

SITE STATISTICS AND DEVELOPMENT DATA

GROSS SITE AREA	36,388 m² (3.64 ha)
PARK AREA	4,652 m² (0.47 ha)
NET SITE AREA	31,736 m² (3.17 ha)
PAVED AREA	11,436 m² (36%)
HARD & SOFT LANDSCAPED AREA	10,344 m² (33%)
TOTAL BUILDING COVERAGE	9,956 m² (31%)
TOTAL UNITS	228
DENSITY (UPH)	63 UPH
ZONE CATEGORY	GM(950)

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m2)	UNITS
BLOCK A	RESIDENTIAL	1,664.04	28
BLOCK B	COMMERCIAL	1,664.04	28
BLOCK C	COMMERCIAL	1,664.04	28
	RESIDENTIAL	896.92	
	COMMERCIAL	896.92	
MIXED-USE TOTAL		4,992.12	84
BLOCK 1-12	STACKED TOWNS	15,576.48 (1,298.04 per Block)	144
TOTAL 23,259.36 m²		TOTAL 228	

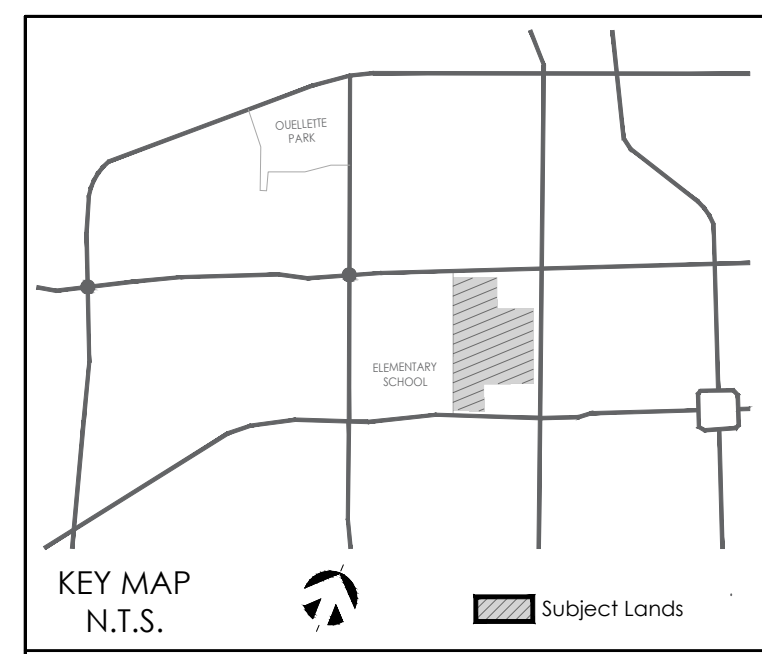
PARKING RATE SUMMARY	# OF PARKING STALLS
COMMERCIAL PARKING SPACES	91
RESIDENTIAL PARKING SPACES	240
VISITOR PARKING SPACES	46
TOTAL	377

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
187(Table)(a)	MIN. LOT AREA (m²)	No minimum	36,387.61m²
187(Table)(b)	MIN. LOT WIDTH (m)	No minimum	44.68m
2022-364	MIN. YARD SETBACK FROM A LOT LINE ABUTTING A PUBLIC STREET	3.0m	3.0m
2022-364	MIN. YARD SETBACK FROM ALL OTHER LOT LINES	4.0m	4.0m
187(Table)(f)	MAX. BUILDING HEIGHT (m)	18m	11m Mixed-Use 12m Stacked Towns
187(Table)(g)	MAX. FLOOR SPACE INDEX	2	0.6
187(Table)(h)	MIN. WIDTH OF LANDSCAPED AREA:		
	ABUTTING A STREET	3.0m	3.0m
	ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE	3.0m	N/A
	ABUTTING A MIXED USE OR COMMERCIAL ZONE	3.0m	3.0m
2022-364	RESIDENT PARKING - MIXED-USE (84 units@1/unit)	84	84*
2022-364	- STACKED TOWNS (144 units@0.2/unit)	144	156*
R10	VISITOR PARKING - MIXED-USE (84 units@0.2/unit)	16.8	17
	- STACKED TOWNS (144 units@0.2/unit)	28.8	29
2022-364	RESTAURANT PARKING 3.4 spaces/100m² (347m²)	12.4	12
N79	RETAIL STORE PARKING 3.4 spaces/100m² (2,323m²)	78.9	79
111A(Table)(b)	BICYCLE PARKING (0.5/unit)	11.4	11.4
111A(Table)(e)	COMMERCIAL BICYCLE PARKING (1 space/250m² GFA)	10.8	12
131(Table)(1)	MIN. WIDTH OF PRIVATE WAY (m)	6.0m	6.0m
2022-364	MIN. WIDTH OF AISLE ACCESSING COMMERCIAL PARKING (m)	6.7m	6.7m
131(Table)(2)	MIN. SETBACK OF ANY WALL OF A RESIDENTIAL BUILDING TO PRIVATE WAY (m)	1.8m	2.8m
131(Table)(4)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN PLANNED UNIT DEVELOPMENT (m)	1.2m	5.30m
137(Table)	MIN. MIXED-USE BUILDING & STACKED TOTAL AMENITY AREA (6m²/unit)	1368m²	1559.73m²**
137(Table)	MIN. MIXED-USE BUILDING & STACKED COMMUNAL AMENITY AREA (min. 50% area)	684m²	734m²

*Section 106 (3a) - Up to 50% of the required parking spaces may be reduced in size to 2.4m x 4.6m for small cars only. Proposed 102 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(Table)	PERMITTED PROJECTIONS INTO REQUIRED YARDS		
65(Table)(5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP: INTERIOR SIDE YARD OR REAR YARD (m) FRONT YARD OR CORNER SIDE YARD (m) COVERED OR UNCOVERED BALCONY, PORCH, DECK: INTERIOR SIDE YARD OR REAR YARD (m) FRONT YARD OR CORNER SIDE YARD (m)	No limit >0.6m to lot line	3.89m 4.67m
65(Table)(6)	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	No limit >1m to lot line	3.88m N/A
1061(a)	MIN. BARRIER FREE PARKING	2.6m x 5.2m	2.6m x 5.2m
1061(2)	TOTAL NUMBER OF ACCESSIBLE PARKING SPACES	11	11
	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
1061(3)(a)	MIN. REDUCED PARKING SPACE SIZE (m)	2.4m x 4.6m	2.4m x 5.2m
1118(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	1.8m
1138(Table)	VEHICLE LOADING SPACE:		
	MIN. WIDTH OF DRIVEWAY ACCESSING LOADING SPACE (m)	6m	6.0m
	MIN. WIDTH OF AISLE ACCESSING LOADING SPACE BY ANGLE (Between 45° or less)(m)	5m	6.0m
	MIN. WIDTH OF LOADING SPACE (m)	3.5m	3.5m
	MIN. LENGTH OF LOADING SPACE (m)	7m	7m
110(1)	MIN. % OF PARKING LOT LANDSCAPED	15%	20%
110(Table)	LANDSCAPED AREA SURROUNDING PARKING LOT: ABUTTING A STREET (m) NOT ABUTTING A STREET (m)***	3.0m 3.0m	4.10m 3.0m
2022-364	ABUTTING AN O1 ZONE	1.5m	1.5m
110(3)(b)	MIN. WASTE COLLECTION SETBACK TO LOT LINE (m)	3.0m	3.0m
110(3)(c)	OPAQUE SCREEN MIN. HEIGHT (m)	2.0m****	2.0m****
2022-364	MAX. GROSS LEASABLE FLOOR AREA FOR A LOT LESS THAN 4 HA	9,999m²	2,690.76m²

***The landscaping provisions of Section 110(1) for parking lots do not apply to a shared driveway divided along the common lot line of abutting properties (B/Low 2022-364).
****Section 110(3)(c) where an in-ground refuse container is provided, the screening requirement of Section 110(3)(c) above may be achieved with soft landscaping (B/Low 2022-299).



LEGEND

- STACKED TOWNS
- MIXED-USE BUILDING
- 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
- BARRIER FREE PATH OF TRAVEL
- REDUCED SIZE PARKING SPACES
- CONCRETE/ASPHALT PAD
- BIKE RACKS
- ENTRANCE
- VISITOR PARKING
- COMMERCIAL PARKING
- EV CHARGING STATION
- EARTH BIN (5M3)
- ORGANICS CARTS (240L)

12/09/22	Second Submission	CR
12/20/21	First Submission	SP
DATE	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.
- REFERENCES CITY OF OTTAWA T.W.S.I. DETAIL SC7.3
- SURVEY BOUNDARY BY J.D BARNES LIMITED, 62 STEAKIE DRIVE, SUITE 103, KANATA, ON K2K 2A9

PROJECT TEAM

SITE PLAN DESIGN: **KORSIAK Urban Planning**

LANDSCAPE ARCHITECTURE: **NAK design strategies**

PLANNING: **FOTENN Planning + Design**

ARCHITECTURE: **SIMU Studio**, **Kohn**

TRANSPORTATION: **G**

CIVIL ENGINEER: **Stantec**

mattamyHOMES

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

Orleans

2370 TENTH LINE RD
PART OF BLOCK 173, REGISTERED PLAN 4M-1525
PART OF LOT 11, CONCESSION 3
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA

TITLE: SITE PLAN

DATE: December 9, 2022	DRAWN BY: CR	DRAWING NO.
	CHECKED BY:	B

FILE NO.: D07-12-21-0224
JOB NO.: