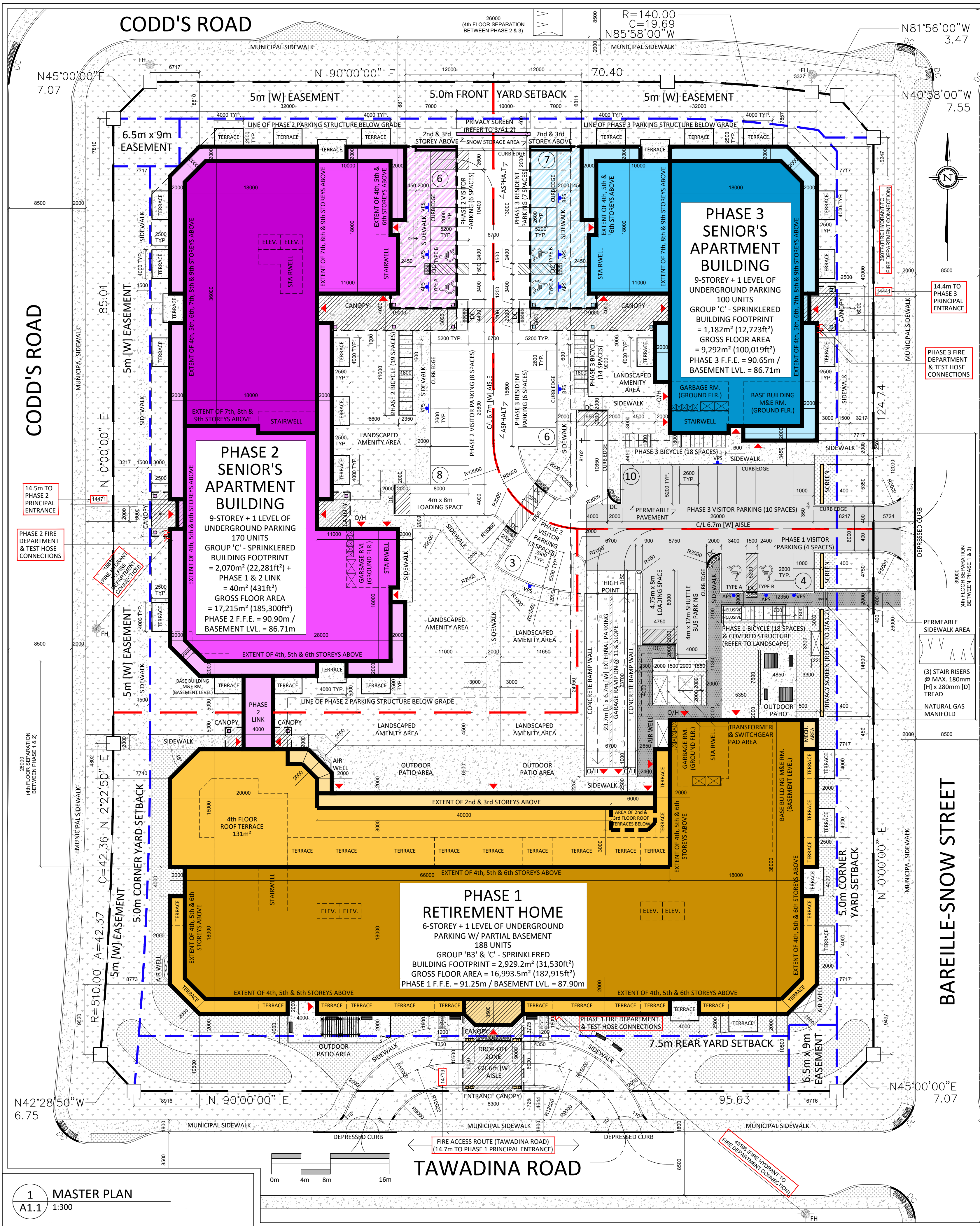




Site Information

Legal Description: Part of Lot 23, Concession 1 (Ottawa Front), Geographic Township of Gloucester and Part of Reserve Block 15 on 4M-1651

Block 21 - Lot Area: 14,162m² (1.4162 hectares or 3.5 acres)

Disclaimer: The concept site plan has been compiled using information contained in the Plan of Subdivision - Registered Plan 4M-1651 provided by Annis, O'Sullivan, Vollebakk Ltd., Ontario Land Surveyors.

Zoning Information - GM31 H(30) [By-Law 2008-250] / CM1A H(30) [By-Law 2026-50]

GM31 H(30)	Zoning Requirement	Provided
Minimum Front Yard with Residential Land Use at Grade:	5.0m	7.8m (Codd's Road - North)
Minimum Corner Side Yard with Residential Land Use at Grade:	5.0m	7.7m (Baille-Snow Street & Codd's Rd. - West)
Minimum Interior Side Yard with Residential Land Use at Grade:	3.0m	N/A
Minimum Rear Yard with Residential Land Use at Grade:	7.5m	9.0m (Tawadina Road)
Additional Front & Corner Side Yard Setback Required for 4th Floor:	2.0m	2.0m
Minimum Separation between Portions of a Building above 4 Storeys:	23.0m	28.0m (Phases 1 & 2), 39.0m (Phases 1 & 3)
Maximum Building Area of Floor Plates Above 20m or > 6 Storeys:	750m ²	1,844m ² (Phase 1 - Section 906 - N/A - Retirement Home), 652m ² (Phase 2 & 3)
Maximum Building Height:	30.0m	23.625m (Phase 1 Building / 6-Storeys) 30.0m (Phase 2 & 3 Buildings / 9-Storeys)

Phase 1 Retirement Home Building Information

Floor Level	Area	Group 'B3' & 'C' Details	Rentable Area of Suites / GFA
Basement Floor Area:	2,995.5m ² (32,243ft ²)	(0) Rooming Units	0m ² (0ft ²) = 0% of GFA
Ground Floor Area:	2,929.2m ² (31,530ft ²)	(6) Rooming Units	464.4m ² (4,999ft ²) = 16% of GFA
2nd Floor Area:	2,768.7m ² (29,802ft ²)	(49) Rooming Units	1,810.1m ² (19,484ft ²) = 65% of GFA
3rd Floor Area:	2,768.7m ² (29,802ft ²)	(49) Rooming Units	1,810.1m ² (19,484ft ²) = 65% of GFA
4th Floor Area:	1,843.8m ² (19,846ft ²)	(28) Rooming Units	1,499.5m ² (16,140ft ²) = 81% of GFA
5th Floor Area:	1,843.8m ² (19,846ft ²)	(28) Rooming Units	1,513.9m ² (16,295ft ²) = 82% of GFA
6th Floor Area:	1,843.8m ² (19,846ft ²)	(28) Rooming Units	1,501.3m ² (16,160ft ²) = 82% of GFA
Gross Floor Area (GFA):	16,993.5m ² (182,915ft ²)	(188) Rooming Units	8,599.3m ² (92,562ft ²) = 51% of GFA

Proposed Building Height: 23.625m measured from grade to top of parapet (23.186m from grade to top of flat roof surface)
Number of Storeys: (6) storeys above grade

Phase 2 Senior's Apartment Building Information

Floor Level	Area	Group 'C' Details
Underground Parking Garage Area:	4,411m ² (47,480ft ²)	(0) Dwelling Units
Link between Phase 1 & 2 Buildings:	40m ² (431ft ²)	(0) Dwelling Units
Ground Floor Area:	1,900m ² (20,451ft ²)	(18) Dwelling Units
2nd Floor Area:	2,066m ² (22,387ft ²)	(25) Dwelling Units
3rd Floor Area:	2,066m ² (22,387ft ²)	(25) Dwelling Units
4th Floor Area:	1,592m ² (17,136ft ²)	(25) Dwelling Units
5th Floor Area:	1,592m ² (17,136ft ²)	(25) Dwelling Units
6th Floor Area:	1,592m ² (17,136ft ²)	(25) Dwelling Units
7th Floor Area:	652m ² (7,018ft ²)	(9) Dwelling Units
8th Floor Area:	652m ² (7,018ft ²)	(9) Dwelling Units
9th Floor Area:	652m ² (7,018ft ²)	(9) Dwelling Units
Gross Floor Area (GFA):	17,215m ² (185,300ft ²)	(170) Dwelling Units

Proposed Building Height: 30.0m measured from grade to top of parapet
Number of Storeys: (9) storeys above grade

Phase 3 Senior's Apartment Building Information

Floor Level	Area	Group 'C' Details
Underground Parking Garage Area:	1,448m ² (15,586ft ²)	(0) Dwelling Units
Ground Floor Area:	1,012m ² (10,893ft ²)	(8) Dwelling Units
2nd Floor Area:	1,178m ² (12,680ft ²)	(13) Dwelling Units
3rd Floor Area:	1,178m ² (12,680ft ²)	(13) Dwelling Units
4th Floor Area:	840m ² (9,042ft ²)	(13) Dwelling Units
5th Floor Area:	840m ² (9,042ft ²)	(13) Dwelling Units
6th Floor Area:	840m ² (9,042ft ²)	(13) Dwelling Units
7th Floor Area:	652m ² (7,018ft ²)	(9) Dwelling Units
8th Floor Area:	652m ² (7,018ft ²)	(9) Dwelling Units
9th Floor Area:	652m ² (7,018ft ²)	(9) Dwelling Units
Gross Floor Area (GFA):	9,292m ² (100,019ft ²)	(100) Dwelling Units

Proposed Building Height: 30.0m measured from grade to top of parapet
Number of Storeys: (9) storeys above grade

Phase 1, 2 & 3 Vehicular Parking Information

Phase 1 Retirement Home Building Parking	Zoning Requirement	Provided
Resident: 0.25 spaces per unit = 188 units x 0.25 = 47 spaces	Table 101 - R20 - Column II [Bylaw No. 2008-250]	47 spaces (provided in below grade indoor parking garage)
Staff: 1 space per 100m ² GFA used for medical, health or personal services = 900m ² GFA x 1 = 9 spaces	Table 101 - R20 - Column II [Bylaw No. 2008-250]	9 spaces (provided in below grade indoor parking garage)
Visitor: 0.1 spaces per unit = 188 rooming units / 2 = 94 units - 24 units x 0.1 = 7 spaces	Section 603 (3)(a) & 146 (1)(3) [Bylaw No. 2026-50]	4 spaces (surface parking) 3 spaces (indoor parking)
Phase 2 Senior's Apartment Building (Mid-High Rise) Parking	Zoning Requirement	Provided
Resident: 0.5 spaces per unit = 170 units x 0.5 = 85 spaces * (designed for 0.75 spaces per unit = 128 spaces)	Table 101 - R12 - Column II [Bylaw No. 2008-250]	128 spaces (provided in below grade indoor parking garage)
Visitor: 0.1 spaces per unit = 170 units x 0.1 = 17 spaces	Table 102 - Mid-High Rise - Column II [Bylaw No. 2008-250]	17 spaces (surface parking)
Phase 3 Senior's Apartment Building (Mid-High Rise) Parking	Zoning Requirement	Provided
Resident: 0.5 spaces per unit = 100 units x 0.5 = 50 spaces	Table 101 - R12 - Column II [Bylaw No. 2008-250]	37 spaces (provided in below grade indoor parking garage) 13 spaces (surface parking)
Visitor: 0.1 spaces per unit = 100 units x 0.1 = 10 spaces	Table 102 - Mid-High Rise - Column II [Bylaw No. 2008-250]	10 spaces (surface parking)

REV.	DESCRIPTION	DATE
01	FOR SITE PLAN APPROVAL	01/20/2026
02	FOR SITE PLAN APPROVAL	02/27/2026
03	FOR COORDINATION	04/16/2026
04	FOR SUPERSTRUCTURE PERMIT	05/05/2026
05	FOR ZONING BY-LAW AMENDMENT	06/04/2026
06	FOR SITE PLAN APPROVAL	06/10/2026
07	FOR COORDINATION	07/03/2026
08	FOR SITE PLAN APPROVAL	07/14/2026
09	FOR ZONING BY-LAW AMENDMENT	08/02/2026

GENERAL NOTES
1. DO NOT SCALE DRAWINGS. ALL MEASUREMENTS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. ALL WORK DESCRIBED UNDER THIS CONTRACT TO COMPLY WITH ONTARIO BUILDING CODE, 2024 AND/OR NATIONAL BUILDING CODE, 2020 AND OTHER CODES AND BY-LAWS IN EFFECT.
4. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT. COPYRIGHT FOR THE ARCHITECT'S INSTRUMENT OF SERVICE BELONGS TO THE ARCHITECT. COPIES, INCLUDING ELECTRONIC COPIES, MAY ONLY BE USED FOR THE PURPOSE INTENDED AND FOR A ONE-TIME USE, ON THE SAME SITE, AND FOR THE SAME PROJECT AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

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PROJECT TITLE
WATERIDGE LIFESTYLES - PHASE 1 RETIREMENT HOME WATERIDGE LIFESTYLES 100 BAILLE-SNOW STREET, OTTAWA ON
DRAWING LIST
MASTER PLAN
JOB No. TBA-2026-01 DATE 01/20/2026 SCALE AS NOTED DRAWN & REVIEWED BY T.B.

FILE No. D07-12-26-0020 / PLAN No. xx

A1.1