

**PLANNING RATIONALE REPORT: SITE PLAN CONTROL AND ZONING
BY-LAW AMENDMENT APPLICATIONS**

**6001 6005 RENAUD ROAD
LANDRIC RENAUD PROPERTY INC.
CITY OF OTTAWA**

**PREPARED BY: P H ROBINSON CONSULTING
DECEMBER 2021**



[P. H. Robinson Consulting](#)
[Urban Planning, Consulting and Project Management](#)

This report has been prepared on behalf of Landric Renaud Property Inc. in support of **Site Plan Control and Zoning By-law Amendment** Applications for their lands at 6001 and 6005 Renaud Road in Orleans. The legal description of the property is Part of Lot 7, Concession 3, (Ottawa Front) former Geographic Township of Gloucester, now in the City of Ottawa.

The property is located on the north side of Renaud Road approximately 160 m east of the intersection of Renaud/Percifor Way and approximately 260 m west of the intersection of Renaud/Saddleridge Drive in the Chapel Hill neighbourhood. The property has frontage on both Renaud Road and Ziegler Street and as a result is considered to be a through lot (see area location plan on the following page with the property outlined in red). Please note that there is a 0.3 m reserve along the lands on Ziegler Street.



6001 Renaud Drive

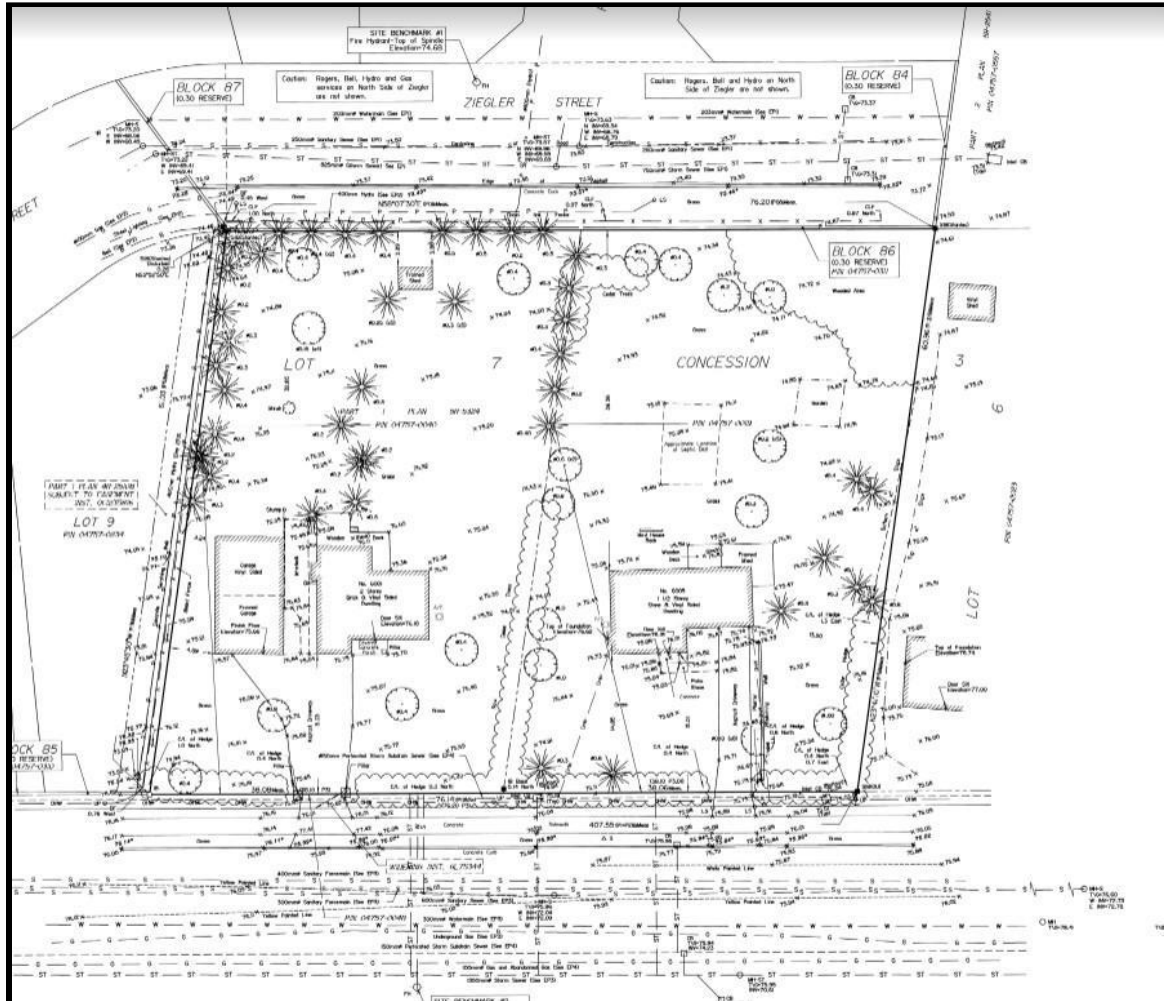


6005 Renaud Drive



Looking to the north west from 6001 Renaud

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Survey plan of subject property.



Subject property in context with surrounding lands

Lands to the north and south are primarily single family (with street townhouse units as well) with a park block nearby (Bradley Ridge to the west and Fountainhead Park to the south east) with a draft plan of subdivision proposed to the north east (with 23 single family homes, 150 townhouse units and 125 apartment units) going through the municipal approval process plus also some other residential projects with a range of residential units further to the east. To the east at 6102 Renaud an application for 16 stacked townhouse units and 28 back to back townhouse units was recently approved.

To the west the area is predominantly residential in nature and there is also a park area on the far west edge of the built up community that is to the north and west of the subject property

The subject lands contain two single family homes with access via Renaud Road.



View of subject property with property outlined in red

The lands at 6001 6005 Renaud Road have approximately 76 m of frontage on both Renaud Road 61 m of depth. As this property is a through lot and as per Section 135 (1) of the Zoning By-law , 'the minimum required front yard setback applies to both the front and rear lot lines, in accordance with the provisions of the Residential zone or zones in which such lot is located and the minimum required rear yard setback does not apply'. As a result, both Renaud and Ziegler are considered to be the 'front yards'

The intent of the development application is to build two rows of 3 storey plus basement stacked townhouse buildings with a mixture of surface and garage and driveway parking. It is intended that this will be a condominium project (see Site Plan and Architectural Elevation plans in the Appendix section and with extracts on the following page). There will be central parking areas for residents and visitors and landscaped areas at the edges of the buildings along the frontage roads and adjacent to the central parking areas for the property.



View of the property looking to the west along Ziegler Street

Site Plan

The Site Plan is proposing a stacked townhouse development of 36 units and 51 parking spaces. Units on the north side will have driveway/garage access via Ziegler and there will also be a central parking area for the units. There will be units also backing on to Renaud Road and these units just have a garage parking space. Landscaped areas will be located on the perimeter of buildings

and in the central area. There will be pedestrian access points between Ziegler and the property and between Renaud and the property between the buildings and at the side of the buildings. This will provide a safe and efficient access for pedestrians and cyclists entering and exiting the development without using either of the two vehicular access points.

The proposal calls for 51 parking spaces of which 18 are in the garages for some of the units, 9 parking spaces are in the driveways on the interior side of the Ziegler facing units and the remainder (24 parking spaces) are in the central surface parking area. Included in the 24 centrally located parking spaces are 2 handicapped parking spaces. The amount of parking being proposed is zoning compliant for this area of the City.

The site plan drawing being filed as part of this application shows an area for bicycle parking next to the waste collection area. This bicycle parking space area will be reflected on forthcoming versions of the civil and landscaping plans.

The massing maintains a low profile articulated to integrate within the adjacent neighbourhood. The designs call for balconies for all units facing the two frontage streets or the interior areas of the property.

There will be landscaped areas along both frontages of the property, between the two buildings and new landscaping/planting will be located at the perimeter of the property, screening the waste disposal area and along the street edges. New landscaping will be introduced to replace the existing treed areas on the property which will have to be removed in order to facilitate the new construction.

The new buildings will have a building footprint of approximately 1370 m² (14750 ft²) and a total building area of approximately 5480 m² (59000 ft²). The overall height of the buildings is between 12.35 m (40'6") and 14.1 m (46') and the variation is due to the existing grades at the base of the buildings..

top of roof. These vertical elements break up the facade to a more compatible scale, and associate with a residential character.

Precast concrete stairs, as well as lamp post bases between each pair of entries, offers good-quality streetscape elements and human-scale. The same material palette continues to the north-facing facades, with continued use of precast concrete elements between pairs of units, including: additional light standards, built-in with planting boxes, and pilasters which extend to the roof level.

The pilasters become an armature for tying together additional architectural elements. Balconies, which have glass and metal guard rails and metal fascias, are centered around the pilasters, generating a rhythmic character to the taller elevation. In addition the privacy screens are also tethered to the pilasters offering some playful shadow lines.

Ancillary elements are harmonized with the same language as the main buildings. These elements include the masonry clad hydro and gas metering sheds, the waste enclosure which mimics the buildings entirely, and the cladding on the landscape retaining walls. All of these elements were curated to offer a good-quality proposal, and to attract future buyers in the development.

Background studies addressing soils, environmental issues and civil engineering design are being filed as part of this Site Plan application. A full set of engineering, architectural, surveying and landscaping plans are also being filed with this site plan submission. No major issues or concerns were identified in these studies.

The Design Brief being filed shows the relationship between these new buildings and surrounding residential properties in the vicinity and the scale of the project.

Public Consultation Strategy

The project team had formal pre consultation meetings on December 9 2020 and June 30 2021 with City Staff and in addition the owners had a video conference meeting with Councillor Dudas to introduce the project to her and to discuss the details of the project.

A meeting with community representatives/neighbours will be held in the near future and this was discussed at our video meeting with the City Councillor.

Zoning

Under Zoning By-law 2008-250 the subject lands are zoned DR (Development Reserve) . The DR (Development Reserve) zone:

DR - Development Reserve Zone (Sections 237 and 238)

Purpose of the Zone

The purpose of the DR - Development Reserve Zone is to:

- (1) recognize lands intended for future urban development in areas designated as **General Urban Area and Developing Communities in the Official Plan**, and future village development in areas designated as **Village in the Official Plan**;*
- (2) limit the range of permitted uses to those which will not preclude future development options; and*
- (3) impose regulations which ensure a low scale and intensity of development to reflect the characteristics of existing land uses.*
- (4) permit limited lot creation on existing public streets in villages that will not preclude future development options in the DR3 – Development Reserve Subzone 3. (By-law 2013-58)*

As indicated *above*, the intent of the DR zone is to recognize lands that will be the subject of future urban development. Nearby lands to the north and north east are going through this process to develop as a residential subdivision and the subject property for this application is proposed to be developed for residential purposes in an R4 subzone.

The intent is to rezone the lands to an R4Z exception zone which would permit the proposed development which is compliant in terms of setbacks, height and parking requirements with the exception of the building setback to Ziegler Street. (1. 2m). It should be noted that the distance from the lot line along Ziegler to the travelled portion (asphalt) on Ziegler is approximately 4 m, resulting in a setback

of the new buildings to the edge of the road in excess of 5 m. As this lot is a through lot, this yard along Ziegler is considered a 'front yard'. Note that the driveways leading to the garage parking spaces for the units accessed via Ziegler are not included as provided parking spaces in the parking calculations.

In terms of parking being provided, the project is zoning compliant and there are also public transit options along Renaud Road and then additional route connections can be found at the nearby Chapel Hill South Park and Ride Facility.

Based on the number of units being proposed and the development not triggering any of the screening sections of a TIA, a traffic study is not required for this project.

The proposed uses of the site require a 'major' zoning change from a DR zone to an R4Z. The setbacks (with one exception as **indicated** on the following chart), the maximum building height and the landscaped areas of the proposed development meet the applicable comparable performance standards in the R4Z zone (setbacks, building height, landscaped areas).

The following are the R4Z zone provisions and how the proposed development meets these requirements for stacked dwellings.

PERFORMANCE STANDARD	REQUIREMENT	PROPOSED/PROVIDED
Minimum frontage	18 m	76 m
Minimum Lot Area	450 m ²	4598 m ²
Minimum front yard (Renaud)	3 m	4.63 m
Minimum interior side yard	1.5 m/6m	2.8 m/>6 m
Minimum front yard (Ziegler)	3 m	1.2 m (part of the zoning application)
Maximum Building Height	15 m	14.1m
Parking	51 spaces	51 spaces
Landscaped Area	30%	32%
Amenity Area	216 m ²	241 m ²

Provincial Policy Statement

The current Provincial Policy Statement (PPS) came into effect in 2020 and it outlines the key matters of Provincial planning interest with respect to land use planning decisions made by municipal approval authorities. Any decisions that are made by municipal approval authorities must be consistent with the policies of the PPS.

The following are sections of the PPS that are applicable to the proposed development at 6001 -6005 Renaud:

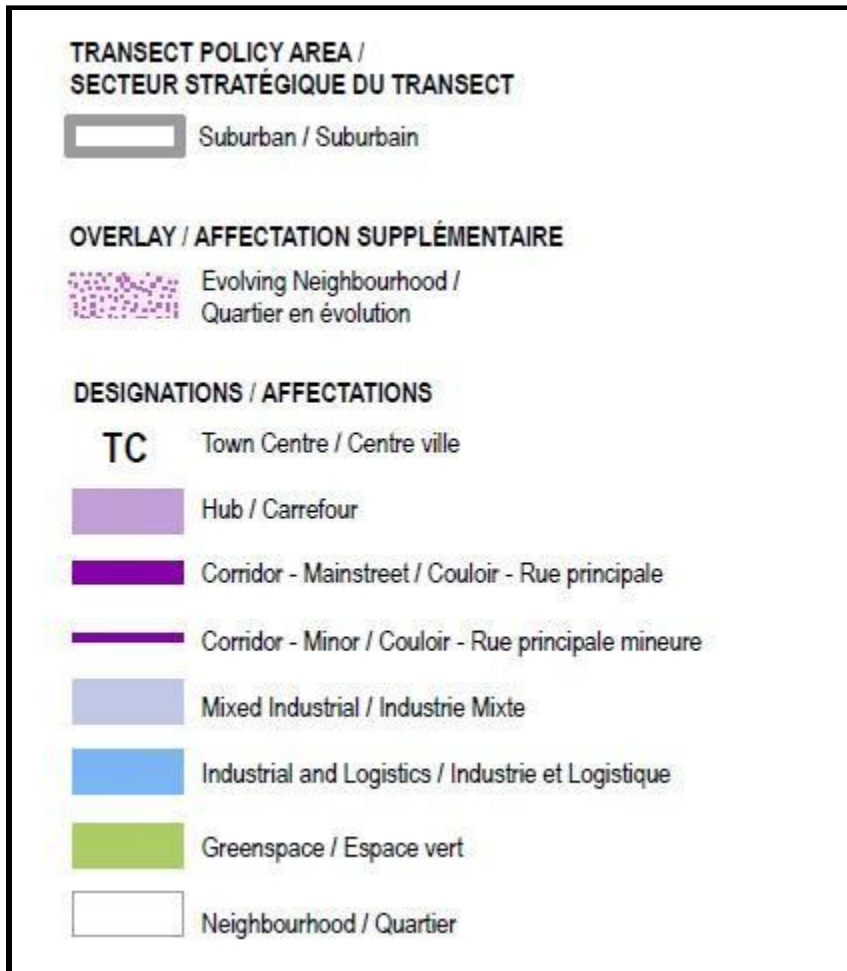
- 1.1.1 Healthy, liveable and safe communities are sustained by:
 - a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; *The proposed development on the site represents an efficient intensification of the site and will not create inefficient land use patterns in the area.*
 - e) promoting cost-effective development standards to minimize land consumption and servicing costs. *The intensification of the site will be achieved through two new 4 storey new buildings on the site and the provided parking for the development will be through unit driveways, garage spots and some surface parking. We have ensured that efficient building designs have been proposed based on the fact that the property is a through lot with frontage on both Renaud and Ziegler. The existing infrastructure within the City Right of Way will be connected to the new buildings.*
- 1.1.3.1 *Settlement areas* shall be the focus of growth and their vitality and regeneration shall be promoted. *The property is within a settlement area of the City of Ottawa.*
- 1.1.3.2 Land Use Patterns within *settlement areas* shall be based on:
 - a) densities and a mix of land uses which: 1) efficiently use land and resources. *This redevelopment of the property is an efficient use of the land and will allow for a sensitive infill development within City height limits for this use and with sufficient provided parking to ensure that there is a maximum of greenspace maintained on the site.* 2) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; *The proposed new development on the property will efficiently utilize the existing infrastructure available within the City Right of Way.*

- 1.4.3 Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs. *The proposed stacked units buildings are within an established neighbourhood with nearby infrastructure, public transit on a number of routes within a short walking distance or short drive to nearby parks, community facilities, and schools for residents' needs.*
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation nodes and public transit in areas where it exists or is to be developed; *This development proposal represents an efficient use of land on the property, allows for passive and active open space areas within the site, utilizes existing infrastructure and is located close to OC Transpo bus routes and other public facilities including recreational facilities and parkland.*

Official Plan Designation – City of Ottawa Official Plan

The site is designated Neighbourhood as per Schedule B8 of the recently Council adopted version of the City of Ottawa Official Plan.

Key policies are *provided below* with a response of how **the proposed development meets the policy criteria**





Subject property shown in red with schedule legend on previous page

As per Section 6.3 of the recently adopted Official Plan, 'Neighbourhoods' are contiguous urban areas that constitute the heart of communities. It is the intent of this Plan that they, along with hubs and corridors, permit a mix of building forms and densities. Neighbourhoods are not all at the same stage of development, maturity and evolution.

It is the intent of this Plan to reinforce those that have all elements of and presently function as 15-minute neighbourhoods; to guide those that have a few missing elements into gaining them; and to seed the conditions for future 15-minute neighbourhoods into those that currently are not. Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development,

The proposed development is part of a contiguous urban area and with its frontage and access to Renaud Road a density that is higher than the nearby residential uses to the north represents an efficient use of these lands. Its density, which is higher than nearby uses, will initiate the development of neighbourhood features such as commercial opportunities and institutional uses that are part of a 15 minute neighbourhood. The proposed development is a gradual increase in density versus nearby uses and is integrated in the overall neighbourhood and allows for a gradual well-planned transformation of this currently underutilized property. It will be complementary to the residential uses that are going through the approval process to the north and north east for residential uses including townhouses and low rise apartment units.

As per Section 6.3.1.2 *Permitted building heights in Neighbourhoods shall be Low-rise, except:*

- a) *Where existing zoning or secondary plans allow for greater building heights; or*
- b) *In areas already characterized by taller buildings.*

The proposed building heights are within the height limits permitted through a 'low rise' development.

The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

- a) *Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;*
- b) *Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1); The proposed units represent a density between single family homes and apartment unit densities.*
- c) *In appropriate locations including near rapid-transit stations, zoning may prohibit lower-density housing forms. n/a*
- d) *To provide for a range of local services and promote the emergence or strengthening of 15-minute neighbourhoods, the Zoning By-law may permit compatible and complementary small scale non-residential uses and services (including retail, service, cultural, leisure and entertainment uses) that primarily serve residents within walking distance and that: The development is only proposing residential uses but at a slightly higher density than nearby built housing to the north and north west and south but it will increase the residential*

density and will initiate any impetus for small scale non-residential uses that would be part of a 15 minute neighbourhood.

i) Are compatible with, and do not reasonably pose a risk of nuisance to, nearby residential uses; The density proposed and the alignment of the majority of the units to face internally will minimize any nuisance impacts with nearby residential uses. It is anticipated that the majority of vehicular traffic movements will be via the Renaud Road access location.

ii) Are contained within building forms and site design compatible with low-rise, predominantly residential neighbours; The proposed building forms and the site design are compatible with nearby predominantly residential areas.

iii) Are appropriately integrated with the neighbourhood street network, pedestrian network and public realm; The primary site access points are appropriately integrated into the street network and pedestrian connections for this development with surrounding streets has been designed to provide for safe access

iv) May establish building and site design standards specific to such uses, in order to ensure functional requirements and context sensitive building form are met;

v) May restrict or prohibit motor vehicle parking in association with such uses;
and

vi) Limits such uses to prevent undue diversion of housing stock to non-residential use.

As per Section 6.3.1.9) *Where lots within residential neighbourhoods have through-lot access fronting onto two public rights of way, the Zoning By-law and approvals under the Planning Act shall allow development that establishes separate residential use buildings so as, on separate lots to allow for independent services, to front on both public rights of way while leaving a portion of the internal lot without buildings or structures. The intent of this policy is to frame the public right of way with buildings and structures and to prohibit development that turns its back to a public right of way.*

Although the intent is to keep it as one lot, the development is located on a through lot that fronts on to two public rights of way and each public right of way is framed by buildings that face these streets with portions of the internal areas of the lot devoted to landscaping and parking and infrastructure elements. As a result, this development does not turn its back on the public right of way and the setbacks being proposed allow for strong interaction between the residential development and the adjacent rights of way. In addition, there will be some

direct pedestrian connections from the nearby public rights of way to the interior sections of the development.

Conclusions

The proposed development of new 4 storey stacked townhouse unit buildings on the property is consistent with many planning policies for these lands.

The site represents a sensitive infill development that will allow for:

- A well designed contemporary building to be located within an established neighbourhood that will add to the character of the streets and the neighbourhood
- Provided parking areas which result in the required parking being provided on the site through a combination of garage, driveway and central parking area locations . This allows for additional areas to be for landscaped areas rather than being occupied by surface parking.
- A new development that meets the majority of zoning regulations in terms of setbacks, building height, landscaping and amenity areas being provided for the R4Z subzone
- Buffering through vegetation and setbacks to adjacent properties .
- Through the major rezoning application being filed it will allow for 'stacked' units which is a housing type that is permitted in the R4 zone but not the DR zone that the lands are currently zoned for. Other nearby lands are also undergoing this transformation from DR zoned lands to multi-unit residential zoning categories to the east of the subject property
- A parking count that reflects its proposed use of stacked residential units that have 2 or 3 bedrooms in an area with public transit routes immediately adjacent to the property and will not result in spillover parking impacts on nearby streets.
- The Site Plan Control application being filed in conjunction with the major zoning application will detail the proposed design and the detailed site planning, civil engineering and landscaping details of the project and will be reviewed by the Planning Department and subject to comments from outside agencies and the public.

Through the site plan process there are a number of key engineering studies and drawings required in support of the development. These studies show that the site can be serviced through existing service connections along Renaud Road. The overall site drainage and grading has been designed based on current City

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guidelines and will utilize storage areas in the surface parking lot area through a cistern in order to control the peak post development flows to the allowable release rate.

Landscaping will be provided along the side, front and rear yards and between the two buildings to provide screening and buffering to adjacent properties, around the waste storage area and to also enhance the amenity areas for residents of this development. Please note that as per the geotechnical report there are restrictions on the ultimate size of species as per the soil conditions.

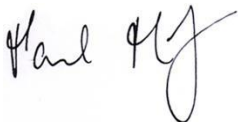
The proposed building height of this development is less than the permitted maximum building height as outlined in the zoning by-law and privacy and noise issues will be mitigated through building design.

It is our opinion that the proposed development is consistent with the Provincial Policy Statement and the recently adopted City of Ottawa Official Plan and relevant performance standards in the Zoning By-law and site design standards. It is being proposed at an appropriate scale of development and will be compatible with surrounding land uses and will contribute to the overall housing supply in the community surrounding the property.

The proposed development represents good land use planning that is in the public interest and it is recommended for approval.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

P H Robinson Consulting



Paul Robinson RPP

APPENDIX

LOCATION PLAN

SURVEY PLAN

SITE PLAN

ARCHITECTURAL PLANS AND RENDERINGS OF THE PROPERTY

LANDSCAPE PLAN

SITE PHOTOS

PART OF LOT 7
CONCESSION 3 (OTTAWA FRONT)
(Geographic Township of Gloucester)
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 250
to 7.5 5.0 2.5 0 5 10 Metres

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
2. The survey was completed on May 7, 2021.

May 14/21 Date
J. Allison J. Allison
Ontario Land Surveyor

ANNIS, O'SULLIVAN, VOLLEBEK LTD grants to Landlords (The Client), their solicitors, mortgages, and other related parties, permission to use original, signed, sealed copies of the Topographical Plan of Survey in transactions involving The Client.

Notes & Legend

Table with 2 columns: Symbol and Description. Includes symbols for Survey Monument Planted, Survey Monument Found, Standard Iron Bar, Short Standard Iron Bar, Iron Bar, Origin Unknown, Nail & Washer, Witness, Measured, Annis, O'Sullivan, Vollebek Ltd., Registered Plan 4M-1400, Registered Plan 4M-1373, Plan 5R-5324, Plan and Profile of Ziegler Street (T.L. Mak Engineer Consultants, Project 805-47) Drawing P-2 Rev. 5 "As Recorded" 07/22/14, City of Ottawa U.C.C. Central Registry Data, Sheet J-29-24 Dated August 2015, Plan and Profile of Renaud Road (Stantec Project 160400704) Drawing PP-2 Rev. 7 "As Recorded" 11/12/12, City of Ottawa U.C.C. Central Registry Data, Sheet J-29-30 Dated August 2015, Inst. CT257733, Deciduous Tree, Coniferous Tree, Fire Hydrant, Maintenance Hole (Storm Sewer), Maintenance Hole (Sanitary), Maintenance Hole (Unidentified), Catch Basin, Gas Meter, Sign, Chain Link Fence, Board Fence, Utility Pole, Light Standard, Air Conditioner, Diameter, Location of Elevations, Top of Concrete Curb Elevation, Top of Retaining Wall Elevation, Property Line, Underground Storm Sewer, Underground Sanitary Sewer, Underground Water, Underground Power, Underground Gas, Overhead Wires.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680184 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

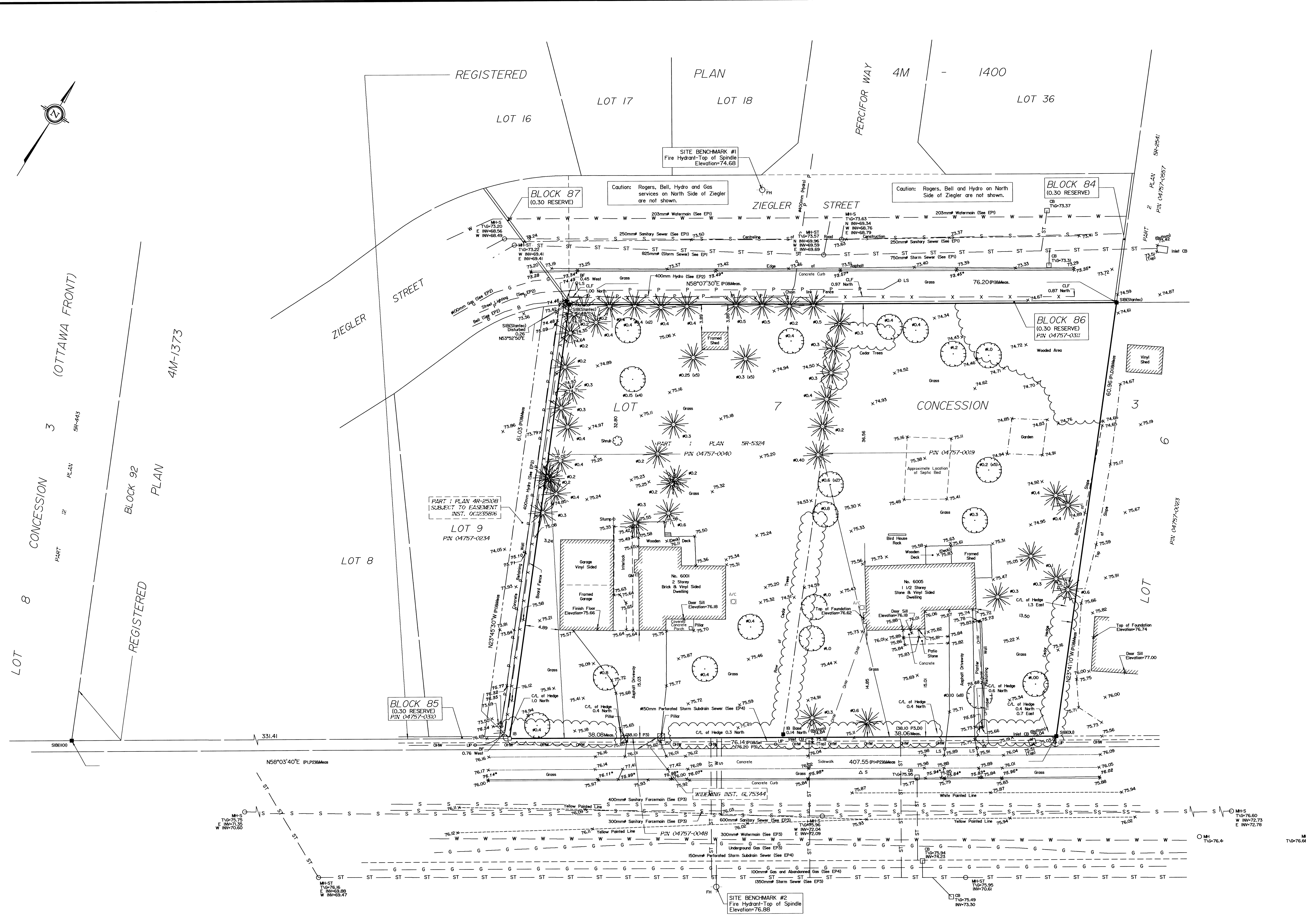
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
.01919680184 Northing 5040610.16 Easting 384736.56
.019198434761 Northing 5036178.12 Easting 372436.11

ELEVATION NOTES

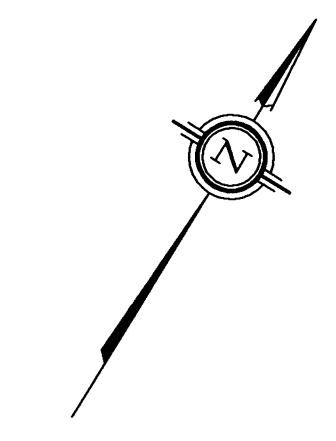
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Underground services (including invert elevations) shown are compiled from EP1, EP2, EP3 and EP4 and are subject to field confirmation.

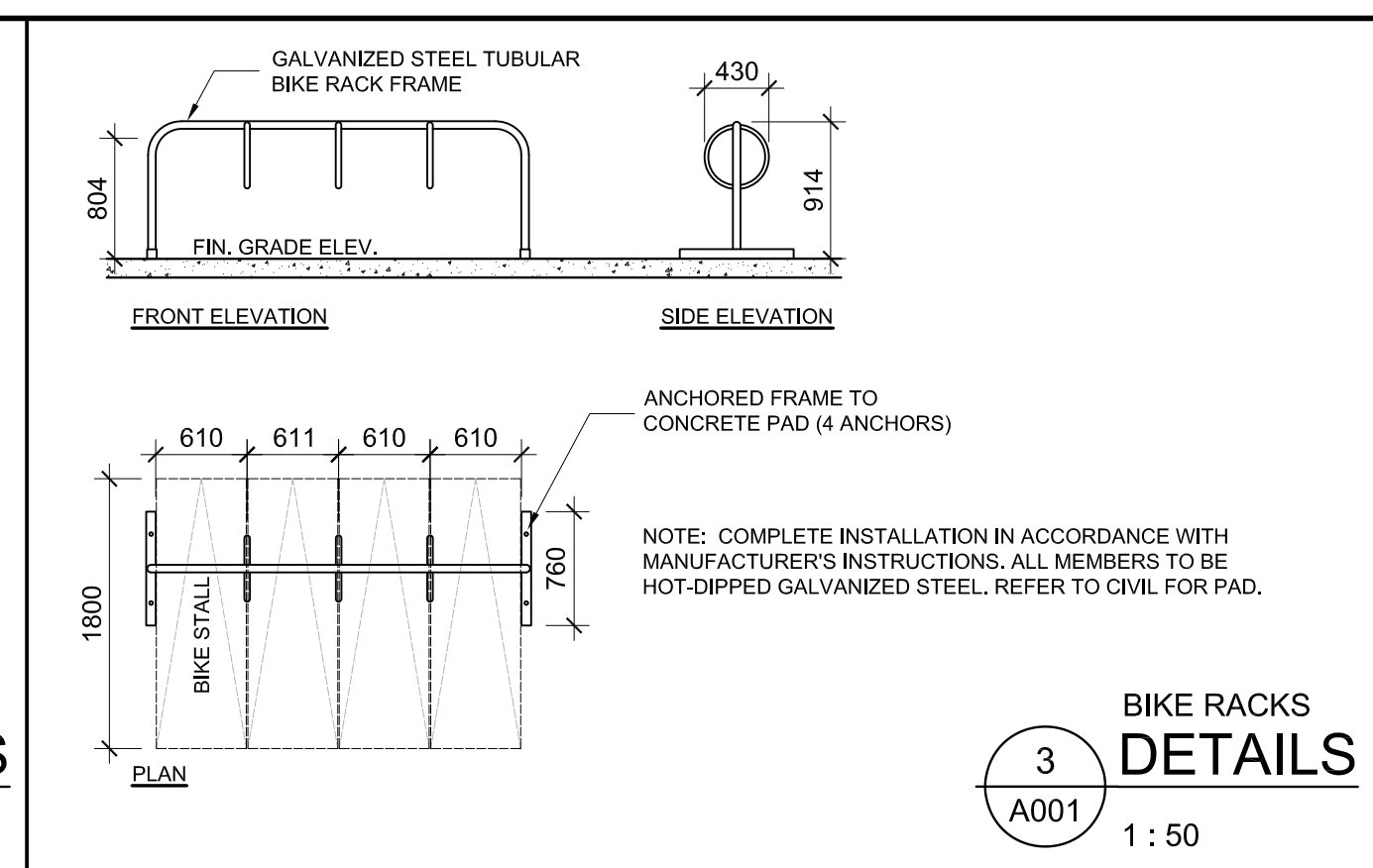
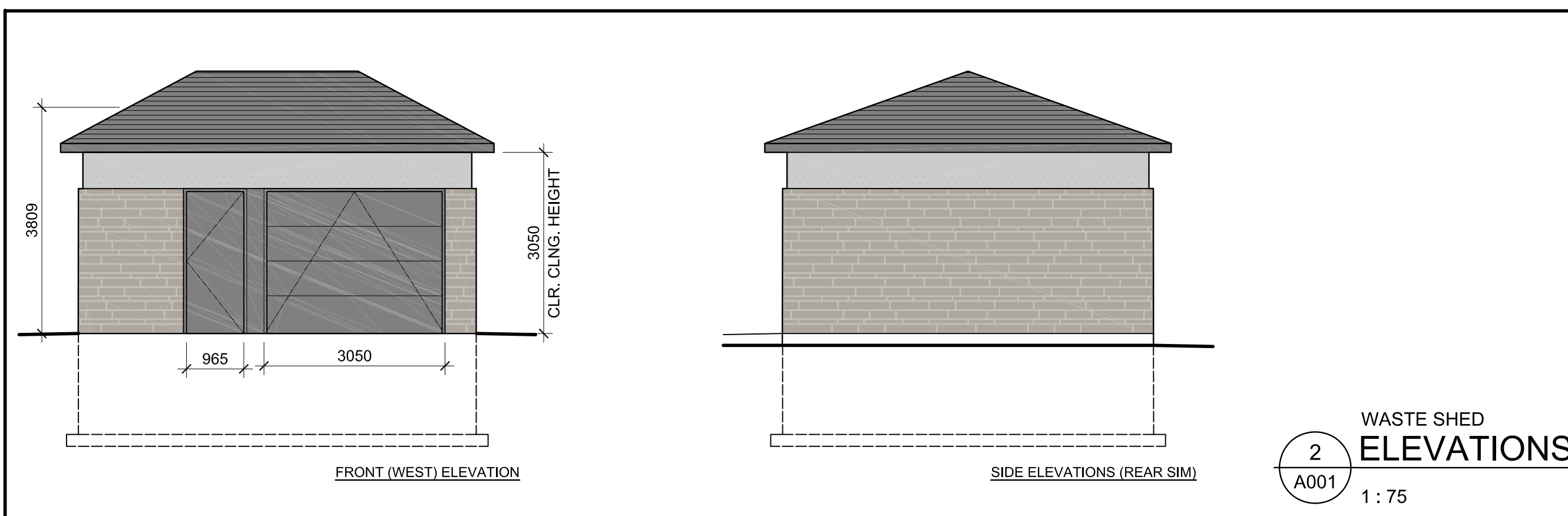


ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4 (OTTAWA FRONT) KNOWN AS RENAUD ROAD (FOURTH LINE ROAD)



LOT 8
CONCESSION 3
PART #2
PLAN 5R-443
BLOCK 92
PLAN 4M-1373
REGISTERED

LOT 8
CONCESSION 3
PART #2
PLAN 5R-443
BLOCK 92
PLAN 4M-1373
REGISTERED



ADDRESS: 6001 - 6005 RENAUD ROAD, OTTAWA

PROJECT STATISTICS

TOTAL UNITS:	36		
DATA x BLOCK:			
BLOCK 1	UNITS: 6	BUILDING AREA: 232.7 m ²	APPROX. GFA: 840 m ²
BLOCK 2	UNITS: 12	BUILDING AREA: 461.3 m ²	APPROX. GFA: 1,680 m ²
BLOCK 3	UNITS: 9	BUILDING AREA: 308.9 m ²	APPROX. GFA: 1,120 m ²
BLOCK 4	UNITS: 10	BUILDING AREA: 385.1 m ²	APPROX. GFA: 1,400 m ²
TOTAL:	36	1388.0 m ²	5,040 m ²
WASTE SHED AREA:	32.16 m ²		

BLDG. AREA & GFA EXCLUDE AREA TAKEN UP BY STAIRS & PORTICOS

ZONING MECHANISM	REQUIRED	PROVIDED	NOTES
UNITS:	DR	R4Z	RE-ZONING REQUIRED

THE FOLLOWING TABLE IS BASED ON R4Z ZONE:

LOT AREA:	450 m ²	4,598 m ²	
LOT WIDTH:	18 m	76.140 / 76.200	RENAUD / ZEIGLER
MAX. BUILDING HEIGHT:	15 m	12.4 m / 14.1 m	AT HIGH GRADE / LOW GRADE
FRONT YARD:	3 m	1.2 m / 4.5 m	SUBJECT TO ZONING CHANGE
SIDE YARD:	3 m / 6 m	2.8 m / 5.3 m	SUBJECT TO ZONING CHANGE
REAR YARD:	3 m	2.5 m / 5.1 m	FOR SERVICE SHEDS
PARKING SPACES:	51 (1.4x36 DU)	51	RATE OF 0.5 / DU W/O GARAGE
BIKE PARKING SPACES:	9	9	
AMENITY AREA:	216 m ² (6 m ² / DU)	241 m ²	AMENITY SHOWN IS PUBLIC AT GRADE, ADDITIONAL AMENITY AS PRIVATE BALCONY
LOT COVERAGE:		30%	NOT INCLUDING WASTE SHED
LANDSCAPED AREA:	30%	30% (1,367 m ²)	INCLUDES AREA TAKEN UP BY: WALKWAYS, PAVERS, PADS, PLANTERS, CURBING, RETAINING WALLS AND STAIRS

WASTE AND RECYCLING REQUIREMENTS

STREAM	REQUIRED CAPACITY	PROVIDED
GARBAGE:	0.231 YD ³ / DU x 36; 9 YD ³	4 YD ³ FEL + 6 YD ³ FEL
GMP:	0.018 YD ³ / DU x 36; 1 YD ³	2 YD ³ FEL
FIBER:	0.062 YD ³ / DU x 36; 3 YD ³	3 YD ³ FEL
ORGANICS:	240 L GREEN BIN / 50 DU	2 x 240 L BIN

NOTE: REFER TO LANDSCAPE ARCHITECTURAL FOR ALL TREES, PLANTING AND SURFACING MATERIALS, AS WELL AS CIVIL.

CLIENT / OWNER:
LANDRIC HOMES
63 CHEMIN DE MONTREAL EST
GATINEAU, QC, J8M 1K3
819-663-0003

LANDSCAPE ARCHITECT:
RUHLAND & ASSOCIATES LTD.
200 - 1750 COURTHOOD CRES.
OTTAWA, ON, K2C 2B5
613-224-4744

CIVIL ENGINEER:
LRL ENGINEERING
5430 CANOTEK RD.
OTTAWA, ON, K1J 9G2
613-842-3434

PLANNING CONSULTANT:
P H ROBINSON CONSULTING
100 PALOMINO DR.
OTTAWA, ON, K2M 1N3
613-599-9216

SURVEYOR:
ANNIS O'SULLIVAN VOLLEBEKK
165 BAY ST.,
EMBRUN ON, K0A 1W1
613-443-3364

rev. / issue	description	date
01	ISSUED FOR S.P.C. & REZONING	30 DEC. 2021

THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

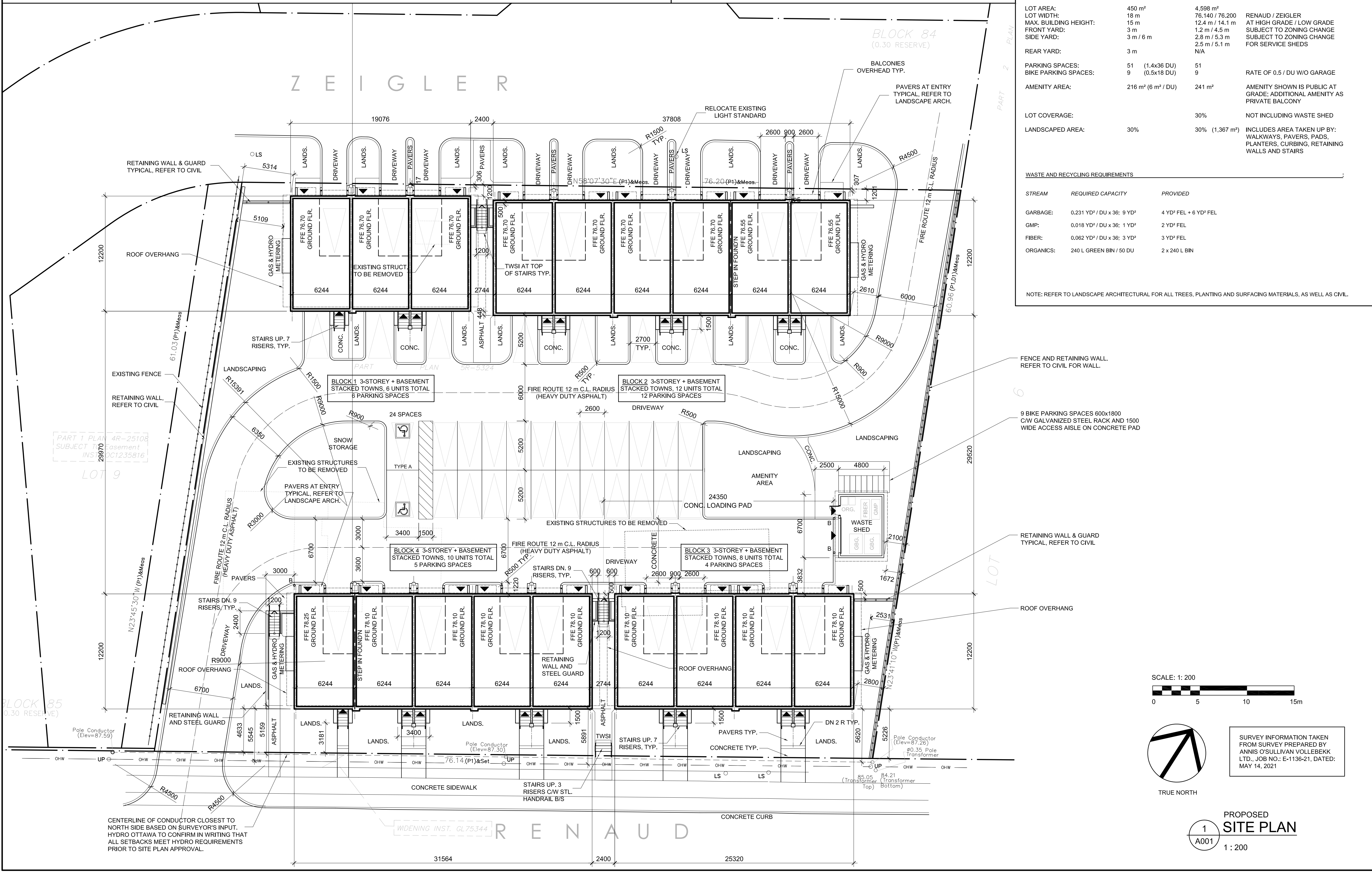
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BLOCK 1 AND 2
1 SOUTH ELEVATION
 1 : 100



BLOCK 1 AND 2
2 NORTH ELEVATION
 1 : 100

CLIENT / OWNER :
 LANDRIC HOMES
 63 CHEMIN DE MONTREAL EST
 GATINEAU, QC. J8M 1K3
 819-663-0003

LANDSCAPE ARCHITECT :
 RUHLAND & ASSOCIATES LTD.
 200 - 1750 COURTWOOD CRES.
 OTTAWA, ON. K2C 2B5
 613-224-4744

CIVIL ENGINEER :
 LRL ENGINEERING
 5430 CANOTEK RD.
 OTTAWA, ON. K1J 9G2
 613-842-3434

PLANNING CONSULTANT :
 P H ROBINSON CONSULTING
 100 PALOMINO DR.
 OTTAWA, ON. K2M 1N3
 613-599-9216

SURVEYOR :
 ANNIS O'SULLIVAN VOLLEBEKK
 165 BAY ST.,
 EMBRUN ON. K0A 1W1
 613-443-3364

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project north

Kristopher D. Benes, OAA, MRAIC, LEED AP

OPA open plan architects inc.
 architecture | interiors | concepts

2305 HILLARY AVE. | OTTAWA | ON | K1H 7J2
 613.883.5090 | info@openplan.ca

project

LANDRIC HOMES
STACKED TOWN HOMES
 6001 - 6005 RENAUD ROAD, OTTAWA

drawing

BUILDING ELEVATIONS

drawn	KDB	date	OCTOBER 2021
approved	KDB	revision	△
project no.	2101	scale	AS SHOWN
drawing no.			

A200

NON-COMBUSTIBLE
OVERHANG FRAMING /
CLADDING; SEPARATION
DISTANCE IS < 2.4 m



- ASPHALT SHINGLES
- ALUMINUM PANEL TYPE 2
- METAL FLASHING
- ALUMINUM PANEL TYPE 1
- MASONRY VENEER
- PRE-CAST CONCRETE

BLOCK 3 AND 4
1
A201
SOUTH ELEVATION
1 : 100



BLOCK 3 AND 4
2
A201
NORTH ELEVATION
1 : 100

CLIENT / OWNER :
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63 CHEMIN DE MONTREAL EST
GATINEAU, QC, J8M 1K3
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OTTAWA, ON, K2C 2B5
613 224-4744

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LRL ENGINEERING
5430 CANOTEK RD.
OTTAWA, ON, K1J 9G2
613-842-3434

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613-599-9216

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ANNIS O'SULLIVAN VOLLEBECK
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OPA open plan architects inc.
architecture | interiors | concepts

2305 HILLARY AVE. | OTTAWA | ON | K1H 7J2
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project

**LANDRIC HOMES
STACKED TOWN HOMES**
6001 - 6005 RENAUD ROAD, OTTAWA

drawing

BUILDING ELEVATIONS

drawn	KDB	date	OCTOBER 2021
approved	KDB	revision	△
project no.	2101	scale	AS SHOWN

drawing no.

A201



BLOCK 1 & 4 (BLK. 2 & 3 WEST SIM. BUT REV.)
1 EAST ELEVATION
 1 : 100

BLOCK 2 AND 3 (BLK. 1 WEST SIM. BUT REV.)
2 WEST ELEVATION
 1 : 100

BLOCK 4
3 WEST ELEVATION
 1 : 100

-  ASPHALT SHINGLES
-  ALUMINUM PANEL TYPE 2
-  METAL FLASHING
-  ALUMINUM PANEL TYPE 1
-  MASONRY VENEER
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 63 CHEMIN DE MONTREAL EST
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 RUHLAND & ASSOCIATES LTD.
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 165 BAY ST.,
 EMBRUN ON. K0A 1W1
 613-443-3364

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Kristopher D. Benes, OAA, MRAC, LEED AP

OPA open plan architects inc.
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2305 HILLARY AVE. | OTTAWA | ON | K1H 7J2
 613.883.5090 | info@openplan.ca

project

**LANDRIC HOMES
 STACKED TOWN HOMES**
 6001 - 6005 RENAUD ROAD, OTTAWA

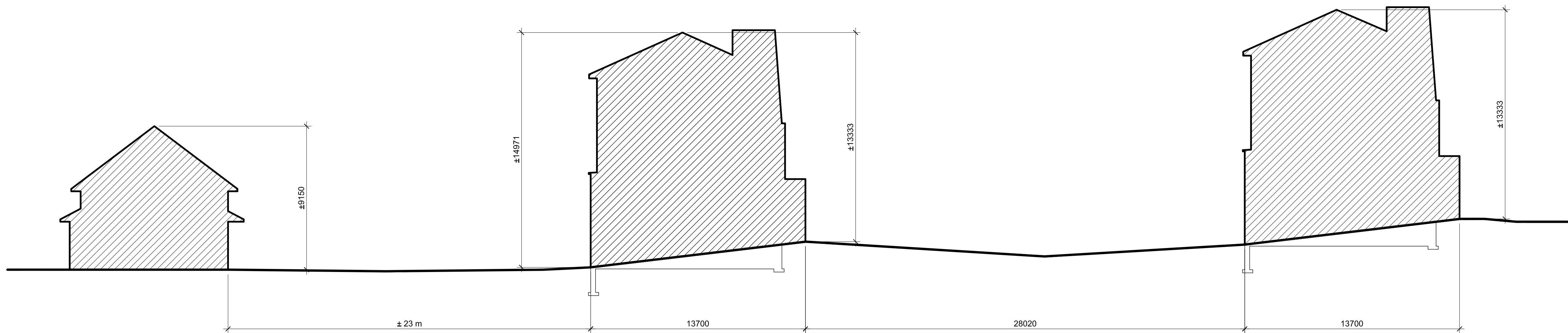
drawing

BUILDING ELEVATIONS

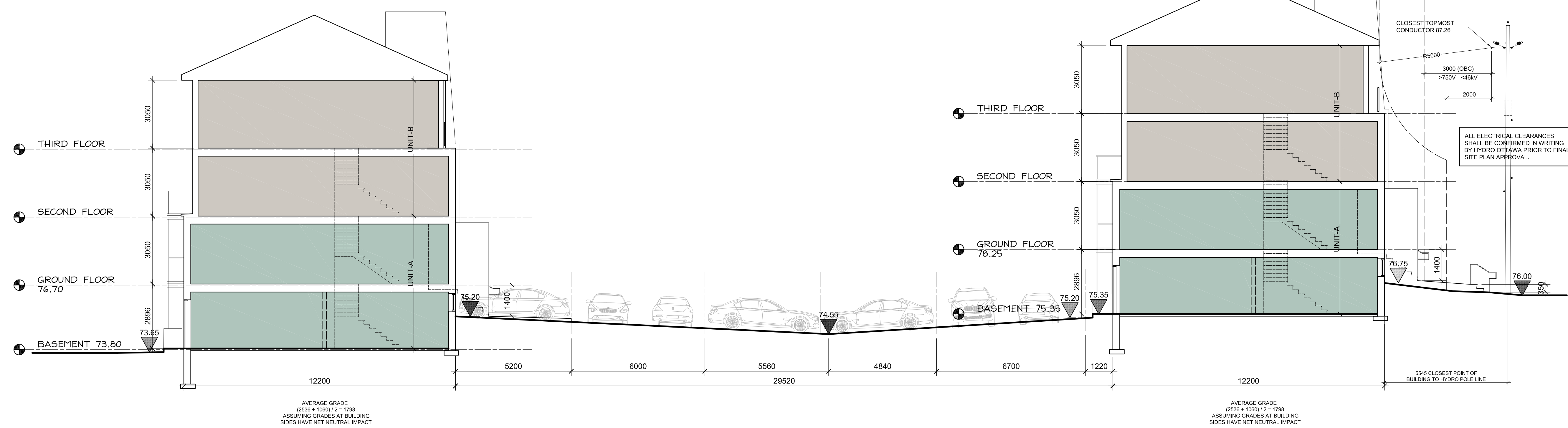
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approved	KDB	revision	①
project no.	2101	scale	AS SHOWN

drawing no.

A202



1 CONTEXT SECTION
A300 1:150



2 SITE SECTION
A300 1:100

CLIENT / OWNER :
LANDRIC HOMES
63 CHEMIN DE MONTREAL EST
GATINEAU, QC, J8M 1K3
819-663-0003

LANDSCAPE ARCHITECT :
RUHLAND & ASSOCIATES LTD.
200 - 1750 COURTHOOD CRES.
OTTAWA, ON, K2C 2B5
613-224-4744

CIVIL ENGINEER :
LRL ENGINEERING
5430 CANOTEK RD.
OTTAWA, ON, K1J 9G2
613-842-3434

PLANNING CONSULTANT :
P H ROBINSON CONSULTING
100 PALOMINO DR.
OTTAWA, ON, K2M 1N3
613-599-9216

SURVEYOR :
ANNIS O'SULLIVAN VOLLEBEK
165 BAY ST.,
EMBRUN ON, K0A 1W1
613-443-3364

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Kristopher D. Benes, OAA, MRAIC, LEED AP

OPA open plan architects inc.
architecture | interiors | concepts

2305 HILLARY AVE. | OTTAWA | ON | K1H 7J2
613.883.5090 | info@openplan.ca

project

LANDRIC HOMES
STACKED TOWN HOMES
6001 - 6005 RENAUD ROAD, OTTAWA

drawing

SITE SECTION

drawn	KDB	date	OCTOBER 2021
approved	KDB	revision	0
project no.	2101	scale	AS SHOWN

drawing no.

A300

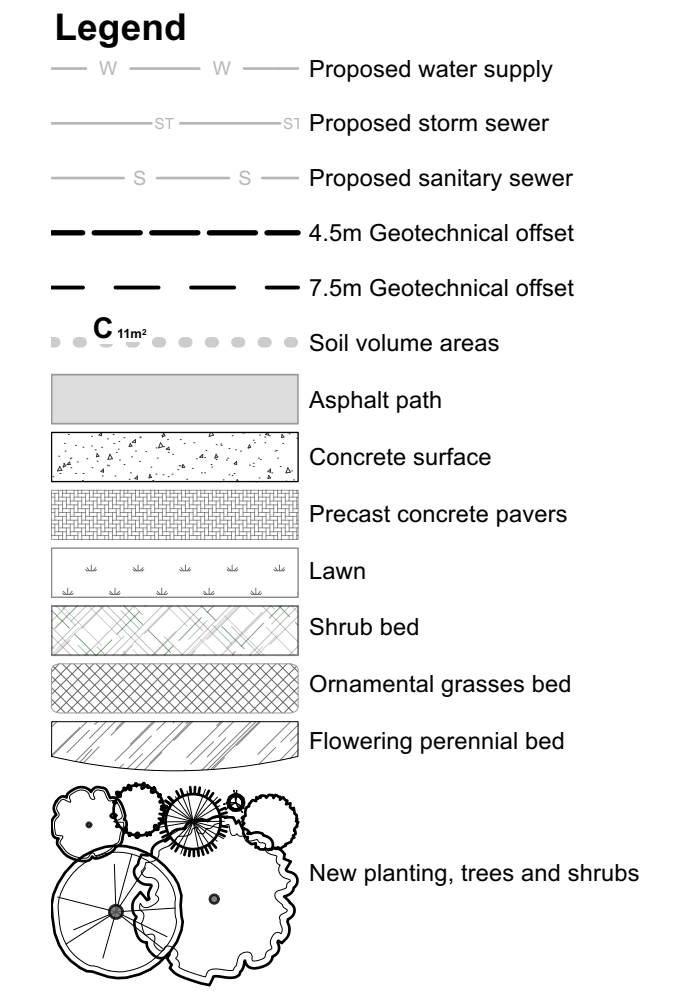
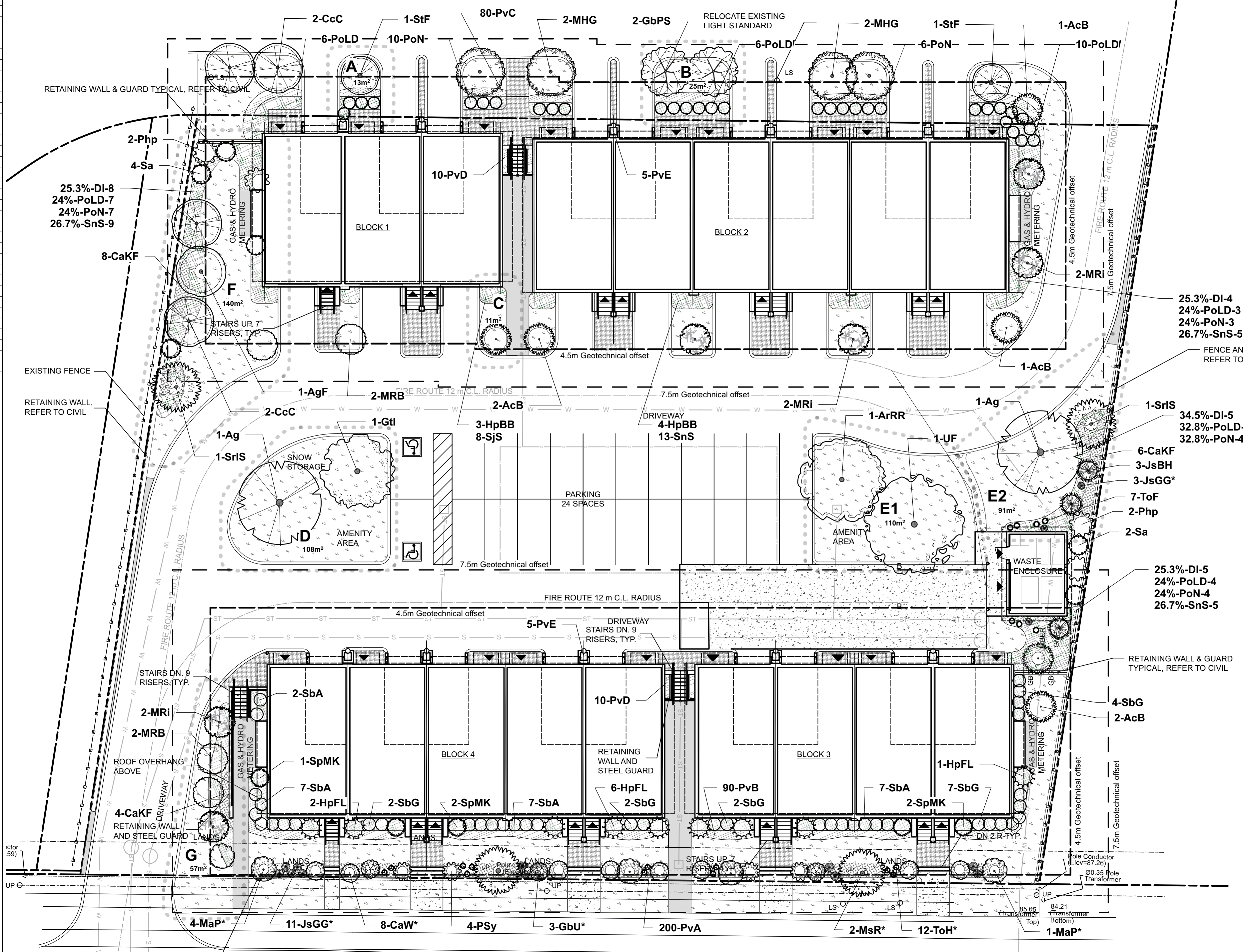








Z E I G L E R



NOTE:
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CLIENT / OWNER :
 LANDRIC HOMES
 63 CHEMIN DE MONTREAL EST
 GATINEAU, QC J8M 1K3
 819-663-0003

Kristopher D. Barnes, OAA, MRAIC, LEED AP
OPA open plan architects inc.
 architecture | interiors | concepts
 2305 HILLARY AVE. | OTTAWA | ON | K1H 7J2
 613.883.5090 | info@openplan.ca

6			
5			
4			
3			
2			
1	Issued for SPC Coordination	2021/12/22	

Ruhland & Associates Ltd
 landscape architecture • urban design • site planning
 Ph: 613-224-0744 Fax: 613-224-1331 info@rala.ca www.rala.ca

ARCHITECT	CONSULTANT
CONSULTANT	CONSULTANT

PROJECT / LOCATION
LANDRIC HOMES STACKED TOWN HOMES
 6001 - 6005 RENAUD ROAD
 OTTAWA, ONTARIO

PLANTING PLAN
 SHEET NO.
L-01
 PROJECT NO.
 21-1660

CENTERLINE OF CONDUCTOR CLOSEST TO NORTH SIDE BASED ON SURVEYOR'S INPUT. HYDRO OTTAWA TO CONFIRM IN WRITING THAT ALL SETBACKS MEET HYDRO REQUIREMENTS.

R E N A U D

Soil Volume Area, Tree Quantity and Size	Tree Quantity	OTTAWA Target Soil Volume (m ³)	Design Soil Volume	Soil Adequacy percentage
AREA A - 1 ornamental tree (typical) plant bed (13 sq m x 0.9 ave metre deep)	1	13.2	11.7	88.64%
AREA B - 2 ornamental trees (typical) plant bed (25 sq m x 0.6 ave metre deep)	2	9.2	15.0	162.34%
AREA C - 1 ornamental tree (typical) plant bed (11 sq m x 0.9 ave metre deep)	1	8.0	9.9	123.75%
AREA D - 2 medium trees plant bed (108 sq m x 0.4 ave metre deep)	2	30.0	43.2	144.00%
AREA E1 - 2 medium trees plant bed (110 sq m x 0.4 ave metre deep)	2	30.0	44.0	146.67%
AREA E2 - 1 medium tree, 1 small tree, 8 columnar junipers/cedars plant bed (91 sq m x 0.4 ave metre deep)	10	32.4	36.4	112.35%
AREA F - 4 ornamental trees, 1 small ornamental tree*, 6 large shrubs* plant bed (140 sq m x 0.4 ave metre deep)	11	50.0	56.0	112.00%
AREA G - 3 ornamental trees, 2 small ornamental 8cm DBH* plant bed (57 sq m x 0.6 ave metre deep)	5	34.0	34.2	100.59%

* Small ornamental trees with growth to 8-15cm DBH, large shrubs, and columnar conifers calculated using 'How much soil to grow a big tree' by DeepRoot as a guide

ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
MEDIUM TREES: 7.5 - 14m ht					
ArRR	1	Acer rubrum 'Red Rocket'	Red Rocket Red Maple	70mm caliper	WB, Staked
Ag	2	Aesculus glabra	Ohio Buckeye	50mm dia.	WB, Staked
Gtl	1	Gleditsia triacanthos var. inermis 'Impcole'	Imperial Honeylocust	70mm cal.	B&B / WB
UF	1	Ulmus minor x parvifolia 'Frontier'	Frontier Elm	60mm caliper	WB, Staked
SMALL TREES: 4.5 - 7.0m ht					
AgF	1	Acer ginnala 'Flame'	Flame Amur Maple	45mm caliper	WB, Staked
CcC	4	Crataegus crus-galli 'Cruzam'	Crusader Cockspur Hawthorn	45mm caliper	WB, Staked
GbPS	2	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	60mm caliper	WB, Staked
MHG	4	Malus x 'Harvest Gold'	Harvest Gold Crabapple	50mm dia.	WB, Staked
StF	2	Sorbus thuringiaca 'Fastigiata'	Pyramidal Mountain Ash	45 mm caliper	WB, Staked
SrIS	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	50mm caliper	WB, Staked
SMALL ORNAMENTAL TREES: 4.5m ht max (*3.5m max under hydro lines)					
AcB	6	Amelanchier canadensis 'Ballerina'	Ballerina Serviceberry (tree form)	50mm caliper	WB, Staked
CaW*	8	Caragana arborescens 'Walker'	Walker's Weeping Peashrub	125cm STEM	WB, specimen
Gbu*	3	Ginkgo biloba 'Umbrella'	Umbrella Maidenhair Tree	70mm cal.	B&B / WB, single
JsBH	3	Juniperus scopulorum 'Blue Haven'	Blue Haven Juniper	150 cm	Potted
JsGG*	14	Juniperus scopulorum 'Grey Gleam'	Grey Gleam Juniper	125cm ht	specimen
MaP*	5	Morus alba 'Pendula'	Weeping Mulberry, male	150cm stem	Fruitless, B&B
MRB	4	Malus x 'Royal Beauty'	Royal Beauty Crabapple	50mm dia.	WB, Staked
MRi	6	Malus 'Rink'	Rink Crabapple	45mm dia.	WB, Staked
MsR*	2	Malus sargentii 'Rosea'	Pink Flowering Crabapple	45mm caliper	Wire Basket, Ste
ToF	7	Thuja occidentalis 'Fastigiata'	Pyramidal Cedar	175cm ht	specimen or 0.7
ToH*	12	Thuja occidentalis 'Holmstrup'	Holmstrup Cedar	125cm ht	specimen or 0.5
SHRUBS					
DI	22	Diervilla lonicera	Dwarf Bush Honeysuckle	50 cm ht.	Potted
HpBB	7	Hydrangea paniculata 'Bobo'	Bobo pannicle hydrangea	2 gallon pot	0.9m o.c.
HpFL	9	Hydrangea paniculata 'Fire Light'	Fire Light pannicle hydrangea	2 gallon pot	0.9m o.c.
Php	4	Philadelphus pubescens	Hairy Mockorange	60mm dia.	WB, Staked
PoLD	40	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	50cm ht.	Potted
PoN	34	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	50cm ht.	Potted
PoTW	16	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Dwarf Ninebark	50cm ht.	Potted
PSy	4	Philadelphus 'Sybille'	Minnesota Snowflake Mockorange	60mm dia.	WB, Staked
Sa	6	Symphoricarpos albus	Common Snowberry	100 cm ht.	Potted
SbA	23	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	50cm ht.	Potted, 0.9m o.c.
SbG	17	Spiraea bumalda 'Goldflame'	Goldflame Spirea	50cm ht.	spacing 0.8m o.c.
SJS	8	Spiraea japonica 'Shirobana'	Shirobana Spirea	50cm ht.	spacing 0.8m o.c.
SnS	32	Spiraea nipponica 'Snowmound'	Snowmound Spirea	50cm ht.	spacing 0.8m o.c.
SPMK	5	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	100cm ht.	3 gallon Pot
PERENNIALS					
CaKF	18	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal. pot	90cm o.c.
PvA	200	Ornamental grasses		150mm pot	40-60cm o.c.
PvB	90	Flowering perennials for sun		150mm pot	60cm o.c.
PvC	80	Flowering perennials for shade		150mm pot	60cm o.c.
PvD	20	Perennials for shade		150mm pot	60cm o.c.
PvE	80	Specimen perennials - 40-60cm ht		150mm pot	

Perennial types: (invasives such as miscanthus or purple loosestrife are not to be planted)
 PvA: Ornamental grasses (Minimum 2 species mix, most < 30cm ht); Heavy Metal switch grass (taller accent), Blue Fescue
 PvB: Flowering perennials for shade, minimum 5 species: Blue Chips Bellflower, Iris sp (Blues, pinks), Daylily sp. (yellows), Coral Bells sp (burgundies), Hosta sp (Blue / white leaf), Cranesbill Geranium
 PvC: Flowering perennials for sun, minimum 5 species: Shasta Daisy vars, Daylily sp (red, yellows), Coneflower vars Prairie smoke, Spiked gayfeather, Black-eyed Susan sp., Sea Thrift
 PvD: Shade perennials: Bottlebrush Grass and Ostrich Fern
 PvE: Specimen shade perennials - 40-60cm ht: Hosta 'Patriot', Hosta 'Color Festival', Lady Fern



View from north east corner of site looking west along Ziegler (right image) and south into the north edge of the property (left image)



- Left image. View looking to the east along Ziegler. Subject property on the right hand side.
- Right image. View to the east/north east of subject property looking into the lands subject to a subdivision application



6001 Renaud

6005 Renaud. Image on the right is looking to the north west. 6001 Renaud is at the rear on the image on the right





Interior site views