



Landric HOMES

NO.	DESCRIPTION	DATE
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

6001-6005 Renaud

REVISION	DESCRIPTION	DATE
1	City discussion	22-11-16
2	SPC REVISION	23-10-06
3	ISSUED FOR SPC	23-06-27
4	ISSUED FOR SPC	23-04-28
5	ISSUED FOR SPC	23-04-05
6	ISSUED FOR 66%	23-02-24
7	ISSUED FOR 66%	24-05-09
8	ISSUED FOR 66%	24-05-21
9	COORDINATION	24-05-29
10	SPC	24-07-15
11	PERMIT DRAFT	24-08-23
12	PERMIT	24-09-03
13	RD WIDENING	24-10-03

SITE PLAN

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**

SITE CONTEXT



LEGEND

- 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
 - R: RESIDENTIAL V: VISITOR
 - BF PARKING (TYPE A)
 - R: RESIDENTIAL V: VISITOR
 - BF PARKING (TYPE B)
 - R: RESIDENTIAL V: VISITOR

GENERAL NOTES

- 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 (min.)	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 (incl. in count)	1	1

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

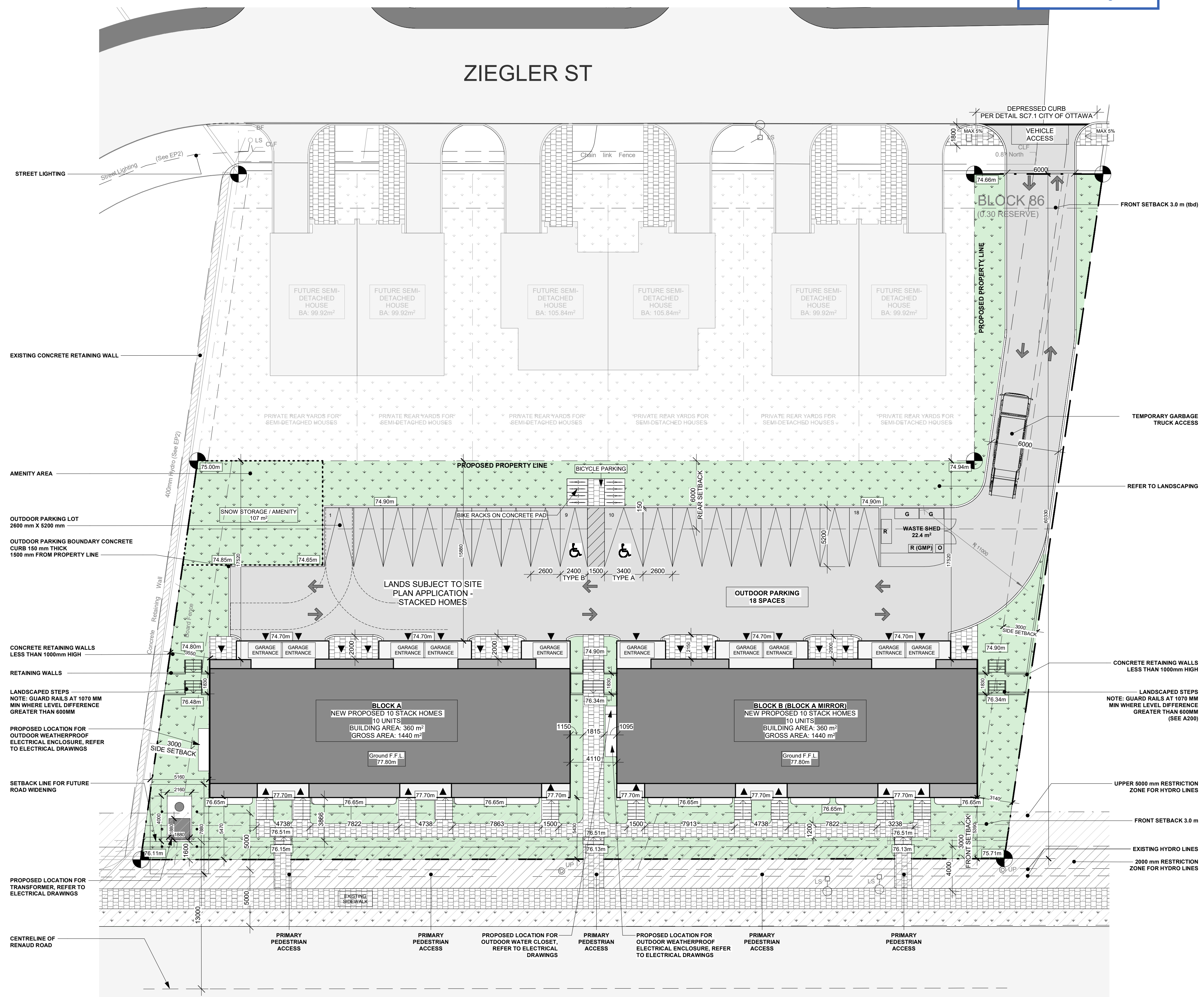
	REQUIRED	PROPOSED
PRIVATE	60.00 m ²	151.00 m ² BALCONIES
COMMUNAL	60.00 m ²	107.00 m ² EXTERIOR

BUILDING SUMMARY

	UNITS	GFA - GRC
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

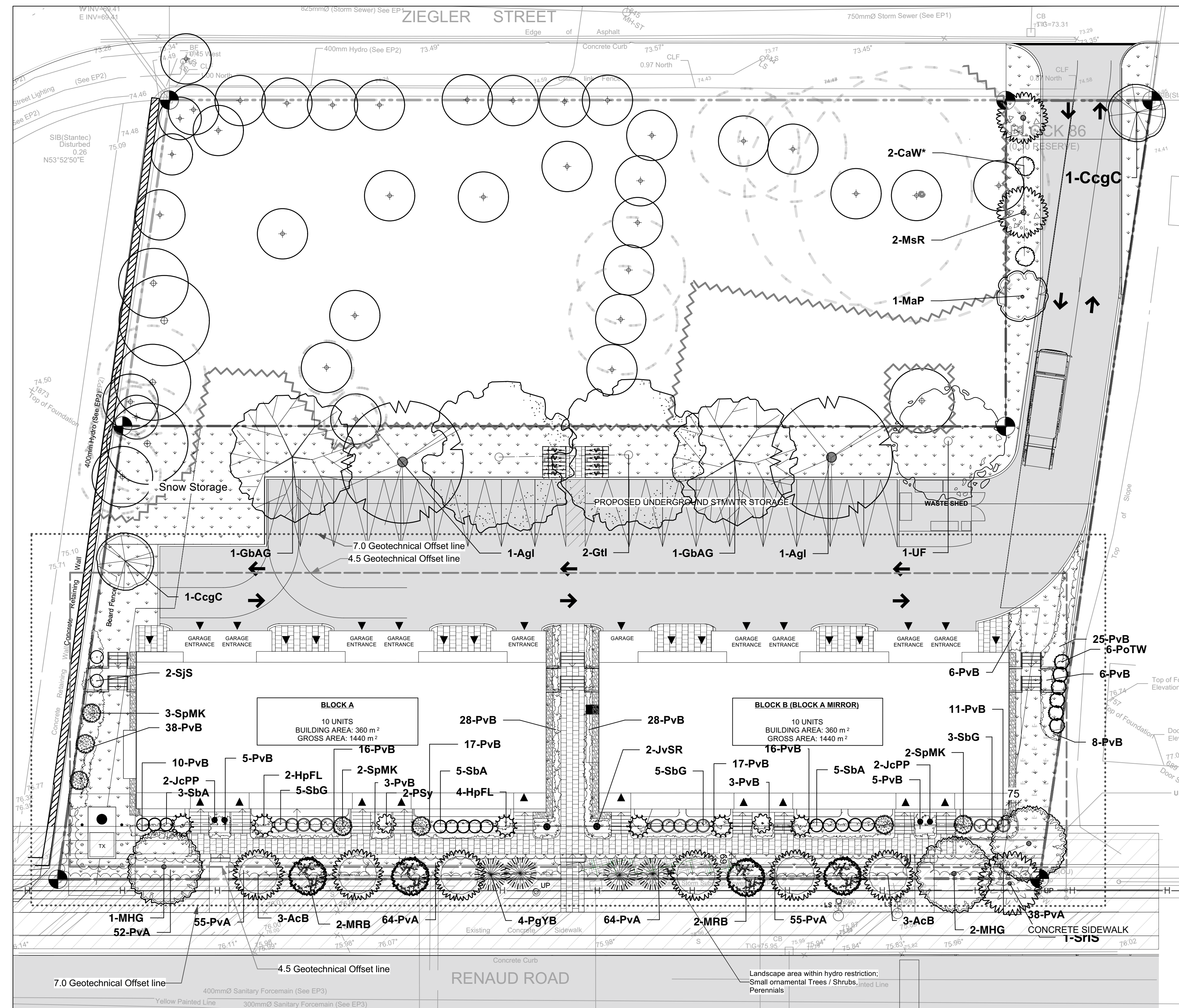
Committee of Adjustment
Received | Reçu le
2024-10-28
City of Ottawa | Ville d'Ottawa
Comité de dérogation

ZIEGLER ST



RENAUD RD

1 SITE PLAN
A050 1 : 200



LANDSCAPE / PLANTING PLAN
Scale: 1:200

ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
MEDIUM TREES: 9 - 13.5m ht, 8.5 - 20m Ø canopy					
AgI	2	Aesculus glabra	Ohio Buckeye	50mm caliper	WB, Staked
GbAG	2	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	60mm caliper	WB, Staked
GtI	2	Gleditsia triacanthos var. inermis 'Impcole'	Imperial Honeylocust	70mm caliper	WB, Staked
UF	1	Ulmus minor x parvifolia 'Frontier'	Frontier Elm	60mm caliper	WB, Staked
SMALL TREES: 6 - 8m ht, 6 - 8m Ø canopy					
CcgC	2	Crataegus crus-galli inermis 'Cruzam'	Thornless Crusader Cocksbur Hawth	45mm caliper	WB, Staked
ORNAMENTAL TREES: 4 - 7m ht, 4 - 6m Ø canopy (6m ht max under power lines)					
AcB	6	Amelanchier canadensis 'Ballerina'	Ballerina Serviceberry (tree form)	50mm caliper	WB, Staked
MHG	3	Malus x 'Harvest Gold'	Harvest Gold Crabapple	50mm caliper	WB, Staked
MRB	4	Malus x 'Royal Beauty'	Royal Beauty Crabapple	45mm caliper	WB, Staked
SrIS	1	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	50mm caliper	WB, Staked
SMALL ORNAMENTAL TREES: <4.5m ht, <4.5m Ø canopy					
CaW*	2	Caragana arborescens 'Walker'	Walker's Weeping Peashrub	125cm STEM	WB, Specimen
MaP	1	Morus alba 'Pendula'	Weeping Mulberry, male	150cm stem	Fruitless, B&B
MsR	2	Malus sargentii 'Rosea'	Pink Flowering Crabapple	45mm caliper	WB, Staked
PgYB	4	Picea glauca 'Yukon Blue'	Yukon Blue White Spruce	75cm spd	WB, Staked
SHRUBS					
HpFL	6	Hydrangea paniculata 'Fire Light'	Fire Light pannicle hydrangea	2 gallon pot	0.9m o.c.
JcPP	4	Juniperus communis 'Pencil Point'	Pencil Point Juniper	150cm stem	Potted
JvSR	2	Juniperus virginiana 'Skyrocket' (J. scopulorum)	Skyrocket Juniper	150cm stem	Potted
PoTW	6	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Dwarf Ninebark	50cm ht.	Potted
PSy	2	Philadelphus 'Sybil'	Minnesota Snowflake Mockorange	60mm dia.	WB Staked
SbA	13	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	50cm ht.	Potted, 0.9m o.c.
SbG	13	Spiraea bumalda 'Goldflame'	Goldflame Spirea	50cm ht	0.9m o.c.
SJS	2	Spiraea japonica 'Shirobana'	Shirobana Spirea	50cm ht.	0.8m o.c.
SpMK	7	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	100cm ht.	3 gallon Pot

ID	Qty	PERENNIALS Description	Types	Sched. Size	Remarks
PvA	264	Ornamental grasses	Karl Foerster Feather Reed Grass, Blue Fescue	150mm pot	40-60cm o.c.
PvB	242	Sun flowering perennials	Coneflower, Black-eyed Susan, Spiked Speedwell, Seathrift, Beebalm, Daylily, Siberian Iris, Cardinal Flower, Ozark Sundrops	150mm pot	60cm o.c.

NOTE:

THIS PLAN IS ISSUED FOR BUILDING PERMIT SUBMISSION ONLY. ADDITIONAL DETAILING AND SPECIFICATIONS ARE REQUIRED PRIOR TO TENDERING OR CONSTRUCTION.

NOTE:

THIS PLAN TO BE READ IN CONJUNCTION WITH TCR BY DENDRON FORESTRY SERVICES. EXISTING TREES TO BE PRESERVED AND PROTECTED AS PER TCR.

SERVICING INFORMATION SHOWN AS REFERENCE ONLY. REFER TO CIVIL DRAWINGS.

LEGEND

- PHASING
- PROPERTY LINE
- 7.5m GEOTECHNICAL BUILDING OFFSET
- 4.5m GEOTECHNICAL BUILDING OFFSET
- HYDRO LINE
- PAVERS
- HYDRO LINE HEIGHT RESTRICTED AREA
- SOD
- ORNAMENTAL GRASSES
- PERENNIALS
- EXISTING TREES TO REMAIN
- TREE PROTECTION FENCE
- CRITICAL ROOT ZONE

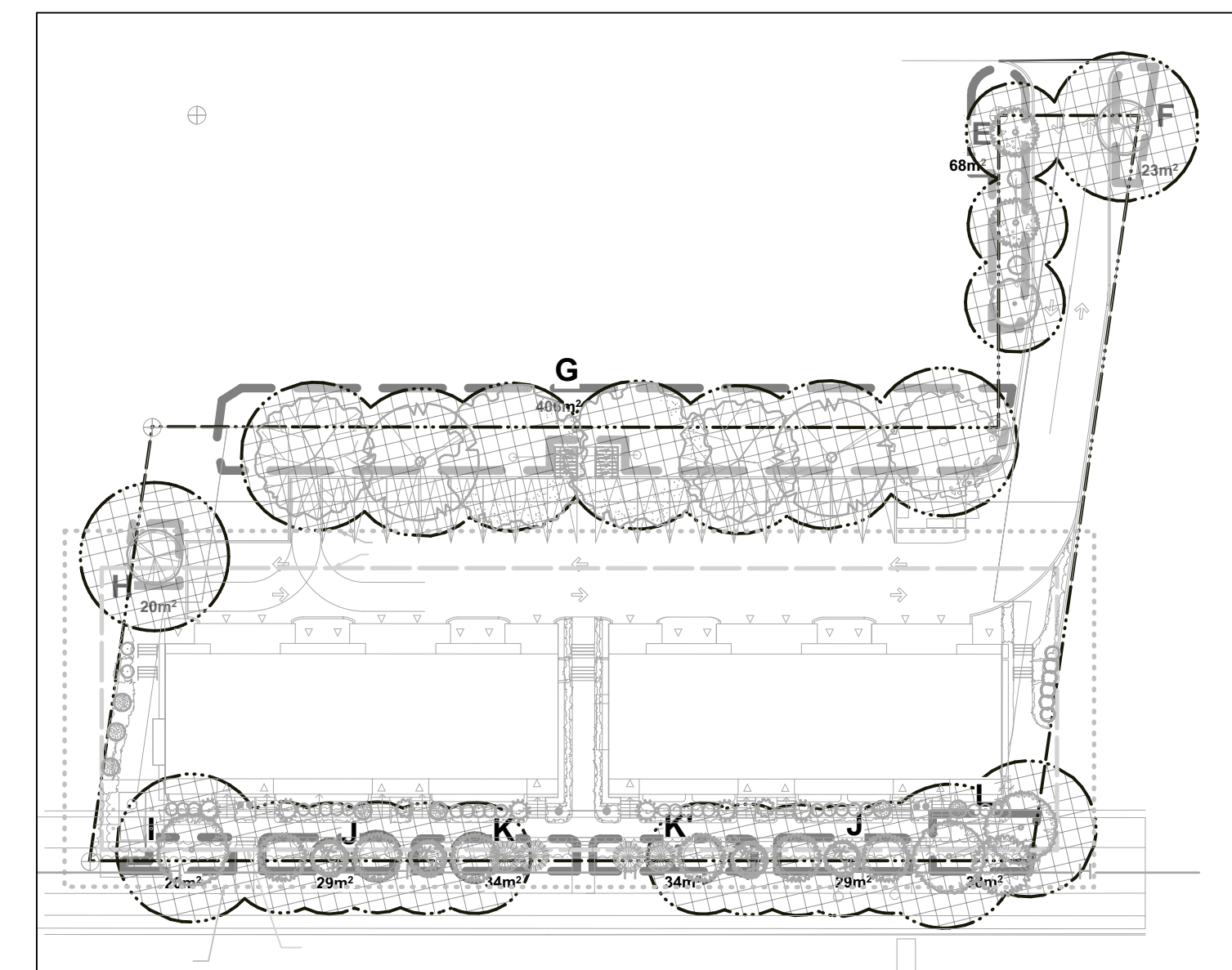
GENERAL NOTES

- 1 All general site information and conditions compiled from existing plans, surveys and consultant's field notes. Report all discrepancies prior to any work. No responsibility is born by the Consultant for unknown subsurface conditions.
- 2 The location of the utilities is approximate only, and the exact location should be determined by consulting the municipal authorities and utility companies concerned. The Contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.
- 3 All dimensions shown are to be verified on site prior to any construction. No deviations are to be made from the layouts as shown on this plan without prior consultation with the Landscape Architect and Owner.
- 4 Obtain approval of the Consultant(s) for granular base and layout of all pavement areas prior to construction.
- 5 Stake planting locations and receive approval of Landscape Architect, prior to excavation of any planting pits. No substitutions of plant material shall be made without prior approval of the Landscape Architect.
- 6 Where clay is encountered proper drainage must be ensured in tree/shrub pits, prior to planting. Have method approved by Landscape Architect.
- 7 Maintain positive surface runoff through the entire construction period.
- 8 Reinststate all areas and items damaged as a result of construction activities.

CANOPY COVERAGE CALCULATION

COVERAGE	AREA (m2)
TOTAL CANOPY COVER	1662
SITE AREA	2914
Percent coverage	57.0%

- SOIL VOLUME EXTENTS FOR TREE PLANTING
- TREE CANOPY EXTENT AT MATURITY



TREE CANOPY & SOIL VOLUME AREAS
Scale: 1:500

SOIL VOLUME CALCULATION

AREA E - 3 ornamental tree, 2 small ornamental trees				
plant bed (68 sq m x 0.8 ave metre deep)	5	59.0	54.4	92%
AREA F - 1 small tree				
plant bed (23 sq m x 1 ave metre deep)	1	25.0	23.0	92%
AREA G - 7 medium trees				
plant bed (406 sq m x 0.6 ave metre deep)	7	126.0	243.6	193%
AREA H - 1 small tree				
plant bed (20 sq m x 0.9 ave metre deep)	1	20.0	18.0	90%
AREA I - 1 ornamental trees				
plant bed (20 sq m x 0.9 metre deep)	1	20.0	18.0	90%
AREA J - 3 ornamental trees				
plant bed (29 sq m x 1 metre deep)	3	36.0	29.0	81%
AREA K, K' - 2 ornamental trees, 2 small ornamental conifers				
plant bed (34 sq m x 1 metre deep)	4	38.0	34.0	89%
AREA L - 3 ornamental trees				
plant bed (38 sq m x 0.9 metre deep)	3	36.0	34.2	95%

* Small ornamental trees with growth 8cm-15cm DBH using 'How much soil to grow a big tree' by DeepRoot as guide

CLIENT / OWNER :



88 boul. S.J.-Joseph, Gatineau, QC, J8Y 3W5
Tel: 1 819-600-1555

6	Re-Issued for SPC	2024/10/28	MR
5	Issued for Building Permit	2024/09/18	MR
4	Re-Issued for SPC	2023/12/21	MR
3	Re-Issued for SPC	2023/10/05	MR
2	Re-Issued for SPC	2023/06/27	MR
1	Issued for SPC	2023/06/09	MR

NUMBER	MILESTONE / FAT SALLANT	DATE	INITIALS
DESIGNED BY / CONCEIVE PAR	M. Ruhland	CHECKED BY / VERIFIE PAR	M. Ruhland
DRAWN BY / DESINE PAR	D. A.	SCALE / ECHELLE	

Ruhland & Associates Ltd

landscape architecture • urban design • site planning
Ph 613-224-4244 Fx 613-224-3331 info@ral.ca www.ral.ca

ARCHITECT CONSULTANT



CONSULTANT CONSULTANT

PROJECT / LOCATION

LANDRIC HOMES SEMIS & STACKED TOWN HOMES

6001 - 6005 RENAUD ROAD
OTTAWA, ONTARIO

DRAWING

LANDSCAPE / PLANTING PLAN, TREE CANOPY COVERAGE / SOIL VOLUME

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

D07-12-21-0239

SCHEDULE				
AREA (SQ.M.)	PART	LOT	CONCESSION	PIN
1685	1	PART OF 7	3	ALL OF 04757-0689
2792	2			
122	3			

Committee of Adjustment
Received | Reçu le
2024-10-28
City of Ottawa | Ville d'Ottawa
LOT Coûté de dérogation

PLAN OF SURVEY OF
PART OF LOT 7
CONCESSION 3 (Ottawa Front)
(Geographic Township of Gloucester)
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 300

The intended plot size of the plan is 610 mm in width by 457 mm in height when plotted at a scale of 1:300.

Metric
DISTANCES AND COORDINATES 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, the Land Titles Act and the regulations made under them.
2. The survey was completed on _____
Date

Tyler J. Allison
Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number V-72223

- Notes & Legend**
- Denotes Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - (WT) Witness
 - (AOG) Annis, O'Sullivan, Vollebakk Ltd.
 - Meas. Measured
 - (P1) Registered Plan 4M-1400
 - (P2) Plan 5R-5324
 - (D1) Inst. CT257733
 - CLF Chain Link Fence
 - BF Board Fence

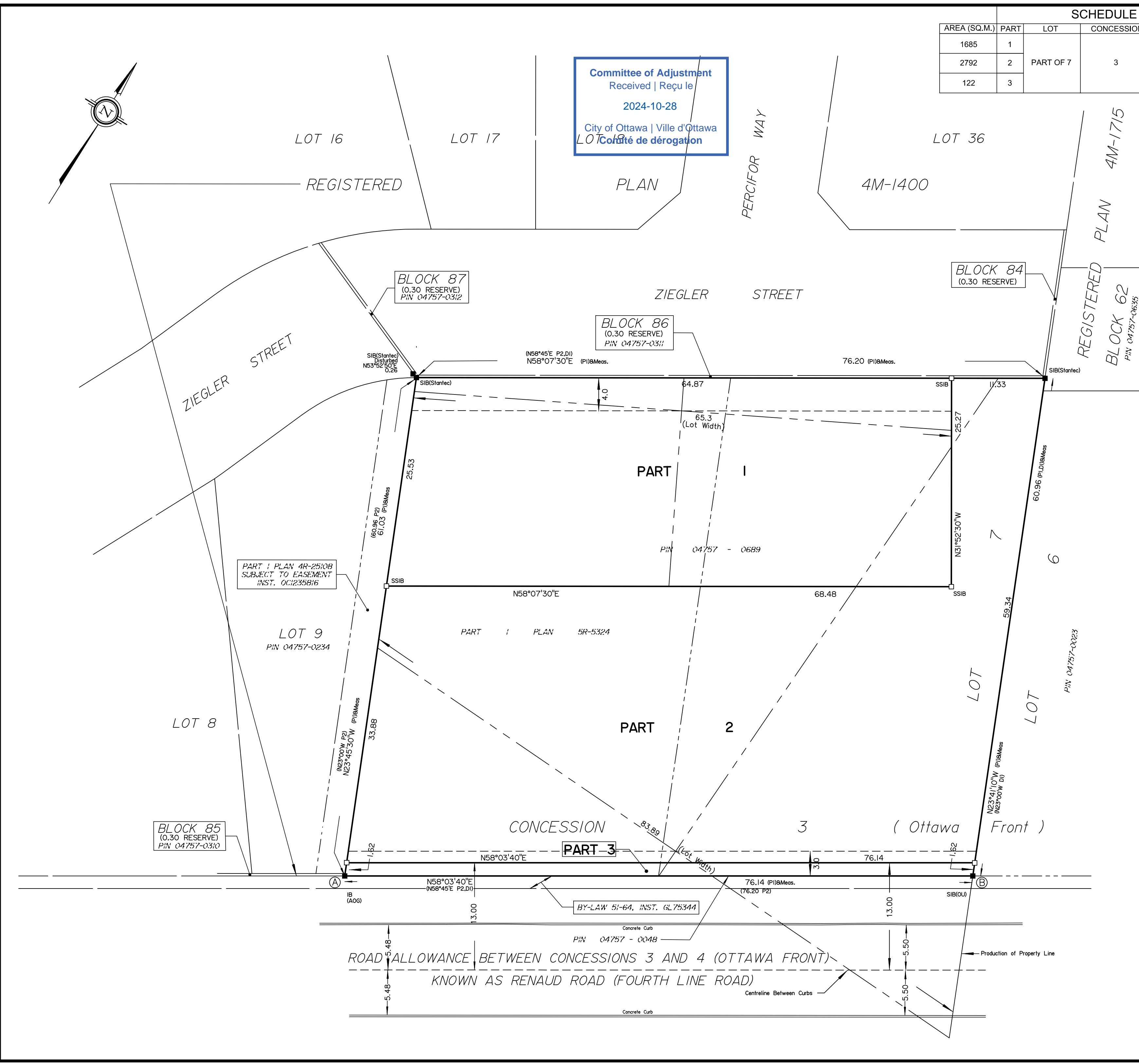
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999965.

Bearings & Coordinates are grid, derived from Can-Net Real Time Network GPS observations on reference points A and B 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
. Point A	Northing	5032419.89	Easting	381283.74
. Point B	Northing	5032460.17	Easting	381348.35

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.



ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
165 Bay Street
Embrun, Ont. K0A 1W1
Phone: (613) 443-3364
Email: Embrun@aovltd.com

Ontario Land Surveyors Job No. E-4302-24

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
0 2.5 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

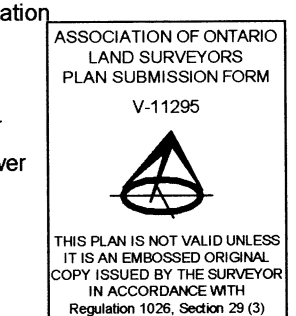
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
2. The survey was completed on May 7, 2021.

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 by Stantec Job No. 161650000-109, Ref 4M-1400, Plan and Profile of Ziegler Street (T.L. Mak Engineer Consultants, Project 905-47) 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).

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.01919680184 Northing 5040610.16 Easting 384736.56
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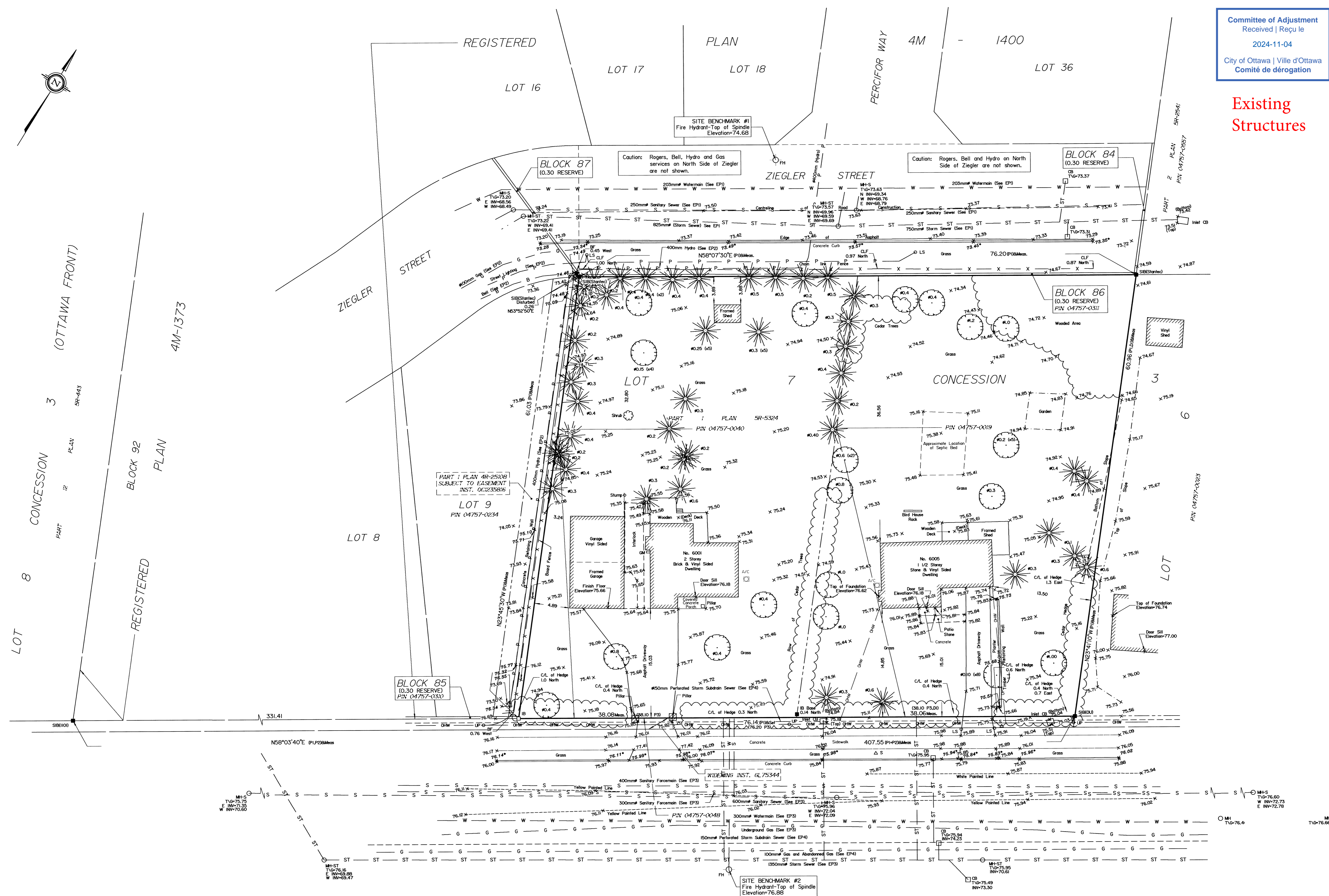
ELEVATION NOTES

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)



Committee of Adjustment
Received | Reçu le
2024-11-04
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Existing
Structures

