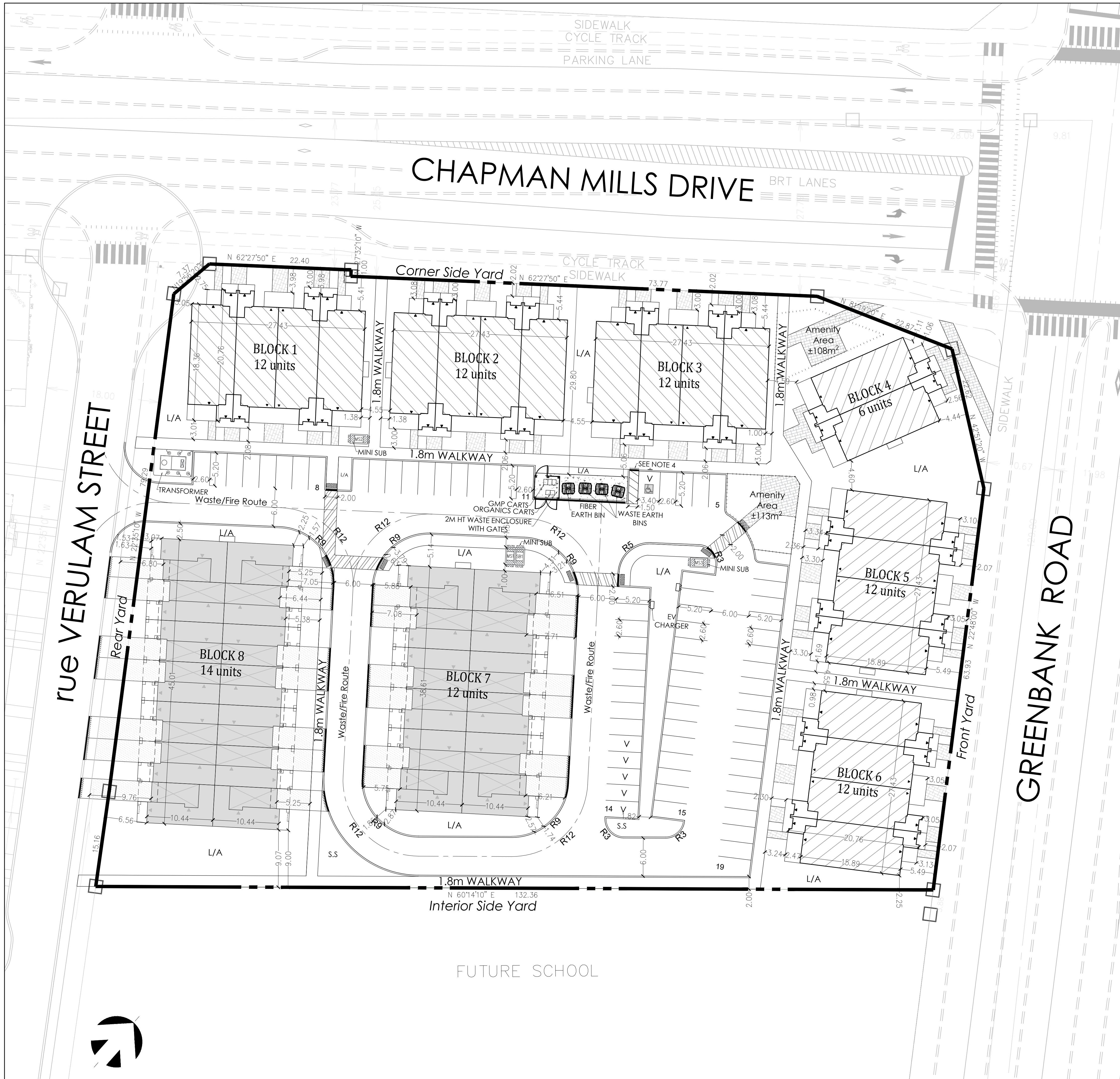




SITE STATISTICS AND DEVELOPMENT DATA			
SITE AREA		12,346 m ² (1.23 ha)	
PAVED AREA		3,545m ² (29%)	
LANDSCAPED AREA		3,878m ² (31%)	
TOTAL BUILDING COVERAGE		4,923m ² (40%)	
TOTAL APPROXIMATE GROSS FLOOR AREA		11,650.75 m ² (1.16 ha)	
TOTAL UNITS		92	
DENSITY (UPH)		75 UPH	
ZONE CATEGORY		MC[2668]	

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m ²)	UNITS
BLOCK 1	STACKED BACK TO BACK TOWNS	1,393.07	12
BLOCK 2	STACKED BACK TO BACK TOWNS	1,393.07	12
BLOCK 3	STACKED BACK TO BACK TOWNS	1,393.07	12
BLOCK 4	STACKED BACK TO BACK TOWNS	696.53	6
BLOCK 5	STACKED BACK TO BACK TOWNS	1,393.07	12
BLOCK 6	STACKED BACK TO BACK TOWNS	1,393.07	12
BLOCK 7	VILLAGE TOWNS	1,848.76	12
BLOCK 8	VILLAGE TOWNS	2,140.11	14
TOTAL		11,650.75	92

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
191(Table)(a)	MIN. LOT AREA (m ²)	No minimum	12,345.8 m ²
191(Table)(b)	MIN. LOT WIDTH (m)	No minimum	97.5m
2668(By-law 2020-331)	MIN. BUILDING HEIGHT (m)	2 Storeys	3 Storeys
2668(By-law 2020-331)	MAX. BUILDING HEIGHT (m)	90m	12m Stacked Towns 10m Village Towns
191(Table)(c)	MIN. DENSITY (UPH)	75	75
191(Table)(c)	MIN. FRONT YARD SETBACK (m)	No minimum	3.0m
191(Table)(c)	MIN. CORNER SIDE YARD SETBACK (m)	No minimum	1.0m
191(Table)(d)	MIN. INTERIOR SIDE YARD SETBACK (m)	No minimum	2.2m
191(Table)(e)	MIN. REAR YARD SETBACK (m)	No minimum	3.0m
191(Table)(f)	MAX. FSI	No Max	0.94
2668(By-law 2020-331)	RESIDENT PARKING - STACKED TOWNS (66 units @ 1/unit)	66	66
2668(By-law 2020-331)	- VILLAGE TOWNS (24 units @ 1/unit)	26	52
2668(By-law 2020-331)	VISITOR PARKING - STACKED TOWNS (66 units @ 0.1/unit after the first 12 units)	5.4	6
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	N/A
	ACCESS AISLE (m)	1.5m	1.5m
110(1)	MIN. % OF PARKING LOT LANDSCAPED	15%	26%
110(Table)	LANDSCAPED AREA SURROUNDING PARKING LOT:		
	ABUTTING A STREET (m)	3.0m	6.2m
	NOT ABUTTING A STREET (m)	1.5m	1.8m
110(3)(b)	MIN. WASTE COLLECTION SETBACK TO LOT LINE (m)	3.0m	29.0m
110(3)(c)	OPAQUE SCREEN MIN. HEIGHT (m) **	2.0m **	See Note **
131(Table)(1)	MIN. WIDTH OF PRIVATE WAY (m)	6.0m	6.0m
131(Table)(2)	MIN. SETBACK OF ANY WALL OF A RESIDENTIAL BUILDING TO PRIVATE WAY (m)	1.8m	2.2m
131(Table)(3)	MIN. SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY (m)	5.2m	5.7m
131(Table)(4)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN PLANNED UNIT DEVELOPMENT (m)	1.2m	4.5m
137(Table)	AMENITY AREA: TOTAL MIN. AMENITY AREA (6m ² per unit)	396m ²	848m ² ***
	COMMUNAL AMENITY AREA (min. 50% area)	198m ²	221m ²
65	PERMITTED PROJECTIONS INTO REQUIRED YARDS:		
65(5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>0.6m to lot line	N/A
65(6)	COVERED OR UNCOVERED BALCONY, PORCH, DECK (m)	>1m to lot line 2.0m (Max)	1.0m

* 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. 1 of the provided 6 visitor spaces have been designed to be barrier-free, Type A size.
** 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
*** Individual amenity areas are provided on the balconies.

STRANDHERD DRIVE
JOCKVALE ROAD
MARKETPLACE AVE.
CHAPMAN MILLS DRIVE
JOCKVALE ROAD
GREENBANK ROAD
JOCK RIVER

KEY MAP
N.T.S.

SCALE 1:300

LEGEND

- STACKED TOWNS
- VILLAGE TOWNS
- CROSSWALK
- WALKWAY TO ENTRY (PAVERS)
- CONCRETE
- ASPHALT
- GARAGE
- TWSI (TACTILE WALKING SURFACE INDICATOR)
- CURB (0.2m)
- DEPRESSED CURB
- MOUNTABLE CURB
- BALCONY
- PORCH
- S.S. SNOW STORAGE AREA
- L/A LANDSCAPED AREA
- BLOCK BOUNDARY
- ENTRANCE
- VISITOR PARKING
- BARRIER FREE SIGNAGE
- BARRIER FREE PARKING
- EARTH BIN
- ORGANICS / GMP CARTS
- TRANSFORMER
- HYDRO CABINET
- MINI SUBS
- EV CHARGERS

12/06/24	Update stacked towns footprint and electrical	WS
07/03/24	Draft site plan	SP
DATE	REVISION	BY

GENERAL NOTES

- DO NOT SCALE DRAWINGS FOR PRINT.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING. COPYRIGHT RESERVED.
- WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
- REFERENCES CITY OF OTTAWA T.W.S.I. DETAIL SC7.3
- SURVEY BOUNDARY BY J.D. BARNES LIMITED, 2430 DON REID DRIVE, SUITE 204, OTTAWA, ON TEL: (613) 731-7244 FAX: (613) 731-8955

PROJECT TEAM

SITE PLAN DESIGN: KORSIAK Urban Planning

LANDSCAPE ARCHITECTURE: NAK

PLANNING: FOTENN

ARCHITECTURE: Q4A

TRANSPORTATION: G

CIVIL ENGINEER: Stantec

mattamyHOMES

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

South Nepean Town Centre

3288 GREENBANK ROAD
BLOCK 3, REGISTERED PLAN #
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

TITLE: PHASE 5 SITE PLAN

DATE: June 12, 2024	DRAWN BY: WS	DRAWING NO. A
	CHECKED BY: CR	
FILE NO.:		
JOB NO.:	SNTC PHASE 5	