



WATERIDGE VILLAGE

Block 2

Urban Design Brief

Emitted for: Site Plan Application
Project #: 2513 / 2514
July 21st 2026

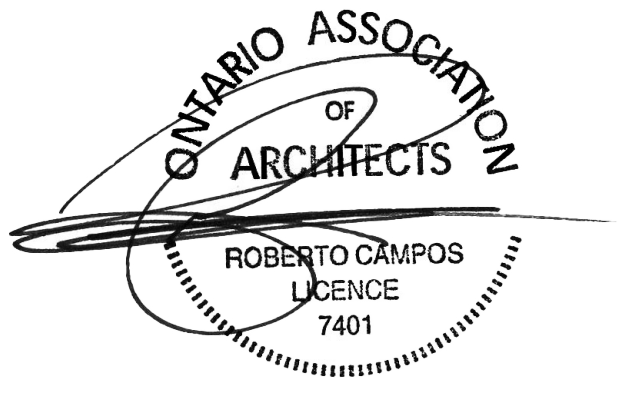
July 21, 2026

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613 695-6122

Urban Design Brief - Wateridge Village

On behalf of the entire team that includes the client and our specialty consultants, we are pleased to present this Urban Design Brief in support of the Site Plan Control Submission. If you have any questions, please do not hesitate to contact us at 613 695-6122.

Respectfully,



Roberto Campos, OAA
Figurr Architects Collective

figurr

architects
collective

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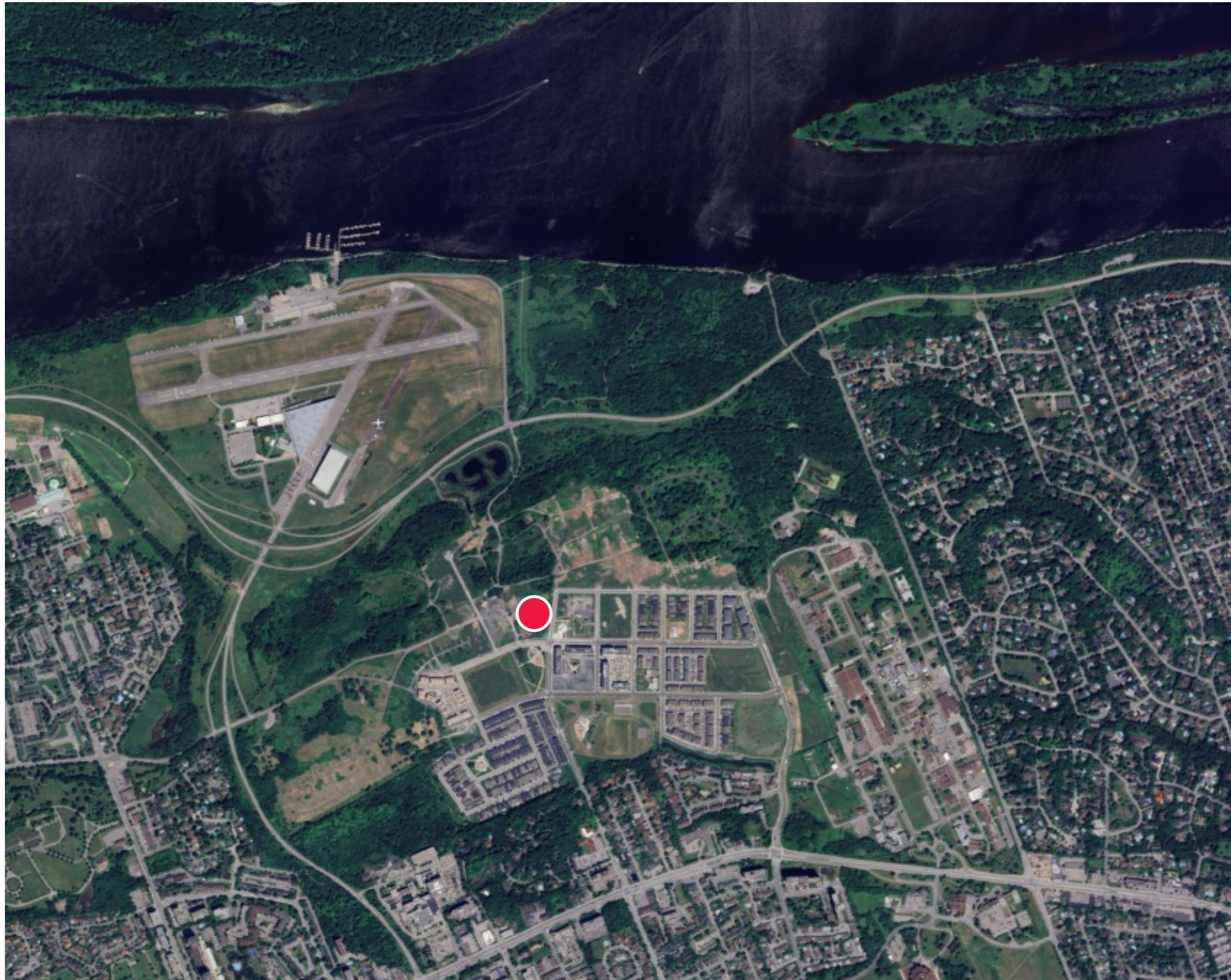
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INTRODUCTION AND CONTEXT

FORMER CFB ROCKCLIFFE COMMUNITY DESIGN PLAN

The former Canadian Forces Base (CFB) Rockcliffe is a 131-hectare site undergoing a major redevelopment project that has already led to the construction of several residential buildings. The site is located on elevated ground overlooking the Ottawa River, in an area surrounded by green spaces along the Rockcliffe and Aviation Parkways, Montfort Woods, and a treed escarpment.

The Northwest neighbourhood, located north of Hemlock Road and west of Codd's Road, is primarily designed as a residential area. It will feature a variety of housing types, including townhouses, stacked townhouses, and low- to mid-rise apartment buildings. Along Codd's Road, a mixed-use zone of similarly low- to mid-rise buildings is planned, intended to take advantage of the area's proximity to the city centre and to incorporate ground-floor retail spaces. To the northwest, the neighbourhood directly borders a large public park, offering residents recreational opportunities and stunning views of the Ottawa River.



1928



1965



1976



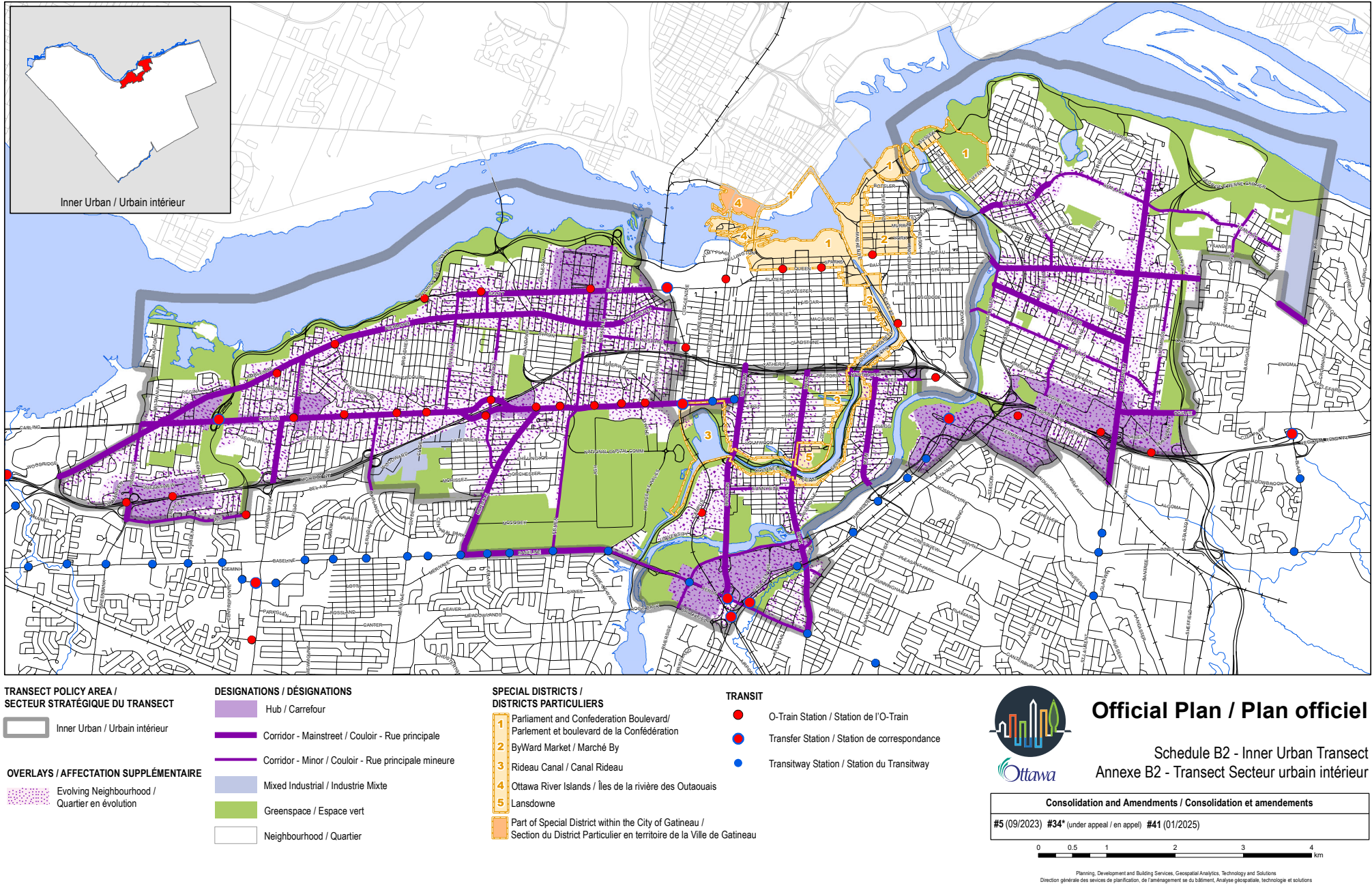
1991



2015



2022



Ottawa's Official Plan

The proposed development will align with the City of Ottawa's Official Plan by delivering context-sensitive residential intensification along Hemlock Road, which is identified as a Minor Corridor within the Inner Urban Transect. Minor Corridors are intended to accommodate moderate growth and a wider range of housing forms, while supporting the gradual evolution of complete and walkable communities.

The project will align with the City's growth management objectives by introducing new housing supply within the existing urban area and making efficient use of existing municipal infrastructure. The proposed mid-rise form is consistent with the scale of development anticipated along Minor Corridors and reflects the planned urban evolution of Hemlock Road as a more complete and connected corridor over time.

Corridor Intensification

The development will support the planned function of Hemlock Road as a Minor Corridor. This designation anticipates residential intensification and a greater diversity of building forms over time. The project will contribute to this direction by introducing additional housing density in a location specifically identified for growth.

Built Form and Public Realm

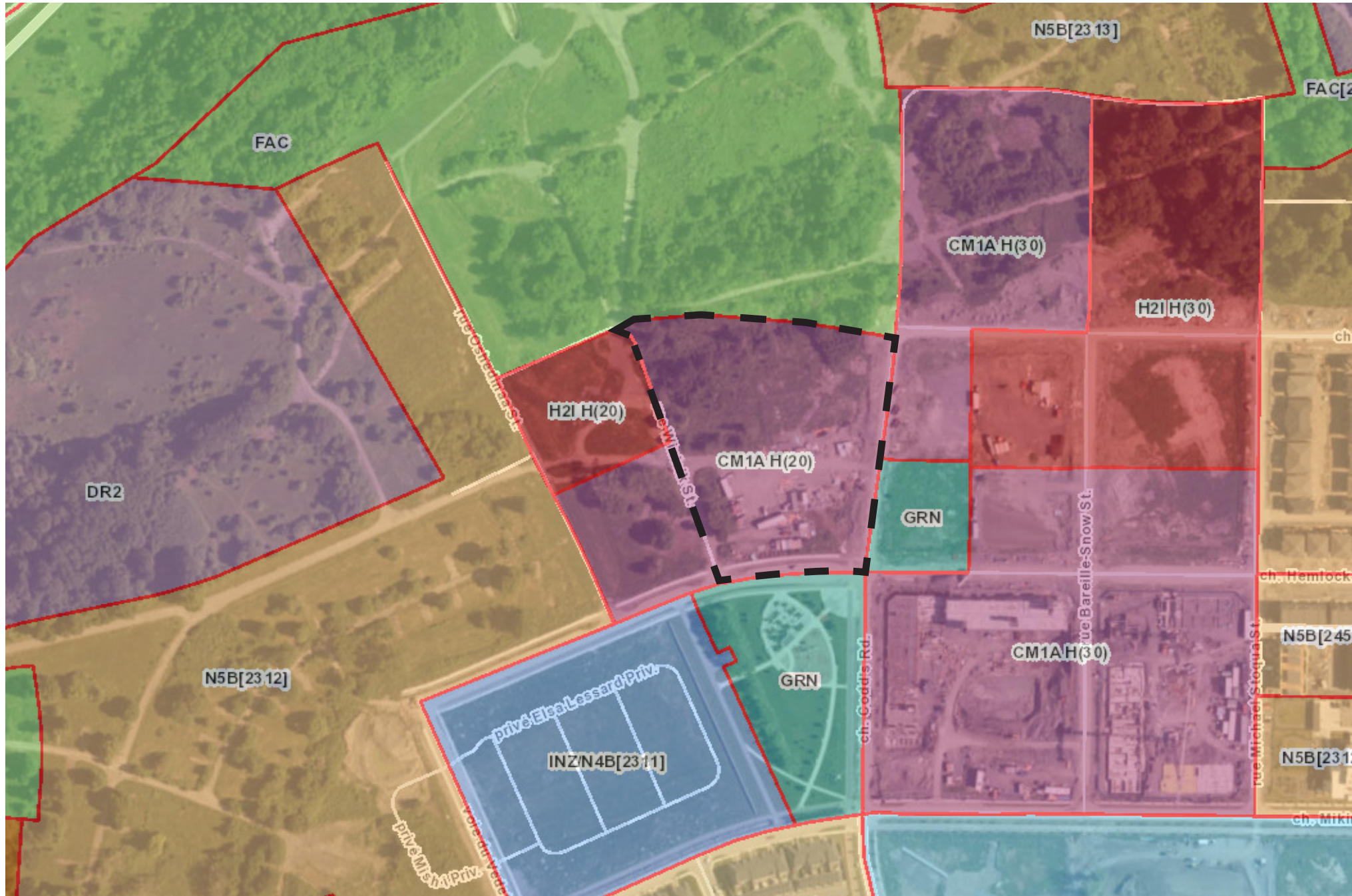
The development will establish a strong and well-defined street presence that contributes positively to the evolving character of Hemlock Road. The building will be designed to enhance the public realm through a pedestrian-oriented frontage, appropriate landscaping, and a clear relationship to the street. These elements will support the gradual urbanization of the corridor.

Neighbourhood Transition

The project will incorporate sensitive design measures to ensure appropriate integration with adjacent residential areas. Building massing will be carefully designed to include setbacks, step-backs, and articulation that reduce impacts related to overlook, privacy, and shadowing. The intent is to achieve compatibility through design quality rather than limiting intensification.

Housing Contribution

The development will contribute to Ottawa's housing objectives by providing additional residential units within an established community. The project will support a more diverse housing stock and help accommodate projected population growth within the existing urban boundary, consistent with Official Plan direction.



Excerpt from Geo Ottawa Zoning Map

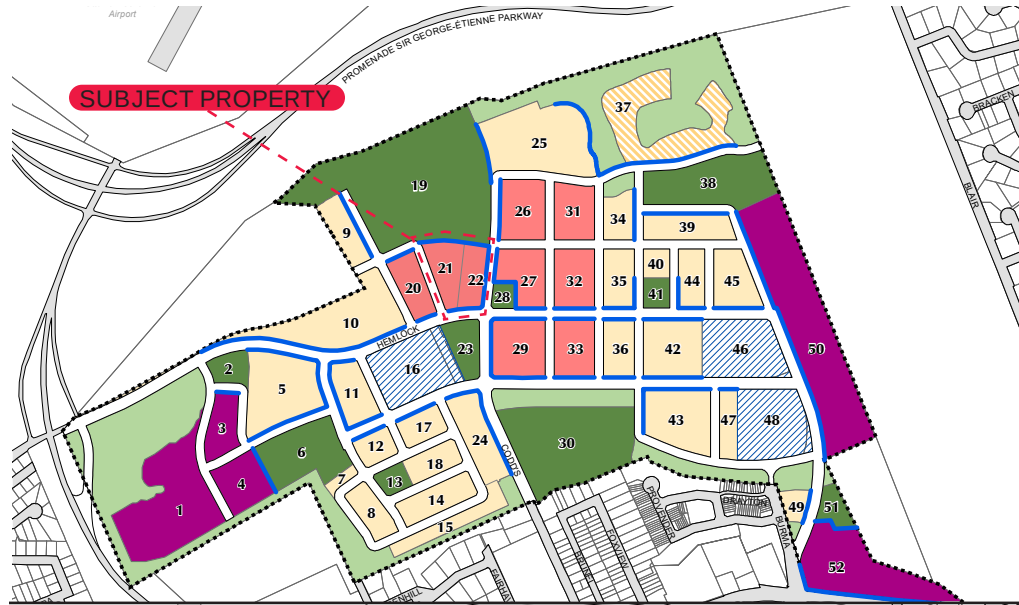
Ottawa’s Zoning Bylaw 2026-50

The proposed development is located on lands zoned CM1A(H20) under Zoning By-law 2026-50. This zone permits a range of residential and compatible uses in a corridor context and supports mid-rise built forms, with the (H20) suffix establishing a maximum permitted height of 20 metres.

The project has been designed to conform with the applicable zoning provisions and is proposed as a planned-unit development to allow for an integrated site plan, coordinated building form, and efficient organization of access, circulation, and amenity areas while maintaining compliance with all performance standards.

The development complies with required setbacks, including a minimum 5.0-metre setback from all property lines. Built form relationships between buildings on site also meet the minimum separation requirements, including a ground-level separation distance equal to the sum of 25% of the heights of the facing building portions. Above Level 4, a minimum separation distance of 23.0 metres is provided to ensure appropriate light, privacy, and massing separation.

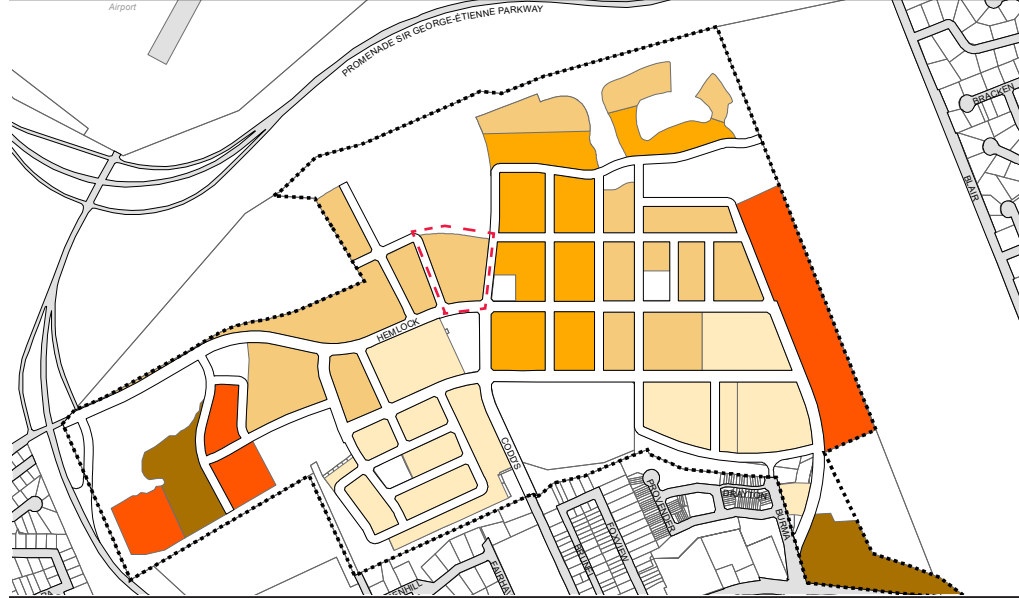
The design respects the intent of the CM1A zone by introducing mid-rise residential density in a corridor location while ensuring appropriate building transitions to surrounding uses. The site layout supports pedestrian connectivity, efficient internal function, and a strong relationship to the public realm.



- Secondary Plan Boundary /
Limite du Plan secondaire
- Low-Rise to Mid-Rise Neighbourhood /
Quartier de faible ou moyenne hauteur
- Special Design Area - Mid-Rise Neighbourhood /
Zone spéciale - Immeuble d'habitation de hauteur moyenne
- Low-Rise to Mid-Rise Mixed-Use /
Immeubles à utilisations mixtes de faible hauteur ou de hauteur moyenne
- High-Rise Mixed-Use /
Immeuble d'utilisations polyvalentes de grande hauteur
- School /
École
- Public Parks and Town Square /
Parcs publics et place de la ville
- Natural Area and Stormwater Management Infrastructure /
Espace naturel et l'infrastructure de gestion des eaux pluviales
- #
Block /
Lot
- Building Frontages /
Façades du bâtiment

Consolidation and Amendments /
Amendement au plan directeur approuvé

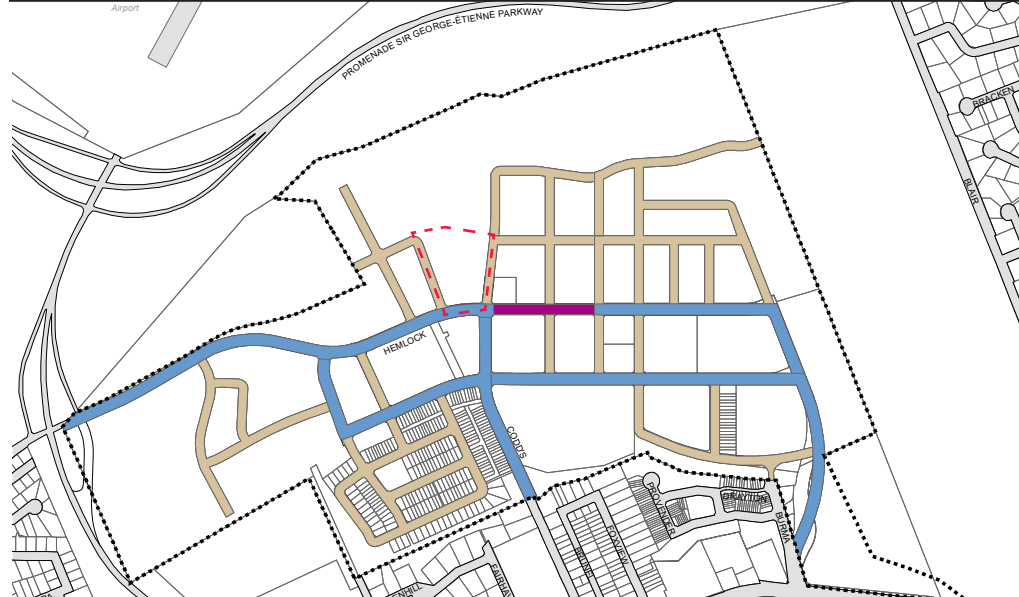
Wateridge Village Secondary Plan
Designation Plan



- Secondary Plan Boundary /
Limite du Plan secondaire
- MAXIMUM BUILDING HEIGHTS /
HAUTEURS MAXIMALES DES IMMEUBLES**
- 16m
- 20m
- 30m
- 50m
- 70m

Consolidation and Amendments /
Amendement au plan directeur approuvé

Wateridge Village Secondary Plan
Maximum Building heights



- Secondary Plan Boundary /
Limite du Plan secondaire
- PUBLIC RIGHTS-OF-WAY /
LES DROITS DE PASSAGE PUBLICS**
- 20m R.O.W / D.D.P.
- 24m R.O.W / D.D.P.
- 26m R.O.W / D.D.P.

Consolidation and Amendments /
Amendement au plan directeur approuvé

Wateridge Village Secondary Plan
Right of Ways

Wateridge Village Secondary Plan

The proposed development is located within the Wateridge Village Secondary Plan and will comply with its policy framework guiding the creation of a complete, compact, and transit-supportive community on the former CFB Rockcliffe lands. The Secondary Plan directs mid-rise residential development along key streets and corridors, with a strong emphasis on active, pedestrian-oriented built form and a high-quality public realm.

The project will comply with the Secondary Plan's requirement for buildings to define and frame the public realm through continuous street edges and appropriately scaled setbacks. The proposed design maintains the required street edge setback while ensuring that building placement continues to reinforce a consistent and urban streetwall condition along Hemlock Road and Codd's Road, as contemplated by the plan.

The development will comply with the policy direction requiring active frontages along primary streets. Ground-floor façades along Hemlock Road and Codd's Road are designed with a high percentage of glazing and direct pedestrian-oriented uses where applicable, consistent with the Secondary Plan's intent for "active, animated street edges" along key corridors.

The project will also comply with requirements for principal entrances to face and directly access public streets. Primary building entrances are oriented toward Hemlock Road and/or Codd's Road, reinforcing pedestrian connectivity and ensuring that buildings contribute to an active and legible street network, as required by the Secondary Plan's urban design policies.

In addition, the proposal will comply with the Secondary Plan's built form policies requiring appropriate transitions to adjacent uses, including step-backs and massing articulation to reduce impacts on lower-scale residential areas and adjacent open spaces. The design maintains a mid-rise scale consistent with the planned corridor context.



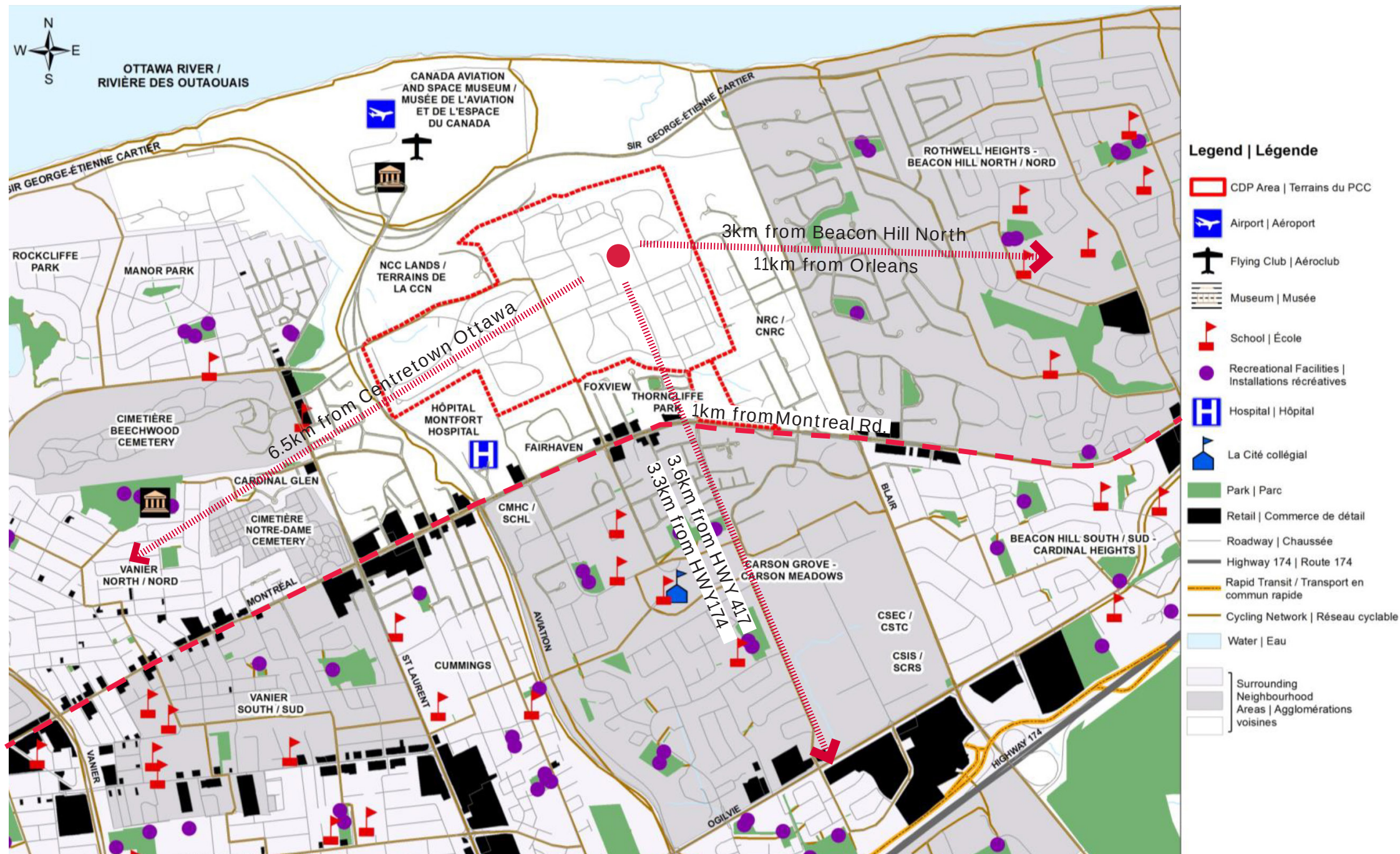
Former CFB Rockcliffe Community Design Plan

In line with the Community Design Plan—which envisioned development at a higher intensity than the outer suburbs but at a lower scale than the downtown core—the current P.U.D. aims to create a dense mixed-use community that is well connected to surrounding areas through public transit and with easy access to equipped open spaces.

A wide range of housing types will provide diverse living options to meet different household needs. Consistent with the Guiding Vision, which has shaped the aspirations of both Canada Lands Company and the City of Ottawa, this project proposes the realization of a contemporary mixed-use community that is walkable, cycling-supportive, transit-oriented, and designed at a human scale. These principles are expressed through excellence in urban and landscape design, innovation in sustainability, enriched social and cultural vitality, improved connectivity with surrounding neighborhoods, and generous access to green spaces.

Master plan Land Use - (Former CFB Rockcliffe Community Design Plan)

 Subject Property



LOCAL AMENITIES

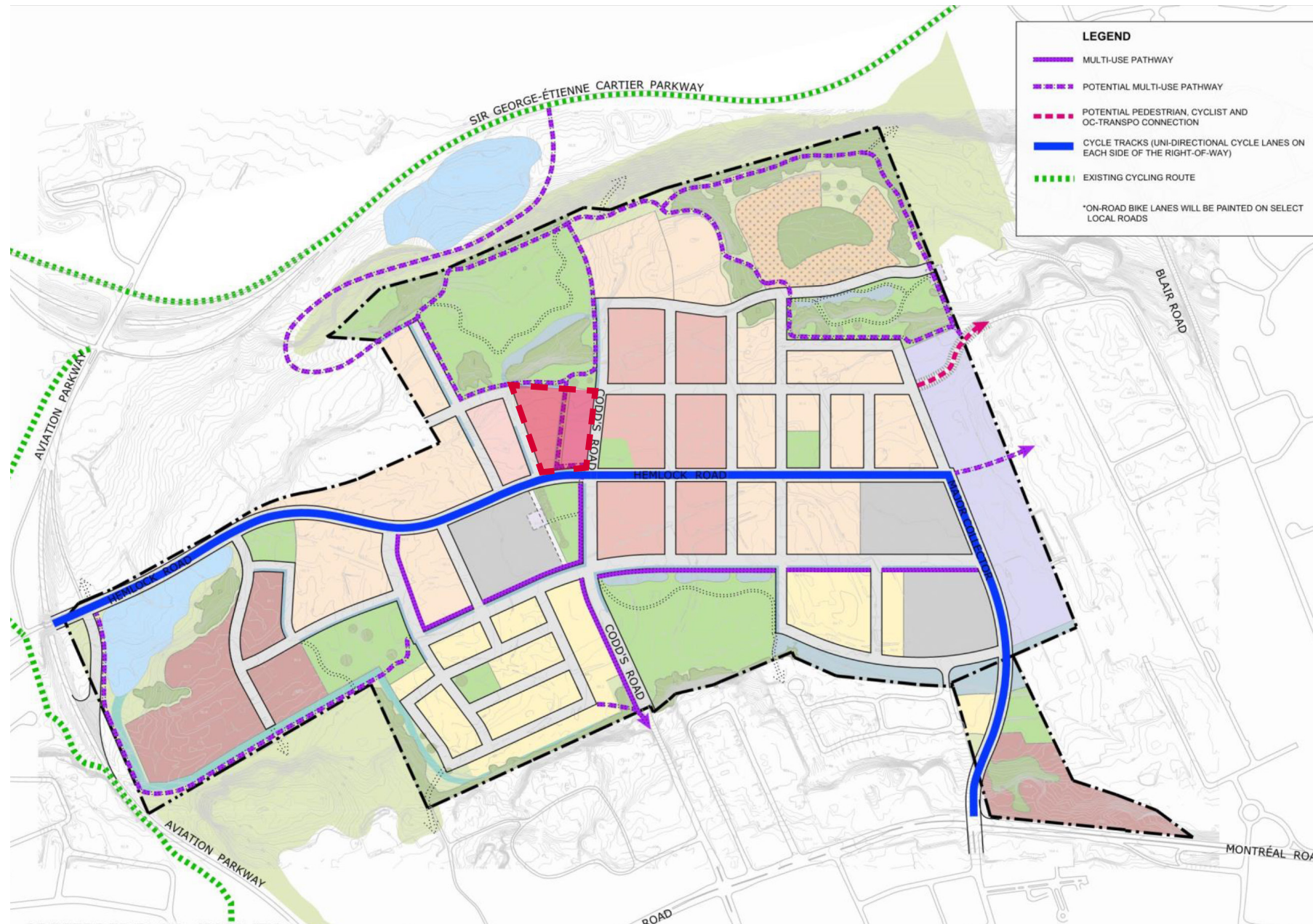
The proposed development of blocks no. 2 and no. 3 is located in an area that is already well served by community facilities and amenities. As shown on the map, there are elementary, secondary, and high schools in the vicinity, as well as La Cité Collégiale – the largest French-language college in Ontario.

The surrounding area also offers various recreational facilities, including community gardens, outdoor pools, wading pools, seasonal skating rinks, basketball courts, and baseball fields.

The current proposal further enhances the offer of community spaces by integrating new features such as urban gardens, outdoor gathering areas for performances and events, a basketball court, a children's playground, and dedicated picnic and lounge areas.

Master plan Social Amenities and Surrounding Neighbourhoods - (Former CFB Rockcliffe Community Design Plan)

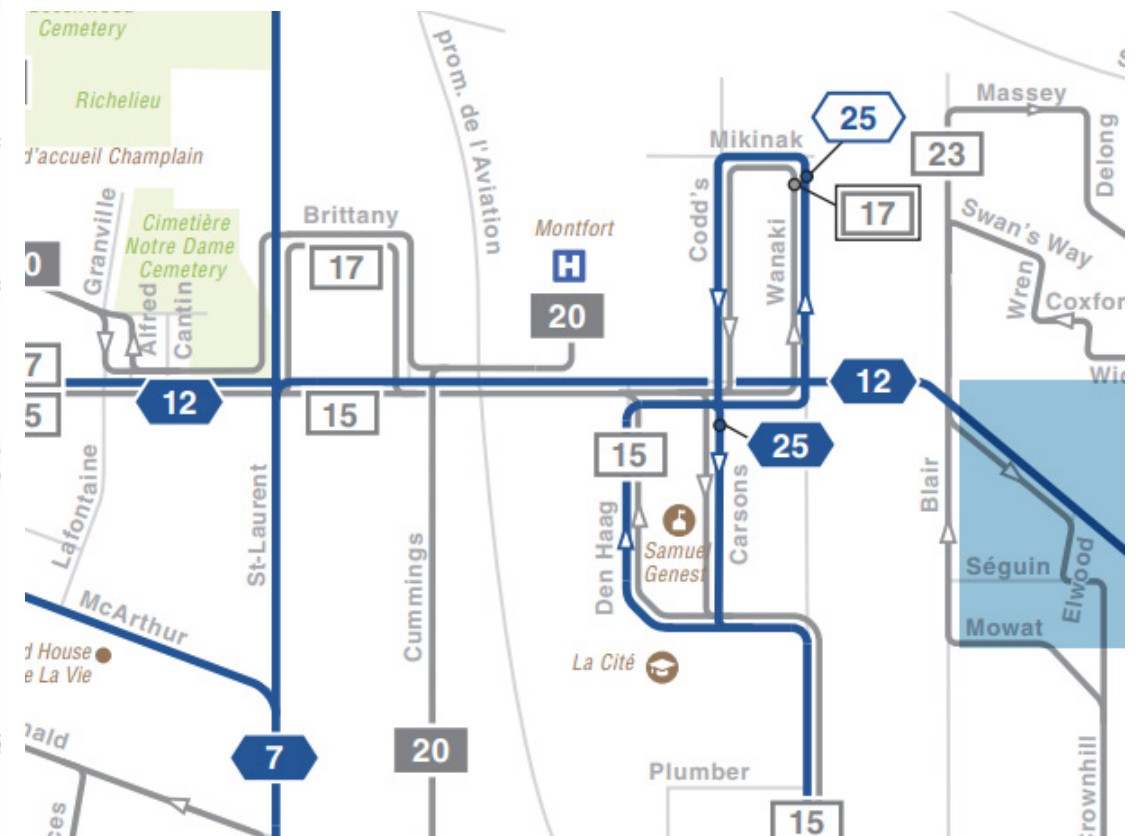
● Subject Property



MOBILITY

The proposed project is set within a framework of sustainable mobility promoted by the *Transportation Master Plan* (TMP), which emphasizes the use of public transit, walking, and cycling. The transportation network outlined in the master plan prepared by Canada Lands Company aligns with the vision and policies set out in the TMP, proposing a system of public streets that is accessible and inclusive for all users.

A multi-use pathway runs through blocks no. 2 and no. 3, providing strong connections to adjacent neighbourhoods both within and outside the new community. It is fully integrated with the City of Ottawa's existing pedestrian and cycling network. Additionally, the pathway offers direct access to nearby green spaces, reinforcing the relationship between public areas and active transportation.



Master plan Mobility Plan - (Former CFB Rockcliffe Community Design Plan)

 Subject Property

Transit Network - (OC Transpo)



PARKS AND OPEN SPACES

The project for the development of Blocks No. 2 and No. 3 is part of a network of open spaces, parks, and pedestrian pathways that are organically interconnected. The analysis of the existing context and prior planning aims to design the green spaces within the blocks in a way that is consistent with the provisions of the secondary plan.

The new community is surrounded by green spaces such as North Community Park, the Town Square, and the Centre Parkette. The South Community Park, meanwhile, is located about one block away.

The arrangement of open spaces takes into account the presence of the surrounding green areas and provides for the creation of both physical and visual connections with them.

- 1 - North Community Park
- 2 - South Community Park
- 3 - West Neighbourhood Park
- 4 - East Neighbourhood Park
- 5 - Centre Parkette
- 6 - Southeast Parkette
- 7 - East Parkette
- 8 - Town Square (Parkette)
- 9 - Southwest Parkette
- 10 - West Parkette

Parks and Open Spaces - (Former CFB Rockcliffe Community Design Plan)



Subject Property



Wateridge Village Commemorative Program

The proposed development will align with the commemorative planning guidelines established by Canada Lands Company, the land ownership group, which set out a framework for integrating commemoration, storytelling, and reconciliation into the design and development of the site. The guidelines, supported by the Commemoration Program Context, Outreach Summary, and Handbook, provide a structured approach for embedding cultural memory and interpretive elements within the public realm and built form.

The design will implement the key principles illustrated in the commemorative framework diagram, including “Connecting,” “Water, Land, & Kinship,” “Storytelling & Gathering,” “Presence & Welcome,” and “Learning & Knowing.” These principles inform the organization of open space, pedestrian routes, and focal points, ensuring that commemorative features are meaningfully integrated into the site’s circulation and landscape structure rather than treated as standalone elements.

Consistent with the guidelines, the project will support opportunities for interpretive placemaking, gathering spaces, and landscape elements that reflect layered histories of the site. The development will respect the intent of the land ownership groups’ framework by incorporating commemorative design responses in a way that is visible, accessible, and embedded within everyday user experience.



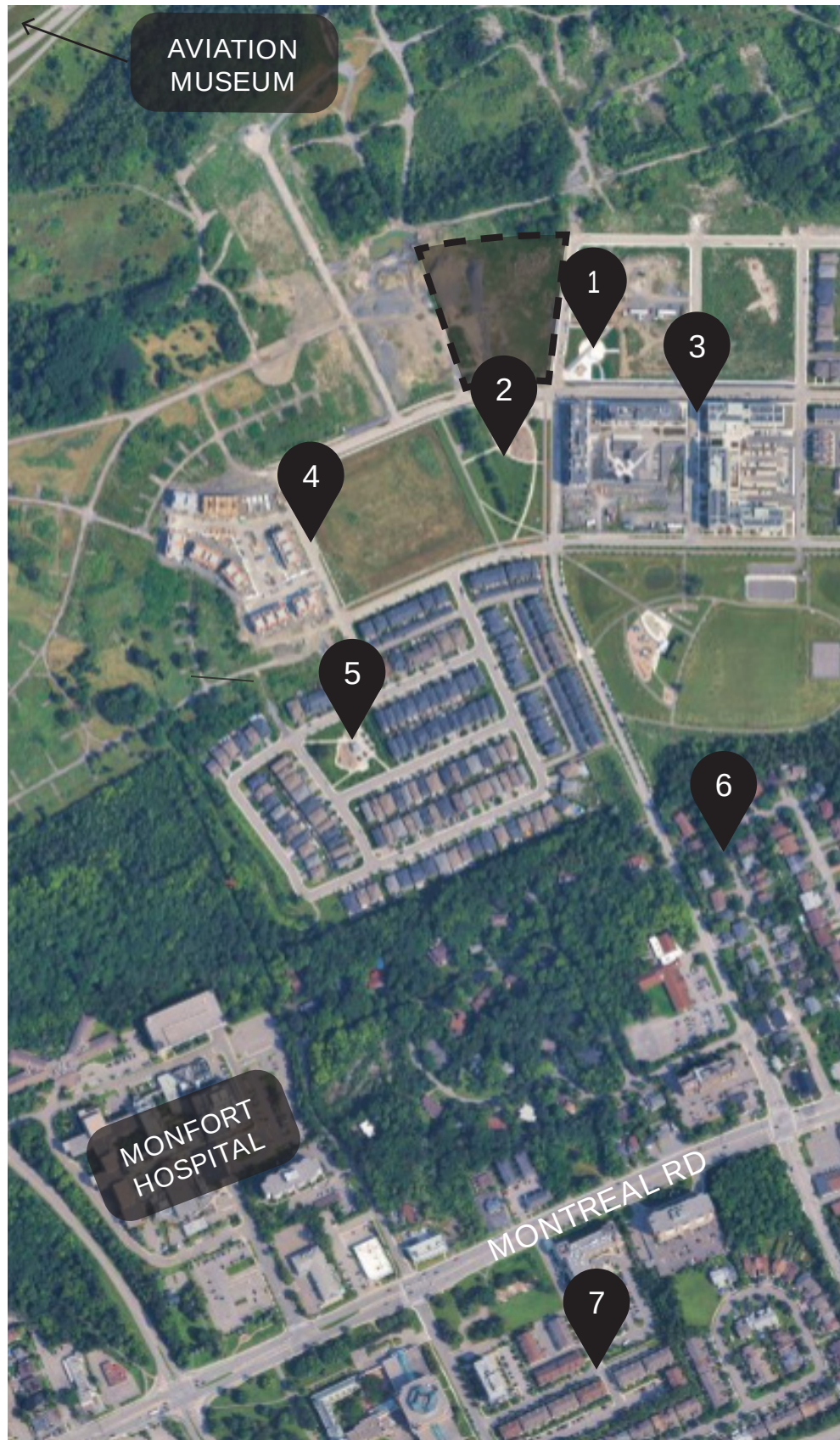


VIEW OF SITE LOOKING NORTH FROM HEMLOCK ROAD



VIEW OF SITE LOOKING WEST FROM CODD'S ROAD



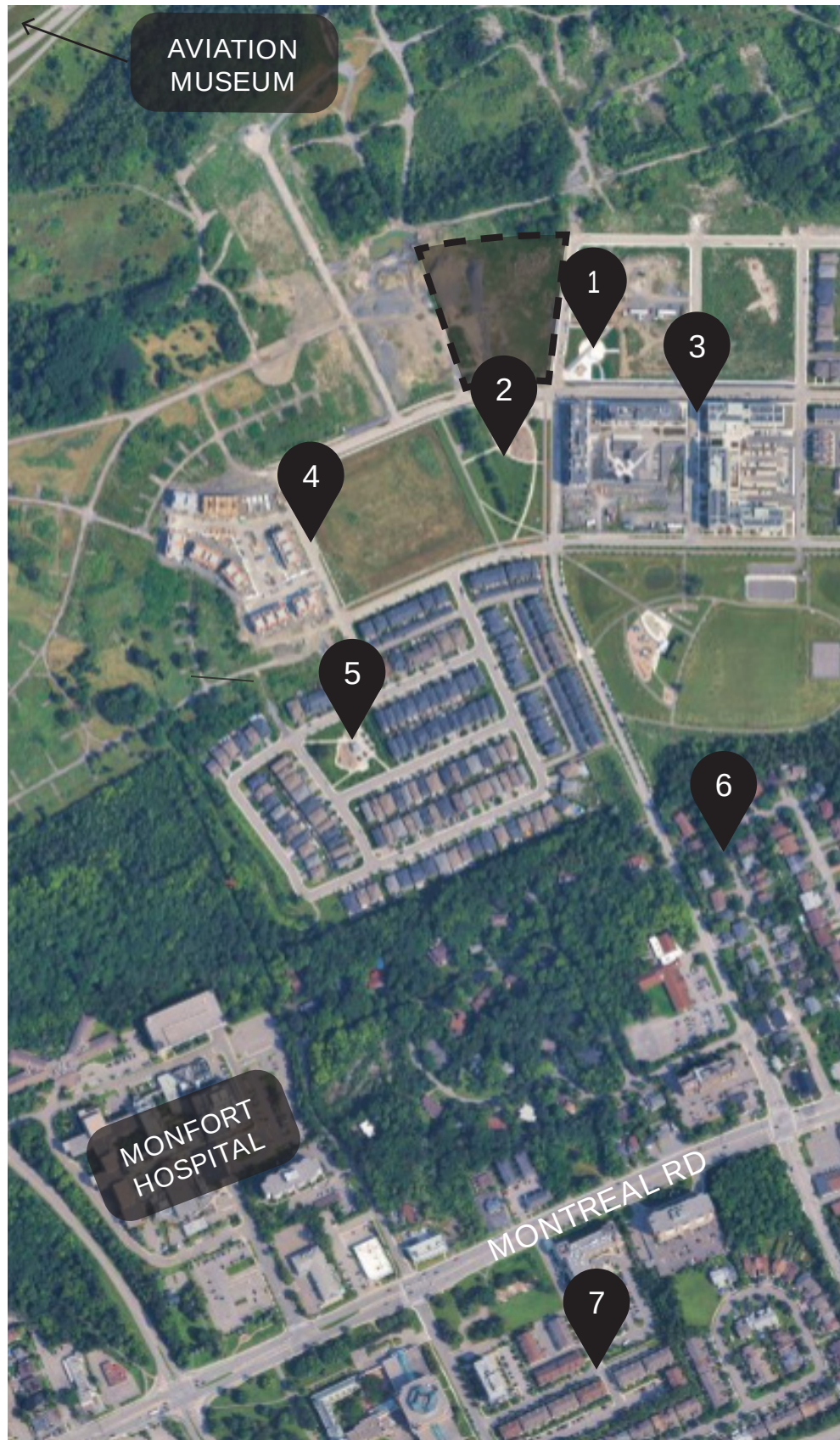


1. LT. CL. WILLIAM G. BARKER PARK



2. ALLIANCE PARK

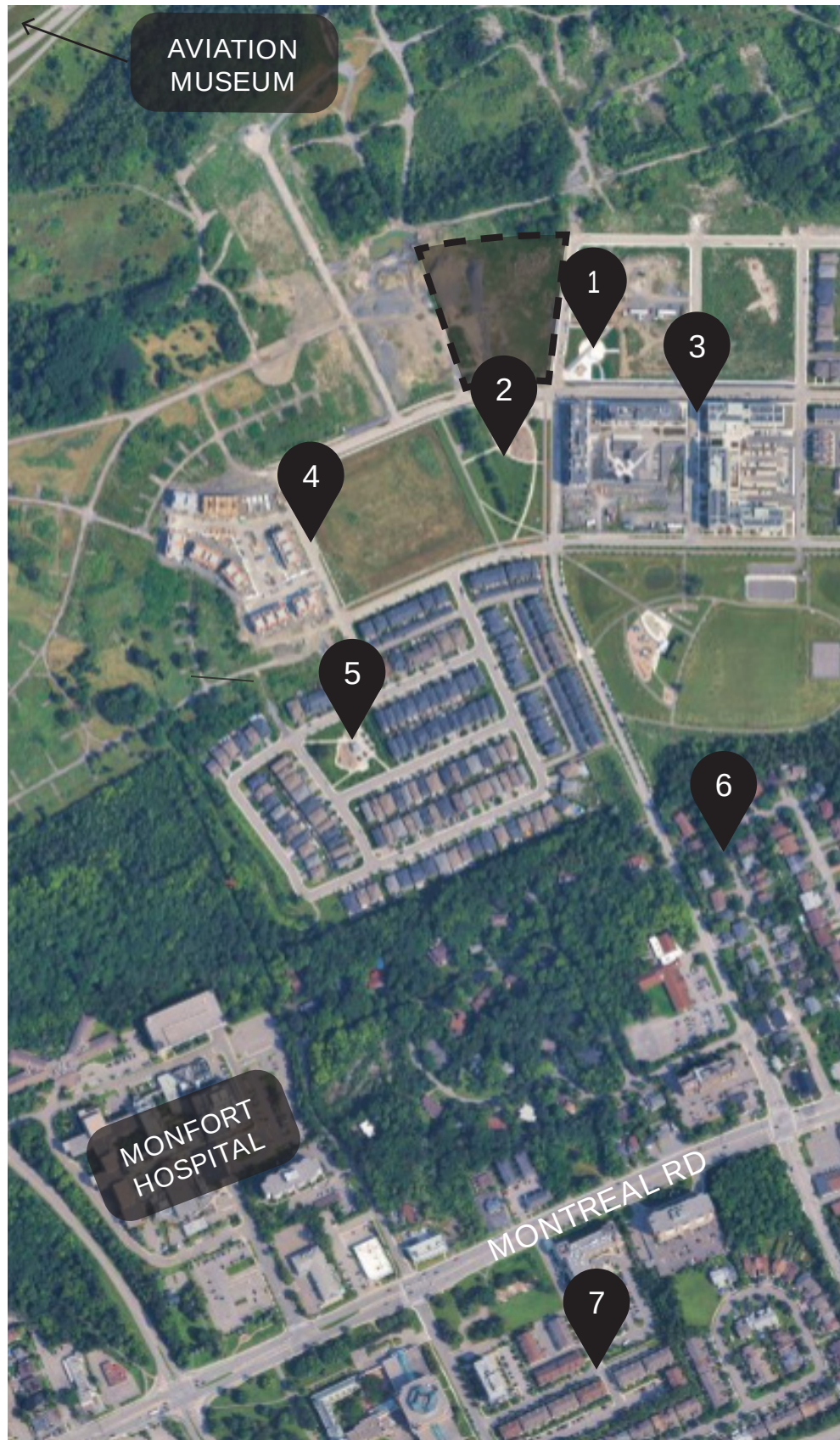




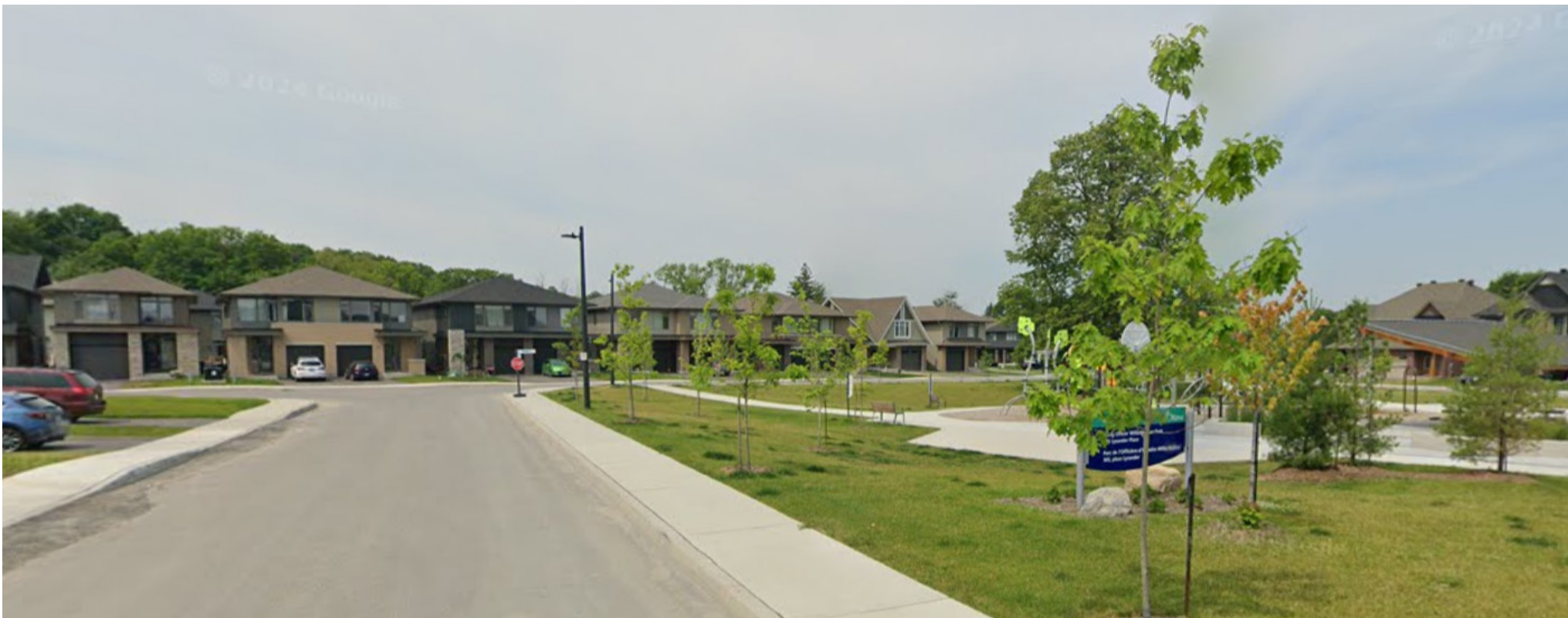
3. 1350-1370 HEMLOCK RD.



4. 903-921 VOIE DU VELETTE



VIEW OF SITE LOOKING WEST



5. WING OFFICER WILLA WALKER PARK



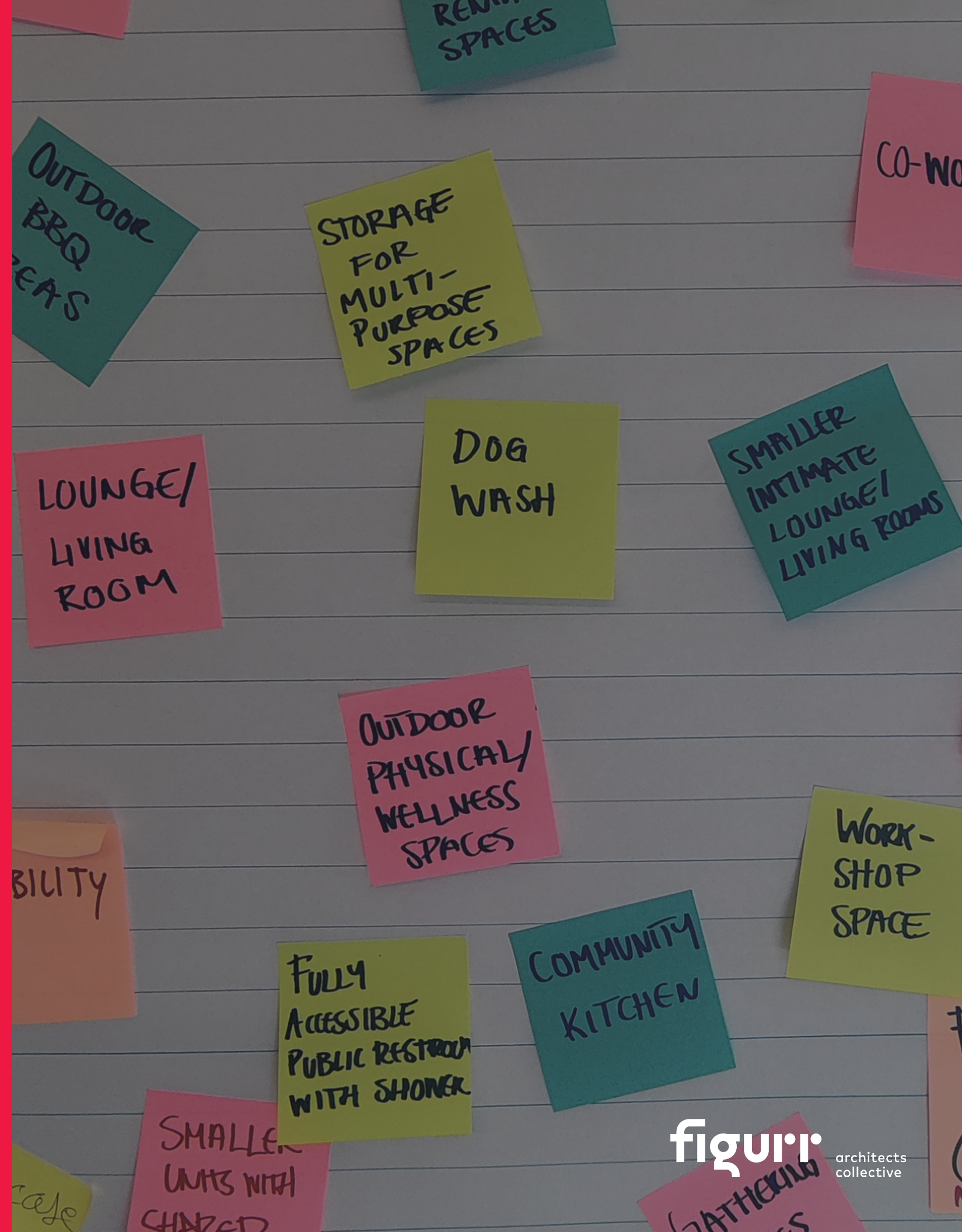
6. BRUNEL STREET

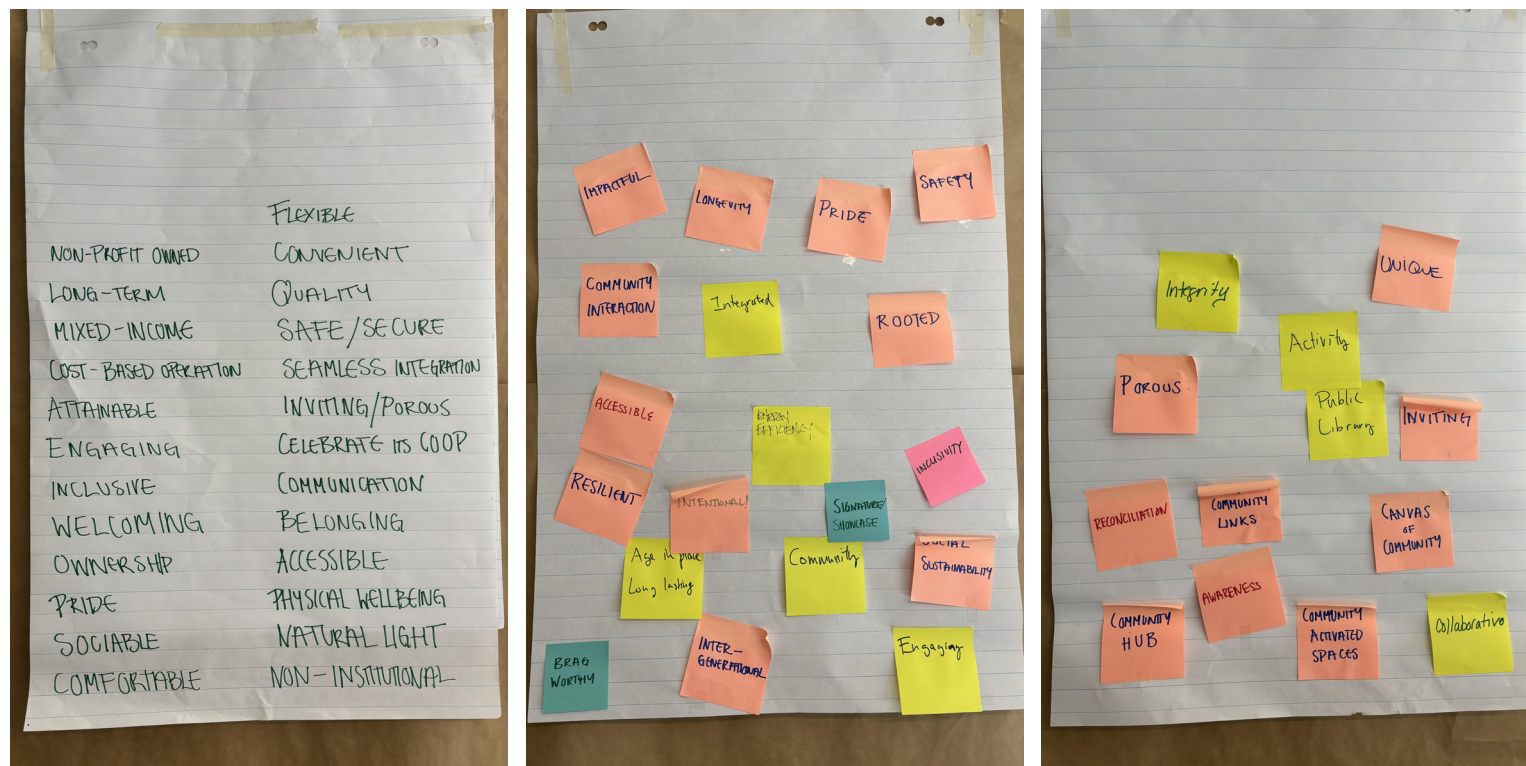


7. LEBOUTELIER AVENUE

02 Design Evolution

- Kickoff Visioning Session
- Design Inspiration and Precedents
- Early Design Concept and Sketches





Part One - Preliminary adjectivess and descriptions - Project Vision Definitions of Success



Part One - Subsequent Word Cloud - Project Vision Definitions of Success

DESIGN CHARRETTE

On June 16 2025, participants from NCHT, OCV, McDonald Brother Construction, NAK Design Strategies and Figurr Architects convened at the Figurr Ottawa office for a collaborative design visioning session to support the creation of a new affordable and cooperative housing development at Wateridge Village Blocks 2 and 3. The proposed development will consist of approximately 500 housing units across six to seven new low and mid-rise apartment buildings. These buildings are intended to reflect and support the missions and values of both NCHT and OCV.

This initial session marked the beginning of a co-design process that will guide the project from early concept through to final design. Our team remains committed to grounding this work in the shared vision that emerged from this session—anchored in New Commons' mission to increase housing supply, enhance affordability, and secure long-term community ownership.

1 - DEFINING SUCCESS

GROUP DISCUSSION PROMPTS

- What words, ideas, or adjectives come to mind when you imagine a successful outcome for this site?
- What does “affordable housing” mean to you beyond just cost?
- What are the key qualities or features that would make this development feel like a true community?
- What kind of lifestyle or daily experience do you want residents to have?

SYNOPSIS

The group strongly emphasized the importance of community as the foundation of a successful development. Despite the involvement of multiple stakeholders, participants expressed a unified vision that Blocks 2 and 3 should feel cohesive and interconnected—not only internally, but also in relation to the surrounding neighborhood.

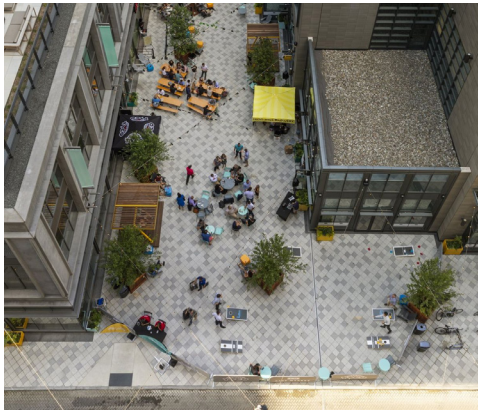
Frequently cited words and ideas included: **Interconnectivity, Community Interaction, Accessibility (in multiple forms), Inclusivity, Engagement, Integration, Porosity, Sociability, Welcoming, and Canvas of Community.**

These terms reflect an intentional desire to design a place where community life is visible, celebrated, and embedded into the built environment.

Participants also highlighted values such as: **Brag-Worthy, Unique, Intentional, and Integrity.**

These suggest a vision for buildings and spaces that are thoughtfully designed, high-quality, and expressive of a shared identity—spaces that foster pride and support meaningful interaction among residents.

SOCIAL & POROUS



INCLUSIVE & ROOTED
COMMUNITY

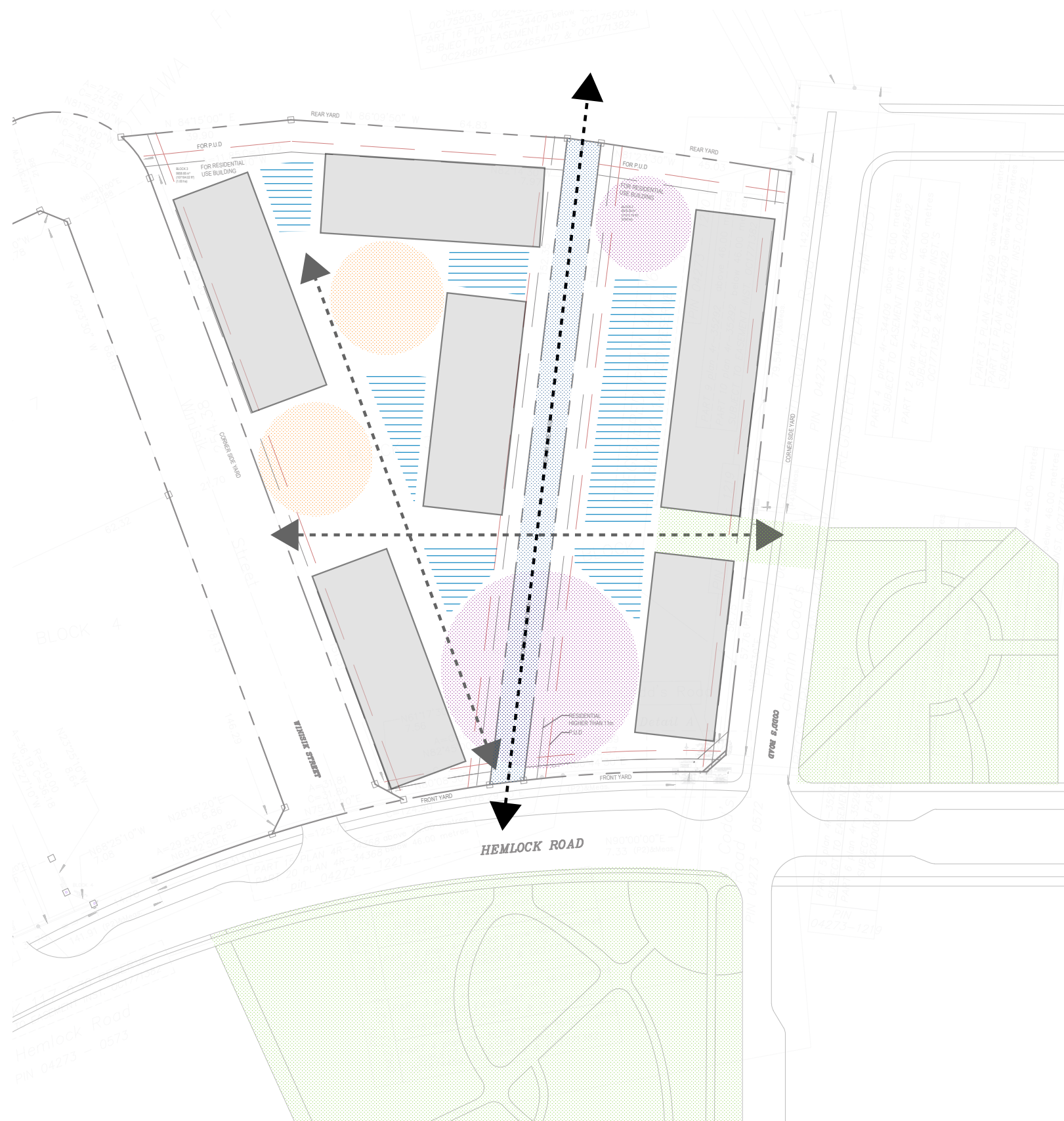


SUSTAINABLE & RESILIENT



INNOVATIVE & UNIQUE



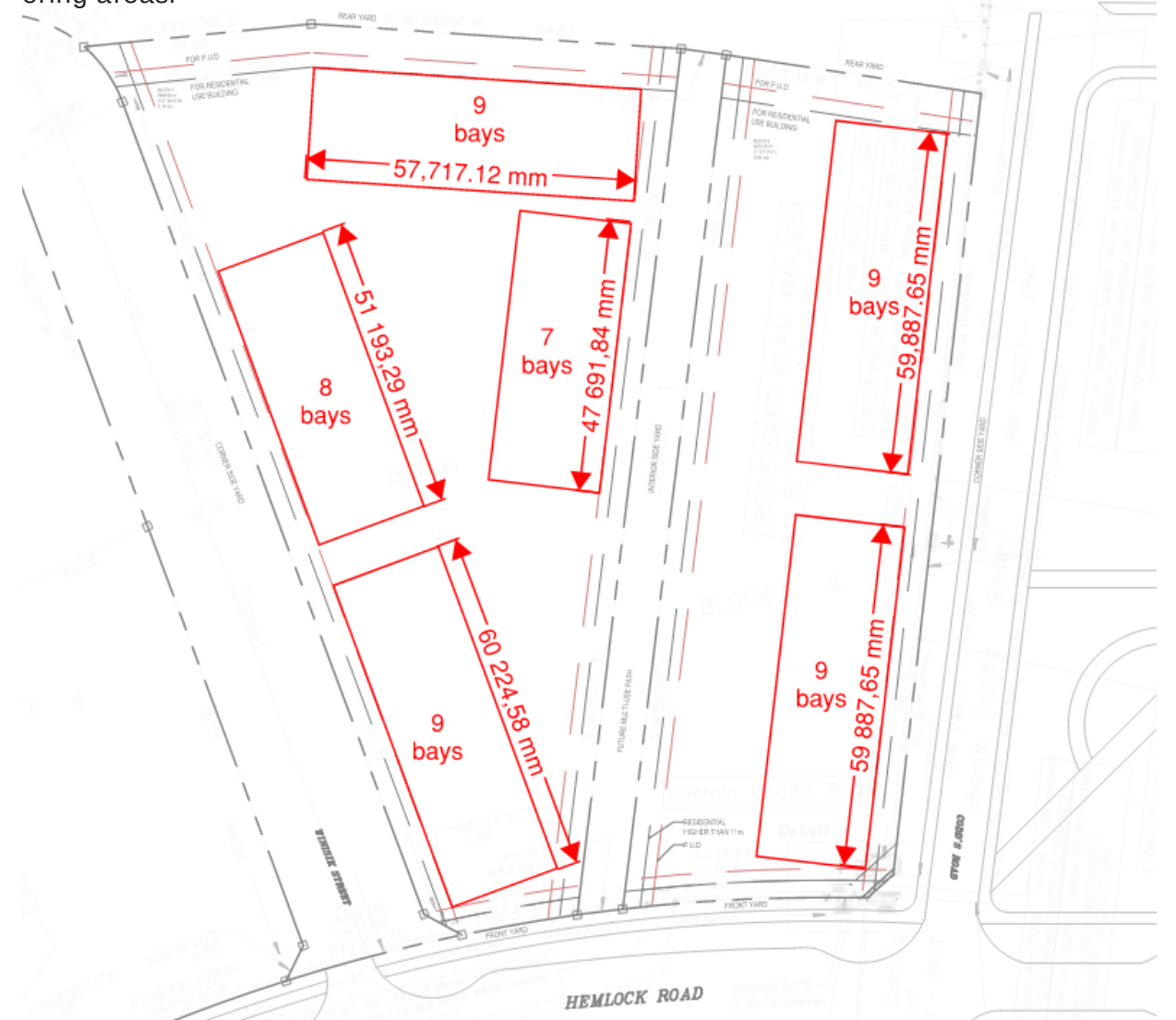


Design concept - Connectivity and Open space

EARLY DESIGN EXPLORATIONS - CONCEPTUAL PLANNING

The early design process began with a site analysis focused on sight lines, pathway intersections, and connections to surrounding points of interest, establishing a framework of planning zones across the properties. The Multi-Use Pathway (MUP), which bisects the site, was identified as a key opportunity to unify the two parcels and foster a stronger sense of community. The design strategy prioritized a public-facing zone along the main road to enhance visibility and accessibility, while creating semi-public spaces within the site to encourage gathering and interaction. Strong pedestrian connections were also established to neighbouring Alliance Park and William G. Barker Plaza, integrating the development into the broader community network.

Building locations and orientations were carefully arranged to align primarily with street edges and property lines, reinforcing the site's urban structure and creating a cohesive relationship with the surrounding context. This approach also maximized the amount of usable open space between buildings, providing adequate separation while creating opportunities for a variety of on-site outdoor amenities and community gathering areas.



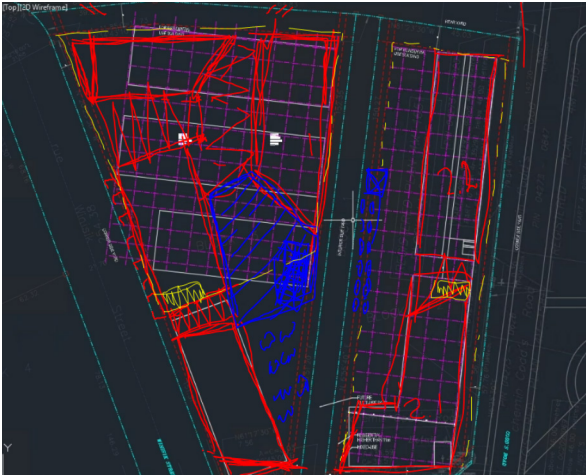
Design concept - Building Layouts



EARLY DESIGN EXPLORATIONS - OPTION 6 BUILDINGS

Two design options were developed: one with six buildings and an alternative with five buildings. In both options, the client's requirement to include approximately 500 units distributed across the two blocks according to specific percentages was taken into account. The two options were then compared in terms of construction cost, building footprint versus permeable green space.

The option shown here includes four buildings of 6 storeys (4 + 2 stepped-back floors) and two buildings of 4 storeys (buildings 3.3 and 3.4). The site layout creates three internal courtyards functioning as semi-public spaces, with three corresponding access points to the site from Hemlock Road, Codd's Road, and Winisik Street.



Design concept - Liveable open space - Community garden

EARLY DESIGN EXPLORATIONS - OPTION 5 BUILDINGS

The alternative option features five buildings of 6 storeys (4 + 2 stepped-back floors). The site layout also creates three larger internal courtyards designated as semi-public spaces, capable of accommodating a greater number of people.

From the standpoint of construction and maintenance costs, land use efficiency, and surface permeability, and assuming the same number of residential units, the five-building option proves to be significantly more advantageous.

The five-building option allows for increased spacing between buildings and the creation of larger open areas, which can accommodate a greater number of residents. These spaces are suitable for both recreational activities (picnics, community garden, performances, children's play area) and sports activities (outdoor gym, half basketball court).



Design concept - Liveable open space - Multiuse gathering space

Design concept - Buildings layout



EARLY DESIGN EXPLORATIONS - OPTION 5 BUILDINGS

As the five-building option evolved, the site plan was refined to reduce surface parking and prioritize pedestrian-oriented open space. A one-way drop-off loop was introduced to meet emergency vehicle access requirements while creating a clear, centralized entrance for the development and improving overall site circulation.

The reduction of vehicular infrastructure allowed for the expansion of internal courtyards and the exploration of outdoor amenities and programming. This iteration focused on creating flexible community spaces for gathering, recreation, play, gardening, and outdoor fitness, further enhancing the site's sense of community and livability.

At this stage, the distribution of residential units across the two properties was also explored to support a diverse resident population. A mix of unit types ranging from studios to three-bedroom units was considered to accommodate a variety of household sizes, lifestyles, and housing needs within the community.



GROUND FLOOR

03 The Proposal

- Sustainability Statement
- Site Plan
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- Perspective Views



Sustainability Statement

One of the primary objectives of this project is to demonstrate a comprehensive commitment to sustainable design through building performance, material selection, ecological enhancement, and climate resilience. The proposed development incorporates a range of strategies intended to reduce environmental impacts while creating a healthy and resilient community.

A key sustainability feature of the project is the use of hybrid mass timber construction utilizing Cross-Laminated Timber (CLT) with load bearing wood stud walls and glulam columns. Compared to a conventional concrete building approach, hybrid CLT construction significantly reduces embodied carbon and supports the use of renewable building materials. The five proposed residential buildings, each six storeys in height, have been designed to leverage the environmental benefits of mass timber while maintaining durability, safety, and long-term performance.

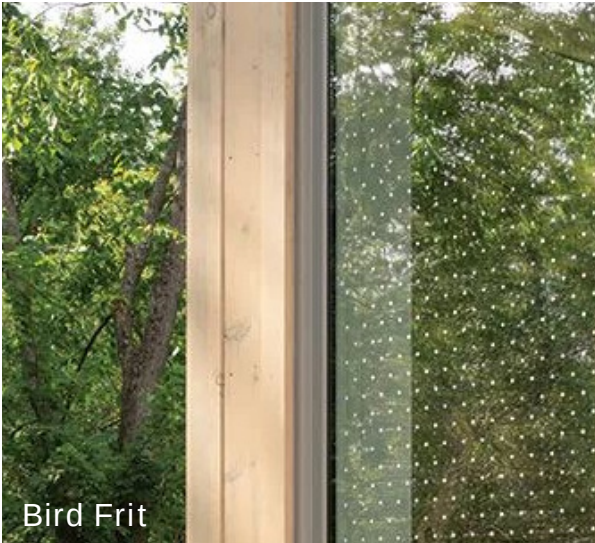
The landscape design has been developed to support biodiversity and ecological health through the integration of a diverse palette of native plant species. These species have been selected to provide habitat and food sources for local wildlife and pollinators while reducing irrigation requirements and supporting the long-term resilience of the site. The landscape strategy creates a rich ecological framework that contributes to the environmental quality of the development and the surrounding community.

Stormwater management is addressed through the integration of a city proposed bioswale along the western edge of Block 3. This naturalized feature will assist in filtering and slowing runoff, reducing pressure on municipal infrastructure while enhancing site ecology and visual character. The bioswale also provides opportunities for residents to engage with natural systems and better understand the role of green infrastructure in sustainable urban development.

Bird-friendly design principles have been incorporated throughout the project. All balconies utilize open picket guards rather than glazed guard systems, reducing the risk of bird collisions. In addition, bird-safe glazing treatments with fritted patterns will be incorporated into ground floor curtain walls to improve the visibility of building surfaces to migratory and local bird species. Together, these measures support local biodiversity and align with contemporary best practices for bird-friendly building design.

The project is committed to achieving a high level of energy performance. At a minimum, the buildings will comply with SB-10 of the Ontario Building Code, which requires energy performance levels that exceed baseline code requirements- 30% better than NECB for projects of this type. In addition, the project is targeting a 25% reduction in energy consumption and greenhouse gas emissions relative to Tier 2 of the 2020 National Energy Code for Buildings (NECB).

The development is designed as an all-electric project, eliminating the direct on-site combustion of fossil fuels and supporting the transition toward a low-carbon energy future. The design team is also exploring the integration of rooftop solar photovoltaic panels to generate renewable electricity and further reduce operational greenhouse gas emissions.



Bird Frit



CLT Construction



Pollinator Garden



KEY PLAN																																																		
PROPOSED SITE 370 Codd's Road Block 2																																																		
PROPERTY DESCRIPTION																																																		
2x SIX STOREY RESIDENTIAL BUILDING																																																		
CITY OF OTTAWA PIN NUMBER		04273 - 1247, 04273 - 1248 (LEASEHOLD)																																																
MUNICIPAL ADDRESS		360 Codd's Road																																																
SITE INFORMATION																																																		
LOT AREA:		6616.36 m²																																																
LOT FRONTAGE:		41.91 m																																																
LOT DEPTH:		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																																																		
<table><tr><td colspan="3">BUILDING 2.1</td><td colspan="3">BUILDING 2.2</td></tr><tr><td>FIRST FLOOR:</td><td>14 UNITS</td><td>2- STUDIO, 7- 1 BD, 4- 2 BD, 1- 3BD</td><td>FIRST FLOOR:</td><td>19 UNITS</td><td>0- STUDIO, 8- 1 BD, 9- 2 BD, 2- 3BD</td></tr><tr><td>SECOND FLOOR:</td><td>21 UNITS</td><td>2- STUDIO, 15- 1 BD, 4- 2BD</td><td>SECOND FLOOR:</td><td>23 UNITS</td><td>0- STUDIO, 12- 1 BD, 9- 2BD, 1- 3BD</td></tr><tr><td>THIRD FLOOR:</td><td>21 UNITS</td><td>2- STUDIO, 15- 1 BD, 4- 2BD</td><td>THIRD FLOOR:</td><td>23 UNITS</td><td>0- STUDIO, 12- 1 BD, 9- 2BD, 1- 3BD</td></tr><tr><td>FOURTH FLOOR:</td><td>21 UNITS</td><td>2- STUDIO, 15- 1 BD, 4- 2BD</td><td>FOURTH FLOOR:</td><td>23 UNITS</td><td>0- STUDIO, 12- 1 BD, 9- 2BD, 1- 3BD</td></tr><tr><td>FIFTH FLOOR:</td><td>15 UNITS</td><td>1- STUDIO, 10- 1BD, 4- 2BD</td><td>FIFTH FLOOR:</td><td>20 UNITS</td><td>0- STUDIO, 12- 1BD, 8- 2BD</td></tr><tr><td>SIXTH FLOOR:</td><td>15 UNITS</td><td>1- STUDIO, 10- 1BD, 4- 2BD</td><td>SIXTH FLOOR:</td><td>20 UNITS</td><td>0- STUDIO, 12- 1BD, 8- 2BD</td></tr><tr><td>TOTAL:</td><td>107 UNITS</td><td>10- STUDIO, 72- 1 BD, 24- 2 BD, 1-3BD</td><td>TOTAL:</td><td>125 UNITS</td><td>0- STUDIO, 68- 1 BD, 52- 2 BD, 5-3BD</td></tr></table>			BUILDING 2.1			BUILDING 2.2			FIRST FLOOR:	14 UNITS	2- STUDIO, 7- 1 BD, 4- 2 BD, 1- 3BD	FIRST FLOOR:	19 UNITS	0- STUDIO, 8- 1 BD, 9- 2 BD, 2- 3BD	SECOND FLOOR:	21 UNITS	2- STUDIO, 15- 1 BD, 4- 2BD	SECOND FLOOR:	23 UNITS	0- STUDIO, 12- 1 BD, 9- 2BD, 1- 3BD	THIRD FLOOR:	21 UNITS	2- STUDIO, 15- 1 BD, 4- 2BD	THIRD FLOOR:	23 UNITS	0- STUDIO, 12- 1 BD, 9- 2BD, 1- 3BD	FOURTH FLOOR:	21 UNITS	2- STUDIO, 15- 1 BD, 4- 2BD	FOURTH FLOOR:	23 UNITS	0- STUDIO, 12- 1 BD, 9- 2BD, 1- 3BD	FIFTH FLOOR:	15 UNITS	1- STUDIO, 10- 1BD, 4- 2BD	FIFTH FLOOR:	20 UNITS	0- STUDIO, 12- 1BD, 8- 2BD	SIXTH FLOOR:	15 UNITS	1- STUDIO, 10- 1BD, 4- 2BD	SIXTH FLOOR:	20 UNITS	0- STUDIO, 12- 1BD, 8- 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
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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 B2.2: 5m CODD'S RD: B 2.1: 5m B2.2: 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



Landscape



View towards Block 2



LEGEND:

- 1 COMMUNITY GARDENS
- 2 INFORMAL PLAY
NATURAL, TOPOGRAPHY
- 3 LOCAL GATHERING
COOKING, DINING
- 4 CENTRAL GATHERING
AMPHITHEATRE, PLAZA
- 5 LOCAL GATHERING
SHADE, SEATING
- 6 AMENITY TERRACE
FLEXIBLE, SHADE

RESPONDING TO GUIDING VISION PRINCIPLES

Principle #1: Compact and complete mixed-use community in a range of housing types.

- Units ranging from studio to 3 bedrooms

Principle #2: Site connection with the surrounding city fabric, with appropriate land use transitions.

- Integration of though block connections from neighboring parks
- Gradation of public to private space using planting strategies and proximity to streets

Principle #3: Integrated greenspace strategy that protects key natural features where the open space is part of a functioning ecological and natural framework.

- Ample outdoor greenspace with species that support year round ecological diversity

Principle #4: Prioritize mobility for pedestrians, cycling, and transit over private vehicle use.

- Integration of the MUP as a central public space that connects the residents to the broader community

Principle #5: Vibrant hub of activity with dynamic and attractive urban spaces.

- The MUP creates an opportunity to create semi-public destinations for recreation and social activity

Principle #6: Reflect and respect the heritage and legacy of the Algonquin peoples.

- Creating spaces like an amphitheatre for storytelling and sharing traditions

Principle #7: Commemorate the military heritage.

- Comemorative gardens for remembrance

Principle #8: A human scale urban community that encourages interaction within the site.

- Ground floor terraces that connect the residents to the street and ameities within the site

Principle #9: Resilient and flexible community able to adapt to changing conditions.

- Proposing multi-use spaces inside and out





NATURE PLAY



CENTRAL GATHERING



AMPHITHEATRE



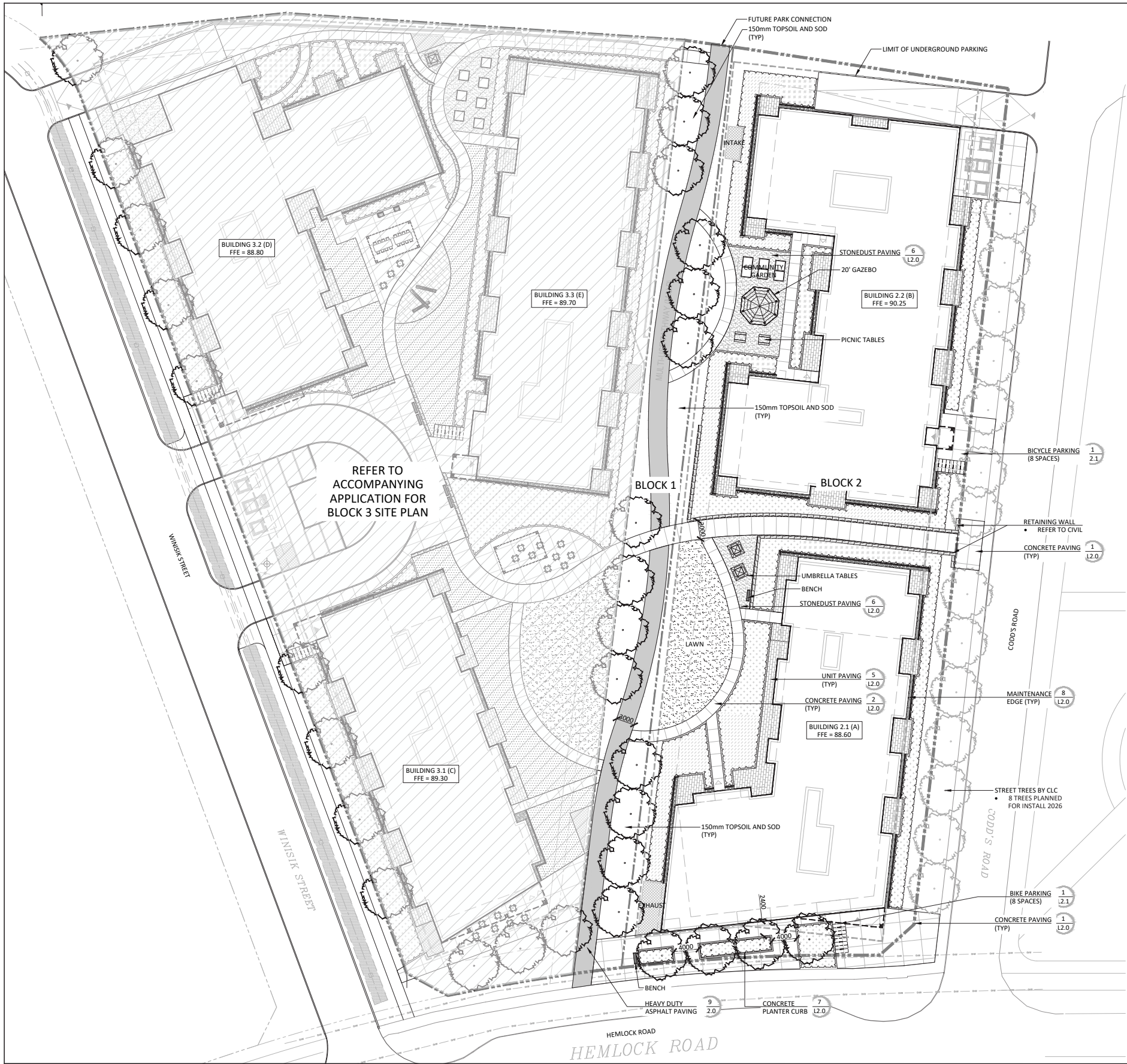
GROUND FLOOR TERRACES



AMENITY TERRACE

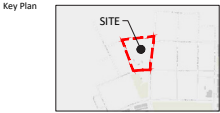


AMENITY TERRACE



NOTES:
THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE
GEOTECHNICAL REPORT PREPARED BY EXP.:
• DATED JANUARY 20, 2026
ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED DEC 5,
2025 AND PREPARED BY ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Contractor shall check all dimensions on the work and report any
discrepancy to the Landscape Architect before proceeding. All
drawings and specifications are the property of the Landscape
Architect and must be returned at the completion of the work. This
drawing is not to be used for construction until signed by the
Landscape Architect.



LEGEND

PROPERTY LINE

PLANTING

- ROW TREE (BY OTHERS)
- LARGE DECIDUOUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- GRASSES/PERENNIALS
- SODDING
- MEADOW SEED MIX
- SHRUB/PERENNIAL PLANTING

PAVING

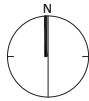
- ASPHALT PAVING
- CIP CONCRETE PAVING
- UNIT PAVING
- STONEDUST PAVING
- RIVERSTONE PAVING
- PRECAST CURB

1	Issued for Site Plan Approval	June 30/26
No.	Description	Date
Revision		

City Approval Stamp

OWNERSHIP
NEW COMMONS DEVELOPMENT
115 Sandhill Ave., #400, Toronto, ON M5V 2L1
ARCHITECT
AQUARIUS ARCHITECTS COLLECTIVE
212 Argyle Ave., Ottawa, ON K2P 3B9
CIVIL
URS ENGINEERING
3407 Carleton Place, Ottawa, ON K2J 9G2
LANDSCAPE ARCHITECT
NAK DESIGN STRATEGIES
1285 Wellington St., Ottawa, ON K1Y 3A8

PROPERTY INFORMATION
BLOCKS 1, 2 AND 3 - REGISTERED PLAN 484-1728, CITY OF OTTAWA



NAK
design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

WATERIDGE VILLAGE
BLOCK 2
370 Codd's Road, Ottawa, ON

Title

LANDSCAPE PLAN

Date 2026-04-20
Scale 1:300
Drawn SW
Checked SC
Job No. 25-161

Sheet

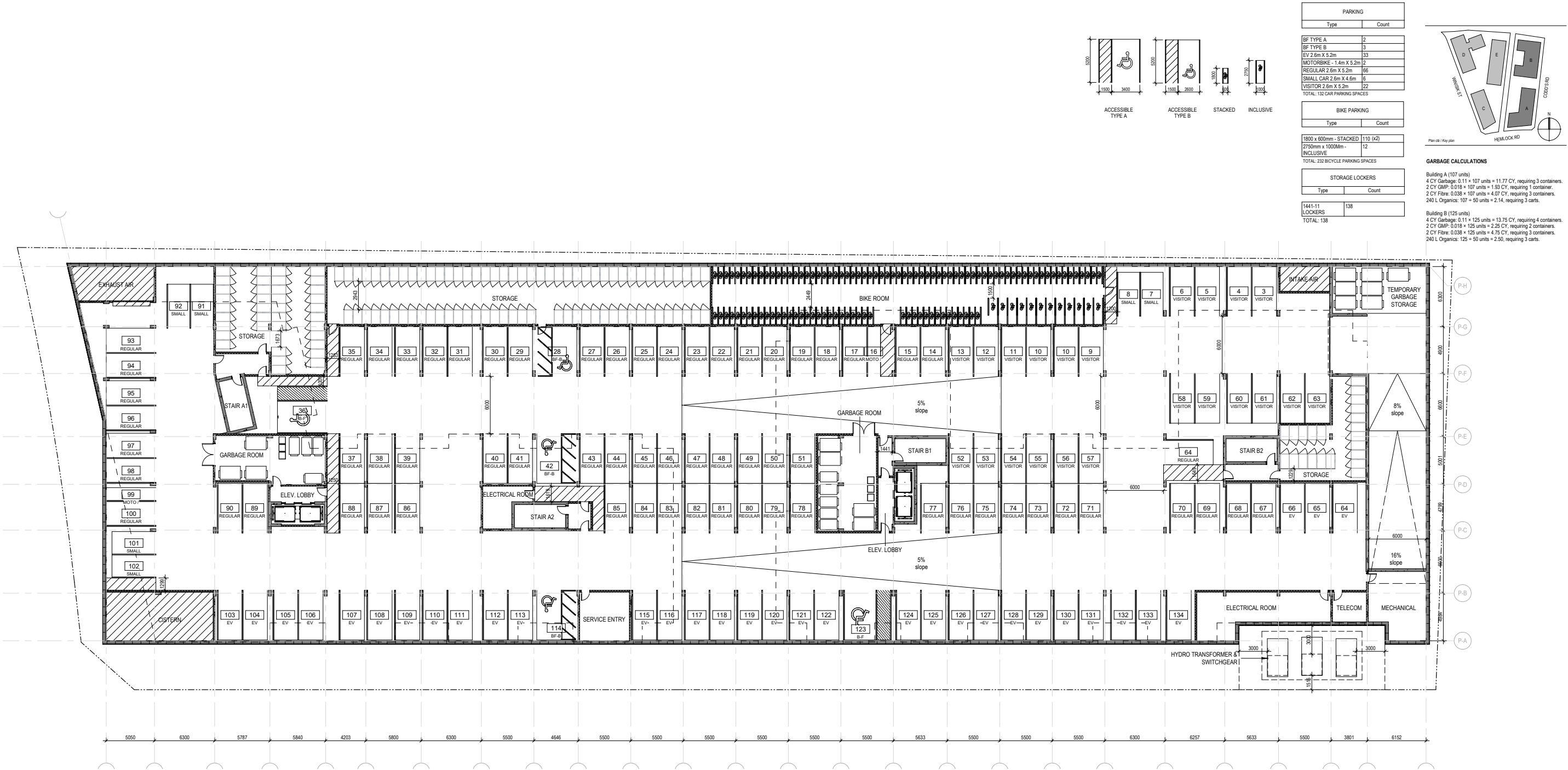
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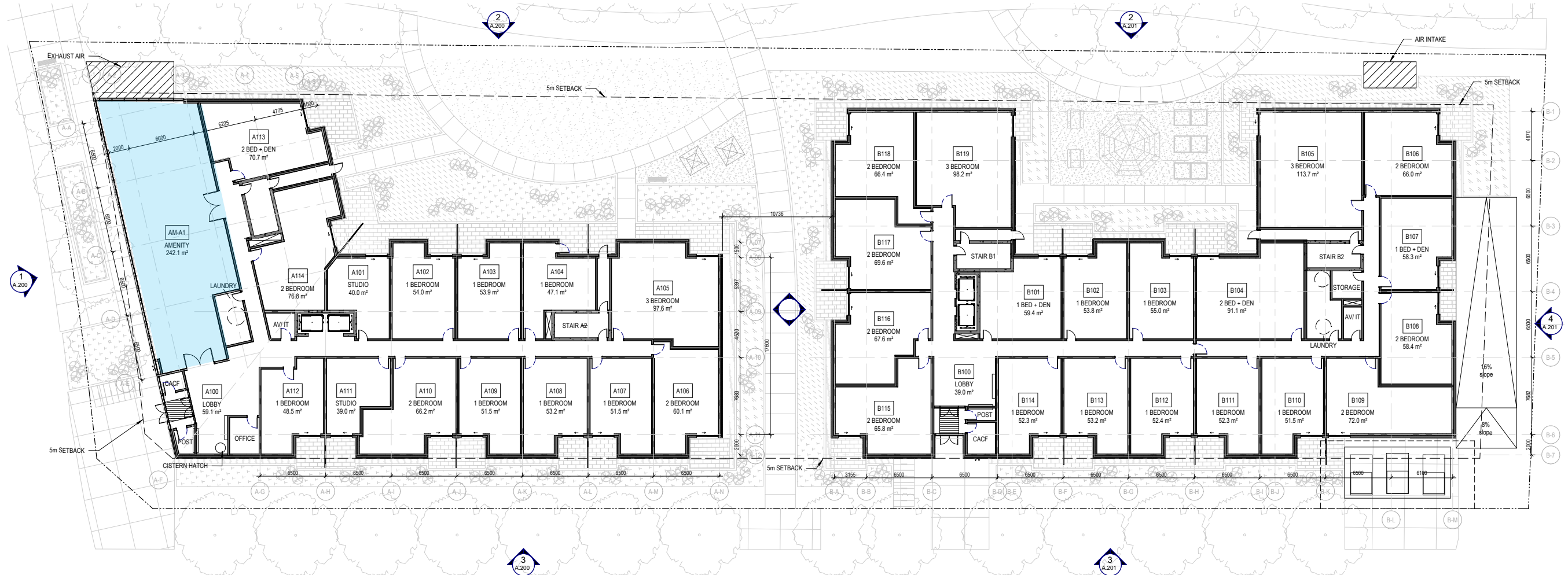
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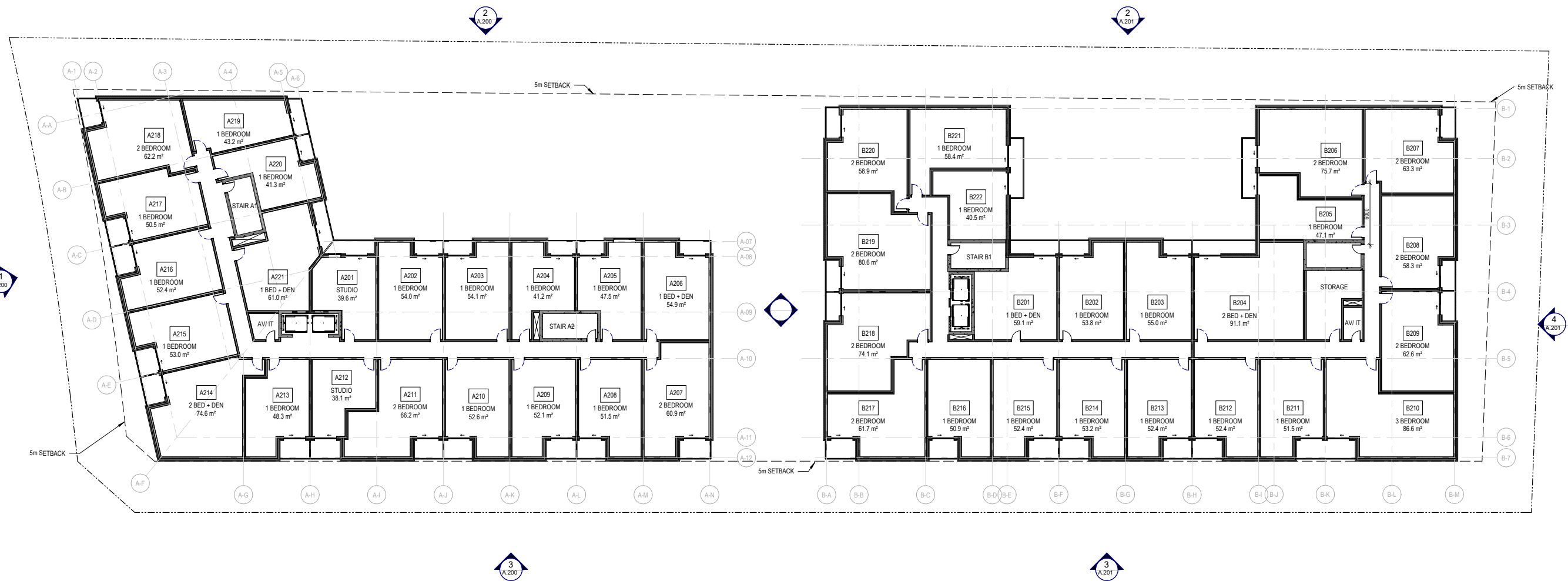
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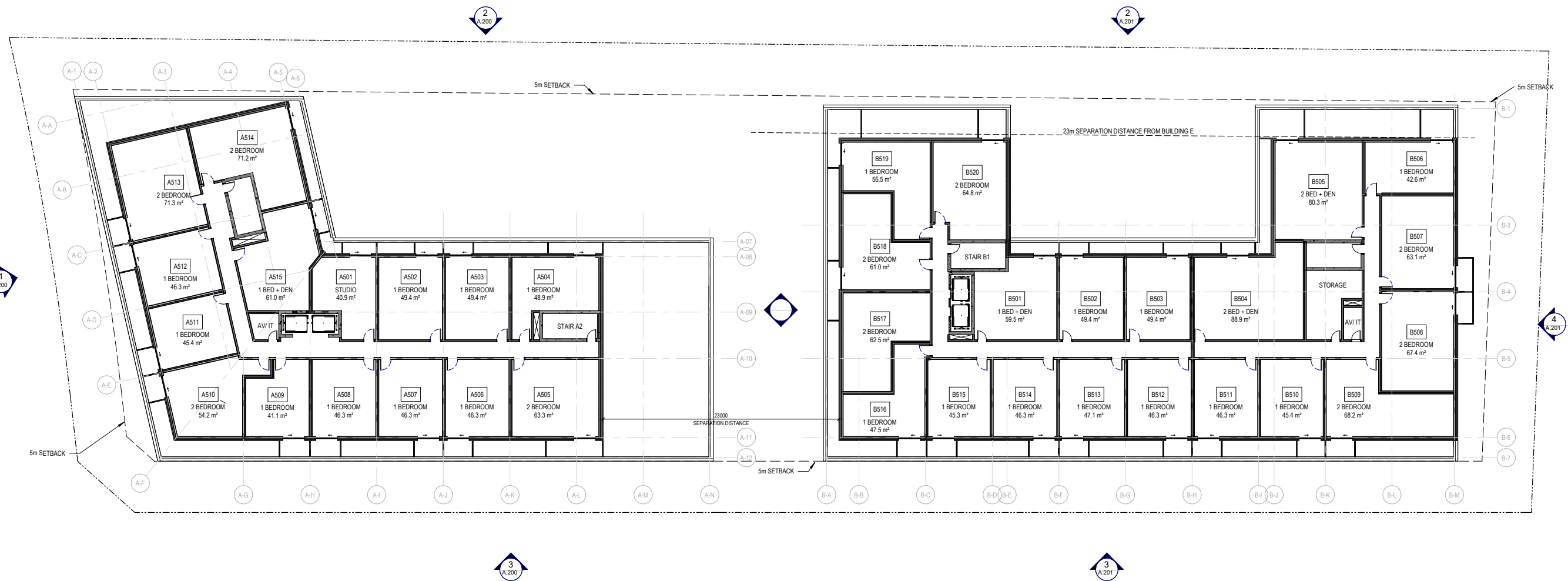


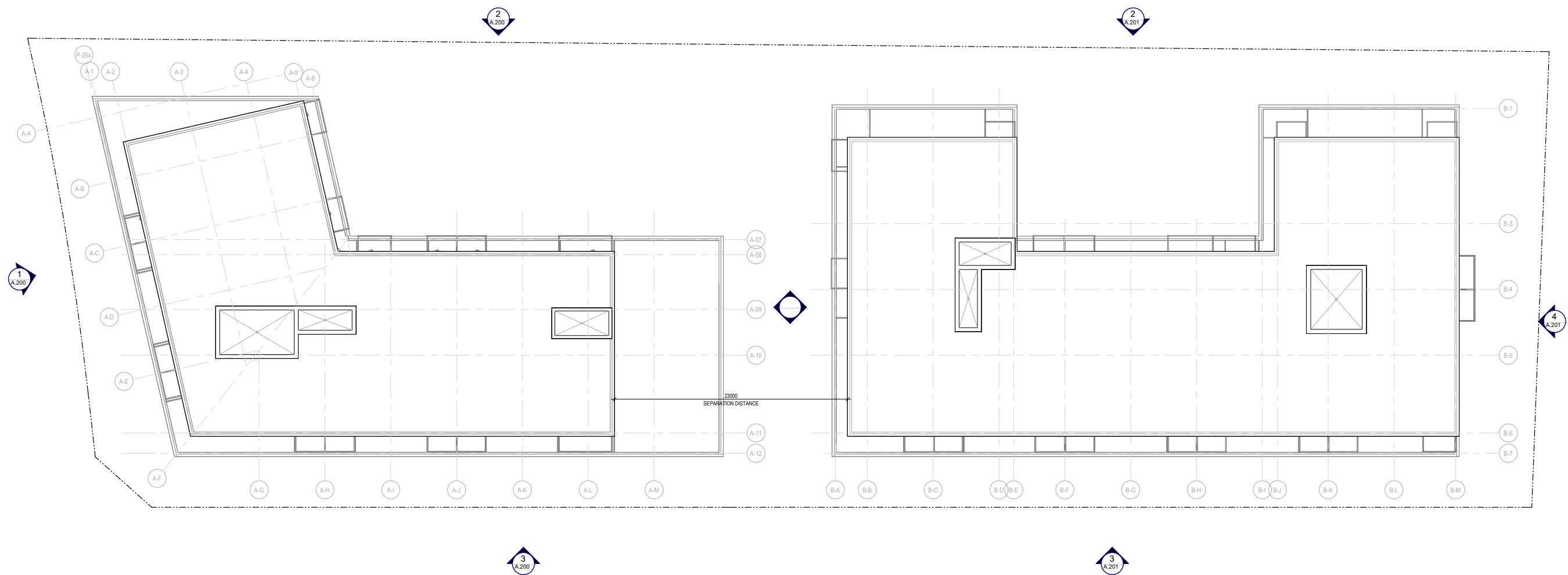
Birds eye view of both Block 2 and Block 3













EAST ELEVATION

MATERIAL LEGEND	
1	CLADDING CORRUGATED METAL PANELS PENTHOUSE
2	CLADDING CORRUGATED METAL PANELS
3	ARCHITECTURAL PANEL
4	CURTAIN WALL
5	EXPOSED WOOD - GLULAM



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

K RD)

MATERIAL LEGEND	
1	CLADDING CORRUGATED METAL PANELS PENTHOUSE
2	CLADDING CORRUGATED METAL PANELS
3	ARCHITECTURAL PANEL
4	CURTAIN WALL
5	EXPOSED WOOD - GLULAM



EAST ELEVATION



WEST ELEVATION

MATERIAL LEGEND	
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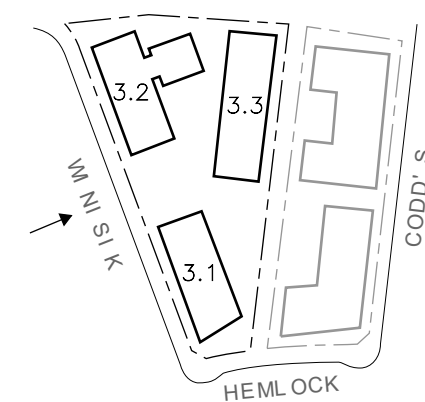


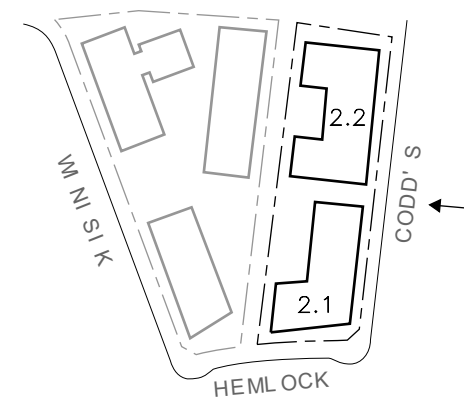
NORTH ELEVATION

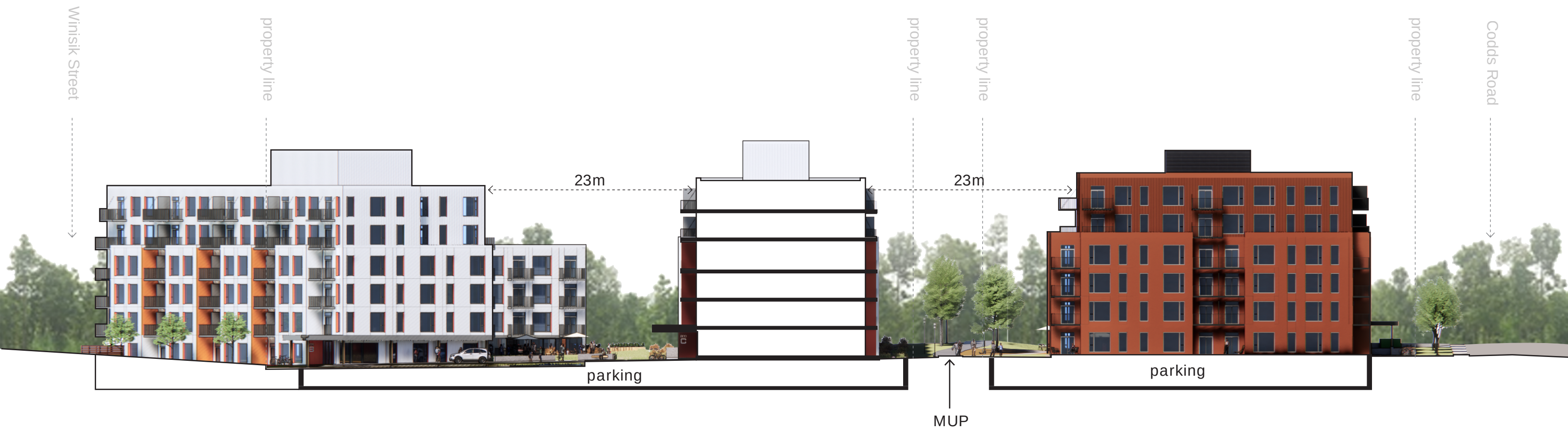
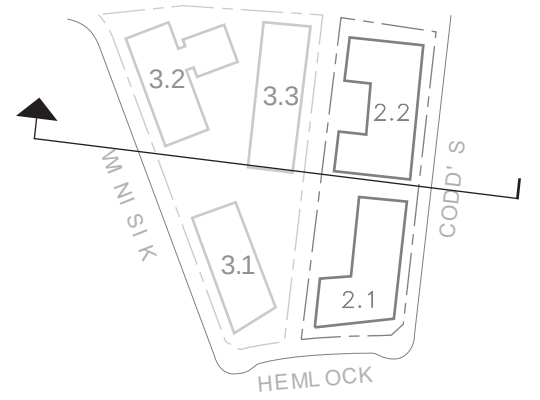


SOUTH ELEVATION

MATERIAL LEGEND	
1	CLADDING CORRUGATED METAL PANELS PENTHOUSE
2	CLADDING CORRUGATED METAL PANELS
3	ARCHITECTURAL PANEL
4	CURTAIN WALL
5	EXPOSED WOOD - GLULAM



























04 Annex

- A. Site Plan
- B. Architectural Conceptual Floorplans
- C. Architectural Building Elevations
- D. Landscape Plan
- E. Landscape Planting
- F. Landscape Details
- G. Plan of Survey
- H. Erosion and Sediment Control Plan
- I. Grading and Drainage Plan
- J. Servicing Plan
- K. Stormwater Management Plan
- L. Pre-Development Watershed Plan
- M. Post-Development Watershed Plan
- N. Civil Construction Detail Plan
- O. Environmental Site Assessment (Phase 1)
- P. Geotechnical Study
- Q. Hydrogeological and Terrain Analysis
- R. Noise Control Study
- S. Transportation Impact Assessment

