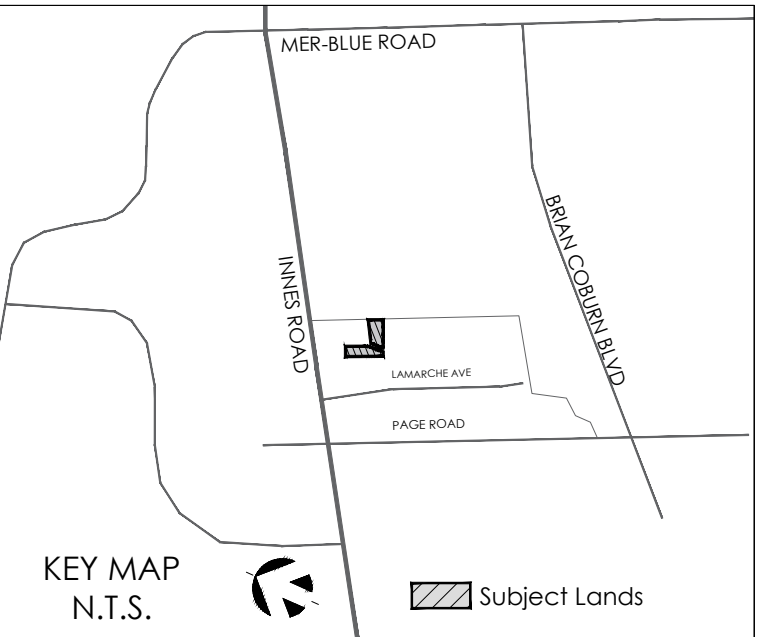
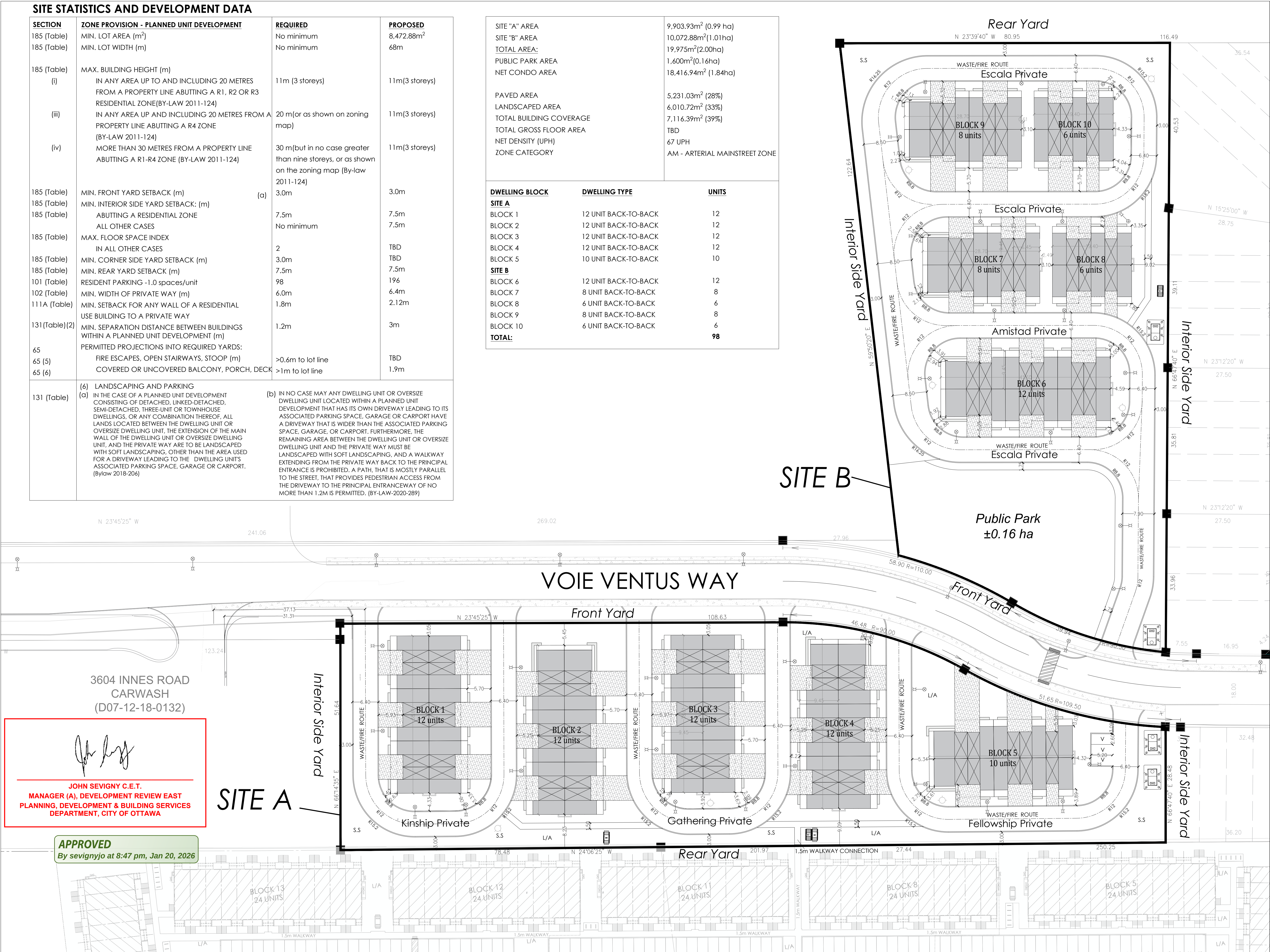


SITE STATISTICS AND DEVELOPMENT DATA

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
185 (Table)	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) 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)	
	(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)		

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
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



SCALE 1:400	0 4 8 12 16 20 24
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	
STREET LIGHT	

10/09/25	Revision to snow storage and building footprints	AS
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
DATE	REVISION	BY

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

PROJECT TEAM	LANDSCAPE ARCHITECTURE	MECHANICAL/ELECTRICAL
SITE PLAN DESIGN:	NAK	LRJ
PLANNING:	NOVATECH	
ARCHITECTURE:	Glenview Homes	
CIVIL ENGINEER:	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: September 19, 2025
FILE NO.: D07-12-24-0141
JOB NO.:

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