

PROJECT NAME: ESP PIERRE-DE-BLOIS - AUDITORIUM ADDITION

LEGAL DESCRIPTION: PART OF LOTS 14 AND 15 CONCESSION 3 (RIDEAU FRONT) PIN: 045950130 & 04591752

ADDRESS: 1310 CHAPMAN MILLS DRIVE NEPEAN, ON K2J 6L9

AREA OF SITE: 48 578m² (522,890ft²)

EXISTING SCHOOL:

GROSS FLOOR AREA: 8,230m² (88,555ft²)
BUILDING AREA: 4,577m² (49,248ft²)

PROPOSED ADDITION:

GROSS FLOOR AREA: 761m² (8,188ft²)
GROUND FLOOR AREA: 727m² (7,822ft²)
SECOND FLOOR AREA: 34m² (365ft²)

TOTAL AREA:

GROSS FLOOR AREA: 8,991m² (96,743ft²)
BUILDING AREA: 5,304m² (57,071ft²)

LOT COVERAGE: 12.5%

ZONING PROVISION	REQUIRED	EXISTING / PROVIDED
PARKING, QUEUING AND LOADING PROVISIONS:		
PARKING RATES	Zoning By-law 2008-250: 96 Spaces (20 Classroom x 38 Classroom + 12 Future Portable Classrooms) Table 101, Row N60 (Subject to 2017-303)	Zoning By-law 2008-50: 91 Standard Spaces 2 Type 'A' Accessible Spaces 3 Type 'B' Accessible Spaces 96 Total Spaces
PARKING SPACE DIMENSIONS	106 (1) (a): 2.6m x 7.5m width (b): 5.2m length	606 (1)(a)(b): 2.6m x 3.1m width (c): 5.2m length
aisle & DRIVEWAY	107 (1) (a)(i): 3.0m access lane (c)(ii): 6.7m aisle width	607(2)(a): 3.0m access lane 607(4)(a): 6.7m aisle width
LOCATION OF PARKING	N/A	N/A
LANDSCAPING	110 (1) (a): 15% of parking lot (b): 3m buffer width	607(7)(a)(i): 15% of parking lot 607(7)(a)(ii): 15% of parking lot
REFUSE COLLECTION	110 (3) (a): 5m from lot line (c): screened from view	217(6)(a): 9m from lot line (c): screened from view
BICYCLE PARKING RATES	Table 111(A)(6): 100 spaces	613C:100 spaces
LOCATION OF BICYCLE SPACES	111 (3)(4),(6),(7),(9)	613 (2),(3),(4),(5),(6),(7),(8),(9)
BICYCLE SPACE DIMENSIONS	Table 111B (a): 0.6m x 1.8m 111 (9) 1.5m access aisle	Table 613A: 0.6m x 1.8m 613(6): 1.5m access aisle
LOADING SPACE RATES	Table 113A (a): 1 space	Table 610A: 1 space
LOADING SPACE DIMENSIONS	Table 113B (a)(i): 6.0m driveway width Table 113B (b)(i): 5.0m access width Table 113B (c): 3.5m min width Table 113B (6)(i): 7.0m min length Table 113B (f):	Table 610B(a)(i): 6.0m driveway width Table 610B(b)(i): 5.0m access width Table 610B(c): 3.5m min width Table 610B(6)(i): 7.0m min length Table 610B(f): 4.2m
ZONING PROVISIONS:		
ZONE REGULATIONS	INSTITUTIONAL ZONE I1A(2281) (Zoning By-law 2008-250) INSTITUTIONAL ZONE I2 (Zoning By-law 2008-60)	INSTITUTIONAL ZONE I2 (Zoning By-law 2008-60)
	Table 170A (a): 15m min lot width (b): 40m ² min lot area (c): 7.5m front yard setback (Along Strathford Drive) (d): 4.5m rear yard setback (e): 7.5m side yard setback (f): 4.5m corner side yard setback (Along Chapman Mills Drive) (g): 15m max building height	Table 1101(b): 15m min lot width (a): 40m ² min lot area (c): 3m front yard setback (Along Strathford Drive) (d): 4.5m rear yard setback (e): 7.5m side yard setback (f): 4.5m corner side yard setback (Along Chapman Mills Drive) (g): 15m max building height

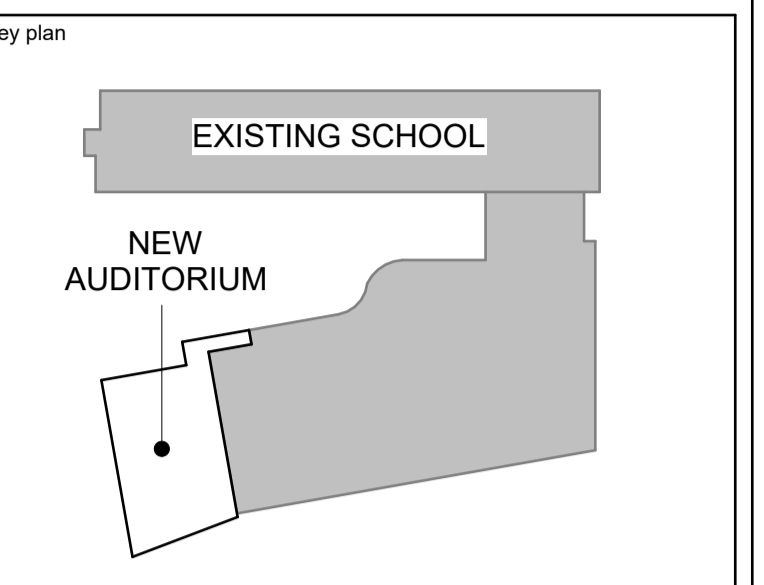
no.	date	revision/issue	by
7	April 24, 2026	Reissued for Site Plan Control Application	CJ
6	March 27, 2026	Issued for Building Permit	CJ
5	March 23, 2026	Reissued for Site Plan Control Application	CJ
4	March 20, 2026	Issued for 99% Review	CJ
3	February 09, 2026	Issued for 66% Review	CJ
2	January 16, 2026	Issued for Site Plan Control Application	CJ
1	December 19, 2025	Issued for 33% Review	CJ

GENERAL NOTES

- ALL DIMENSIONS ARE IN MILLIMETERS EXCEPT GRADE, FLOOR ELEVATIONS AND PROPERTY LINE DIMENSIONS (SHOWN IN METERS).
- ALL LEGAL SURVEY INFORMATION OBTAINED FROM SURVEY PLANS PREPARED BY: ANNIS, O'SULLIVAN, VOLLEBEK LTD, DATED JANUARY 16, 2026
- REFER TO LANDSCAPE DRAWINGS FOR SIDEWALK, CONCRETE CURBS, SOFTHARD LANDSCAPING, AND PAVEMENT MATERIAL PATTERN LAYOUT.
- REFER TO CIVIL DRAWING FOR CATCH BASINS, MANHOLES, SITE SERVICES, SITE GRADING, SURFACE DRAINAGE, ROAD WORK, PAVEMENT, SIDEWALK AND CONCRETE CURBS.
- ELEVATIONS SHOWN ARE REFERRED TO GEODETIC DATUM.
- ALL PARKING SPACES TO HAVE 100mm WIDE PAINTED LINES ON ASPHALT.

SITE PLAN LEGEND - NEW WORK

	PROPERTY LINE		EXISTING ENTRANCE / EXIT TO REMAIN
	BUILDING SETBACK		NEW / RELOCATED ENTRANCE / EXIT, ALSO SEE PHASING PLAN
	CONSTRUCTION FENCING		EXISTING UTILITY POLE TO REMAIN
	NEW CHAINLINK FENCE, REFER TO LANDSCAPING		EXISTING FIRE HYDRANT TO REMAIN
	EXISTING FIRE ROUTE TO REMAIN UNOBSERVED FOR THE DURATION OF THE WORK.		EXISTING MANHOLE / CATCH BASIN TO REMAIN
	EXISTING PAVERS TO REMAIN		EXISTING LIGHT POST TO REMAIN
	NEW PAVERS, REFER TO LANDSCAPING		NEW POLE LIGHTS, REFER TO ELECTRICAL
	NEW LIGHT DUTY ASPHALT, REFER TO CIVIL		EXISTING TREE TO REMAIN
	NEW HEAVY DUTY ASPHALT, REFER TO CIVIL		NEW / RELOCATED TREE, REFER TO LANDSCAPING
	NEW CONCRETE PAD OR SIDEWALK, REFER TO CIVIL		EXISTING BICYCLE RACK TO REMAIN
	EXISTING BARRIER-FREE PARKING STALL TO REMAIN		NEW OR RELOCATED BICYCLE RACK, REFER TO LANDSCAPING



architecture

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northpoint

professional stamp

ONTARIO ASSOCIATION OF ARCHITECTS
 Carolyn Jones
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 LICENCE 6087

project title

ESP PIERRE-DE-BLOIS AUDITORIUM ADDITION

Project Address 1310 Chapman Mills Drive, Nepean, ON K2J 6L9

drawing title

SITE PLAN - NEW WORK

date	March 27, 2026	job. no.	2622
scale	As indicated	drawing no.	A003
drawn	MG		
approved	PD		
plot date	2026-04-24 3:24:34 PM		

APPROVED
 By Sole Soyak at 4:11 pm, May 15, 2026

S. Soyak

SOLE SOYAK
 PLANNER II
 PLANNING, DEVELOPMENT AND BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA

1 SITE PLAN - NEW WORK
 A003 1:200

Plan Number: 1945
 File Number: D07-12-26-0003

1. DO NOT SCALE FROM THIS DRAWING
 2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES
 3. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL