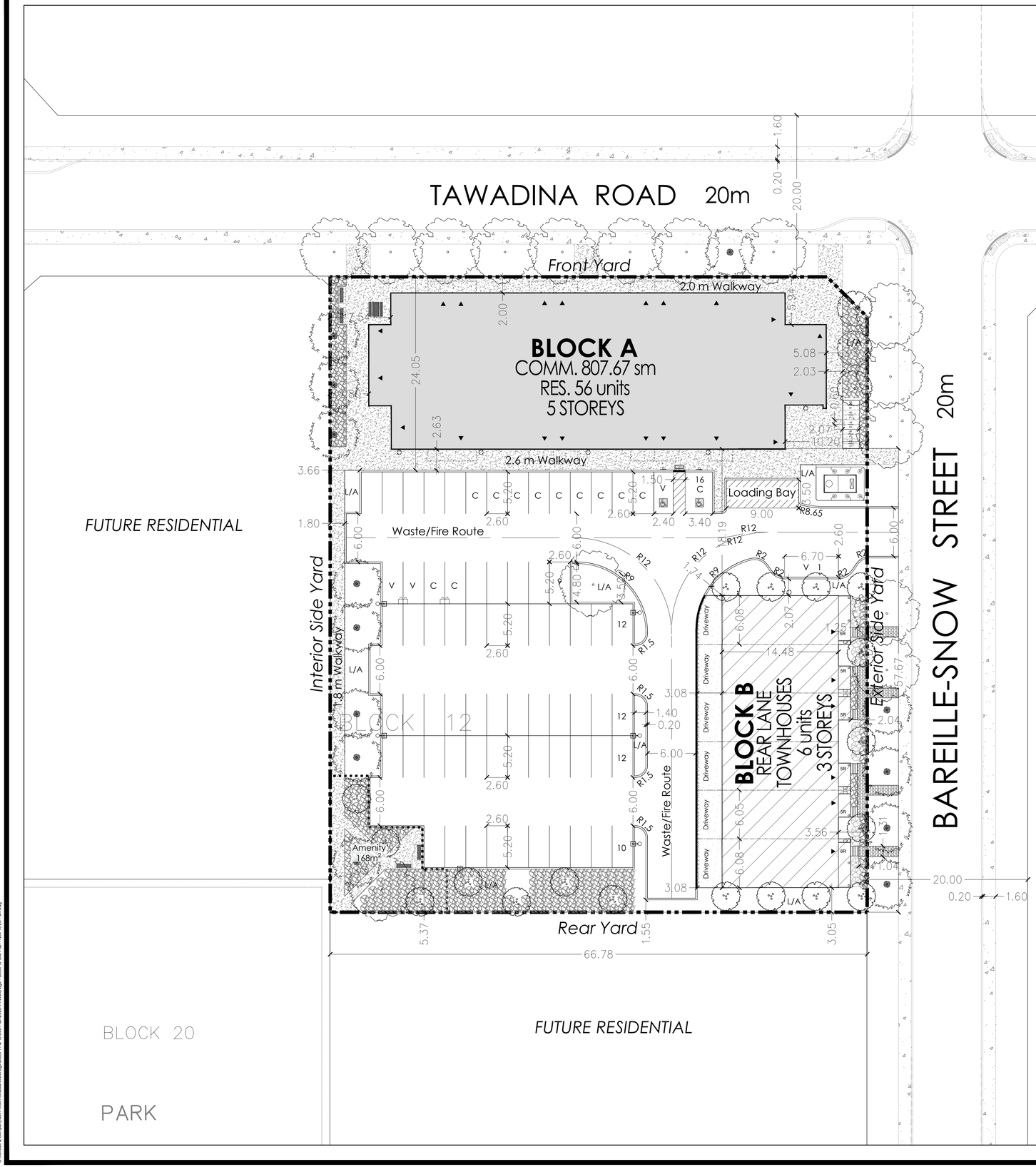


SITE STATISTICS AND DEVELOPMENT DATA

SITE AREA	5 264 m^2 (0.53 ha)
TOTAL BUILDING COVERAGE	1 596 m^2 (30%)
PAVED AREA	2 313 m^2 (44%)
LANDSCAPED AREA	1 355 m^2 (26%)
TOTAL UNITS	62
DENSITY (UPH)	116 UPH
ZONE CATEGORY	H2I H(30)

DWELLING BLOCK	DWELLING TYPE	UNITS	GROSS FLOOR AREA
BLOCK A	Mixed-Use	56	4 143.76 m^2
BLOCK B	Rear Lane Townhouses	6	1 328.71 m^2
	TOTAL	62	**5 472.47 m^2**

PARKING RATE SUMMARY	# OF PARKING STALLS
COMMERCIAL PARKING SPACES	12
RESIDENTIAL PARKING SPACES	56
VISITOR PARKING SPACES	4
TOTAL	**72***

*Parking count excludes driveways for Rear Lane Townhouses.

SECTION	ZONE PROVISION	REQUIRED	PROPOSED
902(11)			
(a)	MIN. LOT AREA	No minimum	5 264.41m^2
(b)	MIN. LOT WIDTH	No minimum	66.8m
(c)(ii)	MIN. FRONT/EXTERIOR SIDE YARD SETBACK	1.5m	2m
(d)(iii)	MIN. INTERIOR SIDE YARD SETBACK	No minimum	4.8m
(e)(iii)	MIN. REAR YARD SETBACK	No minimum	3.05m
902-9(7)	NON-RESIDENTIAL USES LOCATED ON THE FIRST STOREY - % OF FACADE CONSISTING OF TRANSPARENT GLAZING	50%	TBD
902(11)(f)(i)	MIN. BUILDING HEIGHT	7m	11.59m (3 storeys)
902(10)	MAX. BUILDING HEIGHT	132m	19.93m (5 storeys)
602(4)	MAX. RESIDENT PARKING - MIXED-USE (56 units@1.25/unit)	70 spaces	56 spaces
602(4)	MAX. RETAIL STORE PARKING - 3.6 spaces/100m^2 (807.67m^2)	29 spaces	12 spaces
603(1)	VISITOR PARKING* (62 units@0.1/unit)*	4 spaces	4 spaces
607A	MIN. DRIVEWAY WIDTH FOR A PARKING LOT	6.0m	6.0m
613B(Table)(v)	MIN. SHORT-TERM RES. BICYCLE PARKING - MIXED-USE (2 spaces plus 1 space/20 units)	5 spaces	5 spaces
613B(Table)(v)	LONG-TERM RES. BICYCLE PARKING - MIXED-USE (1 space/unit)	56 spaces	0 spaces
613C(Table)(d)	MIN. SHORT-TERM COMMERCIAL BICYCLE PARKING (2 spaces plus 1 space/250m^2 GFA after first 250m^2)	5 spaces	5 spaces

*First 24 units not required.

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
204	PERMITTED PROJECTIONS INTO REQUIRED YARDS		
(9)(d)(i)	COVERED OR UNCOVERED BALCONY, PORCH, DECK:		
	INTERIOR SIDE YARD OR REAR YARD (m)	No limit	N/A
	FRONT YARD OR EXTERIOR SIDE YARD (m)	1m	2m
(12)(a)(i)(ii)	FIRE ESCAPES, OPEN STAIRWAYS, STEPS, RAMPS:		
	INTERIOR SIDE YARD OR REAR YARD (m)	No limit	N/A
	FRONT YARD OR EXTERIOR SIDE YARD (m)	>0.6m to lot line	1m
605(1)(a.c)	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	2.6m x 5.2m	2.6m x 5.2m
605(3)(a)	MIN. PARALLEL PARKING SPACE SIZE (m)	2.6m x 6.7m	2.6m x 6.7m
605(3)(b)	MIN. ACCESSIBLE PARKING		
	TOTAL NUMBER OF ACCESSIBLE PARKING SPACES	2	2
	TYPE A PARKING SPACE SIZE (m)	1 @ 3.4m wide	1 @ 3.4m
	TYPE B PARKING SPACE SIZE (m)	1 @ 2.4m wide	1 @ 2.4m
	ACCESS AISLE (m)	1.5m wide (min.)	1.5m
613A(Table)	MIN. BICYCLE PARKING SPACE DIMENSION, HORIZONTAL (m)	0.6m x 1.8m	0.6m x 2.07m
613(6)	MIN. BICYCLE PARKING SPACE ACCESS AISLE WIDTH (m)	1.5m (min.)	1.5m
610A(Table)	MIN. VEHICLE LOADING SPACES	0 spaces	1 space
610B(Table)	MIN. LOADING SPACE DIMENSIONS	3.5m x 9m	3.5m x 9m
607(7)(b)	LANDSCAPED AREA SURROUNDING PARKING LOT: TO A LOT LINE	3.5m	1.8m
607(8)(a)(i)	MIN. % OF PARKING LOT LANDSCAPED	15%	28%
607(8)(c)	LANDSCAPED MEDIAN/PENINSULA INSIDE PARKING LOT*	Width: 3.5m	3.5 m
208(1)	MIN. TOTAL AMENITY AREA (6m^2/UNIT)	336m^2	369m^{2**}
208(6)(c)	COMMUNAL AMENITY AREA (50% OF MIN. REQUIRED AREA)	168m^2	168m^2

*Only requires one landscaped median/peninsula at a minimum 3.5m wide.
**Includes individual amenity space on balconies.



KEY MAP N.T.S. — Subject Lands

SCALE 1:250 (0 2.5 5 7.5 10 12.5 15)

LEGEND

- BLOCK BOUNDARY
- AMENITY BOUNDARY
- CURB (0.2m)
- REAR LANE TOWNHOUSES
- MIXED USE BUILDING
- CONCRETE WALKWAY
- PAVERS
- ASPHALT DRIVEWAY
- DEPRESSED CURB
- MOUNTABLE CURB
- PORCH
- PROJECTION (STAIRS)
- #R RISERS
- L/A LANDSCAPED AREA
- TACTILE WALKING SURFACE INDICATOR
- BICYCLE PARKING
- TRANSFORMER
- ENTRANCE
- V VISITOR PARKING
- C COMMERICAL PARKING
- BARRIER FREE PARKING
- BARRIER FREE PARKING SIGNAGE
- EV CHARGER
- BENCH
- WALL-MOUNT LIGHTING
- POLE-MOUNT LIGHTING
- DECIDUOUS SHRUB
- SMALL DECIDUOUS TREE
- MEDIUM DECIDUOUS TREE
- LARGE DECIDUOUS TREE
- CONIFEROUS SHRUB

DATE (M/D/Y)	REVISION	BY
11/10/26	Site Plan Revisions	SM
02/27/23	Draft Site Plan	KC

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1. DO NOT SCALE DRAWINGS FOR PRINT.
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3. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
4. REFERENCES CITY OF OTTAWA T.W.S.I. DETAIL SC7.3
5. SURVEY BOUNDARY BY J.D BARNES LIMITED. 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9

PROJECT TEAM

SITE PLAN DESIGN: KORSIAK Urban Planning
LANDSCAPE ARCHITECTURE: NAK design strategies
TRANSPORTATION: NOVATECH
PLANNING: Stantec
CIVIL ENGINEER: Stantec
NOISE: GRADIENTWIND
ARCHITECTURE:
MECHANICAL/ ELECTRICAL: LRJ
GEOTECHNICAL & STRUCTURAL: paterson group

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50 Hines Road, Suite 100, Ottawa, ON Canada K2K 2M5

Wateridge

PART OF BLOCK 12, REGISTERED PLAN 4M-1651
CITY OF OTTAWA
1000 TAWADINA ROAD

TITLE: SITE PLAN

DATE: November 10, 2026 | DRAWN BY: SM | CHECKED BY: CR | DRAWING NO. A

FILE NO.: D07-12-26-0078

JOB NO.: WATERIDGE BLOCK 12

CITY FILE NO. D07-12-26-0078

CITY PLAN NUMBER XXXXX

S:\Korsiak & Company\MATTAMY\Ottawa\Wateridge\Block 11 & 12\03a Plan\2026-11\Wateridge - Block 12 Site Plan - Nov 10 25 - sm.dwg