

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 ²)	1,400 m ²	2,416 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

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
PHONE: (613) 234-4643 x 281

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

(M.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 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

PARKING
a) In addition to providing parking pursuant to Section 100 of the 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

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

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

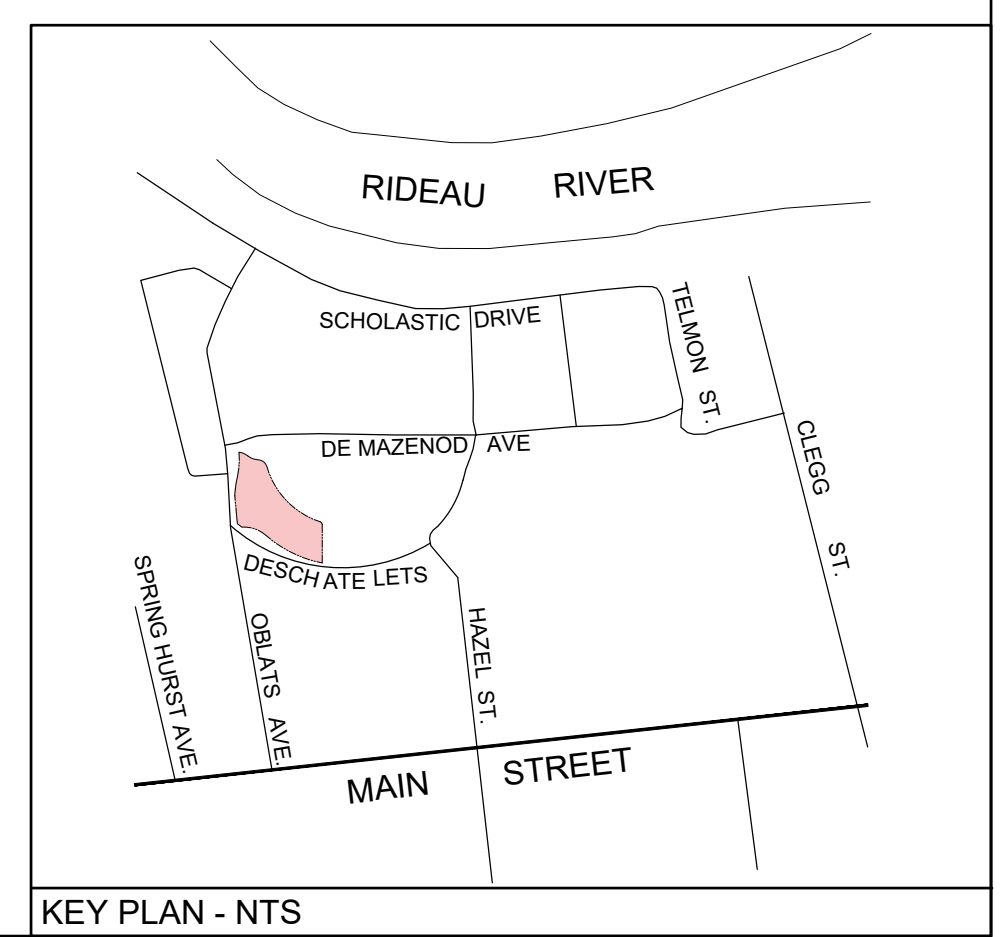
RESIDENTIAL BLOCK #	# OF UNITS	GROSS FLOOR AREA (m ²)
T1	2	386 m ²
T2	2	384 m ²
T3	2	315 m ²
T4	2	384 m ²
T5	2	315 m ²
T6	4	601 m ²
14 UNITS (TOTAL)		2,385 m² (TOTAL)

UNIT TYPOLOGIES

UNIT TYPE	COUNT
SEMI-DETACHED	10
TOWNHOUSE	4

SITE COVERAGE

TYPE	AREA (m ²)	% LOT COVERAGE
TOTAL LOT AREA	2,416	100%
TOTAL GROSS BUILDING AREA	949	39.3%
TOTAL HARD LANDSCAPING AREA	257	10.6%
TOTAL SOFT LANDSCAPING AREA	549	22.7%
TOTAL VEHICULAR SURFACE AREA	661	27.4%



no.	date	revision
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

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.

Copyright reserved.

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S3K7
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

PROJECT/LOCATION:
FORECOURT TOWNHOMES
175 MAIN STREET - GREYSTONE

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

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

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

City Plan No.: XXXXX
EIR Number: D07 XX XX XXXXX