

**SITE INFORMATION :**

SITE AREA :	10,061.14 m <sup>2</sup> = 1.0 ha (2.47 A)		
ZONING :	R42 [2370]		
PERMITTED USES :	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	REQUIRED :	PROVIDED :
LOT WIDTH (MIN.):	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	18.0 m	64.00 m
LOT AREA (MIN.):	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	1,400.00 m <sup>2</sup>	10,061.14 m <sup>2</sup>
BUILDING HEIGHT (MAX.):	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	15.0 m	12.15 m 12.06 m
FRONT YARD (MIN.): (CEDAR CREEK DRIVE)	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	3.0 m	4.44 m
REAR YARD (MIN.): (PUBLIC WALKWAY)	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	6.0 m (1.&12)	4.50 m
INTERIOR SIDE YARD (MIN.): (NORTH LINE)	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	3.0 m (12)	6.00 m
CORNER SIDE YARD (MIN.):	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	3.0 m	3.00 m
ACCESSORY BUILDING SIZE (MAX.)		55.0 m <sup>2</sup>	109.0 m <sup>2</sup>
ACCESSORY BUILDING HEIGHT (MAX.)		3.6 m	3.5 m
LANDSCAPED AREA OF LOT (MIN.):		30%	43.39% ( 4,365m <sup>2</sup> )
TOTAL AMENITY AREA REQUIRED :	- APARTMENT LOW RISE - 6.0 m <sup>2</sup> x 36 = 216 m <sup>2</sup>		
COMMUNAL AMENITY AREA REQ'D. (MIN.):	50% of 216 m <sup>2</sup> = 108 m <sup>2</sup>		
AMENITY AREA PROVIDED :	- PRIVATE AMENITY AREA - (BALCONIES & PATIOS) =	251 m <sup>2</sup>	
	- COMMUNAL AMENITY AREA -	472 m <sup>2</sup>	
	TOTAL AMENITY AREA PROVIDED :	723 m <sup>2</sup>	

**APARTMENT BUILDING, TERRA FLATS & BACK TO BACK TERRACE HOMES:**

BUILDING No. :	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BUILDING 1 = BACK TO BACK TERRACE HOMES	358.0 m <sup>2</sup>	1,394.0 m <sup>2</sup>	12 UNITS
BUILDING 2 = BACK TO BACK TERRACE HOMES	358.0 m <sup>2</sup>	1,394.0 m <sup>2</sup>	12 UNITS
BUILDING 3 = APARTMENT BLDG.	505.0 m <sup>2</sup>	1,504.0 m <sup>2</sup>	18 UNITS
BUILDING 4 = APARTMENT BLDG.	505.0 m <sup>2</sup>	1,504.0 m <sup>2</sup>	18 UNITS
BUILDING 5 = BACK TO BACK TERRACE HOMES	358.0 m <sup>2</sup>	1,394.0 m <sup>2</sup>	12 UNITS
BUILDING 6 = BACK TO BACK TERRACE HOMES	358.0 m <sup>2</sup>	1,394.0 m <sup>2</sup>	12 UNITS
BUILDING 7 = BACK TO BACK TERRACE HOMES	230.0 m <sup>2</sup>	907.5 m <sup>2</sup>	8 UNITS
ACCESSORY BUILDING	109.0 m <sup>2</sup>		
TOTAL =	2,781.0 m <sup>2</sup>	6,703.5 m <sup>2</sup>	92 UNITS

APARTMENT BUILDINGS = 36 UNITS  
 BACK TO BACK TERRACE HOMES = 56 UNITS  
 TOTAL = 92 UNITS

**PARKING :**  
 PARKING REQUIRED : 1.2 Spaces / (92) d.u. + 0.2 / (92) d.u. (Visitor) = 110.4 + 18.4 = 129 Spaces

**PARKING PROVIDED :**  
 UNDERGROUND - 2 x 14 Spaces = 28 Spaces  
 SURFACE 84 Spaces + 18 Visitor Spaces = 102 Spaces  
 TOTAL: = 130 Spaces

20 (4 u/g) PARKING SPACES (15.4% total) INDICATED WITH AN \* HAVE A WIDTH OF 2.4m as per SECTION 106 (3)(a)

**BICYCLE PARKING REQUIRED :** 0.5 / d.u.(92) = 46 Spaces  
**BICYCLE PARKING PROVIDED :** 32 (Accessory bldg.) + 26 u/g (13 per apt. bldg) + 4 Surface = 62 spaces


**SNOW STORAGE :** CLEARED SNOW TO BE REMOVED FROM SITE

**LEGEND/ ABBREVIATIONS:**

- D.C. - DEPRESSED CURB
- C.R.W. - CONCRETE RETAINING WALL
- B.S. - BUILDING SERVICES LOCATION
- WALL MOUNT LIGHT FIXTURE
- FIRE HYDRANT
- L.S. - LIGHT STANDARD
- TACTILE WALKING SURFACE INDICATOR
- SIAMESE CONNECTIONS
- COLOUR PALETTES: REFER TO BUILDING ELEVATIONS

**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 4M-XXX  
 PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBECK LTD.  
 DATED XXX.XX.20XX.

**APPROVED**  
 By Lily Xu at 4:11 pm, Mar 04, 2021



**LILY XU, MCIP, RPP**  
 MANAGER, DEVELOPMENT REVIEW SOUTH  
 PLANNING, INFRASTRUCTURE & ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**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.  
 2203 PRINCE OF WALES DR., SUITE 101  
 OTTAWA, ON K2E 6Z9  
 (613) 226-8811

**CIVIL ENGINEER:** IBI GROUP  
 333 PRESTON STREET #400  
 OTTAWA, ON K1S 5N4  
 (613) 226-1311

**LANDSCAPE ARCHITECT:** JAMES B. LENNOX AND ASSOCIATES INC.  
 3332 CARLING AVE.  
 NEPEAN, ON K2H 5A8  
 (613) 722-5168

**SURVEYOR:** ANNIS O'SULLIVAN VOLLEBECK LTD.  
 14 CONCORSE GATE, SUITE 500  
 NEPEAN, ON K2E 7S6  
 (613) 727-0650

**M. David Blakely**  
 Architect Inc.  
 2200 Prince of Wales Dr., Suite 101 Ottawa, Ontario  
 Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

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**PROJECT:** PATHWAYS | BLOCK 232  
 PLANNED UNIT DEVELOPMENT  
 1055 CEDAR CREEK DRIVE  
 OTTAWA, ONTARIO

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

**DRAWING TITLE:** SITE PLAN

**DATE:** APRIL 2019  
**SCALE:** 1 : 250  
**SHEET NO.:** SP1

**DRAWN BY:** mdb  
**CHECKED:** MDB

D07-12-20-0037