





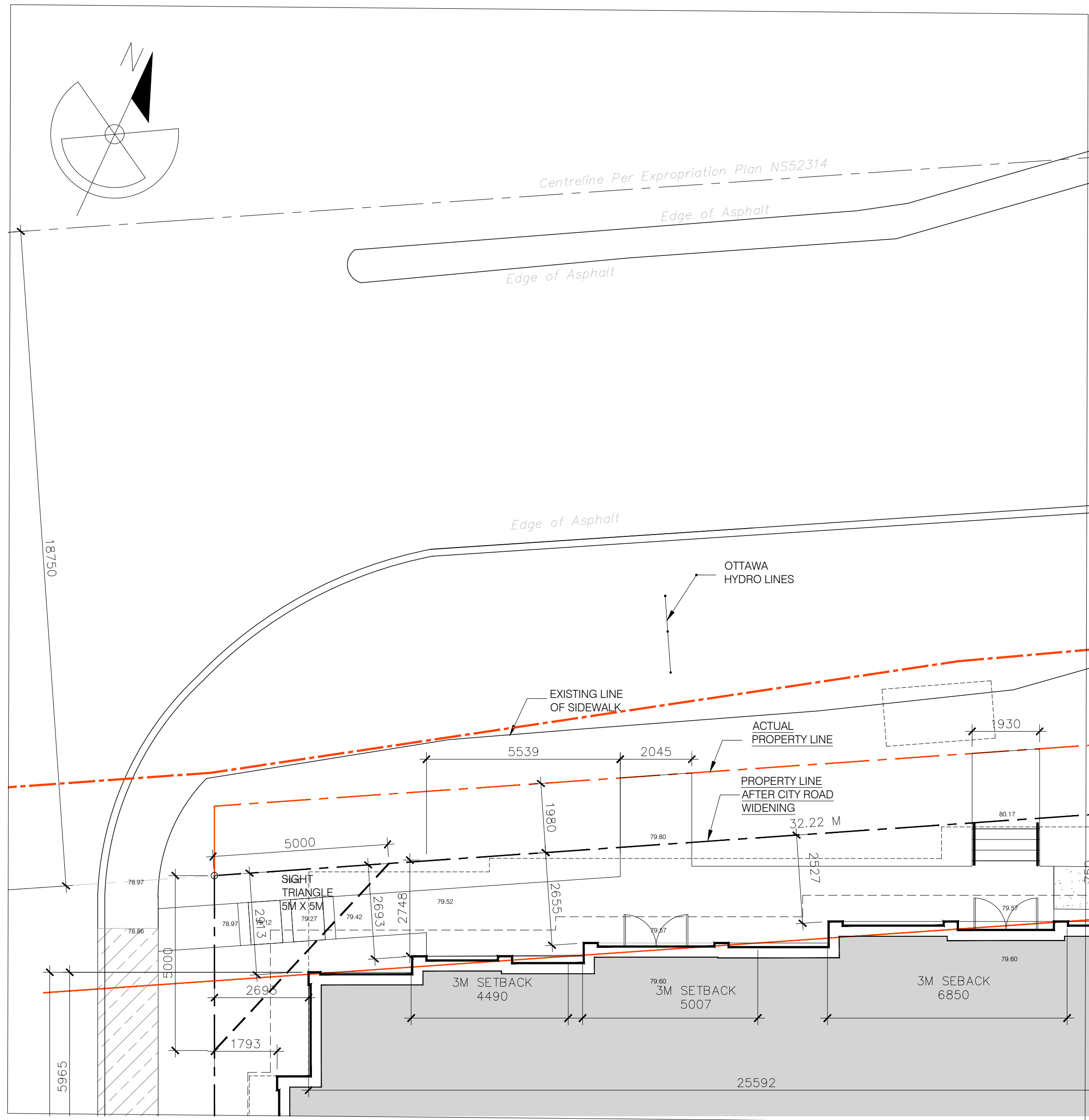
RACINE ■ OTTAWA ■

630 Montréal Road, Ottawa, On

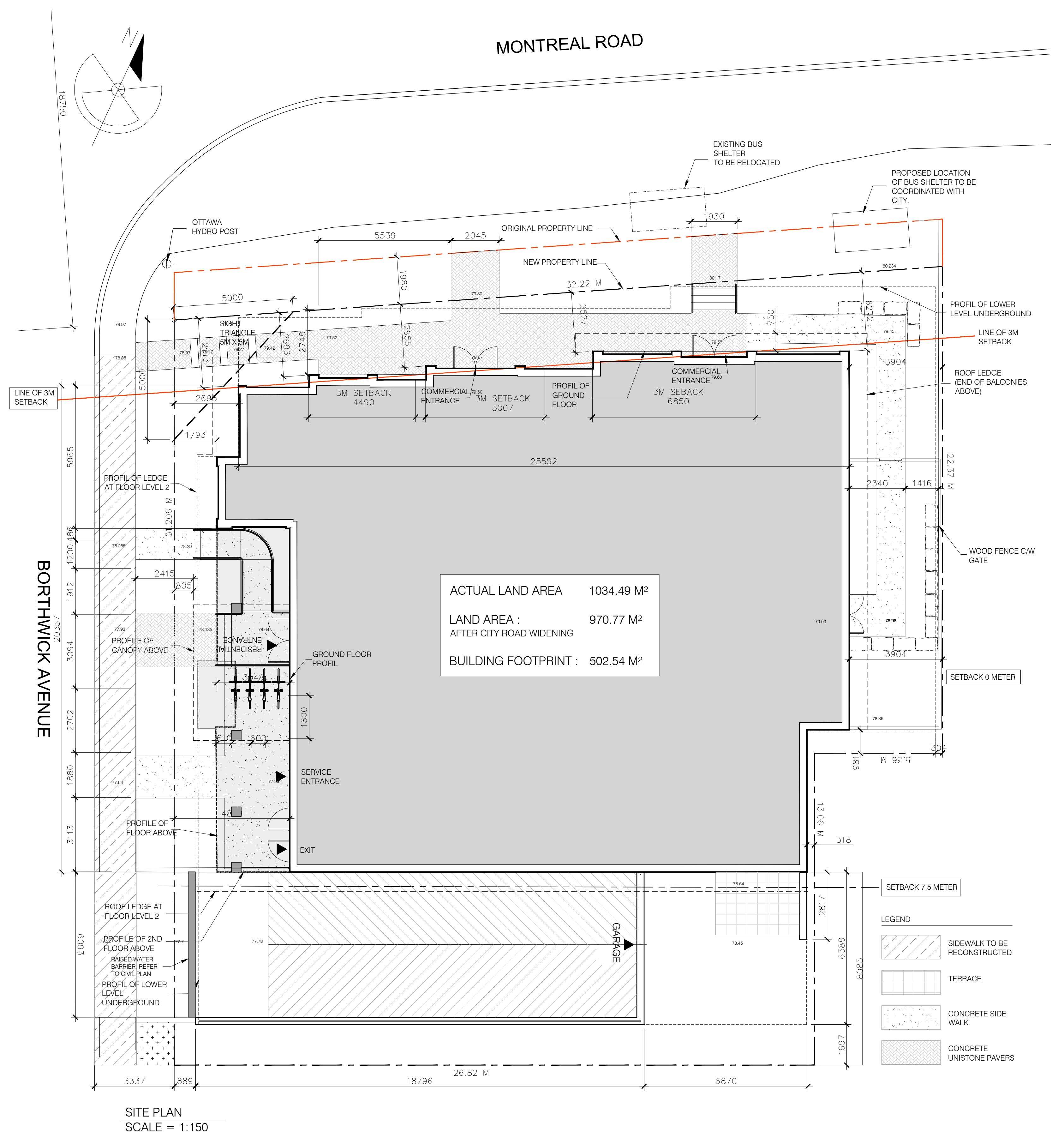
LOT 45 AND PART OF LOTS 3, 4 & 5,
REGISTERED PLAN 343 (CITY OF OTTAWA)
ACTUAL LAND AREA 970.77 M²*
*AFTER CITY ROAD WIDENING
BUILDING FOOTPRINT (GFA): 502.55 M²
NUMBER OF DWELLINGS: 56 UNITS







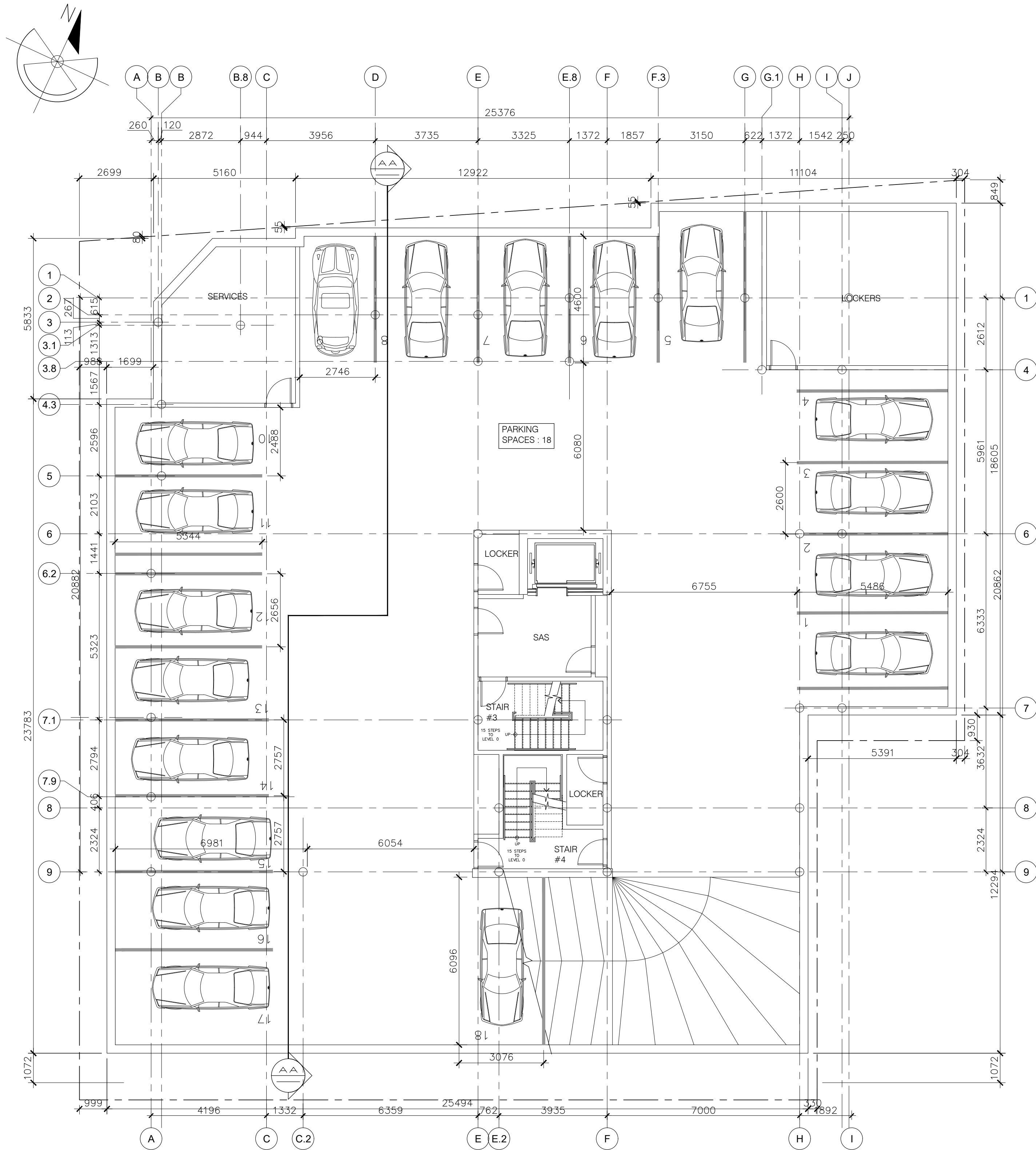
ZONING COMPLIANCE TABLE					
Zoning Provision	Requirement	Proposed	Zoning Provision	Requirement	Proposed
Minimum lot width	No minimum	32.2 m	Minimum required amenity area	Total Amenity Area: 6m2 per dwelling unit, and 10% of the gross floor area of each rooming unit.	348 m2
Minimum lot area	No minimum	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:		
	(iii) in any area over 20 metres and up to 30 metres from a property line abutting a R4 zone	30.1 m	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
	(iv) in any area : 1. Outside of the areas identified in (i) through (iii)	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
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			
	All other cases: 7.5 m	7.4 m			
			Note	2 parking spaces are less than 2.6m wide Actual dimension is 2.49 m	



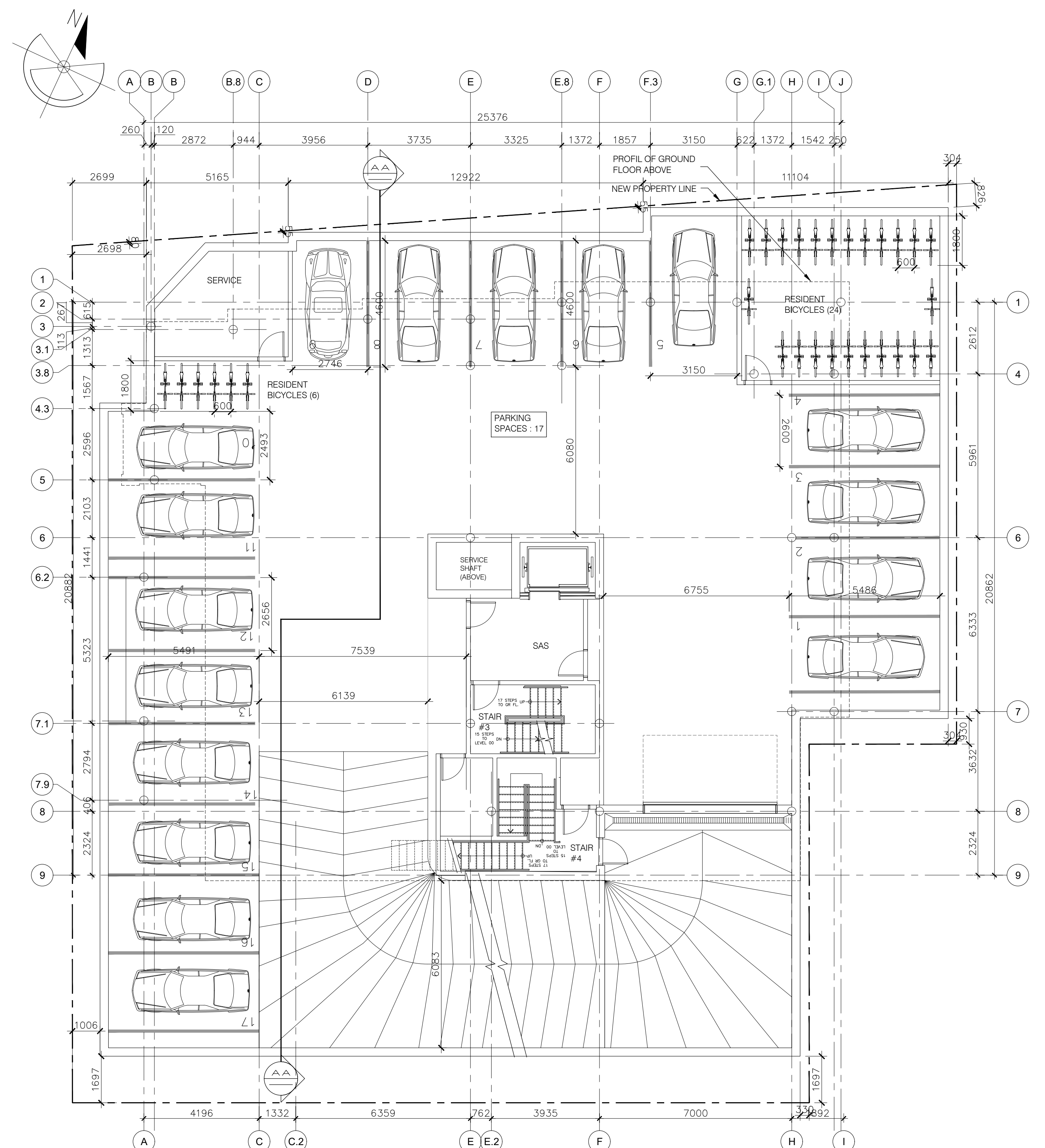
SITE PLAN
SCALE = 1:150

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FILE NUMBER: D07-12-21-0189
PLAN NUMBER: 18965
SITE PLAN
A 05 / 17
REVISION 9 / 27-03-2024



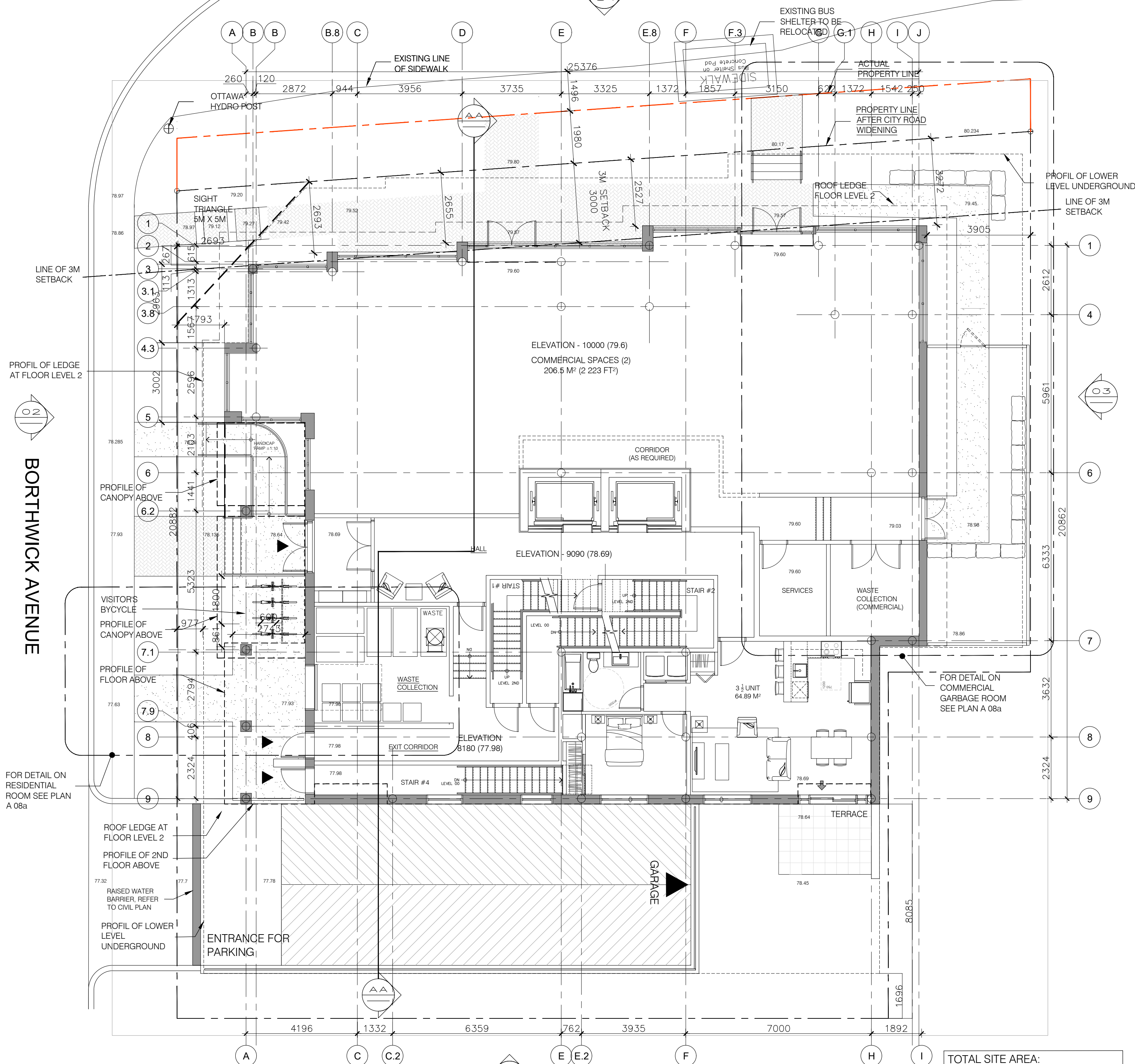
SECOND BASEMENT - LEVEL 00
SCALE = 1:100



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

GROUND FLOOR
SCALE = 1:100



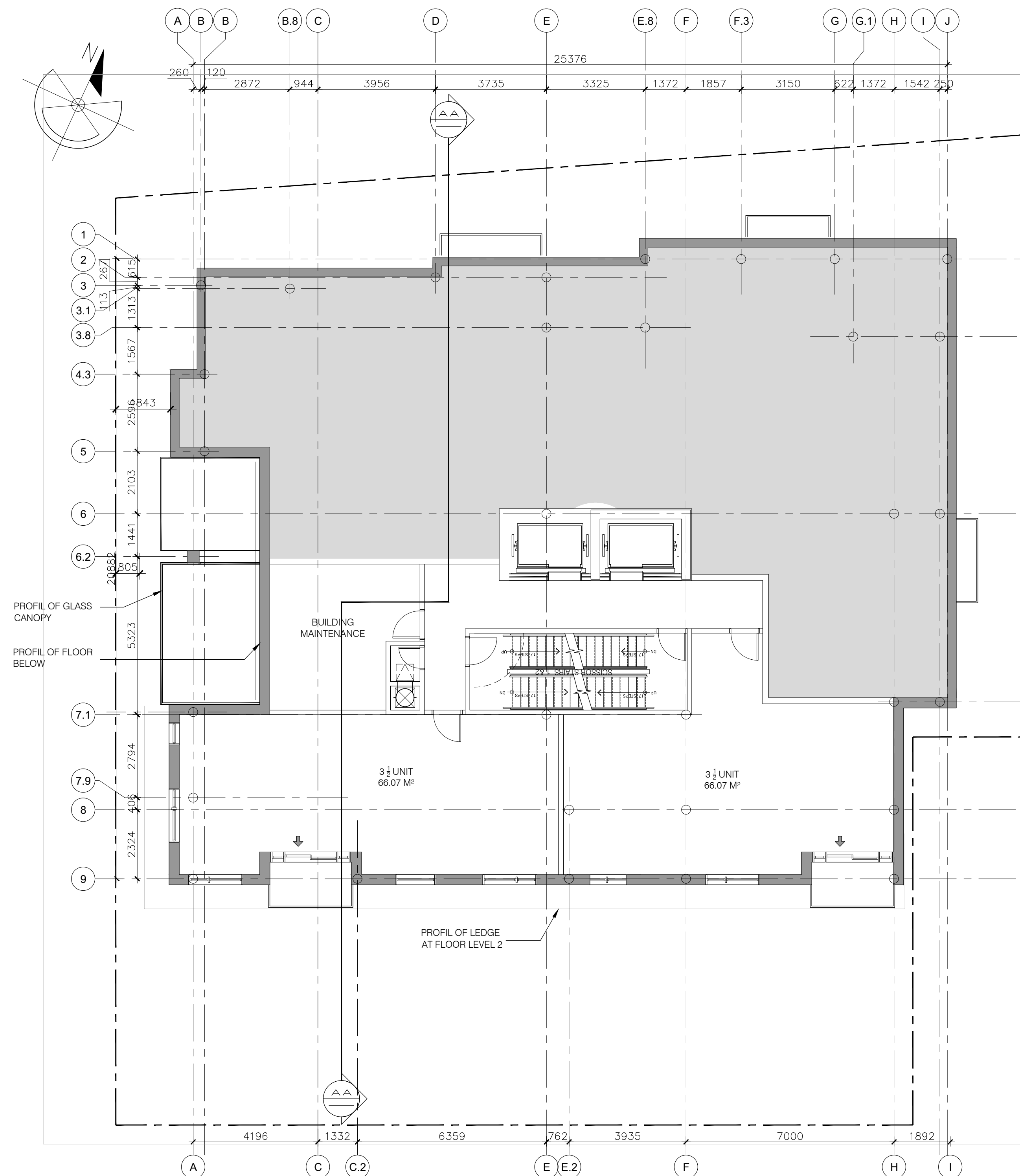
TOTAL SITE AREA:
1 034.49 M² (11 135 FT²)

FLOOR AREA AT GROUND LEVEL:
502.54 M² (5 409.3 FT²)

AMENITY AREA FOR 54 UNITS:

COMMUNAL AMENITY	REQUIRED 162 M ²	SUPPLIED 174 M ²	TYPE 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
Type of unit		3 1/2	4 1/2		5	2	536.48 m.c.
Area (intérieur)		Refer to plans			5	2	536.48 m.c.
Ground floor		0	1		3	3	477.58 m.c.
1st		2	0		3	3	477.58 m.c.
2nd		5	2		4	2	473.34 m.c.
3thrd		5	2				
Total unit / type		37	19				Total floor area
Total of units		56					4853.89 m.c.



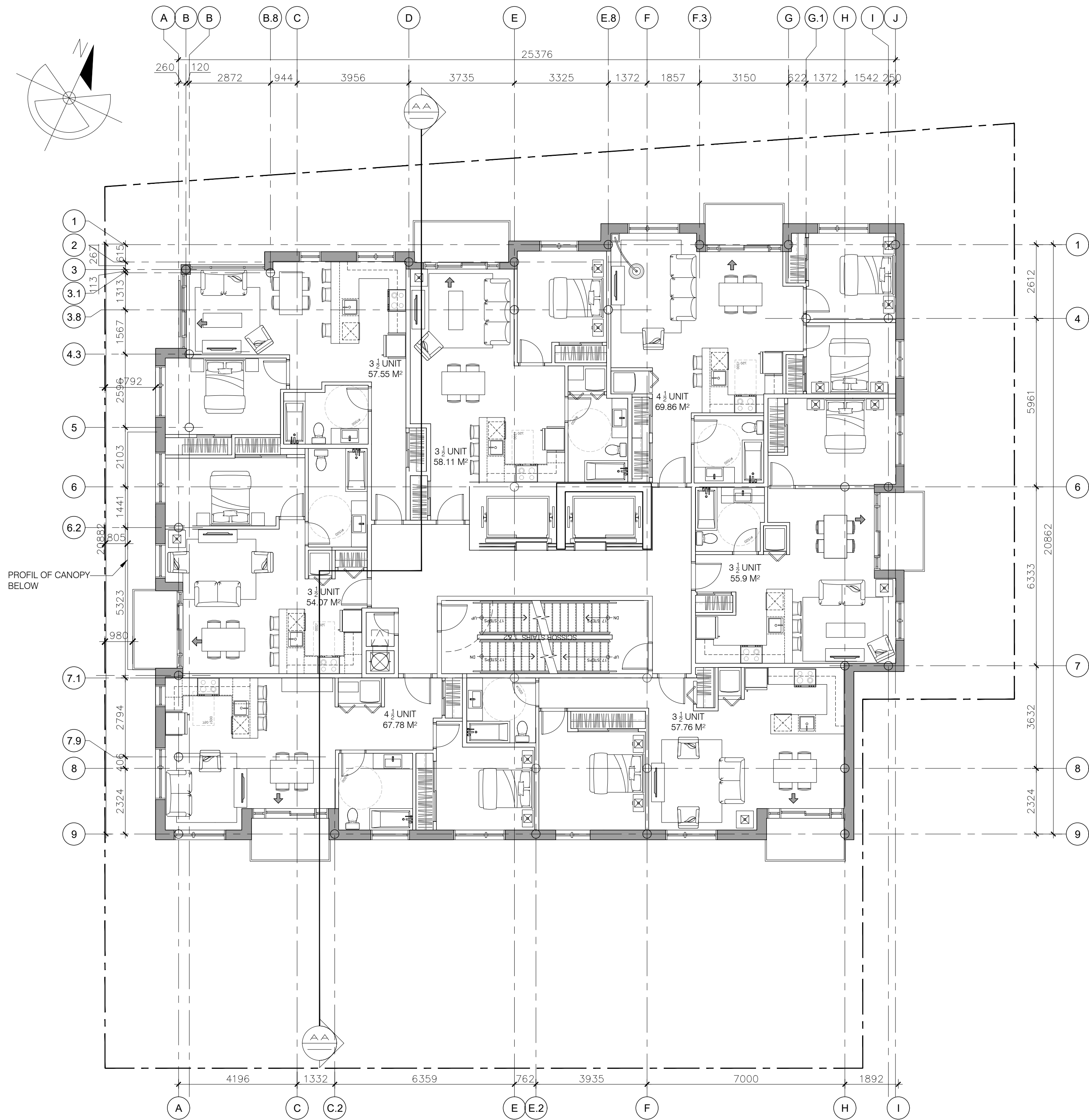
1ST FLOOR
SCALE = 1:100

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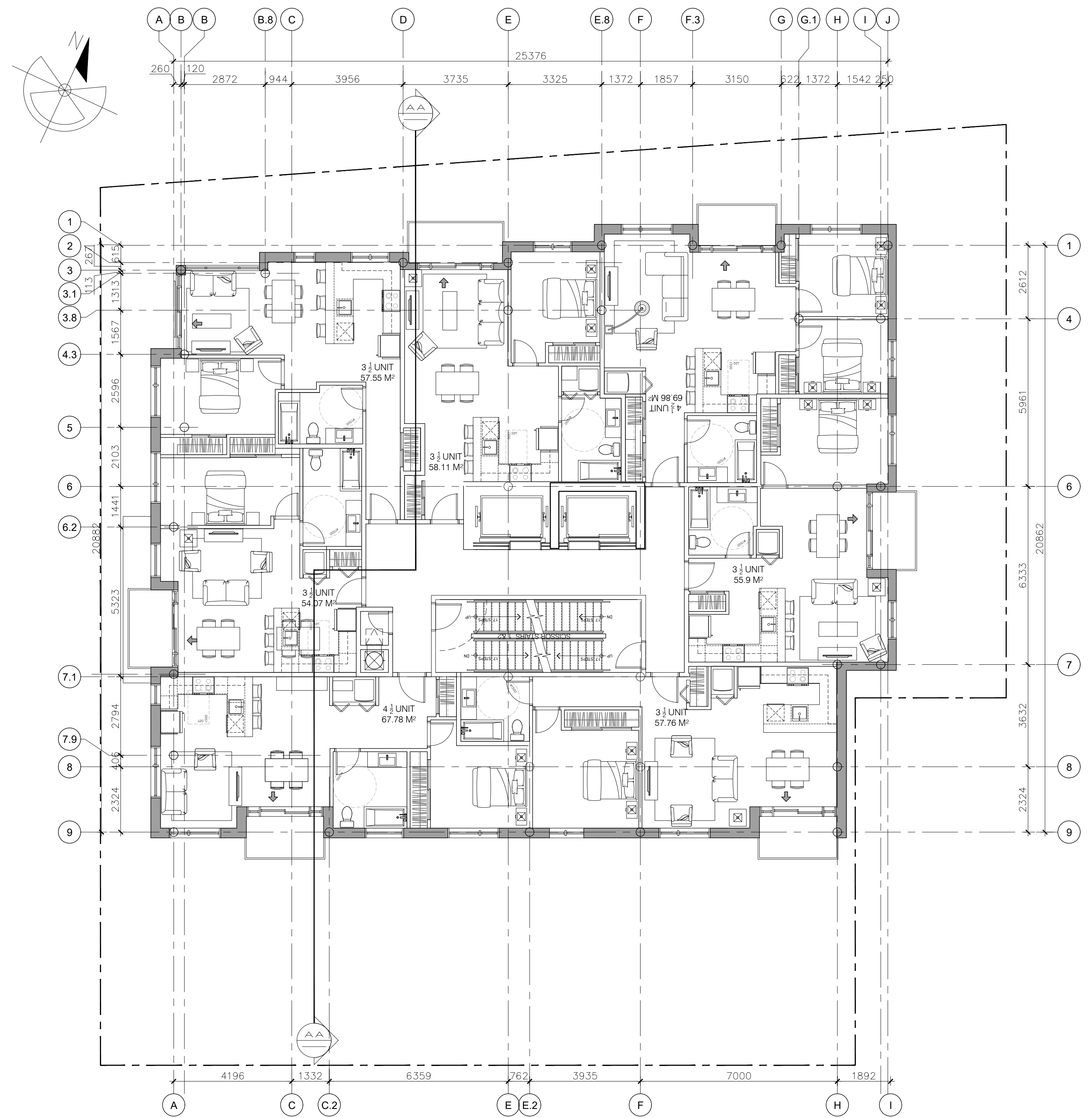
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GROUND FLOOR
A 07 17
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2TH FLOOR
SCALE = 1:100

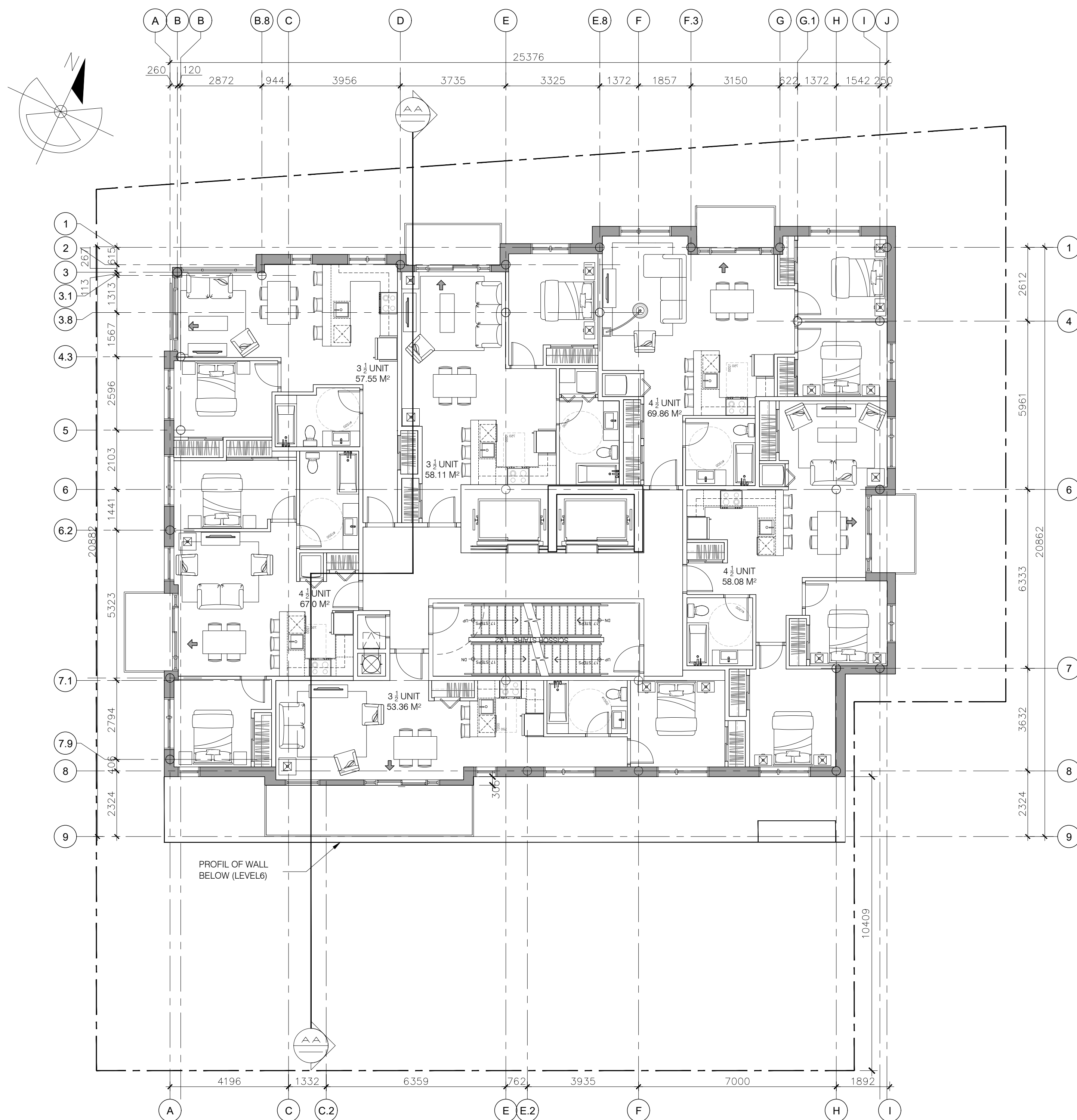


3RD to 6TH FLOOR
SCALE = 1:100

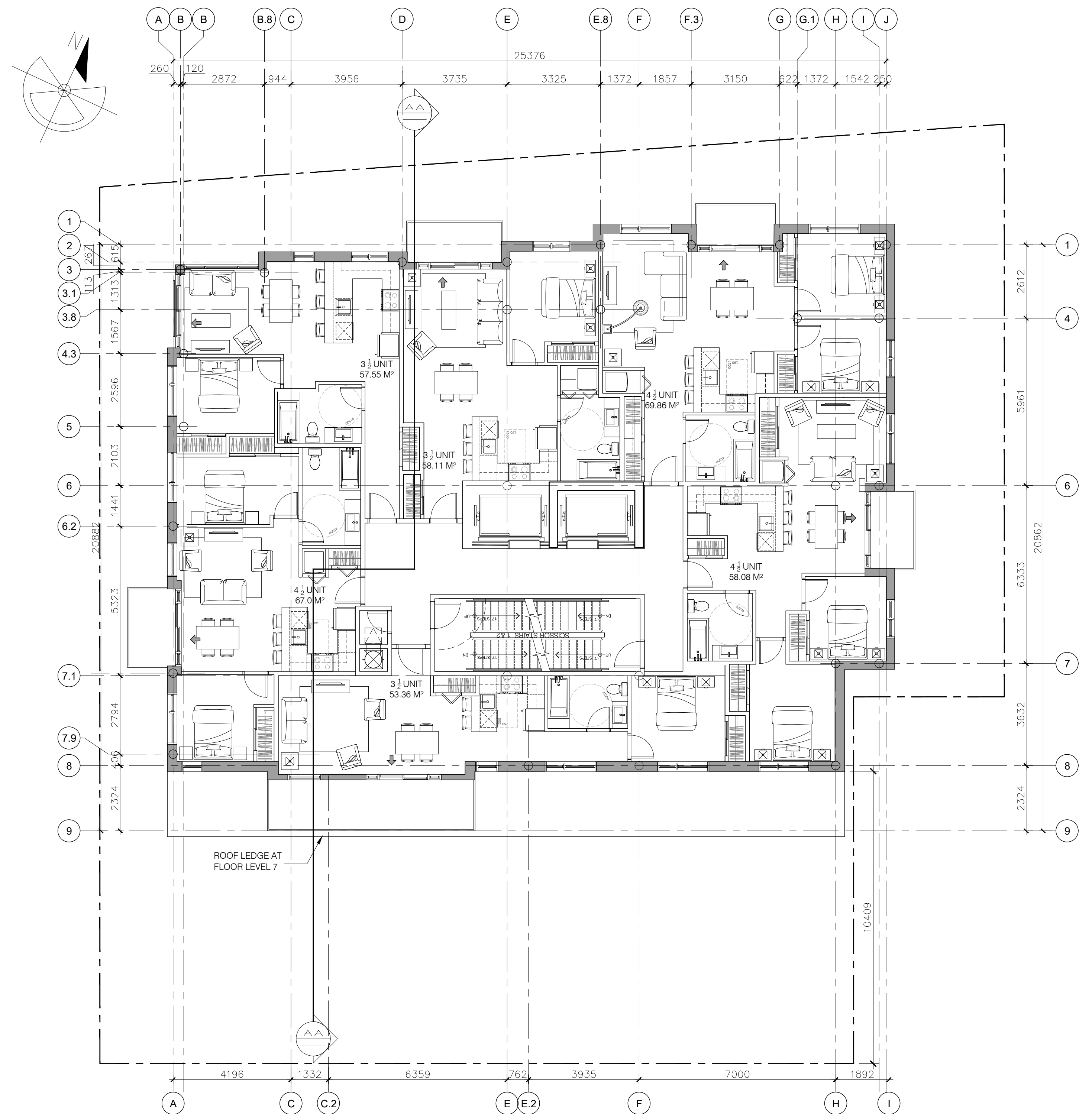
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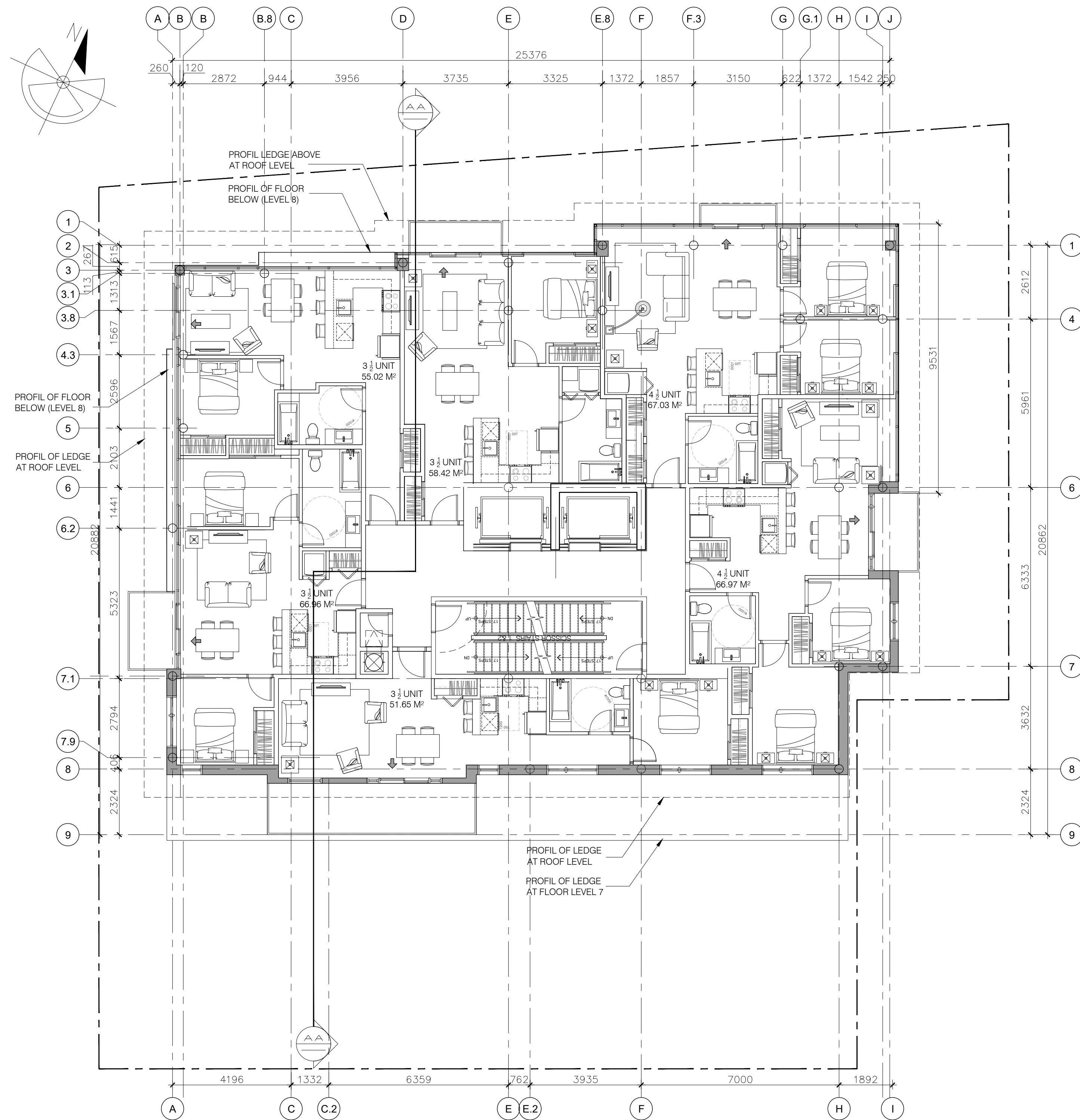
FILE NUMBER: D07-12-21-0189
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FLOORS 2 TO 6
A 08 17
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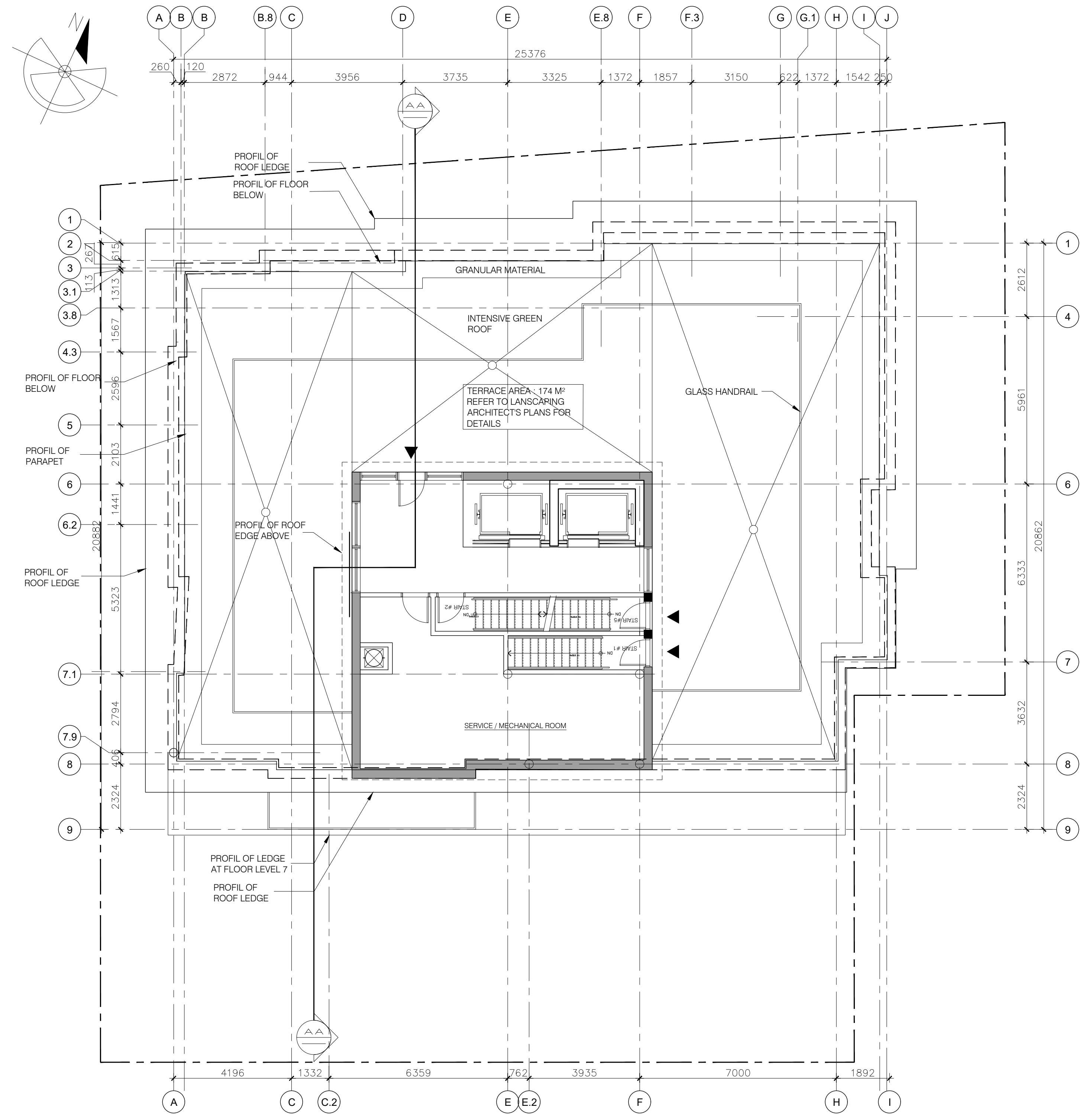
7TH FLOOR
SCALE = 1:100



8TH FLOOR
SCALE = 1:100



9TH FLOOR
SCALE = 1:100



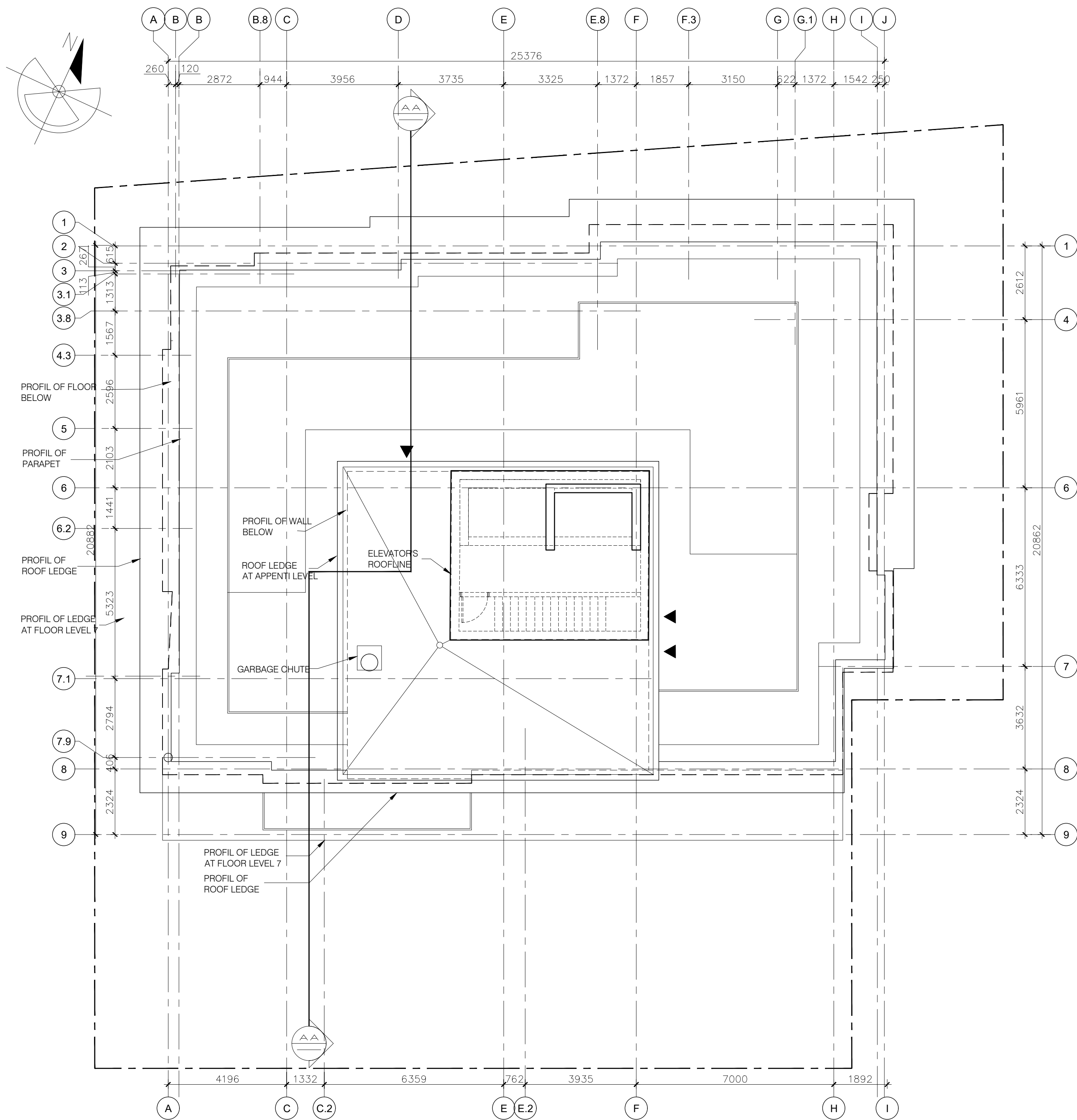
ROOF TERRACE
SCALE = 1:100

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ROOF LEVEL
A 11 17
REVISION 9 / 27-03-2024



RESIDENTIAL - WASTE AND RECYCLING COLLECTION

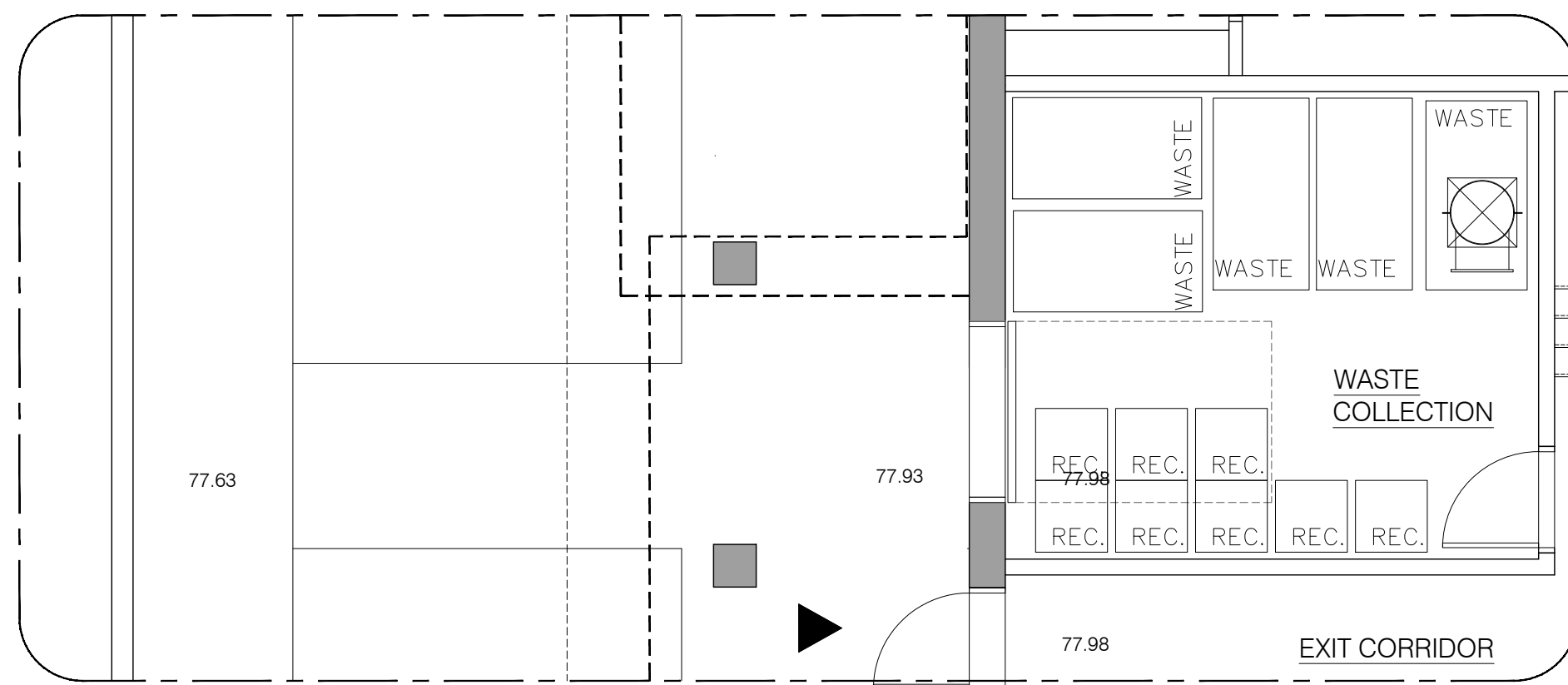
RESIDENTIAL WASTE ARE COLLECTED THOUGH A GARBAGE CHUTE INTO A WASTE BIN LOCATED ON THE GROUND FLOOR. THE BINS WILL BE MANAGED BY THE BUILDING INTENDANT.

THE RECYCLING WILL BE PICKED UP ON EACH FLOOR, ONCE A WEEK BY THE BUILDING INTENDANT, OR BROUGHT DOWN BY THE TENANT, TO THE WASTE COLLECTION ROOM LOCATED ON THE GROUND FLOOR. THE RECYCLING WILL THEN BE DEPOSITED IN THE APPROPRIATE RECYCLING BINS.

METHOD:
TRASH AND RECYCABLE WOULD THEN BE TAKEN ON DAYS OF COLLECTION BY THE BUILDING INTENDANT TO THE STREET CURB (BORTHWICK AVENUE).

THE BUILDING INTENDANT WILL BRING THEM BACK, ON THE SAME DAY, TO THE WASTE COLLECTION ROOM.

SIZE OF ROOM: 3350MM X 3455MM
NUMBER OF RECYCLING CAN : 5 BINS - 965 X 1800 (750L)
NUMBER OF TRASH CAN : 8 (65L)



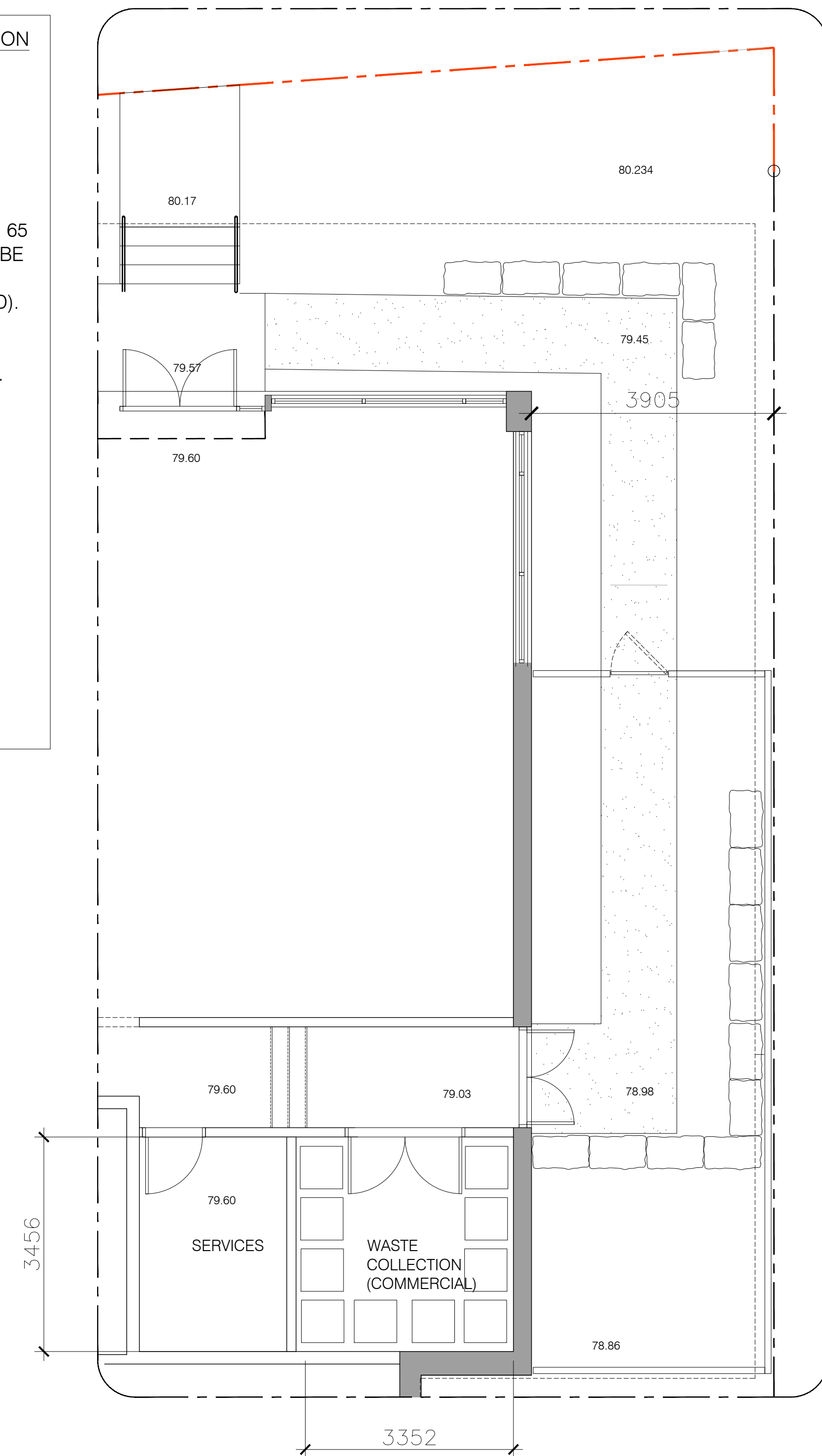
COMMERCIAL - WASTE AND RECYCLING COLLECTION

COMMERCIAL WASTE AND RECYCLING ARE COLLECTED BY EACH TENANT AND STORED IN A SPECIALLY DEDICATED ROOM ACCESSIBLE THROUGH THE BACK STORE.

METHOD:
TRASH AND RECYCABLE ARE THEN COLLECTED IN 65 GALS CAN WITH WHEELS. THE UNIT WOULD THEN BE TAKEN ON DAYS OF COLLECTION TROUGH THE COURTYARD UP TO THE STREET (MONTREAL ROAD).

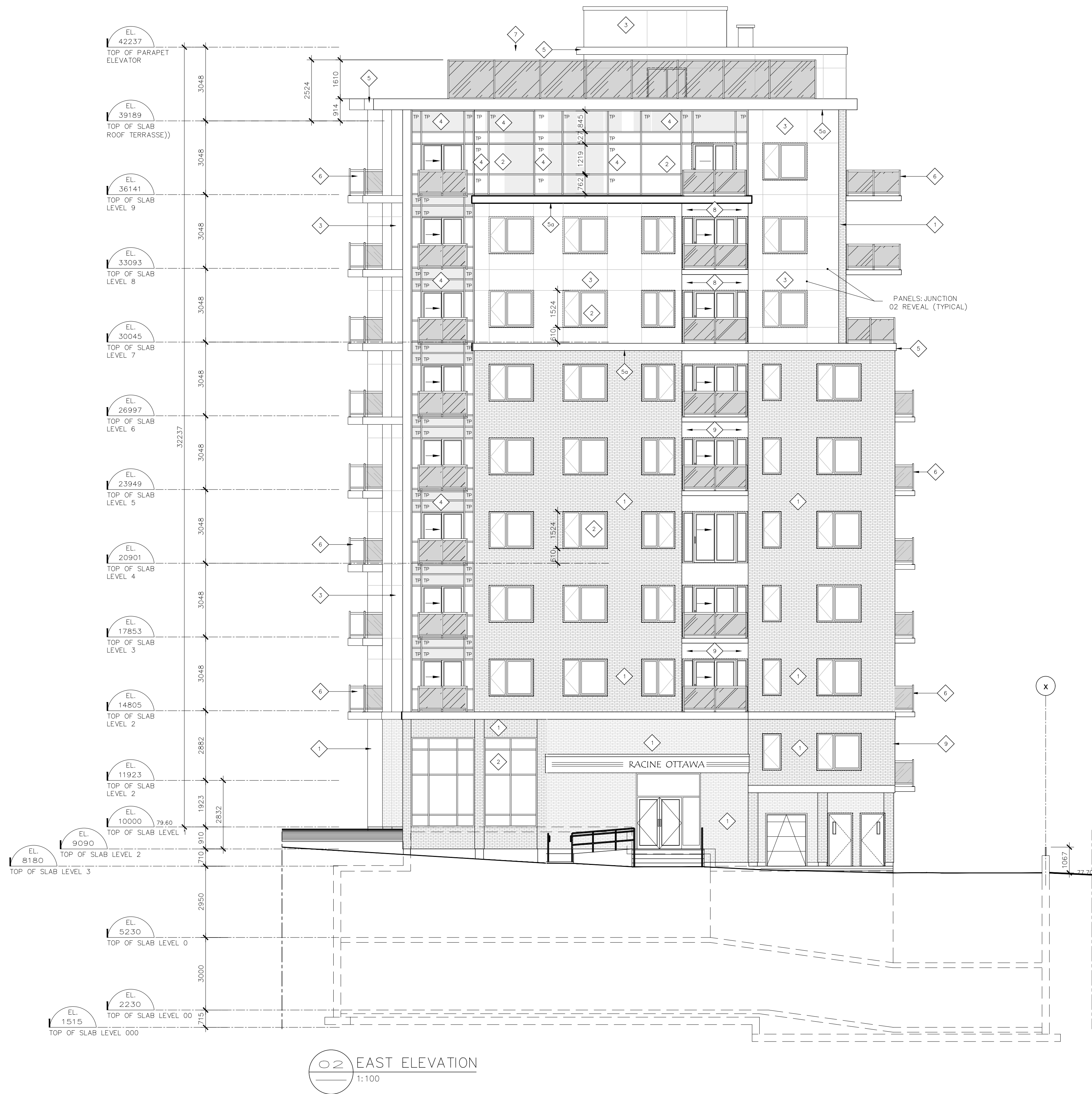
THEN THE PERSON IN CHARGE WILL BRING THEM BACK, ON THE SAME DAY, TO THE STORAGE AREA.

SIZE OF ROOM: 3350MM X 3455MM
NUMBER OF RECYCLING CAN : 5
NUMBER OF TRASH CAN : 5

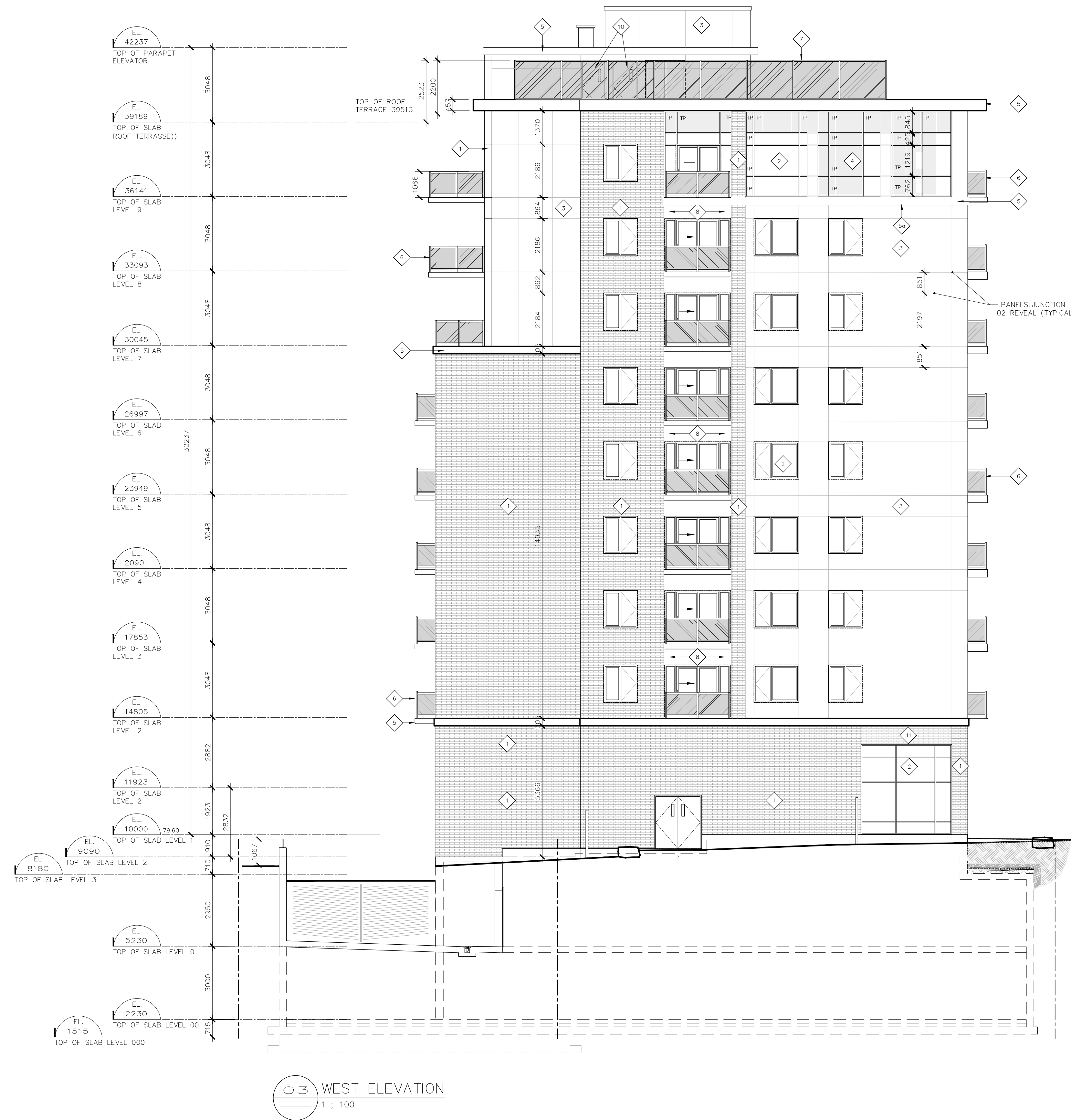




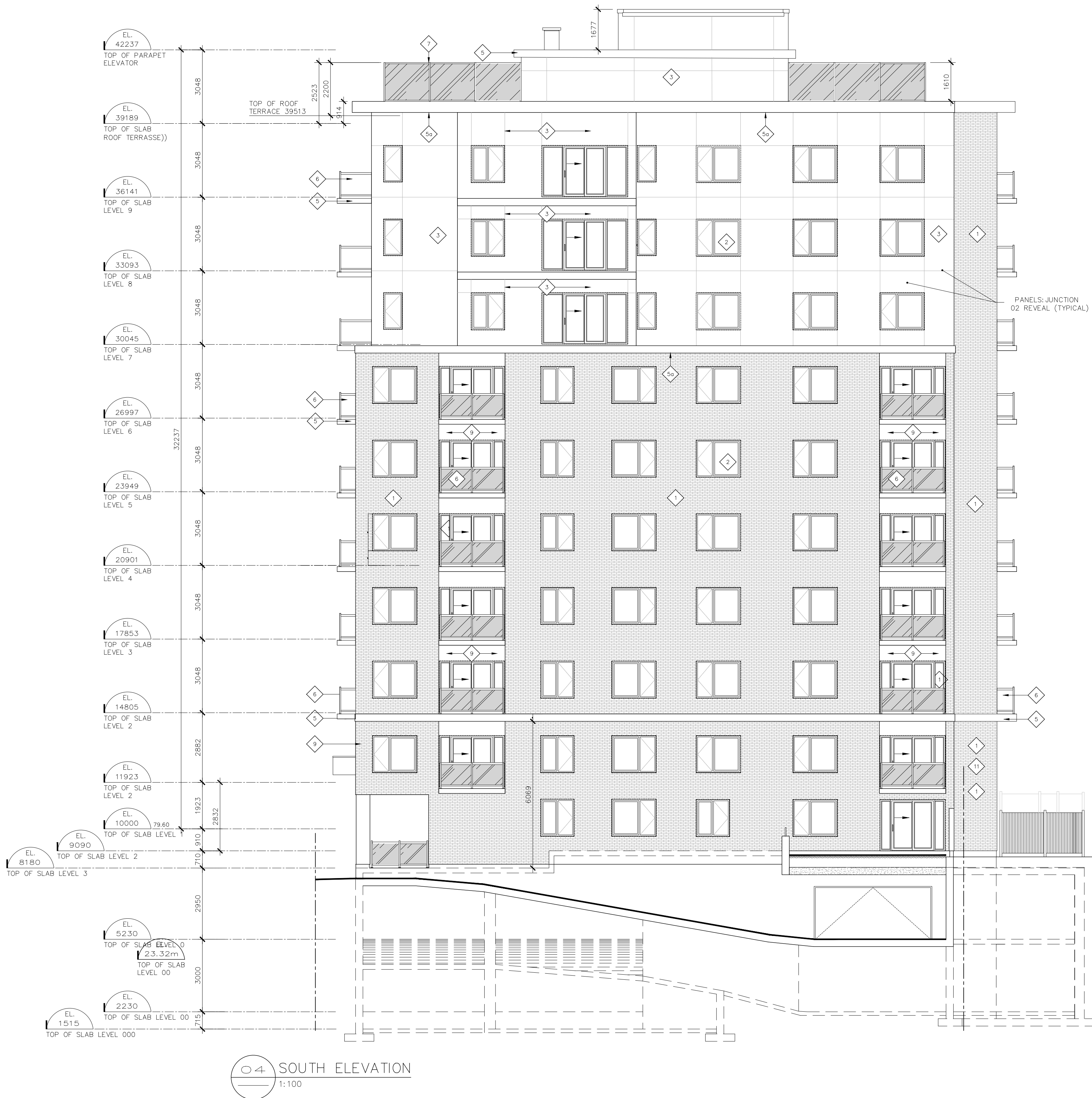
MATERIAL LEGEND OF EXTERIOR FINISHES			
1 11 MASONRY CLADDING / BRICK: BRICK: ENDCOTT BRICK SERIES: ARCHITECTURAL COLOR: SEE BELOW FORMAT: MODULAR DIMENSIONS: 194mm x 92mm x 57mm	2 GLAZING TYPE 1 : CURTAIN WALL TYPE 2 : STANDARD FRAME : ALUMINIUM COLOR : BLACK GLASS : THERMOS CLEAR		
3 PRECAST PANELS: COLOR: CONCRETE COLORS SAMPLE TO BE RECEIVED	4 SPANDREL PANEL CURTAIN WALL FRAME COLOR: BLACK GLASS: THERMOS CLEAR WITH OPAQUE BAKING		
5 FLASHING AND FACIA OF THE PARAPET PREPARED STEEL TYPE : ALPOLIC OR EQUIVALENT COLOR: TO MATCH CONCRETE	6 CONCRETE BALCONY C/W CLEAR TEMPERED GLASS HANDRAIL AND PREPARED ALUMINIUM SUPPORTS, COLOR: BLACK		
5a PREFINISH ALUMINIUM COLOR : BROWNISH TO MATCH BRICK	7 PREFINISH ALUMINIUM BRAND : DYZAL FINISH : WOOD GRAIN COLOR : JATOBA LIGHT GREY		
8 PREFINISH ALUMINIUM COLOR : BROWNISH TO MATCH BRICK	9 PREFINISH ALUMINIUM BRAND : DYZAL FINISH : WOOD GRAIN COLOR : JATOBA LIGHT GREY		



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