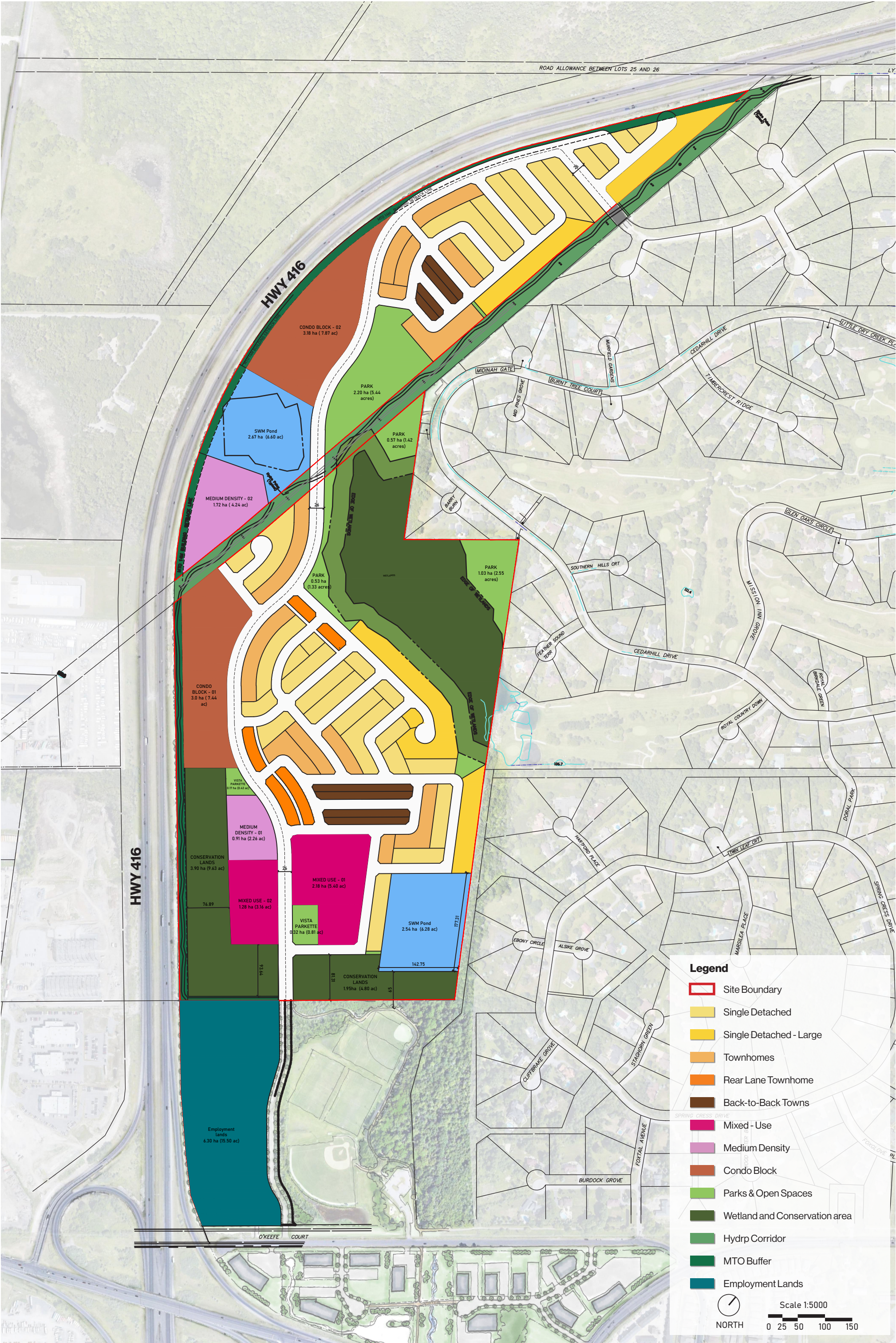




Mattamy Cedarview: Concept v6

Date: August 17th 2023

Client: Mattamy Ottawa



Statistics Summary			
	Ha	Acres	%
Site Area	71.99	177.89	100%
NHS & Buffer	8.91	22.02	12.38%
Conservation Lands	5.84	14.43	8.11%
MTO Building Setback Buffer	2.80	6.92	3.89%
Developable Area*	54.43	134.51	75.61%

Developable Area	54.43	134.51	100%
SWM Pond	5.213	12.88	9.58%
Park	4.990	12.33	9.17%
Medium Density Block	2.632	6.50	4.84%
Mixed-Use and Condo Block	9.670	23.89	17.76%
Condo Blocks	6.200	15.32	11.39%
Net Developable Area*	25.73	63.58	35.74%

* Percentage out of total site area

Low Denisty Residential Summary			
Frontage & Unit Summary	Meter	Units	%
Single Detached	3645.15	327	48.44%
Townhomes	1425.15	184	27.26%
Rear Lane Towns	380.22	118	17.48%
Back-to-Back Towns	897.90	46	6.81%
Low density Units Total	6348.42	675	100.00%

Density	10.6	UPA
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Road Summary	Meter	%
26m Collector Road	1960.11	28.90%
18m Local Road	4363.93	64.35%
15m Window Street	50.00	0.74%
6m Lane	407.42	6.01%
Total Roads	6781.47	100.00%

Frontage to Road Ration	1.00
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Medium Density Summary										
	Area (ac)	Commercial (sqm)	Mixed-use Units	Stacked Units	Back-to-Back Towns	Rear Lane Towns	Total Units	Parking Required*	Parking Provided	Density (UPA)
Mixed Use Block - 01	5.39	2299.01	68	84			152	316	311	28.2
Mixed Use Block - 02	3.16	1358.44	32	48			80	175	175	25.3
Condo Block - 01	7.44			132	54		186	186	221	25.0
Condo Block - 02	7.88			132	56	15	203	186	203	25.8
Sub Total	23.86	3657.45	100	396	110	15	621	863	910	

* Parking is provided for Stacked, mixed use unit and Commercial

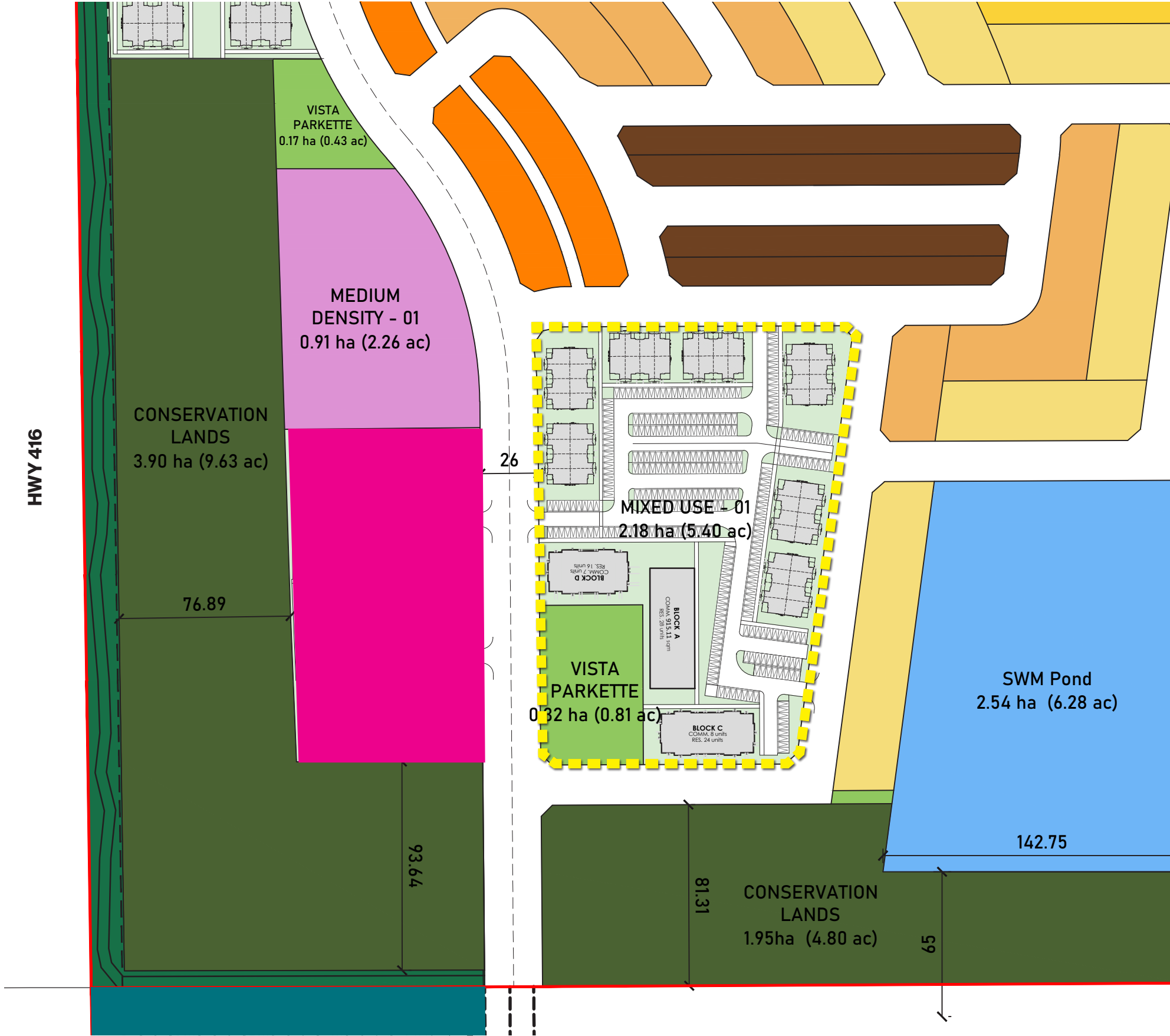
	Area (Ha)	Area (Ac)	Target UPH	Units**
Medium Density Block - 01	0.91	2.25	75	68
Medium Density Block - 01	1.72	4.25	75	129
Sub Total	2.63	6.50		197

** Unit Count based on Target UPH

Cedarview Grand Total units	1493
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Type of Lot	Depth (m)	Width (m)	Units	%	Product %
Single Detached					
30' Single	27	9.14	115	48%	48.44%
30' Corner Single	27	12	42		
36' Single	27	11	80		
43' Single	27	13.10	90		
		Sub Total	327	100%	
21' Front-Lane Townhome 2 Storey					
Corner Units	25	10.65	20	11%	27.26%
Interior Units	25	6.5	100	54%	
End Unit/ Lane Lot	25	8.2	64	35%	
		Sub Total	184	100%	
21' Back-to-Back Townhome					
Corner Units	14	10.2	16	14%	17.48%
Interior Units	14	6.4	62	53%	
End Unit/ Lane Lot	14	8.05	40	34%	
		Sub Total	118	100%	
20' Rear Lane towns					
Corner Units	20	9.5	10	22%	6.81%
Interior Units	20	6.0	26	57%	
End Unit/ Lane Lot	20	7.65	10	22%	
		Sub Total	46	100%	
Low Density Residential			675		100%
Total Units:					





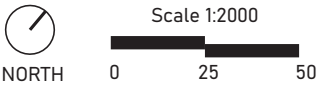
Mixed-Use Block- 01

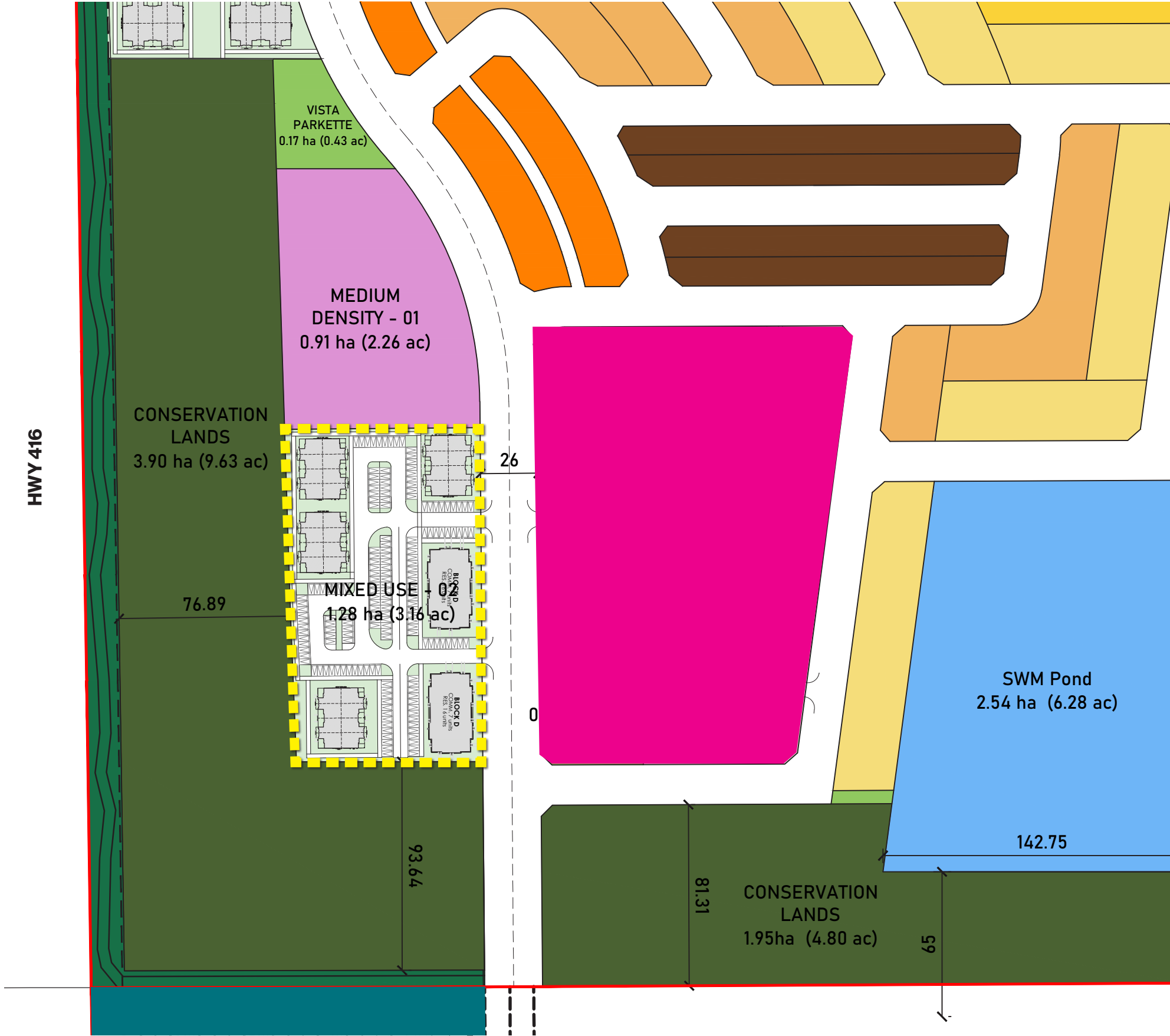
Statistics Summary			
	Ha	Acres	%
Site Area	2.18	5.39	100%

Parking Ratio			
	Residential	Visitors	Retail (stalls / 100m2)
Mixed-Use Residential	1	0.2	
Stacked	1.2	0.2	
Back-to-Back			
Retail			5.05

	Retail (sqm)	Res Units	Parking Required	Visitors Parking Required	Total Parking Required	Total Parking Provided
Commecial	2299.0		116			311
Mixed Use Ressidential		68	68	14	198	
Stacked		84	101	17	119	
Total		152	285	30	316	

Density	28.22	UPA
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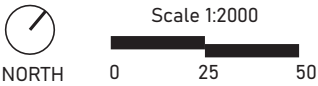
Mixed-Use Block - 02

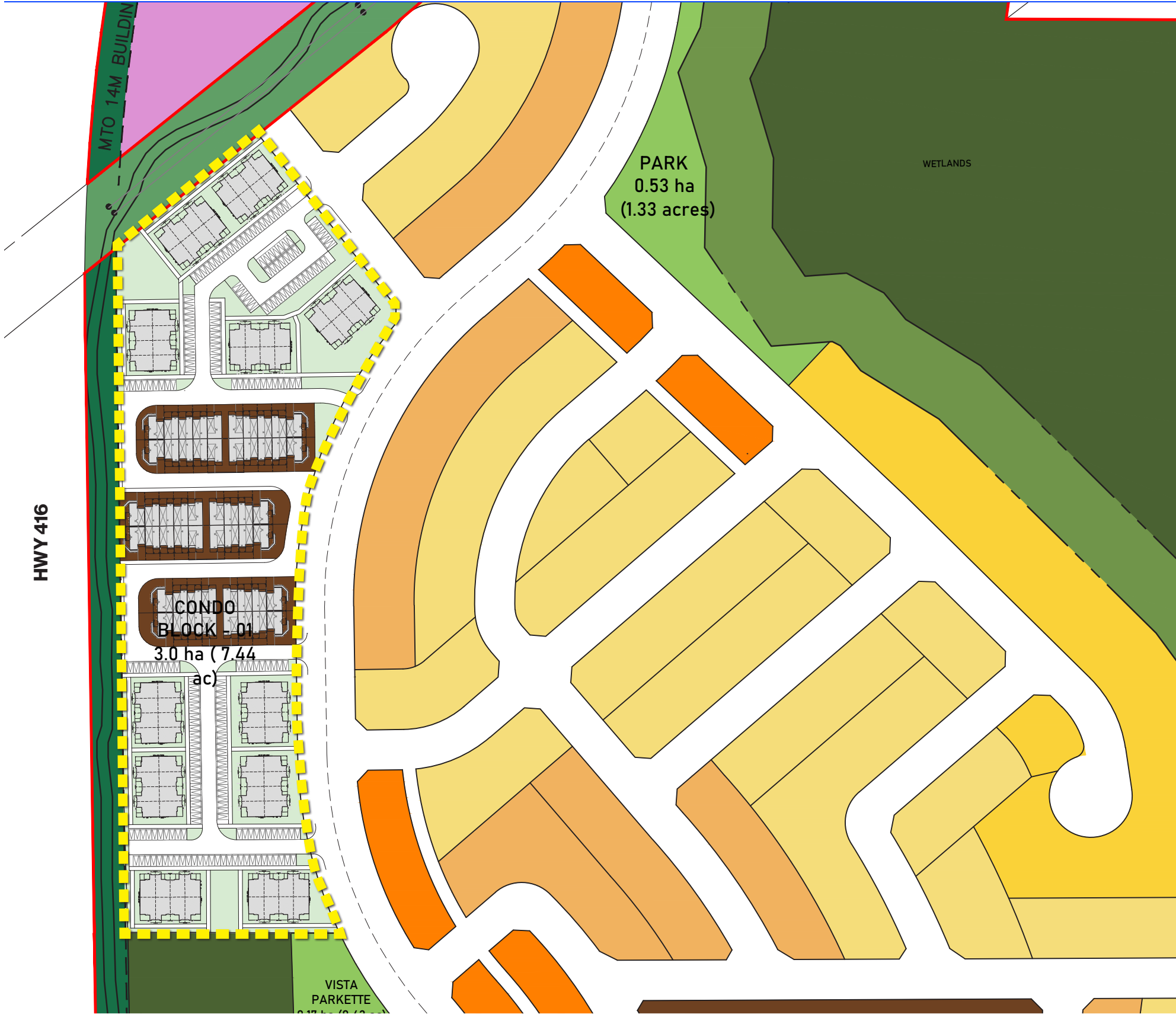
Statistics Summary			
	Ha	Acres	%
Site Area	1.28	3.16	100%

Parking Ratio			
	Residential	Visitors	Retail (stalls / 100m2)
Mixed-Use Residential	1	0.2	
Stacked	1.2	0.2	
Back-to-Back			
Retail			5.05

	Retail (sqm)	Res Units	Parking Required	Visitors Parking Required	Total Parking Required	Total Parking Provided
Commecial	1358.4		69			175
Mixed Use Ressidential		32	32	6	107	
Stacked		48	58	10	68	
Total		80	158	16	175	

Density	25.29	UPA
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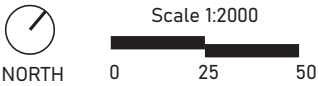
Condo Block - 01

Statistics Summary			
	Ha	Acres	%
Site Area	3.01	7.44	100%

Parking Ratio			
	Residential	Visitors	Retail (stalls / 100m2)
Mixed-Use Residential	1	0.2	
Stacked	1.2	0.2	
Back-to-Back			
Retail			5.05

	Retail (sqm)	Res Units	Parking Required	Visitors Parking Required	Total Parking Required	Total Parking Provided
Stacked		132	158	26	186	221
Back-to-back Towns		54				
Rear lane Towns						
	Total	186	158	26	186	

Density	25.01	UPA
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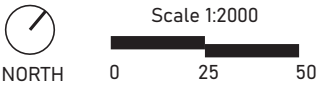
Condo Block - 02

Statistics Summary			
	Ha	Acres	%
Site Area	3.19	7.88	100%

Parking Ratio			
	Residential	Visitors	Retail (stalls / 100m2)
Mixed-Use Residential	1	0.2	
Stacked	1.2	0.2	
Back-to-Back			
Retail			5.05

	Retail (sqm)	Res Units	Parking Required	Visitors Parking Required	Total Parking Required	Total Parking Provided
Stacked		132	158	26	186	203
Back-to-back Towns		56				
Rear lane Towns		15				
	Total	203	158	26	186	

Density	25.78	UPA
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Employment Land

Statistics Summary			
	Ha	Acres	%

Site Area	6.30	15.57	100%
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Parking Ratio			
	Residential	Visitors	Retail (stalls / 100m2)

Mixed-Use Residential	1	0.2	
Stacked	1.2	0.2	
Back-to-Back			
Retail			5.05

	Retail (sqm)	Res Units	Parking Required	Visitors Parking Required	Total Parking Required	Total Parking Provided
Commecial	915.1		46		80	409
Mixed Use Ressidential		28	28	6	320	
Stacked		228	274	46		
Back-to-Back		110				
Rear lane Towns		18				
	Total	384	348	51	400	

Density	24.67	UPA
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