

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	STACKED DWELLING		48
BLOCKS 4 - 5 - 6 - 7 - 9	STACKED DWELLING		100
BLOCKS 1 - 2 - 3	STACKED DWELLING		48
TOTAL UNITS			196

ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A(2) Min. Lot Area (m ²)	1400 m ²	17615.32 m ²
162A(2) Min. Lot Width (m)	18	22.37
162A(2) Min. Front Yard Setback (m)	3	>3.4
162B.6 Min. Rear yard setback (m)	6	4.5
162B(7) Min. Corner side setback (m)	3	3
162A(1) 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 (6m ² per unit)	1176 m ²	4903.67 m ²
137.6 Min. Communal Amenity Area m ² (Min. 50% area)	588 m ²	2451.84 m ²
45 PERMITTED PROJECTION INTO REQUIRED YARDS		
110.5.1 Fire escapes, Open Stairways, Stoop (m)	>0.6m to lot line	0.5 m
110.5.2 Fire escapes, Open Stairways, Stoop (m)	2m no closer than 1 to a lot line	2m no closer than 1.74 to a lot line
110.5.3.1 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	196 (1.0)
102 (Table column III) Visitor Parking - 0.2 spaces/unit	39	22 (0.11)
106.1 Min. Perpendicular Parking Space Size (m)	2.6 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
BICYCLE STORAGE		
111 Min. bicycle parking space dimension, horizontal (m)	Width: 0.6m	0.6
111.1a Min. bicycle parking space access aisle Width (m)	Length: 1.8m	1.8
111.1b Min. Bicycle Parking 0.5 spaces/unit	1.5	1.5
110.3.c/d LANDSCAPE AREA SURROUNDING PARKING LOT	98	100
110.a Abutting a Street (m)	3	>16m
110.b Not Abutting a street (m)	3	>3m
110.3.b Min. % of parking lot landscape	15%	>19%
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***

*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 21 visitor spaces have been designed to be barrier-free. 1 Type A bin 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 2020-29)

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 PROPOSED: 8 BINS
 RECYCLING (GPH) 0.018 CUBIC YARD / UNIT 0.018 X 196 = 3.54 CUBIC YARDS (6.5 CU.YD./BIN) = 1 BIN PROPOSED: 1 BINS
 RECYCLING (FIBRE) 0.042 CUBIC YARD / UNIT 0.042 X 196 = 8.23 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 = 11 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.J. DETAIL SC7.3

Q4A
ARCHITECTS

Q4 ARCHITECTS INC.

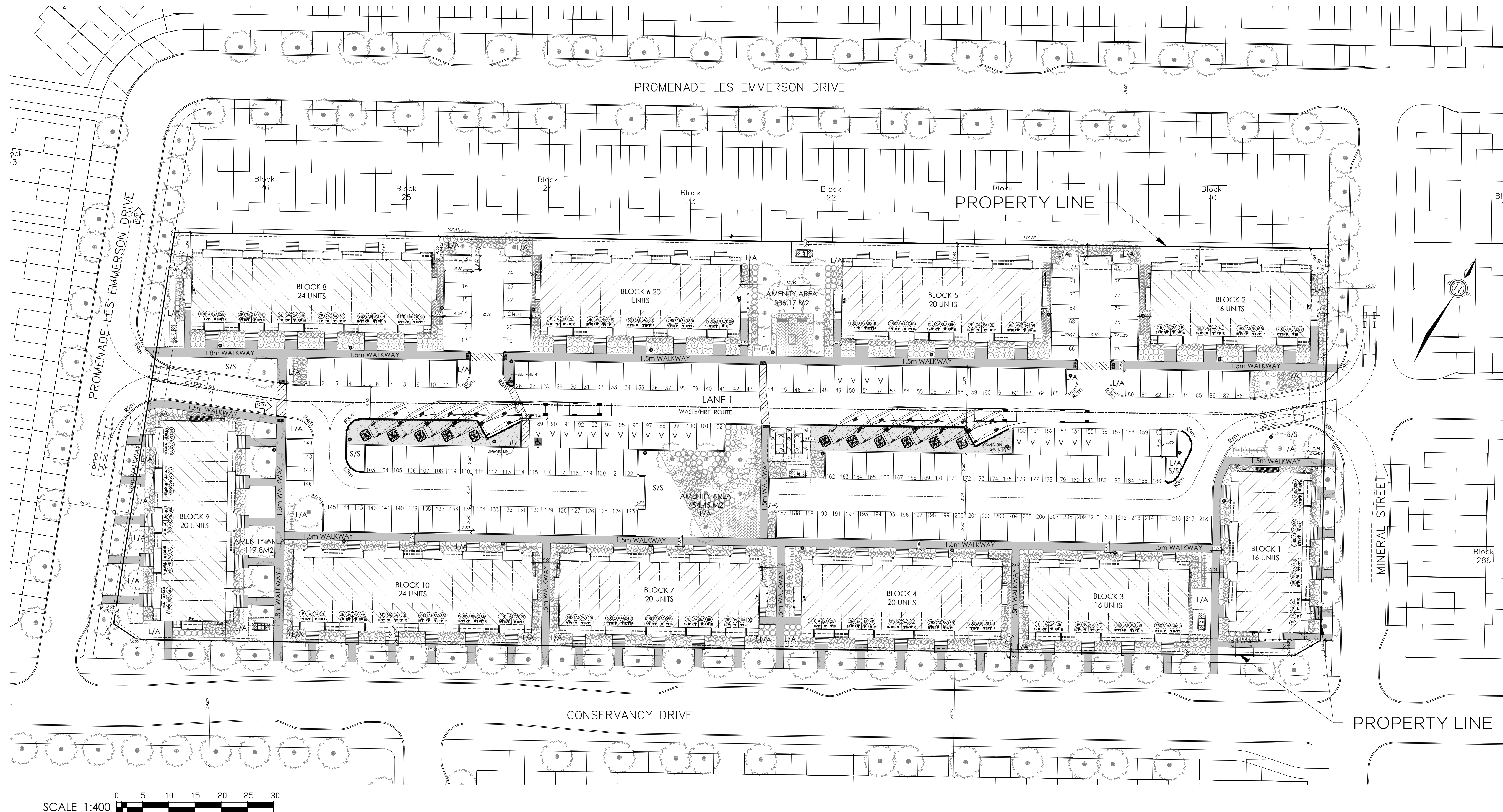
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LEGEND

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

ATTACHED A/P/LAN. FROM THE SURVEYED PLAN SEPT 13, XREF INTO DRAWING

*TREES AND SHRUB LOCATIONS TO BE CONFIRMED ON LANDSCAPE PLAN

NO.	DESCRIPTION	DATE
13	SPI - CITY RESUBMISSION	2025.01.24
12	ADDITIONAL COMMENT-ISSUED TO CLIENT	2024.12.30
11	NEW LAYOUT-ISSUED TO CLIENT	2024.11.27
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	2024.07.17
4	REVISED GARBAGE LAYOUT	2024.07.16
3	SPI-2 AFTER CITY'S COMMENTS	2024.07.15
2	ADD HYDRO TRANSFORMER	2024.07.09
1	Q4A SPI	2024.06.27

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 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