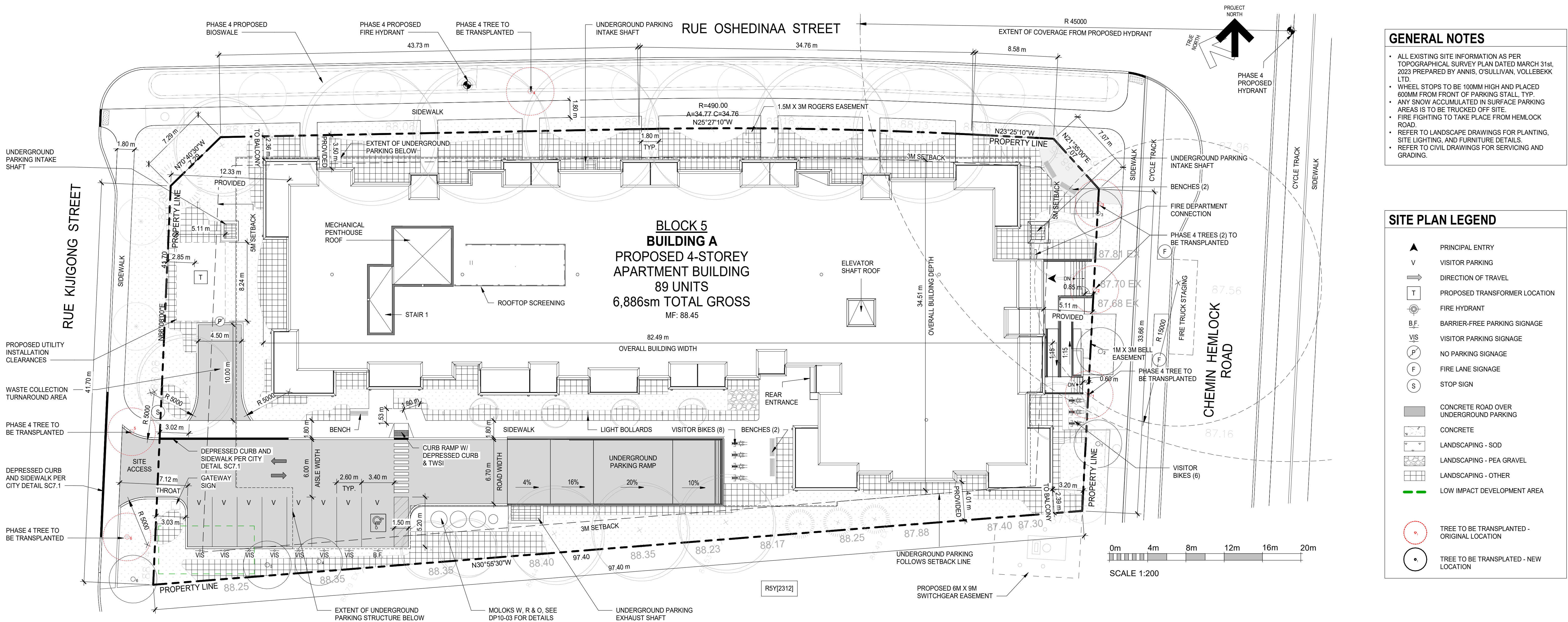


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GENERAL NOTES

- ALL EXISTING SITE INFORMATION AS PER TOPOGRAPHICAL SURVEY PLAN DATED MARCH 31st, 2023 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- WHEEL STOPS TO BE 100MM HIGH AND PLACED 600MM FROM FRONT OF PARKING STALL, TYP.
- ANY SNOW ACCUMULATED IN SURFACE PARKING AREAS IS TO BE TRUCKED OFF SITE.
- FIRE FIGHTING TO TAKE PLACE FROM HEMLOCK ROAD.
- REFER TO LANDSCAPE DRAWINGS FOR PLANTING, SITE LIGHTING, AND FURNITURE DETAILS.
- REFER TO CIVIL DRAWINGS FOR SERVICING AND GRADING.

SITE PLAN LEGEND

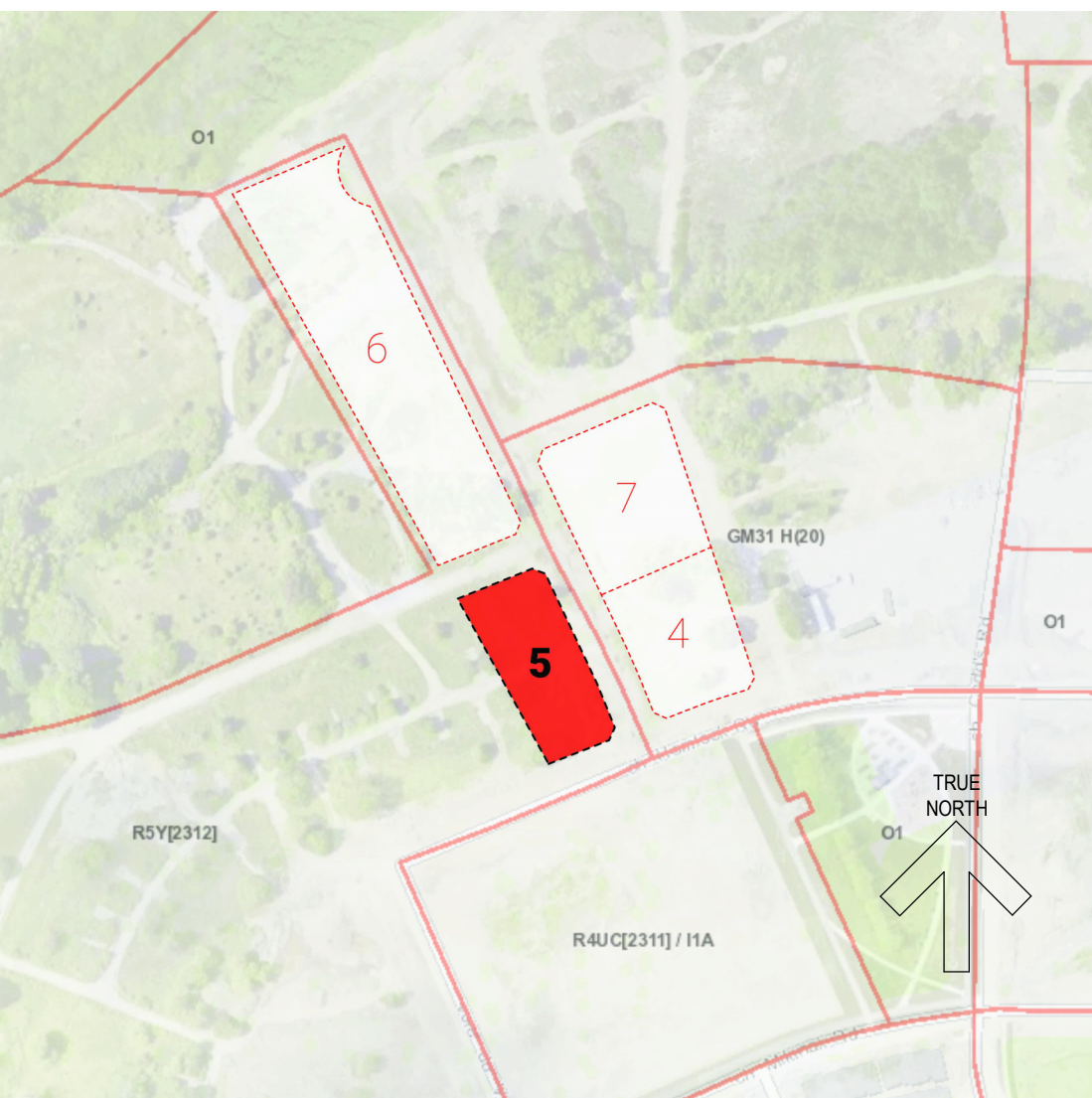
- PRINCIPAL ENTRY
- VISITOR PARKING
- DIRECTION OF TRAVEL
- PROPOSED TRANSFORMER LOCATION
- FIRE HYDRANT
- BARRIER-FREE PARKING SIGNAGE
- VISITOR PARKING SIGNAGE
- NO PARKING SIGNAGE
- FIRE LANE SIGNAGE
- STOP SIGN
- CONCRETE ROAD OVER UNDERGROUND PARKING
- CONCRETE
- LANDSCAPING - SOD
- LANDSCAPING - PEA GRAVEL
- LANDSCAPING - OTHER
- LOW IMPACT DEVELOPMENT AREA
- TREE TO BE TRANSPLANTED - ORIGINAL LOCATION
- TREE TO BE TRANSPLANTED - NEW LOCATION

1 BLOCK 5 SITE PLAN

DP10-01
SCALE: 1:200

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 4:09 pm, Jan 24, 2025



SITE CONTEXT MAP

Site Information

LAND USE DISTRICT	RSY [2312]	Residential Fifth Density Zone, Subzone Y, Urban Exception 2312
LEGAL DESCRIPTION / PIN	Block 5, Registered Plan 4M-1718/ PIN 04273-1231	
MUNICIPAL ADDRESS	1255 Hemlock Road, Ottawa, ON	
COMMUNITY	Wateridge Village	
SITE AREA	4,174 SM Required: 430 SM	44,930 SF 1.03 AC 0.417 HA
AMENITY AREA	Required Total amenity area Communal amenity area	Provided 1,689 88 SM 189.45 SM
LOT WIDTH	Required 18.0m	Provided 39.29m

Development Statistics

PROPOSED USES	One (1) Apartment Dwelling, Low Rise; One (1) accessory utility installation structure in rear yard	
UNITS TOTAL	89	
SETBACKS	Required	Provided
Front yard (Hemlock Road)	5.0m	5.11m
Corner side yard (Oshedinaa Street)	3.0m	3.50m
Rear yard (Kijigong Street)	5.0m	12.33m
Interior side yard	3.0m	4.01m
PROJECTIONS INTO SETBACKS	Greatest	
Front yard (Hemlock Road)	1.80m	
Corner side yard (Oshedinaa Street)	0.64m	
Rear yard (Kijigong Street)	None	
Interior side yard	0.61m	
DENSITY	Units/ Ha	Units
Minimum	105	43.8
Maximum	N/A	N/A
Proposed	213	89
HEIGHT		
Maximum	16.00m	
Proposed	13.79m	
SITE COVERAGE	41.66%	

Area Calculations

BLDG / LEVEL	GROSS FLOOR AREA	
	SF	SM
BUILDING A		
LEVEL 1	18,719.1	1,739.06
LEVEL 2	18,466.8	1,715.62
LEVEL 3	18,466.8	1,715.62
LEVEL 4	18,466.8	1,715.62
GFA	74,119.4	6,885.91
TOTAL GFA	74,119 SF	6,886 SM
SITE COVERAGE	18,719 SF	1,739 SM
		41.66%

Area Calculations - Parkade

BLDG / LEVEL	GROSS FLOOR AREA		UNDERGROUND PARKING
	SF	SM	# OF STALLS
BUILDING A			
PARKADE	31,628.1	2,938.34	89

Landscape Calculations

BLOCK 5	AREA
	SM
HARDSCAPE	330
CONCRETE	5.0m
UNIT PAVEMENT	27
PEA GRAVEL	8
SOFTSCAPE	1,134
PLANT BEDS	646
SOD	488
TOTAL	1,464 SM
SITE COVERAGE	35.1%

Vehicle Parking

TYPE		RATE	UNITS	REQUIRED	PROVIDED
				STALLS	STALLS
Building A					
	Resident	0.50 stalls/unit	89	35	89
	Visitor	0.10 stalls/unit	89	8	8
	Barrier-Free	Traffic & Parking Bylaw, Part C	89	1 of 89	2
Total Stalls				42	97
Deficiency					
Surplus					55

*NOTE: Required resident parking determined by: total units - 12 units, x required rate, x 10% reduction for all below grade stalls

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

Unit Types - Building A

IDENTIFIER	SIZE	DESCRIPTION	PROVIDED AREA	BUILDING A	QTY....	%
UNIT A	< 60 SM	BEDROOM	46.38	499.25	11	12.36%
UNIT B2	< 60 SM	1	50.82	547.02	8	8.99%
UNIT B	< 60 SM	1 + DEN	57.42	618.11	36	40.45%
GIALLO	< 60 SM	1 + DEN	64.32	692.37	4	4.49%
AZURRO	< 60 SM	1 + DEN	59.08	635.91	3	3.37%
GRIGIO	< 60 SM	1 + DEN	64.65	695.89	3	3.37%
ARGENTO	> 60 SM	2	87.24	939.04	16	17.98%
UNIT G	> 60 SM	2	81.82	880.70	1	1.12%
ORD	> 60 SM	2 + DEN	89.90	967.69	3	3.37%
UNIT I	> 60 SM	3	109.21	1175.53	4	4.49%

BUILDING TOTAL				89	
TOTAL				89	100%

Accessible Suite Breakdown - Building A

TYPE	QUANTITY	ACTUAL %	TYPE %	TOTALS
STUDIO / 1 BEDROOM	19	21.35%		
1 BEDROOM + DEN	46	51.69%	73.0%	65
1 BEDROOM ACCESSIBLE	11	12.36%		
2 BEDROOM	17	19.10%		
2 BEDROOM + DEN	3	3.37%	22.5%	20
2 BEDROOM ACCESSIBLE	4	4.49%		
3 BEDROOM	4	4.49%	4.5%	4
3 BEDROOM ACCESSIBLE	1	1.12%		
SUBTOTAL	89	100%		
ACCESSIBLE TOTALS	16	17.98%		

DATE	ISSUED FOR	REV
2023-12-20	PRE-SPA REVIEW	A
2024-03-05	PRE-SPA REVIEW	B
2024-05-21	PRE-SPA REVIEW	C
2024-08-13	SPA SUBMISSION	D

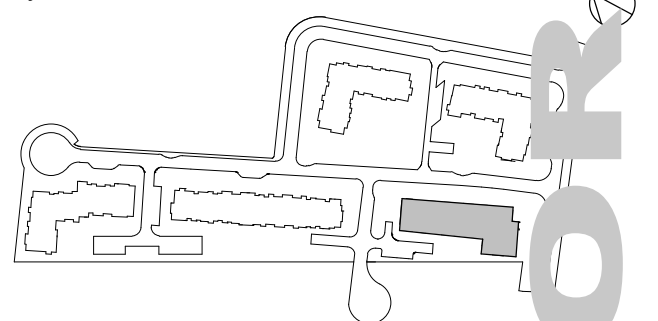
Rohit
Bold Goes Further

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.

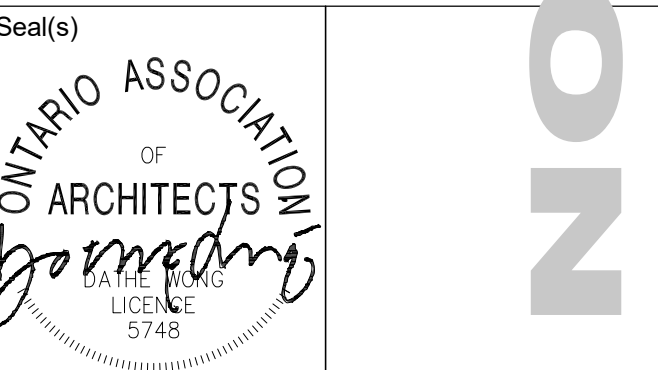
This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

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: Curilife & Associates
Mechanical: Goodley, Weedmark & Associates Ltd.
Electrical: Goodley, Weedmark & Associates Ltd.
Owner: Rohit at Wateridge 5 Ltd.



NORR

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Ottawa, ON, Canada K1N 5M3
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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 5

1255 HEMLOCK ROAD
OTTAWA, ON
Drawing Title
**SITE PLAN, CONTEXT,
AND STATISTICS**

Scale
As indicated

Project No.
NCCA-22-0243

Drawing No.
DP10-01

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