

2	0	2023/09/15	ISSUED FOR ZONING
1	0	2023/06/21	ISSUED FOR SITE PLAN CONTROL

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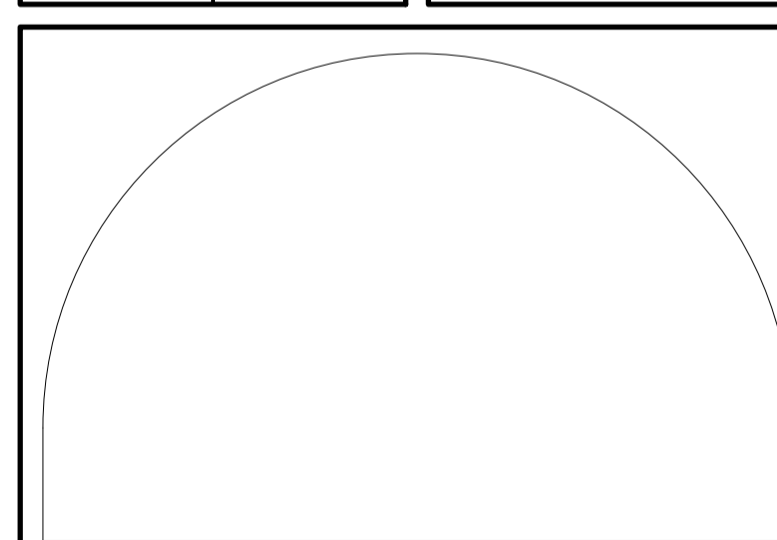
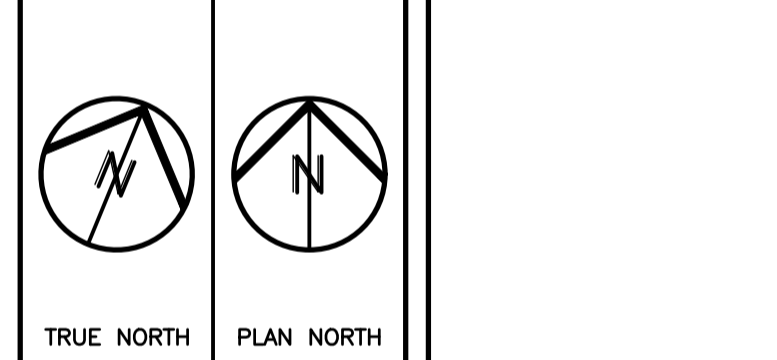
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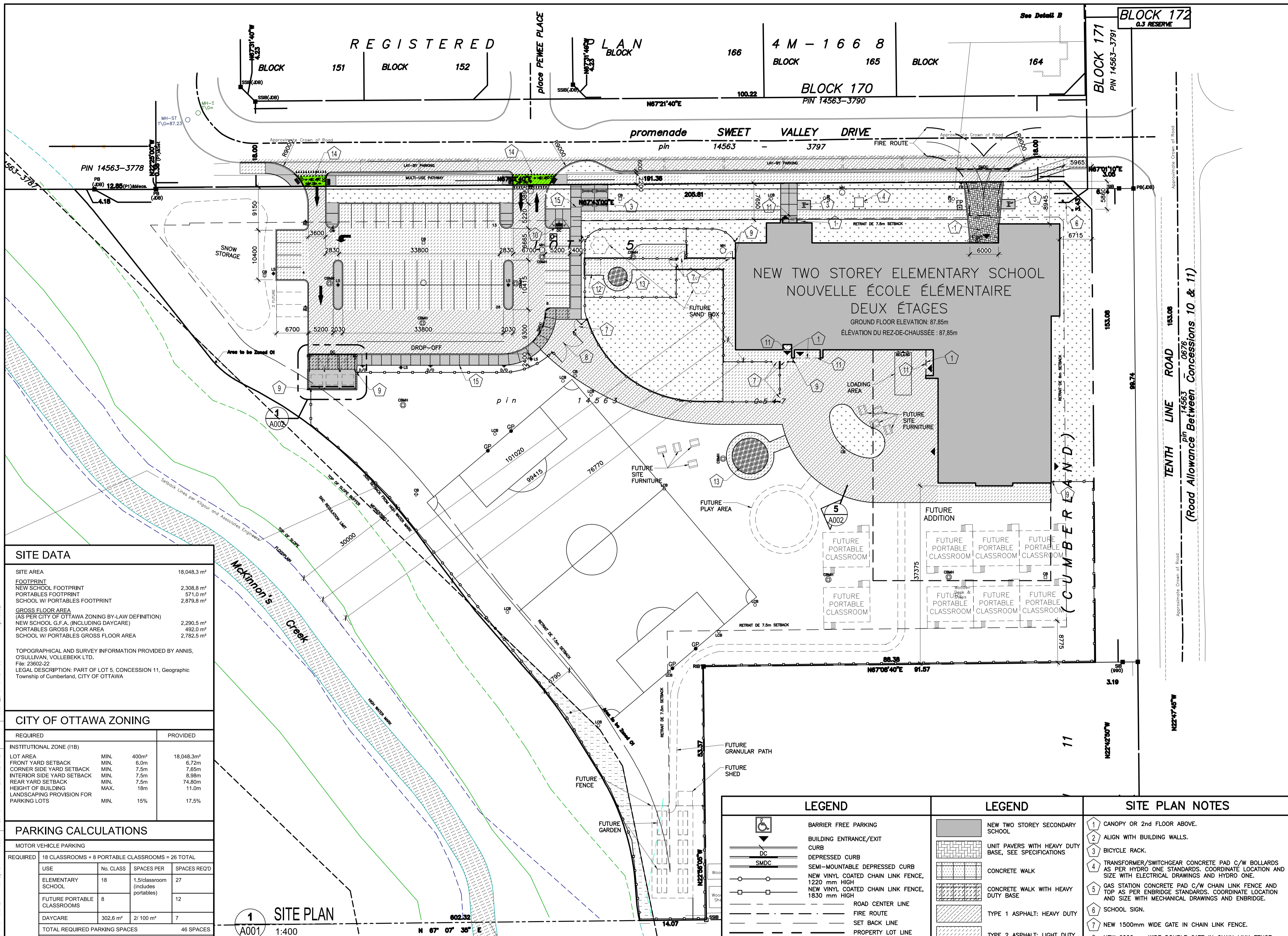
PROJECT TITLE/TITRE DU PROJET
ÉCOLE ÉLÉMENTAIRE CATHOLIQUE AVALON III
 TENTH LINE ROAD OTTAWA, ON

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

DRAWING TITLE/TITRE DU DESSIN

SITE PLAN

SCALE	PROJ. No	ISSUE No	REV. No
ECHELLE	1:400	2215	1 0
DRAWN BY	DRAWING/DESSIN		
DESIGNÉ PAR	S.P.		
CHECKED BY	S.R./Z.O.J.		
VERIFIÉ PAR	A001		
DATE	SEPTEMBER 2022		
	FICHER ACAD FILE: 2215-A001.dwg		



SITE DATA	
SITE AREA	18,048.3 m ²
FOOTPRINT	2,308.8 m ²
NEW SCHOOL FOOTPRINT	571.0 m ²
SCHOOL W/ PORTABLES FOOTPRINT	2,879.8 m ²
GROSS FLOOR AREA (AS PER CITY OF OTTAWA ZONING BY-LAW DEFINITION)	
NEW SCHOOL G.F.A. (INCLUDING DAYCARE)	2,290.5 m ²
PORTABLES GROSS FLOOR AREA	492.0 m ²
SCHOOL W/ PORTABLES GROSS FLOOR AREA	2,782.5 m ²
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	
INSTITUTIONAL ZONE (I18)			
LOT AREA	MIN. 400m ²	18,048.3m ²	
FRONT YARD SETBACK	MIN. 6.0m	6.72m	
CORNER SIDE YARD SETBACK	MIN. 7.5m	7.65m	
INTERIOR SIDE YARD SETBACK	MIN. 7.5m	8.98m	
REAR YARD SETBACK	MIN. 7.5m	74.80m	
HEIGHT OF BUILDING	MAX. 18m	11.0m	
LANDSCAPING PROVISION FOR PARKING LOTS	MIN. 15%	17.5%	

PARKING CALCULATIONS				
MOTOR VEHICLE PARKING				
REQUIRED 18 CLASSROOMS + 8 PORTABLE CLASSROOMS = 26 TOTAL				
USE	No. CLASS	SPACES PER CLASS	SPACES REQ'D	
ELEMENTARY SCHOOL	18	1.5/classroom (includes portables)	27	
FUTURE PORTABLE CLASSROOMS	8		12	
DAYCARE	302.6 m ²	2/ 100 m ²	7	
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 100 m ² OF GROSS FLOOR AREA	SPACES REQ'D	
SCHOOL	2,560.2 m ²	1 per 100 m ² of gross floor area	26 SPACES	
DAYCARE	302.6 m ²	1 per 250 m ² of gross floor area	2 SPACES	
PORTABLES	492 m ²	1 per 100 m ² of gross floor area	5 SPACES	
TOTAL REQUIRED BICYCLE PARKING SPACES			33 SPACES	
PROVIDED TOTAL BICYCLE SPACES PROVIDED 40 SPACES				

1 SITE PLAN
 A001 1:400
 N 67° 07' 35" E

MCKINNON'S CREEK SETBACK LEGEND	
*DATA PROVIDED BY KILGOUR & ASSOCIATES, FIGURE 6, EIS REPORT	
--- LIMIT OF AREA TO BE ZONE O1	
--- MCKINNON'S SETBACK-BASED ON THE GREATEST OF:	
--- TOP OF BANK CHANNEL (NHW)	
--- 30m SETBACK FROM TOB CHANNEL (NHW)	
--- TOP OF SLOPE	
--- TOP OF SLOPE BUFFER (15m)	
--- MEANDERBELT (60.9m WIDTH; MORRISON-HERSHFIELD, 2017)	
--- FLOODPLAIN (SNC, 2023)	

LEGEND	
FP	FLAG POLE BASE
FR	FIRE ROUTE SIGN
H/C	DISABLED PARKING PERMIT (Rb-93)
D/O	DROP-OFF SIGN
NE	NO ENTRY SIGN
OW	ONE WAY SIGN
LA	LOADING AREA SIGN

LEGEND	
BD	BOLLARD
GP	GOAL POST
LS	NEW LIGHT STANDARD, SEE ELECTRICAL DRAWINGS
EPH	EXISTING FIRE HYDRANT, SEE SURVEY
FDC	FIRE DEPARTMENT CONNECTION, REFER TO MECHANICAL DRAWINGS
MH	NEW MANHOLE, REFER TO CIVIL DRAWINGS
CBMH	NEW CATCH BASIN MANHOLE, REFER TO CIVIL DRAWINGS
LCB	NEW LANDSCAPE CATCH BASIN, REFER TO CIVIL DRAWINGS
CB	NEW CATCH BASIN
SIB	IRON BAR, REFER TO SURVEY

LEGEND	
[Pattern]	NEW TWO STOREY SECONDARY SCHOOL
[Pattern]	UNIT PAVERS WITH HEAVY DUTY BASE, SEE SPECIFICATIONS
[Pattern]	CONCRETE WALK
[Pattern]	CONCRETE WALK WITH HEAVY DUTY BASE
[Pattern]	TYPE 1 ASPHALT: HEAVY DUTY
[Pattern]	TYPE 2 ASPHALT: LIGHT DUTY
[Pattern]	NEW SEED AND TOPSOIL (REFER TO LANDSCAPE DRAWING)
[Pattern]	NEW SOD AND TOPSOIL (REFER TO LANDSCAPE DRAWING)
[Pattern]	MULCH (REFER TO LANDSCAPE DRAWING)
[Pattern]	ENGINEERED WOOD FIBER
[Pattern]	EXISTING WATERCOURSE
[Pattern]	FUTURE O1 ZONING (MEANDERBELT)

SITE PLAN NOTES	
1	CANOPY OR 2nd FLOOR ABOVE.
2	ALIGN WITH BUILDING WALLS.
3	BICYCLE RACK.
4	TRANSFORMER/SWITCHGEAR CONCRETE PAD C/W BOLLARDS AS PER HYDRO ONE STANDARDS. COORDINATE LOCATION AND SIZE WITH ELECTRICAL DRAWINGS AND HYDRO ONE.
5	GAS STATION CONCRETE PAD C/W CHAIN LINK FENCE AND TOP AS PER ENBRIDGE STANDARDS. COORDINATE LOCATION AND SIZE WITH MECHANICAL DRAWINGS AND ENBRIDGE.
6	SCHOOL SIGN.
7	NEW 1500mm WIDE GATE IN CHAIN LINK FENCE.
8	NEW 6000mm WIDE DOUBLE GATE IN CHAIN LINK FENCE, C/W FOOTBOLT REST.
9	CHAIN LINK FENCE CANTILEVERED END SECTION.
10	CURB RAMP WITH FLARED SIDES AND DETECTABLE HAZARD INDICATOR, CONSTRUCTED TO CITY OF OTTAWA STANDARDS.
11	EXTENT OF 100mm PAVING INSULATION, 1.22m FROM FACE OF FOUNDATION WALL, FLOOR PLAN AND SECTIONS.
12	FUTURE STORAGE SHED N.I.C.
13	ENGINEERED WOOD FIBER PLAY AREA.
14	MULTI-USE PATHWAY CROSSING GREEN PAVEMENT MARKING AS PER CITY OF OTTAWA STANDARD.
15	TYPICAL CONCRETE PAVING SAW-CUT JOINT AT MAXIMUM 2400mm OR AS SHOWN ON DRAWINGS.