

LEGEND

- PROPERTY LINE
- NEIGHBOURING PROPERTY LINE
- LINE OF CHAIN-LINK FENCE
- EXISTING BUILDINGS/STRUCTURES
- EXTENTS OF EXISTING SCHOOL BUILDING
- EXTENTS OF PROPOSED SCHOOL EXPANSION
- STREETNAME AND CENTRELINE
- ASPHALT DRIVEWAY
- ASPHALT OR CONCRETE SIDEWALK
- APPROXIMATE LOCATION AND CROWN OF EXISTING TREES
- MAIN BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCES AND/OR EMERGENCY EXITS
- EXTENTS OF NEW LOWERED WALK AREA AT GROUND FLOOR ELEVATION

ZONING INFORMATION
PER THE CITY OF OTTAWA ZONING BY-LAW 2008-250 CONSOLIDATION

LEGAL DESCRIPTION:
PLAN 34 PT LOT 1 RP 4R25610, PART 1
(11A) MINOR INSTITUTIONAL

ZONING:
(11A) MINOR INSTITUTIONAL

ZONING PROVISIONS (PER TABLE 170A):

- LOT AREA (MIN.) = 450 m²
- ACTUAL LOT AREA = 3,592.8 m²
- LOT FRONTAGE (MIN.) = 15 m
- ACTUAL FRONTAGE = 86.15 m
- SETBACKS (MIN.):
 - FRONT = 3 m
 - REAR = 4.5 m
 - SIDES = 7.5 m

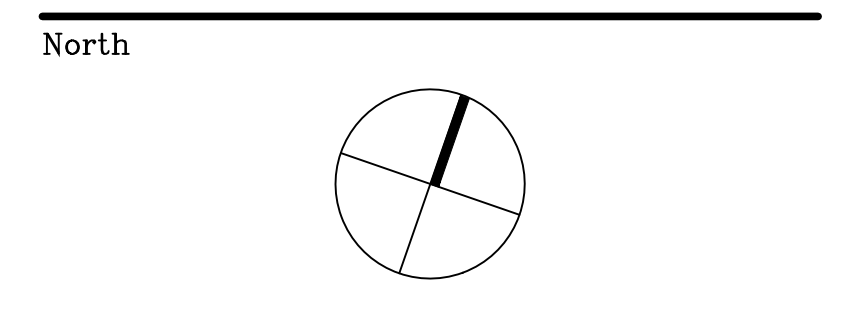
PROPOSAL:
334.8 m² (3,604 ft²) TOTAL EXPANSION TO THE EXISTING SCHOOL PRIMARILY COMPRISED OF A THREE(3) STOREY COMPONENT WITH A SMALL ONE(1) STOREY COMPONENT. THE EXPANSION WILL INCORPORATE NEW CLASSROOMS, WASHROOMS, AND AN INDOOR IN-GROUND SWIMMING POOL w/ ASSOCIATED FACILITIES ON THE GROUND FLOOR.

PARKING:
EXISTING PARKING COUNT
ON-SITE PARKING IS LOCATED DIRECTLY IN FRONT OF AND SLIGHTLY NORTH OF THE MAIN ENTRANCE. OFF-SITE PARKING IS LOCATED APPROXIMATELY 60m TO THE SOUTH (REFER TO SITE PLAN).
EXISTING PARKING: ON-SITE: 9 SPACES
OFF-SITE: 64 SPACES
TOTAL EXISTING: 73 SPACES

PROPOSED PARKING MODIFICATION
PROPOSED MODIFICATIONS TO THE PARKING COUNT ARE PRIMARILY AFFECTED BY THE PROPOSED RELOCATION OF THE EXISTING DUMPSTERS (PRESENTLY LOCATED AT THE SOUTH-EAST CORNER OF THE OFF-SITE PARKING LOT). BY RELOCATING THE DUMPSTERS INTO ENCLOSURES AS SHOWN ON PLAN, THREE (3) EXISTING PARKING SPACES WILL BE REMOVED AT THAT LOCATION, WHILE UP TO FIVE (5) SPACES WILL BE ADDED TO THE SOUTH-EAST CORNER OF THE OFF-SITE PARKING LOT.
MODIFIED PARKING: ON-SITE: 6 SPACES
OFF-SITE: 69 SPACES
TOTAL MODIFIED: 75 SPACES

CITY OF OTTAWA MINIMUM PARKING SPACE RATES
THE REQUIRED NUMBER OF PARKING SPACES BASED ON THE CITY OF OTTAWA'S MINIMUM PARKING SPACE RATES PER BY-LAW 2016-249 & 2018-206 - TABLE 101-MINIMUM PARKING SPACE RATES:
ROW N81 - SCHOOL, OTHER = 0.75 PARKING SPACES PER CLASSROOM (INCLUDES PORTABLES):
EXISTING SCHOOL BUILDING: 30 CLASSROOMS = 23 SPACES
PROPOSED ADDITION: 8 CLASSROOMS = 6 SPACES
TOTAL PARKING REQUIRED: 38 CLASSROOMS = 29 SPACES

BICYCLE PARKING:
ON-SITE BICYCLE PARKING WILL BE PROVIDED WHERE SHOWN AND NOTED ON THE SITE PLAN. THE REQUIRED NUMBER OF BICYCLE PARKING SPACES BASED ON THE CITY OF OTTAWA'S MINIMUM PARKING RATES PER SECTION 111 OF PART 4 OF THE ZONING BY-LAW 2008-250 CONSOLIDATION - TABLE 111A-BICYCLE PARKING SPACE RATES:
LAND USE ITEM:
(D) - SCHOOL = 1 SPACE PER 100m² OF GROSS FLOOR AREA
(E) - DAY CARE = 1 SPACE PER 250m² OF GROSS FLOOR AREA
(I) - OTHER (POOL) = 1 SPACE PER 1500m² OF GROSS FLOOR AREA
AREA OF (D): 3,407.2 m² = 34 SPACES
AREA OF (E): 337.7 m² = 2 SPACES
AREA OF (I): 307.6 m² = 1 SPACE
TOTAL PARKING REQUIRED: 37 SPACES
TOTAL BICYCLE PARKING TO BE PROVIDED: 40 SPACES



Revisions

No.	By	Description	Date
05	JF	ISSUED FOR SITE PLAN CONTROL	17 JAN 2020
04	JF	ISSUED FOR SITE PLAN CONTROL	26 SEPT 2019
03	JF	ISSUED FOR COORDINATION	12 SEPT 2019
02	JF	ISSUED FOR COORDINATION	12 JULY 2019
01	JF	ISSUED FOR PRELIMINARY REVIEW	19 SEPT 2018

Project
ST-LAURENT ACADEMY
ADDITON & RENOVATIONS

641 SLADEN AVE., OTTAWA, ON

Drawing
SITE PLAN:
PROPOSED BUILDING
ADDITION

Scale AS NOTED
Stamp
Drawn J.F.
Checked C.D.



Project No. 18-114
Drawing No. SP-A01
Date SEPTEMBER 2019