

ZONING/SITE TABLE		
Zoning Provision	Required	Provided
Maximum number of units	32 units, or 2.5/100 m ² of lot area (Table 801A.i, 2026-50)	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, 2026-50)	14%, or four large dwelling units
Minimum lot area	1,400 m ² (Table 162A, 2008-250)	1,377 m ² or 1,298 m ² after future road widening
Minimum lot width	18 m (Table 162A, 2008-250)	30.48 m
Minimum front yard setback	3 m (Table 801B.iii, 2026-50)	3.5 m, or 1 m post front-end expansion
Minimum interior side yard setback	1.2 m for first 21m from lot line, then 6 m (Table 162A, 2008-250)	1.26 m for first 21 m, 1.84 m for remaining depth
Minimum rear yard setback	6 m (Table 801B.vii, 2026-50)	1.5 m
Maximum building height	11 m or three storeys (Table 801A.ii, 2026-50)	10.5 m
Minimum setback from private way	1.8 m (703.3.a, 2026-50)	Building A: 1.42 m, Building B: 0.34 m, Building C: 1.44 m
Minimum separation between buildings	1.2 m (703.3, 2026-50)	Minimum 5.14 m
Minimum width of private way	6 m (703.4.b, 2026-50)	3 m
Amenity Area	168 m ² (6m ² per dwelling unit), 50% must be communal amenity area of min. 54 m ² (208.1.6, 2026-50)	Total of 196.6 m ² , 63.6 m ² (48%) as communal
Minimum required landscaping	20% of front yard (802.10, 2026-50)	Front Yard Area 135.2 sqm, 92.9 sqm soft landscaped 68.7 %
Total landscaping	Minimum 25% of lot (703.5.a, 2026-50)	105.5 m ² , 12.3 % of 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, 2026-50) Switchback stairs (second floor or above): minimum setback 1m from lot line and a maximum projection of 2.2 m (204.12.b, 2026-50) Otherwise: Minimum setback 1 m from lot line, maximum projection of 1.5 m (204.12.c, 2026-50)	First floor or below: 0.19 m rear yard setback, 0.28 m side yard setback. Second floor or above: 0.26 m interior side yard setback, 0.10 m rear yard setback. Maximum projection of 1.98 m.
Permitted Projections (Balconies)	When a platform projects 3 m into a yard, it must be located off the ground (204.9.b, 2026-50) 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, 2026-50) Otherwise: minimum setback 1 m from lot line, 2m maximum projection (204.9.e, 2026-50).	First floor or below: 0.6 m front yard setback. Second floor or above: 0.6 m front yard setback, 1.5 m side yard setback, 0.44 m rear yard setback. Maximum projection of 1.2 m.
Waste Management Area and Functional Path of Travel	10 m ² storage area, set back 3 m from side lot line (217.6.a, 2026-50) 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, 2026-50)	12 m ² with 1.5 m functional path of travel, 1 m setback from side lot lines.
Renaud Road Right-of-Way protection	12m from the center of the travel road, or 2 m (Feedback Form)	1.88 m
Required vehicle parking	Resident spaces (19 total): • 14 spaces for low rise apartments (1.2 per dwelling unit) • 5 spaces for detached/vertically attached (1 space per unit)(Table 101, Table 102, 2008-250) Visitor parking: • 3 visitor spaces (0.2 per dwelling) (Table 102, 2008-250) One of the spaces must be an accessible space (S. 112.a, 113.f.g, Traffic and Parking By-law 2017-301)	15 spaces total, including one Type A accessible space and one compact space
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) Minimum width of 3.4 m and length of 5.2 m.	Standard: 2.6 m x 5.2 m Compact: 2.4 m x 4.6 m
Accessible parking dimensions	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 1.5 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 0.81 m buffer between parking and interior lot line.



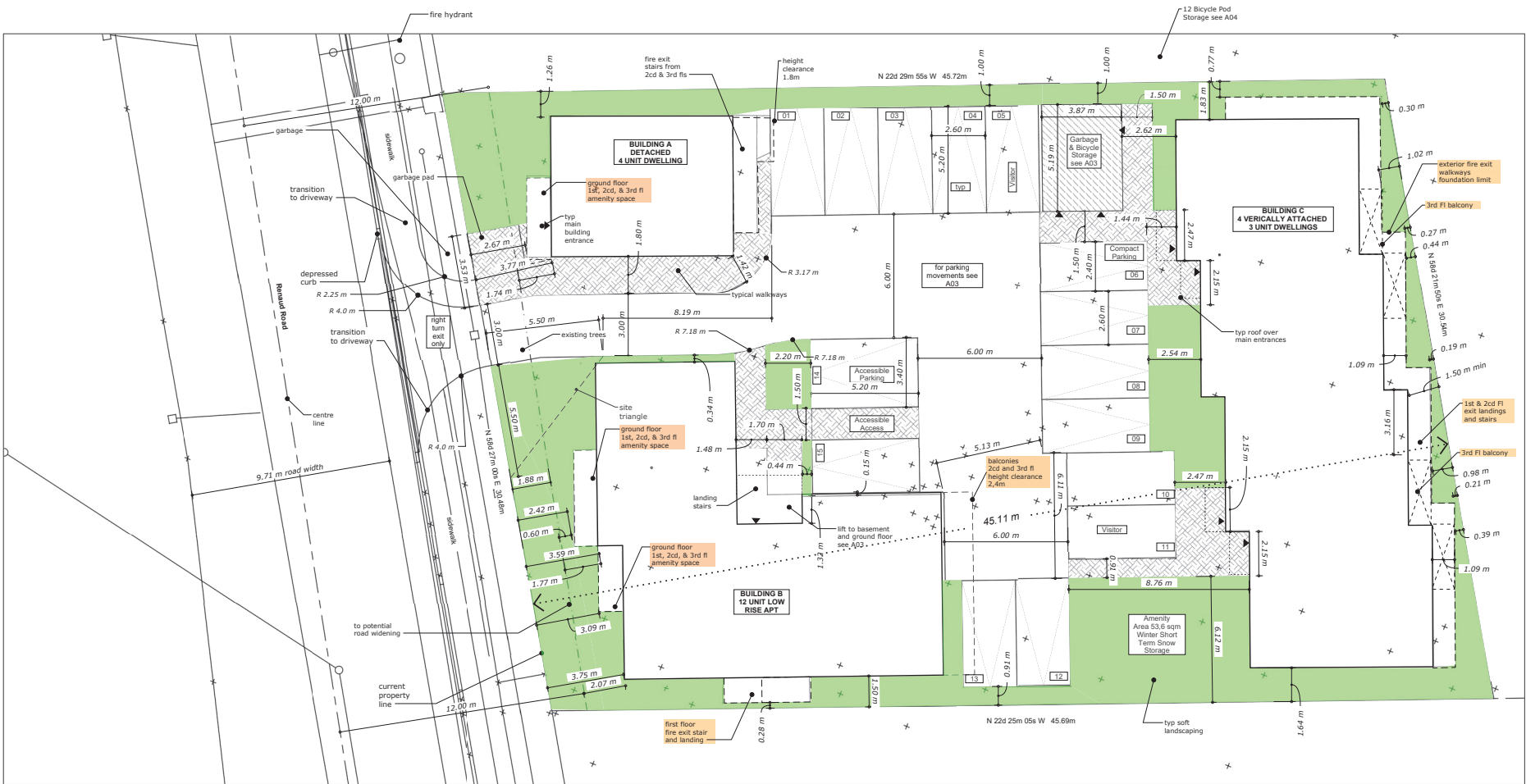
Proposed development view from north-west



Modulink Planning & Design

6408 Renaud Rd





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

TOTAL UNIT COUNT							UNIT AREA
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	8	14	
TOTAL					28		

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

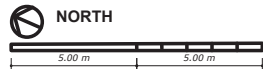
BUILDING GROSS AREA (City of Ottawa)		
BUILDING	SQM	
A	235.1	
B	710.4	
C	945.8	
TOTAL	1891.3	

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	1,376.44	SQM	
BUILDINGS FOOTPRINT	476.8	SQM	34.6
LANDSCAPING/FIRE ESCAPES	90.2	SQM	6.6
LANDSCAPING/FIRE ESCAPES	74.5	SQM	5.4
ACCESSORY BUILDINGS	20.18	SQM	1.5
PARKING LOT	408.3	SQM	29.7
TOTAL SOFT LANDSCAPING	306.5	SQM	22.3
FRONT YARD AREA	135.2	SQM	
FRONT YARD SOFT LANDSCAPING	92.9	SQM	68.7

PARKING/BICYCLES		
STANDARD	13	
SMALL	1	
ACCESSIBLE	1	
TOTAL	15	
OUTSIDE BIKES	12	

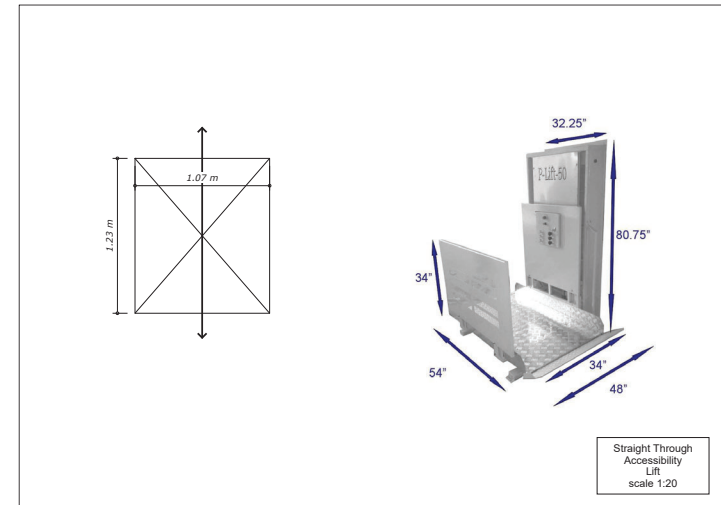
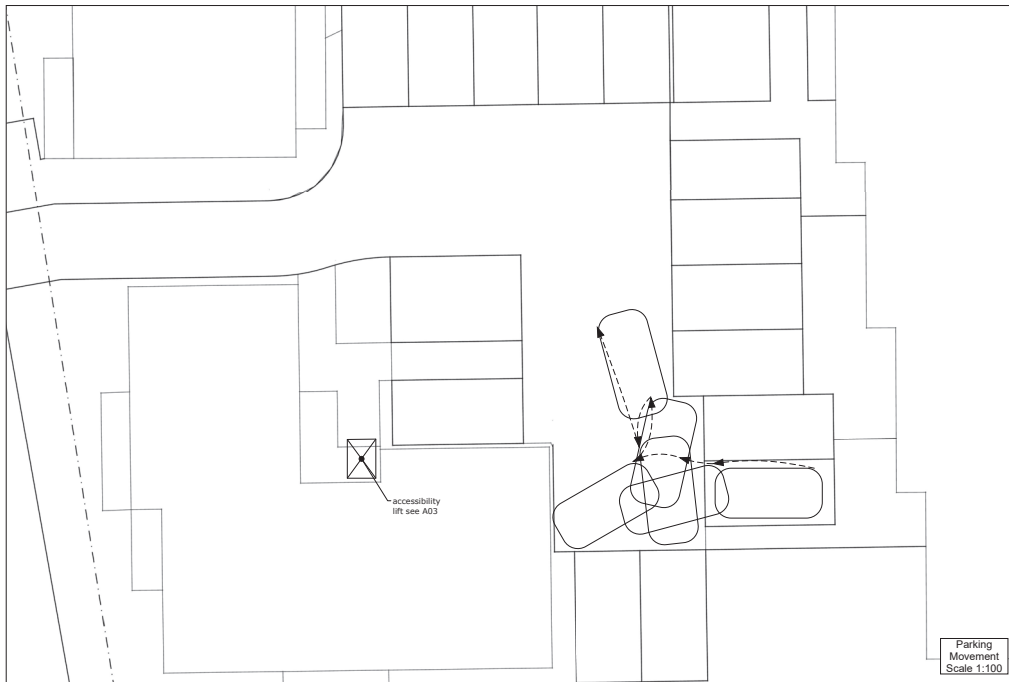
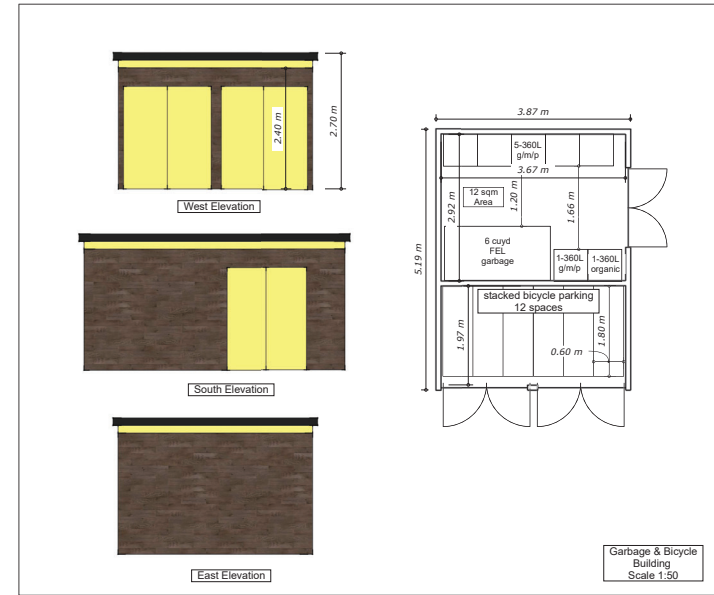
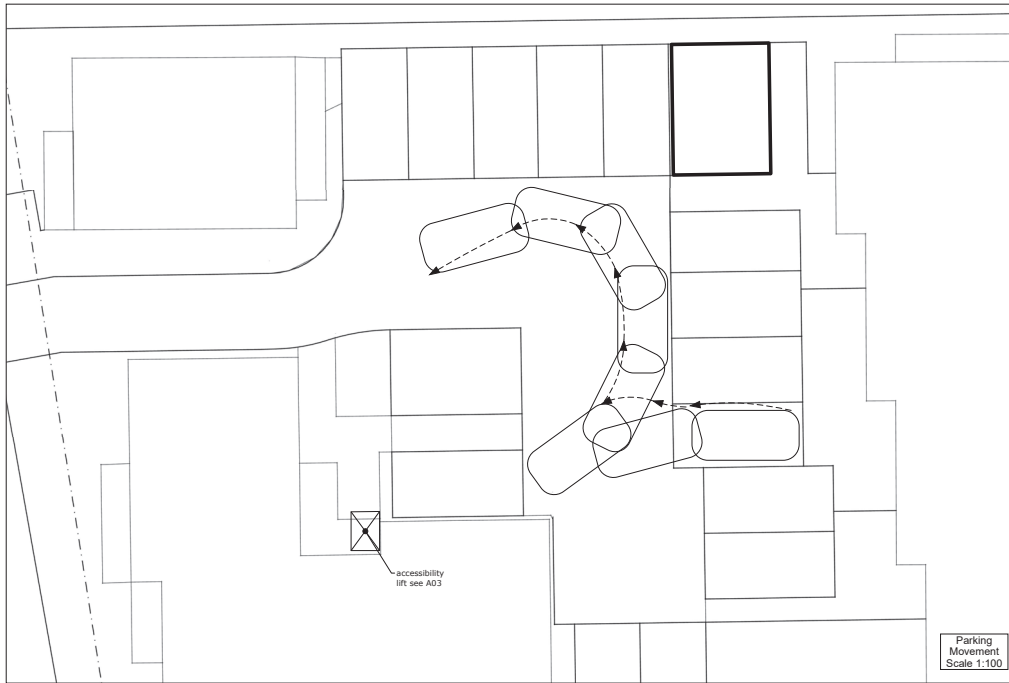
Amenity Areas (sqm)		
GRADE	53.6	
BALCONIES	63.0	
TOTAL	116.6	



All Survey Information imported from Survey prepared by Farley, Smith & Denis Surveying 2024/08/25

PART OF LOT 3 CONCESSION 4 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2024





Block C from the north east



Block A, B and C from the north west



Block A and B from the north east



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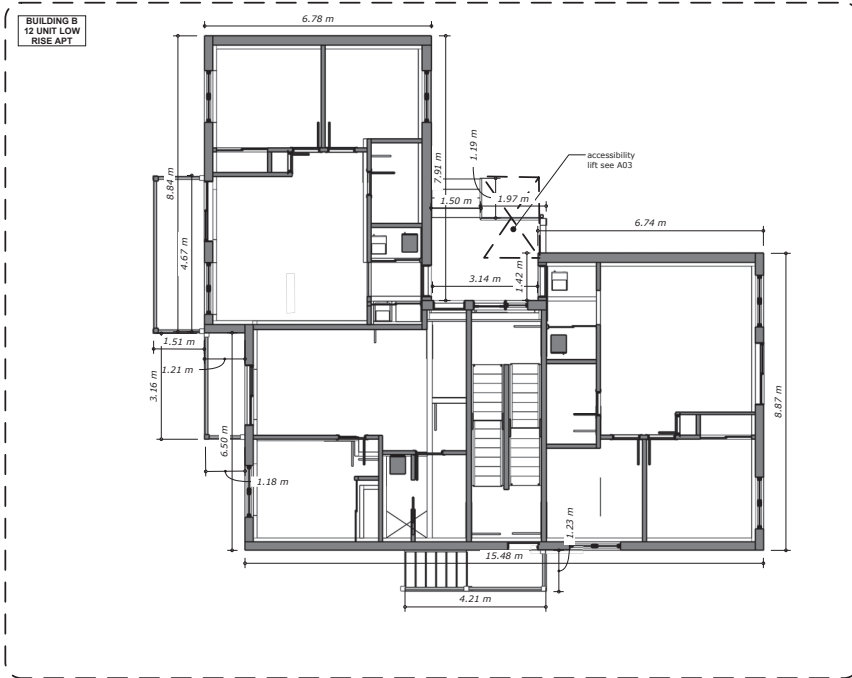
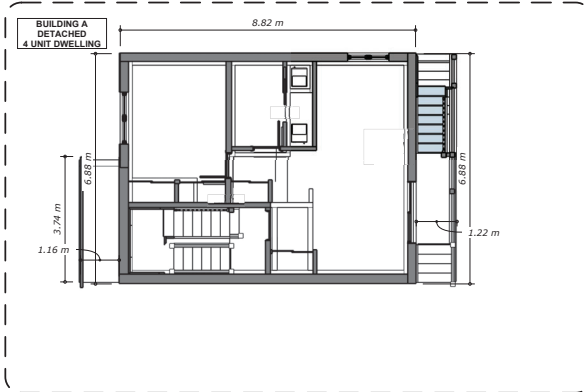
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10000 S. 10th Ave.
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K17100

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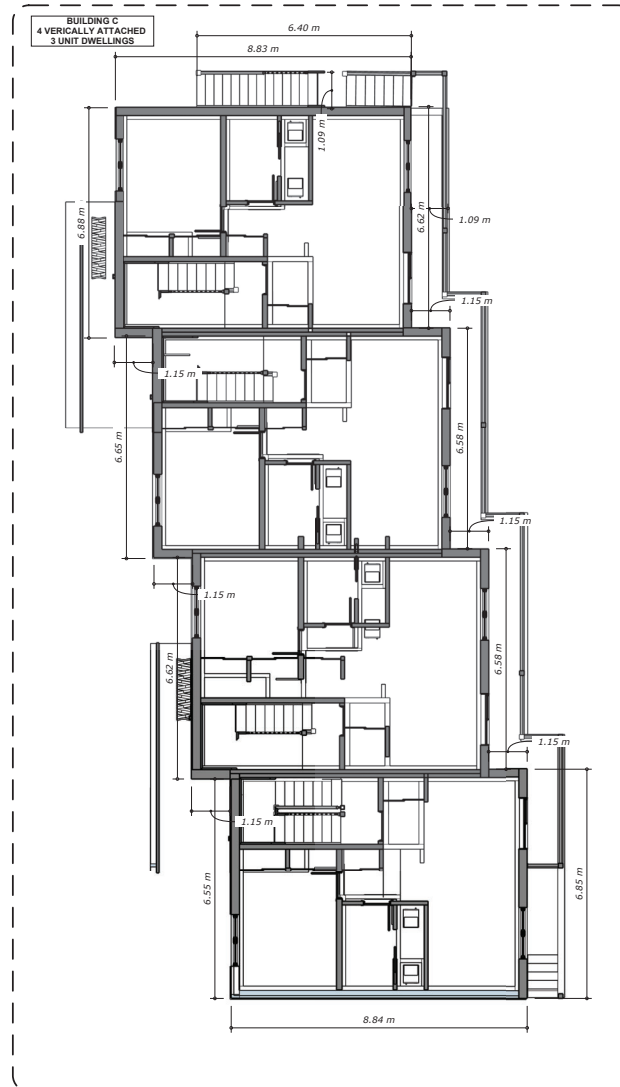
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Orem, UT 84058
PROJECT NO.
2024

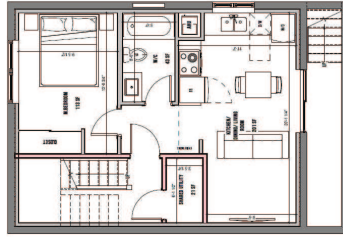
June 10, 2026
Perspectives

A.04

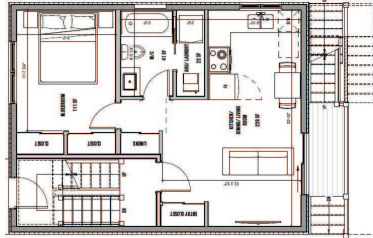


Building Dimensions
Decks, Entrances
and Landings
also see A06, A07 & A08

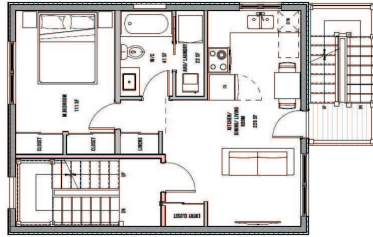




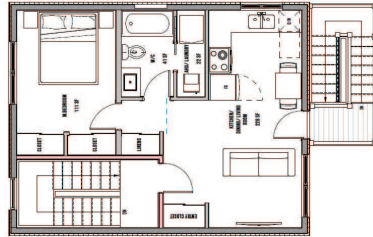
Basement



First Floor



Second Floor



Third Floor



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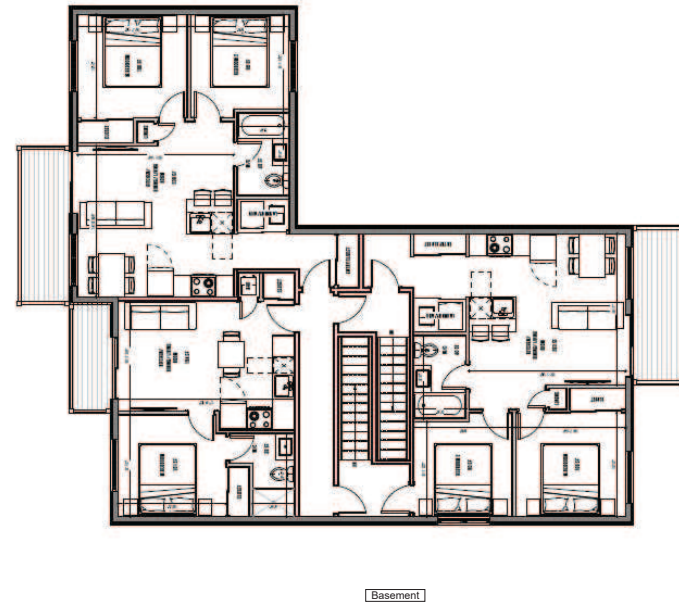
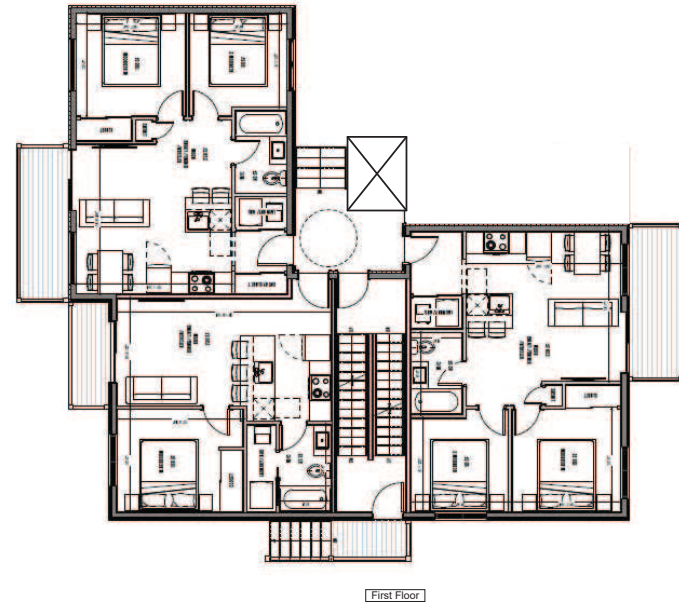
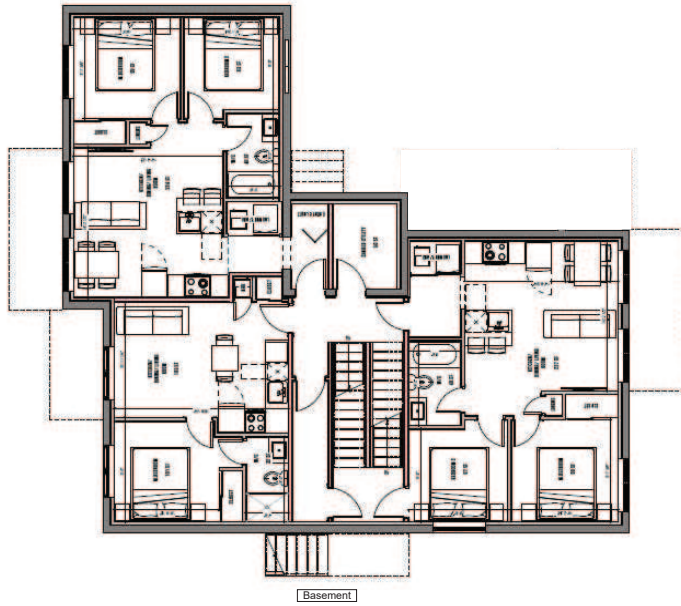
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Channahon, IL
K17107

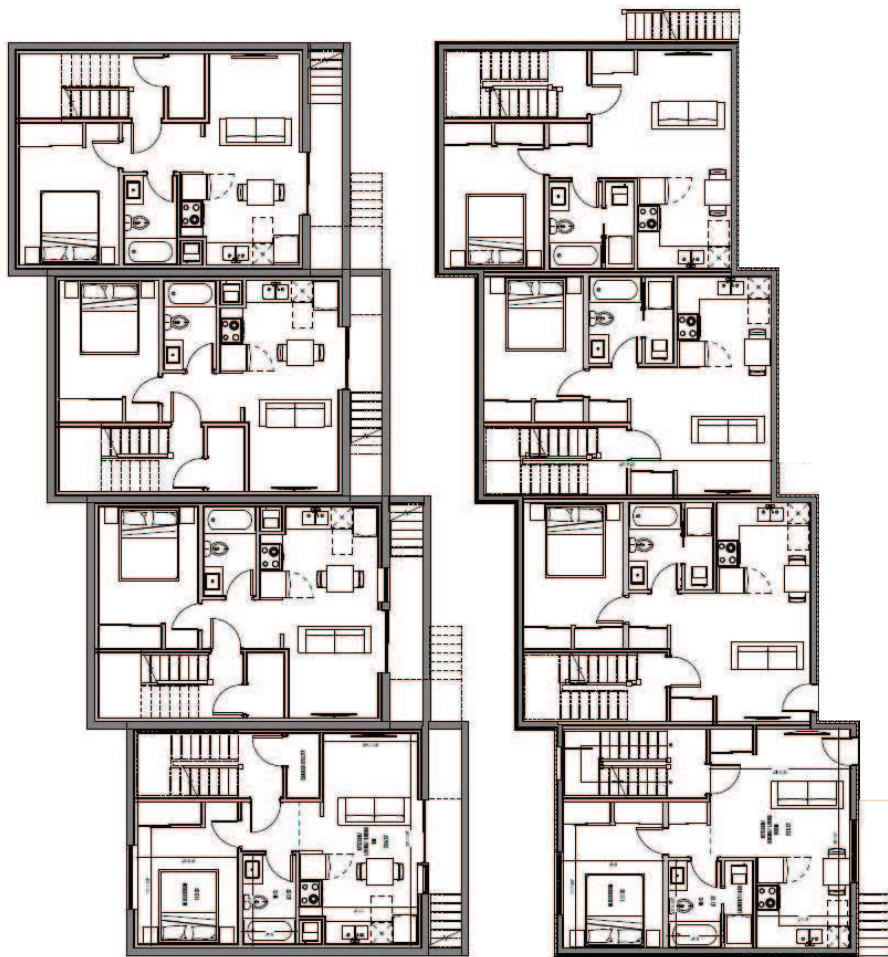
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PROJECT
6000 Remond Rd
CH
PROJECT NO.
2024

June 10, 2026
Building A

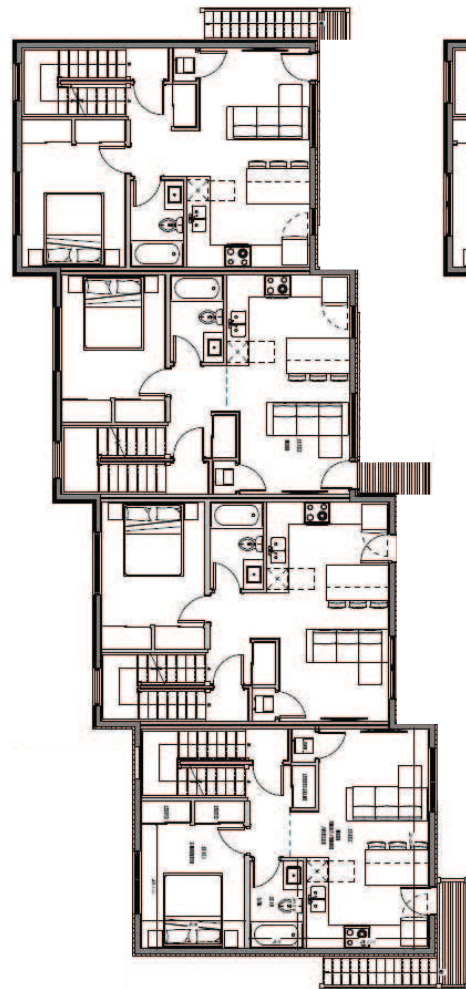
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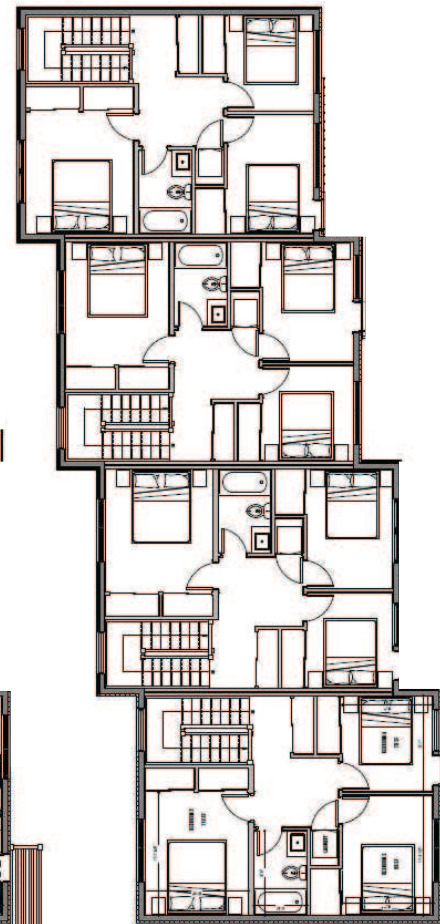


Basement

First Floor



Second Floor



Third Floor



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84057-1700

Scale:
1" = 7'6"

PROJECT
600 Riverside Rd
Orem, UT
84057-1700
2024

June 10, 2026
Building C

A.08



North Elevation



South Elevation

Aluminum Facia
Stucco or Equivalent
Siding or Equivalent
Masonry or Equivalent
Concrete Parging





West Elevation



East Elevation



