

SITE DATA

SITE STATISTICS (NUMBER OF UNITS & GROSS BUILDING AREA)

BLOCK 1	4 UNITS	6,240 SQ.FT. (580m ²)
BLOCK 2	6 UNITS	9,360 SQ.FT. (870m ²)
BLOCK 3	4 UNITS	5,940 SQ.FT. (552m ²)
BLOCK 4	4 UNITS	5,940 SQ.FT. (552m ²)
BLOCK 5	4 UNITS	5,940 SQ.FT. (552m ²)
BLOCK 6	7 UNITS	10,920 SQ.FT. (1,014m ²)
TOTAL	29 UNITS	44,340 SQ.FT. (4,119m²)

LOT COVERAGE

TOTAL LOT AREA:	2,949m ²
TOTAL GROSS BUILDING AREA:	1,444m ²
TOTAL LOT COVERAGE:	49%
TOTAL HARD SURFACE AREA:	1,038m ²
TOTAL LOT COVERAGE:	35%
TOTAL LANDSCAPE AREA:	467m ²
TOTAL LOT COVERAGE:	16%

SURVEY INFORMATION

ANNIS O'SULLIVAN, VOLLEBEKK LTD.
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OTTAWA, ON
K2E 7S6
TEL:
CONTACT:

SURVEYOR'S REAL PROPERTY REPORT
PART 1 PLAN OF
LOTS 18,19, 20, 21, 22 & 23
REGISTERED PLAN 369
CITY OF OTTAWA

SITE STATISTICS

PLANNED UNIT DEVELOPMENT ZONING MECHANISM

ZONING: R3R[2706] + COUNCIL APPROVED AND PENDING END OF 20-DAY APPEAL PERIOD (JULY 5, 2021)

DWELLING TYPE: PUD - 29 UNITS	REQUIRED	PROPOSED
MIN. WIDTH OF PRIVATE DRIVEWAY	4.5m	4.5m
MIN. SEPARATION AREA BETWEEN BUILDINGS	1.2m MIN.	2.4m MIN.
SETBACKS		
FRONT YARD	3m	3m
CORNER SIDE YARD	2m	3m
REAR YARD	1.5m	3m
INTERIOR SIDE YARD	2.5m	3m
MIN. LOT WIDTH	N/A	N/A
MIN. LOT AREA	N/A	N/A
MAX. BUILDING HEIGHT	12m MAX.	10.64m

PARKING REQUIREMENTS - RESIDENTS

(PARKING PROVISIONS 2008-250 SECTION 106)

RESIDENTS REQUIRE	PROVIDED
19 TOWNHOUSE DWELLING: 0.75 / DU(17) = 12.75	22 RESIDENT SPACES
STACKED DWELLING: 0.5 / DU(12) = 6	
0 VISITORS	0 VISITORS
19 SPACES	29 TOTAL

CONSULTANTS

ARCHITECT
HOBIN ARCHITECTURE INC.
63 PAMILLA STREET,
OTTAWA, ON K1S 3K7

PLANNER
STANTEC
400 - 1331 CLYDE AVENUE
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TEL: 613-236-7200 ext.133

CONTACT:
BARRETT L. WAGAR
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CIVIL/LANDSCAPE
CIMA+
110-240 CATHERINE STREET
OTTAWA, ON K2P 2G8

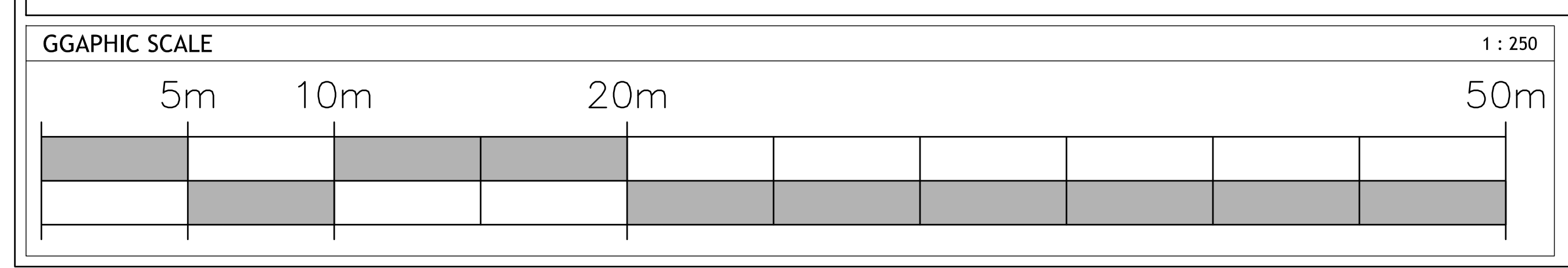
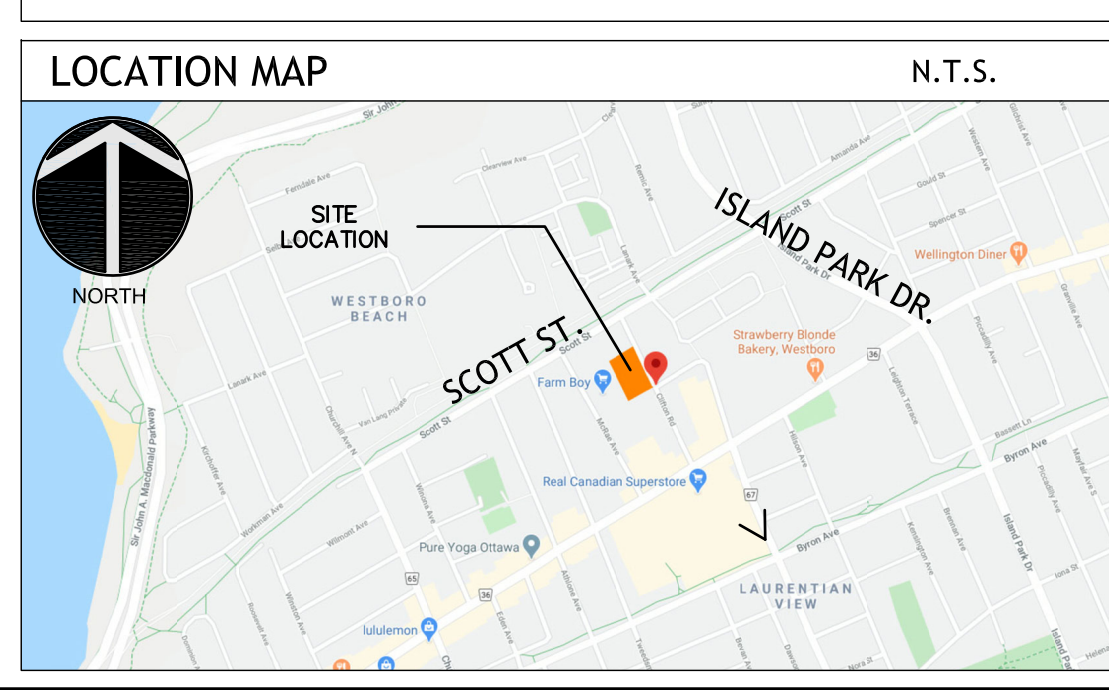
CONTACT:
CHRISTIAN LAVOIE-LEBEL
TEL: 613-860-2462 EXT. 6621

APPROVAL SIGNATURE

APPROVED REFUSED

DATE _____

DERRICK MOODIE, ACTING MANAGER, DEVELOPMENT
REVIEW, SUBURBAN SERVICES



no. date revision

2 2021-07-05 RE-ISSUED FOR SITE PLAN APPROVAL

1 2021-01-29 ISSUED FOR SITE PLAN APPROVAL

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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HOBIN ARCHITECTURE

project title
CLIFTON TOWNS

drawing title
CLIFTON ROAD, OTTAWA, ONTARIO

SITE PLAN

Drawn HL date JUNE 2021 scale 1:150

project 2030 drawing no. SP-1 revision no.

ONTARIO ASSOCIATION OF ARCHITECTS
ARR 1 HOBIN
LICENCE 3049

#18282

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