

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 ²	40,480 m ² (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): 23,598m² (2.359 ha)

Existing Temple Place of Assembly GFA: 630 m²
 Proposed Hall GFA: 1,400 m²

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

LANDSCAPING BUFFER AT PARKING LOT:

	Required	Provided
Perimeter or interior landscaped area	Minimum of 15% of the area of any parking lot. 15% of 5380 = 805m ²	Total landscape Area = 2839.28m ² (52.57%) Interior landscape area = 2197.65m ² Perimeter landscape area = 641.63m ²
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

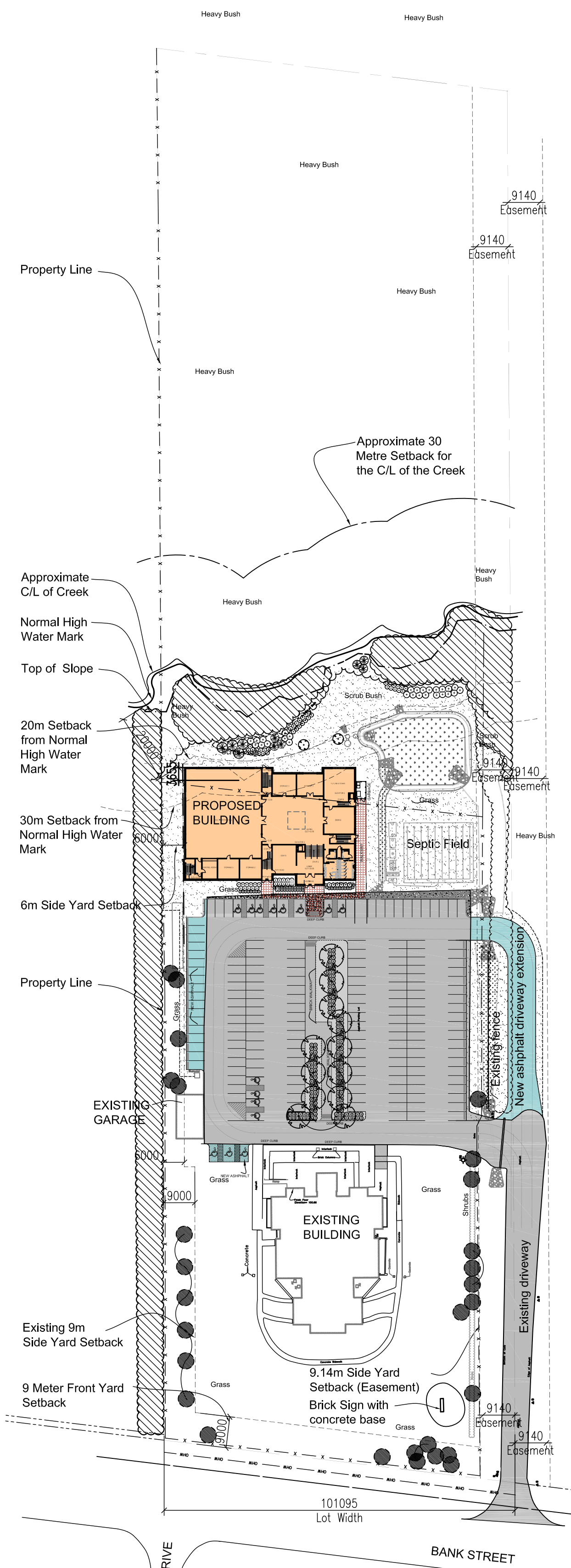
Parking type	Required	Provided
Spaces (8.4 spaces /100 m ² of GFA)	171 spots	181 spots
Regular size spots	- 93 spots	- 104 spots
Reduced size - 40% of 167 spaces	- 67 spots	- 62 spots
Barrier-Free Type "A" 3400 wide	- 3 spots	- 3 spots
Barrier-Free Type "B" 2400 wide	- 4 spots	- 12 spots
Loading spaces	2 spots (1 Existing spot)	2 spots (1 Existing + 1 new spot)
Bicycle	0 spots	0 spots
TOTAL SPACES	173 spots	183 spots

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
- PROPOSED RIP RAP (Refer to civil drawing)
- GROUP OF EXISTING TREES TO REMAIN (Refer to landscape drawing)
- EXISTING TREE TO REMAIN (Refer to landscape drawing)
- PROPOSED DECIDUOUS TREE (Refer to landscape drawing)
- PROPOSED CONIFEROUS TREE (Refer to landscape drawing)
- PROPOSED SHRUBS/ PERENNIALS/ ORNAMENTAL GRASSES (Refer to landscape drawing)
- PROPOSED NON-IRRIGATED SPORTS FIELD SEED MIXTURE (Refer to landscape drawing)
- PROPOSED ONTARIO SEED COMPANY LTD. CREEK BANK SEED MIXTURE (Refer to landscape drawing)
- PROPOSED RIVERSTONE MULCH (Refer to landscape drawing)

NOTE: The property boundary information was derived from documents prepared by ANNIS, O'SULLIVAN, VOLLEBEKK LTD
SITE PLAN
 SCALE 1:300



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
6	ISSUED FOR SITE PLAN	MAR 16

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TITLE OF DRAWING
SITE PLAN

JOB NUMBER
17033

DATE 2019 05	DWG NUMBER SP-1
SCALE AS NOTED	DRAWN BY SJK