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|---|---|------------|---------------------------------|
| 1 | 3 | 2024/06/11 | RE-ISSUED FOR SITE PLAN CONTROL |
| 1 | 2 | 2024/03/08 | RE-ISSUED FOR SITE PLAN CONTROL |
| 1 | 1 | 2024/02/21 | RE-ISSUED FOR SITE PLAN CONTROL |
| 2 | 1 | 2023/11/09 | RE-ISSUED FOR ZONING |
| 2 | 0 | 2023/09/15 | ISSUED FOR ZONING |
| 1 | 0 | 2023/06/21 | ISSUED FOR SITE PLAN CONTROL |

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TRUE NORTH

PLAN NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
ZOFIA ORLOWSKA-REWICZ
LICENCE 5281

Allison Hamlin

ALLISON HAMLIN, MCIP, RPP
(ACTING) MANAGER,
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DRAWING/TITRE DU DESSIN

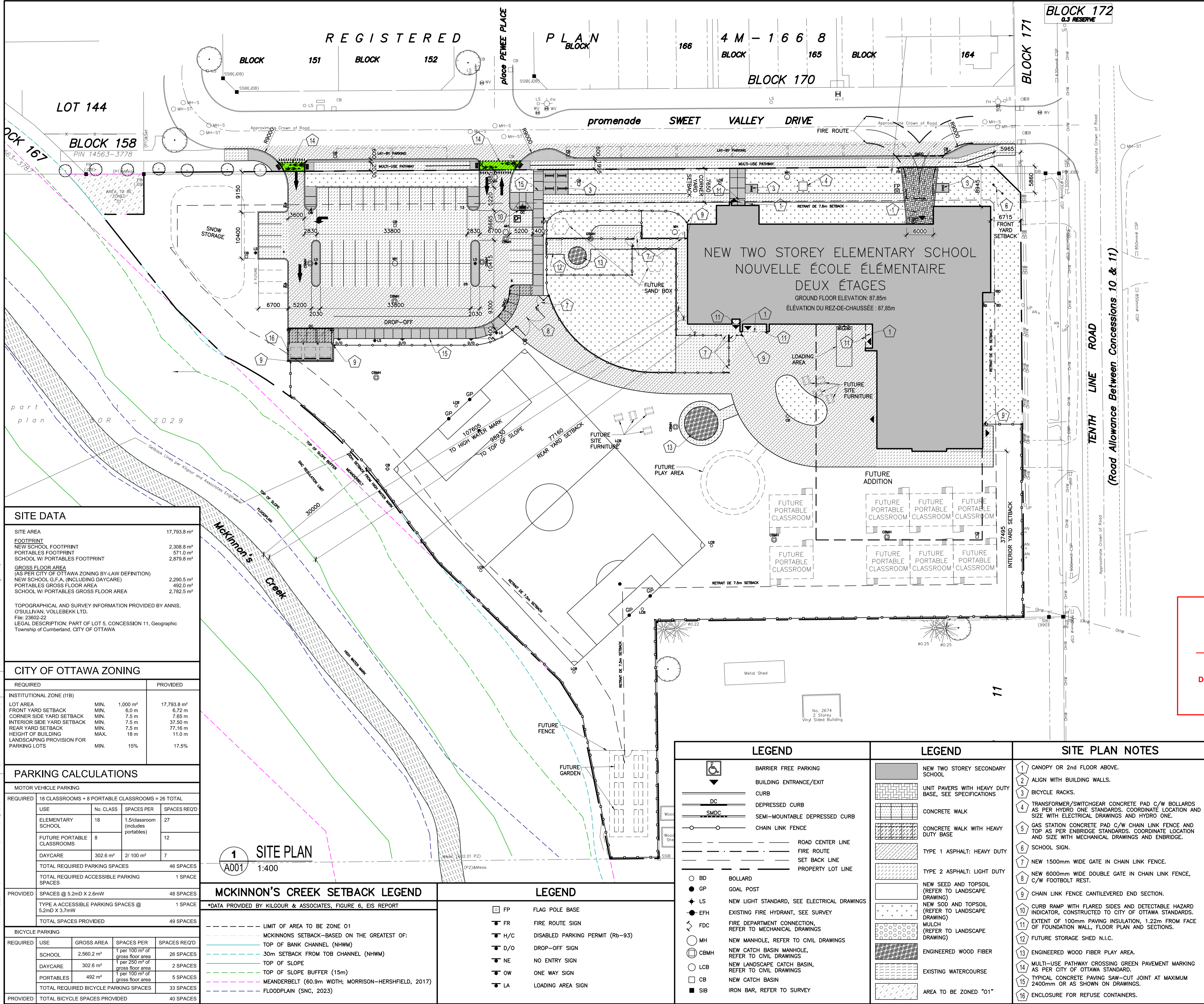
SITE PLAN

APPROVED
By Allison Hamlin at 3:37 pm, Jul 22, 2024

| | | | |
|-------------|----------------|----------------|---------|
| SCALE | PROJ. No | ISSUE No | REV. No |
| ECHELLE | 1:400 | 2215 | 1 3 |
| DRAWN BY | DESIGNÉ PAR | DRAWING/DESSIN | |
| DESIGNED BY | S.P./S.R. | | |
| CHECKED BY | S.R./Z.O.J. | | |
| DATE | SEPTEMBER 2022 | | |

A001

FICHER ACAD FILE: 2215-A001.dwg



SITE DATA

| | |
|---|-------------------------|
| SITE AREA | 17,793.8 m ² |
| NEW SCHOOL FOOTPRINT | 2,308.8 m ² |
| PORTABLES FOOTPRINT | 571.0 m ² |
| SCHOOL W/ PORTABLES FOOTPRINT | 2,879.8 m ² |
| GROSS FLOOR AREA (AS PER CITY OF OTTAWA ZONING BY-LAW DEFINITION) | |
| NEW SCHOOL G.F.A. (INCLUDING DAYCARE) | 2,290.5 m ² |
| PORTABLES GROSS FLOOR AREA | 492.0 m ² |
| SCHOOL W/ PORTABLES GROSS FLOOR AREA | 2,782.5 m ² |

TOPOGRAPHICAL AND SURVEY INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
File: 23602-22
LEGAL DESCRIPTION: PART OF LOT 5, CONCESSION 11, Geographic Township of Cumberland, CITY OF OTTAWA

CITY OF OTTAWA ZONING

| REQUIRED | PROVIDED |
|--|---|
| INSTITUTIONAL ZONE (I18) | |
| LOT AREA | MIN. 1,000 m ² / 17,793.8 m ² |
| FRONT YARD SETBACK | MIN. 6.72 m / 6.72 m |
| CORNER SIDE YARD SETBACK | MIN. 7.5 m / 7.65 m |
| INTERIOR SIDE YARD SETBACK | MIN. 7.5 m / 37.50 m |
| REAR YARD SETBACK | MIN. 7.5 m / 77.16 m |
| HEIGHT OF BUILDING | MAX. 18 m / 11.0 m |
| LANDSCAPING PROVISION FOR PARKING LOTS | MIN. 15% / 17.5% |

PARKING CALCULATIONS

| USE | No. CLASS | SPACES PER CLASS | SPACES REQ'D |
|---|----------------------|------------------------------------|------------------|
| ELEMENTARY SCHOOL | 18 | 1.5/classroom (includes portables) | 27 |
| FUTURE PORTABLE CLASSROOMS | 8 | | 12 |
| DAYCARE | 302.6 m ² | 2/100 m ² | 7 |
| TOTAL REQUIRED PARKING SPACES | | | 46 SPACES |
| TOTAL REQUIRED ACCESSIBLE PARKING SPACES | | | 1 SPACE |

PROVIDED: SPACES @ 5.2mD X 2.6mW = 48 SPACES
TYPE A ACCESSIBLE PARKING SPACES @ 5.2mD X 3.7mW = 1 SPACE
TOTAL SPACES PROVIDED = 49 SPACES

BICYCLE PARKING

| USE | GROSS AREA | SPACES PER 100 m ² OF GROSS FLOOR AREA | SPACES REQ'D |
|--|------------------------|---|------------------|
| SCHOOL | 2,560.2 m ² | 1 per 100 m ² of gross floor area | 26 SPACES |
| DAYCARE | 302.6 m ² | 1 per 250 m ² of gross floor area | 2 SPACES |
| PORTABLES | 492 m ² | 1 per 100 m ² of gross floor area | 5 SPACES |
| TOTAL REQUIRED BICYCLE PARKING SPACES | | | 33 SPACES |
| PROVIDED | | | 40 SPACES |

1 SITE PLAN
A001 1:400

MCKINNON'S CREEK SETBACK LEGEND

*DATA PROVIDED BY KILGOUR & ASSOCIATES, FIGURE 6, EIS REPORT

- LIMIT OF AREA TO BE ZONE 01
- MCKINNON'S SETBACK-BASED ON THE GREATEST OF:
 - TOP OF BANK CHANNEL (NHWM)
 - 30m SETBACK FROM TOB CHANNEL (NHWM)
 - TOP OF SLOPE
 - TOP OF SLOPE BUFFER (15m)
 - MEANDERBELT (60.9m WIDTH; MORRISON-HERSHFIELD, 2017)
 - FLOODPLAIN (SNC, 2023)

LEGEND

- FP FLAG POLE BASE
- FR FIRE ROUTE SIGN
- H/C DISABLED PARKING PERMIT (Rb-93)
- D/O DROP-OFF SIGN
- NE NO ENTRY SIGN
- OW ONE WAY SIGN
- LA LOADING AREA SIGN

LEGEND

- BD BOLLARD
- GP GOAL POST
- LS NEW LIGHT STANDARD, SEE ELECTRICAL DRAWINGS
- EFH EXISTING FIRE HYDRANT, SEE SURVEY
- FDC FIRE DEPARTMENT CONNECTION, REFER TO MECHANICAL DRAWINGS
- MH NEW MANHOLE, REFER TO CIVIL DRAWINGS
- CBMH NEW CATCH BASIN MANHOLE, REFER TO CIVIL DRAWINGS
- LCB NEW LANDSCAPE CATCH BASIN, REFER TO CIVIL DRAWINGS
- CB NEW CATCH BASIN
- SIB IRON BAR, REFER TO SURVEY

LEGEND

- NEW TWO STOREY SECONDARY SCHOOL
- UNIT PAVERS WITH HEAVY DUTY BASE, SEE SPECIFICATIONS
- CONCRETE WALK
- CONCRETE WALK WITH HEAVY DUTY BASE
- TYPE 1 ASPHALT: HEAVY DUTY
- TYPE 2 ASPHALT: LIGHT DUTY
- NEW SEED AND TOPSOIL (REFER TO LANDSCAPE DRAWING)
- NEW SOD AND TOPSOIL (REFER TO LANDSCAPE DRAWING)
- MULCH (REFER TO LANDSCAPE DRAWING)
- ENGINEERED WOOD FIBER
- EXISTING WATERCOURSE
- AREA TO BE ZONED "01"

SITE PLAN NOTES

- CANOPY OR 2nd FLOOR ABOVE.
- ALIGN WITH BUILDING WALLS.
- BICYCLE RACKS.
- TRANSFORMER/SWITCHGEAR CONCRETE PAD C/W BOLLARDS AS PER HYDRO ONE STANDARDS. COORDINATE LOCATION AND SIZE WITH ELECTRICAL DRAWINGS AND HYDRO ONE.
- GAS STATION CONCRETE PAD C/W CHAIN LINK FENCE AND TOP AS PER ENBRIDGE STANDARDS. COORDINATE LOCATION AND SIZE WITH MECHANICAL DRAWINGS AND ENBRIDGE.
- SCHOOL SIGN.
- NEW 1500mm WIDE GATE IN CHAIN LINK FENCE.
- NEW 6000mm WIDE DOUBLE GATE IN CHAIN LINK FENCE, C/W FOOTBOLT REST.
- CHAIN LINK FENCE CANTILEVERED END SECTION.
- CURB RAMP WITH FLARED SIDES AND DETECTABLE HAZARD INDICATOR, CONSTRUCTED TO CITY OF OTTAWA STANDARDS.
- EXTENT OF 100mm PAVING INSULATION, 1.22m FROM FACE OF FOUNDATION WALL, FLOOR PLAN AND SECTIONS.
- FUTURE STORAGE SHED N.I.C.
- ENGINEERED WOOD FIBER PLAY AREA.
- MULTI-USE PATHWAY CROSSING GREEN PAVEMENT MARKING AS PER CITY OF OTTAWA STANDARD.
- TYPICAL CONCRETE PAVING SAW-CUT JOINT AT MAXIMUM 2400mm OR AS SHOWN ON DRAWINGS.
- ENCLOSURE FOR REFUSE CONTAINERS.

Plot Date: 2022-06-27 Plot Time: 15:07:27 Plot By: SIMON BOUCH
 Project: DWG: 10-101-A13
 Page Setup: