



AREA PLAN: SCALE: NTS

SITE INFORMATION:
 SITE AREA = 2.37ha (5.85 Acres)
 ZONING: R1VV(634)
 PROPOSED ZONING: R4Z PUD

REQUIRED:	PROVIDED:
LOT WIDTH (MIN.): 18.00 m	157.39 m
LOT AREA (MIN.): 1,400 m ²	23,661.35 m ²
BUILDING HEIGHT (MAX.): 10.00 m	9.37 m
STACKED DWELLING: 11.00 m	10.02 m
FRONT YARD (MIN.): 3.00 m	10.00 m
REAR YARD (MIN.): 6.00 m	18.63 m
INTERIOR SIDE YARD (MIN.): 1.50 m (1ST 21.0m)	4.00 m
	6.00 m
ACCESSORY BLDG. SIZE (MAX.): 55.00 m ²	88.00 m ²
ACCESSORY BLDG. HEIGHT (MAX.): 3.60 m	3.54 m
ACCESSORY BLDG. INTERIOR SIDE YARD (MIN.): 6.00 m	3.00 m

UNIT COUNTS:

BUILDING	TYPE	TERRA FLATS	8/28 TOWNS	2-STORY TOWNS
BUILDING 1	TERRA FLATS	12 UNITS		
BUILDING 2	TERRA FLATS	12 UNITS		
BUILDING 3	TERRA FLATS	12 UNITS		
BUILDING 4	TERRA FLATS	12 UNITS		
BUILDING 5	TERRA FLATS	12 UNITS		
BUILDING 6	TERRA FLATS	12 UNITS		
BUILDING 7	TERRA FLATS	12 UNITS		
BUILDING 8	TERRA FLATS	12 UNITS		
BUILDING 9	TERRA FLATS	12 UNITS		
BUILDING 10	8/28 3-STORY TOWNHOMES		8 UNITS	
BUILDING 11	8/28 3-STORY TOWNHOMES		8 UNITS	
BUILDING 12	8/28 3-STORY TOWNHOMES		16 UNITS	
BUILDING 13	2-STORY TOWNHOMES			6 UNITS
BUILDING 14	2-STORY TOWNHOMES			4 UNITS
BUILDING 15	2-STORY TOWNHOMES			4 UNITS
BUILDING 16	2-STORY TOWNHOMES			4 UNITS
TOTAL		108 UNITS	32 UNITS	20 UNITS
TOTAL ALL UNITS =		160 UNITS		

RESIDENT PARKING REQUIRED:

AREA 'X'	AREA 'C'	TOTAL
TERRA FLATS [60 UNITS] PARKING REQUIRED= 0.5/ d.u. = 30 SPACES	TERRA FLATS [48 UNITS] PARKING REQUIRED= 1.2/ d.u. = 58 SPACES	88 SPACES
8/28 TOWNHOMES [13 UNITS] PARKING REQUIRED= 0.75/ d.u. = 10 SPACES	8/28 TOWNHOMES [19 UNITS] PARKING REQUIRED= 1.0/ d.u. = 19 SPACES	29 SPACES
TOWNHOMES [6 UNITS] PARKING REQUIRED= 0.75/ d.u. = 5 SPACES	TOWNHOMES [14 UNITS] PARKING REQUIRED= 1.0/ d.u. = 14 SPACES	19 SPACES
TOTAL RESIDENT PARKING REQ. = 136 SPACES		

VISITOR PARKING REQUIRED:

AREA 'X'	AREA 'C'
TERRA FLATS [60 UNITS (-12)] PARKING REQUIRED= 0.1/ d.u. = 5 SPACES	TERRA FLATS [48 UNITS] PARKING REQUIRED= 0.2/ d.u. = 10 SPACES
TOTAL VISITOR PARKING REQ. = 15 SPACES	

PARKING PROVIDED:

TERRA FLATS [108 UNITS] PARKING REQUIRED = 88 RESIDENT + 15 VISITOR TOTAL PROVIDED = 103 RESIDENT + 15 VISITOR	
8/28 TOWNHOMES [32 UNITS] PARKING REQUIRED = 29 SPACES TOTAL PROVIDED = 64 SPACES (DRIVEWAYS/ GARAGES)	
TOWNHOMES [20 UNITS] PARKING REQUIRED = 19 SPACES TOTAL PROVIDED = 40 SPACES (DRIVEWAYS/ GARAGES)	

PARKING SPACE DIMENSIONS ARE 2.4m X 5.2m STANDARD.
 PARKING SPACES MARKED WITH * ARE 2.4m X 5.2m (59 SPACES) (50% MAX.)

BICYCLE PARKING REQUIREMENTS:

BICYCLE PARKING REQUIRED= 0.5/d.u. x 108 d.u. = 54 SPACES	54 SPACES
BICYCLE PARKING PROVIDED = 57 SPACES (30 INDOORS, 27 SURFACE)	57 SPACES (30 INDOORS, 27 SURFACE)

ALL EXTERIOR BIKE SPACES ARE 0.60m X 1.80m HORIZONTAL w/ MIN. 1.50m ACCESS AISLE.
 ALL INTERIOR BIKE SPACES ARE 0.50m X 1.50m VERTICAL w/ MIN. 1.50m ACCESS AISLE.
 PROVIDE FIXED PARKING RACKS FOR ALL BIKE SPACES.

AMENITY SPACE REQUIREMENTS:

AMENITY SPACE REQUIRED = 6m ² / d.u. x 108 d.u. = 648m ²	648m ²
50% COMMUNAL AMENITY AREA REQUIRED = 324m ²	324m ²
COMMUNAL AMENITY AREA PROVIDED = 1,148m ²	1,148m ²
PRIVATE AMENITY AREA PROVIDED = 432m ² (4m ² /BALCONY/d.u.)	432m ² (4m ² /BALCONY/d.u.)
TOTAL AMENITY AREA PROVIDED = 1,578m ²	1,578m ²

LEGEND/ ABBREVIATIONS:

D.C. DEPRESSED CURB	⊙ GAS METERS LOCATION	⊕ LIGHT STANDARD
CRW CONCRETE RETAINING WALL	⊕ WATER/ SANITARY CONNECTION	⊕ WALL MOUNTED LIGHT FIXTURE
W1 WOODGRIP IRON	⊕ FACILE WALKING SURFACE INDICATOR	⊕ TRANSFORMER
TWS FACILE WALKING SURFACE INDICATOR	⊕ STORM CONNECTION	⊕ VISITOR PARKING SPACE
CONC. CONCRETE	⊕ SIAMSE CONNECTIONS	⊕ BICYCLE PARKING (BP) SPACE
ASPH. ASPHALT	⊕ FIRE HYDRANT	⊕ VISITOR PARKING SPACE

NOTE:
 SITE PLAN TO BE READ IN CONJUNCTION WITH:
 - SITE SERVICING AND GRADING PLANS PREPARED BY NOVATECH ENGINEERING CONSULTANTS.
 LANDSCAPE PLAN PREPARED BY JAMES B. LENNOX AND ASSOCIATES INC.
NOTE:
 SITE BOUNDARIES DERIVED FROM: PLAN 4R-37128
 PLAN OF SURVEY OF PART OF LOT 12 CONVESSION 2 (RIDEAU FRONT)
 Geographic Township of Nepean CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

M. David Blakely Architect Inc.
 2200 Prince of Wales Dr., Suite 101 Ottawa, Ontario
 Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

GENERAL NOTES:
 1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS.
 3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND PRESENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
 4. DO NOT SCALE DRAWINGS.
 5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
 6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

OWNER: PHOENIX HOMES 18A BENTLEY AVE. OTTAWA, ON K2E 6T8 (613) 723-9227	LANDSCAPE ARCHITECT: NOVATECH ENGINEERING CONSULTANTS 240 MICHAEL COWPLAND DR., SUITE 101 KOPOLTA, ON K2M 0H7 (613) 254-9443
ARCHITECT: M. DAVID BLAKELY ARCHITECT INC. 2200 PRINCE OF WALES DR., SUITE 101 OTTAWA, ON K2E 6Z9 (613) 226-8811	SURVEYOR: ANNIS O'SULLIVAN VOLLEBEK LTD. 14 CONCORDE GATE, SUITE 500 NEPEAN, ON K2E 7S6 (613) 727-8850
CIVIL ENGINEER:	

NO.	DATE (D/M/Y)	DESCRIPTION	INT.
1.	24/09/24	FOR REVIEW	MB. 13.
2.	01/04/25	AS PER CITY COMMENTS/ FOR COORDINATION	MB. 14.
3.	16/07/25	REVISED AS PER CLIENT/ FOR REVIEW	MB. 15.
4.	15/09/25	AS PER CLIENT	MB. 16.
5.	17/09/25	ROAD WIDENING AS PER SURVEY/ FOR COORDINATION	MB. 17.
6.	22/10/25	2-STORY T.H.S REVISED/ FOR COORDINATION	MB. 18.
7.	23/10/25	SITE INFO REVISED	MB. 19.
8.	01/04/26	REVISED ENTRANCE WIDTH/ AS PER CIVIL	MB. 20.
9.	29/04/26	AS PER CIVIL/ LANDSCAPE. FOR RE-SUBMISSION	MB. 21.
10.			MB. 22.
11.			MB. 23.
12.			MB. 24.

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10.			MB. 22.
11.			MB. 23.
12.			MB. 24.

PROJECT: 3400 WOODROFFE AVE.
PLANNED UNIT DEVELOPMENT
OTTAWA, ONTARIO

CLIENT: PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

SITE PLAN

DATE: SEPT. 2024
SCALE: 1 : 400
SHEET NO.: SP1

DRAWN BY: mdb
CHECKED: MDB

D02-02-25-0090 D07-12-25-0158 PLAN NUMBER # 19422