

PROJECT INFO

LEGAL ADDRESS: LOTS 3 AND 5 CONCESSION 2 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER now CITY OF OTTAWA
 MUNICIPAL ADDRESS: 1615 Orleans Boulevard
 ZONING: GM12 F(0.6) H(2)
 CALCULATED PARCEL AREA: 55,727 m² (599,840.44 ft²) (5.57 ha)

PROJECT STATISTICS	REQUIRED	PROVIDED
TOTAL OVERALL SITE AREA	55,727 m ² (599,840.44 ft ²) (5.57 ha)	
TOTAL OVERALL SITE DEPTH	+336m	
TOTAL PROJECT SITE AREA	11,345.2m ²	
TOTAL PROJECT SITE DEPTH	91.6m	
TOTAL PROJECT BUILDING AREA	2,940m ²	
TOTAL AMENITY AREA	5,110.5m ²	
TOTAL PROJECT LANDSCAPING	4,485.3m ²	
TOTAL PROJECT SOFT LANDSCAPE	3,305.7m ²	
PROPOSED SNOW STORAGE AREA	52.5m ²	
BUILDING STATISTICS		
BUILDING GFA	9,764.64m ²	
TOTAL BUILDING AREA	2,940m ²	
MAXIMUM BUILDING HEIGHT (PROPOSED)	4 Storey (12.5m)	

SITE ZONING	REQUIRED	PROVIDED
ZONING BY-LAW	GM12 F(0.6) H(2)	
PERMITTED USE	Plan Unit Development	

SITE SETBACKS	REQUIRED	PROVIDED
FRONT YARD AND CORNER SIDE YARD	3m	3m
INTERIOR SIDE YARD	5m	5m
REAR YARD	3m	3m

PARKING STATISTICS	REQUIRED	PROVIDED
RESIDENTIAL PARKING RATE: 1 SPACE PER DWELLING	60 Spaces	60 Spaces (Garage)
ACCESSIBLE PARKING - TYPE 'A'	1 Space	1 Space
ACCESSIBLE PARKING - TYPE 'B'	1 Space	1 Space
TOTAL PARKING RATE: 0.2 SPACE PER DWELLING	12 Spaces	12 Spaces
VISITOR PARKING SPACES	72 Spaces	72 Spaces

BICYCLE PARKING STATISTICS	REQUIRED	PROVIDED
RATE: TOWNWIDE	None	2 Spaces

WASTE AND RECYCLING COLLECTION
 Blocks A, B, C & D - Curb side daily pick up

PROJECT STATISTICS

B2B TOWNHOMES	GFA SqM
BLOCK A 16 B2B UNITS - 3 STOREYS	2,531.6
BLOCK B 16 B2B UNITS - 4 STOREYS	2,796.0
BLOCK C 16 B2B UNITS - 3 STOREYS	2,531.6
BLOCK D 12 B2B UNITS - 3 STOREYS	1,905.4

BLOCK A - 16 B2B TOWNHOMES RESIDENT PARK REQUIRED @ 0.20 = 3 VISITOR PARKING REQUIRED @ 0.20 = 3 PARK, REQUIRED @ 1.2 = 19 PARK, PROVIDED = 19	BLOCK B - 16 B2B TOWNHOMES RESIDENT PARK REQUIRED @ 0.20 = 3 VISITOR PARKING REQUIRED @ 0.20 = 3 PARK, REQUIRED @ 1.2 = 19 PARK, PROVIDED = 19
BLOCK C - 16 B2B TOWNHOMES RESIDENT PARK REQUIRED @ 0.20 = 3 VISITOR PARKING REQUIRED @ 0.20 = 3 PARK, REQUIRED @ 1.2 = 19 PARK, PROVIDED = 19	BLOCK D - 12 B2B TOWNHOMES RESIDENT PARK REQUIRED @ 0.20 = 2 VISITOR PARKING REQUIRED @ 0.20 = 2 PARK, REQUIRED @ 1.2 = 14 PARK, PROVIDED = 14

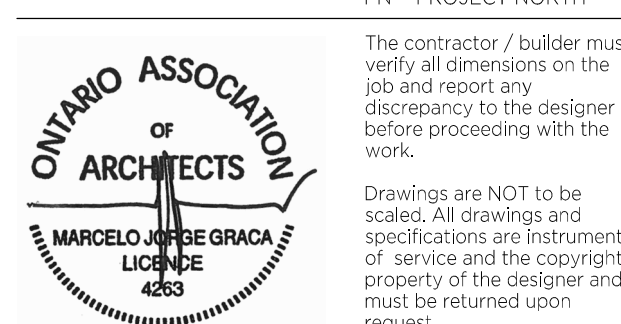
LEGEND

	SOFT LANDSCAPE (SOD)
	FIRE ROUTE ROAD
	HARD SURFACE PATH (PAVERS)

1 SPA SITE PLAN
 1 : 250



Q4 ARCHITECTS INC.
 410 Yonge Street
 Suite 502, Toronto, ON
 M5P 2B7
 T: 416.322.6334
 F: 416.322.7294
 E: info@q4architects.com



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Issued For:

01	ISSUED FOR SPA #1	02/10/2023
02	RE-ISSUED FOR SPA #1 - City Comments	08/31/2023
03	RE-ISSUED FOR SPA #2 - City Comments	05/24/2024

No	Description	Date

Revision Schedule

Project Title

Project Description

ORLEANS GARDENS

Location

1615 Orléans Blvd. Orléans, ON K1C 7E2

Client

NORTH AMERICAN DEVELOPMENT GROUP

Project No. 17047

Scale As indicated

Drawn By CG

Checked By Checker

SPA SITE PLAN

Sheet Title

BLOCKS A, B, C & D

A0-2 3

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