

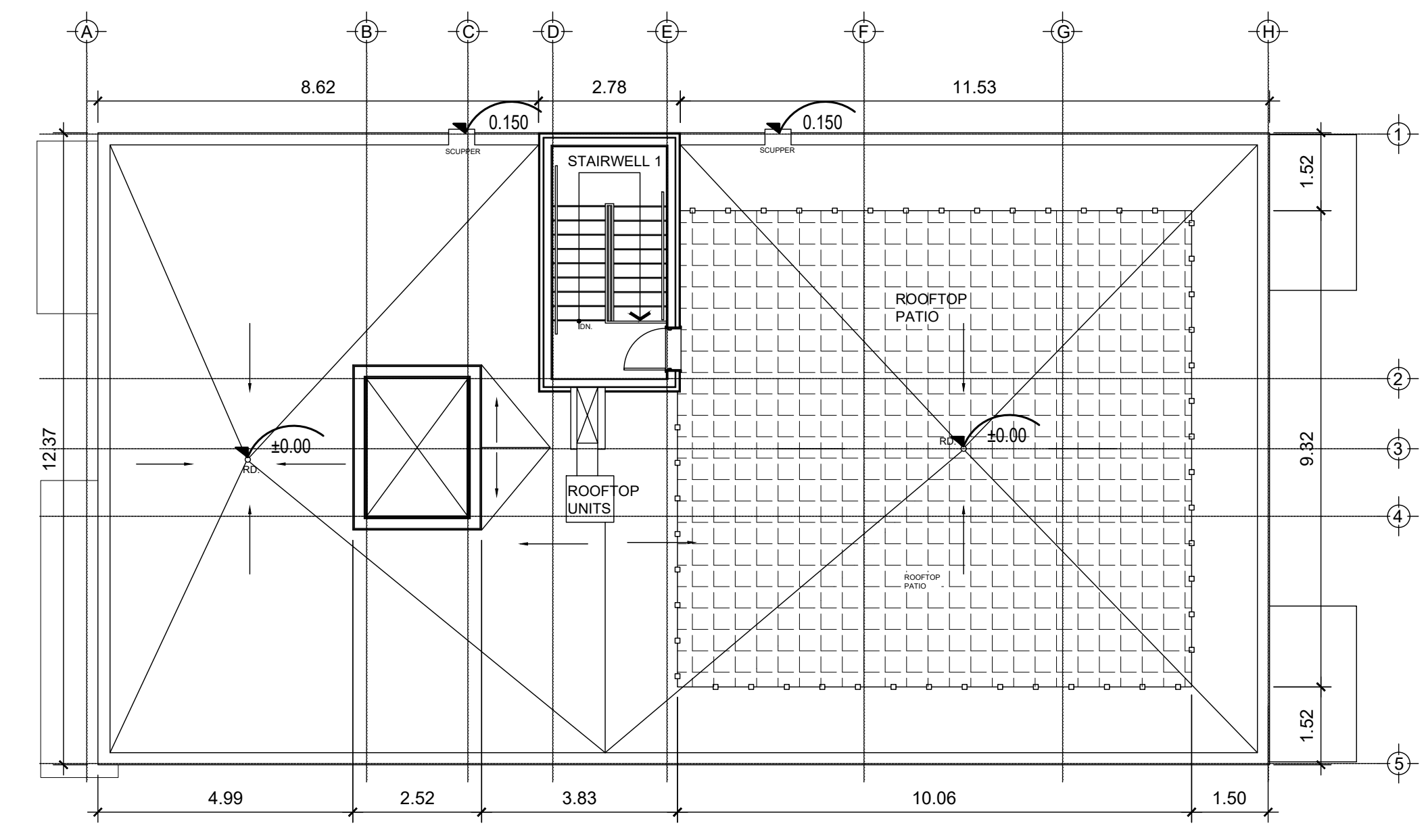
PROPERTY DESCRIPTION:
 Legal Description: PART 1 - PLAN OF OF LOT 3
 EAST FORWARD AVE.
 REGISTERED PLAN 35
 CITY OF OTTAWA
 Base on survey prepared by Annis, O'Sullivan, Vollebakk Ltd.

DEVELOPMENT DATA:
 Site Zoning Designation: R4UD
 Site area: 504.46 m²
 Frontage as per survey: 15.34 m.
 Depth as per survey: 32.91 m.
 Building Area (Footprint): 285.31 m² (57% lot coverage)
 Gross Floor Area : 1070.96 m²

City of Ottawa Zoning By-law No. 2008-250 and Revised By-law No. 2015-228		
R4UD	REQUIRED	PROPOSED
LOW RISE APARTMENT 4 STOREY, 18 UNIT		
MINIMUM LOT WIDTH	15m	15.34m
MINIMUM LOT AREA	450m ²	504.46m ²
MAXIMUM BUILDING HEIGHT	14.5m	13.93m
MINIMUM FRONT YARD SETBACK	(1.57+3.43)/2=2.5m	2.50m
MINIMUM CORNER SIDE YARD SETBACK	3m	N/A
MINIMUM REAR YARD SETBACK	7.5m	7.5m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	1.5m
LANDSCAPE AREA	30%	43%
SOFT LANDSCAPE AT FRONT YARD	20% OF FRONT YARD	23% OF FRONT YARD
SOFT LANDSCAPE AT REAR YARD	50% OF REAR YARD REAR YARD AREA: 79.8 m ²	51% OF REAR YARD
FENESTRATION ON FRONT WALL	25%	30%
BALCONIES AT FRONT YARD	1/UNIT (FACING STREET)	1/UNIT (FACING STREET)
Bicycle Parking (0.5/unit)	18 UNIT @0.5=9	18
Vehicle Parking	Visitor 18 -12 =6 @0.1=0.6 Tenant 0	1 0

1 SITE PLAN
 Scale: 1/100

AVERAGE GRADE= (62.48+62.55+63.77+63.41)/4=63.05



2 ROOF PLAN
 Scale: 1/100

LEGEND:

- ENTRANCE
- PROPERTY LINE
- SETBACK LINE
- REMOVE EXISTING WALL
- NEW BUILDING
- LANDSCAPE AREA
- INTERLOCKING WALKWAY
- RIVER ROCK
- RETAINING WALL

0 1 2 3 4 5 6 7 8 9 10 12
0.5

CLIENT:
 IN HARMONY DEVELOPMENTS

SURVEYOR:
 ANNIS, O'SULLIVAN, VOLLEBEKK Ltd.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850
 Fax: (613) 727-1079

PLANNING:

CIVIL:

ARCHITECT:
 SUSAN D. SMITH ARCHITECT
 941 MERIVALE RD
 Ottawa, Ontario
 613-722-5327
 S.SMITH@SDSARCH.CA

No.	REVISION	DATE
2	REISSUED FOR SPC	MAR. 11/26
1	REISSUED FOR SPC	FEB. 18/26
0	ISSUED FOR SPC	DEC. 10/25

NOTE:
 1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering materials.
 2. All work to comply with Ontario building code.
 3. All dimensions include thickness of gypsum board on stud walls.

NEW APARTMENT BUILDING
 133 FORWARD AVE.
 OTTAWA, ONT.
 K1Y 1L4

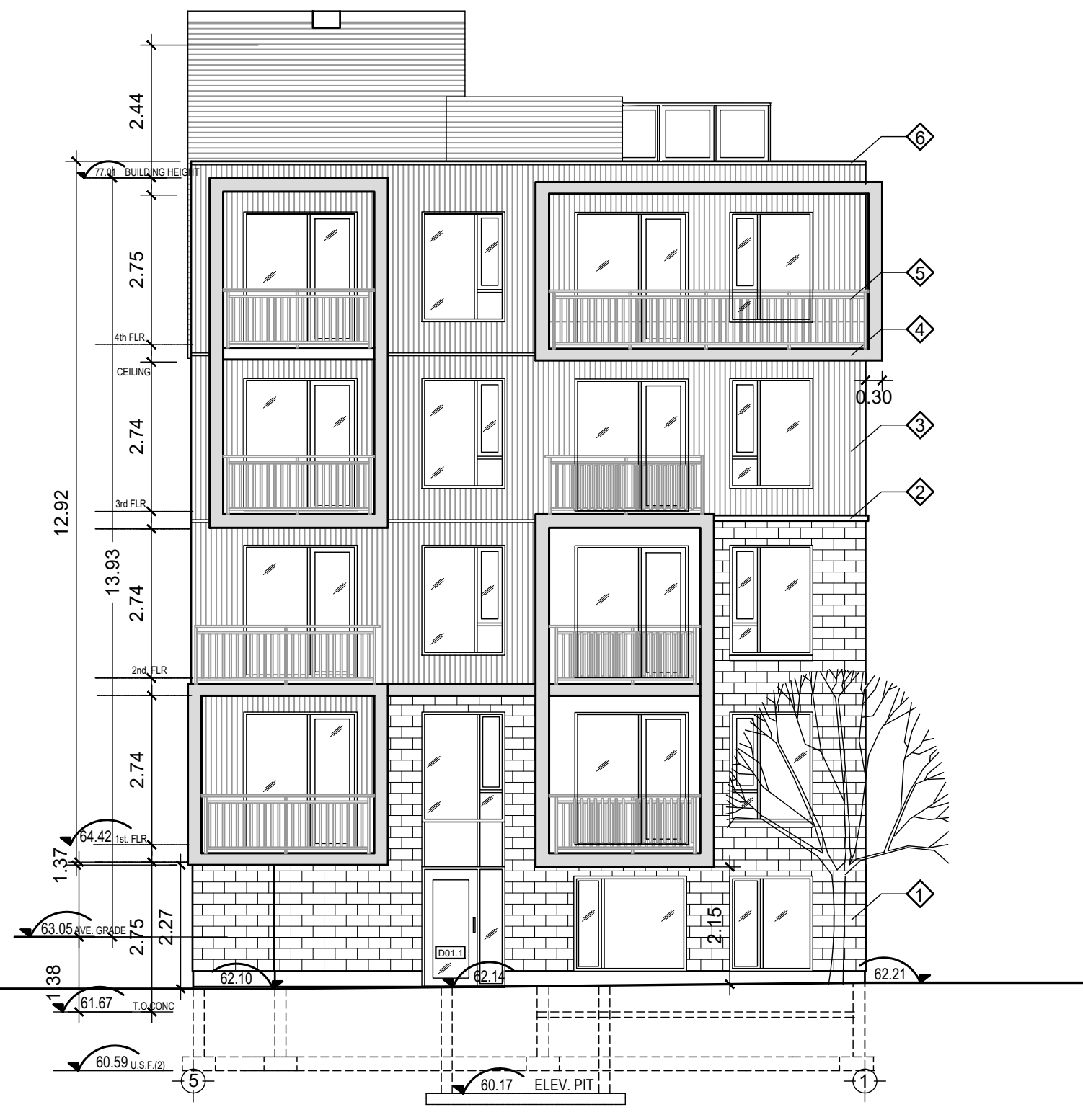
SITE PLAN

Scale	AS NOTES
Drawn	TD
Checked	SDS
Date	OCT/2025
Job #	2561

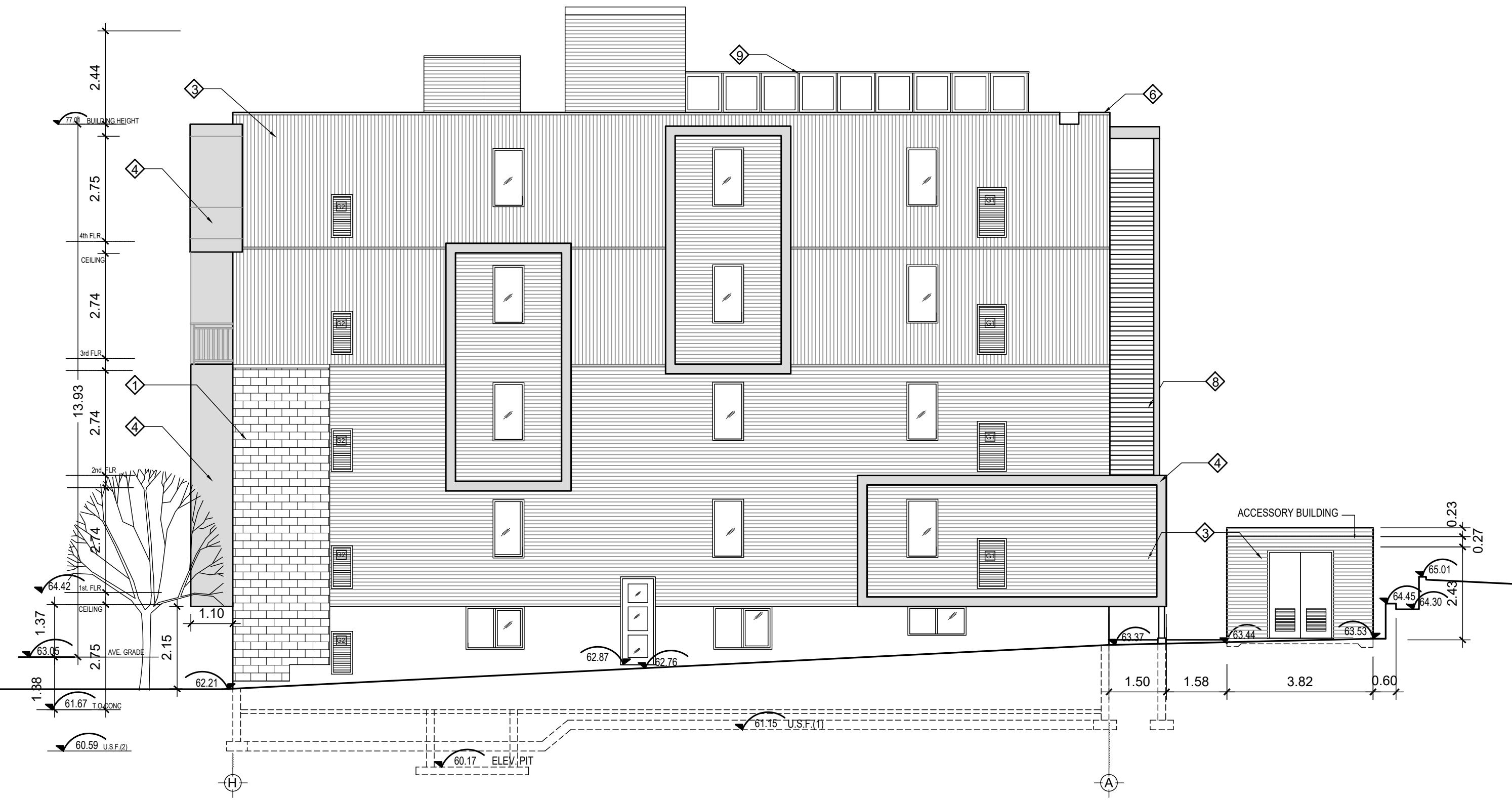
SP

#19414

D07-12-25-0174

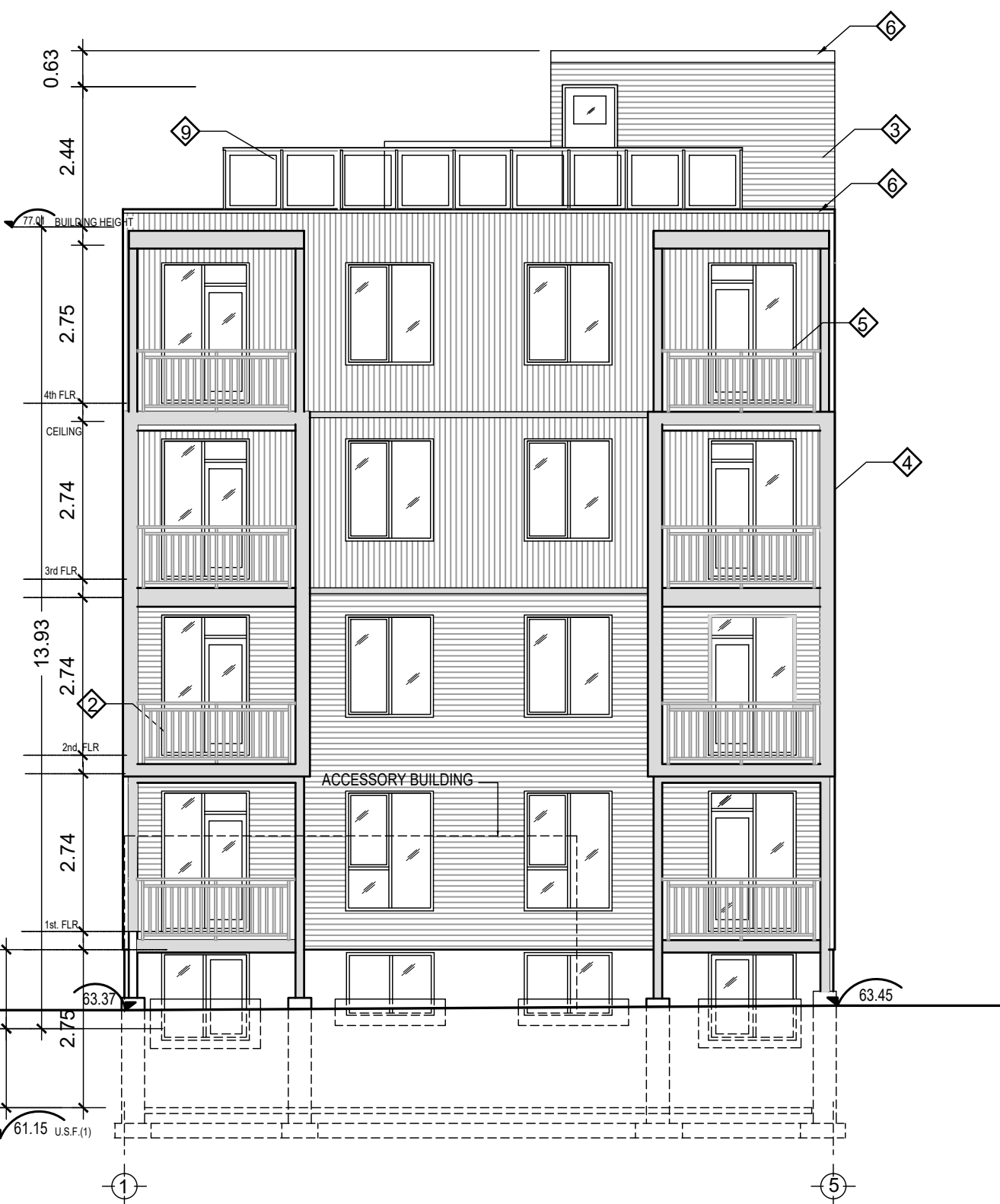


1
EL WEST ELEVATION
SCALE: 1/100

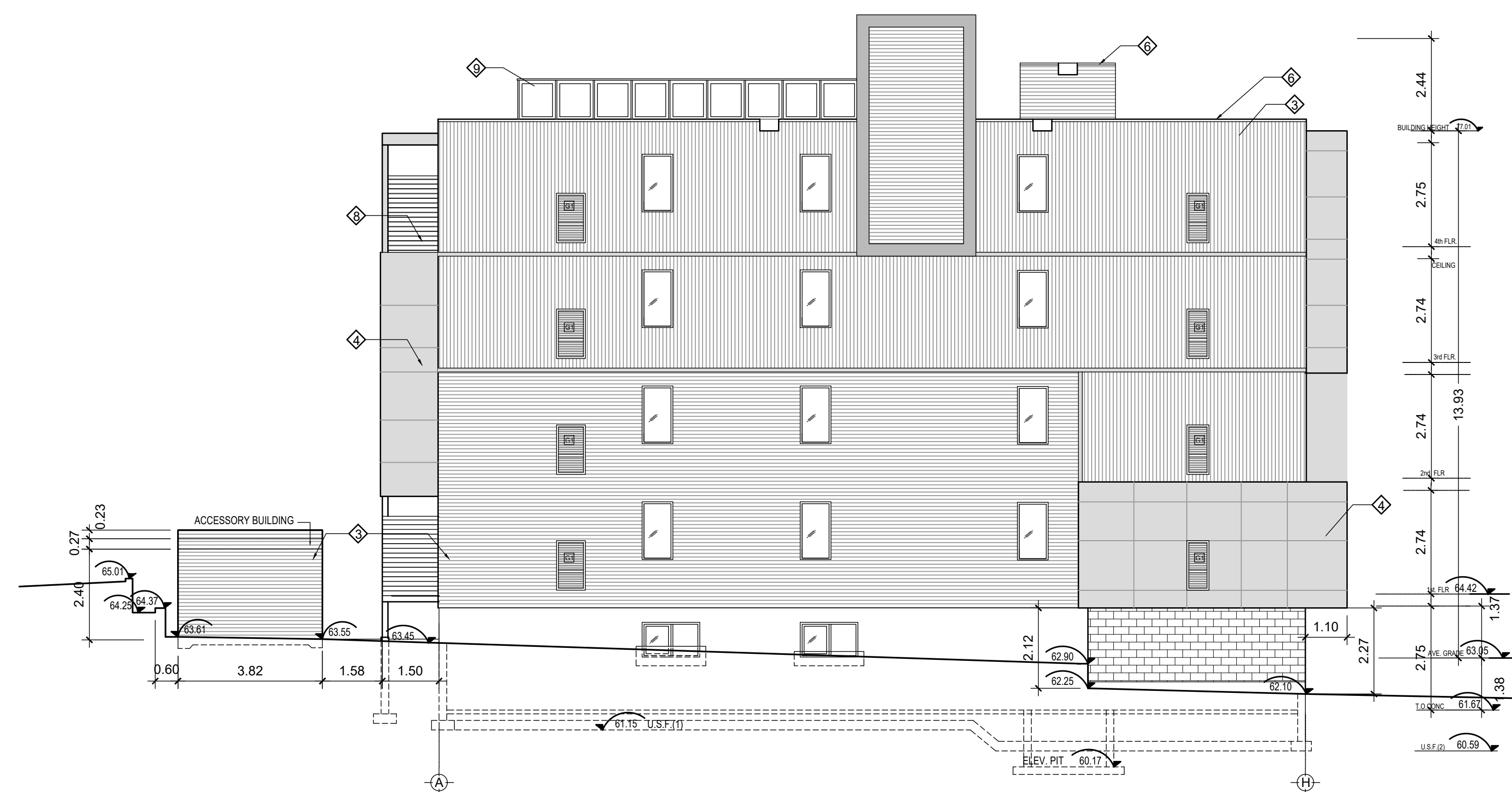


2
EL SOUTH ELEVATION
SCALE: 1/100

- DRAWINGS NOTES:
- 1/ MASONRY CLADDING
 - 2/ MASONRY SILL
 - 3/ DISTINCTION STEEL SIDING BLACK - SMOKED BLACK
 - 4/ JAMES HARDIE PANELS - LIGHT GREY
 - 5/ METAL HANDRAIL - LIGHT GREY
 - 6/ ALUMINUM CAPPING - BLACK
 - 7/ VERTICAL METAL BAR - WOOD TEXTURE
 - 8/ OPAQUE SCREENING
 - 9/ GLASS GUARDRAIL. PROVIDE PRE-ENG. APPROVED SHOP DRAWINGS TO CITY INSPECTOR



3
EL EAST ELEVATION
SCALE: 1/100



4
EL NORTH ELEVATION
SCALE: 1/100

CLIENT:
IN HARMONY DEVELOPMENTS
IN-HARMONY

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PLANNING:
HP URBAN inc.

CIVIL:
exp.

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K1Y 1L4

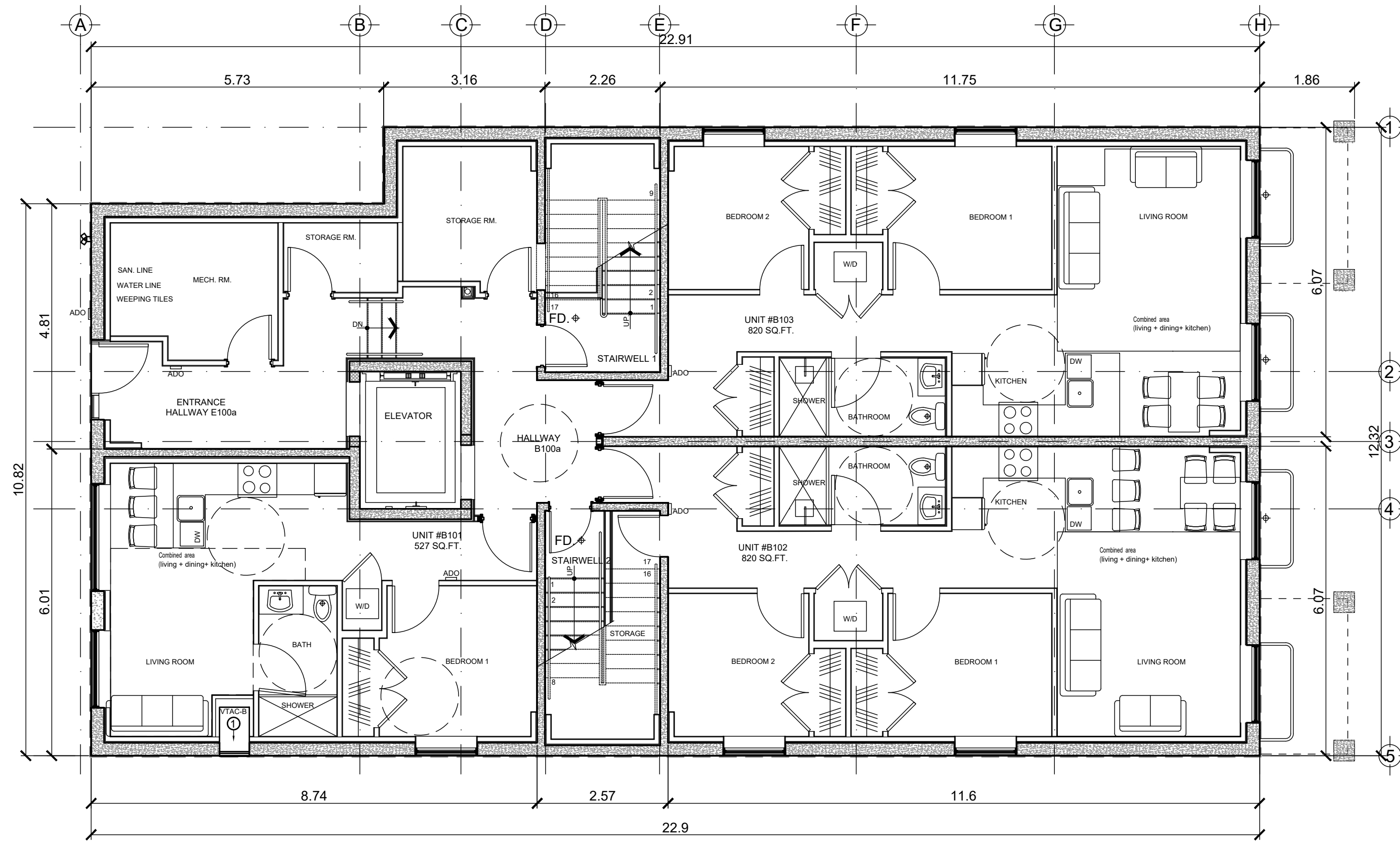
ELEVATIONS

Scale	AS NOTES
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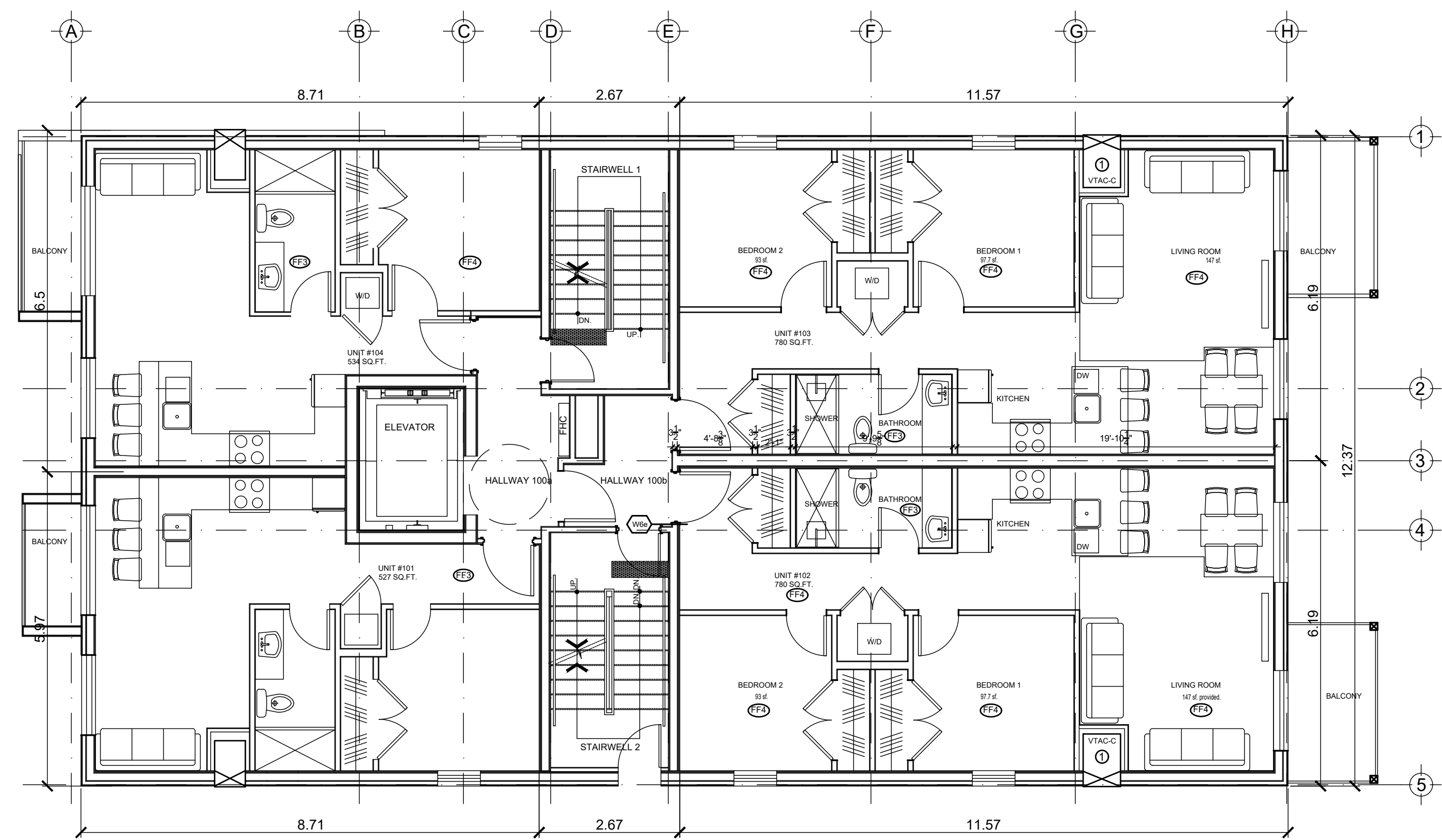
EL

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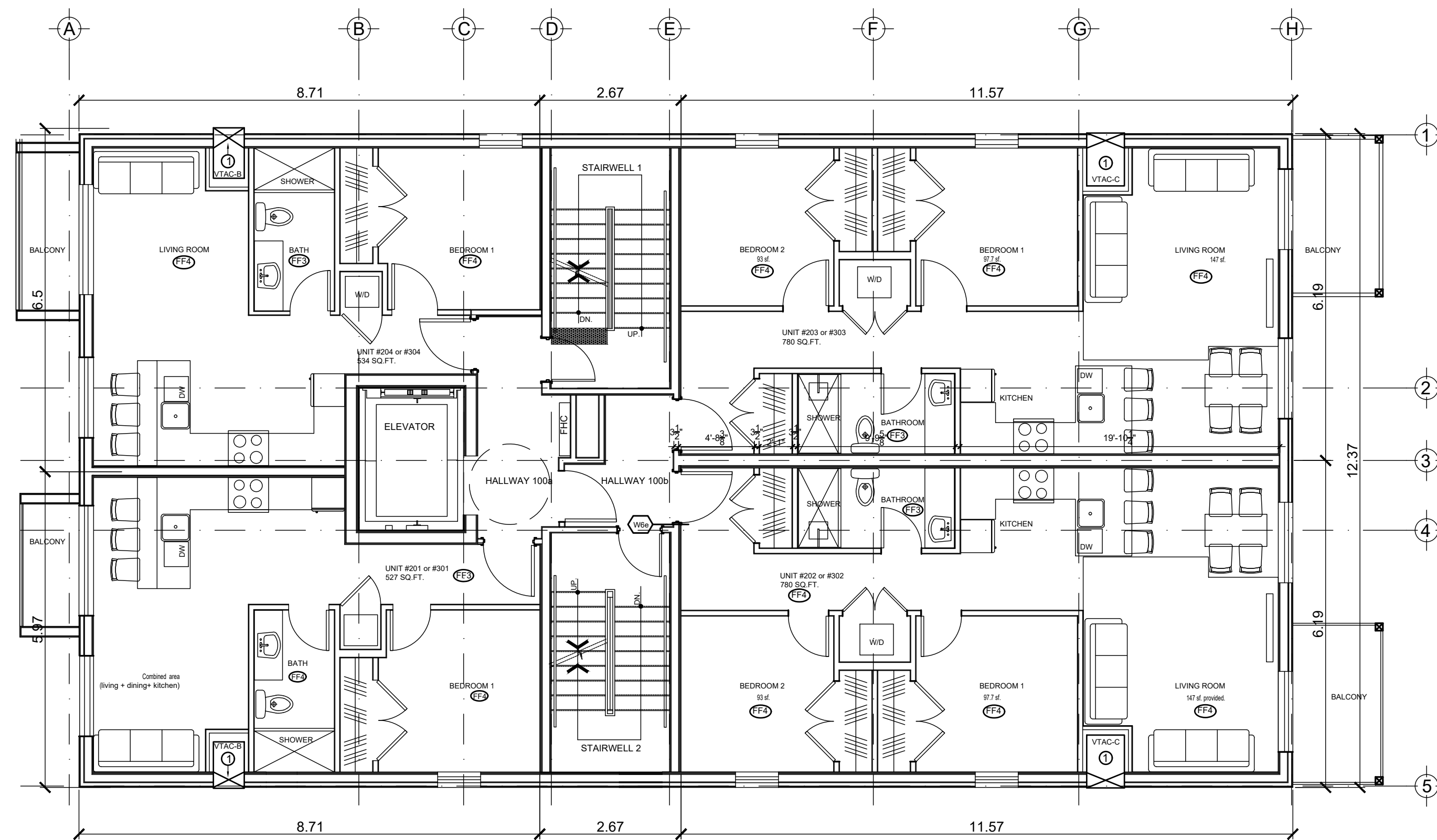
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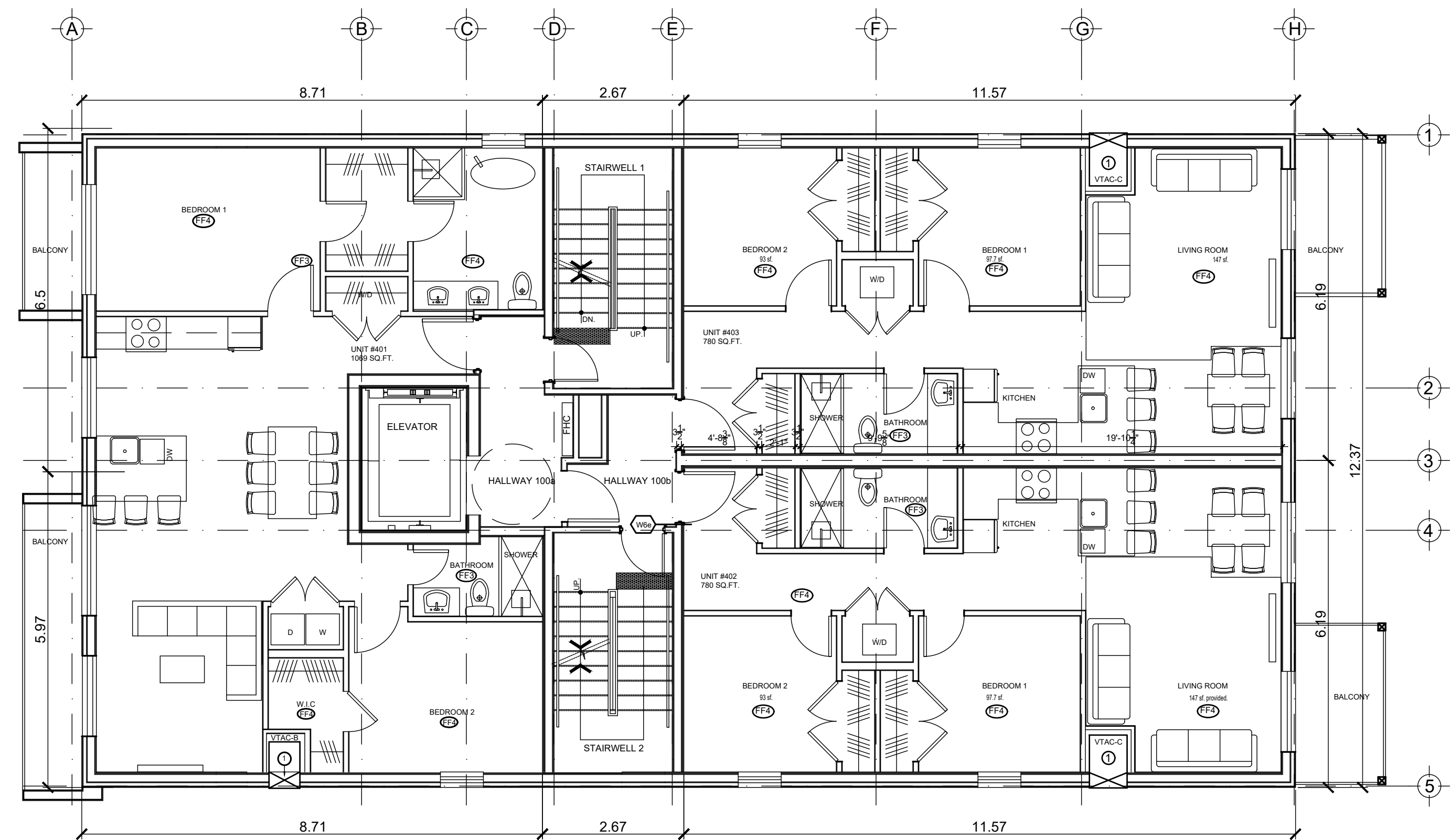
1 BASEMENT PLAN
A1 SCALE: 1/75



2 1ST. FLOOR PLAN
A1 SCALE: 1/75



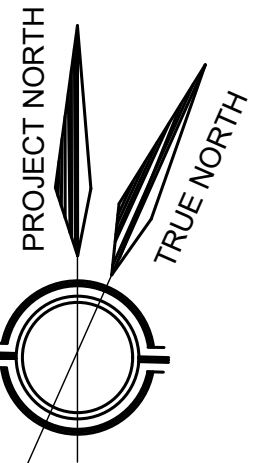
3 2nd&3rd FLOOR PLAN
A1 SCALE: 1/75



4 4th FLOOR PLAN
A1 SCALE: 1/75

CLIENT:

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3		
2		
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0	ISSUED FOR SPC	OCT. 30/25
No.	REVISION	DATE

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FLOOR PLANS

Scale	1/75	A1
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