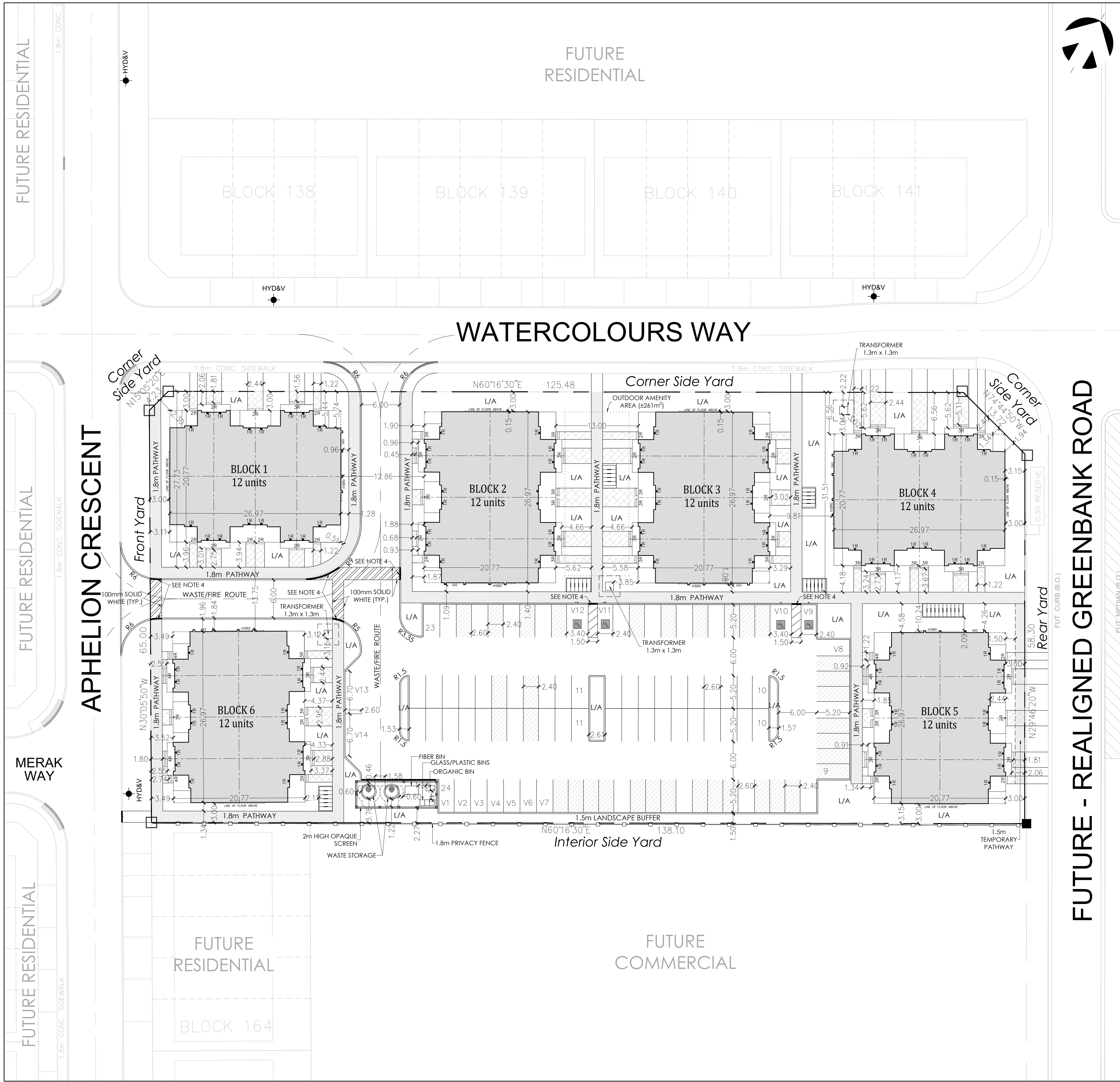




FUTURE - REALIGNED GREENBANK ROAD

SITE STATISTICS AND DEVELOPMENT DATA

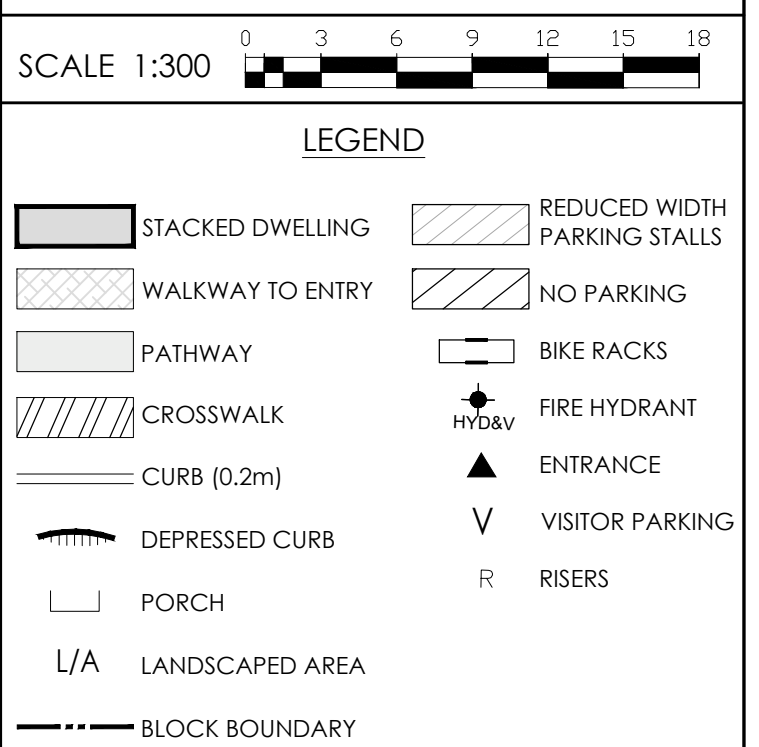
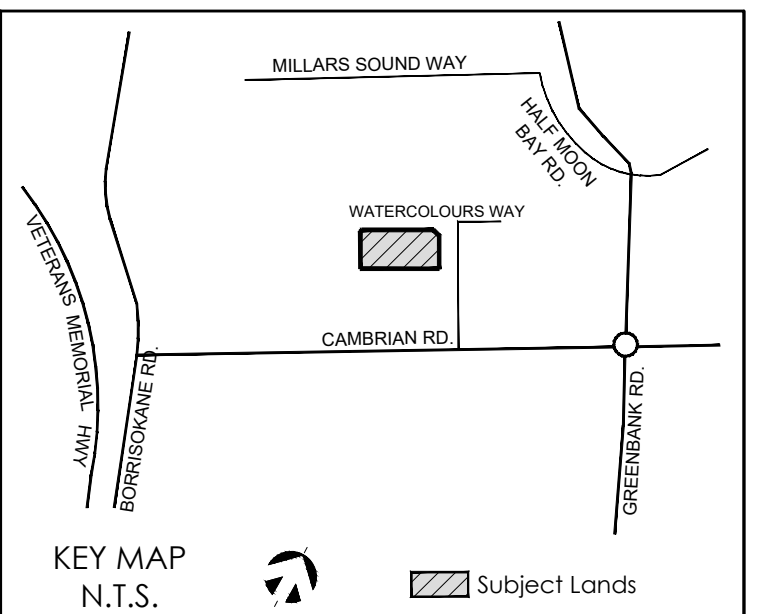
SITE AREA	9,331.13m ² (0.93 ha)
PAVED AREA	2,993.65m ² (32%)
LANDSCAPED AREA	2,911.76m ² (31%)
TOTAL BUILDING COVERAGE	3,425.72m ² (37%)
TOTAL GROSS FLOOR AREA	8,157.12m ²
DENSITY (UPH)	77.4 UPH
ZONE CATEGORY	GM[2584]

DWELLING BLOCK	DWELLING TYPE	GROUND FLOOR AREA (m ²)	UNITS
BLOCK 1-6	12 UNIT BACK-TO-BACK STACKED DWELLING	467.32	72
TOTAL		2,803.92	72

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
187 (Table)	MIN. LOT AREA (m ²)	No minimum	9,331m ²
187 (Table)	MIN. LOT WIDTH (m)	No minimum	68m
187 (Table)	MAX. BUILDING HEIGHT (m)	24m (6 storeys)	12.0m (3 storeys)
187 (Table)	MIN. FRONT YARD SETBACK (m)	3.0m	3.0m
187 (Table)	MIN. CORNER SIDE YARD SETBACK (m)	3.0m	3.0m
187 (Table)	MIN. INTERIOR SIDE YARD SETBACK (m)	3.0m	3.0m
2019-342	MIN. REAR YARD SETBACK (m)	3.0m	3.0m
101 (Table)	RESIDENT PARKING-1.2 spaces/unit	86	86*
102 (Table)	VISITOR PARKING- 0.2 spaces/unit	14	14
111A (Table)	MIN. BICYCLE PARKING- 0.5 spaces/unit	36	38
131 (Table)(1)	MIN. WIDTH OF PRIVATE WAY/ PARKING AISLE (m)	6.0m	6.0m
131 (Table)(2)	MIN. SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY (m)	1.8m	1.8m
131 (Table)(4)	MIN. SEPERATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	1.2m	9.8m

*Section 106 (3a)- Up to 40% of the required parking spaces may be reduced in width for small cars only. Proposed 34 spaces for small car parking.

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
65	PERMITTED PROJECTIONS INTO REQUIRED YARDS:		
65 (5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>0.6m to lot line	1.5m
65 (6)	COVERED OR UNCOVERED BALCONY, PORCH, DECK	>1m to lot line	2.0m
57	MIN. TO CORNER SIGHT TRIANGLE (m)	0m	0m
106 (1)(a)	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	2.6m x 5.2m	2.6m x 5.2m
106 (3)(a)	MIN. REDUCED PARKING SPACE SIZE (m)	2.4m x 4.6m	2.4m x 5.2m
109 (3)(b)	MAX. WALKWAY WIDTH PERMITTED IN YARD (m)	1.8m	1.8m
110 (1)	MIN. % OF PARKING LOT LANDSCAPED	15%	>15%
2019-342	LANDSCAPED AREA SURROUNDING PARKING LOT (100 spaces):		
	ABUTTING A STREET (m)	1.5m	N/A
	NOT ABUTTING A STREET (m)	1.5m	1.5m
110 (3)	REFUSE COLLECTION AREAS:		
2019-342	MIN. WASTE COLLECTION SETBACK TO LOT LINE (m)	2.2m	2.2m
110 (3)(c)	OPAQUE SCREEN MIN. HEIGHT (m)	2.0m	2.0m
137 (Table)	AMENITY AREA:		
	TOTAL MIN. AMENITY AREA (6m ² per unit) (m ²)	432m ²	2,155m ²
	MIN. COMMUNAL AMENITY AREA (m ²)	216m ²	261m ²



DATE	REVISION	BY
11/01/19	Issue for third submission	SP
07/08/19	General revision	SP
17/07/19	General revision - update number of risers	SP
11/07/19	Issue for Second Submission	SP
08/07/19	General revision - new building footprint	SP
24/06/19	General revision - fire bin	CR
17/06/19	General revision - garbage clearance	SP
12/06/19	General revision - City comments, transformers relocated	SP
08/03/19	General revision	SP
06/02/19	Draft for review	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. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
4. REFERENCE CITY OF OTTAWA T.W.S.I. DETAIL SC7.3
5. SURVEY BOUNDARY BY J.D. BARNES LIMITED.
401 WHEELABRATORY WAY, SUITE A, MILTON, ONTARIO.
TEL: (905) 875-9955 FAX: (905) 875-9956
6. SNOW WILL BE REMOVED FROM THE SITE IMMEDIATELY, DUE TO LACK OF AN ON SITE SNOW STORAGE.

PROJECT TEAM	LANDSCAPE ARCHITECTURE:	MECHANICAL/ELECTRICAL:
SITE PLAN DESIGN:	NAK	LRJ
PLANNING:	design strategies	
FOTENN	TRANSPORTATION:	
ARCHITECTURE:	Stantec	
Q4A	NOISE:	
CIVIL ENGINEER:	GRADIENTWIND	
DSEL	ENGINEERS & SCIENTISTS	
	patersongroup	
	ENVIRONMENTAL:	
	KILGOUR	

mattamyHOMES
50 Hines Road, Suite 100, Ottawa, ON Canada K2K 2M5

Half Moon Bay West
Condo Block
3508 GREENBANK RD.
BLOCK 166
PART OF LOT 11
CONCESSION 3 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

TITLE: **BLOCK 166 SITE PLAN**

DATE: November 1, 2019	DRAWN BY: SP	CHECKED BY: CR
FILE NO.: D07-12-19-0057		
JOB NO.: Mattamy - Half Moon Bay		

LILY XU, MCIP, RPP
(A) MANAGER, DEVELOPMENT REVIEW - SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Lily Xu at 4:33 pm, Nov 04, 2019