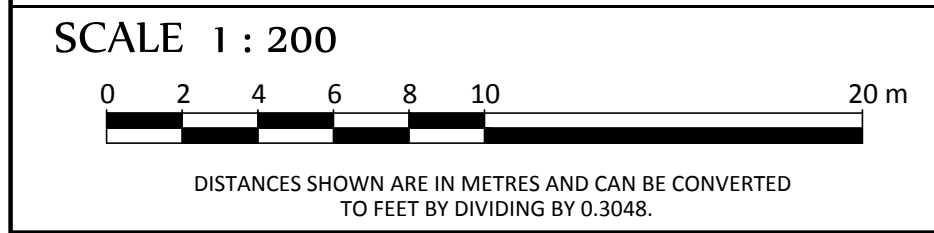


SITE PLAN

150 & 170 SALISBURY STREET TOWNHOUSES

PART OF LOT 17,
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF
HUNTLEY
FORMER MUNICIPALITY OF
WEST CARLETON
CITY OF OTTAWA



LEGEND

- PROPERTY BOUNDARY
- ROAD WIDENING
- BLOCK LINE
- LOT LINE
- PARCEL FABRIC
- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT
- EXISTING EASEMENT BOUNDARY
- FENCE
- EDGE OF ASPHALT
- 0.9m WIDE RETAINING WALL
- 1.2m WIDE RETAINING WALL
- LANDSCAPED AREA
- DRIVEWAY
- ROOF AND STEP YARD PROJECTIONS

REVISIONS

| No. | DESCRIPTION | DATE | BY |
|-----|--|------------|-----|
| 3 | REVISED TO INCLUDE ADJACENT RETAINING WALL | APR. 27/15 | JJ |
| 2 | REVISED SITE PLAN AS PER CITY'S COMMENTS | AUG. 22/14 | MMc |
| 1 | REVISED SITE PLAN AS PER CITY'S COMMENTS | MAR. 28/14 | MMc |

CLIENT: DOYLE HOMES LTD
124 REIS RD
OTTAWA ON K0A 1L0

DESIGNED BY: B. ALCHAWA
DRAWN BY: M. McLEAN
CHECKED BY: B. ALCHAWA

PROJECT: 150 & 170 SALISBURY STREET TOWNHOUSES

TITLE: SITE PLAN



| | | | |
|---------------------|----------------|-------------------------|--------------------|
| DATE: MAR. 26, 2013 | SCALE: 1 : 200 | PROJECT No.: CP-12-1040 | DRAWING No.: 1 / 1 |
|---------------------|----------------|-------------------------|--------------------|

BLOCK 1 VILLAGE RESIDENTIAL THIRD DENSITY, SUBZONE 'A' (PROPOSED)

| ZONE PROVISION | REQUIRED | PROVIDED |
|-------------------------------------|----------|---|
| MIN. LOT AREA (m ²) | 200 | (1)299.71, (2)214.25, (3)214.41, (4)214.58, (5)214.74, (6)214.90, (7)269.34 |
| MIN. LOT WIDTH (m) | 6.5 | (1)9.46, (2-6)6.73, (7)8.39 |
| MIN. FRONT YARD SETBACK (m) | 6 | 5.52 |
| MIN. INTERIOR SIDE YARD SETBACK (m) | 2 | WEST - 3.06, EAST - 2.04 |
| MIN. REAR YARD SETBACK (m) | 7.5 | 12.72 |
| MAX. LOT COVERAGE (%) | 40 | (1)28.70, (2)35.42, (3)37.17, (4)37.14, (5)37.12, (6)35.36, (7)31.97 |
| MIN. LANDSCAPED AREA (%) | 30 | (1)65.76, (2)56.83, (3)54.24, (4)54.27, (5)54.30, (6)56.94, (7)61.89 |
| MAX. BUILDING HEIGHT (m) | 11 | 10.96 |

BLOCK 2 VILLAGE RESIDENTIAL THIRD DENSITY, SUBZONE 'A' (PROPOSED)

| ZONE PROVISION | REQUIRED | PROVIDED |
|-------------------------------------|----------|--|
| MIN. LOT AREA (m ²) | 200 | (8)244.85, (9)200.63, (10)201.01, (11)245.19 |
| MIN. LOT WIDTH (m) | 6.5 | (8)8.53, (9-10)6.95, (11)8.46 |
| MIN. FRONT YARD SETBACK (m) | 6 | 5.52 |
| MIN. INTERIOR SIDE YARD SETBACK (m) | 2 | West - 2.08, East - 2.05 |
| MIN. REAR YARD SETBACK (m) | 7.5 | 10.59 |
| MAX. LOT COVERAGE (%) | 40 | (8)33.05, (9)38.45, (10)38.38, (11)33.13 |
| MIN. LANDSCAPED AREA (%) | 30 | (8)60.12, (9)52.37, (10)52.46, (11)60.11 |
| MAX. BUILDING HEIGHT (m) | 11 | 10.96 |

BLOCK 3 VILLAGE RESIDENTIAL THIRD DENSITY, SUBZONE 'A' (PROPOSED)

| ZONE PROVISION | REQUIRED | PROVIDED |
|-------------------------------------|----------|--|
| MIN. LOT AREA (m ²) | 200 | (12)245.19, (13)202.31, (14)202.69, (15)251.10 |
| MIN. LOT WIDTH (m) | 6.5 | (12)8.44, (13-14)6.95, (15)8.75 |
| MIN. FRONT YARD SETBACK (m) | 6 | 5.53 |
| MIN. INTERIOR SIDE YARD SETBACK (m) | 2 | West - 2.03, East - 2.12 |
| MIN. REAR YARD SETBACK (m) | 7.5 | 10.83 |
| MAX. LOT COVERAGE (%) | 40 | (12)33.11, (13)38.13, (14)38.06, (15)32.33 |
| MIN. LANDSCAPED AREA (%) | 30 | (12)60.12, (13)52.76, (14)52.85, (15)61.06 |
| MAX. BUILDING HEIGHT (m) | 11 | 10.96 |

SITE STATISTICS

| | BLOCK 1 | BLOCK 2 | BLOCK 3 | TOTAL |
|---|------------------------|------------------------|------------------------|------------------------|
| SITE AREA (m ²) | 1641.94 | 891.68 | 901.28 | 3,434.90 |
| PAVED AREA (m ²) | 121.58 | 70.11 | 70.04 | 261.73 |
| GRASS/LANDSCAPED AREA (m ²) | 957.25 | 505.11 | 514.60 | 1,976.96 |
| GROUND FLOOR AREA (m ²) | 563.11 | 316.46 | 316.64 | 1,196.21 |
| DENSITY (units/ha) | - | - | - | 43.67 |
| ZONING | V3B (Applying for V3A) | V3B (Applying for V3A) | V3B (Applying for V3A) | V3B (Applying for V3A) |