

### 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
	EXISTING FIRE HYDRANT		PROPOSED CONSTRUCTION		CURB
	EXISTING LIGHT STANDARD NOT IN USE		EXISTING BUILDING		RETAINING WALL
					R.O.X.L.

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 REGISTERED PLAN 4M-1583 CITY OF OTTAWA  
ANNIS O'SULLIVAN VOLLEBECK LTD. 2017

### ZONING SUMMARY (BLOCK 29)

R30(2306) Planned Unit Development (Detached Dwellings and Townhouse Dwellings)

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH (m)	N/A	N/A
MINIMUM LOT AREA (m <sup>2</sup> )	1,400 m <sup>2</sup>	2,416 m <sup>2</sup>
MINIMUM FRONT YARD (m)	3.0 m	2.0 m
MINIMUM CORNER SIDE YARD (m)	3.0 m	2.0 m
MINIMUM INTERIOR SIDE YARD (m)	1.8 m	3.0 m
MINIMUM REAR YARD (m)	18.5m (25% LOT DEPTH)	2.0 m
MAXIMUM BUILDING HEIGHT (m)	11 m	11 m

### PROJECT CONSULTANTS

**DEVELOPER / OWNER**  
EQ HOMES INC.  
THE REGIONAL GROUP  
1751 WOODWARD DRIVE - 2ND FLOOR  
OTTAWA, ON K2M 0P6  
PHONE: (613) 230-2100

**ARCHITECT**  
HOBIN ARCHITECTURE INC.  
63 PAMILLA STREET  
OTTAWA, ON K2M 3K7  
CONTACT: MARK THIVERSE  
PHONE: (613) 234-4643 x 105

**PLANNING**  
NOVATECH  
240 MICHAEL CONFLAND DRIVE SUITE 200  
OTTAWA, ON K2M 1R6  
CONTACT: ROBERT TRAN  
PHONE: (613) 234-4643 x 272

**LANDSCAPE**  
NOVATECH  
240 MICHAEL CONFLAND DRIVE SUITE 200  
OTTAWA, ON K2M 1R6  
CONTACT: RYAN JAMES  
PHONE: (613) 234-4643 x 222

**TRAFFIC**  
NOVATECH  
240 MICHAEL CONFLAND DRIVE SUITE 200  
OTTAWA, ON K2M 1R6  
CONTACT: BRAD BYVELDS  
PHONE: (613) 234-4643 x 206

**CIVIL**  
NOVATECH  
240 MICHAEL CONFLAND DRIVE SUITE 200  
OTTAWA, ON K2M 1R6  
CONTACT: TREVOR MCKAY  
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**SURVEYOR**  
ANNIS O'SULLIVAN VOLLEBECK LTD.  
14 GONDORSE SAITE SUITE 500  
OTTAWA, ON K2E 1S6  
CONTACT: ANDREA SHELL  
PHONE: (613) 271-8392 x 226

**GEOTECHNICAL**  
PATERSON GROUP INC.  
14 AURORA DRIVE  
OTTAWA, ON K2E 1T8  
CONTACT: SCOTT S. DENNIS  
PHONE: (613) 226-1381

### PLANNED UNIT DEVELOPMENT - PART 5, SECTION 131

(131) 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.

	REQUIRED	PROVIDED
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

### LANDSCAPE AND PARKING

a) In the case of a planned unit development consisting of detached, linked-detached, semi-detached, three-unit or townhouse dwellings, or any combination thereof, all lands located between the dwelling units or oversized dwelling unit, the extension of the main wall of the dwelling unit or oversized dwelling unit, and the private way one 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 R1, R2, R3 or R4 Zone within Schedule 342 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 SFC
5	2024-10-10	ISSUED FOR COORDINATION
4	2024-09-18	ISSUED FOR COORDINATION
3	2024-08-14	SFC PRECONSULT 3
2	2024-08-04	ISSUED FOR COORDINATION
1	2024-07-16	ISSUED FOR REVIEW

### PARKING REQUIREMENTS

	10	15
MINIMUM PARKING SPACES (1.00 / SEMI-DETACHED)	10	15
MINIMUM PARKING SPACES (0.75 / TOWNHOUSE)	3	4
MINIMUM PARKING VISITOR PARKING SPACES	0	0
TOTAL PARKING SPACES	13	19

### SITE STATISTICS

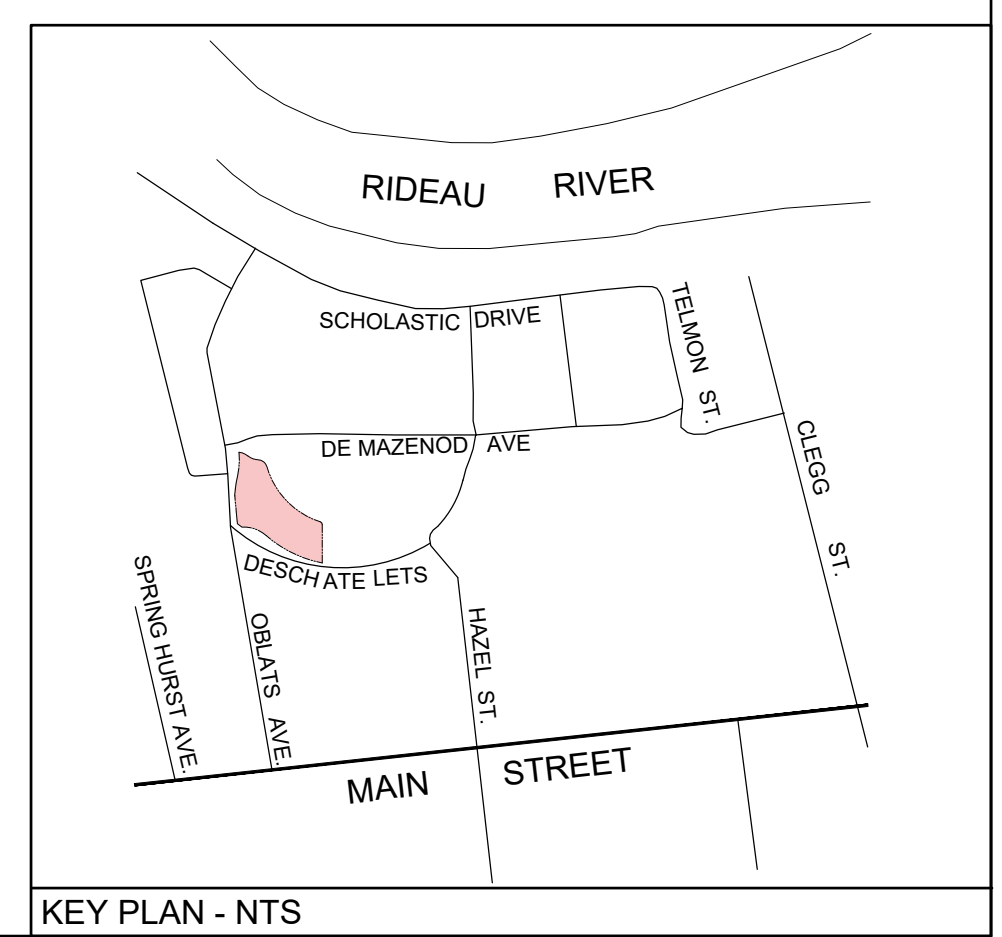
RESIDENTIAL BLOCK #	# OF UNITS	GROSS FLOOR AREA (m <sup>2</sup> )
T1	2	386 m <sup>2</sup>
T2	2	384 m <sup>2</sup>
T3	2	315 m <sup>2</sup>
T4	2	384 m <sup>2</sup>
T5	2	315 m <sup>2</sup>
T6	4	601 m <sup>2</sup>
14 UNITS (TOTAL)		2,385 m <sup>2</sup> (TOTAL)

### UNIT TYPOLOGIES

UNIT TYPE	COUNT
SEMI-DETACHED	10
TOWNHOUSE	4

### SITE COVERAGE

TYPE	AREA (m <sup>2</sup> )	% LOT COVERAGE
TOTAL LOT AREA	2,416 m <sup>2</sup>	
TOTAL GROSS BUILDING AREA	949 m <sup>2</sup>	39.3%
TOTAL HARD LANDSCAPING AREA	257 m <sup>2</sup>	10.6%
TOTAL SOFT LANDSCAPING AREA	549 m <sup>2</sup>	22.7%
TOTAL VEHICULAR SURFACE AREA	661 m <sup>2</sup>	27.4%



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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PROJECT/LOCATION:  
**FORECOURT TOWNHOMES**  
175 MAIN STREET - GREYSTONE

DRAWING TITLE:  
**SITEPLAN - BLOCK 29**  
4M-1596  
295 DESCHÂTELETS AVE.

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

PROJECT: 2308  
DRAWING NO.: A1.02  
REVISION NO.:

City Plan No.: XXXXX