

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

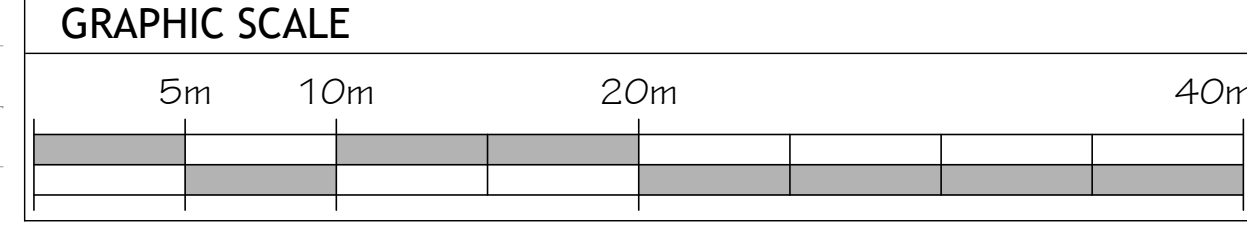
TOTAL REQUIRED	PROVIDED
6m ² per dwelling unit	PRIVATE AMENITY AREA (BALCONIES)
60 UNITS x 6m ² = 360m ²	60 UNITS x 7.4m ² = 444m ²
COMMUNAL AMENITY AREA:	COMMUNAL AMENITY AREA
50% of total required amenity area	328m ²
360(0.5) = 180m ²	
TOTAL PROVIDED:	772m²

ZONING STATISTICS

ZONING: R4S(2351)
RESIDENTIAL FOURTH DENSITY ZONE
DWELLING TYPE: FLU - 60 STACKED FLATS

PROPERTY LEGAL DESCRIPTION

PN: 0449041190
BLOCK 123, PLAN 4M11016
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 OC2091211
SUBJECT TO AN EASEMENT AS IN OC2086690 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	BICYCLE	
0.5 x 60 UNITS = 30 SPACES	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 Contact: Shawn Bernier, Owner, VP - Operations, Metric Homes phone: (613) 301-7792 email: Shawn@MetricHomes.com Chris Bernier, Owner, VP - Construction phone: (613) 302-0727 email: Christopher@MetricHomes.com	Architect Hobin Architecture Inc. 63 Pamela Street Ottawa, ON K1S 3K7 Contact: Todd Duckworth phone: (613) 238-7200 x 130 email: tduckworth@hobinarc.com www: www.hobinarc.com	Planning Novatech 240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 Contact: Miranda Virgillio phone: (613) 254-9643 x 204 email: m.virgillio@novatech-eng.com	Landscaping Novatech 240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 Contact: Kathleen Watson phone: (613) 254-9643 x 313 email: k.watson@novatech-eng.com	CIVIL Novatech 240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 Contact: Alex McAuley phone: (613) 254-9643 x 292 email: a.mcauley@novatech-eng.com	Surveyor Fairhall, Moffatt & Woodland Ltd. 100-600 Terry Fox Drive Kanata, ON, K2L 4B6 Contact: John H. Guiri phone: (613) 591-2580
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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.

This drawing may not be used for construction until signed.

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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.:			#XX XXX



PC2024-0509