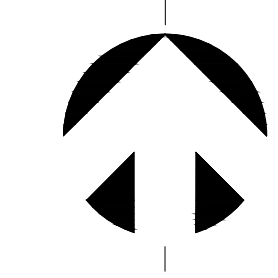
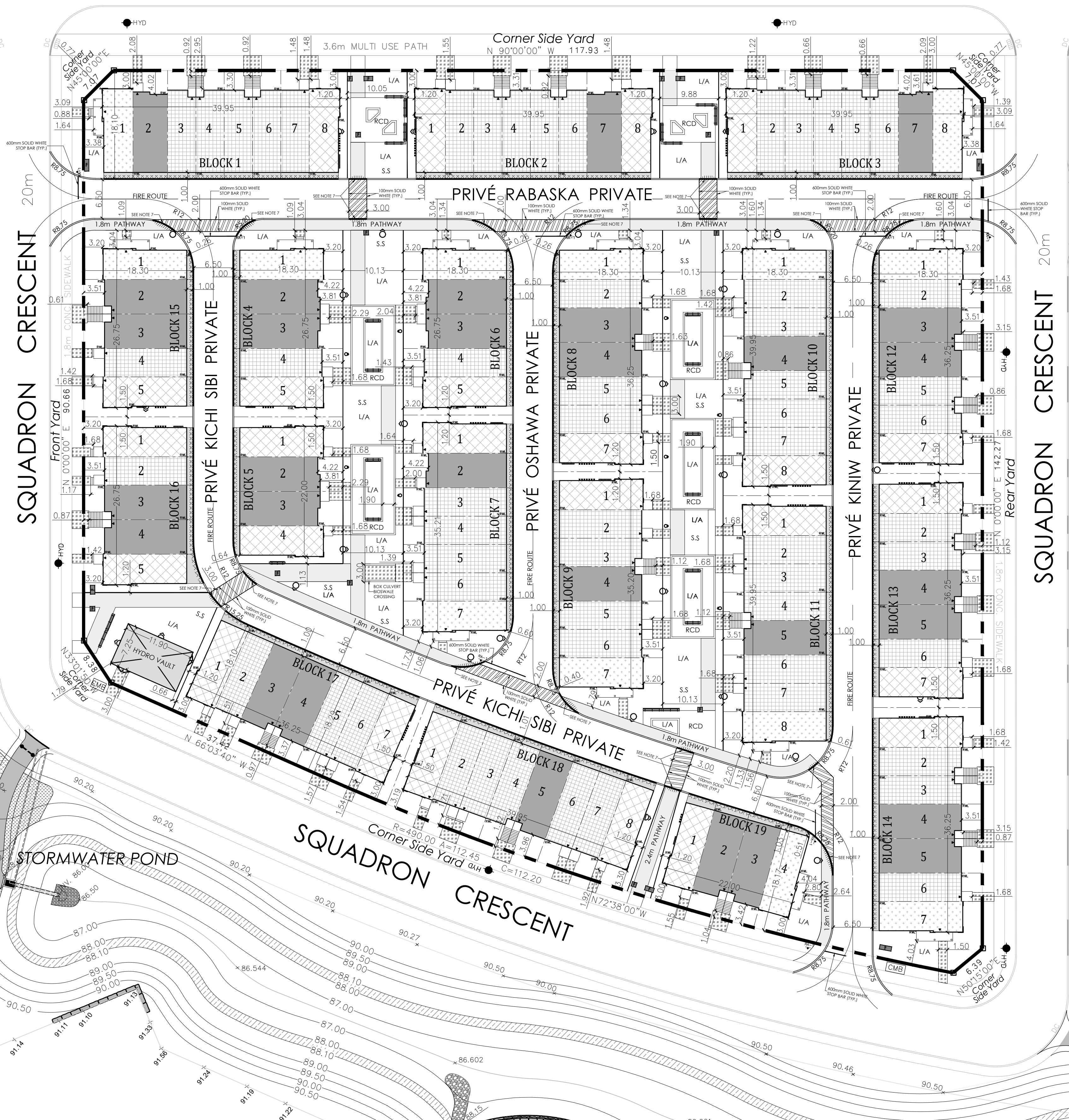


BLOCK 24
FUTURE RESIDENTIAL

BLOCK 25
ENGLISH PUBLIC ELEMENTARY SCHOOL



MIKINAK ROAD 26m



SITE STATISTICS AND DEVELOPMENT DATA

SITE AREA	19,588.25 m ²
PAVED AREA	3,773.57 m ² (19%)
LANDSCAPED AREA	7,038.87 m ² (36%)
TOTAL BUILDING COVERAGE	8,775.81 m ² (45%)
TOTAL GROSS FLOOR AREA	20,052 m ²
TYPE A TOWNHOUSE MODEL (30)	5,100 m ²
TYPE B TOWNHOUSE MODEL (57)	8,493 m ²
TYPE C TOWNHOUSE MODEL (13)	2,223 m ²
TYPE D TOWNHOUSE MODEL (25)	4,150 m ²
HYDRO VAULT (1)	86 m ²
DENSITY (UPH)	63.8
ZONE CATEGORY	R4Y(2456)

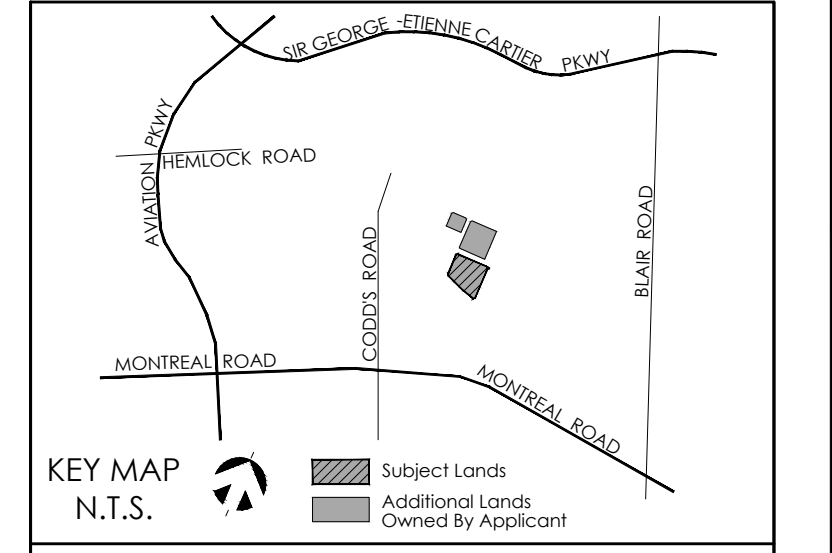
DWELLING BLOCK	DWELLING TYPE	GROUND FLOOR AREA (m ²)	UNITS
BLOCK 1	REAR LANE TOWNS	537.81	8
BLOCK 2	REAR LANE TOWNS	537.79	8
BLOCK 3	REAR LANE TOWNS	537.84	8
BLOCK 4	REAR LANE TOWNS	359.18	5
BLOCK 5	REAR LANE TOWNS	293.62	4
BLOCK 6	REAR LANE TOWNS	359.11	5
BLOCK 7	REAR LANE TOWNS	478.67	7
BLOCK 8	REAR LANE TOWNS	492.89	7
BLOCK 9	REAR LANE TOWNS	478.45	7
BLOCK 10	REAR LANE TOWNS	543.97	8
BLOCK 11	REAR LANE TOWNS	543.97	8
BLOCK 12	REAR LANE TOWNS	489.75	7
BLOCK 13	REAR LANE TOWNS	489.67	7
BLOCK 14	REAR LANE TOWNS	489.75	7
BLOCK 15	REAR LANE TOWNS	361.95	5
BLOCK 16	REAR LANE TOWNS	361.90	5
BLOCK 17	REAR LANE TOWNS	492.81	7
BLOCK 18	REAR LANE TOWNS	543.96	8
BLOCK 19	REAR LANE TOWNS	296.44	4
TOTAL		8,689.53	125

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A (Table)	MIN. LOT WIDTH (m)	N/A	N/A
162A (Table)	MIN. LOT AREA (m ²)	1,400 m ²	19,588.25 m ²
162A (Table)	MAX. BUILDING HEIGHT (m)	11.00 m	9.50 m
2018-124	MIN. FRONT YARD SETBACK (m)	3.09 m	3.09 m
2018-124	MIN. CORNER SIDE YARD SETBACK (m)	0.5 m	0.77 m
2018-124	MIN. REAR YARD SETBACK (m)	3.09 m	3.09 m
162A (Table)	MIN. INTERIOR YARD SETBACK (m)	1.20 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
2018-124	VISITOR PARKING	0	0
131 (Table)(1)	MIN. WIDTH OF PRIVATE WAY (m)	6.00 m	6.50 m
2018-124	SETBACK OF ANY WALL OF A RES. BUILDING TO PRIVATE WAY (m)	0.20 m	0.26 m
2018-124	MIN. SETBACK OF GARAGE DOOR TO PRIVATE WAY (m)	0.26 m	0.26 m

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
65 (6)	PERMITTED PROJECTIONS INTO YARDS: COVERED OR UNCOVERED BALCONY, PORCH, DECK (m)	2.00 m (Max)	1.15 m
65 (5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>1.0m to lot line	1.06 m
107 (2)	MIN. DRIVEWAY WIDTH TO GARAGE (m)	>0.6m to lot line	0.61 m
109 (3)(b)	MAX. WALKWAY WIDTH PERMITTED IN YARD (m)	1.80 m	1.80 m
55 (5)	PROJECTION HEIGHT (MAX) (m)	3.20 m	0.96 m
2018-124	SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	2.40 m	2.40 m

APPROVED
By Douglas James at 3:29 pm, Aug 03, 2018

Douglas James
DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



SCALE 1:400

LEGEND

	PATHWAY		ENTRANCE
	WALKWAY TO ENTRY		UNIT NUMBER
	CROSSWALK		BENCH
	ASPHALT DRIVEWAY		FEATURE
	MOUNTABLE CURB		RAIN WATER LEADER
	CURB (0.2m)		STOP SIGN
	DEPRESSED CURB		HYDRO FIRE HYDRANT
	PORCH		CANADA POST MAIL BOX
	PROJECTION (STAIRS)		
	SNOW STORAGE AREA		
	L/A LANDSCAPED AREA		
	RCD RAISED CONCRETE DECK		
	TYPE A TOWNHOUSE (5.79m)		
	TYPE B TOWNHOUSE (4.75m)		
	TYPE C TOWNHOUSE (5.21m)		
	TYPE D TOWNHOUSE (5.21m)		
	PROPOSED LOT BOUNDARY		
	BLOCK (Mews) BOUNDARY		
	HYDRO METERS		
	GAS METERS		
	POLE MOUNT LIGHTING (R=0.5m)		
	WALL MOUNT LIGHTING (R=0.5m)		
	BOLLARD LIGHTING (R=0.25m)		

DATE	REVISION	BY
19/06/18	General Revision	SP
04/05/18	Update Stats, Hydro vault, reduce turning radii to 6m	SP
01/03/18	Issue for Third Submission to City	SP
20/02/18	General Revision	SP
14/12/17	Issue for Second Submission to City	SP
30/11/17	Revision to site statistic tables	SP
20/10/17	General Revision	SP
10/08/17	Issue for Site Plan Control Submission	SP
03/08/17	Issue for Canada Lands Company review	SP
28/07/17	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-30196, PREPARED BY ANNIS O'SULLIVAN, VOLLEBEK LTD.
 - TOWNHOUSE DWELLING UNITS ARE DESIGNED TO ACCOMMODATE CURBSIDE GARBAGE PICK-UP.
 - Mews ARE INTENDED FOR PUBLIC ACCESS.
 - WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
 - REFERENCES CITY OF OTTAWA T.W.S.I. DETAIL SC7.3

PROJECT TEAM

SITE PLAN DESIGN: KORSIAK (Urban Planning)	LANDSCAPE ARCHITECTURE: NAK (design strategies)	MECHANICAL/ELECTRICAL: LR J
PLANNING: Stantec	TRANSPORTATION: NOVATECH (Program, Planning & Landscape Controls)	ENVIRONMENTAL: VALCOUSTICS (Consulting)
ARCHITECTURE: Q4A	CIVIL ENGINEER: DSEL (Civil Engineering Ltd)	GEOTECHNICAL & STRUCTURAL: parersongroup (consulting engineers)

mattamyHOMES

WATERIDGE VILLAGE: PHASE 1B
245 SQUADRON CR.
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: July 9, 2018	DRAWN BY: SP	DRAWING NO.
FILE NO.: D07-12-17-0111	CHECKED BY: CR	A1
JOB NO.: Mattamy - Wateridge		

S:\Korsiak & Conroy\Mattamy\Ottawa\Wateridge\Site Plans\15-22-24-4m-1559-2018-17-0111.dwg, 10/20/2018