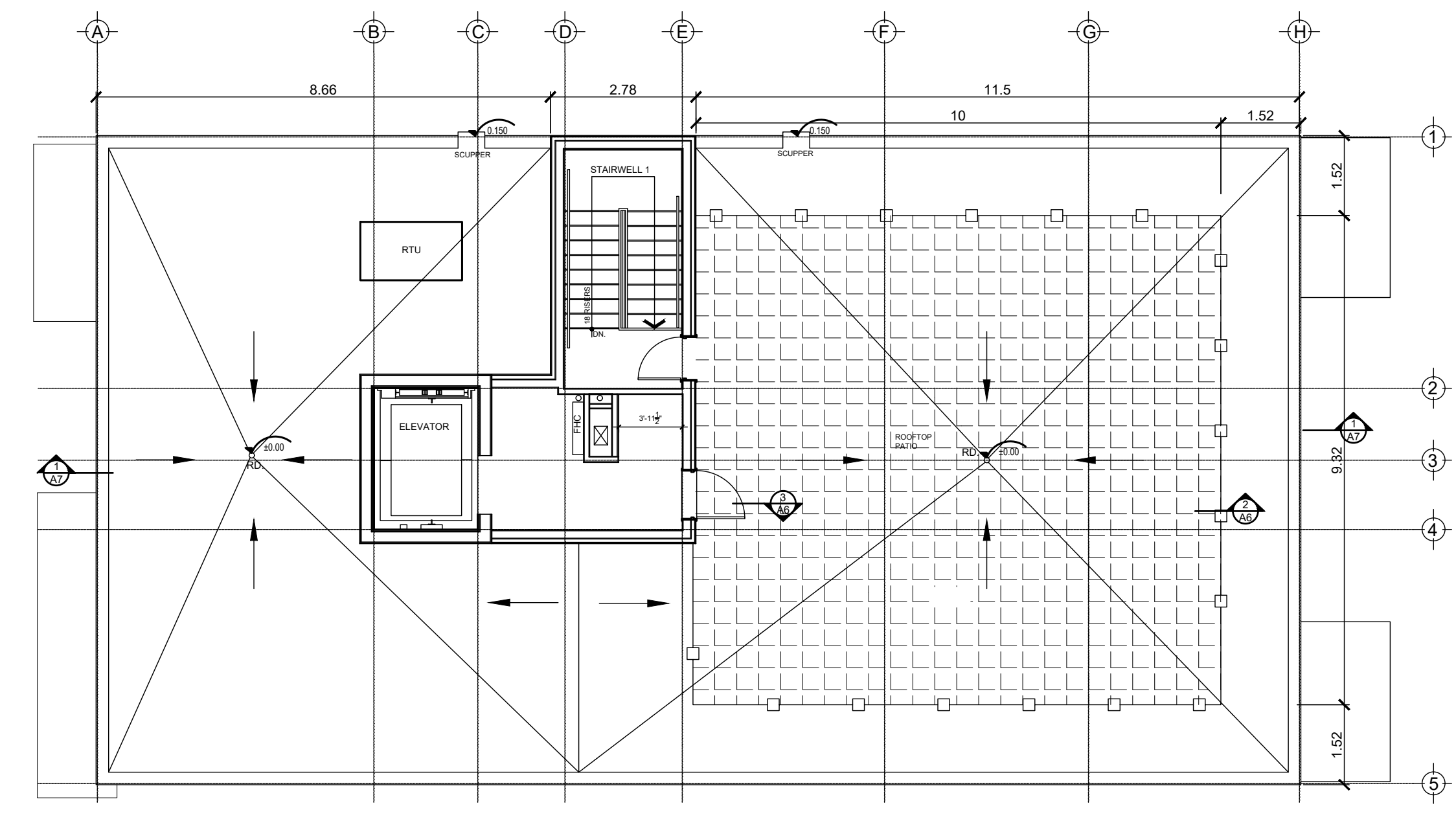


PROPERTY DESCRIPTION:
 Legal Description: PART 1 - PLAN OF OF LOT 3
 EAST FORWARD AVE.
 REGISTERED PLAN 35
 CITY OF OTTAWA
 Base on survey prepared by Annis, O'Sullivan, Vollebek Ltd.

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

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

1 SITE PLAN
 Scale: 1/100



2 ROOF PLAN
 Scale: 1/100

	City of Ottawa Zoning By-law No. 2008-250 and By-law No. 2026-50		PROPOSED
	By-law No. 2008-250 -R4-UD	By-law No. 2026-50 -N4B	
LOW RISE APARTMENT 4 STOREY, 18 UNIT			
MINIMUM LOT WIDTH	15m	7.5m	15.34m
MINIMUM LOT AREA	450m ²	no	504.46m ²
MAXIMUM BUILDING HEIGHT	14.5m	14.5m	13.93m
MINIMUM FRONT YARD SETBACK	(1.57+4.5)/2=3.03m	1.57 (Neighboring building)	2.50m (M.V. Granted)
MINIMUM CORNER SIDE YARD SETBACK	3m	3m	N/A
MINIMUM REAR YARD SETBACK	7.5m	7.5m	7.5m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	1.8m (total both sides)	1.5m & 1.5m
LANDSCAPE AREA	30%	N/A	43%
SOFT LANDSCAPE AT FRONT YARD	20% OF 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	50% OF REAR YARD REAR YARD AREA: 79.8 m ²	51% OF REAR YARD
FENESTRATION ON FRONT WALL	25%	N/A	30%
BALCONIES AT FRONT YARD	1/UNIT (FACING STREET)	N/A	1/UNIT (FACING STREET)
Bicycle Parking (0.5/unit)	18 UNIT @0.5=9 (Tenant) 2 (Visitor)	18 UNIT @1=18 (Long-term) 2 (Short-term)	18 (Tenant) 2 (Visitor)
Vehicle Parking	Visitor: 18 -12 =6 @0.1=0.6 Tenant: 0	0	1 0

LEGEND:

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

CLIENT:
 IN HARMONY DEVELOPMENTS

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PLANNING:

CIVIL:

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

No.	REVISION	DATE
4	REISSUED FOR SPC	MAY 13/26
3	REISSUED FOR B. PERMIT	APR. 30/26
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

