



### 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, Vollebekk Ltd.

EXISTING CHRIST CHURCH BELLS CORNERS, 3861 OLD RICHMOND ROAD

#### SITE SUMMARY

11B [2583] (NOTE: ONE LOT FOR ZONING PURPOSES) 6,296sq.m (67,769.6 sq.ft)

existing:

3861 OLD RICHMOND ROAD - PLACE OF WORSHIP 3865 OLD RICHMOND ROAD - COMMUNITY HEALTH AND RESOURCE CENTRE 3861 OLD RICHMOND ROAD - PLACE OF WORSHIP

3865 OLD RICHMOND ROAD - COMMUNITY HEALTH AND RESOURCE CENTRE WITH RESIDENTIAL DWELLING UNITS

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	6.0m	6.0 m
MINIMUM DRIVE AISLE WIDTH	6.0m	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 NONCONPLY (INDOOR)
TOTAL PARKING SPACES	18.8 SPACES	44 SPACES
GROSS FLOOR AREA		

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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

## 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.

4	OCT.8, 2020	REISSUED FOR SITE PLAN CONTRO
3	AUG. 31/20	ISSUED FOR BUILDING PERMIT
2	JULY 30, 2020	REISSUED FOR SITE PLAN CONTRO
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.

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63 Pamilla Street Ottawa, Ontario Canada K1S 3K7 T: 613-238-7200 F: 613-235-2005

HOBIN E: mail@hobinarc.com hobinarc.com

PROJECT/LOCATION:

3865 OLD RICHMOND ROAD

DRAWING TITLE:

DRAWN BY: DATE:

SITE PLAN

FEB. 14, 2020

DRAWING NO.:

PROJECT: