TOPOGRAPHICAL PLAN INFORMATION:
SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL SKETCH OF PART OF LOT 22, CONCESSION 8 GEOGRAPHIC TOWNSHIP OF OSGOODE, CITY OF OTTAWA. SURVEY INFORMATION PREPARED BY CITY OF OTTAWA, OTTAWA PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT SURVEYS & MAPPING BRANCH DATED THE 28th DAY OF NOVEMBER, 2022

GENERAL NOTES:

1. FOR ALL REMOVALS REINSTATE EXISTING SURFACES BACK TO ITS ORIGINAL CONDITION. ALSO REFER TO CIVIL, MECHANICAL AND ELECTRICAL DRAWINGS FOR BELOW GRADE REMOVALS.
2. REFER TO CIVIL SPECIFICATIONS REGARDING REQUIREMENTS FOR PAINTED LINE WORK, ISLANDS AND WALKWAYS ON ALL ASPHALT SURFACES
3. REFER TO DRAWING A002 FOR SITE PLAN LEGEND.

BUILDING AREA - ZONING INFORMATION

BUILDING FLOOR AREA

EXISTING GROUND FLOOR:	2,578 m sq.
EXISTING SECOND FLOOR:	561 m sq.
ADDITION GROUND FLOOR:	724 m sq.
	3,863 m sq.

NON COMMON AREA

EXISTING GROUND FLOOR:	273 m sq.
EXISTING SECOND FLOOR:	80 m sq.
ADDITION GROUND FLOOR:	263 m sq.
	616 m sq.

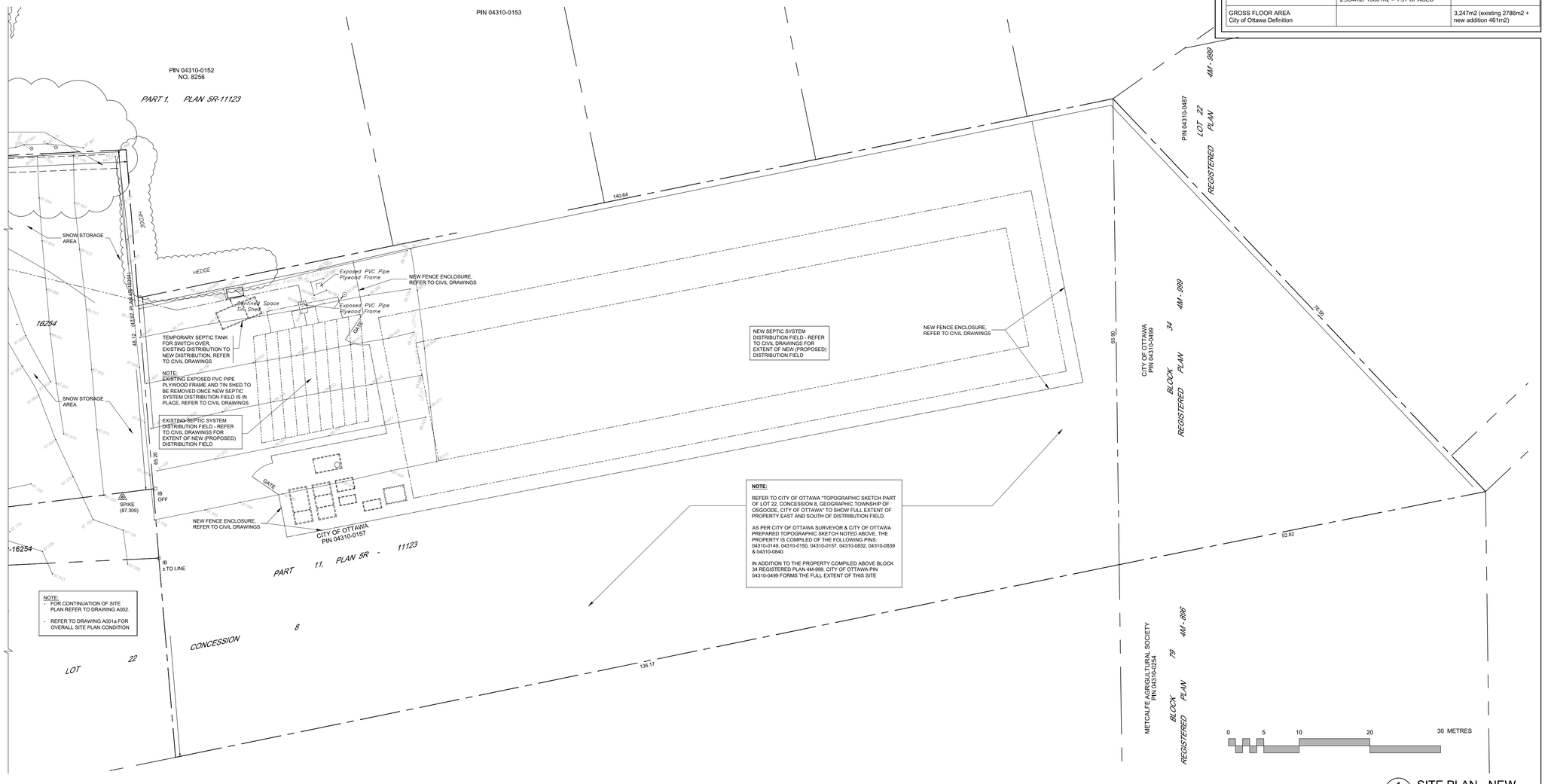
COMMON AREA

EXISTING GROUND FLOOR:	2,305 m sq.
EXISTING SECOND FLOOR:	481 m sq.
ADDITION GROUND FLOOR:	461 m sq.
	3,247 m sq.

ZONING INFORMATION

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

ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	RI - RURAL INSTITUTIONAL ZONE (SECTIONS 223-224) RI4 SUBZONE COMMUNITY CENTRE, SPORTS ARENA, RECREATIONAL/ ATHLETIC FACILITY	
MIN. LOT WIDTH	75m	90.6 m
MIN. LOT AREA	1.0 ha	2.15 ha
MIN. FRONT YARD SETBACK	9 m	21.3m (new addition)
MIN. REAR YARD SETBACK	10 m	41.0 m (new addition)
MIN. INTERIOR SIDE YARD SETBACK	9 m	6.7m (existing building @ south property line)
MIN. CORNER SIDE YARD SETBACK	9 m	39.9 m (new addition)
MAX. BUILDING HEIGHT	12m	8.5 m (existing building)
MAX. LOT COVERAGE (%)	30%	15.2 %
MIN. LANDSCAPED AREA	20%	53.8%
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: 1.45 m (EXISTING CONDITION ALONG NORTH PROPERTY LINE FACING WARREN ST.)
STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	3.05m WIDTH x 5.2m LENGTH 39 SPACES) 3.05m WIDTH X 5.8m LENGTH (44 SPACES) 3.4m WIDTH X 5.2m LENGTH (4 SPACES)
ACCESSIBLE PARKING SPACE	TYPE 'A' - 3.4m WIDE x 5.2m LONG TYPE 'B' - 2.4m WIDE x 5.2m LONG	3.4m WIDE x 5.2m LONG +/- 3m WIDE x 5.5m LONG (existing south side)
PARKING REQUIREMENTS	4 PER 100 m sq. OF GROSS FLOOR AREA. (155 REQUIRED)	87 PARKING SPACES (north side) 20 PARKING SPACES (south side) 107 PARKING SPACES PROVIDED
HANDICAP ACCESSIBLE PARKING STALLS PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS	CAPACITY OF PUBLIC PARKING AREA: 101 TO 133 SPACES = 5 ACCESSIBLE PARKING STALLS (2 TYPE 'A's + 3 TYPE 'B's)	5 HANDICAP ACCESSIBLE PARKING STALLS (2 TYPE 'A's + 3 TYPE 'B's)
LOADING SPACES	2,000m2 to 4,999m2 G.F.A. = 1 SPACE	2 SPACE
BICYCLE PARKING RATE	1 per 1500 m2 of G.F.A. 2,954m2/ 1500 m2 = 1.97 SPACES	4 BICYCLE SPACES (min.)
GROSS FLOOR AREA City of Ottawa Definition		3,247m2 (existing 2786m2 + new addition 461m2)



1 A002a SITE PLAN - NEW SCALE 1:300

Ottawa
INFRASTRUCTURE SERVICES & COMMUNITY SUSTAINABILITY / SERVICES D'INFRASTRUCTURE ET VIABILITÉ DES COLLECTIVITÉS
INFRASTRUCTURE SERVICES BRANCH / DIRECTION D'INFRASTRUCTURE
DESIGN AND CONSTRUCTION DIVISION / DIVISION DE LA CONCEPTION ET DE LA CONSTRUCTION
DEPUTY CITY MANAGER / DIRECTEUR DES SERVICES MUNICIPAUX
DIRECTOR / DIRECTEUR
MANAGER / GESTIONNAIRE
FOR / POUR
INFRASTRUCTURE SERVICES & COMMUNITY SUSTAINABILITY
INFRASTRUCTURE SERVICES
DESIGN & CONSTRUCTION - BUILDINGS

N45 ARCHITECTURE INC.
71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2
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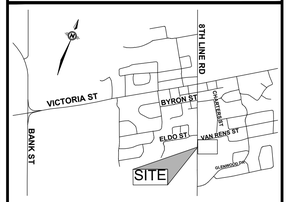

KEY PLAN

NUMBER / NUMÉRO	MILESTONE / FAIT SAILLANT	DATE: (Y/M/D) (AMJ)	INITIALS INITIALES
	RE-ISSUED FOR SITE PLAN APPROVAL	2026-01-23	
	ISSUED FOR SITE PLAN APPROVAL	2025-11-06	

DESIGNED BY / CONCU PAR | CHECKED BY / VERIFIE PAR
DRAWN BY / DESSINE PAR | SCALE 1:300

1 A1.1 DRAWING TITLE (DETAIL NUMBER / SCALE / SHEET NUMBER) — PROJECT NORTH

THIS DRAWING IS THE PROPERTY OF THE CITY OF OTTAWA AND ALL COPYRIGHT IS RESERVED. DIMENSIONS ON DRAWING ARE FOR ESTIMATING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR AND SUB-CONTRACTOR OR CONSULTANT TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. NOTIFY OWNER OF ANY ERRORS OR OMISSIONS PRIOR TO COMMENCING THE WORK. DO NOT SCALE THE DRAWINGS.

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ARCHITECT / ARCHITECTE: ONTARIO ASSOCIATION OF ARCHITECTS — Poostmey — NATHALIE POOTMEY — LICENCE 5711
CONSULTANT / EXPERT-CONSEIL
CONSULTANT / EXPERT-CONSEIL
CONSULTANT / EXPERT-CONSEIL

PROJECT / LOCATION / PROJET / ENDROIT

LARRY ROBINSON ARENA
NEW ADDITION

2785 8th LINE ROAD
OTTAWA, ONTARIO

DRAWING / DESSIN

PARTIAL SITE PLAN

BUSINESS ENTITY / NUMÉRO DE L'ENTITÉ BUILDING NUMBER / NUMÉRO DU BÂTIMENT

PROJECT NO. / NUMÉRO DE PROJET
CF000533

SHEET NO. / FEUILLE No.
A002a

Plan no. 19399
File no. D07-12-25-0154