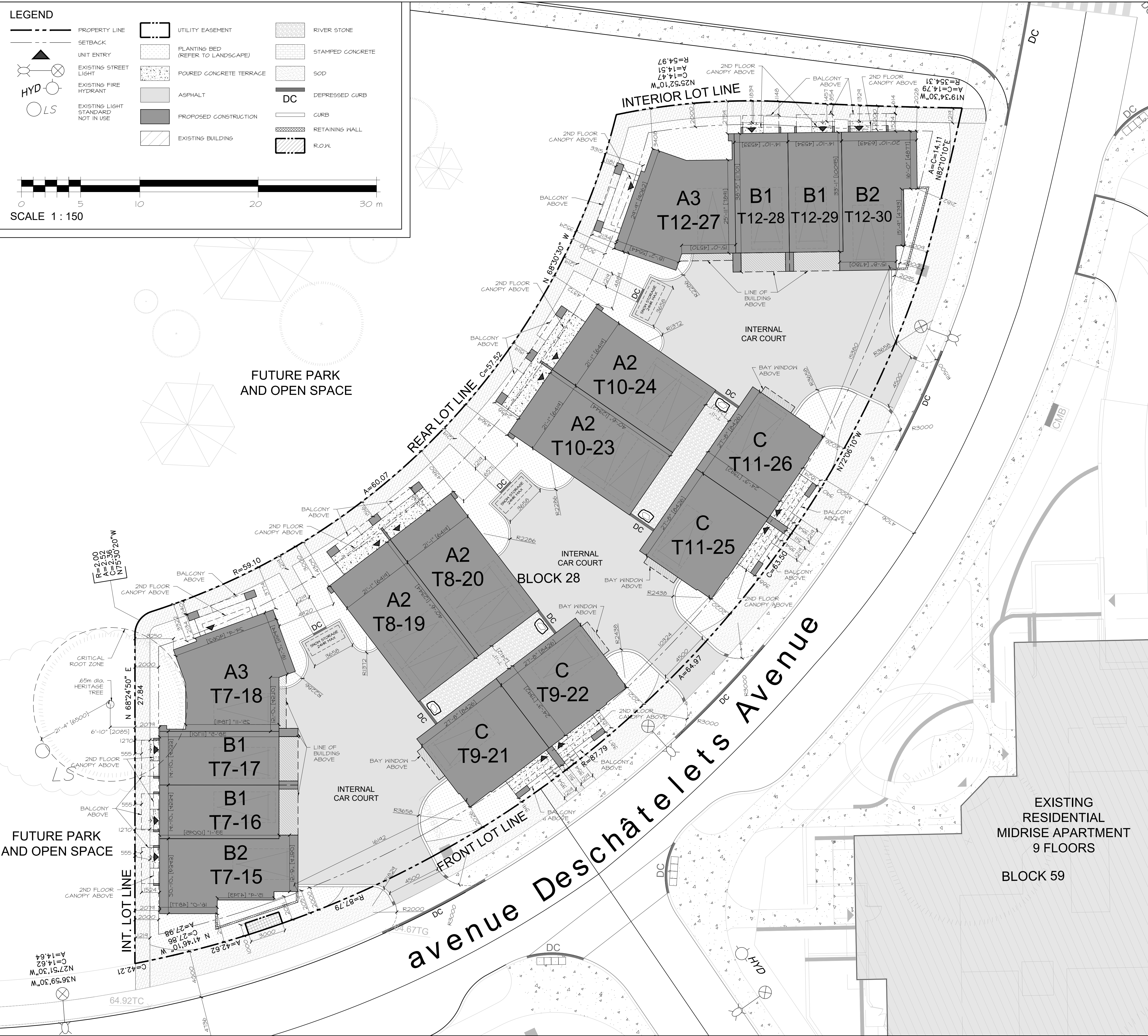


LEGEND

| | | | | | |
|--|------------------------------------|--|-----------------------------------|--|-------------------|
| | PROPERTY LINE | | UTILITY EASEMENT | | RIVER STONE |
| | SETBACK | | PLANTING BED (REFER TO LANDSCAPE) | | STAMPED CONCRETE |
| | UNIT ENTRY | | POURED CONCRETE TERRACE | | SOD |
| | EXISTING STREET LIGHT | | ASPHALT | | DC DEPRESSED CURB |
| | EXISTING FIRE HYDRANT | | PROPOSED CONSTRUCTION | | CURB |
| | EXISTING LIGHT STANDARD NOT IN USE | | RETAINING WALL | | R.O.W. |

SCALE 1 : 150



SURVEY INFORMATION TAKEN FROM:
 PART OF BLOCKS 26, 28, 29, 30, 31 & 32
 REGISTERED PLAN 4M-1546 AND PART OF BLOCK 58
 CITY OF OTTAWA
 ANNIS O'SULLIVAN VOLLEBECK LTD. 2017

ZONING SUMMARY (BLOCK 28)
 R3(2306) Planned Unit Development (Detached Dwellings and Townhouse Dwellings)

| | REQUIRED | PROVIDED |
|------------------------------------|----------------------|----------------------|
| MINIMUM LOT WIDTH (m) | N/A | N/A |
| MINIMUM LOT AREA (m ²) | 1,400 m ² | 2,416 m ² |
| MINIMUM FRONT YARD (m) | 3.0 m | 2.0 m |
| MINIMUM INTERIOR SIDE YARD (m) | 1.8 m | 2.0 m |
| MINIMUM REAR YARD (m) | 7.1m (25% LOT DEPTH) | 3.0 m |
| MAXIMUM BUILDING HEIGHT (m) | 11 m | 11 m |

PERMITTED PROJECTION INTO YARDS - PART 2, SECTION 65

| | FRONT YARD | NO LIMIT | NO LIMIT |
|------------|--------------|------------------|----------|
| (5)(b)(i) | FRONT YARD | 0.6 m | 0.2 m |
| | N. SIDE YARD | NO LIMIT | 1.2 m |
| | REAR YARD | NO LIMIT | 1.1 m |
| (6)(b)(iv) | FRONT YARD | 2.0 m (MAX PROJ) | 2.0 m |
| | N. SIDE YARD | 2.0 m (MAX PROJ) | 1.6 m |
| | REAR YARD | 2.0 m (MAX PROJ) | 2.5 m |

PLANNED UNIT DEVELOPMENT - PART 5, SECTION 131
 (1)(c) the entire planned unit development complies with all applicable Sections of the By-law, the provisions set out in this Section and Table 131, however, development parcels within the planned unit development, whether severed or not, that have vehicular access off of the private way only, need not comply with the dwelling type specific provisions indicated in Part 6 other than maximum permitted building height.

| | MINIMUM WIDTH OF PRIVATE WAY | 6.0 m | 4.5 m |
|--|------------------------------|-------|-------|
| MIN. SETBACK FOR ANY WALL OF RESIDENTIAL USE BUILDING TO PRIVATE WAY | 1.8 m | 0 m | |
| MIN. SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM PRIVATE WAY | 5.2 m | 0 m | |
| MINIMUM SEPARATION BETWEEN BUILDINGS | 1.2 m | 2.4 m | |

PARKING
 a) In addition to providing parking pursuant to Section 100 of this By-law, parking within a planned unit development may be located anywhere within the development, whether or not the development parcels within the planned unit development are severed.

LANDSCAPE AND PARKING
 a) In the case of a planned unit development consisting of detached, linked-detached, semi-detached, three-unit or lowhouse dwellings, or any combination thereof, all lands located between the dwelling unit or oversized dwelling unit, the extension of the main hall of the dwelling unit or oversized dwelling unit, and the private way are to be landscaped with soft landscaping other than the area used for a driveway leading to the dwelling unit's associated parking space, garage or carport.
 b) In no case may any dwelling unit or oversized dwelling unit located within a Planned Unit Development that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage or carport. Furthermore, the remaining area between the dwelling unit or oversized dwelling unit and the private way must be landscaped with soft landscaping, and a walkway extending from the private way back to the principal entranceway is prohibited. A path that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entranceway of no more than 1.2 m is permitted.
 c) Despite (a) and (b), where a development parcel containing a dwelling unit or oversized dwelling unit, located within a Planned Unit Development in an R1, R2, R3 or R4 Zone within Schedule 142 has frontage on a public street, whether severed or not, the area between the dwelling unit or oversized dwelling unit and the street lot line is subject to the requirements of Sections 134 and 140.

| | COMPLIES | DOES NOT COMPLY |
|---|------------|-------------------------|
| 6 | 2024-10-11 | ISSUED FOR SPC |
| 5 | 2024-10-10 | ISSUED FOR COORDINATION |
| 4 | 2024-04-11 | ISSUED FOR COORDINATION |
| 3 | 2024-08-14 | SPC PRECONSULT 3 |
| 2 | 2024-08-04 | ISSUED FOR COORDINATION |
| 1 | 2024-07-16 | ISSUED FOR REVIEW |

no. date revision

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.

Copyright reserved.

PARKING REQUIREMENTS

| | 8 | 12 |
|--|----|----|
| MINIMUM PARKING SPACES (100 / SEMI-DETACHED) | 8 | 12 |
| MINIMUM PARKING SPACES (10.75 / TOWNHOUSE) | 6 | 8 |
| MINIMUM PARKING VISITOR PARKING SPACES | 0 | 0 |
| TOTAL PARKING SPACES | 14 | 20 |

NOTE: CELLS HIGHLIGHTED IN RED INDICATE REQUESTED RELIEF FROM PROVISIONS OF ZONING BY-LAW (2008-250)

SITE STATISTICS

| RESIDENTIAL BLOCK # | # OF UNITS | GROSS FLOOR AREA (m ²) |
|---------------------|------------|------------------------------------|
| T7 | 4 | 601 m ² |
| T8 | 2 | 384 m ² |
| T9 | 2 | 315 m ² |
| T10 | 2 | 384 m ² |
| T11 | 2 | 315 m ² |
| T12 | 4 | 601 m ² |
| 16 UNITS (TOTAL) | | 2,600 m ² (TOTAL) |

UNIT TYPOLOGIES

| | 8 | 8 |
|---------------|---|---|
| SEMI-DETACHED | 8 | |
| TOWNHOUSE | | 8 |

SITE COVERAGE

| | 2,416 m ² |
|--|------------------------------|
| TOTAL LOT AREA (m ²) | 2,416 m ² |
| TOTAL GROSS BUILDING AREA (m ² / % LOT COVERAGE) | 1,022 m ² / 42.3% |
| TOTAL HARD LANDSCAPING AREA (m ² / % LOT COVERAGE) | 350 m ² / 14.5% |
| TOTAL SOFT LANDSCAPING AREA (m ² / % LOT COVERAGE) | 447 m ² / 18.5% |
| TOTAL VEHICULAR SURFACE AREA (m ² / % LOT COVERAGE) | 541 m ² / 24.7% |

PROJECT CONSULTANTS

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 THE REGIONAL GROUP
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 HOBIN ARCHITECTURE INC.
 63 PAMILLA STREET
 OTTAWA, ON K2H 1P6
 CONTACT: MARK THIVERSE
 PHONE: (613) 234-1200 x 105

PLANNING
 NOVATECH
 240 MICHAEL CONFLAND DRIVE SUITE 200
 OTTAWA, ON K2M 1P6
 CONTACT: ROBERT TRAN
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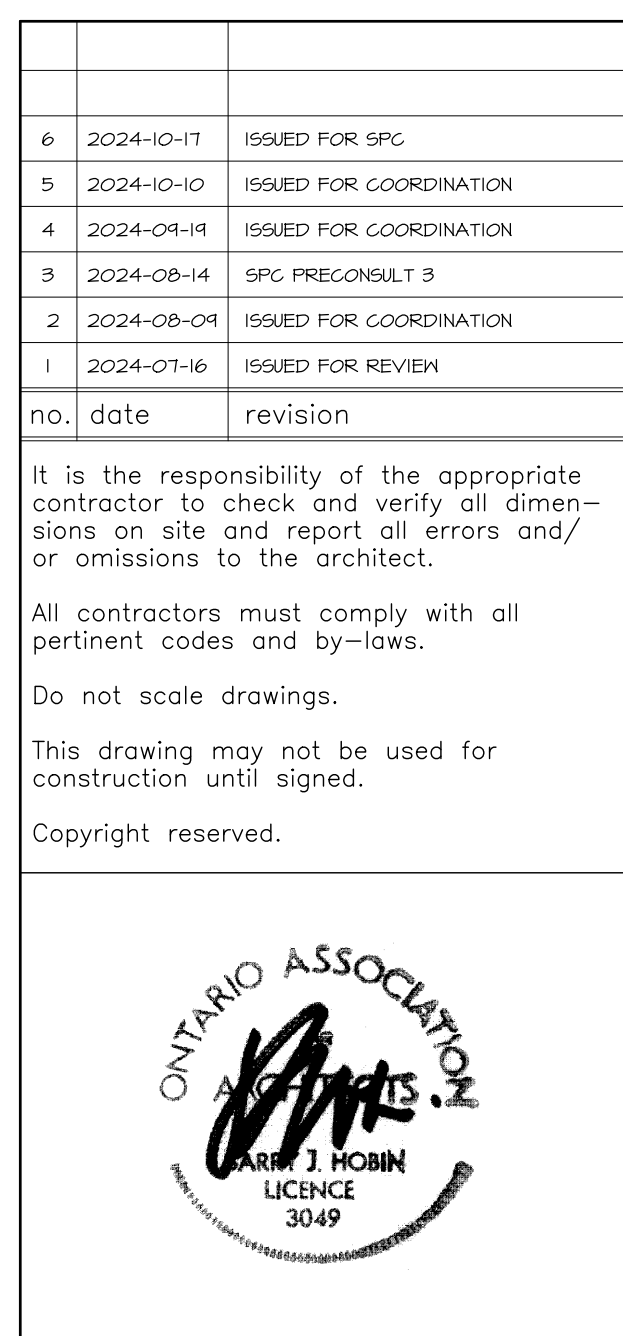
LANDSCAPE
 NOVATECH
 240 MICHAEL CONFLAND DRIVE SUITE 200
 OTTAWA, ON K2M 1P6
 CONTACT: RYAN JAMES
 PHONE: (613) 254-6643 x 222

TRAFFIC
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 NOVATECH
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SURVEYOR
 ANNIS O'SULLIVAN VOLLEBECK LTD.
 14 GLENCAIRN SUITE SUITE 500
 OTTAWA, ON K2E 1S6
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GEOTECHNICAL
 PATERSON GROUP INC.
 11 AURORA DRIVE
 OTTAWA, ON K2E 1T4
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 PHONE: (613) 226-1351



Ontario Association of Architects
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 3049

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HOBIN ARCHITECTURE

PROJECT/LOCATION:
 FORECOURT TOWNHOMES
 175 MAIN STREET - GREYSTONE

DRAWING TITLE:
 SITEPLAN - BLOCK 28
 4M-1596
 355 DESCHÂTELETS AVE.

DRAWN BY: JD **DATE:** 24/03/15 **SCALE:** 1:150

PROJECT: 2308
DRAWING NO.: A1.01
REVISION NO.:

City Plan No.: XXXXX
 File Number: D07-XX-XX-XXXX