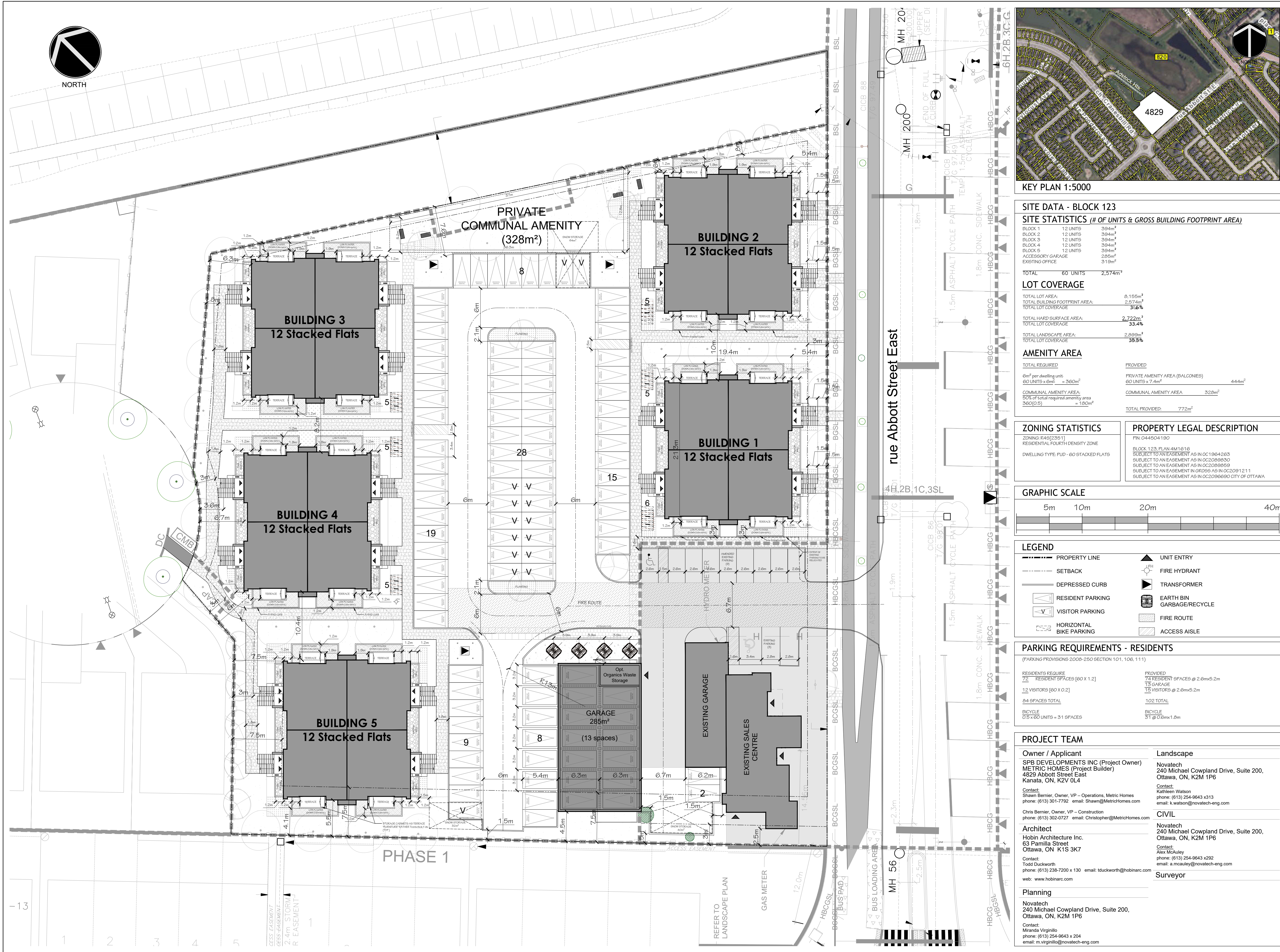
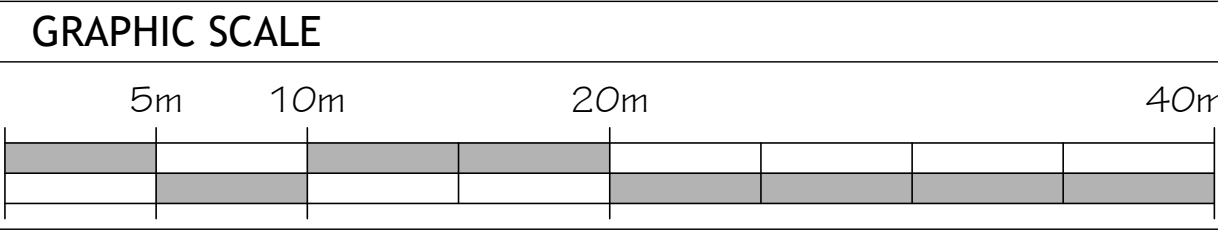




SITE DATA - BLOCK 123		
SITE STATISTICS (# OF UNITS & GROSS BUILDING FOOTPRINT AREA)		
BLOCK 1	12 UNITS	394m ²
BLOCK 2	12 UNITS	394m ²
BLOCK 3	12 UNITS	394m ²
BLOCK 4	12 UNITS	394m ²
BLOCK 5	12 UNITS	394m ²
ACCESSORY GARAGE		285m ²
EXISTING OFFICE		319m ²
TOTAL	60 UNITS	2,574m ²
LOT COVERAGE		
TOTAL LOT AREA:	8,155m ²	
TOTAL BUILDING FOOTPRINT AREA:	2,574m ²	
TOTAL LOT COVERAGE:	31.6%	
TOTAL HARD SURFACE AREA:	2,722m ²	
TOTAL LOT COVERAGE:	33.4%	
TOTAL LANDSCAPE AREA:	2,899m ²	
TOTAL LOT COVERAGE:	35.5%	
AMENITY AREA		
TOTAL REQUIRED		PROVIDED
6m ² per dwelling unit:	PRIVATE AMENITY AREA (BALCONIES)	
60 UNITS x 6m ² = 360m ²	60 UNITS x 7.4m ² = 444m ²	
COMMUNAL AMENITY AREA:	COMMUNAL AMENITY AREA	
50% of total required amenity area	328m ²	
360(0.5) = 180m ²	TOTAL PROVIDED: 772m ²	

ZONING STATISTICS	PROPERTY LEGAL DESCRIPTION
ZONING: R48(2351) RESIDENTIAL FOURTH DENSITY ZONE DWELLING TYPE: PUD - 60 STACKED FLATS	PIN: 044504190 BLOCK 123, PLAN 4M1616 SUBJECT TO AN EASEMENT AS IN OC1864263 SUBJECT TO AN EASEMENT AS IN OC2088830 SUBJECT TO AN EASEMENT AS IN OC2089859 SUBJECT TO AN EASEMENT IN GROSS AS IN OC2091211 SUBJECT TO AN EASEMENT AS IN OC2096690 CITY OF OTTAWA



LEGEND	
PROPERTY LINE	UNIT ENTRY
SETBACK	FIRE HYDRANT
DEPRESSED CURB	TRANSFORMER
RESIDENT PARKING	EARTH BIN GARBAGE/RECYCLE
VISITOR PARKING	FIRE ROUTE
HORIZONTAL BIKE PARKING	ACCESS AISLE

PARKING REQUIREMENTS - RESIDENTS	
(PARKING PROVISIONS 2008-250 SECTION 101, 106, 111)	
RESIDENTS REQUIRE	PROVIDED
72 RESIDENT SPACES (60 x 1.2)	74 RESIDENT SPACES @ 2.6m x 5.2m
12 VISITORS (60 x 0.2)	13 GARAGE
84 SPACES TOTAL	15 VISITORS @ 2.6m x 5.2m
BICYCLE 0.5 x 60 UNITS = 31 SPACES	102 TOTAL
	BICYCLE 31 @ 0.8m x 1.8m

PROJECT TEAM	
Owner / Applicant SPB DEVELOPMENTS INC (Project Owner) METRIC HOMES (Project Builder) 4829 Abbott Street East Kanan, ON, K2V 0L4 Contact: Shawn Bernier, Owner, VP - Operations, Metric Homes phone: (613) 301-7792 email: Shawn@MetricHomes.com Chris Bernier, Owner, VP - Construction phone: (613) 302-0727 email: Christopher@MetricHomes.com	Landscape Novatech 240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 Contact: Kathleen Watson phone: (613) 254-9643 x313 email: k.watson@novatech-eng.com
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PROJECT/LOCATION:
TRAIL VIEW VILLAGE
LOW-RISE STACKED DWELLINGS
4829 ABBOTT STREET E, SUITE 200, OTTAWA, ONTARIO

DRAWING TITLE:
BLOCK 123 SITE PLAN

DRAWN BY: TD	DATE: AUG 2024	SCALE: 1:250
PROJECT: 2223		
DRAWING NO.: SP-1		
REVISION NO.: #XX XXX		