



KEY PLAN

PROPOSED SITE

370 Codd's Road

Block 2

PROPERTY DESCRIPTION

2x SIX STOREY RESIDENTIAL BUILDING

CITY OF OTTAWA PIN NUMBER

MUNICIPAL ADDRESS

04273 - 1247, 04273 - 1248 (LEASEHOLD)

360 Codd's Road

SITE INFORMATION

LOT AREA:

6616.36 m²

LOT FRONTAGE:

41.91 m

LOT DEPTH:

144.12 m

BUILDING INFORMATION

BUILDING AREA (OBC):

2.1: 1468 m²

2.2: 1722 m²

BUILDING FLOOR AREA (OBC):

2.1: 7587m²

2.2: 9536m²

Parking: 5550m²

GROSS FLOOR AREA (ZONING):

2.1: 6164m²

2.2: 8057m²

PROPOSED USE:

APARTMENT DWELLING, MID-RISE

BUILDING 2.1

FIRST FLOOR: 14 UNITS

SECOND FLOOR: 21 UNITS

THIRD FLOOR: 21 UNITS

FOURTH FLOOR: 21 UNITS

FIFTH FLOOR: 15 UNITS

SIXTH FLOOR: 15 UNITS

TOTAL: 107 UNITS

BUILDING 2.2

FIRST FLOOR: 19 UNITS

SECOND FLOOR: 23 UNITS

THIRD FLOOR: 23 UNITS

FOURTH FLOOR: 23 UNITS

FIFTH FLOOR: 20 UNITS

SIXTH FLOOR: 20 UNITS

TOTAL: 125 UNITS

0- STUDIO, 7-1 BD, 4-2 BD, 1-3BD

0- STUDIO, 15-1 BD, 4-2BD

0- STUDIO, 15-1 BD, 4-2BD

0- STUDIO, 15-1 BD, 4-2BD

0- STUDIO, 10-1BD, 4-2BD

0- STUDIO, 10-1BD, 4-2BD

0- STUDIO, 8-1 BD, 9-2 BD, 2-3BD

0- STUDIO, 12-1 BD, 9-2BD, 1-3BD

0- STUDIO, 12-1 BD, 9-2BD, 1-3BD

0- STUDIO, 12-1 BD, 9-2BD, 1-3BD

0- STUDIO, 12-1BD, 4-2BD

0- STUDIO, 12-1BD, 4-2BD

0- STUDIO, 68-1 BD, 52-2 BD, 5-3BD

TOTAL UNITS:

232 UNITS

ZONING TABLE

CM1A H(20)

*Planned Unit Development

CITY OF OTTAWA ZONING BY-LAW No. 2026-50	REQUIRED	PROPOSED
MINIMUM LOT AREA	No minimum	-
MINIMUM LOT WIDTH	No minimum	-
FRONT YARD SETBACK	5m	B 2.1: 5m
HYDRO SETBACK	6m	11.7m
ROAD WIDENING EASEMENT (ROW)	N/A	N/A
MINIMUM SIDE YARD SETBACK	5m	M.U.P. B 2.1: 5m B2.2: 5m Codd's Rd: B 2.1: 5m B2.2: 5m
MINIMUM REAR YARD SETBACK	5m	B 2.2: 6.5m
MINIMUM SEPARATION DISTANCE	LEV 1-4: ref. article (31) (f) (the sum of the 25% of the height of the abutting buildings, per building) LEV 5-6: ref. article (31) (k) (2) (the minimum separation distance between portions of a building above four storeys is 23 metres)	LEV 1-4: 25%(19.24-19.24)= 9.62m LEV 5-6: 23m
MAXIMUM BUILDING HEIGHT	20m	2.1 (A): 18.32m 2.2 (B): 19.82m
MAXIMUM FLOOR SPACE INDEX	No maximum	
LANDSCAPED AREA	Abutting a street: 3m Other Cases: No minimum	3046m ² or 46% LANDSCAPED AREA
VEHICLE PARKING REQUIREMENTS (AREA X, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling, Mid-high Rise Apartment 0.5 per dwelling unit = 110spaces Retail Store: 1.25 per 100 m ² of gross floor area Electric vehicles (E.V.) = 25% of total parking space	0.47 PARKING SPACES / UNIT 132 TOTAL PARKING SPACES E.V. = 33
VISITOR PARKING REQUIREMENTS (AREA X, SCHEDULE 1A)	0 parking spaces for first 12 units 0.1 per dwelling unit = 22 spaces	22 SPACES
AMENITY AREA REQUIREMENTS	Min. 6m ² per dwelling unit = 1392m ² Min. 50% Communal = 696m ²	COMMUNAL -280m ² CENTRAL LAWN -48m ² SHADED SEATING AREA -147m ² COMMUNITY GARDENS AND SHADED AREA -242m ² B2.1(A) INDOOR AMENITY TOTAL COMMUNAL: 717m ² BALCONIES: 1272m ² TOTAL AMENITY= 1989m ²
BICYCLE PARKING SPACES (mid rise; apartment dwelling)	Required for Area B Inner Urban : long term : 1 per dwelling unit = 232 short term: 1 per 20 dwelling unit +2 = 14 inclusive bicycle parking: 5% of the total bicycle parking spaces	TOTAL: 232 + 16 = 248 INCLUSIVE: 12 LONG TERM: 220 SHORT TERM: 16

LEGEND OF SYMBOLS

▲

DESIGNATED BUILDING ENTRANCE / EXIT

⬤

FIRE HYDRANT. REFER TO CIVIL

CB

CATCH BASIN

⊗

MANHOLE

○

AD AREA DRAIN

○

UP UTILITY POLE

⊙

L.S. LIGHT STANDARD

—

DC DEPRESSED CURB

⊙

PROPOSED TREES

⊙

TREES BY OTHERS

⊙

EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)

⊙

NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No. Date

01 2026-07-21

Ems pour / Object

SITE PLAN APPLICATION

Ingenieur / Engineer

(Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer

(Structure / Structure)

Architect / Architect

(paysagisme / Landscape)

Ingenieur / Engineer

(Civil / Civil)

Client / Client

Architects / Architect

Fig 1 3550, Saint-Antoine O.
Montreal QC H4C 1A9
T. 514 861-5122

Fig 2 252 Argyle Ave
Ottawa ON K2P 1B9
T. 613 955-4122

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Note:

L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et enlever immédiatement l'architecte de toutes erreurs ou omissions.

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Project

Wateridge Village Block 2

370 Codd's Rd, Ottawa, ON K1K 3X3

Time / Titre

Site Plan

Dessiné par / Drawn by

GS

No. projet / Project number

2513 / 2514

Vérifié par / Verified by

RC

No. dessin / Drawing number

Revision / Revision

Echelle / Scale

1:300

Date de création du dessin / Drawing creation date

2026-01-20

A100