

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)[3038]	
DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA	UNITS
BLOCKS	24 UNITS	(m ²)	48
8 - 10	STACKED DWELLING		
BLOCKS	20 UNITS		100
4 - 5 - 6 - 7 - 9	STACKED DWELLING		
BLOCKS	16 UNITS		48
1 - 2 - 3	STACKED DWELLING		
TOTAL UNITS			196

ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A(2) Min. Lot Area (m2)	18	223.2
162A(2) Min. Lot Width (m)	3	>3.4
162A(2) Min. Front Yard Setback (m)	4.5	4.5
162B.6 Min. Rear yard setback (m)	3	3
162B(2) Min. Corner side setback (m)	1.5	1.5
162A(2) Max Building Height (m)	30	39
161 Landscaped Area	6	6.1
131.1 Min. Width of Private Way / Parking Aisle (m)	1.2	5
131.4a Min. Setback for Any Wall of a Residential Building Within a Planned Unit Development	1.8	>4.5
131.2 Min. setback for any wall of a residential use building to a private way		
137 AMENITY AREA		
137.6 Total min. amenity area (6m ² per unit)		
137.6 Min. Setback for Any Wall of a Residential Building Within a Planned Unit Development		
65 PERMITTED PROJECTION INTO REQUIRED YARDS		
65.5.i Fire escapes Open Sideways, Stoop (m)	0.4m to lot line	0.5m
65.5.i.i Fire escapes Open Sideways, Stoop (m)	1.5m no closer than 1 to a lot line	1.5m no closer than 1.74 to a lot line
65.6.a(i) Covered or Uncovered Balcony, Porch and Deck		

PARKING REQUIREMENTS	REQUIRED	PROPOSED
101 (Table R10) Resident Parking - 1 space/unit	196	196 (1.0)
102 (Table column III) Visitor Parking - 0.1 space/unit	20	22 (0.11)
106.1 Min. Perpendicular Parking Space Size (m)	2.6 x 5.2	2.6 x 5.2
107 (Table 107.d) Min. Requires Aisle Width	6.0	6.1
111 BARRIER FREE PARKING		
Traffic and Parking Bylaw Section 111 Min. Barrier Free Parking **	1	1
111.1 BICYCLE STORAGE		
111B Min. bicycle parking space dimension, horizontal (m)	Width: 0.6m	0.6
111A(b) Min. bicycle parking space access side Width (m)	Length: 1.8m	1.8
111.1.1 Min. Bicycle Parking 0.5 space/unit	1.5	1.5
110(a)(b) LANDSCAPE AREA SURROUNDING PARKING LOT	98	100
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 REUSE 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 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 also provided.

***Section 110(3)(d) where an in-ground refuse container is provided, the screening requirement of Section 3(3)(c) above may be achieved with soft landscaping (Bylaw 2020-299)

GARBAGE REQUESTED BY ZONING:

GARBAGE: 0.231 CUBIC YARD / UNIT 0.231 X 196 = 45.27 CUBIC YARD (6.5 CU.YD. / BIN) = 7 BINS PROPOSED: 8 BINS

RECYCLING (CMR): 0.018 CUBIC YARD / UNIT 0.018 X 196 = 3.54 CUBIC YARDS (6.5 CU.YD. / BIN) = 1 BIN PROPOSED: 1 BINS

RECYCLING (RFRF): 0.062 CUBIC YARD / UNIT 0.062 X 196 = 12.15 CUBIC YARDS (6.5 CU.YD. / BIN) = 2 BINS PROPOSED: 2 BINS

ORGANIC: 240L PER 50 UNITS 240 L X 3.92 = 940 L (240 L / BIN) = 4 BINS PROPOSED: 4 BINS

TOTAL BINS = 14 BINS TOTAL PROPOSED: 15 BINS

- STEP PLAN NOTES
1. DO NOT SCALE DRAWINGS FOR PRINT.
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 3. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
 4. REFERENCE CITY OF OTTAWA T.W.S.L. DETAIL SC7.3

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LEGEND	
STACKED TOWNS	NO PARKING
ENTRANCE	BARRIER FREE PARKING
BALCONY	BARRIER FREE PARKING SIGNAGE
POORCH	V VISITOR PARKING
PROJECTION (STAIRS)	BREKFRACS
PAVERS	EARTH BIN (6.5 yd ³)
HEAVY/DUTY CONCRETE	HYDRO TRANSFORMER
PAVING	LIGHTPOLE
LIGHT DUTY ASPHALT PAVING	LIGHTWALL MOUNTED
CROSSWALK	SS SNOW STORAGE AREA
CURB (0.2m)	U/A LANDSCAPED AREA
DEPRESSED CURB	MEDIUM DECIDUOUS TREE
TACTILE WARNING SURFACE INDICATOR	SMALL DECIDUOUS TREE
BLOCK BOUNDARY	DECIDUOUS SHRUB
WASTE ENCLOSURE FENCE	CONIFEROUS SHRUB
WOOD PRIVACY FENCE	GRASSES PERENNIALS
H HYDRANT	BELL PEDestal
FIRE ROUTE SIGNAGE	RODGERS VAULT
COMMUNITY MAILBOX	

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

*TREES AND SHRUB LOCATIONS TO BE CONFIRMED ON LANDSCAPE PLAN

15		
14		
13		
12		
11		
10		
9		
8		
7	UPDATED ZONING STATS	2025.09.29 JM
6	UPDATED GRADING	2025.09.11 JM
5	UPDATED AS PER CITY COMMENTS	2025.08.29 JM
4	UPDATED NEW GRADING/CIVIC ADDRESS	2025.07.29 CT
3	CUP & FIRE ROUTE SIGNAGE	2025.07.22 JM
2	SPI- CITY RESUBMISSION	2025.04.11 JM
1	SPI- CITY RESUBMISSION	2025.03.24 SW

Issued / Revision Chart

Project Title

CONSERVANCY STACKED TOWNS

Location **3285 Borrisokane Rd OTTAWA, ON.**

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

Part of Lot 14, Concession 3 (Rideau Front), 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

