

SITE AREA	45,201.6318 m <sup>2</sup> (4.52 ha)
PAVED AREA	13,895.1753 m <sup>2</sup> (30.7%)
LANDSCAPED AREA	19,936.709 m <sup>2</sup> (44.1%)
TOTAL GROSS FLOOR AREA	11,369.7445 m <sup>2</sup> (25.2%)
DENSITY (UPH)	45.819/4504m <sup>2</sup>
ZONE CATEGORY	R4(Z)

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m <sup>2</sup> )	UNITS
BLOCKS 3-4-5-6-9-10-11-12-13-19-20-21-22	24 UNITS STACKED DWELLING	(per Block)	312
BLOCKS 1-6-7-14-15	20 UNITS STACKED DWELLING	(per Block)	100
BLOCKS 2-16-17-18	16 UNITS STACKED DWELLING	(per Block)	64
<b>TOTAL</b>			<b>476</b>

ZONE PROVISION - PLANNED UNIT DEVELOPMENT		REQUIRED	PROPOSED
162A(Z)	Min. Lot Area (m <sup>2</sup> )	1400 m <sup>2</sup>	45201 m <sup>2</sup>
162A(Z)	Min. Lot Width (m)	18 m	292 m
162A(Z)	Min. Front Yard Setback (m)	3	5.10
162A(Z)	Min. Interior Side Yard Setback (m)	6	5
162B.6	Min. Rear yard setback (m)	6	5
162A(Z)	Max Building Height (m)	15	13.5
161	Landscaped Area	30%	44%
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	5
131.2	Min. setback for any wall of a residential use building to a private way	1.8	>4.5
132	AMENITY AREA		
137.6	Total min. amenity area (6m <sup>2</sup> per unit)	2856 m <sup>2</sup>	5508.6 m <sup>2</sup>
137.6	Min. Communal Amenity Area m <sup>2</sup> (Min. 50% area)	1428 m <sup>2</sup>	1560 m <sup>2</sup>
65	PERMITTED PROJECTION INTO RECURVE YARDS		
65.5.1	Fire escapes, Open Stairways, Stoop (m)	>0.6m to lot line	0.5 m
65.6.a(i)	Covered or Uncovered Balcony, Porch and Deck	2m no closer than 1 to a lot line	>2m no closer than 1.65 to a lot line

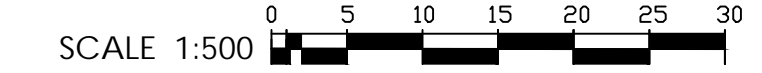
PARKING REQUIREMENTS		REQUIRED	PROPOSED
101 (Table R10)	Resident Parking - 1.2 spaces/unit	571	476 (1.0)
102 (Table column II)	Visitor Parking - 0.2 spaces/unit	95	36 (0.079)
106.1	Min. Perpendicular Parking Space Size (m)	2.6 x 5.2	2.6 x 5.2
106.2	Min. Length Parallel parking	6.7	6.7
107 (Table 107.d)	Min. Required Aisle Width	6.0	6.1
<b>BARRIER FREE PARKING</b>			
Traffic and Parking Bylaw Section 111	Min. Barrier Free Parking **	2	2
111	Min. Width of Private Way / Parking Aisle (m)	6	6.1
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
111.11	Min. Bicycle Parking 0.5 spaces/unit	238	238
110(a)(b)	LANDSCAPE AREA SURROUNDING PARKING LOT		
110.a	Abutting a Street (m)	3	>8m
110.b	Not Abutting a street (m)	3	>25m
110.1b	Min. % of parking lot landscape	15%	15.85%
110	REFUSE COLLECTION AREAS		
110.3b	Min. Waste collection setback to lot line	3	>29m
110.3.c/d	Opaque Screen Min. Height (m)	2	2***

\*\*The 2014 Guide to the Integrated Accessibility Standards Regulation - Design of Public Spaces Standard, 4% of parking spaces provided for public use must be accessible. 2 of the provided 46 visitor spaces have been designed to be barrier free, one each of Type A and Type B use.

\*\*\*Section 1103(b) where an in-ground refuse container is provided, the screening requirement of Section 23(c) above may be achieved with soft landscaping (Bylaw 2020.299)

GARBAGE: REQUESTED BY ZONING: PH XX  
 GARBAGE: 0.231 CUBIC YARD/UNIT 0.231 X 476 = 109.9 CUBIC YARD (17 BINS)  
 RECYCLING 0.062 CUBIC YARD/UNIT 0.018 X 476 = 8.56 CUBIC YARDS (2 BIN)  
 + 0.062 CUBIC YARD/UNIT + 0.062 X 476 = 29.51 CUBIC YARDS (5 BINS)  
 ORGANIC 240L PER 50 UNITS 240 L X 9.52 = 2284.8 L (1 BIN)

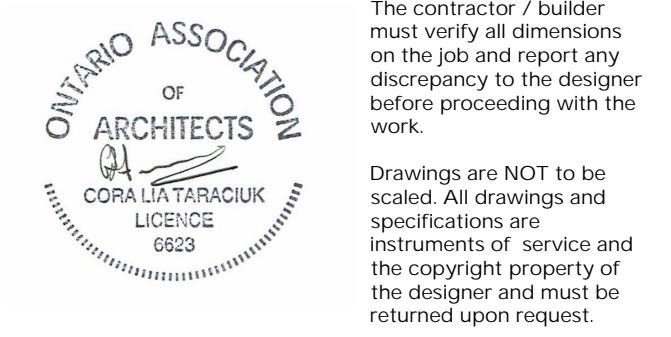
- SITE PLAN NOTES
- DO NOT SCALE DRAWINGS FOR PRINT.
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  - WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
  - REFERENCE CITY OF OTTAWA I.W.S.I. DETAIL SC7.3



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LEGEND

- STACKED TOWNS
- ENTRANCE
- BALCONY
- PORCH
- PROJECTION (STAIRS)
- PAVERS
- SCODDING
- LIGHT DUTY ASPHALT PAVING
- CROSSWALK
- CURB (0.2m)
- DEPRESSED CURB
- TACTILE WALKING SURFACE INDICATOR
- BLOCK BOUNDARY
- WASTE ENCLOSURE FENCE
- WOOD/PRAWK FENCE
- NO PARKING
- BARRIER FREE PARKING
- BARRIER FREE PARKING SIGNAGE
- VISITOR PARKING
- BIKE RACKS
- EARTH BIN (6.5 yd<sup>3</sup>)
- HYDRO TRANSFORMER
- LIGHT POLE
- SNOW STORAGE AREA
- LANDSCAPED AREA
- MEDIUM DECIDUOUS TREE\*
- SMALL DECIDUOUS TREE\*
- DECIDUOUS SHRUB\*
- CONFEROUS SHRUB\*
- GRASSES/PERENNIALS\*

DIMENSIONS FROM J.D. BARNES' PLAN NUMBER 4M-1629 DATED 11/07/2023  
 \*TREES AND SHRUB LOCATIONS TO BE CONFIRMED ON LANDSCAPE PLAN

14	SPI - CITY COMMENTS DEEMED INCOMPLETE	2024.10.29 CT/JM
13	SPI - LRI COMMENTS	2024.10.10 CT/JM
12	SPI - PLANNERS COMMENTS	2024.08.14 CT/JM
11	SPI - PRE-CONSULT COMMENTS	2024.08.14 CT/JM
10	SPI - TREE ZONES COMMENTS UPDATE	2024.08.04 CT/JM
9	SPI - CITY COMMENTS UPDATE	2024.07.11 CT/JM
8	SPI W/ PHASES AND LRI COMMENTS	2024.06.27 CT/JM
7	FIRE ROUTE, Q4A SK 5b	2024.06.24 CT/JM
6	Q4A SK 5a	2024.06.14 CT/JM
5	Q4A SK 4A	2024.06.14 CT/JM
4	Q4A SK 4	2024.05.30 CT/JM
3	Q4A SK 3	2024.05.28 CT/JM
2	Q4A SK 2	2024.05.27 CT/JM
1	Q4A SK 1	2024.05.23 CT/JM

Issued / Revision Chart

Project Title  
**ORLEANS VILLAGE STACKED TOWNS**  
 245 & 275 Lamarche Avenue, OTTAWA, ON.

Dev. Number D02-02-24-0049  
 PIN 04404-1854 (LT), 04404-1880 (LT), 04404-1892 (LT) and Part of PIN 04404-1855 (LT), being Blocks 147, 173, 175 and Part of Block 148, Registered Plan 4M-1629  
 Legal Name: CITY OF OTTAWA  
 Client: **CAIVAN**  
 Project No.  
 Scale  
 Drawn By: CT  
 Checked By: CT

OVERALL SITE PLAN

SP1

