

**SITE DATA**

SITE STATISTICS (NUMBER OF UNITS & GROSS BUILDING AREA)			
BLOCK 1	4 UNITS	6,240 SQ.FT.	(580m <sup>2</sup> )
BLOCK 2	6 UNITS	9,360 SQ.FT.	(870m <sup>2</sup> )
BLOCK 3	4 UNITS	5,940 SQ.FT.	(552m <sup>2</sup> )
BLOCK 4	4 UNITS	5,940 SQ.FT.	(552m <sup>2</sup> )
BLOCK 5	4 UNITS	5,940 SQ.FT.	(552m <sup>2</sup> )
BLOCK 6	7 UNITS	10,920 SQ.FT.	(1,014m <sup>2</sup> )
<b>TOTAL</b>	<b>29 UNITS</b>	<b>44,340 SQ.FT.</b>	<b>(4,119m<sup>2</sup>)</b>

**LOT COVERAGE**

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

**SURVEY INFORMATION**

ANNIS O'SULLIVAN, VOLLEBEK LTD.  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON  
K2E 7S6

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

CONTACT:  
TEL:

**SITE STATISTICS**

PLANNED UNIT DEVELOPMENT ZONING MECHANISM  
ZONING : R3R(2706)

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	2m
REAR YARD	1.5m	1.5m
INTERIOR SIDE YARD	2.5m	2.5m
MIN. LOT WIDTH	N/A	N/A
MIN. LOT AREA	N/A	N/A
MAX. BUILDING HEIGHT	12m MAX.	11.27m

**PARKING REQUIREMENTS - RESIDENTS**  
(PARKING PROVISIONS 2008-250 SECTION 106)

RESIDENTS REQUIRE	PROVIDED
12 TOWNHOUSE DWELLING:	29 RESIDENT SPACES
0.75 / DU(17) = 12.75	
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  
OTTAWA, ON K2C 3G4

CONTACT:  
HUGO LATREILLE  
TEL: 613-238-7200 ext.133

CONTACT:  
BARRETT L. WAGAR  
TEL: 613-722-4420

CIVIL/LANDSCAPE  
CIMA  
110-240 CATHERINE STREET  
OTTAWA, ON K2P 2B8

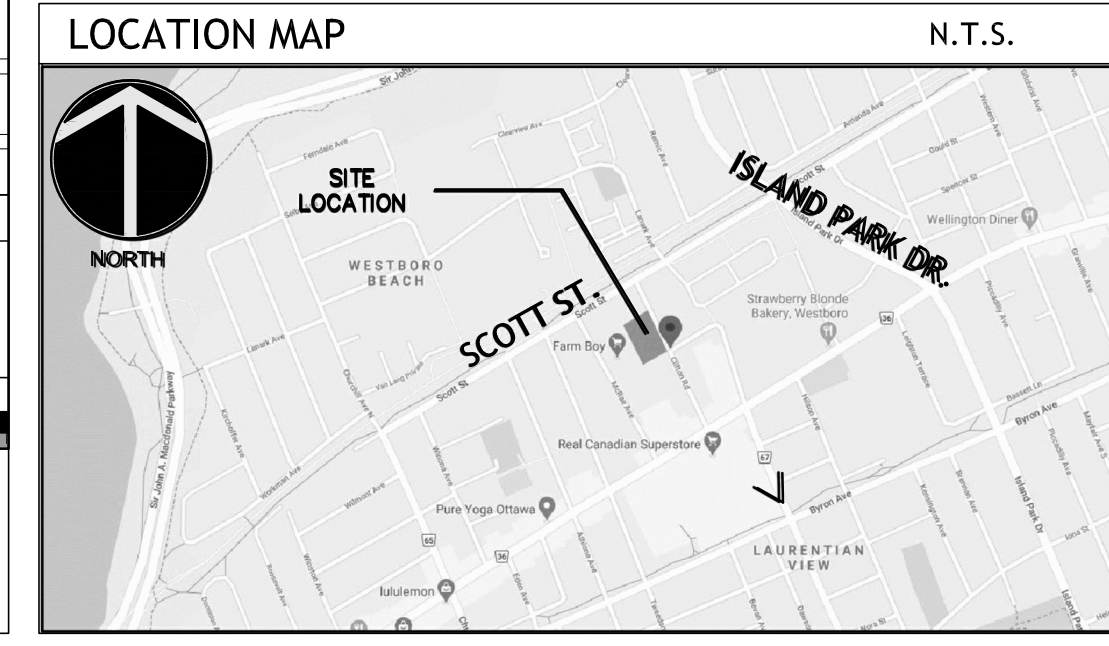
CONTACT:  
CHRISTIAN LAVOIE-LEBEL  
TEL: 613-860-2462 EXT. 6621

**APPROVAL SIGNATURE**

APPROVED  REFUSED

DATE \_\_\_\_\_

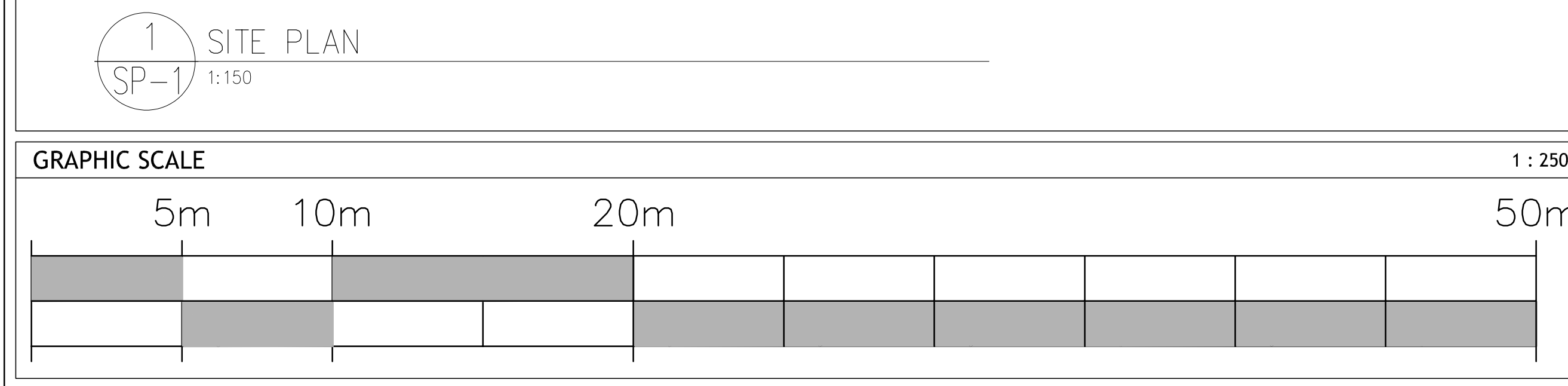
DERRICK MOODIE, ACTING MANAGER, DEVELOPMENT REVIEW, SUBURBAN SERVICES



CONCESSION

ANDREW MCCREIGHT  
MANAGER (A), DEVELOPMENT REVIEW CENTRAL  
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA

APPROVED  
By Andrew McCreight at 8:06 am, Mar 02, 2023



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.

This drawing may not be used for construction until signed.

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**HOBIN ARCHITECTURE**

project title  
CLIFTON TOWNS

drawing title  
SITE PLAN

drawn HL date JUNE 2021 scale 1:150

project 2030 drawing no. SP-1 revision no.

ONTARIO ASSOCIATION  
OF ARCHITECTS  
PART 1 PLAN  
LAVOIE-LEBEL  
LICENCE 3049

#18282