

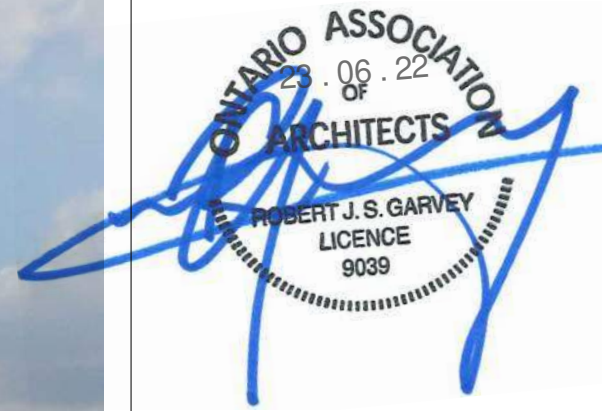
IRONCLAD DEVELOPMENTS INC.
 101-57158 Symington Road
 Springfield, MB R2J 4L6
 Ph: 204-777-1972
 info@icdev.ca

Consultant



ROB GARVEY ARCHITECTURE 77 INC.
 201-57158 SYMINGTON RD 20E
 SPRINGFIELD, MB R2J 4L6
 T: 204.227.9274
 E: RGARVEY@A77.CA

SEAL:



No.	Date	REVISION
6		
5		
4		
3		
2		
1	22/06/2023	Submission

Project Number: 2133
 Designed By: J.P.M.
 Drawn By: D.D.
 Checked By: R.G.

Noella Leclair Way, Ottawa,
 Ontario;

DEVELOPMENT PERMIT
 APPLICATION SET

GENERAL PROJECT INFO.
 SCALE: N.T.S.

DP00

NOTES:

2133-Innes Road - Development Information

Zoning Summary

Zoning Classification	Existing	Proposed	○	✗
Lot Area	Required	Provided		
Lot Area (Minimum)	NA	99626.10 sq.ft	○	
Lot Coverage (Maximum)	NA	27%	○	
Lot Depth (Maximum)	NA	90.66m	○	
Lot Frontage (Minimum)	NA	90.68m	○	
F.A.R (Density Maximum)	NA	1.62	○	
Building Height	40m	18.60m	○	

Residential Component	Additional Notes	Required	Provided	○	✗
Front Setback		3.0m	3.0m	○	
Side Setback		3.0m	3.0m	○	
Rear Setback		7.5m	7.5m	○	
Side Setback		NA	19.0m	○	

Parking		Required	Provided	○	✗
Total Combined Parking Spaces *	See below requirements	220	195		✗
Visitor Parking Spaces	0.2 per 1 pkg spaces	31	16		✗
Accessible Parking Spaces	3 per 200-299 pkg spaces	4	4	○	
Small Car Stalls	40.0% of required parking	78	71	○	
Bicycle Parking	0.5 per 1 unit	79	82	○	
Loading Stall(s)	0 Varies				

Surface Parking	Quantity
Surface Parking	127
Underground Parkade	68

* Residential parking requirement	Requirement
Bachelor	1.20 per unit
One Bedroom	1.20 per unit
Two Bedroom	1.20 per unit
Three Bedroom	1.20 per unit

Additional notes from Developments:

Developments Team

Michal Kubasiewicz, RPP
Director of Development

Development Summary

Amenity Area	Required		Total Provided		Comunal Amenity Areas		Private Balcony Amenity Areas		Notes:	
	f2	m2	f2	m2		Total Provided	Total Provided			
Communal	5070	471.0	11650	1082.3	Indoor	1733	161.0	Bldg A	7721	717.3
Private	NA	NA	15416	1432.2	Outdoor	9917	921.3	Bldg B	7695	714.9
TOTAL	10140	942.0	27066	2514.5	TOTAL	11650	1082.3	TOTAL	15416	1432.2

Suite Count													
Building A				Building B				Building C				Suite	Suite Mix
Suite Type	f2	m2	Qty.	Suite Type	f2	m2	Qty.	Suite Type	f2	m2	Qty.	Tally	
A1.0	651.6	60.54	15	A1.0	651.6	60.54	16	NA	0	0.00	0	31	1 BR = 48 31%
A1.1	774	71.91	4	A1.1	774	71.91	8					12	2 BR = 75 48%
A2.0	788.9	73.29	0	A2.0	788.9	73.29	5					5	3 BR = 22 14%
B1.0	957.8	88.98	19	B1.0	957.8	88.98	24					43	Bach. = 12 8%
B1.1	876.23	81.40	4	B1.1	876.23	81.40	0					4	
B2.0	990.3	92.00	0	B2.0	990.4	92.01	24					24	
B2.1	1080.2	100.35	4	B2.1	1080.2	100.35	0					4	
C1.0	1119	103.96	22	C1.0	1119	103.96	0					22	
D1.0	426.2	39.60	5	D1.0	426.2	39.60	6					11	
D2.0	520.8	48.38	1	D2.0	520.8	48.38	0					1	
Total Suites												157	157 100%

Building Floor Areas							Notes:
	Building A		Building B		Building C		Project Efficiency: 84.5%
	f2	m2	f2	m2	f2	m2	
Main Floor	13464	1250.85	13501	1254.28	0	0.00	
Second Floor	13464	1250.85	13455	1250.01	0	0.00	
Third Floor	13464	1250.85	13455	1250.01	0	0.00	
Fourth Floor	13464	1250.85	13455	1250.01	0	0.00	
Fifth Floor	13464	1250.85	13455	1250.01	0	0.00	
Sixth Floor	13464	1250.85	13455	1250.01	0	0.00	
Total Areas	80784	7505	80776	7504	0	0	
U/G Parking	17298	1607.04	17298	1607.04	0	0.00	

Design Team

Sen Musngi
Lead Conceptual Designer and Drafting Manager

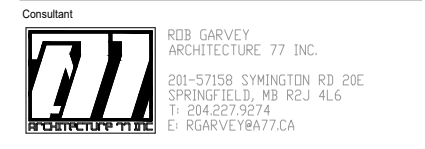
Dario Djakovic
Architectural Technologist

Prepared by: _____

Rob Garvey, OAA
Architect

Checked by: _____

NOTES:



SEAL:



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Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Noella Leclair Way, Ottawa, Ontario;

DEVELOPMENT PERMIT APPLICATION SET

GENERAL PROJECT INFO. SCALE: N.T.S.

DP01



SEAL:



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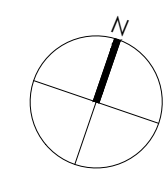
DEVELOPMENT PERMIT
 APPLICATION SET

SITE PLAN
 SCALE: 1:500

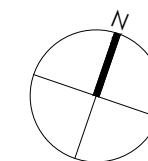
DP02

NOTES:
 FOR LANDSCAPING DETAILS,
 PLEASE REFER TO LANDSCAPING
 PLAN.
 FOR FIRE LANE AND GARBAGE
 TRUCK ROUTES PLEASE REFER TO
 SHEET DP18







- BUILDING FOOTPRINT
- PROPERTY LINE
- VERTICAL COMMUNICATION
- LANDSCAPE AREA
- SUPPORTING SPACES
- CORRIDOR
- PEDESTRIAN WALKWAY
- LOBBY/ENTRANCE AREA
- SC - SMALL CAR PARKING



SEAL:



NOTES:

-  PAINTED PEDESTRIAN CROSSING
-  SUPPORTING SPACES
-  VERTICAL CIRCULATION
-  LOBBY/ENTRANCE AREA
-  PROPERTY LINE
-  S.C. - SMALL CAR PARKING

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Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Noella Leclair Way, Ottawa,
Ontario;

DEVELOPMENT PERMIT
APPLICATION SET

PARKADE
SCALE: 1:500

DP03

SEAL:



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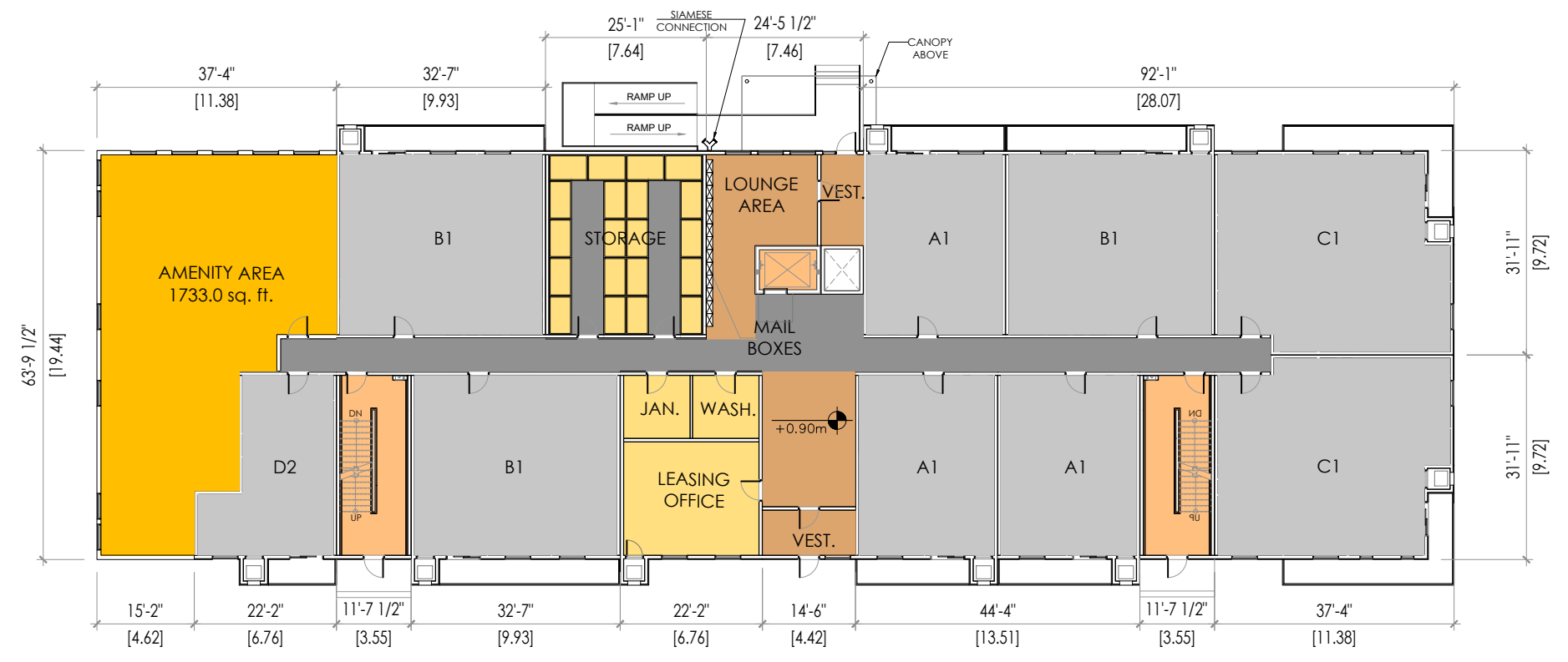
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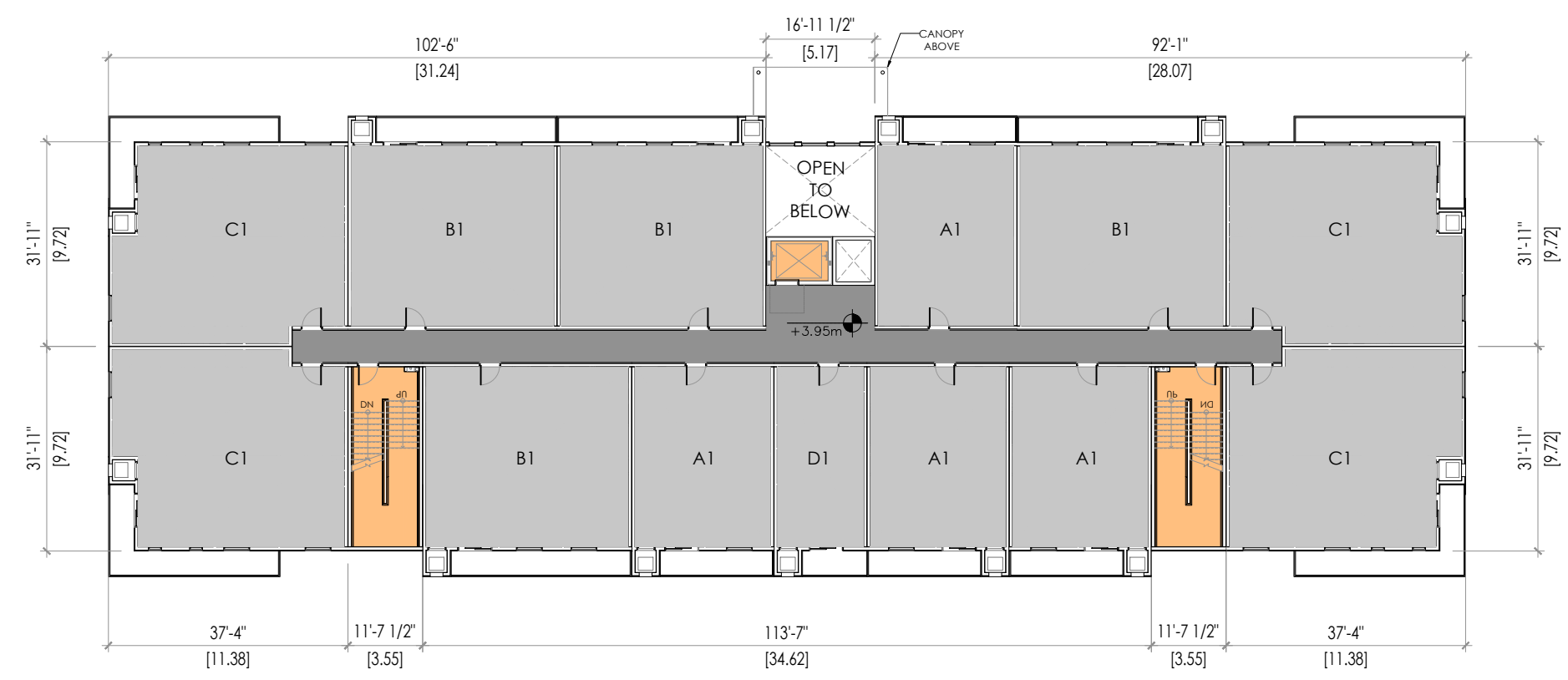
DEVELOPMENT PERMIT APPLICATION SET

BUILDING A- FLOOR PLANS
 SCALE: 1:300

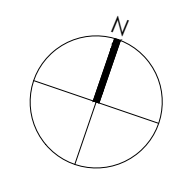
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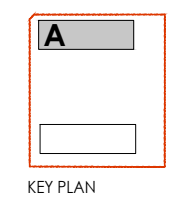

MAIN FLOOR




SECOND FLOOR



NOTES:



- AMENITIES
- SUITES
- COMMERCIAL
- SUPPORTING SPACES
- LOBBY/ENTRANCE AREA
- PROPERTY LINE
- VERTICAL COMMUNICATION
- CORRIDOR
- SC - SMALL CAR PARKING

SEAL:



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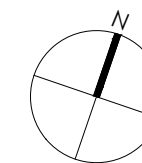
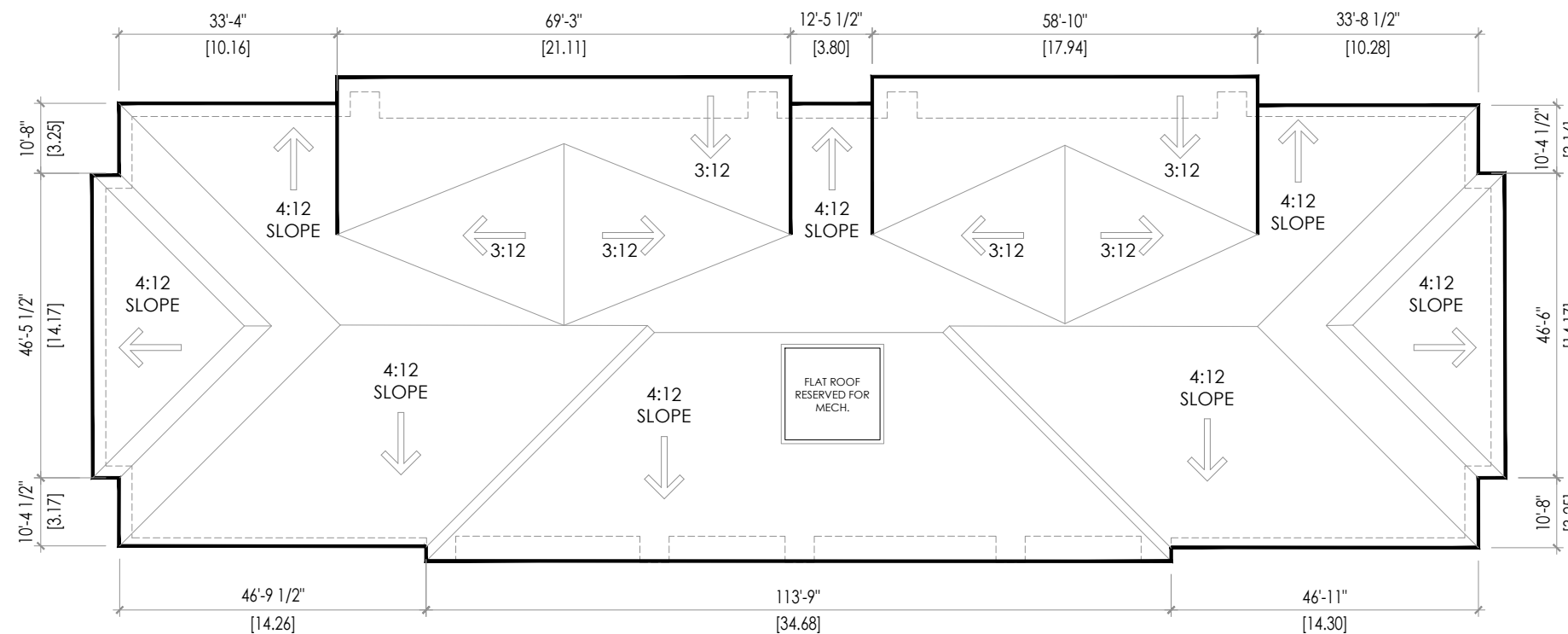
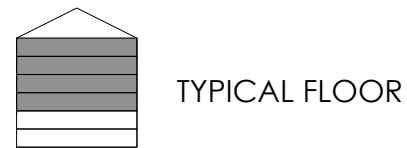
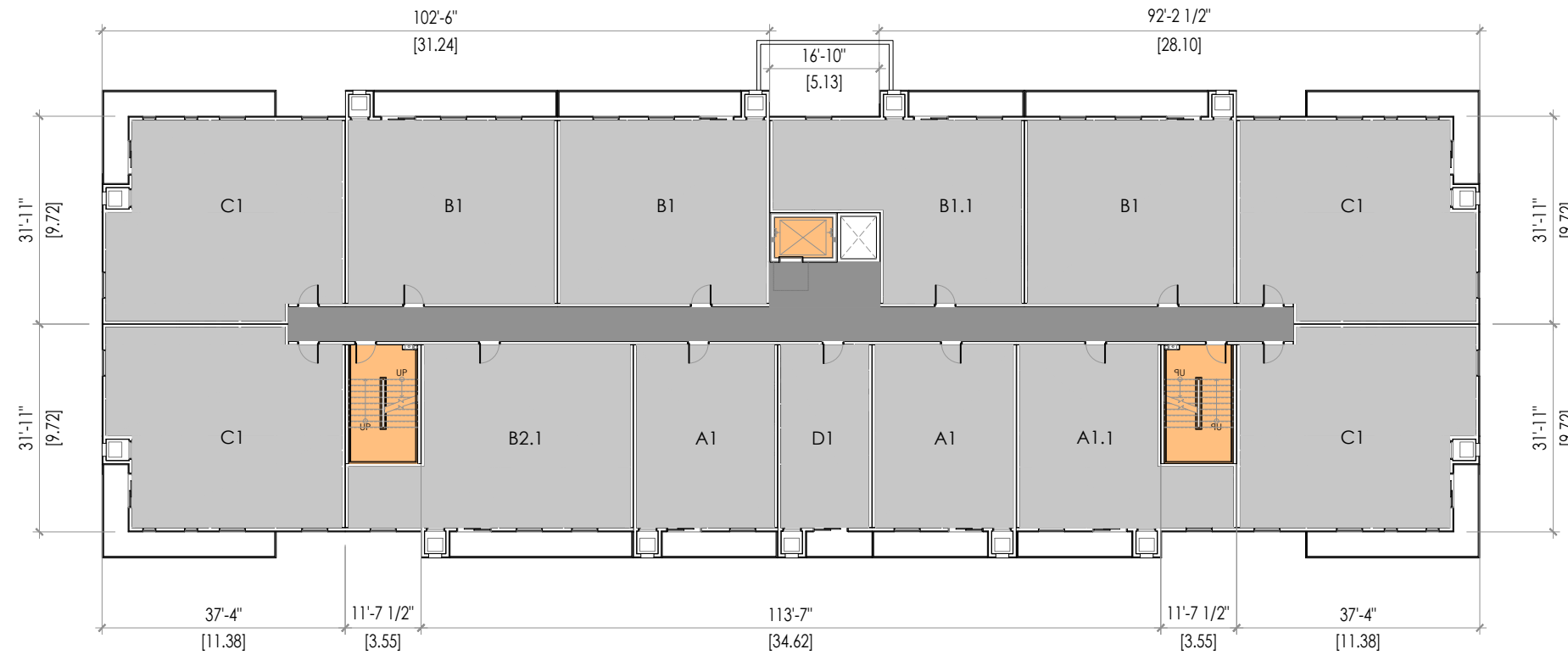
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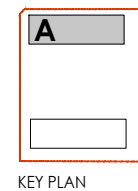
DEVELOPMENT PERMIT
 APPLICATION SET

BUILDING A- FLOOR PLANS
 SCALE: 1:300

DP05



NOTES:



- AMENITIES
- PROPERTY LINE
- VERTICAL COMMUNICATION
- COMMERCIAL
- SUPPORTING SPACES
- CORRIDOR
- SUITES
- LOBBY/ENTRANCE AREA
- SC - SMALL CAR PARKING

SEAL:



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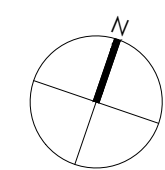
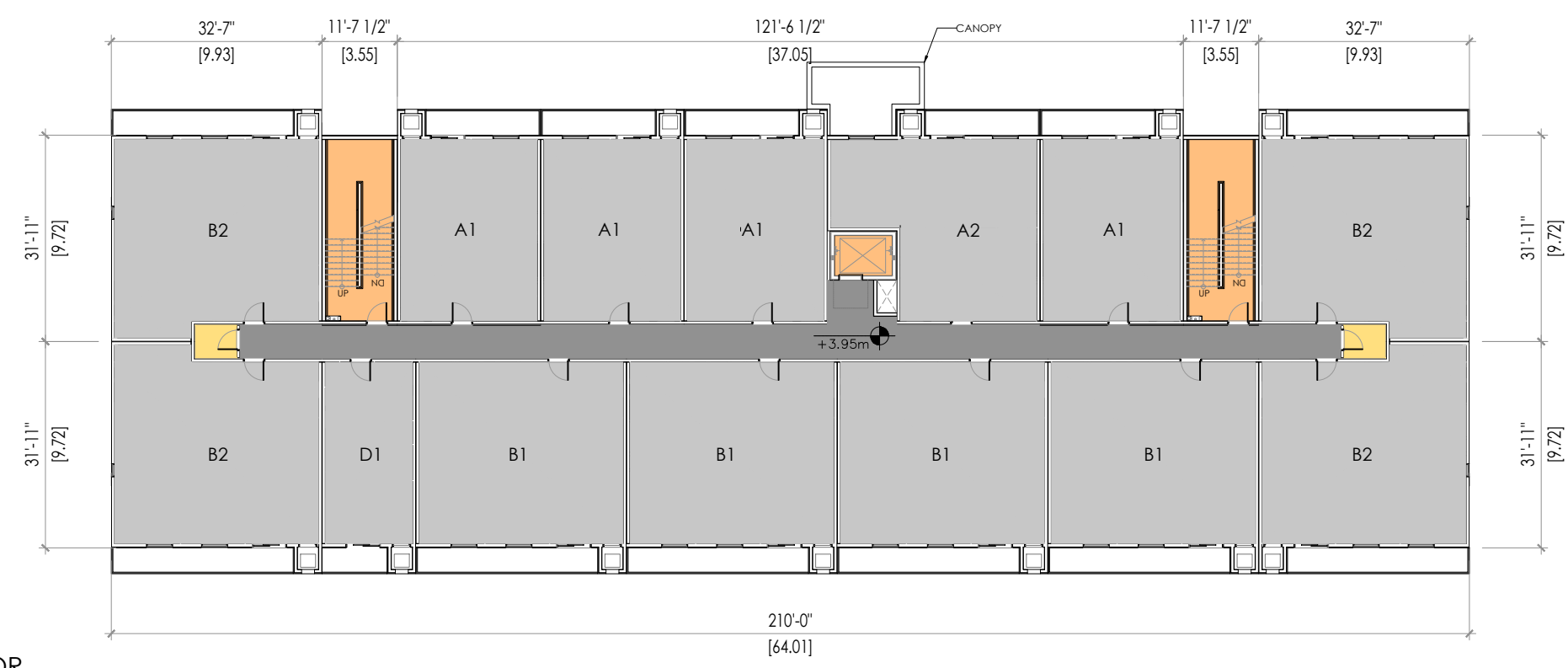
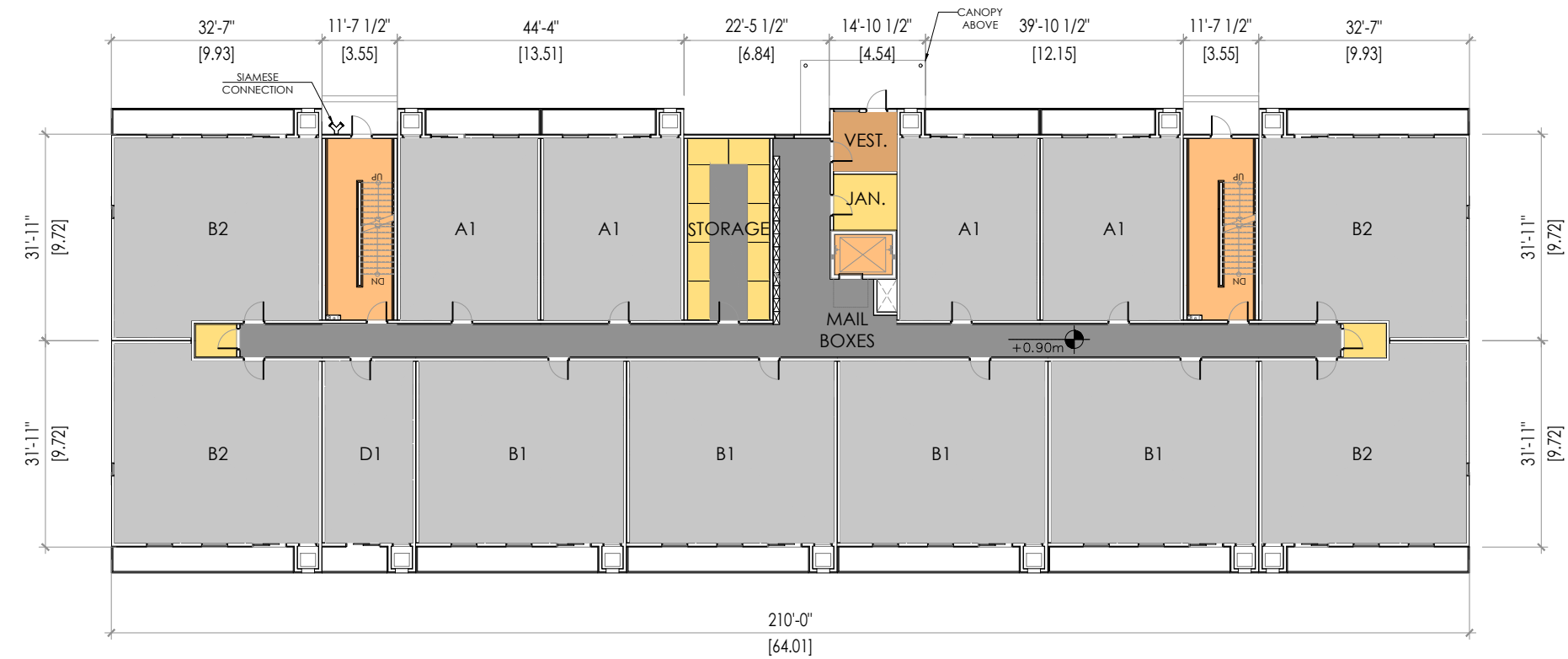
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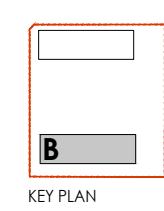
DEVELOPMENT PERMIT APPLICATION SET

BUILDING B- FLOOR PLANS
 SCALE: 1:300

DP06



NOTES:



- AMENITIES
- COMMERCIAL
- SUITES
- PROPERTY LINE
- SUPPORTING SPACES
- LOBBY/ENTRANCE AREA
- VERTICAL COMMUNICATION
- CORRIDOR
- SC - SMALL CAR PARKING

SEAL:



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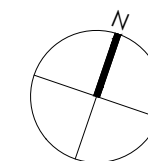
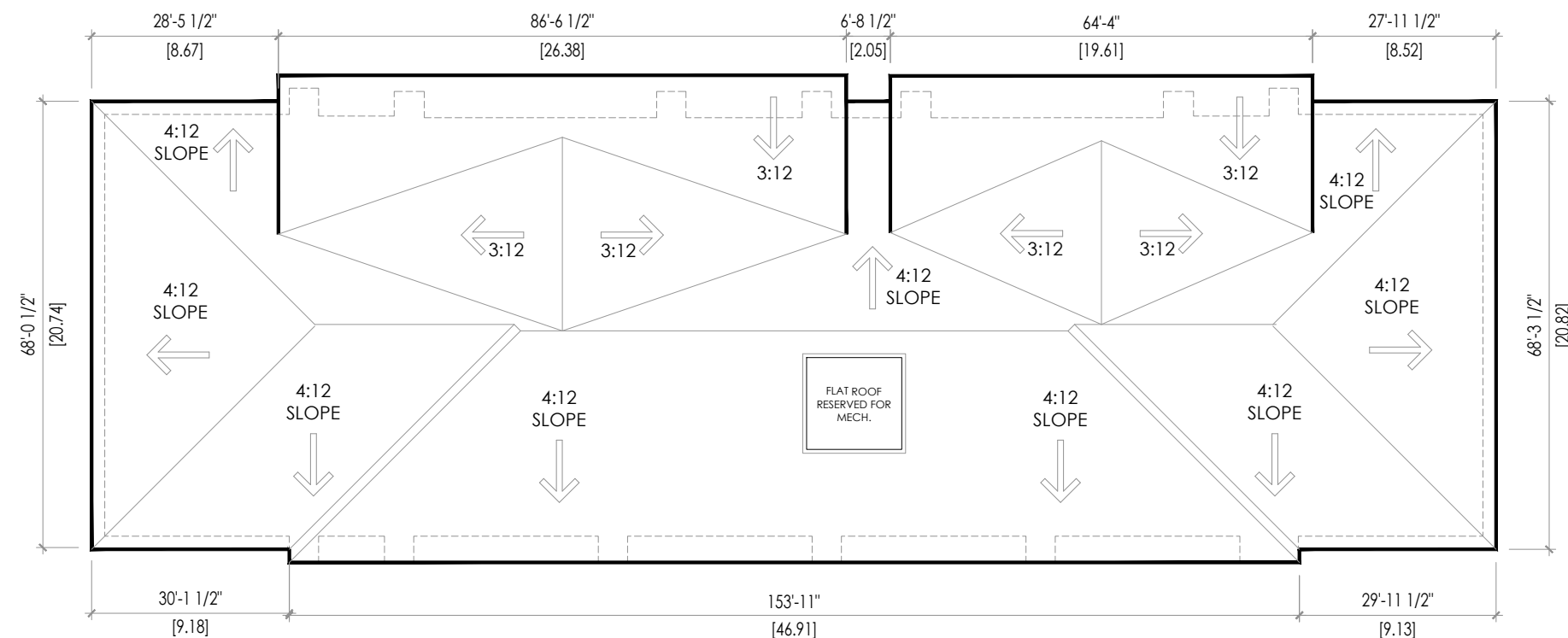
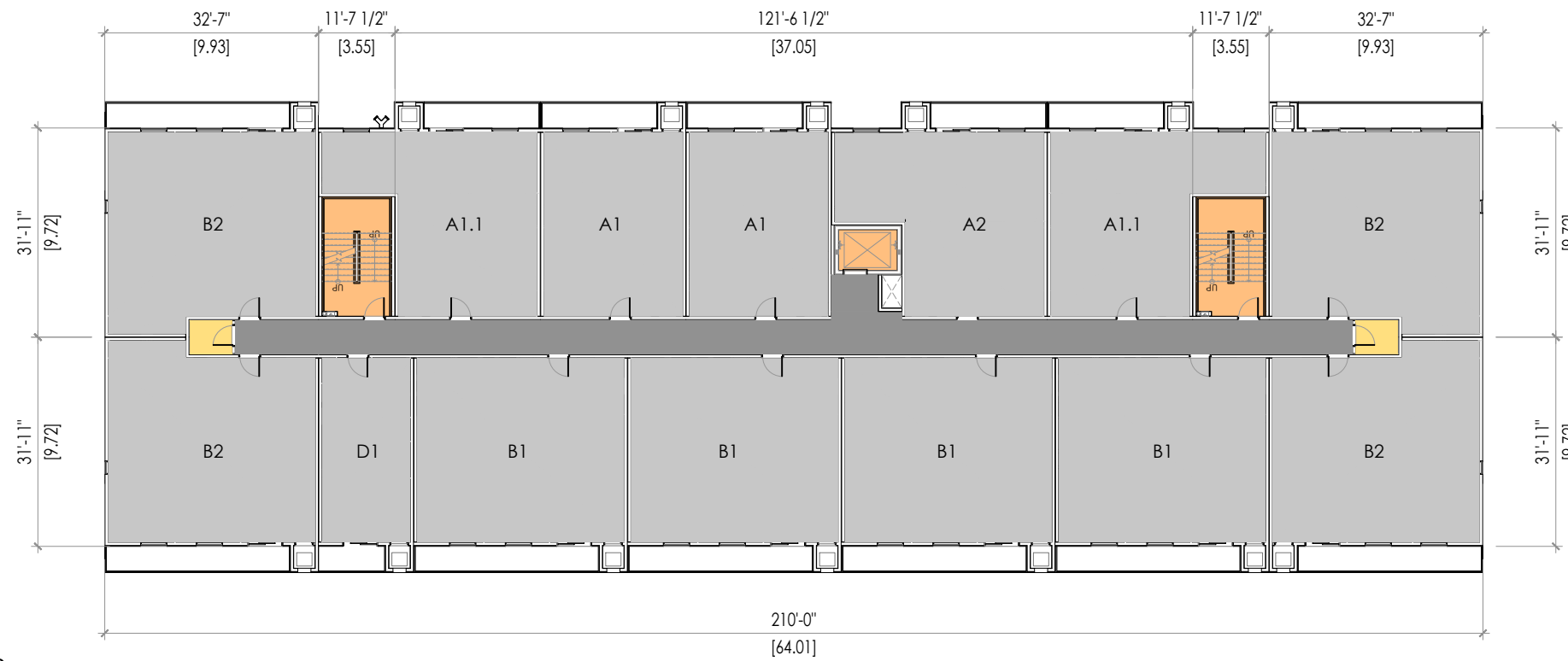
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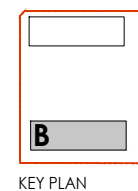
DEVELOPMENT PERMIT APPLICATION SET










BUILDING B- FLOOR PLANS
 SCALE: 1:300

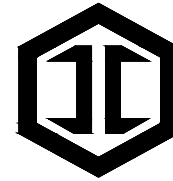
DP07



NOTES:



-  AMENITIES
-  PROPERTY LINE
-  VERTICAL COMMUNICATION
-  COMMERCIAL
-  SUPPORTING SPACES
-  CORRIDOR
-  SUITES
-  LOBBY/ENTRANCE AREA
-  SC - SMALL CAR PARKING



IRONCLAD DEVELOPMENTS INC.

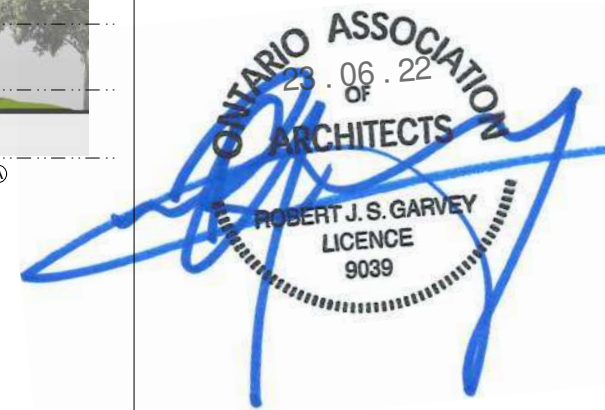
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Ontario;

DEVELOPMENT PERMIT
APPLICATION SET

BUILDING A- ELEVATIONS
SCALE: 1:350

DP08



EAST ELEVATION

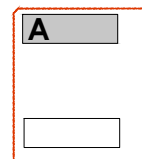
NORTH ELEVATION



SOUTH ELEVATION

WEST ELEVATION

NOTES:

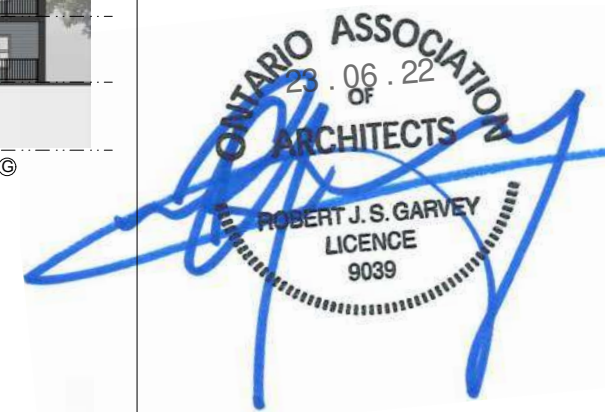


KEY PLAN

LEGEND

- Ⓐ HARDIE PLANK, LAP SIDING - ARCTIC WHITE
- Ⓑ HARDIE PLANK, LAP SIDING - NIGHT GRAY
- Ⓒ HARDIE PLANK, LAP SIDING - IRON GRAY
- Ⓓ WESTMAN STEEL, HORIZONTAL METAL PANEL, ROYAL BLUE QC8790
- Ⓔ HARDIE PLANK, LAP SIDING - CEDARTONE 2.0 (BY FISHER)
- Ⓕ PVC FRAMED WINDOWS WITH CLEAR GLASS (COLOR TO MATCH ELEVATIONS)
- Ⓖ ALUMINUM PICKET RAILING -BLACK
- Ⓗ ASPHALT ROOF SHINGLES, MIDNIGHT BLACK
- Ⓙ JAMES HARDIE, FASCIA AND SOFFIT - IRON GRAY

SEAL:



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Ontario;

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APPLICATION SET

BUILDING B- ELEVATIONS
SCALE: 1:350

DP09



EAST ELEVATION

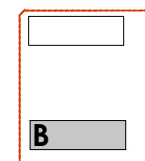
NORTH ELEVATION



SOUTH ELEVATION

WEST ELEVATION

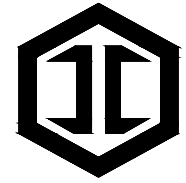
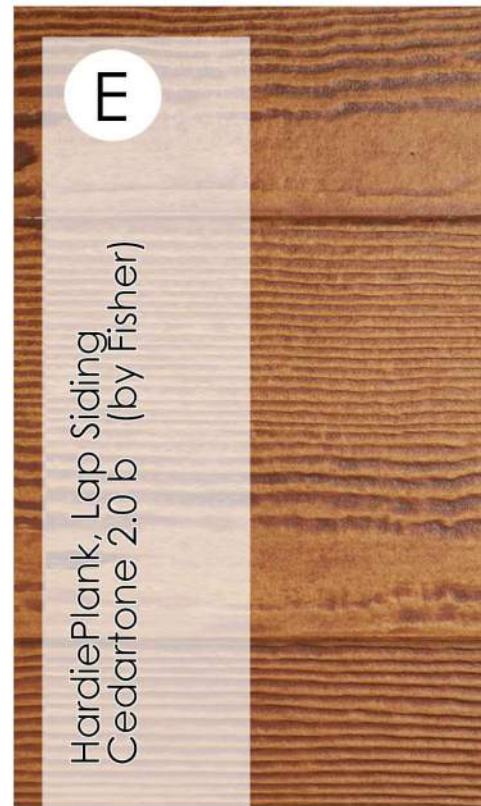
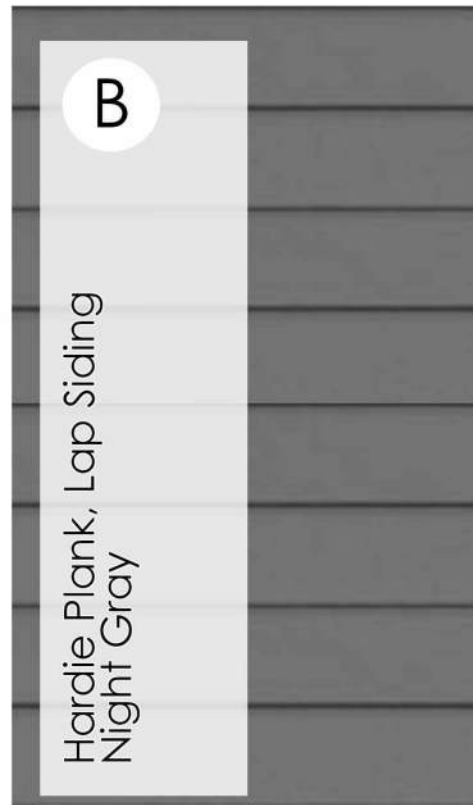
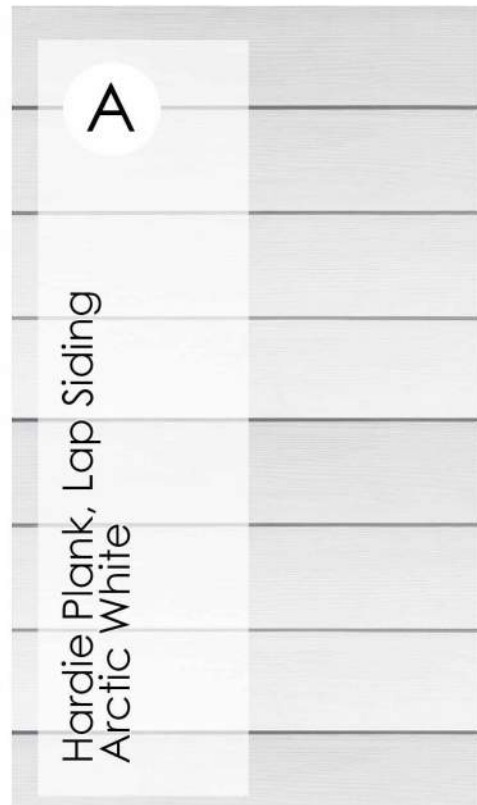
NOTES:



KEY PLAN

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DEVELOPMENT PERMIT
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MATERIALS
SCALE: N.T.S.

DP10

NOTES:

LEGEND

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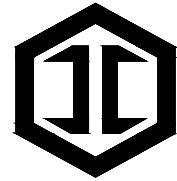
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ARTISTIC RENDERING
 SCALE: N.T.S.

DP11

NOTES:



IRONCLAD
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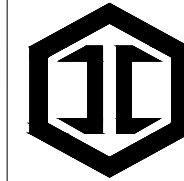
ARTISTIC RENDERING
SCALE: N.T.S.

DP12

NOTES:



NOTES:



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1	22/06/2023	Submission

Project Number: 2133

Designed By: J.P.M.

Drawn By: D.D.

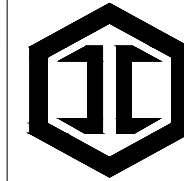
Checked By: R.G.

Noella Leclair Way, Ottawa,
Ontario;

DEVELOPMENT PERMIT
APPLICATION SET

ARTISTIC RENDERING
SCALE: N.T.S.

DP13



IRONCLAD
DEVELOPMENTS INC.

101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

Consultant



ROB GARVEY
ARCHITECTURE 77 INC.
201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

SEAL:



No.	Date	REVISION
6		
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1	22/06/2023	Submission

Project Number: 2133

Designed By: J.P.M.

Drawn By: D.D.

Checked By: R.G.

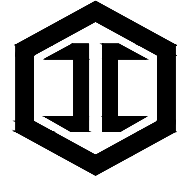
Noella Leclair Way, Ottawa,
Ontario;

DEVELOPMENT PERMIT
APPLICATION SET

ARTISTIC RENDERING
SCALE: N.T.S.

DP14

NOTES:



IRONCLAD
DEVELOPMENTS INC.

101-57158 Symington Road
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Consultant



ROB GARVEY
ARCHITECTURE 77 INC.
201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

SEAL:



No.	Date	REVISION
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1	22/06/2023	Submission

Project Number: 2133
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Noella Leclair Way, Ottawa,
Ontario;

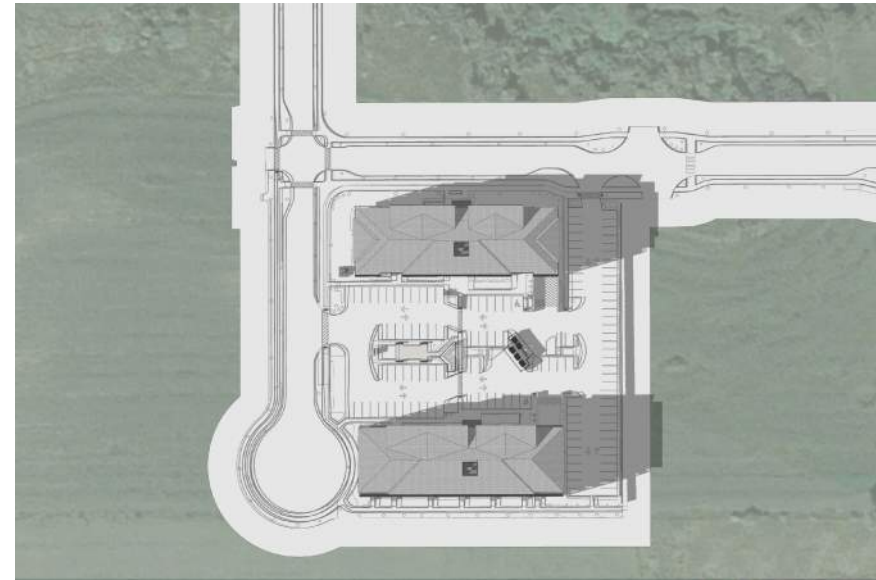
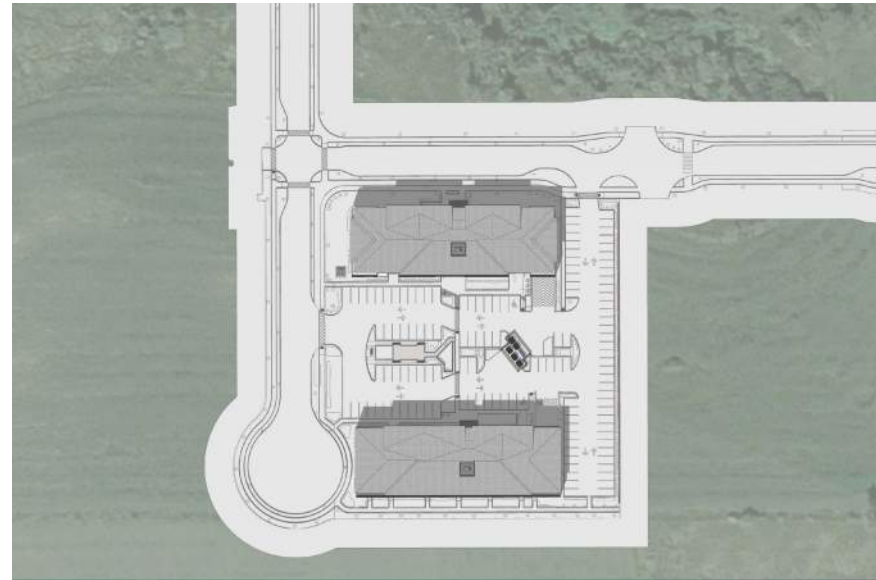
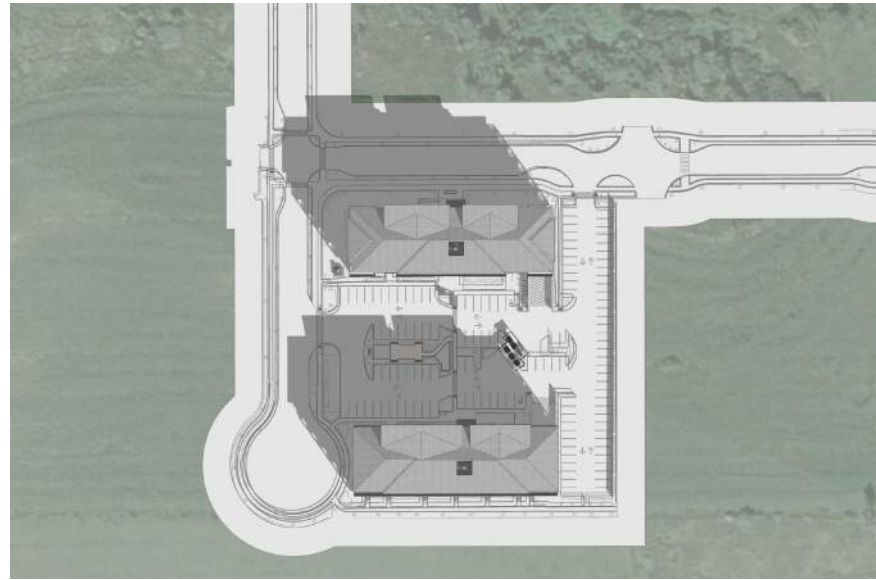
DEVELOPMENT PERMIT
APPLICATION SET

ARTISTIC RENDERING
SCALE: N.T.S.

DP15



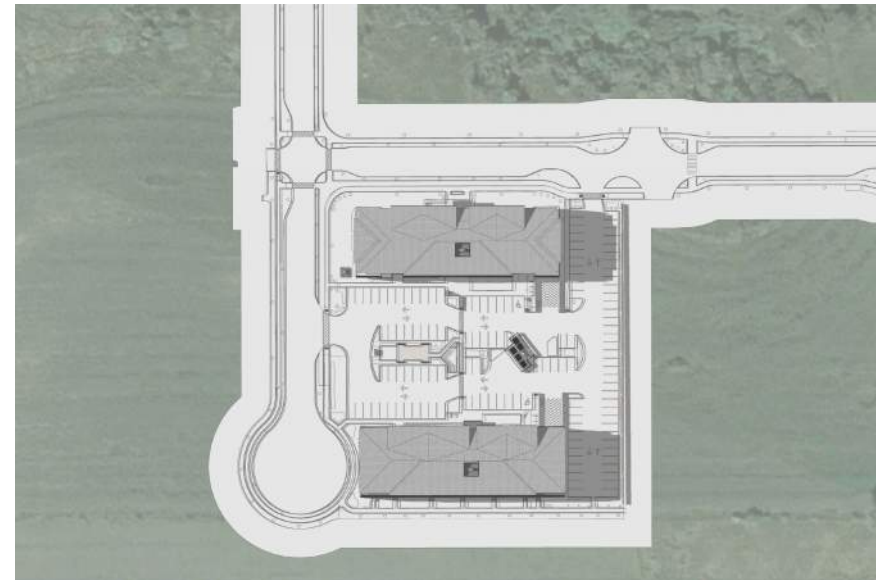
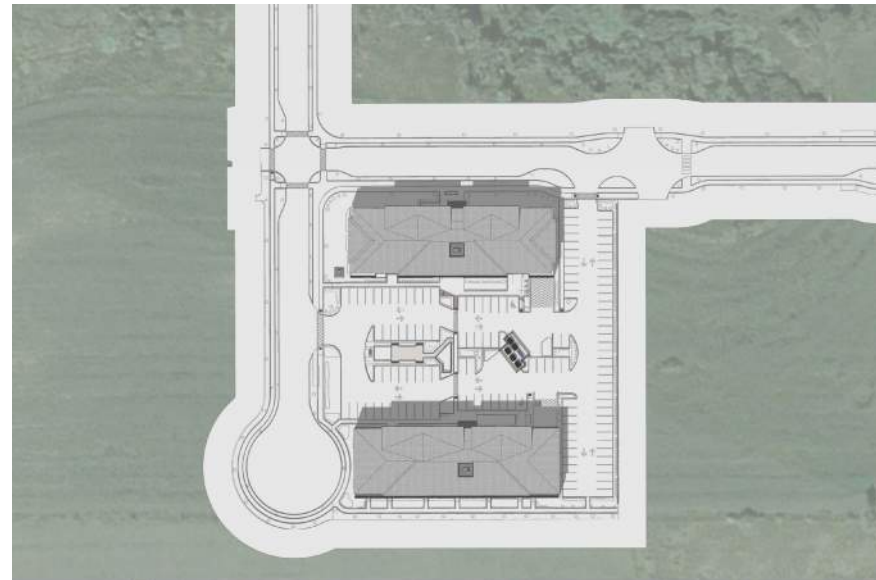
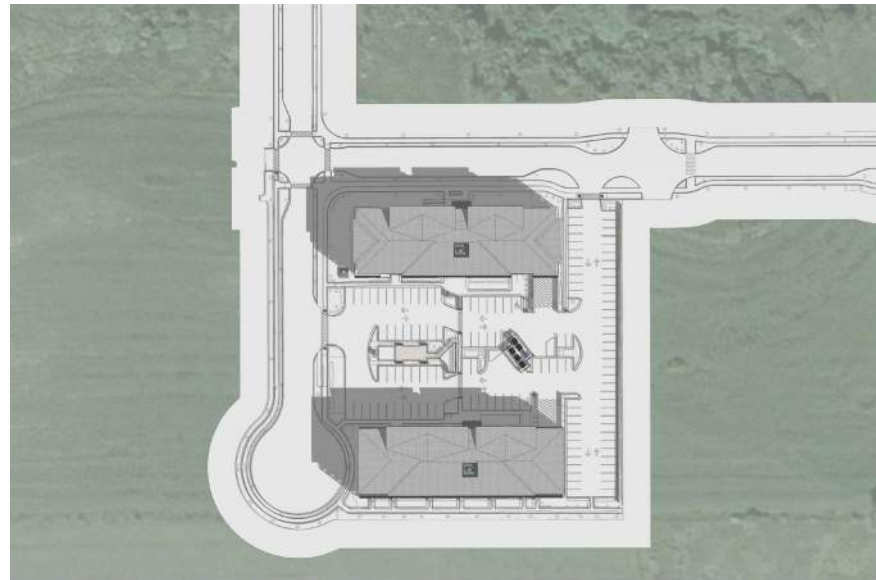
NOTES:



UTC-05:00 Noella Leclair Way, Ottawa,
ON;
20th March 09AM

UTC-05:00 Noella Leclair Way, Ottawa,
ON;
20th March 12PM

UTC-05:00 Noella Leclair Way, Ottawa,
ON;
20th March 03PM

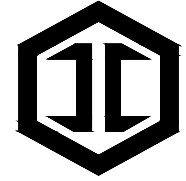


UTC-05:00 Noella Leclair Way, Ottawa,
ON;
21st June 09AM

UTC-05:00 Noella Leclair Way, Ottawa,
ON;
21st June 12PM

UTC-05:00 Noella Leclair Way, Ottawa,
ON;
21st June 03PM

NOTES:



IRONCLAD
DEVELOPMENTS INC.
101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
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Consultant



ROB GARVEY
ARCHITECTURE 77 INC.
201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

SEAL:



No.	Date	REVISION
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1	22/06/2023	Submission

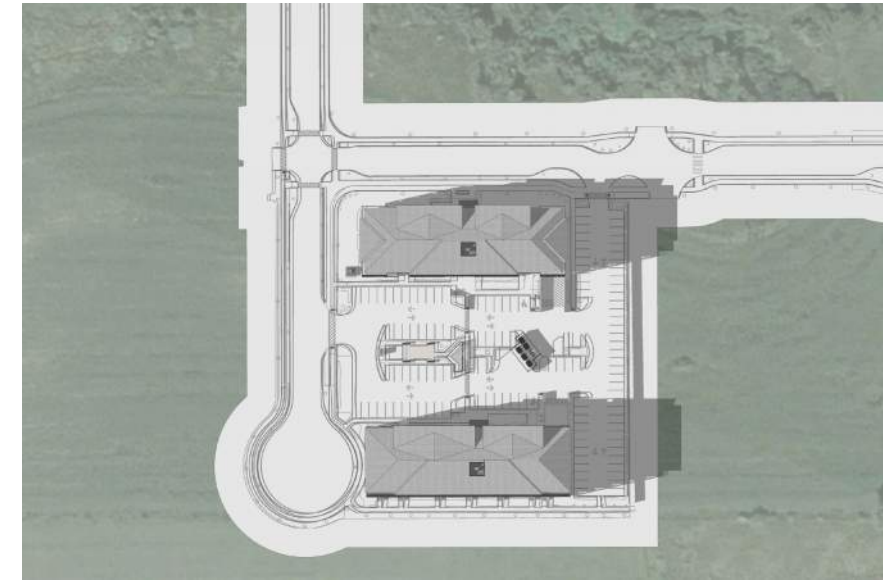
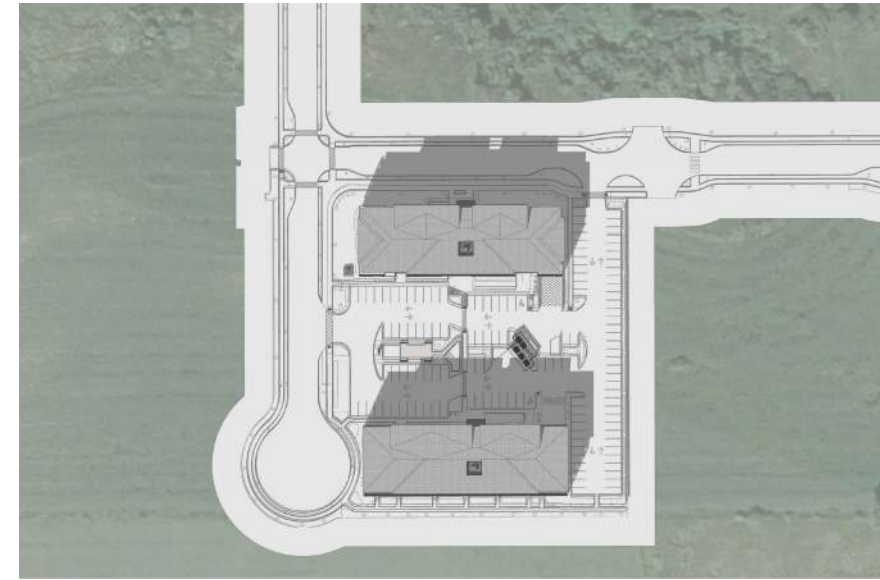
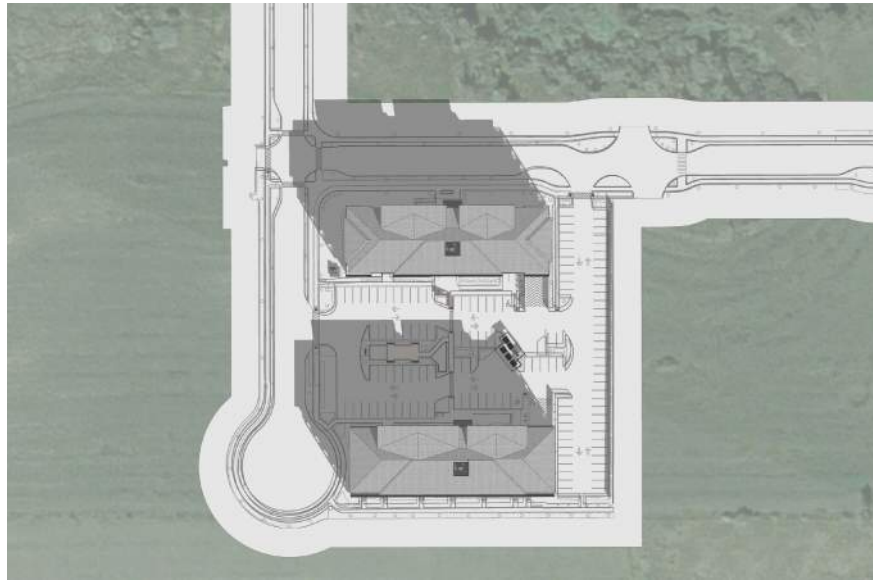
Project Number: 2133
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Noella Leclair Way, Ottawa,
Ontario;

DEVELOPMENT PERMIT
APPLICATION SET

SHADOW STUDY
SCALE: N.T.S.

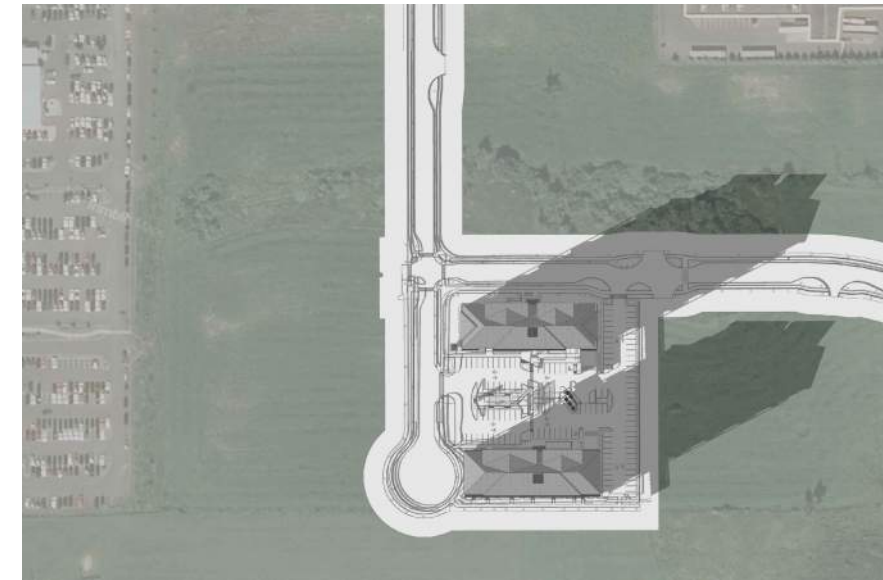
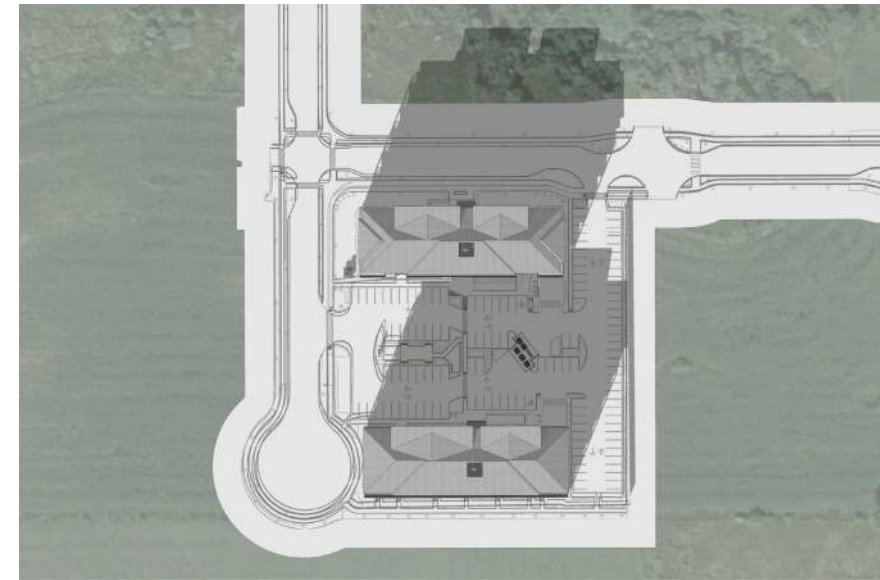
DP16



UTC-05:00 Noella Leclair Way, Ottawa,
ON;
22nd September 09AM

UTC-05:00 Noella Leclair Way, Ottawa,
ON;
22nd September 12PM

UTC-05:00 Noella Leclair Way, Ottawa,
ON;
22nd September 03PM

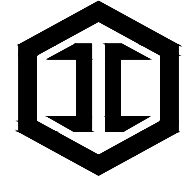


UTC-05:00 Noella Leclair Way, Ottawa,
ON;
21st December 09AM

UTC-05:00 Noella Leclair Way, Ottawa,
ON;
21st December 12PM

UTC-05:00 Noella Leclair Way, Ottawa,
ON;
21st December 03PM

NOTES:



IRONCLAD
DEVELOPMENTS INC.

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Springfield, MB R2J 4L6
Ph: 204-777-1972
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Consultant



ROB GARVEY
ARCHITECTURE 77 INC.
201-57158 SYMINGTON RD 20E
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T: 204.227.9274
E: RGARVEY@A77.CA

SEAL:



No.	Date	REVISION
6		
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1	22/06/2023	Submission

Project Number: 2133
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Noella Leclair Way, Ottawa,
Ontario;

DEVELOPMENT PERMIT
APPLICATION SET

SHADOW STUDY
SCALE: N.T.S.

DP17

SEAL:



ONTARIO ASSOCIATION
OF
ARCHITECTS
ROBERT J. S. GARVEY
LICENCE
9039

No.	Date	REVISION
6		
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1	22/06/2023	Submission

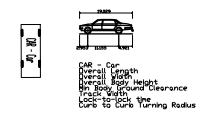
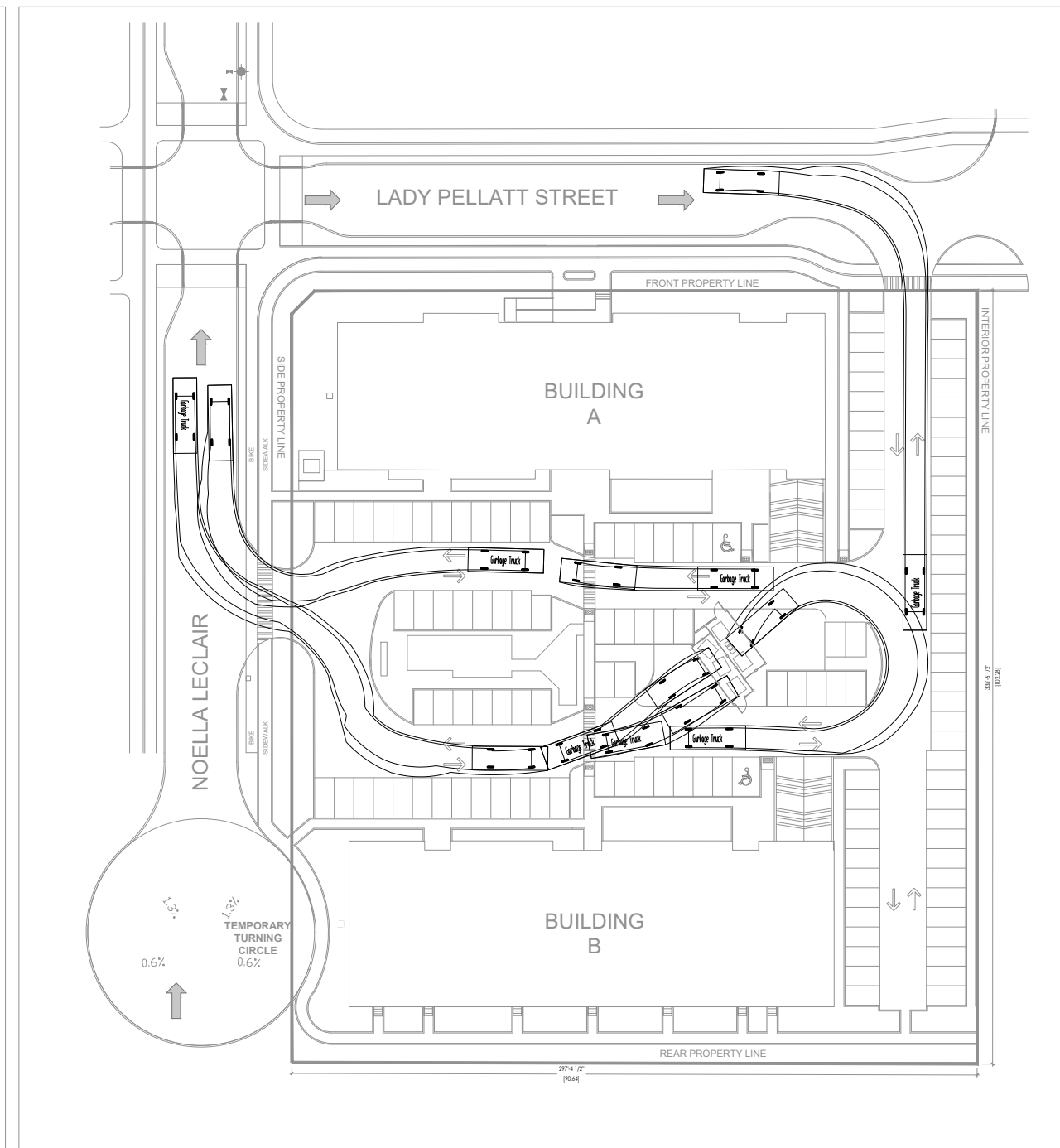
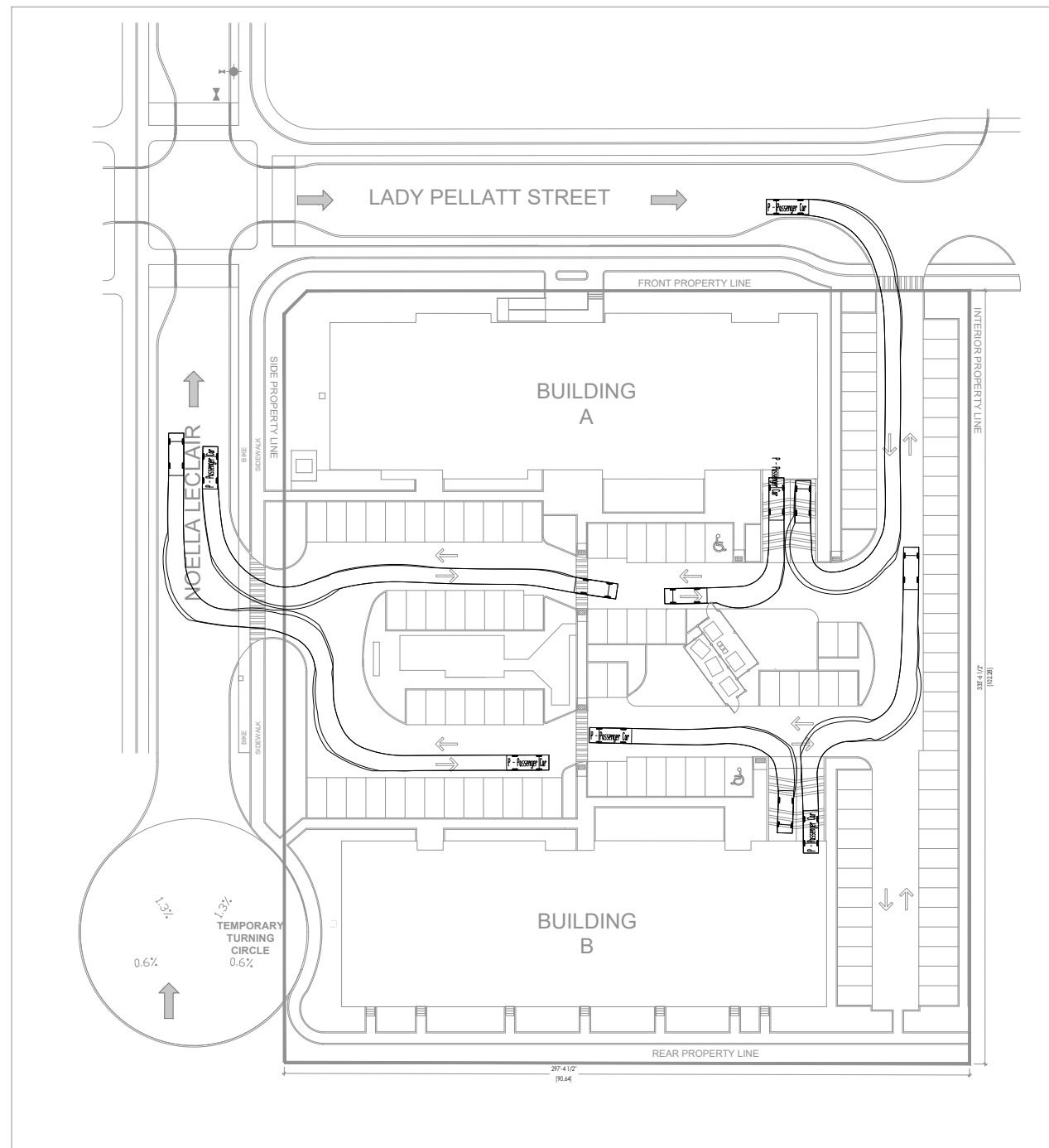
Project Number: 2133
 Designed By: J.P.M.
 Drawn By: D.D.
 Checked By: R.G.

Noella Leclair Way, Ottawa,
Ontario;

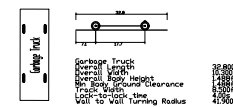
DEVELOPMENT PERMIT
APPLICATION SET

TRAFFIC FLOW STUDY
SCALE: N.T.S.

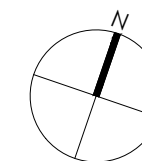
DP18



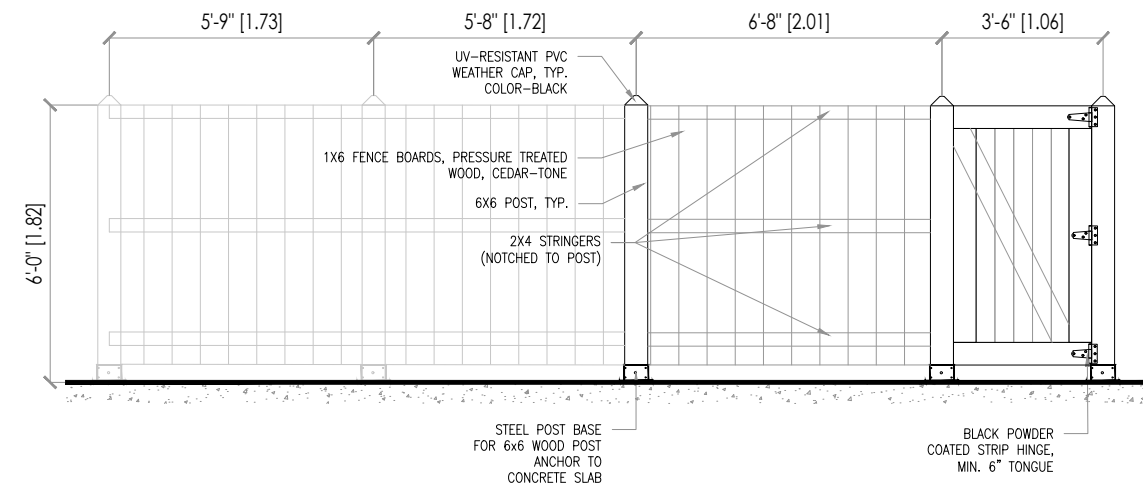
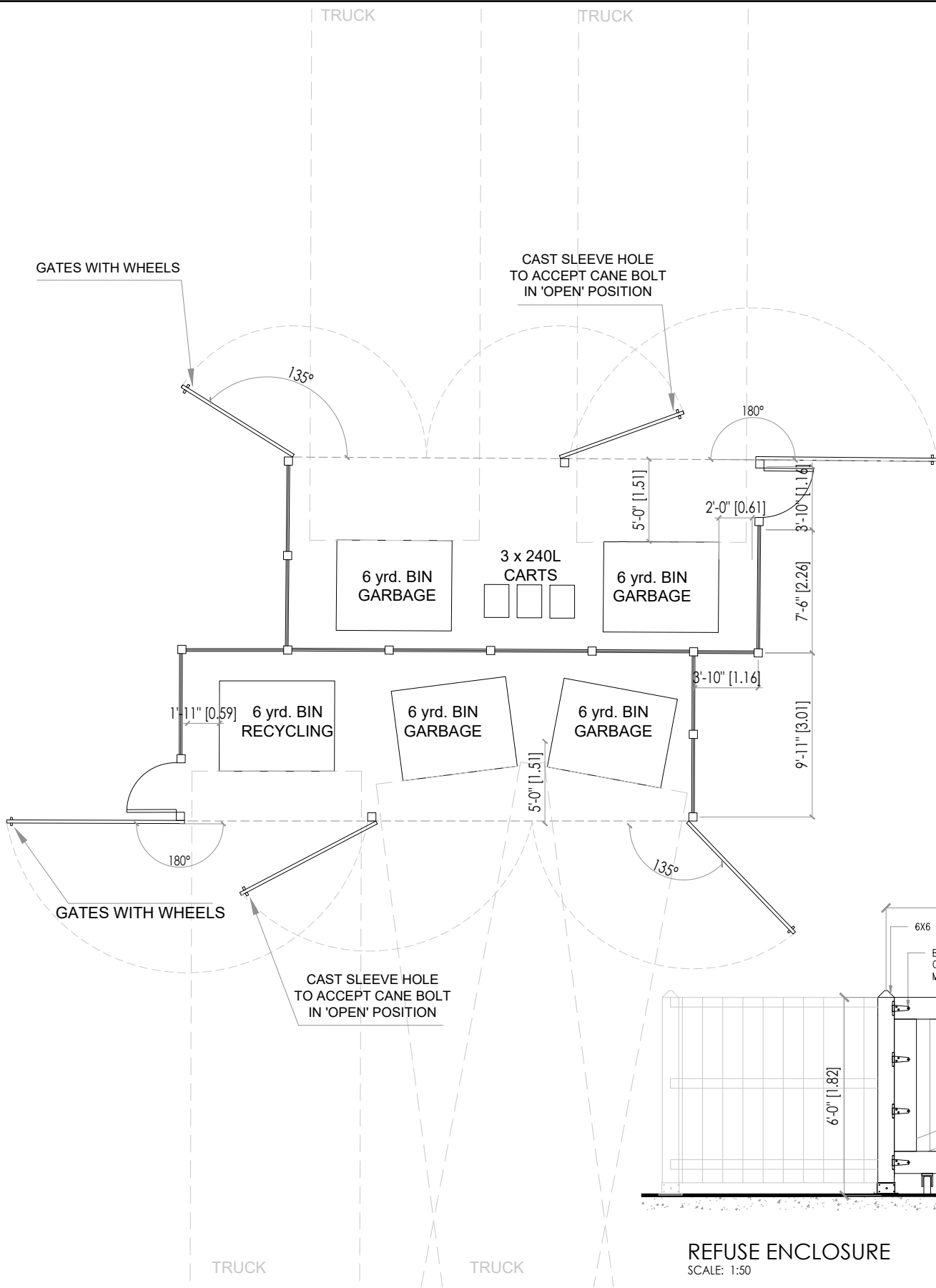
PASSENGER VEHICLE
FLOW STUDY



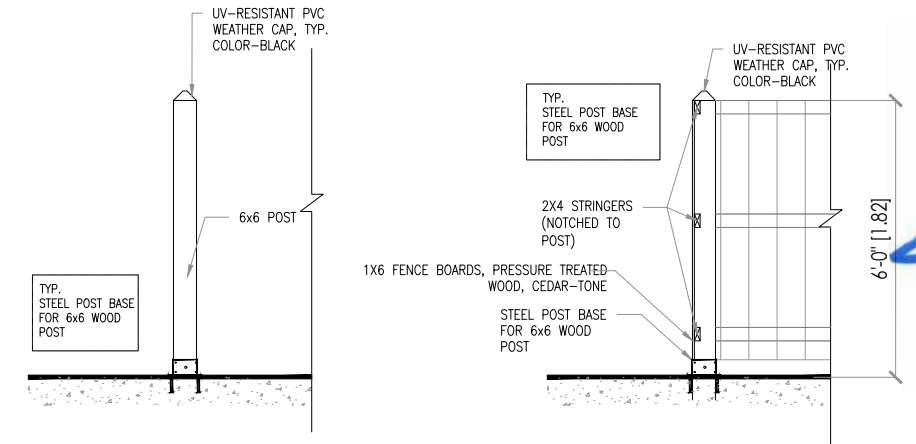
GARBAGE TRUCK COLLECTION
FLOW STUDY



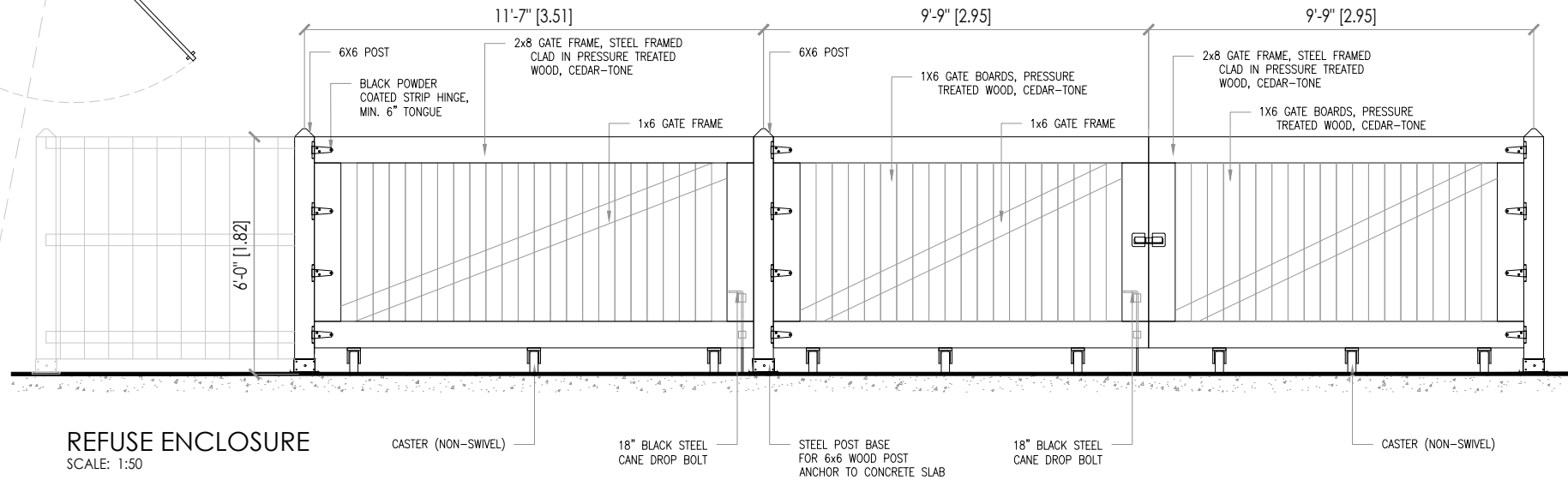
NOTES:



REFUSE ENCLOSURE-GATE
SCALE: 1:50



FENCE DETAIL
SCALE: 1:50



REFUSE ENCLOSURE
SCALE: 1:50



SEAL:



No.	Date	REVISION
6		
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1	22/06/2023	Submission

Project Number: 2133
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Noella Leclair Way, Ottawa, Ontario;

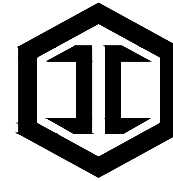
DEVELOPMENT PERMIT APPLICATION SET

REFUSE ENCLOSURE SCALE: N.T.S.

DP19

NOTES:

REFUSE ENCLOSURE- FINAL DETAILS TO BE CONFIRMED



IRONCLAD
DEVELOPMENTS INC.

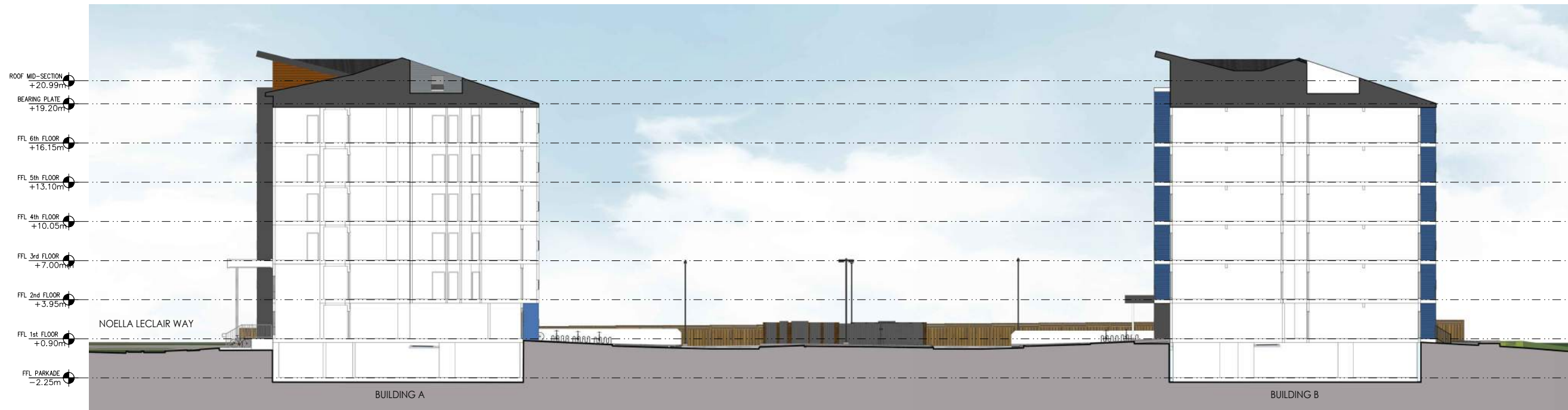
101-57158 Symington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

Consultant

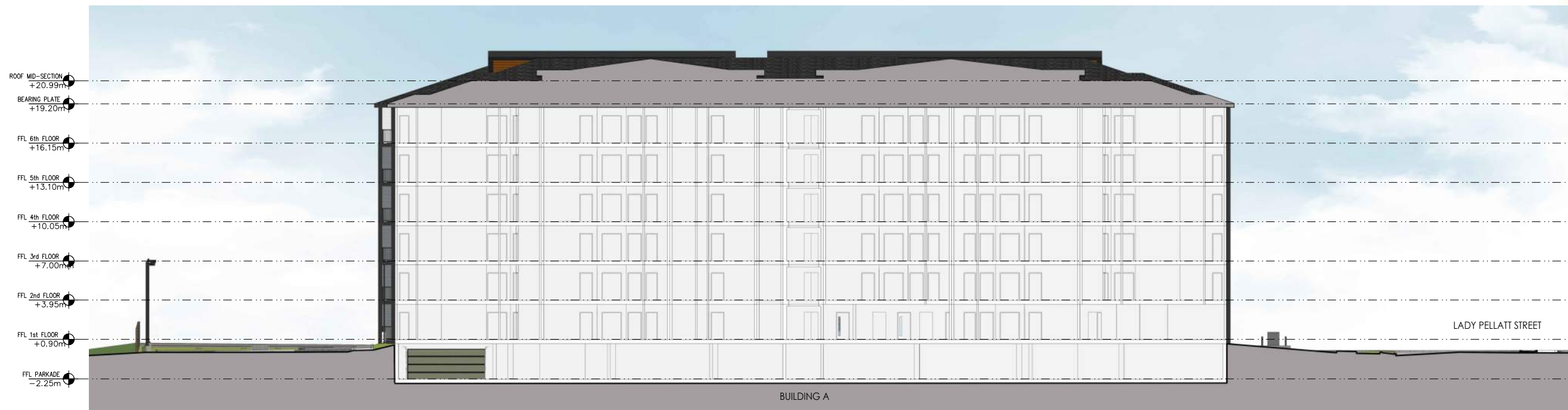


ROB GARVEY
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201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

SEAL:



BUILDINGS SECTION NORTH-SOUTH



BUILDING A- SECTION LONGITUDINAL SECTION (EAST- WEST)

No.	Date	REVISION
6		
5		
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1	22/06/2023	Submission

Project Number: 2133
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Noella Leclair Way, Ottawa,
Ontario;

DEVELOPMENT PERMIT
APPLICATION SET

STREETSCAPE CROSS SECTION
SCALE: 1:350

DP20

NOTES:

