

ISSUED FOR SITE PLAN RESUBMISSION

SEPTEMBER 03 2026 - ALEXANDER COMMUNITY CENTRE EXPANSION



PROJECT TEAM

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CIVIL:

C.00 SITE REMOVALS PLAN
C.01 SITE SERVICE PLAN
C.02 SITE GRADING PLAN
C.03 DETAILS, NOTES AND SCHEDULES
C.04 STORM WATER MANAGEMENT AND EROSION SEDIMENT CONTROL PLAN
DET-1 DETAILS-1
DET-2 DETAILS-2

LANDSCAPE:

L0-0 COVER
L0-1 TREE REMOVAL PLAN
L0-2 TREE INVENTORY
L0-3 TREE PROTECTION PLAN
L1-1 LANDSCAPE PLANTING PLAN
L1-2 LANDSCAPE PLAN
L1-3 LAYOUT PLAN
L2-1 DETAILS
L2-2 DETAILS
L2-3 DETAILS

ARCHITECTURAL:

A0.00 COVER PAGE

D1.01 OVERALL DEMOLITION SITE PLAN
D1.02 DEMOLITION SITE PLAN
A1.01 OVERALL SITE PLAN
A1.02 SITE PLAN

ELECTRICAL:

E3.1 SITE PLAN DEMOLITION WORK
E3.2 SITE PLAN NEW WORK

6			
5			
4			
3	ISSUED FOR SITE PLAN RESUBMISSION	26/09/23	MB
2	ISSUED FOR SITE PLAN CONTROL	26/04/14	MB
1	ISSUED FOR 33% SUBMISSION	26/03/22	MB
NUMERO / NUMERO	MILESTONE / FANT SAILLANT	DATE: (Y/M/D) (A/M/D)	INITIALS INITIALES

DESIGNED BY / CONCEPTEUR	CHECKED BY / VERIFIE PAR
DRAWN BY / DRESSE PAR	SCALE / ECHELLE
N/A	N/A

DETAIL NUMBER 1 DRAWING TITLE SCALE: SHEET NUMBER	
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ARCHITECT / ARCHITECTE ONTARIO ASSOCIATION J. HOBIN LICENCE 3049	CONSULTANT / EXPERT-CONSEIL
CONSULTANT / EXPERT-CONSEIL	CONSULTANT / EXPERT-CONSEIL

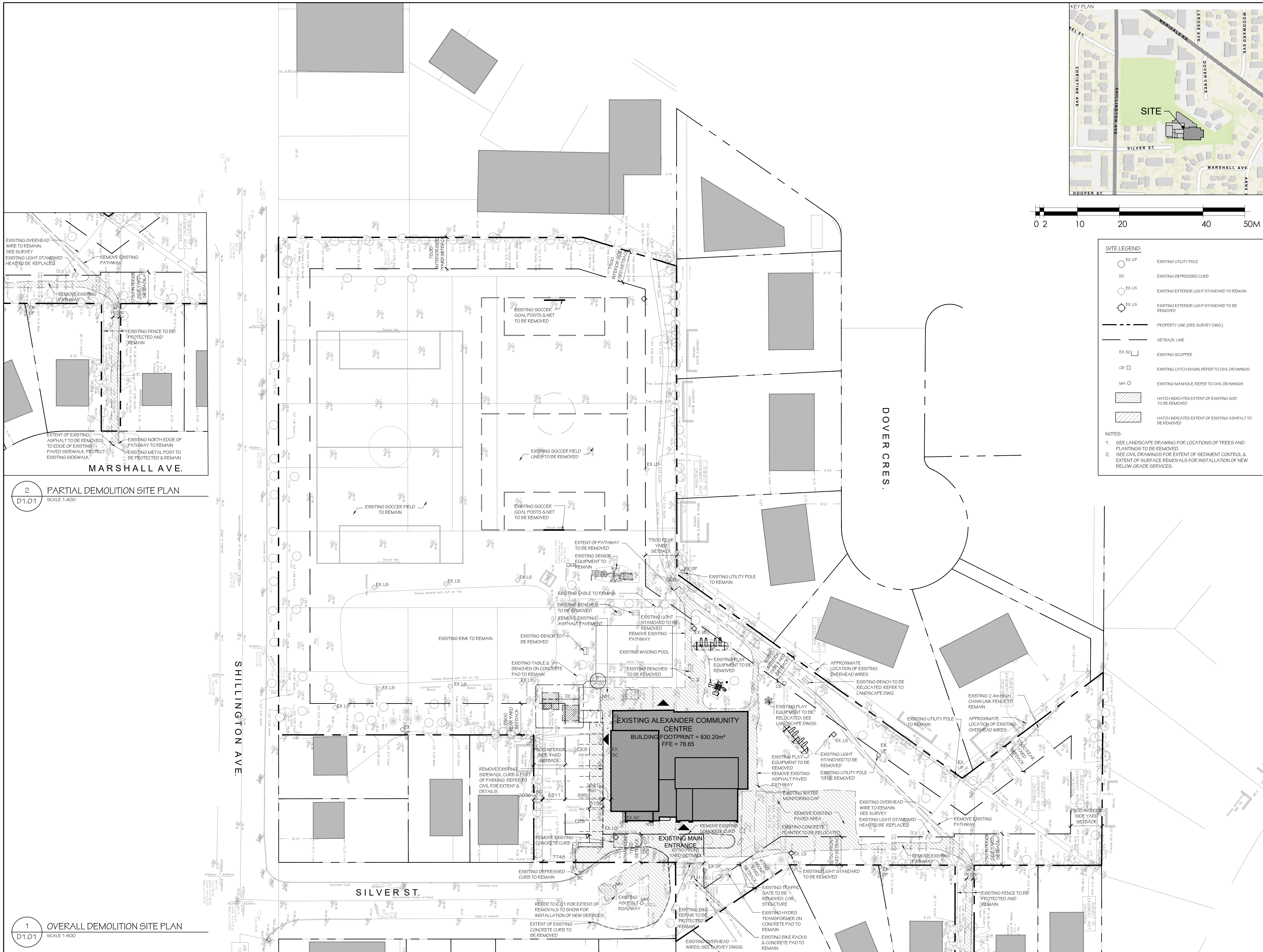
CONSULTANT / EXPERT-CONSEIL	CONSULTANT / EXPERT-CONSEIL
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PROJECT / LOCATION / PROJET / ENDROIT ALEXANDER COMMUNITY CENTRE EXPANSION 960 Silver Street OTTAWA, ONTARIO

DRAWING / DESSIN COVER PAGE

BUSINESS ENTITY / NUMÉRO DE L'ENTITÉ BUILDING NUMBER / NUMÉRO DU BÂTIMENT	SHEET NO. / FEUILLE NO. A0.00
CITY PROJECT NO. / NUMÉRO DE PROJET CF001822	CONS. PROJECT NO. / NUMÉRO DE PROJET 2570

ISSUED FOR
SITE PLAN RESUBMISSION
SEPTEMBER 03, 2026



SITE LEGEND:

- EX UP: EXISTING UTILITY POLE
- DC: EXISTING DEPRESSED CURB
- EX LS: EXISTING EXTERIOR LIGHT STANDARD TO REMAIN
- EX LS: EXISTING EXTERIOR LIGHT STANDARD TO BE REMOVED
- : PROPERTY LINE (SEE SURVEY DWG.)
- : SETBACK LINE
- EX SC: EXISTING SCUPPER
- CB: EXISTING CATCH BASIN, REFER TO CIVIL DRAWINGS
- MH: EXISTING MAN-HOLE, REFER TO CIVIL DRAWINGS
- [Hatched Box]: HATCH INDICATES EXTENT OF EXISTING SOD TO BE REMOVED
- [Hatched Box]: HATCH INDICATES EXTENT OF EXISTING ASPHALT TO BE REMOVED

NOTES:

- SEE LANDSCAPE DRAWING FOR LOCATIONS OF TREES AND PLANTINGS TO BE REMOVED.
- SEE CIVIL DRAWINGS FOR EXTENT OF SEDIMENT CONTROL & EXTENT OF SURFACE REMOVALS FOR INSTALLATION OF NEW BELOW GRADE SERVICES.

2 PARTIAL DEMOLITION SITE PLAN
D1.01 SCALE 1:400

1 OVERALL DEMOLITION SITE PLAN
D1.01 SCALE 1:400

INFRASTRUCTURE SERVICES
DESIGN AND CONSTRUCTION

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hobinarc.com

HOBIN ARCHITECTURE

6	ISSUED FOR SITE PLAN RESUBMISSION	26/09/23	MB
5	ISSUED FOR TENDER	26/08/21	MB
4	ISSUED FOR DEMOLITION/ABATEMENT TENDER	26/08/12	MB
3	ISSUED FOR 99% PERMIT	26/05/08	MB
2	ISSUED FOR 60% SUBMISSION	26/04/17	NB
1	ISSUED FOR SITE PLAN CONTROL	26/04/14	MB

DESIGNED BY / CONCEPTEUR	CHECKED BY / VÉRIFIÉ PAR
MB	

DRAWN BY / DÉSSINÉ PAR	SCALE / ÉCHELLE
MB	1:400

DETAIL NUMBER
1
SCALE
A1:1
SHEET NUMBER

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CONSULTANT / EXPERT-CONSEIL	CONSULTANT / EXPERT-CONSEIL

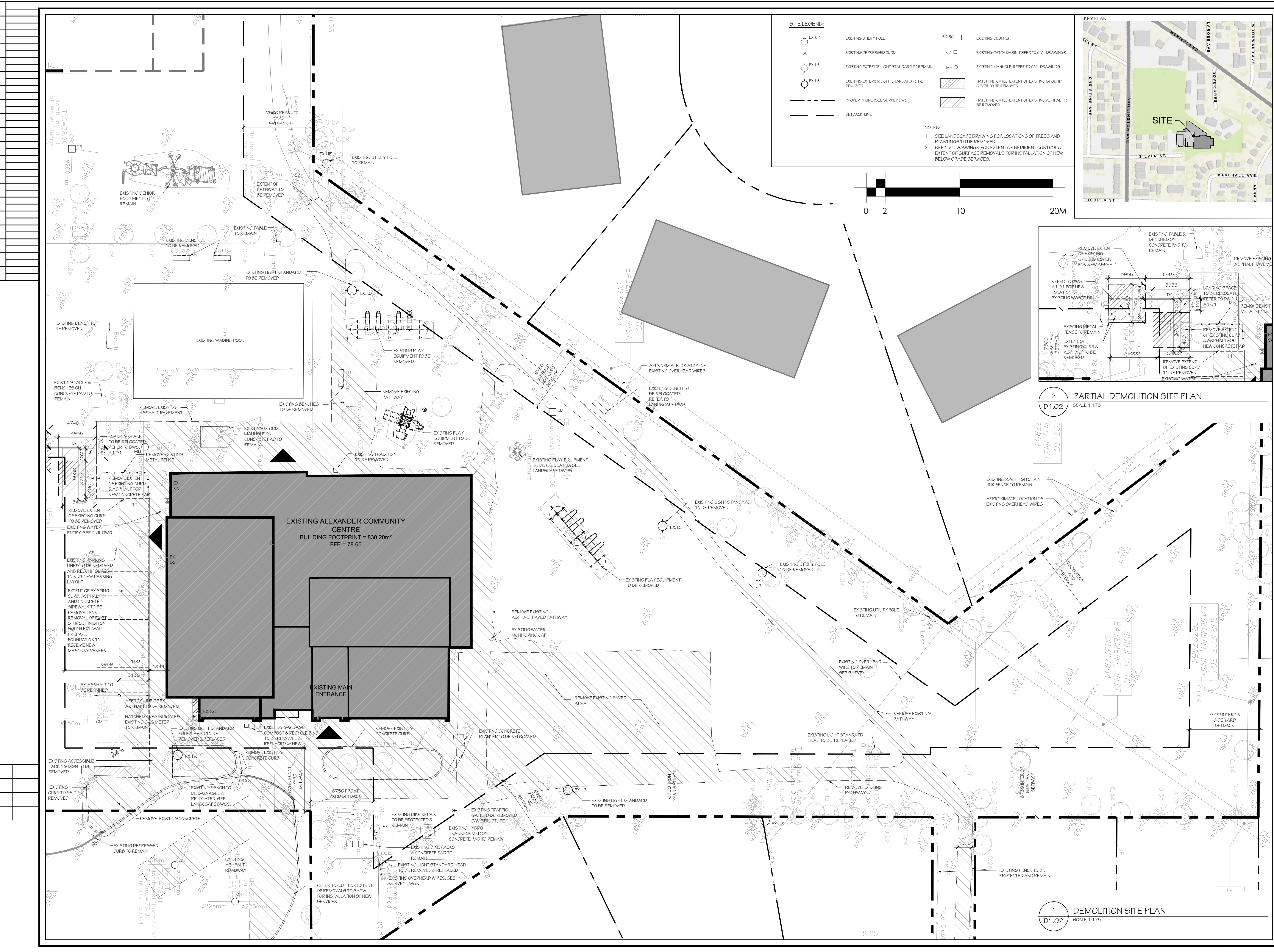
PROJECT / LOCATION / PROJET / ENDROIT
ALEXANDER COMMUNITY CENTRE EXPANSION

960 Silver Street
OTTAWA, ONTARIO

DRAWING / DESSIN
OVERALL DEMOLITION SITE PLAN

BUSINESS ENTITY / NUMÉRO DE L'ENTITÉ BUILDING NUMBER / NUMÉRO DU BÂTIMENT	SHEET NO. / FEUILLE NO.
CITY PROJECT NO. / NUMÉRO DE PROJET CF001822	CONS. PROJECT NO. / NUMÉRO DE PROJET 2570

D1.01



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HOBIN
ARCHITECTURE

7	ISSUED FOR SITE PLAN RESUBMISSION	26/09/23	MB
6	ISSUED FOR TENDER	26/06/14	MB
5	ISSUED FOR DEMOLITION/ABATEMENT TENDER	26/08/12	
4	ISSUED FOR 90% PERMIT	26/05/26	
3	ISSUED FOR 80% SUBMISSION	26/04/17	NB
2	ISSUED FOR SITE PLAN CONTROL	26/04/14	MB
1	ISSUED FOR 30% SUBMISSION	26/03/22	MB

DESIGNED BY / CONCEPAR

CHECKED BY / VERIFIER PAR

SCALE / ECHELLE

1:175

DETAIL NUMBER

1

DRAWING TITLE

SCALE

SHEET NUMBER

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CONSULTANT / EXPERT-CONSEIL

PROJECT / LOCATION / PROJET / ENDROIT

ALEXANDER COMMUNITY CENTRE EXPANSION

960 Silver Street
OTTAWA, ONTARIO

DRAWING / DESSIN

DEMOLITION SITE PLAN

BUSINESS ENTITY / NUMERO DE L'ENTITE
BUILDING NUMBER / NUMERO DU BATIMENT

CITY PROJECT NO. / NO. DE PROJET

CONS. PROJECT NO. / NUMERO DE PROJET

SHEET NO. / FEUILLE No.

D1.02

CF001822

2570

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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 (X): 87.63

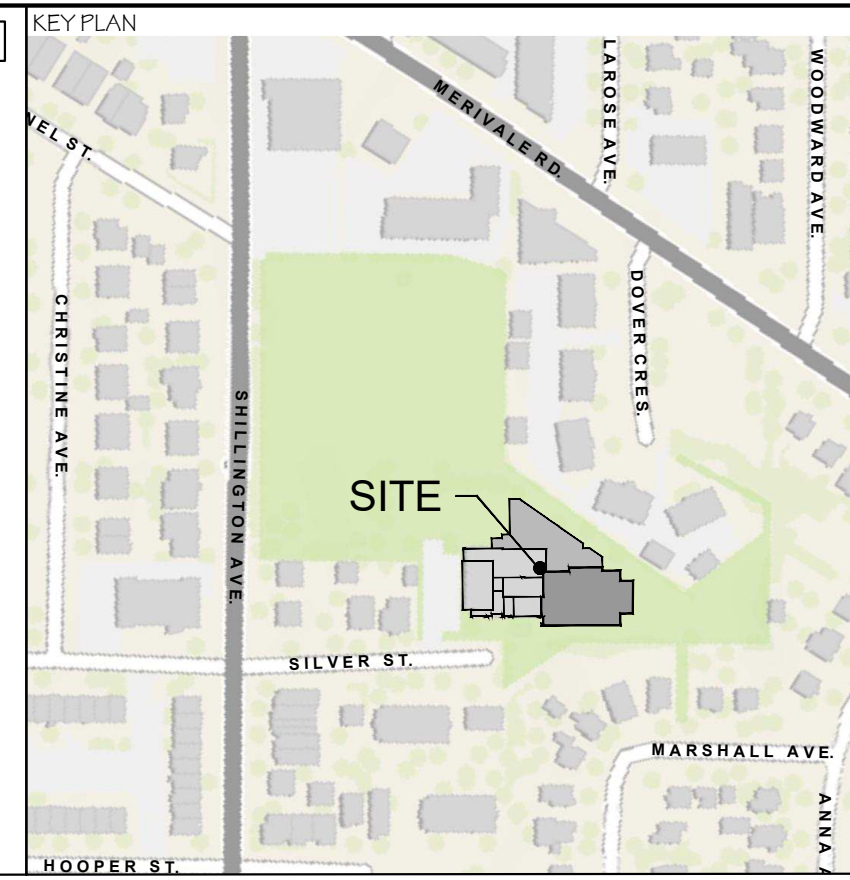
ZONING SUMMARY:	REQUIRED	PROVIDED
MIN. LOT AREA:	No min.	14,162.14m ²
MIN. LOT WIDTH:	6.00m	197.22m
BUILDING HEIGHT:	15.00m max.	8.75m
PER TABLE 1102A OF PART 11 OF ZONING BY-LAW NO. 2028		
ACCESSORY STRUCTURE/ PLAYGROUND	6.00m max.	less than 6.00m

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	100.69m
REAR YARD	6.75m	6.75m

PARKING & LOADING	REQUIRED	PROVIDED
VEHICLE PARKING	NONE	11 EXISTING
LOADING SPACES	1	1 EXISTING
PER SECTION 610, BY-LAW 2028		

BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE SPACES	16	8 NEW 8 EXISTING
INCLUSIVE BIKE SPACE	1	1 NEW
AS PER TABLE 612C, SECTION 6, BY-LAW 2028		
TOTAL	16	18

BUILDING SUMMARY:	
CITY OF OTTAWA ZONING GFA:	
ZONING GFA	
BASEMENT	15.13m ²
GROUND FLOOR	1,231.16m ²
TOTAL ZONING GFA	1,246.29m ²
ONTARIO BUILDING CODE (OBC) GFA:	
OBC GFA	
GROUND FLOOR	2,050.89m ²
TOTAL OBC GFA	2,050.89m ²

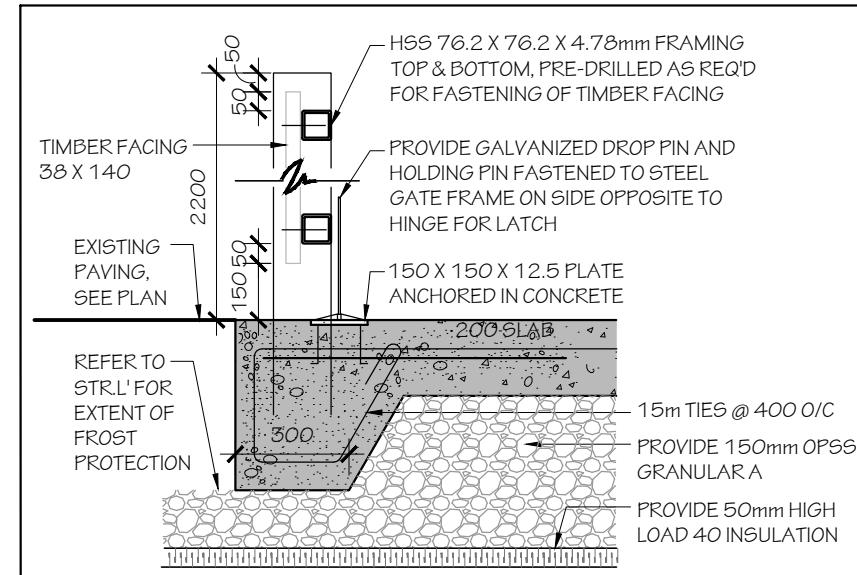


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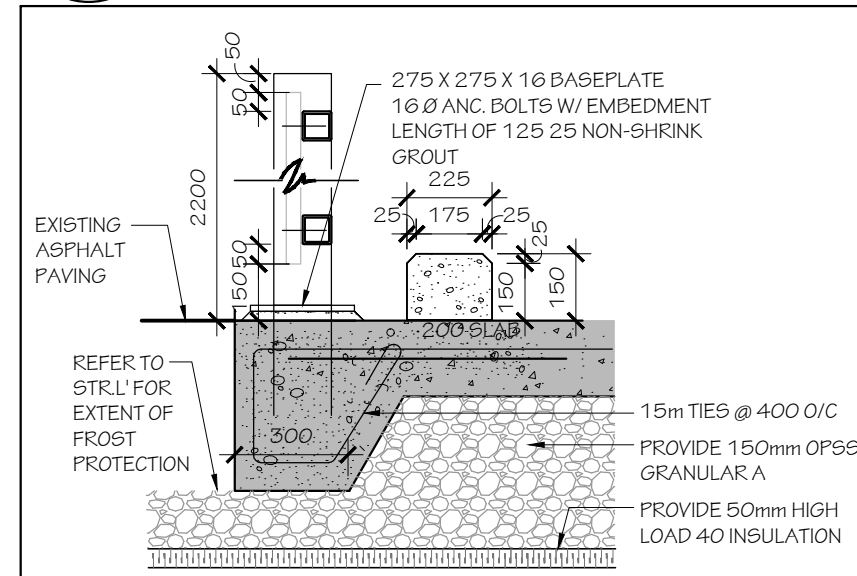
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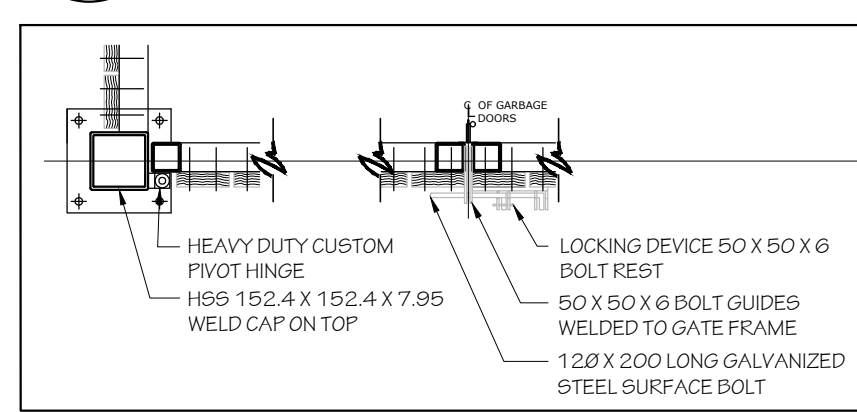
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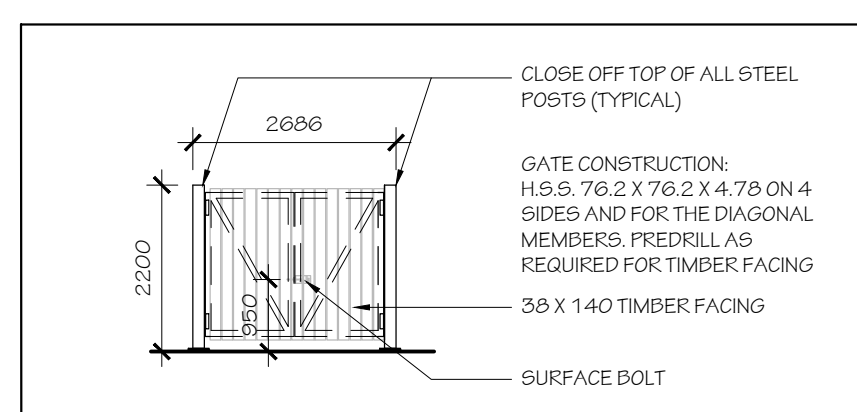
8 GARBAGE ENCLOSURE SECTION
A1.01 SCALE 1:20



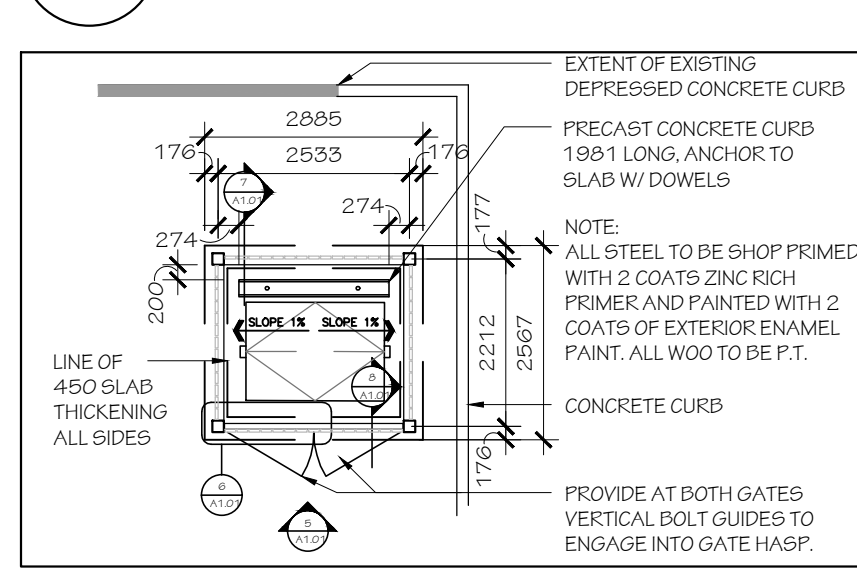
7 GARBAGE ENCLOSURE SECTION
A1.01 SCALE 1:20



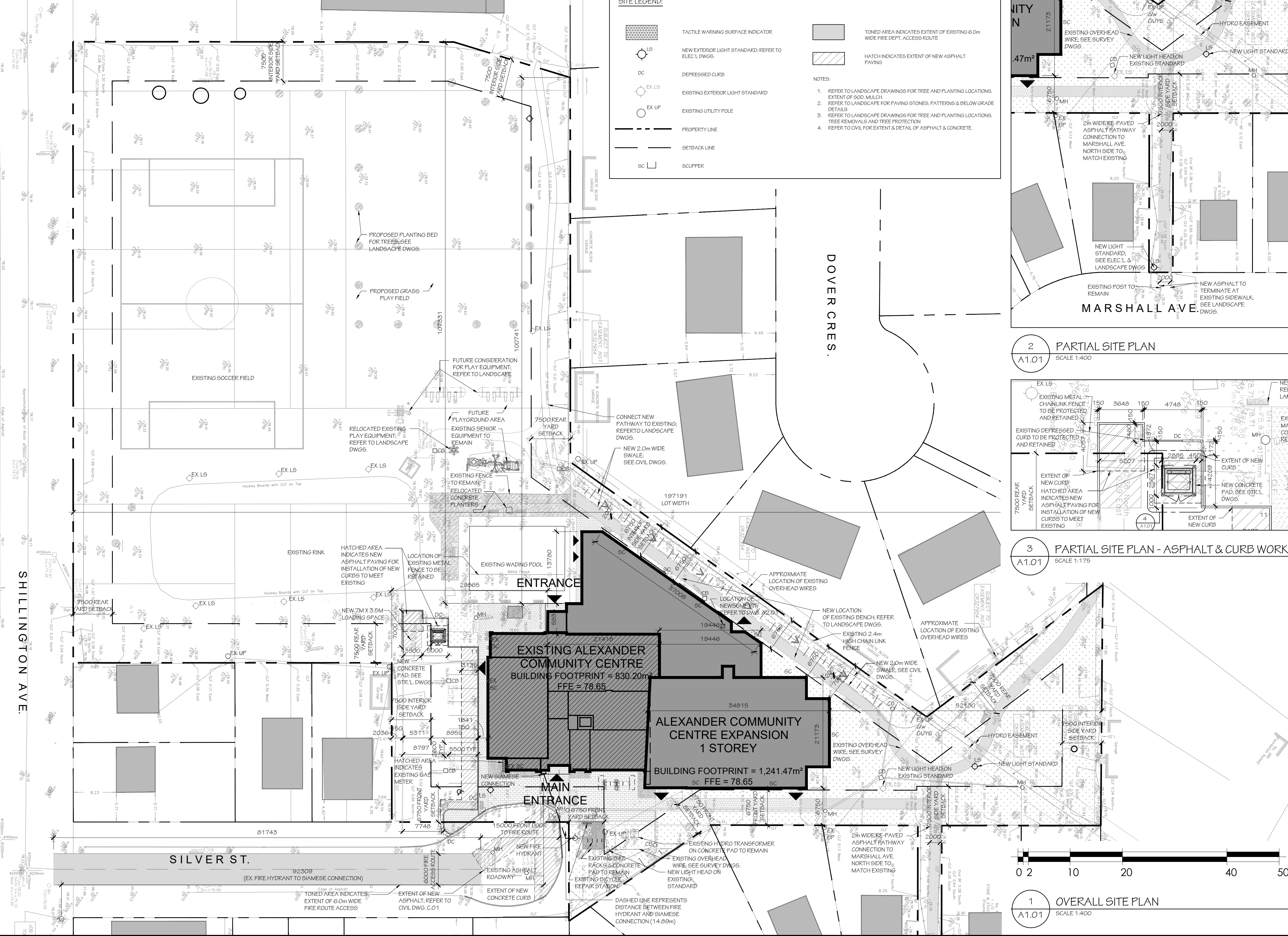
6 GARBAGE ENCLOSURE ELEVATION
A1.01 SCALE 1:100



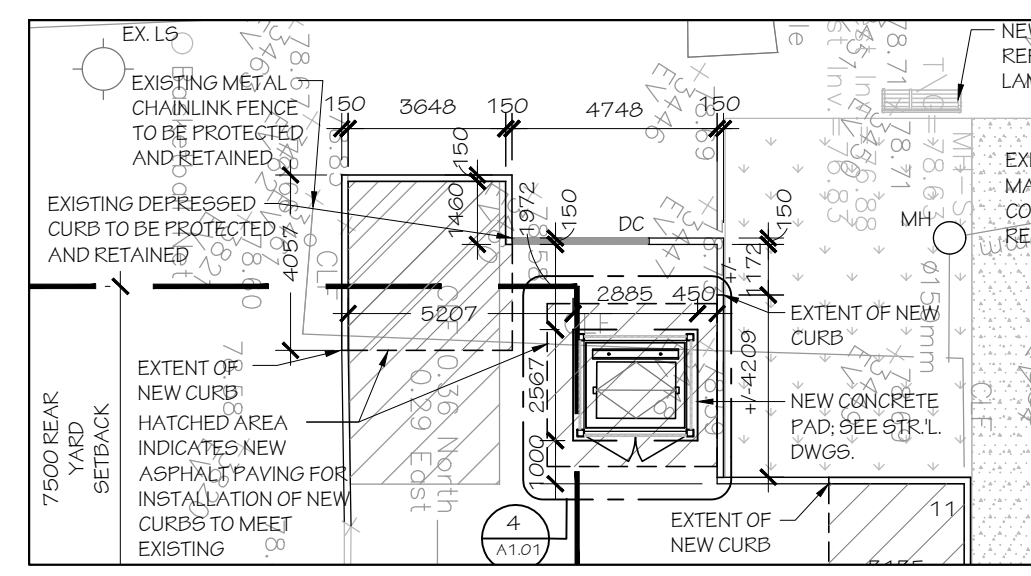
5 GARBAGE ENCLOSURE ELEVATION
A1.01 SCALE 1:100



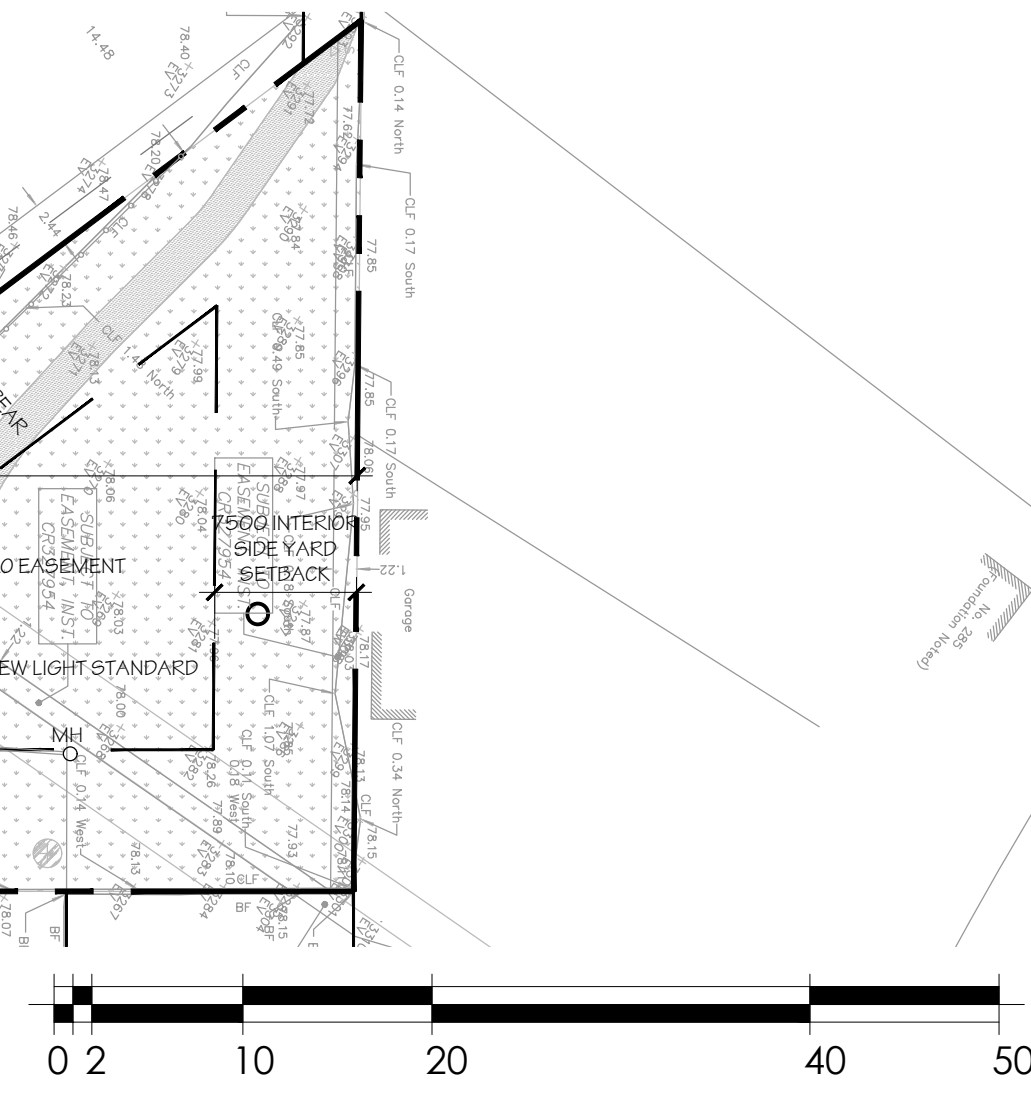
4 GARBAGE ENCLOSURE PLAN
A1.01 SCALE 1:100



2 PARTIAL SITE PLAN
A1.01 SCALE 1:400



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



1 OVERALL SITE PLAN
A1.01 SCALE 1:400

NUMBER	DESCRIPTION	DATE	INITIALS
1	ISSUED FOR SITE PLAN SUBMISSION	26/09/03	MB
2	ISSUED FOR TENDER	26/09/03	MB
3	ISSUED FOR 80% PERMIT	26/09/03	MB
4	ISSUED FOR 60% SUBMISSION	26/09/03	MB
5	ISSUED FOR SITE PLAN CONTROL	26/09/03	MB
6	ISSUED FOR 30% SUBMISSION	26/09/03	MB

DRAWN BY / DESIGNED PAR
MB
SCALE / ECHELLE
1:400

DETAIL NUMBER
1
DRAWING TITLE
A1.1
SCALE
SHEET NUMBER

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ONTARIO ASSOCIATION
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LICENCE
3049
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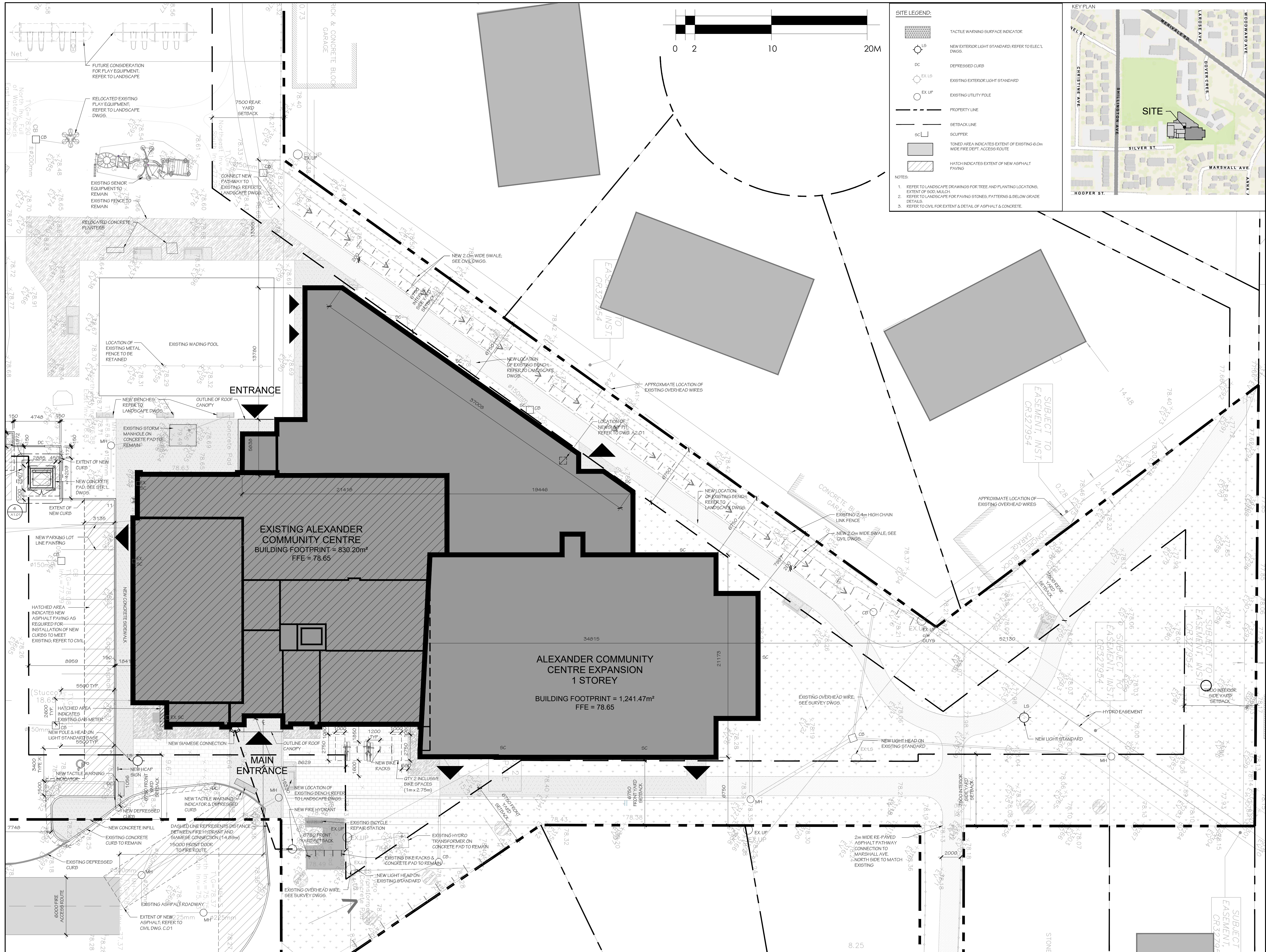
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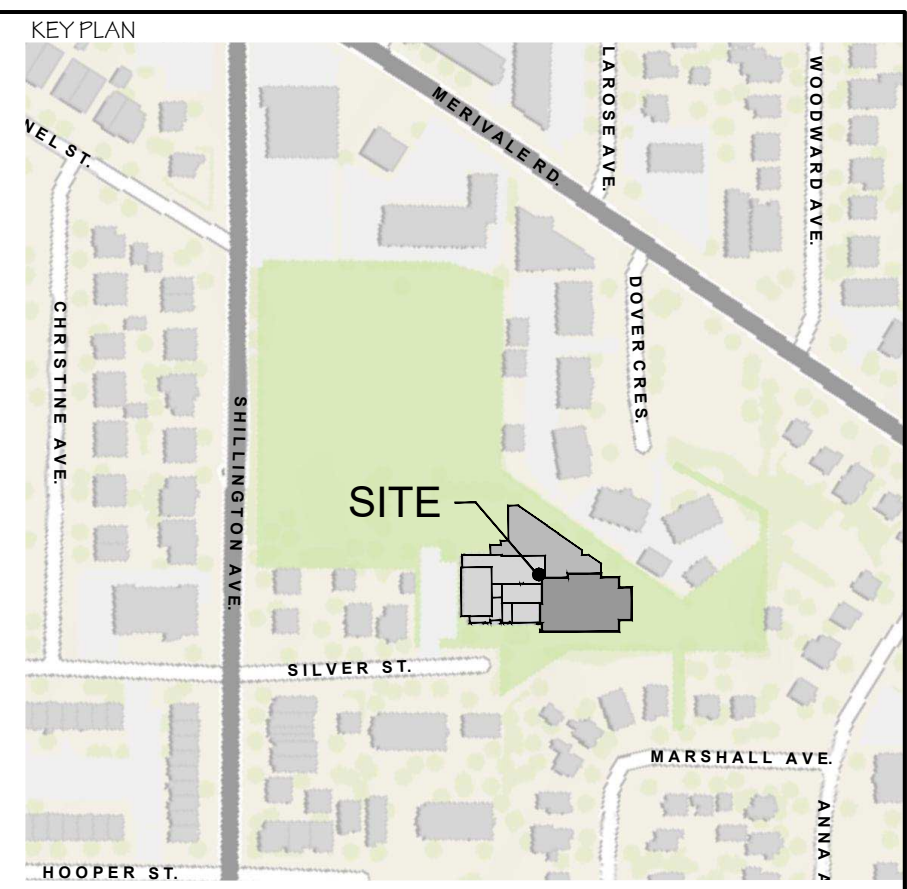


SITE LEGEND:

- TACTILE WARNING SURFACE INDICATOR
- NEW EXTERIOR LIGHT STANDARD, REFER TO ELEC'L DWGS.
- DEPRESSED CURB
- EXISTING EXTERIOR LIGHT STANDARD
- EXISTING UTILITY POLE
- PROPERTY LINE
- SETBACK LINE
- SCUTTER
- TONED AREA INDICATES EXTENT OF EXISTING 6.0m WIDE FIRE DEPT. ACCESS ROUTE
- HATCH INDICATES EXTENT OF NEW ASPHALT PAVING

NOTES:

- REFER TO LANDSCAPE DRAWINGS FOR TREE AND PLANTING LOCATIONS.
- REFER TO LANDSCAPE DRAWINGS FOR PAVING STONES, PATTERNS & BELOW GRADE DETAILS.
- REFER TO CIVIL FOR EXTENT & DETAIL OF ASPHALT & CONCRETE.



INFRASTRUCTURE SERVICES
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HOBIN ARCHITECTURE

6	ISSUED FOR SITE PLAN RESUBMISSION	260903	MB
5	ISSUED FOR TENDER	260821	MB
4	ISSUED FOR 90% PERMIT	260526	MB
3	ISSUED FOR 80% SUBMISSION	260417	MB
2	ISSUED FOR SITE PLAN CONTROL	260414	MB
1	ISSUED FOR 30% SUBMISSION	260322	MB

NUMBER / 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