

SITE PLAN GENERAL NOTES:

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

SITE PLAN LEGEND:

- EXISTING BUILDING
- EXISTING GRASS/SOFT LANDSCAPE - REFER TO LANDSCAPE DRAWINGS
- EXISTING SIDEWALK
- NEW ASPHALT PAVING
- NEW GRASS / SOFT LANDSCAPE - REFER TO LANDSCAPE DRAWINGS
- CONCRETE SIDEWALK
- CONCRETE PAD
- STONE DUST/SAND
- PEDESTRIAN CROSSWALK
- EXISTING PAVERS
- FIRE ROUTE
- OTHER ENTRANCE / EXIT
- SERVICE DOORS
- BUILDING MAIN ENTRANCE
- PROPERTY LINE
- FENCE - REFER TO LANDSCAPE PLANS
- RELOCATED UNDERGROUND SERVICES - REFER TO CIVIL FOR DETAILS
- LIMIT OF WORK
- EXISTING LIGHT STANDARD
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING TRAFFIC LIGHT POLE
- FIRE ROUTE SIGN
- NEW TREE
- NEW BUSH

LEGAL DESCRIPTION:

PART OF LOT 15
REGISTERED PLAN 353
CITY OF OTTAWA

REFERENCE SURVEY:

BASED ON INFORMATION FROM A PLAN OF SURVEY PREPARED BY JOHN H. GUTRI, FAIRHALL, MOFFATT & WOODLAND LIMITED . DATED JULY 21, 2016.

MUNICIPAL ADDRESS:

56 CAPILANO DR, OTTAWA, ONTARIO.

ZONING INFORMATION:

SITE AREA:	2770 m ²
BUILDING AREA:	1,349 m ²
GROSS FLOOR AREA:	6,396 m ²
BUILDING HEIGHT:	-
CURRENT ZONE:	L1 - COMMUNITY LEISURE FACILITY
PROPOSED ZONE:	R4Z(XXXX)
SCHEDULE 1:	AREA B
SCHEDULE 1A:	AREA X
SCHEDULE 2:	Within 1200m of a Rapid Transit Station

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT AREA	450m ²	2,774.84m ²
MIN. LOT WIDTH	18m	44.86m
MIN. FRONT YARD SETBACK	Avg. of nearest residential lot to max. 3m	3m
MIN. INTERIOR YARD SETBACK	Within 21m of front lot line: 3m (for building > 11m) Otherwise 6m	3m
MIN. REAR YARD SETBACK	7.5m	3m
MAX. HEIGHT	14.5m	14.5m
AMENITY AREA	15m ² /first 8 units, 6m ² /unit for remainder, 120m ² communal.	372m ²
LANDSCAPED AREA	40% of front yard setback. Min. 30% lot area	832.5m ²
PARKING LOT LANDSCAPING	Buffer to street: 3m Buffer to abutting lot lines: 1.5m	To street: n/a To lot line: min 1m

PARKING PROVISIONS:

ZONING PROVISION	REQUIRED	PROVIDED
MINIMUM RESIDENCE PARKING SPACE REQUIREMENT	50 units @ 1.2/unit = 60	19
MINIMUM VISITOR PARKING SPACE REQUIREMENT	50 units @ 0.2/unit = 10	4
MINIMUM REQUIRED BICYCLE PARKING	0.5/unit = 25	36

UNIT BREAKDOWN

UNIT TYPE	REQUIRED	PROVIDED
1 Bedroom Dwelling Unit		35
2 Bedroom Dwelling Unit		12
3 Bedroom Dwelling Unit		3
Total Dwelling Units		50

STAMP

REV	DATE	ISSUE
2	2022/05/03	ISSUED FOR REZONING
1	2022/04/14	ISSUED FOR REZONING

NOTES

1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
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3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

OTTAWA
ONTARIO, CANADA

PROJECT

56 Capilano Rezoning

56 Capilano Dr, Ottawa, Ontario

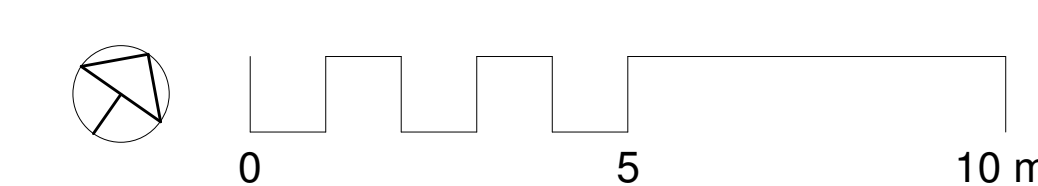
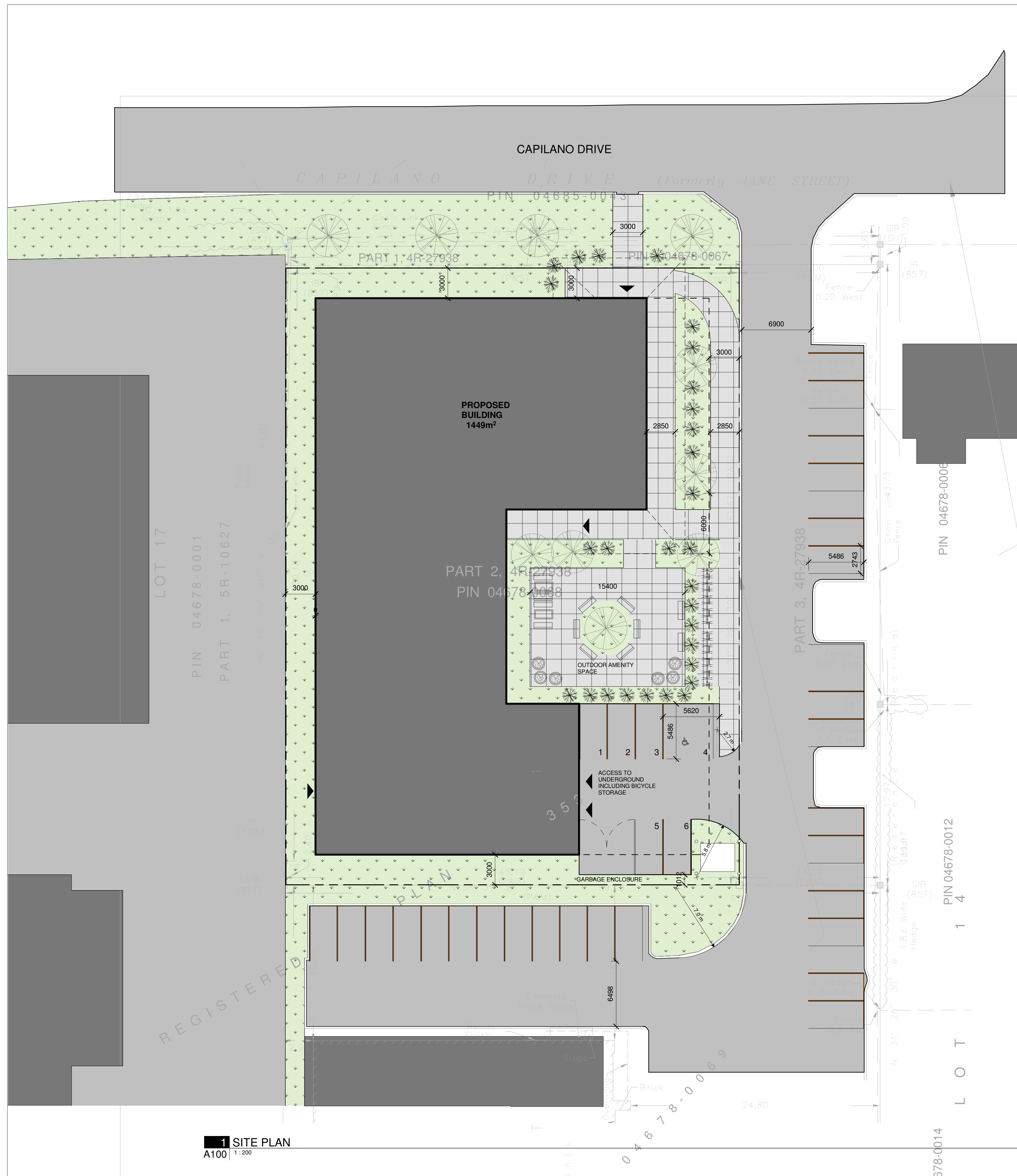
TITLE

SITE PLAN

PROJECT NO: 190290
DRAWN: Andrew McDonald
APPROVED: Darryl Hood
SCALE: 1 : 200
DATE PRINTED: 2022-05-03 5:00:33 PM

REV **DRAWING NO.**

2 **A100**



1 SITE PLAN
A100 | 1:200

PART 4, 4R-27938