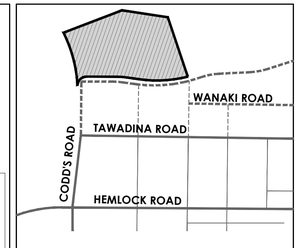
SITE STATISTICS AND DEVELOPMENT DATA

SITE AREA	36,972 m² (3.69 ha)
PAVED AREA	7,290m²
TOTAL APPROXIMATE GROSS FLOOR AREA	TBD
TOTAL UNITS	185
NET DENSITY (UPH)	66 UPH
ZONE CATEGORY	R5Y[2313]

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA m²	UNITS
BLOCK 1	STREET TOWNHOUSES	TBD	7
BLOCK 2	STREET TOWNHOUSES	TBD	6
BLOCK 3	STREET TOWNHOUSES	TBD	6
BLOCK 4	STREET TOWNHOUSES	TBD	7
BLOCK 5	STREET TOWNHOUSES	TBD	7
BLOCK 6	REAR LANE TOWNS	TBD	5
BLOCK 7	REAR LANE TOWNS	TBD	4
BLOCK 8	BACK TO BACK TOWNS	TBD	8
BLOCK 9	BACK TO BACK TOWNS	TBD	12
BLOCK 10	BACK TO BACK TOWNS	TBD	12
BLOCK 11	BACK TO BACK TOWNS	TBD	12
BLOCK 12	STREET TOWNHOUSES	TBD	7
BLOCK 13	REAR LANE TOWNS	TBD	4
BLOCK 14	REAR LANE TOWNS	TBD	4
BLOCK 15	BACK TO BACK TOWNS	TBD	12
BLOCK 16	BACK TO BACK TOWNS	TBD	12
BLOCK 17	BACK TO BACK TOWNS	TBD	14
BLOCK 18	BACK TO BACK TOWNS	TBD	12
BLOCK 19	STREET TOWNHOUSES	TBD	6
BLOCK 20	REAR LANE TOWNS	TBD	4
BLOCK 21	REAR LANE TOWNS	TBD	6
BLOCK 22	REAR LANE TOWNS	TBD	3
BLOCK 23	REAR LANE TOWNS	TBD	6
BLOCK 24	REAR LANE TOWNS	TBD	6
BLOCK 25	REAR LANE TOWNS	TBD	3
	TOTAL	**TBD**	**185**

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
164A(Table)	MIN. LOT AREA (m²): PLANNED UNIT DEVELOPMENT	1,400m²	36,972m²
164A(Table)	MIN. LOT WIDTH (m): PLANNED UNIT DEVELOPMENT	No minimum	276m
Table 164A & 135(1)	MIN. FRONT YARD SETBACK (m): PLANNED UNIT DEVELOPMENT	3m	3m
Table 164A & 135(1)	MIN. REAR YARD SETBACK (m): PLANNED UNIT DEVELOPMENT	3m	5.23m
164A(Table)	MAX. BUILDING HEIGHT (m): TOWNHOUSE	11m	9.97m (RLT) 11.23m (B2B) 10.49(TH)
2313	MAX. FRONT, REAR AND SIDE YARD SETBACKS (m):	6m	6m
101(3) & 101 (Table)	MIN. RESIDENT PARKING (TOWNHOUSE) - (46 UNITS @ 0.75 SPACES)	35	92
102(Table)	MIN. VISITOR PARKING (REAR LANE TH) - (45 Units @ 0.1 SPACES AFTER THE FIRST 12 UNITS)	5	7
131(Table)(1)	MIN. WIDTH OF PRIVATE WAY/ PARKING AISLE (m)	6.0m	6.7m
131(Table)(2)	MIN. SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY (m)	1.8m	1.05m
	MIN. SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY (m):	5.2m	0.68m
131(Table)(3)	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 MIRIMUM WIDTH OF 8.5m:	8.5m	9.3m ≥40%
139(1)(Table)	MIN. AGGREGATED SOFT LANDSCAPED AREA % WHERE THE FRONT/ SIDE YARD SETBACK IS MORE THAN 3m	40%	--
139(4)(c)	MAX. WIDTH OF A WALKWAY IN THE CASE OF ANY OTHER RESIDENTIAL USE BUILDING (m)	1.2m	
	ADDITIONAL PROVISIONS		
65(Table)	PERMITTED PROJECTIONS INTO REQUIRED YARDS:		
65(Table)(5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP, WHERE AT OR BELOW THE FIRST FLOOR LEVEL (m):		
	INTERIOR SIDE YARD OR REAR YARD (m)	No Limit	N/A
	FRONT YARD OR CORNER SIDE YARD (m)	>0.6m to lot line	1.48m
65(Table)(6)	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)	No Limit	N/A
	FRONT YARD OR CORNER SIDE YARD (m)	2.25m (Max) >1.0m to lot line	1.25m 1.5m
65(Table)(6)(b)(v)	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	A 1.5m high opaque screen is to be provided facing the interior side lot line.	≥ 1.5m high opaque screen provided, where required, on decks and balconies above the first floor (this contemplates the site being parcelized so each dwelling unit is an individual lot).
106(2)(a)	MIN. PARALLEL PARKING SPACE SIZE (m)	2.6m x 6.7 m	2.6m x 6.7 m

CONSTANCE RATELLE REGISTERED PROFESSIONAL PLANNER R.P.P.



KEY MAP N.T.S. — Subject Lands

SCALE 1:500 0 6 12 18 24 30

LEGEND

- REAR LANE TOWNS
- BACK TO BACK TOWNS
- CROSSWALK
- CURB (0.2m)
- CONCRETE WALKWAY
- PAVERS
- ASPHALT DRIVEWAY
- DEPRESSED CURB
- MOUNTABLE CURB
- PORCH
- PROJECTION (STAIRS)
- #R RISERS
- #R(L) LANDSCAPE STEPS
- S.S SNOW STORAGE AREA
- L/A LANDSCAPED AREA
- TACTILE WALKING SURFACE INDICATOR
- BLOCK BOUNDARY
- TRANSFORMER
- MINI SUBS (HYDRO)
- SWITCHBOARD
- HYDRO CABINET
- ENTRANCE
- V VISITOR PARKING
- BENCH
- CONIFEROUS SHRUB
- DECIDUOUS SHRUB
- SMALL DECIDUOUS TREE
- MEDIUM DECIDUOUS TREE
- LARGE DECIDUOUS TREE
- CONIFEROUS TREE
- WALL MOUNT LIGHTING
- POLE MOUNT LIGHTING

DATE (D.M.Y)	REVISION	BY
27/03/26	First Submission	SM
23/02/26	Minor Revisions	SM
23/01/26	Draft site plan	SM

GENERAL NOTES

1. DO NOT SCALE DRAWINGS FOR PRINT.
2. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING. COPYRIGHT RESERVED.
3. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
4. REFERENCES CITY OF OTTAWA T.W.S.I. DETAIL SC7.3
5. SURVEY BOUNDARY PREPARED BY J.D.BARNES LTD. 62 STEACIE DRIVE, SUITE 103, KANATA, ONTARIO, K2K 2A9. TEL: (613) 731-7244 FAX: (613) 254-8659

PROJECT TEAM

SITE PLAN DESIGN: KORSIAK Urban Planning	LANDSCAPE ARCHITECTURE: NAK design strategies	TRANSPORTATION: NOVATECH Engineers, Planners & Landscape Architects
PLANNING: Stantec	CIVIL ENGINEER: Stantec	NOISE: GRADIENTWIND ENGINEERS & SCIENTISTS
ARCHITECTURE:	MECHANICAL/ ELECTRICAL: LRJ	GEOTECHNICAL & STRUCTURAL: paterson group Consulting Engineers

mattamyHOMES

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

Wateridge

Block 23
200 CODD'S ROAD
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

TITLE: SITE PLAN

DATE: March 27, 2026 | DRAWN BY: SM | CHECKED BY: | DRAWING NO.

FILE NO.:

JOB NO.: WATERIDGE

S:\Korsiak & Company\MATTAMY\Investigation\Ottawa\Wateridge\Block 23 & 25\04 Plan\2026-03\Wateridge - Block 23 - Site Plan - Mar 27 26 - en.dwg

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