

SITE INFORMATION

ZONING			
Actual Zone:			IL2H(14-)h
Proposed Zone:		AM1	0 [XXXX] H(13.5)
SITE AREA			
Total Site Area:	-	1,165.50m2	.12 Ha
PARKING RATES			
Residential:		1.0 per	unit
Visitor:		0.2 per	unit
Retail:		3.4 per	100 m2 of GFA
HEIGHT	ZBL		
Maximum:	13.5m		
Minumum:	7.5m, 2 storey	s	
SETBACKS	F.Y.	S.Y.	R.Y.
	.0 m	.0 m	4.5 m

DEVELOPMENT STATISTICS

Apartments:		30
TOTAL BUILDING AREA	Retail	Residential
Proposed buildings:	161m2	2,581m2
GFA*	Retail	Residential
Proposed buildings:	137m2	2,194m2
*assumes an 85% efficiency		
PARKING	Required:	Provided:

PARKLAND DEDICATION		
Required:	117m2	10%
Provided:	CASH IN LIEU	
AMENITIES		
Required:		180m2

 $(176m^2 Outdoor + 97m^2 Indoor) = 273m^2$ Provided:

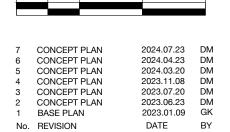
- 1. Assumes typical Residential floor height of 3m. Assumes Retail Ground floor height of 4.5m.
- 2. *GFA: as defined in City of Ottawa Zoning Bylaw means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls, but excluding areas dedicated for uses such as mechanical and electrical rooms, common hallways, corridors, staircases and elevators, interior amenities, bicycle storage and parking. Assume 80% efficiency for Retail, Office and Apartment buildings. Areas are approximate. Building includes interior amenity areas for the residents.
- 3. 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
- 4. This concept is part of a development concept report and should be interpreted as per findings and descriptions of such report.

3636 **Innes Road** Ottawa Concept Plan



_	LEGEND	
m2		PROPOSED BUILDING
		AMENITY SPACE
ed:		LANDSCAPING
33 6		RIGHT-OF-WAY WIDENING PROTECTION
5		SUBJECT PROPERTY BOUNDARY
44		PROPERTY BOUNDARY





GLENVIEW HOMES

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