

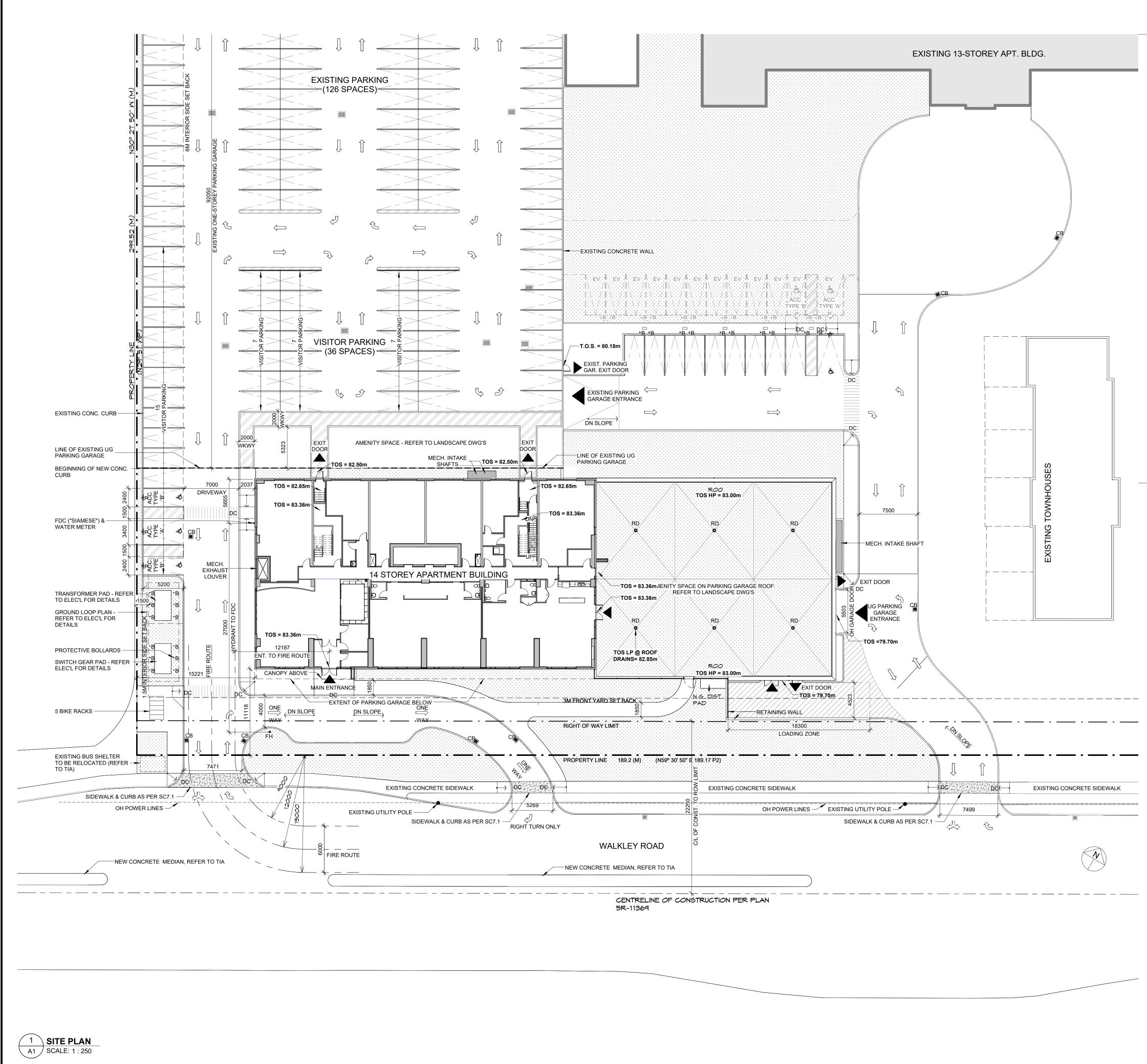
Project Name:	WALKLEY ROAD APARTMENT
Project Address:	2145 WALKLEY ROAD, OTTAWA, ON
OWNER / APPLICANT:	LS GP INC.
	2193 ARCH ST.
	OTTAWA, ON K1G 2H5
ARCHITECT:	DREDGE LEAHY ARCHITECTS INC.
ARCHITECT.	11 HOLLAND AVE., SUITE 411
	OTTAWA, ON K1Y 4S1
SURVEYOR:	FAIRHALL MOFFAT & WOODLAND
	100 - 600 TERRY FOX DRIVE
	KANATA, ON K2L 4B6
CIVIL ENGINEER:	J.L.RICHARDS
	1000 - 343 PRESTON STREET
	OTTAWA, ON K1S 1N4
PLANNING:	FOTENN
	420 O'CONNOR STREET
	OTTAWA, ON K2P 1W4
LANDSCAPE ARCHTECT:	CSW LANDSCAPE ARCHITECTS LTD
	319 MCRAE AVENUE, SUITE 502
	OTTAWA, ON K1Z 0B9
STRUCTURAL ENGINEER:	GOODEVE STRUCTURAL INC
	77 AURIGA DRIVE, UNIT 18
	OTTAWA, ON K2E 7Z7
MECHANICAL/ELECTRICAL	GOODKEY WEEDMARK & ASS. LTD
	1688 WOODWARD DRIVE
ENGINEER:	
	OTTAWA, ON K2C 3R8
PERTY BOUNDARY INFORMATIO	ON TAKEN FROM SURVEY
PARED BY FAIRHALL MOFFATT &	& WOODLAND DATED
24, 2018 (REFERENCE NO. 43(a) - 728 GB)

ZONING COMPLIANCE TABLE				
Project: Walkley Road Apartment				
Address: 2145 Walkley Road, Ottawa				
Zoning: R5B H(56.5)				
Property Identification Number: 04176-0105				
Existing Lot Area: 43,503 m2				
Area of Proposed Development: 5,600 m2				
Site Development Area Frontage: 113 m				
Building Gross Floor Area: 15,232 m2				
Legal Description: Part of Block L, Part of Block L3, and One Foot Reserv	ve, Registered Plan 728	and Pa	rt of Lot 19, JG,	
(Gloucester), City of Ottawa				
	REQUIRED		PROVIDED	
Minimum Lot Area	675	m2	43,503	m2
Minimum Lot Width	22.5	m	> 22.5 (varies)	m
Minimum Front Yard	3	m	6.7	m
Minimum Interior Side Yard	1.5/6	m	15.2	m
Minimum Corner Side Yard	3	m	> 3 (varies)	m
Minimum Rear Yard	7.5	m	> 7.5 (varies)	m
Maximum Building Height	56.5	m	44	m
Minimum width of landscaping abutting/not abutting a street	3	m	0.850 (existing)	m
R5 Zone Provisions (9) Landscape Area	30	%	50	%
Parking, Bicycle and Loading Requirements				
Parking Spaces Required (Area B) = 176 units x 0.5 = 88	88		184	
Visitor Parking Spaces Required = 176 units x 0.2 = 36	36		36	
Total Parking Required = 124	124		220	
Parking Spaces Provided: (Surface) 36 + (P1 to P5) 184 = 220				
Parking Spaces Removed for Redevelopment = 63				
Total Parking Provided = 220 - 63 = 157				
Barrier-free Parking Spaces (5 Type A and 6 Type B)	11		11	
Reduced Size Parking Spaces - 50% x 176 allowed = 88			39	
Minimum Bicycle Parking Spaces = 176 units x 0.5 = 88	88		93 int. + 5 ext.	
Loading Space Requirements	0		1	
Amenity Area Required = 6 m2 x 176 units	1,056	m2	1,867	m2
Communal Amenity 50%	528	m2	1,047	m2
Interior (Ground Floor Fitness and Party Room) = 277 m2				
Exterior Roof-top = 770 m2				
Exterior Balconies = 820 m2				



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	BILER 62.4m × Entrance/exit	prom.	
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