



SITE STATISTICS		
MUNICIPAL ADDRESS:	250 FORESTGLADE CRESCENT, OTTAWA, ON K1G 6N7	
LEGAL DESCRIPTION:	BLOCK 95 OF R-PLAN 404-842 P/N 54165-5476	
LOT AREA TOTAL (m²):	2336.6	
DRAFT ROAD TRIANGLE CONVEYANCE (m²):	3.8	
LOT AREA MINUS DRAFT ROAD TRIANGLE CONVEYANCE (m²):	2332.8	
GOVERNING BY-LAW:	2006-250	
PROPERTY ZONING:	R3(2025) (R10)	
PROPERTY USE:	RESIDENTIAL CARE FACILITY	
LOT COVERAGE, DENSITY, AND BUILDING HEIGHT		
	EXISTING	PROPOSED
FLOOR SPACE INDEX:	N/A	0.93
LOT COVERAGE AREA (m²):	N/A	674.8
LOT COVERAGE PERCENTAGE:	N/A	28.9%
LOT FRONTAGE (m):	N/A	114.32m
FRONT YARD SOFT LANDSCAPING PERCENTAGE:	100%	96%
ESTABLISHED GRADE:	N/A	83.60
BUILDING HEIGHT (m):	N/A	11.77
GROSS FLOOR AREA		
	EXISTING	PROPOSED
GROUND FLOOR GFA (m²):	N/A	573.2
SECOND FLOOR GFA (m²):	N/A	687.7
THIRD FLOOR GFA (m²):	N/A	258.7
TOTAL GFA (m²):	N/A	1519.6
PROPERTY SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD / BLOHM (m):	3.0m	5.82m
FRONT YARD / FORESTGLADE (m):	3.0m	6.85m
SIDE YARD / (m):	1.2m	7.725m
REAR YARD (m):	7.5m	20.841m
PARKING COUNTS		
	REQUIRED	PROPOSED
TYPE A	N/A	1
TYPE B	N/A	9
RESERVED VAN PARKING	N/A	1
TOTAL VEHICLE PARKING SPOTS	9-82	11
BIKE PARKING		
	REQUIRED	PROPOSED
BIKE PARKING SPACES	N/A	9
GENERAL AMENITY AREAS		
	REQUIRED	PROPOSED
NORTH COURTYARD (m²):	N/A	185
SOUTH COURTYARD (m²):	N/A	66.5
CHILDRENS PLAY AREA (m²):	N/A	62.8
TOTAL AMENITY AREA (m²):	N/A	314.3

BUILDING STATISTICS					
GROUND FLOOR	SPACE DESIGNATION		AREA (m²)		
	INTAKE		82.4		
	ADMIN		86.0		
	LIVING		286.8		
	GROUND FLOOR NET AREA		447.8		
SECOND FLOOR	SPACE DESIGNATION		UNIT TYPE	UNIT COUNT	AREA (m²)
	UNITS		ONE BEDROOM UNIT ACCESSIBLE	4	182.7
			STUDIO	9	275.1
	SERVICE SPACE				11.0
	SHARED LIVING AREAS				41.6
SECOND FLOOR NET AREA		514.4			
THIRD FLOOR	SPACE DESIGNATION		AREA (m²)		
	SERVICE SPACE		50.0		
	THIRD FLOOR NET AREA		50.0		

**OWNER**  
OTTAWA ABORIGINAL COALITION  
150 Elgin St  
Ottawa, ON K2P 1L4

**APPLICANT**  
FOITEN  
420 O'Connor Street  
Ottawa, ON K2P 1W4  
613.730.5709

**ARCHITECT**  
LGA Architectural Partners  
310 Spadina Ave, Suite 100B  
Toronto, Ontario M5T 2E8  
416.203.7600

**STRUCTURAL CONSULTANT**  
Equilibrium Consulting Inc.  
1535 W 3rd Ave  
Vancouver, BC V6J 1J8  
604.730.1422

**MECHANICAL/ELECTRICAL CONSULTANT**  
Trohic Design  
Bespoke Engineering  
2235 Sheppard Ave E, Suite 1701  
Toronto, ON M2J 5B5

**CIVIL CONSULTANT**  
D & Gray Engineering Inc  
700 Long Point Circle  
Guelph, ON K1T 4E9  
613.249.8044

**LANDSCAPE ARCHITECT**  
The Planning Group  
460 Campbell St  
Coburg, ON K9A 4C4  
289.251.4296

**ELEVATOR CONSULTANT**  
LMG Building Code Consultants  
384 Bank Street, Suite 301  
Ottawa, ON K2P 1Y4  
613.726.2049 x 402

**CODE CONSULTANT**  
Crimline International Inc.  
290 N Queen Street, Suite 100,  
Toronto, ON M5C 5L2  
416.646.0162

**KITCHEN CONSULTANT**  
Crimline International Inc.  
2300 Yonge Street #1600  
Toronto, ON M4P 1E4  
416.480.9777

SITE PLAN LEGEND

SITE AND ACCESS

PROPERTY LINE

PROPERTY SETBACK LINE

PROPOSED PROPERTY LINE FOR CONVEYANCE

WOOD POST FENCE

EXISTING CHAIN LINK FENCE

TREE PROTECTION ZONE

SWALE REFER TO CIVIL

PRINCIPAL BUILDING ENTRANCE

BUILDING EXIT

DRIVE ASILE DIRECTION

LANDSCAPE / GRADING

□ DENOTES EXISTING TO REMAIN

□ DENOTES NEW PLANTING

□ DENOTES NEW/REINSTATED SOO

□ DENOTES NEW CONCRETE UNIT PAVERS

□ DENOTES NEW ASPHALT PAVING (HEAVY DUTY)

□ DENOTES NEW ASPHALT PAVING (MEDIUM DUTY)

□ DENOTES NEW CIP CONCRETE PAVING

□ DENOTES NEW CIP RIVER ROCK

○ DENOTES EXISTING DECIDUOUS TREE

○ DENOTES NEW DECIDUOUS TREE

○ DENOTES EXISTING CONIFEROUS TREE

○ DENOTES NEW CONIFEROUS TREE

○ DENOTES CONIFEROUS TREE TO BE REMOVED

○ DENOTES NEW ARMOURSTONE SEATING

ABOVE - GRADE

TFP DENOTES TREE PROTECTION FENCE

APR DENOTES ACCESSIBLE VERTICAL PARKING SIGNAGE

BL(L) DENOTES BOLLARD (L - DENOTES LUMINAIRE)

PL(L) DENOTES POLE (L - DENOTES LUMINAIRE)

SC(L) DENOTES WALL SCORCE (L - DENOTES LUMINAIRE)

BF DENOTES BARRIER-FREE PARKING SPACE

CB DENOTES CATCH BASIN

DC DENOTES DEEPER CURBS

GM DENOTES GAS METER

TYPE A DENOTES ACCESSIBLE PARKING SPACE WITH MINIMUM DIMENSIONS OF 3.0m x 5.0m (w/ PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY)

TYPE B DENOTES TYPICAL PARKING SPACE WITH MINIMUM DIMENSIONS OF 3.0m x 5.0m

FH DENOTES FIRE HYDRANT

HOSE BIB

MH DENOTES MAINTENANCE HOLE

BELOW - GRADE

□ DENOTES WATER MAIN LINE

□ DENOTES SANITARY SEWER LINE

□ DENOTES STORM SEWER LINE

□ DENOTES HYDRO LINE / DUCT BANK

□ DENOTES COMMUNICATIONS LINE

□ DENOTES NATURAL GAS LINE

GEOTECHNICAL SPECIAL PROVISIONS

1. FOR FULL REPORT ON GEOTECHNICAL INVESTIGATION, REFER TO REPORT PREPARED BY HSP CANADA INC. DATED FEBRUARY 14, 2025. FILE REF: C4004112.071

2. THE NATIVE CLAY DEPOSIT MAY POTENTIALLY BE A SENSITIVE LEGAL CLAY. THE CONTRACTOR SHOULD CONSIDER A SUITABLE MEANS AND METHODS FOR EXCAVATION AND CONSTRUCTION OF THE FOUNDATIONS AND OTHER SUBSURFACE STRUCTURES WITHOUT CAUSING DISTURBANCE TO THE POTENTIAL SENSITIVE LEGAL CLAY.

3. COBBLES, BOLLARDS AND ROCK FRAGMENTS SHOULD BE EXPECTED IN THE EXISTING FILL AND NOTED BLACK LILY LAYERS. THE PROPOSED EXCAVATION MEANS AND METHODS BY THE CONTRACTOR SHOULD CONSIDER THE REMOVAL REQUIREMENT OF THESE BOLLARDS AND ROCK FRAGMENTS.

4. VARIABLE COMPETENT BEDROCK SURFACE TOPOGRAPHY SHOULD BE EXPECTED AT THE PROJECT SITE. THE CONTRACTOR SHOULD CONSIDER THE POTENTIAL EXCAVATION OF SHALLOW BEDROCK SURFACES OR EXTENSION OF FOUNDATIONS TO DEEPER DEPTHS IN CASE OF DEEPER BEDROCK SURFACE. THE CONTRACTOR MEANS AND METHOD OF EXCAVATION SHOULD ALSO CONSIDER THE BEDROCK EXCAVATION AND DAMAGED DRILLING AND CORING THROUGH BEDROCK FOR ROCK SOCKETED PILE CONSTRUCTION.

5. THE CONTRACTOR SHOULD CONSIDER A TEMPORARY DRAINAGE SYSTEM DURING THE CONSTRUCTION OF SHALLOW FOOTINGS RAFT SLABS AND/OR ROCK SOCKETED PILES.

6. THE SOIL AT THIS SITE ARE SENSITIVE TO OUTBURSTING FROM POUNDED WATER CONSTRUCTION TRAFFIC, AND PRIOR TO SUBGRADE AREAS SHOULD BE INSPECTED BY A QUALIFIED GEOTECHNICAL CONSULTANT PRIOR TO CONSTRUCTION TO CONFIRM THAT THE CORRECT EXPECTED STRATIGRAPHY AND THAT THE BEARING CAPACITIES HAVE BEEN PROPERLY PREPARED. THE CONSULTANT SHOULD BE INSTRUCTED TO ENSURE THAT THE MATERIALS CONFORM TO THE SPECIFICATIONS FROM BOTH GRADING AND COMPACTOR REQUIREMENTS. HSP SHOULD REPORT THE FINDINGS AND SPECIFIC ACTIONS FOR THIS PROJECT PRIOR TO TENDERING TO CONFIRM THAT THE RECOMMENDATIONS IN THIS REPORT HAVE BEEN ADEQUATELY INTERPRETED.

SITE PLAN GENERAL NOTES

DRAWING A-011 - A-012 TO BE READ IN CONJUNCTION WITH AND COORDINATED WITH CIVIL, MECHANICAL, ELECTRICAL - LANDSCAPE DRAWINGS.

THIS PROPERTY BOUNDARY INFORMATION, SITE AREA, TOPOGRAPHICAL, AND SURVEY INFORMATION SHOWN HAS BEEN TAKEN FROM PLAN OF SURVEY WITH TOPOGRAPHY BLOCK 95, PART OF REGISTERED PLAN M442, CITY OF OTTAWA, PREPARED BY FARLEY, SMITH & DENNIS SURVEYING LTD., ONTARIO LAND SURVEYORS, DATED NOVEMBER 14, 2024. FILE REF: 386-24

THIS SITE PLAN IS PART OF THE CONTRACT DOCUMENTS AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS COMPRISING THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO CIVIL AND LANDSCAPE DOCUMENTS.

VERIFY ALL DIMENSIONS ON SITE AND PROMPTLY REPORT IN WRITING ANY DISCREPANCIES TO THE CONSULTANT.

SITE AREA TOPOGRAPHICAL, AND SURVEY INFORMATION SHOWN HAS BEEN TAKEN FROM PLAN OF SURVEY WITH TOPOGRAPHY, REFER TO REPORT PREPARED BY FARLEY, SMITH & DENNIS SURVEYING LTD., DATED NOVEMBER 14, 2024. FILE REF: 386-24

ALL GEODETIC INFORMATION ON THIS SITE PLAN IS FOR REFERENCE ONLY. REFER TO SITE SURVEY, CIVIL, AND LANDSCAPE DOCUMENTS FOR EXISTING AND PROPOSED GRADING INFORMATION.

FOR REPORT ON GEOTECHNICAL INVESTIGATION, REFER TO REPORT PREPARED BY HSP CANADA INC., DATED FEBRUARY 14, 2025. FILE REF: C4004112.071

ALL LANDSCAPE INFORMATION ON THIS SITE PLAN IS FOR REFERENCE ONLY. REFER TO LANDSCAPE DOCUMENTS FOR INCLUDING TREE REMOVALS AND TREE PRESERVATION.

FOR TREE CONSERVATION REPORT REFER TO REPORT PREPARED BY HSP CANADA INC., DATED JANUARY 14, 2025.

FOR ENVIRONMENTAL SITE ASSESSMENT REFER TO PHASE I ESA.

ALL LANDSCAPE INFORMATION ON THIS SITE PLAN IS FOR REFERENCE ONLY. REFER TO LANDSCAPE DOCUMENTS FOR INCLUDING TREE REMOVALS AND TREE PRESERVATION.

FOR TREE CONSERVATION REPORT REFER TO REPORT PREPARED BY HSP CANADA INC., DATED JANUARY 14, 2025.

ALL TREE REMOVALS AND PROTECTION SHALL BE IN ACCORDANCE WITH LANDSCAPE AND TREE CONSERVATION DOCUMENTS.

PRIOR TO CONSTRUCTION START, CONTRACTOR IS TO SUBMIT TO URBAN FORESTRY SUPERVISOR PHOTOGRAPHS DOCUMENTING INSTALLED TREE PROTECTION AND SIGNAGE AT CITY OWNED TREES AS PER AMENDMENT REPORT, TREE PROTECTION PLAN IN ACCORDANCE WITH CITY OF OTTAWA REQUIREMENTS MAINTAIN IN GOOD CONDITION THROUGHOUT DURATION OF WORK.

CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND HEALTH OF ALL NEW TREES FOR A MINIMUM OF TWO (2) YEARS AFTER COMPLETION OF THE PROJECT.

ANY EXISTING SOIL TO REMAIN WHICH IS DAMAGED DURING THE DURATION OF THE WORK IS TO BE REPLACED WITH NEW SOIL.

ALL BELOW-GRADE STORM, SANITARY, WATER, AND FRESHMAN SITE SERVING TO REMAIN, ALONG WITH ASSOCIATED SITE SERVICES TO BE EXCAVATED AND PROPOSED STORM, SANITARY, WATER, AND FRESHMAN SITE SERVICES.

RELOCATION OF ANY UTILITIES WITHIN THE CITY'S ROW, INCLUDING THOSE ATTACHED WITH MUNICIPAL STREET LIGHTING, IS TO BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

CONTRACTOR IS RESPONSIBLE TO OBTAIN AN APPLICATION INCLUDING AN ASSOCIATED COSTS TO CITY OF OTTAWA FOR THE INSTALLATION OF ALL PROPOSED SERVICES WITHIN THE CITY'S ROW.

FOR ANY WORK ASSOCIATED WITH PRIVATE PUBLIC UTILITIES, CONTRACTOR TO SEEK APPROVALS FROM APPROPRIATE CITY DEPARTMENT, INCLUDING THE CITY'S ROW, AS REQUIRED PRIOR TO CARRYING OUT WORK.

ALL BACKFILLING REQUIRED DURING DEMOLITION AT LOCATIONS UNDERNEATH ALL PROPOSED WORKS TO BE ENGINEERED ALL PER GEOTECHNICAL REPORT REQUIREMENTS.

PRIOR TO COMMENCING ANY WORK WITHIN THE R.O.W. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT OF WAY MANAGEMENT DEPT.

CONTRACTOR IS RESPONSIBLE TO SUBMIT A CONSTRUCTION MANAGEMENT PLAN FOR EACH STAGE OF THE CONSTRUCTION PROCESS TO THE CITY'S R.O.W. MANAGEMENT SECTION, IF REQUIRED.

CONTRACTOR IS TO REMOVE ALL EXISTING ACCESS, CURB CUTS, TRAFFIC CONTROL SIGNS ALONG THE DEVELOPMENT SITE FRONTAGE THAT IS NO LONGER REQUIRED AND REINSTATE WITHIN THE CITY'S R.O.W. IN ACCORDANCE WITH CITY STANDARDS.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS, INCLUDING ALL ASSOCIATED COSTS, FOR ANY PHYSICAL OR LANDSCAPING WORK WITHIN THE CITY'S R.O.W. INCLUDING BUT NOT LIMITED TO ALL WORK ASSOCIATED WITH RELOCATING CONCRETE SEWERLINES.

EXISTING DRAINAGE PATTERNS ON ADJACENT PROPERTIES SHALL NOT BE ALTERED AND STORMWATER RUN OFF FROM THE PROPERTY SHALL NOT BE DIRECTED TO ADJACENT ADJACENT PROPERTIES.

ALL PROPOSED WORK WITHIN THE ROAD CONVEYANCE AREA TO BE CONSTRUCTED TO CITY OF OTTAWA STANDARDS FOR DESIGN AND CONSTRUCTION OF CITY INFRASTRUCTURE.

ALL NEW CURBS CONSTRUCTION TO BE PER CITY OF OTTAWA DRAWING NO. SC 1.2

ALL ABOVE-GRADE AND BELOW-GRADE ELECTRICAL, AND TELECOMMUNICATION SITE SERVICES INFORMATION ON THIS SITE PLAN IS FOR REFERENCE ONLY. REFER TO ELECTRICAL, MECHANICAL, AND TELECOM SITE SERVING TO REMAIN, ALONG WITH ASSOCIATED SITE SERVICES TO BE EXCAVATED AND PROPOSED ELECTRICAL AND TELECOM SITE SERVICES.

ALL PROPOSED EXTERIOR LIGHTING TO BE "DARK SKY" COMPLIANT, OR HAVE FULL CUT OFF WITH A COLOUR TEMPERATURE RATING OF 3000K OR LESS.

CONTRACTOR IS TO SUBMIT ALL REQUIRED APPLICATIONS, INCLUDING ALL ASSOCIATED COSTS, TO OBTAIN FIRE SERVICES, FOR APPROVAL OF FIRE ACCESS ROUTE, PRIOR TO OCCUPANCY.

ANY DAMAGE TO ALL EXISTING OR ADJACENT PROPERTY TO REMAIN TO BE FULL REINSTATED AT NO COST TO THE OWNER.

WHERE NEW WORK ABUTS EXISTING CONDITIONS TO REMAIN, CONTRACTOR IS TO CAREFULLY INTERPRET TOGETHER.

CONTRACTOR TO SUBMIT CONSTRUCTION START NOTICE FORMS TO NAV CANADA IF REQUIRED.

FOR THE DURATION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE SITE IN A CLEAN AND REASONABLE STATE, INCLUDING BUT NOT LIMITED TO CUTTING OF GRASS.

FORMLINE ARCHITECTURE

204-267 Esplanade West  
North York, Ontario, Canada M2N 1V5  
604 912 0203  
formline.ca

LGA architectural partners

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Toronto, Ontario, Canada M5T 2E8  
416 203 7600  
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NOTE: This drawing is the property of the architect and may not be reproduced or used without the expressed consent of the architect. The contractor shall be responsible for checking and verifying all areas and dimensions and shall report all discrepancies to the architect and obtain clarification prior to commencing work. Not for construction unless accompanied by the architect and sealed for such purpose.

DO NOT SCALE DRAWINGS

GENERAL NOTES

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ONTARIO ASSOCIATION OF ARCHITECTS  
MICHAEL BARTMAN  
LICENCE 18594

ISSUED FOR SPA

ISSUE DATE: 04.04.2025

04	05.09.2025	ISSUED FOR SITE PLAN CONTROL
03	04.04.2025	ISSUED FOR SITE PLAN CONTROL
02	03.11.2025	ISSUED FOR REVIEW
01	02.27.2025	ISSUED FOR COSTING

PROJECT:

OAC OTTAWA INUIT WOMEN SHELTER

ADDRESS

250 FORESTGLADE CRES.  
OTTAWA, ON K1G 6N7

SHEET TITLE:

SITE PLAN - PROPOSED

OWNER:

OTTAWA ABORIGINAL COALITION

PROJECT NORTH:

SHEET NO:

A011

SCALE:

1:100