

1 SITE PLAN
A002 SCALE 1:300

SURVEY INFORMATION TAKEN FROM:
TOPOGRAPHIC PLAN of SURVEY of
**LOTS 19, 38, 39, 40, 41 AND 42
AND PART OF BLOCK J**
REGISTERED PLAN 485324
CITY OF OTTAWA

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 9th. DAY OF JUNE, 2019.

STANTEC GEOMATICS Ltd
400-1331 Clyde Ave, Ottawa, Ontario, K2C 3G4
Tel.: (613) 722-4420
www.stantec.com

PROJECT INFORMATION:

BUILDING CLASSIFICATION:
THE BUILDING IS CLASSIFIED AND DESIGN TO CONFORM TO THE ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3

OCCUPANCY:
GROUP A, DIVISION 2, SPRINKLERED, TWO STOREY (3.2.2.24)

BUILDING STATISTICS:
BUILDING AREA (FOOTPRINT): 1247 sq.m.
GROSS FLOOR AREA: 2924 sq.m.
NUMBER OF STOREYS ABOVE GRADE: 2
NUMBER OF STOREYS BELOW GRADE: 1
BUILDING SPRINKLERED: YES
OF STREET ACCESS ROUTES: 1
CONSTRUCTION TYPE: NON-COMB.
FLOOR ASSEMBLY & F.R.R.: 1 HOUR

CONSULTANTS

ARCHITECT
N45 Architecture Inc.
The Sovereign Building
71 Bank Street, 7th Floor
Ottawa, Ontario K1P 5N2 | Tel: 613-224-0095

CIVIL & TRANSPORTATION
NOVATECH Engineers, Planners & Landscape Architects
240 Michael Cowpland Drive, Suite 200
Ottawa, Ontario, K2M 1P6 | Tel: 613.254.9643

LANDSCAPE & TREE CONSERVATION REPORT
STANTEC GEOMATICS Ltd
400-1331 Clyde Ave, Ottawa, Ontario, K2C 3G4
Tel.: (613) 722-4420

STRUCTURAL
STANTEC GEOMATICS Ltd
400-1331 Clyde Ave, Ottawa, Ontario, K2C 3G4
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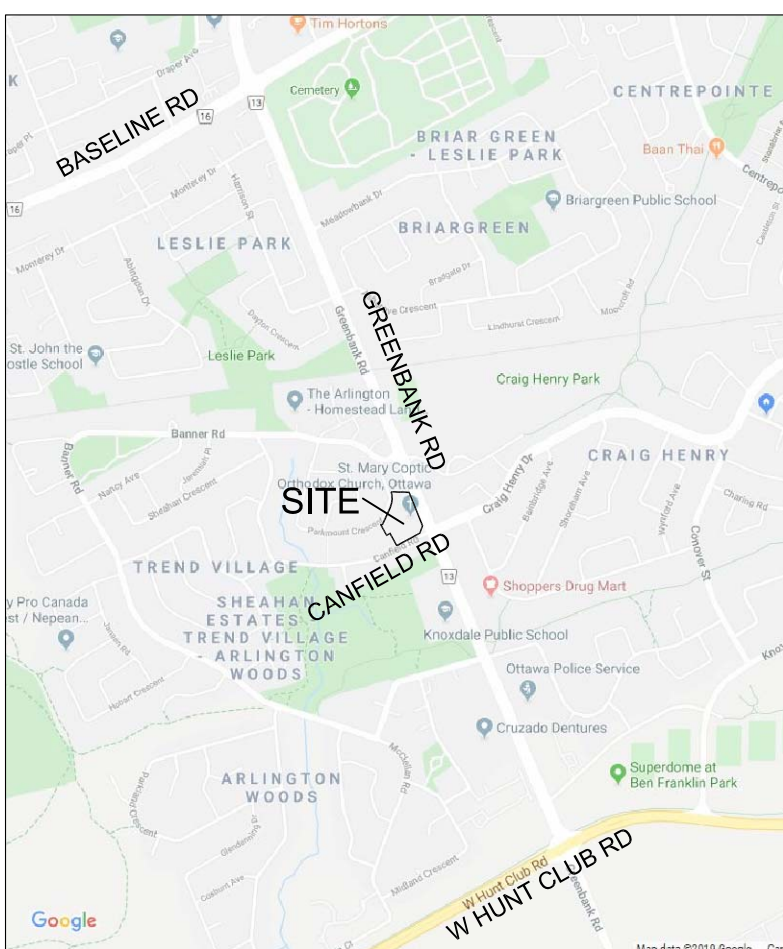
MECHANICAL & ELECTRICAL
Quadrant Engineering
2283 St. Laurent Blvd, Unit 203
Ottawa, Ontario, K1G 5A2 | Tel: 613-567-1487

GEOTECHNICAL REPORT PROVIDED TO OWNER BY:
WSP Canada Inc.
300-2611 Queensview Dr.
Ottawa, Ontario, K2B 8K2 | Tel.: (613) 829-2800

SURVEY PLAN INFORMATION PROVIDED TO OWNER BY:
STANTEC GEOMATICS Ltd
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Tel.: (613) 722-4420

ENVIRONMENTAL
WSP Canada Inc.
300-2611 Queensview Dr.
Ottawa, Ontario, K2B 8K2 | Tel.: (613) 829-2800

OWNER
ST. MARY COPTIC ORTHODOX CHURCH
1 CANFIELD ROAD
Ottawa, Ontario K2H 5S7



KEY PLAN
SCALE
A002

ZONING INFORMATION

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM	REQUIRED	PROVIDED
ZONING CODE	IB [428]	CHURCH
MINIMUM LOT AREA	1000 m ²	7797.96 m ²
MINIMUM LOT WIDTH	30 m	68.84 m
MINI. FRONT YARD SETBACK	6 m	18.18 m (EXISTING)
MINI. CORNER YARD	7.5 m	7.5 m
MINI. REAR YARD	7.5 m	7.5 m
MINI. INTER. SIDE YARD	7.5 m	19.46 m
MAX. BUILDING HEIGHT	18 m	7.8 m
PROPOSED PARKING SPACE		99
PROPOSED LOADING SPACE	1 / 2,000 m ² - 4,999 m ² of G.F.A.	1
LOADING SPACE SIZE	3.5 x 7.0 m	3.5 x 7.0 m
PROPOSED BICYCLE SPACE	3 (1 / 1500 m ²)	4
GROSS FLOOR AREA	EXISTING	1205.5 m ² (12,976 s.f)
	PROPOSED	2924.1 m ² (31,475 s.f)
	TOTAL	4129.6 m ² (44,451 s.f)

PARKING SPACE TABLE

BUILDING	REQUIRED BY-LAW			PRVD.
	ASSEMBLY AREA	RATE	SPACE	
EXISTING CHURCH	CHURCH HALL: 275 m ²	28 10 / 100 m ²		
PROPOSED ACTIVITY CENTRE	GYM & LOUNGE: 570 m ²	57 10 / 100 m ²	89	99
	OFFICE: 100 m ²	4 2.4 / 100 m ²		

PARKING SPACE DIMENSION

DIMENSION	QNTY.	BY-LAW PROVISIONS
2.6 x 5.2 m	58	
3.4 x 5.2 m TYPE A (B-F)	2	1 MINL REQD. 4 PROVIDED
2.4 x 5.2 m TYPE B (B-F)	2	
2.4 x 5.2 m REDUCED	30	34 SPOTS 37.4% (40% MAX.)
2.6 x 4.6 m REDUCED	7	
TOTAL	99	

LEGEND

- PROPERTY LINE
- YARD SETBACK
- FENCE
- RETAINING WALL
- NEW CURB
- DEPRESSED CURB
- PROPOSED BUILDING
- EXISTING BUILDING
- MAIN ENTRANCE
- STANDARD PARKING SPACE 2.6 x 5.2 m
- REDUCED PARKING SPACE 2.6 x 4.6 m
- REDUCED PARKING SPACE 2.4 x 5.2 m
- MAIN ENTRANCE

SIGNAGE LEGEND:

- FR FIRE ROUTE
- BF BF PARKING



**ST. MARY COPTIC
ORTHODOX CHURCH**
OTTAWA, CANADA

APPROVED ☐ REFUSED ☐

DATE _____

_____, Manager Development
Review, Suburban Services

1	ISSUED FOR SITE PLAN CONTROL	xx Dec. 2019
no.	revision	date

N45 ARCHITECTURE INC.
71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2
tel. 613.224.0095 fax 613.224.9811

project

**ST. MARY COPTIC
ORTHODOX CHURCH
EXPANSION**

1 CANFIELD RD, OTTAWA, ON.

construction north seal

drawing title

SITE PLAN - NEW WORK

scale AS SHOWN	drawn by N.F.
date OCTOBER 2019	checked by R.M.
project number 15-134	drawing number A-002

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

revision