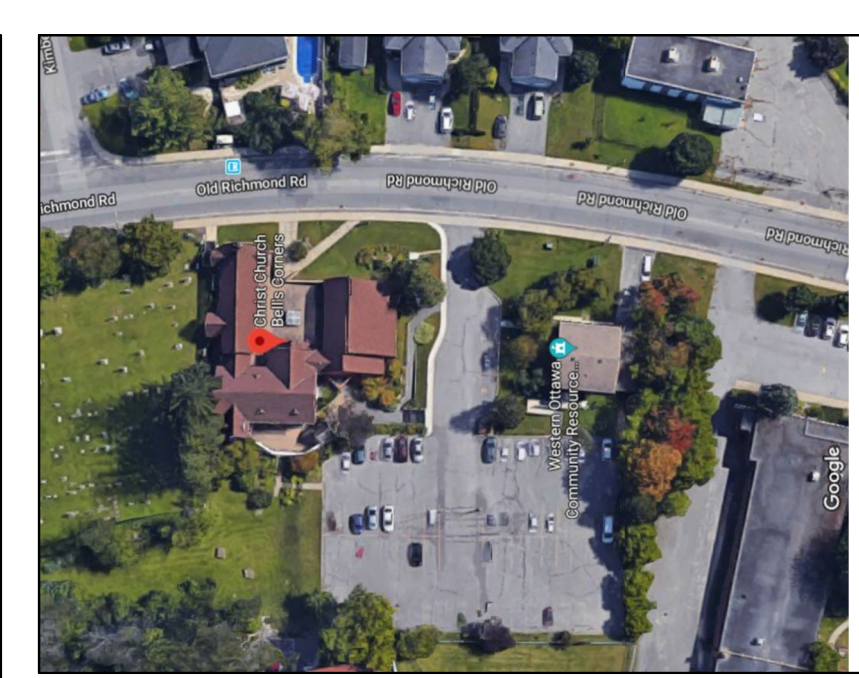
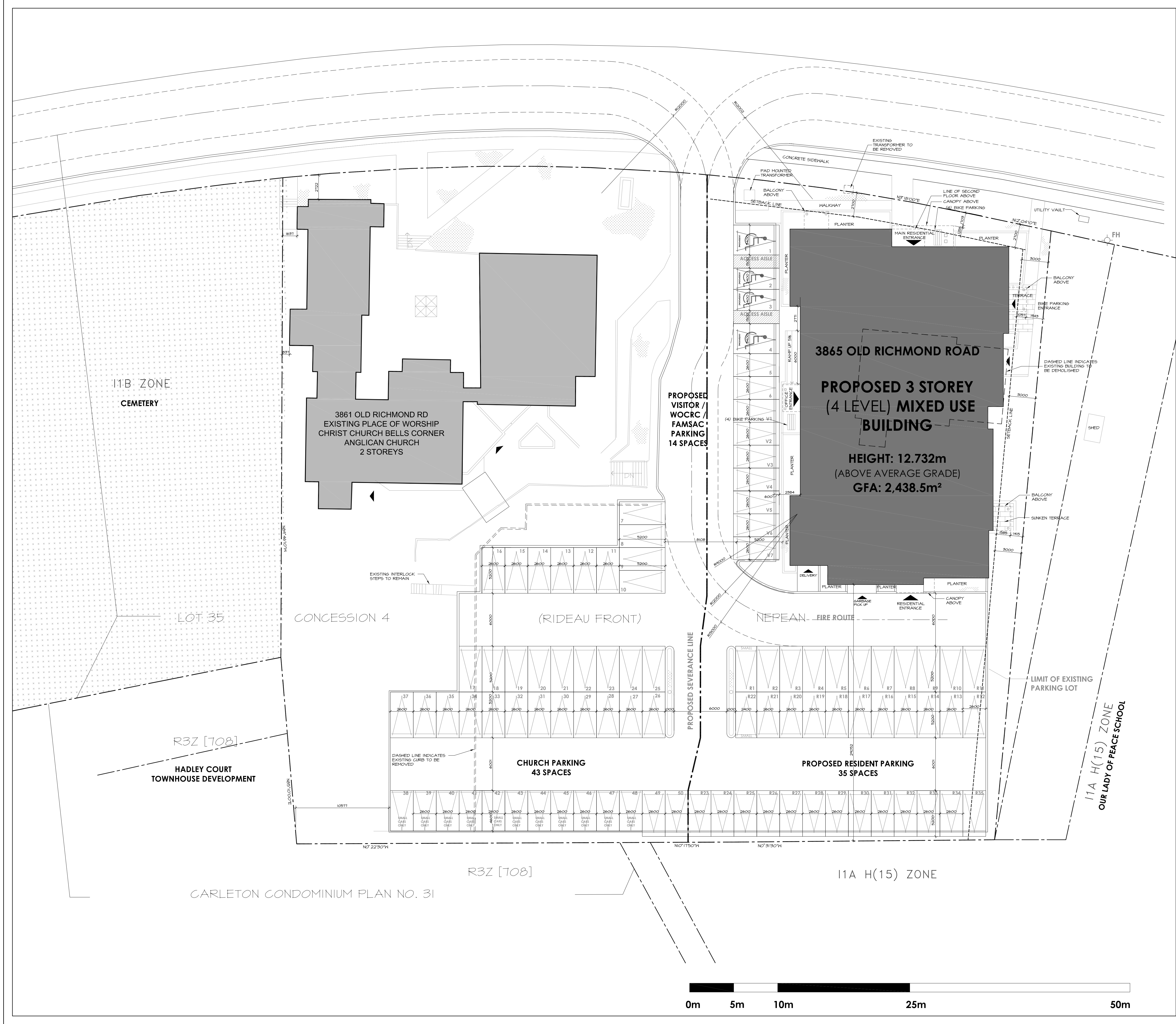




LOCATION MAP

SITE INFORMATION

SURVEY INFORMATION TAKEN FROM:
DRAFT PLAN OF SURVEY OF
PART OF LOT 35
CONCESSION 4
(RIDEAU FRONT) NEPEAN
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

MUNICIPAL ADDRESS:
EXISTING CHRIST CHURCH BELLS CORNERS, 3861 OLD RICHMOND ROAD
PROPOSED MIXED USE DEVELOPMENT, 3865 OLD RICHMOND ROAD

SITE SUMMARY

ZONING: 11B [2583] (NOTE: ONE LOT FOR ZONING PURPOSES)
SITE AREA: 6,296sq.m (67,769.6 sq.ft)
USES:
EXISTING: 3861 OLD RICHMOND ROAD - PLACE OF WORSHIP
3865 OLD RICHMOND ROAD - COMMUNITY HEALTH AND RESOURCE CENTRE
PROPOSED: 3861 OLD RICHMOND ROAD - PLACE OF WORSHIP
3865 OLD RICHMOND ROAD - COMMUNITY HEALTH AND RESOURCE CENTRE WITH RESIDENTIAL DWELLING UNITS

ZONING SUMMARY

ZONING MECHANISM	REQUIRED	PROPOSED
ONE LOT FOR ZONING PURPOSES		
MINIMUM LOT AREA	1,000 sq.m.	6,296 sq.m.
MINIMUM WIDTH	30 m	79.25 m
MINIMUM FRONT YARD SETBACK	2.7 m	2.7 m
MINIMUM INT. SIDE YARD SETBACK (NORTH)	0.8 m	0.837 m
MINIMUM INT. SIDE YARD SETBACK (SOUTH)	3.0 m	3.0 m
MINIMUM REAR YARD SETBACK	7.5 m	29.05 m
MAXIMUM HEIGHT	18 m	12.732 m
MINIMUM 2-WAY DRIVEWAY WIDTH	6.0 m	6.0 m
MINIMUM DRIVE AISLE WIDTH	6.0 m	6.0 m
MINIMUM BICYCLE PARKING AISLE WIDTH	1.2 m	1.72 m
MINIMUM BICYCLE PARKING SPACE	0.4m x 1.7m	0.4m x 1.7m
LANDSCAPE BUFFER NOT ABUTTING A STREET	0.0 m	0.4 m
LANDSCAPE BUFFER ABUTTING A STREET	3.0 m	3.0 m
LANDSCAPE AREA (15% OF PARKING AREA)	360 sq.m (15%)	2,410 sq.m (38.3%)
PERMITTED CANOPY PROJECTION INTO A REQUIRED FRONT YARD	1.35 m	1.255 m
PERMITTED PROJECTION OF A BALCONY INTO A REQUIRED YARD	2.0 m	1.585 m

PARKING REQUIREMENTS

USE	REQUIRED	PROPOSED
EXISTING PLACE OF WORSHIP: 10 SPACES /100sq.m. OF ASSEMBLY SPACE @ 415sq.m.	41.5 SPACES	43 SPACES
PROPOSED COMMUNITY HEALTH AND RESOURCE CENTRE: 2.2 SPACES /100sq.m. GFA @ 312 sq.m	6.9 SPACES	7 SPACES
RESIDENTIAL DWELLING UNITS IN A MIXED-USE BUILDING: 1 SPACE/DWELLING UNIT @ 35 UNITS	35 SPACES	35 SPACES
RESIDENTIAL VISITOR PARKING: 2 SPACES/DWELLING UNIT @ 35 UNITS	7 SPACES	7 SPACES
TOTAL PARKING SPACES	90.5 SPACES	92 SPACES

BICYCLE PARKING

USE	REQUIRED	PROPOSED
PROPOSED COMMUNITY HEALTH AND RESOURCE CENTRE: 1 SPACE /250 sq.m. GFA @ 312 sq.m	1.25 SPACES	8 SPACES (OUTDOOR)
PROPOSED DWELLING UNITS: .5 SPACES/DWELLING UNIT @ 35 UNITS	17.5 SPACES	18 COMPLY (INDOOR)
		18 NONCOMPLY (INDOOR)
TOTAL PARKING SPACES	18.8 SPACES	44 SPACES

GROSS FLOOR AREA

USE	EXISTING	PROPOSED
COMMUNITY ROOM		72.5 sq.m.
HEALTH AND RESOURCE CENTRE		312 sq.m.
RESIDENTIAL		2,054 sq.m.
EXISTING PLACE OF WORSHIP	1,276.4 sq.m.	
TOTAL BUILDING AREA		2,438.5 sq.m.

RESIDENTIAL AMENITY SPACE

	REQUIRED	PROPOSED
6sq.m./UNIT WITH A MIN. OF 50% COMMUNAL EQUALS 210 sq.m.		
PRIVATE AMENITY		143.7 sq.m.
COMMUNAL AMENITY: INDOOR		72.5 sq.m.
COMMUNAL AMENITY: OUTDOOR		65.5 sq.m.
TOTAL AMENITY	210 sq.m.	281.7 sq.m.

1 APR.28. 2020 ISSUED FOR SITE PLAN CONTROL

no.	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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HOBIN
ARCHITECTURE

PROJECT/LOCATION:

3865 OLD RICHMOND ROAD

DRAWING TITLE:

SITE PLAN

DRAWN BY: AMMP	DATE: FEB. 14, 2020	SCALE: 1:200
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PROJECT: 1948
DRAWING NO.: A01
REVISION NO.: