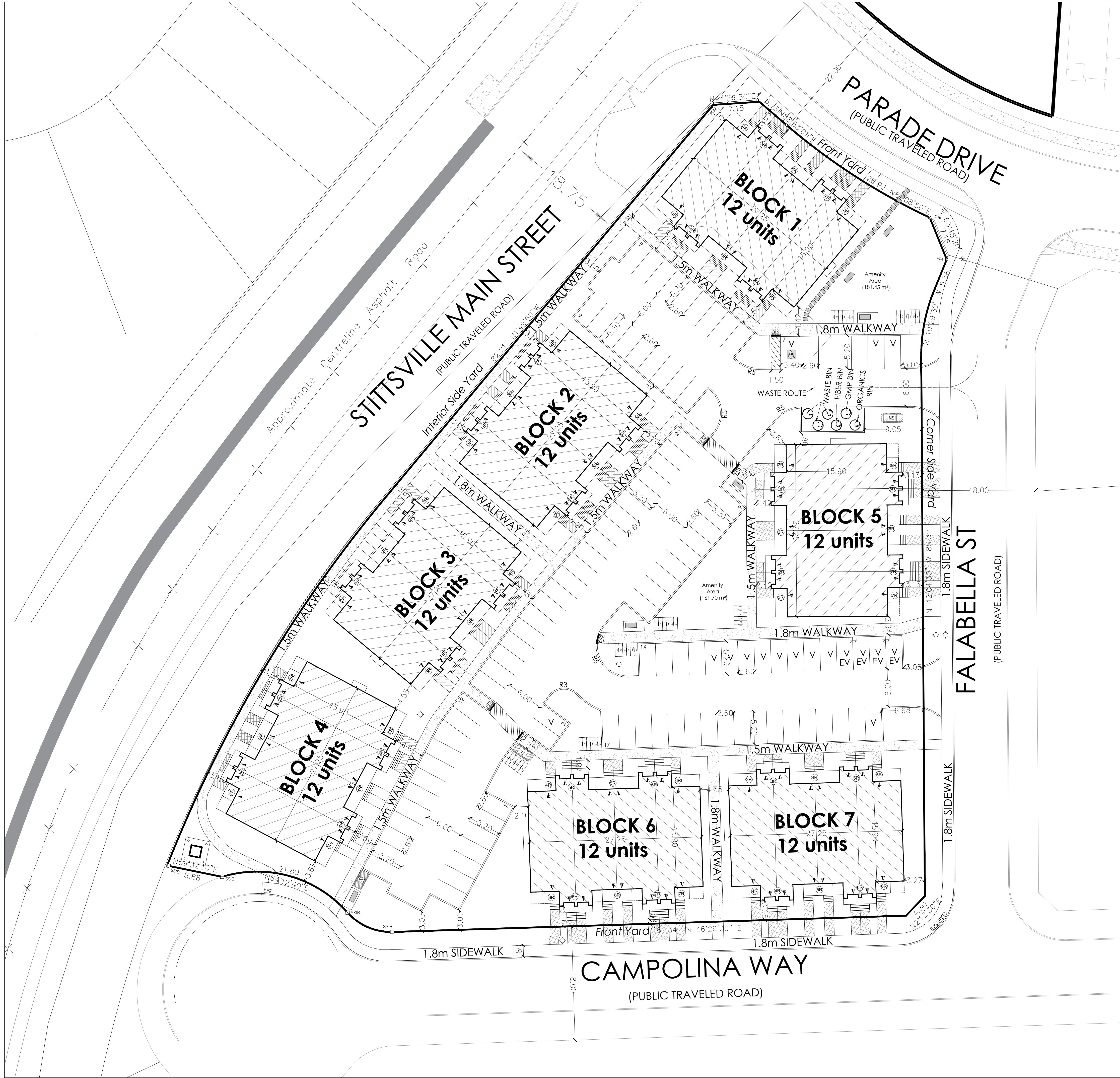




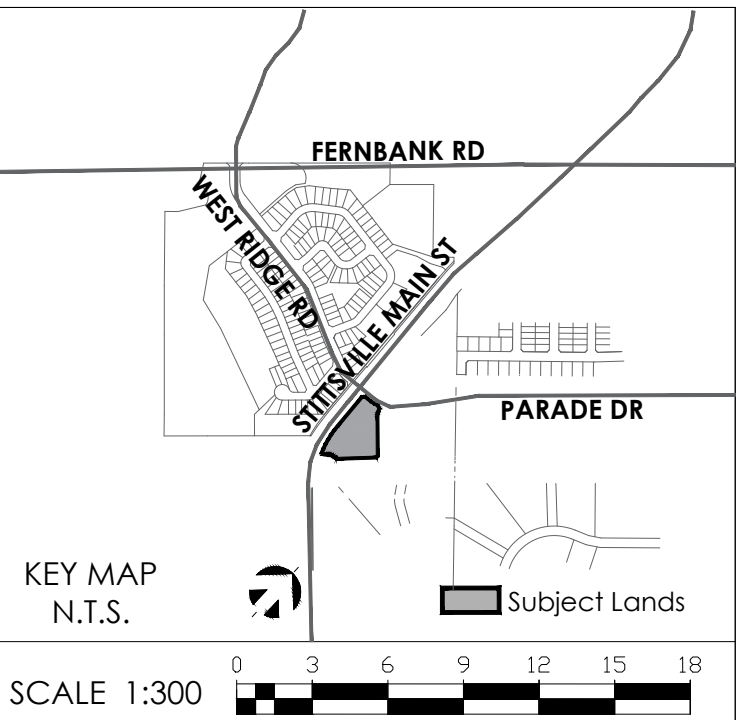
SITE STATISTICS AND DEVELOPMENT DATA			
SITE AREA	10,476m ² (1.05 ha)		
PAVED AREA	2,924.58m ² (28%)		
LANDSCAPED AREA	3,550.80m ² (34%)		
TOTAL BUILDING COVERAGE	4,000.84m ² (38%)		
TOTAL APPROXIMATE GROSS FLOOR AREA	9,751.49m ² (0.97 ha)		
TOTAL UNITS	84		
DENSITY (UPH)	80 UPH		
ZONE CATEGORY	R4(2) (RESIDENTIAL FOURTH DENSITY)		
DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m ²)	UNITS
BLOCK 1	STACKED TOWNHOUSE	1,393.07	12
BLOCK 2	STACKED TOWNHOUSE	1,393.07	12
BLOCK 3	STACKED TOWNHOUSE	1,393.07	12
BLOCK 4	STACKED TOWNHOUSE	1,393.07	12
BLOCK 5	STACKED TOWNHOUSE	1,393.07	12
BLOCK 6	STACKED TOWNHOUSE	1,393.07	12
BLOCK 7	STACKED TOWNHOUSE	1,393.07	12
TOTAL		9,751.49m ²	84

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A(Table)(2)	MIN. LOT AREA (m ²)	1,400m ²	10,476m ²
162A(Table)(2)	MIN. LOT WIDTH (m)	18m	44.86m
162A(Table)(2)	MIN. FRONT YARD SETBACK (m)	3.0m	3.05m
162A(Table)(2)	MIN. CORNER SIDE YARD SETBACK (m)	3.0m	3.05m
162A(Table)(2)	MIN. INTERIOR SIDE YARD SETBACK (m)*	1.5m	3.05m
162A(Table)(2)	MAX. BUILDING HEIGHT (m)	15m	12.0m (3 storeys)
101(Table)	RESIDENT PARKING -84 Units @ 1.0 spaces/unit	84	91
102(Table)	VISITOR PARKING -84 Units @ 0.2 spaces/unit	17	17
111A(Table)	MIN. BICYCLE PARKING -84 Units @ 0.5 spaces/unit	42	42
131(Table)(1)	MIN. WIDTH OF PRIVATE WAY/ PARKING AISLE (m)	6.0m	6.0m
131(Table)(2)	MIN. SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY (m)	1.8m	3.4m
131(Table)(4)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	1.2m	4.5m
137(Table)	AMENITY AREA: TOTAL MIN. AMENITY AREA (6m ² per unit) MIN. COMMUNAL AMENITY AREA (min. 50% area)	504m ² 252m ²	749m ² *** 345m ²

*Individual amenity areas are provided on the balconies

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
45(Table)	PERMITTED PROJECTIONS INTO REQUIRED YARDS:		
27/04/25	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>0.6m to lot line	0.6m
21/03/25	COVERED OR UNCOVERED BALCONY, PORCH, DECK	>1m to lot line	1.7m
25/02/25	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	2.6m x 5.2m	2.6m x 5.2m
106(1)(a)	MIN. BARRIER FREE PARKING**		
106(2)	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	Width: 0.6m Length: 1.8m
111(9)	MIN. BICYCLE PARKING SPACE ACCESS AISLE WIDTH (m)	1.5m	1.5m
109(3)(b)	MAX. WALKWAY WIDTH PERMITTED IN YARD (m)	1.8m	1.8m
110(1)	MIN. % OF PARKING LOT LANDSCAPED	15%	25%
110(Table)(IV)	LANDSCAPED AREA SURROUNDING PARKING LOT		
	ABUTTING A STREET (m)	3.0m	3.05m
110(3)	REFUSE COLLECTION AREAS:		
110(3)(b)	MIN. WASTE COLLECTION SETBACK FROM A LOT LINE	9.0m	9.05m
110(3)(c)	ABUTTING A PUBLIC STREET (m)		
	OPAQUE SCREEN MIN. HEIGHT (m)	2.0m***	See Note***

**Per the 2014 Guide to the Integrated Accessibility Standards Regulation - Design of Public Spaces Standard, 41% of parking spaces provided for public use must be accessible, 1 of the provided 17 visitor spaces have been designed to be barrier-free, Type A.
***Section 110(3)(d) where an in-ground refuse container is provided, the screening requirement of Section 3(1)(c) above may be achieved with soft landscaping (Bylaw 2020-299)



LEGEND	
	STACKED TOWNS
	CROSSWALK
	WALKWAY TO ENTRY (PAVERS)
	CONCRETE
	TWSI (TACTILE WALKING SURFACE INDICATOR)
	ENTRANCE
	VISITOR PARKING
	BARRIER FREE SIGNAGE
	BARRIER FREE PARKING
	MOLOK BIN
	ORGANICS CARTS
	PAD MOUNT TRANSFORMER
	HYDRO CABINET
	MINI SUBS (HYDRO)
	EV CHARGERS
	HYDRANT
	SECONDARY PEDESTRIAN ACCESS
	BENCH

23/07/25	7	Submission	AS
27/04/25	6	Site Plan Revisions	AS
21/03/25	5	Site Plan Revisions	CR
25/02/25	4	Site Plan Revisions	WS
09/01/25	3	Site Plan Revisions	WS
11/09/24	2	Draft Site Plan	JH
21/08/24	1	Draft Site Plan	WS
DATE	REVISION		BY

GENERAL NOTES

1. DO NOT SCALE DRAWINGS FOR PRINT.

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, 2430 DON REID DRIVE, SUITE 204, OTTAWA, ON TEL: (613) 731-7244 FAX: (613) 731-8955

6. SNOW WILL BE REMOVED FROM THE SITE IMMEDIATELY.

PROJECT TEAM		
SITE PLAN DESIGN:	LANDSCAPE ARCHITECTURE:	PLANNING:
KORSIAK URBAN PLANNING	NOVATECH	NOVATECH
ARCHITECTURE:	TRANSPORTATION:	CIVIL ENGINEER:
NOVATECH	NOVATECH	NOVATECH
ELECTRICAL:		
NOVATECH		

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

BLOCK 349 STITTSVILLE OTTAWA

GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA

TITLE:	SITE PLAN	
DATE: July 23, 2025	DRAWN BY: JH	DRAWING NO. C
FILE NO.: D07-12-24-0142	CHECKED BY: CR	
JOB NO.: TRADITIONS BLOCK 349		