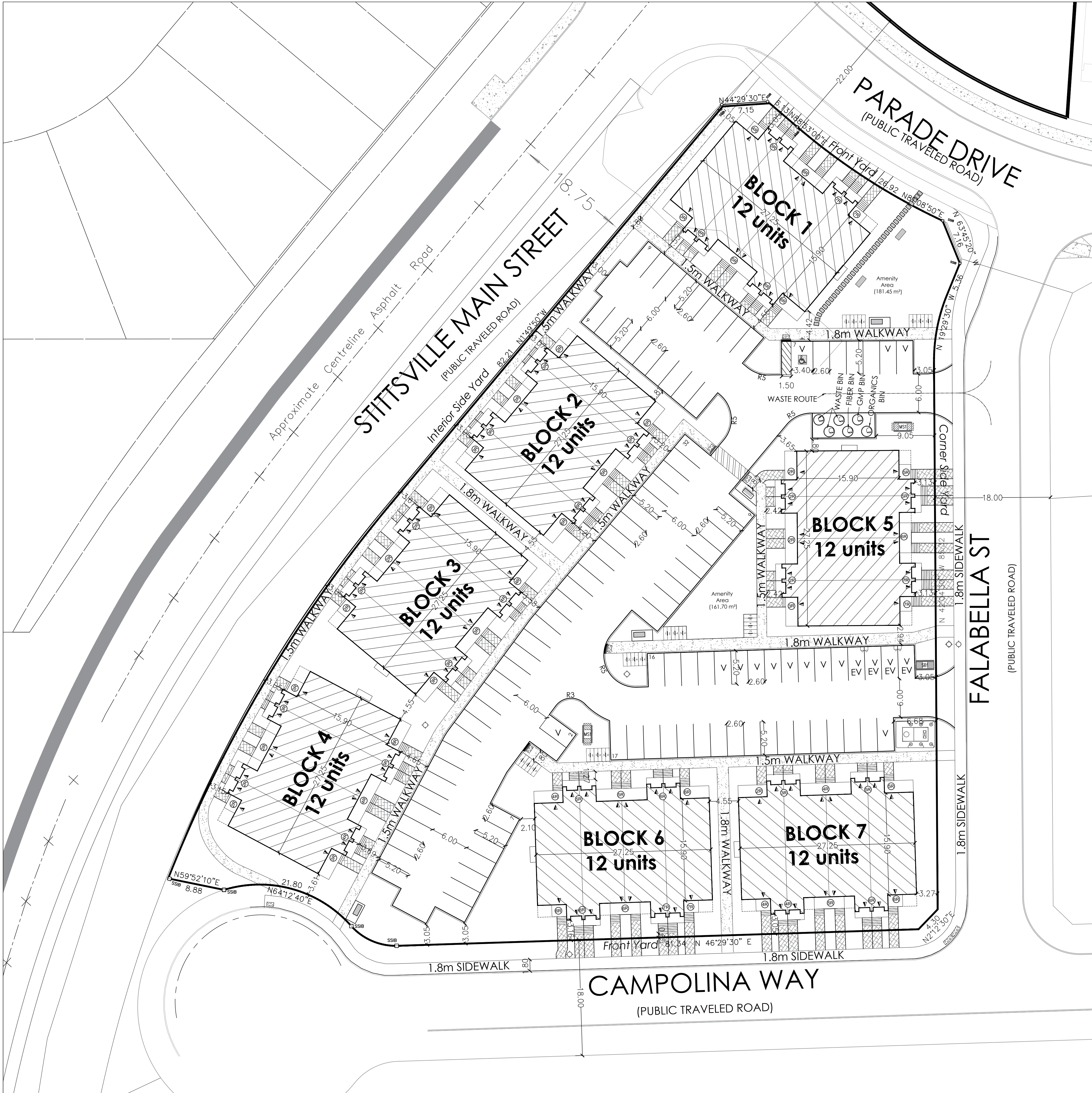




SITE STATISTICS AND DEVELOPMENT DATA

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)

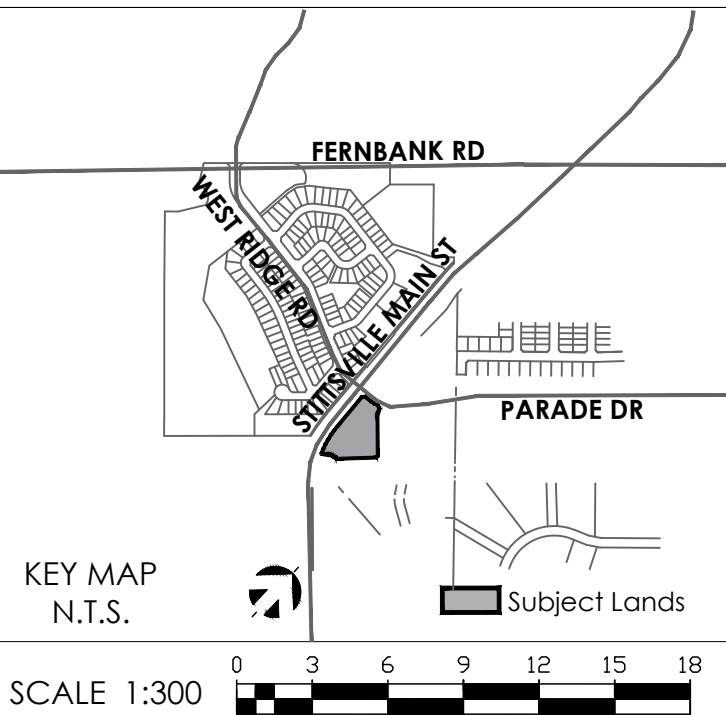
DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m ²)	UNITS
BLOCK 1	STACKED TOWNHOUSE	1,393.07	12
BLOCK 2	STACKED TOWNHOUSE	1,393.07	12
BLOCK 3	STACKED TOWNHOUSE	1,393.07	12
BLOCK 4	STACKED TOWNHOUSE	1,393.07	12
BLOCK 5	STACKED TOWNHOUSE	1,393.07	12
BLOCK 6	STACKED TOWNHOUSE	1,393.07	12
BLOCK 7	STACKED 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) [VARIANCE REQUESTED]	1.5m for the first 21m from front lot line, 4.0m for the remainder	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:		
45(Table)(5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>0.6m to lot line	0.6m
45(Table)(6)	COVERED OR UNCOVERED BALCONY, PORCH, DECK	>1m to lot line	1.7m
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)	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, 4% 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(c) above may be achieved with soft landscaping (Bylaw 2020-299)



LEGEND	
STACKED TOWNS	ENTRANCE
CROSSWALK	VISITOR PARKING
WALKWAY TO ENTRY (PAVERS)	BARRIER FREE SIGNAGE
CONCRETE	BARRIER FREE PARKING
TWSI (TACTILE WALKING SURFACE INDICATOR)	MOLOK BIN
	ORGANICS CARTS
	TRANSFORMER
CURB (0.2m)	HYDRO CABINET
DEPRESSED CURB	MINI SUBS (HYDRO)
MOUNTABLE CURB	EV CHARGERS
BALCONY	HYDRANT
PORCH	SECONDARY PEDESTRIAN ACCESS
LANDSCAPED AREA	BENCH
EV CHARGER	

DATE	REVISION	BY
21/03/25	Site Plan Revisions	CR
25/02/25	Site Plan Revisions	WS
01/09/25	Site Plan Revisions	WS
11/09/24	Draft site plan	JH
21/08/24	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	LANDSCAPE ARCHITECTURE:	PLANNING:
SITE PLAN DESIGN: KORSIAK URBAN PLANNING ARCHITECTURE: NOVATECH ENGINEERING ELECTRICAL: NOVATECH ENGINEERING	NOVATECH ENGINEERING NOVATECH ENGINEERING NOVATECH ENGINEERING	NOVATECH ENGINEERING NOVATECH ENGINEERING NOVATECH ENGINEERING

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

BLOCK 349 STITTVILLE OTTAWA

GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA

TITLE: BLOCK 349 SITE PLAN

DATE: March 21, 2025
FILE NO.: D07-12-24-0142
JOB NO.:

DRAWN BY: JH
CHECKED BY: CR
DRAWING NO. A