## LEGEND

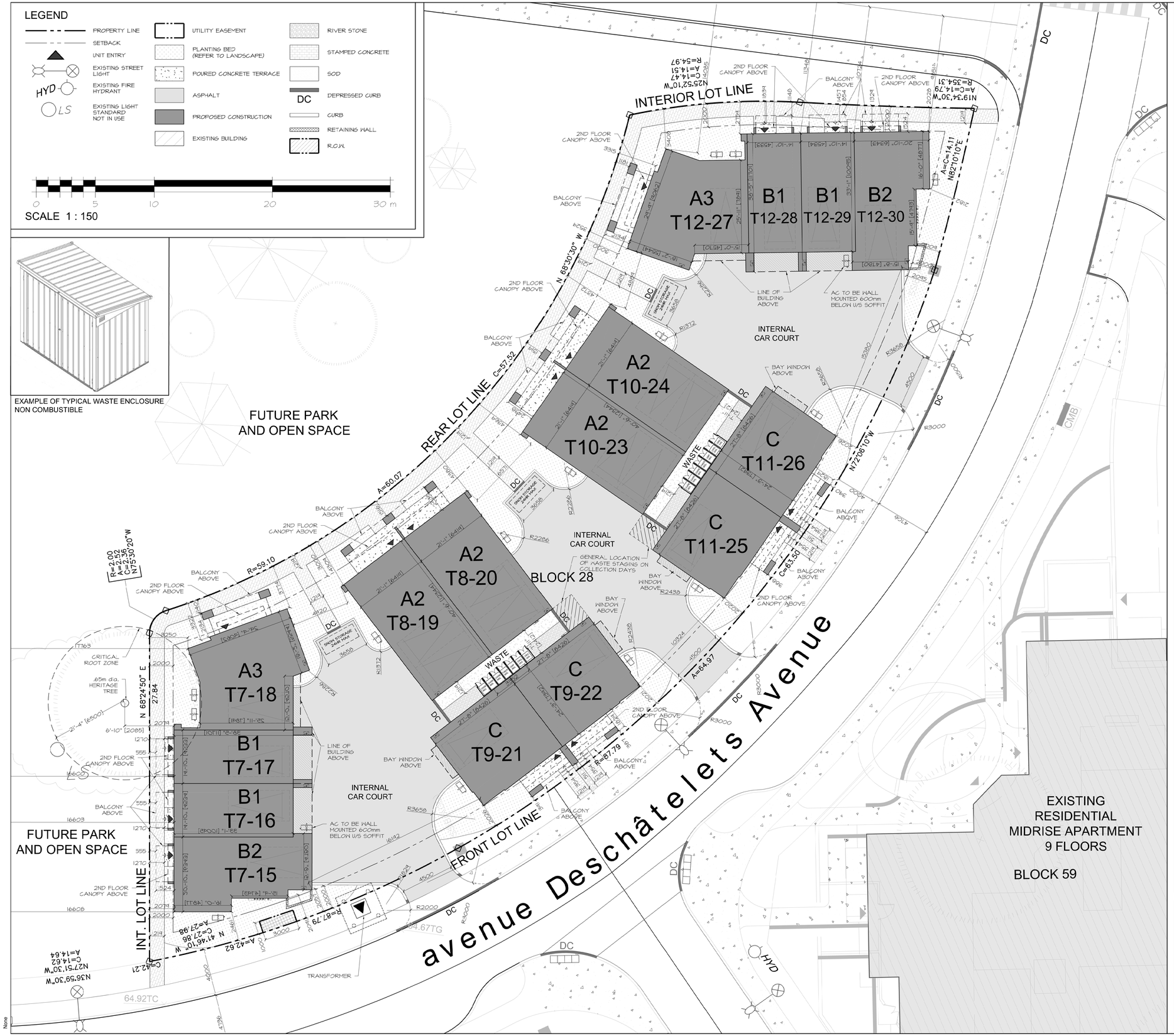
- PROPERTY LINE
- SETBACK
- UNIT ENTRY
- EXISTING STREET LIGHT
- HYD — EXISTING FIRE HYDRANT
- LS — EXISTING LIGHT STANDARD NOT IN USE
- UTILITY EASEMENT
- PLANTING BED (REFER TO LANDSCAPE)
- POURED CONCRETE TERRACE
- ASPHALT
- PROPOSED CONSTRUCTION
- EXISTING BUILDING
- RIVER STONE
- STAMPED CONCRETE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

0 5 10 20 30 m

SCALE 1 : 150



EXAMPLE OF TYPICAL WASTE ENCLOSURE
NON COMBUSTIBLE




## SURVEY INFORMATION TAKEN FROM:

PART OF LOT 'H' CONCESSION 'D' (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-1596 AND PART OF BLOCK 58 REGISTERED PLAN 4M-1583
CITY OF OTTAWA

ANNIS O'SULLIVAN VOLLEBEKK LTD. 2017

## ZONING SUMMARY (BLOCK 28)

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 $m^2$ | 2,416 $m^2$ |
| 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

| | | | |
|---|---|---|---|
| (1)(a)(i) | FRONT YARD | 0.6 m | 0.2 m |
| | IN. SIDE YARD | NO LIMIT | 1.2 m |
| | REAR YARD | NO LIMIT | 1.1 m |
| (6)(a)(i)(v) | FRONT YARD | 2.0 m (MAX PROJ.) | 2.0 m |
| | | 1.0 m (TO PROP.) | 0.2 m |
| | IN. SIDE YARD | 2.0 m (MAX PROJ.) | 1.6 m |
| | | 1.0 m (TO PROP.) | 0.5 m |
| | REAR YARD | 2.0 m (MAX PROJ.) | 2.5 m |
| | | 1.0 m (TO PROP.) | 1.1 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 townhouse dwellings, or any combination thereof, all lands located between the dwelling unit or oversize dwelling unit, the extension of the main wall of the dwelling unit or oversize 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. | COMPLIES | DOES NOT COMPLY |
| b) In no case may any dwelling unit or oversize 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 oversize 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. | COMPLIES | COMPLIES |
| c) Despite (a) and (b), where a development parcel containing a dwelling unit or oversize dwelling unit, 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 oversize dwelling unit and the street lot line is subject to the requirements of Sections 194 and 140. | N/A | N/A |

| PARKING REQUIREMENTS | | |
|---|---|---|
| MINIMUM PARKING SPACES (1.00 / SEMI-DETACHED) | 8 | 12 |
| MINIMUM PARKING SPACES (0.75 / 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) |

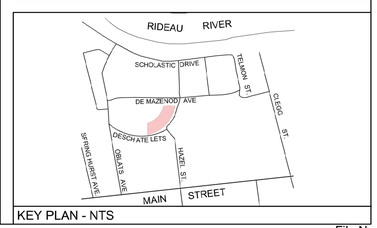
| UNIT TYPOLOGIES | |
|---|---|
| SEMI-DETACHED | 8 |
| TOWNHOUSE | 8 |

| SITE COVERAGE | |
|---|---|
| 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) | 597 $m^2$ / 24.7% |

SOLID WASTE STORAGE AND DISPOSAL

| TYPE | REQUIRED | PROVIDED |
|---|---|---|
| GARBAGE | 3 YARDS | 3 YARDS (6x 360L) |
| FIBRE | 1 YARD | 1 YARD (2x 360L) |
| G.M.P | .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.




KEY PLAN - NTS

## PROJECT CONSULTANTS

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### CIVIL
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14 CONCORDE GATE, SUITE 500
OTTAWA, ON, K2E 7S6
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PHONE: (613) 727-4352 x 226

### GEOTECHNICAL
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9 AURIGA DRIVE
OTTAWA, ON, K2E 7T9
CONTACT: SCOTT S. DENNIS
PHONE: (613) 226-7381

| no. | date | revision |
|---|---|---|
| 12 | 2025-06-17 | ISSUED FOR SPC |
| 11 | 2025-06-06 | ISSUED FOR SPC |
| 10 | 2025-05-13 | WASTE STORAGE ZONING |
| 9 | 2025-04-15 | WASTE STORAGE FOR REVIEW |
| 8 | 2024-11-29 | REISSUED FOR ZBA + SPC |
| 7 | 2024-11-26 | ISSUED FOR COORDINATION |
| 6 | 2024-10-17 | ISSUED FOR SPC |
| 5 | 2024-10-10 | ISSUED FOR COORDINATION |
| 4 | 2024-09-18 | ISSUED FOR COORDINATION |
| 3 | 2024-08-14 | SPC PRECONSULT 3 |
| 2 | 2024-08-09 | ISSUED FOR COORDINATION |
| 1 | 2024-07-16 | ISSUED FOR REVIEW |

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 28
4M-1596
355 DESCHÂTELETS AVE.

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

PROJECT: 2308

DRAWING NO.: A1.01

REVISION NO.:

City Plan No.: #191191

None
None

File Number: D02-02-24-0062 & D07-12-24-0139