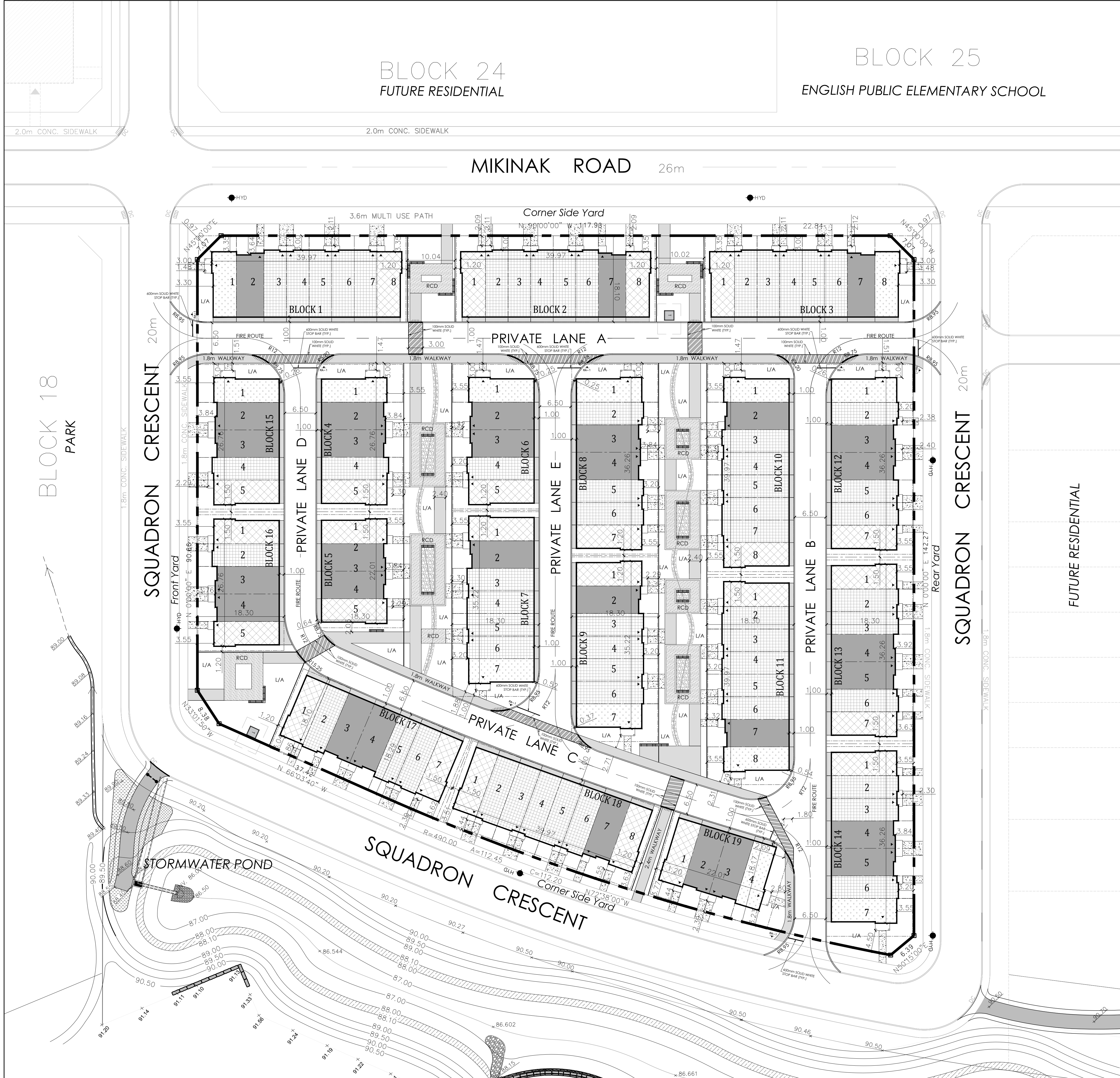




SITE STATISTICS AND DEVELOPMENT DATA

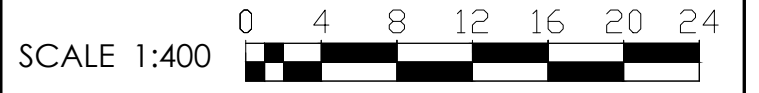
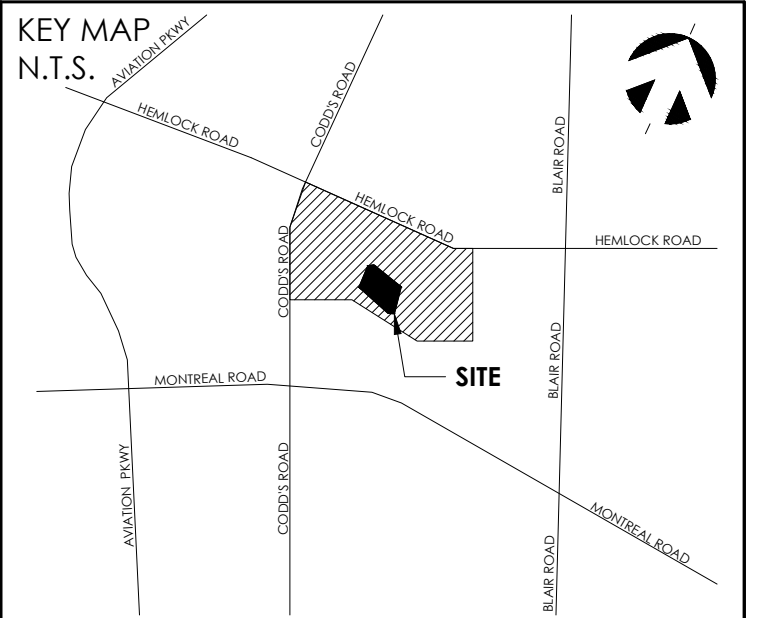
SITE AREA	19,588.25 m ²
PAVED AREA	4,511.18 m ² (23%)
LANDSCAPED AREA	6,358.47 m ² (32%)
TOTAL BUILDING COVERAGE	8,718.60 m ² (45%)
TOTAL GROSS FLOOR AREA	19,966 m ²
TYPE A TOWNHOUSE (30 @ 170 m ²)	5,100 m ²
TYPE B TOWNHOUSE (57 @ 149 m ²)	8,493 m ²
TYPE C TOWNHOUSE (13 @ 171 m ²)	2,223 m ²
TYPE D TOWNHOUSE (25 @ 166 m ²)	4,150 m ²
DENSITY (UPH)	63.8
ZONE CATEGORY	R4Y(2311)

DWELLING BLOCK	DWELLING TYPE	GROUND FLOOR AREA (m ²)	UNITS
BLOCK 1	REAR LANE TOWNS	547.56	8
BLOCK 2	REAR LANE TOWNS	547.56	8
BLOCK 3	REAR LANE TOWNS	547.56	8
BLOCK 4	REAR LANE TOWNS	358.11	5
BLOCK 5	REAR LANE TOWNS	291.56	4
BLOCK 6	REAR LANE TOWNS	358.11	5
BLOCK 7	REAR LANE TOWNS	481.00	7
BLOCK 8	REAR LANE TOWNS	491.14	7
BLOCK 9	REAR LANE TOWNS	481.00	7
BLOCK 10	REAR LANE TOWNS	547.56	8
BLOCK 11	REAR LANE TOWNS	547.56	8
BLOCK 12	REAR LANE TOWNS	491.14	7
BLOCK 13	REAR LANE TOWNS	491.14	7
BLOCK 14	REAR LANE TOWNS	491.14	7
BLOCK 15	REAR LANE TOWNS	358.11	5
BLOCK 16	REAR LANE TOWNS	358.11	5
BLOCK 17	REAR LANE TOWNS	491.14	7
BLOCK 18	REAR LANE TOWNS	547.56	8
BLOCK 19	REAR LANE TOWNS	291.56	4
TOTAL		125	

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A (Table) (iv)	MIN. LOT WIDTH (m)	N/A	N/A
162A (Table) (v)	MIN. LOT AREA (m ²)	1,400 m ²	19,588.25 m ²
162A (Table) (vi)	MAX. BUILDING HEIGHT (m)	11 m	11.5 m
162A (Table) (vii)	MIN. FRONT YARD SETBACK (m)	3 m	3 m
162A (Table) (viii)	MIN. CORNER SIDE YARD SETBACK (m)	3 m	3 m
162A (Table) (ix)	MIN. REAR YARD SETBACK (m)	6 m	3 m
162A (Table) (x)	MIN. INTERIOR YARD SETBACK (m)	1.2 m	N/A
101 (Table)	RESIDENT PARKING - TYPE A (30 @ 0.75/unit)	22.5	45
	TYPE B/C/D (95 @ 0.75/unit)	71.25	95
102 (Table)	VISITOR PARKING (125 @ 0.1/unit)	12.5	0
131 (Table) (1)	MIN. WIDTH OF PRIVATE WAY	6 m	6.5 m
131 (Table) (2)	SETBACK OF ANY WALL OF A MIN. RES. BUILDING TO PRIVATE WAY	1.8 m	0.25 m
131 (Table) (3)	MIN. SETBACK OF GARAGE DOOR TO PRIVATE WAY	5.2 m	0.25 m

SECTION	ZONE PROVISION - TOWNHOUSE	REQUIRED	PROPOSED
164(1)	MIN. LOT WIDTH (m) - TYPE A TOWNHOUSE	6 m	5.79 m
	TYPE B TOWNHOUSE	6 m	4.75 m
	TYPE C TOWNHOUSE	6 m	7.02 m
	TYPE D TOWNHOUSE	6 m	6.41 m
164(1)	MIN. LOT AREA (m ²) - TYPE A	150 m ²	104.80 m ²
	TYPE B	150 m ²	85.97 m ²
	TYPE C	150 m ²	136.22 m ²
	TYPE D	150 m ²	116.02 m ²
164(1)	MAX. BUILDING HEIGHT (m)	11 m	11.5 m
164(1)	MIN. FRONT YARD SETBACK (m)	3 m	3 m
164(1)	MIN. CORNER SIDE YARD SETBACK (m)	3 m	3 m
164(1)	MIN. REAR YARD SETBACK (m)	6 m	0.25 m
164(1)	MIN. INTERIOR YARD SETBACK (m)	1.2 m	1.2 m
101 (Table)	RESIDENT PARKING - TYPE A	0.75/unit	1.5/unit
	TYPE B, C, D	0.75/unit	1.0/unit
102 (Table)	VISITOR PARKING	0.1/unit	0

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
57(2)	Corner sight triangle	TBD	N/A
65(2)	Permitted projections into req. yards		
65(3)	Eaves, eave-troughs, gutters	1 m	TBD
65(3)	Sills, bell courses, cornices, parapets, pilasters	0.6 m	TBD
65(4)	Canopies, awnings	1.8 m	TBD
65(5)	Fire escapes, open stairways, stoop	>0.6m to lot line	N/A
65(6)	Covered or uncovered balcony, porch, deck	2 m	0.89 m
65(7)	Bay window	1 m	TBD
65(8)	Air conditioner condenser, heat pump	1 m	TBD
100(3)(b)	Min. shared driveway width	3 m	N/A
106(1)(a)	Min. perpendicular parking space size	2.6 x 5.2 m	N/A
106(1)(b)	Min. parallel parking space size	2.6 x 6.7 m	N/A
107(1)(a)(i)	Min. driveway width to parking lot	6.7 m	N/A
107 (Table)	Min. aisle width to spaces	6.7 m	N/A
107(2)	Min. driveway width to garage	2.6 m	2.6 m
109(3)(b)	Max. walkway width permitted in yard	1.8 m	1.8 m
110(1)	Min. % of parking lot area landscaped	15%	N/A
110 (Table)	Min. landscape buffer width parking lot to lot line	1.5 m	N/A
110(3)(b)	Min. waste collection setback to lot line	3 m	N/A



LEGEND	
	CONCRETE
	PERMEABLE PAVEMENT
	CROSSWALK
	RIVERSTONE
	CURB (0.2m)
	DEPRESSED CURB
	PROJECTION (BALCONY/PORCH)
	PROJECTION (STAIRS)
	FIRE HYDRANT
	LANDSCAPED AREA
	RAISED CONCRETE DECK
	BENCH
	TYPE A TOWNHOUSE (5.79m)
	TYPE B TOWNHOUSE (4.75m)
	TYPE C TOWNHOUSE (5.22m)
	TYPE D TOWNHOUSE (5.22m)
	PROPOSED LOT BOUNDARY
	BLOCK BOUNDARY
	BLOCK (Mew) BOUNDARY
	STOP SIGN
	DWELLING ENTRANCE
	UNIT NUMBER
	HYDRO TRANSFORMER

DATE	DESCRIPTION	BY
Dec 14, 2017	Issue for Second Submission to City	SP
Nov 30, 2017	Revision to site statistic tables	SP
Oct 20, 2017	General Revision	SP
Aug 10, 2017	Issue for Site Plan Control Submission	SP
Aug 3, 2017	Issue for Canada Lands Company review	SP
July 28, 2017	Draft for review	SP

GENERAL NOTES
1. DO NOT SCALE DRAWINGS FOR PRINT.
2. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING AND MATTAMY HOMES. COPYRIGHT RESERVED.
3. SITE PLAN PREPARED IN ACCORDANCE WITH PLAN 4M-1581 AND PLAN 4R-30196, PREPARED BY ANNIS O'SULLIVAN, VOLLEBECK LTD.
4. TOWNHOUSE DWELLING UNITS ARE DESIGNED TO ACCOMMODATE CURBSIDE GARBAGE PICK-UP.
5. MEWS ARE INTENDED FOR PUBLIC ACCESS.
6. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.

PROJECT TEAM

SITE PLAN DESIGN: **KORSIAK Urban Planning**

PLANNING: **Stantec**

ARCHITECTURE: **Q4A**

CIVIL ENGINEER: **DSEL**

LANDSCAPE ARCHITECTURE: **NAK**

design strategies

TRANSPORTATION: **NOVATECH**

ENGINEERS, PLANNERS & LANDSCAPE ARCHITECTS

NOISE: **VALCOUSTICS**

GEOTECHNICAL & STRUCTURAL: **parker group**

ENVIRONMENTAL: **LRJ**

ENVIRONMENTAL: **KILGOUR & ASSOCIATES**

WATERIDGE VILLAGE: PHASE 1B
335 ST. LAURENT BLVD.
BLOCK 15
PART OF LOT 22
CONCESSION 1 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
REGISTERED PLAN 4M-1559
CITY OF OTTAWA

TITLE: **BLOCK 15 SITE PLAN**

DATE: December 15, 2017	DRAWN BY: SP	CHECKED BY: CR
FILE NO.: D07-12-17-0111		
JOB NO.: Mattamy - Wateridge		

DRAWING NO. **A1**