

1 KEY PLAN
A0 SCALE: 1 : 750

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 m2				
Area of Proposed Development: 5,600 m2				
Site Development Area Frontage: 113 m				
Building Gross Floor Area: 15,232 m2				
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	m2	43,503	m2
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		184	
Visitor Parking Spaces Required = 176 units x 0.2 = 36	36		36	
Total Parking Required = 124	124		220	
Parking Spaces Provided: (Surface) 36 + (P1 to P5) 184 = 220				
Parking Spaces Removed for Redevelopment = 63				
Total Parking Provided = 220 - 63 = 157				
Barrier-free Parking Spaces (5 Type A and 6 Type B)	11		11	
Reduced Size Parking Spaces - 50% x 176 allowed = 88			39	
Minimum Bicycle Parking Spaces = 176 units x 0.5 = 88	88		93 int. + 5 ext.	
Loading Space Requirements	0		1	
Amenity Area Required = 6 m2 x 176 units	1,056	m2	1,867	m2
Communal Amenity 50%	528	m2	1,047	m2
Interior (Ground Floor Fitness and Party Room) = 277 m2				
Exterior Roof-top = 770 m2				
Exterior Balconies = 820 m2				
Building Gross Floor Area				
Ground Floor - Level 14 = 1,088 m2 x 14 = 15,232 m2				



Client:

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

Key Plan:
Plan Clé:

T.N. = TRUE NORTH
P.N. = PROJECT NORTH

APPROVED ☐ REFUSED ☐

THIS DAY OF , 20

LILY XU, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH

RE-ISSUED FOR SITE PLAN APPLICATION2025-03-21

RE-ISSUED FOR SITE PLAN APPLICATION2024-12-18

ISSUED FOR SITE PLAN APPLICATION2019-04-30

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:

2024-03-21

Approved by:
Approuvé par:

MD

Client Project No.
No. du Projet du Client:

Seal:
Sceau:

Project No.:
No. du Projet:

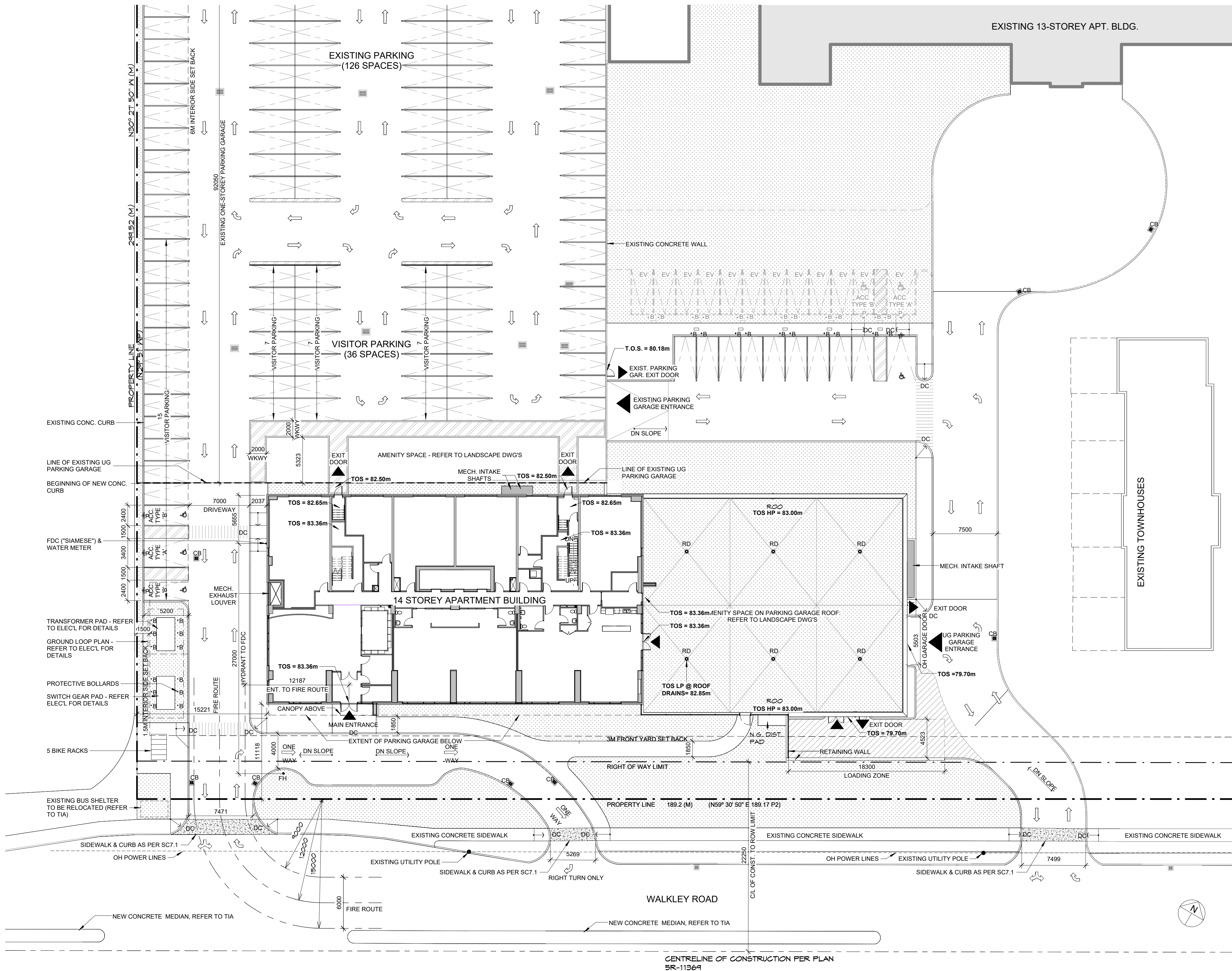
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SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- ACCESSIBLE PARKING SPACE
- STANDARD PARKING SPACE (2.6m X 5.2m)
- ACCESSIBLE PARKING TYPE A (3.4m X 5.2m)
- ACCESSIBLE PARKING TYPE B (2.4m X 5.2m)
- ENTRANCE/EXIT
- PROTECTIVE BOLLARDS
- LAMP STD., REFER TO ELEC. DWGS
- ACCESSIBLE PARKING SIGN
- ROOF DRAIN
- NEW CATCH BASIN
- EXISTING CATCH BASIN
- PAINTED LINES
- PROPOSED LANDSCAPED AREA, REFER TO LANDSCAPE DWGS
- CURB
- DEPRESSED CURB
- CROSSWALK
- FIRE HYDRANT, REFER TO CIVIL DWGS

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SITE PLAN

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