

**SITE INFORMATION :**

PROPOSED ZONING : R3Z - PERMITTED USES : - PLANNED UNIT DEVELOPMENT  
- TOWNHOUSE DWELLING

SITE AREA : 13,295.58 m<sup>2</sup> [ SITE AREA DOES NOT INCLUDE BLOCK 123 RENAUD ROAD STREET WIDENING ]  
 TOTAL BUILDING AREA : 2,808.00 m<sup>2</sup>  
 AREA OF PRIVATE R.O.W. : AREA : 2,077.99 m<sup>2</sup>  
 LANDSCAPED AREA : 8,409.59 m<sup>2</sup> = 8,409.59/13,295.58= 63% SITE AREA

PROPOSED ZONING:	R3Z	PROVIDED:
LOT AREA (MIN.):	1,400.0 m <sup>2</sup>	13,295.58 m <sup>2</sup> (1.329 ha)
LOT WIDTH (MIN.):	18.0m	45.83 m (Melodie Street)
FRONT YARD (MIN.):	3.0 m FROM BUILDING	5.1 m BLOCK 7
(Melodie Street)	6.0 m FROM GARAGE TO SIDEWALK	10.76 m BLOCKS 2&3
CORNER SIDE YARD (MIN.):	3.0 m FROM BUILDING	5.06 m BLOCK 4
(Renaud Road)	6.0 m FROM GARAGE TO SIDEWALK	11.65 m
INTERIOR SIDE YARD (MIN.):	1.2 m	1.99 m BLOCK 7
Within 21m of Front Lot Line	6.0 m	4.09 m BLOCK 5
All Other Cases	3.0 m SECTION 135(11)	5.00 m BLOCK 1
REAR YARD (MIN.):	6.0 m FROM GARAGE TO SIDEWALK	7.07 m BLOCK 1
(Compass Street)	11.0 m	10.82 m
BUILDING HEIGHT (MAX.):	6.0 m	6.0 m
PUD PROVISIONS (TABLE 131):	6.0 m	6.0 m
WIDTH OF PRIVATE WAY	1.8 m	2.90 m BLOCKS 5 & 6
SETBACK FROM BUILDING TO PRIVATE WAY	5.2 m	5.2 m
SETBACK FROM GARAGE TO PRIVATE WAY	1.2 m	4.00 m
BETWEEN BUILDINGS	11.0 m	10.82 m
BUILDING HEIGHT (MAX.):	0.60 m	4.55 m BLOCK 7
PORCH STAIR TO LOT LINE (SECTION 65)		

BACK/BACK TOWNHOME PARKING:

PARKING REQUIRED: 1.0 Spaces / d.u. = 76 Spaces

PARKING PROVIDED: 2.0 Spaces / d.u. = 152 Spaces  
(1-CARSPACE & 1-DRIVEWAY)

VISITOR PARKING REQUIREMENTS:

NO VISITOR PARKING REQUIRED

Townhomes with driveways accessing a garage

VISITOR PARKING PROVIDED: 10 Spaces

TOTAL PARKING PROVIDED ON SITE = 162 Spaces

STREET BACK TO BACK TOWNHOMES

BLOCK No.:	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK 1 = BACK TO BACK TOWNHOMES	648.0 m <sup>2</sup>	1,675.7 m <sup>2</sup>	12 UNITS
BLOCK 2 = BACK TO BACK TOWNHOMES	648.0 m <sup>2</sup>	1,675.7 m <sup>2</sup>	12 UNITS
BLOCK 3 = BACK TO BACK TOWNHOMES	648.5 m <sup>2</sup>	1,674.2 m <sup>2</sup>	12 UNITS
BLOCK 4 = BACK TO BACK TOWNHOMES	433.5 m <sup>2</sup>	1,115.6 m <sup>2</sup>	8 UNITS
BLOCK 5 = BACK TO BACK TOWNHOMES	433.5 m <sup>2</sup>	1,115.6 m <sup>2</sup>	8 UNITS
BLOCK 6 = BACK TO BACK TOWNHOMES	648.0 m <sup>2</sup>	1,675.7 m <sup>2</sup>	12 UNITS
BLOCK 7 = BACK TO BACK TOWNHOMES	648.0 m <sup>2</sup>	1,675.7 m <sup>2</sup>	12 UNITS
TOTAL =	4,105.5 m <sup>2</sup>	10,608.2 m <sup>2</sup>	76 UNITS

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, VOLLEBEK LTD. DATED APRIL 16, 2024

LEGEND:

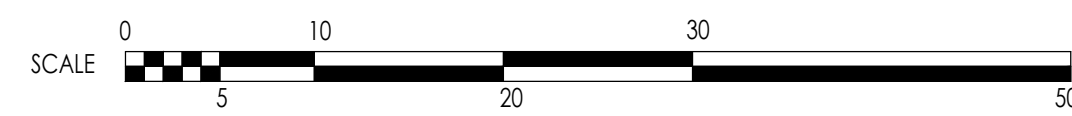
- D.C. - DEPRESSED CURB
- WALL MOUNT LIGHT FIXTURE
- TACTILE WALKING SURFACE INDICATORS (TWSI)
- SIGN (F.R.) - FIRE ROUTE SIGN (NO PARKING)
- T.B.R. - EXISTING STRUCTURE TO BE REMOVED
- FH - EXISTING FIRE HYDRANT
- FH - PROPOSED FIRE HYDRANT LOCATION

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

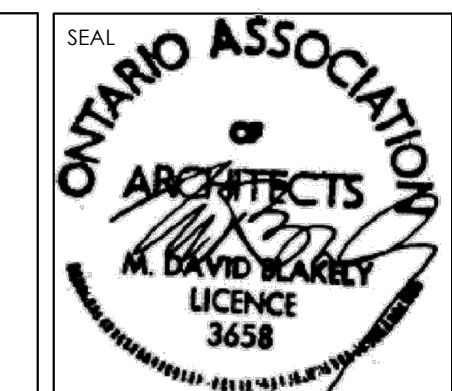
**SITE PLAN**  
SCALE= 1:400



NOTE:  
CLEARED SNOW TO BE REMOVED FROM SITE

- 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 MEANINGS 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.

**M. David Blakely Architect Inc.**  
 2200 Prince of Wales Dr. - Suite 101  
 Ottawa, Ontario K2E 6Z9  
 Phone (613) 226-8811 Fax (613) 226-7742



No.	DATE	DESCRIPTION	INIT.
10.			
9.			
8.			
7.			
6.			
5.	12/04/25	FOR SITE PLAN CONTROL APPLICATION	JB
4.	07/05/25	LI 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

PROJECT: **BLOCK 121, RENAUD ROAD 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**