



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

LEGEND

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

06/19/23	Resubmission	KC
05/11/23	New footprints, draft for review	CR
03/31/23	Resubmission	KC
12/06/22	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.
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 - WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
 - REFERENCE CITY OF OTTAWA T.W.S.I. DETAIL SC.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)

LANDSCAPE ARCHITECTURE: **NAK** (design strategies)

PLANNING: **JR L Richards**

ARCHITECTURE: **Q4A**

CIVIL ENGINEER: **Stantec**

MECHANICAL/ELECTRICAL: **LRJ**

mattamy HOMES

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: June 19, 2023 DRAWN BY: CR CHECKED BY: KC DRAWING NO. **B**

FILE NO.: D07-12-22-0042

JOB NO.: Mattamy - Half Moon Bay

SITE STATISTICS AND DEVELOPMENT DATA

SITE AREA	30,880 m² (3.09 ha)
PAVED AREA	9,943.06 m² (32%)
LANDSCAPED AREA	10,562.02 m² (34%)
TOTAL BUILDING COVERAGE	10,374.92 m² (34%)
TOTAL GROSS FLOOR AREA	25,283.44 m²
DENSITY (UPH)	74 UPH
ZONE CATEGORY	R4(Z)(2798)

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m²)	UNITS
BLOCK 1-2, 6-13, 16, 18, 19	12 UNIT BACK-TO-BACK STACKED DWELLING	1,331.04 (per Block)	156
BLOCK 3-5, 14, 15	12 UNIT BACK-TO-BACK STACKED DWELLING	1,329.46 (per Block)	60
BLOCK 17	12 UNIT BACK-TO-BACK STACKED DWELLING	1,332.62 (per Block)	12
TOTAL		25,283.44	228

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A(1)(table)(2)	MIN. LOT AREA (m²)	1,400m²	30,880m²
162A(1)(table)(2)	MIN. LOT WIDTH (m)	18m	296.8m
162A(1)(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(1)(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(1)(table)	MIN. BICYCLE PARKING - 0.5 spaces/unit	114	118
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	2.30m
131 (Table)(4)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	1.2m	4.6m
137 (Table)	AMENITY AREA: TOTAL MIN. AMENITY AREA (6m² per unit)	1,368m²	3,629m²*
	MIN. COMMUNAL AMENITY AREA (min. 50% area)	684m²	1,879m²*

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
65 (Table)	PERMITTED PROJECTIONS INTO REQUIRED YARDS: FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>0.6m to lot line	1.6m
65 (Table)(5)	COVERED OR UNCOVERED BALCONY, PORCH, DECK	>1m to lot line	2.1m
65 (Table)(6)	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	2.6m x 5.2m	2.6m x 5.2m
106(1)(a)	MIN. BARRIER FREE PARKING**		
106(2)	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 (P)	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%	31%
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)

Korsiak & Company Urban Planning and Design Inc. 2023-06-19 10:00:00 AM

D07-12-22-0042