

**ANGULAR PLANE SECTION** \*Reference from Urban Design Guidelines for High-rise Buildings, page 18

**SITE INFORMATION**

ZONING	AM		
SITE AREA	Total Site Area: 1,601m <sup>2</sup>		
SETBACKS	F.Y.	S.Y.	R.Y.
	0m	0m	7.5m

**DEVELOPMENT STATISTICS**

HEIGHT	Commercial Ground Floor: 1 Storey (4.5m)		
	Residential: 8 Storeys (24m)		
Total:	9 Storeys (28.2m)		

**RESIDENTIAL UNITS**

Apartments: 51  
Assumes an 85% efficiency

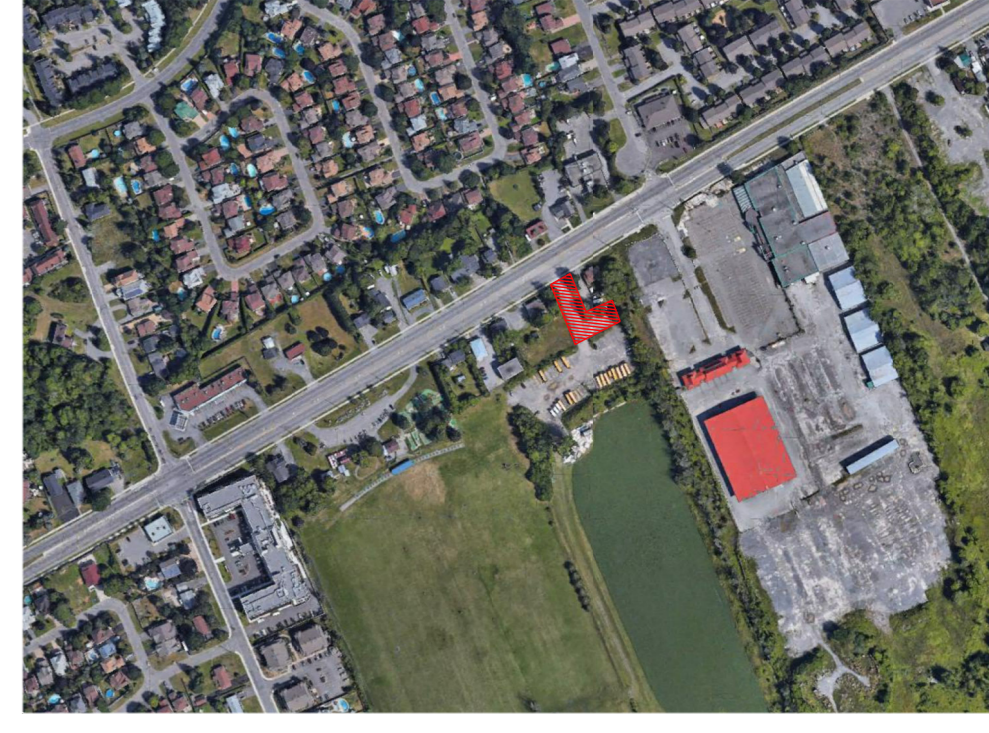
GFA	Retail	Residential
	204m <sup>2</sup>	4,094m <sup>2</sup>

PARKING	Underground - TBD
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**NOTES**

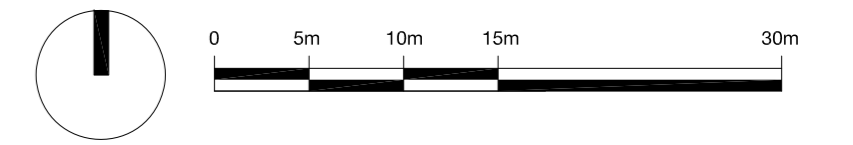
1. Assumes typical Residential floor height of 3m. Assumes Retail Ground floor height of 5m.
2. For the purpose of this concept, an average of 80m<sup>2</sup> (860sf) unit size is used to calculate approximate total number of units.
3. \*GFA: as defined in City of Ottawa Zoning Bylaw means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls, but excluding areas dedicated for uses such as mechanical and electrical rooms, common hallways, corridors, staircases and elevators, interior amenities, bicycle storage and parking. Assume 85% efficiency for Retail, Office and Apartment buildings. Areas are approximate. Building includes interior amenity areas for the residents.
4. The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.

**245 & 275  
LAMARCHE AVE  
(INNES RD)  
OTTAWA**  
Concept Plan - Option 1



**LEGEND**

	PROPOSED BUILDING
	AMENITY SPACE
	PROPERTY BOUNDARY
	SETBACKS



3	CONCEPT PLANS	2022.08.12	TK
2	CONCEPT PLANS	2022.08.02	TK
1	BASE PLAN	2022.07.27	TK
No.	REVISION	DATE	BY

**CLIENT**  
**CAIVAN**

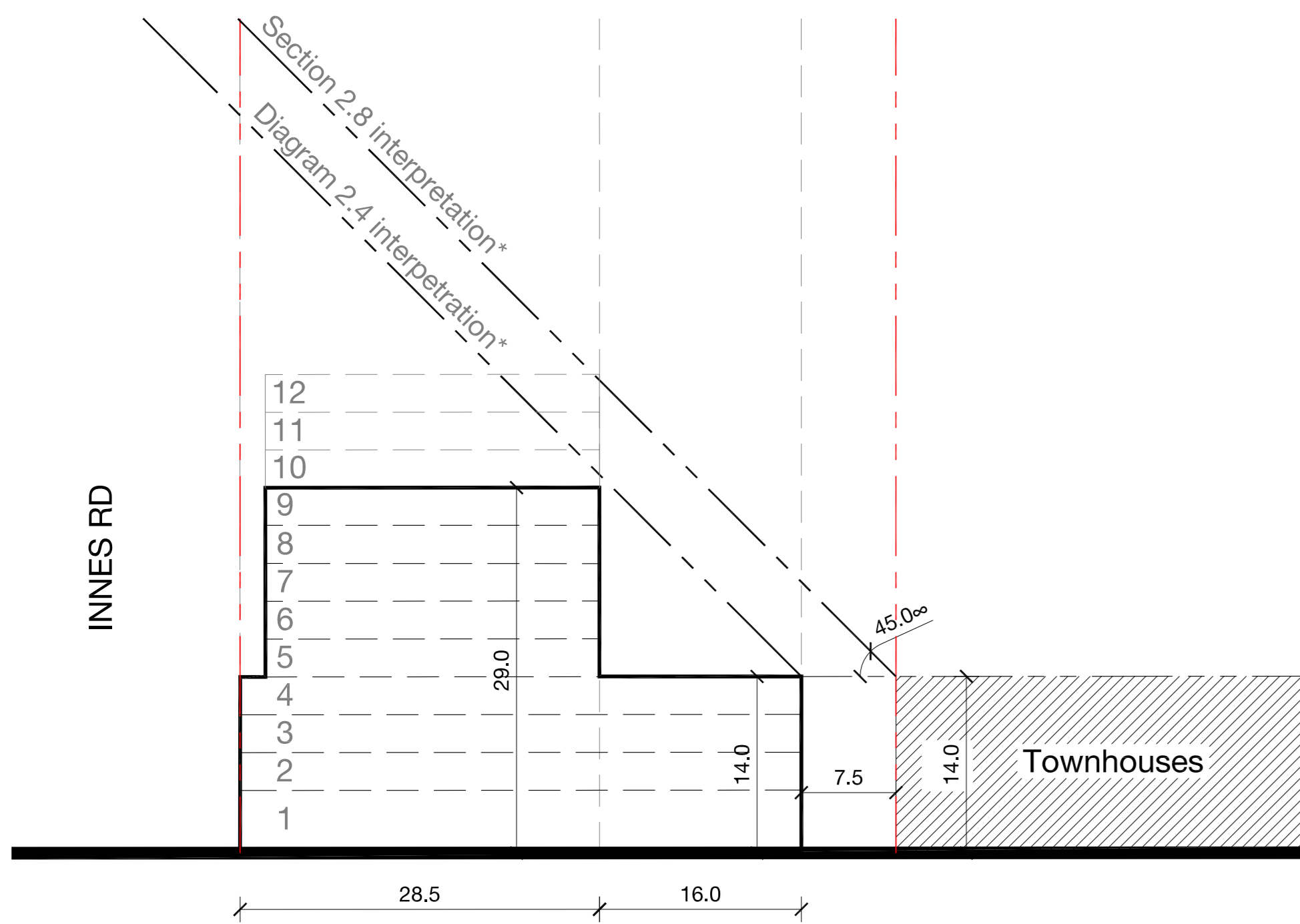
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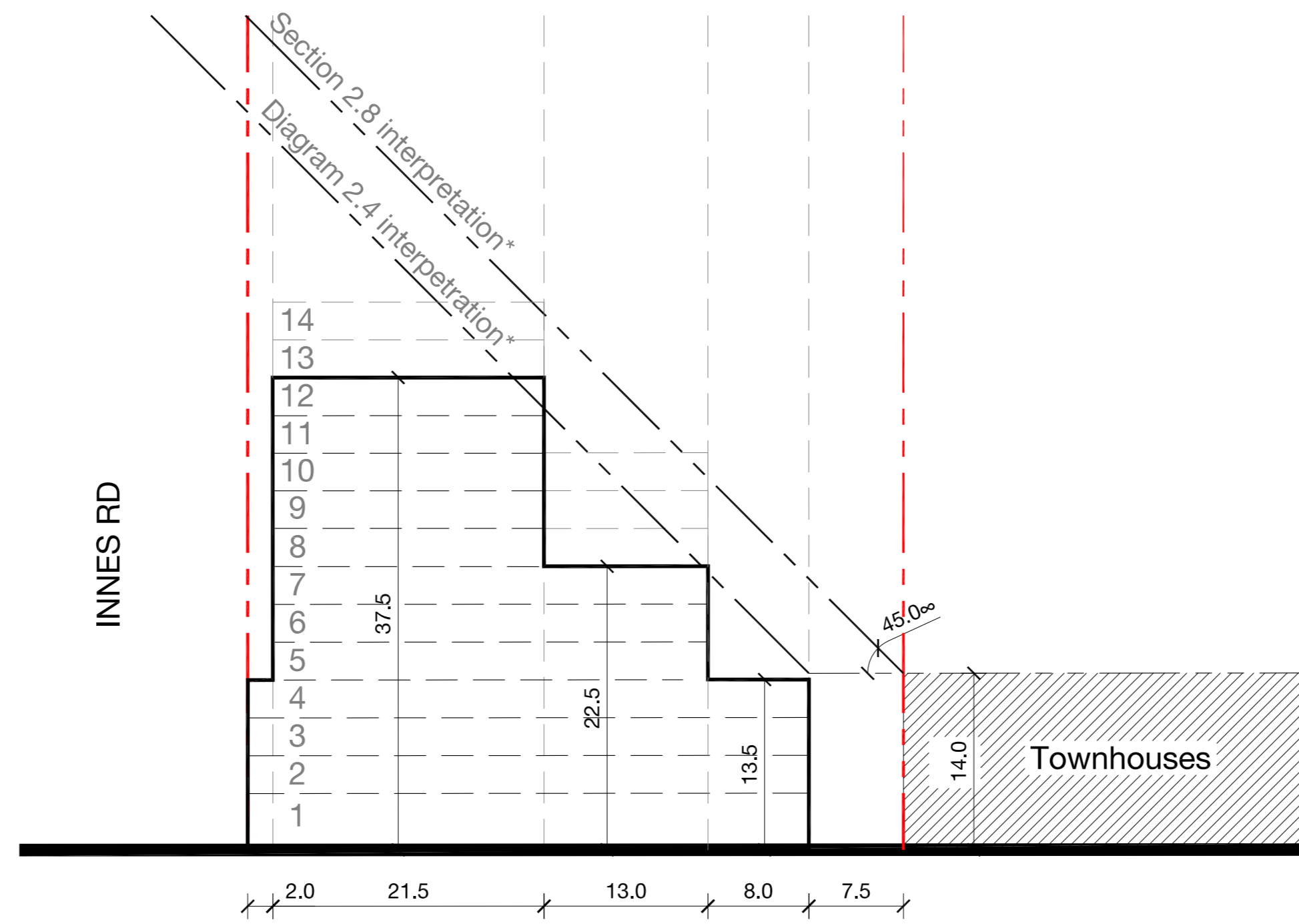
DESIGNED	TK
REVIEWED	RP
DATE	2022.07.27

**P1**

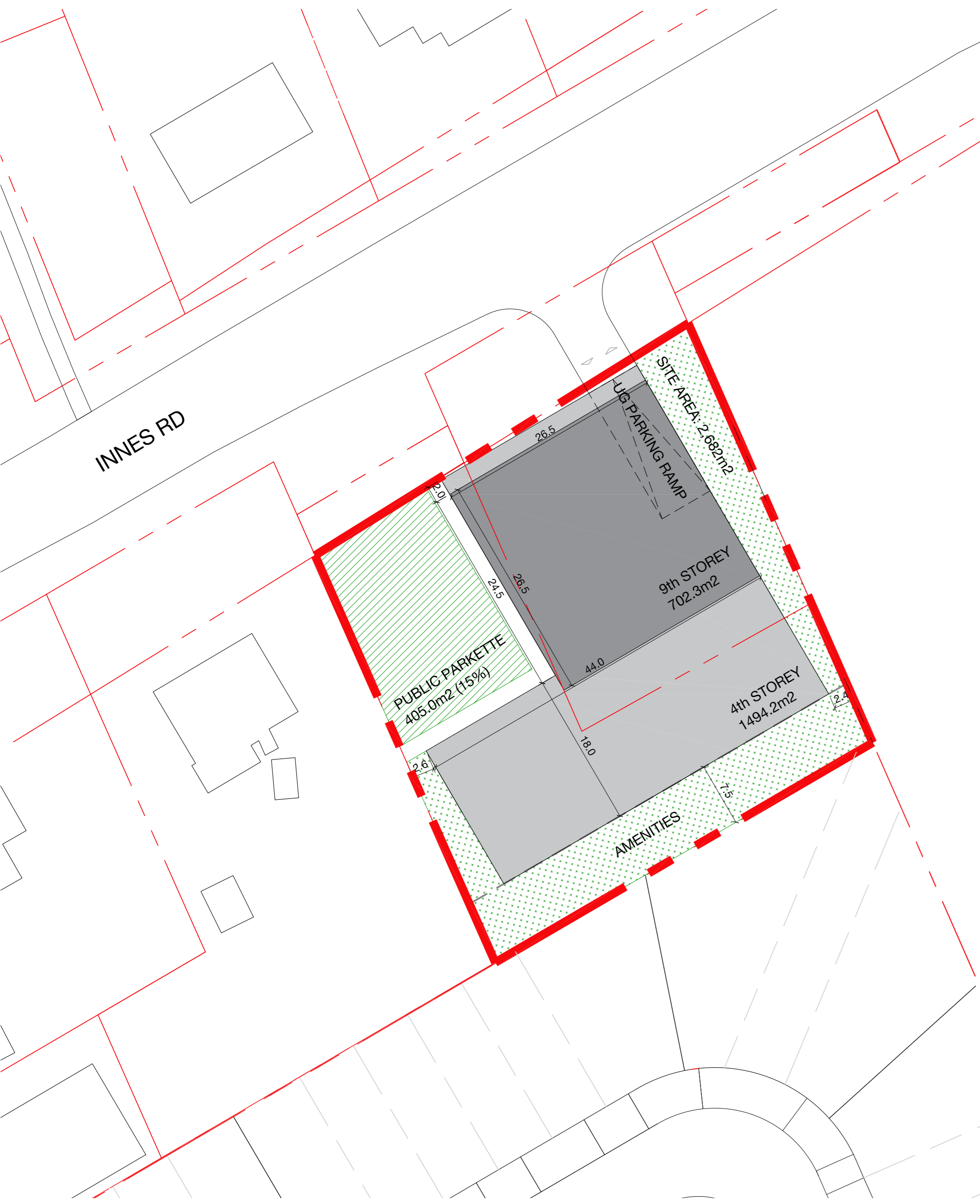
**Disclaimer:** Fotenn was hired on behalf of Caivan to simulate future development that could potentially occur along the ~50-53m deep parcels on Innes Rd, east of LamarCHE Ave. This development study has been prepared at a high level, rather than a detailed concept of each property. It should be understood that not all properties shown will develop in the form depicted in this document and that the building heights and forms, setbacks and buffers shown in the concept drawings do not form a planning opinion by Fotenn on individual properties.



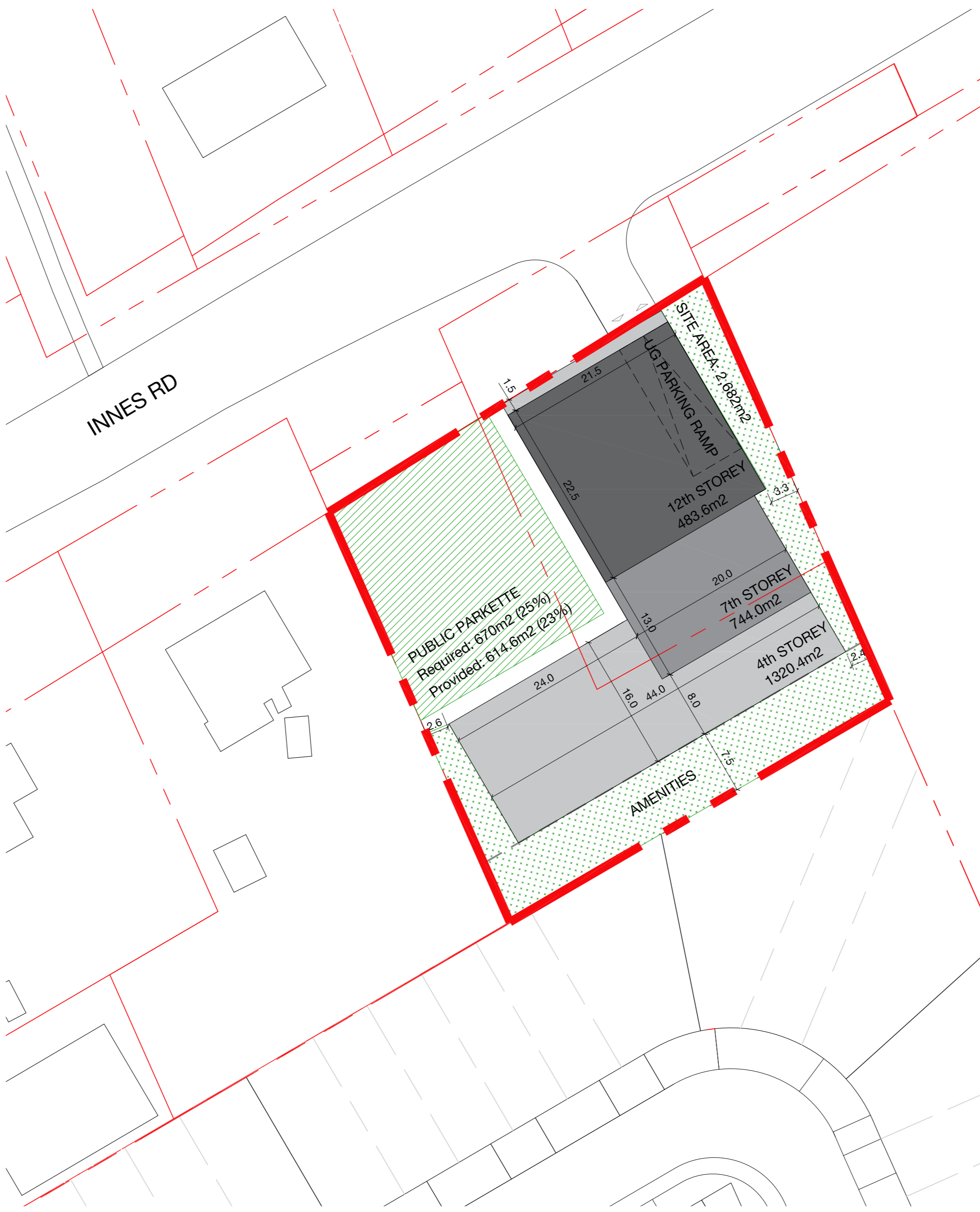
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**ANGULAR PLANE SECTION** \*Reference from Urban Design Guidelines for High-rise Buildings, page 18



**OPTION A**



**OPTION B**

**SITE INFORMATION**

ZONING AM

SITE AREA (assumes consolidation of 2 parcels)  
Total Site Area: 2,682m<sup>2</sup>

SETBACKS F.Y. S.Y. R.Y.  
0m 0m 7.5m

**DEVELOPMENT STATISTICS**

HEIGHT - Option A  
Commercial Ground Floor: 1 Storey (4.5m)  
Residential: 8 Storeys (24m)  
Total: 9 Storeys (28.5m)

HEIGHT - Option B  
Commercial Ground Floor: 1 Storey (4.5m)  
Residential: 11 Storeys (33m)  
Total: 12 Storeys (37.5m)

**RESIDENTIAL UNITS**

Apartments:  
Option A: 95  
Option B: 100  
Assumes an 85% efficiency

GFA	Retail	Residential
Option A	448m <sup>2</sup>	7,618m <sup>2</sup>
Option B	448m <sup>2</sup>	7,994m <sup>2</sup>

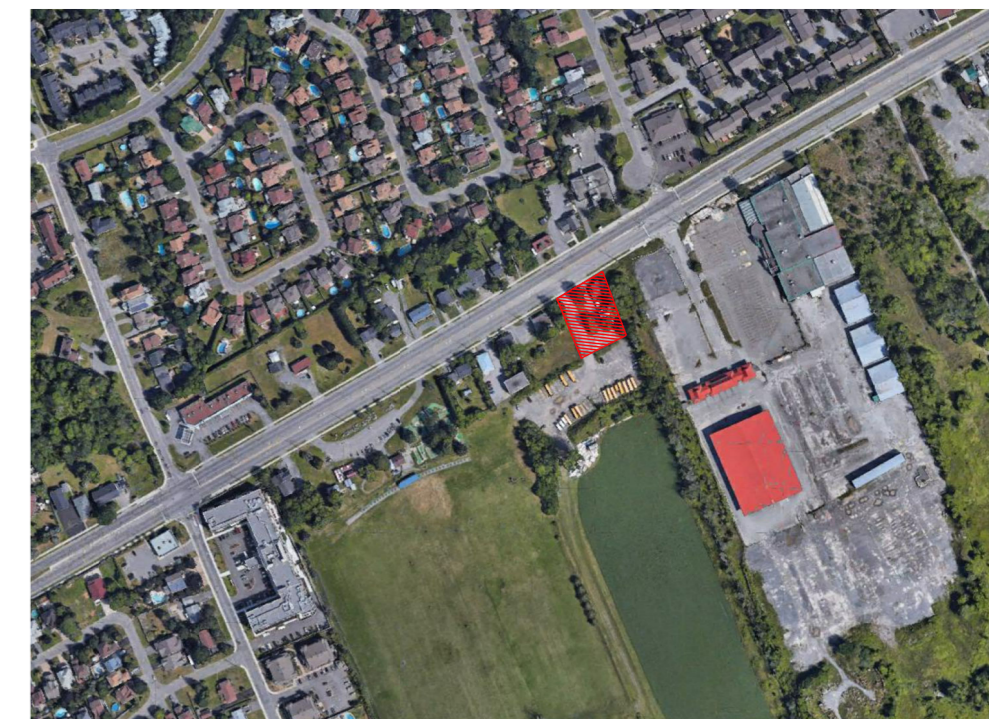
PARKLAND	Required	Provided
Option A	402m <sup>2</sup> (15%)	405m <sup>2</sup>
Option B	670m <sup>2</sup> (25%)	615m <sup>2</sup>

PARKING Underground - TBD

**NOTES**

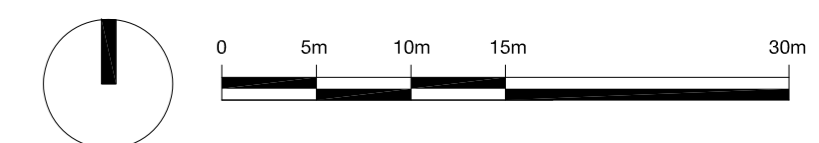
- Assumes typical Residential floor height of 3m. Assumes Retail Ground floor height of 4.5m.
- For the purpose of this concept, an average of 80m<sup>2</sup> (860sf) unit size is used to calculate approximate total number of units.
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- The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.
- This concept considers lot consolidation.

**245 & 275 LAMARCHE AVE (INNES RD) OTTAWA**  
Concept Plan - Option 2



**LEGEND**

	PROPOSED BUILDING
	AMENITY SPACE
	PARKLAND DEDICATION
	PROPERTY BOUNDARY
	SETBACKS



No.	REVISION	DATE	BY
3	CONCEPT PLANS	2022.08.12	TK
2	CONCEPT PLANS	2022.08.02	TK
1	BASE PLAN	2022.07.27	TK

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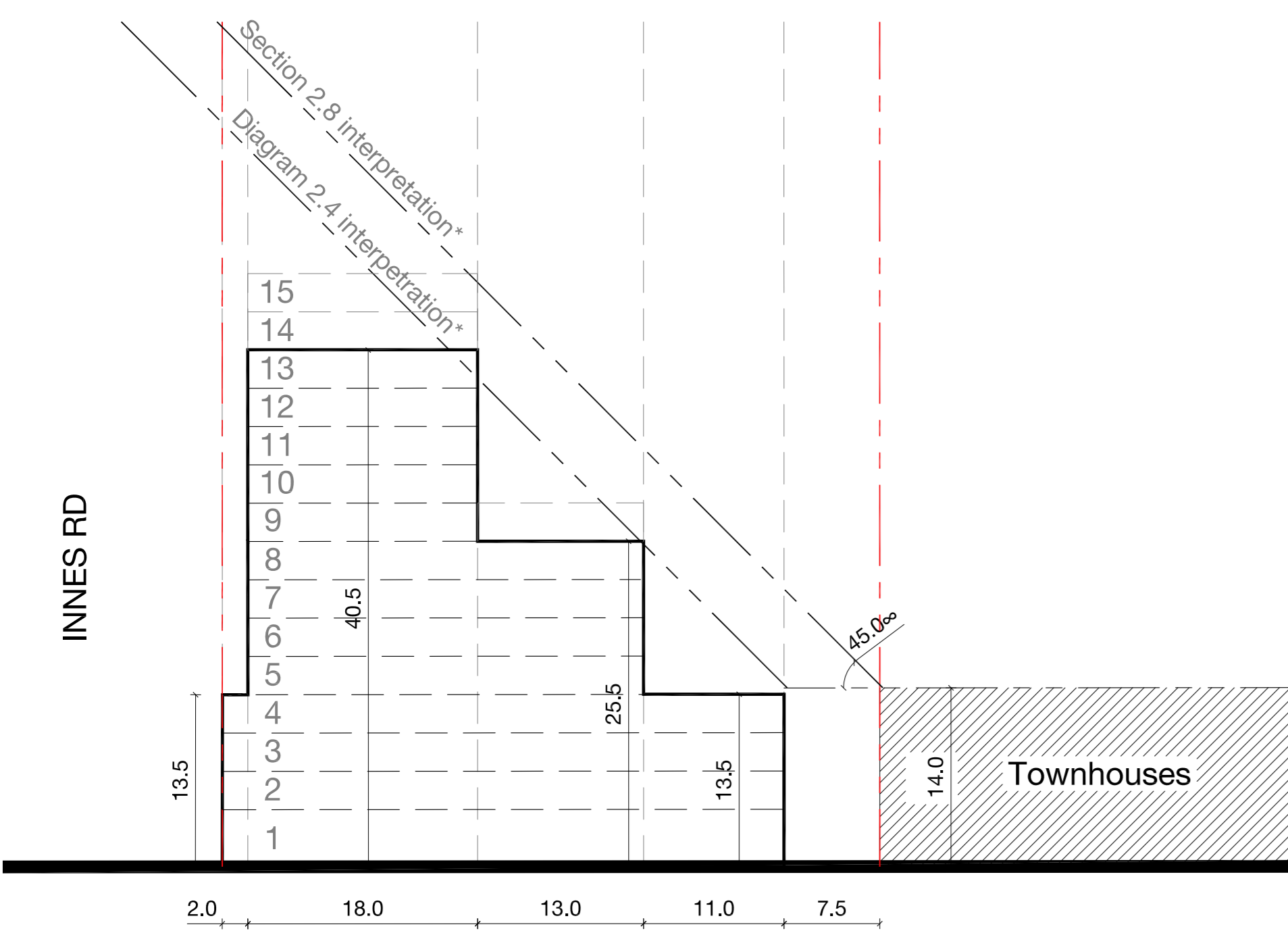
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613.730.5709 [www.fotenn.com](http://www.fotenn.com)

DESIGNED	TK
REVIEWED	RP
DATE	2022.07.27

**P2**

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**SITE INFORMATION**

ZONING	AM		
SETBACKS	F.Y.	S.Y.	R.Y.
	0m	0m	7.5m

SITE 1 AREA (assumes consolidation of 3 parcels)  
Total Site Area: 3,909m<sup>2</sup>

SITE 2 AREA (assumes consolidation of 3 parcels)  
Total Site Area: 4,510m<sup>2</sup>

**DEVELOPMENT STATISTICS**

HEIGHT	
Commercial Ground Floor:	1 Storey (4.5m)
Residential:	12 Storeys (33m)
Total:	12 Storeys (40.5m)

**RESIDENTIAL UNITS**

Apartments:  
Site 1: 156  
Site 2: 179  
Assumes an 85% efficiency

GFA	Retail	Residential
Site 1	1,281m <sup>2</sup>	12,503m <sup>2</sup>
Site 2	1,028m <sup>2</sup>	14,347m <sup>2</sup>

PARKLAND	Required	Provided
Site 1	977m <sup>2</sup> (25%)	991m <sup>2</sup>
Site 2	1127m <sup>2</sup> (25%)	1131m <sup>2</sup>

PARKING	Underground - TBD	
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**NOTES**

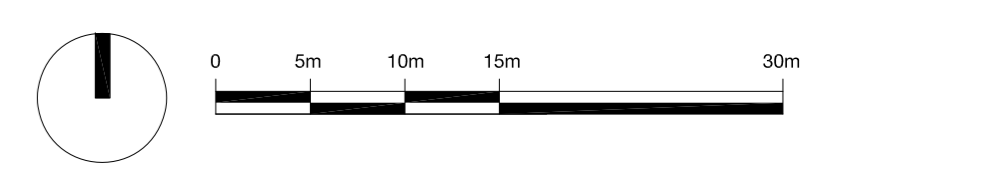
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**245 & 275  
LAMARCHE AVE  
(INNES RD)  
OTTAWA**  
Concept Plan - Option 3



**LEGEND**

	PROPOSED BUILDING
	AMENITY SPACE
	PARKLAND DEDICATION
	PROPERTY BOUNDARY
	SETBACKS



3	CONCEPT PLANS	2022.08.12	TK
2	CONCEPT PLANS	2022.08.02	TK
1	BASE PLAN	2022.07.27	TK
No.	REVISION	DATE	BY

**CLIENT**  
**CAIVAN**

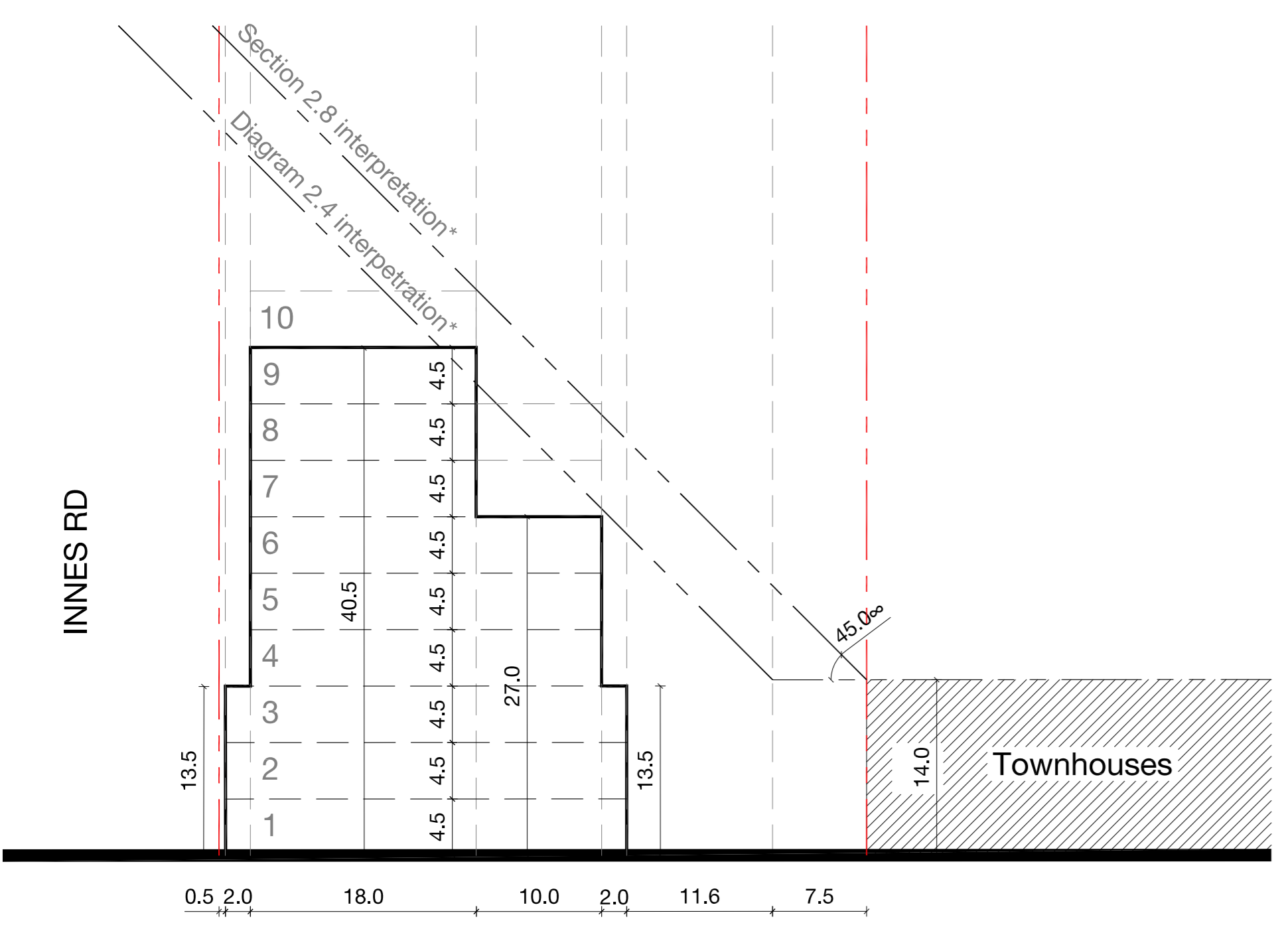
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**P3**



**ANGULAR PLANE SECTION** \*Reference from Urban Design Guidelines for High-rise Buildings, page 18



**SITE INFORMATION**

ZONING	AM		
SETBACKS	F.Y.	S.Y.	R.Y.
	0m	0m	7.5m

SITE 1 AREA (assumes consolidation of 3 parcels)	
Total Site Area:	3,909m <sup>2</sup>
SITE 2 AREA (assumes consolidation of 3 parcels)	
Total Site Area:	4,510m <sup>2</sup>

**DEVELOPMENT STATISTICS**

HEIGHT	
Commercial/ Office:	9 Storeys (40.5m)
Ground-Oriented Units:	3 Storeys (13.5m)
Total:	9 Storeys (40.5m)

GROUND-ORIENTED UNITS		
Site 1:	11	
Site 2:	11	

GFA	Retail/Office	G.O. Units
Site 1	11,462m <sup>2</sup>	1,838m <sup>2</sup>
Site 2	10,549m <sup>2</sup>	1,892m <sup>2</sup>

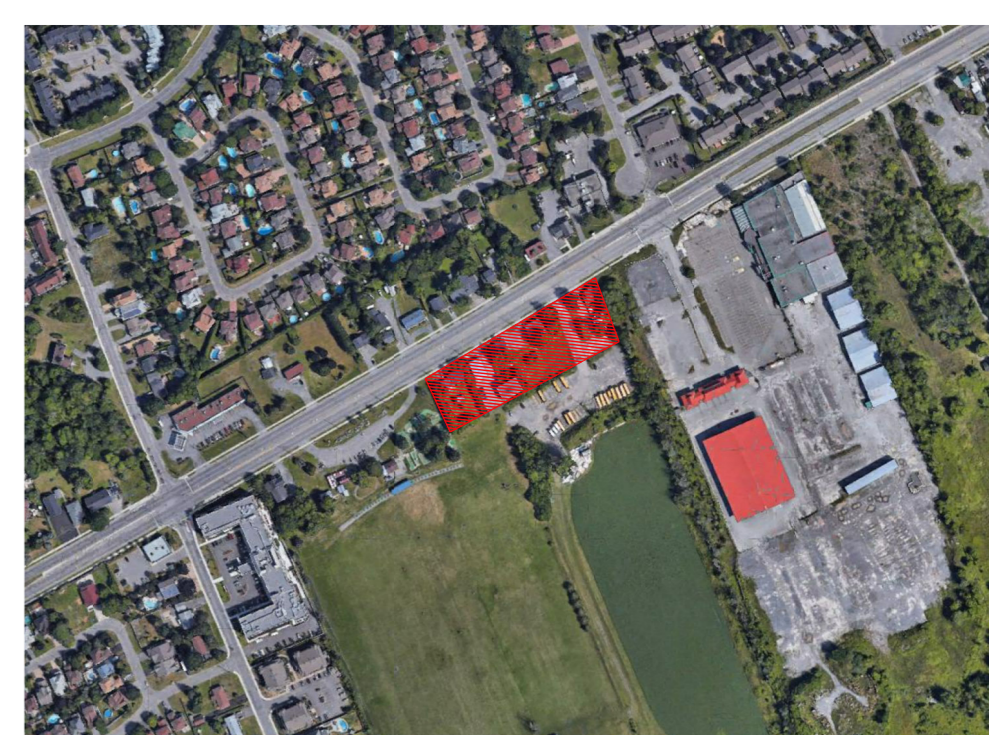
PARKLAND	Required	Provided
Site 1	236m <sup>2</sup>	TBD
Site 2	222m <sup>2</sup>	TBD

PARKING		
Site 1	20 surface parking + Underground (TBD)	
Site 2	30 surface parking + Underground (TBD)	

**NOTES**

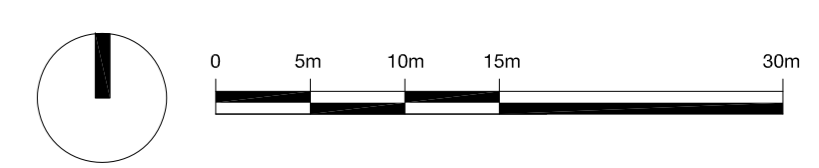
- Assumes Commercial/ Office floor height of 4.5m.
- \*GFA: as defined in City of Ottawa Zoning Bylaw means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls, but excluding areas dedicated for uses such as mechanical and electrical rooms, common hallways, corridors, staircases and elevators, interior amenities, bicycle storage and parking. Assume 85% efficiency for Retail, Office and Apartment buildings. Areas are approximate. Building includes interior amenity areas for the residents.
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**245 & 275  
LAMARCHE AVE  
(INNES RD)  
OTTAWA**  
Concept Plan - Option 4



**LEGEND**

	PROPOSED BUILDING
	AMENITY SPACE
	PROPERTY BOUNDARY
	SETBACKS



3	CONCEPT PLANS	2022.08.12	TK
2	CONCEPT PLANS	2022.08.02	TK
1	BASE PLAN	2022.07.27	TK
No.	REVISION	DATE	BY

**CLIENT  
CAIVAN**

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REVIEWED	RP
DATE	2022.07.27

**P4**