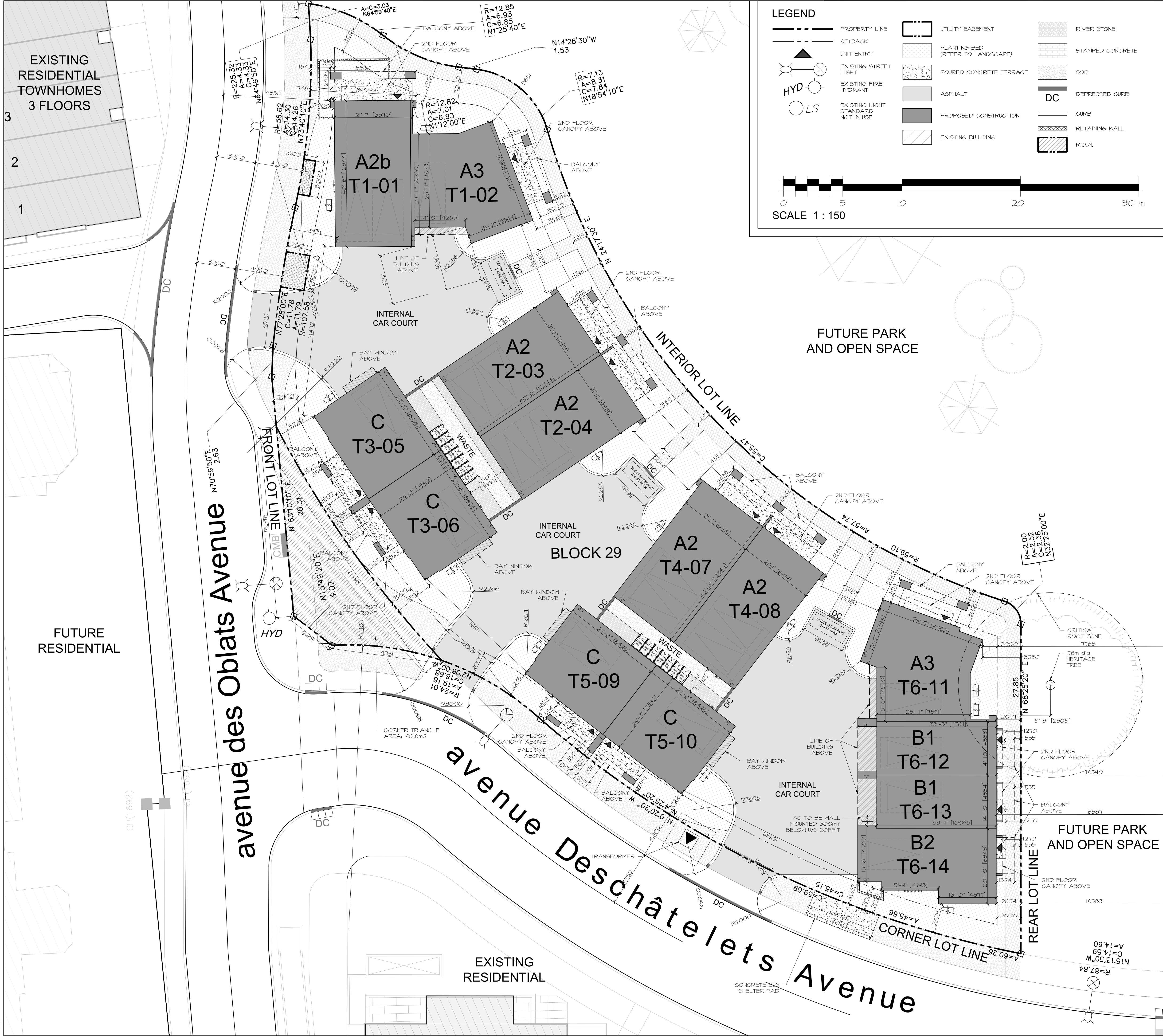




SURVEY INFORMATION TAKEN FROM:		
PART OF LOT 14 CONFESSION 17 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN AND BLOCKS 60 AND 62 REGISTERED PLAN 4M-1583 CITY OF OTTAWA		
PART OF BLOCKS 26, 28, 29, 30, 31 & 32 REGISTERED PLAN 4M-1586 AND PART OF BLOCK 58 REGISTERED PLAN 4M-1583 CITY OF OTTAWA		
ANNIS O'SULLIVAN VOLLEBEKK LTD. 2017		
ZONING SUMMARY (BLOCK 29)		
R3G(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	2,430 m ²
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
(b)(b)(v)	FRONT YARD	0.6m
	IN. SIDE YARD	NO LIMIT
	C. SIDE YARD	0.6m
	REAR YARD	NO LIMIT
(b)(b)(v)	FRONT YARD	2.0 m MAX PROJ
	IN. SIDE YARD	1.0 m (NO PROJ)
	C. SIDE YARD	2.0 m MAX PROJ
	REAR YARD	1.0 m (NO PROJ)
PLANNED UNIT DEVELOPMENT - PART 5, SECTION 131 (1)(c) the entire planned 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 townhouse dwellings, or any combination thereof, all lands located between the dwelling unit or oversized dwelling unit, the extension of the main wall of the dwelling unit or oversized dwelling unit, and the private way and 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 is located within a Planned Unit Development in an 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.		
PARKING REQUIREMENTS		
MINIMUM PARKING SPACES (100 / SEMI-DETACHED)	10	15
MINIMUM PARKING SPACES (10.75 / TOWNHOUSE)	3	4
MINIMUM PARKING VISITOR PARKING SPACES	0	0
TOTAL PARKING SPACES	13	19
NOTE: CELLS HIGHLIGHTED IN RED INDICATE REQUESTED RELIEF FROM PROVISIONS OF ZONING BY-LAW (2008-2001)		
SITE STATISTICS		
RESIDENTIAL BLOCK #	# OF UNITS	GROSS FLOOR AREA (m ²)
T1	2	386 m ²
T2	2	384 m ²
T3	2	315 m ²
T4	2	384 m ²
T5	2	315 m ²
T6	4	601 m ²
14 UNITS (TOTAL)		2,385 m ² (TOTAL)
UNIT TYPOLOGIES		
SEMI-DETACHED		10
TOWNHOUSE		4
SITE COVERAGE		
TOTAL LOT AREA (m ²)		2,416 m ²
TOTAL GROSS BUILDING AREA (m ² / % LOT COVERAGE)		949 m ² / 39.3%
TOTAL HARD LANDSCAPING AREA (m ² / % LOT COVERAGE)		251 m ² / 10.6%
TOTAL SOFT LANDSCAPING AREA (m ² / % LOT COVERAGE)		549 m ² / 22.7%
TOTAL VEHICULAR SURFACE AREA (m ² / % LOT COVERAGE)		661 m ² / 27.4%
SOLID WASTE STORAGE AND DISPOSAL		
TYPE	REQUIRED	PROVIDED
GARBAGE	3 YARDS	3 YARDS (6x 360L)
FIBRE	1 YARD	1 YARD (2x 360L)
GMP	5 YARDS	1 YARD (2x360L)
ORGANICS	1 X 240L CART	2 X 240L CART
WASTE STORAGE		
A WASTE STORAGE AREA MUST BE FULLY ENCLOSED WITHIN A BUILDING OR STRUCTURE.		
DESPITE SECTION 55, A WASTE STORAGE AREA IS PERMITTED TO BE LOCATED WITHIN AN INTERIOR SIDE YARD.		
DESPITE SECTION 55, A WASTE STORAGE AREA IS NOT SUBJECT TO ANY SETBACK REQUIREMENTS FROM ANY OTHER BUILDINGS LOCATED ON THE SAME LOT.		

10	2025-05-13	WASTE STORAGE ZONING
4	2025-04-15	WASTE STORAGE FOR REVIEW
8	2024-11-21	REISSUED FOR ZBA + SFC
7	2024-11-26	ISSUED FOR COORDINATION
6	2024-10-17	ISSUED FOR SFC
5	2024-10-10	ISSUED FOR COORDINATION
4	2024-09-11	ISSUED FOR COORDINATION
3	2024-08-14	SFC PRECONSULT 3
2	2024-08-04	ISSUED FOR COORDINATION
1	2024-07-16	ISSUED FOR REVIEW
no.	date	revision

PROJECT CONSULTANTS

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THE REGIONAL GROUP
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OTTAWA, ON K2H 1P5
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CIVIL
NOVATECH
240 MICHAEL COMPLAND DRIVE SUITE 200
OTTAWA, ON K2H 1P5
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SURVEYOR
ANNIS O'SULLIVAN VOLLEBEKK LTD.
14 CONROSE GATE SUITE 500
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GEOTECHNICAL
PATERSON GROUP INC.
4 AURORA DRIVE
OTTAWA, ON K2E 1T5
CONTACT: SCOTT S. DENNIS
PHONE: (613) 226-7351

10	2025-05-13	WASTE STORAGE ZONING
4	2025-04-15	WASTE STORAGE FOR REVIEW
8	2024-11-21	REISSUED FOR ZBA + SFC
7	2024-11-26	ISSUED FOR COORDINATION
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5	2024-10-10	ISSUED FOR COORDINATION
4	2024-09-11	ISSUED FOR COORDINATION
3	2024-08-14	SFC 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.

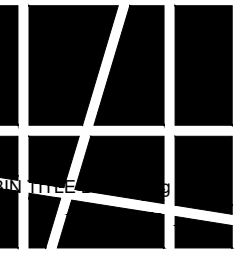
All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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HOBIN
ARCHITECTURE

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.: #19191