



SITE DATA
ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW, 2008-260

ADDRESS: 5431 FERNBANK ROAD, OTTAWA
AREA: C SUBURBAN
WARD: 6 STITTSVILLE (COUNC. GLEN GOWER)
ZONING: 11A

LOT AREA: 73,967 m² (18.27 ACRES)
BUILDING FOOTPRINT: ±7,018 m² (75,541 s.f.)
TOTAL FLOOR AREAS (GROSS): ±14,730 m² (158,552 s.f.)
FUTURE PORTABLES (72 m² EACH): 2,160 M² (23,250 SF.)

ZONING MECHANISMS	PROVISIONS (11A SUBZONE)	PROVIDED
(a) MINIMUM LOT AREA (m ²)	400	73967
(b) MINIMUM LOT WIDTH (m)	15	239.30
(c) MINIMUM FRONT YARD SETBACK (m)	7.5	±13
(d) MINIMUM INTERIOR SIDE YARD SETBACK (m)	7.5	±20
(e) MINIMUM CORNER SIDE YARD SETBACK (m)	4.5	
(f) MINIMUM REAR YARD SETBACK (m)	7.5	
(g) MAXIMUM BUILDING HEIGHT (m)	15	±13

PARKING CALCULATION

GRADE 7&8 CLASSROOMS (1.5 PS/CLASS): 16 X 1.5 = 24
GRADES 9-12 CLASSROOMS (2 PS/CLASS): 46 X 2 = 92
PORTABLE CLASSROOMS:
GRADE 7&8 CLASSROOMS (1.5 PS/CLASS): 10 X 1.5 = 15
GRADES 9-12 CLASSROOMS (2 PS/CLASS): 20 X 2 = 40
BARRIER FREE PARKING SPACES (3.1.2, TABLE 3): 7 (3 TYPE A + 4 TYPE B)
STANDARD PARKING SPACE: 5.2mx2.6mx6.7 m AISLE

TOTAL REQUIRED: 171
PROVIDED: 198

BICYCLE PARKING CALCULATION

MAIN SCHOOL (1 PER 100 m²): 14,730 / 100 = 148
FUTURE PORTABLES (1 PER 100 m²): 2,160 / 100 = 22
TOTAL REQUIRED: 170
PROVIDED: 173

LOADING SPACES

TABLE 113A(a) (±10000 m²): 2 REQUIRED (3.5 X 7m) 2

LANDSCAPED BUFFER

ABUTTING THE STREET (PARKING LOT 100+ SPACES): 3m
NOT ABUTTING THE STREET (PARKING LOT 100+ SPACES): 3m

BUILDING CODE DATA
ALL REQUIREMENTS AS PER ONTARIO BUILDING CODE OBC 2024

MAJOR OCCUPANCY: GROUP A, DIVISION 2
BUILDING AREA: ±7,018 m² (75,541 s.f.)
TOTAL GROSS FLOOR AREA: ±14,730 m² (158,552 s.f.)
NUMBER OF STOREYS: 3
NO OF STREETS FOR FIRE FIGHTING: 1
BUILDING CLASSIFICATION: 3.2.2.24, ANY AREA, UP TO 6 STOREYS, SPRINKLERED
SPRINKLERED BUILDING: YES
CONSTRUCTION TYPE: NON-COMBUSTIBLE
FLOOR ASSEMBLIES & F.R.R: 1 HOUR

TOPOGRAPHIC SURVEY INFO

SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHIC PLAN OF SURVEY OF BLOCK 365, REGISTERED PLAN 4M-1637, CITY OF OTTAWA
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
JULY 13, 2023 (JOB N O. 23493-23)

- SPECIFIC CONSTRUCTION NOTES:**
- PROVIDE PERIMETER FOUNDATION DRAINAGE: 100 TO 150mm Ø, GEOTEXTILE-WRAPPED, PERFORATED, CORRUGATED, PLASTIC PIPE SURROUNDED ON ALL SIDES BY 150mm OF 10mm CLEAR CRUSHED STONE. PLACE AT THE FOOTING LEVEL AROUND THE EXTERIOR OF THE STRUCTURE. THE PIPE TO HAVE A POSITIVE GRAVITY CONNECTION TO THE STORM SEWER OUTLET. SEE CIVIL.
 - GAS METER CHAIN LINK FENCE: - ±4000 LONG x 2135 HIGH ALONG BACK OF GAS METER STATION - TOP: CHAIN LINK FENCE INSTALLED ACROSS THE TOP - FENCE FABRIC: 6 GAUGE, VINYL COATED, BLACK - LOCKING DOUBLE GATES @ 1220 WIDE EACH - LOCKING DEVICE, ENBRIDGE TO SUPPLY MASTER X2268 LOCK UPON COMPLETION - FENCE POSTS - 100mm, SCHEDULE 80, IN CONCRETE
 - COORDINATE WITH MECHANICAL
 - DEPRESSED CURB 6m WIDE - REFER TO CIVIL AND LANDSCAPING
 - PROVIDE TRENCHES FOR POWER, PA/SECURITY, COMMUNICATIONS, AND FIRE ALARM. REFER TO ELECTRICAL.
 - PROVIDE MANHOLE TO SERVICE FUTURE PORTABLES. REFER TO ELECTRICAL.
 - PROVIDE 800x450mm GENERATOR ENCLOSURE & GENERATOR. REFER TO ELECTRICAL.
 - 1880x3760mm TRANSFORMER PAD MOUNT WITH 8 BOLLARDS
 - BIKE RACKS - SEE LANDSCAPING
 - EARTH BINS
 - VEHICULAR GATE
- GENERAL NOTES:**
- ALL CONCRETE CURBS AND CONCRETE DEPRESSED CURBS TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD DETAIL SC1.1
 - ALL SITE ENTRANCES TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD DETAIL SC7.1
 - ALL BARRIER FREE DEPRESSED CURBS TO BE CONSTRUCTED AS PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS (SECTION 3.4)
 - ALL TWSI INSTALLATIONS ARE TO CONFORM TO ONE OF FIGURES 33a, 33b, 34, OR 35 OF THE CITY OF OTTAWA ACCESSIBILITY STANDARDS.

SYMBOL LEGEND:

- EX-FH: EXISTING FIRE HYDRANT
- FP: FLAG POLE
- EX-LS: EXISTING LIGHT STANDARD
- R-EXLS: RELOCATED EXISTING LIGHT STANDARD
- LS: LIGHT STANDARD - REFER TO ELECTRICAL
- EX-CB: EXISTING CATCH BASIN
- CB: CATCH BASIN - REFER TO CIVIL
- CBMH: CATCH BASIN/MANHOLE - REFER TO CIVIL
- SAMH: SANITARY MANHOLE - REFER TO CIVIL
- STMH: STORM MANHOLE - REFER TO CIVIL
- ▲: BUILDING ENTRANCE/EXIT
- FDC: FIRE DEPARTMENT CONNECTION
- FH: NEW FIRE HYDRANT
- WM: WATER METER (IN WATER ENTRY ROOM)
- WMR: WATER METER REMOTE READOUT
- BDC: NEW BARRIER-FREE DEPRESSED CURB - SEE DETAIL 15/A002
- DC: NEW DEPRESSED CURB - REFER TO CIVIL
- NEW CURB
- PROPERTY LINE
- NEW CHAIN LINK FENCE
- B: BOLLARD - SEE DETAIL 8/A002
- KB: KNOCK-DOWN BOLLARD - SEE DETAILS 14/A002
- TWSI: TACTILE WALKING SURFACE INDICATOR, REFER TO LANDSCAPE
- TP-1 (98.46): TESTPIT LOCATION, REFER TO GEOTECHNICAL REPORT
- BH-8 (98.94): BOREHOLE LOCATION, REFER TO GEOTECHNICAL REPORT

GROUND COVER LEGEND:

- GRASS
- ASPHALT
- CONCRETE
- PAVERS

Allison Hamlin

ALLISON HAMLIN
MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Allison Hamlin at 9:36 am, Mar 11, 2026

SIGNAGE LEGEND:

- NO TRESPASSING
- BF PARKING
- ONE WAY
- NO ENTRY
- VP VISITOR PARKING
- FR FIRE ROUTE
- BO BUSES ONLY
- SP STAFF PARKING

OTTAWA CATHOLIC SCHOOL BOARD

ARCHITECT: N45 ARCHITECTURE INC
71 BANK STREET, 7TH FLOOR
OTTAWA, ONTARIO, K1P 5N2
613.224.0095
VLADIMIR@N45.CA

LANDSCAPE ARCHITECT: RUHLAND & ASSOCIATES LTD.
200-1750 COURTWOOD CRESCENT
OTTAWA, ONTARIO, K2C 2B5
613.224.4744
MRUHLAND@RALA.CA

CIVIL ENGINEER: JP2G CONSULTANTS INC.
1150 MORRISON DRIVE, SUITE 410
OTTAWA, ONTARIO, K2H 8S9
613.828.7800
ZACH.BAUMAN@JP2G.COM

MECHANICAL & ELECTRICAL ENGINEER: GOODKEY WEEDMARK & ASSOCIATES LTD.
1688 WOODWARD DRIVE
OTTAWA, ONTARIO, K2C 3R8
613.727.5111 x299
RAVJ@GWAAL.COM

LAND SURVEYOR: ANNIS, O'SULLIVAN, VOLLEBEKK LTD
14 CONCOURSE GATE, SUITE 500
OTTAWA, ONTARIO, K2E 7S6
613.727.0850
NEPEAN@AOV.LTD.COM

GEOTECHNICAL ENGINEER & ENVIRONMENTAL: EXP SERVICES INC.
100-2650 QUEENSWAY DRIVE
OTTAWA, ONTARIO, K2H 8H6
613.688.1899 x63242
ISMAIL.TAKI@EXP.COM

TRAFFIC ENGINEER: ROBINSON CONSULTANTS
210-556 PALLADIUM DRIVE
OTTAWA, ONTARIO, K2V 1A8
613.592.6060
AHOEWEL@RCCL.COM

no.	revision	date
07	ISSUED FOR SPC	26 JAN 26
06	ISSUED FOR 80% REVIEW	08 JAN 26
05	ISSUED FOR SPC	25NOV25
04	ISSUED FOR 86% REVIEW	01 DEC 25
03	ISSUED FOR SPC APPLICATION	15OCT25
02	33% CLIENT REVIEW	19SEP25
01	ISSUED FOR SITE PLAN PRE-CONSULT	05SEP25

N45 ARCHITECTURE INC.
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FERNBANK CATHOLIC HIGH SCHOOL

5431 FERNBANK ROAD
OTTAWA, ONTARIO
K2S 0T7

PROJECT NORTH

seal
ONTARIO ASSOCIATION
OF ARCHITECTS
VLADIMIR POPOVIC
LICENCE 5918

drawing title
SITE PLAN

scale AS NOTED	drawn by
date JAN 2026	checked by V.P.
project number 24-835	drawing number A001
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.	
DO NOT SCALE DRAWINGS	
revision	

1 SITE PLAN
A001
SCALE 1:750

D07-12-25-0141