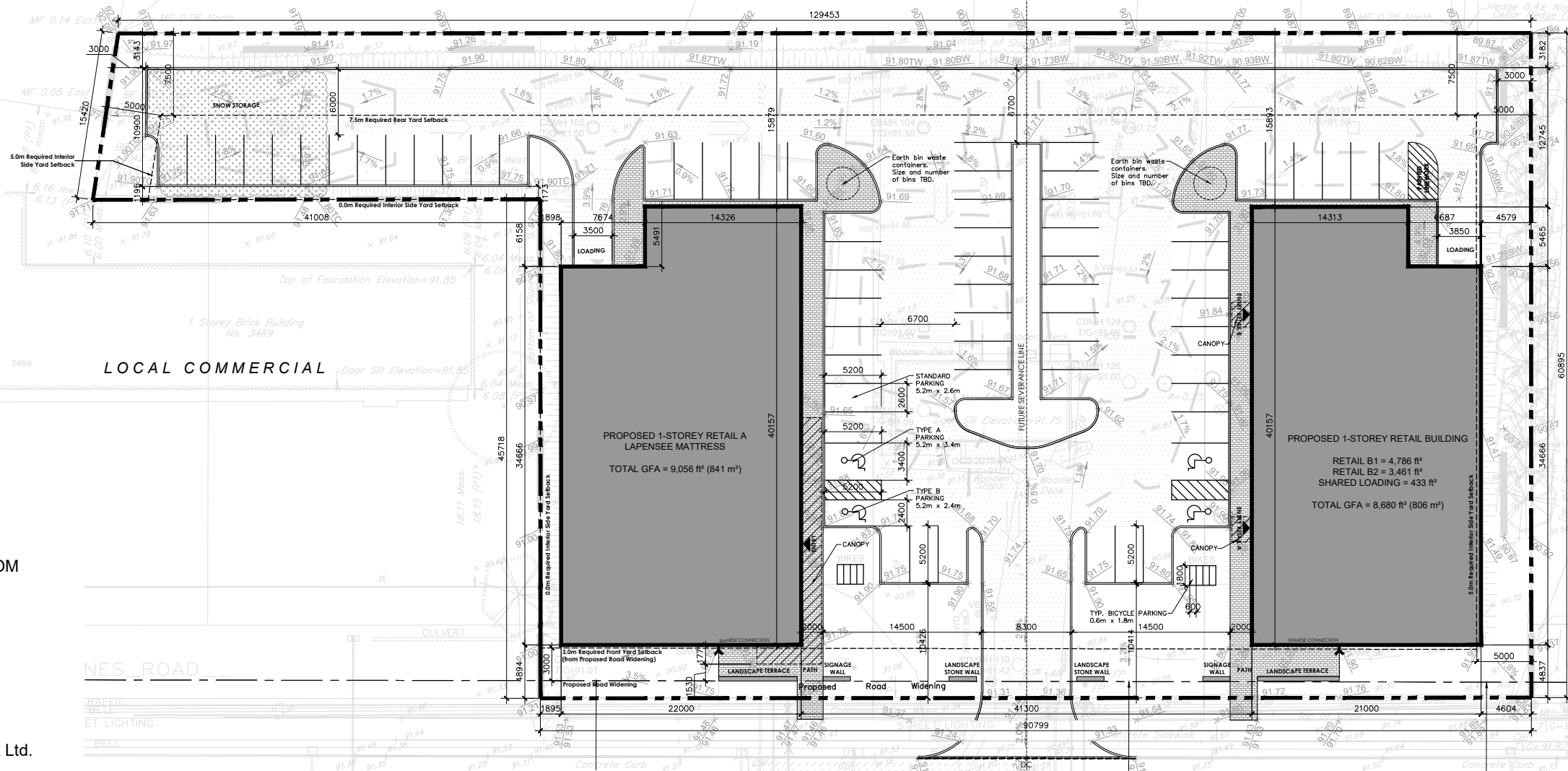


RESIDENTIAL

RESIDENTIAL



3493, 3497, 3499
INNES ROAD

CONCEPT PLAN

RETAIL A

LAPENSEE MATTRESS:
GFA = 9,056 ft² (841m²)

RETAIL B

RETAIL B1:
GFA = 4,786 ft²
RETAIL B2:
GFA = 3,461 ft²
SHARED LOADING = 433 ft²

TOTAL
GFA = 8,680 ft² (806 m²)

RESIDENTIAL

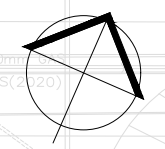
Note:
PROPERTY BOUNDARY DERIVED FROM
OFFICIAL SURVEY AND PLAN OF
ANNIS, O'SULLIVAN VOLLEBEKK LTD

PART 1 Plan of
PART OF LOT 5
CONCESSION 2 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Job No. 18187-18 Frami Pt Lt 5 Con 2 (OF) Glouc Sprp Topo D2

Comprehensive Zoning By-law 2008-250		
LC Zone Provisions (Section 189)	Required	Provided
Minimum Lot Width (m)	No Minimum	90.8
Minimum Lot Area (m²)	No Minimum	6136
Maximum Building Height (m)	12.5	6.5
Minimum Front Yard Setback (m)	3	4.8
Minimum Interior Side Yard Setback - Abutting Residential Zone (m) [East Lot Line]	5	4.5
Minimum Interior Side Yard Setback - Other Cases (m) [West Lot Line]	No Minimum	1.8
Minimum Rear Yard Setback (m)	7.5	15.8
Minimum Width of Landscaped Area - Abutting Street (m)	3	4.8
Minimum Width of Landscaped Area - Abutting Residential (m)	3	3
Parking Provisions (Sections 101, 110, 111 & 113)		
Minimum Bicycle Parking Rate - Retail Store [1 per 250m² of GFA]	7	8
Minimum Vehicle Parking Rate - Retail Store [3.4 per 100m² of GFA]	56	69
Minimum Loading Space Rate - Retail Store [350-999m² GFA]	0	2
Minimum Width of Landscaped Area Around Parking Lot - Abutting a Street (m)	3	10.5
Minimum Width of Landscaped Area Around Parking Lot - Not Abutting a Street (m)	1.5	1.1

INNES ROAD



DWG



Lapensée Mattress

SITE PLAN

SCALE 1:500
JULY 12, 2023

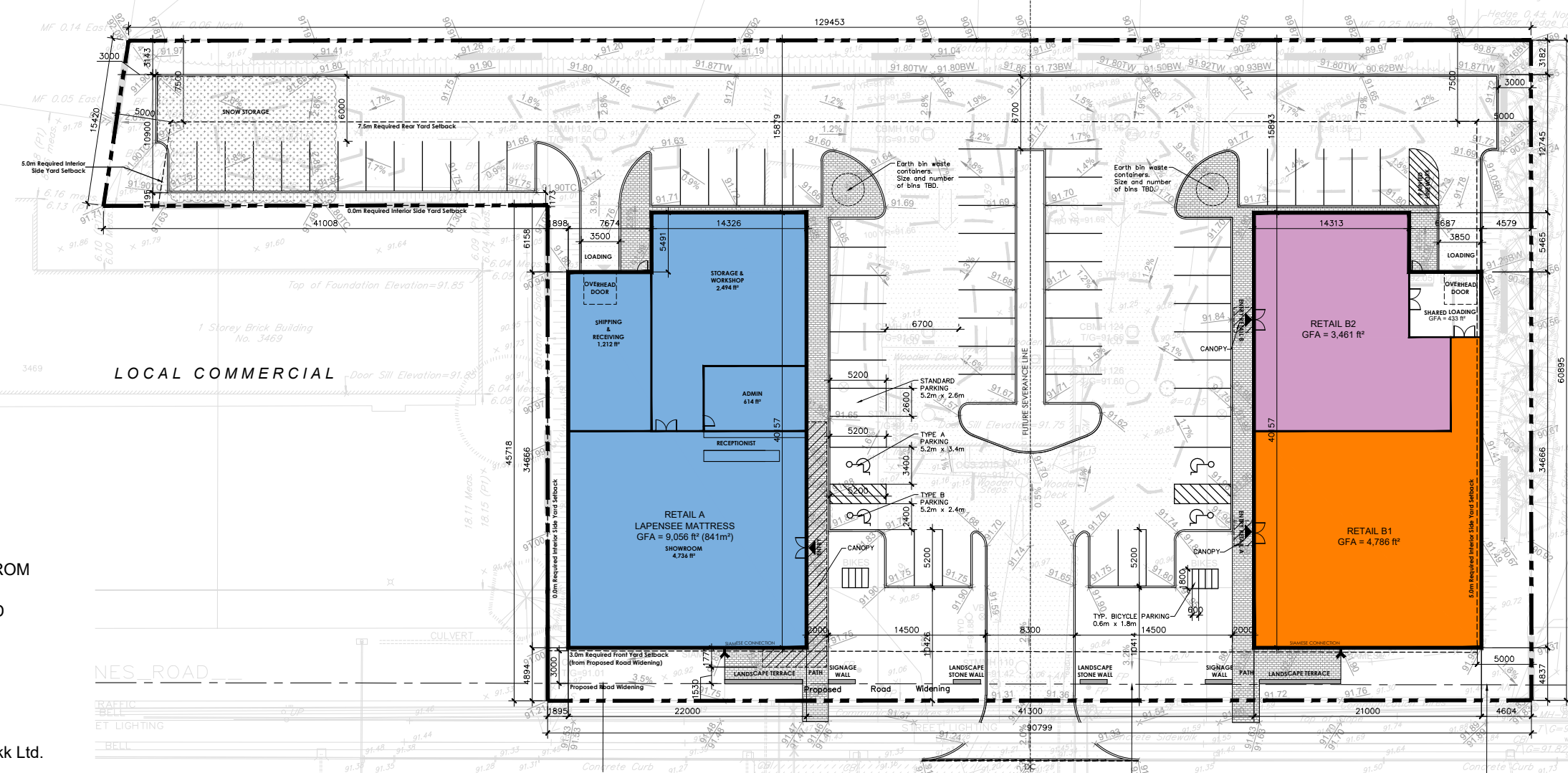
D07-12-22-0189

RESIDENTIAL

RESIDENTIAL

LOCAL COMMERCIAL

RESIDENTIAL



3493, 3497, 3499
INNES ROAD

CONCEPT PLAN

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INNES ROAD

DWG



GROUND FLOOR

SCALE 1:500
JULY 12, 2023

D07-12-22-0189