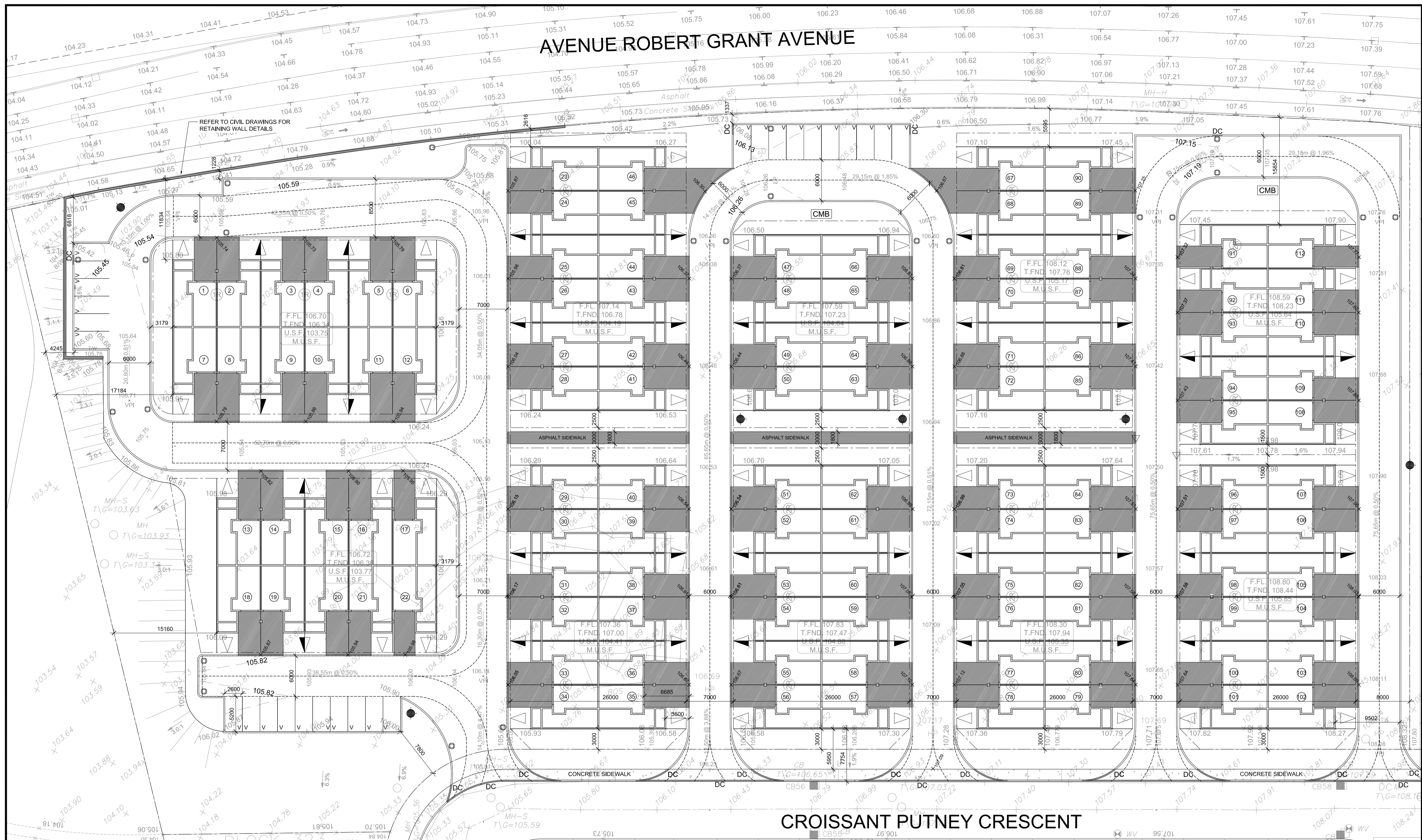


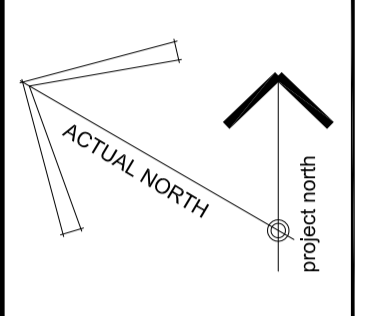
AVENUE ROBERT GRANT AVENUE

CROSSAINT PUTNEY CRESCENT



- GENERAL NOTES**
- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS; FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
 - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
 - GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
 - ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
 - DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

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ISSUE RECORD:

NO.	DESCRIPTION	DATE
01	FOR CLIENT REVIEW	2020/06/19
02	FOR CLIENT REVIEW	2020/07/13
03	FOR CLIENT REVIEW	2020/07/23
04	FOR CLIENT REVIEW	2020/11/03
05	FOR CLIENT REVIEW	2020/11/12
06	FOR CLIENT REVIEW	2021/02/10

CLIENT
CLARIDGE HOMES INC.
210 GLADSTONE AVE. OTTAWA ON.
TEL: 613-233-6030



CLARIDGE HOMES

ZONING - R4Z

PERMITTED USES:
PLAN UNIT DEVELOPMENT
APARTMENT DWELLING, LOW RISE, STACKED
THREE UNIT DUPLEX
DETACHED, LINKED-DETACHED
SEMI-DETACHED
TOWNHOUSE

TABLE 162A - R4 SUBZONE PROVISIONS

I SUB-ZONE	II PROHIBITED USES	III PRINCIPAL DWELLING TYPES	IV MINIMUM LOT WIDTH (m)	V MINIMUM LOT AREA (m ²)	VI MAXIMUM BUILDING HEIGHT (m)	VII MINIMUM FRONT YARD SETBACK (m)	VIII MINIMUM CORNER SIDE YARD SETBACK (m)	IX MINIMUM REAR YARD SETBACK (m)	X MINIMUM INTERIOR SIDE YARD SETBACK (m)	XI END NOTES
R4Z		P.U.D.	18	1400	AS PER DWELLING TYPE	3 ¹⁰	3 ¹⁰	VARIES ¹	VARIES ¹	1, 10, 16
R4Z		TOWNHOUSE	6	150	11 ^{18,20}	3 ¹⁰	3 ¹⁰	6	1.2	10, 16, 18

- SITE LEGEND:**
- CATCH BASIN
 - FIRE HYDRANT
 - COMMUNITY MAIL BOX (CMB)
 - SERVICES ENTRANCE
 - PROPERTY LINE
 - FIRE TURNING RADIUS (6m)
 - CURB
 - *HEAVY DUTY ASPHALT
 - STANDARD ASPHALT / DRIVEWAY
 - CONCRETE SIDEWALK
- *ALL PAVING ON SITE TO BE HEAVY DUTY FOR FIRE ROUTE, UNLESS NOTED OTHERWISE

- END NOTES (SEE TABLE 162A)**
- DESPITE THE DEFINITIONS OF REAR YARD AND INTERIOR SIDE YARD, BUILDINGS IN A PUD MUST BE LOCATED SO THAT THEY ARE SET BACK:
 - (A) AN AMOUNT EQUAL TO THE MINIMUM REQUIRED REAR YARD SETBACK FOR THE DWELLING TYPE PROPOSED, FROM A LOT LINE WHERE IT ABUTS A SIDE YARD ON AN ABUTTING LOT BUT NEED NOT EXCEED 7.5 METRES.
 - (B) AN AMOUNT EQUAL TO THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK FOR THE DWELLING TYPE PROPOSED, FROM A LOT LINE WHERE IT ABUTS A SIDE YARD ON AN ABUTTING LOT FOR THE FIRST 18 METRES BACK FROM THE STREET AND 25 PERCENT OF THE LOT DEPTH FOR THE REMAINDER, TO A MAXIMUM 7.5 METRES, AND
 - (C) IN THE CASE OF AN ABUTTING VACANT LOT, A MINIMUM REQUIRED REAR YARD SETBACK OF 1.8 METRES, AND A MINIMUM REQUIRED REAR YARD SETBACK BASED ON THE MINIMUM REAR YARD SETBACK APPLICABLE TO THE DWELLING TYPE PROPOSED TO BE LOCATED WITHIN THE PUD ADJACENT TO THE REAR LOT LINE.
 - THE MINIMUM SETBACK BETWEEN THE VEHICULAR ENTRANCE TO A PRIVATE GARAGE OR CARPORT AND AN EXISTING OR PLANNED SIDEWALK IS 6.2 M. NO PORTION OF A PRIVATE GARAGE OR CARPORT SHALL BE LOCATED MORE THAN 2.5 M CLOSER TO A STREET LOT LINE THAN THE CLOSER OF:
 - (A) AN AMOUNT EQUAL TO THE MINIMUM REQUIRED REAR YARD SETBACK FOR THE DWELLING TYPE PROPOSED, FROM A LOT LINE WHERE IT ABUTS A SIDE YARD ON AN ABUTTING LOT BUT NEED NOT EXCEED 7.5 METRES.
 - (B) AN AMOUNT EQUAL TO THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK FOR THE DWELLING TYPE PROPOSED, FROM A LOT LINE WHERE IT ABUTS A SIDE YARD ON AN ABUTTING LOT FOR THE FIRST 18 METRES BACK FROM THE STREET AND 25 PERCENT OF THE LOT DEPTH FOR THE REMAINDER, TO A MAXIMUM 7.5 METRES, AND
 - (C) IN THE CASE OF AN ABUTTING VACANT LOT, A MINIMUM REQUIRED REAR YARD SETBACK OF 1.8 METRES, AND A MINIMUM REQUIRED REAR YARD SETBACK BASED ON THE MINIMUM REAR YARD SETBACK APPLICABLE TO THE DWELLING TYPE PROPOSED TO BE LOCATED WITHIN THE PUD ADJACENT TO THE REAR LOT LINE.

- DESPITE THE DEFINITIONS OF REAR YARD AND INTERIOR SIDE YARD, BUILDINGS IN A PUD MUST BE LOCATED SO THAT THEY ARE SET BACK:
 - (A) AN AMOUNT EQUAL TO THE MINIMUM REQUIRED REAR YARD SETBACK FOR THE DWELLING TYPE PROPOSED, FROM A LOT LINE WHERE IT ABUTS A SIDE YARD ON AN ABUTTING LOT BUT NEED NOT EXCEED 7.5 METRES.
 - (B) AN AMOUNT EQUAL TO THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK FOR THE DWELLING TYPE PROPOSED, FROM A LOT LINE WHERE IT ABUTS A SIDE YARD ON AN ABUTTING LOT FOR THE FIRST 18 METRES BACK FROM THE STREET AND 25 PERCENT OF THE LOT DEPTH FOR THE REMAINDER, TO A MAXIMUM 7.5 METRES, AND
 - (C) IN THE CASE OF AN ABUTTING VACANT LOT, A MINIMUM REQUIRED REAR YARD SETBACK OF 1.8 METRES, AND A MINIMUM REQUIRED REAR YARD SETBACK BASED ON THE MINIMUM REAR YARD SETBACK APPLICABLE TO THE DWELLING TYPE PROPOSED TO BE LOCATED WITHIN THE PUD ADJACENT TO THE REAR LOT LINE.
- DESPITE THE DEFINITION OF GRADE IN SECTION 54, THE EXISTING AVERAGE GRADE WILL BE USED FOR DEVELOPMENT IN AREA A ON SCHEDULE 342 AND WILL BE AS FOLLOWS:
 - EXISTING AVERAGE GRADE MUST BE CALCULATED PRIOR TO ANY SITE ALTERATION AND BASED ON THE AVERAGE OF GRADE ELEVATIONS TAKEN ALONG BOTH SIDE LOT LINES AT THE MINIMUM REQUIRED FRONT YARD SETBACK AND AT THE MINIMUM REQUIRED REAR YARD SETBACK OF THE ZONE IN WHICH THE LOT IS LOCATED. (OMB ORDER FILE NO 150797, ISSUED JULY 25, 2016 -BY-LAW 2015-228)
- WHERE A PLANNED UNIT DEVELOPMENT IS PERMITTED ON A LOT IN THE SUBZONE, THE PROVISIONS OF SECTION 131 APPLY, AND THE ASSOCIATED SUBZONE PROVISIONS IDENTIFIED IN TABLE 162 A AFFECTING PERMITS OF USES, MINIMUM LOT WIDTHS AND LOT AREAS, AS WELL AS MINIMUM REQUIRED SETBACKS APPLY TO THE WHOLE OF THE LOT, WHILE THE MAXIMUM HEIGHT APPLIES TO EACH PERMITTED DWELLING TYPE WITHIN THE PLANNED UNIT DEVELOPMENT.
 - (A) IT IS IN A ZONE OR SUB-ZONE IN WHICH A PLANNED UNIT DEVELOPMENT IS A PERMITTED USE;
 - (B) IT CONSISTS ONLY OF USES THAT ARE PERMITTED IN THE ZONE OR SUB-ZONE; AND
 - (C) THE ENTIRE PLANNED UNIT DEVELOPMENT COMPLIES WITH ALL APPLICABLE SECTIONS OF THE BY-LAW, THE PROVISIONS SET OUT IN THIS SECTION AND TABLE 131. HOWEVER, ANY DEVELOPMENT PARCELS WITHIN THE PLANNED UNIT DEVELOPMENT THAT ARE SEVERED NEED NOT COMPLY WITH THE DWELLING TYPE-SPECIFIC PROVISIONS INDICATED IN PART 6 OTHER THAN MAXIMUM PERMITTED BUILDING HEIGHT. (SUBJECT TO BY-LAW 2020-289)
- EXCEPT FOR A LOT OF LESS THAN 450 SQUARE METRES IN AREA IN THE R4-U, R4-UB, R4-UC AND R4-UD ZONES, THIRTY PERCENT OF THE LOT AREA MUST BE PROVIDED AS LANDSCAPED AREA FOR A LOT CONTAINING AN APARTMENT DWELLING, LOW RISE, STACKED DWELLING, OR RETIREMENT HOME, OR A PLANNED UNIT DEVELOPMENT THAT CONTAINS ANY ONE OR MORE OF THESE DWELLING TYPES. (BY-LAW 2020-290)

- SECTION 131: PLANNED UNIT DEVELOPMENT**
- (1) PLANNED UNIT DEVELOPMENT IS PERMITTED ONLY IF:
- (A) IT IS IN A ZONE OR SUB-ZONE IN WHICH A PLANNED UNIT DEVELOPMENT IS A PERMITTED USE;
 - (B) IT CONSISTS ONLY OF USES THAT ARE PERMITTED IN THE ZONE OR SUB-ZONE; AND
 - (C) THE ENTIRE PLANNED UNIT DEVELOPMENT COMPLIES WITH ALL APPLICABLE SECTIONS OF THE BY-LAW, THE PROVISIONS SET OUT IN THIS SECTION AND TABLE 131. HOWEVER, ANY DEVELOPMENT PARCELS WITHIN THE PLANNED UNIT DEVELOPMENT THAT ARE SEVERED NEED NOT COMPLY WITH THE DWELLING TYPE-SPECIFIC PROVISIONS INDICATED IN PART 6 OTHER THAN MAXIMUM PERMITTED BUILDING HEIGHT. (SUBJECT TO BY-LAW 2020-289)
- SECTION 131: PLANNED UNIT DEVELOPMENT**
- (9) THE MAXIMUM HEIGHT OF ANY PERMITTED USE MAY NOT EXCEED THAT WHICH IS SPECIFIED IN COLUMN VI OF TABLE 162A, AND IN NO CASE, MAY BE GREATER THAN A MAXIMUM FOUR STOREYS.
- (10) MINIMUM LOT WIDTH, LOT AREA AND PARKING REQUIREMENTS FOR LINKED-DETACHED DWELLING, SEMI-DETACHED DWELLING AND TOWNHOUSE DWELLING SHALL APPLY TO EACH PORTION OF A LOT ON WHICH EACH INDIVIDUAL DWELLING UNIT IS LOCATED, WHETHER OR NOT THAT PARCEL IS TO BE SEVERED. (BY-LAW 2012-334)
- TABLE 131: PROVISIONS FOR PLANNED UNIT DEVELOPMENT**
- | | |
|---|--------------|
| (1) MINIMUM WIDTH OF PRIVATE WAY | - 6 METRES |
| (2) MINIMUM SETBACK TO PRIVATE WAY | - 1.8 METRES |
| (3) MINIMUM SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY | - 5.2 METRES |
| (4) MINIMUM SEPARATION BETWEEN BUILDINGS (HEIGHT LESS THAN OR EQUAL TO 14.5M) | - 1.2 METRES |
- SECTION 135: THROUGH LOTS IN RESIDENTIAL ZONES**
- (1) IN THE CASE OF A RESIDENTIALLY ZONED THROUGH LOT, OR CORNER THROUGH LOT, THE MINIMUM REQUIRED FRONT YARD SETBACK APPLIES TO BOTH THE FRONT AND REAR LOT LINES, IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL ZONE OR ZONES IN WHICH SUCH LOT IS LOCATED AND THE MINIMUM REQUIRED REAR YARD SETBACK DOES NOT APPLY.
- (2) IN THE CASE OF A CORNER THROUGH LOT, THE MINIMUM REQUIRED CORNER SIDE YARD SETBACK APPLIES TO THE STREET THAT IS MOSTLY PERPENDICULAR TO THE OTHER TWO STREETS, IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL ZONE OR ZONES IN WHICH SUCH LOT IS LOCATED. (BY-LAW 2010-377)
- SECTION 136: MAX. NUMBER OF ATTACHED DWELLING UNITS IN A TOWNHOUSE DWELLING**
- (1) NO MORE THAN EIGHT TOWNHOUSE DWELLING UNITS MAY BE IN A SINGLE ROW AND THE MAXIMUM NUMBER OF ATTACHED TOWNHOUSE DWELLING UNITS IS 16. (BY-LAW 2019-41)

- SECTION 137: AMENITY AREA**
- (1) AMENITY AREA IS NOT REQUIRED FOR A TOWNHOUSE.
- SECTION 100: PARKING (AREA C ON SCHEDULE 1A)**
- (1) TOWNHOUSE DWELLING - 1.0 PER DWELLING UNIT
(2) PLANNED UNIT DEVELOPMENT - AS PER DWELLING TYPE
- SECTION 102 - MINIMUM VISITOR PARKING SPACES**
- (4) IN THE CASE OF A TOWNHOUSE DWELLING OR STACKED DWELLING, WHERE EACH DWELLING UNIT HAS A DRIVEWAY ACCESSING A GARAGE OR CARPORT LOCATED ON THE SAME LOT AS THAT DWELLING UNIT, AND IN THE CASE OF A PLANNED UNIT DEVELOPMENT, WHERE A DWELLING UNIT HAS A DRIVEWAY ACCESSING ITS OWN GARAGE OR CARPORT, NO VISITOR PARKING IS REQUIRED FOR THAT DWELLING UNIT.
- TABLE 102: MINIMUM VISITOR PARKING SPACE RATES**
- | | |
|--------------------|-------------------------|
| TOWNHOUSE DWELLING | - 0.2 PER DWELLING UNIT |
|--------------------|-------------------------|

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PROJECT TITLE
CLARIDGE HOMES WESTWOOD

DRAWING TITLE
SITE PLAN BLOCK 324

DATE	DRAWN	JOB NO.	DRAWING NO.
JUNE 2020	CA	3272	A100
SCALE	REVIEWED		
1:300	TD		

ARCHITECTURAL