

S:\Korsiak & Co\proj\MTM\Investigation\Ottawa\Stittville\Site Plan - July 23, 2025 - a.dwg (updated).dwg



| SITE STATISTICS AND DEVELOPMENT DATA |                   |                                    |       |
|--------------------------------------|-------------------|------------------------------------|-------|
| SITE AREA                            |                   | 10,476m <sup>2</sup> (1.05 ha)     |       |
| PAVED AREA                           |                   | 2,924.58m <sup>2</sup> (28%)       |       |
| LANDSCAPED AREA                      |                   | 3,550.80m <sup>2</sup> (34%)       |       |
| TOTAL BUILDING COVERAGE              |                   | 4,000.84m <sup>2</sup> (38%)       |       |
| TOTAL APPROXIMATE GROSS FLOOR AREA   |                   | 9,751.49m <sup>2</sup> (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 <sup>2</sup> ) | 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 <sup>2</sup>             | 84    |

| SECTION        | ZONE PROVISION - PLANNED UNIT DEVELOPMENT                                                                         | REQUIRED                               | PROPOSED                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------------------|
| 162A(Table)(2) | MIN. LOT AREA (m <sup>2</sup> )                                                                                   | 1,400m <sup>2</sup>                    | 10,476m <sup>2</sup>                     |
| 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:<br>TOTAL MIN. AMENITY AREA (6m <sup>2</sup> per unit)<br>MIN. COMMUNAL AMENITY AREA (min. 50% area) | 504m <sup>2</sup><br>252m <sup>2</sup> | 749m <sup>2</sup> +<br>345m <sup>2</sup> |

\*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                 |
| 09/01/25       | 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<br>Length: 1.8m | Width: 0.6m<br>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)

*Allison Hamlin*  
**ALLISON HAMLIN**  
**MANAGER, DEVELOPMENT REVIEW ALL WARDS**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
By Allison Hamlin at 10:58 am, Aug 21, 2025

KEY MAP  
N.T.S.

SCALE 1:300

LEGEND

- STACKED TOWNS
- CROSSWALK
- WALKWAY TO ENTRY (PAVERS)
- CONCRETE
- TWSI (TACTILE WALKING SURFACE INDICATOR)
- CURB (0.2m)
- DEPRESSED CURB
- MOUNTABLE CURB
- BALCONY
- PORCH
- LANDSCAPED AREA
- EV CHARGER
- 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

| DATE     | REVISION | BY                  |    |
|----------|----------|---------------------|----|
| 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 |

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
- SNOW WILL BE REMOVED FROM THE SITE IMMEDIATELY.

PROJECT TEAM

SITE PLAN DESIGN:  
**KORSIAK URBAN PLANNING**  
2430 DON REID DRIVE, SUITE 204, OTTAWA, ON K2K 2M5

ARCHITECTURE:  
**NOVATECH**  
2430 DON REID DRIVE, SUITE 204, OTTAWA, ON K2K 2M5

TRANSPORTATION:  
**NOVATECH**  
2430 DON REID DRIVE, SUITE 204, OTTAWA, ON K2K 2M5

CIVIL ENGINEER:  
**NOVATECH**  
2430 DON REID DRIVE, SUITE 204, OTTAWA, ON K2K 2M5

ELECTRICAL:  
**NOVATECH**  
2430 DON REID DRIVE, SUITE 204, OTTAWA, ON K2K 2M5

**mattamy HOMES**  
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  
FILE NO.: D07-12-24-0142  
JOB NO.: TRADITIONS BLOCK 349

DRAWN BY: JH  
CHECKED BY: CR  
DRAWING NO.: **C**