

APPROVED  
By Kersten Nitsche at 8:57 am, Oct 27, 2025

*Kersten Nitsche*  
KERSTEN NITSCHKE, MCIP RPP  
MANAGER (A), DEVELOPMENT REVIEW WEST  
PLANNING, DEVELOPMENT AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

Bylaw Section	Zoning Mechanism	Zoning Standard	Provided	Compliant
R4Z	Minimum Front Yard	3m	4.37m	Yes
	Minimum Corner Side Yard	3m	4.34m	Yes
	Minimum Interior Yard	1.2m	2.05m	Yes
	Minimum Rear Yard abutting GM Zone	0m	13.72m	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
	Maximum Block Size	10	10	Yes
	Maximum Units in a Row	5	6	No
PUD (S131)	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 Private Way	5.2m	5.2m	Yes
	Minimum Separation area between Buildings within a PUD	1.2m	4m	Yes
S-101	Parking - 1 per dwelling Unit	118	118	Yes
S-102	Visitor Parking - Not Required - Section 102 Subsection (4)	0	0	Yes
S-107(2)	Aisle and Driveway Provisions	2.6m	2.6m	Yes

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

BLOCK	NO. UNITS	LOT AREA (m <sup>2</sup> )	BUILDING AREA (m <sup>2</sup> )	LOT COVERAGE (%)	ASPHALT (m <sup>2</sup> )
1	10	1319.7	496.2	37.6%	209.6
2	6	867.4	379.0	43.7%	108.9
3	8	1043.0	486.4	46.6%	167.5
4	8	1004.9	399.1	39.7%	174.0
5	8	1046.3	428.6	41.0%	174.0
6	8	1069.4	399.1	37.3%	174.0
7	8	922.7	399.1	43.3%	174.0
8	10	1212.6	496.2	40.9%	213.0
9	10	1242.7	525.9	42.3%	213.0
10	12	1331.1	701.75	52.7%	237.7
11	10	1327.7	594.0	44.7%	201.2
12	10	1513.3	594.0	39.2%	292.2
13	10	1126.1	594.0	52.7%	201.6

TOTAL NO. UNITS= 118  
SITE AREA= 2,3194 Ha  
ASPHALT AREA= 2540.7 m<sup>2</sup>

**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	d8
12/16/2023	Revised Blocks 5, 9, 10 & 11	d9
12/12/2023	Revised Blocks 1 - 12	d10
12/12/2023	Revised West Site Boundary	d11
1/24/2024	Revised BLOCK 12	d12
2/07/2024	Revised from base plan	d13
3/26/2024	Revised BLOCKS 2, 8, 9 & 10	d14
7/22/2024	Revised per City comments	d15
12/04/2024	Revised Block 10 (added 2 units)	d16
4/10/2025	Revised Blocks 4 & 5, 8 & 9	d17
7/24/2025	Revisions per City comments	d18

**LEGEND**

- HYD DENOTES PROPOSED FIRE HYDRANT
- P DENOTES CONCRETE
- P DENOTES NO PARKING SIGN
- SN DENOTES NO SNOW STORAGE SIGN
- FR DENOTES FIRE ROUTE SIGN
- RETENING WALL DENOTES RETAINING WALL
- S DENOTES SNOW STORAGE

NOTE:  
THE PLAN DATA IS COMPILED FROM OFFICE RECORDS OF STANTEC GEOMATICS LTD. AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS. ALL DISTANCES ARE APPROXIMATE, TO BE VERIFIED BY FINAL REGISTERED PLAN(S).



**Stantec Geomatics Ltd.**  
CANADA LAND SURVEYORS  
ONTARIO LAND SURVEYORS  
1331 CLYDE AVENUE, SUITE 300  
OTTAWA, ONTARIO, K2C 3G4  
TEL: 416-722-4420  
stantec.com

DRAWN: ME CHECKED: PWC: FL FIELD: PROJECT No.: 161614228-112  
CITY FILE No. D07-12-23-0032 CITY PLAN No. 19029

SHEA ROAD

(ROAD ALLOWANCE BETWEEN LOTS 25 AND 26)

promenade Cosanti Drive

REGISTERED

B L O C K 1 7 6  
(HYDRO EASEMENT)