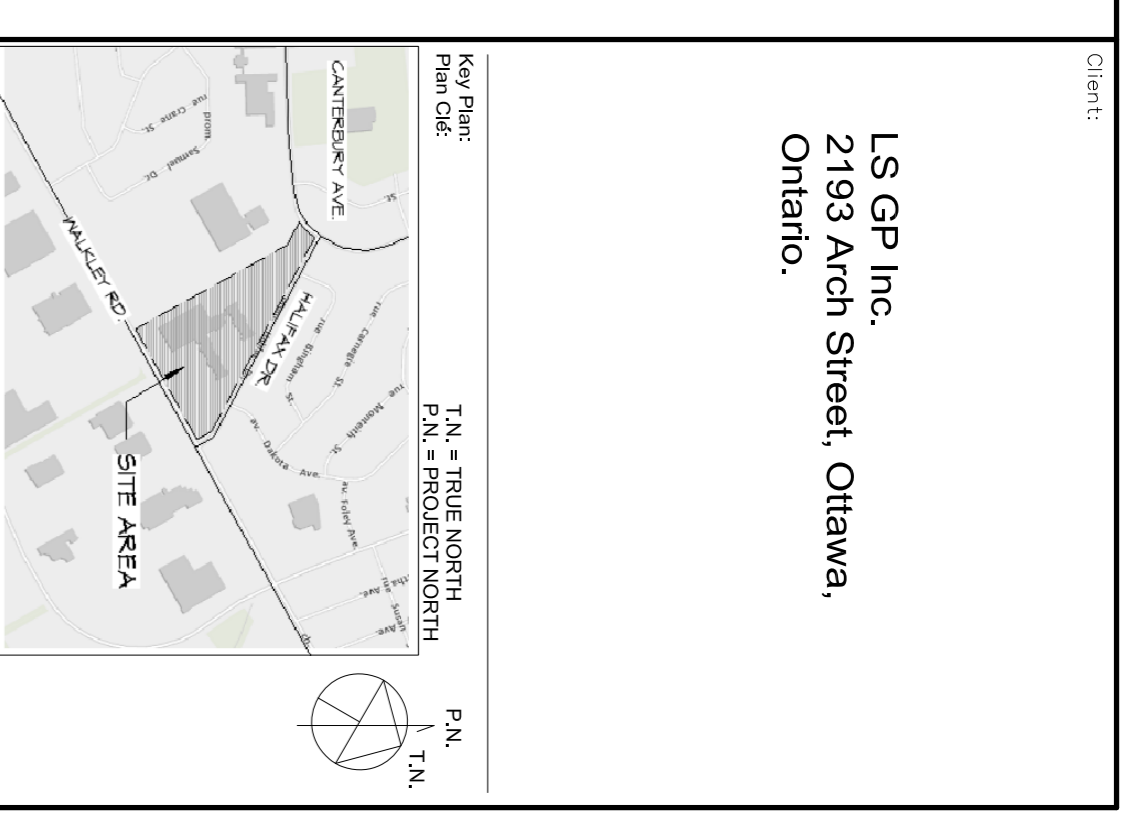


Project Name:	WALKLEY ROAD APARTMENT
Project Address:	2270 WALKLEY ROAD, OTTAWA, ON
OWNER / APPLICANT:	LS GP INC. 238 ARCH ST OTTAWA, ON K1G 2H5
ARCHITECT:	DREDGE LEAHY ARCHITECTS INC. 25 HOLLAND AVE SUITE 100 OTTAWA, ON K1T 4B9
SURVEYOR:	FAIRHALL MORGAN & WOODLAND 100-600 TERRY FOX DRIVE KANATA, ON K2L 4B6
CIVIL ENGINEER:	JLR ENGINEERS 2000 BURNHAMTHORPE BLVD OTTAWA, ON K2M 5M2
PLANNING:	FOYEN 233 MCLEOD STREET OTTAWA, ON K2P 0Z8
LANDSCAPE ARCHITECT:	CSW LANDSCAPE ARCHITECTS 319 MCRAE AVENUE, SUITE 902 OTTAWA, ON K2L 0B9
STRUCTURAL ENGINEER:	GOODERIE STRUCTURAL INC. 77 JARVIS AVENUE, UNIT 18 OTTAWA, ON K1R 7J7

ZONING COMPLIANCE TABLE			
Project: Walkley Road Apartment			
Address: 2270 Walkley Road, Ottawa			
Zoning: R28 (H39)			
Project Identification Number:			
Existing Lot Area: 43,403 m ²			
Area of Proposed Development: 8,796 m ²			
Site Development Area Frontage: 105 m			
Building Gross Floor Area: 16,298 m ²			
Legal Description: Part of Block 4, Part of Block 13, and One Foot Reserve, Registered Plan 728 and Part of lot 19, 16, (Greenbelt), City of Ottawa			
Minimum Lot Area	REQUIRED	6/5	PROVIDED
Minimum Lot Width	2/5	m	43,403
Minimum Front Yard	3	m	227
Minimum Interior Side Yard	1.5/6	m	10.8
Minimum Corner Side Yard	3	m	15.8
Minimum Rear Yard	7/3	m	132.8
Maximum Building Height	39	m	24.5
Minimum width of landscaping abutting/adjacent abutting a street	3	m	36.3
5-3 Zone Provisions (3) Landscape Area	30	%	0.850 (Existing)
Parking, Bicycle and Loading Requirements		%	50
Parking Spaces Required (Area B) = 202 units x 0.5 = 101			38
Visitor Parking Spaces Required = (202 - 12) x 0.2 = 38			139
Total Parking Required = 139			
Parking Spaces Provided: (Surface) 38 + (P1) 121 + (P2) 114 = 273			179
Total Parking Provided = 273 - 94 = 179			6
Parking Spaces Removed = 94			0
Barrier-free parking spaces			0
Reduced Size Parking Spaces			122
Minimum Bicycle Parking Spaces = 202 units x 0.5 = 101			12
Building Spaces Requirements			122
Minimum Area Required = 6 m² x 202 units			1,212 m ²
Area = 1,209 m ²			1,212 m ²
Building			1,039 m ²
Building Gross floor area Ground Floor = 762 m ²			
Building Gross floor area Floor 2 - 17 = 971 m ² x 16 = 15,536 m ²			
Total Gross Floor Area = 16,298 m²			



Client:
LS GP Inc.
2193 Arch Street, Ottawa,
Ontario.

Issued Site Plan Application Revision	07/23/19
Issued for Site Plan Application	04/30/19
Issued for Coordination	01/14/19
ISSUE:	DATE:
Project:	WALKLEY ROAD APARTMENTS
Address:	2270 Walkley Road, Ottawa, ON

DREDGE LEAHY ARCHITECTS
100-25 Holland Ave
OTTAWA, ON K1Y 4R9
613.724.9865
dl-arch.ca

ARCHITECTS INC.

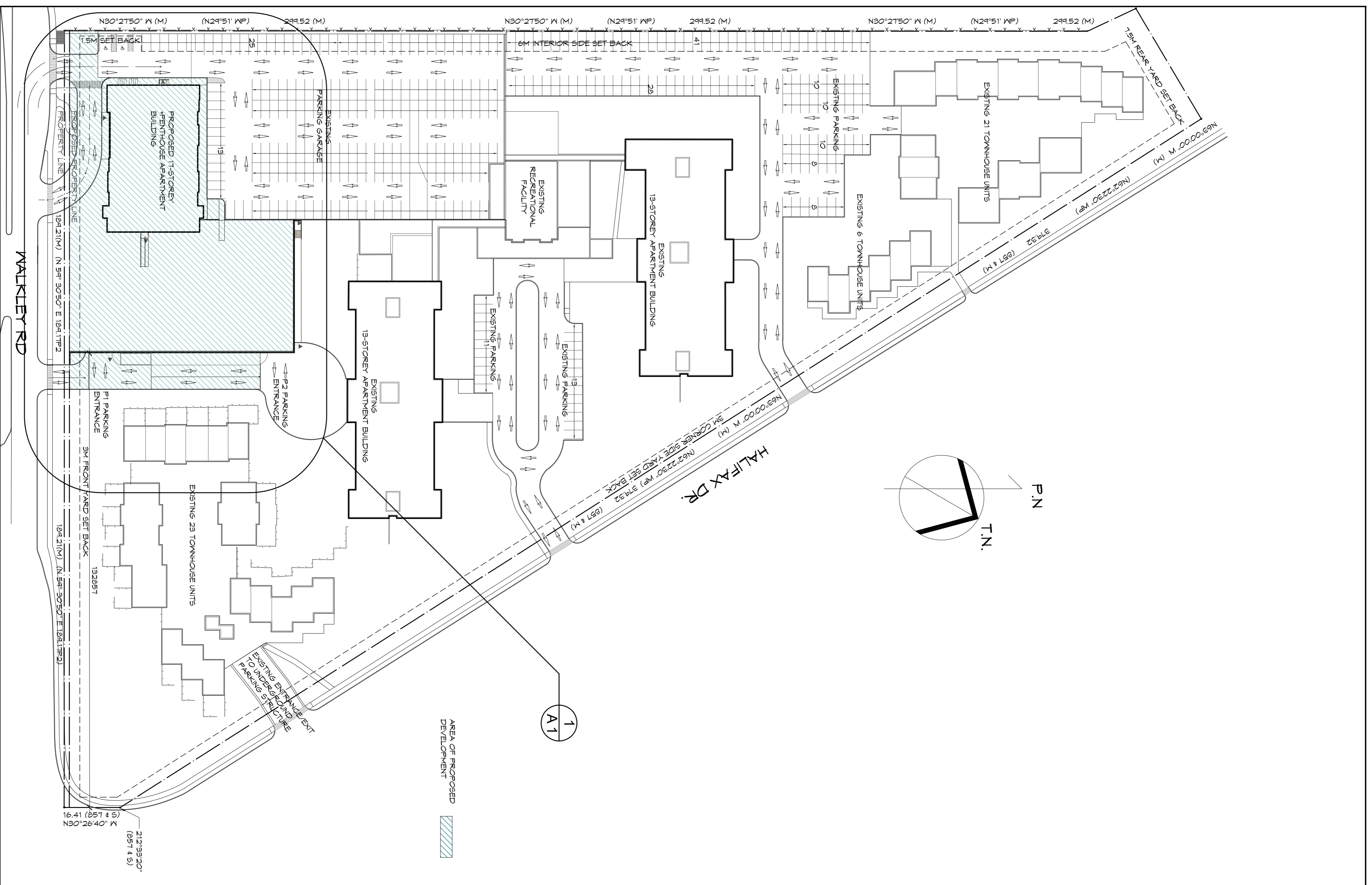
Drawn by:	SG	Scale:	
Designed by:	MD	Scale:	
Checked by:	MD	Scale:	
Approved by:	MD	Scale:	
Project No.:	1454	Scale:	

KEY PLAN + ZONING TABLE

ONTARIO ASSOCIATION OF ARCHITECTS
MICHELE LEAHY
LICENCE 4898

Project: WALKLEY ROAD APARTMENTS
Address: 2270 Walkley Road, Ottawa, ON

Sheet No.: A0



1 KEY PLAN & ZONING
SCALE 1:1750



2 WALKLEY ROAD ELEVATION
SCALE NOT INDICATED

XXXX-XX-XX-XXXX

#XXXXXX