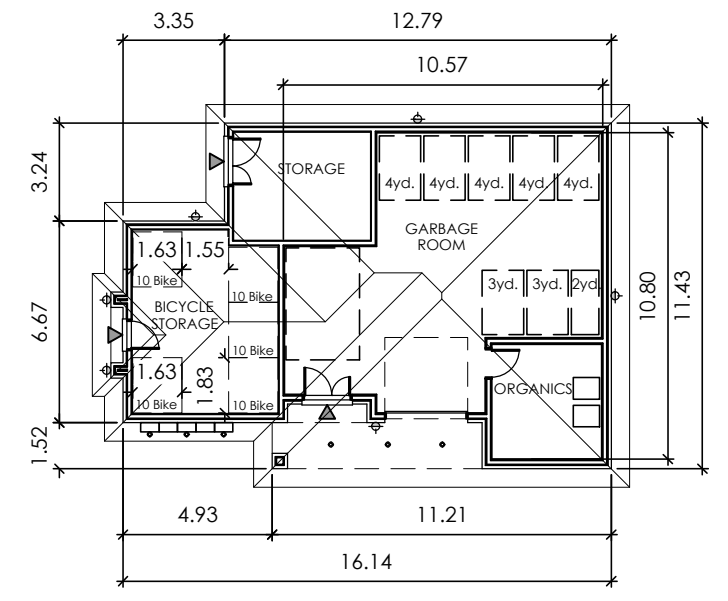
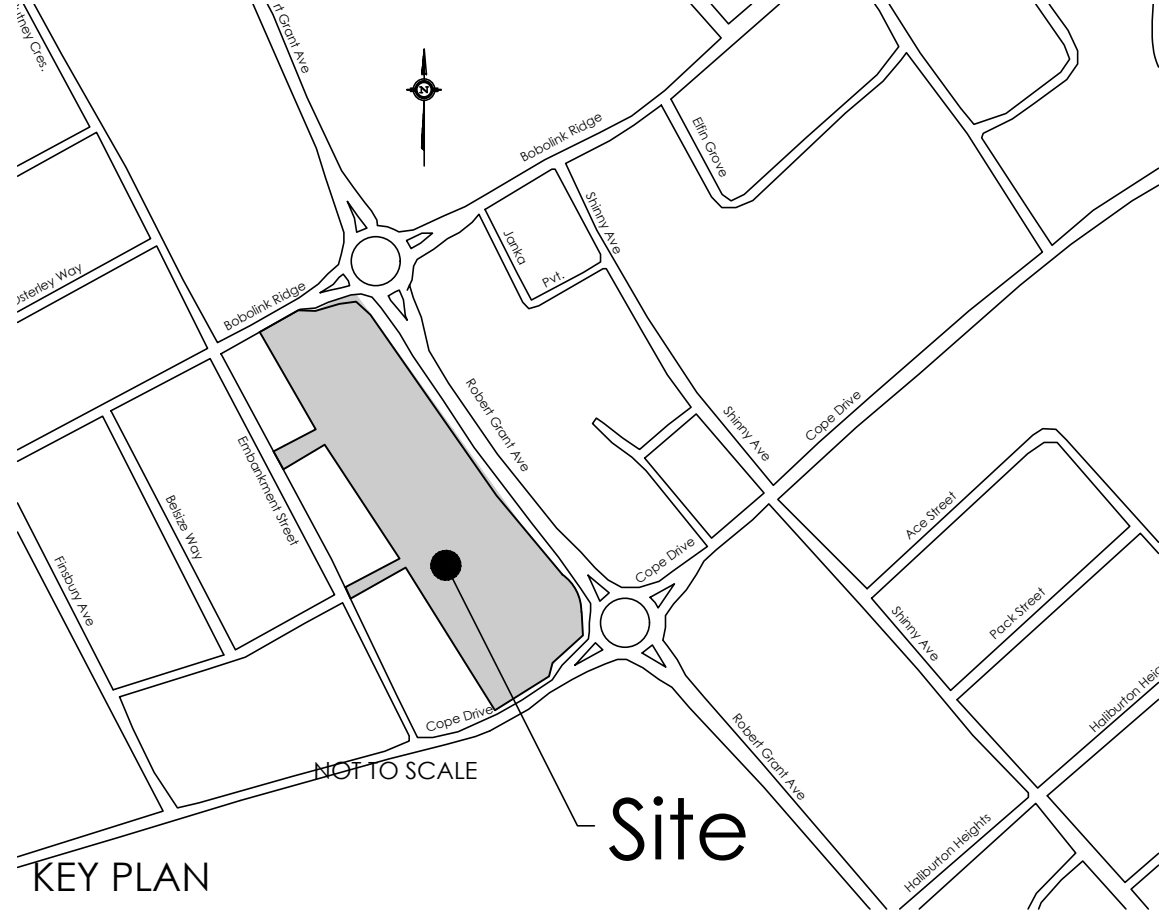
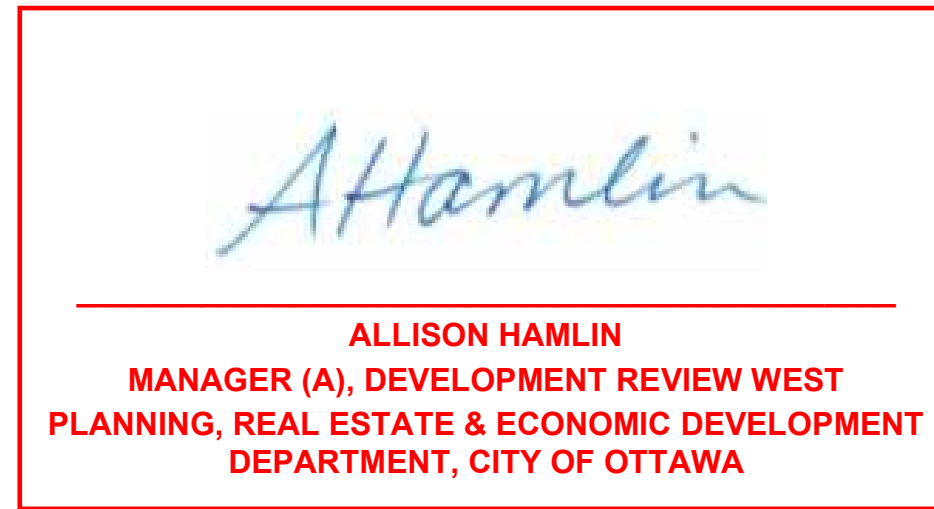


**APPROVED**  
By Allison Hamlin at 5:22 pm, Jun 28, 2022



ACCESSORY BUILDING - 154m<sup>2</sup>  
50 BICYCLE PARKING SPACES

- GARBAGE ROOM: (Minimum Required)**  
AREA: 98.0 m<sup>2</sup>
- GARBAGE - 5 - 4 cu.yd. Bins
  - FIBRE - 2 - 3 cu.yd. Bins
  - GMP - 1 - 2 cu.yd. Bin
  - ORGANICS - 2 - 240L Carts
- BICYCLE ROOM:**  
BICYCLE RACKS SYSTEM  
5 RACKS w/ 10 BICYCLES PER RACK

**SITE INFORMATION :**

PROPOSED ZONING : R4Z - PERMITTED USES : - PLANNED UNIT DEVELOPMENT  
- STACKED DWELLING UNITS

SITE AREA : 16,034.83 m<sup>2</sup>  
TOTAL BUILDING AREA : 3,038.0 m<sup>2</sup>

PROPOSED ZONING:	R4Z	PROVIDED:
LOT AREA (MIN.):	1,400.0 m <sup>2</sup>	16,034.83 m <sup>2</sup>
LOT WIDTH (MIN.):	18.0m	41.49 m
BUILDING HEIGHT (MAX.):	11.0 m	9.45 m
FRONT YARD (MIN.):	3.0 m	5.48 m
CORNER SIDE YARD (MIN.):	3.0 m	4.04 m
REAR YARD (MIN.):	6.0 m	6.02 m
INTERIOR SIDE YARD (MIN.):		
Within 21m of Front Lot Line	1.5 m	7.00 m
BUILDING SPACING :		
BETWEEN BUILDING & PRIVATE WAY	1.8 m	1.80 m
BETWEEN GARAGE & PRIVATE WAY	5.2 m	n/a
BETWEEN BUILDINGS	1.2 m	9.50 m
MINIMUM LANDSCAPED AREA :	30.0%	48.5 % (7,787.8m <sup>2</sup> )
PORCH STAIR TO LOT LINE (SECTION 65)	0.60 m	2.49 m

TOTAL AMENITY AREA REQUIRED :  
- STACKED DWELLING 6.0m<sup>2</sup> x 84 = 504.0 m<sup>2</sup> - PRIVATE AMENITY AREA - (BALCONIES & PATIOS) 6.5m<sup>2</sup> x 84 = 546.0 m<sup>2</sup>

COMMUNAL AMENITY AREA REQ'D. (MIN.):  
50% of 504 m<sup>2</sup> = 252.0 m<sup>2</sup> - COMMUNAL AMENITY AREA - 980.0 m<sup>2</sup>  
TOTAL AMENITY AREA PROVIDED : 1,526.0 m<sup>2</sup>

ACCESSORY BUILDING BUILDING HEIGHT (MAX.):	R4Z 4.5 m	PROVIDED: 4.47 m
FLOOR AREA (MAX.):	200.0 m <sup>2</sup>	154.0 m <sup>2</sup>

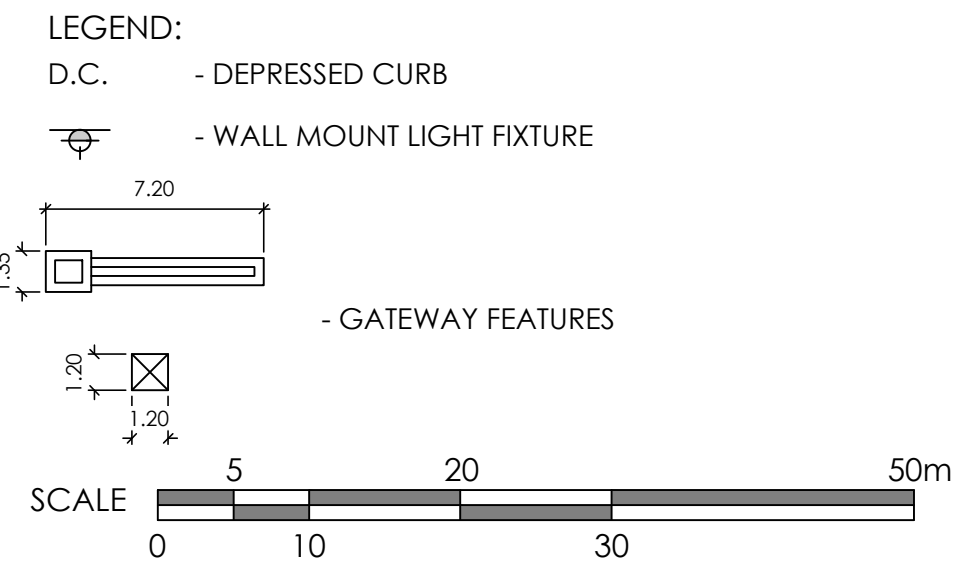
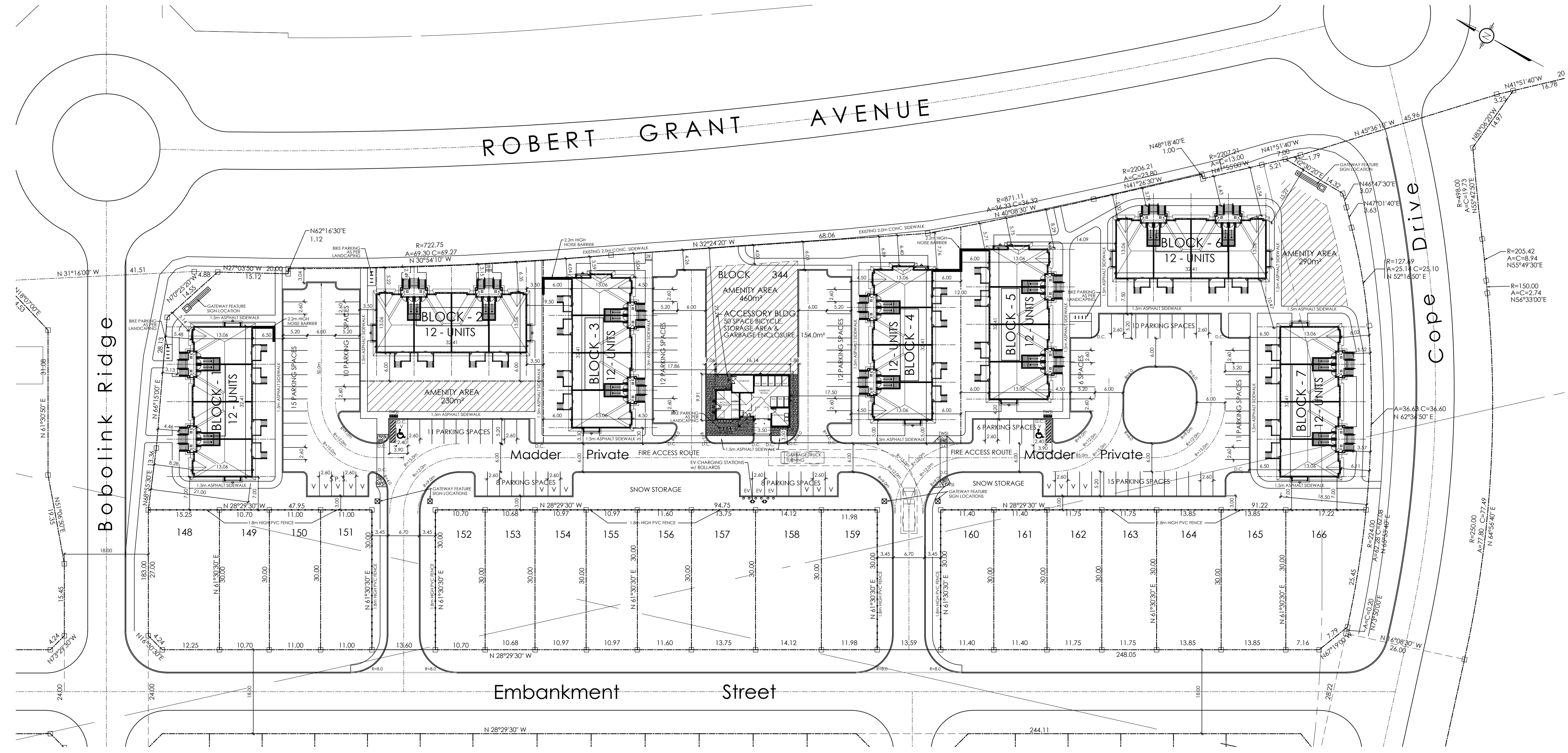
TERRACE FLATS PARKING :  
PARKING REQUIRED : 1.2 Spaces / (84) d.u. + 0.2 / (84) d.u. (Visitor) = 100.8 + 16.8 = 117.6 Spaces  
PARKING PROVIDED : 112 Spaces + 17 Visitor Spaces = 129 Spaces

BICYCLE PARKING REQUIRED : 84 (0.5 / d.u.) = 42.0 Spaces  
BICYCLE PARKING PROVIDED : 50 Interior Spaces

TERRACE FLATS :	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK 1 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 2 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 3 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 4 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 5 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 6 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 7 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BICYCLE / GARBAGE =	154.0 m <sup>2</sup>		
TOTAL =	3,038.0 m <sup>2</sup>	8,533.0 m <sup>2</sup>	84 UNITS

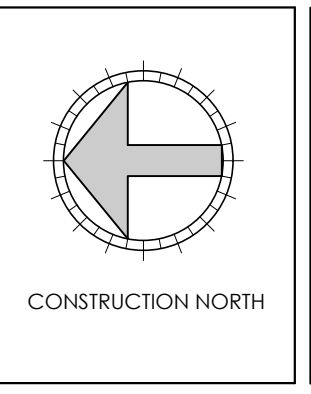
SNOW STORAGE : SNOW STORAGE WILL BE OFF SITE.

NOTE:  
SITE PLAN TO BE READ IN CONJUNCTION WITH :  
- SITE SERVICING PLAN PREPARED BY WSP.  
- LANDSCAPING PLAN PREPARED BY LASHLEY + ASSOCIATES.  
- BOUNDARIES DERIVED FROM: PLAN 4M-1619 BLOCK 344 PREPARED BY ANNIS O'SULLIVAN VOLLEBEK LTD.



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

- GENERAL NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
  - ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
  - 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.
  - DO NOT SCALE DRAWINGS.
  - THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.
  - THIS REPRODUCTION SHALL NOT BE ALTERED.



SEAL

No.	DATE	DESCRIPTION	INIT.	No.	DATE	DESCRIPTION	INIT.
10.				20.			
9.				19.			
8.				18.			
7.	14/10/21	REVISE AS PER CITY COMMENTS	SM	17.			
6.	09/09/21	STREET NAME ADDED TO PLAN	SM	16.			
5.	25/04/21	REVISED SIDEWALKS @ BLKS. 6 & 7	SM	15.			
4.	09/04/21	AS PER RICHCRAFT	SM	14.			
3.	25/03/21	FOR REVIEW	SM	13.			
2.	28/07/20	FOR REVIEW	SM	12.			
1.	10/07/20	FOR REVIEW	SM	11.			

PROJECT: 84 UNIT TERRACE FLATS KANATA BLOCK 344 OTTAWA, ONT.

CLIENT: RICHCRAFT Group Of Companies

DRAWING TITLE: **SITE PLAN**

DATE: JULY, 2020. SCALE: 1:500 SHEET No.: **SP-1**

DRAWN BY: SBM CHECKED: MDB

D07-12-21-0107