



AREA PLAN: SCALE: NTS

SITE INFORMATION:
 SITE AREA = 2.37ha (5.85 Acres)
 ZONING: R1VV(634)
 PROPOSED ZONING: R4Z PUD

| REQUIRED: | PROVIDED: |
|--------------------------------------------|--------------------------|
| LOT WIDTH (MIN.): 18.00 m | 157.39 m |
| LOT AREA (MIN.): 1,400 m ² | 23,661.35 m ² |
| BUILDING HEIGHT (MAX.): | |
| TOWNHOUSE: 10.00 m | 9.37 m |
| STACKED DWELLING: 11.00 m | 10.02 m |
| FRONT YARD (MIN.): 3.00 m | 10.00 m |
| REAR YARD (MIN.): 6.00 m | 18.63 m |
| INTERIOR SIDE YARD (MIN.): | |
| TOWNHOUSE: 6.00 m | 6.00 m |
| STACKED DWELLING: 1.50 m (1ST 21.0m) | 4.00 m |
| | 6.00 m |
| ACCESSORY BLDG. SIZE (MAX.): | 88.00 m ² |
| ACCESSORY BLDG. HEIGHT (MAX.): | 3.60 m |
| ACCESSORY BLDG. INTERIOR SIDE YARD (MIN.): | 3.00 m |

UNIT COUNTS:

| BUILDING | UNIT TYPE | TERRA FLATS | 8/28 TOWNS | 2-STORY TOWNS |
|--------------------------|------------------------|------------------|-----------------|-----------------|
| BUILDING 1 | TERRA FLATS | 12 UNITS | | |
| BUILDING 2 | TERRA FLATS | 12 UNITS | | |
| BUILDING 3 | TERRA FLATS | 12 UNITS | | |
| BUILDING 4 | TERRA FLATS | 12 UNITS | | |
| BUILDING 5 | TERRA FLATS | 12 UNITS | | |
| BUILDING 6 | TERRA FLATS | 12 UNITS | | |
| BUILDING 7 | TERRA FLATS | 12 UNITS | | |
| BUILDING 8 | TERRA FLATS | 12 UNITS | | |
| BUILDING 9 | TERRA FLATS | 12 UNITS | | |
| BUILDING 10 | 8/28 3-STORY TOWNHOMES | | 8 UNITS | |
| BUILDING 11 | 8/28 3-STORY TOWNHOMES | | 8 UNITS | |
| BUILDING 12 | 8/28 3-STORY TOWNHOMES | | 16 UNITS | |
| BUILDING 13 | 2-STORY TOWNHOMES | | | 6 UNITS |
| BUILDING 14 | 2-STORY TOWNHOMES | | | 4 UNITS |
| BUILDING 15 | 2-STORY TOWNHOMES | | | 4 UNITS |
| BUILDING 16 | 2-STORY TOWNHOMES | | | 4 UNITS |
| TOTAL | | 108 UNITS | 32 UNITS | 20 UNITS |
| TOTAL ALL UNITS = | | 160 UNITS | | |

RESIDENT PARKING REQUIRED:

| AREA 'X' | AREA 'C' | TOTAL |
|-----------------------------------------------------------------------|----------------------------------------------------------------------|------------------|
| TERRA FLATS [60 UNITS] PARKING REQUIRED= 0.5/ d.u. = 30 SPACES | TERRA FLATS [48 UNITS] PARKING REQUIRED= 1.2/ d.u. = 58 SPACES | 88 SPACES |
| 8/28 TOWNHOMES [13 UNITS] PARKING REQUIRED= 0.75/ d.u. = 10 SPACES | 8/28 TOWNHOMES [19 UNITS] PARKING REQUIRED= 1.0/ d.u. = 19 SPACES | 29 SPACES |
| TOWNHOMES [6 UNITS] PARKING REQUIRED= 0.75/ d.u. = 5 SPACES | TOWNHOMES [14 UNITS] PARKING REQUIRED= 1.0/ d.u. = 14 SPACES | 19 SPACES |
| TOTAL RESIDENT PARKING REQ. = 136 SPACES | | |

VISITOR PARKING REQUIRED:

| AREA 'X' | AREA 'C' |
|------------------------------------------------------------------------|-------------------------------------------------------------------|
| TERRA FLATS [60 UNITS (-12)] PARKING REQUIRED= 0.1/ d.u. = 5 SPACES | TERRA FLATS [48 UNITS] PARKING REQUIRED= 0.2/ d.u. = 10 SPACES |
| TOTAL VISITOR PARKING REQ. = 15 SPACES | |

PARKING PROVIDED:

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| TERRA FLATS [108 UNITS] PARKING REQUIRED = 88 RESIDENT + 15 VISITOR TOTAL PROVIDED = 103 RESIDENT + 15 VISITOR | |
| 8/28 TOWNHOMES [32 UNITS] PARKING REQUIRED = 29 SPACES TOTAL PROVIDED = 64 SPACES (DRIVEWAYS/ GARAGES) | |
| TOWNHOMES [20 UNITS] PARKING REQUIRED = 19 SPACES TOTAL PROVIDED = 40 SPACES (DRIVEWAYS/ GARAGES) | |
| PARKING SPACE DIMENSIONS ARE 2.4m X 5.2m STANDARD. PARKING SPACES MARKED WITH * ARE 2.4m X 5.2m (59 SPACES) (50% MAX.) | |

BICYCLE PARKING REQUIREMENTS:

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| BICYCLE PARKING REQUIRED= 0.5/d.u. x 108 d.u. = 54 SPACES | 54 SPACES |
| BICYCLE PARKING PROVIDED = 57 SPACES (30 INDOORS, 27 SURFACE) | |
| ALL EXTERIOR BIKE SPACES ARE 0.60m X 1.80m HORIZONTAL w/ MIN. 1.50m ACCESS AISLE. ALL INTERIOR BIKE SPACES ARE 0.50m X 1.50m VERTICAL w/ MIN. 1.50m ACCESS AISLE. PROVIDE FIXED PARKING RACKS FOR ALL BIKE SPACES. | |

AMENITY SPACE REQUIREMENTS:

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|-----------------------------------------------------------------------------------|---------------------------------------------------|
| AMENITY SPACE REQUIRED = 6m ² /d.u. x 108 d.u. = 648m ² | 648m ² |
| 50% COMMUNAL AMENITY AREA REQUIRED = 324m ² | 324m ² |
| COMMUNAL AMENITY AREA PROVIDED = 1,148m ² | 1,148m ² |
| PRIVATE AMENITY AREA PROVIDED = 432m ² [4m ² /BALCONY/d.u.] | 432m ² [4m ² /BALCONY/d.u.] |
| TOTAL AMENITY AREA PROVIDED = 1,578m ² | 1,578m ² |

LEGEND/ ABBREVIATIONS:

| | | |
|--------------------------------------|------------------------------------|-------------------------------|
| D.C. DEPRESSED CURB | ☉ GAS METERS LOCATION | ⊕ LIGHT STANDARD |
| CRW CONCRETE RETAINING WALL | ⊕ WATER/ SANITARY CONNECTION | ⊕ WALL MOUNTED LIGHT FIXTURE |
| W1 WOODGRIP IRON | ⊕ FACILE WALKING SURFACE INDICATOR | ⊕ TRANSFORMER |
| TWS FACILE WALKING SURFACE INDICATOR | ⊕ STORM CONNECTION | ⊕ TWSI |
| CONC. CONCRETE | ⊕ SIAMSE CONNECTIONS | ⊕ BI-CYCLE PARKING (BP) SPACE |
| ASPH. ASPHALT | ⊕ FIRE HYDRANT | ⊕ VISITOR PARKING SPACE |

NOTE:
 - SITE PLAN TO BE READ IN CONJUNCTION WITH:
 - SITE SERVICING AND GRADING PLANS PREPARED BY NOVATECH ENGINEERING CONSULTANTS.
 - LANDSCAPE PLAN PREPARED BY JAMES B. LENNOX AND ASSOCIATES INC.
NOTE:
 - SITE BOUNDARIES DERIVED FROM: PLAN 4R-37128
 - PLAN OF SURVEY OF PART OF LOT 12 CONVESSION 2 (RIDEAU FRONT)
 - Geographic Township of Nepean CITY OF OTTAWA
 - Surveyed by Annis, O'Sullivan, Vollebek Ltd.

M. David Blakely Architect Inc.
 2200 Prince of Wales Dr., Suite 101 Ottawa, Ontario
 Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

GENERAL NOTES:
 1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS.
 3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND PRECEDENCE AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
 4. DO NOT SCALE DRAWINGS.
 5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
 6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

OWNER: PHOENIX HOMES
 18A BENTLEY AVE.
 OTTAWA, ON K2E 6T8
 (613) 723-9227

ARCHITECT: M. DAVID BLAKELY ARCHITECT INC.
 2200 PRINCE OF WALES DR., SUITE 101
 OTTAWA, ON K2E 6Z9
 (613) 226-8811

CIVIL ENGINEER:

LANDSCAPE ARCHITECT: NOVATECH ENGINEERING CONSULTANTS
 240 MICHAEL COWPLAND DR., SUITE 101
 KANATA, ON K2M 0H7
 (613) 254-9443

SURVEYOR: ANNIS O'SULLIVAN VOLLEBEK LTD.
 14 CONCORSE GATE, SUITE 500
 NEPEAN, ON K2E 7S6
 (613) 727-8850

REVISIONS

| NO. | DATE (D/M/Y) | DESCRIPTION | INT. |
|-----|--------------|-----------------------------------------------|------|
| 1. | 24/09/24 | FOR REVIEW | MB |
| 2. | 01/04/25 | AS PER CITY COMMENTS/ FOR COORDINATION | MB |
| 3. | 16/07/25 | REVISED AS PER CLIENT/ FOR REVIEW | MB |
| 4. | 15/09/25 | AS PER CLIENT | MB |
| 5. | 17/09/25 | ROAD WIDENING AS PER SURVEY/ FOR COORDINATION | MB |
| 6. | 22/10/25 | 2-STORY T.H.S REVISED/ FOR COORDINATION | MB |
| 7. | 23/10/25 | SITE INFO REVISED | MB |
| 8. | 01/04/26 | REVISED ENTRANCE WIDTH/ AS PER CIVIL | MB |
| 9. | 29/04/26 | AS PER CIVIL/ LANDSCAPE. FOR RE-SUBMISSION | MB |
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PROJECT: 3400 WOODROFFE AVE. PLANNED UNIT DEVELOPMENT OTTAWA, ONTARIO

CLIENT: PHOENIX HOMES
 18A Bentley Ave Ottawa, ON K2E 6T8

DATE: SEPT. 2024

SCALE: 1 : 400

SHEET NO.: SP1

DESIGNED BY: mdb

CHECKED BY: MDB

D02-02-25-0090 D07-12-25-0158 PLAN NUMBER # 19422