



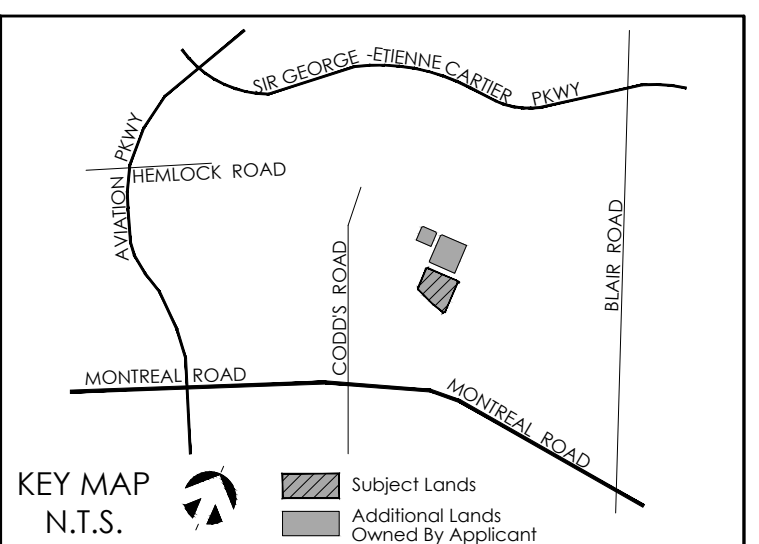
SITE STATISTICS AND DEVELOPMENT DATA

SITE AREA	19,588.25m ² (1.96 ha)
PAVED AREA	6,210.40m ² (31.7%)
LANDSCAPED AREA	6,202.15m ² (31.7%)
TOTAL BUILDING COVERAGE	7,175.70m ² (36.6%)
TOTAL GROSS FLOOR AREA	22,746.76m ²
STACKED TOWNS TYPE A UPPER MODEL (34@114m ²)	3,876m ²
STACKED TOWNS TYPE B LOWER MODEL (34@85m ²)	2,890m ²
STACKED TOWNS TYPE C UPPER MODEL (24@116.93m ²)	2,806.32m ²
STACKED TOWNS TYPE D LOWER MODEL (24@87.26m ²)	2,094.24m ²
STACKED TOWNS TYPE E UPPER MODEL (4@117.20m ²)	468.80m ²
STACKED TOWNS TYPE F LOWER MODEL (4@89.97m ²)	359.88m ²
B2B TOWNHOUSE TYPE A MODEL (20@126.72m ²)	2,525.20m ²
B2B TOWNHOUSE TYPE B MODEL (6@139.82m ²)	838.92m ²
B2B TOWNHOUSE TYPE C MODEL (14@159.24m ²)	2,229.36m ²
B2B TOWNHOUSE TYPE D MODEL (2@172.06m ²)	344.12m ²
B2B TOWNHOUSE TYPE E MODEL (26@165.92m ²)	4,313.92m ²
HYDRO VAULT (1)	116m ²
DENSITY (UPH)	98
ZONE CATEGORY	R4Y(2456)

DWELLING BLOCK	DWELLING TYPE	GROUND FLOOR AREA (m ²)	UNITS
BLOCK 1	STACKED TOWNS	503.62	20
BLOCK 2	STACKED TOWNS	499.59	20
BLOCK 3	STACKED TOWNS	499.59	20
BLOCK 4	STACKED TOWNS	503.62	20
BLOCK 5	STACKED TOWNS	400.82	16
BLOCK 6	STACKED TOWNS	400.82	16
BLOCK 7	STACKED TOWNS	301.24	12
BLOCK 8	BACK TO BACK TOWNHOUSES	571.00	10
BLOCK 9	BACK TO BACK TOWNHOUSES	591.81	10
BLOCK 10	BACK TO BACK TOWNHOUSES	575.07	10
BLOCK 11	BACK TO BACK TOWNHOUSES	480.27	8
BLOCK 12	BACK TO BACK TOWNHOUSES	469.87	8
BLOCK 13	BACK TO BACK TOWNHOUSES	571.00	10
BLOCK 14	BACK TO BACK TOWNHOUSES	691.38	12
TOTAL		7,059.70	192

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)	1,400m ²	19,588m ²
162A (Table)	MAX. BUILDING HEIGHT (m)	11.0m	10.0m
162A (Table)	MIN. FRONT YARD SETBACK (m)	3.0m	3.0m
162A (Table)	MIN. CORNER SIDE YARD SETBACK (m)	3.0m	3.0m
162A (Table)	MIN. CORNER SIDE YARD SIGHT TRIANGLE SETBACK (m)	0.5m	0.6m
162A (Table)	MIN. REAR YARD SETBACK (m)	3.0m	3.0m
162A (Table)	MIN. INTERIOR YARD SETBACK (m)	3.0m	N/A
101 (Table)	RESIDENT PARKING - B2B TOWNS (68)	51 (68@0.75/unit)	68 (68@1/unit)
2018-124	VISITOR PARKING - B2B TOWNS (124)	0 (124@0.5/unit)	124 (124@1/unit)
111A (Table)	BIKE PARKING (STACKED TOWNS)	62 (0.5/unit)	140
131 (Table)	MIN. WIDTH OF PRIVATE WAY (m)	6.0m	6.0m
2018-124	SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	0.2m	0.4m
2018-124	MIN. SETBACK OF GARAGE DOOR TO PRIVATE WAY (m)	1.0m	5.2m
131 (Table)	SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	1.2m	3.0m
137 (Table)(7)	TOTAL AMENITY AREA (6m ² /unit)	744m ²	±3,321m ²
137 (Table)(7)	MIN. OF 50% AS COMMUNAL, AT LEAST 1 AGGREGATED AREA MIN. 54m ²	372m ²	±549m ²

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
65	PERMITTED PROJECTIONS INTO YARDS:		
65(6)	COVERED OR UNCOVERED BALCONY, PORCH, DECK (m)	2.0m (Max)	1.8m
65(5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>1.0m to lot line	1.2m
106(1)	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	>0.6m to lot line	0.9m
107 (2)	MIN. DRIVEWAY WIDTH TO GARAGE (m)	2.6m x 5.2m	2.6m x 5.2m
109 (3)(b)	MAX. WALKWAY WIDTH PERMITTED IN YARD (m)	2.6m	3.2m
110 (Table)	LANDSCAPED AREA SURROUNDING PARKING LOT-ABUTTING A STREET (m)	1.8m	1.8m
2018-124	MAX. PROJECTION HEIGHT (m)	3.0m	3.0m
91	UTILITY INSTALLATION MIN. CORNER SIDE YARD SETBACK (m)	3.2m	0.96m
		0.5m	1.9m



SCALE 1:400

LEGEND	
BACK TO BACK TOWNHOUSE	ENTRANCE
STACKED TOWNHOUSE	# UNIT NUMBER
PATHWAY	BENCH
WALKWAY TO ENTRY	RAIN WATER LEADER
CROSSWALK	HYD FIRE HYDRANT
RAISED CROSSWALK	CANADA POST MAIL BOX
ASPHALT DRIVEWAY	LIGHT DUTY PAVING
CURB (0.2m)	STOP SIGN
MOUNTABLE CURB	BIKE RACKS
DEPRESSED CURB	V VISITOR PARKING
PORCH	TREE GRATE
PROJECTION (STAIRS)	ENTRY FEATURE
WINDOW WELL	ART FEATURE
S.S. SNOW STORAGE AREA	TACTILE WALKING SURFACE INDICATOR
L/A LANDSCAPED AREA	POLE MOUNT LIGHTING (R=0.5m)
BLOCK BOUNDARY	

DATE	REVISION	BY
26/06/19	Issued for Site Plan Second Submission	CR
19/06/19	General Revisions-Update with new landscape plan	SP
04/06/19	General Revisions-Update site statistic chart	SP
27/05/19	General Revisions-Update Block 9 & 8 and hydro vault	SP
10/05/19	General Revisions-Update Block 10	SP
16/04/19	General Revisions-Add light duty paving b/w stacked TH	SP
04/04/19	General Revisions-New street names	SP
31/01/19	Issue for Site Plan Amendment Application	SP

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS FOR PRINT.
2. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING AND MATTHEW HOMES. COPYRIGHT RESERVED.
3. SITE PLAN PREPARED IN ACCORDANCE WITH PLAN 4M-1581 AND PLAN 4R-30196, 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. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
7. REFERENCES CITY OF OTTAWA T.S.I. DETAIL SC7.3
8. TO BE RAISED 8cm PER CITY OF OTTAWA TYPICAL RAISED CROSSWALK STANDARD DRAWING R15.

SITE PLAN DESIGN: KORSIAK Urban Planning	LANDSCAPE ARCHITECTURE: NAK design strategies	MECHANICAL/ELECTRICAL: LR J
PLANNING: Stantec	TRANSPORTATION: NOVATECH	ENVIRONMENTAL: VALCOUSTICS
ARCHITECTURE: Q4A	NOISE: VALCOUSTICS	ENVIRONMENTAL: KILGOUR & Associates
CIVIL ENGINEER: DSEL	GEOTECHNICAL & STRUCTURAL: petersongroup	

mattamyHOMES

WATERIDGE VILLAGE: PHASE 1B
245 SQUADRON CRES.
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:	June 26, 2019
DRAWN BY:	SP
CHECKED BY:	CR
FILE NO.:	D07-12-17-0111
JOB NO.:	Mattamy - Wateridge
DRAWING NO.:	A1