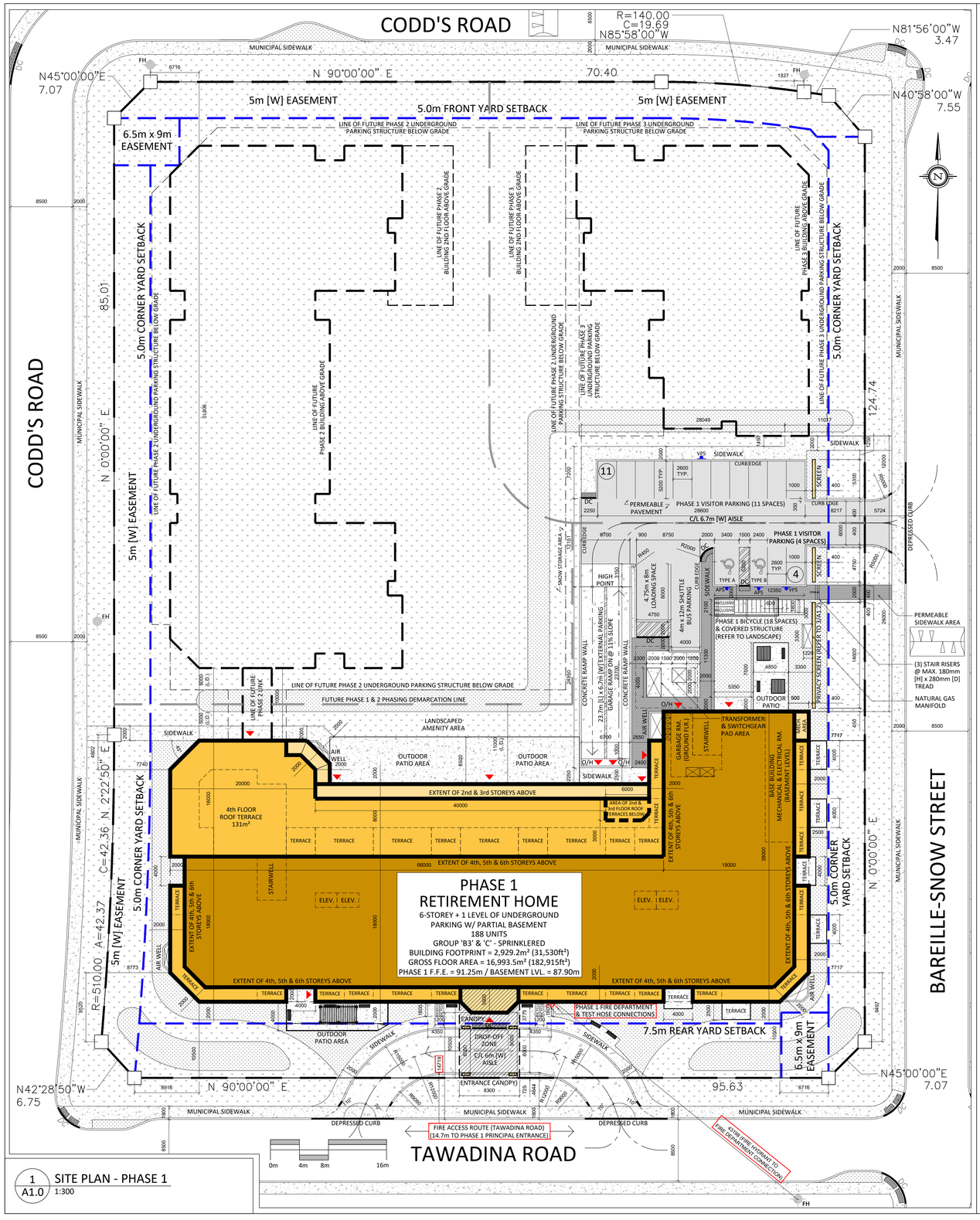

1 / A1.0 SITE PLAN - PHASE 1
1:300

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, Vollebekk 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	85.6m (Codd's Road - North)
Minimum Corner Side Yard with Residential Land Use at Grade:	5.0m	7.7m (Bareille-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 (Phase 1 & Future Phase 2) 39.0m (Phase 1 & Future Phase 3)
Maximum Building Area of Floor Plates Above 20m or > 6 Storeys:	750m²	1,844m² (Section 906 - N/A - Retirement Home)
Maximum Building Height:	30.0m	23.625m (Phase 1 Building / 6-Storeys)

Phase 1 Retirement Home Building Information

Floor Level	Area	Group 'B3' & 'C' Details	Rentable Area of Suites / GFA
Basement Floor Area:	2,995.5m² (32,243ft²)	(0) Rooming Units	0m² (0ft²) = 0% of GFA
Ground Floor Area:	2,929.2m² (31,530ft²)	(6) Rooming Units	464.4m² (4,999ft²) = 16% of GFA
2nd Floor Area:	2,768.7m² (29,802ft²)	(49) Rooming Units	1,810.1m² (19,484ft²) = 65% of GFA
3rd Floor Area:	2,768.7m² (29,802ft²)	(49) Rooming Units	1,810.1m² (19,484ft²) = 65% of GFA
4th Floor Area:	1,843.8m² (19,846ft²)	(28) Rooming Units	1,499.5m² (16,140ft²) = 81% of GFA
5th Floor Area:	1,843.8m² (19,846ft²)	(28) Rooming Units	1,513.9m² (16,295ft²) = 82% of GFA
6th Floor Area:	1,843.8m² (19,846ft²)	(28) Rooming Units	1,501.3m² (16,160ft²) = 82% of GFA
Gross Floor Area (GFA):	16,993.5m² (182,915ft²)	(188) Rooming Units	8,599.3m² (92,562ft²) = 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 1 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 100m² GFA used for medical, health or personal services = 900m² GFA x 1 = 9 spaces	Table 101 - R20 - Column II [Bylaw No. 2008-250]	13 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]	15 spaces ** (surface parking)
Total Phase 1 Building - Vehicular Parking Required:		= 63 spaces	
Total Phase 1 Building - Vehicular Parking Provided:		= 75 spaces consisting of (15) exterior surface & (60) indoor parking	

General Phase 1 Parking Space Note:

* When the Phase 2 Senior's Apartment Building and underground parking structure is completed, (2) standard indoor parking spaces for Phase 1 staff will be removed to accommodate for the 6.7m [W] drive aisle connection between the Phase 1 & Phase 2 indoor parking garages.

** When the Phase 3 Senior's Apartment Building and underground parking structure is completed, (11) standard exterior surface spaces for Phase 1 visitors will be transferred to the Phase 3 parking requirements and consisting of (10) standard exterior surface spaces for Phase 3 visitors and (1) Phase 3 loading space. The (7) required Phase 1 visitor spaces will be provided with the (4) Phase 1 surface spaces + (2) spaces & (1) space in the Phase 1 & Phase 2 indoor parking garages respectively.

Exterior Surface Parking (15 spaces): **

13 standard spaces @ 2.6m x 5.2m
1 accessible Type 'A' space @ 3.4m x 5.2m with 1.5m shared access aisle
1 accessible Type 'B' space @ 2.4m x 5.2m with 1.5m shared access aisle

Underground Indoor Parking (60 spaces): *

38 standard spaces @ 2.6m x 5.2m
16 compact car spaces @ 2.4m x 5.2m
3 parallel spaces @ 2.6m x 6.7m
1 accessible Type 'A' space @ 3.5m x 5.2m with 1.5m shared access aisle
1 accessible Type 'B' space @ 2.6m x 5.2m with 1.5m shared access aisle
1 accessible Type 'B' space @ 2.4m x 5.2m with 1.5m access aisle

Phase 1 Bicycle Parking Information

Phase 1 Retirement Home Bicycle Parking		Zoning Requirement
Short Term Spaces:	Min. 4 spaces + 0.1 spaces per unit above 20 units = 4 spaces + 74 units x 0.1 =11 spaces	Table 613B (a) (viii) [Bylaw No. 2026-50] - Retirement Home
Long Term Spaces:	0.25 spaces per unit = 94 units x 0.25 = 24 spaces	Table 613B (b) (viii) [Bylaw No. 2026-50] - Retirement Home
Total Phase 1 Short Term Bicycle Parking Provided:	= 22 spaces consisting of:	20 horizontal outdoor @ 0.6m x 1.8m / space & 2 horizontal outdoor inclusive @1.0m x 2.75m / space
Total Phase 1 Long Term Bicycle Parking Provided:	= 47 spaces consisting of:	44 horizontal indoor @ 0.6m x 1.8m / space & 3 horizontal inclusive indoor @1.0m x 2.75m / space

Site Plan & Master Plan Symbol Legend

- LOW HIGH - Denotes proposed Phase 1 retirement home building
- LOW HIGH - Denotes proposed Phase 2 senior's apartment building
- LOW HIGH - Denotes proposed Phase 3 senior's apartment building
- Denotes concrete surface
- Denotes permeable sidewalk
- Denotes seed/ sod ground landscape cover
- Denotes shrub / perennial bed
- Denotes building feature above
- Denotes property line
- Denotes site setback
- Denotes proposed phasing line
- Denotes c/l drive aisle
- Denotes building entrance
- Denotes fire department connection
- Denotes accessible parking
- DC - Denotes depressed curb
- Denotes high colour contrast pavement marking
- Denotes tactile walking surface indicator (TWSI)
- Denotes aluminum sign
- Denotes bench seating
- FH - Denotes fire hydrant

ISSUE RECORD

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 OF 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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KEY PLAN

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11096

T Bonhomme Architect

PROJECT TITLE
WATERIDGE LIFESTYLES - PHASE 1 RETIREMENT HOME
WATERIDGE VILLAGE
100 BAREILLE-SNOW STREET, OTTAWA ON

DRAWING LIST
SITE PLAN - PHASE 1

JOB No.	TBA-2026-01	DRAWING No.
DATE	01/20/2026	A1.0
SCALE	AS NOTED	
DRAWN & REVIEWED BY T.B.		

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