

SITE AREA	17,615.32 m ² (1.76 ha)
PAVED AREA	5874m ² (33.34%)
LANDSCAPED AREA	7057.08 m ² (40.06%)
TOTAL BUILDING COVERAGE	4684.2325 m ² (26.592%)
TOTAL GROSS FLOOR AREA	17,617,5428 m ²
DENSITY (UPH)	111 UPH
ZONE CATEGORY	R4(2)

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m ²)	UNITS
BLOCKS 8 - 10	24 UNITS STACKED DWELLING		48
BLOCKS 4 - 5 - 6 - 7 - 9	20 UNITS STACKED DWELLING		100
BLOCKS 1 - 2 - 3	16 UNITS STACKED DWELLING		48
TOTAL UNITS			196

ZONE PROVISION - PLANNED UNIT DEVELOPMENT		REQUIRED	PROPOSED
162A(2)	Min. Lot Area (m2)	1400 m ²	17615.32 m ²
162A(2)	Min. Lot Width (m)	18	223.9
162A(2)	Min. Front Yard Setback (m)	3	>3.4
162B.6	Min. Rear Yard Setback (m)	6	4.5
162B(2)	Min. Corner side setback	3	3
162A(2)	Max building Height (m)	15	13.5
161	Landscaped Area	30%	39%
131.1	Min. Width of Private Way / Parking Aisle (m)	6	6.1
131.4a	Min. Setback for Any Wall of a Residential Building Within a Planned Unit Development	1.2	5
131.2	Min. setback for any wall of a residential use building to a private way	1.8	>4.5
137	AMENITY AREA		
137.6	Total min. amenity area (4m ² per unit)	1176 m ²	4903.67 m ²
137.6	Min. Communal Amenity Area m ² (Min. 50% area)	588 m ²	248.42 m ²
45	PERMITTED PROJECTION INTO REQUIRED YARDS		
65.5.i	Fire escapes, Open Stairways, Stoop (m)	>0.6m to lot line	0.5 m
65.6.a(i)	Covered or Uncovered Balcony, Porch and Deck line	2m no closer than 1 to a lot line	2m no closer than 1.74 to a lot line

PARKING REQUIREMENTS		REQUIRED	PROPOSED
101 (Table R10)	Resident Parking - 1.2 spaces/unit	235	19% (1.0)
102 (Table column III)	Visitor Parking - 0.2 spaces/unit	39	22 (0.11)
106.1	Min. Perpendicular Parking Space Size (m)	2.4 x 5.2	2.6 x 5.2
107 (Table 107.d)	Min. Requires Aisle Width	6.0	6.1
BARRIER FREE PARKING			
Traffic and Parking By-law Section 111	Min. Barrier Free Parking **	1	1
111	BICYCLE STORAGE		
111B	Min. bicycle parking space dimension, horizontal (m)	Width: 0.6m Length: 1.8m	0.6 1.8
111A(b)	Min. Bicycle parking space access aisle Width (m)	1.5	1.5
111.1.1	Min. Bicycle Parking 0.5 spaces/unit	98	100
110(a)(b)	LANDSCAPE AREA SURROUNDING PARKING LOT		
110.a	Abutting a Street (m)	3	>16m
110.b	Not Abutting a street (m)	3	>3m
110.1.b	Min. % of parking lot landscape	15%	>19%
110	REFUSE COLLECTION AREAS		
110.3b	Min. Waste collection setback to lot line	3	>30m
110.3.c/d	Opaque Screen Min. Height (m)	2	2***

**Per the 2015 Guide Accessibility Design Standards - Section 3.1.1 Design of Public Parking, 4% of parking spaces provided for public use must be accessible. 1 of the provided 21 visitor spaces have been designed to be barrier-free. 1 Type A site provided.		PH X	
***Section 110(3)(c) where an in-ground refuse container is provided, the screening requirement of Section (3)(c) above may be achieved with soft landscaping (Bylaw 2020-299)			
GARBAGE: REQUESTED BY ZONING: PH X			
GARBAGE: 0.231 CUBIC YARD /UNIT		0.231 X 196= 45.27 CUBIC YARD (6.5 CU.YD./BIN)	= 7 BINS
RECYCLING (GMP) 0.018 CUBIC YARD /UNIT		0.018 X 196 = 3.54 CUBIC YARDS (6.5 CU.YD./BIN)	= 1 BIN
RECYCLING (FIBRE) 0.042 CUBIC YARD /UNIT		0.042 X 196 = 12.15 CUBIC YARDS (6.5 CU.YD./BIN)	= 2 BINS
ORGANIC 240L PER 50 UNITS		240 L X 3.92 = 940 L (240 L /BIN)	= 4 BINS
		TOTAL BINS = 14 BINS	TOTAL PROPOSED: 15 BINS

- SITE PLAN NOTES
- DO NOT SCALE DRAWINGS FOR PRINT.
 - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF Q4 ARCHITECTS AND CAIVAN . COPYRIGHT RESERVED.
 - WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
 - REFERENCE CITY OF OTTAWA T.W.S.I. DETAIL SC7.3

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LEGEND

STACKED TOWNS	NO PARKING
ENTRANCE	BARRIER FREE PARKING
BALCONY	BARRIER FREE PARKING SIGNAGE
PORCH	V VISITOR PARKING
PROJECTION (STAIRS)	BKE RACKS
PAVERS	EARTH BIN (6.5 yd ⁻¹)
HEAVY DUTY CONCRETE PAVING	HYDRO TRANSFORMER
LIGHT DUTY ASPHALT PAVING	LIGHT POLE
CROSSWALK	S.S SHOW STORAGE AREA
CURB (0.2m)	L/A LANDSCAPED AREA
DEPRESSED CURB	MEDIUM DECIDUOUS TREE*
TACTILE WALKING SURFACE INDICATOR	SMALL DECIDUOUS TREE*
BLOCK BOUNDARY	DECIDUOUS SHRUB*
WASTE ENCLOSURE FENCE	CONIFEROUS SHRUB*
WOOD PRIVACY FENCE	GRASSES/PERENNIALS*

ATTACHED A1 PLAN, FROM THE SURVEYED PLAN SEPT 13, XREF INTO DRAWING

*TREES AND SHRUB LOCATIONS TO BE CONFIRMED ON LANDSCAPE PLAN

13	SPI - CITY RESUBMISSION	2025.01.24 JM/CT
12	ADDITIONAL COMMENT ISSUED TO CLIENT	2024.12.10 JM/CT
11	NEW LAYOUT ISSUED TO CLIENT	2024.11.27 JM/CT
10	ADDITIONAL COMMENTS ISSUED TO CLIENT	2024.08.27 JM/CT
9	ADDITIONAL COMMENTS ISSUED TO CLIENT	2024.08.26 JM/CT
8	ADDITIONAL COMMENTS ISSUED TO CLIENT	2024.08.16 JM/CT
7	ADDITIONAL COMMENTS ISSUED TO CLIENT	2024.08.06 JM/CT
6	ADDITIONAL SITE STATS ISSUED TO CLIENT	2024.07.25 JM/CT
5	REVISED AS PER CITY AND CLIENT COMMENTS	2024.07.17 JM/CT
4	REVISED GARBAGE LAYOUT	2024.07.16 JM/CT
3	SPI-2 AFTER CITY'S COMMENTS	2024.07.15 JM/CT
2	ADD HYDRO TRANSFORMER	2024.07.05 JM/CT
1	G4A SPI1	2024.06.27 JM/CT

Issued / Revision Chart

Project Title

**CONSERVANCY
STACKED TOWNS**

3285 Borrisokane Rd
Location OTTAWA, ON.

Plan No. 18754 and File No.
D07-12-24-0097

Part of Lot 14, Concession 3
(Rideau From 1), Geographic
Township of Nepean

Legal Name Part of PIN 04595-4929 (LT)

Client **CAIVAN**

Project No.

Scale **1:500**

Drawn By **CT**

Checked By **CT**

OVERALL SITE PLAN

SP1

