

1 Site Plan  
A1.0  
Scale = 1:250

**LEGAL DESCRIPTION: LOT 27 & PART OF LOTS 28, 29, & 30**

PINS: 04413-0212  
04413-0387  
04413-0389  
04413-0399

**PROPERTY:**

PROPERTY AREA: 7267.07 sq.m  
LOT WIDTH: 120.93 m  
LOT DEPTH: 59.94 m  
PROPOSED BUILDING FOOT PRINT:  
BLOCK A 1348.28 sq.m  
BLOCK B 1348.28 sq.m  
TOTAL 2696.56 sq.m

SITE BOUNDARY INFORMATION DERIVED FROM SURVEY OF PROPERTY, LOT 27 AND PART OF LOTS 28, 29 AND 30, REGISTRAR'S COMPILES PLAN 905, CITY OF OTTAWA, PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

**ZONING: ZONE R4Z**

MINIMUM LOT WIDTH: 18 m  
MINIMUM LOT AREA: 1,400 sq.m  
MINIMUM FRONT YARD SETBACK: 3 m  
MINIMUM REAR YARD SETBACK: 6 m  
MINIMUM INTERIOR SIDE YARD SETBACK: Up to 18m from front lot line: 3 m  
More than 18 m: 7.5 m

PROVIDED FRONT YARD SETBACK: 6.066 m  
PROVIDED REAR YARD SETBACK: 7.959 m  
PROVIDED INTERIOR SIDE YARD SETBACK: WEST: Up to 18m from the front lot line: 11.453m  
More than 18m: 7m  
EAST: Up to 18m from the front lot line: 4m  
More than 18m: 5.528m

MINIMUM CORNER YARD SETBACK: Not Applicable  
MAXIMUM BUILDING HEIGHT: 15 m  
MAXIMUM LOT COVERAGE: NOT SPECIFIED

PROVIDED BUILDING HEIGHT: 15 m  
PROPOSED LOT COVERAGE: BLOCK A 18.55%  
BLOCK B 18.55%  
TOTAL 37.1%

MINIMUM LANDSCAPING AREA: 30%

PROVIDED LANDSCAPING AREA: BLOCK A 18.55%  
BLOCK B 18.55%  
TOTAL 4598.35 sq.m  
62.0%

**PARKING REQUIREMENTS:**

**BLOCK A**  
REQUIRED: 1.2 PER UNIT + 0.2 VISITOR PER UNIT  
58 UNITS X 1.2 = 70 PARKING SPACES  
58 UNITS X 0.2 = 12 PARKING SPACES

PROVIDED:  
SURFACE 22 SPACES  
UNDERGROUND 42 SPACES  
TOTAL 64 SPACES

**BLOCK B**  
REQUIRED: 1.2 PER UNIT + 0.2 VISITOR PER UNIT  
58 UNITS X 1.2 = 70 PARKING SPACES  
58 UNITS X 0.2 = 12 PARKING SPACES

PROVIDED:  
SURFACE 22 SPACES  
UNDERGROUND 42 SPACES  
TOTAL 64 SPACES

**TOTAL**  
REQUIRED: 116 UNITS = 164 PARKING SPACES

PROVIDED:  
RESIDENT 104 SPACES (0.9 PER UNIT)  
VISITOR 24 SPACES (0.2 PER UNIT)  
TOTAL 128 SPACES

**BARRIER FREE PARKING**

**BLOCK A**  
BARRIER-FREE SPACES REQUIRED: 1  
BARRIER-FREE SPACES PROVIDED: 1

**BLOCK B**  
BARRIER-FREE SPACES REQUIRED: 1  
BARRIER-FREE SPACES PROVIDED: 1  
TOTAL SPACES PROVIDED: 2

**BICYCLE PARKING**

**BLOCK A**  
BICYCLE SPACES REQUIRED: 29  
BICYCLE SPACES PROVIDED: 31

**BLOCK B**  
BICYCLE SPACES REQUIRED: 29  
BICYCLE SPACES PROVIDED: 31

TOTAL SPACES PROVIDED: 62

**AMENITY REQUIREMENTS:**

**BLOCK A**  
REQUIRED: 6 sq.m PER UNIT  
58 UNITS X 6 sq.m = 348 sq.m  
TOTAL 348 sq.m  
MINIMUM 50%, 174 sq.m, COMMUNAL

AMENITY AREA  
PROVIDED: BALCONIES 135.7 sq.m  
TERRACES 31.3 sq.m  
COMMUNAL AREA INTERIOR 188.7 sq.m  
TOTAL 355.7 sq.m

**BLOCK B**  
REQUIRED: 6 sq.m PER UNIT  
58 UNITS X 6 sq.m = 348 sq.m  
TOTAL 348 sq.m  
MINIMUM 50%, 174 sq.m, COMMUNAL

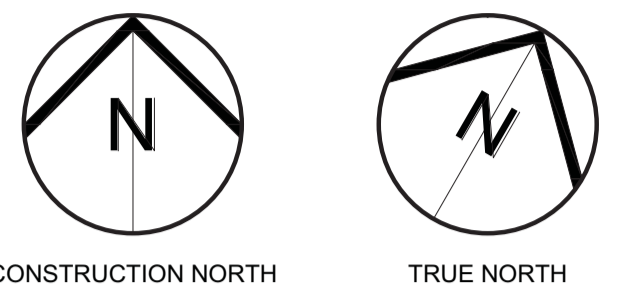
AMENITY AREA  
PROVIDED: BALCONIES 135.7 sq.m  
TERRACES 31.3 sq.m  
COMMUNAL AREA INTERIOR 188.7 sq.m  
TOTAL 355.7 sq.m

**NOTES FOR DRAWING A1.0:**

- DEPRESSED CURB.
- EXISTING CONCRETE MEDIAN TO REMAIN.
- NEW MEDIAN, SUBJECT TO RMA.
- NEW PAD-MOUNTED TRANSFORMER.
- RAMP TO UNDERGROUND PARKING.
- GRADE LEVEL TERRACE.
- OUTLINE OF ROOF ABOVE.
- OUTLINE OF EXTERIOR WALL.
- LINE OF BALCONY ABOVE.
- BICYCLE PARKING.
- CONCRETE WALK.
- METAL GUARDRAIL.
- DRAIN SPOUT.
- RESERVED.
- CITY RIGHT-OF-WAY, ROAD WIDENING.
- HYDRO NO BUILD ZONE.
- TACTILE WALKING SURFACE INDICATOR.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- REINSTATE CONCRETE SIDEWALK CONTINUOUS ACROSS ACCESS.
- EXISTING ASPHALT ACCESS TO BE REMOVED, INFILL ASPHALT REMOVAL WITH SOD, REINSTATE FULL HEIGHT CURB AND CONCRETE SIDEWALK.
- TWO POST MOUNTED ELECTRIC VEHICLE CHARGING STATIONS.
- EXISTING FULL HEIGHT CURB TO BE REMOVED AT NEW ACCESS AND NEW DEPRESSED CURB SHALL BE PROVIDED ACROSS ACCESS. ACCESS CURBS SHALL TIE INTO EXISTING CURB ALONG INNES RD.
- RETAINING WALL, REFER TO CIVIL DRAWINGS.
- NEW GENERATOR ON CONCRETE PAD. PROVIDE CONCRETE BOLLARD AT EACH CORNER.

**LEGENDED:**

- ENTRANCE
- PROPERTY
- SETBACK
- CONCRETE
- ASPHALT
- SOD
- RIVER STONE
- AREA SUBJECT TO MINOR VARIANCE



No	ISSUE/REVISION EMISSION/REVISION	DATE DD/MM/YY
6	Issued for Site Plan Control	18.12.24
5	Issued for Building Permit	18.12.24
4	Issued for Site Plan Control	28.11.24
3	Issued for Site Plan Control	07.10.24
2	Issued for Site Plan Control	19.09.24
1	Issued for Site Plan Control	20.08.24



PROJECT NAME / NOM DU PROJET  
**3817-3843 Innes Road Apartments**  
Ottawa, ON K1C 1T1

DRAWING TITLE / TITRE DU DESSIN  
**Site Plan**

JOB No	N° DE PROJET	DATE	DATE
814-24		May 2024	

SCALE	ECHELLE	PRINTING SCALE/ ECHELLE D'IMPRESSION
As Noted		

CONCEPTION BY	CONÇUS PAR	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE.
SG		

DRAWN BY	DESSINÉ PAR	SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTEZ VOTRE ECHELLE D'IMPRESSION.
KS		

CHECKED BY	VÉRIFIÉ PAR
SG	

ARCHITECT'S STAMP  
ONTARIO ASSOCIATION OF ARCHITECTS  
SUZANNE GIBSON  
LICENCE 8808  
SCEAU D'ARCHITECTE

DRAWING No / DESSIN N°  
**A1.0**

REVISION No / RÉVISION N°  
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