



1 OVERALL SITE PLAN
A100 1:500

SITE PLAN NOTES

- CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS (INSIDE OR OUTSIDE THE PROPERTY LINE) DISTURBED OR DAMAGED DURING PERIOD OF CONSTRUCTION, WHETHER SHOWN ON DRAWINGS OR NOT.
- SITE PLANS ARE TO BE READ IN CONJUNCTION WITH DETAILS AND INFORMATION SHOWN ELSEWHERE ON DRAWINGS. IN THE EVENT OF DISCREPANCIES THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- ALL EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTIES, EXISTING STRUCTURES, UTILITIES, ROADS & SIDEWALS, ETC. AT ALL STAGES OF CONSTRUCTION. EXCAVATIONS THAT EXCEED 1.2 M (4 FT.) IN DEPTH SHALL BE SHORED OR CUT BACK AT THE TOP SO THAT THE ANGLE OF THE CUT DOES NOT EXCEED 1:1 SLOPE. IF SHORING IS TO BE PROVIDED, SUBMIT DRAWINGS WITH DESIGN PARAMETERS CLEARLY STATED AND PREPARED BY P. ENG. (REGISTERED IN ONTARIO) WITH SEAL AND SIGNATURE, FOR APPROVAL UNDER SEPARATE PERMIT APPLICATION.
- DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DO NOT DISTURB OR REMOVE ANY EXISTING VEGETATION (TREES, SHRUBS, GROUND COVER, ETC.) WITHOUT ARCHITECT'S WRITTEN APPROVAL.

PARKING CALCULATION

PARKING REQUIREMENTS FROM ZONING BY-LAW 2008-250

PARKING REQUIRED FOR CITY OF OTTAWA

- ZONING REQUIRES NO PARKING
- BARRIER FREE PARKING FOR 76-100 TOTAL SPACES - 4 SPACES (2 TYPE A + 2 TYPE B)
- BICYCLE PARKING = 10,600 m² / 1500 m² = 8 SPACES
- PARKING PROVIDED
63 STANDARD SPACES
18 REDUCED WIDTH SPACES (22% OF TOTAL PROVIDED)
4 BARRIER FREE SPACES
TOTAL - 85 SPACES
8 BICYCLE PARKING SPACES

NOTE: UP TO 40% OF THE PROVIDED PARKING SPACES MAY BE REDUCED TO A MINIMUM WIDTH OF 2.4 METRES

Survey information based on drawing ACAD-Aecon-asbuilt surface-20200114.dwg received from Ainley on January 14, 2020.

LANDSCAPING CALCULATION

LANDSCAPING SURROUNDING PARKING (within 3 m) REQUIRED FOR CITY OF OTTAWA

TOTAL LANDSCAPED AREA (WITHIN 3 m OF PARKING LOT) = 840 m²
TOTAL AREA (PARKING LOT + SURROUNDING 3 m) = 3,075 m²

LANDSCAPED AREA = 27.3% OF TOTAL AREA

SITE PLAN LEGEND		
	NEW BUILDING	XFH EXISTING FIRE HYDRANT
	LIGHT DUTY ASPHALT	XCB EXISTING CATCH BASIN
	HEAVY DUTY ASPHALT	XMH EXISTING MANHOLE
	PROPERTY LINE	PROPOSED SOFFIT MOUNTED LIGHT FIXTURE
	CHAIN LINK FENCE	PROPOSED WALL MOUNT LIGHT FIXTURE
	MAIN ENTRANCE / PRINCIPAL ENTRANCE	PROPOSED BOLLARD LIGHT FIXTURE
	SERVICE ENTRANCE	PROPOSED LIGHT POLE
	SECONDARY BUILDING ENTRANCE	BARRIER-FREE PARKING STALL SIGN
	SECONDARY PRINCIPAL ENTRANCE	FIRE ROUTE, NO PARKING SIGN
	EMERGENCY EXIT	HYDRO POLE
	BARRIER FREE PARKING STALL	BENCH
	CONCRETE SIDEWALK OR PAD	BORE HOLE LOCATION AND NUMBER
	1 IN 12 SLOPE DOWN TO DEPRESSED CURB	SNOW STORAGE LOCATION NOTE: ACCUMULATED SNOW TO BE REMOVED FROM SITE
	DEPRESSED CURB	FIRE ROUTE - CENTRELINE AND WIDTH

MUNICIPAL REVIEW		SITE DATA	
PROJECT NO.	1844	850 CHAMPLAIN STREET OTTAWA/ONTARIO K1C 1K3	
DESCRIPTION		5 STOREY, 320 BED LONG TERM CARE FACILITY	
OFFICIAL PLAN		MIXED USE CENTRE / TOWN CENTRE	
ZONING BY-LAW		2008-250	
ZONING		MC[2179]	
PERMITTED USES		RESIDENTIAL CARE FACILITY	
REGULATION	REQUIREMENT	ACTUAL	
LOT AREA	NO MINIMUM	10 445 m ² (2.6 ACRES)	
LOT WIDTH	NO MINIMUM	90.1 m	
MAX. FLOOR SPACE INDEX (FSI)	NO MAXIMUM	1.01 (OZBL) or 1.68 (normal GFA)	
FRONT YARD	NO MINIMUM	+/- 1.30 m	DISTANCE WILL CHANGE GIVEN DESIGN-BUILD PREPARE MODULAR CONSTRUCTION PROCESS
REAR YARD	NO MINIMUM	0.05 m	
INTERIOR SIDE YARD	NO MINIMUM	N/A	
EXTERIOR SIDE YARD (CORNER SIDE YARD)	NO MINIMUM	0.05 m (E) and 18.60 m (W)	
BUILDING HEIGHT (AS DEFINED BY OZBL.)	MINIMUM HEIGHT 6.7m	26.3 m	
	NO MAXIMUM HEIGHT		
BUILDING FOOTPRINT AREA		3330.0 m ²	
GROSS FLOOR AREA (AS DEFINED BY OZBL.)		10 600 m ² (AS DEFINED BY OZBL.)	
OPEN SPACE AREA		7281.2 m ²	

MUNICIPAL REVIEW		PARKING DATA	
REGULATION	REQUIREMENT	ACTUAL	
PARKING	NO MINIMUM	REFER TO PARKING CALCULATIONS ON THIS DRAWING	
DRIVING LANE WIDTH	MINIMUM 6.7 m	6.7 m	
PARKING AISLE WIDTH	MINIMUM 6.7 m	6.7 m	
PARKING SPACE	MINIMUM 2.6 m x 5.2 m	2.6 m x 5.2 m	
LANDSCAPING	15% OF PARKING LOT (INCLUDING LANDSCAPED BUFFER & INTERIOR LANDSCAPING)	27.3% (840 m ²) OF PARKING LOT (INCLUDING LANDSCAPED BUFFER & INTERIOR LANDSCAPING)	
LANDSCAPED BUFFER AROUND PARKING LOT	ABUTTING STREET = 3 m NOT ABUTTING STREET = 1.5 m	ABUTTING STREET = 3 m NOT ABUTTING STREET = 1.5 m	

MUNICIPAL REVIEW		LOADING AREA DATA	
REGULATION	REQUIREMENT	ACTUAL	
MINIMUM NUMBER OF SPACES	2 SPACES	2 SPACES	
MINIMUM LOADING DIMENSIONS	3.5 m x 5.2 m	3.5 m x 9.0 m	
MINIMUM WIDTH OF DRIVEWAY ACCESSING LOADING SPACE	MINIMUM 6.7 m	6.7 m	
REQUIRED SCREENING	MINIMUM 2 m HIGH OPAQUE SCREEN	3.5 m HIGH RETAINING WALL AND 1.8m FENCE	
LOCATION	MINIMUM 9 m FROM LOT LINE ABUTTING PUBLIC STREET	22.0 m	

2 MUNICIPAL REVIEW
A100 1:1

Planner & Landscape:
FOTENN Planning + Design
223 McLeod Street
Ottawa, ON, K2P 0Z8

Structural:
Entuitive
200 University Avenue, 7th Floor
Toronto, ON, M5H 3C6

Mechanical & Electrical:
exp
499 King Street East, Suite 200
Hamilton, ON, L8N 1E1

Civil:
Ainley Graham & Associates Limited
2724 Fenton Road
Ottawa, ON, K1T 3T7

Geotechnical:
Paterson Group
154 Colonnade Road South
Ottawa, ON, K2E 7J5

Transportation:
Parsons Transportation Group
1223 Michael Street, Suite 100
Ottawa, ON, K1J 7T2

Noise/Wind:
Gradient Wind Engineering Inc.
127 Walgreen Road
Ottawa, ON, K0A 1L0

Environmental
Kilgour & Associates LTD
2285 St. Laurent Boulevard
Ottawa, ON, K1G 4Z6

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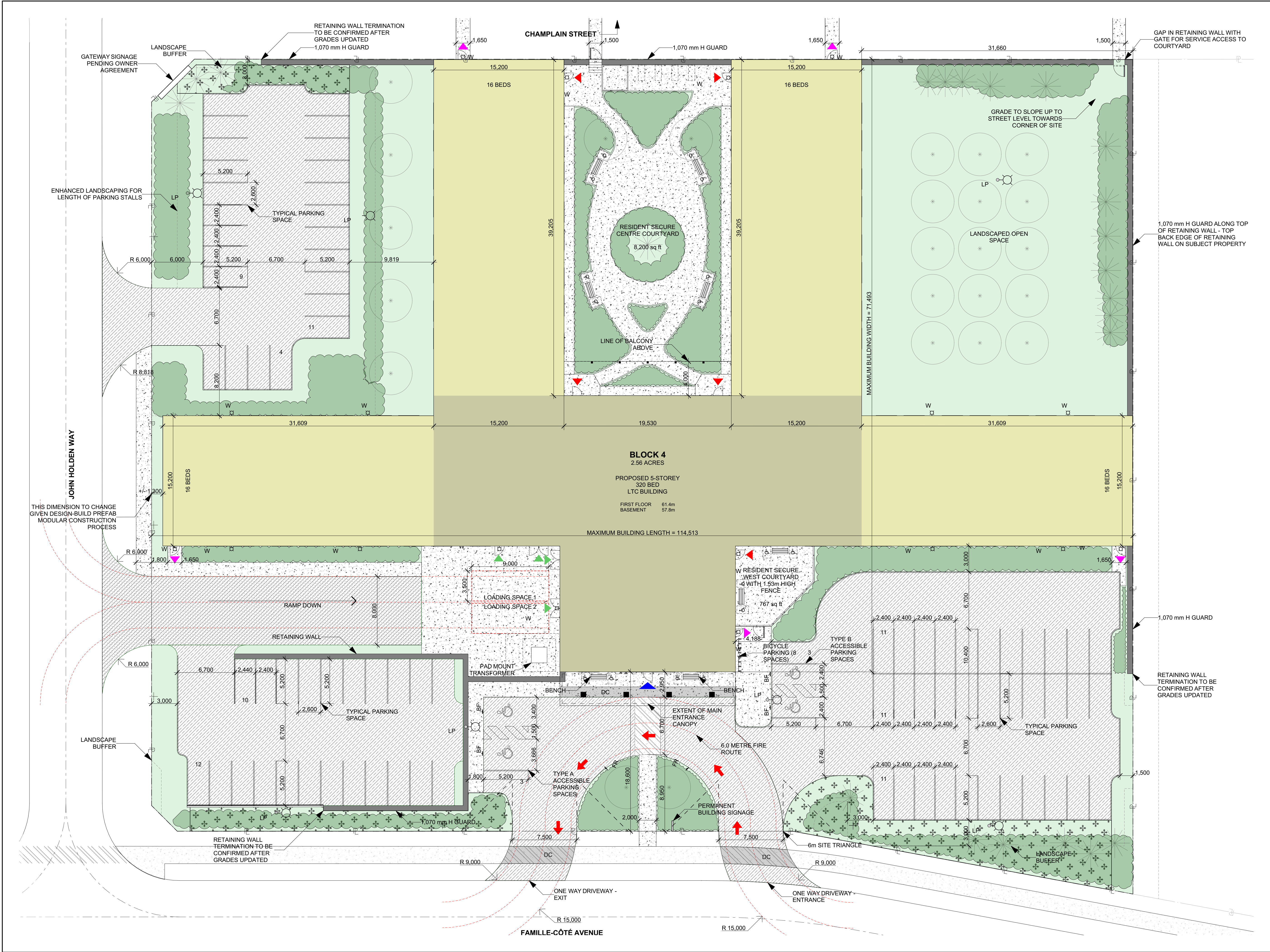
Particulars	No.	Date	By
ISSUED FOR SPA 1ST SUBMIT	1	20/07/02	DL
ISSUED FOR UDRP PACKAGE	2	20/09/17	DL
ISSUED FOR SPARESUBMIT	3	20/12/16	DL

Particulars	No.	Date	By
All previous issues of this drawing are superseded.			

MMMC ARCHITECTS
Brantford Studio: 127 Brant Ave., Brantford, ON N3T 3H5
K-W Studio: 584 Weber St. N., Suite 1, Waterloo, ON N2L 5G6
519.756.6331 1.877.789.6662 519.575.2227 1.877.789.6662
www.mmmc.on.ca

ONTARIO ASSOCIATION OF ARCHITECTS
5005
PLAN NORTH

Project title REVERA		
5 STOREY, 320 BED LONG TERM CARE FACILITY		
Project number 1844		Scale 1:500
Sheet title SITE PLAN		Date 2020-12-17
Drawing no. A100		



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Project title REVERA		
5 STOREY, 320 BED LONG TERM CARE FACILITY		
OTTAWA		ONTARIO
Project number 1844	Date issued Scale 1:200	Date 2020-12-17
Sheet title ENLARGED SITE PLAN	Drawn by VP	Drawing no. A101