



LEGAL DESCRIPTION	SURVEYOR	LANDSCAPE ARCHITECT	CIVIL ENGINEER
<i>TOPOGRAPHICAL SKETCH OF</i>	Annis O'Sullivan Vollebekk Ltd.	Gino J. Aiello Landscape Architect	LRL Engineering
LOT 18 AND PART OF LOT 19	Ontario Land Surveyors	110 Didsbury Road Unit 9,	5430 Canotek Rd.
REGISTERED PLAN 28	14 Concourse Gate, Suite 500,	Ottawa, Ontario K2E 0C2	Ottawa, ON K1J 9G2
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Prepared by Annis, O'Sullivan, Vollebekk Ltd. Field Work Completed, May 2018	E-Mail: EdH@aovltd.com		

SITE PLAN SYMBOLS:

	CONCRETE UNIT PAVERS SURFACE
	SOFT LANDSCAPING: PLANTING
	SOFT LANDSCAPING: SOD
	CONCRETE DRIVEWAY
	CONCRETE SIDEWALK
	NEW CITY UNIT PAVER SIDEWALK (INSTALLED 2017)
	NEW CITY BICYCLE LANE (INSTALLED 2017)
	WALL MOUNTED LIGHT
	TWO WAY VEHICLE CIRCULATION
	MAIN ENTRANCE
	COMMERCIAL ENTRANCE OR FIRE EXIT
	BOLLARD STYLE BIKE RACK WITH 2 PARKING SPACES

REQUIRED		
RESIDENCE LONG-TERM	1.0 PER UNIT (96 UNITS)	96
RESIDENCE SHORT-TERM	2+1.0 PER 20 UNIT OVER 21	6
COMMERCIAL: PSB	2+1.0 PER 2500 SF OF GFA (over 2500 SF)	
TOTAL		106
PROVIDED		
GROUND FLOOR BIKE ROOM		96
EXTERIOR AT GRADE		12
TOTAL		108

LOT COVERAGE

PAVED SURFACE =	18.3 sq. m.	1.3%
BUILDING FOOTPRINT =	950.0 sq. m.	67.1%
LANDSCAPE OPEN SPACE =	448.7 sq. m.	31.6%
TOTAL	1,415.0 sq. m.	100.0%

AMENITY SPACE

AT GRADE COMMUNAL EXTERIOR =	150.0 sq. m.
GROUND COMMUNAL INTERIOR =	90.0 sq. m.
PRIVATE BALCONIES / TERRACES =	365.0 sq. m.
ROOF TOP COMMUNAL EXTERIOR =	210.0 sq. m.
TOTAL	815.0 sq. m.
TOTAL COMMUNAL =	450.0 sq. m.
REQUIRED - 6.0% PER UNIT (96) =	576.0 sq. m.
REQUIRED COMMUNAL @ 50% =	288.0 sq. m.

WASTE REQUIREMENT

		(96 UNITS)
GARBAGE	- 0.11 PER UNIT	11 YARDS
RECYCLING GMP	- 0.018 PER UNIT	2 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	4 YARDS
COMPOST	- 240L PER 50 UNITS	2 BINS

URBAN PLANNER

Fotenn Consulting

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PROJECT DEVELOPER

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