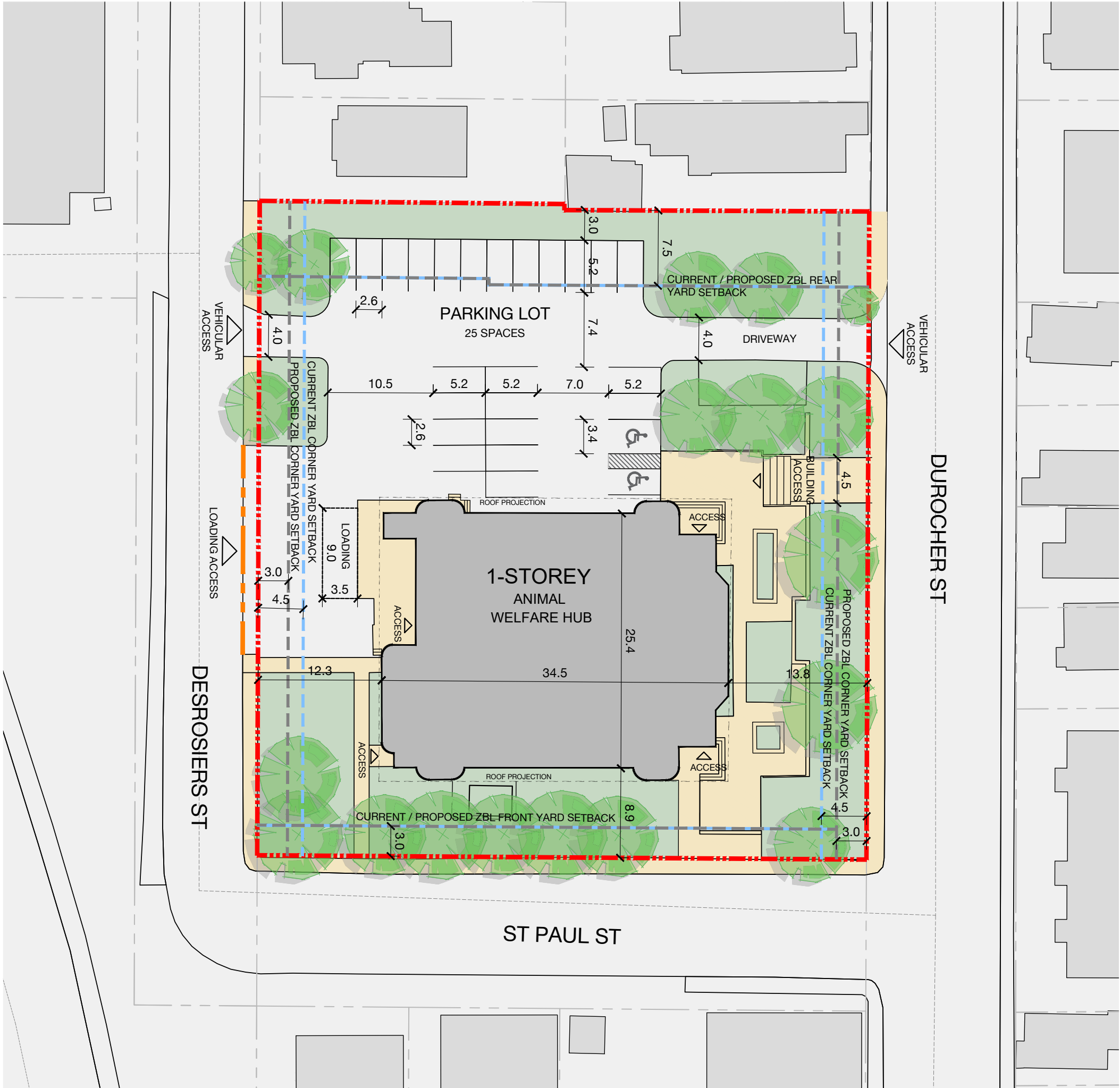


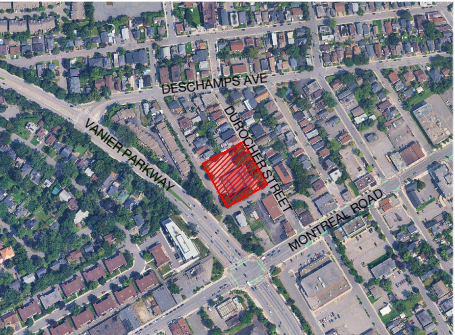


SITE INFORMATION				
ZONING				
Actual Zone			I1A	
Proposed Rezoning			GM	
SITE AREA				
Total Site Area:			3,930.50m2	
PARKING RATES				
Current ZBL		2.0 per 100m2 of GFA		
Proposed Rezoning		2.0 per 100m2 of GFA		
HEIGHT (Maximum)			ZBL	
Current ZBL			15m	
Proposed Rezoning			18m	
SETBACKS	F.Y.	C.S.Y.	S.Y.	R.Y.
Current ZBL	3.0 m	4.5 m	n/a	7.5 m
Proposed	3.0m	3.0m	n/a	7.5m
TOTAL BUILDING AREA				
Existing Building:			824m2	
PARKING			Required:	Provided:
Animal Welfare Hub:			17	25

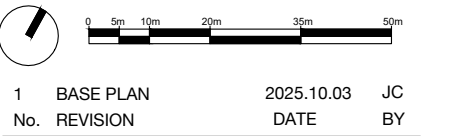
NOTES

1. The base plan (lot lines, existing roads, and surrounding context) was prepared from a client-provided survey, supplemented with the City's Open Data and aerial imagery.

258 DUROCHER STREET OTTAWA Concept Plan



- LEGEND
- PROPOSED BUILDING
 - EXISTING BUILDING
 - LANDSCAPING
 - HARD SURFACE
 - SUBJECT PROPERTY BOUNDARY
 - PROPERTY BOUNDARY
 - SETBACKS NEW ZBL
 - SETBACKS EXISTING ZBL
 - DROPPED CURBED
 - EXISTING TREE



1 BASE PLAN

No. REVISION

2025.10.03

DATE

JC

BY

CLIENT

OTTAWA HUMANE SOCIETY

FOTENN

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DESIGNED JC

REVIEWED TS

DATE 2025.10.02

P1