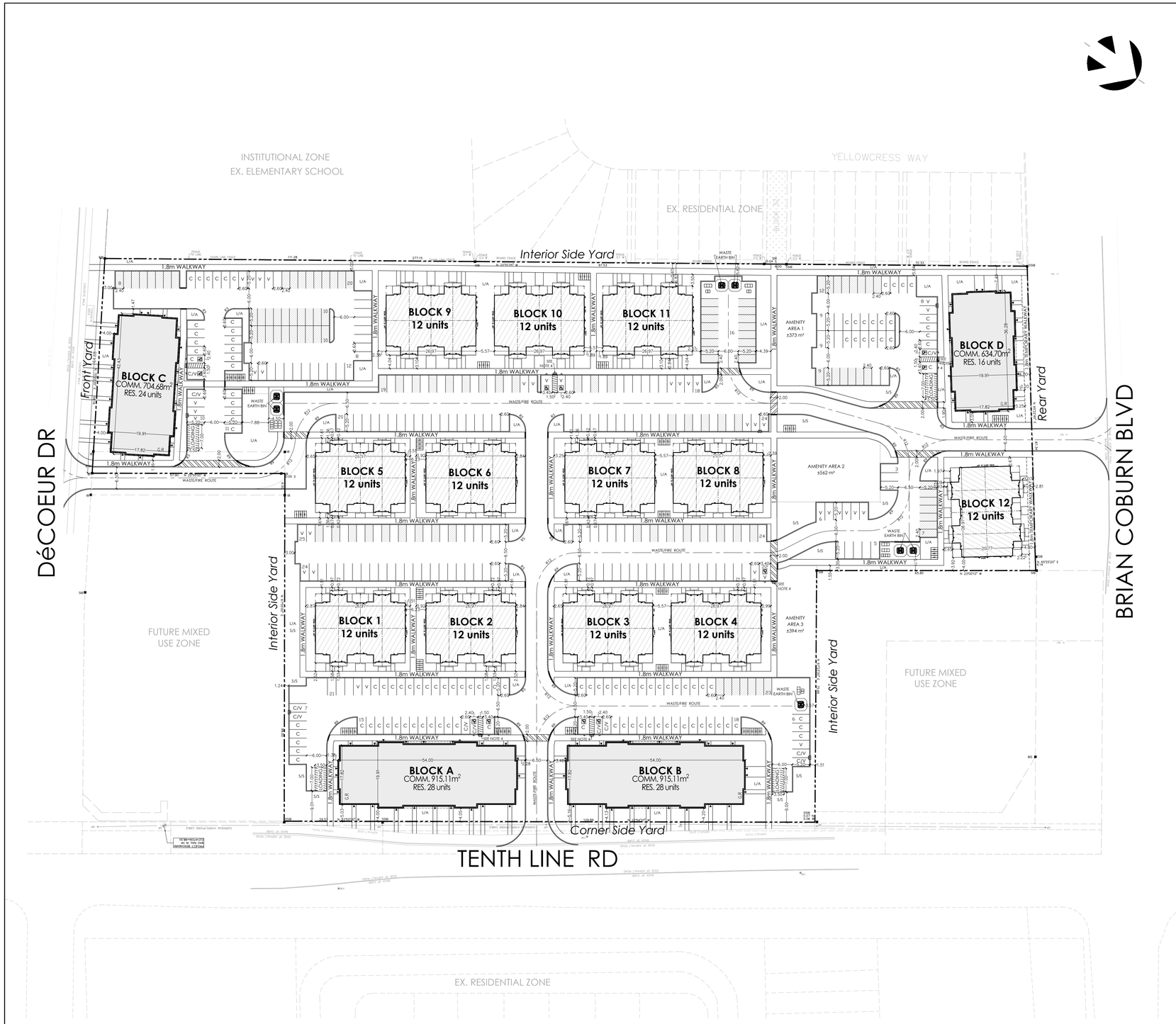


SITE STATISTICS AND DEVELOPMENT DATA

SITE AREA	36,388 m² (3.64 ha)
PAVED AREA	17,237 m² (47.4%)
LANDSCAPED AREA	8,885 m² (24.4%)
TOTAL BUILDING COVERAGE	10,266 m² (28.2%)
TOTAL APPROXIMATE GROSS FLOOR AREA	24,190 m²
TOTAL UNITS	240
DENSITY (UPH)	66 UPH
ZONE CATEGORY	GM[950]

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m2)		UNITS
BLOCK A	RESIDENTIAL	1,569.03		28
	COMMERCIAL		915.11	
BLOCK B	RESIDENTIAL	1,569.03		28
	COMMERCIAL		915.11	
BLOCK C	RESIDENTIAL	1,254.69		24
	COMMERCIAL		704.68	
BLOCK D	RESIDENTIAL	1,051.36		16
	COMMERCIAL		634.70	
	MIXED-USE TOTAL	**5,444.11**	**3,169.60**	**96**
BLOCK 1-12	STACKED TOWNS	15, 576.48 (1,298.04 per Block)		144
			TOTAL	**240**

PARKING RATE SUMMARY	# OF PARKING STALLS
COMMERCIAL PARKING SPACES	123
RESIDENTIAL PARKING SPACES	279
VISITOR PARKING SPACES	48 (11shared with commercial)
TOTAL	450
NET SHAREABLE	439

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
950(Bylaw 2008 -386/2009-18)	MIN. YARD SETBACK FROM ALL 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	0.5
187(Table)(h)	MIN. WIDTH OF LANDSCAPED AREA:		
	ABUTTING A STREET	3.0m	3.0m
	ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE	3.0m	3.0m
	OTHER CASES	No minimum	1.24m
R15	RESIDENT PARKING - MIXED-USE (96 units@1.1/unit)	105.6	106*
	- STACKED TOWNS (144 units@1.2/unit)	172.8	173*
R10	VISITOR PARKING - MIXED-USE (96 units@0.2/unit)	19.2	19, 11 shared**
	- STACKED TOWNS (144 units@0.2/unit)	28.8	29
N74	RESTAURANT PARKING 10 spaces/100m² (777m²)	76.9	77
N79	RETAIL STORE PARKING 3.4 spaces/100m² (2,331m²)	45.6	46
104(Table)(c,d,f)	PARKING PERMITTED TO BE SHARED	11	11
111A(Table)(b)	BICYCLE PARKING (0.5/unit)	120	120
111A(Table)(e)	COMMERCIAL BICYCLE PARKING (1 space/250m² GFA)	12.6	14
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	1.16m
131(Table)(4)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN PLANNED UNIT DEVELOPMENT (m)	1.2m	5.57m
137(Table)	MIN. MIXED-USE BUILDING TOTAL AMENITY AREA (6m²/unit)	762m²	973.73m²***
137(Table)	MIN. MIXED-USE BUILDING COMMUNAL AMENITY AREA (min. 50% area)	381m²	1,329m²
137(Table)	MIN. STACKED TOTAL AMENITY AREA (6m²/unit)	864m²	1,224m²***
137(Table)	MIN. STACKED COMMUNAL AMENITY AREA (min. 50% area)	432m²	1,329m²

*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 107 spaces at 2.4m wide for small car parking. Length maintained at 5.2m.
**11 visitor parking spaces shared with commercial requirements per Section 104

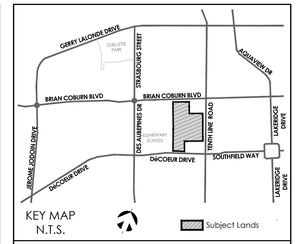
Section 104 Parking Calculation

Eligible Spaces	Land Use	Weekday Morning	Weekday Noon	Weekday Afternoon	Weekday Evening	Saturday Morning	Saturday Noon	Saturday Afternoon	Saturday Evening
100	C. Retail	75%	80%	85%	75%	60%	90%	100%	50%
		75	80	85	75	60	90	100	50
22	D. Restaurant	30%	90%	60%	100%	30%	80%	50%	100%
		7	20	13	22	7	18	11	22
48	F. Res. Visitor	50%	50%	100%	100%	100%	100%	100%	100%
		24	24	48	48	48	48	48	48
170	Sum	106	124	147	145	115	156	159	120
Total Shareable	**11**								

***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	2.81m
	FRONT YARD OR CORNER SIDE YARD (m)	>0.6m to lot line	4.0m
65(Table)(6)	COVERED OR UNCOVERED BALCONY, PORCH, DECK:		
	INTERIOR SIDE YARD OR REAR YARD (m)	No limit	3.07m
	FRONT YARD OR CORNER SIDE YARD (m)	>1m to lot line	N/A
106(1)(a)	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	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
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	1.8m
113B(Table)	VEHICLE LOADING SPACE:		
	MIN. WIDTH OF DRIVEWAY ACCESSING LOADING SPACE (m)	6m	6.5m
	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%	15.5%
110(Table)	LANDSCAPED AREA SURROUNDING PARKING LOT:		
	ABUTTING A STREET (m)	3.0m	3.0m
	NOT ABUTTING A STREET (m)	3.0m	1.24m
110(3)(b)	MIN. WASTE COLLECTION SETBACK TO LOT LINE (m)	3.0m	3.57m
110(3)(c)	OPAQUE SCREEN MIN. HEIGHT (m)	2.0m****	2.0m****
950(Bylaw 2008 -386/2009-18)	MAX. GROSS LEASABLE FLOOR AREA FOR A LOT LESS THAN 4 HECTRES IN AREA	9,999m²	3,108.01m²

****Section 110(3)(d) where an in-ground refuse container is provide, the screening requirement of Section (3)(c) above may be achieved with soft landscaping (Bylaw 2000-299)



SCALE 1:600 0 6 12 18 24 30 36

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
- REDUCED SIZE PARKING SPACES
- NO PARKING
- CONCRETE/ASPHALT PAD
- BIKE RACKS
- ENTRANCE
- V VISITOR PARKING
- C COMMERCIAL PARKING
- EV CHARGING STATION

DATE (M/D/Y)	REVISION	BY
12/20/21	Draft site plan	SP

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2. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING. COPYRIGHT RESERVED.
3. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
4. REFERENCES 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

PROJECT TEAM

SITE PLAN DESIGN: LANDSCAPE ARCHITECTURE: PLANNING:

ARCHITECTURE: TRANSPORTATION: CIVIL ENGINEER:

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 20, 2021 | DRAWN BY: SP | CHECKED BY: CR | DRAWING NO. A

FILE NO.: #####

JOB NO.:

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