



KEY PLAN 1:5000

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 | | 318m ² |
| TOTAL | 60 UNITS | 2,574m² |

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: 772m² |

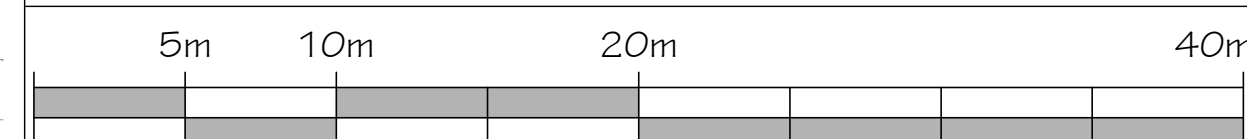
ZONING STATISTICS

ZONING: R4S(2351)
RESIDENTIAL FOURTH DENSITY ZONE
DWELLING TYPE: FLU - 60 STACKED FLATS

PROPERTY LEGAL DESCRIPTION

PN: 0449041190
BLOCK 123, PLAN 4M11016
SUBJECT TO AN EASEMENT AS IN OC1964263
SUBJECT TO AN EASEMENT AS IN OC2089890
SUBJECT TO AN EASEMENT AS IN OC2089899
SUBJECT TO AN EASEMENT AS IN OC20891211
SUBJECT TO AN EASEMENT AS IN OC2089690 CITY OF OTTAWA

GRAPHIC SCALE



LEGEND

- PROPERTY LINE
- SETBACK
- DEPRESSED CURB
- TYPICAL PARKING
- VISITOR PARKING
- HORIZONTAL BIKE PARKING
- UNIT ENTRY
- FIRE HYDRANT
- TRANSFORMER
- EARTH BIN GARBAGE/RECYCLE
- FIRE ROUTE
- ACCESS AISLE
- TWSI

PARKING REQUIREMENTS - RESIDENTS

| | | |
|---|------------------------------|--|
| *PARKING PROVISIONS 2008-250 SECTION 10.1, 10.6, 11.1 | | |
| REQUIRED | PROVIDED @ 2.6m x 5.2m (TYP) | NOTES |
| 72 RESIDENT SPACES (60 X 1.2) | 68 RESIDENT SURFACE SPACES | - 4 spaces reserved for added landscaping |
| 12 VISITORS (60 X 0.2) | 13 RES GARAGE SPACES | - Residents may alternatively use as storage |
| 10 SALES CENTRE | 7 RES GARAGE DRIVEWAY SPACES | - Tandem spaces to be allocated to the upper residents as Garage space |
| 84 SPACES TOTAL | 15 VISITORS | - 3 spaces are seasonal |
| | 12 SALES CENTRE (EXISTING) | - 1 space is accessible |
| | 112 SPACES TOTAL | |
| BICYCLE | BICYCLE | |
| 0.5 x 60 UNITS = 30 SPACES | 31 @ 0.6m x 1.8m | |

PROJECT TEAM

| | | | | | |
|---|---|--|--|--|---|
| Owner / Applicant SPB DEVELOPMENTS INC (Project Owner) METRIC HOMES (Project Builder) 4829 Abbott Street East Kanata, ON, K2V 0L4 Contact: Shawn Bernier, Owner, VP - Operations, Metric Homes phone: (613) 301-7792 email: Shawn@MetricHomes.com Chris Bernier, Owner, VP - Construction phone: (613) 302-0727 email: Christopher@MetricHomes.com | Architect Hobin Architecture Inc. 63 Pamela Street Ottawa, ON K1S 3K7 Contact: Todd Duckworth phone: (613) 238-7200 x 130 email: tduckworth@hobinarc.com www: www.hobinarc.com | Planning Novatech 240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 Contact: Miranda Virgillio phone: (613) 254-9643 x 204 email: m.virgillio@novatech-eng.com | Landscaping Novatech 240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 Contact: Kathleen Watson phone: (613) 254-9643 x 313 email: k.watson@novatech-eng.com | CIVIL Novatech 240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 Contact: Alex McAuley phone: (613) 254-9643 x 292 email: a.mcauley@novatech-eng.com | Surveyor Fairhall, Moffatt & Woodland Ltd. 100-600 Terry Fox Drive Kanata, ON, K2L 4B6 Contact: John H. Guiri phone: (613) 591-2580 |
|---|---|--|--|--|---|



| no. | date | revision |
|-----|------------|-------------------------|
| 6 | 2026-02-02 | RE-ISSUED FOR SITE PLAN |
| 7 | 2025-07-31 | RE-ISSUED FOR SITE PLAN |
| 8 | 2025-09-12 | ISSUED FOR SITE PLAN |
| 5 | 2025-05-26 | REVIEW & COORDINATION |
| 4 | 2025-04-30 | REVIEW & COORDINATION |
| 3 | 2025-05-20 | REVIEW & COORDINATION |
| 2 | 2024-10-17 | ISSUED FOR REVIEW |
| 1 | 2024-09-26 | ISSUED FOR REVIEW |

| | |
|--|--|
| 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/LOCATION:
TRAIL VIEW VILLAGE
LOW-RISE STACKED DWELLINGS
4829 ABBOTT STREET E, OTTAWA, ONTARIO

DRAWING TITLE:
BLOCK 123
SITE PLAN

| | | |
|------------------|-------------------|-----------------|
| DRAWN BY: TD | DATE: AUG 2024 | SCALE: 1:250 |
| PROJECT: 2223 | DRAWING NO.: | SP-1 |
| REVISION NO.: | #19360 | |



002-02-25-0040/D07-12-25-0084