

**Wateridge Lifestyles
(Wateridge Phase 7, Block 21)
Transportation Impact
Assessment Screening**

Prepared For:

Keeper Co.

Prepared By:

Robinson Consultants Inc.

Consulting Engineers

Project No. 25117

Date: May 29, 2026

Revision 1

1.0 TIA SCREENING

Robinson Consultants Inc (RCI) has been retained to prepare a Transportation Impact Assessment (TIA) screening to support a proposed site plan on a currently vacant site known as Block 21 in Phase 7 of the Wateridge Village Plan of Subdivision. The proposed development on the site will include a 6-storey, 198-unit retirement home, 9-storey, 180-unit senior's apartment building, and 9-storey 100-unit apartment building, totalling 478 units on the site. The subject site location and surrounding road context is illustrated in Figure 1 and Figure 2 and the proposed site plan is included as Appendix A.

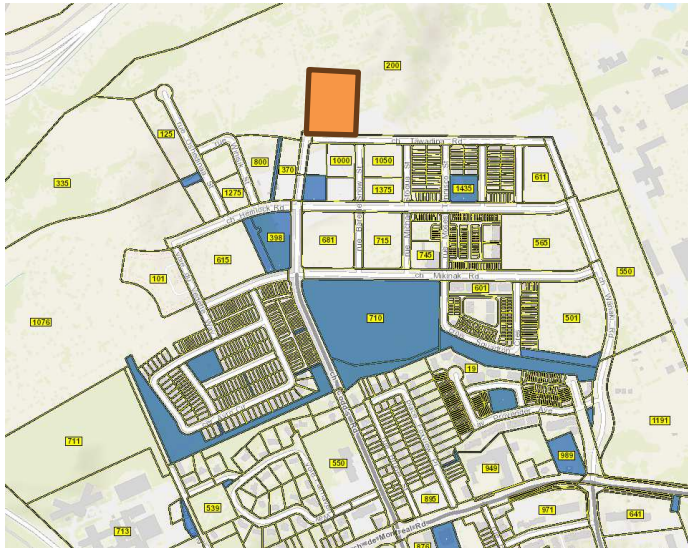


Figure 1: Site Location (GeoOttawa)



Figure 2: Location in Wateridge Village Plan of Subdivision

Per the City of Ottawa's 2017 TIA Guidelines and 2023 update, TIA Screening has been undertaken for the proposed site concept; the screening evaluation is summarized in the Tables below.

Table 1: Description of Proposed Development

Municipal Address	Part of Site currently known as 200 Codd's Road
Description of Location	Vacant site bounded by future Codd's Road, Tawadina Road and Bareille-Snow Street
Planning Application Type(s)	Site Plan Control
Land Use Classification	GM31 H(30)
Development Size (units)	478 total; 198 retirement home, 180 senior's apartment, 100 apartment
Development Size (m ²)	45,465 m ² total GFA; 15,818 m ² retirement home, 19,541 m ² senior's apartment, 10,106 m ² apartment
Lot Area (m ²)	16,966.76 m ²
Number of Accesses and Locations	One access from Bareille-Snow Street (to on-site parking), One access from Tawadina Road (S side of site, pickup and drop-off loop)
Phases of Development	Three - Phase 1 retirement home, Phase 2 senior's apartment, Phase 3 apartment
Buildout Year	Phase 1 2028, Phases 2-3 TBC

Table 2: Trip Generation Trigger

Land Use Type	Minimum Development Size	Proposed Development Size
Single-Family Homes	60 units	-
Multi-use Family (Low-Rise)	90 units	-
Multi-use Family (High-Rise)	150 units	-
Office	1,400 m ²	-
Industrial	7,000 m ²	-
Fast-food restaurant or coffee shop	110 m ²	-
Destination Retail	1,800 m ²	-
Gas Station or convenience market	90 m ²	-
Other: Seniors Apartments	-	188 units
Other: Retirement Home		

Per comments from the City of Ottawa, Care Home facilities generate considerably less trips than general residential land uses and thus based on the anticipated unit count the trip generation trigger is not met.

Table 3: Location Triggers

Location Trigger	Trigger Met
Does the development propose a new driveway to a boundary street that is designated as part of the City's Transit Priority, Rapid Transit or Cross-Town Bikeway Network ?	No
Is the development in an Urban or Village Design Priority Area or Protected Major Transit Station Area ?	No

The location trigger is not met based on the location of the site.

Table 4: Safety Triggers

Safety Trigger	Trigger Met
Are posted speed limits on a boundary street are 80 km/hr or greater?	No
Are there any horizontal/vertical curvatures on a boundary street limits sight lines at a proposed driveway?	No
Is the proposed driveway within the area of influence of an adjacent traffic signal or roundabout (i.e. within 300 m of intersection in rural conditions, or within 150 m of intersection in urban/ suburban conditions)?	No
Is the proposed driveway within auxiliary lanes of an intersection?	No
Does the proposed driveway make use of an existing median break that serves an existing site?	No
Is there is a documented history of traffic operations or safety concerns on the boundary streets within 500 m of the development?	No
Does the development include a drive-thru facility?	No

Based on a review of the site location, the safety trigger is not met.

Table 5: TIA Screening Summary

Does the development satisfy the Trip Generation Trigger?	No
Does the development satisfy the Location Trigger?	No
Does the development satisfy the Safety Trigger?	No

Based on a review of the proposed site plan and site location, the proposed development will not meet the Trip Generation, Location or Safety Triggers that would require preparation of subsequent TIA phases under City of Ottawa Guidelines.

2.0 PREVIOUS TIA

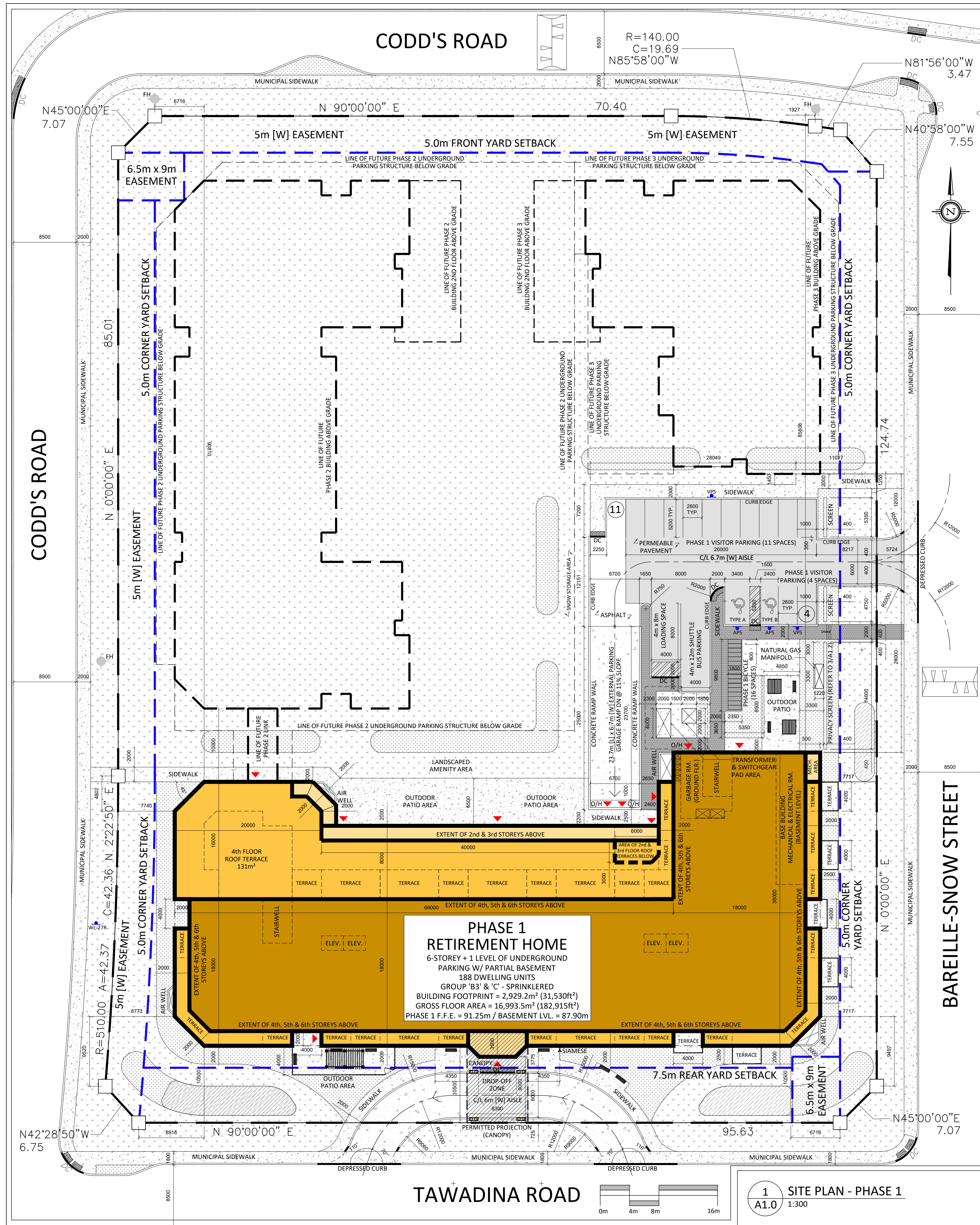
It is noted that the proposed development site was included as part of a previous TIA report for Wateridge Village Phases 6, 7 and 8, completed by Arcadis IBI Group dated December 12, 2024. The site plan reference concept included the proposed development site as Block 29 as part of Phase 7. The TIA study did not include specific land uses by block, but indicated that Phase 7 was anticipated to include 76 townhomes, 1,027 apartment units, approximately 11,820 m² of employment and approximately 2,785 m² of commercial space. The concept plan reference by the TIA study showed four 8-storey buildings on the proposed development site and indicated a retail area of 2,312 m², but did not further quantify the unit count or employment space within the buildings. Block 30 in the TIA reference concept had a similar configuration to Block 20, and Blocks 35 and 44 included the proposed townhomes and two additional 9-storey buildings with 6-storey podiums.

The proposed site plan for the site now referred to as Block 21 would represent approximately 46% of the apartment units projected in the Arcadis TIA for Phase 7 as a whole, but excludes any additional office and retail space that was assumed in the TIA.



Figure 3: Arcadis TIA Phase 7 Reference Concept

**APPENDIX A
PROPOSED SITE PLAN**



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, Vollebakk Ltd., Ontario Land Surveyors.

Zoning Information GM31 H(30)

GM31 H(30)	Zoning Requirement	Provided
Minimum Front Yard with Residential Land Use at Grade:	5.0m	85.6m (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 (Phase 1 & Future Phase 2) 39.0m (Phase 1 & Future Phase 3)
Maximum Building Area of Floor Plates at 7th Floor and Above:	750m ²	N/A (6-Storey Building)
Maximum Building Height:	30.0m	23.625m (Phase 1 Building / 6-Storeys)

Phase 1 Retirement Home Building Information

Floor Level	Area	Group 'B3' & 'C' Details	Rentable Area of Suites / GFA
Basement Floor Area:	2,995.5m ² (32,243ft ²)	(0) Dwelling Units	0m ² (0ft ²) = 0% of GFA
Ground Floor Area:	2,929.2m ² (31,530ft ²)	(6) Dwelling Units	464.4m ² (4,999ft ²) = 16% of GFA
2nd Floor Area:	2,768.7m ² (29,802ft ²)	(49) Dwelling Units	1,810.7m ² (19,490ft ²) = 65% of GFA
3rd Floor Area:	2,768.7m ² (29,802ft ²)	(49) Dwelling Units	1,810.7m ² (19,490ft ²) = 65% of GFA
4th Floor Area:	1,843.8m ² (19,846ft ²)	(28) Dwelling Units	1,500.0m ² (16,146ft ²) = 81% of GFA
5th Floor Area:	1,843.8m ² (19,846ft ²)	(28) Dwelling Units	1,514.4m ² (16,301ft ²) = 82% of GFA
6th Floor Area:	1,843.8m ² (19,846ft ²)	(28) Dwelling Units	1,501.8m ² (16,165ft ²) = 82% of GFA
Gross Floor Area (GFA):	16,993.5m ² (182,915ft ²)	(188) Dwelling Units	8,602.0m ² (92,591ft ²) = 51% of GFA

Proposed Building Height: 23.625m measured from grade to top of parapet
Number of Storeys: (6) storeys above grade

Phase 1 Vehicular Parking Information

Category	Requirement	Provided
Resident	0.25 spaces per Unit = 188 units x 0.25 = 47 spaces	47 spaces (provided in below grade indoor parking garage)
Staff	1 space per 100m ² GFA used for medical, health or personal services = 900m ² GFA x 1 = 9 spaces	13 spaces * (provided in below grade indoor parking garage)
Visitor	No requirement for Retirement Home	15 spaces ** (surface parking)
Total Phase 1 Building - Vehicular Parking Required:	= 56 spaces	
Total Phase 1 Building - Vehicular Parking Provided:	= 75 spaces consisting of (15) exterior surface & (60) indoor parking	

General Phase 1 Parking Space Note:

- * 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 indoor parking garages (Refer to Master Plan - A1.1 and Master Plan - Underground - A1.2).
- ** When the Phase 3 Senior's Apartment Building and underground parking structure is completed, (11) standard exterior surface spaces for 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 (Refer to Master Plan - A1.1 and Master Plan - Underground - A1.2).

Phase 1 Bicycle Parking Information

Category	Requirement	Provided
Resident	0.25 spaces per Unit = 188 units x 0.25 = 47 spaces	47 spaces
Total Phase 1 Building - Bicycle Parking Required:	= 47 spaces	
Total Phase 1 Building - Bicycle Parking Provided:	= 50 spaces consisting of: 16 (surface) & 34 (indoor) bicycle spaces @ 0.6m x 1.8m space per bicycle with minimum 1.5m access aisle	

Site Plan & Master Plan Symbol Legend

	- Denotes proposed Phase 1 retirement home building		- Denotes shrub / perennial bed		- Denotes accessible parking
	- Denotes proposed Phase 2 senior's apartment building		- Denotes bio-retention area		- Denotes depressed curb
	- Denotes proposed Phase 3 senior's apartment building		- Denotes building feature above		- Denotes high colour contrast pavement marking
	- Denotes concrete surface		- Denotes property line		- Denotes tactile walking surface indicator (TWSI)
	- Denotes permeable sidewalk		- Denotes site setback		- Denotes aluminum sign
	- Denotes seed/ sod ground landscape cover		- Denotes proposed phasing line		- Denotes bench seating
	- Denotes building entrance		- Denotes c/ drive aisle		- Denotes fire hydrant

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

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 FOR 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	

PROJECT TITLE	
WATERIDGE LIFESTYLES - PHASE 1 RETIREMENT HOME WATERIDGE VILLAGE 100 BAREILLE-SNOW STREET, OTTAWA ON	
DRAWING LIST	
SITE PLAN - PHASE 1	

JOB No.	TBA-2026-01	DRAWING No.
DATE	01/20/2026	
SCALE	AS NOTED	
DRAWN & REVIEWED BY T.B.		A1.0