

Wateridge Lifestyles - Phase 1 Retirement Home

Block 21 - 200 Codd's Road, Ottawa ON K1K 5C6



Prepared For: City of Ottawa - Urban Design Review Panel

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Table of Contents

1	Project Description	
1.1	Design Intent	3
1.2	Project Statistics	3
1.3	Renderings	5
2	Design Directive(s)	
2.1	Design Policies	10
2.1.1	City of Ottawa Official Plan (By-law No. 2021-386)	10
2.1.2	City of Ottawa Wateridge Village Secondary Plan	11
2.1.3	Wateridge Community - Phase 6 & 7 Urban Design Guidelines & Architectural Controls	14
2.2	Urban Design Direction	19
3	Site, Context, and Analysis	
3.1	Aerial Photograph	23
3.2	Site Photographs	23
3.3	Microclimate of the Site	25
3.4	Context of the Surrounding Area	25
3.5	Mobility Networks	26
3.6	Adjacent Development Proposals	27
3.6.1	Bayview Group – 375 Codd's Road	28
3.6.2	Mattamy Homes – 1000 Tawadina Road	28
3.6.3	West Urban Developments – 1050 Tawadina Road	28
3.6.4	Phase 7 Lands – Block 20	28
3.6.5	Phase 7 Lands – Block 22 & Block 23	29
3.6.6	Kishkabika Park – 130 Oshedinaa	29
3.6.7	Federal Lands Initiative Lands – CMHC – 800 Winisik & 370 Codd's	29
3.7	Planned Functions of Adjacent Properties	30
4	Design Research	
4.1	Alternative Site Plan Options	31
4.2	Alternative Massing Options	34
4.3	Design Evolution	36
4.4	Built Form Transition	40
4.4.1	200 Codd's Road & 375 Codd's Road	40
4.4.2	200 Codd's Road & 1050 Tawadina Road	41
4.5	Abutting Public Realm Conditions	42
4.5.1	Active Street & Building Frontages	42
4.5.2	Public Realm Connection	42
4.6	Approach to Sustainable Development	44
4.7	Approach to Bird-Safe Design	44
5	Appendix	
5.1	List of Drawings & Deliverables	45
5.1.1	Site Plans	46
5.1.2	Landscape Plans	49
5.1.3	Elevations	53
5.1.4	Conceptual Floor Plans	55
5.1.5	Shadow Analysis	62

1 Project Description

1.1 Design Intent

The design intent behind the Wateridge Lifestyles multi-phase development is the creation of a senior-oriented community where seniors have the ability to age-in-place as they transition from a more independent lifestyle and dwelling-type (Phase 2 & Phase 3 senior's apartment buildings), to a lifestyle and dwelling-type where they may require a greater level of care and support (Phase 1 retirement home building). The site, which is located at Block 21 - 200 Codd's Road and forming part of the Phase 7 development of Wateridge Village, has been designed to provide both physical and visual connections between the three mid-rise buildings through their proximity to one another and the numerous pedestrian linkages, landscape elements and amenity features provided throughout the site and shared by residents of all three buildings.

The initial Phase 1 building will be a six-storey retirement home with underground parking and 188 dwelling units of which 90 units will be geared to senior residents desiring independent living. The independent units will be situated on the ground floor and upper fourth, fifth and six floor levels and be provided with either walk-out terraces and/or projecting balconies for the residents' individual use. The second and third floor will each have 49 units geared to memory care and assisted care residents, and will be provided with separate nursing, dining and lounge facilities on each secure floor for the residents. The Group 'C' and 'B3' building will be constructed of reinforced concrete and will be fully sprinklered in conformance to the 2024 Ontario Building Code. Ancillary program amenity and service spaces within the retirement home building will include the following: lobby, lounge, dining room, bistro and games area, party room with craft kitchen, theatre, exercise room, indoor pool, solarium and hobby room, hair, spa & aesthetics room, commercial kitchen, commercial laundry, and varied administrative and support staff areas.

The future Phase 2 & Phase 3 buildings will each be a nine-storey senior's apartment building with underground parking. The Phase 2 building will have 170 units, and the Phase 3 building will have 100 units each geared to senior residents desiring independent living. The two Group 'C' buildings will each be constructed of reinforced concrete and will be fully sprinklered in conformance to the 2024 Ontario Building Code (or subsequent codes to be adopted in the future).

All three buildings will share a similar architectural massing consisting of 2m step backs on the fourth floor level, vertical insets in the building facades to break-up the horizontal expanse of the buildings, and exterior cladding materials consistent with the Lifestyles brand and previous retirement home and senior apartment buildings constructed by the Client group in Perth, ON and Kemptville, ON. This includes the use of textured stone veneer, smooth-faced masonry stone veneer, horizontal steel cladding and EIFS cladding.

The scale of the Phase 1 building will be further reduced with the use of precast banding and lintel elements, large ground floor windows fronting onto the different programmatic areas, residential-style casement windows for the individual dwelling units, projecting balconies with aluminum picket-style guards, canvas awnings, a varied parapet height, and a projecting canopy at the front entrance to the building. The intent is to create a pedestrian scale to the building where the institutional nature of the typical retirement home feels more residential and welcoming to seniors and the Wateridge Village community at large.

1.2 Project Statistics

Table 1 - Site Statistics

Item	Area	Coverage	No. of Units	Density / Hectare
Lot Area (Block 21- 200 Codd's Road)	14,162m ² (1.4162 hectares)	-		-
Phase 1 Building Footprint	2,925m ² (31,484ft ²)	20.7%	188	-
Phase 2 Building Footprint (Future)	2,100m ² (22,605ft ²)	14.8%	170	-
Phase 3 Building Footprint (Future)	1,012m ² (10,893ft ²)	7.1%	100	-
Total Building Footprint (3 Phases)	6,037m ² (64,982ft ²)	42.6%	458	323 units

Table 2 - Phase 1 Building Statistics

Floor Level	Floor Area	No. of Units	Residential Occupancy	Rentable Area of Suite	Suite Area / Floor Area
Basement Floor	3,051m ² (32,841ft ²)	-	-	-	-
Ground Floor	2,925m ² (31,484ft ²)	6	Group C	468m ² (5,038ft ²)	16%
Second Floor	2,775m ² (29,870ft ²)	49	Group B3	1,789m ² (19,257ft ²)	64%
Third Floor	2,775m ² (29,870ft ²)	49	Group B3	1,789m ² (19,257ft ²)	64%
Fourth Floor	1,864m ² (20,064ft ²)	28	Group C	1,528m ² (16,447ft ²)	82%
Fifth Floor	1,864m ² (20,064ft ²)	28	Group C	1,544m ² (16,619ft ²)	83%
Sixth Floor	1,864m ² (20,064ft ²)	28	Group C	1,544m ² (16,619ft ²)	83%
Total	17,118m ² (184,257ft ²)	188	-	8,662m ² (93,237ft ²)	51%

Table 3 - Building Height Details

Item	Building Height ¹	No. Storeys Above Grade	No. Floors Below Grade
Phase 1 Building	23.625m (77.5ft)	6	1
Phase 2 Building (Future)	30.0m (98.4ft)	9	1
Phase 3 Building (Future)	30.0m (98.4ft)	9	1

General Note to Table 3:

¹ Building height has been measured from average grade at the building perimeter to top of the parapet.

Table 4 - Phase 1 Unit Type Statistics

Floor Level	Studio	Studio Plus	One Bedroom	One Bedroom Plus Den	Two Bedroom	Two Bedroom Plus Den	No. of Units
Basement Floor	-	-	-	-	-	-	-
Ground Floor	-	-	-	4	1	1	6
Second Floor	45	-	4	-	-	-	49
Third Floor	45	-	4	-	-	-	49
Fourth Floor	4	6	12	3	1	2	28
Fifth Floor	4	6	11	3	2	2	28
Sixth Floor	4	6	11	3	2	2	28
Total	102	18	42	13	6	7	188

Table 5 - Phase 1 Vehicular Parking Requirements

Item	Zoning Reference	Vehicular Parking Required	Vehicular Parking Provided
Residents	Table 101 - R20 - Column II	0.25 spaces per Unit = 188 units x 0.25 = 47 spaces	47 spaces (Provided in below grade indoor parking garage)
Staff	Table 101 - R20 - Column II	1 space per 100m ² GFA used for medical, health or personal services = 900m ² GFA x 1 = 9 spaces	13 spaces ¹ (Provided in below grade indoor parking garage)
Visitor	N/A	0 spaces	15 spaces ² (Provided in exterior surface parking area)
Total	-	56 spaces	75 spaces (15 exterior surface + 60 indoor)

General Notes to Table 5:

- ¹ 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 shared indoor parking garage.
- ² When the Phase 3 Senior's Apartment Building and underground parking structure is completed, (11) standard exterior surface spaces for the 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.

Table 6 - Phase 1 Bicycle Parking Requirements

Item	Zoning Reference	Bicycle Parking Required	Bicycle Parking Provided
Residents & Staff	Table 111A (a) - Retirement Home	0.25 spaces per Unit = 188 units x 0.25 = 47 spaces	50 spaces (16 exterior surface + 34 indoor)

1.3 Renderings



3D Rendering No. 1 – Southeast facade of Phase 1 building viewed from Tawadina Road & Bareille-Snow Street



3D Rendering No. 3 – Northwest facade of Phase 1 building viewed from West Codd's Road



3D Rendering No. 2 – Southwest facade of Phase 1 building viewed from Tawadina Road & West Codd's Road



3D Rendering No. 4 – Northeast facade of Phase 1 building viewed from Bareille-Snow Street



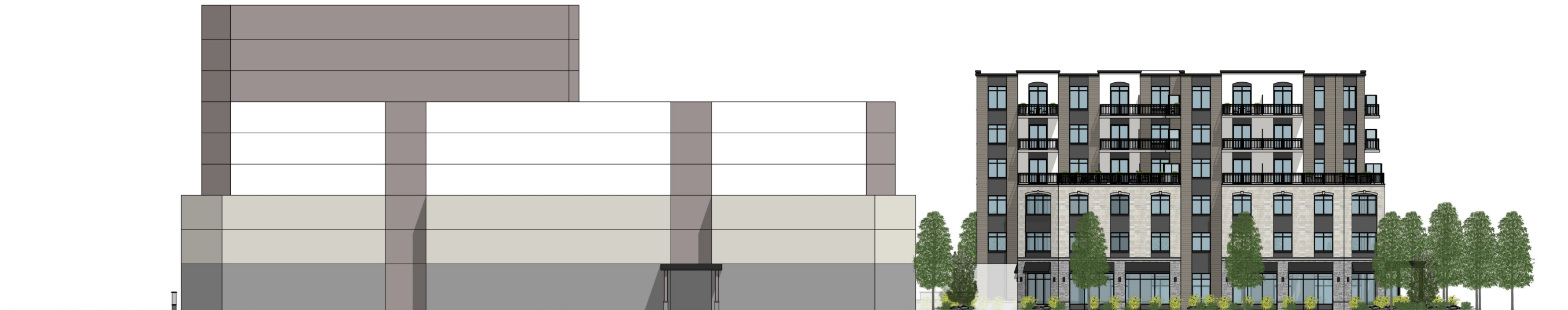
3D Rendering No. 5 – Northeast facade of Phase 1 building with proposed Phase 2 & Phase 3 building massing viewed from Bareille-Snow Street



3D Rendering No. 6 – Northwest facade of Phase 1 building with proposed Phase 2 building massing viewed from West Codd's Road



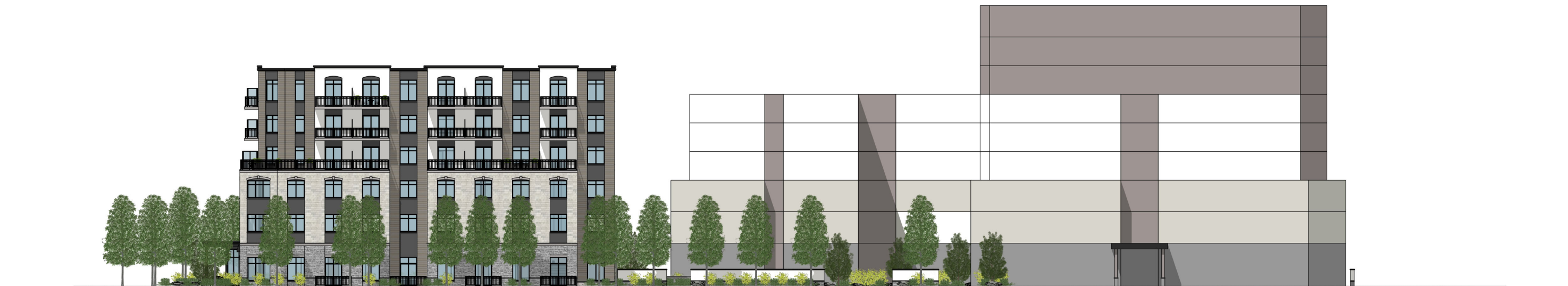
3D Rendering No. 7 – South elevation of Phase 1 building viewed from Tawadina Road



3D Rendering No. 8 – West elevation of Phase 1 building with proposed Phase 2 building massing viewed from West Codd's Road



3D Rendering No. 9 – North elevation of Phase 1 building viewed from North Codd's Road



3D Rendering No. 10 – East elevation of Phase 1 building with proposed Phase 2 & Phase 3 building massing viewed from West Codd's Road

2 Design Directive(s)

2.1 Design Policies

Please refer to the itemized responses below in regards to the applicable City of Ottawa urban design policies, including from the City of Ottawa Official Plan, Wateridge Village Secondary Plan, and the Wateridge Community - Phase 6 & 7 Urban Design Guidelines & Architectural Controls.

2.1.1 City of Ottawa Official Plan (By-law No. 2021-386):

Section 4.6 – Urban Design (City-Wide Policies)

Item 4.6.4

Encourage innovative design practices and technologies in site planning and building design.

Response – Refer to Section 4.6 – Approach to Sustainable Development of the Urban Design Brief, which outlines the approach to sustainable design as it relates to the City's High-Performance Development Standards for the Phase 1 retirement home building, including the provision for Tier 1 & Tier 2 design measures to help support public health and safety, environmental protection and respond to climate change.

Item 4.6.5

Ensure effective site planning that supports the objectives of Corridors, Hubs, Neighbourhoods and the character of our villages and rural landscapes.

Response – The Phase 1 retirement home building has been situated to front onto Tawadina Road, West Codd's Road and Bareille-Snow Street in order to frame the adjacent streets through the built-form and

create an active public realm. This has been achieved through a clearly defined accessible primary entrance with an exterior entrance canopy and vehicular drop-off area off Tawadina Road, generous setbacks to provide adequate space for tree planting and landscape elements, walk-out terraces from the ground floor residential units, bench seating, and outdoor patio areas for the Phase 1 residents in conformance to the policies listed under Sentences 4.6.5.(2) & (4) of Section 4 of the Official Plan.

In addition, underground parking has been provided for the Phase 1 residents and staff, and exterior surface parking for visitors and loading spaces will be screened on the site through 1.8m (6ft) high masonry and EIFS walls with landscape elements to be planted in the foreground along Bareille-Snow Street and internalized landscape plantings in conformance to the policies listed under Sentence 4.6.5.(3) of Section 4 of the Official Plan.

Item 4.6.6

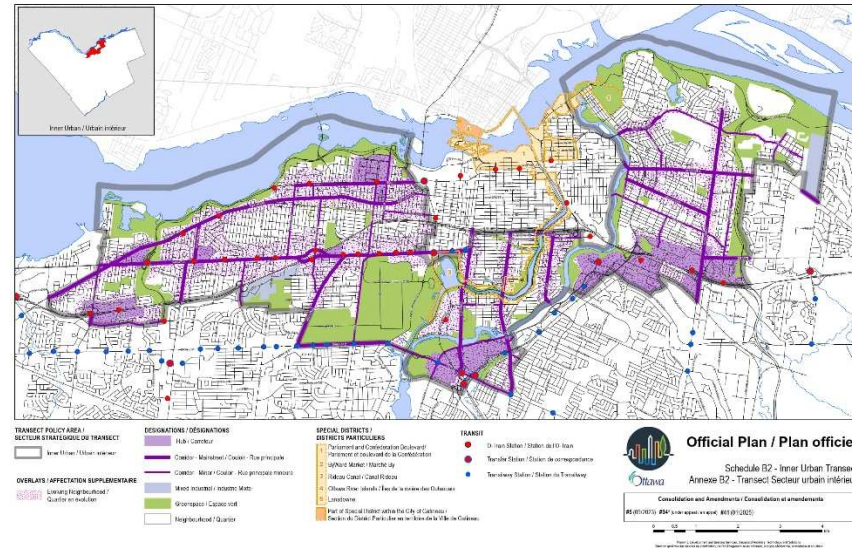
Enable the sensitive integration of new development of Low-rise, Mid-rise and High-rise buildings to ensure Ottawa meets its intensification targets while considering liveability for all.

Response – Refer to Section 4.4 – Built Form Transition of the Urban Design Brief and the accompanying composite images showing the West Elevations of the Phase 1 retirement home building at 200 Codd's Road and the adjacent apartment building currently under construction at 375 Codd's Road, which is situated directly across Tawadina Road from the development site. As shown in the composite images, the Phase 1 retirement home building employs a base/middle/top approach to the building design that is of a comparable scale, massing and materiality to the adjacent development at 375 Codd's Road, as well as the West Urban Development at 1050 Tawadina Road. Appropriate setbacks have also been provided from the street to provide adequate space for tree planting and landscaping in conformance to the policies listed under Sentence 4.6.6.(7) of Section 4 of the Official Plan.

In addition, amenity areas have been provided for the Phase 1 retirement home residents both inside and outside of the building in conformance to the policies listed under Sentence 4.6.6.(4) of Section 4 of the Official Plan. Some of the exterior amenity areas include outdoor patios at grade, walk-out terraces and balconies on the upper floor levels, while some of the numerous interior amenity areas include large open gathering spaces on the ground floor level, general dining rooms, a party room with craft kitchen, theatre, exercise room, indoor pool and solarium with greenhouse-type glazing and skylights for the resident's use.

Section 6.3 – Neighbourhoods

General Note



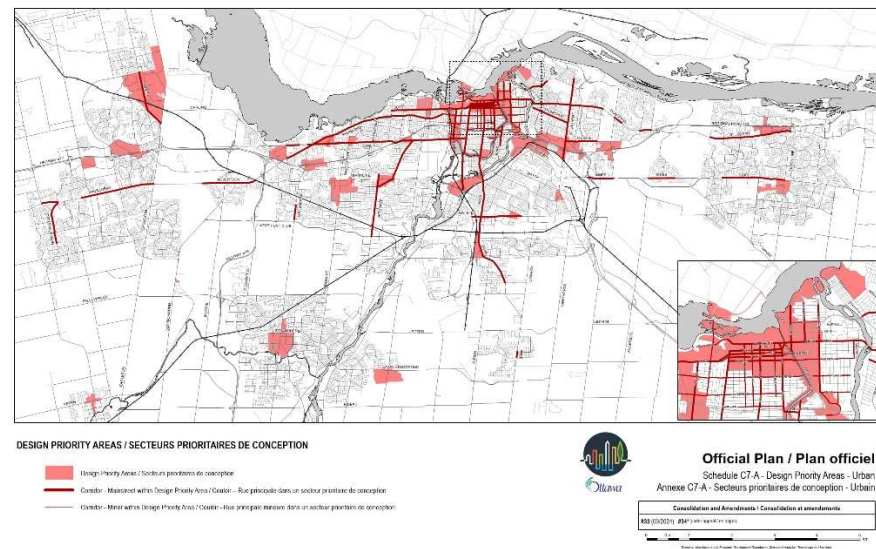
Schedule B2 - Inner Urban Transect – 2021 City of Ottawa Official Plan

- The site is within the Inner Urban Transect Policy Area, is designated Neighbourhood, and is subject to the Evolving Neighborhood overlay per Schedule B2 – Inner Urban Transect of the 2021 Official Plan.
- The site is not within a Design Priority Area per Schedule C7A – Design Priority Areas – Urban of the 2021 Official Plan.
- The Official Plan provides that land designated Neighbourhood shall accommodate a mix of building forms and densities. The proposed Retirement Dwelling is permitted in the neighborhood designation.

2.1.2 City of Ottawa Wateridge Village Secondary Plan:

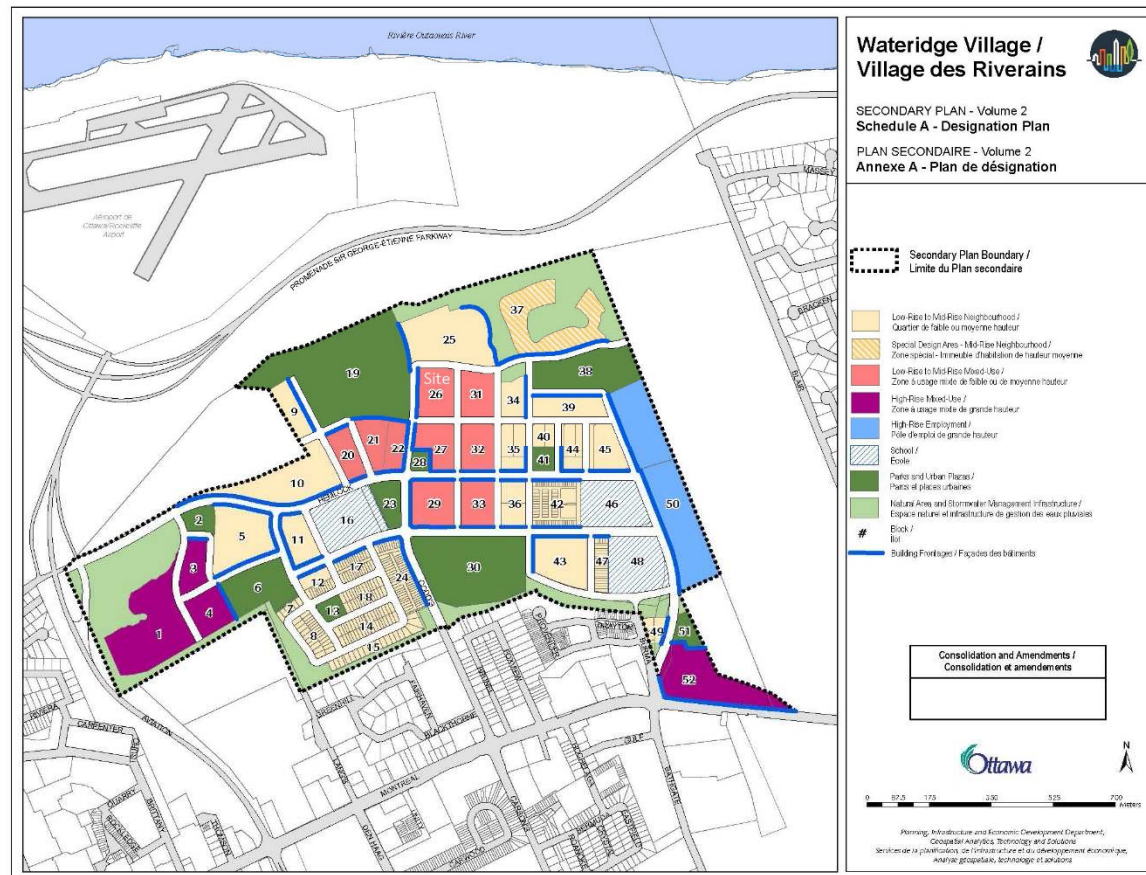
Section 2: Land Designation and Key Urban Design Direction

General Note



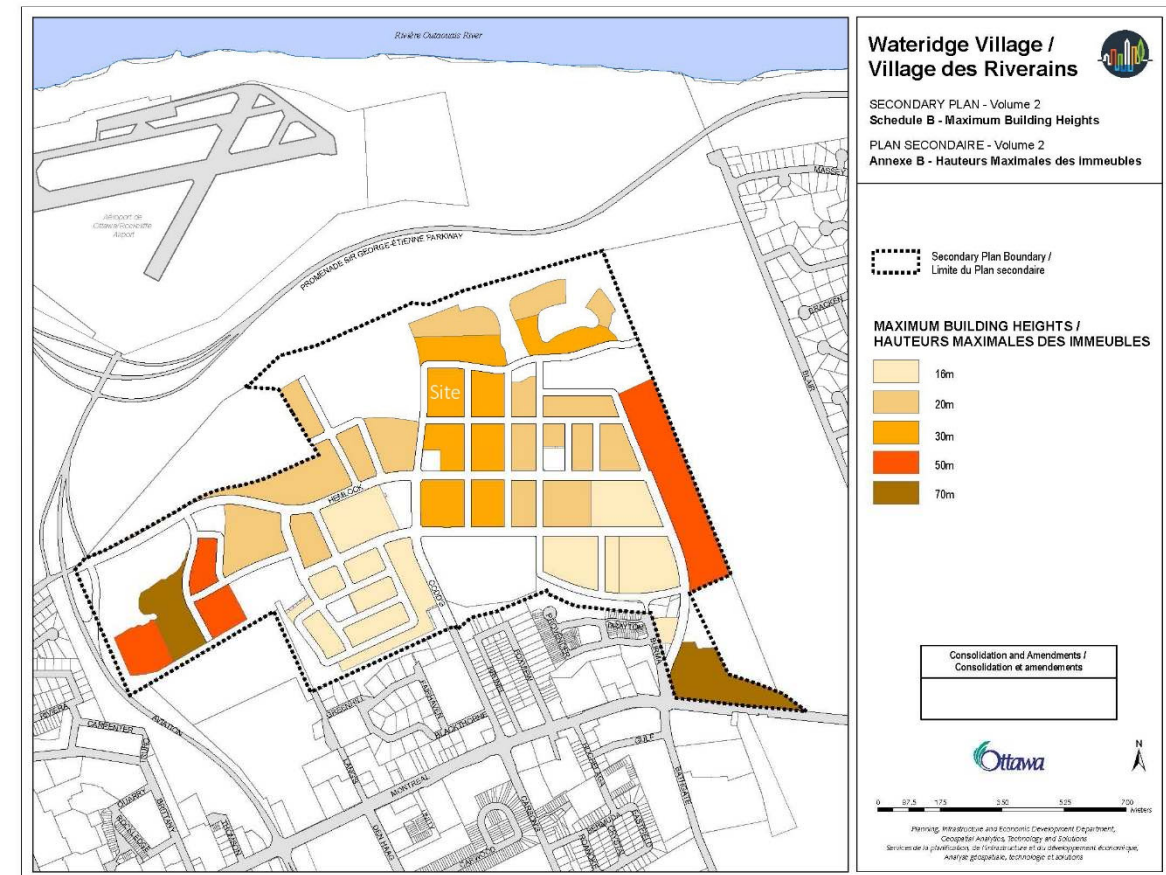
C7A – Design Priority Areas – Urban – 2021 City of Ottawa Official Plan

The site is designated Low-Rise to Mid-Rise Mixed-Use with a maximum permitted height of 30.0 metres and a minimum residential density of 143 units per hectare pursuant to Schedule A - Designation Plan, Schedule B – Maximum Building Heights, and Schedule C – Minimum Residential Density respectively of the Wateridge Village Secondary plan. The proposed Retirement Home, with a proposed height of 23.625 metres, is permitted. The proposed Phase 1 density of 132.75 does not meet the identified minimum target, however this minimum will be exceeded upon the completion of the future phases of development.



Schedule A - Designation Plan

- The Schedule A - Designation Plan for Wateridge Village has been sourced from the City of Ottawa - Wateridge Village Secondary Plan website available at: https://documents.ottawa.ca/sites/default/files/waterridge_village_op_sec_plan_en.pdf



Schedule B - Maximum Building Heights Plan

- The Schedule B - Maximum Building Heights Plan for Wateridge Village has been sourced from the City of Ottawa - Wateridge Village Secondary Plan website available at: https://documents.ottawa.ca/sites/default/files/waterridge_village_op_sec_plan_en.pdf

Item 2.2.(5)

With the exception of Block 22 on Schedule A – Designation Plan, the minimum building height is two fully functional storeys.

Response – The proposed building, with a height of six (6) storeys, exceeds this minimum.

Item 2.2.(7)

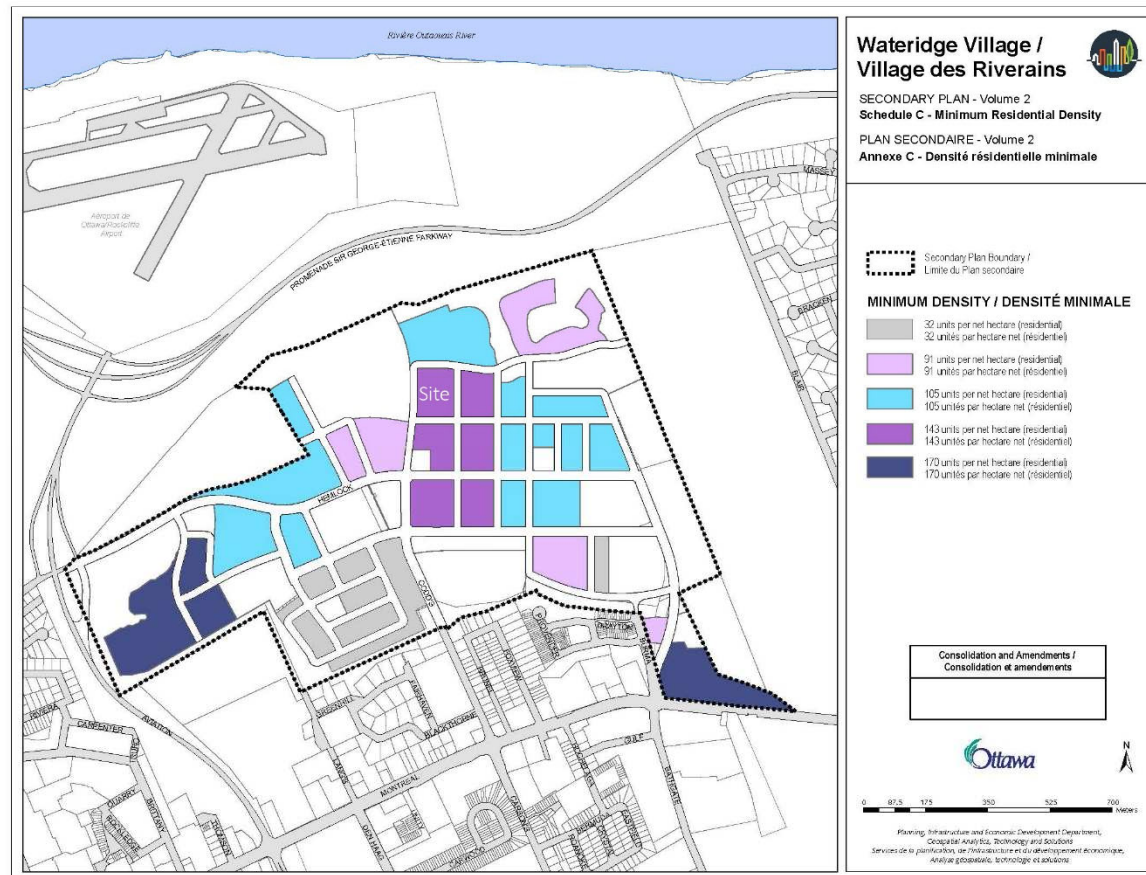
Where the main / primary building façade(s) is required to face the public realm, as shown on Schedule A – Designation Plan, the ground floor level will be developed to have active retail-type frontages with clear windows and functional entrances across the majority of the building façade.

Response – While the operational and security requirements of the proposed retirement dwelling prevent the inclusion of retail uses and/or multiple functional entrances, the western elevation of the proposed building (facing Codd's Road) includes large glass windows at the ground level. Interior building space in this location consists of communal amenity areas. Exterior landscaping features in this location include shrub and perennial planting beds.

Item 2.2.(8)

Mixed-use buildings and stand-alone residential uses in an apartment form are permitted. Stacked townhouses will not be permitted.

Response – The proposed building form/type is permitted.



Schedule C – Minimum Residential Density Plan

- The Schedule C – Minimum Residential Density Plan for Wateridge Village has been sourced from the City of Ottawa - Wateridge Village Secondary Plan website available at: https://documents.ottawa.ca/sites/default/files/waterridge_village_op_sec_plan_en.pdf

Section 3 – Design Directions for Parking and Driveways

Item 3.(2)

Surface parking areas are to be located within the interior of development blocks and separated on a minimum of three sides from public rights of way, parks and open spaces with built form.

Response – The surface parking areas are located within the interior of the development block and will eventually be screened from view by a combination of built-form on all four sides of the site when the phased development is fully completed. Where there are breaks in the building frontages between the three proposed buildings to accommodate for drive aisles, etc., the surface parking areas will be screened from public view by 1.8m (6ft) high masonry and EIFS walls with landscape elements in the foreground.

Item 3.(3)

Entrances to above and below grade parking garages are to be directed to minor roads or private driveways, wherever feasible, to foster a pedestrian-oriented streetscape environment.

Response – The proposed vehicular ramp leading to the Phase 1 underground parking discharges into a private 6.7m [W] aisle located within the interior of the site.

Section 6.2 - Master Concept Plan

Item 6.2.(4)

Master concept plans must be submitted with any part-lot control, site plan, or plans of subdivision applications. The master concept plan must reflect the direction of the CDP and secondary plan. Any changes in the direction from the secondary plan will require an Official Plan Amendment. Master concept plans shall show all building footprints, pedestrian and vehicular circulation networks, parking

arrangements, building heights, residential and/or employment density of the block, separation distances between buildings and the locations of trees and groups of trees to be protected.

Response – Refer to the Appendix and the Master Plan - Drawing A1.1 & Master Plan – Underground-Drawing A1.2.

2.1.3 Wateridge Community - Phase 6 & 7 Urban Design Guidelines & Architectural Controls:

Section 2 – Community Vision

Item 2.1 – Development Principles – A Complete Mixed-Use Community

Wateridge Village should be developed as a compact and complete mixed-use community accommodating its future population in a variety of housing types. A range of dwelling types and uses will be integrated throughout the site, as well as a mix of uses and amenities to support the needs of residents.

Response – The proposed retirement dwelling will contribute to this objective by providing housing geared toward seniors.

Item 2.1 – Development Principles – Integrating Greenspace & Human Scale Design

An interconnected network of open spaces, parks and pathways throughout Phase 6 and 7 will connect into the wider greenspace network of Wateridge Village. Greenspace will provide passive and active recreational areas, as well as dramatic views of natural features present on the site. The integration of trees will be a key element of the development, where tree preservation and protection will be implemented for all phases of construction. Wateridge Village will be designed as an urban community, at a human-scale that encourages social interaction within the site. Mixed-use areas and parks within Phase 6 and 7 will be designed as areas for community connection and interaction.

Response – There are no trees on the site. An on-site pathway and a pedestrian crossing over Codd's Road are proposed to provide a connection to the adjacent parkland to the west (Kishkabika Park).

Section 3 – General Design Guidelines

Item 3.2 – Low to Mid-Rise Residential – Height and Scale

- *Building heights should be maximum 20 metres (5 storeys) or 30 metres (9 storeys) depending on the zone.*
- *The design of low- rise buildings should avoid straight continuous frontages longer than 60 metres and 40 metres for mid-rise buildings.*
- *For longer frontages, buildings should be designed to appear as if they are composed of smaller parts using setbacks and vertical breaks.*

Response - The six-storey mid-rise Phase 1 retirement home building has a proposed building height of 23.625m measured from average grade to the top of parapet, which is well below the maximum building height for the site-specific zoning [GM31 H(30)] at 30m. To avoid a straight continuous frontage the building mass has been articulated through the introduction of 2m step backs on the fourth floor level, 1.5m deep projecting balconies on the upper floor levels, an exterior entrance canopy that projects 4m beyond the building face at the primary front entrance, and the placement of vertical insets extending the full height of the building in order to avoid frontages exceeding 40m. At the roof level the parapet height varies to help break up the length of the building mass and to further define the vertical components, which are to be clad with horizontal steel siding with wood grain finish.

Item 3.2 – Low to Mid-Rise Residential – General Architectural Design and Built Form

- *Long frontages should be varied through the use of windows, materials, setbacks, colours, or architectural features.*

- *Awnings, ground-floor setbacks, and recessed entrances should be included in the building design to provide shelter from the weather.*
- *Large windows and upper storey balconies are encouraged in units facing parks to promote casual surveillance.*

Response – Refer to the Item 3.2 - Low to Mid-Rise Residential – Height and Scale response above. In addition to the design measures noted to help reduce the mass and scale of the Phase 1 retirement home building, large windows with canvas awnings above are proposed for the ground floor level, and precast lintels and banding elements have been designed to provide further articulation of the building façade.

Section 4 – Architectural Controls

Item 4.1 – Building Typologies - Mid-Rise Apartment Buildings

- *Buildings should generally be sited to align with streets, parks and accessible open spaces, framing these areas with building mass.*
- *Where possible, buildings should be sited and massed to form usable landscaped courtyards/open space either within the block or opening onto adjacent streets.*
- *Provide physical and visual connections between the public realm and semi-private/public amenity areas.*
- *Where appropriate, activity generating and public ground floor uses are encouraged, including grade related residential units, lobbies, and amenity areas to support the adjacent public realm.*
- *Through-block connections are encouraged to provide alternative pedestrian routes through the community.*
- *Create a strong relationship between private and public realm by locating decks, porches, and patios facing onto dedicated public outdoor spaces.*

- *Buildings are encouraged to avoid straight, long frontages that exceed 40 metres. For longer frontages, articulate buildings into smaller massing with major breaks in the façade and roof line in conjunction with changes in colour and/or materials.*

Response – Refer to the Appendix and the Site Plan - Phase 1 – Drawing A1.0 & Master Plan - Drawing A1.1. The Phase 1 retirement home building has been sited along the length of Tawadina Road and extending part way up the site on West Codd's Road and Bareille-Snow Street. This siting frames the street on three sides with building frontage and mass, while creating an internal courtyard/open space for amenities to the rear of the building that will be further defined to the North with the construction of the Phase 2 & Phase 3 senior's apartment buildings in the future. Through-block connections will be provided through the interior of the site via accessible sidewalks and outdoor patio areas as part of the Phase 1 development, and through accessible sidewalks adjacent to the parking spaces and barrier-free pedestrian crossings extending across the drive aisle in the future.

The ground floor of the Phase 1 retirement home building is dedicated to communal gathering spaces serving the residents, which are visible to the public realm and pedestrians through large windows and outdoor terraces. In addition, individual residential units are provided with walk-out terraces and balconies facing the public R.O.W. on three sides of the building.

The building mass is articulated through the 2m step backs on the fourth floor level, projecting balconies on the upper floor levels, and the introduction of vertical insets extending the full height of the building in order to avoid frontages exceeding 40m. In addition, at the roof level the parapet height varies to help break up the length of the building mass and to further define the vertical components, which are to be clad with horizontal steel siding with wood grain finish.

Item 4.2 – Building Design – Material and Colours

- *Appropriate primary materials include masonry/brick (clay or concrete), stone, and wood. Such primary materials should occupy approximately 60% of each building façade where possible. Alternate primary materials may be considered by Canada Lands Company, subject to review and approval of conceptual designs and elevations.*
- *Appropriate secondary materials include stucco, architectural aluminum panels, concrete, tempered glass, aluminum clad window frames, and fibreglass doors (wood grained or flat panel). Such secondary materials should occupy no more than approximately 40% of any building façade. Alternate secondary*

materials may be considered by Canada Lands Company, subject to review and approval of conceptual designs and elevations.

- *Two or more exterior materials per building should be used to introduce texture and visual diversity to building surfaces.*
- *Streetscapes should provide a variety of colours in simple and effective ways that will contribute to a vibrant and rich residential neighbourhood. The overuse of similar colours is not permitted.*
- *Similar materials and colours may wrap around elevations from front to side, as long as variety is maintained along the streetscape.*

Response – Refer to the Appendix and the Building Elevations – Drawings A3.0 & A3.1. As shown and noted on the elevations, the Phase 1 retirement home building will utilize a number of exterior cladding materials to provide texture and visual interest to the building, as well as to help break down the building mass and length into a series of smaller vertical components interspersed with strong horizontal banding at the second floor level and fourth floor step back. The proposed colour finishes are varied yet complimentary (i.e. black, grey, beige and wood-grained), as well as consistent with the proposed cladding on the adjacent developments to the site. The proposed exterior cladding will wrap around all building elevations in order to maintain a consistent architectural language and visual interest on all sides of the building.

The primary cladding materials occupy approximately 60% of each building façade and include textured stone veneer with precast banding and lintels on the ground floor level, smooth-faced masonry stone veneer with arched precast lintels on the second and third floors, and horizontal steel siding with wood grain finish on the upper three floor levels and extending down to the ground floor level at the vertical insets. The secondary cladding materials occupy approximately 40% of each building façade and include charcoal-coloured EIFS cladding above and below the windows and doors, and cotton-coloured EIFS cladding on the upper three floor level wall areas.

Additional exterior cladding materials include brake-formed metal flashing, aluminum guardrails with vertical pickets and inscribed circles, canvas awnings, aluminum and vinyl windows and doors, and projecting exposed concrete balconies on the upper floor levels.

Item 4.2 – Building Design – Entry Features

- *Entry features should be articulated through detailing or variation of materials.*
- *Front building projections such as porches, canopies, and stairs are encouraged as transitional elements that provide access, amenity space, weather protection, and visual interest from the street.*

Response – The primary pedestrian entrance for residents and visitors to the Phase 1 retirement home building is located mid-block of Tawadina Road and central to the South façade. The entrance is articulated through a large glazed automatic bi-parting sliding door and exterior entrance canopy with 4.2m overhead clearance that extends 4m off the building face to the curb edge and vehicular drop-off aisle. The canopy is supported on masonry piers to further enhance and distinguish the entrance, in addition to canvas awnings over the large windows on the ground floor on each side of the canopy to provide weather protection and visual interest.

Item 4.2 – Building Design – Rooftop Amenity/Green Roofs

The portion of low or mid-rise building roofs that is not used for a mechanical penthouse should be occupied by green roofs and/or useable outdoor amenity space to provide storm water capture, cooling, insulation, roof membrane longevity, bio-diversity, and create pollinator habitats.

Response – As the Phase 1 retirement home building steps back 2m on the fourth floor to conform to the applicable zoning provisions, the resulting roof area is proposed as walk-out roof terraces for the fourth floor residential units along West Codd's Road, Tawadina Road and Bareille-Snow Street. On the North façade, a large 141m² communal roof terrace for the resident's use is proposed where the fourth floor step back is more pronounced along with larger 4m walk-out roof terraces for the adjacent fourth floor residential units facing North.

Item 4.2 – Building Design – Landscaping

Tree planting should conform to all City of Ottawa policies, guidelines, and regulations, and should be coordinated with all underground utilities.

Response - Refer to the Appendix and the landscape site plan prepared by NAK Design Strategies for further tree planting and landscape details.

Item 4.2 – Building Design – Fencing

Where a rear yard is exposed to a street, public park, or natural area, fencing should be provided to screen the private rear yard amenity area.

Response - The rear yard (North side of the Phase 1 retirement home) which contains surface parking spaces and amenity features will be screened from view to the adjacent streets by a combination of tree plantings, ornamental shrub beds and landscape elements (Refer to the Appendix and the landscape site plan prepared by NAK Design Strategies for further details). In addition, a series of 1.8m (6ft) high masonry and EIFS walls with landscape elements in the foreground will be provided along Bareille-Snow Street to screen the rear yard and surface parking area from view. As the site is fully developed in the future, the three building frontages will provide appropriate screening along all bordering streets in combination with an additional masonry and EIFS wall section between the Phase 2 & Phase 3 buildings.

Item 4.2 – Building Design – Private Open Space and Amenity Areas

- *Multi-unit housing types such as townhouses and apartment buildings should provide opportunities for private amenities associated with individual units as well as communal outdoor amenity space.*
- *The provision of private indoor amenity space is also encouraged. Where possible, it should be contiguous with outdoor amenity areas.*

Response – Private amenity space consisting of walk-out terraces and balconies are proposed for all the Phase 1 retirement home units that are geared to independent living on the ground floor and upper three floor levels. On the second and third floors, which are geared to memory care and assisted care residents, communal amenity space is provided on an accessible outdoor balcony, interior lounges and dining rooms on each floor. In addition to these individual amenity areas, the Phase 1 retirement home will provide residents with a series of interior amenity spaces on the ground floor that will facilitate communal gathering (i.e. lobby, lounge, bistro and games area, and dining room) and that in turn open out onto exterior outdoor patio areas for the resident's use.

Item 4.4 – Streetscapes and the Public Realm - Sidewalks and Crosswalks

- *Where sidewalks cross driveways, they should be continuous.*
- *Barrier-free crossings and traffic calming are encouraged where appropriate.*

Response – Continuous municipal sidewalks with depressed curbs in conformance to the City of Ottawa standards and Drawing No. SC7.1 are proposed for both the vehicular drop-off area at the front of the building on Tawadina Road, and at the driveway access point at mid-block of Bareille-Snow Street. As part of the Phase 1 site development, a Level 2 pedestrian crossing has also been proposed at the mid-block of West Codd's Road. This pedestrian crossing will provide a barrier-free crossing and access point for pedestrians and independent senior residents to the adjacent Kishkabika Park path network, while aligning directly with the future entrance to the Phase 2 senior's apartment building.

Item 4.5 – Streetscapes – Active Street Frontages

Mixed-use development must include active frontages with street-related, publicly accessible shops, services and amenities adjacent to areas of high pedestrian circulation. Active street frontages have been applied primarily along Codd's Road. These areas have been designated to allow for a direct physical and visual contact between the street and the interior of a buildings. Streets with active street frontages:

- *Should allocate 50% of the ground floor façade facing the street to be composed of windows. Have active entrances facing the street.*

- *Provide a minimum ground floor height of 4.5 metres for retail tenants.*
- *Do not locate parking between the street and the front façade.*
- *Buildings should front and face onto the public realm in order to animate the street.*
- *Service and utility entrances should not be located on separate side streets in order to create a continuous street frontage.*

Response – While the Phase 1 retirement home building is not a mixed-use development, care has been taken to ensure that all interior programmatic elements of an 'active' nature in the retirement home have been located on the active street frontages bordering the site on West Codd's Road and the west half of Tawadina Road in conformance to Figure 10: Map of active street and building frontages as per the CLC conceptual plan. This includes the indoor pool and exercise room facing West Codd's Road, and the lobby, bistro & games area and party room with craft kitchen facing the west half of Tawadina Road. The floor-to-floor height for these ground floor areas is generous at 5.2m, and the building facades are comprised of more than 50% window area to create a direct visual connection between the street and interior of the building.

In addition, an outdoor patio, bench seating and vehicular drop-off for residents has been proposed along Tawadina Road to further animate the façade and help connect the resident's activities with pedestrians. This engagement is further enhanced through generous tree planting and landscape elements around the perimeter of the building, as well as individual walk-out terraces for ground floor residential units facing the east half of Tawadina Road and Bareille-Snow Street.

Item 4.6 – Parking – Surface Parking

- *Parking areas should be organized into small bays, rather than large surface lots.*
- *Surface parking should be located at the rear of buildings. If the lot is not deep enough, the parking should be located at the side of the building.*
- *Planting strips, landscaped traffic islands and/or paving articulation should be used to define vehicle routes and smaller parking courts that provide pedestrian walkways, improve edge conditions and minimize the aesthetic impact of surface parking.*
- *Rear lane access to parking amenities is preferred with the number of vehicular entrances held to a minimum. Vehicular access should be from an alley or mid-block connection on a connecting street.*
- *Incorporate direct barrier-free and convenient pedestrian circulation routes within surface parking lots.*
- *Accessible parking spaces should be available in close proximity to barrier-free access ways to the entry of buildings.*

Response – The parking required for residents and staff of the Phase 1 retirement home building is to be located underground and accessible via a vehicular ramp located to the rear of the Phase 1 building and screened from view by landscape elements. The surface parking provided on site is for visitor use and is located to the rear of the building and accessed via a drive aisle that connects to the mid-block of Bareille-Snow Street. The individual parking spaces are grouped in two separate small parking bays, which are further defined through continuous curbs, sidewalks and landscape screening around the perimeter. Accessible parking spaces are provided in the surface parking area, and along with depressed curbs and tactile walking surface indicators, a barrier-free path of travel is provided to the building entrances from the surface parking area.

Item 4.7 – Service Elements – Servicing and Loading

- *Loading docks and service areas should be located at the side or rear of buildings and should be screened from public view.*
- *Where possible, garbage storage areas should be accommodated internally.*
- *Service and refuse areas should be paved with an impervious surface of asphalt or concrete to minimize the potential for infiltration of harmful materials.*
- *Service and refuse areas should not encroach into the corner side or front yard set-back.*

Response – The Phase 1 building will be provided with an internal garbage room. On collection days the facility manager will move the internal dumpsters to an exterior loading space with asphalt paving for collection. The loading space is located to the rear of the building and does not encroach into any required yards, and it will be further screened from public view by 1.8m (6ft) high masonry and EIFS walls with landscape elements in the foreground along Bareille-Snow Street.

Section 5 – Sustainability

Item 5.1 – Energy Efficiency

Development of Phase 6 and 7 will support the City's Official Plan goal of promoting environmentally sustainable design techniques within its buildings, landscape, and systems approach.

Response – Refer to Section 4.6 – Approach to Sustainable Development of this Urban Design Brief, which outlines the approach to sustainable design as it relates to the City's High-Performance Development Standards for the Phase 1 retirement home building, including the provision for Tier 1 & Tier 2 design measures to help support public health and safety, environmental protection and respond to climate change.

2.2 Urban Design Direction

General Note

Please refer to the itemized responses below in regards to the November 24, 2025 - Pre-Consultation Preliminary Assessment - Urban Design Comments provided by the City of Ottawa staff.

Item 33.(a)

Parking garage ramps should be internalized within the building. Look at opportunities to consolidate to 1 ramp.

Response - The initial concept site plan showed two vehicular ramps in close proximity to one another with one vehicular ramp serving the future Phase 2 building and the second vehicular ramp serving the future Phase 3 building. At the time of this concept site plan the Phase 1 building had no underground parking and the parking requirements were satisfied through a combination of shared underground parking with the future Phase 2 building and exterior surface parking on the site. Following the pre-consultation phase,

the concept plan was revised to show one vehicular ramp leading to a phased underground parking level serving all three phases of development.

Item 33.(b)

Consider locating garbage within the parking garage and winch up to minimize space for loading/garbage at grade.

Response - All three buildings will be provided with indoor garbage rooms located on the ground floor level and serving the residents on the upper floor levels via garbage chutes discharging into these rooms. Since the Phase 1 building is a retirement home with a commercial kitchen serving the residents and operating on the ground floor level, the garbage room for this building must be located in close proximity to the kitchen, and staff must avoid the use of elevators and stairs when transporting garbage so as to avoid spills, etc. within the retirement home for health and safety considerations.

As a result, a ground floor garbage room in the Phase 1 retirement home satisfies this need, while also ensuring that the refuse is not visible outside had it been collected and stored in an outdoor garbage enclosure with privacy fencing. At the time of collection, the facility manager will be responsible for moving the dumpsters to the adjacent loading space where it can be discreetly picked up without impeding access to the building for residents or vehicles moving across the site.

Since the revised concept plan has reduced the number of vehicular ramps to one serving the Phase 1 building (Refer to Item No. 33.(a) above), it is not feasible to winch the garbage from the underground parking for the future Phase 2 and Phase 3 buildings as the dumpsters would have to be moved considerable distance underground which would negatively impact the flow of traffic in the underground parking level and be impractical. Please note that the garbage for the Phase 2 & Phase 3 buildings would be collected in the same manner as the Phase 1 building via loading spaces that are located in close proximity to the interior garbage rooms.

Item No. 33.(c)

Ensure that parking spaces are buffered from the building by landscaping.

Response – The surface parking spaces will be screened from view by a combination of landscape elements and amenity features located to the North of the Phase 1 retirement home (Refer to the Appendix and the landscape site plan prepared by NAK Design Strategies for further details). As the site is fully developed there will be additional landscape features as well as canopy projections extending from the future Phase 2 & Phase 3 buildings to help screen the parking spaces from view.

Item No. 33.(d)

Underground parking should be provided in Phase 1.

Response – Refer to Item No. 33.(a) above. As part of the revised concept site plan that was developed following the pre-consultation phase, underground parking has been provided for the Phase 1 retirement home in lieu of the previous large temporary exterior surface parking lot that was to be located on the Phase 3 lands.

Item No. 34.(a)

Please look at alternate building configurations to provide additional building frontage on Bareille-Snow Street to screen loading and parking garage entrances.

Response – Since the building massing and footprints for the three mid-rise buildings is limited by the site-specific zoning [GM31 H(30)], whereby the buildings must be separated by a minimum distance of 23m above the fourth storey, there will be breaks in the building frontages along the respective public R.O.W. To screen the loading spaces, parking spaces and vehicular ramp to the underground parking from view at these locations, 1.8m (6ft) high masonry and EIFS walls with landscape elements in the foreground are

being proposed along both Bareille-Snow Street and North Codd's Road (Refer to the Appendix and the landscape site plan prepared by NAK Design Strategies for further details).

Item 34.(b)

Provide drop off for the retirement home internal to the site to reduce curb cuts.

Response – While an internal drop-off for the Phase 1 retirement home would reduce the number of curb cuts, the retirement home must have a primary entrance at the front of the building along Tawadina Road for security purposes, as having a drop-off to the rear of the building would make it difficult for staff to observe and register residents and visitors entering and exiting the building. In addition, as part of the revised concept plan there is insufficient space to the North of the Phase 1 retirement home to accommodate a resident drop-off area alongside both the vehicular ramp to the underground parking, as well as the desired landscape elements and amenity features typical of the Lifestyle retirement home brand. To balance this request, visitor loading spaces have been provided to the North of the Phase 1 building and with both accessible spaces and a barrier-free path of travel provided to the building.

While the proposed resident drop-off to the Phase 1 front entrance along Tawadina Drive will add additional curb cuts, it should be warranted as the drop-off area will be only used intermittently by residents being picked-up or delivered, and for the retirement home shuttle bus to pick-up and deliver residents for social outings.

Item 34.(c)

Surface parking internal to the site should be located behind building faces. Parking spaces adjacent to Codd's road and Bareille-Snow should be removed.

Response – As part of the revised concept plan any parking spaces that were previously located in front of the primary building faces have been moved inwards on the site so as to not project beyond the building faces, and have been screened from view with the addition of 1.8m (6ft) high masonry and EIFS walls with landscape elements in the foreground (Refer to Item 34.(a) above).

Item 35.(a)

Provide a base/middle/top approach to building design. Please rationalize the proposed height of the building base proposed based on datum lines taken from surrounding development. A building step back should be provided above the building base to provide a human scaled development and to provide transition to surrounding development.

Response – Please refer to the 3D renderings included in this Urban Design Brief, Section 4.4 – Built Form Transition, and to the solid-coloured hatches shown for the three buildings on the Master Site Plan (Drawing 1/A1.1) which designates the low, middle and high tiers of the buildings. As required by the site-specific zoning [GM31 H(30)], the building must incorporate a 2m step back on the front and corner side yards above the fourth storey. This 2m step back has been provided for all three buildings and on all building faces fronting the public R.O.W. to conform with zoning and to provide a human scale development at the street level.

At the design level, the ground floor level has been differentiated from the second & third floor levels with the use of textured stone veneer, precast banding elements and large aluminum windows with canvas awnings above to connote the base of the building. The second & third floor levels have a smooth-faced masonry stone veneer and smaller residential-style casement windows to help impart the middle of the building up to the step back. Above the fourth floor the building is then clad in a combination of EIFS and horizontal steel cladding to help distinguish the top of the building, which is further articulated through the 2m step back which breaks up the vertical face of the building and the projecting balconies.

Item 35.(b)

Please rationalize the building separation between Phase 1 and Phase 2, the buildings look quite close – will adequate light be provided to units and ground floor amenity?

Response – The separation of the Phase 1 & Phase 2 buildings has been set at 10m for the lower three floors in order minimize the distance Phase 2 senior residents will be required to walk between the Phase 1 & Phase 2 buildings through the enclosed pedestrian link when accessing services within the retirement home, ensuring adequate separation between the buildings for natural light and views, and conforming to the spatial separation requirements required by the 2024 Ontario Building Code as it pertains to limiting distance and unprotected openings.

Please note that following the pre-consultation phase, the distance between the Phase 1 & Phase 2 buildings was increased by 2m from the previous 8m separation, and that the separation between the two buildings on the upper three floor levels (floors four through six) is set at 28m which exceeds the minimum 23m separation requirements above the fourth floor level by 5m (Refer to the GM31 H(30) zoning requirements).

Item 36.(a)

Provide active frontages along Codd's road. Including the provision of 'active uses', a high percentage of glazing and pedestrian entrances.

Response – Please refer to the 3D renderings included in this Urban Design Brief, the Ground Floor Plan (Drawing 1/A2.1) and West Elevation (Drawing 2/A3.0). As shown in the renderings and elevations, there will be large 3.658m (12ft) high aluminum windows with awnings above located along the full Codd's Road elevation for the Phase 1 retirement home, as well as along the front of the building facing Tawadina Road and the rear of the building facing the landscape and amenity areas. The high percentage of glazing provided will animate the façade through the 'active uses' contained therein and consisting of the indoor pool and exercise room along West Codd's Road, and the party room with craft kitchen, lobby and open bistro & games area along the front of the retirement home along Tawadina Road.

Please note that there are no pedestrian entrances along West Codd's Road as residents and visitors entering the retirement home must pass by the centralized reception desk accessed via the front entrance off Tawadina Road in order to be signed in for security purposes.

Item 36.(b)

For the apartment buildings, provide ground floor terraces with landscaped edges to provide engagement with the street. Consider providing individual access to the sidewalk.

Response – Please refer to the Master Plan (Drawing 1/A1.1) which shows several individual terraces for the Phase 2 & Phase 3 buildings located along the perimeter of the site bordering West and North Codd's Road and Bareille-Snow Street. These ground floor terraces will have landscape edges and will help animate the facades by providing visual interest as well as pedestrian and resident connectivity.

Along West Codd's Road the ground floor terraces will be further connected by an internal sidewalk network providing pedestrian access to the municipal sidewalk and public R.O.W. where permitted by the grading, which slopes down towards the North of the site.

Item 36.(c)

Ensure that tree plantings and significant landscaped areas are provided along the 4 roadway frontages.

Response – Please refer to the Appendix and the landscape site plan prepared by NAK Design Strategies which shows significant tree planting and shrubs situated around the perimeter of the Phase 1 retirement home. Please also note the presence of 5m wide easements running the length of West and North Codd's Road which prohibits any tree planting in these zones.

3 Site, Context, and Analysis

3.1 Aerial Photograph



Aerial Photograph - Wateridge Village, Ottawa ON

3.2 Site Photographs



Site Photograph No. 1 - View North towards the development site from Tawadina Road



Site Photograph No. 2
• View Northeast from Codd's Road



Site Photograph No. 3
• View Northwest across future Codd's Road



Site Photograph No. 6
• View West along future Codd's Road



Site Photograph No. 7
• View North along future Bareille-Snow Street



Site Photograph No. 4
• View Northwest across future Codd's Road



Site Photograph No. 5
• View South towards the development site



Site Photograph No. 8
• View Southeast along Bareille-Snow Street



Site Photograph No. 9
• View South along Bareille-Snow Street

3.3 Microclimate of the Site

The Block 21 site is cleared of vegetation, levelled, and experiences Ottawa's typical humid continental climate, featuring warm, humid summers and cold, snowy winters. The site's prevailing winds come from the West-North-West direction, which are buffered slightly by the denser vegetation immediately to the North and West (future parkland) of the site. The site's proximity to the Ottawa River (to the North) and location above the escarpment results in exposure to slightly cooler and more humid winds from the North.

3.4 Context of the Surrounding Area



Site Photograph No. 10
• View East along Hemlock Road



Site Photograph No. 11
• View East along Hemlock Road at Codd's Road



Site Photograph No. 12
• View North across Mikinak Road



Site Photograph No. 13
• View Southwest across Eugene Martineau Park

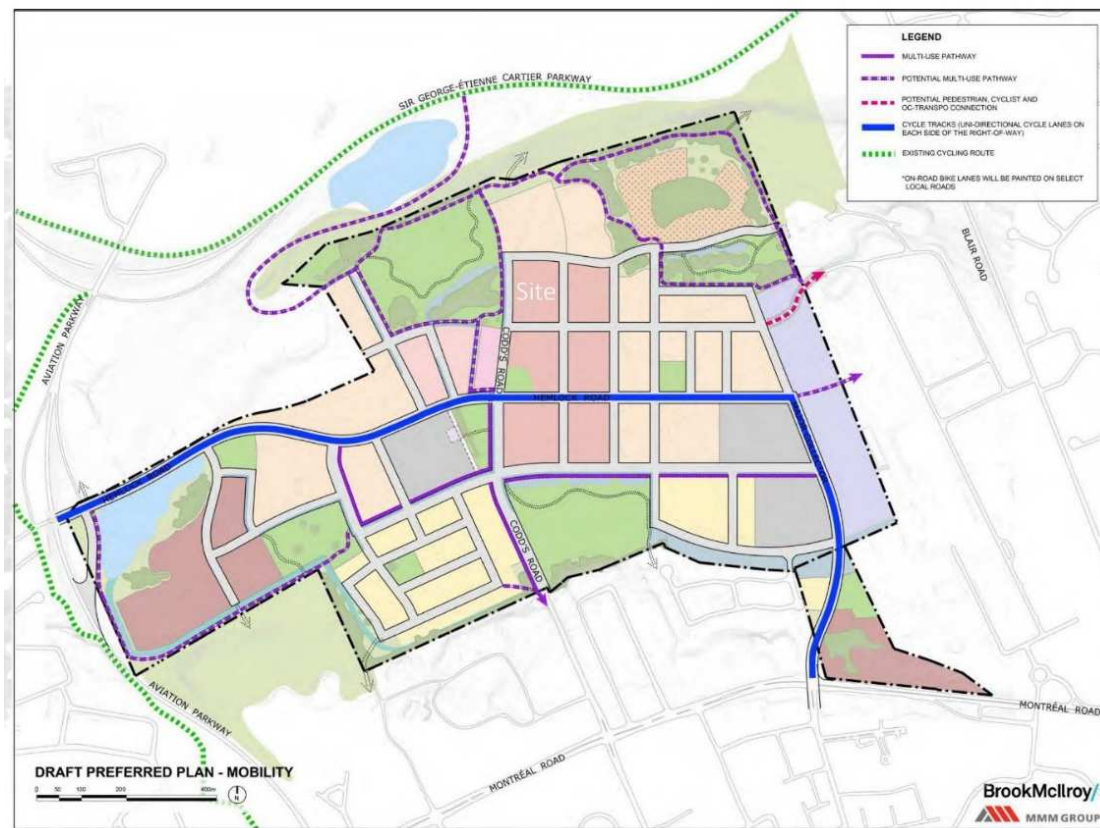


Wateridge Village Phasing Plan

- The Wateridge Village Phasing Plan has been sourced from the Canada Lands Company – Wateridge Village website available at: <https://wateridge.ca>

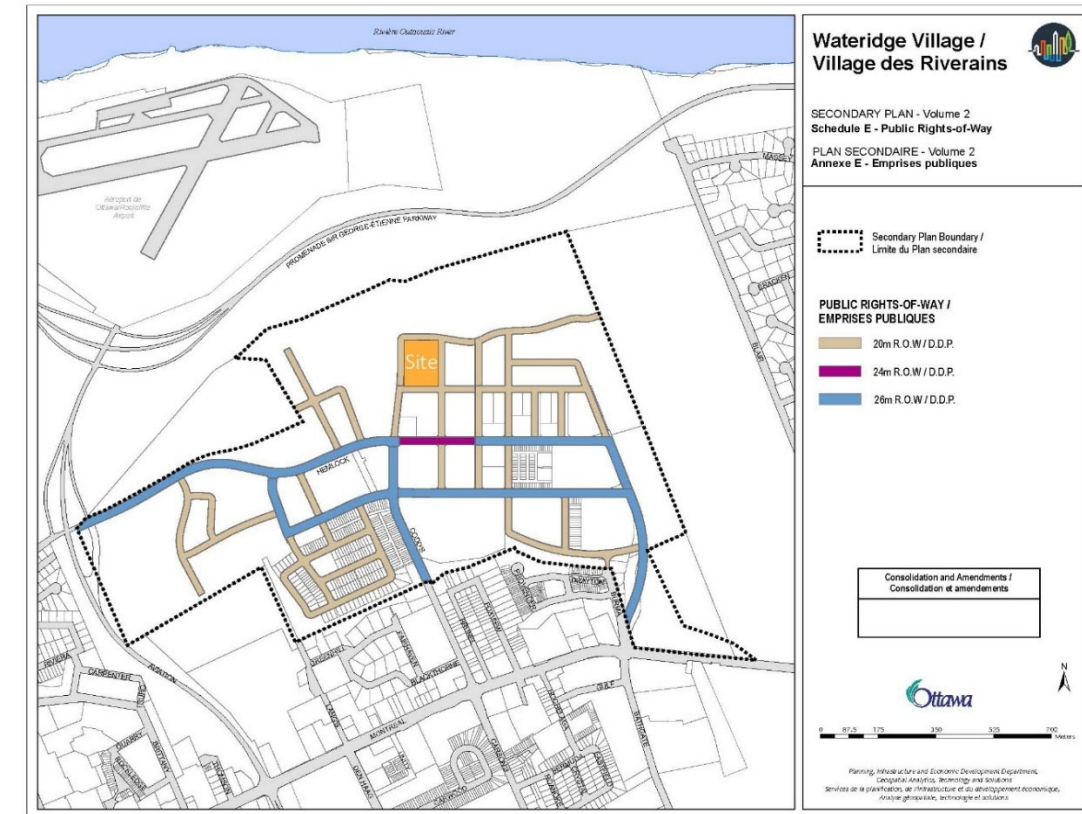
Refer to the Wateridge Village Phasing Plan in Section 3.4 showing the key uses, destinations, and spatial elements to be developed in the Wateridge Village area such as parks and opens spaces, landscape elements, schools, and affordable housing initiatives. Further details and information pertaining to the numerous parks and amenity features located in the Wateridge Village area can be found on the Wateridge Village Community Association website and the Neighbourhood and Area Parks and Greenspaces page available at: <https://wateridgeassociation.ca/planning-and-development/>

3.5 Mobility Networks



Draft Preferred Plan - Mobility

- The Draft Preferred Plan - Mobility for Wateridge Village has been sourced from the Former CFB Rockcliffe Community Design Plan provided on the Wateridge Village Community Association website and the Planning and Development page available at: <https://wateridgeassociation.ca/planning-and-development/>



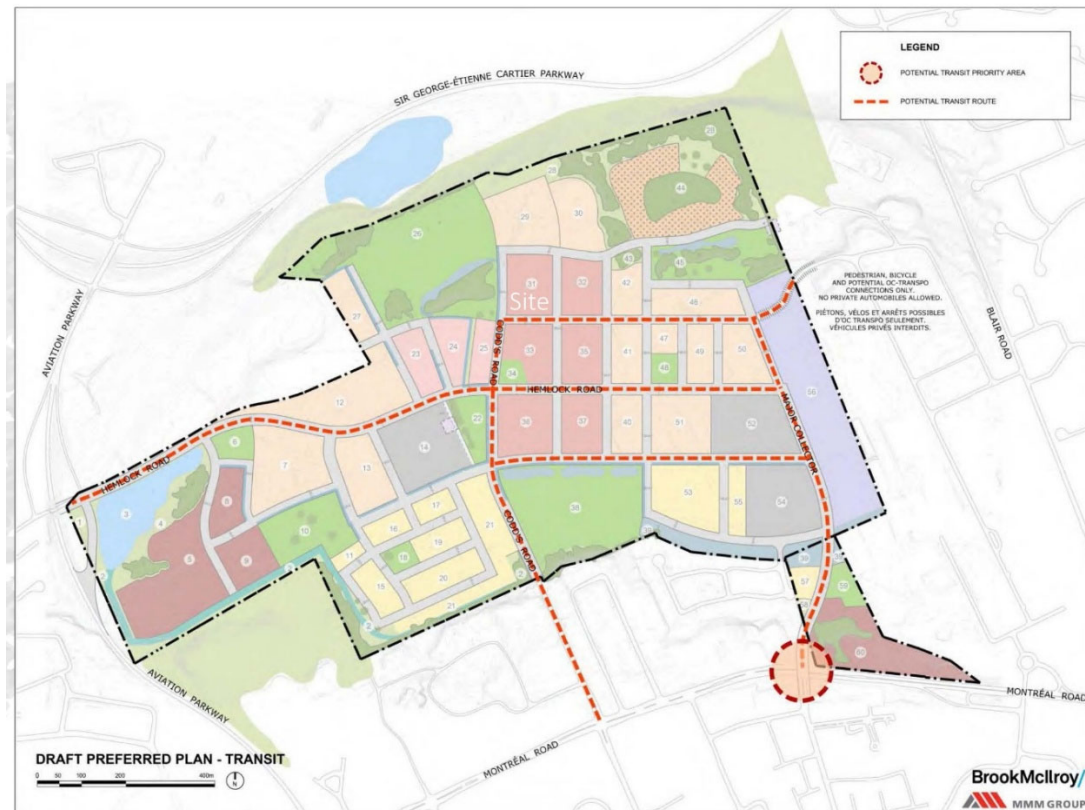
Schedule E - Rights-of-Way Plan

- The Schedule E - Public Rights-of-Way Plan for Wateridge Village has been sourced from the City of Ottawa - Wateridge Village Secondary Plan website available at: https://documents.ottawa.ca/sites/default/files/waterridge_village_op_sec_plan_en.pdf

Refer to the illustrated plans in Section 3.5 showing the mobility networks to be developed in the Wateridge Village area, such as the proposed cycling facilities, pedestrian routes and connections, road networks, and transit routes to be developed. With regards to OC Transpo, as part of the 2024 route re-organization the existing Route 17 is intended to be restored to the site along with the current Route 25, which connects the Wateridge Village area to Blair Station on weekdays.

3.6 Adjacent Development Proposals

Refer to the future and current development proposals on the adjacent properties to Block 21 – Codd's Road listed in Section 3.6 and identified on the accompanying Wateridge Village – Adjacent Development Proposals Map. Please note that all images and text have been sourced from the Wateridge Village Community Association website and the Planning and Development page available at: <https://wateridgeassociation.ca/planning-and-development/>



Draft Preferred Plan - Transit

- The Draft Preferred Plan - Transit for Wateridge Village has been sourced from the Former CFB Rockcliffe Community Design Plan provided on the Wateridge Village Community Association website and the Planning and Development page available at: <https://wateridgeassociation.ca/planning-and-development/>



Wateridge Village – Adjacent Development Proposals Map

- The Wateridge Village – Adjacent Development Proposals Map has been created from the Wateridge Village Phasing Plan which has been sourced from the Canada Lands Company – Wateridge Village website available at: <https://wateridge.ca>

3.6.1 Bayview Group – 375 Codd's Road (No. 1 on Map):

“Bayview group has an approved development application to construct a six story, 121 unit, purpose built rental apartment building. The building will also include an amenity/activity/party room overlooking William Barker park. This building will contain 22 affordable apartment units. This application has been approved by the City of Ottawa.”



3D Rendering – Bayview Group - 375 Codd's Road

3.6.2 Mattamy Homes – 1000 Tawadina Road (No. 2 on Map):

“Mattamy Homes plans to develop the mixed use zoned land parcel on Tawadina Road at Bareille-Snow Street. The zoning allows for buildings up to 9 stories in height. At present, no specific plans have been filed with the City of Ottawa.”

3.6.3 West Urban Developments – 1050 Tawadina Road (No. 3 on Map):

“West Urban developments has submitted a development proposal to construct two, 9 story purpose-built rental apartment buildings. The buildings will contain 144 and 110 residential units as well as various tenant amenity spaces including roof-top patios, a dog run and fitness facility. The two buildings will be connected via an underground parking garage containing 190 parking stalls. 5 outdoor parking stalls are also provided.”



3D Rendering – West Urban Developments - 1050 Tawadina Road

3.6.4 Phase 7 Lands – Block 20 (No. 4 on Map):

“Canada Lands Company has offered this block of land for sale to developers ... The southern blocks has a mixed use zoning and allows for buildings up to approximately 9 stories in height (similar to rest of the Wateridge core).”

3.6.5 Phase 7 Lands – Block 22 & Block 23 (No. 5 on Map):

“Canada Lands Company has offered this block of land for sale to developers ... The northern blocks are zoned residential and allows for construction of variety of house types including apartments, townhomes, stacked townhomes, semi-detached, and single homes, subject to minimum densities ... and 387 mid-density and townhome units are suggested in concept plans for the northern portion.”

3.6.6 Kishkabika Park – 130 Oshedinaa (No. 6 on Map):

“Kishkabika park will be largest in Wateridge. The preliminary design adds additional walking paths, natural areas, play grounds and a splash pad to Wateridge. This preliminary design also includes several elements such as a sliding hill and a fenced dog park that Wateridge does currently have in any other location. This park also includes the waterfall and look-out plaza overlooking Rockcliffe airport and the parkway. A connection to the NCC cycling network and adjacent park lands is also included. A bottom of the Waterwall is a scenic pond.”

3.6.7 Federal Lands Initiative Lands – CMHC – 800 Winisik & 370 Codd's (No. 7 on Map):

“This land is being offered under the Federal Lands Initiative under a special 99 Year land lease program administered by the Canadian Mortgage and Housing Corporation. The land has space for approximately 495 residential units. The land lease program requires at least 30% of the units to qualify as affordable housing with rents under 80% of median rents for an equivalent size of unit.”



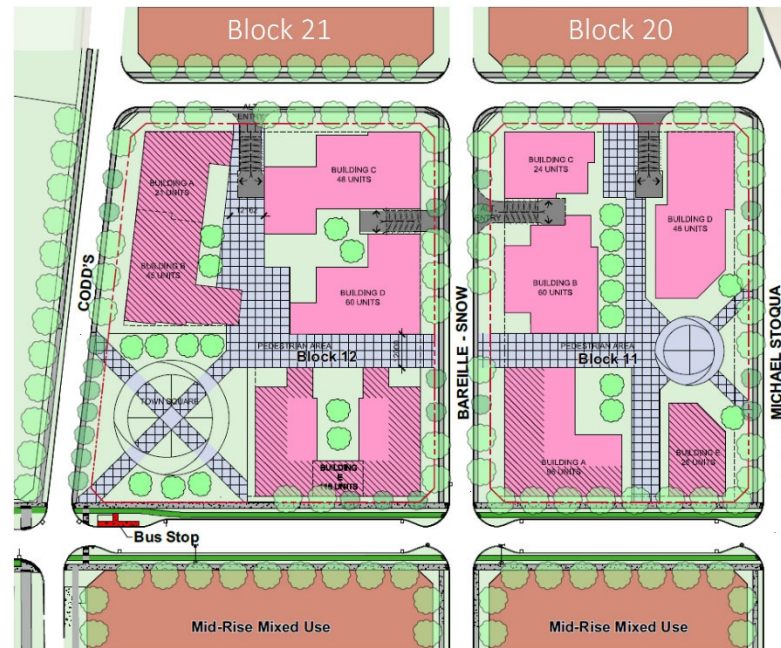
Site Plan - Kishkabika Park – 130 Oshedinaa

3.7 Planned Functions of Adjacent Properties

Refer to the block plans below from the Wateridge Village Phase 2A & 2B and Phase 6 & 7 Urban Design Guidelines & Architectural Controls showing the planned functions of the adjacent properties to the development site located at Block 21 - 200 Codd's Road. The Block 21 site along with the adjacent properties to the East (Block 20) and South (Blocks 11 & 12) are designated as low to mid-rise mixed-use. The adjacent properties to the North (Block 22 & 23) are designated as low to mid-rise neighbourhood, while the lands to the East as designated as Park and Urban Plaza as per Schedule A of the City of Ottawa – Wateridge Village Secondary Plan (Refer to Section 2.1.2 of the Urban Design Brief).



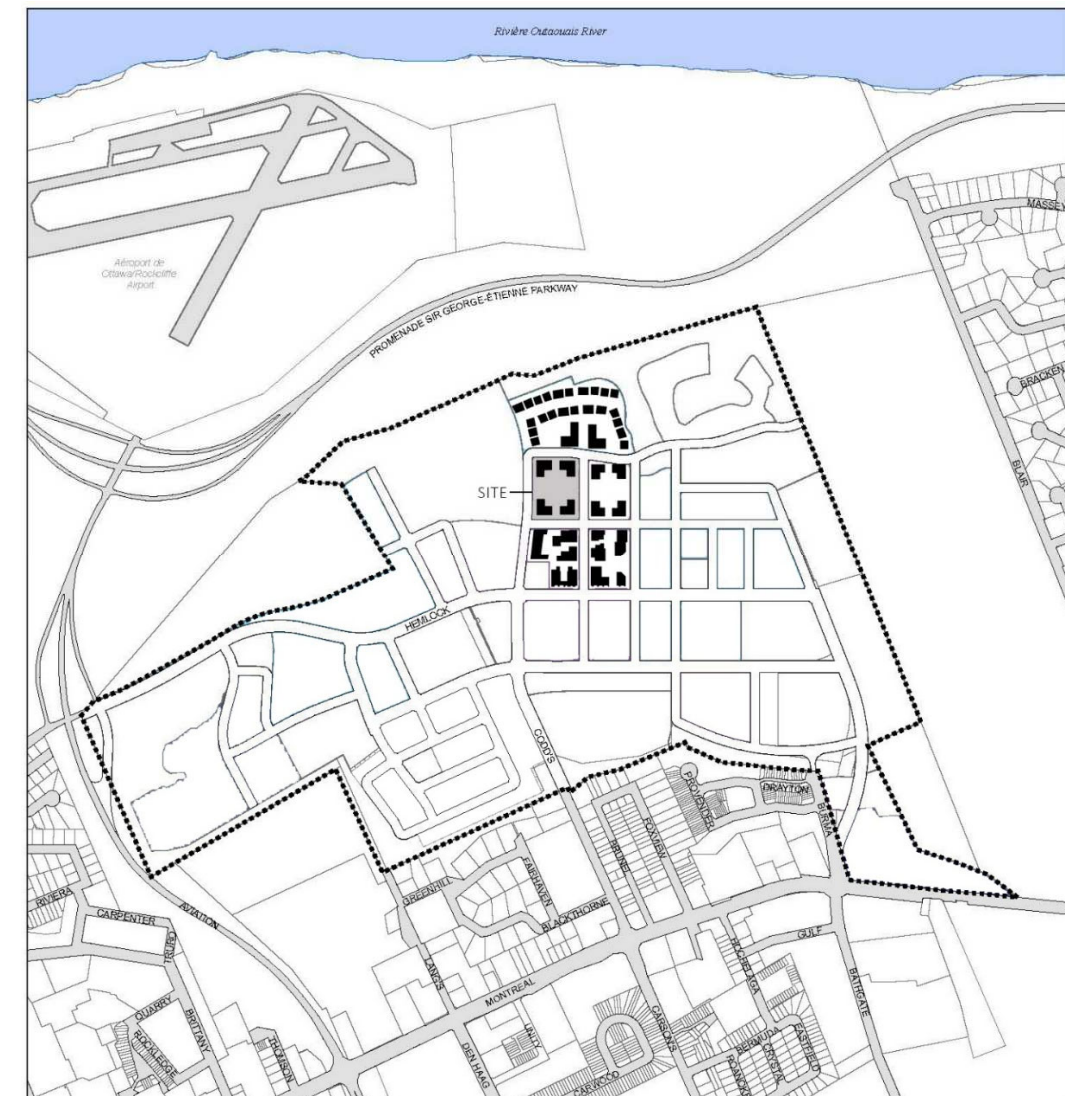
Blocks 20, 21, 22 & 23 Block Description Plan



Blocks 11 & 12 Block Description Plan - South of Block 21

- The Blocks 20, 21, 22 & 23 and 11 & 12 Block Description Plans showing the proposed building envelopes has been sourced from the Wateridge Community - Phase 2A & 2B and Phase 6 & 7 Urban Design Guidelines & Architectural Controls provided by Canada Lands Company.

As evidenced in the planned block plans from the Wateridge Village Urban Design Guidelines & Architectural Controls and the corresponding Planned Urban Fabric Map of the Block 21 site and the adjacent developments within a 100m radius, this area of Wateridge Village is characterized by a planned dense urban fabric bordering Tawadina Road to the South, and lower density developments to the North of the site beyond Codd's Road. In addition, to the West of the site the future Kishkabika Park will provide a large, landscaped area for use of the neighbourhood including the future residents of the Phase 1 retirement home building.

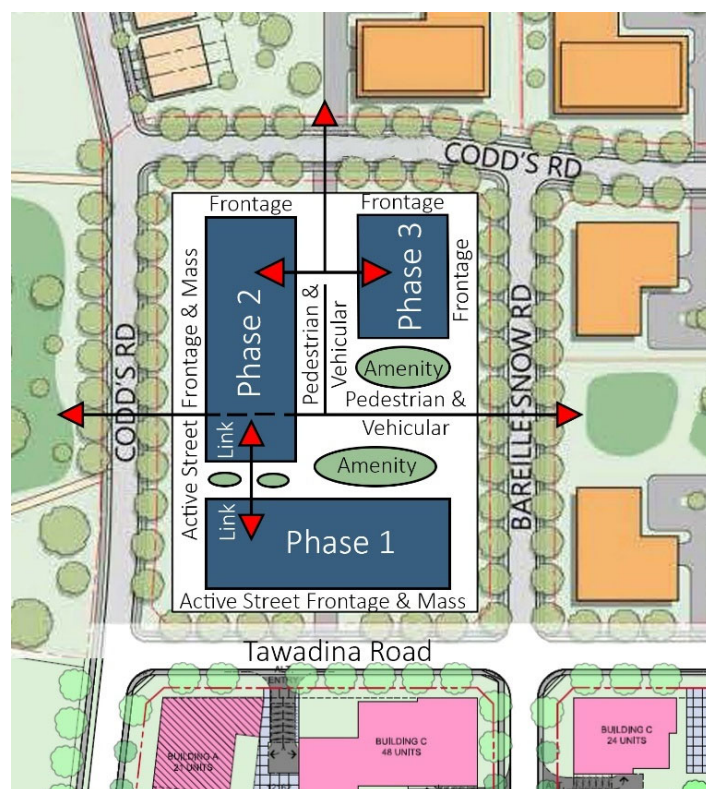


Wateridge Village – Planned Urban Fabric Map

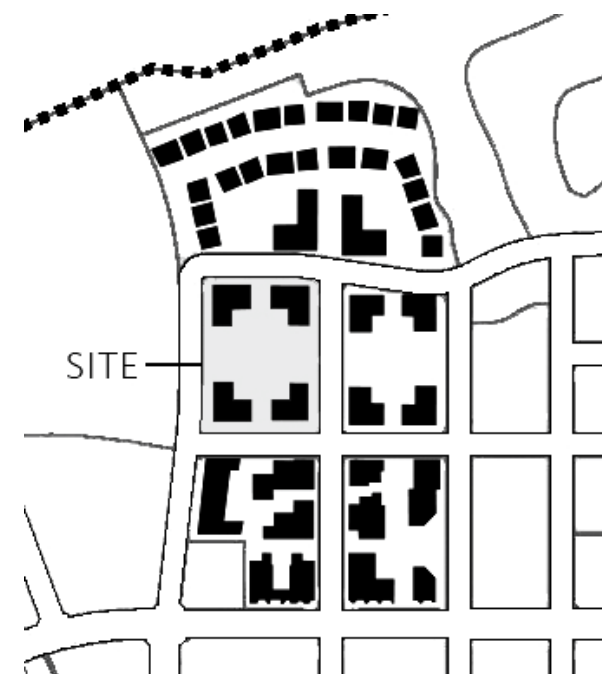
4 Design Research

4.1 Alternative Site Plan Options

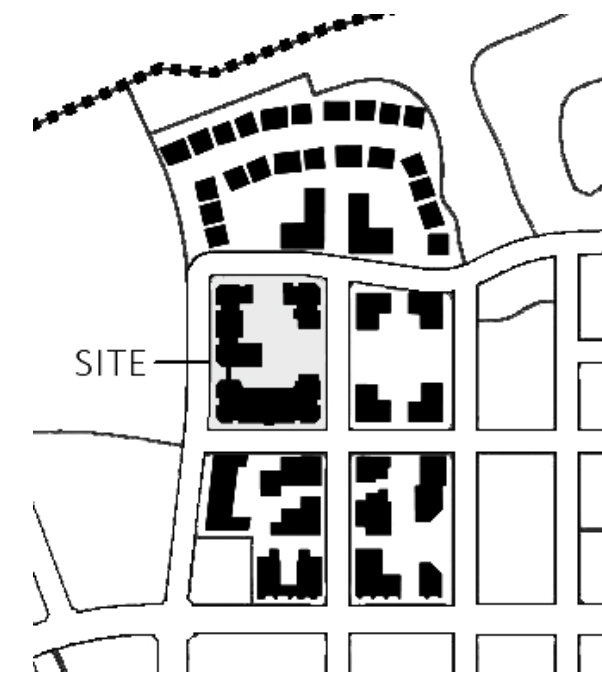
The Block 21 site is strategically located in that it borders three land designations: low to mid-rise mixed-use to the South & East, low to mid-rise neighbourhood to the North, and Park and Urban Plaza to the West, and as such, presents the opportunity to transition between different densities, programs and amenity areas. The basis of the Phase 1 contextual relationship to the site has thus been to provide building mass and frontage along Tawadina Road to help activate the street and respond to the higher proposed densities to the South, and to provide cross-site pedestrian and vehicular access to connect with the adjacent public realms including the surrounding public R.O.W. streets and park area to the West. In addition, the taller Phase 2 & Phase 3 buildings have been located to the North-end of the site to maximize the unobstructed views North to the Ottawa River and Gatineau Park hills beyond from the future upper floor levels of the proposed nine-storey buildings.



Wateridge Village – Block 21 Context Map



Block 21 - Wateridge Village – Planned Urban Fabric Map



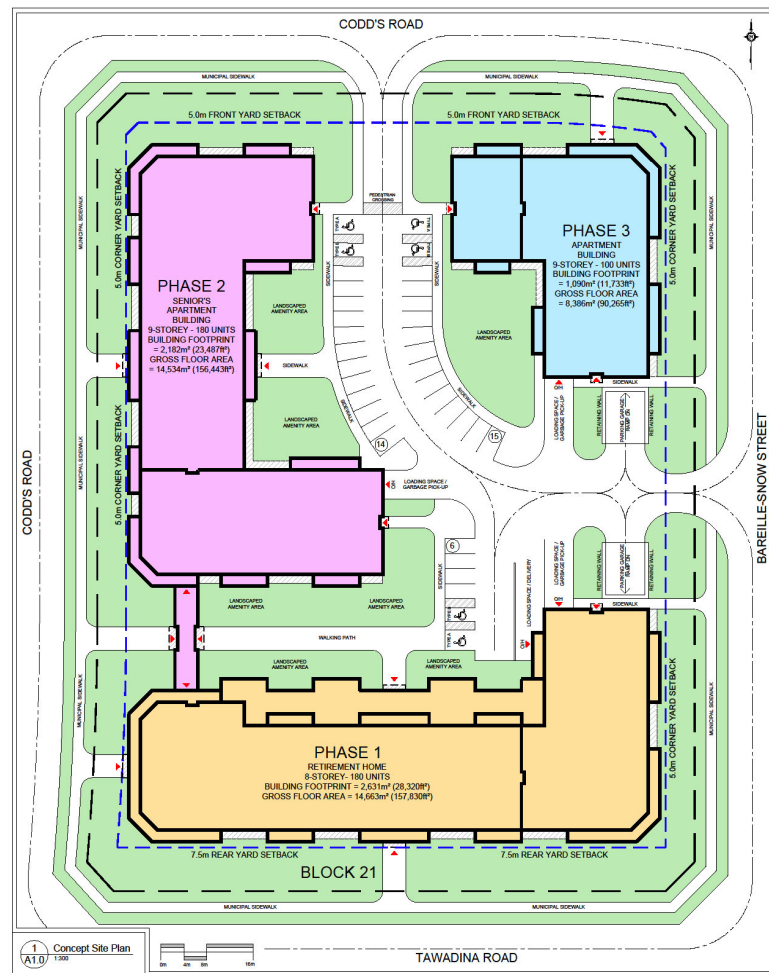
Block 21 - Wateridge Village – Proposed Urban Fabric Map

Described in Section 4.1 are four versions of the Phase 1 Site Plan and Concept/Master Site Plan that have been designed and presented for Block 21 – 200 Codd's Road. While all versions of the site plan have maintained the location of the three buildings on the site, there have been revisions made to the three building footprints and massing, as well as significant changes to the internal parking and vehicular ramp access, the through-block pedestrian network, and the provision of landscape areas and amenity space on the site since the initial design.

Generally, as the different iterations of the Phase 1 Site Plan and Concept Site Plan have been presented for review at both the formal Pre-Consultation Preliminary Assessment on November 12, 2025 and the follow-up meeting with Planning Staff on December 16th, 2025, the site plans have been altered and revised to incorporate those relevant comments and suggestions. Please note that because the site is planned as a three-phased development it was paramount to locate the Phase 1 retirement home building at the South-end of the site from the onset of design in order to establish built frontage along Tawadina Road. As construction of the three phases progresses, it will always be to the North of the site and adjacent to where the surrounding properties are not yet developed. This siting will limit disruption to the Wateridge Village neighbourhood and help contribute to the development of an 'active' street frontage along Tawadina Road in parallel with the other ongoing developments and construction to the South of the Block 21 site.

Phase 1 Site Plan & Concept Site Plan – Version No. 1:

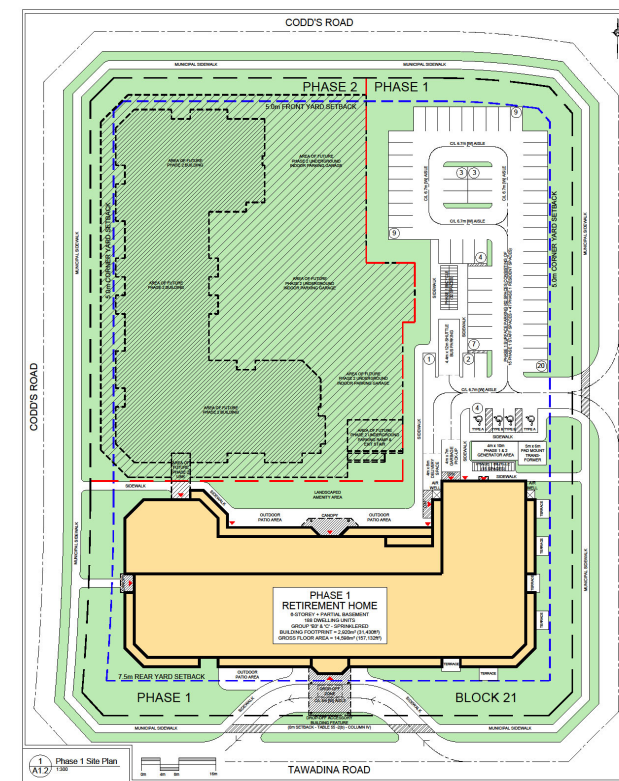
The initial version of the Phase 1 Site Plan and Concept Site Plan prepared for the Client group, as well for the Canada Lands Company review, was characterized by a through-block internal drive aisle that connected to both Bareille-Snow Street and North Codd's Road as part of the full site development. The building footprints for all three buildings were generous in size, and all three buildings were proposed as nine-storey developments with the upper three floors designed to not exceed 750m² as required by the site-specific zoning [GM31 H(30)]. There were two separate vehicular ramps proposed to serve the overall development with one vehicular ramp shown accessing the Phase 1 building and the second vehicular ramp accessing the Phase 3 building, with the intention that all three Phases would be linked below grade through a shared underground parking area.



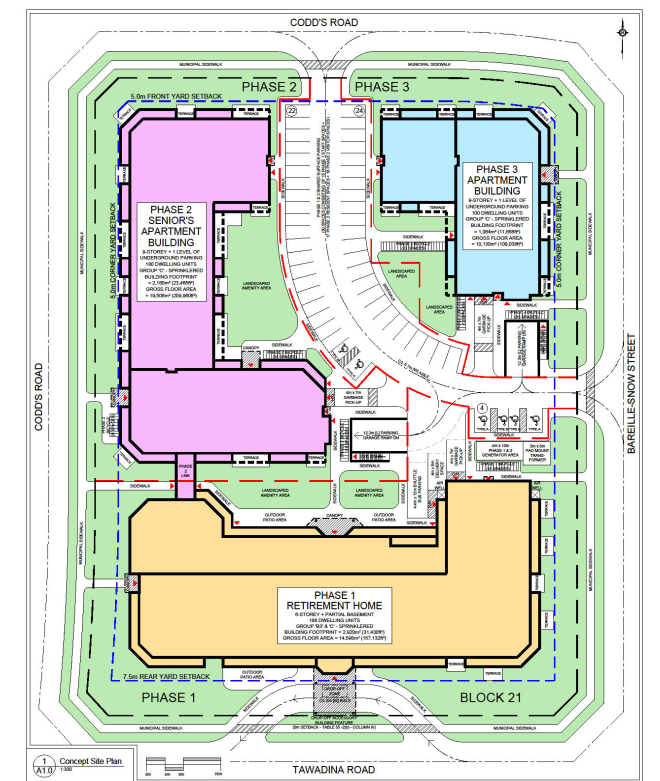
Concept Site Plan – Version 1 – September 19, 2025

Phase 1 Site Plan & Concept Site Plan – Version No. 2:

The second version of the Phase 1 Site Plan and Concept Site Plan that was presented for review at the Pre-Consultation Preliminary Assessment on November 12, 2025 was similar to the initial version presented to the Client group and Canada Lands Company with the main difference being the removal of the upper three floor levels on the Phase 1 retirement home building and the change to a six-storey building. The Phase 1 building footprint was altered alongside revised conceptual floor plans to reflect the decreased building height and an increase in the Phase 1 retirement home unit count to 188 units from the previous 180 units.



Phase 1 Site Plan – Version 2 – November 04, 2025



Concept Site Plan – Version 2 – November 04, 2025

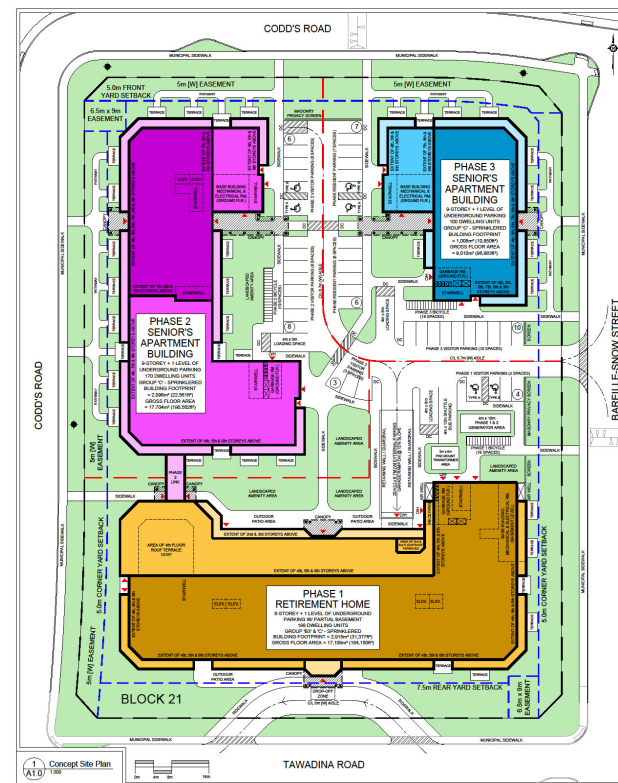
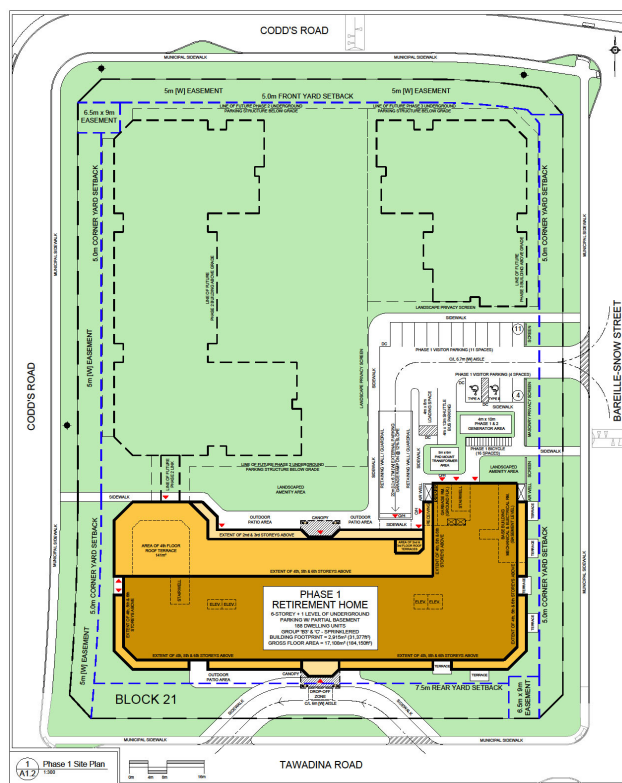
The parking for the Phase 1 development was proposed as a temporary surface parking lot located in the Phase 3 lands until such time as the Phase 2 underground parking level was constructed and the required Phase 1 parking could be moved indoors and shared with the Phase 2 building. There were two separate vehicular ramps proposed to serve the Phase 2 & Phase 3 buildings as there was no provision for underground parking below the Phase 1 building at this time. In addition, a vehicular drop-off aisle was added at the front of the Phase 1 building off Tawadina Road along with a front entrance canopy extending across the drive aisle.

Phase 1 Site Plan & Concept Site Plan – Version No. 3:

The third version of the Phase 1 Site Plan and Concept Site Plan presented for review at the follow-up meeting with Planning Staff on December 16th, 2025, was characterized by the removal of the through-block internal drive aisle at the North Codd's Road end of the site as part of the full site development, and the integration of better pedestrian connectivity through the site and parking area. The building footprints for Phase 2 & Phase 3 were reduced in size, and the Phase 2 building unit count was reduced to 170 units from the previous 180 units. In addition, the upper three floors of the Phase 2 & Phase 3 buildings, which were designed to not exceed 750m² as required by the site-specific zoning [GM31 H(30)], were moved to the North end of both buildings in order to provide a better balance of building volume and massing with the Phase 1 building and to capitalize on the views North to the Ottawa River that these higher floor levels would be afforded.

Pedestrian connections were added to the Phase 2 & Phase 3 ground floor terraces to help activate the public realm, and opaque privacy screen walls were added between the Phase 1 & Phase 3 buildings and between the Phase 2 & Phase 3 buildings to screen the surface parking and loading areas from view from the street. Exterior canopy projections leading to the interior drive aisle on the Phase 2 & Phase 3 buildings were added to help further screen the parking area and to provide an improved through-block connection between the buildings and across the site to the neighbouring abutting public realm.

In addition, the Phase 1 Site Plan and Concept Site Plan were made fully zoning compliant by shifting the surface parking inwards on the site so that the parking spaces no longer projected beyond the building façade, and by shortening the front entrance canopy on the Phase 1 retirement home building up to the edge of the vehicular drop-off aisle so that it was no longer exceeding the permitted projection requirements. The limits of a 5m wide easement running the length of West & North Codd's Road and two separate 9m deep x 6.5m wide easements at the Southeast and Northwest corners of the site were also added to the site plans, and the building footprints and amenity features were revised to avoid encroachment in these zones.



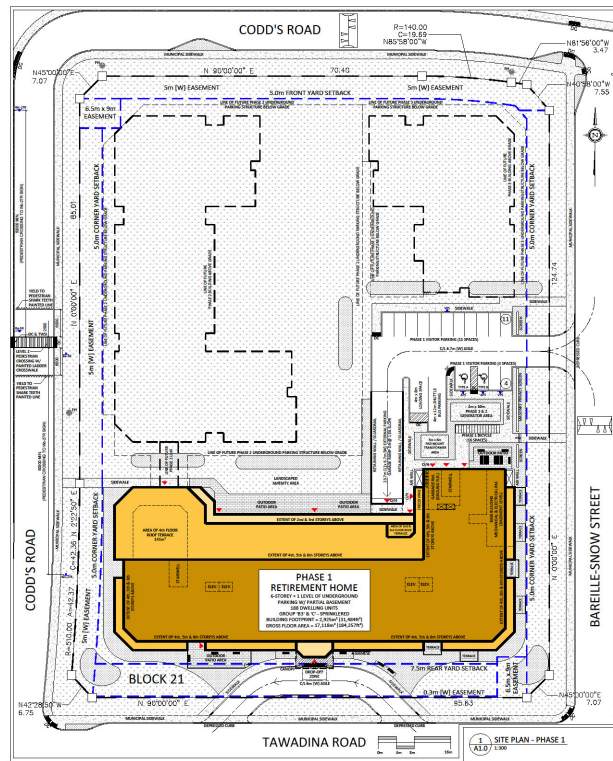
Phase 1 Site Plan & Master Plan – Version No. 4:

The fourth (and current) version of the Phase 1 Site Plan and Master Plan, and which is included in the Appendix of this Urban Design Brief, is characterized by the addition of landscape plantings around the perimeter of the Phase 1 building and in particular, the rear surface parking area to screen the parking spaces and vehicular ramp from view. Outdoor patio areas and bench seating have been added at the front of the building along Tawadina Road to further activate the public realm and engage with the street and pedestrians, as well as to the rear of the building for the use of staff members. In addition, the pedestrian connections to the Phase 2 & Phase 3 ground floor terraces and building entrances have been further refined as part of the civil grading design to make the majority these access points accessible from the municipal sidewalk.

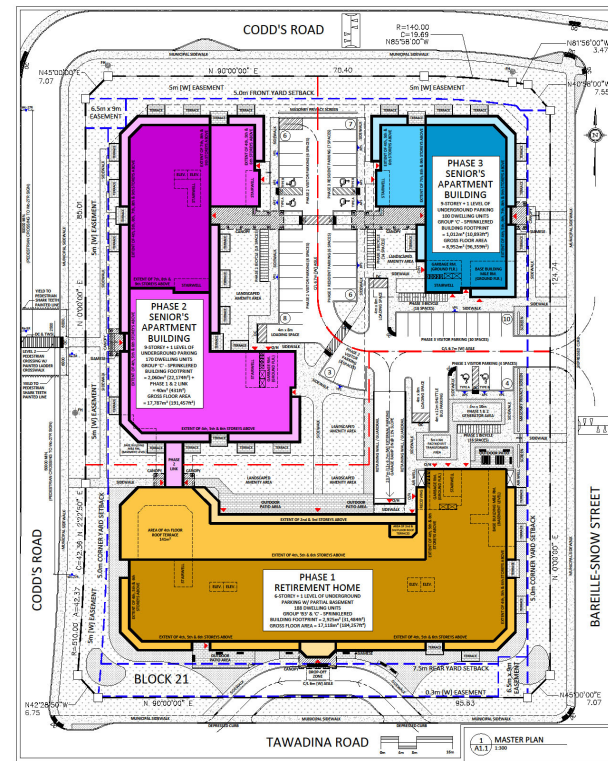
At the street level, a Level 2 pedestrian crossing has also been proposed at the mid-block of West Codd's Road. This pedestrian crossing will help to further engage the public realm by providing a safe and accessible access point for pedestrians and independent senior residents to the adjacent Kishkabika Park path network, while aligning directly with the future entrance to the Phase 2 senior's apartment building.

Phase 1 Site Plan – Version 3 – December 5, 2025

Concept Site Plan – Version 3 – December 5, 2025



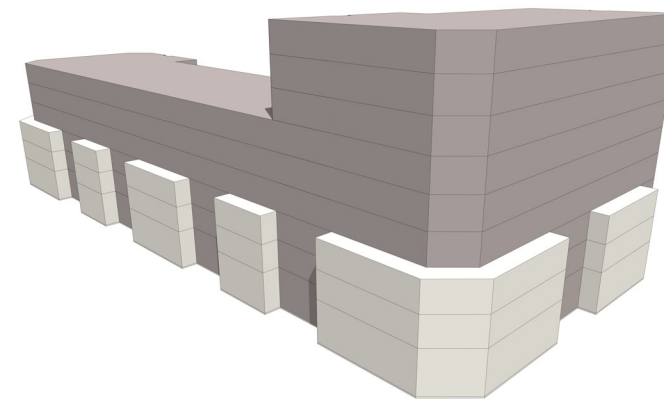
Phase 1 Site Plan – Version 4 – January 20, 2026



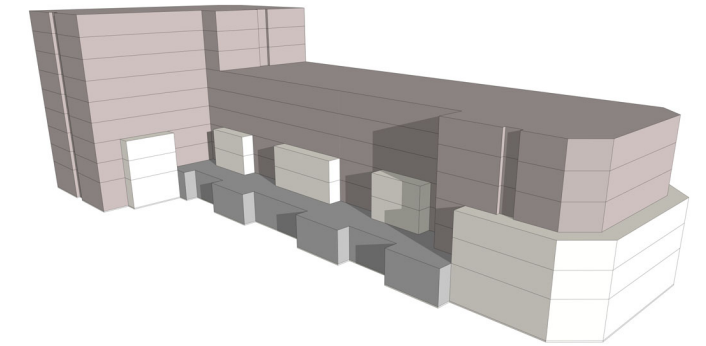
Master Plan – Version 4 – January 20, 2026

Massing Option No. 1:

The initial massing for the Phase 1 retirement home building was based on a nine-storey building with the upper three floors designed to not exceed 750m² as required by the site-specific zoning [GM31 H(30)]. In addition, there were 2m step backs provided on the fourth floor level for all building frontages facing a street as required by the site-specific zoning, and 2m deep x 8m wide insets in the exterior building footprint at the ground floor level in order to provide vertical building faces that aligned with the 2m step back above and extending the full height of the building.



Massing Option No. 1 – Southeast facade of Phase 1 building viewed from Tawadina Road & Bareille-Snow Street



Massing Option No. 1 – Northwest façade of Phase 1 building viewed from West Codd's Road

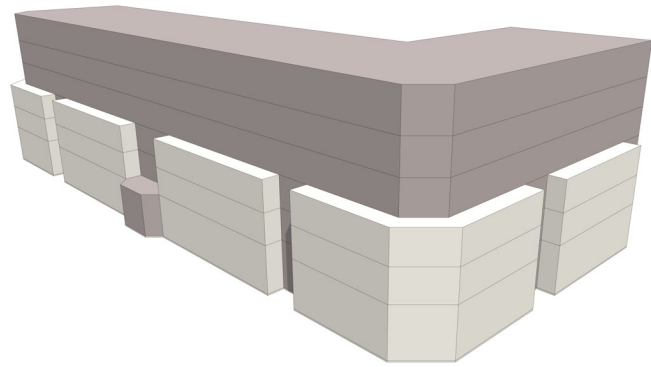
4.2 Alternative Massing Options

The Phase 1 retirement home building massing has been articulated through 2m step backs on the fourth floor level as required by the site-specific zoning [GM31 H(30)], projecting balconies on the upper floor levels, and the introduction of vertical insets extending the full height of the building in order to avoid frontages exceeding 40m as required by the Wateridge Community - Phase 6 & 7 Urban Design Guidelines & Architectural Controls. In addition, at the roof level the parapet height varies to help break up the length of the building mass and to further define the vertical components.

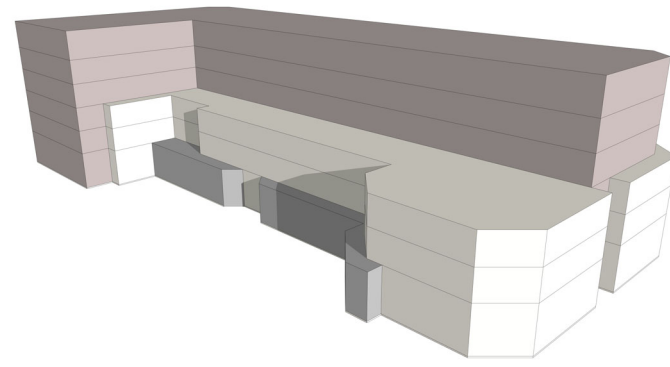
With regards to the alternate massing options explored for the Phase 1 building, please refer to the Site Plan drawings shown in Section 4.1 – Alternate Site Plan Options and to the variations in the building massing shown in the Section 4.2 images. Please note that these examples are not exhaustive and are rather intended to convey aspects of the evolving design and the related changes to the building program and form.

Massing Option No. 2:

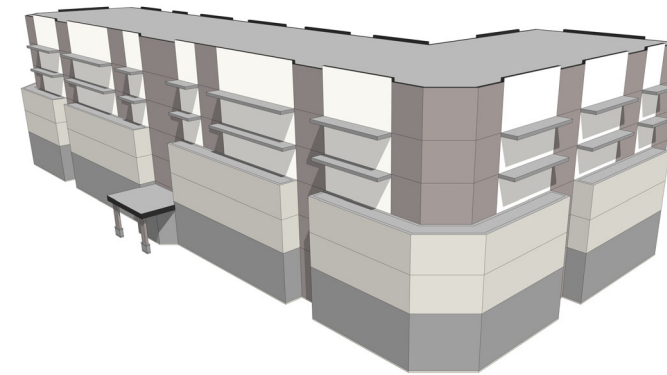
The subsequent massing for the Phase 1 retirement home building became more regular with the removal of the acentric tower on the East side of the building as the building was changed to a six-storey building with the removal of the three upper floor levels. In addition, the building footprint on the second and third floor levels was widened to increase the overall unit count and provide a more functional assisted and memory care floor layout with the programmatic spaces located in the center of the floor, and the previous 2m deep x 8m wide insets in the exterior building footprint were modified to be 4m wide.



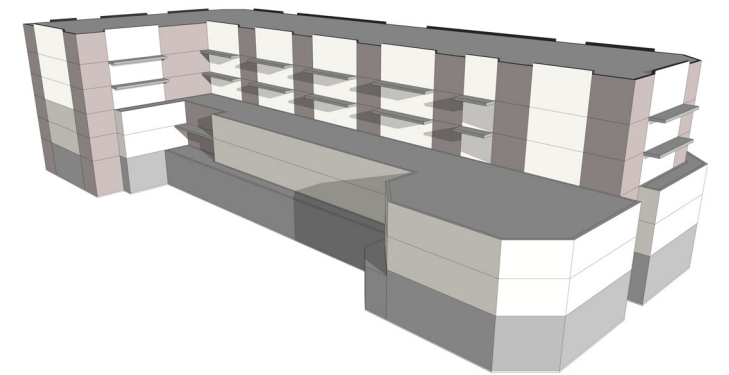
Massing Option No. 2 – Southeast facade of Phase 1 building viewed from Tawadina Road & Bareille-Snow Street



Massing Option No. 2 – Northwest facade of Phase 1 building viewed from West Codd's Road



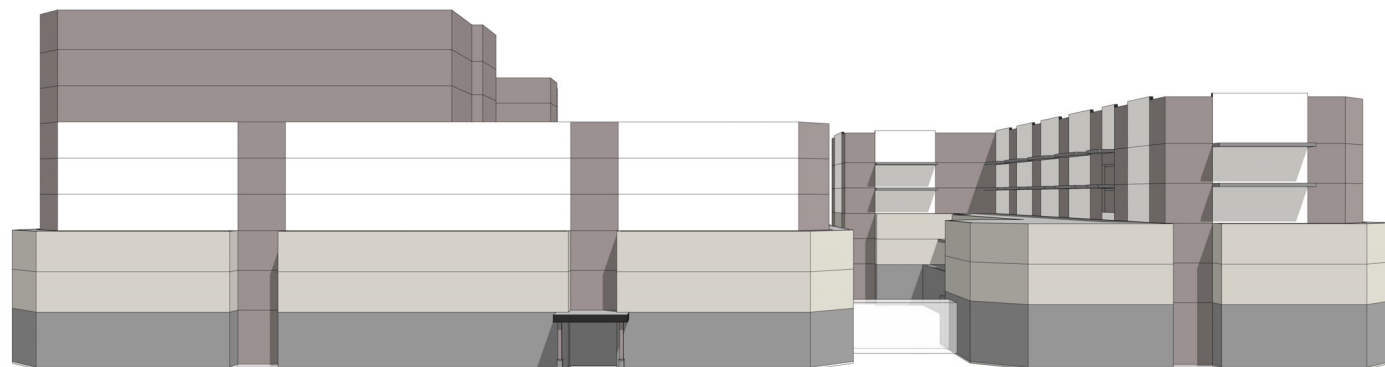
Massing Option No. 3 – Southeast facade of Phase 1 building viewed from Tawadina Road & Bareille-Snow Street



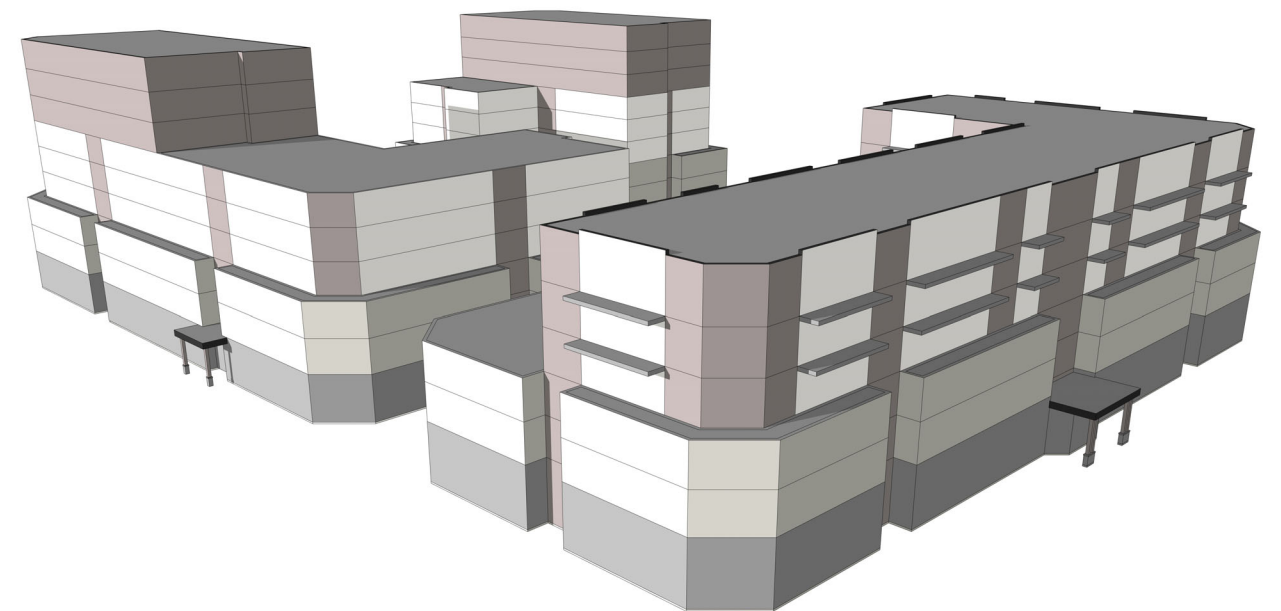
Massing Option No. 3 – Northwest facade of Phase 1 building viewed from West Codd's Road

Massing Option No. 3:

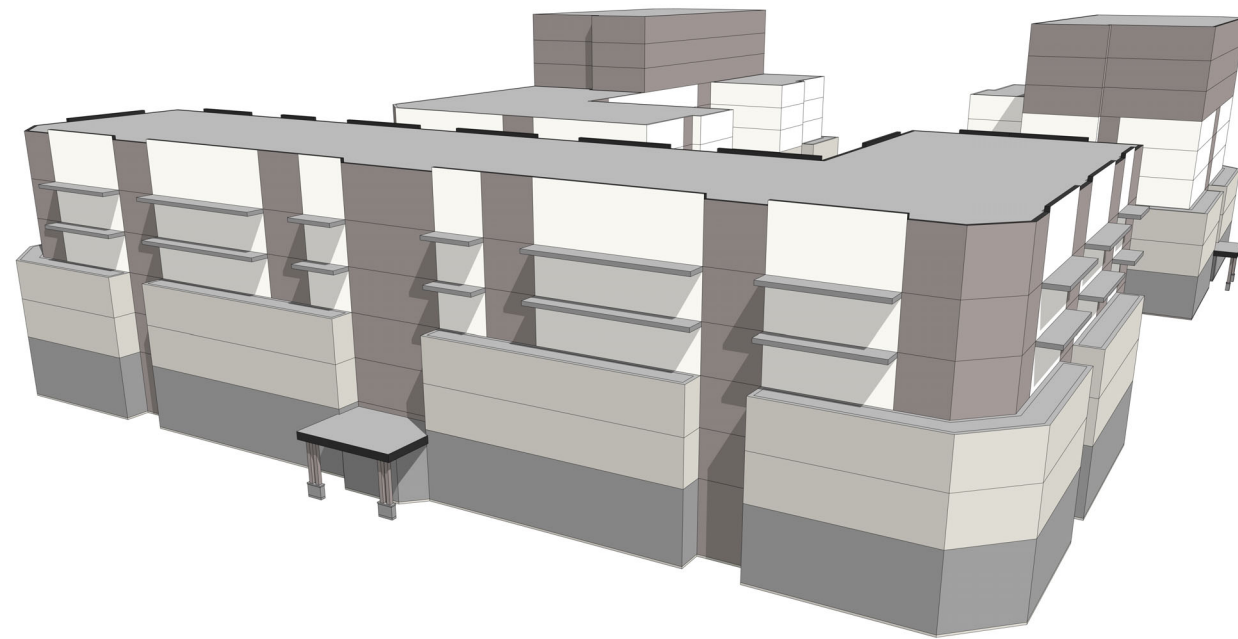
Further massing exercises involved delineating the upper floor level walls as a series of vertical faces through material treatment and control lines corresponding to the window, door and balcony placement in order to help break the horizontal expanse of the building. These vertical faces also corresponded to the 2m deep x 4m wide insets in the exterior building footprint at the ground floor level to further distinguish the building façade and massing as a series of volumetric components, which were then articulated through different cladding materials and colour finishes. The relationship to the proposed Phase 2 & Phase 3 buildings was also explored through 3D modelling to ensure compatibility of the Phase 1 building massing and scale with the future developments.



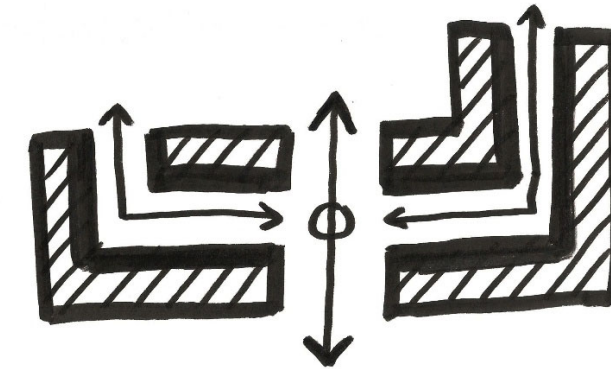
Massing Option No. 3 – West elevation of Phase 1 building with proposed Phase 2 building viewed from West Codd's Road



Massing Option No. 3 – Southwest facade of Phase 1 building with proposed Phase 2 & 3 buildings viewed from Tawadina Road & West Codd's Road



Massing Option No. 3 – Southeast facade of Phase 1 building with proposed Phase 2 & 3 buildings viewed from Tawadina Road & Bareille-Snow Street



Parti Sketch – Phase 1 Building

With regards to the design evolution of the Phase 1 building, please refer to the massing images shown in Section 4.2 – Alternate Massing Options and to aspects of the design evolution conveyed in the Section 4.3 images. Please note that these examples are not exhaustive and are rather intended to convey aspects of the evolving design and the related changes to the building program and form.

4.3 Design Evolution

At the programmatic level, the design of the Phase 1 retirement home building seeks to create large communal gathering spaces on the ground floor that are open to one another and provided with an abundance of natural light through floor to ceiling glazing, and with the service-type spaces for the residents out of view but in close proximity to enable the quick movement of food, housekeeping and administration services.

The resulting parti for the Phase 1 building ground floor level can be understood as two primary cross axis – one running north/south and consisting of the principal entrance and a visual and physical connection from the street to the rear amenity spaces and landscape beyond; and a second axis running east/west and consisting of the main travel path for residents through the building. The confluence of these two axes is the lobby on the ground floor and the 'heart' of the building where the senior residents can converge, meet and access the different program areas spilling off this zone. For the residential suites, the design of the independent living units on floors four, five and six emulates a more traditional apartment layout model with a primary corridor serving individual unit entrances, whereas on the second and third floors, the assisted and memory care residents are provided with a centralized and secure dining room and lounge areas that can be monitored by nursing staff.

Precedent:

The design of the Phase 1 retirement home building and its related form, function and materiality is consistent with the Lifestyles brand and previous retirement home and senior apartment buildings constructed by the Client group in Perth, ON and Kemptville, ON. This includes the use of textured stone veneer, smooth-faced masonry stone veneer, and two colours of EIFS cladding on the exterior. In addition, the buildings are further articulated through aluminum windows and glazing for the large program spaces, residential-style casement windows for the residential suites, aluminum guardrails with vertical pickets and inscribed circles around the walk-out terraces and projecting balconies, and black canvas awnings above the large windows on the ground floor.

The following precedent images of the Lanark Lifestyles Phase 1 retirement home building and Phase 2 senior's apartment building in Perth, ON show a similar building typology to the proposed Phase 1 retirement home building in Wateridge Village. Both developments include an interior pedestrian link connecting the Phase 1 and Phase 2 buildings, as well as shared amenity features between the two buildings such as an indoor pool, lounges and exterior landscaped areas. Please note that the Lanark Lifestyles Phase 1 & Phase 2 buildings were constructed by the Client group in 2018 and 2021 respectively, and with the architectural design credited to Peter Mansfield Architect and the landscape design credited to Lashley & Associates.



Precedent Image No. 1 – Lanark Lifestyles, Perth, ON



Precedent Image No. 2 – Lanark Lifestyles, Perth, ON



Precedent Image No. 3 – Lanark Lifestyles, Perth, ON

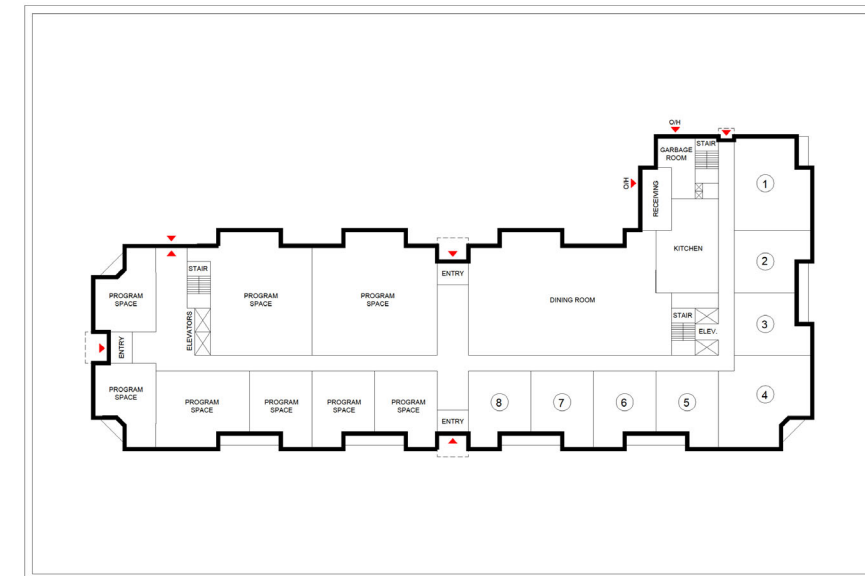


Precedent Image No. 4 – Lanark Lifestyles, Perth, ON

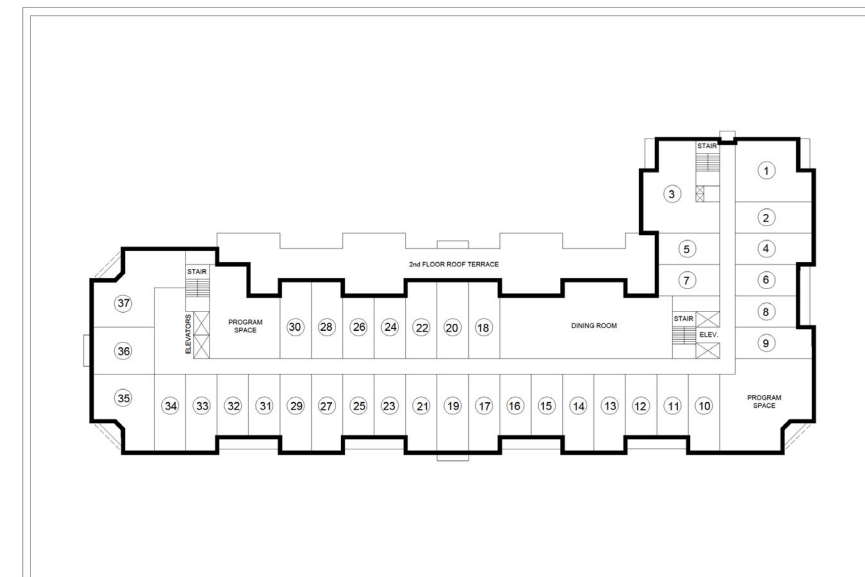
Design Evolution No. 1:

The initial design for the Phase 1 retirement home building was characterized by the program spaces being predominantly located on the left hand side of the ground floor level and residential suites on the right hand side. This arrangement created an unbalanced entrance area between the public and private spaces, and a front façade that would have been equally unbalanced with large floor to ceiling aluminum windows on one side of the principal entrance and smaller residential-style casement windows on the other side. The design of the upper floor levels followed a more traditional apartment layout model with a primary corridor serving individual unit

entrances. Following an internal review, it was decided to increase the building footprint on the second and third floor levels in order to avoid long straight corridors which can be problematic for assisted and memory care floor residents in favour of programmatic spaces located in the center of the floor.



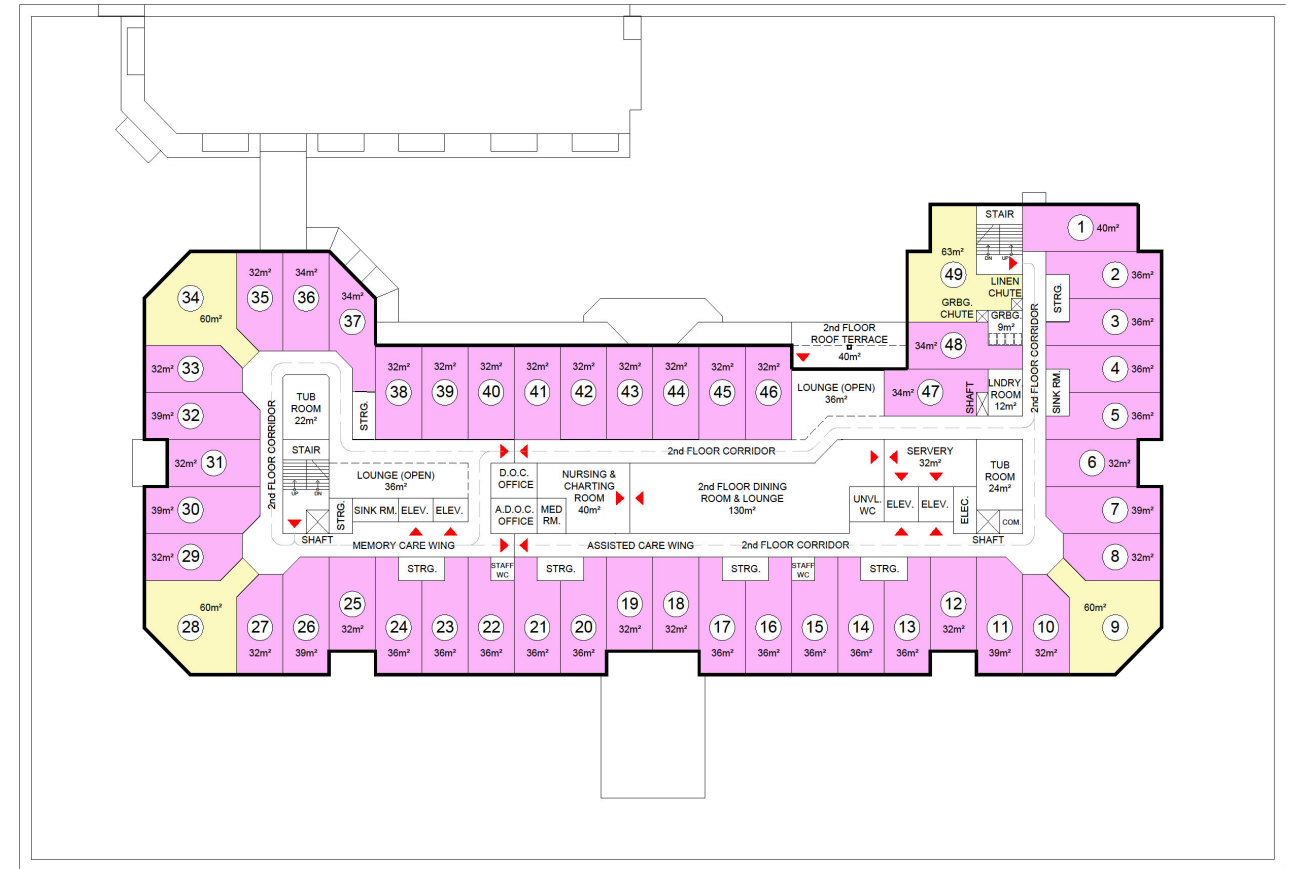
Design Evolution No. 1 - Ground Floor Concept Plan - Phase 1 Building



Design Evolution No. 1 - Second Floor Concept Plan - Phase 1 Building

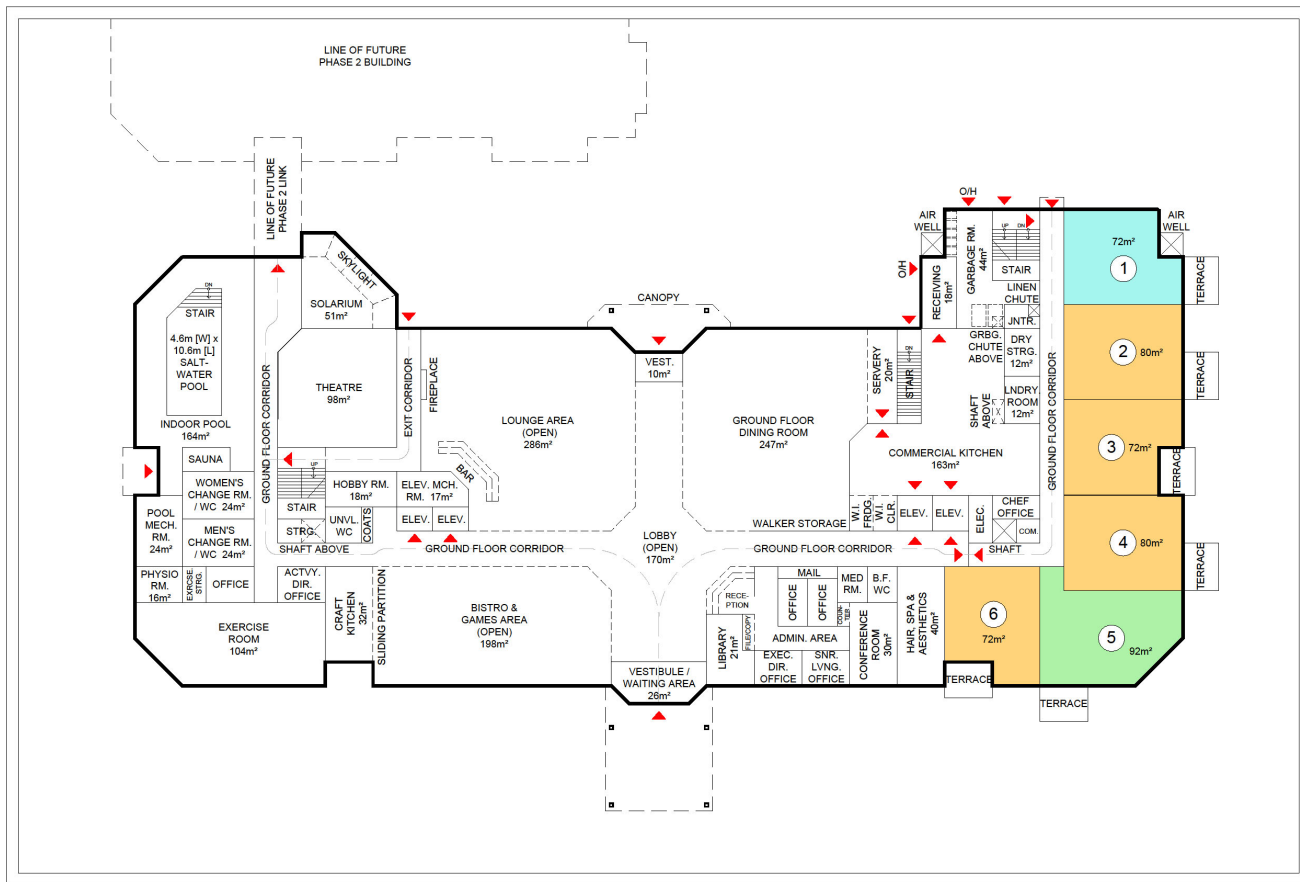
Design Evolution No. 2:

Following the initial design, the ground floor plan was further refined to distinguish the different program areas and the number of ground floor residential suites was reduced in scope in favour of allocating space for the administrative staff areas at the front entrance. This design change was critical in the helping to maintain security in the retirement home as the entrance and exit from the facility needs to be controlled through the centralized reception area, while also ensuring that staff were visible and available to help the senior residents in their close proximity to the central lobby. In addition, the building footprint on the second and third floor levels was widened to provide a more functional assisted and memory care floor layout with the programmatic spaces located in the center of the floor. As the floor plan revisions progressed the appropriate fenestration was then designed on the exterior 3D model and elevations to ensure adequate natural light to the large open spaces and a visual connection to the public realm outside of the building was provided.



Design Evolution No. 2 - Second Floor Concept Plan - Phase 1 Building

As part of Design Evolution No. 2, the large windows on the ground floor level and situated along Tawadina Road and West Codd's Road were conceived as large arched openings with precast lintels and aluminum windows and glazing below. However, in the subsequent development of the building facades the large arched motif conflicted with the strong horizontal lines created by the precast banding and different exterior cladding materials separating the ground floor and second floor levels. As a result, the large arched openings were re-designed as rectangular openings with black canvas awnings above that are visually tied to both the existing Lanark Lifestyles retirement home in Perth, ON and contextually to the neighbouring multi-storey apartment building on Hemlock Road in Wateridge Village (Refer to Site Photograph No. 10). With the revised window openings on the ground floor the arched motif was then re-appropriated in a smaller form over the third floor residential windows, which helped to visually cap the windows and the vertical lines up to this point, and to impart a transition from the middle tier of the building to the distinct upper floor levels and top tier of the building above.



Design Evolution No. 2 - Ground Floor Concept Plan - Phase 1 Building

Design Evolution No. 3:

As the conceptual floor plans were further developed the demising walls between the individual residential suites were revised and adjusted to provide a variety of unit types throughout the building – studio, studio plus, one bedroom, one bedroom plus den, two bedroom, and two bedroom plus den. The resulting layout enabled the 3D model to be further articulated from the initial 3D massing models to better reflect the required window and door placement, as well as the extents of the walk-out terraces and projecting balconies.



Design Evolution No. 2 – South façade of Phase 1 building viewed from Tawadina Road with ground floor arched window openings & precast stone lintels above



Design Evolution No. 3 - Fifth Floor Concept Plan - Phase 1 Building



Design Evolution No. 2 – South façade of Phase 1 building viewed from Tawadina Road with ground floor rectangular window openings & black canvas awnings above

Within the 3D model the primary and secondary exterior cladding materials were further adjusted to help break down the volume of the building in conjunction with the design of the fenestration. For example, on the East half of Tawadina Road and along Bareille-Snow Streets, the residential suite windows on the ground floor level appeared undersized on account of the tall 5.2m floor to floor ceiling height. The resulting façade over emphasized the vertical plane in comparison to the facades developed for the West half of Tawadina Road and West Codd's Road where the program areas were located and large aluminum windows were designed. Following multiple design iterations this façade was ultimately re-designed with the addition of horizontal precast banding elements separating the textured stone veneer from the smooth-faced masonry stone veneer above, which created a similar language to the front facade with a base and middle tier approach but at a lower height, and that was further balanced through the addition of taller residential-style casement windows on the ground floor level.



Design Evolution No. 3 – East façade of Phase 1 building viewed from Bareille-Snow Street with consistent lower level cladding & fenestration



Design Evolution No. 3 – East façade of Phase 1 building viewed from Bareille-Snow Street with split lower level cladding & fenestration

4.4 Built Form Transition

Refer to the elevation images in Section 4.4 showing the built form transition including the respective heights, datum lines of the 2m building step backs, and proposed materiality and colour finishes for the six-storey mid-rise Phase 1 retirement home building at 200 Codd's Road in relation to the adjacent six-storey mid-rise apartment building currently under construction at 375 Codd's Road, as well as the two proposed nine-storey mid-rise apartment buildings to be constructed at 1050 Tawadina Road.

4.4.1 200 Codd's Road & 375 Codd's Road:

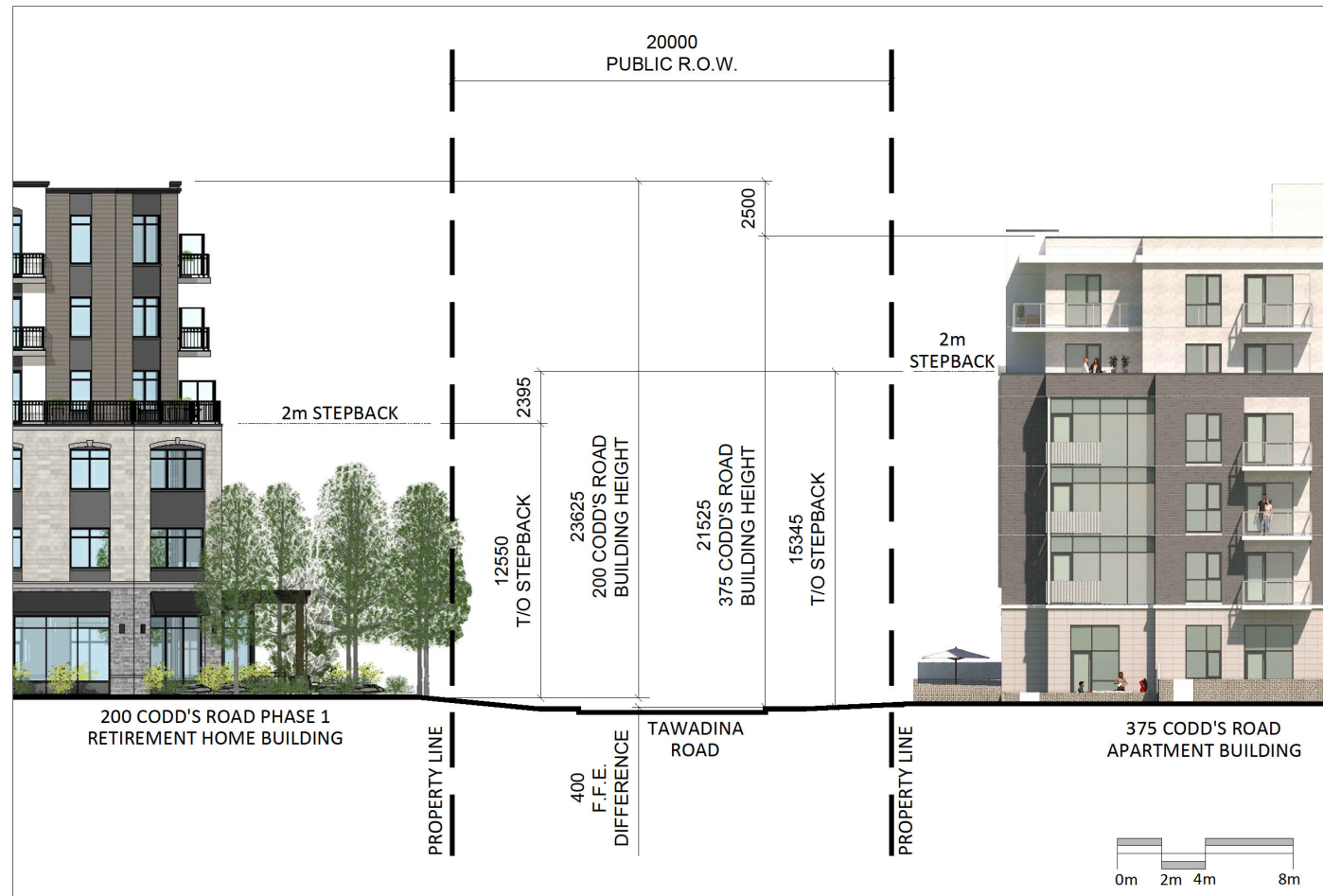
Refer to the composite images in Subsection 4.4.1 showing the West Elevations of the Phase 1 retirement home building at 200 Codd's Road and the adjacent apartment building currently under construction at 375 Codd's Road, which is situated directly across Tawadina Road from the development site.

As shown on the composite images, the two residential buildings are of a similar scale and massing and propose a complimentary material palette and colour finish. Both buildings are six-stories in height with projecting balconies and incorporate a 2m step back on the building façade facing Tawadina Road along with a material transition and horizontal banding element to delineate the ground floor level from the floors above. The horizontal datum lines of both the step back and parapet roof are of a comparable dimension relative to average grade and once constructed there will be a similar base/middle/top approach to both buildings.

Please note that the difference in building height between the two buildings is 2.1m when the lower F.F.E. of the 375 Codd's Road building is accounted for. This difference in height is primarily on account of the lower three floors levels of the Phase 1 retirement home building which require an increased floor to floor height to satisfy the programmatic elements of the large open gathering spaces and commercial kitchen on the ground floor level, and the general dining areas on all three floor levels. As an example, the ground floor level of 200 Codd's Road is 5.2m while the ground floor level of 375 Codd's Road is 4.5m.



Built-Form Transition – 200 Codd's Road & 375 Codd's Road – West Elevations



Built-Form Transition – 200 Codd's Road & 375 Codd's Road – West Elevation Detail

- The West Elevation of the 375 Codd's Road apartment building (currently under construction) has been sourced from the Wateridge Village Community Association website and the Planning and Development page available at: <https://wateridgeassociation.ca/planning-and-development/>

4.4.2 200 Codd's Road & 1050 Tawadina Road:

Located diagonally across Tawadina Road & Bareille-Snow Street from the Phase 1 retirement home is the proposed West Urban Development at 1050 Tawadina Road, which is planned as two, nine-story purpose-built rental apartment buildings. As shown in the typical Building A & B elevation below, the building also employs a 2m step back along Tawadina Road and Bareille-Snow Street in a similar manner to the Phase 1 retirement home building.

The proposed 2m step back at 1050 Tawadina Road occurs above the third floor level and is approximately 11.14m in height measured from average grade, which is similar to the step back height proposed for the Phase 1 retirement home building at 12.55m measured from average grade. The West Urban Development buildings employ a similar scale and massing to the Phase 1 retirement home building at the lower floor levels and also proposes a complimentary material palette and colour finish.



1050 Tawadina Road Development – Building B South Elevation (Building A North Elevation)

- The South Elevation of the proposed Building B at the 1050 Tawadina Road development has been sourced from the City of Ottawa document page available at: <https://webcast.ottawa.ca/>

4.5 Abutting Public Realm Conditions

4.5.1 Active Street & Building Frontages:

Refer to the illustrated Figure 10 map below noting the planned active street and building frontages for the Block 21 development site. While the Phase 1 retirement home building is not a mixed-use development and the entrance and exit from the facility needs to be controlled through the centralized reception area, care has been taken to ensure that all interior programmatic elements of an 'active' nature in the Phase 1 retirement home have been located on the active street frontages bordering the site on West Codd's Road and the Western half of Tawadina Road in conformance to the Wateridge Community - Phase 6 & 7 Urban Design Guidelines & Architectural Controls. This includes the indoor pool and exercise room facing West Codd's Road, and the lobby, bistro & games area and party room with craft kitchen facing the west half of Tawadina Road. The floor-to-floor height for these ground floor areas is generous at 5.2m, and the building facades are comprised of more than 50% window area to create a direct visual connection between the street and interior of the building.

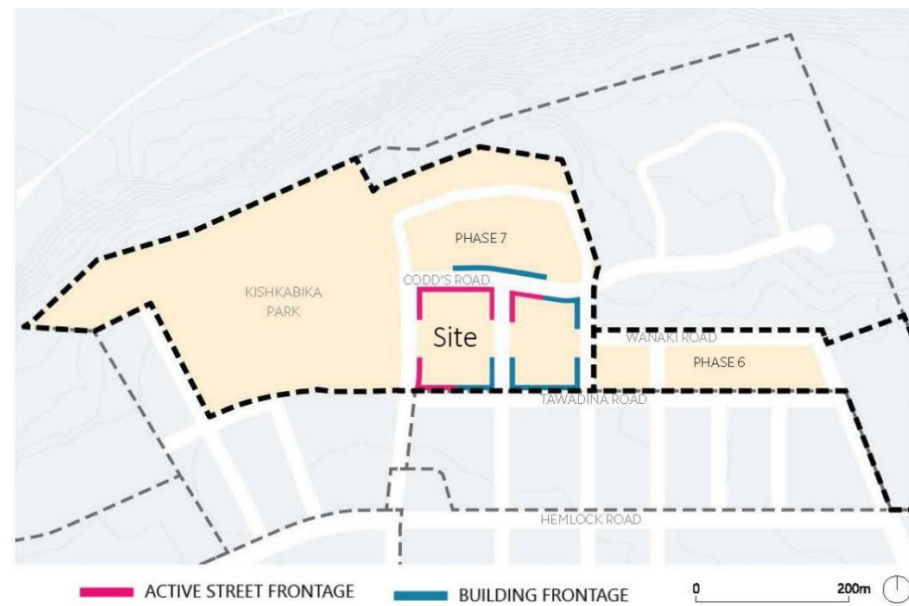


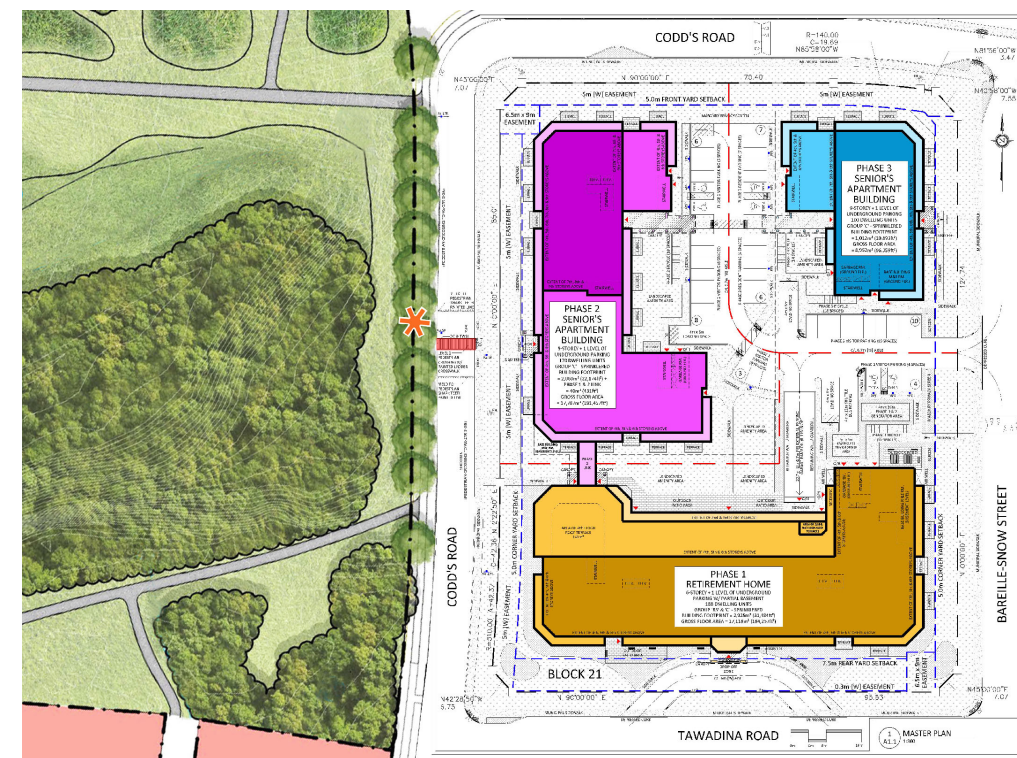
Figure 10: Map of active street and building frontages

- Figure 10 has been sourced from the Wateridge Community - Phase 6 & 7 Urban Design Guidelines & Architectural Controls provided by Canada Lands Company.

4.5.2 Public Realm Connections:

In addition to the building frontage and design, an outdoor patio, bench seating and vehicular drop-off for residents has been proposed along Tawadina Road to further animate the façade and help connect the resident's activities with pedestrians. This engagement is further enhanced through generous tree planting and landscape elements around the perimeter of the building, down-cast accent lighting on the building façade to enhance the exterior cladding and visibility, as well as individual walk-out terraces for ground floor residential units facing the Southeast half of Tawadina Road and Bareille-Snow Street.

As part of the Phase 1 site development, a Level 2 pedestrian crossing has also been proposed at the mid-block of West Codd's Road. This pedestrian crossing will help to further engage the public realm by providing a safe and accessible access point for pedestrians and independent senior residents to the adjacent Kishkabika Park path network, while aligning directly with the future entrance to the Phase 2 senior's apartment building.



Kishkabika Park & Block 21 Master Plan – Pedestrian Crossing

- The Kishkabika Park Plan has been sourced from the Wateridge Village Community Association website and the Planning and Development page available at: <https://wateridgeassociation.ca/planning-and-development/>



3D Rendering No. 11 – Northwest façade of Phase 1 building viewed from West Codd's Road



3D Rendering No. 13 – South façade of Phase 1 building viewed along the Western half of Tawadina Road



3D Rendering No. 12 – Southwest façade of Phase 1 building viewed from West Codd's Road & Tawadina Road



3D Rendering No. 14 – Southeast façade of Phase 1 building viewed from Bareille-Snow Street & Tawadina Road

4.6 Approach to Sustainable Development

The approach to sustainable design as it relates to the City's High-Performance Development Standards for the Phase 1 retirement home building includes the following Tier 1 & Tier 2 design measures to help support public health and safety, environmental protection and respond to climate change:

- The residential building will be designed and constructed to meet and exceed (where applicable) the energy efficiency requirements of the 2024 Ontario Building Code & MMAH Supplementary Standard SB-10 – Division 3 – Table SB 5.5-6-2017 for Climate Zone 6 (Ottawa).
- The site plan has been designed to incorporate full accessibility including the provision of Type 'A' and Type 'B' accessible parking spaces with 1.5m access aisle in both the exterior surface parking area and underground parking level, by providing depressed curbs and barrier-free access to all ground floor entrances of the Phase 1 building, and through the use of automatic bi-parting aluminum sliding doors at the principal entrance off Tawadina Road.
- There will be significant tree and shrub planting of varied species and caliper throughout the site (Refer to the Appendix and the landscape site plan prepared by NAK Design Strategies).
- The building will incorporate design measures in conformance to the City of Ottawa Bird-Safe Design Guidelines (Refer to the Section 4.7 - Approach to Bird-Safe Design below).
- The individual windows for the residential dwelling units throughout the building have been designed as outward-swinging casement windows to provide fresh air for the residents.
- The Phase 1 retirement home will have an indoor garbage room located on the ground floor of the building and served by a garbage chute on the upper floor levels with sufficient space to enable garbage, recycling and organic collection meeting the City of Ottawa standards.
- Bicycle parking will be provided for the Phase 1 residents in conformance to the City of Ottawa Zoning (By-law No. 2008-250) and consisting of 50 bicycle parking spaces, of which 16 spaces will be located outdoors and 34 spaces will be located indoors in the underground parking level.
- Additional energy efficient design features will include rooftop storm water retention with controlled flow roof drains, individual unit thermostatic controls, low flow toilets, and the use of LED light fixtures throughout the building.

4.7 Approach to Bird-Safe Design

The approach to bird-safe design as it relates to the City's Bird-Safe Design Guidelines for the Phase 1 retirement home building includes the following design measures to help minimize potential risks to birds:

- The large window openings on the ground floor of the building have been separated into individual openings with exterior cladding materials to be installed around the perimeter of the window opening in order to avoid continuous glazing across the building façade as per the Bird-Safe Design Guideline No. 2.(a).
- The individual casement windows for the residential dwelling units on the upper floor levels are smaller than the ground floor window openings and further subdivided through vertical and horizontal jambs to separate the window into three distinct components (casement leaf, fixed leaf & transom above) which reduces the amount of glazing and helps to fragment reflections as per the Bird-Safe Design Guideline No. 2.(b).
- Aluminum guards and railings with vertical pickets matching the other Lifestyle retirement homes are to be installed for the projecting balconies and terraces instead of glass panels as per the Bird-Safe Design Guideline No. 3.(c).

5 Appendix

5.1 List of Drawings & Deliverables

5.1.1 Site Plans:

- A1.0 – Site Plan - Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.
- A1.1 – Master Plan, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.
- A1.2 – Master Plan - Underground & Site Details, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.

5.1.2 Landscape Plans:

- L1.0 – Phase 1 – Landscape Site Plan & Canopy, prepared by NAK Design Strategies, Revision No. 4, dated January 15, 2026.
- L2.0 – Phase 1 – Landscape Planting Plan & Soil Volume, prepared by NAK Design Strategies, Revision No. 4, dated January 15, 2026.
- L3.0 – Details, prepared by NAK Design Strategies, Revision No. 4, dated January 15, 2026.
- L3.1 – Details, prepared by NAK Design Strategies, Revision No. 4, dated January 15, 2026.

5.1.3 Elevations:

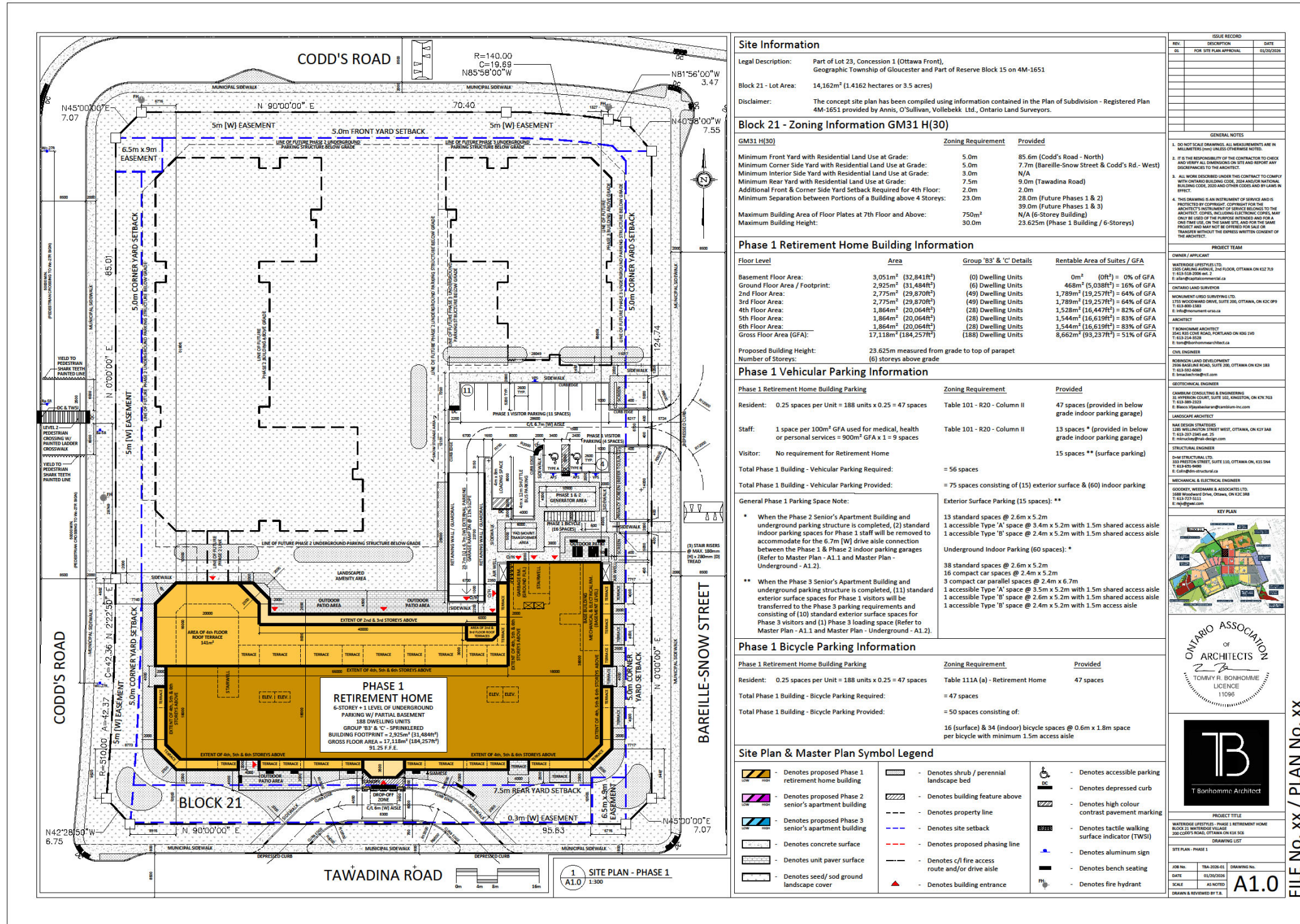
- A3.0 – South & East Elevations - Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.
- A3.1 – North & West Elevations - Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.

5.1.4 Conceptual Floor Plans:

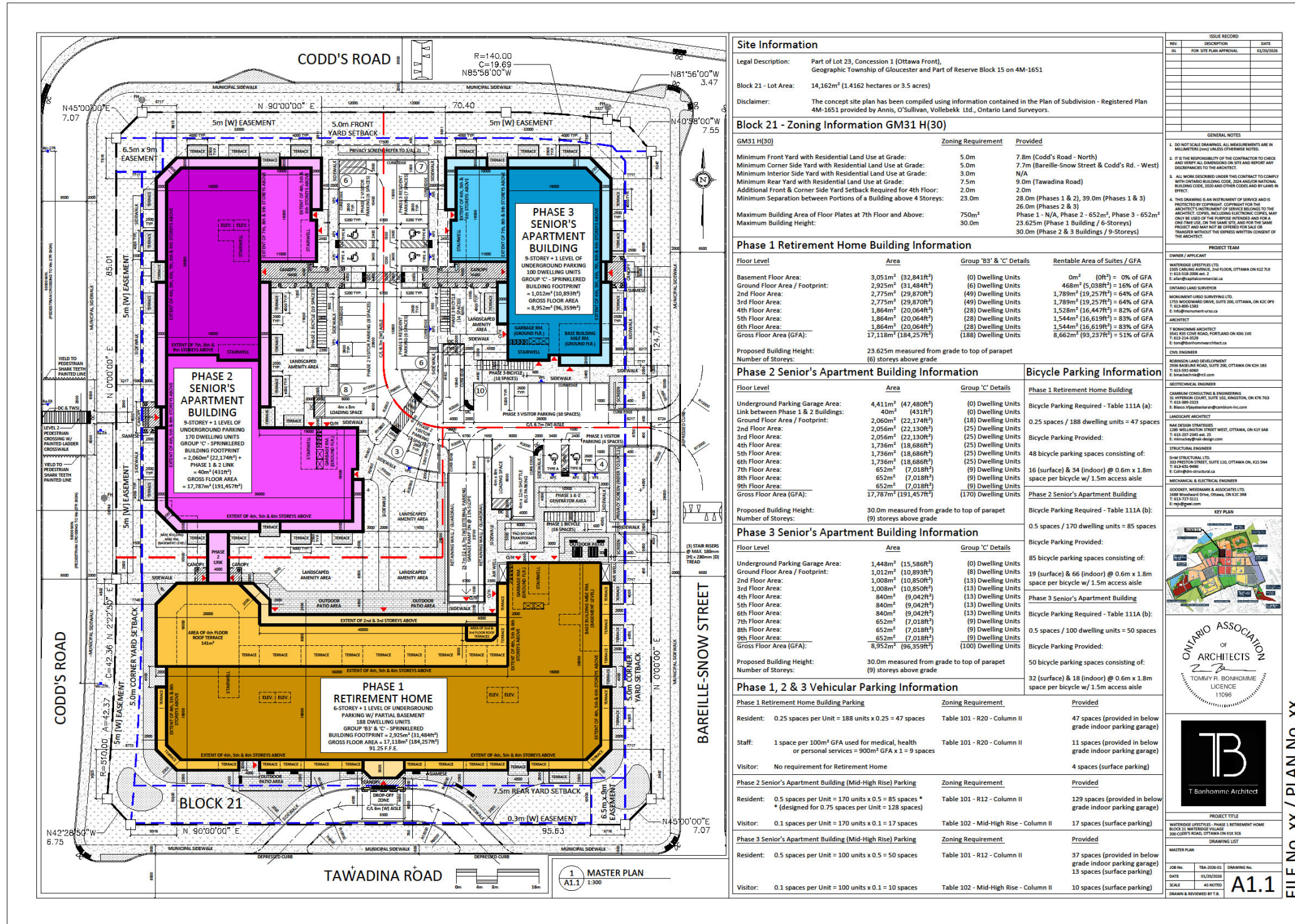
- A2.0 – Basement Floor Plan – Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.
- A2.1 – Ground Floor Plan – Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.
- A2.2 – Second Floor Plan – Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.
- A2.3 – Third Floor Plan – Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.
- A2.4 – Fourth Floor Plan – Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.
- A2.5 – Fifth Floor Plan – Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.
- A2.6 – Sixth Floor Plan – Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.

5.1.5 Shadow Analysis:

- Sun Shadow Study, prepared by R. Bouwmeester & Associates, dated January 16, 2026.



A1.0 - Site Plan - Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.



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, Vollebæk 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)
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:	3,051m ² (32,841ft ²)	(0) Dwelling Units	0m ² (0ft ²) = 0% of GFA
Ground Floor Area / Footprint:	2,925m ² (31,484ft ²)	(6) Dwelling Units	468m ² (5,038ft ²) = 16% of GFA
2nd Floor Area:	2,775m ² (29,870ft ²)	(49) Dwelling Units	1,789m ² (19,257ft ²) = 64% of GFA
3rd Floor Area:	2,775m ² (29,870ft 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	1,528m ² (16,447ft ²) = 82% of GFA
5th Floor Area:	1,864m ² (20,064ft ²)	(28) Dwelling Units	1,544m ² (16,619ft ²) = 83% of GFA
6th Floor Area:	1,864m ² (20,064ft ²)	(28) Dwelling Units	1,544m ² (16,619ft ²) = 83% of GFA
Gross Floor Area (GFA):	17,118m ² (184,257ft ²)	(188) Dwelling Units	8,662m ² (93,237ft 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 / Footprint:	2,060m ² (22,174ft ²)	(18) Dwelling Units
2nd Floor Area:	2,056m ² (22,130ft ²)	(25) Dwelling Units
3rd Floor Area:	2,056m ² (22,130ft ²)	(25) Dwelling Units
4th Floor Area:	1,736m ² (18,686ft ²)	(25) Dwelling Units
5th Floor Area:	1,736m ² (18,686ft ²)	(25) Dwelling Units
6th Floor Area:	1,736m ² (18,686ft 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):	17,787m ² (191,457ft 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 / Footprint:	1,012m ² (10,893ft ²)	(8) Dwelling Units
2nd Floor Area:	1,008m ² (10,850ft ²)	(13) Dwelling Units
3rd Floor Area:	1,008m ² (10,850ft 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):	8,952m ² (96,359ft 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

Building	Zoning Requirement	Provided
Phase 1 Retirement Home Building Parking	Table 101 - R20 - Column II	47 spaces (provided in below grade indoor parking garage)
Staff:	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:	Table 101 - R12 - Column II	129 spaces (provided in below grade indoor parking garage)
Visitor:	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:	Table 101 - R12 - Column II	37 spaces (provided in below grade indoor parking garage)
Visitor:	Table 102 - Mid-High Rise - Column II	10 spaces (surface parking)

ISSUE RECORD

REV	DESCRIPTION	DATE
01	FOR SITE PLAN APPROVAL	01/20/2026

GENERAL NOTES

- DO NOT SCALE DRAWINGS. ALL MEASUREMENTS ARE IN MILLIMETERS 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, 2018 AND/OR NATIONAL BUILDING CODE, 2015 AND OTHER CODES AND BY-LAWS IN EFFECT.
- THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT. COPYRIGHT FOR THE ARCHITECTURE AND ENGINEERING SERVICES BELONGS TO THE ARCHITECT. OTHERS INCLUDING ENGINEERS, CONSULTANTS, CONTRACTORS, OR ANY OTHER PARTY, SHALL NOT BE HELD RESPONSIBLE FOR THE USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT INTENDED AND FOR A LIMITED TIME ON THE SAME SITE AND FOR THE SAME PROJECT AND MAY NOT BE REPRODUCED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

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 E: info@westbam.com

Bicycle Parking Information

Phase 1 Retirement Home Building
 Bicycle Parking Required - Table 111A (a):
 0.25 spaces / 188 dwelling units = 47 spaces
 Bicycle Parking Provided:
 48 bicycle parking spaces consisting of:
 16 (surface) & 34 (indoor) @ 0.6m x 1.8m space per bicycle w/ 1.5m access aisle

Phase 2 Senior's Apartment Building
 Bicycle Parking Required - Table 111A (b):
 0.5 spaces / 170 dwelling units = 85 spaces
 Bicycle Parking Provided:
 85 bicycle parking spaces consisting of:
 19 (surface) & 66 (indoor) @ 0.6m x 1.8m space per bicycle w/ 1.5m access aisle

Phase 3 Senior's Apartment Building
 Bicycle Parking Required - Table 111A (b):
 0.5 spaces / 100 dwelling units = 50 spaces
 Bicycle Parking Provided:
 50 bicycle parking spaces consisting of:
 32 (surface) & 18 (indoor) @ 0.6m x 1.8m space per bicycle w/ 1.5m access aisle



PROJECT TITLE
 WATERIDGE LIFESTYLES - PHASE 1 RETIREMENT HOME
 BLOCK 21 WATERIDGE VILLAGE
 200 CODD'S ROAD, OTTAWA ON K1K 5C6

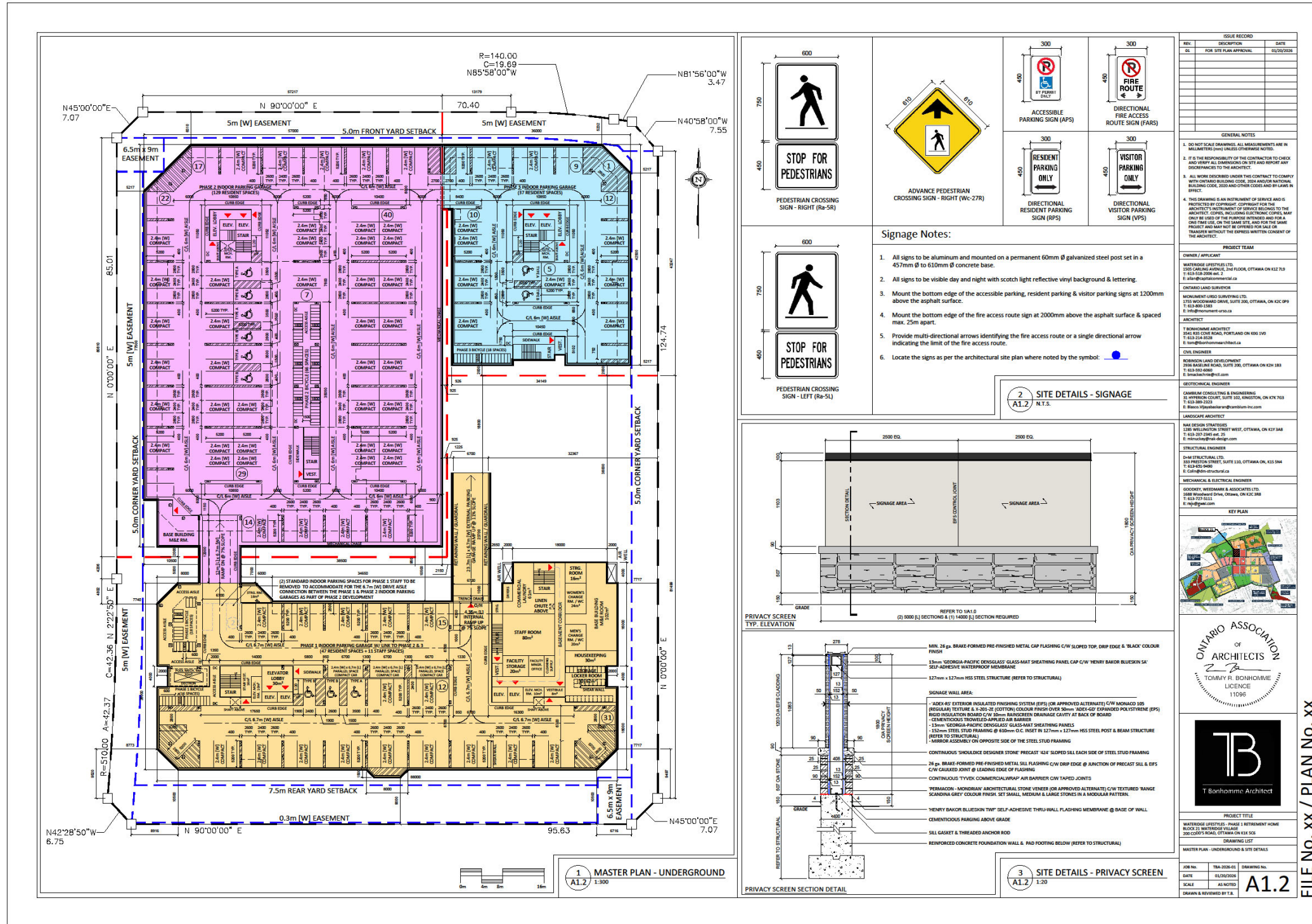
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SCALE	AS NOTED	

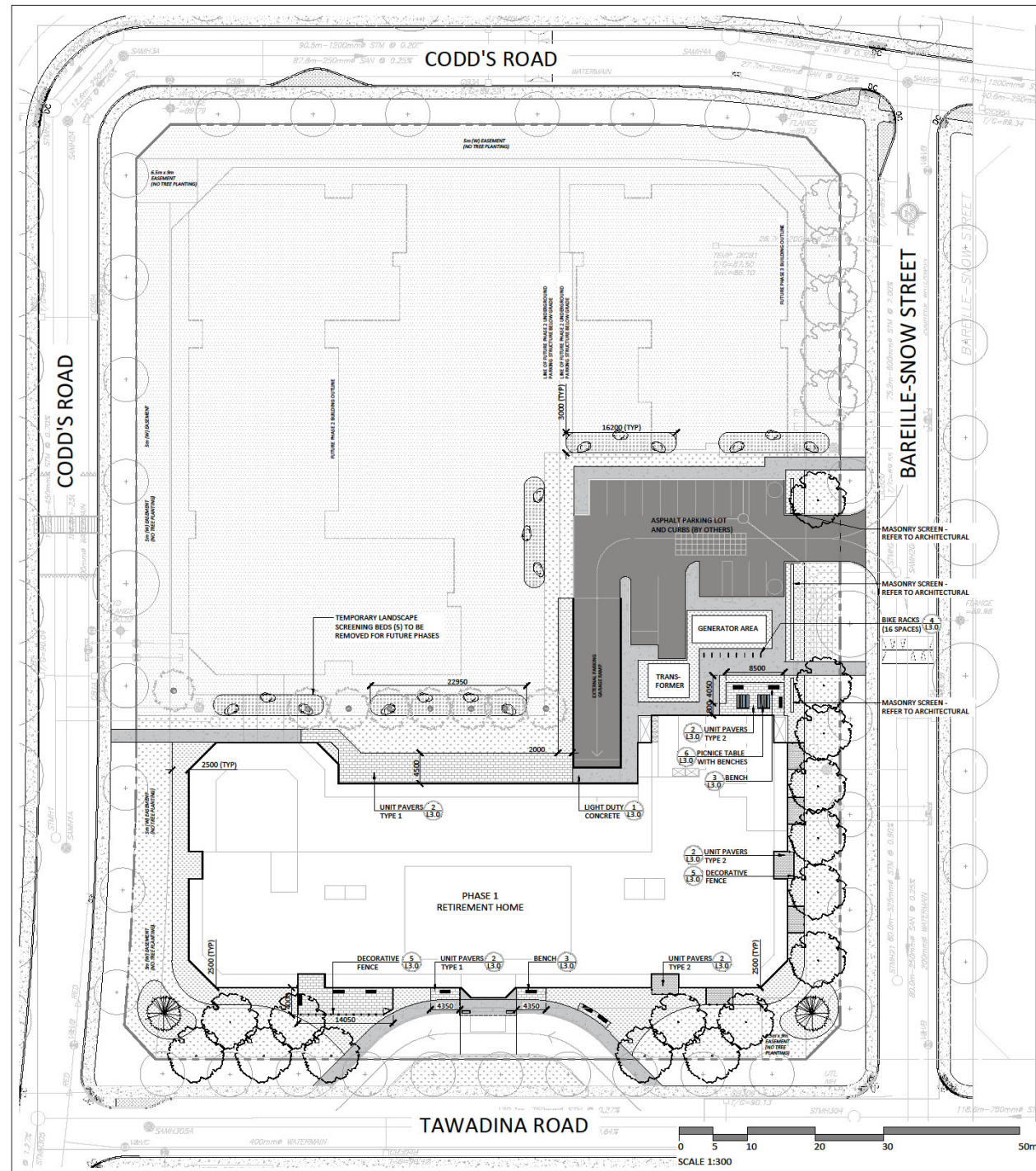
DRAWN & REVISED BY: T.B.

FILE No. xx / PLAN No. xx

A1.1 - Master Plan, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.



A1.2 – Master Plan - Underground & Site Details, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.



GENERAL NOTES:

1. THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY CAMBIUM INC.: REPORT 24896-001 Rev.1
2. ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED DECEMBER 20, 2024 AND PREPARED BY ANNIS O'SULLIVAN, VOLLEBEK LTD.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
4. TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
5. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CONTRACTOR.
6. ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
7. CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL OF THE LANDSCAPE ARCHITECT.

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.

Key Plan

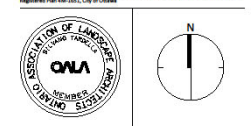


LEGEND

- PROPERTY LINE
- PARKING GARAGE EXTENTS
- FENCING**
 - GUARDRAIL (BY OTHERS)
 - ORNAMENTAL FENCE
 - ORNAMENTAL GATE
- PLANTING**
 - LARGE DECIDUOUS TREE
 - LARGE DECIDUOUS TREE (FUTURE)
 - MEDIUM DECIDUOUS TREE
 - MEDIUM DECIDUOUS TREE (FUTURE)
 - CONIFEROUS TREE
 - MULTI-STEM SHRUB
 - DECIDUOUS SHRUBS
 - PERENNIALS AND GRASSES
 - STREET TREE (BY OTHERS)
 - SOODING
 - SEEDING
 - SHRUB/PERENNIAL BEDS
 - MULCH
- PAVING**
 - UNIT PAVERS - TYPE 1
 - UNIT PAVERS - TYPE 2
 - CONCRETE
 - ASPHALT
- FURNISHINGS**
 - BENCH
 - PICNIC TABLE

No.	Description	Date
1	Issued for SPA First Submission	28-05-15
2	Issued for Client Review	28-05-16
3	Issued for Review & Coordination	25-12-22
4	Issued for Client Review	25-12-26

PREPARED BY: NAK DESIGN STRATEGIES
200 Wellington Street, Ottawa, ON K1K 5C6
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NAKDESIGNSTRATEGIES.COM

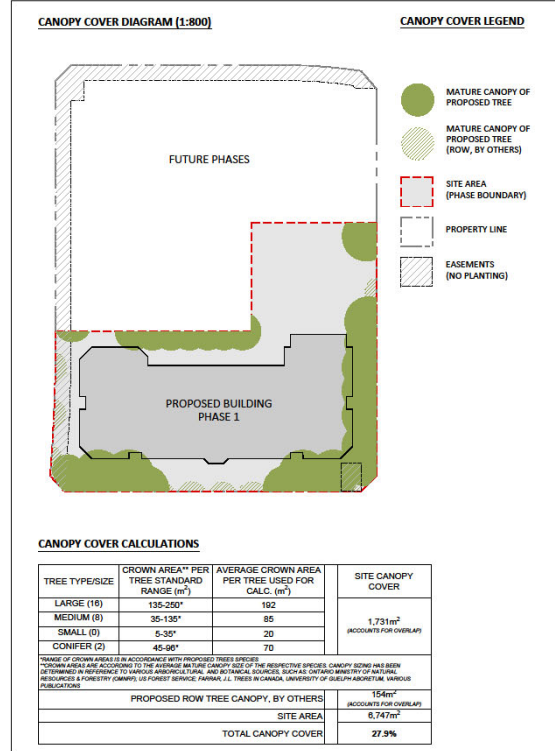


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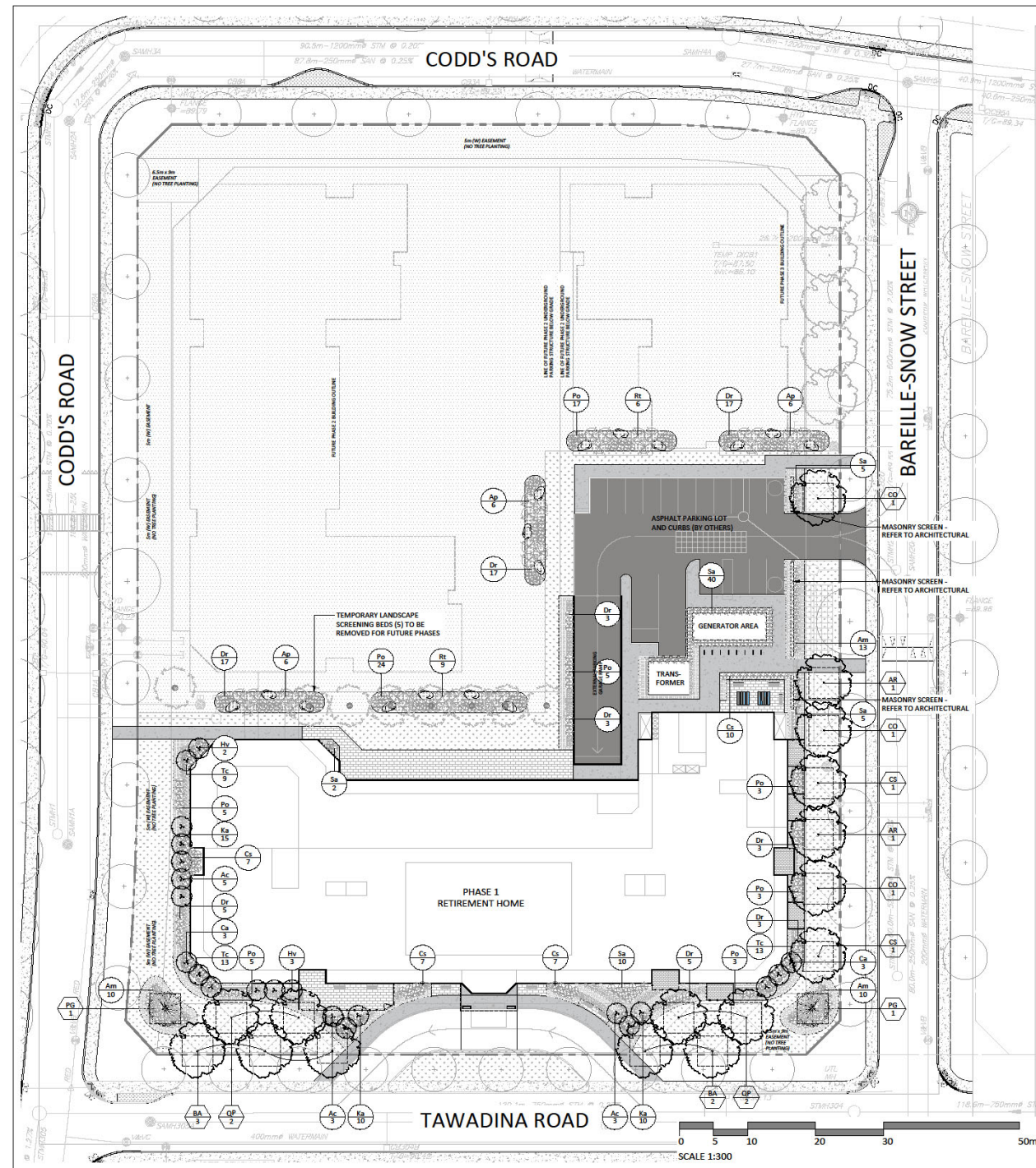
Project: WATERIDGE LIFESTYLES - PHASE 1 RETIREMENT HOME
Block 21 Wateridge Village
200 Codd's Road, Ottawa ON K1K 5C6

Date	Scale	Drawn	Checked	Job No.
2025-11-04	1:300	AK	ME	25-360

Sheet: **L1.0**



L1.0 – Phase 1 – Landscape Site Plan & Canopy, prepared by NAK Design Strategies, Revision No. 4, dated January 15, 2026.



- GENERAL NOTES:**
- THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY CAMBIUM INC.: REPORT 24896-001 Rev.1
 - ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED DECEMBER 20, 2024 AND PREPARED BY ANNIS O'SULLIVAN, VOLLEBECK LTD.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
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 - ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL BY THE LANDSCAPE ARCHITECT.

PLANT LIST - TREES, SHRUBS, PERENNIALS

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	TYPE	NATIVE	OWNER
LARGE CONIFEROUS TREES							
PG	PICEA GLAUCA	WHITE SPRUCE	2	250cm HT	B&B	Y	PRIVATE
LARGE DECIDUOUS TREES							
AR	ACER RUBRUM	RED MAPLE	2	50mm CAL	B&B	Y	PRIVATE
CS	CATALPA SPECIOSA	NORTHERN CATALPA	2	50mm CAL	B&B	Y	PRIVATE
CO	CELTIS OCCIDENTALIS	HACKBERRY	3	50mm CAL	B&B	Y	PRIVATE
QP	QUERCUS PALUSTRIS	PIN OAK	4	50mm CAL	B&B	Y	PRIVATE
BA	BETULA ALLEGHANIENSIS	YELLOW BIRCH	5	50mm CAL	B&B	Y	PRIVATE
MULTI-STEM TREE FORM SHRUBS							
Ac	AMLANCHER CANADENSIS	SERVICEBERRY	11	3 GAL	POT	Y	PRIVATE
Ca	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	6	3 GAL	POT	Y	PRIVATE
Hv	HAMMAMELIS VIRGINIANA	WITCHHAZEL	5	3 GAL	POT	Y	PRIVATE
CONIFEROUS SHRUBS							
Ka	KALMIA ANGUSTIFOLIA	SHEEP LAUREL	35	3 GAL	POT	Y	PRIVATE
Tc	TAXUS CANADENSIS	CANADIAN YEW	35	3 GAL	POT	Y	PRIVATE
DECIDUOUS SHRUBS							
Ap	AESCLUS PARVIFLORA	BOTTLEBRUSH BUCKEY	18	7 GAL	POT	Y	PRIVATE
Am	ARONIA MELANOCARPA	BLACK CHOKEBERRY	33	3 GAL	POT	Y	PRIVATE
Cs	CORNUS SERICEA	RED TWIG DOGWOOD	31	3 GAL	POT	Y	PRIVATE
Dr	DIERVILLA LONICERA	BUSH HONEYSUCKLE	73	3 GAL	POT	Y	PRIVATE
Po	PHYSCOCARPUS OPUFULIOLUS 'NANUS'	DWARF NINEBARK	65	3 GAL	POT	N	PRIVATE
Sa	SYMPHORICARPOS ALBUS	SNOWBERRY	62	3 GAL	POT	Y	PRIVATE
Rh	RHUS TYPHINA	STAGHORN SUMAC	15	7 GAL	POT	Y	PRIVATE
PERENNIALS AND ORNAMENTAL GRASSES							
Ac	ANEMONE CANADENSIS	CANADIAN ANEMONE	603	2 GAL	POT	Y	PRIVATE
ep	ECHINACEA PURPUREA	CONEFLOWER	137	2 GAL	POT	Y	PRIVATE
pp	PHLOX PANICULATA 'BLUE PARADISE'	GARDEN PHLOX	307	2 GAL	POT	Y	PRIVATE
sh	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSIDE	235	2 GAL	POT	Y	PRIVATE
dc	DESCHAMPISIA CESPITOSA	TUFTED HAIR GRASS	446	2 GAL	POT	Y	PRIVATE
ss	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	78	2 GAL	POT	Y	PRIVATE

SOIL VOLUME PROJECTIONS (M³)

TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME (M ³)		MULTIPLE TREE SOIL VOLUME (M ³)	
	SMALL	MEDIUM	SMALL	MEDIUM
ORNAMENTAL	15	9	15	9
COLUMNAR	15	9	15	9
SMALL	20	12	25	15
MEDIUM	25	15	30	18
LARGE	30	18	35	21
CONIFER	25	15	30	18

*SOIL VOLUME CALCULATION BASED ON 1.5m DEPTH

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.

Key Plan

LEGEND

- PROPERTY LINE
- PARKING GARAGE EXTENTS
- FENCING
 - GUARDRAIL (BY OTHERS)
 - ORNAMENTAL FENCE
 - ORNAMENTAL GATE
- PLANTING
 - LARGE DECIDUOUS TREE
 - LARGE DECIDUOUS TREE (FUTURE)
 - MEDIUM DECIDUOUS TREE
 - MEDIUM DECIDUOUS TREE (FUTURE)
 - CONIFEROUS TREE
 - MULTI-STEM SHRUB
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 - PERENNIALS AND GRASSES
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 - SHRUB/PERENNIAL BEDS
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- PAVING
 - UNIT PAVERS - TYPE 1
 - UNIT PAVERS - TYPE 2
 - CONCRETE
 - ASPHALT
- FURNISHINGS
 - BENCH
 - PICNIC TABLE

Revisions

No.	Description	Date
1	Issued for SPA First Submission	26-03-25
2	Issued for Client Review	28-03-26
3	Issued for Review & Coordination	25-11-22
4	Issued for Client Review	25-11-28

LANDSCAPE ARCHITECT
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PROPERTY LINE DISCLOSURE
This drawing is not to be used for construction until signed by the Landscape Architect.

ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO

NAK design strategies
128 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T: 613.237.2345 W: NAKDESIGNSTRATEGIES.COM

Project: WATERIDGE LIFESTYLES - PHASE 1 RETIREMENT HOME

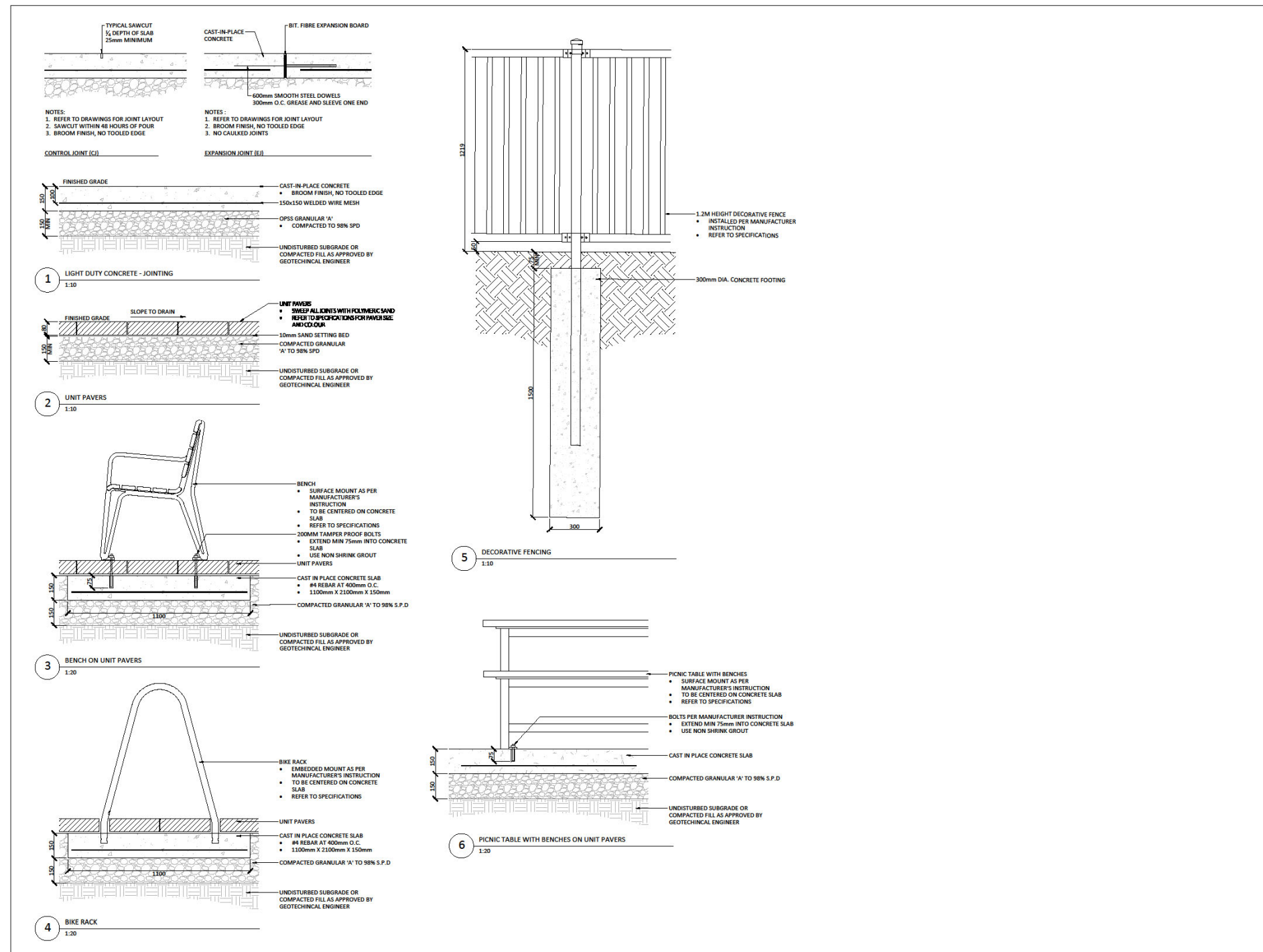
WATERIDGE LIFESTYLES - PHASE 1 RETIREMENT HOME
Block 21 Wateridge Village
200 Codd's Road, Ottawa ON K1K 5C6

Title: **PHASE 1 - LANDSCAPE PLANTING PLAN & SOIL VOLUME**

Date: 2025-11-04 Sheet: **L2.0**
Scale: 1:300
Drawn: JE
Checked: MX
Job No: 25-560

PLAN N° XXXXX

L2.0 – Phase 1 – Landscape Planting Plan & Soil Volume, prepared by NAK Design Strategies, Revision No. 4, dated January 15, 2026.

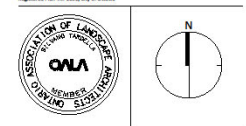


Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



No.	Description	Date
1	Issued for Client Review	25-11-28
2	Issued for Review & Coordination	25-11-27
3	Issued for Client Review	26-01-26
4	Issued for SPA First Submission	26-01-15

DESIGN APPROVAL
LANDSCAPE ARCHITECT: NAK DESIGN STRATEGIES LTD. 1100 WILLOW LANE SUITE 100, OTTAWA ON K2G 1P9
ARCHITECT: T BONHOMME ARCHITECT 835 COVE ROAD, OTTAWA ON K2G 0P9
CIVIL: INTERPLAN DEVELOPMENT 100 WASHINGTON PL, OTTAWA ON K1T 3A8
LANDSCAPE ARCHITECT: NAK DESIGN STRATEGIES 1285 WELLINGTON STREET, OTTAWA ON K1T 3A8 CANADA
MECHANICAL & ELECTRICAL: GOSWAMI MECHANICAL & ELECTRICAL LTD. 200 HURON STREET, OTTAWA ON K1R 1S9



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WATERIDGE LIFESTYLES - PHASE 1 RETIREMENT HOME
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200 Codd's Road, Ottawa ON K1K 5C6

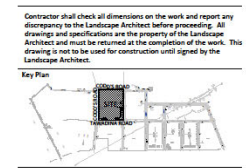
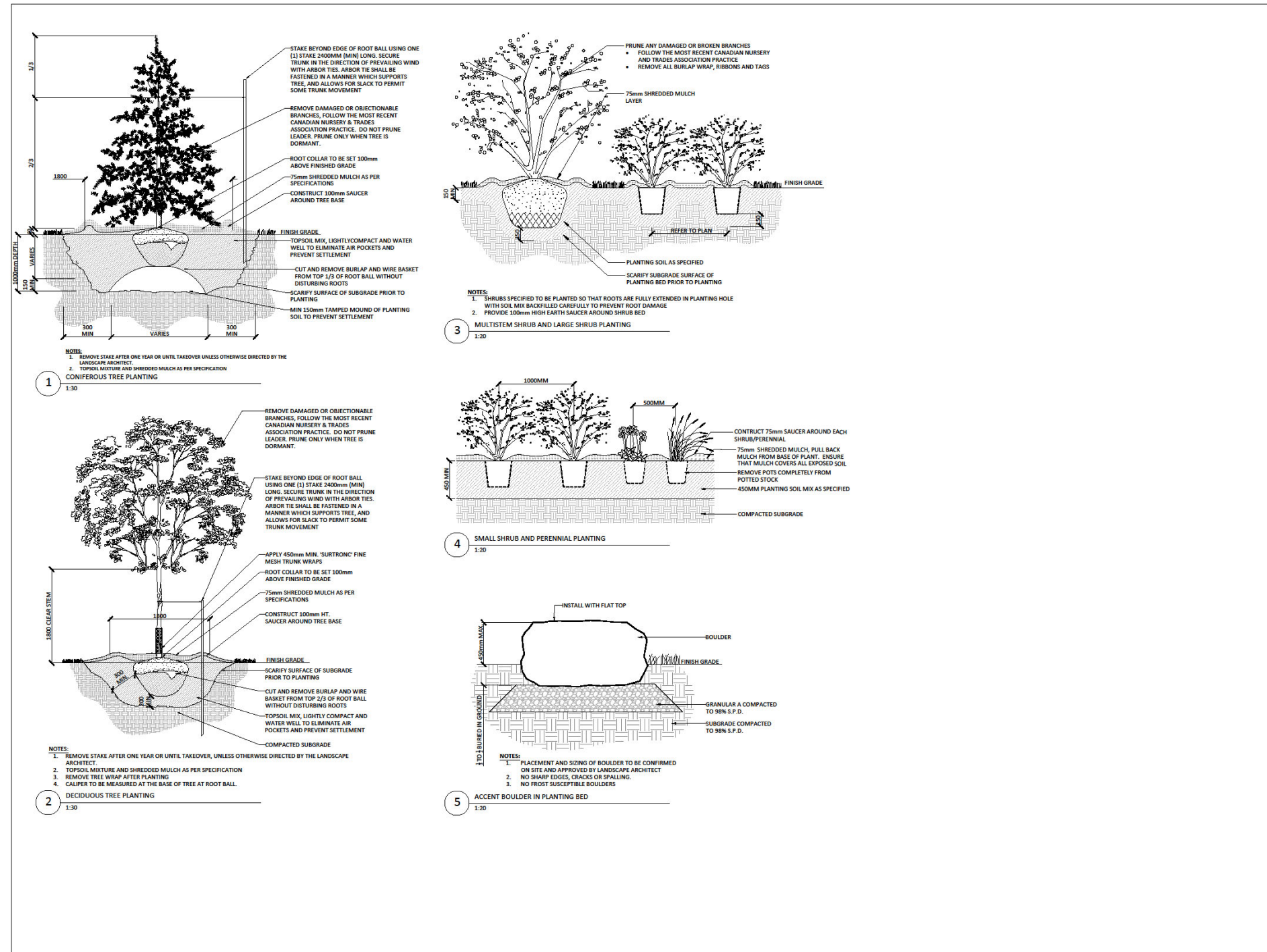
Title: DETAILS

Date: 2025-11-04
Scale: 1:300
Drawn: JE
Checked: MX
Job No.: 25-360

Sheet: L3.0

PLAN N° 10000X

L3.0 – Details, prepared by NAK Design Strategies, Revision No. 4, dated January 15, 2026.



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Key Plan

No.	Description	Date
1	Issued for Client Review	25-09-15
2	Issued for Review & Coordination	25-11-12
3	Issued for Client Review	25-11-26
4	Issued for SPA First Submission	26-01-15

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WATERIDGE LIFESTYLES - PHASE 1 RETIREMENT HOME
Block 21 Wateridge Village
200 Codd's Road, Ottawa ON K1K 5C6

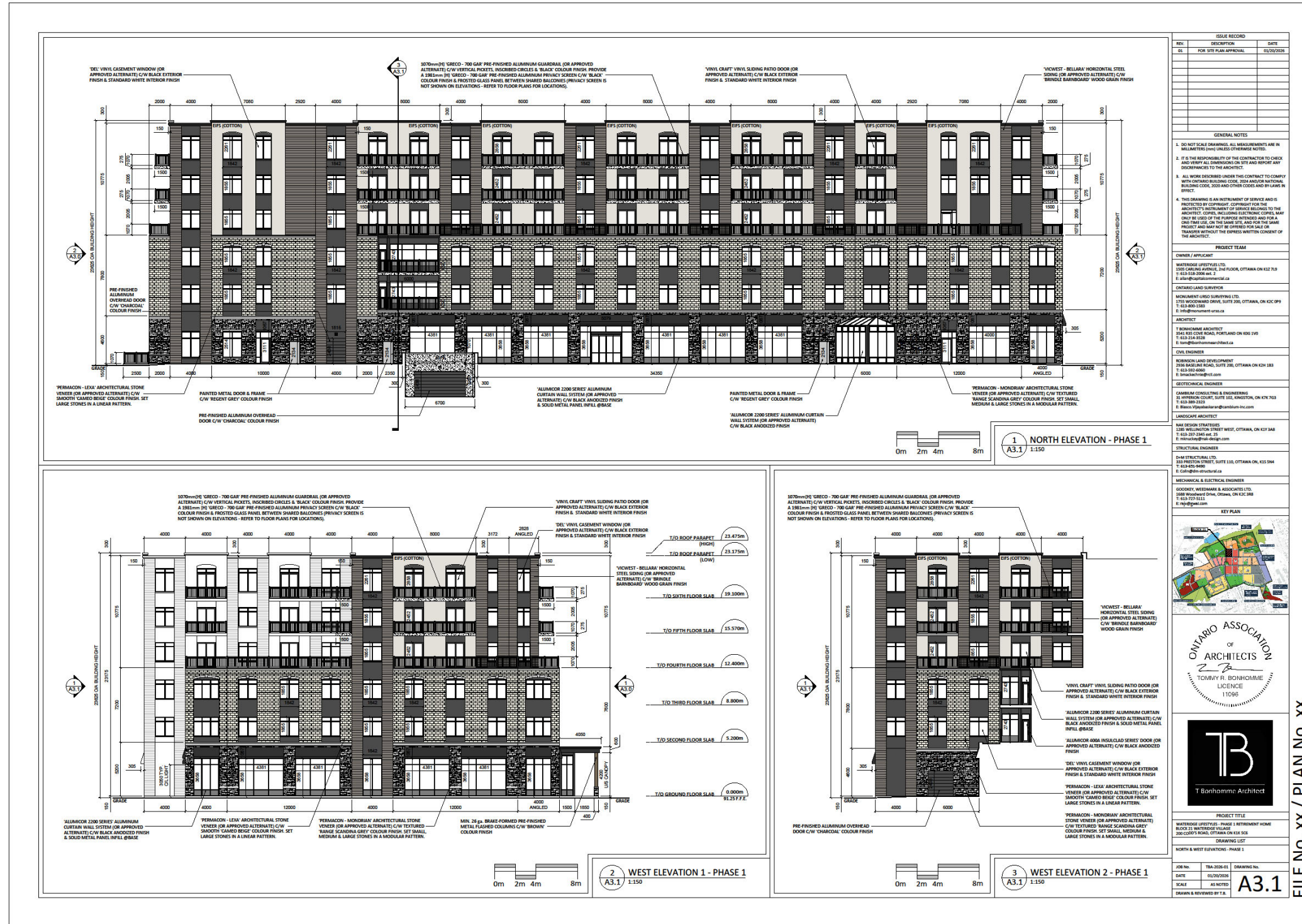
Title: **DETAILS**

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Job No: 25-566

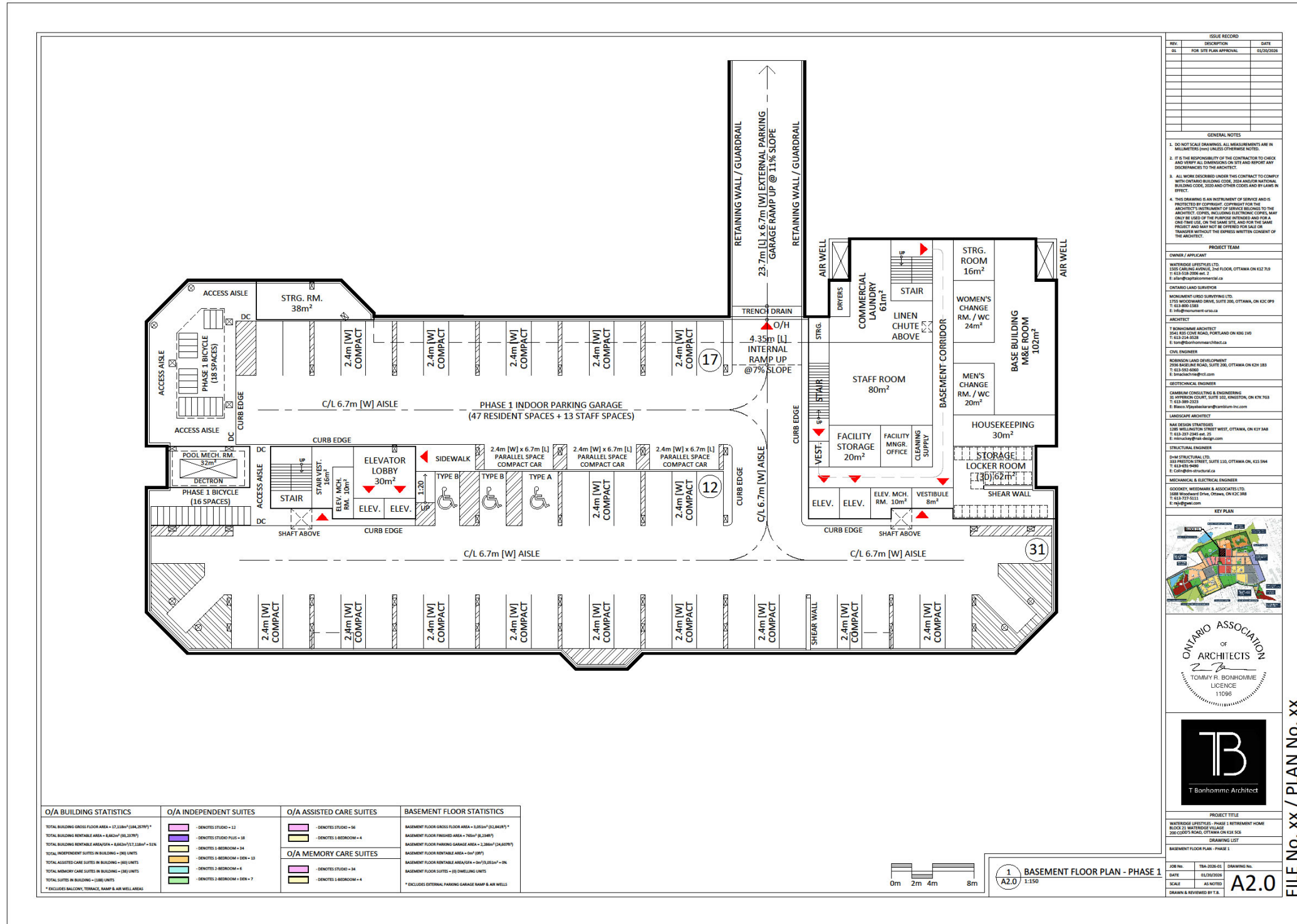
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PLAN N° 000000

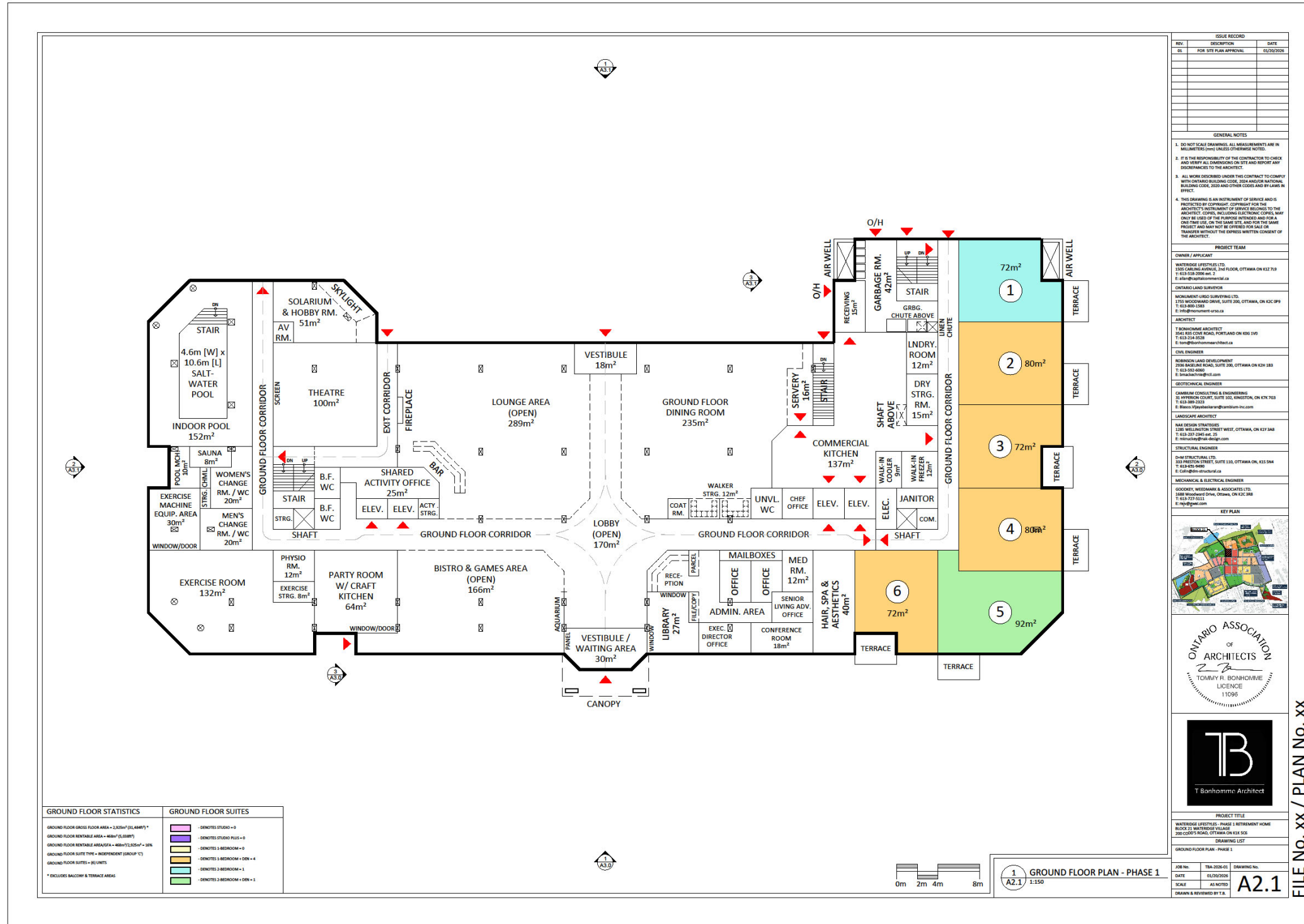
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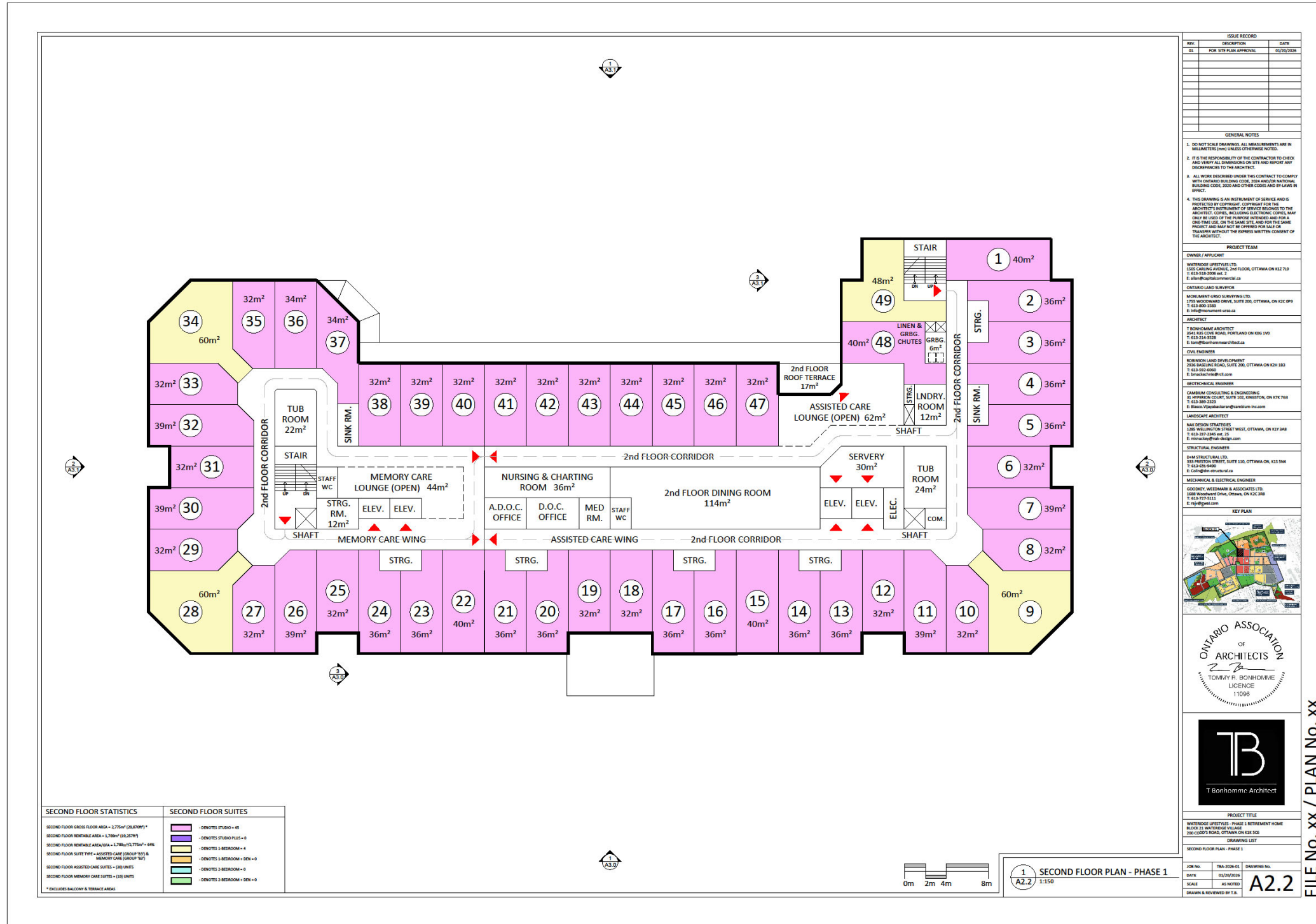
A3.1 – North & West Elevations - Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.



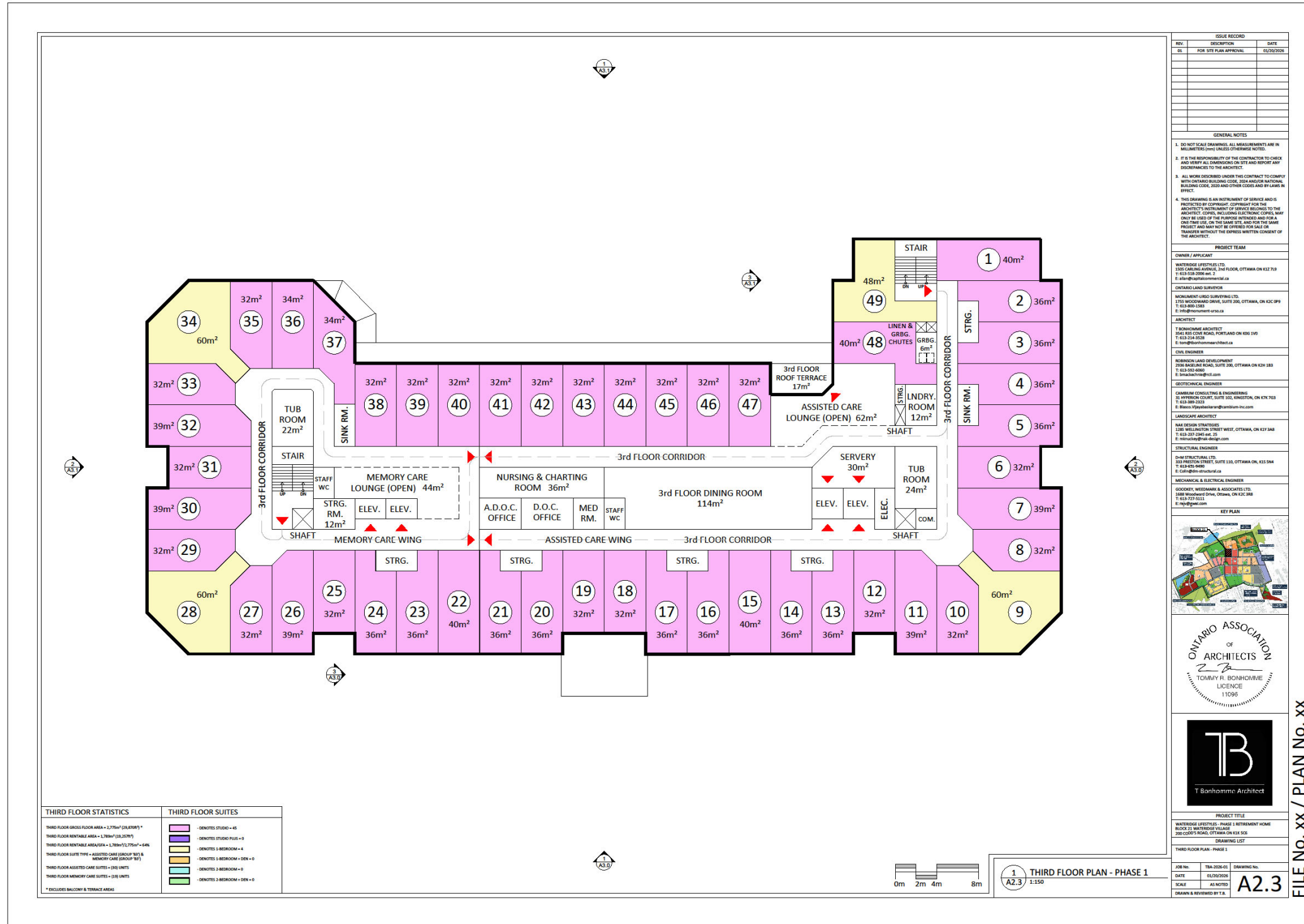
A2.0 – Basement Floor Plan – Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.



A2.1 – Ground Floor Plan – Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.



A2.2 – Second Floor Plan – Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.



A2.3 – Third Floor Plan – Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.



A2.4 – Fourth Floor Plan – Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.



A2.5 – Fifth Floor Plan – Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.



A2.6 – Sixth Floor Plan – Phase 1, prepared by T Bonhomme Architect, Revision No. 1, dated January 20, 2026.

SUN SHADOW STUDY

Wateridge Lifestyles - Phase 1

Proposed Retirement Home
200 Codd's Road
City of Ottawa

Prepared for:
Wateridge Lifestyles

Prepared by:
Ralph Bouwmeester, P. Eng.

RBA File: S25024

JANUARY 16, 2026



R. BOUWMEESTER & ASSOCIATES
Sun & Shadow Position Specialists
165 Brimley Trail, Etobicoke ON T6E 1R2
Web: www.sunposition.com Email: rba@sunposition.com

1. This summary report should be read in conjunction with shadow study Drawings RH-1 and SS-1 to SS-9 all dated January 16, 2026.
2. Site latitude and longitude used for this study are based on the latitude and longitude of the subject site as follows:

Latitude: 45° 27' 16" N (45.4544° N)
Longitude: 75° 38' 01" W (75.6336° W)

3. Time Zone: Eastern
Daylight Time: UT - 4 hours (applies on Jun 21 and Sep 21)
Standard Time: UT - 5 hours (applies on Dec 21)
4. Site Orientation: The bearing of the site's south boundary (North Limit of Tawadina Road) is shown as N 90° 00' 00" E (MTM grid) on an M-Plan of Subdivision dated August 13, 2024, by Annis, O'Sullivan, Vollebek Ltd. This survey is referenced to the MTM Zone 9 NAD 83 coordinate system. Based on the site's location, we have determined that True (Solar) North is 0.6175° west (i.e. CCW) of Grid North. See North Arrow on drawings. Shadow lengths and directions relative to True North were calculated using proprietary software.

5. The base plan (air photo) used in this analysis was obtained from the City of Ottawa's geoOttawa mapping portal. The site plan and 3D massing model of the proposal were provided by T Bonhomme Architect (Jan 14/26).

6. The shadow analysis is based on an assumed flat ground plane.

7. The proposed building is 6 storeys and ±23m in height. Per Section 13 Definitions of Ottawa's Official Plan, this proposed development is considered mid-rise (i.e. between 5 and 9 full storeys). In addition, the subject site is designated Low-Rise to Mid-Rise Mixed-Use in the Wateridge Village Secondary Plan with a maximum permitted building height of 30m. The proposal meets both criteria.

8. Per the City's Shadow Analysis Terms of Reference for low and mid-rise buildings, the study includes bi-hourly test times as follows:

Jun 21 - 8:00 am to 8:00 pm EDT
Sep 21 - 8:00 am to 6:00 pm EDT, and
Dec 21 - 9:00 am to 3:00 pm EST.

9. The Terms of Reference include evaluation criteria for Public Spaces, Communal amenity areas, Mainstreet Corridors and Minor Corridors, and Ground level residential private outdoor amenity space.

Public spaces: Plazas, Passive Open Spaces, Parks, Privately-owned public spaces and cemeteries, Capital greenspaces, green transportation / utility corridors.

Criteria: The new net shadow must not result in an average of 50 per cent of any public space being cast in shadow for 5 or more hourly interval times during the September test date only.

Communal amenity areas: School yards, public outdoor pools, daycare outdoor play areas, communal private rooftop patios and those communal areas associated with commercial and employment areas

Criteria: The new net shadow must allow for an average of 50 per cent of any communal amenity area being exposed to sun light during two consecutive hourly interval times per day between 11 am and 3 pm (both are inclusive) during all three test dates (with the exception of pools and rooftop patios which only have to meet the criteria for June and Sept).

Mainstreet Corridors and Minor Corridors: Streets with a Mainstreet Corridor or Minor Corridor land use designation as per the Official Plan.

Criteria: No new net shadow in any one spot for more than 3 consecutive hourly test times of the sidewalk on the opposite side of the street, being cast in shadow during the September test date only.

Ground level residential private outdoor amenity space: Are considered rear yards to low-rise residential use buildings. The no impact zone is the area measured from the exterior rear wall (or other appropriate exterior wall of the dwelling that abuts a private amenity area) outward 7.5 meters or to the property line, whichever is less.

Criteria: No new net shadow within the no impact zone of any residential private outdoor amenity space being cast in shadow for more than two consecutive hourly test times during the June and September test date only.

10. Review of Shadow Drawings

Shadows reach Public Spaces including the greenspace to the west and a Minor Corridor (i.e. Codd's Road along the west side of the site). No Communal amenity areas or Ground level residential private outdoor amenity spaces have been identified within the shadow reach of the proposal.

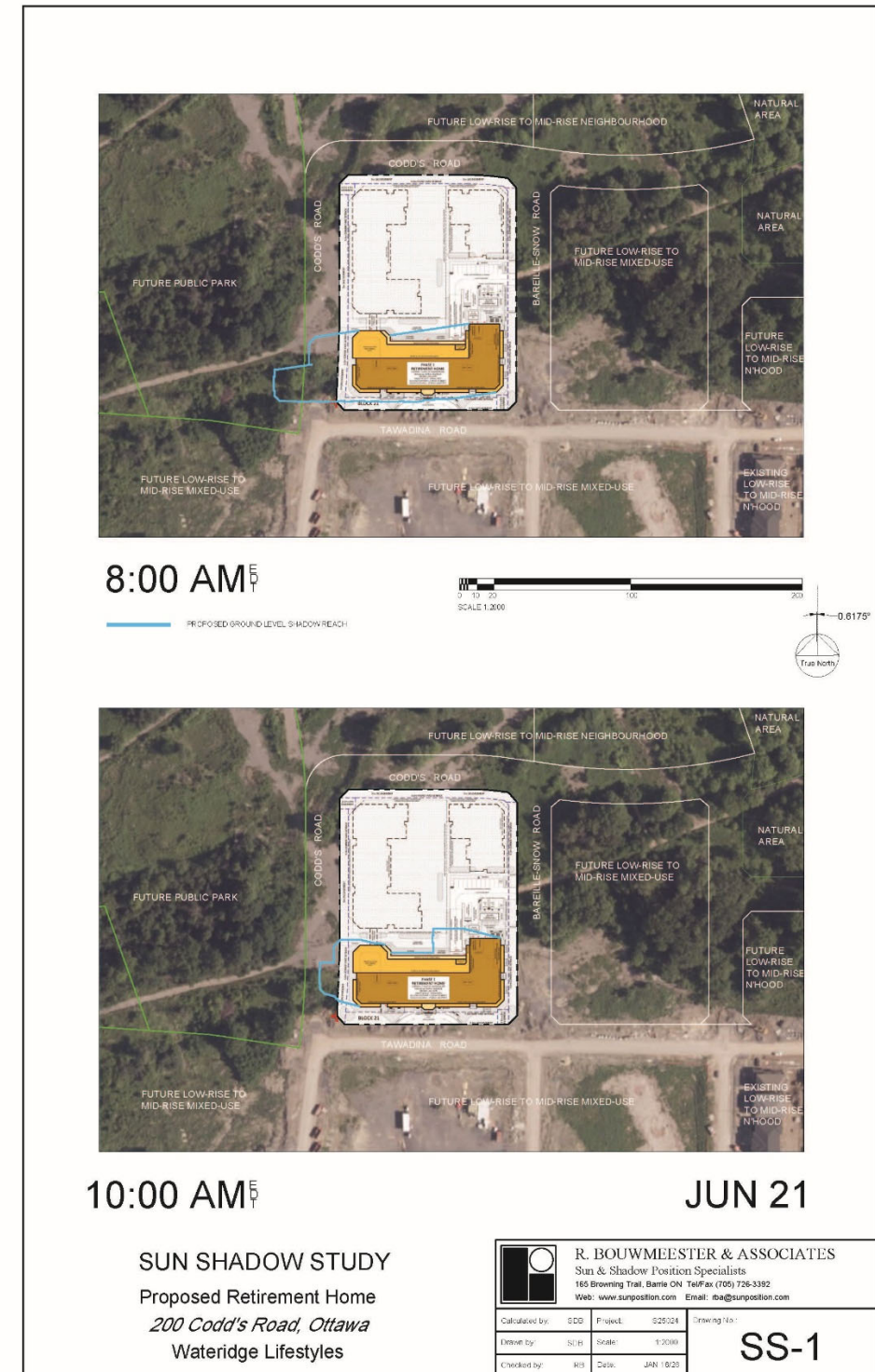
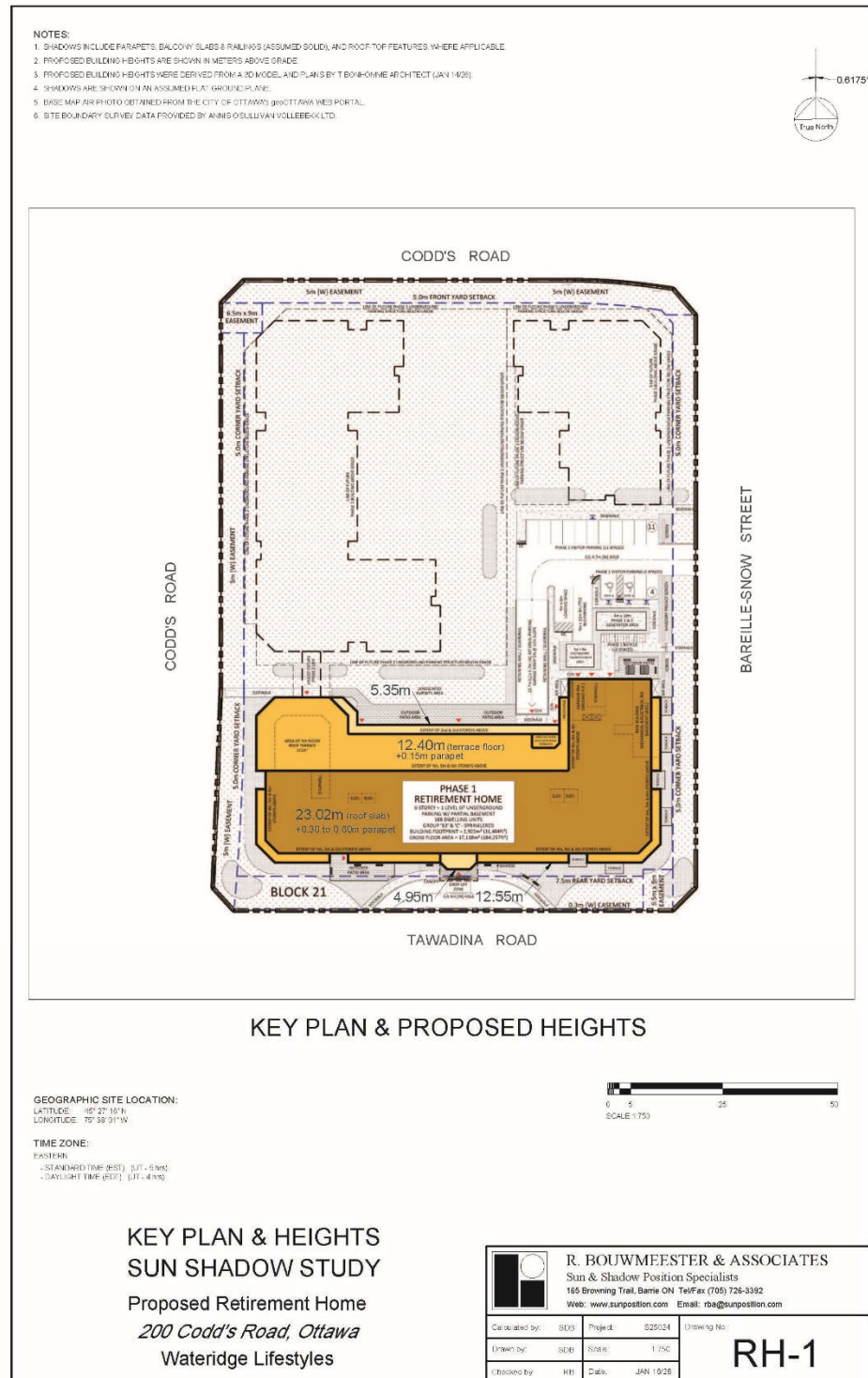
Adjacent land uses and corridor classifications were derived from the Wateridge Village Secondary Plan and Schedule B2 of the Official Plan.

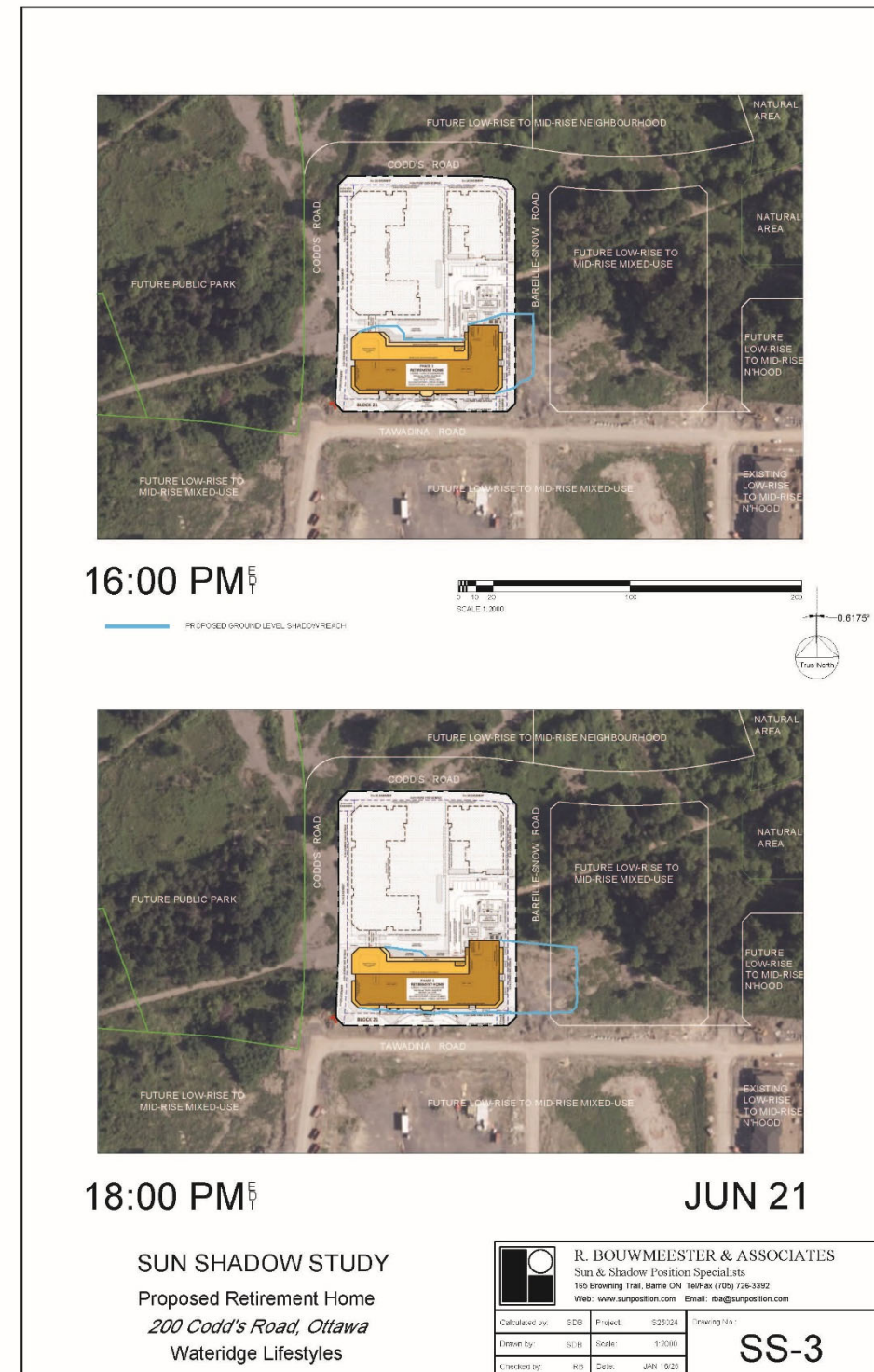
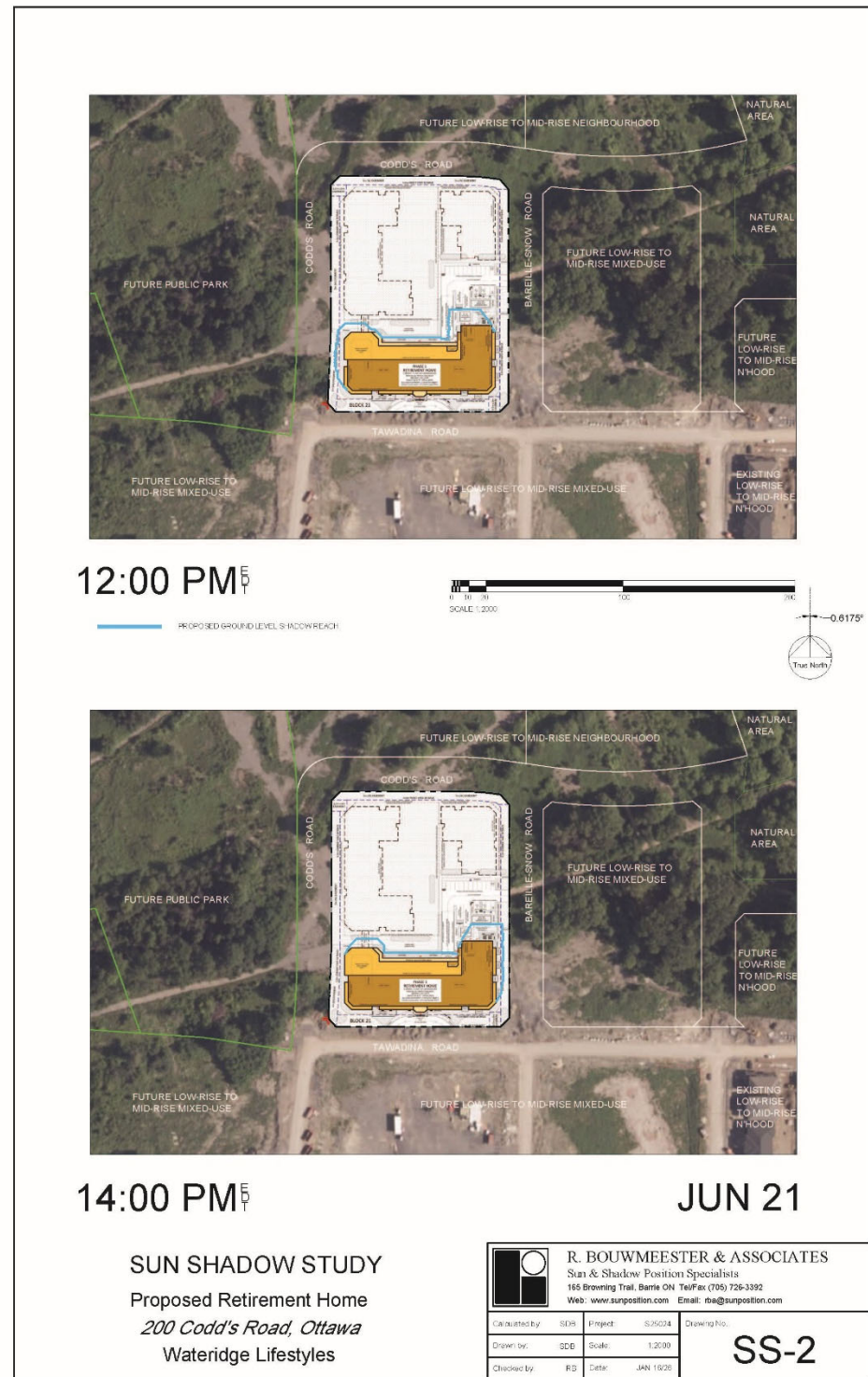
Public spaces: Shadows reach the greenspace to the west on Sep 21 at 8:00 AM and minimally at 10:00 AM. This meets the criteria. They do not reach the Natural Areas to the northeast.

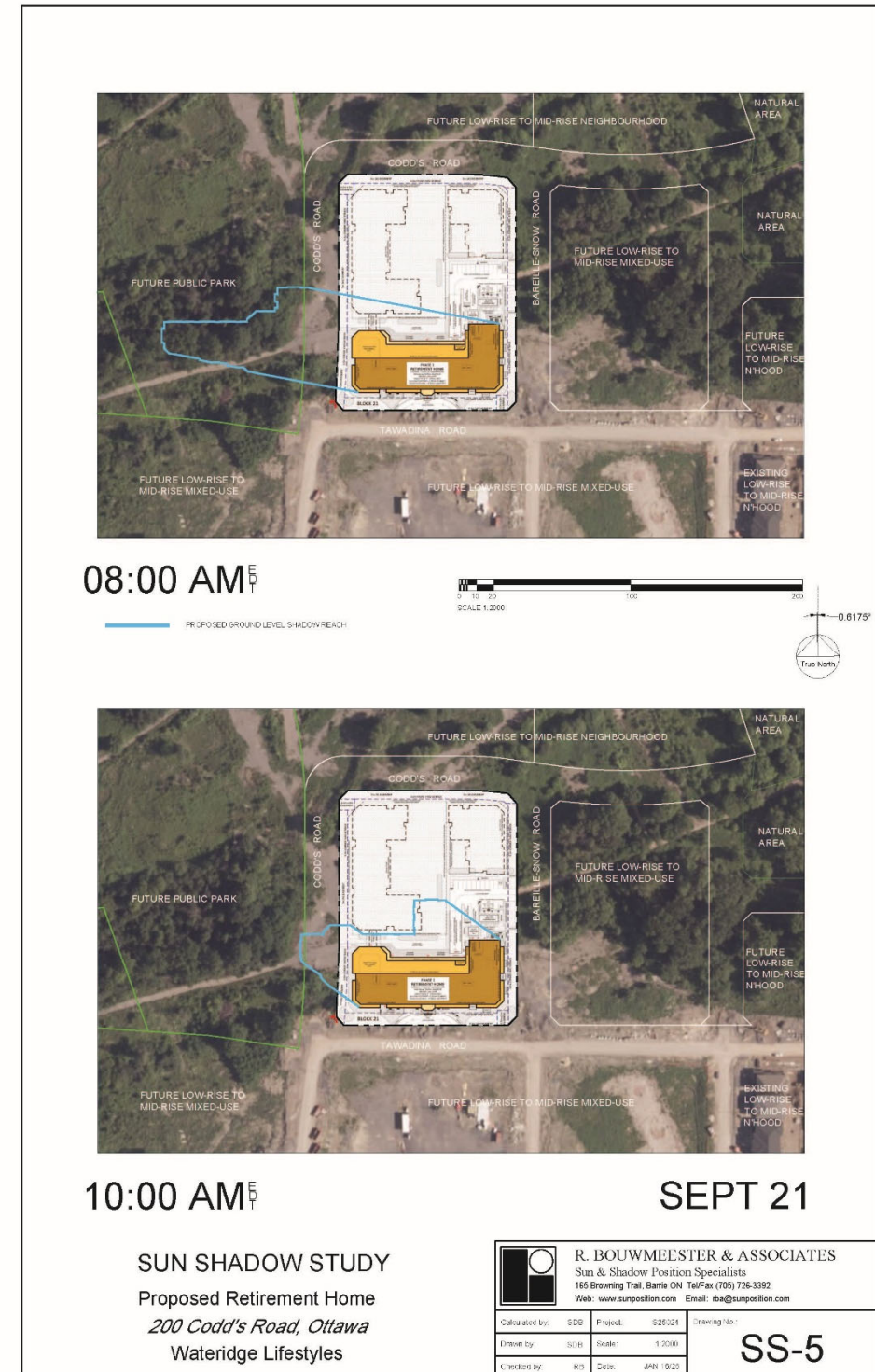
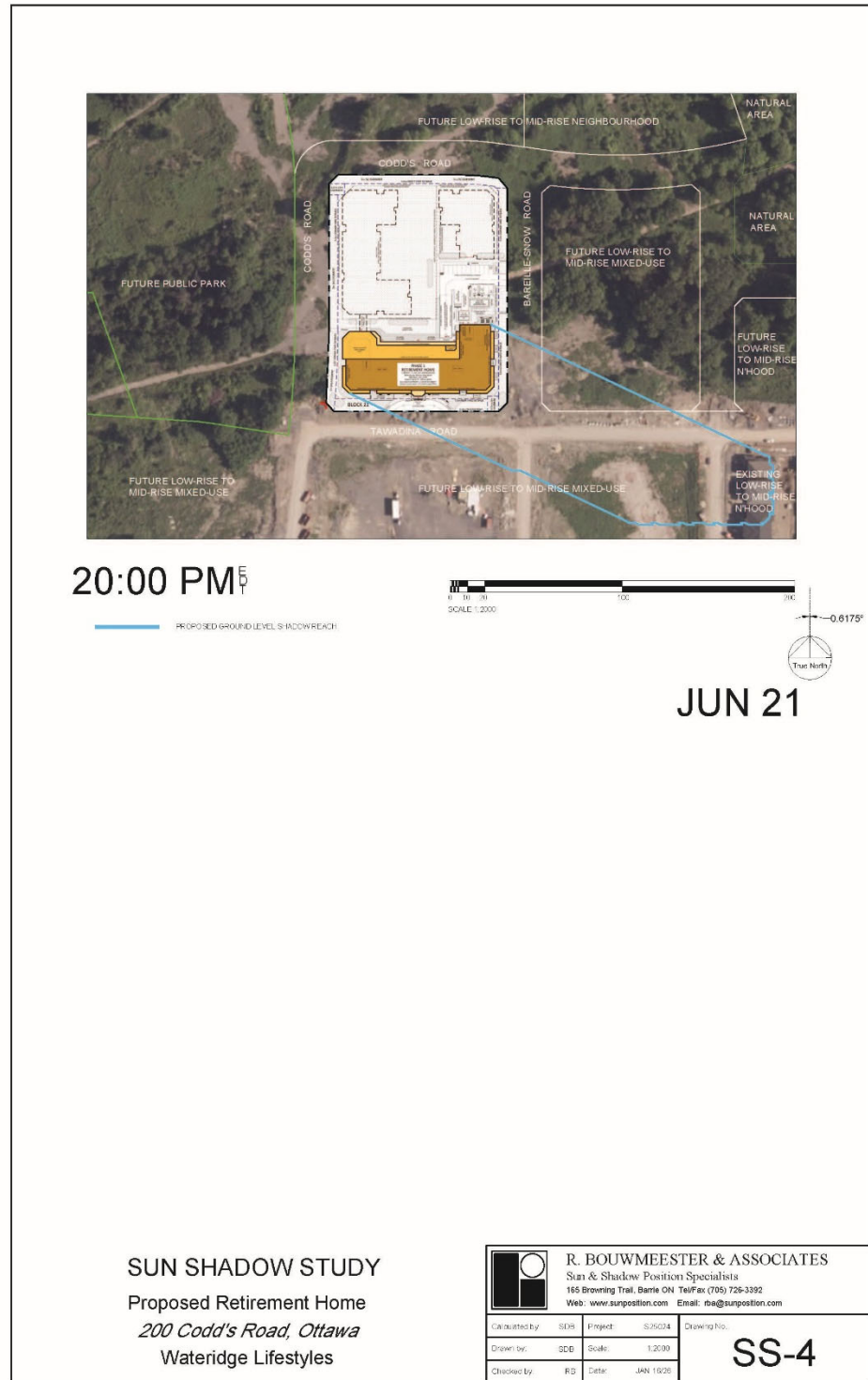
Minor Corridors: Shadows reach the future sidewalk on the west side of Codd's Road on Sep 21 at 8:00 AM and 10:00 AM. This meets the criteria.

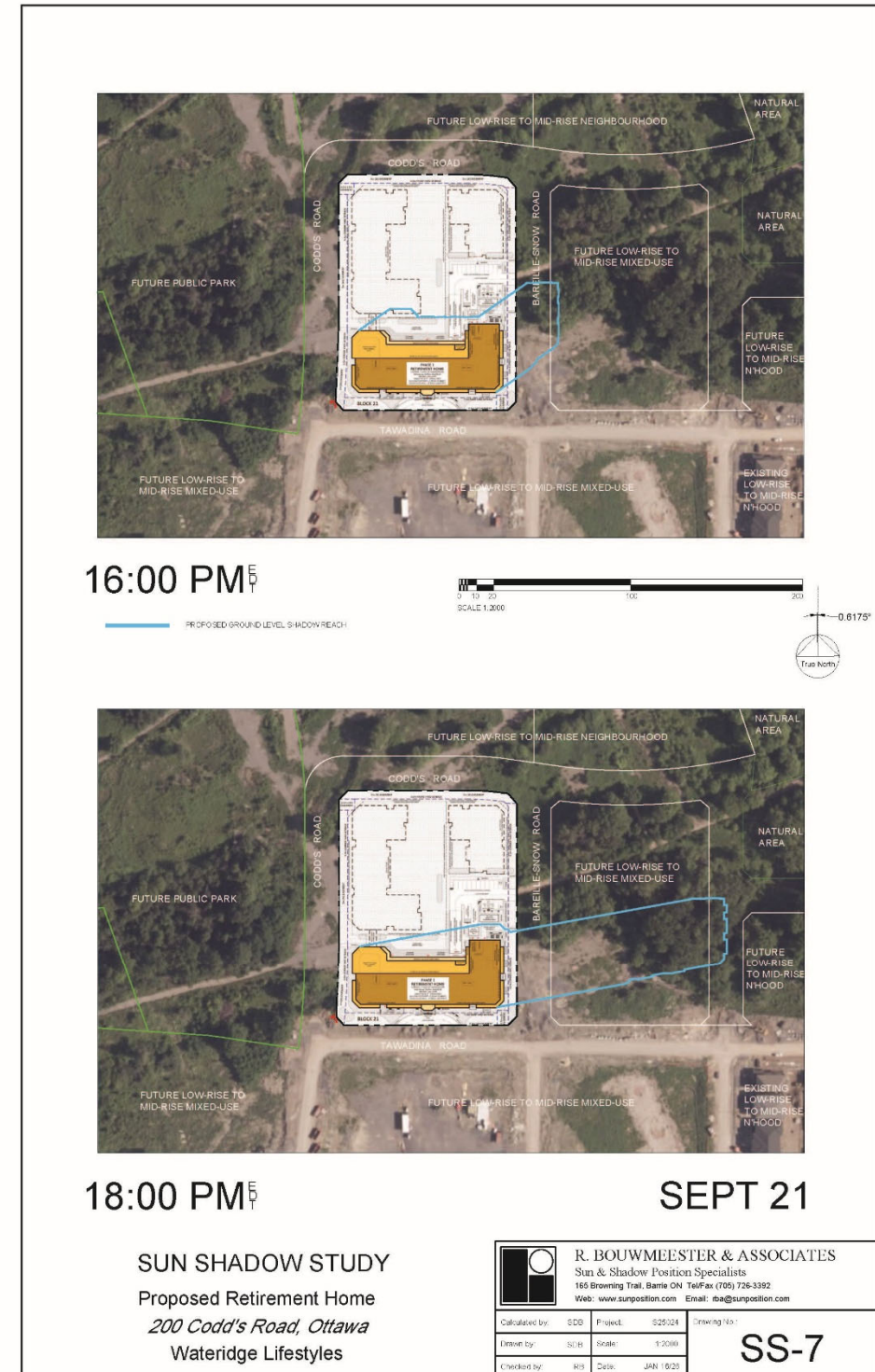
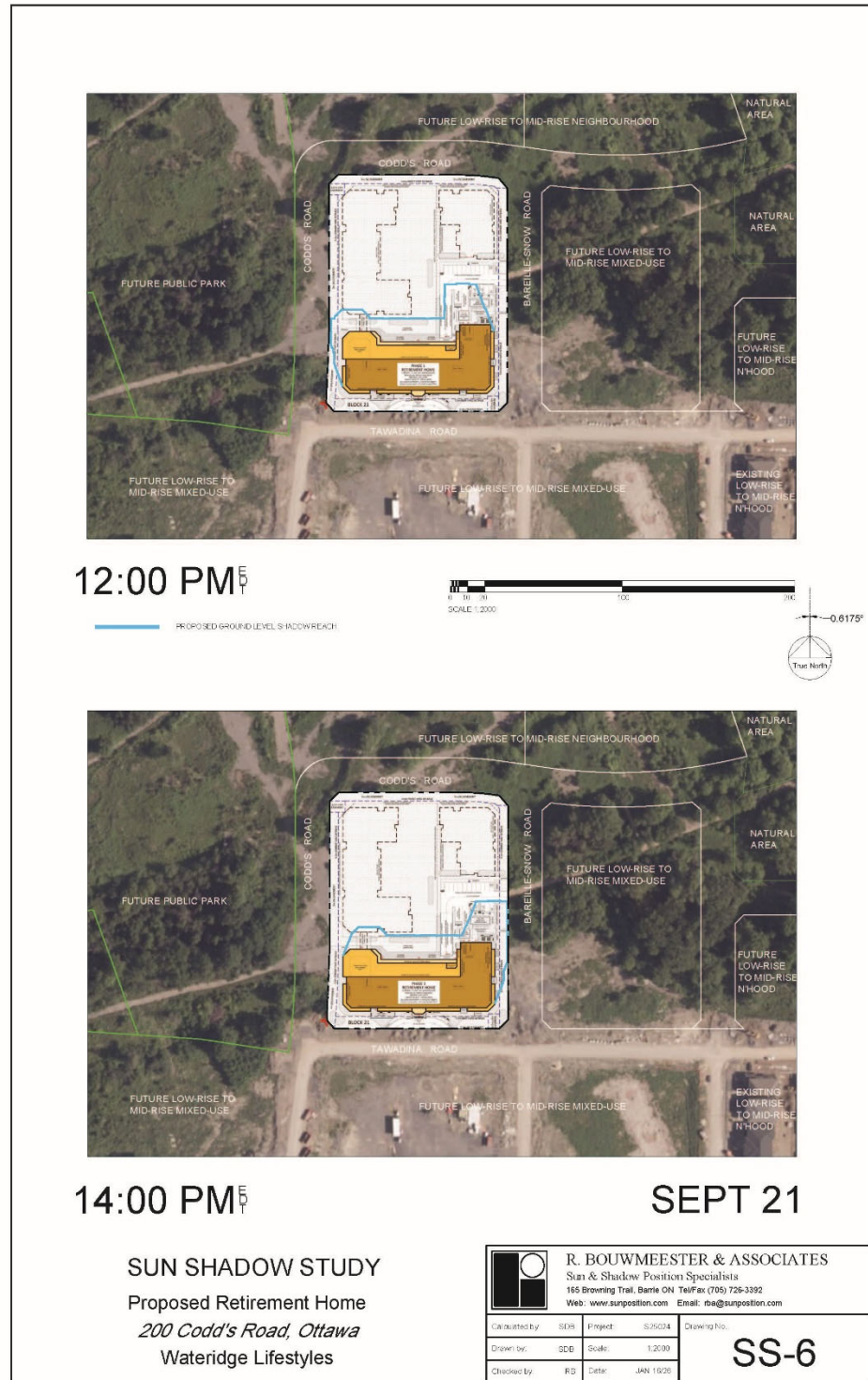
11. Conclusion:

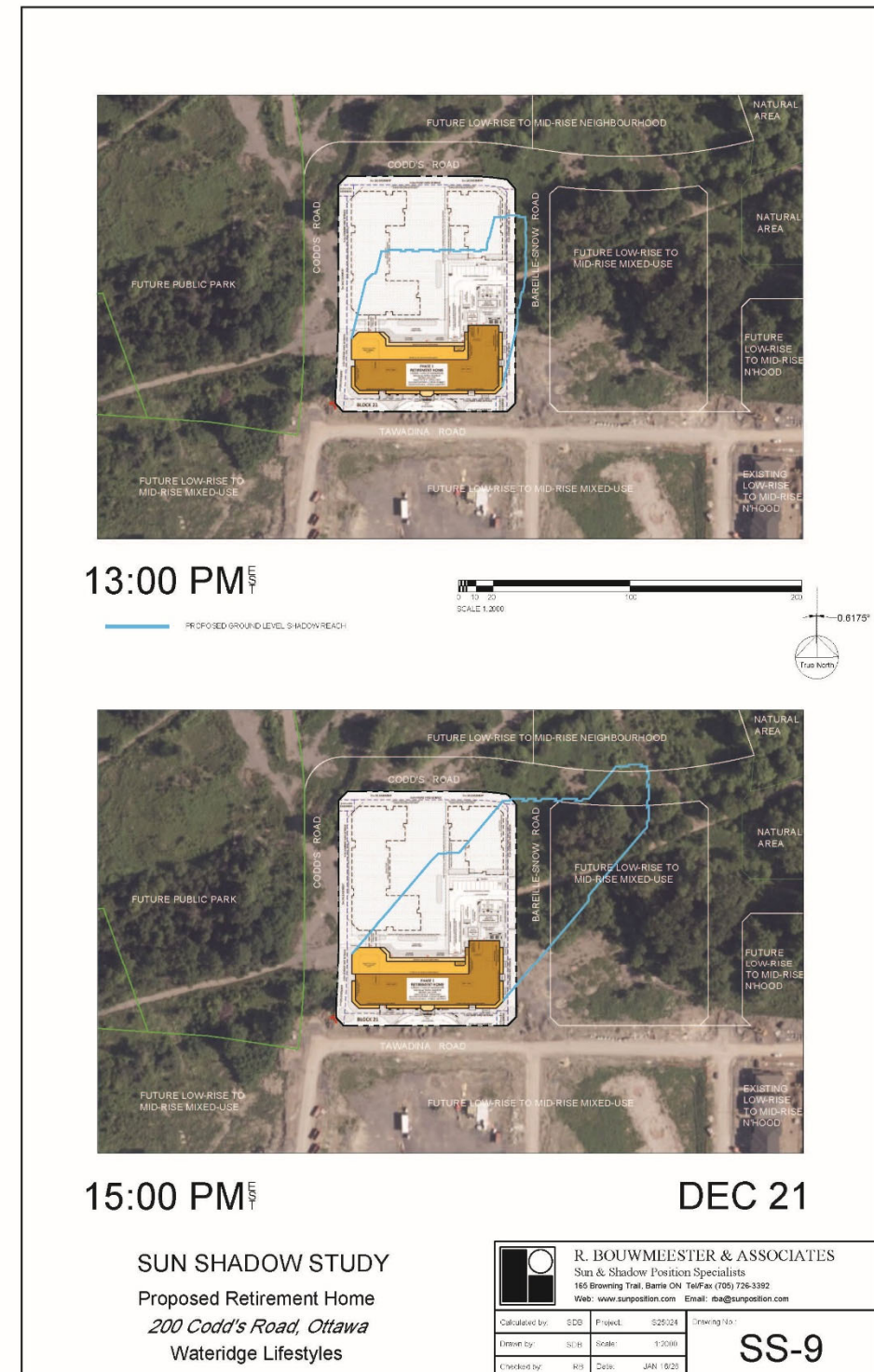
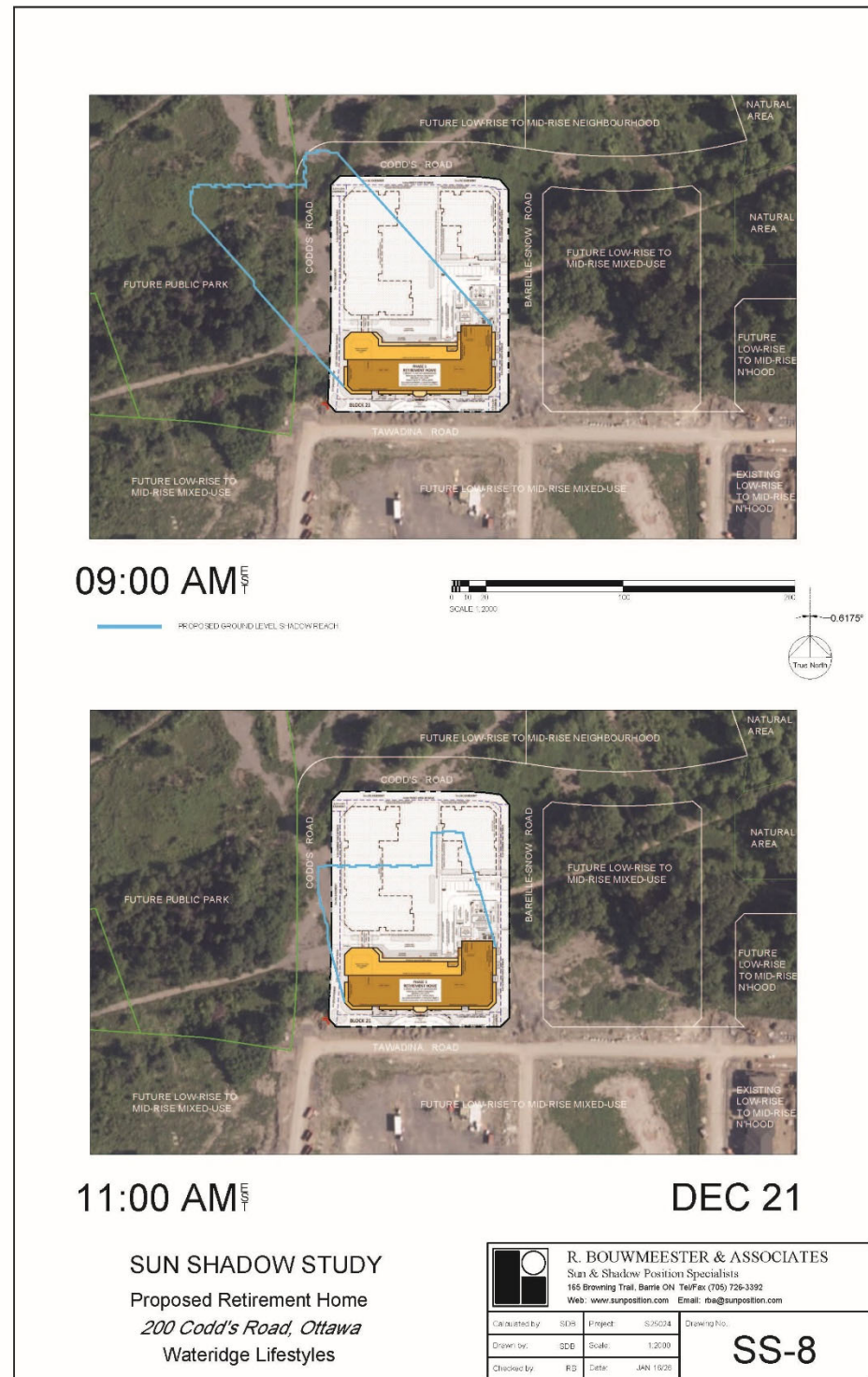
Since the proposed height of the building (±23m) is less than that permitted (30m), we do not expect there to be any new net shadow, hence the criteria would be met on this basis alone. Nevertheless, based on our assessment, the proposal meets the criteria as set out in the City of Ottawa's Shadow Analysis Terms of Reference without taking into account the permitted height.













Urban Design Brief

Wateridge Lifestyles - Phase 1 Retirement Home
Block 21 - 200 Codd's Road, Ottawa ON K1K 5C6

T Bonhomme Architect

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