



KEY PLAN

PROPOSED SITE
370 Codd's Road
Block 2

PROPERTY DESCRIPTION

2x SIX STOREY RESIDENTIAL BUILDING
CITY OF OTTAWA PIN NUMBER
MUNICIPAL ADDRESS

04273 - 1247, 04273 - 1248 (LEASEHOLD)
360 Codd's Road

SITE INFORMATION

LOT AREA:
LOT FRONTAGE:
LOT DEPTH:

6616.36 m²
41.91 m
144.12 m

BUILDING INFORMATION

BUILDING AREA (OBC):
2.1: 1468 m²
2.2: 1722 m²
BUILDING FLOOR AREA (OBC):
2.1: 7587m²
2.2: 9536m²
Parking: 5550m²

GROSS FLOOR AREA (ZONING):
2.1: 6164m²
2.2: 8057m²

PROPOSED USE:

APARTMENT DWELLING, MID-RISE

BUILDING 2.1	14 UNITS	2-STUDIO, 7-1 BD, 4-2 BD, 1-3BD	BUILDING 2.2	19 UNITS	0-STUDIO, 8-1 BD, 9-2 BD, 2-3BD
FIRST FLOOR:	21 UNITS	2-STUDIO, 15-1 BD, 4-2 BD	FIRST FLOOR:	23 UNITS	0-STUDIO, 12-1 BD, 9-2BD, 1-3BD
SECOND FLOOR:	21 UNITS	2-STUDIO, 15-1 BD, 4-2 BD	SECOND FLOOR:	23 UNITS	0-STUDIO, 12-1 BD, 9-2BD, 1-3BD
THIRD FLOOR:	21 UNITS	2-STUDIO, 15-1 BD, 4-2 BD	THIRD FLOOR:	23 UNITS	0-STUDIO, 12-1 BD, 9-2BD, 1-3BD
FOURTH FLOOR:	21 UNITS	2-STUDIO, 15-1 BD, 4-2 BD	FOURTH FLOOR:	23 UNITS	0-STUDIO, 12-1 BD, 9-2BD, 1-3BD
FIFTH FLOOR:	15 UNITS	1-STUDIO, 10-1 BD, 4-2 BD	FIFTH FLOOR:	20 UNITS	0-STUDIO, 12-1 BD, 9-2BD
SIXTH FLOOR:	15 UNITS	1-STUDIO, 10-1 BD, 4-2 BD	SIXTH FLOOR:	20 UNITS	0-STUDIO, 12-1 BD, 9-2BD
TOTAL:	107 UNITS	10-STUDIO, 72-1 BD, 24-2 BD, 1-3BD	TOTAL:	125 UNITS	0-STUDIO, 68-1 BD, 52-2 BD, 5-3BD

TOTAL UNITS:

232 UNITS

ZONING TABLE	CM1A H(20) *Planned Unit Development	
CITY OF OTTAWA ZONING BY-LAW No. 2026-50	REQUIRED	PROPOSED
MINIMUM LOT AREA	No minimum	-
MINIMUM LOT WIDTH	No minimum	-
FRONT YARD SETBACK	5m	B 2.1: 5m
HYDRO SETBACK	6m	11.7m
ROAD WIDENING EASEMENT (ROW)	N/A	N/A
MINIMUM SIDE YARD SETBACK	5m	M.U.P. B 2.1: 5m B 2.2: 5m Codd's Rd: B 2.1: 5m B 2.2: 5m
MINIMUM REAR YARD SETBACK	5m	B 2.2: 6.5m
MINIMUM SEPARATION DISTANCE	LEV 1-4: ref. article (31) (f) (the sum of the 25% of the height of the abutting buildings, per building) LEV 5-6: ref. article (31) (k) (2) (the minimum separation distance between portions of a building above four storeys is 23 metres)	LEV 1-4: 25%(19.24-19.24)= 9.62m LEV 5-6: 23m
MAXIMUM BUILDING HEIGHT	20m	2.1 (A): 18.32m 2.2 (B): 19.82m
MAXIMUM FLOOR SPACE INDEX	No maximum	
LANDSCAPED AREA	Abutting a street: 3m Other Cases: No minimum	3046m² or 46% LANDSCAPED AREA
VEHICLE PARKING REQUIREMENTS (AREA X, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling, Mid-high Rise Apartment 0.5 per dwelling unit = 110spaces Retail Store: 1.25 per 100 m2 of gross floor area Electric vehicles (E.V.) = 25% of total parking space	0.47 PARKING SPACES / UNIT 132 TOTAL PARKING SPACES E.V. = 33
VISITOR PARKING REQUIREMENTS (AREA X, SCHEDULE 1A)	0 parking spaces for first 12 units 0.1 per dwelling unit = 22 spaces	22 SPACES
AMENITY AREA REQUIREMENTS	Min. 6m² per dwelling unit = 1392m² Min. 50% Communal = 696m²	COMMUNAL -280m² CENTRAL LAWN -48m² SHADED SEATING AREA -147m² COMMUNITY GARDENS AND SHADED AREA -242m² B2.1(A) INDOOR AMENITY TOTAL COMMUNAL: 717m² BALCONIES: 1272m² TOTAL AMENITY= 1989m²
BICYCLE PARKING SPACES (mid rise; apartment dwelling)	Required for Area B Inner Urban : long term : 1 per dwelling unit = 232 short term: 1 per 20 dwelling unit +2 = 14 inclusive bicycle parking: 5% of the total bicycle parking spaces	TOTAL: 232 + 16 = 248 INCLUSIVE: 12 LONG TERM: 220 SHORT TERM: 16

LEGEND OF SYMBOLS

DESIGNATED BUILDING ENTRANCE / EXIT

FIRE HYDRANT. REFER TO CIVIL

CATCH BASIN

MANHOLE

AREA DRAIN

UTILITY POLE

LIGHT STANDARD

DEPRESSED CURB

PROPOSED TREES

TREES BY OTHERS
EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)

NEW GROUND ELEVATION
REFER TO CIVIL
NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No. Date Ems pour / Object

01 2026-07-21 SITE PLAN APPLICATION

Ingenieur / Engineer
(Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer
(Structure / Structure)

Architecte / Architect
(paysagisme / Landscape)

Ingenieur / Engineer
(Civil / Civil)

Client / Client

Architecte / Architect

Fig 1
3550, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 861-5122

Fig 2
252 Argyle Ave
Ottawa ON K2P 1B9
T. 613 955-4122

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Note:
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et enlever immédiatement l'architecte de toutes erreurs ou omissions.

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Project

Wateridge Village Block 2

370 Codd's Rd, Ottawa, ON K1K 3X3

Site Plan

Dessiné par / Drawn by
GS

No. projet / Project number
2513 / 2514

Vérifié par / Verified by
RC

No. dessin / Drawing number
Revision / Revision

Echelle / Scale
1:300

Date de création du dessin / Drawing creation date
2026-01-20

A100