CONCEPT PLAN

FOR DISCUSSION PURPOSE ONLY
NOT FOR CONSTRUCTION
NOT FOR SITE PLAN APPROVAL

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Wooded Area

Existing Residential

PRIVATE ROAD

Proposed Street

Proposed Sidewalk

Parkland Connection

Parkland

chemin Baseline Road

16 Units 3-Storey

18 Units 4-Storey

Area 801 m²

Scale 1 : 1250

60 45 30 15 0 30 60 Metres

Legend

DWELLING TYPE	UNITS
Apartment	180
Terraced Stacked	80
Compact Townhouse	37
Standard Townhouse	14
Total Units:	311

Proposed Surface Parking Spaces:

Terraced Stacked	60
Compact Townhouse	37
Standard Townhouse	14
Total:	111

Proposed Underground Parking Spaces:

Apartment Buildings:	162

Subject Site:	4.19 ha
Total Area of Streets and Sidewalks:	0.75 ha
Proposed Pathway	0.14 ha

Net Area Less Streets, Sidewalks, and Pathways: 3.30 ha

Net Residential Density: 94.28 uph

Landscaping	17,294 m²	(1.73 ha)
Landscaping within Front Yard	399.4 m²	(0.04 ha)

Legend:

- ▸ Building Entrance

Notes:

1. Apartment unit total is calculated on 80% building efficiency with an average size of 93m²
2. Landscape Architect: Fotenn
   LID Consultant: Aquafor Beech
   Civil Engineer: Arcadis
   Surveyor: Annis O'Sullivan Vollebekk Ltd.
   Planner: Arcadis Professional Services (Canada) Inc.

Title: Concept Plan - Phase 8

Project: 49 Wateridge, Ottawa, ON

Client: Build Canada Homes

ARCADIS

Date: November 2026

Figure 1