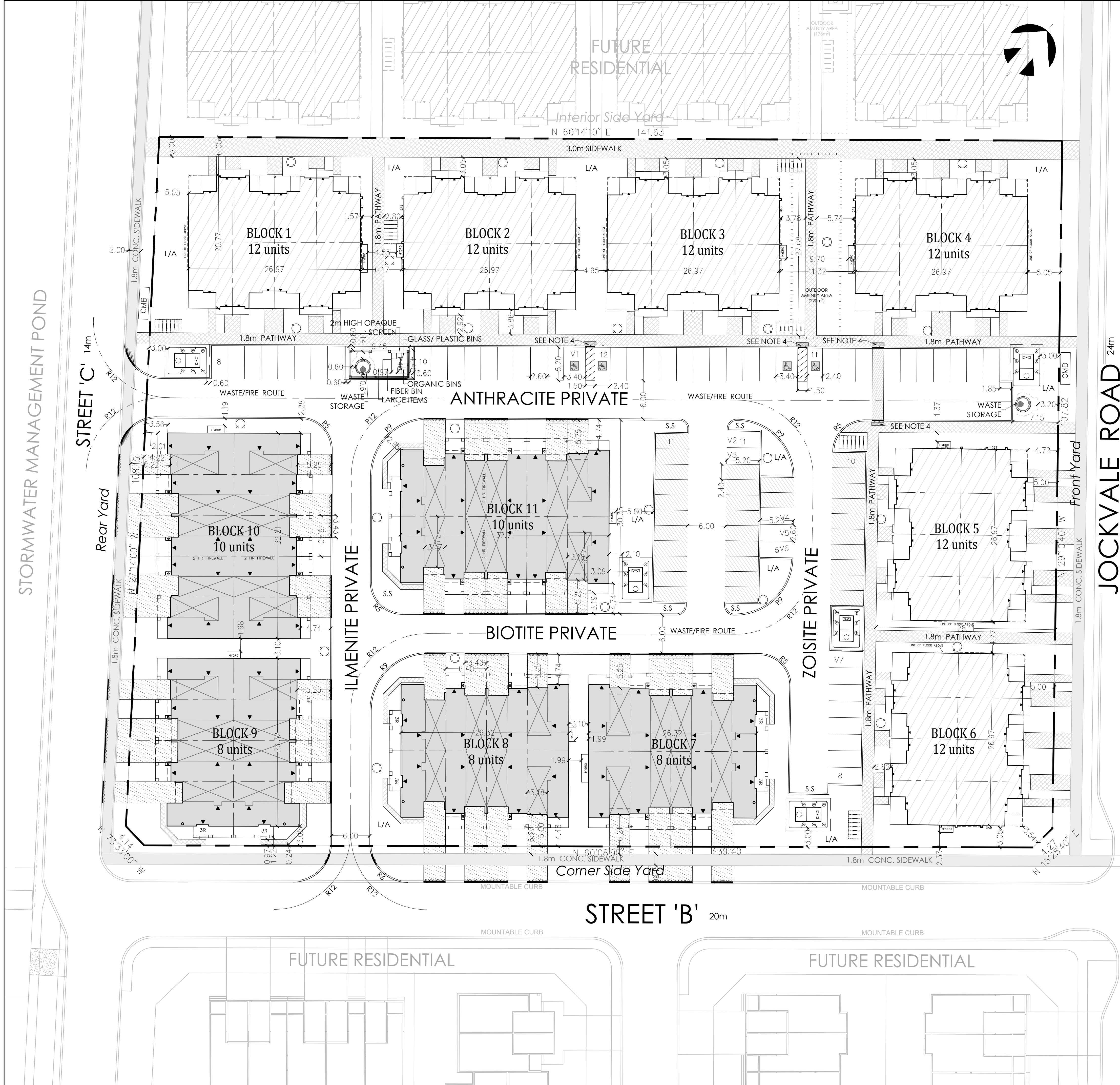


STORMWATER MANAGEMENT POND



SITE STATISTICS AND DEVELOPMENT DATA

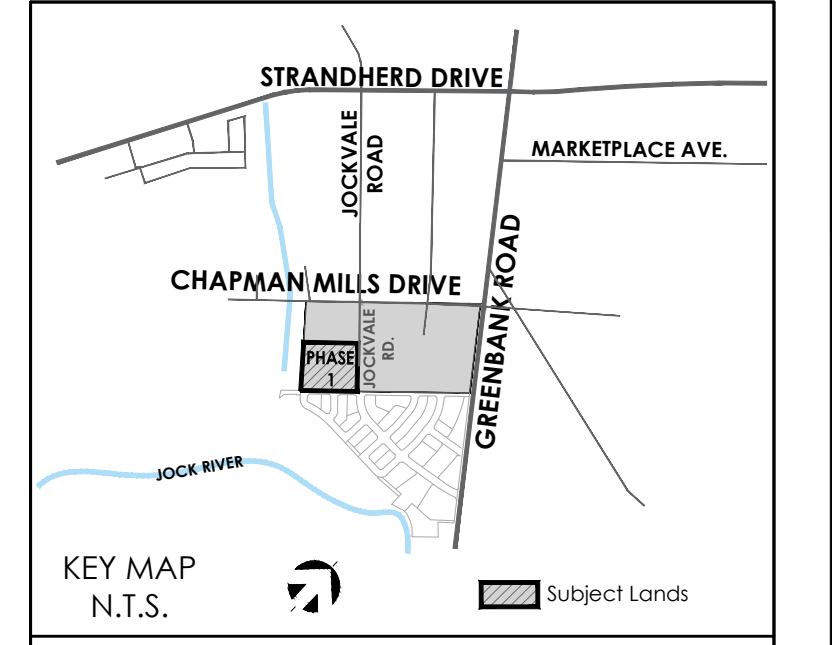
PHASE 1		TOTAL APPROXIMATE GROSS FLOOR AREA	
SITE AREA	15,913 m ² (1.59 ha)	14,856.24 m ²	
PAVED AREA	4,438 m ² (29%)		
LANDSCAPED AREA	4,803 m ² (30%)		
TOTAL BUILDING COVERAGE	6,472 m ² (41%)		
TOTAL UNITS	116		
DENSITY (UPH)	73 UPH		
ZONE CATEGORY	MC[2666]		

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m ²)	UNITS
BLOCK 1	STACKED TOWNS	1,298.04	12
BLOCK 2	STACKED TOWNS	1,298.04	12
BLOCK 3	STACKED TOWNS	1,298.04	12
BLOCK 4	STACKED TOWNS	1,298.04	12
BLOCK 5	STACKED TOWNS	1,298.04	12
BLOCK 6	STACKED TOWNS	1,298.04	12
BLOCK 7	VILLAGE TOWNS	1,292.00	8
BLOCK 8	VILLAGE TOWNS	1,292.00	8
BLOCK 9	VILLAGE TOWNS	1,292.00	8
BLOCK 10	VILLAGE TOWNS	1,586.00	10
BLOCK 11	VILLAGE TOWNS	1,606.00	10
TOTAL		14,856.24	116

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
191 (Table)	MIN. LOT AREA (m ²)	No minimum	15,913.22m ²
191 (Table)	MIN. LOT WIDTH (m)	No minimum	107.82m
2666 (Table)	MIN. BUILDING HEIGHT (m)	2-stories	10.0m
2666 (Table)	MAX. BUILDING HEIGHT (m)	30m	10m Village Towns 12m Stacked Towns
191 (Table)	MIN. FRONT YARD SETBACK (m)	No minimum	5.00m
191 (Table)	MIN. CORNER SIDE YARD SETBACK (m)	No minimum	3.05m
191 (Table)	MIN. INTERIOR SIDE YARD SETBACK (m)	No minimum	6.05m
191 (Table)	MIN. REAR YARD SETBACK (m)	No minimum	3.56m
2666 (Table)	RESIDENT PARKING - VILLAGE TOWNS (44 units @ 1/unit)	44	44 in garage, 41 in driveway 79' (1.1)
	- STACKED TOWNS (72 units @ 1.0/unit)	72	
2666 (Table)	VISITOR PARKING - STACKED TOWNS (72 units @ 0.1/unit)	7.2	7 (0.1)
111A (Table)	BICYCLE PARKING (0.5/unit)	36	36
131 (Table) (1)	MIN. WIDTH OF PRIVATE WAY (m)	6.0m	6.0m
131 (Table) (2)	MIN. SETBACK OF ANY WALL OF A RESIDENTIAL BUILDING TO PRIVATE WAY (m)	1.8m	2.28m
131 (Table) (3)	MIN. SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY (m)	5.2m	5.25m
131 (Table) (4)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN PLANNED UNIT DEVELOPMENT (m)	1.2m	3.1m
136	MAX. NUMBER OF ATTACHED DWELLING UNITS	Single Row: 8 Attached: 16	5 10
137 (Table)	MIN. STACKED TOTAL AMENITY AREA (6m ² /unit)	432m ²	828m ² **
137 (Table)	MIN. STACKED COMMUNAL AMENITY AREA (min. 50% area)	216m ²	220m ²

*Section 106 (3a)- Up to 40% of the required parking spaces may be reduced in size to 2.4m x 4.6m for small cars only. Proposed 32 spaces of 2.4m wide for small car parking. Length maintained at 5.2m.
**Individual amenity areas are provided on the balconies

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
65 & 2666 (Table)	PERMITTED PROJECTIONS INTO REQUIRED YARDS: FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m) COVERED OR UNCOVERED BALCONY, PORCH, DECK (m) CORNER LOT LINE: BALCONY OR PORCH ALL OTHER LOT LINES: PORCH BALCONY	>0.6m to lot line	0.97m
	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	2.6m x 5.2m	2.6m x 5.2m
106 (1) (a)	MIN. BARRIER FREE PARKING		
106 (2)	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
111B (Table)	MIN. BICYCLE PARKING SPACE DIMENSION, HORIZONTAL (m)	Width: 0.6m Length: 1.8m	0.6m 1.8m
111 (9)	MIN. BICYCLE PARKING SPACE ACCESS AISLE WIDTH (m)	1.5m	1.5m
110 (1)	MIN. % OF PARKING LOT LANDSCAPED	15%	23%
110 (Table)	LANDSCAPED AREA SURROUNDING PARKING LOT: ABUTTING A STREET (m)	3.0m	7.15m
	NOT ABUTTING A STREET (m)	3.0m	N/A
110 (3) (b)	MIN. WASTE COLLECTION SETBACK TO LOT LINE (m)	3.0m	3.20m
110 (3) (c)	OPAQUE SCREEN MIN. HEIGHT (m)	2.0m	2.0m



LEGEND

[Symbol]	STACKED TOWNS	[Symbol]	NO PARKING
[Symbol]	VILLAGE TOWNS	[Symbol]	REDUCED SIZE PARKING SPACES
[Symbol]	WALKWAY TO ENTRY (PAVERS)	[Symbol]	BIKE RACKS
[Symbol]	CONCRETE	[Symbol]	ENTRANCE
[Symbol]	ASPHALT	[Symbol]	VISITOR PARKING
[Symbol]	GARAGE	[Symbol]	TACTILE WALKING SURFACE INDICATOR
[Symbol]	CURB (0.2m)	[Symbol]	CANADA POST MAIL BOX
[Symbol]	DEPRESSED CURB	[Symbol]	
[Symbol]	MOUNTABLE CURB	[Symbol]	
[Symbol]	BALCONY	[Symbol]	
[Symbol]	PORCH	[Symbol]	
[Symbol]	PROJECTION (STAIRS)	[Symbol]	
[Symbol]	RISERS	[Symbol]	
[Symbol]	S.S. SNOW STORAGE AREA	[Symbol]	
[Symbol]	L/A LANDSCAPED AREA	[Symbol]	
[Symbol]	BLOCK BOUNDARY	[Symbol]	
[Symbol]	BARRIER FREE PARKING	[Symbol]	
[Symbol]	BARRIER FREE PARKING SIGNAGE	[Symbol]	
[Symbol]	STREETLIGHT	[Symbol]	

DATE	REVISION	BY
18/01/21	Revised Site Plan Per 3rd Submission City Comments	EC
27/09/20	Revised Site Plan Per 2nd Submission City Comments	EC
07/08/20	Revised Site Plan Per City Comments	CR
04/05/20	Issue for submission	EC
17/01/20	Insert new boundary and layout adjustment	EC
22/11/19	Insert sight triangles from draft M-Plan	SP
20/11/19	General Revision	SP
05/11/19	Insert Street B detailed design	SP
25/10/19	Draft site plan	SP

GENERAL NOTES

- DO NOT SCALE DRAWINGS FOR PRINT.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIK URBAN PLANNING. COPYRIGHT RESERVED.
- WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
- REFERENCES CITY OF OTTAWA I.W.S.I. DETAIL SC7.3
- SURVEY BOUNDARY BY J.D. BARNES LIMITED, 2430 DUNDAS DRIVE, SUITE 204, OTTAWA, ON TEL: (613) 731-7244 FAX: (613) 731-8955

PROJECT TEAM

SITE PLAN DESIGN: KORSIK URBAN PLANNING	LANDSCAPE ARCHITECTURE: NAK	PLANNING: FOTENN
ARCHITECTURE: Q4A	TRANSPORTATION: G	CIVIL ENGINEER: Stantec

mattamyHOMES

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

South Nepean Town Centre

3288 GREENBANK ROAD
BLOCK 4, REGISTERED PLAN #
PART OF LOT 14, CONCESSION 3 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

TITLE:	PHASE 1 SITE PLAN
DATE: January 18, 2021	DRAWN BY: EC
FILE NO.: D07-12-20-0058	CHECKED BY: CR
JOB NO.: SNTC PHASE 1	DRAWING NO. A

APPROVED
By Lily Xu at 12:07 pm, Mar 17, 2021

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA