

**SITE STATISTICS AND DEVELOPMENT DATA**

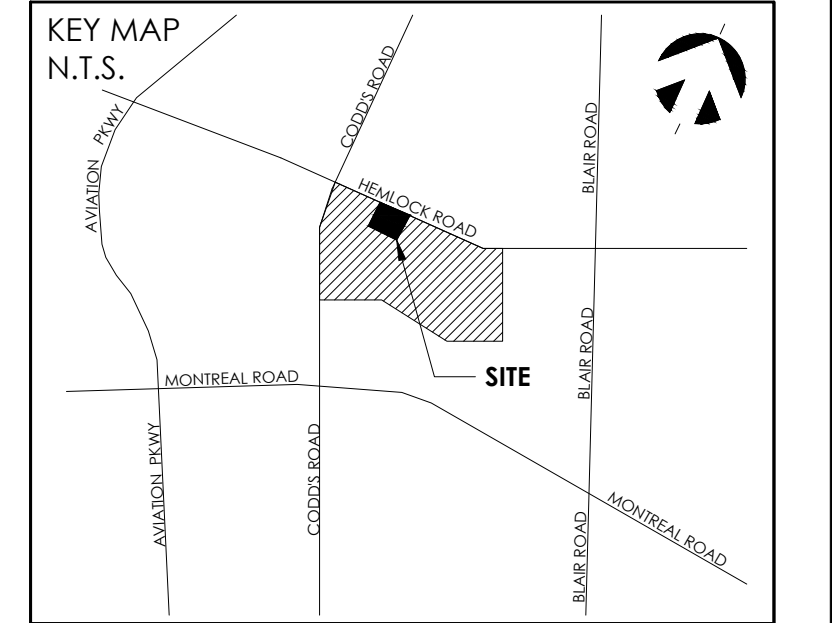
SITE AREA	4,594.19 m <sup>2</sup>
PAVED AREA	1,118.69 m <sup>2</sup> (24%)
LANDSCAPED AREA	1,695.11 m <sup>2</sup> (37%)
TOTAL BUILDING COVERAGE	1,780.39 m <sup>2</sup> (39%)
TOTAL GROSS FLOOR AREA	5,981 m <sup>2</sup>
TYPE A TOWNHOUSE (4 @ 170 m <sup>2</sup> )	680 m <sup>2</sup>
TYPE B TOWNHOUSE (3 @ 149 m <sup>2</sup> )	447 m <sup>2</sup>
TYPE C TOWNHOUSE (2 @ 171 m <sup>2</sup> )	342 m <sup>2</sup>
TYPE D TOWNHOUSE (2 @ 166 m <sup>2</sup> )	332 m <sup>2</sup>
STACKED TOWNS LOWER (20 @ 92 m <sup>2</sup> )	1,840 m <sup>2</sup>
STACKED TOWNS UPPER (20 @ 117 m <sup>2</sup> )	2,340 m <sup>2</sup>
DENSITY (UPH)	111.11
ZONE CATEGORY	RSY(2312)

DWELLING BLOCK	DWELLING TYPE	GROUND FLOOR AREA (m <sup>2</sup> )	UNITS
BLOCK 1	REAR LANE TOWNS	358.11	5
BLOCK 2	REAR LANE TOWNS	424.68	6
BLOCK 3	STACKED TOWNS	498.80	20
BLOCK 4	STACKED TOWNS	498.80	20
		<b>TOTAL</b>	<b>51</b>

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 <sup>2</sup> )	1,400 m <sup>2</sup>	4,594.19 m <sup>2</sup>
162A (Table) (vi)	MAX. BUILDING HEIGHT (m)	11 m	13.8 m
162A (Table) (vii)	MIN. FRONT YARD SETBACK (m)	3 m	3 m
162A (Table) (viii)	MIN. CORNER SIDE YARD SETBACK (m)	3 m	East: 4.11 m West: 4.37 m
162A (Table) (ix)	MIN. REAR YARD SETBACK (m)	6 m	3 m
162A (Table) (x)	MIN. INTERIOR YARD SETBACK (m)	1.20 m	N/A
101 (Table)	RESIDENT PARKING - TYPE A (4 @ 0.75/unit) TYPE B, C, D (7 @ 0.75/unit) STACKED (40 @ 0.5/unit)	3 5 20	6 7 20
102 (Table)	VISITOR PARKING (51 @ 0.1/unit)	5.1	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	1 m
131 (Table) (3)	MIN. SETBACK OF GARAGE DOOR TO PRIVATE WAY	5.2	1 m
111A (Table)	BICYCLE PARKING (STACKED)	20 (0.5/unit)	26

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	9.58 m
	TYPE D TOWNHOUSE	6 m	6.72 m
164(1)	MIN. LOT AREA (m <sup>2</sup> ) - TYPE A	150 m <sup>2</sup>	104.80 m <sup>2</sup>
164(1)	TYPE B	150 m <sup>2</sup>	85.97 m <sup>2</sup>
164(1)	TYPE C	150 m <sup>2</sup>	173.40 m <sup>2</sup>
164(1)	TYPE D	150 m <sup>2</sup>	121.63 m <sup>2</sup>
164(1)	MAX. BUILDING HEIGHT (m)	11 m	11.5 m
101 (Table)	MIN. FRONT YARD SETBACK (m)	3 m	3 m
	MIN. CORNER SIDE YARD SETBACK (m)	3 m	4.36 m
102 (Table)	MIN. REAR YARD SETBACK (m)	6 m	1 m
	MIN. INTERIOR YARD SETBACK (m)	1.2 m	1.5 m
	RESIDENT PARKING - TYPE A	0.75/unit	1.5/unit
	TYPE B, C, D	0.75/unit	1.0/unit
	VISITOR PARKING	0.1/unit	0

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
57(2)	Corner sight triangle	TBD	N/A
	Permitted projections into req. yards		
65(2)	Eaves, eave-troughs, gutters	1 m	TBD
65(3)	Sills, belt courses, cornices, parapets, pilasters	0.6 m	TBD
65(4)	Canopies, awnings	1.8 m	TBD
65(5)	Fire escapes, open stairways, stoop	>1m to lot line	1.52 m
65(6)	Covered or uncovered balcony, porch, deck	2 m	0.91 m ??
65(7)	Bay window	1 m	N/A
65(8)	Air conditioner condenser, heat pump	1 m	N/A
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	2.6 x 5.2 m
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	6.0 m
107 (Table)	Min. aisle width to spaces	6.7 m	6.0 m
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	0 m
110(3)(b)	Min. waste collection setback to lot line	3 m	3 m



**LEGEND**

- CONCRETE
- PERMEABLE PAVEMENT
- CROSSWALK
- RIVERSTONE
- CURB (0.2m)
- DEPRESSED CURB
- PROJECTION (BALCONY/PORCH/TERRACE)
- PROJECTION (STAIRS)
- WASTE STORAGE
- RECYCLING BIN
- FIRE HYDRANT
- BICYCLE PARKING
- LANDSCAPED AREA
- TYPE A TOWNHOUSE (5.79m)
- TYPE B TOWNHOUSE (4.75m)
- TYPE C TOWNHOUSE (5.22m)
- TYPE D TOWNHOUSE (5.22m)
- STACKED DWELLING
- PROPOSED LOT BOUNDARY
- BLOCK BOUNDARY
- FENCE
- STOP SIGN
- TRANSFORMER
- DWELLING ENTRANCE
- UNIT NUMBER

DATE	(D.M.Y)	REVISION	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**

- DO NOT SCALE DRAWINGS FOR PRINT.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING AND MATTAMY HOMES. COPYRIGHT RESERVED.
- SITE PLAN PREPARED IN ACCORDANCE WITH PLAN 4M-1581 AND PLAN 4R-3016, PREPARED BY ANNE O'SULLIVAN, VOLLEBEK LTD.
- TOWNHOUSE DWELLING UNITS ARE DESIGNED TO ACCOMMODATE CURBSIDE GARAGE PICK-UP.
- WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.

**PROJECT TEAM**

**SITE PLAN DESIGN:** KORSIAK URBAN PLANNING

**LANDSCAPE ARCHITECTURE:** NAK design strategies

**MECHANICAL/ELECTRICAL:** L R J

**ARCHITECTURE:** Stantec

**NOISE:** VALCOUSTICS

**ENVIRONMENTAL:** KILGOUR & ASSOCIATES

**CIVIL ENGINEER:** DSEL

**GEOTECHNICAL & STRUCTURAL:** patergroup

**mattamyHOMES**

**WATERIDGE VILLAGE: PHASE 1B**  
 335 ST. LAURENT BLVD.  
 BLOCK 22  
 PART OF LOTS 22 AND 23  
 CONFESSION 1 (OTTAWA FRONT)  
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
 REGISTERED PLAN 4M-1559  
 CITY OF OTTAWA

**TITLE: BLOCK 22 SITE PLAN**

DATE: December 15, 2017 | DRAWN BY: SP | CHECKED BY: CR | DRAWING NO. A2

FILE NO.: D07-12-17-0111

JOB NO.: Mattamy - Wateridge