

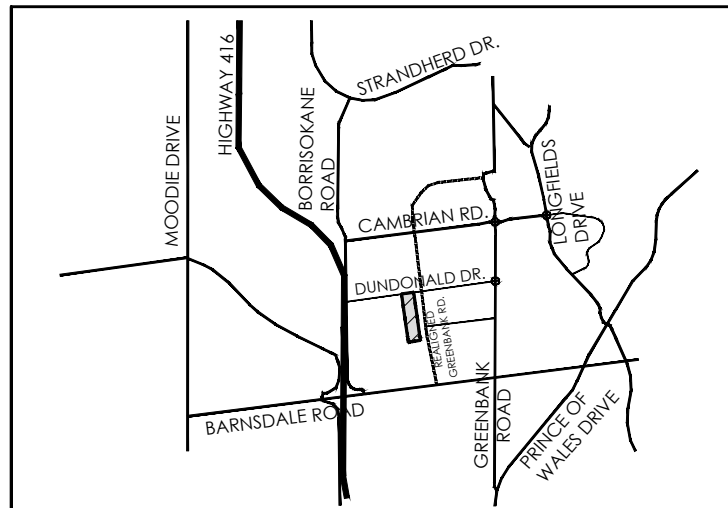
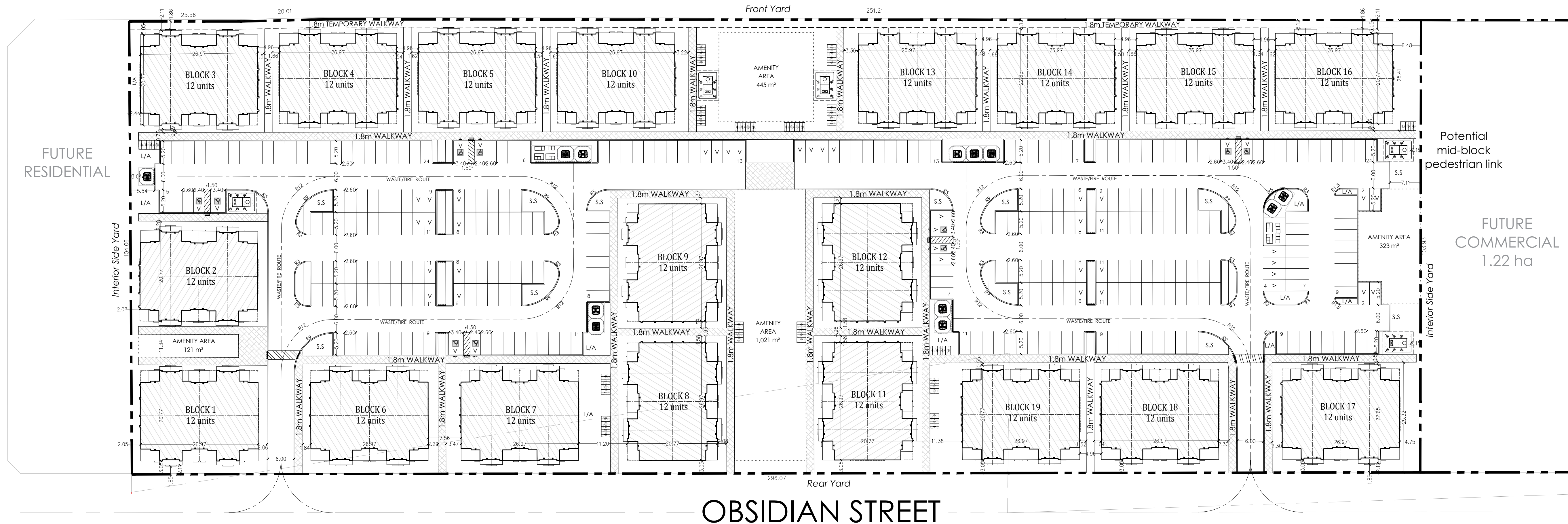


COMMUNITY PARK
7.65 ac
3.10 ha

RESIDENTIAL

REALIGNED GREENBANK ROAD

DUNDONALD ROAD



KEY MAP
N.T.S. Subject Lands

SCALE 1:500

- LEGEND**
- STACKED TOWNS
 - PAVERS
 - CROSSWALK
 - CURB (0.2m)
 - DEPRESSED CURB
 - BALCONY
 - PORCH
 - PROJECTION (STAIRS)
 - S.S. SNOW STORAGE AREA
 - L/A LANDSCAPED AREA
 - BLOCK BOUNDARY
 - BARRIER FREE PARKING
 - BARRIER FREE PARKING SIGNAGE
 - TACTILE WALKING SURFACE INDICATOR
 - NO PARKING
 - CONCRETE/ASPHALT PAD
 - BIKE RACKS
 - ENTRANCE
 - VISITOR PARKING

11/22/21 Draft for review SP
DATE: 11/22/21 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 BY J.D. BARNES LIMITED, 62 STACEE DRIVE, SUITE 103, KANATA, ON K2K 2A9

PROJECT TEAM

SITE PLAN DESIGN: KORSIK Urban Planning

LANDSCAPE ARCHITECTURE: NAK

PLANNING: JR L Richards

TRANSPORTATION: G

ARCHITECTURE: Q4A

MECHANICAL/ELECTRICAL: LRJ

CIVIL ENGINEER: Stantec

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

Half Moon Bay South
Condo Block

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

TITLE: **SITE PLAN**

DATE: November 22, 2021 DRAWN BY: SP CHECKED BY: CR DRAWING NO.

FILE NO.: 000000

JOB NO.: Mattamy - Half Moon Bay

SITE STATISTICS AND DEVELOPMENT DATA

SITE AREA	30,880m ² (3.09 ha)
PAVED AREA	10,823.27m ² (35%)
LANDSCAPED AREA	9,285.82m ² (30%)
TOTAL BUILDING COVERAGE	10,770.91m ² (35%)
TOTAL GROSS FLOOR AREA	24,662.76 m ²
DENSITY (UPH)	74 UPH
ZONE CATEGORY	R4(2)##

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m ²)	UNITS
BLOCK 1-19	12 UNIT BACK-TO-BACK STACKED DWELLING	1,298.04 (per block)	228
TOTAL		24,662.76	228

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A(Table)(2)	MIN. LOT AREA (m ²)	1,400m ²	30,880m ²
162A(Table)(2)	MIN. LOT WIDTH (m)	18m	103.93m
162A(Table)(2)	MIN. FRONT YARD SETBACK (m)	3.0m	3.0m
162A(Table)(2)	MIN. INTERIOR SIDE YARD SETBACK:		
	FOR BUILDING WITHIN FIRST 21m FROM FRONT LOT LINE	3.0m	2.44m
	OTHER CASES	6.0m	2.05m
162A(Table)(2)	MIN. REAR YARD SETBACK (m)	7.5m	3.0m
162A(Table)(2)	MAX. BUILDING HEIGHT (m)	14.5m	12.0m (3 storeys)
101(Table)	RESIDENT PARKING - 1.2 spaces/unit	273.6	274
102(Table)	VISITOR PARKING - 0.2 spaces/unit	45.6	46
111A(Table)	MIN. BICYCLE PARKING - 0.5 spaces/unit	114	114
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	2.05m
131(Table)(4)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	1.2m	4.96m
137(Table)	AMENITY AREA:		
	TOTAL MIN. AMENITY AREA (6m ² per unit)	1,368m ²	1,938m ² *
	MIN. COMMUNAL AMENITY AREA (min. 50% area)	684m ²	1,910m ² *

*Individual amenity areas are provided on the balconies

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
65(Table)	PERMITTED PROJECTIONS INTO REQUIRED YARDS:		
	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>0.6m to lot line	1.85m
	COVERED OR UNCOVERED BALCONY, PORCH, DECK	>1m to lot line	2.11m
106(1)(a)	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	2.6m x 5.2m	2.6m x 5.2m
106(2)	MIN. BARRIER FREE PARKING		
	TYPE A PARKING SPACE SIZE (m)	3.4m wide	3.4m wide
	TYPE B PARKING SPACE SIZE (m)	2.4m wide	2.4m wide
	ACCESS AISLE (m)	1.5m	1.5m
1118(Table)	MIN. BICYCLE PARKING SPACE DIMENSION, HORIZONTAL (m)	Width: 0.6m Length: 1.8m	Width: 0.6m Length: 1.8m
111(9)	MIN. BICYCLE PARKING SPACE ACCESS AISLE WIDTH (m)	1.5m	1.8m
109(3)(b)	MAX. WALKWAY WIDTH PERMITTED IN YARD (m)	1.8m	1.8m
110(1)	MIN. % OF PARKING LOT LANDSCAPED	15%	17%
110(Table)(iv)	LANDSCAPED AREA SURROUNDING PARKING LOT		
	ABUTTING A STREET (m)	3.0m	N/A
	NOT ABUTTING A STREET (m)	3.0m	5.54m
110(3)	REFUSE COLLECTION AREAS:		
110(3)(b)	MIN. WASTE COLLECTION SETBACK TO LOT LINE (m)	3.0m	3.04m
110(3)(c)	OPAQUE SCREEN MIN. HEIGHT (m)	2.0m**	2.0m**

*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 2020-299)

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