

SITE STATISTICS AND DEVELOPMENT DATA

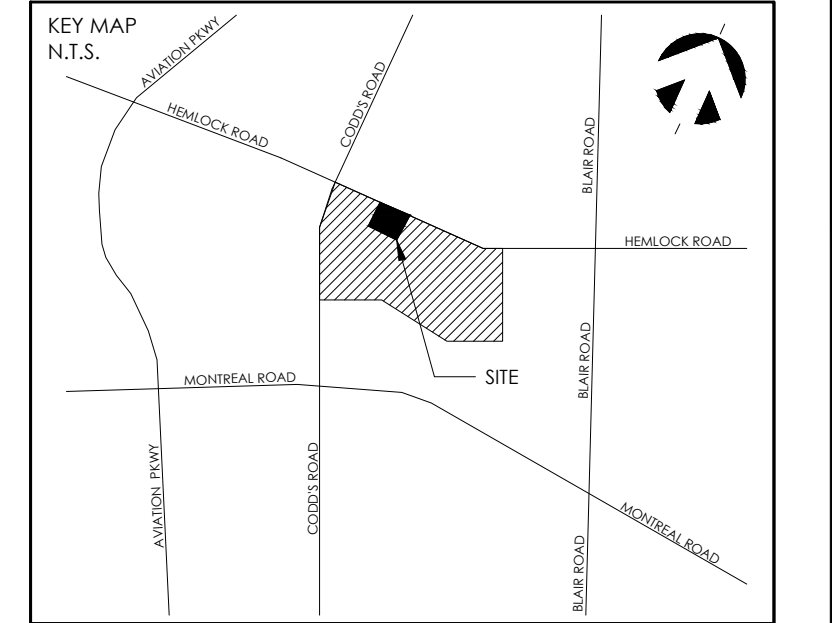
SITE AREA	4,594.19 m ²
PAVED AREA	1,107.52 m ² (24%)
LANDSCAPED AREA	1,703.56 m ² (37%)
TOTAL BUILDING COVERAGE	1,783.11 m ² (39%)
TOTAL GROSS FLOOR AREA	5,841.3 m ²
TYPE A TOWNHOUSE (6 @ 241.8 m ²)	1,450.8 m ²
TYPE B TOWNHOUSE (5 @ 191.7 m ²)	958.5 m ²
STACKED TOWNS (24 @ 69 m ² ; 24 @ 74 m ²)	3,432 m ²
DENSITY (UPH)	128.3
ZONE CATEGORY	RSY(2312)

DWELLING BLOCK	DWELLING TYPE	GROUND FLOOR AREA (m ²)	UNITS
BLOCK 1	REAR LANE TOWNS	415.42	5
BLOCK 2	REAR LANE TOWNS	436.41	6
BLOCK 3	STACKED TOWNS	465.64	24
BLOCK 4	STACKED TOWNS	465.64	24
TOTAL			59

SECTION	ZONE PROVISION - TOWNHOUSE	REQUIRED	PROPOSED
164(1)	MIN. LOT WIDTH (m) - TYPE A TOWNHOUSE	6 m	6.05 m
	TYPE B TOWNHOUSE	6 m	4.42 m
164(1)	MIN. LOT AREA (m ²) - TYPE A	150 m ²	111.93m ²
	TYPE B	150 m ²	81.76 m ²
164(1)	MAX. BUILDING HEIGHT (m)	11 m	14.05 m
164(1)	MIN. FRONT YARD SETBACK (m)	3 m	3.07 m
164(1)	MIN. CORNER SIDE YARD SETBACK (m)	3 m	4.3 m
164(1)	MIN. REAR YARD SETBACK (m)	6 m	0.65 m
164(1)	MIN. INTERIOR YARD SETBACK (m)	1.2 m	1.5 m
101 (Table)	RESIDENT PARKING - TYPE A (6 @ 0.75/unit)	0.75/unit (4.5)	1.5/unit (9)
	TYPE B (5 @ 0.75/unit)	0.75/unit (3.8)	1/unit (5)
102 (Table)	VISITOR PARKING (11 @ 0.1/unit)	1.1	0

SECTION	ZONE PROVISION - STACKED TOWNS	REQUIRED	PROPOSED
163(9)	MIN. LANDSCAPING (% of lot)	30%	30%
164(1)	MIN. LOT WIDTH (m)	18 m	39.19 m
164(1)	MIN. LOT AREA (m ²)	450 m ²	956.23 m ²
164(1)	MAX. BUILDING HEIGHT (m)	11 m	13.8 m
164(1)	MIN. FRONT YARD SETBACK (m)	5 m	5 m
164(1)	MIN. CORNER SIDE YARD SETBACK (m)	3 m	N/A
164(1)	MIN. REAR YARD SETBACK (m)	7.5 m	4.75 m
164(1)	MIN. INTERIOR YARD SETBACK (m)	3 m	1.2 m
101 (Table)	RESIDENT PARKING (48 @ 0.5/unit)	0.5/unit (24)	0.42/unit (20)
102 (Table)	VISITOR PARKING (48 @ 0.1/unit)	4.8	0
111A (Table)	BICYCLE PARKING (48 @ 0.5/unit)	24	24

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
57(2)	Corner sight triangle	TBD	5 x 5 m
65(2)	Permitted projections into req. yards		
65(3)	Eaves, eave-troughs, gutters	1 m	TBD
65(4)	Sills, belt courses, cornices, parapets, pilasters	0.6 m	TBD
65(5)	Canopies, awnings	1.8 m	TBD
65(6)	Fire escapes, open stairways, stoop	>0.6m to lot line	0.86 m
65(7)	Covered or uncovered balcony, porch, deck	2 m	2 m
65(8)	Bay window	1 m	TBD
100(3)(b)	Air conditioner condenser, heat pump	1 m	TBD
106(1)(a)	Min. shared driveway width	3 m	N/A
106(1)(b)	Min. perpendicular parking space size	2.6 x 5.2 m	2.6 x 5.2 m
107(1)(c)(i)	Min. parallel parking space size	2.6 x 6.7 m	N/A
107(1)(c)(ii)	Min. driveway width to parking lot	6.7 m	6.7 m
107 (Table)	Min. aisle width to spaces	6.7 m	6.7 m
107(2)	Min. driveway width to garage	2.6 m	2.6 m
109(3)(b)	Max. walkway width permitted in yard	1.8 m	1.8 m
110(1)	Min. % of parking lot area landscaped	15%	TBD
110 (Table)	Min. landscape buffer width parking lot to lot line	1.5 m	0 m
110(3)(b)	Min. waste collection setback to lot line	3 m	3 m



LEGEND

- CONCRETE SIDEWALK
- CROSSWALK
- RIVERSTONE
- CURB
- DEPRESSED CURB
- PROJECTION (BALCONY/PORCH/TERRACE)
- PROJECTION (STAIRS)
- MOLOK WASTE STORAGE
- FIRE HYDRANT
- BICYCLE PARKING
- BARRIER FREE PARKING
- DWELLING ENTRANCE
- UNIT NUMBER
- LANDSCAPED AREA
- RAISED CONCRETE DECK
- PAINTED LINES
- TYPE A TOWNHOUSE (6.05m)
- TYPE B TOWNHOUSE (4.42m)
- STACKED DWELLING
- PROPOSED LOT BOUNDARY
- BLOCK BOUNDARY
- BLOCK (Mew) BOUNDARY
- FENCE

DATE	(D.M.Y)	REVISION	BY
Aug 10, 2017		Issue for Site Plan Control Submission	SP
Aug 3, 2017		Issue for Canada Lands Company review	SP
July 28, 2017		Draft for review	SP

GENERAL NOTES

- DO NOT SCALE DRAWINGS FOR PRINT.
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- SITE PLAN PREPARED IN ACCORDANCE WITH PLAN 4M-1581 AND PLAN 4R-3016, PREPARED BY ANNIS O'SULLIVAN, VOLLEBEKK LTD.
- TOWNHOUSE DWELLING UNITS ARE DESIGNED TO ACCOMMODATE CURBSIDE GARBAGE PICK-UP.
- ONE (1) TYPE A (3.4 x 5.2 m) AND 1 TYPE B (2.4 x 5.2 m) BARRIER-FREE PARKING SPACE ARE PROVIDED ADJACENT TO A 1.5 m WIDE AISLE.
- WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.

PROJECT TEAM

SITE PLAN DESIGN: KORSIAK (Urban Planning)

LANDSCAPE ARCHITECTURE: NAK design strategies

MECHANICAL/ELECTRICAL: L R J

PLANNING: Stantec

TRANSPORTATION: NOVATECH

ARCHITECTURE: Q4A

NOISE: VALCOUSTICES

ENVIRONMENTAL: KILGOUR & ASSOCIATES

CIVIL ENGINEER: DSEL

GEOTECHNICAL & STRUCTURAL: pakersongroup

mattamyHOMES

WATERIDGE VILLAGE: PHASE 1B
335 ST. LAURENT BLVD.

PART OF LOTS 21, 22 AND 23
CONCESSION 1 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
AND BLOCKS 118-124, 126 AND 127
REGISTERED PLAN 4M-1559
CITY OF OTTAWA

TITLE: BLOCK 22 SITE PLAN

DATE: August 10, 2017 DRAWN BY: SP CHECKED BY: CR DRAWING NO. A2

JOB NO.: Mattamy - Wateridge