

Committee of Adjustment  
Received | Reçu le  
2025-02-03  
City of Ottawa / Ville d'Ottawa  
Comité de dérogation

APPROVED UNDER SECTION 51 OF THE PLANNING ACT  
BY THE CITY OF OTTAWA  
THIS 28th DAY OF March, 2023

PLAN 4M-1718  
I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4 AT 14:44 O'CLOCK ON THE 31st DAY OF March, 2023 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS 04273-1205, 04273-1219 and 04273-1221 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. 002586273  
Joanne Hanson  
LAND REGISTRAR

NOTES AND LEGEND

-□-	denotes	Survey Monument Planted.
-■-		Survey Monument Found
SIB	-	Standard Iron Bar
SSIB	-	Short Standard Iron Bar
IB	-	Iron Bar
(AOG)	-	Annis, O'Sullivan, Vollebek Ltd.
(P1)	-	Registered Plan 4M-1651
(P2)	-	Registered Plan 4M-1559
(P3)	-	Plan 4R-29367
(P4)	-	Plan 4R-35292
HCM	-	Horizontal Control Monument

This plan comprises part of PIN 04273-1205 and all of PINs 04273-1219 and 04273-1221.

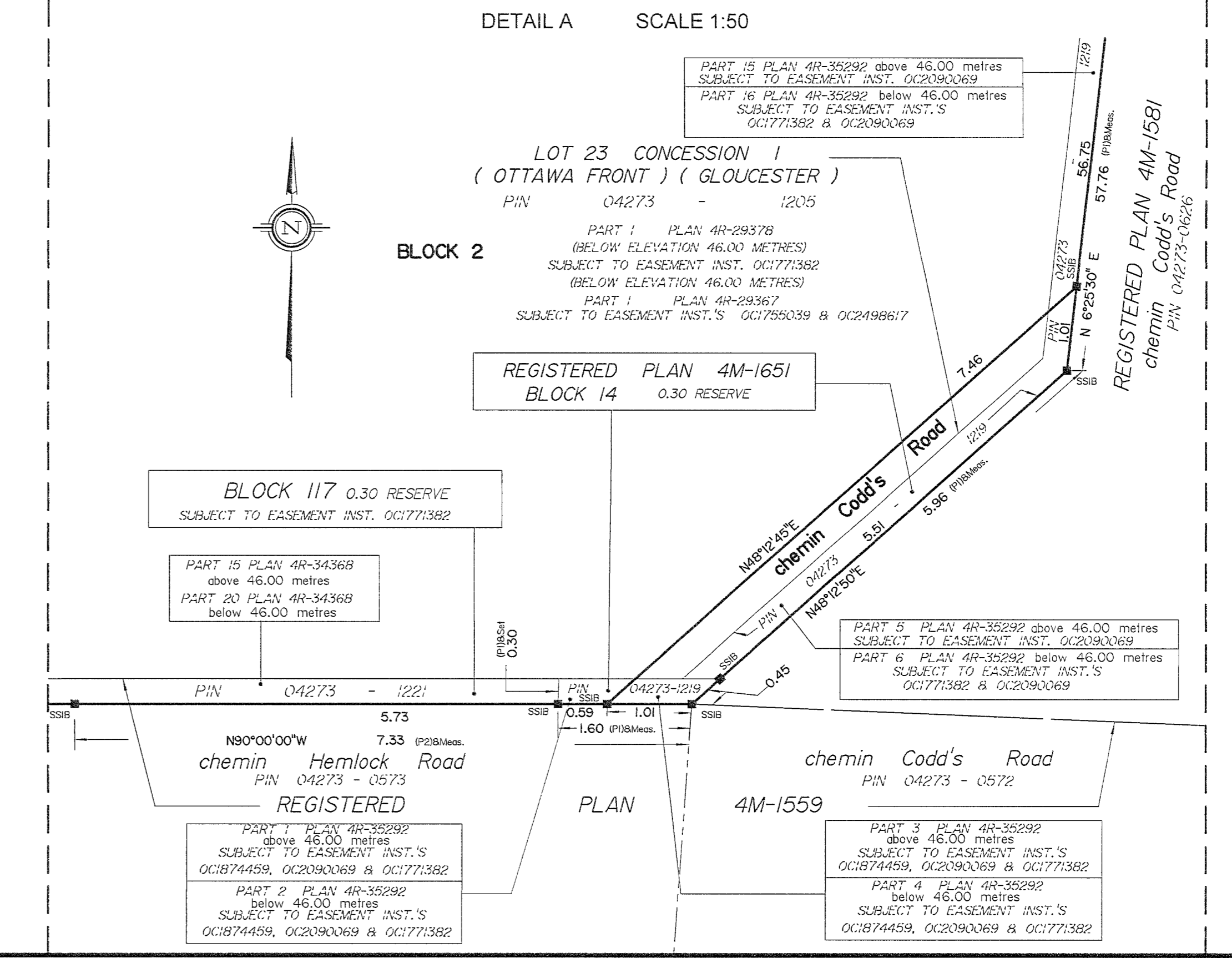
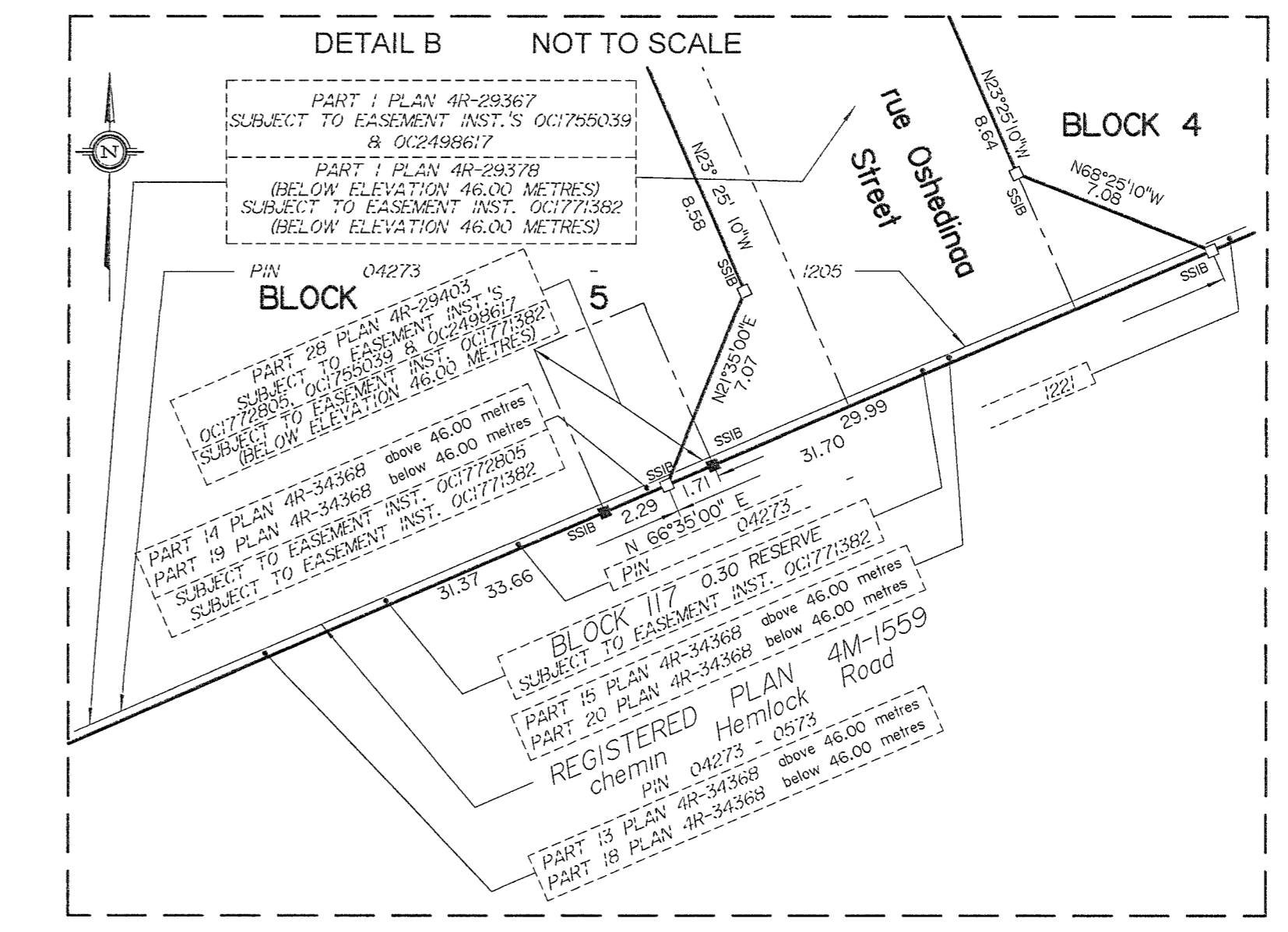
PART OF BLOCKS 1 TO 8 (both inclusive), PART OF RUE OSHEDINA STREET, PART OF RUE WINSK STREET AND PART OF CHEMIN CODD'S ROAD ARE SUBJECT TO EASEMENT INST. OC177382

BLOCKS 6 TO 8 (both inclusive), PART OF BLOCKS 1 TO 5 (both inclusive), PART OF RUE WINSK STREET, PART OF RUE OSHEDINA STREET AND PART OF CHEMIN CODD'S ROAD ARE SUBJECT TO EASEMENT INST. S OC1755039 & OC2498617.

PART OF BLOCK 5 AND PART OF RUE OSHEDINA STREET ARE SUBJECT TO EASEMENT INST. OC1772805

PART OF BLOCK 2 AND PART OF CHEMIN CODD'S ROAD ARE SUBJECT TO EASEMENT INST. OC2900069.

PART OF BLOCK 2 AND PART OF CHEMIN CODD'S ROAD ARE SUBJECT TO EASEMENT INST. OC1874459.



PLAN OF SUBDIVISION OF  
PART OF LOTS 23 AND 24  
CONCESSION 1 ( OTTAWA FRONT )  
Geographic Township of Gloucester  
and  
PART OF RESERVE BLOCK 14  
REGISTERED PLAN 4M-1651  
and  
PART OF RESERVE BLOCK 117  
REGISTERED PLAN 4M-1559  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.  
Scale 1 : 750

Metric  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Surveyor's Certificate  
I CERTIFY THAT:  
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.  
2. The survey was completed on the 30th day of January, 2023.

March 23, 2023  
Date  
Andrew J Broxham  
Ontario Land Surveyor

This plan of survey relates to A025  
Plan Submission Form Number V-45070

OWNER'S CERTIFICATE  
THIS IS TO CERTIFY THAT:  
1. Blocks 1 to 8, both inclusive, the Streets, namely, rue Oshedina Street, Chemin Codd's Road and rue Winiak Street have been laid out in accordance with our instructions.  
2. The Streets are dedicated to City of Ottawa as public highways.

Dated the 23rd day of MARCH, 2023  
Tara Dinsmore, Vice President,  
Real Estate (National Capital Region,  
Atlantic and Acquisitions)  
Canada Lands Company CLC Limited  
I have authority to bind the corporation.

Dated the 23rd day of MARCH, 2023  
Mary Jarvis, Senior Director,  
Real Estate (National Capital Region,  
Atlantic and Acquisitions)  
Canada Lands Company CLC Limited  
I have authority to bind the corporation.

All found survey monuments are (AOG), unless otherwise noted.  
Distances shown on curved limits are Arc distances unless otherwise noted.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999947.

Bearings are grid, derived from Specified Control Points 019188434761 and 01918860146 having a resultant bearing of N 7°28'55" E and are referred to the Central Meridian of MTM Zone 9 ( 76°30' West Longitude ) NAD-83 (original).

Coordinates are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

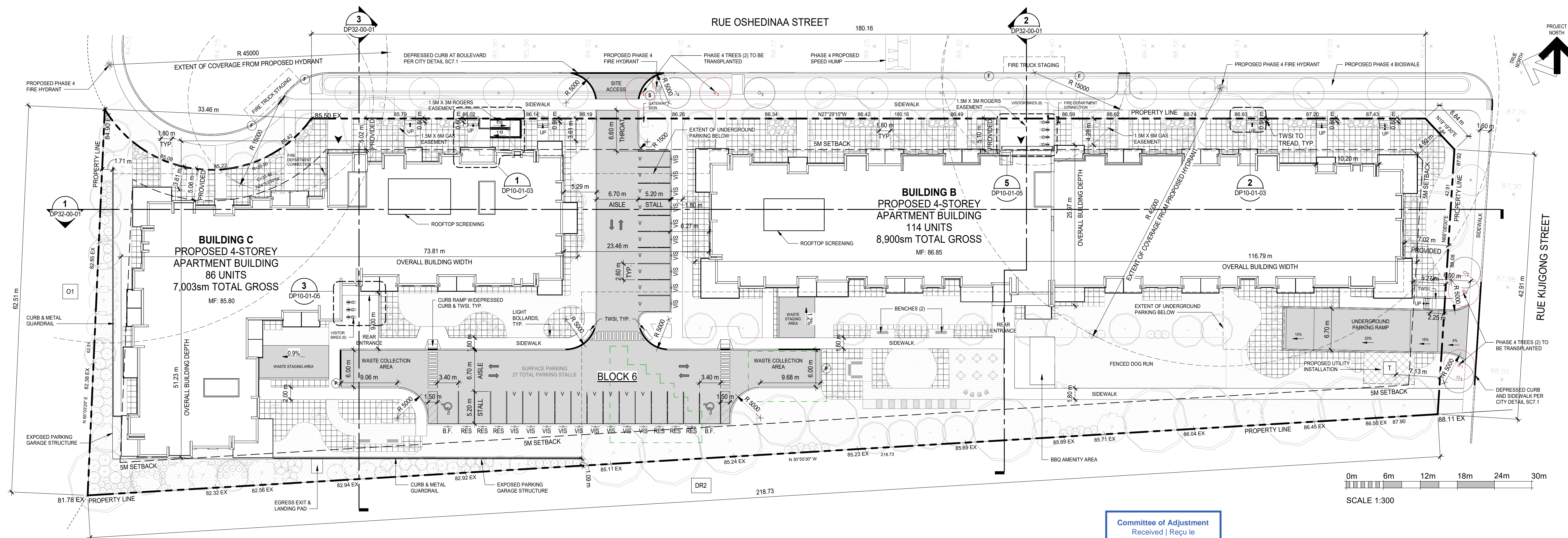
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10

019188434761 Northing 5036178.12 Easting 372436.11  
01918860146 Northing 5035456.42 Easting 372436.11

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

ANNIS, O'SULLIVAN, VOLLEBEK LTD.  
14 Coocrouse Gate, Suite 502  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0830 Fax: (613) 727-1079  
Email: info@anniso.com  
Ontario Land Surveyors (Reg. No. 218-20 C.L.P. Lic. 22-24 C.L.P. of G. Sub. Ptd. 4 / N/A)

2024-09-30 12:57 PM



**1 BLOCK 6 SITE PLAN**  
DP10-01-01 SCALE: 1:300

- ### SITE PLAN NOTES
- ALL EXISTING SITE INFORMATION AS PER REGISTERED PLAN DATED MARCH 31st, 2023 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.
  - ANY SNOW ACCUMULATED IN INTERNAL ROAD/PRIVATE WAY IS TO BE TRUCKED OFF SITE.
  - FIRE FIGHTING TO TAKE PLACE FROM OSHEDINAA STREET.
  - REFER TO DP10-01-02 FOR PROPOSED CONSTRUCTION PHASING.
  - REFER TO DP10-01-04 FOR WASTE COLLECTION DETAILS AND STATISTICS.
  - REFER TO DP10-01-05 FOR BICYCLE STORAGE DETAILS AND STATISTICS.
  - REFER TO LANDSCAPE DRAWINGS FOR PLANTING, SITE LIGHTING AND FURNITURE DETAILS.
  - REFER TO CIVIL DRAWINGS FOR SERVICING AND GRADING.

- ### SITE PLAN LEGEND
- ▲ PRINCIPAL ENTRY
  - V VISITOR PARKING
  - DIRECTION OF TRAVEL
  - T PROPOSED TRANSFORMER LOCATION
  - ⊙ FIRE HYDRANT
  - B.F. BARRIER-FREE PARKING SIGNAGE
  - VIS VISITOR PARKING SIGNAGE
  - RES RESIDENT PARKING SIGNAGE
  - P NO PARKING SIGNAGE
  - F FIRE LANE SIGNAGE
  - ⊙ STOP SIGN
  - CONCRETE ROAD
  - LANDSCAPING - SOD
  - LANDSCAPING - STONE MULCH
  - LANDSCAPING - WOOD MULCH
  - LANDSCAPING - OTHER
  - LOW IMPACT DEVELOPMENT AREA
  - TREE TO BE TRANSPLANTED - ORIGINAL LOCATION
  - TREE TO BE TRANSPLANTED - NEW LOCATION

### Site Information

<b>LAND USE DISTRICT</b>	R5Y [2312]	Residential Fifth Density Zone, Subzone Y, Urban Exception 2312
<b>LEGAL DESCRIPTION / PIN</b>	Block 6, Registered Plan 4M-1718 / PIN 02473-1232	
<b>MUNICIPAL ADDRESS</b>	125 & 135 Oshedinaa Street, Ottawa, ON	
<b>COMMUNITY</b>	Wateridge Village	
<b>SITE AREA</b>	11,661 SM Required: 1,400 SM	125,518 SF 1.166 HA
<b>AMENITY AREA</b>	Required Total amenity area Communal amenity area	Provided 2,870 50 SM 793 27 SM
<b>LOT WIDTH</b>	Minimum 18.0m	Provided 225.39m

### Development Statistics

<b>PROPOSED USE (PERMITTED)</b>	Planned Unit Development, Two (2) low-rise apartment buildings; one (1) accessory utility installation structure in rear yard	
<b>UNITS TOTAL</b>	200	
<b>SETBACKS</b>	Required Front yard (Oshedinaa Street) Corner side yard (Kijigong Street) Rear yard Interior side yard	Provided 5.0m 7.02m 1.09m 1.71m
<b>PROJECTIONS INTO SETBACKS</b>	Greatest Front yard (Oshedinaa Street) Corner side yard (Kijigong Street) Rear yard Interior side yard	1.39m None None None
<b>DENSITY</b>	Units/ Ha Minimum Maximum Proposed	Units 122.4 N/A 200
<b>HEIGHT</b>	Maximum Proposed	16.0m 13.24m (Bldg B) / 13.49m (Bldg C)
<b>SITE COVERAGE</b>	34.36%	

### Area Calculations

BLDG / LEVEL	GROSS FLOOR AREA	
	SF	SM
<b>BUILDING B</b>		
LEVEL 1	24,115.7	2,240.42
LEVEL 2	23,895.1	2,219.93
LEVEL 3	23,895.1	2,219.93
LEVEL 4	23,895.1	2,219.93
<b>GFA</b>	<b>95,801.1</b>	<b>8,900.21</b>
<b>BUILDING C</b>		
LEVEL 1	19,012.1	1,766.28
LEVEL 2	18,788.9	1,745.55
LEVEL 3	18,788.9	1,745.55
LEVEL 4	18,788.9	1,745.55
<b>GFA</b>	<b>75,378.8</b>	<b>7,002.92</b>
<b>TOTAL GFA</b>	<b>171,180 SF</b>	<b>15,903.1 SM</b>
<b>SITE COVERAGE</b>	<b>43,128 SF</b>	<b>4,007 SM</b> 34.36%

### Amenity Area Calculations

BLDG / LEVEL	GROSS FLOOR AREA	
	SF	SM
<b>BUILDING B (PRIVATE)</b>		
LEVEL 1	3,082.6	286.38
LEVEL 2	3,289.0	305.56
LEVEL 3	3,289.0	305.56
LEVEL 4	3,289.0	305.56
<b>Area</b>	<b>12,949.5</b>	<b>1,203.05</b>
<b>BUILDING C (PRIVATE)</b>		
LEVEL 1	2,180.8	202.60
LEVEL 2	2,409.6	223.86
LEVEL 3	2,409.6	223.86
LEVEL 4	2,409.6	223.86
<b>Area</b>	<b>9,409.6</b>	<b>874.18</b>
<b>COMMUNAL AMENITY</b>		
GRADE	8,538.7	793.27
<b>Area</b>	<b>8,538.7</b>	<b>793.27</b>
<b>TOTAL AREA</b>	<b>30,898 SF</b>	<b>2,870.50 SM</b>

### Landscape Calculations

BLOCK 6	AREA
<b>HARDSCAPE</b>	<b>1,046 SM</b>
CONCRETE	850
UNIT PAVER	170
PEA GRAVEL	26
<b>SOFTSCAPE</b>	<b>4,409</b>
PLANT BEDS	2,103
SOD	2,306
<b>TOTAL</b>	<b>5,455 SM</b>
SITE COVERAGE	46.78%

### Area Calculations - Underground Parking

BLDG / LEVEL	GROSS FLOOR AREA		UNDERGROUND PARKING
	SF	SM	# OF STALLS
<b>BUILDINGS B &amp; C</b>			
UNDERGROUND PARKING	71,827.4	6,672.99	201

### Vehicle Parking

BLDG B & C	TYPE	RATE	UNITS	REQUIRED	PROVIDED
				STALLS	STALLS
Resident	Resident, Barrier-Free (underground)	0.50 stalls/unit	200	94	209
				3 of 201	3
Visitor	Visitor, Barrier-Free (surface)	0.10 stalls/unit	200	19	19
				1 of 27	2
<b>Total Stalls</b>				<b>113</b>	<b>228</b>
				Deficiency	115
				Surplus	

\*NOTE: Required resident parking determined by: total units - 12 units, x required rate  
 \*NOTE: Required visitor parking determined by: total units - 12 units, x required rate

### Unit Types - Block 6

IDENTIFIER	SIZE	DESCRIPTION	PROVIDED AREA	BUILDING B	BUILDING C	QTY...	%
UNIT A1	<60 SM	BEDROOM	49.39	531.63	1	0	0.50%
UNIT A - ROSA	<60 SM	1	43.57	469.03	15	8	11.50%
UNIT B - ROSSO	<60 SM	1	49.84	536.48	8	16	8.00%
UNIT B - AMBRA	<60 SM	1 + DEN	58.75	632.38	45	27	36.00%
AZURRO	>60 SM	1 + DEN	63.00	678.15	0	4	2.00%
GIALLO	>60 SM	1 + DEN	63.00	678.15	0	4	2.00%
GRIGIO	>60 SM	1 + DEN	63.00	678.15	6	3	4.50%
ARGENTO	>60 SM	2	90.22	971.10	12	16	14.00%
UNIT G	>60 SM	2	76.58	824.31	20	9	14.50%
NERO D'ORO	>60 SM	2 + DEN	84.30	907.41	3	3	3.00%
UNIT I	>60 SM	3	103.50	1114.06	4	4	4.00%
<b>BUILDING TOTAL</b>				<b>114</b>	<b>86</b>		
<b>TOTAL</b>				<b>200</b>		<b>100%</b>	

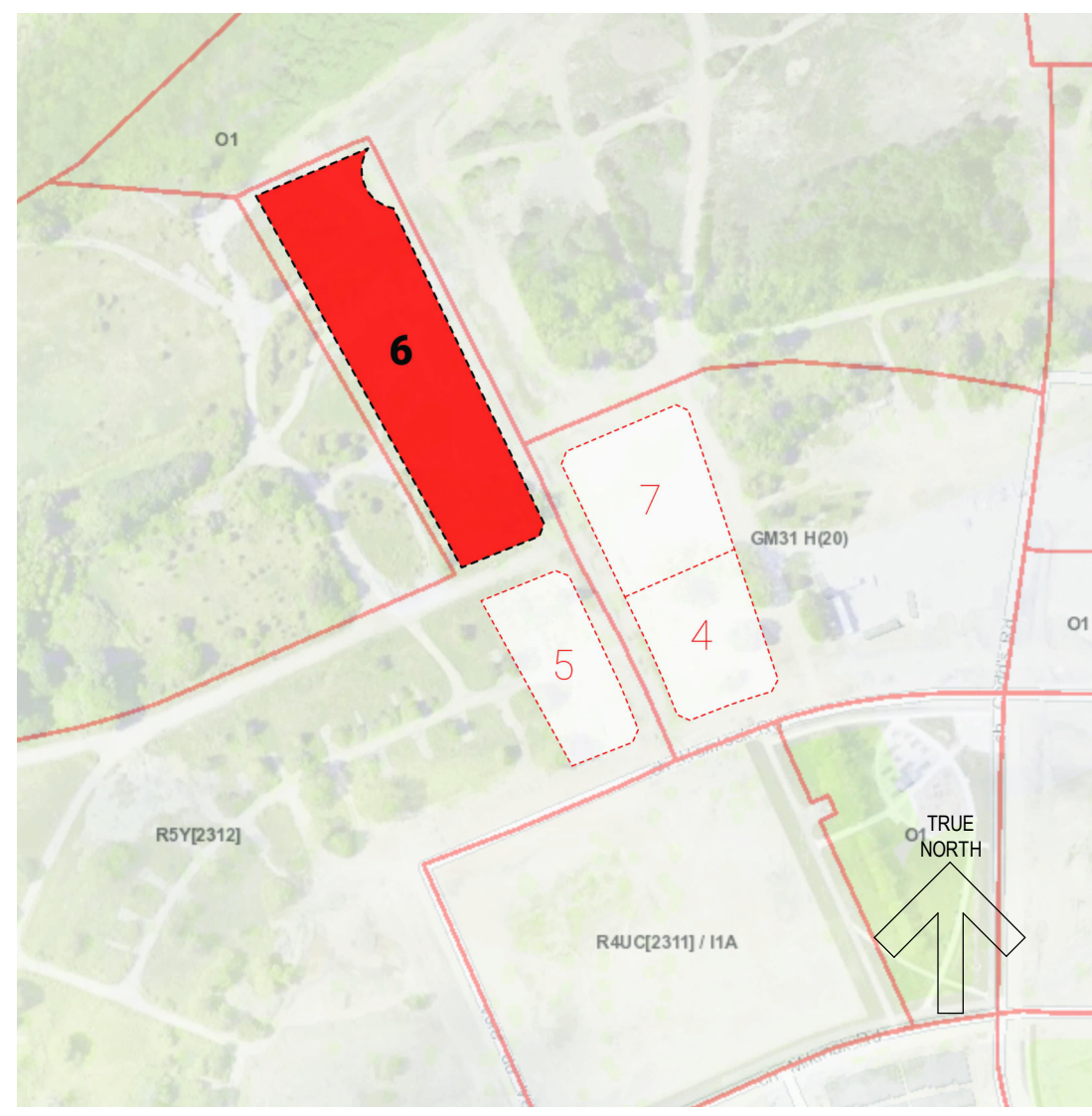
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### Accessible Suite Breakdown - Building B

TYPE	QUANTITY	ACTUAL %	TYPE %	TOTALS
STUDIO / 1 BEDROOM	23	20.35%	65.5%	74
1 BEDROOM + DEN	51	45.13%		
1 BEDROOM ACCESSIBLE	12	10.62%		
2 BEDROOM	32	28.32%		
2 BEDROOM + DEN	3	2.65%	31.0%	35
2 BEDROOM ACCESSIBLE	8	7.08%		
3 BEDROOM	4	3.54%	3.5%	4
3 BEDROOM ACCESSIBLE	1	0.88%		
<b>SUBTOTAL</b>	<b>113</b>	<b>100%</b>		
<b>ACCESSIBLE TOTALS</b>	<b>21</b>	<b>18.58%</b>		

### Accessible Suite Breakdown - Building C

TYPE	QUANTITY	ACTUAL %	TYPE %	TOTALS
STUDIO / 1 BEDROOM	16	18.60%	62.8%	54
1 BEDROOM + DEN	38	44.19%		
1 BEDROOM ACCESSIBLE	9	10.47%		
2 BEDROOM	25	29.07%		
2 BEDROOM + DEN	3	3.49%	32.6%	28
2 BEDROOM ACCESSIBLE	4	4.65%		
3 BEDROOM	4	4.65%	4.7%	4
3 BEDROOM ACCESSIBLE	1	1.16%		
<b>SUBTOTAL</b>	<b>86</b>	<b>100%</b>		
<b>ACCESSIBLE TOTALS</b>	<b>14</b>	<b>16.28%</b>		



SITE CONTEXT MAP

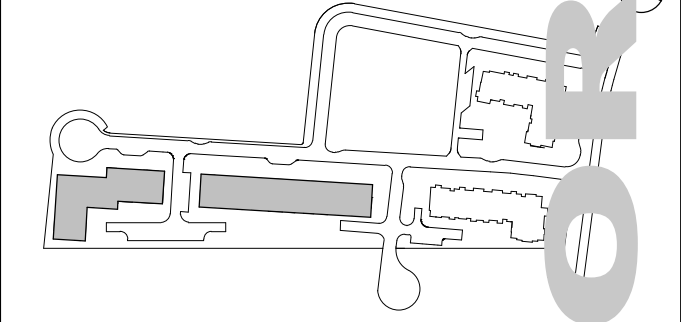
DATE	ISSUED FOR	REV
2024-09-30	SPA SUBMISSION	A

**Rohit**  
Bold Goes Further

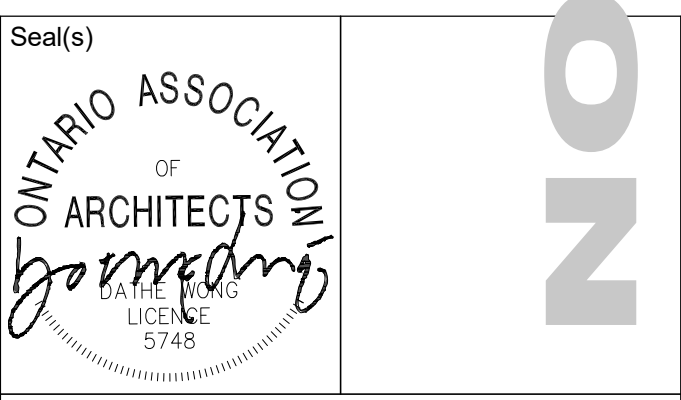
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Project Component  
**SITE PLAN CONTROL APPLICATION**  
Key Plan



Consultants  
Civil: Arcadis Professional Services (Canada) Inc.  
Landscape: Arcadis Professional Services (Canada) Inc.  
Architecture: NORR Architects Engineers Planners  
Structural: TBD  
Mechanical: TBD  
Electrical: TBD  
Owner: Rohit at Wateridge 6 Ltd.



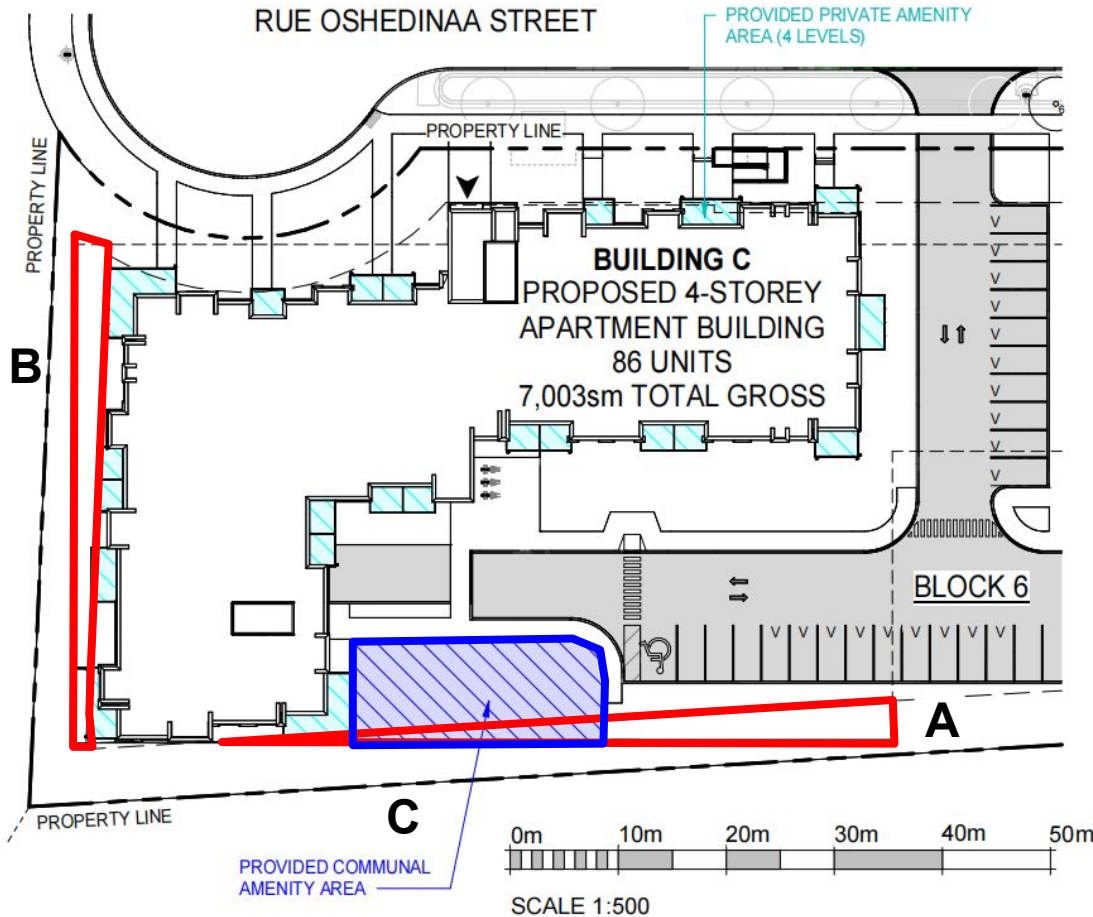
**NORR**  
NORR Architects & Engineers Ltd.  
55 Murray Street, Suite 600  
Ottawa, ON, Canada K1N 5M3  
norr.com

Project Manager: M.EISELEN  
Drawing Title: O.BREYTENBACH  
Project Leader: O.BREYTENBACH  
Checked: E.FAULKNER  
Client: ROHIT COMMUNITIES

550 91 ST SW #101, EDMONTON, AB, T6X 0V1  
Project  
**Wateridge Village Block 6**  
125 & 135 OSHEDINAA STREET  
OTTAWA, ON  
Drawing Title  
**SITE PLAN, CONTEXT, AND STATISTICS**

Scale: As indicated  
Project No.: NCCA22-0243  
Drawing No.: **DP10-01-01**

PRELIMINARY - NOT FOR CONSTRUCTION



a) **Interior side yard setback.**

Proposed: 1.09 m

Required: 5 m

b) **Rear yard setback.**

Proposed: 1.71 m

Required: 5 m

c) **Communal amenity area.**

Proposed: within an interior yard that does not abut the rear yard

Required: in an interior yard that abuts both the rear yard **and** the interior side yard

Committee of Adjustment

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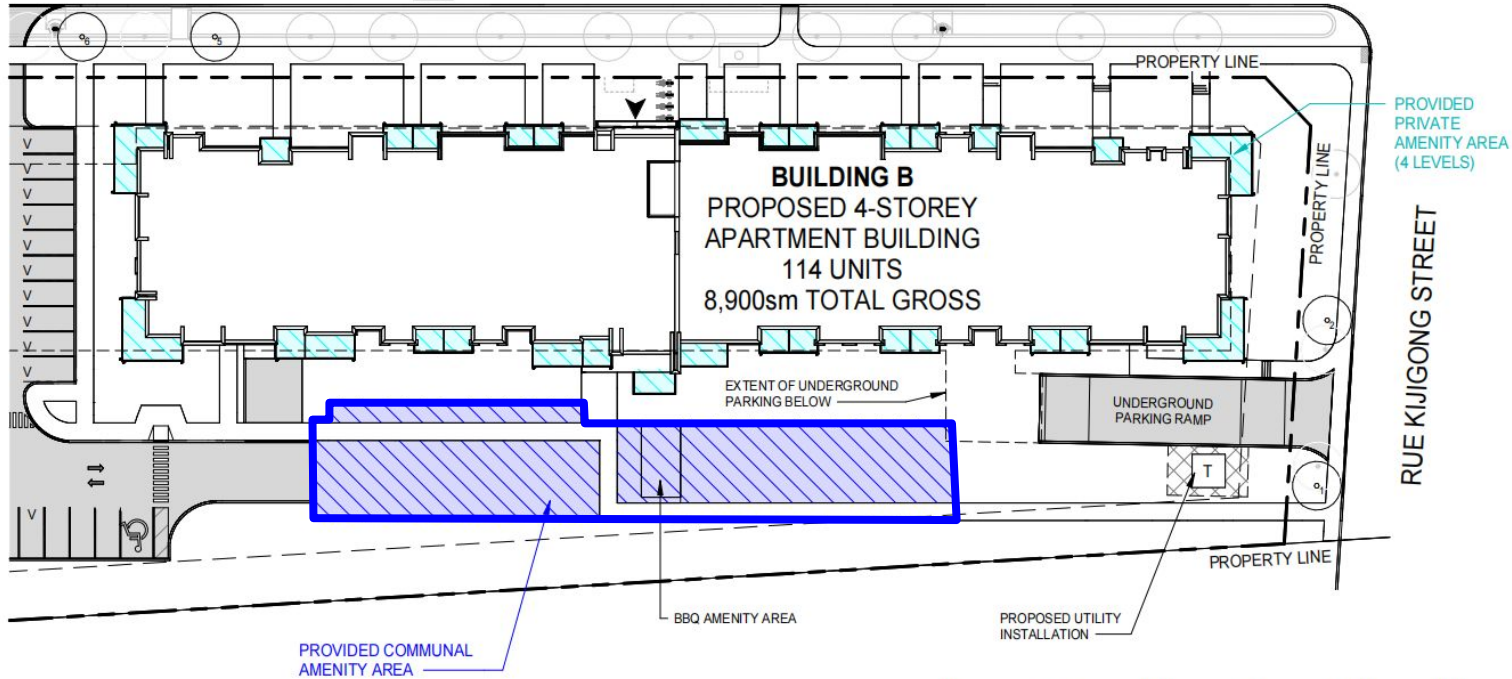
**2025-02-03**

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RUE OSHEDINAA STREET

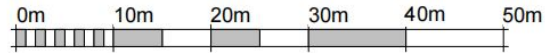
# AMENITY AREA PLAN



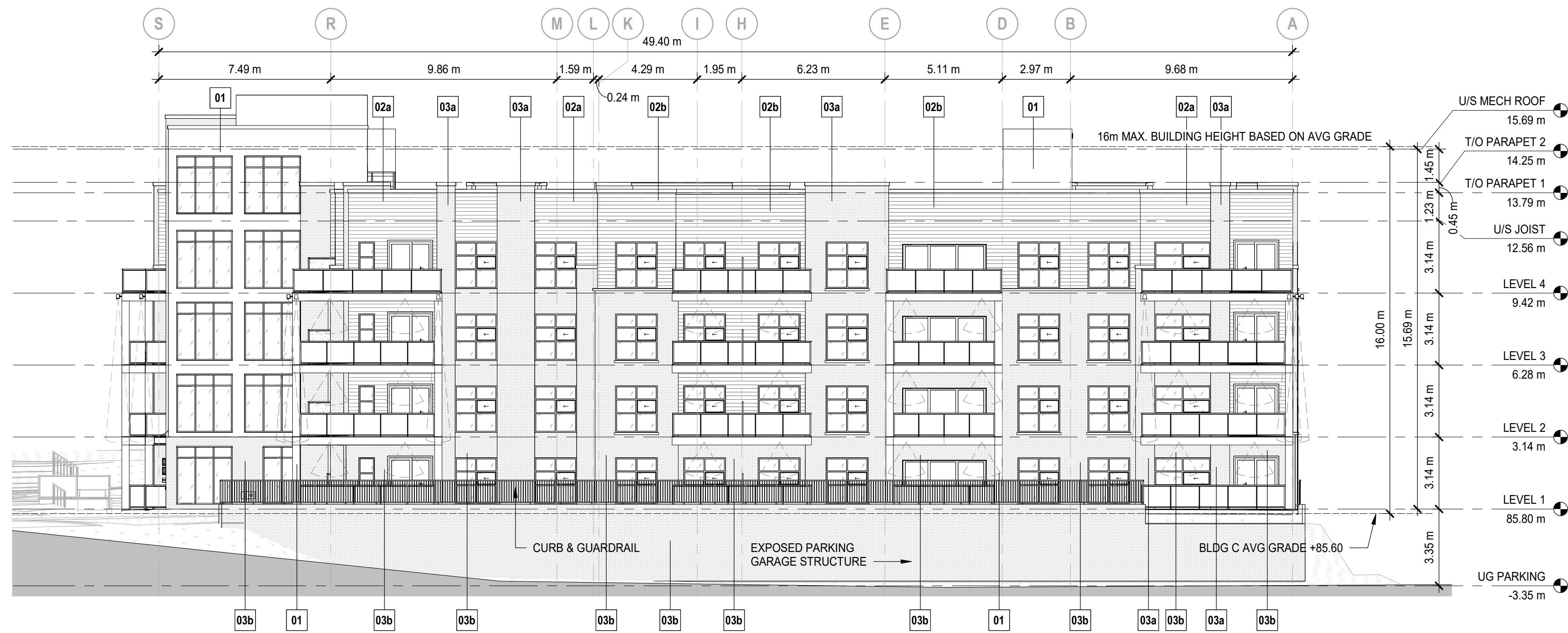
### c) Communal amenity area.

Proposed: within an interior yard that does not abut the rear yard

Required: in an interior yard that abuts both the rear yard **and** the interior side yard



SCALE 1:500



**2 NORTH ELEVATION - BUILDING C**  
 DP30-02-01 SCALE: 1 : 150



**1 EAST ELEVATION - BUILDING C**  
 DP30-02-01 SCALE: 1 : 150

MATERIAL LEGEND		
01	FIBER CEMENT SIDING - SMOOTH COLOR: MIDNIGHT BLACK MANUFACTURER: TBD	
02a	FIBER CEMENT SIDING - PLANK COLOR: MIDNIGHT BLACK MANUFACTURER: TBD	
02b	FIBER CEMENT SIDING - PLANK COLOR: AGED PEWTER MANUFACTURER: TBD	
03a	BRICK MASONRY COLOR: RED MANUFACTURER: TBD	
03b	BRICK MASONRY COLOR: OBSIDIAN MANUFACTURER: TBD	
04	WINDOW WALL ASSEMBLY COLOR: CLEAR GLASS MANUFACTURER: TBD	
13	GLASS BALCONY RAILING COLOR: BLACK POWDER COATED ALUMINUM W/ GLASS INSERTS MANUFACTURER: TBD	

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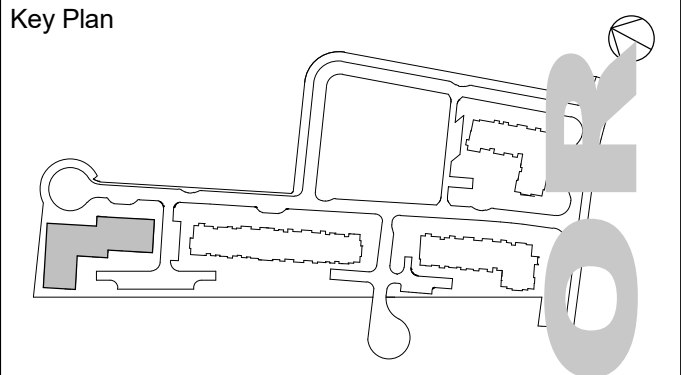
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 Bold Goes Further

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Project Component  
**SITE PLAN CONTROL APPLICATION**



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 Landscape: Arcadis Professional Services (Canada) Inc.  
 Architecture: NORR Architects Engineers Planners  
 Structural: TBD  
 Mechanical: Goodkey, Weedmark & Associates Ltd.  
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Client  
**ROHIT COMMUNITIES**

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Project  
**Wateridge Village Block 6**

125 & 135 OSHEDINAA STREET  
 OTTAWA, ON

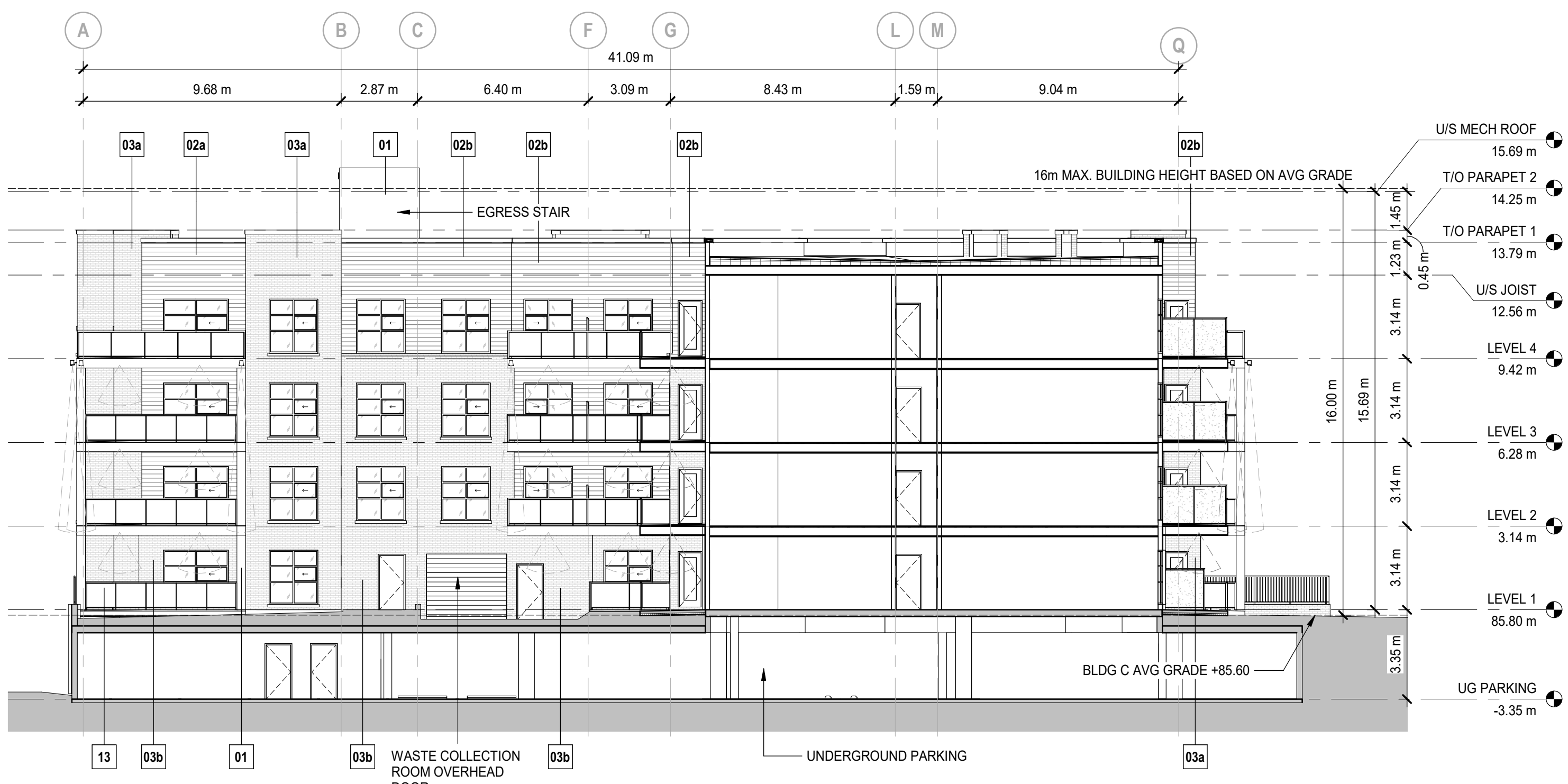
Drawing Title  
**ELEVATIONS BUILDING C**

Scale  
 As indicated

Project No.  
 NCCA22-0243

Drawing No.  
**DP30-02-01**

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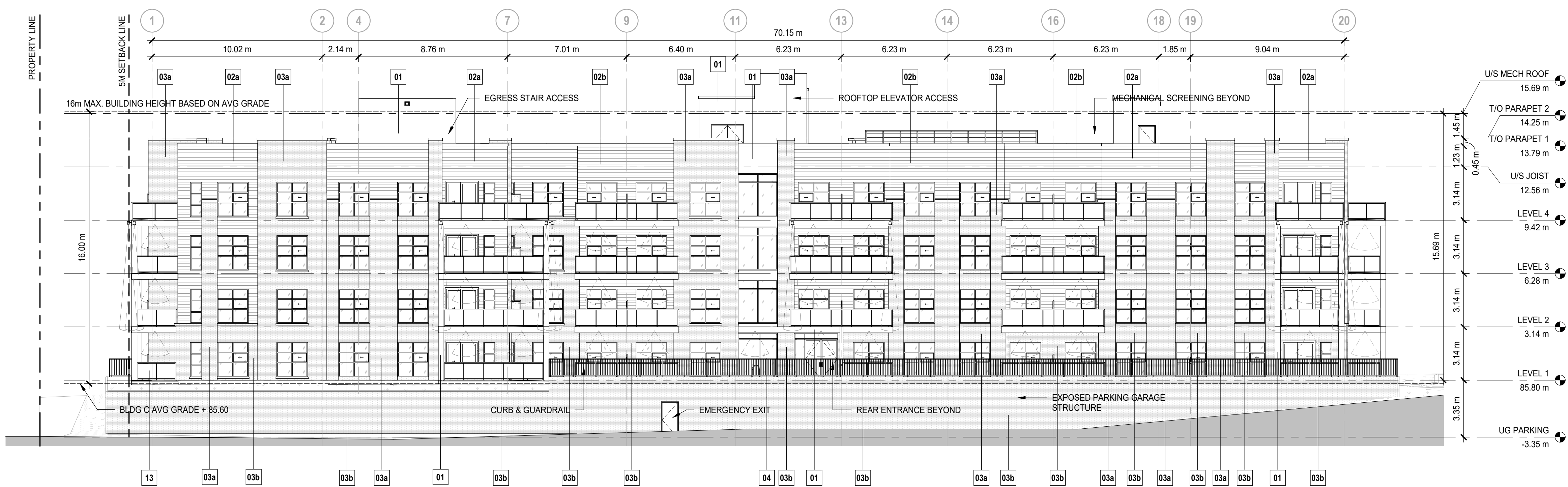
3 SOUTH ELEVATION 2 - BUILDING C

DP30-02-02 SCALE: 1:150



2 SOUTH ELEVATION 1 - BUILDING C

DP30-02-02 SCALE: 1:150



1 WEST ELEVATION - BUILDING C

DP30-02-02 SCALE: 1:150

### MATERIAL LEGEND

- 01 FIBER CEMENT SIDING - SMOOTH  
COLOR: MIDNIGHT BLACK  
MANUFACTURER: TBD
- 02a FIBER CEMENT SIDING - PLANK  
COLOR: MIDNIGHT BLACK  
MANUFACTURER: TBD
- 02b FIBER CEMENT SIDING - PLANK  
COLOR: AGED PEWTER  
MANUFACTURER: TBD
- 03a BRICK MASONRY  
COLOR: RED  
MANUFACTURER: TBD
- 03b BRICK MASONRY  
COLOR: OBSIDIAN  
MANUFACTURER: TBD
- 04 WINDOW WALL ASSEMBLY  
COLOR: CLEAR GLASS  
MANUFACTURER: TBD
- 13 GLASS BALCONY RAILING  
COLOR: BLACK POWDER COATED ALUMINUM W/ GLASS INSERTS  
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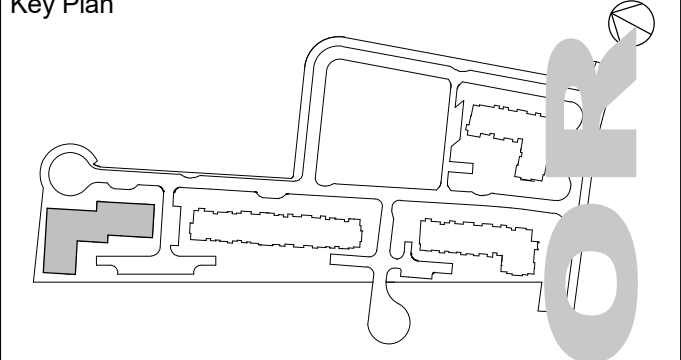
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Project No.  
NCCA22-0243

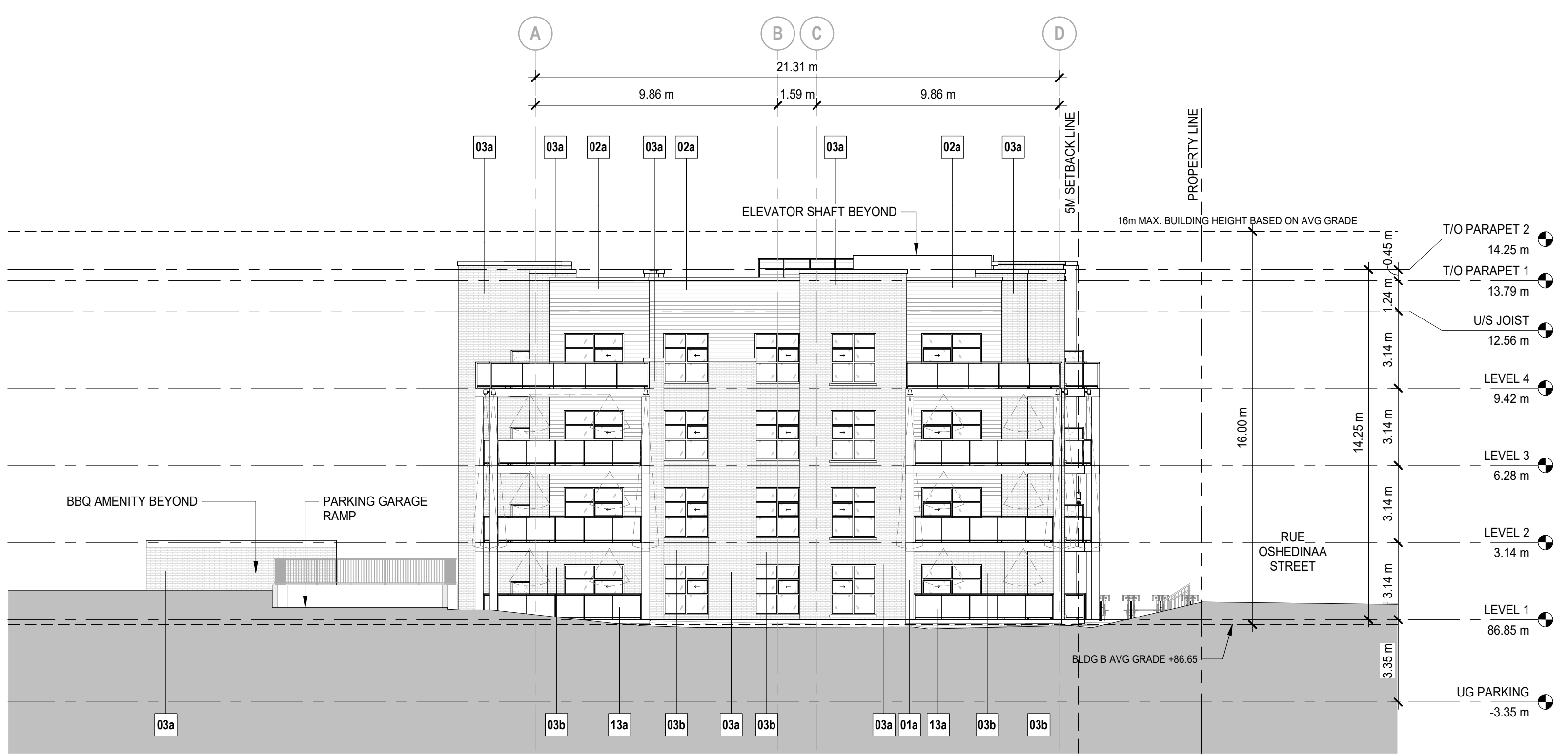
Drawing No.  
**DP30-02-02**

B1 Title Block - R18 Rev. (Sep19) Copyright © 2019

Committee of Adjustment  
Received | Reçu le  
**2025-02-03**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



**1 EAST ELEVATION - BUILDING B**  
DP30-01-01 SCALE: 1:150



**2 SOUTH ELEVATION - BUILDING B**  
DP30-01-01 SCALE: 1:150

**BUILDING B ELEVATION NOTE**  
ARTIST FOR FULL HEIGHT MURAL TO BE COMMISSIONED AT A LATER DATE. ANY AND ALL ARTWORK ILLUSTRATED HEREIN IS FOR REFERENCE ONLY.

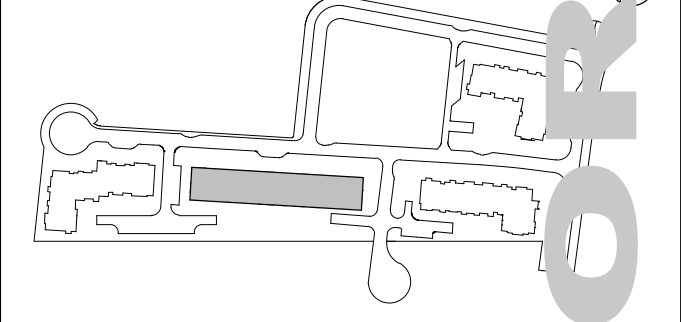
**MATERIAL LEGEND**

01a	<b>FIBER CEMENT SMOOTH SIDING</b> COLOR: MIDNIGHT BLACK MANUFACTURER: TBD	
01b	<b>FIBER CEMENT SMOOTH SIDING</b> COLOR: PEARL GRAY MANUFACTURER: TBD	
02a	<b>FIBER CEMENT LAP SIDING</b> COLOR: MIDNIGHT BLACK MANUFACTURER: TBD	
02b	<b>FIBER CEMENT LAP SIDING</b> COLOR: AGED PEWTER MANUFACTURER: TBD	
03a	<b>BRICK MASONRY</b> COLOR: RED MANUFACTURER: TBD	
03b	<b>BRICK MASONRY</b> COLOR: OBSIDIAN MANUFACTURER: TBD	
04	<b>WINDOW WALL ASSEMBLY</b> COLOR: CLEAR GLASS MANUFACTURER: TBD	
13a	<b>GLASS BALCONY RAILING</b> COLOR: BLACK POWDER COATED ALUMINUM W/ CLEAR GLASS INSERTS MANUFACTURER: TBD	
13b	<b>GLASS BALCONY RAILING</b> COLOR: BLACK POWDER COATED ALUMINUM W/ SMOKED GLASS INSERTS MANUFACTURER: TBD	

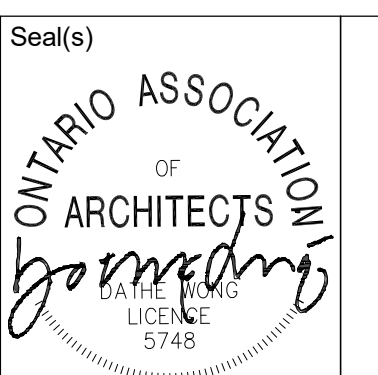
**Rohit**  
Bold Goes Further

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component  
**SITE PLAN CONTROL APPLICATION**  
Key Plan



Consultants  
Civil: Arcadis Professional Services (Canada) Inc.  
Landscape: Arcadis Professional Services (Canada) Inc.  
Architecture: NORR Architects Engineers Planners  
Structural: TBD  
Mechanical: Goodley, Weedmark & Associates Ltd.  
Electrical: Goodley, Weedmark & Associates Ltd.  
Owner: Rohit at Wateridge & Ltd.



**NORR**  
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Project Manager M. EISELEN	Drawn O. BREYTENBACH
Project Leader O. BREYTENBACH	Checked E. FAULKNER

Client  
**ROHIT COMMUNITIES**

550 91 ST SW #101, EDMONTON, AB, T6X 0V1

Project  
**Wateridge Village Block 6**

125 & 135 OSHEDINAA STREET  
OTTAWA, ON

Drawing Title  
**ELEVATIONS BUILDING B**

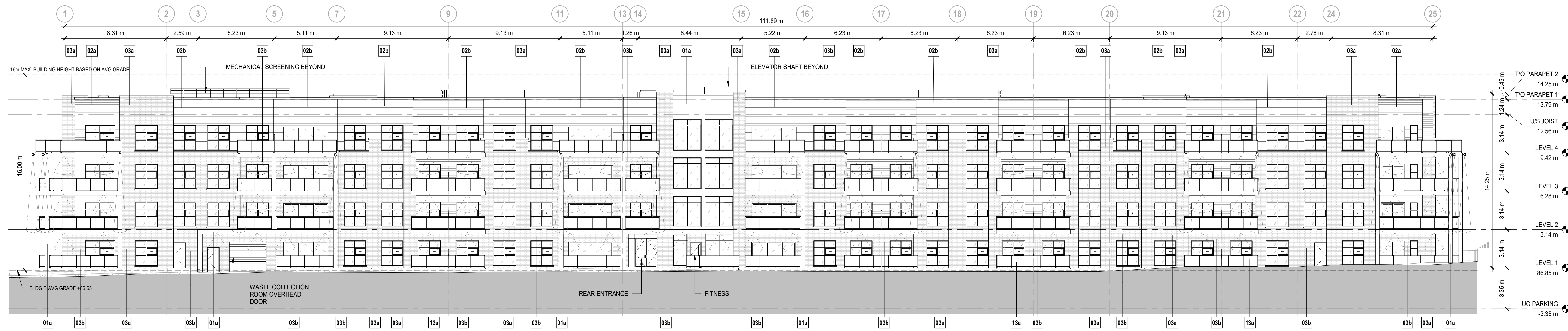
Scale  
As indicated

Project No.  
NCCA22-0243

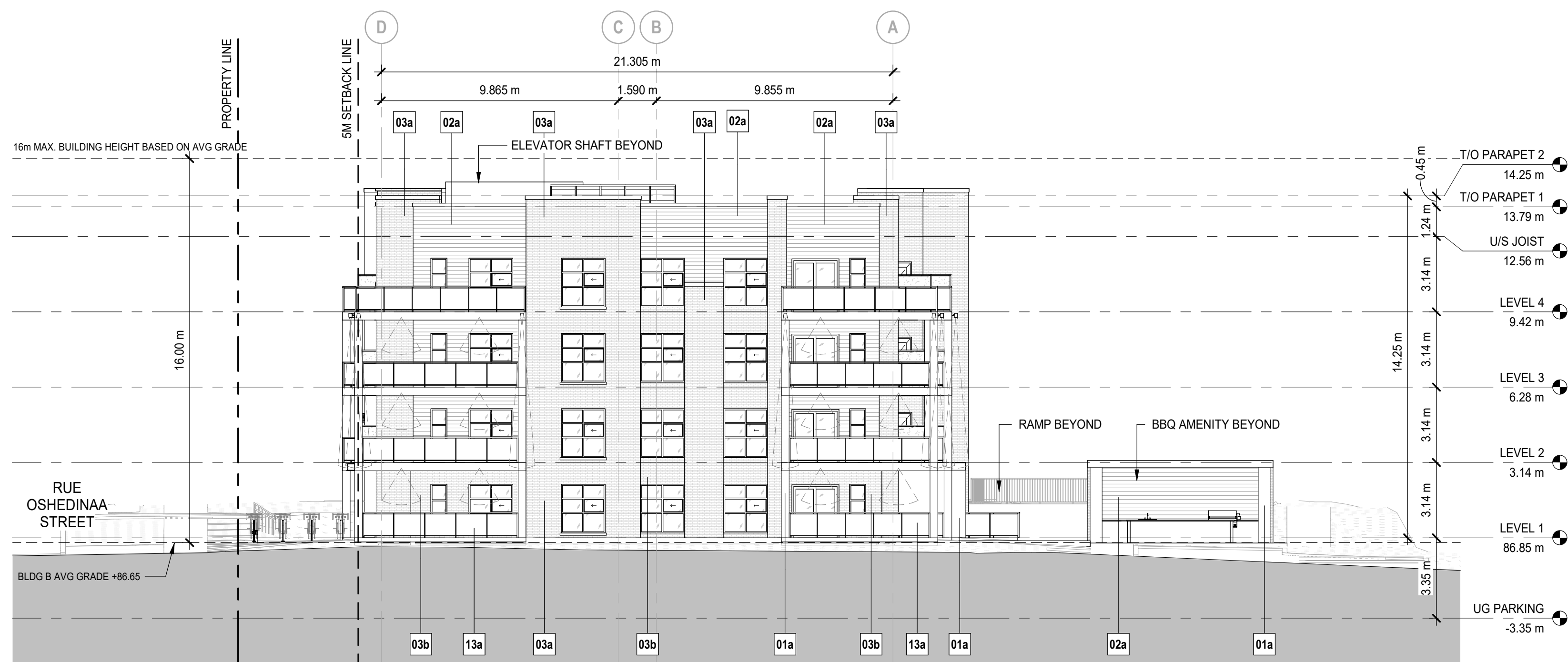
Drawing No.  
**DP30-01-01**

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Committee of Adjustment  
Received | Reçu le  
**2025-02-03**  
City of Ottawa | Ville d'Ottawa  
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**1 WEST ELEVATION - BUILDING B**  
DP30-01-02 SCALE: 1:150



**2 NORTH ELEVATION - BUILDING B**  
DP30-01-02 SCALE: 1:150

**BUILDING B ELEVATION NOTE**  
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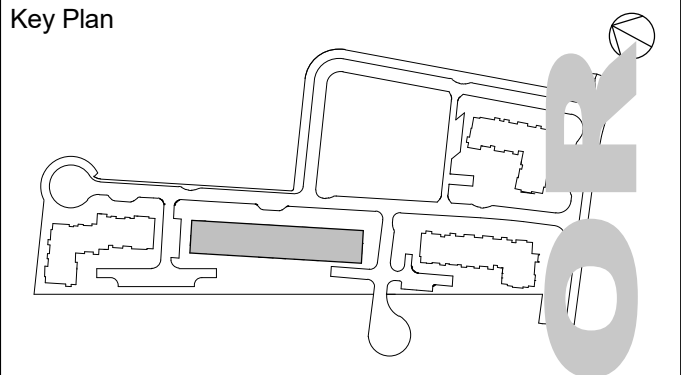
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Bold Goes Further

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Project Component  
**SITE PLAN CONTROL APPLICATION**



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