

BLOCK A SITE STATISTICS

ZONING R5A H(22)

MIN. LOT WIDTH REQUIRED: 18 M
PROVIDED: 27.9 M

MIN. LOT AREA REQUIRED: 540 SQ.M
PROVIDED: 4517 SQ.M

SETBACK REQUIREMENTS

FRONT YARD SETBACK REQUIRED: 6.0 M
PROVIDED: 8.5 M

INTERIOR SIDE SETBACK (ABUTTING R5A ZONE) REQUIRED: 3.0 M
PROVIDED: 6.7 M

REAR YARD SETBACK REQUIRED: 6.0 M
PROVIDED: 48.6 M

HEIGHT LIMITATIONS: REQUIRED: 22.0 M
PROVIDED: 11.92 M

BUILDING FOOTPRINT: 1192 sq. m.

BUILDING GFA: 3576 sq. m.

LANDSCAPE: 2469 sq. m. (55%)

RESIDENTIAL UNIT COUNT: 40 UNITS

ASPHALT AREA AND RAMPS: 384 sq. m.

AMENITY AREA: REQUIRED: 6 sq.m x 40 units = 240 sq.m
PROVIDED: 1459.2 sq.m

COMMUNAL AMENITY AREA: REQUIRED: 50% total amenity = 120 sq.m
PROVIDED: 1146.9 sq.m

TOTAL BUILDING AMENITY: 312.3 sq. m.
TOTAL COMMUNAL AMENITY: 1146.9 sq. m.
TOTAL AMENITY: 1459.2 sq. m.

PARKING STATISTICS: REQUIRED RESIDENT: 1.2 PER UNIT (48 TOTAL)
REQUIRED VISITOR: 0.2 PER UNIT (8 TOTAL)
40 UNITS X 1.4 = 56 PARKING SPACES

PROVIDED RESIDENT: 1.1 PER UNIT (44 SPACES) (MV)
PROVIDED VISITOR: 0.2 PER UNIT (8 SPACES)
40 UNITS X 1.3 = 52 PARKING SPACES
(2 HANDICAP PARKING SPACES INCLUDED)

UNDERGROUND 30 SPACES
SURFACE 22 SPACES
TOTAL 52 SPACES

BICYCLE PARKING: REQUIRED: 0.5 SPACES PER UNIT;
0.5 x 40 UNITS = 20 SPACES

PROVIDED: INTERIOR : 14 SPACES
EXTERIOR : 6 SPACES
TOTAL : 20 SPACES

BLOCK B SITE STATISTICS

ZONING R5A H(22)

MIN. LOT WIDTH REQUIRED: 18 M
PROVIDED: 31.1 M

MIN. LOT AREA REQUIRED: 540 SQ.M
PROVIDED: 3871 SQ.M

SETBACK REQUIREMENTS

FRONT YARD SETBACK REQUIRED: 6.0 M
PROVIDED: 6.2 M

INTERIOR SIDE SETBACK (ABUTTING R5A ZONE) REQUIRED: 3.0 M
PROVIDED: 15.6 M

CORNER SIDE YARD SETBACK: REQUIRED: 4.5 M
PROVIDED: 6.8 M

REAR YARD SETBACK: REQUIRED: 6.0 M
PROVIDED: 12.3 M

HEIGHT LIMITATIONS: REQUIRED: 22.0 M
PROVIDED: 11.84 M

BUILDING FOOTPRINT: 1184 sq. m.

BUILDING GFA: 3552 sq. m.

LANDSCAPE: 1387 sq. m. (36%)

RESIDENTIAL UNIT COUNT: 41 UNITS

ASPHALT AREA AND RAMPS: 1246 sq. m.

AMENITY AREA: REQUIRED: 6 sq.m x 41 units = 246 sq.m
PROVIDED: 432.2 sq.m

COMMUNAL AMENITY AREA: REQUIRED: 50% total amenity = 123 sq.m
PROVIDED: 169.5 sq.m

TOTAL BUILDING AMENITY: 248.1 sq. m.
TOTAL COMMUNAL AMENITY: 169.5 sq. m.
TOTAL AMENITY: 417.6 sq. m.

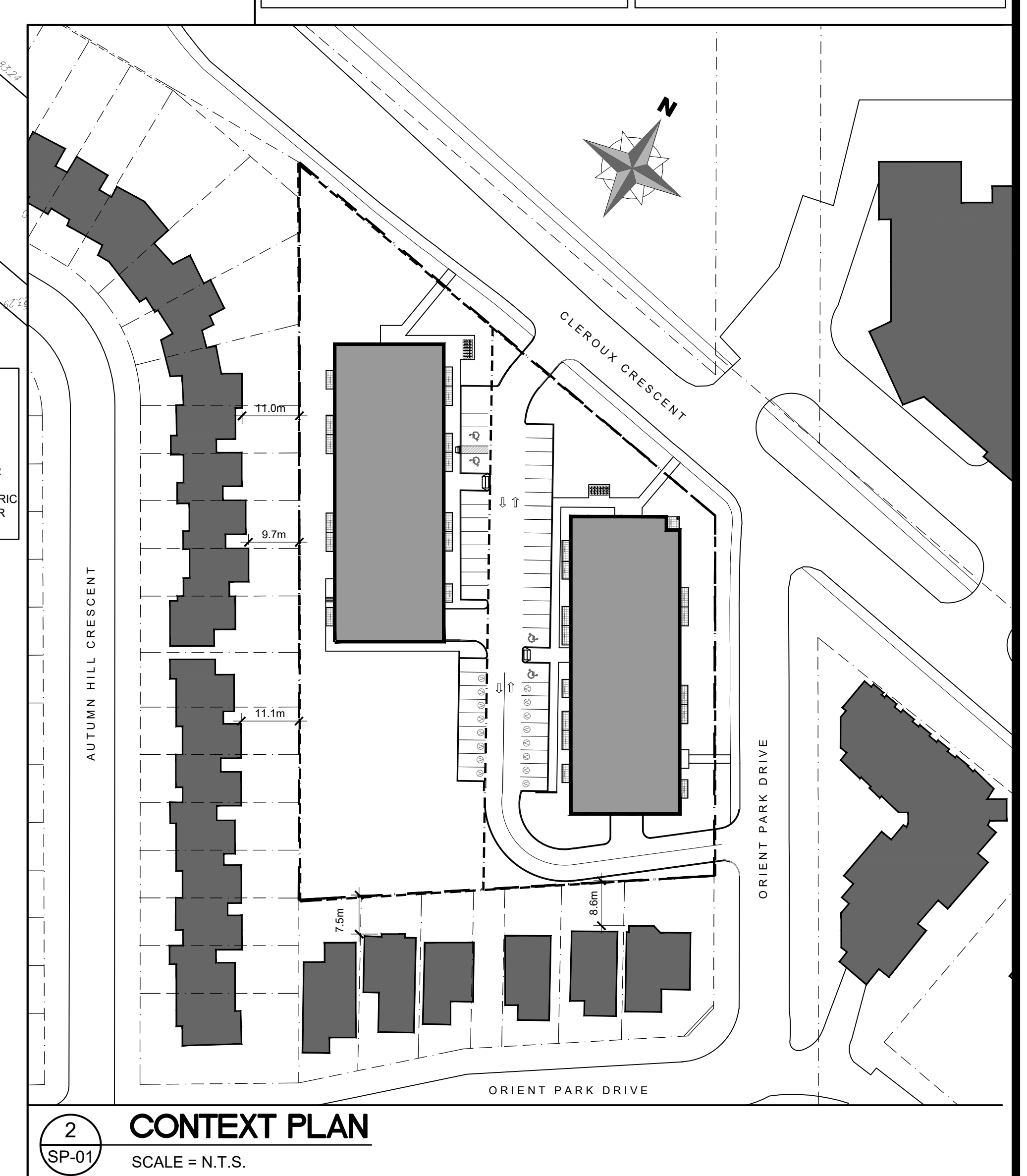
PARKING STATISTICS: REQUIRED: 1.2 PER UNIT (49 TOTAL) + 0.2 VISITOR PER UNIT (8 TOTAL)
41 UNITS X 1.4 = 57 PARKING SPACES

PROVIDED RESIDENT: 1.1 PER UNIT (45 SPACES) (MV)
PROVIDED VISITOR: 0.2 PER UNIT (8 SPACES)
41 UNITS X 1.3 = 53 PARKING SPACES
(2 HANDICAP PARKING SPACES INCLUDED)

UNDERGROUND 28 SPACES
SURFACE 25 SPACES
TOTAL 53 SPACES

BICYCLE PARKING: REQUIRED: 0.5 SPACES PER UNIT;
0.5 x 40 UNITS = 20 SPACES

PROVIDED: INTERIOR : 17 SPACES
EXTERIOR : 6 SPACES
TOTAL : 23 SPACES



BRIDOR DEVELOPMENTS
BUILDING COMMUNITIES

PLAN OF SURVEY
INFORMATION SHOWN HAS BEEN TAKEN FROM:
Storlex Geomatics Ltd.
400-1331 Oshawa Avenue
Ottawa ON
Tel: 613-722-4420
www.storlex.com

TOPOGRAPHIC PLAN OF SURVEY

**PART OF LOT 11
CONCESSION 3 (OTTAWA FRONT)**
CONCESSION 3 (OTTAWA FRONT)
CITY OF OTTAWA

ELEVATION NOTE
1. ELEVATIONS ARE GEODETIC.
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.

LEGEND:

- PROPERTY LINE
- PROPERTY SETBACK
- OVERHEAD WIRES
- EXISTING BUILDING
- BUILDING ENTRANCE
- H.P. HYDRO POLE
- F.H. FIRE HYDRANT
- M.H. MANHOLE
- C.B. CATCH BASIN
- RETAINING WALL
- PROPOSED VEGETATION, REFER TO LANDSCAPING FOR DETAILS
- D.C. DEPRESSED CURB
- x 100.00 EXISTING GRADE
- x 100.00 PROPOSED GRADE
- PROPOSED CONCRETE
- DESIGNATED FIRE ROUTE
- AIR WELL

No.	REVISIONS	BY	DATE
26	FOR SPC SUBMISSION	JP	DEC. 14 2023
25	FOR COORDINATION	RK	NOV. 28 2023
24	FOR CLIENT REVIEW	RK	NOV. 22 2023
24	FOR REVIEW	AK	NOV. 20 2023
24	FOR COORDINATION	JP	NOV. 17 2023
23	FOR COORDINATION	RK	NOV. 14 2023
22	FOR CLIENT REVIEW	JP	OCT. 17 2023

P2 concepts
CONSULTING ENGINEERS

STRUCTURAL
MECHANICAL
ELECTRICAL

TATHAM ENGINEERING
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DESIGNED BY: P.E. DRAWN BY: R.K. APPROVED BY: P.R.

2380 and 2396 CLEROUX CRESCENT OTTAWA

SITE PLAN

PROJECT NO. 0403
DATE NOV 28, 2023

SP-01