



1 OVERALL SITE NEW
A100 1:200

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	18m	44.86m
MIN. LOT AREA	1,400 m ²	2,774.84 m ²
MIN. FRONT YARD SETBACK	Avg. of nearest lots to max of 3 m	3 m
MIN. REAR YARD SETBACK	4.5 m	4.5 m
MIN. INTERIOR YARD SETBACK	West Lot Line: 3m East Lot Line: To Be Confirmed by City Staff	3 m 3 m
MAX. HEIGHT	Low-rise apartment: 14.5 m Townhouse: 11 m	Low-rise apartment: 13.5m Townhouse: 6.70 m
AMENITY AREA	6m ² /unit = 396 m ² Minimum 120 m ² communal, 80% soft landscaped May not be located in front yard	245m ² exterior amenity space (labelled on site plan). + 285m ² interior amenities (Tenant Resource Centre, & Multi-purpose Rm.)
LANDSCAPED AREA	Min 30% lot area = 832.5 m ²	41.32% - 1146m ²

PARKING QUEUING + LOADING	REQUIRED	PROVIDED
RESIDENTIAL SPACES	0	0
VISITOR SPACES	12	15
ACCESSIBLE PARKING	0	1
BICYCLE PARKING - APPARTMENT	27	14 Exterior Spaces + 13 Interior Spaces (Located in apartment basement)
BICYCLE PARKING - TOWN HOME	2	2+ (bikes are to be stored in each unit)
GARBAGE COLLECTION	1 x 6 Yard bin	2 x 4 Yard bin
GMP COLLECTION	1 x Yard bin	3 x 240L Bins
FIBRE COLLECTION	2 x Yard bin	8 x 240L Bins
ORGANICS COLLECTION	1 x 240L Bin	2 x 240L Bin

LEGAL DESCRIPTION
Part 2, 4R-27938 PIN 04678-0068

REFERENCE SURVEY
Fairhall, Moffatt & Woodland Ltd
Reference # 1 (c) - 355 NP
Job # V22200

MUNICIPAL ADDRESS
56 Capilano Drive

SITE AREA 2,775 m²

APARTMENT BUILDING AREA 775 m²
TOWNHOUSE BUILDING AREA 324 m²

APARTMENT GROSS FLOOR AREA 3101 m²
TOWNHOUSE GROSS FLOOR AREA 648.5 m²

APARTMENT BUILDING HEIGHT 13.09 m 4 STOREYS
TOWNHOUSE BUILDING HEIGHT 6.79 m 2 STOREYS

ZONE R4Z(2840)-h

SCHEDULE 1: AREA C
SCHEDULE 1A: AREA C

SITE PLAN GENERAL NOTES:

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

- SHADE STRUCTURE
- TANDEM NEXT CONCRETE BLOCK RETAINING WALL
- CANOPY STRUCTURE
- CEDAR FENCE 1800mm HIGH. GATES AS SHOWN
- 1070mm HIGH STAINLESS STEEL GUARD RAIL ANCHORED TO CONCRETE BLOCK RETAINING WALL
- WINDOW WELL
- GARDEN PLOTS
- HYDRO TRANSFORMER
- 600mm DEEP TACTILE INDICATION SURFACE CAST INTO CONCRETE WALKWAY
- TYPE 2 ELECTRIC CAR CHARGING STATION WITH DUAL CHARGERS
- 1800x600mm BICYCLE PARKING SPACE c/w PARKING RACK/RING CENTERED BETWEEN EVERY TWO PARKING SPACES.
- EXISTING GUY WIRE TO REMAIN
- SIAMESE CONNECTION
- DOWNSPOUT
- GATE

SITE PLAN LEGEND:

	NEW BUILDING
	EXISTING ASPHALT PAVING
	NEW ASPHALT PAVING
	EXISTING GRASS
	NEW GRASS AND SOFT LANDSCAPING
	EXISTING CONCRETE SIDEWALK
	NEW CONCRETE SIDEWALK
	CRUSHED STONE
	NEW CONCRETE PAD
	BUILDING MAIN ENTRANCE
	SECONDARY ENTRANCE / EMERGENCY EXIT
	SERVICE ENTRANCE
	PROPERTY LINE
	FENCE PER LANDSCAPE
	NEW DOMESTIC WATER
	NEW SANITARY
	NEW STORM
	NEW ELECTRICAL SERVICE (BELOW GRADE)
	EXISTING OVERHEAD WIRE
	DC DROPPED CURB
	CB NEW CATCH BASIN PER CIVIL
	MH NEW MANHOLE PER CIVIL
	CB EXISTING CATCH BASIN - TO REMAIN
	MH EXISTING MANHOLE - TO REMAIN
	LS EXISTING LIGHT STANDARD - TO REMAIN
	FH EXISTING FIRE HYDRANT - TO REMAIN
	UP EXISTING UTILITY POLE - TO REMAIN
	NT NEW TREE



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STAMP

REV	DATE	ISSUE
5	2023.07.07	ISSUED FOR SPC COMMENT RESPONSE
3	2023.06.23	ISSUED FOR 33% REVIEW
2	2023.03.08	ISSUED FOR SITE PLAN CONTROL
1	2023.02.03	ISSUED FOR R/H 3 APPLICATION

NOTES

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- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

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Salusottawa.org

PROJECT

SALUS 56 CAPILANO
56 Capilano Drive, Ottawa, ON

TITLE

SITE PLAN

PROJECT NO: 2019-0291
DRAWN: AS, KV
APPROVED: DH
SCALE: 1 : 200

REV DRAWING NO.

5 A100
#18926

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