

SITE STATISTICS AND DEVELOPMENT DATA

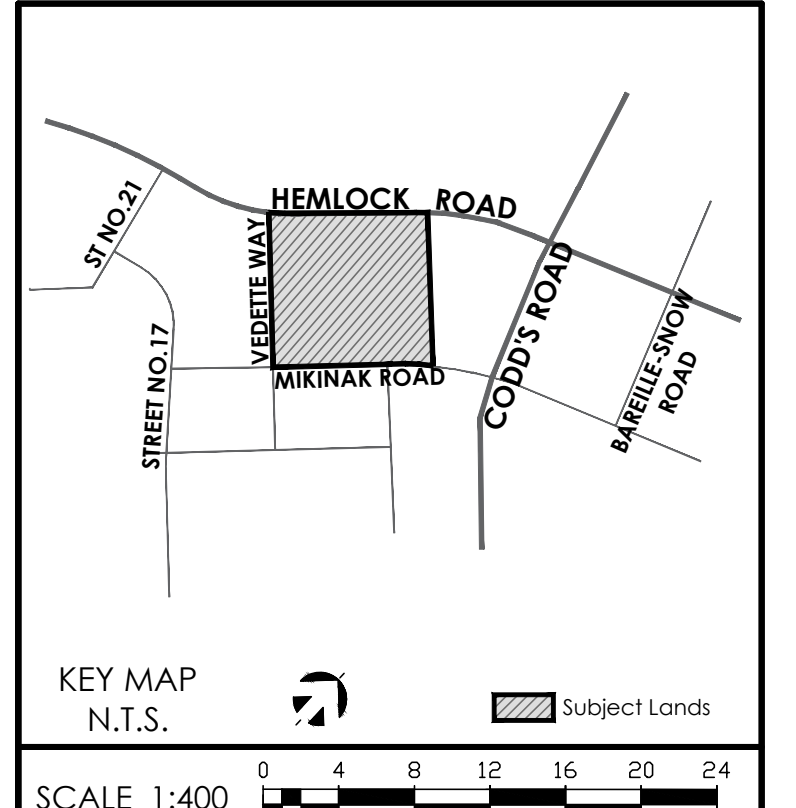
SITE AREA	21,761 m ² (2.18 ha)
PAVED AREA	6,550m ² (30%)
LANDSCAPED AREA	6,385m ² (29%)
TOTAL BUILDING COVERAGE	8,826m ² (41%)
TOTAL APPROXIMATE GROSS FLOOR AREA	TBD
TOTAL UNITS	111
NET DENSITY (UPH)	77 UPH
ZONE CATEGORY	R4UC(2311)

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA m ²	UNITS
BLOCK 1	REAR LANE TOWNS	TBD	5
BLOCK 2	REAR LANE TOWNS	TBD	6
BLOCK 3	REAR LANE TOWNS	TBD	6
BLOCK 4	REAR LANE TOWNS	TBD	6
BLOCK 5	REAR LANE TOWNS	TBD	4
BLOCK 6	BACK TO BACK TOWNS	TBD	8
BLOCK 7	BACK TO BACK TOWNS	TBD	8
BLOCK 8	BACK TO BACK TOWNS	TBD	8
BLOCK 9	REAR LANE TOWNS	TBD	4
BLOCK 10	BACK TO BACK TOWNS	TBD	12
BLOCK 11	BACK TO BACK TOWNS	TBD	12
BLOCK 12	BACK TO BACK TOWNS	TBD	12
BLOCK 13	REAR LANE TOWNS	TBD	5
BLOCK 14	REAR LANE TOWNS	TBD	5
BLOCK 15	REAR LANE TOWNS	TBD	5
BLOCK 16	REAR LANE TOWNS	TBD	5
TOTAL		TBD	111

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A(Table)	MIN. LOT AREA (m ²): PLANNED UNIT DEVELOPMENT	1,400m ²	21,760m ²
162A(Table)	MIN. LOT WIDTH (m): PLANNED UNIT DEVELOPMENT	No minimum	134m
Table 162A & 135(1)	MIN. FRONT YARD SETBACK (m): PLANNED UNIT DEVELOPMENT	4.5m	4.77m
Table 162A & 2311	MIN. REAR YARD SETBACK (m): PLANNED UNIT DEVELOPMENT (LOT LINE ABUTS A PARK)	5.0m	5.23m
162A(Table)	MIN. CORNER SIDE YARD SETBACK (m): PLANNED UNIT DEVELOPMENT	4.5m	4.83m
162A(Table)	MAX. BUILDING HEIGHT (m): TOWNHOUSE	10m	11.42m
2311	MAX. FRONT, REAR AND SIDE YARD SETBACKS (m):	6m	5.95m
101(3) & 101 (Table)	MIN. RESIDENT PARKING (TOWNHOUSE) - (111 UNITS @ 0.75 SPACES)	83	222
102(Table)	MIN. VISITOR PARKING (REAR LANE TH) - (51 UNITS @ 0.1 SPACES AFTER THE FIRST 12 UNITS)	4	8
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
131 (Table)(3)	MIN. SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY (m)	5.2m	1.05m
2311	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	1.0m

ADDITIONAL PROVISIONS

65 (Table)	PERMITTED PROJECTIONS INTO REQUIRED YARDS: 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	1.47m 2.60m
65 (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	0.86m 1.26m 3.24m
65 (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	Where a deck or balcony occurs above the first floor and is within 1.5 meters of an exterior side wall or interior side lot line of a residential-zoned lot, a 1.5 meter high opaque screen is to be provided facing the interior side lot line.	City advised this doesn't apply, it's understood a minor variance will be pursued in an abundance of caution for when the land is parcelized.
106(2)(a)	MIN. PARALLEL PARKING SPACE SIZE (m)	2.6m x 6.7 m	2.6m x 6.7 m



LEGEND

[Hatched Box]	REAR LANE TOWNS	[Triangle]	ENTRANCE
[Hatched Box]	BACK TO BACK TOWNS	[Line]	ASPHALT DRIVEWAY
[Hatched Box]	CROSSWALK	[V]	VISITOR PARKING
[Line]	CURB (0.2m)	[Circle]	EXISTING STREET TREE
[Hatched Box]	CONCRETE WALKWAY	[Circle]	MEDIUM DECIDUOUS TREE
[Hatched Box]	PAVERS	[Circle]	SMALL DECIDUOUS TREE
[Line]	DEPRESSED CURB	[Circle]	CONIFEROUS TREE
[Line]	MOUNTABLE CURB	[Circle]	DECIDUOUS SHRUB
[Line]	PORCH	[Square]	TRANSFORMER
[Hatched Box]	PROJECTION (STAIRS)	[Line]	RISERS
[Hatched Box]	LANDSCAPED AREA	[Line]	#R(L) LANDSCAPE STEPS
[Line]	SNOW STORAGE AREA	[Line]	LIGHT POLE
[Line]	BLOCK BOUNDARY	[Line]	CONCRETE/ASPHALT PAD
[Line]	TACTILE WALKING SURFACE INDICATOR	[Circle]	FIRE HYDRANT
[Line]	MINI SUBS (HYDRO)		
[Line]	SWITCHBOARD		
[Line]	HYDRO CABINET		

GENERAL NOTES

- DO NOT SCALE DRAWINGS FOR PRINT.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIA 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:	LANDSCAPE ARCHITECTURE:	TRANSPORTATION:
KORSIA URBAN PLANNING	NAK	NOVATECH
PLANNING:	CIVIL ENGINEER:	NOISE:
Stantec	Stantec	GRADIENT WIND
ARCHITECTURE:	MECHANICAL/ELECTRICAL:	GEOTECHNICAL & STRUCTURAL:

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

Wateridge
Block 105
615 MIKINAK ROAD
PART OF LOT 24 CONCESSION 1 (OTTAWA FRONT)
REGISTERED PLAN 4M-1559
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

TITLE: **SITE PLAN**

DATE: January 6, 2026	DRAWN BY: SM	DRAWING NO.:
FILE NO.: # D07-12-25-0043	CHECKED BY: CR(RPP)	
JOB NO.: WATERIDGE PHASE 3A		A

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2026-01-07

City of Ottawa | Ville d'Ottawa
Comité de dérogation