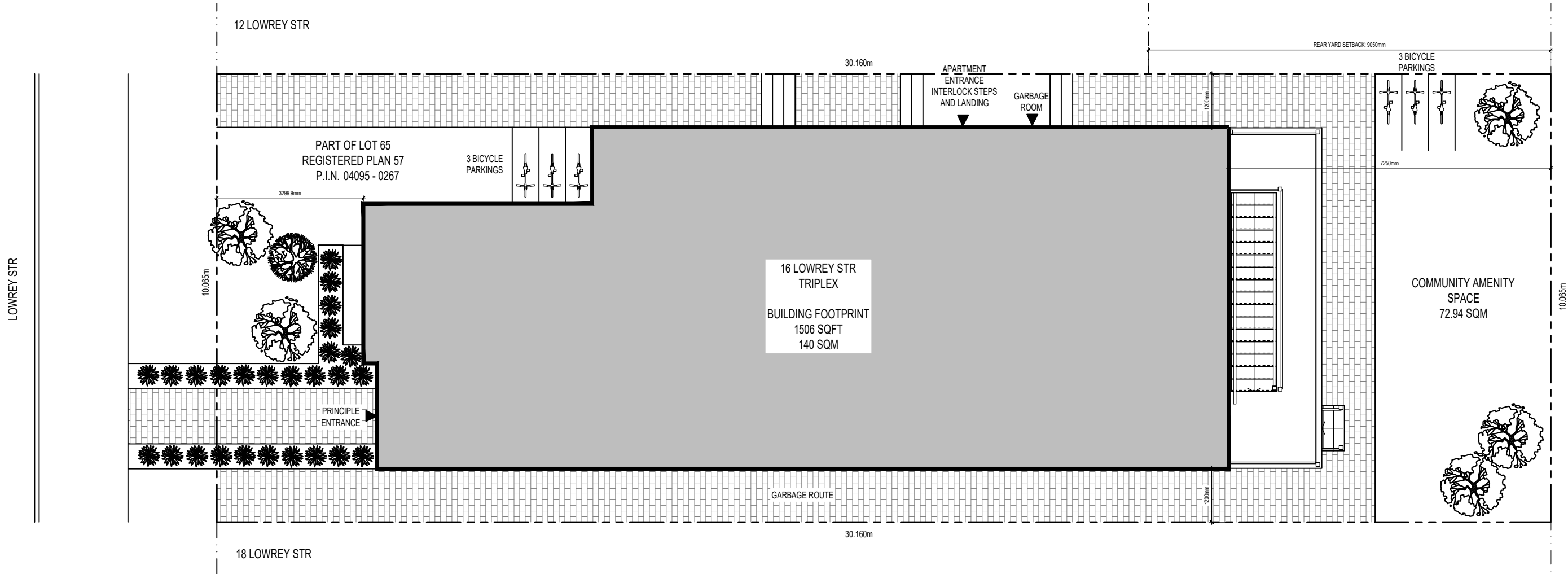


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1 EXISTING SITE PLAN  
A0 SCALE: 1/8" : 1'-00"



IGNITE ARCHITECTURE INC.  
533 LANDSWOOD WAY  
OTTAWA, ON K2S 0A6  
PHONE: 613 - 617 - 7407  
EMAIL: nicole@ignitearchitecture.ca

OWNER INFORMATION:

DIRECTORS: SACHIN & HARJINDER AHLUWALIA  
R&Y HOLDING INC.  
62 CORMACK CIRCLE  
OTTAWA ON K2J 5R9  
PHONE: 613 - 277 - 0189

SITE ADDRESS:

16 LOWREY STR  
OTTAWA  
ON K1Y 2S4

DATE:

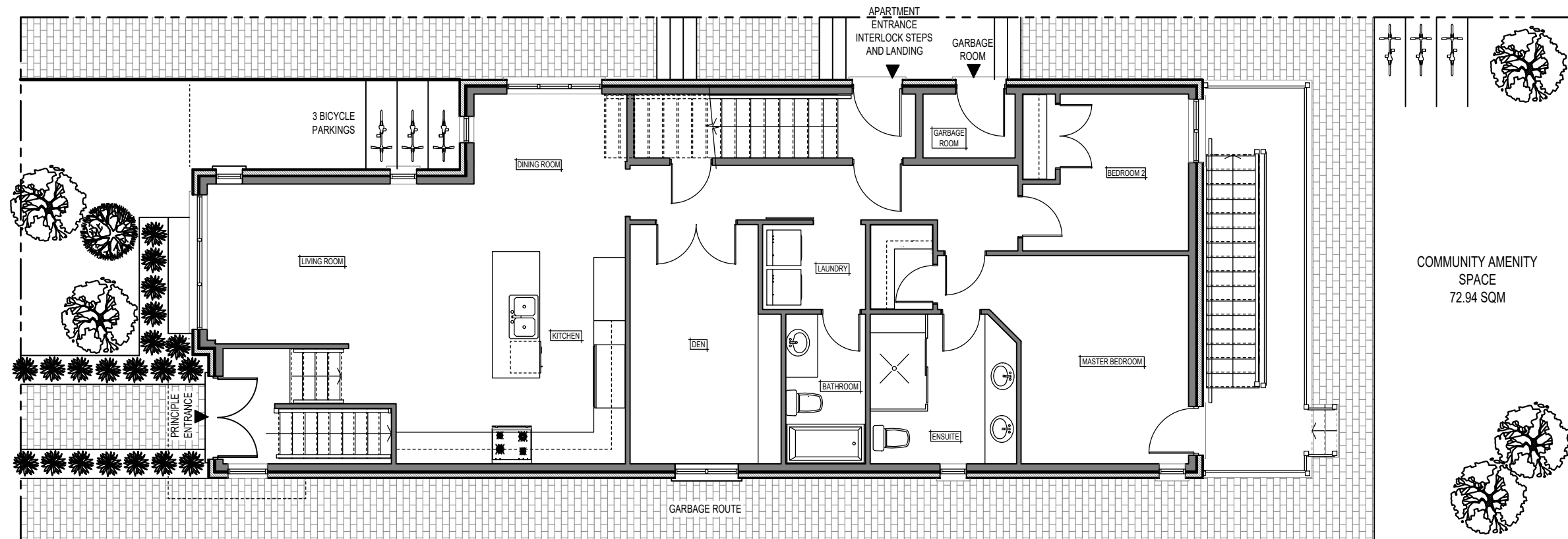
04 MAY 2022

PROJECT:

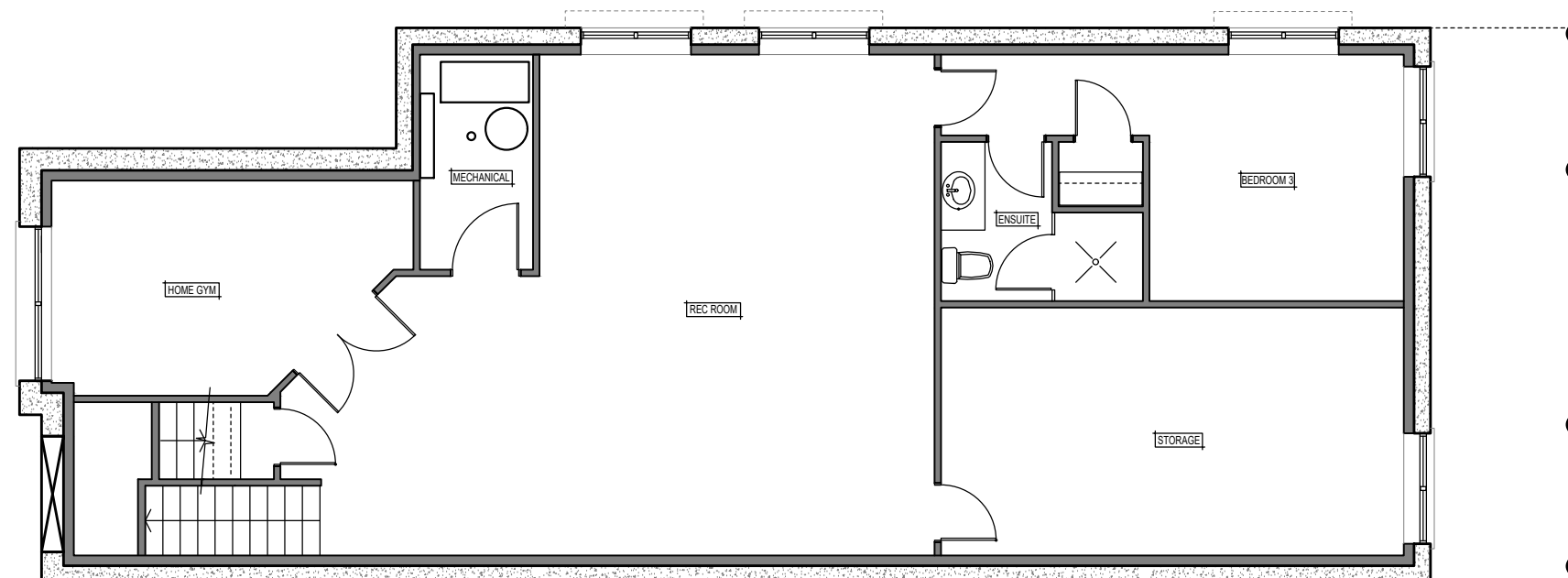
2103

DWG NO.:

A0



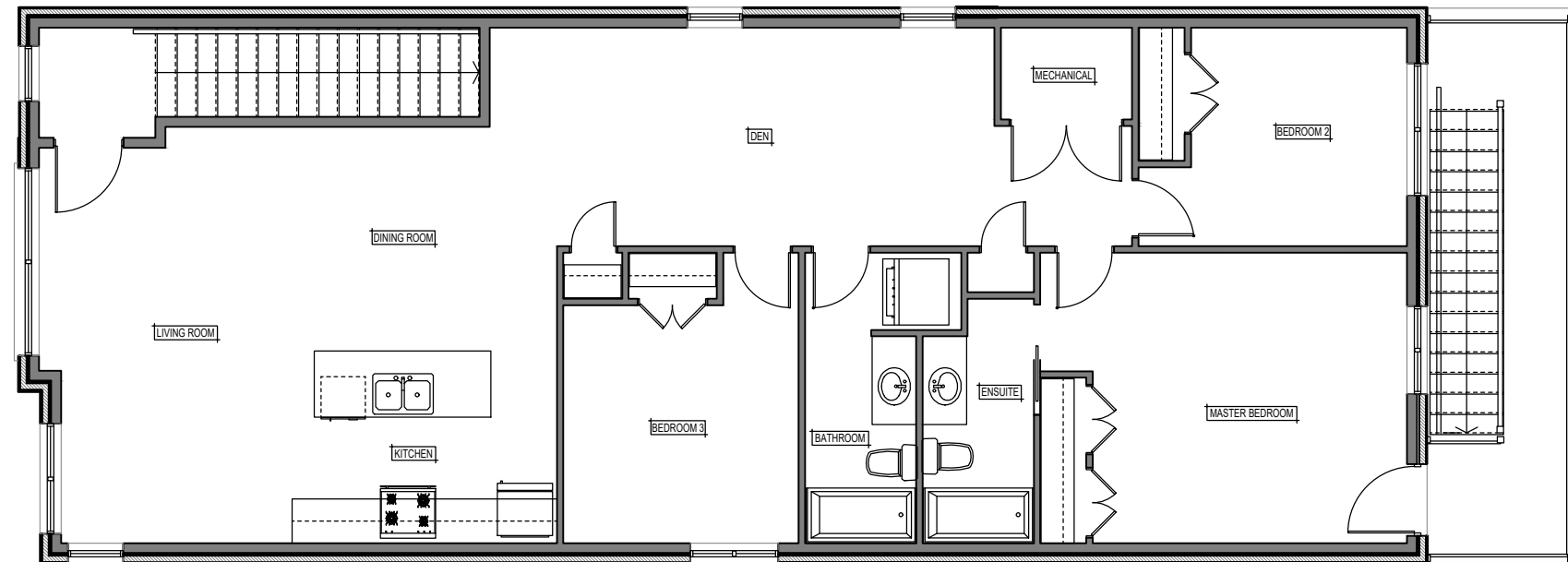
1 EXISTING GROUND FLOOR PLAN  
A1 SCALE: 1/8" : 1'-00"



2 EXISTING BASEMENT PLAN  
A1 SCALE: 1/8" : 1'-00"

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**2022-07-13**

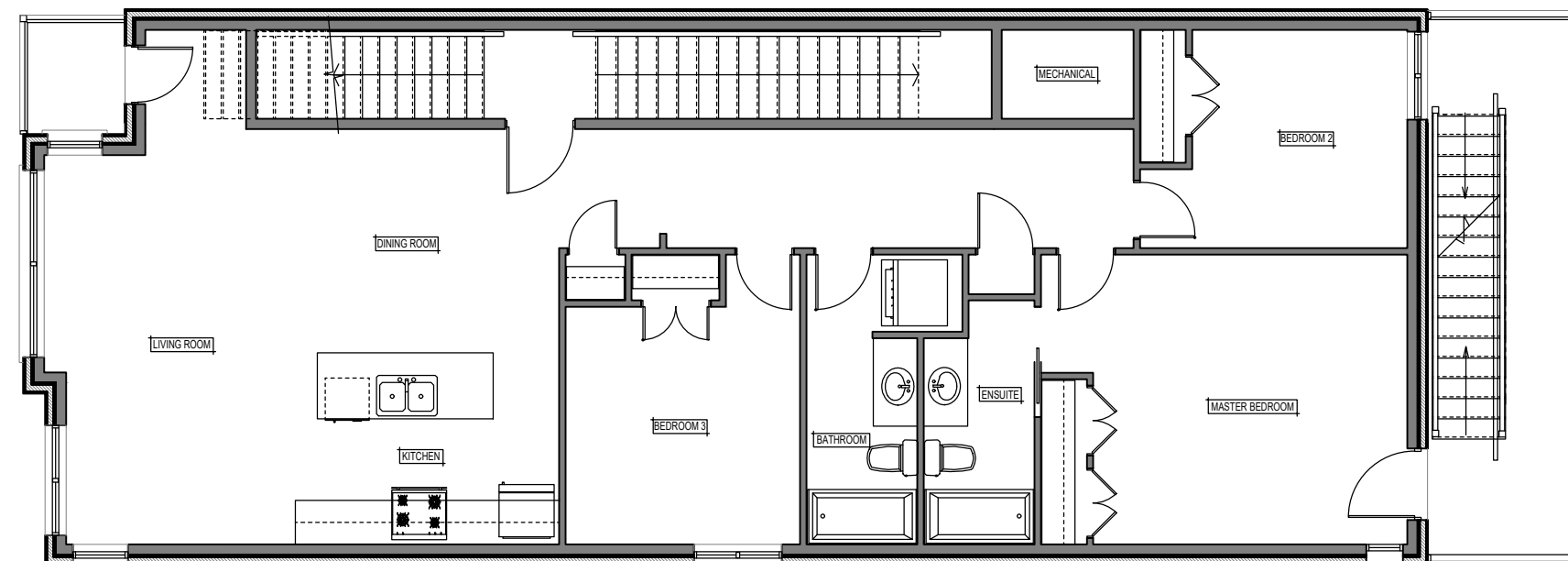
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Comité de dérogation



1 EXISTING THIRD FLOOR PLAN  
A2 SCALE: 1/8" : 1'-00"

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Comité de dérogation



2 EXISTING SECOND FLOOR PLAN  
A2 SCALE: 1/8" : 1'-00"

OWNER INFORMATION:

DIRECTORS: SACHIN & HARJINDER AHLUWALIA  
R&Y HOLDING INC.  
62 CORMACK CIRCLE  
OTTAWA ON K2J 5R9  
PHONE: 613 - 277 - 0189

SITE ADDRESS:

16 LOWREY STR  
OTTAWA  
ON K1Y 2S4

DATE:

04 MAY 2022

PROJECT:

**2103**

DWG NO.:

**A2**

2022-07-13



1 EXISTING FRONT ELEVATION  
A3 SCALE: 1/8" : 1'-00"



2 EXISTING REAR ELEVATION  
A3 SCALE: 1/8" : 1'-00"

OWNER INFORMATION:

DIRECTORS: SACHIN & HARJINDER AHLUWALIA  
R&Y HOLDING INC.  
62 CORMACK CIRCLE  
OTTAWA ON K2J 5R9  
PHONE: 613 - 277 - 0189

SITE ADDRESS:

16 LOWREY STR  
OTTAWA  
ON K1Y 2S4

DATE:

04 MAY 2022

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2103

DWG NO.:

A3

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1 EXISTING LEFT ELEVATION  
A4 SCALE: 1/8" : 1'-00"

OWNER INFORMATION:

DIRECTORS: SACHIN & HARJINDER AHLUWALIA  
R&Y HOLDING INC.  
62 CORMACK CIRCLE  
OTTAWA ON K2J 5R9  
PHONE: 613 - 277 - 0189

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DATE:

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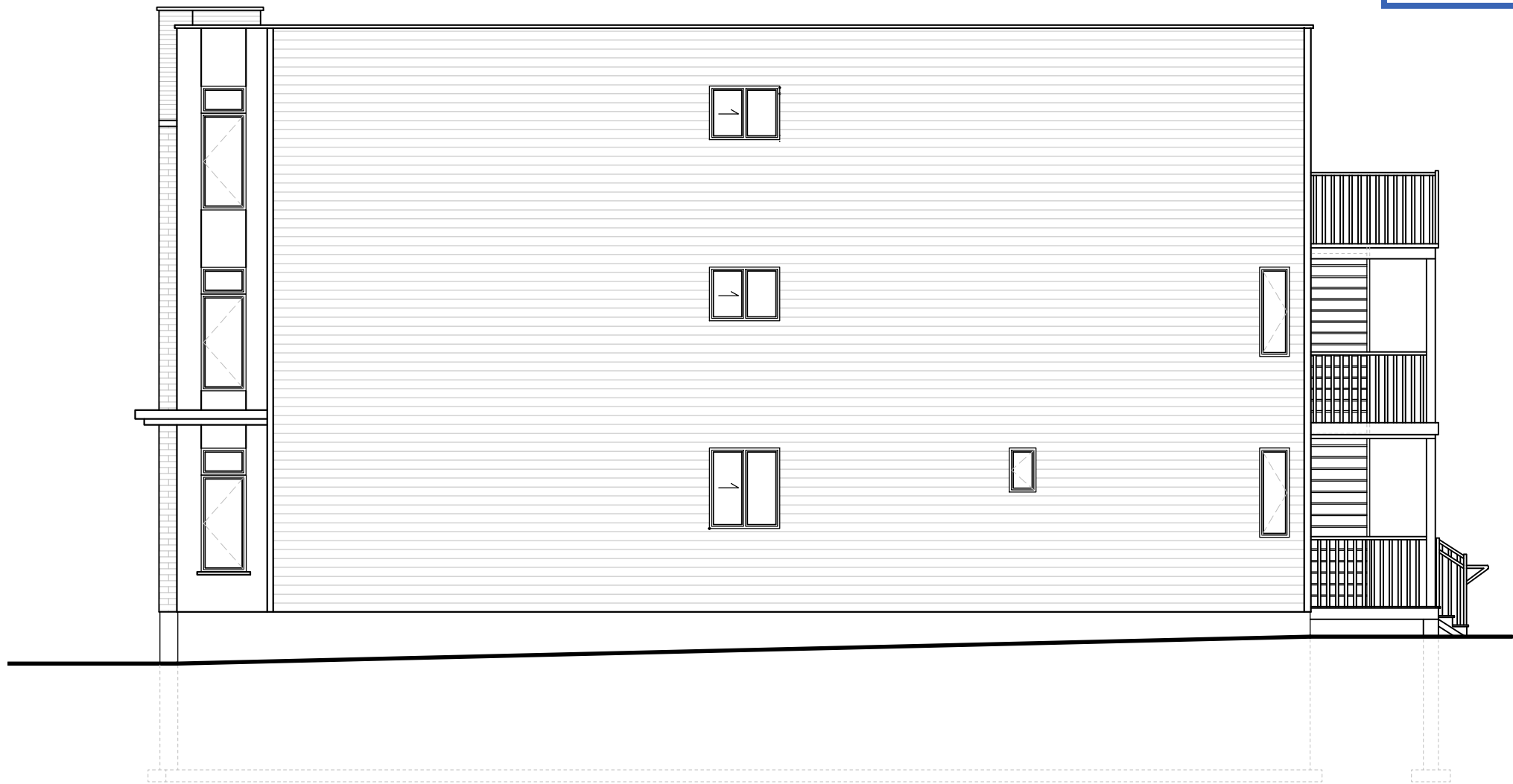
PROJECT:

2103

DWG NO.:

A4

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1 EXISTING RIGHT ELEVATION  
A5 SCALE: 1/8" : 1'-00"

ZONING:  
R4-UB  
AREA A, SCHEDULE 342  
MATURE NEIGHBOURHOOD OVERLAY

REQUIRED SETBACKS:  
MIN LOT WIDTH: 14m  
MAX BUILDING HEIGHT: 11m  
MIN FRONT YARD SETBACK: 4.5m  
MIN REAR YARD SETBACK: 30% OF LOT DEPTH = 9.048m  
MIN INTERIOR SIDE YARD SETBACK: 1.5m

PROPOSED SETBACKS:  
EXISTING LOT WIDTH: 10.065m  
EXISTING BUILDING HEIGHT: 11m  
EXISTING FRONT YARD SETBACK: 3.229m  
EXISTING REAR YARD SETBACK: 7.250m  
EXISTING INTERIOR SIDE YARD SETBACK: 1.2m

TOTAL GFA: 5099.5664sqft (473.765sqm)  
  
TOTAL AMENITY SPACE REQUIRED: 71.3765sqm  
6sqm PER DWELLING UNIT, AND 10% OF THE GROSS FLOOR AREA OF EACH ROOMING UNIT

TOTAL AMENITY SPACE PROVIDED: 72.94sqm

COMMUNAL AMENITY AREA:  
A MINIMUM OF 50% OF THE REQUIRED TOTAL AMENITY AREA : 35.68825sqm

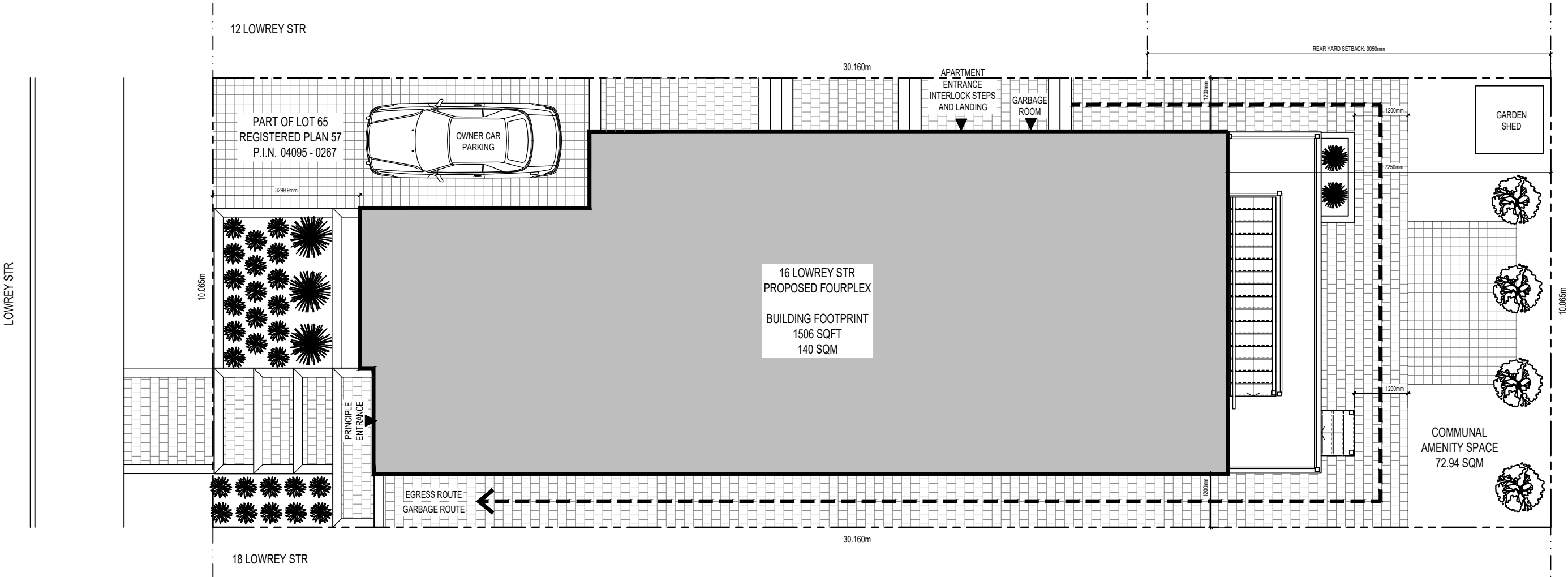
TOTAL COMMUNAL AMENITY SPACE PROVIDED: 72.94sqm

PARKING:  
NO OFFSTREET PARKING IS REQUIRED

BICYCLE PARKING:  
2 BICYCLE PARKINGS ARE PROVIDED  
NO CAR PARKINGS ARE PROVIDED AS THERE IS NO REQUIREMENT FOR THE EXISTING UNITS AS IT IS LOCATED IN THE VACINITY OF TRANSIT (O-TRAIN)

GARBAGE:  
A GARBAGE ROOM IS PROVIDED ON THE MAIN LEVEL WITH A PATHWAY FOR CURB-SIDE PICKUP

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1 PROPOSED SITE PLAN  
A6 SCALE: 1/8" : 1'-00"



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533 LANDSWOOD WAY  
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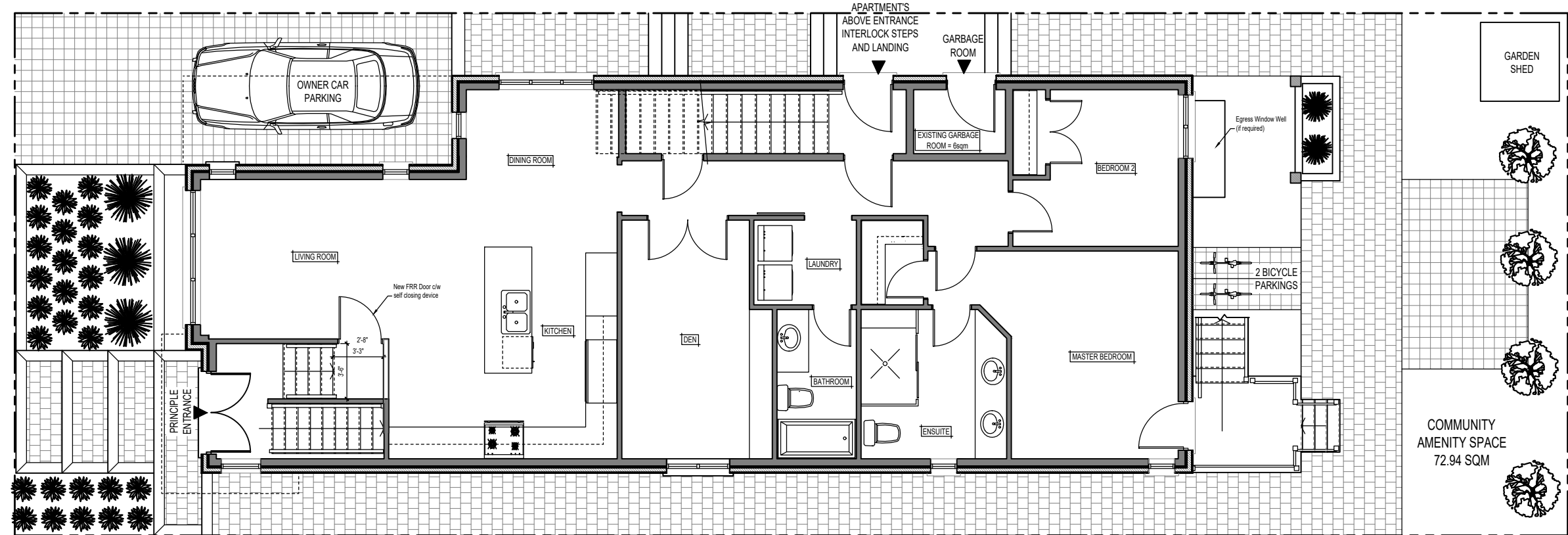
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R&Y HOLDING INC.  
62 CORMACK CIRCLE  
OTTAWA ON K2J 5R9  
PHONE: 613 - 277 - 0189

SITE ADDRESS:  
  
16 LOWREY STR  
OTTAWA  
ON K1Y 2S4

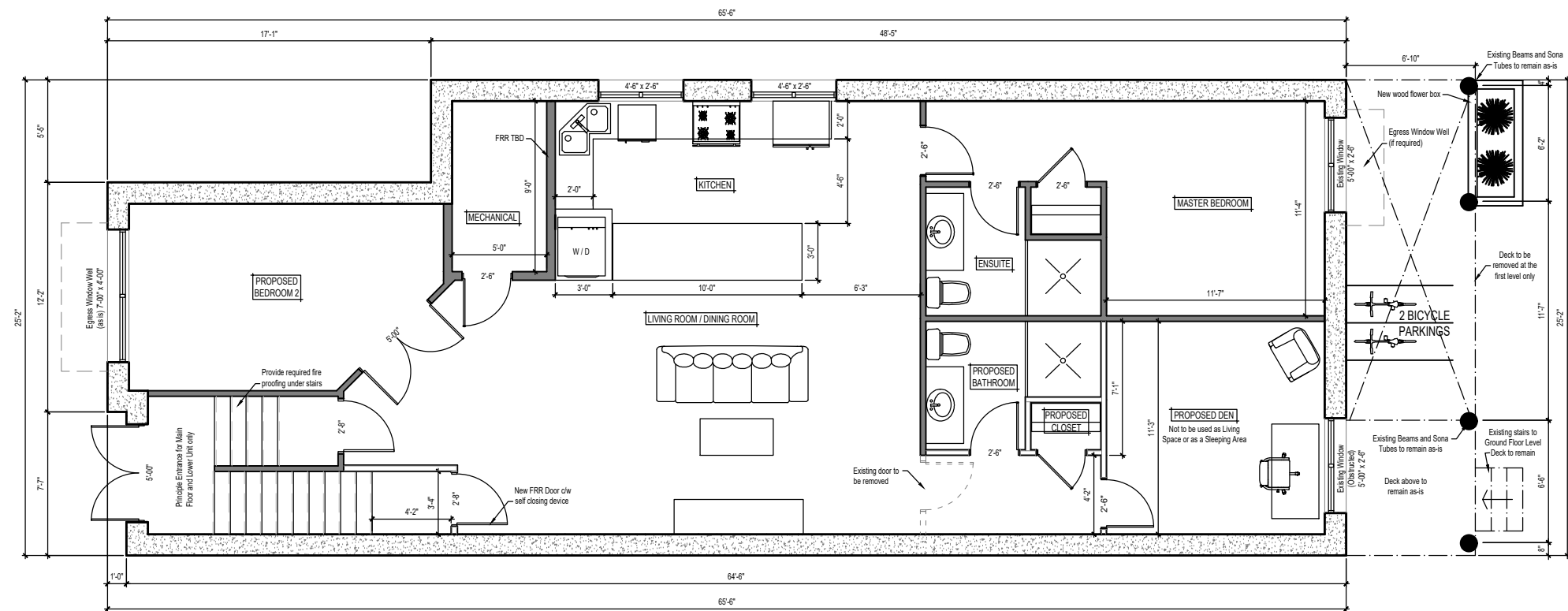
DATE:  
  
04 MAY 2022

PROJECT:  
  
2103

DWG NO.:  
  
A6



1 PROPOSED GROUND FLOOR PLAN  
A7 SCALE: 1/8" : 1'-00"



1 PROPOSED BASEMENT PLAN  
A7 SCALE: 1/8" : 1'-00"

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1 PROPOSED REAR ELEVATION  
A8 SCALE: 1/8" : 1'-00"



2 PROPOSED LEFT ELEVATION  
A8 SCALE: 1/8" : 1'-00"



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SITE ADDRESS:

16 LOWREY STR  
OTTAWA  
ON K1Y 2S4

DATE:

04 MAY 2022

PROJECT:

2103

DWG NO.:

A8