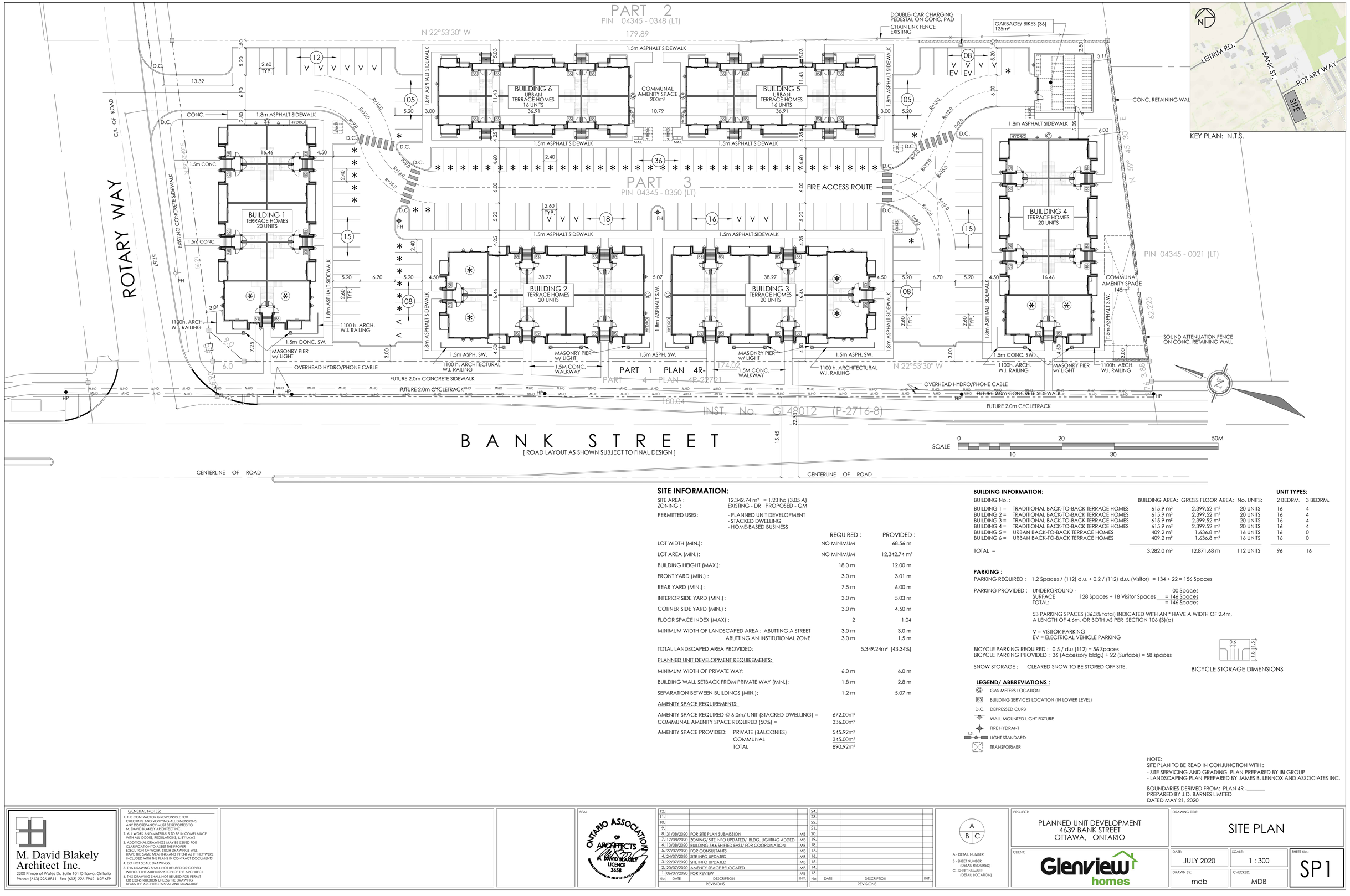

SITE INFORMATION:

SITE AREA : 12,342.74 m² = 1.23 ha (3.05 A)
ZONING : EXISTING - DR PROPOSED - GM

PERMITTED USES:
- PLANNED UNIT DEVELOPMENT
- STACKED DWELLING
- HOME-BASED BUSINESS

	REQUIRED :	PROVIDED :
LOT WIDTH (MIN.):	NO MINIMUM	68.56 m
LOT AREA (MIN.):	NO MINIMUM	12,342.74 m²
BUILDING HEIGHT (MAX.):	18.0 m	12.00 m
FRONT YARD (MIN.) :	3.0 m	3.01 m
REAR YARD (MIN.) :	7.5 m	6.00 m
INTERIOR SIDE YARD (MIN.) :	3.0 m	5.03 m
CORNER SIDE YARD (MIN.) :	3.0 m	4.50 m
FLOOR SPACE INDEX (MAX) :	2	1.04
MINIMUM WIDTH OF LANDSCAPED AREA : ABUTTING A STREET	3.0 m	3.0 m
ABUTTING AN INSTITUTIONAL ZONE	3.0 m	1.5 m
TOTAL LANDSCAPED AREA PROVIDED:		5,349.24m² (43.34%)
PLANNED UNIT DEVELOPMENT REQUIREMENTS:		
MINIMUM WIDTH OF PRIVATE WAY:	6.0 m	6.0 m
BUILDING WALL SETBACK FROM PRIVATE WAY (MIN.):	1.8 m	2.8 m
SEPARATION BETWEEN BUILDINGS (MIN.):	1.2 m	5.07 m
AMENITY SPACE REQUIREMENTS:		
AMENITY SPACE REQUIRED @ 6.0m² UNIT (STACKED DWELLING) =	672.00m²	
COMMUNAL AMENITY SPACE REQUIRED (50%) =	336.00m²	
AMENITY SPACE PROVIDED: PRIVATE (BALCONIES)	545.92m²	
COMMUNAL	345.00m²	
TOTAL	890.92m²	

BUILDING INFORMATION:

BUILDING No. :		BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:	2 BEDRM.	3 BEDRM.
BUILDING 1 =	TRADITIONAL BACK-TO-BACK TERRACE HOMES	615.9 m²	2,399.52 m²	20 UNITS	16	4
BUILDING 2 =	TRADITIONAL BACK-TO-BACK TERRACE HOMES	615.9 m²	2,399.52 m²	20 UNITS	16	4
BUILDING 3 =	TRADITIONAL BACK-TO-BACK TERRACE HOMES	615.9 m²	2,399.52 m²	20 UNITS	16	4
BUILDING 4 =	TRADITIONAL BACK-TO-BACK TERRACE HOMES	615.9 m²	2,399.52 m²	20 UNITS	16	4
BUILDING 5 =	URBAN BACK-TO-BACK TERRACE HOMES	409.2 m²	1,636.8 m²	16 UNITS	16	0
BUILDING 6 =	URBAN BACK-TO-BACK TERRACE HOMES	409.2 m²	1,636.8 m²	16 UNITS	16	0
TOTAL =		3,282.0 m²	12,871.68 m	112 UNITS	96	16

UNIT TYPES:

PARKING :

PARKING REQUIRED : 1.2 Spaces / (112) d.u. + 0.2 / (112) d.u. (Visitor) = 134 + 22 = 156 Spaces

PARKING PROVIDED : UNDERGROUND - 00 Spaces
SURFACE 128 Spaces + 18 Visitor Spaces = 146 Spaces
TOTAL: = 146 Spaces

53 PARKING SPACES (36.3% total) INDICATED WITH AN * HAVE A WIDTH OF 2.4m, A LENGTH OF 4.6m, OR BOTH AS PER SECTION 106 (3)(a)

V = VISITOR PARKING
EV = ELECTRICAL VEHICLE PARKING

BICYCLE PARKING REQUIRED : 0.5 / d.u.(112) = 56 Spaces
BICYCLE PARKING PROVIDED : 36 (Accessory bldg.) + 22 (Surface) = 58 spaces

SNOW STORAGE : CLEARED SNOW TO BE STORED OFF SITE.

BICYCLE STORAGE DIMENSIONS

LEGEND/ ABBREVIATIONS :

- GAS METERS LOCATION
- BS BUILDING SERVICES LOCATION (IN LOWER LEVEL)
- D.C. DEPRESSED CURB
- WALL MOUNTED LIGHT FIXTURE
- FIRE HYDRANT
- L.S. LIGHT STANDARD
- TRANSFORMER

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH :
- SITE SERVICING AND GRADING PLAN PREPARED BY IBI GROUP
- LANDSCAPING PLAN PREPARED BY JAMES B. LENNOX AND ASSOCIATES INC.

BOUNDARIES DERIVED FROM: PLAN 4R -_____
PREPARED BY J.D. BARNES LIMITED
DATED MAY 21, 2020

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 COMPLAINCE 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 ARCHITECTS SEAL AND SIGNATURE

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — M. DAVID BLAKELY — LICENCE 3658

No.	DATE	DESCRIPTION	INIT.
12.			
11.			
10.			
9.			
8.	31/08/2020	FOR SITE PLAN SUBMISSION	MB
7.	17/08/2020	ZONING/ SITE INFO UPDATED/ BLDG. LIGHTING ADDED	MB
6.	13/08/2020	BUILDING 5&6 SHIFTED EAST/ FOR COORDINATION	MB
5.	27/07/2020	FOR CONSULTANTS	MB
4.	24/07/2020	SITE INFO UPDATED	MB
3.	22/07/2020	SITE INFO UPDATED	MB
2.	20/07/2020	AMENITY SPACE RELOCATED	MB
1.	06/07/2020	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: PLANNED UNIT DEVELOPMENT
4639 BANK STREET
OTTAWA, ONTARIO

DRAWING TITLE: SITE PLAN

CLIENT: Glenview homes

DATE: JULY 2020
SCALE: 1 : 300
DRAWN BY: mdb
CHECKED: MDB
SHEET No.: SP1