

KEY PLAN 1:5000

SITE DATA - BLOCK 123

SITE STATISTICS (# OF UNITS & GROSS BUILDING FOOTPRINT AREA)

BLOCK 1	12 UNITS	394m ²
BLOCK 2	12 UNITS	394m ²
BLOCK 3	12 UNITS	394m ²
BLOCK 4	12 UNITS	394m ²
BLOCK 5	12 UNITS	394m ²
ACCESSORY GARAGE		285m ²
EXISTING OFFICE		318m ²
TOTAL	60 UNITS	2,574m²

LOT COVERAGE

TOTAL LOT AREA	8,155m ²
TOTAL BUILDING FOOTPRINT AREA	2,574m ²
TOTAL LOT COVERAGE	31.6%
TOTAL HARD SURFACE AREA	2,722m ²
TOTAL LOT COVERAGE	33.4%
TOTAL LANDSCAPE AREA	2,899m ²
TOTAL LOT COVERAGE	35.5%

AMENITY AREA

TOTAL REQUIRED	PROVIDED
6m ² per dwelling unit	PRIVATE AMENITY AREA (BALCONIES)
60 UNITS x 6m ² = 360m ²	60 UNITS x 7.4m ² = 444m ²
COMMUNAL AMENITY AREA:	COMMUNAL AMENITY AREA
50% of total required amenity area	328m ²
360(0.5) = 180m ²	
	TOTAL PROVIDED: 772m²

ZONING STATISTICS

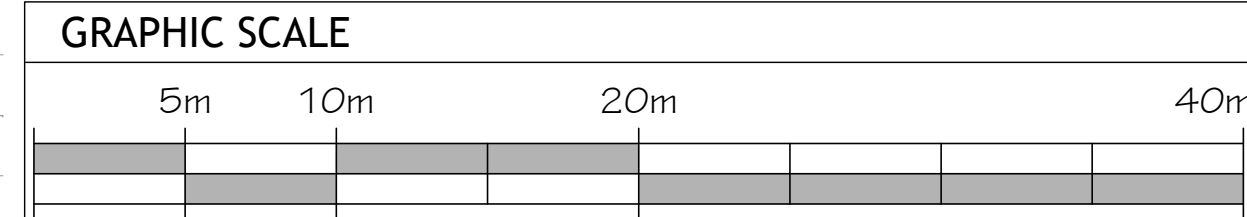
ZONING: R45(2351)
RESIDENTIAL FOURTH DENSITY ZONE

DWELLING TYPE: FLD - 60 STACKED FLATS

PROPERTY LEGAL DESCRIPTION

PN: 044904190

BLOCK 123, PLAN 4M1016
SUBJECT TO AN EASEMENT AS IN OC1964263
SUBJECT TO AN EASEMENT AS IN OC2089890
SUBJECT TO AN EASEMENT AS IN OC2089899
SUBJECT TO AN EASEMENT AS IN OC20891211
SUBJECT TO AN EASEMENT AS IN OC2089690 CITY OF OTTAWA



LEGEND

--- PROPERTY LINE	▲ UNIT ENTRY
--- SETBACK	● FIRE HYDRANT
--- DEPRESSED CURB	■ TRANSFORMER
□ TYPICAL PARKING	■ EARTH BIN GARBAGE/RECYCLE
□ VISITOR PARKING	■ FIRE ROUTE
□ HORIZONTAL BIKE PARKING	□ ACCESS AISLE
	■ TWSI

PARKING REQUIREMENTS - RESIDENTS

(PARKING PROVISIONS 2008-250 SECTION 10.1, 10.6, 11.1)

REQUIRED	PROVIDED @ 2.6m x 5.2m (TYP)	NOTES
72 RESIDENT SPACES (60 X 1.2)	68 RESIDENT SURFACE SPACES	- 4 spaces removed for added landscaping
	13 RES GARAGE SPACES	- Residents may alternately use as storage
	7 RES GARAGE DRIVEWAY SPACES	- Tandem spaces to be allocated to the upper resident as Garage space
12 VISITORS (60 X 0.2)	15 VISITORS	- 3 spaces are seasonal
10 SALES CENTRE	12 SALES CENTRE (EXISTING)	- 1 space is accessible
94 SPACES TOTAL	112 SPACES TOTAL	
BICYCLE 0.5 x 60 UNITS = 30 SPACES	BICYCLE 31 @ 0.6m x 1.8m	

PROJECT TEAM

Owner / Applicant SPB DEVELOPMENTS INC (Project Owner) METRIC HOMES (Project Builder) 4829 Abbott Street East Kanata, ON, K2V 0L4	Landscape Novatech 240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 Contact: Kathleen Watson phone: (613) 254-9643 x313 email: k.watson@novatech-eng.com
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no.	date	revision
6	2026-02-02	RE-ISSUED FOR SITE PLAN
7	2025-07-31	RE-ISSUED FOR SITE PLAN
8	2025-09-12	ISSUED FOR SITE PLAN
5	2025-05-26	REVIEW & COORDINATION
4	2025-04-30	REVIEW & COORDINATION
3	2025-05-20	REVIEW & COORDINATION
2	2024-10-17	ISSUED FOR REVIEW
1	2024-09-26	ISSUED FOR REVIEW

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.
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PROJECT/LOCATION:
TRAIL VIEW VILLAGE
LOW-RISE STACKED DWELLINGS
4829 ABBOTT STREET E, OTTAWA, ONTARIO

DRAWING TITLE:
BLOCK 123
SITE PLAN

DRAWN BY: TD	DATE: AUG 2024	SCALE: 1:250
PROJECT: 2223	DRAWING NO.:	SP-1
REVISION NO.:	#19360	



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