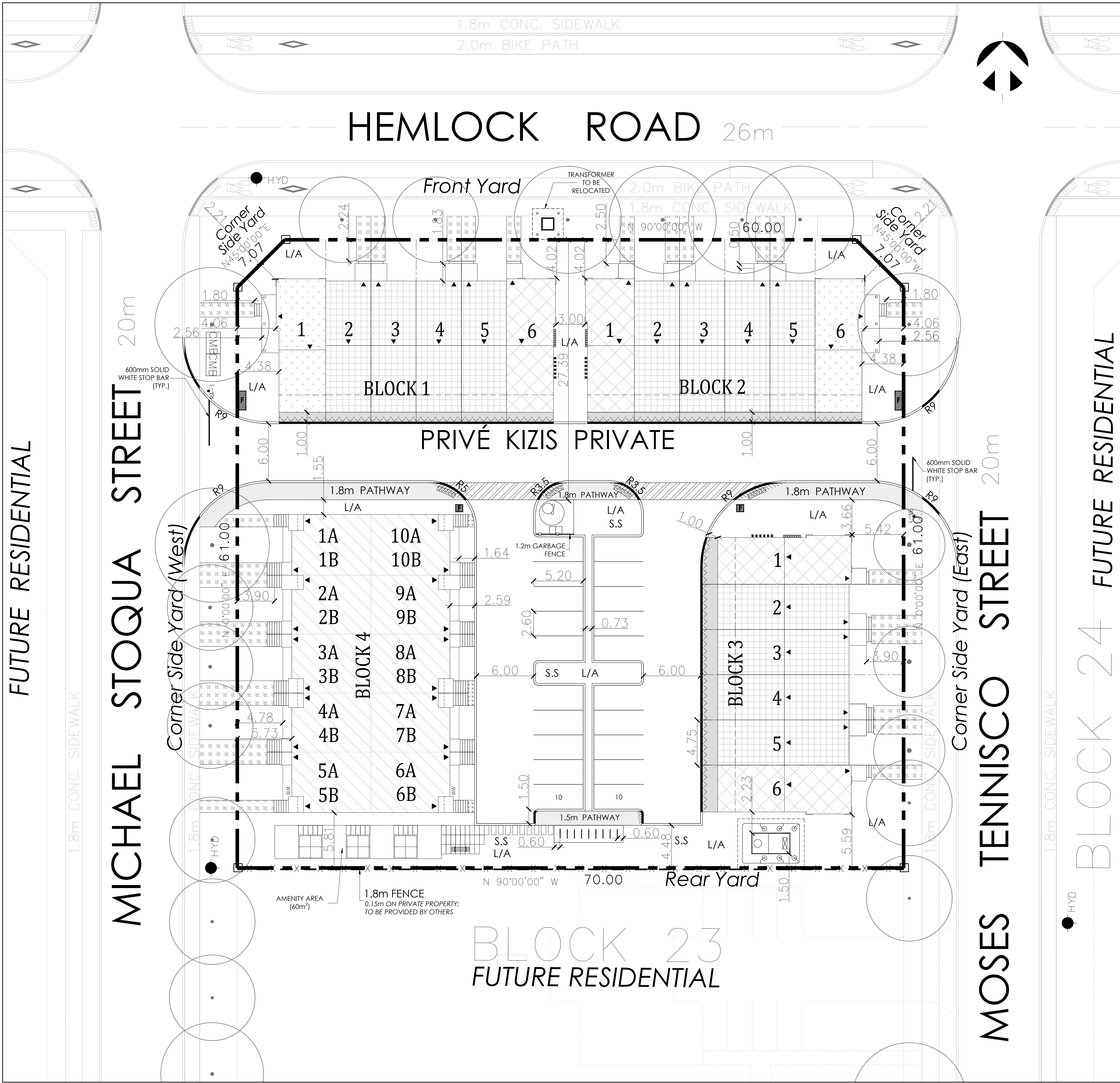


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SITE STATISTICS AND DEVELOPMENT DATA

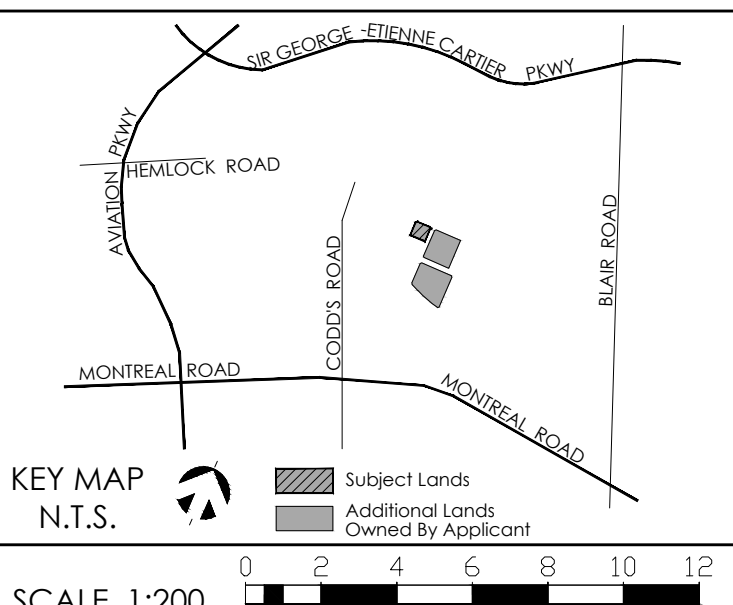
SITE AREA	4,594.19 m ²
PAVED AREA	1,346.40 m ² (29%)
LANDSCAPED AREA	1,380.88 m ² (30%)
TOTAL BUILDING COVERAGE	1,866.91 m ² (41%)
TOTAL GROSS FLOOR AREA	4,647 m ²
TYPE A TOWNHOUSE MODEL (12)	1,702 m ²
TYPE B TOWNHOUSE MODEL (2)	312 m ²
TYPE C TOWNHOUSE MODEL (4)	622 m ²
STACKED TOWNS UPPER MODEL (10)	1,152 m ²
STACKED TOWNS LOWER MODEL (10)	859 m ²
DENSITY (UPH)	82.6
ZONE CATEGORY	RSY[2457]

DWELLING BLOCK	DWELLING TYPE	GROUND FLOOR AREA (m ²)	UNITS
BLOCK 1	REAR LANE TOWNS	402.49	6
BLOCK 2	REAR LANE TOWNS	402.49	6
BLOCK 3	REAR LANE TOWNS	401.88	6
BLOCK 4	STACKED TOWNS	500.72	20
		TOTAL	38

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
164 (Table)	MIN. LOT WIDTH (m)	N/A	N/A
164 (Table)	MIN. LOT AREA (m ²)	1,400 m ²	4,594.19 m ²
164 (Table)	MAX. BUILDING HEIGHT (m)	11.00 m	10.63 m
239 [2457]	MIN. FRONT YARD SETBACK (m)	3.00 m	4.02 m
239 [2457]	MIN. CORNER SIDE YARD SETBACK (m)	3.00 m	4.06 m
164 (Table)	MIN. REAR YARD SETBACK (m)	3.00 m	5.59 m
164 (Table)	MIN. INTERIOR YARD SETBACK (m)	3.00 m	N/A
101 (Table)	RESIDENT PARKING - REAR LANE TOWNS (18 @ 1/unit)	18	18
	STACKED (20 @ 0.5/unit)	10	20
239 [2457]	VISITOR PARKING	0	0
131 (Table)[1]	MIN. WIDTH OF PRIVATE WAY (m)	6.00 m	6.00 m
239 [2457]	SETBACK OF ANY WALL OF A RES. BUILDING TO PRIVATE WAY (m)	1.00 m	1.00 m
239 [2457]	MIN. SETBACK OF GARAGE DOOR TO PRIVATE WAY (m)	1.00 m	1.00 m
111A (Table)	BICYCLE PARKING (STACKED TOWNS)	10 (0.5/unit)	10
137 (Table)[7]	MIN. STACKED TOTAL AMENITY AREA (6m ² per unit)	120 m ²	230 m ² *
	MIN. OF 50% OF THE REQUIRED TOTAL AMENITY AREA FOR COMMUNAL AMENITY AREA	60 m ²	60 m ²

*Includes an average of ±8.5m² per unit for terraces

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
65 [6]	PERMITTED PROJECTIONS INTO YARDS: COVERED OR UNCOVERED BALCONY, PORCH, DECK	2.00 m (MAX)	0.50 m
Table 65[5]	FIRE ESCAPES, OPEN STAIRWAYS, STOOP	>1.0m to lot line	2.50 m
106 [1](a)	MIN. PERPENDICULAR PARKING SPACE SIZE	>0.60m to lot line	1.80 m
239 [2457]	MIN. DRIVEWAY WIDTH TO PARKING LOT (m)	2.6 x 5.2 m	2.6 x 5.2 m
239 [2457]	MIN. AISLE WIDTH TO SPACES (m)	6.00 m	6.00 m
107 [2]	MIN. DRIVEWAY WIDTH TO GARAGE (m)	6.00 m	6.00 m
109 [3](b)	MAX. WALKWAY WIDTH PERMITTED IN YARD (m)	2.40 m	4.75 m
110 [Table]	MIN. LANDSCAPE BUFFER WIDTH PARKING LOT TO LOT LINE	1.80 m	1.50 m
	MIN. OF 15% OF LANDSCAPE AREA WITHIN AND SURROUNDING A PARKING LOT	1.50 m	4.48 m
110 [3](b)	MIN. WASTE COLLECTION SETBACK TO LOT LINE (m)	15%	≥15%
55 [3](e)[ii]	ACCESSORY STRUCTURE SETBACK (m)	3.00 m	27.39 m
55 [5]	PROJECTION HEIGHT (MAX) (m)	0.40 m	1.50 m
239 [2457]	UTILITY INSTALLATIONS SETBACK (m)	3.20 m	1.80 m
Table 131[4]	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	0.60 m	1.50 m
111B [TABLE]	MIN. BICYCLE PARKING SPACE DIMENSIONS (m)	1.20 m	3.00 m
		Width: 0.6 m	0.6 m
		Length: 1.8 m	1.8 m
111 [9]	MIN. BICYCLE PARKING SPACE ACCESS WIDTH AISLE (m)	1.5 m	1.5 m



LEGEND	
	PATHWAY (PAVERS)
	WALKWAY TO ENTRY
	CROSSWALK (PAVERS)
	ASPHALT DRIVEWAY
	MOUNTABLE CURB
	CURB (0.2m)
	DEPRESSED CURB
	PORCH
	WINDOW WELL
	PROJECTION (STAIRS)
	LANDSCAPED AREA
	TYPE A TOWNHOUSE (4.75m)
	TYPE B TOWNHOUSE (5.21m)
	TYPE C TOWNHOUSE (5.13m)
	STACKED DWELLING
	PROPOSED LOT BOUNDARY
	BLOCK BOUNDARY
	FENCE
	BIKE RACK
	HYDRO METERS
	GAS METERS
	SNOW STORAGE AREA
	BENCH
	PATIO SLABS AND STEPPING STONES
	ENTRANCE
	UNIT NUMBER
	HYD FIRE HYDRANT
	STOP SIGN
	3 PHASE TRANSFORMER & SWITCHGEAR
	CANADA POST MAIL BOX
	ART/ WAYFINDING FEATURE
	VEHICULAR GATEWAY FEATURE
	FOOD GARDEN
	TACTILE WALKING SURFACE INDICATOR

DATE	REVISION	BY
14/05/20	Issue for Detailed Design	EC
25/03/20	Revise Site Plan for Site Plan Amendment	EC
01/03/18	Issue for Third Submission to City	SP
14/12/17	Issue for Second Submission to City	SP
28/07/17	Draft for review	SP
28/07/17	Draft for review	BY

GENERAL NOTES

- DO NOT SCALE DRAWINGS FOR PRINT.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING AND MATAMY HOMES. COPYRIGHT RESERVED.
- SITE PLAN PREPARED IN ACCORDANCE WITH PLAN 4M-1551 AND PLAN 4R-30196, PREPARED BY ANNIS O'SULLIVAN, VOLLEBEK LTD.
- TOWNHOUSE DWELLING UNITS ARE DESIGNED TO ACCOMMODATE CURBSIDE GARBAGE PICK-UP.
- 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:	LANDSCAPE ARCHITECTURE:	MECHANICAL/ELECTRICAL:
KORSIAK Urban Planning	NAK design strategies	LR J
PLANNING:	TRANSPORTATION:	
Stantec	NOVATECH	
ARCHITECTURE:	NOISE:	ENVIRONMENTAL:
Q4A	VALCOUSTICS	KILGOUR & Associates
CIVIL ENGINEER:	GEOTECHNICAL & STRUCTURAL:	
DSEL	petersongroup	

WATERIDGE VILLAGE: PHASE 1B

1400 HEMLOCK ROAD

BLOCK 22

PART OF LOTS 22 AND 23

CONCESSION 1 (OTTAWA FRONT)

GEOGRAPHIC TOWNSHIP OF GLOUCESTER

REGISTERED PLAN 4M-1559

CITY OF OTTAWA

TITLE: BLOCK 22 SITE PLAN

DATE: May 14, 2020

DRAWN BY: EC

CHECKED BY: CR

FILE NO.: D07-12-17-0111

JOB NO.: Mattamy - Wateridge

DRAWING NO. A2