



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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LANDSCAPE ARCHITECT
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PROJECT DEVELOPER
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BIKE RACK

PLAN SIDE VIEW FRONT VIEW

4 Loops, 6 Bike Configuration
BIKE RACK BY MAGLIN, SERIES
MBR-0350-00001, COLOUR GUNMETAL

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	GM	SITE AREA	2.0 ha.	20,759.0 m ² 223,448 ft ²
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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	0.55
FRONT YARD SETBACK: NUTTING CRESCENT	3.0m	34.9m
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	8.2m
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	648.0m ²	1,520.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT	324.0m ²	1,200.0m ²
VEHICLE PARKING: RESIDENTIAL - 1.2 PER UNIT	130	132
VEHICLE PARKING: VISITOR - 0.2 PER UNIT	22	22
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	54	54
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.2m / 6.7m
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A RESIDENTIAL ZONE	3.0m	3.7m
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A STREET	3.0m	12.0m
MINIMUM WIDTH OF LANDSCAPED AREA - AROUND A PARKING LOT (10-100 SPACES)	1.5m	1.5m

DRAWING NOTES

- PROPERTY LINE
- BUILDING SETBACKS
- REQUIRED AMENITY AREA
- PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
- PROPOSED HYDRO TRANSFORMER
- ASPHALT DRIVING SURFACE
- IN GROUND WASTE BINS
- ORGANIC WASTE / OVER SIZED GARBAGE ENCLOSURE 2.0m HIGH OPAQUE SCREEN AROUND PERIMETER
- BICYCLE PARKING SPACES (6) WITH RACK
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- SEASONAL SNOW STORAGE
- VISITOR PARKING SPACE: 2.6 x 5.2 METRES
- EXISTING BOARD FENCE TO REMAIN
- DEPRESSED STREET CURB, SIDEWALK TO BE CONTINUOUS AND DEPRESSED @ DRIVEWAY, AS PER OTTAWA DETAIL SCT.1
- DEPRESSED CURB AND TWSI AT ALL CROSSINGS
- 2.9m x 4.6m ELECTRICAL SHED
- 1.8m WIDE CONCRETE WALK / PATH
- ACCESSIBLE PARKING SPACE WITH ACCESS AISLE, DEPRESSED CURB AND TWSI
- CANADA POST MAIL BOXES
- PROPOSED SITE LIGHTING, SEE ELECTRICAL SITE PLAN
- ELECTRICAL VEHICLE SPACE: 2 PER BUILDING
- LOW RETAINING WALL, SEE CIVIL
- FLUSH CURB @ WASTE PICK UP AREA
- EXISTING 2.0m WIDE CITY CONCRETE SIDEWALK
- MOUNTABLE CURB @ SEASONAL SNOW STORAGE
- 2.1m HIGH SOLID WOOD PRIVACY FENCE
- 2.0m WIDE EXISTING CYCLE LANE

GROSS BUILDING - AREAS
(CITY OF OTTAWA'S DEFINITION)

PROPOSED BUILDING 'A'	1,256.0 m ²
PROPOSED BUILDING 'B'	1,256.0 m ²
PROPOSED BUILDING 'C'	1,256.0 m ²
PROPOSED BUILDING 'D'	1,256.0 m ²
PROPOSED BUILDING 'E'	1,256.0 m ²
PROPOSED BUILDING 'F'	1,256.0 m ²
PROPOSED BUILDING 'G'	1,256.0 m ²
PROPOSED BUILDING 'H'	1,256.0 m ²
PROPOSED BUILDING 'I'	1,256.0 m ²
PROPOSED BUILDING 'J'	1,256.0 m ²
TOTAL PROPOSED AREA	11,304.0 m ² 121,680 ft ²

UNIT STATISTICS

2 BEDROOM UNIT	108
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CAR PARKING

REQUIRED BY ZONING BY-LAW	
RESIDENCE - 1.2 PER UNIT	130
VISITOR - 0.2 PER DWELLING UNIT	22
TOTAL	152

PROVIDED

RESIDENCE - 1.2 PER UNIT	132
VISITOR - 0.2 PER DWELLING UNIT	22
TOTAL	154

BICYCLE PARKING

REQUIRED	- 0.5 PER UNIT	54
PROVIDED		54

WASTE COLLECTION

GUIDELINES	REQUIRED	PROVIDED
GARBAGE	- 0.231 YARDS ³ / UNIT	25.0 YARDS ³
RECYCLING (GMP)	- 0.018 YARDS ³ / UNIT	1.9 YARDS ³
RECYCLING (FIBRE)	- 0.062 YARDS ³ / UNIT	6.7 YARDS ³
ORGANICS	- 240L CONTAINER / 50 UNITS	3 x 240L

AMENITY REQUIREMENT

REQUIRED AMENITY SPACE	REQUIRED	PROVIDED
50% COMMUNAL AMENITY AREA =	6.0 m ² PER UNIT =	648.0 m ²
		324.0 m ²

PROVIDED AMENITY SPACE

PRIVATE BALCONY / PATIOS =	320.0 m ²
COMMUNAL EXTERIOR AREA =	1,200.0 m ²
TOTAL =	1,520.0 m ²

SITE COVERAGE

BUILDING FOOTPRINT =	18.15%	3,768.0 m ²
DRIVING SURFACE =	25.78%	5,351.0 m ²
LANDSCAPE AREA =	56.07%	11,568.0 m ²
TOTAL =	100.00%	20,759.0 m ²

NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE

REVISIONS:

No.	DESCRIPTION	DATE
11	REVISED WEST DRIVEWAY LOCATION	Aug. 24 2026
10	ADDED ELECTRICAL INFORMATION	June 25 2026
9	REVISED AS PER CITY AND OWNER COMMENTS	June 16 2026
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

ARCHITECT SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
KEVIN REID
LICENCE 8667
SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT:
CLARIDGE HOMES

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PROJECT TITLE:
4624 SPRATT ROAD

SHEET TITLE:
SITE PLAN

DRAWN:
R.V.

CHECKED:
RV

SCALE:
1:400

SHEET No.:
SP-1

PROJECT No.:
2033