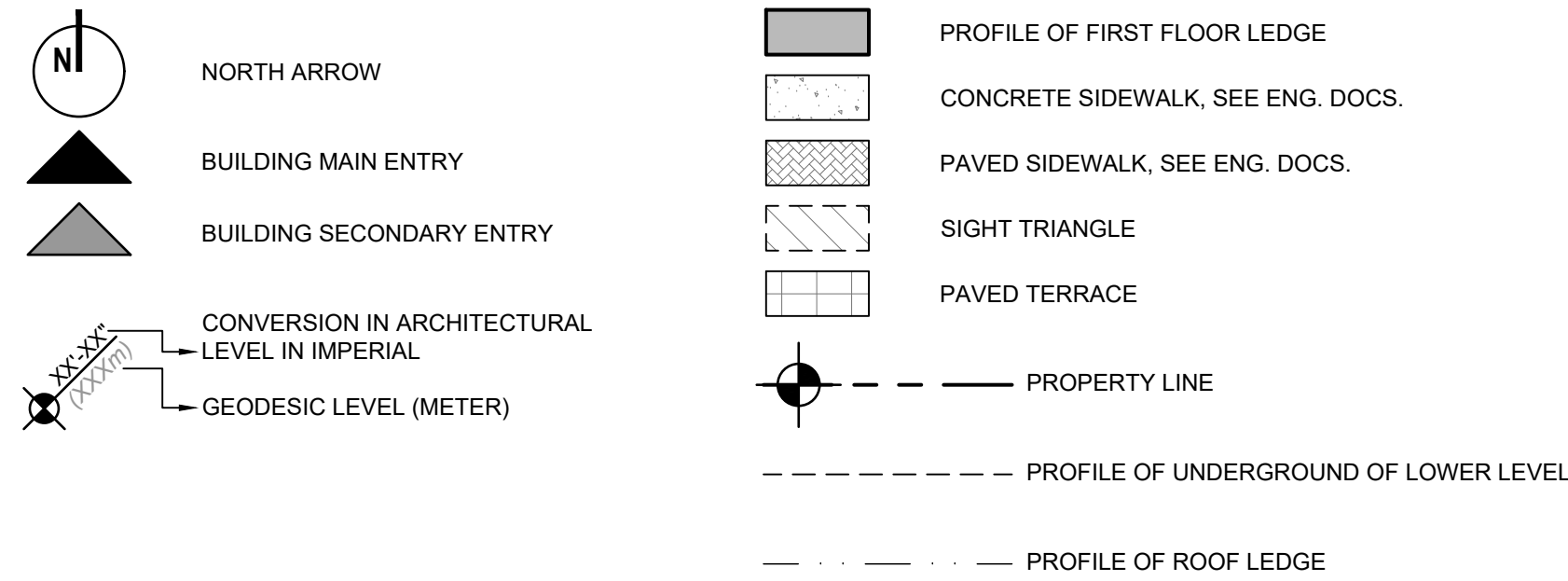


**LEGEND**



**GENERAL NOTES**

- REFER TO PAGE A-001 FOR ALL NOTES, ABBREVIATIONS, LEGENDS AND SYMBOLS;
- THIS SITE PLAN IS BASED ON THE SITE PLAN TITLED "630 Montreal Rd - Re-issued for Approval" ISSUED BY LRL CIVIL ENGINEERING ON OCTOBER 17 2025;
- VEGETATION IS FOR INDICATIVE PURPOSES ONLY. NO VEGETATION SURVEY WAS PRODUCED BY A LANDSCAPE ARCHITECT OR FORESTRY ENGINEER;
- VEGETATION AND PLANTINGS ARE SHOWN FOR REFERENCE ONLY. REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS AND CIVIL ENG. FOR ALL INFORMATION RELATED TO SITE LANDSCAPING;
- REFER TO THE CIVIL AND STRUCTURAL ENGINEERS PLANS FOR THE FULL SITE SCOPE OF WORK;
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EXTENDING THE CONCRETE AND PAVER SIDEWALKS TO THE NEW OFF-SITE SIDEWALKS CONSTRUCTED BY THE CITY;
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE CITY FOR THE OFF-SITE WORK INDICATED AND FOR OBTAINING THE REQUIRED PERMITS;
- U.O.S., PROVIDE MINIMUM 2% SLOPES AROUND THE ENTIRE BUILDING TO ALLOW FOR WATER RUNOFF, SEE CIVIL DOCS;
- U.O.S., SIDEWALK SLOPES AT MAX 5%, SEE CIVIL DOCS;
- THE GENERAL CONTRACTOR SHALL ENSURE SOIL STABILITY DURING EXCAVATION FOR ALL AREAS OF THE BUILDING LOCATED NEAR THE LOT LINE, SEE ENG. DOCS.;

*Andrew McCreight*

**ANDREW MCCREIGHT**  
**MANAGER, DEVELOPMENT REVIEW CENTRAL**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEVELOPMENT DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
 By Andrew McCreight at 1:23 pm, Jun 01, 2026

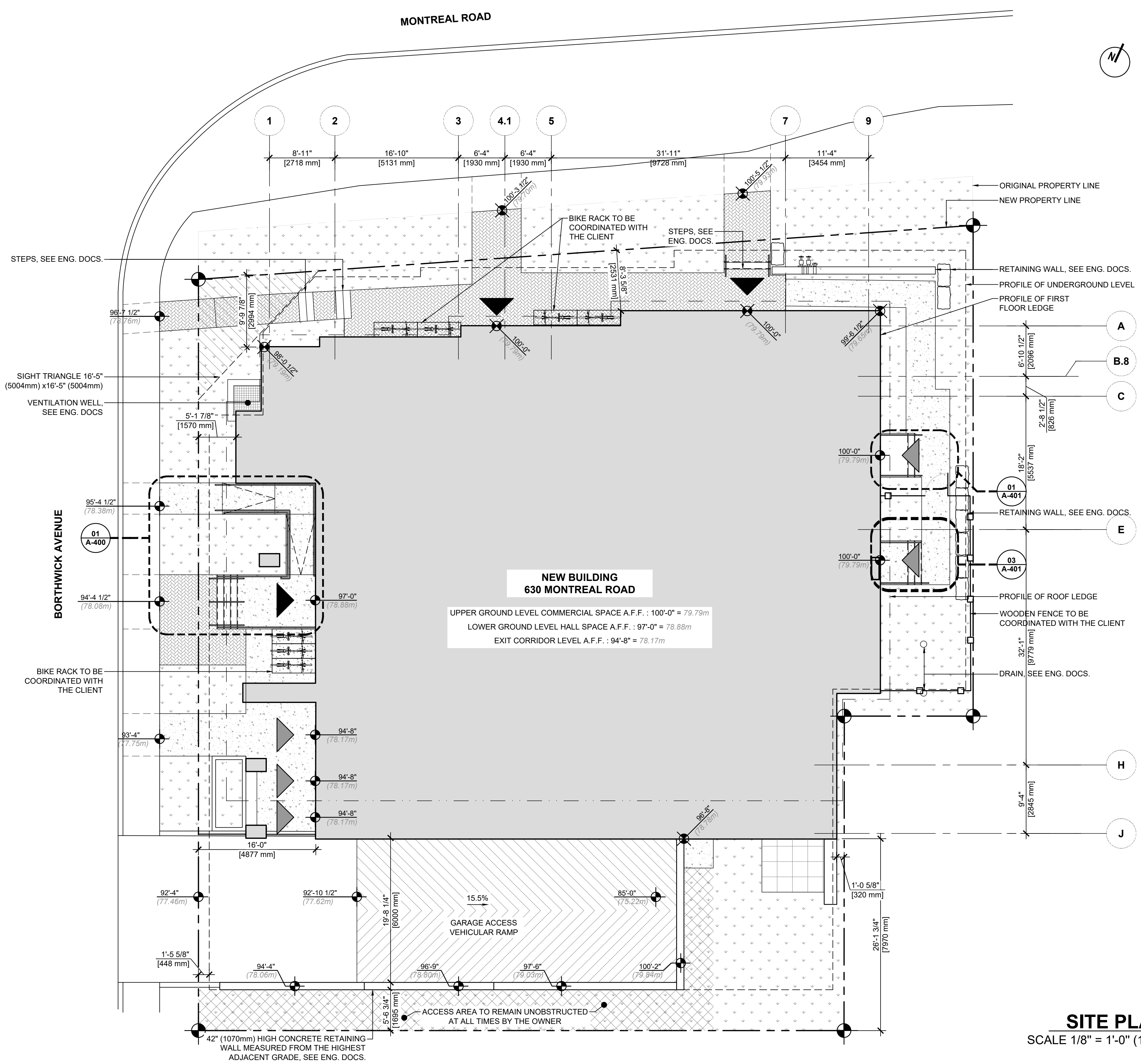
**ZONING COMPLIANCE TABLE**

| ZONING PROVISION                  | REQUIREMENT  | PROPOSED               |
|-----------------------------------|--|------------------------|
| MINIMUM LOT WIDTH                 | NO MINIMUM   | 32.2m                  |
| MINIMUM LOT AREA                  | NO MINIMUM   | 970.77m <sup>2</sup>   |
| MAXIMUM BUILDING HEIGHT           | (ii) IN ANY AREA UP TO AND INCLUDING 20 m FROM A PROPERTY LINE ABUTTING A R4 RESIDENTIAL ZONE                | 30.1m                  |
|                                   | (iii) IN ANY AREA OVER 20 m AND UP TO 30 m FROM A PROPERTY LINE ABUTTING A R4 ZONE                           | 30.1m                  |
|                                   | (iv) IN ANY AREA: 1. OUTSIDE OF THE AREAS IDENTIFIED IN (i) THROUGH (iii)                                    | 30.1m                  |
| MINIMUM FRONT YARD SETBACK        | 0 m  | 2.5m                   |
| MINIMUM INTERIOR SETBACK          | (i) FIRST 20 METRES FROM THE STREET: 3.0m  | 3.9m                   |
|                                   | (i) BEYOND 20 METRES FROM THE STREET: 7.5m   | 0.3m                   |
| MINIMUM REAR YARD SETBACK         | (i) ANY BUILDING WALL WITHIN 20 m OF A LOT LINE ABUTTING A PUBLIC STREET: 3.0m                               | 1.7m<br>MINOR VARIANCE |
|                                   | ALL OTHER CASES: 7.5m  | 8m                     |
| MINIMUM REQUIRED AMENITY AREA     | TOTAL AMENITY AREA: 6m <sup>2</sup> PER DWELLING UNIT, AND 10% OF THE GROSS FLOOR AREA OF EACH ROOMING UNIT. | 380 m <sup>2</sup>     |
| APARTMENT BUILDING, MID-HIGH RISE | COMMUNAL AMENITY AREA: A MINIMUM OF 50% OF THE REQUIRED TOTAL AMENITY AREA                                   | 189 m <sup>2</sup>     |

| PARKING   |   |                   |
|---|---|-------------------|
| MINIMUM PARKING SPACE RATE FOR AREA X-SEC. 102, TABLE 101, DWELLING, MID-HIGH-RISE APARTMENT - SEC. 102, TABLE 102 (iii)    | 0.5 PER DWELLING UNIT<br>(56 UNITS - 12) x 0.5 = 22 SPACES  | 23 PARKING SPACES |
| NO VISITOR PARKING REQUIRED FOR THE FIRST 12 UNITS ON A LOT WITHIN AREAS X, Y, Z AND B - SEC. 101                           |   |                   |
| 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<br>(56 UNITS - 12) x 0.1 = 4.4 SPACES | 5 PARKING SPACES  |
| NO VISITOR PARKING REQUIRED FOR THE FIRST 12 UNITS ON A LOT WITHIN AREAS X, Y, Z AND B - SEC. 102(2)                        |   |                   |
| MINIMUM PARKING RETAIL STORE SPACE RATE FOR AREA X, RETAIL STORE - SEC. 102, TABLE 102                                      | 1.25 PER 100m <sup>2</sup> OF GROSS FLOOR AREA              | 0 SPACES          |
| NO PARKING REQUIRED FOR A CONVENIENCE STORE UNDER 200m <sup>2</sup> WHEN LOCATED WITHIN A RESIDENTIAL BUILDING - SEC. 101   | 180 m <sup>2</sup> CONVENIENCE STORE                        |                   |

**GFA CALCULATIONS**

BASEMENTS: ±17 658pi<sup>2</sup> (±1 640.5m<sup>2</sup>)  
 RESIDENTIAL: ±36 170pi<sup>2</sup> (±3 360.3m<sup>2</sup>)  
 COMMERCIAL: ±1 937.5pi<sup>2</sup> (±180m<sup>2</sup>)  
 TERRACE: ±2 171.3pi<sup>2</sup> (±201.7m<sup>2</sup>)  
 MECHANICAL / ELECTRICAL ROOMS: ±2 250.7pi<sup>2</sup> (±209.1m<sup>2</sup>)  
 THESE VALUES REPRESENT THE TOTALS FOR THE PROJECT.



**CORMIER & ASSOCIÉS**  
**LEFEBVRE ARCHITECTES**

VAUDREUIL DORION  
 200 AV. ST-CHARLES, VAUDREUIL-DORION (QC) J7V 2L3  
 LAVAL  
 3775 BOUL. LÉVESQUE O., BUR200 LAVAL (QC) H7V 1G5  
 CLARCHITECTES CA T 450 424 8345  
 INFO@CLARCHITECTES.CA F 450 424 4867

CLIENT:  
**GROUPE MB CANADA INC.**  
 230A, HARWOOD BOULEVARD  
 VAUDREUIL-DORION (QUÉBEC) J7V 0L4

THIS DOCUMENT SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES

| NO. | EMISSION                   | DATE       | ISSUED BY |
|-----|----------------------------|------------|-----------|
| 07  | SITE PLAN APPROVAL REV.6   | 2026.05.19 | J.C.      |
| 06  | SITE PLAN APPROVAL REV.5   | 2026.05.13 | J.C.      |
| 05  | ISSUED FOR BUILDING PERMIT | 2026.04.13 | J.C.      |
| 04  | SITE PLAN APPROVAL REV.4   | 2026.04.09 | J.C.      |
| 03  | SITE PLAN APPROVAL REV.3   | 2026.03.31 | J.C.      |
| 02  | SITE PLAN APPROVAL REV.2   | 2026.03.30 | J.C.      |
| 01  | COORDINATION 70%           | 2026.03.06 | J.C.      |

REVISION(S):



**GENERAL NOTES:**  
 THIS PLAN REMAINS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY USE FOR OTHER PURPOSES THAN FOR THE PROJECT MENTIONED IN TITLE IS PROHIBITED UNLESS A WRITTEN AUTHORIZATION FROM THE ARCHITECT.

ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS AND REGULATIONS.

THE CONTRACTOR CAN NOT SCALE TO THE PLAN. HE MUST CHECK ALL DIMENSIONS, LEVEL, DETAILS, SPECIFICATIONS AND CONDITIONS ON THE SITE BEFORE STARTING WORK.

THE CONTRACTOR MUST ADVISE PROFESSIONALS OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE.

SEAL:

PROJECT: **630 RACINE OTTAWA**  
 630 MONTREAL ROAD,  
 OTTAWA (ONTARIO) K1K 2L8  
 CLIENT PROJECT NO.: D07-12-21-0189

DRAWING:  
 SITE PLAN

DATE: 25-10-2025 NO. CASE: 25-11-182  
 SCALE: 1/8" = 1'-0" (1:96) SHEET:  
 DRAWN BY: J.C.T. J.C. **A-030**  
 APPROVED BY: J.C.

**SITE PLAN 01**  
 SCALE 1/8" = 1'-0" (1:96) A-030