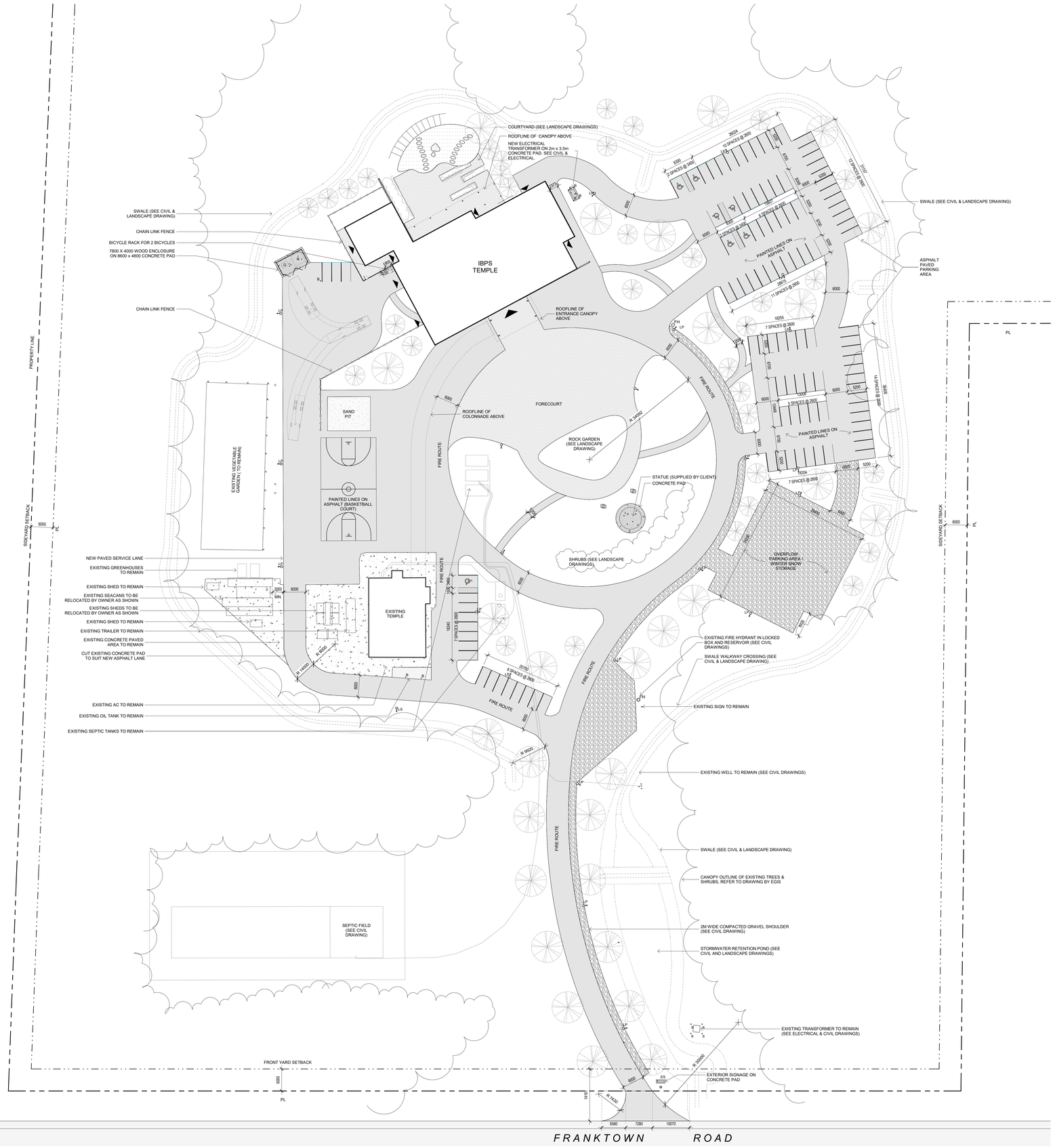


3 SITE PLAN AREA OF DEVELOPMENT
A002 1 : 400

PROJECT NAME:	**IBPS TEMPLE**
OWNER:	INTERNATIONAL BUDDHIST PROGRESS SOCIETY OF OTTAWA-CARLETON 6688 FRANKTOWN ROAD, RICHMOND, ON K0A 2Z0 T: 613 759 8111 F: 613 759 8110
ARCHITECT:	GRC ARCHITECTS 401-47 CLARENCE STREET, OTTAWA, ON K1N 9K1 T: 613 241 8203 F: 613 241 4180
LANDSCAPE ARCHITECT:	JAMES B. LENNOX & ASSOCIATES INC. 3332 CARLING AVENUE, OTTAWA, ON K2H 5A8 T: 613 722-5168
STRUCTURAL:	CUNLIFFE & ASSOCIATES INC. 102 - 1737 WOODWARD DRIVE, OTTAWA, ON K2C 0P9 T: 613 729-7242 F: 613 728-1461
CIVIL:	EXP 2650 QUEENSVIEW DR SUITE 100, OTTAWA, ON K2B 8H6 T: (613) 688-1899
ELECTRICAL & MECHANICAL:	SMITH + ANDERSEN 1600 CARLING AVE #530 OTTAWA, ON K1Z 1G3 T: (613) 230-1186
SURVEYOR: (CONTRACTED BY OWNER)	EGIS 3240 DRUMMOND CON. 5A, R.R. #7 PERTH, ON K7H 3C9 T: 613-267-6524 F 613-267-7992
ADDRESS	6688 FRANKTOWN RD, RICHMOND, ON K0A 2Z0

ZONING PROVISION	REQUIRED	PROVIDED
LEGAL DESCRIPTION	PART OF LOT 19 CONCESSION 3	
ZONE PROVISIONS (TABLE 223 & 2 (THE PROVISIONS))	R[643R] RURAL INSTITUTIONAL ZONE	
(a) Minimum lot width	30m min lot width	> 30m min lot width
(b) Minimum lot area	2000m² min lot area	> 2000m² min lot area
(c) Minimum front yard setback	6m front yard setback	> 6m setback
(d) Minimum rear yard setback	) 7.5m rear yard setback	> 7.5m setback
(e) Minimum interior side yard setback	6m interior side yard setback	> 7.5m setback
(f) Minimum corner side yard setback	6m interior corner side yard setback	> 6m setback
(g) Maximum principal building height	10m maximum building height	10m maximum building height
COVERAGE (TABLE 223 & 2 (THE PROVISIONS))		
(h) Maximum lot coverage (%)	50%	**Site Area:** 224631m² (plot R[643R]) **Building Area:** Existing Building footprint: 348m² New Building footprint: 1398m² 1746m² = 0.8% (1746/224631)
		Asphalt Area: 9707m² = 4% (9707/224631)
LANDSCAPE (TABLE 223 & 2 (THE PROVISIONS))		**Landscaped Area:**
(i) Minimum landscaped area (%)	20%	212857m² = 95% (212857/224631)
GROSS FLOOR AREA (CALCULATION FOR ZONING AND SEWAGE TREATMENT/FEE (SEC. 54.7)		
Existing Building		348m²
New Building		950m²
PARKING PROVISIONS (PARKING REQUIRED FOR ASSEMBLY AND ROOMING HOUSE USES IN THE R1 THROUGH R4 ZONES (EXCEPT FOR R3 ROOMING UNITS) ACCESSIBLE PARKING AS PER CITY OF OTTAWA BY-LAW 8-1		
PARKING RATES	**N66 Assembly Area:** = 10 per 100 m2 of Gross floor area of assembly area. = 73 parking spaces required (Shrine hall 342m2 + Dining room 192m2 = existing building assembly area 192m2) **R22 Rooming Units:** 6 rooming units = 0.5 per rooming unit = 3 parking spaces required **ADS Table 3:** = 5 accessible spaces required	98 Standard Spaces (Assembly) 3 Standards Spaces (Rooming) 7 Type A' Accessible Spaces **= 108 Total Spaces**
BICYCLE PARKING RATES (VEHICULAR PARKING FOR SPECIFIC AREAS AND PROVISIONS (SEC. 111)	**111A (a) 0.25 per rooming unit** = 2 required	2 spaces 0.6m x 1.8m

GENERAL NOTES

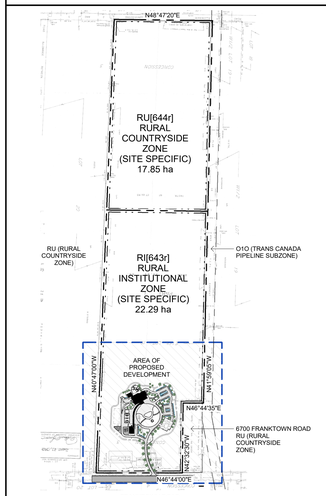
1. ALL DIMENSIONS ARE IN MILLIMETERS EXCEPT GRADE, FLOOR ELEVATIONS AND PROPERTY LINE DIMENSIONS (SHOWN IN METERS).
2. ALL LEGAL SURVEY INFORMATION OBTAINED FROM SURVEY PLANS PREPARED BY : MCINTOSH PERRY SURVEYING INC, DATED AUGUST 29, 2023.
3. REFER TO LANDSCAPE DRAWINGS FOR SOFT/HARD LANDSCAPING, AND PAVEMENT MATERIAL PATTERN LAYOUT.
4. REFER TO CIVIL DRAWING FOR SITE SERVICES, SITE GRADING, SURFACE DRAINAGE, ROAD WORK, PAVEMENT, SIDEWALK AND CONCRETE CURBS.
5. REFER TO ELECTRICAL DRAWING FOR LIGHT FIXTURES & ELECTRICAL SCOPE OF WORK.
6. ELEVATIONS SHOWN ARE REFERRED TO GEODETIC DATUM.
7. ALL PARKING SPACES TO HAVE 100mm WIDE PAINTED LINES ON ASPHALT, INCLUDING ACCESSIBLE PARKING SPACE PICTOGRAM.

FULL COURT BASKETBALL

- ALL GAME LINES FOR FULL COURT BASKETBALL TO BE PAINTED WHITE, UNLESS NOTED OTHERWISE
- LANE SPACE MARKS & NEUTRAL ZONE MARKS TO BE PAINTED A CONTRASTING COLOR TO THE BOUNDING LINES
- ALL GAME LINES FOR BASKETBALL TO BE 50mm WIDE, UNLESS NOTED OTHERWISE.

SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- NEW CHAIN LINK FENCE
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- BARRIER FREE PARKING STALL
- VEHICULAR DIRECTION
- CONCRETE PAVERS, REFER TO LANDSCAPE DRAWINGS
- EXISTING ASPHALT, SEE CIVIL
- ASPHALT, SEE CIVIL
- GRAVEL, SEE CIVIL
- FH FIRE HYDRANT, SEE CIVIL
- G 4 CUBIC YARD GARBAGE CONTAINER
- R RECYCLE AREA
- B NEW GALVANIZED STEEL BOLLARDS, PAINTED.
- LP NEW LIGHT POST C/W CONCRETE BASE. REFER TO ELECTRICAL
- ES EXTERIOR SIGNAGE. REFER TO ELECTRICAL
- EXISTING CONCRETE, SEE CIVIL
- CONCRETE, SEE CIVIL
- EXISTING TREE CANOPY OUTLINE AS PER MCINTOSH PERRY SURVEY DATED AUGUST 29, 2023
- PROPOSED TREE, SEE LANDSCAPE



LOCATION PLAN

no.	date	revision	by
1	16/12/2024	ISSUED FOR SITE PLAN CONTROL	AL

grc architects
A PROVENCHER_ROY COMPANY
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consultant

northpoint

professional stamp

ONTARIO ASSOCIATION OF ARCHITECTS
ALEX LEUNG LICENCE 8970

project title
IBPS TEMPLE
address Ottawa, ON

drawing title
SITE PLAN

date	DECEMBER 18, 2024	job. no.	0623
scale	As indicated		
drawn	CM	drawing no.	A002
approved	AL		
plot date	12/18/24		

1. DO NOT SCALE FROM THIS DRAWING
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL