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MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
 By sevignyo at 4:00 pm, Jan 20, 2025

SITE CONTEXT



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NOTE-A :
 ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.

NOTE-B :
 ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.

NOTE-C :
 CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.

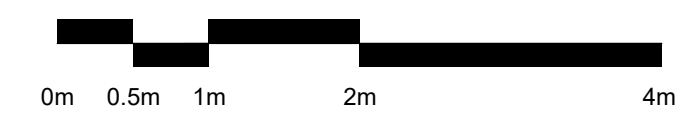
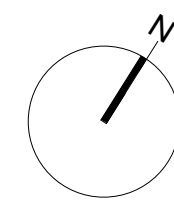
NOTE-D :
 REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.

NOTE-E :
 DO NOT SCALE DRAWINGS.

NOTE-F :
 ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SURVEY INFO

TOPOGRAPHIC SURVEY OF :



PROJECT INFORMATION

SITE SUMMARY

ADDRESS	6001-6005 RENAUD, OTTAWA, ON
PROPOSED ZONING	R4Z
SITE AREA	4598.69 m ²
PROPOSED USE	RESIDENTIAL
BUILDING AREA	720.00 m ²

ZONING SUMMARY

	REQUIRED	PROPOSED
LOT AREA	1400 m ²	2913.14 m ²
LOT WIDTH	18 m	76.12 m
MAX. BUILDING HEIGHT	15.00 m	12.38 m
MAX. PARAPET HEIGHT	N/A	N/A
SET BACKS :		
- FRONT YARD	3.00 m	5.39 m
- CORNER SIDE YARD	3.00 m(mn.)	N/A
- INTERIOR SIDE YARD	3.00 m	3.14 m
- REAR YARD	6.00 m	17.52 m
- ADDITIONAL REQ	N/A	N/A
MIN LANDSCAPED AREA	30% OF LOT	35% (1021.6 m ²)

VEHICULAR PARKING

	REQUIRED	PROPOSED
MIN PARKING SPACES	24	24(10 int)
MIN VISITOR PARKING SPACES	4	4
MIN ACCESSIBLE PRKG SPACES	1	1
(incl. in count)		

BICYCLE PARKING

	REQUIRED	PROPOSED
MIN PARKING SPACES	5	8

WASTE CONTAINERS

	REQUIRED	PROPOSED
GARBAGE (0.231 y ³ / unit)	5	6
RECYCLING (0.018 y ³ / unit)	2	2
RECYCLING FIBRE (0.062 y ³ / unit)	2	2
ORGANICS (L)	240	240

AMENITY AREA

	REQUIRED	PROPOSED
PRIVATE	60.00 m ²	151.00 m ² BALCONIES
COMMUNAL	60.00 m ²	107.00 m ² EXTERIOR

BUILDING SUMMARY

	UNITS	GFA - ORC
SEMI-BASEMENT	20	420.00 m ²
GROUND	20	313.00 m ²
LEVEL 2	20	361.00 m ²
LEVEL 3	20	321.00 m ²

LEGEND

SURFACES

- PROPOSED GRASS
- RIVERSTONE
- CONCRETE PAVERS
- POURED CONCRETE
- ASPHALT PAVING
- PROPOSED NEW BUILDING
- CONCRETE RETAINING WALL
- EXISTING BUILDING TO BE DEMOLISHED

LINES

- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE
- NEW FENCE
- OVERHEAD WIRES

VEGETATION

- TREE: EXISTING TO REMAIN
- TREE: EXISTING TO BE REMOVED
- TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

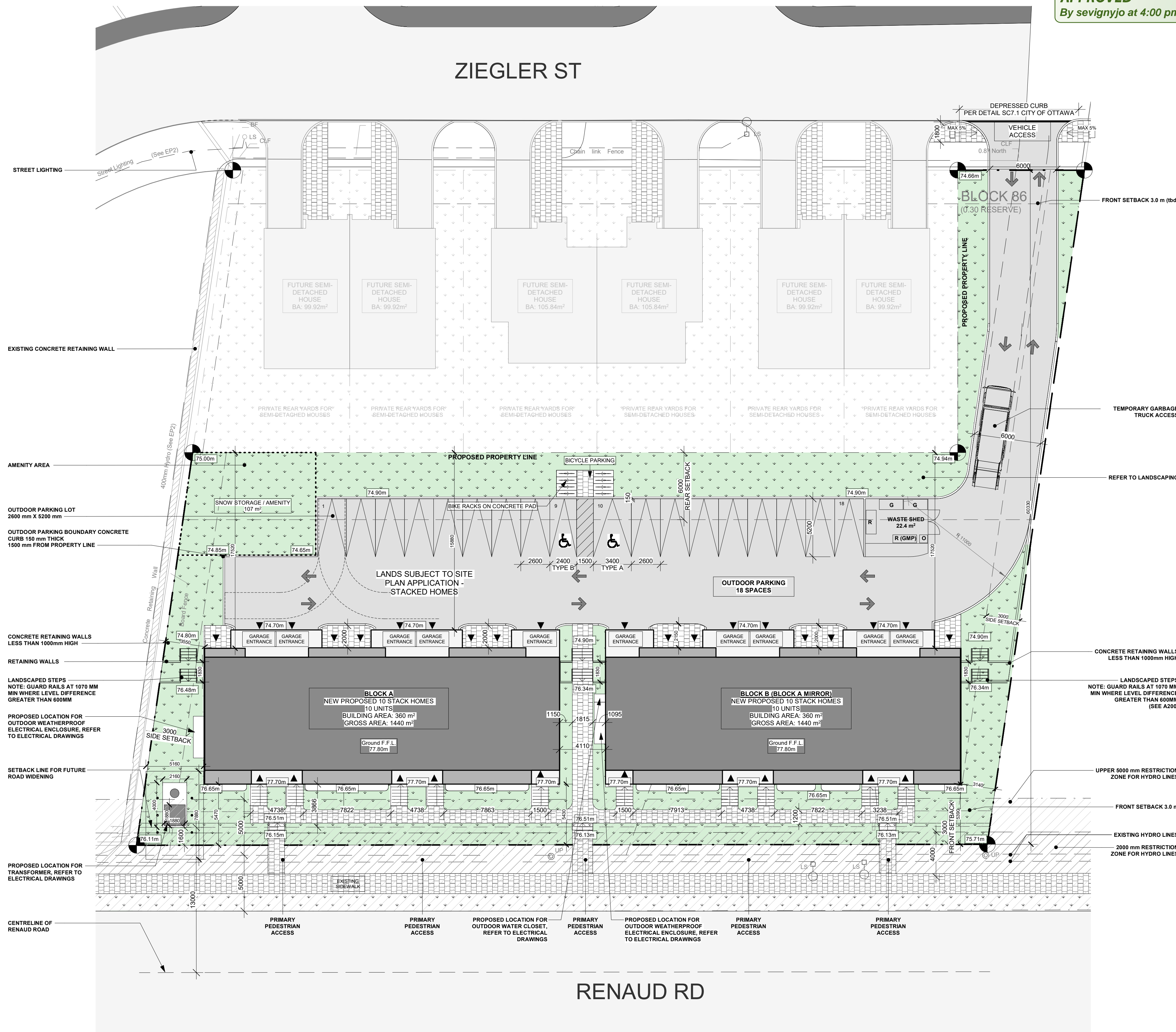
SYMBOLS

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- LANDSCAPE LIGHT
- LIGHT POLE
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- LOT CORNERS

PARKING

- BIKE PARKING
- CAR PARKING
- BF PARKING (TYPE A)
- BF PARKING (TYPE B)

ZIEGLER ST



1 SITE PLAN
A050 1 : 200

KEY PLAN / PLAN CLÉ :



CLIENT :



1.19	RD WIDENING	24-10-03
1.18	PERMIT	24-09-03
1.17	PERMIT DRAFT	24-08-23
1.16	SPC	24-07-15
1.15	COORDINATION	24-05-29
1.14	ISSUED FOR 66%	24-05-21
1.13	ISSUED FOR 66%	24-05-09
1.11	SPC REVISION	24-04-05
1.10	SPC REVISION	23-12-15
1.9	SPC REVISION	23-10-06
1.8	ISSUED FOR SPC	23-06-27
1.7	ISSUED FOR SPC	23-04-28
1.6	ISSUED FOR SPC	23-04-05
1.4	ISSUED FOR 66%	23-02-24
1.3	City discussion	22-11-16

PROJECT NAME / NOM DU PROJET :

6001-6005 Renaud

DRAWING NAME / NOM DU DESSIN :

SITE PLAN

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	22170
DATE :	2024-08-05
DRAWN BY / DESSINÉ PAR :	E.T.
REVIEWED BY / VÉRIFIÉ PAR :	L.G.
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	A050
REVISION NO. / NO. DE RÉVISION :	1.19