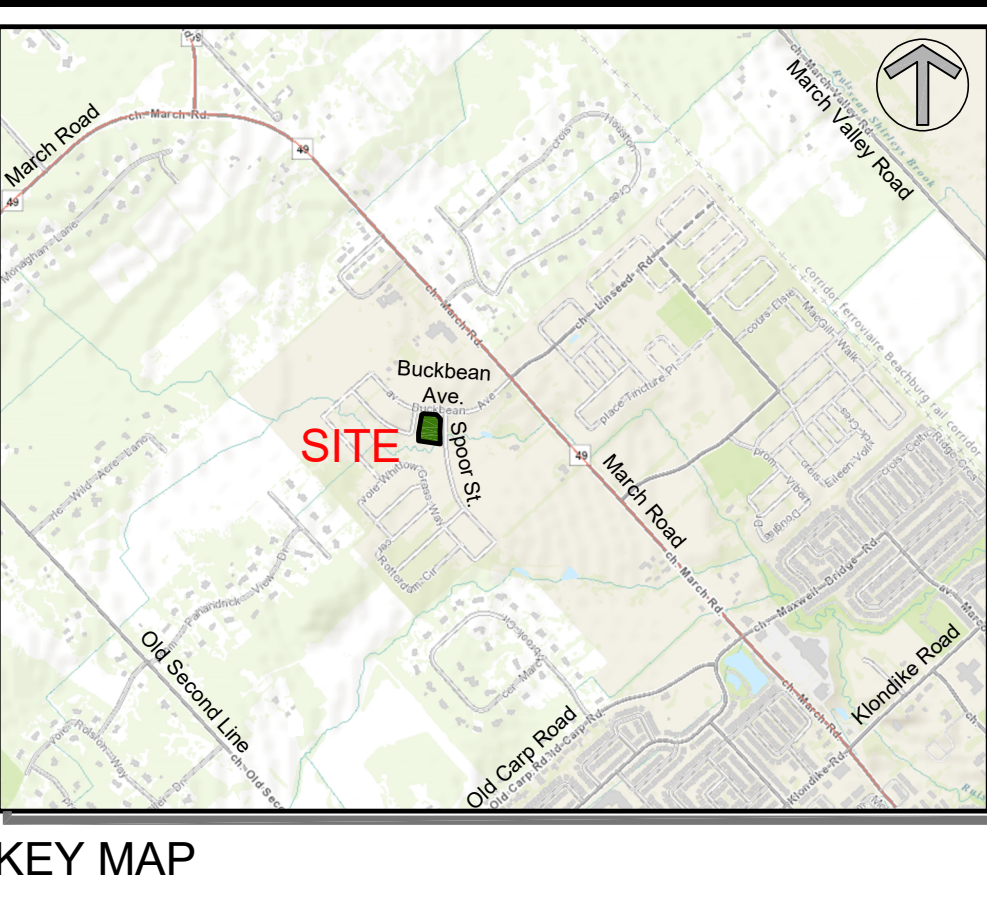
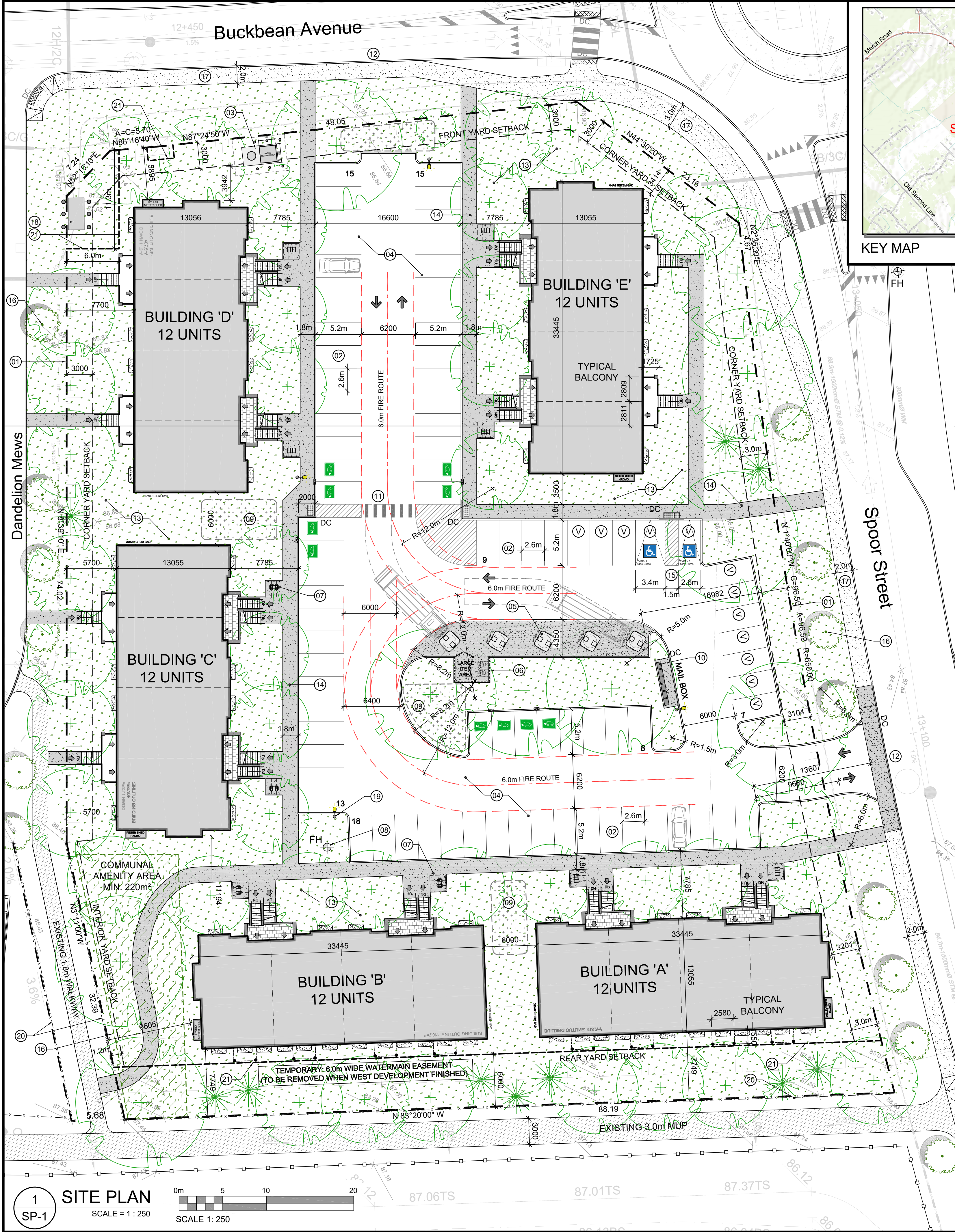




PROJECT INFORMATION				
Zoning By-law 2008-250 / 2026-50	R4Z / N4B	SITE AREA	0.9 ha.	9,219.4 m ² 99,237 ft ²
ZONING	REQUIRED	PROVIDED		
ZONE: PLANNED UNIT DEVELOPMENT: STACKED STYLE TOWNHOUSE	R4Z / N4B	R4Z / N4B		
BUILDING HEIGHT	14.5m	9.3m		
MINIMUM LOT WIDTH	7.5m	53.8m		
MINIMUM LOT AREA	1,400m ²	9,219.4m ²		
FRONT YARD SETBACK: BUCKBEAN AVENUE	3.0m	5.8m		
CORNER YARD SETBACK: SPOOR STREET & DANDELION MEWS	3.0m	6.8m & 5.7m		
INTERIOR YARD SETBACK: PATHWAY	1.2m	9.6m		
REAR YARD SETBACK	6.0m	7.7m		
BUILDING SETBACK TO A PRIVATE WAY	1.8m	4.8m		
BUILDING SEPARATION (UNDER 14.5m HT.)	1.2m	6.0m		
AMENITY AREA - TOTAL 6.0m ² PER UNIT	360.0m ²	380.0m ²		
AMENITY AREA - 50% COMMUNAL PER UNIT	180.0m ²	220.0m ²		
VEHICLE PARKING: RESIDENTIAL - 1.2 PER UNIT	72	73		
VEHICLE PARKING: VISITOR - 0.2 PER UNIT	12	12		
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	30	30		
WALKWAY & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.2m / 6.7m		
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A RESIDENTIAL ZONE	3.0m	9.6m		
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A STREET	3.0m	3.0m		
MINIMUM WIDTH OF LANDSCAPED AREA - AROUND A PARKING LOT	15%	26.5%		
MINIMUM LANDSCAPED AREA - IN A PLANNED UNIT DEVELOPMENT	25%	43.3%		
MINIMUM AGGREGATED SOFT LANDSCAPED AREA - 3.0m SETBACK & LOT WIDTH 12m+	40%	97.5%		

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.

7			
6			
5	REVISED AS PER ROUND 2 CITY COMMENTS	2026 09 14	
4	REVISED AS PER ROUND 1 CITY COMMENTS	2026 07 24	
3	ISSUED FOR SPC APPLICATION	2026 03 27	
2	ISSUED FOR OWNER / CONSULTANT REVIEW	2026 03 16	
1	ISSUED FOR PRELIMINARY REVIEW	2026 01 13	
No.	DESCRIPTION	DATE	

ARCHITECT SEAL:

ARCHITECT ASSOCIATION

ARCHITECTS

RODERICK LAHEY

SEAL DATE: STAMP DATE

CLIENT:

CLARIDGE HOMES

ARCHITECT:

rla / architecture

roderick lahey architect inc.

56 beach street, ottawa, ontario k1s 3j6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:

COPPERWOOD ESTATES

1100 SPOOR STREET
BLOCK 73: NORTH KANATA

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

DRAWN:	CHECKED:
R.V.	RV
SCALE:	SHEET No.
1:250	
PROJECT No.	
2513	

SP-1

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Email: sdennis@patersongroup.ca

LEGAL DESCRIPTION
PRELIMINARY 4M-PLAN
BLOCK 73
Geographic Township of March
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

SURVEYOR
Annis O'Sullivan Vollebakk Ltd.
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
E-Mail: TravisH@aovltd.com

- DRAWING NOTES**
- PROPERTY LINE
 - PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
 - PROPOSED HYDRO TRANSFORMER
 - ASPHALT DRIVING SURFACE
 - IN GROUND WASTE / RECYCLING BINS
 - ORGANIC WASTE / OVER SIZED GARBAGE ENCLOSURE 2.0m HIGH OPAQUE SCREEN AROUND PERIMETER
 - BICYCLE PARKING SPACES 0.6m x 1.8m (6) WITH RACK
 - PROPOSED HYDRANT
 - SEASONAL SNOW STORAGE
 - CANADA POST MAIL BOXES ON CONCRETE SURFACE
 - 1.8m WIDE PAINTED CROSSWALK WITH TWSI & DC
 - DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
 - SOFT LANDSCAPED AREA, SEE LANDSCAPING
 - 1.8m WIDE CONCRETE WALK
 - ACCESSIBLE PARKING SPACE WITH ACCESS AISLE, DEPRESSED CURB AND TWSI
 - PROPOSED SUBDIVISION TREES TO BE PLANTED BY OTHERS
 - EXISTING CITY SIDEWALK, WIDTH VARIES
 - EXISTING HYDRO TRANSFORMER WITH EASEMENT
 - LIGHT POLE: LOCATION TO BE CONFIRMED BY ELEC.
 - EXISTING CHAIN LINK FENCE TO REMAIN, ALTER AS REQUIRED FOR NEW CONNECTION PATH
 - EXISTING UTILITY EASEMENT

- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS PATIOS
 - SOFT LANDSCAPING
 - COMMUNAL AMENITY SPACE
 - SNOW STORAGE
 - CONCRETE WALK / PATH
 - 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 2.6m x 5.2m
 - ELECTRIC VEHICLE RECHARGING POST
 - ACCESSIBLE PARKING SPACE WITH 1.5 AISLE DEPRESSED CURB & TWSI

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

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
TOTAL PROPOSED AREA	6,280.0 m ² 67,600 ft ²

UNIT STATISTICS
2 BEDROOM UNIT

60

CAR PARKING
REQUIRED BY ZONING BY-LAW

RESIDENCE	- 1.2 PER UNIT	72
VISITOR	- 0.2 PER DWELLING UNIT	12
TOTAL		84

PROVIDED

RESIDENCE	- 1.2 PER UNIT	73
VISITOR	- 0.2 PER DWELLING UNIT	12
TOTAL		85

BICYCLE PARKING

REQUIRED	- 0.5 PER UNIT	30
PROVIDED		30

WASTE COLLECTION
GUIDELINES

GARBAGE	- 0.231 YARDS ³ / UNIT	13.9 YARDS ³
RECYCLING (GMP)	- 0.018 YARDS ³ / UNIT	1.1 YARDS ³
RECYCLING (FIBRE)	- 0.062 YARDS ³ / UNIT	3.7 YARDS ³
ORGANICS	- 240L CONTAINER / 50 UNITS 1.2 x 240L	

REQUIRED

GARBAGE	3 EARTHBINS
RECYCLING (GMP)	1 EARTHBIN
RECYCLING (FIBRE)	1 EARTHBIN
ORGANICS	2 x 240L BINS
LARGE ITEM GARBAGE	N/A

PROVIDED

GARBAGE	3 EARTHBINS
RECYCLING (GMP)	1 EARTHBIN
RECYCLING (FIBRE)	1 EARTHBIN
ORGANICS	2 x 240L BINS
LARGE ITEM GARBAGE	5 m ²

*EARTHBINS= (6.5 YARDS³)

AMENITY REQUIREMENT
REQUIRED AMENITY SPACE

6.0 m ² PER UNIT =	360.0 m ²
50% COMMUNAL AMENITY AREA =	180.0 m ²

PROVIDED AMENITY SPACE

16 BALCONIES @ 4.0 m ² =	64.0 m ²
24 BALCONIES @ 4.8 m ² =	115.2 m ²
COMMUNAL EXTERIOR AREA =	220.0 m ²
TOTAL =	399.2 m ²

SITE COVERAGE

BUILDING FOOTPRINT =	22.7%	2,093.5 m ²
DRIVING SURFACE =	27.2%	2,509.3 m ²
LANDSCAPE AREA =	50.1%	4,616.6 m ²
TOTAL =	100.0%	9,219.4 m ²
HARD SURFACE WALK AREA =	6.7%	621.0 m ²
SOFT LANDSCAPE AREA =	43.3%	3,995.6 m ²

