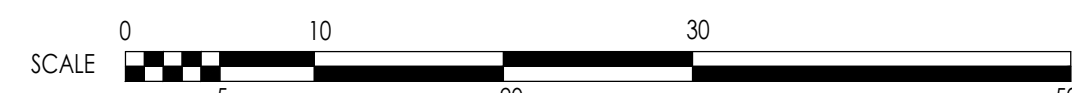




SITE PLAN
SCALE= 1:400

NOTE:
CLEARED SNOW TO BE REMOVED FROM SITE



SITE INFORMATION :

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

SITE AREA : 13,295.58 m²
TOTAL BUILDING AREA : 2,808.00 m²
AREA OF PRIVATE R.O.W. : AREA : 2,077.99 m²
LANDSCAPED AREA : 8,409.59 m² = 8,409.59/13,295.58= 63% SITE AREA

PROPOSED ZONING:

LOT AREA (MIN.):	R3Z	PROVIDED:
18.0m	1,400.0 m ²	13,295.58 m ² (1,329 ha)
FRONT YARD (MIN.):	3.0 m	45.83 m (Melodie Street)
(Melodie Street)	6.0 m	5.1 m
CORNER SIDE YARD (MIN.):	3.0 m	10.76 m
(Renaud Road)	6.0 m	5.06 m
INTERIOR SIDE YARD (MIN.):	6.0 m	11.65 m
Within 21m of Front Lot Line		
All Other Cases	1.2 m	1.99 m
REAR YARD (MIN.):	6.0 m	4.09 m
(Compass Street)	3.0 m (SECTION 135(1))	5.00 m
BUILDING HEIGHT (MAX.):	6.0 m	7.09 m
PUD PROVISIONS (TABLE 131):		
WIDTH OF PRIVATE WAY	11.0 m	10.82 m
SETBACK FROM BUILDING TO PRIVATE WAY	6.0 m	6.0 m
SETBACK FROM GARAGE TO PRIVATE WAY	1.8 m	2.90 m
BETWEEN BUILDINGS	5.2 m	5.2 m
BUILDING HEIGHT (MAX.):	1.2 m	4.00 m
PORCH STAIR TO LOT LINE (SECTION 65)	11.0 m	10.82 m
	0.60 m	4.55 m

BACK/BACK TOWNHOME PARKING:

PARKING REQUIRED:	1.0 Spaces / d.u. =	76 Spaces
PARKING PROVIDED:	2.0 Spaces / d.u. =	152 Spaces

(1-GARAGE & 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 ²	1,675.7 m ²	12 UNITS
BLOCK 2 = BACK TO BACK TOWNHOMES	648.0 m ²	1,675.7 m ²	12 UNITS
BLOCK 3 = BACK TO BACK TOWNHOMES	648.0 m ²	1,675.7 m ²	12 UNITS
BLOCK 4 = BACK TO BACK TOWNHOMES	648.0 m ²	1,675.7 m ²	12 UNITS
BLOCK 5 = BACK TO BACK TOWNHOMES	648.0 m ²	1,675.7 m ²	12 UNITS
BLOCK 6 = BACK TO BACK TOWNHOMES	648.0 m ²	1,675.7 m ²	12 UNITS
BLOCK 7 = BACK TO BACK TOWNHOMES	648.0 m ²	1,675.7 m ²	12 UNITS
TOTAL =	4,105.5 m ²	10,608.2 m ²	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

M. David Blakely Architect Inc.
2200 Prince of Wales Dr., Suite 101
Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942

GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
- ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
- ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
- DO NOT SCALE DRAWINGS.
- THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.
- THIS REPRODUCTION SHALL NOT BE ALTERED.

ONTARIO ASSOCIATION OF ARCHITECTS
M. DAVID BLAKELY
LICENCE 3658

No.	DATE	DESCRIPTION	INIT.
1.	12/04/25	FOR SITE PLAN CONTROL APPLICATION	JB
2.	07/05/25	LI COORD. & BLOCK 7 HYDRO CLOSET	JB
3.	13/01/25	REVISED SITE/ FOR REVIEW	JB
4.	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