

SITE STATISTICS AND DEVELOPMENT DATA

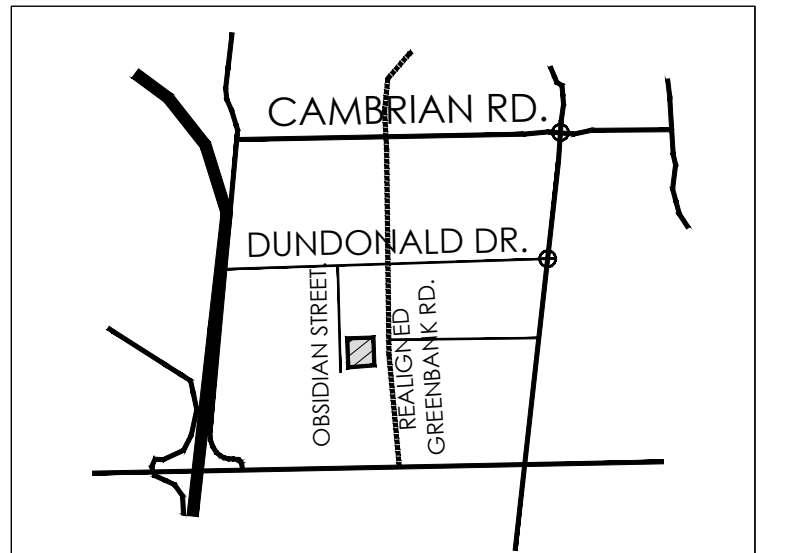
SITE AREA	12,217.33 m ² (1.22 ha)
NET AREA	12,217 m ² - 1,000 m ² (PARK) - 172 m ² (ROAD WIDENING) = 11,045.97 m ²
PAVED AREA	3,289.52 m ² (30%)
LANDSCAPED AREA	4,143.02 m ² (38%)
TOTAL BUILDING COVERAGE	3,595.67 m ² (32%)
TOTAL GROSS FLOOR AREA	±10,324.40 m ²
TOTAL UNITS	90
NET DENSITY (UPH)	82 UPH
ZONE CATEGORY	GM(2800)H(1.4.5)

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m ²)	UNITS
BLOCK 1	21 UNIT B2B STACKED DWELLING	±2,400.75	21
BLOCK 2	24 UNIT B2B STACKED DWELLING	±2,736.62	24
BLOCK 3	15 UNIT B2B STACKED DWELLING	±1,729.01	15
BLOCK 4	15 UNIT B2B STACKED DWELLING	±1,729.01	15
BLOCK 5	15 UNIT B2B STACKED DWELLING	±1,729.01	15
TOTAL		±10,324.40	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		
	ABUTTING A STREET (m)	3m	3.05m
	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 - 0.2 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* TYPE A PARKING SPACE SIZE ACCESS AISLE (m)	3.4m wide 1.5m	3.4m wide 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	1,302m 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 in-ground refuse container is provided, the screening requirement of Section 3)(c) above may be achieved with soft landscaping (Bylaw 2020-29).



KEY MAP
N.T.S.
SCALE 1:300

LEGEND

	STACKED TOWNS		BARRIER FREE PARKING
	ENTRANCE		VISITOR PARKING
	PORCH		BIKE RACKS
	PROJECTION (STAIRS)		MOLCK BIN (6.5 yd ³)
	CONCRETE		RISERS
	CROSSWALK		EV CHARGER
	PAVERS		MINI-SUB
	CURB (0.2m)		SWITCHBOARD
	DEPRESSED CURB		TRANSFORMER
	TACTILE WALKING SURFACE INDICATOR		NEW LED LIGHT POLE
	SNOW STORAGE AREA		BOLLARD
	LANDSCAPED AREA		HYDRO CABINET
	PROPERTY LINE		LARGE DECIDUOUS TREE
	NO PARKING		MEDIUM DECIDUOUS TREE
	UPGRADED FACADE		PROPOSED FIRE HYDRANT
	ACOUSTIC (WINDOW/WALL) UPGRADE		NEW PROPERTY LINE

DATE	REVISION	BY
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.
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- 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 STAGIE DRIVE, SUITE 103, KANATA, ON K2K 2A9. TEL: (613) 751-7244 FAX: (613) 254-6659

PROJECT TEAM

SITE PLAN DESIGN:
KORSIAK Urban Planning

LANDSCAPE ARCHITECTURE:
NAK design strategies

PLANNING:
FOTENN Planning + Design

ARCHITECTS:
Q4A

CIVIL ENGINEER:
Stantec

MECHANICAL/ELECTRICAL:
LRJ

mattamy HOMES

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

**Half Moon Bay South
Phase 7 Condo Project**

4159 Obsidian St, Ottawa

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

G. Wildman

**GERALDINE WILDMAN
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA**

APPROVED
By wildmange at 4:46 pm, Mar 13, 2026

TITLE: **SITE PLAN**

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