

STIE AREA	17,615.32 m <sup>2</sup> (4.52 ha)		
PAVED AREA	6217.3689 m <sup>2</sup> (35.29%)		
LANDSCAPED AREA	6713.7186 m <sup>2</sup> (38.1%)		
TOTAL BUILDING COVERAGE	4684.2325 m <sup>2</sup> (26.6%)		
TOTAL GROSS FLOOR AREA	17,617.3808 m <sup>2</sup>		
DENSITY (UPH)	PH2		
ZONE CATEGORY	RH(2)		
<b>DWELLING BLOCK</b>	<b>DWELLING TYPE</b>	<b>GROSS FLOOR AREA (m<sup>2</sup>)</b>	<b>UNITS</b>
BLOCKS	STACKED DWELLING		96
4 - 7 - 8 - 10			
BLOCKS	20 UNITS		40
5 - 6	STACKED DWELLING		
BLOCKS	16 UNITS		48
1 - 2 - 3	STACKED DWELLING		
BLOCKS	12 UNITS		12
9	STACKED DWELLING		
<b>TOTAL</b>			<b>196</b>

ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A(2) Min. Lot Area (m <sup>2</sup> )	223.5	223.5
162A(2) Min. Lot Width (m)	18	18
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%	38%
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
<b>137 AMENITY AREA</b>		
137.6 Min. min. amenity area (6m <sup>2</sup> per unit)	115.85	115.85
137.6 Min. min. amenity area (6m <sup>2</sup> per unit)	115.85	115.85
<b>65 PERMITTED PROJECTION INTO REQUIRED YARDS</b>		
65.5.i Fire escapes Open Stairways, Sloop (m)	>0.6m to lot line	0.5m
65.6.a(i) Covered or Uncovered Balcony, Porch and Deck	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	196 (1.0)
102 (Table column III) Visitor Parking - 0.2 spaces/unit	39	19 (0.1)
108.1 Min. Rectangular Parking Space Size (m)	2.6 x 5.2	2.6 x 5.2
107 (Table 107.d) Min. Requires Aisle Width	5.0	6.1
<b>TRAFFIC AND PARKING BYLAW SECTION 111</b>		
111.1 BARRIER FREE PARKING	1	1
111.1 Traffic and Parking Bylaw Section 111	1	1
<b>111 BICYCLE STORAGE</b>		
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
111.1.1 Min. Bicycle Parking 0.5 space/unit	98	100
<b>110(a)(b) LANDSCAPE AREA SURROUNDING PARKING LOT</b>		
110.a Abutting a Street (m)	3	>16m
110.b Not Abutting a street (m)	3	>3m
110.1.b Min. 50% parking lot landscape	15%	>19%
<b>110 REUSE COLLECTION AREAS</b>		
110.3b Min. Waste collection setback to lot line	3	>30m
110.3.c/d Opaque Screen Min. Height (m)	2	2**

\*For 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 19 visitor spaces have been designated to be barrier-free, 1 Type A and provided.

\*\*Section 110.3(d) where an in-ground aisle contains a ramp, the screening requirement of Section 5(0) above may be achieved with a 1.74m high screen.

GARBAGE REQUESTED BY ZONING: PH X  
 GARBAGE: 0.231 CUBIC YARD / UNIT  
 RECYCLING: 0.062 CUBIC YARD / UNIT  
 ORGANIC: 0.062 CUBIC YARD / UNIT  
 TOTAL BINS = 11 BINS

0.231 X 196 = 45.27 CUBIC YARD (7 BNS)  
 0.018 X 196 = 3.53 CUBIC YARDS (1 BN)  
 0.062 X 196 = 12.15 CUBIC YARDS (2 BNS)  
 240 L X 3.92 = 940 L (1 BN)

- STEP 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.L. DETAIL SC7.3



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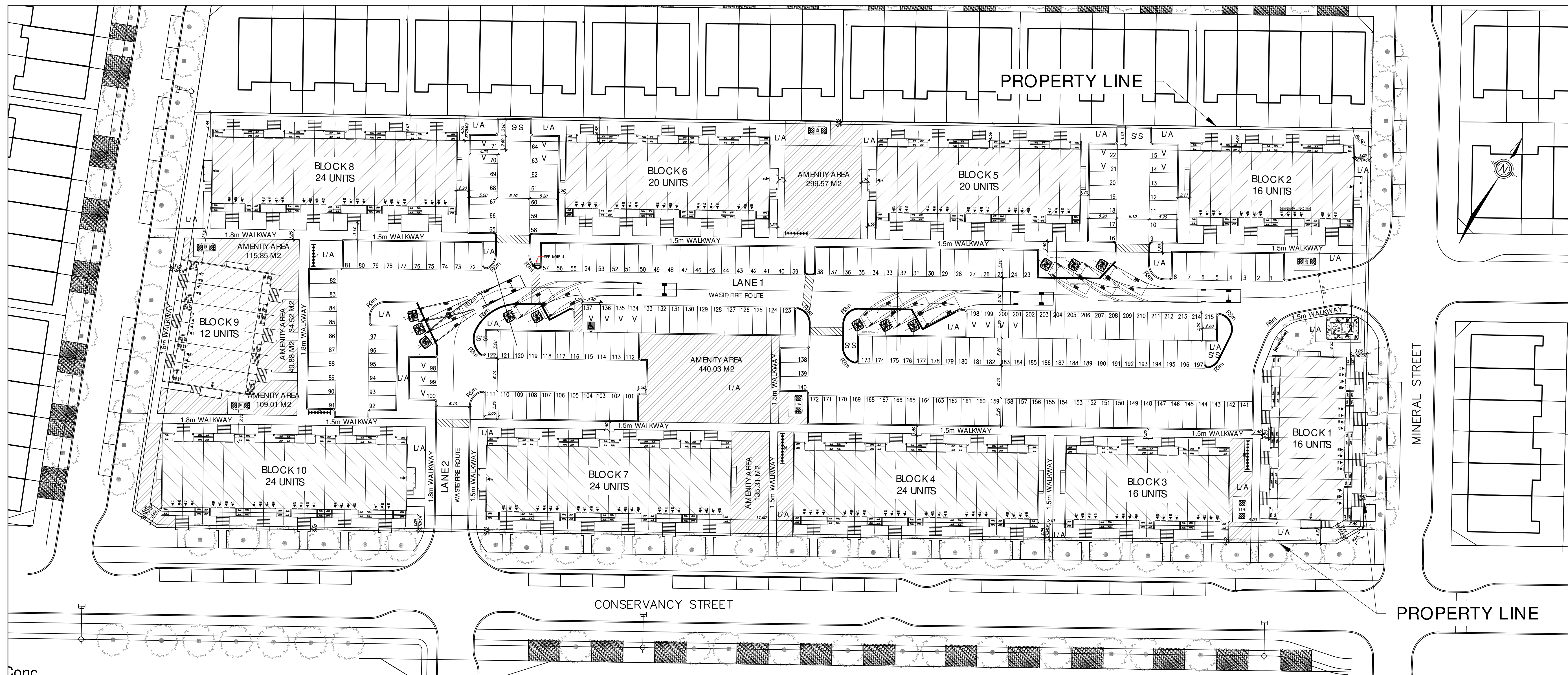
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The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work.

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LEGEND

- STACKED TOWNS
- ENTRANCE
- BALCONY
- PORCH
- PROJECTION (STAIRS)
- PAVERS
- ASPHALT
- CONCRETE PAD
- CROSSWALK
- CLUB (0.2m)
- DEPRESSED CURB
- TACTILE WALKING SURFACE INDICATOR
- BLOCK BOUNDARY
- NO PARKING
- BARRIER FREE PARKING
- BARRIER FREE PARKING SIGNAGE
- VISITOR PARKING
- ELECTRIC VEHICLE CHARGING STATION
- BIKE RACKS
- BARREN BIN (6.5 yd<sup>2</sup>)
- SWITCHBOARD
- LIGHT POLE
- SNOW STORAGE AREA
- LANDSCAPED AREA

10	ADDITIONAL COMMENTS ISSUED TO CLIENT	2024.08.27
9	ADDITIONAL COMMENTS ISSUED TO CLIENT	2024.08.26
8	ADDITIONAL COMMENTS ISSUED TO CLIENT	2024.08.16
7	ADDITIONAL COMMENTS ISSUED TO CLIENT	2024.08.06
6	ADDITIONAL SITE STATS ISSUED TO CLIENT	2024.07.25
5	REVISED AS PER CITY AND CLIENT COMMENTS	2024.07.07
4	REVISED GARBAGE LAYOUT	2024.07.01
3	SP12 AFTER CITY'S COMMENTS	2024.07.01
2	ADD HYDRO TRANSFORMER	2024.07.01
1	Q4A SP1	2024.06.27

Issued / Revision Chart

CONSERVANCY STACKED TOWNS

3285 Borrisokane Rd  
 Location OTTAWA, ON.

Legal Name

Client **CAIVAN**

Project No.

Scale 1:500

Drawn By CT

Checked By CT

OVERALL SITE PLAN

SP1

