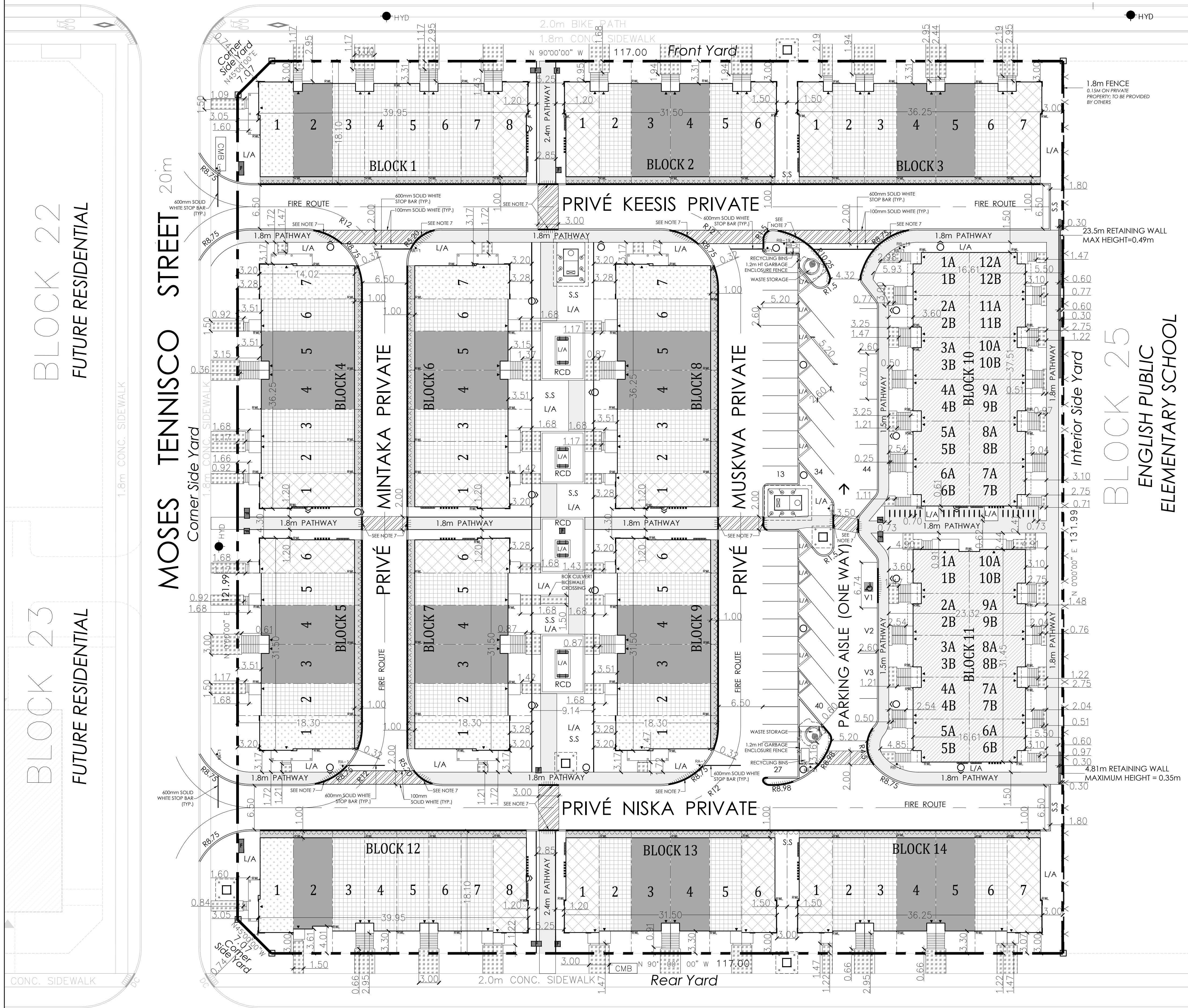
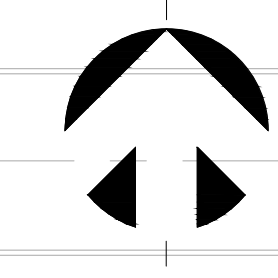


PARK  
HEMLOCK ROAD 26m  
FUTURE RESIDENTIAL



**SITE STATISTICS AND DEVELOPMENT DATA**

SITE AREA	16,075.91 m <sup>2</sup>
PAVED AREA	4,063.54 m <sup>2</sup> (25%)
LANDSCAPED AREA	5,251.84 m <sup>2</sup> (33%)
TOTAL BUILDING COVERAGE	6,760.53 m <sup>2</sup> (42%)
TOTAL GROSS FLOOR AREA	17,577 m <sup>2</sup>
TOWNHOUSE TYPE A MODEL (22)	3,740 m <sup>2</sup>
TOWNHOUSE TYPE B MODEL (35)	5,215 m <sup>2</sup>
TOWNHOUSE TYPE C MODEL (8)	1,368 m <sup>2</sup>
TOWNHOUSE TYPE D MODEL (16)	2,456 m <sup>2</sup>
STACKED TOWNS UPPER MODEL (22)	2,574 m <sup>2</sup>
STACKED TOWNS LOWER MODEL (22)	2,024 m <sup>2</sup>
DENSITY (UPH)	77.4
ZONE CATEGORY	RS1(2458)

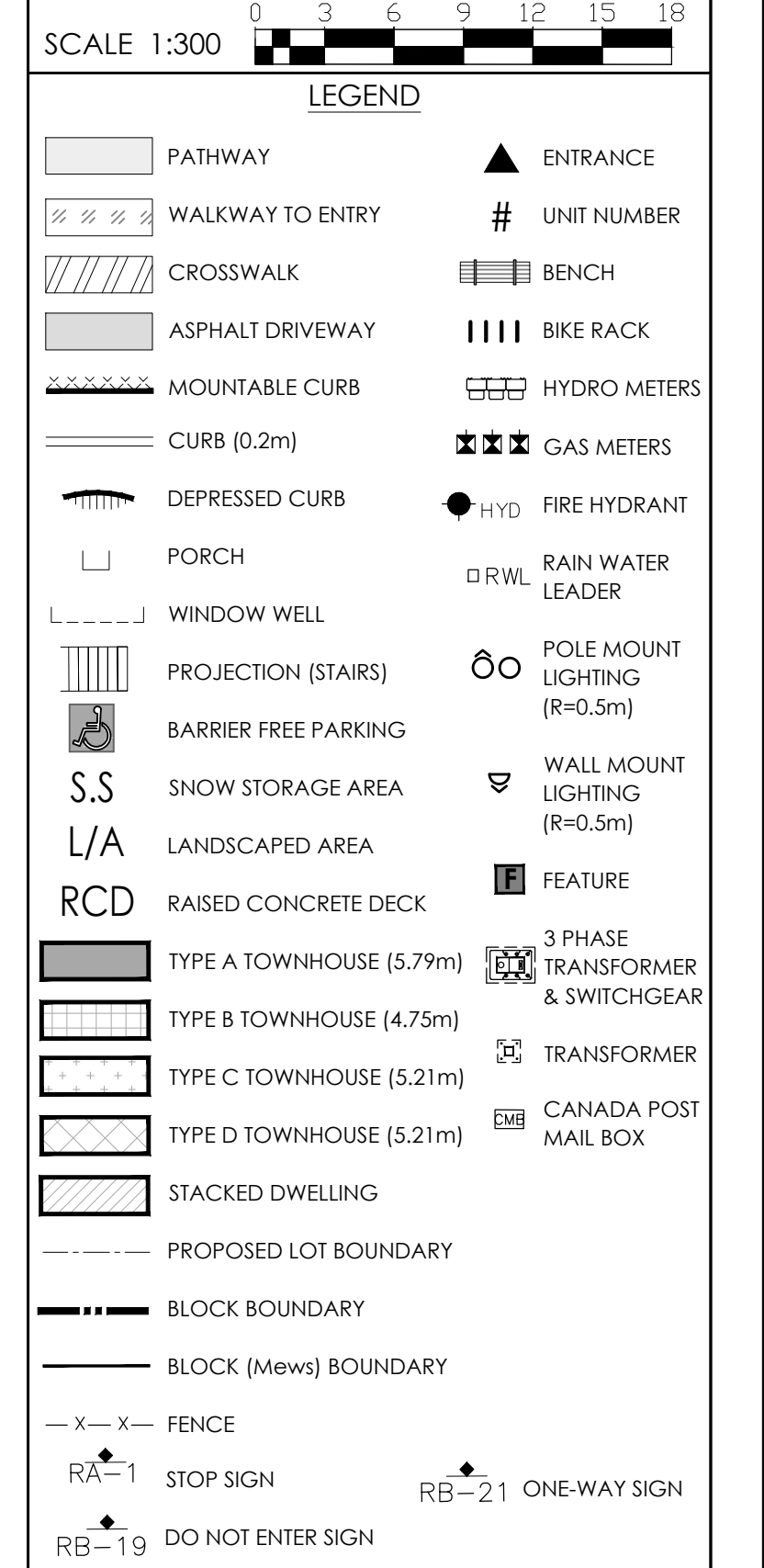
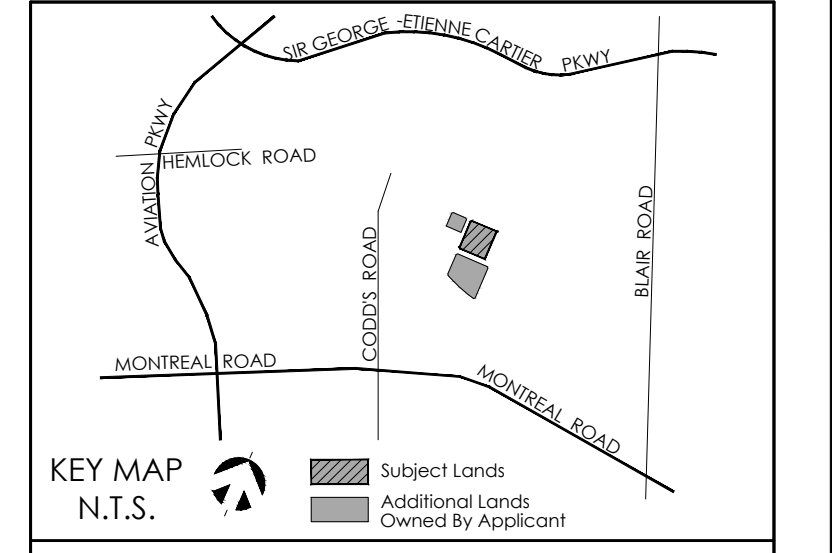
DWELLING BLOCK	DWELLING TYPE	GROUND FLOOR AREA (m <sup>2</sup> )	UNITS
BLOCK 1	REAR LANE TOWNH	535.98	8
BLOCK 2	REAR LANE TOWNH	420.57	6
BLOCK 3	REAR LANE TOWNH	484.51	7
BLOCK 4	REAR LANE TOWNH	493.03	7
BLOCK 5	REAR LANE TOWNH	427.51	6
BLOCK 6	REAR LANE TOWNH	493.03	7
BLOCK 7	REAR LANE TOWNH	427.53	6
BLOCK 8	REAR LANE TOWNH	493.03	7
BLOCK 9	REAR LANE TOWNH	427.53	6
BLOCK 10	STACKED TOWNH	599.91	24
BLOCK 11	STACKED TOWNH	502.53	20
BLOCK 12	REAR LANE TOWNH	538.05	8
BLOCK 13	REAR LANE TOWNH	427.48	6
BLOCK 14	REAR LANE TOWNH	489.84	7
<b>TOTAL</b>		<b>6,760.53</b>	<b>125</b>

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
164 (Table)	MIN. LOT WIDTH (m)	N/A	N/A
164 (Table)	MIN. LOT AREA (m <sup>2</sup> )	1,400 m <sup>2</sup>	16,075.91 m <sup>2</sup>
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)	0.50 m	0.74 m
2018-124	MIN. REAR YARD SETBACK (m)	3.00 m	3.00 m
164 (Table)	MIN. INTERIOR YARD SETBACK (m)	1.20 m	3.00 m
101 (Table)	RESIDENT PARKING - TYPE A (22 @ 0.75/unit)	16.5	33
	TYPE B/C/D (59 @ 0.75/unit)	44.2	59
	STACKED (44 @ 0.5/unit)	22	44
2018-124	VISITOR PARKING	3	3
131 (Table)(1)	MIN. WIDTH OF PRIVATE WAY (m)	6.00 m	6.50 m
2018-124	SETBACK OF ANY WALL OF A MIN. BUILDING TO PRIVATE WAY (m)	0.20 m	0.32 m
2018-124	MIN. SETBACK OF GARAGE DOOR TO PRIVATE WAY	0.20 m	0.32 m
111A (Table)	BICYCLE PARKING (STACKED TOWNS)	22 (0.5/unit)	44

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
65 (6)	PERMITTED PROJECTIONS INTO YARDS: COVERED OR UNCOVERED BALCONY, PORCH, DECK (m)	2.00 m	1.52 m
65 (5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>1.0m to lot line >0.2m to lot line	1.47 m 0.25 m
106 (1)(a)	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	2.6 x 5.2 m	2.6 x 5.2 m
106 (1)(b)	MIN. PARALLEL PARKING SPACE SIZE (m)	2.6 x 6.7 m	2.6 x 6.7 m
2018-124	MIN. AISLE WIDTH TO SPACES - 90 DEGREES	6.50 m	6.50 m
	40 DEGREES	3.50 m	3.50 m
107 (2)	MIN. DRIVEWAY WIDTH TO GARAGE (m)	2.60 m	4.75 m
109 (3)(b)	MAX. WALKWAY WIDTH PERMITTED IN YARD (m)	1.80 m	1.80 m
110 (1)	MIN. % OF PARKING LOT AREA LANDSCAPED	15%	16%
110 (3)(b)	MIN. WASTE COLLECTION SETBACK TO LOT LINE (m)	3.00 m	28.71 m
2018-124	ACCESSORY STRUCTURE SETBACK (m)	0.30 m	0.30 m
2018-124	PROJECTION HEIGHT (MAX) (m)	3.20 m	2.10 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 3:31 pm, Aug 03, 2018

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



DATE	REVISION	BY
19/04/18	General Revision	SP
01/06/18	General Revision- transformer & switch gear locations	SP
04/05/18	Update Stairs, reduce turning radii to 6m	SP
26/04/18	Update Block 4 & 5 building footprint	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 specific 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 KORSIK 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, VOLLEBECK 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: KORSIK Urban Planning

PLANNING: NAK design strategies

ARCHITECTURE: Stantec

CIVIL ENGINEER: Q4A

MECHANICAL/ELECTRICAL: L R I

ENVIRONMENTAL: VALCOURTES

GEOTECHNICAL & STRUCTURAL: paterson group

**mattamy HOMES**

WATERIDGE VILLAGE: PHASE 1B  
775 MIKINAK ROAD  
BLOCK 24  
PART OF LOT 22  
CONCESSION 1 (OTTAWA FRONT)  
GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
REGISTERED PLAN AM-11559  
CITY OF OTTAWA

**TITLE: BLOCK 24 SITE PLAN**

DATE: July 9, 2018	DRAWN BY: SP	DRAWING NO.
FILE NO.: D07-12-17-0111	CHECKED BY: CR	<b>A3</b>
JOB NO.: Mattamy - Wateridge		

S:\Korsik & Company\Mattamy\Ottawa\Wateridge\Site Plan\A3\18-combined-blocks-13-22-24.dwg (print) 2018, July 10, 2018