



KEY PLAN

PROPERTY DESCRIPTION

FOUR STOREY RESIDENTIAL BUILDING
CITY OF OTTAWA PIN NUMBER: 04397-0238
MUNICIPAL ADDRESS: 2487 Innes Road

SITE INFORMATION

LOT AREA: 2,183.22m²
LOT FRONTAGE: 39.17m
LOT DEPTH: 53.4m

BUILDING INFORMATION

BUILDING AREA: 523m² [Level 1] / 599m² [Levels 2-4]
BUILDING FLOOR AREA: 2,320m²
PROPOSED USE: APARTMENT DWELLING, MID-RISE

UNIT BREAKDOWN:

FIRST FLOOR:	6 UNITS	0-STUDIO,	4-1 BD,	2-2BD
SECOND FLOOR:	9 UNITS	0-STUDIO,	6-1 BD,	3-2BD
THIRD FLOOR:	9 UNITS	0-STUDIO,	6-1 BD,	3-2BD
FOURTH FLOOR:	9 UNITS	0-STUDIO,	6-1 BD,	3-2BD
TOTAL:	33 UNITS	0-STUDIO,	22-1 BD,	11-2BD

ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	AM11 [708]	REQUIRED	PROPOSED
MINIMUM LOT AREA	No minimum	--	--
MINIMUM LOT WIDTH	No minimum	--	--
MINIMUM FRONT YARD SETBACK	Section 186 - 11.4.1 & 11.4.2 - 3.0m - 50% of frontage along front lot line must be occupied by building walls located within 3.0m of the front lot line	Building Setback = 3.0m Building Frontage = 19.93m Length of frontage located at 3.0m setback = 17.33m	
MIN. INTERIOR SIDE YARD SETBACK	Section 185 - 3(d) - In all other cases = no minimum Section 186 - 11.8.2 - 7.5m beyond 20 meters from street at residential zone	Building Setback at AM-11 zone = 2.59m Building Setback at R2N Zone = N/A	
MINIMUM REAR YARD SETBACK	Section 186 - 11.9.2 - 10.0m	Building Setback = 16.9m	
MAXIMUM BUILDING HEIGHT	Section 186 - 11.14.1 - 0 - 20m from property line abutting R1, R2, R3 residential zone = 11.0m Section 186 - 11.14.3 20m - 30m from property line abutting R1, R2, R3 residential zone = 20.0m	>20.0m from R2 Zone = 12.86m <20.0m from R2 Zone = 15.82m	
FIRST FLOOR HEIGHT & GLAZING	Section 186 - 11.6 - Minimum Storey Height = 4.5m Section 186 - 11.12 - 50% Transparent Glazing on Innes Rd.	Level 1 Height = 4.04m (with 0.64m below existing average grade) Transparent Glazing on Innes Rd = 15%	
LANDSCAPED AREA	Section 110 - 1 - 15% of parking lot area Section 110 - 1(a) + Table 110 (b) / III - Landscape Buffer = 1.5m not abutting a street, 10-100 parking spaces	Parking Lot Area = 1,018m ² Landscape Buffer Area = 331m ² or [32.6%] Other Landscaping = 159m ² Total Landscaped Area = 490m ²	
VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)	Table 101 - R11 Dwelling low-rise apartment 1.2 per dwelling unit (33 x 1.2) = 39.6	40 SPACES	
VISITOR PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)	Table 102 Apartment dwelling, low-rise or mid-high-rise 0.2 per dwelling unit (33 x 0.2) = 6.6	5 SPACES (0.15 per dwelling unit)	
AMENITY AREA REQUIREMENTS	N/A	None Provided	
BICYCLE PARKING SPACES (AREA C, SCHEDULE 1)	0.5 per dwelling unit = 16.5	17 Total 7 Wall-Mounted / 10 Floor Mounted	

LEGEND

SOFT LANDSCAPING (REFER TO LANDSCAPE)
UNIT PAVERS (REFER TO LANDSCAPE)
ASPHALT PAVING
CONCRETE
EXISTING BUILDING ELEMENT TO BE REMOVED
EXISTING FENCE
NEW BOARD FENCE (REFER TO LANDSCAPE)
LOT LINE
SETBACK LINE
DESIGNATED BUILDING ENTRANCE / EXIT
FIRE HYDRANT. REFER TO CIVIL
CATCH BASIN
MANHOLE
FLOOR DRAIN
UTILITY POLE
OVERHEAD UTILITY WIRES
LIGHT STANDARD
DEPRESSED CURB

EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
NEW TREE (REFER TO LANDSCAPE DRAWINGS)
NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
FIRE DEPARTMENT CONNECTION
EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN
FIRE ROUTE

No. Date Emiss pour / Object

- 2020-01-10 COORDINATION
- 2020-05-07 COORDINATION
- 2020-06-16 COORDINATION
- 2020-06-23 ISSUED FOR SITE PLAN CONTROL

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CLIENT INFORMATION

Gino J. Aiello landscape architect
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CLIENT

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INGENIEUR / ENGINEER (Structure / Structure)
INGENIEUR / ENGINEER (Civil / Civil)
ARCHITECTE / ARCHITECT
DROIT D'AUTRE / COPYRIGHT
Sceau / Seal

PROFESSIONAL ASSOCIATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS LICENCE 7401

PROJECT INFORMATION

Project / Project: FOUR-STOREY APARTMENT BUILDING
2487 Innes Rd, Ottawa ON

DATE AND SCALE

Date de création du dessin / Drawing creation date: 2019/12/20
Scale / Échelle: As indicated

DESIGNER AND REVISIONS

Designé par / Drawn by: LB
No. projet / Project number: 1963
Vérifié par / Verified by: RC
No. dessin / Drawing number: 0
Révision / Revision: 0

DATE AND SCALE

Date de création du dessin / Drawing creation date: 2019/12/20
Scale / Échelle: As indicated

PROJECT NUMBER

A105