

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	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 at 7th Floor and Above:	750m ²	N/A (6-Storey Building)
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:	2,956m 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 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	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	13 spaces * (provided in below grade indoor parking garage)
Visitor: No requirement for Retirement Home		15 spaces ** (surface parking)
Total Phase 1 Building - Vehicular Parking Required:	= 56 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 (Refer to Master Plan - A1.1 and Master Plan - Underground - A1.2).
- ** 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 (Refer to Master Plan - A1.1 and Master Plan - Underground - A1.2).

Phase 1 Bicycle Parking Information

Phase 1 Retirement Home Building Parking	Zoning Requirement
Resident: 0.25 spaces per Unit = 188 units x 0.25 = 47 spaces	Table 111A (a) - Retirement Home
Total Phase 1 Building - Bicycle Parking Required:	= 47 spaces
Total Phase 1 Building - Bicycle Parking Provided:	= 50 spaces consisting of: 16 (surface) & 34 (indoor) bicycle spaces @ 0.6m x 1.8m space per bicycle with minimum 1.5m access aisle

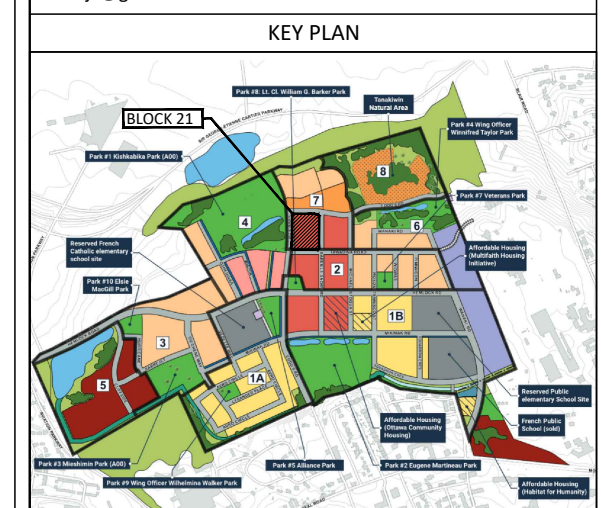
Site Plan & Master Plan Symbol Legend

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

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

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

FILE No. XX / PLAN No. XX

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