

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 ²
BUILDING AREA	4957.31 m ²
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
MIN. REAR YARD S.B.	7.5	m	7.5	m
MIN. INTERIOR SIDE YARD S.B.	No minimum	m	3.0	m
MIN. CORNER SIDE YARD S.B.	3.0	m	3.0	m
MIN. LOT AREA	No minimum	m ²	19,600	m ²
MIN. LOT WIDTH	No minimum	m	156.5	m
MIN. WIDTH OF LAND. BUFFER	3	m	3	m

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

UNIT BREAKDOWN				
	BUILDING A	BUILDING B	BUILDING C	BUILDING D
TOTAL PER BUILDING	70	81	71	71
TOTAL	293 UNITS			
1 BEDROOM / 1 BATH	12	19	13	13
2 BEDROOM / 1 BATH	17	6	17	17
2 BEDROOM / 2 BATH	29	40	29	29
3 BEDROOM / 2 BATH	12	16	12	12
TOTAL	293 UNITS			

VEHICULAR PARKING					
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED RATE	PROPOSED
APARTMENT - MID RISE	1.2 / UNIT	71	85	0.96 / UNIT	68*
		71	85	0.96 / UNIT	68*
		70	84	0.96 / UNIT	68*
TOTAL MID-RISE PARKING UNITS		212	254		204
APARTMENT - MIXED USE	1.0 / UNIT	81	81	1.0 / UNIT	81
TOTAL RESIDENTIAL PARKING UNITS					285
VISITORS	0.2 / UNIT	293	59		59
MEDICAL	4 / 100 m ²	339.5 m ²	14		14
SHARED PARKING REDUCTION			73		62
OTHER PARKING PROVISIONS					
SMALL CAR	MAX 50% OF TOTAL PROVIDED EXCLUDING SHARED VISITOR PARKING = 285 * 0.5		143	50%	143
ACCESSIBLE TYPE A			2		2
ACCESSIBLE TYPE B			1		1

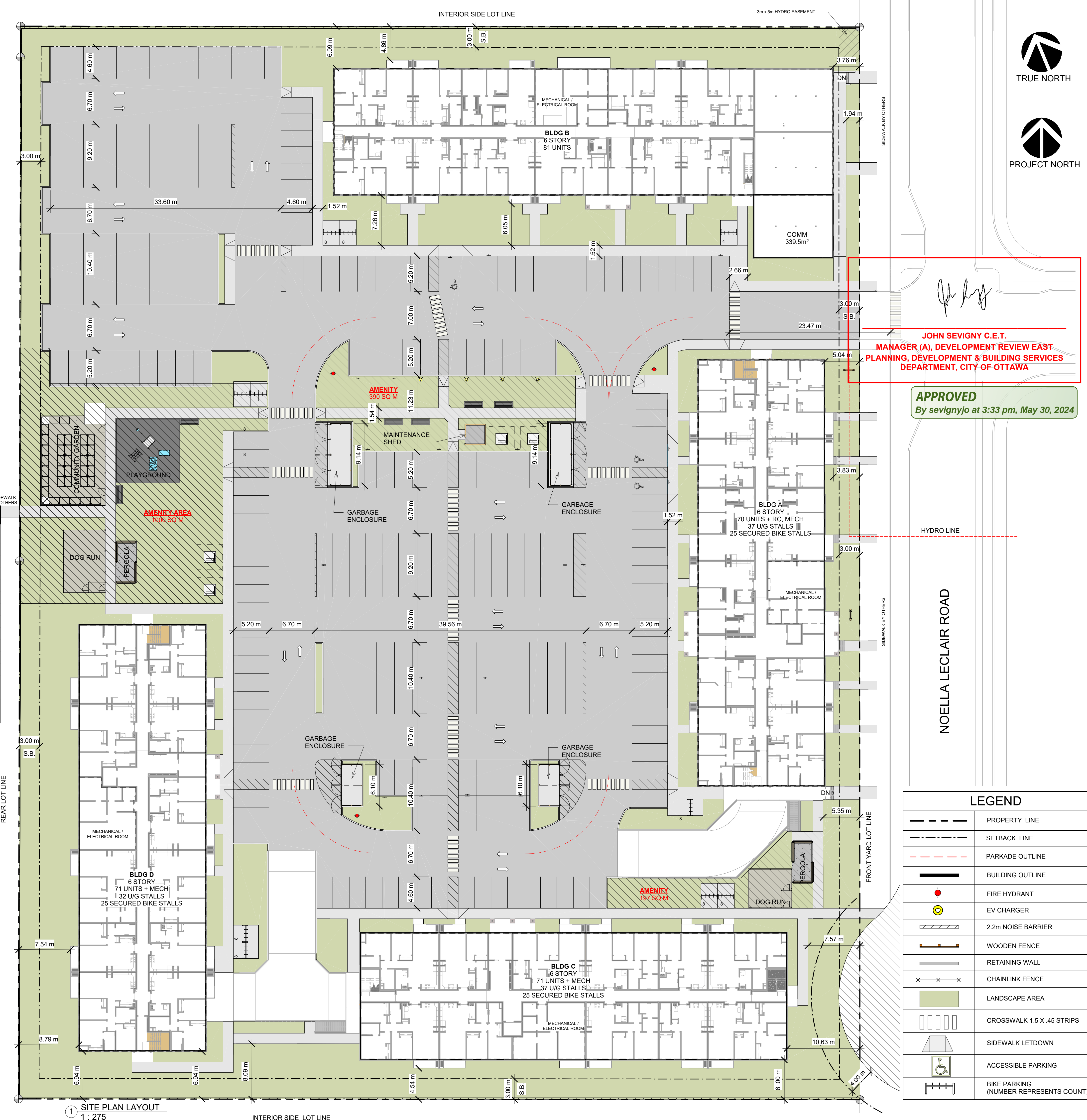
* SUBJECT TO APPROVAL OF MINOR VARIANCE BY THE COMMITTEE OF ADJUSTMENT

BICYCLE PARKING				
	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	293	147	149
MEDICAL	1 / 250 m ²	339.5 m ²	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 ²	-	4,213.93 m ²

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

AMENITY			
	RATE	REQUIRED	PROPOSED
TOTAL AMENITY SPACE	6M ² / DU	1758 m ²	3486 m ²
COMMUNITY AMENITY AREA (50% MIN OF TOTAL)		879 m ²	1310 m ²



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

SITE MAP:

PROJECT STATUS:
 ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SPC	05/24/2023
B	RE-ISSUED FOR SPC	09/15/2023
C	RE-ISSUED FOR SPC	12/18/2023
D	RE-ISSUED FOR SPC	03/22/2024

John Seigny
JOHN SEIGNY C.E.T.
 MANAGER (A), DEVELOPMENT REVIEW EAST
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By seignyjo at 3:33 pm, May 30, 2024

SEAL: **ABELEARCHITECTURE**
 THOMAS C. ABELE, ARCHITECT OAA, T: 604.682.6818

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PROPERTY BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PROJECT NAME:
 TRINITY APARTMENTS

PROJECT NUMBER:
 VP 2213

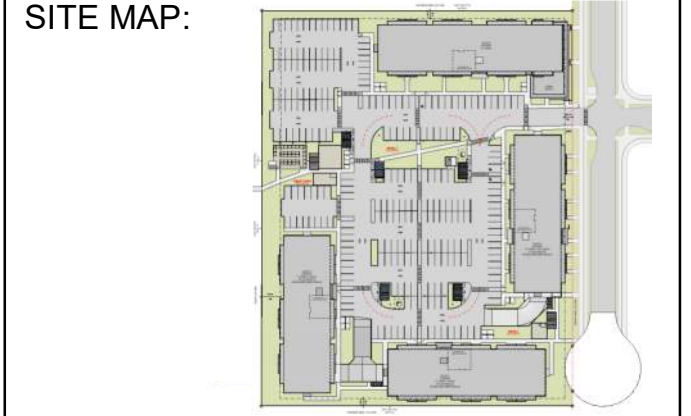
ADDRESS:
 4200 INNES ROAD
 OTTAWA, ONTARIO

DRAWING TITLE:
 SITE PLAN

DRAWN BY: EC
 CHECKED BY: TH
 DATE: MAR 22, 2024
 SCALE: As indicated

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

04/25/2024 10:43:19 AM



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

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PROJECT NAME:
TRINITY APARTMENTS

PROJECT NUMBER:
VP 2213

ADDRESS:
4200 INNES ROAD
OTTAWA, ONTARIO

DRAWING TITLE:
BUILDING A - COLOUR ELEVATION

DRAWN BY: EC
CHECKED BY: TH
DATE: MAR 22, 2024
SCALE: As indicated

DRAWING #: **A3.00 (A)** REV #: **D**



1 COLOUR WEST ELEVATION
1/8" = 1'-0"

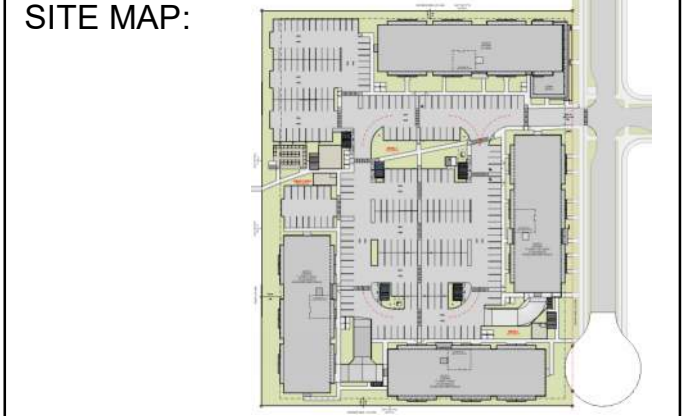
	1 PLANK - CEDAR MILL (COBBLE STONE)		7 CEDAR ACCENTS - STAIN TBC		13 WINDOW - AWNING - WHITE
	2 PLANK - CEDAR MILL (MONTEREY TAUPE)		8 3 PANEL CLASSIC SOFFIT - WHITE		14 PATIO DOOR - SLIDER - WHITE
	3 FLASHING		9 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED		15 ENTRY DOOR - SWING - ALUMINUM
	4 PANEL - SMOOTH (COUNTRYLANE RED)		10 CULTURED STONE - TBC		16 ALUMINUM RAILING - WELDED SYSTEM - BLACK
	5 PANEL - SMOOTH (IRON GRAY)		11 LED WALL SCONCE		
	6 HARDIE TRIM - SMOOTH (ARCTIC WHITE)		12 WINDOW - SLIDER - WHITE		



2 COLOUR SOUTH ELEVATION
1/8" = 1'-0"

JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 3:34 pm, May 30, 2024



PROJECT STATUS:
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PROJECT NUMBER:
VP 2213

ADDRESS:
4200 INNES ROAD
OTTAWA, ONTARIO

DRAWING TITLE:
BUILDING A - COLOUR ELEVATION

DRAWN BY: EC
CHECKED BY: TH
DATE: MAR 22, 2024
SCALE: As indicated

DRAWING #: **A3.01 (A)** REV #: **D**



1 COLOUR EAST ELEVATION
1/8" = 1'-0"

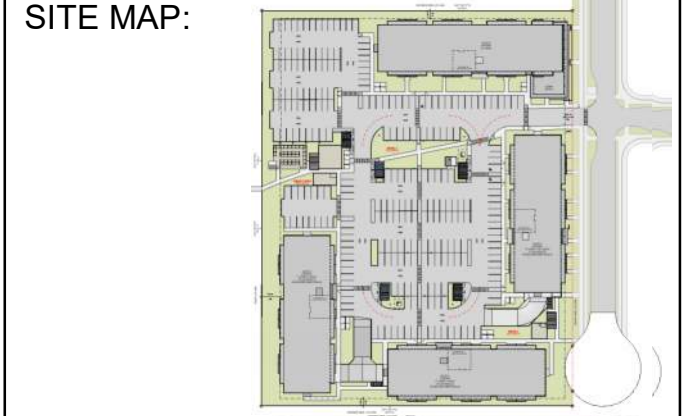
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	2 PLANK - CEDAR MILL (MONTEREY TAUPE)		8 3 PANEL CLASSIC SOFFIT - WHITE		14 PATIO DOOR - SLIDER - WHITE
	3 FLASHING		9 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED		15 ENTRY DOOR - SWING - ALUMINUM
	4 PANEL - SMOOTH (COUNTRYLANE RED)		10 CULTURED STONE - TBC		16 ALUMINUM RAILING - WELDED SYSTEM - BLACK
	5 PANEL - SMOOTH (IRON GRAY)		11 LED WALL SCONCE		
	6 HARDIE TRIM - SMOOTH (ARCTIC WHITE)		12 WINDOW - SLIDER - WHITE		



2 COLOUR NORTH ELEVATION
1/8" = 1'-0"

JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 3:34 pm, May 30, 2024



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PROJECT NAME:
TRINITY APARTMENTS

PROJECT NUMBER:
VP 2213

ADDRESS:
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OTTAWA, ONTARIO

DRAWING TITLE:
BUILDING B - COLOUR ELEVATION

DRAWN BY: EC
CHECKED BY: TH
DATE: MAR 22, 2024
SCALE: As indicated

DRAWING #: **A3.00 (B)** REV #: **D**



2 COLOUR SOUTH ELEVATION
1" = 10'-0"

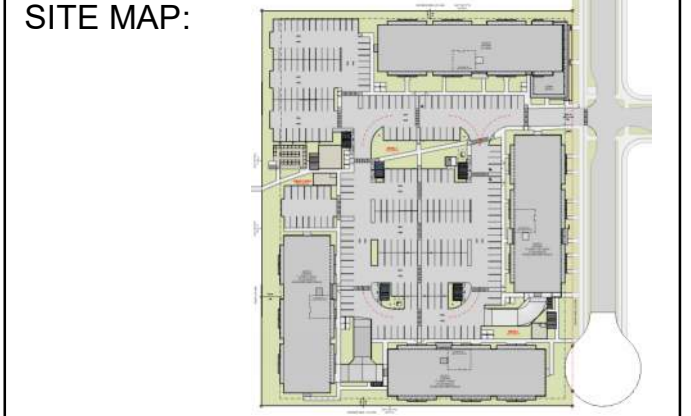
	1 PLANK - CEDARMILL (ARTIC WHITE)		7 CEDAR ACCENTS - STAIN TBC		13 WINDOW - AWNING - WHITE
	2 PLANK - CEDARMILL (KHAKI BROWN)		8 3 PANEL CLASSIC SOFFIT - WHITE		14 PATIO DOOR - SLIDER - WHITE
	3 PANEL - SMOOTH (DEEP OCEAN)		9 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED		15 ENTRY DOOR - SWING - ALUMINUM
	4 PANEL - SMOOTH (COUNTRYLANE RED)		10 CULTURED STONE - TBC		16 ALUMINUM RAILING - WELDED SYSTEM - BLACK
	5 NOT USED		11 LED WALL SCONCE		17 FLASHING
	6 HARDIE TRIM - SMOOTH (ARCTIC WHITE)		12 WINDOW - SLIDER - WHITE		



1 COLOUR EAST ELEVATION
1" = 10'-0"

JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 3:34 pm, May 30, 2024



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SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT OAA, T: 604-682-6818

2024-04-25

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OTTAWA, ONTARIO

DRAWING TITLE:
BUILDING B - COLOUR ELEVATION

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CHECKED BY: TH
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SCALE: As indicated

DRAWING #: **A3.01 (B)** REV #: **D**



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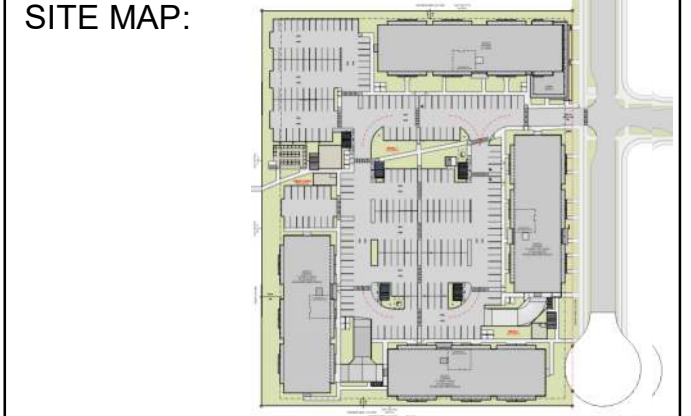
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	3 PANEL - SMOOTH (DEEP OCEAN)		9 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED		15 ENTRY DOOR - SWING - ALUMINUM
	4 PANEL - SMOOTH (COUNTRYLANE RED)		10 CULTURED STONE - TBC		16 ALUMINUM RAILING - WELDED SYSTEM - BLACK
	5 NOT USED		11 LED WALL SCONCE		17 FLASHING
	6 HARDIE TRIM - SMOOTH (ARCTIC WHITE)		12 WINDOW - SLIDER - WHITE		



2 COLOUR WEST ELEVATION
1" = 10'-0"

JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

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ADDRESS:
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BUILDING C - COLOUR ELEVATION

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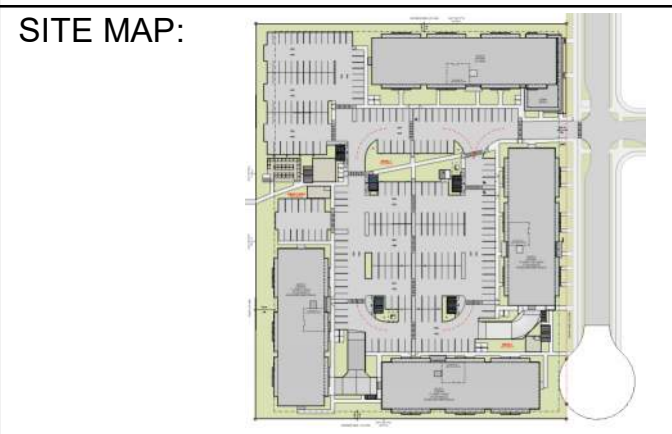
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	2 PLANK - CEDAR MILL (MOUNTAIN SAGE)		8 3 PANEL CLASSIC SOFFIT - WHITE		14 PATIO DOOR - SLIDER - WHITE
	3 FLASHING		9 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED		15 ENTRY DOOR - SWING - ALUMINUM
	4 PANEL - SMOOTH (RICH ESPRESSO)		10 CULTURED STONE - TBC		16 ALUMINUM RAILING - WELDED SYSTEM - BLACK
	5 PANEL - SMOOTH (DEEP OCEAN)		11 LED WALL SCONCE		
	6 HARDIE TRIM - SMOOTH (ARCTIC WHITE)		12 WINDOW - SLIDER - WHITE		



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1/8" = 1'-0"

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PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 3:34 pm, May 30, 2024



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B	RE-ISSUED FOR SPC	09/15/2023
C	RE-ISSUED FOR SPC	12/18/2023
D	RE-ISSUED FOR SPC	03/22/2024

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT OAA, T: 604-682-6818



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PROPERTY BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

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: TH
DATE: MAR 22, 2024
SCALE: As indicated

DRAWING #: **A3.01 (C)** REV #: **D**



1 COLOUR SOUTH ELEVATION
1/8" = 1'-0"

	1 PLANK - CEDAR MILL (COBBLE STONE)		7 CEDAR ACCENTS - STAIN TBC		13 WINDOW - AWNING - WHITE
	2 PLANK - CEDAR MILL (MOUNTAIN SAGE)		8 3 PANEL CLASSIC SOFFIT - WHITE		14 PATIO DOOR - SLIDER - WHITE
	3 FLASHING		9 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED		15 ENTRY DOOR - SWING - ALUMINUM
	4 PANEL - SMOOTH (RICH ESPRESSO)		10 CULTURED STONE - TBC		16 ALUMINUM RAILING - WELDED SYSTEM - BLACK
	5 PANEL - SMOOTH (DEEP OCEAN)		11 LED WALL SCONCE		
	6 HARDIE TRIM - SMOOTH (ARCTIC WHITE)		12 WINDOW - SLIDER - WHITE		

John Seigny
JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 3:34 pm, May 30, 2024



2 COLOUR EAST ELEVATION
1/8" = 1'-0"

SITE MAP:



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	05/24/2023
B	RE-ISSUED FOR SPC	09/15/2023
C	RE-ISSUED FOR SPC	12/18/2023
D	RE-ISSUED FOR SPC	03/22/2024

SEAL: **ABELEARCHITECTURE**

THOMAS C. ABELE, ARCHITECT O.A.A. T: 604.682-6818



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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: TH
DATE: MAR 22, 2024
SCALE: As indicated

DRAWING #: **A3.00 (D)** REV #:



1 COLOUR EAST ELEVATION
1/8" = 1'-0"

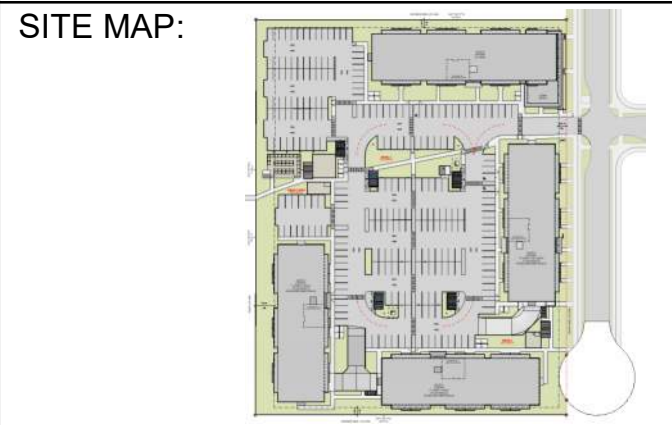
	1 PLANK - CEDARMILL (ARCTIC WHITE)		7 CEDAR ACCENTS - STAIN TBC		13 WINDOW - AWNING - WHITE
	2 PLANK - CEDARMILL (COBBLESTONE)		8 3 PANEL CLASSIC SOFFIT - WHITE		14 PATIO DOOR - SLIDER - WHITE
	3 FLASHING		9 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED		15 ENTRY DOOR - SWING - ALUMINUM
	4 PANEL - SMOOTH (IRON GRAY)		10 CULTURED STONE - TBC		16 ALUMINUM RAILING - WELDED SYSTEM - BLACK
	5 PANEL - SMOOTH (RICH ESPRESSO)		11 LED WALL SCONCE		
	6 HARDIE TRIM - SMOOTH (ARCTIC WHITE)		12 WINDOW - SLIDER - WHITE		



2 COLOUR SOUTH ELEVATION
1/8" = 1'-0"

JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

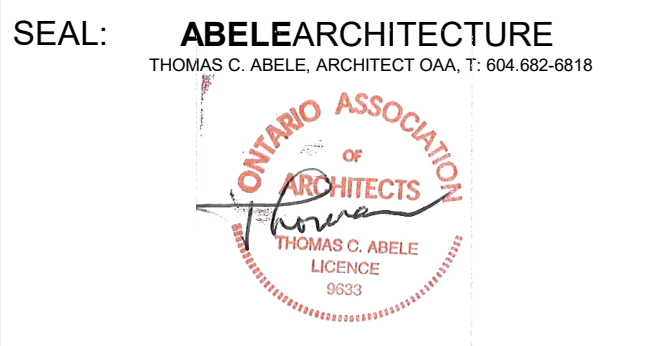
APPROVED
By sevignyjo at 3:34 pm, May 30, 2024



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
D	RE-ISSUED FOR SPC	03/22/2024



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PROJECT NUMBER:
VP 2213

ADDRESS:
4200 INNES ROAD
OTTAWA, ONTARIO

DRAWING TITLE:
BUILDING D - COLOUR ELEVATION

DRAWN BY: EC
CHECKED BY: TH
DATE: MAR 22, 2024
SCALE: As indicated

DRAWING #: **A3.01 (D)** REV #: **D**



1 COLOUR WEST ELEVATION
1/8" = 1'-0"

	1 PLANK - CEDARMILL (ARCTIC WHITE)		7 CEDAR ACCENTS - STAIN TBC		13 WINDOW - AWNING - WHITE
	2 PLANK - CEDARMILL (COBBLESTONE)		8 3 PANEL CLASSIC SOFFIT - WHITE		14 PATIO DOOR - SLIDER - WHITE
	3 FLASHING		9 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED		15 ENTRY DOOR - SWING - ALUMINUM
	4 PANEL - SMOOTH (IRON GRAY)		10 CULTURED STONE - TBC		16 ALUMINUM RAILING - WELDED SYSTEM - BLACK
	5 PANEL - SMOOTH (RICH ESPRESSO)		11 LED WALL SCONCE		
	6 HARDIE TRIM - SMOOTH (ARCTIC WHITE)		12 WINDOW - SLIDER - WHITE		



2 COLOUR NORTH ELEVATION
1/8" = 1'-0"

John Sevigny
JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 3:34 pm, May 30, 2024