



PARKING LEGEND	REFERENCE	DIMENSIONS	QUANTITY
TYPICAL PARKING STALL	TYP.	2.6m X 5.2m	27
SMALL PARKING STALL TYPE 1	SM1	2.4m X 4.6m	9
SMALL PARKING STALL TYPE 2	SM2	2.4m X 5.2m	7
ADA PARKING STALL	ADA-A	2.6m X 5.2m + 1.5m AISLE	1
ADA PARKING STALL	ADA-B	3.4m X 5.2m + 1.5m AISLE (SHARED)	1

**KEY PLAN**

**PROPERTY DESCRIPTION**

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

**SITE INFORMATION**

LOT AREA:	2,183.22m <sup>2</sup>
LOT FRONTAGE:	39.17m
LOT DEPTH:	53.4m

**BUILDING INFORMATION**

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

**UNIT BREAKDOWN:**

FIRST FLOOR:	6 UNITS	0-STUDIO,	2-1 BD,	4-2BD
SECOND FLOOR:	9 UNITS	0-STUDIO,	5-1 BD,	4-2BD
THIRD FLOOR:	9 UNITS	0-STUDIO,	7-1 BD,	2-2BD
FOURTH FLOOR:	9 UNITS	0-STUDIO,	7-1 BD,	2-2BD
TOTAL:	33 UNITS	0-STUDIO,	21-1 BD,	12-2BD

**ZONING TABLE**

ZONING TABLE	AM11 [708]	REQUIRED	PROPOSED
<b>CITY OF OTTAWA ZONING BY-LAW No. 2008-250</b>			
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 186 - 3(d) - In all other cases = no minimum Section 186 - 11.8.2 - 7.5m beyond 20 meters back 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 = 17.23m	
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 = 35%	
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 = 1,010m <sup>2</sup> Landscape Buffer Area = 331m <sup>2</sup> or [32.6%] Other Landscaping = 159m <sup>2</sup> Total Landscaped Area = 490m <sup>2</sup>	
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	39 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	7 SPACES	
AMENITY AREA REQUIREMENTS	N/A	61m <sup>2</sup> OUTDOOR ROOFTOP TERRACE	
BICYCLE PARKING SPACES (AREA C, SCHEDULE 1)	0.5 per dwelling unit = 16.5	17 Total Floor Mounted - Double Stacked. (Refer to outsheet included in submission)	

**LEGEND**

SOFT LANDSCAPING REFER TO LANDSCAPE DRAWINGS	EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
UNIT PAVERS REFER TO LANDSCAPE DRAWINGS	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
ASPHALT PAVING	NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
CONCRETE	NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
EXISTING BUILDING ELEMENT TO BE REMOVED	FIRE DEPARTMENT CONNECTION
EXISTING FENCE	EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
NEW BOARD FENCE REFER TO LANDSCAPE DRAWINGS	NEW GROUND ELEVATION REFER TO CIVIL
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	

**NOTE: 'X'-E INDICATES EXISTING TO REMAIN**

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Montréal QC H3C 1A9  
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**CLIENT**  
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**CLIENT**  
David Schaeffer Engineering Ltd  
10163074 Canada Inc.

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