



| ZONING REQUIREMENTS | | | |
|--|--|---|------------|
| Municipality | City of Ottawa | | |
| Legal Description | Block 214 on Plan 4M-1672 (subject to Easement in Gross over Parts 74-75 on 4R-3341) City of Ottawa | | |
| Survey Information | Survey Information Prepared By: Annis O'Sullivan Vollebek Ltd 26-Jun-22 | | |
| Common Address | Corner of Brian Good Ave & Solarium Ave Ottawa, Ontario | | |
| Project Information | Lot Size: 27,422sm Ground Floor Area: 4,639sm | | |
| Zoning | 11A/R4Z | Institutional 1 | |
| | Bylaw Provisions | Proposed | Compliance |
| Minimum Lot Width | 15m | 153m | Complies |
| Minimum Lot Area | 400 sm | 47,422sm | Complies |
| Minimum Front Yard Setback | 7.5m | 7.536m | Complies |
| Minimum Rear Yard Setback | 7.5m | 84.3m | Complies |
| Minimum Interior Side Yard Setback | 7.5m | 82.2m | Complies |
| Minimum Corner Side Yard Setback | 4.5m | 4.525m | Complies |
| Maximum Building Height | 15.0m | 7.65m | Complies |
| Required Parking (Schedule 1A - Area C) Rate = 1.5 per classroom (includes 16 classrooms + 6 kindergartens) Childcare 1/50sm | 1.5 x 22 classrooms = 33 Spaces + 275sm Childcare/50sm = 6 Spaces 39 Total spaces required | 59 Spaces Proposed | Complies |
| Future Parking (18 future portables) | 1.5 x 18 portables = 27 additional Spaces total (27 + 39) = 66 Spaces | 28 Future Spaces total (59 + 28) = 87 | Complies |
| HC Parking Requirements | Based on parking spaces provided | 2 HC Spaces Required 1 @ type A 2 @ type B | Complies |
| Required Bicycle Parking (1/100sm Gross Floor Area) | 1/100sm X 4,639sm = 47 spaces required | 48 spaces (6 Bike Racks @ 8 spaces) | Complies |
| Required Loading Zones 1 per 1000-9999 sm of gross floor area | 1 Loading Zone = 3.5m(W) X 7m (L) x 4.2m (H) As per zoning Section 113 (4) & (5) | 1 | Complies |
| Minimum Width of Landscaped Area (Landscape Buffer) | Abutting A Street = 3.0m Abutting residential, institutional = 3.0m Other Cases - None | 4.0m | Complies |
| Landscaped Provisions for Parking Lots | Landscape buffer width: 3m abutting a street, 1.5m not abutting a street Refuse collection areas must be minimum 9.0m from property line abutting a street Refuse collection areas must be minimum 3.0m from other property lines Refuse collection area must be screened with minimum 2.0m height screen | N/A 3.7m Earth Bins Provided Soft Landscaping provided for Earth Bins | Complies |
| | Minimum landscaped area of parking lot = 15% | Parking Lot Area = 1782sm Landscaping around Parking = 478sm Parking = >15% | |

ZONING INFORMATION

- GENERAL NOTES:**
- SEE SITE SERVICES, ELECTRICAL & MECHANICAL DRAWINGS FOR UNDERGROUND UTILITIES LINES AND FOR NEW GRADING, EXCAVATE BACKFILL & PROVIDE CONCRETE TO REQUIREMENTS OF MECHANICAL, ELECTRICAL & SITE SERVICES DRAWINGS AND SPECIFICATIONS AND TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
 - PROVIDE 0.5M RADIUS FOR CONCRETE CURBS UNLESS OTHERWISE NOTED
 - PERFORM LANDSCAPE & SITE WORKS INCLUDING WALKWAYS TIE INS WITHIN THE ROAD ALLOWANCE & SITE SERVICES AS INDICATED
 - SUBDIVISION DEVELOPER SHALL CONSTRUCT BUS LAY BY & CAR LAY BY, INCLUDING CURBS, WALKS, ASPHALT, PAVING, GRAN. BASES, TOPSOIL & SOD
 - ANTICIPATED SCHEDULE FOR WORK IN ROW PERFORMED BY SUBDIVISION DEVELOPER: SPRING 2023 ***



CONTEXT MAP



OTTAWA CATHOLIC SCHOOL BOARD
570 WEST HUNT CLUB ROAD, NEPEAN, ON, K2G 3K4 (613)224-4455

SITE LEGEND

- FH FIRE HYDRANT - SEE MECH
- DC DEPRESSED CURB - SEE CIVIL
- CONCRETE CURB - SEE CIVIL
- CONCRETE SIDEWALK - SEE CIVIL
- ASPHALT - SEE CIVIL
- TACTILE WALKING SURFACE INDICATOR (TWSI)
- ENGINEERED WOOD FIBRE - SEE LANDSCAPE
- CB CATCH BASIN, NEW - SEE CIVIL
- MH MAN HOLE, NEW - SEE CIVIL
- UNDEFINED TRAFFIC SIGN
- HPC HANDICAP PARKING SIGN
- FR FIRE ROUTE SIGN RX512 @ 25m SPACING
- OW ONE WAY TRAFFIC SIGN
- DN DO NOT ENTER SIGN
- NP NO PARKING SIGN (RB-51R/RB-51L) @ 25M SPACING
- SB SCHOOL BUS STOPPING ZONE SIGN
- PDDO PARENT DROP-OFF ZONE SIGN - POST ONLY BY GC
- PR PARKING RESTRICTED 30 MIN. MON-FRI 7:00AM-4PM SIGN (RB-53R/RB-53L) @25M SPACING
- RHD RESERVED FOR DAYCARE - POST ONLY BY GC
- BH BORE HOLE
- TP TEST PIT
- LS LIGHT STAND - SEE ELECTRICAL
- WL WALL MOUNT LIGHT FIXTURE - SEE ELEC.
- FP FLAG POLE
- EG EXISTING GRADE
- 1.8m HT. GALVANIZED CHAIN LINK FENCE
- G GAS METER
- EA ENTRANCE ARROW
- PL PAINTED LINES / NO PARKING

| REV | REVISION DESCRIPTION | DATE |
|-----|--------------------------------|-------------|
| 7 | ISSUED SITE PLAN CONTROL REV 1 | 11/JAN/2023 |
| 6 | ISSUED FOR PERMIT | 14/DEC/2022 |
| 5 | ISSUED FOR 85% REVIEW | 21/OCT/2022 |
| 4 | ISSUED FOR SITE PLAN CONTROL | 7/OCT/2022 |
| 3 | ISSUED FOR CLIENT REVIEW | 4/JUL/2022 |
| 2 | ISSUED FOR CLIENT REVIEW | 23/JUN/2022 |
| 1 | ISSUED FOR CLIENT REVIEW | 31/MAY/2022 |

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SEAL

PROJECT NORTH

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PROJECT
OCBS RIVERSIDE SOUTH ELEMENTARY SCHOOL

836 SOLARIUM AVE OTTAWA, ONTARIO

DRAWING
SITE PLAN
ZONING MATRIX

| | | | |
|-------------|------------|-------------|------|
| PROJECT NO. | 22022 | DRAWING NO. | |
| SCALE | AS NOTED | | |
| DRAWN - | I.R. | | A100 |
| CHECKED - | I.R. | | |
| PLOT DATE - | 11/01/2023 | PLOTTED BY: | |

