

**SITE INFORMATION**

<b>ZONING</b>	
Actual Zone:	IL2H(14-h)
Proposed Zone:	AM10 [XXXX] H(13.5)

<b>SITE AREA</b>	
Total Site Area:	1,165.50m2 .12 Ha

<b>PARKING RATES</b>	
Residential:	1.0 per unit
Visitor:	0.2 per unit
Retail:	3.4 per 100 m2 of GFA

<b>HEIGHT</b>		<b>ZBL</b>	
Maximum:	13.5m		
Minimum:	7.5m, 2 storeys		

<b>SETBACKS</b>			
	F.Y.	S.Y.	R.Y.
	.0 m	.0 m	4.5 m

**DEVELOPMENT STATISTICS**

<b>RESIDENTIAL UNITS</b>	
Apartments:	30

<b>TOTAL BUILDING AREA</b>		
	Retail	Residential
Proposed buildings:	161m2	2,581m2

<b>GFA*</b>		
	Retail	Residential
Proposed buildings:	137m2	2,194m2
<small>*assumes an 85% efficiency</small>		

<b>PARKING</b>		
	Required:	Provided:
Residential:	30	33
Visitor:	6	6
Retail:	5	5
<b>Total:</b>	<b>41</b>	<b>44</b>

<b>PARKLAND DEDICATION</b>		
Required:	117m2	10%
Provided:	CASH IN LIEU	

<b>AMENITIES</b>		
Required:	180m2	
Provided:	(176m² Outdoor + 97m² Indoor) = 273m2	

**NOTES**

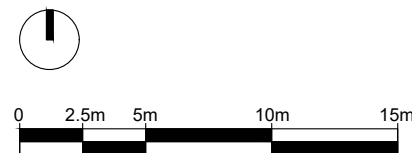
1. Assumes typical Residential floor height of 3m. Assumes Retail Ground floor height of 4.5m.
2. \*GFA: as defined in City of Ottawa Zoning Bylaw means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls, but excluding areas dedicated for uses such as mechanical and electrical rooms, common hallways, corridors, staircases and elevators, interior amenities, bicycle storage and parking. Assume 80% efficiency for Retail, Office and Apartment buildings. Areas are approximate. Building includes interior amenity areas for the residents.
3. The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.
4. This concept is part of a development concept report and should be interpreted as per findings and descriptions of such report.

**3636**  
**Innes Road**  
**Ottawa**  
**Concept Plan**



**LEGEND**

	PROPOSED BUILDING
	AMENITY SPACE
	LANDSCAPING
	RIGHT-OF-WAY WIDENING PROTECTION
	SUBJECT PROPERTY BOUNDARY
	PROPERTY BOUNDARY



No.	REVISION	DATE	BY
7	CONCEPT PLAN	2024.07.23	DM
6	CONCEPT PLAN	2024.04.23	DM
5	CONCEPT PLAN	2024.03.20	DM
4	CONCEPT PLAN	2023.11.08	DM
3	CONCEPT PLAN	2023.07.20	DM
2	CONCEPT PLAN	2023.06.23	DM
1	BASE PLAN	2023.01.09	GK

CLIENT  
**GLENVIEW HOMES**

**FOTENN**  
**Planning + Design**

OTTAWA: 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 613.730.5709	KINGSTON: 4 Cataragui St, Suite 315, Kingston ON K7K 1Z7 613.542.5454	TORONTO: 174 Spadina Ave, Suite 304, Toronto ON M5T 2C2 416.789.4530
--	---	--

DESIGNED	GK
REVIEWED	TS
DATE	2023.01.09

**P1**