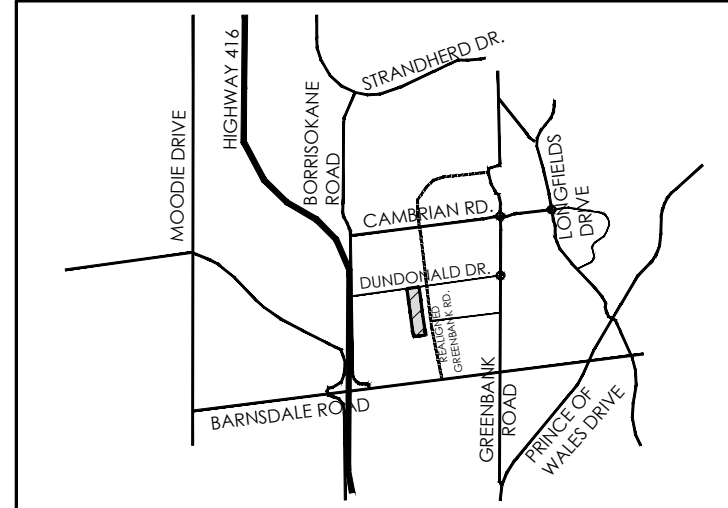


COMMUNITY PARK  
7.65 ac  
3.10 ha

RESIDENTIAL



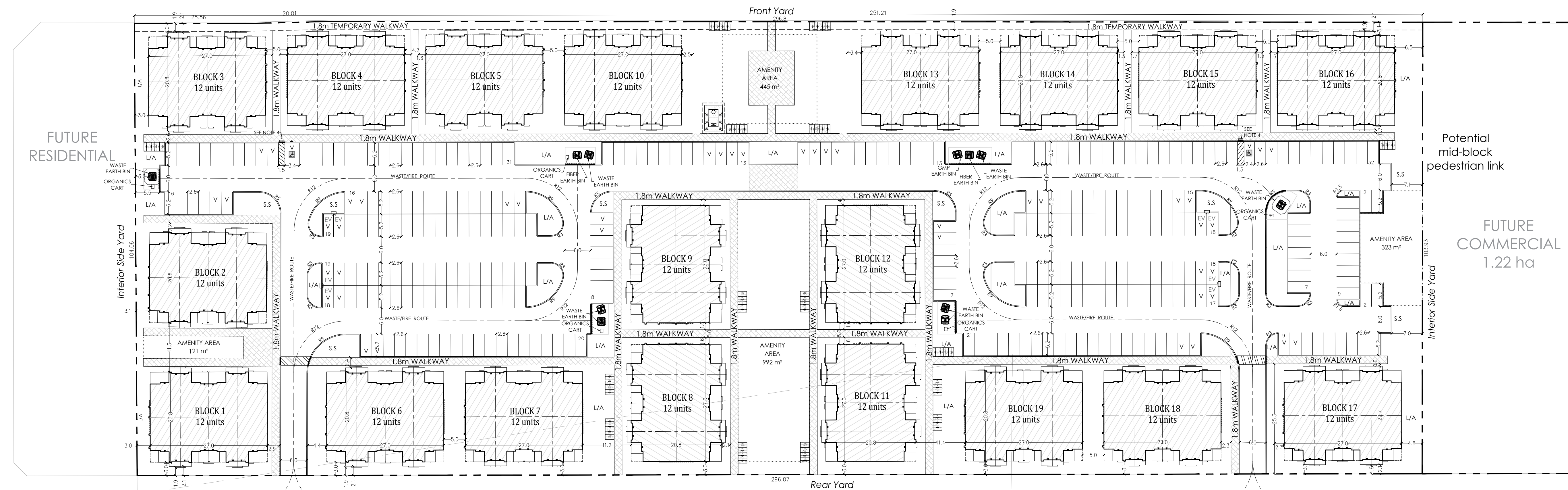
KEY MAP  
N.T.S.

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)

DUNDONALD ROAD



OBSIDIAN STREET

HAIKU STREET

RESIDENTIAL

CHILLERTON DRIVE

RESIDENTIAL

EPOCH STREET

Potential mid-block pedestrian link

FUTURE COMMERCIAL  
1.22 ha

SITE STATISTICS AND DEVELOPMENT DATA

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

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

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A[Table](2)	MIN. LOT AREA (m <sup>2</sup> )	1,400m <sup>2</sup>	30,880m <sup>2</sup>
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 <sup>2</sup> per unit)	1,368m <sup>2</sup>	1,938m <sup>2</sup> *
	MIN. COMMUNAL AMENITY AREA (min. 50% area)	684m <sup>2</sup>	1,881m <sup>2</sup>

\*Individual amenity areas are provided on the balconies

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
65[Table]	PERMITTED PROJECTIONS INTO REQUIRED YARDS:		
	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>0.6m to lot line	1.9m
	COVERED OR UNCOVERED BALCONY, PORCH, DECK	>1m to lot line	2.1m
106(1)(a)	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
	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 sites.  
\*\*\*Section 110(3)(c) where an in-ground refuse container is provided, the screening requirement of Section (3)(c) above may be achieved with soft landscaping (Bylaw 2020-299)

DATE	REVISION	BY
03/31/23	Resubmission	KC
12/04/22	Resubmission	CR
01/21/22	General revision	SP
12/02/21	Draft for review	SP

- GENERAL NOTES
- DO NOT SCALE DRAWINGS FOR PRINT.
  - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING AND MATTAMY HOMES. COPYRIGHT RESERVED.
  - WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
  - REFERENCE CITY OF OTTAWA T.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: **KORSIAK Urban Planning**

PLANNING: **JR.L.Richards**

ARCHITECTURE: **Q4A**

CIVIL ENGINEER: **Stantec**

LANDSCAPE ARCHITECTURE: **NAK design strategies**

TRANSPORTATION: **G**

MECHANICAL/ELECTRICAL: **LRJ**



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

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: March 31, 2023	DRAWN BY: CR	CHECKED BY: KC	DRAWING NO. B
FILE NO.: D07-12-22-0042	JOB NO.: Mattamy - Half Moon Bay		