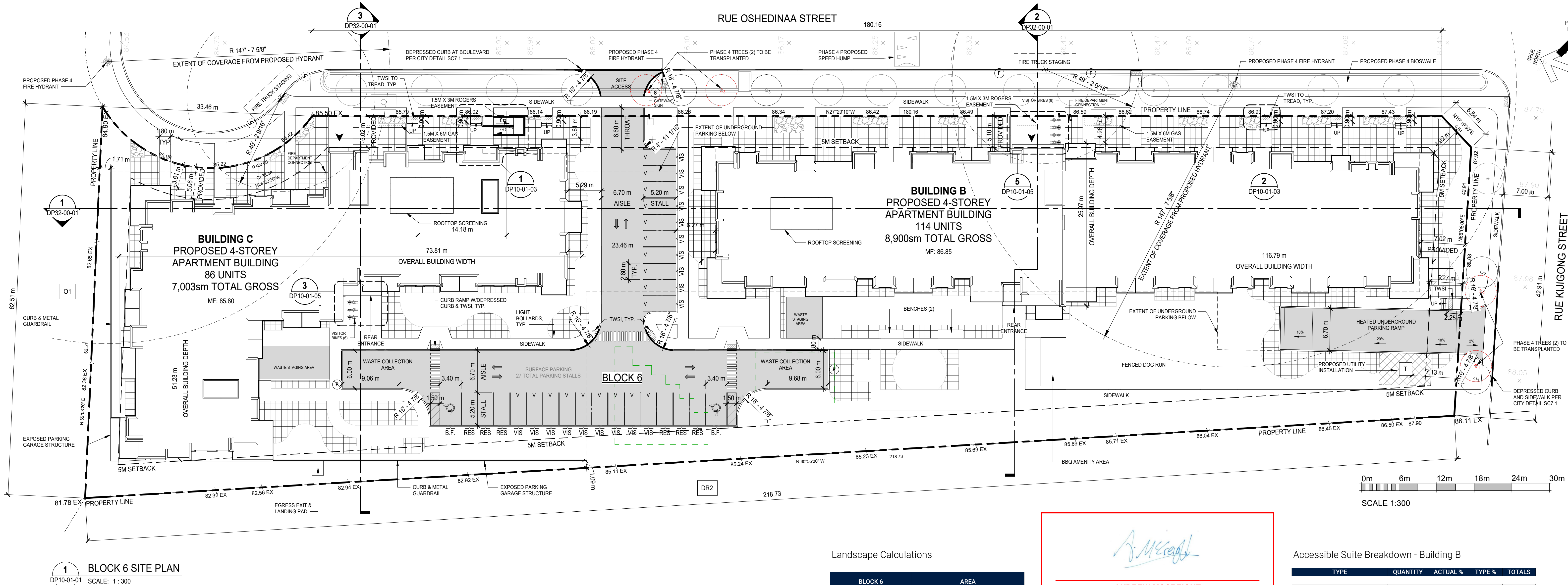


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FILE # D07-12-24-0126



1 BLOCK 6 SITE PLAN
DP10-01-01 SCALE: 1: 300

SITE PLAN NOTES

- ALL EXISTING SITE INFORMATION AS PER REGISTERED PLAN DATED MARCH 31st, 2023 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.
- ANY SNOW ACCUMULATED IN INTERNAL ROAD/PRIVATE WAY IS TO BE TRUCKED OFF SITE.
- FIRE FIGHTING TO TAKE PLACE FROM OSHEDINAA STREET.
- REFER TO DP10-01-02 FOR PROPOSED CONSTRUCTION PHASING.
- REFER TO DP10-01-04 FOR WASTE COLLECTION DETAILS AND STATISTICS.
- REFER TO DP10-01-05 FOR BICYCLE STORAGE DETAILS AND STATISTICS.
- REFER TO LANDSCAPE DRAWINGS FOR PLANTING, SITE LIGHTING AND FURNITURE DETAILS.
- REFER TO CIVIL DRAWINGS FOR SERVICING AND GRADING.

SITE PLAN LEGEND

- ▲ PRINCIPAL ENTRY
- V VISITOR PARKING
- DIRECTION OF TRAVEL
- T PROPOSED TRANSFORMER LOCATION
- ⦿ FIRE HYDRANT
- B.F. BARRIER-FREE PARKING SIGNAGE
- VIS VISITOR PARKING SIGNAGE
- RES RESIDENT PARKING SIGNAGE
- P NO PARKING SIGNAGE
- F FIRE LANE SIGNAGE
- S STOP SIGN
- ▨ TACTILE WARNING SURFACE
- ▨ CONCRETE ROAD
- ▨ LANDSCAPING - SOD
- ▨ LANDSCAPING - STONE MULCH
- ▨ LANDSCAPING - WOOD MULCH
- ▨ LANDSCAPING - OTHER
- LOW IMPACT DEVELOPMENT AREA
- TREE TO BE TRANSPLANTED - ORIGINAL LOCATION
- TREE TO BE TRANSPLANTED - NEW LOCATION

Site Information

LAND USE DISTRICT	R5Y [2312]	Residential Fifth Density Zone, Subzone Y, Urban Exception 2312
LEGAL DESCRIPTION / PIN	Block 6, Registered Plan 4M-1718 / PIN 02473-1232	
MUNICIPAL ADDRESS	125 & 135 Oshedinna Street, Ottawa, ON	
COMMUNITY	Wateridge Village	
SITE AREA	11,661 SM Required: 1,400 SM	125,518 SF 2.88 AC 1.166 HA
AMENITY AREA	Required Total amenity area Communal amenity area	Provided 2,870.50 SM 793.27 SM
LOT WIDTH	Minimum 18.0m	Provided 225.39m

Development Statistics

PROPOSED USE (PERMITTED)	Planned Unit Development, Two (2) low-rise apartment buildings; one (1) accessory utility installation structure in rear yard	
UNITS TOTAL	200	
SETBACKS	Required Front yard (Oshedinna Street) Corner side yard (Kijigong Street) Rear yard Interior side yard	Provided 5.0m 5.0m 5.0m 5.0m 5.0m 7.02m 1.09m 1.71m
PROJECTIONS INTO SETBACKS	Greatest Front yard (Oshedinna Street) Corner side yard (Kijigong Street) Rear yard Interior side yard	1.39m None None None
DENSITY	Units/ Ha Minimum Maximum Proposed	Units 122.4 N/A 200
HEIGHT	Maximum Proposed	16.0m 13.24m (Bldg B) / 13.49m (Bldg C)
SITE COVERAGE	34.36%	

Area Calculations

BLDG / LEVEL	GROSS FLOOR AREA	
	SF	SM
BUILDING B		
LEVEL 1	24115.7	2,240.42
LEVEL 2	23895.1	2,219.93
LEVEL 3	23895.1	2,219.93
LEVEL 4	23895.1	2,219.93
GFA	95,801.1	8,900.21
BUILDING C		
LEVEL 1	19,012.1	1,766.28
LEVEL 2	18,788.9	1,745.55
LEVEL 3	18,788.9	1,745.55
LEVEL 4	18,788.9	1,745.55
GFA	75,378.8	7,002.92
TOTAL GFA	171,180 SF	15,903.1 SM
SITE COVERAGE	43,128 SF	4,007.5M 34.36%

Amenity Area Calculations

BLDG / LEVEL	GROSS FLOOR AREA	
	SF	SM
BUILDING B (PRIVATE)		
LEVEL 1	3,082.6	286.38
LEVEL 2	3,289.0	305.56
LEVEL 3	3,289.0	305.56
LEVEL 4	3,289.0	305.56
Area	12,949.5	1,203.05
BUILDING C (PRIVATE)		
LEVEL 1	2,180.8	202.60
LEVEL 2	2,409.6	223.86
LEVEL 3	2,409.6	223.86
LEVEL 4	2,409.6	223.86
Area	9,409.6	874.18
COMMUNAL AMENITY		
GRADE	8,538.7	793.27
Area	8,538.7	793.27
TOTAL AREA	30,898 SF	2,870.50 SM

Landscape Calculations

BLOCK 6	AREA
SM	
HARDSCAPE	1,046
CONCRETE	850
UNIT PAVR	170
PEA GRAVEL	26
SOFTSCAPE	4,409
PLANT BEDS	2,103
SOD	2,306
TOTAL	5,455 SM
SITE COVERAGE	46.78%

Area Calculations - Underground Parking

BLDG / LEVEL	GROSS FLOOR AREA		UNDERGROUND PARKING
	SF	SM	# OF STALLS
BUILDINGS B & C			
UNDERGROUND PARKING	71,827.4	6,672.99	201

Vehicle Parking

TYPE		RATE	UNITS	REQUIRED	PROVIDED
				STALLS	STALLS
Building B & C					
	Resident	0.50 stalls/unit	200	94	209
	Resident, Barrier-Free (underground)	Traffic & Parking Bylaw, Part C		3 of 201	3
	Visitor	0.10 stalls/unit	200	19	19
	Visitor, Barrier-Free (surface)	Traffic & Parking Bylaw, Part C		1 of 27	2
	Total Stalls			113	228
			Deficiency		
			Surplus		115

*NOTE: Required resident parking determined by: total units - 12 units, x required rate

*NOTE: Required visitor parking determined by: total units - 12 units, x required rate

Unit Types - Block 6

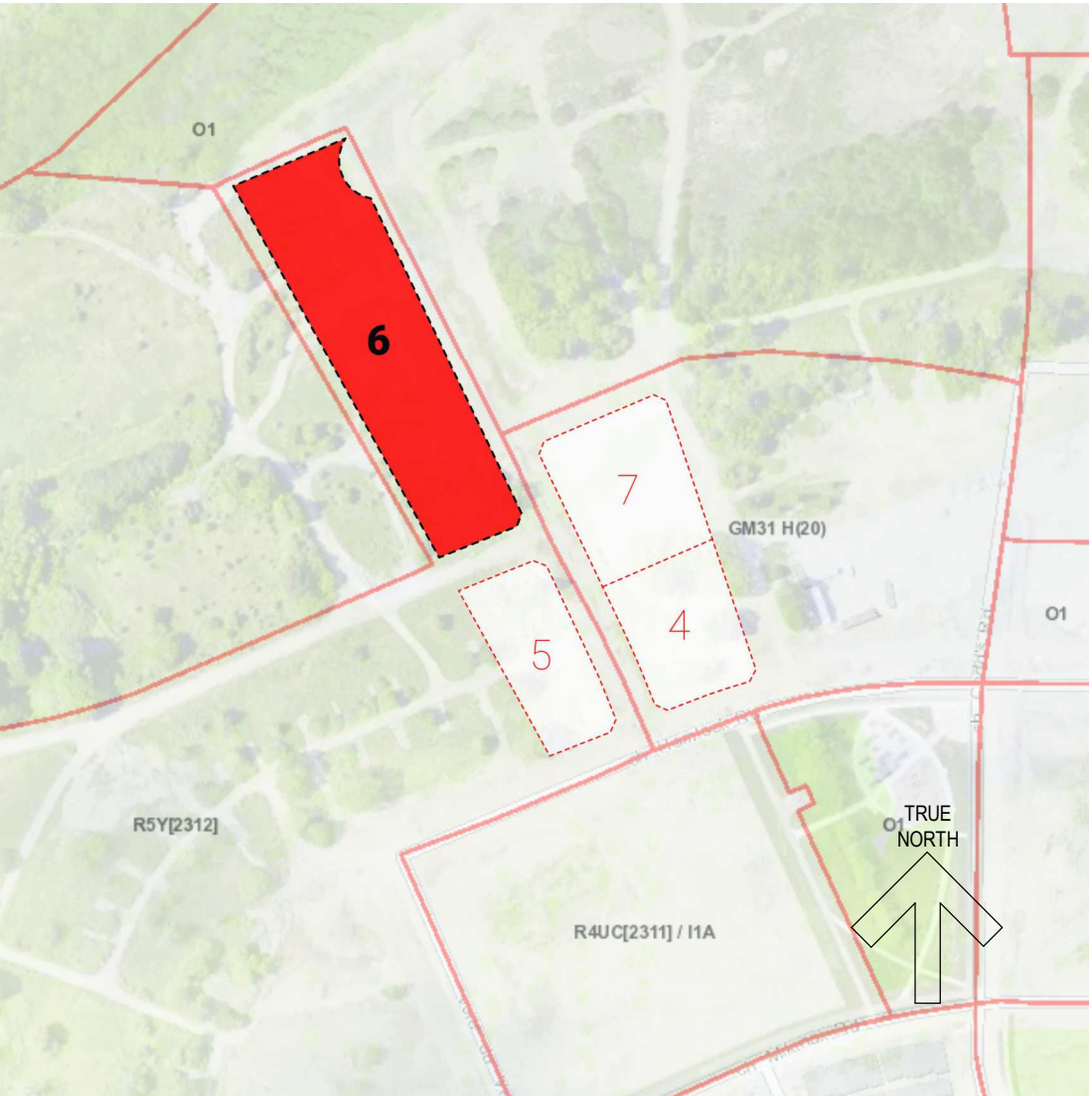
IDENTIFIER	SIZE	DESCRIPTION		PROVIDED AREA		BUILDING B	BUILDING C	QTY...	%
		BEDROOM	WASHROOM	m²	sq.ft.				
UNIT A1	<60 SM	1	1	49.39	531.63	1	0	1	0.50%
UNIT A1 - ROSA	<60 SM	1	1	43.57	469.03	15	8	23	11.50%
UNIT B2 - ROSSO	<60 SM	1	1	49.84	536.48	8	8	16	8.00%
UNIT B - AMBRA	<60 SM	1 + DEN	1	58.75	632.38	45	27	72	36.00%
AZURRO	>60 SM	1 + DEN	1	63.00	678.15	0	4	4	2.00%
GIALLO	>60 SM	1 + DEN	1	63.00	678.15	0	4	4	2.00%
GRIGIO	>60 SM	1 + DEN	1	63.00	678.15	6	3	9	4.50%
ARGENTO	>60 SM	2	2	90.22	971.10	12	16	28	14.00%
UNIT G	>60 SM	2	2	76.58	824.31	20	9	29	14.50%
NERO D / ORO	>60 SM	2 + DEN	2	84.30	907.41	3	3	6	3.00%
UNIT I	>60 SM	3	2	103.50	1114.06	4	4	8	4.00%
BUILDING TOTAL						114	86		
TOTAL								200	100%

Accessible Suite Breakdown - Building B

TYPE	QUANTITY	ACTUAL %	TYPE %	TOTALS
STUDIO / 1 BEDROOM	23	20.35%	65.5%	74
1 BEDROOM + DEN	51	45.13%		
1 BEDROOM ACCESSIBLE	12	10.62%		
2 BEDROOM	32	28.32%		
2 BEDROOM + DEN	3	2.65%	31.0%	35
2 BEDROOM ACCESSIBLE	8	7.08%		
3 BEDROOM	4	3.54%	3.5%	4
3 BEDROOM ACCESSIBLE	1	0.88%		
SUBTOTAL	113	100%		
ACCESSIBLE TOTALS	21	18.58%		

Accessible Suite Breakdown - Building C

TYPE	QUANTITY	ACTUAL %	TYPE %	TOTALS
STUDIO / 1 BEDROOM	16	18.60%		
1 BEDROOM + DEN	38	44.19%	62.8%	54
1 BEDROOM ACCESSIBLE	9	10.47%		
2 BEDROOM	25	29.07%		
2 BEDROOM + DEN	3	3.49%	32.6%	28
2 BEDROOM ACCESSIBLE	4	4.65%		
3 BEDROOM	4	4.65%	4.7%	4
3 BEDROOM ACCESSIBLE	1	1.16%		
SUBTOTAL	86	100%		
ACCESSIBLE TOTALS	14	16.28%		



SITE CONTEXT MAP

DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A
2025-02-11	SPA SUBMISSION	B
2025-03-26	SPA SUBMISSION	C

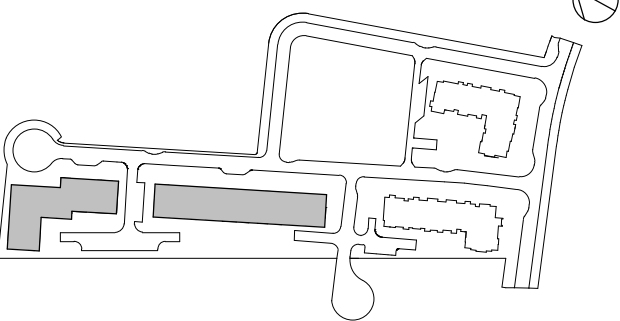
Rohit
Bold Goes Further

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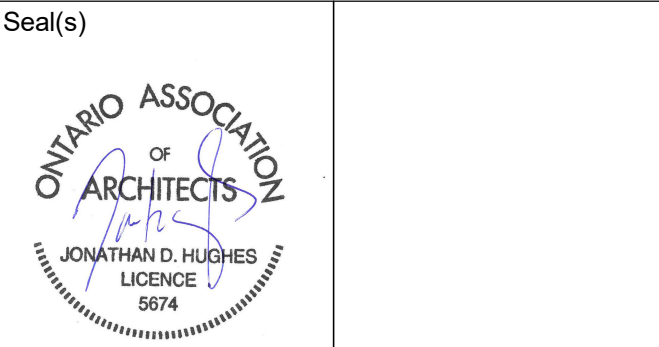
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Project Component SITE PLAN CONTROL APPLICATION

Key Plan



Consultants
Civil: Arcadis Professional Services (Canada) Inc.
Landscape: Arcadis Professional Services (Canada) Inc.
Architecture: NORR Architects Engineers Planners
Structural: TBD
Mechanical: TBD
Electrical: TBD
Owner: Rohit at Wateridge 6 Ltd.



NORR

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Client
ROHIT COMMUNITIES

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Project
Wateridge Village Block 6

125 & 135 OSHEDINAA STREET
OTTAWA, ON

SITE PLAN, CONTEXT, AND STATISTICS

Scale
As indicated

Project No.
NCCA22-0243

Drawing No.
DP10-01-01

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PLAN# 19211