



SITE STATISTICS AND DEVELOPMENT DATA

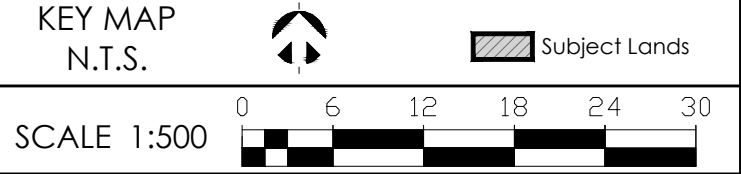
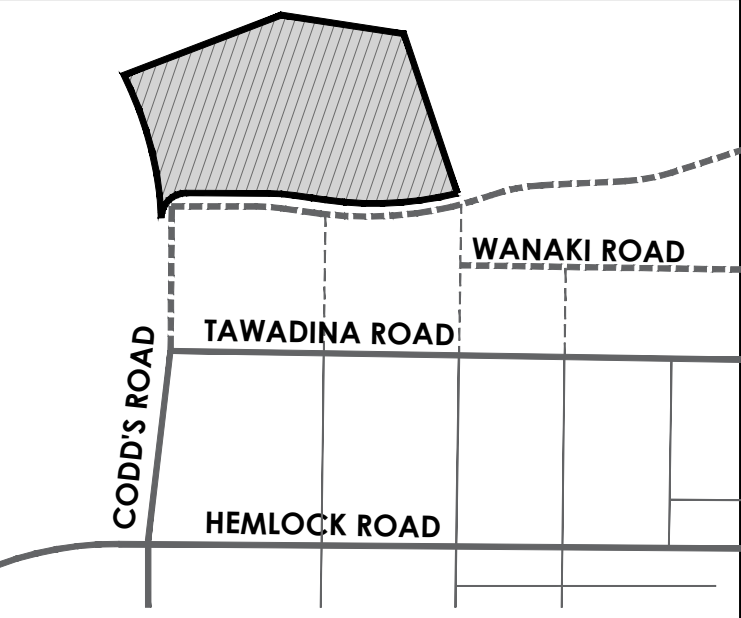
SITE AREA	36,972 m² (3.70 ha)
PAVED AREA	10,573m² (1.06 ha)
LANDSCAPED AREA	11,487m² (1.15 ha)
TOTAL APPROXIMATE GROSS FLOOR AREA	TBD
TOTAL UNITS	185
NET DENSITY (UPH)	66 UPH
ZONE CATEGORY	NSB[2313]

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA m²	UNITS
BLOCK 1	STREET TOWNHOUSES	TBD	7
BLOCK 2	STREET TOWNHOUSES	TBD	6
BLOCK 3	STREET TOWNHOUSES	TBD	6
BLOCK 4	STREET TOWNHOUSES	TBD	7
BLOCK 5	STREET TOWNHOUSES	TBD	7
BLOCK 6	STREET TOWNHOUSES	TBD	7
BLOCK 7	STREET TOWNHOUSES	TBD	6
BLOCK 8	REAR LANE TOWNHOUSES	TBD	5
BLOCK 9	REAR LANE TOWNHOUSES	TBD	4
BLOCK 10	REAR LANE TOWNHOUSES	TBD	4
BLOCK 11	REAR LANE TOWNHOUSES	1,328.71 m²	6
BLOCK 12	REAR LANE TOWNHOUSES	TBD	3
BLOCK 13	REAR LANE TOWNHOUSES	1,328.71 m²	6
BLOCK 14	REAR LANE TOWNHOUSES	1,328.71 m²	6
BLOCK 15	REAR LANE TOWNHOUSES	TBD	3
BLOCK 16	REAR LANE TOWNHOUSES	TBD	4
BLOCK 17	REAR LANE TOWNHOUSES	TBD	4
BLOCK 18	BACK TO BACK TOWNHOUSES	TBD	8
BLOCK 19	BACK TO BACK TOWNHOUSES	TBD	12
BLOCK 20	BACK TO BACK TOWNHOUSES	TBD	12
BLOCK 21	BACK TO BACK TOWNHOUSES	TBD	12
BLOCK 22	BACK TO BACK TOWNHOUSES	TBD	12
BLOCK 23	BACK TO BACK TOWNHOUSES	TBD	14
BLOCK 24	BACK TO BACK TOWNHOUSES	TBD	12
BLOCK 25	BACK TO BACK TOWNHOUSES	TBD	12
TOTAL		TBD	185

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
801A(b)(Table)	MAX. BUILDING HEIGHT	30m	9.97m (RLT) 11.23m (B2B) 10.49m (TH)
801B(Table)	MIN. LOT WIDTH (m)	7.5m	27.6m
(i)	MIN. FRONT YARD SETBACK (m)	4.5m	3m
(ii)	MIN. INTERIOR SIDE YARD SETBACK (m)	1.8m	5.11m
164A*	MIN. REAR YARD SETBACK (m)	6m	6m
802(b)(Table)	MIN. AGGREGATED SOFT LANDSCAPING (FRONT YARD)	40% of yard	40%
603(6)	MIN. VISITOR PARKING - VERTICALLY ATTACHED DWELLING	0	5
703(3)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	1.2m	3.1m
703(3)(a)	MIN. SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY (m)	1.8m	1.05m
703(4)(a)	MIN. SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY (m)	5.2m	1.05m
703(4)(b)	MIN. WIDTH OF A PRIVATE WAY (m)	6.0m	6.7m

* Rear yard setback under appeal in Zoning By-law 2026-250, refer to Zoning By-law 2008-250, RS(2313).

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
204	PERMITTED PROJECTIONS INTO REQUIRED YARDS		
(9)(d)(i)	COVERED OR UNCOVERED BALCONY, PORCH, DECK:		
	INTERIOR SIDE YARD OR REAR YARD (m)	No limit	N/A
	FRONT YARD OR EXTERIOR SIDE YARD (m)	1m	1.48m
(12)(a)(i)(ii)	FIRE ESCAPES, OPEN STAIRWAYS, STEPS, RAMPS:		
	INTERIOR SIDE YARD OR REAR YARD (m)	No limit	N/A
	FRONT YARD OR EXTERIOR SIDE YARD (m)	>0.6m to lot line	>0.6m
605(3)(a)	MIN. PARALLEL PARKING SPACE SIZE (m)	2.6m x 6.7m	2.6m x 6.7m
702(7)	MAX. NUMBER OF VERTICALLY ATTACHED PRINCIPAL DWELLING UNITS IN A ROW	8	7



LEGEND	
REAR LANE TOWNS	BLOCK BOUNDARY
BACK TO BACK TOWNS	TRANSFORMER
CROSSWALK	MINI SUBS (HYDRO)
CURB (0.2m)	SWITCHBOARD
CONCRETE WALKWAY	HYDRO CABINET
ASPHALT WALKWAY	WALL MOUNT LIGHTING
PAVERS	POLE MOUNT LIGHTING
ASPHALT DRIVEWAY	ENTRANCE
DEPRESSED CURB	VISITOR PARKING
MOUNTABLE CURB	BENCH
PORCH	STREET SIGNAGE
PROJECTION (STAIRS)	COMMUNITY MAILBOX
#R RISERS	DECIDUOUS SHRUB
S.S SNOW STORAGE AREA	SMALL DECIDUOUS TREE
L/A LANDSCAPED AREA	MEDIUM DECIDUOUS TREE
TACTILE WALKING SURFACE INDICATOR	LARGE DECIDUOUS TREE
	CONIFEROUS SHRUB
	CONIFEROUS TREE

28/08/26	Second Submission	SM
27/03/26	First Submission	SM
23/02/26	Minor Revisions	SM
23/01/26	Draft site plan	SM
DATE	REVISION	BY

GENERAL NOTES
1. DO NOT SCALE DRAWINGS FOR PRINT.
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3. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
4. REFERENCES CITY OF OTTAWA T.W.S.I. DETAIL SC7.3
5. SURVEY BOUNDARY PREPARED BY J.D.BARNES LTD. 62 STEACIE DRIVE, SUITE 103, KANATA, ONTARIO, K2K 2A9.
TEL: (613) 731-7244 FAX: (613) 254-8659

PROJECT TEAM	LANDSCAPE ARCHITECTURE:	TRANSPORTATION:
SITE PLAN DESIGN:	NAK design strategies	NOVATECH
PLANNING:	CIVIL ENGINEER:	GRADIENTWIND
ARCHITECTURE:	MECHANICAL/ELECTRICAL:	GEOTECHNICAL & STRUCTURAL:
	L.R.J.	patersongroup

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

Wateridge

Block 23
200 CODD'S ROAD
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

TITLE: SITE PLAN	
DATE: August 28, 2026	DRAWN BY: SM CHECKED BY: CR(RPP)
FILE NO.:	DRAWING NO.:
JOB NO.:	WATERIDGE