

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

DC

DEPRESSED CURB

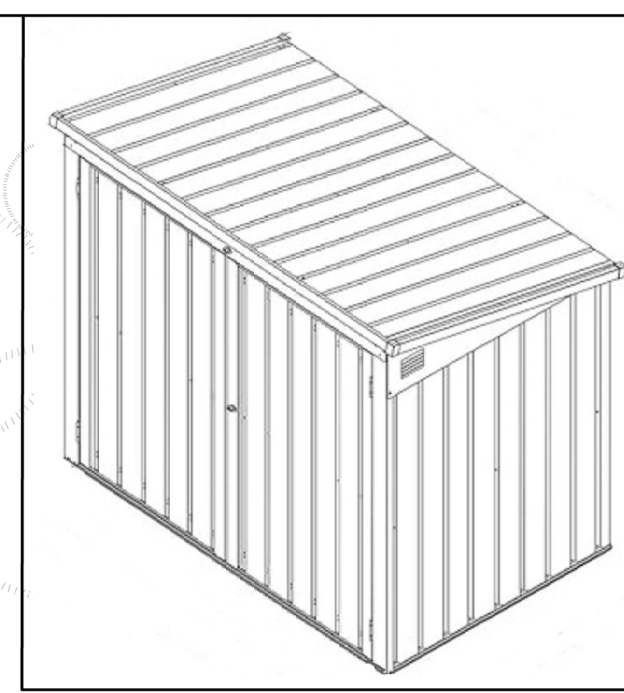
CURB

RETAINING WALL

R.O.W.

SCALE 1 : 150

0 5 10 20 30 m



**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-1586 AND PART OF BLOCK 58 REGISTERED PLAN 4M-1583 CITY OF OTTAWA  
ANNIS O'SULLIVAN VOLLEBEKK 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 (m²)	1,400 m²	2,430 m²
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)	1.0 m	3.0 m
MINIMUM REAR YARD (m)	10.5m (25% LOT DEPTH)	2.0 m
MAXIMUM BUILDING HEIGHT (m)	11 m	11 m
(5)(b)(i)	FRONT YARD: 0.6m IN. SIDE YARD: NO LIMIT C. SIDE YARD: 0.6m REAR YARD: NO LIMIT	1.6m 1.5 m 0.2 m 1.2 m
(6)(b)(iv)	FRONT YARD: 2.0 m (MAX PROJ.) IN. SIDE YARD: 2.0 m (MAX PROJ.) C. SIDE YARD: 1.0 m (NO PROJ.) REAR YARD: 2.0 m (MAX PROJ.)	0.4 m 1.2 m 0.2 m 1.6 m

PLANNED UNIT DEVELOPMENT - PART 5, SECTION 151  
(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 B1, however, development parcels within the planned unit development, whether severed or not, that have vehicle 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  
MIN. SETBACK FOR ANY WALL OF RESIDENTIAL USE BUILDING TO PRIVATE WAY: 1.0 m  
MIN. SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM PRIVATE WAY: 5.2 m  
MINIMUM SEPARATION BETWEEN BUILDINGS: 1.2 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 with 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.  
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 lead to the principal entrance is prohibited. A path that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entrance of no more than 1.2 m is permitted.  
c) Despite (a) and (b), where a development parcel containing a dwelling unit or oversize dwelling unit located within a Planned Unit Development in R1, R2, R3 or R4 Zone within Schedule 34.2 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 151 and 140.

PARKING REQUIREMENTS  
MINIMUM PARKING SPACES (1.00 / SEMI-DETACHED): 10  
MINIMUM PARKING SPACES (0.75 / TOWNHOUSE): 3  
MINIMUM PARKING VISITOR PARKING SPACES: 0  
TOTAL PARKING SPACES: 13

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 (m²)
T1	2	306 m²
T2	2	304 m²
T3	2	315 m²
T4	2	304 m²
T5	2	315 m²
T6	4	601 m²
14 UNITS (TOTAL)		2,385 m² (TOTAL)

UNIT TYPOLOGIES  
SEMI-DETACHED: 10  
TOWNHOUSE: 4  
SITE COVERAGE  
TOTAL LOT AREA (m²): 2,416 m²  
TOTAL GROSS BUILDING AREA (m² / % LOT COVERAGE): 949 m² / 39.3%  
TOTAL HARD LANDSCAPING AREA (m² / % LOT COVERAGE): 257 m² / 10.6%  
TOTAL SOFT LANDSCAPING AREA (m² / % LOT COVERAGE): 549 m² / 22.7%  
TOTAL VEHICULAR SURFACE AREA (m² / % LOT COVERAGE): 661 m² / 27.4%  
SOLID WASTE STORAGE AND DISPOSAL  
TYPE: GARBAGE, FIBRE, G.M.P., ORGANICS  
REQUIRED: 3 YARDS, 1 YARD, .5 YARDS, 1 X 240L CART  
PROVIDED: 3 YARDS (6x 360L), 1 YARD (2x 360L), 1 YARD (2x360L), 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**  
**DEVELOPER / OWNER**  
EQ HOMES INC.  
THE REGIONAL GROUP  
1371 WOODWARD DRIVE - 2ND FLOOR  
OTTAWA, ON, K2C 0P6  
PHONE: (613) 238-2100  
**ARCHITECT**  
HOBIN ARCHITECTURE INC.  
63 PAMILLA STREET  
OTTAWA, ON, K1S 9K1  
CONTACT: MARK THIVERGE  
PHONE: (613) 238-1200 x 105  
**PLANNING**  
NOVATECH  
240 MICHAEL COMPLAND DRIVE SUITE 200  
OTTAWA, ON, K2M 1P6  
CONTACT: ROBERT IRAN  
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  
CONTACT: BRAD BYVELDS  
PHONE: (613) 254-4643 x 266  
**CIVIL**  
NOVATECH  
240 MICHAEL COMPLAND DRIVE SUITE 200  
OTTAWA, ON, K2M 1P6  
CONTACT: TREVOR MCKAY  
PHONE: (613) 254-4643 x 241  
**SURVEYOR**  
ANNIS O'SULLIVAN VOLLEBEKK LTD.  
14 CONCORSE GATE SUITE 500  
OTTAWA, ON, K2E 7S6  
CONTACT: ANDREW SHELP  
PHONE: (613) 721-4352 x 226  
**GEOTECHNICAL**  
FATERSON GROUP INC.  
4 AIRIGA DRIVE  
OTTAWA, ON, K2E 1T1  
CONTACT: SCOTT S. DENNIS  
PHONE: (613) 238-1391

12	2025-06-11	ISSUED FOR SFC
11	2025-06-06	ISSUED FOR SFC
10	2025-05-13	WASTE STORAGE ZONING
9	2025-04-15	WASTE STORAGE FOR REVIEW
8	2024-11-24	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	2024-09-18	ISSUED FOR COORDINATION
3	2024-09-14	SFC PRECONSULT 3
2	2024-08-09	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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ONTARIO ASSOCIATION  
J. HOBIN  
MARK J. HOBIN  
LICENCE  
3049

**Hobin Architecture Incorporated**  
63 Pamilla Street  
Ottawa, Ontario  
Canada: (613) 238-2100  
T: 613-238-7200  
F: 613-235-2005  
E: melli@hobinarc.com  
hobinarc.com

**HOBIN**  
ARCHITECTURE

**PROJECT/LOCATION:**  
FORECOURT TOWNHOMES  
175 MAIN STREET - GREYSTONE  
**DRAWING TITLE:**  
SITEPLAN - BLOCK 29  
4M-1596  
295 DESCHÂTELETS AVE.  
**DRAWN BY:**  
J.D.  
**DATE:**  
24/03/15  
**SCALE:**  
1:150  
**PROJECT:**  
2308  
**DRAWING NO.:**  
A1.02  
**REVISION NO.:**

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

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

None

City Plan No.: #19191