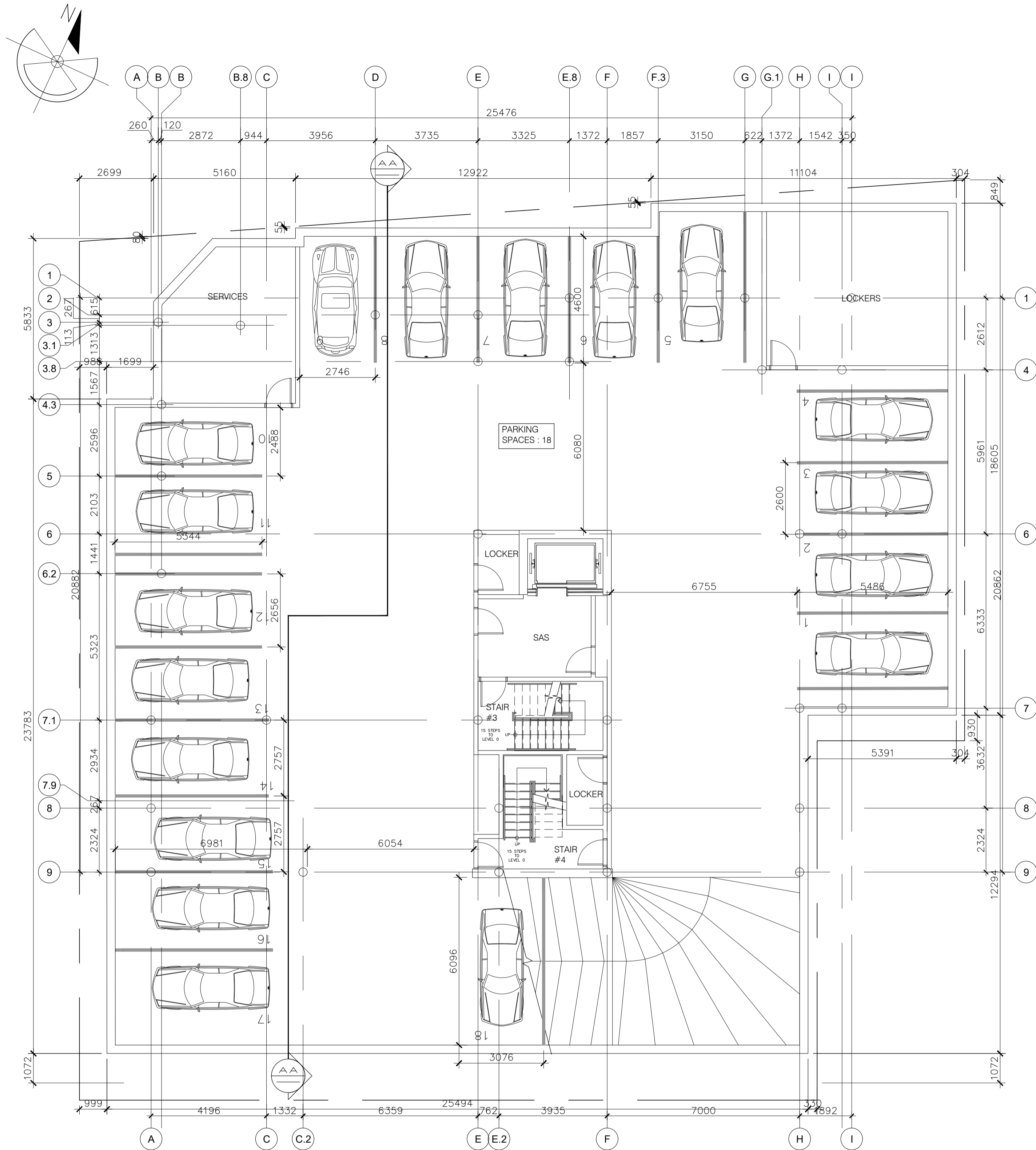


ZONING COMPLIANCE TABLE			ZONING COMPLIANCE TABLE				
Zoning Provision	Requirement	Proposed	Zoning Provision	Requirement	Proposed		
Minimum lot width	No minimum	32.2 m	Minimum required amenity area	Total Amenity Area: 6m2 per dwelling unit, and 10% of the gross floor area of each rooming unit.	348 m2		
Minimum lot area	No minimum	970.77 m2		Communal Amenity Area: A minimum of 50% of the required total amenity area.	174 m2		
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 (56 units x 0.5) = 28 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		Minimum visitor parking space rate for Area X, apartment dwelling low or mid-high-rise apartment - Sec. 102, Table 102 (iii)		0.1 per dwelling unit (56 units - 12 spaces = 44 spaces)	4 parking spaces
	(iv) in any area : 1. Outside of the areas identified in (i) through (iii)	30.1 m					
	Minimum front yard setback	0 m		3.15 m	No visitor parking required for the first 12 units on a lot within areas X, Y, Z and B - Sec. 102(2)		
Minimum interior setback	(i) First 20 metres from the street: 3.0 m	3.9 m	Minimum parking retail store space rate for Area X, retail store - Sec. 102, Table 102	1.25 per 100m2 of gross floor area (225.20 m2/100 m2 x 1.25 = 2.8 spaces)	3 parking spaces		
	(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	Note 2 parking spaces are less than 2.6m wide Actual dimension is 2.49 m				
	All other cases: 7.5 m	7.4 m					

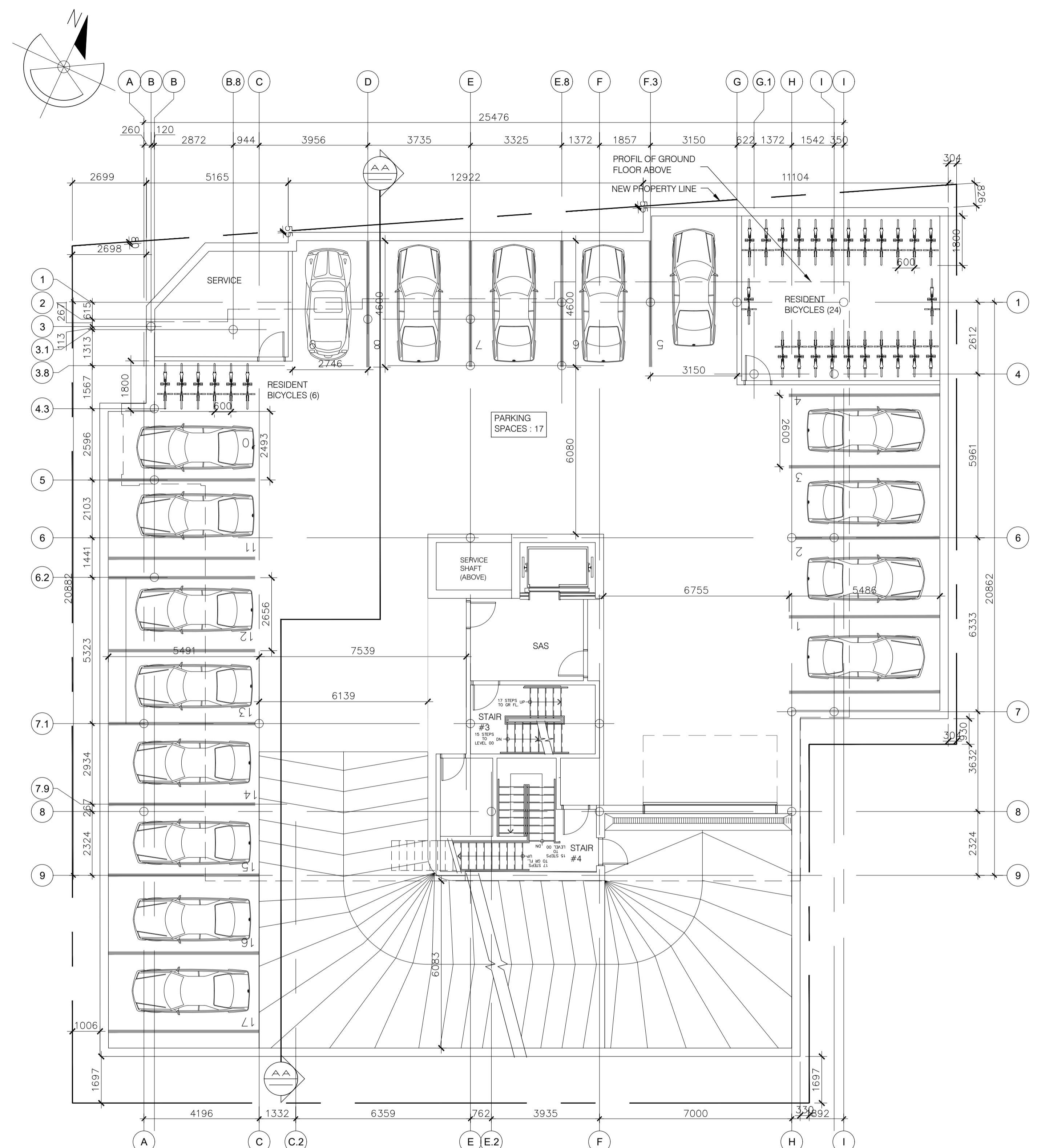
RACINE ■ OTTAWA ■
630 Montréal Road, Ottawa, On

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: 56 UNITS

SITE PLAN
A 06 | 17
REVISION 8 / 07-12-2023



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*	56 UNITS	28	28
RESIDENTIAL, VISITOR	0.1 PER DWELLING UNIT* *NO PARKING IS REQUIRED FOR THE FIRST 12 UNITS	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



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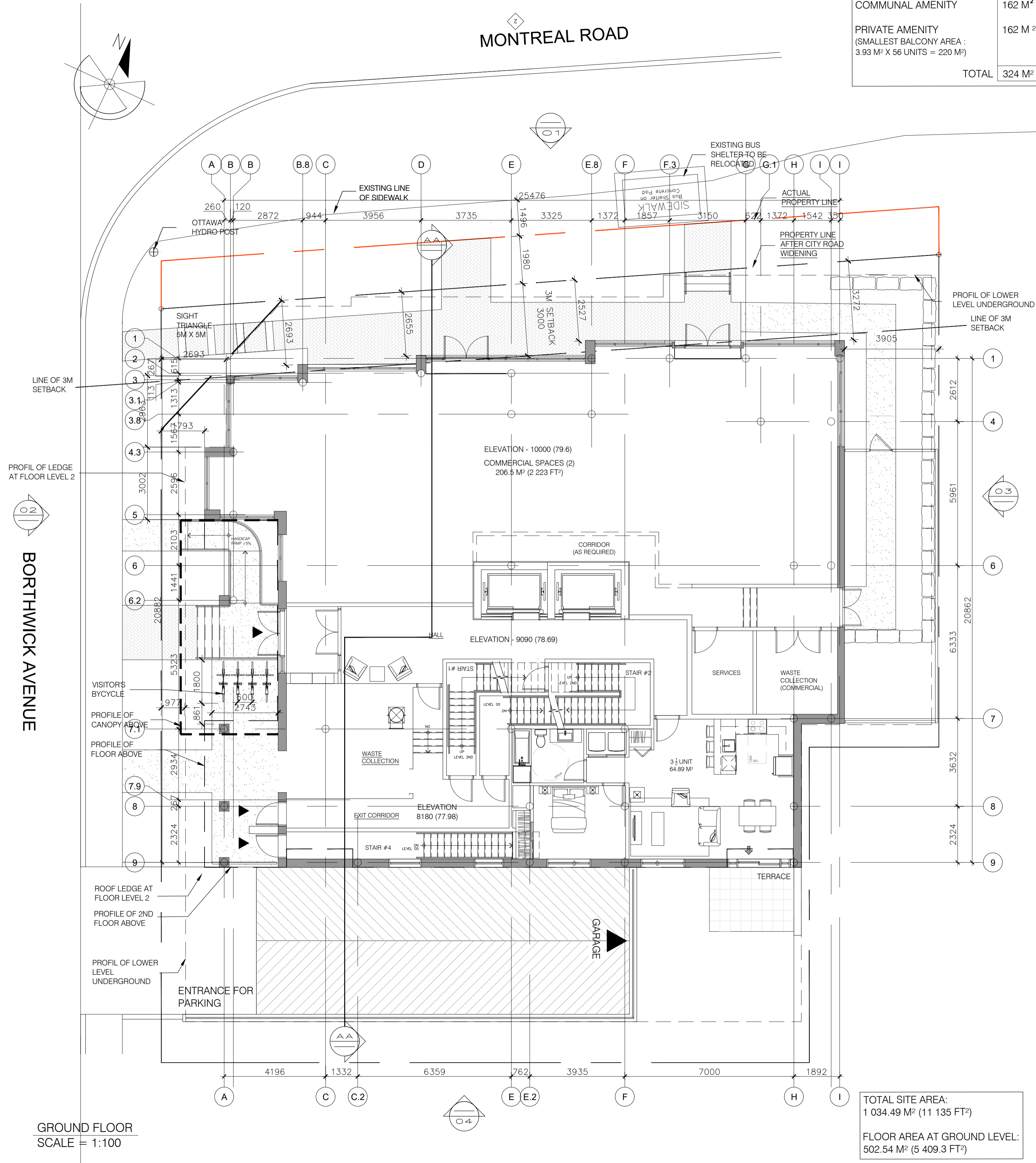
LOT 45 AND PART OF LOTS 3, 4 & 5,
REGISTERED PLAN 343 (CITY OF OTTAWA)
ACTUAL LAND AREA 970.77 M²*
*AFTER CITY ROAD WIDENING
BUILDING FOOTPRINT (GFA): 502.55 M²
NUMBER OF DWELLINGS: 56 UNITS

PARKING LEVELS
A 07 | 17
REVISION 8 / 07-12-2023

007-12-21-0189

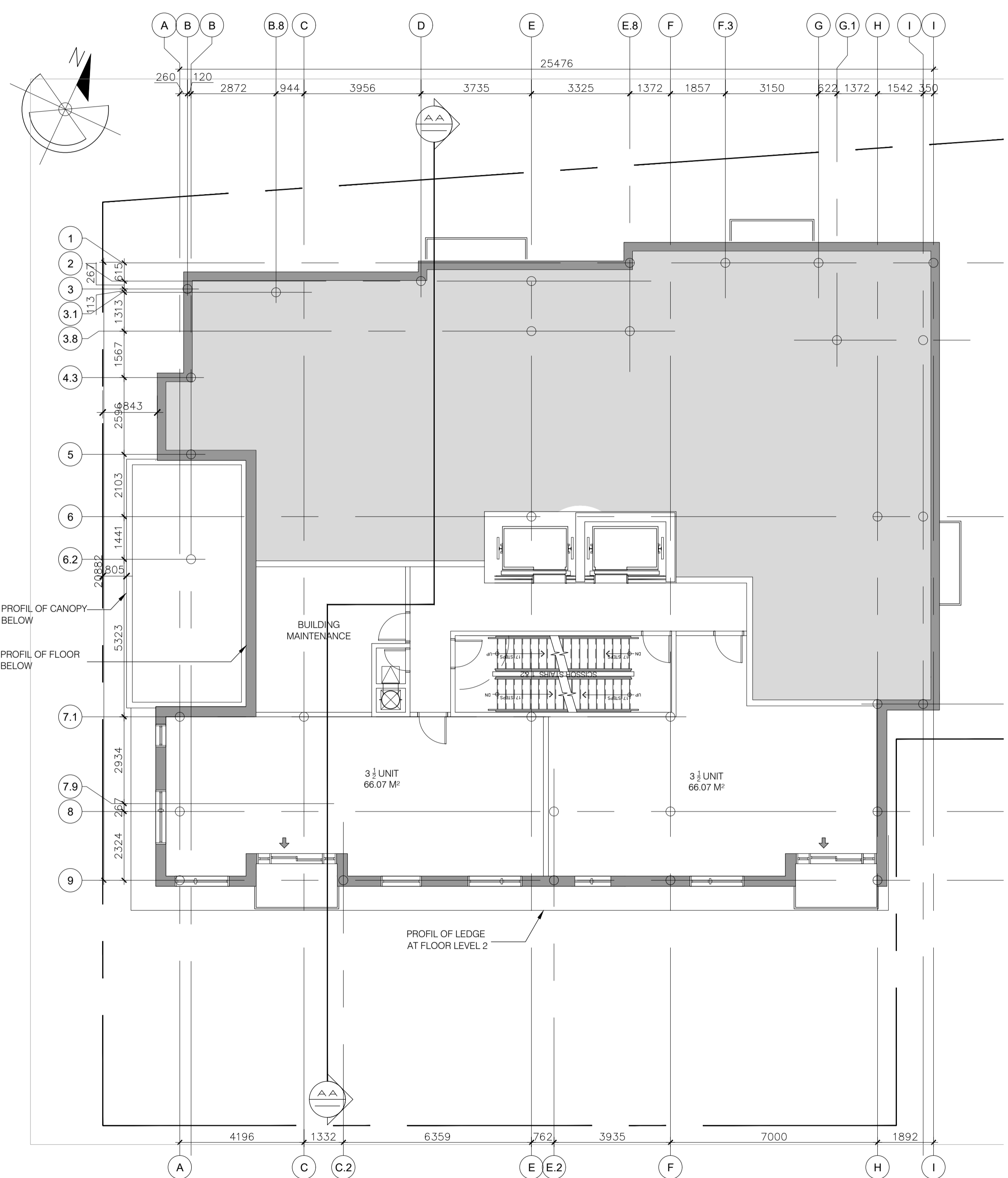
AMENITY AREA FOR 54 UNITS:			
COMMUNAL AMENITY	REQUIRED	SUPPLIED	TYPE
	162 M ²	174 M ²	ROOF TERRACE
PRIVATE AMENITY (SMALLEST BALCONY AREA : 3.93 M ² X 56 UNITS = 220 M ²)	162 M ²	220 M ²	PRIVATE BALCONIES
TOTAL	324 M²	394 M²	

Racine - Ottawa				2023-11-07	
Type of unit	3 1/2	4 1/2	Floor area	3 1/2	4 1/2
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	37	19	Total floor area		
Total of units	56		4853.89 m.c.		



GROUND FLOOR
SCALE = 1:100

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

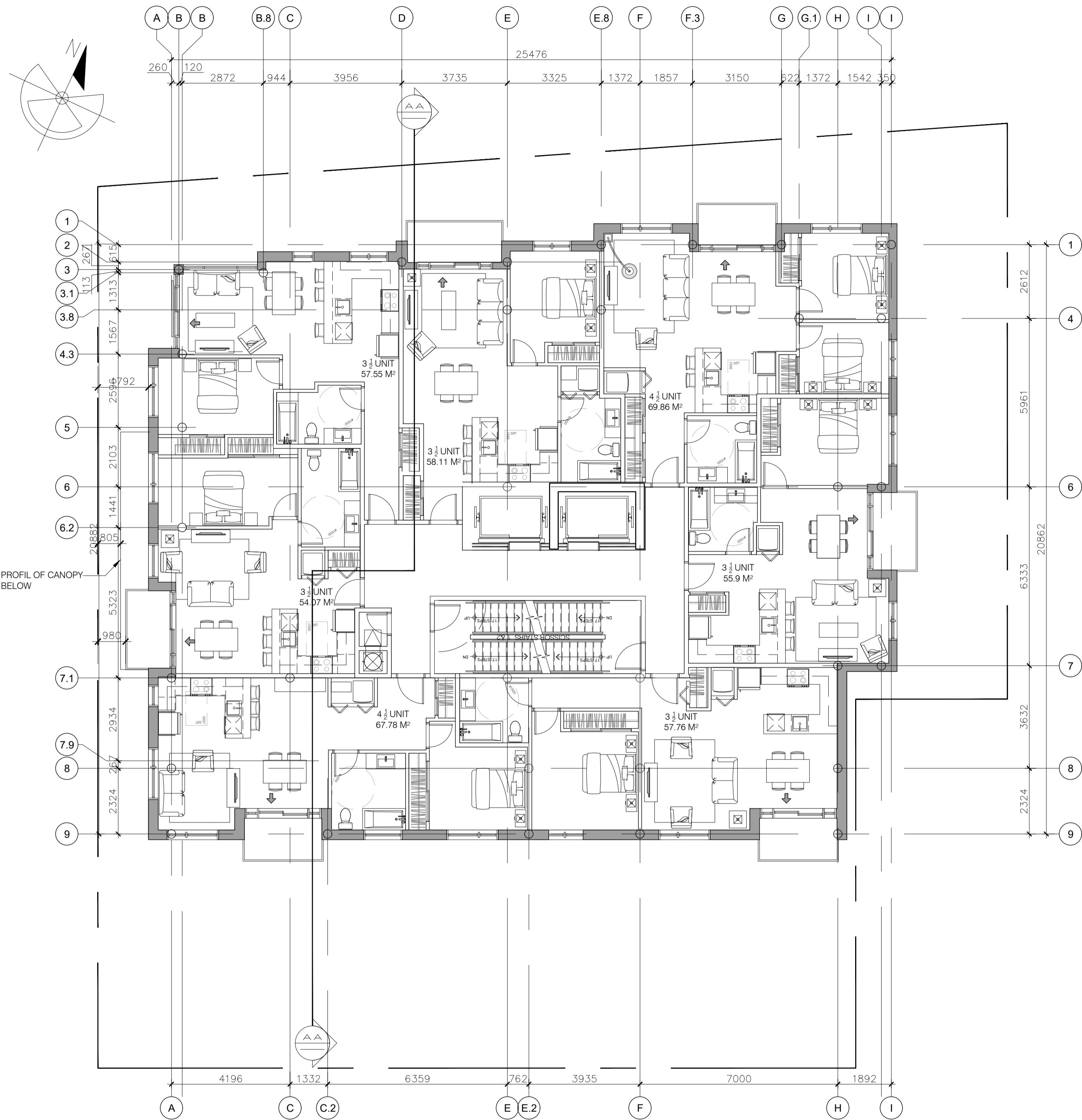


1ST FLOOR
SCALE = 1:100

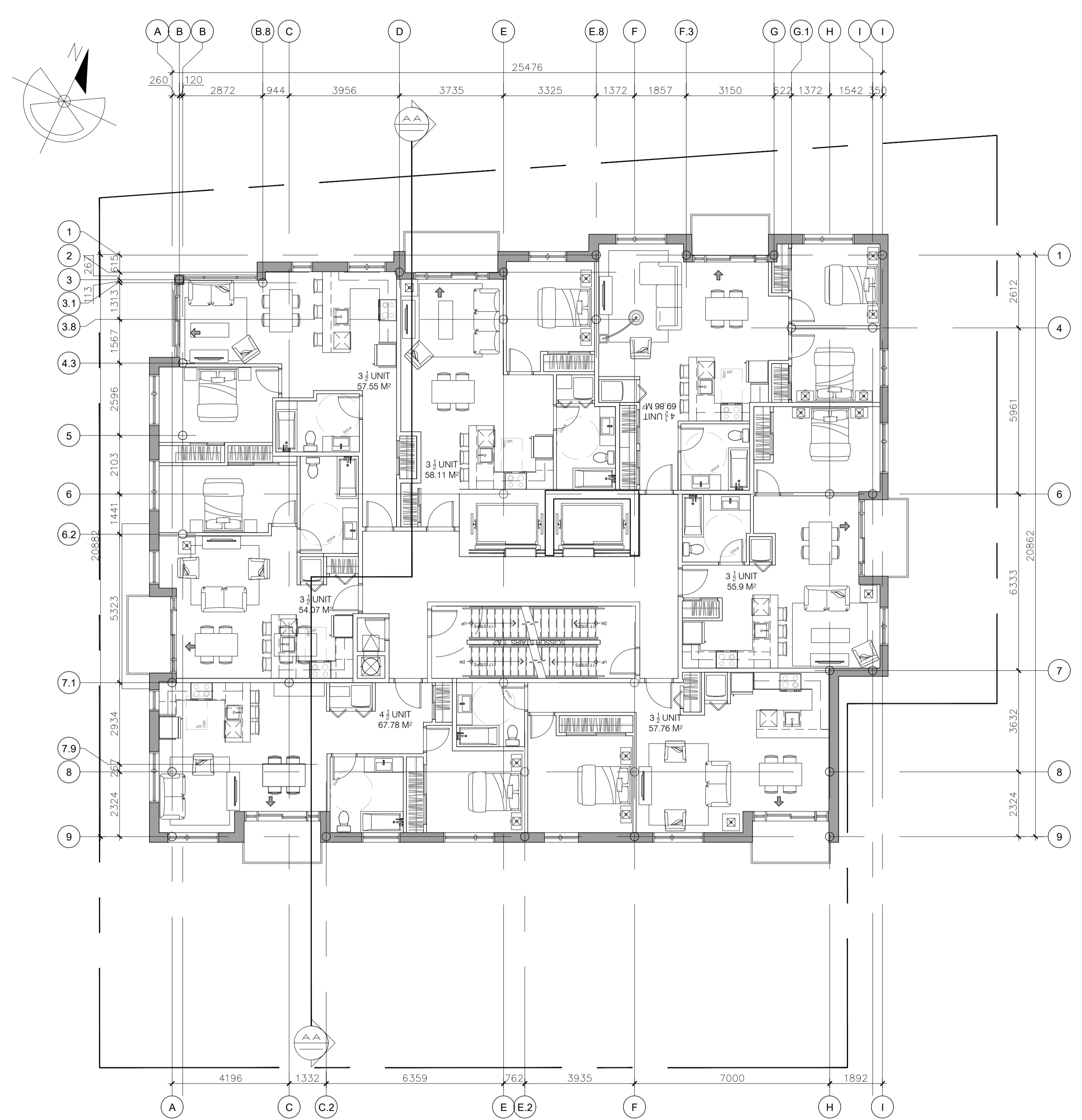
RACINE ■ OTTAWA ■
630 Montréal Road, Ottawa, On

LOT 45 AND PART OF LOTS 3, 4 & 5,
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BUILDING FOOTPRINT (GFA): 502.55 M²
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GROUND FLOOR
A 08 | 17
REVISION 8 / 07 -12 - 2023

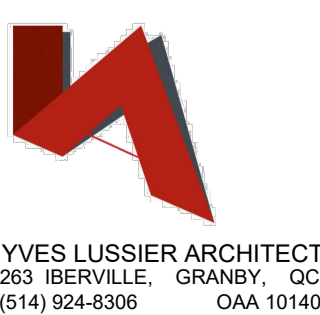


2TH FLOOR
SCALE = 1:100



3RD to 6TH FLOOR
SCALE = 1:100

NO DE DOSSIER: 2020-117

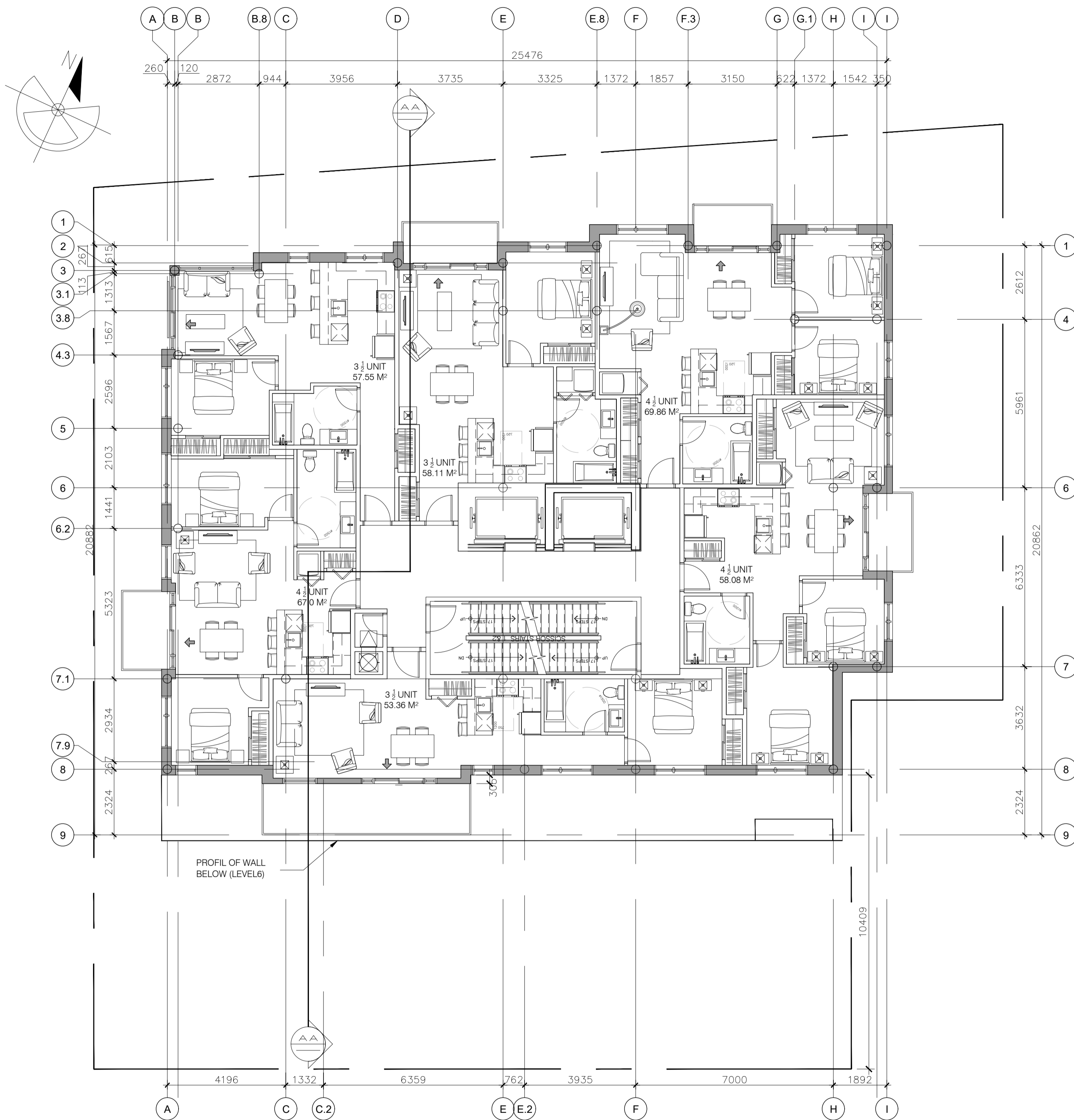


RACINE ■ OTTAWA ■
630 Montréal Road, Ottawa, On

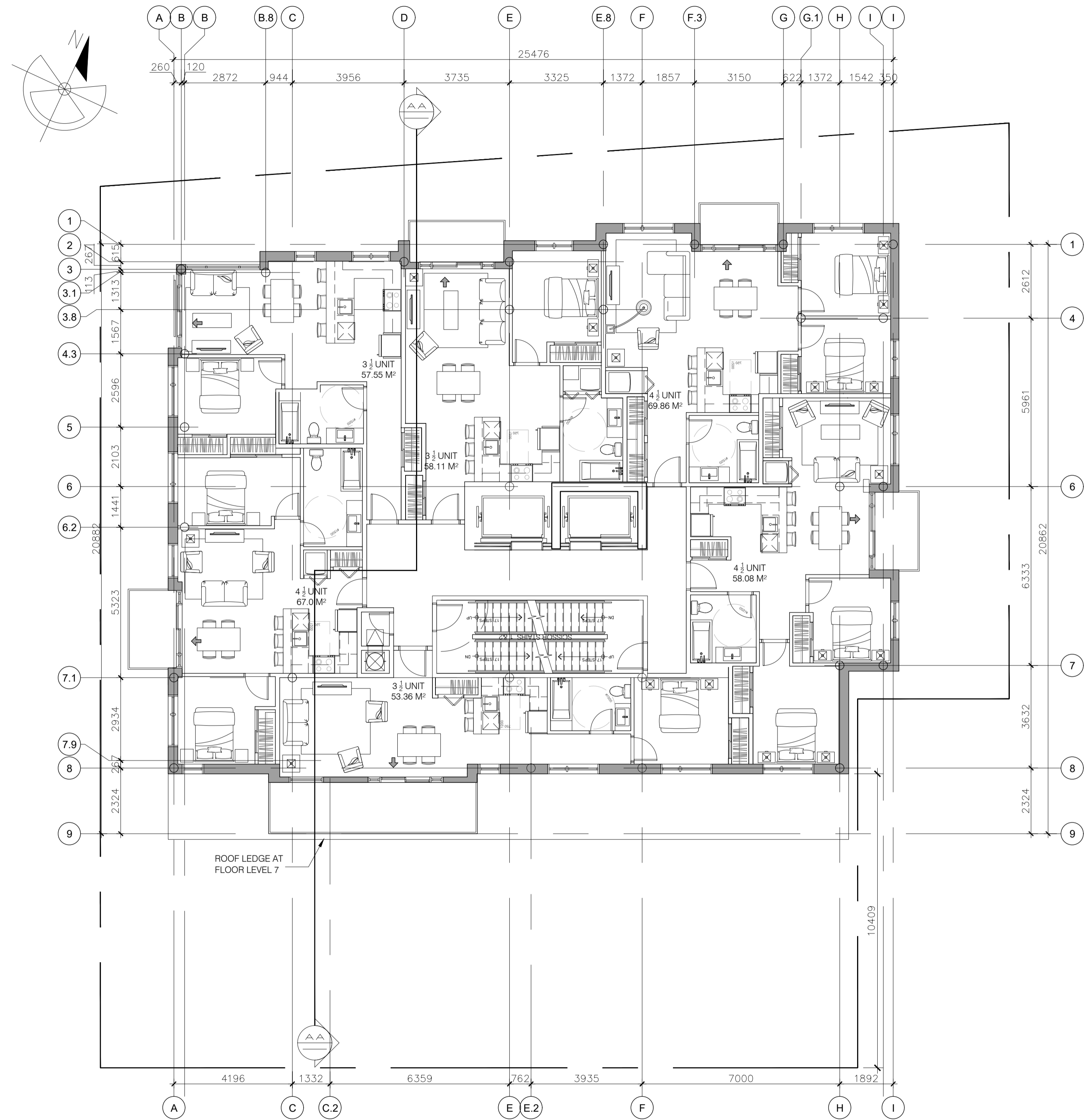
LOT 45 AND PART OF LOTS 3, 4 & 5, REGISTERED PLAN 343 (CITY OF OTTAWA)	
ACTUAL LAND AREA	970.77 M ² *
*AFTER CITY ROAD WIDENING	
BUILDING FOOTPRINT (GFA):	502.55 M ²
NUMBER OF DWELLINGS:	56 UNITS

FLOORS 2 TO 6
A 09 | 17
REVISION 8 / 07 -12 - 2023

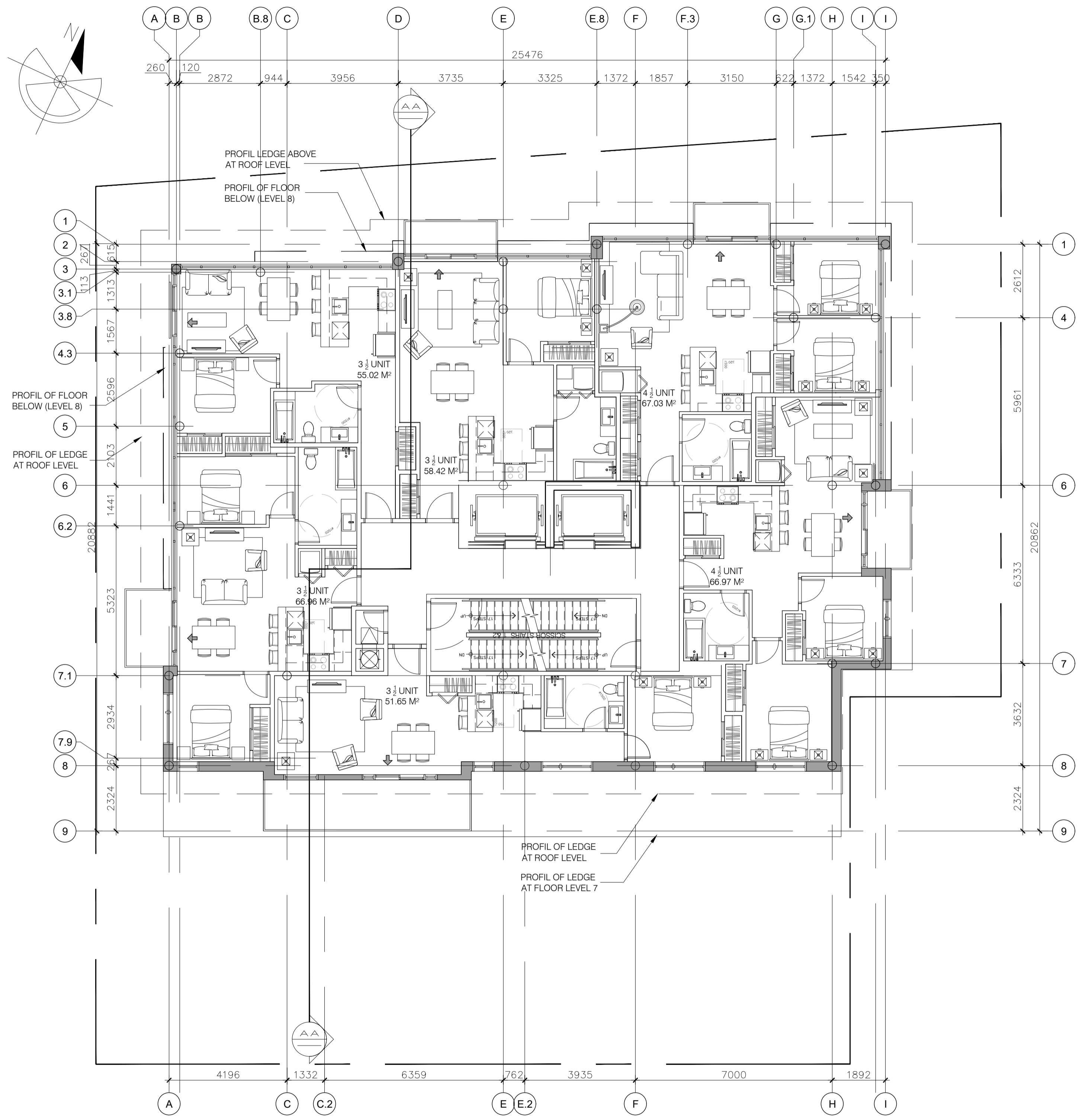
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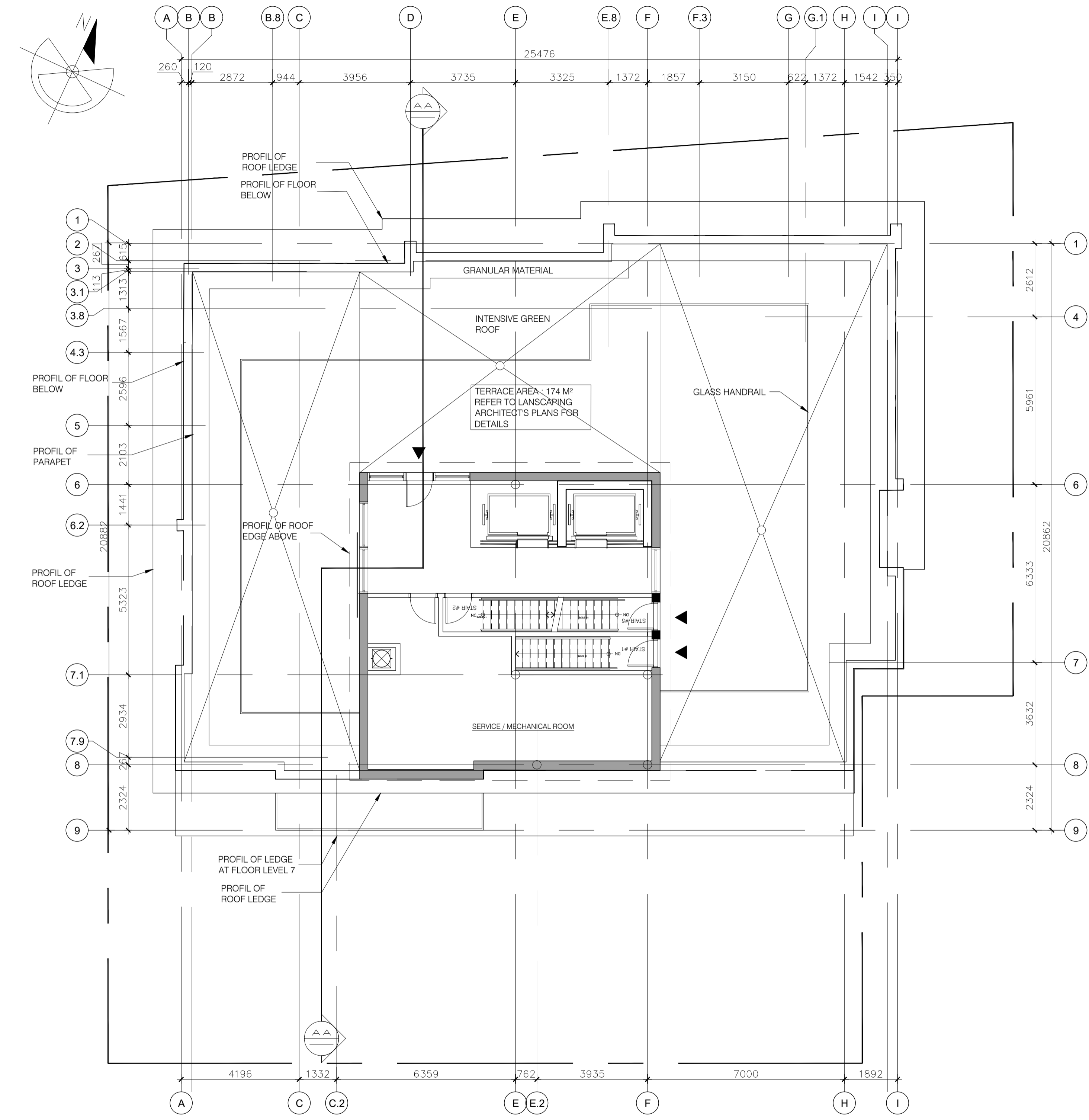
7TH FLOOR
SCALE = 1:100



8TH FLOOR
SCALE = 1:100

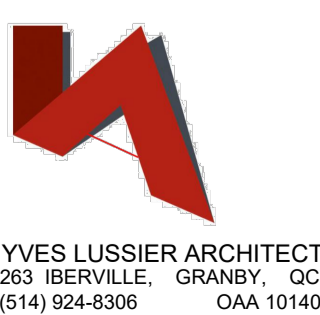


9TH FLOOR
SCALE = 1:100



ROOF TERRACE
SCALE = 1:100

NO DE DOSSIER: 2020-117

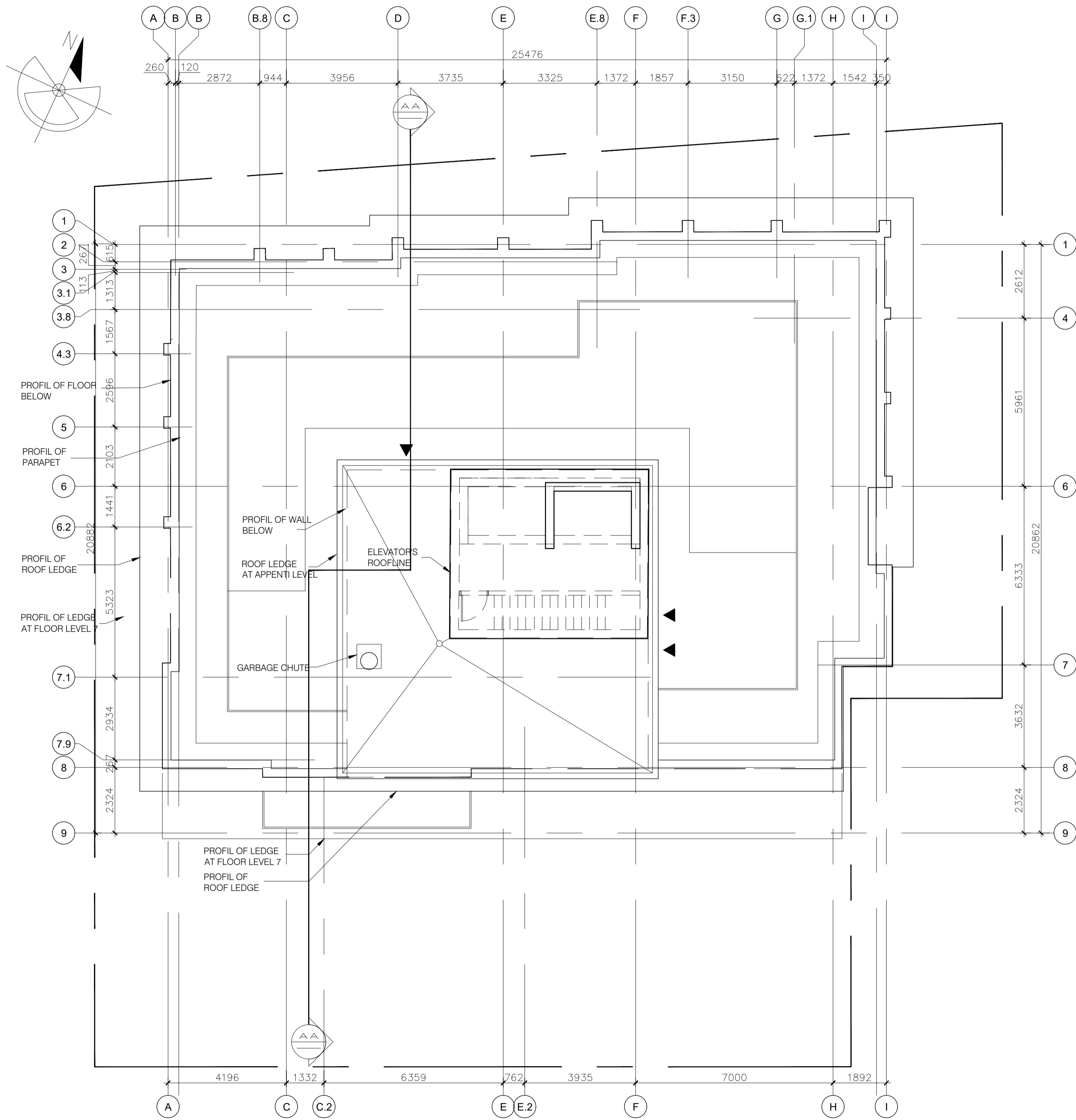


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BUILDING FOOTPRINT (GFA): 502.55 M²
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FLOOR 9 AND TERRACE LEVEL
A 11 | 17
REVISION 8 / 07-12-2023

007-12-21-0189



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