



STRUCTURAL ENGINEER
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MECHANICAL ENGINEER
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CIVIL ENGINEER
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LANDSCAPE ARCHITECT
Fotenn
396 Cooper St, Suite 300
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SITE PLAN GENERAL NOTES:

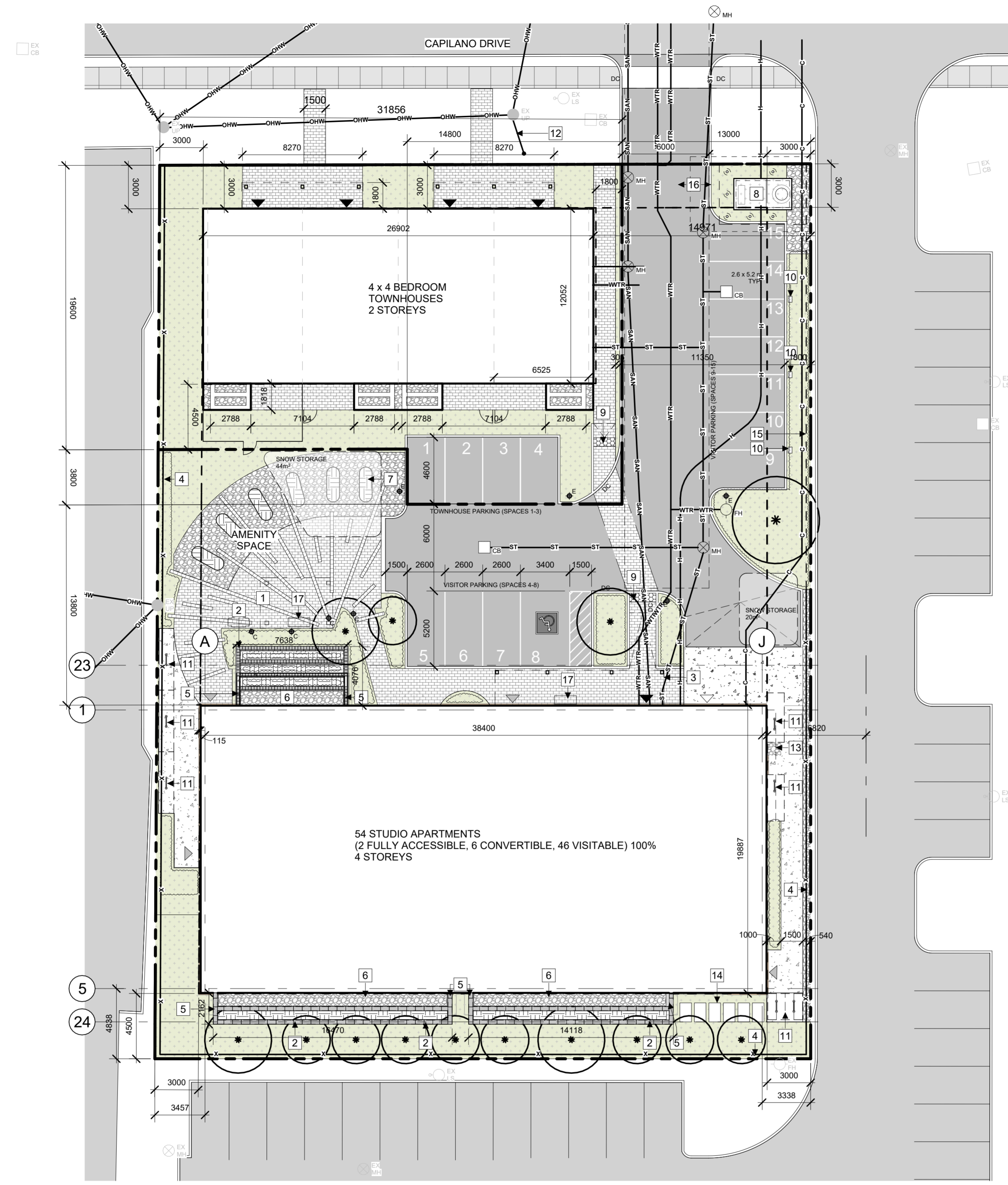
1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON 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 KEYNOTES:

- 1 SHADE STRUCTURE PER LANDSCAPE
- 2 TANDEM NEXT CONCRETE BLOCK RETAINING WALL C/W CONCRETE WALL AT MIDSPAN PER STRUCTURAL
- 3 EXTENT OF CANOPY
- 4 1800mm HIGH PRIVACY FENCE PER LANDSCAPE
- 5 1070mm HIGH GALVANIZED AND PAINTED GUARD ANCHORED TO CONCRETE BLOCK RETAINING WALL
- 6 WINDOW WELL
- 7 GARDEN PLOTS PER LANDSCAPE
- 8 HYDRO TRANSFORMER
- 9 600mm DEEP TACTILE INDICATION SURFACE INSTALLED FLUSH WITH PAVERS
- 10 TYPE 2 ELECTRIC CAR CHARGING STATION WITH DUAL CHARGERS
- 11 1800x600mm BICYCLE PARKING SPACE c/w PARKING RACK/RING CENTERED BETWEEN EVERY TWO PARKING SPACES.
- 12 EXISTING GUY WIRE TO REMAIN
- 13 SIAMESE CONNECTION & TEST HEADER
- 14 CONDENSER PER MECHANICAL
- 15 1200mm CHAINLINK FENCE PER LANDSCAPE
- 16 DEMOUNTABLE CURB TO ALLOW FOR FIRE ROUTE ACCESS
- 17 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 ²	2,774.84 m ²	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 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.)	GMP COLLECTION	1 x Yard bin	3 x 240L Bins
LANDSCAPED AREA	Min 30% lot area = 832.5 m ²	41.32% - 1146m ²	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



STAMP

11 2023.12.22 ZONING AMENDMENT
REV DATE ISSUE

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 SALUS
200 Scott Street
Ottawa Ontario
K1Z 6T2
Salusottawa.org

PROJECT
SALUS 56 CAPILANO
56 Capilano Drive, Ottawa, ON

TITLE
SITE PLAN PHASE 2

PROJECT NO: 2019-0291
DRAWN:
APPROVED: Approver
SCALE: 1 : 200
DATE PRINTED: 12/21/2023 2:42:40 PM

REV DRAWING NO.
11 A101