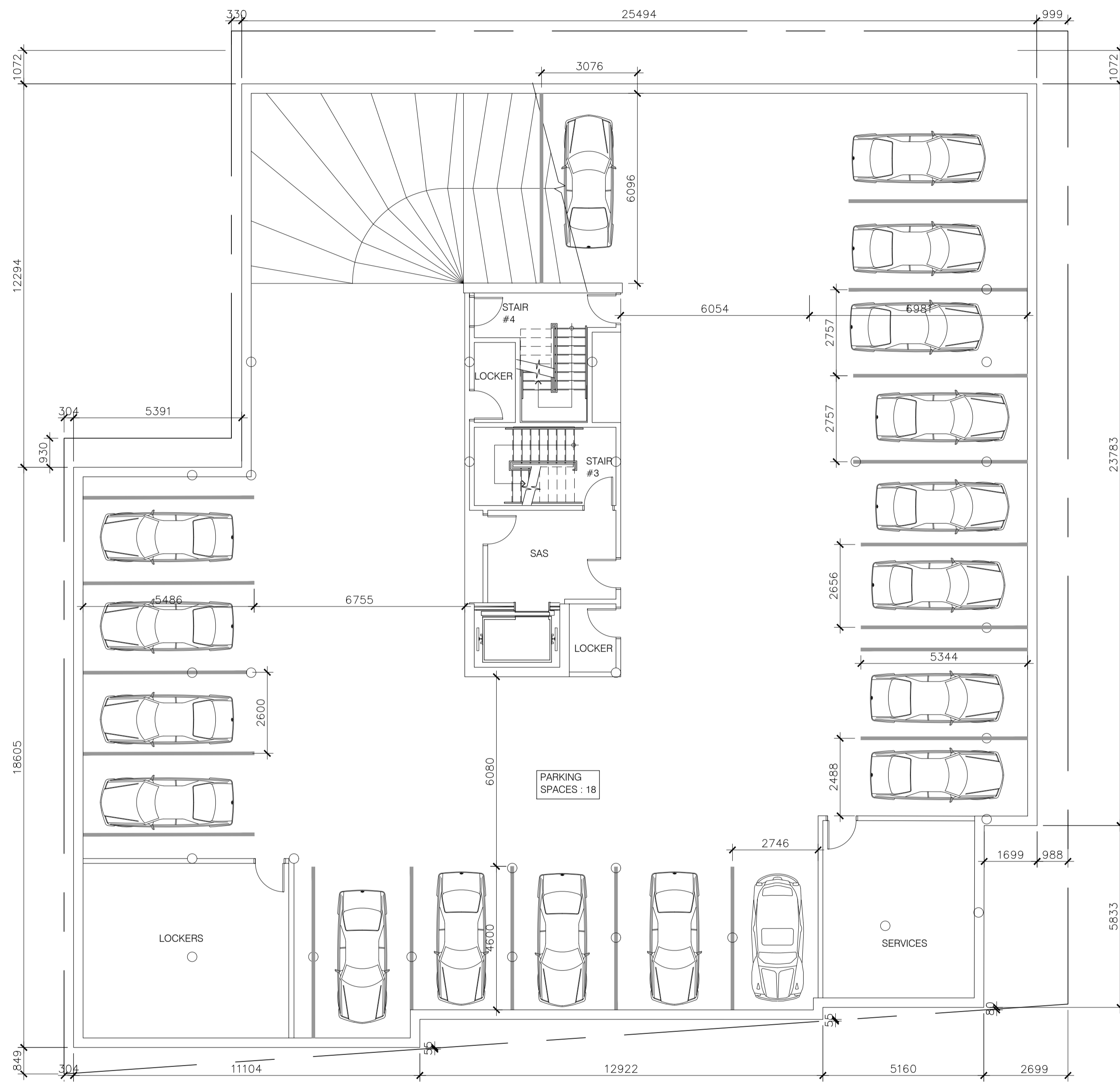
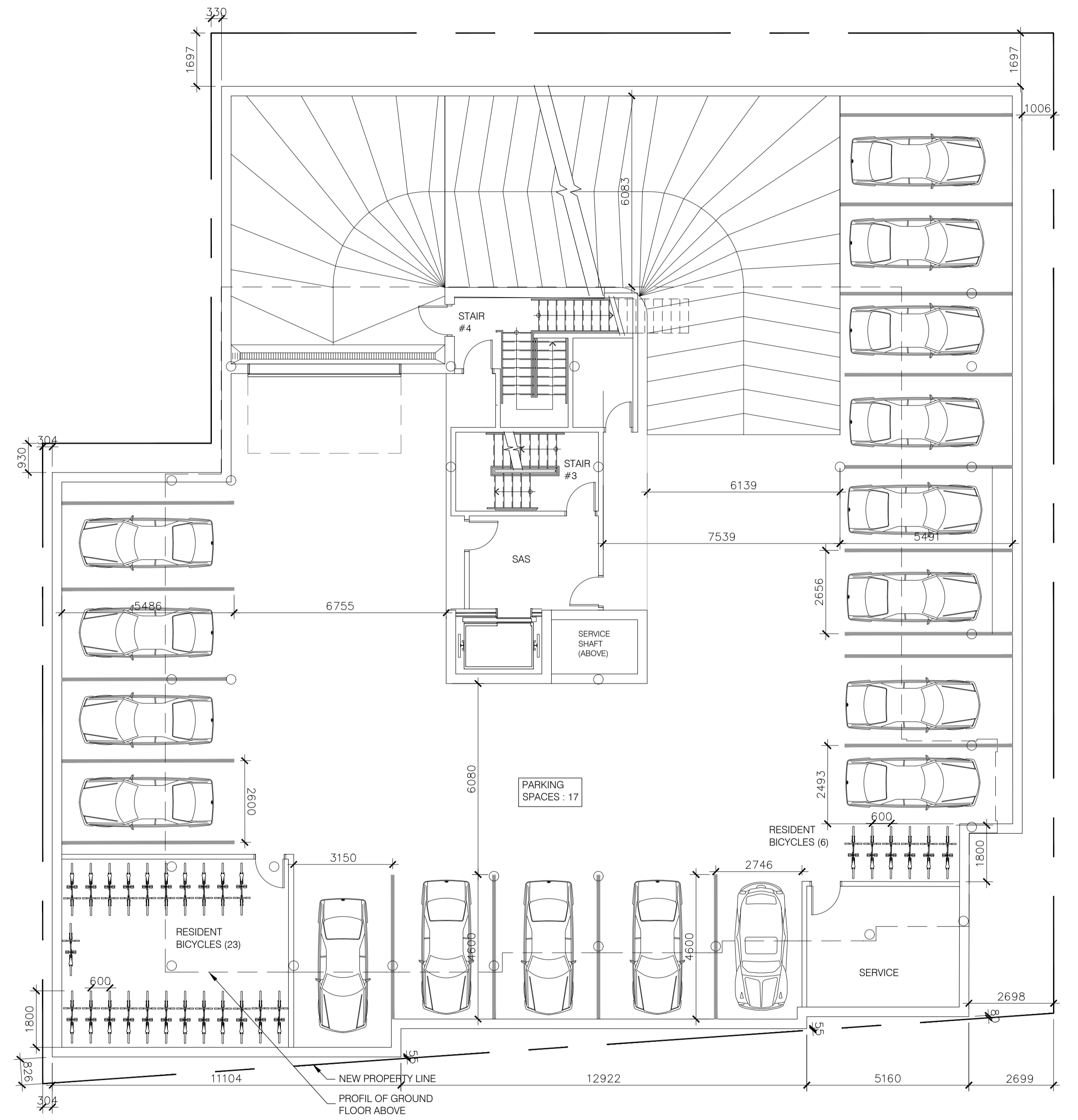


ZONING COMPLIANCE TABLE			ZONING COMPLIANCE TABLE		
Zoning Provision	Requirement	Proposed	Zoning Provision	Requirement	Proposed
Minimum lot width	No minimum	32.2 m	Minimum required amenity area Apartment Building, mid-high rise	Total Amenity Area: 6m ² per dwelling unit, and 10% of the gross floor area of each rooming unit.	348 m ²
Minimum lot area	No minimum	970.77 m ²		Communal Amenity Area: A minimum of 50% of the required total amenity area	174 m ²
Maximum building height	(ii) in any area up to and including 20 metres from a property line abutting a R4 residential zone	30.1 m	Parking: Minimum parking space rate for Area X - Sec. 102, Table 101, dwelling, mid-high-rise apartment	0.5 per dwelling unit: (55 units x 0.5) = 27.5 spaces	28 parking spaces
	(iii) in any area over 20 metres and up to 30 metres from a property line abutting a R4 zone	30.1 m		0.1 per dwelling unit: (55 units - 12 spaces = 43 spaces)	4 parking spaces
	(iv) in any area : 1. Outside of the areas identified in (i) through (iii)	30.1 m		No visitor parking required for the first 12 units on a lot within areas X, Y, Z and B - Sec. 102(2)	
Minimum front yard setback	0 m	3.15 m	Minimum parking retail store space rate for Area X, retail store - Sec. 102, Table 102	1.25 per 100m ² of gross floor area (208.5 m ² /100 m ² x 1.25 = 2.6 spaces)	3 parking spaces
Minimum interior setback	(i) First 20 metres from the street: 3.0 m	3.9 m	<p>Note 2 parking spaces are less than 2.8m wide Actual dimension is 2.49 m.</p>		
	(i) Beyond 20 metres from the street: 7.5 m	0.32 m			
Minimum rear yard setback	(i) Any building wall within 20 metres of a lot line abutting a public street: 3.0 m	7.4 m			
	All other cases: 7.5 m	7.4 m			





SECOND BASEMENT - LEVEL 00
SCALE = 1:100



FIRST BASEMENT - LEVEL 01
SCALE - 1:100

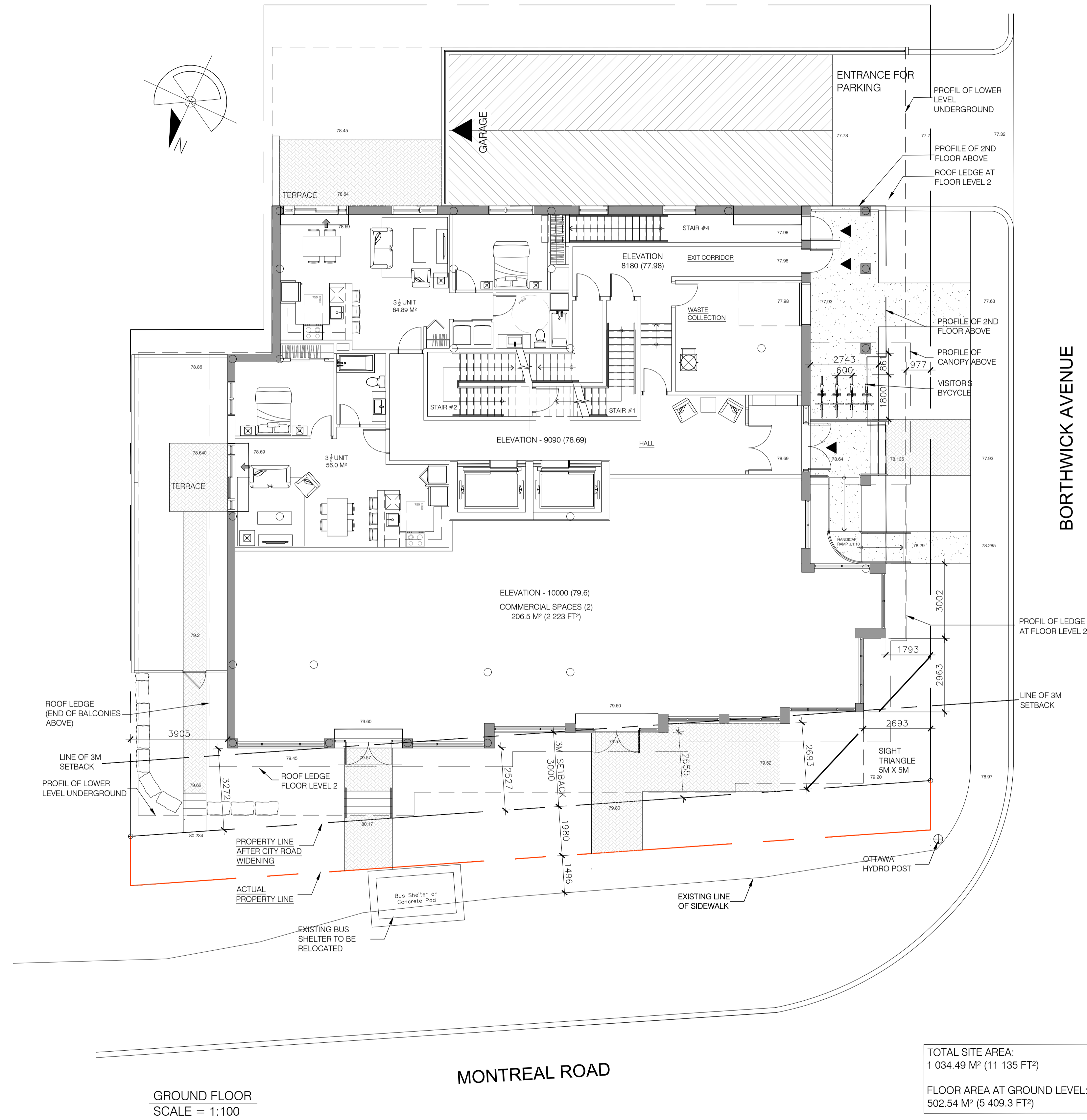
USE	RATE	DWELLING UNITS	PARKING REQUIRED	BICYCLE REQUIRED
RESIDENTIAL, TENANT	0.5 PER DWELLING UNIT*	55 UNITS	28	28
RESIDENTIAL, VISITOR	0.1 PER DWELLING UNIT* <small>* NO PARKING IS REQUIRED FOR THE FIRST 12 UNITS</small>	42 UNITS	4	-
RETAIL STORE	1.25 /100 M ²	206.5 M ²	3	-
TOTAL REQUIRED			35	28
TOTAL PROJECTED:	TWO PARKING LEVELS		35	28

RACINE ■ OTTAWA
630 Montréal Road, Ottawa, On



LOT 45 AND PART OF LOTS 3, 4 & 5,
REGISTERED PLAN 343 (CITY OF OTTAWA)
ACTUAL LAND AREA 970.77 M²*
*AFTER CITY ROAD WIDENING
BUILDING FOOTPRINT (GFA): 502.55 M²
NUMBER OF DWELLINGS: 55 UNITS

PARKING LEVELS
A 07 | 16
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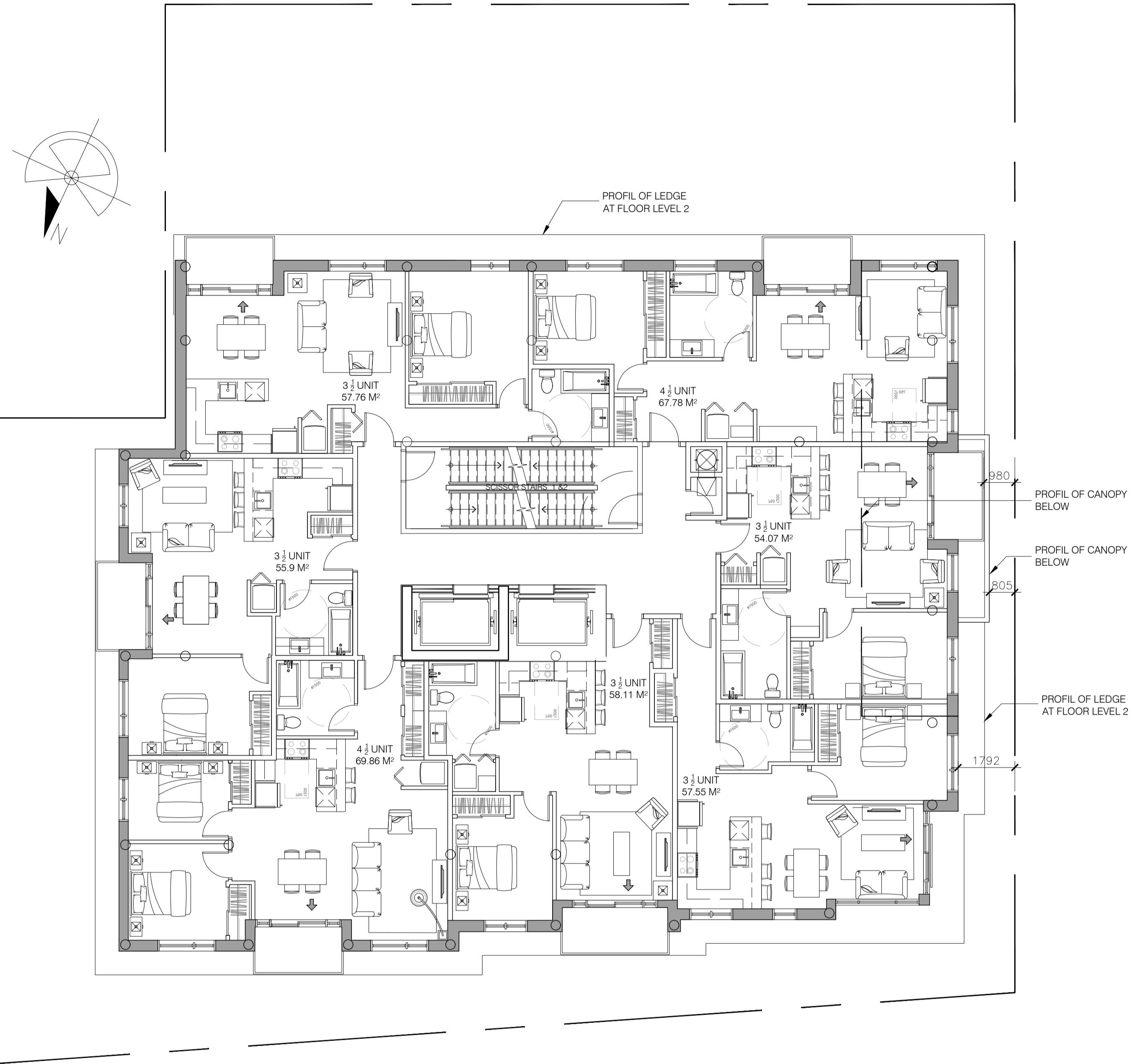
GROUND FLOOR
SCALE = 1:100

TOTAL SITE AREA:
1 034.49 M² (11 135 FT²)
FLOOR AREA AT GROUND LEVEL:
502.54 M² (5 409.3 FT²)

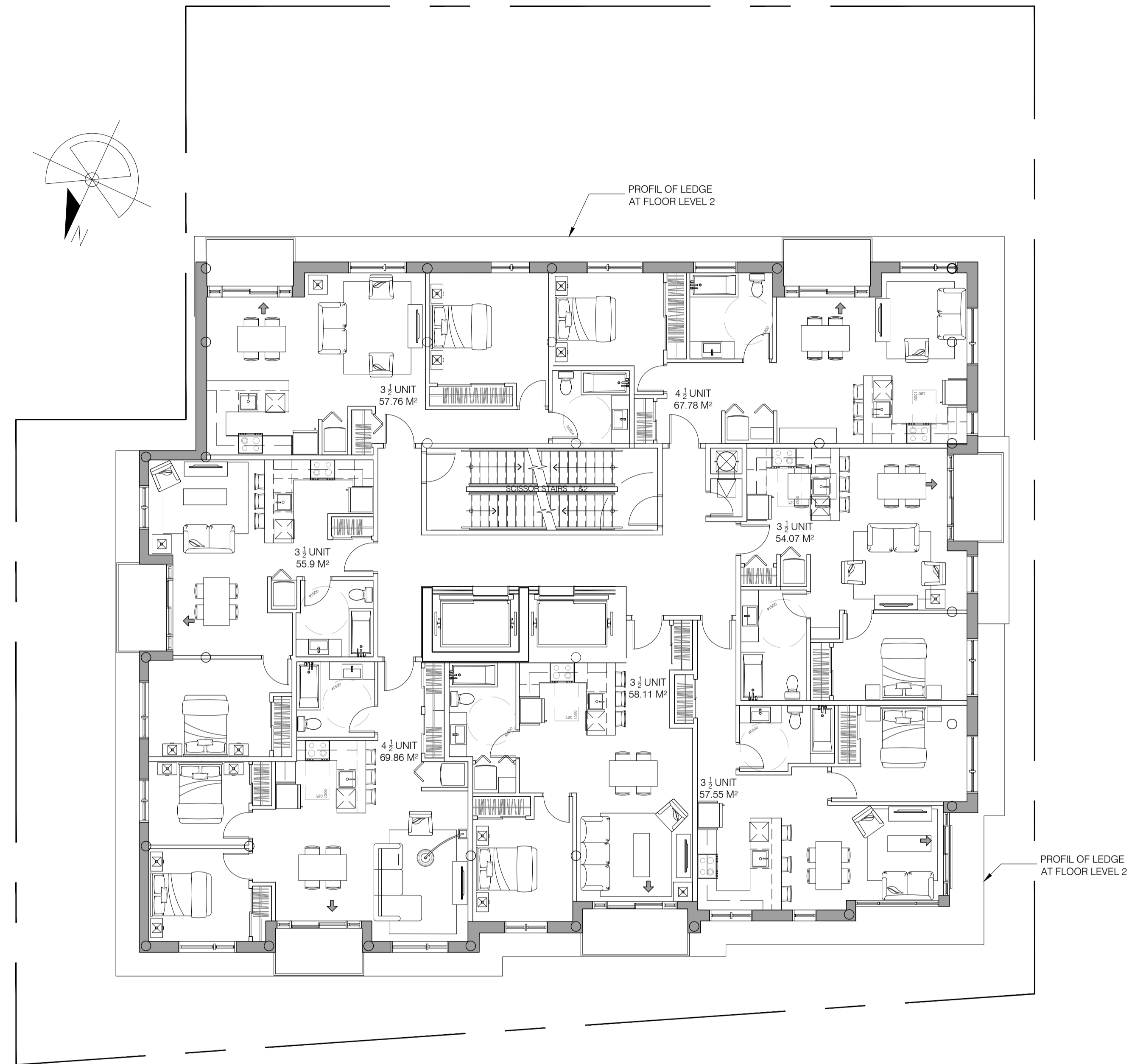
AMENITY AREA FOR 54 UNITS:			
	REQUIRED	SUPPLIED	TYPE
COMMUNAL AMENITY	162 M²	174 M²	ROOF TERRACE
PRIVATE AMENITY (SMALLEST BALCONY AREA : 3.93 M² X 54 UNITS = 213 M²)	162 M²	239 M²	PRIVATE BALCONIES
TOTAL	324 M²	413 M²	

Racine - Ottawa				2022-02-18
Type of unit	3 1/2	4 1/2		
Area (intérieur)	Refer to plans			
			Total floor area	
Ground floor		2		502.54 m.c.
2nd	5	2		536.48 m.c.
3thrd	5	2		536.48 m.c.
4th	5	2		536.48 m.c.
5th	5	2		536.48 m.c.
6th	5	2		536.48 m.c.
7th	3	3		477.58 m.c.
8th	3	3		477.58 m.c.
9th	4	2		473.34 m.c.
Total unit / type	35	20	Total floor area	
Total of units	55		Total floor area	4613.44 m.c.



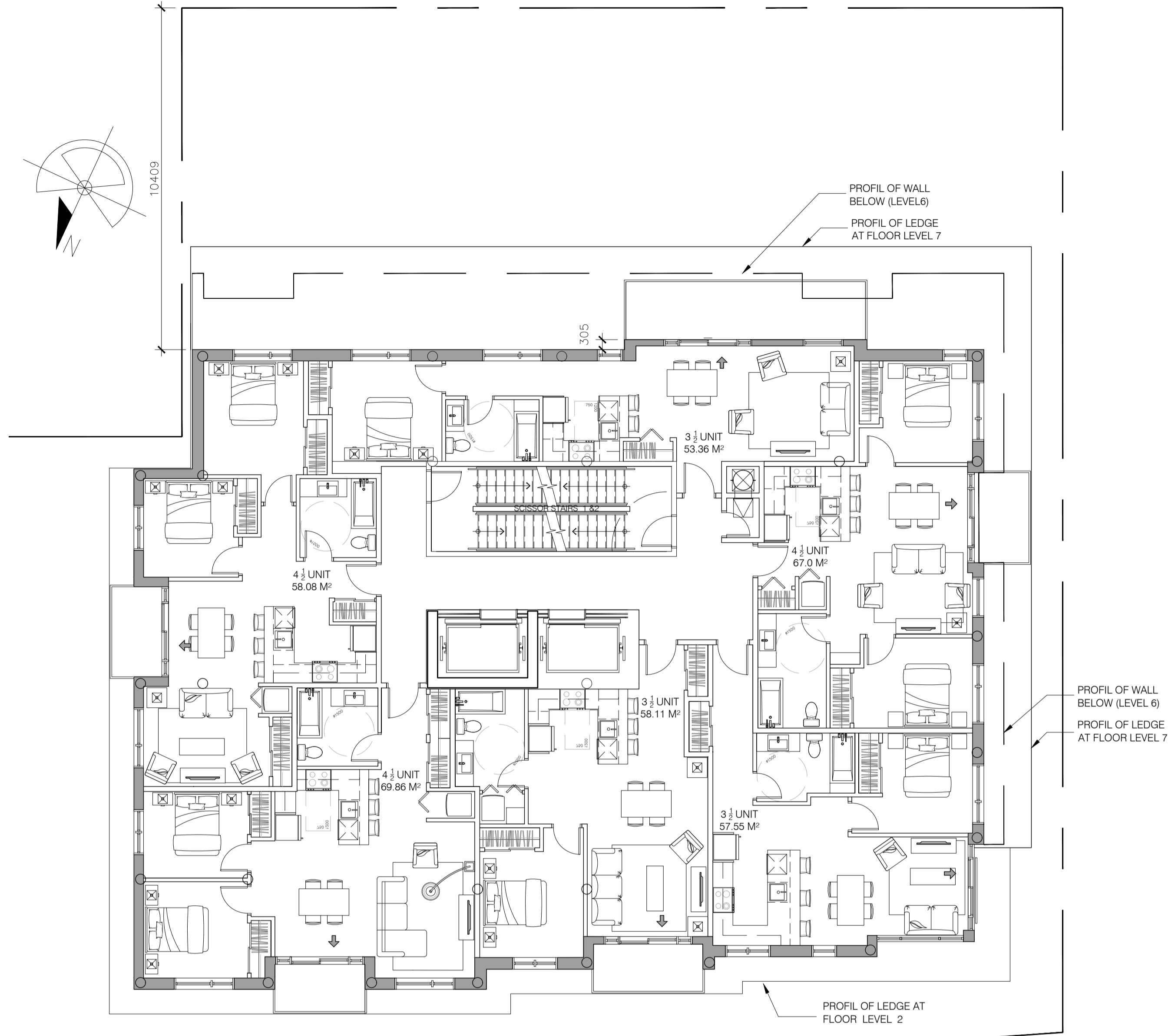


2TH FLOOR
SCALE = 1:100

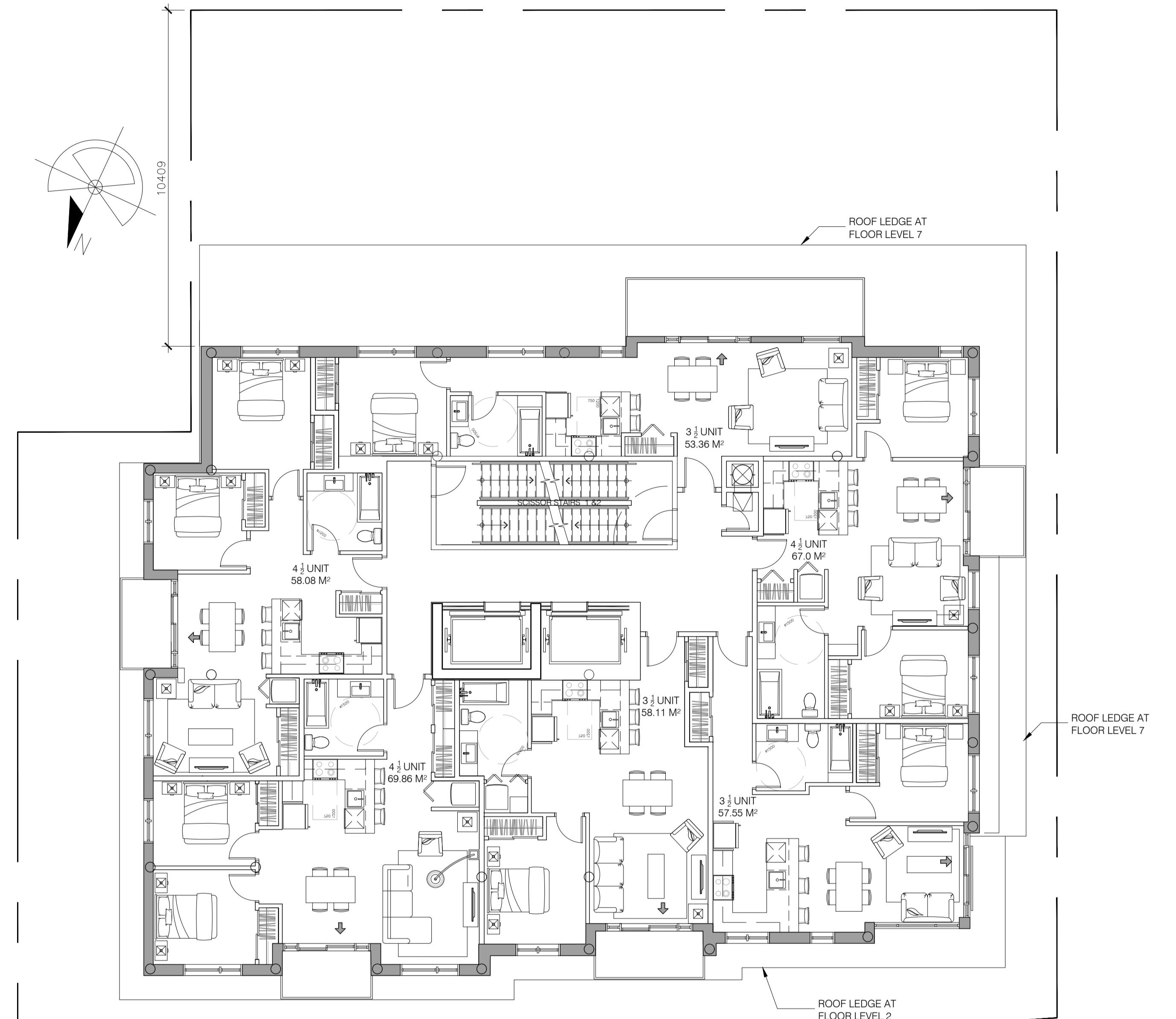


3RD to 6TH FLOOR
SCALE = 1:100





7TH FLOOR
SCALE = 1:100



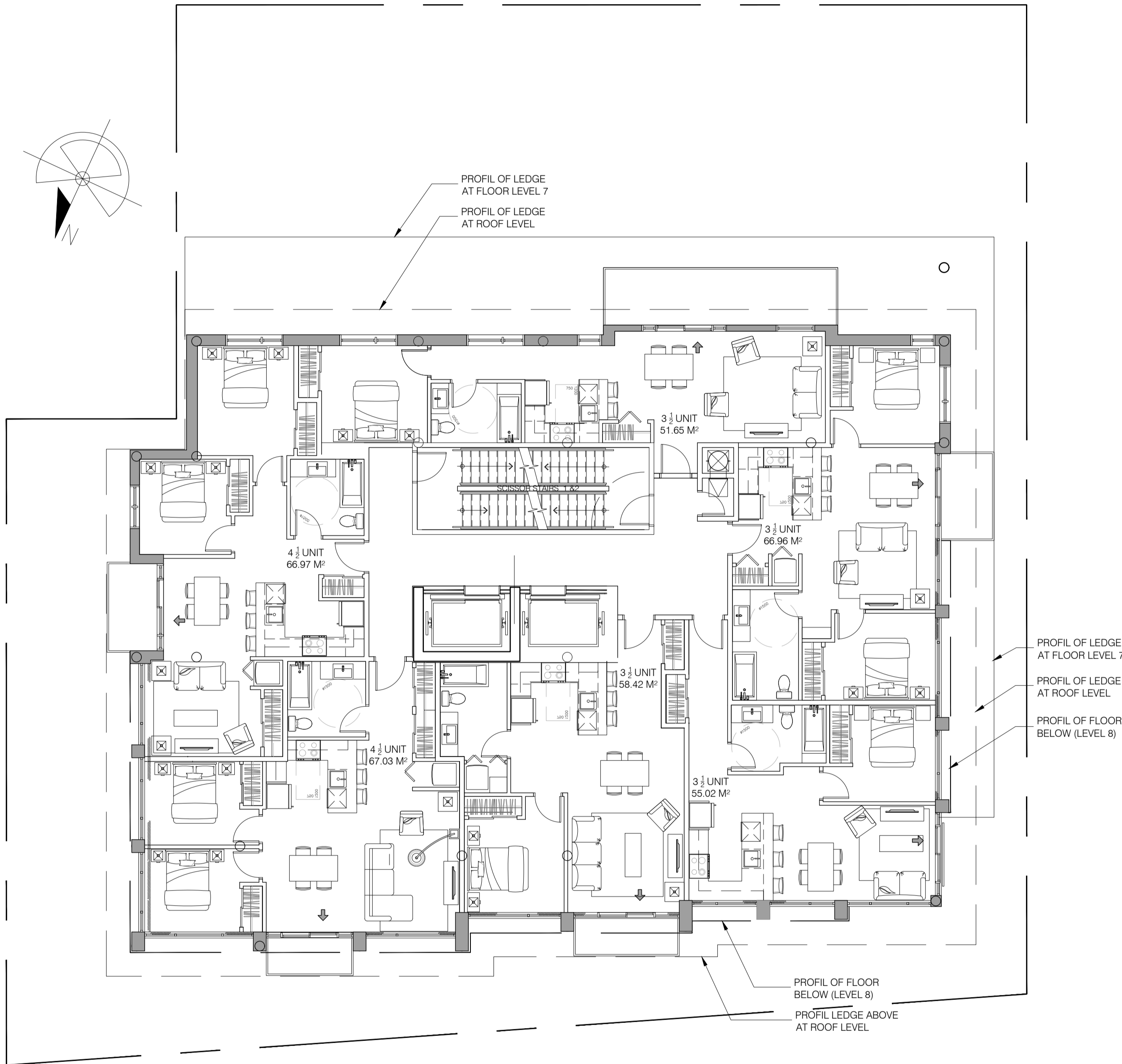
8TH FLOOR
SCALE = 1:100

RACINE ■ OTTAWA
630 Montréal Road, Ottawa, On

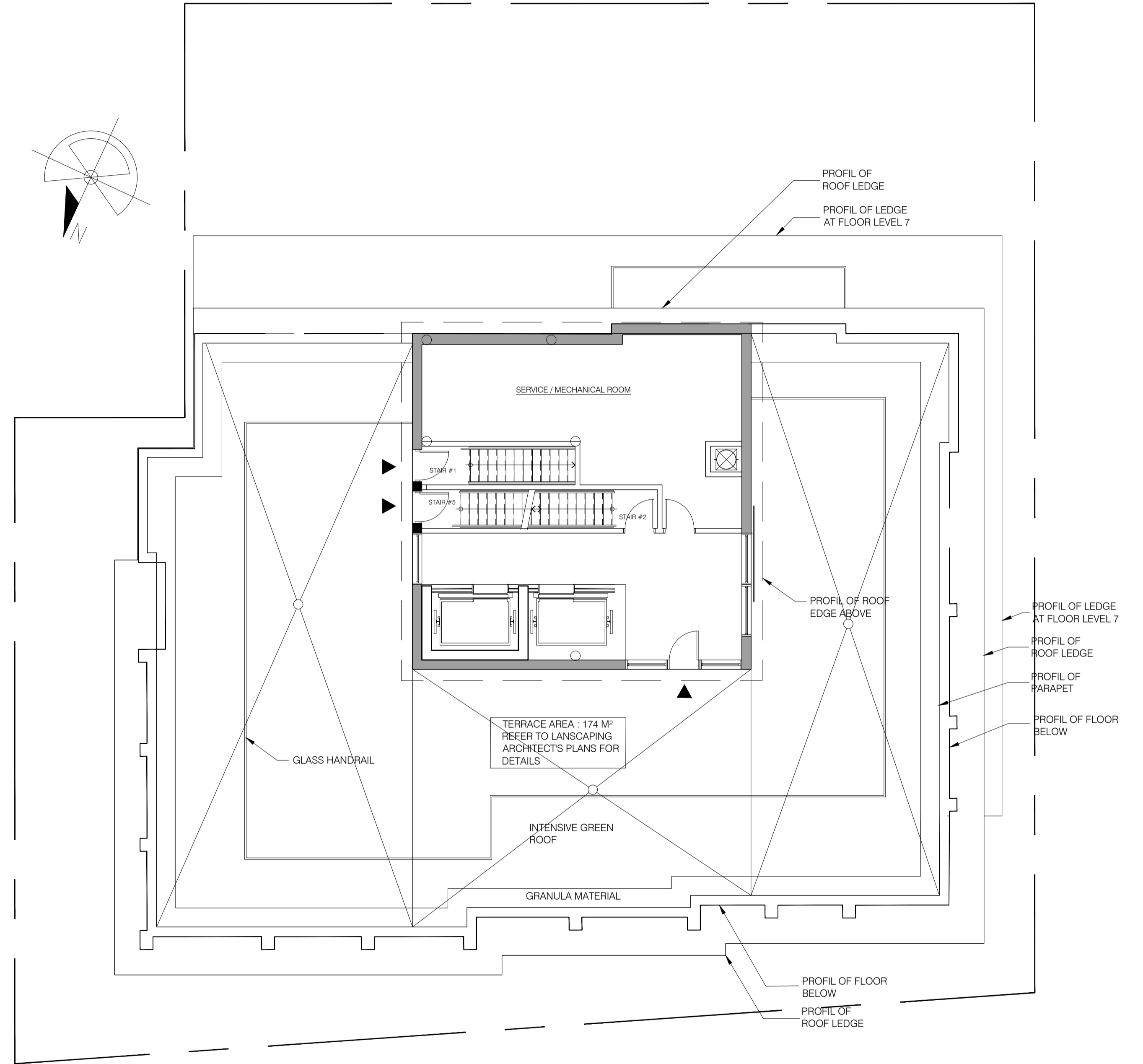


LOT 45 AND PART OF LOTS 3, 4 & 5, REGISTERED PLAN 343 (CITY OF OTTAWA)	
ACTUAL LAND AREA	970.77 M ² *
*AFTER CITY ROAD WIDENING	
BUILDING FOOTPRINT (GFA):	502.55 M ²
NUMBER OF DWELLINGS:	55 UNITS

FLOORS 7 AND 8
A 10 | 16
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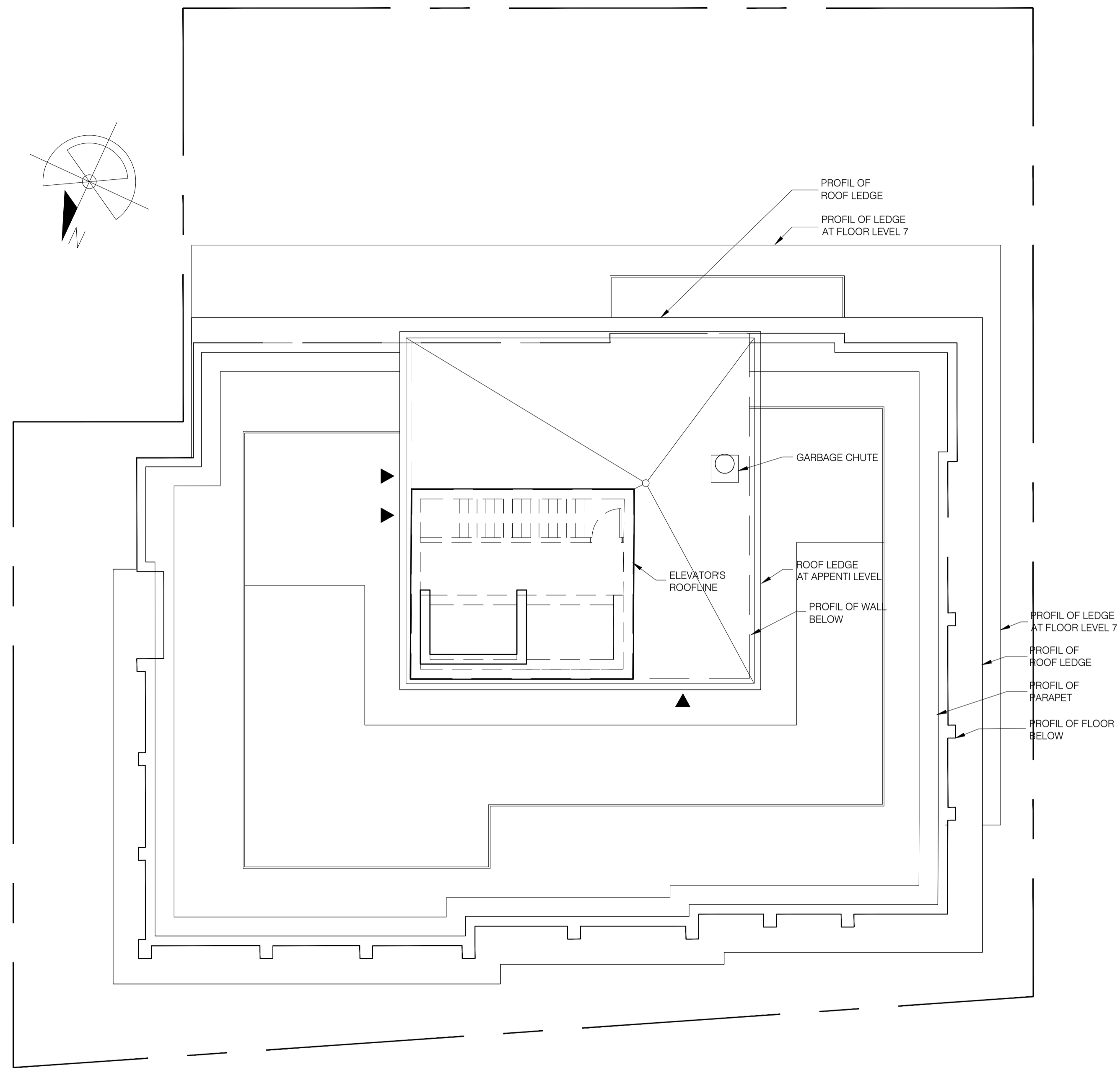


9TH FLOOR
SCALE = 1:100



ROOF TERRACE
SCALE = 1:100





ELEVATOR ROOF
 SCALE = 1:100

NO DE DOSSIER: 2020-117



RACINE ■ OTTAWA
 630 Montréal Road, Ottawa, On



LOT 45 AND PART OF LOTS 3, 4 & 5, REGISTERED PLAN 343 (CITY OF OTTAWA)	
ACTUAL LAND AREA	970.77 M ² *
*AFTER CITY ROAD WIDENING	
BUILDING FOOTPRINT (GFA):	502.55 M ²
NUMBER OF DWELLINGS:	55 UNITS

ROOF LEVEL
 A 12 | 16
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