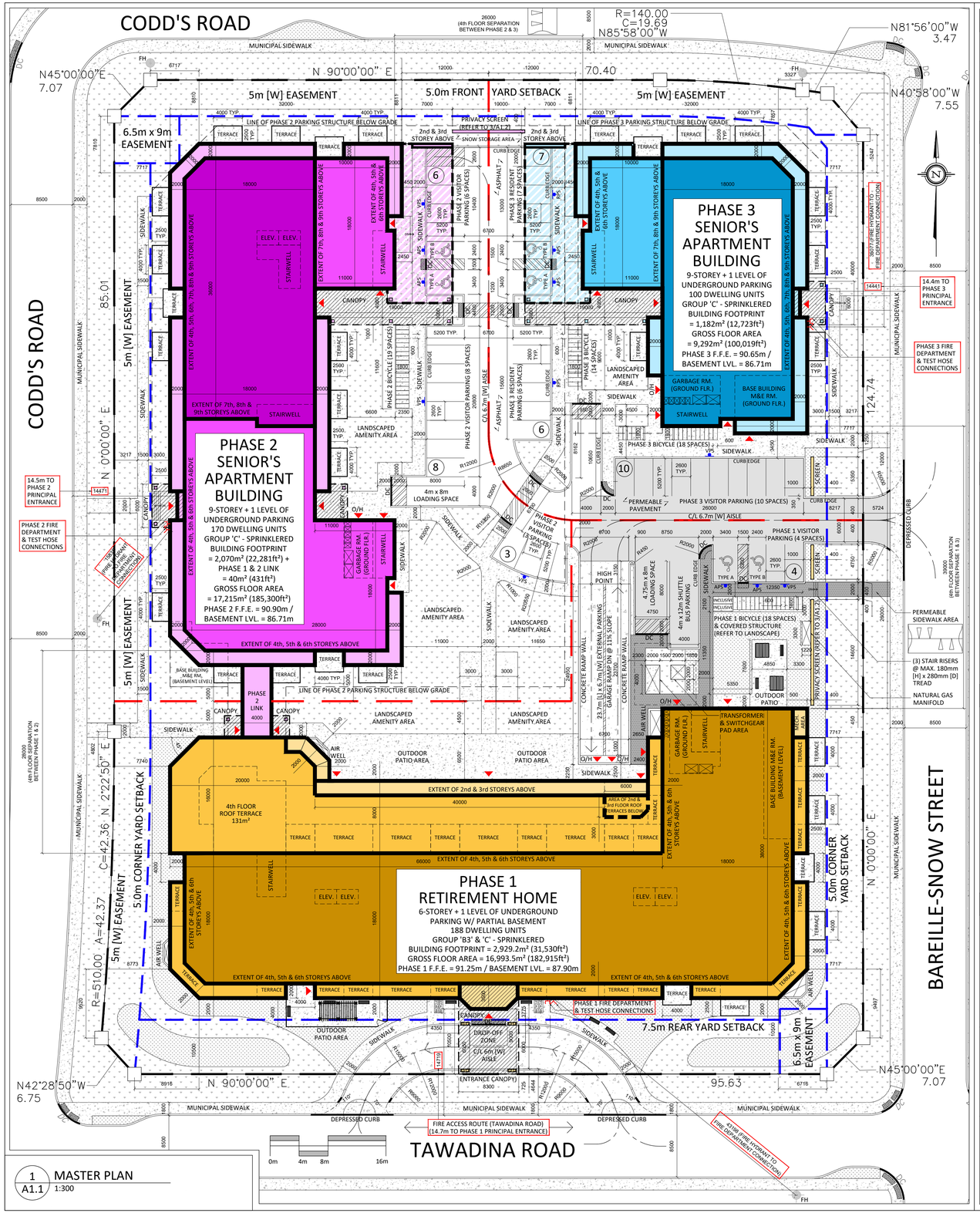

1 A1.1 MASTER PLAN 1:300

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, Vollebekk Ltd., Ontario Land Surveyors.

Zoning Information - GM31 H(30) [By-Law 2008-250] / CM1A H(30) [By-Law 2026-50]

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) 26.0m (Phases 2 & 3)
Maximum Building Area of Floor Plates at 7th Floor and Above:	750m²	Phase 1 - N/A, Phase 2 - 652m², Phase 3 - 652m²
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:	2,995.5m² (32,243ft²)	(0) Dwelling Units	0m² (0ft²) = 0% of GFA
Ground Floor Area:	2,929.2m² (31,530ft²)	(6) Dwelling Units	464.4m² (4,999ft²) = 16% of GFA
2nd Floor Area:	2,768.7m² (29,802ft²)	(49) Dwelling Units	1,810.2m² (19,485ft²) = 65% of GFA
3rd Floor Area:	2,768.7m² (29,802ft²)	(49) Dwelling Units	1,810.2m² (19,485ft²) = 65% of GFA
4th Floor Area:	1,843.8m² (19,846ft²)	(28) Dwelling Units	1,499.5m² (16,140ft²) = 81% of GFA
5th Floor Area:	1,843.8m² (19,846ft²)	(28) Dwelling Units	1,513.9m² (16,295ft²) = 82% of GFA
6th Floor Area:	1,843.8m² (19,846ft²)	(28) Dwelling Units	1,501.3m² (16,160ft²) = 82% of GFA
Gross Floor Area (GFA):	16,993.5m² (182,915ft²)	(188) Dwelling Units	8,599.5m² (92,564ft²) = 51% of GFA
Proposed Building Height:	23.625m measured from grade to top of parapet (23.186m from grade to top of flat roof surface)		
Number of Storeys:	(6) storeys above grade		

Phase 2 Senior's Apartment Building Information

Floor Level	Area	Group 'C' Details
Underground Parking Garage Area:	4,411m² (47,480ft²)	(0) Dwelling Units
Link between Phase 1 & 2 Buildings:	40m² (431ft²)	(0) Dwelling Units
Ground Floor Area:	1,900m² (20,451ft²)	(18) Dwelling Units
2nd Floor Area:	2,066m² (22,238ft²)	(25) Dwelling Units
3rd Floor Area:	2,066m² (22,238ft²)	(25) Dwelling Units
4th Floor Area:	1,592m² (17,136ft²)	(25) Dwelling Units
5th Floor Area:	1,592m² (17,136ft²)	(25) Dwelling Units
6th Floor Area:	1,592m² (17,136ft²)	(25) Dwelling Units
7th Floor Area:	652m² (7,018ft²)	(9) Dwelling Units
8th Floor Area:	652m² (7,018ft²)	(9) Dwelling Units
9th Floor Area:	652m² (7,018ft²)	(9) Dwelling Units
Gross Floor Area (GFA):	17,215m² (185,300ft²)	(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:	1,448m² (15,586ft²)	(0) Dwelling Units
Ground Floor Area:	1,012m² (10,893ft²)	(8) Dwelling Units
2nd Floor Area:	1,178m² (12,680ft²)	(13) Dwelling Units
3rd Floor Area:	1,178m² (12,680ft²)	(13) Dwelling Units
4th Floor Area:	840m² (9,042ft²)	(13) Dwelling Units
5th Floor Area:	840m² (9,042ft²)	(13) Dwelling Units
6th Floor Area:	840m² (9,042ft²)	(13) Dwelling Units
7th Floor Area:	652m² (7,018ft²)	(9) Dwelling Units
8th Floor Area:	652m² (7,018ft²)	(9) Dwelling Units
9th Floor Area:	652m² (7,018ft²)	(9) Dwelling Units
Gross Floor Area (GFA):	9,292m² (100,019ft²)	(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

Phase 1 Retirement Home Building Parking		Zoning Requirement	Provided
Resident:	0.25 spaces per Unit = 188 units x 0.25 = 47 spaces	Table 101 - R20 - Column II [Bylaw No. 2008-250]	47 spaces (provided in below grade indoor parking garage)
Staff:	1 space per 100m² GFA used for medical, health or personal services = 900m² GFA x 1 = 9 spaces	Table 101 - R20 - Column II [Bylaw No. 2008-250]	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:	0.5 spaces per Unit = 170 units x 0.5 = 85 spaces * * (designed for 0.75 spaces per Unit = 128 spaces)	Table 101 - R12 - Column II [Bylaw No. 2008-250]	129 spaces (provided in below grade indoor parking garage)
Visitor:	0.1 spaces per Unit = 170 units x 0.1 = 17 spaces	Table 102 - Mid-High Rise - Column II [Bylaw No. 2008-250]	17 spaces (surface parking)
Phase 3 Senior's Apartment Building (Mid-High Rise) Parking		**Zoning Requirement**	**Provided**
Resident:	0.5 spaces per Unit = 100 units x 0.5 = 50 spaces	Table 101 - R12 - Column II [Bylaw No. 2008-250]	37 spaces (provided in below grade indoor parking garage) 13 spaces (surface parking)
Visitor:	0.1 spaces per Unit = 100 units x 0.1 = 10 spaces	Table 102 - Mid-High Rise - Column II [Bylaw No. 2008-250]	10 spaces (surface parking)

Bicycle Parking Information

Phase 1 Retirement Home Bicycle Parking

Short Term Spaces:

Table 613B (a) (viii) [Bylaw No. 2026-50] - Retirement Home

Min. 4 spaces + 0.1 spaces per unit above 20 units = 4 + 168 units x 0.1 = 21 spaces

Long Term Spaces:

Table 613B (b) (viii) [Bylaw No. 2026-50] - Retirement Home

0.25 spaces per unit = 188 units x 0.25 = 47 spaces

Total Phase 1 Short Term Bicycle Parking Provided:

= 22 spaces consisting of:

20 horizontal outdoor @ 0.6m x 1.8m / space & 2 horizontal outdoor inclusive @1.0m x 2.75m / space

Total Phase 1 Long Term Bicycle Parking Provided:

= 47 spaces consisting of:

44 horizontal indoor @ 0.6m x 1.8m / space & 3 horizontal inclusive indoor @1.0m x 2.75m / space

ISSUE RECORD		
REV.	DESCRIPTION	DATE
01	FOR SITE PLAN APPROVAL	01/20/2026
02	FOR SITE PLAN APPROVAL	02/27/2026
03	FOR COORDINATION	04/16/2026
04	FOR SUPERSTRUCTURE PERMIT	05/05/2026
05	FOR ZONING BY-LAW AMENDMENT	06/04/2026
06	FOR SITE PLAN APPROVAL	06/10/2026

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. ALL MEASUREMENTS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. ALL WORK DESCRIBED UNDER THIS CONTRACT TO COMPLY WITH ONTARIO BUILDING CODE, 2024 AND/OR NATIONAL BUILDING CODE, 2020 AND OTHER CODES AND BY-LAWS IN EFFECT.
4. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT. COPYRIGHT FOR THE ARCHITECT'S INSTRUMENT OF SERVICE BELONGS TO THE ARCHITECT. COPIES, INCLUDING ELECTRONIC COPIES, MAY ONLY BE USED OF THE PURPOSE INTENDED AND FOR A ONE-TIME USE, ON THE SAME SITE, AND FOR THE SAME PROJECT AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

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KEY PLAN

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TOMMY R. BONHOMME
LICENCE
11096

T Bonhomme Architect

PROJECT TITLE

WATERIDGE LIFESTYLES - PHASE 1 RETIREMENT HOME
WATERIDGE VILLAGE
100 BAREILLE-SNOW STREET, OTTAWA ON

DRAWING LIST

MASTER PLAN

JOB No.	TBA-2026-01	DRAWING No.
DATE	01/20/2026	A1.1
SCALE	AS NOTED	
DRAWN & REVIEWED BY T.B.		

FILE No. xx / PLAN No. xx