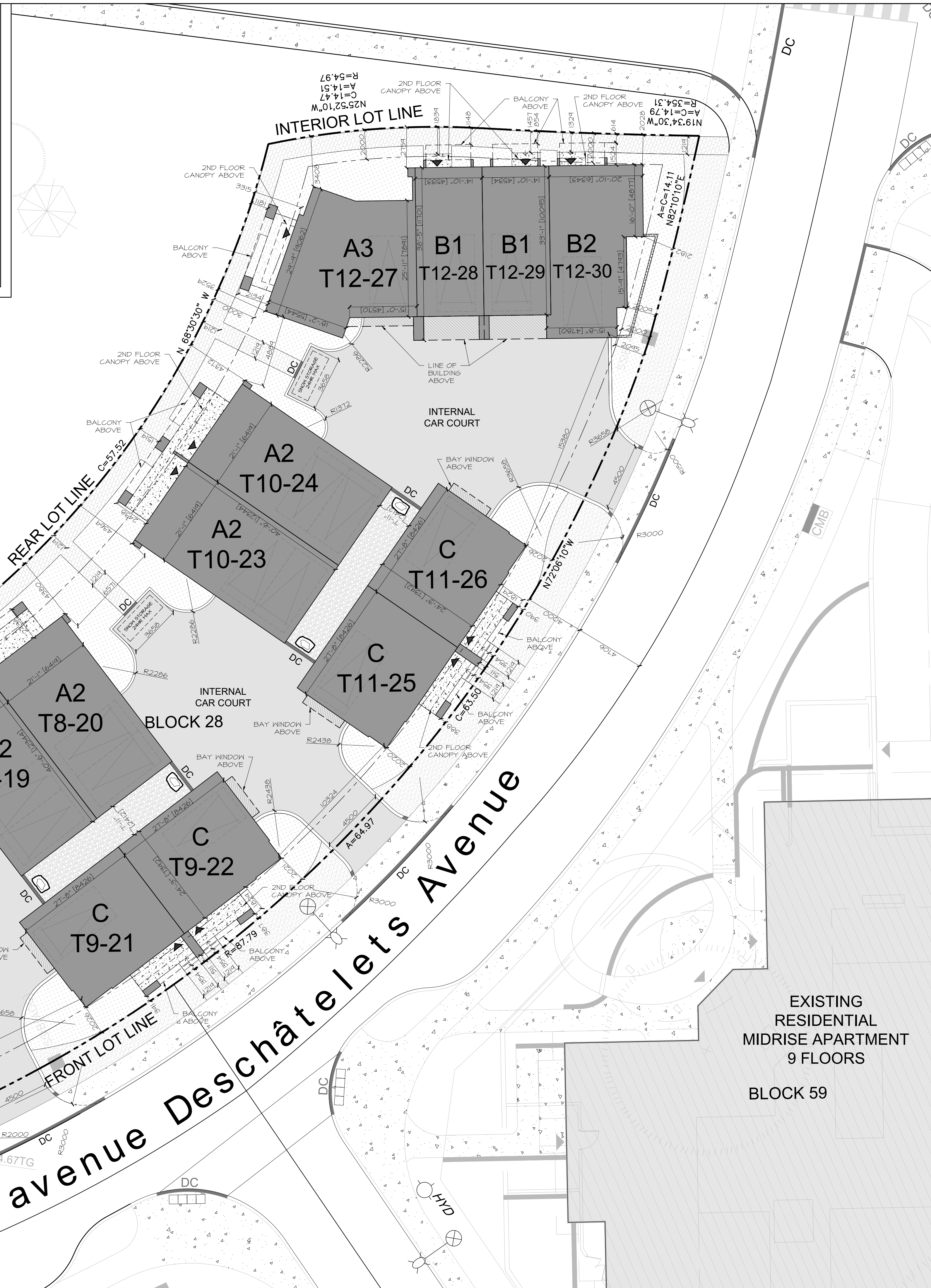


LEGEND

	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 DEPRESSED CURB
	EXISTING FIRE HYDRANT		PROPOSED CONSTRUCTION		CURB
	EXISTING LIGHT STANDARD NOT IN USE		RETAINING WALL		R.O.W.

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
 CITY OF OTTAWA
 ANNIS O'SULLIVAN VOLLEBECK LTD. 2017

ZONING SUMMARY (BLOCK 28)

R3(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	2,416
MINIMUM FRONT YARD (m)	3.0	2.0
MINIMUM INTERIOR SIDE YARD (m)	1.8	2.0
MINIMUM REAR YARD (m)	7.1m (25% LOT DEPTH)	3.0
MAXIMUM BUILDING HEIGHT (m)	11	11

PERMITTED PROJECTION INTO YARDS - PART 2, SECTION 65

	FRONT YARD	NO LIMIT	NO LIMIT
(b)(6)(i)	0.6	0.2	0.2
	NO LIMIT	1.2	1.2
	NO LIMIT	1.1	1.1
(b)(6)(ii)	2.0 m MAX PROJ	2.0	2.0
	1.0 m (NO PROJ)	0.2	0.2
	2.0 m MAX PROJ	1.6	1.6
	1.0 m (NO PROJ)	0.5	0.5
	2.0 m MAX PROJ	2.5	2.5
	1.0 m (NO PROJ)	1.1	1.1

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.

	6.0 m	4.5 m
MINIMUM WIDTH OF PRIVATE WAY	6.0	4.5
MIN. SETBACK FOR ANY WALL OF RESIDENTIAL USE BUILDING TO PRIVATE WAY	1.8	0
MIN. SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM PRIVATE WAY	5.2	0
MINIMUM SEPARATION BETWEEN BUILDINGS	1.2	2.4

LANDSCAPE AND PARKING

a) In the case of a planned unit development consisting of detached, linked-detached, semi-detached, three-unit or lowhouse dwellings, or any combination thereof, all lands located between the dwelling unit or oversized dwelling unit, the extension of the main hall 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 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 unit or oversized dwelling unit, located within a Planned Unit Development in an R1, R2, R3 or R4 Zone within Schedule 142 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 (100 / SEMI-DETACHED)	8	12
MINIMUM PARKING SPACES (10/75 / 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
T8	2	384
T9	2	315
T10	2	384
T11	2	315
T12	4	601
16 UNITS (TOTAL)		2,600 (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
TOTAL GROSS BUILDING AREA (m ² / % LOT COVERAGE)	1,022 / 42.3%
TOTAL HARD LANDSCAPING AREA (m ² / % LOT COVERAGE)	350 / 14.5%
TOTAL SOFT LANDSCAPING AREA (m ² / % LOT COVERAGE)	447 / 18.5%
TOTAL VEHICULAR SURFACE AREA (m ² / % LOT COVERAGE)	541 / 24.7%

KEY PLAN - NTS

PROJECT CONSULTANTS

DEVELOPER / OWNER
 EQ HOMES INC.
 THE REGIONAL GROUP
 1751 WOODWARD DRIVE - 2ND FLOOR
 OTTAWA, ON K2C 0P6
 PHONE: (613) 230-2100

ARCHITECT
 HOBIN ARCHITECTURE INC.
 63 PAVILLA STREET
 OTTAWA, ON K2H 1P6
 CONTACT: MARK THIVERSE
 PHONE: (613) 254-4643 x 105

PLANNING
 NOVATECH
 240 MICHAEL CONFLAND DRIVE SUITE 200
 OTTAWA, ON K2M 1P6
 CONTACT: ROBERT TRAN
 PHONE: (613) 254-4643 x 272

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

TRAFFIC
 NOVATECH
 240 MICHAEL CONFLAND DRIVE SUITE 200
 OTTAWA, ON K2M 1P6
 CONTACT: BRAD BYVELDES
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CIVIL
 NOVATECH
 240 MICHAEL CONFLAND DRIVE SUITE 200
 OTTAWA, ON K2M 1P6
 CONTACT: TREVOR MCKAY
 PHONE: (613) 254-4643 x 281

SURVEYOR
 ANNIS O'SULLIVAN VOLLEBECK LTD.
 14 GLENCAIRN SUITE 500
 OTTAWA, ON K2E 1S6
 CONTACT: ANDREW SHELL
 PHONE: (613) 721-4352 x 226

GEOTECHNICAL
 PATERSON GROUP INC.
 11 AURORA DRIVE
 OTTAWA, ON K2E 1T4
 CONTACT: SCOTT S. DENNIS
 PHONE: (613) 226-1381

no.	date	revision
6	2024-10-11	ISSUED FOR SFC
5	2024-10-10	ISSUED FOR COORDINATION
4	2024-09-11	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.

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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 1:50

PROJECT: 2308
 DRAWING NO.:
A1.01
 REVISION NO.:

City Plan No.: XXXXX
 File Number: D07-XX-XX-XXXX