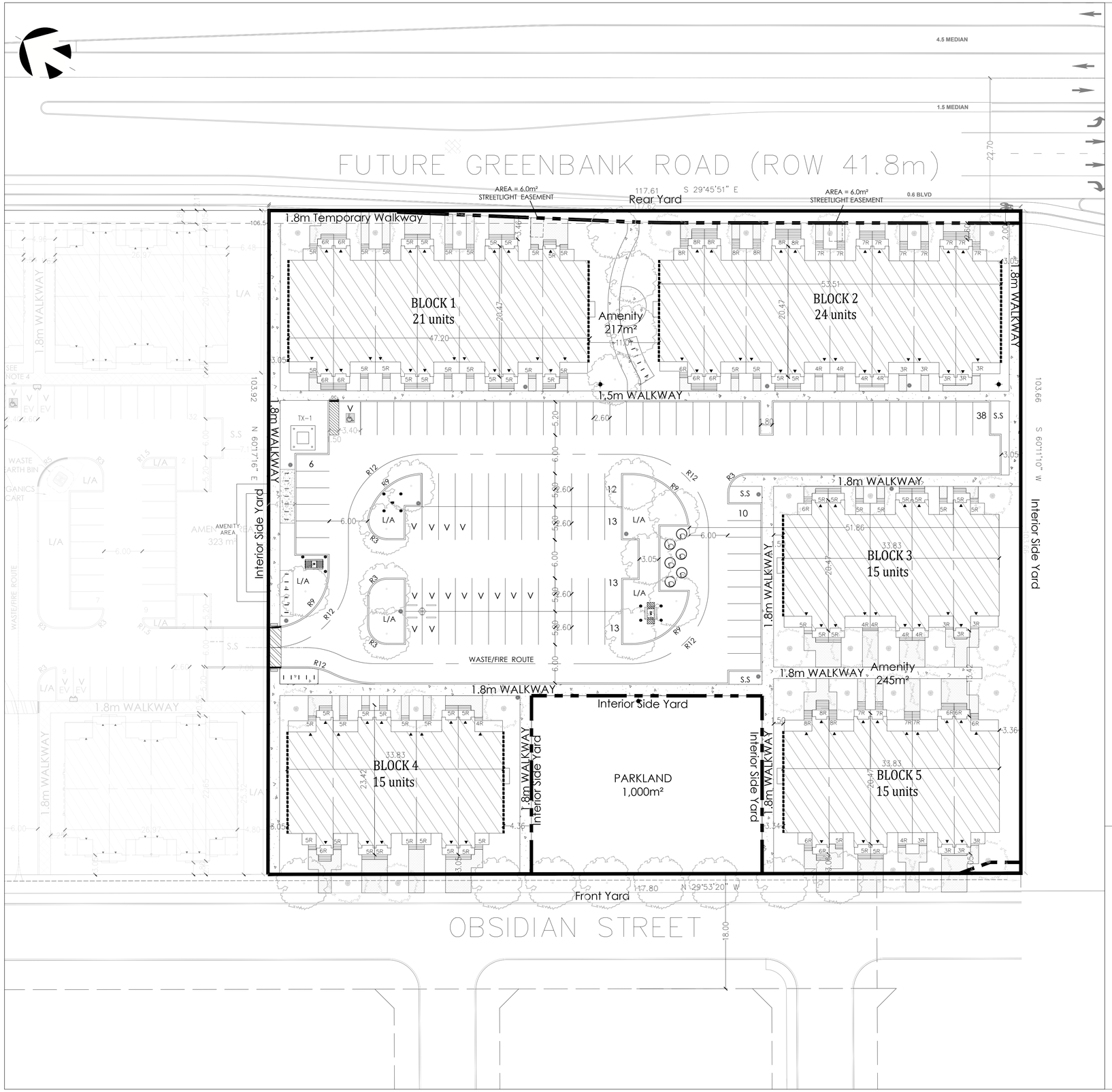


SITE STATISTICS AND DEVELOPMENT DATA

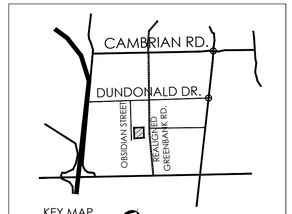
SITE AREA	12,217.33 m² (1.22 ha)
NET AREA	12,217 m² - 1000 m² (PARK) - 172 m²(ROAD WIDENING) = 11,045.97 m²
PAVED AREA	3,289.52 m² (30%)
LANDSCAPED AREA	4,163.02 m² (38%)
TOTAL BUILDING COVERAGE	3,595.67 m² (32%)
TOTAL GROSS FLOOR AREA	±10,324.40 m²
TOTAL UNITS	90
NET DENSITY (UPH)	82 UPH
ZONE CATEGORY	GM(2800)H(14.5)

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m²)	UNITS
BLOCK 1	21 UNIT B2B STACKED DWELLING	±2,400.75	21
BLOCK 2	24 UNIT B2B STACKED DWELLING	±2,736.62	24
BLOCK 3	15 UNIT B2B STACKED DWELLING	±1,729.01	15
BLOCK 4	15 UNIT B2B STACKED DWELLING	±1,729.01	15
BLOCK 5	15 UNIT B2B STACKED DWELLING	±1,729.01	15
	TOTAL	±10,324.40	90

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
187 (Table)	MIN. LOT AREA (m²)	No minimum	12,217.33m²
187 (Table)	MIN. LOT WIDTH (m)	No minimum	117.7m
187 (Table)	MAX. BUILDING HEIGHT (m)	14.5m	11.2m
187 (Table)	MIN. FRONT YARD SETBACK (m)	3.0m	3.05m
187 (Table)	MIN. CORNER SIDE YARD SETBACK (m)	3.0m	N/A
	MIN. INTERIOR SIDE YARD SETBACK (m) FOR A BUILDING HIGHER THAN 11m:		
(2800)	NORTH INTERIOR SIDE LOT LINE	7.5m	3.05m
187 (Table)	SOUTH INTERIOR SIDE LOT LINE	3.0m	3.05m
	INTERIOR SIDE LOT LINE (ABUTTING PARK)	3.0m	4.27m/3.29m
187 (Table)	MIN. REAR YARD SETBACK: ALL OTHER CASES (m)	No minimum	3.05m
187 (Table)	MAX. FLOOR SPACE INDEX	2	0.85
187 (Table)	MIN. WIDTH OF LANDSCAPED AREA		
	ABUTTING A STREET (m)	3m	3.05m
	ABUTTING A RESIDENTIAL ZONE	3m	3.05m
101 (Table)	RESIDENT PARKING - 1 spaces/unit	90	90
102 (Table)	VISITOR PARKING - 0.2 spaces/unit	18	15
111A (Table)	MIN. BICYCLE PARKING- 0.5 spaces/unit	45	48
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	3.5m
131(Table)(4)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	3.0m	11.04m

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
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	>1m to lot line	N/A
57	MIN. TO CORNER SIGHT TRIANGLE (m)	0m	N/A
106 (1)(a)	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	2.6m x 5.2m	2.6m x 5.2m
106 (2)(b)	MIN. BARRIER FREE PARKING*:	1	1
	TYPE A PARKING SPACE SIZE	3.4m wide	3.4m wide
	ACCESS AISLE (m)	1.5m	1.5m
111B(Table)	MIN. BICYCLE PARKING SPACE DIMENSIONS	0.6m x 1.8m	0.6m x 2.07m
109 (3)(b)	MAX. WALKWAY WIDTH PERMITTED IN YARD (m)	1.8m	1.8m
110 (Table)	LANDSCAPED AREA SURROUNDING PARKING LOT (100+ spaces):	15%	24%
	NOT ABUTTING A STREET (m)	3.0m	>3.0m
110 (3)	REFUSE COLLECTION AREAS:		
110 (3)(b)	MIN.WASTE COLLECTION SETBACK TO LOT LINE (m)	3.0m	51.86m
137 (Table)	AMENITY AREA**:		
	TOTAL MIN. AMENITY AREA (6m² per unit) (m²)	540m²	1,302 m²
	MIN. COMMUNAL AMENITY AREA (m²)(50% AREA)	270m²	462m²
110(3)(c)	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 18 visitor spaces have been designed to be barrier-free, Type A size.
**Individual amenity areas are provided on the balconies
***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 2020-299)



KEY MAP
N.T.S.

Subject Lands

SCALE 1:300 (0 5 10 15 20 25 30)

LEGEND

- STACKED TOWNS
- ENTRANCE
- PORCH
- PROJECTION (STAIRS)
- CONCRETE
- CROSSWALK
- PAVERS
- CURB (0.2m)
- DEPRESSED CURB
- TACTILE WALKING SURFACE INDICATOR
- S.S SNOW STORAGE AREA
- L/A LANDSCAPED AREA
- PROPERTY LINE
- NO PARKING
- UPGRADED FACADE END
- ACOUSTIC (WINDOW/WALL) UPGRADE
- BARRIER FREE PARKING
- V VISITOR PARKING
- BIKE RACKS
- MOLOK BIN (6.5 yd³)
- R RISERS
- EV CHARGER
- MINI-SUB
- SWITCHBOARD
- TRANSFORMER
- NEW LED LIGHT POLE
- BOLLARD
- HYDRO CABINET
- LARGE DECIDUOUS TREE
- MEDIUM DECIDUOUS TREE
- PROPOSED FIRE HYDRANT
- NEW PROPERTY LINE

DATE (M-D-Y)	REVISION	BY
01/16/2026	3rd Submission	SM
09/23/2025	2nd Submission	AS
05/14/2025	1st Submission	AS

GENERAL NOTES

1. DO NOT SCALE DRAWINGS FOR PRINT.
2. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING AND MATTAMY HOMES. COPYRIGHT RESERVED.
3. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
4. REFERENCE CITY OF OTTAWA T.W.S.I. DETAIL SC7.3
5. SURVEY BOUNDARY PREPARED BY J.D BARNES LTD. 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9. TEL: (613) 731-7244 FAX: (613) 254-8659

PROJECT TEAM

SITE PLAN DESIGN: KORSIAK Urban Planning
LANDSCAPE ARCHITECTURE: NAK design strategies
PLANNING: FOTENN Planning + Design
TRANSPORTATION: CGH
ARCHITECTURE: Q4A
CIVIL ENGINEER: Stantec
MECHANICAL/ ELECTRICAL: LRJ

mattamyHOMES
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Half Moon Bay South Phase 7 Condo Block

4159 Obsidian St, Ottawa

PART OF LOT 8
CONCESSION 3 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

TITLE: SITE PLAN

DATE: JANUARY 16, 2026 | DRAWN BY: SM | CHECKED BY: CR | DRAWING NO. A

FILE NO.: D07-12-25-0068

JOB NO.: Mattamy - Half Moon Bay