

APPROVED
By Lily Xu at 9:41 am, May 08, 2023

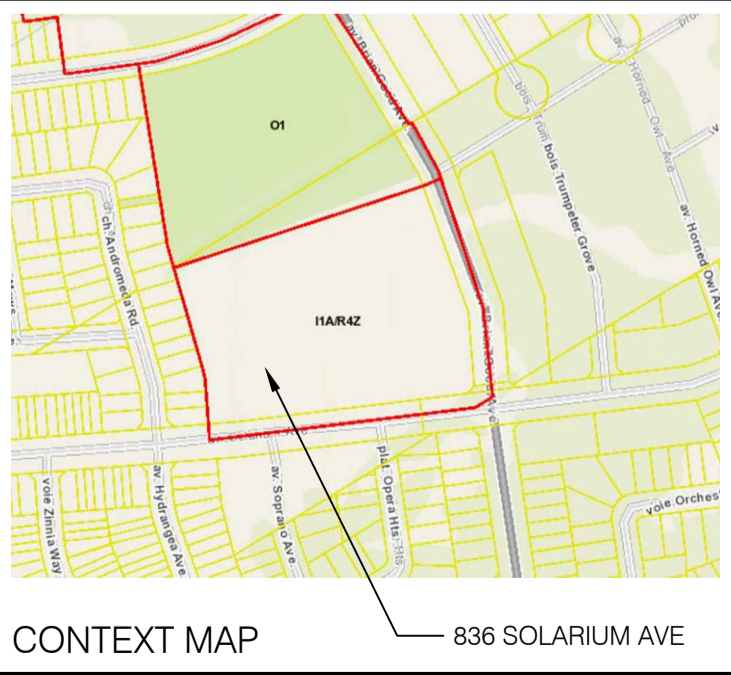
Lily Xu

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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	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	4.0m	Complies
Landscaped Provisions for Parking Lots	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	Complies
	Refuse collection areas must be screened with minimum 2.0m height screen	Soft Landscaping provided for Earth Bins	
	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 — 836 SOLARIUM AVE



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

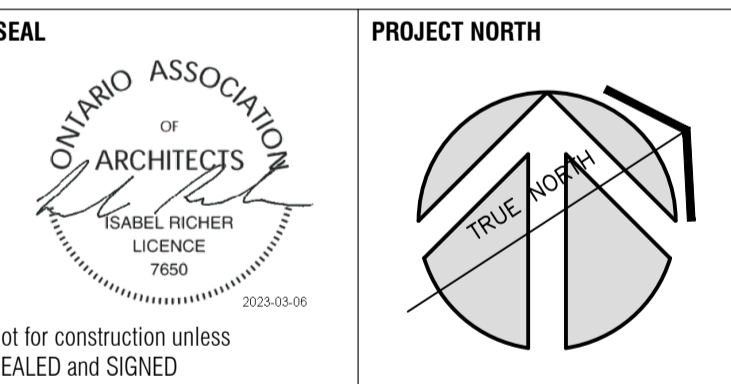
SITE LEGEND

	FH FIRE HYDRANT - SEE MECH
	DC 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
	CB 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
	BH BORE HOLE
	TP TEST PIT
	LS LIGHT STANDOFF - SEE ELECTRICAL
	W.L. WALL MOUNT LIGHT FIXTURE - SEE ELEC.
	FP 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
9	ISSUED FOR TENDER	8/MAR/2023
8	ISSUED SITE PLAN CONTROL REV 2	6/MAR/2023
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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P R PYE & RICHARDS - TEMPRANO & YOUNG
T Y ARCHITECTS INC.

824 Meath St. Suite 200 613.724.7700
Ottawa, ON K1Z 6E8 info@prty.ca

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 -	06/03/2023	PLOTTED BY:	

