

DATE	ISSUED FOR	REV
2025-07-18	FOUNDATION PERMIT REVIEW	0
2025-07-30	FOUNDATION PERMIT	1
2025-08-01	50% REVIEW	2
2025-08-19	ISSUE FOR PRICING 50%	3
2025-09-30	BUILDING PERMIT	4
2026-04-17	TENDER	5
2026-04-24	BP COMMENTS	6
2026-07-03	SPA UPDATE	7

4

3

Rohit™

Bold Goes Further

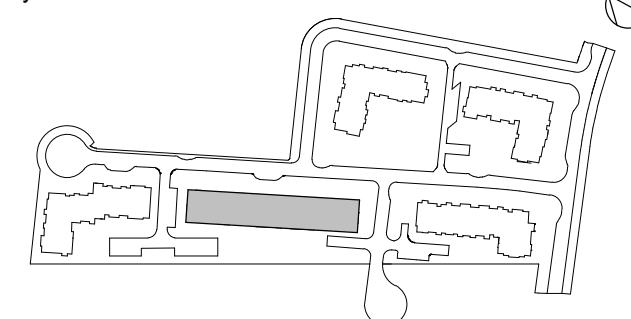
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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component

BUILDING PERMIT

Key Plan



Consultants

Civil: Arcadia Professional Services (Canada) Inc.
 Landscape: Arcadia Professional Services (Canada) Inc.
 Architecture: NORR Architects Engineers Planners
 Structural: Curifffe & Associates
 Mechanical: Goodkey, Weedmark & Associates Ltd.
 Electrical: Goodkey, Weedmark & Associates Ltd.
 Owner: Rohit at Wateridge 5 Ltd.

Seal(s)

2

NORR

NORR Architects & Engineers Limited

55 Murray Street, Suite 600
 Ottawa, ON, Canada K1N 5M3
 norr.com

Project Manager
 MEISELEN

Drawn
 ST, JC

Project Leader

Checked

S. TIMMS

DB

Client

ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB T6X 0V1

Project

Wateridge Village Block 6

BUILDING B & PARKADE

125 & 135 OSHEDINAA STREET

OTTAWA, ON

Drawing Title

SITE PLAN, CONTEXT, STATISTICS AND DETAILS

Scale

As indicated

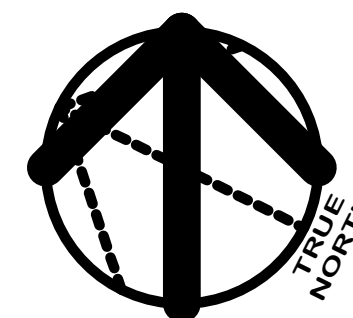
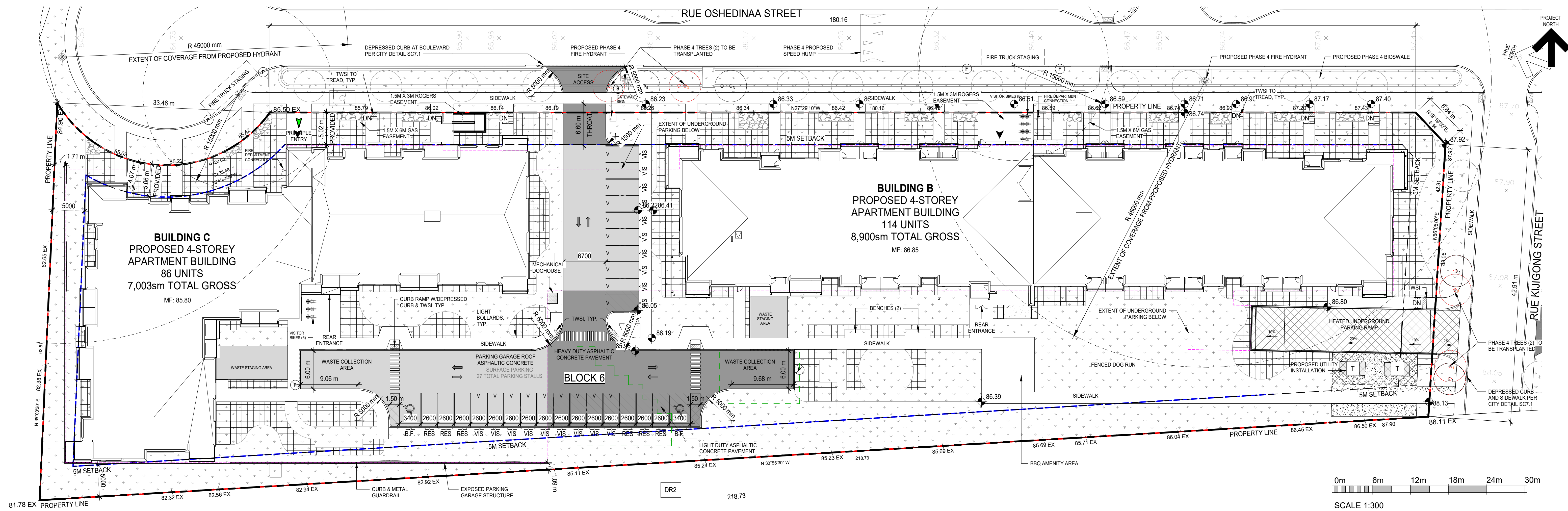
Project No.

NCCA22-0243

Drawing No.

A10-01

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1 BUILDING B AND C SITE PLAN
 SCALE: 1:300

A. McCreight

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

APPROVED
 By mcreighan at 7:43 am, Jul 10, 2026

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 02479-1232

MUNICIPAL ADDRESS 125 & 135 Oshedinaa Street,
 Ottawa, ON

COMMUNITY Wateridge Village

SITE AREA 11,661 SM 125,518 SF
 Required 1,400 SM 1,166 HA

AMENITY AREA Required Provided
 Total amenity area 1,272 SM 2,870.50 SM
 Communal amenity area 120 SM 793.27 SM

LOT WIDTH Minimum Provided
 18.0m 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 Provided
 Front yard (Oshedinaa Street) 5.0m 5.02m
 Corner side yard (Klugong Street) 5.0m 7.02m
 Rear yard 5.0m 1.09m
 Interior side yard 5.0m 1.71m

PROJECTIONS INTO SETBACKS Greatest
 Front yard (Oshedinaa Street) 1.39m
 Corner side yard (Klugong Street) None
 Rear yard None
 Interior side yard None

DENSITY Units/ Ha Units
 Minimum 105 122.4
 Maximum N/A N/A
 Proposed 172 200

HEIGHT 16.0m
 Maximum 13.24m (Bldg B) / 13.49m (Bldg C)
 Proposed

SITE COVERAGE 34.36%

Area...

BLDG / LEVEL	GROSS FLOOR AREA	
	SF	SM
BUILDING 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

GFA 95,801.1 8,900.21

BLDG / LEVEL	GROSS FLOOR AREA	
	SF	SM
BUILDING C		
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

GFA 75,378.8 7,002.92

TOTAL GFA 171,180 SF 15,903.1 SM

SITE COVERAGE 43,128 SF 4,007 SM
 34.36%

Amenity Area Calculations

BLDG / LEVEL	GROSS FLOOR AREA	
	SF	SM
BUILDING B (PRIVATE)		
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

Area 12,949.5 1,203.05

BLDG / LEVEL	GROSS FLOOR AREA	
	SF	SM
BUILDING C (PRIVATE)		
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

Area 9,409.6 874.18

COMMUNAL AMENITY
 GRASS 8,538.7 793.27

Area 8,538.7 793.27

TOTAL AREA 30,888 SF 2,870.50 SM

Area Calculations - Underground Parking

BLDG / LEVEL	GROSS FLOOR AREA		UNDERGROUND PARKING
	SF	SM	# OF STALLS
BUILDINGS B & C			
UNDERGROUND PARKING	70,342.0	6,534.98	203

Accessible Suite Breakdown - Building B

TYPE	QUANTITY	ACTUAL %	TYPE %	TOTALS
STUDIO / 1 BEDROOM	24	21.65%		
1 BEDROOM + DEN	52	45.61%	66.7%	76
1 BEDROOM ACCESSIBLE	12	10.53%		
2 BEDROOM	32	28.07%		
2 BEDROOM + DEN	3	2.63%	30.7%	35
2 BEDROOM ACCESSIBLE	8	7.62%		
3 BEDROOM	3	2.63%	2.6%	3
3 BEDROOM ACCESSIBLE	1	0.88%		

SUBTOTAL 114 100%
 ACCESSIBLE TOTALS 21 18.42%

Accessible Suite Breakdown - Building C

TYPE	QUANTITY	ACTUAL %	TYPE %	TOTALS
STUDIO / 1 BEDROOM	16	18.60%		
1 BEDROOM + DEN	38	44.19%	62.8%	54
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%		

SUBTOTAL 86 100%
 ACCESSIBLE TOTALS 14 16.28%

Bicycle Parking

TYPE	RATE	UNITS	REQUIRED	PROVIDED
			STALLS	STALLS
Building B & C				
Resident	0.50 stalls/unit	200	100	101
Horizontal at Grade	min. 50% of total required		50	101
Visitor			0	14
Total Stalls			100	115
Deficiency				15
Surplus				

Unit Types - Block 6

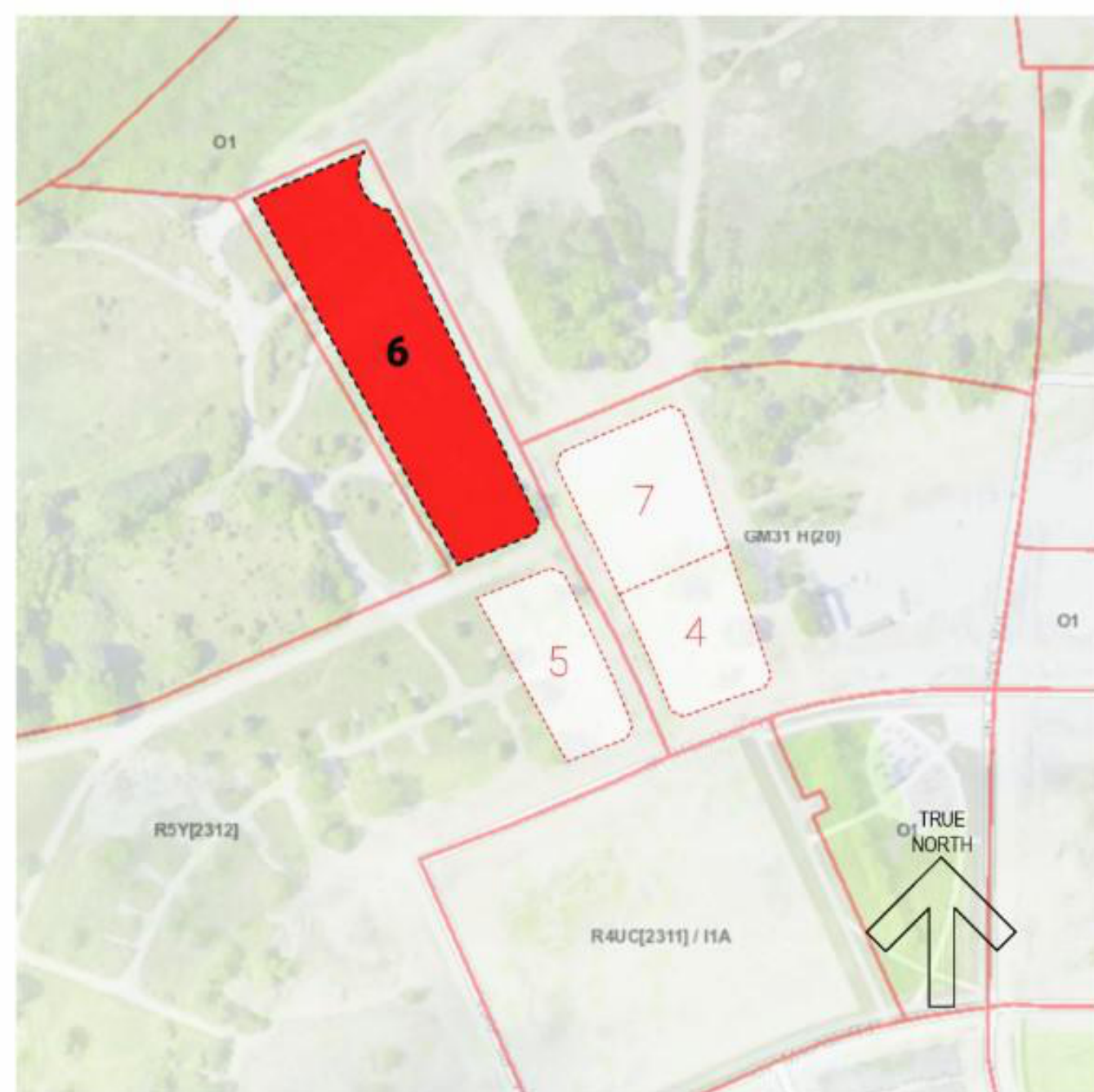
IDENTIFIER	SIZE	DESCRIPTION	PROVIDED AREA	BUILDING B	BUILDING C	QTY. OVERALL	%
UNIT A1	< 60 SM	BEDROOM	m ² 48.57	1	0	1	0.55%
UNIT A1	< 60 SM	WASHROOM	sq.ft. 522.94	1	0	1	0.55%
UNIT A1 - ROSA	< 60 SM		46.29	498.24	15	8	11.50%
UNIT B2 - ROSSO	< 60 SM		50.19	540.23	8	16	8.00%
UNIT B - AMBRA	< 60 SM	1 + DEN	57.34	617.24	45	27	26.00%
AZURRO	> 60 SM	1 + DEN	58.44	629.07	0	4	2.00%
GIALLO	> 60 SM	1 + DEN	63.37	682.12	0	4	2.00%
GRIOLO	> 60 SM	1 + DEN	65.27	702.69	7	3	1.0
ARGENTO	> 60 SM	1 + DEN	89.32	961.49	12	16	29
UNIT G	> 60 SM	2	81.86	881.11	20	9	29
HERO D / ORO	> 60 SM	2 + DEN	92.26	1003.81	3	3	6
UNIT I	> 60 SM	3	108.63	1169.26	3	4	7

BUILDING TOTAL

TOTAL 114 86 200 100%

GENERAL NOTES

- WHEEL STOPS TO BE 100MM HIGH AND PLACED 600MM FROM FRONT OF PARKING STALL, TYP.
- NO PARKING ANYTIME/FIRE LANE SIGNAGE TO BE POSTED ON ALL INTERNAL ROADS LESS THAN 8M WIDE.
- REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- REFER TO CIVIL DRAWINGS FOR SERVING AND GRADING.



SITE CONTEXT MAP