

SITE STATISTICS AND DEVELOPMENT DATA

SITE AREA	4,594.19 m ²
PAVED AREA	1,001.14 m ² (22%)
LANDSCAPED AREA	1,804.04 m ² (39%)
TOTAL BUILDING COVERAGE	1,789.01 m ² (39%)
TOTAL GROSS FLOOR AREA	5,981 m ²
TYPE A TOWNHOUSE MODEL (4)	680 m ²
TYPE B TOWNHOUSE MODEL (3)	447 m ²
TYPE C TOWNHOUSE MODEL (2)	342 m ²
TYPE D TOWNHOUSE MODEL (2)	332 m ²
STACKED TOWNS UPPER MODEL (20)	2,340 m ²
STACKED TOWNS LOWER MODEL (20)	1,840 m ²
DENSITY (UPH)	110.9
ZONE CATEGORY	RSY(2457)

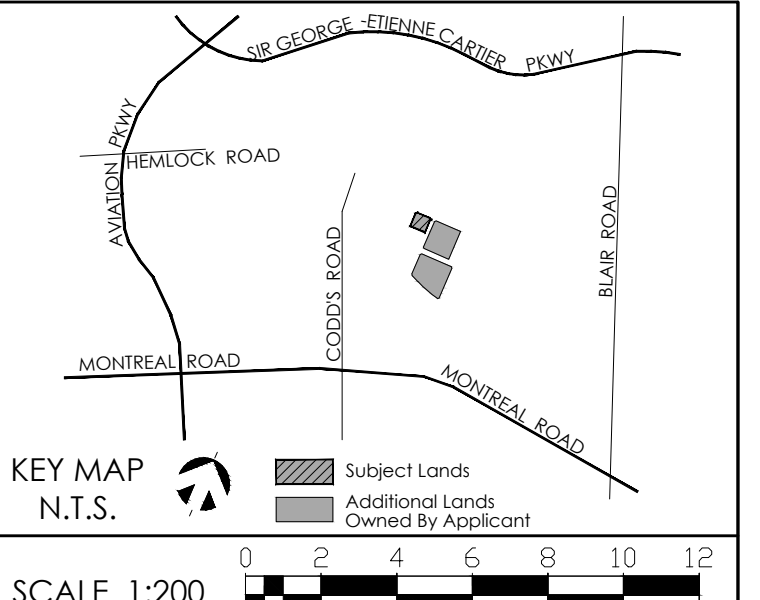
DWELLING BLOCK	DWELLING TYPE	GROUND FLOOR AREA (m ²)	UNITS
BLOCK 1	REAR LANE TOWNS	359.22	5
BLOCK 2	REAR LANE TOWNS	424.73	6
BLOCK 3	STACKED TOWNS	502.53	20
BLOCK 4	STACKED TOWNS	502.53	20
TOTAL		1,789.01	51

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
164 (Table)	MIN. LOT WIDTH (m)	N/A	N/A
164 (Table)	MIN. LOT AREA (m ²)	1,400 m ²	4,594.19 m ²
164 (Table)	MAX. BUILDING HEIGHT (m)	11.00 m	10.63 m
2018-124	MIN. FRONT YARD SETBACK (m)	3.00 m	3.00 m
2018-124	MIN. CORNER SIDE YARD SETBACK (m)	East: 1.68 m West: 1.68 m	East: 1.68 m West: 1.68 m
164 (Table)	MIN. REAR YARD SETBACK (m)	5.00 m	5.62 m
164 (Table)	MIN. INTERIOR YARD SETBACK (m)	1.20 m	N/A
101 (Table)	RESIDENT PARKING - TYPE A (4 @ 0.75/unit)	3	6
	TYPE B, C, D (7 @ 0.75/unit)	5.25	7
	STACKED (40 @ 0.5/unit)	20	20
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)	1.00 m	1.00 m
2018-124	MIN. SETBACK OF GARAGE DOOR TO PRIVATE WAY (m)	1.00 m	1.00 m
111A (Table)	BICYCLE PARKING (STACKED TOWNS)	20 (0.5/unit)	40

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
65 (6)	PERMITTED PROJECTIONS INTO YARDS; COVERED OR UNCOVERED PORCH, PORCH, DECK	2.00 m (MAX)	1.52 m
2018-124	FIRE ESCAPES, OPEN STAIRWAYS, STOOP	>1.0m to lot line	1.48 m
106 (1)(a)	MIN. PERPENDICULAR PARKING SPACE SIZE	>0.97m to lot line	0.99 m
2018-124	MIN. DRIVEWAY WIDTH TO PARKING LOT (m)	2.6 x 5.2 m	2.6 x 5.2 m
2018-124	MIN. AISLE WIDTH TO SPACES (m)	6.00 m	6.00 m
107 (2)	MIN. DRIVEWAY WIDTH TO GARAGE (m)	6.00 m	4.75 m
109 (3)(b)	MAX. WALKWAY WIDTH PERMITTED IN YARD (m)	2.60 m	1.80 m
110 (Table)	MIN. LANDSCAPE BUFFER WIDTH PARKING LOT TO LOT LINE	1.50 m	8.40 m
110 (3)(b)	MIN. WASTE COLLECTION SETBACK TO LOT LINE (m)	3.00 m	3.00 m
55 (3)(e)(i)	ACCESSORY STRUCTURE SETBACK (m)	0.60 m	1.00 m
55 (5)	PROJECTION HEIGHT (MAX) (m)	3.20 m	1.80 m
2018-124	UTILITY INSTALLATIONS SETBACK (m)	0.60 m	1.00 m
2018-124	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	3.00 m	3.00 m

APPROVED
By Douglas James at 3:30 pm, Aug 03, 2018

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



LEGEND

	PATHWAY		ENTRANCE
	WALKWAY TO ENTRY		UNIT NUMBER
	CROSSWALK		BENCH
	ASPHALT DRIVEWAY		POLE MOUNT LIGHTING (R=0.5m)
	MOUNTABLE CURB		FEATURE
	CURB (0.2m)		HYD FIRE HYDRANT
	DEPRESSED CURB		STOP SIGN
	PORCH		3 PHASE TRANSFORMER & SWITCHGEAR
	WINDOW WELL		TRANSFORMER
	PROJECTION (STAIRS)		CANADA POST MAIL BOX
	SNOW STORAGE AREA		
	LANDSCAPED AREA		
	TYPE A TOWNHOUSE (5.79m)		
	TYPE B TOWNHOUSE (4.75m)		
	TYPE C TOWNHOUSE (5.21m)		
	TYPE D TOWNHOUSE (5.21m)		
	STACKED DWELLING		
	PROPOSED LOT BOUNDARY		
	BLOCK BOUNDARY		
	FENCE		
	BIKE RACK		
	HYDRO METERS		
	GAS METERS		
	RAIN WATER LEADER		

DATE	REVISION	BY
19/04/18	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-3019, PREPARED BY ANNIS O'SULLIVAN, VOLLEBEK LTD.
- TOWNHOUSE DWELLING UNITS ARE DESIGNED TO ACCOMMODATE CURBSIDE GARBAGE PICK-UP.
- WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
- REFERENCES CITY OF OTTAWA T.W.S.I. DETAIL SC7.3

PROJECT TEAM

<p>LANDSCAPE ARCHITECTURE: NAK design strategies</p> <p>MECHANICAL/ELECTRICAL: LRJ</p>	<p>ARCHITECTURE: Q4A</p> <p>NOISE: VALCOUSTICS</p> <p>ENVIRONMENTAL: KILGOUR & ASSOCIATES</p>
<p>PLANNING: Stantec</p> <p>TRANSPORTATION: NOVATECH</p>	<p>CIVIL ENGINEER: DSEL</p> <p>GEOTECHNICAL & STRUCTURAL: patergroup</p>

mattamyHOMES

WATERIDGE VILLAGE: PHASE 1B
1400 HEMLOCK ROAD
BLOCK 22
PART OF LOTS 22 AND 23
CONCESSION 1 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
REGISTERED PLAN 4M-1559
CITY OF OTTAWA

TITLE: BLOCK 22 SITE PLAN

DATE: July 10, 2018	DRAWN BY: SP	DRAWING NO.:
FILE NO.: D07-12-17-0111	CHECKED BY: CR	A2
JOB NO.: Mattamy - Wateridge		