

SURVEY INFORMATION TAKEN FROM:  
 DRAFT PLAN OF SURVEY OF  
 PART OF LOT 35  
 CONCESSION 4  
 (RIDEAU FRONT) NEPEAN  
 CITY OF OTTAWA  
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

GROSS FLOOR AREA

USE	GFA (SQ.M.)	UNITS
WOCRC (COMMUNITY RESOURCE CENTRE)	210	
FAMSAC	94	
<b>SUBTOTAL</b>	<b>304</b>	
AFFORDABLE HOUSING (35UNITS)	2780	35
<b>TOTAL</b>	<b>3084</b>	<b>35</b>

CHURCH GFA

\*1276.4m<sup>2</sup> AS PER JAMES A. COLIZZA ARCHITECT SITE PLAN DATED MARCH 31 1988

PARKING REQUIREMENTS

PARKING		REQUIRED	PROPOSED
CHURCH (415 SQ.M. GFA Of Assembly Space )	10 / 100m2 of assembly space	42	43
WOCRC (210 SQ.M.) Shared with Church	2.2 / 100m2	4.6	5
FAMSAC (94 SQ.M.) Shared with Church	2.2 / 100m2	2.2	3
VISITOR PARKING (RESIDENTIAL) Shared with Church	0.2 / UNIT	7	7
<b>SUBTOTAL</b>		<b>55.8</b>	<b>58</b>
AFFORDABLE HOUSING (35UNITS)	1 / UNIT	35	35
<b>TOTAL</b>		<b>90.8</b>	<b>93</b>

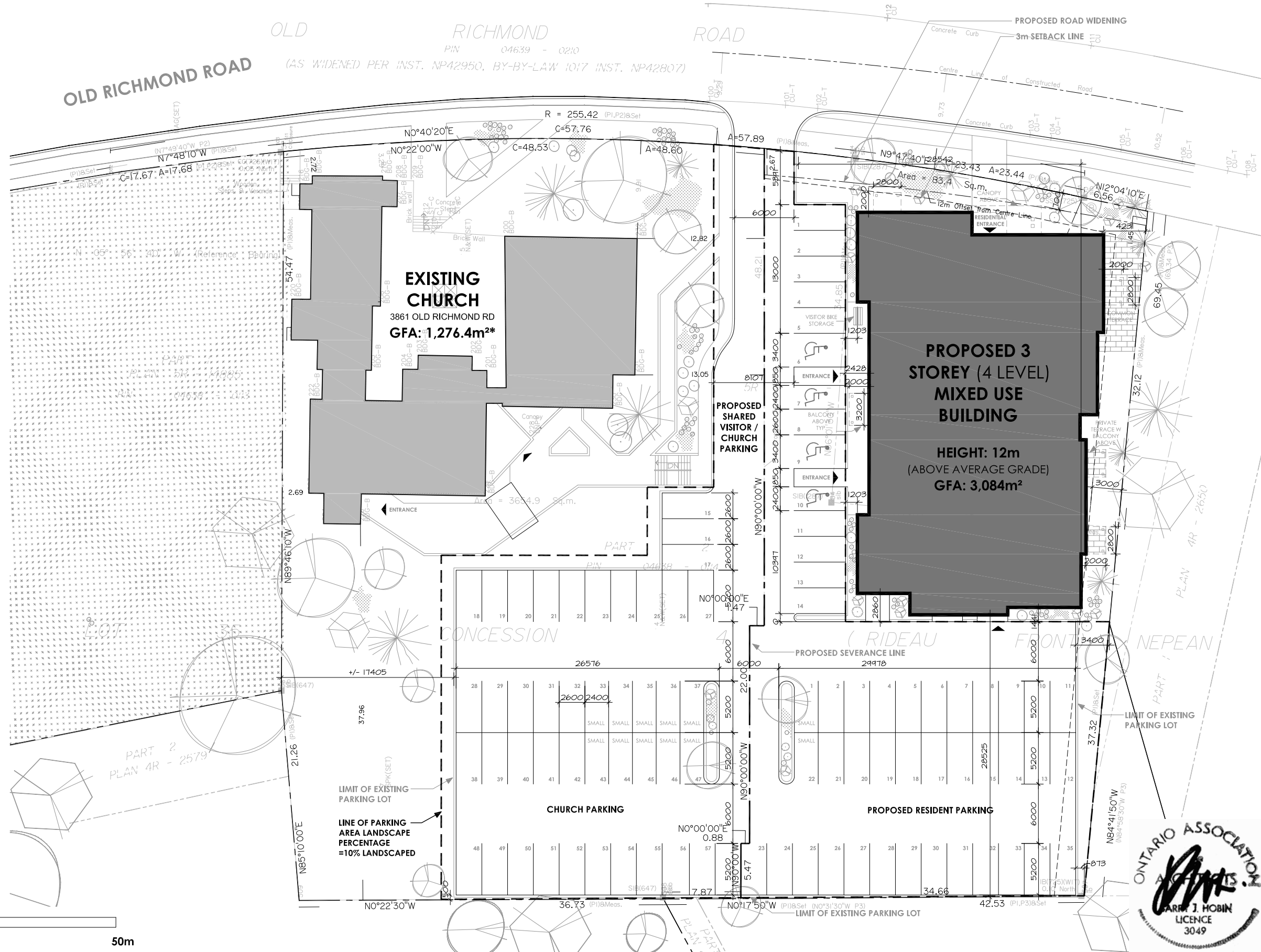
PARKING DIMENSIONS

PARKING	DIMENSIONS	PROPOSED
BARRIER FREE TYPE A	3.4m X 5.2m with 1.5m aisle	2
BARRIER FREE TYPE B	2.4m X 5.2m with 1.5m aisle	2
PARKING SPACE	2.6m X 5.2m	77
SMALL PARKING SPACE	2.4m X 5.2m	12

BICYCLE PARKING REQUIREMENTS

BICYCLE PARKING		REQUIRED	PROPOSED
WOCRC & FAMSAC OUTDOOR	1 / 250 SQ. M.	1.2	4
AFFORDABLE HOUSING (35 UNITS) INDOOR	0.5 / UNIT	17.5	24
<b>TOTAL</b>		<b>18.7</b>	<b>28</b>

\*TREES SHOWN IN SITE PLAN ARE DIAGRAMMATIC



# 3865 Old Richmond Road PROPOSED DEVELOPMENT



MAY 21, 2019  
 SITE PLAN



SCALE = 1 : 400