July 29, 2024

SITE PLAN OF

**BLOCK 175
AND PART OF BLOCK 176
REGISTERED PLAN 4M-1689**
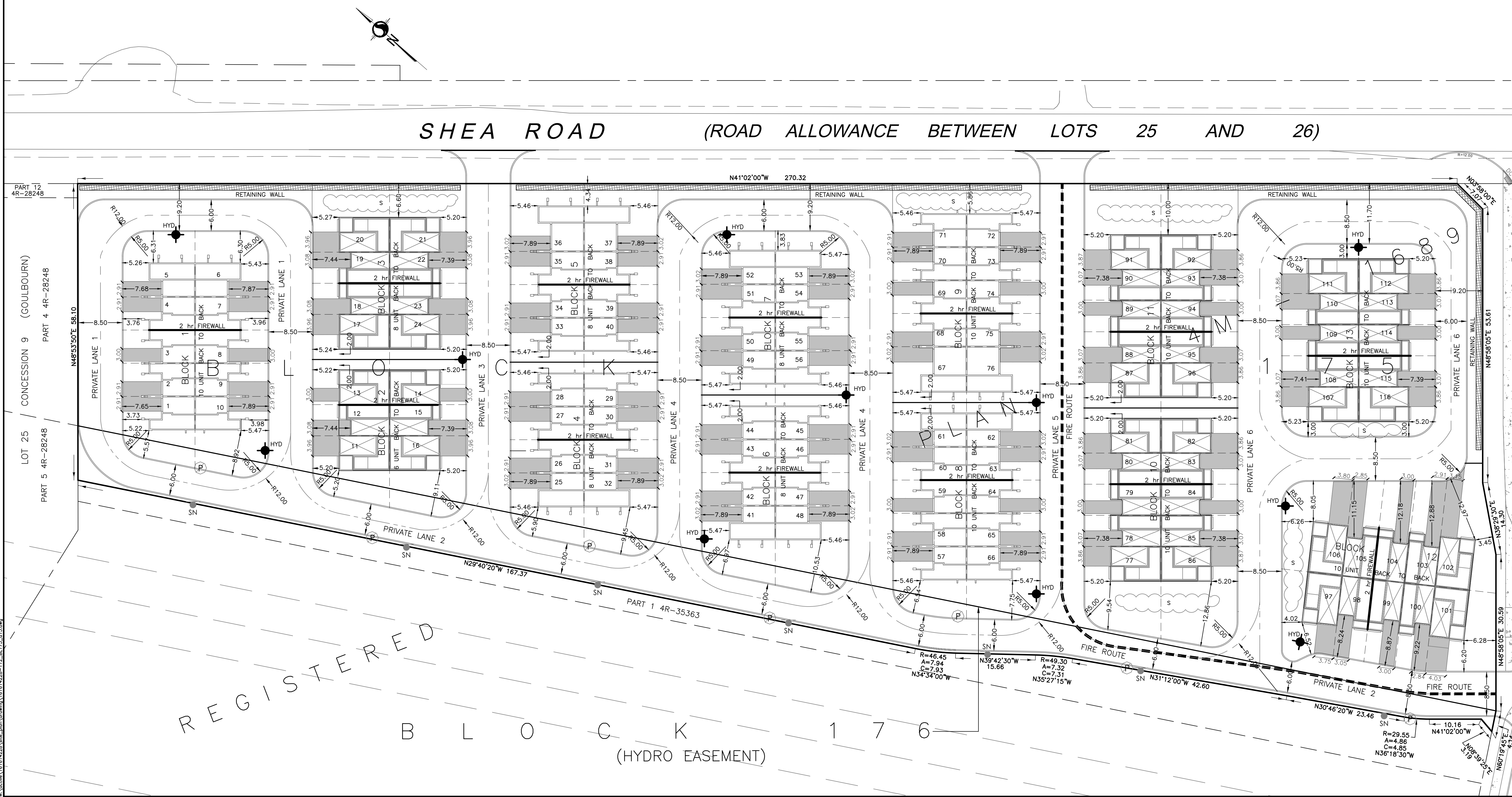CITY OF OTTAWA

PIN 04449-3211 (ALL OF BLOCK 175)
PIN 04449-3212 (PART OF BLOCK 176)

Scale 1:400
3 0   10   20   30 METRES

Bylaw Section	Zoning Mechanism	Zoning Standard	Provided	Compliant
R4Z	Minimum Front Yard	3m	4.37m	YES
	Minimum Corner Side Yard	3m	6.03m	YES
	Minimum Interior Yard	1.2m	16.25m	YES
	Minimum Rear Yard abutting GM Zone	0m	13.72	YES
	Minimum Width of Landscaped Area Abutting a Street	3m	3.2m	YES
Exemption 2415	Maximum Building Height	12m	12m	YES
	Lot Area	85 sq. m.	85 sq. m.	YES
	Maximum Block Size	10	10	YES
	Maximum Units in a Row	5	5	YES
PUD (S131)	Minimum Width of Private Way	6m	6m	YES
	Minimum Setback for any Wall of a Residential use Building to a Private	1.8m	5.2m	YES
	Minimum Setback for any Garage from a Private Way	5.2m	5.2m	YES
	Minimum Separation area between Buildings within a PUD	1.2m	4m	YES
S-101	Parking - 1 per dwelling Unit	116	116	YES
S-102	Visitor Parking - Not Required - Section 102 Subsection (4)	0	0	YES
S-107(2)	Aisle and Driveway Provisions	2.6m	2.6m	YES

BLOCK	NO. UNITS	LOT AREA (m2)	BUILDING AREA(m2)	LOT COVERAGE	ASPHALT (m2)
1	10	1319.7	496.2	37.6%	209.6
2	6	867.4	379.0	43.7%	108.9
3	8	1043.0	486.4	46.6%	167.5
4	8	1037.7	399.1	38.4%	173.1
5	8	1013.6	428.61	42.2%	174.0
6	8	1069.4	399.1	37.3%	174.0
7	8	922.7	399.1	43.3%	174.0
8	10	1213.2	496.2	40.9%	213.0
9	10	1242.7	525.9	42.3%	213.0
10	10	1331.1	594.0	44.6%	201.2
11	10	1327.7	594.0	44.7%	201.2
12	10	1513.3	594.0	39.2%	292.2
13	10	1126.1	594.0	52.7%	201.6

TOTAL NO. UNITS= 116
SITE AREA= 2.3194 Ha
ASPHALT AREA= 2503.3 m2

EDENWYLDE DEVELOPMENT

DESIGNER /OWNER:

DAVIDSON CO-TENANCY AND TAMARACK HOMES
3187 ALBION ROAD SOUTH,
OTTAWA , ONTARIO
K1V 8Y3

ENGINEER:

IBI GROUP
SUITE 500, 333 PRESTON STREET
OTTAWA , ONTARIO
K1S 5N4

TRANSPORTATION ENGINEER:

IBI GROUP
SUITE 500, 333 PRESTON STREET
OTTAWA , ONTARIO
K1S 5N4

LANDSCAPE ARCHITECT:

NAK DESIGN STATEGIES
1285 WELLINGTON STREET WEST
OTTAWA , ONTARIO
K1Y 3A8

Revision		
Date	Details	No.
3/16/2023	Revised Boundary	d8
12/6/2023	Revised Blocks 5, 9, 10 & 11	d9
12/12/2023	Revised Blocks 1 - 12	d10
12/12/2023	Revised West Site Boundary	d11
1/24/2024	Revised BLOCK 12	d12
2/07/2024	Revised from base plan	d13
3/26/2024	Revised BLOCKS 2, 8, 9 & 10	d14
7/22/2024	Revised per City comments	d15

LEGEND

⬥ HYD   DENOTES PROPOSED FIRE HYDRANT
          DENOTES CONCRETE
Ⓟ   DENOTES NO PARKING SIGN
●   DENOTES NO SNOW STORAGE SIGN
SN   DENOTES NO SNOW STORAGE SIGN
          DENOTES RETAINING WALL
Ⓢ   DENOTES SNOW STORAGE

NOTE:
THE PLAN DATA IS COMPILED FROM OFFICE RECORDS OF STANTEC GEOMATICS LTD.
AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS. ALL DISTANCES ARE
APPROXIMATE, TO BE VERIFIED BY FINAL REGISTERED PLAN(S).

Stantec

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420
stantec.com

DRAWN: ME | CHECKED: | PM: FL | FIELD:
PROJECT No.: 1616I4228-112
CITY PLAN No. 19029

S H E A   R O A D   (ROAD   ALLOWANCE   BETWEEN   LOTS   25   AND   26)

R E G I S T E R E D   B L O C K   1 7 6
(HYDRO EASEMENT)

promenade Cosanti Drive