

1 SPA SITE PLAN  
1 : 500  
0 5 10 50 M

**APPROVED**  
By Mark Young at 3:10 pm, Jan 10, 2020

*Mark Y. P.*

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(A) MANAGER, DEVELOPMENT REVIEW - WEST  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

SITE PLAN GENERAL NOTES

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

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

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 M<sup>2</sup> (175,150 SF)  
BUILDING FOOTPRINT 7,058 M<sup>2</sup> (75,972 SF)

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

BUILDING HEIGHT - PROPOSED BUILDING  
17.831 m,  
2 STOREYS + BASEMENT

WASTE REMOVAL  
ALL WASTE WILL BE COLLECTED AND REMOVED FROM THE BUILDING TO A CENTRALIZED COLLECTION AREA OFF OF THE BUILDING SITE ON A DAILY BASIS.

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

BICYCLE PARKING SPACE DIMENSIONS  
0.6m x 1.8m - HORIZONTAL  
1.5m AISLE WIDTH

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

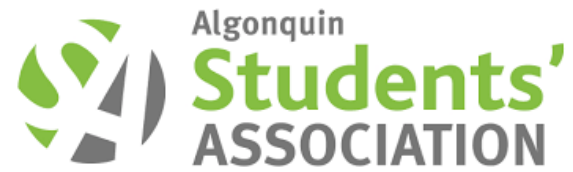
SITE PLAN LEGEND

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

SITE PLAN KEYNOTES

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.
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 PARKING LIGHT STANDARD AND RELAMP AS PER ELEC DWGS.
S14	REMOVE EXISTING PAY STATION AND BURIED ELECTRICAL AS PER ELEC DWGS.
S15	PROPOSED GAS REGULATOR STATION.
S17	PROPOSED BIKE PARKING AREA, QTY AND SIZES AS NOTED.
S18	EXISTING PARKING TO BE REMOVED - REFER TO CIV / LAND.
S19	MAINTENANCE EDGE.
S20	FIRE DEPARTMENT ACCESS.
S21	BARRIER FREE PEDESTRIAN RAMP @ 1:12.
S22	DEPRESSED CURB.
S23	EXISTING PEDESTRIAN CROSSING.
S24	SHADED REGION INDICATES EXTENT OF NEW ASPHALT PAVING.
S25	LANDSCAPED TOPSOIL AND SOD.
S27	STONE SWALE - REFER TO LAND / CIV.
S28	ARMORSTONE WALL - REFER TO LAND.
S29	NEW TRANSFORMER - REFER TO ELEC.

ALGONQUIN COLLEGE



Project  
ATHLETICS AND RECREATION CENTRE (ARC)

Prepared For  
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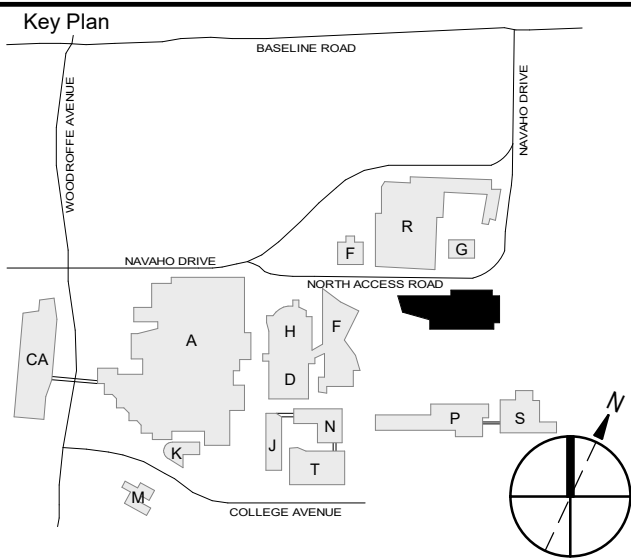
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SUSTAINABILITY  
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Professional Seals

No.	Description	Date
1	SITE PLAN APPROVAL	2019-06-24
2	RESPONSE TO SPA COMMENTS	2019-09-24
3	RESPONSE TO SPA COMMENTS	2019-11-21

Drawn by: RS Reviewed by: AB / AM  
Project No: 19.32300.00

Sheet Title

SITE PLAN

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

SPA-A01

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