

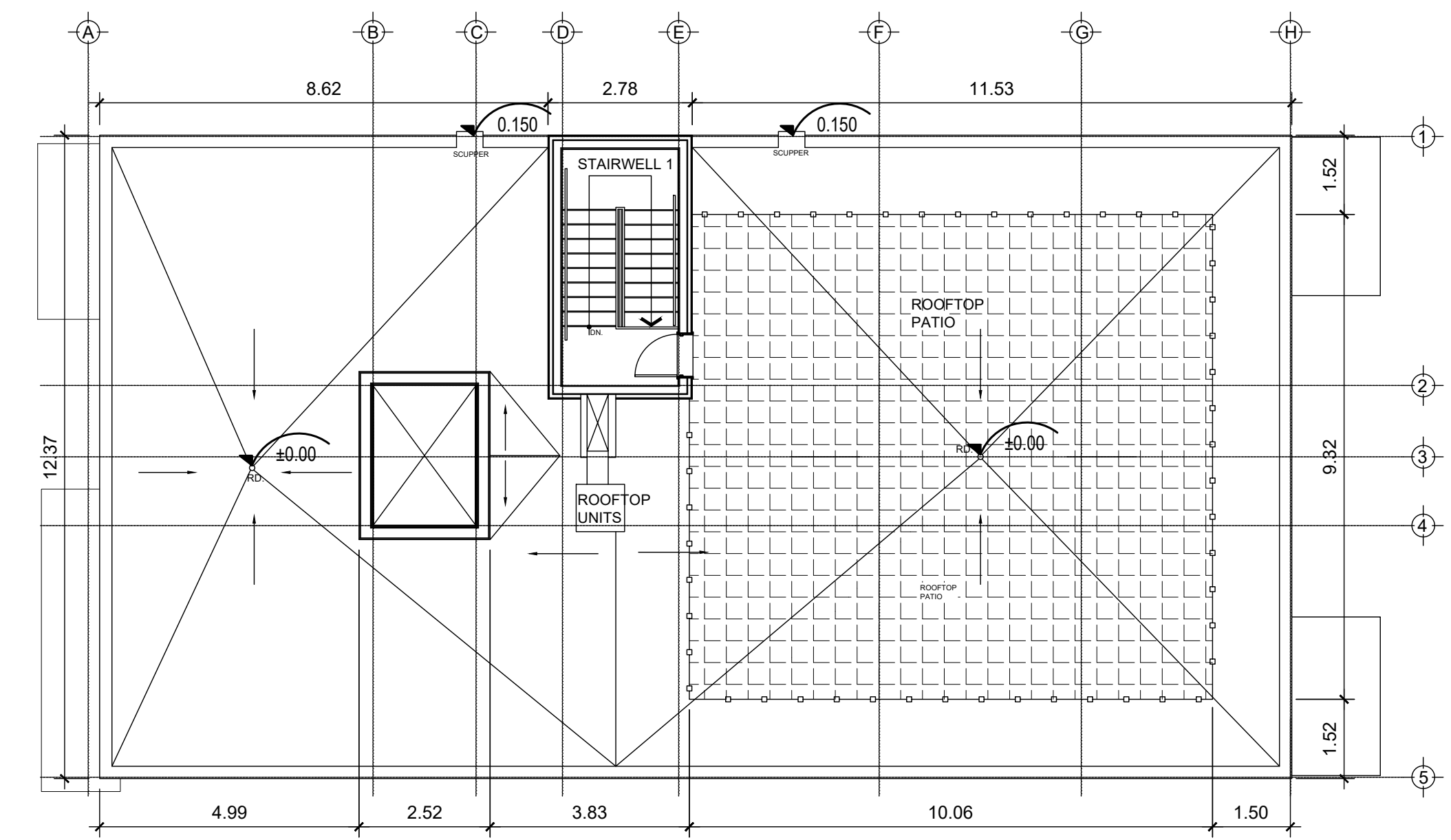
**PROPERTY DESCRIPTION:**  
 Legal Description: PART 1 - PLAN OF OF LOT 3  
 EAST FORWARD AVE.  
 REGISTERED PLAN 35  
 CITY OF OTTAWA  
 Base on survey prepared by Annis, O'Sullivan, Vollebakk Ltd.

**DEVELOPMENT DATA:**  
 Site Zoning Designation: R4UD  
 Site area: 504.46 m<sup>2</sup>  
 Frontage as per survey: 15.34 m.  
 Depth as per survey: 32.91 m.  
 Building Area (Footprint): 285.31 m<sup>2</sup> (57% lot coverage)  
 Gross Floor Area : 1070.96 m<sup>2</sup>

City of Ottawa Zoning By-law No. 2008-250 and Revised By-law No. 2015-228		
R4UD	REQUIRED	PROPOSED
LOW RISE APARTMENT 4 STOREY, 18 UNIT		
MINIMUM LOT WIDTH	15m	15.34m
MINIMUM LOT AREA	450m <sup>2</sup>	504.46m <sup>2</sup>
MAXIMUM BUILDING HEIGHT	14.5m	13.93m
MINIMUM FRONT YARD SETBACK	(1.57+3.43)/2=2.5m	2.50m
MINIMUM CORNER SIDE YARD SETBACK	3m	N/A
MINIMUM REAR YARD SETBACK	7.5m	7.5m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	1.5m
LANDSCAPE AREA	30%	43%
SOFT LANDSCAPE AT FRONT YARD	20% OF FRONT YARD	23% OF FRONT YARD
SOFT LANDSCAPE AT REAR YARD	50% OF REAR YARD REAR YARD AREA: 79.8 m <sup>2</sup>	51% OF REAR YARD
FENESTRATION ON FRONT WALL	25%	30%
BALCONIES AT FRONT YARD	1/UNIT (FACING STREET)	1/UNIT (FACING STREET)
Bicycle Parking (0.5/unit)	18 UNIT @0.5=9	18
Vehicle Parking	Visitor 18 -12 =6 @0.1=0.6 Tenant 0	1 0

AVERAGE GRADE= (62.48+62.55+63.77+63.41)/4=63.05

**1 SITE PLAN**  
 Scale: 1/100



**2 ROOF PLAN**  
 Scale: 1/100

**LEGEND:**

- ENTRANCE
- PROPERTY LINE
- SETBACK LINE
- REMOVE EXISTING WALL
- NEW BUILDING
- LANDSCAPE AREA
- INTERLOCKING WALKWAY
- RIVER ROCK
- RETAINING WALL

CLIENT:  
 IN HARMONY DEVELOPMENTS

SURVEYOR:  
 ANNIS, O'SULLIVAN, VOLLEBEKK Ltd.  
 14 Concourse Gate, Suite 500  
 Nepean, Ont. K2E 7S6  
 Phone: (613) 727-0850  
 Fax: (613) 727-1079

PLANNING:

CIVIL:

ARCHITECT:  
 SUSAN D. SMITH ARCHITECT  
 941 MERIVALE RD  
 Ottawa, Ontario  
 613-722-5327  
 S.SMITH@SDSARCH.CA

No.	REVISION	DATE
2	REISSUED FOR SPC	MAR. 11/26
1	REISSUED FOR SPC	FEB. 18/26
0	ISSUED FOR SPC	DEC. 10/25

**NOTE:**  
 1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering materials.  
 2. All work to comply with Ontario building code.  
 3. All dimensions include thickness of gypsum board on stud walls.

**NEW APARTMENT BUILDING**  
 133 FORWARD AVE.  
 OTTAWA, ONT.  
 K1Y 1L4

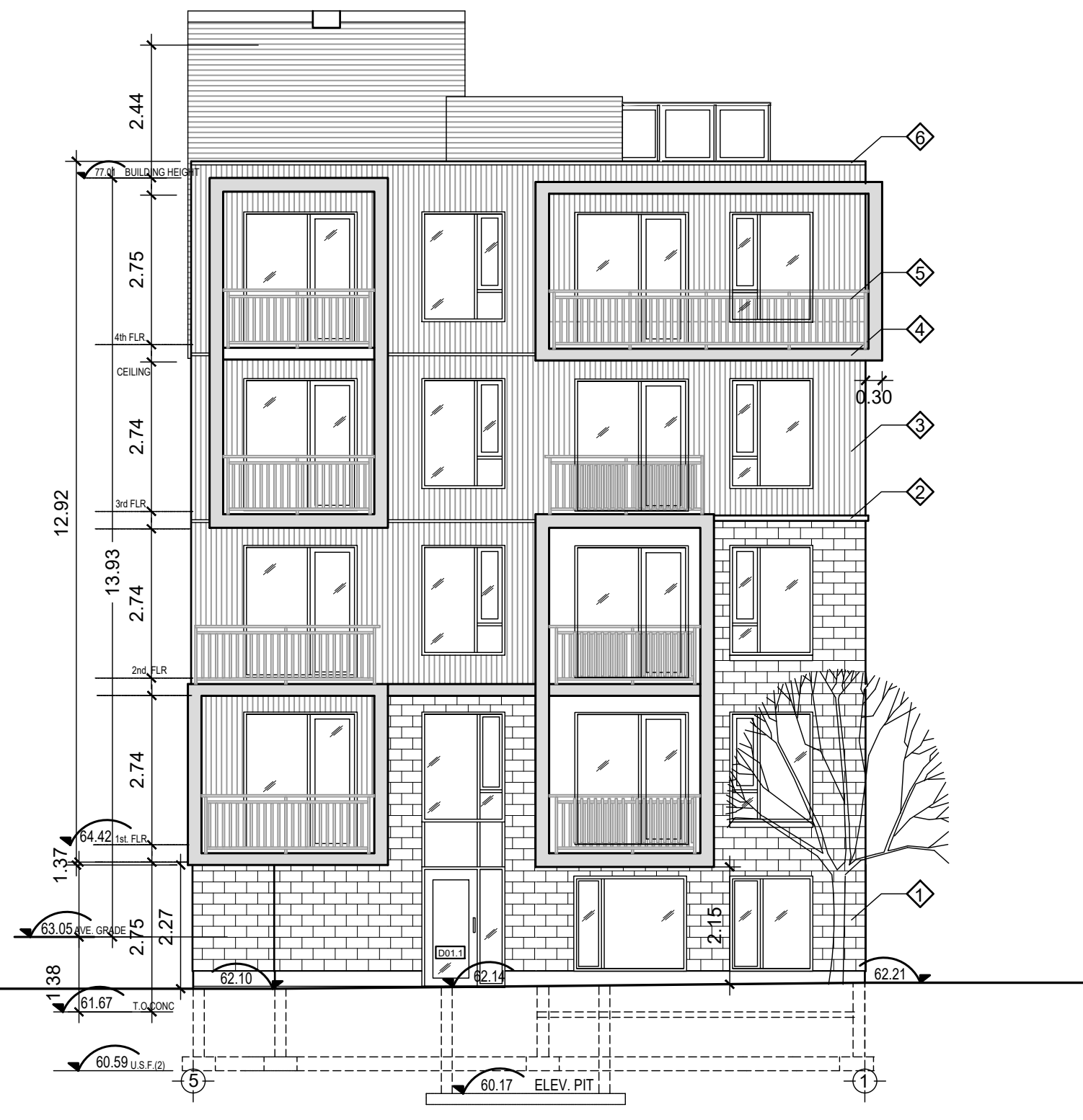
**SITE PLAN**

Scale	AS NOTES
Drawn	TD
Checked	SDS
Date	OCT/2025
Job #	2561

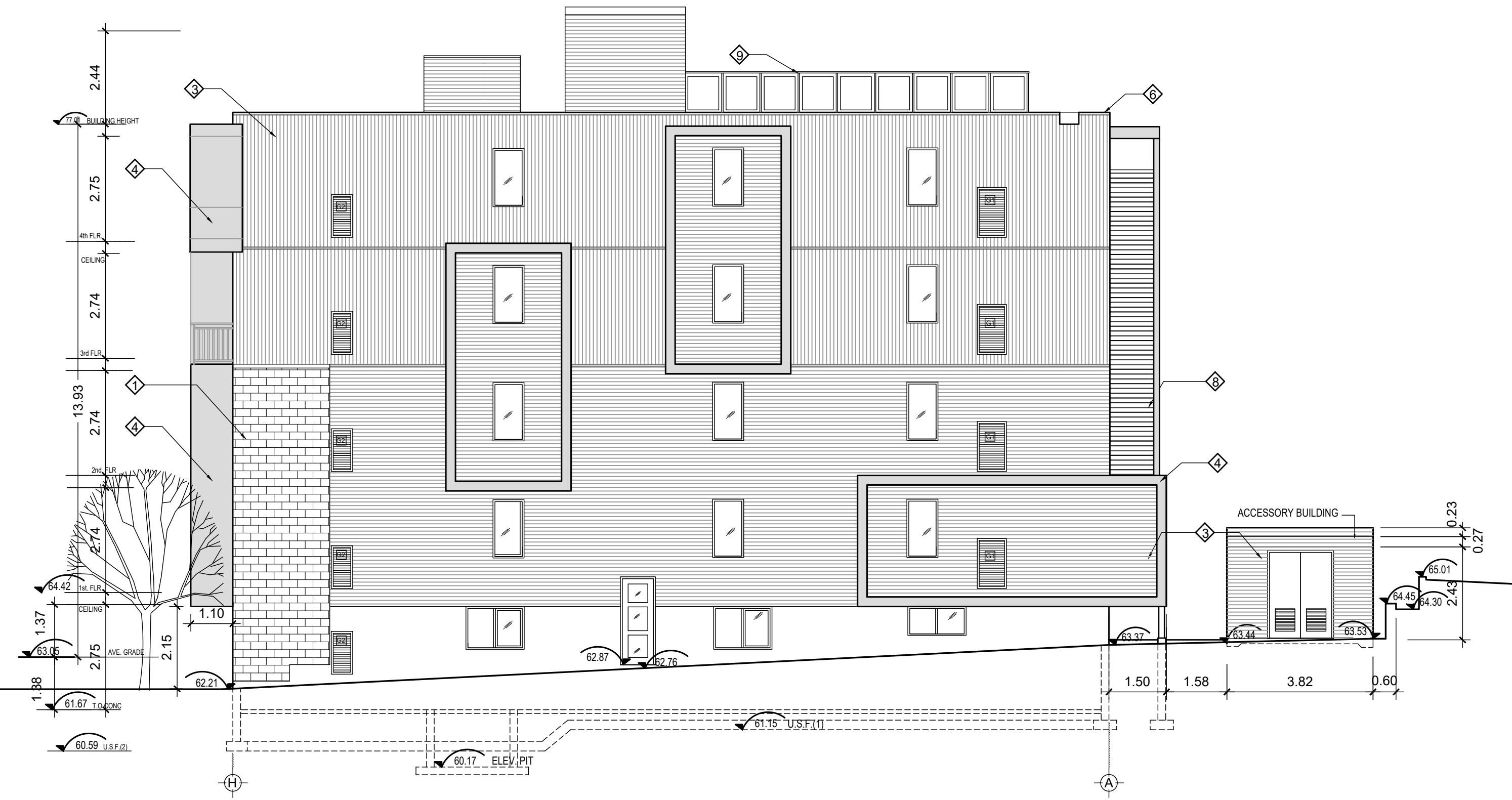
**SP**

#19414

D07-12-25-0174

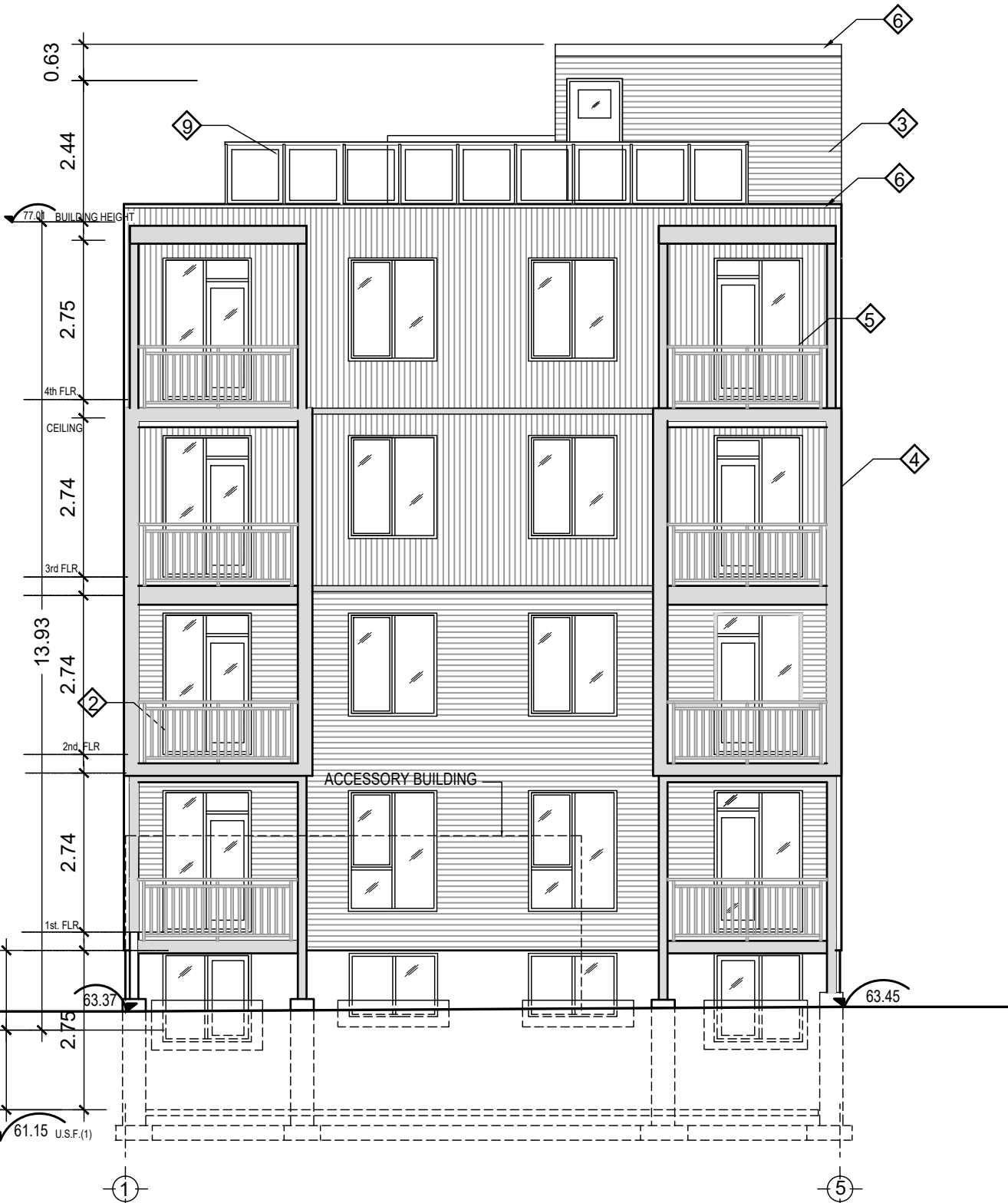


1 WEST ELEVATION  
EL SCALE: 1/100

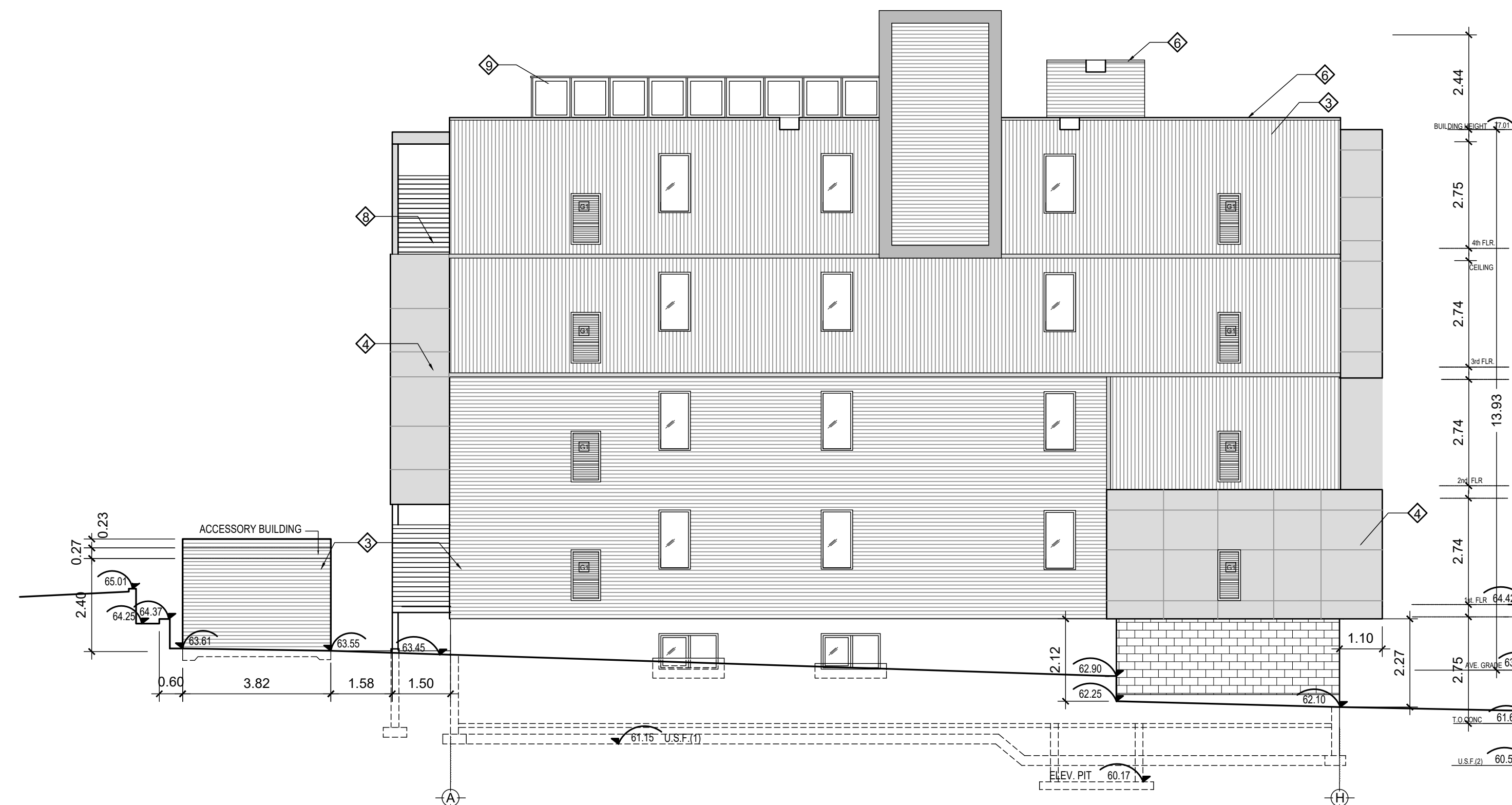


2 SOUTH ELEVATION  
EL SCALE: 1/100

- DRAWINGS NOTES:
- 1/ MASONRY CLADDING
  - 2/ MASONRY SILL
  - 3/ DISTINCTION STEEL SIDING BLACK - SMOKED BLACK
  - 4/ JAMES HARDIE PANELS - LIGHT GREY
  - 5/ METAL HANDRAIL - LIGHT GREY
  - 6/ ALUMINUM CAPPING - BLACK
  - 7/ VERTICAL METAL BAR - WOOD TEXTURE
  - 8/ OPAQUE SCREENING
  - 9/ GLASS GUARDRAIL. PROVIDE PRE-ENG. APPROVED SHOP DRAWINGS TO CITY INSPECTOR



3 EAST ELEVATION  
EL SCALE: 1/100



4 NORTH ELEVATION  
EL SCALE: 1/100

CLIENT:  
IN HARMONY DEVELOPMENTS  
**IN-HARMONY**

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PLANNING:  
**HP URBAN inc.**

CIVIL:  
**exp.**

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1	REISSUED FOR SPC	FEB. 18/26
0	ISSUED FOR SPC	DEC. 03/25

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NEW APARTMENT BUILDING  
133 FORWARD AVE.  
OTTAWA, ONT.  
K1Y 1L4

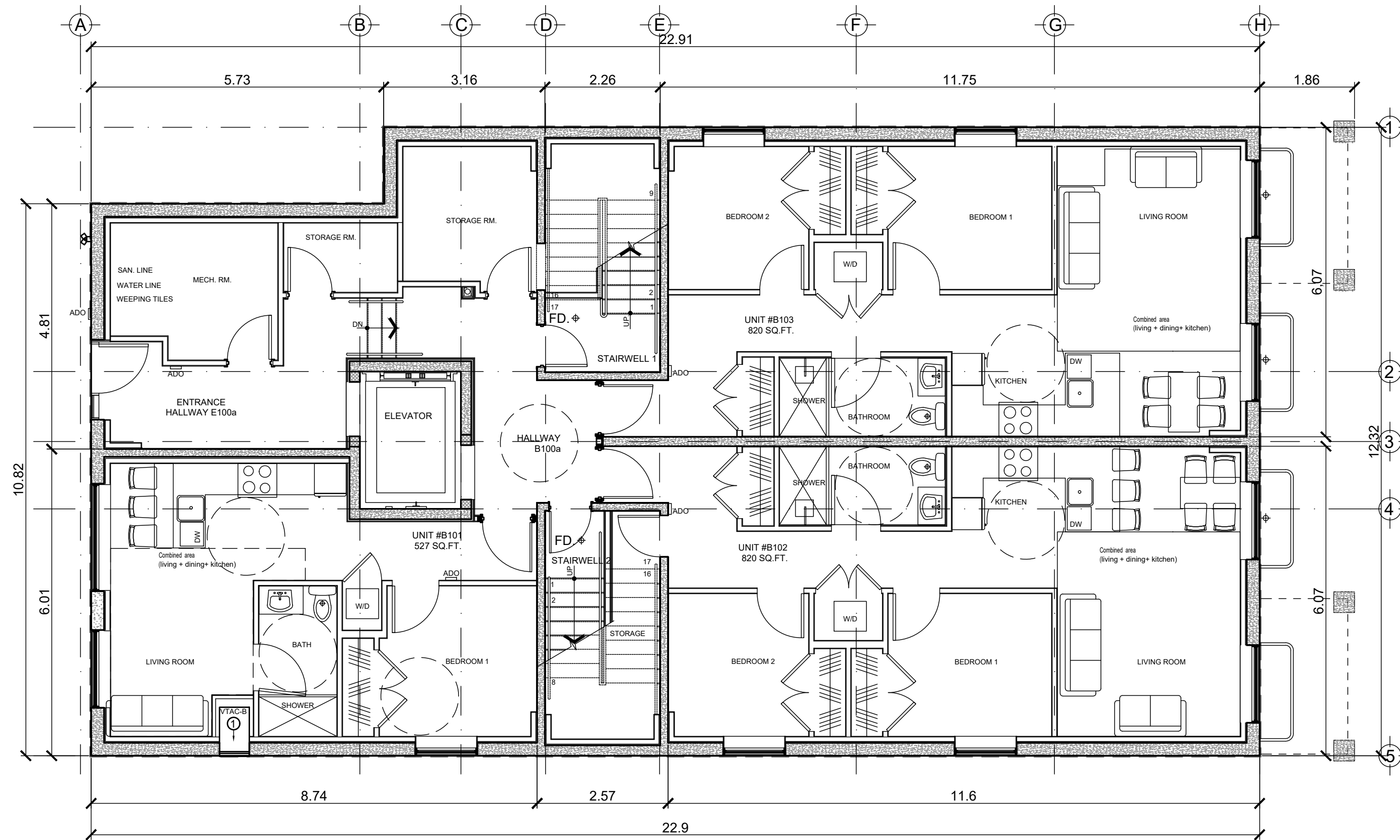
# ELEVATIONS

Scale	AS NOTES
Drawn	TD
Checked	SDS
Date	OCT/2025
Job #	2561

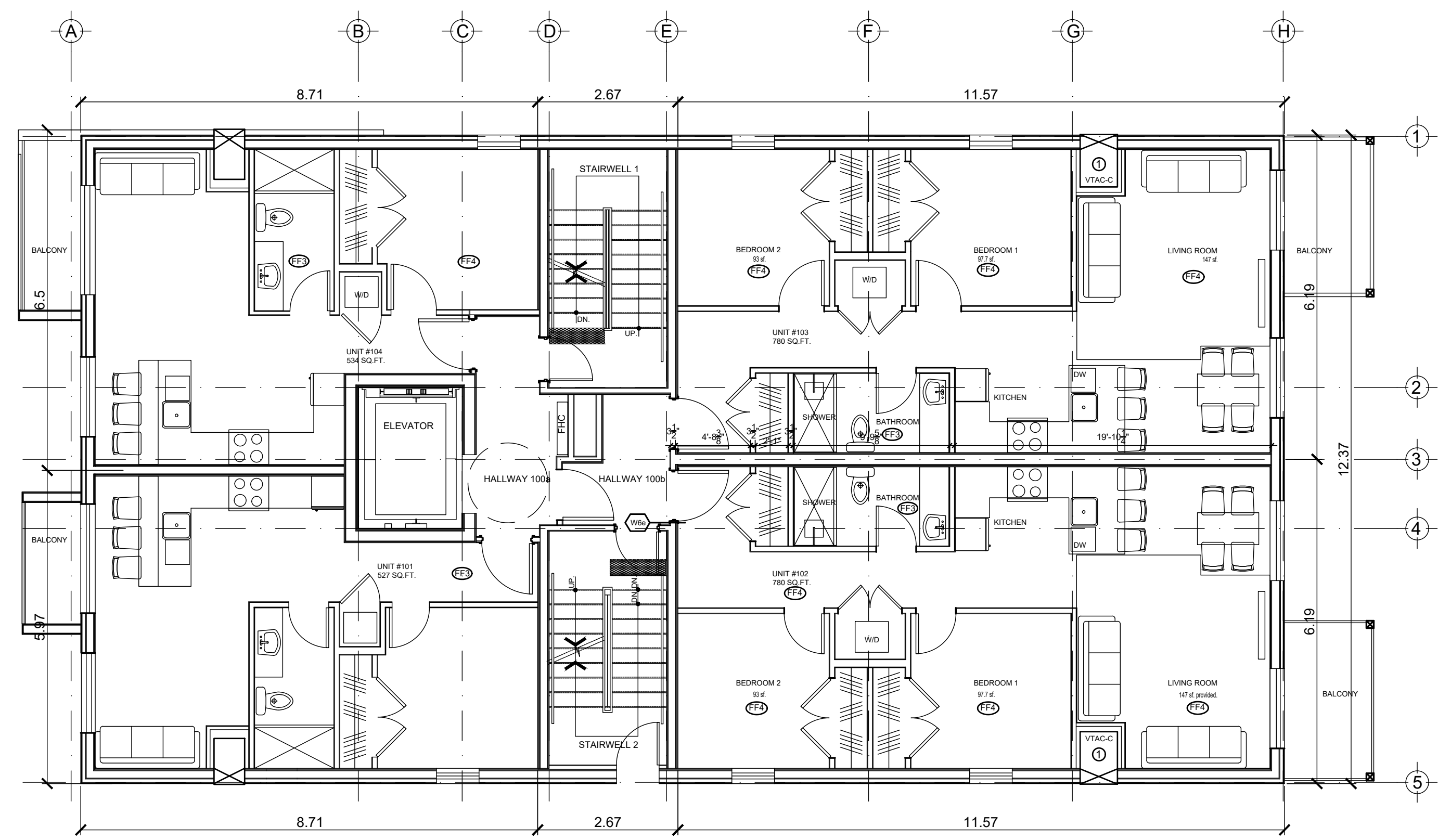
**EL**

#19414

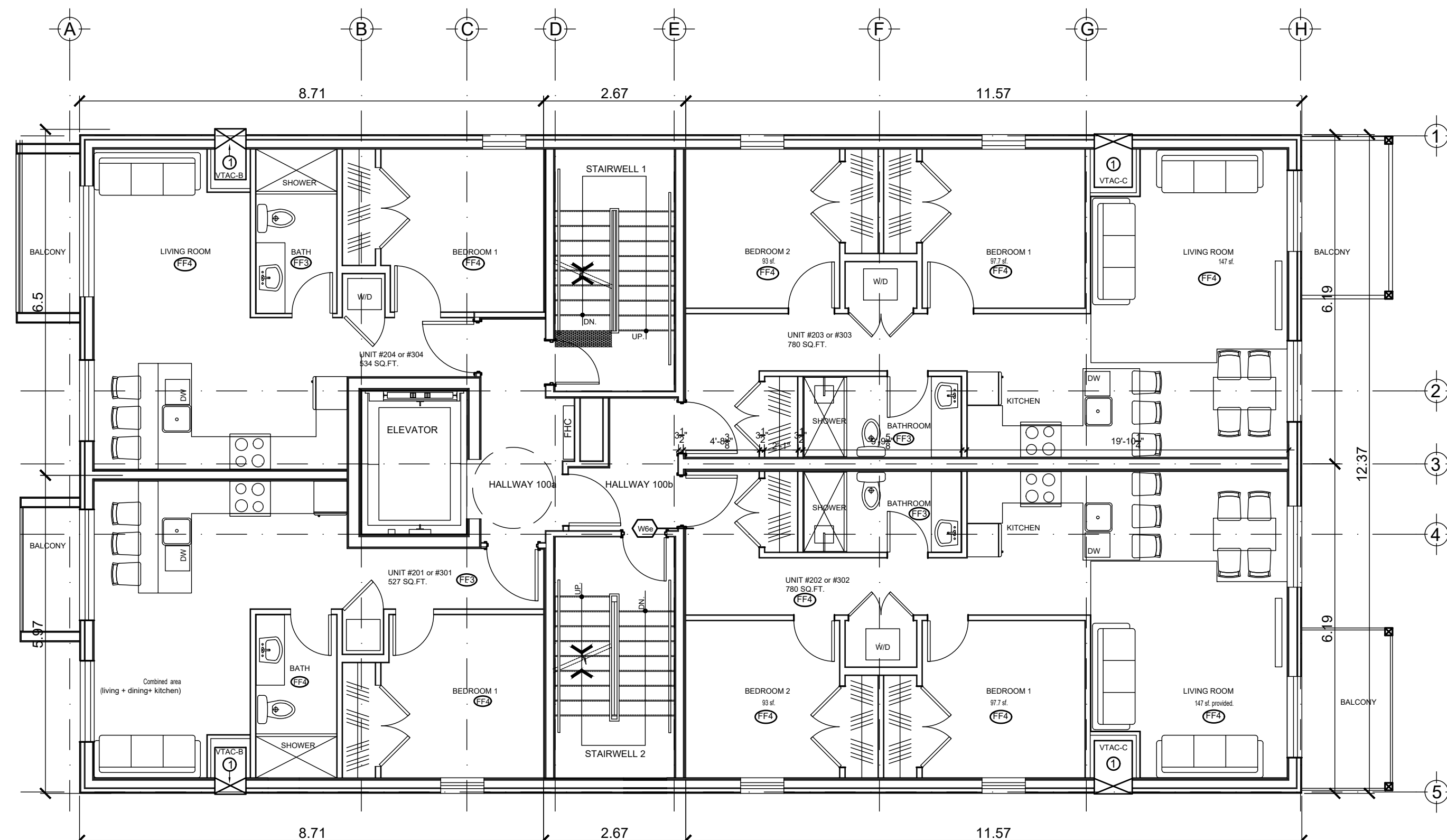
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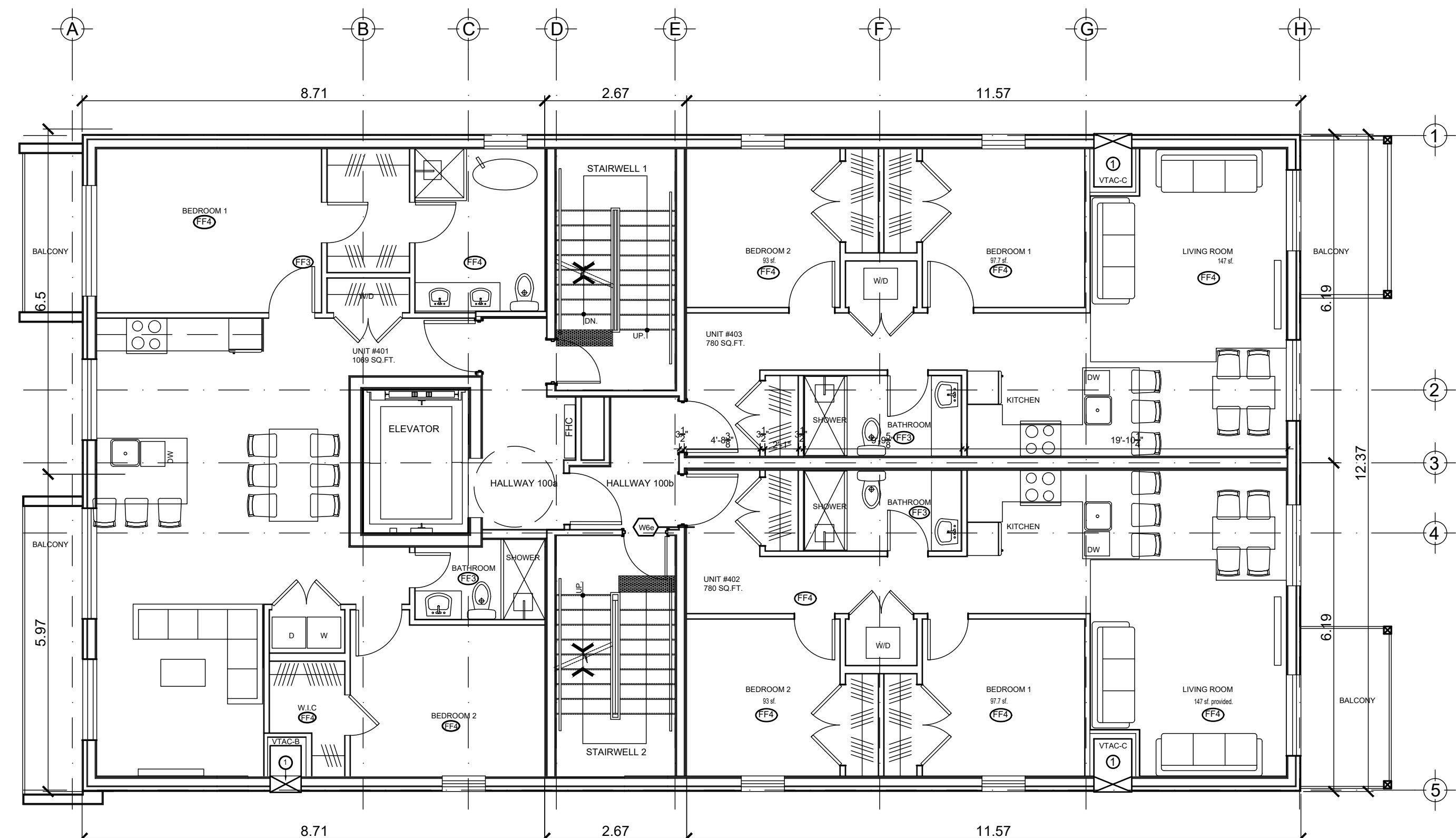
**1 BASEMENT PLAN**  
A1 SCALE: 1/75



**2 1ST. FLOOR PLAN**  
A1 SCALE: 1/75



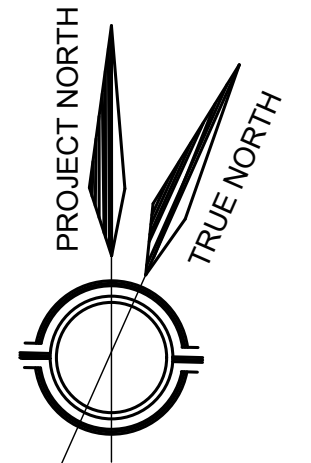
**3 2nd&3rd FLOOR PLAN**  
A1 SCALE: 1/75



**4 4th FLOOR PLAN**  
A1 SCALE: 1/75

CLIENT:

IN HARMONY DEVELOPMENTS



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3		
2		
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0	ISSUED FOR SPC	OCT. 30/25
No.	REVISION	DATE

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K1Y 1L4

**FLOOR PLANS**

Scale	1/75
Drawn	TD
Checked	SDS
Date	OCT./2025
Job #	2025

**A1**