

SEQUOIA CHURCH

ZONING INFORMATION

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	I1B MINOR INSTITUTIONAL ZONE	PLACE OF WORSHIP / COMMUNITY CENTER
MIN. LOT WIDTH	30.0 m	93.2 m
MIN. LOT AREA	1000 m²	11751 m² (± 2.9 Acres)
MIN. FRONT YARD SETBACK	6 m	± 14.4 m
MIN. REAR YARD SETBACK	7.5 m	± 61.4 m
MIN. INTERIOR SIDE YARD SETBACK	7.5 m	± 13 m
MIN. CORNER SIDE YARD SETBACK	7.5 m	-
MAX. BUILDING HEIGHT	18.0 m	12 m
MAX. FLOOR SPACE INDEX	-	-
MIN. WIDTH OF LANDSCAPED AREA	ABUTTING A STREET = 3m	3 m
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 > 3 m NOT ABUTTING A STREET 3 m
PRIVATE APPROACH PROVISIONS: DISTANCE BETWEEN A TWO WAY PRIVATE APPROACH AND ANY OTHER PRIVATE APPROACH	30.0 m, AS PER OTTAWA BY-LAW 2003-447, ITEM (I)(ii), FOR A PARKING LOT CONTAINING 100-199 SPACES	>30 m
STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	2.6 m WIDTH x 5.2 m LENGTH
PARALLEL PARKING SPACE	2.6m WIDTH x 6.7m LENGTH	-
ACCESSIBLE PARKING SPACE	3.4m WIDTH x 5.2m LENGTH	3.4m WIDTH x 5.2m LENGTH
PARKING REQUIREMENTS	WITHIN AREA C OF SCHEDULE 1A TO ZONING BY-LAW NO. 2008-250: PLACE OF WORSHIP GROSS FLOOR AREA (GFA): 732 m² - 73 SPACES RESTAURANT GFA: 170 m² - 17 SPACES (COMMUNITY CENTER GFA: 1195 m² - 48 SPACES***) TOTAL REQ'D = 73 + 17 = 90 PARKING SPACES	118 SPACES + 7 TANDEM SPACES (SEE ZONING BY-LAW 2008-250 105(1)(A): 10% OF 73 SPACES) TOTAL PROVIDED: 125 PARKING SPACES
***PLACE OF WORSHIP AND COMMUNITY CENTER OCCUPANCIES NOT OPERATING CONCURRENTLY. PARKING REQUIREMENT IS BASED ON THE REQUIREMENT FOR THE LARGER OF THE TWO (THE PLACE OF WORSHIP)		
HANDICAP ACCESSIBLE	AS PER OTTAWA TRAFFIC AND PARKING BY-LAW 2017-301, PART C, SECTION 111(2), FOR A PARKING AREA WITH A CAPACITY OF 100-199 SPACES, MIN. REQ'D SPACES FOR PERSON WITH DISABILITIES: 2 SPACES	6 PARKING SPACES: 3 TYPE A 3 TYPE B
LOADING SPACES	1 per 2,000 m² - 4,999 m² of G.F.A. 2,097 m² G.F.A. = 1 SPACE	1 SPACE
BICYCLE PARKING RATE	RESTAURANT: 1 per 250m² of GFA - 1 REQUIRED ALL OTHER NON-RESIDENTIAL USES: 1 per 1500m² of GFA - 1 REQUIRED TOTAL REQUIRED: 2 SPACES	10 SPACE

GENERAL NOTES

ALL ASPHALT/CONCRETE WALKS NOT DIMENSIONED SHALL BE A MINIMUM 2M WIDE.

EXTENT OF CONTRACT IS LIMITED TO WITHIN PROPERTY EXCEPT WHERE NOTED OTHERWISE.

PARKING STALL SIZE: 2600 mm x 5200 mm
B.F., PARKING STALL TYPE A: 3400 mm x 5200 mm, 1500 mm AISLE
B.F., PARKING STALL TYPE B: 2400 mm x 5200 mm, 1500 mm AISLE

FOR SITE SERVICING PLAN SEE DRAWING C-1, AS PREPARED BY DB GRAY

FOR SITE GRADING PLAN SEE DRAWING C-2, AS PREPARED BY DB GRAY

FOR EROSION AND SEDIMENT CONTROL PLAN SEE DRAWING C-3, AS PREPARED BY DB GRAY

FOR DRAINAGE PLAN SEE DRAWING C-5, AS PREPARED BY DB GRAY

FOR GEOTECHNICAL INVESTIGATION REPORT REFER TO REPORT 16114424 PREPARED BY GOLDER ASSOCIATES LTD., DATED JANUARY 2019

ALL WORK OUTSIDE PROPERTY LINE TO BE CONSTRUCTED TO CITY OF OTTAWA CONSTRUCTION STANDARDS.

SLOPES OF PAVING AT DEPRESSED CURB SHALL NOT EXCEED 5%

SYMBOL LEGEND:

- EXHYD EXISTING FIRE HYDRANT
- B EXISTING BOLLARD
- EXLS EXISTING LIGHT STANDARD
- R-EXLS RELOCATED EXISTING LIGHT STANDARD
- LS LIGHT STANDARD - SEE ELECTRICAL
- EXCB EXISTING CATCH BASIN
- EXCBMH EXISTING CATCH BASIN/MANHOLE
- EXSTMH EXISTING STORM MANHOLE
- CB CATCH BASIN - SEE CIVIL
- CBMH CATCH BASIN/MANHOLE - SEE CIVIL
- STMH STORM MANHOLE - SEE CIVIL
- DC BUILDING ENTRANCE/EXIT
- NEW CURB
- PROPERTY LINE
- SETBACK LINE
- FENCE
- RAILING/GUARD
- FIRE ROUTE
- LOADING BAY
- TACTILE WALKING SURFACE INDICATORS, SEE DETAIL 11 ON SHEET A002

SIGNAGE LEGEND:

- 1 TYP. ACCESSIBLE SIGN. SEE DETAIL 10 ON A002
- 2 TYP. FIRE ROUTE SIGN. SEE DETAIL 12 ON A002

PROJECT INFORMATION:

BUILDING CLASSIFICATION:
THE BUILDING IS CLASIFIED AND DESIGN TO CONFORM TO THE ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3

OCCUPANCY:
MAJOR: GROUP A, DIVISION 2, SPRINKLERED, THREE STOREYS (3.2.2.24)
MINOR: GROUP E

BUILDING STATISTICS:

BUILDING AREA (FOOTPRINT): 1923 sq.m.
ZONING GROSS FLOOR AREA: 2097 sq.m.
NUMBER OF STOREYS: 3
BUILDING SPRINKLERED: YES
OF STREET ACCESS ROUTES: 1
CONSTRUCTION TYPE: NON-COMBUSTIBLE
FLOOR ASSEMBLY & F.R.R.: 1 HOUR (2 HOURS BETWEEN A2 AND E OCCUPANCY)

TOPOGRAPHICAL PLAN INFORMATION:

TOPOGRAPHIC PLAN SURVEY, PART OF LOT 18, CONCESSION 2 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, AND BLOCK 122, REGISTERED PLAN 4M-1046, CITY OF OTTAWA

PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK, LTD.
OCTOBER 1, 2014

sequoiachurch



APPROVED ☐ REFUSED ☐

THIS ____ DAY OF _____, 20__

LILY XU, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

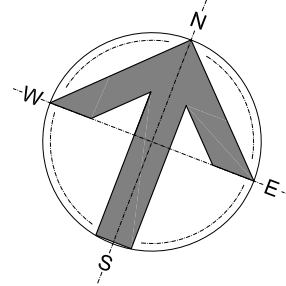
3	RE-ISSUED FOR SITE PLAN CONTROL	04 DEC 2019
2	ISSUED FOR SITE PLAN CONTROL	29 OCT 2019
1	ISSUED FOR SITE PLAN CONTROL	29 MAY 2019
no.	revision	date

N45 ARCHITECTURE INC.

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

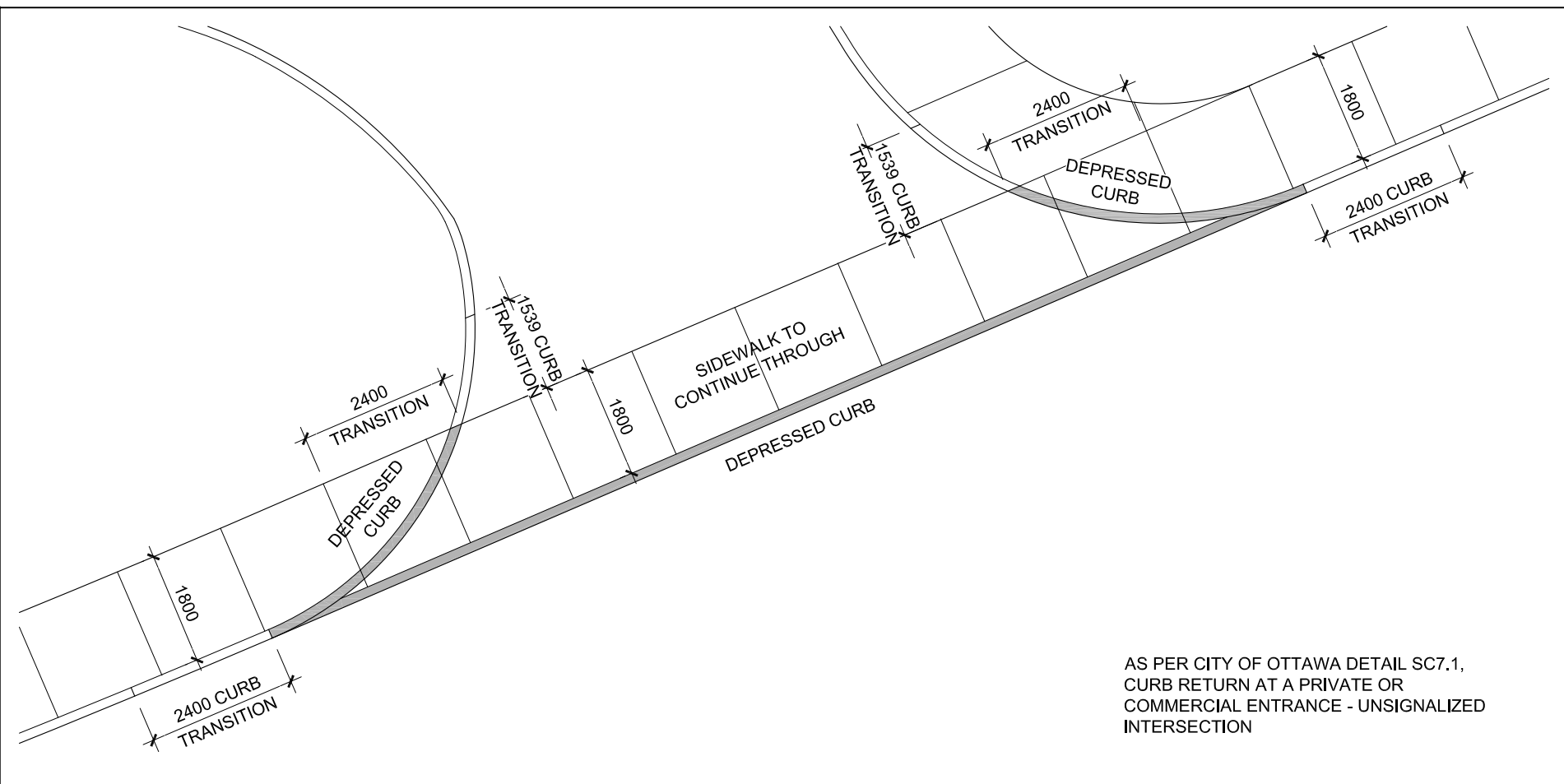
SEQUOIA CHURCH

35 Highbury Park Drive
Ottawa, Ontario
K2J 6K8

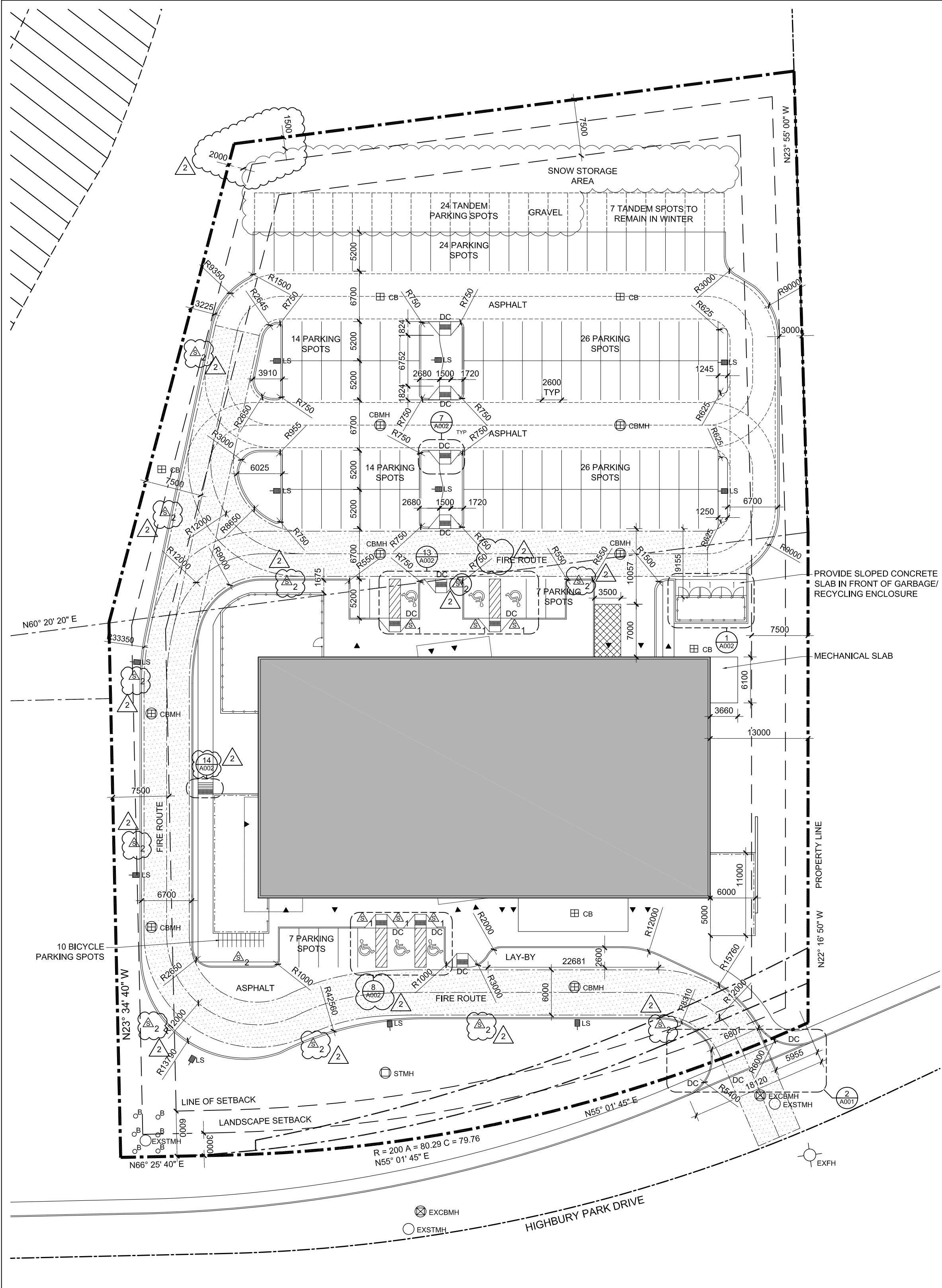


drawing title
SITE PLAN

scale AS NOTED	drawn by TL
date MAY 2019	checked by VP
project number 14-030	drawing number A-001
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.	
DO NOT SCALE DRAWINGS	
revision	



2 SITE ENTRANCE BLOWUP
A001 1:100



1 SITE PLAN
A001 1:400