

1 SITE PLAN
1 : 500
0 5 10 50 M

SITE PLAN GENERAL NOTES

LEGAL DESCRIPTION
PART OF LOTS 34 & 35
CONCESSION 1 (RIDEAU FRONT)
PIN: 046910289
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

ALGONQUIN COLLEGE
OWNER
1385 WOODROFFE AVE
OTTAWA, ON K2G 1V8

LAND USE CLASSIFICATION
EDUCATIONAL / INSTITUTIONAL, POST SECONDARY

ZONING INFORMATION
PART 7 - MAJOR INSTITUTIONAL ZONES (SECTIONS 171 - 172)
MINIMUM LOT WIDTH
MINIMUM LOT AREA
MINIMUM FRONT YARD SETBACK (M)
MINIMUM REAR YARD SETBACK (M)
MINIMUM INTERIOR SIDE YARD SETBACK (M)
MINIMUM CORNER SIDE YARD SETBACK (M)
MAXIMUM HEIGHT (M), (WITHIN 12M OF R1, R2, R3 ZONE)
MINIMUM WIDTH OF LANDSCAPED AREA ALONG ALL LOT LINES (M)

REQUIRED	PROVIDED
NO MIN.	YES
NO MIN.	YES
7.5	YES
7.5	YES
7.5	YES
7.5	YES
NO MAX.	YES
3	YES

GROSS BUILDING AREA - PROPOSED BUILDING
PROPOSED SITE BOUNDARY AREA 16,272 M² (175,150 SF)
BUILDING FOOTPRINT 7,058 M² (75,972 SF)

LOWER LEVEL: 3002 m² (32,313 SF)
LEVEL 1: 4650 m² (50,052 SF)
LEVEL 2: 3285 m² (35,359 SF)
MEZZANINE: 721 m² (7,761 SF)
TOTAL: 11,658 m² (125,485 SF)

BUILDING HEIGHT - PROPOSED BUILDING
17,831 m.
2 STOREYS + BASEMENT

SNOW REMOVAL
SNOW WILL BE REMOVE FROM PROPOSED DEVELOPMENT SITE AND STORED AS PER COLLEGE OPERATIONS.

SURVEYOR
THIS DRAWING BASED ON A SURVEY PREPARED BY STANTEC GEOMATICS LTD, DATED JUNE 20 2019.

SITE PLAN LEGEND

	BUILDING TO REMAIN, NOT INCLUDED IN THIS SCOPE OF WORK		EXISTING MAN HOLE
	SITE BOUNDARY		PROPOSED MANHOLE
	BUILDING ACCESS		EXISTING CATCH BASIN
	EXISTING FIRE HYDRANT		PROPOSED CATCH BASIN
	PROPOSED FIRE HYDRANT		PROPOSED CATCH BASIN MANHOLE
	EXISTING LIGHT STANDARD		PROPOSED GAS METER
	PROPOSED LIGHT STANDARD		PROPOSED TREE - REFER TO LANDSCAPE
	PROPOSED FIRE DEPARTMENT CONNECTION		

SITE PLAN KEYNOTES

SITE PLAN KEYNOTES	
Key Value	Keynote Text
S01	HATCH REGION INDICATES HEATED C.I.P. CONCRETE SIDEWALK.
S02	C.I.P. CONC PAVEMENT.
S03	GENERATOR (NATURAL GAS) ON C.I.P. CONC PAD - REFER TO ELEC.
S04	MAINTAIN EXISTING CURB.
S05	NEW PEDESTRIAN ACCESS MARKING.
S06	EXISTING TRANSFORMER TO REMAIN.
S07	SEWER / SANITARY EASEMENT.
S08	FUTURE PEDESTRIAN LINK.
S09	PRINCIPAL ENTRANCE.
S10	BARRIER FREE PEDESTRIAN RAMP @ 1:20.
S11	RE/RE EXISTING LIGHT STANDARD - SEE ELEC.
S12	DASHED LINE REPRESENTS BURIED STORMWATER RETENTION TANKS - REFER TO CIVIL
S13	REMOVE EXISTING LIGHT STANDARD AND BURIED ELECTRICAL AS PER ELEC DWGS. RE / RE EXISTING ASPHALT FOR BURIED ELECTRICAL AS REQUIRED.
S14	REMOVE EXISTING PAY STATION AND BURIED ELECTRICAL AS PER ELEC DWGS.
S15	PROPOSED GAS REGULATOR STATION.
S16	DASHED LINE REPRESENTS PROPOSED ARCHITECTURAL VISUAL SCREEN (13mm THICK PERFORATED ALUM PANEL @ 1.8m ABOVE GRADE).
S17	PROPOSED BIKE PARKING LOCATION. QUANTITY TO BE CONFIRMED.
S18	EXISTING PARKING TO BE REMOVED - REFER TO CIV. / LAND.

APPROVED ☐ REFUSED ☐

THIS DAY OF , 20

DERRICK MOODIE, MANAGER
DEVELOPMENT REVIEW WEST
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

Project
ATHLETICS AND RECREATION CENTRE (ARC)

Prepared For
ALGONQUIN STUDENTS' ASSOCIATION



HOK Architects Corporation
205 Catherine Street, Suite 101
Ottawa, Ontario K2P 1C3 Canada
t +1 613 226 9650 f +1 613 226 9656

All reproduction & intellectual property rights reserved © 2019

In Association with

WSP
STRUCTURAL
2611 Queensview Drive, Suite 300
Ottawa, ON, K2B 8K2

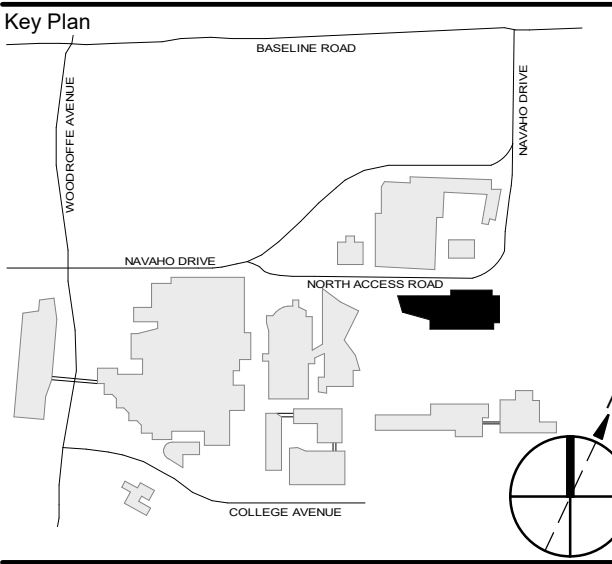
WSP
MECHANICAL
2611 Queensview Drive, Suite 300
Ottawa, ON, K2B 8K2

WSP
ELECTRICAL
2611 Queensview Drive, Suite 300
Ottawa, ON, K2B 8K2

WSP
CIVIL
2611 Queensview Drive, Suite 300
Ottawa, ON, K2B 8K2

CSW Landscape Architects
LANDSCAPE
319 McRae Avenue, Suite 502
Ottawa, ON, K1Z 0B9

WSP
SUSTAINABILITY
2611 Queensview Drive, Suite 300
Ottawa, ON, K2B 8K2



Professional Seals

NOT FOR CONSTRUCTION

No.	Description	Date
1	SITE PLAN APPROVAL	2019-06-24

Drawn by: RS Reviewed by: AB / AM

Project No:

Sheet Title

SITE PLAN

Original drawing is A1. Do not scale contents of this drawing.
Sheet Number