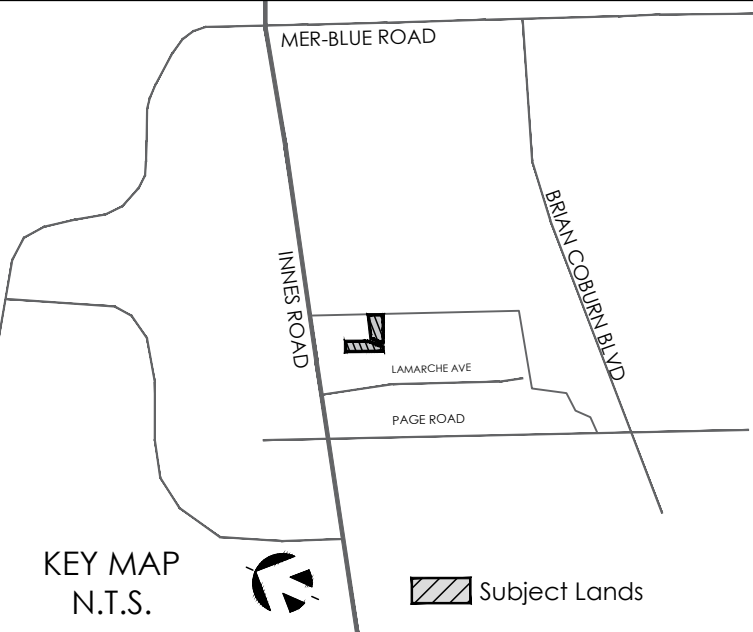
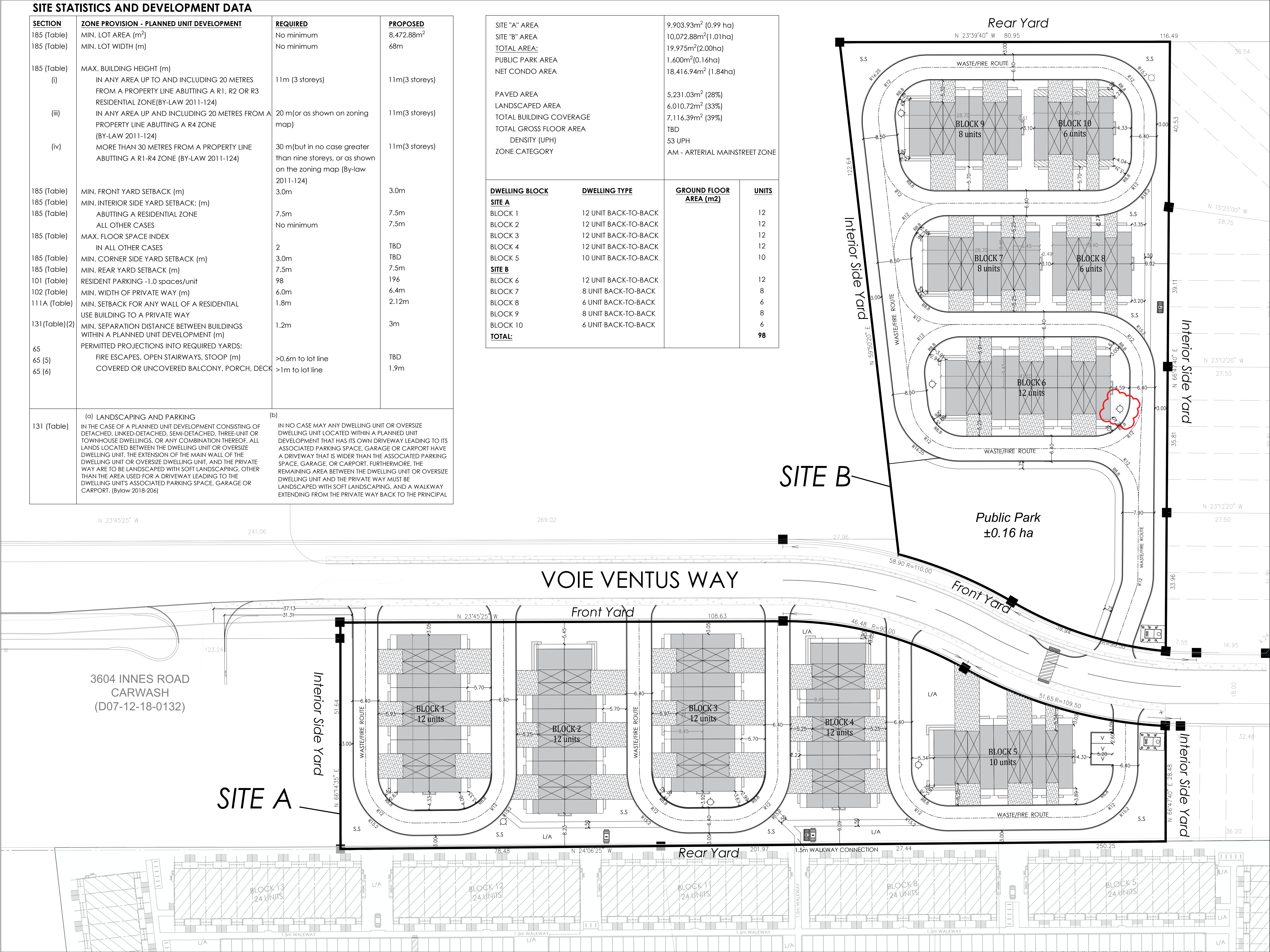


SITE STATISTICS AND DEVELOPMENT DATA

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
185 (Table)	MIN. LOT AREA (m²)	No minimum	8,472.88m²
185 (Table)	MIN. LOT WIDTH (m)	No minimum	68m
185 (Table)	MAX. BUILDING HEIGHT (m)		
(i)	IN ANY AREA UP TO AND INCLUDING 20 METRES FROM A PROPERTY LINE ABUTTING A R1, R2 OR R3 RESIDENTIAL ZONE(BY-LAW 2011-124)	11m (3 storeys)	11m(3 storeys)
(iii)	IN ANY AREA UP AND INCLUDING 20 METRES FROM A PROPERTY LINE ABUTTING A R4 ZONE (BY-LAW 2011-124)	20 m(or as shown on zoning map)	11m(3 storeys)
(iv)	MORE THAN 30 METRES FROM A PROPERTY LINE ABUTTING A R1-R4 ZONE (BY-LAW 2011-124)	30 m(but in no case greater than nine storeys, or as shown on the zoning map (By-law 2011-124)	11m(3 storeys)
185 (Table)	MIN. FRONT YARD SETBACK (m)	3.0m	3.0m
185 (Table)	MIN. INTERIOR SIDE YARD SETBACK: (m)		
185 (Table)	ABUTTING A RESIDENTIAL ZONE	7.5m	7.5m
	ALL OTHER CASES	No minimum	7.5m
185 (Table)	MAX. FLOOR SPACE INDEX		
	IN ALL OTHER CASES	2	TBD
185 (Table)	MIN. CORNER SIDE YARD SETBACK (m)	3.0m	TBD
185 (Table)	MIN. REAR YARD SETBACK (m)	7.5m	7.5m
101 (Table)	RESIDENT PARKING -1.0 spaces/unit	98	196
102 (Table)	MIN. WIDTH OF PRIVATE WAY (m)	6.0m	6.4m
111A (Table)	MIN. SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY	1.8m	2.12m
131 (Table)(2)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	1.2m	3m
65	PERMITTED PROJECTIONS INTO REQUIRED YARDS:		
65 (5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>0.6m to lot line	TBD
65 (6)	COVERED OR UNCOVERED BALCONY, PORCH, DECK	>1m to lot line	1.9m
131 (Table)	(a) LANDSCAPING AND PARKING	(b)	
	IN THE CASE OF A PLANNED UNIT DEVELOPMENT CONSISTING OF DETACHED, LINKED-DETACHED, SEMI-DETACHED, THREE-UNIT OR TOWNHOUSE DWELLINGS, OR ANY COMBINATION THEREOF, ALL LANDS LOCATED BETWEEN THE DWELLING UNIT OR OVERSIZE DWELLING UNIT, THE EXTENSION OF THE MAIN WALL OF THE DWELLING UNIT OR OVERSIZE DWELLING UNIT, AND THE PRIVATE WAY ARE TO BE LANDSCAPED WITH SOFT LANDSCAPING, OTHER THAN THE AREA USED FOR A DRIVEWAY LEADING TO THE DWELLING UNIT'S ASSOCIATED PARKING SPACE, GARAGE OR CARPORT. (Bylaw 2018-206)	IN NO CASE MAY ANY DWELLING UNIT OR OVERSIZE DWELLING UNIT LOCATED WITHIN A PLANNED UNIT DEVELOPMENT THAT HAS ITS OWN DRIVEWAY LEADING TO ITS ASSOCIATED PARKING SPACE, GARAGE OR CARPORT HAVE A DRIVEWAY THAT IS WIDER THAN THE ASSOCIATED PARKING SPACE, GARAGE, OR CARPORT. FURTHERMORE, THE REMAINING AREA BETWEEN THE DWELLING UNIT OR OVERSIZE DWELLING UNIT AND THE PRIVATE WAY MUST BE LANDSCAPED WITH SOFT LANDSCAPING, AND A WALKWAY EXTENDING FROM THE PRIVATE WAY BACK TO THE PRINCIPAL	

SITE "A" AREA		9,903.93m ² (0.99 ha)	
SITE "B" AREA		10,072.88m ² (1.01ha)	
TOTAL AREA:		19,975m ² (2.00ha)	
PUBLIC PARK AREA		1,600m ² (0.16ha)	
NET CONDO AREA		18,416.94m ² (1.84ha)	
PAVED AREA		5,231.03m ² (28%)	
LANDSCAPED AREA		6,010.72m ² (33%)	
TOTAL BUILDING COVERAGE		7,116.39m ² (39%)	
TOTAL GROSS FLOOR AREA		TBD	
DENSITY (UPH)		53 UPH	
ZONE CATEGORY		AM - ARTERIAL MAINSTREET ZONE	
<u>DWELLING BLOCK</u>	<u>DWELLING TYPE</u>	<u>GROUND FLOOR AREA (m2)</u>	<u>UNITS</u>
SITE A			
BLOCK 1	12 UNIT BACK-TO-BACK		12
BLOCK 2	12 UNIT BACK-TO-BACK		12
BLOCK 3	12 UNIT BACK-TO-BACK		12
BLOCK 4	12 UNIT BACK-TO-BACK		12
BLOCK 5	10 UNIT BACK-TO-BACK		10
SITE B			
BLOCK 6	12 UNIT BACK-TO-BACK		12
BLOCK 7	8 UNIT BACK-TO-BACK		8
BLOCK 8	6 UNIT BACK-TO-BACK		6
BLOCK 9	8 UNIT BACK-TO-BACK		8
BLOCK 10	6 UNIT BACK-TO-BACK		6
TOTAL:			98



SCALE 1:400

LEGEND

- BACK TO BACK TOWNHOUSE DWELLING
- DRIVEWAY
- PATHWAY
- CROSSWALK
- CURB (0.2m)
- DEPRESSED CURB
- PORCH
- SNOW STORAGE AREA
- LANDSCAPED AREA
- PROPOSED LOT BOUNDARY
- BLOCK BOUNDARY
- VISITOR PARKING
- SWITCHBOARD
- MINI SUB
- SWITCHGEAR
- TWSI (TACTILE WALKING SURFACE INDICATORS)
- HYDRANT
- UTILITY BOX

DATE	REVISION	BY
04/02/25	Second Submission	WS
20/01/25	Revision to radii	WS
01/11/24	First Submission	WS
12/09/24	Revision 1	JH
12/08/24	Draft for review	WS

- GENERAL NOTES
- DO NOT SCALE DRAWINGS FOR PRINT.
 - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING AND GLENVIEW HOMES. COPYRIGHT RESERVED.
 - WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
 - REFERENCES CITY OF OTTAWA T.W.S.I. DETAIL SC7.3

PROJECT TEAM

SITE PLAN DESIGN: KORSIAK Urban Planning

LANDSCAPE ARCHITECTURE: NAK design strategies

MECHANICAL/ELECTRICAL: L R J

PLANNING: NOVATECH

TRANSPORTATION: NOVATECH

ARCHITECTURE: Glenview Homes

GEOTECHNICAL & STRUCTURAL: paterson group

CIVIL ENGINEER: NOVATECH

Glenview homes

GLENVIEW THE COMMONS SITE PLAN

PART OF LOT 4 CONCESSION 3 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER REGISTERED PLAN # CITY OF OTTAWA

TITLE: SITE PLAN

DATE: February 4, 2025 DRAWN BY: JH CHECKED BY: CR

FILE NO.: D07-12-24-041

JOB NO.:

DRAWING NO. #19221