

THIS SITE PLAN HAS BEEN BASED ON THE SURVEYOR'S REAL PROPERTY REPORT PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., DATED AUGUST 26TH, 2019.

### LEGEND

- PROPERTY LINE
- NEIGHBOURING PROPERTY LINE
- LINE OF CHAIN-LINK FENCE
- EXISTING BUILDINGS/STRUCTURES
- EXTENTS OF EXISTING SCHOOL BUILDING
- EXTENTS OF PROPOSED SCHOOL EXPANSION
- STREETNAME AND CENTRELINE
- ASPHALT DRIVEWAY
- ASPHALT OR CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- APPROXIMATE LOCATION AND CROWN OF EXISTING TREES
- MAIN BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCES AND/OR EMERGENCY EXITS
- EXTENTS OF NEW LOWERED WALK AREA AT GROUND FLOOR ELEVATION
- BICYCLE RACK (5 PER RACK)
- NEW FIRE-DEPARTMENT CONNECTION

### ZONING INFORMATION

PER THE CITY OF OTTAWA ZONING BY-LAW 2008-250 CONSOLIDATION

**LEGAL DESCRIPTION:**  
 PLAN 54, LOT 1 RP-4R256610, PART 1

**ZONING:**  
 (I1A) MINOR INSTITUTIONAL

**ZONING PROVISIONS PER TABLE 170A:**

- LOT AREA (MIN.) = 400 m<sup>2</sup>
- ACTUAL LOT AREA = 3,592.8 m<sup>2</sup>
- LOT FRONTAGE (MIN.) = 15 m
- ACTUAL FRONTAGE = 86.15 m
- SETBACKS (MIN.):
  - FRONT = 3 m
  - REAR = 4.5 m
  - SIDES = 7.5 m

**PROPOSAL:**  
 334.8 m<sup>2</sup> (3,604 ft<sup>2</sup>) TOTAL EXPANSION TO THE EXISTING SCHOOL PRIMARILY COMPRISED OF A THREE(3) STOREY COMPONENT WITH A SMALL ONE(1) STOREY COMPONENT. THE EXPANSION WILL INCORPORATE NEW CLASSROOMS, WASHROOMS, AND AN INDOOR IN-GROUND SWIMMING POOL w/ ASSOCIATED FACILITIES ON THE GROUND FLOOR.

**PARKING:**

**EXISTING PARKING COUNT**  
 ON-SITE PARKING IS LOCATED DIRECTLY IN FRONT OF AND SLIGHTLY NORTH OF THE MAIN ENTRANCE. OFF-SITE PARKING IS LOCATED APPROXIMATELY 60m TO THE SOUTH (REFER TO SITE PLAN).

**EXISTING PARKING:** ON-SITE: 9 SPACES  
 OFF-SITE: 64 SPACES

**TOTAL EXISTING:** 73 SPACES

**PROPOSED PARKING MODIFICATION**  
 PROPOSED MODIFICATIONS TO THE PARKING COUNT ARE PRIMARILY AFFECTED BY THE PROPOSED RELOCATION OF THE EXISTING DUMPSTERS (PRESENTLY LOCATED AT THE SOUTH-EAST CORNER OF THE OFF-SITE PARKING LOT). BY RELOCATING THE DUMPSTERS INTO ENCLOSURES AS SHOWN ON PLAN, THREE (3) EXISTING PARKING SPACES WILL BE REMOVED AT THAT LOCATION, WHILE UP TO FIVE (5) SPACES WILL BE ADDED TO THE SOUTH-EAST CORNER OF THE OFF-SITE PARKING LOT.

**MODIFIED PARKING:** ON-SITE: 6 SPACES  
 OFF-SITE: 69 SPACES

**TOTAL MODIFIED:** 75 SPACES

**CITY OF OTTAWA MINIMUM PARKING SPACE RATES**  
 THE REQUIRED NUMBER OF PARKING SPACES BASED ON THE CITY OF OTTAWA'S MINIMUM PARKING SPACE RATES PER BY-LAW 2016-249 & 2018-206 - TABLE 101-MINIMUM PARKING SPACE RATES:  
 ROW N81 - SCHOOL, OTHER = 0.75 PARKING SPACES PER CLASSROOM (INCLUDES PORTABLES):

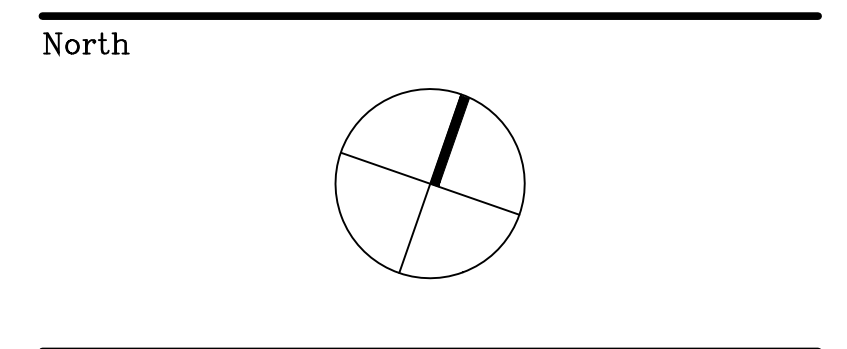
**EXISTING SCHOOL BUILDING:** 30 CLASSROOMS = 23 SPACES  
**PROPOSED ADDITION:** 8 CLASSROOMS = 6 SPACES  
**TOTAL PARKING REQUIRED:** 38 CLASSROOMS = 29 SPACES

**BICYCLE PARKING:**  
 ON-SITE BICYCLE PARKING WILL BE PROVIDED WHERE SHOWN AND NOTED ON THE SITE PLAN. THE REQUIRED NUMBER OF BICYCLE PARKING SPACES BASED ON THE CITY OF OTTAWA'S MINIMUM PARKING RATES PER SECTION 111 OF PART 4 OF THE ZONING BY-LAW 2008-250 CONSOLIDATION - TABLE 11A-BICYCLE PARKING SPACE RATES:

**LAND USE ITEM:**  
 (D) - SCHOOL = 1 SPACE PER 100m<sup>2</sup> OF GROSS FLOOR AREA  
 (E) - DAY CARE = 1 SPACE PER 250m<sup>2</sup> OF GROSS FLOOR AREA  
 (I) - OTHER (POOL) = 1 SPACE PER 1500m<sup>2</sup> OF GROSS FLOOR AREA

**AREA OF (D):** 3,407.2 m<sup>2</sup> = 34 SPACES  
**AREA OF (E):** 337.7 m<sup>2</sup> = 2 SPACES  
**AREA OF (I):** 307.6 m<sup>2</sup> = 1 SPACE  
**TOTAL PARKING REQUIRED:** 37 SPACES

**TOTAL BICYCLE PARKING TO BE PROVIDED:** 40 SPACES



Revisions

No.	By	Description	Date
08	JF	ISSUED FOR SITE PLAN CONTROL	16 APR 2020
07	JF	ISSUED FOR PRELIMINARY PRICING REVIEW	14 APR 2020
06	JF	ISSUED FOR PRELIMINARY PRICING REVIEW	06 MAR 2020
05	JF	ISSUED FOR SITE PLAN CONTROL	17 JAN 2020
04	JF	ISSUED FOR SITE PLAN CONTROL	26 SEPT 2019
03	JF	ISSUED FOR COORDINATION	12 SEPT 2019
02	JF	ISSUED FOR COORDINATION	12 JULY 2019
01	JF	ISSUED FOR PRELIMINARY REVIEW	19 SEPT 2018

**Project**  
**ST-LAURENT ACADEMY**  
**ADDITION**

641 SLADEN AVE., OTTAWA, ON

**Drawing**  
**SITE PLAN:**  
**PROPOSED BUILDING**  
**ADDITION**

Scale: AS NOTED  
 Stamp: [Professional Engineer Stamp]  
 Drawn: J.F.  
 Checked: C.D.

Project No. 19-157  
 Drawing No. SP-A01  
 Date: NOVEMBER 2019