



**BLOCK A SITE STATISTICS**

ZONING: R5A H(22)

MIN. LOT WIDTH: 18 M  
PROVIDED: 27.9 M

MIN. LOT AREA: 540 SQ.M  
PROVIDED: 4517 SQ.M

**SETBACK REQUIREMENTS**

FRONT YARD SETBACK: 6.0 M  
PROVIDED: 8.5 M

INTERIOR SIDE SETBACK (ABUTTING R3Y ZONE): 3.0 M  
PROVIDED: 6.7 M

REAR YARD SETBACK: 6.0 M  
PROVIDED: 48.6 M

HEIGHT LIMITATIONS: 22.0 M  
PROVIDED: 11.92 M

BUILDING FOOTPRINT: 1192 sq. m.

BUILDING GFA: 3576 sq. m.

LANDSCAPE: 2469 sq. m. (55%)

RESIDENTIAL UNIT COUNT: 40 UNITS

ASPHALT AREA AND RAMPS: 384 sq. m.

AMENITY AREA: 240 sq. m.  
REQUIRED: 6 sq. m x 40 units = 240 sq. m  
PROVIDED: 1459.2 sq. m

COMMUNAL AMENITY AREA: 120 sq. m.  
REQUIRED: 50% total amenity = 120 sq. m  
PROVIDED: 1146.9 sq. m

TOTAL BUILDING AMENITY: 312.3 sq. m.

TOTAL COMMUNAL AMENITY: 1146.9 sq. m.

TOTAL AMENITY: 1459.2 sq. m.

**PARKING STATISTICS**

REQUIRED RESIDENT: 1.2 PER UNIT (48 TOTAL)  
REQUIRED VISITOR: 0.2 PER UNIT (8 TOTAL)  
40 UNITS X 1.4 = 56 PARKING SPACES

PROVIDED RESIDENT: 1.1 PER UNIT (44 SPACES)  
PROVIDED VISITOR: 0.2 PER UNIT (8 SPACES)  
40 UNITS X 1.3 = 52 PARKING SPACES  
(2 HANDICAP PARKING SPACES INCLUDED)

UNDERGROUND: 30 SPACES  
SURFACE: 22 SPACES  
TOTAL: 52 SPACES

**BICYCLE PARKING**

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

PROVIDED: INTERIOR: 14 SPACES  
EXTERIOR: 6 SPACES  
TOTAL: 20 SPACES

**BLOCK B SITE STATISTICS**

ZONING: R5A H(22)

MIN. LOT WIDTH: 18 M  
PROVIDED: 31.1 M

MIN. LOT AREA: 540 SQ.M  
PROVIDED: 3871 SQ.M

**SETBACK REQUIREMENTS**

FRONT YARD SETBACK: 6.0 M  
PROVIDED: 6.2 M

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

CORNER SIDE YARD SETBACK: 4.5 M  
PROVIDED: 6.8 M

REAR YARD SETBACK: 6.0 M  
PROVIDED: 12.3 M

HEIGHT LIMITATIONS: 22.0 M  
PROVIDED: 11.84 M

BUILDING FOOTPRINT: 1184 sq. m.

BUILDING GFA: 3552 sq. m.

LANDSCAPE: 1387 sq. m. (36%)

RESIDENTIAL UNIT COUNT: 41 UNITS

ASPHALT AREA AND RAMPS: 1246 sq. m.

AMENITY AREA: 246 sq. m.  
REQUIRED: 6 sq. m x 41 units = 246 sq. m  
PROVIDED: 432.2 sq. m

COMMUNAL AMENITY AREA: 123 sq. m.  
REQUIRED: 50% total amenity = 123 sq. m  
PROVIDED: 169.5 sq. m

TOTAL BUILDING AMENITY: 248.1 sq. m.

TOTAL COMMUNAL AMENITY: 169.5 sq. m.

TOTAL AMENITY: 417.6 sq. m.

**PARKING STATISTICS**

REQUIRED: 1.2 PER UNIT (49 TOTAL) + 0.2 VISITOR PER UNIT (8 TOTAL)  
41 UNITS X 1.4 = 57 PARKING SPACES

PROVIDED RESIDENT: 1.1 PER UNIT (45 SPACES)  
PROVIDED VISITOR: 0.2 PER UNIT (8 SPACES)  
41 UNITS X 1.3 = 53 PARKING SPACES  
(2 HANDICAP PARKING SPACES INCLUDED)

UNDERGROUND: 28 SPACES  
SURFACE: 25 SPACES  
TOTAL: 53 SPACES

**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

**CLIENT:**

**PLAN OF SURVEY**  
INFORMATION SHOWN HAS BEEN TAKEN FROM  
Stantec Geomatics Ltd.  
460 - 1317 Oryx Avenue  
Ottawa ON  
Tel: 613.722.4420  
www.stantec.com

**TOPOGRAPHIC PLAN OF SURVEY**  
PART OF LOT 11  
CONCESSION 3 (OTTAWA FRONT)  
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)  
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
- BUILDING ENTRANCE
- EXISTING BUILDING
- EXISTING ENTRANCE
- H.P. HYDRO POLE
- F.H. FIRE HYDRANT
- M.H. MANHOLE
- C.B. CATCH BASIN
- RETAINING WALL
- PROPOSED VEGETATION, REFER TO LANDSCAPING FOR DETAILS
- D.C. DEPRESSED CURB
- x 100.00 EXISTING GRADE
- x 100.00 PROPOSED GRADE
- PROPOSED CONCRETE
- DESIGNATED FIRE ROUTE
- AIR WELL

No.	REVISIONS	BY	DATE
28	FOR DAR APPROVAL	JP	JAN. 16 2024
27	FOR DAR APPROVAL	JP	JAN. 09 2024
26	FOR SPC SUBMISSION	JP	DEC. 14 2023
25	FOR COORDINATION	RK	NOV. 28 2023
24	FOR CLIENT REVIEW	RK	NOV. 22 2023
24	FOR REVIEW	AK	NOV. 20 2023
24	FOR COORDINATION	JP	NOV. 17 2023
23	FOR COORDINATION	RK	NOV. 14 2023
22	FOR CLIENT REVIEW	JP	OCT. 17 2023

**D2 concepts**  
CONSULTING ENGINEERS

STRUCTURAL  
MECHANICAL  
ELECTRICAL

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

**PROJECT**  
2380 and 2396  
CLEROUX CRESCENT  
OTTAWA

**DRAWING TITLE**  
SITE PLAN

PROJECT NO. 0403  
DATE NOV 28, 2023

**SP-01**

**1 SITE PLAN**  
SCALE = 1:250

**2 CONTEXT PLAN**  
SCALE = N.T.S.

D07-12-21-0081