

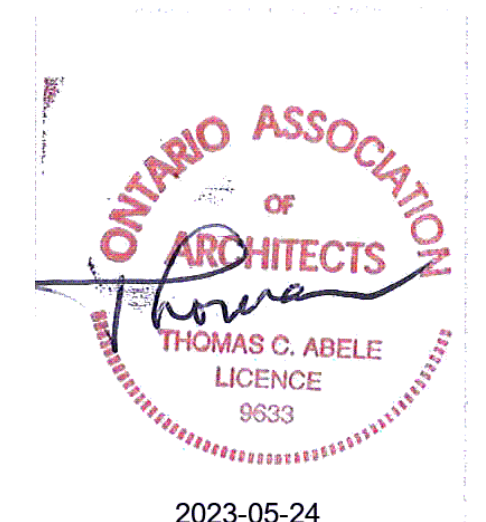
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# TRINITY CROSSING APARTMENTS

## 4200 INNES ROAD, OTTAWA



\*VICINITY MAP IS ONLY AN APPROXIMATION OF PROJECT LOCATION\*



2023-05-24

**PROJECT TEAM:**

**APPLICANT:**

**B BROADSTREET**  
PROPERTIES LTD.  
100 St Anns, Campbell River, B.C.  
(T)250.286.8045 (F)250.286.8046  
www.broadstreet.ca

**CONSTRUCTION:**

**SEYMOUR PACIFIC**  
DEVELOPMENTS LTD.  
100 St Anns, Campbell River, B.C.  
(T)250.286.8045 (F)250.286.8046  
www.seymourpacific.ca

**STRUCTURAL ENGINEERING:**

PROTOSTATIX  
500, 10410 - 102 AVENUE NW  
EDMONTON, AB  
T5J 0E9  
780-423-5855

**CIVIL ENGINEERING & PLANNING:**

NOVATECH  
240 MICHAEL COWPLAND  
DRIVE, SUITE 200,  
OTTAWA, ON,  
K2M 1P6  
613.254.9643

**MECHANICAL & ELECTRICAL ENGINEERING:**

ARROW ENGINEERING  
ST. ALBERT TRAIL PLACE 202 –  
13167 146 STREET  
EDMONTON, AB  
T5L 4S8  
780-801-6100

**ARCHITECT:**

ABELE ARCHITECTURE  
2001-1755 HARO STREET  
VANCOUVER, BC  
V6G 1H2  
604-682-6818

SITE INFORMATION	
PROJECT DESCRIPTION	4-MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY)
TOTAL UNITS	293 UNITS
CIVIC ADDRESS	4200 INNES ROAD
MUNICIPALITY	CITY OF OTTAWA
ZONING	AM [2414] H(40)-h
LEGAL DESCRIPTION	-
LOT AREA	19,142.7 m <sup>2</sup>
BUILDING AREA	4957.31 m <sup>2</sup>
DENSITY	61.94 DU/ACRE
FLOOR SPACE INDEX (FSI)	1.54

ZONING SUMMARY			
	REQUIRED	PROPOSED	
MAX. BUILDING HEIGHT	40 m	18.5 m	
MIN. FRONT YARD S.B.	3.0 m	3.0 m	3.0 m
MIN. REAR YARD S.B.	7.5 m	7.5 m	7.5 m
MIN. INTERIOR SIDE YARD S.B.	No minimum	3.0 m	3.0 m
MIN. CORNER SIDE YARD S.B.	3.0 m	3.0 m	3.0 m
MIN. LOT AREA	No minimum	19,600 m <sup>2</sup>	19,600 m <sup>2</sup>
MIN. LOT WIDTH	No minimum	156.5 m	156.5 m
MIN. WIDTH OF LAND. BUFFER	3 m	3 m	3 m

BUILDING INFORMATION			
BUILDING	FOOTPRINT	GROSS BUILDING AREA	COMMERCIAL
A	1158.92 m <sup>2</sup>	7035.27 m <sup>2</sup>	-
B	1480.55 m <sup>2</sup>	8373.60 m <sup>2</sup>	339.5 m <sup>2</sup>
C	1158.92 m <sup>2</sup>	7035.27 m <sup>2</sup>	-
D	1158.92 m <sup>2</sup>	7035.27 m <sup>2</sup>	-

UNIT BREAKDOWN				
	BUILDING A	BUILDING B	BUILDING C	BUILDING D
TOTAL PER BUILDING	70	81	71	71
TOTAL	293 UNITS			
1 BEDROOM	13	19	13	13
2 BEDROOM	45	46	46	46
3 BEDROOM	12	16	12	12
TOTAL	293 UNITS			

VEHICULAR PARKING				
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	1.2 / UNIT	71	85	71
		71	85	71
		70	84	70
APARTMENT - MIXED USE	1 / UNIT	81	81	81
VISITORS	0.2 / UNIT	293	59	59
MEDICAL	4 / 100 m <sup>2</sup>	339.5 m <sup>2</sup>	14	14
SHARED PARKING REDUCTION			-11	-11
TOTAL PARKING STALLS			397	366
OTHER PARKING PROVISIONS				
SMALL CAR	MAX 50%		205	138
ACCESSIBLE TYPE A			2	2
ACCESSIBLE TYPE B			1	1

BICYCLE PARKING				
	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	293	147	149
MEDICAL	1 / 250 m <sup>2</sup>	339.5 m <sup>2</sup>	2	2
TOTAL BICYCLE			149	151
OTHER BICYCLE PROVISIONS				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	75	76
MIN HORIZONTAL BIKE STALL	50%	-	75	76
MIN SECURED BIKE STALLS	25%	-	37	75

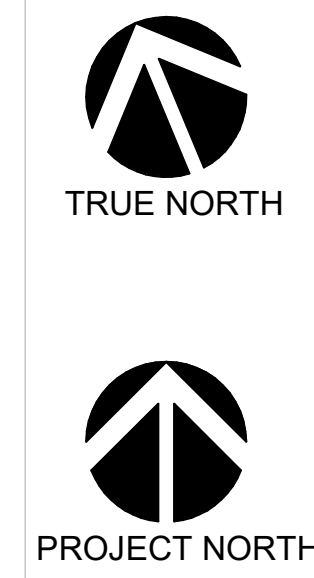
LANDSCAPE		
	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA	-%	22.01%
m <sup>2</sup>	-	4,213.93 m <sup>2</sup>

WASTE CALCULATIONS		
	REQUIRED	PROPOSED
GARBAGE	32 y <sup>3</sup>	32 y <sup>3</sup>
GMP	5 y <sup>3</sup>	8 y <sup>3</sup>
FIBRE	11 y <sup>3</sup>	16 y <sup>3</sup>
ORGANICS	1440 L	1920 L

AMENITY			
	RATE	REQUIRED	PROPOSED
TOTAL AMENITY SPACE	6M <sup>2</sup> / DU	1758 m <sup>2</sup>	3486 m <sup>2</sup>
COMMUNITY AMENITY AREA (50% MIN OF TOTAL)		879 m <sup>2</sup>	1275 m <sup>2</sup>



1 SITE PLAN LAYOUT  
1 : 275



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SITE MAP:

PROJECT STATUS:  
ISSUED FOR PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SCP	05/24/2023

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABELE, ARCHITECT OAA, T: 604.682-6818

2023-05-24

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY. FOR CLARIFICATION AND/OR CONFIRMATION, DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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PROJECT NAME:  
TRINITY APARTMENTS

PROJECT NUMBER:  
VP 2213

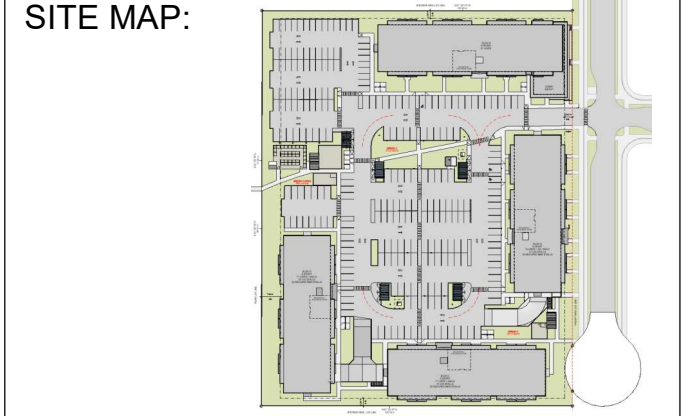
ADDRESS:  
4200 INNES ROAD  
OTTAWA, ONTARIO

DRAWING TITLE:  
SITE PLAN

DRAWN BY: EC  
CHECKED BY: CG  
DATE: MAY 24, 2023  
SCALE: As indicated

DRAWING #: **A1.00** REV #: **A**

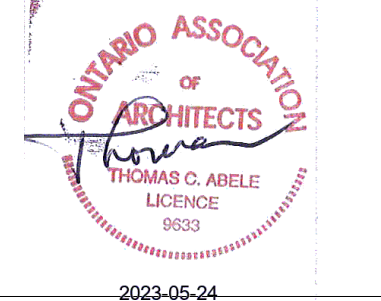




PROJECT STATUS:  
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SEAL: ABELARCHITECTURE  
THOMAS C. ABLE, ARCHITECT O.A.A. T: 604.682-6818



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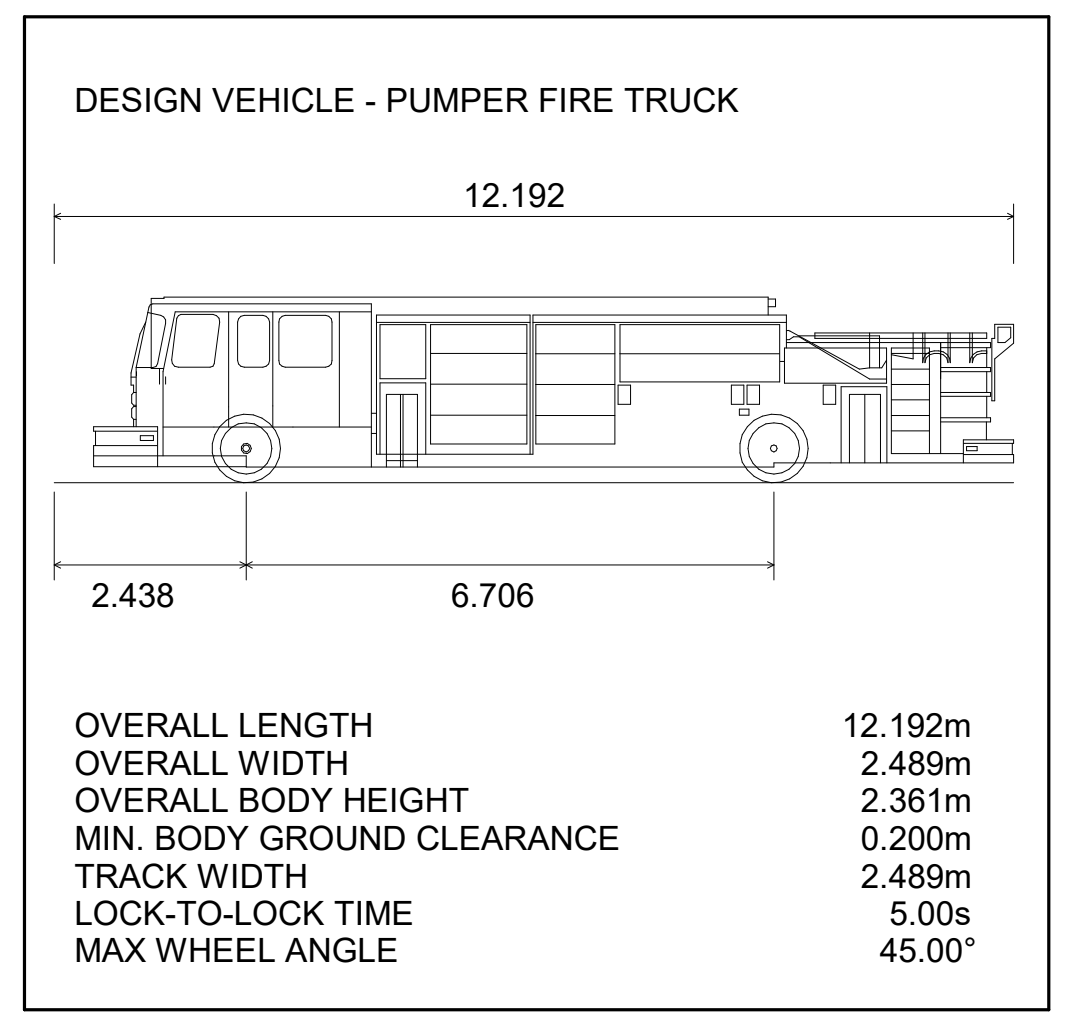
ADDRESS:  
4200 INNES ROAD  
OTTAWA, ONTARIO

DRAWING TITLE:  
FIRE + EMERGENCY ACCESS PLAN

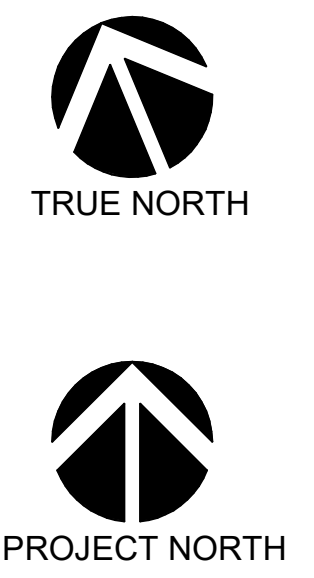
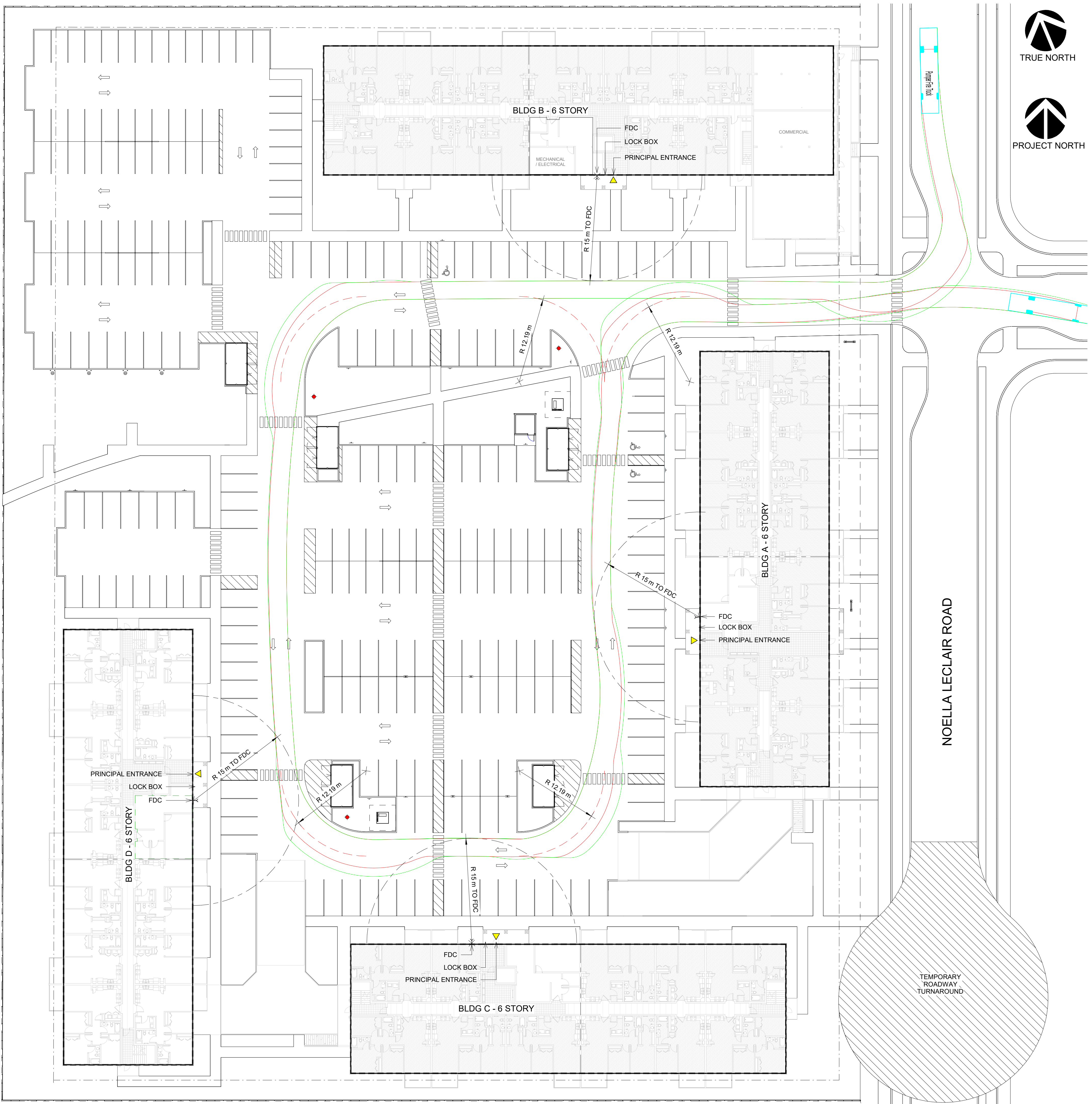
DRAWN BY: EC  
CHECKED BY: CG  
DATE: MAY 24, 2023  
SCALE: As indicated

DRAWING #: **A1.02** REV #: **A**

LEGEND	
---	PROPERTY LINE
- - -	SETBACK LINE
—	BUILDING OUTLINE
●	FIRE HYDRANT
▼	PRINCIPAL ENTRANCE
⋈	FIRE DEPARTMENT CONNECTION



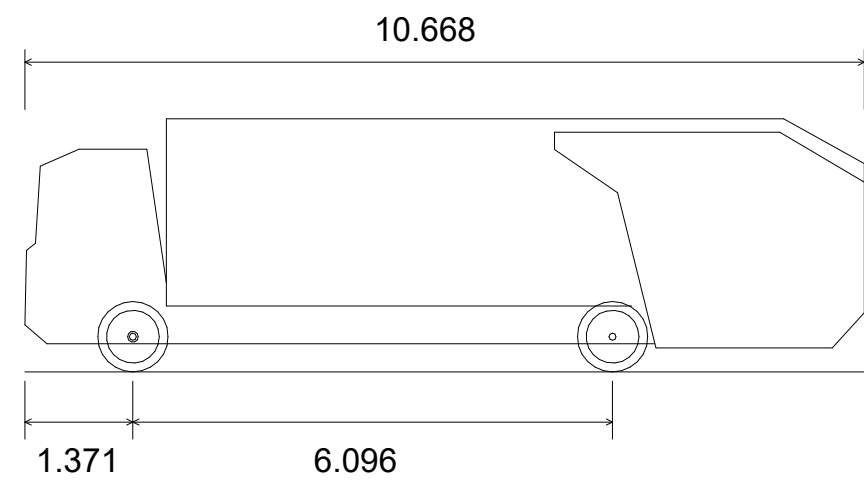
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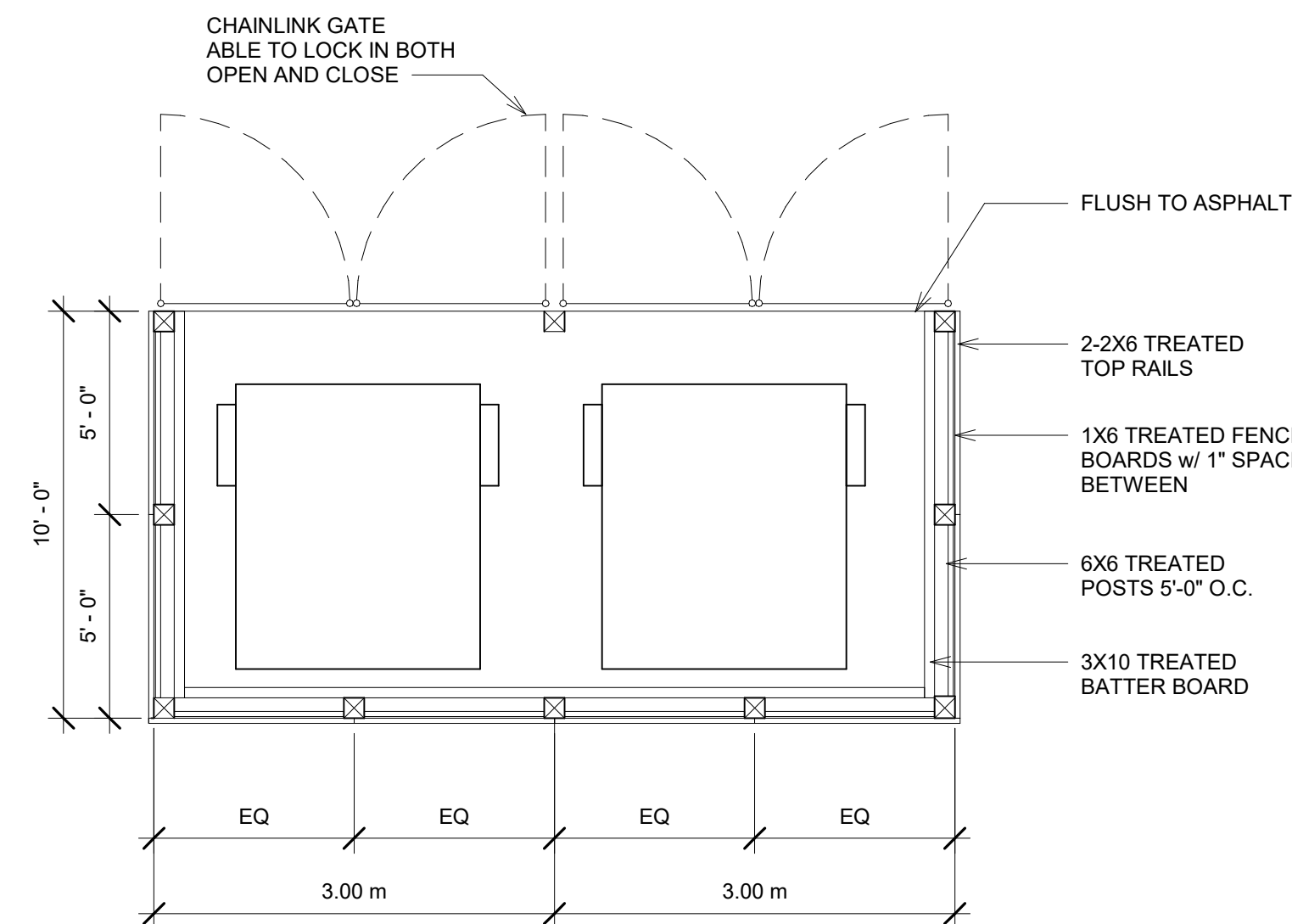
WASTE CALCULATIONS		
	REQUIRED	PROPOSED
GARBAGE	32 y <sup>3</sup>	32 y <sup>3</sup>
GMP	5 y <sup>3</sup>	8 y <sup>3</sup>
FIBRE	11 y <sup>3</sup>	16 y <sup>3</sup>
ORGANICS	1440 L	1920 L

DESIGN VEHICLE - FRONT-LOAD GARBAGE TRUCK

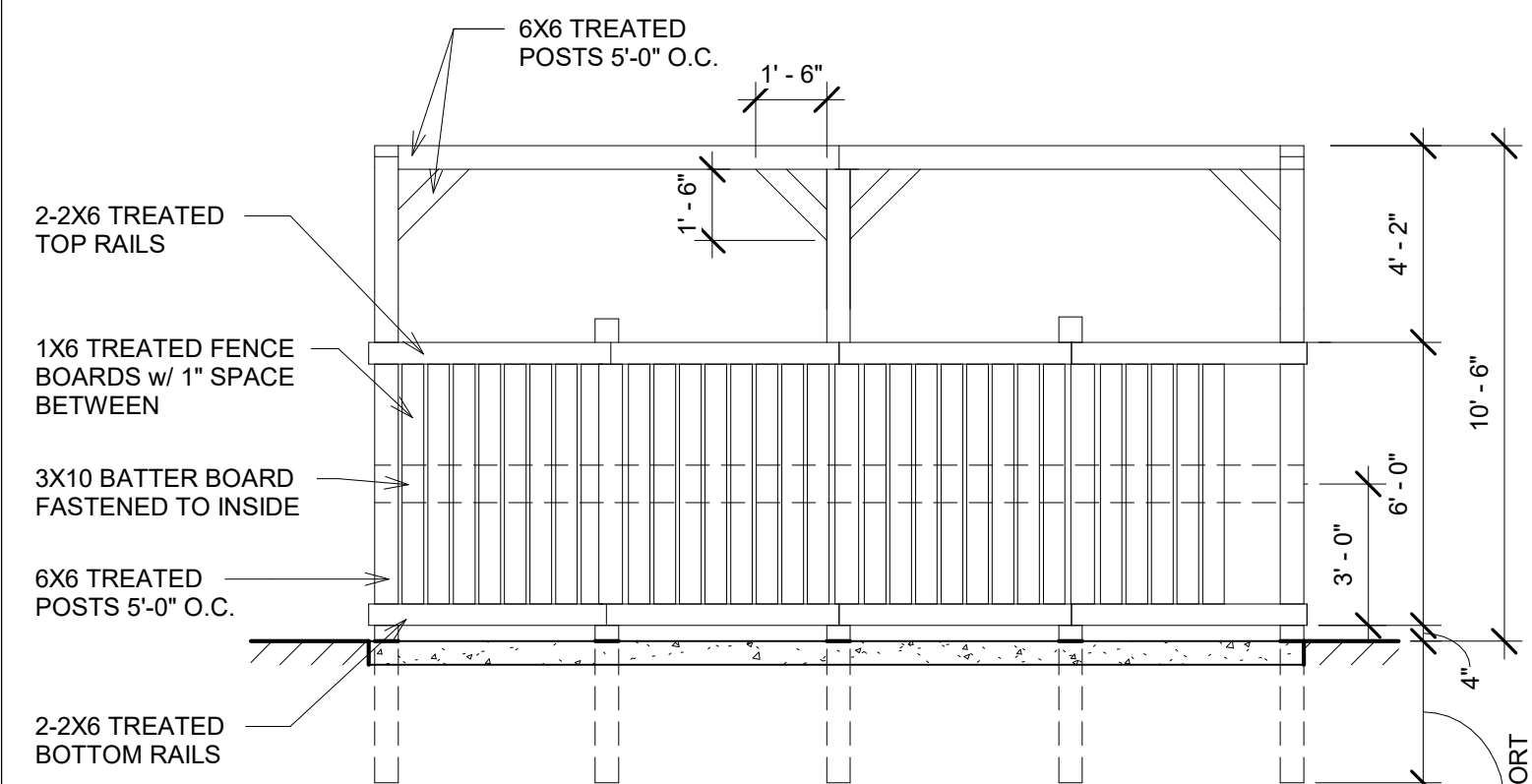


OVERALL LENGTH	10.668m
OVERALL WIDTH	2.553m
OVERALL BODY HEIGHT	3.215m
MIN. BODY GROUND CLEARANCE	0.305m
TRACK WIDTH	2.553m
LOCK-TO-LOCK TIME	6.00s
CURB TO CURB TURNING RADIUS	8.931m

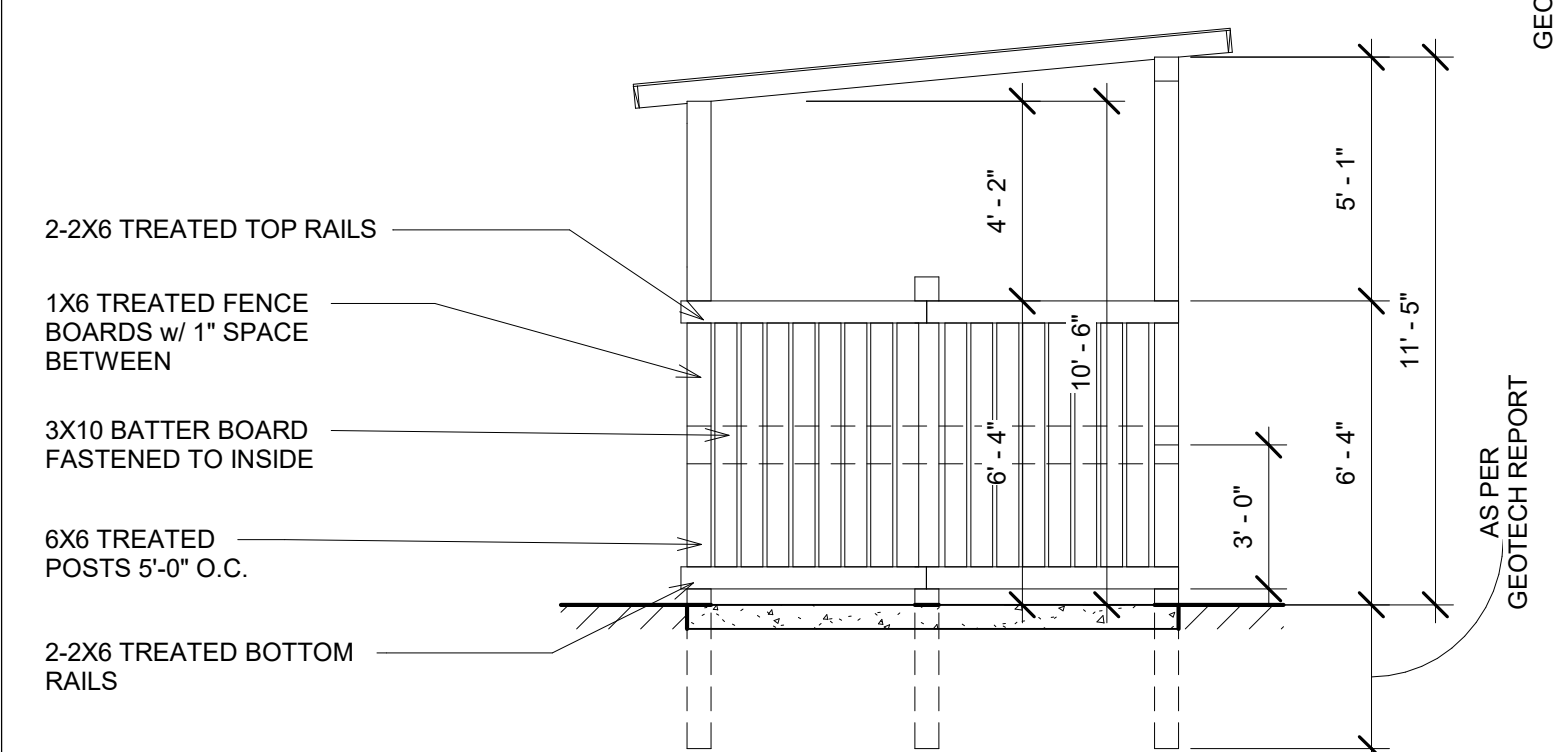
NTS



2 GARBAGE ENCLOSURE EX. (TWO BIN)  
1/4" = 1'-0"



3 GARBAGE ENCLOSURE ELEVATION  
1/4" = 1'-0"



4 GARBAGE ENCLOSURE SIDE ELEVATION  
1/4" = 1'-0"

LEGEND

	240 L ORGANIC CANS
	GMP CANS (NUMBER REPRESENTS Y <sup>3</sup> )
	GARBAGE CANS (NUMBER REPRESENTS Y <sup>3</sup> )
	FIBRE BINS (NUMBER REPRESENTS Y <sup>3</sup> )



1 WASTE + RECYCLING PLAN  
1 : 275



TRUE NORTH



PROJECT NORTH

SITE MAP:



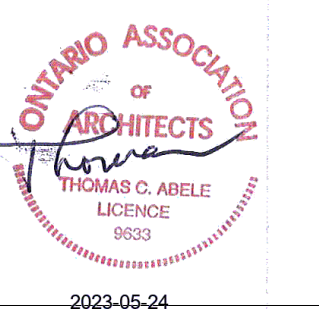
PROJECT STATUS:

ISSUED FOR PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	05/24/2023

SEAL: ABELARCHITECTURE  
THOMAS C. ABLE, ARCHITECT OAA, T: 604.682.6818



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PROJECT NAME:

TRINITY APARTMENTS

PROJECT NUMBER:

VP 2213

ADDRESS:

4200 INNES ROAD  
OTTAWA, ONTARIO

DRAWING TITLE:

WASTE + RECYCLING PLAN

DRAWN BY: EC

CHECKED BY: CG

DATE: MAY 24, 2023

SCALE: As indicated

DRAWING #:

A1.03

REV #:

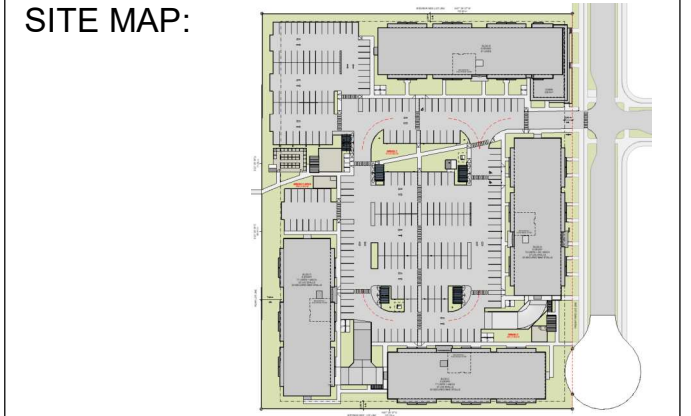
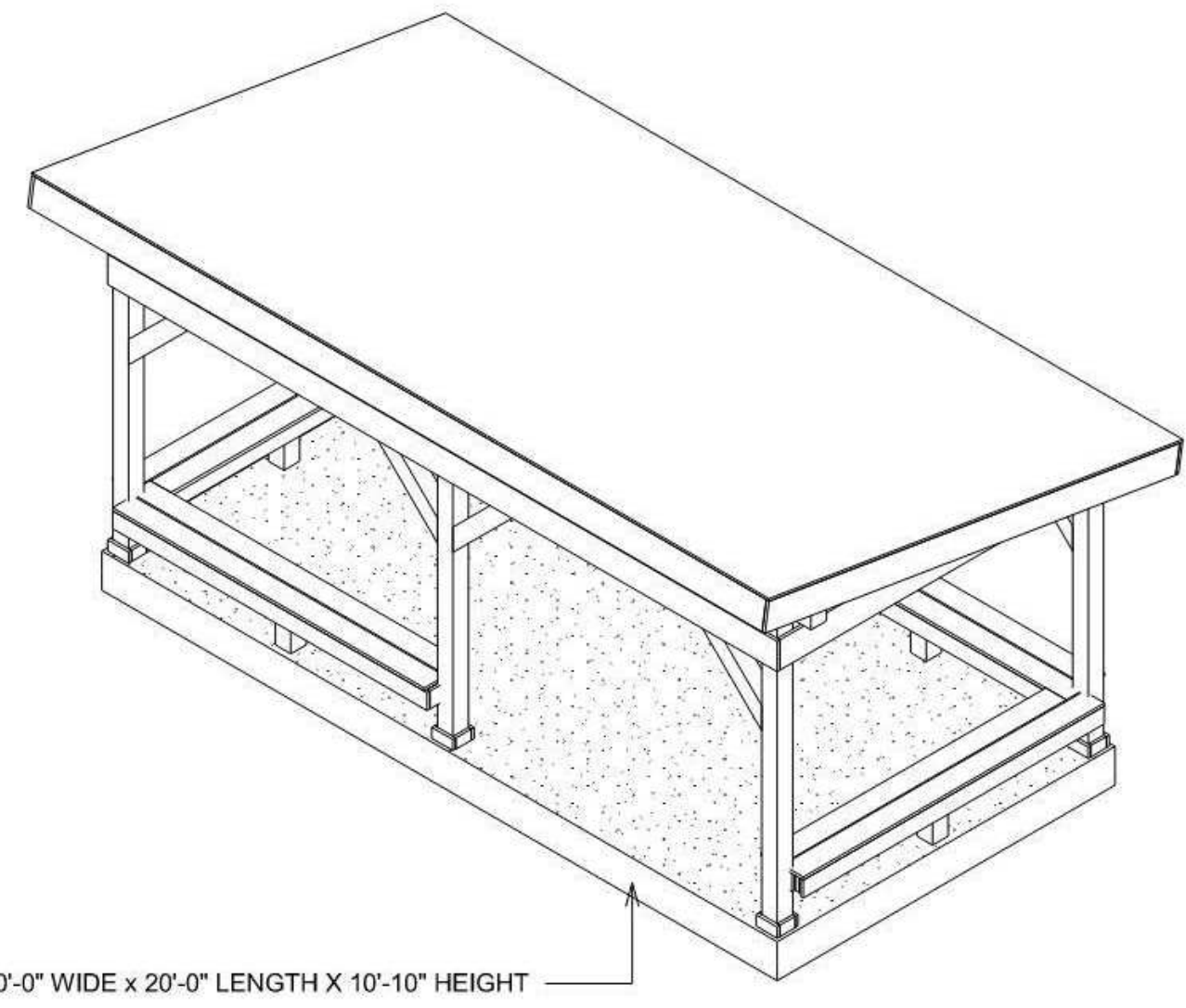
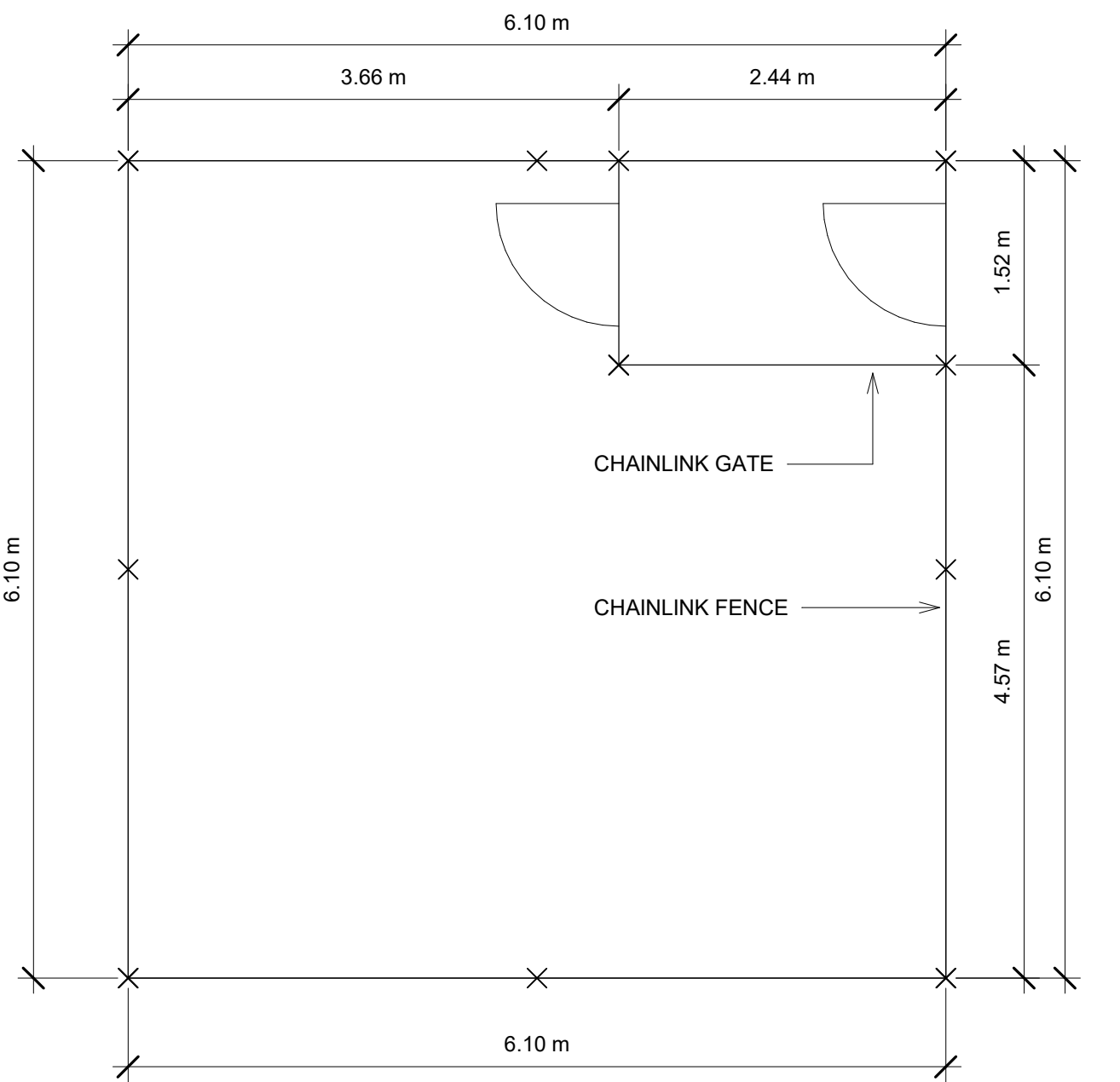
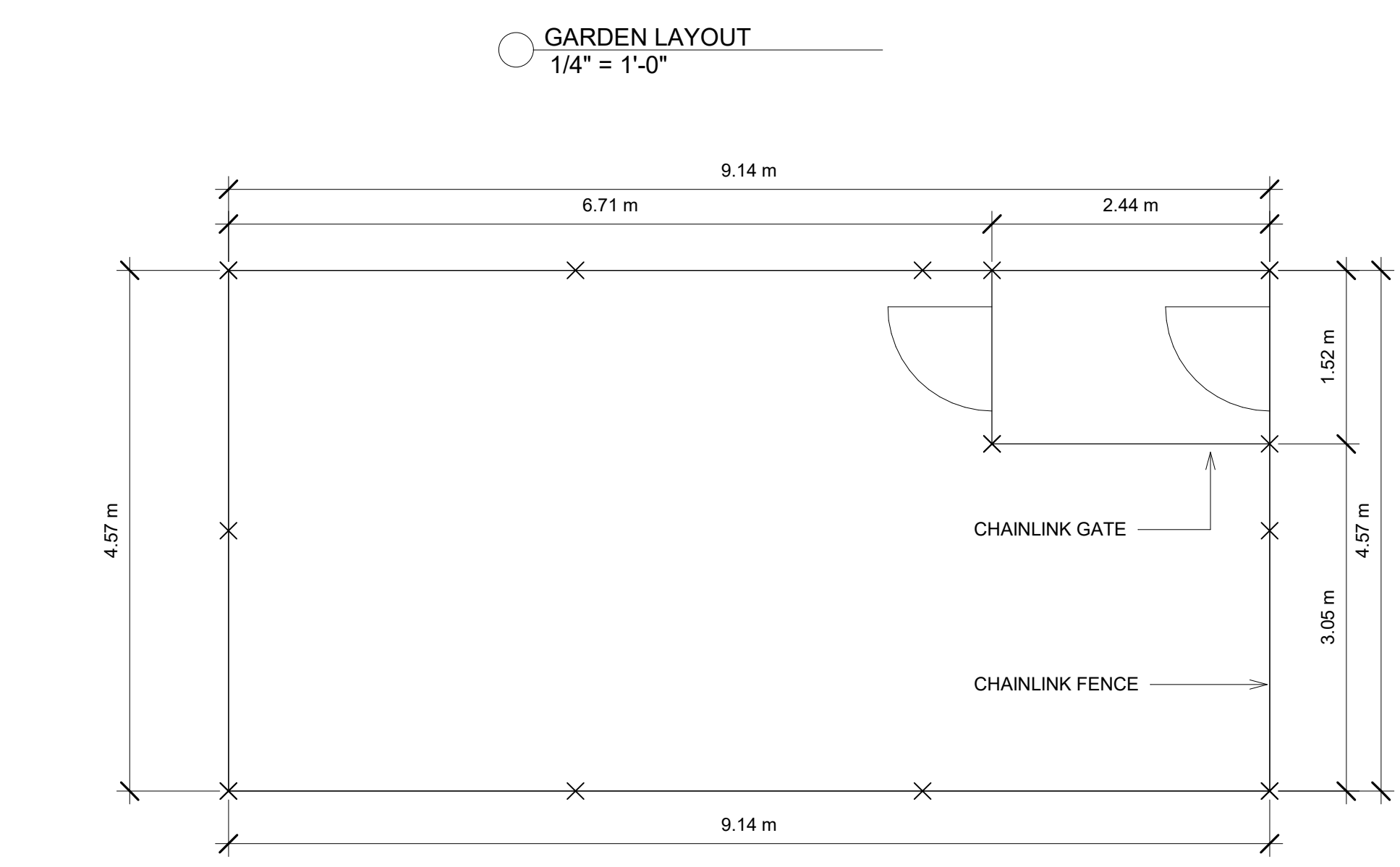
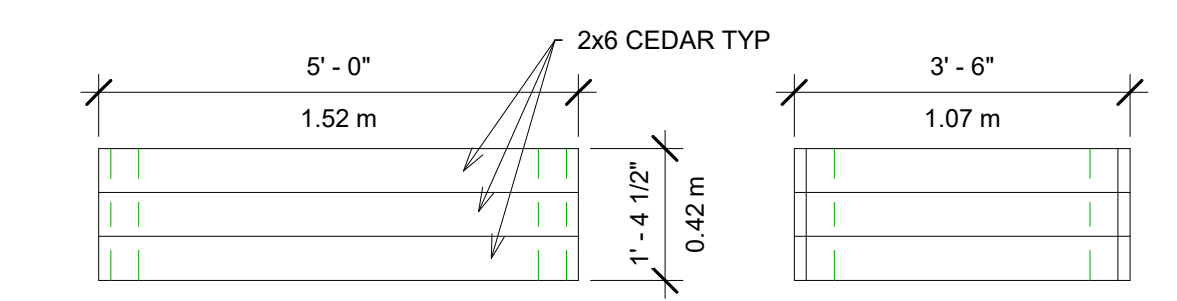
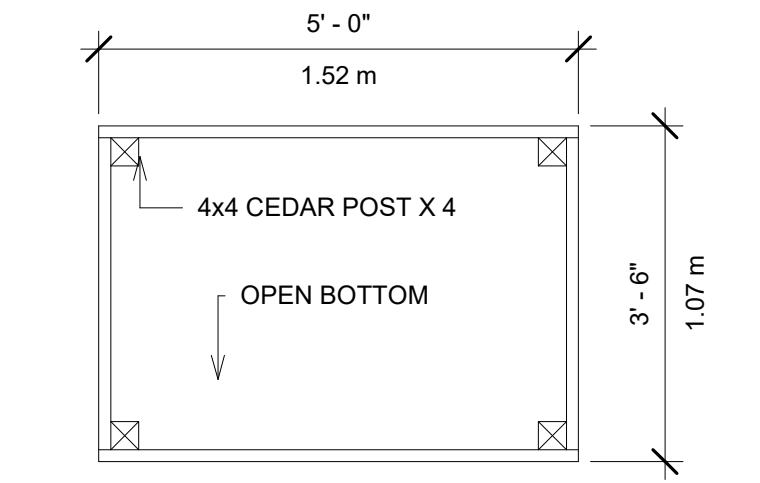
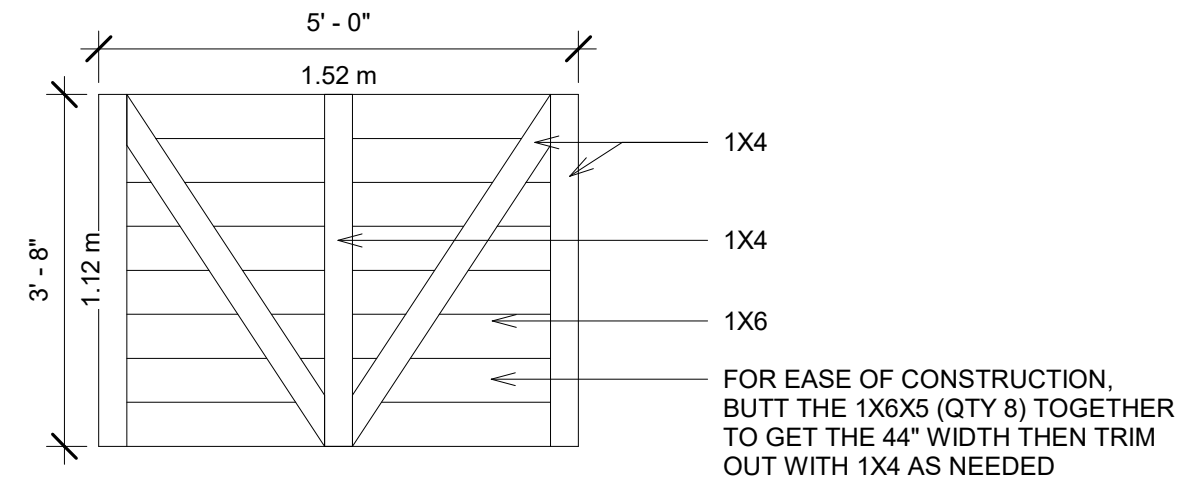
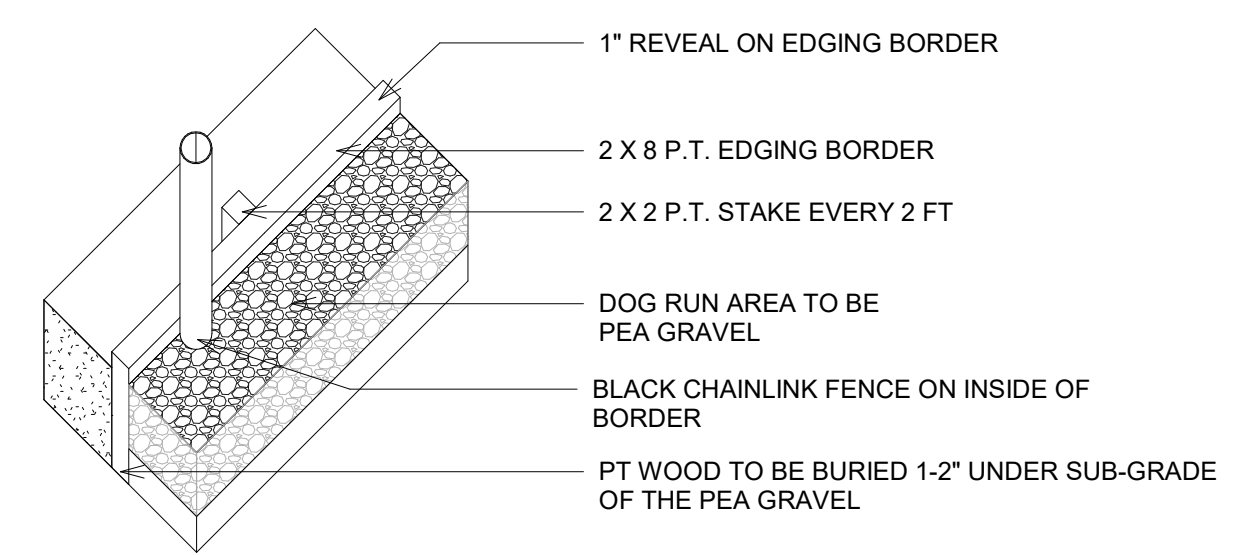
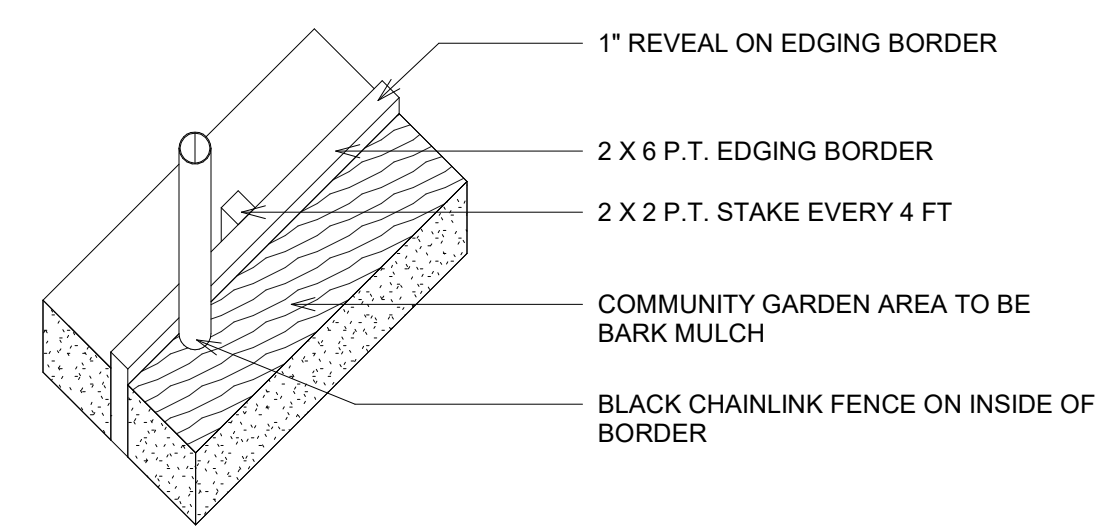
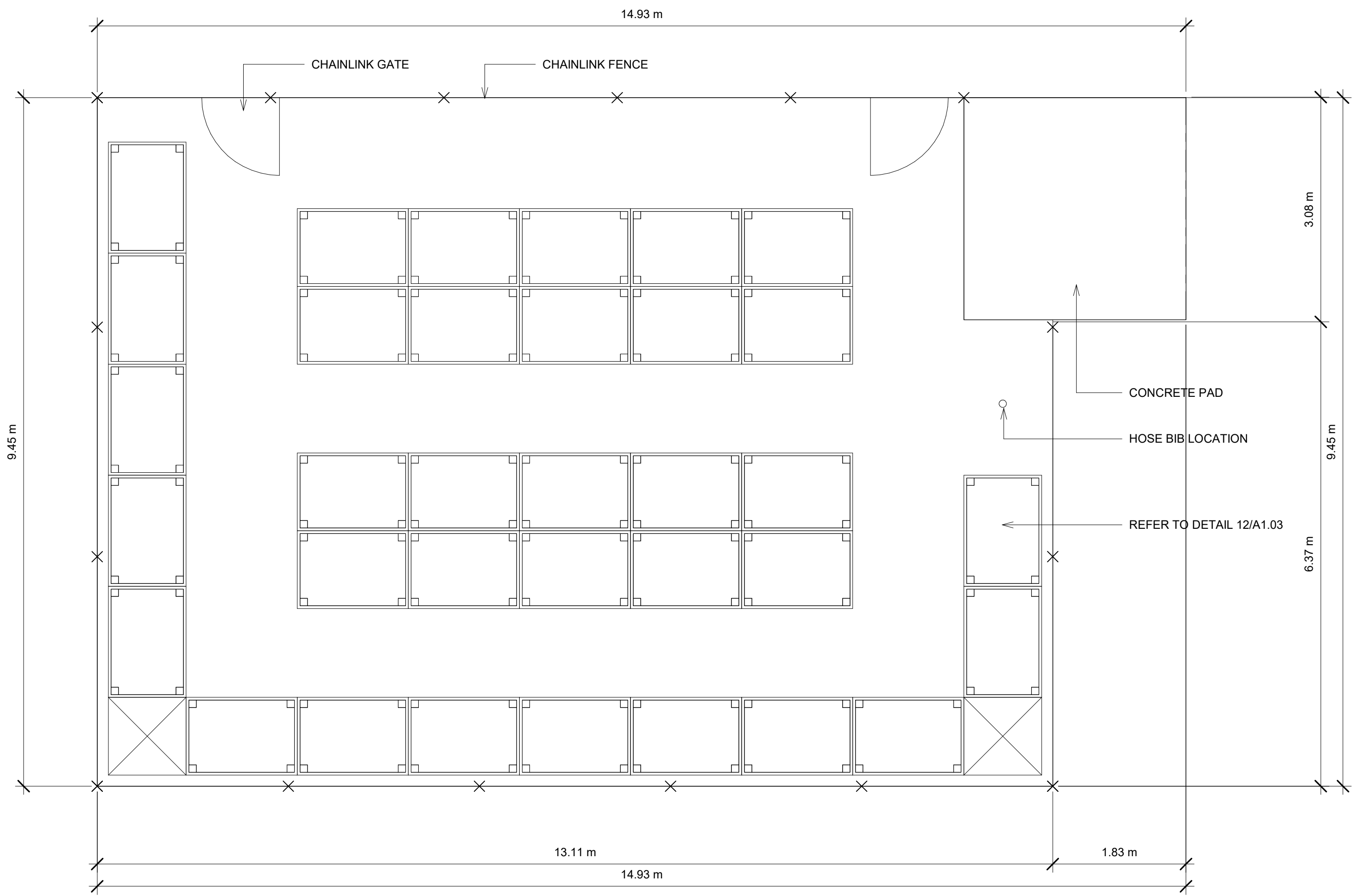
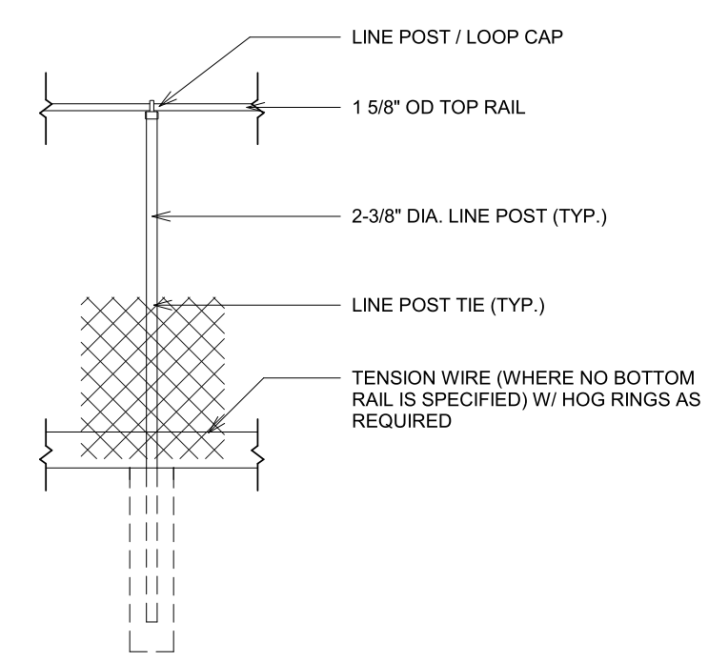
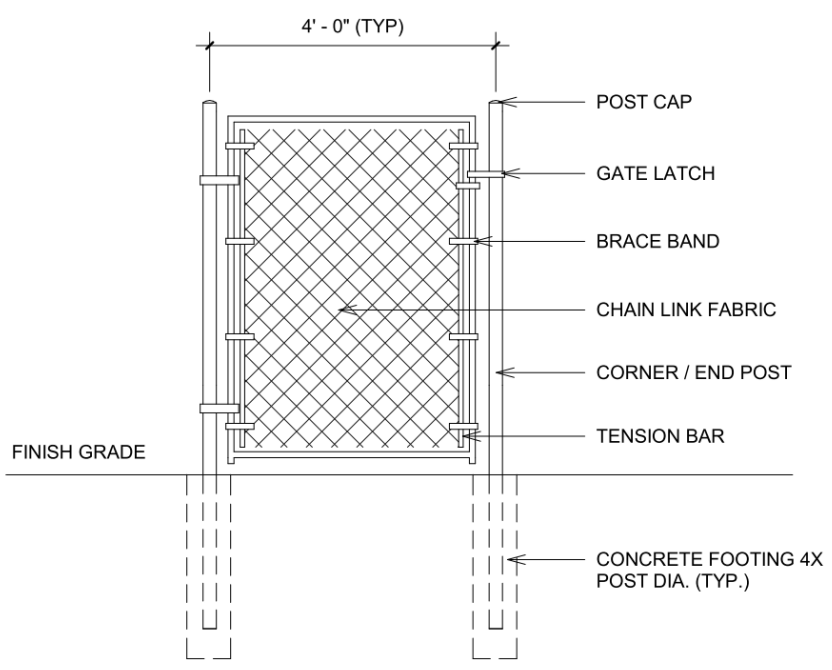
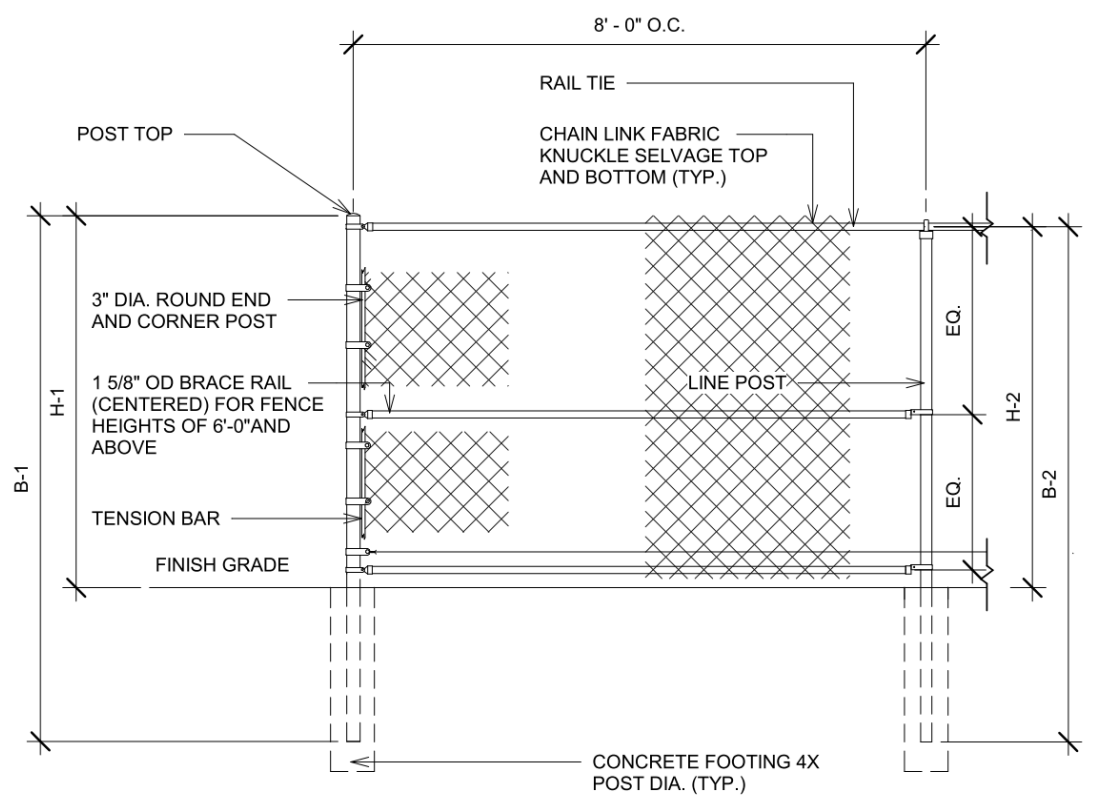
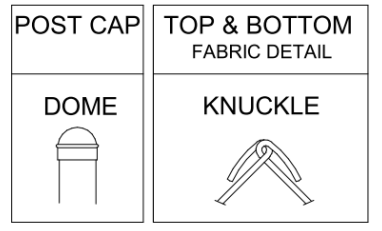
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**GENERAL NOTES:**

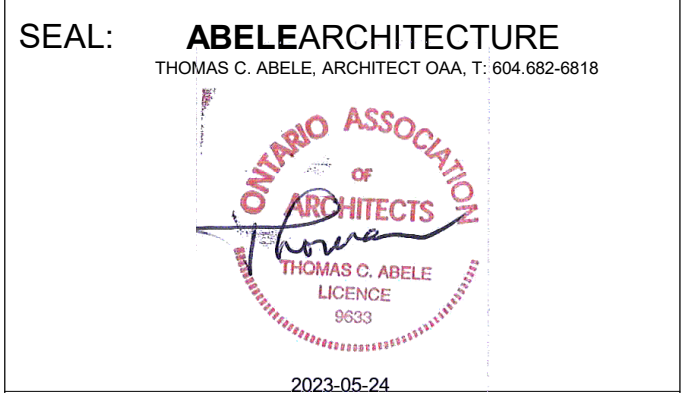
- FOOTING WIDTH TO BE (4)X POST WIDTH.
- ALL MATERIAL TO CONFORM TO CSA.
- ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A153.
- ALL FENCE COMPONENTS TO BE VINYL COATED.
- VINYL COATING COLOR TO BE BLACK.
- NO ALUMINUM TIES SHALL BE PERMITTED.
- POST AND RAIL SIZES MAY REQUIRE MODIFICATION TO MEET SPECIFIC PROJECT REQUIREMENTS.

LOCATION	FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
	NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE
GARDEN	4'-0"	7'-0"	4'-0 5/8"	6'-8"	3'-6 7/8"
DOG RUN	5'-0"	6'-0"	5'-0 5/8"	7'-8"	4'-8 7/8"
PARKADE	9'-0"	NA	9'-0 5/8"	NA	8'-8 7/8"



**PROJECT STATUS:**  
ISSUED FOR PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SCP	05/24/2023



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**PROJECT NAME:**  
TRINITY APARTMENTS

**PROJECT NUMBER:**  
VP 2213

**ADDRESS:**  
4200 INNES ROAD  
OTTAWA, ONTARIO

**DRAWING TITLE:**  
SITE ACCESSORIES

**DRAWN BY:** EC  
**CHECKED BY:** CG  
**DATE:** MAY 24, 2023  
**SCALE:** As indicated

**DRAWING #:** A1.05

















































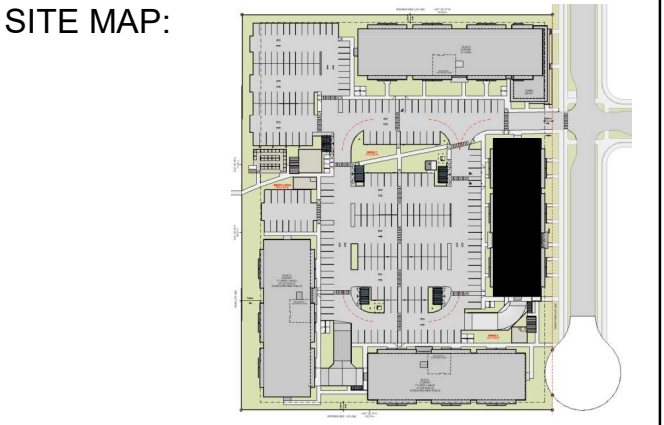








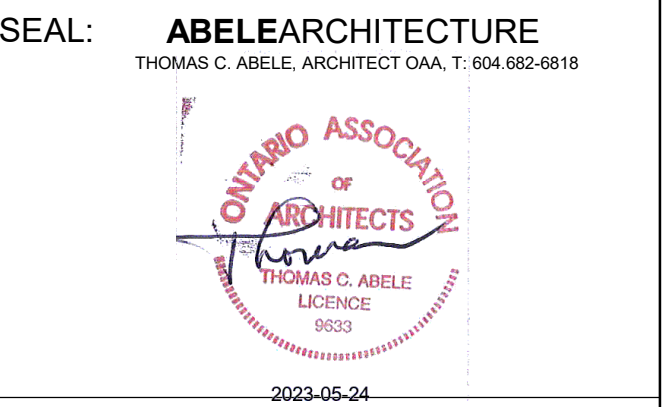




PROJECT STATUS:  
 ISSUED FOR SITE CONTROL PLAN

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	05/24/2023



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PROJECT NAME:  
 TRINITY APARTMENTS

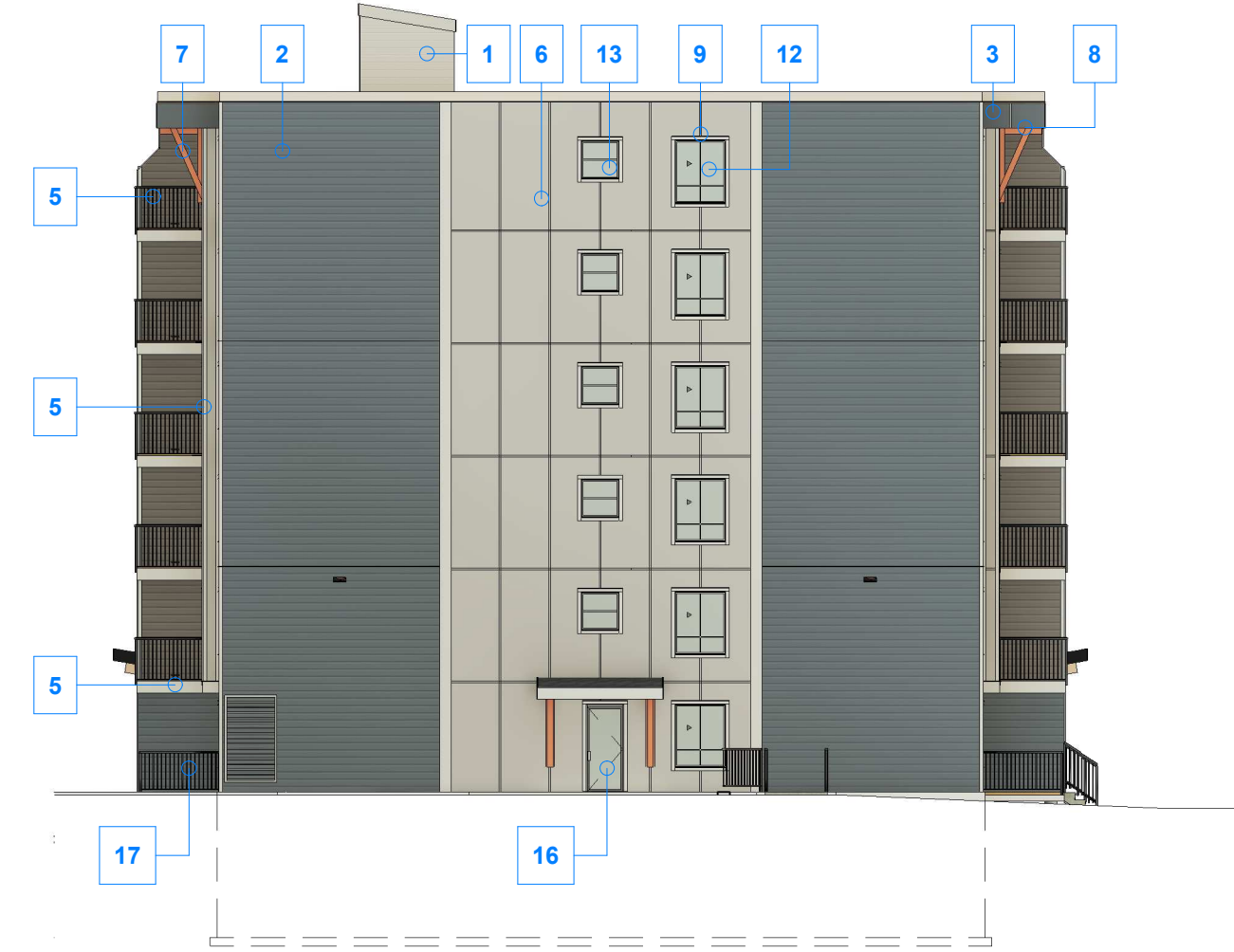
PROJECT NUMBER:  
 VP 2213

ADDRESS:  
 4200 INNES ROAD  
 OTTAWA, ONTARIO

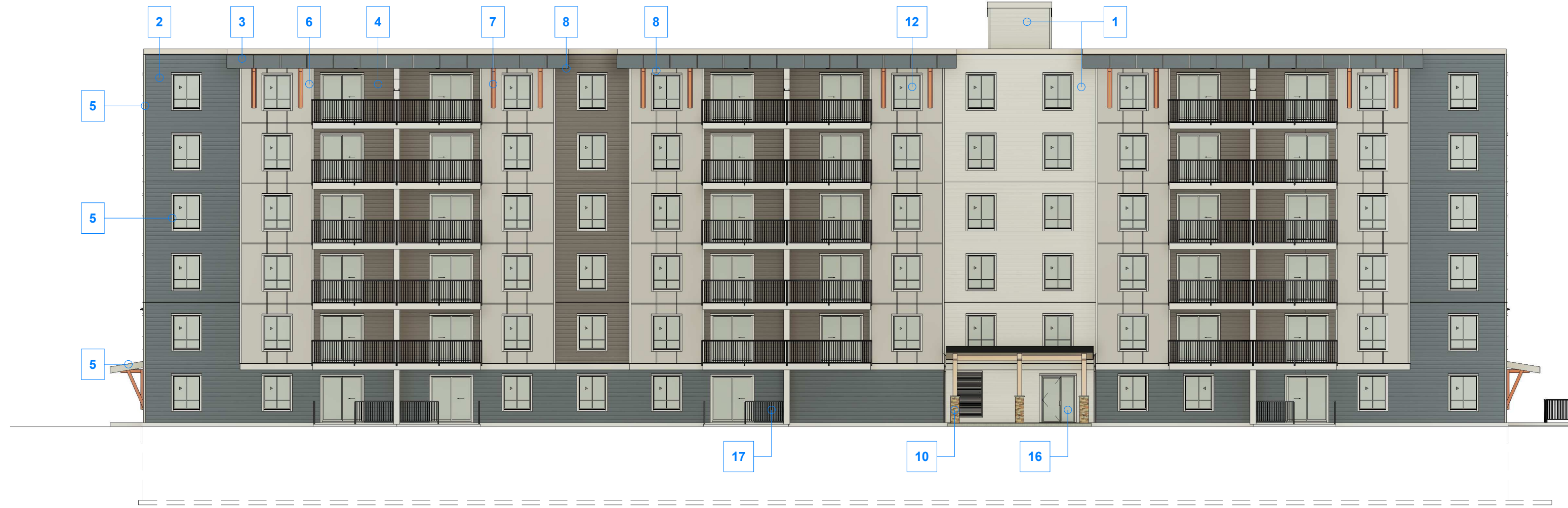
DRAWING TITLE:  
 BUILDING A - ELEVATION

DRAWN BY: EC  
 CHECKED BY: CG  
 DATE: MAY 24 2023  
 SCALE: As indicated

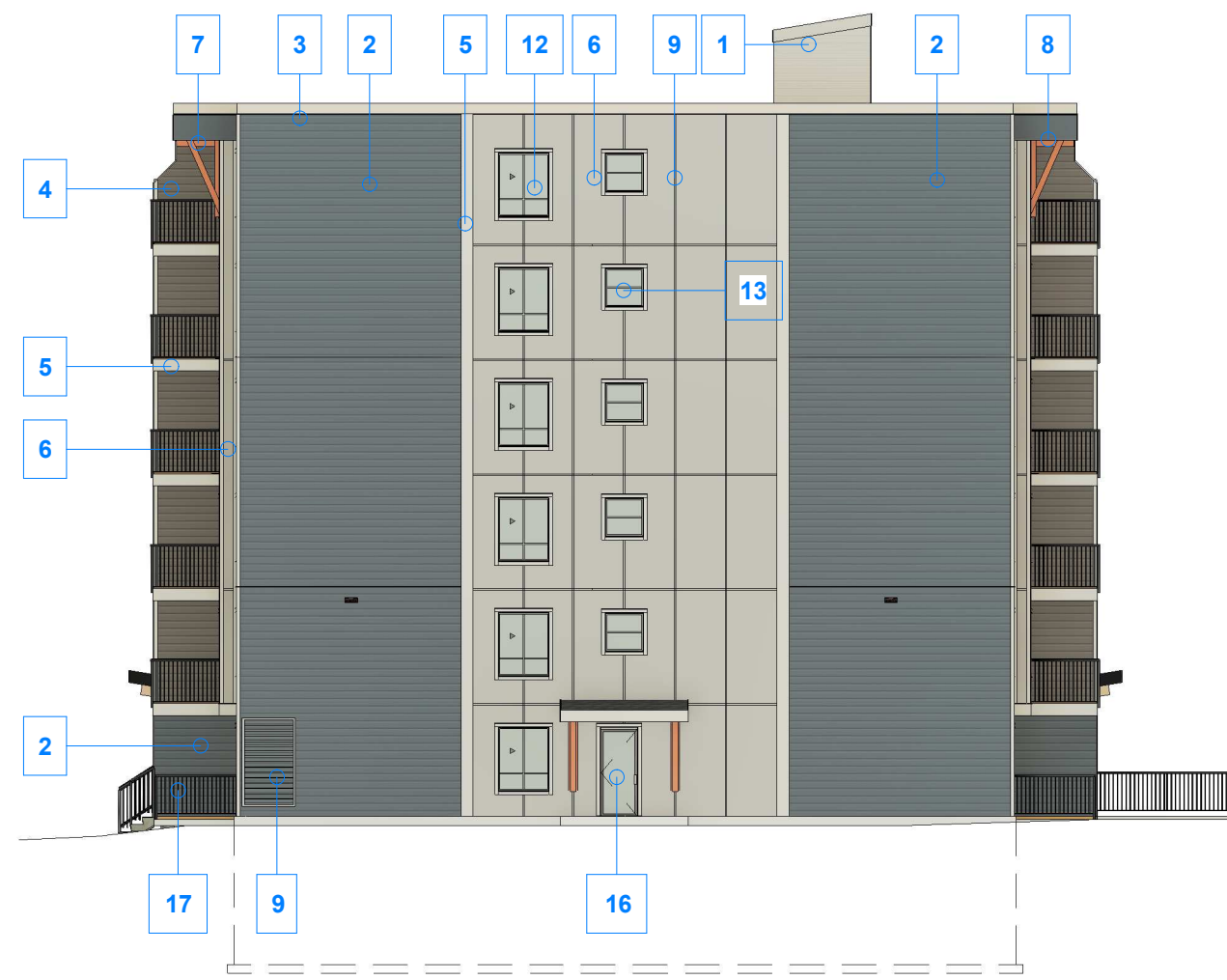
DRAWING #: **A3.01** REV #: **A**



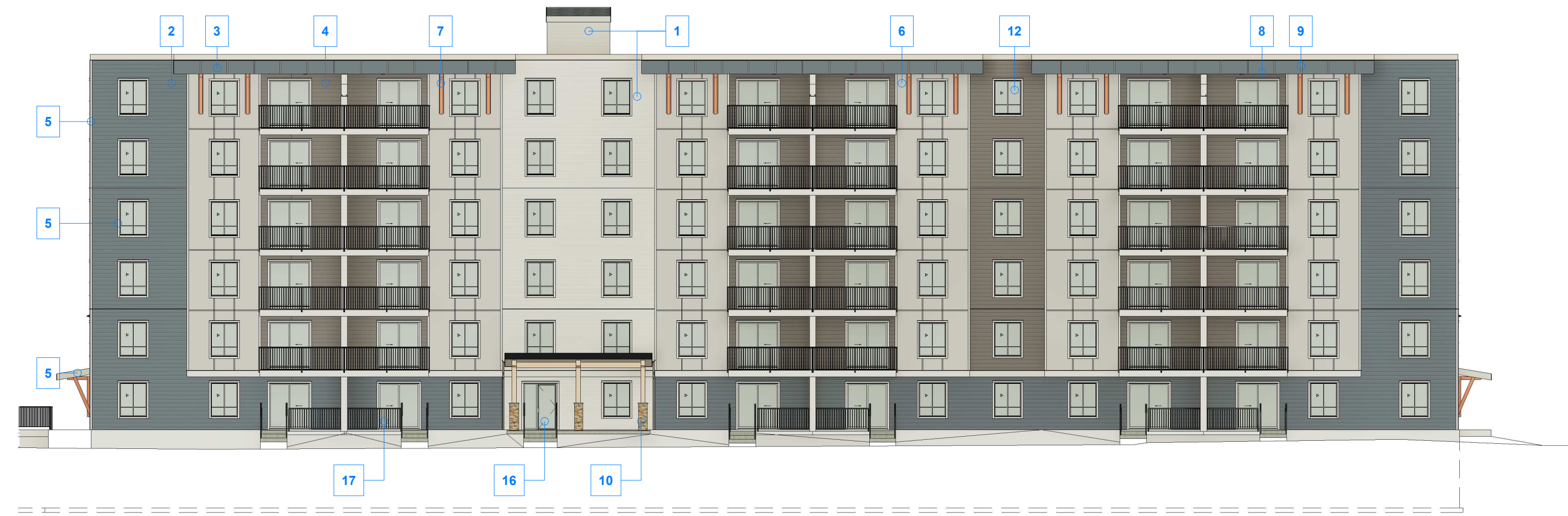
1 COLOUR NORTH ELEVATION  
 1 : 175



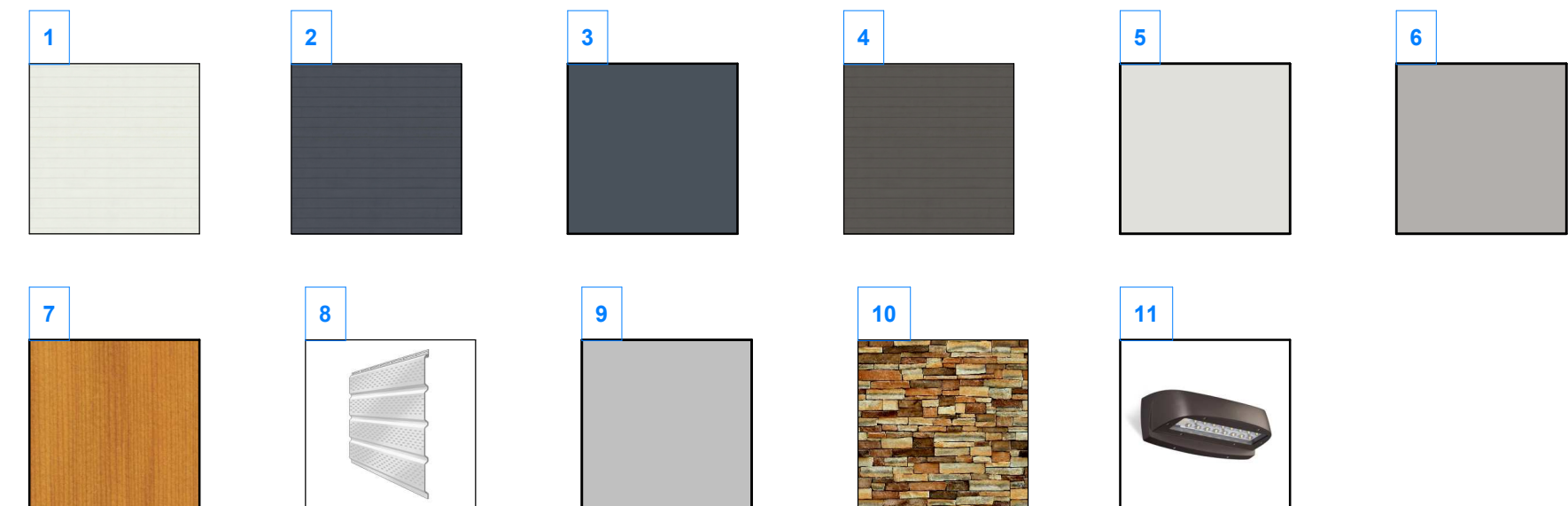
2 COLOUR EAST ELEVATION  
 1 : 175



3 COLOUR SOUTH ELEVATION  
 1 : 175



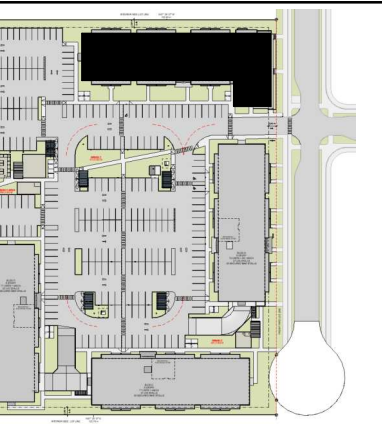
4 COLOUR WEST ELEVATION  
 1 : 175



- 1 HARDIE LAP SIDING - ARTIC WHITE
- 2 HARDIE LAP SIDING - DEEP OCEAN
- 3 HARDIE PANEL - DEEP OCEAN
- 4 HARDIE LAP SIDING - RICH ESPRESSO
- 5 HARDIE TRIM - ARTIC WHITE
- 6 HARDIE PANEL - PEARL GRAY
- 7 CEDAR ACCENTS - STAIN TBC
- 8 4 PANEL CLASSIC SOFFIT - WHITE
- 9 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED
- 10 CULTURED STONE - TBC
- 11 LED WALL SCONCE
- 12 WINDOW - SLIDER - WHITE
- 13 WINDOW - AWNING - WHITE
- 14 PATIO DOOR - SLIDER - WHITE
- 15 -
- 16 ENTRY DOOR - SWING - ALUMINUM
- 17 ALUMINUM RAILING - WELDED SYSTEM - BLACK



SITE MAP:



PROJECT STATUS:  
ISSUED FOR SITE CONTROL PLAN

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	05/24/2023

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABELLE, ARCHITECT OAA, T. 604.662.6818



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PROJECT NAME:  
TRINITY APARTMENTS

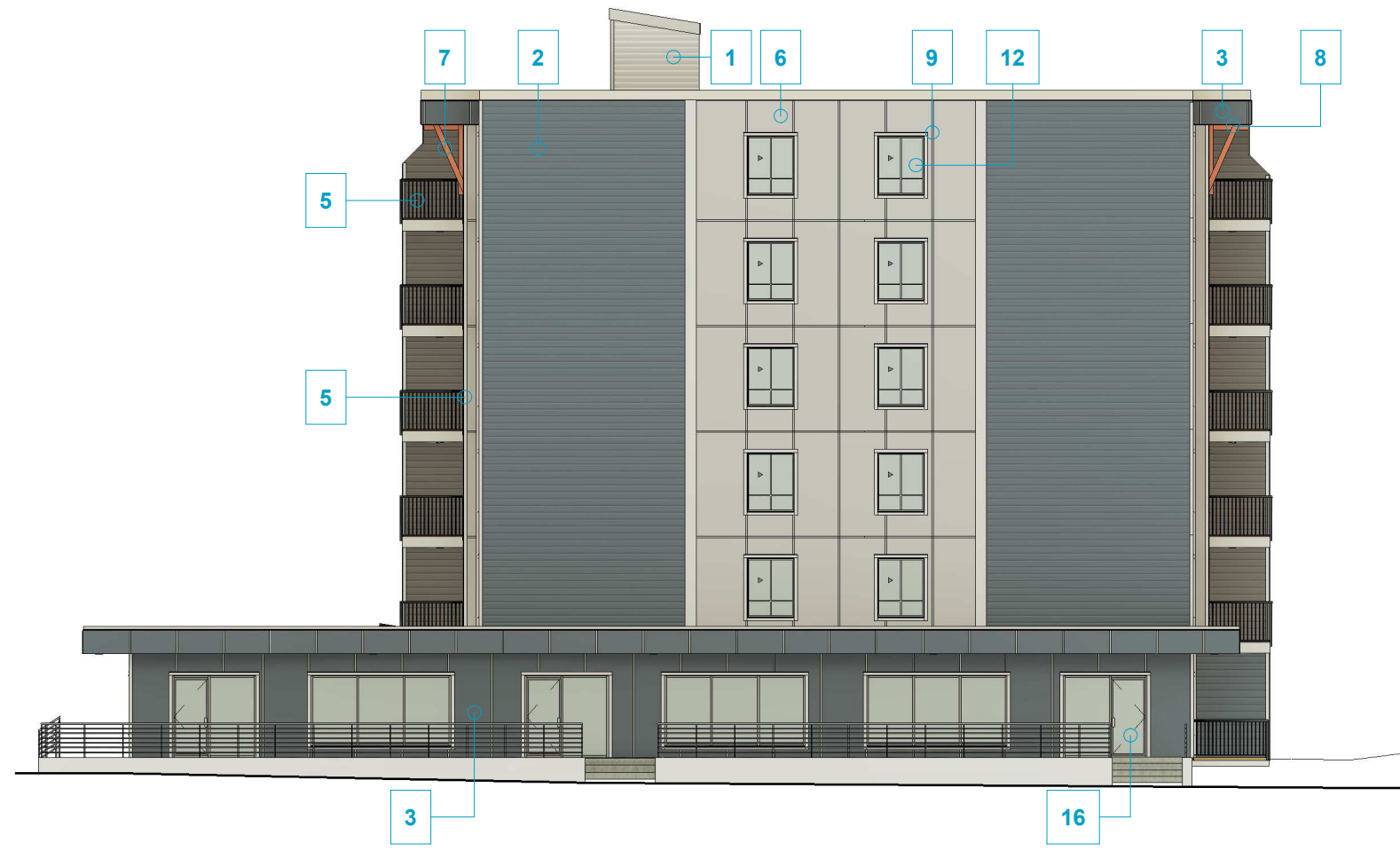
PROJECT NUMBER:  
VP 2213

ADDRESS:  
4200 INNES ROAD  
OTTAWA, ONTARIO

DRAWING TITLE:  
BUILDING B - COLOUR ELEVATION

DRAWN BY: EC  
CHECKED BY: CG  
DATE: MAY 24, 2023  
SCALE: As indicated

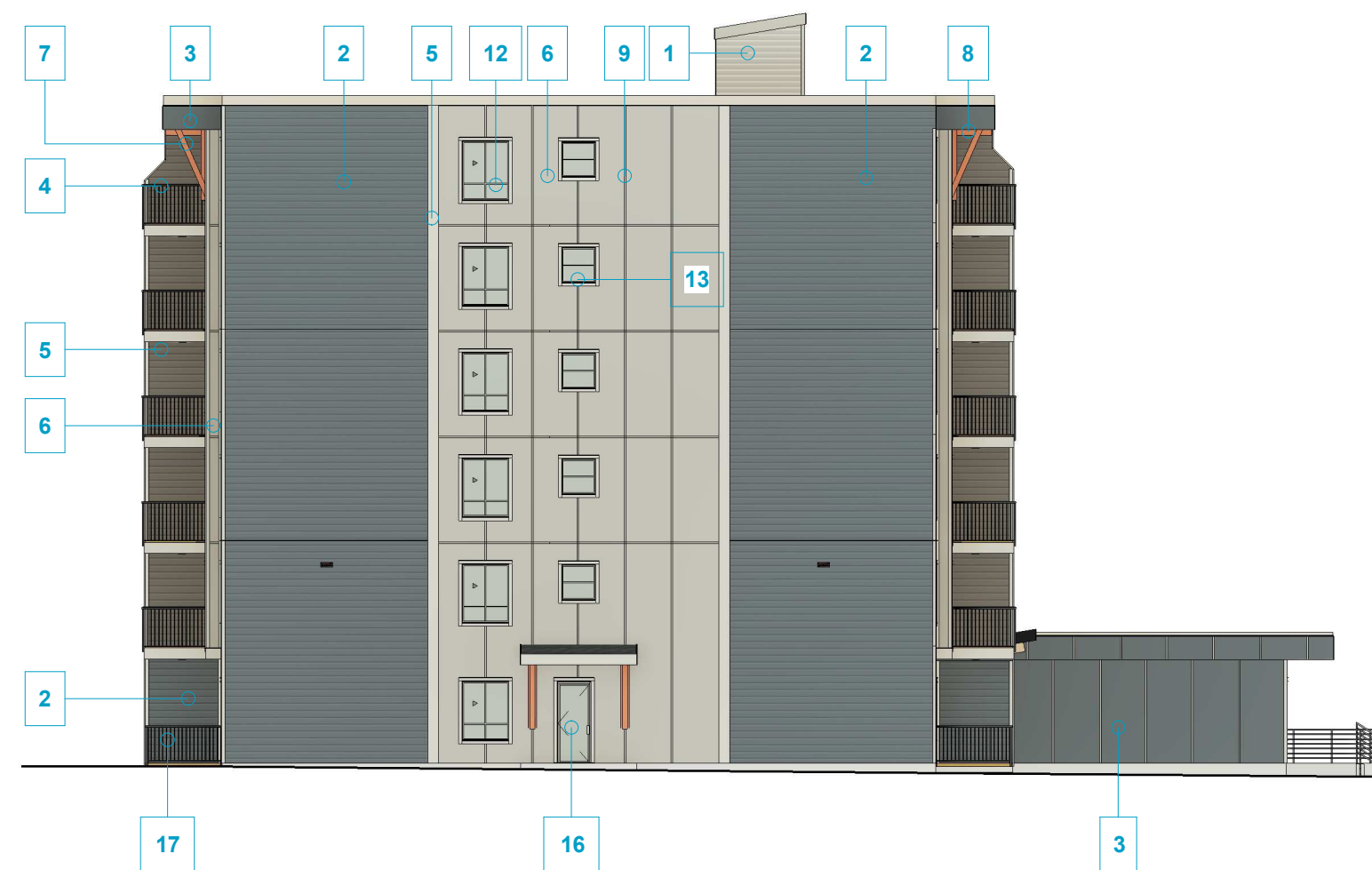
DRAWING #: **A3.03** REV #: **A**



1 COLOUR WEST ELEVATION  
1 : 175



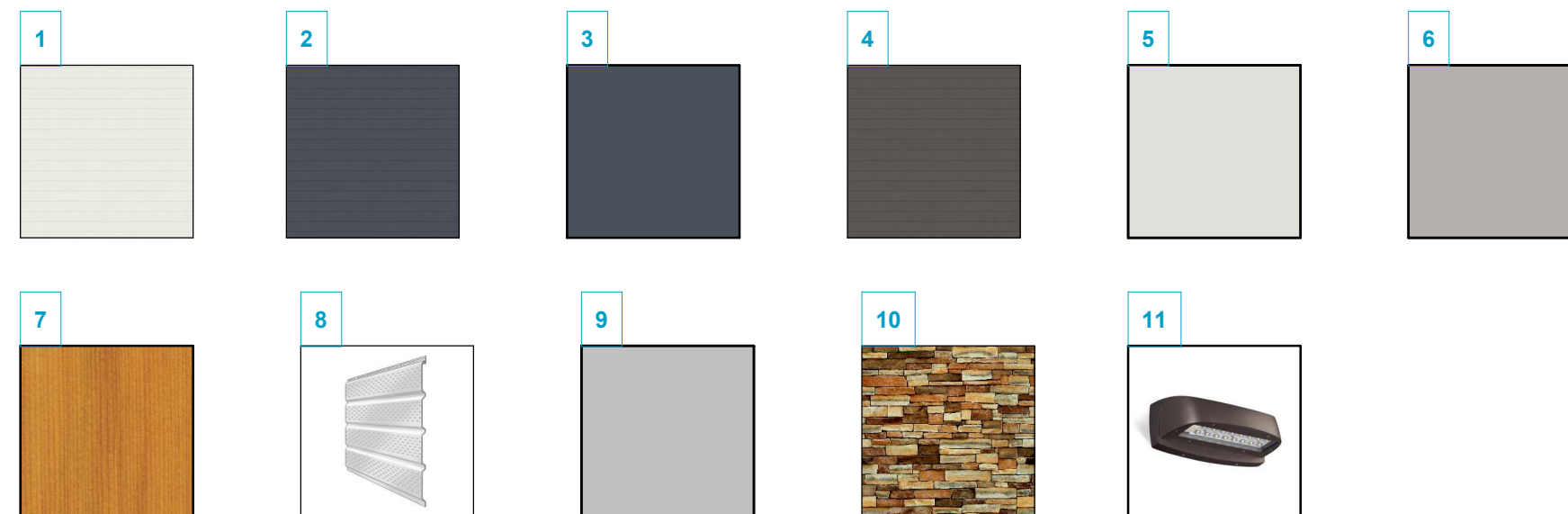
2 COLOUR NORTH ELEVATION  
1 : 175



3 COLOUR EAST ELEVATION  
1 : 175

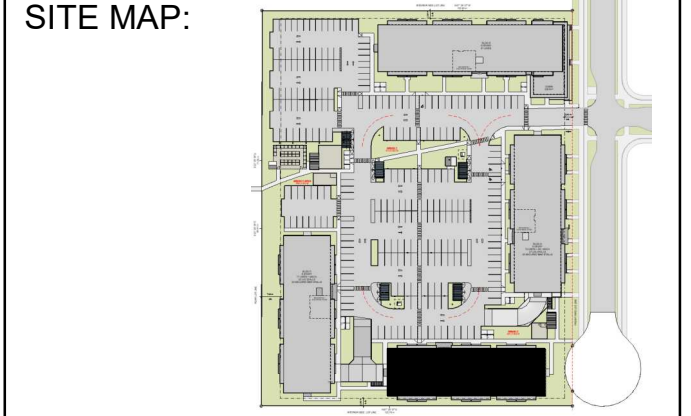


4 COLOUR SOUTH ELEVATION  
1 : 175



- 1 HARDIE LAP SIDING - ARTIC WHITE
- 2 HARDIE LAP SIDING - DEEP OCEAN
- 3 HARDIE PANEL - DEEP OCEAN
- 4 HARDIE LAP SIDING - RICH ESPRESSO
- 5 HARDIE TRIM - ARTIC WHITE
- 6 HARDIE PANEL - PEARL GRAY
- 7 CEDAR ACCENTS - STAIN TBC
- 8 4 PANEL CLASSIC SOFFIT - WHITE
- 9 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED
- 10 CULTURED STONE - TBC
- 11 LED WALL SCENCE
- 12 WINDOW - SLIDER - WHITE
- 13 WINDOW - AWNING - WHITE
- 14 PATIO DOOR - SLIDER - WHITE
- 15 -
- 16 ENTRY DOOR - SWING - ALUMINUM
- 17 ALUMINUM RAILING - WELDED SYSTEM - BLACK





PROJECT STATUS:  
**ISSUED FOR SITE CONTROL PLAN**

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SCP	05/24/2023

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABELE, ARCHITECT OAA, T: 604-692-6918

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PROJECT NAME:  
TRINITY APARTMENTS

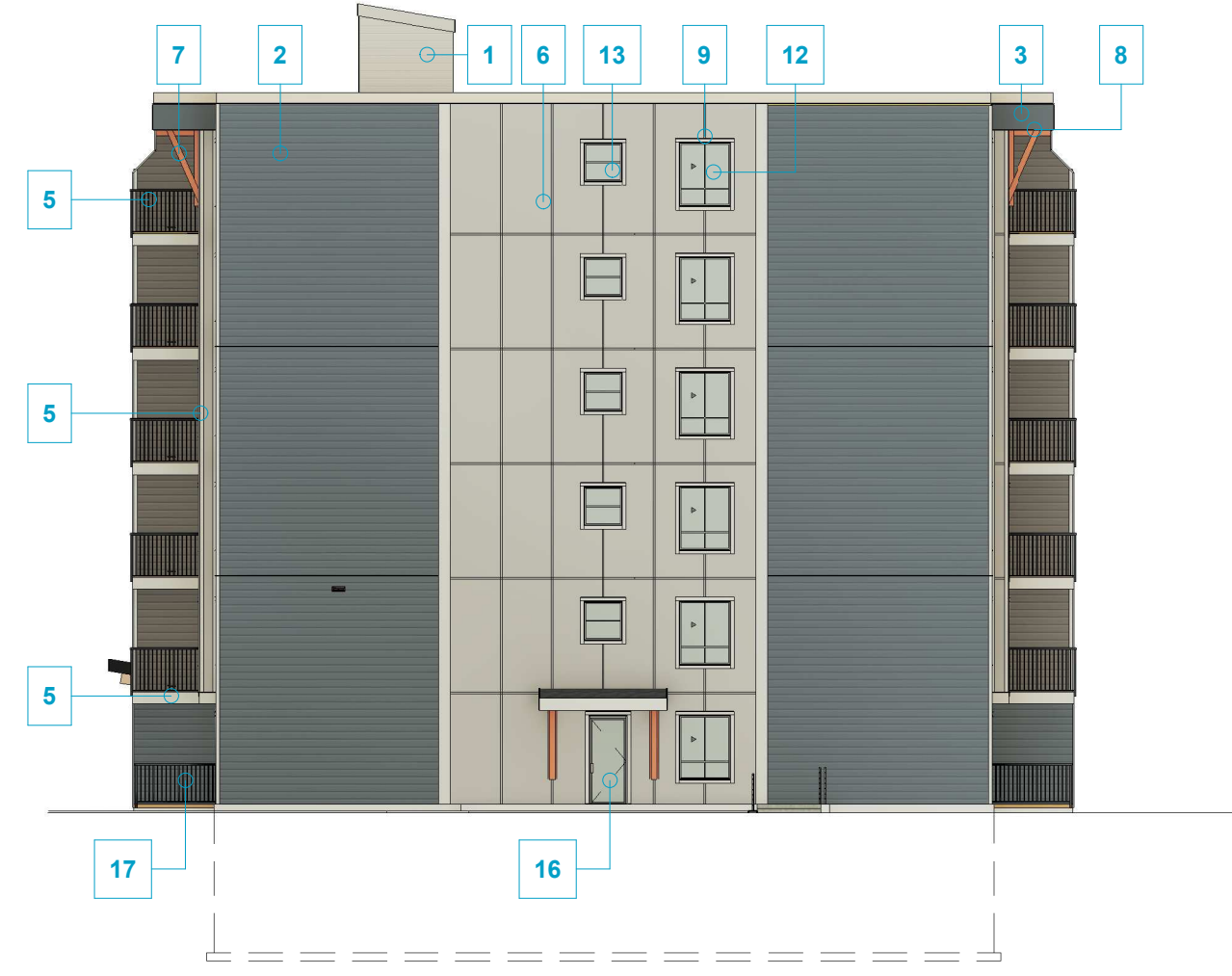
PROJECT NUMBER:  
VP 2213

ADDRESS:  
4200 INNES ROAD  
OTTAWA, ONTARIO

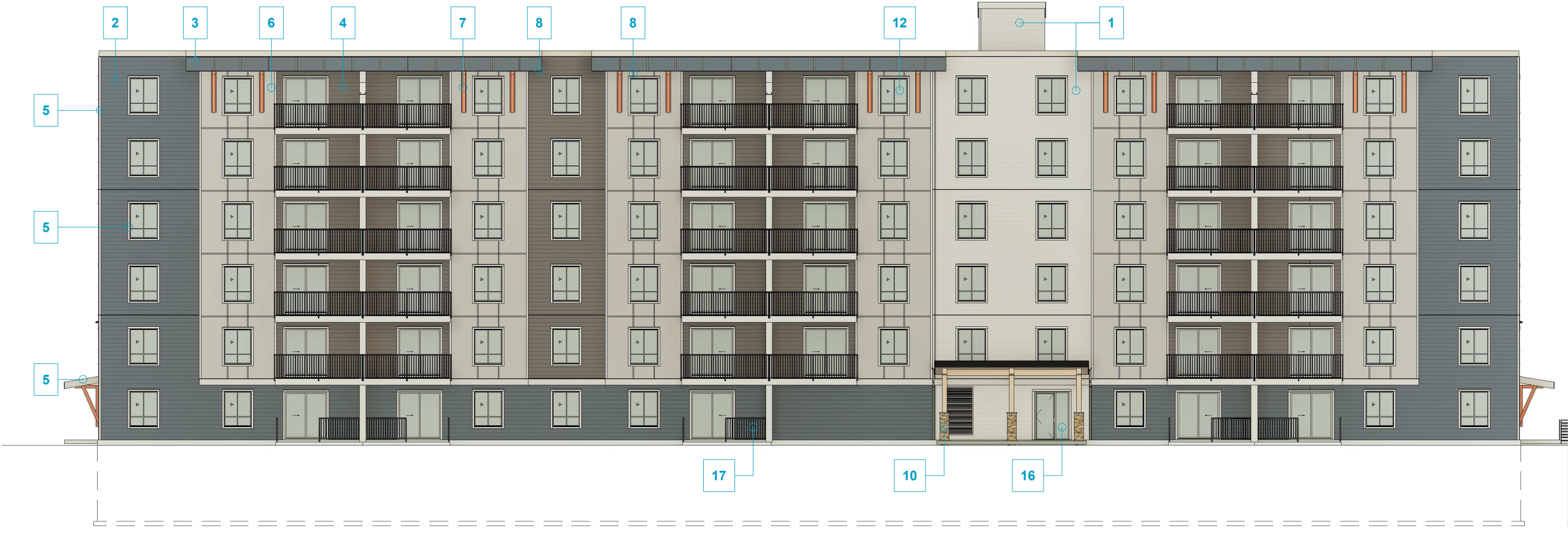
DRAWING TITLE:  
**BUILDING C - COLOUR ELEVATION**

DRAWN BY: EC  
CHECKED BY: CG  
DATE: MAY 24, 2023  
SCALE: As indicated

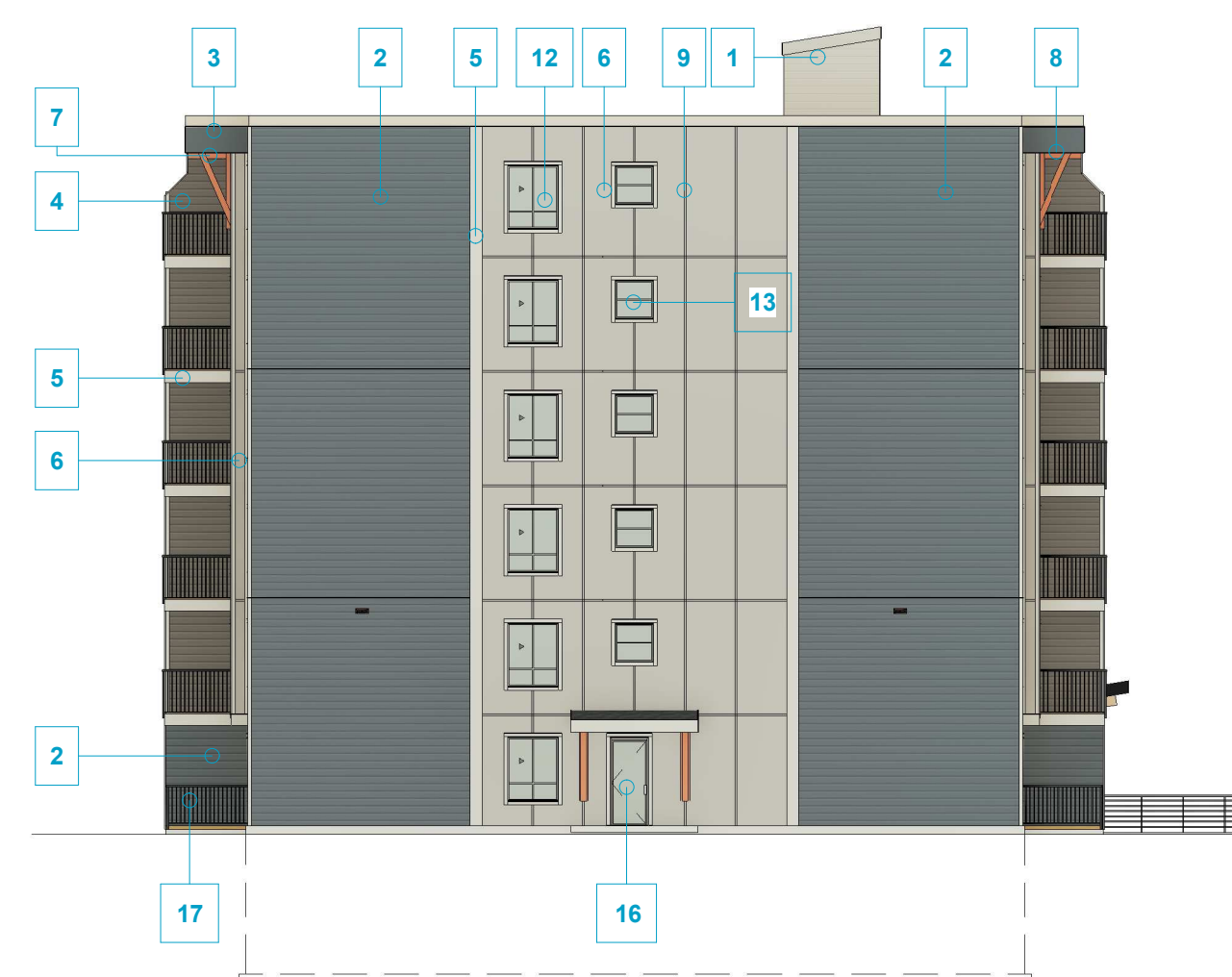
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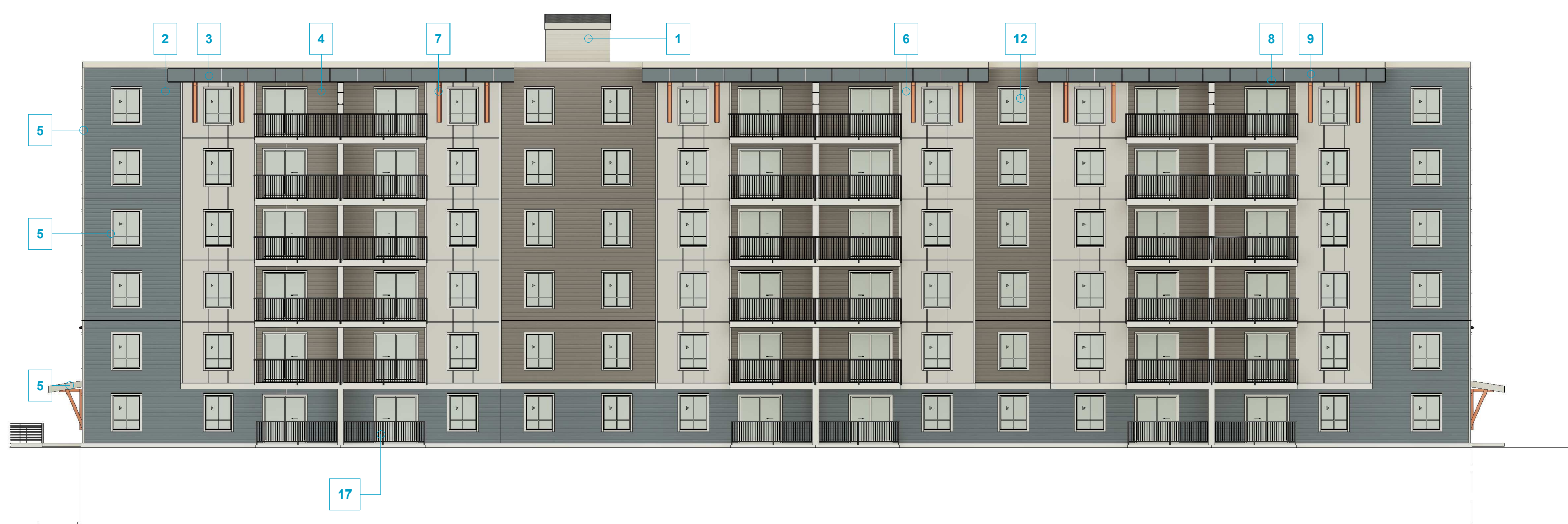
**1** COLOUR EAST ELEVATION  
1 : 175



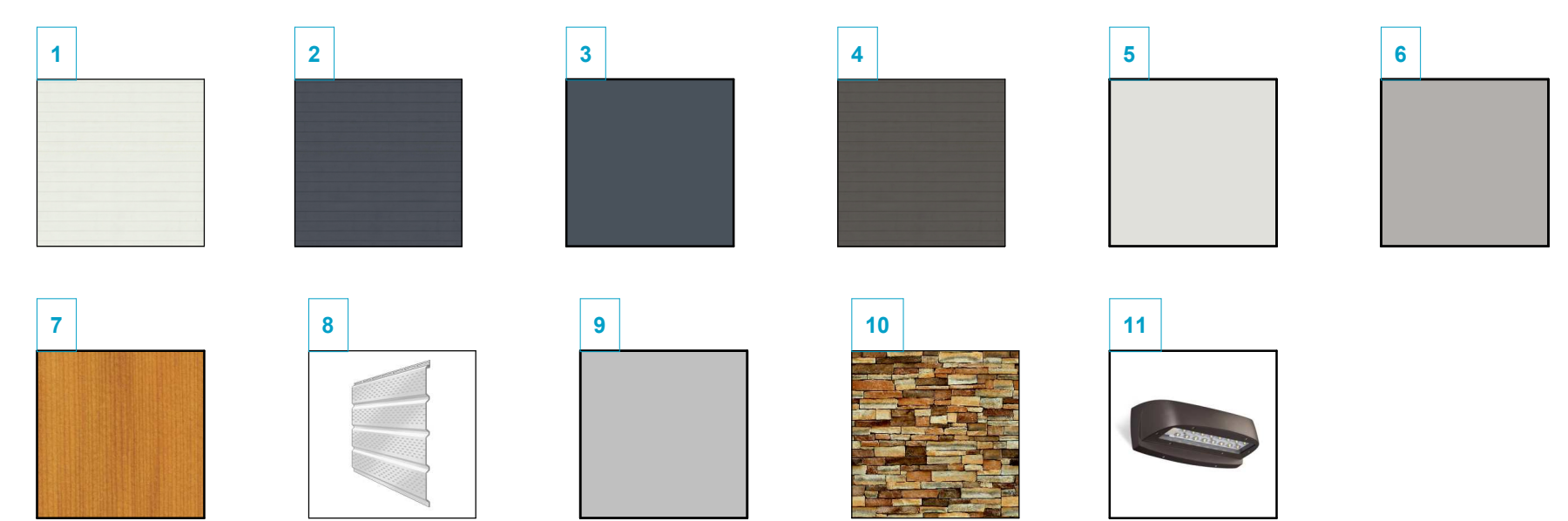
**2** COLOUR SOUTH ELEVATION  
1 : 175



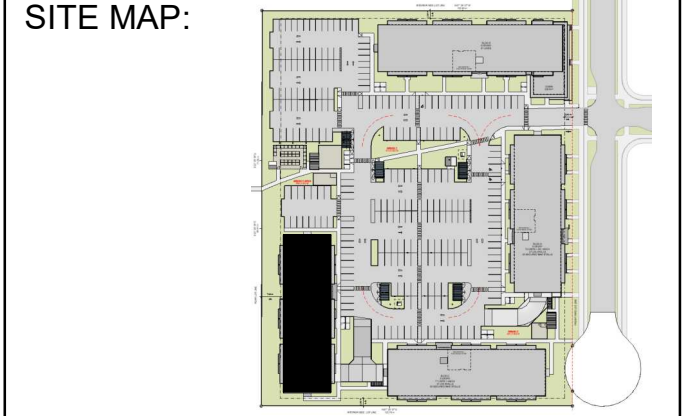
**3** COLOUR WEST ELEVATION  
1 : 175



**4** COLOUR NORTH ELEVATION  
1 : 175



- 1 HARDIE LAP SIDING - ARTIC WHITE
- 2 HARDIE LAP SIDING - DEEP OCEAN
- 3 HARDIE PANEL - DEEP OCEAN
- 4 HARDIE LAP SIDING - RICH ESPRESSO
- 5 HARDIE TRIM - ARTIC WHITE
- 6 HARDIE PANEL - PEARL GRAY
- 7 CEDAR ACCENTS - STAIN TBC
- 8 4 PANEL CLASSIC SOFFIT - WHITE
- 9 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED
- 10 CULTURED STONE - TBC
- 11 LED WALL SCENCE
- 12 WINDOW - SLIDER - WHITE
- 13 WINDOW - AWNING - WHITE
- 14 PATIO DOOR - SLIDER - WHITE
- 15 -
- 16 ENTRY DOOR - SWING - ALUMINUM
- 17 ALUMINUM RAILING - WELDED SYSTEM - BLACK



PROJECT STATUS:  
ISSUED FOR SITE CONTROL PLAN

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	05/24/2023

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABELE, ARCHITECT OAA, T. 604-662-6918



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PROJECT NAME:  
TRINITY APARTMENTS

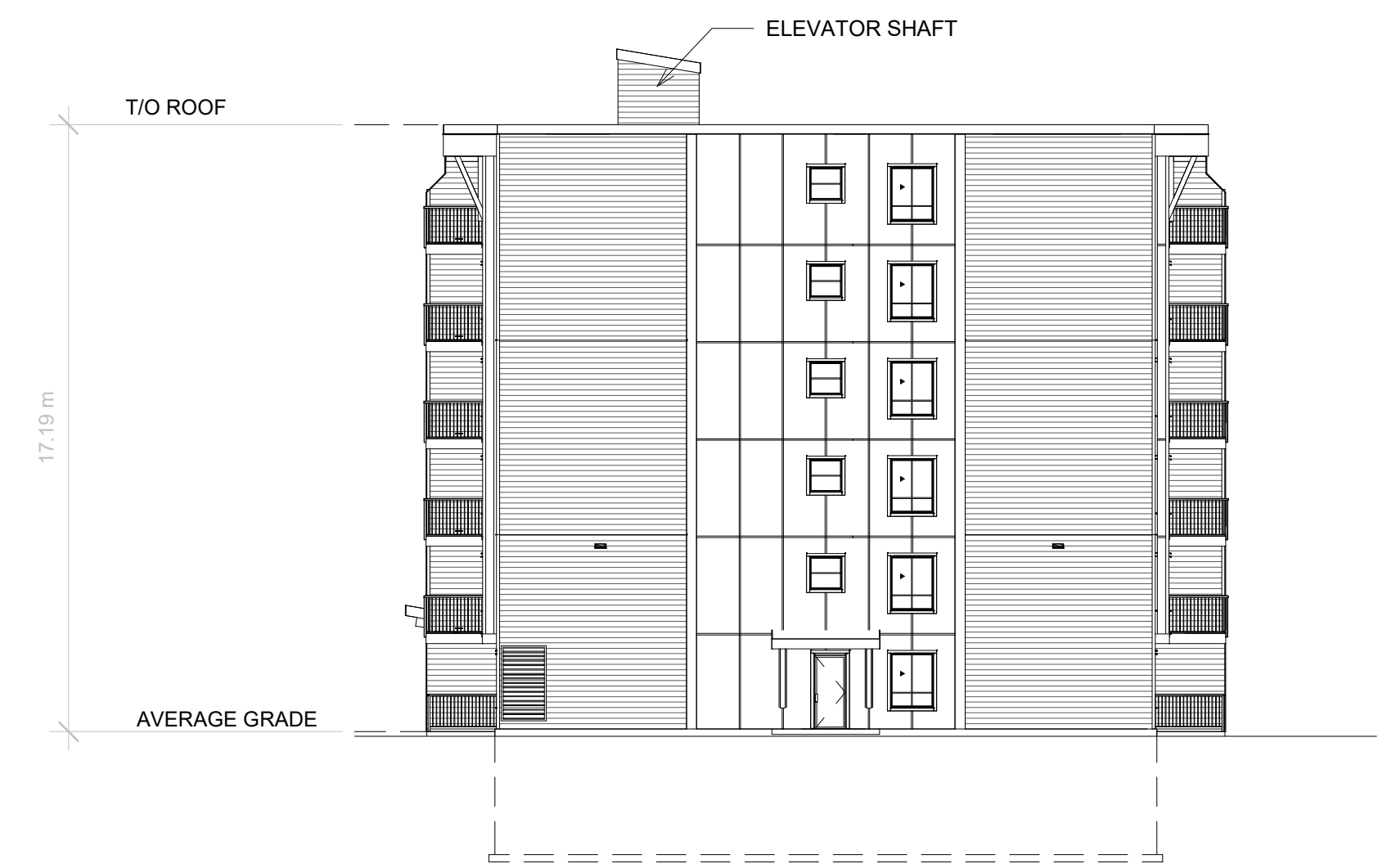
PROJECT NUMBER:  
VP 2213

ADDRESS:  
4200 INNES ROAD  
OTTAWA, ONTARIO

DRAWING TITLE:  
BUILDING D - ELEVATION

DRAWN BY: EC  
CHECKED BY: CG  
DATE: MAY 24, 2023  
SCALE: 1 : 175

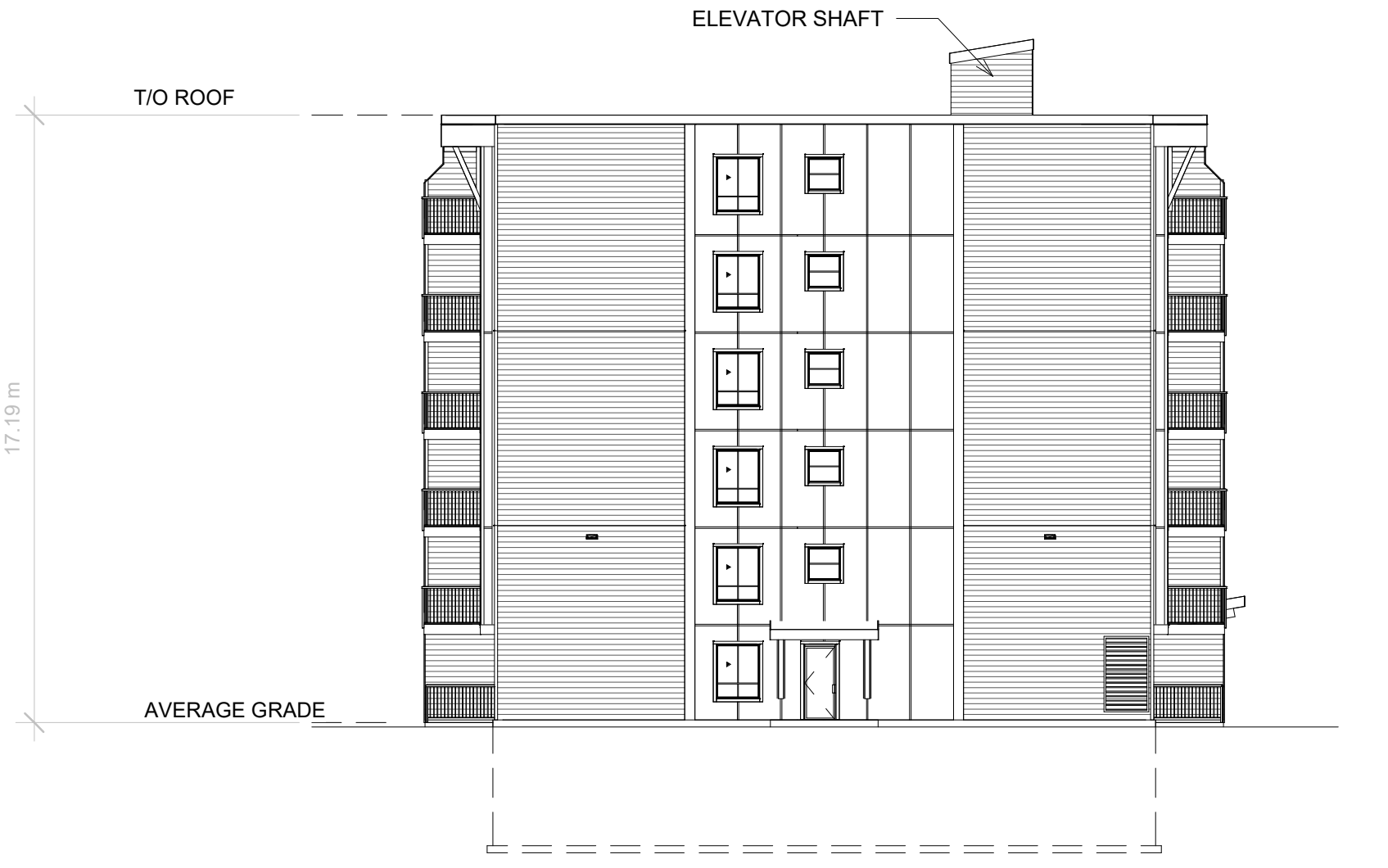
DRAWING #: **A3.06** REV #: **A**



1 SOUTH ELEVATION  
1 : 175



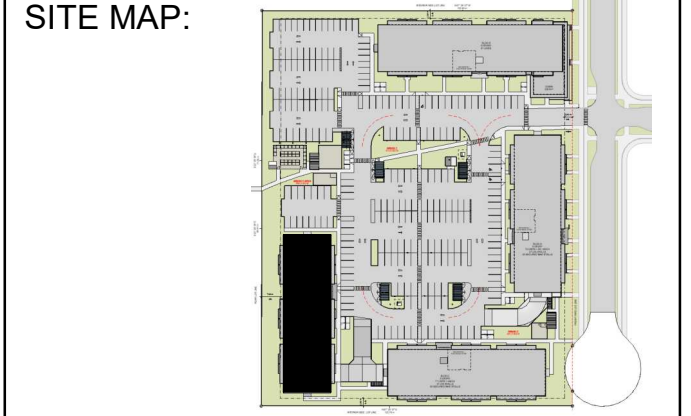
2 WEST ELEVATION  
1 : 175



3 NORTH ELEVATION  
1 : 175



4 EAST ELEVATION  
1 : 175

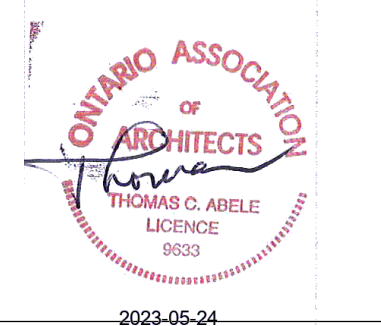


PROJECT STATUS:  
ISSUED FOR SITE CONTROL PLAN

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	05/24/2023

SEAL: **ABELEARCHITECTURE**  
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PROJECT NAME:  
TRINITY APARTMENTS

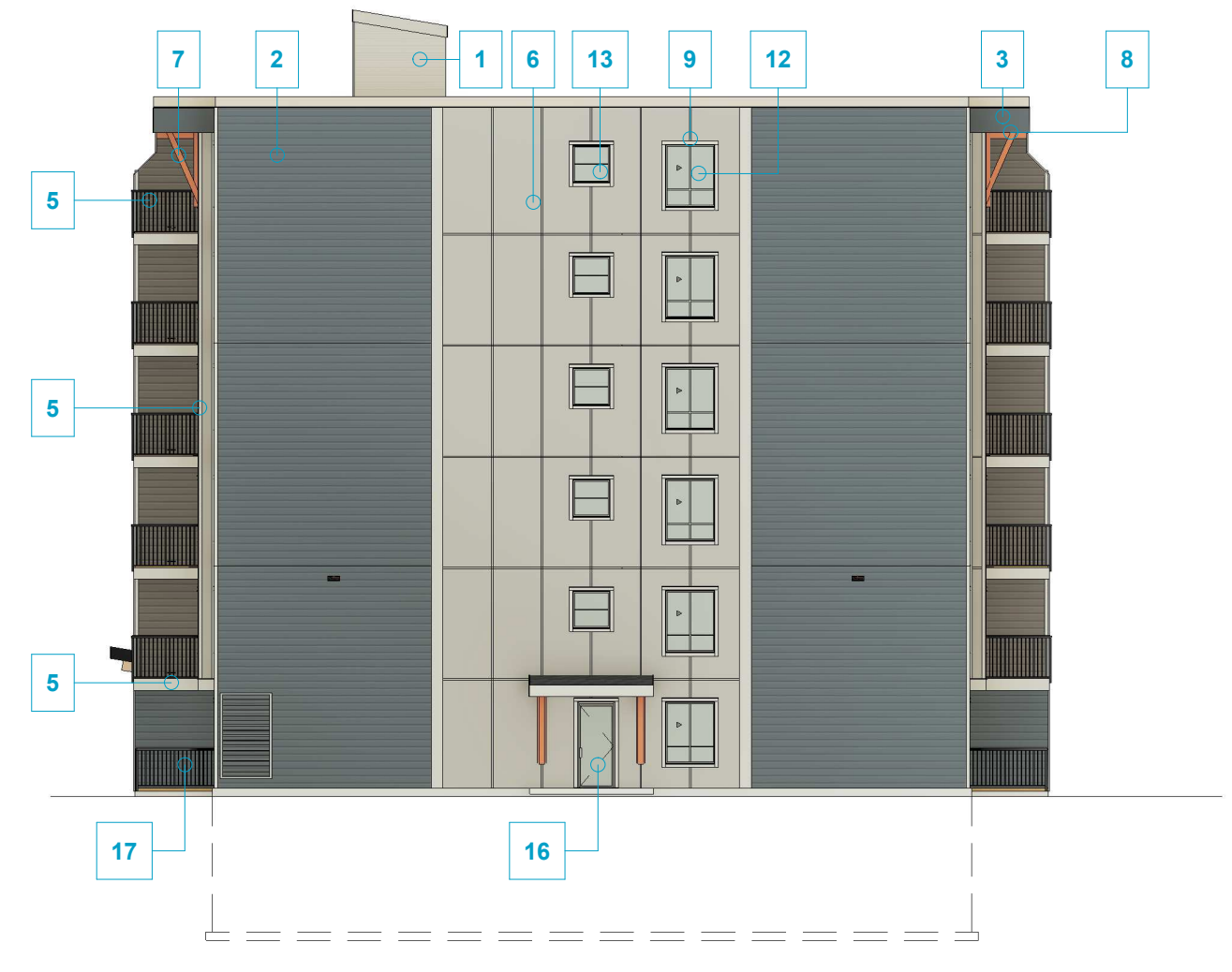
PROJECT NUMBER:  
VP 2213

ADDRESS:  
4200 INNES ROAD  
OTTAWA, ONTARIO

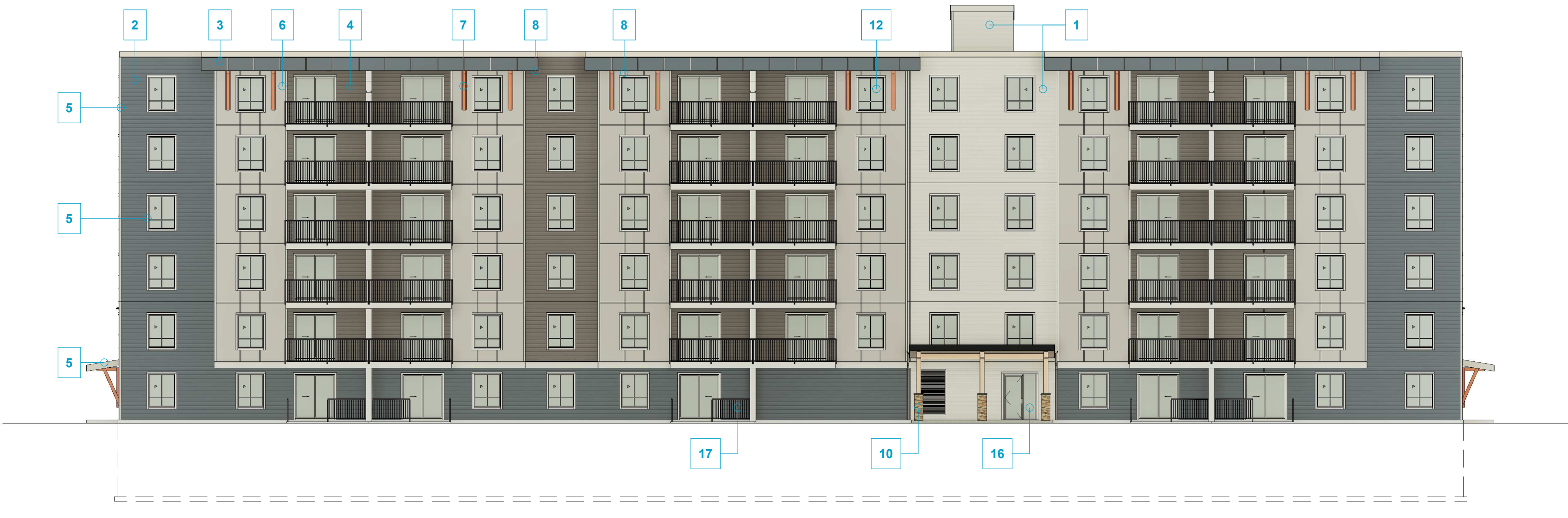
DRAWING TITLE:  
BUILDING D - COLOUR ELEVATION

DRAWN BY: EC  
CHECKED BY: CG  
DATE: MAY 24, 2023  
SCALE: As indicated

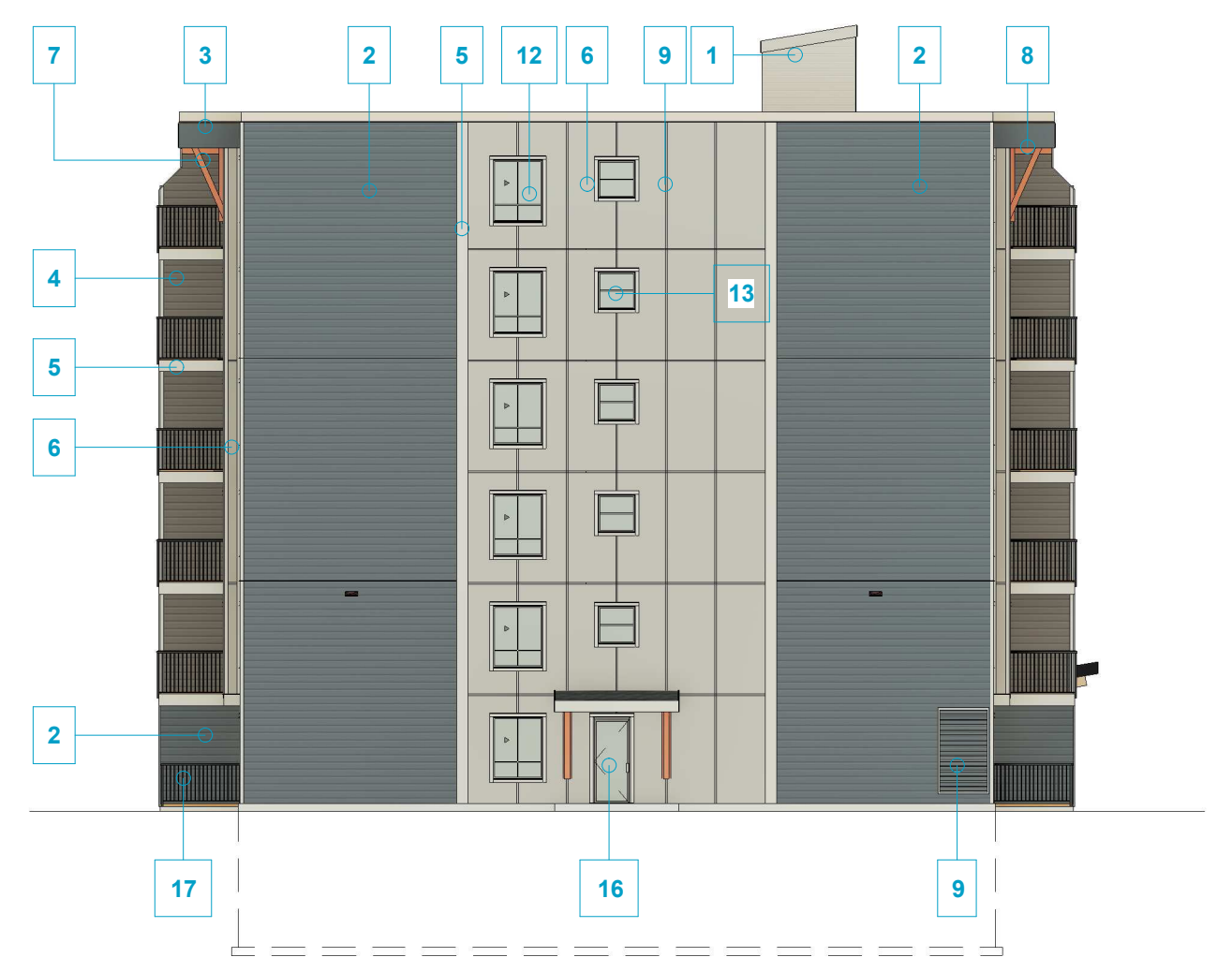
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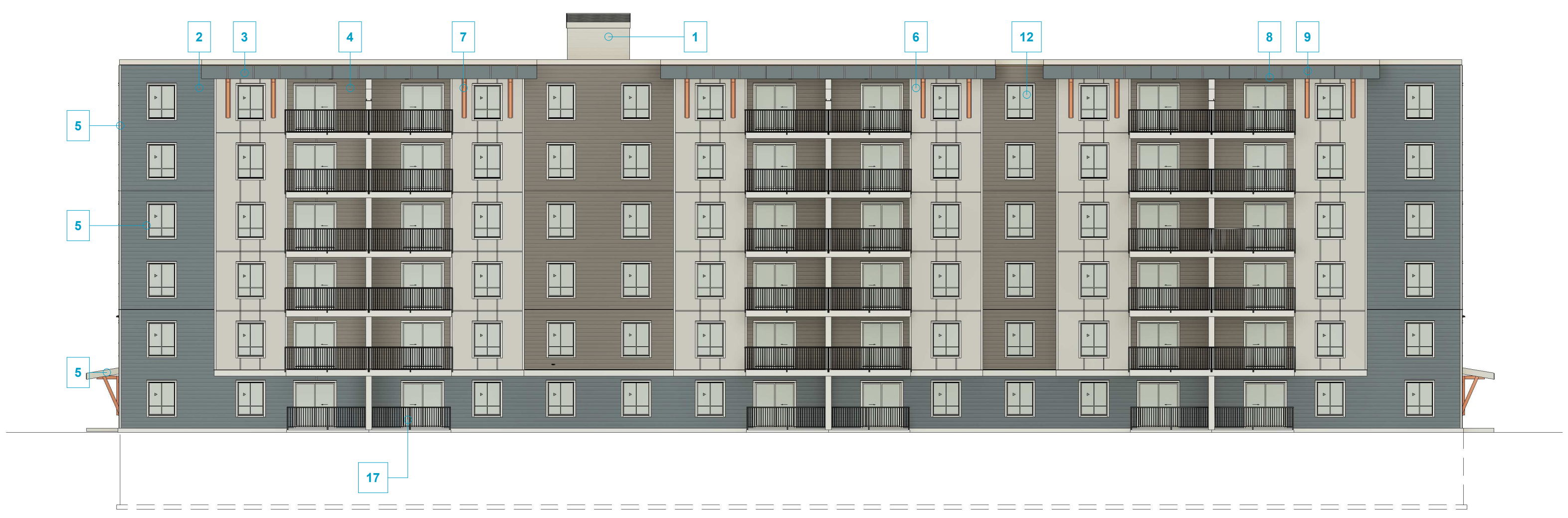
**1** COLOUR SOUTH ELEVATION  
1 : 175



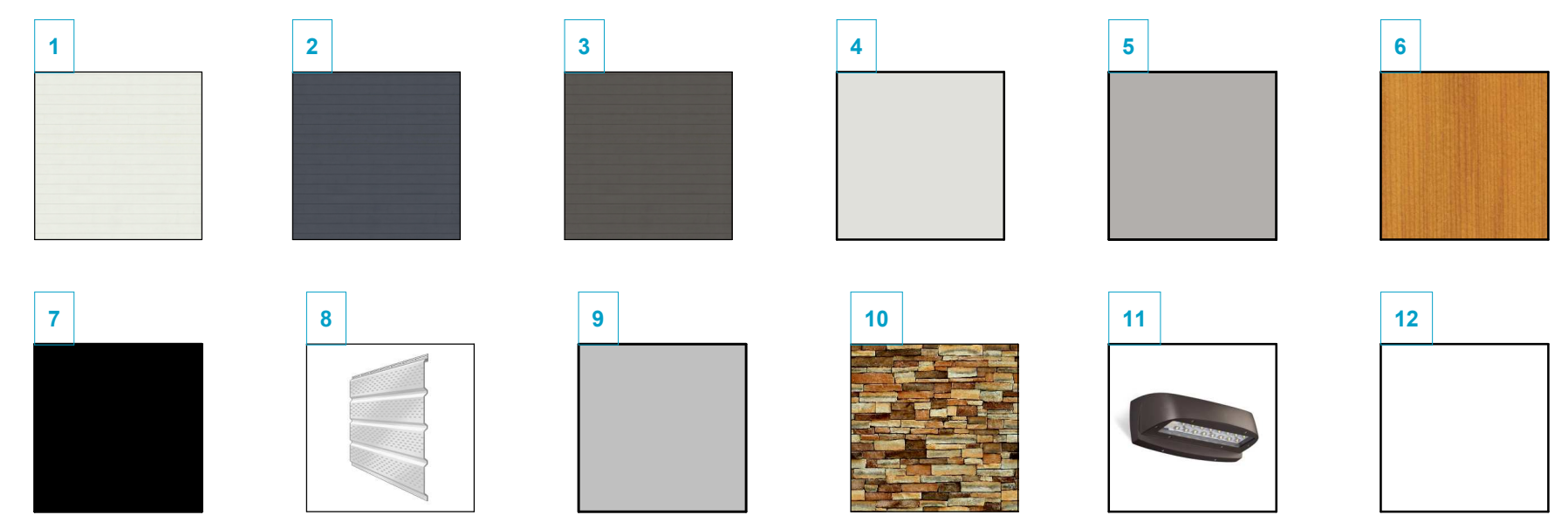
**2** COLOUR WEST ELEVATION  
1 : 175



**3** COLOUR NORTH ELEVATION  
1 : 175



**4** COLOUR EAST ELEVATION  
1 : 175



- 1** HARDIE LAP SIDING - ARTIC WHITE
- 2** HARDIE LAP SIDING - DEEP OCEAN
- 3** HARDIE LAP SIDING - RICH ESPRESSO
- 4** HARDIE TRIM - ARTIC WHITE
- 5** HARDIE PANEL - PEARL GRAY
- 6** CEDAR ACCENTS - STAIN TBC
- 7** ALUMINUM RAILING - WELDED SYSTEM - BLACK
- 8** 4 PANEL CLASSIC SOFFIT - WHITE
- 9** EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED
- 10** CULTURED STONE - TBC
- 11** LED WALL SCONCE
- 12** WINDOW - SLIDER - WHITE
- 13** WINDOW - FIXED - WHITE
- 14** PATIO DOOR - SLIDER - WHITE
- 15** PATIO DOOR - SWING - WHITE
- 16** ENTRY DOOR - SWING - ALUMINUM