

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

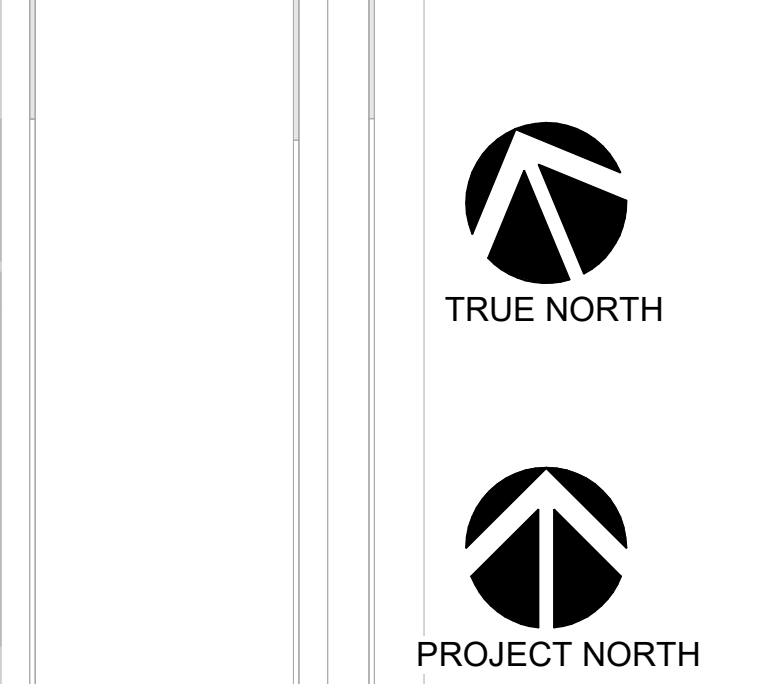
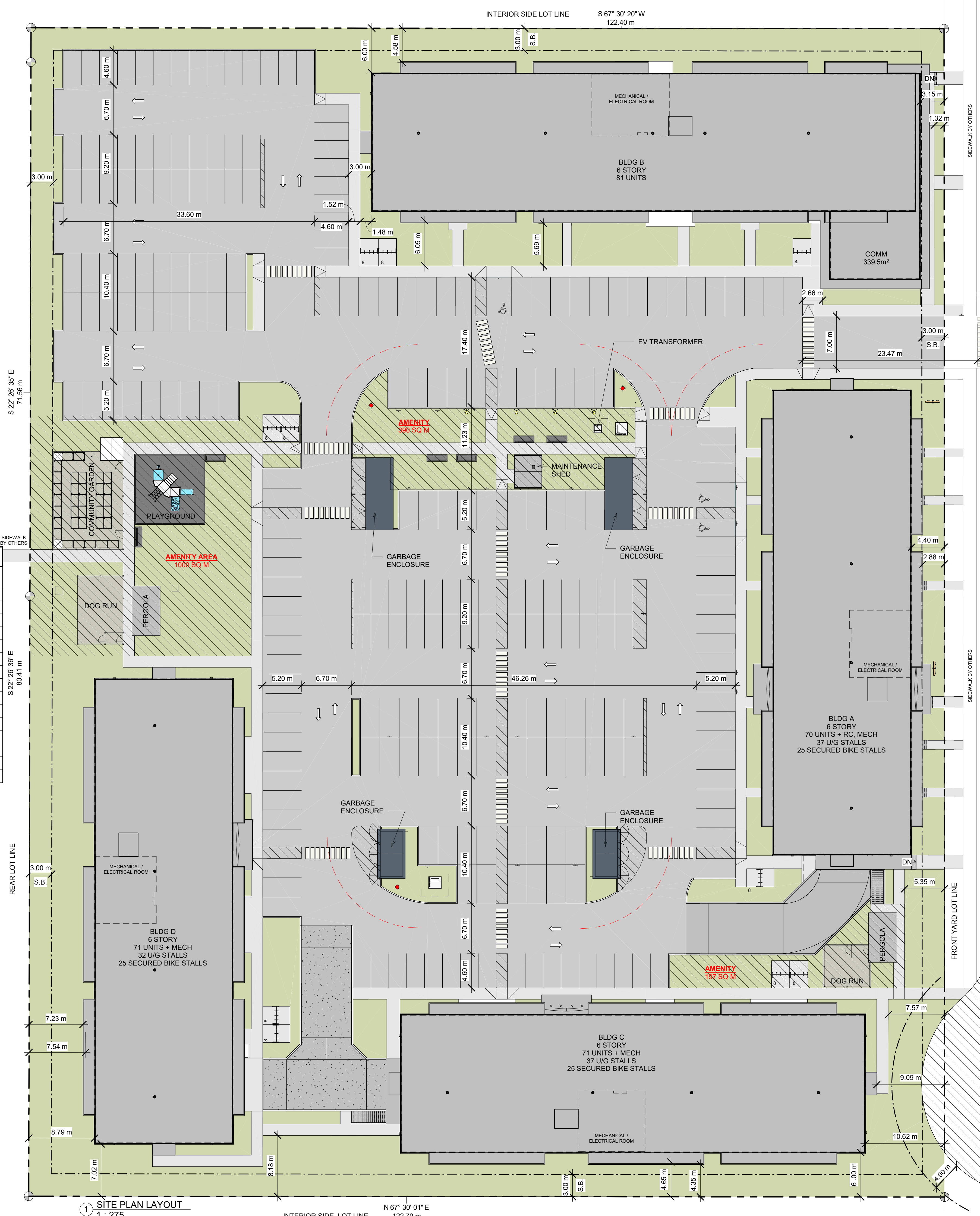
VEHICULAR PARKING					
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED RATE	PROVIDED
APARTMENT - MID RISE	1.2 / UNIT	71	85	0.96 / UNIT	68*
		71	85	0.96 / UNIT	68*
		70	84	0.96 / UNIT	68*
TOTAL MID-RISE PARKING UNITS		212	254		204
APARTMENT - MIXED USE	1 / UNIT	81	81	1.0 / UNIT	81
TOTAL RESIDENTIAL PARKING UNITS					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

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	1587 m ²



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PROPERTIES LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

SITE MAP:
PROJECT STATUS:
ISSUED FOR PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SCP	05/24/2023
B	RE-ISSUED FOR SCP	09/15/2023
C	RE-ISSUED FOR SCP	12/18/2023

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

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY. FOR CLARIFICATION AND/OR CONFIRMATION, DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:
TRINITY APARTMENTS
PROJECT NUMBER:
VP 2213
ADDRESS:
4200 INNES ROAD
OTTAWA, ONTARIO

DRAWING TITLE:
SITE PLAN

DRAWN BY: EC
CHECKED BY: CG
DATE: FEB 8, 2024
SCALE: As indicated

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

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SITE MAP:

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ISSUED FOR PLAN CONTROL

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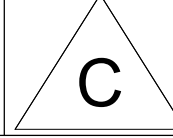
PROJECT NUMBER:
VP 2213

ADDRESS:
4200 INNES ROAD
OTTAWA, ONTARIO

DRAWING TITLE:
SURFACE / UNDERGROUND PARKING PLAN

DRAWN BY: EC
CHECKED BY: CG
DATE: FEB 8, 2024
SCALE: As indicated

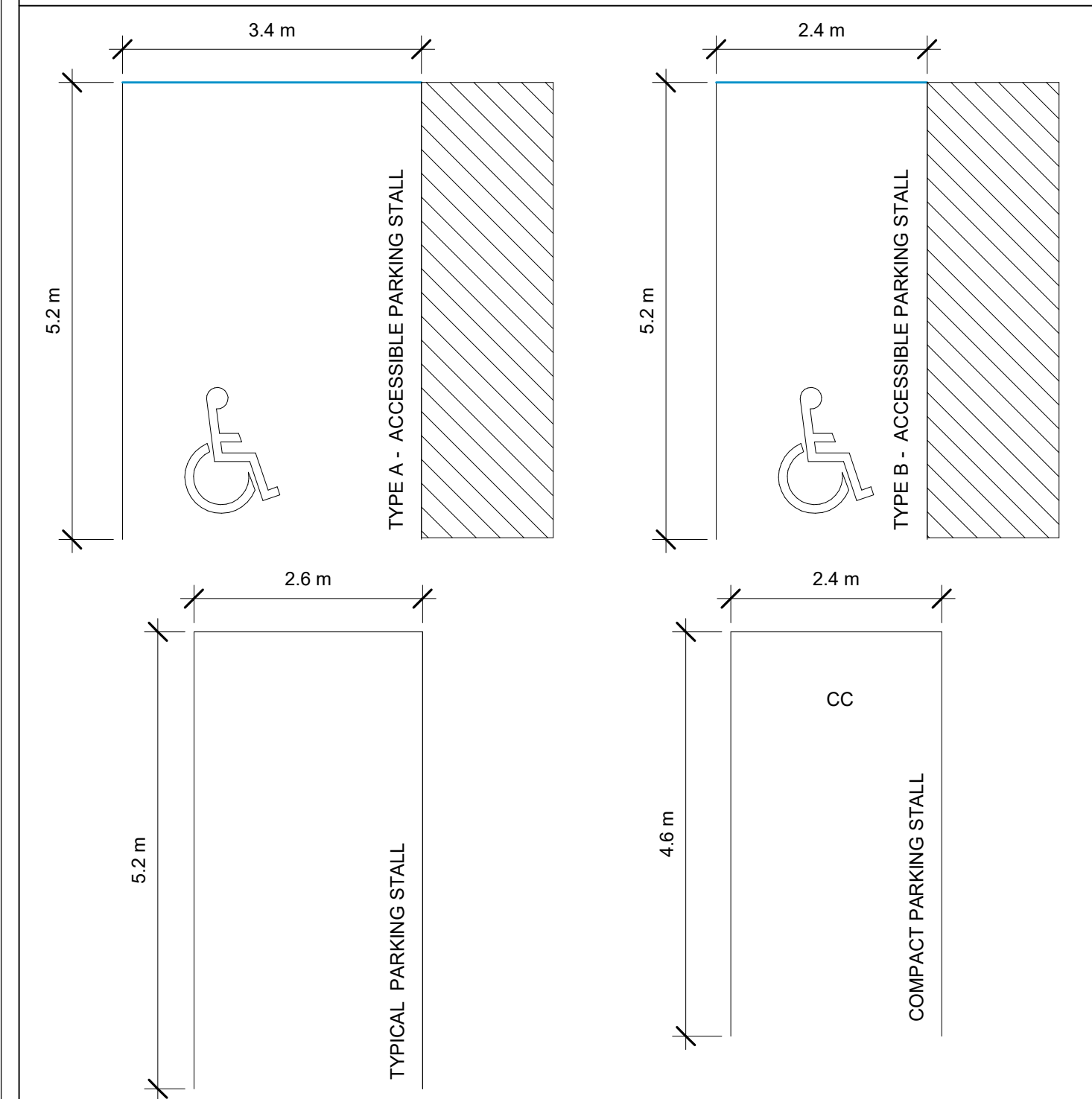
DRAWING #: **A1.01** REV #:



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

TYPICAL STALL DIMENSIONS

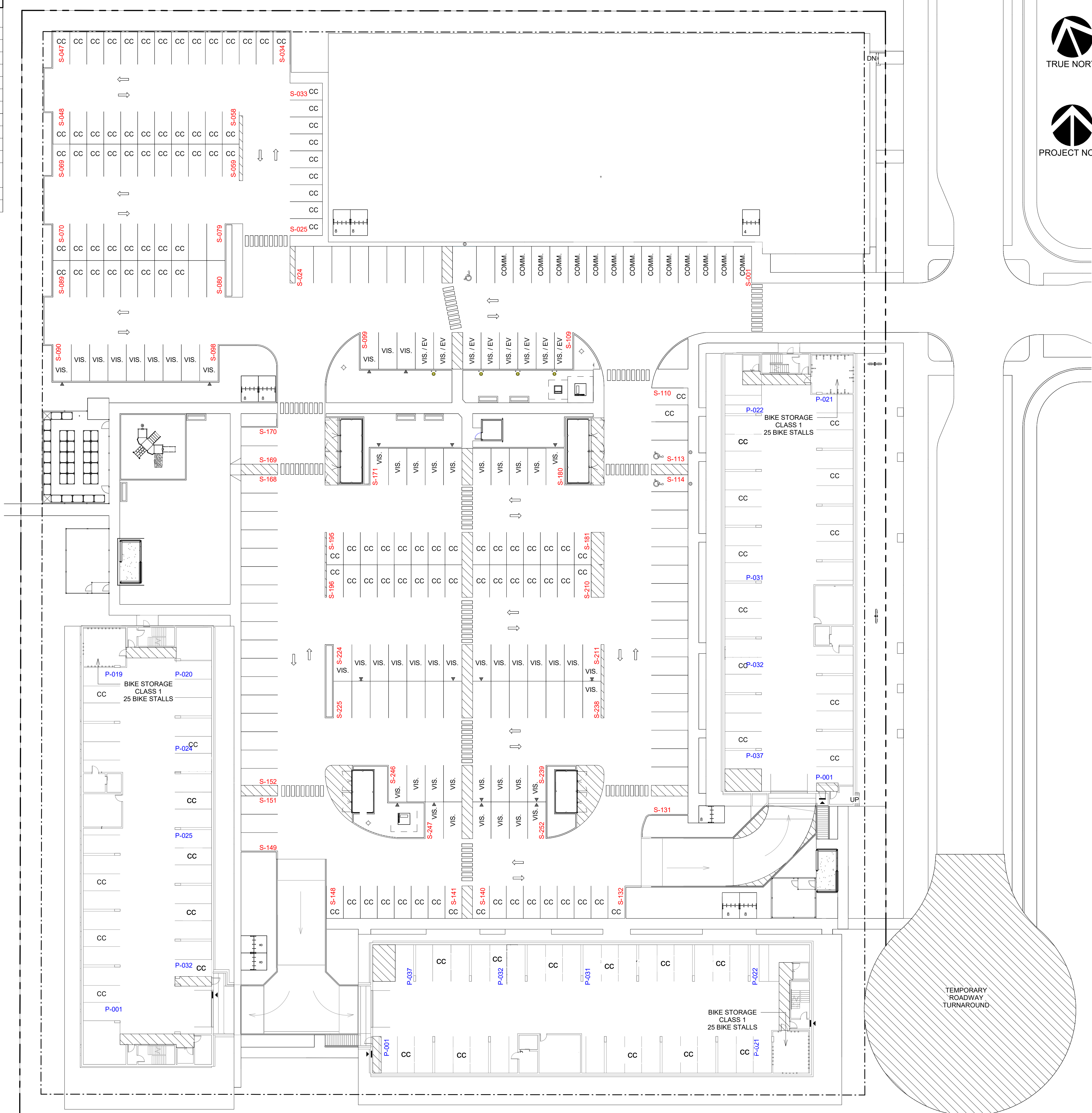
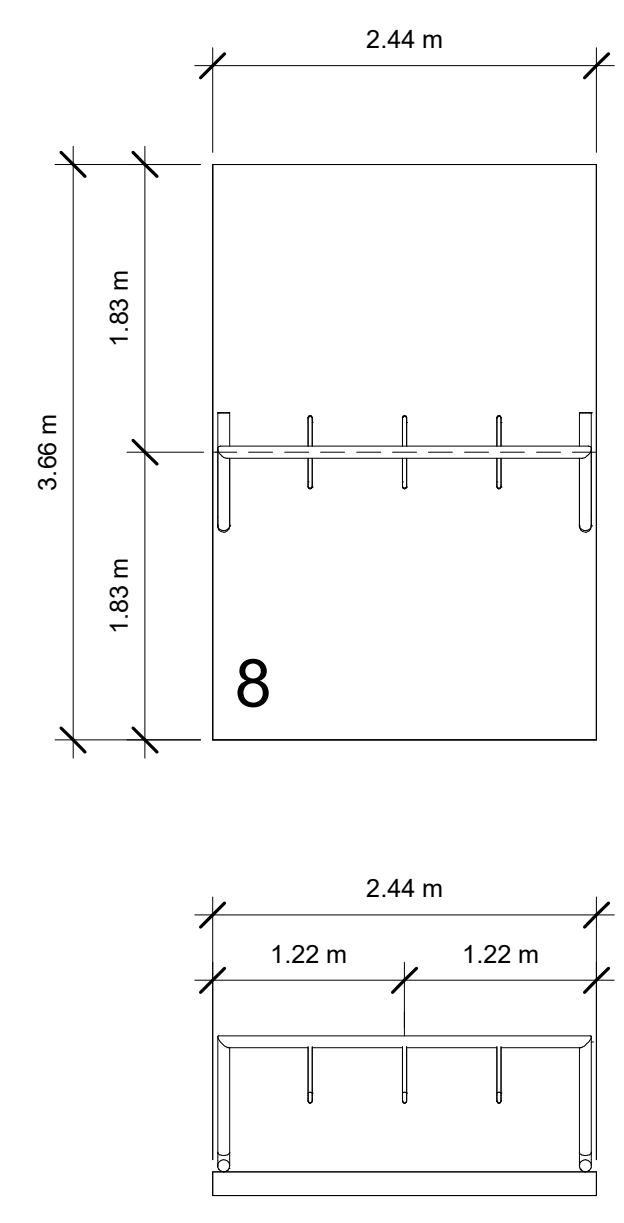
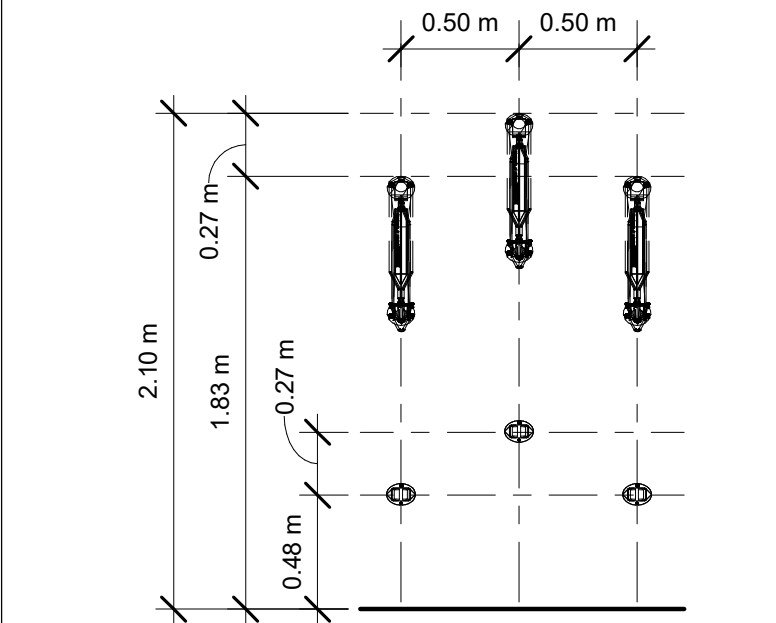


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PARKING KEY NOTES:

- LETTER:
CC = COMPACT CAR
VIS = VISITOR
- UNLESS NOTED ALL OTHER STALL ARE TYPICAL
- EV CHARGER
 - ACCESSIBLE PARKING SIGN
 - VISITOR PARKING SIGN



1 SITE PLAN - SURFACE / PARKEDE PARKING
1 : 275