

# 375 CODD'S ROAD APARTMENT BUILDING

## RE-ISSUED FOR SITE PLAN CONTROL APPLICATION



Client :  
Bayview Group

General Contractor:  
Demarco Construction

Structural Engineer:  
Elema

Civil Engineer :  
WSP

Landscape Architect :  
WSP

Mechanical + Electrical Engineer :  
Design Works Engineering

07	issued for response to 4th submission city comments	29 Nov. 2024
06	issued for response to 4th submission city comments	22 Oct. 2024
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02	Issued for team review	10 May 2024
rev. / issue	description	date MM/DD/YY

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project

**Wateridge Apartment Building**  
375 Codd's Road, Ottawa, ON

drawing

cover page

drawn	KDB	date	April 2024
approved	KDB	revision	
project no.	2406	scale	n.t.s.

drawing no.

# A000

Zoning data:			zoning mechanism			amenity area			Building data:				Property Data:		
zoning mechanism	required	provided	zoning mechanism	required	provided	amenity area	required	provided	building area (OBC def.): 1,592.9 m²	floor	GFA (ZBL def.):	floor plate	net : gross	address:	375 Codd's Road, Ottawa, ON K1K 4E4
setbacks			parking			total = 6 m² / DU	714.0 m²	732.0 m²	level P1	621.2 m²	2,673.6 m²	---	---	zoning:	GM31 H(30) - general mixed-use
FYS	5.0	5.0	tenant (0.5 / DU)	60	63	private (balconies/terraces)	-	340.2 m²	level 01	1,280.4 m²	1,453.9 m²	43%		abutting zoning / feature:	
RYS	5.0	5.0	visitor (0.1 / DU)	12	13	communal (min. 50%)	357.0 m²	391.8 m²	level 02	1,280.4 m²	1,449.1 m²	88%		north:	Tawadina Road
CSY	5.0	5.0	total	72	76	interior communal	-	184.7 m²	level 03	1,280.4 m²	1,449.1 m²	88%		south:	O1 - parks and open space zone
ISY	3.0	3.0	breakdown by type (incl. in above total)			exterior communal	-	207.1 m²	level 04	1,280.4 m²	1,449.1 m²	88%		east:	GM31 H(30) - general mixed-use
landscape buffer			small car spaces (up to 50%)	--	--				level 05	1,121.5 m²	1,290.4 m²	87%		west:	Codd's Road
abutting street	5.0	5.0	accessible spaces type A	02	02				level 06	1,121.5 m²	1,290.4 m²	87%		site area:	3,379.5 m²
abutting residential + institutional zones	3.0	3.0	accessible spaces type B	03	03				Total	6,689.0 m²	11,039.0 m²			building footprint:	1,592.2 m²
			bicycles	60	68									lot coverage:	47%



Survey information taken from legal survey prepared by Annis, O'Sullivan, Vollebek Ltd., undated. AOV job number 21181-20 CLC Blk 11&12 R D1

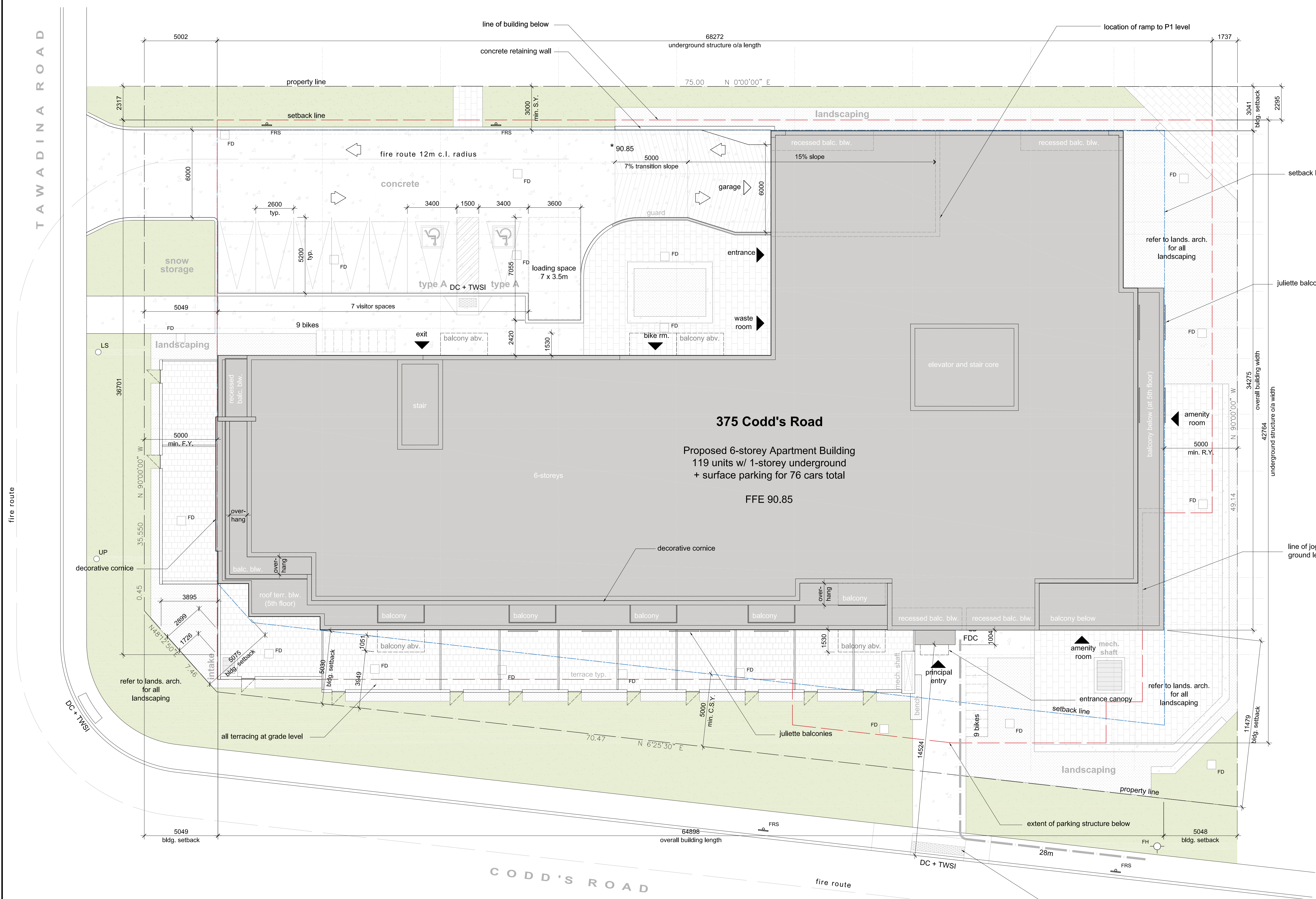
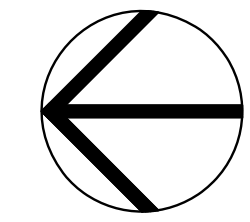
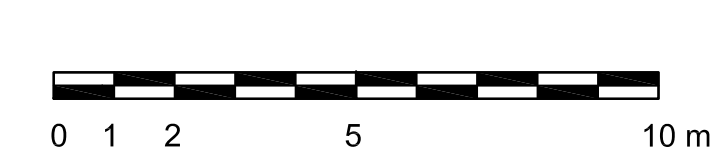
Unit Breakdown		Total
studio:	28 units	
1-bed:	42 units	
1-bed + den:	27 units	
2 bed:	16 units	
2 bed + den:	06 units	
		<b>Total 119 units</b>

\* 2 suites (1 guest suite & 1 model suite) are not included in the above stats [these include 1 'two-bed + den' (U201) and 1 'two-bed' (U406)].

Legend:

- grass
  - paver type 1
  - paver type 2
  - concrete
  - planting
  - fire route sign
- Refer to landscape architectural

SCALE: 1 : 125



**375 Codd's Road**  
 Proposed 6-storey Apartment Building  
 119 units w/ 1-storey underground  
 + surface parking for 76 cars total  
 FFE 90.85

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Elemo

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Design Works Engineering

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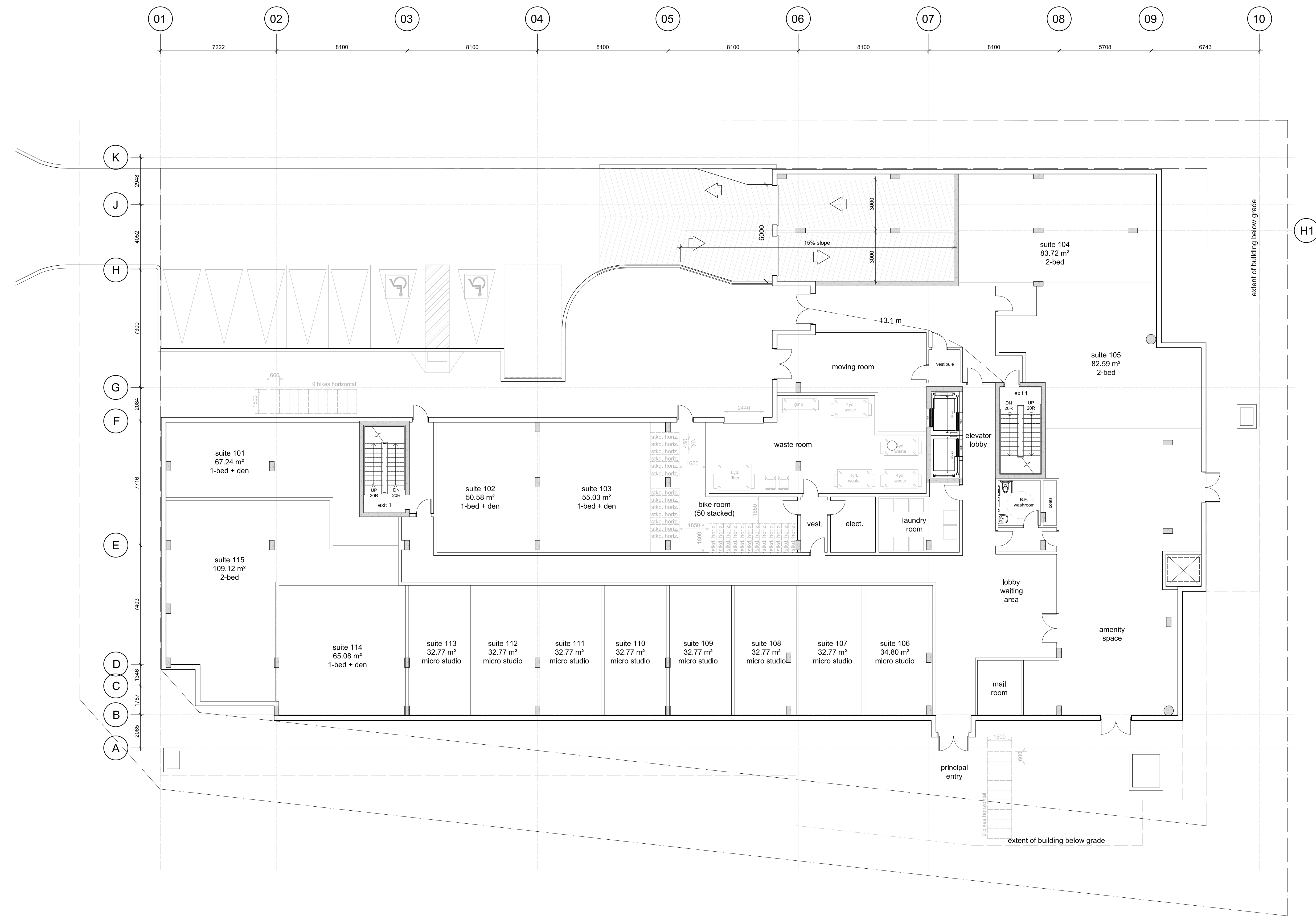
**Wateridge Apartment Building**  
 375 Codd's Road, Ottawa, ON

drawing

**Site plan**

drawn	KDB	date	April 2024
approved	KDB	revision	
project no.	2406	scale	1 : 125
drawing no.			

**A001**



Client :  
Bayview Group

General Contractor:  
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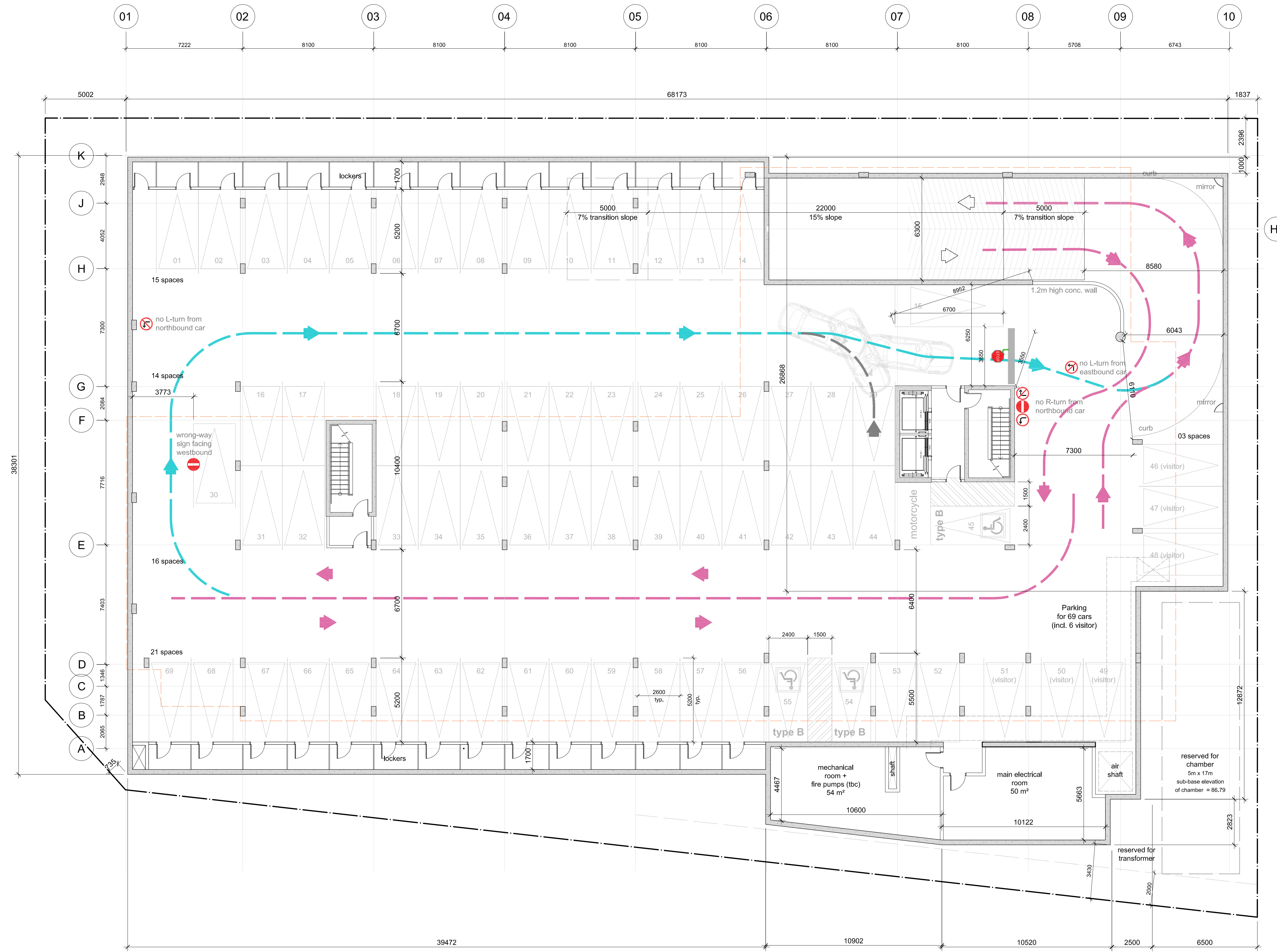
drawing

**Floor plan**  
**Ground floor**

drawn	KDB	date	April 2024
approved	KDB	revision	0
project no.	2406	scale	1 : 125
drawing no.			

**A100**





38301

Client :  
Bayview Group

General Contractor:  
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Elema

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WSP

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Design Works Engineering

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project  
**Wateridge Apartment Building**  
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drawing  
**Floor plan**  
**Parking level P1**

drawn	KDB	date	April 2024
approved	KDB	revision	0
project no.	2406	scale	1 : 125
drawing no.			




**A101**





west facade elevation

1  
A200  
1 : 100

						
G01 - glass guard	G02 - perforated metal guard, white	E01 - EPS - brick pattern-kendall charcoal	E02 - EPS - grey	E03 - EPS - sandstone finish white dove tms0017	E04 - stone - 300x600 - antique - nitre-garnage-realence	W01 - glass - charcoal aluminum framing



east facade elevation

2  
A200  
1 : 100

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**Wateridge Apartment Building**  
375 Codd's Road, Ottawa, ON

drawing

**Building elevations**

drawn	KDB	date	2022-AUG-11
approved	KDB	revision	1
project no.	2109	scale	1 : 100

drawing no.

A200





1  
A201  
west facade  
elevation  
1 : 100



2  
A201  
east facade  
elevation  
1 : 100

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drawing

**Building elevations**

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project no.	2109	scale	1 : 100

drawing no.

**A201**