

BLOCK A			BLOCK B				
UNIT TYPE	1B	2B	1B	2B	TOTAL		
TOTAL	18	18	40	5	20	15	40

BLOCK A SITE STATISTICS

ZONING: R5A H(22)

MIN. LOT WIDTH: 18 M (REQUIRED), 37.1 M (PROVIDED)

MIN. LOT AREA: 540 SQ.M (REQUIRED), 4517 SQ.M (PROVIDED)

SETBACK REQUIREMENTS

FRONT YARD SETBACK: 6.0 M (REQUIRED), 10.4 M (PROVIDED)

INTERIOR SIDE SETBACK (ABUTTING R3Y ZONE): 3.0 M (REQUIRED), 7.5 M (PROVIDED)

REAR YARD SETBACK: 6.0 M (REQUIRED), 54.1 M (PROVIDED)

HEIGHT LIMITATIONS: 22.0 M (REQUIRED), 9.5 M (PROVIDED)

BUILDING FOOTPRINT: 1017 sq. m.

BUILDING GFA: 3051 sq. m.

LANDSCAPE: 3068 sq. m. (68%)

RESIDENTIAL UNIT COUNT: 40 UNITS

ASPHALT AREA AND RAMPS: 269 sq. m.

AMENITY AREA

REQUIRED: (15M² x 8 units) + 6M²/unit x 8 units = 120 sq. m.

8 units x 15.0 = 120 sq. m.

32 units x 6.0 = 192 sq. m.

TOTAL = 312 sq. m.

TOTAL BALCONIES: 210.8 sq. m.

TOTAL TERRACES: 105.4 sq. m.

TOTAL COMMUNAL AMENITY: 1623.6 sq. m.

TOTAL AMENITY: 1939.8 sq. m.

PARKING STATISTICS

REQUIRED: 1.2 PER UNIT + 0.2 VISITOR PER UNIT = 56 PARKING SPACES

PROVIDED: UNDERGROUND 30 SPACES, SURFACE 22 SPACES, TOTAL 52 SPACES (1.26 PER UNIT)

(2 HANDICAP PARKING SPACES INCLUDED)

BICYCLE PARKING

REQUIRED: 0.5 SPACES PER UNIT, 0.5 x 40 UNITS = 20 SPACES

PROVIDED: INTERIOR: 17 SPACES, EXTERIOR: 6 SPACES, TOTAL: 23 SPACES

BLOCK B SITE STATISTICS

ZONING: R5A H(22)

MIN. LOT WIDTH: 18 M (REQUIRED), 43.3 M (PROVIDED)

MIN. LOT AREA: 540 SQ.M (REQUIRED), 3871 SQ.M (PROVIDED)

SETBACK REQUIREMENTS

FRONT YARD SETBACK: 6.0 M (REQUIRED), 6.2 M (PROVIDED)

INTERIOR SIDE SETBACK (ABUTTING R5A ZONE): 3.0 M (REQUIRED), 15.6 M (PROVIDED)

CORNER SIDE YARD SETBACK: 4.5 M (REQUIRED), 6.7 M (PROVIDED)

REAR YARD SETBACK: 6.0 M (REQUIRED), 18.5 M (PROVIDED)

HEIGHT LIMITATIONS: 22.0 M (REQUIRED), 9.5 M (PROVIDED)

BUILDING FOOTPRINT: 1017 sq. m.

BUILDING GFA: 3051 sq. m.

LANDSCAPE: 1581 sq. m. (41%)

RESIDENTIAL UNIT COUNT: 40 UNITS

ASPHALT AREA AND RAMPS: 1235 sq. m.

AMENITY AREA

REQUIRED: (15M² x 8 units) + 6M²/unit x 8 units = 120 sq. m.

8 units x 15.0 = 120 sq. m.

32 units x 6.0 = 192 sq. m.

TOTAL = 312 sq. m.

TOTAL BALCONIES: 210.8 sq. m.

TOTAL TERRACES: 105.4 sq. m.

TOTAL COMMUNAL AMENITY: 400.5 sq. m.

TOTAL AMENITY: 716.4 sq. m.

PARKING STATISTICS

REQUIRED: 1.2 PER UNIT + 0.2 VISITOR PER UNIT = 56 PARKING SPACES

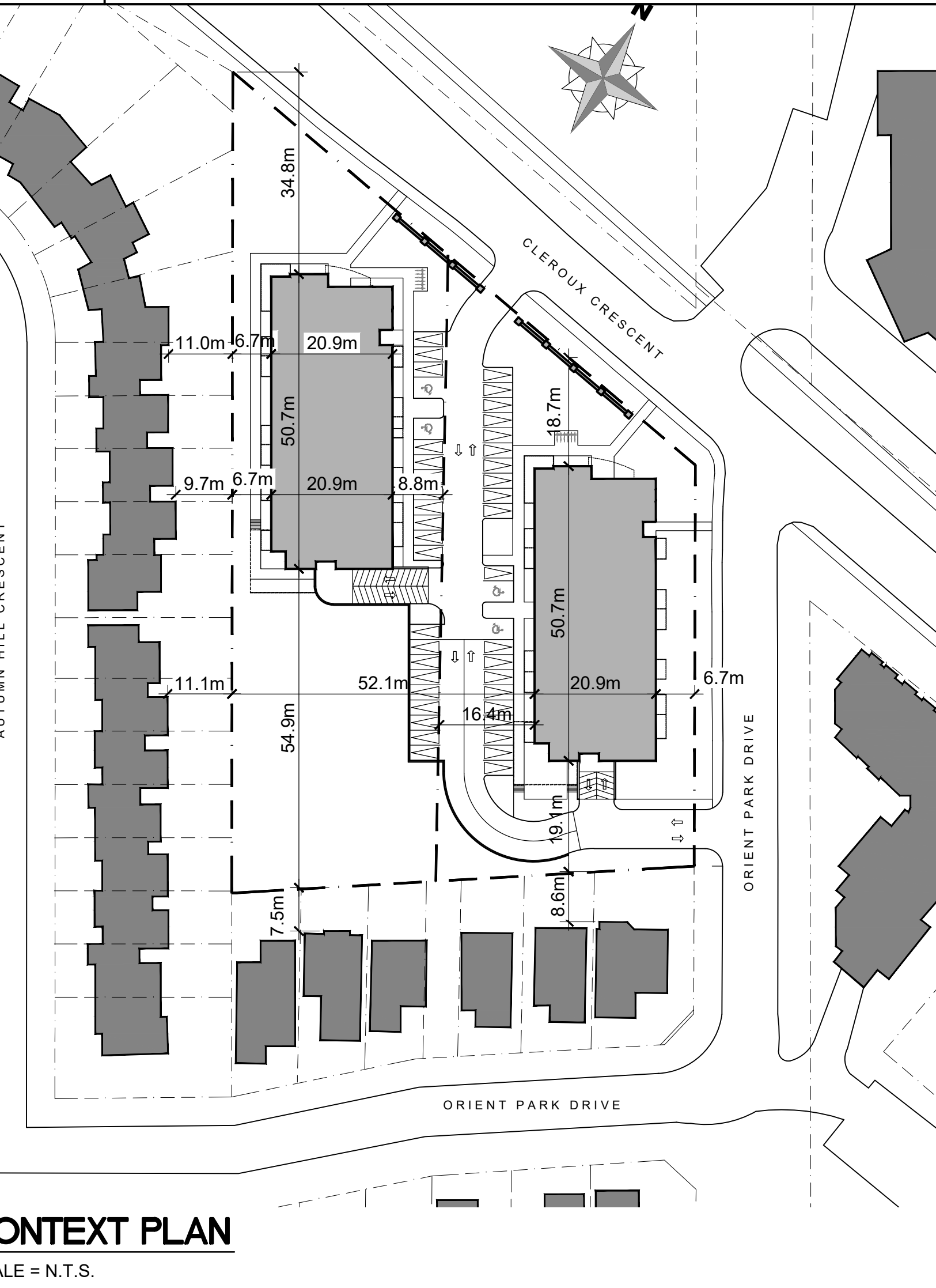
PROVIDED: UNDERGROUND 30 SPACES, SURFACE 22 SPACES, TOTAL 52 SPACES (1.26 PER UNIT)

(2 HANDICAP PARKING SPACES INCLUDED)

BICYCLE PARKING

REQUIRED: 0.5 SPACES PER UNIT, 0.5 x 40 UNITS = 20 SPACES

PROVIDED: INTERIOR: 17 SPACES, EXTERIOR: 6 SPACES, TOTAL: 23 SPACES



BRIDOR Developments

PLAN OF SURVEY

INFORMATION SHOWN HAS BEEN TAKEN FROM:

Stortec Geomatics Ltd.
400 - 1331 Oude Avenue
Ottawa ON
Tel: 613-722-4420
www.stortec.com

TOPOGRAPHIC PLAN OF SURVEY

PART OF LOT 11
CONCESSION 3 (OTTAWA FRONT)
(GEORGIAN TOWNSHIP OF GLEBEAU)
CITY OF OTTAWA

ELEVATION NOTE

1. ELEVATIONS ARE GEODETIC.
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.

LEGEND:

- PROPERTY LINE
- PROPERTY SETBACK
- OVERHEAD WIRES
- EXISTING BUILDING
- BUILDING ENTRANCE
- S.C. SIAMESE CONNECTION
- W.P. WALL MOUNTED LIGHT
- H.P. HYDRO POLE
- F.H. FIRE HYDRANT
- M.H. MANHOLE
- C.B. CATCH BASIN
- RETAINING WALL
- D.C. DEPRESSED CURB
- X 100.00 EXISTING GRADE
- 100.00 PROPOSED GRADE
- INTERLOCK PAVERS
- DESIGNATED FIRE ROUTE
- TERRACE

13			
12			
11			
10			
09			
08	FOR REVIEW	PE	MAR. 18 2022
07	FOR REVIEW	PE	JAN. 18 2022
06	FOR REVIEW	PE	DEC. 22 2021
05	FOR REVIEW	PE	NOV. 11 2021
04	FOR REVIEW	PE	APR. 15 2021
03	FOR REVIEW	PE	APR. 08 2021
02	FOR REVIEW	PE	DEC. 15 2020
01	FOR REVIEW	PE	NOV. 18 2020
No.	REVISIONS	BY	DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED

D2 concepts
1396 HEDDERBROOK AVE. SUITE 201
OTTAWA, ONTARIO, K1V 6J6

CONSULTING ENGINEERS

STRUCTURAL
MECHANICAL
ELECTRICAL

DESIGNED BY: P.E.
DRAWN BY: P.E.
APPROVED BY: P.E.

PROJECT: 2380 and 2396 CLEROUX CRESCENT OTTAWA

DRAWING TITLE: SITE PLAN

PROJECT NO: 0403
DATE: NOV., 11, 2020

SP-01

1 SITE PLAN
SCALE = 1:250

2 CONTEXT PLAN
SCALE = N.T.S.

D07-12-21-0081