

ZONING CONFIRMATION REPORT

Municipality City of Ottawa

Legal Description Block 116 Registered Plan 4M-1628 and Block 204 Registered Plan

Survey Information Survey Information Prepared By: Stantec Geomatics Ltd, dated 3 September 2024

Common Address 620 Triangle Street Ottawa, Ontario

Project Information Lot Size 27,149.52 sm Ground Floor Area 4,690sm

Zoning I1A Institutional 1A

Bylaw Provisions Proposed Compliance

Minimum Lot Width 15m 126.45 Complies

Minimum Lot Area 400 sm 27,149.52sm Complies

Minimum Front Yard Setback 7.5m 93.6m Complies

Minimum Rear Yard Setback 7.5m 8.9m N/A

Minimum Interior Side Yard Setback 7.5m 62.7m Complies

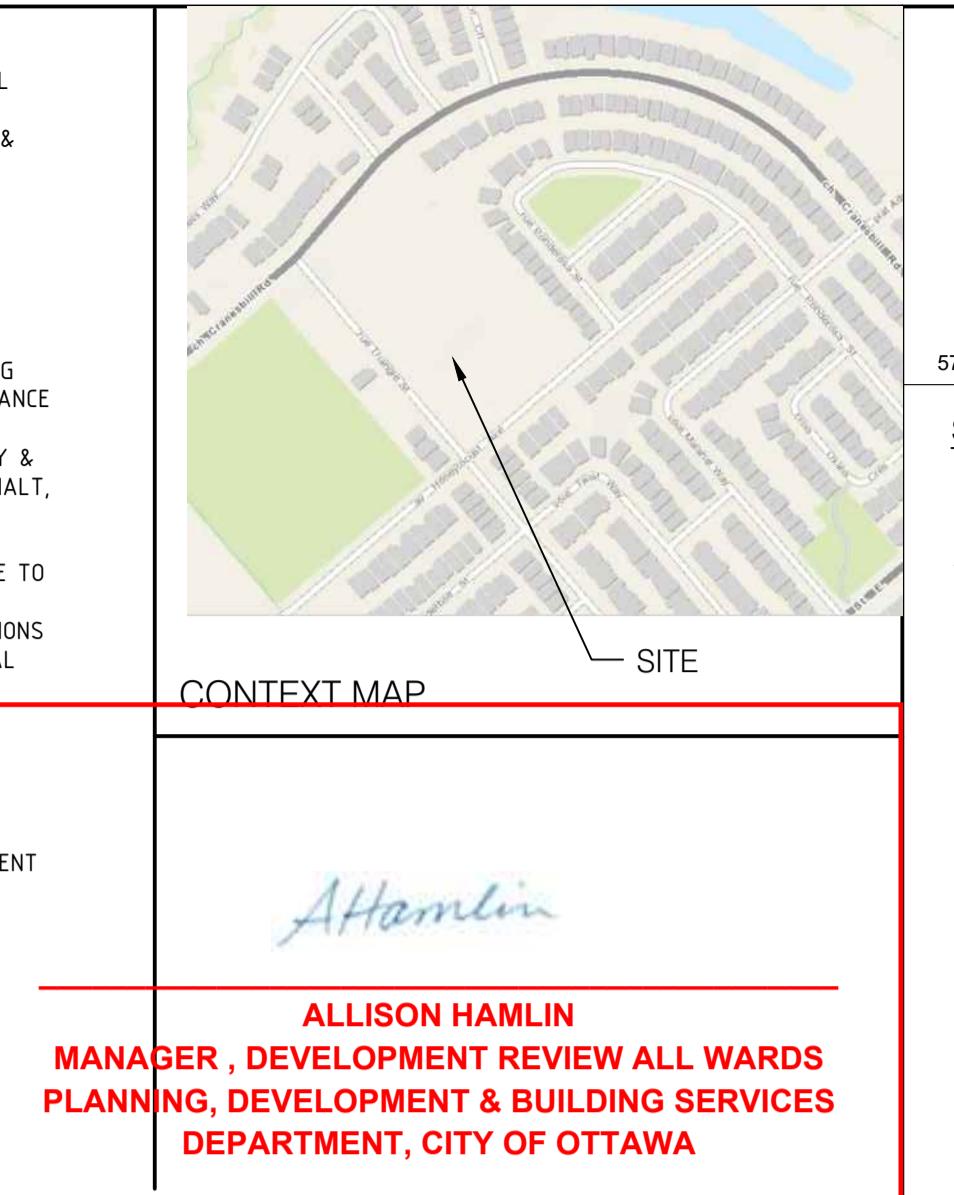
Minimum Corner Side Yard 4.5m 4.52m Complies

Maximum Building Height 15.0m 7.65m Complies

Required Parking (Schedule 1A - Area C) Rate = 1.5 per classroom (includes 16 classrooms + 6 kindergartens)	1.5 x 22 classrooms = 33 Spaces + 275sm	89 Spaces Proposed	Complies
Childcare/100sm	6 Spaces		
	39 Total spaces required		
Future Parking (18 future portables)	1.5 x 18 portables = 27 additional Spaces total (27 + 39) = 66 Spaces	89 Spaces Proposed	Complies
HC Parking Requirements	Based on 94 parking spaces provided	4 HC Spaces Required 2 @ type A 2 @ type B	Complies
Required Bicycle Parking (1/100sm Gross Floor Area)	1/100sm X 4,690sm = 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	3.0m	Complies
	Abutting residential, institutional = 3.0m	3.0m	
	Other Cases - None	N/A	

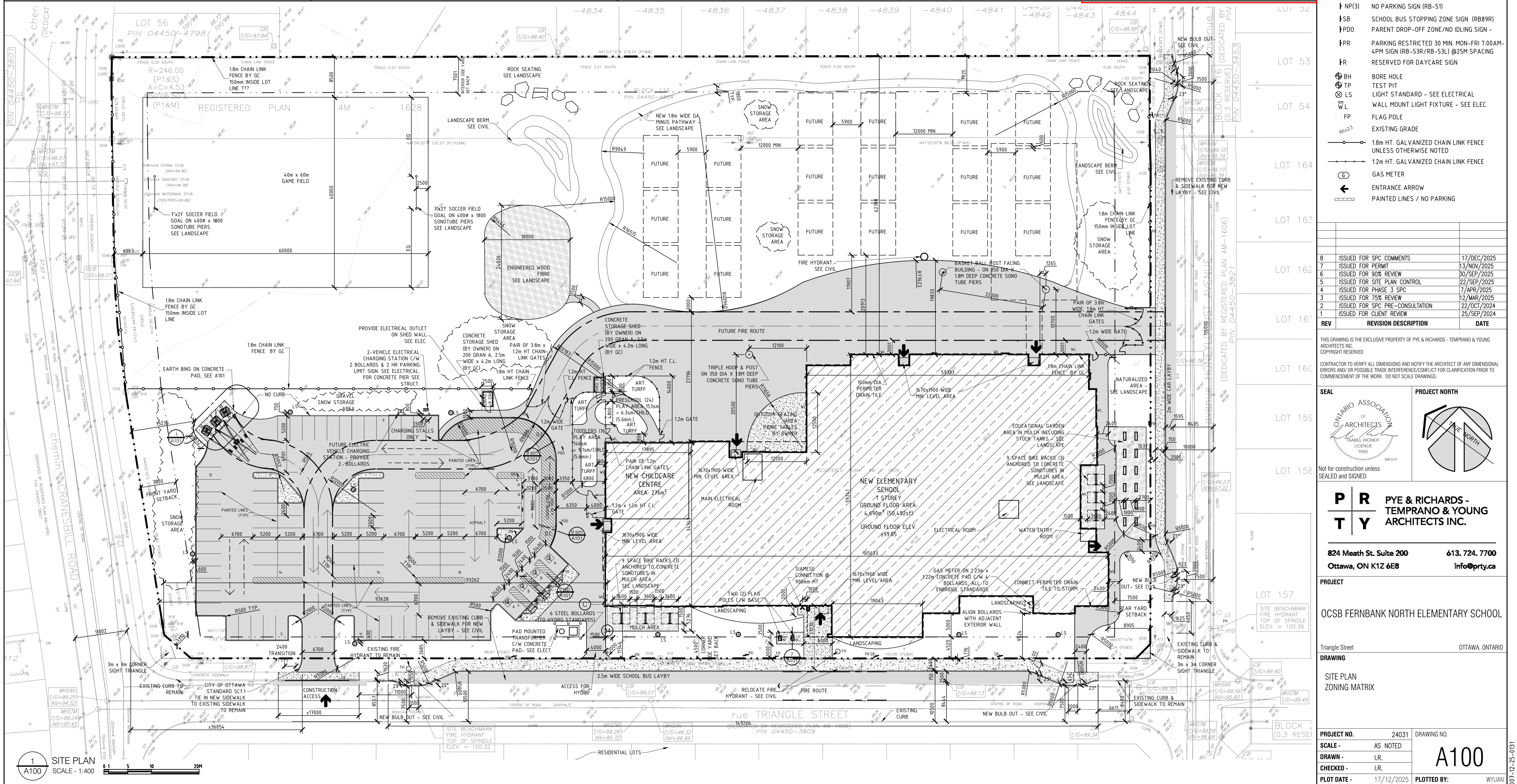
GENERAL NOTES:

- 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 & SIDEWALKS AS INDICATED.
- CONTRACTOR SHALL CONSTRUCT BUS LAY BY & CAY LAY BY, INCLUDING CURBS, WALKS, ASPHALT, PAVING, GRAN. BASES, TOPSOIL & SOD.
- CONTRACTOR TO PROVIDE TEMPORARY CONSTRUCTION FENCING ALONG PROPERTY LINE TO PROTECT THE PUBLIC DURING CONSTRUCTION.
- CONTRACTOR TO REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES ON SITE PLAN WITH ACTUAL SITE CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AND AUTHORITIES PRIOR TO ANY EXCAVATION AND ASCERTAIN LOCATIONS OF UNDERGROUND SERVICES.
- CONTRACTOR IS TO COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
- CONTRACTOR TO MAINTAIN POSITIVE SURFACE RUN-OFF THROUGHOUT ENTIRE CONSTRUCTION PERIOD.



APPROVED
By Allison Hamlin at 5:02 pm, Jan 08, 2020

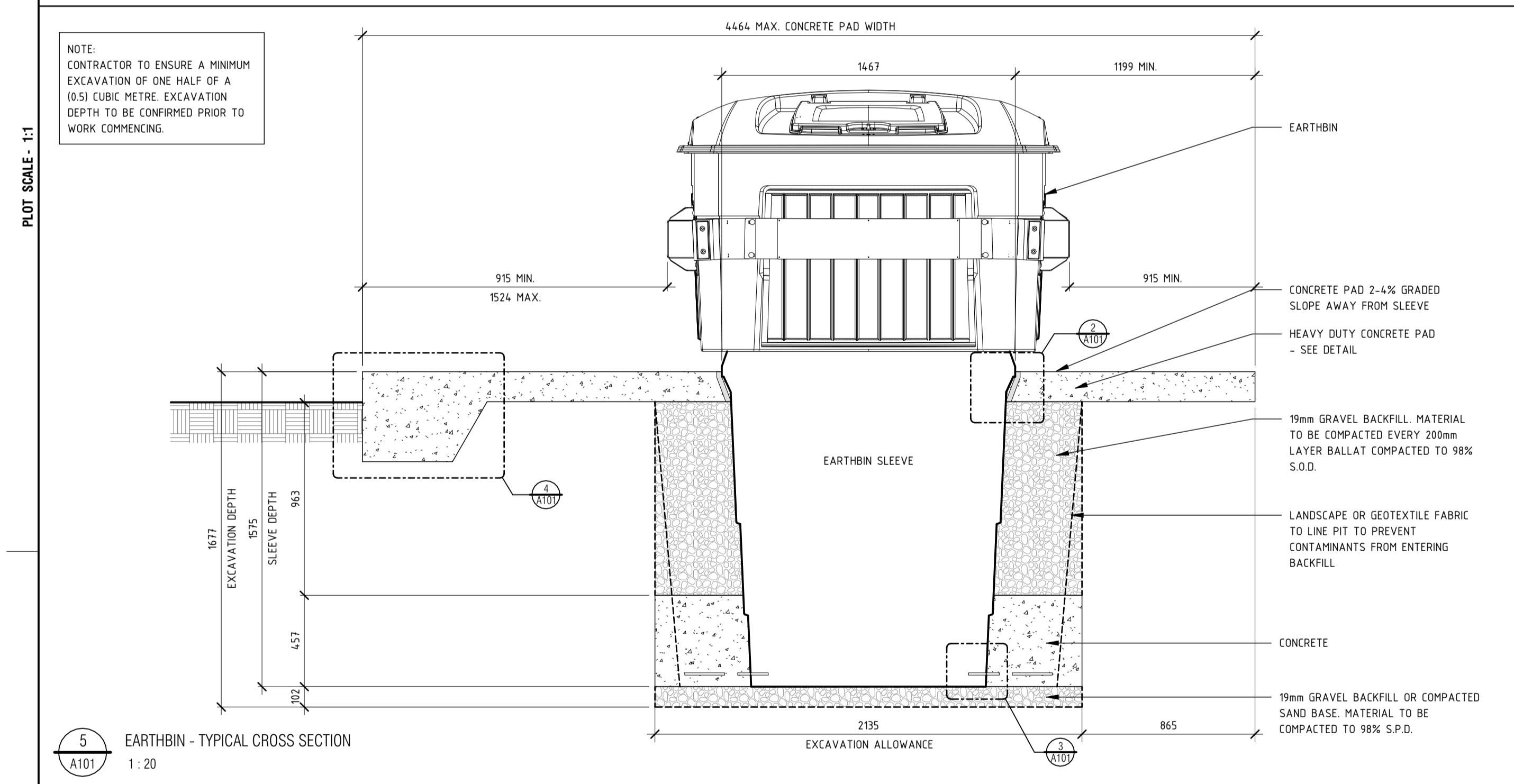
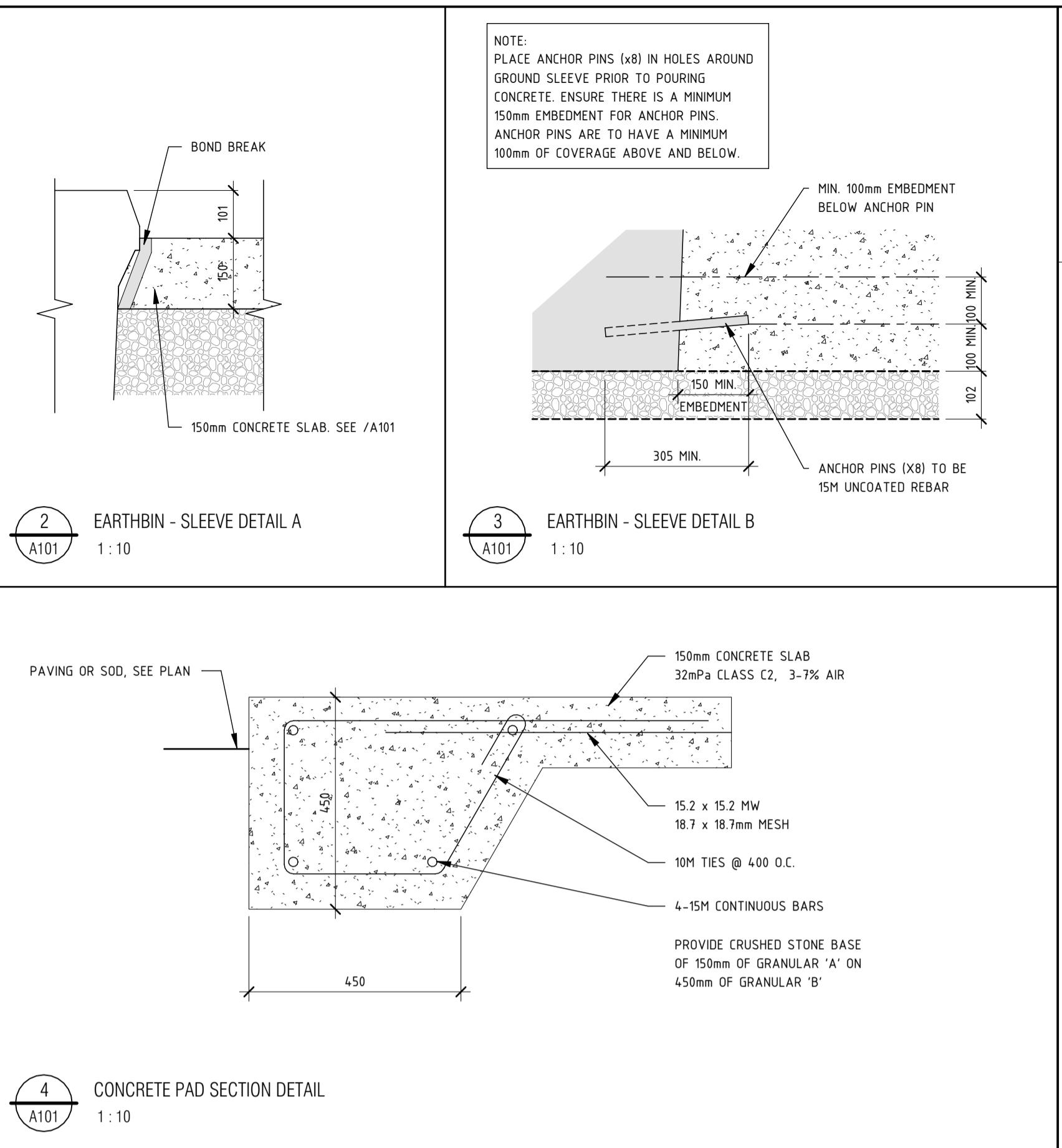
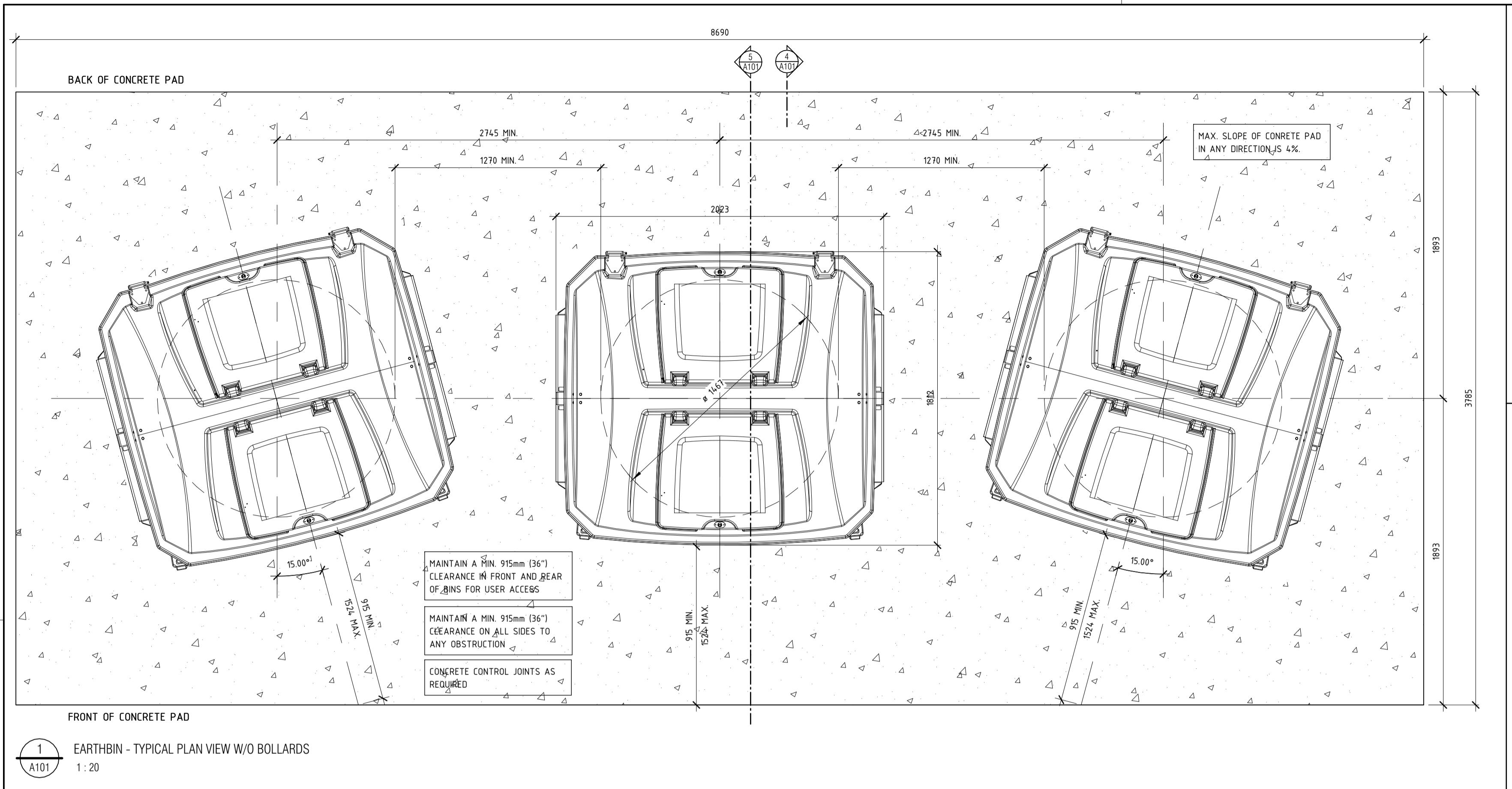
ALLISON HAMLIN
MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA





OTTAWA
CATHOLIC
SCHOOL BOARD
HUNT CLUB, NEPEAN, ON, (613)-224-

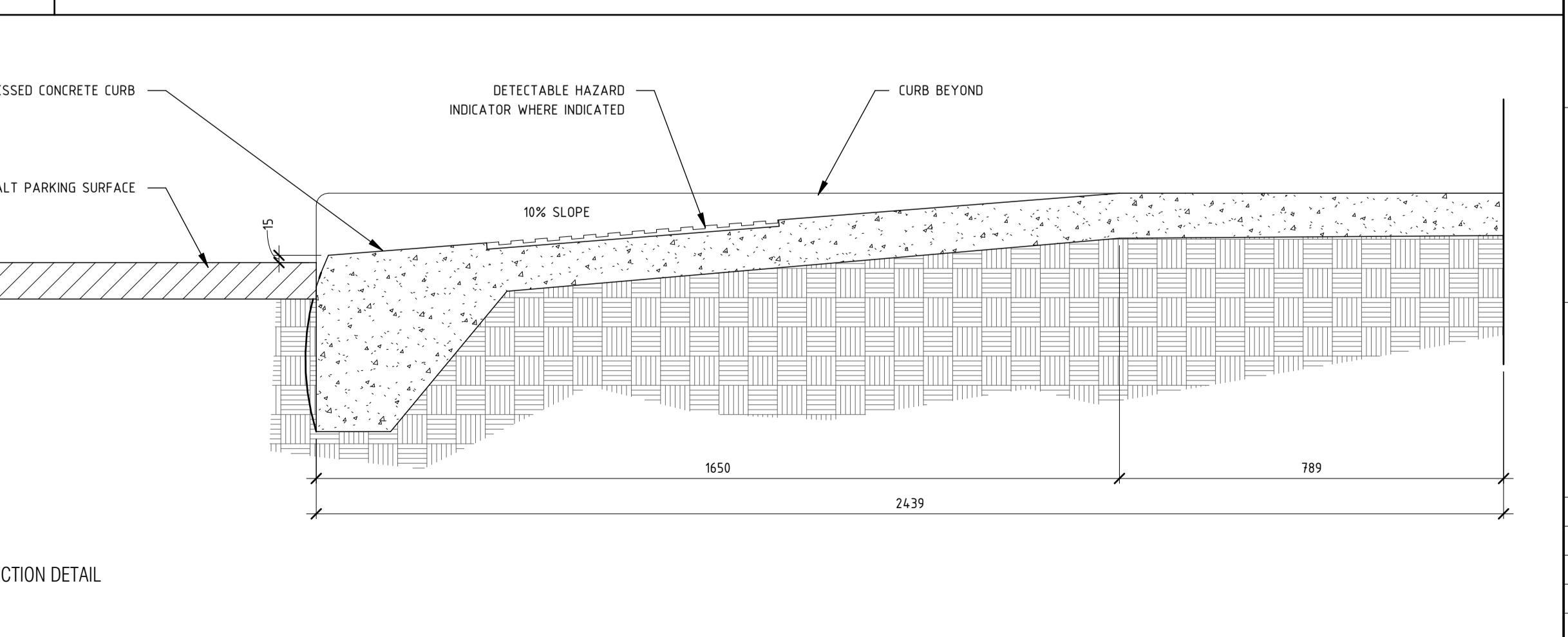
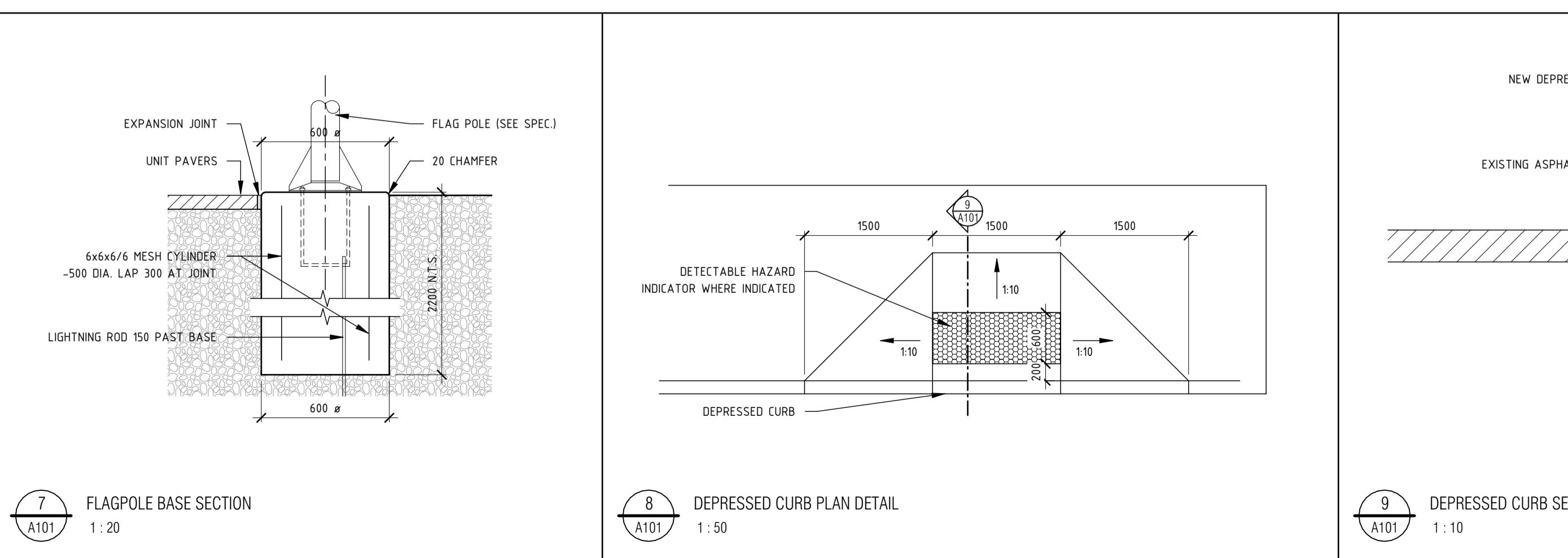
570 WEST HUNT CLUB, NEPEAN, ON, (613)-224-4455



Allison Hamlin

ALLISON HAMLIN
MANAGER , DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Allison Hamlin at 5:02 pm Jan 08, 2026



REV	REVISION DESCRIPTION	DATE
6	ISSUED FOR SPC COMMENTS	DEC/17/2025
5	ISSUED FOR PERMIT	NOV/13/2025
4	ISSUED FOR 90%	SEP/30/2025
2	ISSUED FOR 75%	APR/09/2025

ARCHITECTS INC.
COPYRIGHT RESERVED

SEAL  <p>Not for construction unless SEALED and SIGNED</p>	PROJECT NORTH
---	----------------------

P R
T Y PYE & RICHARDS -
TEMPRANO & YOUNG
ARCHITECTS INC

824 Meath St. Suite 200 613. 724. 7700
Ottawa, ON K1Z 6E8 info@prt.ca

PROJECT

620 TRIANGLE STREET OTTAWA, ONTARIO

DRAWING

PROJECT NO.	24031	DRAWING NO.
SCALE -	AS NOTED	
DRAWN -	DL	
CHECKED -	IR	
PLOT DATE -	17 DEC 2025	PLOTTED BY -
#10280		