

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[2835]

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	1,664.04	28
	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

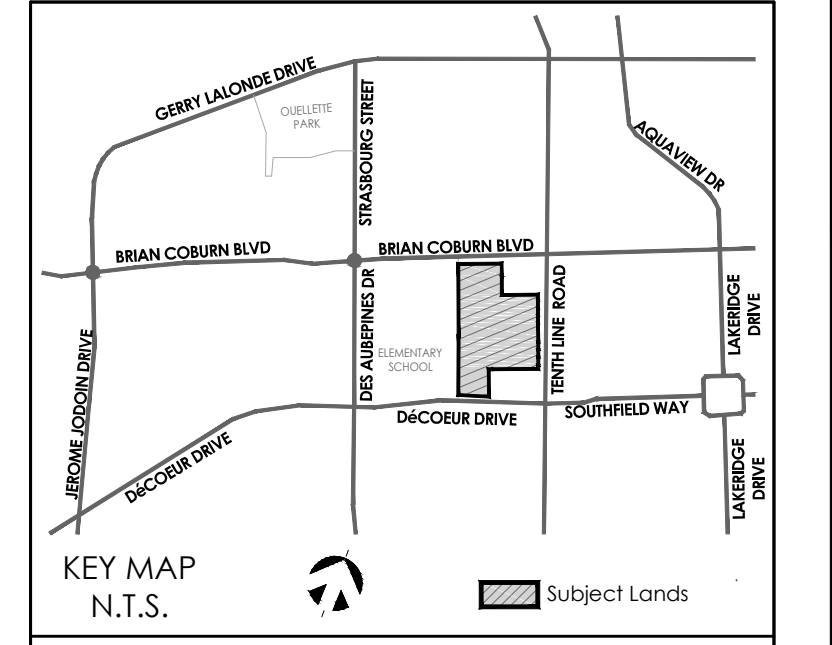
	# OF PARKING STALLS
COMMERCIAL PARKING SPACES	91
RESIDENTIAL PARKING SPACES	240
VISITOR PARKING SPACES	46
TOTAL	377

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	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
187(Table)(g)	MAX. FLOOR SPACE INDEX	2	0.64
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*
R10	VISITOR PARKING - MIXED-USE (84 units @ 0.2/unit)	17	17
	- STACKED TOWNS (144 units @ 0.2/unit)	29	29
N79	RETAIL STORE PARKING 3.4 spaces/100m² (2,690m²)	91	91
111A(Table)(b)	BICYCLE PARKING (0.5/unit)	114	120
111A(Table)(e)	COMMERCIAL BICYCLE PARKING (1 space/250m² GFA)	11	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	5.50m
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 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
111B(Table)	MIN. BICYCLE PARKING SPACE DIMENSION, HORIZONTAL (m)	Width: 0.6m Length: 1.8m	1.8m 1.8m
111(F)	MIN. BICYCLE PARKING SPACE ACCESS AISLE WIDTH (m)	1.5m	1.8m
113B(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	9,999m²	2,690.7m²

***The landscaping provisions of Section 110(1) for parking lots do not apply to a shared driveway divided along the common lot line of adjoining 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).



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LEGEND

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

DATE	REVISION	BY
03/24/23	Third Submission	WS
12/09/22	Second Submission	CR
12/20/21	First Submission	SP

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 Planning + Design**

ARCHITECTURE: **Kohn Studio**

TRANSPORTATION: **G**

CIVIL ENGINEER: **Stantec**

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: March 24, 2023	DRAWN BY: KC	DRAWING NO.:
	CHECKED BY: CR	

FILE NO.: D07-12-21-0224

JOB NO.: