



SITE STATISTICS AND DEVELOPMENT DATA	
SITE AREA	19,588.25m ² (1.96 ha)
PAVED AREA	5,427.00m ² (28%)
LANDSCAPED AREA	5,811.44m ² (30%)
TOTAL BUILDING COVERAGE	8,349.81m ² (42%)
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 F MODEL (26@165.92m ²)	4,313.92m ²
HYDRO VAULT (1)	116m ³
DENSITY (UPH)	98 UPH
ZONE CATEGORY	R4Y(2456)

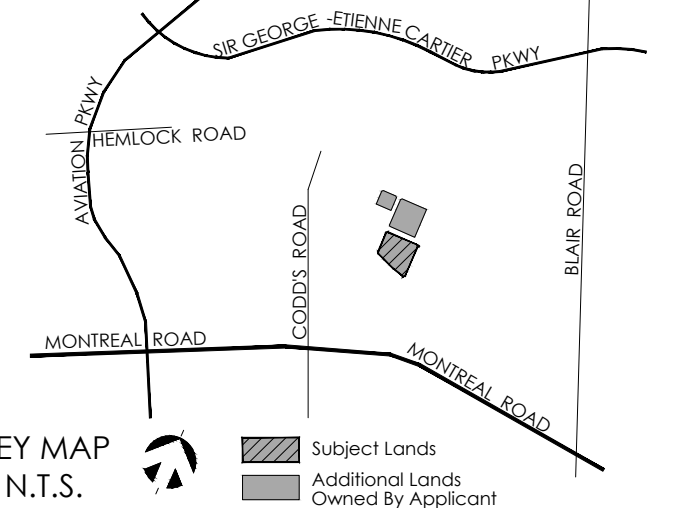
DWELLING BLOCK	DWELLING TYPE	GROUND FLOOR AREA (m ²)	UNITS
BLOCK 1	STACKED TOWNS	502.57	20
BLOCK 2	STACKED TOWNS	500.72	20
BLOCK 3	STACKED TOWNS	500.72	20
BLOCK 4	STACKED TOWNS	502.57	20
BLOCK 5	STACKED TOWNS	401.53	16
BLOCK 6	STACKED TOWNS	401.53	16
BLOCK 7	STACKED TOWNS	302.34	12
BLOCK 8	BACK TO BACK 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	480.28	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	689.68	12
TOTAL		7,040.59	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	3.05m
162A (Table)	MIN. CORNER SIDE YARD SETBACK (m)	3.0m	3.05m
57 (2)	MIN. CORNER SIDE YARD SIGHT TRIANGLE SETBACK (m)	0.5m	2.07m
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 (48@0.75/unit)	68
	- STACKED TOWNS (124)	62 (124@0.5/unit)	124 (124@1/unit): 99 (Regular stalls) 25 (Small car stalls)
2018-124	VISITOR PARKING - B2B TOWNS	0	0
111A (Table)	MIN. BICYCLE PARKING (STACKED TOWNS)	62 (124@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	1.3m
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 (6m ² per unit)	744m ²	1,989m ²
137 (Table)(7)	MIN. B2B TOTAL AMENITY AREA	N/A	N/A
	MIN. OF 50% AS COMMUNAL AT LEAST 1 AGGREGATED AREA	372m ²	373m ²
	MIN. 54m 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
		>1.0m to lot line	1.25m
65 (5)	FIRE ESCAPES, OPEN STAIRWAYS, STEPS, WINDOW WELLS (m)	>0.6m to lot line	0.6m
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


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

APPROVED
By Jamesdo at 9:57 am, Feb 11, 2020



SCALE 1:400

LEGEND

BACK TO BACK TOWNHOUSE	REDUCED WIDTH PARKING STALLS
STACKED TOWNHOUSE	CONCRETE SIDEWALK
PATHWAY (PAVERS)	ENTRANCE
WALKWAY TO ENTRY (PAVERS)	UNIT NUMBER
CROSSWALK (PAVERS)	BENCH
RAISED CROSSWALK	D.R.W. RAIN WATER LEADER
DRIVEWAY (PAVERS)	HYD FIRE HYDRANT
DRIVEWAY (ASPHALT)	CANADA POST MAIL BOX
CURB (0.2m)	LIGHT DUTY PAVING
MOUNTABLE CURB	STOP SIGN
DEPRESSED CURB	BIKE RACKS
PORCH	BIKE SHELTER
PROJECTION (STAIRS)	V VISITOR PARKING
WINDOW WELL	EV ELECTRIC VEHICLE PARKING
TWO FRAMED WINDOW WELL	TREE GRATE
BALCONY	ENTRY FEATURE
S.S. SNOW STORAGE AREA	ART FEATURE
L/A LANDSCAPED AREA	TACTILE WALKING SURFACE INDICATOR
BLOCK BOUNDARY	HYDRO METERS
GAS METERS	WASTE STORAGE 1.2m HEIGHT
GARAGE	STREET TREES
R RISERS	

GENERAL NOTES

- DO NOT SCALE DRAWINGS FOR PRINT.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING AND MATTHEW HOMES. COPYRIGHT RESERVED.
- SITE PLAN PREPARED IN ACCORDANCE WITH PLAN 4M-1581 AND PLAN 4M-3016, PREPARED BY ANNE O'SULLIVAN, VOLLEBEK LTD.
- TOWNHOUSE DWELLING UNITS ARE DESIGNED TO ACCOMMODATE CURBSIDE GARBAGE PICK-UP.
- STACKED TOWNS ARE DESIGNED TO ACCOMMODATE BIKESHOP (WOLK).
- WALKWAYS AND CURBS TO BE SET INTO PUBLIC ROW WHERE APPLICABLE.
- REFERENCES CITY OF OTTAWA T.W.S.I. DETAIL SC7.3
- TO BE BEARED 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: L R J
PLANNING: Stantec	TRANSPORTATION: NOVATECH	ENVIRONMENTAL: KILGOUR & ASSOCIATES
ARCHITECTURE: Q4A	NOISE: VALCOURT	
CIVIL ENGINEER: DSEL	GEOTECHNICAL & STRUCTURAL: pakergroup	

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

BLOCK 15 SITE PLAN

DATE: February 4, 2020	DRAWN BY: SP	DRAWING NO.:
FILE NO.: D07-12-19-0020	CHECKED BY: CR	A1
JOB NO.: Mattamy - Wateridge		