

**SITE INFORMATION**

TOTAL SITE AREA:	1,126,026m <sup>2</sup> (112.6ha)
TOTAL SITE AREA TO BE DEVELOP:	868,483m <sup>2</sup> (86.8ha)
GROSS LAND AREA*:	649,229m <sup>2</sup> (64.9ha)
NET DEVELOPABLE AREA**:	565,011m <sup>2</sup> (56.5ha)

**DEVELOPMENT STATISTICS**

SINGLE / SEMI-DETACHED	~895 units
TRADITIONAL TOWNHOUSES	~445 units
STACKED TOWNHOUSES	~385 units
4-STORY APARTMENTS RESIDENTIAL	~325 units
4-STORY APARTMENTS MIXED-USE	~180 units
<b>TOTAL</b>	<b>~2,230 units</b>

**PARKLAND DEDICATION**

Required if density < 35u/Ha:	32,461m <sup>2</sup> (5%)
Required if density > 35u/Ha:	64,922m <sup>2</sup> (1Ha/300units*)
Maximum Provincial Bill 23:	37,167m <sup>2</sup> (1Ha/600units)
Provided:	~37,177m <sup>2</sup> (5.73%)

\*limited to 10% of the gross land area.

**DENSITY PROVIDED**

Average:	Gross: 34.3 u/ha*
Low Density:	62.3%
Medium Density:	21.5%
High Density:	16.2%

\*Total number of units divided by the gross land area.

**STREET NETWORK LENGTH\***

Local Streets:	9,102m
Minor Collectors:	1,295m
Major Collector:	0m
<b>Total:</b>	<b>10,397m</b>

\*Measured from street centerline.

**STREET LENGTH x FRONTAGE RATIO**

Total Frontage Length at Setback:	16,324m
Frontage to Road Length Ratio*:	1.27

\*(Street length) / (frontage length at setback / 2)

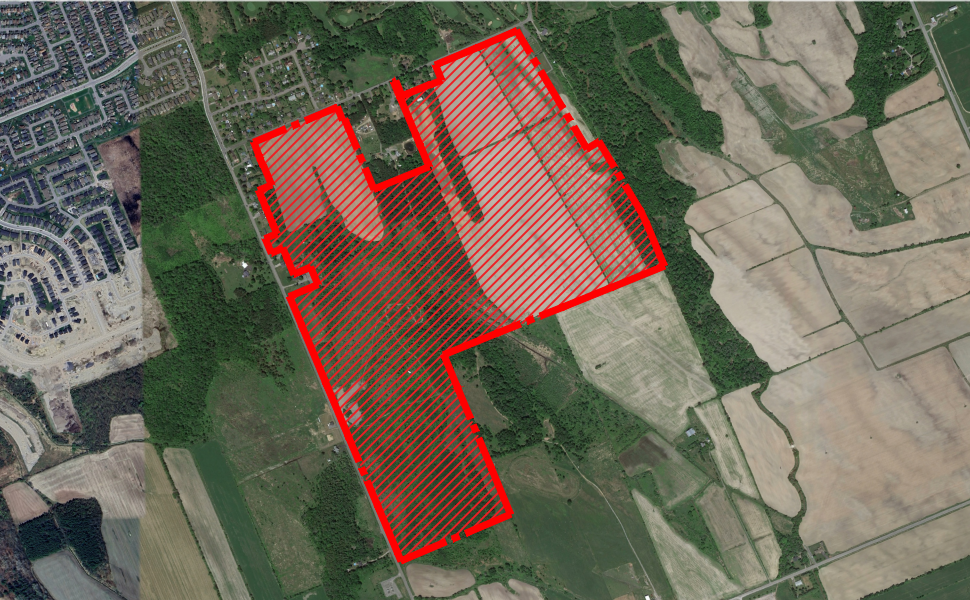
**NOTES**

1. The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.
2. For the purpose of this concept, an average of 90m<sup>2</sup> (970sf) unit size is used to calculate approximate total number of units for apartment buildings.
3. This concept makes assumptions based on preliminary environmental studies. Further environmental studies are required to validate and identify the qualities of the wetland and wooded areas shown and their potential development.
4. Location of the stormwater management facilities is conceptual and should be confirmed by servicing studies.

\*As per the By-law 2022-115, GROSS LAND AREA means the land area of the entire development site, including the parcel of land which is to be dedicated for park purposes, including any easements, driveways, parking areas, and stormwater management facilities etc., but excluding public and private roads, road rights-of-way, hazard lands, and areas that have been dedicated to the local municipality or other public agency for conservation or environmental protection.

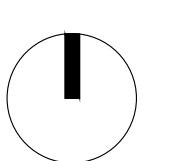
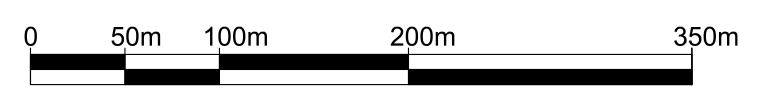
\*\*The NET DEVELOPABLE AREA assumes the total area of the site, excluding the space occupied by streets, parklands, environmentally sensitive areas, storm water ponds, pedestrian connections and community facilities.

# Caron St Clarence- Rockland Lot Subdivision Concept Plan



**LEGEND**

- LOW DENSITY RESIDENTIAL - 28 unit/ha
- MEDIUM DENSITY RESIDENTIAL - 39 unit/ha
- HIGH DENSITY RESIDENTIAL - 100 unit/ha STACKED TOWNHOUSES
- HIGH DENSITY - RESIDENTIAL - 125 unit/ha 4-STORY APARTMENT BUILDINGS
- HIGH DENSITY - MIXED-USE - 95 unit/ha COMMERCIAL & SERVICES + 4-STORY APARTMENT BUILDING
- COMMUNITY FACILITIES SCHOOL, ARENA, OTHERS
- COMMERCIAL BLOCKS
- 30m BUFFER FROM CREEK
- WATER COURSE / CREEK
- STORMWATER MANAGEMENT POND APPROXIMATE LOCATION
- PARKLAND DEDICATION
- PROPERTY LINE
- URBAN BOUNDARY
- EXISTING MAJOR COLLECTOR
- PROPOSED MAJOR COLLECTOR
- POTENTIAL MAJOR COLLECTOR EXTENSION
- EXISTING MINOR COLLECTOR
- PROPOSED MINOR COLLECTOR
- POTENTIAL MINOR COLLECTOR EXTENSION
- EXISTING RURAL ARTERIAL
- EXISTING LOCAL STREET
- PROPOSED LOCAL STREET
- PROPOSED STREET (SEE CROSS-ROAD SECTION)



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