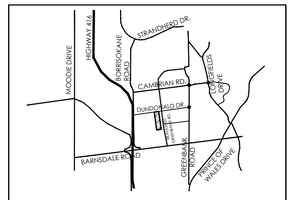

KEY MAP
N.T.S.

Subject Lands

SCALE 1:500 (0 5 10 15 20 25 30)

LEGEND

- STACKED TOWNS
- PAVERS
- CROSSWALK
- CURB (0.2m)
- DEPRESSED CURB
- BALCONY
- PORCH
- PROJECTION (STAIRS)
- S.S SNOW STORAGE AREA
- L/A LANDSCAPED AREA
- BLOCK BOUNDARY
- BARRIER FREE PARKING
- BARRIER FREE PARKING SIGNAGE
- TACTILE WALKING SURFACE INDICATOR
- NO PARKING
- CONCRETE/ASPHALT PAD
- BIKE RACKS
- ENTRANCE
- V VISITOR PARKING
- EV ELECTRIC VEHICLE CHARGING STATION
- EARTH BIN (6.5 yd³)
- ORGANICS CART (240L)

DATE (M-D-Y)	REVISION	BY
06/19/23	Resubmission	KC
05/11/23	New footprints, draft for review	CR
03/31/23	Resubmission	KC
12/06/22	Resubmission	CR
01/21/22	General revision	SP
12/02/21	Draft for review	SP

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 BY J.D BARNES LIMITED, 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9

PROJECT TEAM

SITE PLAN DESIGN: KORSIAK Urban Planning
LANDSCAPE ARCHITECTURE: NAK design strategies
PLANNING: J.L.Richards
TRANSPORTATION:
ARCHITECTURE: Q4A
CIVIL ENGINEER: Stantec
MECHANICAL/ ELECTRICAL: LRJ

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

Half Moon Bay South
Condo Block

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

TITLE: SITE PLAN

DATE: June 19, 2023 | DRAWN BY: CR | CHECKED BY: KC | DRAWING NO. B

FILE NO.: D07-12-22-0042

JOB NO.: Mattamy - Half Moon Bay

SITE STATISTICS AND DEVELOPMENT DATA

SITE AREA	30,880 m² (3.09 ha)
PAVED AREA	9,943.06 m² (32%)
LANDSCAPED AREA	10,562.02 m² (34%)
TOTAL BUILDING COVERAGE	10,374.92 m² (34%)
TOTAL GROSS FLOOR AREA	25,283.44 m²
DENSITY (UPH)	74 UPH
ZONE CATEGORY	R4Z[2798]

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m2)	UNITS
BLOCK 1-2, 6-13, 16, 18, 19	12 UNIT BACK-TO-BACK STACKED DWELLING	1,331.04 (per Block)	156
BLOCK 3-5, 14, 15	12 UNIT BACK-TO-BACK STACKED DWELLING	1,329.46 (per Block)	60
BLOCK 17	12 UNIT BACK-TO-BACK STACKED DWELLING	1,332.62 (per Block)	12
	TOTAL	25,283.44	228

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A(Table)(Z)	MIN. LOT AREA (m²)	1,400m2	30,880m²
162A(Table)(Z)	MIN. LOT WIDTH (m)	18m	296.8m
162A(Table)(Z)	MIN. FRONT YARD SETBACK (m)	3.0m	3.0m
2798 (By-law 2022-235)	MIN. INTERIOR SIDE YARD SETBACK:		
	FOR THE NORTHERN LOT LINE	3.0m	3.0m
	FOR THE SOUTHERN LOT LINE	4.75m	4.8m
2798 (By-law 2022-235)	MIN. REAR YARD SETBACK (m)	3.0m	3.0m
162A(Table)(Z)	MAX. BUILDING HEIGHT (m)	14.5m	12.0m (3 storeys)
101(Table)	RESIDENT PARKING - 1.2 spaces/unit	273.6	274
102(Table)	VISITOR PARKING - 0.2 spaces/unit	45.6	46
111A(Table)	MIN. BICYCLE PARKING - 0.5 spaces/unit	114	118
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	2.30m
131(Table)(4)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	1.2m	4.6m
137(Table)	AMENITY AREA:		
	TOTAL MIN. AMENITY AREA (6m² per unit)	1,368m²	3,629m²*
	MIN. COMMUNAL AMENITY AREA (min. 50% area)	684m²	1,879m²

*individual amenity areas are provided on the balconies

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
65(Table)	PERMITTED PROJECTIONS INTO REQUIRED YARDS:		
65(Table)(5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>0.6m to lot line	1.6m
65(Table)(6)	COVERED OR UNCOVERED BALCONY, PORCH, DECK	>1m to lot line	2.1m
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
1118(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	1.8m
109(3)(b)	MAX. WALKWAY WIDTH PERMITTED IN YARD (m)	1.8m	1.8m
110(1)	MIN. % OF PARKING LOT LANDSCAPED	15%	31%
110(Table)(IV)	LANDSCAPED AREA SURROUNDING PARKING LOT		
	ABUTTING A STREET (m)	3.0m	N/A
	NOT ABUTTING A STREET (m)	3.0m	5.5m
110(3)	REFUSE COLLECTION AREAS:		
110(3)(b)	MIN. WASTE COLLECTION SETBACK TO LOT LINE (m)	3.0m	3.0m
110(3)(c)	OPAQUE SCREEN MIN. HEIGHT (m)	2.0m***	2.0m***

**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. 2 of the provided 46 visitor spaces have been designed to be barrier-free, one each of Type A and Type B sizes.
***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)

D07-12-22-0042