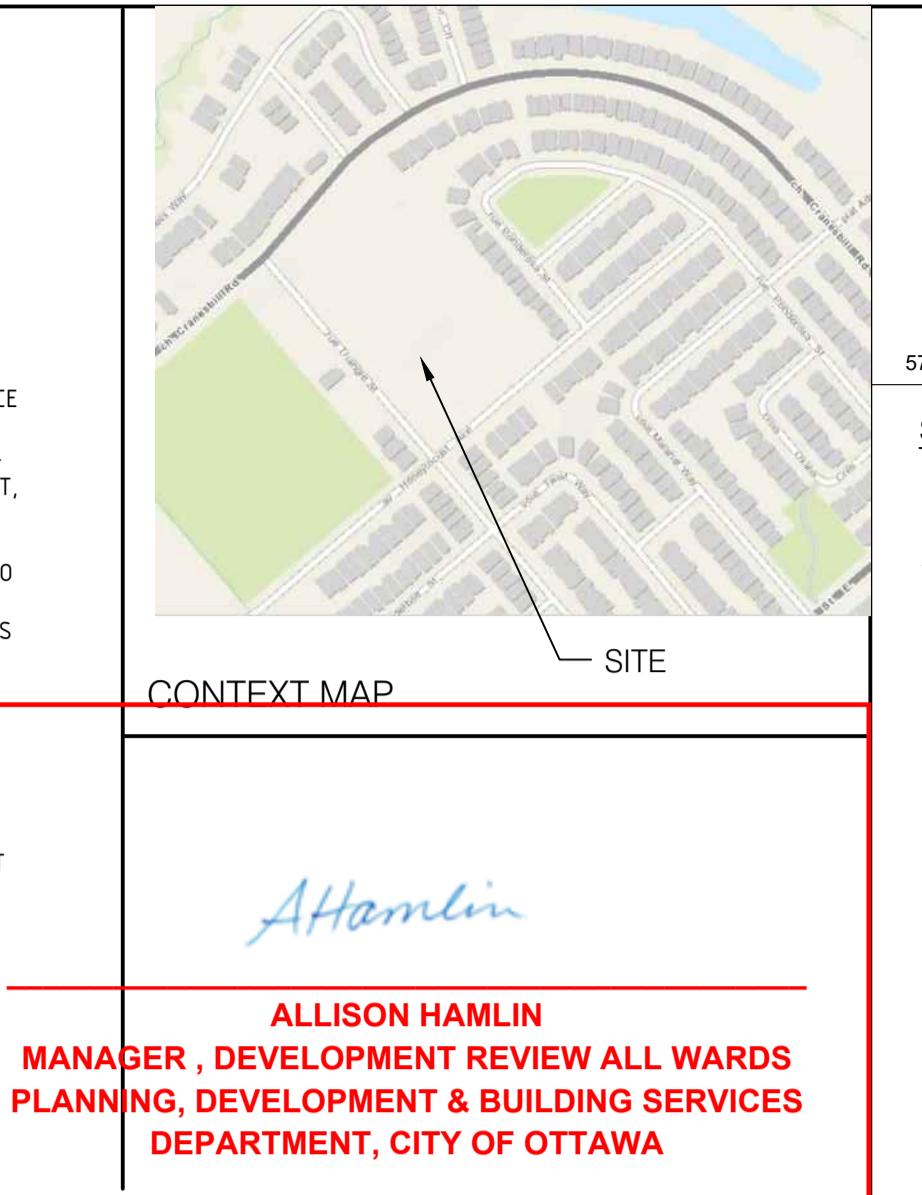


ZONING CONFIRMATION REPORT		
Municipality	City of Ottawa	
Legal Description	Block 116 Registered Plan 4M-1628 and Block 204 Registered Plan	
Survey Information	Survey Information Prepared By: Stantec Geomatics Ltd, dated 3 September 2024	
Common Address	620 Triangle Street Ottawa, Ontario	
Project Information		
Lot Size	27,149.52 sm	
Ground Floor Area	4,690sm	
Zoning	I1A	Institutional 1A
Bylaw Provisions	Proposed	Compliance
Minimum Lot Width	15m	126.45 Complies
Minimum Lot Area	400 sm	27,149.52sm Complies
Minimum Front Yard Setback	7.5m	93.6m Complies
Minimum Rear Yard Setback	7.5m	8.9m N/A
Minimum Interior Side Yard Setback	7.5m	62.7m Complies
Minimum Corner Side Yard	4.5m	4.52m 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	89 Spaces Proposed	Complies
Childcare/100sm	6 Spaces		
	39 Total spaces required		
Future Parking (18 future portables)	1.5 x 18 portables = 27 additional Spaces total (27 + 39) = 66 Spaces	89 Spaces Proposed	Complies
HC Parking Requirements	Based on 94 parking spaces provided	4 HC Spaces Required	Complies
Required Bicycle Parking (1/100sm Gross Floor Area)	1/100sm X 4,690sm = 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	3.0m	Complies
	Abutting residential, institutional = 3.0m	3.0m	
	Other Cases - None	N/A	

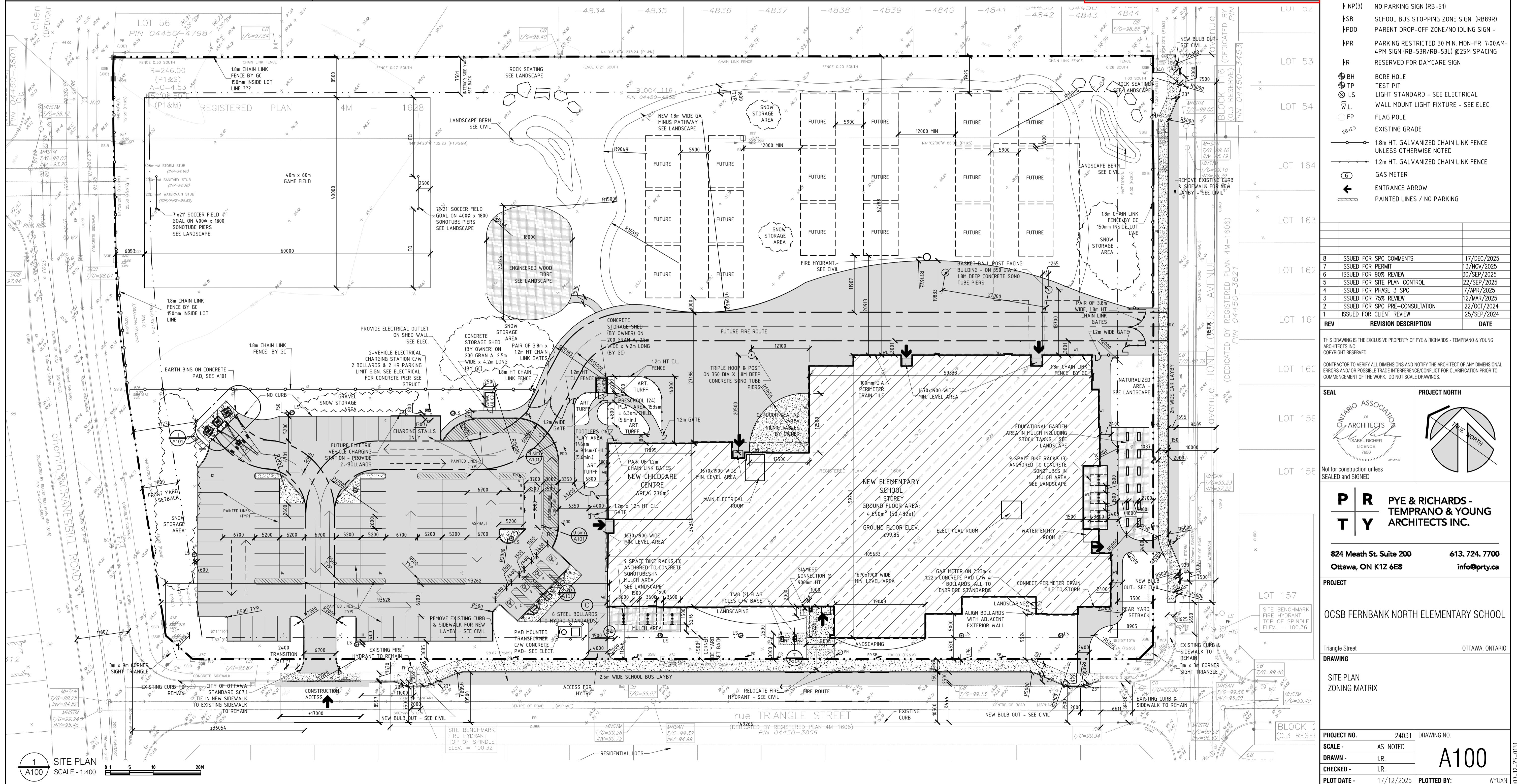
GENERAL NOTES:

- 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 & SIDEWALKS AS INDICATED.
- CONTRACTOR SHALL CONSTRUCT BUS LAY BY & CAY LAY BY, INCLUDING CURBS, WALKS, ASPHALT, PAVING, GRAN. BASES, TOPSOIL & SOD.
- CONTRACTOR TO PROVIDE TEMPORARY CONSTRUCTION FENCING ALONG PROPERTY LINE TO PROTECT THE PUBLIC DURING CONSTRUCTION.
- CONTRACTOR TO REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES ON SITE PLAN WITH ACTUAL SITE CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AND AUTHORITIES PRIOR TO ANY EXCAVATION AND ASCERTAIN LOCATIONS OF UNDERGROUND SERVICES.
- CONTRACTOR IS TO COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
- CONTRACTOR TO MAINTAIN POSITIVE SURFACE RUN-OFF THROUGHOUT ENTIRE CONSTRUCTION PERIOD.



APPROVED
By Allison Hamlin at 5:02 pm, Jan 08, 2020

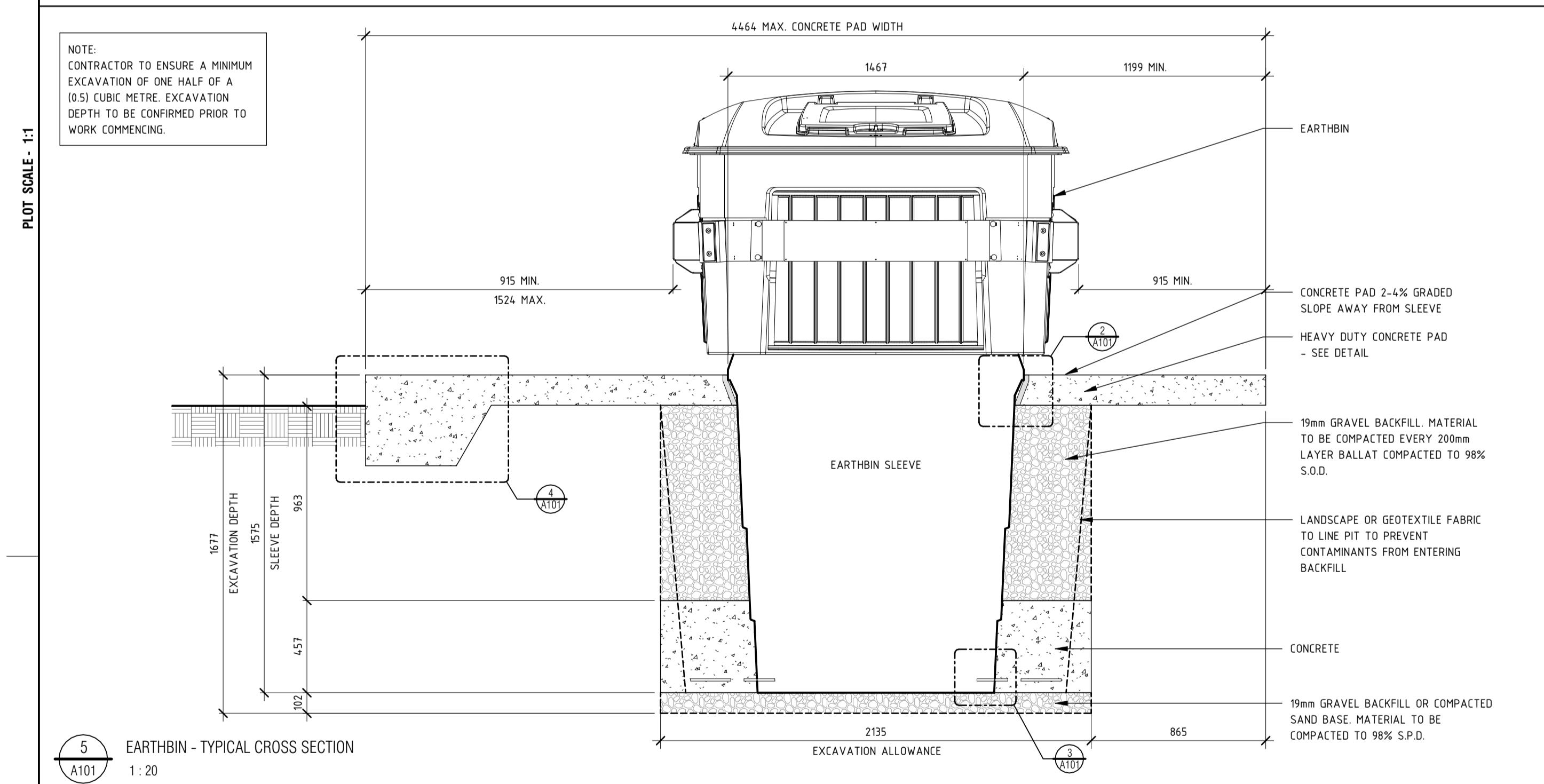
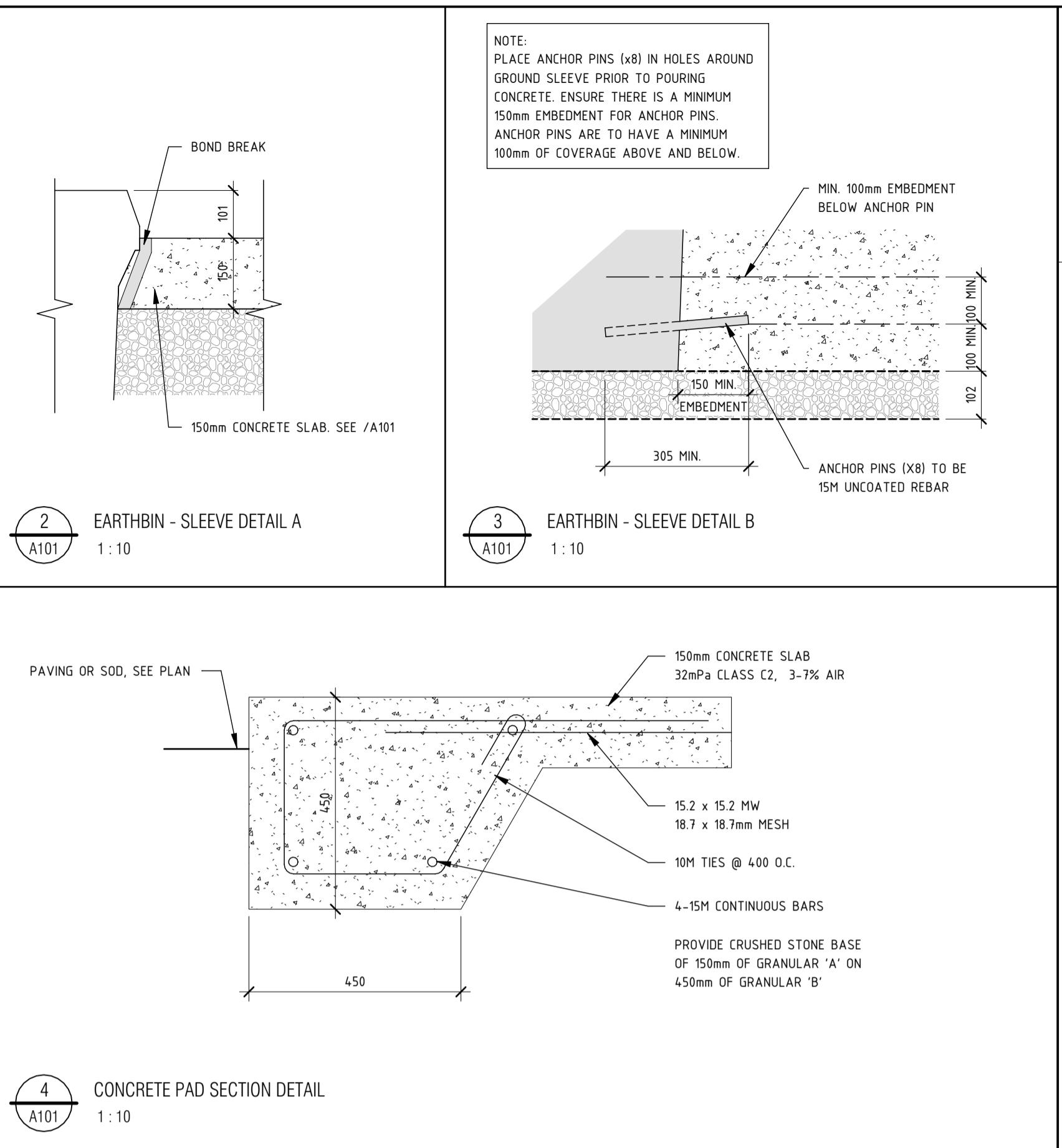
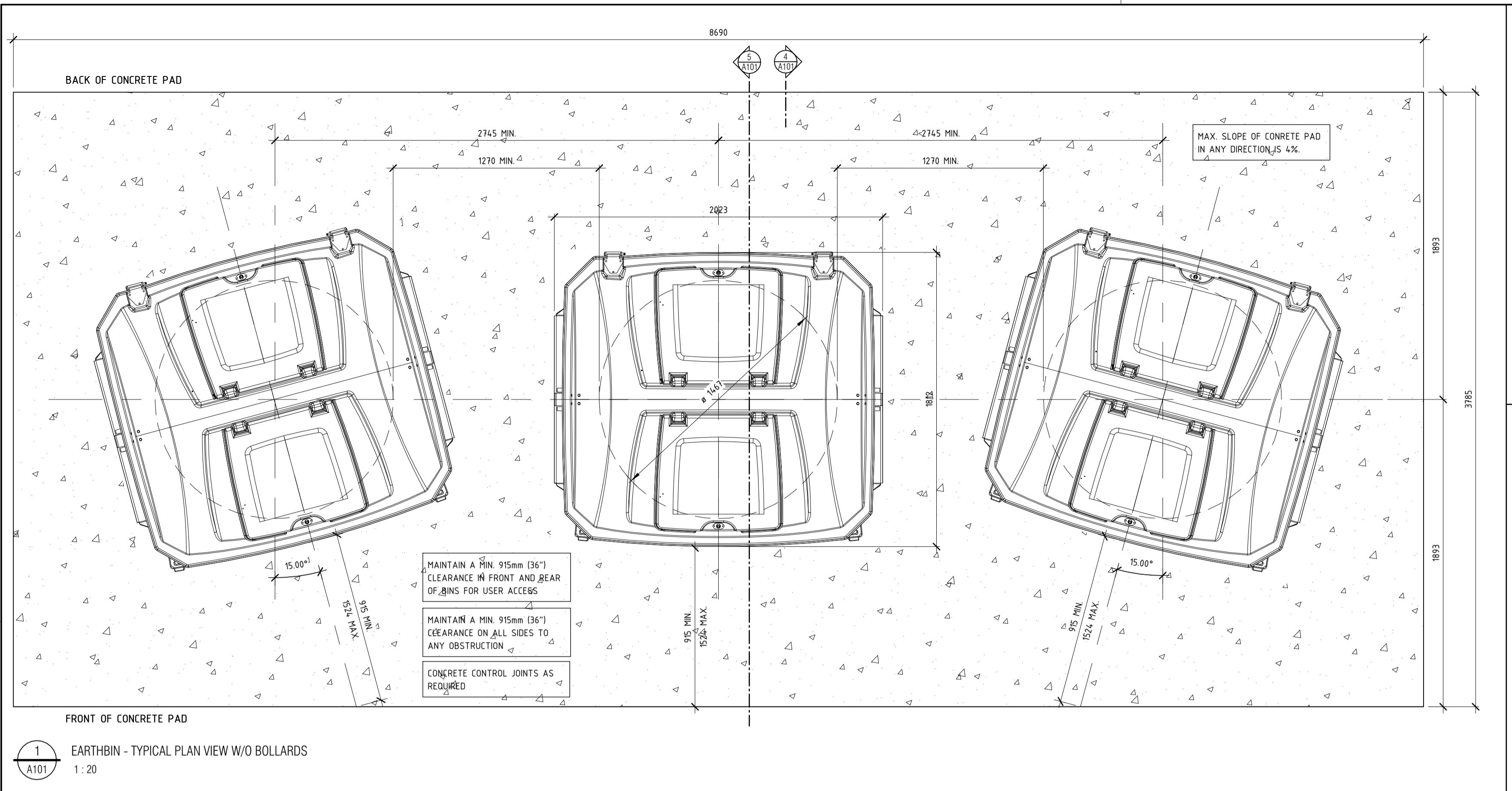
ALLISON HAMLIN
MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA





OTTAWA
CATHOLIC
SCHOOL BOARD
HUNT CLUB, NEPEAN, ON, (613)-224-

70 WEST HUNT CLUB, NEPEAN, ON, (613)-224-4455



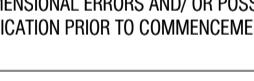
At Hamlin

**ALLISON HAMLIN
MANAGER , DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT- CITY OF OTTAWA**

APPROVED

Approved
By Allison Hamlin at 5:02 pm, Jan 08, 2026

REV	REVISION DESCRIPTION	DATE
6	ISSUED FOR SPC COMMENTS	DEC/17/2025
5	ISSUED FOR PERMIT	NOV/13/2025
4	ISSUED FOR 90%	SEP/30/2025
2	ISSUED FOR 75%	APR/09/2025

<p>CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS AND/ OR POSSIBLE TRADE INTERFERENCE/CONFLICT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS.</p>	
SEAL	PROJECT NORTH
 <p>ISABEL RICHER LICENCE 7650 2025-12-17</p>	
<p>Not for construction unless</p>	

P R
T Y PYE & RICHARDS -
TEMPRANO & YOUNG
ARCHITECTS INC

824 Meath St. Suite 200 613. 724. 7700
Ottawa, ON K1Z 6E8 info@prty.ca

PROJECT

OCSB FERNBANK NORTH ELEMENTARY SCHOOL

620 TRIANGLE STREET OTTAWA, ONTARIO

DRAWING

