

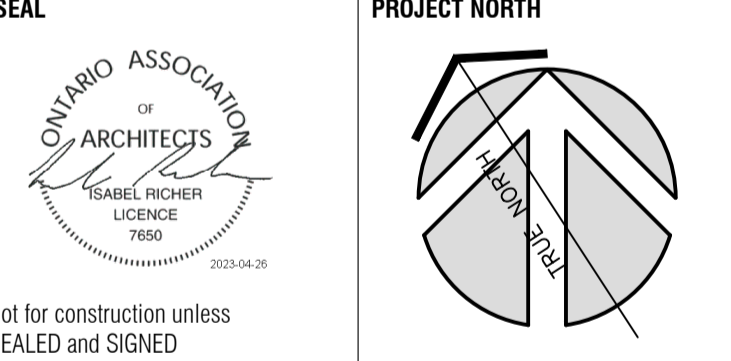
ZONING REQUIREMENTS			
Municipality	City of Ottawa		
Legal Description	Block 147 Registered Plan 4M-1273 City of Ottawa, Formerly the City of Gloucester		
Survey Information	Survey Information Prepared By: Annis, O'Sullivan, Vollebek Ltd dated 6 July 2022		
Common Address	4140 Kelly Farm Dr	Ottawa,	Ontario
Project Information	Lot Size	29,410 sm	
	Ground Floor Area	4,639sm	
Zoning	1E H(15)	Institutional 1	
	Bylaw Provisions	Proposed	Compliance
Minimum Lot Width	15m	167.9m	Complies
Minimum Lot Area	400 sm	29,410sm	Complies
Minimum Front Yard Setback	3.6m	3.6m	Complies
Minimum Rear Yard Setback	1m	104.9m	Complies
Minimum Interior Side Yard Setback	1m	54.4m	Complies
Minimum Corner Side Yard Setback	4.5m	7.4m	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)	1.5 x 22 classrooms = 33 Spaces + 275sm Childcare/50sm = 6 Spaces	50 Spaces Proposed	Complies
Future Parking (18 future portables)	1.5 x 18 portables = 27 additional Spaces total (27 + 39) = 66 Spaces	16 Future Spaces total (50 + 16) = 66	Complies
HC Parking Requirements	Based on 50 parking spaces provided	2 HC Spaces Required 1 @ type A 1 @ type B	Complies
Required Bicycle Parking (1/100sm Gross Floor Area)	1/100sm X 4,647sm = 47 spaces required	48 spaces (6 Bike Racks @ 8 spaces)	Complies
Required Loading Zones	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	3.0m 3.0m N/A	Complies
Landscaped Provisions for Parking Lots	Landscape buffer width: 3m abutting a street, 1.5m not abutting a street	4m	Complies
	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	Earth bins provided	
	Minimum landscaped area of parking lot = 15%	Parking Lot Area = 1782sm Landscaped around Parking = 478sm = >15%	



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
	MAN HOLE, NEW - SEE CIVIL
	OC TRANSPD BUS STOP SIGN
	HANDICAP PARKING SIGN
	FIRE ROUTE SIGN RX152 @ 25m SPACING
	ONE WAY TRAFFIC SIGN
	DO NOT ENTER SIGN
	NO PARKING SIGN (RB-52) @ 25M SPACING
	NO PARKING SIGN (RB-55R)
	NO PARKING SIGN (RB-51)
	SCHOOL BUS STOPPING ZONE SIGN (RB89R)
	PARENT DROP-OFF ZONE SIGN -
	PARKING RESTRICTED 30 MIN. MON-FRI 7:00AM-4PM SIGN (RB-53R/RB-53L) @25M SPACING
	RESERVED FOR DAYCARE - POST ONLY BY GC
	BORE HOLE
	TEST PIT
	LIGHT STANDARD - SEE ELECTRICAL
	WALL MOUNT LIGHT FIXTURE - SEE ELEC.
	FLAG POLE
	EXISTING GRADE
	18m HT. GALVANIZED CHAIN LINK FENCE UNLESS OTHERWISE NOTED
	GAS METER
	ENTRANCE ARROW
	PAINTED LINES / NO PARKING

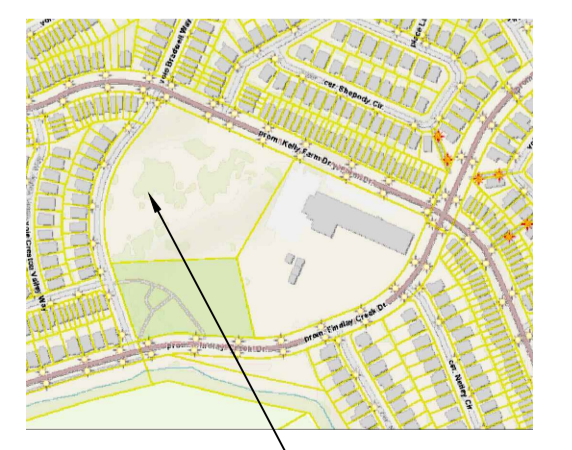
REV	REVISION DESCRIPTION	DATE
9	ISSUED FOR SITE PLAN CONTROL REV 2	26/APR/2023
8	ISSUED FOR TENDER	8/MAR/2023
7	ISSUED FOR MINOR VARIANCE	21/FEB/2023
6	ISSUED FOR SITE PLAN CONTROL REV 1	9/FEB/2023
5	ISSUED FOR 99% CLIENT REVIEW	6/FEB/2023
4	ISSUED FOR BUILDING PERMIT	14/DEC/2022
3	ISSUED FOR SITE PLAN CONTROL	7/OCT/2022
2	ISSUED FOR 85% DRAWINGS & COST ESTIMATE	23/SEPT/2022
1	ISSUED FOR CLIENT REVIEW	25/AUG/2022

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P R PYE & RICHARDS - TEMPRANO & YOUNG ARCHITECTS INC.

- 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
 - CONTRACTOR SHALL CONSTRUCT BUS LAY BY & CAR LAY BY, INCLUDING CURBS, WALKS, ASPHALT, PAVING, GRAN. BASES, TOPSOIL & SOD
 - SEE LANDSCAPE FOR EXISTING TREE REMOVALS
 - ROADWAY MODIFICATIONS TO BE COMPLETED AS EARLY AS POSSIBLE AS PER OC TRANSPD SITE PLAN CONTROL REQUEST.
 - GC TO ERECT CONSTRUCTION FENCING ALONG PROPERTY LINE WITH OCDSB SCHOOL FOR FULL DURATION OF CONSTRUCTION PERIOD



APPROVED
By Lily Xu at 4:11 pm, Jun 15, 2023

Lily Xu
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

1 SITE PLAN SCALE: 1:400

PROJECT NO.	22012	DRAWING NO.	
SCALE	AS NOTED		
DRAWN	I.R.		A100
CHECKED	I.R.		
PLOT DATE	26/04/2023	PLOTTED BY:	