



**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 PER LANDSCAPE
- TANDEM NEXT CONCRETE BLOCK RETAINING WALL C/W CONCRETE WALL AT MIDSPAN PER STRUCTURAL
- EXTENT OF CANOPY
- 1800mm HIGH PRIVACY FENCE PER LANDSCAPE
- 1070mm HIGH GALVANIZED AND PAINTED GUARD ANCHORED TO CONCRETE BLOCK RETAINING WALL
- WINDOW WELL
- GARDEN PLOTS PER LANDSCAPE
- HYDRO TRANSFORMER
- 600mm DEEP TACTILE INDICATION SURFACE INSTALLED FLUSH WITH PAVERS
- 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 & TEST HEADER
- CONDENSER PER MECHANICAL
- 1200mm CHAINLINK FENCE PER LANDSCAPE
- DEMOUNTABLE CURB TO ALLOW FOR FIRE ROUTE ACCESS
- BENCH PER LANDSCAPE

**SITE PLAN LEGEND:**

- EXISTING ASPHALT PAVING TO REMAIN
- NEW ASPHALT PAVING
- NEW GRASS
- NEW CONCRETE PAD/SIDEWALK
- NEW MULCH/PLANTING
- NEW GRAVEL/RIVERSTONE/MAINTENANCE STRIP
- NEW STONE DUST/SAND
- NEW PAVER TYPE 1
- MAIN ENTRANCE
- SECONDARY ENTRANCE/EXIT
- SERVICE ENTRANCE
- PROPERTY LINE
- FENCE PER LANDSCAPE
- NEW DOMESTIC WATER PER CIVIL
- NEW SANITARY PER CIVIL
- NEW STORM PER CIVIL
- NEW ELECTRICAL SERVICE (BELOW GRADE) PER ELECTRICAL
- BELOW GRADE COMMUNICATIONS SERVICE
- CATCH BASIN PER CIVIL
- EXISTING CATCH BASIN TO REMAIN
- FIRE HYDRANT
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING LIGHT STANDARD TO REMAIN
- MAINTENANCE HOLE
- DROPPED CURB
- TREE

**1 Site Plan Phase 2**  
A101 | 1:200

ZONING PROVISION	REQUIRED	PROVIDED	PARKING QUEUING + LOADING	REQUIRED	PROVIDED
MIN. LOT WIDTH	18m	44.86m	RESIDENTIAL SPACES	0	0
MIN. LOT AREA	1,400 m <sup>2</sup>	2,774.84 m <sup>2</sup>	VISITOR SPACES	12	15
MIN. FRONT YARD SETBACK	Avg. of nearest lots to max of 3 m	3 m	ACCESSIBLE PARKING	0	1
MIN. REAR YARD SETBACK	4.5 m	4.5 m	BICYCLE PARKING - APARTMENT	27	14 Exterior Spaces + 13 Interior Spaces. (Located in apartment basement)
MIN. INTERIOR YARD SETBACK	West Lot Line: 3m East Lot Line: To Be Confirmed by City Staff	3 m 3 m	BICYCLE PARKING - TOWN HOME	2	2+ (bikes are to be stored in each unit)
MAX. HEIGHT	Low-rise apartment: 14.5 m Townhouse: 11 m	Low-rise apartment: 13.5m Townhouse: 6.70 m	GARBAGE COLLECTION	1 x 6 Yard bin	2 x 4 Yard bin
AMENITY AREA	6m <sup>2</sup> /unit = 396 m <sup>2</sup> Minimum 120 m <sup>2</sup> communal, 80% soft landscaped May not be located in front yard	245m <sup>2</sup> exterior amenity space (labelled on site plan). + 285m <sup>2</sup> interior amenities (Tenant Resource Centre, & Multi-purpose Rm.)	GMP COLLECTION	1 x Yard bin	3 x 240L Bins
LANDSCAPED AREA	Min 30% lot area = 832.5 m <sup>2</sup>	41.32% - 1146m <sup>2</sup>	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 m<sup>2</sup>

APARTMENT BUILDING AREA 775 m<sup>2</sup>  
TOWNHOUSE BUILDING AREA 324 m<sup>2</sup>

APARTMENT GROSS FLOOR AREA 3101 m<sup>2</sup>  
TOWNHOUSE GROSS FLOOR AREA 648.5 m<sup>2</sup>

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



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STAMP

11 2023.12.22 ZONING AMENDMENT  
REV DATE ISSUE

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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PROJECT

**SALUS 56 CAPILANO**

56 Capilano Drive, Ottawa, ON

TITLE

**SITE PLAN PHASE 2**

PROJECT NO: 2019-0291

DRAWN: Approver

APPROVED: Approver

SCALE: 1 : 200

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