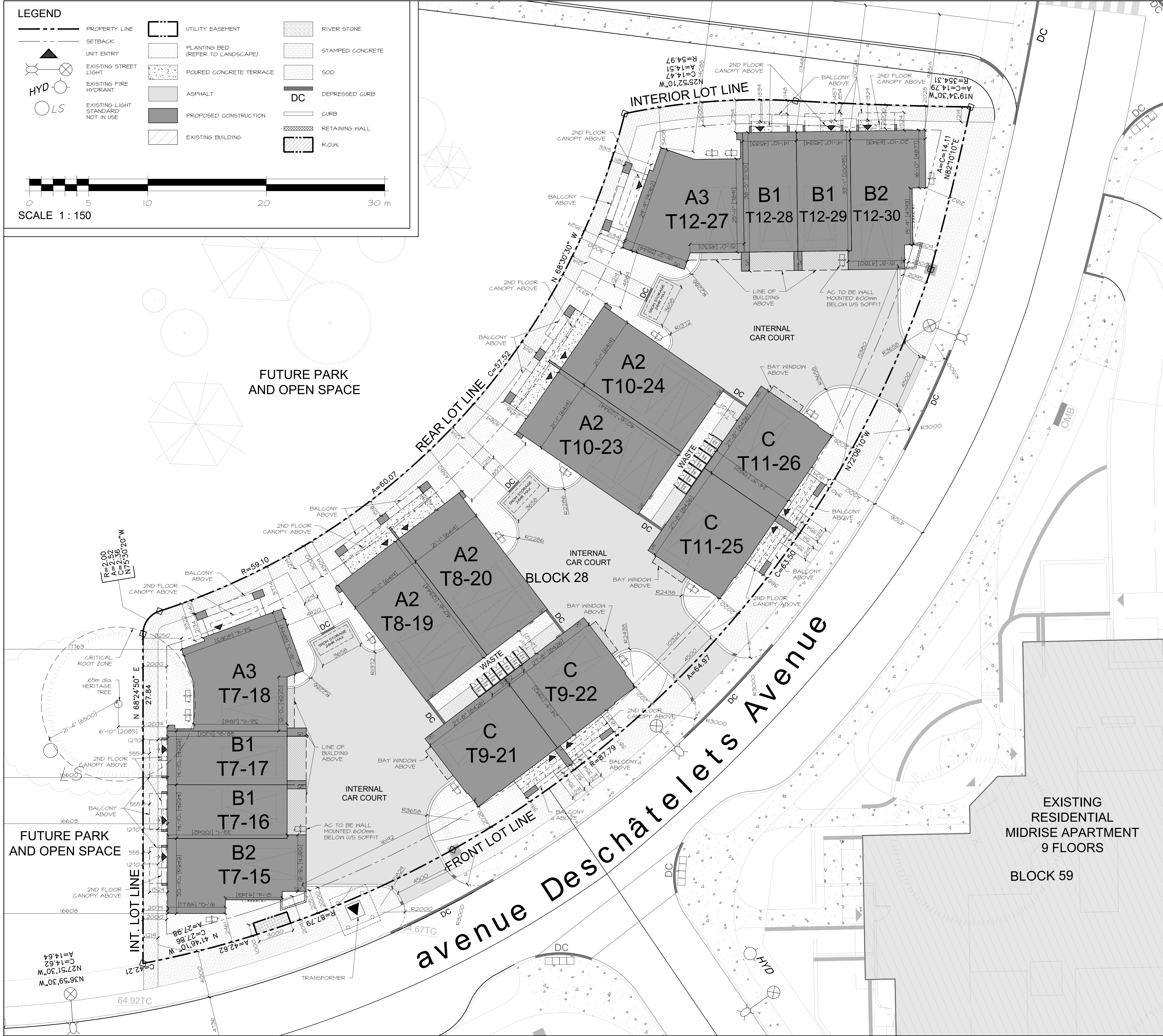
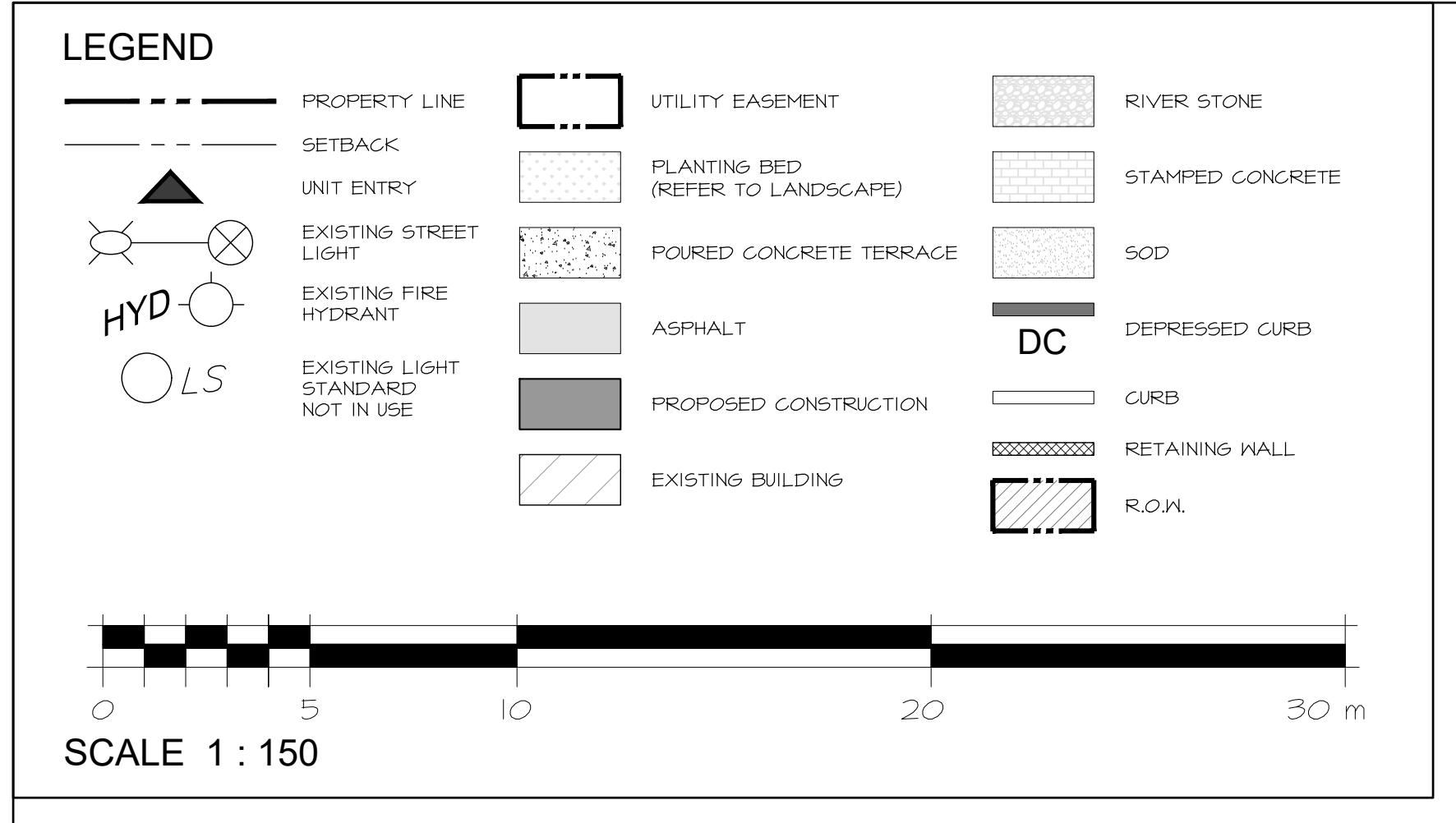




SURVEY INFORMATION TAKEN FROM:

PART OF LOT 11 CONFESSION 17 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN AND BLOCKS 60 AND 62 REGISTERED PLAN 4M-1593 CITY OF OTTAWA

PART OF BLOCKS 26, 28, 29, 30, 31 & 32 REGISTERED PLAN 4M-1596 AND PART OF BLOCK 58 REGISTERED PLAN 4M-1593 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

	FRONT YARD	IN. SIDE YARD	REAR YARD
(a)(b)(i)	0.6 m	NO LIMIT	NO LIMIT
(b)(b)(iv)	2.0 m MAX PROJ 1.0 m (NO PROJ)	2.0 m MAX PROJ 1.0 m (NO PROJ)	2.0 m MAX PROJ 1.0 m (NO PROJ)

PLANNED UNIT DEVELOPMENT - PART 5, SECTION 131

(i)(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	MIN. SETBACK FOR ANY WALL OF RESIDENTIAL USE BUILDING TO PRIVATE WAY	MIN. SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM PRIVATE WAY	MINIMUM SEPARATION BETWEEN BUILDINGS
	6.0 m	1.8 m	5.2 m	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 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 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.

c) Despite (a) and (b), where a development parcel containing a dwelling or oversized 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 oversized dwelling unit and the street lot line is subject to the requirements of Sections 134 and 140.

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

PARKING REQUIREMENTS

	8	12
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

	8	8
SEMI-DETACHED	8	8
TOWNHOUSE	8	8

SITE COVERAGE

	2,416 m ²
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)	441 m ² / 18.5%
TOTAL VEHICULAR SURFACE AREA (m ² / % LOT COVERAGE)	541 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.

PROJECT CONSULTANTS

DEVELOPER / OWNER

EQ HOMES INC.
THE REGIONAL GROUP
1731 WOODWARD DRIVE - 2ND FLOOR
OTTAWA, ON K2M 1P6
PHONE: (613) 234-2100

ARCHITECT

HOBIN ARCHITECTURE INC.
63 PAMILLA STREET
OTTAWA, ON K2M 3K7
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PLANNING

NOVATECH
240 MICHAEL COMPLAND DRIVE SUITE 200
OTTAWA, ON K2M 1P6
CONTACT: ROBERT TRAN
PHONE: (613) 234-4643 x 272

LANDSCAPE

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TRAFFIC

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CIVIL

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

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PHONE: (613) 727-4352 x 226

GEOTECHNICAL

PATERSON GROUP INC.
14 AURORA DRIVE
OTTAWA, ON K2E 7T5
CONTACT: SCOTT S. DENNIS
PHONE: (613) 226-7381

10	2025-05-13	WASTE STORAGE ZONING
9	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	2024-09-19	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 28

4M-1596

355 DESCHÂTELETS AVE.

DRAWN BY: DATE: SCALE:

JD 24/03/15 1:150

PROJECT: 2308

DRAWING NO.: A1.01

REVISION NO.:

