

**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

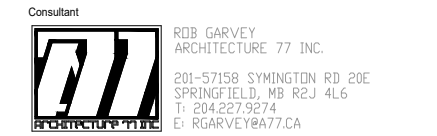
Sen Musngi  
Lead Conceptual Designer and Drafting Manager

Dario Djakovic  
Architectural Technologist

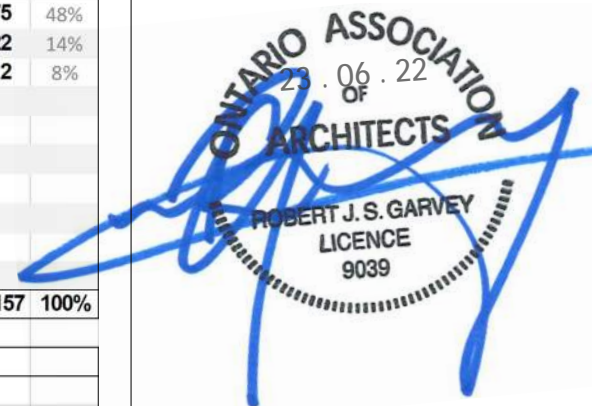
Prepared by: \_\_\_\_\_

Rob Garvey, OAA  
Architect

Checked by: \_\_\_\_\_



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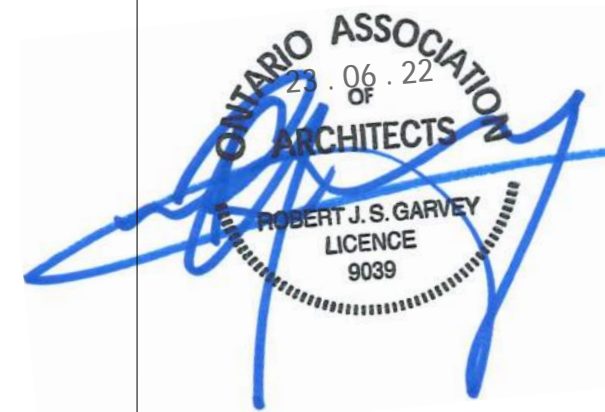
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DP01

NOTES:



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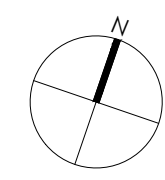
DEVELOPMENT PERMIT  
 APPLICATION SET

SITE PLAN  
 SCALE: 1:500

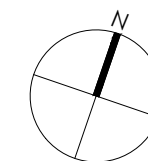
DP02

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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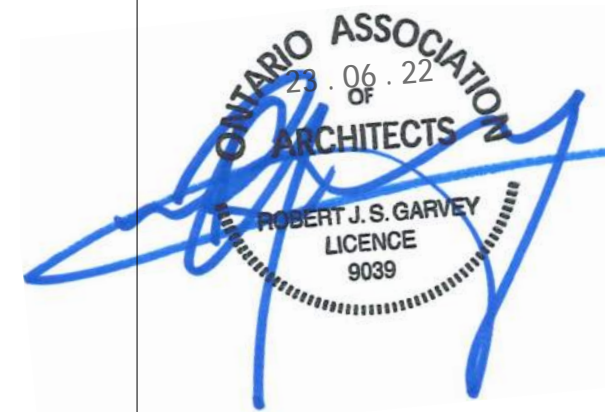
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PARKADE  
SCALE: 1:500

DP03



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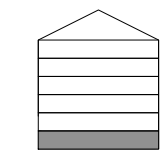
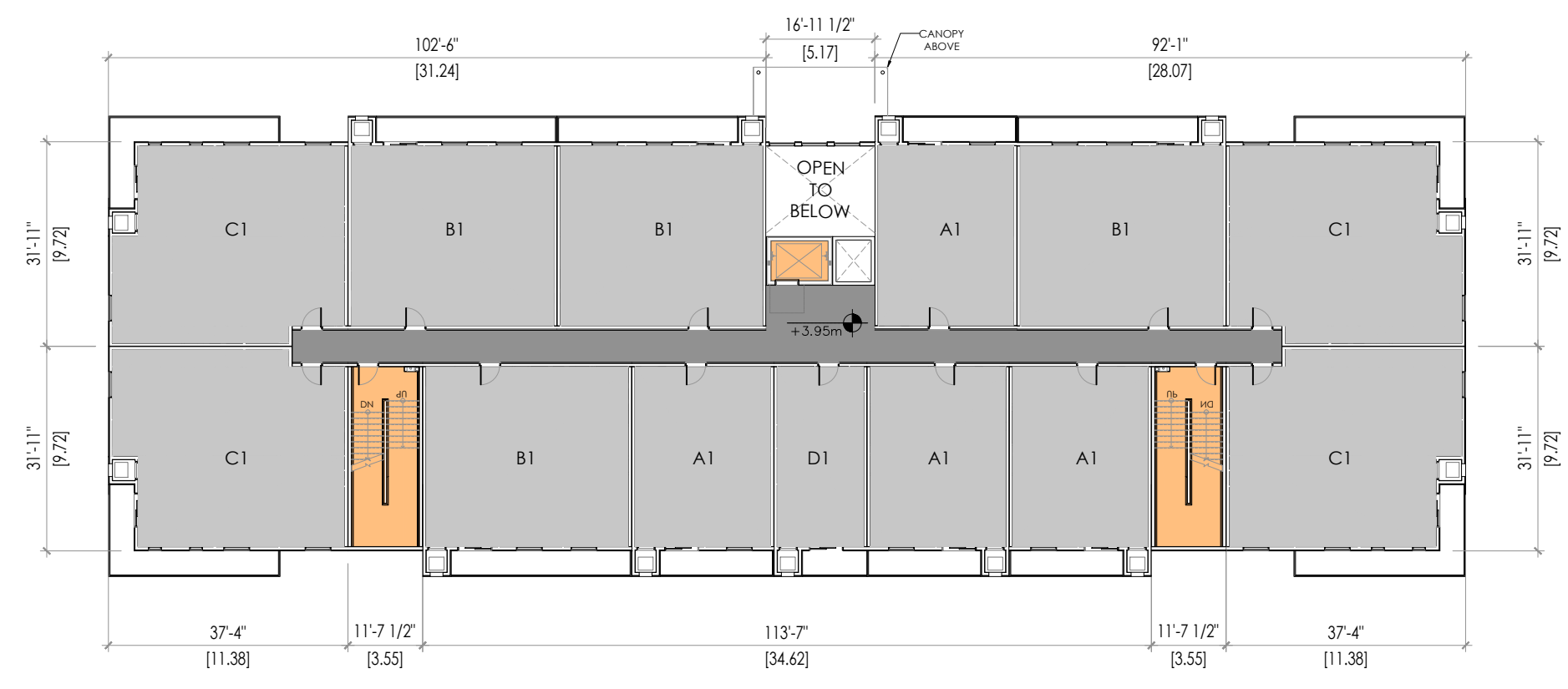
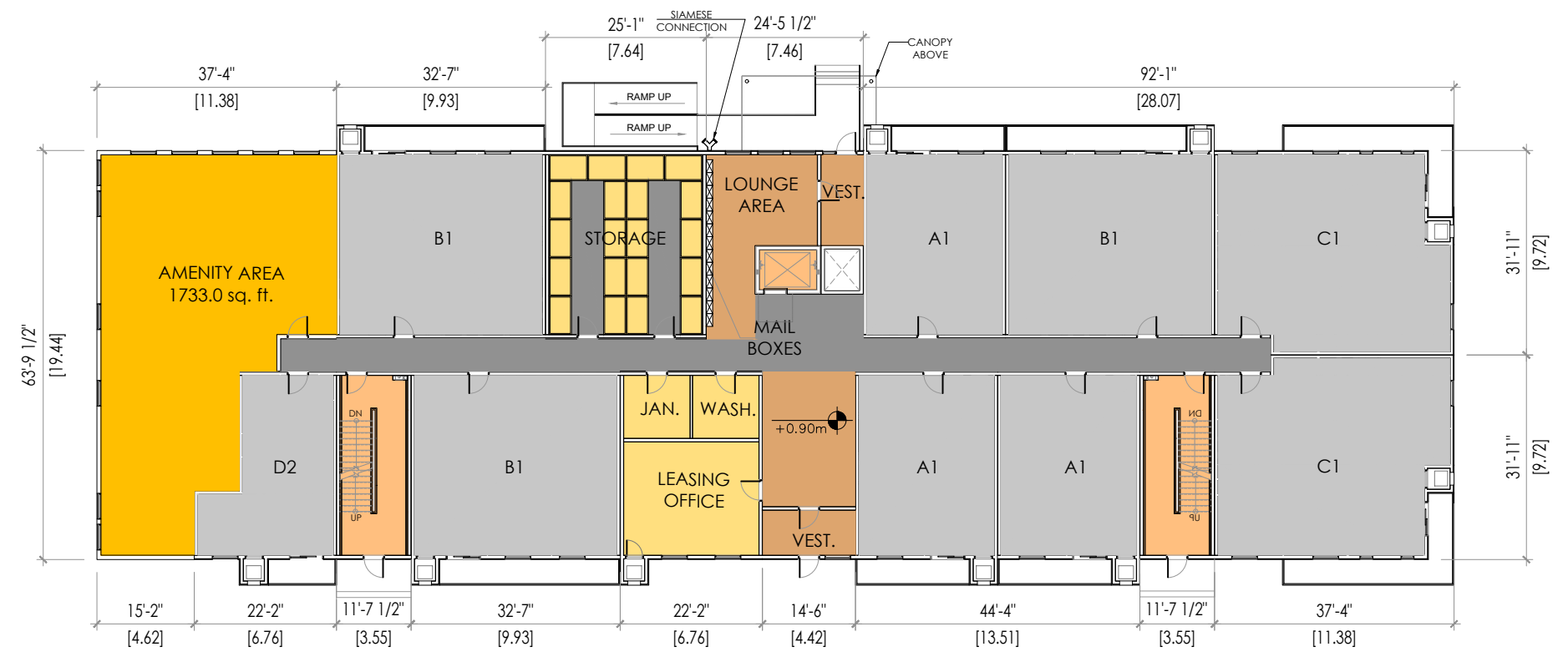
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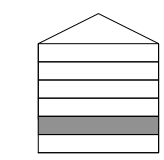
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BUILDING A- FLOOR PLANS  
 SCALE: 1:300

DP04

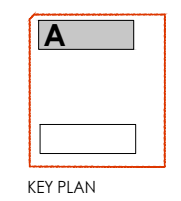


MAIN FLOOR



SECOND FLOOR

NOTES:



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



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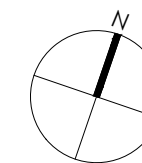
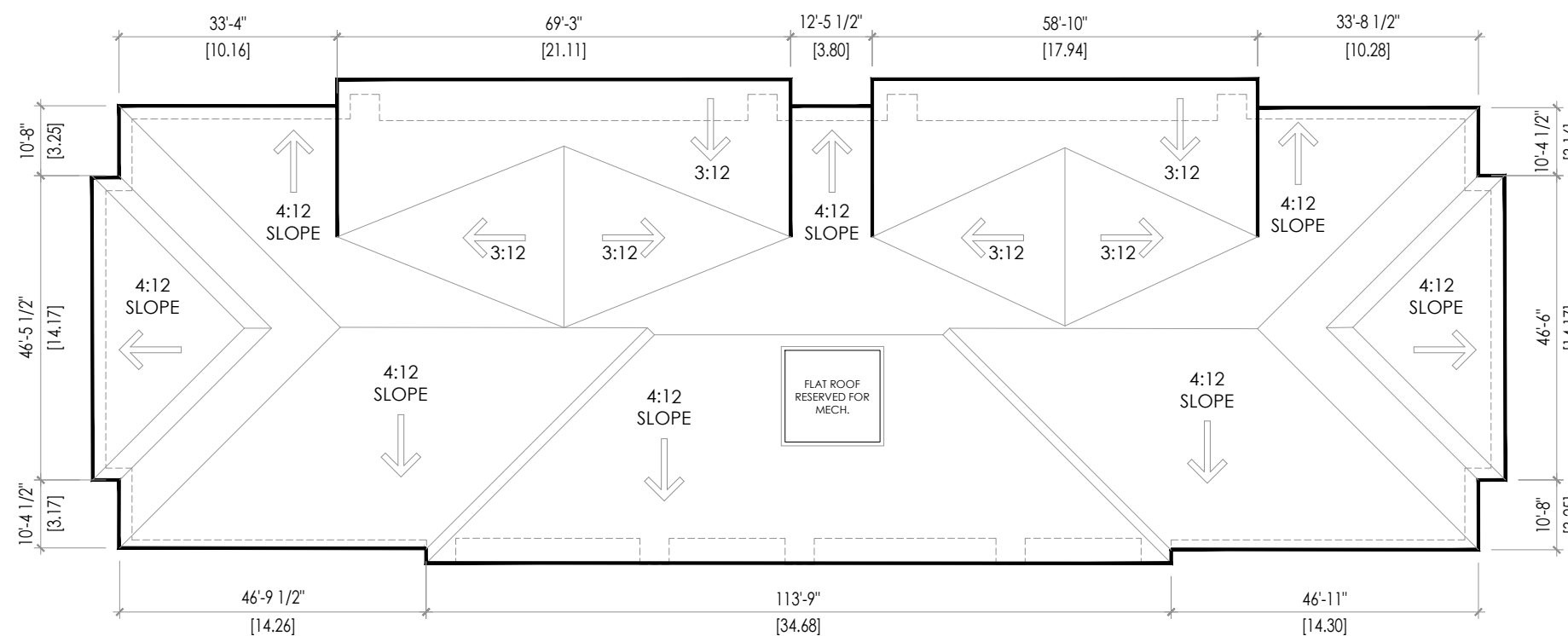
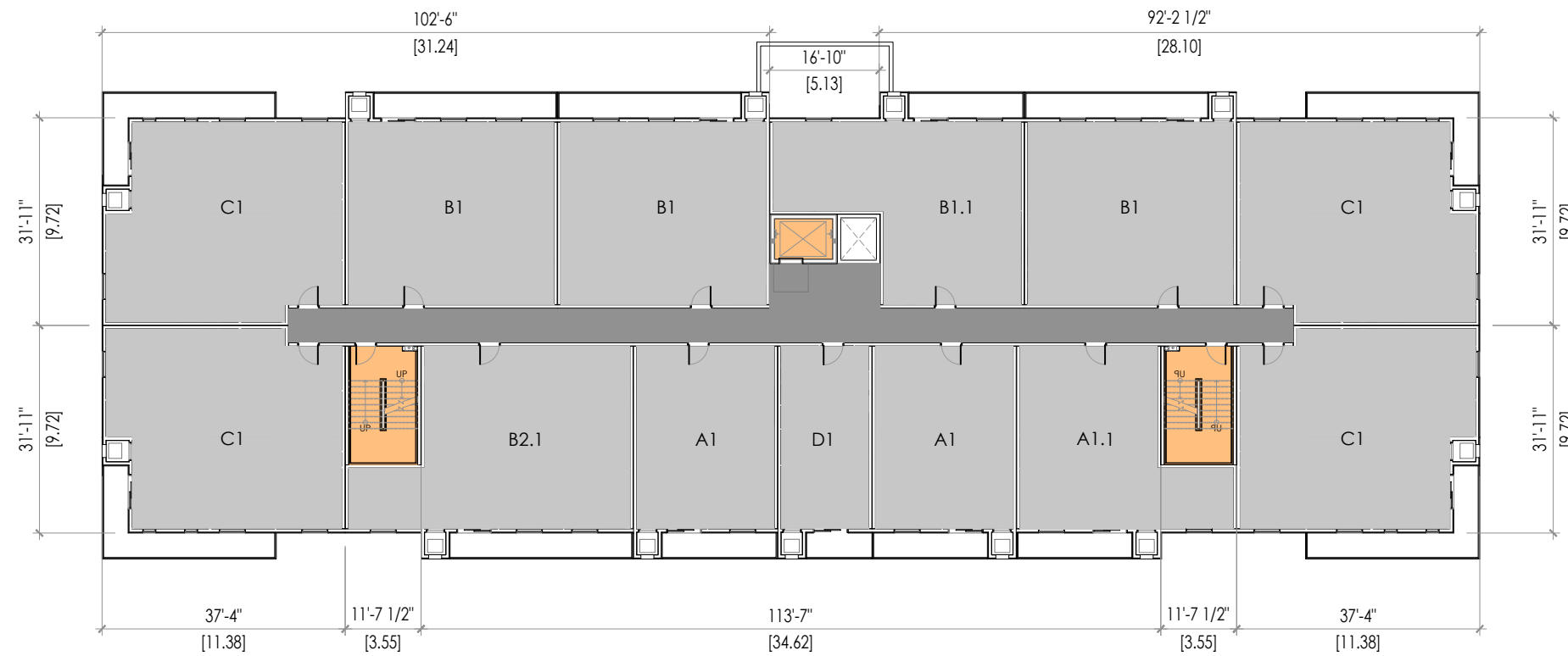
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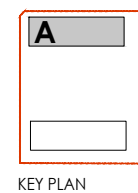
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
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 SCALE: 1:300

DP05



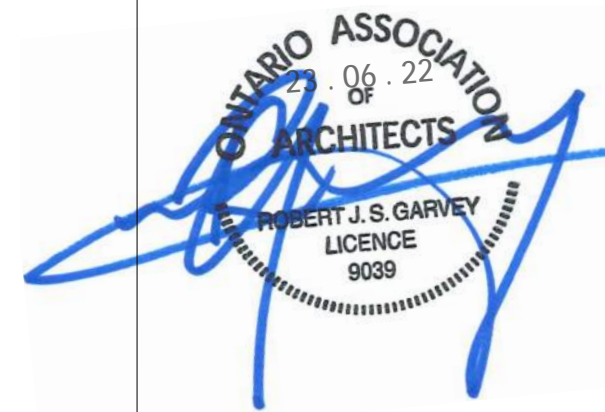
NOTES:



-  AMENITIES
-  PROPERTY LINE
-  VERTICAL COMMUNICATION
-  COMMERCIAL
-  SUPPORTING SPACES
-  CORRIDOR
-  SUITES
-  LOBBY/ENTRANCE AREA
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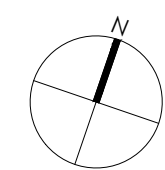
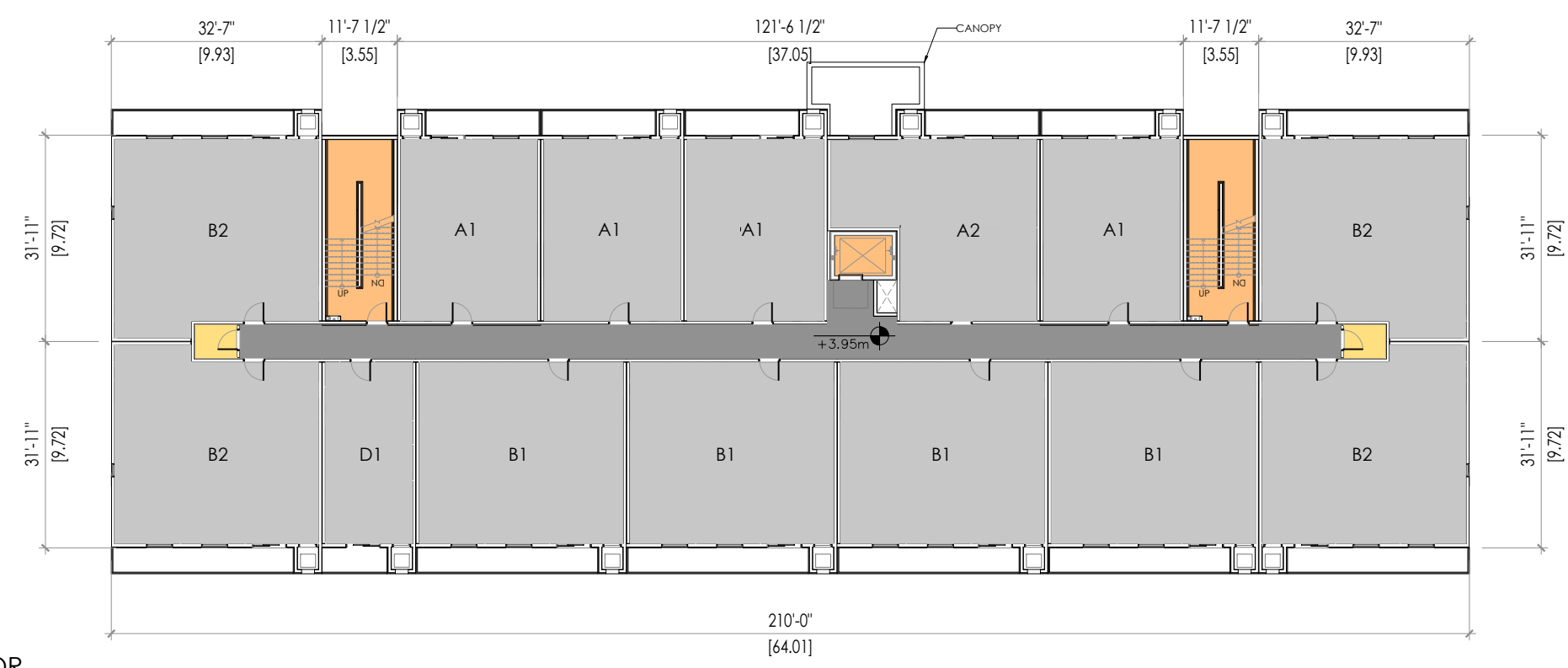
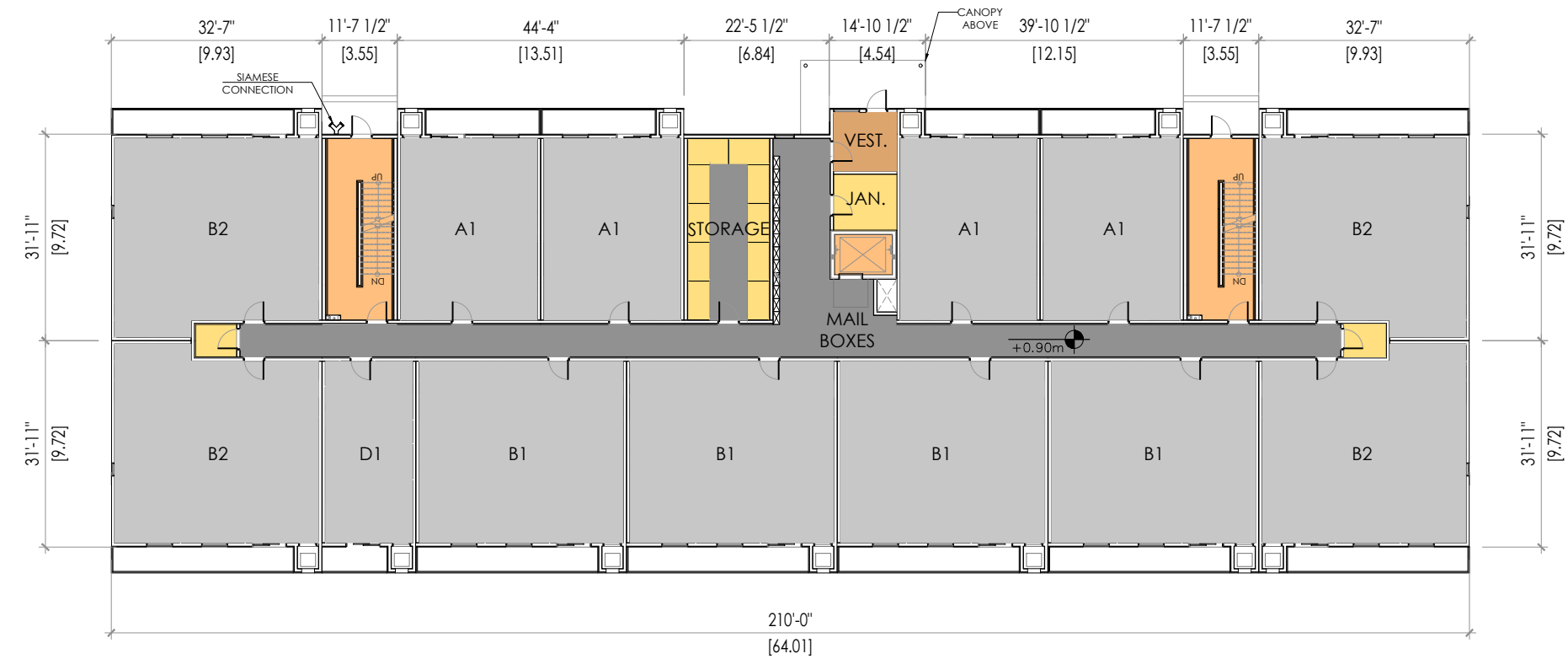
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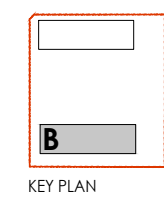
DEVELOPMENT PERMIT APPLICATION SET

BUILDING B- FLOOR PLANS  
 SCALE: 1:300

DP06



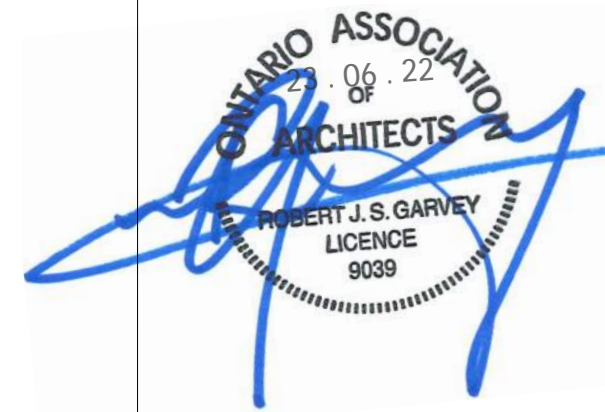
NOTES:



- AMENITIES
- COMMERCIAL
- SUITES
- PROPERTY LINE
- SUPPORTING SPACES
- LOBBY/ENTRANCE AREA
- VERTICAL COMMUNICATION
- CORRIDOR
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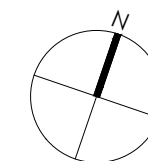
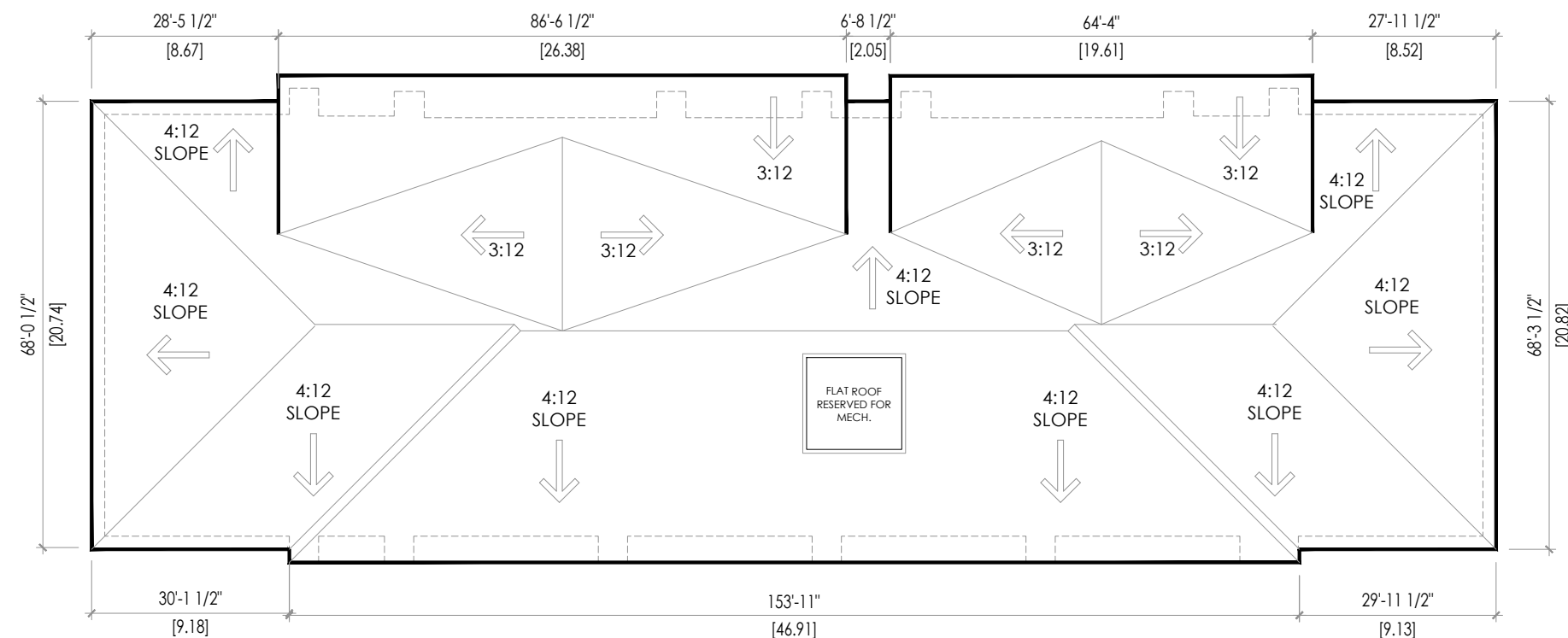
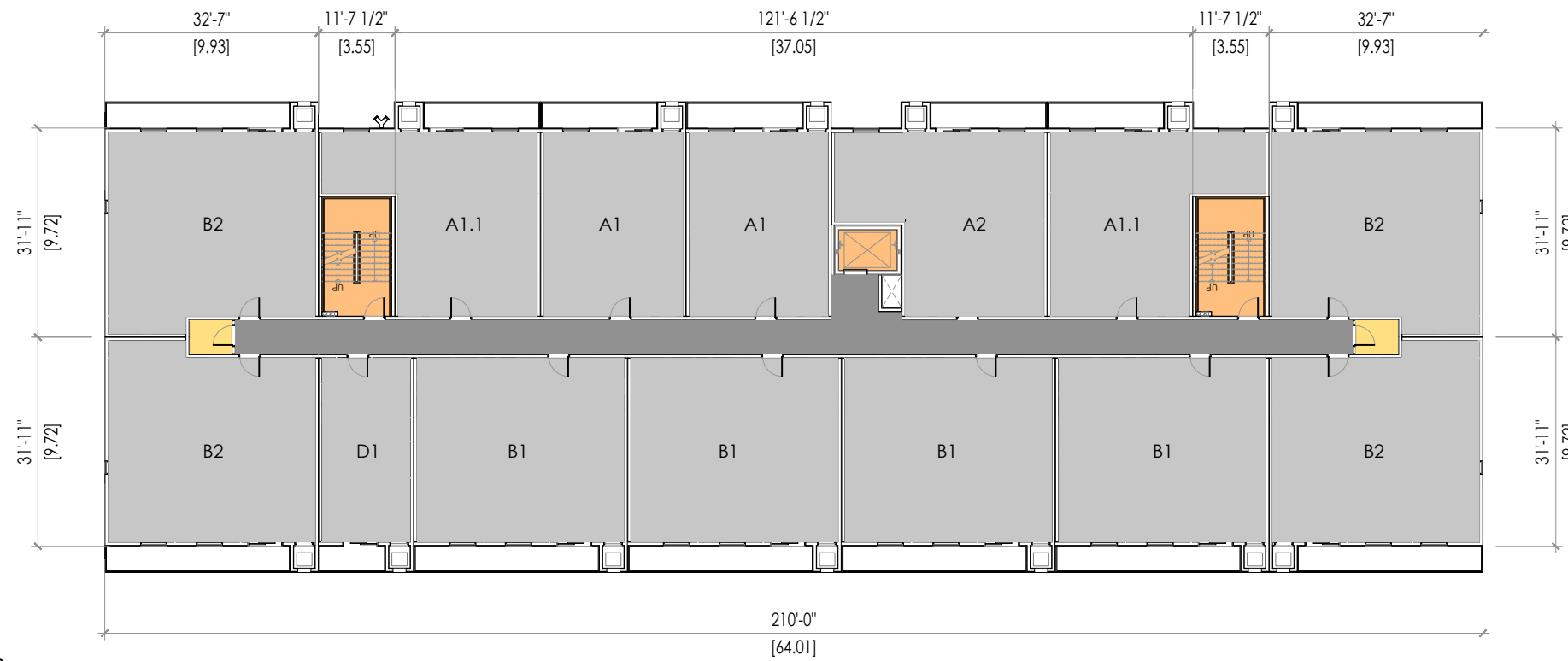
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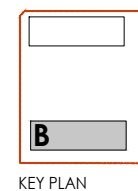
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




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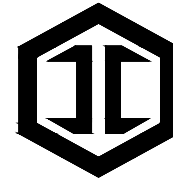
DP07



NOTES:



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



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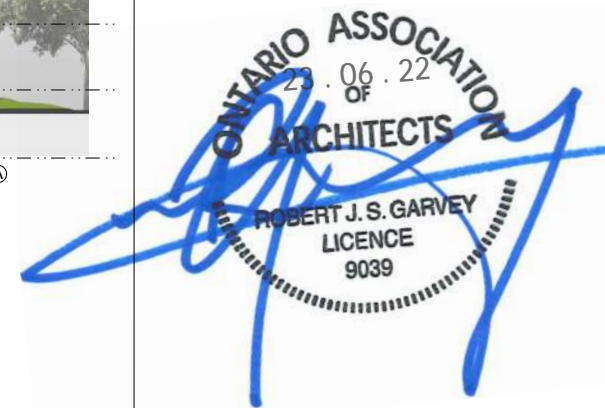
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DEVELOPMENT PERMIT  
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BUILDING A- ELEVATIONS  
SCALE: 1:350

DP08



EAST ELEVATION

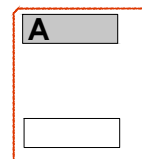
NORTH ELEVATION



SOUTH ELEVATION

WEST ELEVATION

NOTES:



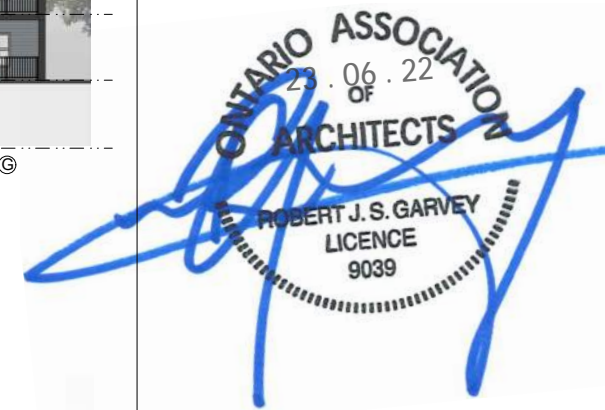
KEY PLAN

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



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BUILDING B- ELEVATIONS  
SCALE: 1:350

DP09



EAST ELEVATION



NORTH ELEVATION

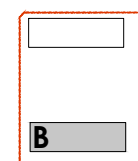


SOUTH ELEVATION



WEST ELEVATION

NOTES:

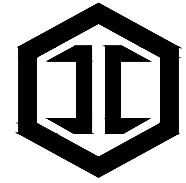
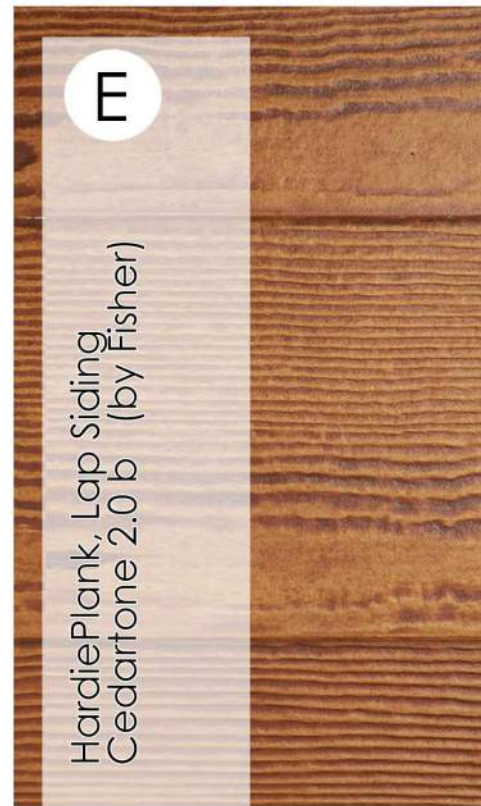
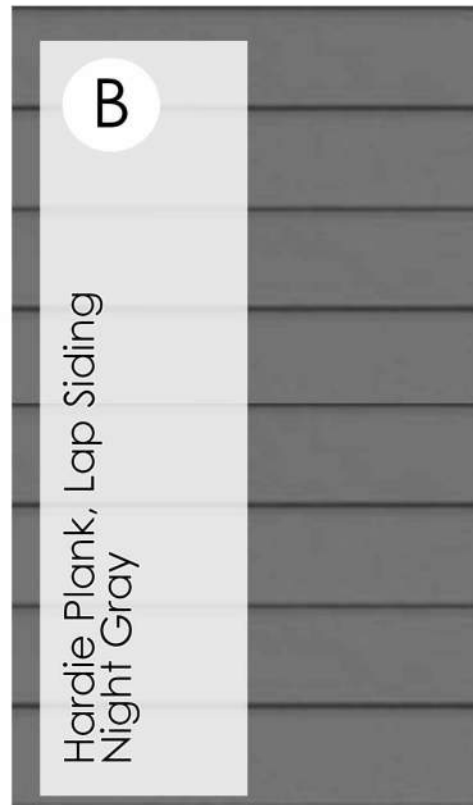
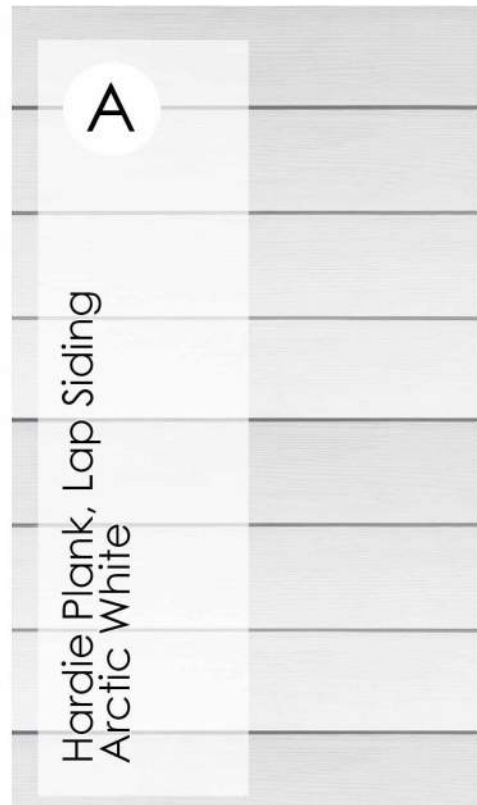


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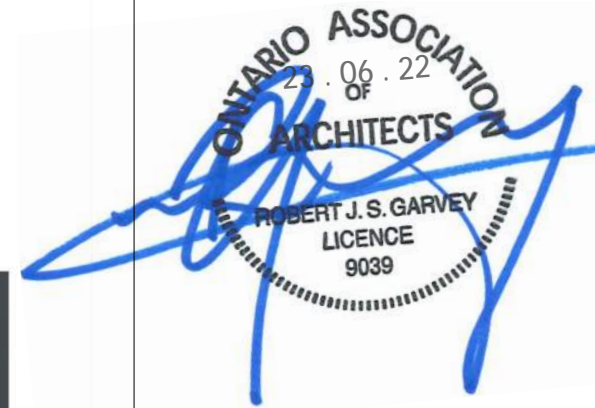
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MATERIALS  
SCALE: N.T.S.

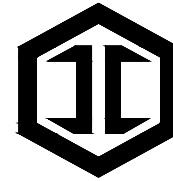
DP10

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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
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;

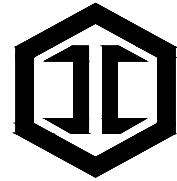
DEVELOPMENT PERMIT  
APPLICATION SET

ARTISTIC RENDERING  
SCALE: N.T.S.

DP11

NOTES:





**IRONCLAD**  
DEVELOPMENTS INC.

101-57158 Symington Road  
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SEAL:



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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;

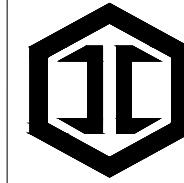
DEVELOPMENT PERMIT  
APPLICATION SET

ARTISTIC RENDERING  
SCALE: N.T.S.

DP12

NOTES:





**IRONCLAD**  
DEVELOPMENTS INC.  
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Springfield, MB R2J 4L6  
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T: 204.227.9274  
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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;

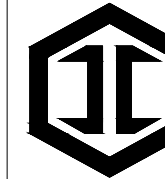
DEVELOPMENT PERMIT  
APPLICATION SET

ARTISTIC RENDERING  
SCALE: N.T.S.

DP13

NOTES:





**IRONCLAD**  
DEVELOPMENTS INC.

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SEAL:



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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;

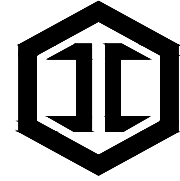
DEVELOPMENT PERMIT  
APPLICATION SET

ARTISTIC RENDERING  
SCALE: N.T.S.

DP14

NOTES:





**IRONCLAD**  
DEVELOPMENTS INC.

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Consultant



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SEAL:



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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

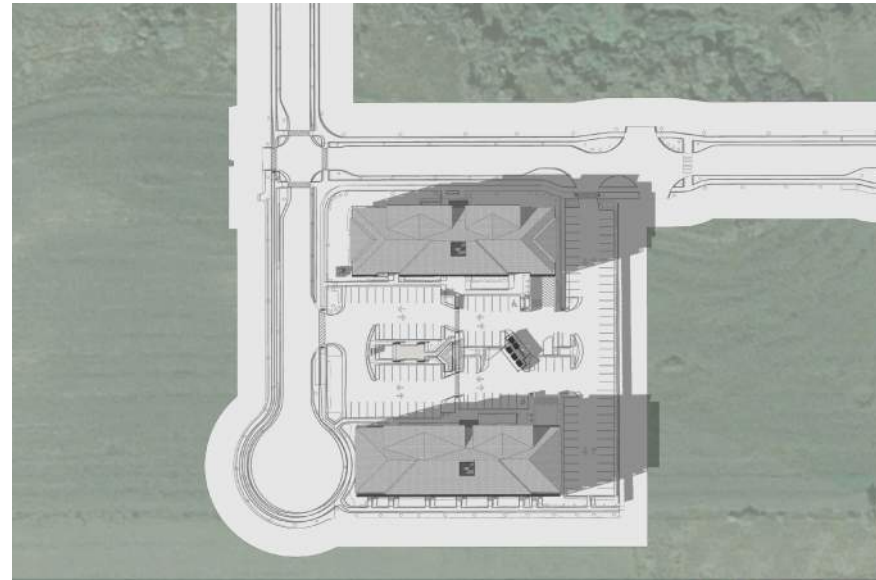
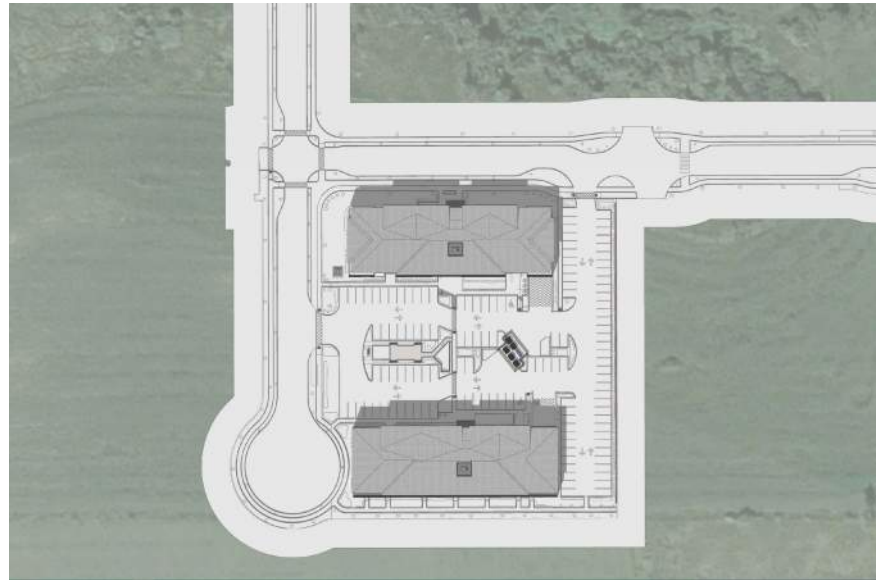
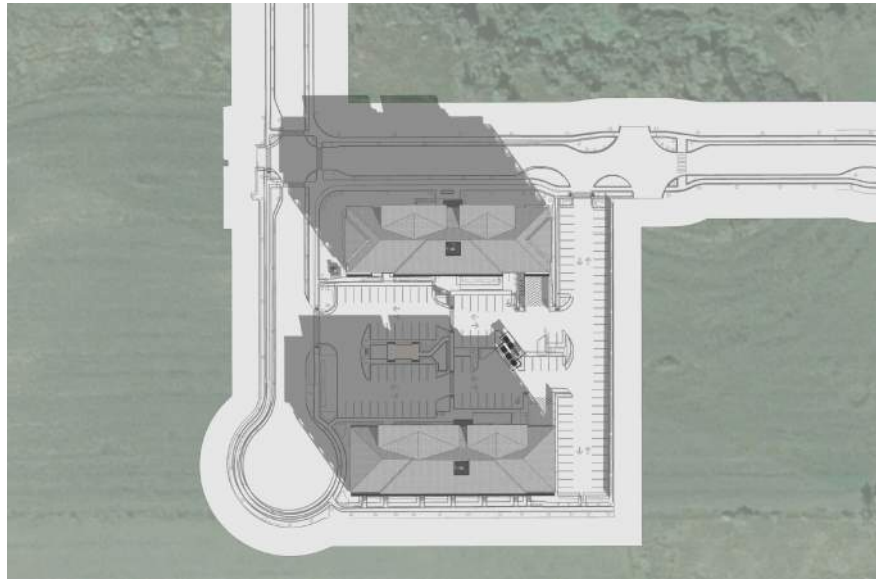
ARTISTIC RENDERING  
SCALE: N.T.S.

DP15



NOTES:

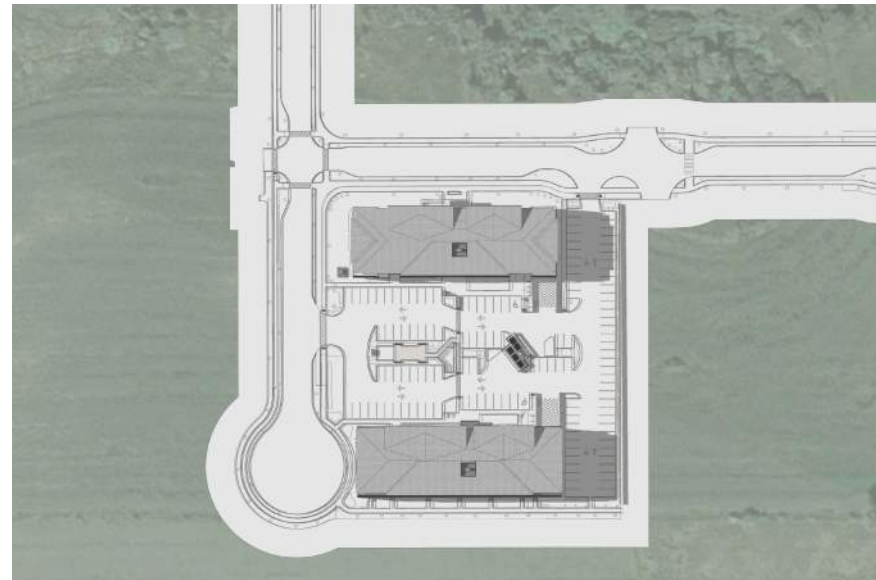
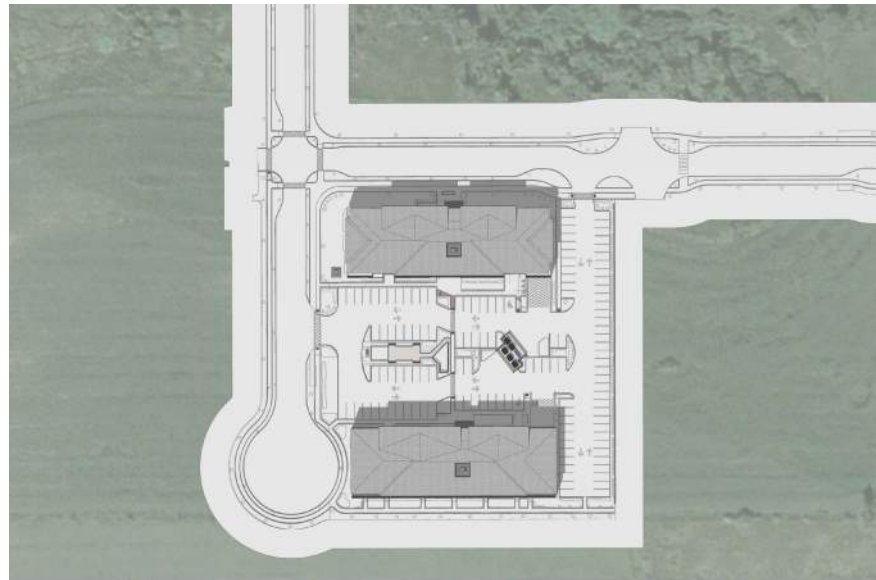




UTC-05:00 Noella Leclair Way, Ottawa,  
ON;  
20th March 09AM

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

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

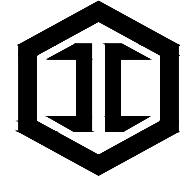


UTC-05:00 Noella Leclair Way, Ottawa,  
ON;  
21st June 09AM

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.**  
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Springfield, MB R2J 4L6  
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Consultant



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E: RGARVEY@A77.CA

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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.

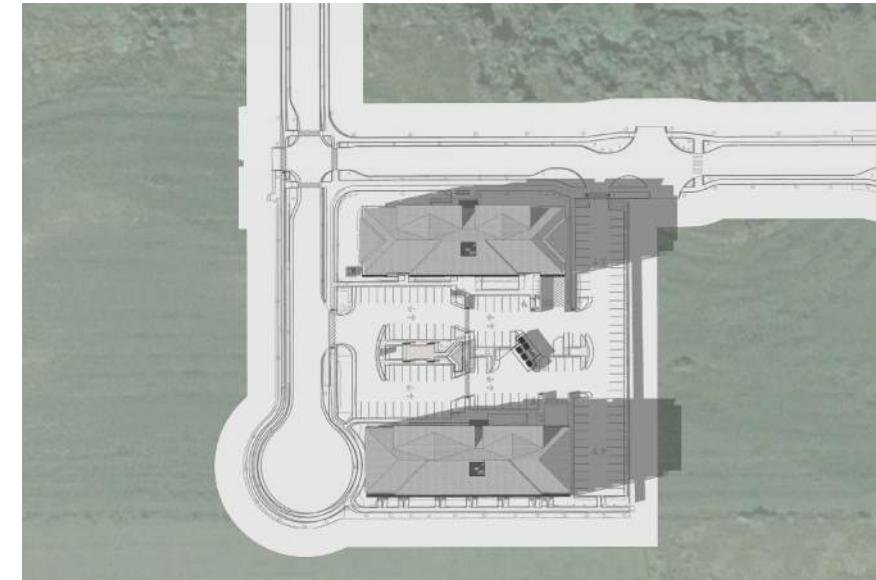
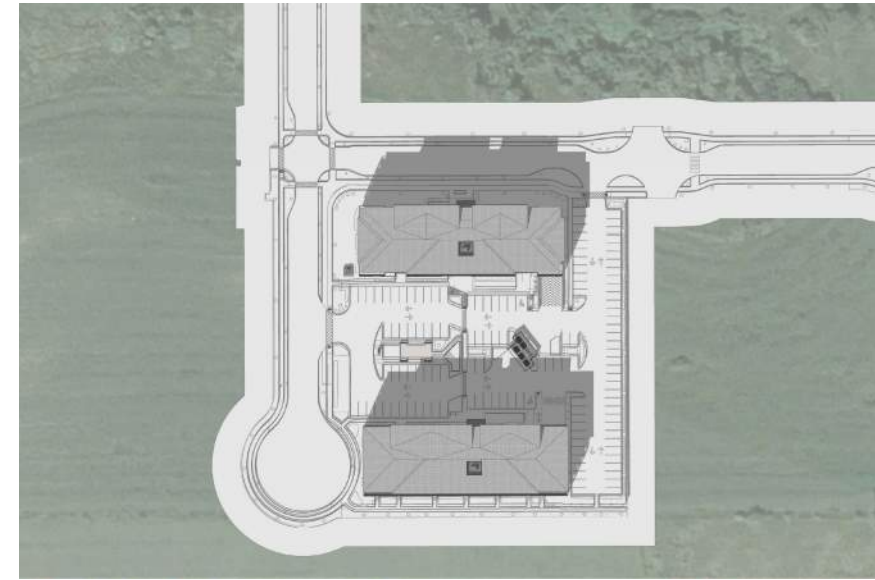
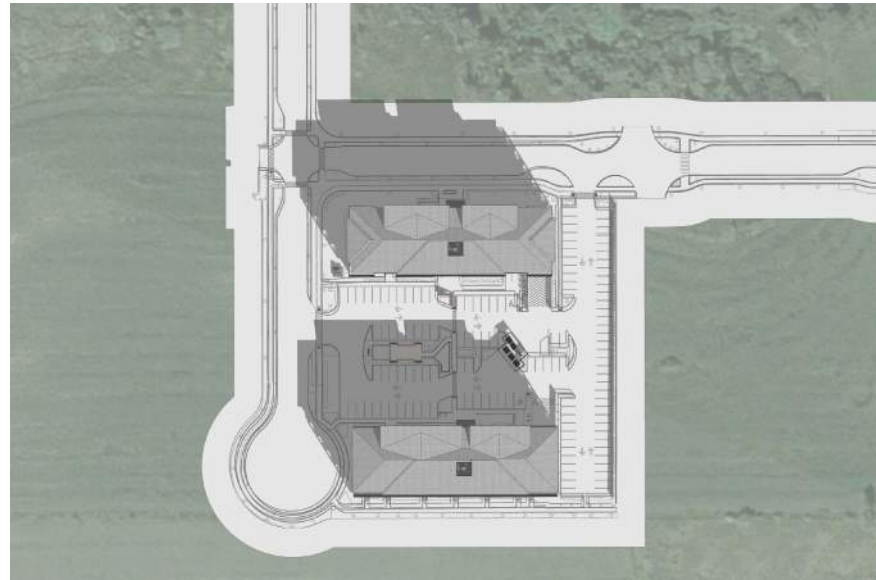
Noella Leclair Way, Ottawa,  
Ontario;

DEVELOPMENT PERMIT  
APPLICATION SET

SHADOW STUDY  
SCALE: N.T.S.

DP16

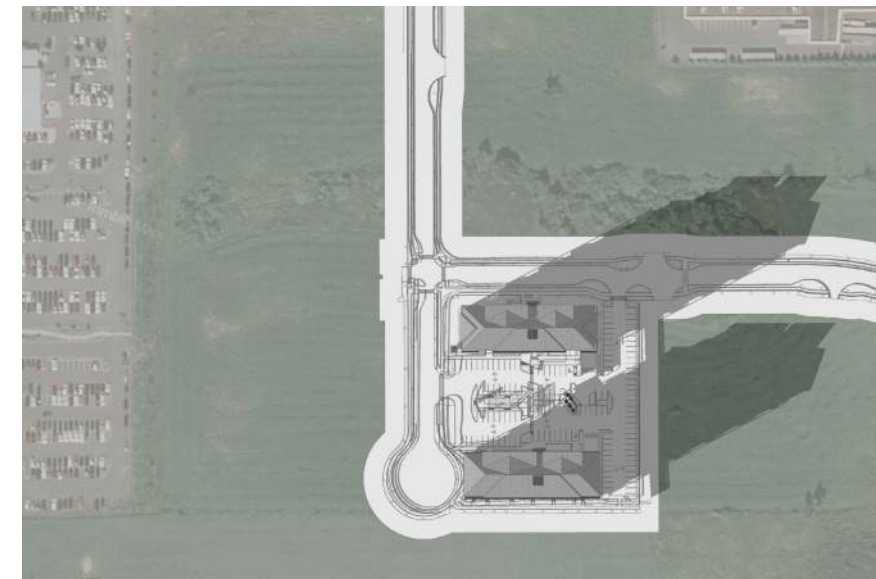
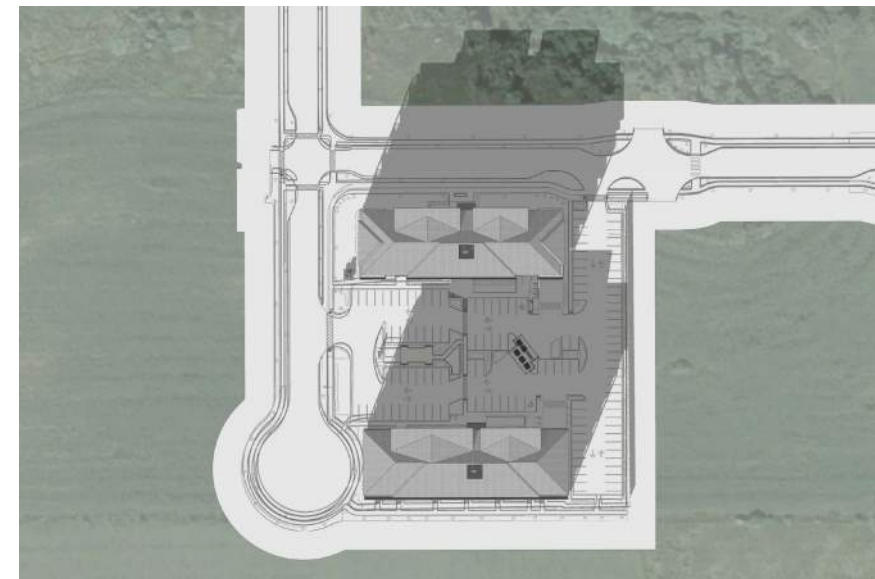
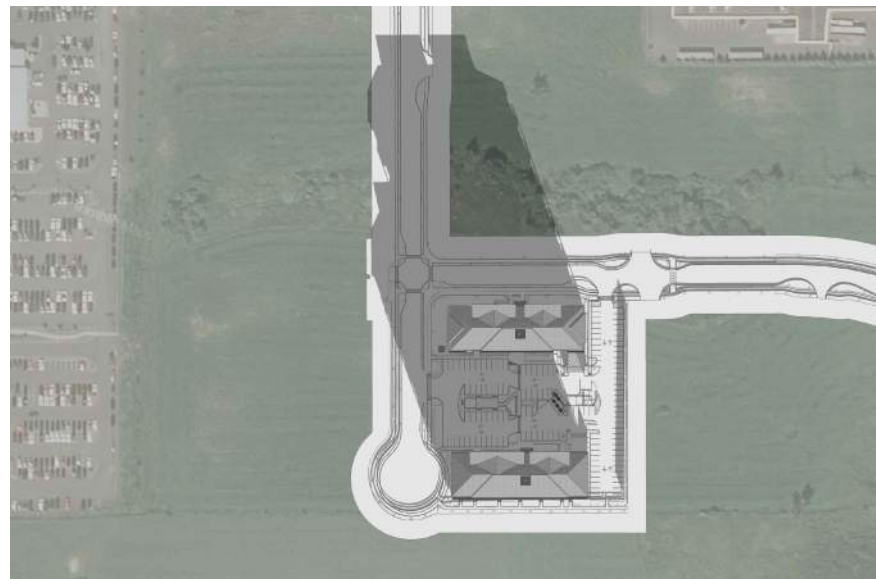




UTC-05:00 Noella Leclair Way, Ottawa,  
ON;  
22nd September 09AM

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

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

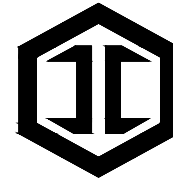


UTC-05:00 Noella Leclair Way, Ottawa,  
ON;  
21st December 09AM

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

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

NOTES:



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info@icdev.ca

Consultant



**ROB GARVEY ARCHITECTURE 77 INC.**  
201-57158 SYMINGTON RD 20E  
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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.

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

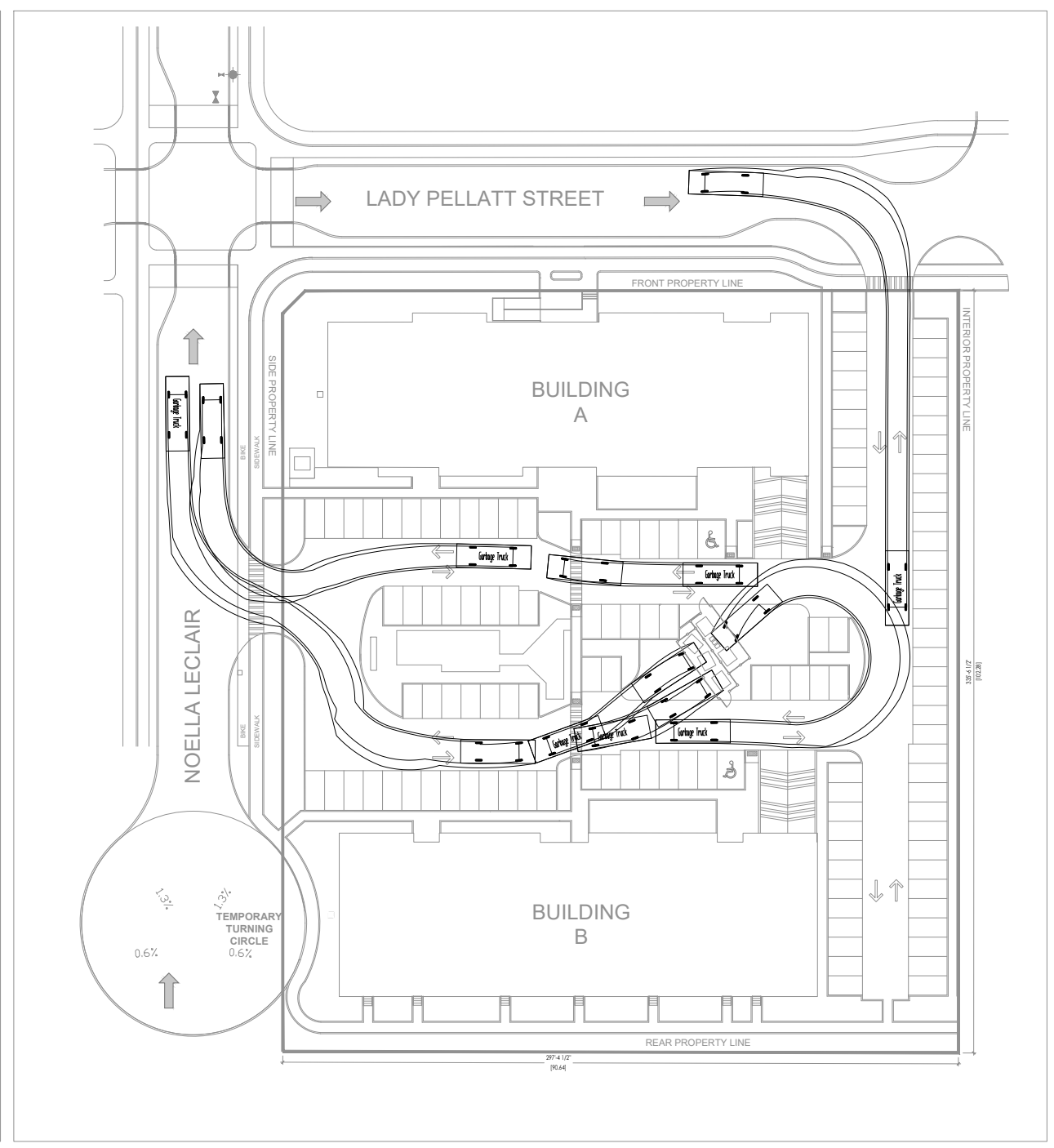
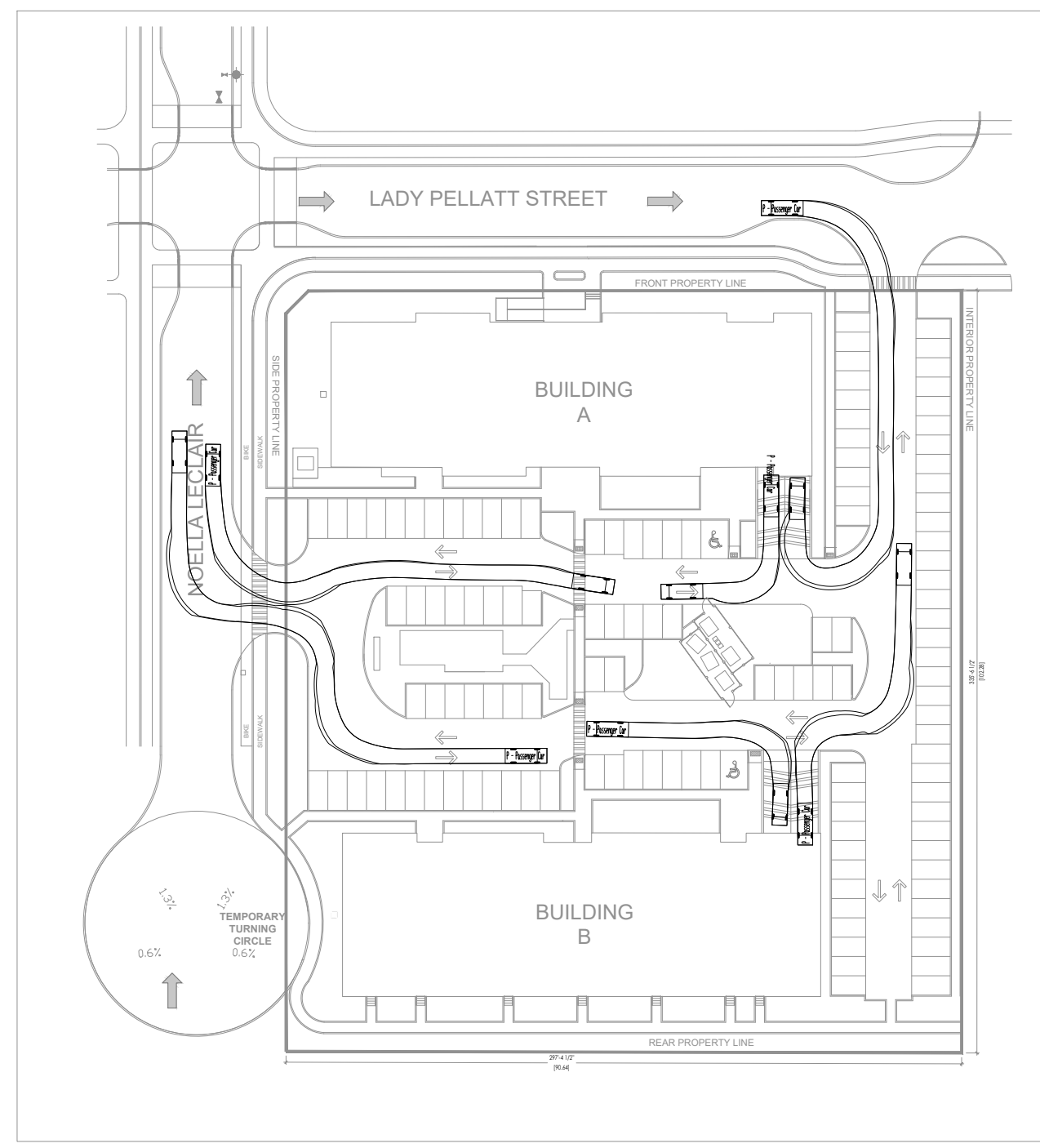
Project Number: 2133  
 Designed By: J.P.M.  
 Drawn By: D.D.  
 Checked By: R.G.

Noella Leclair Way, Ottawa,  
Ontario;

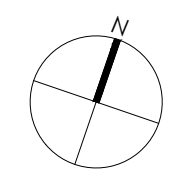
DEVELOPMENT PERMIT  
APPLICATION SET

TRAFFIC FLOW STUDY  
SCALE: N.T.S.

DP18



**GARBAGE TRUCK COLLECTION  
FLOW STUDY**



**PASSENGER VEHICLE  
FLOW STUDY**

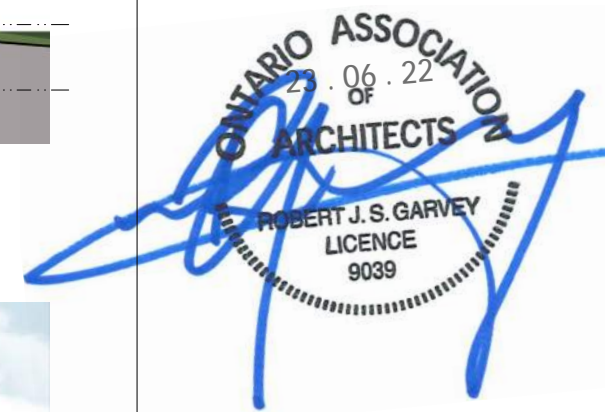
NOTES:







SEAL:



ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
ROBERT J. S. GARVEY  
LICENCE  
9039  
23.06.22

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

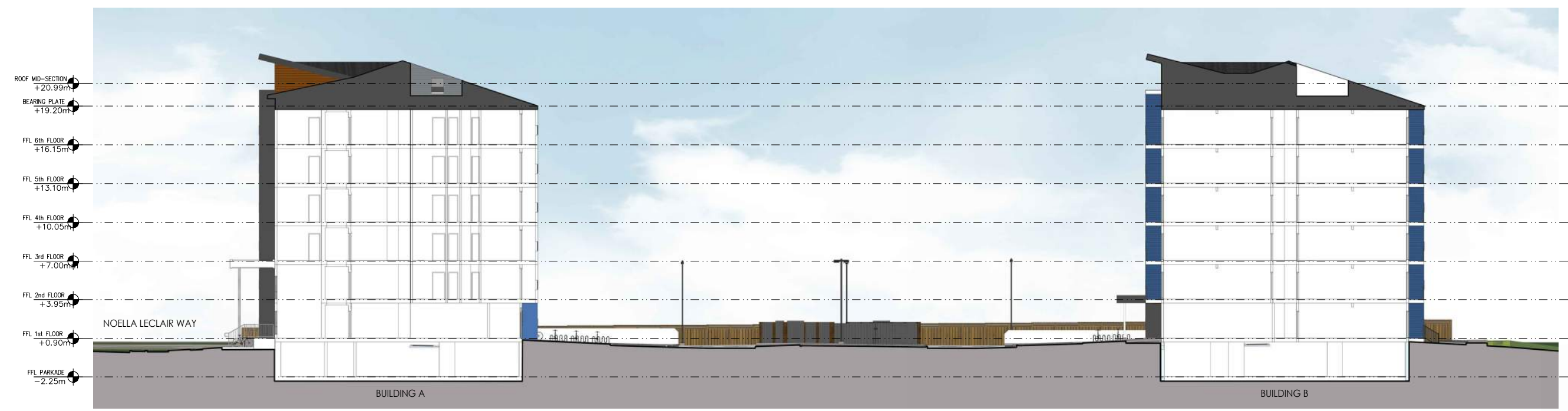
Project Number: 2133  
Designed By: J.P.M.  
Drawn By: D.D.  
Checked By: R.G.

Noella Leclair Way, Ottawa,  
Ontario;

DEVELOPMENT PERMIT  
APPLICATION SET

STREETSCAPE CROSS SECTION  
SCALE: 1:350

DP20



BUILDINGS SECTION NORTH-SOUTH



BUILDING A- SECTION LONGITUDINAL SECTION (EAST- WEST)

NOTES:

