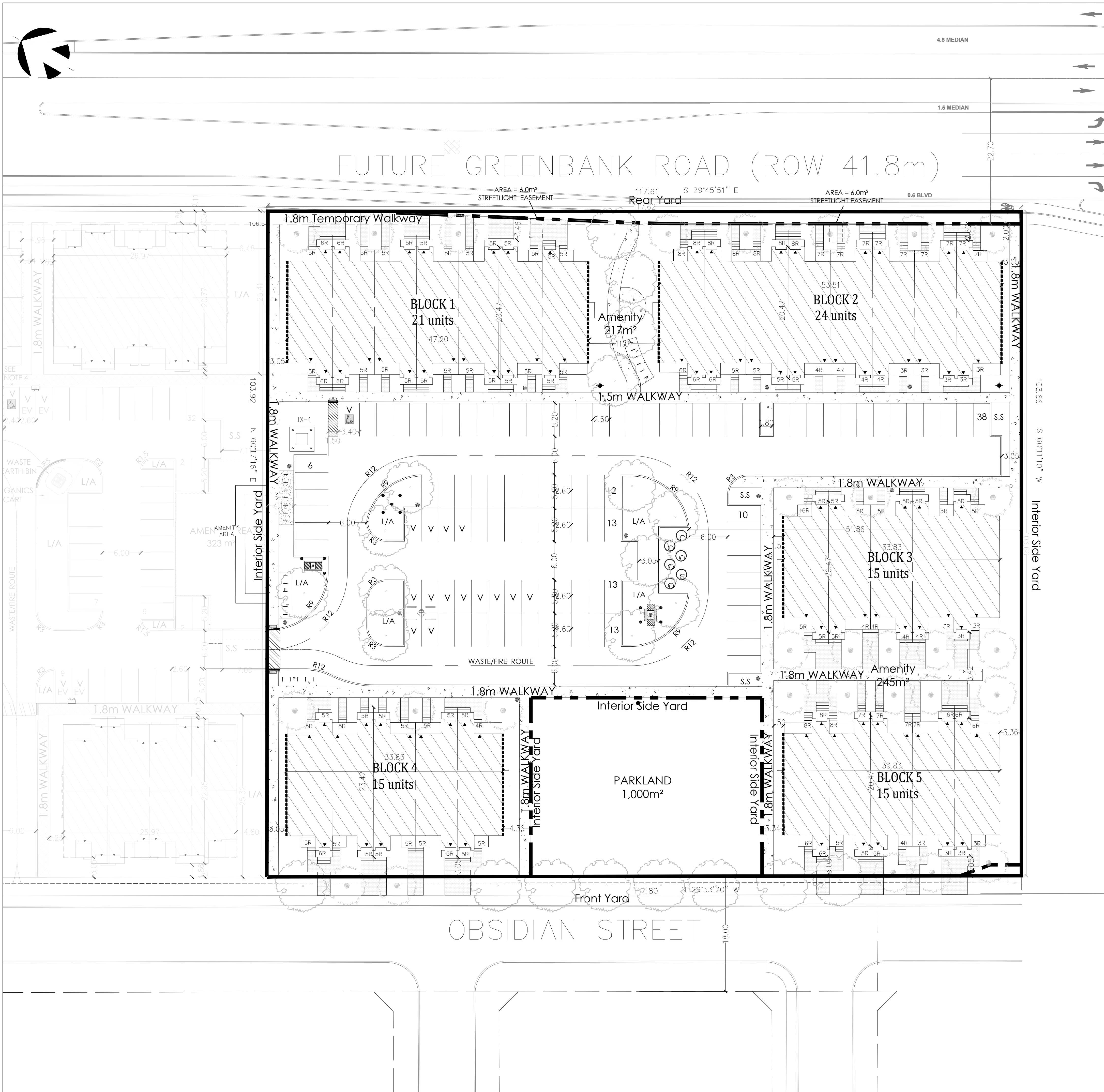




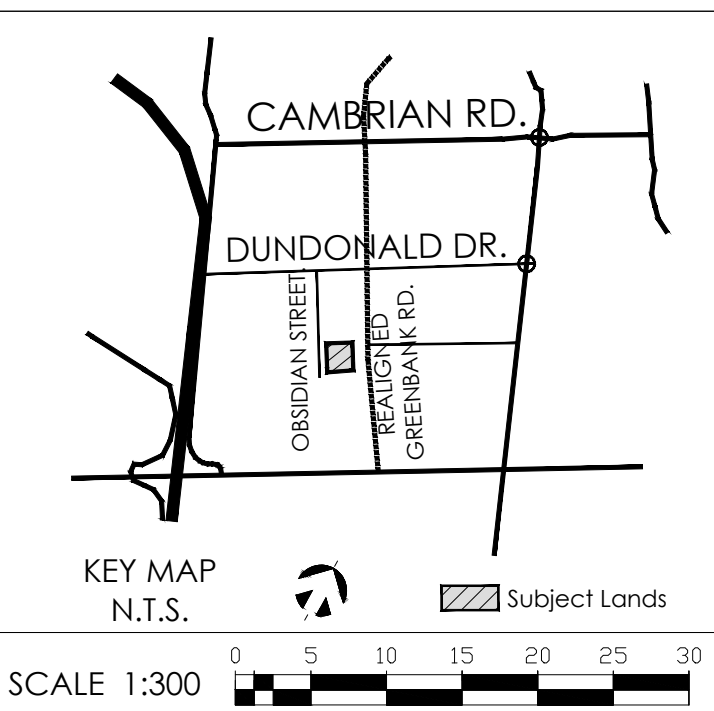
SITE STATISTICS AND DEVELOPMENT DATA

SITE AREA	12,217.33 m ² (1.22 ha)
NET AREA	12,217 m ² - 1,000 m ² (PARK) - 172 m ² (ROAD WIDENING) = 11,045.97 m ²
PAVED AREA	3,289.52 m ² (30%)
LANDSCAPED AREA	4,163.02 m ² (38%)
TOTAL BUILDING COVERAGE	3,595.67 m ² (32%)
TOTAL GROSS FLOOR AREA	±10,324.40 m ²
TOTAL UNITS	90
NET DENSITY (UPH)	82 UPH
ZONE CATEGORY	GM(2800)H(14.5)
GROSS FLOOR AREA (m ²)	
BLOCK 1	21 UNIT B2B STACKED DWELLING ±2,400.75
BLOCK 2	24 UNIT B2B STACKED DWELLING ±2,736.62
BLOCK 3	15 UNIT B2B STACKED DWELLING ±1,729.01
BLOCK 4	15 UNIT B2B STACKED DWELLING ±1,729.01
BLOCK 5	15 UNIT B2B STACKED DWELLING ±1,729.01
TOTAL ±10,324.40	
UNITS 90	

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
187 (Table)	MIN. LOT AREA (m ²)	No minimum	12,217.33m ²
187 (Table)	MIN. LOT WIDTH (m)	No minimum	117.7m
187 (Table)	MAX. BUILDING HEIGHT (m)	14.5m	11.2m
187 (Table)	MIN. FRONT YARD SETBACK (m)	3.0m	3.05m
187 (Table)	MIN. CORNER SIDE YARD SETBACK (m)	3.0m	N/A
187 (Table)	MIN. INTERIOR SIDE YARD SETBACK (m) FOR A BUILDING HIGHER THAN 11m:		
(2800)	NORTH INTERIOR SIDE LOT LINE	7.5m	3.05m
187 (Table)	SOUTH INTERIOR SIDE LOT LINE	3.0m	3.05m
187 (Table)	INTERIOR SIDE LOT LINE (ABUTTING PARK)	3.0m	4.27m/3.29m
187 (Table)	MIN. REAR YARD SETBACK:		
187 (Table)	ALL OTHER CASES (m)	No minimum	3.05m
187 (Table)	MAX. FLOOR SPACE INDEX	2	0.85
187 (Table)	MIN. WIDTH OF LANDSCAPED AREA		
187 (Table)	ABUTTING A STREET (m)	3m	3.05m
187 (Table)	ABUTTING A RESIDENTIAL ZONE	3m	3.05m
101 (Table)	RESIDENT PARKING - 1 spaces/unit	90	90
102 (Table)	VISITOR PARKING - 0.2 spaces/unit	18	15
111A (Table)	MIN. BICYCLE PARKING- 0.5 spaces/unit	45	48
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	3.5m
131 (Table)(4)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	3.0m	11.04m

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
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	>1m to lot line	N/A
57	MIN. TO CORNER SIGHT TRIANGLE (m)	0m	N/A
106 (1)(a)	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	2.6m x 5.2m	2.6m x 5.2m
106 (2)(b)	MIN. BARRIER FREE PARKING*	1	1
	TYPE A PARKING SPACE SIZE	3.4m wide	3.4m wide
	ACCESS AISLE (m)	1.5m	1.5m
111B (Table)	MIN. BICYCLE PARKING SPACE DIMENSIONS	0.6m x 1.8m	0.6m x 2.07m
109 (3)(b)	MAX. WALKWAY WIDTH PERMITTED IN YARD (m)	1.8m	1.8m
110 (Table)	LANDSCAPED AREA SURROUNDING PARKING LOT (100+ spaces):	15%	24%
	NOT ABUTTING A STREET (m)	3.0m	>3.0m
110 (3)	REFUSE COLLECTION AREAS:		
110 (3)(b)	MIN.WASTE COLLECTION SETBACK TO LOT LINE (m)	3.0m	51.86m
137 (Table)	AMENITY AREA**:		
	TOTAL MIN. AMENITY AREA (6m ² per unit) (m ²)	540m ²	1,302 m ²
	MIN. COMMUNAL AMENITY AREA (m ²)(50% AREA)	270m ²	462m ²
110(3)(c)	OPAQUE SCREEN MIN. HEIGHT (m)	2.0m***	See Note***

*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 18 visitor spaces have been designed to be barrier-free, Type A size.
**Individual amenity areas are provided on the balconies
***Section 110(3)(d) where an on-ground refuse container is provide, the screening requirement of Section 3(c) above may be achieved with soft landscaping (Bylaw 2020-299)



LEGEND	
	STACKED TOWNS
	ENTRANCE
	PORCH
	PROJECTION (STAIRS)
	CONCRETE
	CROSSWALK
	PAVERS
	CURB (0.2m)
	DEPRESSED CURB
	TACTILE WALKING SURFACE INDICATOR
	SNOW STORAGE AREA
	LANDSCAPED AREA
	PROPERTY LINE
	NO PARKING
	UPGRADED FACADE
	ACOUSTIC (WINDOW/WALL) UPGRADE
	BARRIER FREE PARKING
	VISITOR PARKING
	BIKE RACKS
	MOLOK BIN (6.5 yd³)
	RISERS
	EV CHARGER
	MINI-SUB
	SWITCHBOARD
	TRANSFORMER
	NEW LED LIGHT POLE
	BOLLARD
	HYDRO CABINET
	LARGE DECIDUOUS TREE
	MEDIUM DECIDUOUS TREE
	PROPOSED FIRE HYDRANT
	NEW PROPERTY LINE

01/14/2026	3rd Submission	SM
09/23/2025	2nd Submission	AS
05/14/2025	1st Submission	AS
DATE	REVISION	BY

- 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 PREPARED BY J.D. BARNES LTD. 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9. TEL: (613) 731-7244 FAX: (613) 254-8559

PROJECT TEAM

SITE PLAN DESIGN:

PLANNING:

ARCHITECTURE:

CIVIL ENGINEER:

KORSIAK Urban Planning

FOTENN Planning + Design

Q4A

Stantec

LANDSCAPE ARCHITECTURE:

design strategies

TRANSPORTATION:

MECHANICAL/ELECTRICAL:

NAK

G

LRJ



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

Half Moon Bay South
Phase 7 Condo Block

4159 Obsidian St, Ottawa

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

TITLE:		SITE PLAN	
DATE:	JANUARY 16, 2026	DRAWN BY: SM CHECKED BY: CR	DRAWING NO.
FILE NO.:	D07-12-25-0068		A
JOB NO.:	Mattamy - Half Moon Bay		