



Boys & Girls Clubs of Canada  
Clubs Garçons et Filles du Canada

APPROVED: \_\_\_\_\_ REFUSED: \_\_\_\_\_

DATE: \_\_\_\_\_

Don Herweyer, Manager, Development Review  
South

Owner  
BOYS & GIRLS CLUBS OF OTTAWA  
2825 Dumaurler Avenue, Ottawa, Ontario  
Attn: Colleen Mooney

Architect/Agent  
HOBIN ARCHITECTURE INC.  
63 Pamilla Street, Ottawa, Ontario  
Attn: Doug van den Ham

Geotechnical  
HOULE CHEVRIER ENGINEERING  
32 Steacie Drive, Ottawa, Ontario  
Attn: Luc Bouchard

Landscape  
LEVSTEK CONSULTANTS INC  
5871 Hugh Crescent, Ottawa, Ontario  
Attn: Rudy Levstek

Civil  
D.B. GRAY ENGINEERING  
700 Long Point Circle, Ottawa, Ontario  
Attn: Doug Gray

Structural  
CUNLIFFE & ASSOCIATES ENGINEERING  
1737 Woodward Drive, Suite 102, Ottawa, Ontario  
Attn: Rick Cunliffe

Mechanical/Electrical  
BEKOLAY & ASSOCIATES LTD.  
200 - 1827 Woodward Drive, Ottawa, Ontario  
Attn: John Bekolay

Surveyor  
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
14 Concourse Gate, Suite 500, Nepean, Ontario  
Attn: Andre Roy

CLIENT APPROVAL

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: Colleen Mooney  
Title: Executive Director  
Company: Boys and Girls Clubs of Ottawa

LEGAL DESCRIPTION:

PART OF LOT 34, CONCESSION B (RIDEAU FRONT)  
GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA

CIVIL ADDRESS:

1463 PRINCE OF WALES DRIVE

ZONING NOTES:

OFFICIAL PLAN DESIGNATION: GENERAL URBAN AREA  
ZONING - L1 - COMMUNITY LEISURE FACILITY ZONE  
ABUTTING: NORTH EAST - O1H(327)  
SOUTH (NESBITT) - R1GG  
WEST (PRINCE OF WALES) - GM15  
SCHEDULE 1A: AREA C (SUBURBAN)

PROJECT STATISTICS

SITE AREA: 5075 m<sup>2</sup>  
REQ SETBACKS: ALL 7.5 m  
MAX HEIGHT: 11 m  
LOT COVERAGE: 40% (5075 X 40% = 2030 m<sup>2</sup>)  
MIN LOT WIDTH: 6 m

PARKING REQ:  
COMMUNITY CENTER (GFA 685): 4/100 m<sup>2</sup> = 28 SPACES  
RECREATION (GYM @ 1 COURT): 4/COURT = 4 SPACES  
TOTAL: 32

EXISTING PROVIDED: 24 SPACES  
NEW COUNT: 32 (+8)

EXISTING CLUBHOUSE

EXISTING FOOTPRINT: 751.5 m<sup>2</sup>

NEW GROSS FLOOR AREA  
OF EXISTING BUILDING POST  
RENOVATION (ZONING): 688.8 m<sup>2</sup>

NEW ADDITION

NEW FOOTPRINT: 707.7 m<sup>2</sup>

NEW GROSS AREA (ZONING): 527.8 m<sup>2</sup>

TOTAL AREA OF RENOVATION/ADDITION

TOTAL BUILDING AREA: 1,459.2 m<sup>2</sup>

TOTAL GROSS AREA (ZONING): 1216.6 m<sup>2</sup>

LANDSCAPE AREA: 2473.4 m<sup>2</sup>

SCALE

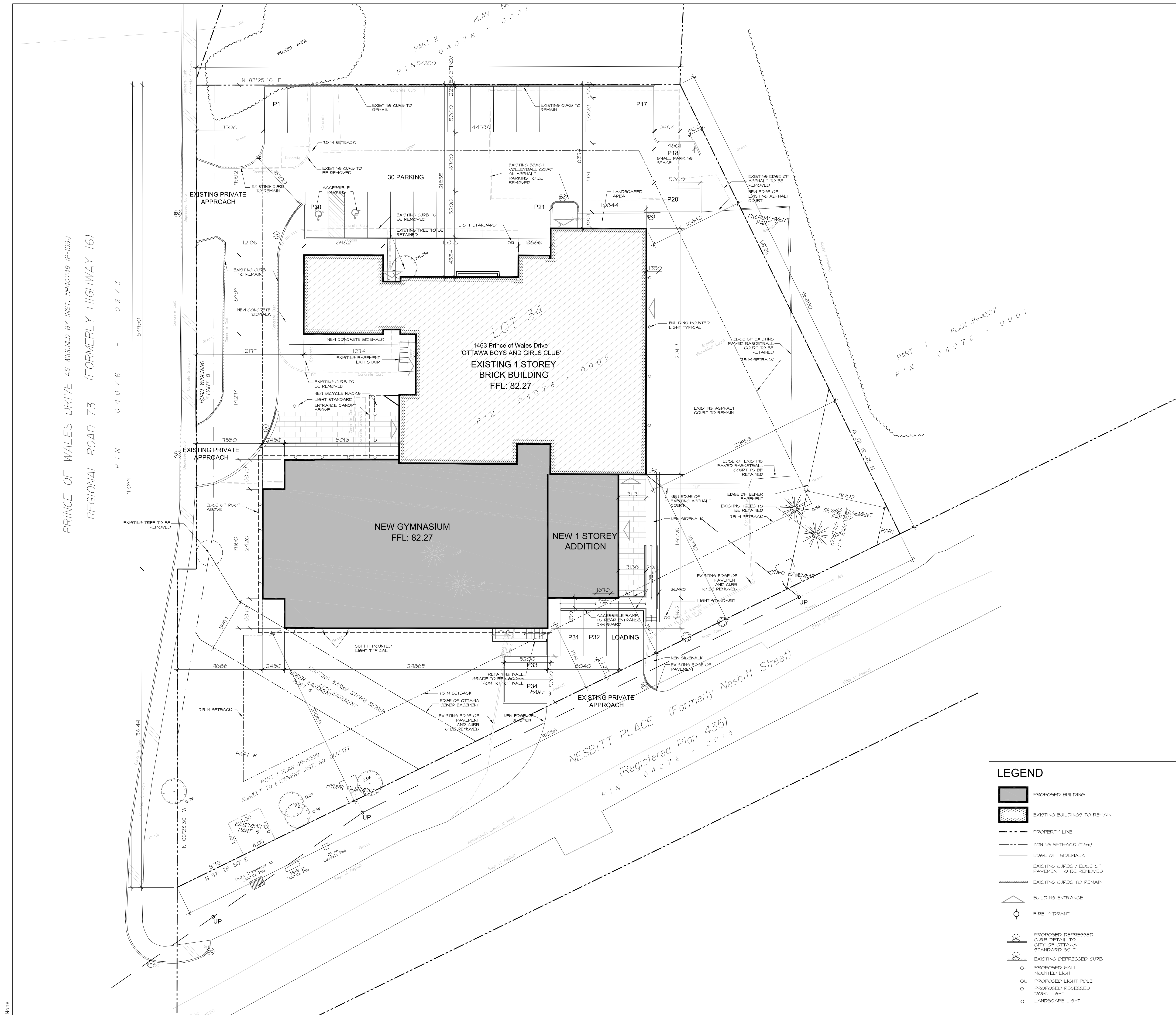


SITE LOCATION



LEGEND

- PROPOSED BUILDING
- EXISTING BUILDINGS TO REMAIN
- PROPERTY LINE
- ZONING SETBACK (7.5m)
- EDGE OF SIDEWALK
- EXISTING CURBS / EDGE OF PAVEMENT TO BE REMOVED
- EXISTING CURBS TO REMAIN
- BUILDING ENTRANCE
- FIRE HYDRANT
- PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-1
- EXISTING DEPRESSED CURB
- PROPOSED WALL MOUNTED LIGHT
- PROPOSED LIGHT POLE
- PROPOSED RECESSED DOWN LIGHT
- LANDSCAPE LIGHT



PRINCE OF WALES DRIVE AS WHIPPED BY INST. NPA0749 (P-1997)  
REGIONAL ROAD 73 (FORMERLY HIGHWAY 16)

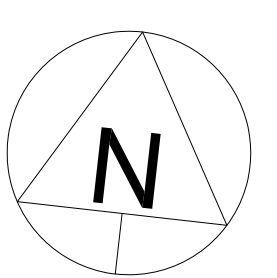
NESBITT PLACE (Formerly Nesbitt Street)  
(Registered Plan 435)  
P.I.N. 04076 - 0013

None

project  
Boys and Girls Club Renovation  
Prince of Wales Clubhouse

drawing title  
**SITE PLAN**

drawn	date	scale
LE	02/04/17	1:200
project		0015.36
drawing no.		A1.0



PLOT DATE: