



SITE INFORMATION

ZONING	
Actual Zone:	IL2H(14-h)
Proposed Zone:	AM10 [XXXX] H(13.5)

SITE AREA	
Total Site Area:	1,165.50m ² .12 Ha

PARKING RATES	
Residential:	1.0 per unit
Visitor:	0.2 per unit
Retail:	3.4 per 100 m ² of GFA

HEIGHT		ZBL	
Maximum:	13.5m		
Minimum:	7.5m, 2 storeys		

SETBACKS			
	F.Y.	S.Y.	R.Y.
	.0 m	.0 m	4.5 m

DEVELOPMENT STATISTICS

RESIDENTIAL UNITS	
Apartments:	30

TOTAL BUILDING AREA		
	Retail	Residential
Proposed buildings:	161m ²	2,581m ²

GFA*		
	Retail	Residential
Proposed buildings:	137m ²	2,194m ²
<small>*assumes an 85% efficiency</small>		

PARKING		
	Required:	Provided:
Residential:	30	33
Visitor:	6	6
Retail:	5	5
Total:	41	44

PARKLAND DEDICATION		
Required:	117m ²	10%
Provided:	CASH IN LIEU	

AMENITIES		
Required:	180m ²	
Provided:	(176m ² Outdoor + 97m ² Indoor) = 273m ²	

NOTES

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 legal survey.
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

- PROPOSED BUILDING
- AMENITY SPACE
- LANDSCAPING
- RIGHT-OF-WAY WIDENING PROTECTION
- SUBJECT PROPERTY BOUNDARY
- PROPERTY BOUNDARY



7	CONCEPT PLAN	2024.07.23	DM
6	CONCEPT PLAN	2024.04.23	DM
5	CONCEPT PLAN	2024.03.20	DM
4	CONCEPT PLAN	2023.11.08	DM
3	CONCEPT PLAN	2023.07.20	DM
2	CONCEPT PLAN	2023.06.23	DM
1	BASE PLAN	2023.01.09	GK
No.	REVISION	DATE	BY

CLIENT
GLENVIEW HOMES

FOTENN
Planning + Design

OTTAWA: 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 613.730.5709
 KINGSTON: 4 Cataraqui St, Suite 315, Kingston ON K7K 1Z7 613.542.5454
 TORONTO: 174 Spadina Ave, Suite 304, Toronto ON M5T 2C2 416.789.4530

DESIGNED	GK
REVIEWED	TS
DATE	2023.01.09

P1