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SITE PLAN APPLICATION No: PC2025-0042

SURVEY INFORMATION TAKEN FROM:

TOPOGRAPHICAL PLAN OF SURVEY OF ALL OF LOTS 2, 3, 4 AND 5 SOUTH OF SOMERSET ST.
LOTS 1, 2, 3, 4 AND 5 NORTH OF ASH ST.
LOTS 1, 2, 3, 4 AND 5 NORTH OF OAK ST.
ASH ST & PART OF OAK ST.
BLOCK B, REGISTERED PLAN 73
ALL OF BLOCK 10, REGISTERED PLAN 4M-1741
PART OF BLOCK 115, REGISTERED PLAN 13
CITY OF OTTAWA.

PREPARED BY: CALLON DIETZ INC.

SITE SUMMARY:

CIVIL ADDRESS: 45 OAK STREET, OTTAWA, ONTARIO
CURRENT: MIXED USE - COMMERCIAL ZONES II, MC F (1.5)
SITE AREA: 3,119.57m²
PROPOSED USE: ELEMENTARY SCHOOL AND DAYCARE
BUILDING FOOTPRINT (ABOVE GRADE): 1,198.09m²
LANDSCAPE AREA WITHIN SITE PLAN BOUNDARY (S): 61.6

ZONING SUMMARY:

MIN. LOT AREA: No min. 3,119.57m²
MIN. LOT WIDTH: No min. 47.80m
BUILDING HEIGHT: No min./No max. 17.80m
BUILDING HEIGHT INCLUDING 2-STORY FUTURE ADDITION: No min./No max. 26.30m

YARDS:

FRONT YARD (OAK STREET) 0 0.52m
INTERNAL SIDE YARD (EAST) 0 3.07m
INTERNAL SIDE YARD (WEST) 0 4.55m
REAR YARD 0 0.45m

PARKING & LOADING

VEHICLE PARKING NONE NONE
LOADING SPACES NONE NONE
PER SECTION 10.1, PART 4, BY-LAW 2016-249
TOTAL 0 0

REQUIRED

PROVIDED

BICYCLE PARKING

REQUIRED

PROVIDED

SCHOOL TBC 34 34
ASPH PAVED 111A, PART 4, SECTION 11.1, BY-LAW 2008-250
TOTAL 34 34

BUILDING SUMMARY:

CITY OF OTTAWA ZONING GFA:

ZONING GFA
GROUND FLOOR 577.84m²
SECOND FLOOR 930.27m²
THIRD FLOOR 948.75m²
FOURTH FLOOR 677.54m²
TOTAL ZONING GFA 3,134.40m²

ONTARIO BUILDING CODE (OBC) GFA:

OBC GFA
BASEMENT LEVEL 254.68m²
GROUND FLOOR (DAYCARE ONLY) 714.05m²
GROUND FLOOR (SCHOOL ONLY) 496.16m²
SECOND FLOOR 1,564.86m²
THIRD FLOOR 1,581.43m²
FOURTH FLOOR 1,189.16m²
TOTAL OBC GFA 5,800.35m²

KEY PLAN



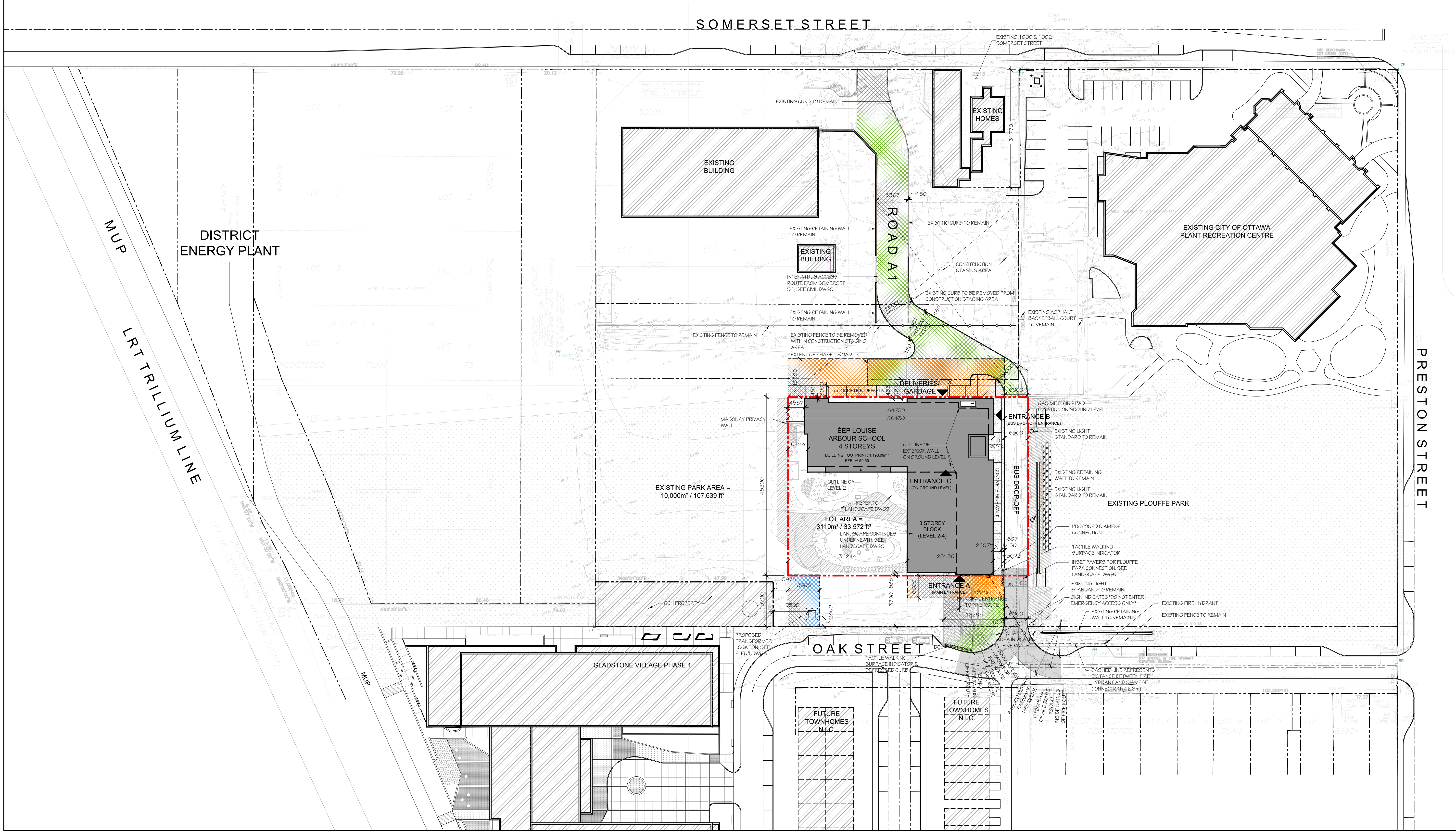
SITE

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SITE LEGEND:

- DECIDUOUS TREE PLANTING, REFER TO LANDSCAPE DWGS.
- CONIFEROUS TREE PLANTING, SEE LANDSCAPE DWGS.
- SHRUBS / PERENNIAL PLANTING, SEE LANDSCAPE DWGS.
- INDICATES TOPSOIL & BOD, SEE LANDSCAPE DWGS.
- CONCRETE PAVING, SEE LANDSCAPE DWGS.
- UNIT PAVING TYPE 1, SEE LANDSCAPE DWGS.
- UNIT PAVING TYPE 2, SEE LANDSCAPE DWGS.
- UNIT PAVING TYPE 3, SEE LANDSCAPE DWGS.
- TACTILE WARNING SURFACE INDICATOR.
- BOLLARDS, SEE LANDSCAPE DWGS.
- EXTERIOR LIGHT FIXTURES, REFER TO ELECTR. DWGS.
- EXTERIOR LIGHT BOLLARD, REFER TO ELECTRICAL DWGS.
- DEPRESSED CURBS
- PROPOSED SURFACE EASEMENT FOR CIRCULATION
- PROPOSED BELOW GRADE EASEMENT FOR SITE SERVING
- PROPOSED NON-BUILDABLE EASEMENT TO PERMIT LIMITING DISTANCE AGREEMENTS FOR UNPROTECTED OPENINGS

GENERAL NOTE: THIS DRAWING IS TO BE PRINTED AND READ IN COLOUR.



no.	date	revision
2	APR. 25/25	ISSUED FOR: SITE PLAN CONTROL
1	APR. 22/25	ISSUED FOR: 33%

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

DO NOT SCALE DRAWINGS.

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PROJECT/LOCATION:

ÉÉP LOUISE ARBOUR SCHOOL
45 OAK STREET

DRAWING TITLE:

SITE PLAN

DRAWN BY:

ML

DATE:

MAR. 2025

SCALE:

1:500

PROJECT:

2457

DRAWING NO.:

A1.01

REVISION NO.:

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Contact: Salar Soleimani
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e-mail: s.soleimani@stantec.com

SITE PLAN APPLICATION No.: PC2025-0042

SURVEY INFORMATION TAKEN FROM:

TOPOGRAPHICAL PLAN OF SURVEY OF ALL OF LOTS 2, 3, 4 AND 5 SOUTH OF SOMERSET ST.
SOMERSET ST.
LOTS 1, 2, 3, 4 AND 5 NORTH OF ASH ST.
LOTS 1, 2, 3, 4 AND 5 NORTH OF OAK ST.
ASH ST & PART OF OAK ST.
BLOCK B, REGISTERED PLAN 73
ALL OF BLOCK 10, REGISTERED PLAN 4M-1741
PART OF BLOCK 115, REGISTERED PLAN 13
CITY OF OTTAWA.

PREPARED BY: CALLON DIETZ INC.

SITE SUMMARY:

CIVIL ADDRESS: 45 OAK STREET, OTTAWA, ONTARIO
ZONING: CURRENT: MIXED USE - COMMERCIAL ZONES II, MC F (1.5)
SITE AREA: 3,119.57m²
PROPOSED USE: ELEMENTARY SCHOOL AND DAYCARE
BUILDING FOOTPRINT: (ABOVE GRADE) 1,198.09m²
LANDSCAPE AREA WITHIN SITE PLAN BOUNDARY (S): 61.6

ZONING SUMMARY:

	REQUIRED	PROVIDED
MIN. LOT AREA:	No min.	3,119.57m ²
MIN. LOT WIDTH:	No min.	47.80m
BUILDING HEIGHT:	No min./No max.	17.80m
BUILDING HEIGHT INCLUDING 2-STORY FUTURE ADDITION:	No min./No max.	26.30m

YARDS:

	REQUIRED	PROVIDED
FRONT YARD (OAK STREET)	0	0.52m
INTERNAL SIDE YARD (EAST)	0	3.07m
INTERNAL SIDE YARD (WEST)	0	4.55m
REAR YARD	0	0.45m

PARKING & LOADING

	REQUIRED	PROVIDED
VEHICLE PARKING	NONE	NONE
LOADING SPACES	NONE	NONE

BICYCLE PARKING

	REQUIRED	PROVIDED
SCHOOL	TBC	34
ASPER TABLE 11.1A, PART 4, SECTION 111. BY-LAW 2008-250	34	34
TOTAL	34	34

CITY OF OTTAWA ZONING GFA:

	REQUIRED	PROVIDED
ZONING GFA		
GROUND FLOOR	577.84m ²	
SECOND FLOOR	930.27m ²	
THIRD FLOOR	948.75m ²	
FOURTH FLOOR	677.54m ²	
TOTAL ZONING GFA	3,134.40m ²	

ONTARIO BUILDING CODE (OBC) GFA:

	REQUIRED	PROVIDED
OBC GFA		
BASEMENT LEVEL	254.68m ²	
GROUND FLOOR (DAYCARE ONLY)	714.05m ²	
GROUND FLOOR (SCHOOL ONLY)	436.15m ²	
SECOND FLOOR	1,564.86m ²	
THIRD FLOOR	1,581.43m ²	
FOURTH FLOOR	1,168.16m ²	
TOTAL OBC GFA	5,800.35m ²	

KEY PLAN

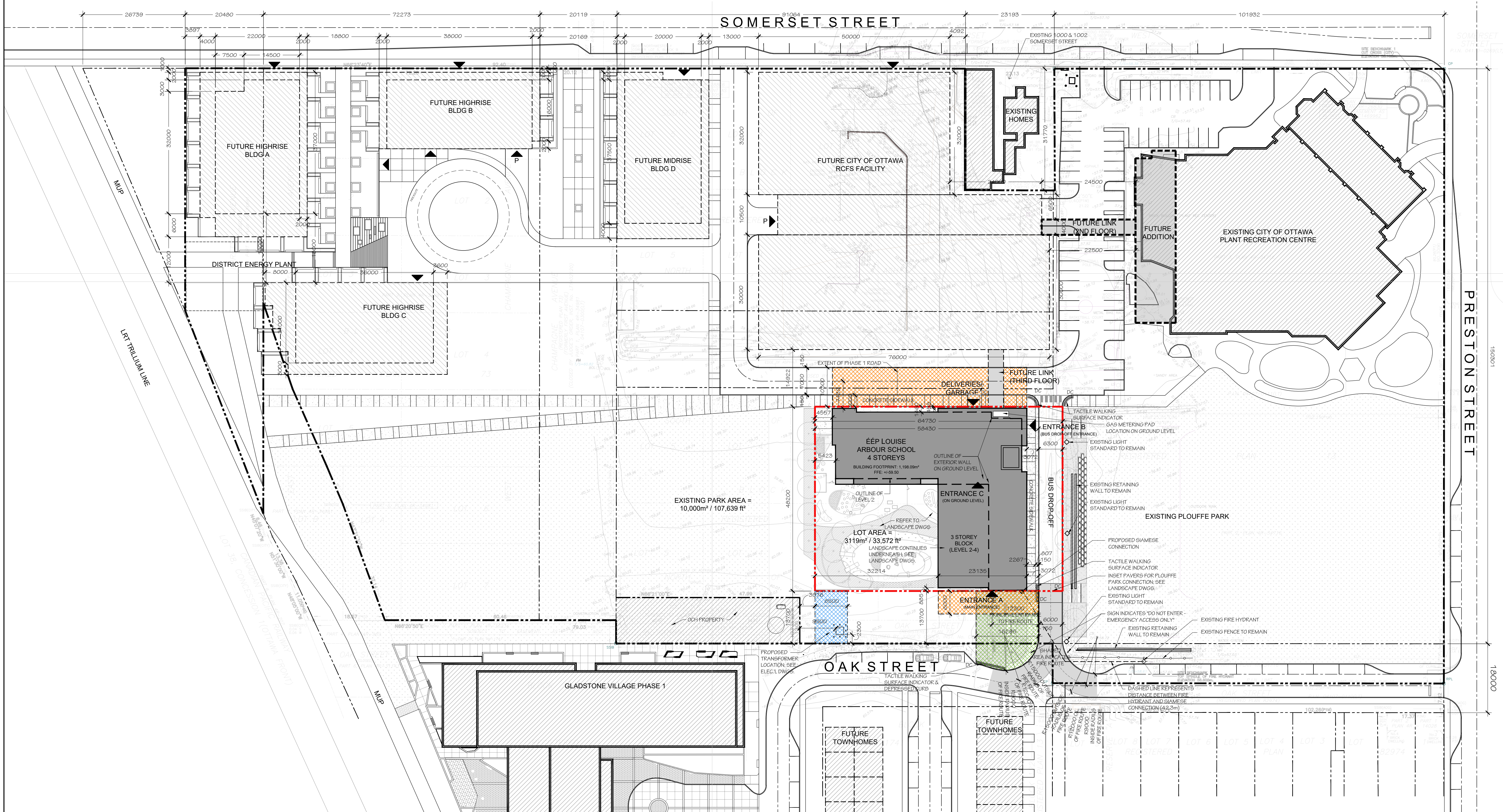


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SITE LEGEND:

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- SHRUB / PERENNIAL PLANTING: SEE LANDSCAPE DWGS.
- INDICATES TOPSOIL & 500: SEE LANDSCAPE DWGS.
- CONCRETE PAVING: SEE LANDSCAPE DWGS.
- UNIT PAVING TYPE 1: SEE LANDSCAPE DWGS.
- UNIT PAVING TYPE 2: SEE LANDSCAPE DWGS.
- UNIT PAVING TYPE 3: SEE LANDSCAPE DWGS.
- TACTILE WARNING SURFACE INDICATOR:
- BOLLARDS: (SEE LANDSCAPE DWGS.)
- EXTERIOR LIGHT FIXTURES: REFER TO ELEC'L DWGS.
- EXTERIOR LIGHT BOLLARD: REFER TO ELECTRICAL.
- DEPRESSED CURB
- PROPOSED SURFACE EASEMENT FOR CIRCULATION
- PROPOSED BELOW GRADE EASEMENT FOR SITE SERVING
- PROPOSED NON-BUILDABLE EASEMENT TO PERMIT LIMITING DISTANCE AGREEMENTS FOR UNPROTECTED OPENINGS

GENERAL NOTE: THIS DRAWING IS TO BE PRINTED AND READ IN COLOUR.



no.	date	revision
2	APR. 25/25	ISSUED FOR: SITE PLAN CONTROL
1	APR. 22/25	ISSUED FOR: 33%

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

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PROJECT/LOCATION:
ÉÉP LOUISE ARBOUR SCHOOL
45 OAK STREET

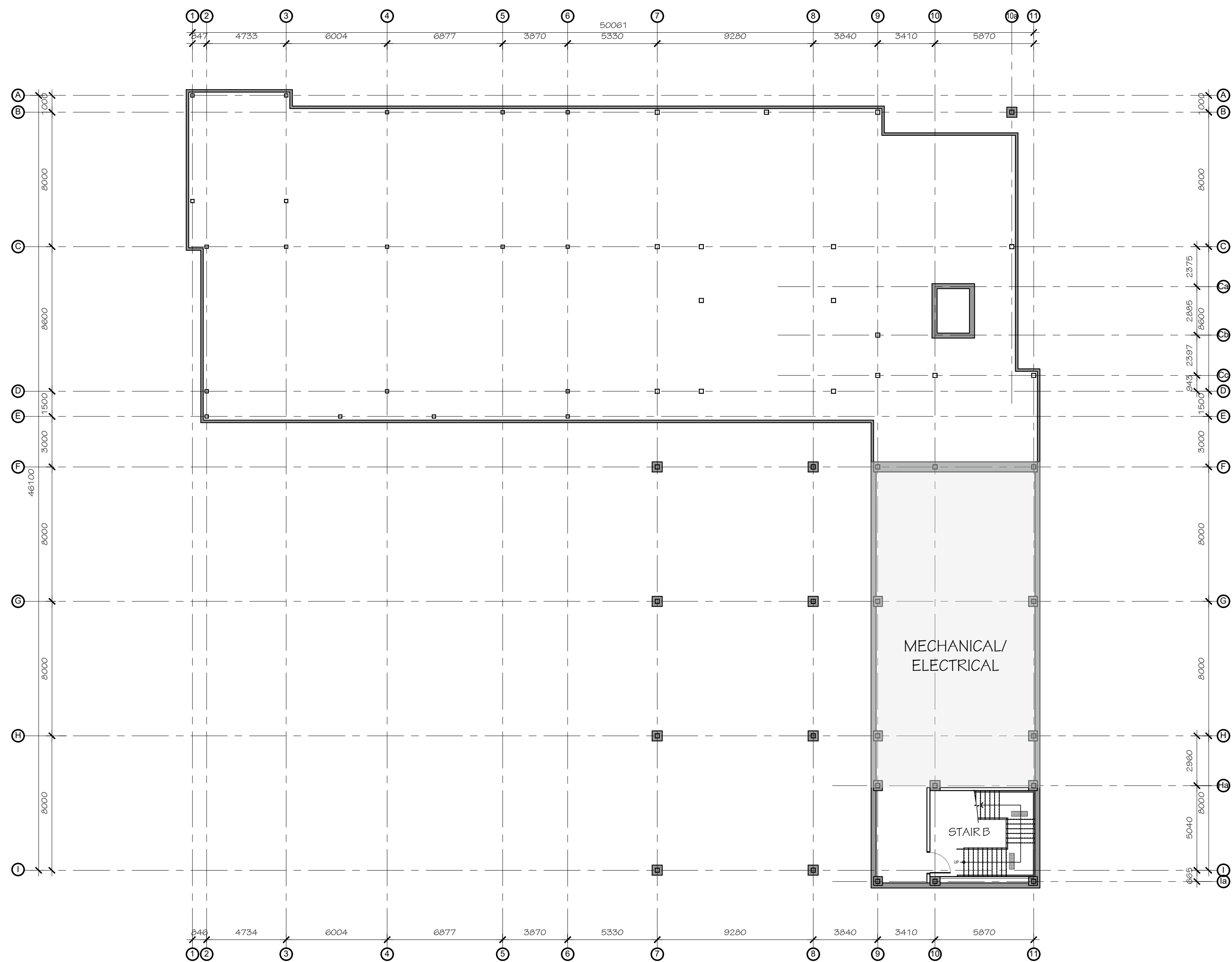
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FINAL SITE PLAN

DRAWN BY: ML
DATE: MAR. 2025
SCALE: 1:500

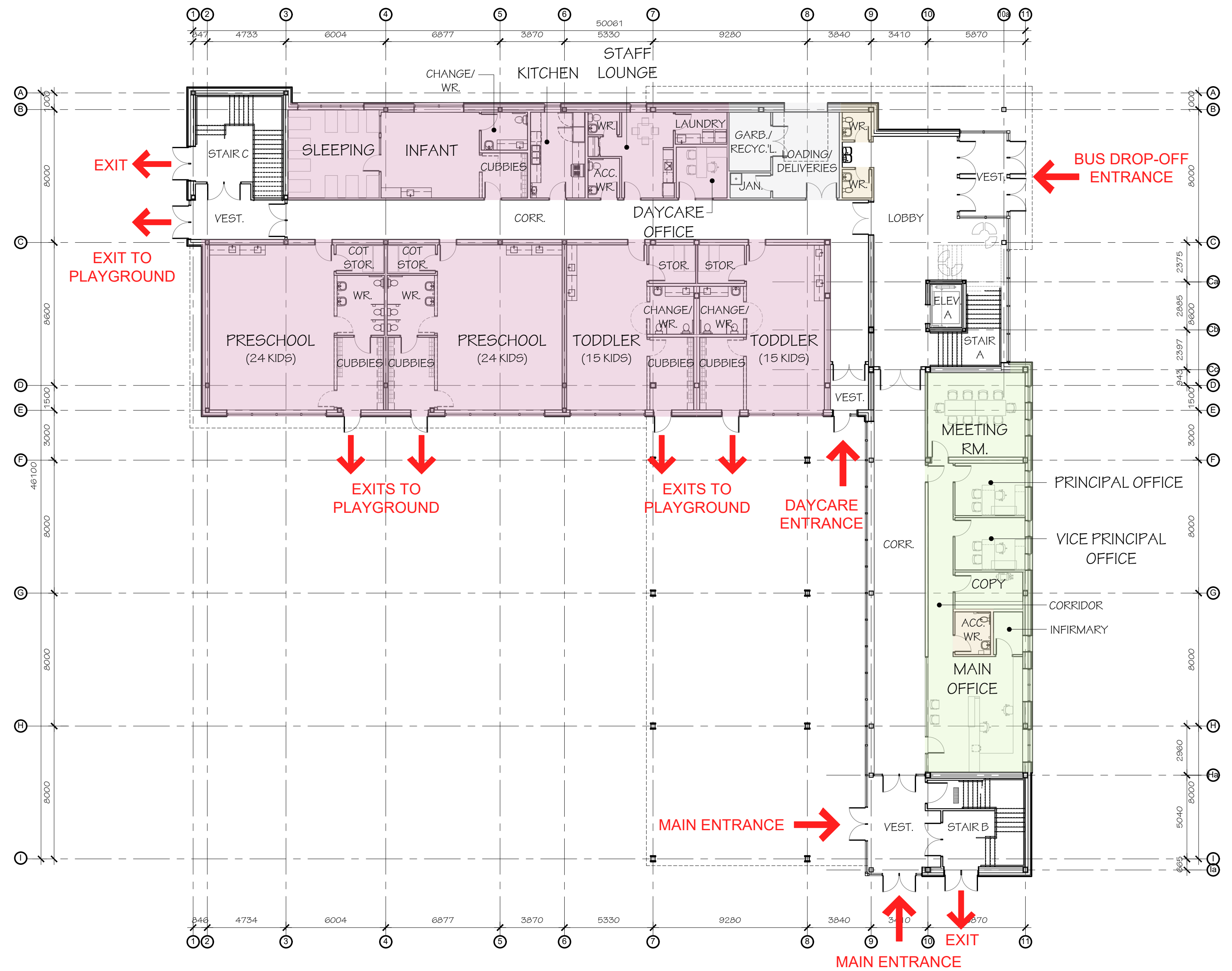
PROJECT: 2457
DRAWING NO.: A1.01A
REVISION NO.:

LEGEND

- DAYCARE
- ADMINISTRATION
- CLASSROOMS
- LIBRARY/
MULTI-PURPOSE
- WASHROOMS
- SERVICES



BASEMENT LEVEL FLOOR PLAN
1:175

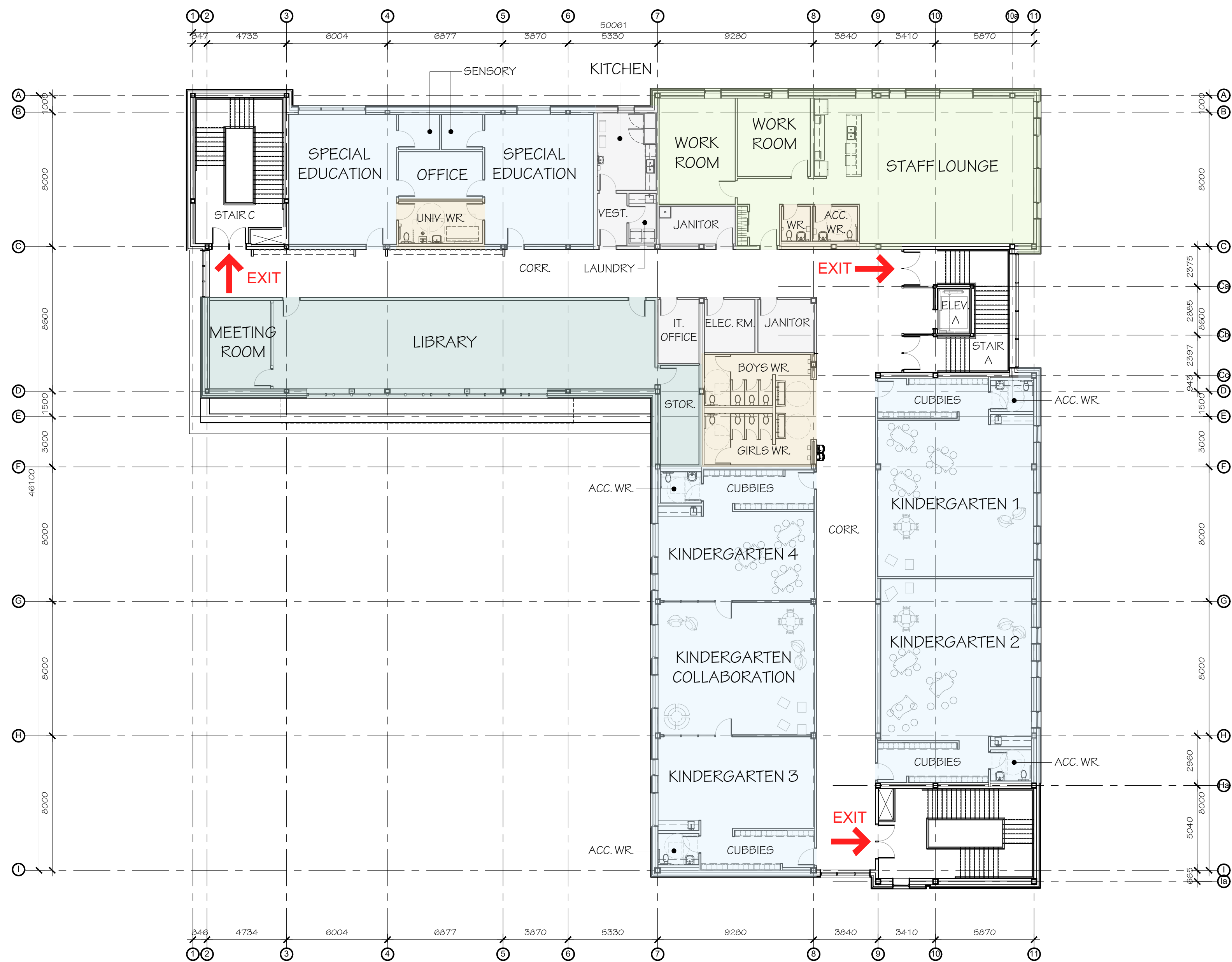


GROUND FLOOR PLAN
1:175

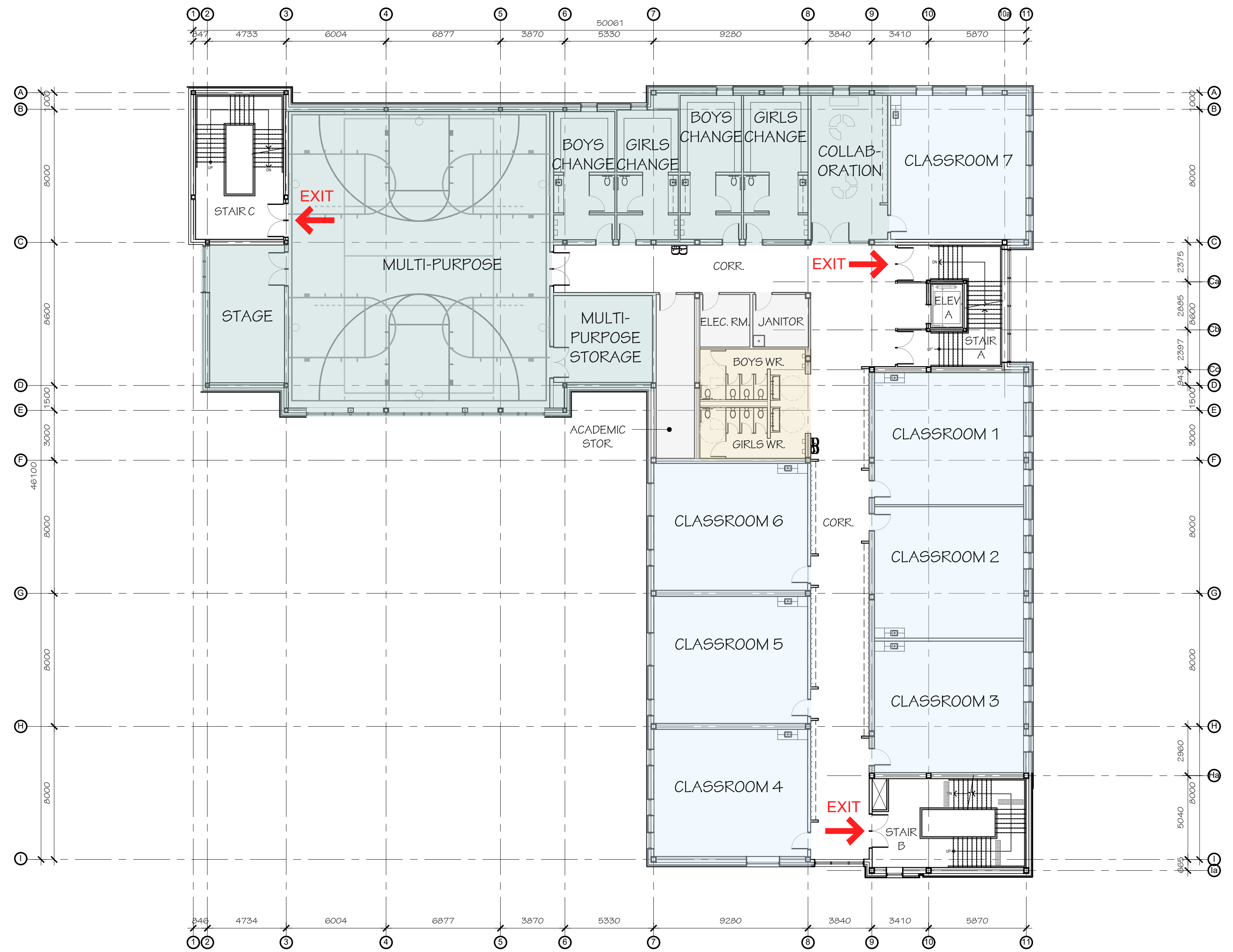


LEGEND

- DAYCARE
- ADMINISTRATION
- CLASSROOMS
- LIBRARY/
MULTI-PURPOSE
- WASHROOMS
- SERVICES

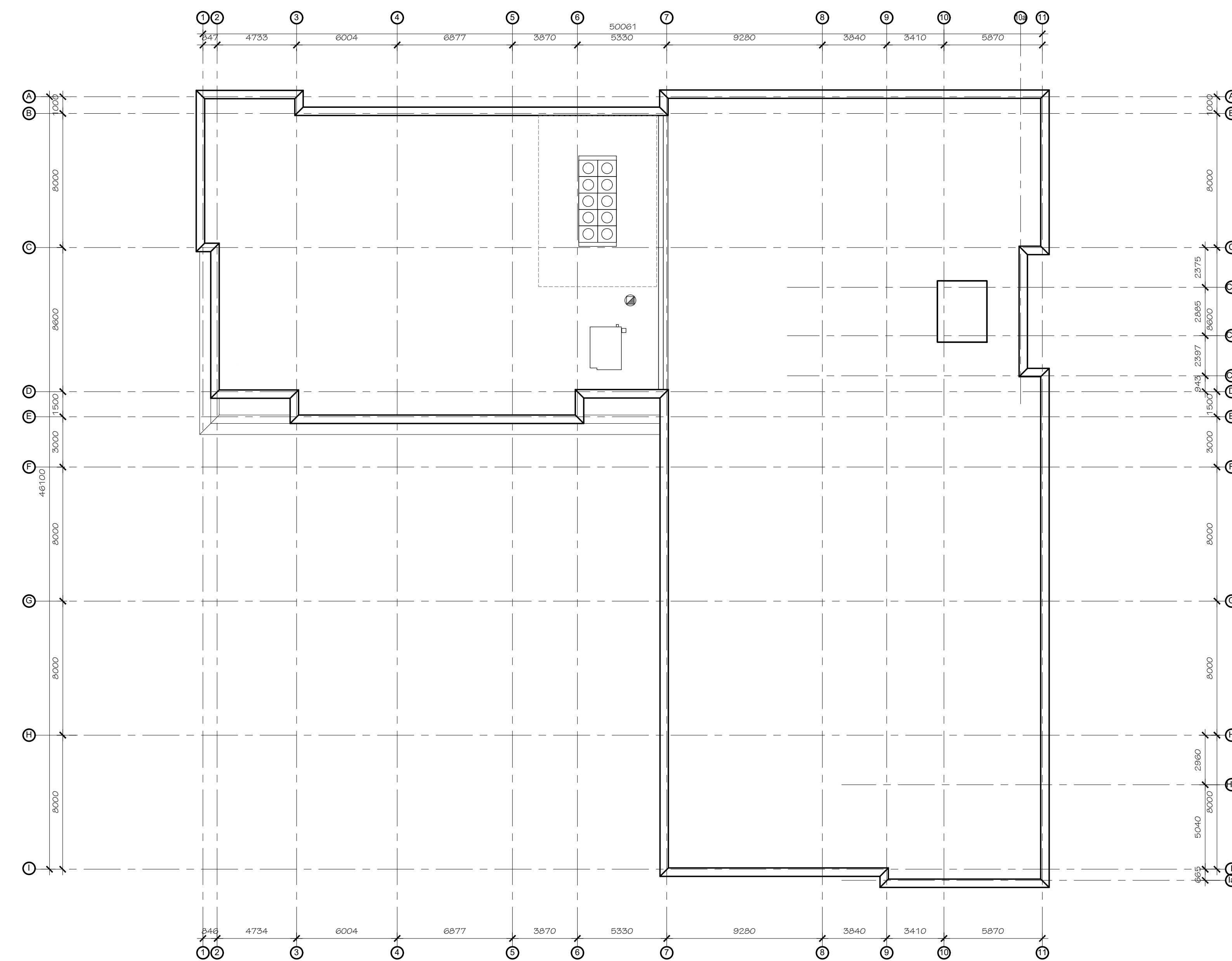
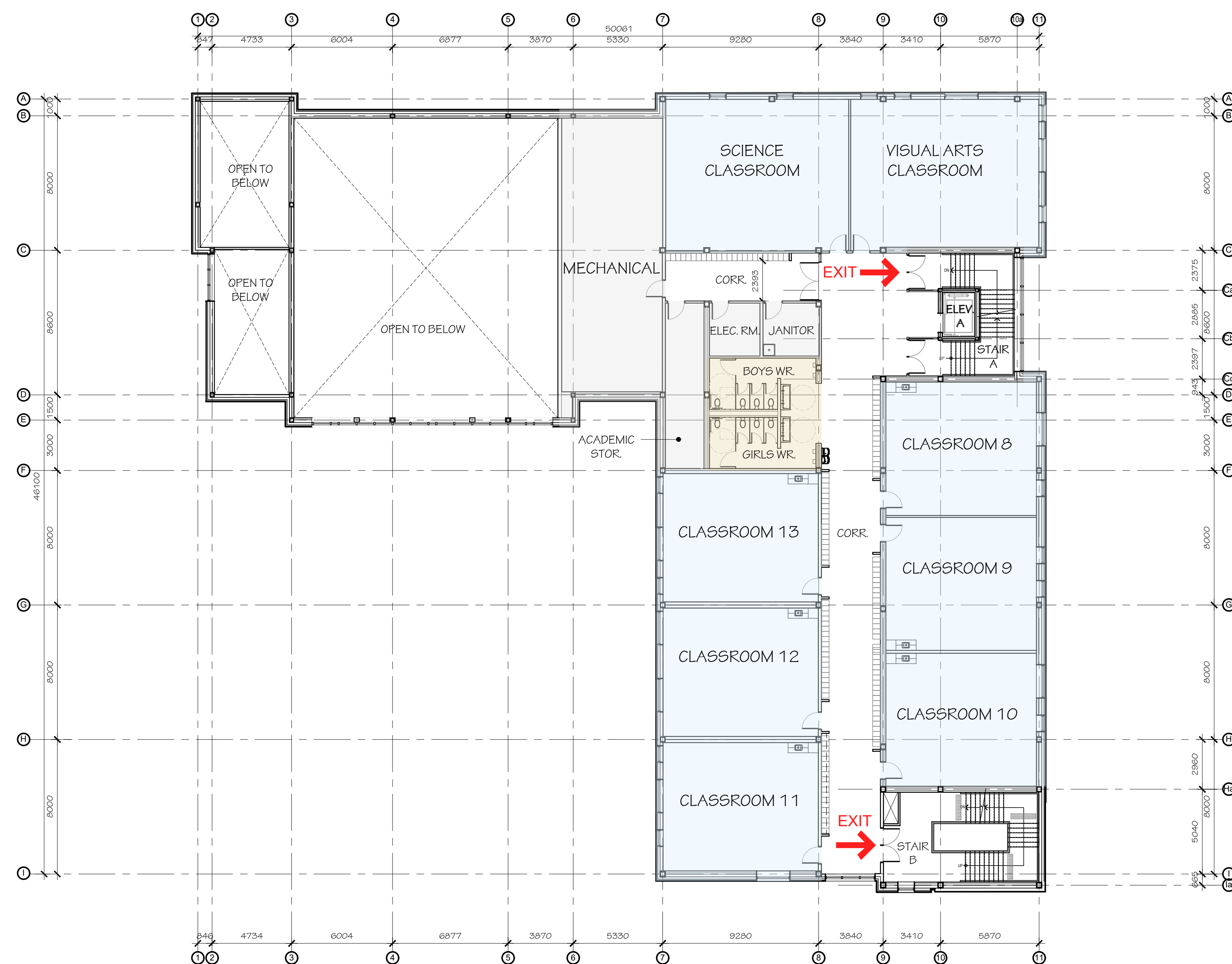


SECOND LEVEL FLOOR PLAN
1:175



THIRD FLOOR PLAN
1:175





FOURTH LEVEL FLOOR PLAN
1:175

ROOF PLAN
1:175



1 NORTH ELEVATION
A3.01 SCALE 1:125



2 EAST ELEVATION
A3.01 SCALE 1:125

MATERIAL LEGEND:	
ALP-1	ALUMINUM PLATE PANEL - TYPE 1
ALP-2	ALUMINUM PLATE PANEL - TYPE 2
ALP-3	ALUMINUM PLATE PANEL - TYPE 3
APS-1	ALUMINUM PLANK SIDING (VERTICAL) - TYPE 1
APS-2	ALUMINUM PLANK SIDING (HORIZONTAL) - TYPE 2
FCP	FIBRE CEMENT PANEL
MFL	PREFINISHED METAL FLASHING
SOF-1	ALUMINUM PLATE PANEL SOFFIT
SOF-2	ALUMINUM PLANK SIDING SOFFIT
SP-1	SPANDREL PANEL - TYPE 1
WD-1	WOOD - TYPE 1
WIF	WINDOW/CURTAINWALL TYPE TAG

no.	date	revision
1	APR. 25/25	ISSUED FOR SITE PLAN CONTROL
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HOBIN
ARCHITECTURE

PROJECT/LOCATION: ÉÉP LOUISE ARBOUR SCHOOL 45 OAK STREET		
DRAWING TITLE: EXTERIOR ELEVATIONS		
DRAWN BY: MB	DATE: MAR. 2025	SCALE: 1:125
		PROJECT: 2457
		DRAWING NO.: A3.01
REVISION NO.:		



1 SOUTH ELEVATION
A3.02 SCALE 1:125



2 WEST ELEVATION
A3.02 SCALE 1:125

MATERIAL LEGEND:	
ALP-1	ALUMINUM PLATE PANEL - TYPE 1
ALP-2	ALUMINUM PLATE PANEL - TYPE 2
ALP-3	ALUMINUM PLATE PANEL - TYPE 3
APS-1	ALUMINUM PLANK SIDING (VERTICAL) - TYPE 1
APS-2	ALUMINUM PLANK SIDING (HORIZONTAL) - TYPE 2
FCP	FIBRE CEMENT PANEL
MFL	PREFINISHED METAL FLASHING
SOF-1	ALUMINUM PLATE PANEL SOFFIT
SOF-2	ALUMINUM PLANK SIDING SOFFIT
SP-1	SPANDREL PANEL - TYPE 1
WD-1	WOOD - TYPE 1
WIF	WINDOW/CURTAINWALL TYPE TAG

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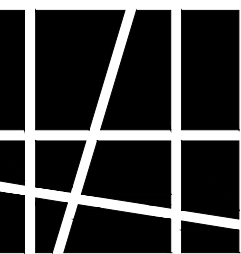
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DRAWN BY: MB	DATE: MAR. 2025	SCALE: 1:125
		PROJECT: 2457
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REVISION NO.:		