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The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work.

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LEGEND

STACED TOWNS	NO PARKING
ENTRANCE DOOR	BARRIER FREE PARKING
REAR DECK DOOR	BARRIER FREE PARKING SIGNAGE
PORCH	V VISITOR PARKING
PROJECTION (STAIRS)	BIKE RACKS
PAVERS	EARTH BIN (6.5 yd)
HEAVY DUTY CONCRETE PAVING	HYDRO TRANSFORMER
LIGHT DUTY ASPHALT PAVING	LIGHT POLE
CROSSWALK	LIGHT WALL MOUNTED
CURB (0.2m)	LARGE DECIDUOUS TREE*
DEPRESSED CURB	MEDIUM DECIDUOUS TREE*
TACTILE WALKING SURFACE INDICATOR	SMALL DECIDUOUS TREE*
BLOCK BOUNDARY	THREE FORM SHRUB*
WASTE ENCLOSURE FENCE	PLANT BED*
WOOD PRIVACY FENCE	SOFT LANDSCAPE*
HYD.VV HYDRANT	BELL PEDESTAL
FF FIRE ROUTE SIGNAGE	ROGERS VAULT
CMR COMMUNITY MAILBOX	

ATTACHED DRAFT MPAN, FROM THE SURVEYED PLAN MARCH 23, 2026. XREF INTO DRAWING

*TREES AND SHRUB LOCATIONS TO BE CONFIRMED ON LANDSCAPE PLAN

15	
14	
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1	SPI - CITY SUBMISSION 2026.04.30 JH

Issued / Revision Chart

Project Title

CONSERVANCY PH6 STACKED TOWNS

3288 Borrisokane Rd
Location OTTAWA, ON.

Part of Lot 14 Concession 4
(Rideau Front)
Part 4 Plan 4R-34850
Subject to Easement as in
OC2446018

Legal Name PIN 04595-4105

Client CAIVAN

Project No.

Scale 1:400

Drawn By CT

Checked By CT

OVERALL SITE PLAN

SITE AREA	23,985.4 m ² (2.4 ha)
PAVED AREA****	8,704 m ² (36%)
LANDSCAPED AREA (MIN 30%)	8,978.9 m ² (37%)
TOTAL BUILDING COVERAGE	4,402.5 m ² (26.7%)
TOTAL GROSS FLOOR AREA	24,097.8 m ²
DENSITY (UPH)	111.73 UPH
ZONE CATEGORY	R4Z(2968)

DWELLING BLOCK	DWELLING TYPE	COVERAGE AREA (m ²)	UNITS
BLOCKS 4, 5, 6, 12, 13	24 UNITS STACKED DWELLING	572.75 m ² (per Block)	120
BLOCKS 1, 3, 9, 10, 11	20 UNITS STACKED DWELLING	477.91 m ² (per Block)	100
BLOCK 2, 7, 8	16 UNITS STACKED DWELLING	383.07 m ² (per Block)	48
TOTAL			268

AMENITY AREAS		AREA	COMMENTS
PRIVATE AMENITY AREAS			
REAR DECK (m ²)	398.37		Lower units (134 units)
SECOND FLOOR BALCONIES (m ²)	541.07		Upper units (134 units)
TOTAL PRIVATE AREAS	939.44		
COMMUNAL AMENITY AREAS			
AMENITY AREA 1 (m ²)	687.04		
AMENITY AREA 2 (m ²)	82.78		
AMENITY AREA 3 (m ²)	94.83		
TOTAL COMMUNAL AREAS (m²)	864.65		
TOTAL AMENITY AREAS (m²)	1804.09		

ZONE PROVISION - PLANNED UNIT DEVELOPMENT R4Z(2968)		REQUIRED	PROPOSED
162A(2)	Min. Lot Area (m ²)	1400 m ²	23,985.47 m ²
162A(2)	Min. Lot Width (m)	18 m	102.26 m
162A(2)	Min. Front Yard Setback (m)	3	3.05
162A(2)	Min. Interior Side Yard Setback (m)	3	3.05
162B.6	Min. Rear Yard Setback (m)	3	3.05
162A(2)Y	Min. Corner Side yard set back (m)	3	3.05
162A(2)	Max Building Height (m)	15	13.5
161	Landscaped Area (%)	30	37
131.1	Min. Width of Private Way / Parking Aisle (m)	6	6.1
131.4a	Min. Setback for Any Wall of a Residential Building Within a Planned Unit Development	1.2	3.05
131.2	Min. Setback for any wall of a residential use building to a private way	1.8	2.60
137 AMENITY AREA			
137.6	Total min. amenity area (6m ² per unit)	1608 m ²	1804.09 m ²
137.6	Min. Communal Amenity Area m ² (Min. 30% area)	804 m ²	864.65 m ²
45 PERMITTED PROJECTION INTO REQUIRED YARDS			
65.5j	Fire escapes, Open Stairways, Stoop (m)	0-6m to lot line	0.6m
65.6.0(i)	Covered or Uncovered Balcony, Porch and Deck	2m no closer than 1 to a lot line	2m
PARKING REQUIREMENTS			
101 (Table R10) R4Z(2968)	Resident Parking - 1.0/ spaces/unit	268	268
102 (Table column III) R4Z(2968)	Visitor Parking - 0.1 spaces/unit	27 (0.1)	27 (0.1)
106.1	Min. Perpendicular Parking Space Size (m)	2.6 x 5.2	2.6 x 5.2
107 (Table 107.a)	Min. Required Access Width	6.0	6.1
BARRIER FREE PARKING			
Traffic and Parking Bylaw Section 111	Min. Barrier Free Parking**	2	2
111 BICYCLE STORAGE			
111b	Min. bicycle parking space dimension, horizontal (m)	Width: 0.6m Length: 1.8m	Width: 0.6m Length: 1.35m
111A(b)	Min. Bicycle parking space access aisle Width (m)	1.5	1.5
111.1	Min. Bicycle Parking 0.3 spaces/unit	134	135
110(a)(b) LANDSCAPE AREA SURROUNDING PARKING LOT			
110.a	Abutting a Street (m)	3	3.51
110.b	Not Abutting a street (m)	3	N/A
110.1.b	Min. % of parking lot landscape	15%	22%
110	REFUSE COLLECTION AREAS		
110.3b	Min. Waste collection setback to lot line	3	>24m
110.3.c/d	Opaque Screen Min. Height (m)**	2	1.8m + landscape

** Per the 2014 Guide to the Integrated Accessibility Standards Regulation - Design of Public Spaces Standard, 4% of parking spaces provided for public use must be accessible, 2 of the provided 28 visitor spaces have been designed to be barrier-free, one Type A and one Type B size.
*** Section 110(3)(d) where an in-ground refuse container is provided, the screening requirement of Section (3)(c) above may be achieved with soft landscaping (Bylaw 2020-299)
**** Paved area includes 50% of the area required for bicycle parking spaces (67 spots)

GARBAGE	REQUESTED BY ZONING	REQUIRED	PROPOSED
GARBAGE: 0.231 CUBIC YARD / UNIT	0.231 X 268 = 61.91 CUBIC YARD	= 11 (6 CU YD BINS)	
RECYCLING: 0.018 CUBIC YARD / UNIT	0.018 X 268 = 4.82 CUBIC YARDS	= 1 (6 CU YD BINS)	
* 0.062 CUBIC YARD / UNIT	0.062 X 268 = 16.62 CUBIC YARDS	= 3 (6 CU YD BINS)	
ORGANIC: 240L PER 50 UNITS	268/50 = 5.36 UNITS	= 6 (240L BIN)	

SCALE 1:400

