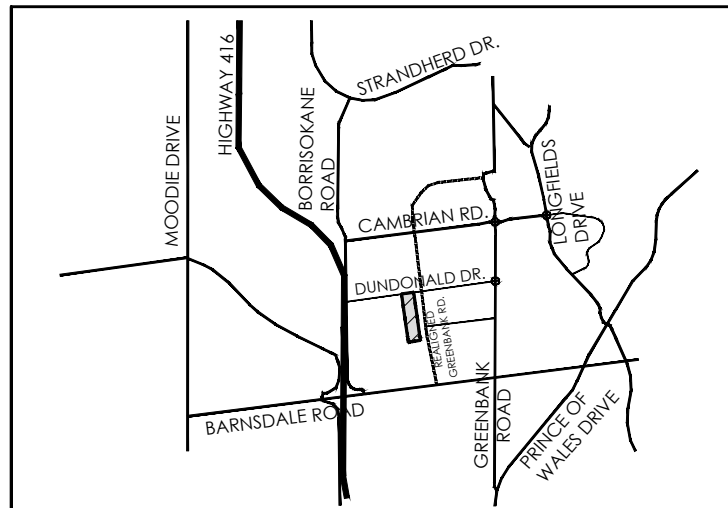
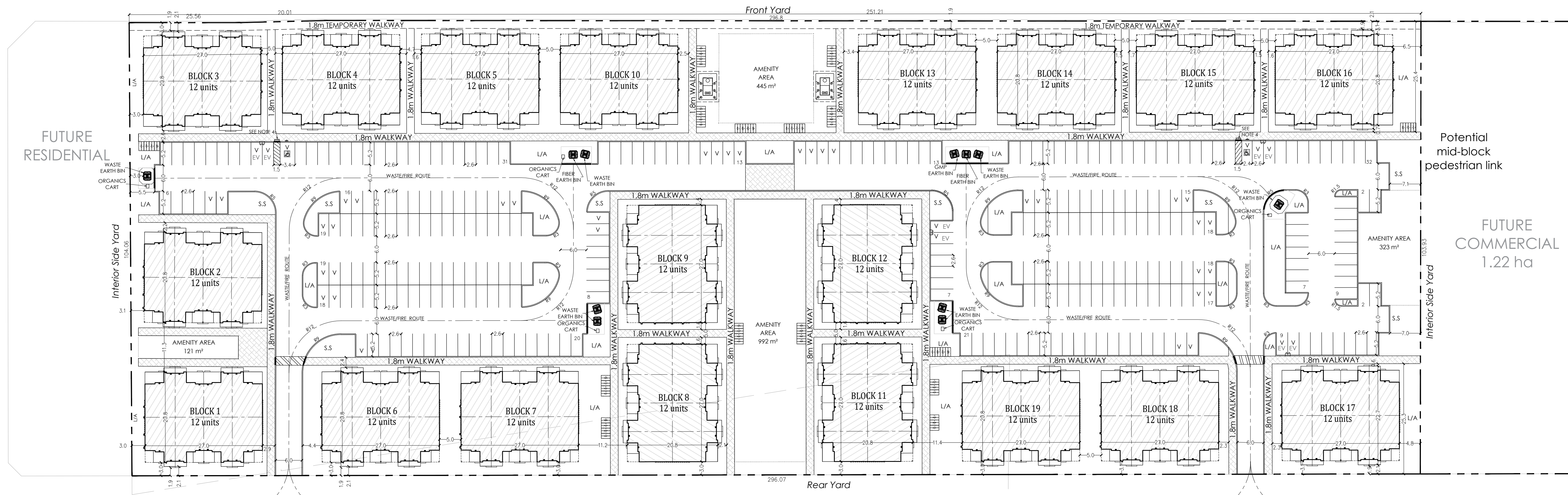


COMMUNITY PARK
7.65 ac
3.10 ha

RESIDENTIAL

REALIGNED GREENBANK ROAD

DUNDONALD ROAD



KEY MAP
N.T.S.
SCALE 1:500

- LEGEND**
- STACKED TOWNS
 - PAVERS
 - CROSSWALK
 - CURB (0.2m)
 - DEPRESSED CURB
 - BALCONY
 - PORCH
 - PROJECTION (STAIRS)
 - S.S. SNOW STORAGE AREA
 - L/A LANDSCAPED AREA
 - BLOCK BOUNDARY
 - BARRIER FREE PARKING
 - BARRIER FREE PARKING SIGNAGE
 - TACTILE WALKING SURFACE INDICATOR
 - NO PARKING
 - CONCRETE/ASPHALT PAD
 - BIKE RACKS
 - ENTRANCE
 - VISITOR PARKING
 - ELECTRIC VEHICLE CHARGING STATION
 - EARTH BIN (6.5 yd³)
 - ORGANICS CART (240L)

12/04/22	Resubmission	CR
01/21/22	General revision	SP
12/02/21	Draft for review	SP
DATE	REVISION	BY

- GENERAL NOTES**
- DO NOT SCALE DRAWINGS FOR PRINT.
 - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIK URBAN PLANNING AND MATTAMY HOMES. COPYRIGHT RESERVED.
 - WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
 - REFERENCE CITY OF OTTAWA I.W.S.I. DETAIL SC7.3
 - SURVEY BOUNDARY BY J.D. BARNES LIMITED, 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9

PROJECT TEAM

SITE PLAN DESIGN: KORSIK URBAN PLANNING

LANDSCAPE ARCHITECTURE: NAK design strategies

PLANNING: J.R. Richards

TRANSPORTATION: G

ARCHITECTURE: Q4A

MECHANICAL/ELECTRICAL: L.R.J.

CIVIL ENGINEER: Stantec

SITE STATISTICS AND DEVELOPMENT DATA

SITE AREA	30,880m ² (3.09 ha)
PAVED AREA	9,508.17m ² (31%)
LANDSCAPED AREA	10,600.92m ² (34%)
TOTAL BUILDING COVERAGE	10,770.91m ² (35%)
TOTAL GROSS FLOOR AREA	24,662.76 m ²
DENSITY (UPH)	74 UPH
ZONE CATEGORY	R4(Z)(2798)

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m ²)	UNITS
BLOCK 1-19	12 UNIT BACK-TO-BACK STACKED DWELLING	1,298.04 (per Block)	228
TOTAL		24,662.76	228

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A(Table)(2)	MIN. LOT AREA (m ²)	1,400m ²	30,880m ²
162A(Table)(2)	MIN. LOT WIDTH (m)	18m	296.8m
162A(Table)(2)	MIN. FRONT YARD SETBACK (m)	3.0m	3.0m
2798 (By-law 2022-235)	MIN. INTERIOR SIDE YARD SETBACK:		
	FOR THE NORTHERN LOT LINE	3.0m	3.0m
	FOR THE SOUTHERN LOT LINE	4.75m	4.8m
2798 (By-law 2022-235)	MIN. REAR YARD SETBACK (m)	3.0m	3.0m
162A(Table)(2)	MAX. BUILDING HEIGHT (m)	14.5m	12.0m (3 storeys)
101(Table)	RESIDENT PARKING - 1.2 spaces/unit	273.6	274
102(Table)	VISITOR PARKING - 0.2 spaces/unit	45.6	46
111A(Table)	MIN. BICYCLE PARKING - 0.5 spaces/unit	114	114
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	2.9m
131(Table)(4)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	1.2m	4.7m
137(Table)	AMENITY AREA:		
	TOTAL MIN. AMENITY AREA (6m ² per unit)	1,368m ²	1,938m ² *
	MIN. COMMUNAL AMENITY AREA (min. 50% area)	684m ²	1,881m ²

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
65(Table)	PERMITTED PROJECTIONS INTO REQUIRED YARDS:		
65(Table)(5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>0.6m to lot line	1.9m
65(Table)(6)	COVERED OR UNCOVERED BALCONY, PORCH, DECK	>1m to lot line	2.1m
106(1)(c)	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	2.6m x 5.2m	2.6m x 5.2m
106(2)	MIN. BARRIER FREE PARKING**		
	TYPE A PARKING SPACE SIZE (m)	3.4m wide	3.4m wide
	TYPE B PARKING SPACE SIZE (m)	2.4m wide	2.4m wide
	ACCESS AISLE (m)	1.5m	1.5m
1118(Table)	MIN. BICYCLE PARKING SPACE DIMENSION, HORIZONTAL (m)	Width: 0.6m Length: 1.8m	Width: 0.6m Length: 1.8m
111(9)	MIN. BICYCLE PARKING SPACE ACCESS AISLE WIDTH (m)	1.5m	1.8m
109(3)(b)	MAX. WALKWAY WIDTH PERMITTED IN YARD (m)	1.8m	1.8m
110(1)	MIN. % OF PARKING LOT LANDSCAPED	15%	17%
110(Table)(iv)	LANDSCAPED AREA SURROUNDING PARKING LOT		
	ABUTTING A STREET (m)	3.0m	N/A
	NOT ABUTTING A STREET (m)	3.0m	5.5m
110(3)	REFUSE COLLECTION AREAS:		
110(3)(b)	MIN. WASTE COLLECTION SETBACK TO LOT LINE (m)	3.0m	3.0m
110(3)(c)	OPAQUE SCREEN MIN. HEIGHT (m)	2.0m***	2.0m***

*Per the 2014 Guide to the Integrated Accessibility Standards Regulation - Design of Public Spaces Standard, 4% of parking spaces provided for public use must be accessible. 2 of the provided 46 visitor spaces have been designed to be barrier-free, one each of Type A and Type B class.

**Section 110(3)(d) where an in-ground refuse container is provided, the screening requirement of Section 3)(c) above may be achieved with soft landscaping (By-law 2020-299)

mattamy HOMES

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**Half Moon Bay South
Condo Block**

PART OF LOT 8
CONCESSION 3 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

TITLE: **SITE PLAN**

DATE: December 6, 2022 DRAWN BY: CR CHECKED BY: KC DRAWING NO. **B**

FILE NO.: D07-12-22-0042

JOB NO.: Mattamy - Half Moon Bay

Korsik & Company Urban Planning & Landscape Architecture Inc. 2022-12-06 10:00 AM 2022-12-06 10:00 AM 2022-12-06 10:00 AM 2022-12-06 10:00 AM

D07-12-22-0042