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Copperwood Estate – Block 73 1100 Spoor Street Urban Design Brief

Prepared for: Claridge Homes

**COPPERWOOD ESTATE – BLOCK 73
1100 SPOOR STREET
OTTAWA, ONTARIO**

**URBAN DESIGN BRIEF IN SUPPORT OF
AN APPLICATION FOR SITE PLAN CONTROL**

Prepared For:



**CLARIDGE
HOMES**



**Copperwood
Estate**
KANATA

Prepared By:

NOVATECH

Engineers, Planners & Landscape Architects

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April 7, 2026

Novatech File: 125113
Ref: R-2026-036

April 7, 2026

City of Ottawa
Planning, Development, and Building Services Department
110 Laurier Avenue West, 4th Floor
Ottawa, Ontario
K1P 1J1

Attention: Sean Moore, MCIP, RPP – Manager, Development Review West

**Reference: 1100 Spoor Street – Block 73 on Preliminary 4M-Plan Phase 1B
Urban Design Brief in Support of An Application for Site Plan Control
Our File No.: 125113**

Novatech in collaboration with RLA Architecture Inc. have been retained by Claridge Homes to prepare this Urban Design Brief in support of an application for *Site Plan Control* for their property municipally known as 1100 Spoor Street in Ward 4 – Kanata North, Ottawa, Ontario. The property is also known as Block 73 on the Preliminary 4M-Plan for the Copperwood Estate Subdivision Phase 1B. The herein will be referred to as the “Subject Site”.

Claridge Homes is proposing to develop a Planned Unit Development consisting of five (5) low-rise stacked buildings with a total of sixty (60) dwelling units. Each stacked low-rise building will have twelve (12) dwelling units with individual private balconies as well as a communal amenity area. A total of eighty-five (85) surface parking spaces will be provided for residents and visitors and includes a centralized waste collection and recycling area as part of the proposed development. Internal walkways will connect to sidewalks planned as part of the overall Copperwood Estate Subdivision to facilitate active modes of transportation to community amenities and destinations within Kanata North as shown on the Site Plan prepared by RLA Architecture Inc. dated March 27, 2026.

This Urban Design Brief examines the location and context of the Subject Site, the applicable planning policies and regulatory framework, and provides justification in support of the proposed building design.

Yours truly,

NOVATECH



Robert Tran, M.Pl.
Project Planner, Planning & Development

Table of Contents

1.0 SECTION 1	2
1.1 Application Submission	2
1.1.1 Introduction	2
1.2 Response to City Documents	3
1.2.1 Scope	3
1.3 Context Plan	6
2.0 SECTION 2	8
2.1 Views	9
2.2 Grading	10
2.3 Streetscape (Public Realm)	10
2.4 Plans and Elevations (Building Design)	11
2.5 Built Form Context and Building Materials	12
2.6 Sustainability	16
3.0 SECTION 3	16

Table of Figures

FIGURE 1: EXCERPT FROM THE SITE PLAN PREPARED BY RLA ARCHITECTURE INC. DATED MARCH 27, 2026 FOR THE SUBJECT SITE	2
FIGURE 2: EXCERPT FROM THE CITY OF OTTAWA OFFICIAL PLAN SCHEDULE B5 – SUBURBAN (WEST) TRANSECT WITH THE COPPERWOOD ESTATE SUBDIVISION AND SUBJECT SITE ADDED BY NOVATECH.	3
FIGURE 3: CONTEXT PLAN OF THE SUBJECT SITE AND SURROUNDING AREA PREPARED BY NOVATECH DATED MARCH 31, 2026.	6
FIGURE 4: EXISTING CONDITIONS OF THE SUBJECT SITE AND SURROUNDING USES WITHIN THE OVERALL COPPERWOOD ESTATE SUBDIVISION.	7
FIGURE 5: STREETVIEW OF THE SUBJECT SITE FROM SPOOR STREET.	7
FIGURE 6: STREETVIEW OF THE SUBJECT SITE FROM THE FUTURE ROUNDABOUT AT BUCKBEAN AVENUE AND SPOOR STREET.	8
FIGURE 7: AERIAL RENDERING OF THE SUBJECT SITE AND PROPOSED DEVELOPMENT PREPARED BY RLA ARCHITECTURE INC.	9
FIGURE 8: AERIAL RENDERING OF THE SUBJECT SITE AND PROPOSED DEVELOPMENT PREPARED BY RLA ARCHITECTURE INC.	9
FIGURE 9: STREETScape RENDERING OF THE PROPOSED DEVELOPMENT FROM SPOOR STREET PREPARED BY RLA ARCHITECTURE INC.	10
FIGURE 10: STREETScape RENDERING OF THE PROPOSED DEVELOPMENT FROM BUCKBEAN AVENUE PREPARED BY RLA ARCHITECTURE INC.	11
FIGURE 11: RENDERING OF THE PROPOSED DEVELOPMENT PREPARED BY RLA ARCHITECTURE INC.	13
FIGURE 12: RENDERING OF THE PROPOSED DEVELOPMENT PREPARED BY RLA ARCHITECTURE.	13
FIGURE 13: FRONT ELEVATION OF THE STACKED LOW-RISE BUILDING PREPARED BY RLA ARCHITECTURE INC.	14
FIGURE 14: REAR ELEVATION OF THE STACKED LOW-RISE BUILDING PREPARED BY RLA ARCHITECTURE INC.	14
FIGURE 15: RIGHT ELEVATION OF THE STACKED LOW-RISE BUILDING PREPARED BY RLA ARCHITECTURE INC.	15
FIGURE 16: LEFT ELEVATION OF THE STACKED LOW-RISE BUILDING PREPARED BY RLA ARCHITECTURE INC.	15

1.0 SECTION 1

1.1 Application Submission

1.1.1 Introduction

Novatech in collaboration with RLA Architecture Inc. has been retained by Claridge Homes to prepare this Urban Design Brief in support of an application for *Site Plan Control* for their property municipally known as 1100 Spoor Street in Ward 4 – Kanata North, Ottawa, Ontario. The property is also known as Block 73 on the Preliminary 4M-Plan for the Copperwood Estate Subdivision Phase 1B. The herein will be referred to as the “Subject Site”.

Claridge Homes is proposing to develop a Planned Unit Development consisting of five (5) low-rise stacked buildings with a total of sixty (60) dwelling units. Each stacked low-rise building will have twelve (12) dwelling units with individual private balconies as well as a communal amenity area. A total of eighty-five (85) surface parking spaces will be provided for residents and visitors and includes a centralized waste collection and recycling area as part of the proposed development. Internal walkways will connect to sidewalks planned as part of the overall Copperwood Estate Subdivision to facilitate active modes of transportation to community amenities and destinations within Kanata North as shown on the Site Plan prepared by RLA Architecture Inc. dated March 27, 2026 as shown in **Appendix A**.

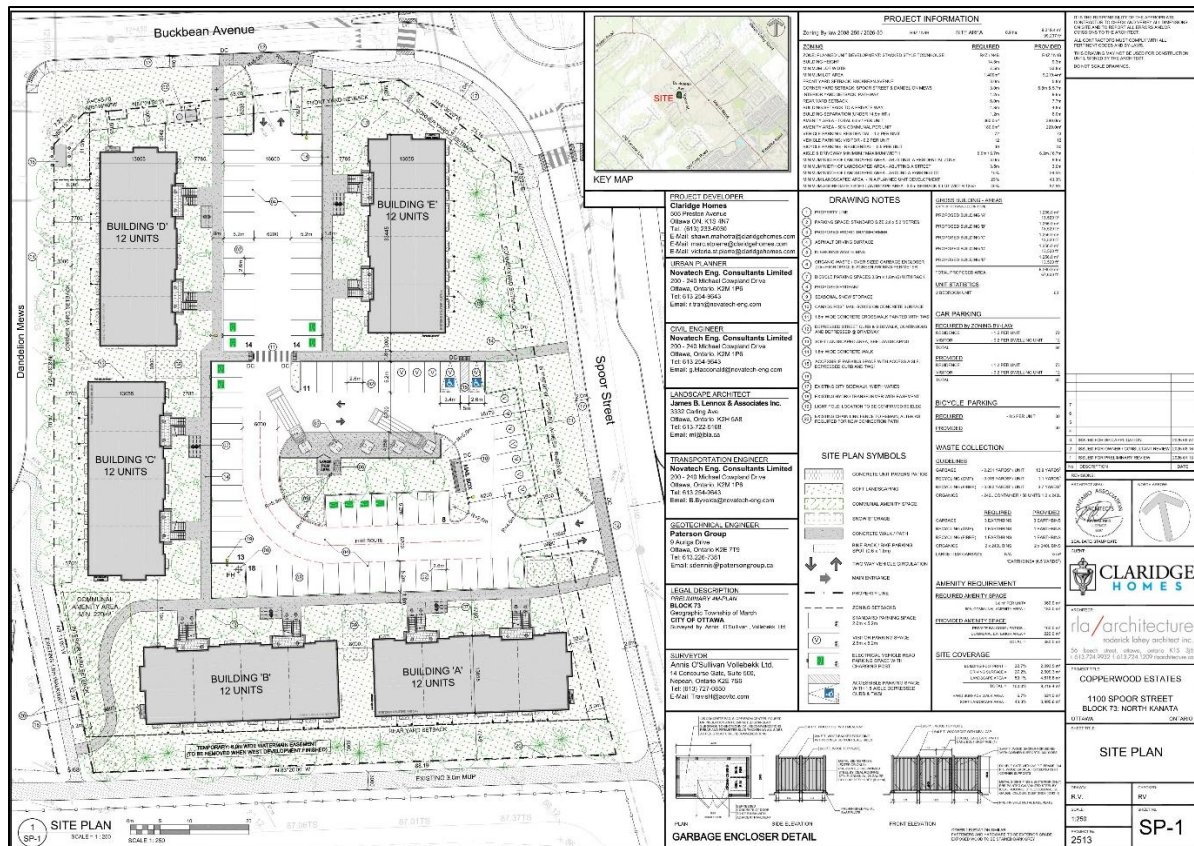


Figure 1: Excerpt from the Site Plan prepared by RLA Architecture Inc. dated March 27, 2026 for the Subject Site.

1.2 Response to City Documents

1.2.1 Scope

The Subject Site is designated as *Neighbourhood* with an *Evolving Neighbourhood Overlay* as per the *City of Ottawa Official Plan (2022) Schedule B5 – Suburban (West) Transect* as shown below in **Figure 2**. The Subject Site is situated within *Policy 6 – Kanata North* as per *Volume 2C – Area-Specific Policies* and zoned as *Neighbourhood Fourth Density, Subzone B – N4B* as per *Zoning By-law 2026-50*. City Council adopted *By-law 2025-484* on December 10, 2025 to formally lift the holding provision applied to the Copperwood Estate Subdivision. The Subject Site is designated on the *Kanata North Community Design Plan (2016) Land Use Plan* as *Residential Multi-Use* which permits townhouses, stacked townhouses, back-to-back townhouses, and low-rise apartments (max 4-storeys).

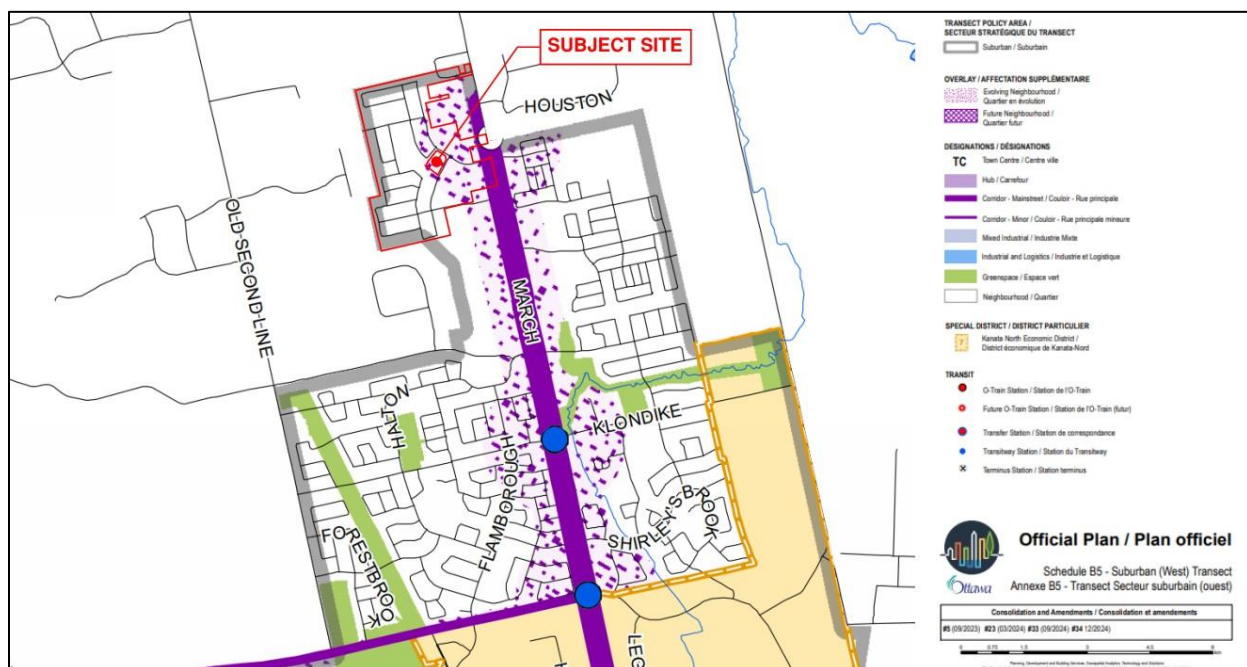


Figure 2: Excerpt from the City of Ottawa Official Plan Schedule B5 – Suburban (West) Transect with the Copperwood Estate Subdivision and Subject Site added by Novatech.

The *Suburban Transect* comprises neighbourhoods within the urban boundary located outside the *Greenbelt*. The objectives of the *Suburban Transect* as per *Section 5.4* of the *Official Plan* include an evolution towards 15-minute neighbourhoods, enhancing mobility options and street connectivity, and provide direction for new development.

Policy 5.4.1 – Recognize a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods

- 1) *The Suburban Transect's established pattern of built form and site design, in the existing built-up areas, is suburban, as described in Table 6, reflective of the conventional model described in Table 8;*

- 2) *The Suburban Transect is generally characterized by Low- to Mid-density development. Development shall be:*
- a) *Low-rise within Neighbourhoods;*

- **The proposed development will feature a medium-density development that is situated in close proximity to the future Kanata North Transitway and OC Transpo Park and Ride.**
- **The buildings will be low-rise and not greater than 4-storeys in height.**

Policy 5.4.2 – Enhance mobility options and street connectivity in the Suburban Transect

- 1) *In the Suburban Transect, the City shall take opportunities to support the rapid transit system and to begin to introduce urban environments through the overlay policies of this Plan by:*
- a) *Supporting the introduction of higher-density mixed-use urban environments at strategic locations close to rapid transit stations; and*
- b) *Supporting or pursuing the creation of pedestrian shortcuts that minimize walking distance to street transit stops or rapid transit stations, as a way to introduce a finer grid of active mobility options to set the stage for longer-term intensification.*

- **As noted previously, the proposed development will consist of a medium-density development that is situated in close proximity to the future Kanata North Transitway and OC Transpo Park and Ride.**
- **Internal walkways will connect to future sidewalks planned as part of the overall Copperwood Estate Subdivision to minimize walking and cycling distances to future street transit stops and rapid transit station.**

Policy 5.4.4 – Provide direction for new development in the Suburban Transect

- 1) *Greenfield development in the Suburban Transect will contribute to the evolution towards 15-minute neighbourhoods to the extent possible by incorporating:*
- a) *A planned arrangement of streets, blocks, buildings, parks, public art, greenspaces, active transportation corridors and linear parks that create a sense of place and orientation, by creating view corridors, focal points and generally framing a high-quality public realm;*
- b) *A fine-grained, fully-connected grid street network with short blocks that encourage connectivity and walkability and define greenspaces. All streets shall be access streets. Rear lanes shall be encouraged where appropriate to improve urban design and minimize curb cuts across sidewalks in order to support safer and more comfortable pedestrian environments...;*
- c) *Traffic flow and capacity may be permitted provided it minimizes negative impacts on the public realm, and maintains the priority of sustainable modes of transportation, and the safety of vulnerable road users;*
- d) *Active transportation linkages that safely and efficiently connect residential areas to schools, places of employment, retail and entertainment, parks, recreational facilities, cultural assets and transit, natural amenities and connections to the existing or planned surrounding urban fabric, including to existing pedestrian and cycling routes;*

- e) *Hubs and corridors that act as the focal point of the neighbourhood, consisting of higher-density residential, office employment, commercial services catering to neighbourhood, as well as neighbourhood or regional needs, and community infrastructure such as recreational facilities or institutional uses;*
 - f) *Hubs and corridors that closely integrate and safely connect pedestrians and cyclists to surrounding neighbourhoods, are oriented to reinforce the neighbourhood-focus function of streets, and that can be conveniently accessed by public transit, including rapid transit where relevant;*
 - g) *Treed corridors, including arterial roads and collector streets that are lined with building typologies containing small-scale, street-oriented convenience and neighbourhood commercial services and other neighbourhood-oriented uses, including medium-density residential uses;*
 - h) *Avoiding rear lotting on higher traffic streets by providing rear lane access for properties along arterials and major collector roads, or parallel local streets (window streets) and rear lanes for properties along arterials;*
 - i) *Screened parking lots, where surface parking is proposed, with visual impacts on the public realm mitigated by setbacks, landscaping, location on site or a combination of these measures;*
- **The Subject Site is a block within the overall Copperwood Estate Subdivision that has been planned for multi-unit residential development and designed to create a sense of place and reflective of the *Kanata North CDP (2016)*.**
 - **Internal walkways will connect to future sidewalks planned as part of the Copperwood Estate Subdivision to facilitate active modes of transportation to and from community amenities and destinations within Kanata North such as future schools, parks/open spaces, and commercial.**
 - **The proposed development has been oriented to screen the surface parking lot through the strategic placement of buildings on the Subject Site to minimize the visual impact on the public realm. The placement of tree plantings and soft landscaping features will screen surface parking areas where they are visible from the public realm as shown on the Landscape Plan prepared by James B. Lennox Landscape Architects dated April 7, 2026 provided in Appendix B.**
 - **The windows and private balconies of the stacked dwellings will be oriented towards the streetscape to provide for passive surveillance and eyes on the street. Some balconies and windows are oriented to capitalize on views of the realigned Shirley's Brook Tributary.**

Policy 5.4.5 – Provide direction to Neighbourhoods located within the Suburban Transect

- 1) *Neighbourhoods located in the Suburban Transect and within a 15-minute neighbourhood shall accommodate residential growth to meet the Growth Management Strategy as outlined in Subsection 3.2, Table 3. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1 – Built Form Overlays, as applicable and that:*
 - a) *Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;*

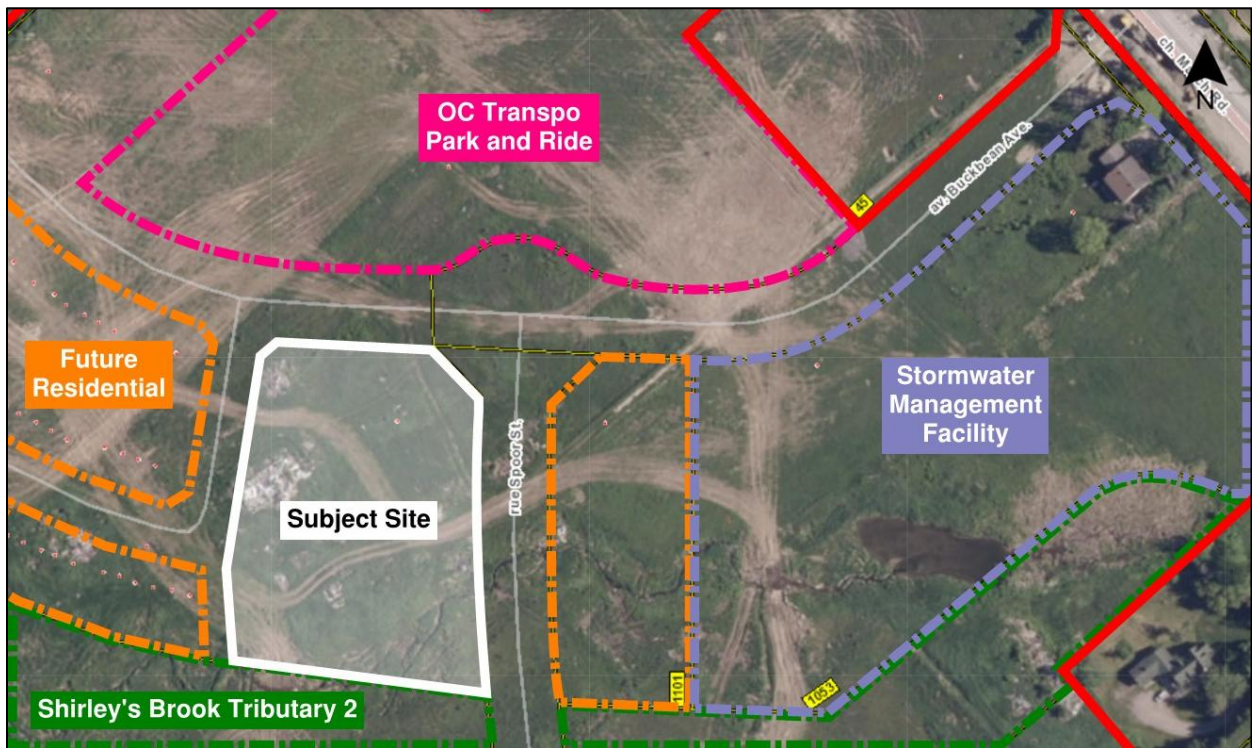


Figure 4: Existing conditions of the Subject Site and surrounding uses within the overall Copperwood Estate Subdivision.



Figure 5: Streetview of the Subject Site from Spoor Street.



Figure 6: Streetview of the Subject Site from the future roundabout at Buckbean Avenue and Spoor Street.

- **The Subject Site is situated within a future complete community that will support 15-minute neighbourhood where access to daily and weekly needs can be achieved within short walking distance as shown in Figure 3. A full size of the Context Plan prepared by Novatech dated March 31, 2026 is provided in Appendix C.**
- **The Subject Site is situated within the Copperwood Estate Subdivision which is currently under construction as shown in Figures 5 and 6.**
- **As noted previously, the Subject Site is a block within the overall Copperwood Estate Subdivision that has been planned for multi-unit residential development and designed to create a sense of place and reflects the *Kanata North Community Design Plan (2016)*.**

2.0 SECTION 2

Section 4.6 – Urban Design of the *Official Plan* sets out direction for urban design throughout the City of Ottawa whereas *Section 6.0 – Community Design Guidelines* of the *Kanata North CDP (2016)* provides the design criteria for the overall Kanata North Community. This Urban Design Brief draws from the applicable policies of the relevant sections of the *Official Plan (2022)* and the guidelines from the *Kanata North CDP (2016)*.

The following section provides a review of relevant policies and guidelines regarding the proposed building design and provides design justification in support of the proposed development.

2.1 Views



Figure 7: Aerial rendering of the Subject Site and proposed development prepared by RLA Architecture Inc.



Figure 8: Aerial rendering of the Subject Site and proposed development prepared by RLA Architecture Inc.

2.2 Grading

- The pre-existing condition of the Subject Site is generally 1.0 to 3.0 metres lower than the surrounding roadways of Buckbean Avenue, Spoor Street, and Dandelion Mews which were raised as part of the construction of the overall Copperwood Estate Subdivision. It is anticipated that the post condition will raise the grading of the Subject Site following construction and build out of the proposed development.

2.3 Streetscape (Public Realm)

The proposed development responds to the planned scale envisioned for the surrounding Copperwood Estate neighbourhood through its low-rise residential form. All building façades are animated by either principal dwelling unit entries or balconies and will incorporate a composition of brick, linear siding, and accent stone. All blocks are oriented to engage the streetscape on Spoor Street, Buckbean Avenue, and Dandelion Mews with balconies and windows providing “eyes on the streets”. A continuous row of street trees will line both frontages to form an urban landscape buffer between the public realm and the residences.

Surface parking is positioned internally to the Subject Site with driveways from both Buckbean Avenue and Spoor Street providing access/egress. Sightlines from the public realm to the parking area will be obscured by the buildings and plantings. Internal walkways provide circulation and unit access within the Subject Site and strategically connect to the adjacent public sidewalks and walkways to link the Subject Site with the broader neighbourhood network for pedestrian traffic.



Figure 9: Streetscape rendering of the proposed development from Spoor Street prepared by RLA Architecture Inc.



Figure 10: Streetscape rendering of the proposed development from Buckbean Avenue prepared by RLA Architecture Inc.

2.4 Plans and Elevations (Building Design)

The *Official Plan* includes policies to improve the quality and safety of the public realm and proposed development on sites throughout the City of Ottawa. Per *Policies 3 and 4 of Section 4.6.5*,

- 3) *Development shall minimize conflict between vehicles and pedestrians and improve the attractiveness of the public realm by internalizing all servicing, loading areas, mechanical equipment and utilities into the design of the building, and by accommodating space on the site for trees, where possible. Shared service areas, and accesses should be used to limit interruptions along sidewalks. Where underground parking is not viable, surface parking must be visually screened from the public realm.*
 - 4) *Development shall demonstrate universal accessibility, in accordance with the City's Accessibility Design Standards. Designing universally accessible places ensures that the built environment addresses the needs of diverse users and provides a healthy, equitable and inclusive environment.*
- **The proposed development will have two vehicular access/egress points on Buckbean Avenue and Spoor Street.**
 - **The surface parking will be internal to the Subject Site and situated away from any public frontages. From Buckbean Avenue, the surface parking has been screened to minimize the visibility to the street edge along the Subject Site's perimeters. Along Spoor Street, the surface parking will be screened through tree plantings and other soft**

landscaping features. The placement of the stacked dwellings will screen the surface parking from Dandelion Mews.

- Waste storage and collection is centrally located on the Subject Site and enclosed in underground receptacles away from the public right-of-ways.
- Internal walkways will connect to future sidewalks planned as part of the Copperwood Estate Subdivision to facilitate active modes of transportation to and from community amenities and destinations within Kanata North such as future schools, parks/open spaces, and commercial.

2.5 Built Form Context and Building Materials

Policy 6 of Section 4.6.6 states that:

6) *Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.*

- The proposed development will incorporate soft landscaping elements as shown on the Landscape Plan prepared by James B. Lennox Landscape Associates dated April 7, 2026 provided in Appendix B.
- The windows and private balconies of the stacked dwellings will be oriented towards the streetscape to provide for passive surveillance and eyes on the street. Some balconies and windows are oriented to capitalize on views of the realigned Shirley's Brook Tributary.
- The proposed development is situated in a new community with building heights and setbacks designed to align with the overall residential subdivision.
- The façade design housing blocks draw from evolving suburban housing typologies which will be prominently displayed across the surrounding context. Contemporary stone masonry wraps the perimeter of the base of the building two storeys and extends upwards into the first storey to separate the brick and linear siding above. A modern flat roof, supported by two stone walls, covers and encloses the front entry to each of the units. The second floor is a mixture of brick and linear siding to provide variation in a manner than is not random, but with purpose.



Figure 11: Rendering of the proposed development prepared by RLA Architecture Inc.



Figure 12: Rendering of the proposed development prepared by RLA Architecture.



Figure 13: Front elevation of the stacked low-rise building prepared by RLA Architecture Inc.



Figure 14: Rear elevation of the stacked low-rise building prepared by RLA Architecture Inc.



Figure 15: Right elevation of the stacked low-rise building prepared by RLA Architecture Inc.

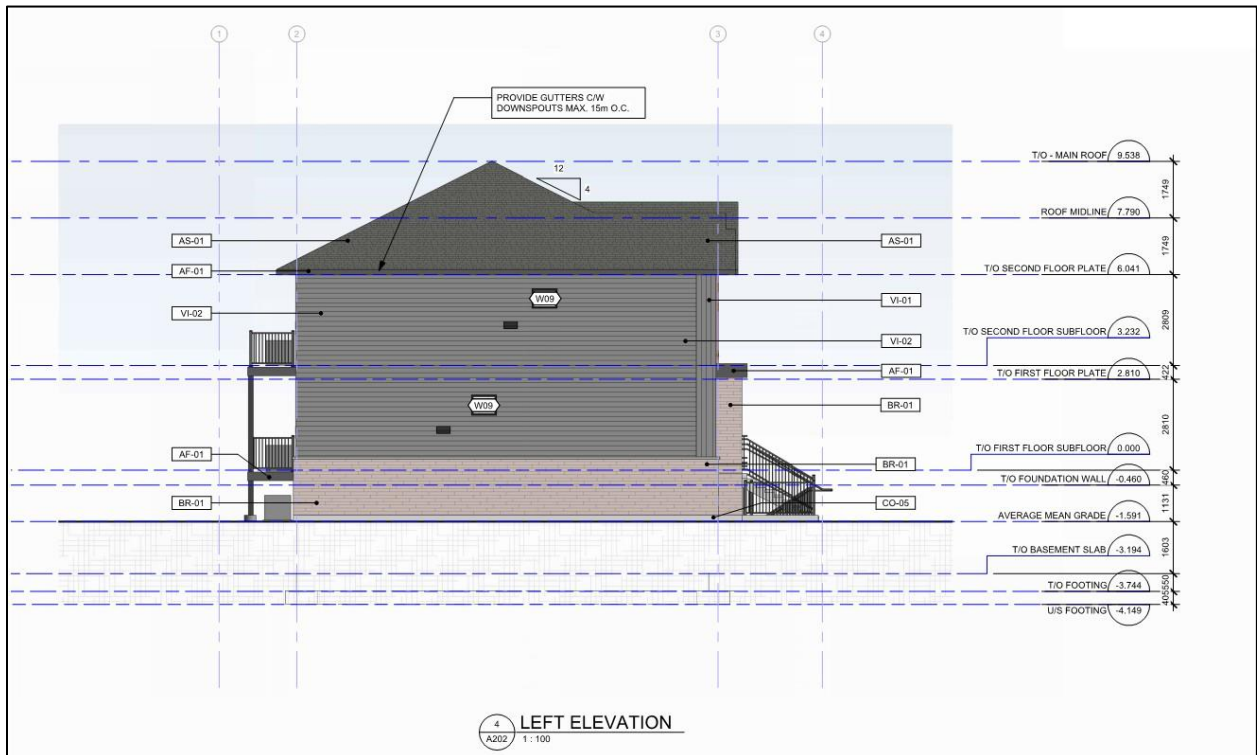


Figure 16: Left elevation of the stacked low-rise building prepared by RLA Architecture Inc.

2.6 Sustainability

The *Official Plan* strives to include innovative and sustainable design practices on sites throughout the City of Ottawa. *Policy 1 of Section 4.6.4* states,

3) *Innovative, sustainable and resilient design practices and technologies in site planning and building design will be supported by the High-performance Development Standard, which will apply to site plans, draft plans of subdivision and local plans in accordance with Subsection 11.1, Policy 3). The Standard addresses matters of exterior sustainable design and will align urban design with climate change mitigation and adaptation goals and objectives.*

- **The proposed development has taken into consideration the *City of Ottawa’s Bird-Safe Design Guidelines (2020)* through design features such as limiting window-to-wall ratio to minimize collisions, no-open topped atria, no telecommunication antennas or guy wires.**
- **No buildings will encroach into habitat areas of the 40 metre wide realigned corridor which has been designed to protect the ecological functions of the watercourse.**
- **Due to low-rise typology of project, bird-safe glazing has not been specified for use in this development.**

3.0 SECTION 3

The *Kanata North CDP (2016)* includes design guidelines “to assist developers, builders, designers, and City staff in achieving high quality design standards that will be applied consistently throughout the community building process”. The *Kanata North CDP (2016)* draws upon various City Council approved design guidelines such as *Urban Design Guidelines for Greenfield Neighbourhoods (2007)* and *Building Better and Smarter Suburbs (2015)*.

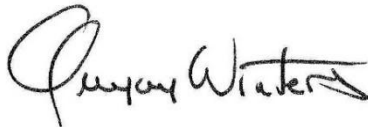
- **The Subject Site is not situated to adjacent communities and neighbourhoods such as existing residential subdivisions. The immediate surrounding areas of the Subject Site are currently under construction as part of the Copperwood Estate Subdivision.**
- **At the Subject Site planning level, the proposed development has taken into consideration the *City of Ottawa’s Urban Design Guidelines for Greenfield Neighbourhoods (2007)* including:**
 - **Residential buildings have been located close to the property line(s) with balconies and windows addressing the street to provide for passive surveillance and eyes on the street but also providing space for tree planting and utilities (Guideline 34).**
 - **Balconies and windows address the streets to provide for passive surveillance and eyes on the street that reinforces the streetscape. (Guideline 37).**
 - **The Subject Site is a corner through lot where the orientation and siting of the buildings allow for balconies and windows to face Buckbean Avenue, Spoor Street, and Dandelion Mews (Guideline 38).**
 - **The proposed development has been strategically designed to screen the surface parking lot through the placement of buildings on the Subject Site to minimize the visual impact on the public realm (Guideline 42).**
 - **Where the surface parking lot may be visible from the public realm, it will be adequately screened with soft landscaping elements (Guideline 43).**

- The waste collection and recycling area is centrally located on the Subject Site and setback from the public streets and will be screened by soft landscaping features (Guideline 49).
- The proposed development will include a walkway that will connect to the existing pedestrian walkway planned as part of the Copperwood Estate Subdivision (Guideline 53).
- The proposed development has also taken into consideration the *City of Ottawa's Building Better and Smarter Suburbs (2015)* including:
 - Internal walkways will directly connect to future sidewalks planned as part of the Copperwood Estate Subdivision to facilitate active modes of transportation to and from community amenities and destinations within Kanata North such as future schools, parks/open spaces, and commercial (Strategic Direction 1).

NOVATECH



Robert Tran, M.Pl.
Project Planner, Planning & Development



Greg Winters, MCIP, RPP
Director, Planning & Development

RLA ARCHITECTURE INC.

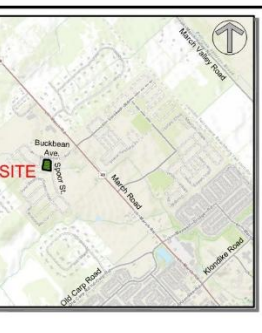
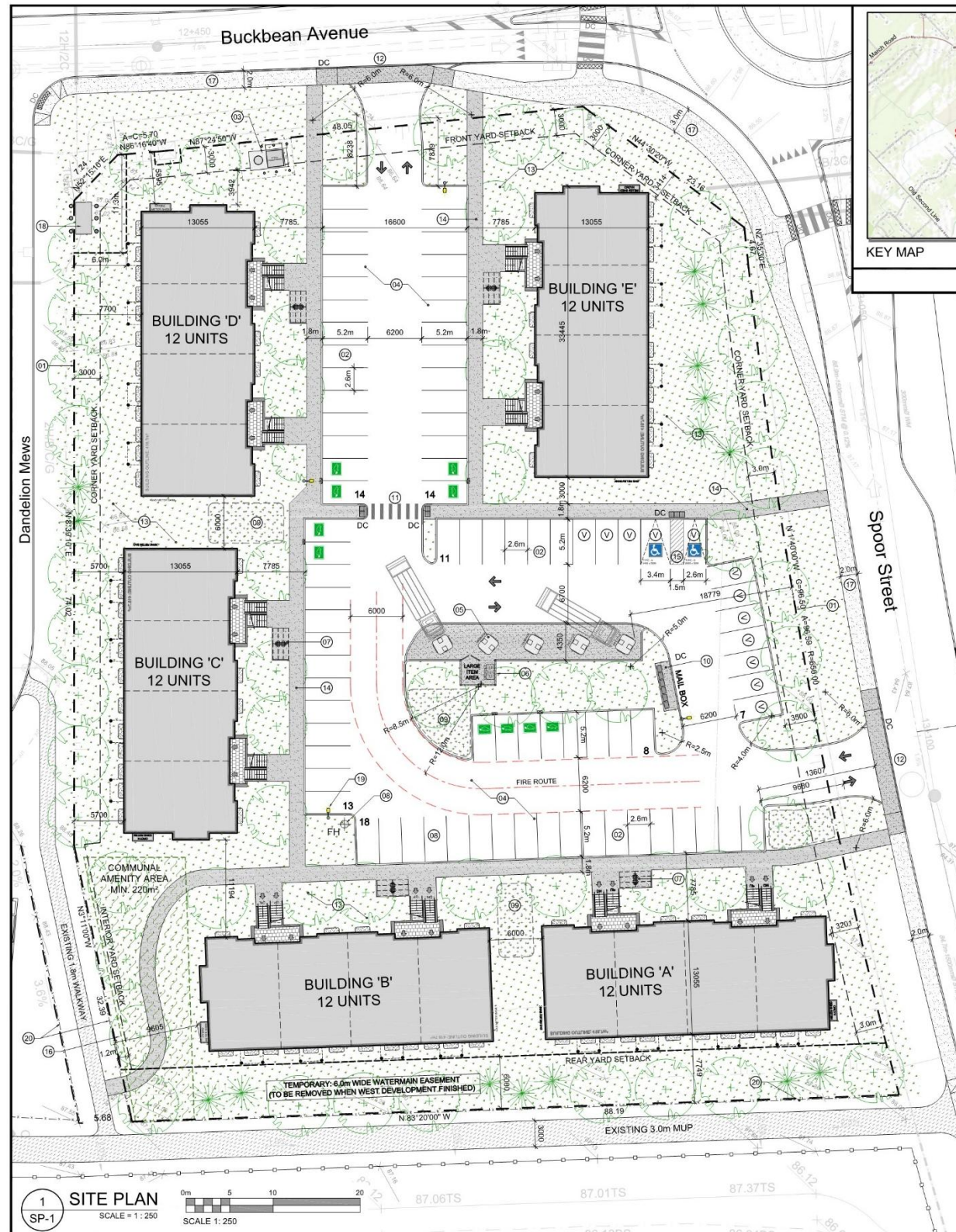


Robert Verch
Senior Project Coordinator, RLA Architecture Inc.



Vincent Pape, OAA. M.Arch
Architect, RLA Architecture Inc.

Appendix A
Site Plan Drawing SP-1 REV #3
Prepared by RLA Architecture Inc.
Dated March 27, 2026



PROJECT INFORMATION

Zoning	RAZ / NAB	SITE AREA	0.9 ha	9,219.4 m ²	96,227 m ²
ZONING		REQUIRED		RAZ / NAB	PROVIDED
ZONE: PLANNED UNIT DEVELOPMENT - STACKED STYLE TOWNHOUSE	14.9m	14.9m		9.3m	9.3m
BUILDING HEIGHT	7.5m	7.5m		53.8m	53.8m
MINIMUM LOT WIDTH	1.400m	1.400m		9,219.4m ²	9,219.4m ²
FRONT YARD SETBACK: BUCKBEAN AVENUE	3.0m	3.0m		5.8m	5.8m
CORNER YARD SETBACK: SPOOR STREET & DANDELION MEWS	3.0m	3.0m		0.8m & 5.7m	0.8m & 5.7m
INTERIOR YARD SETBACK: PATHWAY	1.2m	1.2m		9.8m	9.8m
REAR YARD SETBACK	6.3m	6.3m		7.7m	7.7m
BUILDING SETBACK TO A PRIVATE WAY	1.8m	1.8m		4.8m	4.8m
BUILDING SEPARATION (UNDER 14.5m HT.)	1.2m	1.2m		6.0m	6.0m
AMENITY AREA - TOTAL 6.0m ² PER UNIT	360.0m ²	360.0m ²		380.0m ²	380.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT	180.0m ²	180.0m ²		220.0m ²	220.0m ²
VEHICLE PARKING - RESIDENTIAL - 1.2 PER UNIT	72	72		12	12
VEHICLE PARKING - VISITOR - 0.2 PER UNIT	30	30		30	30
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	15	15		6.2m / 6.7m	6.2m / 6.7m
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A RESIDENTIAL ZONE	3.0m	3.0m		9.6m	9.6m
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A STREET	3.5m	3.5m		3.0m	3.0m
MINIMUM WIDTH OF LANDSCAPED AREA - AROUND A PARKING LOT	15%	15%		26.5%	26.5%
MINIMUM LANDSCAPED AREA - IN A PLANNED UNIT DEVELOPMENT	28%	28%		43.3%	43.3%
MINIMUM AGGREGATED SOFT LANDSCAPE AREA - 3.0m SETBACK & LOT WIDTH 12m+	40%	40%		97.5%	97.5%

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.

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

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

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: COVER SIZED GARBAGE ENCLOSURE 1.0m HIGH OF HOLES SCREEN AROUND PERIMETER
- BICYCLE PARKING SPACES 0.6m x 1.8m (8) WITH RACK
- PROPOSED HYDRANT
- SEASONAL SNOW STORAGE
- CANADA POST MAIL BOXES ON CONCRETE SURFACE
- 1.8m WIDE CONCRETE CROSSWALK PAINTED WITH TWS
- 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 TWS
- 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

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 m ²
2 BEDROOM UNIT	60

UNIT STATISTICS

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

CAR PARKING

REQUIRED BY ZONING BY-LAW	RESIDENCE	-1.2 PER UNIT	72
VISITOR	-0.2 PER DWELLING UNIT	12	12
TOTAL			84

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 (FBRE)	-0.062 YARDS ³ / UNIT	3.7 YARDS ³
ORGANICS	-240L CONTAINER / 50 UNITS 1.2 x 2.40L	

AMENITY REQUIREMENT

REQUIRED AMENITY SPACE	50% COMMUNAL AMENITY AREA =	180.0 m ²
PROVIDED AMENITY SPACE	PRIVATE BALCONY / PATIOS =	180.0 m ²
	COMMUNAL EXTERIOR AREA =	220.0 m ²
	TOTAL =	380.0 m ²

SITE COVERAGE

BUILDING FOOTPRINT =	22.7%	2,093.5 m ²
DRIVING SURFACE =	27.2%	2,509.3 m ²
LANDSCAPE AREA =	50.1%	4,618.8 m ²
TOTAL =	100.0%	9,219.4 m ²

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

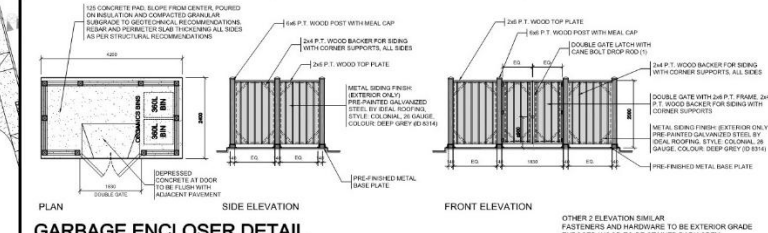
ARCHITECT SEAL: **CLARIDGE HOMES**

ARCHITECT: **rla/architecture**
 roderick lahey architect inc.
 55 beach street, ottawa, ontario k1s 3j6
 t. 613.724.9932 f. 613.724.1209 laa@architecture.ca

PROJECT TITLE:
COPPERWOOD ESTATES
1100 SPOOR STREET
BLOCK 73: NORTH KANATA
 OTTAWA, ONTARIO

SITE PLAN

DRAWN: R.V.
 CHECKED: RV
 SCALE: 1:250
 PROJECT No: 2513
SP-1



Appendix B
Landscape Plan Drawing L.1 REV #1
Prepared by James B. Lennox Landscape Architects
Dated April 7, 2026



KEY MAP



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

40 YEAR CANOPY CALCULATION:

- 9,219.4m² Site Limit of Work
- (28) Large Deciduous Trees Proposed (177m² ea.)
- (31) Medium Deciduous Trees Proposed (79m² ea.)
- (1) Small Deciduous Trees Proposed (16m² ea.)
- (15) Conifer Trees Proposed (20m² ea.)

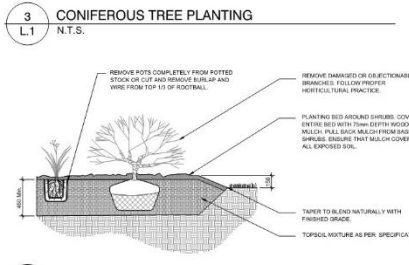
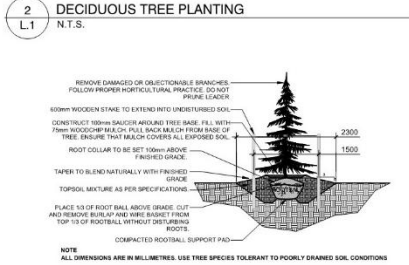
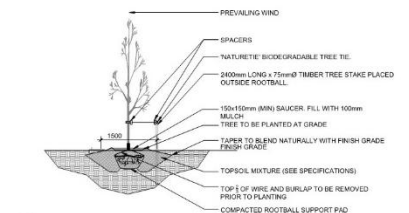
* 7,721m² canopy cover = 83.7% canopy cover

* Large deciduous tree calculated at 15m spread, Medium deciduous tree calculated at 10m spread, small deciduous tree calculated at 4.5m spread, Conifer tree calculated at 5m spread.

PROPOSED PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
CS	6	Picea pungens	Colorado Spruce	1800 mm Ht.	B&B	Large tree
FM	3	Acer x freemanii	Freeman's Maple	50mm ø	B&B	Large tree
GB	6	Qinghai Bobbia	Masterline Tree	50mm ø	B&B	Large tree, Male Tree
HB	18	Cotula occidentalis	Headbony	50mm ø	B&B	Medium tree
HL	12	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	50mm ø	B&B	Medium tree
RM	9	Acer rubrum	Red Maple	50mm ø	B&B	Large tree
SB	1	Amenochlor canadensis	Shadblow Serviceberry	50mm ø	B&B	Small tree
SM	10	Acer saccharum	Sugar Maple	50mm ø	B&B	Large tree
WC	5	Thuja occidentalis 'Clumps'	White Cedar Clumps	2000mm Ht.	B&B	Small tree
WS	4	Picea glauca	White Spruce	1800 mm Ht.	B&B	Large tree
SHRUBS						
DW	48	Cornus sericea	Red Osier Dogwood	800mm Ht.	Planted	1200mm o.c.
SF	48	Sorbaria sorbifolia 'Seri'	Seri Fatsia Spirea	800mm Ht.	Planted	800 mm o.c.
RR	76	Rosa rugosa	Rugosa Rose	800mm Ht.	Planted	800mm o.c.
SU	27	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	800mm Ht.	Planted	1200 mm o.c.

*INDICATES NATIVE SPECIES. ALL TREES ARE PROPOSED ON PRIVATE PROPERTY



GENERAL NOTES:

- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
- The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
- The contractor is to restate all areas and items damaged as a result of construction activity.
- The contractor is to comply with all pertinent codes and by-laws.
- The contractor is to maintain a positive surface run-off throughout the entire construction period.
- The Landscape Architect is not responsible for subsurface conditions.
- The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.
- The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.
- Minimum distances for selected deciduous trees are as follows:
 - Sidewalks 1m
 - Underground Infrastructure 1.5m
 - Fire Hydrant 2.5m
 - Street Light 2.5m for Small Trees, 5m for Large/Medium Trees
- All trees within 1m of underground utility trenches are to be excavated by hand.
- Remove all protective wrapping from tree trunks after installation.
- Staking of trees shall only be performed if necessary.
- Ensure that mulch is piled back a min. distance of 75mm from base of tree trunk.

This Landscape Plan has been developed in accordance with the Geotechnical Report (Paterson Group dated March 5, 2026, PG4259-3). There are no restrictions on the types or sizes of trees that may be planted or tree to foundation setback distances, based on the report.

CLIENT
CLARIDGE HOMES

CONSULTANTS
ARCHITECTS: RLA ARCHITECTURE
ROSEBURY LANE ARCHITECT INC.
56 BEECH STREET, OTTAWA, ONTARIO K1S 3M6
Tel: (613) 724-9952

DATE: NOVATECH
200 - 240 Michael Cowgland Drive,
Ottawa, Ontario, K2M 0P6
Tel: 613 254-9643

LEGEND

- PROPOSED DECIDUOUS TREE
- REQUIRED SOIL VOLUME AT A 1.5m DEPTH
- PROPOSED CONIFEROUS TREE
- REQUIRED SOIL VOLUME AT A 1.5m DEPTH
- PROPOSED SHRUB AND PERENNIAL
- PROPOSED SOO
- FUTURE TREES TO BE PLANTED ONCE TEMPORARY WATERMAIN IS DECOMMISSIONED

1	ISSUED FOR SITE PLAN APPROVAL	04/07/2026	LC	JL
No.	Issue	05/07/2026	LC	DR CK

JAMES B. LENNOX & ASSOCIATES INC. LANDSCAPE ARCHITECTS
315 CARLING AVE. OTTAWA, ONTARIO K2H 5A5
TEL: 613-723-5168 Fax: 613-663-3942

PROJECT
COPPERWOOD ESTATES
BLOCK 73
1100 SPOOR STREET

DRAWING
LANDSCAPE PLAN

STAMP

SCALE
AS SHOWN

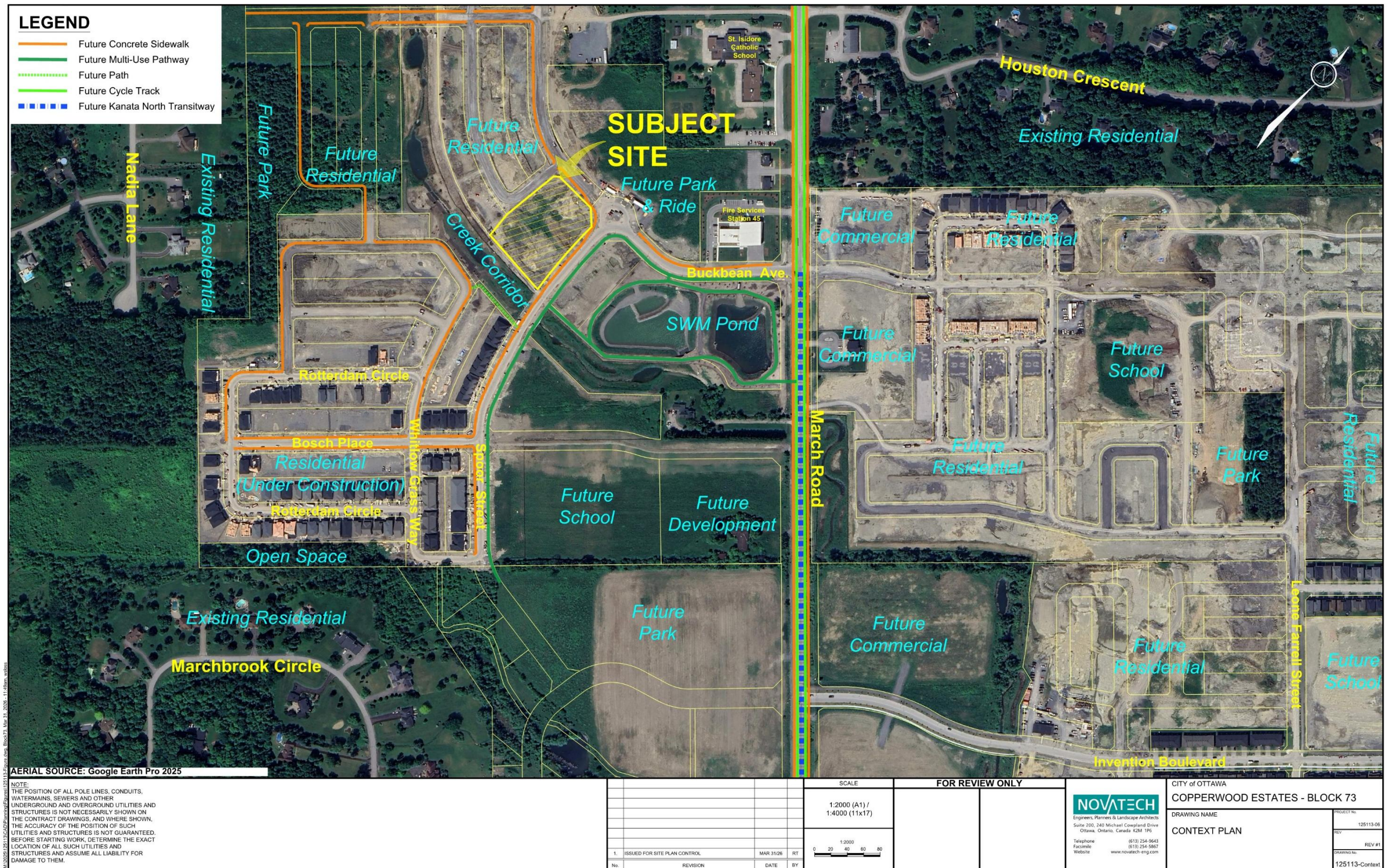
START DATE
MARCH, 2026

PROJECT NO.

DRAWING NO.
L.1

PLOT SIZE ARCHD.

Appendix C
Context Plan Drawing 125113-Context
Prepared by Novatech
Dated March 31, 2026



AERIAL SOURCE: Google Earth Pro 2025

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS,
WATERMANS, SEWERS AND OTHER
UNDERGROUND AND OVERGROUND UTILITIES AND
STRUCTURES IS NOT NECESSARILY SHOWN ON
THE CONTRACT DRAWINGS, AND WHERE SHOWN,
THE ACCURACY OF THE POSITION OF SUCH
UTILITIES AND STRUCTURES IS NOT GUARANTEED.
BEFORE STARTING WORK, DETERMINE THE EXACT
LOCATION OF ALL SUCH UTILITIES AND
STRUCTURES AND ASSUME ALL LIABILITY FOR
DAMAGE TO THEM.

No.	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN CONTROL	MAR 31/26	RT

SCALE	FOR REVIEW ONLY
1:2000 (A1) / 1:4000 (11x17)	
1:2000	
0 20 40 60 80	

FOR REVIEW ONLY	

NOVATECH
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Website: www.novatech-eng.com

CITY OF OTTAWA
COPPERWOOD ESTATES - BLOCK 73
DRAWING NAME
CONTEXT PLAN

PROJECT No.	125113-08
REV	
REV #1	
DRAWING No.	125113-Context