

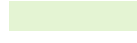


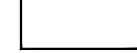
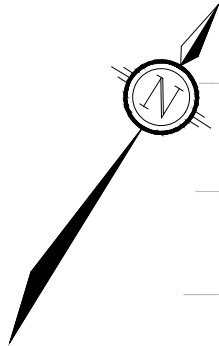
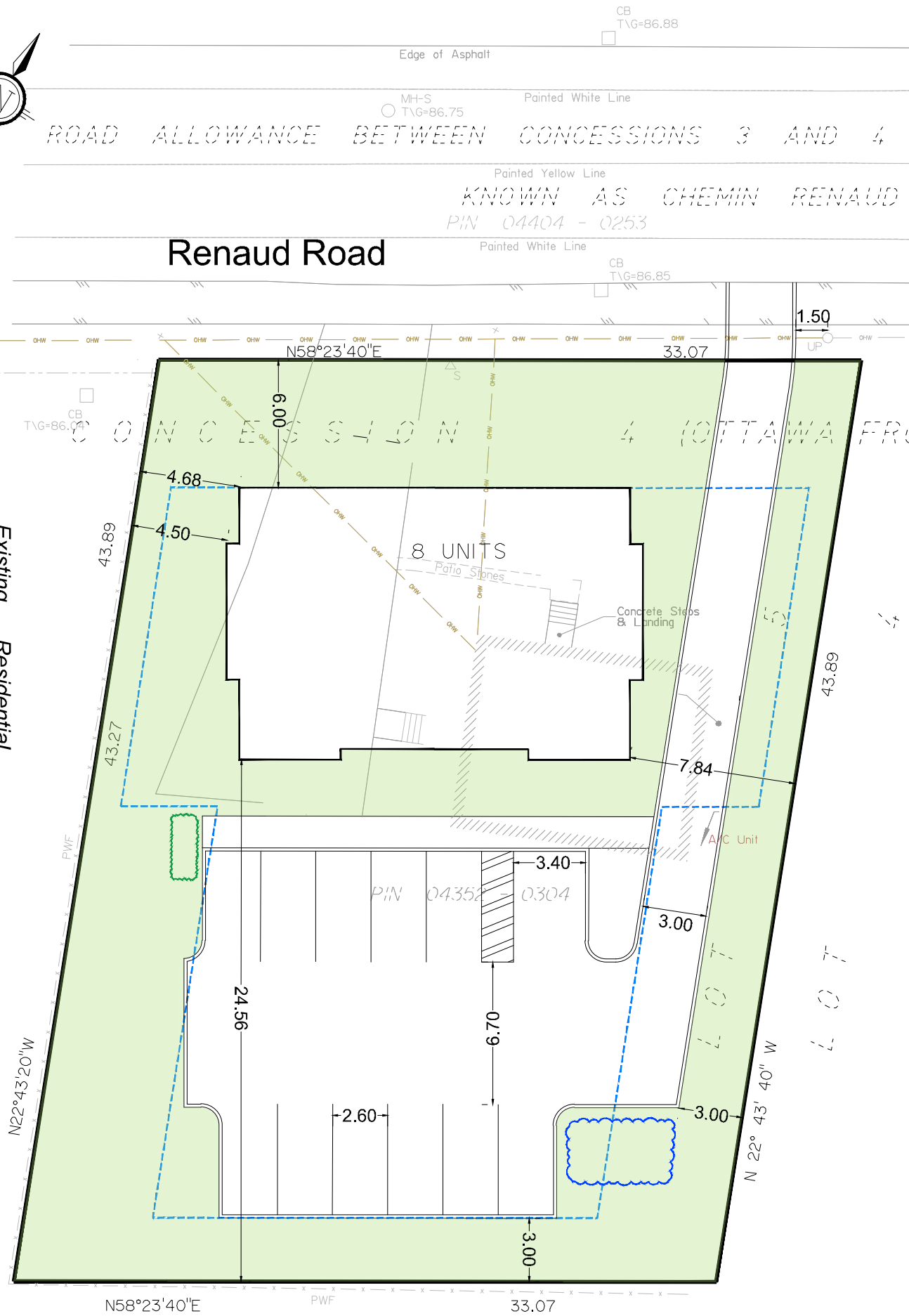


**LEGEND**

-  Subject Property  
(Rezone from DR to R4ZZ)
-  Proposed R4ZZ Setbacks
-  Landscaping and Tree Retention  
to be determined at detailed design.
-  Waste Management to be determined  
at detailed design.
-  Bicycle parking to be determined  
at detailed design.
-  Building Footprint and layout to be  
determined at detailed design.



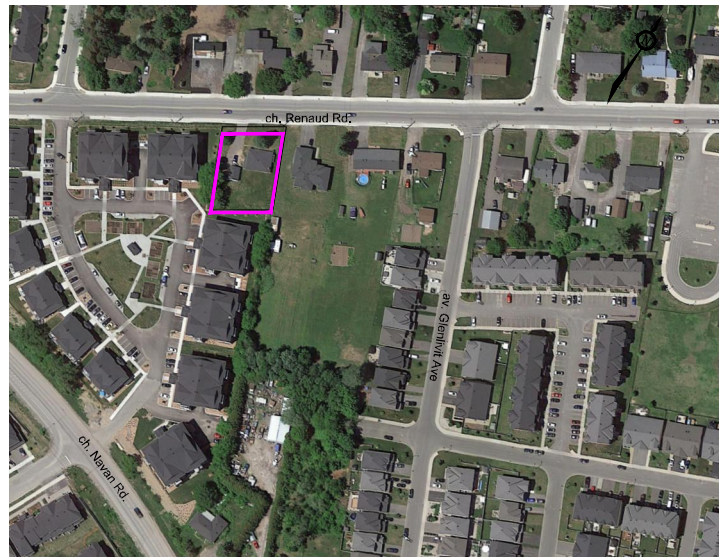
CB  
TVG=86.64



PART 2 PLAN 4R-28739  
PIN 04352 - 2295  
BY [Signature]

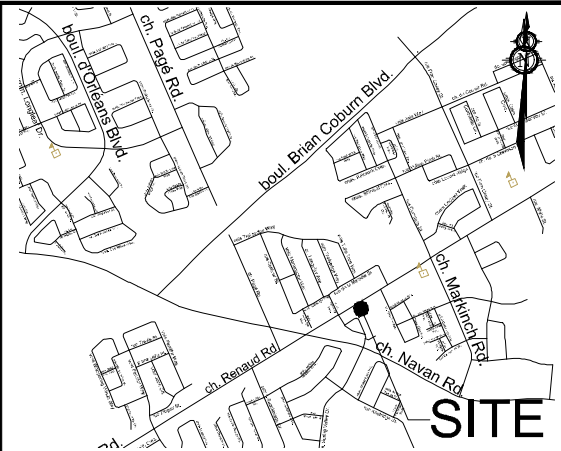
City of Ottawa Zoning By-law - Proposed R4ZZ Zone 6208 Renaud Road									
Subzone		Minimum Lot Width	Minimum Lot Area	Maximum Building Height	Minimum Front Yard Setback	Minimum Corner Side Yard Setbacks	Minimum Rear Yard Setback	Minimum Interior Yard Setback	End Notes
R4ZZ	Apartment dwelling low rise, Stacked	18 m	450 m <sup>2</sup>	11 m	6 m	4.5 m	Varies 6, 8	Varies 8	5, 6, 8
	Provided	33.07 m	1,450 m <sup>2</sup>	TBD	6 m	N/A	3 m+	4.5 m+	
5	The minimum setback between the vehicle entrance to a private garage or carport and an existing or planned sidewalk is 6.2m. No portion of a private garage or carport shall be located more than 2.5m closer to a street lot line than the closer of: (i) a building front wall or side wall, or (ii) a covered porch veranda that is at least 2.5m wide.								
6	Interior Yard Setback: For any part of a building located within 21m of a front lot line the minimum required interior yard setback shall be as follows: Where the building wall is equal to or less than 11m in height 1.5 m Where the building wall is greater than 11m in height 3m In all other circumstances the minimum required interior yard is 6m Rear Yard Setback: Where located within Area A of Schedule 342, See Part V - Section 144 for the minimum required rear yard setback. Where located outside of Area of Schedule 342, the minimum required rear yard setback is 6m. Notwithstanding the foregoing, where the rear lot line abuts the interior side lot line of an abutting lot, the minimum required rear yard setback is equal to the minimum required interior side yard setback of the abutting lot along each point of the shared lot line.								
8	Access to a lot by means of rear lane is permitted, provided the rear lane is a minimum of 8.5m wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0m, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.								

Existing Residential



CONTEXT PLAN  
N.T.S.

Edge of Concrete



KEY PLAN  
N.T.S.

# CONCEPT PLAN

## ZONING BY-LAW AMENDMENT

### 6208 RENAUD ROAD

PART OF LOT 5,  
CONCESSION 4 (OTTAWA FRONT)  
Geographic Township of Gloucester  
CITY OF OTTAWA

TTM (262615) Holding Inc  
Marissa and Mathieu Brisebois

1 : 250

No.	REVISION	DATE	BY
3.	GENERAL REVISION	FEB 15/2024	JJ
2.	GENERAL REVISION	JAN 02/24	JJ
1.	PREPARED FOR DISCUSSION	NOV 16/23	JJ

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone: (613) 254-9643  
Facsimile: (613) 254-5857  
Website: www.novatech-eng.com

ISSUED  
FEBRUARY, 2024  
PROJECT No.  
122075  
DRAWING No.  
122075-CP3