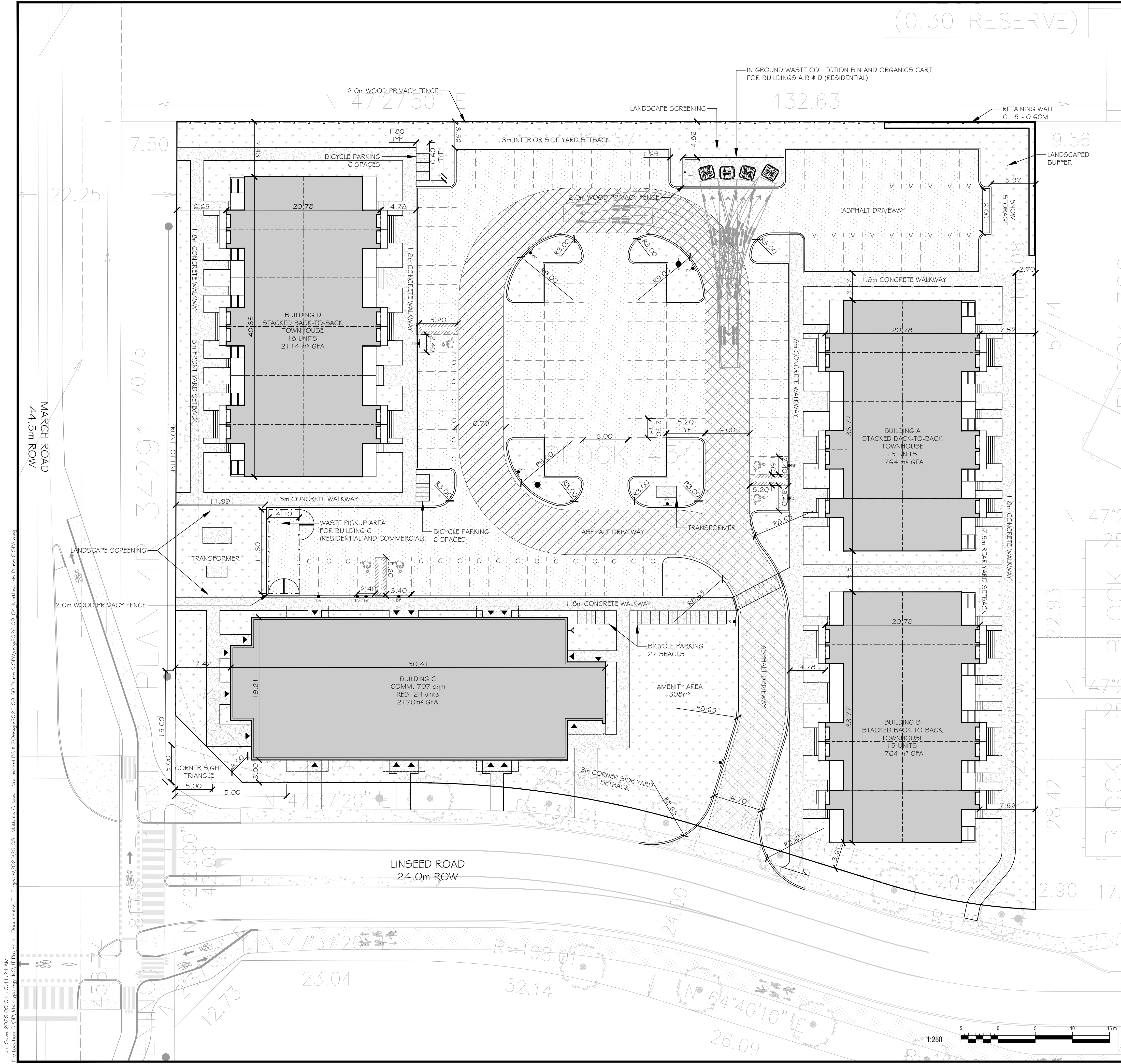




Site Statistics

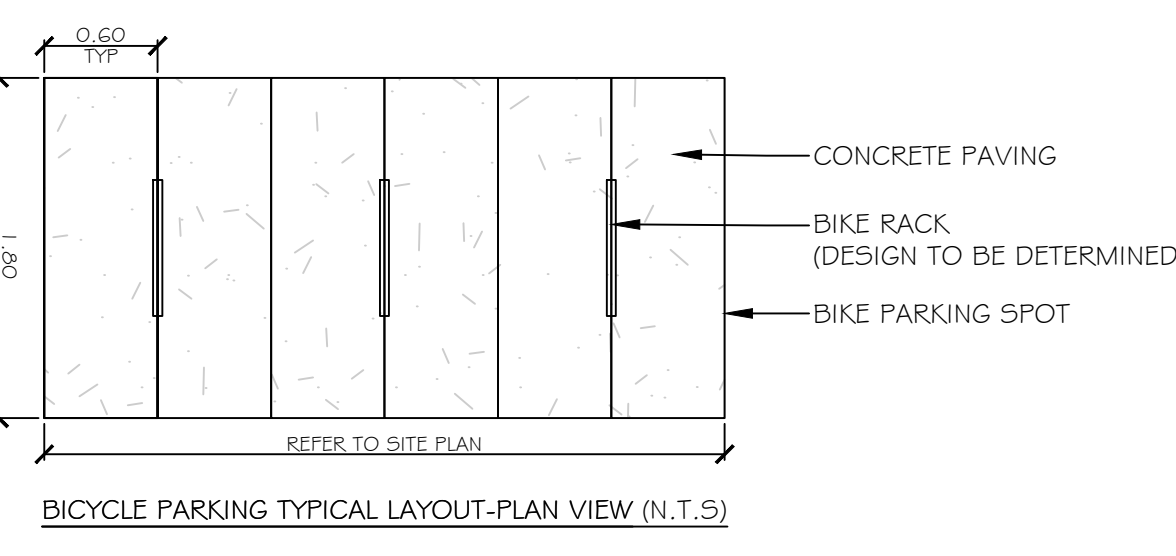
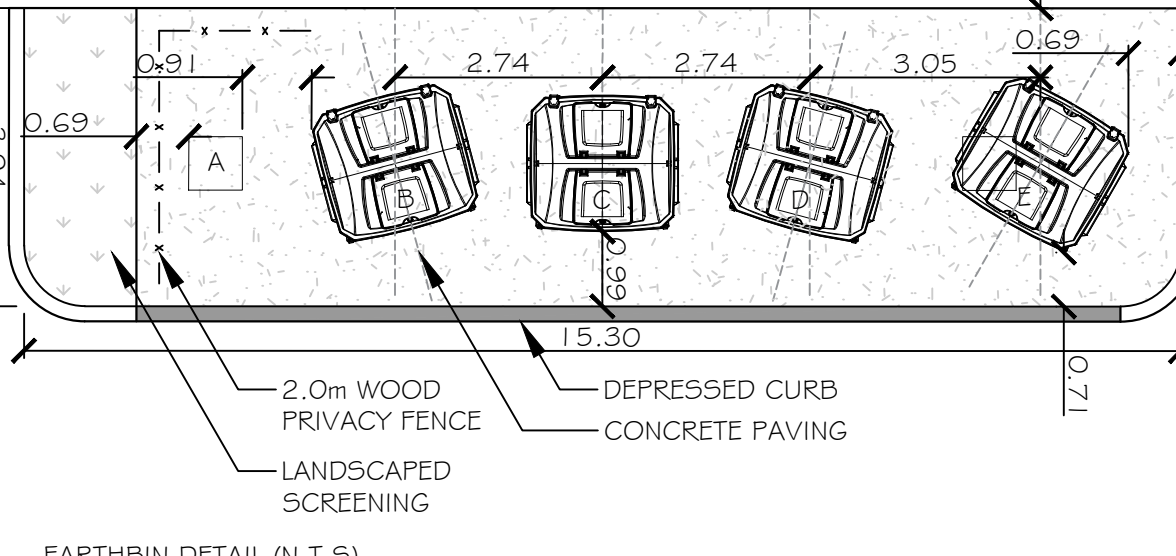
|                             |                       |
|-----------------------------|-----------------------|
| Site Area                   | 10,891 m <sup>2</sup> |
| Paved Area                  | 4,704 m <sup>2</sup>  |
| Landscaped Area             | 2,845 m <sup>2</sup>  |
| Building Coverage           | 3,342 m <sup>2</sup>  |
| Gross Floor Area            | 7,812 m <sup>2</sup>  |
| Commercial Gross Floor Area | 707 m <sup>2</sup>    |
| Total Units                 | 72 Units              |
|                             | 48 Townhouse          |
|                             | 24 Apartment          |
| Density                     | 66 UPH                |

Zoning Provisions

| GM15(3021) Zone                             | Required           | Proposed          | Conforms |
|---------------------------------------------|--------------------|-------------------|----------|
| Front Yard Setback (min)                    | 3m                 | 6.65m             | Y        |
| Corner Side Yard Setback (min)              | 3m                 | 3.0m              | Y        |
| Interior Side Yard Setback (min)            | 3m                 | 7.43m             | Y        |
| Mixed Use                                   | 5m                 | 66.74m            | Y        |
| Stacked Townhouse                           | 3m                 | 7.43m             | Y        |
| Rear Yard Setback (min)                     | 7.5m               | 7.52m             | Y        |
| Lot Coverage Floor Space Index (max)        | 2                  | 0.72              | Y        |
| Building Height (max)                       | 18m                | 11.4m             | Y        |
| Mixed Use                                   | 18m                | 11.4m             | Y        |
| Stacked Townhouse                           | 18m                | 11.4m             | Y        |
| Parking Spaces (min)                        | 110 spaces         | 110 spaces        | Y        |
| Commercial (3.4/100m <sup>2</sup> )         | 24 spaces          | 24 spaces         | Y        |
| Residential (1/unit)                        | 72 spaces          | 72 spaces         | Y        |
| Residential Visitor (0.2/unit)              | 14 spaces          | 14 spaces         | Y        |
| Accessible Spaces                           | 5 spaces           | 5 spaces          | Y        |
| Type A                                      | 2 spaces           | 2 spaces          | Y        |
| Type B                                      | 3 spaces           | 3 spaces          | Y        |
| Size of Space                               | 2.6 x 5.2m         | 2.6 x 5.2m        | Y        |
| Driveway Width (min)                        | 6m                 | 6.7m              | Y        |
| Aisle Width (min)                           | 6.7m               | 6.7m              | Y        |
| Residential Use                             | 6.0m               | 6.0m              | Y        |
| Parking Lot Landscaped Area (min)           | 15%                | 24%               | Y        |
| Parking Lot Landscaped Buffer (min)         | 3m                 | 11.99m            | Y        |
| Abutting a Street                           | 3m                 | 3.56m             | Y        |
| Not Abutting a Street                       |                    |                   |          |
| Refuse Collection (min)                     |                    |                   |          |
| Abutting a Public Street                    | 9m                 | 11.99m            | Y        |
| From any Lot Line                           | 3m                 | 4.82m             | Y        |
| Bicycle Parking (min)                       | 39 spaces          | 39 spaces         | Y        |
| Commercial (1/250m <sup>2</sup> )           | 3 spaces           | 3 spaces          | Y        |
| Residential (0.5/unit)                      | 36 spaces          | 36 spaces         | Y        |
| Amenity Space (min) (6m <sup>2</sup> /unit) | 432m <sup>2</sup>  | 965m <sup>2</sup> | Y        |
| Communal (50% of required)                  | 216m <sup>2</sup>  | 342m <sup>2</sup> | Y        |
| Private                                     | N/A                | 623m <sup>2</sup> | Y        |
| Landscaped Area Width (min)                 |                    |                   |          |
| Abutting a Street                           | 3m                 | 3m                | Y        |
| Abutting a Residential Zone                 | 7.5m               | 7.5m              | Y        |
| Cumulative Non-Residential GFA (min)        | 7000m <sup>2</sup> | 707m <sup>2</sup> | Y        |
| Private Way Width (min)                     | 6m                 | 6m                | Y        |
| Residential Setback to Private Way (min)    | 1.8m               | 4.8m              | Y        |
| Separation Area Between Buildings (min)     | 1.2m               | 5.51m             | Y        |

- NOTES
- Property information from Plan 4M-1767, dated July 29, 2025, prepared by J.D. Barnes Limited, 62 Steacie Drive, Suite 103 Kanata, ON K2K 2A9
  - Excess snow to be removed from site at owner's expense
  - Building A, B, and D to be serviced by in ground waste collection bins. Building C to be serviced by internal waste room, with external pick-up area.

- Legend
- A 240L CART
  - B EB260
  - C EB500
  - D EB500
  - E EB260
  - ORGANICS (0.5m<sup>2</sup>)
  - RECYCLING (GMP)
  - GARBAGE
  - GARBAGE
  - RECYCLING (FIBRE)



# Urbantypology

UNIT 10-163 STERLING ROAD  
TORONTO, ON CANADA M9R 2B2  
PH: 437.700.5446

UNIT 101 - 45 SPENCER STREET  
OTTAWA, ONTARIO K1V 3P5  
PH: 437.700.5446 / 613.897.1237

KEY PLAN:

LEGEND:

- PROPERTY LINE
- BUILDING
- ASPHALT
- CONCRETE
- CURB CUT
- LANDSCAPED
- BARRIER FREE PARKING
- BARRIER FREE PARKING SIGN
- EV CHARGING SPACE
- BUILDING ENTRANCE
- VISITOR PARKING
- COMMERCIAL PARKING
- FIRE ROUTE
- FIRE ROUTE SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- EXISTING STREET TREE
- SIAMESE CONNECTION

07 REISSUED FOR SPA 2026-09-04

06 REISSUED FOR SPA 2026-07-24

05 REISSUED FOR SPA 2026-06-26

04 REISSUED FOR SPA 2026-05-22

03 REISSUED FOR SPA 2026-03-19

02 REISSUED FOR SPA 2025-12-18

01 ISSUED FOR SPA 2025-11-10

NO. REVISION: DATE:

GENERAL NOTES:

ALL MEASUREMENTS ARE IN METRIC UNLESS SPECIFIED OTHERWISE. DO NOT SCALE THE DRAWINGS.

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IT IS THE RESPONSIBILITY OF THE OWNER TO:

- VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
- REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR.
- COMPLY WITH ALL PERMITTING CODES BY LAW AND JURISDICTION.
- VERIFY LOCATION OF ALL UNDERGROUND SERVICES AND UTILITIES WITH RESPECTIVE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.

PROJECT TEAM:

LANDSCAPE ARCHITECTURE: URBANTYPOLOGY  
100-163 STERLING ROAD  
TORONTO, ONTARIO M9R 2B2  
UNIT 101 - 45 SPENCER STREET  
OTTAWA, ONTARIO K1V 3P5

PLANNING: FOTEN  
440 OGDON STREET  
OTTAWA, ONTARIO K1P 1A4

ARCHITECTURE: BHM STUDIO  
440 OGDON STREET, 4TH FLOOR  
TORONTO, ONTARIO M5T 1A7

TRANSPORTATION: STANTEC  
100-163 STERLING ROAD  
TORONTO, ONTARIO M9R 2B2

CIVIL ENGINEER: KOHN  
110 OGDON AVENUE, SUITE 501  
TORONTO, ONTARIO M5T 1A7

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

PROJECT INFORMATION:

NORTHWOODS PHASE 6  
1020-1070 MARCH ROAD  
PIN 04527-1016  
Block 188 Plan 4M-1767

TITLE: SITE PLAN

FILE NO.: 25.08

DATE: 2025-11-05

DRAWN: VG

CHECKED: JH

SCALE: 1:250

SHEET NO.: SP1.0

Last Save: 2026-09-04 10:41:24 AM  
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D07-12-25-01-46- PLAN # 19393

