



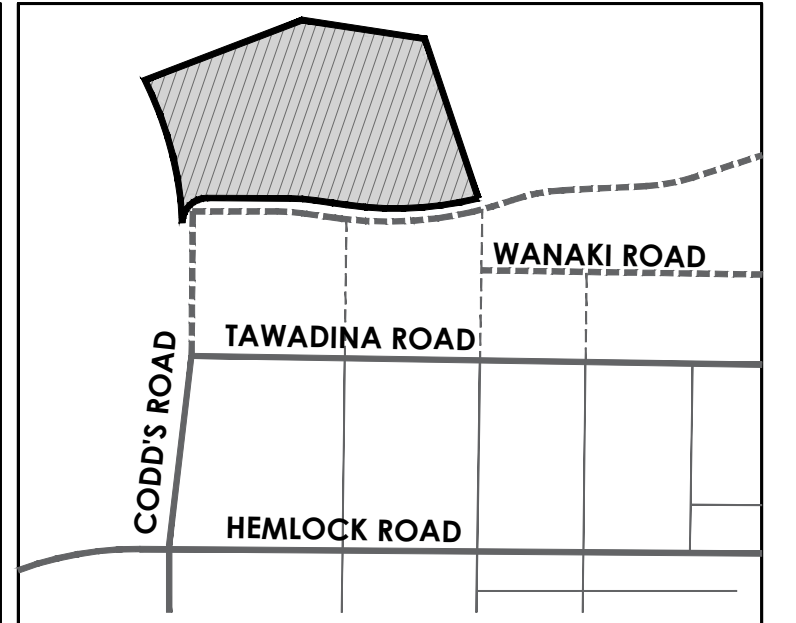
**SITE STATISTICS AND DEVELOPMENT DATA**

SITE AREA	36,972 m <sup>2</sup> (3.69 ha)
PAVED AREA	7,290m <sup>2</sup>
TOTAL APPROXIMATE GROSS FLOOR AREA	TBD
TOTAL UNITS	185
NET DENSITY (UPH)	66 UPH
ZONE CATEGORY	RSY(2313)

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA m <sup>2</sup>	UNITS
BLOCK 1	STREET TOWNHOUSES	TBD	7
BLOCK 2	STREET TOWNHOUSES	TBD	6
BLOCK 3	STREET TOWNHOUSES	TBD	6
BLOCK 4	STREET TOWNHOUSES	TBD	7
BLOCK 5	STREET TOWNHOUSES	TBD	7
BLOCK 6	REAR LANE TOWNS	TBD	5
BLOCK 7	REAR LANE TOWNS	TBD	4
BLOCK 8	BACK TO BACK TOWNS	TBD	8
BLOCK 9	BACK TO BACK TOWNS	TBD	12
BLOCK 10	BACK TO BACK TOWNS	TBD	12
BLOCK 11	BACK TO BACK TOWNS	TBD	12
BLOCK 12	STREET TOWNHOUSES	TBD	7
BLOCK 13	REAR LANE TOWNS	TBD	4
BLOCK 14	REAR LANE TOWNS	TBD	4
BLOCK 15	BACK TO BACK TOWNS	TBD	12
BLOCK 16	BACK TO BACK TOWNS	TBD	12
BLOCK 17	BACK TO BACK TOWNS	TBD	14
BLOCK 18	BACK TO BACK TOWNS	TBD	12
BLOCK 19	STREET TOWNHOUSES	TBD	6
BLOCK 20	REAR LANE TOWNS	TBD	4
BLOCK 21	REAR LANE TOWNS	TBD	6
BLOCK 22	REAR LANE TOWNS	TBD	3
BLOCK 23	REAR LANE TOWNS	TBD	6
BLOCK 24	REAR LANE TOWNS	TBD	6
BLOCK 25	REAR LANE TOWNS	TBD	3
<b>TOTAL</b>	<b>TBD</b>	<b>TBD</b>	<b>185</b>

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
164A(Table)	MIN. LOT AREA (m <sup>2</sup> ): PLANNED UNIT DEVELOPMENT	1,400m <sup>2</sup>	36,972m <sup>2</sup>
164A(Table)	MIN. LOT WIDTH (m): PLANNED UNIT DEVELOPMENT	No minimum	27.6m
Table 164A & 135(1)	MIN. FRONT YARD SETBACK (m): PLANNED UNIT DEVELOPMENT	3m	3m
Table 164A & 135(1)	MIN. REAR YARD SETBACK (m): PLANNED UNIT DEVELOPMENT	3m	5.23m
164A(Table)	MAX. BUILDING HEIGHT (m): TOWNHOUSE	11m	9.97m (RLT) 11.23m (B2B) 10.49(TH)
2313	MAX. FRONT, REAR AND SIDE YARD SETBACKS (m):	6m	6m
101(3) & 101 (Table)	MIN. RESIDENT PARKING (TOWNHOUSE) - (45 UNITS @ 0.75 SPACES)	35	92
102(Table)	MIN. VISITOR PARKING (REAR LANE TH) - (45 UNITS @ 0.1 SPACES AFTER THE FIRST 12 UNITS)	5	7
131 (Table)(1)	MIN. WIDTH OF PRIVATE WAY/ PARKING AISLE (m)	6.0m	6.7m
131 (Table)(2)	MIN. SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY (m)	1.8m	1.05m
	MIN. SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY (m)	5.2m	0.68m
131 (Table)(3)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	3m	3.1m
131 (Table)(5)(b)	REQUIRED VISITOR PARKING MAY BE PROVIDED AS PARALLEL PARKING ON A PRIVATE WAY, PROVIDED THE PRIVATE WAY HAS A MINIMUM WIDTH OF 8.5m	8.5m	9.3m
139(1)(Table)	MIN. AGGREGATED SOFT LANDSCAPED AREA % WHERE THE FRONT/ SIDE YARD SETBACK IS MORE THAN 3m	40%	≥40%
139(4)(c)	MAX. WIDTH OF A WALKWAY IN THE CASE OF ANY OTHER RESIDENTIAL USE BUILDING (m)	1.2m	-

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
45 (Table)	PERMITTED PROJECTIONS INTO REQUIRED YARDS:		
45 (Table)(5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP, WHERE AT OR BELOW THE FIRST FLOOR LEVEL (m): INTERIOR SIDE YARD OR REAR YARD (m) FRONT YARD OR CORNER SIDE YARD (m)	No Limit >0.6m to lot line	N/A 1.48m
45 (Table)(6)	COVERED OR UNCOVERED BALCONY, PORCH, DECK, WHERE THE WALKING SURFACE IS NOT HIGHER THAN 0.6m ABOVE ADJACENT GRADE: INTERIOR SIDE YARD OR REAR YARD (m) FRONT YARD OR CORNER SIDE YARD (m)	No Limit 2.25m (Max) >1.0m to lot line	N/A 1.25m 1.5m
45 (Table)(6)(b)(v)	WHERE A DECK OR BALCONY OCCURS ABOVE THE 1ST FLOOR & IS WITHIN 1.5M OF AN EXTERIOR SIDE WALL OR INTERIOR SIDE LOT LINE OF A RESIDENTIAL ZONED LOT	A 1.5m high opaque screen is to be provided, where required, on decks and balconies above the first floor (this contemplates the site being parceled so each dwelling unit is an individual lot).	≥ 1.5m high opaque screen is to be provided, where required, on decks and balconies above the first floor (this contemplates the site being parceled so each dwelling unit is an individual lot).
104(2)(a)	MIN. PARALLEL PARKING SPACE SIZE (m)	2.6m x 6.7 m	2.6m x 6.7 m



KEY MAP N.T.S.  
SCALE 1:500

- LEGEND**
- REAR LANE TOWNS
  - BACK TO BACK TOWNS
  - CROSSWALK
  - CURB (0.2m)
  - CONCRETE WALKWAY
  - PAVERS
  - ASPHALT DRIVEWAY
  - DEPRESSED CURB
  - MOUNTABLE CURB
  - PORCH
  - PROJECTION (STAIRS)
  - RISERS
  - #R(L) LANDSCAPE STEPS
  - S.S SNOW STORAGE AREA
  - L/A LANDSCAPED AREA
  - TACTILE WALKING SURFACE INDICATOR
  - BLOCK BOUNDARY
  - TRANSFORMER
  - MINI SUBS (HYDRO)
  - SWITCHBOARD
  - HYDRO CABINET
  - ENTRANCE
  - V VISITOR PARKING
  - BENCH
  - CONIFEROUS SHRUB
  - DECIDUOUS SHRUB
  - SMALL DECIDUOUS TREE
  - MEDIUM DECIDUOUS TREE
  - LARGE DECIDUOUS TREE
  - CONIFEROUS TREE
  - WALL MOUNT LIGHTING
  - POLE MOUNT LIGHTING

DATE	REVISION	BY
27/03/26	First Submission	SM
23/02/26	Minor Revisions	SM
23/01/26	Draft site plan	SM
DATE (03/01/26)	REVISION	BY

**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 I.W.S.I. DETAIL SC7.3
- SURVEY BOUNDARY PREPARED BY J.D.BARNES LTD. 62 STEACIE DRIVE, SUITE 103, KANATA, ONTARIO, K2K 2A9. TEL: (613) 731-7244 FAX: (613) 254-8659

**PROJECT TEAM**

SITE PLAN DESIGN: **KORSIAK**

LANDSCAPE ARCHITECTURE: **NAK** design strategies

TRANSPORTATION: **NOVATECH**

PLANNING: **Stantec**

CIVIL ENGINEER: **Stantec**

NOISE: **GRADIENTWIND**

ARCHITECTURE: **L.R.J.**

MECHANICAL/ELECTRICAL: **Stantec**

GEOTECHNICAL & STRUCTURAL: **patersongroup**

**mattamyHOMES**

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

**Wateridge**

Block 23  
200 CODD'S ROAD  
GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
CITY OF OTTAWA

TITLE: **SITE PLAN**

DATE: March 27, 2026  
DRAWN BY: SM  
CHECKED BY: SM  
DRAWING NO.

FILE NO.:  
JOB NO.: WATERIDGE



C. Patella