



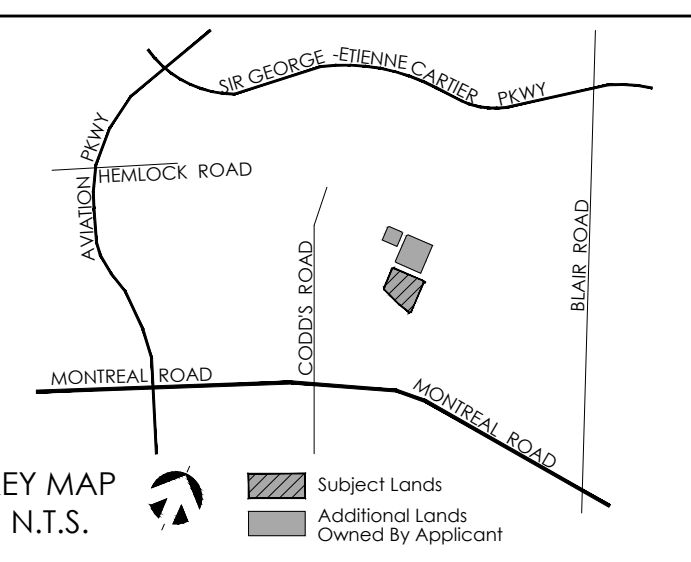
SITE STATISTICS AND DEVELOPMENT DATA

SITE AREA	19,588.25m ² (1.96 ha)
PAVED AREA	4,862.66m ² (25%)
LANDSCAPED AREA	7,589.74m ² (39%)
TOTAL BUILDING COVERAGE	7,134.60m ² (36%)
TOTAL GROSS FLOOR AREA	25,755.96m ²
STACKED TOWNS TYPE A UPPER MODEL (34@114m ²)	3,876m ²
STACKED TOWNS TYPE B LOWER MODEL (34@85m ²)	2,890m ²
STACKED TOWNS TYPE C UPPER MODEL (24@116.93m ²)	2,806.32m ²
STACKED TOWNS TYPE D LOWER MODEL (24@87.26m ²)	2,094.24m ²
STACKED TOWNS TYPE E UPPER MODEL (4@117.20m ²)	468.80m ²
STACKED TOWNS TYPE F LOWER MODEL (4@89.97m ²)	359.88m ²
B2B TOWNHOUSE TYPE A MODEL (20@126.72m ²)	5,534.40m ²
B2B TOWNHOUSE TYPE B MODEL (6@139.82m ²)	838.92m ²
B2B TOWNHOUSE TYPE C MODEL (14@159.24m ²)	2,229.36m ²
B2B TOWNHOUSE TYPE D MODEL (2@172.06m ²)	344.12m ²
B2B TOWNHOUSE TYPE E MODEL (26@165.92m ²)	4,313.92m ²
HYDRO VAULT (1)	86m ²
DENSITY (UPH)	98
ZONE CATEGORY	R4Y(2456)

DWELLING BLOCK	DWELLING TYPE	GROUND FLOOR AREA (m ²)	UNITS
BLOCK 1	STACKED TOWNS	503.62	20
BLOCK 2	STACKED TOWNS	499.59	20
BLOCK 3	STACKED TOWNS	499.59	20
BLOCK 4	STACKED TOWNS	503.62	20
BLOCK 5	STACKED TOWNS	400.82	16
BLOCK 6	STACKED TOWNS	400.82	16
BLOCK 7	STACKED TOWNS	301.24	12
BLOCK 8	BACK TO BACK TOWNHOUSES	571.92	10
BLOCK 9	BACK TO BACK TOWNHOUSES	582.88	10
BLOCK 10	BACK TO BACK TOWNHOUSES	579.16	10
BLOCK 11	BACK TO BACK TOWNHOUSES	471.02	8
BLOCK 12	BACK TO BACK TOWNHOUSES	471.02	8
BLOCK 13	BACK TO BACK TOWNHOUSES	571.92	10
BLOCK 14	BACK TO BACK TOWNHOUSES	691.38	12
TOTAL		7,048.60	192

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A (Table)	MIN. LOT WIDTH (m)	N/A	N/A
162A (Table)	MIN. LOT AREA (m ²)	1,400m ²	19,588m ²
162A (Table)	MAX. BUILDING HEIGHT (m)	11.0m	10.08m
2018-124	MIN. FRONT YARD SETBACK (m)	3.09m	3.50m
2018-124	MIN. CORNER SIDE YARD SETBACK (m)	0.50m	1.90m
2018-124	MIN. REAR YARD SETBACK (m)	3.09m	3.50m
162A (Table)	MIN. INTERIOR YARD SETBACK (m)	1.20m	N/A
101 (Table)	RESIDENT PARKING - B2B TOWNS (68)	51 (@0.75/unit)	136 (@2/unit)
	STACKED (124)	62 (@0.5/unit)	124 (@1/unit)
2018-124	VISITOR PARKING	0	0
2018-124	MIN. WIDTH OF PRIVATE WAY (m)	6.00m	6.50m
2018-124	SEPARATION OF ANY WALL OF A RESIDENTIAL BUILDING TO A PRIVATE WAY (m)	0.20m	2.91m
2018-124	MIN. SETBACK OF GARAGE DOOR TO PRIVATE WAY (m)	1.0m	5.17m
2018-124	SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	2.4m	3.0m

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
65 (4)	PERMITTED PROJECTIONS INTO YARDS: COVERED OR UNCOVERED BALCONY, PORCH, DECK (m)	2.0m (Max)	1.30m
65 (5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>1.0m to lot line	1.02m
106(1)	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	>0.6m to lot line	1.41m
107 (2)	MIN. DRIVEWAY WIDTH TO GARAGE (m)	2.6m x 5.2m	2.6m x 5.2m
109 (3)(b)	MAX. WALKWAY WIDTH PERMITTED IN YARD (m)	2.60m	3.20m
2018-124	MAX. PROJECTION HEIGHT (m)	1.80m	2.40m
91	UTILITY INSTALLATION MIN. CORNER SIDE YARD SETBACK (m)	3.20m	0.96m
		0.5m	1.79m



SCALE 1:400

LEGEND	
BACK TO BACK TOWNHOUSE	ENTRANCE
STACKED TOWNHOUSE	UNIT NUMBER
PATHWAY	BENCH
WALKWAY TO ENTRY	R/WL RAIN WATER LEADER
CROSSWALK	HYD FIRE HYDRANT
ASPHALT DRIVEWAY	CANADA POST MAIL BOX
CURB (0.2m)	TREEGRATE
MOUNTABLE CURB	STOP SIGN
DEPRESSED CURB	
PORCH	
PROJECTION (STAIRS)	
WINDOW WELL	
S.S SNOW STORAGE AREA	
L/A LANDSCAPED AREA	
PROPOSED LOT BOUNDARY	
BLOCK BOUNDARY	

DATE	REVISION	BY
31/01/19	Issue for Site Plan Amendment Application	SP

- GENERAL NOTES
- DO NOT SCALE DRAWINGS FOR PRINT.
 - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING AND MATTAMY HOMES. COPYRIGHT RESERVED.
 - SITE PLAN PREPARED IN ACCORDANCE WITH PLAN 4M-1581 AND PLAN 4R-30196, PREPARED BY ANNIS O'SULLIVAN, VOLLEBECK LTD.
 - TOWNHOUSE DWELLING UNITS ARE DESIGNED TO ACCOMMODATE CURBSIDE GARAGE PICK-UP.
 - MEWS ARE INTENDED FOR PUBLIC ACCESS.
 - WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
 - REFERENCES CITY OF OTTAWA T.W.S.I. DETAIL SC7.3

PROJECT TEAM

SITE PLAN DESIGN: KORSIAK Urban Planning

LANDSCAPE ARCHITECTURE: NAK design strategies

MECHANICAL/ELECTRICAL: L R J

TRANSPORTATION: NOVATECH

ARCHITECTURE: Stantec

ARCHITECTURE: Q4A

CIVIL ENGINEER: DSEL

NOISE: VALCOUSTICS

GEOTECHNICAL & STRUCTURAL: pakersongroup

ENVIRONMENTAL: KILGOUR & Associates

mattamyHOMES

WATERIDGE VILLAGE: PHASE 1B

245 SQUADRON CRES.

BLOCK 15

PART OF LOT 22

CONCESSION 1 (OTTAWA FRONT)

GEOGRAPHIC TOWNSHIP OF GLOUCESTER

REGISTERED PLAN 4M-1559

CITY OF OTTAWA

BLOCK 15 SITE PLAN				
DATE: January 31, 2019		DRAWN BY: SP CHECKED BY: CR		DRAWING NO. A1
E NO.: D07-12-17-0111				
OB NO.: Mattamy - Wateridge				