

SITE AREA	45,201.6318 m ² (4.52 ha)
PAVED AREA	13,895.1753 m ² (30.7%)
LANDSCAPED AREA	19,936.709 m ² (44.1%)
TOTAL BUILDING COVERAGE	11,369.7445 m ² (25.2%)
TOTAL GROSS FLOOR AREA	45,819.4504m ²
DENSITY (UPH)	105 UPH
ZONE CATEGORY	R4(Z)

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m ²)	UNITS
BLOCKS 1 - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9 - 10 - 13 - 14 - 19	24 UNITS STACKED DWELLING	(per Block)	312
BLOCKS 11 - 12 - 16 - 17 - 21	20 UNITS STACKED DWELLING	(per Block)	100
BLOCKS 15 - 18 - 20 - 22	16 UNITS STACKED DWELLING	(per Block)	64
TOTAL			476

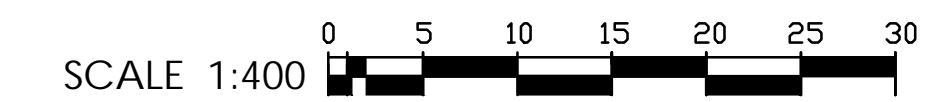
ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A(Z) Min. Lot Area (m ²)	1400 m ²	45201 m ²
162A(Z) Min. Lot Width (m)	18 m	292 m
162A(Z) Min. Front Yard Setback (m)	3	5.10
162A(Z) Min. Interior Side Yard Setback (m)	6	5
162B.6 Min. Rear yard setback (m)	6	5
162A(Z) Max Building Height (m)	15	13.5
161 Landscaped Area	30%	44%
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
132 AMENITY AREA		
137.6 total min. amenity area (6m ² per unit)	2856 m ²	6246.4 m ²
137.6 Min. Communal Amenity Area m ² (Min. 50% area)	1428 m ²	2283.3 m ²
65.5 PERMITTED PROJECTION INTO REQUIRED YARDS		
65.5 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	2m no closer than 1 to a lot line	2m no closer than 1.65 to a lot line

PARKING REQUIREMENTS	REQUIRED	PROPOSED
101 (Table R10) Resident Parking - 1.2 spaces/unit	571	476 (1.0)
102 (Table column II) Visitor Parking - 0.2 spaces/unit	95	36 (0.079)
106.1 Min. Perpendicular Parking Space Size (m)	2.6 x 5.2	2.6 x 5.2
106.2 Min. Length Parallel Parking	6.7	6.7
107 (Table 107.4) Barrier Free Parking	6.0	6.1
Traffic and Parking Bylaw Section 111		
111 Min. Barrier Free Parking **	2	2
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
111.11 Min. Bicycle Parking 0.5 spaces/unit	238	280
110(a)(b) LANDSCAPE AREA SURROUNDING PARKING LOT		
110.a Abutting a Street (m)	3	>8m
110.b Not Abutting a street (m)	3	>25m
110.1.b Min. % of parking lot landscape	15%	15.85%
110 REFUSE COLLECTION AREAS		
110.3.b Min. Waste collection setback to lot line	3	>29m
110.3.c/d Opaque Screen Min. Height (m)	2	2**

**Per the 2014 Guide to the Integrated Accessibility Standards Regulation - Design of Public Spaces Standard, 4% of parking spaces provided for public use must be accessible. 2% of the proposed 46 visitor spaces have been designed to be barrier free, one each of Type A and Type B size.
***Section 1103(i) where an in-ground refuse container is provided, the screening requirement of Section 1103(c) above may be achieved with soft landscaping (Bylaw 200.299)

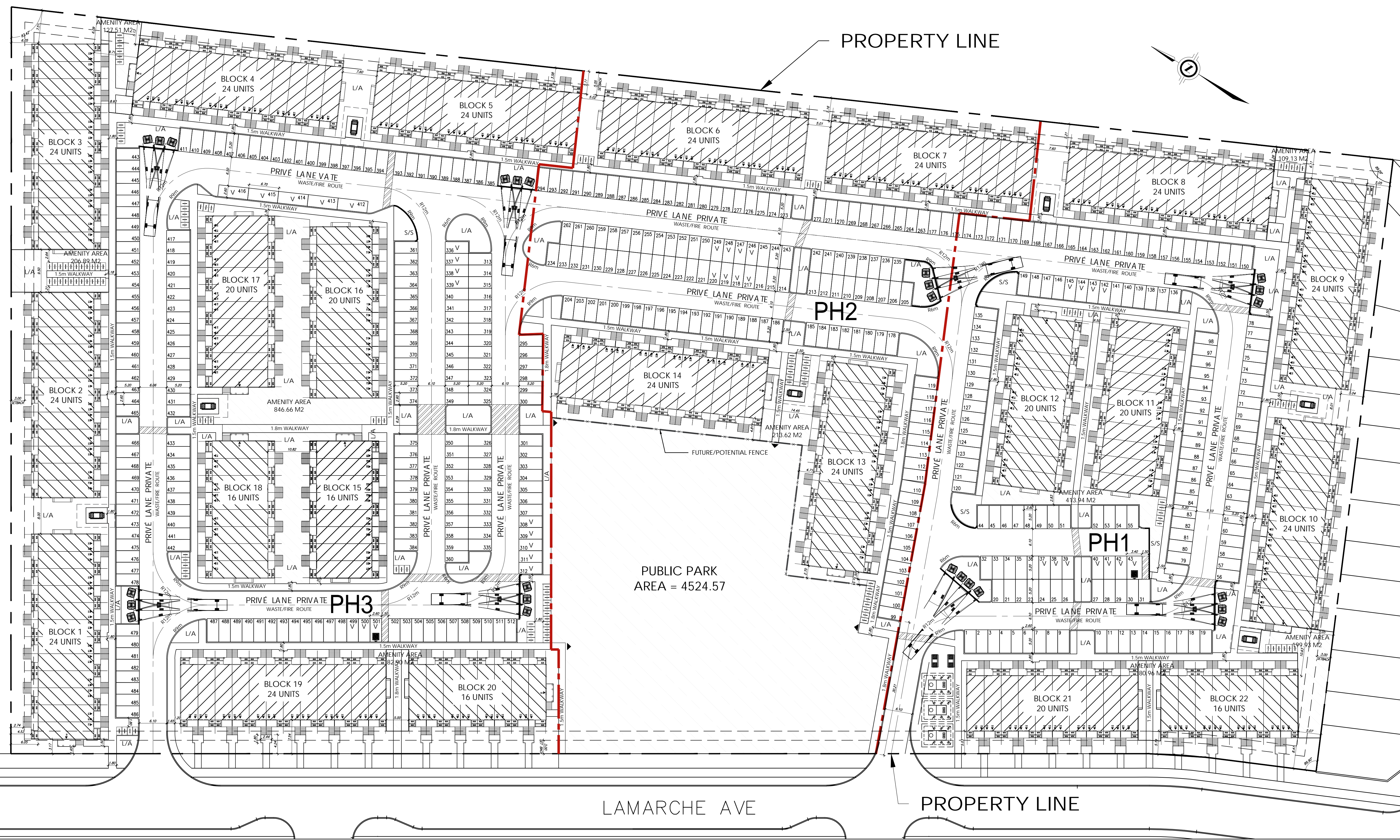
GARBAGE: REQUESTED BY ZONING: PH XX
 GARBAGE: 0.231 CUBIC YARD / UNIT 0.231 X 476 = 109.9 CUBIC YARD (17 BINS)
 RECYCLING: 0.062 CUBIC YARD / UNIT 0.018 X 476 = 8.56 CUBIC YARDS (2 BIN)
 + 0.062 CUBIC YARD / UNIT 0.062 X 476 = 29.51 CUBIC YARDS (5 BINS)
 ORGANIC: 240L PER 50 UNITS 240 L X 9.52 = 2284.8 L (1 BIN)

- 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 I.W.S.I. DETAIL SC7.3



Q4 ARCHITECTS INC.
 4110 YONGE STREET
 SUITE 602, TORONTO ON.
 M2P 2B7
 T: 416.322.6334
 F: 416.322.7294
 E: info@q4architects.com

The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work.
 Drawings are NOT to be scaled. All drawings and specifications are instruments of service and the copyright property of the designer and must be returned upon request.
 Q4 Architects Inc. retains the copyright in all drawings, plans, sketches, and all digital information. They may not be copied or used for any other projects or purposes or distributed without the written consent of Q4 Architects Inc.



LEGEND

	NO PARKING
	BARRIER FREE PARKING
	BARRIER FREE PARKING SIGNAGE
	VISITOR PARKING
	ELECTRIC VEHICLE CHARGING STATION
	BIKE RACKS
	EARTH BIN (6.5 yd ³)
	SWITCHBOARD
	LIGHT POLE
	S.S. SNOW STORAGE AREA
	L/A LANDSCAPED AREA

12	SPI - PLANNERS COMMENTS	2024.08.14.CT/JM
11	SPI - PRE-CONSULT COMMENTS	2024.08.14.CT/JM
10	SPI - TREE ZONES COMMENTS UPDATE	2024.08.04.CT/JM
9	SPI - CITY COMMENTS UPDATE	2024.07.19.CT/JM
8	SPI W/ PHASES AND LRL COMMENTS	2024.06.27.CT/JM
7	FIRE ROUTE, Q4A SK 5b	2024.06.24.CT/JM
6	Q4A SK 5a	2024.06.18.CT/JM
5	Q4A SK 4A	2024.06.08.CT/JM
4	Q4A SK 4	2024.05.30.CT/JM
3	Q4A SK 3	2024.05.28.CT/JM
2	Q4A SK 2	2024.05.27.CT/JM
1	Q4A SK 1	2024.05.23.CT/JM

Issued / Revision Chart

ORLEANS STACKED TOWNS

Location **OTTAWA, ON.**

Legal Name

Client **CAIVAN**

Project No.

Scale

Drawn By **CT**

Checked By **CT**

OVERALL SITE PLAN

SP1