

SITE PLAN OF

**BLOCK 175
AND PART OF BLOCK 176
REGISTERED PLAN 4M-1689
CITY OF OTTAWA**

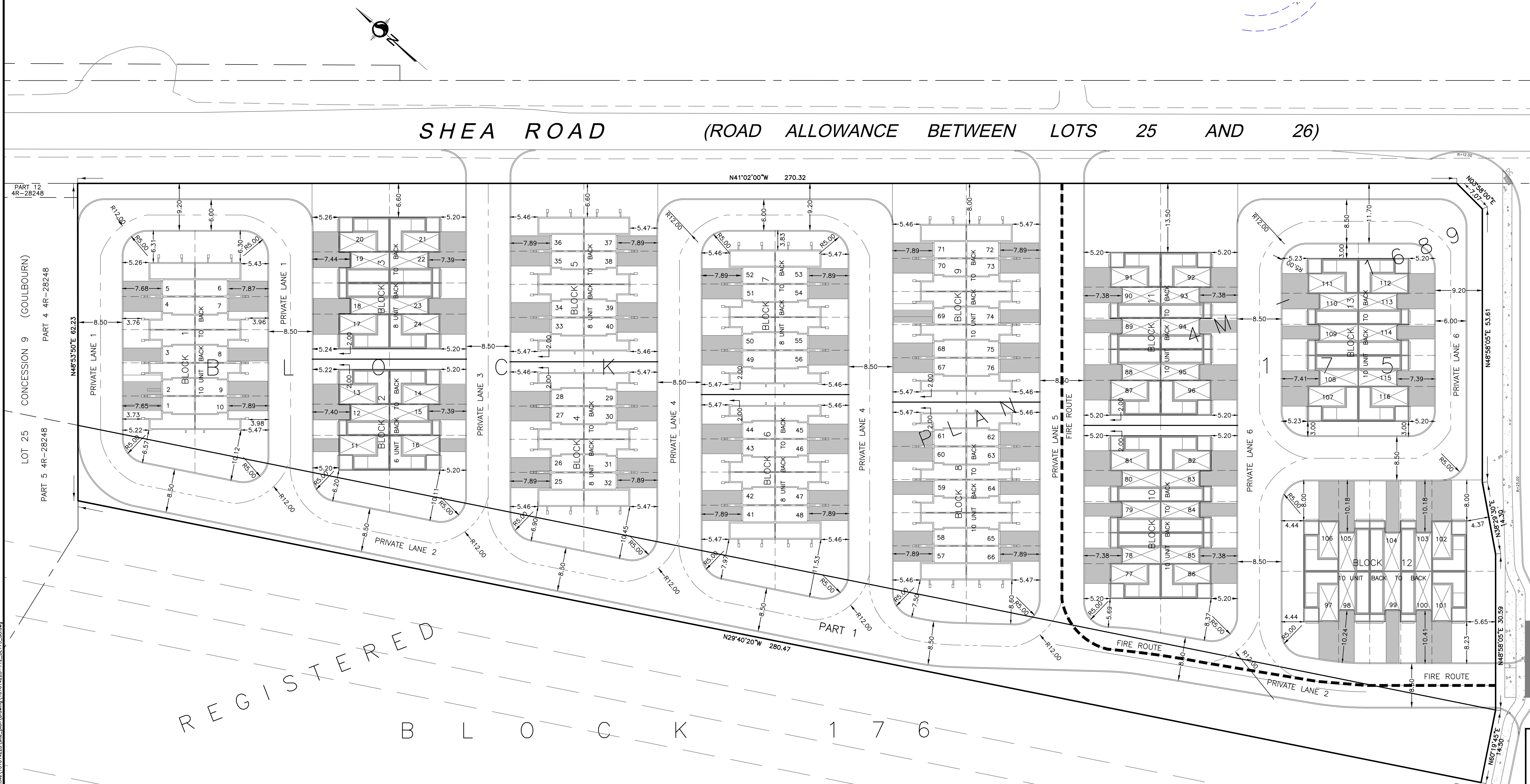
PIN 04449-3211 (ALL OF BLOCK 175)
PIN 04449-3212 (PART OF BLOCK 176)

Scale 1:400
0 10 20 30 METRES

Bylaw Section	Zoning Mechanism	Zoning Standard	Provided	Compliant
R4Z	Minimum Front Yard	3m	4.37m	YES
	Minimum Corner Side Yard	3m	6.03m	YES
	Minimum Interior Yard	1.2m	16.25m	YES
	Minimum Rear Yard abutting GM Zone	0m	13.72	YES
	Minimum Width of Landscaped Area Abutting a Street	3m	3.2m	YES
Exemption 2415	Maximum Building Height	12m	12m	YES
	Lot Area	85 sq. m.	85 sq. m.	YES
PUD (S131)	Maximum Block Size	10	10	YES
	Maximum Units in a Row	5	5	YES
	Minimum Width of Private Way	6m	6m	YES
	Minimum Setback for any Wall of a Residential use Building to a Private	1.8m	5.2m	YES
	Minimum Setback for any Garage from a Private Way	5.2m	5.2m	YES
S-101	Parking - 1 per dwelling Unit	116	116	YES
	Visitor Parking - Not Required - Section 102 Subsection (4)	0	0	YES

BLOCK	NO. UNITS	LOT AREA (m ²)	BUILDING AREA(m ²)	LOT COVERAGE	ASPHALT (m ²)
1	10	1348.9	496.2	36.8%	209.6
2	6	898.1	379.0	42.2%	108.9
3	8	1043.0	486.4	46.6%	167.5
4	8	1067.2	399.1	37.4%	173.1
5	8	1013.6	399.1	39.4%	174.0
6	8	1098.9	399.1	36.3%	174.0
7	8	922.7	399.1	43.3%	174.0
8	10	1242.1	496.2	39.9%	213.0
9	10	1242.7	496.2	39.9%	213.0
10	10	1225.3	594.0	48.4%	201.2
11	10	1433.5	594.0	41.4%	201.2
12	10	1473.7	594.0	40.3%	294.7
13	10	1126.1	594.0	52.7%	201.6

TOTAL NO. UNITS= 116
SITE AREA= 2,484.2 Ha
ASPHALT AREA= 7926.2 m²



SHEA ROAD (ROAD ALLOWANCE BETWEEN LOTS 25 AND 26)

EDENWYLDE DEVELOPMENT

DESIGNER / OWNER:

DAVIDSON CO-TENANCY AND TAMARACK HOMES
3187 ALBION ROAD SOUTH,
OTTAWA, ONTARIO
K1V 8Y3

ENGINEER:

IBI GROUP
SUITE 500, 333 PRESTON STREET
OTTAWA, ONTARIO
K1S 5N4

TRANSPORTATION ENGINEER:

IBI GROUP
SUITE 500, 333 PRESTON STREET
OTTAWA, ONTARIO
K1S 5N4

LANDSCAPE ARCHITECT:

NAK DESIGN STRATEGIES
1285 WELLINGTON STREET WEST
OTTAWA, ONTARIO
K1Y 3A8

Revision		
Date	Details	No.
3/16/2023	Revised Boundary	dB

Promenade Cosanti Drive

Stantec Geomatics Ltd.
CANADA LAND SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL: 413-724-4420
stantec.com

DRAWN: ME CHECKED: PWC: FL FIELD: PROJECT No.: 161614228-112