ZONING/SITE TABLE

Deficient areas requiring amendment are indicated in red

Zoning Provision	Required (N3A)	Provided
Maximum number of units	32 units, or 2.5/100 m2 of lot area (Table 801A.i)	28 units
Large Dwelling Unit Requirement	For every 6 units, 1 unit (16.67% of units) must have 3+ bedrooms. 5 units required out of 28 units total (Section 708.2)	14%, or four large dwelling units
Minimum lot width	6 m (Table 801B.i)	30.5 m
Minimum front yard setback	3 m (Table 801B.iii)	3.59 m, or 1.39 m post Renaud expansion
Minimum interior side yard setback	1.8 m total, but not less than 0.6 m on each side (Table 801B.iv, 801.7)	1.26 m on eastern interior lot line, 1.5 m on western interior lot line.
Minimum rear yard setback	6 m (Table 801B.vii)	1.56 m
Maximum building height	11 m or three storeys (Table 801A.ii)	10.5 m
Minimum setback from private way	1.8 m (703.3.a)	Building A: 0.5 m; Building B: 1.6 m; Building C: 1.9 m
Minimum separation between buildings	1.2 m (703.3)	Minimum 2.4 m
Minimum width of private way	6 m (703.4.b)	3 m
Amenity Area	168 m2 (6m2 per dwelling unit). 50% must be communal amenity area of min. 54 m2 (208.1,6)	Total Amenity: 148.8 m2 Communal Amenity: 76.6 m2 (51% of total amenity) across several groupings, the largest of which is 43.1 m2.
Minimum required landscaping	20% of front yard (802.10) Minimum 25% of lot (703.5.a)	69% of front yard 26 % across the lot
Permitted Projections (Fire escapes, steps, and ramps)	First floor or below: 0.6 m setback in the front or exterior side yard, otherwise, no minimum setback (204.12.a) Switchback stairs (second floor or above): minimum setback 1m from lot line and a maximum projection of 2.2 m (204.12.b) Otherwise: Minimum setback 1 m from lot line, maximum projection of 1.5 m (204.12.c)	First floor or below: 0.28 m side yard setback. Maximum projection of 3.35 m. Second floor or above: 1.28 m interior side yard setback, maximum projection of 2.4 m.
Permitted Projections (Balconies)	When a platform projects 3 m into a yard, it must be located off the ground (204.9.b) When surface is less than 0.6 m above the ground, minimum front yard setback is 1m from lot line or 50% of yard. In the interior side yard and rear yard, no limit (204.9.d) Otherwise: minimum setback 1 m from lot line, 2m maximum projection (204.9.e).	Surface less than 0.6 m above the ground: 0.21 m setback from front lot line post-Renaud widening. Maximum 2 m projection. Surface more than 0.6 m above the ground: 0.23 m setback from front lot line post-Renaud widening. Maximum 2 m projection.
Waste Management Area and Functional Path of Travel	10 m2 storage area, set back 3 m from lot line not abutting a public street (217.6.a) When serving 6+ dwelling units, a functional path of travel of 1.5 m in width must provide unobstructed access to public street (802.7)	12.4 m2 with 1.5 m functional path of travel. Minimum setback from the rear lot line of 2.47 m. Minimum setback from interior side lot line of 1 m and 2.47 m from rear lot line.
Renaud Road Right-of-Way protection	12m from the center of the travel road (Feedback Form)	1.88 m setback from front lot line.
Required vehicle parking	No resident parking required. 2 visitor spaces required, or 0.1 per unit upwards of 12 units in Area D. (603.1,3.b) One of the spaces must be an accessible space (S. 112.a, 113.f,g, Traffic and Parking By-law 2017-301). Up to 50% of spaces may be compact spaces, as long they are not visitor parking spaces (605.4).	15 spaces total, including one Type A accessible space and seven compact spaces. 8 parking spaces are visitor parking.
Required bicycle parking	12 long-term spaces (1 per unit for building with 5-12 units, none required for building with four units or less) (Table 613, 2026-50). A hardscaped 1.5 m functional path of travel is required (802.7, 613.13.b)	12 spaces provided. 1.5 m functional path of travel provided
Parking space dimensions	Standard: 2.6 to 3.1 m width x 5.2 m length (605.1, 2026-50) Compact car: 2.4 m x 4.6 m (106.3, 2026-50)	Standard: 2.6 m x 5.2 m Compact: 2.4 m x 4.6 m
Accessible parking dimensions	Minimum width of 3.4 m and length of 5.2 m. Access aisle of 1.5 m should be provided (Traffic and Parking By-law 2017-301, S. 112.1.a).	3.4 m x 5.2 m with 1.9 m access aisle
Parking lot landscaping	A minimum of 15% of the area of the parking lot, must be provided as landscaped area. Required landscaped buffer around the parking lot: 3.5 m (607.7,8, 2026-50)	0% of parking lot is soft landscaped Minimum buffer of 0 m abutting proposed buildings. Minimum 1.28 m buffer between parking and interior lot line.



Proposed development view from north-east



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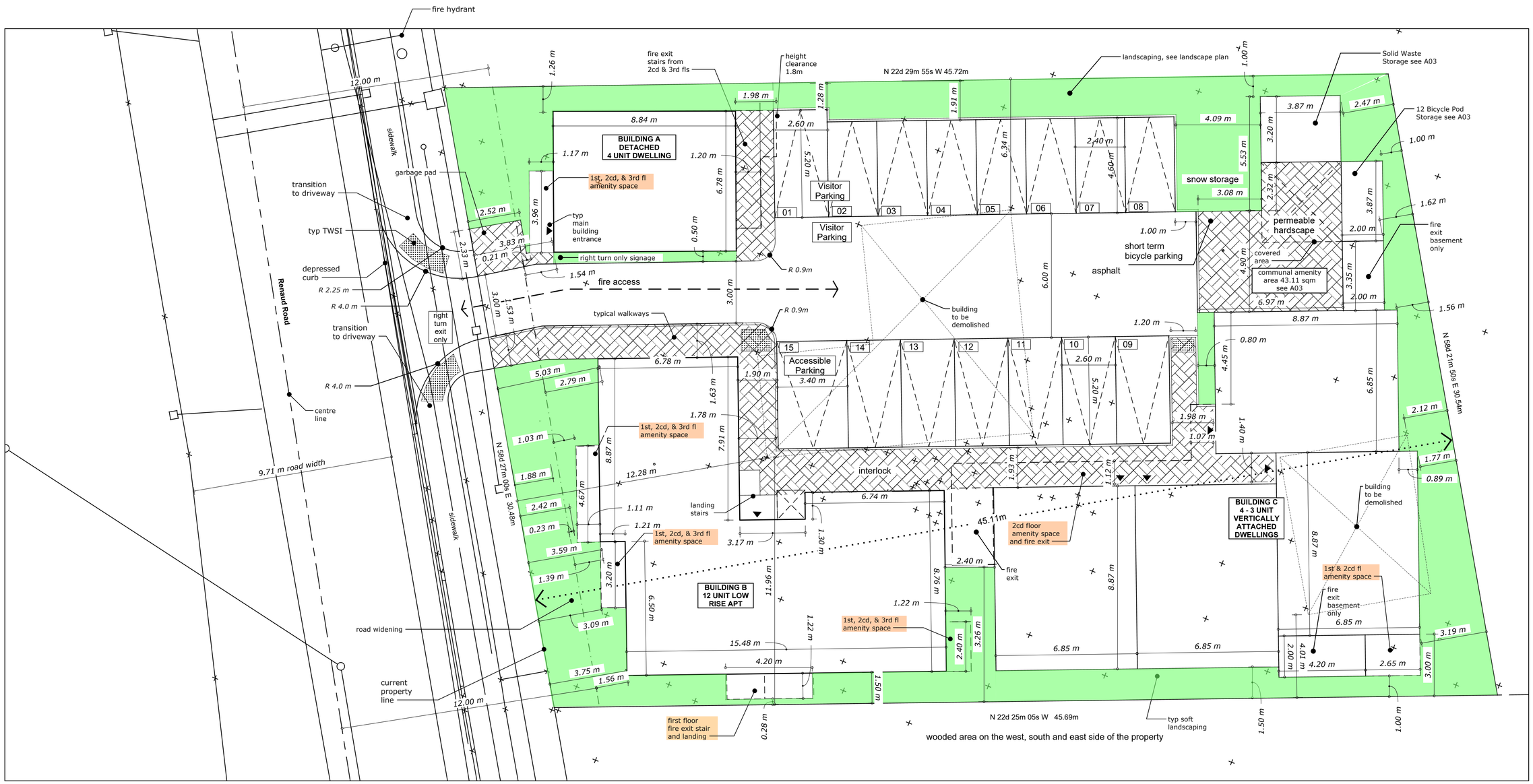
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November 13, 2026

Context

A.01

NORTH



UNIT COUNT BUILDING A							UNIT AREA
UNIT TYPE	BASEMENT	1ST FLOOR	2CD FLOOR	3RD FLOOR	TOTAL	PERCENTAGE	sqm
1BEDRM	1	1	1	1	4	100	39
2 BEDRM	0	0	0	0	0	0	53
4 BEDRM	0	0	0	0	0	0	

UNIT COUNT BUILDING B							UNIT AREA
UNIT TYPE	BASEMENT	1ST FLOOR	2CD FLOOR	3RD FLOOR	TOTAL	PERCENTAGE	sqm
1BEDRM	1	1	1	1	4	33	42
2 BEDRM	2	2	2	2	8	67	53
4 BEDRM	0	0	0	0	0	0	

UNIT COUNT BUILDING C							UNIT AREA
UNIT TYPE	BASEMENT	1ST FLOOR	2CD FLOOR	3RD FLOOR	TOTAL	PERCENTAGE	sqm
1BEDRM	4	4	0	0	8	67	39
2 BEDRM	0	0	0	0	0	0	53
4 BEDRM	0	0	4		4	33	85

TOTAL UNIT COUNT						
UNIT TYPE	BASEMENT	1ST FLOOR	2CD FLOOR	3RD FLOOR	TOTAL	PERCENTAGE
1BEDRM	6	6	2	2	16	57
2 BEDRM	2	2	2	2	8	29
4 BEDRM	0	0	4		4	14
TOTAL					28	

UNIT AREAS		
UNIT TYPE	BUILDING	SQM
1BEDRM	A,C	1
1BEDRM	B	1
2 BEDRM	B	0
4 BEDRM	C	0

BUILDING GROSS AREA (City of Ottawa)	
BUILDING	SQM
A	235.1
B	710.4
C	945.8
TOTAL	1891.3

BUILDING FOOTPRINT	
BUILDING	SQM
A	60.1
B	180.1
C	240.2
TOTAL	480.4

SITE STATISTICS			PERCENT
LOT WIDTH	30.48	M	
LOT DEPTH	45.69	M	
LOT AREA	1,376.40	SQM	
BUILDINGS FOOTPRINT	493.76	SQM	36.9
WALKWAYS	107.81	SQM	7.8
LANDINGS/FIRE ESCAPES	46.02	SQM	3.3
ACCESSORY BUILDINGS	20.15	SQM	1.5
PARKING LOT	355.5	SQM	25.8
TOTAL SOFT LANDSCAPING incl @ GRADE AMENITY AREA	353.16	SQM	25.6
FRONT YARD AREA	135.2	SQM	
FRONT YARD SOFT LANDSCAPING	92.9	SQM	68.7

PARKING/BICYCLES	
STANDARD	7
SMALL	7
ACCESSIBLE	1
TOTAL	15
OUTSIDE BIKES	12

Amenity Areas (SQM)	
GRADE	76.64
BALCONIES	72.16
TOTAL	148.8

Planner: Arcadis
Landscape Architect: Urban Typology
Engineer: DB Gray Engineering
Developer: NCTL Group
Surveyor: Farley, Smith & Denis Surveying

All Survey Information imported from Survey prepared by Farley, Smith & Denis Surveying

PART OF LOT 3
CONCESSION 4 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2024

5.00 m 5.00 m

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Alt Site Plan

A.02



Nouth Elevation

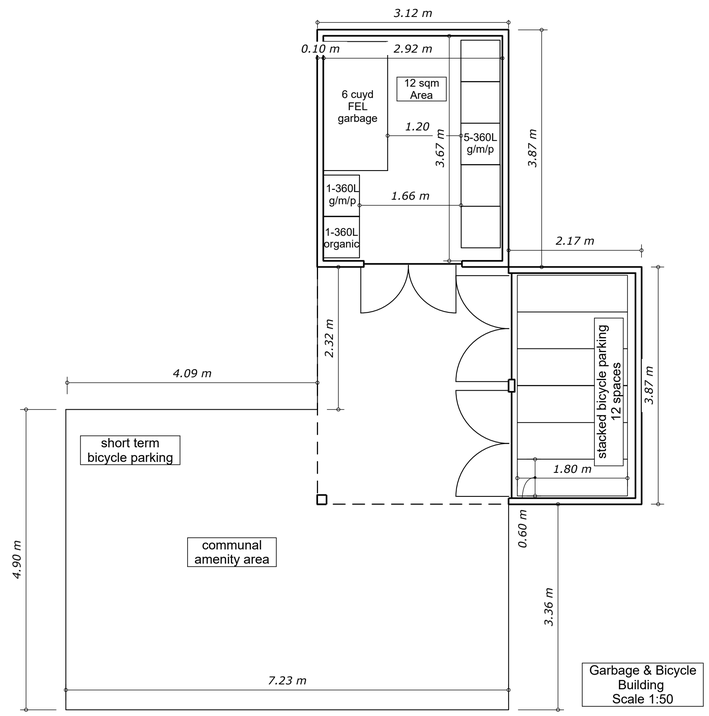


West Elevation

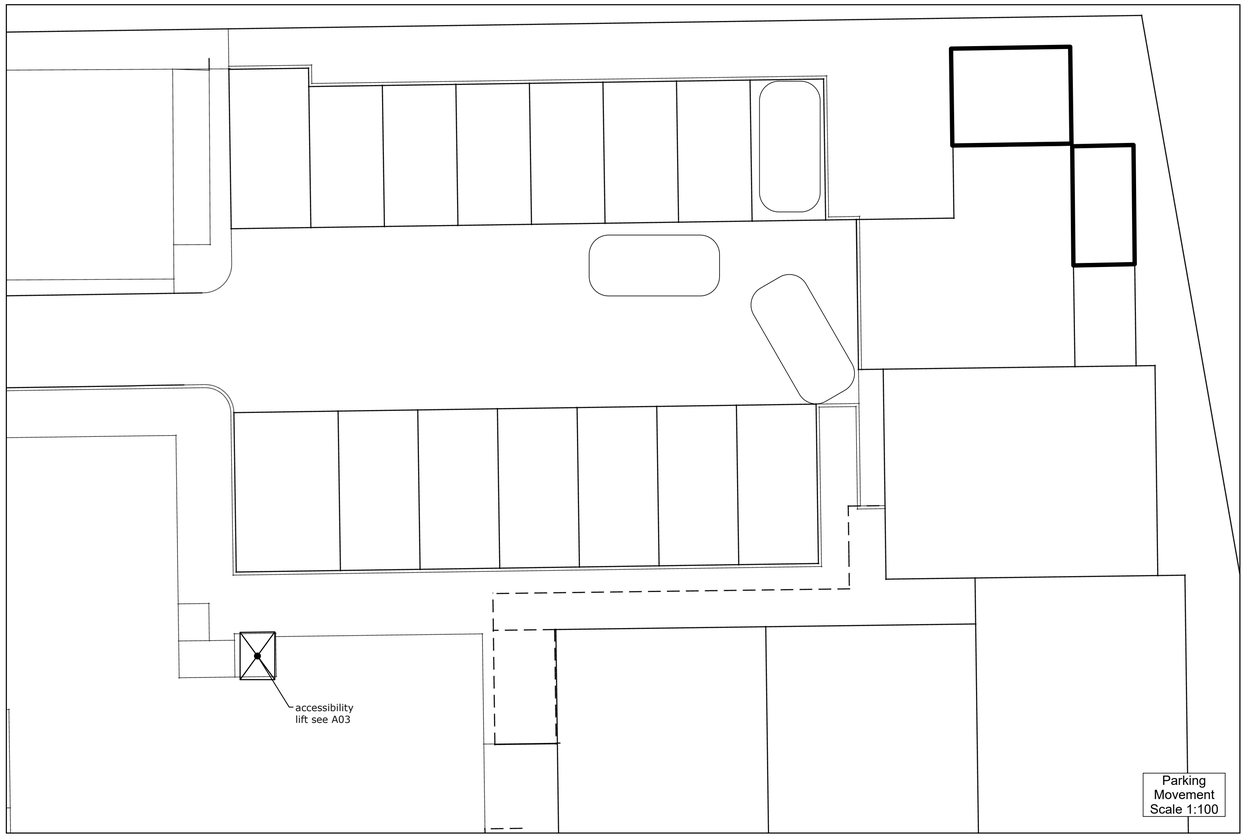


East Elevation

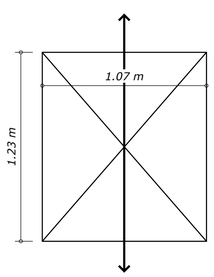


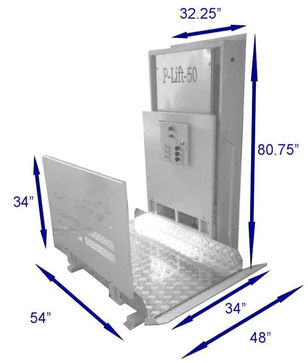


Garbage & Bicycle
Building
Scale 1:50



Parking
Movement
Scale 1:100





Straight Through
Accessibility
Lift
scale 1:20

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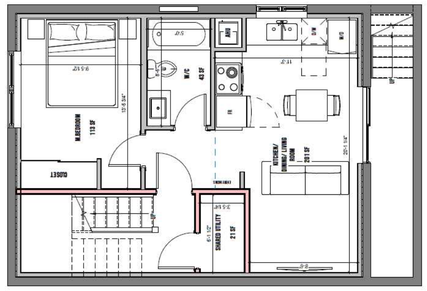
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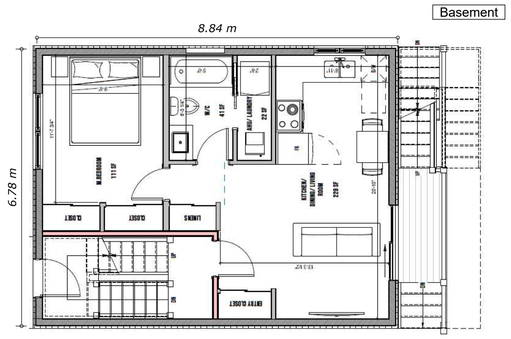
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2026
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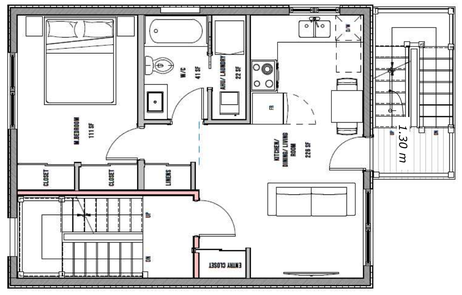
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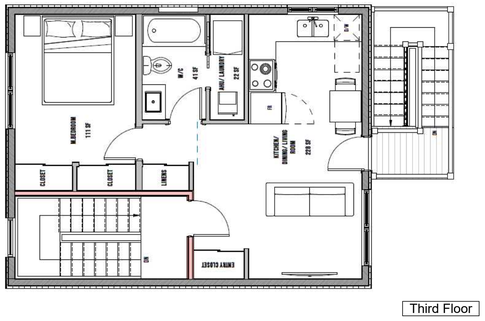
Basement



First Floor



Second Floor



Third Floor

NORTH

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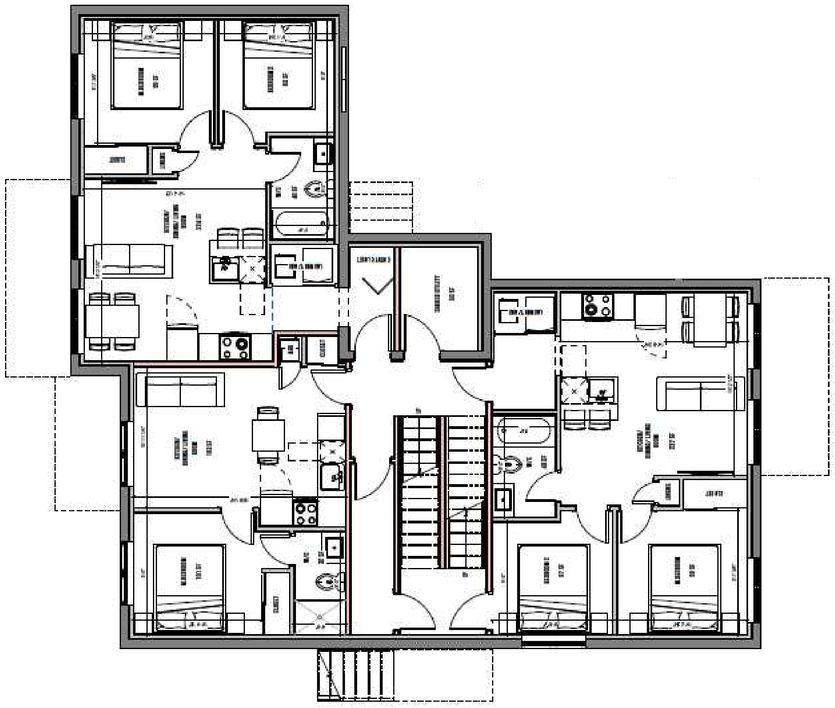
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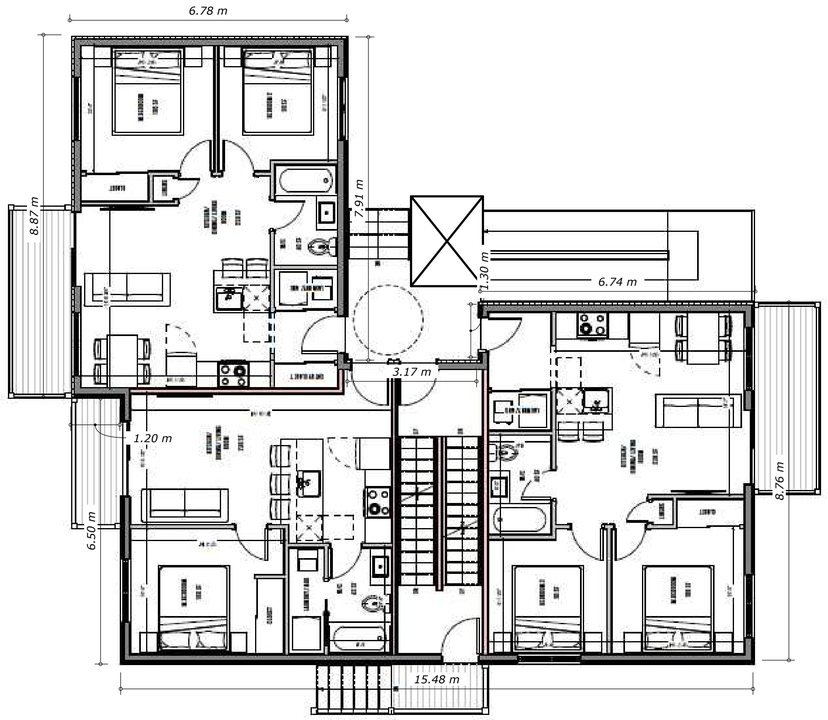
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Building A

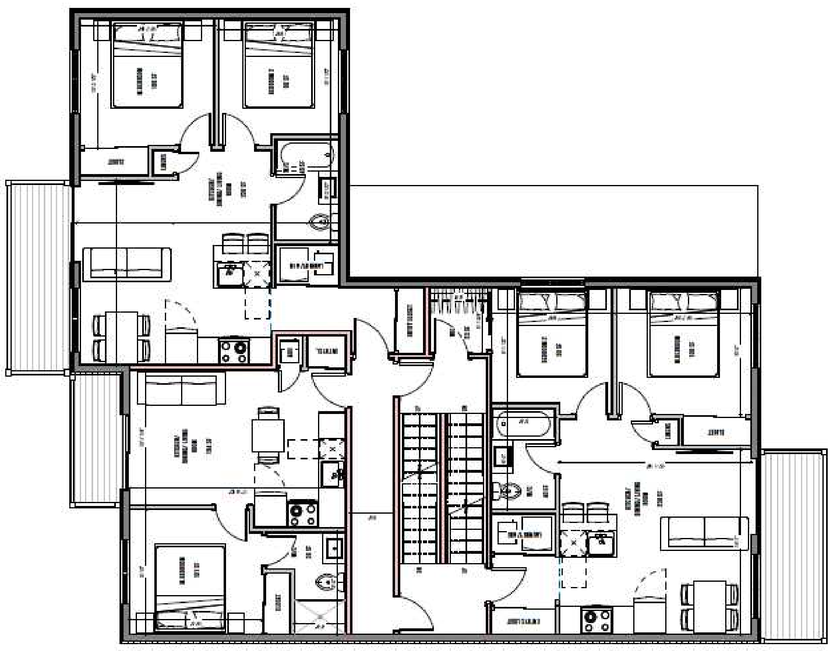
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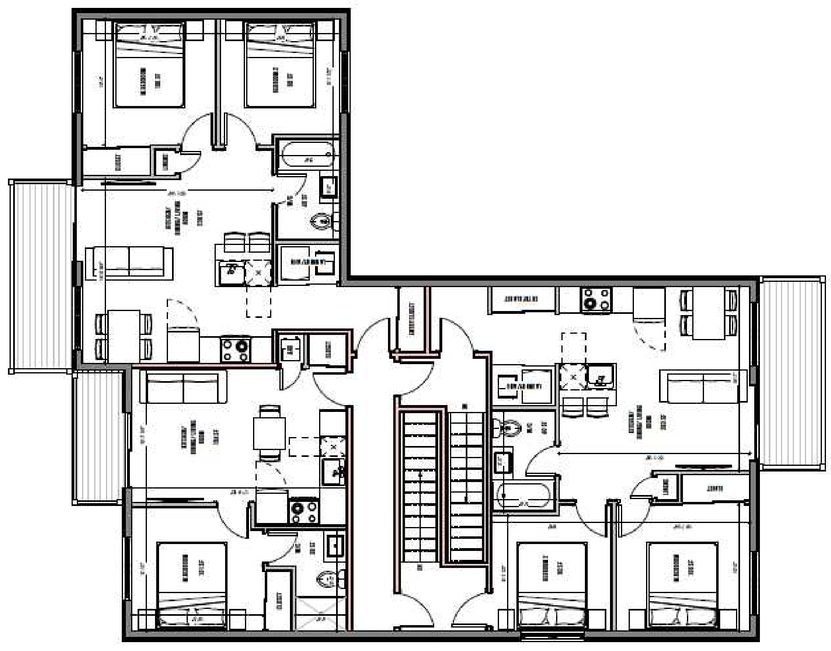
Basement



First Floor



Second Floor



Basement

NORTH

5.00 m 5.00 m

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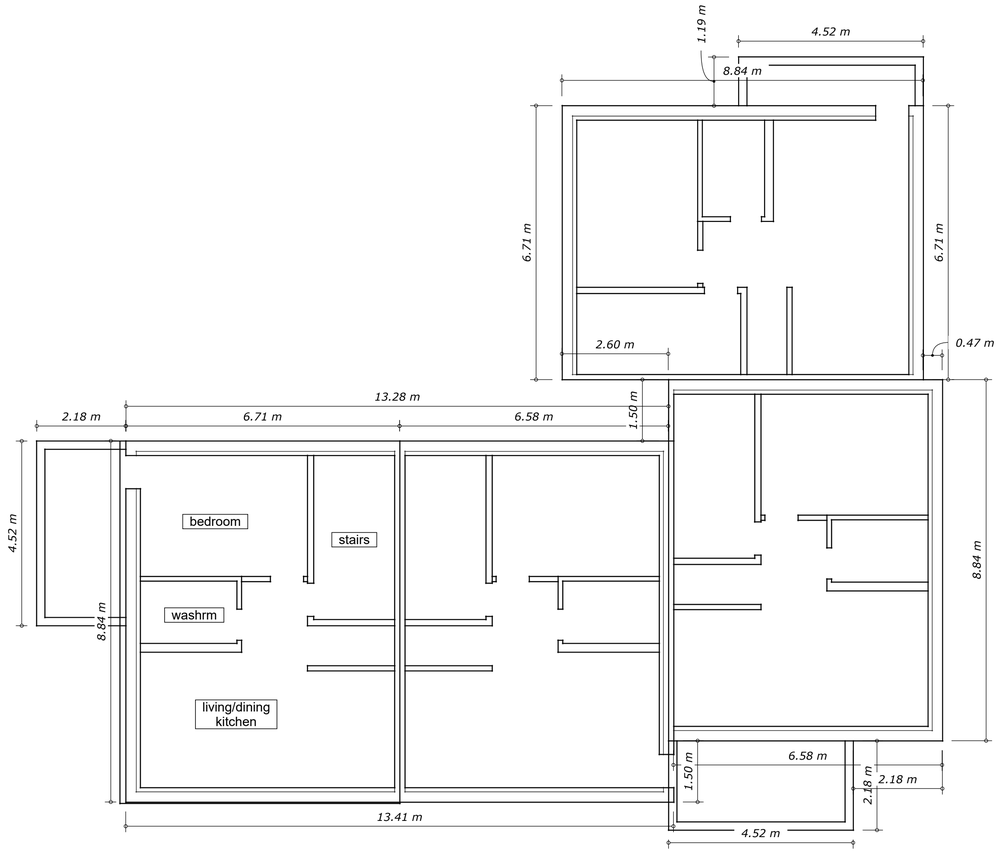
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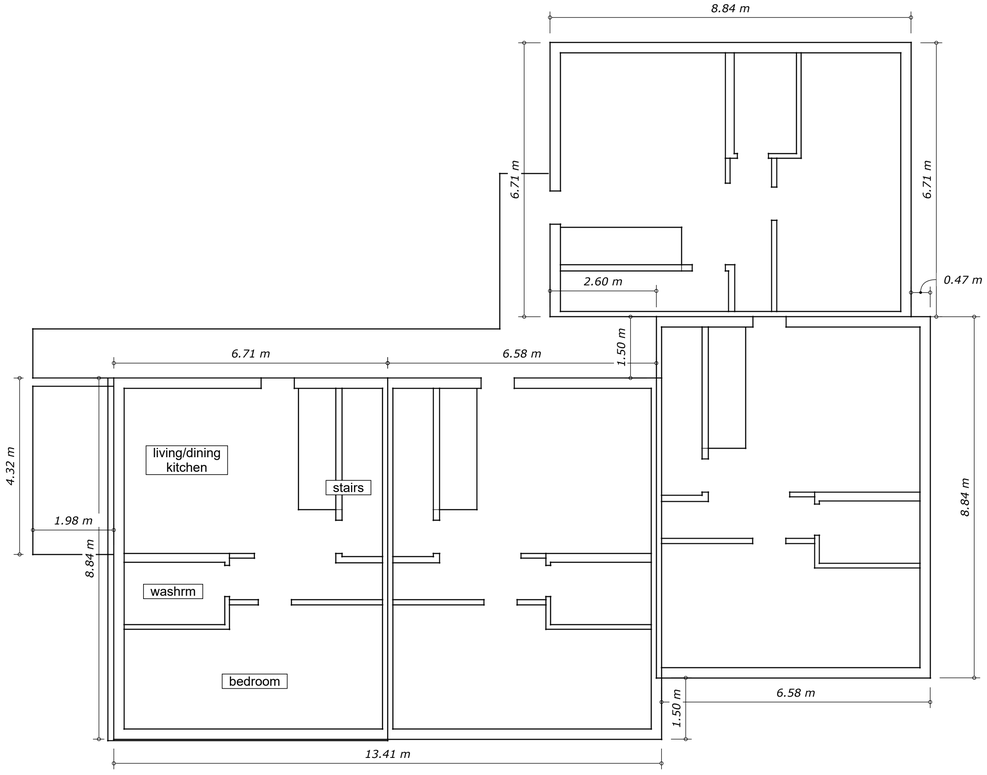
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Building B

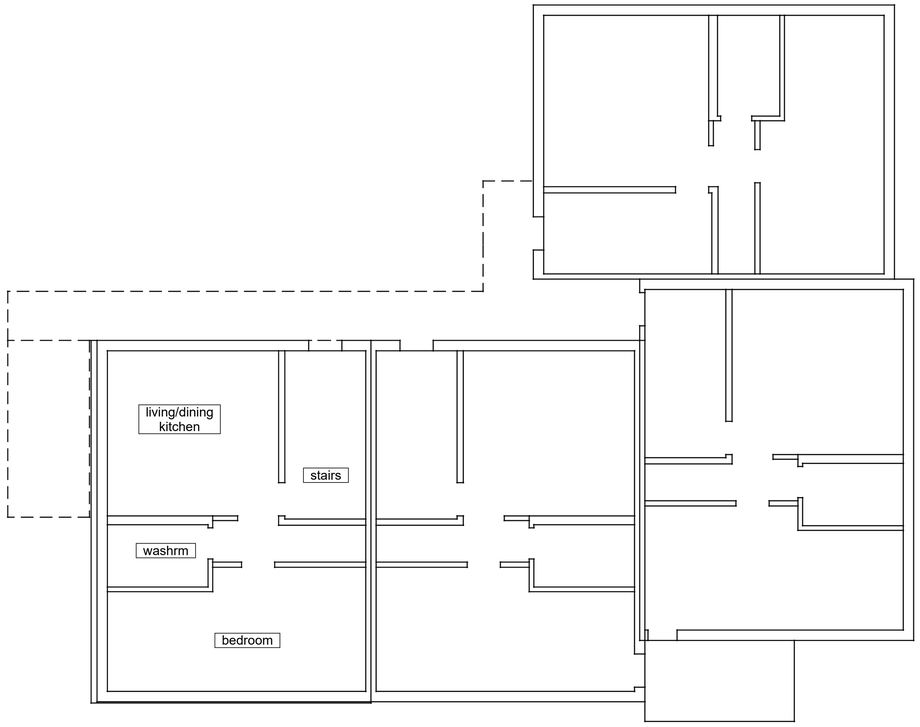
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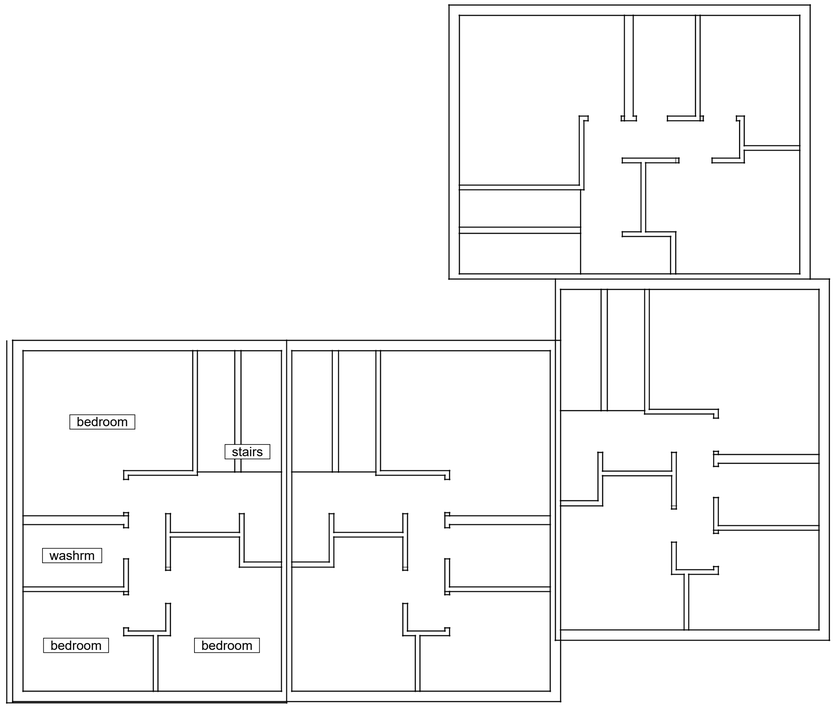
Basement



Second Floor



First Floor



Third Floor

NORTH

5.00 m 5.00 m

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Building C

A.06



North Elevation



South Elevation

- Aluminum Facia
- Stucco or Equivelant
- Siding or Equivelant
- Masonary or Equivelant
- Concrete Parging

5.00 m 5.00 m

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Elevations

A.07



West Elevation



East Elevation

5.00 m 5.00 m

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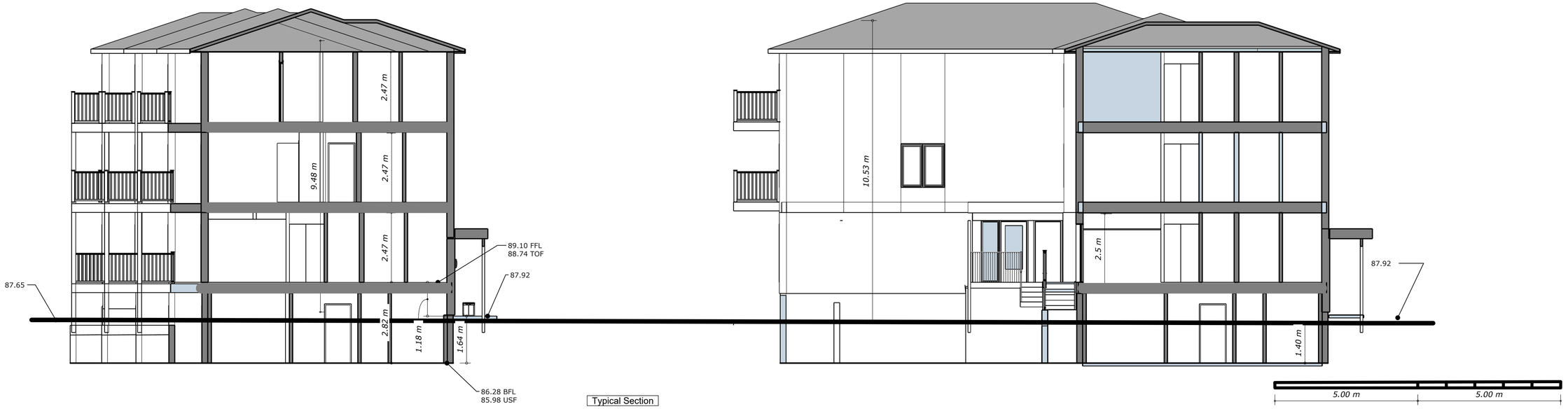
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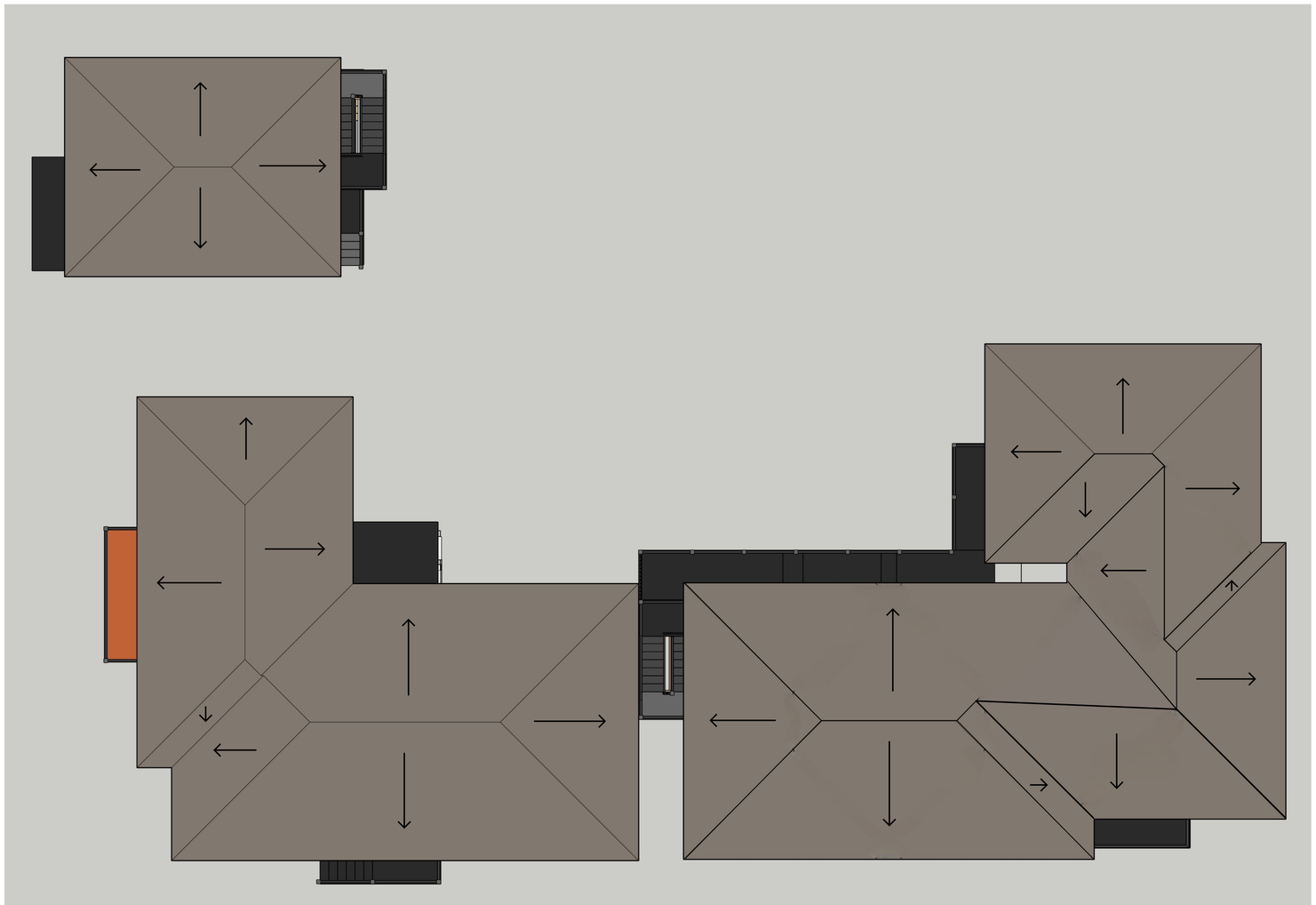
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Perspective

A.09



Typical Section



Roof Slopes
NTS

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Section

A.10