

LEGEND:

- 6.0m WIDE FIRE ROUTE - REFER TO CIVIL
- CONCRETE SIDEWALK - REFER TO CIVIL
- PAINTED LINES ON ASPHALT - REFER TO CIVIL
- EXISTING ASPHALT TO BE REMOVED AND REINSTATED - REFER TO CIVIL
- PROPERTY LINE
- BUILDING ENTRANCE / EXIT
- PAINTED BARRIER FREE PARKING SYMBOL ON ASPHALT - REFER TO CIVIL
- PAINTED EV CHARGING STATION SYMBOL
- NON-SMOKING AREA SYMBOL
SMOKING IS PROHIBITED AT LEAST 9.0m FROM ALL ENTRANCES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS. CONTRACTOR TO ENSURE PROPER LOCATION OF NO-SMOKING SIGNS. SIGN MUST BE POSTED WITHIN 3m OF ALL BUILDING ENTRANCES / EXITS.
- DESIGNATED SMOKING AREA SYMBOL
- NEW DEPRESSED CURB - REFER TO CIVIL
- TACTILE WARNING SURFACE INDICATOR
- NEW FIRE HYDRANT - REFER TO CIVIL
- PROTECTIVE BOLLARDS - SEE CIVIL
"n" DENOTES NEW
"x" DENOTES REMOVAL (DEMOLITION)
- SPECIFIC NOTE FOR THE TRANSFORMER. REFER TO ELECTRICAL FOR QUANTITY AND LOCATION OF BOLLARDS TO SUIT REGULATIONS.
- CB - CATCH BASIN - SEE CIVIL
"n" DENOTES NEW
"x" DENOTES REMOVAL (DEMOLITION)
- CB-N
CB-X
- MH - CATCH BASIN - SEE CIVIL
"n" DENOTES NEW
"x" DENOTES REMOVAL (DEMOLITION)
- CB-N
CB-X
- NEW CATCH BASIN / MAN HOLE - REFER TO CIVIL
- NEW SANITARY MAN HOLE - REFER TO CIVIL
- LS - LIGHT STANDARD WITH CONCRETE BASE. SEE ELECTRICAL
"n" DENOTES NEW
"x" DENOTES REMOVAL (DEMOLITION)
- LS-N
LS-X
- UP - UTILITY POLE - SEE ELECTRICAL
"n" DENOTES NEW
"x" DENOTES REMOVAL (DEMOLITION)
- UP-A
UP-X

BUILDING AREA - ZONING INFORMATION

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

TOPOGRAPHICAL PLAN INFORMATION:
SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL SKETCH OF PART OF LOT 22, CONCESSION 8 GEOGRAPHIC TOWNSHIP OF OSOODEE, 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.

GENERAL NOTES:

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

SIGNAGE LEGEND:

- BF - BARRIER FREE PARKING SIGNAGE
- EV - ELECTRIC VEHICLE PARKING SIGNAGE
- FR - FIRE ROUTE SIGNAGE

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) R4 SUBZONE COMMUNITY CENTRE, SPORTS ARENA, RECREATIONAL ATHLETIC FACILITY	
MIN. LOT WIDTH	75m	98.6 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+ MORE SPACES ABUTTING A STREET + 3 m NOT ABUTTING A STREET + 3 m	1.45m (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 (8 SPACES) 3.05m WIDTH x 5.2m LENGTH (16 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 4.1.3m WIDE x 5.2m 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 SPACES PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS	CAPACITY OF PUBLIC PARKING AREA: 101 TO 153 SPACES = 5 ACCESSIBLE PARKING SPACES (2 TYPE 'A's + 3 TYPE 'B's)	5 HANDICAP ACCESSIBLE PARKING SPACES (2 TYPE 'A's + 3 TYPE 'B's)
LOADING SPACES	2,000m ² to 4,999m ² G.F.A. = 1 SPACE	2 SPACE
BICYCLE PARKING RATE	1 per 1500 m ² of G.F.A. 2,954m ² 1500 m ² = 1.97 SPACES	4 BICYCLE SPACES (min.)
GROSS FLOOR AREA (City of Ottawa Definition)	3,247m ² (existing 2786m ² + new addition 461m ²)	

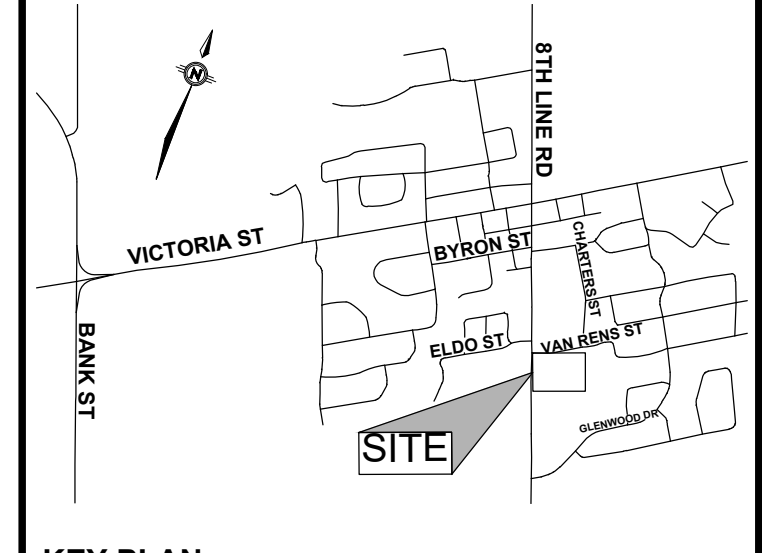
Ottawa

INFRASTRUCTURE SERVICES & COMMUNITY SUSTAINABILITY / SERVICES D'INFRASTRUCTURE ET VIABILITE DES COLLECTIVITES
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

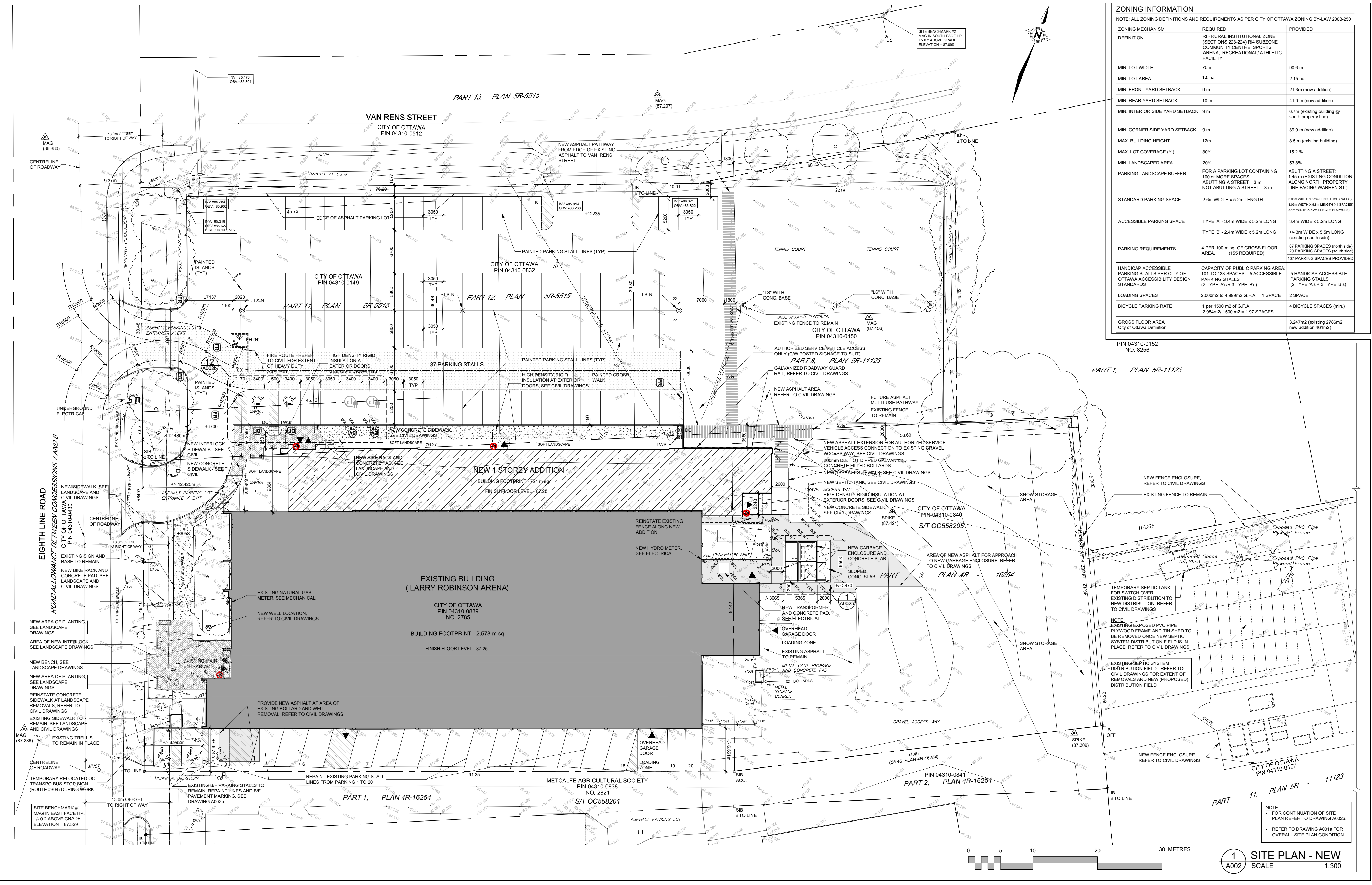
FOR / POUR
INFRASTRUCTURE SERVICES & COMMUNITY SUSTAINABILITY
INFRASTRUCTURE SERVICES
DESIGN & CONSTRUCTION - BUILDINGS

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



KEY PLAN

RE-ISSUED FOR SITE PLAN APPROVAL	2026-01-23
ISSUED FOR SITE PLAN APPROVAL	2025-11-06
DESIGNED BY / CONCELU PAR	CHECKED BY / VERIFIE PAR
DRAWN BY / DESINE PAR	SCALE
	1:300



ARCHITECT / ARCHITECTE
ONTARIO ASSOCIATION OF ARCHITECTS
NATURALIE SOUTHER
LICENCE 5711

CONSULTANT / EXPERT-CONSEIL

PROJECT / LOCATION / PROJET / ENDROIT
**LARRY ROBINSON ARENA
NEW ADDITION**

2785 8th LINE ROAD
OTTAWA, ONTARIO

DRAWING / DESSIN
PARTIAL SITE PLAN

BUSINESS ENTITY / NUMERO DE L'ENTITE
BUILDING NUMBER / NUMERO DU BATIMENT

SHEET NO. / FEUILLE NO.
A002

PROJECT NO. / NUMERO DE PROJET
CF000533

FILE NO. / NUMERO DE DOSSIER
D07-12-25-0154