

**SITE DATA**  
ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW, 2008-260

ADDRESS: 5431 FERNBANK ROAD, OTTAWA  
AREA: C SUBURBAN  
WARD: 6 STITTSVILLE (COUNC. GLEN GOWER)  
ZONING: 11A

LOT AREA: 73,967 m<sup>2</sup> (18.27 ACRES)  
BUILDING FOOTPRINT: ±7,018 m<sup>2</sup> (75,541 s.f.)  
TOTAL FLOOR AREAS (GROSS): ±14,730 m<sup>2</sup> (158,552 s.f.)  
FUTURE PORTABLES (72 m<sup>2</sup> EACH): 2,160 M<sup>2</sup> (23,250 SF.)

ZONING MECHANISMS	PROVISIONS (11A SUBZONE)	PROVIDED
(a) MINIMUM LOT AREA (m <sup>2</sup> )	400	73967
(b) MINIMUM LOT WIDTH (m)	15	239.30
(c) MINIMUM FRONT YARD SETBACK (m)	7.5	±13
(d) MINIMUM INTERIOR SIDE YARD SETBACK (m)	7.5	±20
(e) MINIMUM CORNER SIDE YARD SETBACK (m)	4.5	
(f) MINIMUM REAR YARD SETBACK (m)	7.5	
(g) MAXIMUM BUILDING HEIGHT (m)	15	±13

**PARKING CALCULATION**

GRADE 7&8 CLASSROOMS (1.5 PS/CLASS): 16 X 1.5 = 24  
GRADES 9-12 CLASSROOMS (2 PS/CLASS): 46 X 2 = 92  
PORTABLE CLASSROOMS:  
GRADE 7&8 CLASSROOMS (1.5 PS/CLASS): 10 X 1.5 = 15  
GRADES 9-12 CLASSROOMS (2 PS/CLASS): 20 X 2 = 40  
BARRIER FREE PARKING SPACES (3.1.2, TABLE 3): 7 (3 TYPE A + 4 TYPE B)  
STANDARD PARKING SPACE: 5.2mx2.6mx6.7 m AISLE

TOTAL REQUIRED: 171  
PROVIDED: 198

**BICYCLE PARKING CALCULATION**

MAIN SCHOOL (1 PER 100 m<sup>2</sup>): 14,730 / 100 = 148  
FUTURE PORTABLES (1 PER 100 m<sup>2</sup>): 2,160 / 100 = 22  
TOTAL REQUIRED: 170  
PROVIDED: 173  
STANDARD BICYCLE PARKING SPACE: 1.8x0.6 m

**LOADING SPACES**

TABLE 113A(a) (±10000 m<sup>2</sup>): 2 REQUIRED (3.5 X 7m) 2

**LANDSCAPED BUFFER**

ABUTTING THE STREET (PARKING LOT 100+ SPACES): 3m  
NOT ABUTTING THE STREET (PARKING LOT 100+ SPACES): 3m

**BUILDING CODE DATA**  
ALL REQUIREMENTS AS PER ONTARIO BUILDING CODE OBC 2024

MAJOR OCCUPANCY: GROUP A, DIVISION 2  
BUILDING AREA: ±7,018 m<sup>2</sup> (75,541 s.f.)  
TOTAL GROSS FLOOR AREA: ±14,730 m<sup>2</sup> (158,552 s.f.)  
NUMBER OF STOREYS: 3  
NO OF STREETS FOR FIRE FIGHTING: 1  
BUILDING CLASSIFICATION: 3.2.2.24, ANY AREA, UP TO 6 STOREYS, SPRINKLERED  
SPRINKLERED BUILDING: YES  
CONSTRUCTION TYPE: NON-COMBUSTIBLE  
FLOOR ASSEMBLIES & F.R.R: 1 HOUR

**TOPOGRAPHIC SURVEY INFO**

SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHIC PLAN OF SURVEY OF BLOCK 365, REGISTERED PLAN 4M-1637, CITY OF OTTAWA  
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
JULY 13, 2023 (JOB N O. 23493-23)

- SPECIFIC CONSTRUCTION NOTES:**
- PROVIDE PERIMETER FOUNDATION DRAINAGE: 100 TO 150mm Ø, GEOTEXTILE-WRAPPED, PERFORATED, CORRUGATED, PLASTIC PIPE SURROUNDED ON ALL SIDES BY 150mm OF 10mm CLEAR CRUSHED STONE. PLACE AT THE FOOTING LEVEL AROUND THE EXTERIOR OF THE STRUCTURE. THE PIPE TO HAVE A POSITIVE GRAVITY CONNECTION TO THE STORM SEWER OUTLET. SEE CIVIL.
  - GAS METER CHAIN LINK FENCE: - ±4000 LONG x 2135 HIGH ALONG BACK OF GAS METER STATION - TOP: CHAIN LINK FENCE INSTALLED ACROSS THE TOP - FENCE FABRIC: 6 GAUGE, VINYL COATED, BLACK - LOCKING DOUBLE GATES @ 1220 WIDE EACH - LOCKING DEVICE, ENBRIDGE TO SUPPLY MASTER X2268 LOCK UPON COMPLETION - FENCE POSTS - 100mm, SCHEDULE 80, IN CONCRETE
  - COORDINATE WITH MECHANICAL
  - DEPRESSED CURB 6m WIDE - REFER TO CIVIL AND LANDSCAPING
  - PROVIDE TRENCHES FOR POWER, PA/SECURITY, COMMUNICATIONS, AND FIRE ALARM. REFER TO ELECTRICAL.
  - PROVIDE MANHOLE TO SERVICE FUTURE PORTABLES. REFER TO ELECTRICAL.
  - PROVIDE 800x450mm GENERATOR ENCLOSURE & GENERATOR. REFER TO ELECTRICAL.
  - 1880x3760mm TRANSFORMER PAD MOUNT WITH 8 BOLLARDS
  - BIKE RACKS - SEE LANDSCAPING
  - EARTH BINS
  - VEHICULAR GATE
- GENERAL NOTES:**
- ALL CONCRETE CURBS AND CONCRETE DEPRESSED CURBS TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD DETAIL SC1.1
  - ALL SITE ENTRANCES TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD DETAIL SC7.1
  - ALL BARRIER FREE DEPRESSED CURBS TO BE CONSTRUCTED AS PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS (SECTION 3.4)
  - ALL TWSI INSTALLATIONS ARE TO CONFORM TO ONE OF FIGURES 33a, 33b, 34, OR 35 OF THE CITY OF OTTAWA ACCESSIBILITY STANDARDS.

**SYMBOL LEGEND:**

- EX-FH: EXISTING FIRE HYDRANT
- FP: FLAG POLE
- EX-LS: EXISTING LIGHT STANDARD
- R-EXLS: RELOCATED EXISTING LIGHT STANDARD
- LS: LIGHT STANDARD - REFER TO ELECTRICAL
- EX-CB: EXISTING CATCH BASIN
- CB: CATCH BASIN - REFER TO CIVIL
- CBMH: CATCH BASIN/MANHOLE - REFER TO CIVIL
- SAMH: SANITARY MANHOLE - REFER TO CIVIL
- STMH: STORM MANHOLE - REFER TO CIVIL
- ▲: BUILDING ENTRANCE/EXIT
- FDC: FIRE DEPARTMENT CONNECTION
- FH: NEW FIRE HYDRANT
- WM: WATER METER (IN WATER ENTRY ROOM)
- WMR: WATER METER REMOTE READOUT
- BDC: NEW BARRIER-FREE DEPRESSED CURB - SEE DETAIL 15/A002
- DC: NEW DEPRESSED CURB - REFER TO CIVIL
- NEW CURB
- PROPERTY LINE
- NEW CHAIN LINK FENCE
- B: BOLLARD - SEE DETAIL 8/A002
- KB: KNOCK-DOWN BOLLARD - SEE DETAILS 14/A002
- TWSI: TACTILE WALKING SURFACE INDICATOR, REFER TO LANDSCAPE
- TP-1 (98.46): TESTPIT LOCATION, REFER TO GEOTECHNICAL REPORT
- BH-8 (98.94): BOREHOLE LOCATION, REFER TO GEOTECHNICAL REPORT

**GROUND COVER LEGEND:**

- GRASS
- ASPHALT
- CONCRETE
- PAVERS

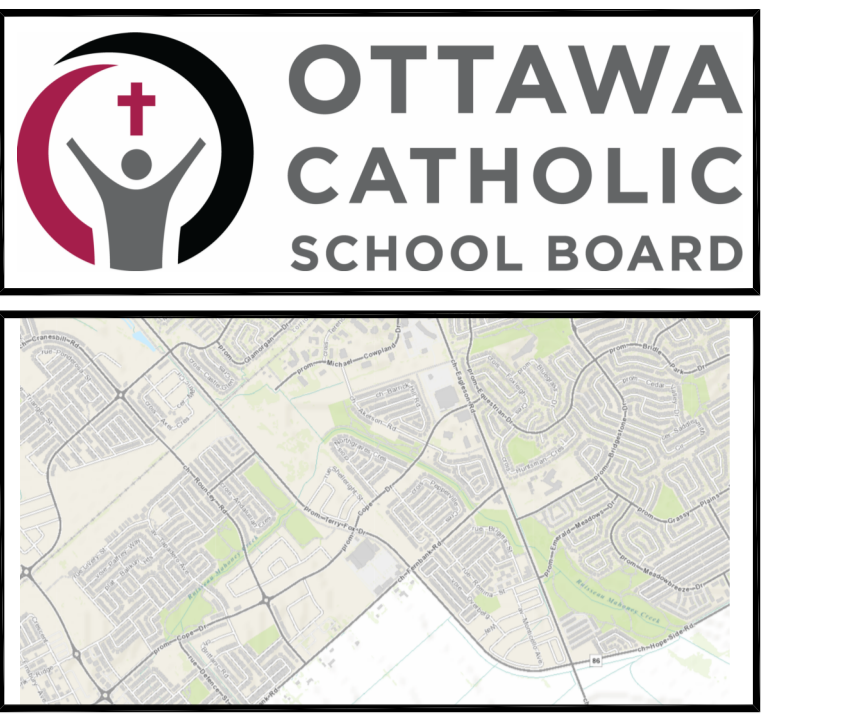
*Allison Hamlin*

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

**APPROVED**  
By Allison Hamlin at 9:36 am, Mar 11, 2026

**SIGNAGE LEGEND:**

- NO TRESPASSING
- BF: BF PARKING
- ONE WAY
- NO ENTRY
- VP: VISITOR PARKING
- FR: FIRE ROUTE
- BO: BUSES ONLY
- SP: STAFF PARKING



ARCHITECT:  
N45 ARCHITECTURE INC  
71 BANK STREET, 7TH FLOOR  
OTTAWA, ONTARIO, K1P 5N2  
613.224.0095  
VLADIMIR@N45.CA

LANDSCAPE ARCHITECT:  
RUHLAND & ASSOCIATES LTD.  
200-1750 COURTWOOD CRESCENT  
OTTAWA, ONTARIO, K2C 2B5  
613.224.4744  
MRUHLAND@RALA.CA

CIVIL ENGINEER:  
JP2G CONSULTANTS INC.  
1150 MORRISON DRIVE, SUITE 410  
OTTAWA, ONTARIO, K2H 8S9  
613.828.7800  
ZACH.BAUMAN@JP2G.COM

MECHANICAL & ELECTRICAL ENGINEER:  
GOODKEY, WEEDMARK & ASSOCIATES LTD.  
1688 WOODWARD DRIVE  
OTTAWA, ONTARIO, K2V 3R8  
613.727.5111 x299  
RAVJ@GVAL.COM

LAND SURVEYOR:  
ANNIS, O'SULLIVAN, VOLLEBEKK LTD  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ONTARIO, K2E 7S6  
613.727.0850  
NEPEAN@AOV.LTD.COM

GEOTECHNICAL ENGINEER & ENVIRONMENTAL:  
EXP SERVICES INC.  
100-2650 QUEENSWAY DRIVE  
OTTAWA, ONTARIO, K2B 8H6  
613.688.1899 x63242  
ISMAIL.TAKI@EXP.COM

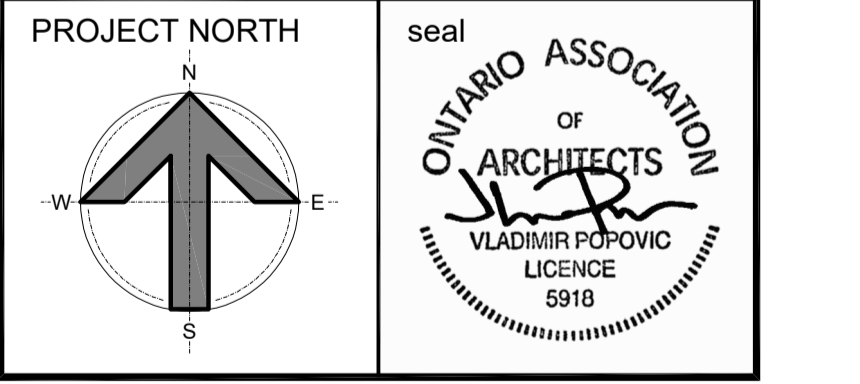
TRAFFIC ENGINEER:  
ROBINSON CONSULTANTS  
210-550 PALLADIUM DRIVE  
OTTAWA, ONTARIO, K2V 1A8  
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AHOEWEL@RCCL.COM

no.	revision	date
07	ISSUED FOR SPC	26 JAN 26
06	ISSUED FOR 80% REVIEW	08 JAN 26
05	ISSUED FOR SPC	25NOV25
04	ISSUED FOR 86% REVIEW	01 DEC 25
03	ISSUED FOR SPC APPLICATION	15OCT25
02	33% CLIENT REVIEW	19SEP25
01	ISSUED FOR SITE PLAN PRE-CONSULT	05SEP25

**N45 ARCHITECTURE INC.**  
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FERNBANK CATHOLIC HIGH SCHOOL

5431 FERNBANK ROAD  
OTTAWA, ONTARIO  
K2S 0T7



drawing title  
**SITE PLAN**

scale AS NOTED	drawn by
date JAN 2026	checked by V.P.
project number 24-835	drawing number <b>A001</b>
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.	
DO NOT SCALE DRAWINGS	
revision	

**1 SITE PLAN**  
A001  
SCALE 1:750