

SITE STATISTICS AND DEVELOPMENT DATA

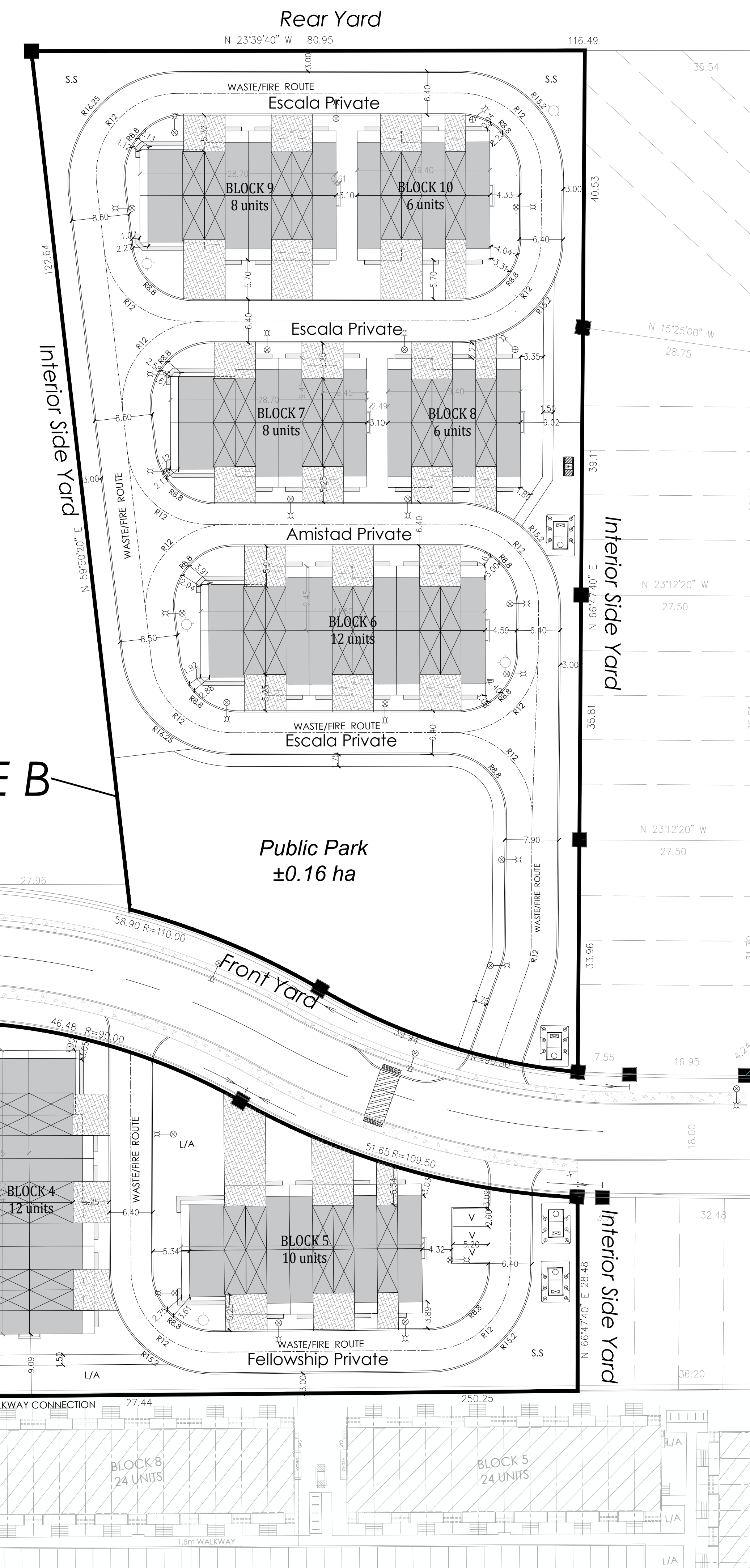
SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
185 (Table)	MIN. LOT AREA (m ²)	No minimum	8,472.88m ²
185 (Table)	MIN. LOT WIDTH (m)	No minimum	68m
185 (Table)	MAX. BUILDING HEIGHT (m)		
(i)	IN ANY AREA UP TO AND INCLUDING 20 METRES FROM A PROPERTY LINE ABUTTING A R1, R2 OR R3 RESIDENTIAL ZONE (BY-LAW 2011-124)	11m (3 storeys)	11m(3 storeys)
(iii)	IN ANY AREA UP AND INCLUDING 20 METRES FROM A PROPERTY LINE ABUTTING A R4 ZONE (BY-LAW 2011-124)	20 m (or as shown on zoning map)	11m(3 storeys)
(iv)	MORE THAN 30 METRES FROM A PROPERTY LINE ABUTTING A R1-R4 ZONE (BY-LAW 2011-124)	30 m (but in no case greater than nine storeys, or as shown on the zoning map (By-law 2011-124))	11m(3 storeys)
185 (Table)	MIN. FRONT YARD SETBACK (m)	(a) 3.0m	3.0m
185 (Table)	MIN. INTERIOR SIDE YARD SETBACK: (m)		
185 (Table)	ABUTTING A RESIDENTIAL ZONE	7.5m	7.5m
185 (Table)	ALL OTHER CASES	No minimum	7.5m
185 (Table)	MAX. FLOOR SPACE INDEX IN ALL OTHER CASES		TBD
185 (Table)	MIN. CORNER SIDE YARD SETBACK (m)	3.0m	TBD
185 (Table)	MIN. REAR YARD SETBACK (m)	7.5m	7.5m
101 (Table)	RESIDENT PARKING -1.0 spaces/unit	98	196
102 (Table)	MIN. WIDTH OF PRIVATE WAY (m)	6.0m	6.4m
111A (Table)	MIN. SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY	1.8m	2.12m
131 (Table)(2)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	1.2m	3m
65	PERMITTED PROJECTIONS INTO REQUIRED YARDS:		
65 (5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>0.6m to lot line	TBD
65 (6)	COVERED OR UNCOVERED BALCONY, PORCH, DECK	>1m to lot line	1.9m
131 (Table)	(6) LANDSCAPING AND PARKING	(b) IN NO CASE MAY ANY DWELLING UNIT OR OVERSIZE DWELLING UNIT LOCATED WITHIN A PLANNED UNIT DEVELOPMENT THAT HAS ITS OWN DRIVEWAY LEADING TO ITS ASSOCIATED PARKING SPACE, GARAGE OR CARPORT HAVE A DRIVEWAY THAT IS WIDER THAN THE ASSOCIATED PARKING SPACE, GARAGE, OR CARPORT. FURTHERMORE, THE REMAINING AREA BETWEEN THE DWELLING UNIT OR OVERSIZE DWELLING UNIT AND THE PRIVATE WAY MUST BE LANDSCAPED WITH SOFT LANDSCAPING, AND A WALKWAY EXTENDING FROM THE PRIVATE WAY BACK TO THE PRINCIPAL ENTRANCE IS PROHIBITED. A PATH, THAT IS MOSTLY PARALLEL TO THE STREET, THAT PROVIDES PEDESTRIAN ACCESS FROM THE DRIVEWAY TO THE PRINCIPAL ENTRANCEWAY OF NO MORE THAN 1.2M IS PERMITTED. (BY-LAW-2020-289)	

SITE "A" AREA	9,903.93m ² (0.99 ha)
SITE "B" AREA	10,072.88m ² (1.01ha)
TOTAL AREA:	19,975m ² (2.00ha)
PUBLIC PARK AREA	1,600m ² (0.16ha)
NET CONDO AREA	18,416.94m ² (1.84ha)

PAVED AREA	5,231.03m ² (28%)
LANDSCAPED AREA	6,010.72m ² (33%)
TOTAL BUILDING COVERAGE	7,116.39m ² (39%)
TOTAL GROSS FLOOR AREA	TBD
NET DENSITY (UPH)	67 UPH
ZONE CATEGORY	AM - ARTERIAL MAINSTREET ZONE

DWELLING BLOCK	DWELLING TYPE	UNITS
SITE A		
BLOCK 1	12 UNIT BACK-TO-BACK	12
BLOCK 2	12 UNIT BACK-TO-BACK	12
BLOCK 3	12 UNIT BACK-TO-BACK	12
BLOCK 4	12 UNIT BACK-TO-BACK	12
BLOCK 5	10 UNIT BACK-TO-BACK	10
SITE B		
BLOCK 6	12 UNIT BACK-TO-BACK	12
BLOCK 7	8 UNIT BACK-TO-BACK	8
BLOCK 8	6 UNIT BACK-TO-BACK	6
BLOCK 9	8 UNIT BACK-TO-BACK	8
BLOCK 10	6 UNIT BACK-TO-BACK	6
TOTAL:		98

SITE B



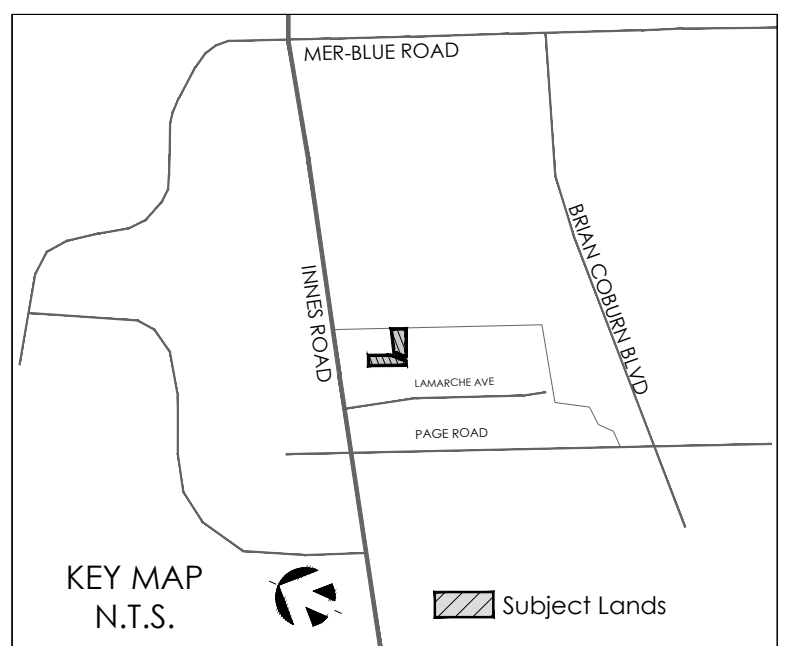
VOIE VENTUS WAY

3604 INNES ROAD
CARWASH
(D07-12-18-0132)

John Seigny
JOHN SEIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By seignynjo at 8:47 pm, Jan 20, 2026

SITE A



SCALE 1:400

LEGEND

- BACK TO BACK TOWNHOUSE DWELLING
- DRIVEWAY
- PATHWAY
- CROSSWALK
- CURB (0.2m)
- DEPRESSED CURB
- PORCH
- S.S SNOW STORAGE AREA
- L/A LANDSCAPED AREA
- PROPOSED LOT BOUNDARY
- BLOCK BOUNDARY
- VISITOR PARKING
- SWITCHBOARD
- MINI SUB
- SWITCHGEAR
- TWSI (TACTILE WALKING SURFACE INDICATORS)
- HYDRANT
- UTILITY BOX
- STREET LIGHT

DATE	REVISION	BY
10/09/25	Revision to snow storage and building footprints	AS
08/08/25	Resubmission	AS
06/04/25	Revision	WS
04/02/25	Second Submission	WS
20/01/25	Revision to radii	WS
01/11/24	First Submission	WS
12/09/24	Revision 1	JH
12/08/24	Draft for review	WS

GENERAL NOTES

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- WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
- REFERENCES CITY OF OTTAWA I.W.S.I. DETAIL SC7.3

PROJECT TEAM

SITE PLAN DESIGN: KORSIAK Urban Planning	LANDSCAPE ARCHITECTURE: NAK design strategies	MECHANICAL/ELECTRICAL: L.R.J.
PLANNING: NOVATECH	TRANSPORTATION: NOVATECH	
ARCHITECTURE: Glenview Homes	GEOTECHNICAL & STRUCTURAL: patersongroup	
CIVIL ENGINEER: NOVATECH		



GLENVIEW
THE COMMONS SITE PLAN
PART OF LOT 4
CONCESSION 3 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
REGISTERED PLAN #
CITY OF OTTAWA

TITLE:	SITE PLAN	
DATE:	September 19, 2025	DRAWN BY: AS
FILE NO.:	D07-12-24-0141	CHECKED BY: CR
JOB NO.:		#19221