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SITE PLAN APPLICATION No.: DO7-12-25-0060
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 SOUTH OF ASH 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: CALVIN DIETZ INC.

SITE SUMMARY:
CIVIL ADDRESS: 45 OAK STREET, OTTAWA, ONTARIO
ZONING: CURRENT: MIXED USE - COMMERCIAL ZONES II, MC F (1.5)
SITE AREA: 3,205.79m²
PROPOSED USE: ELEMENTARY SCHOOL AND DAYCARE
BUILDING FOOTPRINT (ABOVE GRADE): 1,198.09m²
LANDSCAPE AREA WITHIN SITE PLAN BOUNDARY (3): 62.6

ZONING SUMMARY:
MIN. LOT AREA: No min. 3,205.79m²
MIN. LOT WIDTH: No min. 47.80m
BUILDING HEIGHT: No min./No max. 16.80m
BUILDING HEIGHT INCLUDING 2-STORY FUTURE ADDITION: No min./No max. 26.30m
PER TABLE 191 OF PART 10 OF ZONING BY-LAW No. 2008-250

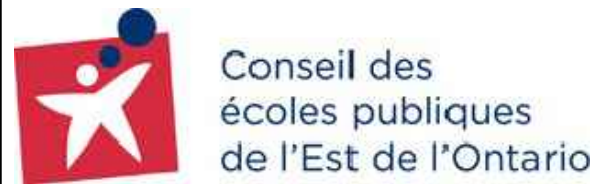
YARDS:
FRONT YARD (OAK STREET) 0 0.52m
INTERNAL SIDE YARD (EAST) 0 3.07m
INTERNAL SIDE YARD (WEST) 0 4.55m
REAR YARD 0 0.45m
PER TABLE 191 OF PART 10 OF ZONING BY-LAW No. 2008-250

PARKING & LOADING
VEHICLE PARKING NONE NONE
LOADING SPACES NONE NONE
PER SECTION 101, PART 4, BY-LAW 2016-249
TOTAL 0 0

BICYCLE PARKING
SCHOOL: TBD
AS PER TABLE 111A, PART 4, SECTION 111.1 BY-LAW 2008-250
TOTAL 34 48

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) 486.15m²
SECOND FLOOR 1,564.86m²
THIRD FLOOR 1,581.43m²
FOURTH FLOOR 1,189.16m²
TOTAL OBC GFA 5,800.35m²



SITE LEGEND:

- DECIDUOUS TREE PLANTING, REFER TO LANDSCAPE DWGS
- SHRUB / PERENNIAL PLANTING, SEE LANDSCAPE DWGS
- INDICATES TOPSOIL & SOO, 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 ELECTRICAL DWGS
- EXTERIOR LIGHT BOLLARD, REFER TO ELECTRICAL DWGS
- DEPRESSED CURB
- PROPOSED SURFACE EASEMENT FOR CIRCULATION 3.14m²
- PROPOSED BELOW GRADE EASEMENT FOR SITE SERVING: 1.18m²
- PROPOSED NON-BUILDABLE EASEMENT TO PERMIT LIMITING DISTANCE AGREEMENTS FOR UNPROTECTED OPENINGS: 157m²

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

no.	date	revision
4	JUL 04/25	ISSUED FOR 80% RESUBMISSION
3	JUN 05/25	ISSUED FOR 66%
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

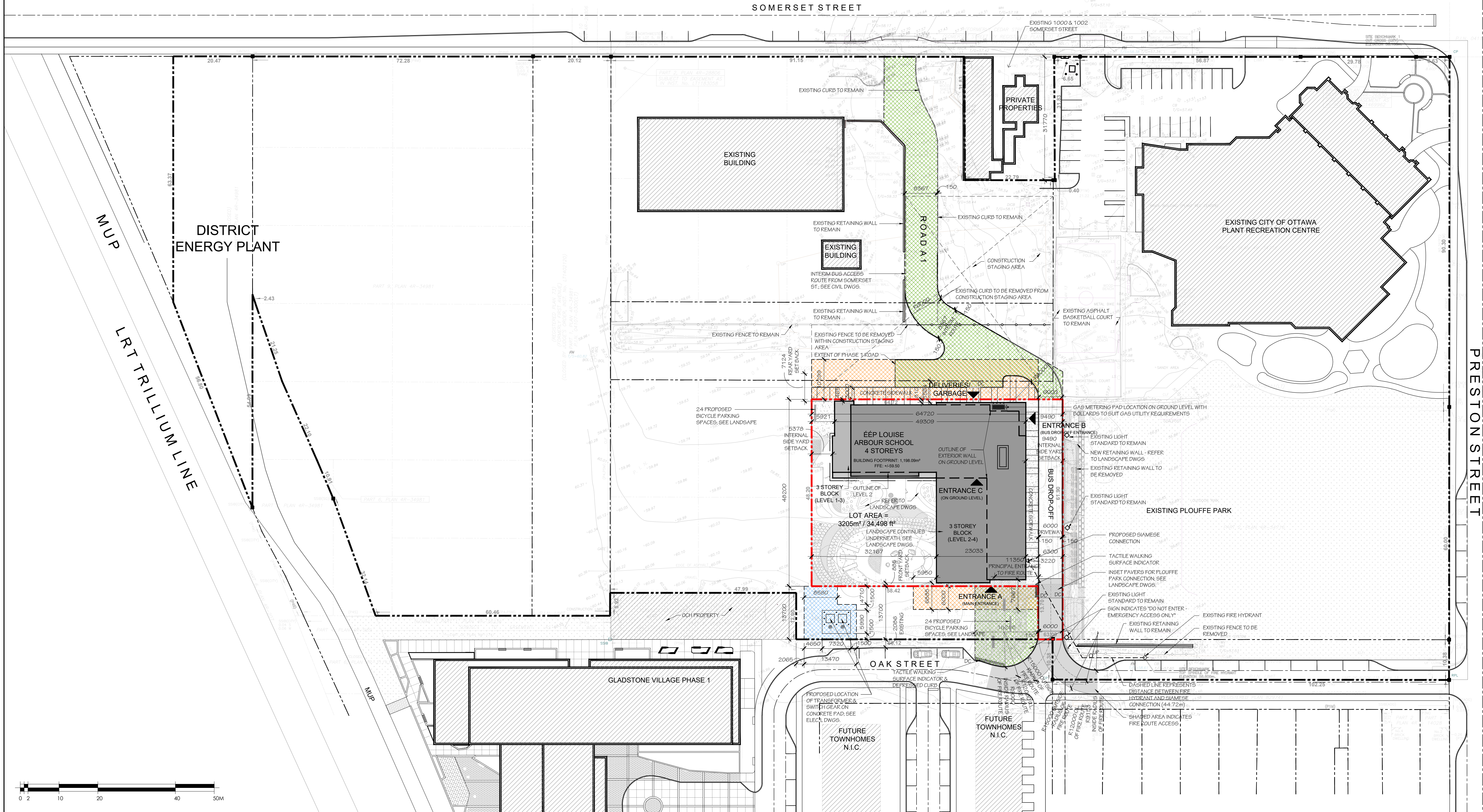
DRAWING TITLE:
INTERIM SITE PLAN

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

PROJECT: 2457

DRAWING NO.: A1.01

REVISION NO.:



CLIENT:
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SITE PLAN APPLICATION No.: D07-12-25-0060

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TOPOGRAPHICAL PLAN OF SURVEY OF ALL OF LOTS 2, 3, 4 AND 5 SOUTH OF SOMERSET ST.
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CITY OF OTTAWA.

PREPARED BY: CALLON DIETZ INC.

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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

CITY OF OTTAWA ZONING GFA:

ZONING GFA
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SECOND FLOOR 930.27m²
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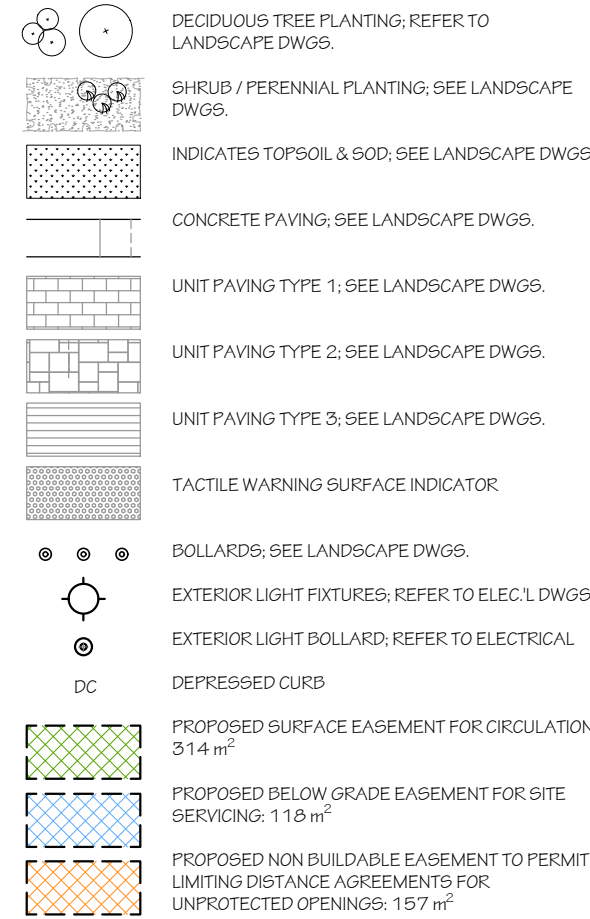
KEY PLAN



SITE



SITE LEGEND:



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

no.	date	revision
4	JUL 04/25	ISSUED FOR 80% RESUBMISSION
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2	APR 25/25	ISSUED FOR SITE PLAN CONTROL
1	APR 22/25	ISSUED FOR 33%

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Hobin Architecture Incorporated

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Ottawa, Ontario

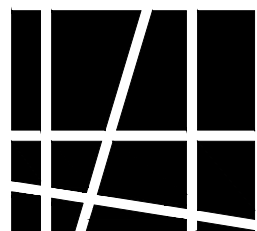
Canada K1S 3K7

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HOBIN ARCHITECTURE

PROJECT/LOCATION:

ÉÉP LOUISE ARBOUR SCHOOL

45 OAK STREET

DRAWING TITLE:

SITE PLAN

DRAWN BY:

ML

DATE:

MAY, 2025

SCALE:

1:500

PROJECT:

2457

DRAWING NO.:

A1.01A

REVISION NO.:



1 NORTH ELEVATION
A3.01 SCALE 1:125



2 EAST ELEVATION
A3.01 SCALE 1:125

Conseil des écoles publiques de l'Est de l'Ontario

KEY PLAN

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 PLANK SIDING SOFFIT
- SOF-2 ALUMINUM PLATE PANEL SOFFIT
- SP-1 SPANDREL PANEL - TYPE 1
- WD-1 WOOD - TYPE 1
- W1 OPERABLE WINDOW TAG
- W2 NON-OPERABLE WINDOW TAG
- CW CURTAINWALL TAG
- DOOR DOOR TAG

2	JUL 04/25	ISSUED FOR SPC RESUBMISSION
1	APR 25/25	ISSUED FOR SITE PLAN CONTROL
no.	date	revision

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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.:		



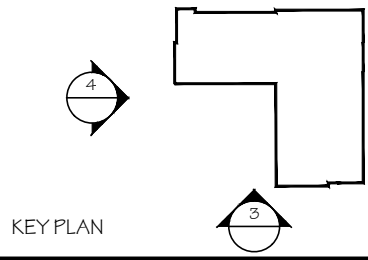
1 SOUTH ELEVATION
A3.02 SCALE 1:125



2 WEST ELEVATION
A3.02 SCALE 1:125



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écoles publiques
de l'Est de l'Ontario



KEY PLAN

MATERIAL LEGEND:

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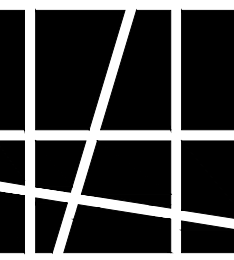
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PROJECT/LOCATION:
ÉÉP LOUISE ARBOUR
SCHOOL
45 OAK STREET

DRAWING TITLE:
EXTERIOR
ELEVATIONS

DRAWN BY: MB	DATE: MAR. 2025	SCALE: 1:125
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PROJECT: 2457
DRAWING NO.: A3.02
REVISION NO.: