

PART LOT 19 CONCESSION 3 GOULBOURN PART 1 4R7040, EXCEPT PART 1 4R32299 CITY OF OTTAWA. FRONT LOT LINE LENGTH: 259.53M PIN: 039331060

3	21/08/2025	RE-ISSUED FOR SPC	AL
2	17/07/2025	RE-ISSUED FOR SPC	AL
1	18/12/2024	ISSUED FOR SITE PLAN CONTROL	AL
no.	date	revision/issue	by

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professional stamp

project title  
**IBPS TEMPLE**

File Number **D07-12-18-0115**  
Plan Number **#19269**

RICHMOND, ON.

drawing title  
**SITE PLAN - AREA A**

date	August 9, 2025	job. no.	<b>0623</b>
scale	As indicated	drawing no.	<b>A00</b>
drawn	CM	approved	CJ / AL
plot date/time	2025-08-21 1:40:11 PM		

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

3 SITE PLAN AREA OF DEVELOPMENT - PLAN AREA A  
A00 1:400

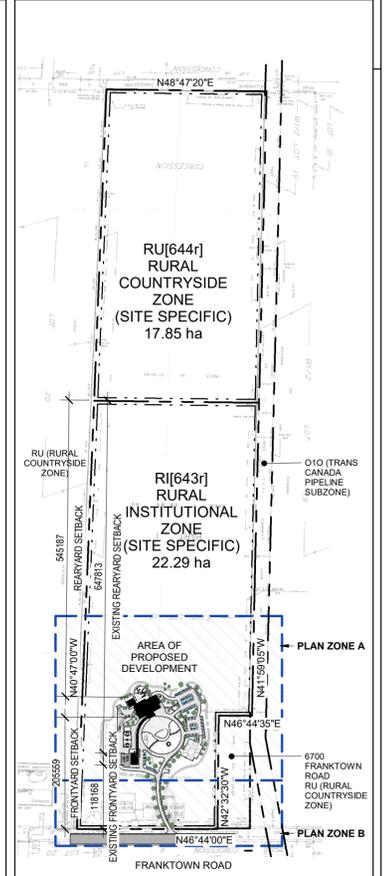
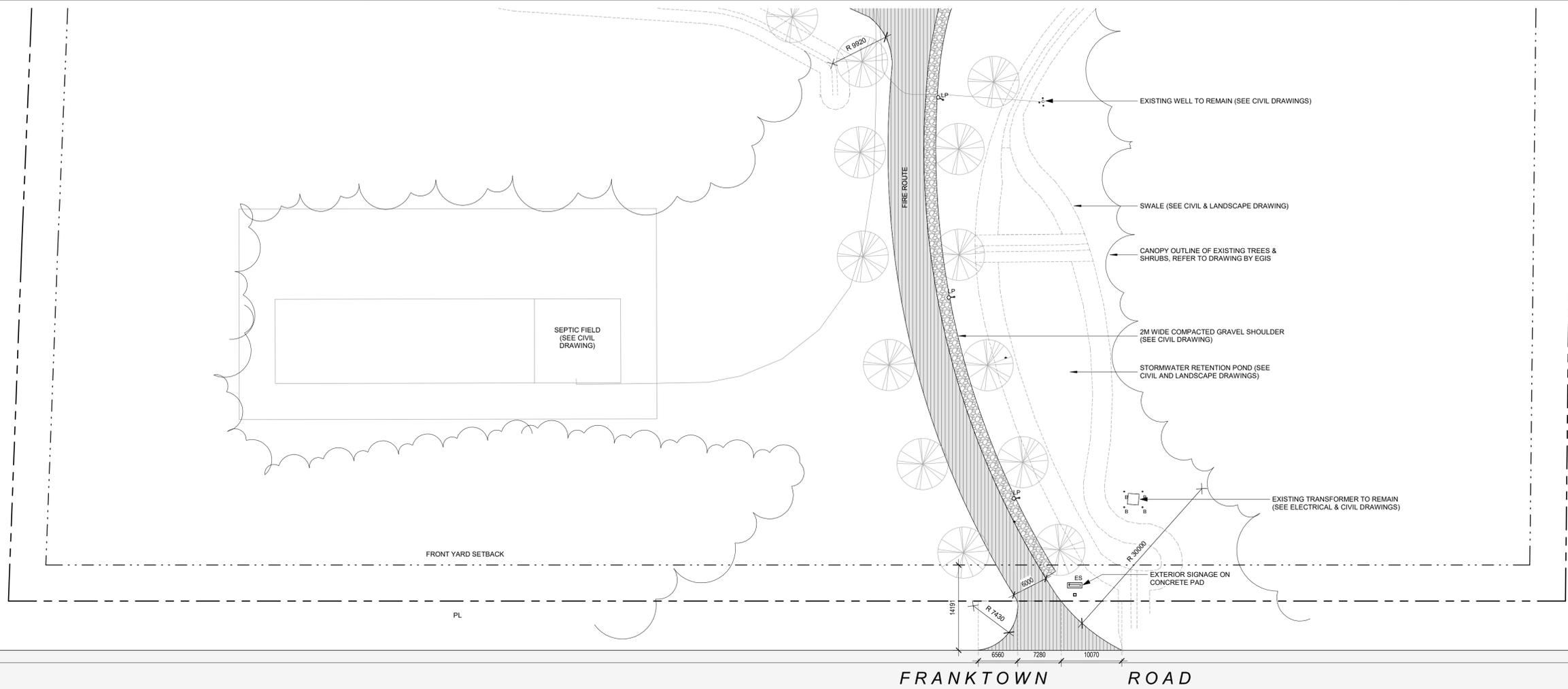
**APPROVED**  
By Adam Brown at 12:45 pm, Feb 18, 2026

*Adam Brown*

**ADAM BROWN**  
MANAGER, DEVELOPMENT REVIEW - RURAL  
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA

**SITE PLAN LEGEND**

- PROPERTY LINE
- - - BUILDING SETBACK
- - - NEW CHAIN LINK FENCE
- ▲ MAIN ENTRANCE
- ▲ SECONDARY ENTRANCE
- ♿ BARRIER FREE PARKING STALL
- BPS BARRIER FREE PARKING SIGNAGE
- VEHICULAR DIRECTION
- ▨ CONCRETE PAVERS, REFER TO LANDSCAPE DRAWINGS
- ▨ EXISTING ASPHALT, SEE CIVIL
- ▨ ASPHALT, SEE CIVIL
- ▨ GRAVEL, SEE CIVIL
- ▨ FIRE ROUTE, 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



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**3 SITE PLAN AREA OF DEVELOPMENT - PLAN AREA B**  
A01 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:** EGIS  
(CONTRACTED BY OWNER)  
3240 DRUMMOND CON. 5A, R.R. #7  
PERTH, ON K7H 3C9  
T: 613-267-6524 F 613-267-7992

ZONING PROVISION	REQUIRED	PROVIDED
<b>LEGAL DESCRIPTION</b> <b>ZONE PROVISIONS</b> <small>(TABLE 223-R ZONE PROVISIONS)</small> (a) Minimum lot width (b) Minimum lot area (c) Minimum front yard setback (d) Minimum rear yard setback (e) Minimum interior side yard setback (f) Minimum corner side yard setback (g) Maximum principal building height <b>COVERAGE</b> <small>(TABLE 223-R ZONE PROVISIONS)</small> (h) Maximum lot coverage (%)	PART OF LOT 19 CONCESSION 3 R[643R] RURAL INSTITUTIONAL ZONE 30m min lot width 2000m <sup>2</sup> min lot area 6m front yard setback 7.5m rear yard setback 6m interior side yard setback 6m interior corner side yard setback 10m maximum building height 50%	> 30m min lot width > 2000m <sup>2</sup> min lot area > 6m setback > 7.5m setback > 7.5m setback > 6m setback 10m maximum building height
<b>LANDSCAPE</b> <small>(TABLE 223-R ZONE PROVISIONS)</small> (i) Minimum landscaped area (%)	20%	
<b>GROSS FLOOR AREA</b> <small>(CALCULATED PER CONCRETE BY LAW 2008-05-1087 PARTIAL SEC. 547) Existing Building New Building</small>	Existing Building 1398m <sup>2</sup> New Building 1746m <sup>2</sup> = 0.8% (1746/224031)	348m <sup>2</sup> 955m <sup>2</sup>
<b>PARKING PROVISIONS</b> <small>(AREA 17 SCHEDULE 14 - NEW APPLIES TO ASSEMBLY AREA ONLY, HOWEVER, ACCESSIBLE PARKING AS PER CITY OF OTTAWA'S TABLE 1)</small>	<b>N66 Assembly Area:</b> = 10 per 100 m <sup>2</sup> of Gross floor area of assembly area. = 73 parking spaces required <b>R22 Rooming Units:</b> 6 rooming units = 0.5 per rooming unit = 3 parking spaces required <b>ADS Table 3:</b> = 5 accessible spaces required	98 Standard Spaces (Assembly) 3 Standards Spaces (Rooming) 7 "Type A" Accessible Spaces <b>= 108 Total Spaces</b>
<b>BICYCLE PARKING RATES</b> <small>(TABLE 223-R ZONE PROVISIONS SEC. 111)</small>	<b>111A (a) 0.25 per rooming unit</b> = 2 required	2 spaces 0.6m x 1.8m

**GENERAL NOTES**

- ALL DIMENSIONS ARE IN MILLIMETERS EXCEPT GRADE, FLOOR ELEVATIONS AND PROPERTY LINE DIMENSIONS (SHOWN IN METERS).
- ALL LEGAL SURVEY INFORMATION OBTAINED FROM SURVEY PLANS PREPARED BY: MCINTOSH PERRY SURVEYING INC. DATED AUGUST 29, 2023.
- REFER TO LANDSCAPE DRAWINGS FOR SOFT/HARD LANDSCAPING, AND PAVEMENT MATERIAL PATTERN LAYOUT.
- REFER TO CIVIL DRAWING FOR SITE SERVICES, SITE GRADING, SURFACE DRAINAGE, ROAD WORK, PAVEMENT, SIDEWALK AND CONCRETE CURBS.
- REFER TO ELECTRICAL DRAWING FOR LIGHT FIXTURES & ELECTRICAL SCOPE OF WORK.
- ELEVATIONS SHOWN ARE REFERRED TO GEODETIC DATUM.
- 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.

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