

SITE INFORMATION

Address: 4835 Bank Street-Ottawa
 Legal Description: Part of Lot 2, Con 5 (Rideau Front), Ottawa, ON
 Owner: Hindu Temple of Ottawa-Carleton
 Existing Zoning: R15 Rural Institutional
 Amended Zoning: R15[865] within the Area of Development & R15[866] on the remainder of the property east of the watercourse centreline

Zoning Mechanisms Provisions - R15	Required	Provided
(a) Minimum lot area	10,000m ²	40,480 m ² (4.048 ha)
(b) Minimum lot width	75m	101.095m
(c) Minimum front yard setback	9m	27.975m (Existing Building)
(d) Minimum rear yard setback		
(i) abutting a residential use or zone	10m	Not Applicable
(ii) all other cases	10m	Not Applicable
(iii) from normal high water mark	20m	21m
(e) Minimum interior side yard setback	9m	Not Applicable
(i) Approved side yard setback	6m	6m
per application ACS2018-PIE-TS-0060 Approved on July 12, 2018		
(f) Minimum corner side yard setback	9m	Not Applicable
(g) Maximum principal building height	12m	12m
(h) Maximum lot coverage	30%	11.70%
(i) Minimum landscaped area	20%	65.50%

AREA OF DEVELOPMENT (Same as R15[865R] zone boundary): 23,598m² (2,359 ha)
 Existing Temple Place of Assembly GFA: 630 m²
 Proposed Hall GFA: 1,400 m²

Within Area of Development	Existing (Temple)	Proposed (Temple + Hall)
Lot Coverage	1,168 m ² (4.95 %)	2,761 m ² (11.70 %)
Landscaped Area	17,353 m ² (73.53%)	15,457 m ² (65.50 %)
Parking Lot (Paved Area)	5,077 m ² (21.52%)	5,380 m ² (22.80 %)

LANDSCAPING BUFFER AT PARKING LOT:

Perimeter or interior landscaped area	Required	Provided
Minimum of 15% of the area of any parking lot	Minimum of 15% of the area of any parking lot = 15% of 5380 = 805m ²	Total landscape area = 2839.28m ² (52.57%) (> required 15%) Interior landscape area = 2197.65m ² Perimeter landscape area = 641.63m ²

OUTDOOR REFUSE COLLECTION AND REFUSE LOADING AREAS:

- are accessed via the parking lot and
- do not abut a public street;
- are located at least 3.0 metres from any other lot line; and
- are screened from view by an opaque screen with a minimum height of 2.0 metres.

- Refuse collecting area is located at >38m away from the side property line
- Size of Waste Enclosure 3.0m x 5.25m, refer to architectural drawing A040 for details
- Size of Garbage Bins will be determined by private collector, bins will be placed in garbage enclosure

PARKING

Parking type	Required	Provided
Spaces (8.4 spaces /100 m ² of GFA)	171 spots	181 spots
Regular size spots	- 93 spots	- 104 spots
Reduced size - 40% of 167 spaces	- 67 spots	- 62 spots
Barrier-Free Type "A" 3400 wide	- 3 spots	- 3 spots
Barrier-Free Type "B" 2400 wide	- 4 spots	- 12 spots
Loading spaces	2 spots (1 Existing spot)	2 spots (1 Existing + 1 new spot)
Bicycle	0 spots	0 spots
TOTAL SPACES	171 spots	181 spots

PROPOSED STORMWATER MANAGEMENT:

(a) Ponding volume achieved via stormwater detention area
(b) Flow control provided via inlet control device installed at detention area outlet
(Refer to civil documents)

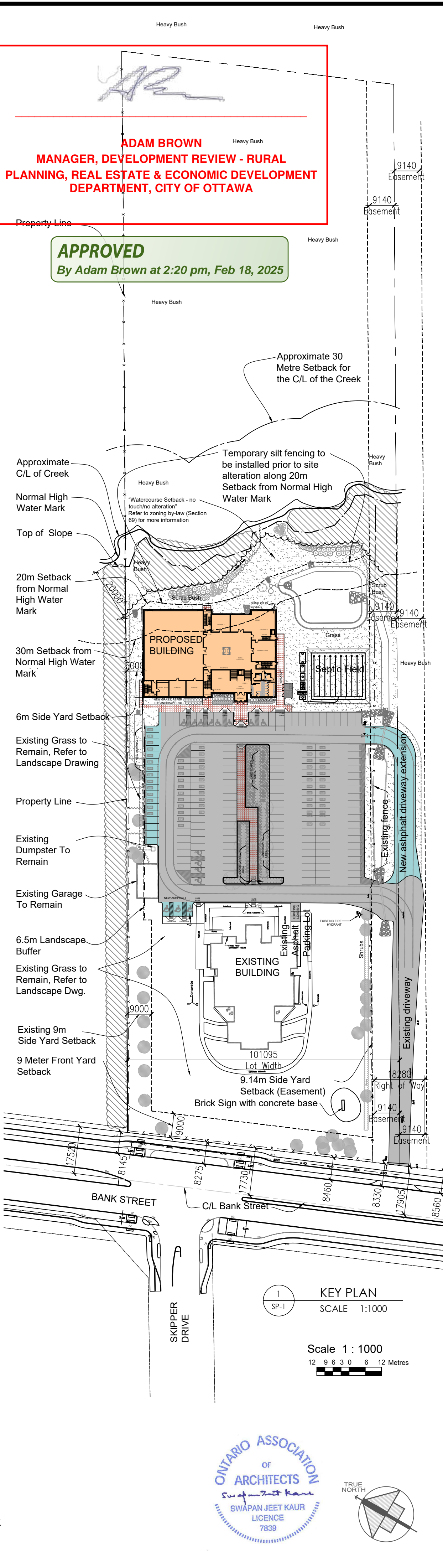
SNOW CLEARING: Snow will be cleared by private contractor and taken away to be dumped off the site

NOTE:

- See Landscape Drawings for tree protection fences
- The property boundary information was derived from documents prepared by ANNIS, O'SULLIVAN, VOLLEBEKK

LEGEND:

- DOTTED LINE DELINEATES AREA OF DEVELOPMENT (SAME AS R15[865R] ZONE BOUNDARY)
- HATCHED AREA SHOWS EXTENT OF EXISTING PAVING
- HATCHED AREA SHOWS EXTENT OF NEW BUILDING
- HATCHED AREA SHOWS EXTENT OF ASPHALT REMOVAL
- HATCHED AREA SHOWS EXTENT OF NEW ASPHALT
- HATCHED AREA SHOWS EXTENT OF NEW PAVING (Refer to landscape drawing for material)
- PROPOSED RIP RAP (Refer to civil drawing)
- REDUCED PARKING SPOT
- GROUP OF EXISTING TREES TO REMAIN (Refer to landscape drawing)
- EXISTING TREE TO REMAIN (Refer to landscape drawing)
- PROPOSED DECIDUOUS TREE (Refer to landscape drawing)
- PROPOSED CONIFEROUS TREE (Refer to landscape drawing)
- PROPOSED SHRUBS/ PERENNIALS/ ORNAMENTAL GRASSES (Refer to landscape drawing)
- PROPOSED NON-IRRIGATED SPORTS FIELD SEED MIXTURE (Refer to landscape drawing)
- PROPOSED ONTARIO SEED COMPANY LTD. CREEK BANK SEED MIXTURE (Refer to landscape drawing)
- PROPOSED RIVERSTONE MULCH (Refer to landscape drawing)



ADAM BROWN
MANAGER, DEVELOPMENT REVIEW - RURAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Adam Brown at 2:20 pm, Feb 18, 2025

GENERAL NOTES

- CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, DRAWINGS, DETAILS, SPECIFICATIONS & REPORT ANY DISCREPANCIES TO OWNERS BEFORE PROCEEDING WITH WORK.
- ALL DRAWINGS & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE & THE PROPERTY OF THE ARCHITECTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK, & MAY NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

No.	Revision/Issue	Date
13	ISSUED FOR SITE PLAN	2024SEP24

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TITLE OF DRAWING
SITE PLAN

JOB NUMBER
17033

DATE
2019 05

SCALE
AS NOTED

DRAWN BY
SJK

DWG NUMBER
SP-1