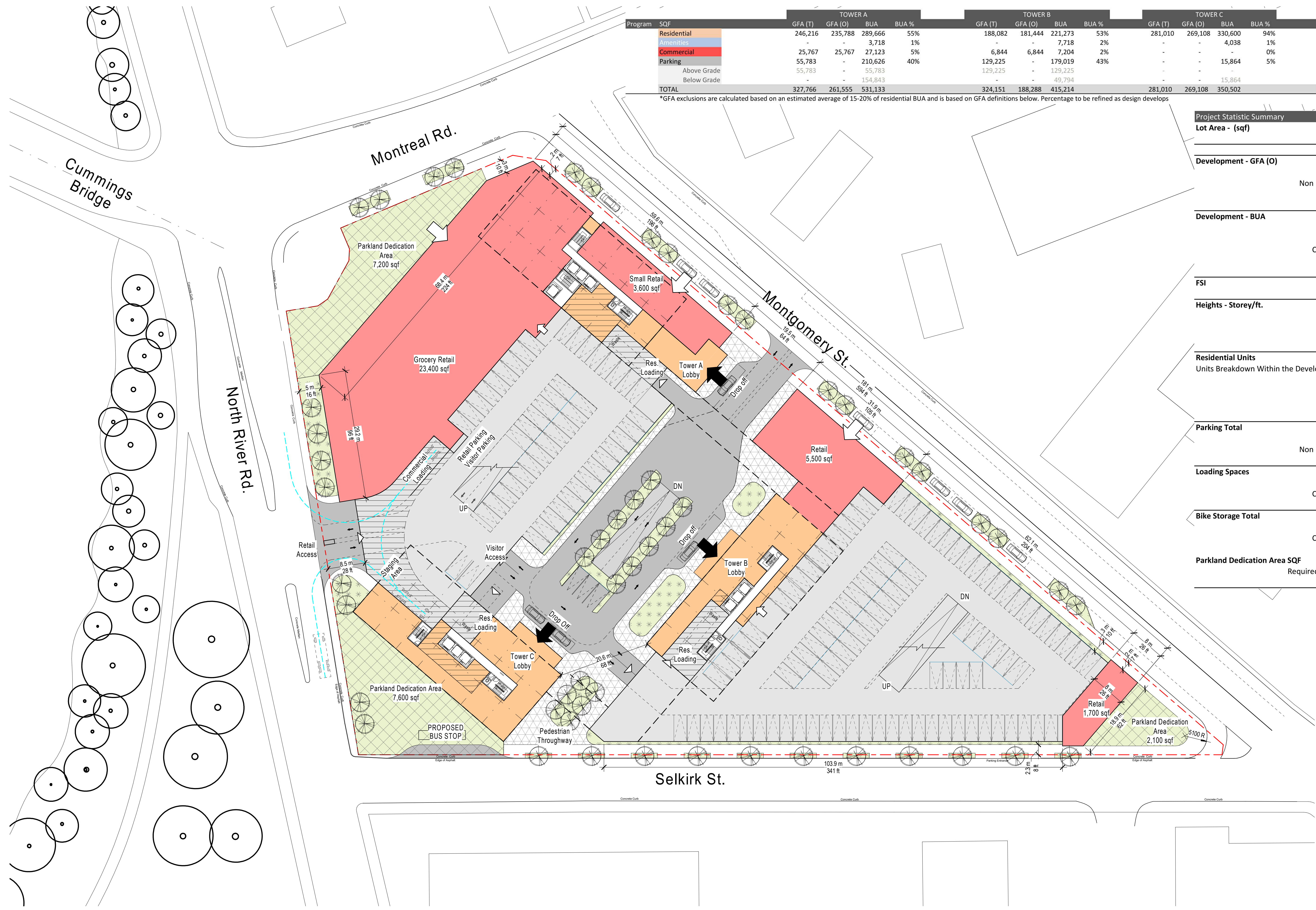

APPENDIX A

Evolution of Design of the Riverain Development

Program	SQF	TOWER A				TOWER B				TOWER C				OVERALL DEVELOPMENT (A+B+C)			
		GFA (T)	GFA (O)	BUA	BUA %	GFA (T)	GFA (O)	BUA	BUA %	GFA (T)	GFA (O)	BUA	BUA %	GFA (T)	GFA (O)	BUA	BUA %
Residential	246,216	235,788	289,666	55%	188,082	181,444	221,273	53%	281,010	269,108	330,600	94%	715,308	686,340	841,539	65%	
Amenities	-	-	3,718	1%	-	-	7,718	2%	-	-	4,038	1%	-	-	15,474	1%	
Commercial	25,767	25,767	27,123	5%	6,844	6,844	7,204	2%	-	-	-	0%	32,611	32,611	34,327	3%	
Parking	55,783	-	210,626	40%	129,225	-	179,019	43%	-	-	15,864	5%	185,008	-	405,509	31%	
Above Grade	55,783	-	55,783		129,225	-	129,225		-	-	-		185,008	-	185,008		
Below Grade	-	-	154,843		-	-	49,794		-	-	15,864		-	-	220,501		
TOTAL	327,766	261,555	531,133		324,151	188,288	415,214		281,010	269,108	350,502		932,927	718,951	1,296,849		

*GFA exclusions are calculated based on an estimated average of 15-20% of residential BUA and is based on GFA definitions below. Percentage to be refined as design develops

Project Statistic Summary			
Lot Area - (sqft)		178,000	16,537
		SQF	SQM
Development - GFA (O)		718,951	66,792
	Residential	686,340	63,763
	Non Residential	32,611	3,030
Development - BUA		1,296,849	120,480
	Residential	841,539	78,181
	Amenities	15,474	1,438
	Commercial	34,327	3,189
	Parking	405,509	37,673
FSI		4.0	
Heights - Storey/ft.			
	Tower A	28 Storeys/285'	(87 m)
	Tower B	22 Storeys/226'	(69 m)
	Tower C	32 Storeys/325'	(99 m)
Residential Units		1,003	
Units Breakdown Within the Development			
	1bdr	617	62%
	2bdr	308	31%
	3bdr	78	8%
Parking Total		978	
	Residential	898	
	Non Residential	80	
Loading Spaces		5	
	Residential	3	
	Commercial	2	
Bike Storage Total		502	
	Residential	502	
	Commercial	0	
Parkland Dedication Area SQF			
	Required (10% Lot)	17,800	1,654
	Provided	16,900	1,570



LEGEND

- PROPERTY LINE
- SETBACK
- TOWER ABOVE
- MAIN BUILDING ENTRANCE
- SECONDARY ENTRANCE
- VEHICLE ENTRANCE/EXIT
- PROPOSED TREE
- PARKLAND DEDICATION AREA

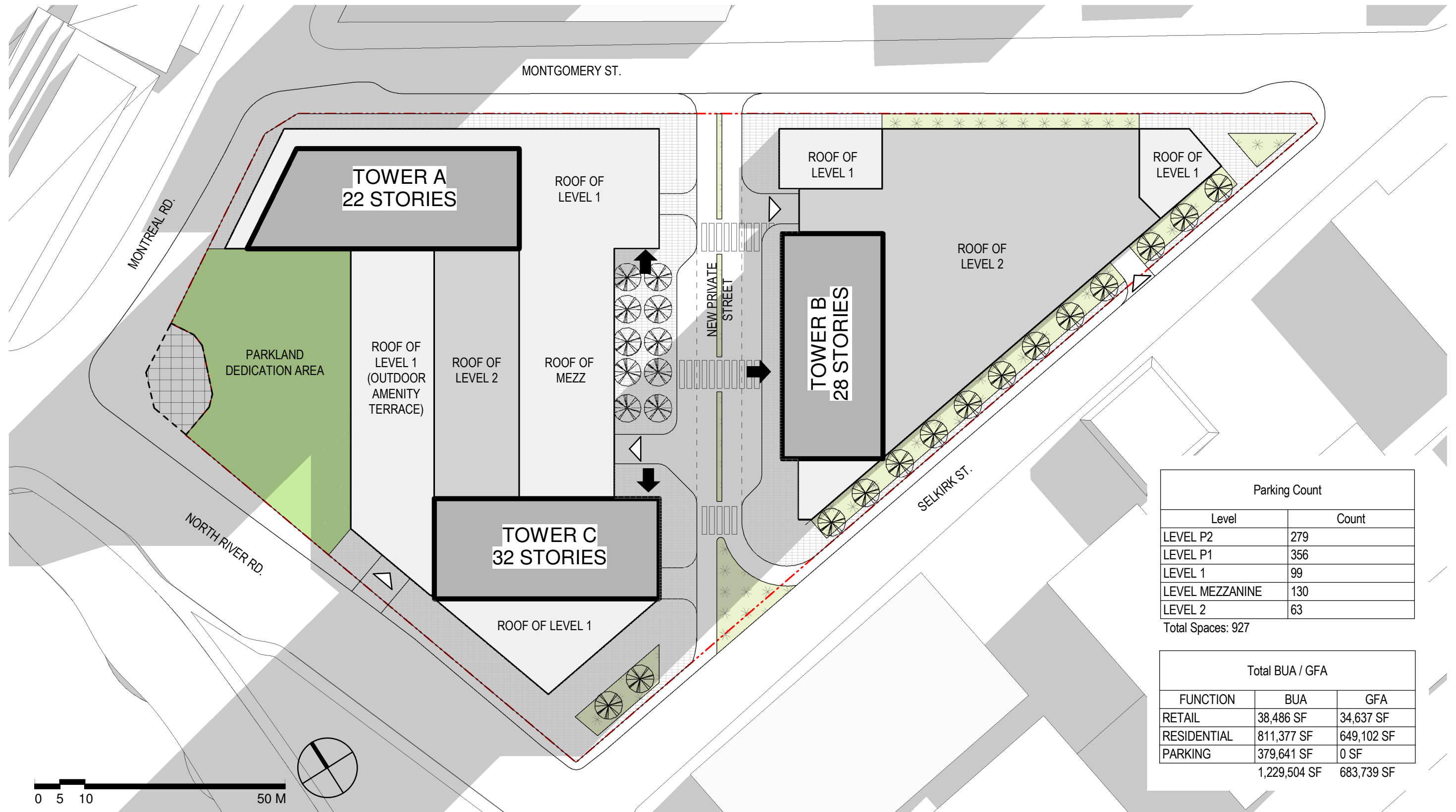
Scale: 0 1 5 10 20 M



VIEW OVER GATEWAY TOWERS

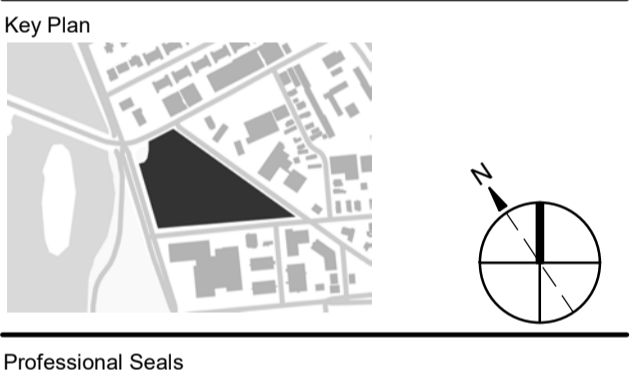


AERIAL PERSPECTIVE
UDRP PRESENTATION (08-27)



Parking Count	
Level	Count
LEVEL P2	279
LEVEL P1	356
LEVEL 1	99
LEVEL MEZZANINE	130
LEVEL 2	63
Total Spaces: 927	

Total BUA / GFA		
FUNCTION	BUA	GFA
RETAIL	38,486 SF	34,637 SF
RESIDENTIAL	811,377 SF	649,102 SF
PARKING	379,641 SF	0 SF
	1,229,504 SF	683,739 SF



Professional Seals

**Preliminary Drawings
Subject to Approval**

No.	Description	Date
1	Issued for Rezoning	2020-06-15
2	Reissued for Rezoning	2021-02-12

Drawing Scale: As indicated

Sheet Title

SITE PLAN

Original drawing is A1. Do not scale contents of this drawing.
Sheet Number

A100



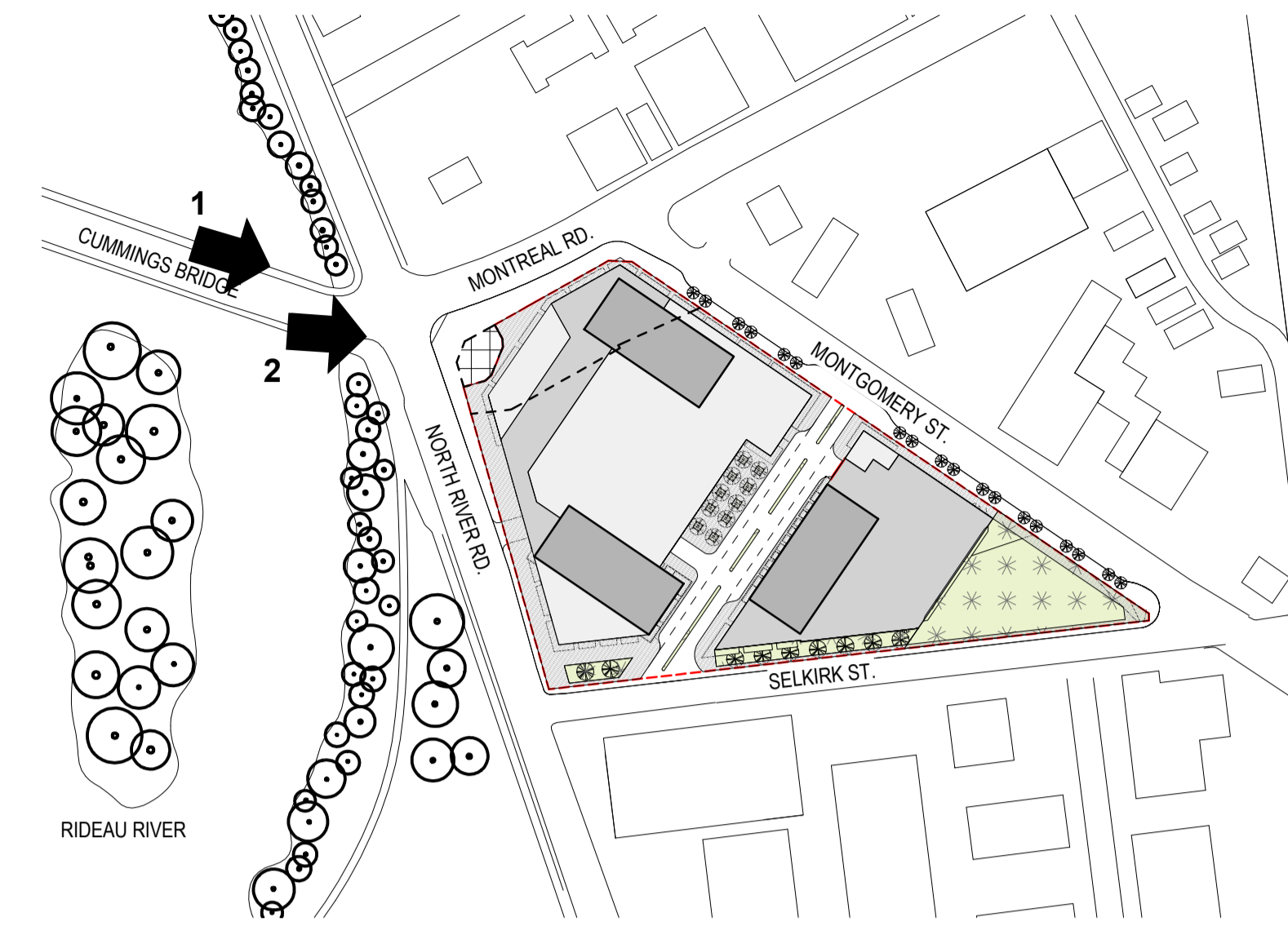
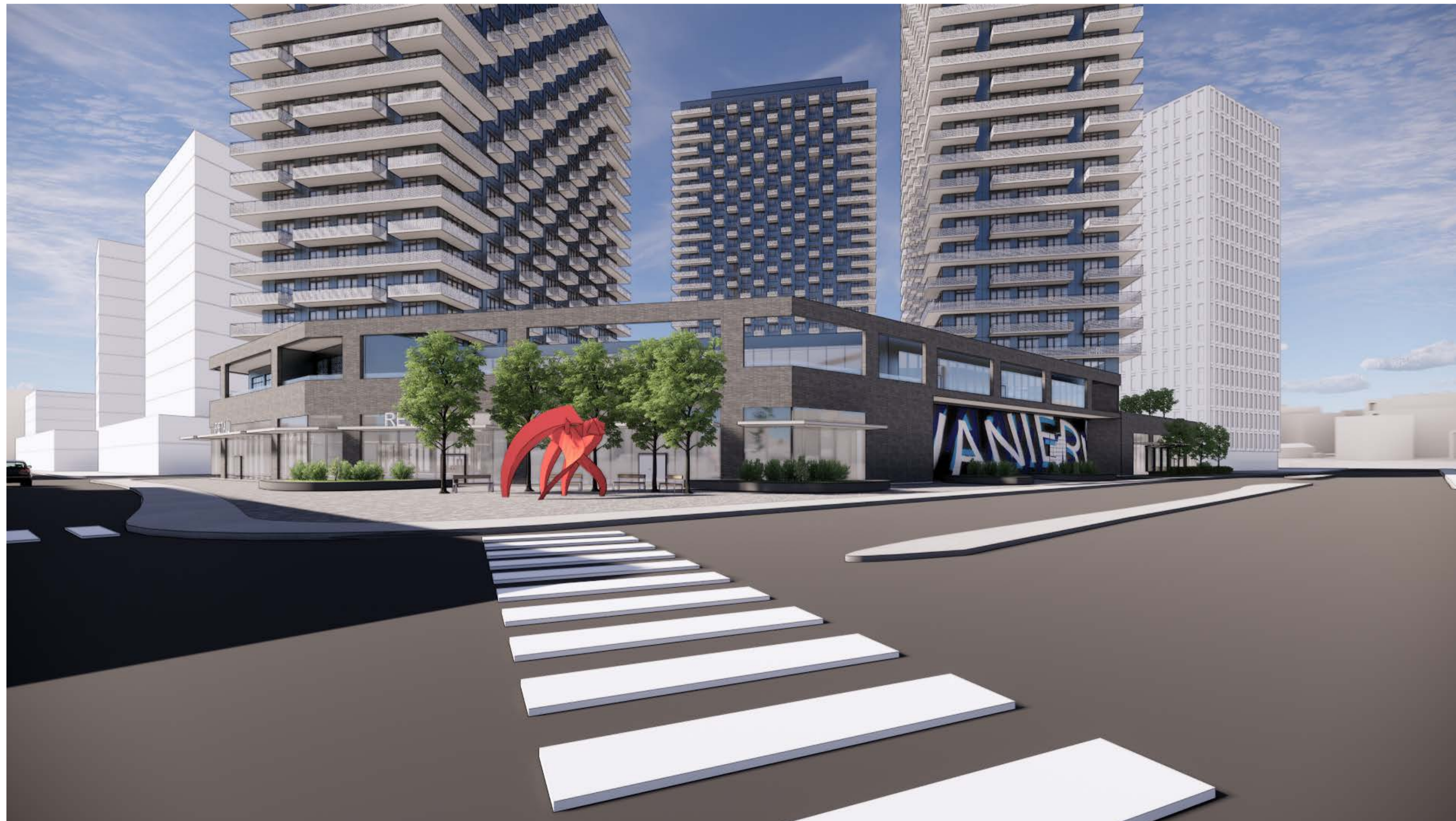
LEGEND

- SITE PROPERTY LINE
- PROPERTY LINE
- CURB OUTLINE (DEMOLISHED)
- ➔ MAIN BUILDING ENTRANCE
- ↔ VEHICLE ENTRANCE/EXIT
- ⊗ PROPOSED TREE
- * PARKLAND DEDICATION AREA

*ELEVATIONS ARE RELATIVE TO ESTABLISHED GRADE

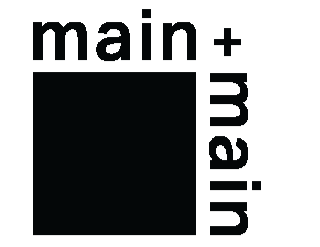
1 SITEPLAN
1:400

2021-03-03 3:40:26 PM



1) CUMMINGS BRIDGE

2) MONTREAL RD. & NORTH RIVER RD.



Project
3 SELKIRK ST. & 2 MONTREAL RD.
 Prepared For
SELKIRK AND MAIN DEVELOPMENTS INC.



PICK PROJECT LOCATION!

205 Catherine Street, Suite 101
 Ottawa, Ontario K2P 1C3 Canada
 t +1 613 226 9650 f +1 613 226 9656

All reproduction & intellectual property rights reserved © 2019



Professional Seals

**Preliminary Drawings
 Subject to Approval**

No.	Description	Date
1	Issued for Rezoning	2020-06-15
2	Reissued for Rezoning	2021-02-12

Drawing Scale: 1 : 2000

Sheet Title

RENDERINGS

Original drawing is A1. Do not scale contents of this drawing.
 Sheet Number

A500



RIVERAIN DISTRICT

Project
RIVERAIN DISTRICT

Prepared For
Riverain Developments Inc.



HOK, Inc.
205 Catherine Street, Suite 101
Ottawa, Ontario K2P 1C3 Canada
t +1 613 226 9650 f +1 613 226 9656

All reproduction & intellectual property rights reserved © 2019



Professional Seals

Preliminary Drawings
Subject to Approval

No.	Description	Date
1	SPA COORDINATION	2021-05-25
2	SPA COORDINATION	2021-07-09
3	SPA SUBMISSION	2021-08-13

Drawing Scale: As indicated

Sheet Title

MASTER SITE PLAN

Original drawing is A1. Do not scale contents of this drawing.
Sheet Number

A101



2021-08-13 11:24:05 AM

APPENDIX B

Official Plan Amendment for 2 Montreal Road and 2 Selkirk Street

Document 2 – Official Plan Amendment

**Official Plan Amendment XX to the
Official Plan for the
City of Ottawa**

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

1. PURPOSE

The purpose of this amendment to the Montreal Road District Secondary Plan is to permit a mixed-use development consisting of three (3) residential towers which are 22, 32 and 28 storeys in height respectively.

2. LOCATION

The subject property is located at the southeast intersection of Montreal Road and the North River Road. The site is also bounded by Montgomery Street to the east and Selkirk Street to the south.

3. BASIS

The amendment to the Official Plan was requested by the applicant in order to facilitate the construction of a new a mixed-use development consisting three (3) residential towers which are 22, 32 and 28 storeys in height respectively.

4. RATIONALE

The proposed Official Plan Amendment to the Montreal Road District Secondary Plan to permit a minor increase in height on the subject lands are consistent with the Provincial Policy Statement and the City of Ottawa Official Plan. The amendments which propose an increase in the permitted building height is appropriate for the site and surrounding context and are considered good land use planning.

PART B – THE AMENDMENT

1. INTRODUCTION

All of this part of this document entitled Part B – The Amendment consisting of the following text and the attached Schedules constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. DETAILS OF THE AMENDMENT

The following changes are hereby made to the Official Plan, Volume 2a, Montreal Road District Secondary Plan, is hereby amended as follows for the City of Ottawa:

2.1 By adding a new policy in Section 1.3.1 West Gateway, as follows:

“11. Despite Section 1.3.1. on the lands known as 2 Montreal Road and 3 Selkirk Street, building heights of 32 storeys are permitted. New buildings that face North River Road will have window and door entrances that will occupy at least 40% of the building facades. Blank facades facing any street will not be permitted”. A minimum building height of 10 metres or two storeys is required abutting Montreal Road.

2.2 By adding a new policy in Section 1.3.2 North River Road, as follows:

“5. Despite Section 1.3.2. on the lands known as 2 Montreal Road and 3 Selkirk Street new buildings that face North River Road will have window and door entrances that will occupy at least 40% of the building facades. One vehicular access is permitted from North River Road for loading and servicing functions only”

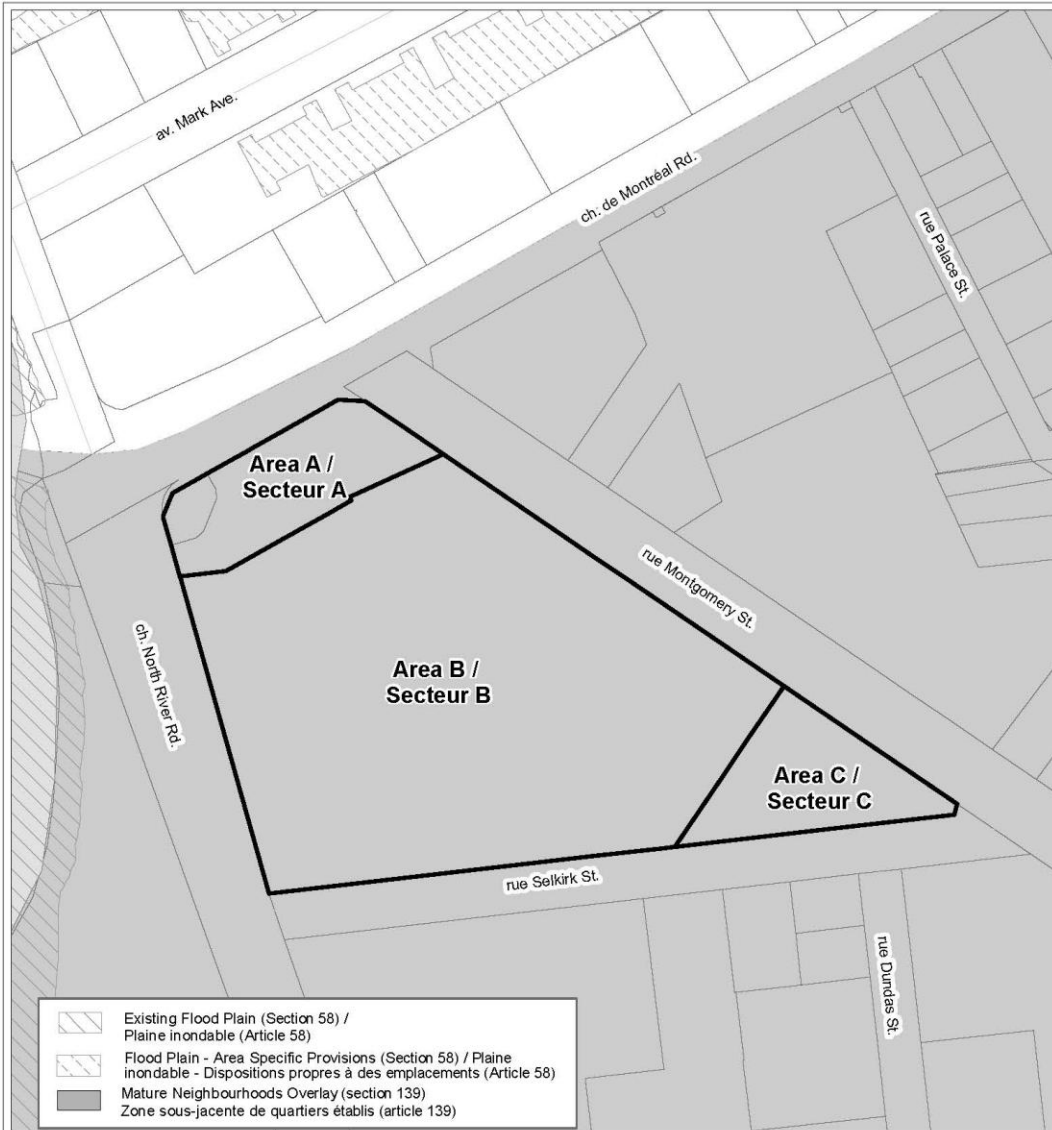
3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

APPENDIX C

Zoning By-law Amendment for 2 Montreal Road and 2 Selkirk Street

Document 3 – Zoning Key Plan



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE 2 ch. Montreal Road, 3 rue Selkirk Street 291 ch. North River Road	
D02-02-20-0044	21-0729-D	<div style="display: flex; align-items: flex-start;"> <div style="border: 1px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <div> <p>Area A to be rezoned from TM3 H(42) to TM3[XXXX] SYYY Le zonage du secteur A sera modifié de TM3 H(42) à TM3[XXXX] SYYY</p> <p>Area B to be rezoned from GM11[175] F(3.0) H(42) to TM3[XXXX] SYYY Le zonage du secteur B sera modifié de GM11[175] F(3.0) H(42)) à TM3[XXXX] SYYY</p> <p>Area C to be rezoned from GM11[175] F(3.0) H(42) to O1 Le zonage du secteur C sera modifié de GM11[175] F(3.0) H(42)) à O1</p> </div> </div>	
D01-01-20-0009			
I:\CO\2021\Zoning\Montreal_2_Selkirk_3			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small> <small>©Les données de parcelles appartiennent à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. C'EST NI EST PAS UN PLAN D'ARPENTAGE.</small>			
REVISION / RÉVISION - 2021 / 05 / 27			

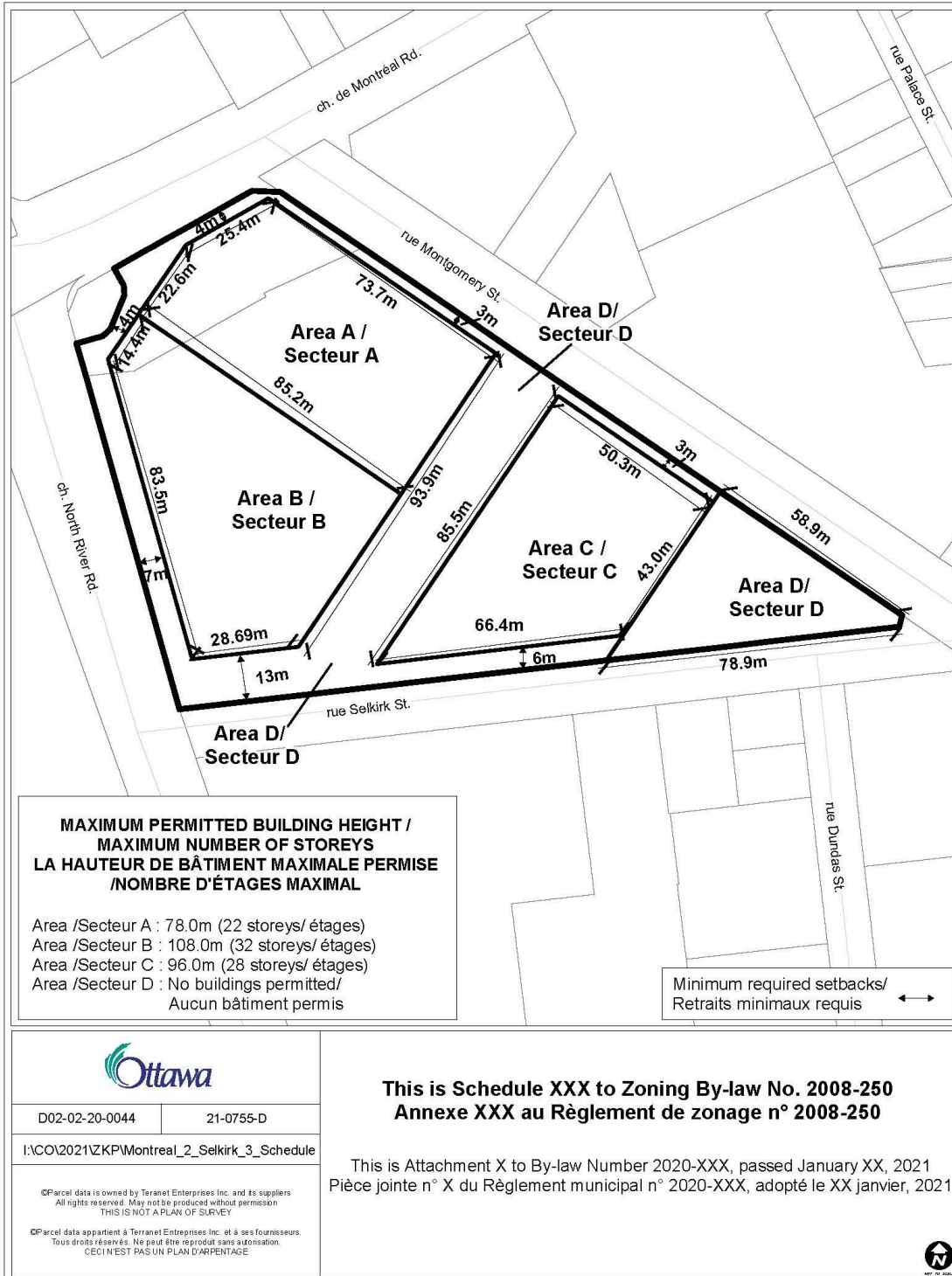
Document 4 – Details of Recommend Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 2 Montreal Road and 3 Selkirk Street are as follows:

1. Rezone the lands shown in Document 3 from TM3 H(42) and GM11[175] F(3.0) H(42) to TM3 [XXXX] SYYY and O1.
2. Amend Part 17, by adding a new Schedule “YYY”, as shown in Document 5
3. Add a new exception [XXXX] to Section 239, Urban Exceptions, to add provisions similar in effect to the following:
 - a. In Column II, add the text, “TM3 [XXXX] SYYY”;
 - b. In Column III, add the text, “Apartment Dwelling High-Rise, Apartment Dwelling Mid-Rise, Apartment Dwelling Low-Rise, Cinema, Hotel, Theatre, Broadcast Studio, Recording Studio, Place of Assembly, Museum, Home-Based Business, Home-Based Daycare, Retirement Home”
 - c. In Column V, add the text:
 - Maximum Height and minimum yard setbacks as per Schedule YYY.
 - Maximum Floor Space Index – 3.7
 - A maximum of one tower is permitted within Area A, B and C on Schedule YYY.
 - The subject lands are considered one lot for zoning purposes.
 - Tower floor plate size shall not exceed 900m².
 - Minimum tower separation - 20m
 - Buildings facing North River Road will at least 40% of the ground/floor or storeys facade consisting of clear glazing (window and door entrances).
 - Section 111(8, 9, 10 and 11) do not apply with respect to Bicycle Parking Space Provisions.
 - Stacked bicycle systems are permitted.
 - Setback abutting an O1 zone – 0m

- Minimum width of landscaped area – Abutting Selkirk Street 3m
- Minimum width of landscaped area – All other cases 0m
- Section 197(1)(d) does not apply to a parking garage located in area C of Schedule YYY.
- Section 197(4) sub 3, 4 and 5 do not apply.
- Despite Section 197(13), the façade facing the main street must include at least one active entrance serving either residential or non-residential use occupying any part of the ground floor.
- Despite Section 101 and 102, a minimum of 35 spaces are required for a combination of visitor and non-residential parking.
- A temporary surface parking lot is permitted within Area A and Area B of Schedule YYY until such time as a building permit has been issued for that portion of the site.
- A temporary surface parking lot must be screened at grade from a public street through a combination of soft landscaping, required landscaped areas and/or fencing. Temporary surface parking may not abut Montreal Road.
- Minimum height of a building abutting Montreal Road in Area A and B of Schedule YYY – 10m or two storeys.

Document 5 – Proposed Zoning Schedule





www.jlrichards.ca

Ottawa

864 Lady Ellen Place
Ottawa ON Canada
K1Z 5M2
Tel: 613 728-3571

ottawa@jlrichards.ca

Kingston

203-863 Princess Street
Kingston ON Canada
K7L 5N4
Tel: 613 544-1424

kingston@jlrichards.ca

Sudbury

314 Countryside Drive
Sudbury ON Canada
P3E 6G2
Tel: 705 522-8174

sudbury@jlrichards.ca

Timmins

201-150 Algonquin Blvd.
East
Timmins ON Canada
P4N 1A7
Tel: 705 360-1899

timmins@jlrichards.ca

North Bay

200-175 Progress Road
North Bay ON Canada
P1A 0B8
Tel: 705 495-7597

northbay@jlrichards.ca

Hawkesbury

326 Bertha Street
Hawkesbury ON Canada
K6A 2A8
Tel: 613 632-0287

hawkesbury@jlrichards.ca

Guelph

107-450 Speedvale Ave.
West Guelph ON Canada
N1H 7Y6
Tel: 519 763-0713

guelph@jlrichards.ca

