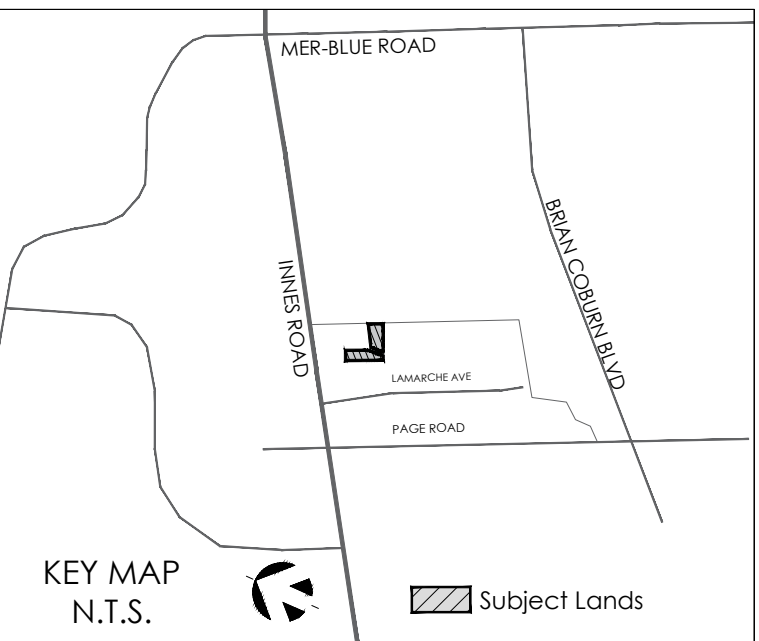
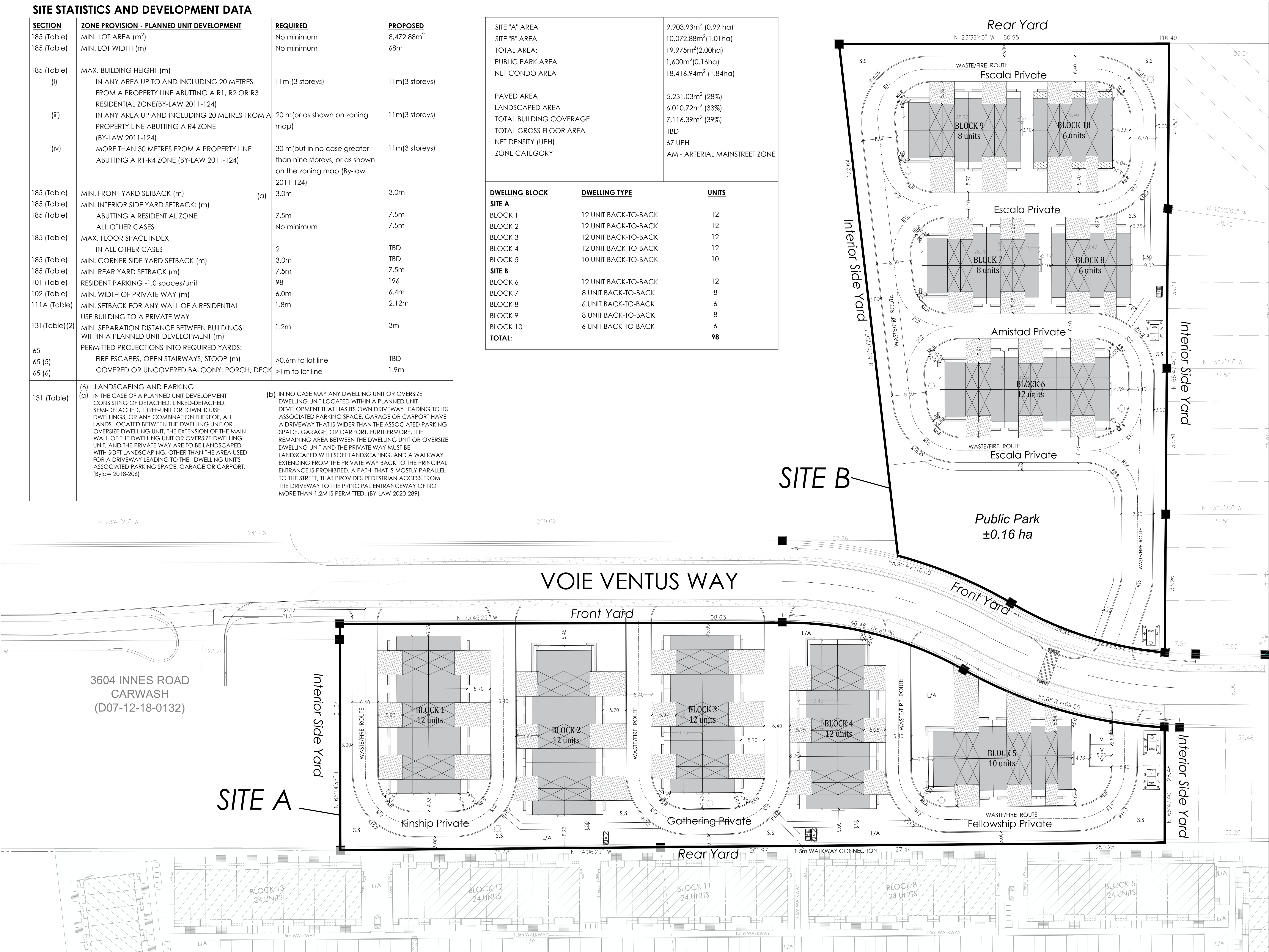


SITE STATISTICS AND DEVELOPMENT DATA

| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (a) 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)    | (6) LANDSCAPING AND PARKING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (b)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |
| (a)            | 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 ENTRANCE IS PROHIBITED. A PATH, THAT IS MOSTLY PARALLEL TO THE STREET, THAT PROVIDES PEDESTRIAN ACCESS FROM THE DRIVEWAY TO THE PRINCIPAL ENTRANCEWAY OF NO MORE THAN 1.2M IS PERMITTED. (BY-LAW-2020-289) |                |

|                         |                                  |
|-------------------------|----------------------------------|
| SITE "A" AREA           | 9,903.93m <sup>2</sup> (0.99 ha) |
| SITE "B" AREA           | 10,072.88m <sup>2</sup> (1.01ha) |
| TOTAL AREA:             | 19,975m <sup>2</sup> (2.00ha)    |
| PUBLIC PARK AREA        | 1,600m <sup>2</sup> (0.16ha)     |
| NET CONDO AREA          | 18,416.94m <sup>2</sup> (1.84ha) |
| PAVED AREA              | 5,231.03m <sup>2</sup> (28%)     |
| LANDSCAPED AREA         | 6,010.72m <sup>2</sup> (33%)     |
| TOTAL BUILDING COVERAGE | 7,116.39m <sup>2</sup> (39%)     |
| TOTAL GROSS FLOOR AREA  | TBD                              |
| NET DENSITY (UPH)       | 67 UPH                           |
| ZONE CATEGORY           | AM - ARTERIAL MAINSTREET ZONE    |

| DWELLING BLOCK | DWELLING TYPE        | UNITS |
|----------------|----------------------|-------|
| 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    |



| 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 |
|----------|-------------------|----|
| 08/08/25 | Resubmission      | AS |
| 06/06/25 | Revision          | WS |
| 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

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- WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
- REFERENCES CITY OF OTTAWA T.W.S.I. DETAIL SC7.3

| PROJECT TEAM                                | LANDSCAPE ARCHITECTURE                       | MECHANICAL/ELECTRICAL |
|---------------------------------------------|----------------------------------------------|-----------------------|
| SITE PLAN DESIGN:<br>KORSIAK Urban Planning | NAK design strategies                        | LR J                  |
| PLANNING:<br>NOVATECH                       | TRANSPORTATION:<br>NOVATECH                  |                       |
| ARCHITECTURE:<br>Glenview homes             | GEOTECHNICAL & STRUCTURAL:<br>paterson group |                       |
| CIVIL ENGINEER:<br>NOVATECH                 |                                              |                       |

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: August 8, 2025  
FILE NO.: D07-12-24-0141  
JOB NO.:

DRAWN BY: AS  
CHECKED BY: CR  
DRAWING NO. #19221