



SITE STATISTICS			
MUNICIPAL ADDRESS:	255 FORESTGLADE CRESENT, OTTAWA, ON K1G 6N7		
LEGAL DESCRIPTION:	BLOCK 95 OF PLAN M44-42 P.N. 54165-5476		
LOT AREA TOTAL (m <sup>2</sup> ):	2338.6		
DRIFT ROAD TRANGLE CONVEYANCE (m <sup>2</sup> ):	3.8		
LOT AREA MINUS DRIFT ROAD TRANGLE CONVEYANCE (m <sup>2</sup> ):	2334.8		
COVERING BY LAM:	2068.269		
PROPERTY ZONING:	R3(2025) M10		
PROPERTY USE:	RESIDENTIAL CARE FACILITY		
LOT COVERAGE, DENSITY, AND BUILDING HEIGHT	EXISTING	PROPOSED	
FLOOR SPACE INDEX:	N/A	0.93	
LOT COVERAGE AREA (m <sup>2</sup> ):	N/A	674.8	
LOT COVERAGE PERCENTAGE:	N/A	28.8%	
LOT FRONTAGE (m):	N/A	114.32m	
FRONT YARD SOFT LANDSCAPING PERCENTAGE:	N/A	96%	
ESTABLISHED GRADE:	N/A	83.60	
BUILDING HEIGHT (m):	N/A	11.77	
GROSS FLOOR AREA:	EXISTING	PROPOSED	
GROUND FLOOR GFA (m <sup>2</sup> ):	N/A	673.2	
SECOND FLOOR GFA (m <sup>2</sup> ):	N/A	687.7	
THIRD FLOOR GFA (m <sup>2</sup> ):	N/A	258.7	
TOTAL GFA (m <sup>2</sup> ):	N/A	1619.6	
PROPERTY SETBACKS	REQUIRED	PROPOSED	
FRONT YARD / FORESTGLADE (m):	3.0m	5.82m	
FRONT YARD / BLOOM (m):	3.0m	6.85m	
SIDE YARD (m):	1.2m	7.72m	
REAR YARD (m):	7.5m	20.81m	
PARKING SPOTS	REQUIRED	PROPOSED	
TYPE A PARKING STALLS	N/A	1	
REGULAR PARKING STALLS	N/A	9	
RESERVED VAN PARKING STALLS	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 (m <sup>2</sup> ):	N/A	185	
SOUTH COURTYARD (m <sup>2</sup> ):	N/A	66.5	
CHILDRENS PLAY AREA (m <sup>2</sup> ):	N/A	62.8	
TOTAL AMENITY AREA (m <sup>2</sup> ):	N/A	314.3	

BUILDING STATISTICS			
GROUND FLOOR		SPACE DESIGNATION	AREA (m <sup>2</sup> )
		INTAKE	82.4
		ADMIN	56.6
		LIVING	266.3
		GROUND FLOOR NET AREA	445.3
SECOND FLOOR		SPACE DESIGNATION	UNIT TYPE
		UNITS	ONE BEDROOM UNIT ACCESSIBLE
			4
			9
		SERVICE SPACE	11.0
		SHARED LIVING AREAS	41.6
		SECOND FLOOR NET AREA	114.4
THIRD FLOOR		SPACE DESIGNATION	AREA (m <sup>2</sup> )
		SERVICE SPACE	50.0
		THIRD FLOOR NET AREA	50.0

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

**APPLICANT** LGA Architectural Partners  
420 O'Connor Street  
Ottawa, ON K2P 1W4  
613.730.5709

**ARCHITECT** LGA Architectural Partners  
310 Spadina Ave, Suite 1008  
Toronto, Ontario M5T 2E8  
416.203.7600

**STRUCTURAL CONSULTANT** Equilibrium Consulting Inc.  
1535 W 3rd Ave  
Vancouver, BC V6J1J8  
604.730.1422

**ELECTRICAL CONSULTANT** Bespoke Engineering  
2235 Sheppard Ave E, Suite 1701  
Toronto, ON M2J 5S5

**MECHANICAL CONSULTANT** InVision Engineering Solutions  
2235 Sheppard Ave E, Suite 1701  
Toronto, ON M2J 5S5

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

**LANDSCAPE ARCHITECT** Trophic Design  
460 Campbell St  
Coburg, ON K9A 4C4  
289.251.4296

**ELEVATOR CONSULTANT** Rooney Irving and Associates Ltd.  
384 Bank Street, Suite 301  
Ottawa, ON K2P 1Y4  
613.726.2049 x 402

**CODE CONSULTANT** LMIG Building Code Consultants  
290 Queen Street, Suite 100,  
Toronto, ON M5C 5L2  
416.646.0162

**KITCHEN CONSULTANT** Cimilite 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 FENCE	---
SWALE REFER TO CIVIL	---
PRINCIPAL BUILDING ENTRANCE	➡
BUILDING EXIT	➡
MECHANICAL ROOM ACCESS	➡
DRIVE ASILE DIRECTION	➡
LANDSCAPE / GRADING	
DENOTES EXISTING TO REMAIN	---
DENOTES NEW PLANTING	---
DENOTES NEW/REINSTATEMENT SOD	---
DENOTES NEW CONCRETE UNIT PAVERS	---
DENOTES NEW ASPHALT PAVING (HEAVY DUTY)	---
DENOTES NEW ASPHALT PAVING (MEDIUM DUTY)	---
DENOTES NEW C/P CONCRETE PAVING	---
DENOTES NEW C/P RIVER ROCK	---
DENOTES NEW C/P CONCRETE PAVING	---
DENOTES NEW C/P RIVER ROCK	---
DENOTES EXISTING DECIDUOUS TREE	○
DENOTES NEW DECIDUOUS TREE	○
DENOTES EXISTING CONIFEROUS TREE	○
DENOTES NEW CONIFEROUS TREE	○
DENOTES EXISTING CONIFEROUS TREE	○
DENOTES NEW CONIFEROUS TREE	○
DENOTES NEW ARMOURSTONE SEATING	---
ABOVE - GRADE	
TPF	DENOTES TREE PROTECTION FENCE
APS	DENOTES ACCESSIBLE VERTICAL PARKING SIGNAGE
B(L)	DENOTES BOLLARD (L - DENOTES LUMINAIRE)
P(L)	DENOTES POLE (L - DENOTES LUMINAIRE)
SC(L)	DENOTES WALL SCORING (L - DENOTES LUMINAIRE)
BF	DENOTES BARRIER-FREE PARKING SPACE
CB	DENOTES CATCH BASIN
DC	DENOTES DEPRESSIONED CURB
GM	DENOTES GAS METER
TYPE A	DENOTES ACCESSIBLE PARKING SPACE W/ MINIMUM DIMENSIONS OF 3.0m x 5.0m w/ PAVED INTERNATIONAL SYMBOL OF ACCESSIBILITY
TYPE B	DENOTES TYPICAL PARKING SPACE W/ MINIMUM DIMENSIONS OF 2.4m x 5.0m
FH (EX)	DENOTES EXISTING FIRE HYDRANT
HOSE BIB	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 WSP CANADA INC. DATED FEBRUARY 14, 2025. FILE REF: C4004112.071	
2. THE NATURAL CLAY DEPOSIT MAY POTENTIALLY BE A SENSITIVE LEAK CLAY. THE CONTRACTOR SHOULD CONSIDER A SUITABLE MEANS AND METHOD FOR EXCAVATION AND REMOVAL OF THE FOUNDATIONS AND OTHER SUBSURFACE STRUCTURES WITHIN THE SENSITIVE LEAK CLAY.	
3. COBBLES, BOLLARDS AND ROCK FRAGMENTS SHOULD BE EXPOSED IN THE EXISTING FILL AND WITNESS A TALL 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 EXPOSED AT THE PRELIMINARY SITE. THE CONTRACTOR SHOULD CONSIDER THE POTENTIAL EXCAVATION OF SHALLOW BEDROCK SURFACES OR DEFORMATION OF THE FOUNDATIONS TO DEEPER DEPTHS IN CASE OF DEEPER BEDROCK SURFACES. THE CONTRACTOR SHOULD CONSIDER THE POTENTIAL EXCAVATION OF SHALLOW BEDROCK SURFACES OR DEFORMATION OF THE FOUNDATIONS TO DEEPER DEPTHS IN CASE OF DEEPER BEDROCK SURFACES. THE CONTRACTOR SHOULD CONSIDER THE POTENTIAL EXCAVATION OF SHALLOW BEDROCK SURFACES OR DEFORMATION OF THE FOUNDATIONS TO DEEPER DEPTHS IN CASE OF DEEPER BEDROCK SURFACES.	
5. THE CONTRACTOR SHOULD CONSIDER A TEMPORARY DRAINAGE SYSTEM DURING THE CONSTRUCTION OF SHALLOW FOOTINGS AND SLABS AND/OR ROCK SOCKETED PILES.	
6. THE SOILS AT THIS SITE ARE SENSITIVE TO DISTURBANCE FROM POURED WATER CONSTRUCTION TRAFFIC AND PREPARE. SUBGRADE AREAS SHOULD BE INSPECTED BY A QUALIFIED GEOTECHNICAL CONSULTANT PRIOR TO CONSTRUCTION TO CONFIRM THAT THE CORRECT EXPECTED STRATA EXIST AND THAT THE BEARING CAPACITY HAS BEEN PROPERLY PREPARED. THE PLACING AND COMPACTING OF ANY ENGINEERED FILL SHOULD BE INSPECTED TO ENSURE THAT THE MATERIALS USED CONFORM TO THE SPECIFICATIONS FROM BOTH GRADING AND CONSTRUCTION REQUIREMENTS. WSP SHOULD REVIEW THE FINAL DRAWINGS AND SPECIFICATIONS 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 M44-42, CITY OF OTTAWA, PREPARED BY FARLEY, SMITH & DENNIS SURVEYING LTD., ONTARIO LAND SURVEYORS, DATED 08 NOVEMBER 2024, FILE REF: 386-24	
1. 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.	
2. VERIFY ALL DIMENSIONS ON SITE AND PROMPTLY REPORT IN WRITING ANY DISCREPANCIES TO THE CONSULTANT.	
3. 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 08 NOVEMBER 14, 2024, FILE REF: 386-24	
4. FOR REPORT ON GEOTECHNICAL INVESTIGATION, REFER TO REPORT PREPARED BY WSP CANADA INC., DATED FEBRUARY 14, 2025, FILE REF: C4004112.071	
5. 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.	
6. FOR ENVIRONMENTAL SITE ASSESSMENT REFER TO PHASE I ESA	
7. ALL LANDSCAPE INFORMATION ON THIS SITE PLAN IS FOR REFERENCE ONLY. REFER TO LANDSCAPE DOCUMENTS FOR INCLUDING TREE REMOVALS AND TREE PRESERVATION.	
8. FOR TREE CONSERVATION REPORT REFER TO REPORT PREPARED BY ENDORSE FORESTRY SERVICES, DATED JANUARY 14, 2025	
9. ALL TREE REMOVALS AND PROTECTION SHALL BE IN ACCORDANCE WITH LANDSCAPE AND TREE CONSERVATION DOCUMENTS.	
10. 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 AND IN ACCORDANCE WITH CITY OF OTTAWA REQUIREMENTS MAINTAIN IN GOOD CONDITION THROUGHOUT DURATION OF WORK.	
11. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND HEALTH OF ALL TREES FOR A MINIMUM OF TWO (2) YEARS AFTER THE PUBLISHED DATE OF SUBSTANTIAL COMPLETION.	
12. ANY EXISTING SOD TO REMAIN WHICH IS DAMAGED DURING THE DURATION OF THE WORK IS TO BE REPLACED WITH NEW SOD.	
13. ALL BELOW GRADE STORM, SANITARY, WATER, AND FREMANT SITE SERVING TO REMAIN, ALONG WITH ASSOCIATED SITE SERVICES TO BE EXCAVATED AND PROPOSED STORM, SANITARY, WATER, AND FREMANT SITE SERVICES.	
14. 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.	
15. 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.	
16. IF ANY WORK ASSOCIATED WITH PRIVATE PUBLIC UTILITIES, CONTRACTOR TO OBTAIN APPROVAL FROM APPROPRIATE CITY DEPARTMENT, INCLUDING THE CITY'S ROW, AS REQUIRED PRIOR TO CARRYING OUT WORK.	
17. ALL BACKFILLING REQUIRED DURING DEMOLITION AT LOCATIONS UNDERNEATH ALL PROPOSED WORKS TO BE ENGINEERED ALL PER GEOTECHNICAL REPORT REQUIREMENTS.	
18. PRIOR TO COMMENCING ANY WORK WITHIN THE R.O.W. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S R.O.W. MANAGEMENT DEPARTMENT.	
19. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY AUTHORIZATIONS AND PERMITS PRIOR TO EXCAVATING WITHIN OR ADJACENT TO THE MUNICIPAL ROAD ALLOWANCE. THIS INCLUDES PAYMENT OF ROAD DAMAGE DEPOSIT AND ALL ASSOCIATED COSTS.	
20. 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.	
21. 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.	
22. 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.	
23. EXISTING DRAINAGE PATTERNS ON ADJACENT PROPERTIES SHALL NOT BE ALTERED AND STORMWATER RUN OFF FROM THE PROPERTY SHALL NOT BE DIRECTED TO ADJACENT PROPERTIES.	
24. ALL PROPOSED WORK WITHIN THE ROAD CONVEYANCE AREA TO BE CONSTRUCTED TO CITY OF OTTAWA STANDARDS FOR DESIGN AND CONSTRUCTION OF CITY INFRASTRUCTURE.	
25. ALL NEW CURB CONSTRUCTION TO BE PER CITY OF OTTAWA DRAWING NO. SC 1.2	
26. ALL ABOVE-GRADE AND BELOW-GRADE ELECTRICAL AND TELECOMMUNICATIONS SITE SERVING 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.	
27. ALL PROPOSED EXTERIOR LIGHTING TO BE "DARK SKY" COMPLIANT, OR HAVE FULL CUT OFF WITH A CRYSTAL TEMPERATURE RATING OF 3000K OR LESS.	
28. CONTRACTOR IS TO SUBMIT ALL REQUIRED APPLICATIONS, INCLUDING ALL ASSOCIATED COSTS, TO OBTAIN FIRE SERVICES, FOR APPROVAL OF FIRE ACCESS ROUTE, PRIOR TO OCCUPANCY.	
29. ANY DAMAGE TO ALL EXISTING OR ADJACENT PROPERTY TO REMAIN TO BE FULLY REINSTATED AT NO COST TO THE OWNER.	
30. WHERE NEW WORK ABUTS EXISTING CONDITIONS TO REMAIN, CONTRACTOR IS TO SEAMLESSLY INTEGRATE TOGETHER.	
31. CONTRACTOR TO SUBMIT CONSTRUCTION START NOTICE FORMS TO NAV CANADA IF REQUIRED.	
32. FOR THE DURATION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE SITE IN A CLEAN AND REASONABLE STATE, INCLUDING BUT NOT LIMITED TO OUTLITING OF GRASS.	

**FORMLINE ARCHITECTURE**

204-267 Esplanade West  
North Vancouver, BC, Canada V7M 1V5  
604 912 0203  
formline.ca

**LGA architectural partners**

310 Spadina Ave, Suite 1008  
Toronto, Ontario, Canada M5T 2E8  
416 203 7600  
lga-sp.com

**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 other clarification prior to commencing work. Not for construction unless stamped by the architect and issued for such purpose.

DO NOT SCALE DRAWINGS

**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 M44-42, CITY OF OTTAWA, PREPARED BY FARLEY, SMITH & DENNIS SURVEYING LTD., ONTARIO LAND SURVEYORS, DATED 08 NOVEMBER 2024, FILE REF: 386-24

**ONTARIO ASSOCIATION OF ARCHITECTS**

WILLIAM BARTMAN  
LICENCE 5584

**ISSUED FOR SPA**

NO.	DATE	DESCRIPTION
06	07.18.2025	REISSUED FOR SITE PLAN CONTROL
03	08.27.2025	ISSUED FOR PERMIT DRAFT
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**

FILE NUMBER: 007-12-25-0046  
PLAN NUMBER: #19300

**OWNER:** OTTAWA ABORIGINAL COALITION  
**PROJECT NORTH:**

**SCALE:** 1:100

**SHEET NO:**  
**A011**

APPROVED  
By Sole Soyak at 5:05 pm, Jul 30, 2025

SOLE SOYAK  
PLANNER II  
PLANNING, DEVELOPMENT AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA