

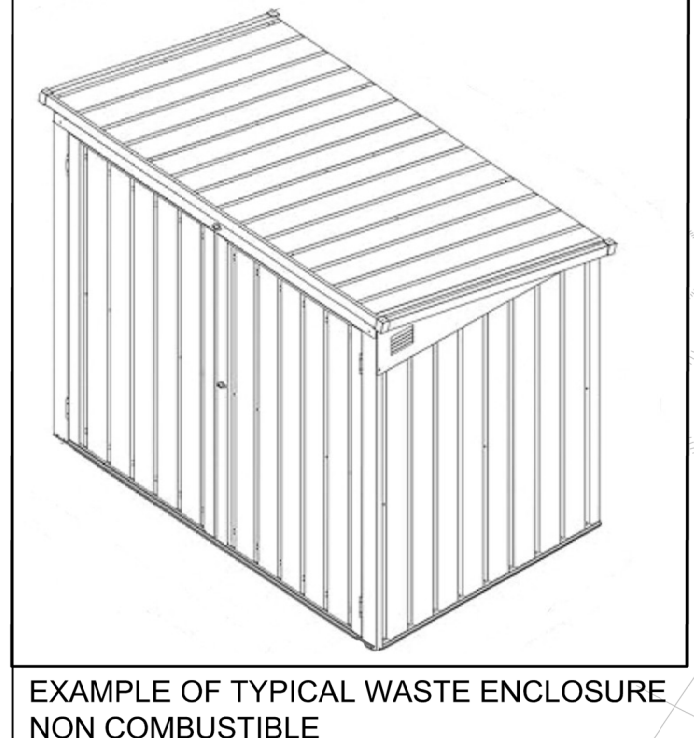
LEGEND

PROPERTY LINE
SETBACK
UNIT ENTRY
EXISTING STREET LIGHT
EXISTING FIRE HYDRANT
EXISTING LIGHT STANDARD NOT IN USE

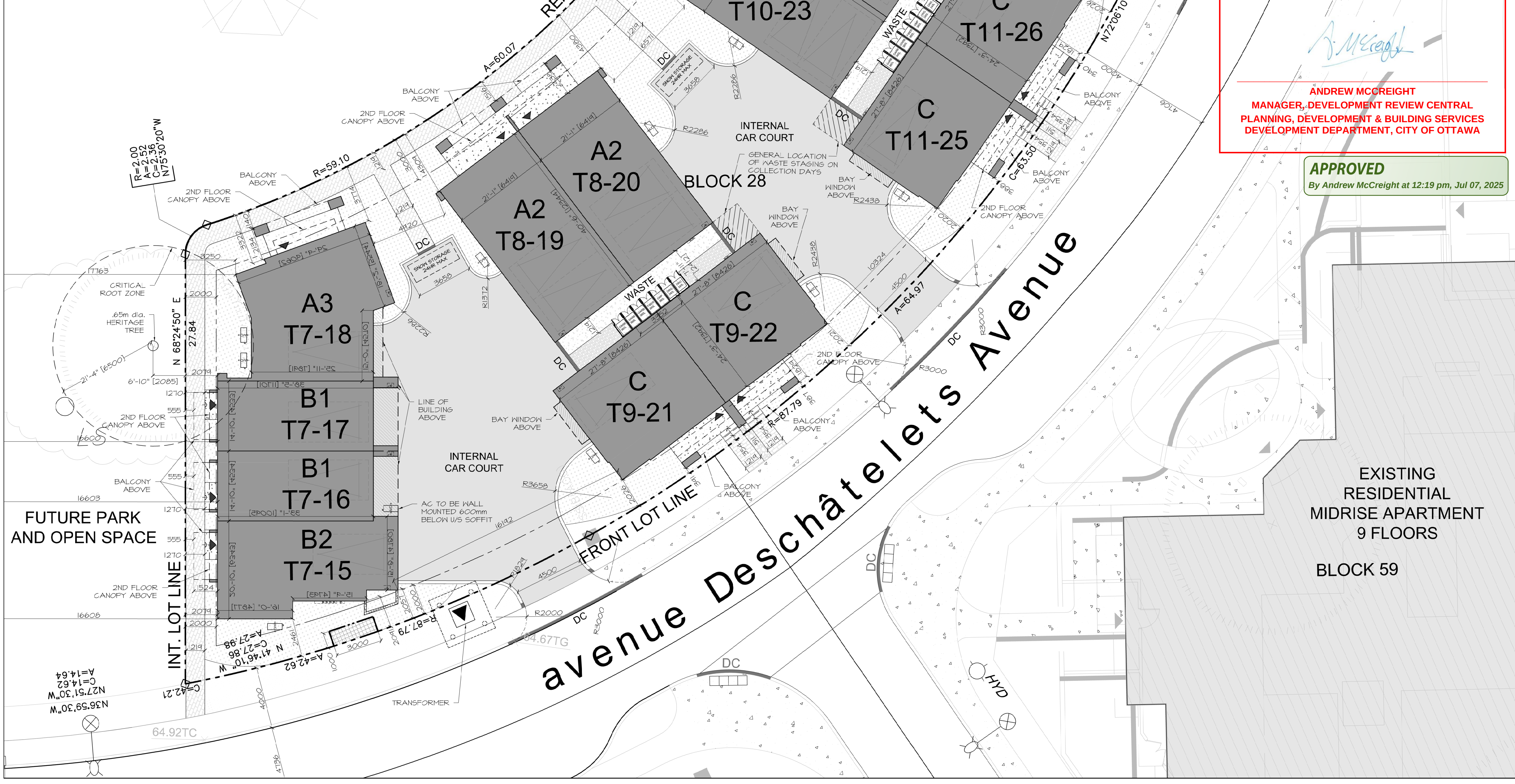
UTILITY EASEMENT
PLANTING BED (REFER TO LANDSCAPE)
POURED CONCRETE TERRACE
ASPHALT
PROPOSED CONSTRUCTION
EXISTING BUILDING

RIVER STONE
STAMPED CONCRETE
SOD
DEPRESSED CURB
CURB
RETAINING WALL
R.C.M.

SCALE 1:150



FUTURE PARK AND OPEN SPACE



SURVEY INFORMATION TAKEN FROM:

PART OF LOT 14 CONFESSION 10 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN AND BLOCKS 50 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 28)

R30(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)	1.0 m	2.0 m
MINIMUM REAR YARD (m)	1.1 m (25% LOT DEPTH)	3.0 m
MAXIMUM BUILDING HEIGHT (m)	11 m	11 m
PERMITTED PROJECTION INTO YARDS - PART 2, SECTION 65		
(5m)(0)	FRONT YARD: 0.6 m IN. SIDE YARD: NO LIMIT REAR YARD: 2.0 m MAX PROJ	FRONT YARD: 0.2 m IN. SIDE YARD: 1.2 m REAR YARD: 2.0 m
(6m)(0)	FRONT YARD: 1.0 m NO PROJ IN. SIDE YARD: 2.0 m MAX PROJ REAR YARD: 1.0 m NO PROJ	FRONT YARD: 0.2 m IN. SIDE YARD: 1.6 m REAR YARD: 2.5 m

PLANNED UNIT DEVELOPMENT - PART 5, SECTION 151

(16) The entire planned unit development complies with all applicable sections of the By-law, the provisions set out in this Section and Table 151, however, development parcels within the planned unit development, whether severed or not, that have vehicular access off of the private road may 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	1.0 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 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 roadway 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 12 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 or 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, that is subject to the requirements of Sections 151 and 140.

	COMPLIES	DOES NOT COMPLY
	COMPLIES	COMPLIES
	N/A	N/A

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
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 (2008-25C)

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)		2600 m ² (TOTAL)

UNIT TYPOLOGIES

	REQUIRED	PROVIDED
SEMI-DETACHED	8	8
TOWNHOUSE	8	8

SITE COVERAGE

	REQUIRED	PROVIDED
TOTAL LOT AREA (m ²)	2,416 m ²	2,416 m ²
TOTAL GROSS BUILDING AREA (m ² / % LOT COVERAGE)	1,022 m ² / 42.3%	1,022 m ² / 42.3%
TOTAL HARD LANDSCAPING AREA (m ² / % LOT COVERAGE)	350 m ² / 14.5%	350 m ² / 14.5%
TOTAL SOFT LANDSCAPING AREA (m ² / % LOT COVERAGE)	441 m ² / 18.3%	441 m ² / 18.3%
TOTAL VEHICULAR SURFACE AREA (m ² / % LOT COVERAGE)	591 m ² / 24.1%	591 m ² / 24.1%

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 (2x 360L)
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.

ANDREW MC CREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 12:19 pm, Jul 07, 2025

PROJECT CONSULTANTS

DEVELOPER / OWNER

E2 HOMES INC.
THE REGIONAL GROUP
1371 WOODWARD DRIVE - 2ND FLOOR
OTTAWA, ON K2C 0P6
PHONE: (613) 230-2300

ARCHITECT

HOBIN ARCHITECTURE INC.
63 PAMILLA STREET
OTTAWA, ON K1S 9C1
CONTACT: KAREE THIVERGE
PHONE: (613) 236-1200 x 105

PLANNING

NOVATECH
240 MICHAEL COMPLAND DRIVE SUITE 200
OTTAWA, ON K2M 1P6
CONTACT: RYAN JAMES
PHONE: (613) 254-4643 x 212

LANDSCAPE

NOVATECH
240 MICHAEL COMPLAND DRIVE SUITE 200
OTTAWA, ON K2M 1P6
CONTACT: RYAN JAMES
PHONE: (613) 254-4643 x 222

TRAFFIC

NOVATECH
240 MICHAEL COMPLAND DRIVE SUITE 200
OTTAWA, ON K2M 1P6
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CIVIL

NOVATECH
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OTTAWA, ON K2M 1P6
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SURVEYOR

ANNIS O'SULLIVAN VOLLEBEKK LTD.
14 CONCORSE GATE SUITE 500
OTTAWA, K2E 7S6
CONTACT: ANDREW SHELPS
PHONE: (613) 721-4552 x 226

GEOTECHNICAL

FATERSON GROUP INC.
4 AIRISA DRIVE
OTTAWA, ON K2M 1T1
CONTACT: SCOTT S. DENNIS
PHONE: (613) 226-1391

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	2024-11-21	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	2024-08-04	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 28
4M-1596
355 DESCHÂTELETS AVE.

DRAWN BY: DATE: SCALE:

J.D. 24/03/15 1:150

PROJECT: 2308

DRAWING NO.: A1.01

REVISION NO.:

