



SURVEY INFORMATION TAKEN FROM:

PART OF LOT 14 CONFESSION 10 (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-1586 AND PART OF BLOCK 58 REGISTERED PLAN 4M-1583 CITY OF OTTAWA

ANNIS O'SULLIVAN VOLLEBEKK 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 ²)	1,400 m ²	2,430 m ²
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)	1.0 m	3.0 m
MINIMUM REAR YARD (m)	10.5m (25% LOT DEPTH)	2.0 m
MAXIMUM BUILDING HEIGHT (m)	11 m	11 m
(5) b)(v)	FRONT YARD	0.6m
	IN. SIDE YARD	NO LIMIT
	C. SIDE YARD	0.6m
	REAR YARD	NO LIMIT
	FRONT YARD	2.0 m (MAX PROJ.)
(6) b)(v)	IN. SIDE YARD	2.0 m (MAX PROJ.)
	C. SIDE YARD	1.0 m (NO PROJ.)
	REAR YARD	2.0 m (MAX PROJ.)
	FRONT YARD	2.0 m (MAX PROJ.)
	REAR YARD	1.0 m (NO PROJ.)

PLANNED UNIT DEVELOPMENT - PART 5, SECTION 151

(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 B1, however, development parcels within the planned unit development, whether severed or not, that have vehicle 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	6.0 m	4.5 m
MIN. SETBACK FOR ANY WALL OF RESIDENTIAL USE BUILDING TO PRIVATE WAY	1.0 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

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 with 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 oversize dwelling unit, the extension of the main wall of the dwelling unit or oversize 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 oversize 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 oversize dwelling unit and the private way must be landscaped with soft landscaping, and a walkway extending from the private way lead to the principal entrance is prohibited. A path that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entrance of no more than 1.2 m is permitted.

c) Despite (a) and (b), where a development parcel containing a dwelling unit or oversize dwelling unit located within a Planned Unit Development in R1, R2, R3 or R4 Zone within Schedule 34.2 has frontage on a public street, whether severed or not, the area between the dwelling unit or oversize dwelling unit and the street lot line is subject to the requirements of Sections 151 and 140.

PARKING REQUIREMENTS		
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 ²)
T1	2	306 m ²
T2	2	304 m ²
T3	2	315 m ²
T4	2	304 m ²
T5	2	315 m ²
T6	4	601 m ²
14 UNITS (TOTAL)		2,385 m ² (TOTAL)

UNIT TYPOLOGIES		
SEMI-DETACHED	10	
TOWNHOUSE	4	
SITE COVERAGE		
TOTAL LOT AREA (m ²)	2,416 m ²	
TOTAL GROSS BUILDING AREA (m ² / % LOT COVERAGE)	949 m ² / 39.3%	
TOTAL HARD LANDSCAPING AREA (m ² / % LOT COVERAGE)	257 m ² / 10.6%	
TOTAL SOFT LANDSCAPING AREA (m ² / % LOT COVERAGE)	549 m ² / 22.7%	
TOTAL VEHICULAR SURFACE AREA (m ² / % LOT COVERAGE)	661 m ² / 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

WASTE STORAGE

- 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.

KEY PLAN - NTS		
RIDEAU RIVER	SCHOLASTIC DRIVE	TEARON ST.
DE MAZENOD AVE	DESCHATELETS AVE	CLERK ST.
MAIN STREET		

PROJECT CONSULTANTS

DEVELOPER / OWNER

EQ HOMES INC.
THE REGIONAL GROUP
1371 WOODWARD DRIVE - 2ND FLOOR
OTTAWA, ON, K2C 0P6
PHONE: (613) 238-3100

ARCHITECT

HOBIN ARCHITECTURE INC.
63 PAMILLA STREET
OTTAWA, ON, K1S 9K1
CONTACT: MARK THIVERGE
PHONE: (613) 238-1200 x 105

PLANNING

NOVATECH
240 MICHAEL COMPLAND DRIVE SUITE 200
OTTAWA, ON, K2M 1P6
CONTACT: ROBERT TRAN
PHONE: (613) 254-6643 x 212

LANDSCAPE

NOVATECH
240 MICHAEL COMPLAND DRIVE SUITE 200
OTTAWA, ON, K2M 1P6
CONTACT: RYAN JAMES
PHONE: (613) 254-6643 x 222

TRAFFIC

NOVATECH
240 MICHAEL COMPLAND DRIVE SUITE 200
OTTAWA, ON, K2M 1P6
CONTACT: BRAD BYVELDS
PHONE: (613) 254-6643 x 266

CIVIL

NOVATECH
240 MICHAEL COMPLAND DRIVE SUITE 200
OTTAWA, ON, K2M 1P6
CONTACT: TREVOR MCKAY
PHONE: (613) 254-6643 x 241

SURVEYOR

ANNIS O'SULLIVAN VOLLEBEKK LTD.
14 CONCORSE GATE SUITE 500
OTTAWA, ON, K2E 7S6
CONTACT: ANDREW SHELPS
PHONE: (613) 721-4352 x 226

GEOTECHNICAL

FATERSON GROUP INC.
4 AIRIGA DRIVE
OTTAWA, ON, K2E 1T1
CONTACT: SCOTT S. DENNIS
PHONE: (613) 238-1391

	2025-06-11	ISSUED FOR SPC
1	2025-06-06	ISSUED FOR SPC
10	2025-05-13	WASTE STORAGE ZONING
9	2025-04-15	WASTE STORAGE FOR REVIEW
8	2024-11-24	REISSUED FOR ZBA + SPC
7	2024-11-26	ISSUED FOR COORDINATION
6	2024-10-17	ISSUED FOR SPC
5	2024-10-10	ISSUED FOR COORDINATION
4	2024-09-18	ISSUED FOR COORDINATION
3	2024-09-14	SPC PRECONSULT 3
2	2024-08-09	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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ONTARIO ASSOCIATION OF ARCHITECTS

MARK J. HOBIN
LICENCE 3049

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada
T: 613-238-7200
F: 613-235-2005
E: melli@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:

FORECOURT TOWNHOMES

175 MAIN STREET - GREYSTONE

DRAWING TITLE:

SITEPLAN - BLOCK 29

4M-1596

295 DESCHATELETS AVE.

DRAWN BY:	DATE:	SCALE:
J.D.	24/03/15	1:150

PROJECT:

2308

DRAWING NO.:

A1.02

REVISION NO.: