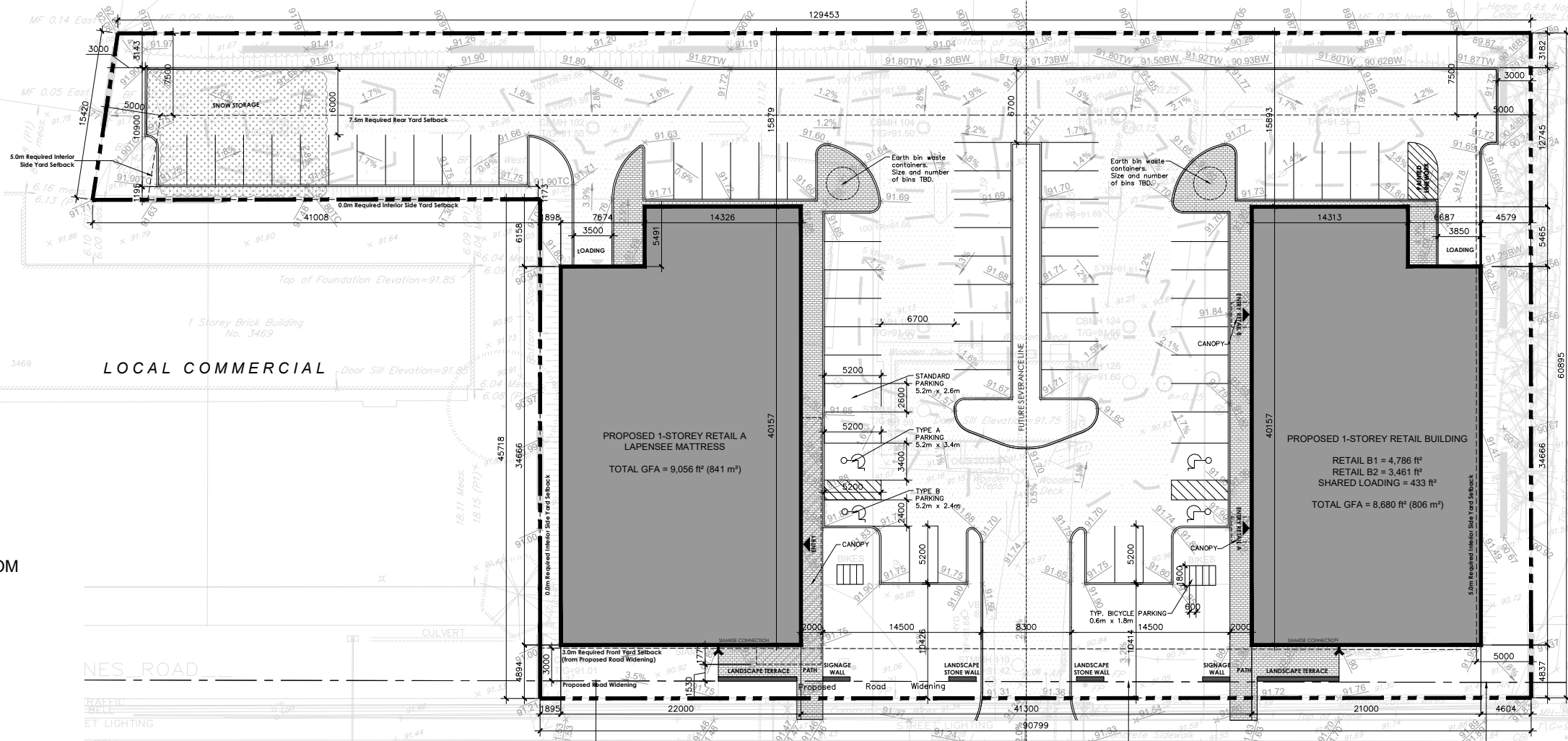


RESIDENTIAL

RESIDENTIAL



3493, 3497, 3499
INNES ROAD

CONCEPT PLAN

RETAIL A

LAPENSEE MATTRESS:
GFA = 9,056 ft² (841m²)

RETAIL B

RETAIL B1:
GFA = 4,786 ft²
RETAIL B2:
GFA = 3,461 ft²
SHARED LOADING = 433 ft²

TOTAL
GFA = 8,680 ft² (806 m²)

RESIDENTIAL

Note:
PROPERTY BOUNDARY DERIVED FROM
OFFICIAL SURVEY AND PLAN OF
ANNIS, O'SULLIVAN VOLLEBEKK LTD

PART 1 Plan of
PART OF LOT 5
CONCESSION 2 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Job No. 18187-18 Frami Pt Lt 5 Con 2 (OF) Glouc Sprp Topo D2

| Comprehensive Zoning By-law 2008-250 | | |
|--|------------|----------|
| LC Zone Provisions (Section 189) | Required | Provided |
| Minimum Lot Width (m) | No Minimum | 90.8 |
| Minimum Lot Area (m ²) | No Minimum | 6136 |
| Maximum Building Height (m) | 12.5 | 6.5 |
| Minimum Front Yard Setback (m) | 3 | 4.8 |
| Minimum Interior Side Yard Setback - Abutting Residential Zone (m) [East Lot Line] | 5 | 4.5 |
| Minimum Interior Side Yard Setback - Other Cases (m) [West Lot Line] | No Minimum | 1.8 |
| Minimum Rear Yard Setback (m) | 7.5 | 15.8 |
| Minimum Width of Landscaped Area - Abutting Street (m) | 3 | 4.8 |
| Minimum Width of Landscaped Area - Abutting Residential (m) | 3 | 3 |
| Parking Provisions (Sections 101, 110, 111 & 113) | | |
| Minimum Bicycle Parking Rate - Retail Store [1 per 250m ² of GFA] | 7 | 8 |
| Minimum Vehicle Parking Rate - Retail Store [3.4 per 100m ² of GFA] | 56 | 69 |
| Minimum Loading Space Rate - Retail Store [350-999m ² GFA] | 0 | 2 |
| Minimum Width of Landscaped Area Around Parking Lot - Abutting a Street (m) | 3 | 10.5 |
| Minimum Width of Landscaped Area Around Parking Lot - Not Abutting a Street (m) | 1.5 | 1.1 |

APPROVED
By Allison Hamlin at 4:13 pm, Aug 13, 2024

ALLISON HAMLIN
MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

CITY APPLICATION NO.: D07-12-22-0189 | PLAN NO.: 19124



Lapensée Mattress

DWG NO: SP-1
REV NO: N/A
REV DATE: N/A
AUTHOR: RL

SITE PLAN

SCALE 1:500
JULY 12, 2023