

SITE AREA	17,615.32 m ² (4.52 ha)
PAVED AREA	6,217.3689 m ² (35.29%)
LANDSCAPED AREA	6,713.7186 m ² (38.1%)
TOTAL BUILDING COVERAGE	4,684.2325 m ² (26.6%)
TOTAL GROSS FLOOR AREA	17,617.3808 m ²
DENSITY (UPH)	PH
ZONE CATEGORY	R4(Z)

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m ²)	UNITS
BLOCKS 4 - 7 - 8 - 10	24 UNITS STACKED DWELLING		96
BLOCKS 5 - 6	20 UNITS STACKED DWELLING		40
BLOCKS 1 - 2 - 3	16 UNITS STACKED DWELLING		48
BLOCKS 9	12 UNITS STACKED DWELLING		12
TOTAL			196

ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A(Z) Min. Lot Area (m ²)	1,400 m ²	1,400 m ²
162A(Z) Min. Lot Width (m)	18	18
162A(Z) Min. Front Yard Setback (m)	3	3
162B.6 Min. Interior Side Yard Setback	3	3
162B.6 Min. Rear yard setback (m)	6	4.5
162A(Z) Max Building Height (m)	14.5	14.5
162A(Z) Landscaped Area	30%	30%
131.1 Min. Width of Private Way / Parking Aisle (m)	6	6.1
131.4a Min. Setback for Any Wall of a Residential Building Within a Planned Unit Development	1.2	1.2
131.2 Min. setback for any wall of a residential use building to a private way	1.8	1.8
137 AMENITY AREA		
137.6 Total min. amenity area (6m ² per unit)	1176	1176
137.6 Min. Communal Amenity Area m ² (Min. 50% area)	588	588
65.5 LIMITED PROJECTION INTO REQUIRED YARDS		
65.5.1 Fire escapes, Open Stairways, Stoop (m)	>0.6m to lot line	0
65.6.a(i) Covered or Uncovered Balcony, Porch and Deck	2m no closer than 1	

PARKING REQUIREMENTS	REQUIRED	PROPOSED
101 (Table R10) Resident Parking - 1.2 spaces/unit	235	198 (0.8)
102 (Table column III) Visitor Parking - 0.2 spaces/unit	39	19 (0.1)
106.1 Min. Perpendicular Parking Space Size (m)	2.6 x 5.2	2.6 x 5.2
107 (Table 107.d) Min. Requires Aisle Width	6.7	6.1
Traffic and Parking Bylaw Section 111		
111 Min. Barrier Free Parking	1	1
111B BICYCLE STORAGE		
111B Min. bicycle parking space dimension, horizontal (m)	Width: 0.6m Length: 1.8m	0.6 1.8
111A(b) Min. Bicycle parking space access aisle Width (m)	1.5	1.5
111.1 Min. Bicycle Parking 0.5 spaces/unit	98	98
110(a)(d) LANDSCAPED AREA SURROUNDING PARKING LOT		
110.a Abutting a Street (m)	3	n/a
110.b Not Abutting a Street (m)	1.5	1.5
110.1.b Min. % of parking lot landscape	15%	15
110.1.b REUSE COLLECTION AREAS		
110.3b Min. Waste collection setback to lot line	3	3
110.3.c/d Opaque Screen Min. Height (m)	2	2**

**Section 110(3)(d) where an in-ground refuse container is provided, the screening requirement of Section 110(c) above may be achieved with soft landscaping (Bylaw 2020-29)

GARBAGE: REQUESTED BY ZONING: PH X
 GARBAGE: 0.231 CUBIC YARD / UNIT 0.231 X 196 = 45.27 CUBIC YARD (7 BINS)
 RECYCLING 0.062 CUBIC YARD / UNIT 0.018 X 196 = 0.54 CUBIC YARD (1 BIN)
 + 0.062 CUBIC YARD / UNIT 0.062 X 196 = 12.15 CUBIC YARD (2 BINS)
 ORGANIC 240L PER 50 UNITS 240 L X 3.92 = 940 L (1 BIN)
 TOTAL BINS = 11 BINS

LEGEND

- STACKED TOWNS
- ENTRANCE
- BALCONY
- PORCH
- PROJECTION (STAIRS)
- PAVERS
- ASPHALT
- CONCRETE PAD
- CROSSWALK
- CURB (0.2m)
- DEPRESSED CURB
- TACTILE WALKING SURFACE INDICATOR
- S.S SNOW STORAGE AREA
- L/A LANDSCAPED AREA
- BLOCK BOUNDARY
- NO PARKING
- BARRIER FREE PARKING
- BARRIER FREE PARKING SIGNAGE
- VISITOR PARKING
- ELECTRIC VEHICLE CHARGING STATION
- EARTH BIN (6.5 yd³)
- SWITCHBOARD
- LIGHT POLE



Q4 ARCHITECTS INC.

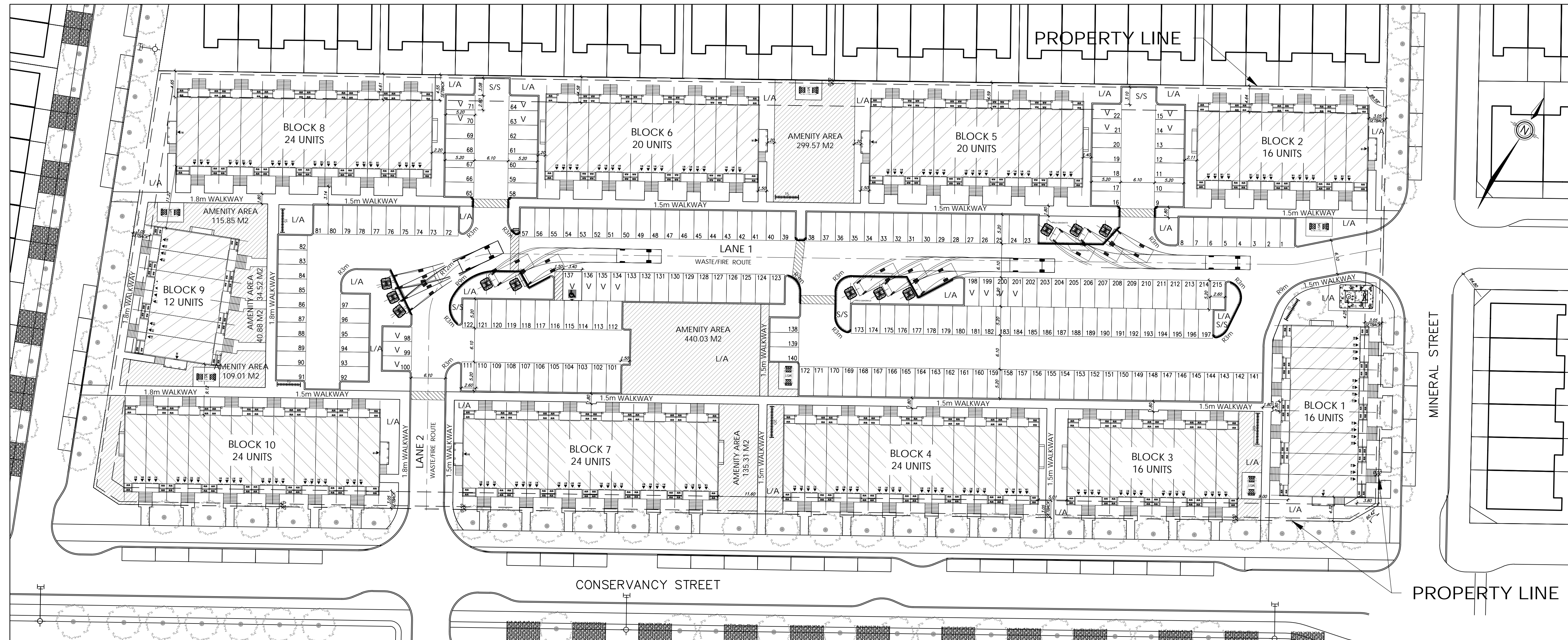
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The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work.

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NO.	REVISION	DATE
10	ADDITIONAL COMMENTS ISSUED TO CLIENT	2024-08-27
9	ADDITIONAL COMMENTS ISSUED TO CLIENT	2024-08-26
8	ADDITIONAL COMMENTS ISSUED TO CLIENT	2024-08-15
7	ADDITIONAL COMMENTS ISSUED TO CLIENT	2024-08-04
6	ADDITIONAL SITE STATS ISSUED TO CLIENT	2024-07-25
5	REVISED AS PER CITY AND CLIENT COMMENTS	2024-07-17
4	REVISED GARBAGE LAYOUT	2024-07-16
3	SPI-2 AFTER CITY'S COMMENTS	2024-07-15
2	ADD HYDRO TRANSFORMER	2024-07-09
1	Q4A SPI	2024-06-27

Issued / Revision Chart

CONSERVANCY STACKED TOWNS
 OTTAWA, ON.

Location

CAIVAN

Client

Project No.

Scale 1:500

Drawn By CT

Checked By CT

OVERALL SITE PLAN

SP1