

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, Vollebek Ltd., Ontario Land Surveyors.

Block 21 - Zoning Information GM31 H(30)

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 (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 (Phases 1 & 2), 39.0m (Phases 1 & 3) 26.0m (Phases 2 & 3)
Maximum Building Area of Floor Plates at 7th Floor and Above:	750m ²	Phase 1 - N/A, Phase 2 - 652m ² , Phase 3 - 652m ²
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:	2,956m ² (31,818ft ²)	(0) Dwelling Units	0m ² (0ft ²) = 0% of GFA
Ground Floor Area:	2,925m ² (31,484ft ²)	(6) Dwelling Units	468m ² (5,038ft ²) = 16% of GFA
2nd Floor Area:	2,773m ² (29,848ft ²)	(49) Dwelling Units	1,789m ² (19,257ft ²) = 64% of GFA
3rd Floor Area:	2,773m ² (29,848ft ²)	(49) Dwelling Units	1,789m ² (19,257ft ²) = 64% of GFA
4th Floor Area:	1,864m ² (20,064ft ²)	(28) Dwelling Units	1,520m ² (16,361ft ²) = 82% of GFA
5th Floor Area:	1,864m ² (20,064ft ²)	(28) Dwelling Units	1,536m ² (16,533ft ²) = 82% of GFA
6th Floor Area:	1,864m ² (20,064ft ²)	(28) Dwelling Units	1,536m ² (16,533ft ²) = 82% of GFA
Gross Floor Area (GFA):	17,019m ² (183,190ft ²)	(188) Dwelling Units	8,638m ² (92,979ft ²) = 51% of GFA

Proposed Building Height: 23.625m measured from grade to top of parapet
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 (22,238ft ²)	(25) Dwelling Units
3rd Floor Area:	2,066m ² (22,238ft 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

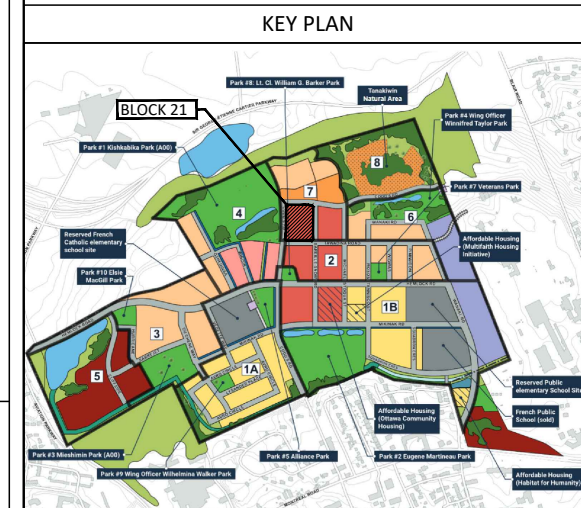
Phase 1 Retirement Home Building Parking	Zoning Requirement	Provided
Resident: 0.25 spaces per Unit = 188 units x 0.25 = 47 spaces	Table 101 - R20 - Column II	47 spaces (provided in below grade indoor parking garage)
Staff: 1 space per 100m ² GFA used for medical, health or personal services = 900m ² GFA x 1 = 9 spaces	Table 101 - R20 - Column II	11 spaces (provided in below grade indoor parking garage)
Visitor: No requirement for Retirement Home		4 spaces (surface 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	129 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	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	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	10 spaces (surface parking)

REV.	DESCRIPTION	DATE
01	FOR SITE PLAN APPROVAL	01/20/2026
02	FOR SITE PLAN APPROVAL	02/27/2026

GENERAL NOTES

- DO NOT SCALE DRAWINGS. ALL MEASUREMENTS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- 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.
- 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.

PROJECT TEAM	
OWNER / APPLICANT	WATERIDGE LIFESTYLES LTD. 1505 CARLING AVENUE, 2ND FLOOR, OTTAWA ON K1Z 7L9 T: 613-518-2006 ext. 2 E: info@wateridgecommercial.ca
ONTARIO LAND SURVEYOR	ANNIS, O'SULLIVAN, VOLLEBEK LTD. 175 WOODWARD DRIVE, SUITE 200, OTTAWA, ON K2C 0P9 T: 613-800-1583 E: info@anniso.com
ARCHITECT	T BONHOMME ARCHITECT 3541 R33 COVE ROAD, PORTLAND ON K0G 1V0 T: 613-234-3528 E: tom@tbonhommearchitect.ca
CIVIL ENGINEER	ROBINSON LAND DEVELOPMENT 2936 BASELINE ROAD, SUITE 200, OTTAWA ON K2H 1B3 T: 613-592-6060 E: robinson@robinsonland.com
GEOTECHNICAL ENGINEER	CAMBUIUM CONSULTING & ENGINEERING 31 HYPERION COURT, SUITE 102, KINGSTON, ON K7K 7G3 T: 613-389-2323 E: Blasco.Vijayabaskaran@cambium-inc.com
LANDSCAPE ARCHITECT	NAK DESIGN STRATEGIES 1285 WELLINGTON STREET WEST, OTTAWA, ON K1V 3A8 T: 613-237-2348 ext. 25 E: mnuckey@nak-design.com
STRUCTURAL ENGINEER	DHM STRUCTURAL LTD. 333 PRESTON STREET, SUITE 110, OTTAWA ON, K1S 5M4 T: 613-651-9490 E: info@dhm-structural.ca
MECHANICAL & ELECTRICAL ENGINEER	GODFREY, WEEDMARK & ASSOCIATES LTD. 1688 Woodward Drive, Ottawa, ON K2C 3R8 T: 613-727-5111 E: rajv@gwal.com



PROJECT TITLE	
WATERIDGE LIFESTYLES - PHASE 1 RETIREMENT HOME BLOCK 21 WATERIDGE VILLAGE 200 CODD'S ROAD, OTTAWA ON K1K 5C6	
DRAWING LIST	
MASTER PLAN	
JOB No.	TBA-2026-01
DATE	01/20/2026
SCALE	AS NOTED
DRAWN & REVIEWED BY T.B.	

FILE No. XX / PLAN No. XX