



Eagle Point (800 Eagleson Road. Kanata) – Completed



Tenth Line (2168 Tenth Line Road. Ottawa) – Completed



The Vanguard (1001 Noella LeClair Way) – *in progress*

PRESENTATION OVERVIEW



SITE CONTEXT



OTTAWA OFFICIAL PLAN DESIGNATION

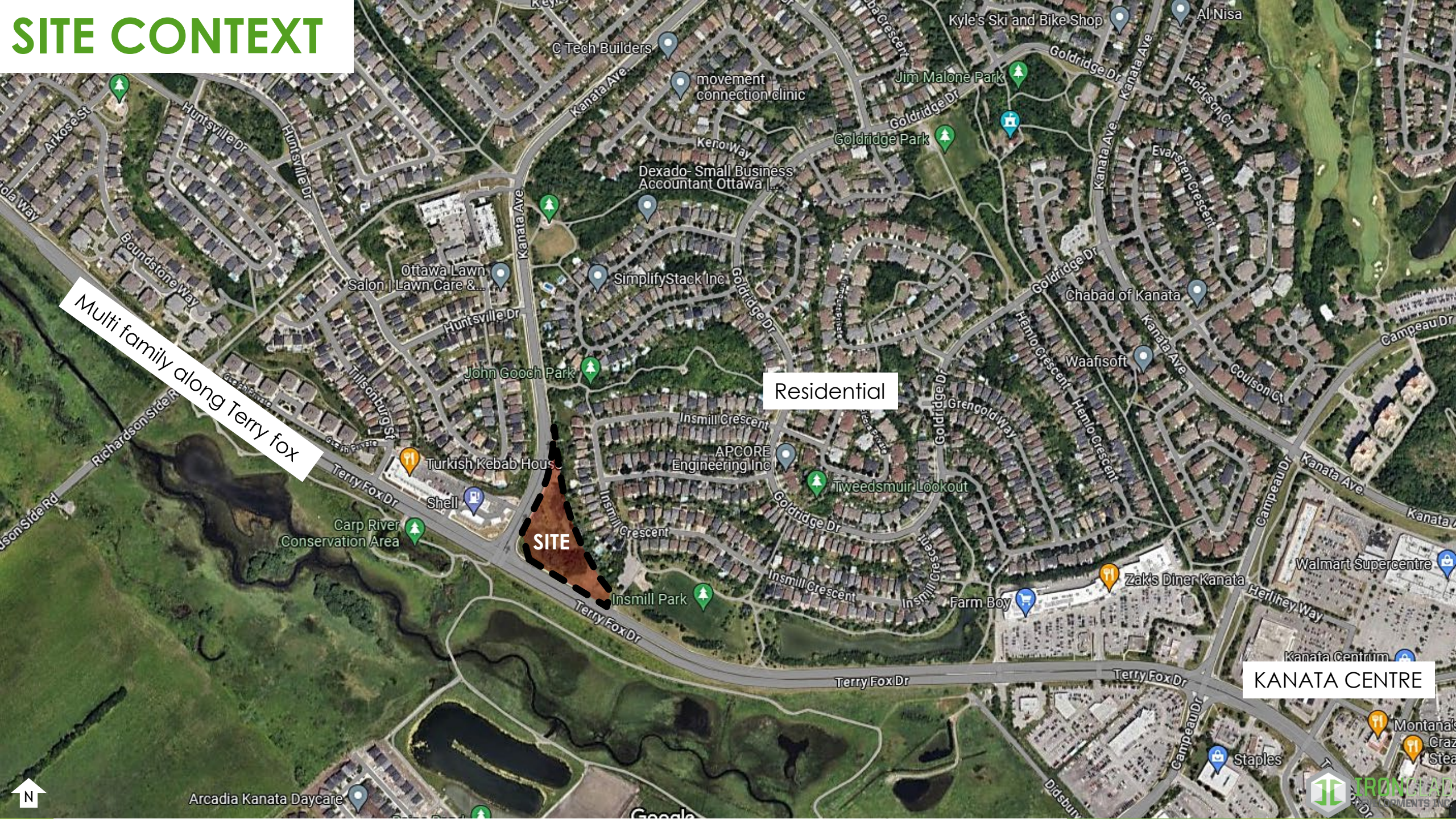


SITE PLAN



3 D MODEL

SITE CONTEXT



Multi family along Terry fox

Residential

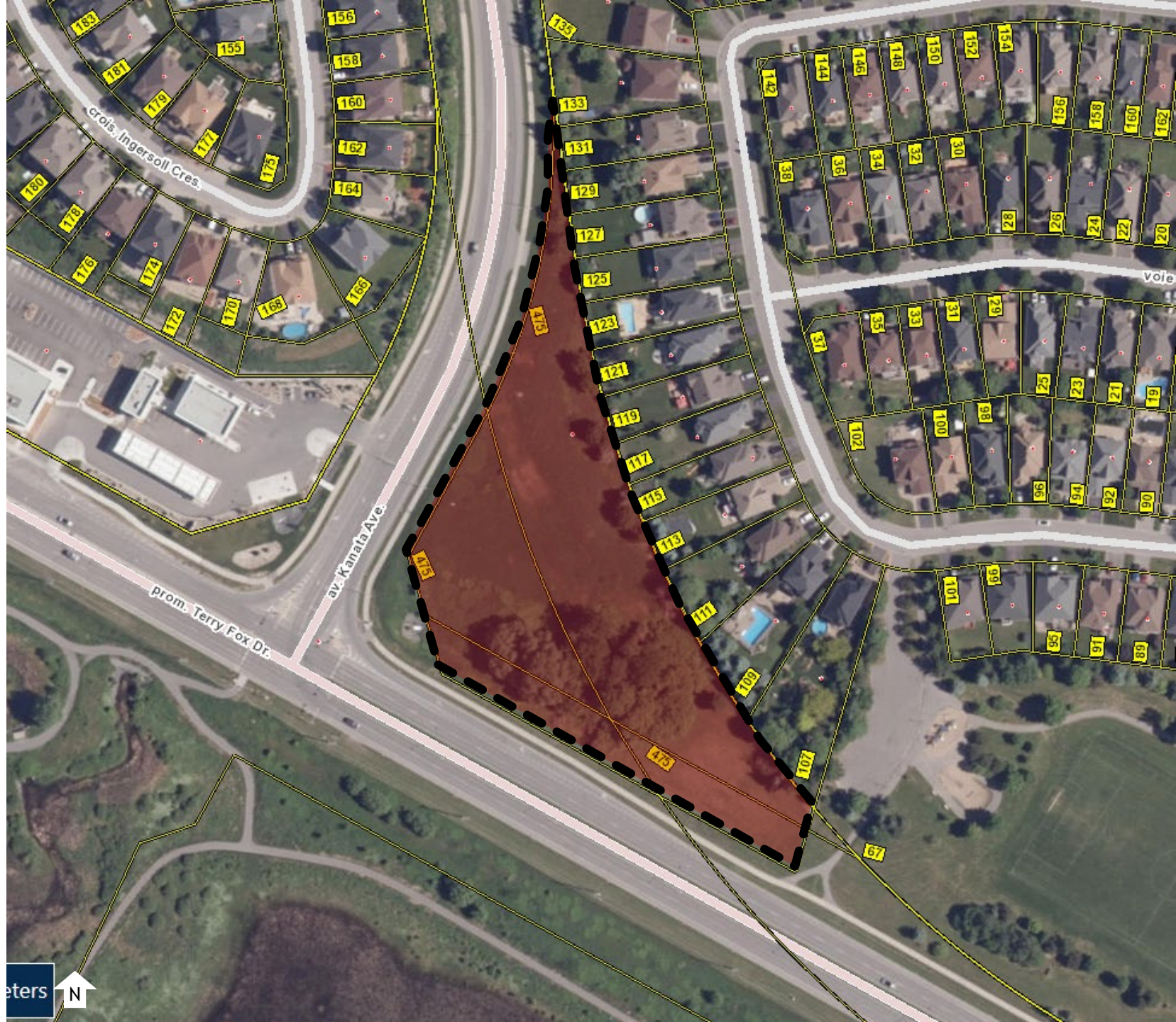
SITE

KANATA CENTRE

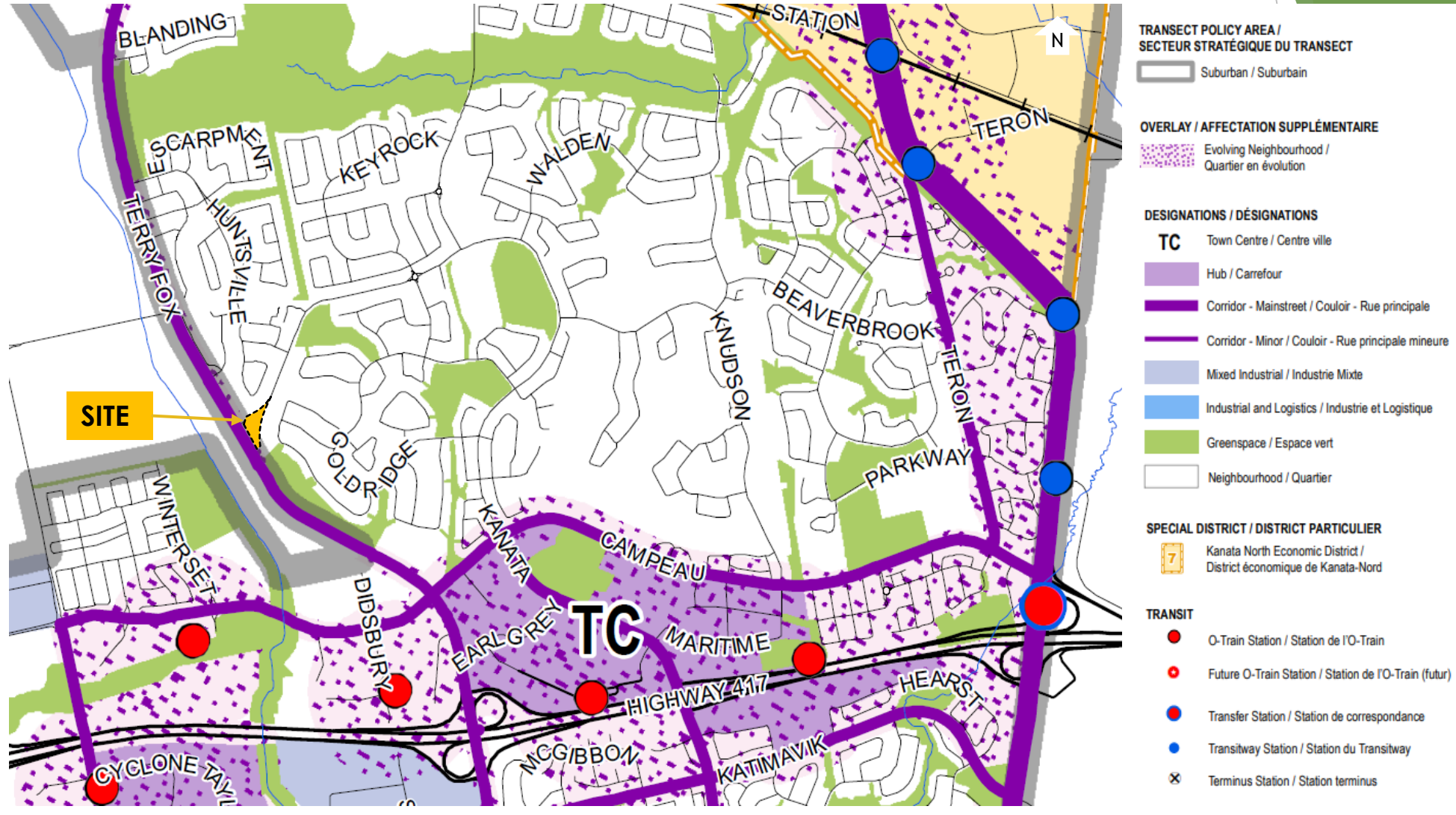


SITE CONTEXT

- Area- 1.23 hectares (3.03 acres)
- Intersection of Terry Fox Road and Kanata Avenue
- proximity to Kanata Centre
- Ottawa Official Plan identifies the area as **suburban transect policy area**, that supports mid rise (5-7 storey building) subject to a rezoning.
- Current zoning is “**LC**” **Local Commercial** that permits variety of non-residential uses on the property.
- ICD is proposing to rezone the subject land to Residential zone that allows for variety of residential uses, including mid rise to the maximum of 6 storeys.



OFFICIAL PLAN DESIGNATION



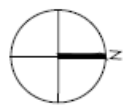
Policy 5.4.1 (2) allows for a development for a maximum of 5 to 7 storeys along minor corridors

PROPOSED SITE PLAN



Total dwelling units: (200)
 70 (1 bedroom)
 75 (2 bedroom)
 32 (3 bedroom)
 23 studio apartment

Total Parking: 152 surface and 89 spots parkade.



NOTES:
 FINAL LANDSCAPE ELEVATIONS WILL BE ADDRESSED ON FORMAL DESIGN SET

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

IRONCLAD DEVELOPMENTS INC.
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 Springfield, MB R2J 4L6
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ARCHITECTURE
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ONTARIO ASSOCIATION
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 OF
ARCHITECTS
 ROBERT J.S. GARVEY
 LICENCE
 9039

No.	Date	REVISION
6		
5		
4		
3		
2		
1	25.01.14	Plan Approval

Project Number: 2402
 Designed By: J.P.M.
 Drawn By: D.D.
 Checked By: R.G.

Terry Fox Drive,
 Kanata, Ontario;

DD- CONCEPT
 STUDY

SITE PLAN
 SCALE: 1/8" = 1'-0"

DD02

IRONCLAD DEVELOPMENTS INC.

PROPOSED SITE PLAN – 3D Model



THANK YOU

