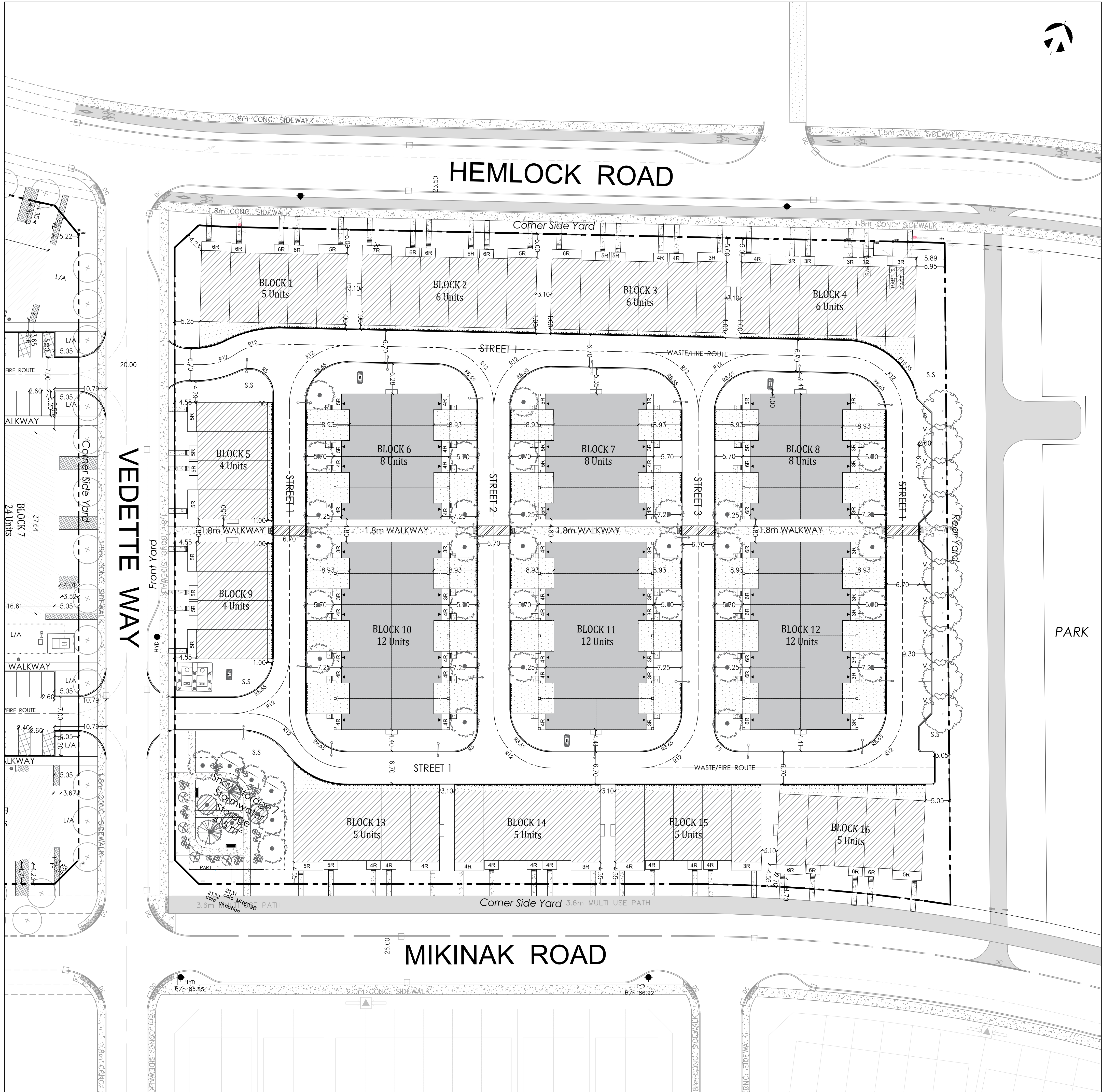




SITE STATISTICS AND DEVELOPMENT DATA

SITE AREA	21,760 m ² (2.17 ha)
PAVED AREA	7,204m ² (33%)
LANDSCAPED AREA	5,579m ² (26%)
TOTAL BUILDING COVERAGE	8,977m ² (41%)
TOTAL APPROXIMATE GROSS FLOOR AREA	TBD
TOTAL UNITS	111
NET DENSITY (UPH)	77 UPH
ZONE CATEGORY	R4UC(2311)

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA m ²	UNITS
BLOCK 1	REAR LANE TOWNS	TBD	5
BLOCK 2	REAR LANE TOWNS	TBD	6
BLOCK 3	REAR LANE TOWNS	TBD	6
BLOCK 4	REAR LANE TOWNS	TBD	6
BLOCK 5	REAR LANE TOWNS	TBD	4
BLOCK 6	BACK TO BACK TOWNS	TBD	8
BLOCK 7	BACK TO BACK TOWNS	TBD	8
BLOCK 8	BACK TO BACK TOWNS	TBD	8
BLOCK 9	REAR LANE TOWNS	TBD	4
BLOCK 10	BACK TO BACK TOWNS	TBD	12
BLOCK 11	BACK TO BACK TOWNS	TBD	12
BLOCK 12	BACK TO BACK TOWNS	TBD	12
BLOCK 13	REAR LANE TOWNS	TBD	5
BLOCK 14	REAR LANE TOWNS	TBD	5
BLOCK 15	REAR LANE TOWNS	TBD	5
BLOCK 16	REAR LANE TOWNS	TBD	5
TOTAL		TBD	111

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A(Table)	MIN. LOT AREA (m ²): PLANNED UNIT DEVELOPMENT	1,400m ²	21,760m ²
162A(Table)	MIN. LOT WIDTH (m): PLANNED UNIT DEVELOPMENT	No minimum	134m
Table 162A & 135(1)	MIN. FRONT YARD SETBACK (m): PLANNED UNIT DEVELOPMENT	4.5m	4.55m
Table 162A & 135(1)	MIN. REAR YARD SETBACK (m): PLANNED UNIT DEVELOPMENT	4.5m	5.05m
162A(Table)	MIN. CORNER SIDE YARD SETBACK (m): PLANNED UNIT DEVELOPMENT	4.5m	4.55m
162A(Table)	MAX. BUILDING HEIGHT (m): TOWNHOUSE	10m	9.92m (RLT) (1.23m) (B2B)
2311	MIN. LOT LINE SETBACK FOR LOT LINES THAT ABUT PARKS (m):	5m	5.05m
2311	MAX. FRONT, REAR AND SIDE YARD SETBACKS (m):	6m	5.95m
101(3) & 101 (Table)	MIN. RESIDENT PARKING (TOWNHOUSE) - (99 UNITS @ 0.75 SPACES AFTER THE FIRST 12 UNITS)	71	111
102(Table)	MIN. VISITOR PARKING (REAR LANE TH) - (51 Units @ 0.1 SPACES AFTER THE FIRST 12 UNITS)	4	8
131 (Table)(1)	MIN. WIDTH OF PRIVATE WAY/ PARKING ASLE (m)	6.0m	6.7m
131 (Table)(2)	MIN. SEIBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY (m)	1.8m	1.0m
131 (Table)(3)	MIN. SEIBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY (m):	5.2m	1.0m
2311	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	3m	3.1m
131 (Table)(5)(b)	REQUIRED VISITOR PARKING MAY BE PROVIDED AS PARALLEL PARKING ON A PRIVATE WAY, PROVIDED THE PRIVATE WAY HAS A MINIMUM WIDTH OF 8.5m:	8.5m	9.3m
139(1)(Table)	MIN. AGGREGATED SOFT LANDSCAPED AREA % WHERE THE FRONT/ SIDE YARD SETBACK IS MORE THAN 3m	40%	≥40%
139(4)(c)	MAX. WIDTH OF A WALKWAY IN THE CASE OF ANY OTHER RESIDENTIAL USE BUILDING (m)	1.2m	1.0m
65(Table)	ADDITIONAL PROVISIONS PERMITTED PROJECTIONS INTO REQUIRED YARDS: FIRE ESCAPES, OPEN STAIRWAYS, STOOP, WHERE AT OR BELOW THE FIRST FLOOR LEVEL (m): INTERIOR SIDE YARD OR REAR YARD (m) FRONT YARD OR CORNER SIDE YARD (m) COVERED OR UNCOVERED BALCONY, PORCH, DECK, WHERE THE WALKING SURFACE IS NOT HIGHER THAN 0.6m ABOVE ADJACENT GRADE: INTERIOR SIDE YARD OR REAR YARD (m) FRONT YARD OR CORNER SIDE YARD (m)	No Limit >0.6m to lot line No Limit >1.0m to lot line 2.25m (Max) A 1.5m high opaque screen is to be provided facing the interior side lot line.	N/A 1.70m N/A 1.83m Certain proposed 2nd floor balconies associated with the RL1 units do not include a 1.5 m high opaque screen where within 1.5 m of an exterior side wall of what will be a residential-zoned lot, 2.6m x 6.7 m
65(Table)(6)	WHERE A DECK OR BALCONY OCCURS ABOVE THE 1ST FLOOR & IS WITHIN 1.5M OF AN EXTERIOR SIDE WALL OR INTERIOR SIDE LOT LINE OF A RESIDENTIAL-ZONED LOT		
65(Table)(6) (b)(v)			
106(2)(a)	MIN. PARALLEL PARKING SPACE SIZE (m)	2.6m x 6.7 m	

KEY MAP
N.T.S.

SCALE 1:400

LEGEND

- REAR LANE TOWNS
- BACK TO BACK TOWNS
- CROSSWALK
- CURB (0.2m)
- WALKWAY TO ENTRY (Pavers)
- DEPRESSED CURB
- MOUNTABLE CURB
- PORCH
- PROJECTION (STAIRS)
- S.S. SNOW STORAGE AREA
- L/A LANDSCAPED AREA
- BLOCK BOUNDARY
- TACTILE WALKING SURFACE INDICATOR
- NEW LED LIGHT POLE
- STREET TREE
- CONCRETE/ASPHALT PAD
- ENTRANCE
- ASPHALT DRIVEWAY
- VISITOR PARKING
- BARRIER FREE PARKING
- BENCH
- SHRUB
- CONIFEROUS TREE
- DECIDUOUS TREE
- TRANSFORMER
- MINI SUBS (HYDRO)
- SWITCHBOARD
- HYDRO CABINET
- R RISERS
- LIGHT POLE

06/05/25	Site Plan Revisions	WS
25/02/25	Draft site plan	AS
DATE (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

PROJECT TEAM

SITE PLAN DESIGN: KORSIAK URBAN PLANNING

LANDSCAPE ARCHITECTURE: NAK design strategies

TRANSPORTATION: NOVATECH

PLANNING: Stantec

CIVIL ENGINEER: Stantec

NOISE: GRADIENT WIND

ARCHITECTURE: Stantec

MECHANICAL/ELECTRICAL: Stantec

GEOTECHNICAL & STRUCTURAL: Stantec

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

Wateridge

Block 105
615 MIKINAK ROAD
PART OF LOT 24 CONCESSION 1 (OTTAWA FRONT)
REGISTERED PLAN 4M-1559
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

TITLE: SITE PLAN

DATE: May 6, 2025
DRAWN BY: WS
CHECKED BY: JH

FILE NO.: #
JOB NO.: WATERIDGE PHASE 3A

DRAWING NO. A