

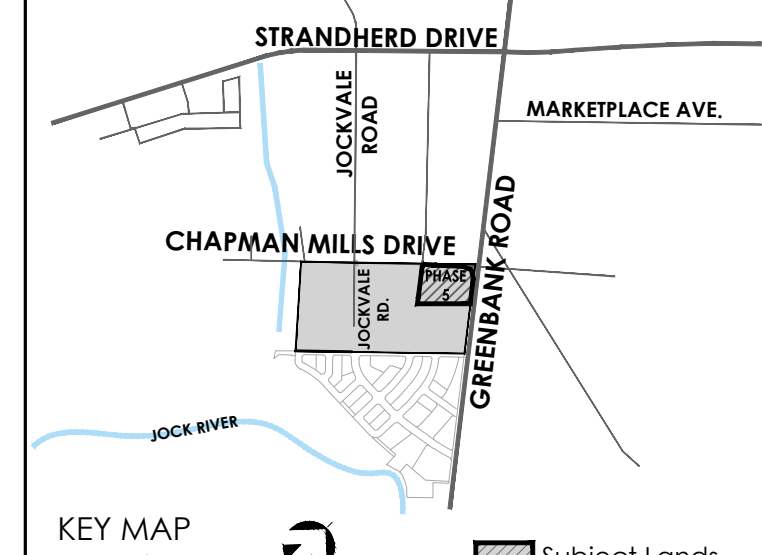
SITE STATISTICS AND DEVELOPMENT DATA

SITE AREA	12,346 m ² (1.23 ha)
PAVED AREA	3,545m ² (29%)
LANDSCAPED AREA	3,878m ² (31%)
TOTAL BUILDING COVERAGE	4,923m ² (40%)
TOTAL APPROXIMATE GROSS FLOOR AREA	11,650.75 m ² (1.16 ha)
TOTAL UNITS	92
DENSITY (UPH)	75 UPH
ZONE CATEGORY	MC[2668]

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m ²)	UNITS
BLOCK 1	STACKED BACK TO BACK TOWNS	1,393.07	12
BLOCK 2	STACKED BACK TO BACK TOWNS	1,393.07	12
BLOCK 3	STACKED BACK TO BACK TOWNS	1,393.07	12
BLOCK 4	STACKED BACK TO BACK TOWNS	696.53	6
BLOCK 5	STACKED BACK TO BACK TOWNS	1,393.07	12
BLOCK 6	STACKED BACK TO BACK TOWNS	1,393.07	12
BLOCK 7	VILLAGE TOWNS	1,848.76	12
BLOCK 8	VILLAGE TOWNS	2,140.11	14
TOTAL		11,650.75	92

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
191 (Table)(a)	MIN. LOT AREA (m ²)	No minimum	12,345.8 m ²
191 (Table)(b)	MIN. LOT WIDTH (m)	No minimum	97.5m
2668 (By-law 2020-331)	MIN. BUILDING HEIGHT (m)	2 Storeys	3 Storeys
	MAX. BUILDING HEIGHT (m)	90m	12m Stacked Towns 10m Village Towns
2668 (By-law 2020-331)	MIN. DENSITY (UPH)	75	75
191 (Table)(c)	MIN. FRONT YARD SETBACK (m)	No minimum	3.0m
191 (Table)(c)	MIN. CORNER SIDE YARD SETBACK (m)	No minimum	1.0m
191 (Table)(d)	MIN. INTERIOR SIDE YARD SETBACK (m)	No minimum	2.2m
191 (Table)(e)	MIN. REAR YARD SETBACK (m)	No minimum	3.0m
191 (Table)(f)	MAX. FSI	No Max	0.94
2668 (By-law 2020-331)	RESIDENT PARKING - STACKED TOWNS (66 units @ 1/unit)	66	66
2668 (By-law 2020-331)	- VILLAGE TOWNS (24 units @ 1/unit)	26	52
2668 (By-law 2020-331)	VISITOR PARKING - STACKED TOWNS (66 units @ 0.1/unit after the first 12 units)	5.4	6
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 * TYPE A PARKING SPACE SIZE (m) TYPE B PARKING SPACE SIZE (m) ACCESS AISLE (m)	3.4m wide 2.4m wide 1.5m	3.4m wide N/A 1.5m
110(1)	MIN. % OF PARKING LOT LANDSCAPED	15%	26%
110 (Table)	LANDSCAPED AREA SURROUNDING PARKING LOT: ABUTTING A STREET (m) NOT ABUTTING A STREET (m)	3.0m 1.5m	6.2m 1.8m
110(3)(b)	MIN. WASTE COLLECTION SETBACK TO LOT LINE (m)	3.0m	29.0m
110(3)(c)	OPAQUE SCREEN MIN. HEIGHT (m) **	2.0m **	See Note **
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	2.2m
131 (Table)(3)	MIN. SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY (m)	5.2m	5.7m
131 (Table)(4)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN PLANNED UNIT DEVELOPMENT (m)	1.2m	4.5m
137 (Table)	AMENITY AREA-TOTAL MIN. AMENITY AREA (6m ² per unit) COMMUNAL AMENITY AREA (min. 50% area)	39m ² 198m ²	848m ² *** 221m ²
65	PERMITTED PROJECTIONS INTO REQUIRED YARDS:		
65(5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>0.6m to lot line	N/A
65(6)	COVERED OR UNCOVERED BALCONY, PORCH, DECK (m)	>1m to lot line 2.0m (Max)	1.0m

* Per the 2014 Guide to the Integrated Accessibility Standards Regulation - Design of Public Spaces Standard, 4% of parking spaces provided for public use must be accessible. 1 of the provided 4 visitor spaces have been designed to be barrier-free, Type A size.
 ** Section 110(3)(d) where an in-ground refuse container is provided, the screening requirement of Section (3)(c) above may be achieved with soft landscaping
 *** Individual amenity areas are provided on the balconies.



KEY MAP
N.T.S.
SCALE 1:300

LEGEND

	STACKED TOWNS		ENTRANCE
	VILLAGE TOWNS		VISITOR PARKING
	CROSSWALK		BARRIER FREE SIGNAGE
	WALKWAY TO ENTRY (PAVERS)		BARRIER FREE PARKING
	CONCRETE		EARTH BIN
	ASPHALT		ORGANICS / GMP CARTS
	GARAGE		TRANSFORMER
	TWSI (TACTILE WALKING SURFACE INDICATOR)		HYDRO CABINET
	CURBS (0.2m)		MINI SUBS
	DEPRESSED CURBS		EV CHARGERS
	MOUNTABLE CURBS		
	BALCONY		
	PORCH		
	SNOW STORAGE AREA		
	LANDSCAPED AREA		
	BLOCK BOUNDARY		

12/06/24	Update stacked towns footprint and electrical	WS
07/03/24	Draft site plan	SP
DATE	REVISION	BY

GENERAL NOTES

- DO NOT SCALE DRAWINGS FOR PRINT.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING. COPYRIGHT RESERVED.
- 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, 2430 DON REID DRIVE, SUITE 204, OTTAWA, ON TEL: (613) 731-7244 FAX: (613) 731-8955

PROJECT TEAM

SITE PLAN DESIGN: KORSIAK Urban Planning 256-071 LANDSCAPE ROAD EAST OTTAWA, ON K1L 1P9	LANDSCAPE ARCHITECTURE: NAK 3800 SHEPPARD AVENUE EAST UNIT 101, SCARBOROUGH, ON M1S 1T6	PLANNING: FOTENN Planning + Design 286 COOPER STREET, SUITE 204 OTTAWA, ON K1P 5G7
ARCHITECTURE: Q4A 2171 AVENUE RD SUITE 302 OTTAWA, ON K1M 1K4	TRANSPORTATION: G 13 MARQUAY AVENUE OTTAWA, ON K2K 3S1	CIVIL ENGINEER: Stantec 1001 CENTRE AVE SUITE 400 OTTAWA, ON K2K 3P4

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

South Nepean Town Centre
3288 GREENBANK ROAD
BLOCK 3, REGISTERED PLAN #
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

TITLE: PHASE 5 SITE PLAN

DATE: June 12, 2024	DRAWN BY: WS	DRAWING NO.:
FILE NO.:	CHECKED BY: CR	A
JOB NO.:	SNIC PHASE 5	