

**LEGAL DESCRIPTION**

PLAN OF  
**PART OF LOT 4  
 CONCESSION 3 (OTTAWA FRONT)**  
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
 BEING IN THE BEING PARTS 1 AND 2 ON PLAN 4R-30840  
 CITY OF OTTAWA  
 MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS

SITE STATISTICS:		3636 INNES ROAD	
CURRENT ZONING	IL2	ZONING PROVISIONS	
SITE AREA (AS PER SURVEY)	34289.32m <sup>2</sup>	SETBACK REQUIREMENTS	REQUIRED PROVIDED
EXISTING GFA TYPES	AREA IN SQUARE METRES	FRONT YARD	7.5m 7.5m
EXISTING SELF-STORAGE BLDG. (BLDG. A)	6576.93m <sup>2</sup>	REAR YARD	7.5m (15.0m ABUTTING RESIDENTIAL) 15.0m
EXISTING SELF-STORAGE BLDG. (BLDG. B)	683.95m <sup>2</sup>	INTERIOR SIDE YARD	7.5m (15.0m ABUTTING RESIDENTIAL) 15.0m
EXISTING SELF-STORAGE BLDG. (BLDG. C)	725m <sup>2</sup>	EXTERIOR YARD	7.5m (15.0m ABUTTING RESIDENTIAL) 15.0m
EXISTING SELF-STORAGE BLDG. (BLDG. D)	630.75m <sup>2</sup>	MAXIMUM HEIGHT	14.0m 10.26m
NEW GFA TYPE	AREA IN SQUARE METRES	AMENITY SPACE REQUIREMENT	N/A N/A
PROPOSED SELF-STORAGE BLDG. (BLDG. E)	7803.86m <sup>2</sup>	LANDSCAPE BUFFER	3.0m (1.0 IF 1.4m OPAQUE SCREEN IS PROVIDED) 3.0m (REAR) 7.6m (STREET)
LOT COVERAGE (NEW FOOTPRINT ONLY)	9.2% (3166.06/34289.32)	PARKING PROVISIONS	REQUIRED PROVIDED
OVERALL LOT COVERAGE	MAXIMUM ALLOWED: 65% - PROVIDED: 33.76% (EXISTING AND NEW)	PARKING SPACE DIMENSIONS	2.6m x 5.2m 2.6m x 5.2m
ASPHALT (NEW) - DRIVE AISLES	15765.57m <sup>2</sup>	LOADING SPACE REQUIREMENTS	2 6 (2 EXISTING @ GRADE, 2 NEW @ GRADE, 2 NEW AT LOADING DOCK)
LANDSCAPED AREA (TOTAL ON SITE)	2276.35m <sup>2</sup> (6.6% NEW)	BARRIER FREE PARKING DIMENSIONS	3.66m x 5.2m 3.6m x 5.2m
MAXIMUM FSI	2.0 0.48	EXISTING PARKING ON SITE	3
MINIMUM LOT WIDTH	NO MINIMUM 153.63m	BARRIER FREE PARKING REQUIREMENTS	2 (2 EXIST) 1 PROPOSED
		BICYCLE PARKING	8 9

CLIENT  
**U-Haul CO. (Canada) LTD.**  
 526 Grays Road, Hamilton, ON.  
 L8E 2Z4

COPYRIGHT  
 This drawing has been prepared solely for the intended use. No reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.  
**IBI Group Architects (Canada) Inc.**  
 is a member of the IBI Group of companies

ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN CONTROL APPLICATION	2020-02-05



CONSULTANTS  
**ARCHITECTURE: IBI GROUP - OTTAWA**  
 333 PRESTON STREET UNIT 400,  
 OTTAWA, ON K1S 5N4  
**CIVIL: IBI GROUP - OTTAWA**  
 333 PRESTON STREET UNIT 400,  
 OTTAWA, ON K1S 5N4  
**PLANNING: IBI GROUP - KINGSTON**  
 650 DALTON AVENUE  
 KINGSTON, ON K7M 8N7  
**LANDSCAPE: IBI GROUP - TORONTO**  
 7TH FL. - 55 ST. CLAIR AVENUE WEST  
 TORONTO, ON M4V 2Y7

SEAL  
  
**IBI GROUP**  
 400-333 Preston Street,  
 Ottawa, ON, K1S 5N4, Canada  
 Tel 613 225 1311 fax 613 225 9868  
 ibigroup.com

PROJECT  
**U-Haul Storage**  
 3636 Innes Road,  
 Ottawa, ON  
 K1C

PROJECT NO:  
 122637  
 DRAWN BY:  
 S.K.  
 PROJECT MGR:  
 S.K.  
 SHEET TITLE  
**Site Plan**

CHECKED BY:  
 Y. Bilbeisi  
 APPROVED BY:  
 Heather Sample  
 SHEET NUMBER  
**AS-001**  
 ISSUE  
**1**

