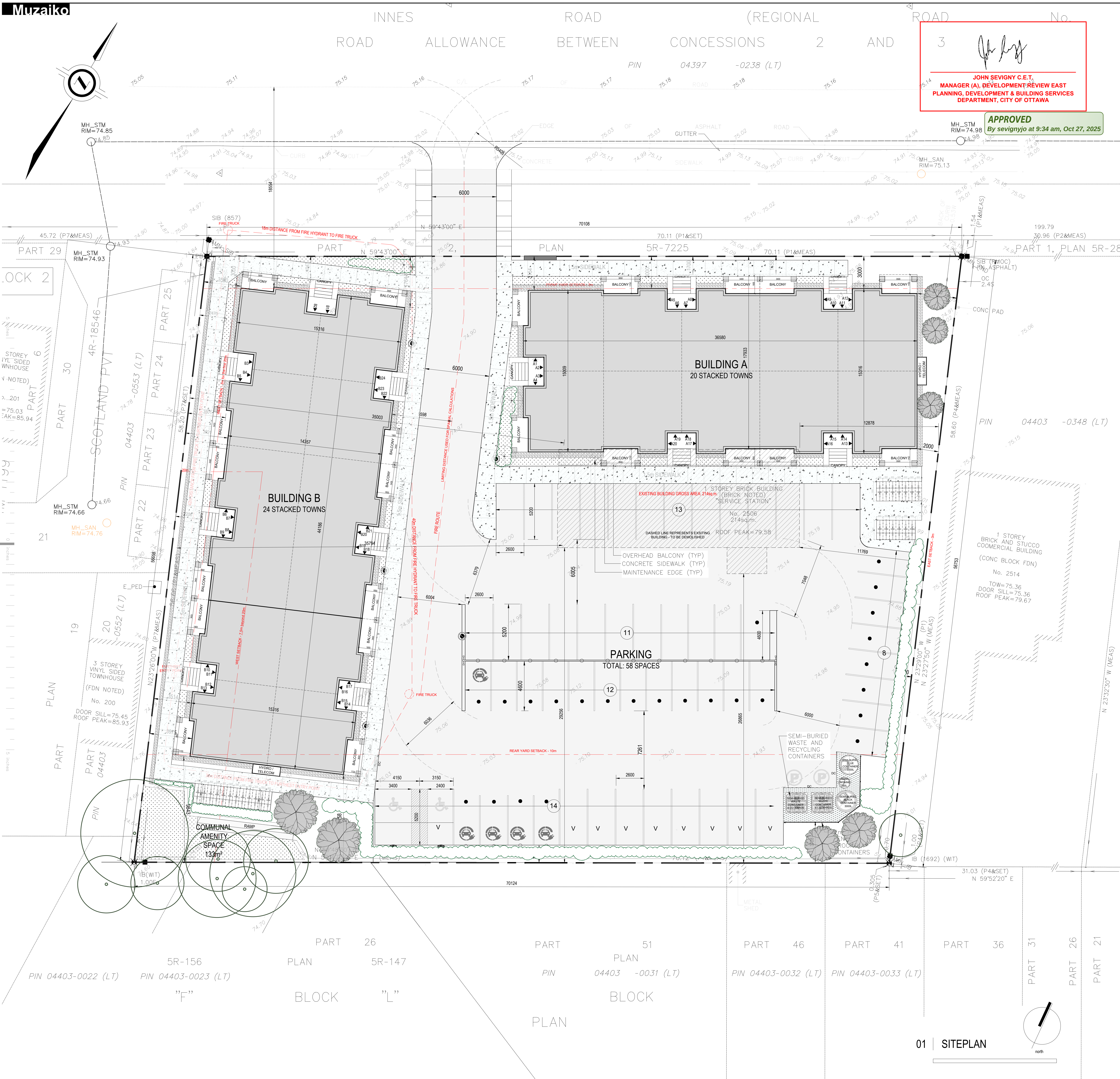




01 | SITEPLAN



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
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		3948m ²	
B) MINIMUM LOT WIDTH		70.11m	along Innes Rd
C) MINIMUM LOT DEPTH		56.76m	
D) MINIMUM FRONT YARD SETBACK		3.0m	
E) MINIMUM INTERIOR SIDE YARD SETBACK	ALONG WEST SIDE ALONG EAST SIDE	3.0m & 7.5m 0.0m	3.5m 3.0m
F) MINIMUM CORNER SETBACK		3.0m	N/A
H) MAXIMUM BUILDING HEIGHT		varies	refer to elevations and siteplan
J) VEHICLE PARKING	1-2 Spaces per d.u. + 0.2 per d.u. (Visitor)	53 + 9 visitor	49 + 9 visitor
K) BICYCLE STORAGE	0.5 PER UNIT	22	25

PROPOSED SITE DEVELOPMENT INFO	COMMENTS
LOT AREA	3948m ²
BUILDING HEIGHT	12.5m
PARKING SPACES	58 (9 VISITOR)
NUMBER OF STOREYS	3
NUMBER OF UNITS	44
- TWO-BEDROOM UNITS	44
- THREE-BEDROOM UNITS	0
LOT COVERAGE	30.3%
LANDSCAPING COVERAGE	1125m ² (28.5%)
PARKING LOT	1625m ²
MINIMUM WIDTH OF PRIVATE WAY ENTRY	6m
SEPARATION BETWEEN BUILDINGS	11.2m
AMENITY SPACE PROVIDED	AMENITY SPACE REQUIRED @ 6.0m ² /UNIT (STACKED DWELLING) = 44x6=264m ²
- COMMUNAL	133m ²
- PRIVATE (BALCONIES)	230m ²

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 250L green container

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	524.5m ²	629.4m ²	1153.9m ²
GROUND FLOOR	524.5m ²	629.4m ²	1153.9m ²
SECOND FLOOR	547.5m ²	657.0m ²	1204.5m ²
THIRD FLOOR	547.5m ²	657.0m ²	1204.5m ²
TOTAL AREAS	2144m ²	2572.8m ²	4716.8m ²

SITE PLAN LEGEND:	
USE THE SURVEYOR'S REAL PROPERTY REPORT FOR OTHER 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
P	DENOTES NO PARKING
○	DENOTES NO STOPPING SIGN (FIRE ROUTE)
○	DENOTES EV CHARGING SPACE
○	DENOTES SINGLE BICYCLE RACK
V	DENOTES VISITOR PARKING SPACE
○	PARKING LIGHT POLE
12	DENOTES NUMBER OF PARKING SPACES WITHIN A ROW
▨	REPRESENTS EXISTING BUILDING - TO BE DEMOLISHED
▨	DENOTES PROPOSED LOCATION FOR COMMUNITY SIGN
D.C.	DEPRESSED CURB
♿	ACCESSIBLE PARKING SPACE (TYPE A)
♿	DENOTES ACCESSIBLE PARKING SIGN - TYPE A
♿	DENOTES ACCESSIBLE PARKING SIGN - TYPE B
▨	TACTILE WALKING SURFACE INDICATOR
▨	PROPOSED VINYL FENCE

DEVELOPER / APPLICANT

CONCORDE

ARCHITECTURE

MUZAIKO
ARCHITECTURE

PLANNING

FOTENN

ENGINEERING

D.B. Gray Engineering Inc.

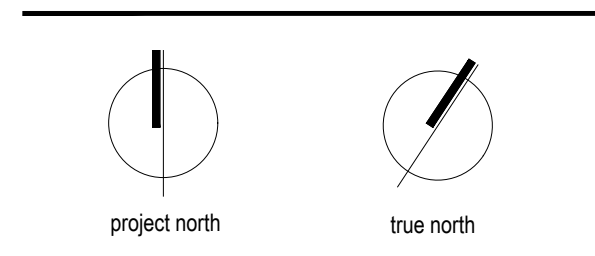
LANDSCAPING

Ruhland & Associates Ltd.

FORESTER

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T	Re-Submitted for Site Plan Control	2025.08.12
S	re-issued for Permit	2025.08.04
R	re-issued for Permit	2025.07.25
Q	re-issued for permit	2025.07.18
P	re-issued for permit	2025.04.24
O	Re-Submitted for Site Plan Control	2025.05.26
N	Issued for Tender	2025.04.09
M	ISSUED FOR PERMIT	2025.02.28
L	ISSUED FOR ENGINEERING	2024.09.30
K	Submitted for Minor Variances	2025.01.17
J	Re-Submitted for Site Plan Control	2024.12.14
I	Re-Submitted for Site Plan Control	2024.09.12
H	Re-Submitted for Site Plan Control	2024.05.16
G	Option B	2024.04.25
F	Option B	2024.03.18
E	Option B	2024.02.19
D	SITE PLAN CONTROL	2023.12.22
C	REVISED SITE DESIGN	2023.11.13
B	REVISED SITE DESIGN	2023.11.13
A	PRELIMINARY SITE DESIGN	2023.11.02

2506 INNES ROAD
Ottawa, ON

Drawing title

SITEPLAN

drawn by	P.A.
scale	1:125
date	2023-10
project number	
drawing number	

A0.03

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