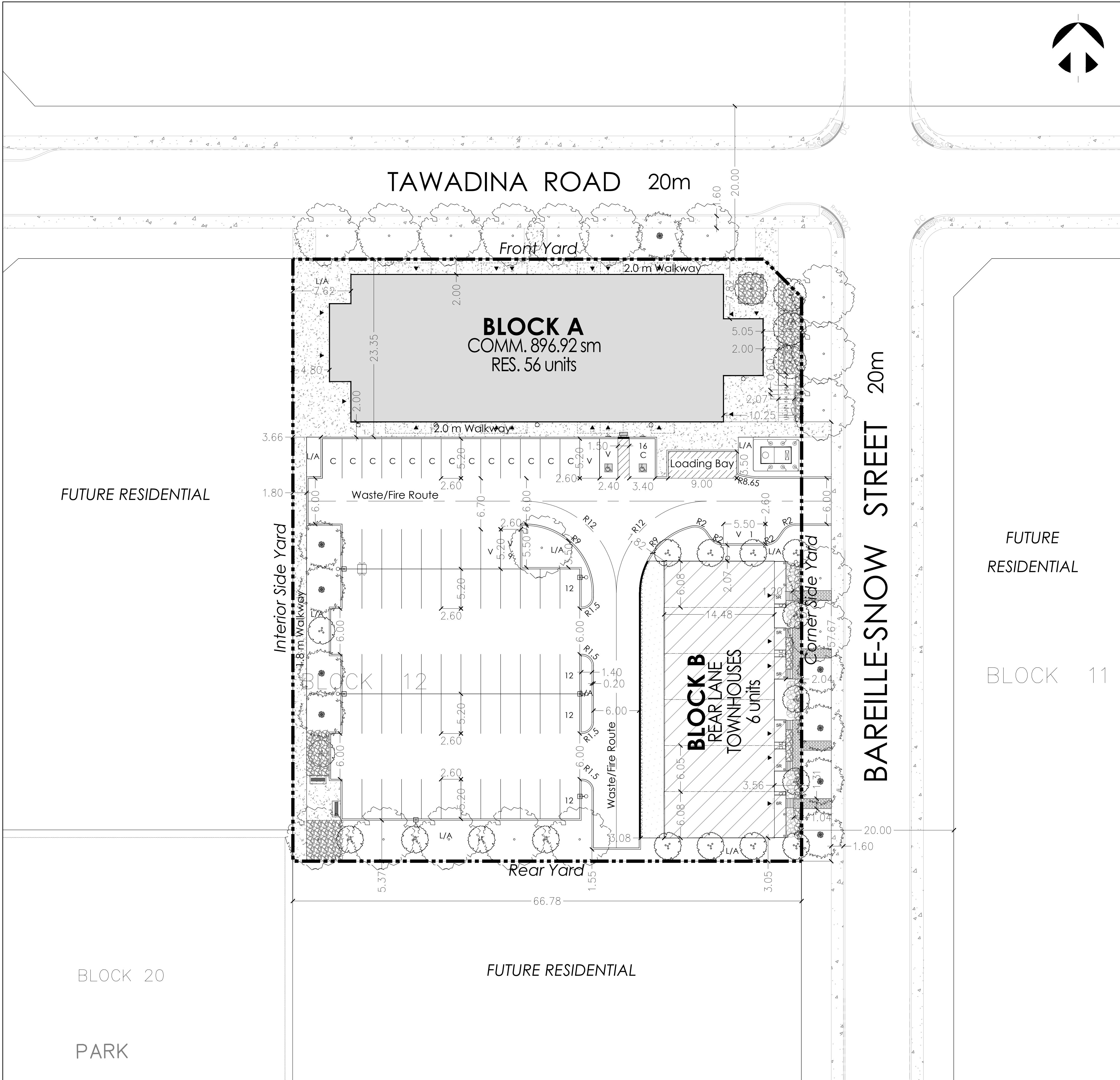




SITE STATISTICS AND DEVELOPMENT DATA			
SITE AREA		5 264.41 m ² (0.53 ha)	
TOTAL BUILDING COVERAGE		1 578.67 m ² (30%)	
PAVED AREA		2 345.28 m ² (45%)	
LANDSCAPED AREA		1 340.45 m ² (25%)	
TOTAL UNITS		62	
DENSITY (UPH)		116 UPH	
ZONE CATEGORY		H2I H(30)	
DWELLING BLOCK	DWELLING TYPE	UNITS	GROSS FLOOR AREA
BLOCK A	Mixed-Use	56	4 143.76 m ²
BLOCK B	Rear Lane Townhouses	6	1 328.71 m ²
		TOTAL 62	5 472.47 m ²
PARKING RATE SUMMARY		# OF PARKING STALLS	
COMMERCIAL PARKING SPACES		14	
RESIDENTIAL PARKING SPACES		55	
VISITOR PARKING SPACES		5	
		TOTAL 74*	

*Parking count excludes driveways for Rear Lane Townhouses

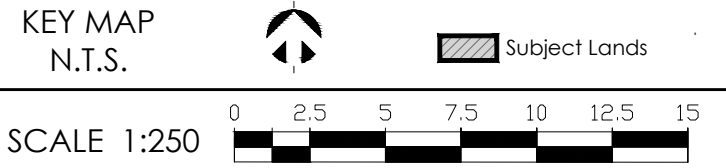
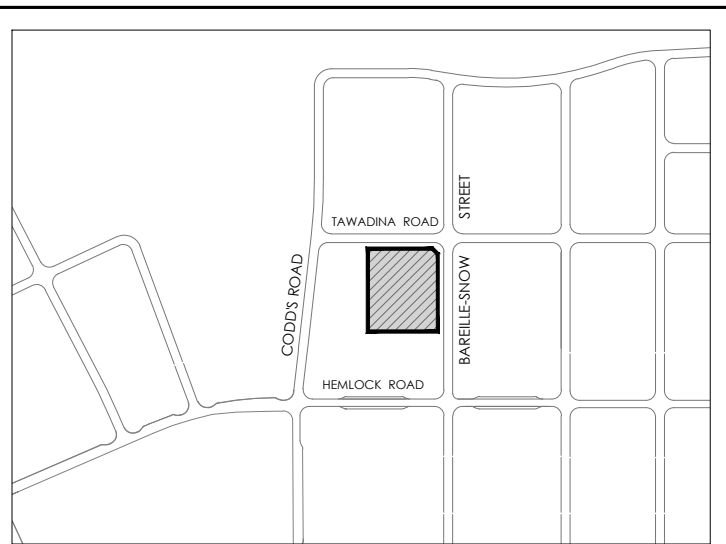
SECTION	ZONE PROVISION	REQUIRED	PROPOSED
902(11)			
(a)	MIN. LOT AREA	No minimum	5 264.41 m ²
(b)	MIN. LOT WIDTH	No minimum	66.8m
(c)(i)	MIN. FRONT/EXT. SIDE YARD SETBACK	1.5m	2m
(d)(ii)	MIN. SIDE YARD SETBACK	No minimum	4.8m
(e)(iii)	MIN. REAR YARD SETBACK	No minimum	3.05m
902-9(7)	NON-RESIDENTIAL USES LOCATED ON THE FIRST STOREY - % OF FACADE CONSISTING OF TRANSPARENT GLAZING	50%	TBD
902(11)(f)(i)	MIN. BUILDING HEIGHT	7m	TBD (5 storeys)
902(10)	MAX. BUILDING HEIGHT	132m	TBD (5 storeys)
602(4)	MAX. RESIDENT PARKING - MIXED-USE (56 units@1.25/unit)	70 spaces	55 spaces
602(4)	MAX. RETAIL STORE PARKING - 3.6 spaces/100m ² (896.92m ²)	33 spaces	14 spaces
603(1)	VISITOR PARKING* (62 units@0.1/unit)*	4 spaces	5 spaces
607A	MIN. DRIVEWAY WIDTH FOR A PARKING LOT	6.0m	6.0m
6138(Table)(v)	MIN. SHORT-TERM RES. BICYCLE PARKING - MIXED-USE (2 spaces plus 1 space/20 units)	4 spaces	4 spaces
6138(Table)(v)	LONG-TERM RES. BICYCLE PARKING - MIXED-USE (1 space/unit)**	56 spaces	56 spaces
613C(Table)(d)	MIN. SHORT-TERM COMMERCIAL BICYCLE PARKING (2 spaces plus 1 space/250m ² GFA after first 250m ²)	4 spaces	4 spaces

*First 24 units not required

**Long-term bicycle parking to be provided as storage space within residential units

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
204			
(9)(d)(i)	PERMITTED PROJECTIONS INTO REQUIRED YARDS COVERED OR UNCOVERED BALCONY, PORCH, DECK: INTERIOR SIDE YARD OR REAR YARD (m) FRONT YARD OR EXTERIOR SIDE YARD (m)	No limit 1m	N/A 2.04m
(12)(a)(i)(ii)	FIRE ESCAPES, OPEN STAIRWAYS, STEPS, RAMPS: INTERIOR SIDE YARD OR REAR YARD (m) FRONT YARD OR EXTERIOR SIDE YARD (m)	No limit >0.6m to lot line	N/A 1m
605(1)(a.c)	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	2.6m x 5.2m	2.6m x 5.2m
605(3)(a)	MIN. PARALLEL PARKING SPACE SIZE (m)	2.6m x 6.7m	2.6m x 6.7m
605(3)(b)	MIN. ACCESSIBLE PARKING TOTAL NUMBER OF ACCESSIBLE PARKING SPACES TYPE A PARKING SPACE SIZE (m) TYPE B PARKING SPACE SIZE (m) ACCESS AISLE (m)	2 3.4m wide 2.4m wide 1.5m wide (min.)	2 3.4m 2.4m 1.5m
613A(Table)	MIN. BICYCLE PARKING SPACE DIMENSION, HORIZONTAL (m)	0.6m x 1.8m	0.6m x 2.07m
613(6)	MIN. BICYCLE PARKING SPACE ACCESS AISLE WIDTH (m)	1.5m (min.)	1.54m
610A(Table)	MIN. VEHICLE LOADING SPACES	0 spaces	1 space
6108(Table)	MIN. LOADING SPACE DIMENSIONS	3.5m x 9m	3.5m x 9m
607(7)(b)	LANDSCAPED AREA SURROUNDING PARKING LOT: TO A LOT LINE	3.5m	3.66m
607(8)(a)(i)	MIN. % OF PARKING LOT LANDSCAPED	15%	25%
607(8)(c)	LANDSCAPED MEDIAN/PENINSULA INSIDE PARKING LOT*	Width: 3.5m	3.5 m

*Only requires one landscaped median/peninsula at a minimum 3.5m wide



LEGEND	
--- BLOCK BOUNDARY	▲ ENTRANCE
--- CURB (0.2m)	V VISITOR PARKING
REAR LANE TOWNHOUSES	C COMMERCIAL PARKING
MIXED USE BUILDING	Barrier Free Parking
CONCRETE WALKWAY	Barrier Free Parking Signage
PAVERS	EV CHARGER
ASPHALT DRIVEWAY	BENCH
DEPRESSED CURB	WALL-MOUNT LIGHTING
MOUNTABLE CURB	POLE-MOUNT LIGHTING
PORCH	DECIDUOUS SHRUB
PROJECTION (STAIRS)	SMALL DECIDUOUS TREE
#R RISERS	MEDIUM DECIDUOUS TREE
L/A LANDSCAPED AREA	LARGE DECIDUOUS TREE
TACTILE WALKING SURFACE INDICATOR	CONIFEROUS SHRUB
BICYCLE PARKING	
TRANSFORMER	

06/25/26	Site Plan Revisions	SM
02/27/23	Draft Site Plan	KC
DATE	REVISION	BY
GENERAL NOTES		
1. DO NOT SCALE DRAWINGS FOR PRINT.		
2. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSAK URBAN PLANNING. COPYRIGHT RESERVED.		
3. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.		
4. REFERENCES CITY OF OTTAWA T.M.S.I. DETAIL SC7.3		
5. SURVEY BOUNDARY BY J.D. BARNES LIMITED, 62 STACEE DRIVE, SUITE 103, KANATA, ON K2K 2A9		

PROJECT TEAM		
SITE PLAN DESIGN:	LANDSCAPE ARCHITECTURE:	TRANSPORTATION:
KORSAK URBAN PLANNING	NAK	NOVATECH
PLANNING:	CIVIL ENGINEER:	NOISE:
Stantec	Stantec	
ARCHITECTURE:	MECHANICAL/ELECTRICAL:	GEOTECHNICAL & STRUCTURAL:
	L.R.J.	paterson group

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

Wateridge

PART OF BLOCK 12, REGISTERED PLAN 4M-1651
CITY OF OTTAWA

TITLE: SITE PLAN

DATE: June 25, 2026
DRAWN BY: SM
CHECKED BY: CR
FILE NO.: #####
JOB NO.: WATERIDGE BLOCK 12

DRAWING NO. A