

**SITE INFORMATION**

Address: 4835 Bank Street-Ottawa  
 Legal Description: Part of Lot 22, Con 5 (Rideau Front), Ottawa, ON  
 Owner: Hindu Temple of Ottawa-Carleton  
 Existing Zoning: R15 Rural Institutional  
 Amended Zoning: R15[865r] within the Area of Development & R15[866r] on the remainder of the property east of the watercourse centreline

Zoning Mechanisms Provisions - R15	Required	Provided
(a) Minimum lot area	10,000m <sup>2</sup>	40,480 m <sup>2</sup> (4.048 ha)
(b) Minimum lot width	75m	101.095m
(c) Minimum front yard setback	9m	27.975m (Existing Building)
(d) Minimum rear yard setback		
(i) abutting a residential use or zone	10m	Not Applicable
(ii) all other cases	10m	Not Applicable
(iii) from normal high water mark	20m	21m
(e) Minimum interior side yard setback	9m	Not Applicable
(f) Approved side yard setback	6m	6m
per application ACS2018-PIE-TS-0060 Approved on July 12, 2018		
(f) Minimum corner side yard setback	9m	Not Applicable
(g) Maximum principal building height	12m	12m
(h) Maximum lot coverage	30%	11.70%
(i) Minimum landscaped area	20%	65.50%

AREA OF DEVELOPMENT (Same as R15[865R] zone boundary): 23,598m<sup>2</sup> (2.359 ha)

Existing Temple Place of Assembly GFA: 630 m<sup>2</sup>  
 Proposed Hall GFA: 1,400 m<sup>2</sup>

Within Area of Development	Existing (Temple)	Proposed (Temple + Hall)
Lot Coverage	1,168 m <sup>2</sup> (4.95 %)	2,761 m <sup>2</sup> (11.70 %)
Landscaped Area	17,353 m <sup>2</sup> (73.53%)	15,457 m <sup>2</sup> (65.50 %)
Parking Lot (Paved Area)	5,077 m <sup>2</sup> (21.52%)	5,380 m <sup>2</sup> (22.80 %)

**LANDSCAPING BUFFER AT PARKING LOT:**

Perimeter or interior landscaped area	Required	Provided
	Minimum of 15% of the area of any parking lot. 15% of 5380 = 805m <sup>2</sup>	Total landscape area = 2839.28m <sup>2</sup> (52.57%) Interior landscape area = 2197.65m <sup>2</sup> Perimeter landscape area = 641.63m <sup>2</sup>
Minimum Required Width and Location of a Landscaped Buffer of a Parking Lot		
Abutting a street	3 metres	Not applicable
Not abutting a street	3 metres	6.5metre in location closest to property Line

**OUTDOOR REFUSE COLLECTION AND REFUSE LOADING AREAS:**

- are accessed via the parking lot and
- do not abut a public street;
  - are located at least 3.0 metres from any other lot line; and
  - are screened from view by an opaque screen with a minimum height of 2.0 metres.

**PARKING**

Parking type	Required	Provided
Spaces ( 8.4 spaces /100 m <sup>2</sup> of GFA )	164 spots	166 spots
Regular size spots	99 spots	104 spots
Reduced size - 40% of 164 spaces	65 spots	62 spots
Barrier-Free Type "A" 3400 wide	3 spots	3 spots
Barrier-Free Type "B" 2400 wide	4 spots	12 spots
Loading spaces	2 spots (1 Existing spot)	2 spots (1 Existing + 1 new spot)
Bicycle	0 spots	0 spots
<b>TOTAL SPACES</b>	<b>173 spots</b>	<b>183 spots</b>

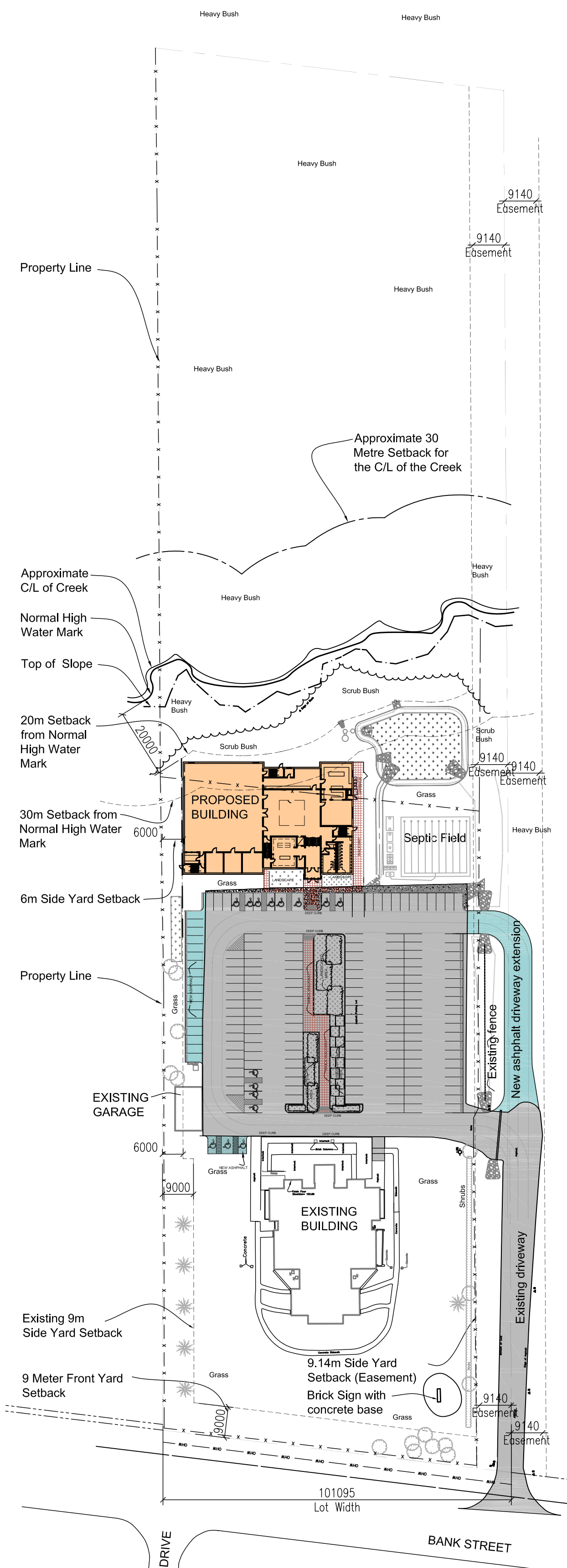
**PROPOSED STORMWATER MANAGEMENT:** (a) Rooftop stormwater retention  
 (b) Underground detention tanks beneath parking lot

**SNOW CLEARING:** Snow will be cleared by private contractor and taken away to be dumped off the site

- Dotted line delineates area of development (same as R15[865r] Zone Boundary)
- Hatched area shows extent of existing paving
- Hatched area shows extent of new building
- Hatched area shows extent of asphalt removal
- Hatched area shows extent of new asphalt
- Hatched area shows extent of new paving
- Hatched area shows Proposed landscaped area
- Proposed rip rap

**NOTE:** The property boundary information was derived from documents prepared by ANNIS, O'SULLIVAN, VOLLEBEKK LTD

2 SITE PLAN SCALE 1:300



1 KEY PLAN SCALE 1:1000



**GENERAL NOTES**

- CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, DRAWINGS, DETAILS, SPECIFICATIONS & REPORT ANY DISCREPANCIES TO OWNERS BEFORE PROCEEDING WITH WORK.
- ALL DRAWINGS & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE & THE PROPERTY OF THE ARCHITECTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK, & MAY NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

No.	Revision/Issue	Date
5	ISSUED FOR SITE PLAN	MAR 4
4	ISSUED FOR SITE PLAN	SEP 20
3	ISSUED FOR SITE PLAN	AUG 19
2	ISSUED FOR SITE PLAN	AUG 08
1	ISSUED FOR SITE PLAN	MAY 16

**PROJECT MANAGER**  
**HARISH GUPTA**  
 B. ARCH

**PLANNER**  
**jd planning**  
 + project management

1066 PLANTE DRIVE,  
 OTTAWA ON K1V 9E6  
 T: 613-737-5939  
 C: 613-866-2984

41 Rideau Ferry Road,  
 Lombardy ON K0G 1L0  
 t 613 812 1726  
 e jessica@jdplan.ca

**SURVEYOR**  
**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
 Suite 500  
 Nepean, ON K2E 7S6  
 Phone: (613) 727-0850  
 Fax: (613) 727-1079  
 Email: Nepean@aovd.com

**TRANSPORTATION ENGINEER**  
**D. J. Halperny & Associates Ltd.**  
 P. O. Box 774,  
 Moncton, ON K4M 1A7  
 Tel (613) 692-8662  
 Fax (613) 727-1079  
 Email: david@djhalperny.com

**STRUCTURAL CONSULTANT**  
**DESIGN & SYSTEMS**  
 STRUCTURAL & WELDING ENGINEERS  
 SUITE 251, 2378 HOLLY LANE,  
 OTTAWA, ON K1V 7P1  
 Email: khoral@designsystems.ca

**LANDSCAPE CONSULTANT**  
**James B. Lennox & Associates Inc.**  
 3332 Corling Ave.  
 Ottawa, ON K2H 5A8  
 Phone: (613) 722-5168  
 Email: j@jbl.ca

**CIVIL CONSULTANT**  
**LRJ**  
 ENGINEERING CONSULTANTS  
 5430 Carleton Road Ottawa, ON K1J 9J2  
 www.lrc.ca (613) 842-3434

**MECHANICAL & ELECTRICAL CONSULTANT**  
**CHIARELLI KORBEL ENGINEERING LTD.**  
 DICKKELT@GMAIL.COM,  
 613-986-4643  
 NICKKELT@GMAIL.COM,  
 613-277-0119  
 1857 DUNDAS RD.,  
 KANATA, ON K2K 1X7

**ARCHITECT**  
**VECTOR DESIGN ARCHITECTS**  
 14 STRATHBURY STREET,  
 OTTAWA, ONTARIO K2G 5N8  
 TELEPHONE: (613) 421-9806  
 EMAIL: vecarch@gmail.com

**PROJECT AND LOCATION**  
**HERITAGE CENTRE - HINDU TEMPLE - PHASE 2,**  
**4835 BANK ST., OTTAWA, ON**  
**P I N 0 4 3 2 6 - 0 0 1 1**

**TITLE OF DRAWING**  
**SITE PLAN**

**JOB NUMBER**  
**17033**

<b>DATE</b> 2019 05	<b>DWG NUMBER</b> SP-1
<b>SCALE</b> AS NOTED	
<b>DRAWN BY</b> SJK	