

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		9,751.49m²	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)**	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: TOTAL MIN. AMENITY AREA (m ² per unit) MIN. COMMUNAL AMENITY AREA (min. 50% area)	504m ² 252m ²	749m ² * 345m ²

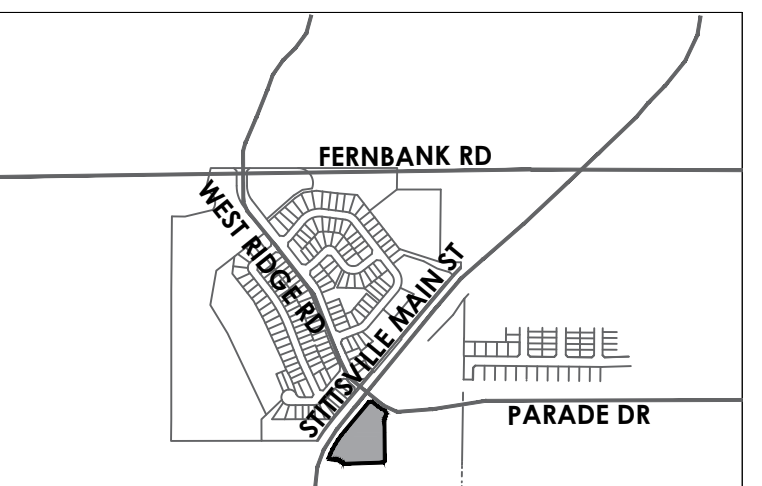
*Individual amenity areas are provided on the balconies

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)(V)	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)	2.0m***	See Note***

**For 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)(c) 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)

DATE	REVISION	BY
21/03/25	5	JH
25/02/25	4	WS
01/09/25	3	WS
11/09/24	2	JH
21/08/24	1	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.M.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.



LEGEND

[Hatched Box]	STACKED TOWNS	[Triangle]	ENTRANCE
[Dashed Box]	CROSSWALK	[V]	VISITOR PARKING
[Dotted Box]	WALKWAY TO ENTRY (PAVERS)	[Line]	BARRIER FREE SIGNAGE
[Solid Box]	CONCRETE	[Square]	BARRIER FREE PARKING
[Patterned Box]	TWSI (TACTILE WALKING SURFACE INDICATOR)	[Circle]	MOLOK BIN
[Patterned Box]	CURB (0.2m)	[Square]	ORGANICS CARTS
[Patterned Box]	DEPRESSED CURB	[Square]	TRANSFORMER
[Patterned Box]	MOUNTABLE CURB	[Square]	HYDRO CABINET
[Patterned Box]	BALCONY	[Square]	MINI SUBS (HYDRO)
[Patterned Box]	PORCH	[Square]	EV CHARGERS
[Patterned Box]	LANDSCAPED AREA	[Square]	HYDRANT
[Patterned Box]	EV CHARGER	[Square]	SECONDARY PEDESTRIAN ACCESS
[Patterned Box]		[Square]	BENCH

PROJECT TEAM

SITE PLAN DESIGN: KORSIAK URBAN PLANNING

LANDSCAPE ARCHITECTURE: NOVATECH

PLANNING: NOVATECH

ARCHITECTURE: NOVATECH

TRANSPORTATION: NOVATECH

CIVIL ENGINEER: NOVATECH

ELECTRICAL: NOVATECH

MECHANICAL ENGINEER: NOVATECH

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BLOCK 349 STITTSVILLE OTTAWA

GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA

TITLE: BLOCK 349 SITE PLAN

DATE: March 21, 2025 **DRAWN BY:** JH **DRAWING NO.:** A

FILE NO.: D07-12-24-01-42 **CHECKED BY:** CR

JOB NO.: