

6 October 2023 2:42 PM

PART 1, AR-32043

APPROVED UNDER SECTION 51 OF THE PLANNING ACT BY THE CITY OF OTTAWA.
THIS 17th DAY OF October 2023.
DON HERWEYER, M.C.P., R.P.P. ACTING GENERAL MANAGER
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

PLAN 4M-1732

I HEREBY CERTIFY THAT THIS PLAN 4M-1732 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (No.4) AT 10:30 O'CLOCK ON THE 20th DAY OF October 2023 AND ENTERED IN THE REGISTER FOR P.I.N. 14563-3947, AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NUMBER OC-2645205.

Tommy Wilkinson
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRESSES ALL OF PIN 14563-3947 PART OF BLOCKS 2, 11 AND ALL OF BLOCK 9 ARE SUBJECT TO EASEMENTS OVER PART 4, PLAN 4R-34739 AS IN INST. OC2088215.

PLAN OF SUBDIVISION OF
PART OF LOT 1
CONCESSION 11
(GEOGRAPHIC TOWNSHIP OF CUMBERLAND)
CITY OF OTTAWA

Scale 1:750
0 10 20 40 METRES

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999964.

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).
19773035 N:5006040.42 E:324888.04
19680191 N:5033564.24 E:388064.94

LEGEND table with symbols for monuments, bearings, and other survey markers.

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL). COORDINATES TO UTM ACCURACY PER SEC. 14(1) OF O. REG. 216/10

Table with columns: ORP ID, NORTHING, EASTING. Contains coordinates for ORP 1, 2, and 3.

OWNER'S CERTIFICATE ALL OF PIN 14563-3947
THIS IS TO CERTIFY THAT:
1. BLOCKS 1 TO 12, BOTH INCLUSIVE, THE STREETS, NAMELY VOIE NOELLA LECLAIR WAY AND RUE LADY PELLATT STREET, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE HEREBY DEDICATED TO CITY OF OTTAWA AS PUBLIC HIGHWAYS.

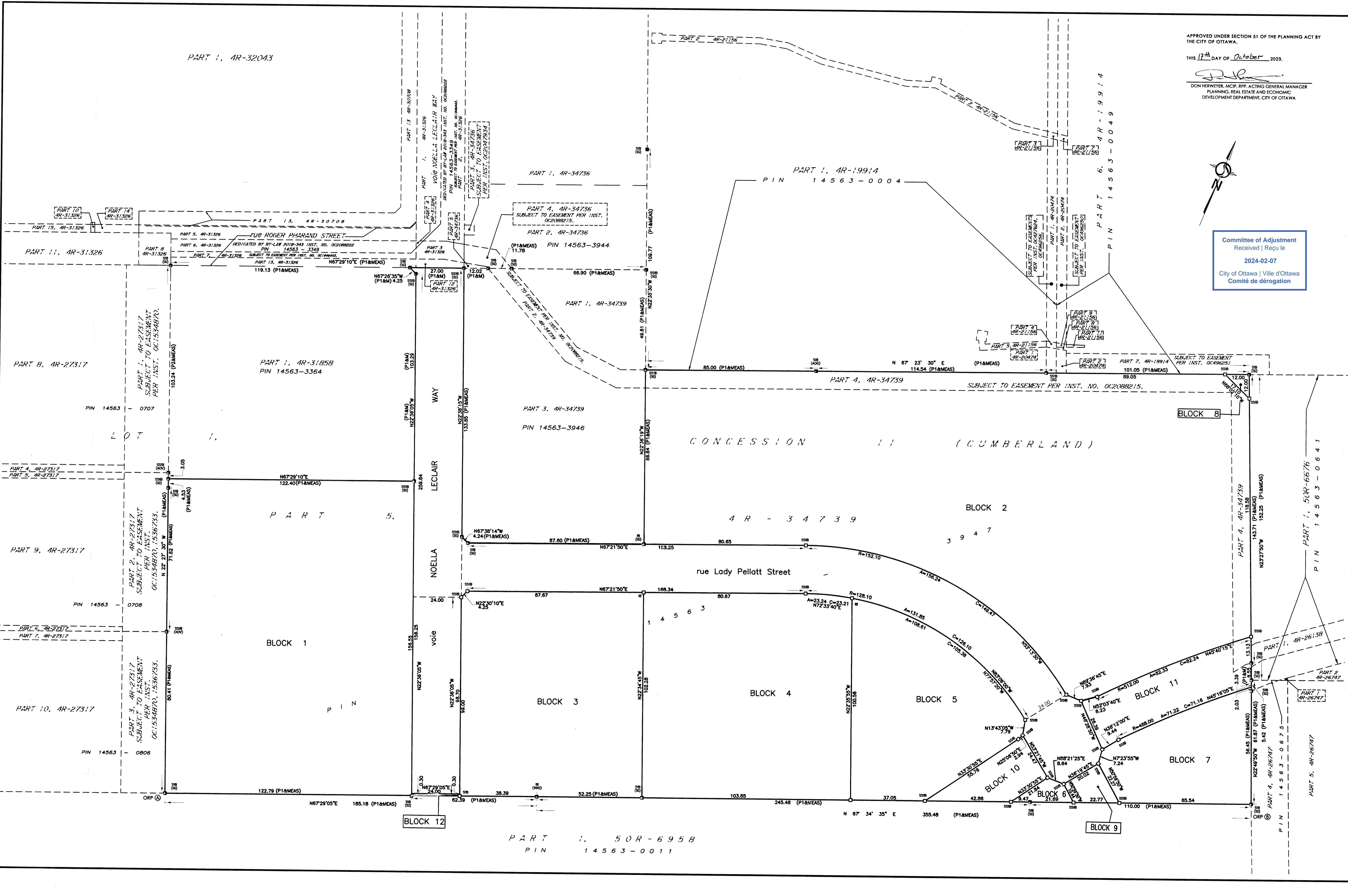
October 11, 2023
DATE
INNES SHOPPING CENTRES LIMITED
MICHEL GAGNON, ASO
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE DAY OF 9th JULY, 2022.

October 16, 2023
DATE
FRANCIS LAU
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-50312.
Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CUYDE AVENUE SUITE 300
OTTAWA, ONTARIO, E2C 3G4
TEL: 416.722.4420
STANTEC.COM

DRAWN: NJ CHECKED: CK/FL FIELD: CA PM: FL PROJECT No.: 161614424-132



Comitee of Adjustment
Received | Reçu
2024-02-07
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PART 1, 50R-6958
PIN 14563-0011

Legend

	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING DESIGN ELEVATION
	MAJOR OVERLAND FLOW ROUTE
	MAJOR SYSTEM DIVIDE

Committee of Adjustment
 Received | Reçu le
2024-02-07
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Notes

1	ISSUED FOR DRAFT PLAN OF SUBDIVISION	DT	KS	18.04.11	
Revision		By	Appd.	YY.MM.DD	
File Name:	160401242-DB	DT	KS	DT 18.04.09	
		Dwn.	Chkd.	Dsgn.	YY.MM.DD

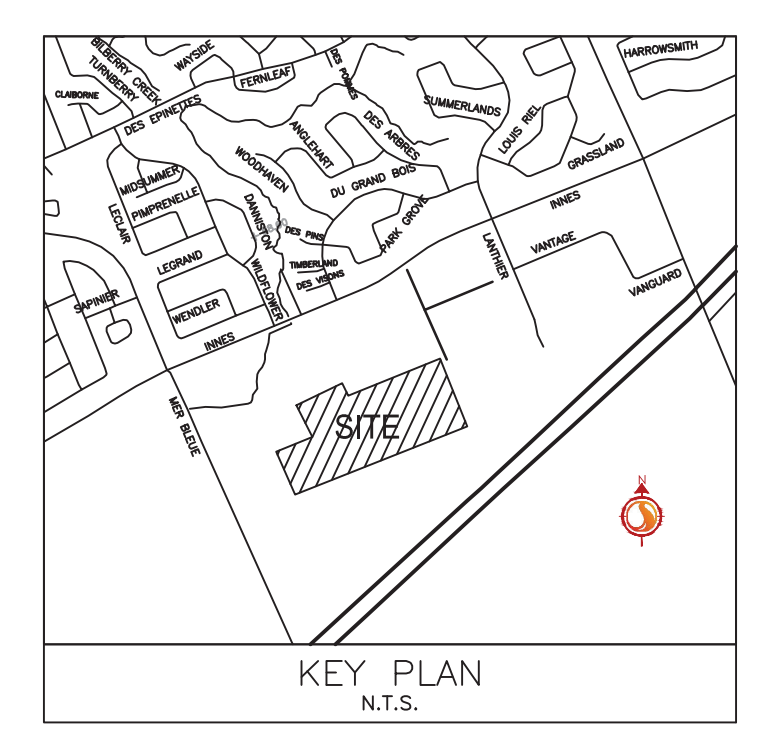
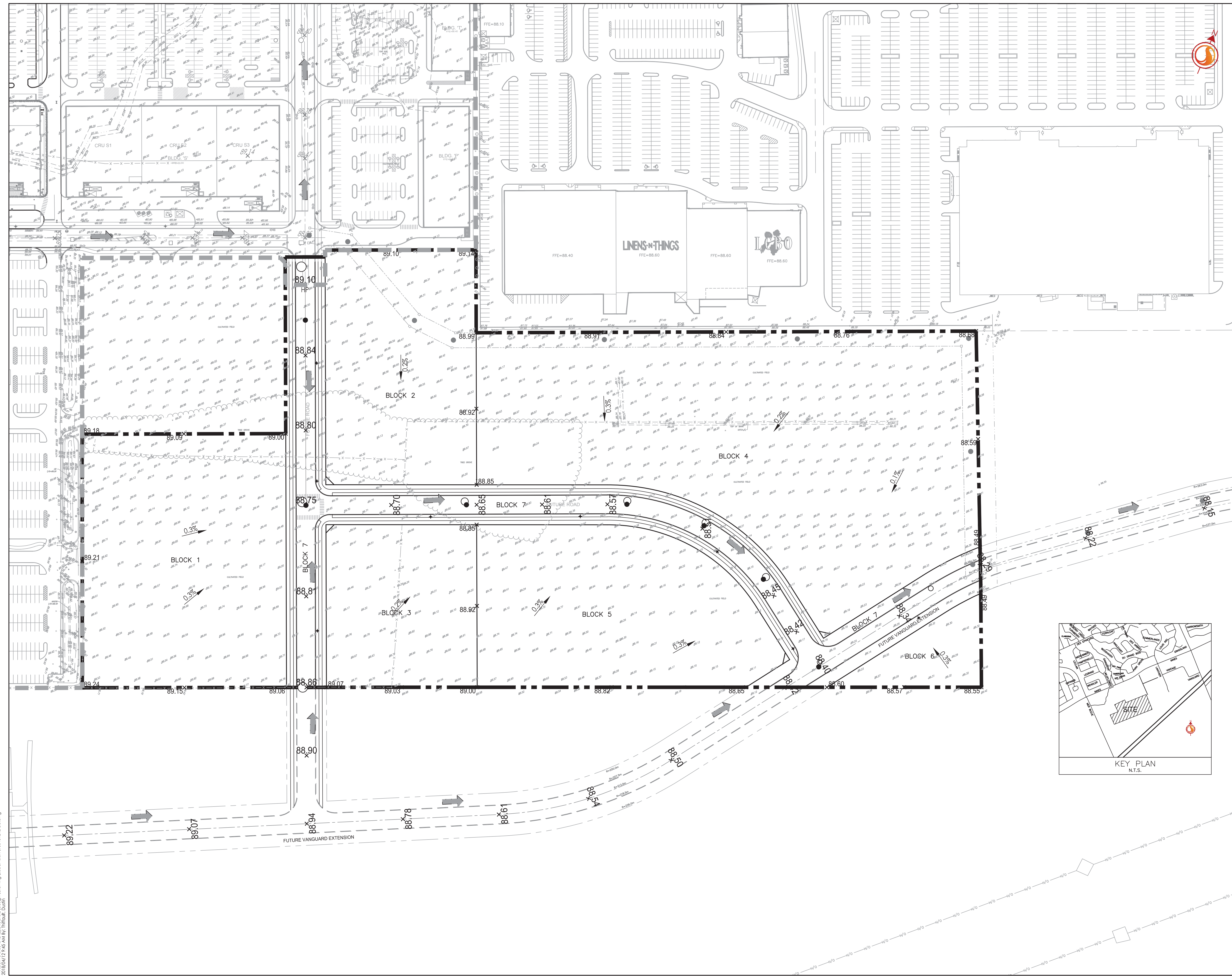
Permit-Seal

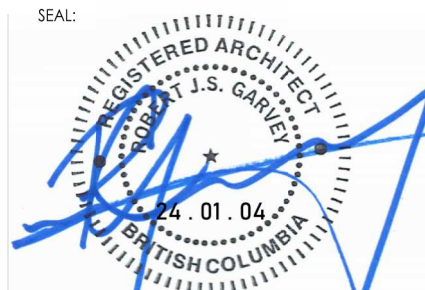
Client/Project
INNES SHOPPING CENTRES LIMITED

ORLEANS II
DRAFT PLAN OF SUBDIVISION
Ottawa, ON

Title
OVERALL GRADING PLAN

Project No.	Scale	
160401419	1:1000	
Drawing No.	Sheet	Revision
GP-1	4 of 4	1





Committee of Adjustment
Received | Reçu le

2024-02-07

City of Ottawa | Ville d'Ottawa
Comité de dérogation

No.	Date	REVISION
6		
5		
4		
3		
2	24.01.03	Re-Submission
1	23.06.22	Submission

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

Noella Leclair Street,
Ottawa, Ontario;

**DEVELOPMENT PERMIT
APPLICATION SET**

BUILDING A- ELEVATIONS
SCALE: 1:350

DP08

APPLICATION No. D07-12-23-0095



EAST ELEVATION

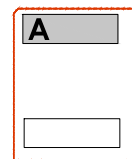
NORTH ELEVATION



SOUTH ELEVATION

WEST ELEVATION

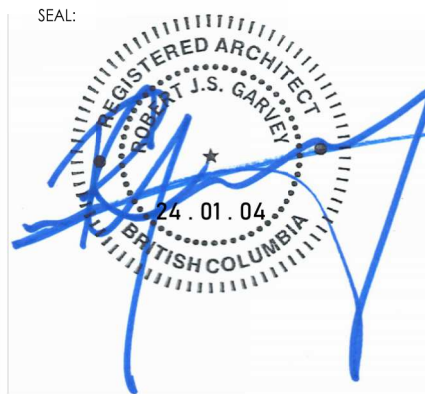
NOTES:



KEY PLAN

LEGEND

- Ⓐ HARDIE PLANK, LAP SIDING - ARCTIC WHITE
- Ⓑ HARDIE PLANK, LAP SIDING - NIGHT GRAY
- Ⓒ HARDIE PANEL, SMOOTH - 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
- Ⓖ ALUMINUM PICKET RAILING -BLACK
- Ⓗ ASPHALT ROOF SHINGLES, MIDNIGHT BLACK
- Ⓙ JAMES HARDIE, FASCIA AND SOFFIT - IRON GRAY



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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

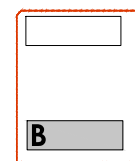
Noella Leclair Street,
Ottawa, Ontario;

DEVELOPMENT PERMIT
APPLICATION SET

BUILDING B- ELEVATIONS
SCALE: 1:350

DP09

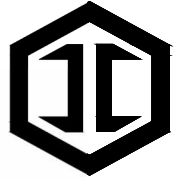
NOTES:



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IRONCLAD DEVELOPMENTS INC.
 101-57158 Symington Road
 Springfield, MB R2J 4L6
 Ph: 204-777-1972
 info@icdev.ca

Consultant



Robert Garvey, AIBC
 Principal & CEO
 201-57158 Symington Road 20e
 Springfield, MB R2J 4L6
 cel: 204 . 227 . 9274
 e-mail: rgarvey@a77.ca

SEAL:



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 Ottawa, Ontario;

DEVELOPMENT PERMIT
APPLICATION SET

GENERAL PROJECT INFO.
 SCALE: N.T.S.

DP00

NOTES:

APPLICATION No. D07-12-23-0095



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DEVELOPMENT PERMIT
APPLICATION SET

GENERAL PROJECT INFO.
SCALE: N.T.S.

DP01

APPLICATION No. D07-12-23-0095

Development Summary

Amenity Area	Required		Total Provided		Communal Amenity Areas		Private Balcony Amenity Areas			
	f2	m2	f2	m2	Total Provided	Total Provided	f2	m2		
Communal	5070	471.0	13942.6	1295.3	Indoor	1733	161.0	Bldg A	7721	717.3
Private	N/A	N/A	15416	1432.2	Outdoor	12209.6	1134.3	Bldg B	7695	714.9
TOTAL	10140	942.0	29358.6	2727.5	TOTAL	13942.6	1295.3	TOTAL	15416	1432.2

Suite Count

Building A				Building B				Suite Tally	Suite Mix	
Suite Type	f2	m2	Qty.	Suite Type	f2	m2	Qty.			
A1.0	651.6	60.54	15	A1.0	651.6	60.54	16	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

	Building A		Building B		Notes:
	f2	m2	f2	m2	
Main Floor	13464	1250.85	13501	1254.28	Project Efficiency: 84.5%
Second Floor	13464	1250.85	13455	1250.01	
Third Floor	13464	1250.85	13455	1250.01	
Fourth Floor	13464	1250.85	13455	1250.01	
Fifth Floor	13464	1250.85	13455	1250.01	
Sixth Floor	13464	1250.85	13455	1250.01	
Total Areas	80784	7505	80776	7504	
U/G Parking	17298	1607.04	17298	1607.04	

Zoning Summary

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	4.4m	○
Rear Setback		7.5m	7.5m	○
Side Setback		NA	20.8m	○

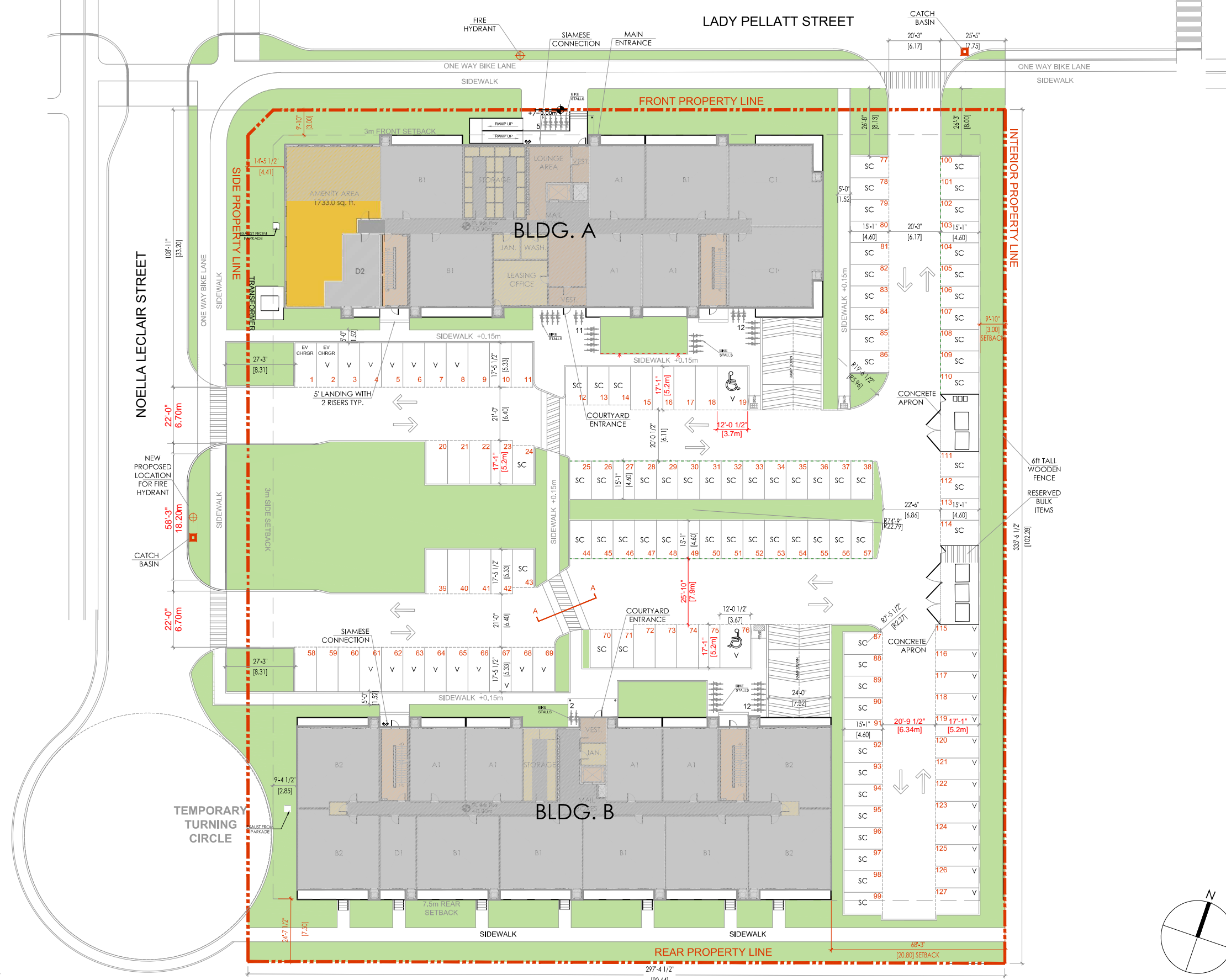
Parking		Required	Provided	
Total Combined Parking Spaces *	See below requirements	220	195	X
Visitor Parking Spaces	0.2 per 1 pkg spaces	31	31	○
Accessible Parking Spaces	3 per 200-299 pkg spaces	3	4	○
Small Car Stalls	40.0% of required parking	78	73	○
Bicycle Parking	0.5 per 1 unit	79	82	○
Loading Stall(s)	0 Varies			

Surface Parking	127			
Underground Parkade	68			
* Residential parking 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:

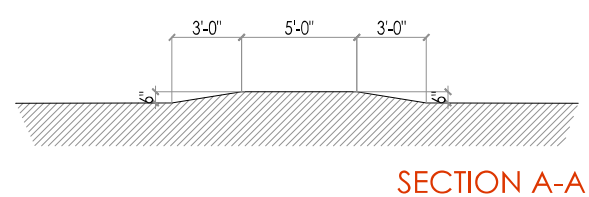
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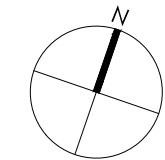


LEGEND:
EV CHRGR -- ELECTRIC VEHICLE CHARGER
SC ----- SMALL CAR PARKING STALL
V ----- VISITOR PARKING STALL

NOTES:
FOR LANDSCAPING DETAILS, PLEASE REFER TO LANDSCAPING PLAN.
FOR FIRE LANE AND GARBAGE TRUCK ROUTES PLEASE REFER TO SHEET DP12
TENANTS SURFACE PARKING WILL BE EQUIPPED WITH BLOCK HEATERS OUTLETS
MAIN FLOOR ELEVATION OF EACH BUILDING IS 0.9M ABOVE GRADE



BUILDING FOOTPRINT
 LANDSCAPE AREA
 PEDESTRIAN WALKWAY
 PROPERTY LINE
 SUPPORTING SPACES
 LOBBY/ENTRANCE AREA
 VERTICAL COMMUNICATION
 CORRIDOR
 SC - SMALL CAR PARKING



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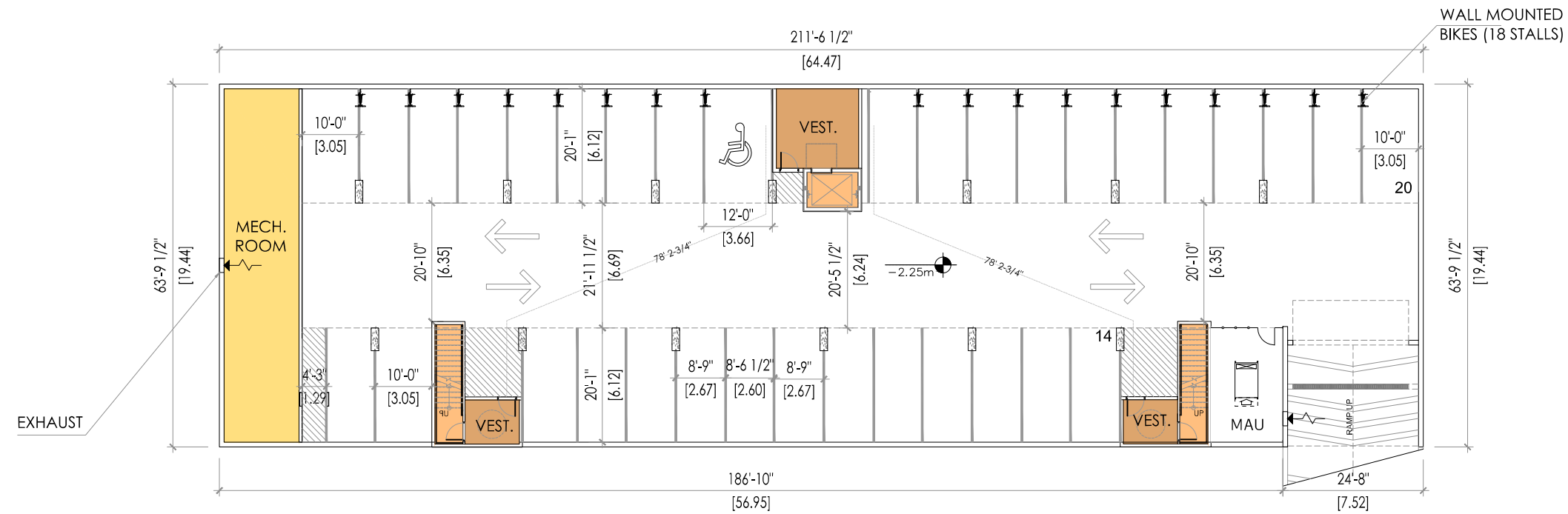
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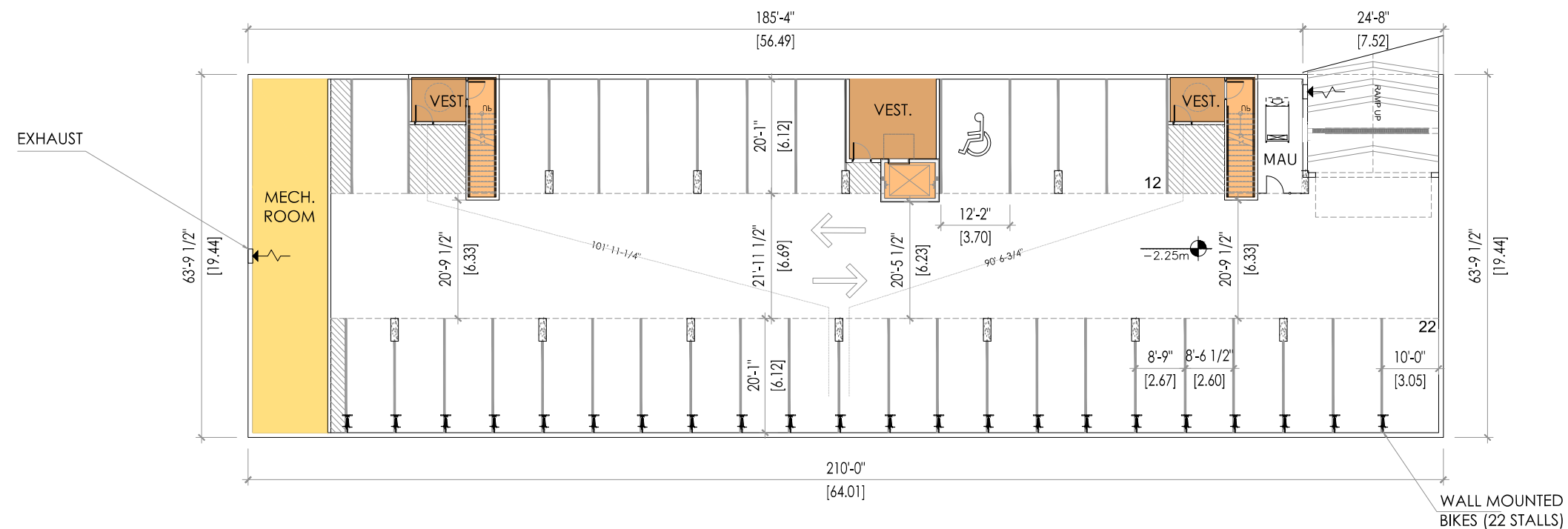
**DEVELOPMENT PERMIT
APPLICATION SET**

SITE PLAN
SCALE: 1:500

DP02



PARKADE BUILDING A



PARKADE BUILDING B

NOTES:

- PAINTED PEDESTRIAN CROSSING
- SUPPORTING SPACES
- VERTICAL CIRCULATION
- LOBBY/ENTRANCE AREA
- PROPERTY LINE
- S.C. - SMALL CAR PARKING

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 APPLICATION SET

PARKADE
 SCALE: 1:500

DP03

APPLICATION No. D07-12-23-0095