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Ottawa ON K2B 8H6
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FORESTRY
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Ottawa ON K1Y 2P5
Contact: Astrid Nielson
Tel: 613-805-9663
email: astrid.nielson@dendronforestry.ca

SURVEY INFORMATION TAKEN FROM:

TOPOGRAPHICAL PLAN OF SURVEY OF PARK AND LANE, PART OF LOTS 18, 19, 22, 23
REGISTERED PLAN 268160
AND
LOTS 93, 94, 95, 96, 97, 98, 149, 150, 151, 152, 153, 154, 155, 156 & 157,
PART OF LOT 148,
PART OF DERBY STREET (LYING NORTH OF SHILLINGTON AVENUE) (CLOSED BY BY-LAW 385-62, INST. CR451028 & JUDGE'S ORDER, INST. CE490390)
PART OF JERSEY STREET (LYING NORTH OF SHILLINGTON AVENUE) (CLOSED BY BY-LAW 59-54, INST. CR319542)
REGISTERED PLAN 314
AND
PART OF BLOCK A,
REGISTERED PLAN 327929
CITY OF OTTAWA

PREPARED BY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

AS PER CITY OF OTTAWA NO SMOKING POLICY, THERE SHALL BE NO SMOKING ON THE PROPERTY AT ANY TIME. NO SMOKING IS PERMITTED DURING THE CONSTRUCTION AND AFTER COMPLETION OF THE WORK.

SITE SUMMARY:

CIVIL ADDRESS :	960 SILVER STREET, OTTAWA, ONTARIO
ZONING :	CURRENT: REC 1 ZONE (RECREATION)
SITE AREA :	16,736.45m²
PROPOSED USE :	COMMUNITY CENTRE (NO CHANGE)
EXISTING FOOTPRINT:	830.20m²
EXPANSION FOOTPRINT:	1,241.47m²
BUILDING FOOTPRINT:	2,071.67m²
LANDSCAPE AREA WITHIN SITE PLAN BOUNDARY (%):	87.63

ZONING SUMMARY:

	REQUIRED	PROVIDED
MIN. LOT AREA:	No min.	14,162.14m²
MIN. LOT WIDTH:	6.00m	197.22m
BUILDING HEIGHT: PER TABLE 1102A OF PART 11 OF ZONING BY-LAW No. 2026	15.00m max.	8.75m
ACCESSORY STRUCTURE/ PLAYGROUND	6.00m max.	less than 6.00m

YARDS:

	REQUIRED	PROVIDED
FRONT YARD (SILVER STREET)	6.75m	6.75m
INTERNAL SIDE YARD (SOUTH)	7.5m	29.35m
INTERNAL SIDE YARD (WEST)	7.5m	100.89m
REAR YARD	6.75m	6.75m

PER TABLE 1102A OF PART 11 OF ZONING BY-LAW No. 2026
105 KEUP LIMITS AS PER DB 17, PASTED ONTARIO BY BUILDING FASTER AND SMARTER ACT

PARKING & LOADING

	REQUIRED	PROVIDED
VEHICLE PARKING	NONE	11 EXISTING
LOADING SPACES PER SECTION 610, BY-LAW 2026	1	1 EXISTING

BICYCLE PARKING

	REQUIRED	PROVIDED
BICYCLE SPACES	16	9 NEW 8 EXISTING 1 NEW
INCLUSIVE BIKE SPACE AS PER TABLE 613C, SECTION 6, BY-LAW 2026	1	
TOTAL	16	18

BUILDING SUMMARY:

CITY OF OTTAWA ZONING GFA:

ZONING GFA

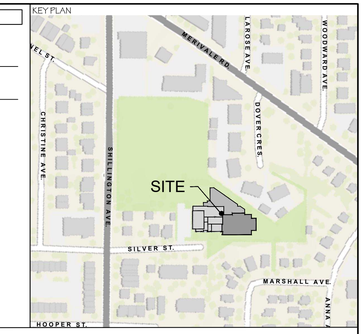
BASEMENT	15.13m²
GROUND FLOOR	1,231.16m²
TOTAL ZONING GFA	1,246.29m²

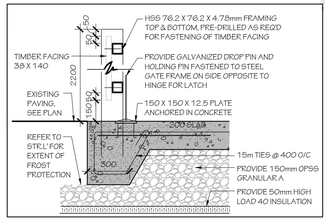
ONTARIO BUILDING CODE (OBC) GFA:

OBC GFA

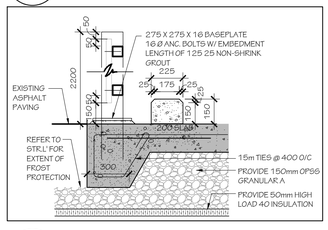
GROUND FLOOR	2,050.89m²
TOTAL OBC GFA	2,050.89m²

KEY PLAN

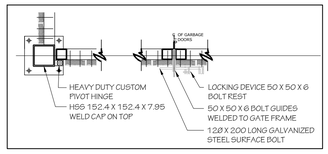




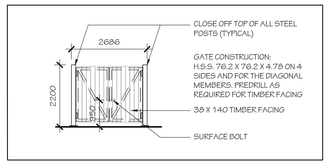
8 A1.01 GARBAGE ENCLOSURE SECTION
SCALE 1:20



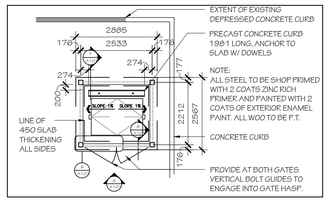
7 A1.01 GARBAGE ENCLOSURE SECTION
SCALE 1:20



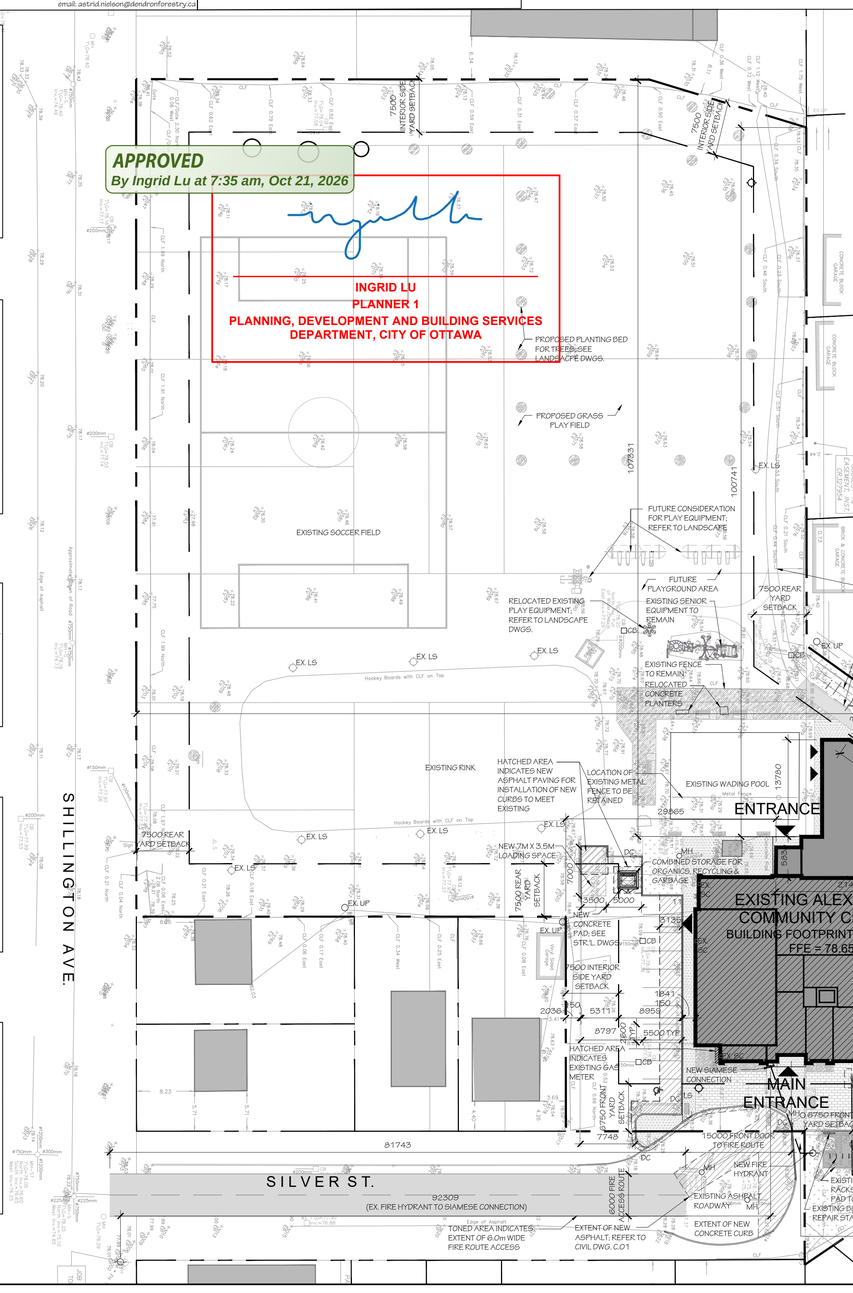
6 A1.01 GARBAGE ENCLOSURE ELEVATION
SCALE 1:100



5 A1.01 GARBAGE ENCLOSURE ELEVATION
SCALE 1:100



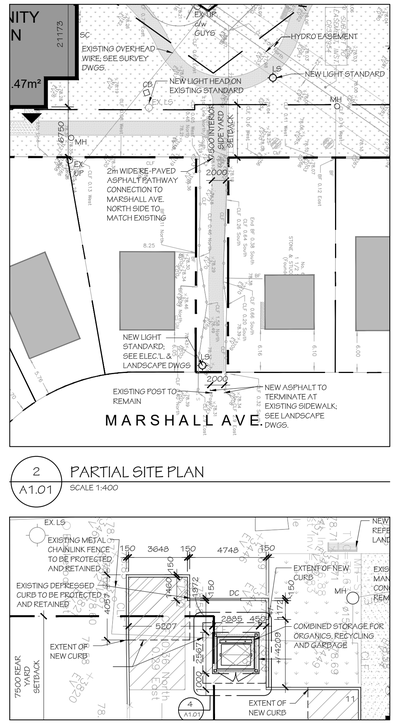
4 A1.01 GARBAGE ENCLOSURE PLAN
SCALE 1:100



SITE LEGEND:

- LS — TACTILE WARNING SURFACE INDICATOR
- LS — NEW EXTERIOR LIGHT STANDARD; REFER TO ELEC'L DWGS.
- DC — DEPRESSED CURB
- EX. LS — EXISTING EXTERIOR LIGHT STANDARD
- EX. UP — EXISTING UTILITY POLE
- PROPERTY LINE
- SETBACK LINE
- SC — SCUPPER
- TONED AREA INDICATES EXTENT OF EXISTING 6.0m WIDE FIRE DEPT. ACCESS ROUTE
- HATCH INDICATES EXTENT OF NEW ASPHALT PAVING

NOTES:
1. REFER TO LANDSCAPE DRAWINGS FOR TREE AND PLANTING LOCATIONS, EXTENT OF SOD, MULCH.
2. REFER TO LANDSCAPE DRAWINGS FOR PAVING STONES, PATTERNS & BELOW GRADE DETAILS.
3. REFER TO LANDSCAPE DRAWINGS FOR TREE AND PLANTING LOCATIONS, TREE REMOVALS AND TREE PROTECTION.
4. REFER TO CIVIL FOR EXTENT & DETAIL OF ASPHALT & CONCRETE.



2 A1.01 PARTIAL SITE PLAN
SCALE 1:400

3 A1.01 PARTIAL SITE PLAN - ASPHALT & CURB WORK
SCALE 1:175

1 A1.01 OVERALL SITE PLAN
SCALE 1:400

10			
9			
8	ISSUED FOR SITE PLAN APPROVAL	26/10/19	MB
7	RE-ISSUED FOR TENDER	26/09/14	MB
6	ISSUED FOR SITE PLAN RESUBMISSION	26/09/03	MB
5	ISSUED FOR TENDER	26/08/21	MB
4	ISSUED FOR 99%/PERMIT	26/05/26	MB
3	ISSUED FOR 66% SUBMISSION	26/04/17	NB
2	ISSUED FOR SITE PLAN CONTROL	26/04/14	MB
1	ISSUED FOR 33% SUBMISSION	26/03/22	MB
NUMBER/ NUMERO	MILESTONE / FAIT SAILLANT	DATE: (YY/M/D) (AN/J)	INITIALS INITIALES

DESIGNED BY / CONCU PAR
CHECKED BY / VERIFIE PAR
DRAWN BY / DESSINE PAR: MB
SCALE / ECHELLE: 1:400

DETAIL NUMBER / DRAWING TITLE / SCALE: / SHEET NUMBER

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ARCHITECT / ARCHITECTE
ONTARIO ASSOCIATION OF ARCHITECTS — JOHN J. HOBIN LICENCE 3049

CONSULTANT / EXPERT-CONSEIL

CONSULTANT / EXPERT-CONSEIL

CONSULTANT / EXPERT-CONSEIL

PROJECT / LOCATION / PROJET / ENDROIT

ALEXANDER COMMUNITY CENTRE EXPANSION

960 Silver Street
OTTAWA, ONTARIO

DRAWING / DESSIN

OVERALL SITE PLAN

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

SHEET NO. / FEUILLE No.: **A1.01**

CITY PROJECT NO. / NUMÉRO DE PROJET: CF001822
CONS_PROJECT NO. / NUMÉRO DE PROJET: 2570

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