

1 KEY PLAN
A0 SCALE: 1 : 750 (REF: 1/A200)

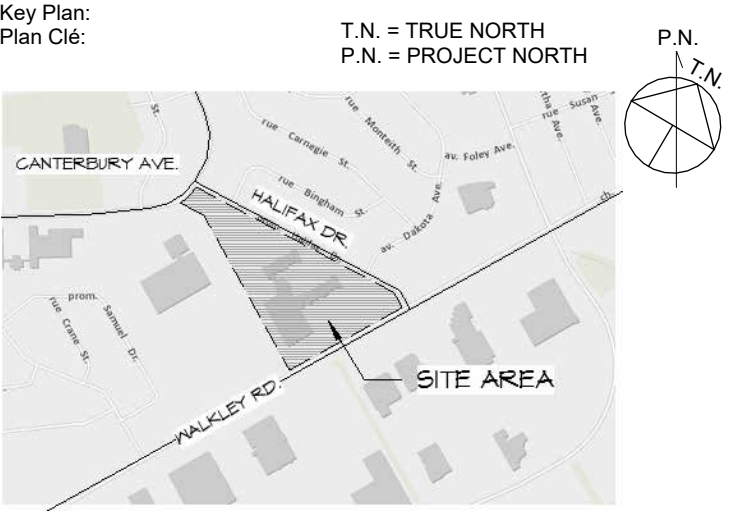
Project Name:	WALKLEY ROAD APARTMENT
Project Address:	2145 WALKLEY ROAD, OTTAWA, ON
OWNER / APPLICANT:	LS GP INC. 2193 ARCH ST. OTTAWA, ON K1G 2H5
ARCHITECT:	DREDGE LEAHY ARCHITECTS INC. 11 HOLLAND AVE., SUITE 411 OTTAWA, ON K1Y 4S1
SURVEYOR:	FAIRHALL MOFFATT & WOODLAND 100 - 600 TERRY FOX DRIVE KANATA, 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 ARCHITECT:	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 ENGINEER:	GOODKEY WEEDMARK & ASS. LTD 1688 WOODWARD DRIVE OTTAWA, ON K2C 3R8
PROPERTY BOUNDARY INFORMATION TAKEN FROM SURVEY	
PREPARED BY FAIRHALL MOFFATT & WOODLAND DATED MAY 24, 2018 (REFERENCE NO. 43(a) - 728 GR)	

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 m ²				
Area of Proposed Development: 5,600 m ²				
Site Development Area Frontage: 113 m				
Building Gross Floor Area: 15,232 m ²				
Legal Description: Part of Block L, Part of Block L3, and One Foot Reserve, Registered Plan 728 and Part of Lot 19, JG, (Gloucester), City of Ottawa				
	REQUIRED		PROVIDED	
Minimum Lot Area	675	m ²	43,503	m ²
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		183	
Visitor Parking Spaces Required = 176 units x 0.2 = 36	36		36	
Total Parking Required = 124	124		219	
Parking Spaces Provided: (Surface) 36 + (P1 to P5) 183 = 219				
Parking Spaces Removed for Redevelopment = 63				
Total Parking Provided = 219 - 63 = 156				
Barrier-free Parking Spaces (5 Type A and 6 Type B)	8		10	
Reduced Size Parking Spaces - 50% x 176 allowed = 88	0		39	
Minimum Bicycle Parking Spaces = 176 units x 0.5 = 88	88		88	
Loading Space Requirements	0		1	
Amenity Area Required = 6 m ² x 176 units	1,056	m ²	1,867	m ²
Communal Amenity 50%	528	m ²	1,047	m ²
Interior (Ground Floor Fitness and Party Room) = 277 m ²				
Exterior Roof-top = 770 m ²				
Exterior Balconies = 820 m ²				
Building Gross Floor Area				
Ground Floor - Level 14 = 1,088 m ² x 14 = 15,232 m ²				



Client:

LS GP Inc.
2193 Arch Street
Ottawa, Ontario
K1G 2H5



APPROVED ☐ REFUSED ☐

THIS _____ DAY OF _____, 20____

LILY XU, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH

RE-ISSUED FOR SITE PLAN APPLICATION	2025-07-04
RE-ISSUED FOR SITE PLAN APPLICATION	2025-03-21
RE-ISSUED FOR SITE PLAN APPLICATION	2024-12-18
ISSUED FOR SITE PLAN APPLICATION	2019-04-30

Issue: _____ Date: _____
Prime Consultant:
Expert-Consult:

DREDGE LEAHY ARCHITECTS INC.
411-11 Holland Ave.
Ottawa, ON K1Y 4S1
613.724.9865
dl-arch.ca

Sub Consultant:
Expert-Consult:

Project:
Project: WALKLEY APARTMENTS

2145 WALKLEY ROAD, OTTAWA, ON

Drawing:
Dessin: KEY PLAN & ZONING TABLE

Drawn by: Dessiné par: LCZ	Scale: Echelle: 1 : 750
Designed by: Conçu par: MD	Date: 2025-07-04
Approved by: Approuvé par: MD	Client Project No. No. du Projet du Client:
Seal: Sceau: 	Project No.: No. du Projet: 1454 Sheet No.: No. de la feuille: A0