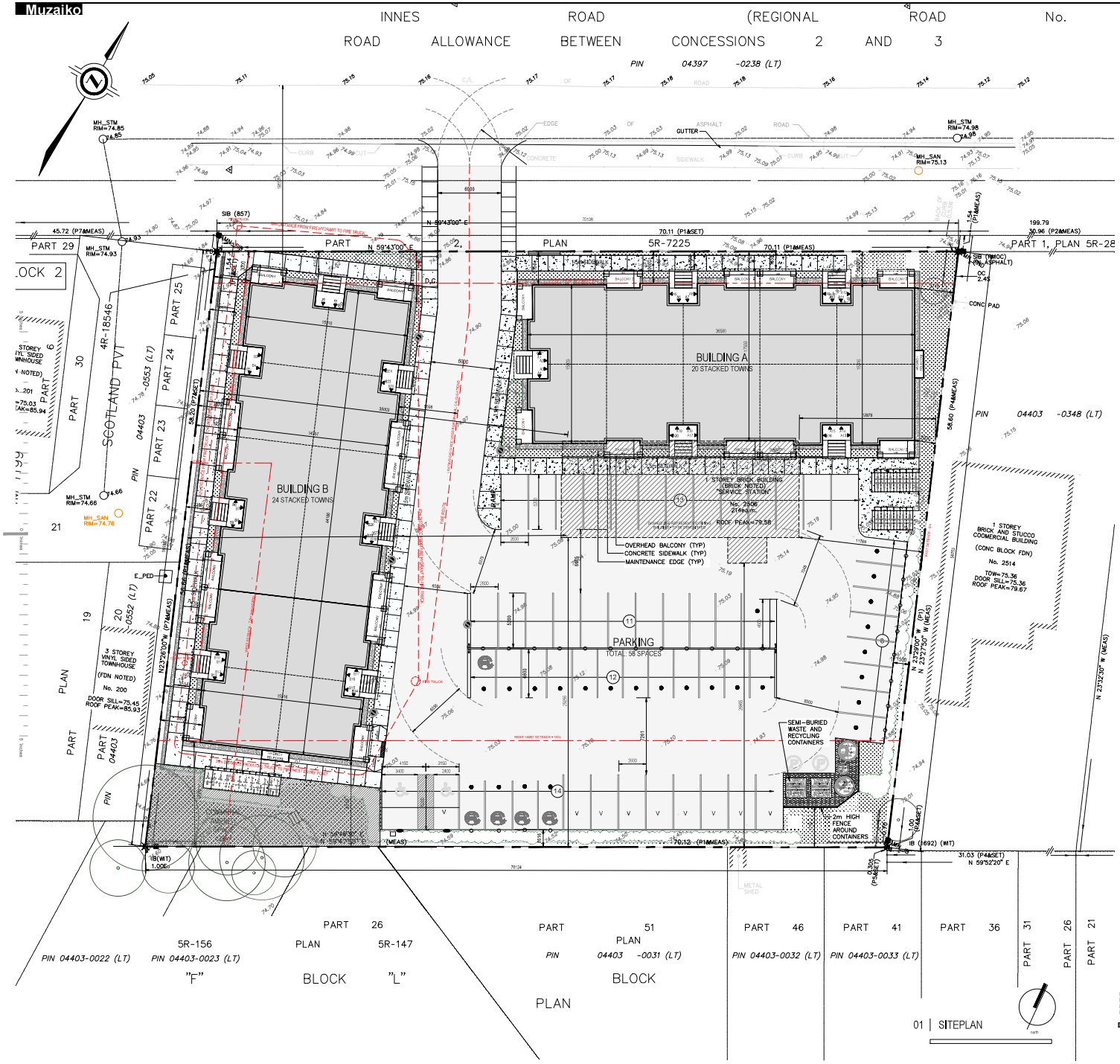
Muzaiko



DEVELOPED FROM

KEY MAP

SURVEYOR's REAL PROPERTY REPORT
PART OF LOT 15 CONCESSION 3 (OTTAWA FRONT)
2506 INNES ROAD
CITY OF OTTAWA

DESCRIPTION
PART OF LOT 15 CONCESSION 3 (OTTAWA FRONT), BEING ALL OF PIN 04403-0349 (LT), IN THE CITY OF OTTAWA

J.D. BARNES 2023

5 0 5 10 15 metres

GRAPHIC SCALE FOR REFERENCE ONLY
ALL MEASUREMENTS ARE METRIC (mm)

ZONING: AM11[2208] - Proposed Use: STACKED RESIDENTIAL DWELLINGS

ZONING MECHANISM		REQUIRED	PROVIDED	COMMENTS
A) MINIMUM LOT AREA			3946m²	
B) MINIMUM LOT WIDTH			70.11m	along Innes Rd
C) MINIMUM LOT DEPTH			56.78m	
D) MINIMUM FRONT YARD SETBACK		3.0m	3.0m	
E) MINIMUM INTERIOR SIDE YARD SETBACK	ALONG WEST SIDE	3.0m & 7.3m	3.3m	
	ALONG EAST SIDE	0.0m	3.0m	
F) MINIMUM CORNER SETBACK		3.0m	N/A	
H) MAXIMUM BUILDING HEIGHT		varies	12.5m	refer to elevations and siteplan
J) VEHICLE PARKING	(1 Space per Sq.m. + 1.2 per Sq.m. Visitor)	53 + 9 visitor	49 + 9 visitor	
K) BICYCLE STORAGE	0.5 PER UNIT	22	25	

PROPOSED SITE DEVELOPMENT INFO		COMMENTS
LOT AREA	3946m²	
BUILDING HEIGHT	12.5m	Building B requires relief for a portion at the rear
PARKING SPACES	58 (9 VISITOR)	1 PARKING SPACE REQUIRED PER 1.2 UNITS FOR VISITORS, 1 PARKING SPACE REQUIRED PER UNIT FOR RESIDENTS (BYLAW 485-2009) (TOTAL 44 RESIDENTS REQUIRED)
NUMBER OF STOREYS	3	
NUMBER OF UNITS	44	
- TWO-BEDROOM UNITS	44	
- THREE-BEDROOM UNITS	0	
LOT COVERAGE	30.3%	1195m² BUILDING FOOTPRINT
LANDSCAPING COVERAGE	1125m² (28.5%)	INCLUDES SIDEWALKS AND WASTE MANAGEMENT AREA
PARKING LOT	1625m²	INCLUDES ACCESS UP TO LOT LINE
MINIMUM WIDTH OF PRIVATE WAY ENTRY	6m	
SEPARATION BETWEEN BUILDINGS	11.3m	
AMENITY SPACE PROVIDED		AMENITY SPACE REQUIRED @ 5.0m² PER UNIT STACKED DWELLING = 440.0m²
- COMMUNAL	133m²	
- PRIVATE (BALCONIES)	290m²	

GARBAGE MANAGEMENT REQUIREMENT		
	REQUIRED	PROVIDED
GARBAGE	0.231 cubic yards per unit: 44x0.231=10.16	2- 6 cubic yard garbage semi-buried container
RECYCLING	for every 6 units provide 1 360L blue cart and 1 360L black cart	1-3000L Blue & 1-3000L Black semi-buried containers
ORGANICS	container for each unit and 1 communal 240L green container per 50 units	container for each unit and 1 communal 240L green

Property owner will be responsible for the removal and storage of snow for all walkways, exterior stairs, and driveway throughout the winter

BUILDING AREAS (gross areas)	BUILDING A	BUILDING B	TOTAL
BASEMENT	524.5m²	628.4m²	1153.9m²
GROUND FLOOR	524.5m²	628.4m²	1153.9m²
SECOND FLOOR	547.3m²	657.0m²	1204.3m²
THIRD FLOOR	547.2m²	657.0m²	1204.3m²
TOTAL AREAS	2144m²	2572.8m²	4716.8m²

SITE PLAN LEGEND:
USE THE SURVEYOR'S REAL PROPERTY REPORT FOR EXISTING SYMBOLS

- DENOTES UNIT ENTRY POINT
- DENOTES PROPOSED FIRE HYDRANT LOCATION
- PARKING SPACES HAVE A WIDTH OF 2.4m, A LENGTH OF 4.6m
- COMPACT CAR SIGN
- DENOTES NO PARKING
- TACTILE WALKING SURFACE INDICATOR
- DENOTES NO STOPPING SIGN (FIRE ROUTE)
- DENOTES EV CHARGING SPACE
- DENOTES SINGLE BICYCLE RACK
- DENOTES VISITOR PARKING SPACE
- PARKING LIGHT POLE
- DENOTES NUMBER OF PARKING SPACES WITHIN A ROW
- REPRESENTS EXSITING BUILDING - TO BE DEMOLISHED
- PROPOSED VINYL FENCE
- DENOTES PROPOSED LOCATION FOR COMMUNITY SIGN
- D.C. DEPRESSED CURB
- DENOTES ACCESSIBLE PARKING SIGN - TYPE A
- ACCESSIBLE PARKING SPACE (TYPE A)
- DENOTES ACCESSIBLE PARKING SIGN - TYPE B

DEVELOPER / APPLICANT: CONCORDE

ARCHITECTURE: MUZAIKO ARCHITECTURE

PLANNING: FOTENN

ENGINEERING: D.B. Gray Engineering Inc.
Stormwater Management - Grading & Drainage - Roads & Sanitary Sewers - Watermains
748 Long Branch Ave. Ottawa, Ontario, K1Z 6G8 613-429-9906 dgray@dbgrayengineering.com

LANDSCAPING: Ruhland & Associates Ltd
1400-1724 Carling Avenue Ottawa, Ontario, K1Z 7P5 613-722-5420 www.ruhland.com info@ruhland.com

FORESTRY: Dendron Forestry Services
www.dendronforestry.ca 613.835.WOOD (9663) info@dendronforestry.ca

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project north true north

ONTARIO ASSOCIATION OF ARCHITECTS
PAULO ALVES
LICENCE 5987

issue	description	date
T	Re-Submitted for Site Plan Control	2025.06.12
S	re-Issued for Permit	2025.05.01
R	re-Issued for Permit	2025.07.25
Q	re-Issued for permit	2025.07.16
P	re-Issued for permit	2025.04.24
O	Re-Submitted for Site Plan Control	2025.03.26
N	Issued for Tender	2025.04.09
M	ISSUED FOR PERMIT	2025.03.28
L	ISSUED FOR ENGINEERING	2025.03.10
K	Submitted for Minor Variances	2025.01.17
J	Re-Submitted for Site Plan Control	2025.12.14
I	Re-Submitted for Site Plan Control	2025.10.12
H	Re-Submitted for Site Plan Control	2025.05.16
G	REVISED SITE DESIGN Option B	2025.04.25
F	REVISED SITE DESIGN Option B	2025.03.18
E	REVISED SITE DESIGN Option B	2025.02.19
D	SITE PLAN CONTROL	2025.01.03
C	REVISED SITE DESIGN BUILDING SETBACK ADJUSTMENT	2024.11.18
B	REVISED SITE DESIGN BUILDING SETBACK ADJUSTMENT	2024.11.15
A	FIRST DELIVERY SITE DESIGN	2024.11.02

2506 INNES ROAD
Ottawa, ON

drawing title

SITEPLAN

drawn by	P.A.
scale	1:125
date	2025-10
project number	-
drawing number	A0.03
rev	T

APPLICANT: CONCORDE PROPERTIES / D07-12-24-0038 - Plan #: 19196