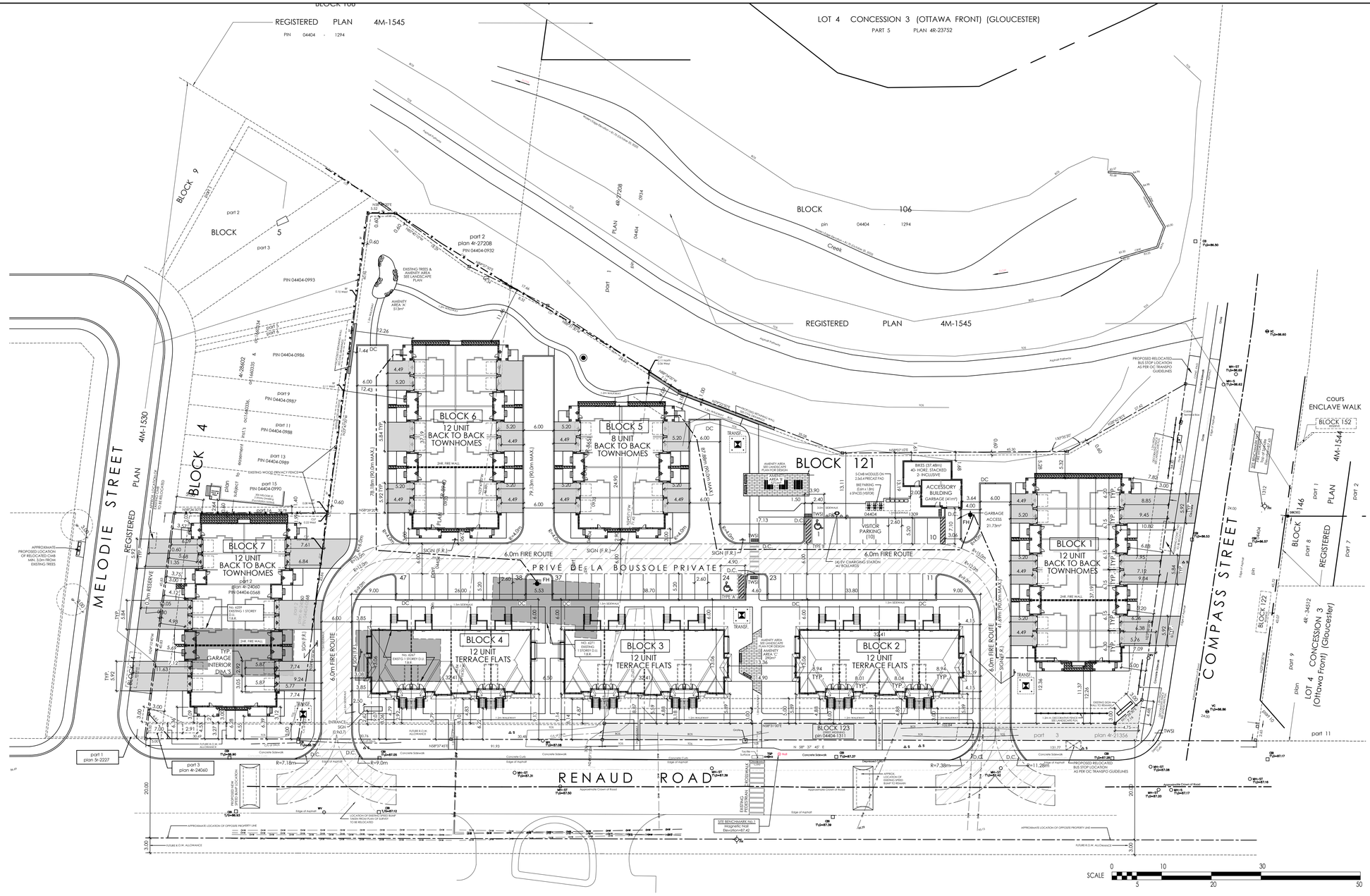
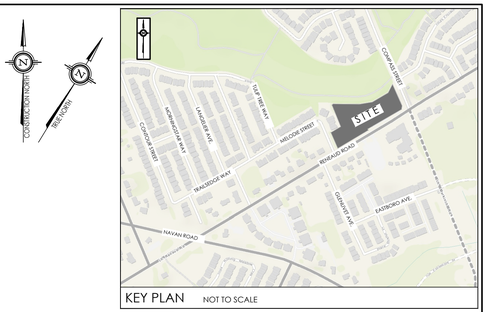



## SITE PLAN
SCALE= 1:400




KEY PLAN NOT TO SCALE

### SITE INFORMATION :

| | | |
|---|---|---|
| PROPOSED ZONING : | N3B | |
| SITE AREA : | 13,295.58 m² | [ SITE AREA DOES NOT INCLUDE BLOCK 123 RENAUD ROAD STREET WIDENING SITE AREA INCLUDES RENAUD ROAD FUTURE R.O.W. ALLOWANCE ] |
| TOTAL BUILDING AREA : | 3,717.37 m² | |
| AREA OF PRIVATE R.O.W. & PARKING: | 2,578.24 m² (AREA OF ASPHALT) | |
| LANDSCAPED AREA : | 6,999.97 m² = 6,999.97/13,295.58= 52.64% SITE AREA | |
| SITE SOFT LANDSCAPED AREA : | 4,383.81 m² (32.97%) (SEE SKA2b) | |

| PROPOSED ZONING: | REQUIRED | PROVIDED: |
|---|---|---|
| LOT WIDTH (MIN.): | N/A | 45.83 m (Melodie Street) |
| LOT AREA (MIN.): | N/A | 13,295.58 m² (1.329 ha) |
| BUILDING HEIGHT (MAX.) : | 11.0 m & 3 STOREYS | FLATS= 9.39m BLOCKS 2, 3 & 4<br>BACK/BACK T.H.'S= 10.69m BLOCKS 1, 5, 6 & 7 |
| FRONT YARD (MIN.) : (Compass & Melodie Street) | 3.0 m FROM BUILDING<br>5.7 m FROM GARAGE TO SIDEWALK | 4.12 m BLOCK 7<br>10.05 m BLOCK 7 |
| CORNER SIDE YARD (MIN.) : (Renaud Road) | 3.0 m FROM BUILDING | 5.59 m BLOCKS 2&3 |
| REAR YARD (MIN.) : (Through Lot) | 3.0 m<br>5.7 m FROM GARAGE TO SIDEWALK | 5.00 m BLOCK 1<br>7.09 m BLOCK 1 |
| INTERIOR SIDE YARD (MIN.) : | 0.6 m | 1.61 m ACCESSORY BUILDING |
| MIN. SETBACK FROM GARAGE TO PRIVATE STREET (PUD) : | 5.2 m | 5.20 m BLOCKS 1, 5 & 6 |
| MIN. BUILDING SEPARATION : | 1.2 m | 6.5 m |
| WIDTH OF PRIVATE WAY (MIN.) | 6.0 m | 6.0 m |
| SETBACK FROM BUILDING TO PRIVATE WAY | 1.8 m | 2.90 m BLOCKS 5 & 6 |
| ACCESSORY BUILDING; | | |
| - BUILDING HEIGHT (MAX.): | 4.5 m | 4.5 m |
| - BUILDING AREA (MAX.): | 200 m² | 91.87 m² |
| - INTERIOR SIDE YARD (MIN.): | 0.6 m | 1.61 m |
| AMENITY AREA: | | |
| - TOTAL AMENITY AREA | 6m²/d.u. = 480m² | 480 m² |
| - COMMULNAL AMENITY AREA | 50% TOTAL = 240m² | 1,374 m² AMENITY ARES A, B & C |
| - PRIVATE AMENITY AREA (BALCONIES) | | 5.5 m²/ UNIT = 440 m² 1- BALCONY or TERRACE/ UNIT MIN. 5.5m² (60ff²) |

### UNIT TYPES & AREAS

| BLOCK No. : | | BUILDING AREA: | GROSS FLOOR AREA: | No. UNITS: |
|---|---|---|---|---|
| BLOCK 1 = | BACK to BACK TOWNHOMES | 648.0 m² | 1,675.7 m² | 12 UNITS |
| BLOCK 2 = | TERRACE FLATS | 416.0 m² | 1,248.0 m² | 12 UNITS |
| BLOCK 3 = | TERRACE FLATS | 416.0 m² | 1,248.0 m² | 12 UNITS |
| BLOCK 4 = | TERRACE FLATS | 416.0 m² | 1,248.0 m² | 12 UNITS |
| BLOCK 5 = | BACK to BACK TOWNHOMES | 433.5 m² | 1,115.6 m² | 8 UNITS |
| BLOCK 6 = | BACK to BACK TOWNHOMES | 648.0 m² | 1,675.7 m² | 12 UNITS |
| BLOCK 7 = | BACK to BACK TOWNHOMES | 648.0 m² | 1,675.7 m² | 12 UNITS |
| ACCESSORYBLDG. FOR FLATS | | 91.87 m² | | |
| TOTAL = | | 3,717.37 m² | 9,886.7 m | 80 UNITS |

BACK/BACK TOWNHOME PARKING :

| | | |
|---|---|---|
| PARKING REQUIRED : | 1.0 Spaces / d.u. = | 44 Spaces |
| PARKING PROVIDED : | 2.0 Spaces / d.u. = (1-GARAGE & 1-DRIVEWAY) | 88 Spaces |
| VISITOR PARKING REQUIREMENTS : | Section 603(6) | |
| NO VISITOR PARKING REQUIRED | | |
| Townhomes with driveways accessing a garage | | |

TERRACE FLATS PARKING :

| | | |
|---|---|---|
| PARKING PROVIDED (TENANT): | 37 Spaces / 36 d.u. = | 1.03 Spaces/d.u. |
| VISITOR PARKING REQUIREMENTS : | Section 603(6) - AREA D SCHED. A3 | |
| 0.1 SPACES/ d.u. - NO VISITOR PARKING REQUIRED FOR FIRST 12 UNITS | | |
| VISITOR PARKING REQUIRED : | 36-12= 24 x 0.1= | 2.4 Spaces |
| VISITOR PARKING PROVIDED : | | 10 Spaces |

BICYCLE PARKING:

BACK/BACK TOWNHOMES :
NO BICYCLE PARKING REQUIRED - TOWNHOMES WITH ATTACHED GARAGE

TERRACE FLATS : REQUIRED= 1/d.u. = 36 SPACES
LONG TERM SPACES: 40 SPACES (INDOORS - ACCESSORY BUILDING)
SHORT TERM SPACES: 6 SPACES (OUTDOORS )

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH :
- SITE SERVICING PLAN PREPARED BY STANTEC - 400 - 1331 CLYDE AVENUE OTTAWA ON. K2C 3G4
- LANDSCAPING PLAN PREPARED BY NAK DESIGN STRATEGIES - 1285 WELLINGTON ST. OTTAWA, ON. K1Y 3A8
- BOUNDARIES DERIVED FROM: TOPOGRAPHIC PLAN OF SURVEY OF BLOCK 121
REGISTERED PLAN 4M-1545 PART OF LOT 4 CONCESSION 3 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA
SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED APRIL 16, 2024

LEGEND:
- D.C. - DEPRESSED CURB
- - WALL MOUNT LIGHT FIXTURE
- - TACTILE WALKING SURFACE INDICATORS (TWSI)
- SIGN (F.R.) - FIRE ROUTE SIGN (NO PARKING)
- T.B.R. - EXISTING STRUCTURE TO BE REMOVED
- FH - EXISTING FIRE HYDRANT
- FH - PROPOSED FIRE HYDRANT LOCATION
- TRANSF - PROPOSED TRANSFORMER LOCATION

NOTE:
REFER TO LANDSCAPE PLANS PREPARED BY NAK DESIGN STRATEGIES FOR;
- EXISTING & PROPOSED TREE LOCATIONS & PLANTING DETAILS
- PROPOSED TREE CANOPY COVER PERCENTAGE
- DETAILED DESIGN OF AMENITY AREAS
- PROPOSED FENCING DETAILS

M. David Blakely
Architect Inc.
2200 Prince of Wales Dr. - Suite 101
Ottawa, Ontario K2E 6J9
Phone (613) 226-8811 Fax (613) 226-7942

GENERAL NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.
6. THIS REPRODUCTION SHALL NOT BE ALTERED

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — M. DAVID BLAKELY — LICENCE 3658

| No. | DATE | DESCRIPTION | INIT. |
|---|---|---|---|
| 10. | 30/09/26 | REVISED PER CIVIL COMMENTS FOR COORD. | JB |
| 9. | 28/09/26 | REV. ACCESSORY BUILDING/ ZONING TABLE | JB |
| 8. | 15/09/26 | REV. UNIT TYPES BLKS. 2,3 & 4/ FOR COORD. | JB |
| 7. | 31/08/26 | REVISED BLOCK CONFIG'N BLKS 2,3 & 4 | JB |
| 6. | 26/08/26 | PER COMMENTS/ TRANSFORMER LOCATIONS | JB |
| 5. | 12/06/25 | FOR SITE PLAN CONTROL APPLICATION | JB |
| 4. | 07/05/25 | L1 COORD. & BLOCK 7 HYDRO CLOSET | JB |
| 3. | 13/01/25 | REVISED SITE/ FOR REVIEW | JB |
| 2. | 02/02/23 | ADDED WEST PARCEL TO PLAN | SM |
| 1. | 25/04/22 | FOR REVIEW | SM |

REVISIONS

| No. | DATE | DESCRIPTION | INIT. |
|---|---|---|---|
| 20. | | | |
| 19. | | | |
| 18. | | | |
| 17. | | | |
| 16. | | | |
| 15. | | | |
| 14. | | | |
| 13. | | | |
| 12. | 28/10/26 | FOR SITE PLAN SUBMISSION | JB |
| 11. | 05/10/26 | BUILDING HEIGHTS/ FOR SITE PLAN SUBMISSION | JB |

REVISIONS

PROJECT: 6259, 6267, 6271,6273 RENAUD RD.
(BLOCK 121)
PLANNED UNIT DEVELOPMENT
OTTAWA, ONT.

CLIENT: RICHCRAFT
2280 ST.LAURENT BLVD. - SUITE 201
OTTAWA, ONTARIO, K1G 4K1

DRAWING TITLE: SITE PLAN
RENAUD ROAD

DATE: APR., 2022. | SCALE: 1:400 | SHEET No.: SP-1
DRAWN BY: SBM | CHECKED: MDB

D07-12-25-0092

#19468