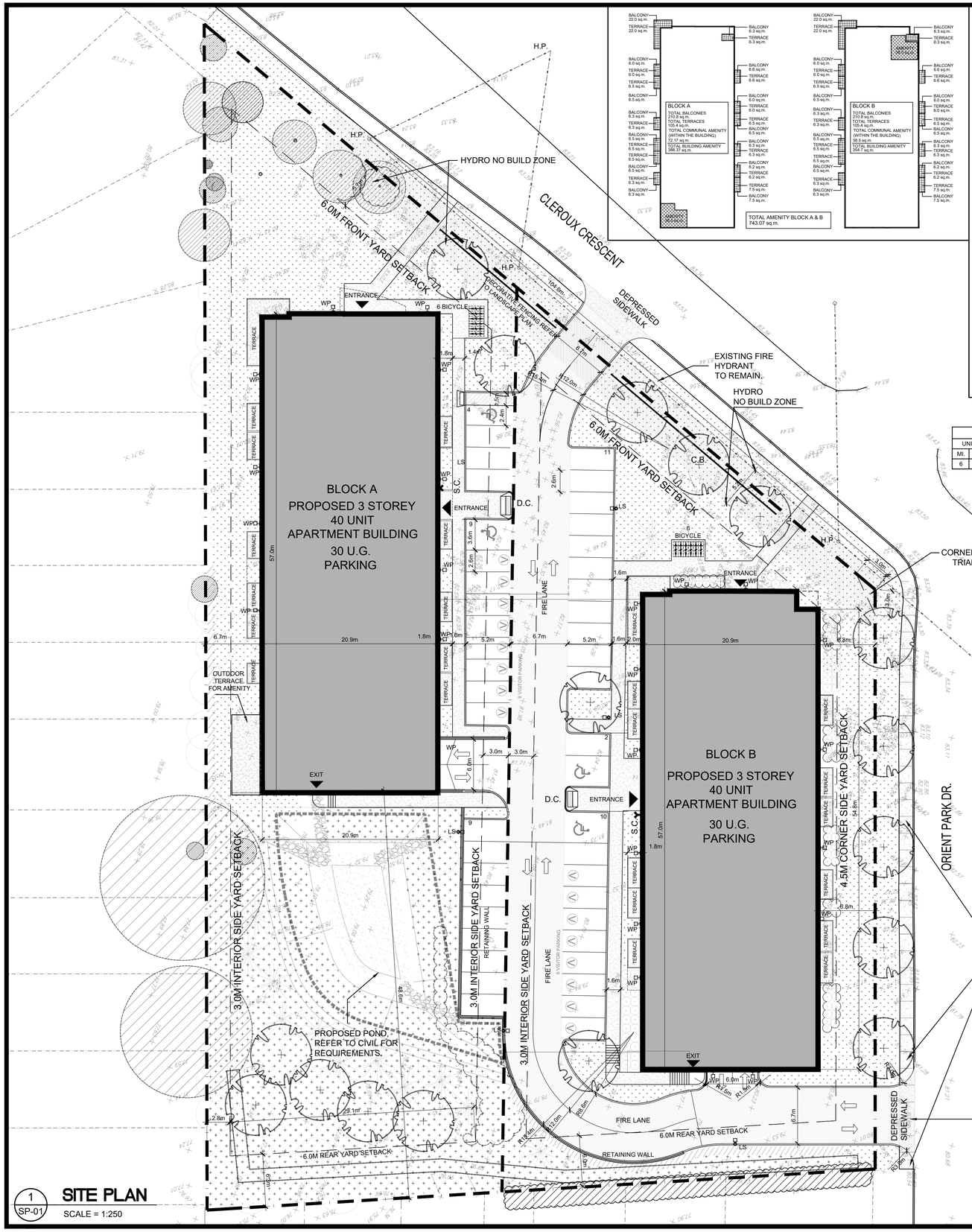
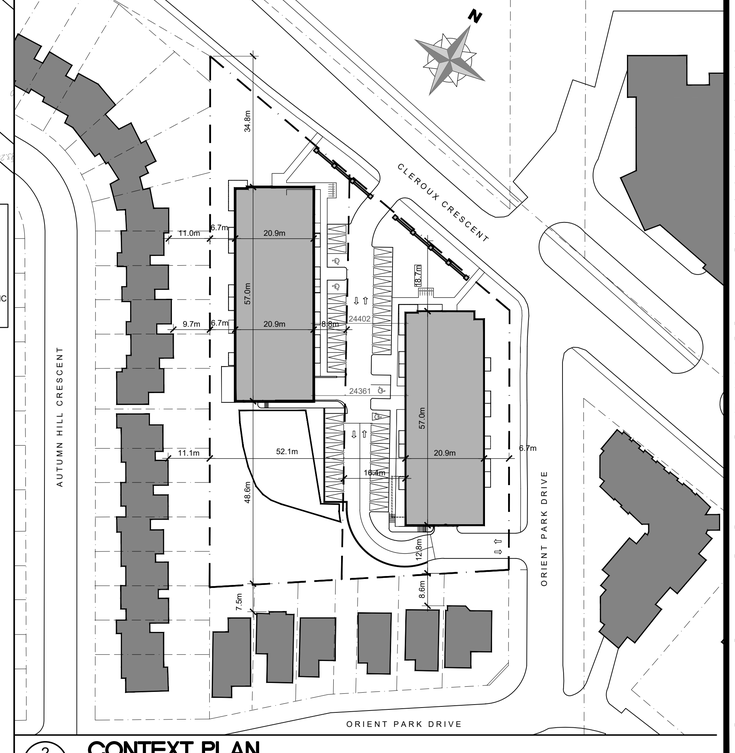


BLOCK A			
UNIT TYPE			TOTAL
MI.	1B	2B	
6	18	16	40

BLOCK B			
UNIT TYPE			TOTAL
MI.	1B	2B	
5	20	15	40

SITE PLAN
1 / SP-01
SCALE = 1:250



CONTEXT PLAN
2 / SP-01
SCALE = N.T.S.

BLOCK A
SITE STATISTICS

ZONING R5A H(22)

MIN. LOT WIDTH	REQUIRED:	18 M
	PROVIDED:	37.1 M
MIN. LOT AREA	REQUIRED:	540 SQ.M
	PROVIDED:	4517 SQ.M

SETBACK REQUIREMENTS

FRONT YARD SETBACK	REQUIRED:	6.0 M
	PROVIDED:	10.4 M
INTERIOR SIDE SETBACK: (ABUTTING R3Y ZONE)	REQUIRED:	3.0 M
	PROVIDED:	7.5 M
REAR YARD SETBACK:	REQUIRED:	6.0 M
	PROVIDED:	48.6 M
HEIGHT LIMITATIONS:	REQUIRED:	22.0 M
	PROVIDED:	9.5 M

BUILDING FOOTPRINT: 1193 sq. m.

BUILDING GFA 3579 sq. m.

LANDSCAPE 2929 sq. m. (65%)

RESIDENTIAL UNIT COUNT 40 UNITS

ASPHALT AREA AND RAMPS 387 sq. m.

AMENITY AREA
REQUIRED:(15M²x 8 units)+6M²/unit>8 units
8 units x 15.0 = 120 sq. m.
32 units x 6.0 = 192 sq. m.
TOTAL = 312 sq. m.

TOTAL BUILDING AMENITY
388.37 sq. m.
TOTAL COMMUNAL AMENITY
1093.88 sq. m.
TOTAL AMENITY
1,482.25 sq. m.

PARKING STATISTICS
REQUIRED: 1.2 PER UNIT (48 TOTAL) + 0.2 VISITOR PER UNIT (8 TOTAL)
40 UNITS X 1.4 = 56 PARKING SPACES
PROVIDED:
1.1 PER UNIT- 44 TOTAL RESIDENT SPACES (MV)
0.2 PER UNIT-8 TOTAL VISITOR 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 :17 SPACES
EXTERIOR: 6 SPACES
TOTAL: 23 SPACES

BLOCK B
SITE STATISTICS

ZONING R5A H(22)

MIN. LOT WIDTH	REQUIRED:	18 M
	PROVIDED:	43.3 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:	6.7 M
REAR YARD SETBACK:	REQUIRED:	6.0 M
	PROVIDED:	12.8 M
HEIGHT LIMITATIONS:	REQUIRED:	22.0 M
	PROVIDED:	9.5 M

BUILDING FOOTPRINT: 1184 sq. m.

BUILDING GFA 3552 sq. m.

LANDSCAPE 1426 sq. m. (37%)

RESIDENTIAL UNIT COUNT 40 UNITS

ASPHALT AREA AND RAMPS 1208 sq.m.

AMENITY AREA
REQUIRED:(15M²x8 units)+6M²/unit>8 units
8 units x 15.0 = 120 sq. m.
32 units x 6.0 = 192 sq. m.
TOTAL = 312 sq. m.

TOTAL BUILDING AMENITY
354.7 sq. m.
TOTAL COMMUNAL AMENITY
234.96 sq. m.
TOTAL AMENITY
589.66 sq. m.

PARKING STATISTICS
REQUIRED: 1.2 PER UNIT (48 TOTAL) + 0.2 VISITOR PER UNIT (8 TOTAL)
40 UNITS X 1.4 = 56 PARKING SPACES
PROVIDED:
1.1 PER UNIT- 44 TOTAL RESIDENT SPACES (MV)
0.2 PER UNIT-8 TOTAL VISITOR SPACES
(2 HANDICAP PARKING SPACES INCLUDED)

UNDERGROUND	29 SPACES
SURFACE	23 SPACES
TOTAL	52 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

CLIENT:
BRIDOR DEVELOPMENTS
BUILDING COMMUNITIES

PLAN OF SURVEY
INFORMATION SHOWN HAS BEEN TAKEN FROM
Stantec Geomatics Ltd.
400 - 1331 Clyde Avenue
Ottawa ON
Tel. 613.722.4420
www.stantec.com
TOPOGRAPHIC PLAN OF SURVEY
PART OF LOT 11
CONCESSION 3 (OTTAWA FRONT)
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
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 IT'S RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.

LEGEND:
- PROPERTY LINE
- PROPERTY SETBACK
- OHW OVERHEAD WIRES
- EXISTING BUILDING
- BUILDING ENTRANCE
- S.C. SIAMESE CONNECTION
- W.P. WALL MOUNTED LIGHT
- 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
- x100.00 PROPOSED GRADE
- PROPOSED CONCRETE
- DESIGNATED FIRE ROUTE
- AIR WELL

No.	REVISIONS	BY	DATE
21	FOR SUBMISSION	RK	JUNE 09 2023
20	FOR COORDINATION	JP	JUNE 06 2023
20	FOR CLIENT REVIEW	JP	MAY 15 2023
19	FOR CLIENT REVIEW	RK	MAY 11 2023
18	FOR CLIENT REVIEW	RK	MAY 03 2023
17	FOR CLIENT REVIEW	RK	MAY 02 2023
16	FOR SPC RESUBMISSION	JP	MAR 28 2023
15	FOR REVIEW	JP	JAN 30 2023
14	FOR REVIEW	JP	NOV 24 2022
13	FOR REVIEW	PE	NOV 11 2022
12	FOR REVIEW	PE	OCT 31 2022

P² concepts
200 ARGYLE AVE., SUITE 201
OTTAWA, ONTARIO, K1Y 6N8
CONSULTING ENGINEERS
STRUCTURAL
MECHANICAL
ELECTRICAL

TATHAM ENGINEERING
5335 Canotek Road, Unit 103,
Ottawa, Ontario K1J 9L4
613-747-3636
info@tathameng.com

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

PROJECT
2380 and 2396
CLEROUX CRESCENT
OTTAWA

DRAWING TITLE
SITE PLAN

PROJECT NO. 0403
DATE JUN 09, 2023
SP-01

D07-12-21-0081
PLAN # 18569