



PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	GM	SITE AREA	2.0 ha.	20,759.0 m ² 223,448 ft ²
ZONING	REQUIRED	PROVIDED		
ZONE: PLANNED UNIT DEVELOPMENT: STACKED STYLE TOWNHOUSE	GM	GM		
BUILDING HEIGHT	18.0m	9.3m		
BUILDING HEIGHT: ACCESSORY USE STRUCTURE	6.0m	3.6m		
DENSITY - MAXIMUM FLOOR SPACE INDEX	2.0	0.6		
FRONT YARD SETBACK: NUTTING CRESCENT	3.0m	26.4m		
INTERIOR YARD SETBACK - BUILDINGS UNDER 11m IN HT.	1.2m	6.8m		
INTERIOR YARD SETBACK - BUILDINGS OVER 11m IN HT.	3.0m	6.8m		
REAR YARD SETBACK ABUTTING A STREET: SPRATT ROAD	7.5m	7.5m		
BUILDING SETBACK TO A PRIVATE WAY	1.8m	3.9m		
BUILDING SEPARATION (UNDER 14.5m HT.)	1.2m	5.2m		
AMENITY AREA - TOTAL 6.0m ² PER UNIT	720.0m ²	3,700.0m ²		
AMENITY AREA - 50% COMMUNAL PER UNIT	360.0m ²	400.0m ²		
VEHICLE PARKING: RESIDENTIAL - 1.2 PER UNIT	144	158		
VEHICLE PARKING: VISITOR - 0.2 PER UNIT	24	24		
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	60	60		
AISE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.2m / 6.7m		
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A RESIDENTIAL ZONE	3.0m	3.6m		
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A STREET	3.0m	12.0m		
MINIMUM WIDTH OF LANDSCAPED AREA - AROUND A PARKING LOT	3.0m	3.0m		

NOTATION SYMBOLS:

INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.

INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.

INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.

DETAIL NUMBER

TITLE

SCALE

DETAIL REFERENCE PAGE

DRAWING NOTES

- PROPERTY LINE
- BUILDING SETBACKS
- REQUIRED AMENITY AREA
- PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
- PROPOSED HYDRO TRANSFORMER
- ASPHALT DRIVING SURFACE
- IN GROUND WASTE BINS
- ORGANIC WASTE / OVER SIZED GARBAGE ENCLOSURE 2.0m HIGH OPAQUE SCREEN AROUND PERIMETER
- BICYCLE PARKING SPACES (6) WITH RACK
- PROPOSED HYDRANT
- EXISTING FIRE HYDRANT
- SEASONAL SNOW STORAGE
- VISITOR PARKING SPACE: 2.6 x 5.2 METRES
- EXISTING BOARD FENCE TO REMAIN
- DEPRESSED STREET CURB, SIDEWALK TO BE CONTINUOUS AND DEPRESSED @ DRIVEWAY, AS PER OTTAWA DETAIL SCT.1
- DEPRESSED CURB AND TWSI AT ALL CROSSINGS
- 3.2m x 4.2m ELECTRICAL SHED
- 1.5m / 1.8m WIDE CONCRETE WALK. SEE PLAN
- ACCESSIBLE PARKING SPACE WITH ACCESS AISLE, DEPRESSED CURB AND TWSI
- CANADA POST MAIL BOXES
- PROPOSED SITE LIGHTING, SEE ELECTRICAL SITE PLAN
- ELECTRICAL VEHICLE SPACE: 2 PER BUILDING
- LOW RETAINING WALL. SEE CIVIL & LANDSCAPE
- FLUSH CURB @ WASTE PICK UP AREA
- EXISTING 2.0m WIDE CITY CONCRETE SIDEWALK

GROSS BUILDING - AREAS

(CITY OF OTTAWA'S DEFINITION)

PROPOSED BUILDING 'A'	1,256.0 m ²
PROPOSED BUILDING 'B'	13,520.0 m ²
PROPOSED BUILDING 'C'	1,256.0 m ²
PROPOSED BUILDING 'D'	13,520.0 m ²
PROPOSED BUILDING 'E'	1,256.0 m ²
PROPOSED BUILDING 'F'	13,520.0 m ²
PROPOSED BUILDING 'G'	1,256.0 m ²
PROPOSED BUILDING 'H'	13,520.0 m ²
PROPOSED BUILDING 'I'	1,256.0 m ²
PROPOSED BUILDING 'J'	13,520.0 m ²
PROPOSED BUILDING 'K'	1,256.0 m ²
TOTAL PROPOSED AREA	12,560.0 m ²

UNIT STATISTICS

2 BEDROOM UNIT	120
----------------	-----

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	- 1.2 PER UNIT	144
VISITOR	- 0.2 PER DWELLING UNIT	24
TOTAL		168

PROVIDED

RESIDENCE	- 1.31 PER UNIT	158
VISITOR	- 0.2 PER DWELLING UNIT	24
TOTAL		182

REVISIONS:

No.	DESCRIPTION	DATE
8	ISSUED FOR REVISED SPC APPLICATION	Mar. 12 2026
7	ISSUED FOR OWNER / CONSULTANT REVIEW	Feb. 04 2026
6	REVISED LAYOUT ISSUED FOR REVIEW	Oct. 16 2025
5	ISSUED FOR SITE PLAN 3rd REVIEW RESPONSE	Mar. 29 2023
4	ISSUED FOR SITE PLAN 2nd REVIEW RESPONSE	Jan. 05 2023
3	ISSUED FOR SITE PLAN 1st REVIEW RESPONSE	Jul. 07 2022
2	ISSUED FOR CONSULTANT REVIEW	Oct. 15 2021
1	ISSUED FOR PRELIMINARY REVIEW	Feb. 26 2021

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS

ARCHITECT: **CLARIDGE HOMES**

56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE: **4624 SPRATT ROAD**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: R.V. CHECKED: RV

SCALE: 1:400 SHEET No. **SP-1**

PROJECT No. **2033**



LEGAL DESCRIPTION
PLAN OF SURVEY OF
PART OF BLOCK 177
REGISTERED PLAN 4M-1470
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

SURVEYOR
Annis O'Sullivan Vollebakk Ltd.
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: 613 727-0850
E-Mail: TravisH@aoivld.com

TRANSPORTATION ENGINEER
Arcadis Canada Inc.
500 - 333 Preston Street
Ottawa, Ontario, K1S 5N4
Tel: 613 225-1311
Mobile:
Email: ben.pascoloneveu@arcadis.com

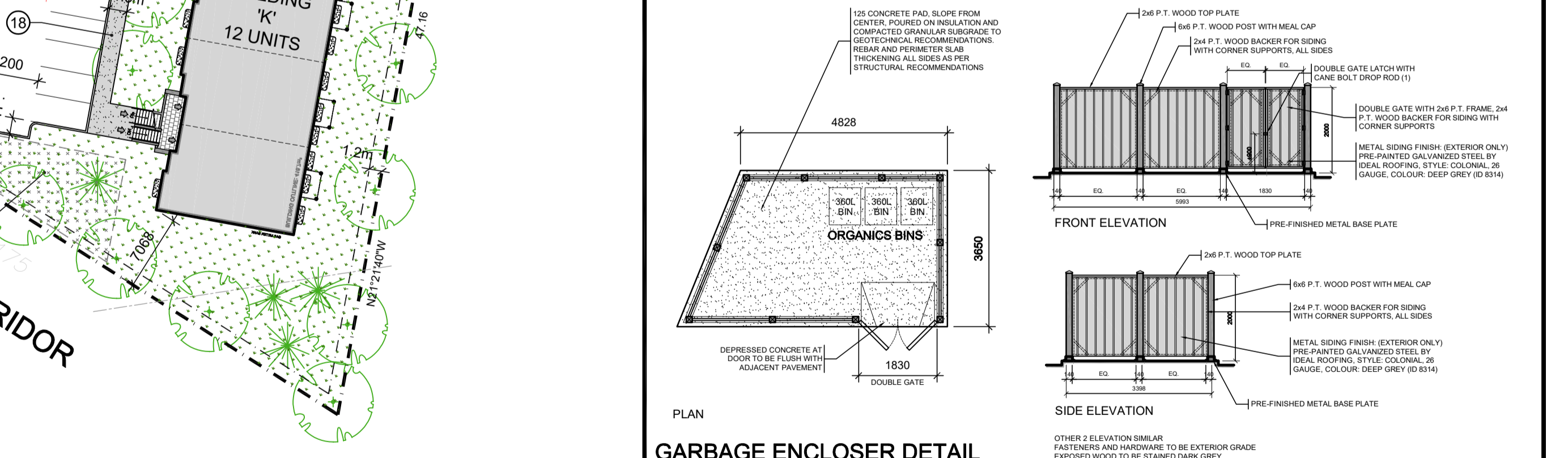
GEOTECHNICAL ENGINEER
Paterson Group
9 Auriga Drive
Ottawa, Ontario K2E 7T9
Tel: 613 226-7381
Email: sdennis@patersongroup.ca

CIVIL ENGINEER
Arcadis Canada Inc.
500 - 333 Preston Street
Ottawa, Ontario, K1S 5N4
Tel: 613 225-1311
Mobile:
Email: ryan.magladry@arcadis.com

LANDSCAPE ARCHITECT
James B. Lennox & Associates Inc.
3332 Carling Ave.
Ottawa, Ontario K2H 5A8
Tel: 613 722-5168
Email: ml@jbla.ca

PROJECT DEVELOPER
Claridge Homes
505 Preston Avenue
Ottawa ON, K1S 4N7
Tel: 613 233-6030
E-Mail: shawn.malhotra@claridgehomes.com
E-Mail: marc.stpierre@claridgehomes.com
E-Mail: victoria.st.pierre@claridgehomes.com

URBAN PLANNER
Novatech Eng. Consultants Limited
200 - 240 Michael Cowpland Drive
Ottawa, Ontario, K2M 1P6
Tel: 613 254-9643
Email: r.tran@novatech-eng.com



SITE PLAN LEGEND

CONCRETE WALK / PATH	SOFT LANDSCAPING	2.0m WIDE CITY SIDEWALK	SNOW STORAGE	BIKE RACK / BIKE PARKING SPOT 0.6 x 1.8m	TWO WAY VEHICLE CIRCULATION
MAIN ENTRANCE	PROPERTY LINE	ZONING SETBACKS	STANDARD PARKING SPACE 2.6m x 5.2m	VISITOR PARKING SPACE	ACCESSIBLE PARKING SPACE

WASTE COLLECTION

GUIDELINES	REQUIRED	PROVIDED
GARBAGE	- 0.231 YARDS ³ / UNIT	28 YARDS ³
RECYCLING (GMP)	- 0.018 YARDS ³ / UNIT	2 YARDS ³
RECYCLING (FIBRE)	- 0.062 YARDS ³ / UNIT	7.4 YARDS ³
ORGANICS	- 240L CONTAINER / 50 UNITS	3 x 240L

AMENITY REQUIREMENT

REQUIRED AMENITY SPACE	REQUIRED	PROVIDED
50% COMMUNAL AMENITY AREA =	6.0 m ² PER UNIT =	720.0 m ²
		360.0 m ²

PROVIDED AMENITY SPACE

PRIVATE BALCONY / PATIOS =	320.0 m ²
COMMUNAL EXTERIOR AREA =	400.0 m ²
TOTAL =	720.0 m ²

SITE COVERAGE

BUILDING FOOTPRINT =	20.2%	4,187.0 m ²
DRIVING SURFACE =	28.3%	5,885.0 m ²
LANDSCAPE AREA =	51.5%	10,687.0 m ²
TOTAL =	100.0%	20,759.0 m ²