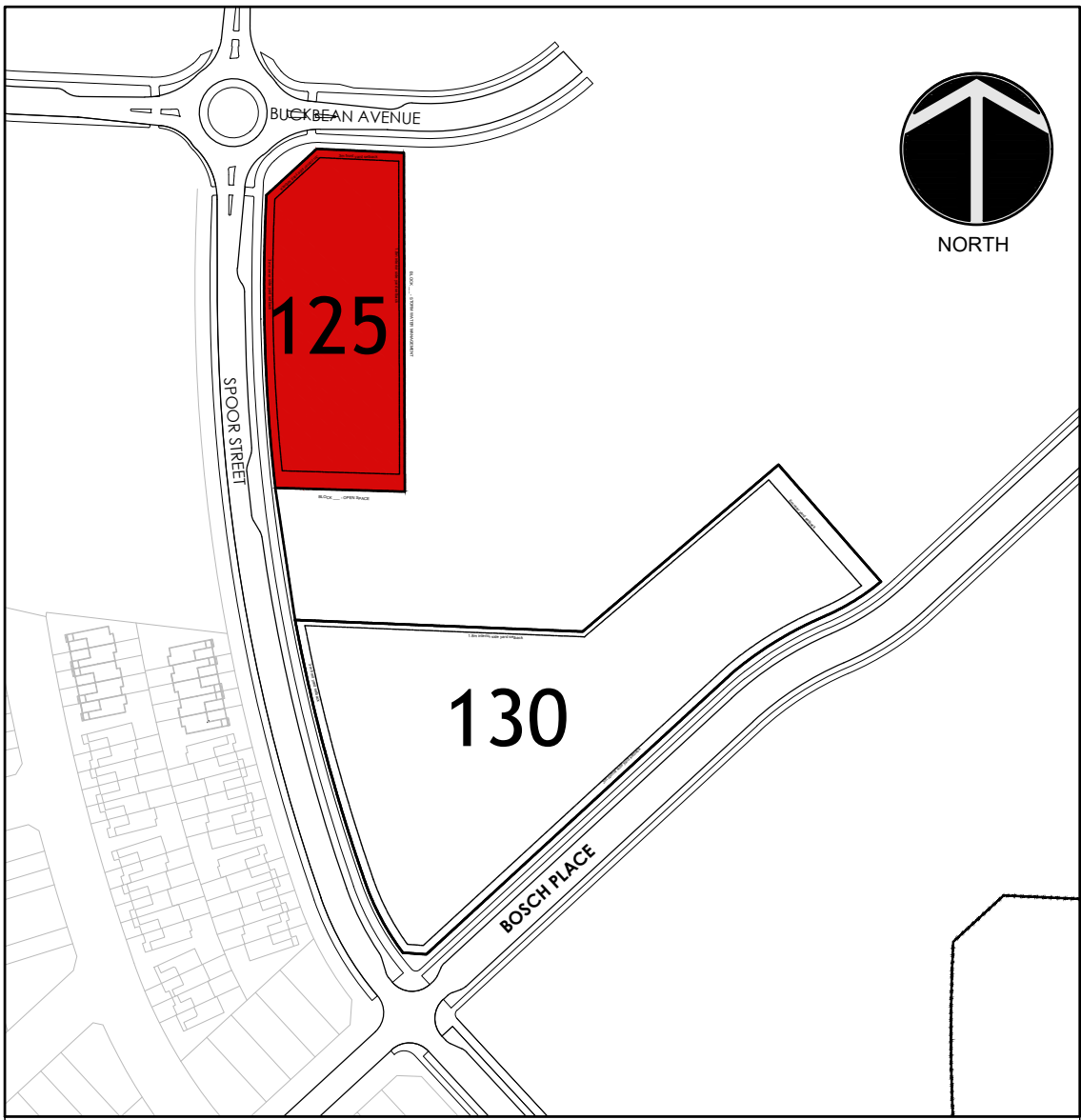
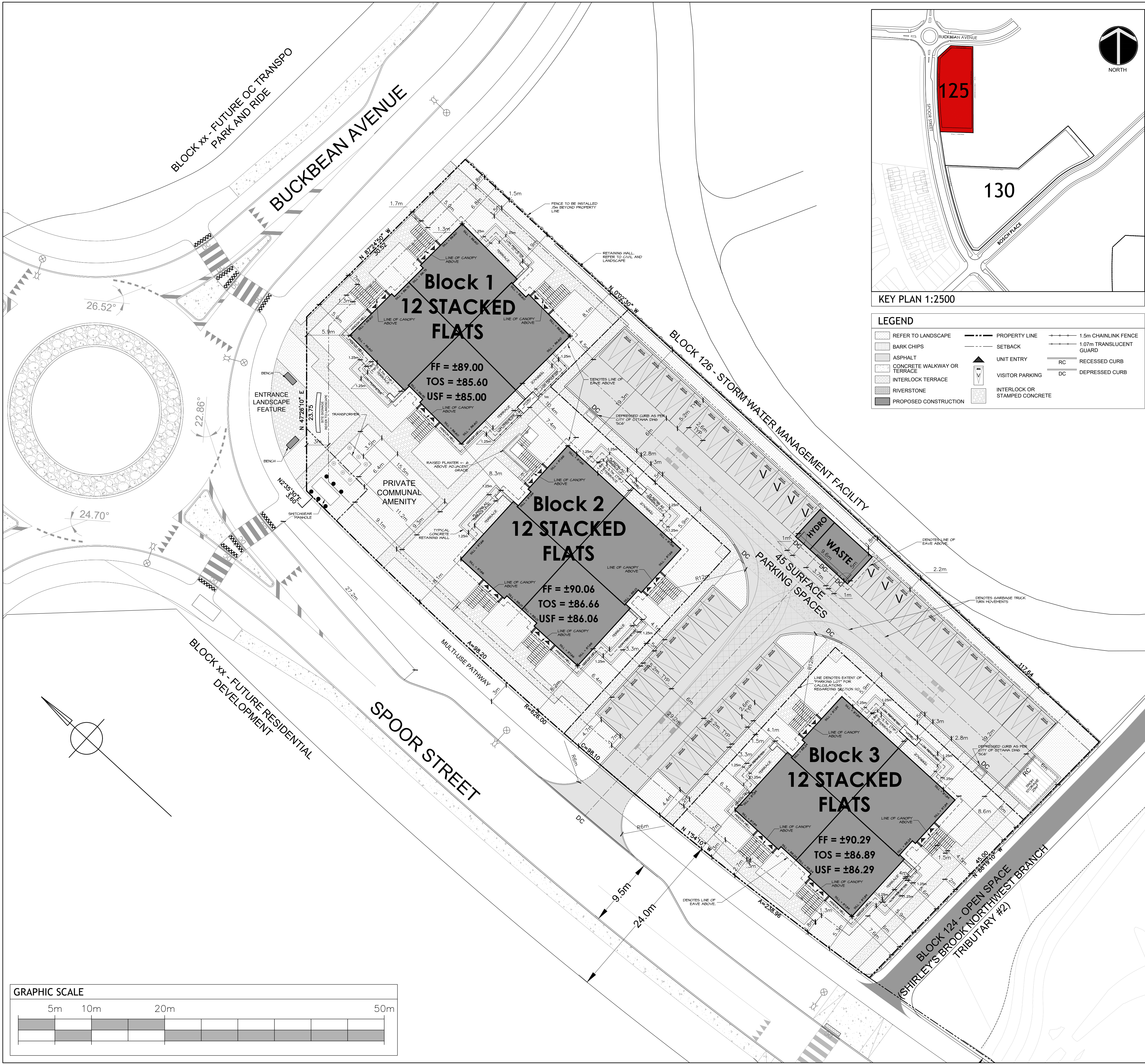




KEY PLAN 1:2500

LEGEND

REFER TO LANDSCAPE	PROPERTY LINE	1.5m CHAINLINK FENCE
BARK CHIPS	SETBACK	1.07m TRANSLUCENT GUARD
ASPHALT	UNIT ENTRY	RC RECESSED CURB
CONCRETE WALKWAY OR TERRACE	VISITOR PARKING	DC DEPRESSED CURB
INTERLOCK TERRACE	INTERLOCK OR STAMPED CONCRETE	
RIVERSTONE		
PROPOSED CONSTRUCTION		



SITE DATA - BLOCK 125

SITE STATISTICS (# OF UNITS, GROSS BUILDING AREA, GROSS FLOOR AREA)

BLOCK 1	12 UNITS	447m ² (GBA)	1341m ² (GFA)
BLOCK 2	12 UNITS	447m ² (GBA)	1341m ² (GFA)
BLOCK 3	12 UNITS	447m ² (GBA)	1341m ² (GFA)
TOTAL	36 UNITS	1,341m ² (GBA)	4023m ² (GFA)

LOT COVERAGE

TOTAL LOT AREA:	5,503m ²
TOTAL GROSS BUILDING AREA:	1,376m ²
TOTAL LOT COVERAGE	25%
TOTAL VEHICULAR SURFACE AREA:	1,408m ²
TOTAL LOT COVERAGE	25.6%
TOTAL SOFT LANDSCAPE AREA:	1,690m ²
TOTAL LOT COVERAGE	30.7%
TOTAL HARD LANDSCAPE AREA:	1,029m ²
TOTAL LOT COVERAGE	18.1%

LANDSCAPING PROVISIONS FOR PARKING LOTS [SECTION 110, 1]

TOTAL PARKING LOT AREA:	1,950m ²
TOTAL LANDSCAPED PARKING AREA:	542m ²
TOTAL PARKING LOT COVERAGE	27.8%

MIN. WIDTH OF LANDSCAPE BUFFER FOR LOT CONTAINING MORE THAN 10 BUT FEWER THAN 100 SPACES

1.5m (REQUIRED)	2.2m (PROVIDED)
-----------------	-----------------

SOLID WASTE STORAGE & DISPOSAL

REQUIRED	PROVIDED
GARBAGE STORAGE (0.231/UNIT) = 8.316yd. (3x 3yd. BINS)	GARBAGE STORAGE (3x 3yd. BINS)
FIBRE STORAGE (0.062/UNIT) = 2.23yd. (1x 3yd. BIN)	FIBRE STORAGE (1x 3yd. BIN)
G.M.P. STORAGE (0.018/UNIT) = 0.65yd. (1x 2yd. BIN)	G.M.P. STORAGE (1x 3yd. BIN)
GREEN WASTE STORAGE 1x240L CONTAINER	GREEN WASTE STORAGE 1x240L CONTAINER

AMENITY AREA [SECTION 137, TABLE 137, (6)]

REQUIRED	PROVIDED
PRIVATE AMENITY AREA: 36 DWELLING UNITS x 6m ² = 216m ²	PRIVATE AMENITY AREA: 36 UNIT TERRACES x 10.26m ²
COMMUNAL AMENITY AREA: (50% of 216m ²) = 108m ²	COMMUNAL AMENITY AREA: (COMMUNITY PARK)
TOTAL AMENITY AREA: 324m ²	TOTAL PROVIDED: 482.86m ²

ZONING STATISTICS

ZONING: R4Z[2818]-h - RESIDENTIAL FOURTH DENSITY ZONE, SUBZONE Z
URBAN EXCEPTION 2818, HOLDING PROVISION

DWELLING TYPE: PUD - 36 STACKED FLATS	REQUIRED	PROPOSED
SETBACKS		
FRONT YARD	3m	5.9m
INTERIOR SIDE YARD	1.8m	6.8m
CORNER SIDE YARD	3m	5.3m
REAR YARD	6m	7.6m
MIN. LOT WIDTH	18m	45m
MIN. LOT AREA	1400m ²	5,503m ²
MAX. BUILDING HEIGHT	15m	11.45m
PLANNED UNIT DEVELOPMENT (SECTION 131)		
MIN. WIDTH OF PRIVATE WAY	6.0m MIN.	6.0m
MIN. SETBACK TO PRIVATE WAY	1.8m MIN.	4.5m
MIN. SEPARATION AREA BETWEEN BUILDINGS	1.2m MIN.	7.4m
MAX. HEIGHT OF COMMUNAL GARBAGE BUILDING	4.5m MAX.	3.34m
MAX. AREA OF COMMUNAL GARBAGE BUILDING	200m ² MAX.	35m ²
ACCESSORY BUILDINGS (SECTION 55/SECTION 131)		
INTERIOR SIDE YARD SETBACK	1.8m MIN.	1.8m
MAX. ACCESSORY BUILDING AREA	200m ²	48m ²
MAX. ACCESSORY BUILDING HEIGHT	4.5m	3.34m
PERMITTED PROJECTIONS (SECTION 65)		
TABLE 65 (5)(b)(i)(2)	N/A MAX PROJECTION	1.5m
	.6m MIN FROM LOT LINE	1.7m
	2.0m MAX PROJECTION	0.4m
TABLE 65 (6)(c)	1.0m MIN. FROM LOT LINE	5.6m

PARKING REQUIREMENTS - RESIDENTS

PARKING PROVISIONS – SECTION 101, Table 101 [Area D on Schedule 1A] +
SECTION 102, Table 102 [Area D on Schedule 1A] +
SECTION 111, Table 111A

BLOCK 125	
<u>REQUIRED</u>	<u>PROVIDED</u>
36 RESIDENT PARKING SPACES (1 x 36)	38 RESIDENT PARKING SPACES
2 VISITOR PARKING SPACES (0.2 x 36)	2 VISITOR PARKING SPACES
<u>43 PARKING SPACES TOTAL</u>	<u>45 PARKING SPACES TOTAL</u>
0 BIKE PARKING	0 BIKE PARKING

SURVEY INFORMATION

PLAN OF SUBDIVISION OF PART OF LOTS 13 And 14
CONCESSION 3 Geographic Township of March
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebakk Ltd. 2024
14 Concourse Gate Suite 500, Nepean, ON K2E 7S6 - (613) 727-2850

*SUBJECT SITE IS IDENTIFIED AS BLOCK 125 ON THE PRELIMINARY 4M-PLAN *

CONSULTANTS

ARCHITECT
HOBIN ARCHITECTURE INC.
63 PAMILLA STREET,
OTTAWA, ON K1S 3K7

CONTACT:
TODD DUCKWORTH
TEL. 613-236-7200 X130
FAX. 613-265-2005

SITE SERVICES & GRADING
NOVATECH
240 MICHAEL COWPLAND DR.,
OTTAWA, ON K2M 1P6

CONTACT:
GREG MACDONALD
TEL. 613 254-9643 EXT. 279
FAX. 613 254-5867

GEOTECHNICAL
PATERSON GROUP
613-226-7381,
OTTAWA, ON K2E 7T9

CONTACT:
ZUBAIDA AL-MOSELLEY
TEL. 613 226-7381
DIR. 613 315-3039

LANDSCAPE ARCHITECT
NOVATECH
240 MICHAEL COWPLAND DR.,
OTTAWA, ON K2M 1P6

CONTACT:
SCOTT COVELL
TEL. 613 254-9643 EXT. 303
FAX. 613 254-5867

16	2025-08-11	RE-ISSUED FOR SPA
15	2025-08-05	ISSUED FOR COORDINATION
14	2025-05-09	RE-ISSUED FOR SPA
13	2025-03-21	ISSUED FOR SPA
12	2025-03-14	ISSUED FOR COORDINATION
11	2025-03-06	ISSUED FOR COORDINATION
10	2025-01-29	ISSUED FOR REVIEW
9	2025-01-23	ISSUED FOR COORDINATION
8	2025-01-16	ISSUED FOR COORDINATION
7	2024-11-27	ISSUED FOR REVIEW
6	2024-11-22	ISSUED FOR REVIEW
5	2024-09-04	SPA PH2 COMMENTS
4	2024-07-29	ISSUED FOR REVIEW
3	2024-07-16	ISSUED FOR REVIEW

no. date revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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project title
COPPERWOOD FLATS
LOW-RISE STACKED DWELLINGS
1101 SPOOR STREET

drawing title
PHASE 1 - BLOCK 125
SITE PLAN

drawn
TD/UD

date
APR 2024

scale
1:250



project
2202.01

drawing no.
SP-1

revision no.
#XX XXX

File No: D07-12-25-0039