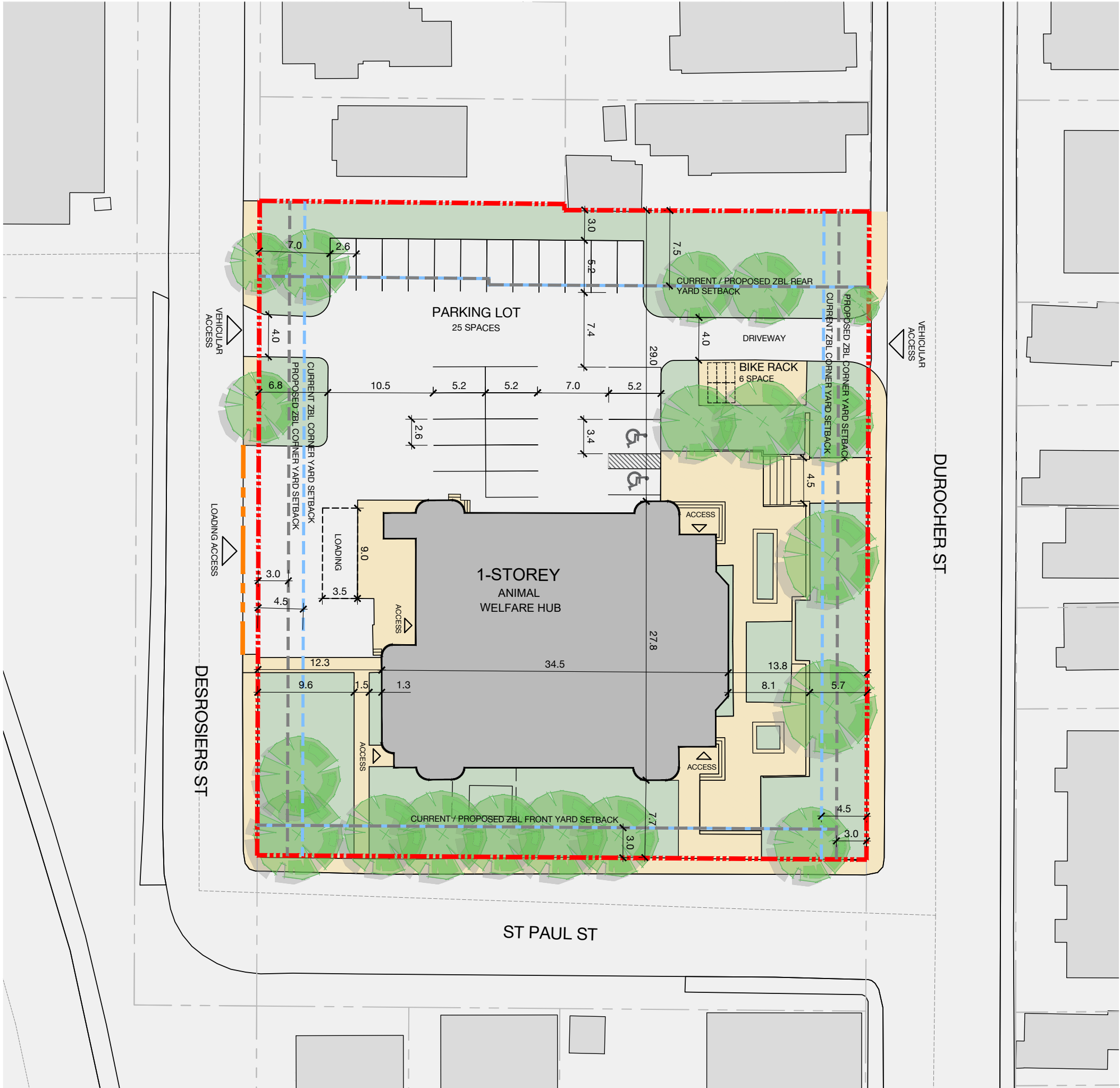




SITE INFORMATION

ZONING	
Actual Zone	I1A
Proposed Rezoning	GM

SITE AREA	
Total Site Area:	3,930.50m2

PARKING RATES	
Current ZBL	2.0 per 100m2 of GFA
Proposed Rezoning	2.0 per 100m2 of GFA

HEIGHT (Maximum)	ZBL
Current ZBL	15m
Proposed Rezoning	18m

SETBACKS	F.Y.	C.S.Y.	S.Y.	R.Y.
Current ZBL	3.0 m	4.5 m	n/a	7.5 m

DEVELOPMENT STATISTICS

BUILDING HEIGHT	ZBL
Existing Building:	~5.5m

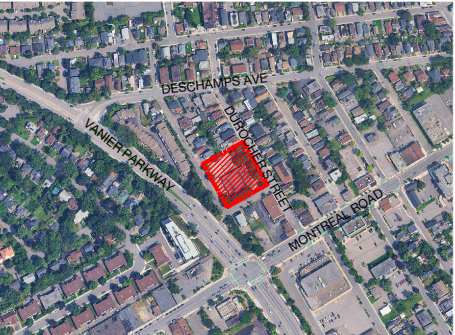
TOTAL BUILDING AREA	
Existing Building:	824m2

PARKING	Required:	Provided:
Animal Welfare Hub:	17	25

NOTES

1. The base plan (lot lines, existing roads, and surrounding context) was prepared from a client-provided survey, supplemented with the City's Open Data and aerial imagery.

258 DUROCHER STREET
OTTAWA
Concept Plan



LEGEND

	PROPOSED BUILDING
	EXISTING BUILDING
	LANDSCAPING
	HARD SURFACE
	SUBJECT PROPERTY BOUNDARY
	PROPERTY BOUNDARY
	SETBACKS NEW ZBL
	SETBACKS EXISTING ZBL
	DROPPED CURBED
	EXISTING TREE



3	ADDED BIKE RACK	2025.11.03	RG
2	ADDED DIMENSIONS	2025.10.30	RG
1	BASE PLAN	2025.10.03	JC
No.	REVISION	DATE	BY

CLIENT
OTTAWA HUMANE SOCIETY

FOTENN
Planning + Design

OTTAWA: 420 O'Connor St, Ottawa ON K2P 1W4 613.730.5709	KINGSTON: 4 Cataragui St, Suite 315, Kingston ON K7K 1Z7 613.542.5454	TORONTO: 174 Spadina Ave, Suite 304, Toronto ON M5T 2C2 416.789.4530
---	---	--

DESIGNED	JC
REVIEWED	TS
DATE	2025.10.02

P1