

ZONING INFORMATION

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

ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	IL H(14) Light Industrial Zone	RECREATIONAL & ATHLETIC FACILITY
MIN. LOT WIDTH	NO MINIMUM	56.39 m
MIN. LOT AREA	2000 m ²	5198 m ²
MIN. FRONT YARD SETBACK	7.5 m	7.5 m
MIN. REAR YARD SETBACK	14 m HIGHWAY SETBACK	14.9 m
MIN. INTERIOR SIDE YARD SETBACK	7.5 m	7.5 m
MIN. CORNER SIDE YARD SETBACK	7.5 m	N/A
MAX. BUILDING HEIGHT	14.0 m	±9.1 m, 2 storey
MAX. LOT COVERAGE (%)	65 %	32 %
MIN. WIDTH OF LANDSCAPED AREA	ABUTTING A STREET = 3m ABUTTING HIGHWAY = 3m	3 m 3 m
	ABUTTING INSTITUTIONAL ZONE = 3 m, MAY BE REDUCED TO 1 m IF A 1.4 m HIGH OPAQUE SCREEN IS PROVIDED	1 m
PARKING LANDSCAPE BUFFER	FOR A PARKING LOT CONTAINING 11-99 SPACES: ABUTTING A STREET = 3 m NOT ABUTTING A STREET = 0 m	ABUTTING A STREET 3 m
PRIVATE APPROACH PROVISIONS: DISTANCE BETWEEN A TWO WAY PRIVATE APPROACH AND ANY OTHER PRIVATE APPROACH	15.0 m, AS PER OTTAWA BY-LAW 2003-447, SECTION 25, ITEM (m)(ii), FOR A PARKING LOT CONTAINING 20-99 SPACES	± 36 m

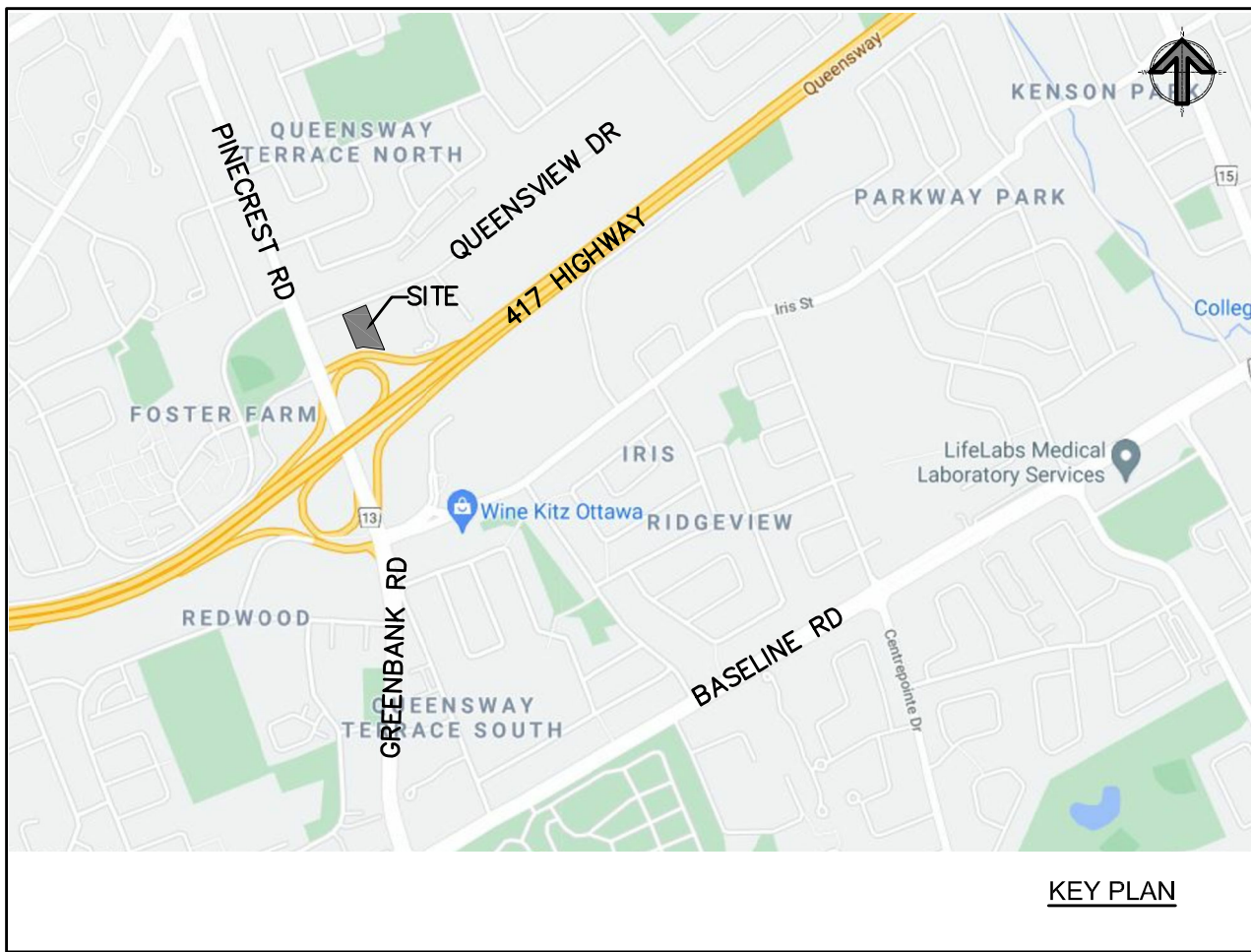
PARKING SPACE	STANDARD	2.6m WIDTH x 5.2m LENGTH	2.6m WIDTH x 5.2m LENGTH
	REDUCED	2.4m WIDTH x 4.6m LENGTH	2.4m WIDTH x 4.6m LENGTH
ACCESSIBLE PARKING SPACE	TYPE 'A'	3.4m WIDTH x 5.2m LENGTH	3.4m WIDTH x 5.2m LENGTH
	TYPE 'B'	2.4m WIDTH x 5.2m LENGTH	2.4m WIDTH x 5.2m LENGTH
MIN. PARKING REQUIREMENTS AREA X: WITHIN 300 m OF A RAPID-TRANSIT STATION	REC & ATHLETIC TRAINING: - ICE SHEET: 2 spots per ice sheet = 8 spots - ASSEMBLY / COMMON AREA: DINING / VIEWING ROOM / GAME ROOM / BOARDROOM: 530 m ² / 100 x 5 = 27 spots TOTAL REQ.D = 35 spots	74 PARKING SPACES	
HANDICAP ACCESSIBLE	AS PER OTTAWA ACCESSIBILITY DESIGN STANDARDS, 3.1.2 PROVISION TABLE 3, FOR A PARKING AREA WITH A CAPACITY OF 51-75 SPACES, 3 HANDICAP ACCESSIBLE SPACES ARE REQ'D, 1 TYPE 'A', 2 TYPE 'B'	2 ACCESSIBLE PARKING SPACES 1 TYPE 'A', 2 TYPE 'B'	
LOADING SPACES	1 per 1,000 m ² - 1,999 m ² of G.F.A.	1806 m ² G.F.A. = 1 SPACE	
BICYCLE PARKING RATE	1 per 1500 m ² of G.F.A. 1806 m ² / 1500 m ² = 1.2 SPACES	6 BICYCLE SPACES	
GROSS FLOOR AREA City of Ottawa Definition	MAX. GROSS FLOOR AREA: 2999 (32,270 s.f.)	m ² 1806 m ²	

SURVEY INFORMATION TAKEN FROM:

TOPOGRAPHIC SURVEY OF
PART OF LOT 330
REGISTERED PLAN 372212
PART OF LOT 21
CONCESSION 2 (OTTAWA FRONT)
CITY OF OTTAWA

SCALE 1:150
0 1 2 5 10 15 metres
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

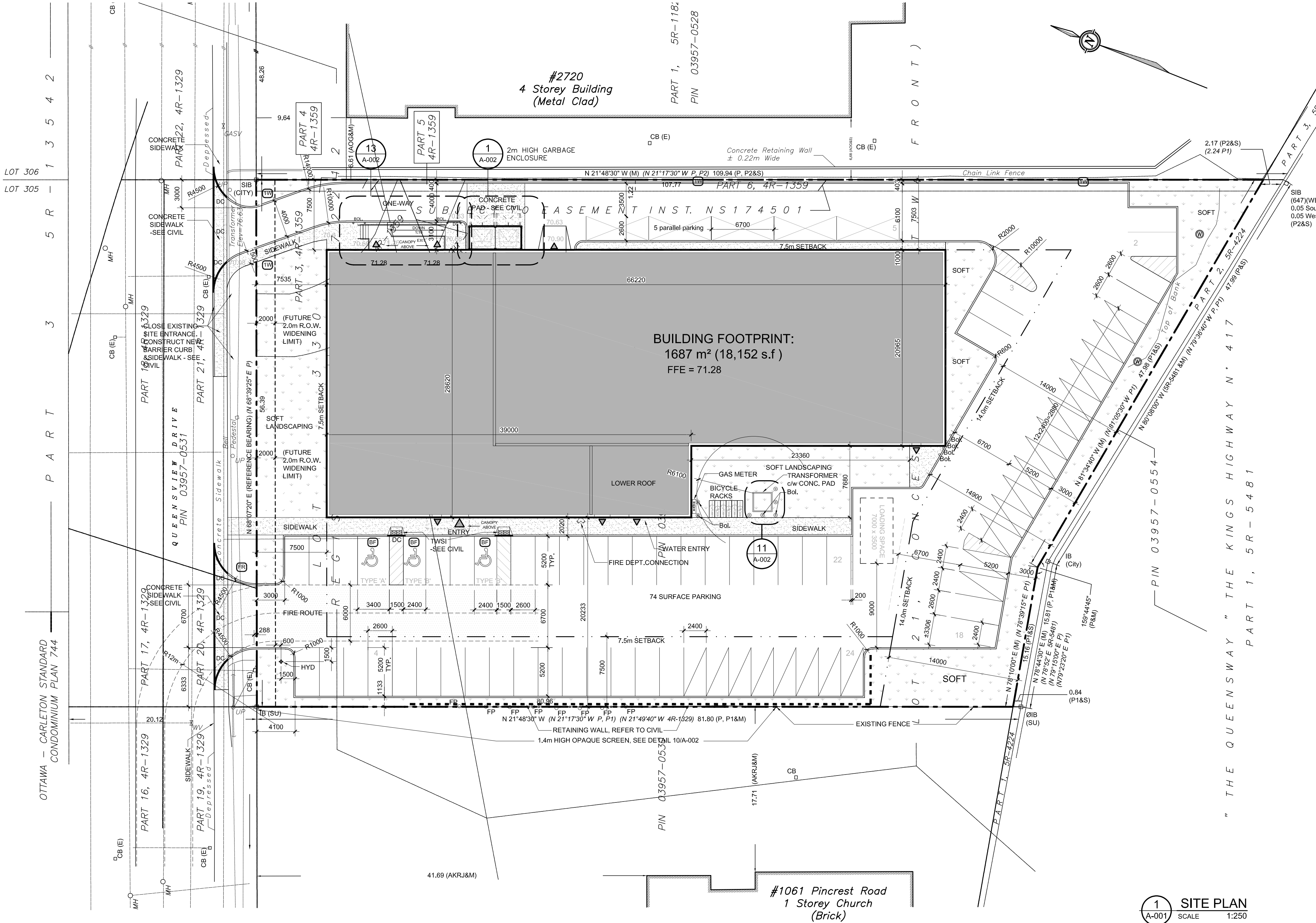
JOHN H. GUTRI O.L.S.
Field Work Completed: April 30, 2021



PROJECT INFORMATION: ONTARIO BUILDING CODE
BUILDING CLASSIFICATION:
THE BUILDING IS CLASSIFIED AND DESIGN TO CONFORM
TO THE ONTARIO BUILDING CODE 2012 (CURRENT EDITION)
PART 3
OCCUPANCY:
GROUP A, DIVISION 3 MAJOR OCCUPANCY, 3.2.2.31
PROJECT DESCRIPTION:
RECREATIONAL & ATHLETIC FACILITY - NEW CONSTRUCTION
BUILDING AREA re OBC definition: 1687 m²
GROSS AREA re OBC definition: 2260 m²
NUMBER OF STOREYS: 2
BUILDING SPRINKLERED: YES
OF STREET ACCESS ROUTES: 1
CONSTRUCTION TYPE: NON-COMBUSTIBLE
FLOOR ASSEMBLIES F.R.R.: 1 HOUR
LOADBEARING STRUCT. F.R.R.: 1 HOUR
ROOF F.R.R.: N/A
LIMITING DISTANCE: 7.5 m

- LEGEND
- PROPERTY LINE
 - YARD SETBACK
 - 1.4 m HIGH OPAQUE FENCE
 - NEW DEPRESSED CURB
 - NEW CURB
 - PROPOSED RETAINING WALL
REFER TO CIVIL
 - PROPOSED BUILDING
 - CONCRETE PAD AND SIDEWALK
 - 6m WIDE FIRE ROUTE,
REFER TO CIVIL
 - LANDSCAPED AREA
REFER TO LANDSCAPE PLAN
 - PAINT LINE
 - GARBAGE ENCLOSURE
 - BUILDING ENTRANCE
 - 2.6x5.2 m STANDARD PARKING SPACE
BY ZONING REQUIREMENT
 - 2.6x6.7 m PARALLEL PARKING SPACE
 - 2.4x4.6 m REDUCED PARKING SPACE
(MAX. 40 %)
 - EXTERIOR LIGHT POLE
- SEE ELEC
 - FIRE HYDRANT
 - FIRE DEPT. CONNECTION
 - T.W.S.I.
 - HOT DIP GALVANIZED BOLLARDS
CONCRETE FILLED C/W DOMED TOP.
NOTE: QUANTITY & DESIGN OF
BOLLARDS FOR TRANSFORMER AS
PER REGULATION REQUIREMENTS.

- SIGNAGE LEGEND:
- FR FIRE ROUTE
 - BP HANDICAP PARKING
 - 1W ONE WAY DIRECTIONAL SIGNAGE



1 SITE PLAN
A-001 SCALE 1:250



SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN
OUR LETTER DATED March 17, 2022, THIS PLAN
IS APPROVED BY
THE CITY OF OTTAWA THIS 17 DAY
OF MARCH, 2022.
Court Curry
COURT CURRY, MANAGER
DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

no.	revision	date
4		
3		
2	UPDATED SITE PLAN	26 JAN. 22
1	ISSUED FOR SITE PLAN APPROVAL	2021-07-28

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

project
GRANITE CURLING CLUB
2740 Queensview Drive, Ottawa, ON.
construction north
true north
seal
ONTARIO ASSOCIATION OF ARCHITECTS
ROBERT C. MATTHEWS
LICENCE 2966

drawing title SITE PLAN	
scale AS INDICATED	drawn by
date May 2021	checked by
project number 19-411	drawing number A-001
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
revision	