SITE STATISTICS AND DEVELOPMENT DATA

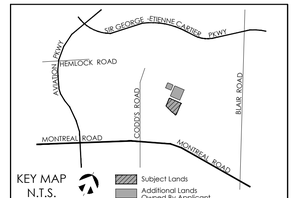
SITE AREA	19,588.25m² (1.96 ha)
PAVED AREA	5,472.64m² (28%)
LANDSCAPED AREA	5,794.84m² (30%)
TOTAL BUILDING COVERAGE	8,320.77m² (42%)
TOTAL GROSS FLOOR AREA	22,746.76m²
STACKED TOWNS TYPE A UPPER MODEL (34@114m²)	3,876m²
STACKED TOWNS TYPE B LOWER MODEL (34@85m²)	2,890m²
STACKED TOWNS TYPE C UPPER MODEL (24@116.93m²)	2,806.32m²
STACKED TOWNS TYPE D LOWER MODEL (24@87.26m²)	2,094.24m²
STACKED TOWNS TYPE E UPPER MODEL (4@117.20m²)	468.80m²
STACKED TOWNS TYPE F LOWER MODEL (4@89.97m²)	359.88m²
B2B TOWNHOUSE TYPE A MODEL (20@126.72m²)	2,525.20m²
B2B TOWNHOUSE TYPE B MODEL (6@139.82m²)	838.92m²
B2B TOWNHOUSE TYPE C MODEL (14@159.24m²)	2,229.36m²
B2B TOWNHOUSE TYPE D MODEL (2@172.06m²)	344.12m²
B2B TOWNHOUSE TYPE F MODEL (26@165.92m²)	4,313.92m²
HYDRO VAULT (1)	116m²
DENSITY (UPH)	98 UPH
ZONE CATEGORY	R4Y[2456]

DWELLING BLOCK	DWELLING TYPE	GROUND FLOOR AREA (m2)	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 (m²)	1,400m²	19,588m²
162A (Table)	MAX. BUILDING HEIGHT (m)	11.0m	10.0m
162A (Table)	MIN. FRONT YARD SETBACK (m)	3.0m	3.05m
162A (Table)	MIN. CORNER SIDE YARD SETBACK (m)	3.0m	3.05m
57 (2)	MIN. CORNER SIDE YARD SIGHT TRIANGLE SETBACK (m)	0.5m	1.12m
162A (Table)	MIN. REAR YARD SETBACK (m)	3.0m	3.05m
162A (Table)	MIN. INTERIOR YARD SETBACK (m)	3.0m	N/A
101 (Table)	RESIDENT PARKING - B2B TOWNS (68)	51 (68@0.75/unit)	68
	- STACKED TOWNS (124) 5.2m x 2.6m 5.2m x 2.4m	62 (124@0.5/unit)	124 (124@1/unit): 99 (Regular stalls) 25 (Small car stalls)*
2018-124	VISITOR PARKING - B2B TOWNS	0	0
	- STACKED TOWNS	0	5
111A (Table)	MIN. BICYCLE PARKING (STACKED TOWNS)	62 (0.5/unit)	62
131 (Table)	MIN. WIDTH OF PRIVATE WAY (m)	6.0m	6.0m
2018-124	MIN. SETBACK OF ANY WALL OF A RESIDENTIAL BUILDING TO A PRIVATE WAY (m)	0.2m	1.2m
2018-124	MIN. SETBACK OF GARAGE DOOR TO PRIVATE WAY (m)	1.0m	5.2m
131 (Table)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	1.2m	3.0m
137 (Table)(7)	MIN. STACKED TOTAL AMENITY AREA (6m² per unit)	744m²	1,989m²
	MIN. B2B TOTAL AMENITY AREA	N/A	N/A
137 (Table)(7)	MIN. OF 50% AS COMMUNAL, AT LEAST 1 AGGREGATED AREA MIN. 54m²	372m²	373m²

• Section 106 (3a)- Up to 40% of the required parking spaces may be reduced in size to 2.4m x 4.6m for small cars only. Proposed 25 spaces for small car parking.

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
65	PERMITTED PROJECTIONS INTO YARDS:		
65 (6)	COVERED OR UNCOVERED BALCONY, PORCH, DECK (m)	2.0m (Max)	1.75m
		>1.0m to lot line	1.25m
65 (5)	FIRE ESCAPES, OPEN STAIRWAYS, WINDOW WELLS (m)	>0.6m to lot line	0.97m
106 (1)(a)	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	2.6m x 5.2m	2.6m x 5.2m
106 (1)(b)	MIN. PARALLEL PARKING SPACE SIZE (m)	2.6m x 6.7m	2.6m x 6.7m
106 (3)(a)	MIN. REDUCED PARKING SPACE SIZE (m)	2.4m x 4.6m	2.4m x 5.2m
107 (2)	MIN. DRIVEWAY WIDTH TO GARAGE (m)	2.6m	3.2m
109 (3)(b)	MAX. WALKWAY WIDTH PERMITTED IN YARD (m)	1.8m	1.8m
110 (Table)	MIN. LANDSCAPED AREA SURROUNDING PARKING LOT-ABUTTING A STREET (m)	3.0m	3.0m
111B (Table)	MIN. BICYCLE PARKING SPACE DIMENSIONS (m)	Width: 0.6m Length: 1.8m	0.6m 1.8m
111 (9)	MIN. BICYCLE PARKING SPACE ACCESS WIDTH AISLE (m)	1.5m	1.5m
2018-124	MAX. PROJECTION HEIGHT (m)	3.2m	0.96m
91	UTILITY INSTALLATION MIN. CORNER SIDE YARD SETBACK (m)	0.5m	1.95m



SCALE 1:400 0 4 8 12 16 20 24

LEGEND

- BACK TO BACK TOWNHOUSE
- STACKED TOWNHOUSE
- PATHWAY (PAVERS)
- WALKWAY TO ENTRY (PAVERS)
- CROSSWALK (PAVERS)
- RAISED CROSSWALK
- DRIVEWAY (PAVERS)
- DRIVEWAY (ASPHALT)
- CURB (0.2m)
- MOUNTABLE CURB
- DEPRESSED CURB
- PORCH
- PROJECTION (STAIRS)
- WINDOW WELL
- TWO FRAMED WINDOW WELL
- BALCONY
- S.S SNOW STORAGE AREA
- L/A LANDSCAPED AREA
- BLOCK BOUNDARY
- HYDRO METERS
- GAS METERS
- GARAGE
- R RISERS
- CONCRETE SIDEWALK
- REDUCED WIDTH PARKING STALLS
- ENTRANCE
- # UNIT NUMBER
- BENCH
- RWL RAIN WATER LEADER
- HYD FIRE HYDRANT
- CMB CANADA POST MAIL BOX
- LIGHT DUTY PAVING
- RA-1 STOP SIGN
- BIKE RACKS (2 BIKES/RACK) per S.111B ZBL
- V VISITOR PARKING
- EV ELECTRIC VEHICLE PARKING
- TREE GRATE
- ENTRY FEATURE
- ART FEATURE
- TACTILE WALKING SURFACE INDICATOR
- LIGHTING (R=0.5m)
- POLE MOUNT LIGHT
- BOLLARD LIGHT
- WASTE STORAGE 1.2m HEIGHT

DATE	REVISION	BY
04/10/19	Issued for Site Plan Third Submission	SP
26/09/19	General Revisions- fire hydrant and light poles	SP
16/09/19	General Revisions- 2' paver apron along driveways	SP
10/09/19	Insert landscape plan and meter locations	SP
05/09/19	General Revisions- reduced size parking stalls	SP
03/09/19	General Revisions- Update window wells and statistic chart	SP
06/08/19	General Revisions- Update labels BVHE to BVHF	SP
09/07/19	Landscaped area summary	SP
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 MATTAMY HOMES. COPYRIGHT RESERVED.
3. SITE PLAN PREPARED IN ACCORDANCE WITH PLAN 4M-1581AND PLAN 4R-30196, PREPARED BY ANNS O'SULLIVAN. VOLLEBEKK LTD.
4. TOWNHOUSE DWELLING UNITS ARE DESIGNED TO ACCOMMODATE CURBSIDE GARBAGE PICK-UP.
5. STACKED TOWNS ARE DESIGNED TO ACCOMMODATE BIN-PICKUP (MOLOK).
6. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
7. REFERENCES CITY OF OTTAWA T.W.S.I. DETAIL SC7.3
8. TO BE RAISED 8cm PER CITY OF OTTAWA TYPICAL RAISED CROSSWALK STANDARD DRAWING R15.

PROJECT TEAM

SITE PLAN DESIGN: KORSIAK Urban Planning
LANDSCAPE ARCHITECTURE: NAK design strategies
MECHANICAL/ ELECTRICAL: LRJ
PLANNING: Stantec
TRANSPORTATION: NOVATECH Engineers, Planners & Landscape Architects
ARCHITECTURE: Q4A
NOISE: VALCOUSTICS Canada Ltd. consulting acoustical engineers
ENVIRONMENTAL: KILGOUR & Associates
CIVIL ENGINEER: DSEL david schaeffer engineering ltd. SINCE 1989
GEOTECHNICAL & STRUCTURAL: paterson group consulting engineers

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: October 4, 2019 | DRAWN BY: SP | CHECKED BY: CR | DRAWING NO.: A1
FILE NO.: D07-12-19-0020
JOB NO.: Mattamy - Wateridge

D07-12-19-0020

DWG #17978

X:\Korsiak & Company\MATTAMY\Ottawa\Wateridge\Site Plan\Oct 19\Block 15 site plan 2019 Oct 4_sp.dwg