



ZONING REQUIREMENTS			
Municipality	City of Ottawa		
Legal Description	Block 214 on Plan 4M-1672 (subject to Easement in Gross over Parts 74-75 on 4R-3341) City of Ottawa		
Survey Information	Survey Information Prepared By: Annis O'Sullivan Vollebek Ltd 26-Jun-22		
Common Address	Corner of Brian Good Ave & Solarium Ave Ottawa, Ontario		
Project Information	Lot Size: 27,422sm Ground Floor Area: 4,639sm		
Zoning	11A/R4Z	Institutional 1	
	Bylaw Provisions	Proposed	Compliance
Minimum Lot Width	15m	153m	Complies
Minimum Lot Area	400 sm	47,422sm	Complies
Minimum Front Yard Setback	7.5m	7.536m	Complies
Minimum Rear Yard Setback	7.5m	84.3m	Complies
Minimum Interior Side Yard Setback	7.5m	82.2m	Complies
Minimum Corner Side Yard Setback	4.5m	4.525m	Complies
Maximum Building Height	15.0m	7.65m	Complies
Required Parking (Schedule 1A - Area C) Rate = 1.5 per classroom (includes 16 classrooms + 6 kindergartens) Childcare 1/50sm	1.5 x 22 classrooms = 33 Spaces + 275sm Childcare/50sm = 6 Spaces 39 Total spaces required	59 Spaces Proposed	Complies
Future Parking (18 future portables)	1.5 x 18 portables = 27 additional Spaces total (27 + 39) = 66 Spaces	28 Future Spaces total (59 + 28) = 87	Complies
HC Parking Requirements	Based on parking spaces provided	2 HC Spaces Required 1 @ type A 2 @ type B	Complies
Required Bicycle Parking (1/100sm Gross Floor Area)	1/100sm X 4,639sm = 47 spaces required	48 spaces (6 Bike Racks @ 8 spaces)	Complies
Required Loading Zones 1 per 1000-9999 sm of gross floor area	1 Loading Zone = 3.5m(W) X 7m (L) x 4.2m (H) As per zoning Section 113 (4) & (5)	1	Complies
Minimum Width of Landscaped Area (Landscape Buffer)	Abutting A Street = 3.0m Abutting residential, institutional = 3.0m Other Cases - None	4.0m	Complies
Landscaped Provisions for Parking Lots	Landscape buffer width: 3m abutting a street, 1.5m not abutting a street Refuse collection areas must be minimum 9.0m from property line abutting a street Refuse collection areas must be minimum 3.0m from other property lines Refuse collection area must be screened with minimum 2.0m height screen	N/A 3.7m Earth Bins Provided Soft Landscaping provided for Earth Bins	Complies
	Minimum landscaped area of parking lot = 15%	Parking Lot Area = 1782sm Landscaping around Parking = 478sm Parking = >15%	

ZONING INFORMATION

- GENERAL NOTES:**
- SEE SITE SERVICES, ELECTRICAL & MECHANICAL DRAWINGS FOR UNDERGROUND UTILITIES LINES AND FOR NEW GRADING, EXCAVATE BACKFILL & PROVIDE CONCRETE TO REQUIREMENTS OF MECHANICAL, ELECTRICAL & SITE SERVICES DRAWINGS AND SPECIFICATIONS AND TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
 - PROVIDE 0.5M RADIUS FOR CONCRETE CURBS UNLESS OTHERWISE NOTED
 - PERFORM LANDSCAPE & SITE WORKS INCLUDING WALKWAYS TIE INS WITHIN THE ROAD ALLOWANCE & SITE SERVICES AS INDICATED
 - SUBDIVISION DEVELOPER SHALL CONSTRUCT BUS LAY BY & CAR LAY BY, INCLUDING CURBS, WALKS, ASPHALT, PAVING, GRAN. BASES, TOPSOIL & SOD
 - ANTICIPATED SCHEDULE FOR WORK IN ROW PERFORMED BY SUBDIVISION DEVELOPER: SPRING 2023 ***



CONTEXT MAP



570 WEST HUNT CLUB ROAD, NEPEAN, ON, K2G 3K4 (613)224-4455

SITE LEGEND

- FIRE HYDRANT - SEE MECH
- DEPRESSED CURB - SEE CIVIL
- CONCRETE CURB - SEE CIVIL
- CONCRETE SIDEWALK - SEE CIVIL
- ASPHALT - SEE CIVIL
- TACTILE WALKING SURFACE INDICATOR (TWSI)
- ENGINEERED WOOD FIBRE - SEE LANDSCAPE
- CATCH BASIN, NEW - SEE CIVIL
- MAN HOLE, NEW - SEE CIVIL
- UNDEFINED TRAFFIC SIGN
- HANDICAP PARKING SIGN
- FIRE ROUTE SIGN RX512 @ 25m SPACING
- ONE WAY TRAFFIC SIGN
- DO NOT ENTER SIGN
- NO PARKING SIGN (RB-51R/RB-51L) @ 25M SPACING
- SCHOOL BUS STOPPING ZONE SIGN
- PARENT DROP-OFF ZONE SIGN - POST ONLY BY GC
- PARKING RESTRICTED 30 MIN. MON-FRI 7:00AM-4PM SIGN (RB-53R/RB-53L) @25M SPACING
- RESERVED FOR DAYCARE - POST ONLY BY GC
- BORE HOLE
- TEST PIT
- LIGHT MOUNTAND - SEE ELECTRICAL
- WALL MOUNT LIGHT FIXTURE - SEE ELEC.
- FLAG POLE
- EXISTING GRADE
- 1.8m HT. GALVANIZED CHAIN LINK FENCE
- 1.2m HT. GALVANIZED CHAIN LINK FENCE
- GAS METER
- ENTRANCE ARROW
- PAINTED LINES / NO PARKING

REV	REVISION DESCRIPTION	DATE
7	ISSUED SITE PLAN CONTROL REV 1	11/JAN/2023
6	ISSUED FOR PERMIT	14/DEC/2022
5	ISSUED FOR 85% REVIEW	21/OCT/2022
4	ISSUED FOR SITE PLAN CONTROL	7/OCT/2022
3	ISSUED FOR CLIENT REVIEW	4/JUL/2022
2	ISSUED FOR CLIENT REVIEW	23/JUN/2022
1	ISSUED FOR CLIENT REVIEW	31/MAY/2022

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Not for construction unless SEALED and SIGNED

PROJECT NORTH

P R PYE & RICHARDS - TEMPRANO & YOUNG ARCHITECTS INC.

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PROJECT
OCSB RIVERSIDE SOUTH ELEMENTARY SCHOOL

836 SOLARIUM AVE OTTAWA, ONTARIO

DRAWING
SITE PLAN ZONING MATRIX

PROJECT NO.	22022	DRAWING NO.	
SCALE	AS NOTED		
DRAWN	I.R.		A100
CHECKED	I.R.		
PLOT DATE	11/01/2023	PLOTTED BY:	

