



PROJECT INFORMATION

Zoning By-law 2008-250 / 2026-50	R4Z / N4B	SITE AREA	0.9 ha.	9,219.4 m ² 99,237 ft ²
ZONING	REQUIRED	PROVIDED		
ZONE: PLANNED UNIT DEVELOPMENT: STACKED STYLE TOWNHOUSE	R4Z / N4B	R4Z / N4B		
BUILDING HEIGHT	14.5m	9.3m		
MINIMUM LOT WIDTH	7.5m	53.8m		
MINIMUM LOT AREA	1,400m ²	9,219.4m ²		
FRONT YARD SETBACK: BUCKBEAN AVENUE	3.0m	5.8m		
CORNER YARD SETBACK: SPOOR STREET & DANDELION MEWS	3.0m	6.8m & 5.7m		
INTERIOR YARD SETBACK: PATHWAY	1.2m	9.6m		
REAR YARD SETBACK	6.0m	7.7m		
BUILDING SETBACK TO A PRIVATE WAY	1.8m	4.8m		
BUILDING SEPARATION (UNDER 14.5m HT.)	1.2m	6.0m		
AMENITY AREA - TOTAL 6.0m ² PER UNIT	360.0m ²	380.0m ²		
AMENITY AREA - 50% COMMUNAL PER UNIT	180.0m ²	220.0m ²		
VEHICLE PARKING - RESIDENTIAL - 1.2 PER UNIT	72	73		
VEHICLE PARKING - VISITOR - 0.2 PER UNIT	12	12		
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	30	30		
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.2m / 6.7m		
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A RESIDENTIAL ZONE	3.0m	9.6m		
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A STREET	3.5m	3.0m		
MINIMUM WIDTH OF LANDSCAPED AREA - AROUND A PARKING LOT	15%	26.5%		
MINIMUM LANDSCAPED AREA - IN A PLANNED UNIT DEVELOPMENT	25%	43.3%		
MINIMUM AGGREGATED SOFT LANDSCAPE AREA - 3.0m SETBACK & LOT WIDTH 12m+	40%	97.5%		

DRAWING NOTES

- PROPERTY LINE
- 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 ENCLOSER 2.0m HIGH OPAQUE SCREEN AROUND PERIMETER
- BICYCLE PARKING SPACES 0.6m x 1.8m (6) WITH RACK
- PROPOSED HYDRANT
- SEASONAL SNOW STORAGE
- CANADA POST MAIL BOXES ON CONCRETE SURFACE
- 1.8m WIDE CONCRETE CROSSWALK PAINTED WITH TWSI
- DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
- SOFT LANDSCAPED AREA, SEE LANDSCAPING
- 1.8m WIDE CONCRETE WALK
- ACCESSIBLE PARKING SPACE WITH ACCESS AISLE, DEPRESSED CURB AND TWSI
- EXISTING CITY SIDEWALK, WIDTH VARIES
- EXISTING HYDRO TRANSFORMER WITH EASEMENT
- LIGHT POLE: LOCATION TO BE CONFIRMED BY ELEC.
- EXISTING CHAIN LINK FENCE TO REMAIN, ALTER AS REQUIRED FOR NEW CONNECTION PATH

GROSS BUILDING - AREAS
(CITY OF OTTAWA'S DEFINITION)

PROPOSED BUILDING 'A'	1,256.0 m ²
PROPOSED BUILDING 'B'	1,256.0 m ²
PROPOSED BUILDING 'C'	1,256.0 m ²
PROPOSED BUILDING 'D'	1,256.0 m ²
PROPOSED BUILDING 'E'	1,256.0 m ²
TOTAL PROPOSED AREA	6,280.0 m²

UNIT STATISTICS

2 BEDROOM UNIT	60
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CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	- 1.2 PER UNIT	72
VISITOR	- 0.2 PER DWELLING UNIT	12
TOTAL		84

PROVIDED

RESIDENCE	- 1.2 PER UNIT	73
VISITOR	- 0.2 PER DWELLING UNIT	12
TOTAL		85

BICYCLE PARKING

REQUIRED - 0.5 PER UNIT 30

PROVIDED 30

WASTE COLLECTION

GUIDELINES	REQUIRED	PROVIDED
GARBAGE	- 0.231 YARDS ³ / UNIT	13.9 YARDS ³
RECYCLING (GMP)	- 0.018 YARDS ³ / UNIT	1.1 YARDS ³
RECYCLING (FIBRE)	- 0.062 YARDS ³ / UNIT	3.7 YARDS ³
ORGANICS	- 240L CONTAINER / 50 UNITS 1.2 x 240L	

REVISIONS:

No.	DESCRIPTION	DATE
3	ISSUED FOR SPC APPLICATION	2026 03 27
2	ISSUED FOR OWNER / CONSULTANT REVIEW	2026 03 16
1	ISSUED FOR PRELIMINARY REVIEW	2026 01 13

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS PATIOS
- SOFT LANDSCAPING
- COMMUNAL AMENITY SPACE
- SNOW STORAGE
- CONCRETE WALK / PATH
- 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 2.6m x 5.2m
- ELECTRICAL VEHICLE READ PARKING SPACE WITH CHARGING POST
- ACCESSIBLE PARKING SPACE WITH 1.5 AISLE DEPRESSED CURB & TWSI

AMENITY REQUIREMENT

REQUIRED AMENITY SPACE

6.0 m ² PER UNIT =	360.0 m ²
50% COMMUNAL AMENITY AREA =	180.0 m ²

PROVIDED AMENITY SPACE

PRIVATE BALCONY / PATIOS =	160.0 m ²
COMMUNAL EXTERIOR AREA =	220.0 m ²
TOTAL =	380.0 m²

SITE COVERAGE

BUILDING FOOTPRINT =	22.7%	2,093.5 m ²
DRIVING SURFACE =	27.2%	2,509.3 m ²
LANDSCAPE AREA =	50.1%	4,616.6 m ²
TOTAL =	100.0%	9,219.4 m²
HARD SURFACE WALK AREA =	6.7%	621.0 m ²
SOFT LANDSCAPE AREA =	43.3%	3,995.6 m ²

LEGAL DESCRIPTION

PRELIMINARY 4M-PLAN BLOCK 73
Geographic Township of March
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

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IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

ARCHITECT ASSOCIATION

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PROJECT TITLE:
COPPERWOOD ESTATES

1100 SPOOR STREET
BLOCK 73: NORTH KANATA

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: R.V.
CHECKED: RV

SCALE: 1:250
SHEET No.: SP-1

PROJECT No.: 2513