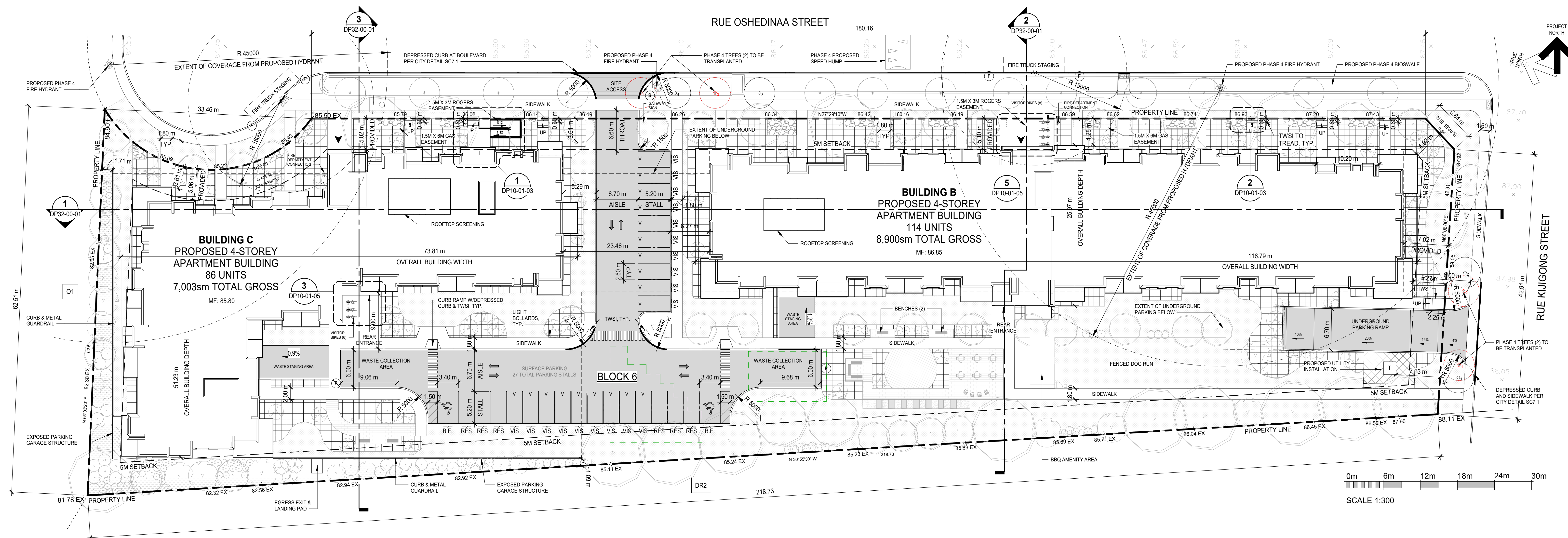


2024-09-30 12:57 PM



DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A

**Rohit**  
Bold Goes Further

This drawing has been prepared solely for the use of ROHIT COMMUNITIES and there are no representations of any kind made by NORR Architects Engineers Planners to any party with whom NORR Architects Engineers Planners has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component  
**SITE PLAN CONTROL APPLICATION**

Key Plan

Consultants  
Civil: Arcadis Professional Services (Canada) Inc.  
Landscape: Arcadis Professional Services (Canada) Inc.  
Architecture: NORR Architects Engineers Planners  
Structural: TBD  
Mechanical: TBD  
Electrical: TBD  
Owner: Rohit at Wateridge 6 Ltd.

**1 BLOCK 6 SITE PLAN**  
DP10-01-01 SCALE: 1:300

- SITE PLAN NOTES**
- ALL EXISTING SITE INFORMATION AS PER REGISTERED PLAN DATED MARCH 31st, 2023 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.
  - ANY SNOW ACCUMULATED IN INTERNAL ROAD/PRIVATE WAY IS TO BE TRUCKED OFF SITE.
  - FIRE FIGHTING TO TAKE PLACE FROM OSHEDINAA STREET.
  - REFER TO DP10-01-02 FOR PROPOSED CONSTRUCTION PHASING.
  - REFER TO DP10-01-04 FOR WASTE COLLECTION DETAILS AND STATISTICS.
  - REFER TO DP10-01-05 FOR BICYCLE STORAGE DETAILS AND STATISTICS.
  - REFER TO LANDSCAPE DRAWINGS FOR PLANTING, SITE LIGHTING AND FURNITURE DETAILS.
  - REFER TO CIVIL DRAWINGS FOR SERVICING AND GRADING.

- SITE PLAN LEGEND**
- ▲ PRINCIPAL ENTRY
  - V VISITOR PARKING
  - DIRECTION OF TRAVEL
  - T PROPOSED TRANSFORMER LOCATION
  - ⊙ FIRE HYDRANT
  - B.F. BARRIER-FREE PARKING SIGNAGE
  - VIS VISITOR PARKING SIGNAGE
  - RES RESIDENT PARKING SIGNAGE
  - P NO PARKING SIGNAGE
  - F FIRE LANE SIGNAGE
  - ⊙ STOP SIGN
  - CONCRETE ROAD
  - LANDSCAPING - SOD
  - LANDSCAPING - STONE MULCH
  - LANDSCAPING - WOOD MULCH
  - LANDSCAPING - OTHER
  - LOW IMPACT DEVELOPMENT AREA
  - TREE TO BE TRANSPLANTED - ORIGINAL LOCATION
  - TREE TO BE TRANSPLANTED - NEW LOCATION

**Site Information**

LAND USE DISTRICT	R5Y [2312]	Residential Fifth Density Zone, Subzone Y, Urban Exception 2312
LEGAL DESCRIPTION / PIN	Block 6, Registered Plan 4M-1718 / PIN 02473-1232	
MUNICIPAL ADDRESS	125 & 135 Oshedinaa Street, Ottawa, ON	
COMMUNITY	Wateridge Village	
SITE AREA	11,661 SM / 2.88 AC	125,518 SF / 1.166 HA
AMENITY AREA	Required: 1,272 SM Total amenity area: 120 SM	Provided: 2,870.50 SM 793.27 SM
LOT WIDTH	Minimum: 18.0m	Provided: 225.39m

**Development Statistics**

PROPOSED USE (PERMITTED)	Planned Unit Development, Two (2) low-rise apartment buildings; one (1) accessory utility installation structure in rear yard.
UNITS TOTAL	200
SETBACKS	Required: 5.0m Provided: 5.0m, 7.02m, 1.09m, 1.71m
PROJECTIONS INTO SETBACKS	Greatest: 1.39m
DENSITY	Minimum: 105 Units/Ha Maximum: N/A Proposed: 172 Units
HEIGHT	Maximum: 16.0m Proposed: 13.24m (Bldg B) / 13.49m (Bldg C)
SITE COVERAGE	34.36%

**Area Calculations**

BLDG / LEVEL	GROSS FLOOR AREA	
	SF	SM
<b>BUILDING B</b>		
LEVEL 1	24,115.7	2,240.42
LEVEL 2	23,895.1	2,219.93
LEVEL 3	23,895.1	2,219.93
LEVEL 4	23,895.1	2,219.93
<b>GFA</b>	<b>95,801.1</b>	<b>8,900.21</b>
<b>BUILDING C</b>		
LEVEL 1	19,012.1	1,766.28
LEVEL 2	18,788.9	1,745.55
LEVEL 3	18,788.9	1,745.55
LEVEL 4	18,788.9	1,745.55
<b>GFA</b>	<b>75,378.8</b>	<b>7,002.92</b>
<b>TOTAL GFA</b>	<b>171,180 SF</b>	<b>15,903.1 SM</b>
<b>SITE COVERAGE</b>	<b>43,128 SF</b>	<b>4,007 SM</b>
		34.36%

**Amenity Area Calculations**

BLDG / LEVEL	GROSS FLOOR AREA	
	SF	SM
<b>BUILDING B (PRIVATE)</b>		
LEVEL 1	3,082.6	286.38
LEVEL 2	3,289.0	305.56
LEVEL 3	3,289.0	305.56
LEVEL 4	3,289.0	305.56
<b>Area</b>	<b>12,949.5</b>	<b>1,203.05</b>
<b>BUILDING C (PRIVATE)</b>		
LEVEL 1	2,180.8	202.60
LEVEL 2	2,409.6	223.86
LEVEL 3	2,409.6	223.86
LEVEL 4	2,409.6	223.86
<b>Area</b>	<b>9,409.6</b>	<b>874.18</b>
<b>COMMUNAL AMENITY</b>		
GRADE	8,538.7	793.27
<b>Area</b>	<b>8,538.7</b>	<b>793.27</b>
<b>TOTAL AREA</b>	<b>30,898 SF</b>	<b>2,870.50 SM</b>

**Landscape Calculations**

BLOCK 6	AREA
	SM
<b>HARDSCAPE</b>	<b>1,046</b>
CONCRETE	850
UNIT PAVER	170
PEA GRAVEL	26
<b>SOFTSCAPE</b>	<b>4,409</b>
PLANT BEDS	2,103
SOD	2,306
<b>TOTAL</b>	<b>5,455 SM</b>
SITE COVERAGE	46.78%

**Area Calculations - Underground Parking**

BLDG / LEVEL	GROSS FLOOR AREA		UNDERGROUND PARKING
	SF	SM	# OF STALLS
<b>BUILDINGS B &amp; C</b>			
UNDERGROUND PARKING	71,827.4	6,672.99	201

**Vehicle Parking**

TYPE	RATE	UNITS	REQUIRED	PROVIDED
			STALLS	STALLS
Building B & C	Resident Resident, Barrier-Free (underground)	0.50 stalls/unit	200	94
			3 of 201	3
Visitor Visitor, Barrier-Free (surface)	0.10 stalls/unit	200	19	19
			1 of 27	2
<b>Total Stalls</b>			<b>113</b>	<b>228</b>
			Deficiency	115
			Surplus	

\*NOTE: Required resident parking determined by: total units - 12 units, x required rate  
\*NOTE: Required visitor parking determined by: total units - 12 units, x required rate

**Unit Types - Block 6**

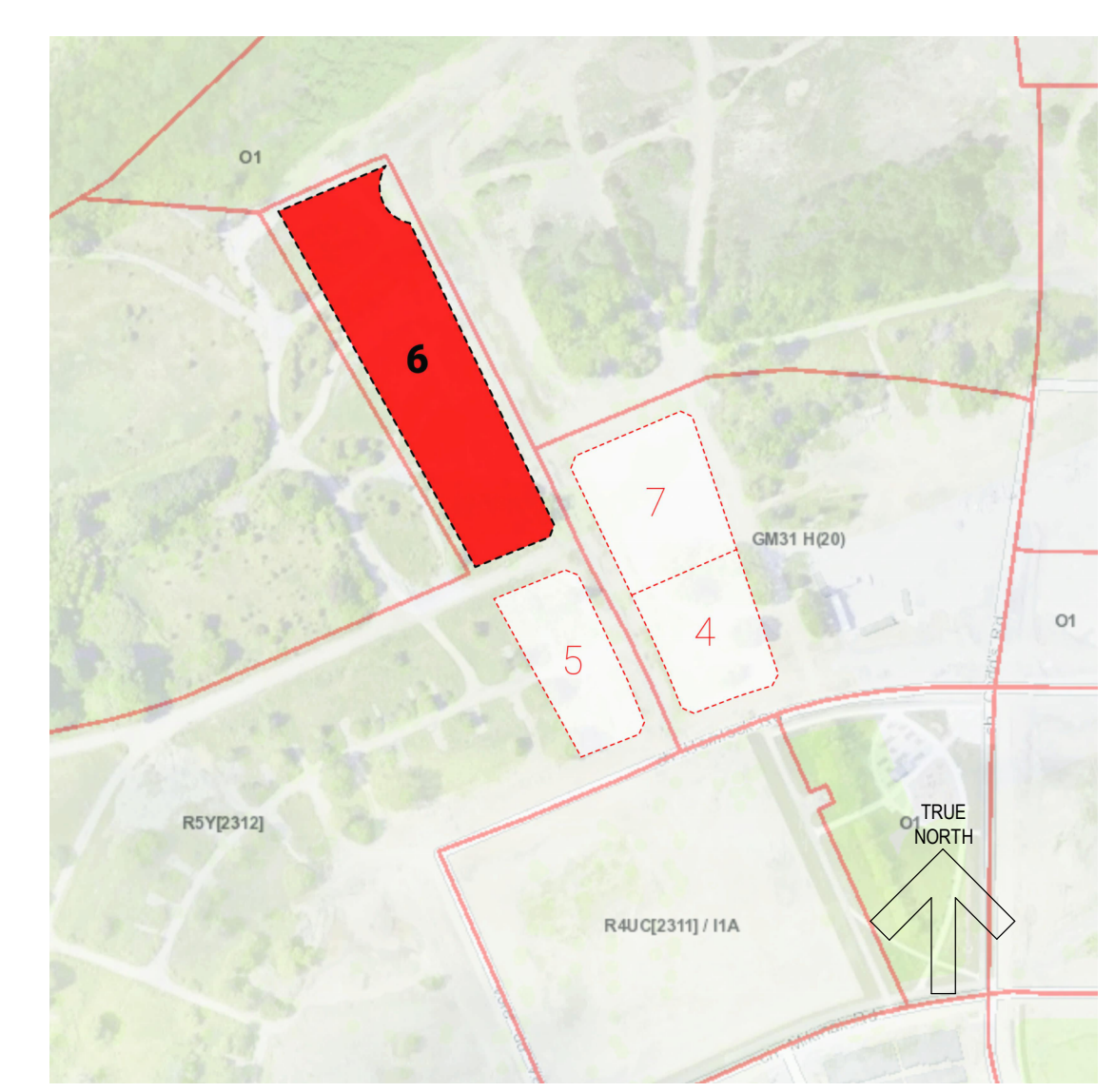
IDENTIFIER	SIZE	DESCRIPTION	PROVIDED AREA	BUILDING B	BUILDING C	QTY...	%
			m <sup>2</sup> / sq.ft.				
UNIT A1	<60 SM	BEDROOM	49.39	531.63	1	0	0.50%
UNIT A - ROSA	<60 SM	1	43.57	469.03	15	8	11.50%
UNIT B - ROSSO	<60 SM	1	49.84	536.48	8	16	8.00%
UNIT B - AMBRA	<60 SM	1 + DEN	58.75	632.38	45	27	36.00%
AZURRO	>60 SM	1 + DEN	63.00	678.15	0	4	2.00%
GIALLO	>60 SM	1 + DEN	63.00	678.15	0	4	2.00%
GRIGIO	>60 SM	1 + DEN	63.00	678.15	6	3	4.50%
ARGENTO	>60 SM	2	90.22	971.10	12	16	14.00%
UNIT G	>60 SM	2	76.58	824.31	20	9	14.50%
NERO D'ORO	>60 SM	2 + DEN	84.30	907.41	3	3	3.00%
UNIT I	>60 SM	3	103.50	1114.06	4	4	4.00%
<b>BUILDING TOTAL</b>				114	86		
<b>TOTAL</b>						200	100%

**Accessible Suite Breakdown - Building B**

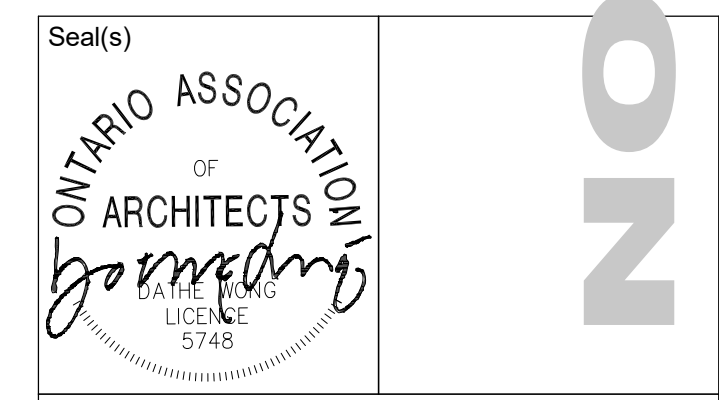
TYPE	QUANTITY	ACTUAL %	TYPE %	TOTALS
STUDIO / 1 BEDROOM	23	20.35%	65.5%	74
1 BEDROOM + DEN	51	45.13%		
1 BEDROOM ACCESSIBLE	12	10.62%		
2 BEDROOM	32	28.32%		
2 BEDROOM + DEN	3	2.65%	31.0%	35
2 BEDROOM ACCESSIBLE	8	7.08%		
3 BEDROOM	4	3.54%	3.5%	4
3 BEDROOM ACCESSIBLE	1	0.88%		
<b>SUBTOTAL</b>	<b>113</b>	<b>100%</b>		
<b>ACCESSIBLE TOTALS</b>	<b>21</b>	<b>18.58%</b>		

**Accessible Suite Breakdown - Building C**

TYPE	QUANTITY	ACTUAL %	TYPE %	TOTALS
STUDIO / 1 BEDROOM	16	18.60%	62.8%	54
1 BEDROOM + DEN	38	44.19%		
1 BEDROOM ACCESSIBLE	9	10.47%		
2 BEDROOM	25	29.07%		
2 BEDROOM + DEN	3	3.49%	32.6%	28
2 BEDROOM ACCESSIBLE	4	4.65%		
3 BEDROOM	4	4.65%	4.7%	4
3 BEDROOM ACCESSIBLE	1	1.16%		
<b>SUBTOTAL</b>	<b>86</b>	<b>100%</b>		
<b>ACCESSIBLE TOTALS</b>	<b>14</b>	<b>16.28%</b>		



**SITE CONTEXT MAP**



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Project Manager: M.EISELEN  
Project Leader: O.BREYTENBACH  
Client: **ROHIT COMMUNITIES**  
550 91 ST SW #101, EDMONTON, AB, T6X 0V1  
Project: **Wateridge Village Block 6**  
125 & 135 OSHEDINAA STREET  
OTTAWA, ON  
Drawing Title: **SITE PLAN, CONTEXT, AND STATISTICS**  
Scale: As indicated  
Project No.: NCCA22-0243  
Drawing No.: **DP10-01-01**

PRELIMINARY - NOT FOR CONSTRUCTION