

SITE DATA

LOT CHARACTERISTICS	REQUIRED VARIANCES
LOT AREA: 15,000 m ²	LANDING AND STEPS PROJECTIONS INTO YARDS (SECTION 65(1)(10))
GROSS FLOOR AREA: 2265 m ²	INTERIOR SIDE YARD SETBACK (SECTION 10(1)(3)(A)(12))
GROSS FLOOR AREA DESCHATELET: 1395 m ²	FRONT YARD SETBACK (SECTION 294, EXCEPTION 23(1))
TOTAL LOT AREA: 15,000 m ²	
TOTAL GROSS BUILDING AREA: 6644 m ²	
TOTAL LOT COVERAGE: 90.2%	
TOTAL HARD LANDSCAPING AREA: 190 m ²	
TOTAL LOT COVERAGE: 12.7%	
TOTAL SOFT LANDSCAPING AREA: 255 m ²	
TOTAL LOT COVERAGE: 16.7%	

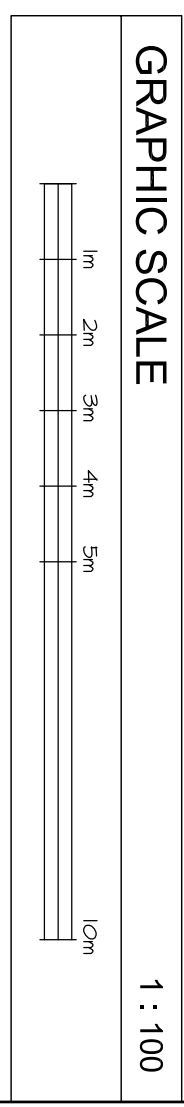
PARKING (PARKING PROVISIONS 2006-250 SECTION 100-114)

USE	REQUIRED	PROVIDED
Stacked Dwelling	2 parking spaces / Dwelling unit	2 parking spaces/Dwelling unit
Visitor	0.1 parking spaces/Dwelling unit	0.1 parking spaces/Dwelling unit
Total Required	4	20

BICYCLE PARKING (REQUIRED: 0.5 X 100 UNITS = 9 SPACES)

REQUIRED	PROVIDED
9	4 INDOOR SPACES

SURVEY INFORMATION
BEING PART OF BLOCK 32 REGISTERED PLAN 4H-1596 CITY OF OTTAWA

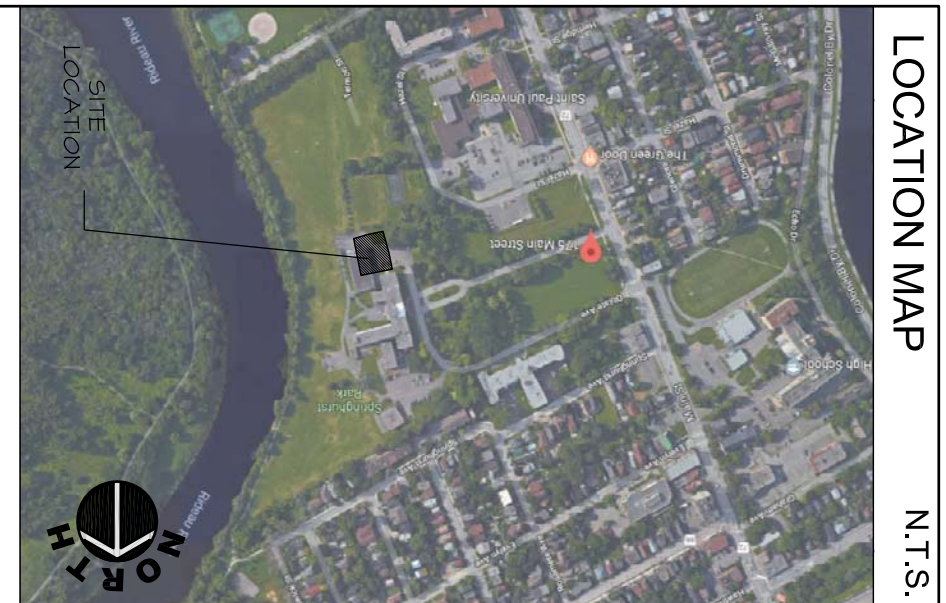


SITE STATISTICS

PLANNED UNIT DEVELOPMENT ZONING MECHANISM	REQUIRED	PROVIDED
ZONING: G42310 ZONE (GENERAL MIXED-USE ZONE EXCEPTION 23(1))		
DWELLING TYPE: 4 STACKED TOWNHOUSES	6.0m	6.0m
MIN. WIDTH OF PRIVATE DRIVEWAY	3.0m	3.0m
MIN. SEPARATION AREA BETWEEN BUILDINGS		
SETBACKS (AS PER ZONING MAP)		
FRONT YARD - (DESCHATELETS AVENUE)	1.0m	1.4m
REAR YARD - (SCHOLASTIC DRIVE)	3.0m	5.5m
REAR YARD - (OBLADES AVENUE)	1.3m	122.4m
MIN. LOT WIDTH	NO MIN.	34.2m
MAX. BUILDING HEIGHT	NO MIN.	7.44m
MAX. FLOOR SPACE INDEX	0.5	1.45m
MIN. WIDTH OF LANDSCAPED AREAS	1.3m	VARIES
MIN. TOTAL AMENITY AREA (m ²) STACKED DWELLING OF 4 OR MORE DWELLING UNITS	NO MIN.	VARIES
MIN. CORRIDOR AMENITY AREA (m ²) STACKED DWELLING OF 4 OR MORE DWELLING UNITS	9.8% OF THE AMENITY AREA (5% MIN. BUT NO LESS THAN 10.0) TO THE LINE	30m ²
PERMITTED PROJECTIONS PROVISIONS IN THE CASE OF ANY YARDS		47m ²
*FLOOR SPACE INDEX FOR THE OVERALL G42310 ZONE TO BE LESS THAN 2.0.		2.2 m ²

CONSULTANTS

ARCHITECT NOVA/TECH HOBIN ARCHITECTURE INC. 240 KNOXFIELD CORP. AND DRIVE, OTTAWA, ON K2N 1P6 CONTACT: JESSICA PALACIOS TEL: 613-254-5861 FAX: 613-254-5867	CIVIL ENGINEER NOVA/TECH 240 KNOXFIELD CORP. AND DRIVE, OTTAWA, ON K2N 1P6 CONTACT: GREG SHIGDON TEL: 613-254-5861 FAX: 613-254-5867
LANDSCAPE ARCHITECT NOVA/TECH 240 KNOXFIELD CORP. AND DRIVE, OTTAWA, ON K2N 1P6 CONTACT: JESSICA PALACIOS TEL: 613-254-5861 FAX: 613-254-5867	URBAN PLANNING NOVA/TECH 240 KNOXFIELD CORP. AND DRIVE, OTTAWA, ON K2N 1P6 CONTACT: GREG SHIGDON TEL: 613-254-5861 FAX: 613-254-5867
GEOTECHNICAL GOLDER ASSOCIATES LTD. 140 CONROBERT DRIVE SUITE 500 OTTAWA, ON K2H 5B1 CONTACT: JESSICA PALACIOS TEL: 613-254-5861 FAX: 613-254-5867	SURVEYOR ANIS, O'SULLIVAN, VOLLEBERG LTD. 140 CONROBERT DRIVE SUITE 500 OTTAWA, ON K2H 5B1 CONTACT: GREG SHIGDON TEL: 613-254-5861 FAX: 613-254-5867



LOCATION MAP N.T.S.

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.
All contractors must comply with all pertinent codes and by-laws.
Do not scale drawings.
This drawing may not be used for construction until signed.
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Hobin Architecture Incorporated
63 Pamela Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-238-7200
F: 613-235-9065
Email: info@hobin.com
hobin.com

Project title
THE GROVE AT GREENSTONE

drawing title
SITE PLAN

Drawn	Scale	Project
K6	1:100	160712
Date	Scale	Drawing No.
DEC/2016	1:100	SPC-1

Ontario Association of Professional Engineers
Professional Engineer
JESSICA PALACIOS
3049