

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



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	3.0m	
E) MINIMUM INTERIOR SIDE YARD SETBACK	ALONG WEST SIDE: 3.0m & 7.5m ALONG EAST SIDE: 3.0m	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	12 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 (6 VISITOR)
NUMBER OF STOREYS	3
NUMBER OF UNITS	44
- TWO-BEDROOM UNITS	44
- THREE-BEDROOM UNITS	0
LOT COVERAGE	30.3%
SOFT 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	160m ²
- COMMUNAL	160m 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 for the winter

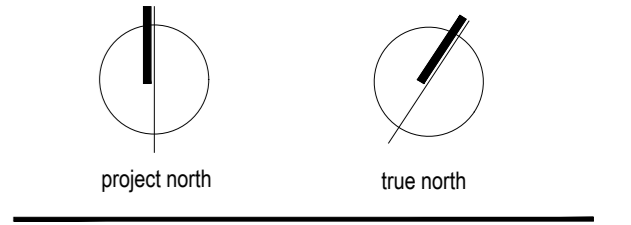
BUILDING AREAS (gross areas)	BUILDING A	BUILDING B	TOTAL
BASEMENT	524.5m ²	629.4m ²	1153.9m ²
GROUND FLOOR	524.5m ²	629.4m ²	1153.9m ²
SECOND FLOOR	547.5m ²	657.0m ²	1204.5m ²
THIRD FLOOR	547.5m ²	657.0m ²	1204.5m ²
TOTAL AREAS	2144m ²	2572.8m ²	4716.8m ²

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
- DENOTES NO PARKING
- DENOTES NO STOPPING SIGN (FIRE ROUTE)
- DENOTES EV CHARGING SPACE
- DENOTES SINGLE BICYCLE RACK
- DENOTES VISITOR PARKING SPACE
- 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



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Issue	description	date
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	LIMITING DISTANCE ADJUSTMENT	2023.11.13
B	LIMITING DISTANCE ADJUSTMENT	2023.11.13
A	PRELIMINARY SITE DESIGN	2023.11.02

2506 INNES ROAD
 Ottawa, ON

SITEPLAN

drawn by: P.A.
 scale: 1:125
 date: 2023-10
 project number:
 drawing number:
A0.03 _rev J