

ISSUED FOR SITE PLAN CONTROL APPLICATION

APRIL 14 2026 - ALEXANDER COMMUNITY CENTRE EXPANSION



PROJECT TEAM

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City of Ottawa

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CIVIL:

C.00 SITE REMOVALS PLAN
C.01 SITE SERVICING PLAN
C.02 SITE GRADING PLAN
C.03 DETAILS, NOTES AND SCHEDULES
C.04 STORM WATER MANAGEMENT AND EROSION SEDIMENT CONTROL PLAN
DET-1 DETAILS
FIG. 1 PRE-DEVELOPMENT DRAINAGE AREAS
FIG. 2 POST-DEVELOPMENT DRAINAGE AREAS
FIG.3 FIRE HYDRANT COVERAGE AREAS

LANDSCAPE:

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L2 TREE INVENTORY
L3 TREE PROTECTION PLAN
L4 LANDSCAPE PLAN
L5 LANDSCAPE PLAN
L6 DETAILS
L7 DETAILS
L8 DETAILS

ARCHITECTURAL:

A0.00 COVER PAGE

D1.01 OVERALL DEMOLITION SITE PLAN
D1.02 DEMOLITION SITE PLAN

A1.01 OVERALL SITE PLAN
A1.02 SITE PLAN
A2.01 FLOOR PLAN
A3.01 EAST AND NORTH EXTERIOR ELEVATIONS - NEW WORK
A3.02 WEST AND SOUTH EXTERIOR ELEVATIONS - NEW WORK

ELECTRICAL:

E3.1 ELECTRICAL SITE PLAN DEMOLITION WORK
E3.2 ELECTRICAL SITE PLAN NEW WORK



INFRASTRUCTURE SERVICES
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3			
2	ISSUED FOR SITE PLAN CONTROL	26/04/14	MB
1	ISSUED FOR 33% SUBMISSION	26/03/22	MB
NUMBER / NUMERO	MILESTONE / FANT SAILLANT	DATE: (Y/M/D) (A/M/D)	INITIALS INITIALES

DESIGNED BY / CONÇU PAR	CHECKED BY / VÉRIFIÉ PAR
DRAWN BY / DÉSSINÉ PAR	SCALE / ÉCHELLE
N/A	N/A

DETAIL NUMBER 1 DRAWING TITLE SCALE: SHEET NUMBER	
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CONSULTANT / EXPERT-CONSEIL	CONSULTANT / EXPERT-CONSEIL

PROJECT / LOCATION / PROJET / ENDROIT

ALEXANDER COMMUNITY
CENTRE EXPANSION

960 Silver Street
OTTAWA, ONTARIO

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COVER PAGE

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BUILDING NUMBER / NUMÉRO DU BÂTIMENT

CITY PROJECT NO. /
NUMÉRO DE PROJET

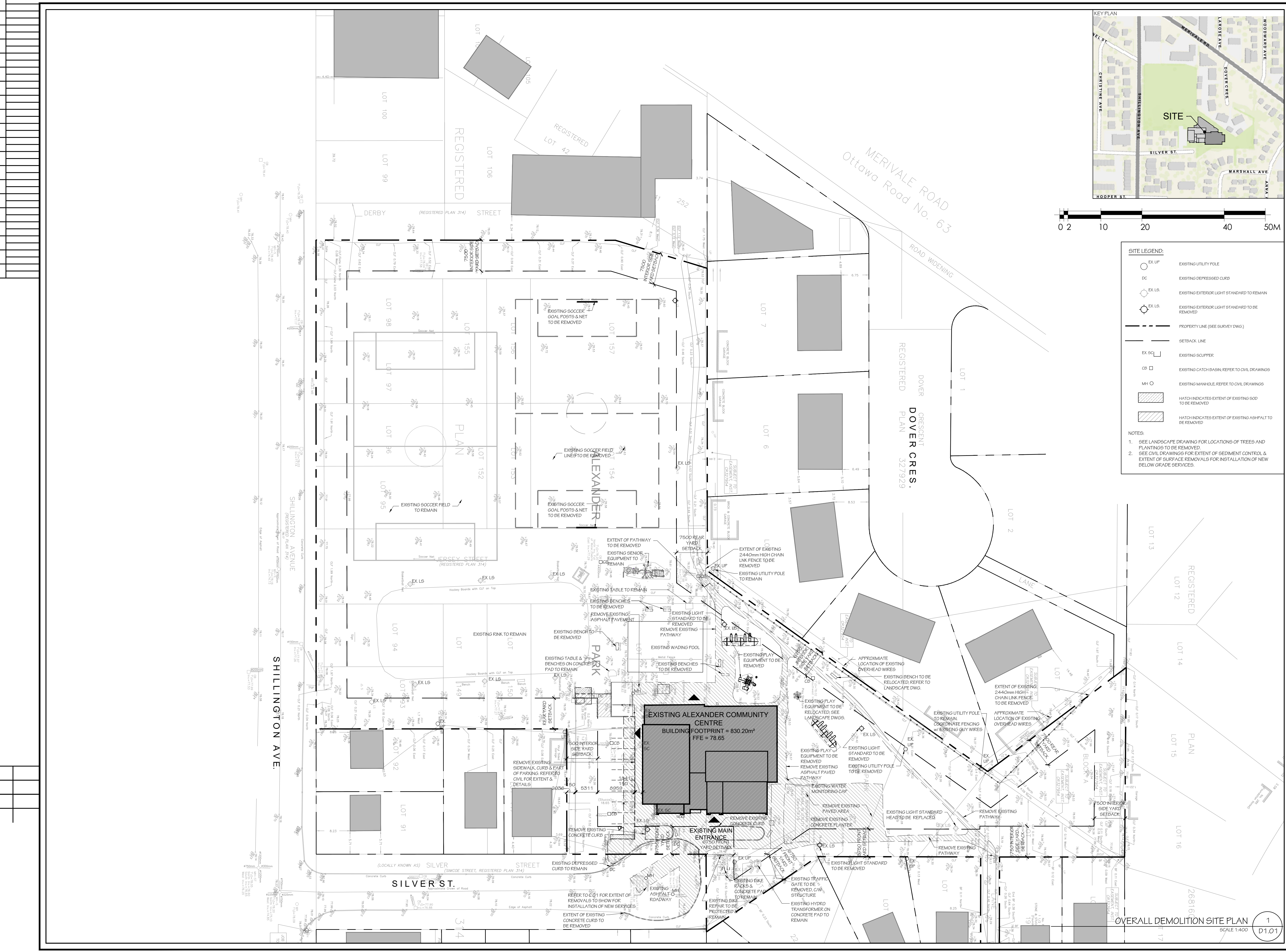
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NUMÉRO DE PROJET

CF001822

SHEET NO. / FEUILLE NO.

A0.00

ISSUED FOR
SITE PLAN CONTROL
APRIL 14, 2026



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ARCHITECTURE

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2			
1	ISSUED FOR SITE PLAN CONTROL	26/04/14	MB
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DRAWN BY / DÉSSINÉ PAR		SCALE / ÉCHELLE	
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CONSULTANT / EXPERT-CONSEIL

CONSULTANT / EXPERT-CONSEIL
CONSULTANT / EXPERT-CONSEIL

PROJECT / LOCATION / PROJET / ENDROIT
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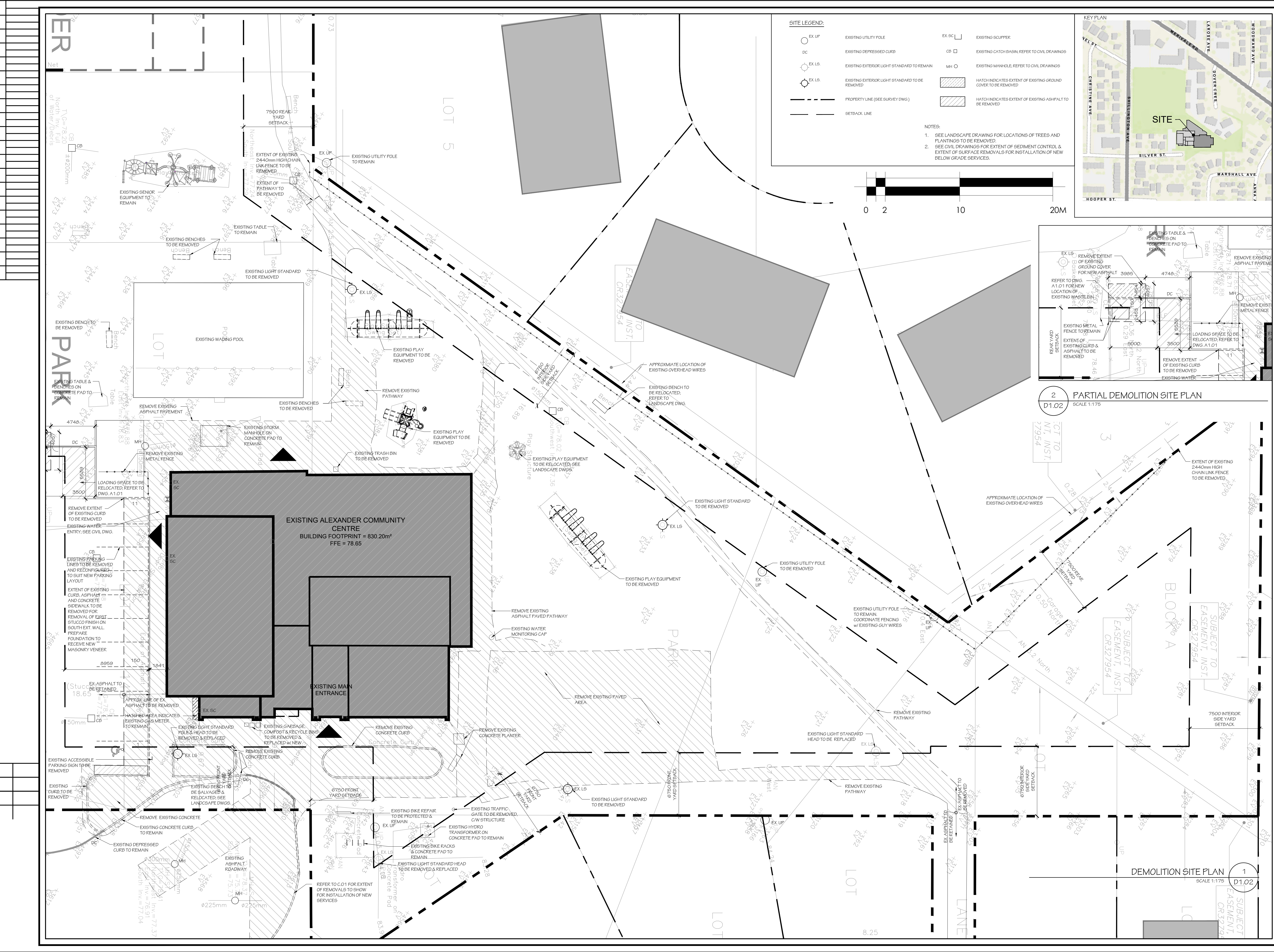
950 Silver Street
OTTAWA, ONTARIO

DRAWING / DESSIN
OVERALL DEMOLITION SITE PLAN

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

SHEET NO. / FEUILLE NO.
D1.01

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CONS. PROJECT NO. / NUMÉRO DE PROJET
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ARCHITECTURE

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2	ISSUED FOR SITE PLAN CONTROL	25/04/14	MB	
1	ISSUED FOR 30% SUBMISSION	26/03/22	MB	
NUMBER / NUMERO	MILESTONE / FAIT SAILLANT	DATE: (Y/M/D)	INITIALS / INITIALES	
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CONSULTANT / EXPERT-CONSEIL	CONSULTANT / EXPERT-CONSEIL

PROJECT / LOCATION / PROJET / ENDROIT
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950 Silver Street
OTTAWA, ONTARIO

DRAWING / DESSIN
DEMOLITION SITE PLAN

BUSINESS ENTITY / NUMERO DE L'ENTITÉ BUILDING NUMBER / NUMERO DU BATIMENT	SHEET NO. / FEUILLE NO. D1.02
CITY PROJECT NO. / NUMERO DE PROJET CF001822	CONS. PROJECT NO. / NUMERO DE PROJET

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SURVEY INFORMATION TAKEN FROM:
TOPOGRAPHICAL PLAN OF SURVEY OF PARK AND LANE, PART OF LOTS 18, 19, 22, 23, REGISTERED PLAN 268160 AND LOTS 93, 94, 95, 96, 97, 98, 149, 150, 151, 152, 153, 154, 155, 156 & 157, PART OF LOT 148, PART OF DERBY STREET (LYING NORTH OF SHILLINGTON AVENUE) (CLOSED BY BY-LAW 385-62, INST. CR451028 & JUDGE'S ORDER, INST. CR490390) PART OF JERSEY STREET (LYING NORTH OF SHILLINGTON AVENUE) (CLOSED BY BY-LAW 59-54, INST. CR319542) REGISTERED PLAN 314 AND PART OF BLOCK A, REGISTERED PLAN 327929 CITY OF OTTAWA

PREPARED BY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

AS PER CITY OF OTTAWA NO SMOKING POLICY, THERE SHALL BE NO SMOKING ON THE PROPERTY AT ANY TIME. NO SMOKING IS PERMITTED DURING THE CONSTRUCTION AND AFTER COMPLETION OF THE WORK.

SITE SUMMARY:
CIVIL ADDRESS : 960 SILVER STREET, OTTAWA, ONTARIO
ZONING : CURRENT: REC 1 ZONE (RECREATION)
SITE AREA : 16,736.45m²
PROPOSED USE : COMMUNITY CENTRE (NO CHANGE)
EXISTING FOOTPRINT: 830.20m²
EXPANSION FOOTPRINT: 1,241.47m²
BUILDING FOOTPRINT: 2,071.67m²

LANDSCAPE AREA WITHIN SITE PLAN BOUNDARY (%): 87.63
ZONING SUMMARY:
MIN. LOT AREA: No min. 14,162.14m²
MIN. LOT WIDTH: 6.0m 197.220m
BUILDING HEIGHT: 15.0m max. 8.75m
PER TABLE 1.102A OF PART 11 OF ZONING BY-LAW No. 2026

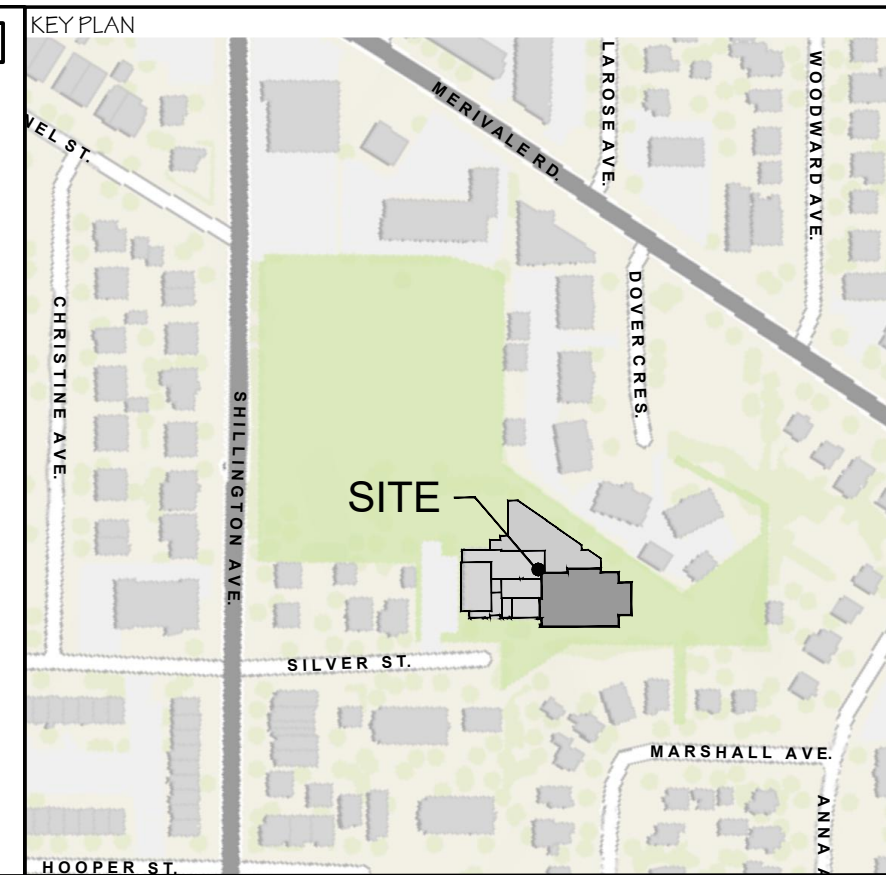
YARDS:
FRONT YARD (SILVER STREET) 6.75m 6.75m
INTERNAL SIDE YARD (SOUTH) 7.5m 29.35m
INTERNAL SIDE YARD (WEST) 7.5m 100.69m
REAR YARD 6.75m 6.75m

PARKING & LOADING
VEHICLE PARKING NONE 11 EXISTING
LOADING SPACES 1 1 EXISTING
PER SECTION 610.3 BY LAW 2026

BICYCLE PARKING
BICYCLE SPACES 16 9 NEW 8 EXISTING
INCLUSIVE BIKE SPACE 1 1 NEW
AS PER TABLE 613C, SECTION 6, BY-LAW 2026
TOTAL 16 16

BUILDING SUMMARY:
CITY OF OTTAWA ZONING GFA:
ZONING GFA
BASEMENT 15.13m²
GROUND FLOOR 1,231.16m²
TOTAL ZONING GFA 1,246.29m²

ONTARIO BUILDING CODE (OBC) GFA:
OBC GFA
GROUND FLOOR 2,050.89m²
TOTAL OBC GFA 2,050.89m²

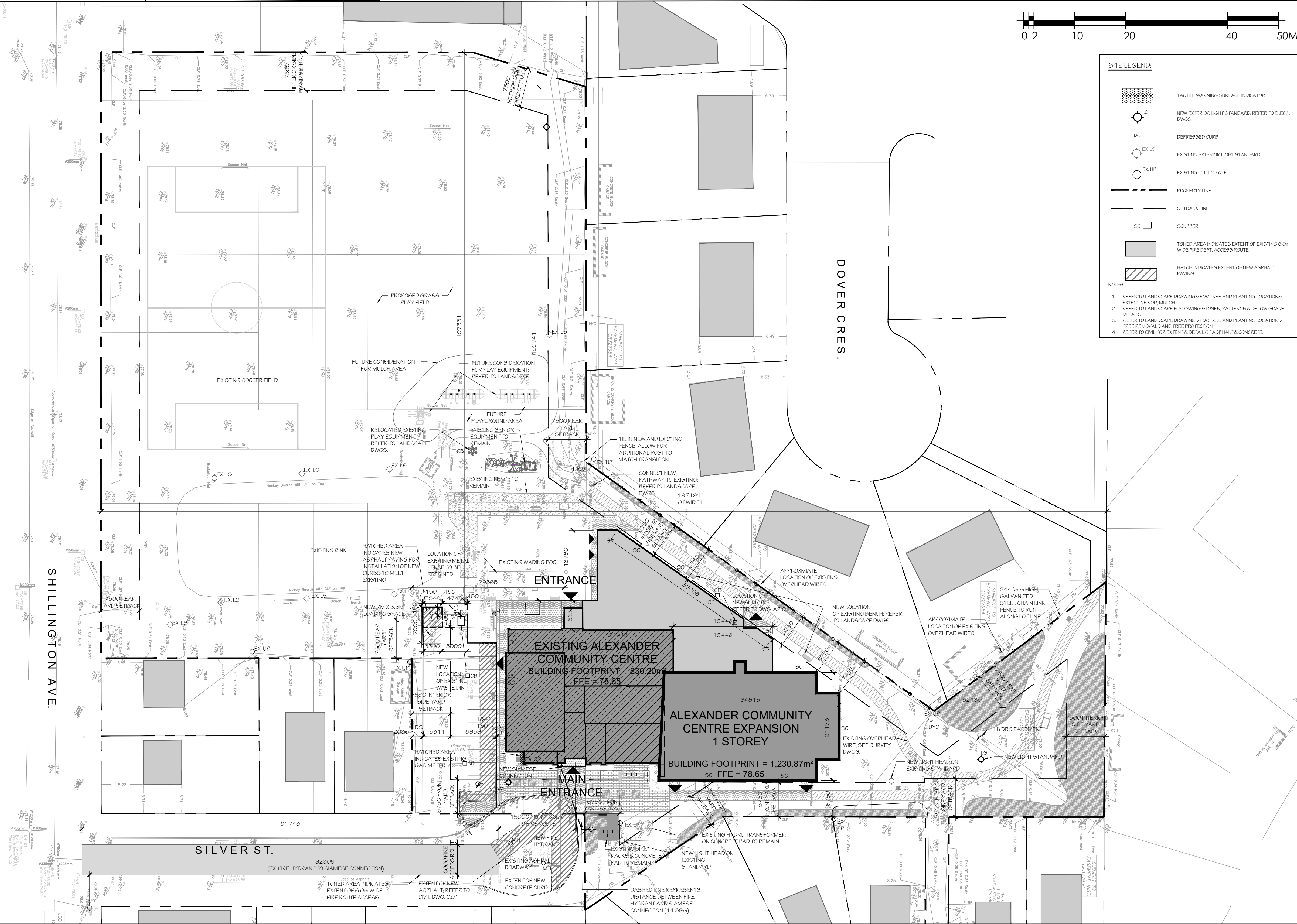


SITE LEGEND:

- TACTILE WARNING SURFACE INDICATOR
- NEW EXTERIOR LIGHT STANDARD; REFER TO ELEC. DWGS.
- DEPRESSED CURB
- EXISTING EXTERIOR LIGHT STANDARD
- EXISTING UTILITY POLE
- PROPERTY LINE
- SETBACK LINE
- SCUPPER
- TONED AREA INDICATES EXTENT OF EXISTING 6.0m WIDE FIRE DEPT. ACCESS ROUTE
- HATCH INDICATES EXTENT OF NEW ASPHALT PAVING

NOTES:

- REFER TO LANDSCAPE DRAWINGS FOR TREE AND PLANTING LOCATIONS, EXTENT OF 900 MULCH.
- REFER TO LANDSCAPE FOR PAVING STONES, PATTERNS & BELOW GRADE DETAILS.
- REFER TO LANDSCAPE DRAWINGS FOR TREE AND PLANTING LOCATIONS, TREE REMOVALS AND TREE PROTECTION.
- REFER TO CIVIL FOR EXTENT & DETAIL OF ASPHALT & CONCRETE.



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HOBIN ARCHITECTURE

6			
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3			
2	ISSUED FOR SITE PLAN CONTROL	26/04/14	MB
1	ISSUED FOR 33% SUBMISSION	26/03/22	MB
NUMBERS / NUMÉROS	MILESTONE / FAIT SAILLANT	DATE: (Y/M/D) (AN/D)	INITIALS / INITIALES

DESIGNED BY / CONCEPAR	CHECKED BY / VÉRIFI PAR
DRAWN BY / DÉSSINÉ PAR	SCALE / ÉCHELLE
MB	1:400

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ARCHITECT / ARCHITECTE
ONTARIO ASSOCIATION
ARCHITECT J. HOBIN
LICENCE 3049

CONSULTANT / EXPERT-CONSEIL

CONSULTANT / EXPERT-CONSEIL

PROJECT / LOCATION / PROJET / ENDROIT

ALEXANDER COMMUNITY CENTRE EXPANSION

950 Silver Street
OTTAWA, ONTARIO

DRAWING / DESSIN

OVERALL SITE PLAN

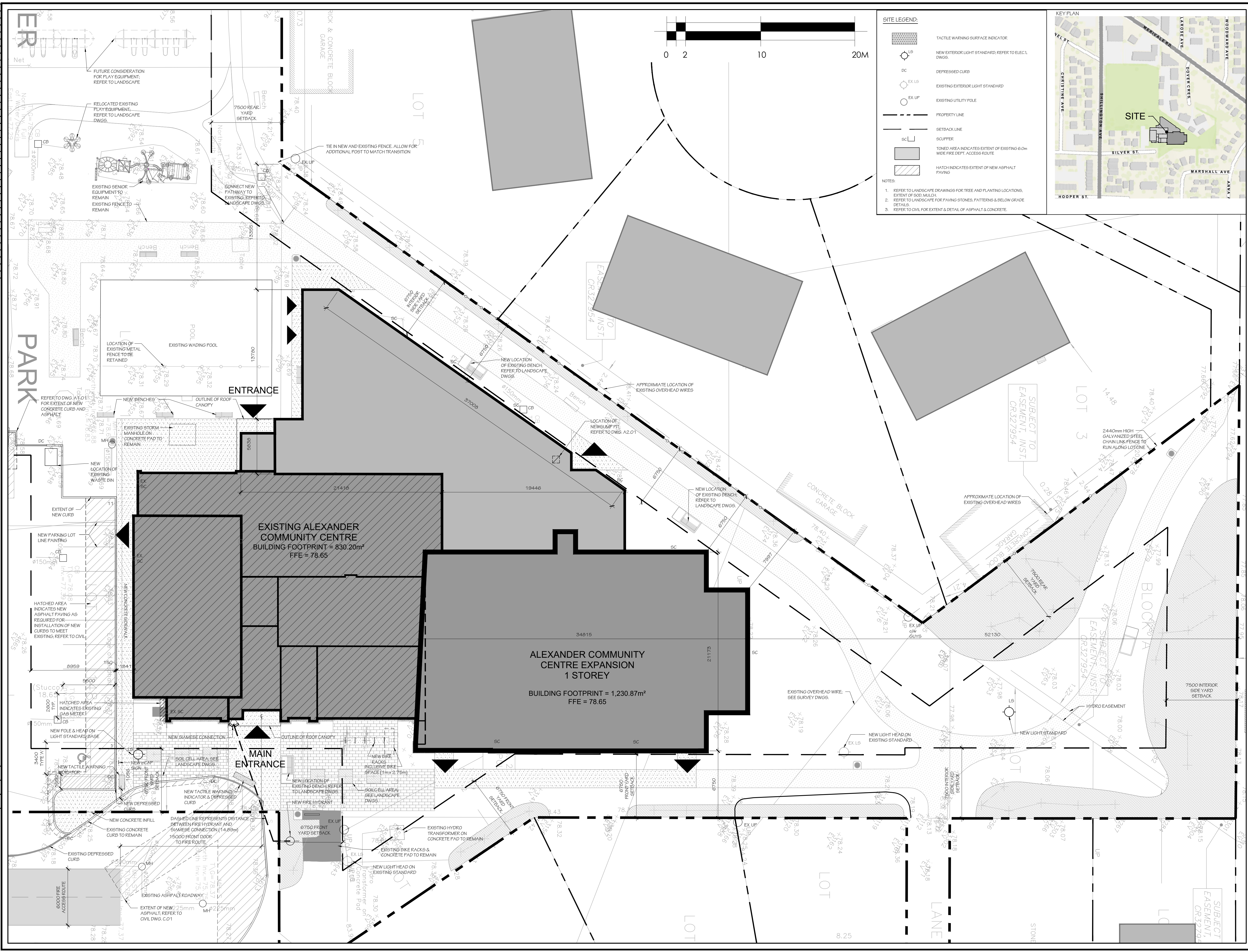
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SHEET NO. / FEUILLE NO.

A1.01



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NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR 33% SUBMISSION	26/03/22	MB	
2	ISSUED FOR SITE PLAN CONTROL	26/04/24	MB	

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MB

CHECKED BY / VÉRIFIÉ PAR

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ARCHITECT / ARCHITECTE

ANTHONY J. HOBIN
LICENCE 3249

CONSULTANT / EXPERT-CONSEIL

CONSULTANT / EXPERT-CONSEIL

CONSULTANT / EXPERT-CONSEIL

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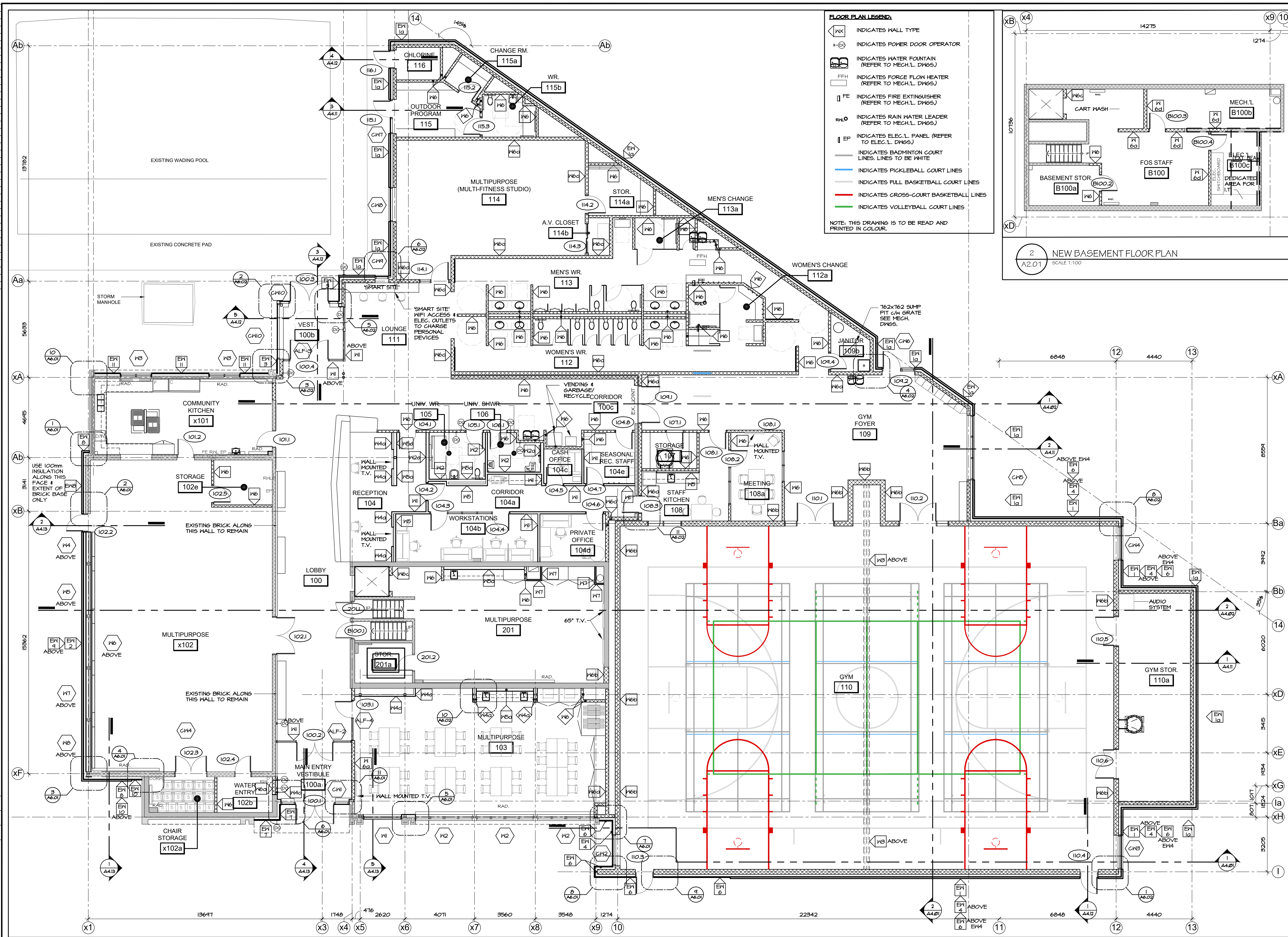
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SITE PLAN

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BUILDING NUMBER / NUMÉRO DU BÂTIMENT

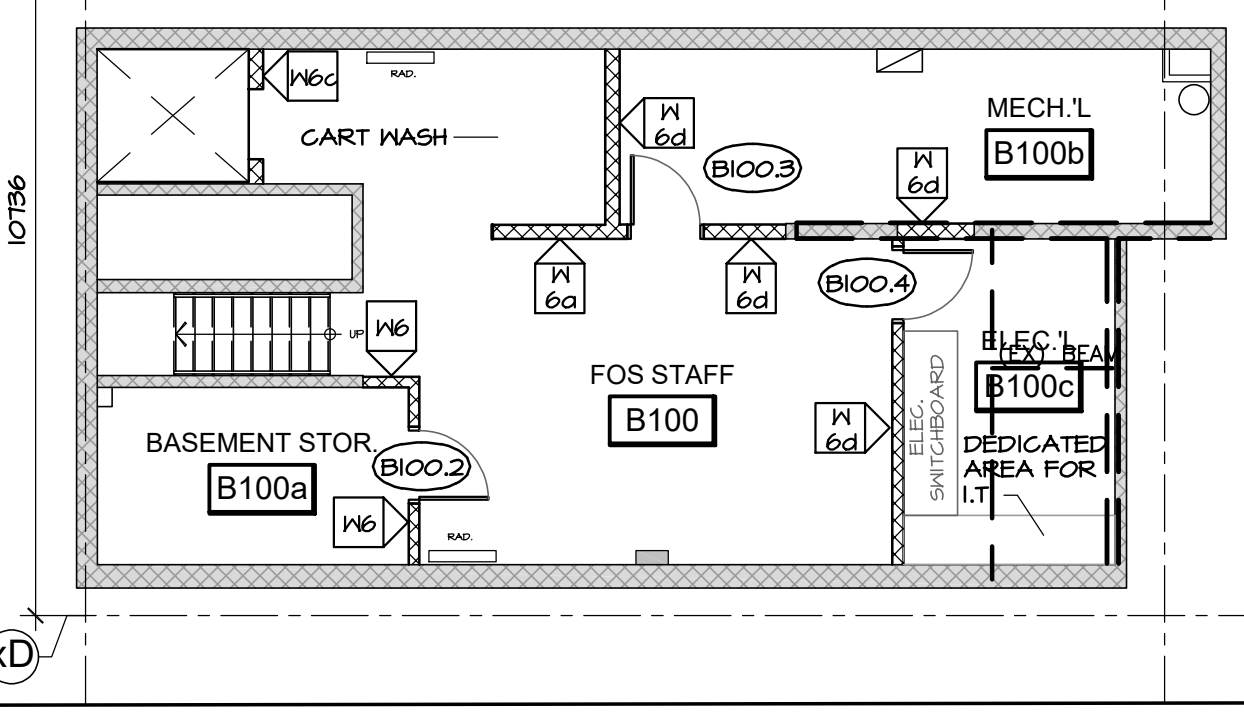
SHEET NO. / FEUILLE NO.
A1.02

CITY PROJECT NO. / NO. DE PROJET
CONS. PROJECT NO. / NO. DE PROJET

CF001822



- FLOOR PLAN LEGEND:**
- WALL TYPE
 - POWER DOOR OPERATOR
 - WATER FOUNTAIN (REFER TO MECH. L. DWGS.)
 - FORCE FLOW HEATER (REFER TO MECH. L. DWGS.)
 - FIRE EXTINGUISHER (REFER TO MECH. L. DWGS.)
 - RAIN WATER LEADER (REFER TO MECH. L. DWGS.)
 - ELEC. L. PANEL (REFER TO ELEC. L. DWGS.)
 - BADMINTON COURT LINES (REFER TO ELEC. L. DWGS.)
 - CROSS-COURT BASKETBALL LINES
 - VOLLEYBALL COURT LINES
- NOTE: THIS DRAWING IS TO BE READ AND PRINTED IN COLOUR.



2 NEW BASEMENT FLOOR PLAN
A2.01 SCALE 1:100

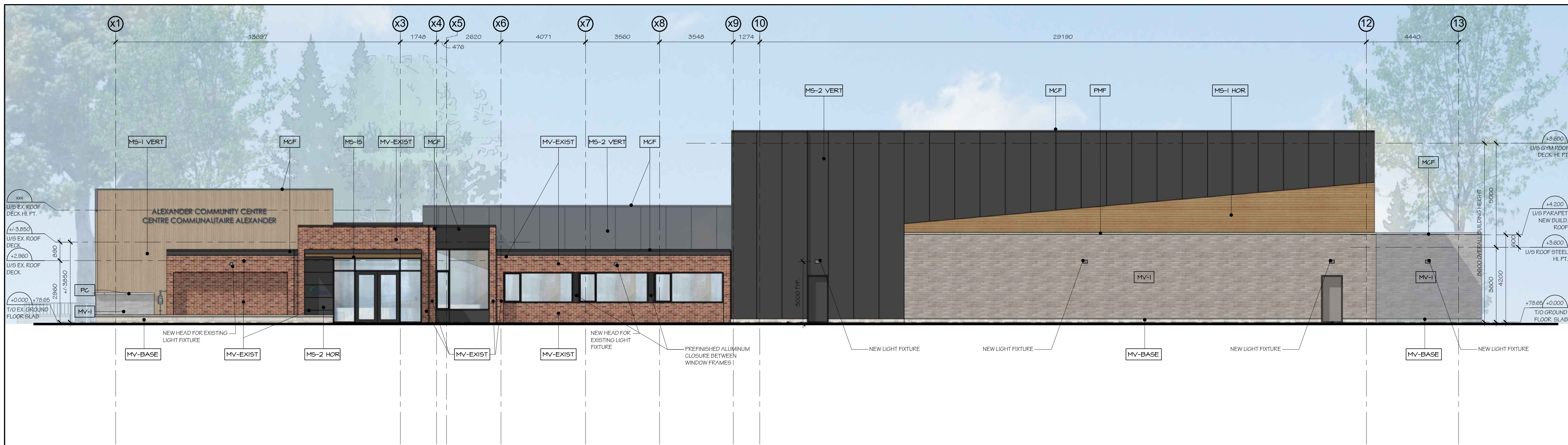
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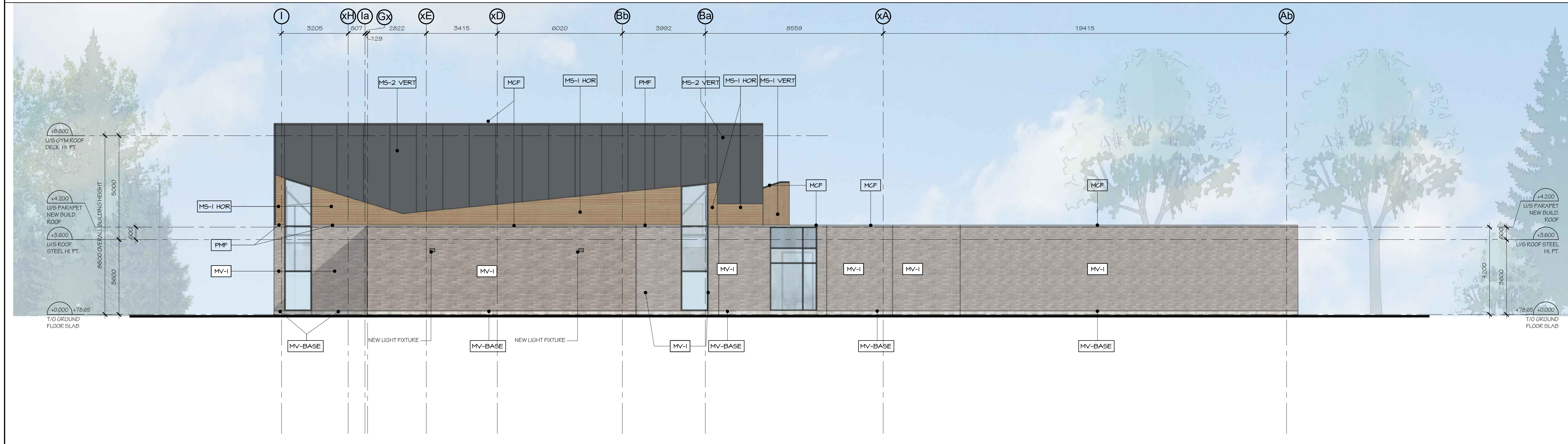
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6			
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3	ISSUED FOR SITE PLAN CONTROL	26/04/14	
2	ISSUED TO HARDWARE CONSULTANT	26/04/01	
1	ISSUED FOR 33% SUBMISSION	26/03/02	
NUMBERS	DATE	SYMBOL	INITIALS
1	1/10/14	1/10/14	1/10/14
2	2/10/14	2/10/14	2/10/14
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220	220/10/14	220/	



1 EAST ELEVATION
A3.01 1:100



2 NORTH ELEVATION
A3.01 1:100

MATERIAL LEGEND :			
MV-1	CANADA BRICK - CREEKSIDE VELOUR, METRIC JUMBO: 90 x 290 x 90 mm	MS-2	300mm WIDE 22GA AD SERIES 300 METAL C/W TRIMS (VERT-VERTICAL INSTALLATION, HOR-HORIZONTAL INSTALLATION)
MV-EXIST	EXISTING BRICK	MS-EXIST	EXISTING METAL SIDING
MV-BASE	AT BASE OF BRICK AND SIDING WALLS INSTALL SINGLE ROW OF ADAIR LIMESTONE SEPIA FINISH - 580mm WIDE x 190mm HIGH x 90mm DEPTH	PC	PRECAST CONCRETE CAP
MS-1	LONGBOARD C/W TRIMS (VERT-VERTICAL INSTALLATION, HOR-HORIZONTAL INSTALLATION)	PMF	PREFINISHED METAL FLASHING BETWEEN BRICK AND SIDING
MS-1A	LONGBOARD WITH SLOPED SUB-GRT FRAMING (HOR-HORIZONTAL INSTALLATION)	MCF	METAL CAP FLASHING
MS-1S	LONGBOARD SOFFIT WITH VENT STRIPS	MCF-EXIST	EXISTING METAL CAP FLASHING
		SC	SCUPPER
		PS	PRESSED STEEL FRAME WITH INSULATED LOUVER - COLOUR AS SELECTED BY ARCHITECT
		W#	WINDOW/CURTAINWALL TYPE TAG - SEE WINDOW SCHEDULE
		100.1	DOOR TAG - SEE DOOR SCHEDULE
			EXTERIOR SCONCE/PACK LIGHT FIXTURE

INFRASTRUCTURE SERVICES
DESIGN AND CONSTRUCTION

SERVICES D'INFRASTRUCTURE
DIRECTION DE CONCEPTION ET DE CONSTRUCTION

FOR / POUR
Client - Department
Infrastructure and Water Services Department
Design & Construction

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T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

6			
5			
4			
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2			
1	ISSUED FOR SITE PLAN CONTROL	26/04/14	MB
NUMBER / NUMERO	MILESTONE / FAIT SAILLANT	DATE / DATE	INITIALS / INITIALES
DESIGNED BY / CONCEPTEUR		CHECKED BY / VERIFIE PAR	
DRAWN BY / DESINNE PAR		SCALE / ECHELLE	
NB		1:100	

DETAIL NUMBER
A1.1
SCALE:
SHEET NUMBER

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ARCHITECT / ARCHITECTE KAREN J. HOBIN LICENCE 3049	CONSULTANT / EXPERT-CONSEIL
CONSULTANT / EXPERT-CONSEIL	CONSULTANT / EXPERT-CONSEIL

PROJECT / LOCATION / PROJET / ENDROIT
ALEXANDER COMMUNITY CENTRE EXPANSION

950 Silver Street
OTTAWA, ONTARIO

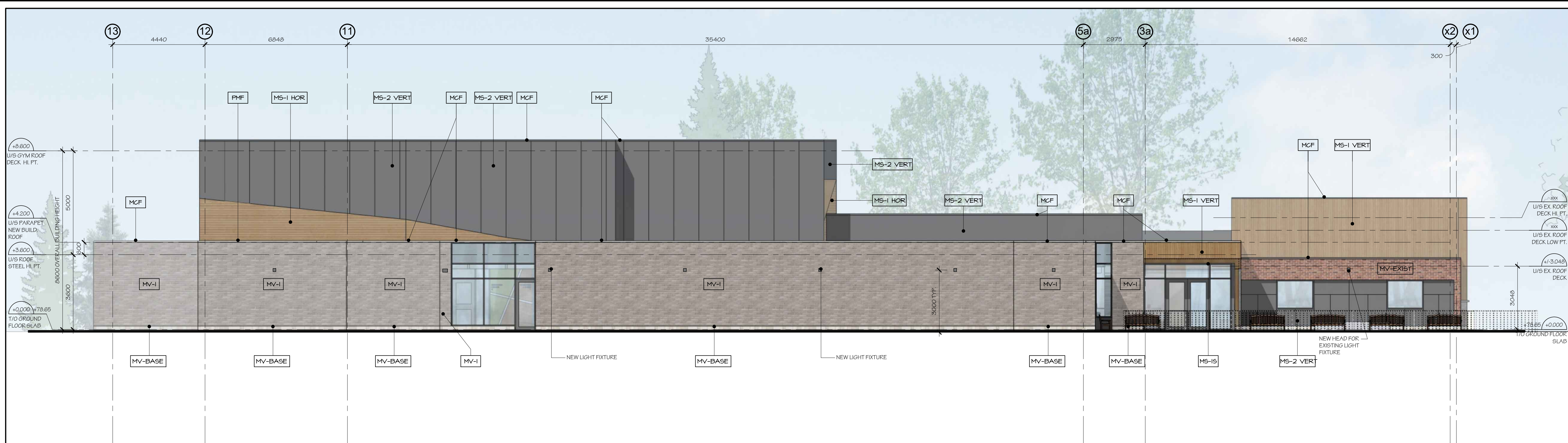
DRAWING / DESSIN
EAST & NORTH EXTERIOR ELVATIONS - NEW WORK

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

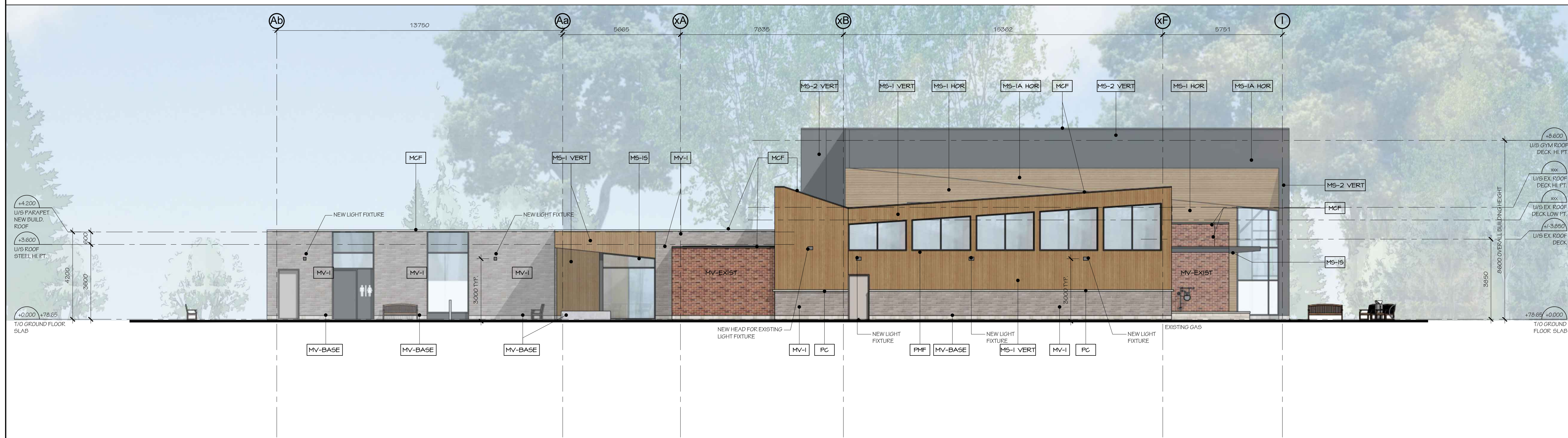
CITY PROJECT NO. / NUMÉRO DE PROJET
CF001822

CONS. PROJECT NO. / NUMÉRO DE PROJET

SHEET NO. / FEUILLE NO.
A3.01



1 WEST ELEVATION
A3.02 1:100



2 SOUTH ELEVATION
A3.02 1:100

MATERIAL LEGEND			
MV-I	CANADA BRICK - CREEKSIDE VELOUR, METRIC JUMBO: 90 x 290 x 90mm	MS-2	300mm WIDE 22GA AD SERIES 300 METAL C/W TRIMS (VERT-VERTICAL INSTALLATION, HOR-HORIZONTAL INSTALLATION)
MV-EXIST	EXISTING BRICK	MS-EXIST	EXISTING METAL SIDING
MV-BASE	AT BASE OF BRICK AND SIDING WALLS INSTALL SINGLE ROW OF ADAIR LIMESTONE GEFPA FINISH - 590mm WIDE x 190mm HIGH x 90mm DEPTH	PC	PRECAST CONCRETE CAP
MS-I	LONGBOARD C/W TRIMS (VERT-VERTICAL INSTALLATION, HOR-HORIZONTAL INSTALLATION)	PMF	PREFINISHED METAL FLASHING BETWEEN BRICK AND SIDING
MS-1A	LONGBOARD WITH SLOPED SUB-GIRT FRAMING (HOR-HORIZONTAL INSTALLATION)	MCF	METAL CAP FLASHING
MS-1S	LONGBOARD SOFFIT WITH VENT STRIPS	MCF-EXIST	EXISTING METAL CAP FLASHING
		SC	SCUPPER
		W#	PRESSED STEEL FRAME WITH INSULATED LOUVER - COLOUR AS SELECTED BY ARCHITECT
		100.1	WINDOW/CURTAINWALL TYPE TAG - SEE WINDOW SCHEDULE
		■	DOOR TAG - SEE DOOR SCHEDULE
			EXTERIOR SCONCE/PACK LIGHT FIXTURE

6			
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1	ISSUED FOR SITE PLAN CONTROL	28/04/14	MB
NUMBER	MILESTONE / FAIT SAILLANT	DATE (Y/M/D)	INITIALS
DESIGNED BY / CONCEPTEUR		CHECKED BY / VÉRIFIÉ PAR	

DRAWN BY / DÉSSINÉ PAR	SCALE / ÉCHELLE
NB	1:100

DETAIL NUMBER	DRAWING TITLE	
1	A1.1	
SHEET NUMBER	SCALE	

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ARCHITECT / ARCHITECTE ONTARIO ASSOCIATION ARCHITECT J. HOBIN LICENCE 3049	CONSULTANT / EXPERT-CONSEIL
---	-----------------------------

CONSULTANT / EXPERT-CONSEIL	CONSULTANT / EXPERT-CONSEIL
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PROJECT / LOCATION / PROJET / ENDROIT
ALEXANDER COMMUNITY CENTRE EXPANSION

950 Silver Street
OTTAWA, ONTARIO

DRAWING / DESSIN
WEST & SOUTH EXTERIOR ELEVATIONS - NEW WORK

BUSINESS ENTITY / NUMÉRO DE L'ENTITÉ BUILDING NUMBER / NUMÉRO DU BÂTIMENT	SHEET NO. / FEUILLE No.
CITY PROJECT NO. / NUMÉRO DE PROJET	CONS. PROJECT NO. / NUMÉRO DE PROJET
CF001822	A3.02