

**LEGENDS**

**SIGNAGE LEGEND:**

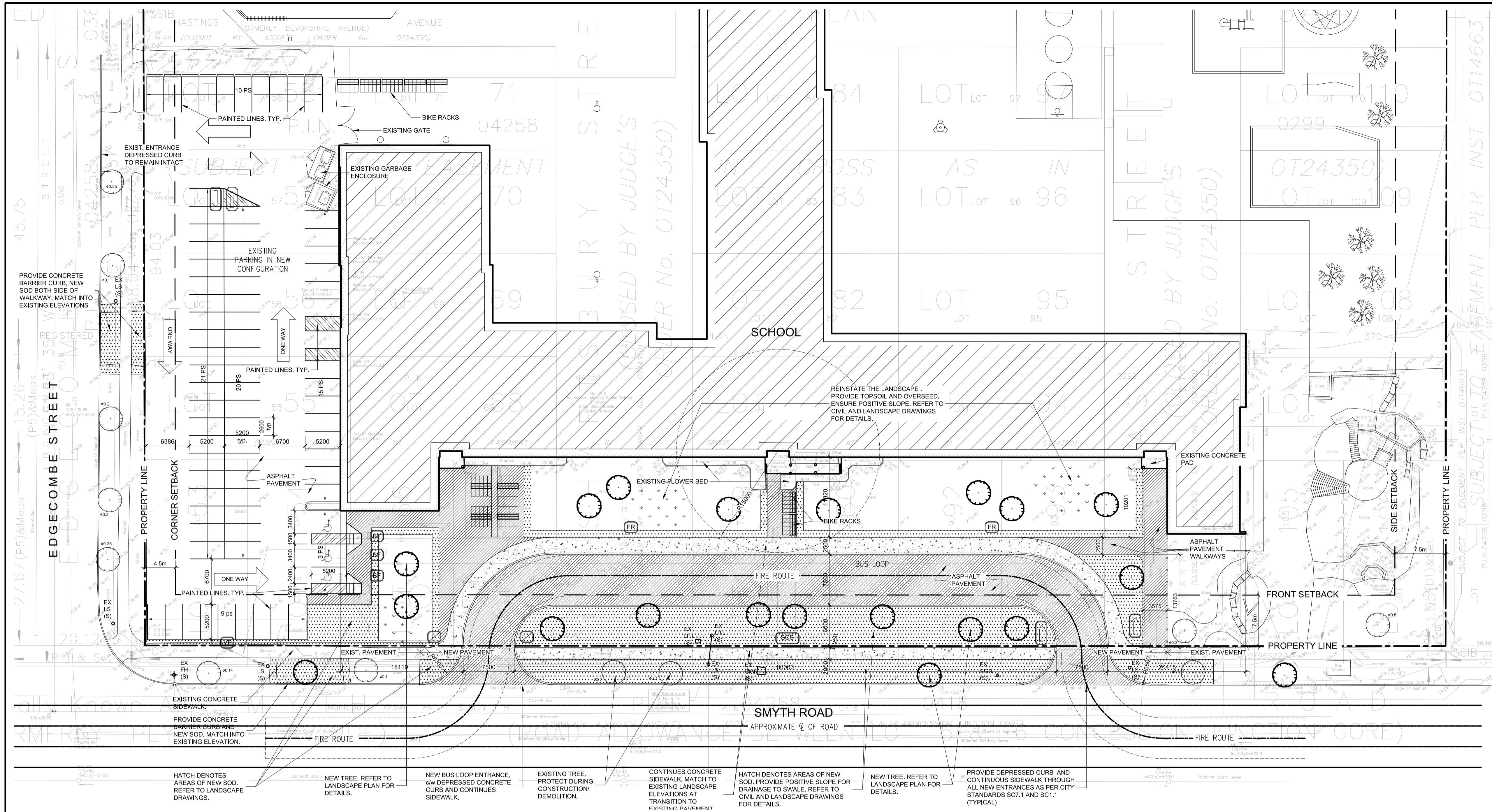
- FIRE ROUTE
- BF PARKING
- ONE WAY
- VISITOR PARKING
- SCHOOL SIGN
- NO ENTRY

**SYMBOL LEGEND:**

- EXISTING FIRE HYDRANT
- FLAG POLE
- EXISTING LIGHT STANDARD
- RELOCATED EXISTING LIGHT STANDARD
- LIGHT STANDARD - SEE ELECTRICAL
- EXISTING CATCH BASIN
- CATCH BASIN - SEE CIVIL
- CATCH BASIN/MANHOLE - SEE CIVIL
- STORM MANHOLE - SEE CIVIL
- BUILDING ENTRANCE/EXIT
- EXISTING TRANSFORMER
- FIRE DEPARTMENT CONNECTION
- NEW DEPRESSED CURB
- NEW CURB
- PROPERTY LINE
- NEW CHAIN LINK FENCE

INFORMATION FOR THIS DRAWING TAKEN FROM:  
TOPOGRAPHIC SURVEY OF PART OF LOTS 53,54, 55, 56,57, 58, 59, 60,  
61, 62, 63, 66, 67,79, 80,92, 93, 105 & 106; PART OF SHAFTSBURY  
STREET & PART OF EAST STREET (AS CLOSED BY JUDGE'S ORDER  
0T24350, 0T24067 & 0T24976) REGISTERED PLAN 370, CITY OF  
OTTAWA,  
AS PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD, FILE NO.  
390-20, DATED OCTOBER 14, 2020.

2	ISSUED FOR SITE PLAN CONTROL	27NOV23
1	ISSUED FOR SITE PLAN CONTROL	19JUN23
no.	revision	date



HATCH DENOTES AREAS OF NEW SOD. REFER TO LANDSCAPE DRAWINGS.  
 NEW TREE. REFER TO LANDSCAPE PLAN FOR DETAILS.  
 NEW BUS LOOP ENTRANCE, c/w DEPRESSED CONCRETE CURB AND CONTINUES SIDEWALK.  
 EXISTING TREE. PROTECT DURING CONSTRUCTION/DEMOLITION.  
 CONTINUES CONCRETE SIDEWALK, MATCH TO EXISTING LANDSCAPE ELEVATIONS AT TRANSITION TO EXISTING PAVEMENT.  
 HATCH DENOTES AREAS OF NEW SOD. PROVIDE POSITIVE SLOPE FOR DRAINAGE TO SWALE. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR DETAILS.  
 NEW TREE. REFER TO LANDSCAPE PLAN FOR DETAILS.  
 PROVIDE DEPRESSED CURB AND CONTINUOUS SIDEWALK THROUGH ALL NEW ENTRANCES AS PER CITY STANDARDS SC7.1 AND SC1.1 (TYPICAL).

**1 SITE PLAN - NEW WORK**  
SCALE 1:325

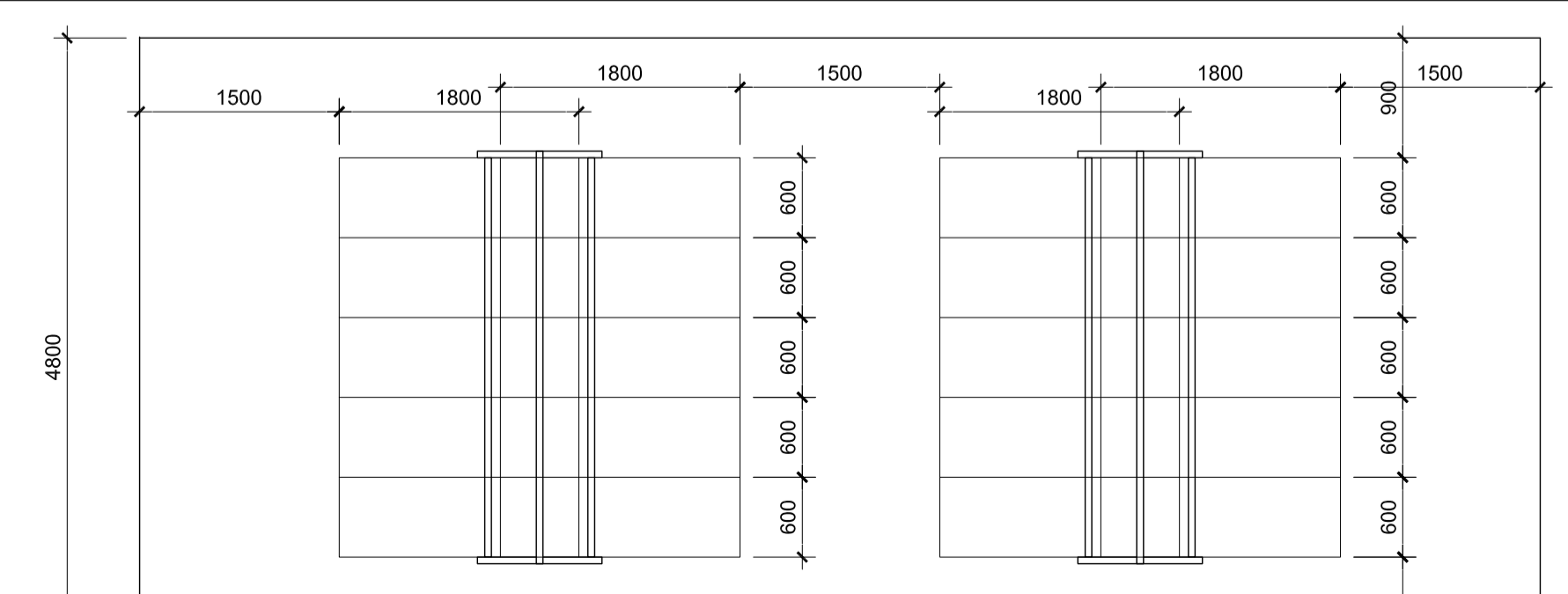
**PARKING REQUIREMENTS**

Use	Area	Parking Requirement	Size	Parking Req'd
School	Area B (Inner Urban)	1.5 per Classroom (portables included)	35 Classrooms	52.5
Portables	Area B (Inner Urban)	1.5 per Classroom (portables included)	3	4.5
<b>Total Required</b>				<b>57 (2 BF)</b>
<b>Provided</b>				<b>75 (3 BF)</b>

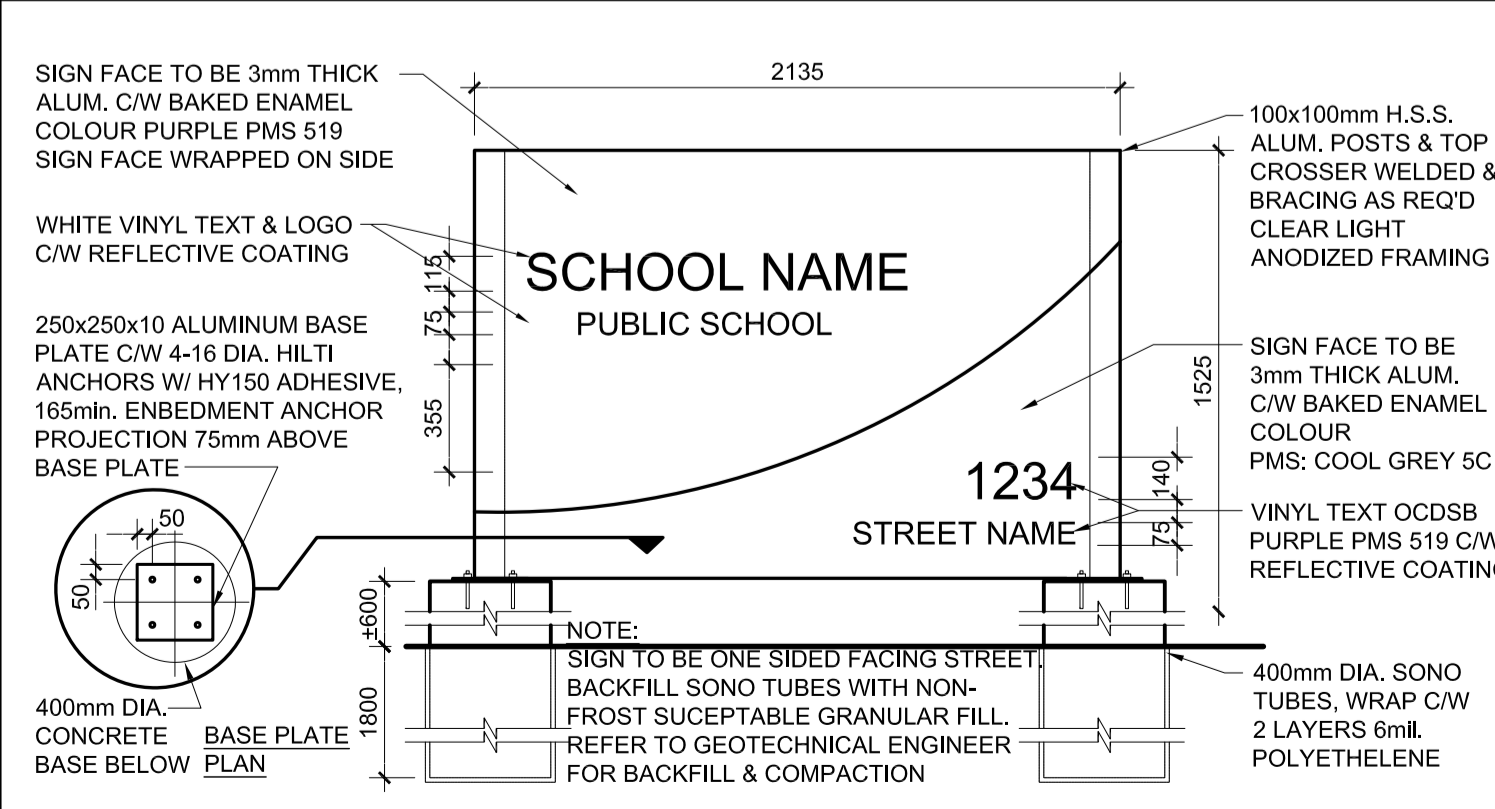
**ZONING INFORMATION**

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

ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	11A MINOR INSTITUTIONAL ZONE	SCHOOL
MIN. LOT WIDTH	15.0 m	136.36 m
MIN. LOT AREA	400 m <sup>2</sup>	28,365 m <sup>2</sup> (± 7 Acres)
MIN. FRONT YARD SETBACK	7.5 m	7.5 m
MIN. REAR YARD SETBACK	7.5 m	66 m (approx)
MIN. INTERIOR SIDE YARD SETBACK	7.5 m	n/a
MIN. CORNER SIDE YARD SETBACK	4.5 m	5 m
MAX. BUILDING HEIGHT	15.0 m	8.5 m
MAX. FLOOR SPACE INDEX	1.0	0.15
MIN. WIDTH OF LANDSCAPED AREA	ABUTTING A STREET = 3m	> 3 m
PARKING LANDSCAPE BUFFER	FOR A PARKING LOT CONTAINING 10-100 SPACES: ABUTTING A STREET = 3 m NOT ABUTTING A STREET = 1.5 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, ITEM (I)(i), FOR A PARKING LOT CONTAINING 20-99 SPACES	24.0 m
STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	2.6m WIDTH x 5.2m LENGTH
PARALLEL PARKING SPACE	2.6m WIDTH x 6.7m LENGTH	2.6m WIDTH x 6.7m LENGTH
ACCESSIBLE PARKING SPACE	3.66m WIDTH x 5.2m LENGTH	3.66m WIDTH x 5.2m LENGTH
PARKING REQUIREMENTS	57 PARKING SPACES	75 PARKING SPACES
BARRIER FREE ACCESSIBLE	AS PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS, PARAGRAPH 3.1.2, TABLE 3 2 TYPE 'A', 1 TYPE 'B'	3 ACCESSIBLE PARKING SPACES (2 TYPE 'A' + 1 TYPE 'B')
BICYCLE PARKING RATE	SCHOOL 72 (1/100m <sup>2</sup> )	75 BICYCLE SPACES



**2 BIKE RACKS DETAIL**  
SCALE 1:25



**3 EXTERIOR SIGN DETAIL**  
SCALE 1:25

**4 ZONING MATRIX**  
SCALE NTS

**project**  
**VINCENT MASSEY PS**  
**BUS LOOP**

745 SMYTH ROAD  
OTTAWA, ON, K1G 1N9

project north seal

**drawing title**  
**SITE PLAN - NEW WORK**

scale	AS NOTED	drawn by	NF
date	JUNE 2022	checked by	VP
project number	20-570	drawing number	<b>A-102</b>

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

revision	-
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