B.6	Min. Rear Yard Setback (m)	3	3.05
162A(2)Y	Min. Corner Side yard set back (m)	3	3.05
162A(2)	Max Building Height (m)	15	13.5
161	Landscaped Area (%)	30	37
131.1	Min. Width of Private Way / Parking Aisle (m)	6	6.1
131.4a	Min. Setback for Any Wall of a Residential Building Within a Planned Unit Development	1.2	3.05
131.2	Min. Setback for any wall of a residential use building to a private way	1.8	2.60
137 AMENITY AREA			
137.6	Total min. amenity area (6m ² per unit)	1608 m ²	1804.09 m ²
137.6	Min. Communal Amenity Area m ² (Min. 30% area)	804 m ²	864.65 m ²
45 PERMITTED PROJECTION INTO REQUIRED YARDS			
65.5j	Fire escapes, Open Stairways, Stoop (m)	0-0.6m to lot line	0.6m
65.6.0(i)	Covered or Uncovered Balcony, Porch and Deck	2m no closer than 1 to a lot line	2m
PARKING REQUIREMENTS			
101 (Table R10) R4Z(2968)	Resident Parking - 1.0/ spaces/unit	268	268
102 (Table column III) R4Z(2968)	Visitor Parking - 0.1 spaces/unit	27 (0.1)	27 (0.1)
106.1	Min. Perpendicular Parking Space Size (m)	2.6 x 5.2	2.6 x 5.2
107 (Table 107.a)	Min. Required Access Width	6.0	6.1
BARRIER FREE PARKING			
Traffic and Parking Bylaw Section 111	Min. Barrier Free Parking**	2	2
111 BICYCLE STORAGE			
111b	Min. bicycle parking space dimension, horizontal (m)	Width: 0.6m Length: 1.8m	Width: 0.6m Length: 1.35m
111A(b)	Min. Bicycle parking space access aisle Width (m)	1.5	1.5
111.1	Min. Bicycle Parking 0.5 spaces/unit	134	135
110(a)(b) LANDSCAPE AREA SURROUNDING PARKING LOT			
110.a	Abutting a Street (m)	3	3.51
110.b	Not Abutting a street (m)	3	N/A
110.1.b	Min. % of parking lot landscape	15%	22%
110	REFUSE COLLECTION AREAS		
110.3b	Min. Waste collection setback to lot line	3	>24m
110.3.c/d	Opaque Screen Min. Height (m)**	2	1.8m + landscape

** 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, 2 of the provided 28 visitor spaces have been designed to be barrier-free, one Type A and one Type B size.
 *** Section 110(3)(d) where an in-ground refuse container is provided, the screening requirement of Section (3)(c) above may be achieved with soft landscaping (Bylaw 2020-299)
 **** Paved area includes 50% of the area required for bicycle parking spaces (47 spots)

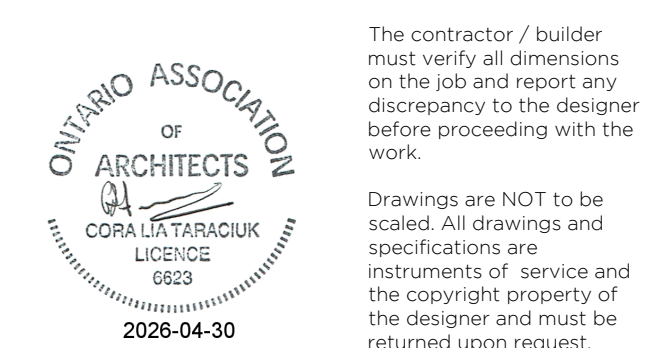
GARBAGE			
REQUESTED BY ZONING:			
GARBAGE: 0.231 CUBIC YARD / UNIT	0.231 X 268 = 61.91 CUBIC YARD	= 11 (6 CU YD BINS)	
RECYCLING: 0.018 CUBIC YARD / UNIT	0.018 X 268 = 4.82 CUBIC YARDS	= 1 (6 CU YD BINS)	
* 0.062 CUBIC YARD / UNIT	0.062 X 268 = 16.62 CUBIC YARDS	= 3 (6 CU YD BINS)	
ORGANIC: 240L PER 50 UNITS	268/50 = 5.36 UNITS	= 6 (240L BIN)	

- SITE PLAN NOTES
- DO NOT SCALE DRAWINGS FOR PRINT.
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 - WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
 - REFERENCE CITY OF OTTAWA T.I.W.S.J. DETAIL SC7.3
 - WHERE THE CLEAR WIDTH OF WALKWAY IS LESS THAN 1800 MM, PROVIDE A PASSING AREA, 1800 MM WIDE BY 1800 MM LONG (MINIMUM) AT INTERVALS OF 30 METRES OR LESS AS PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS 3.3.2- EXTERIOR PATHS OF TRAVEL - CLEAR WIDTH



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LEGEND	
[Symbol]	NO PARKING
[Symbol]	ENTRANCE DOOR
[Symbol]	REAR DECK DOOR
[Symbol]	PORCH
[Symbol]	PROJECTION (STAIRS)
[Symbol]	PAVERS
[Symbol]	HEAVY DUTY CONCRETE PAVING
[Symbol]	LIGHT DUTY ASPHALT PAVING
[Symbol]	CROSSWALK
[Symbol]	CURB (0.2m)
[Symbol]	DEPRESSED CURB
[Symbol]	TACTILE WALKING SURFACE INDICATOR
[Symbol]	BLOCK BOUNDARY
[Symbol]	WASTE ENCLOSURE FENCE
[Symbol]	HYDRAV
[Symbol]	HYDRANT
[Symbol]	FIRE ROUTE SIGNAGE
[Symbol]	COMMUNITY MAILBOX
[Symbol]	NO BARRIER FREE PARKING SIGNAGE
[Symbol]	VISITOR PARKING
[Symbol]	BIKE RACKS
[Symbol]	EARTH BIN (6.5 yd*)
[Symbol]	HYDRO TRANSFORMER
[Symbol]	LIGHT POLE
[Symbol]	LIGHT WALL MOUNTED
[Symbol]	LARGE DECIDUOUS TREE*
[Symbol]	MEDIUM DECIDUOUS TREE*
[Symbol]	SMALL DECIDUOUS TREE*
[Symbol]	THREE FORM SHRUB*
[Symbol]	PLANT BED*
[Symbol]	SOFT LANDSCAPE*
[Symbol]	BELL PEDESTAL
[Symbol]	ROGERS VAULT

ATTACHED DRAFT MPAN, FROM THE SURVEYED PLAN MARCH 23, 2026. XREF INTO DRAWING
 *TREES AND SHRUB LOCATIONS TO BE CONFIRMED ON LANDSCAPE PLAN

15	
14	
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3	
2	
1	SPI - CITY SUBMISSION 2026.04.30 JH

Issued / Revision Chart

Project Title

CONSERVANCY PH6 STACKED TOWNS

3288 Borrisokane Rd
 Location OTTAWA, ON.

Part of Lot 14 Concession 4 (Rideau Front)
 Part 4 Plan 4R-34850
 Subject to Easement as in OC2446018
 Legal Name PIN 04595-4105

Client **CAIVAN**

Project No.

Scale **1:400**

Drawn By **CT**

Checked By **CT**

OVERALL SITE PLAN



SP1