

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 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) R4 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 (8 SPACES) 3.0m WIDTH x 5.2m LENGTH (6 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 (existing south side)	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 SPACES PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS	CAPACITY OF PUBLIC PARKING AREA: 101 TO 133 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	2,000m2 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)



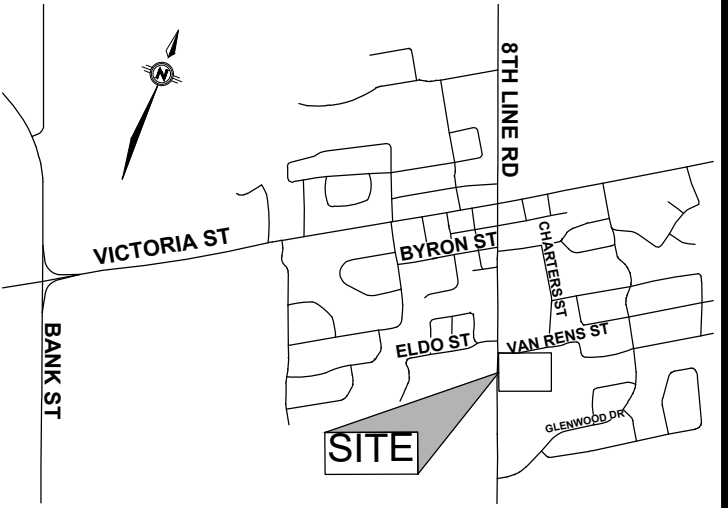
INFRASTRUCTURE SERVICES & COMMUNITY SUSTAINABILITY / SERVICES D'INFRASTRUCTURE ET VIABILITÉ DES COLLECTIVITÉS
 INFRASTRUCTURE SERVICES BRANCH / DIRECTION D'INFRASTRUCTURE
 DESIGN AND CONSTRUCTION DIVISION / DIVISION DE LA CONCEPTION ET DE LA CONSTRUCTION

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




KEY PLAN	
RE-ISSUED FOR SITE PLAN APPROVAL	2026-01-23
ISSUED FOR SITE PLAN APPROVAL	2025-11-06
NUMBER / MILESTONE / FANT SAILLANT	DATE / (Y/M/D) / (ANNUÉ)
DESIGNED BY / CONÇU PAR	CHECKED BY / VÉRIFIÉ PAR
DRAWN BY / Dessiné par	SCALE
	1:300

DETAIL NUMBER: 1
DRAWING TITLE
 SCALE: 1:300
 SHEET NUMBER: 1

PROJECT NORTH

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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:  NATALIE SOUTHERN 5711

CONSULTANT / EXPERT-CONSEIL

CONSULTANT / EXPERT-CONSEIL

CONSULTANT / EXPERT-CONSEIL

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

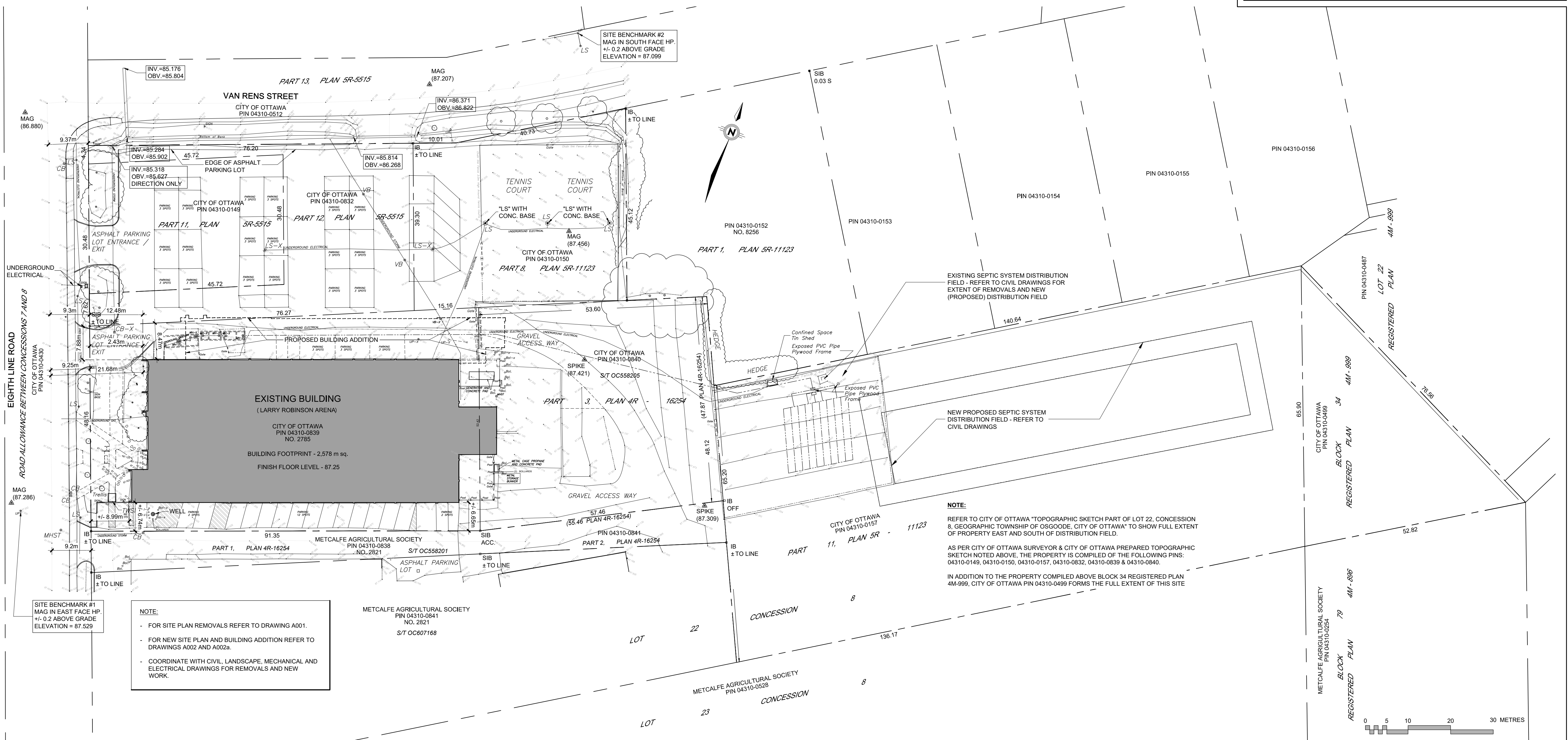
2785 8th LINE ROAD
 OTTAWA, ONTARIO

DRAWING / DESSIN
OVERALL EXISTING SITE PLAN

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

SHEET NO. / FEUILLE NO.
A001a

PROJECT NO. / NUMÉRO DE PROJET
CF000533



NOTE:

- FOR SITE PLAN REMOVALS REFER TO DRAWING A001.
- FOR NEW SITE PLAN AND BUILDING ADDITION REFER TO DRAWINGS A002 AND A002a.
- COORDINATE WITH CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS FOR REMOVALS AND NEW WORK.

NOTE:
 REFER TO CITY OF OTTAWA TOPOGRAPHIC SKETCH PART OF LOT 22, CONCESSION 8, GEOGRAPHIC TOWNSHIP OF OSGOODE, CITY OF OTTAWA TO SHOW FULL EXTENT OF PROPERTY EAST AND SOUTH OF DISTRIBUTION FIELD.
 AS PER CITY OF OTTAWA SURVEYOR & CITY OF OTTAWA PREPARED TOPOGRAPHIC SKETCH NOTED ABOVE, THE PROPERTY IS COMPILED OF THE FOLLOWING PINS: 04310-0148, 04310-0150, 04310-0157, 04310-0832, 04310-0839 & 04310-0840.
 IN ADDITION TO THE PROPERTY COMPILED ABOVE BLOCK 34 REGISTERED PLAN 4M-999, CITY OF OTTAWA PIN 04310-0499 FORMS THE FULL EXTENT OF THIS SITE

1
 A001a
EXISTING SITE PLAN - KEY PLAN
 SCALE 1:300