February 12, 2024

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-66898

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3)

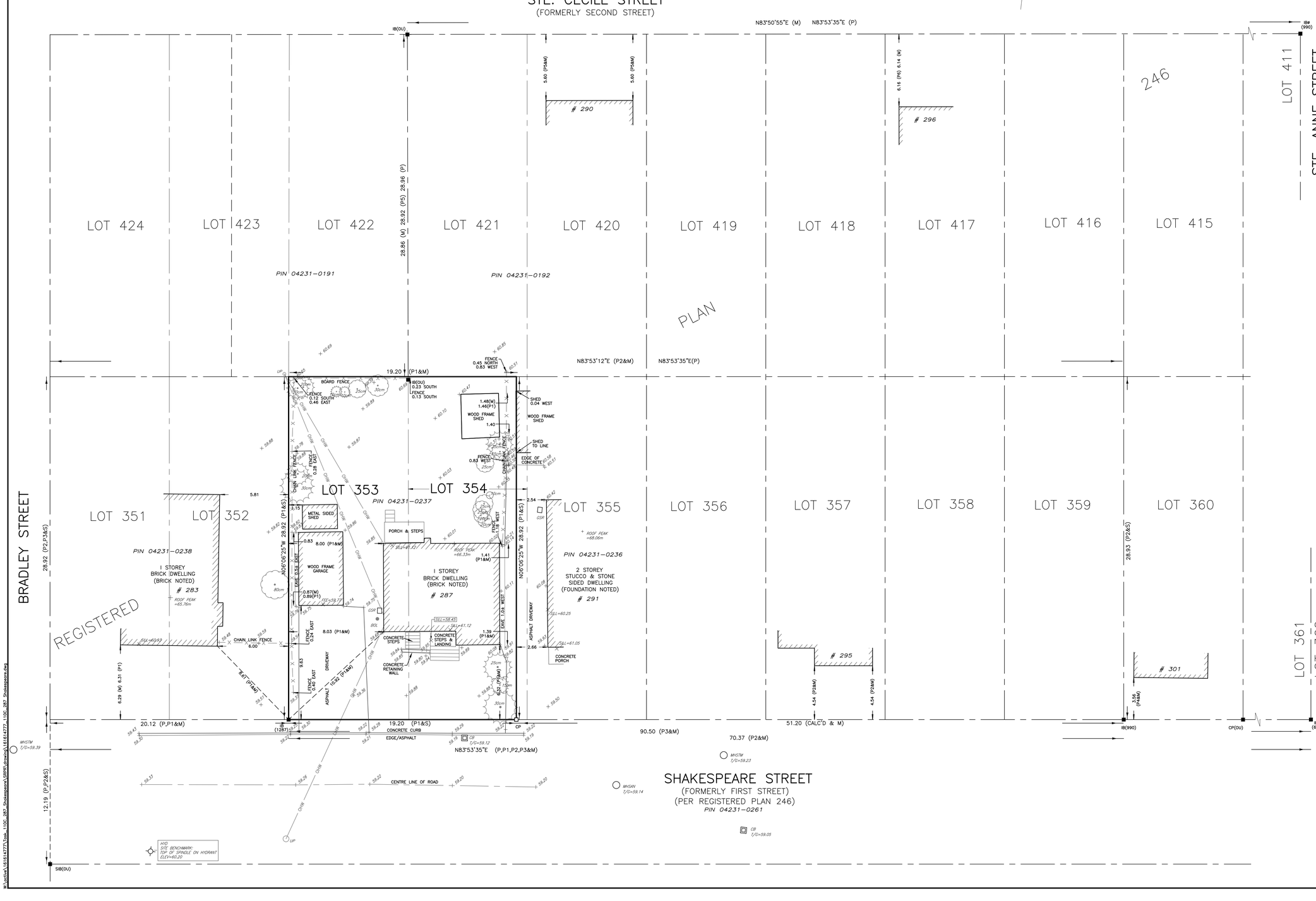
Committee of Adjustment
Received | Reçu le
2025-03-18
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY

LOT 353 AND PART OF LOT 354 REGISTERED PLAN 246

CITY OF OTTAWA

Scale 1:150
2 0 2 4 6 8 10 METRES



METRIC CONVERSION

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5006060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

FOR COMPARISON PURPOSES, A ROTATION OF 0°20'25" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS SHOWN ON P, P1, P2 & P3.

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA ELEVATION=95.230.

NOTE

THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREON.
THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.
ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED.
ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC.
RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.

PART 2

This Report was prepared for 10163074 CANADA INC. and the undersigned accepts no responsibility for the use by other parties.
1. REGISTERED RIGHTS-OF-WAY/EASEMENTS
No rights-of-way or easements were found to be registered against the subject property.
2. PROPERTY IMPROVEMENTS
See Part 1 (Plan of Survey) for details.
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
4. ADDITIONAL REMARKS
Note the location of fences along the northerly, westerly and easterly limits of the subject land.

LEGEND

■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IB⌀	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
M	"	MEASURED
S	"	SET
OU	"	ORIGIN UNKNOWN
P	"	REGISTERED PLAN 246
P1	"	SURVEYOR'S REAL PROPERTY REPORT BY FARLEY , SMITH &MURRAY SURVEYING LTD., DATED JANUARY 13, 1995
P2	"	SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN , VOLLEBEKK ., O.L.S. DATED JULY 8, 2002
P3	"	PLAN OF SURVEY BY PAYETTE, HIMMA, DELORME LTD., O.L.S. DATED MARCH 7, 2002
P4	"	BUILDING LOCATION SURVEY BY J.G. PAYETTE LTD., O.L.S. DATED APRIL 23,1987
P5	"	SURVEYOR'S REAL PROPERTY REPORT BY M.E. RENAUD, O.L.S. DATED MAY 30, 2000
P6	"	SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN & VOLLEBEKK LTD., O.L.S .DATED MARCH 27, 1995
(990)	"	J.G. PAYETTE O.L.S.
(1287)	"	P.G. SMITH O.L.S.
CALC'D	"	CALCULATED FROM P
BOL	"	BOLLARD
CB	"	CATCH BASIN
FFE	"	FINISHED FLOOR ELEVATION
GSR	"	GAS SERVICE REGULATOR
HYD	"	FIRE HYDRANT
MHH	"	MAINTENANCE HOLE HYDRO
MHSA	"	MAINTENANCE HOLE SANITARY
MHST	"	MAINTENANCE HOLE STORM
UP	"	UTILITY POLE
	"	TREE CONIFEROUS (D.B.H. SHOWN)
	"	TREE DECIDUOUS (D.B.H. SHOWN)
OHW		OVERHEAD UTILITY WIRES

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 12th DAY OF FEBRUARY, 2024.

February 12 , 2024
DATE

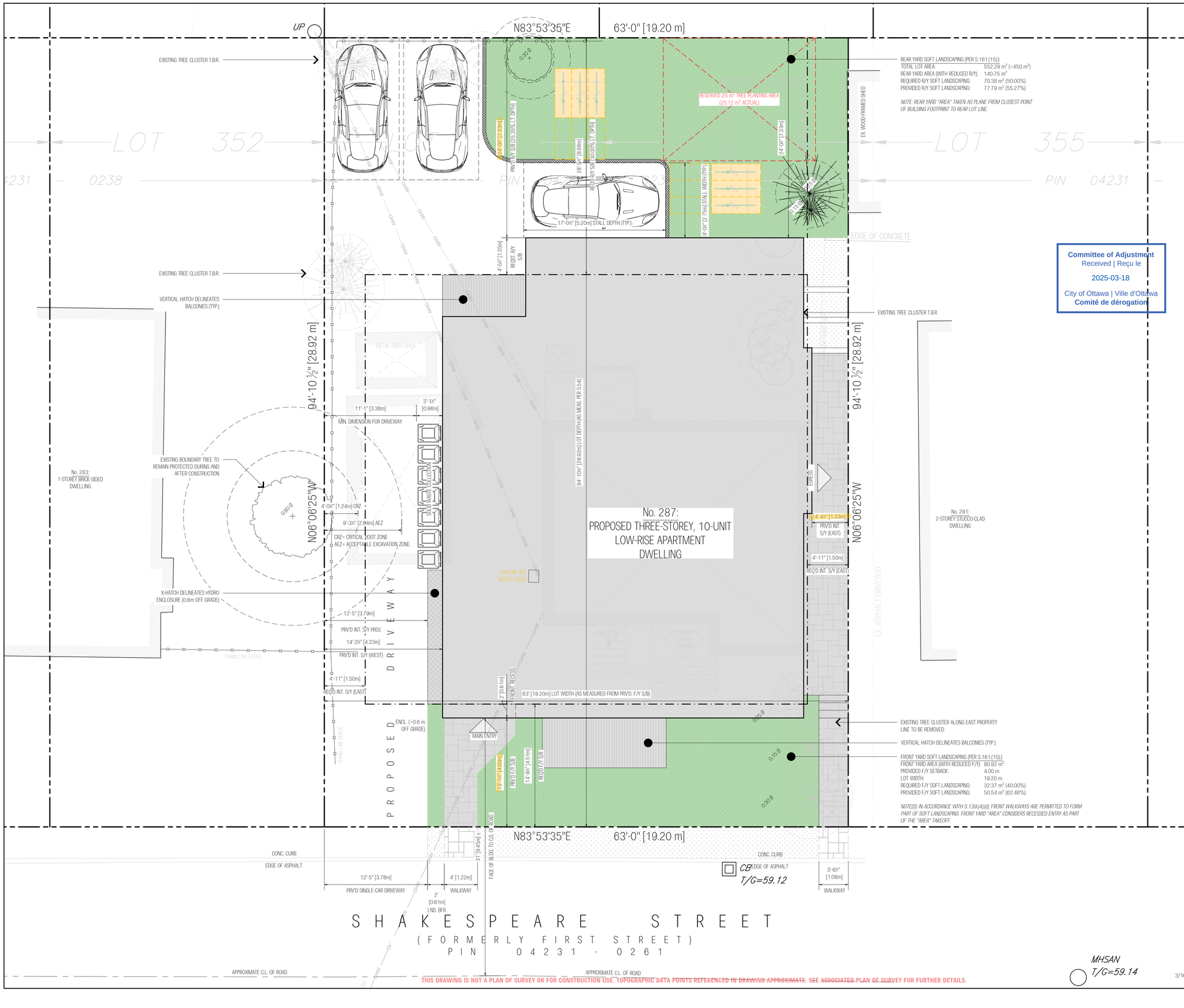
M. A. ABDUL ALI
ONTARIO LAND SURVEYOR

SRO MAP COORD.= 370469, 5033655

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420
stantec.com

DRAWN: ME	CHECKED: MA	PM: FL	FIELD: CA	PROJECT No.: 161614777-110C

W:\active\161614777\Tasks_110C_287_Shakespeare\5899\drawing\161614777_110C_287_Shakespeare.dwg



Committee of Adjustment
Received | Reçu le
2025-03-18
City of Ottawa | Ville d'Ottawa
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SITE STATISTICS:

ZONING CHARACTERISTICS:

APPLICABLE ZONING: RESIDENTIAL, FOURTH-DENSITY, SUBZONE 'R4UA' [^, R4UA]

LEGAL DESCRIPTION & PHYSICAL CHARACTERISTICS:

NO. 287, CONSISTING OF LOT 353 & PART LOT 354 REGISTERED PLAN 246, PIN 04231-0237

LOT WIDTH*	19.20 m (AS MEAS. FROM F/Y S/B, 90° FROM LOT DEPTH LINE)
LOT DEPTH:	28.92 m (AS MEAS. FROM C.L. OF FRONT & REAR LOT LINES)
LOT AREA:	552.29 m²

SUBZONE PROVISIONS (T.162A BY-LAW 2020-288, UNLESS OTHERWISE NOTED):

	REQUIRED	PROVIDED
DWELLING TYPE:	VARIES	APARTMENT, LOW-RISE (8-UNIT)
MIN. LOT WIDTH:	12.00 m	19.20 m
MIN. LOT AREA:	360.00 m²	555.29 m²
MAX BUILDING HGT:	(+11.00 / 70.77 m) PMT.	[T.B.D.]

NOTE(S):
PLEASE SEE GRADING CALCULATION ON A×100 FOR DETERMINING EXISTING GRADE.

MIN. FRONT YARD:	4.50 m	**4.00 m**
MIN. REAR YARD:	8.68 m (30% LT. DPTH)	**7.33 m (25.35% LT. DPTH)**
MIN. INT. SIDE YARD:	1.50 m / 1.50* (E/W)	**1.33 m / 4.33 m (E/W)**

SOFT LANDSCAPING, DRIVEWAY & WALKWAY PROVISIONS (S.139, S.139.(4),(C), BY-LAW 2020-289, S.161, S.161.(8) & S.161.(15)(B), BY-LAW 2015-228):

	REQUIRED	PROVIDED
MIN. F/Y SFT. LNDSC:	32.37 m² (40% OF F/Y AREA)	45.54 m² (57.51% OF F/Y AREA)
MIN. R/Y SFT. LNDSC:	70.38 m² (50% OF R/Y AREA)	77.79 m² (55.27% OF R/Y AREA)
TOT. LNDSC. AREA:	165.69 m² (30% LT. AREA)	[T.B.D.]
MAX. WALK. WIDTH:	1.80 m	*VARIES (NO GREATER THAN 1.78 m)*
MIN. DRVWY WIDTH:	3.00 m (SINGLE < 4 CARS)	3.00 m

PARKING PROVISIONS (S.101, T.101, T. 102, S.106 & S.107, UNLESS OTHERWISE NOTED):

	REQUIRED	PROVIDED
RESIDENT SPACES:	N/A (< 12 UNITS)	2 SPACES
GUEST SPACES:	N/A (< 12 UNITS)	1 SPACE
BIKE PARKING RATES:	5 (0.5 / UNIT x 10 UNITS)	6 SPACES

PERMITTED PROJECTIONS (S.65 BY-LAW 2020-289, UNLESS NOTED):

(2) EAVES AND GUTTERS (T.65.(2), COL II):
- ..MAX PROJECTION: 1.00 m
- ..MIN DIST FROM P/L: 0.60 m

(5) STEPS & RAMPS (T.65.(5)(b)(i)):
- ..MAX PROJECTION: INT S/Y & R/Y: *NO LIMIT*; F/Y: 0.60 m FROM P/L

(6) OPEN DECK (T.65.(6). ARTICLES (a) & (b)):
- ..<0.60 m GRADE: *NO LIMIT (INT S/Y & REAR YARD ONLY)*
- ..>0.60 m GRADE: 1.20 m*

(7) BAY WINDOW (T.65.(8).)
- ..1.00 m, BUT NOT LESS THAN 1.20 m TO ANY PROPERTY LINE

(8) HEAT PUMPS
- ..ABUTT. RES. YARD: 1.00 m, BUT NO CLOSER THAN 0.30 m TO P/L

R4 ZONE IN "AREA A" OF SCHED. 342, LOT > 30.5 m, THEREFORE "ELSE" CONDITION UNDER SUB-CLAUSE (iv) OBSERVED.

GRAPHIC LEGEND:

- EXISTING (TO BE REMOVED)
- PROPOSED WALKWAY PAVERS
- PROPOSED SOD (CALCULATED)
- SETBACK / EASEMENT LINE
- PROPERTY LINE
- HIDDEN STRUCTURE (AS NOTED)
- DEMOLITION LINE (EXISTING)
- PROPOSED CONSTRUCTION
- PROPOSED CONCRETE PAD
- PROPOSED SOD (UNCALCULATED)
- FENCE LINE
- OHW — OVERHEAD WIRES
- EXISTING (TO BE REMOVED)
- EXISTING SURVEY POINT
- PROPOSED BIKE PARKING (1.5 m FRONT APPROACH)

AVERAGE GRADE CALCULATION, 287 SHAKESPEARE STREET:	
No.	VALUE (AS CALCULATED- PLEASE SEE A×100)
PT. A	59.54
PT. B	59.73
PT. C	60.20
PT. D	59.62
FACTORED AVERAGE GRADE:	**59.77**

NOTE: UNLESS OTHERWISE SPECIFIED, LINEAR INTERPOLATION IS USED BETWEEN TWO OR MORE NEARBY POINTS TO A BUILDING'S CORNER (AS INDICATED WITH "EX." ANNOTATIONS). THE ABSOLUTE DIAGONAL DISTANCE REPRESENTS THE X-AXIS, THEIR ASSOCIATED GEODETIC HEIGHT (IN METRES) REPRESENT THE Y-VALUE.

VARIA: DRAFTING & DESIGN

CLIENT:

GENERAL NOTES:

DO NOT SCALE THESE DRAWINGS.

DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED BY IN WRITING FROM CORY DUBEAU.

CONTRACTOR(S) TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL ERRORS, OMISSIONS AND DISCREPANCIES ARE TO BE FORWARDED IN WRITING WITHIN TWO (2) BUSINESS DAYS, UPON DISCOVERY. THE ABOVE MAY PROCEED CONTINGENT UPON MUTUAL AGREEMENT BETWEEN APPOINTED DESIGNER AND CONTRACTOR.

CONTRACTOR(S) RESPONSIBLE FOR THE CORRECT APPLICATION OF SPECIFIED MATERIALS AND SYSTEMS (ONLY TO BE SUPERCEDED BY THESE DRAWINGS, IF APPLICABLE).

THE APPOINTED DESIGNER DOES NOT ASSUME ANY RESPONSIBILITY AND / OR LIABILITY IF THE ABOVE CONDITIONS ARE NOT MET.

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR INTERNAL REVIEW	MAY/28/2024
2	REVISED REAR YARD SETBACK	JUN/11/2024
3	UPDATED BUILDING & SITE CONFIG.	OCT/09/2024
4	ISSUED TO CofA	MAR/07/2025

NORTH ARROW:

PROJECT TITLE:

10-UNIT LOW-RISE APARTMENT DWELLING 287 SHAKESPEARE STREET, VANIER, ON, K1L 5M3

DRAWING NAME:

SITE PLAN & STATISTICS (DRAFT)

DRAWN BY: CORY DUBEAU

CHECKED BY: P. HUME

SCALE: 3/16" = 1'-0"

PROJECT NO.: 0038

SHEET NUMBER: A100

PROJECT DIR: VI_38_Mansour_287 Shakespeare Street [In Progress]\CAD\287 Shakespeare Steet.vana-Application.dwg

PLOTTED: Friday, March 7, 2025 2:21:53 PM

ARCH EXPAND D (36.00 X 24.00 INCHES)

VARIA: DRAFTING & DESIGN

CLIENT:

GENERAL NOTES:

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REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR INTERNAL REVIEW	JAN/07/2025
2	ISSUED TO CofA	MAR/07/2025

NORTH ARROW:

PROJECT TITLE:

10-UNIT LOW-RISE APARTMENT DWELLING: 287 SHAKESPEARE STREET, VANIER, ON, K1L 5M3

DRAWING NAME:

FRONT (SOUTH) ELEVATION

DRAWN BY: CORY DUBEAU

REVIEWED BY: -

SCALE: 3/8" = 1'-0"

PROJECT NO.: 0038

SHEET NO.: A401

PROJECT DIR: V:\38_Mansour_287 Shakespeare Street [In Progress]\RVT\287-

PLOTTED: 3/7/2025 1:39:55 PM

ARCH EXPAND D (36.00 x 24.00 INCHES)

VARIA: DRAFTING & DESIGN

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REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR INTERNAL REVIEW	JAN/07/2025
2	ISSUED TO CofA	MAR/07/2025

NORTH ARROW:

PROJECT TITLE:

10-UNIT LOW-RISE APARTMENT DWELLING: 287 SHAKESPEARE STREET, VANIER, ON, K1L 5M3

DRAWING NAME:

REAR (NORTH) ELEVATION

DRAWN BY: CORY DUBEAU

REVIEWED BY: -

SCALE: 3/8" = 1'-0"

SHEET NO.: A402

PROJECT NO.: 0038

VARIA: DRAFTING & DESIGN

CLIENT:

GENERAL NOTES:

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REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR INTERNAL REVIEW	JAN/07/2025
2	ISSUED TO CofA	MAR/07/2025

NORTH ARROW:

PROJECT TITLE:

10-UNIT LOW-RISE APARTMENT DWELLING: 287 SHAKESPEARE STREET, VANIER, ON, K1L 5M3

DRAWING NAME:

RIGHT (EAST) ELEVATION

DRAWN BY: CORY DUBEAU

REVIEWED BY: -

SCALE: 3/8" = 1'-0"

PROJECT NO.: 0038

SHEET NO.: A403

PROJECT DIR: V:\38_Mansour_287 Shakespeare Street [In Progress]\RVT\287-Shakespeare_Elevation-Study_V2.rvt

PLOTTED: 3/7/2025 1:40:07 PM

ARCH EXPAND D (36.00 x 24.00 INCHES)

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REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR INTERNAL REVIEW	JAN/07/2025

NORTH ARROW:

PROJECT TITLE:

10-UNIT LOW-RISE APARTMENT DWELLING:
287 SHAKESPEARE STREET,
VANIER, ON, K1L 5M3

DRAWING NAME:

LEFT (WEST) ELEVATION

DRAWN BY: CORY DUBEAU

REVIEWED BY: -

SCALE: 3/8" = 1'-0"

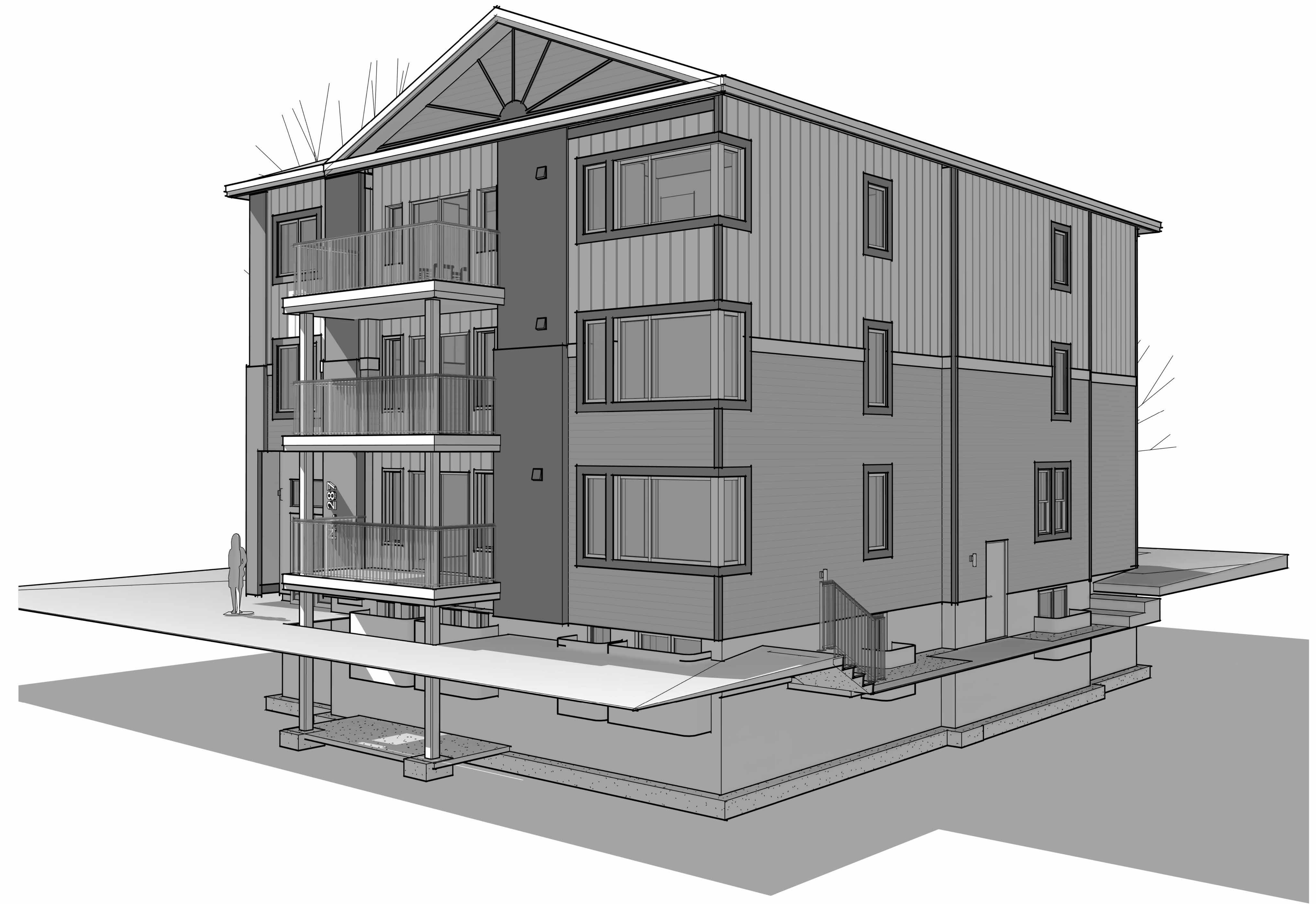
PROJECT NO.: 0038

SHEET NO.: A404

PLOTTED: 3/7/2025 1:40:13 PM

ARCH EXPAND D (36.00 x 24.00 INCHES)

4 CAM - NORTHWEST FRONT VIEW @ DRIVEWAY



3 CAM - NORTHEAST FRONT VIEW @ WALKWAY

1 CAM - NORTHEAST - ENTRY DETAIL

5 CAM - NORTHEAST REAR VIEW @ PARKING

VARIA: DRAFTING & DESIGN

CLIENT:

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REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR INTERNAL REVIEW	JAN/07/2025
2	ISSUED TO CofA	MAR/07/2025

NORTH ARROW:

PROJECT TITLE:

10-UNIT LOW-RISE APARTMENT DWELLING: 287 SHAKESPEARE STREET, VANIER, ON, K1L 5M3

DRAWING NAME:

VARIOUS PERSPECTIVE VIEWS

DRAWN BY: CORY DUBEAU

REVIEWED BY: -

SCALE:

SHEET NO.:

PROJECT NO.: 0038

Ax001

PROJECT DIR: V:\38_Mansour_287 Shakespeare Street [In Progress]\RVT\287-Shakespeare_Elevation-Study_V2.rvt

PLOTTED: 3/7/2025 1:40:20 PM

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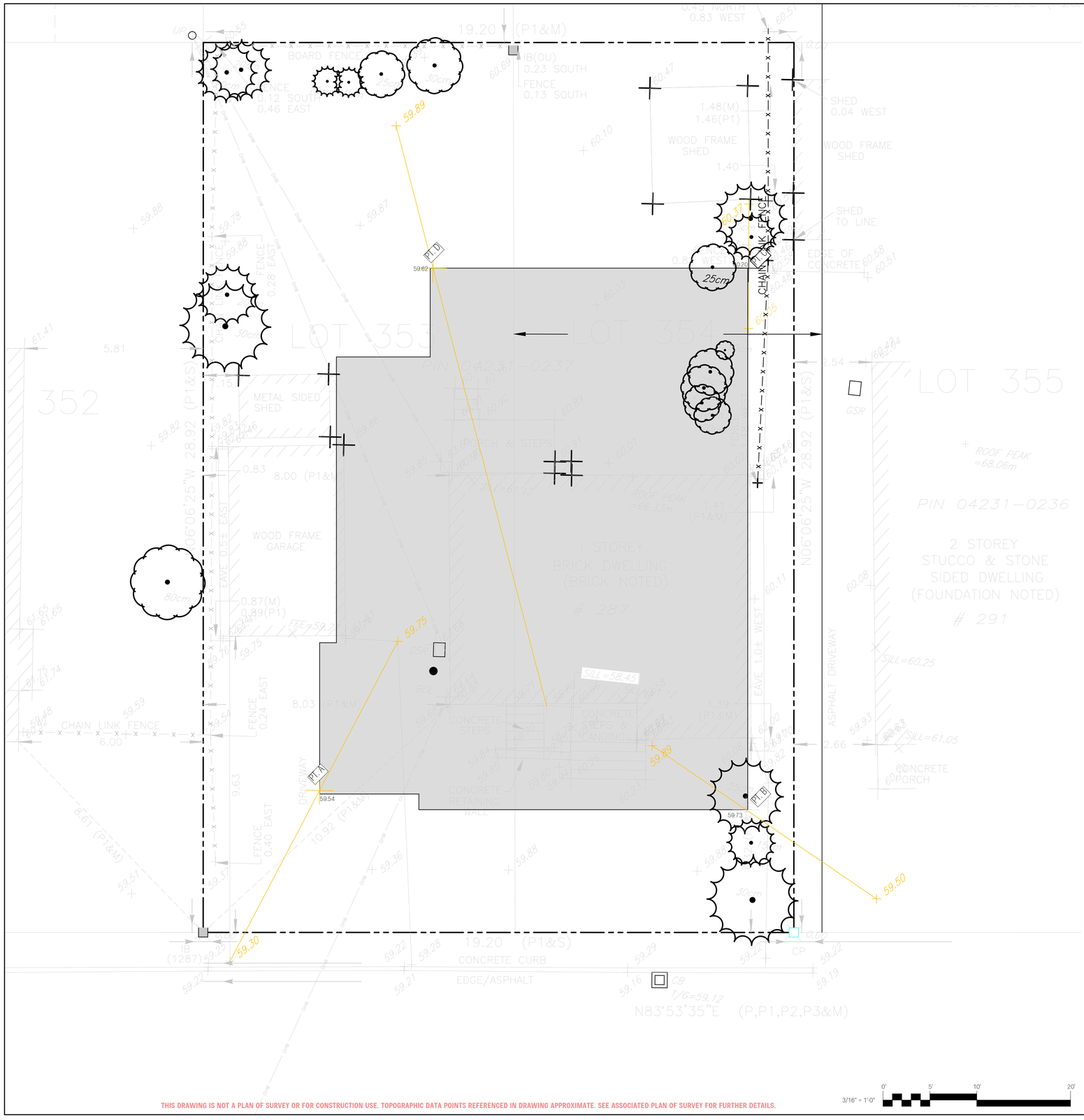

THIS DRAWING IS NOT A PLAN OF SURVEY OR FOR CONSTRUCTION USE. TOPOGRAPHIC DATA POINTS REFERENCED IN DRAWING APPROXIMATE. SEE ASSOCIATED PLAN OF SURVEY FOR FURTHER DETAILS.

$$y = y_1 + \frac{(x - x_1) * (y_2 - y_1)}{x_2 - x_1}$$

- *Where "x" is equal to the absolute distance between two surveyed points on a 2D cartesian (x,y) plane (in metres)*
  - *Note: if 3D survey is provided, all "z" coordinates mapped to "0" metres to ensure (x,y) distance is correct*
- *Where "y" is equal to the absolute surveyed height (in metres above sea level)*

//Point A:

Distance (metres)	Elevation (metres above sea)	Comment
x = 5.47	y = (to solve for)	//Values to solve for
$x_1 = 0$	$y_1 = 59.75$	
$x_2 = 11.74$	$y_2 = 59.30$	

$$y = 59.75 + \frac{(5.47 - 0) * (59.30 - 59.75)}{11.74 - 0}$$

$$y = 59.75 + \frac{5.47 * (-0.45)}{11.74}$$

$$y = 59.75 + \frac{-2.46}{11.74}$$

$$y = 59.75 + (-0.21)$$

$$y = 59.54 \ \therefore$$

//Point B:

Distance (metres)	Elevation (metres above sea)	Comment
x = 3.68	y = (to solve for)	//Values to solve for
$x_1 = 0$	$y_1 = 59.89$	
$x_2 = 8.82$	$y_2 = 59.50$	

$$y = 59.89 + \frac{(3.68 - 0) * (59.50 - 59.89)}{8.82 - 0}$$

$$y = 59.89 + \frac{3.68 * (-0.39)}{8.82}$$

$$y = 59.89 + \frac{-1.44}{8.82}$$

$$y = 59.89 + (-0.16)$$

$$y = 59.73 \ \therefore$$

//Point C:

Distance (metres)	Elevation (metres above sea)	Comment
x = 2.09	y = (to solve for)	//Values to solve for
$x_1 = 0$	$y_1 = 60.37$	
$x_2 = 4.04$	$y_2 = 60.05$	

$$y = 60.37 + \frac{(2.09 - 0) * (60.05 - 60.37)}{4.04 - 0}$$

$$y = 60.37 + \frac{2.09 * (-0.32)}{4.04}$$

$$y = 60.37 + \frac{-0.67}{4.04}$$

$$y = 60.37 + (-0.17)$$

$$y = 60.20 \ \therefore$$

//Point D:

Distance (metres)	Elevation (metres above sea)	Comment
x = 4.78	y = (to solve for)	//Values to solve for
$x_1 = 0$	$y_1 = 59.89$	
$x_2 = 19.48$	$y_2 = 58.80$	

$$y = 59.89 + \frac{(4.78 - 0) * (58.80 - 59.89)}{19.48 - 0}$$

$$y = 59.89 + \frac{4.78 * (-1.09)}{19.48}$$

$$y = 59.89 + \frac{-5.21}{19.48}$$

$$y = 59.89 + (-0.27)$$

$$y = 59.62 \ \therefore$$

//Average of 4 Points (A,B,C & D Above):

$Y_{average} = \frac{59.54+59.73+60.20+59.62}{4}$

$Y_{average} = \frac{239.09}{4}$

$y = 59.77 \ \therefore$

VARIA: DRAFTING & DESIGN

CLIENT:

GENERAL NOTES:

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REVISIONS:

NO.	DESCRIPTION	DATE
1	CREATED FOR NEW BLDG. CONFIG.	OCT/09/2024

NORTH ARROW:

PROJECT TITLE:

10-UNIT LOW-RISE APARTMENT DWELLING 287 SHAKESPEARE STREET, VANIER, ON, K1L 5M3

DRAWING NAME:

GRADING CALCULATION: (COMPREHENSIVE APPROACH)

DRAWN BY: CORY DUBEAU

CHECKED BY: P. HUME

SCALE: 3/16" = 1'-0"

PROJECT NO.: 0038

SHEET NUMBER:

Ax100

PROJECT DIR: V:\38. Mansour - 287 Shakespeare Street [In Progress]\CAD\287 Shakespeare Steet Severance-Application.dwg

PLOTTED: Friday, March 7, 2025 2:21:56 PM

ARCH EXPAND D (36.00 X 24.00 INCHES)

Replacement Tree Specifications

Note: Proposed tree locations are suggestions only and should be finalized only once construction is complete and should adhere to City of Ottawa Tree Planting Guidelines.

Trees 1-3 should be large trees at maturity. Site conditions are expected to full light exposure and moderate moisture availability. Species suggestions include:

White oak - *Quercus alba**
Red oak - *Quercus rubra**
Freeman maple - *Acer x freemanii*
Tulip tree - *Liriodendron tulipifera*
Ginkgo - *Ginkgo biloba*
Liberty elm - *Ulmus americana* 'Libertas'*
Northern catalpa - *Catalpa speciosa*
Black walnut - *Juglans nigra**
Kentucky coffee tree - *Gymnocladus dioicus*
Basswood - *Tilia americana**
Hackberry - *Celtis occidentalis**
Horsechestnut - *Aesculus hippocastanum*

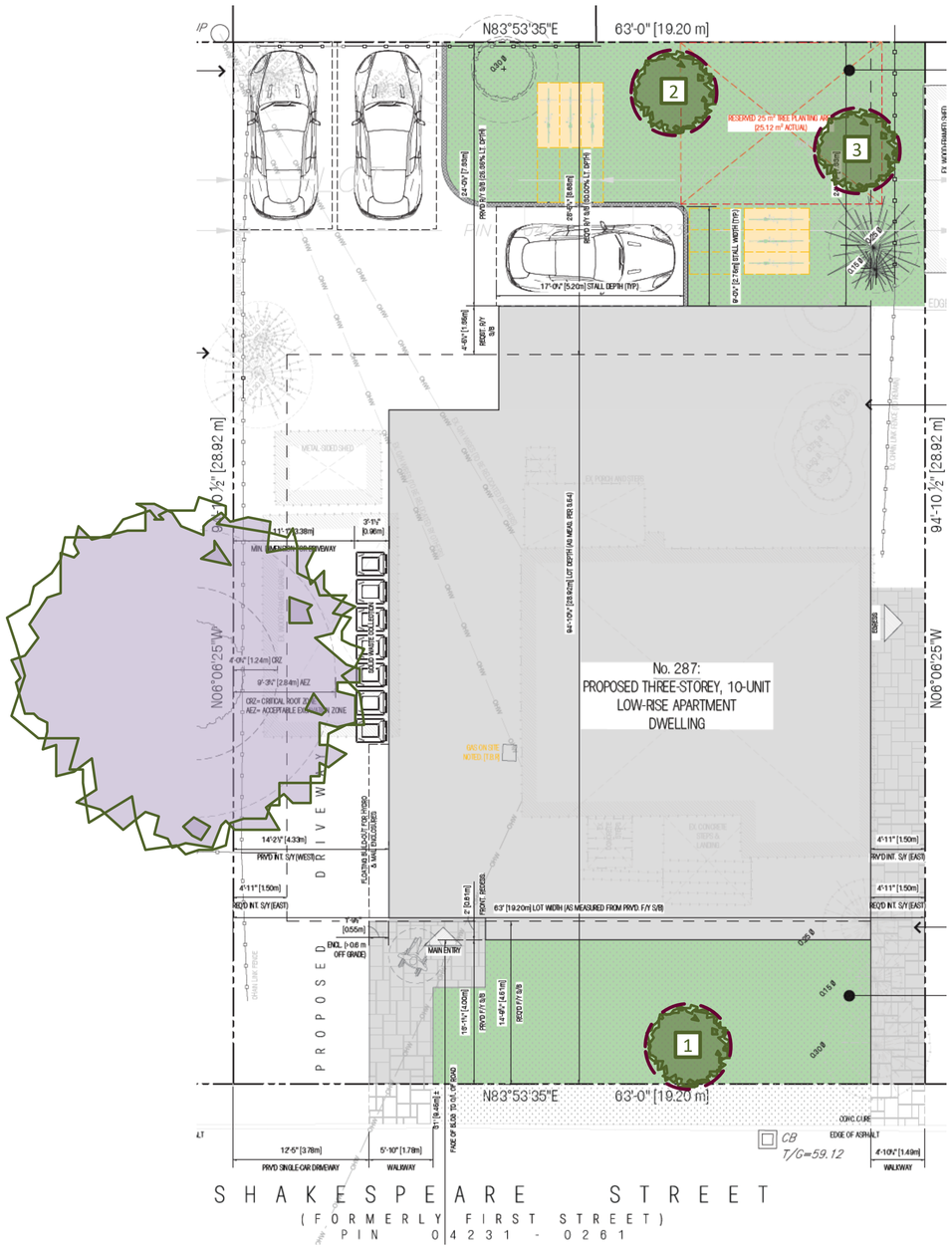
Tree 2 and 3 could also be coniferous species. Suggestions include:

Colorado spruce - *Picea pungens*
White spruce - *Picea glauca**
Norway spruce - *Picea abies*
*Native to Ottawa region: Planting species native to a region can help maintain and enhance biodiversity.

Note: Norway maple (*Acer platanoides*) is *not* recommended as it is highly invasive and not a suitable tree for urban planting.

The species recommended herein are the most suitable species based on the existing plans. For best success, tree species should be matched to site conditions.

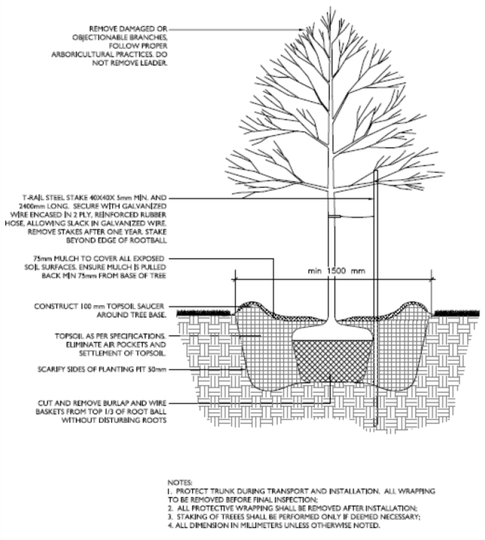
All deciduous trees must be a minimum of 50 mm in diameter measured no less than 15 cm above ground level. Coniferous trees must be no less than 200 cm in height.



Tree Planting Plan – 287 Shakespeare Street

Prepared by Dendron Forestry Services
Version 1.0, December 2, 2024
For more information, please contact:
info@dendronforestry.ca

Note: the tree layer has been added to the original site plan supplied by the client in pdf format. This layer refers to the trees only, and the original site plan has not been altered in the process. Refer to the original plan for details as quality is lost when importing the plan into the mapping software used to create the tree layer.



KEY SPACING GUIDELINES

For Deciduous Trees:

- Minimum 50mm caliper stock
- 1.5m from sidewalks, driveways, walkways, fences, sound walls, and old stumps.
- 2.5m from curbs, hydro transformers, or behind fire hydrants
- 4-7m from any part of an existing tree, depending on canopy width
- 10m from bus shelters and community mailboxes

For Coniferous Trees:

- Follow same setbacks as deciduous, but due to the widest branching being at the base of the tree, conifers need greater setbacks for ground-level obstacles.
- Minimum 200cm height stock
- 4.5m setbacks from sidewalks, walkways, driveways, and curbs.
- Do not plant on corners where sight lines will be compromised.

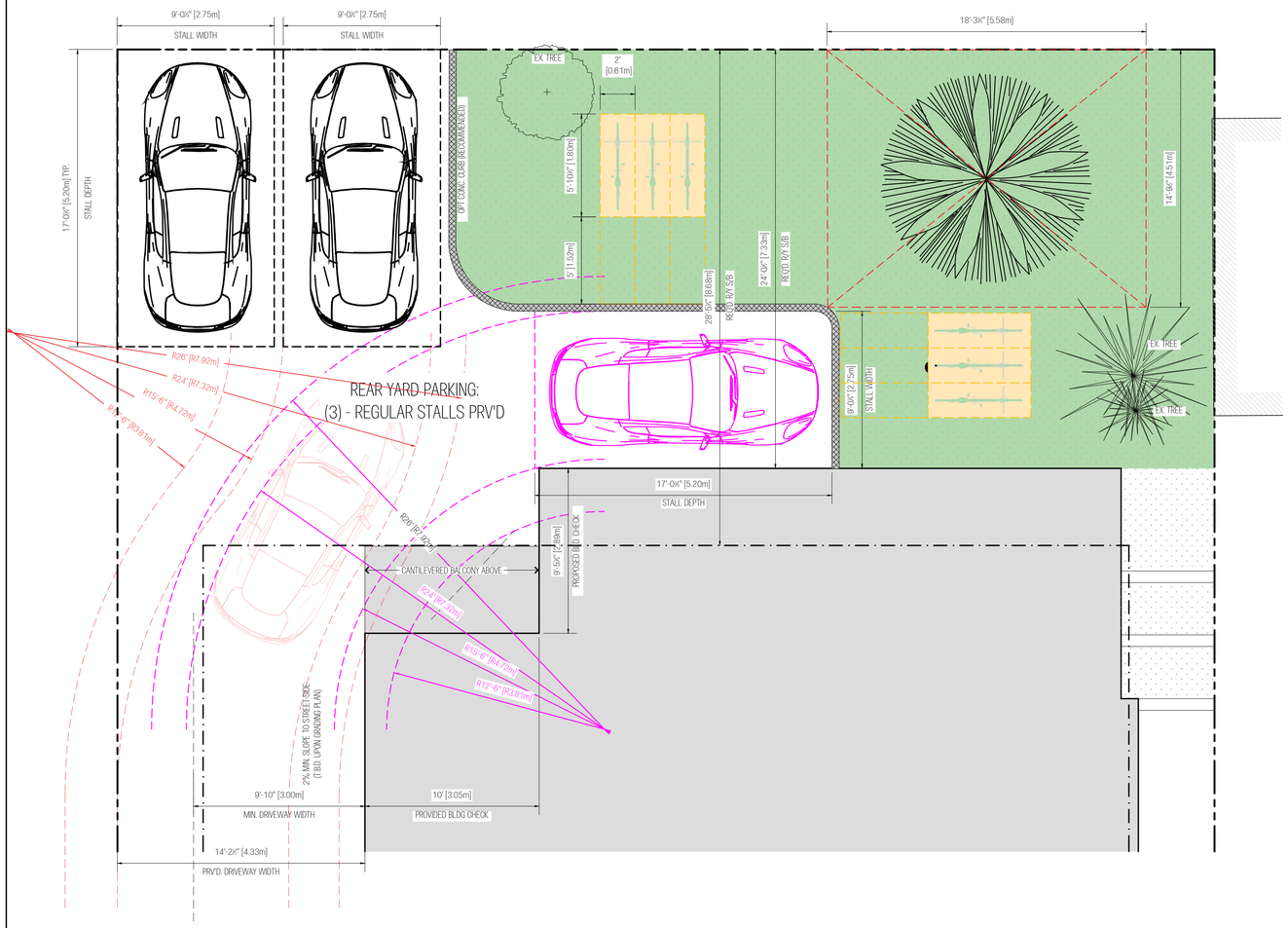
TREES MUST BE WATERED REGULARLY FOLLOWING PLANTING TO ENSURE PROPER ESTABLISHMENT.

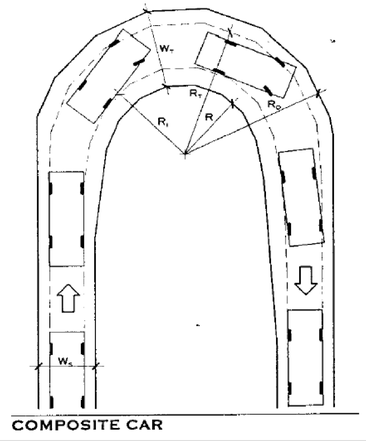
On average, a young tree needs 6 gallons (24 liters) of water twice per week. (Do not water using a sprinkler as water on the foliage can lead to fungal infection) Placing a ring of mulch around the planting hole will help reduce water loss. Ensure no mulch is touching the base of the tree.

Legend

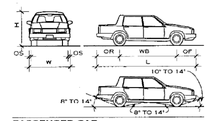
New Private Tree

Existing Tree to be retained

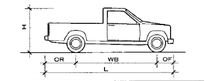




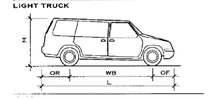
COMPOSITE CAR



PASSENGER CAR



LIGHT TRUCK



MINIMUM TURNING RADIUS FOR DESIGN VEHICLES (FT-IN.)

VEHICLE TYPE	MIN. TURNING RADIUS (R_T)	OUTSIDE FRONT RADIUS (R_O)	INSIDE REAR RADIUS (R_I)	STRAIGHT LANE WIDTH (W_s)	CURVED LANE WIDTH (W_c)	INSIDE CURB RADIUS (R)	TANGENT LENGTH (T)
Composite private vehicle	24-0	26-0	15-6	10-0	13-6	12-6	24-7

DESIGN VEHICLE DIMENSIONS

VEHICLE	LENGTH (L)	WIDTH (W)	HEIGHT (H)	WHEELBASE (WB)	OVERHANG FRONT (OF)	OVERHANG REAR (OR)	GROSS WEIGHT
	(FT-IN.)						(LB)
Small car[1]	15-0	5-7	4-8	8-6	2-0	4-6	2850
Composite passenger vehicle[2]	16-9	6-4	6-10	9-5	3-0	4-4	6000
Light truck	17-9	6-6	6-0	11-0	2-9	4-0	8600
Van	16-9	6-3	6-10	10-0	2-9	4-0	4600
Sport/utility vehicle	16-0	6-4	6-2	9-4	3-0	3-8	6000
Wheelchair lift van (personal use)	17-8	6-8	8-0	11-6	2-6	3-8	6000
Boat trailer	20-0	8-0	6-0	See detail	3-0	8-0	4000
RV–conventional trailer	27-0	7-0	9-0	See detail	3-0	12-0	5000
RV–fifth wheel (pickup-based)	34-0	8-6	12-0	8-0	22-0	12-2	3500
RV–folding trailer	16-0	7-6	5-0	–	8-6	7-6	1500
Slide-in pickup camper	18-11	10-0	7-3	–	–	–	2900
Stretch limousine	24-6	6-0	5-0	15-6	4-0	5-0	9000
Shuttle van (11 passengers)	20-0	6-6	6-10	11-6	3-0	5-6	11,000

[1] Small car classes 5 through 7 per Parking Consultants Council (PCC).

[2] A composite passenger vehicle is a design vehicle that encompasses passenger cars, light trucks, vans, and sport/utility vehicles. It is the vehicle for which a parking facility should be designed.

*Generally in conformance with standards of the American Association of State Highway and Transportation Officials (AASHTO).

Mary S. Smith, P.E.; Walker Parking Consultants/Engineers, Inc.; Indianapolis, Indiana

1/4" = 1'-0"

12" 0' 1' 5' 10' 15'

VARIA: DRAFTING & DESIGN

CLIENT:

GENERAL NOTES:

DO NOT SCALE THESE DRAWINGS.

DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED BY IN WRITING FROM CORY DUBEAU.

CONTRACTOR(S) TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL ERRORS, OMISSIONS AND DISCREPANCIES ARE TO BE FORWARDED IN WRITING WITHIN TWO (2) BUSINESS DAYS, UPON DISCOVERY. THE ABOVE MAY PROCEED CONTINGENT UPON MUTUAL AGREEMENT BETWEEN APPOINTED DESIGNER AND CONTRACTOR.

CONTRACTOR(S) RESPONSIBLE FOR THE CORRECT APPLICATION OF SPECIFIED MATERIALS AND SYSTEMS (ONLY TO BE SUPERCEDED BY THESE DRAWINGS, IF APPLICABLE).

THE APPOINTED DESIGNER DOES NOT ASSUME ANY RESPONSIBILITY AND / OR LIABILITY IF THE ABOVE CONDITIONS ARE NOT MET.

REVISIONS:

NO.	DESCRIPTION	DATE
1.	FORMALIZED PER SITE PLAN	MAR/07/2025

NORTH ARROW:

PROJECT TITLE:

10-UNIT LOW-RISE APARTMENT DWELLING 287 SHAKESPEARE STREET, VANIER, ON, K1L 5M3

DRAWING NAME:

PROPOSED PARKING DESIGN: TURN CIRCLE STUDY

DRAWN BY: CORY DUBEAU

CHECKED BY: P. HUME

SCALE: 1/4" = 1'-0"

PROJECT NO.: 0038

SHEET NUMBER:

Ax101