

SITE STATISTICS AND DEVELOPMENT DATA

GROSS SITE AREA	36,388 m ² (3.64 ha)
PARK AREA	4,652 m ² (0.47 ha)
NET SITE AREA	31,736 m ² (3.17 ha)
PAVED AREA	11,436 m ² (36%)
HARD & SOFT LANDSCAPED AREA	10,344 m ² (33%)
TOTAL BUILDING COVERAGE	9,956 m ² (31%)
TOTAL UNITS	228
DENSITY (UPH)	63 UPH
ZONE CATEGORY	GM[2835]

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m ²)	UNITS
BLOCK A	RESIDENTIAL	1,664.04	28
BLOCK B	COMMERCIAL	896.92	28
	RESIDENTIAL	1,664.04	
BLOCK C	COMMERCIAL	896.92	28
	RESIDENTIAL	1,664.04	
MIXED-USE TOTAL		4,992.12	84
BLOCK 1-12		15,576.48 (1,298.04 per Block)	144
		TOTAL 23,259.36 m²	TOTAL 228

PARKING RATE SUMMARY

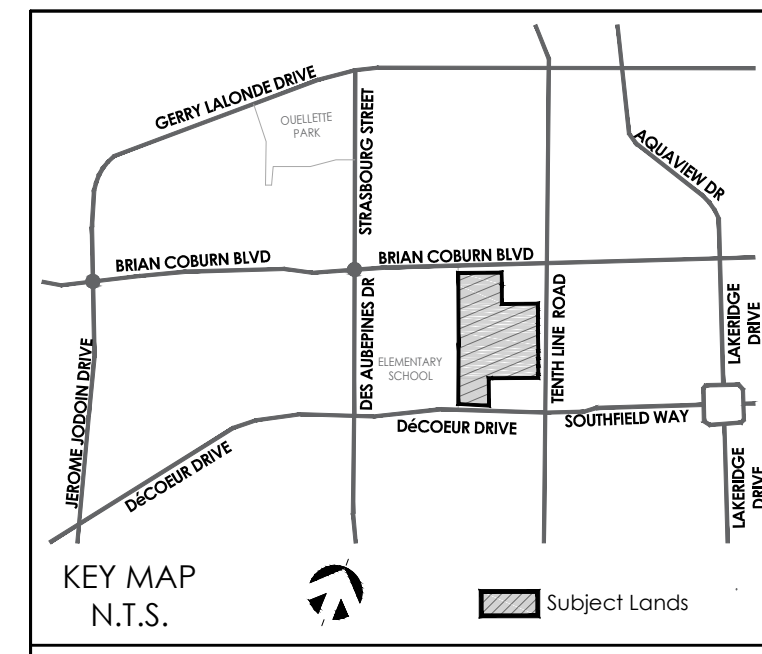
	# OF PARKING STALLS
COMMERCIAL PARKING SPACES	91
RESIDENTIAL PARKING SPACES	240
VISITOR PARKING SPACES	46
TOTAL	377

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
187(Table)(a)	MIN. LOT AREA (m ²)	No minimum	36,387.61m ²
187(Table)(b)	MIN. LOT WIDTH (m)	No minimum	64.68m
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 0.73 excluding parkland
187(Table)(g)	MAX. FLOOR SPACE INDEX	2	2
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	R15 - STACKED TOWNS (144 units @ 1/unit)	144	156*
2022-364	R10 - VISITOR PARKING - MIXED-USE (84 units @ 0.2/unit)	17	17
N79	RETAIL STORE PARKING 3.4 spaces/100m ² (2,690m ²)	29	29
1114(Table)(b)	BICYCLE PARKING (0.5/unit)	91	91
1114(Table)(e)	COMMERCIAL BICYCLE PARKING (1 space/250m ² GFA)	114	120
131(Table)(1)	MIN. WIDTH OF PRIVATE WAY (m)	11	12
2022-364	MIN. WIDTH OF AISLE ACCESSING COMMERCIAL PARKING (m)	6.0m	6.0m
		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	5.50m
137(Table)	MIN. MIXED-USE BUILDING & STACKED TOTAL AMENITY AREA (6m ² /unit)	1368m ²	1559.73m ² **
137(Table)	MIN. MIXED-USE BUILDING & STACKED COMMUNAL AMENITY AREA (min. 50% area)	684m ²	734m ²

*Section 104 (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 104 spaces at 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)	No limit	3.89m
	FRONT YARD OR CORNER SIDE YARD (m)	>0.6m to lot line	4.67m
65(Table)(6)	COVERED OR UNCOVERED BALCONY, PORCH, DECK:		
	INTERIOR SIDE YARD OR REAR YARD (m)	No limit	3.88m
	FRONT YARD OR CORNER SIDE YARD (m)	>1m to lot line	N/A
106(1)(c)	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	2.6m x 5.2m	2.6m x 5.2m
106(2)	MIN. BARRIER FREE PARKING		
	TOTAL NUMBER OF ACCESSIBLE PARKING SPACES	9	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
106(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%	38%
110(Table)	LANDSCAPED AREA SURROUNDING PARKING LOT:		
	ABUTTING A STREET (m)	3.0m	4.3m
	NOT ABUTTING A STREET (m)***	3.0m	3.0m
2022-364	ABUTTING AN OI 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	9,999m ²	2,690.7m ²

***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 (Bylaw 2020-364).
****Section 110(3)(d) where an in-ground refuse container is provided, the screening requirement of Section 3(3)(c) above may be achieved with soft landscaping (Bylaw 2020-299).



SCALE 1:600

LEGEND

[Symbol]	STACKED TOWNS	[Symbol]	REDUCED SIZE PARKING SPACES
[Symbol]	MIXED-USE BUILDING	[Symbol]	CONCRETE/ASPHALT PAD
[Symbol]	CROSSWALK	[Symbol]	BIKE RACKS
[Symbol]	CURB (0.2m)	[Symbol]	ENTRANCE
[Symbol]	DEPRESSED CURB	[Symbol]	VISITOR PARKING
[Symbol]	BALCONY	[Symbol]	C COMMERCIAL PARKING
[Symbol]	PORCH	[Symbol]	EV CHARGING STATION
[Symbol]	PROJECTION (STAIRS)	[Symbol]	EARTH BIN (5M3)
[Symbol]	S.S SNOW STORAGE AREA	[Symbol]	ORGANICS CARTS (240L)
[Symbol]	LANDSCAPED AREA	[Symbol]	LIGHTING
[Symbol]	BLOCK BOUNDARY	[Symbol]	COMMUNITY MAILBOX
[Symbol]	BARRIER FREE PARKING	[Symbol]	R RISER
[Symbol]	BARRIER FREE PARKING SIGNAGE		
[Symbol]	TACTILE WALKING SURFACE INDICATOR		
[Symbol]	BARRIER FREE PATH OF TRAVEL		

DATE	REVISION	BY
04/01/23	Fourth Submission	KC
03/24/23	Third Submission	WS
12/09/22	Second Submission	CR
12/20/21	First Submission	SP
		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 STEEAC DRIVE, SUITE 103, KANATA, ON K2K 2A9

PROJECT TEAM

SITE PLAN DESIGN: **KORSIAK Urban Planning**

LANDSCAPE ARCHITECTURE: **NAK design strategies**

PLANNING: **FOTENN**

ARCHITECTURE: **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: June 1, 2023

DRAWN BY: KC

CHECKED BY: CR

DRAWING NO. **C**

FILE NO.: D07-12-21-0224

JOB NO.: