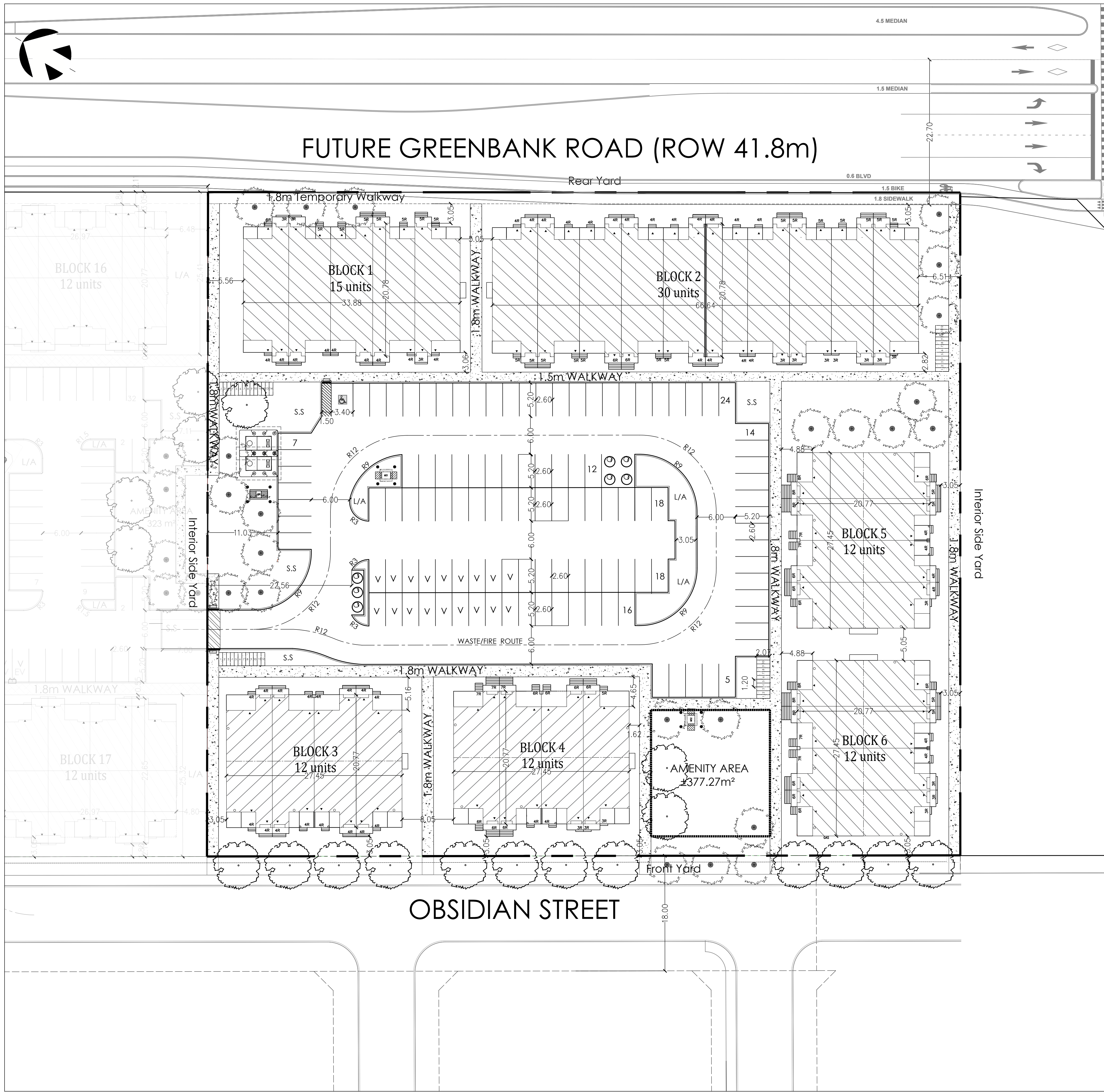




|                         |                                    |
|-------------------------|------------------------------------|
| SITE AREA               | 12,217.33 m <sup>2</sup> (1.22 ha) |
| PAVED AREA              | 3,478.06 m <sup>2</sup> (28%)      |
| LANDSCAPED AREA         | 4,093.32 m <sup>2</sup> (34%)      |
| TOTAL BUILDING COVERAGE | 4,645.95 m <sup>2</sup> (38%)      |
| TOTAL GROSS FLOOR AREA  | ±10,766.29 m <sup>2</sup>          |
| TOTAL UNITS             | 93                                 |
| NET DENSITY (UPH)       | 85 UPH                             |
| ZONE CATEGORY           | GM(2800)H(14.5)                    |

| <u><b>GROSS FLOOR AREA</b></u> |                              | <u><b>UNITS</b></u> |
|--------------------------------|------------------------------|---------------------|
|                                | <b>(m<sup>2</sup>)</b>       |                     |
| <b><u>DWELLING BLOCK</u></b>   | <b><u>DWELLING TYPE</u></b>  |                     |
| BLOCK 1                        | 15 UNIT B2B STACKED DWELLING | 15                  |
| BLOCK 2                        | 30 UNIT B2B STACKED DWELLING | 30                  |
| BLOCK 3                        | 12 UNIT B2B STACKED DWELLING | 12                  |
| BLOCK 4                        | 12 UNIT B2B STACKED DWELLING | 12                  |
| BLOCK 5                        | 12 UNIT B2B STACKED DWELLING | 12                  |
| BLOCK 6                        | 12 UNIT B2B STACKED DWELLING | 12                  |
| <b>TOTAL</b>                   |                              | <b>93</b>           |

| SECTION        | ZONE PROVISION - PLANNED UNIT DEVELOPMENT                                        | REQUIRED   | PROPOSED                |
|----------------|----------------------------------------------------------------------------------|------------|-------------------------|
| 187 (Table)    | MIN. LOT AREA (m <sup>2</sup> )                                                  | No minimum | 12,217.33m <sup>2</sup> |
| 187 (Table)    | MIN. LOT WIDTH (m)                                                               | No minimum | 117.7m                  |
| 187 (Table)    | MAX. BUILDING HEIGHT (m)                                                         | 14.5m      | 11.2m                   |
| 187 (Table)    | MIN. FRONT YARD SETBACK (m)                                                      | 3.0m       | 3.05m                   |
| 187 (Table)    | MIN. CORNER SIDE YARD SETBACK (m)                                                | 3.0m       | N/A                     |
|                | MIN. INTERIOR SIDE YARD SETBACK (m) FOR A BUILDING HIGHER THAN 11m:              |            |                         |
| (2800)         | NORTH INTERIOR SIDE LOT LINE                                                     | 7.5m       | 3.05m                   |
| 187 (Table)    | SOUTH INTERIOR SIDE LOT LINE                                                     | 3.0m       | 3.05m                   |
| 187 (Table)    | MIN. REAR YARD SETBACK:                                                          |            |                         |
|                | ALL OTHER CASES (m)                                                              | No minimum | 3.05m                   |
| 187 (Table)    | MAX. FLOOR SPACE INDEX                                                           | 2          | 0.9                     |
| 187 (Table)    | MIN. WIDTH OF LANDSCAPED AREA                                                    |            |                         |
|                | ABUTTING A STREET (m)                                                            | 3m         | 3.05m                   |
|                | ABUTTING A RESIDENTIAL ZONE                                                      | 3m         | 3.05m                   |
| 101 (Table)    | RESIDENT PARKING - 1.2 spaces/unit                                               | 112        | 96                      |
| 102 (Table)    | VISITOR PARKING - 0.2 spaces/unit                                                | 19         | 18                      |
| 111A (Table)   | MIN. BICYCLE PARKING- 0.5 spaces/unit                                            | 47         | 48                      |
| 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       | 2.82m                   |
| 131 (Table)(4) | MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m) | 3.0m       | 5.05m                   |

| SECTION      | ADDITIONAL PROVISIONS                                                                                                                              | REQUIRED                                         | PROPOSED                                             |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|------------------------------------------------------|
| 65           | PERMITTED PROJECTIONS INTO REQUIRED YARDS:                                                                                                         |                                                  |                                                      |
| 65 [5]       | FIRE ESCAPES, OPEN STAIRWAYS, STOOFF (m)                                                                                                           | >0.6m to lot line                                | N/A                                                  |
| 65 [6]       | COVERED OR UNCOVERED BALCONY, PORCH, DECK                                                                                                          | >1m to lot line                                  | N/A                                                  |
| 57           | MIN. TO CORNER SIGHT TRIANGLE (m)                                                                                                                  | 0m                                               | N/A                                                  |
| 106 [1](a)   | MIN. PERPENDICULAR PARKING SPACE SIZE (m)                                                                                                          | 2.6m x 5.2m                                      | 2.6m x 5.2m                                          |
| 106 [2](b)   | MIN. BARRIER FREE PARKING:<br>TYPE A PARKING SPACE SIZE<br>ACCESS AISLE (m)                                                                        | 1<br>3.4m wide<br>1.5m                           | 1<br>3.4 m wide<br>1.5 m                             |
| 111B [Table] | MIN. BICYCLE PARKING SPACE DIMENSIONS                                                                                                              | 0.6m x 1.8m                                      | 0.6 m x 2.07 m                                       |
| 109 [3](b)   | MAX. WALKWAY WIDTH PERMITTED IN YARD (m)                                                                                                           | 1.8m                                             | 1.8m                                                 |
| 110 [Table]  | LANDSCAPED AREA SURROUNDING PARKING LOT<br>(100+ spaces):<br>NOT ABUTTING A STREET (m)                                                             | 15%                                              | 25%                                                  |
| 110 [3]      | REFUSE COLLECTION AREAS:                                                                                                                           | 3.0m                                             | >3.0m                                                |
| 110 [3](b)   | MIN.WASTE COLLECTION SETBACK TO LOT LINE (m)                                                                                                       |                                                  |                                                      |
| 137 [Table]  | AMENITY AREA**:<br>TOTAL MIN. AMENITY AREA (6m <sup>2</sup> per unit) (m <sup>2</sup> )<br>MIN. COMMUNAL AMENITY AREA (m <sup>2</sup> ) (50% AREA) | 3.0m<br>558m <sup>2</sup><br>377.2m <sup>2</sup> | 21.45m<br>1,626m <sup>2</sup><br>377.2m <sup>2</sup> |

**KEY MAP**  
N.T.S.

**SCALE 1:300**

**LEGEND**

|  |                                   |  |                                  |
|--|-----------------------------------|--|----------------------------------|
|  | STACKED TOWNS                     |  | NO PARKING                       |
|  | ENTRANCE                          |  | BARRIER FREE PARKING             |
|  | PORCH                             |  | V VISITOR PARKING                |
|  | PROJECTION (STAIRS)               |  | BIKE RACKS                       |
|  | CONCRETE                          |  | MOLAK BIN (6.5 yd <sup>3</sup> ) |
|  | CROSSWALK                         |  | R RISERS                         |
|  | CURB (0.2m)                       |  | MINI-SUB                         |
|  | DEPRESSED CURB                    |  | SWITCHBOARD                      |
|  | TACTILE WALKING SURFACE INDICATOR |  | TRANSFORMER                      |
|  | S.S SNOW STORAGE AREA             |  | BOLLARD                          |
|  | U/LA UNLA STORAGE AREA            |  | HYDRO CABINET                    |
|  |                                   |  | CONFIFEROUS TREE                 |
|  |                                   |  | DECIDUOUS TREE                   |
|  |                                   |  |                                  |

|                             |                |    |
|-----------------------------|----------------|----|
| 14/05/2025                  | 1st Submission | AS |
| DATE <small>[M.D.Y]</small> | REVISION       | BY |

1. DO NOT SCALE DRAWINGS FOR PRINT.
2. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIK URBAN PLANNING AND MATAMY HOMES. COPYRIGHT RESERVED.
3. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
4. REFERENCE CITY OF OTTAWA T.W.S.I. DETAIL SC7.3
5. SURVEY BOUNDARY BY J.D BARNES LIMITED.  
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9

SITE PLAN DESIGN:  **KORSI AK** *Urban Planning*

LANDSCAPE ARCHITECTURE:  **NAK**  
design strategies

PLANNING:  **FOTENN**  
Planning + Design

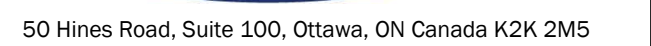
TRANSPORTATION:  **G**

ARCHITECTURE:  **Q4A**

MECHANICAL/ELECTRICAL: 

CIVIL ENGINEER:  **Stantec**

 **L R J**



Half Moon Bay South  
Phase 7 Condo Block

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

|                                  |                                |  |               |
|----------------------------------|--------------------------------|--|---------------|
| TITLE: SITE PLAN                 |                                |  | DRAWING NO. A |
| DATE: May 14, 2025               | DRAWN BY: AS<br>CHECKED BY: JH |  |               |
| FILE NO.: XXXXXXXXX              |                                |  |               |
| JOB NO.: Mattamy - Half Moon Bay |                                |  |               |