GENERAL NOTES:

1. FOR ALL REMOVALS REINSTATE EXISTING SURFACES BACK TO ITS ORIGINAL CONDITION. ALSO REFER TO CIVIL, MECHANICAL AND ELECTRICAL DRAWINGS FOR BELOW GRADE REMOVALS.
2. REFER TO CIVIL SPECIFICATIONS REGARDING REQUIREMENTS FOR PAINTED LINE WORK, ISLANDS AND WALKWAYS ON ALL ASPHALT SURFACES.
3. REFER TO DRAWING A002 FOR SITE PLAN LEGEND.

TOPOGRAPHICAL PLAN INFORMATION:
SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL SKETCH OF PART OF LOT 22, CONCESSION 8 GEOGRAPHIC TOWNSHIP OF OSGOODE, CITY OF OTTAWA. SURVEY INFORMATION PREPARED BY CITY OF OTTAWA, OTTAWA PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT SURVEYS & MAPPING BRANCH DATED THE 28th DAY OF NOVEMBER, 2022

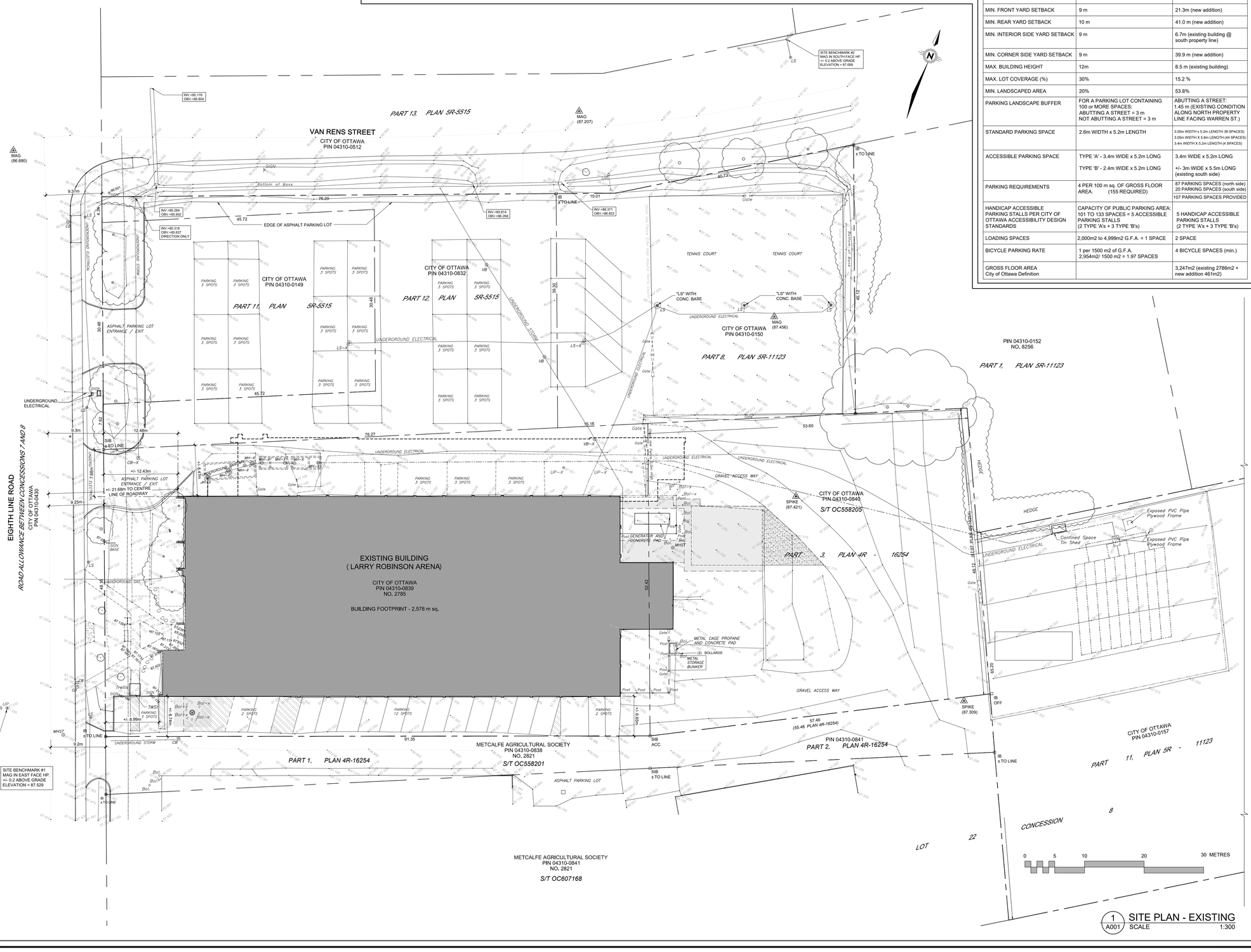
BUILDING AREA - ZONING INFORMATION

BUILDING FLOOR AREA	NON COMMON AREA	COMMON AREA
EXISTING GROUND FLOOR:	2,578 m sq.	273 m sq.	2,305 m sq.
EXISTING SECOND FLOOR:	561 m sq.	80 m sq.	481 m sq.
ADDITION GROUND FLOOR:	724 m sq.	263 m sq.	461 m sq.
	3,863 m sq.	616 m sq.	3,247 m sq.

ZONING INFORMATION

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	RI - RURAL INSTITUTIONAL ZONE (SECTIONS 223-224) RI4 SUBZONE COMMUNITY CENTRE, SPORTS ARENA, RECREATIONAL/ ATHLETIC FACILITY	
MIN. LOT WIDTH	75m	90.6 m
MIN. LOT AREA	1,0 ha	2.15 ha
MIN. FRONT YARD SETBACK	9 m	21.3m (new addition)
MIN. REAR YARD SETBACK	10 m	41.0 m (new addition)
MIN. INTERIOR SIDE YARD SETBACK	9 m	6.7m (existing building @ south property line)
MIN. CORNER SIDE YARD SETBACK	9 m	39.9 m (new addition)
MAX. BUILDING HEIGHT	12m	8.5 m (existing building)
MAX. LOT COVERAGE (%)	30%	15.2 %
MIN. LANDSCAPED AREA	20%	53.8%
PARKING LANDSCAPE BUFFER	FOR A PARKING LOT CONTAINING 100 or MORE SPACES: ABUTTING A STREET = 3 m NOT ABUTTING A STREET = 3 m	ABUTTING A STREET: 1.45 m (EXISTING CONDITION ALONG NORTH PROPERTY LINE FACING WARREN ST.)
STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	3.05m WIDTH x 5.2m LENGTH(35 SPACES) 3.05m WIDTH X 5.8m LENGTH (44 SPACES) 3.4m WIDTH X 5.2m LENGTH (4 SPACES)
ACCESSIBLE PARKING SPACE	TYPE 'A' - 3.4m WIDE x 5.2m LONG TYPE 'B' - 2.4m WIDE x 5.2m LONG	3.4m WIDE x 5.2m LONG +/- 3m WIDE x 5.5m LONG (existing south side)
PARKING REQUIREMENTS	4 PER 100 m sq. OF GROSS FLOOR AREA. (155 REQUIRED)	87 PARKING SPACES (north side) 20 PARKING SPACES (south side) 107 PARKING SPACES PROVIDED
HANDICAP ACCESSIBLE PARKING STALLS PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS	CAPACITY OF PUBLIC PARKING AREA: 101 TO 133 SPACES = 5 ACCESSIBLE PARKING STALLS (2 TYPE 'A's + 3 TYPE 'B's)	5 HANDICAP ACCESSIBLE PARKING STALLS (2 TYPE 'A's + 3 TYPE 'B's)
LOADING SPACES	2,000m2 to 4,999m2 G.F.A. = 1 SPACE	2 SPACE
BICYCLE PARKING RATE	1 per 1500 m2 of G.F.A. 2,954m2/ 1500 m2 = 1.97 SPACES	4 BICYCLE SPACES (min.)
GROSS FLOOR AREA City of Ottawa Definition		3,247m2 (existing 2786m2 + new addition 461m2)



1 A001 SITE PLAN - EXISTING SCALE 1:300

Ottawa

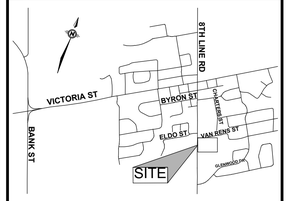
INFRASTRUCTURE SERVICES & COMMUNITY SUSTAINABILITY / SERVICES D'INFRASTRUCTURE ET VIABILITÉ DES COLLECTIVITÉS
INFRASTRUCTURE SERVICES BRANCH / DIRECTION D'INFRASTRUCTURE
DESIGN AND CONSTRUCTION DIVISION / DIVISION DE LA CONCEPTION ET DE LA CONSTRUCTION

DEPUTY CITY MANAGER / DIRECTEUR DES SERVICES MUNICIPAUX
DIRECTOR / DIRECTEUR
MANAGER / GESTIONNAIRE

FOR / POUR

INFRASTRUCTURE SERVICES & COMMUNITY SUSTAINABILITY
INFRASTRUCTURE SERVICES
DESIGN & CONSTRUCTION - BUILDINGS

N45 ARCHITECTURE INC.
71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2
tel. 613.224.0095 fax 613.224.9811



	RE-ISSUED FOR SITE PLAN APPROVAL	2026-01-23	
	ISSUED FOR SITE PLAN APPROVAL	2025-11-06	
NUMBER/ NUMÉRO	MILESTONE / FAIT SAILLANT	DATE: (Y/M/D) (A/M/J)	INITIALS INITIALES

DESIGNED BY / CONCU PAR | CHECKED BY / VERIFIE PAR
DRAWN BY / DESSINE PAR | SCALE 1:300

1 A1.1 DRAWING TITLE — DETAIL NUMBER / SCALE: / SHEET NUMBER

PROJECT NORTH

THIS DRAWING IS THE PROPERTY OF THE CITY OF OTTAWA AND ALL COPYRIGHT IS RESERVED. DIMENSIONS ON DRAWING ARE FOR ESTIMATING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR AND SUB-CONTRACTOR OR CONSULTANT TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. NOTIFY OWNER OF ANY ERRORS OR OMISSIONS PRIOR TO COMMENCING THE WORK. DO NOT SCALE THE DRAWINGS.

CE DESSIN CONSTITUE LA PROPRIÉTÉ DE LA VILLE D'OTTAWA ET TOUT DROIT D'AUTEUR EST RÉSERVÉ. LES DIMENSIONS UTILISÉES LE SONT À DES FINS D'ESTIMATION SEULEMENT. IL INCOMBE À CHAQUE ENTREPRENEUR, SOUS-CONTRACTANT OU CONSULTANT DE VÉRIFIER TOUTES LES DIMENSIONS ET LES CONDITIONS SUR LE CHANTIER. VEUILLEZ INFORMER LE PROPRIÉTAIRE DE TOUTE ERREUR OU OMISSION AVANT D'ENTAMER LES TRAVAUX. NE DRESSEZ PAS LES PLANS À L'ÉCHELLE.

ARCHITECT / ARCHITECTE — CONSULTANT / EXPERT-CONSEIL

ONTARIO ASSOCIATION OF ARCHITECTS — Matthew Postmus — LICENCE 6711

CONSULTANT / EXPERT-CONSEIL | CONSULTANT / EXPERT-CONSEIL

PROJECT / LOCATION / PROJET / ENDROIT

LARRY ROBINSON ARENA
NEW ADDITION

2785 8th LINE ROAD
OTTAWA, ONTARIO

DRAWING / DESSIN

PARTIAL EXISTING SITE PLAN

BUSINESS ENTITY / NUMÉRO DE L'ENTITÉ
BUILDING NUMBER / NUMÉRO DU BÂTIMENT

PROJECT NO. / NUMÉRO DE PROJET
CF000533

SHEET NO. / FEUILLE No.
A001

Plan no. 19399
File no. D07-12-25-0154