LEGEND

- NORTH ARROW
- BUILDING MAIN ENTRY
- BUILDING SECONDARY ENTRY
- XX.XX (XX.XX) — CONVERSION IN ARCHITECTURAL LEVEL IN IMPERIAL; GEODESIC LEVEL (METER)
- PROFILE OF FIRST FLOOR LEDGE
- CONCRETE SIDEWALK, SEE ENG. DOCS.
- PAVED SIDEWALK, SEE ENG. DOCS.
- SIGHT TRIANGLE
- PAVED TERRACE
- PROPERTY LINE
- PROFILE OF UNDERGROUND OF LOWER LEVEL
- PROFILE OF ROOF LEDGE

GENERAL NOTES

1. REFER TO PAGE A-001 FOR ALL NOTES, ABBREVIATIONS, LEGENDS AND SYMBOLS;
2. 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;
3. VEGETATION IS FOR INDICATIVE PURPOSES ONLY. NO VEGETATION SURVEY WAS PRODUCED BY A LANDSCAPE ARCHITECT OR FORESTRY ENGINEER;
4. 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;
5. REFER TO THE CIVIL AND STRUCTURAL ENGINEERS PLANS FOR THE FULL SITE SCOPE OF WORK;
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EXTENDING THE CONCRETE AND PAVER SIDEWALKS TO THE NEW OFF-SITE SIDEWALKS CONSTRUCTED BY THE CITY;
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE CITY FOR THE OFF-SITE WORK INDICATED AND FOR OBTAINING THE REQUIRED PERMITS;
8. U.O.S., PROVIDE MINIMUM 2% SLOPES AROUND THE ENTIRE BUILDING TO ALLOW FOR WATER RUNOFF, SEE CIVIL DOCS;
9. U.O.S., SIDEWALK SLOPES AT MAX 5%, SEE CIVIL DOCS;
10. 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
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^2
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 MINOR VARIANCE
	ALL OTHER CASES: 7.5m	8m
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.	380 m^2
	COMMUNAL AMENITY AREA: A MINIMUM OF 50% OF THE REQUIRED TOTAL AMENITY AREA	189 m^2
PARKING		
MINIMUM PARKING SPACE RATE FOR AREA X-SEC. 102, TABLE 101, DWELLING, MID-HIGH-RISE APARTMENT - SEC. 102, TABLE 102 (iii) NO VISITOR PARKING REQUIRED FOR THE FIRST 12 UNITS ON A LOT WITHIN AREAS X, Y, Z AND B - SEC. 101	0.5 PER DWELLING UNIT (56 UNITS - 12) x 0.5 = 22 SPACES	23 PARKING SPACES
MINIMUM VISITOR PARKING SPACE RATE FOR AREA X, APARTMENT DWELLING LOW OR MID-HIGH RISE APARTMENT - SEC. 102, TABLE 102 (iii) NO VISITOR PARKING REQUIRED FOR THE FIRST 12 UNITS ON A LOT WITHIN AREAS X, Y, Z AND B - SEC. 102(2)	0.1 PER DWELLING UNIT (56 UNITS - 12) x 0.1 = 4.4 SPACES	5 PARKING SPACES
MINIMUM PARKING RETAIL STORE SPACE RATE FOR AREA X, RETAIL STORE - SEC. 102, TABLE 102 NO PARKING REQUIRED FOR A CONVENIENCE STORE UNDER 200m^2 WHEN LOCATED WITHIN A RESIDENTIAL BUILDING - SEC.101	1.25 PER 100m^2 OF GROSS FLOOR AREA 180 m^2 CONVENIENCE STORE	0 SPACES

GFA CALCULATIONS

BASEMENTS: ±17 658pi^2 (±1 640.5m^2)

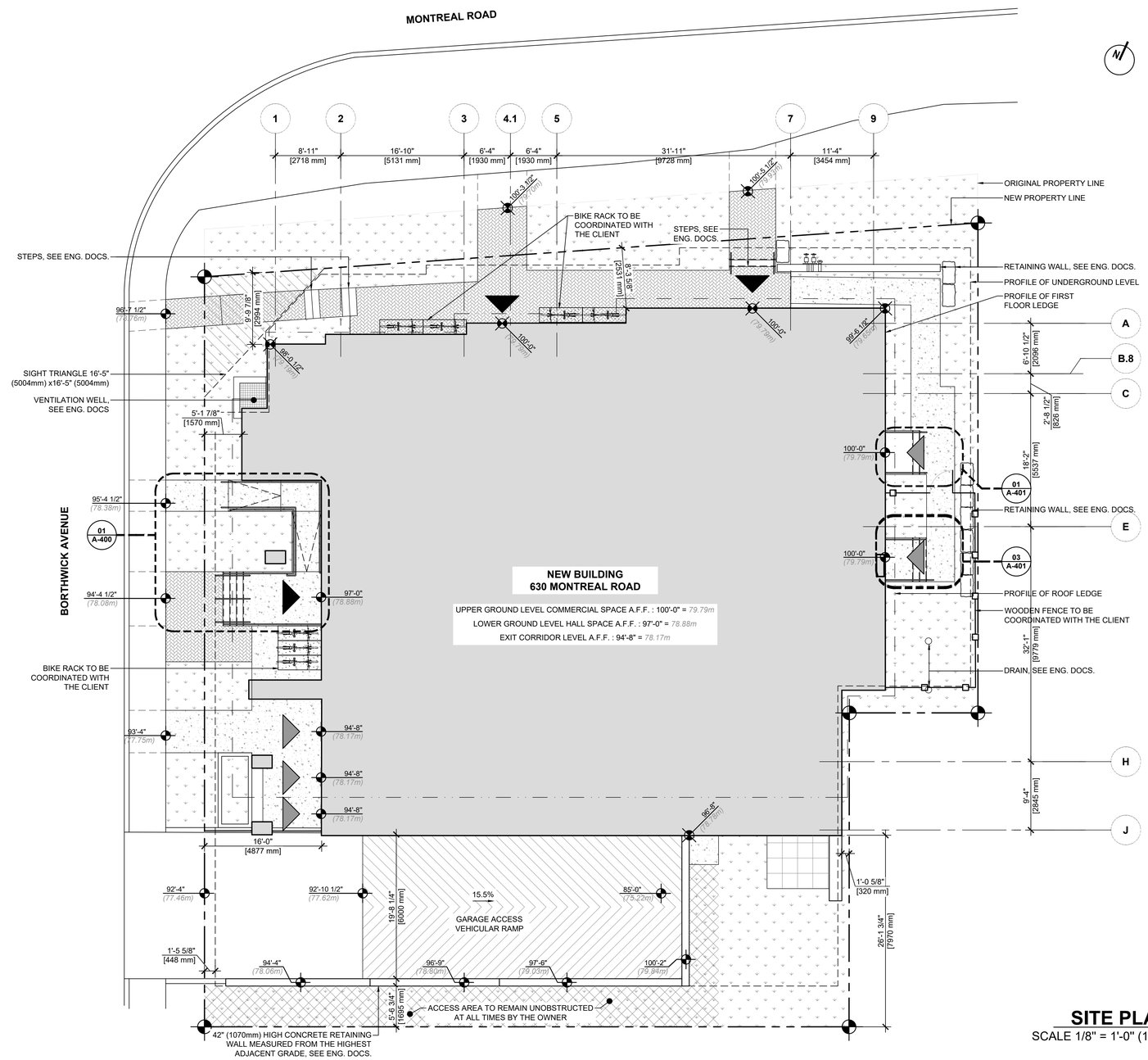
RESIDENTIAL: ±36 170pi^2 (±3 360.3m^2)

COMMERCIAL: ±1 937.5pi^2 (±180m^2)

TERRACE: ±2 171.3pi^2 (±201.7m^2)

MECHANICAL / ELECTRICAL ROOMS: ±2 250.7pi^2 (±209.1m^2)

THESE VALUES REPRESENT THE TOTALS FOR THE PROJECT.



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

CORMIER LEFEBVRE & Associés ARCHITECTES

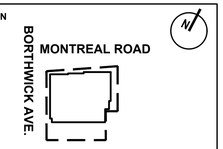
VAUDREUIL DORION
200 AV. ST-CHARLES, VAUDREUIL-DORION (QC) J7V 2L3
LAVAL
3775, BOUL. LÉVESQUE O., BUR.200 LAVAL (QC) H7V 1G5
CLARCHITECTES.CA T 450.424.8345
INFO@CLARCHITECTES.CA F 450.424.4867

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 APPROUVAL REV.6	2026.05.19	J.C.
06	SITE PLAN APPROUVAL REV.5	2026.05.13	J.C.
05	ISSUED FOR BUILDING PERMIT	2026.04.13	J.C.
04	SITE PLAN APPROUVAL REV.4	2026.04.09	J.C.
03	SITE PLAN APPROUVAL REV.3	2026.03.31	J.C.
02	SITE PLAN APPROUVAL REV.2	2026.03.30	J.C.
01	COORDINATION 70%	2026.03.06	J.C.

REVISION(S) :

KEY PLAN


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:
ONTARIO ASSOCIATION OF ARCHITECTS
JEROME CORMIER
LICENCE
11156

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:	25-11-1182
SCALE:	1/8" = 1'-0" (1:96)	SHEET:	
DRAWN BY:	J-C.T.		A-030
APPROVED BY:	J.C.		