

SITE STATISTICS AND DEVELOPMENT DATA

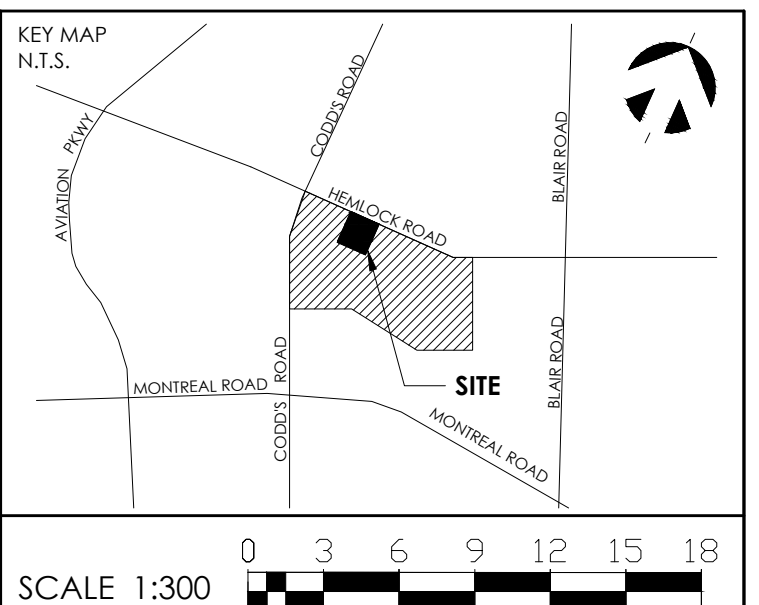
| | |
|---|-------------------------------|
| SITE AREA | 16,075.91 m ² |
| PAVED AREA | 4,634.74 m ² (29%) |
| LANDSCAPED AREA | 4,674.19 m ² (29%) |
| TOTAL BUILDING COVERAGE | 6,766.98 m ² (42%) |
| TOTAL GROSS FLOOR AREA | 17,577 m ² |
| TOWNHOUSE TYPE A (22 @ 170 m ²) | 3,740 m ² |
| TOWNHOUSE TYPE B (35 @ 149 m ²) | 5,215 m ² |
| TOWNHOUSE TYPE C (8 @ 171 m ²) | 1,368 m ² |
| TOWNHOUSE TYPE D (16 @ 166 m ²) | 2,656 m ² |
| STACKED (22 @ 92 m ²) | 2,024 m ² |
| STACKED (22 @ 117 m ²) | 2,574 m ² |
| DENSITY (UPH) | 77.8 |
| ZONE CATEGORY | RS(2312) |

| DWELLING BLOCK | DWELLING TYPE | GROUND FLOOR AREA (m ²) | UNITS |
|----------------|-----------------|-------------------------------------|------------|
| BLOCK 1 | REAR LANE TOWNS | 547.56 | 8 |
| BLOCK 2 | REAR LANE TOWNS | 424.68 | 6 |
| BLOCK 3 | REAR LANE TOWNS | 491.14 | 7 |
| BLOCK 4 | REAR LANE TOWNS | 491.24 | 7 |
| BLOCK 5 | REAR LANE TOWNS | 424.68 | 6 |
| BLOCK 6 | REAR LANE TOWNS | 491.24 | 7 |
| BLOCK 7 | REAR LANE TOWNS | 424.68 | 6 |
| BLOCK 8 | REAR LANE TOWNS | 491.24 | 7 |
| BLOCK 9 | REAR LANE TOWNS | 424.68 | 6 |
| BLOCK 10 | STACKED TOWNS | 593.69 | 24 |
| BLOCK 11 | STACKED TOWNS | 498.80 | 20 |
| BLOCK 12 | REAR LANE TOWNS | 547.56 | 8 |
| BLOCK 13 | REAR LANE TOWNS | 424.68 | 6 |
| BLOCK 14 | REAR LANE TOWNS | 491.14 | 7 |
| | | 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 | 16,075.91 m ² |
| 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 | 3 m |
| 162A (Table) (ix) | MIN. REAR YARD SETBACK (m) | 6 m | 3 m |
| 162A (Table) (x) | MIN. INTERIOR YARD SETBACK (m) | 1.20 m | 5.5 m |
| 101 (Table) | RESIDENT PARKING - TYPE A (22 @ 0.75/unit) | 16.5 | 33 |
| | TYPE B/C/D (59 @ 0.75/unit) | 12.5 | 59 |
| | STACKED (44 @ 0.5/unit) | 22 | 44 |
| 102 (Table) | VISITOR PARKING (125 @ 0.1/unit) | 4.4 | 3 |
| 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 | 0.25 m |
| 111A (Table) | BICYCLE PARKING (STACKED) | 22 (0.5/unit) | 21 |

| 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 |
| 164(1) | TYPE C TOWNHOUSE | 6 m | 8.22 m |
| | TYPE D TOWNHOUSE | 6 m | 6.41 m |
| 164(1) | MIN. LOT AREA (m ²) - TYPE A | 150 m ² | 104.8 m ² |
| 164(1) | TYPE B | 150 m ² | 85.97 m ² |
| 164(1) | TYPE C | 150 m ² | 136.04 m ² |
| 164(1) | TYPE D | 150 m ² | 116.20 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 | 1.5/unit |
| 102 (Table) | 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 | >0.6m to lot line | 0.27 m |
| 65(6) | Covered or uncovered balcony, porch, deck | 2 m | 1.52 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 | 2.6 x 6.8 m |
| 107(1)(a)(i) | Min. driveway width to parking lot | 6.7 m | N/A |
| 107 (Table) | Min. aisle width to spaces - 90 degrees | 6.7 m | 6.5 m |
| | 40 degrees | 3.5 m | 3.5 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% | TBD |
| 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 |
| | FIRE HYDRANT |
| | BICYCLE PARKING |
| | BARRIER FREE PARKING |
| | LANDSCAPED AREA |
| | RAISED CONCRETE DECK |
| | BENCH |
| | TYPE A TOWNHOUSE (5.79m) |
| | TYPE B TOWNHOUSE (4.75) |
| | TYPE C TOWNHOUSE (5.22m) |
| | TYPE D TOWNHOUSE (5.22m) |
| | STACKED DWELLING |
| | PROPOSED LOT BOUNDARY |
| | BLOCK BOUNDARY |
| | BLOCK (Mew) BOUNDARY |
| | FENCE |
| | STOP SIGN |
| | DO NOT ENTER SIGN |
| | TRANSFORMER |
| | ONE-WAY SIGN |

| DATE | 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
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-3019, PREPARED BY ANNIS O'SULLIVAN, VOLLEBEK LTD.
4. TOWNHOUSE DWELLING UNITS ARE DESIGNED TO ACCOMMODATE CURBSIDE GARBAGE PICK-UP.
5. MEWS ARE INTENDED FOR PUBLIC ACCESS.
6. ONE (1) TYPE A (3.4 x 5.2 m) AND 1 TYPE B (2.4 x 5.2 m) BARRIER-FREE PARKING SPACE ARE PROVIDED ADJACENT TO A 1.5 m WIDE AISLE.
7. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.

| PROJECT TEAM |
|--|
| SITE PLAN DESIGN: KORSIAK Urban Planning |
| ARCHITECTURE: Stantec |
| CIVIL ENGINEER: Q4A |
| MECHANICAL/ELECTRICAL: NAK design strategies |
| TRANSPORTATION: NOVATECH |
| ENVIRONMENTAL: L R J |
| GEOTECHNICAL & STRUCTURAL: NOVA CONSULTING |
| LANDSCAPE ARCHITECTURE: patersongroup |

WATERIDGE VILLAGE: PHASE 1B
335 ST. LAURENT BLVD.
BLOCK 24
PART OF LOT 22
CONCESSION 1 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
REGISTERED PLAN 4M-1559
CITY OF OTTAWA

TITLE: BLOCK 24 SITE PLAN

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

DRAWING NO. A3