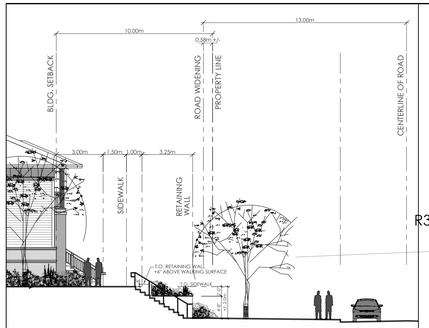
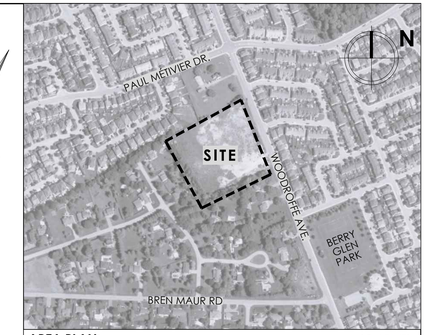


2/SP1 SITE SECTION: FOR ARCHITECTURAL INTENT ONLY SCALE: 1:125



AREA PLAN: SCALE: NTS

SITE INFORMATION:

SITE AREA = 2.37ha (5.85 Acres.)
ZONING: R1VV[636]
PROPOSED ZONING: R4Z PUD

		REQUIRED :	PROVIDED :
LOT WIDTH (MIN.):		18.00 m	157.39 m
LOT AREA (MIN.):		1,400 m²	23,661.35 m²
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	6.00 m
ACCESSORY BLDG. SIZE (MAX.) :		55.00 m²	88.00 m²
ACCESSORY BLDG. HEIGHT (MAX.) :		3.60 m	3.545 m
ACCESSORY BLDG.INTERIOR SIDE YARD (MIN.) :		6.00 m	3.00 m

UNIT COUNTS:

		TERRA FLATS	B2B TOWNS	2-STOREY 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=	B2B 3-STOREY TOWNHOMES		8 UNITS	
BUILDING 11=	B2B 3-STOREY TOWNHOMES		8 UNITS	
BUILDING 12=	B2B 3-STOREY TOWNHOMES		16 UNITS	
BUILDING 13=	2-STOREY TOWNHOMES			6 UNITS
BUILDING 14=	2-STOREY TOWNHOMES			4 UNITS
BUILDING 15=	2-STOREY TOWNHOMES			4 UNITS
BUILDING 16=	2-STOREY TOWNHOMES			6 UNITS
TOTAL =		108 UNITS	32 UNITS	20 UNITS
TOTAL ALL UNITS =		**160 UNITS**		

RESIDENT PARKING REQUIRED:

AREA 'X' (WITHIN 600m (800m WALKING) TO RAPID TRANSIT)		**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**
B2B TOWNHOMES [13 UNITS] PARKING REQUIRED= 0.75/ d.u. =	10 SPACES	B2B TOWNHOMES [19 UNITS] PARKING REQUIRED= 0.75/ d.u. =	14 SPACES	**24 SPACES**
TOWNHOMES [6 UNITS] PARKING REQUIRED= 0.75/ d.u. =	5 SPACES	TOWNHOMES [14 UNITS] PARKING REQUIRED= 0.75/ d.u. =	11 SPACES	**16 SPACES**
TOTAL RESIDENT PARKING REQ.:	**128 SPACES**			

VISITOR PARKING REQUIRED:

AREA 'X' (NONE REQUIRED FOR FIRST 12 UNITS) (NONE REQUIRED FOR UNITS WITH DRIVEWAYS).		**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:

TERRA FLATS [108 UNITS]
PARKING REQUIRED = 88 RESIDENT + 15 VISITOR
TOTAL PROVIDED = **103 RESIDENT + 15 VISITOR**

B2B TOWNHOMES [32 UNITS]
PARKING REQUIRED = 24 SPACES
TOTAL PROVIDED = **64 SPACES** (DRIVEWAYS/ GARAGES)

TOWNHOMES [20 UNITS]
PARKING REQUIRED = 16 SPACES
TOTAL PROVIDED = **40 SPACES** (DRIVEWAYS/ GARAGES)

PARKING SPACE DIMENSIONS ARE 2.6m X 5.2m STANDARD.
PARKING SPACES MARKED WITH ✱ ARE 2.4m X 5.2m (59 SPACES) (50% max.)

BICYCLE PARKING REQUIREMENTS:

BICYCLE PARKING REQUIRED= 0.5/d.u. x 108 d.u. = 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:

AMENITY SPACE REQUIRED = 6m²/ d.u. x 108 d.u. =	648m²
50% COMMUNAL AMENITY AREA REQUIRED =	324m²
COMMUNAL AMENITY AREA PROVIDED =	1,146m²
PRIVATE AMENITY AREA PROVIDED =	432m² (4m²/BALCONY/d.u.)
TOTAL AMENITY AREA PROVIDED =	1,578m²

LEGEND/ ABREVIATIONS:

D.C. DEPRESSED CURB
CRW CONCRETE RETAINING WALL
W.I. WROUGHT IRON
TWSI TACTILE WALKING SURFACE INDICATOR
CONC. CONCRETE
ASPH. ASPHALT
GAS METERS LOCATION
WATER/ SANITARY CONNECTION
STORM CONNECTION
SIAMESE CONNECTIONS
FIRE HYDRANT
LIGHT STANDARD
WALL MOUNTED LIGHT FIXTURE
TRANSFORMER
TWSI
BICYCLE PARKING (BP) SPACE
VISITOR PARKING SPACE

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH :
- SITE SERVICING AND GEADING 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 CONCESSION 2 (RIDEAU FRONT)
Geographic Township of Nepean CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk 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 INTENT 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: NOVATECH ENGINEERING CONSULTANTS, 240 MICHAEL COWPLAND DR. SUITE 101, Kanata, ON K2M 0H7, (613) 254-9643
LANDSCAPE ARCHITECT: JAMES B. LENNOX AND ASSOCIATES INC., 3332 CARLING AVE. NEPEAN, ON K2H 5A8, (613) 722-5168
SURVEYOR: ANNIS O'SULLIVAN VOLLEBEKK LTD., 14 CONCOURSE GATE. SUITE 500 NEPEAN, ON K2E 7S6, (613) 727-0850

SEAL

No.	DATE (D/M/Y)	DESCRIPTION	INIT.
12.			MB
11.			MB
10.			MB
9.			MB
8.			MB
7.			MB
6.	22/10/25	2-STOREY T.H'S REVISED/ FOR COORDINATION	MB
5.	17/09/25	ROAD WIDENING AS PER SURVEY/ FOR COORDINATION	MB
4.	15/09/25	AS PER CLIENT	MB
3.	16/07/25	REVISED AS PER CLIENT/ FOR REVIEW	MB
2.	01/04/25	AS PER CITY COMMENTS/ FOR COORDINATION	MB
1.	24/09/24	FOR REVIEW	MB

REVISIONS

No.	DATE	DESCRIPTION	INIT.
24.			
23.			
22.			
21.			
20.			
19.			
18.			
17.			
16.			
15.			
14.			
13.			

REVISIONS

A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT: 3400 WOODROFFE AVE. PLANNED UNIT DEVELOPMENT OTTAWA, ONTARIO

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

DRAWING TITLE: SITE PLAN

DATE: SEPT. 2024
SCALE: 1 : 400
DRAWN BY: mdb
CHECKED: MDB
SHEET No.: SP1