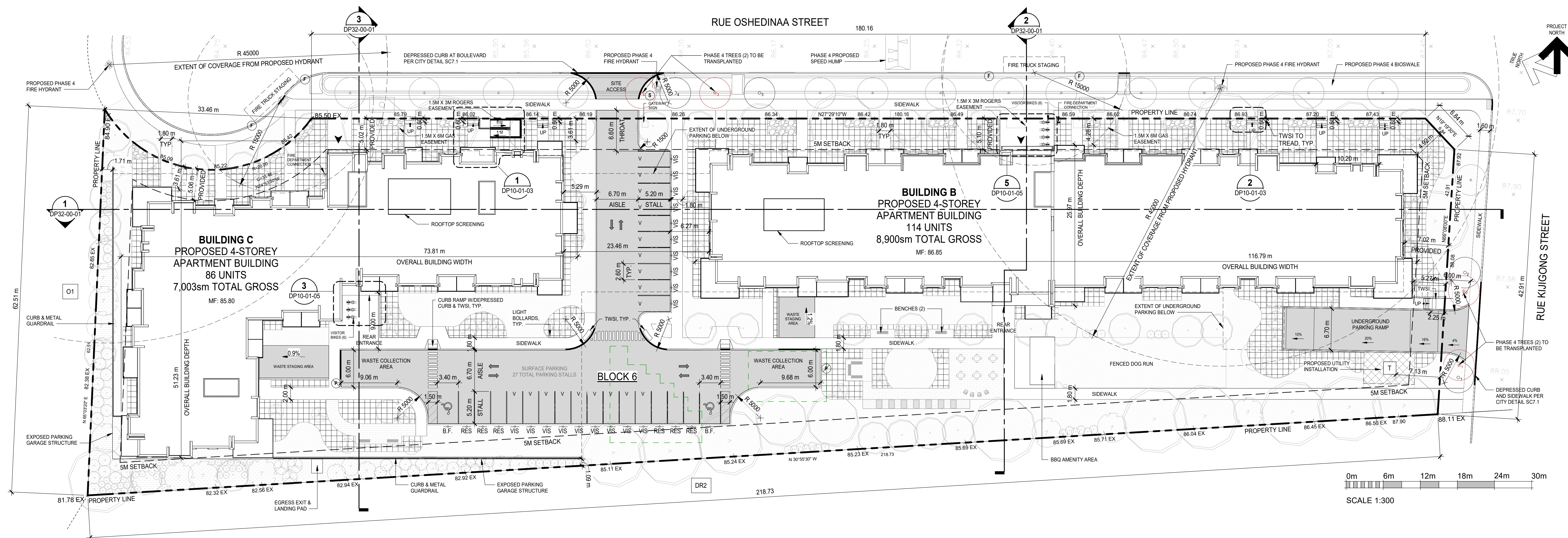


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DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A

Rohit
Bold Goes Further

This drawing has been prepared solely for the use of ROHIT COMMUNITIES and there are no representations of any kind made by NORR Architects Engineers Planners to any party with whom NORR Architects Engineers Planners has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

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.

Seal(s)
ONTRIO ASSOCIATION OF ARCHITECTS
OF ARCHITECTS
OF ARCHITECTS
LICENSE
5743

NORR
NORR Architects & Engineers Ltd.
55 Murray Street, Suite 600
Ottawa, ON, Canada K1N 5M3
norr.com

Project Manager	M.EISELEN	Drawn	O.BREYTENBACH
Project Leader	O.BREYTENBACH	Checked	E.FAULKNER

Client
ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project
Wateridge Village Block 6

125 & 135 OSHEDINAA STREET
OTTAWA, ON

Drawing Title
SITE PLAN, CONTEXT, AND STATISTICS

Scale
As indicated

Project No.
NCCA22-0243

Drawing No.
DP10-01-01

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
 - ⊙ STOP SIGN
 - 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]
LEGAL DESCRIPTION / PIN	Block 6, Registered Plan 4M-1718 / PIN 02473-1232
MUNICIPAL ADDRESS	125 & 135 Oshedinaa Street, Ottawa, ON
COMMUNITY	Wateridge Village
SITE AREA	11,661 SM 125,518 SF Required: 1,400 SM 2.88 AC 1.166 HA
AMENITY AREA	Required Provided Total amenity area 1,272 SM 2,870 50 SM Communal amenity area 120 SM 793 27 SM
LOT WIDTH	Minimum Provided 18.0m 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 Provided Front yard (Oshedinaa Street) 5.0m 5.02m Corner side yard (Kijigong Street) 5.0m 7.02m Rear yard 5.0m 1.09m Interior side yard 5.0m 1.71m
PROJECTIONS INTO SETBACKS	Greatest Front yard (Oshedinaa Street) 1.39m Corner side yard (Kijigong Street) None Rear yard None Interior side yard None
DENSITY	Units/ Ha Units Minimum 105 122.4 Maximum N/A N/A Proposed 172 200
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	24,115.7	2,240.42
LEVEL 2	23,895.1	2,219.93
LEVEL 3	23,895.1	2,219.93
LEVEL 4	23,895.1	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 SM 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
HARDSCAPE	1,046 SM
CONCRETE	850
UNIT PAVER	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

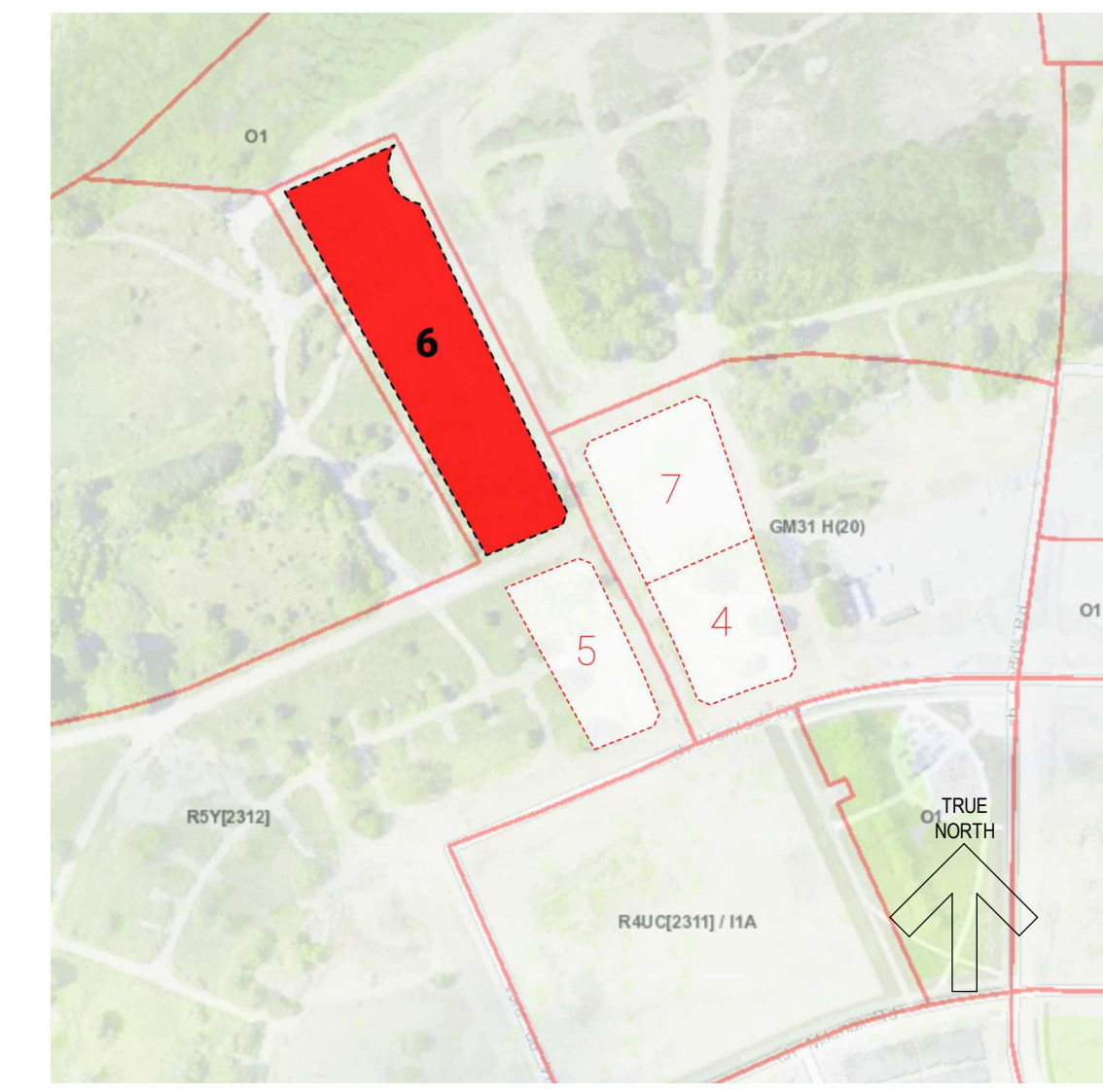
IDENTIFIER	SIZE	DESCRIPTION	PROVIDED AREA	BUILDING B	BUILDING C	QTY...	%
			m ² sq.ft.				
UNIT A1	<60 SM	BEDROOM	49.39	531.63	1	0	0.50%
UNIT A - ROSA	<60 SM	1	43.57	469.03	15	8	11.50%
UNIT B - ROSSO	<60 SM	1	49.84	536.48	8	16	8.00%
UNIT B - AMBRA	<60 SM	1 + DEN	58.75	632.38	45	27	36.00%
AZURRO	>60 SM	1 + DEN	63.00	678.15	0	4	2.00%
GIALLO	>60 SM	1 + DEN	63.00	678.15	0	4	2.00%
GRIGIO	>60 SM	1 + DEN	63.00	678.15	6	3	4.50%
ARGENTO	>60 SM	2	90.22	971.10	12	16	14.00%
UNIT G	>60 SM	2	76.58	824.31	20	9	14.50%
NERO D'ORO	>60 SM	2 + DEN	84.30	907.41	3	3	3.00%
UNIT I	>60 SM	3	103.50	1114.06	4	4	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%		
1 BEDROOM + DEN	51	45.13%	65.5%	74
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 BEDROOM ACCESSIBLE	1	0.88%	3.5%	4
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%		
3 BEDROOM ACCESSIBLE	1	1.16%	4.7%	4
SUBTOTAL	86	100%		
ACCESSIBLE TOTALS	14	16.28%		



SITE CONTEXT MAP

PRELIMINARY - NOT FOR CONSTRUCTION