

**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	▨	EXISTING BUILDING	▨	—	RETAINING WALL
⊗				▨	—	R.O.XL

SCALE 1 : 150

**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-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 <sup>2</sup> )	1,400 m <sup>2</sup>	2,430 m <sup>2</sup>
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

	REQUIRED	PROVIDED
FRONT YARD	0.6m	1.6m
IN. SIDE YARD	NO LIMIT	1.5 m
C. SIDE YARD	0.6m	0.2 m
REAR YARD	NO LIMIT	1.2 m
FRONT YARD	2.0 m MAX PROX	0.4 m
IN. SIDE YARD	1.0 m (NO PROX)	1.6 m
C. SIDE YARD	2.0 m MAX PROX	1.2 m
REAR YARD	2.0 m MAX PROX	0.2 m
REAR YARD	1.0 m (NO PROX)	1.6 m
REAR YARD	1.0 m (NO PROX)	0.5 m

**PROJECT CONSULTANTS**

**DEVELOPER / OWNER**  
EQ HOMES INC.  
1751 WOODWARD DRIVE - 2ND FLOOR  
OTTAWA, ON K2H 0P6  
PHONE: (613) 230-2100

**ARCHITECT**  
HOBIN ARCHITECTURE INC.  
63 PAMILLA STREET  
OTTAWA, ON K2H 3K7  
CONTACT: MARK THIVERGE  
PHONE: (613) 254-6643 x 105

**PLANNING**  
NOVATECH  
240 MICHAEL CONFLAND DRIVE SUITE 200  
OTTAWA, ON K2H 1R9  
CONTACT: ROBERT TRAN  
PHONE: (613) 254-6643 x 272

**LANDSCAPE**  
NOVATECH  
240 MICHAEL CONFLAND DRIVE SUITE 200  
OTTAWA, ON K2H 1R9  
CONTACT: RYAN JAMES  
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**TRAFFIC**  
NOVATECH  
240 MICHAEL CONFLAND DRIVE SUITE 200  
OTTAWA, ON K2H 1R9  
CONTACT: BRAD BYVELDTS  
PHONE: (613) 254-6643 x 206

**CIVIL**  
NOVATECH  
240 MICHAEL CONFLAND DRIVE SUITE 200  
OTTAWA, ON K2H 1R9  
CONTACT: TREVOR MCKAY  
PHONE: (613) 254-6643 x 281

**SURVEYOR**  
ANNIS O'SULLIVAN VOLLEBECK LTD.  
14 GONCOURSE SUITE 500  
OTTAWA, ON K2E 1S6  
CONTACT: ANDREA SHELLE  
PHONE: (613) 721-4352 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**

(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.

MINIMUM WIDTH OF PRIVATE WAY	REQUIRED	PROVIDED
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

**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 units or oversized dwelling unit, the extension of the main wall of the dwelling unit or oversized dwelling unit, and the driveway leading to 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 R3, 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.

	REQUIRED	PROVIDED
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 REQUIREMENTS**

	REQUIRED	PROVIDED
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

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 <sup>2</sup> )
T1	2	386 m <sup>2</sup>
T2	2	384 m <sup>2</sup>
T3	2	315 m <sup>2</sup>
T4	2	384 m <sup>2</sup>
T5	2	315 m <sup>2</sup>
T6	4	601 m <sup>2</sup>
14 UNITS (TOTAL)		2,385 m <sup>2</sup> (TOTAL)

**UNIT TYPOLOGIES**

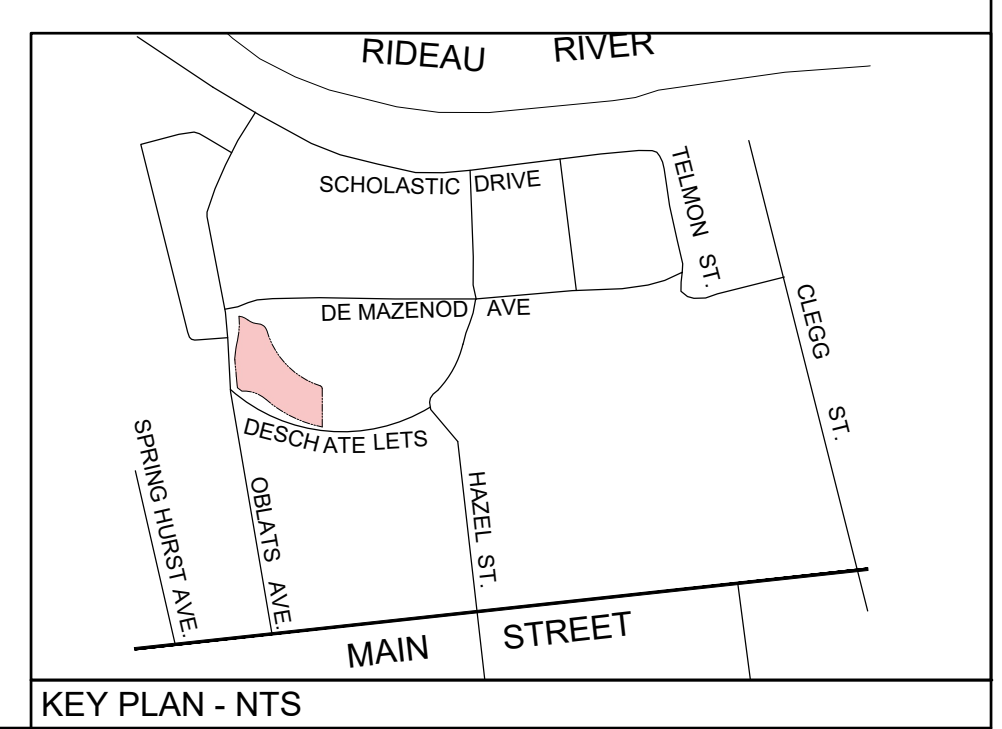
UNIT TYPE	REQUIRED	PROVIDED
SEMI-DETACHED		10
TOWNHOUSE		4

**SITE COVERAGE**

	REQUIRED	PROVIDED
TOTAL LOT AREA (m <sup>2</sup> )		2,416 m <sup>2</sup>
TOTAL GROSS BUILDING AREA (m <sup>2</sup> / % LOT COVERAGE)		949 m <sup>2</sup> / 39.3%
TOTAL HARD LANDSCAPING AREA (m <sup>2</sup> / % LOT COVERAGE)		257 m <sup>2</sup> / 10.6%
TOTAL SOFT LANDSCAPING AREA (m <sup>2</sup> / % LOT COVERAGE)		549 m <sup>2</sup> / 22.7%
TOTAL VEHICULAR SURFACE AREA (m <sup>2</sup> / % LOT COVERAGE)		661 m <sup>2</sup> / 27.4%

**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



no.	date	revision
8	2024-11-29	REISSUED FOR ZBA + SFC
7	2024-11-26	ISSUED FOR COORDINATION
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.

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**PROJECT/LOCATION:**  
FORECOURT TOWNHOMES  
175 MAIN STREET - GREYSTONE

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

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

**PROJECT:** 2308

**DRAWING NO.:** A1.02

**REVISION NO.:**

City Plan No.: #19191