

1	0	2023/03/14	ISSUED FOR ZONING AMENDMENT
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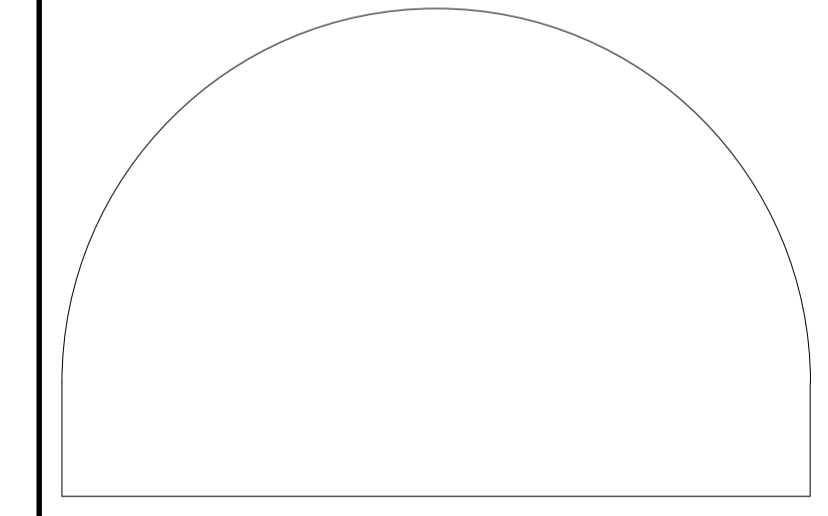
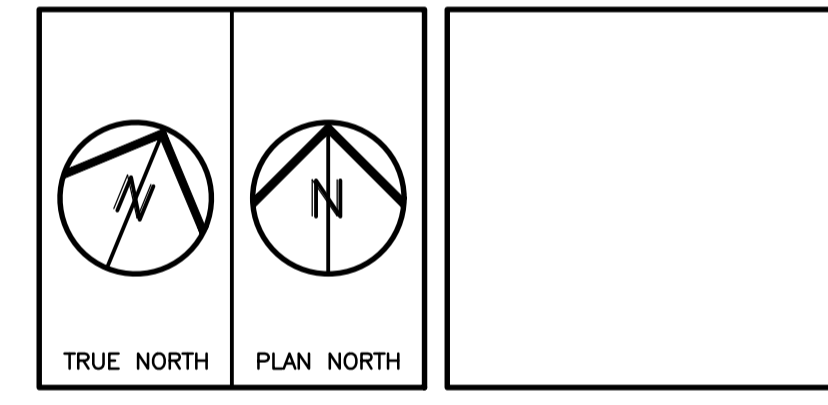
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CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS



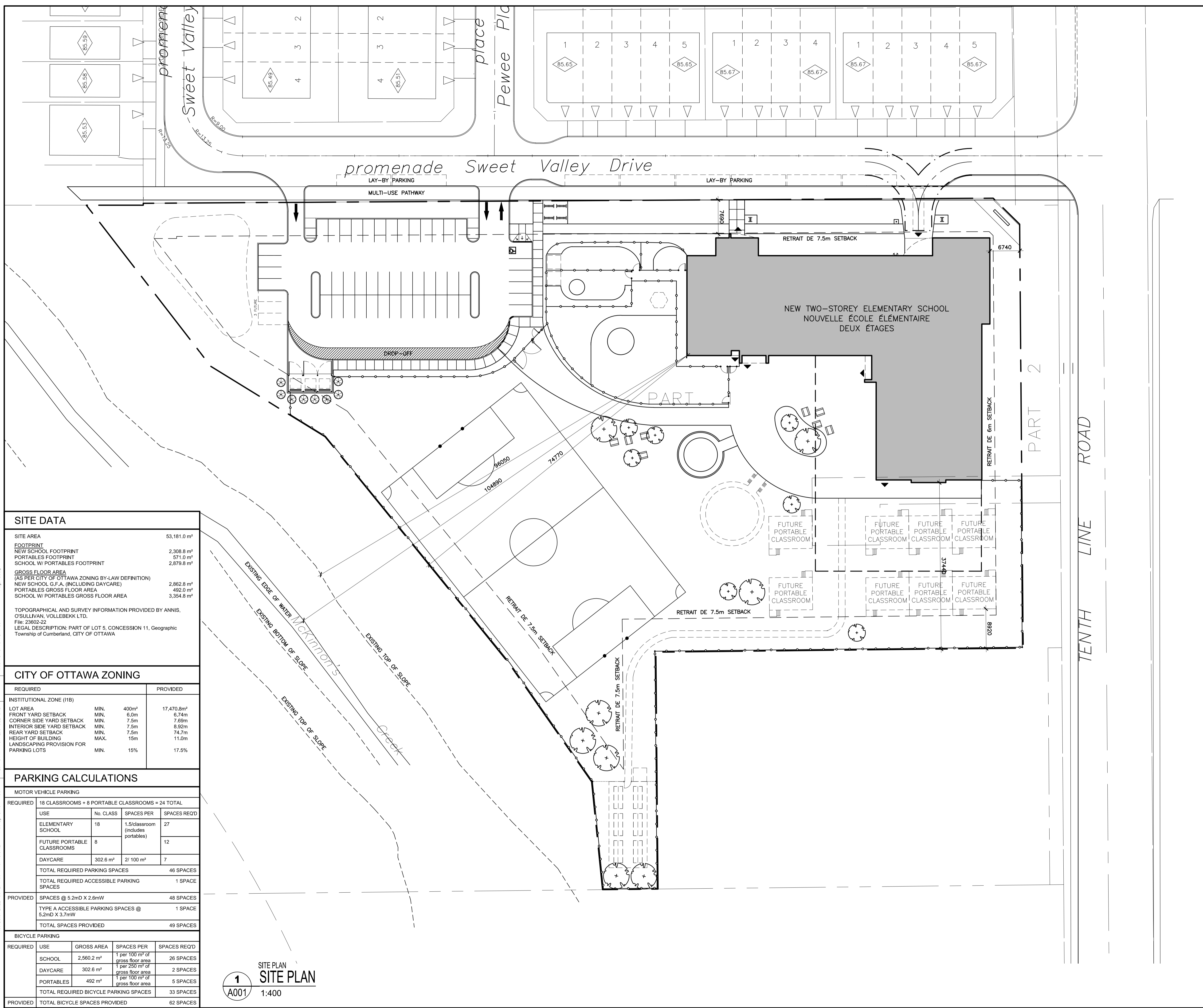
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 Fax: (613) 236-1944 Telephone: (613) 236-7135 E-mail: info@cuhaci.com

PROJECT TITLE/TITRE DU PROJET  
**ÉCOLE ÉLÉMENTAIRE CATHOLIQUE AVALON III**  
 TENTH LINE ROAD  
 OTTAWA, ON

CONSEIL DES ÉCOLES CATHOLIQUES  
 DU CENTRE-EST  
 4000, RUE LABELLE, OTTAWA, ON K1J 1A1

DRAWING TITLE/TITRE DU DESSIN  
**SITE PLAN**

SCALE ÉCHELLE	1:400	PROJ. No	2215	ISSUE No	1	REV. No	0	
DRAWN BY DESSINÉ PAR	S.P.	DRAWING/DESSIN					<b>A001</b>	
CHECKED BY VÉRIFIÉ PAR	S.R./Z.O.J.							
DATE	SEPTEMBER 2022						FICHER ACAD FILE: 2215-A001.dwg	



**SITE DATA**

SITE AREA	53,181.0 m <sup>2</sup>
FOOTPRINT	
NEW SCHOOL FOOTPRINT	2,308.8 m <sup>2</sup>
PORTABLES FOOTPRINT	571.0 m <sup>2</sup>
SCHOOL W/ PORTABLES FOOTPRINT	2,879.8 m <sup>2</sup>
GROSS FLOOR AREA (AS PER CITY OF OTTAWA ZONING BY-LAW DEFINITION)	
NEW SCHOOL G.F.A. (INCLUDING DAYCARE)	2,862.8 m <sup>2</sup>
PORTABLES GROSS FLOOR AREA	492.0 m <sup>2</sup>
SCHOOL W/ PORTABLES GROSS FLOOR AREA	3,354.8 m <sup>2</sup>
TOPOGRAPHICAL AND SURVEY INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. File: 23602-22	
LEGAL DESCRIPTION: PART OF LOT 5, CONCESSION 11, Geographic Township of Cumberland, CITY OF OTTAWA	

**CITY OF OTTAWA ZONING**

REQUIRED		PROVIDED	
<b>INSTITUTIONAL ZONE (I18)</b>			
LOT AREA	MIN. 400m <sup>2</sup>	17,470.8m <sup>2</sup>	
FRONT YARD SETBACK	MIN. 6.0m	6.74m	
CORNER SIDE YARD SETBACK	MIN. 7.5m	7.69m	
INTERIOR SIDE YARD SETBACK	MIN. 7.5m	8.92m	
REAR YARD SETBACK	MIN. 7.5m	74.7m	
HEIGHT OF BUILDING	MAX. 15m	11.0m	
LANDSCAPING PROVISION FOR PARKING LOTS	MIN. 15%	17.5%	

**PARKING CALCULATIONS**

MOTOR VEHICLE PARKING			
REQUIRED	USE	No. CLASS	SPACES PER CLASS
18 CLASSROOMS + 8 PORTABLE CLASSROOMS = 24 TOTAL			
	ELEMENTARY SCHOOL	18	1.5/classroom (includes portables)
	FUTURE PORTABLE CLASSROOMS	8	
	DAYCARE	302.6 m <sup>2</sup>	2/ 100 m <sup>2</sup>
	TOTAL REQUIRED PARKING SPACES	46 SPACES	
	TOTAL REQUIRED ACCESSIBLE PARKING SPACES	1 SPACE	
PROVIDED	SPACES @ 5.2mD X 2.6mW	48 SPACES	
	TYPE A ACCESSIBLE PARKING SPACES @ 5.2mD X 3.7mW	1 SPACE	
	TOTAL SPACES PROVIDED	49 SPACES	

**BICYCLE PARKING**

REQUIRED	USE	GROSS AREA	SPACES PER	SPACES REQ'D
	SCHOOL	2,560.2 m <sup>2</sup>	1 per 100 m <sup>2</sup> of gross floor area	26 SPACES
	DAYCARE	302.6 m <sup>2</sup>	1 per 250 m <sup>2</sup> of gross floor area	2 SPACES
	PORTABLES	492 m <sup>2</sup>	1 per 100 m <sup>2</sup> of gross floor area	5 SPACES
	TOTAL REQUIRED BICYCLE PARKING SPACES	33 SPACES		
PROVIDED	TOTAL BICYCLE SPACES PROVIDED	62 SPACES		

**1 SITE PLAN**  
 A001 1:400

Plot Date: 2022-08-27 Plot Time: 15:07:27  
 Plot By: SIMON BOUCH  
 FICHER STAMP FOR E-USE ONLY  
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