



**BERTONE**

**1649 MONTREAL ROAD**

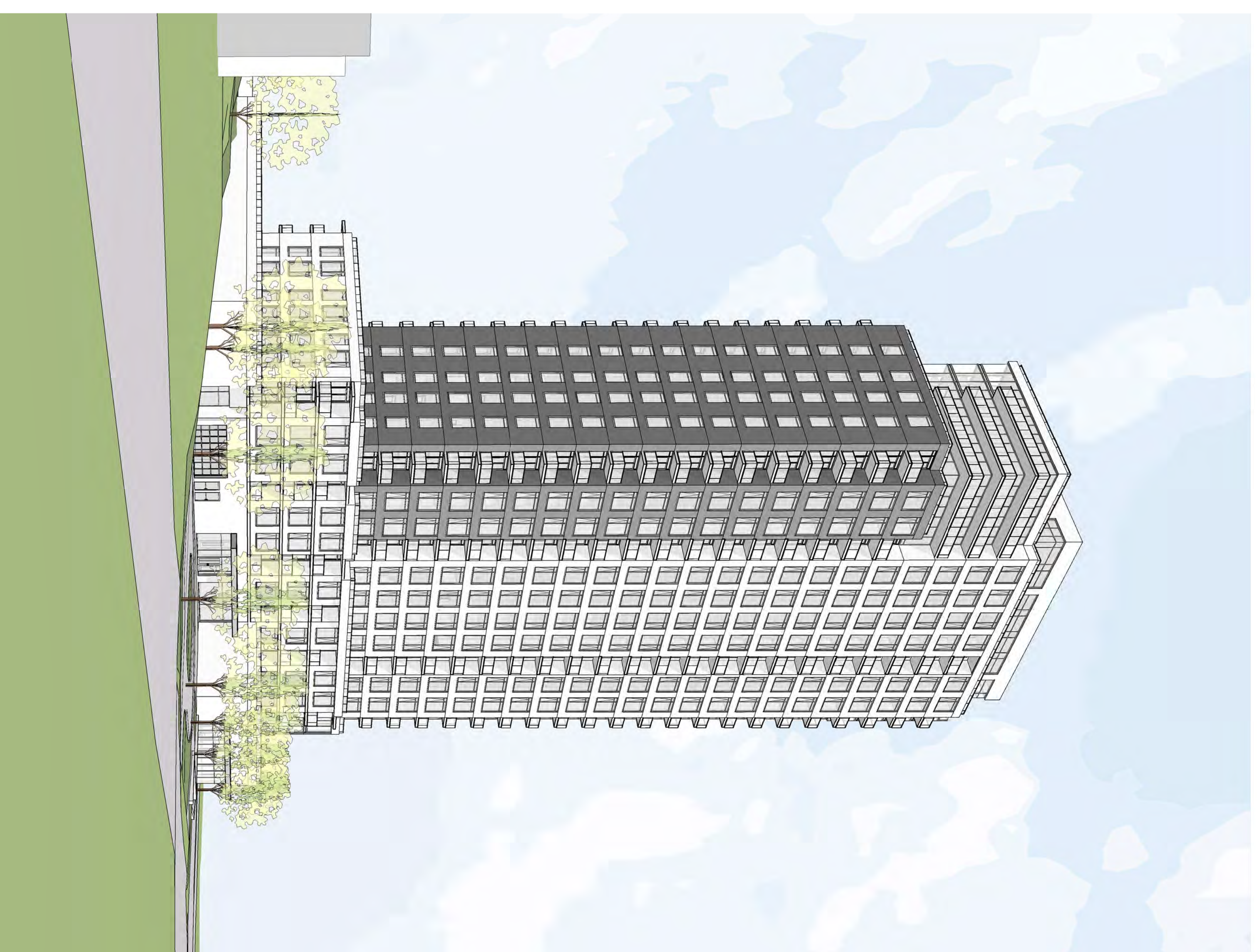
**OTTAWA, ONTARIO, OTTAWA, ONTARIO**

RLA PROJECT #: 2037

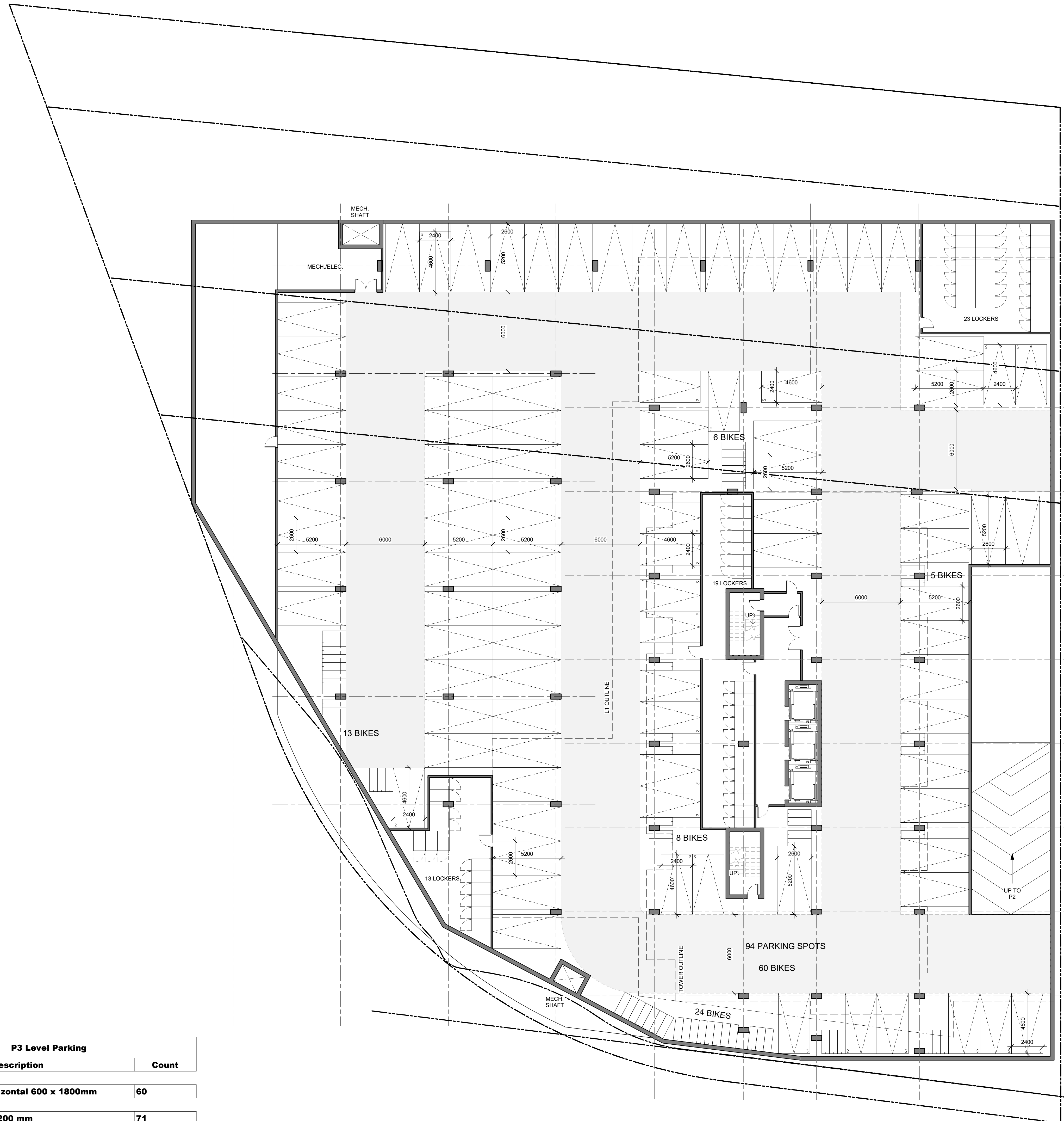
rla / architecture

# ISSUED FOR SPC - ROUND 1 COMMENTS

13/01/2023



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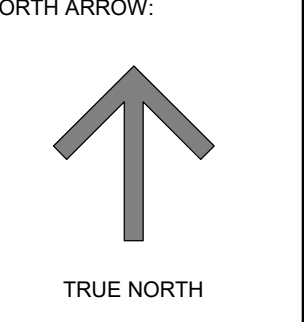


P3 Level Parking	
Description	Count
Bicycle Parking - Horizontal 600 x 1800mm	60
Car Parking 2600 x 5200 mm	71
Small Car Parking 2400 x 4600 mm	23

1 P3 FLOOR PLAN  
 A-101 1 : 150

No.	DESCRIPTION	DATE
7	ISSUED FOR ROUND 1 SPC COMMENTS	Jan. 13, 23
6	ISSUED FOR SPC APPLICATION	Aug. 31, 22
5	ISSUED TO CONSULTANT	Aug. 22, 22
4	ISSUED FOR CONSULTANT REVIEW	Aug. 08, 22
3	ISSUED FOR REVIEW	July 27, 22
2	ISSUED FOR UDRP AMENDMENT APP.	Sep. 10, 21
1	ISSUED FOR ZONING AMENDMENT APP.	May 10, 21

REVISIONS: DDMMYY

ARCHITECT SEAL:  
  
 NORTH ARROW:  
  
 TRUE NORTH

CLIENT:  
  
**BERTONE**

ARCHITECT:  
  
**rla/architecture**  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodrecklaney.ca

PROJECT TITLE:  
**1649 MONTREAL ROAD**

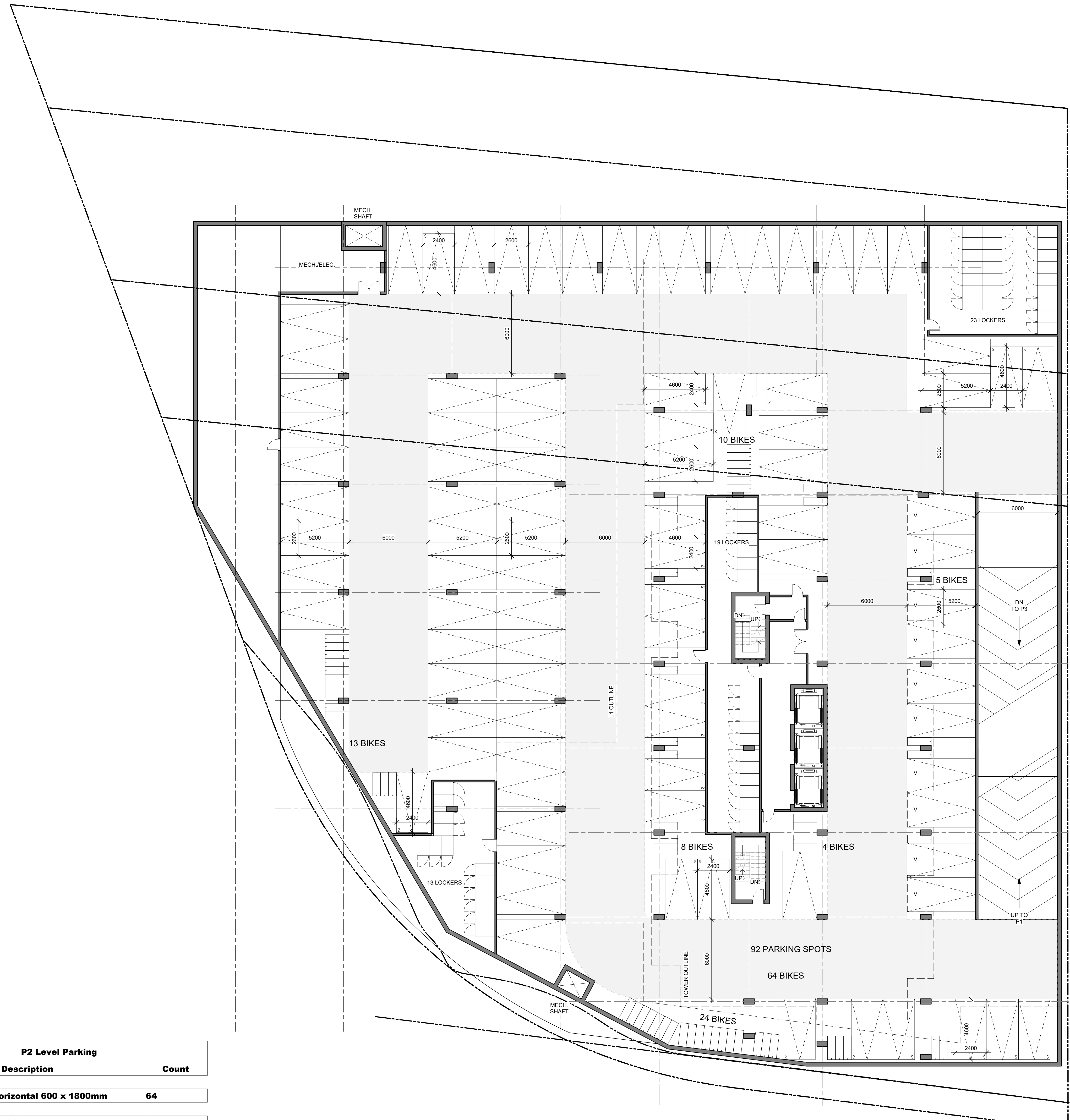
OTTAWA, ONTARIO

SHEET TITLE:  
**P3 PARKING PLAN**

DRAWN: RIB	CHECKED: RV
SCALE: 1 : 150	SHEET No.:
PROJECT No: 2037	<b>A-101</b>

PAPER SIZE: ISO Full Sheet B1 (1077.00 x 1050.00mm) PLOT SCALE: 1:1 C:\Users\msal\Documents\2037 - 1649 Montreal Road - P3 - mechanical\B2037.rvt

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P2 Level Parking	
Description	Count
Bicycle Parking - Horizontal 600 x 1800mm	64
Car Parking 2600 x 5200 mm	69
Small Car Parking 2400 x 4600 mm	23

1  
A-102  
P2 FLOOR PLAN  
1:150

No.	DESCRIPTION	DDMMYY
7	ISSUED FOR ROUND 1 SPC COMMENTS	Jan. 13, 23
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1	ISSUED FOR ZONING AMENDMENT APP.	May 10, 21

REVISIONS:

ARCHITECT SEAL: NORTH ARROW:

CLIENT:

ARCHITECT:   
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodriklahay.ca

PROJECT TITLE:  
**1649 MONTREAL ROAD**

OTTAWA, ONTARIO

SHEET TITLE:  
**P2 PARKING PLAN**

DRAWN: RIB	CHECKED: RV
SCALE: 1:150	SHEET No.:
PROJECT No: 2037	<b>A-102</b>

PAPER SIZE: ISO Full Bleed B1 (1077.00 x 1050.00mm)  
 PLOT SCALE: 1:1  
 C:\Users\msal\Documents\2037 - 1649 Montreal Road - RZ - mechanical\2023\11 - 12\24\22\PM  
 D07-19-22-0132  
 PLAN # 18876

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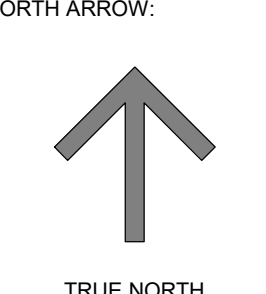
P1 Level Parking	
Description	Count
Bicycle Parking - Horizontal 600 x 1800mm	130
Car Parking 2600 x 5200 mm	68
Small Car Parking 2400 x 4600 mm	26

1  
A-103  
P1 FLOOR PLAN  
1 : 150

No.	DESCRIPTION	DDMMYY
7	ISSUED FOR ROUND 1 SPC COMMENTS	Jan. 13, 23
6	ISSUED FOR SPC APPLICATION	Aug. 31, 22
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2	ISSUED FOR UDRP	Sep. 10, 21
1	ISSUED FOR ZONING AMENDMENT APP.	May 10, 21

REVISIONS:

ARCHITECT SEAL:  ARCHITECTS  
RODNERICK-LAHEY  
LICENCE 4375

NORTH ARROW:  TRUE NORTH

CLIENT: 

ARCHITECT:   
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodnericklahey.ca

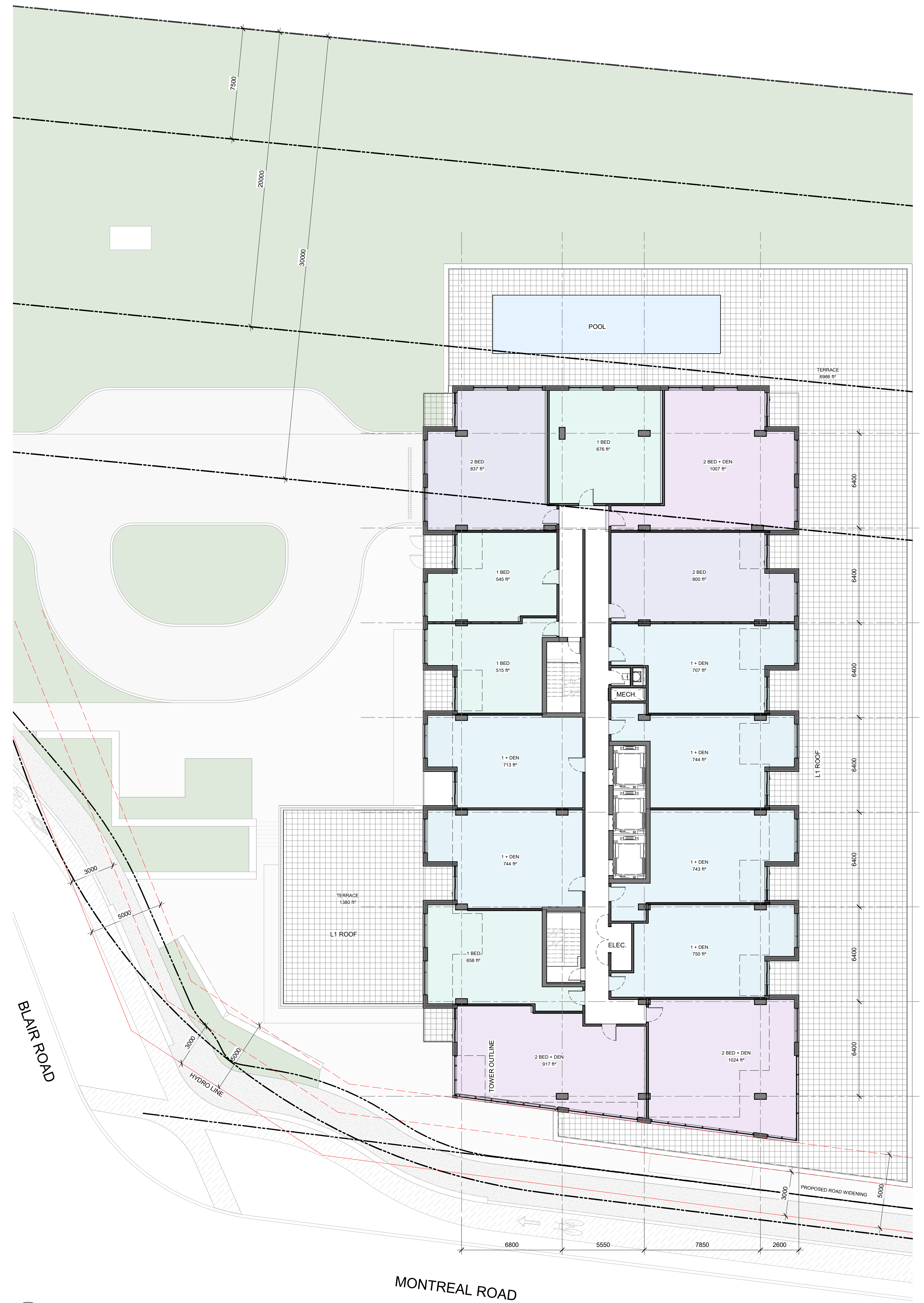
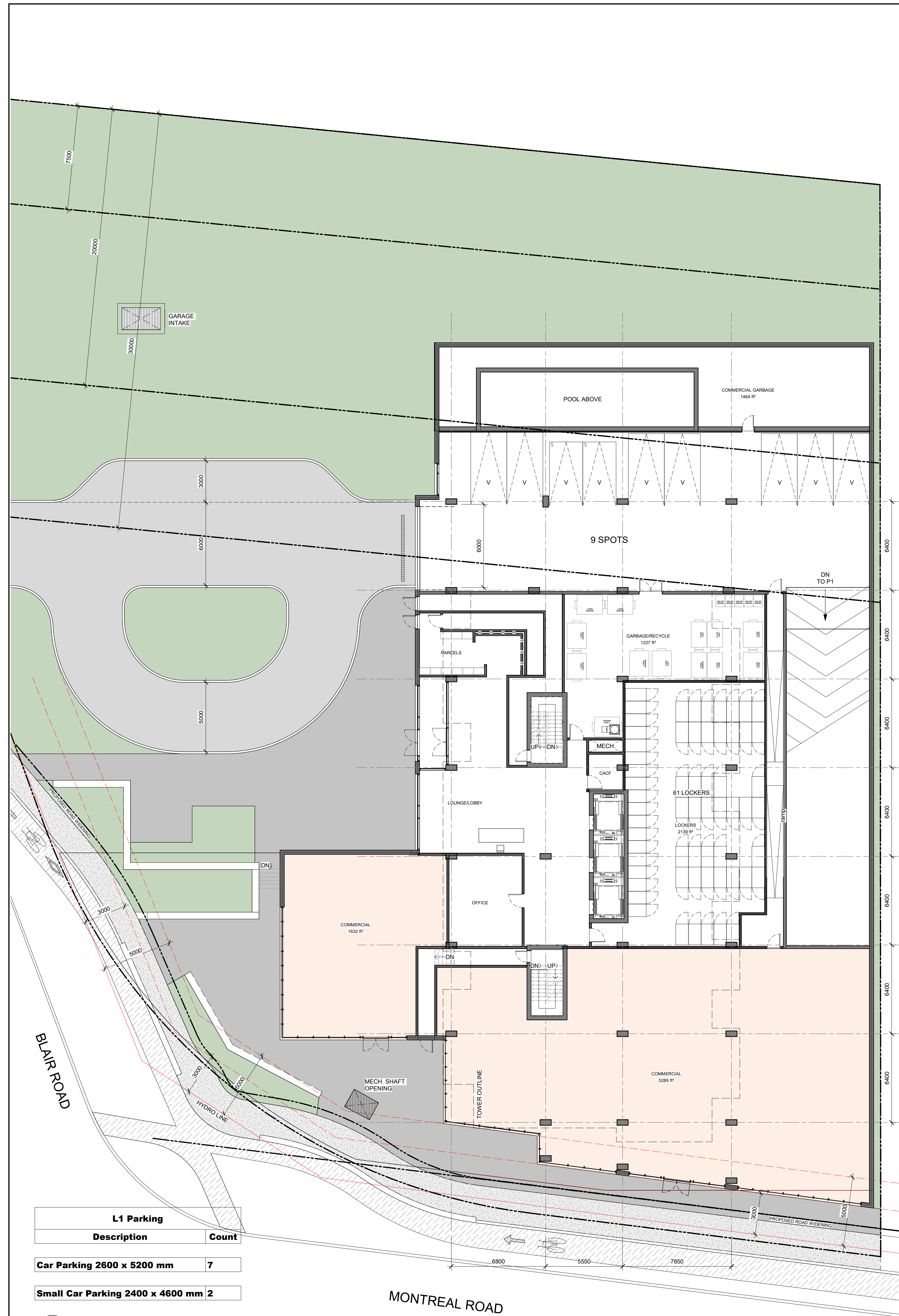
PROJECT TITLE:  
1649 MONTREAL ROAD

OTTAWA, ONTARIO

SHEET TITLE:  
P1 PARKING PLAN

DRAWN: RIB	CHECKED: RV
SCALE: 1 : 150	SHEET No.:
PROJECT No: 2037	<b>A-103</b>

PAPER SIZE: ISO Full Sheet B1 (1077.00 x 1000.00mm)  
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 C:\Users\msal\Documents\2037 - 1649 Montreal Road - PZ - mechanical\B2\CLT.rvt  
 PLOT DATE: 2023-02-14 12:24:23 PM  
 PLAN # 18876



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REVISIONS:

ARCHITECT SEAL:

NORTH ARROW:

CLIENT:

ARCHITECT:   
56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 www.rodriklahy.ca

PROJECT TITLE:  
**1649 MONTREAL ROAD**

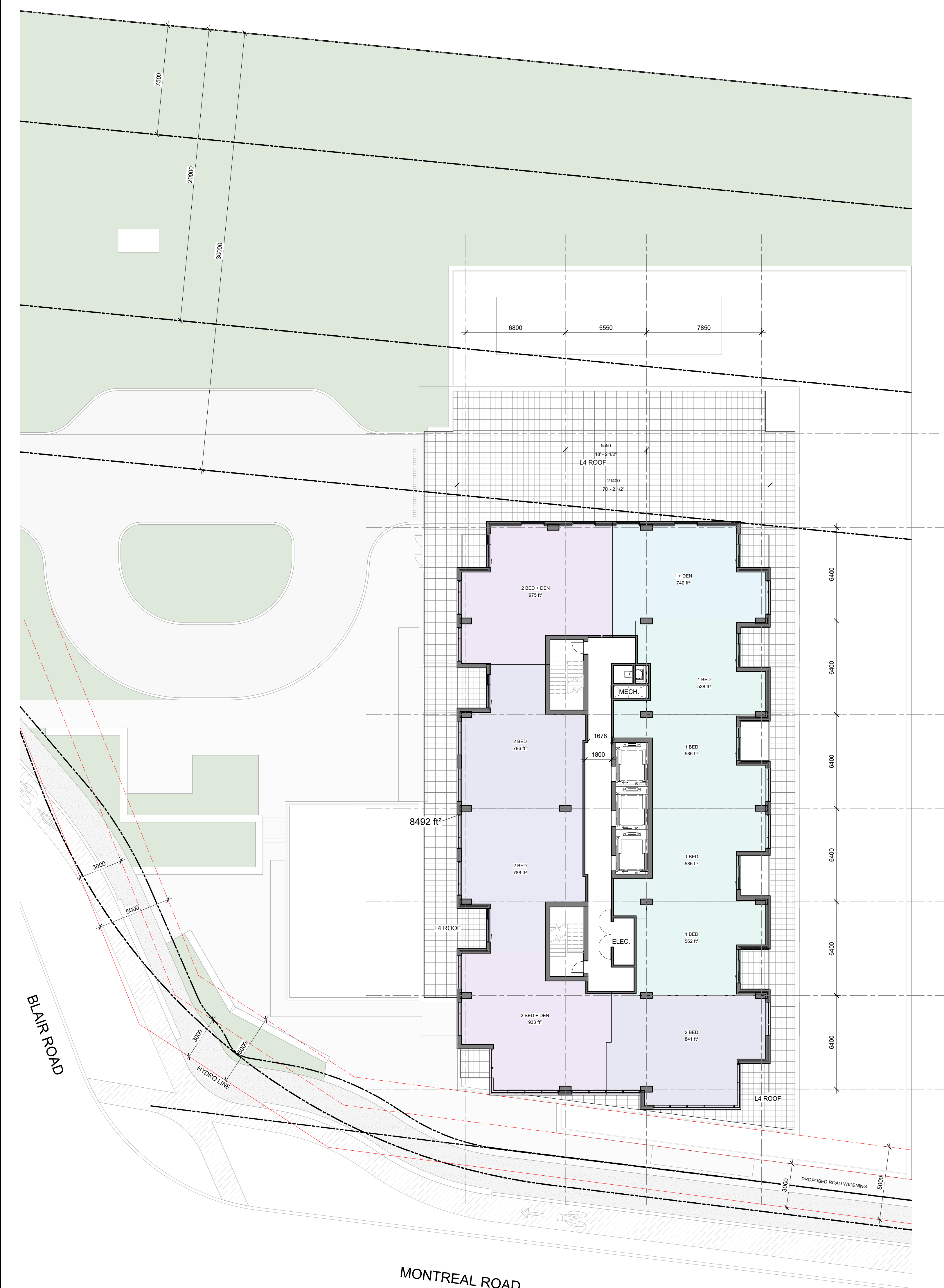
OTTAWA, ONTARIO

SHEET TITLE:  
**L1 AND L2-4 FLOOR PLAN**

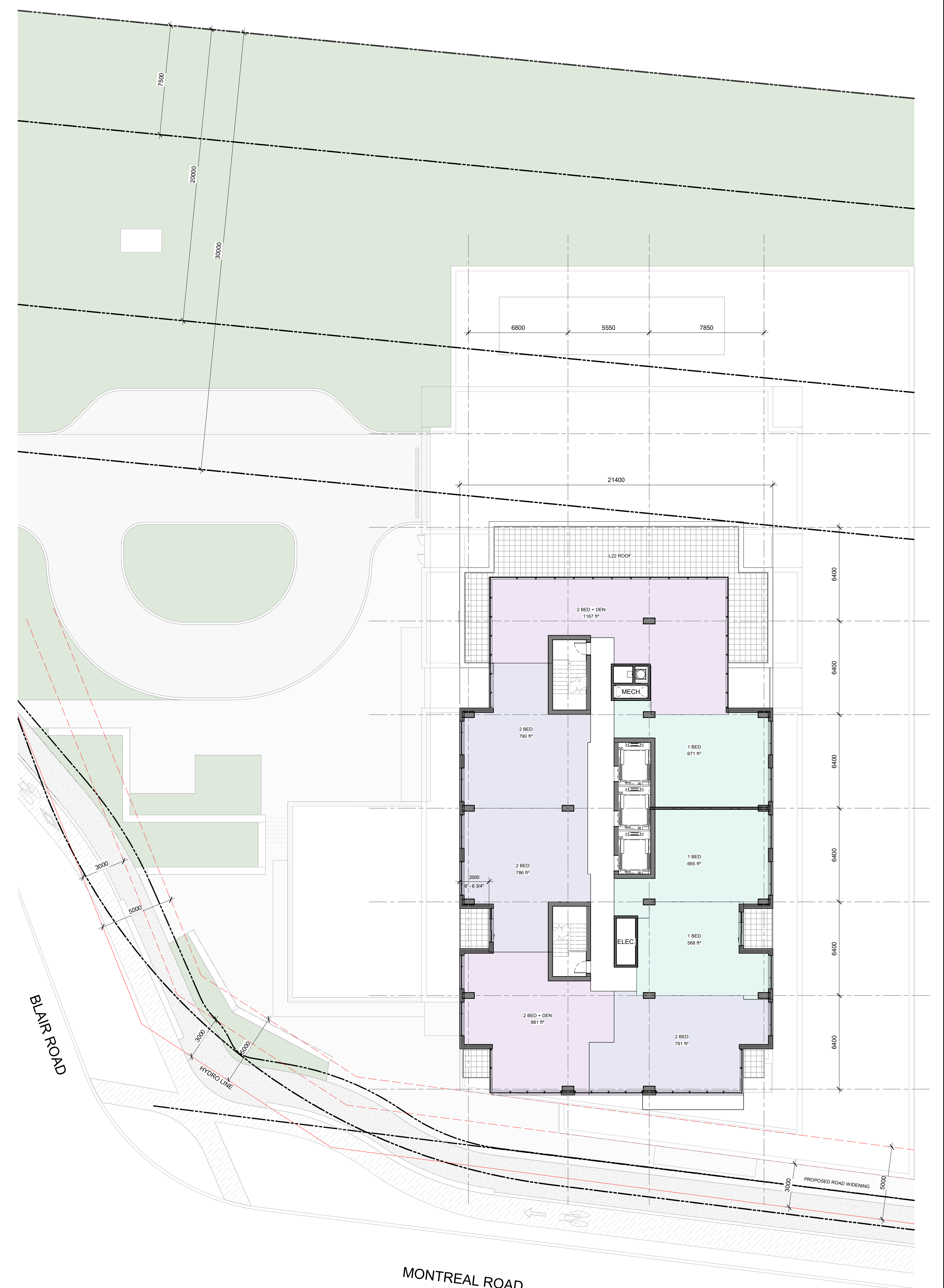
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SCALE: 1:150	SHEET No.:
PROJECT No: 2037	<b>A-104</b>

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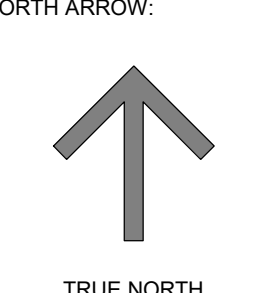
3 LEVEL 5-22 FLOOR PLAN  
 A-105 1:150



1 LEVEL 23 FLOOR PLAN  
 A-105 1:150

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1	ISSUED FOR ZONING AMENDMENT APP.	May 10, 21

No.	DESCRIPTION	DDMMYY

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT: 

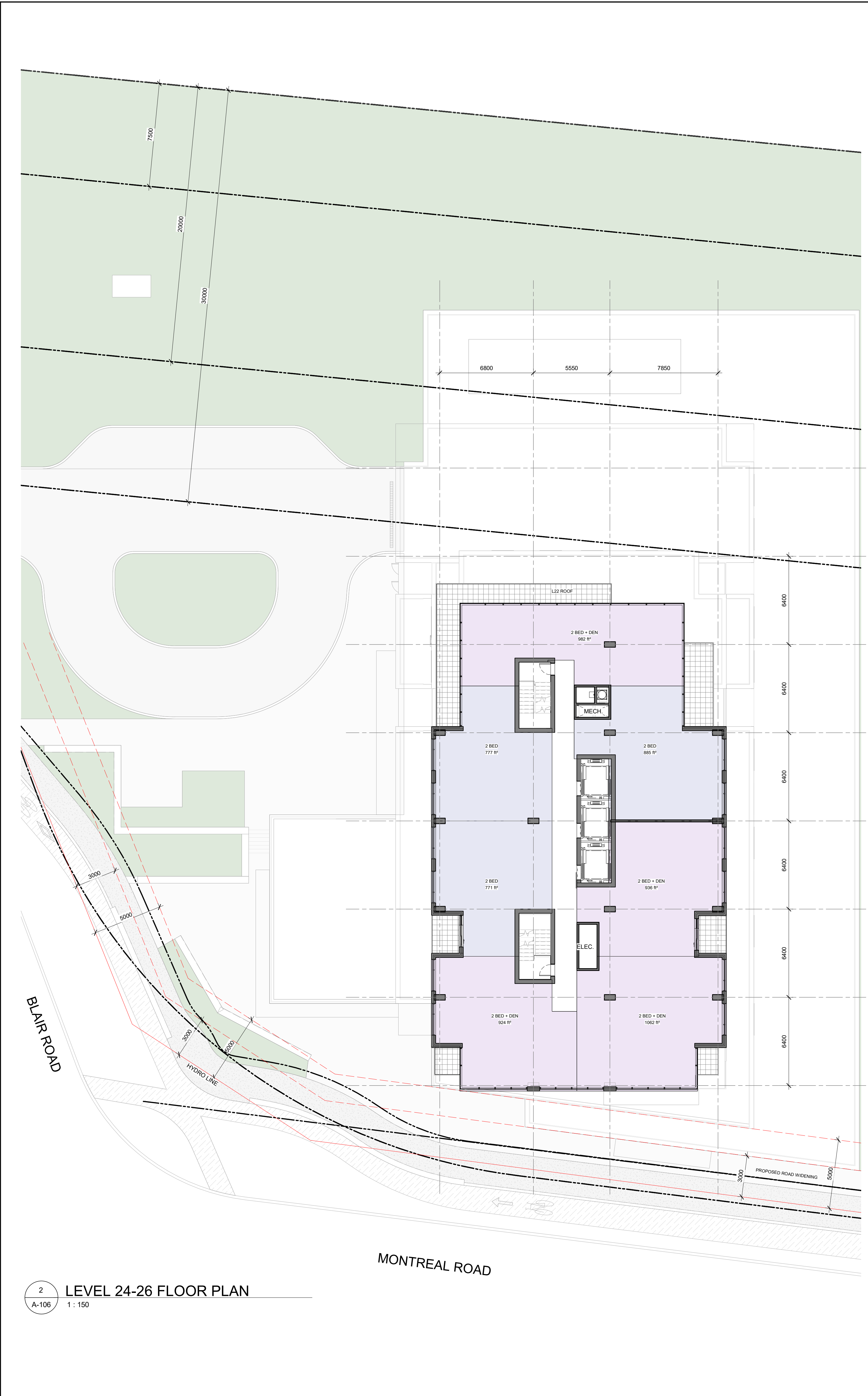
ARCHITECT:   
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:  
**1649 MONTREAL ROAD**

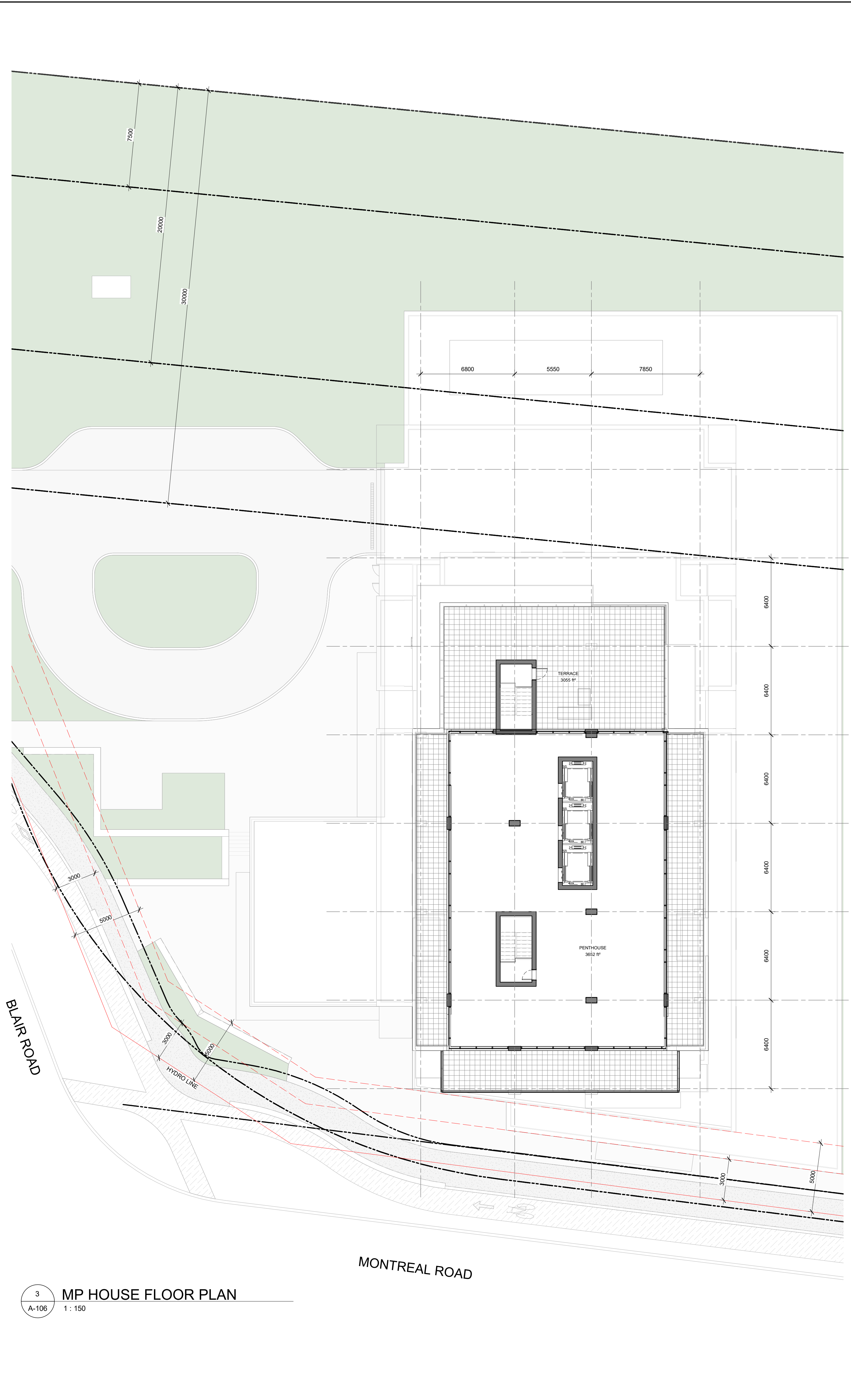
OTTAWA, ONTARIO  
 SHEET TITLE:  
**L5-22 AND L23 - 24 FLOOR PLANS**

DRAWN: RIB	CHECKED: RV
SCALE: 1:150	SHEET No.:
PROJECT No.:	<b>A-105</b>
2037	

PAPER SIZE: ISO Full (Breed B) (1077.00 x 1050.00mm) PLOT SCALE: 1:1 C:\Users\mwall\Documents\2037 - 1649 Montreal Road - RZ - mcaas456262.rvt PLOT DATE: 2024-11-14 07:18 PM D07-1-22-0132 PLAN # 18876



2 LEVEL 24-26 FLOOR PLAN  
A-106 1:150



3 MP HOUSE FLOOR PLAN  
A-106 1:150

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REVISIONS:

ARCHITECT SEAL: NORTH ARROW:

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56 Beech Street, Ottawa, Ontario K1S 3J6  
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PROJECT TITLE:  
**1649 MONTREAL ROAD**

OTTAWA, ONTARIO

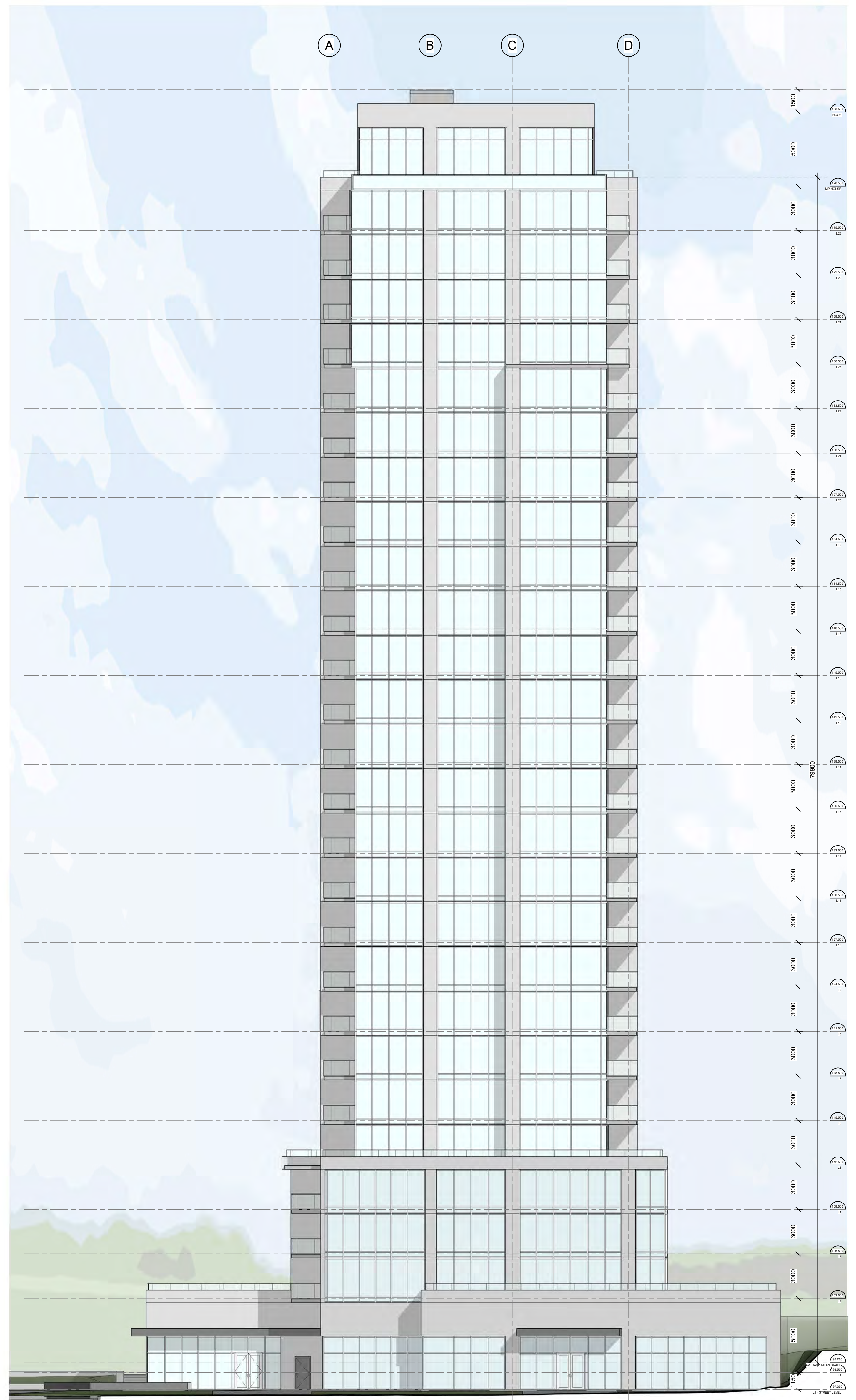
SHEET TITLE:  
**LEVEL 23 - MP HOUSE FLOOR PLANS**

DRAWN: RIB	CHECKED: RV
SCALE: 1:150	SHEET No.:
PROJECT No: 2037	<b>A-106</b>

PAPER SIZE: ISO Full (Breed B) (1077.00 x 1000.00mm) PLOT SCALE: 1:1 C:\Users\mrsal\Documents\2037 - 1649 Montreal Road - RZ - mcaas456262.rvt D:\1-232-9132 PLAN # 18876



1 WEST ELEVATION  
A-201 1:150


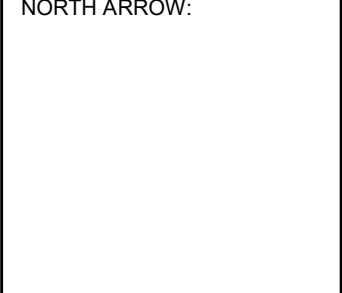


2 SOUTH ELEVATION  
A-201 1:150

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REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

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ARCHITECT:   
56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 www.rodricklahy.ca

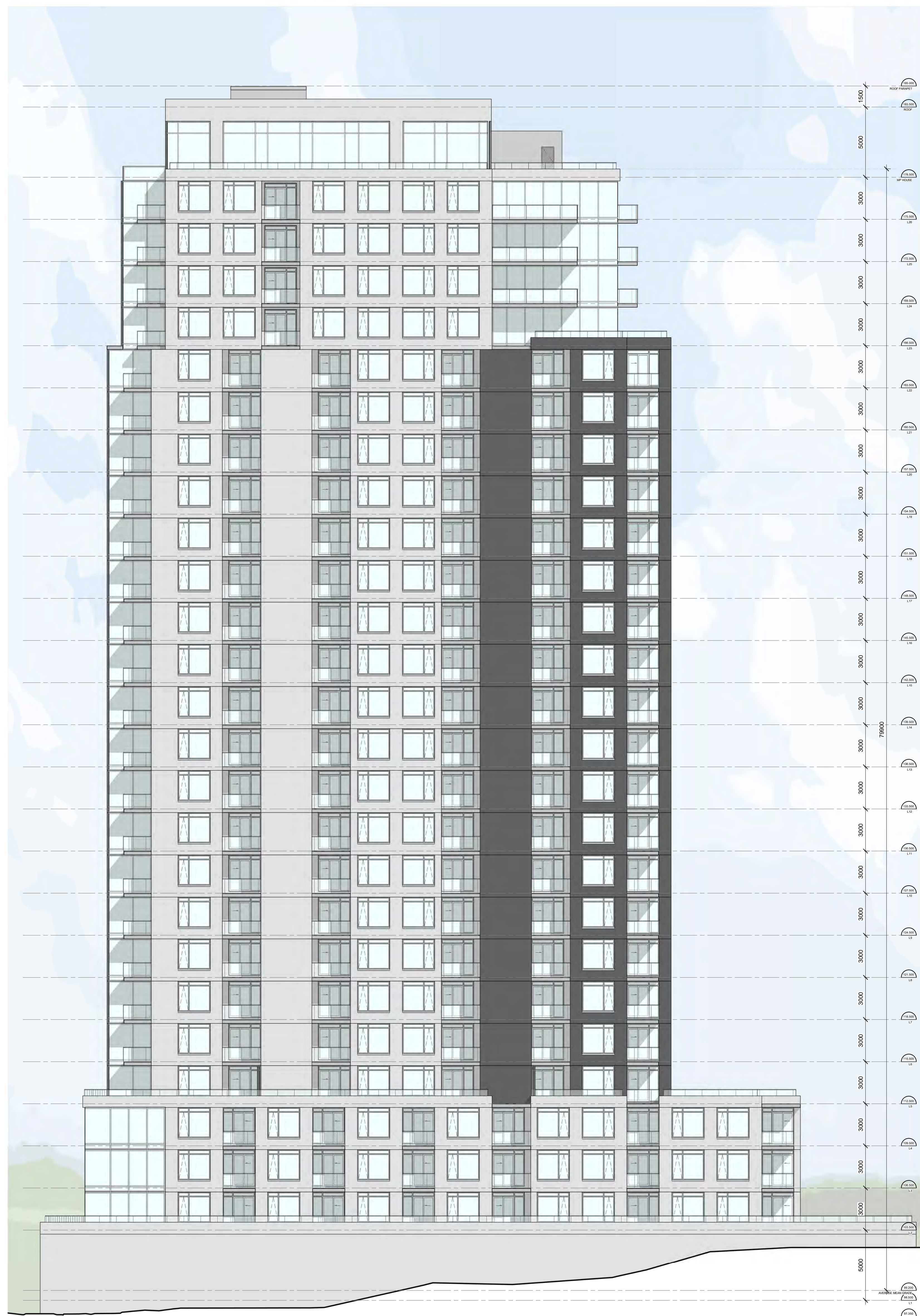
PROJECT TITLE:  
**1649 MONTREAL ROAD**

OTTAWA, ONTARIO  
SHEET TITLE:  
**ELEVATIONS**

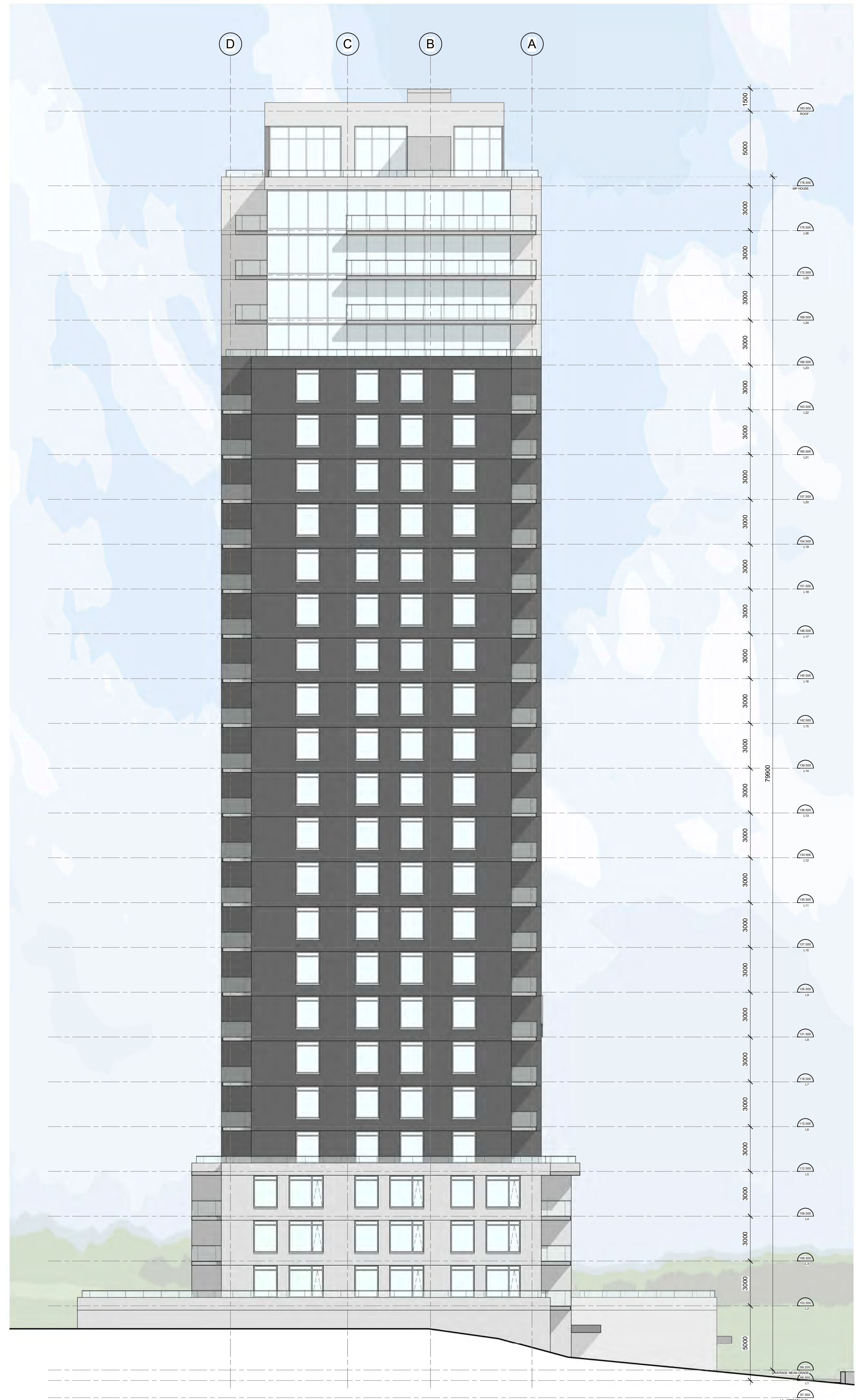
DRAWN: RIB	CHECKED: RV
SCALE: 1:150	SHEET No.:
PROJECT No.:	<b>A-201</b>

PAPER SIZE: ISO Full Sheet B1 (1077.00 x 1050.00mm) PLOT SCALE: 1:1 C:\Users\msawal\Documents\2037 - 1649 Montreal Road - RZ - rca\rsd\A201.dwg D07-1-22-0132 PLAN # 18876





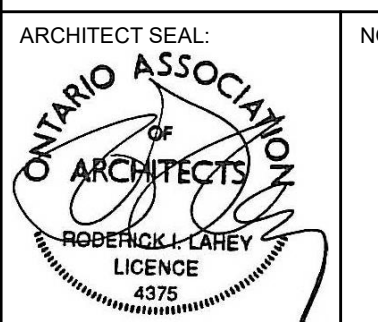
1 EAST ELEVATION  
A-202 1:150



2 NORTH ELEVATION  
A-202 1:150

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NORTH ARROW:



ARCHITECT:  
r/a/architecture  
56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

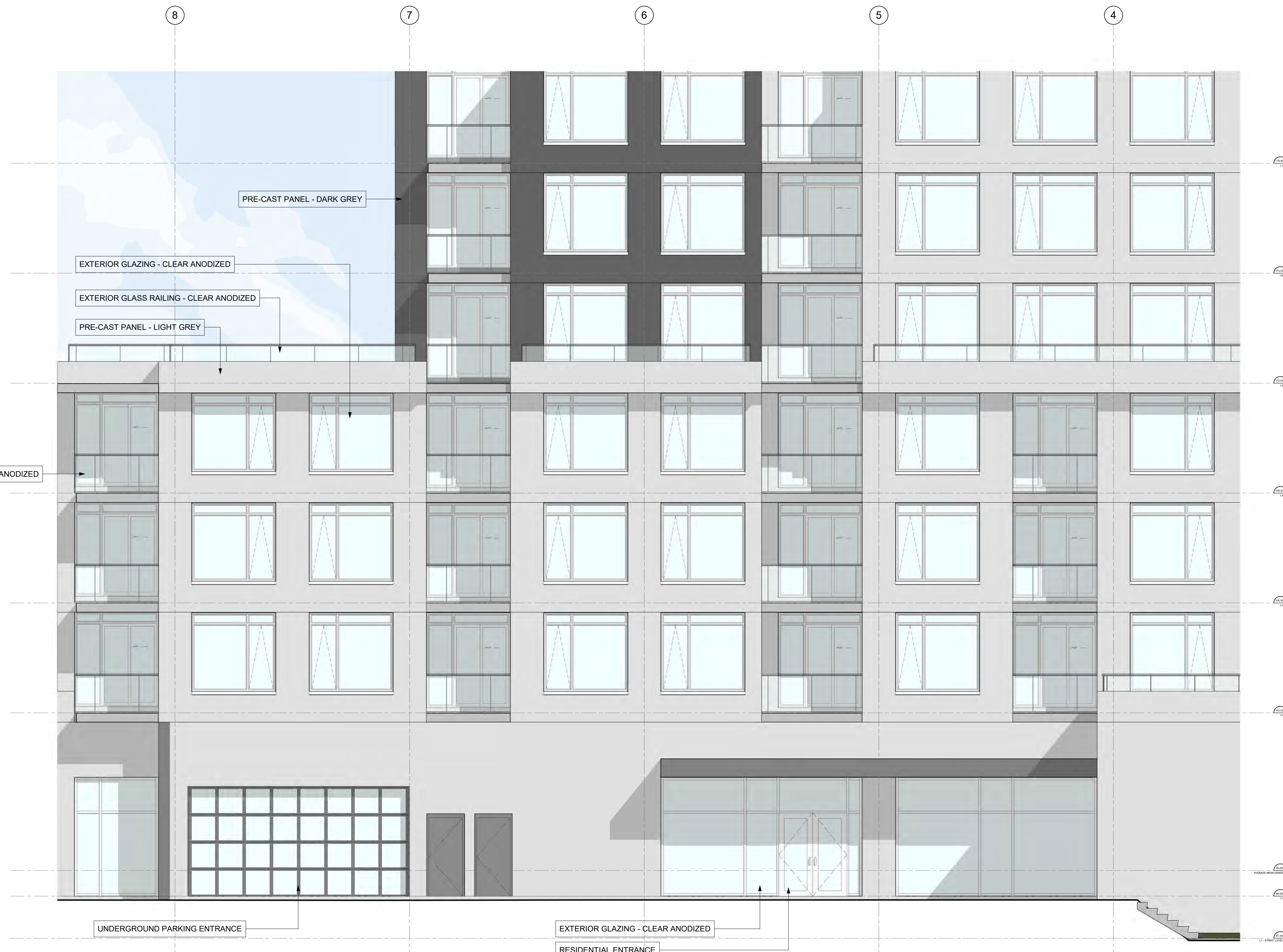
PROJECT TITLE:  
1649 MONTREAL ROAD  
OTTAWA, ONTARIO

SHEET TITLE:  
ELEVATIONS

DRAWN: RIB	CHECKED: RV
SCALE: 1:150	SHEET No.:
PROJECT No.:	<b>A-202</b>
2037	

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EXTERIOR GLASS RAILING - CLEAR ANODIZED

PRE-CAST PANEL - DARK GREY

EXTERIOR GLAZING - CLEAR ANODIZED

EXTERIOR GLASS RAILING - CLEAR ANODIZED

PRE-CAST PANEL - LIGHT GREY

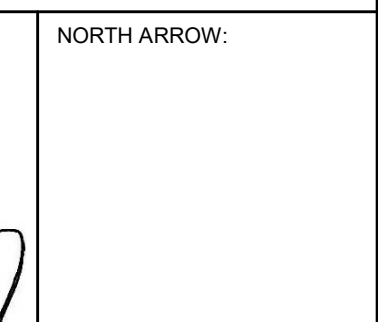
UNDERGROUND PARKING ENTRANCE

EXTERIOR GLAZING - CLEAR ANODIZED

RESIDENTIAL ENTRANCE

1 WEST ELEVATION - MATERIALS  
 A-203 1:50

No.	DESCRIPTION	DDMMYY
7	ISSUED FOR ROUND 1 SPC COMMENTS	Jan. 13, 23
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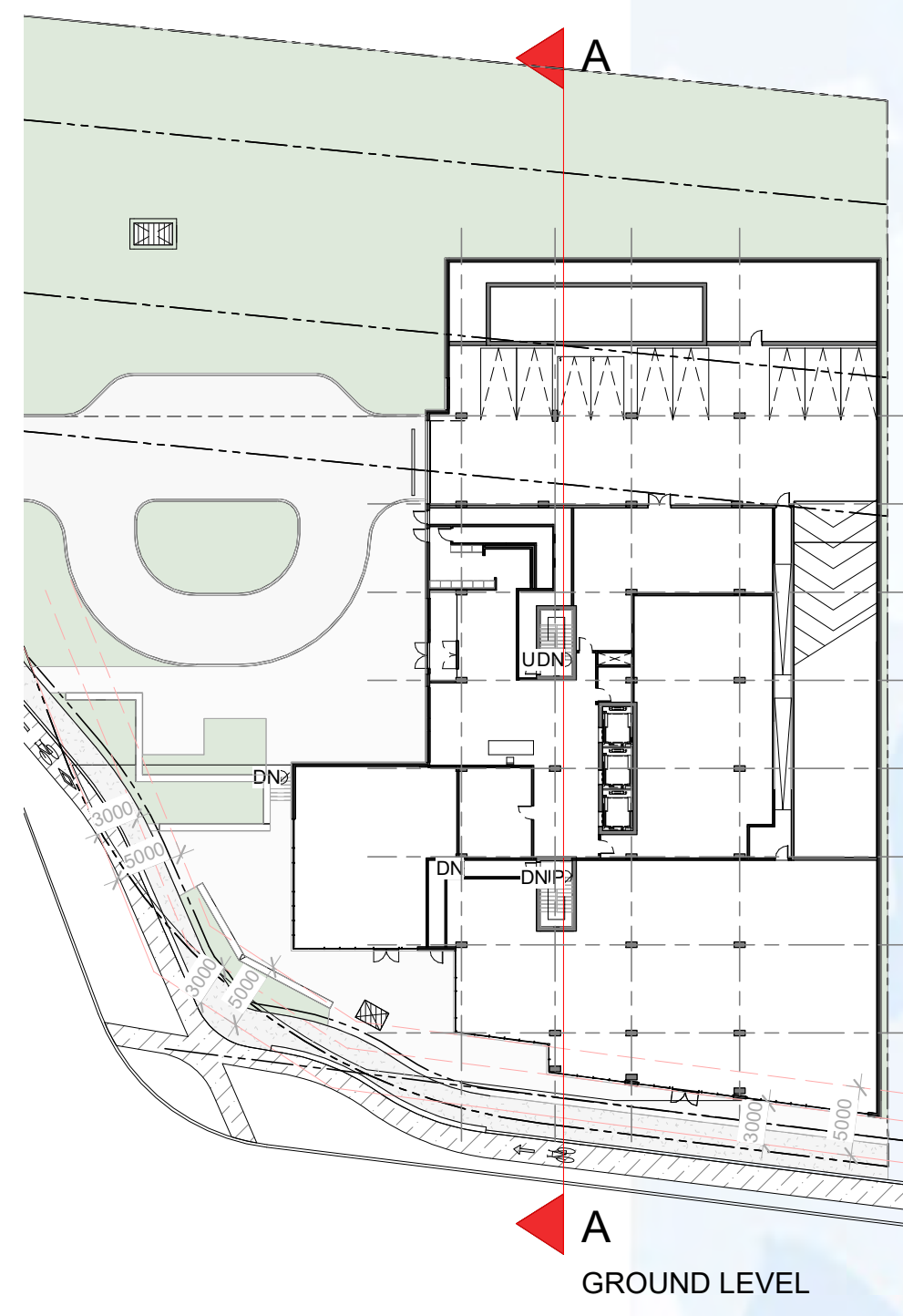
ARCHITECT:  
**rla/architecture**  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:  
**1649 MONTREAL ROAD**  
 OTTAWA, ONTARIO

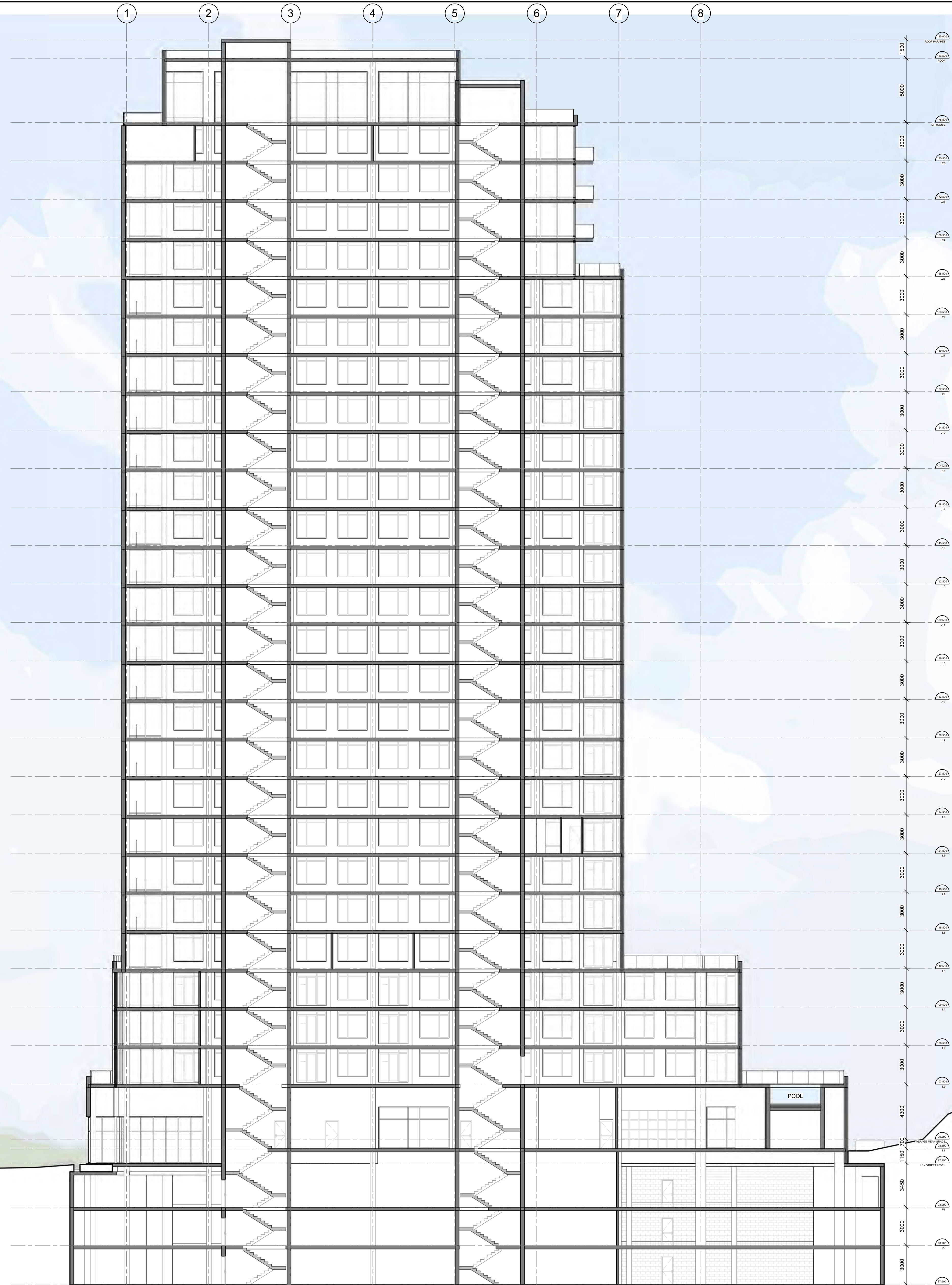
SHEET TITLE:  
**ENLARGED ELEVATION**

DRAWN: RIB	CHECKED: RV
SCALE: 1:50	SHEET No: <b>A-203</b>
PROJECT No: 2037	

PAPER SIZE: ISO Full Sheet B1 (1077.00 x 1000.00mm) | PLOT SCALE: 1:1 | C:\Users\msawal\Documents\2037 - 1649 Montreal Road - RZ - residential\2023.LVT | PLOT DATE: 2024-11-14 08:38 PM | PLAN # 18876



KEY PLAN



1 SECTION AA  
A-301 1 : 150

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.  
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REVISIONS:

ARCHITECT SEAL: NORTH ARROW:

CLIENT:

ARCHITECT:

56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 www.rodriklacey.ca

PROJECT TITLE:

1649 MONTREAL ROAD

OTTAWA, ONTARIO

SHEET TITLE:

SECTION

DRAWN: Author	CHECKED: Checker
SCALE: As indicated	SHEET No.:
PROJECT No.:	<b>A-301</b>

PROJECT No. 2037

PAPER SIZE: ISO Full Sheet B1 (707.00 x 1000.00mm) PLOT SCALE: 1:1 C:\Users\msawal\Documents\2037 - 1649 Montreal Road - RZ - rcaas\A-301.dwg PLOT DATE: 2023-01-15 1:08:44 PM D01-P22-0132 PLAN # 18876



1 3D VIEW FROM SOUTH OF BLAIR ROAD  
A-401



2 3D VIEW FROM NORTH OF BLAIR ROAD  
A-401

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t.613.724.9932 f.613.724.1209 www.rodricklahey.ca

PROJECT TITLE:

1649 MONTREAL ROAD

OTTAWA, ONTARIO

SHEET TITLE:

3D VIEWS

DRAWN: RIB	CHECKED: RV
SCALE:	SHEET No: <b>A-401</b>
PROJECT No: 2037	

PAPER SIZE: ISO Full Sheet B1 (707.00 x 1000.00mm) PLOT SCALE: 1:1 C:\Users\msawal\Documents\2037 - 1649 Montreal Road - RZ - rla\arch\2023\1.dwg D01-1-22-0132 PLAN # 18876

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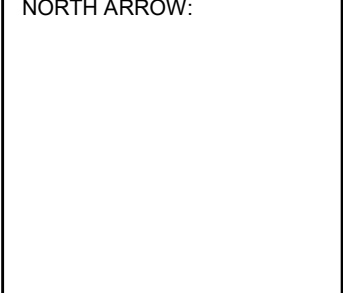
1 3D VIEW FROM WEST OF MONTREAL ROAD  
 A-402



2 3D VIEW FROM EAST OF MONTREAL ROAD  
 A-402

No.	DESCRIPTION	DATE
7	ISSUED FOR ROUND 1 SPC COMMENTS	Jan. 13, 23
6	ISSUED FOR SPC APPLICATION	Aug. 31, 22
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3	ISSUED FOR REVIEW	July 27, 22
2	ISSUED FOR UDRP	Sep. 10, 21
1	ISSUED FOR ZONING AMENDMENT APP.	May 10, 21

No.	DESCRIPTION	DDMMYY

ARCHITECT SEAL:  NORTH ARROW: 

CLIENT: 

ARCHITECT:   
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodriklahy.ca

PROJECT TITLE:  
**1649 MONTREAL ROAD**  
 OTTAWA, ONTARIO

SHEET TITLE:  
**3D VIEWS**

DRAWN: RIB	CHECKED: RV
SCALE:	SHEET No: <b>A-402</b>
PROJECT No: 2037	

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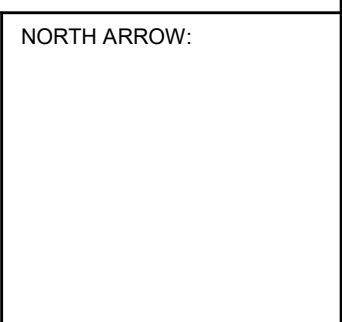
1 3D VIEW FROM MONTREAL ROAD AND BLAIR INTERSECTION

A-403

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REVISIONS:

ARCHITECT SEAL: 	NORTH ARROW: 
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CLIENT:



ARCHITECT:



56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodricklahy.ca

PROJECT TITLE:  
**1649 MONTREAL ROAD**

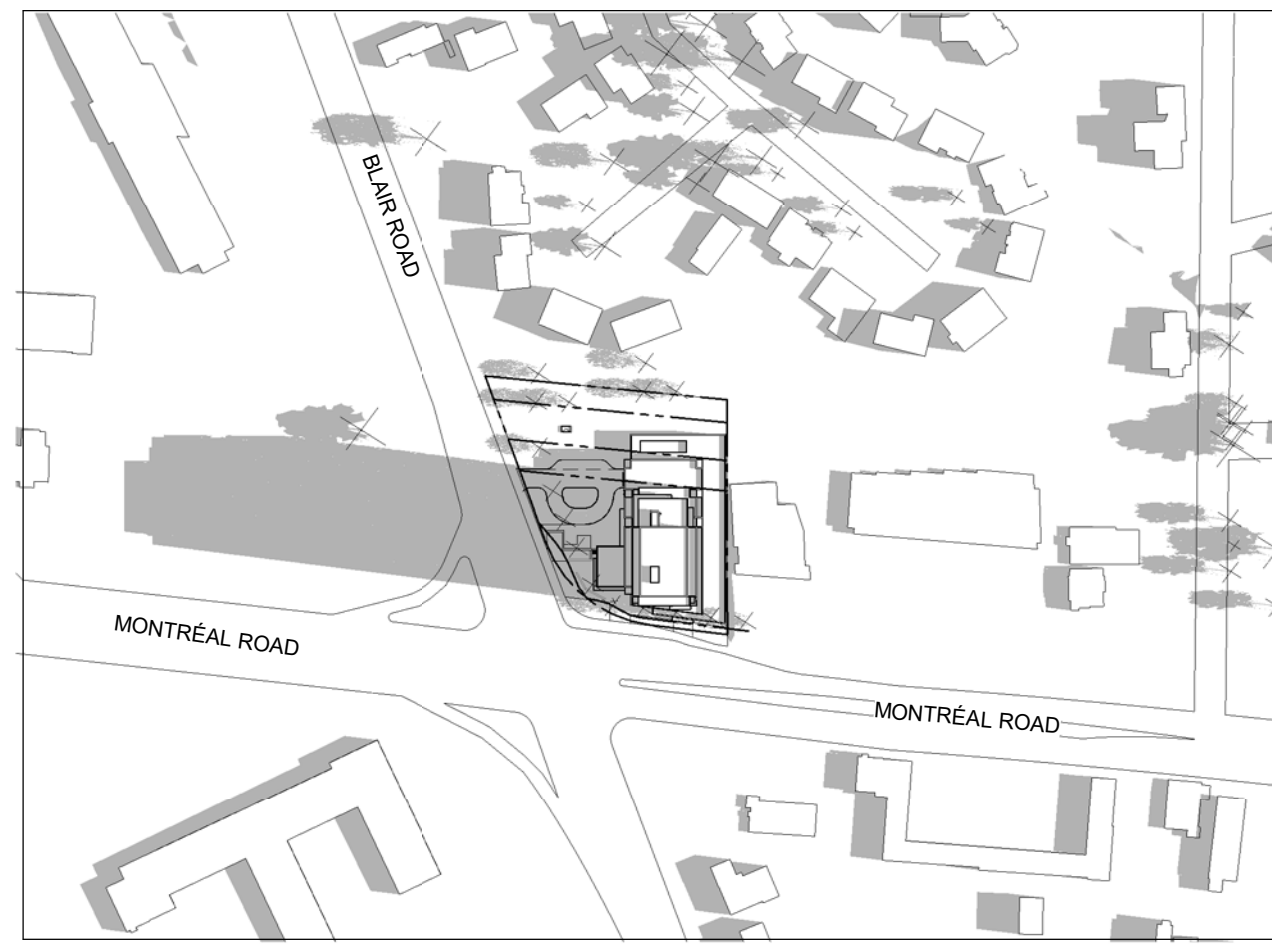
OTTAWA, ONTARIO

SHEET TITLE:  
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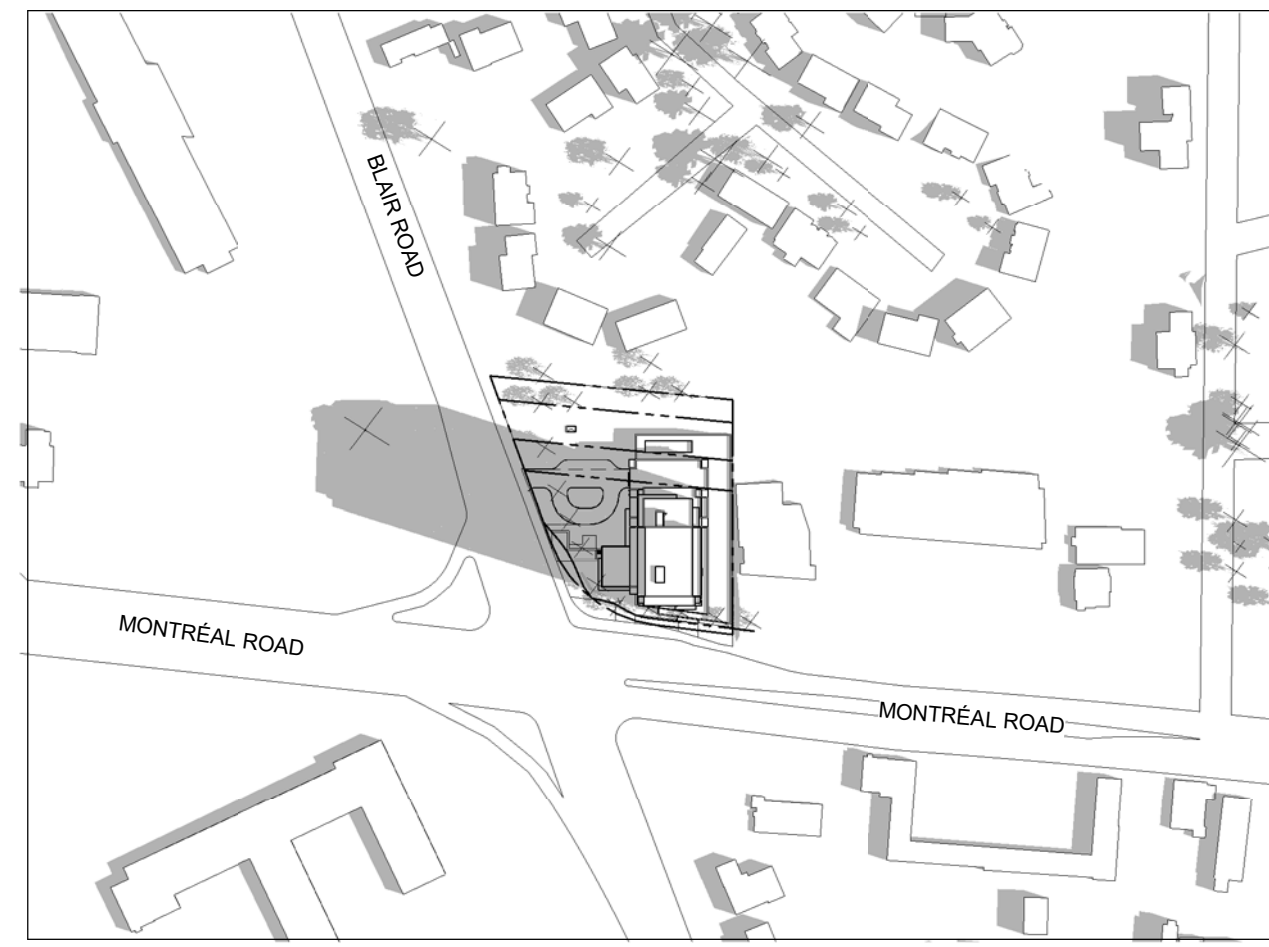
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PROJECT No: 2037	

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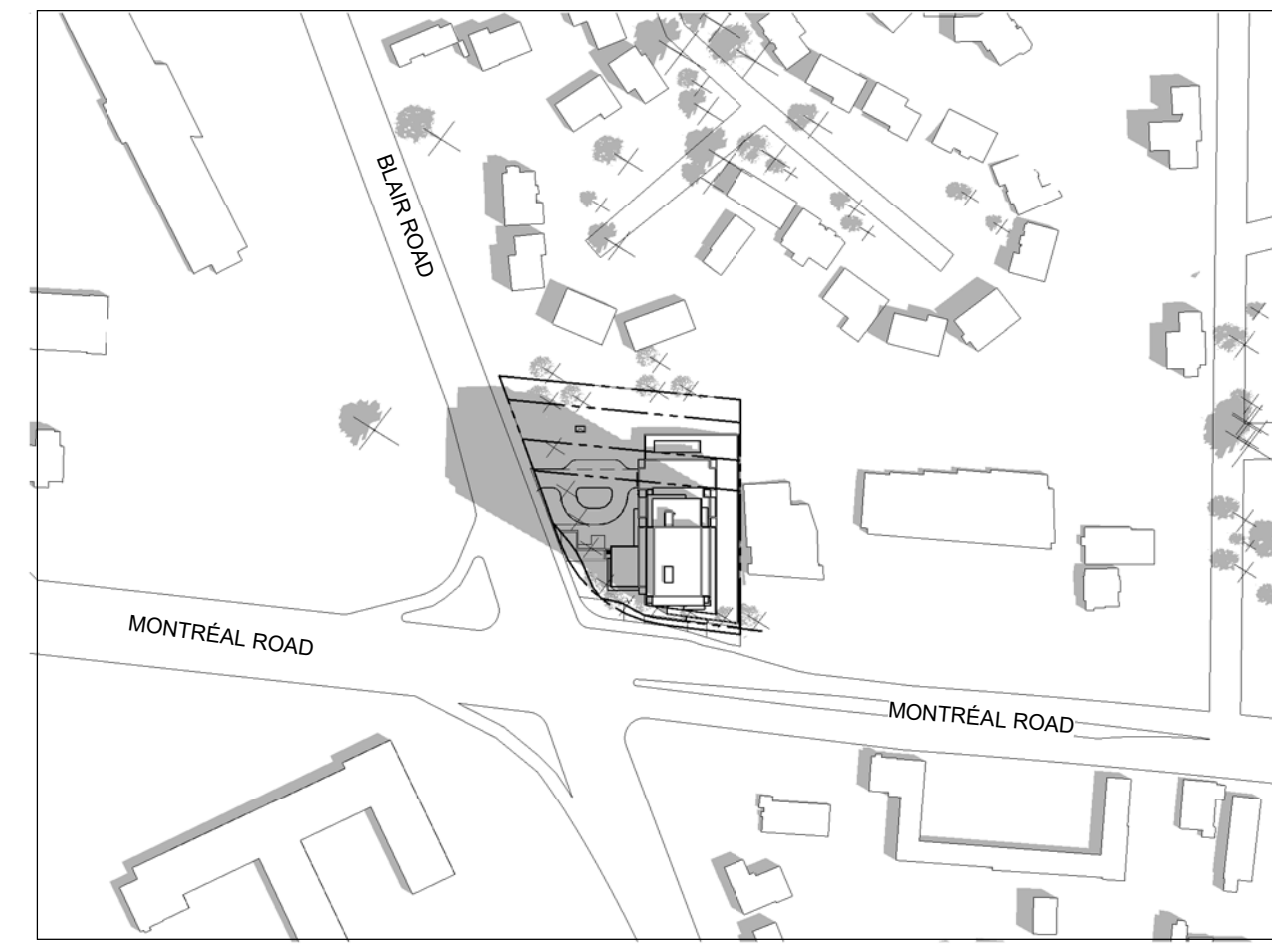
JUNE 21 (DST)



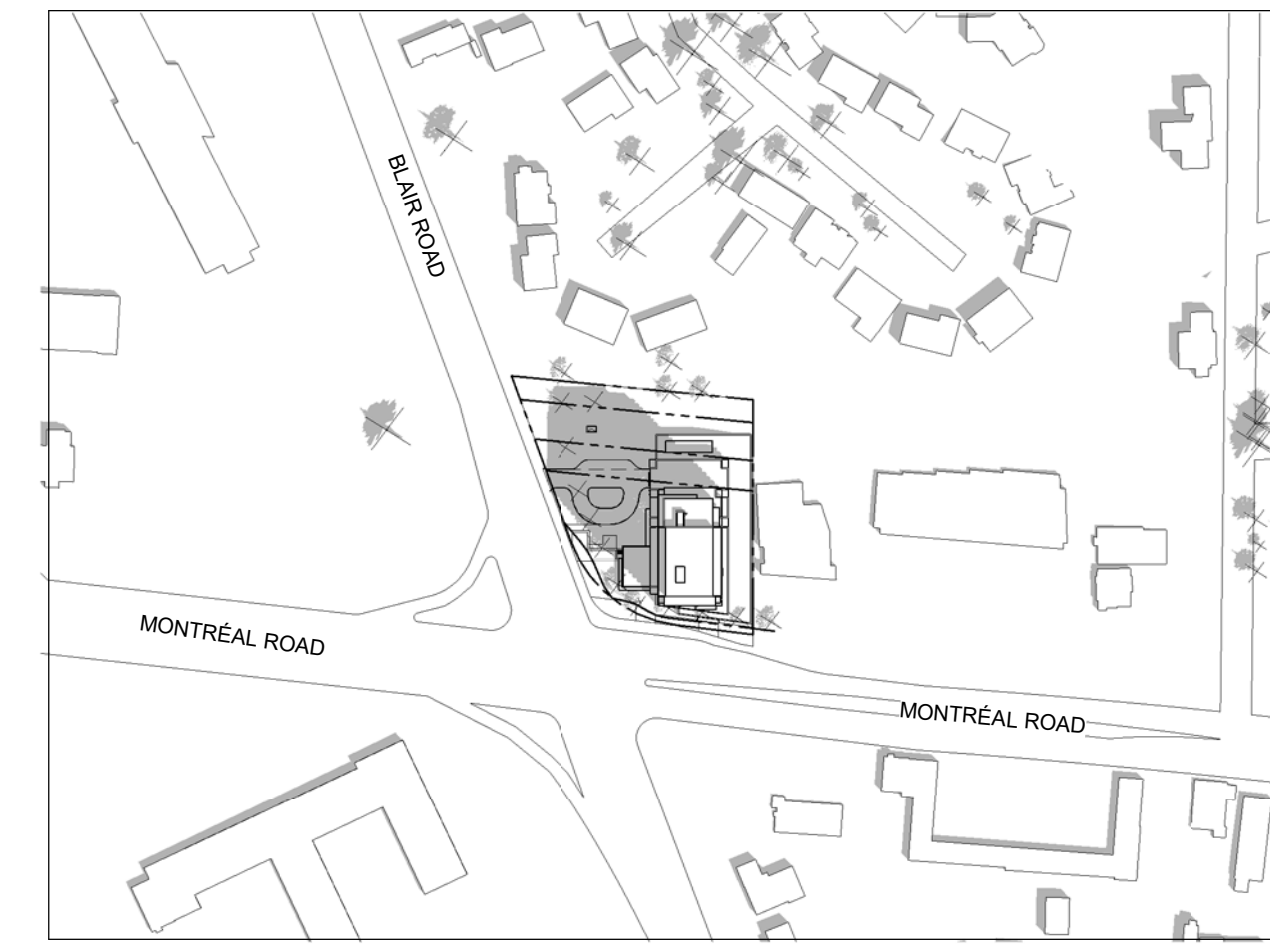
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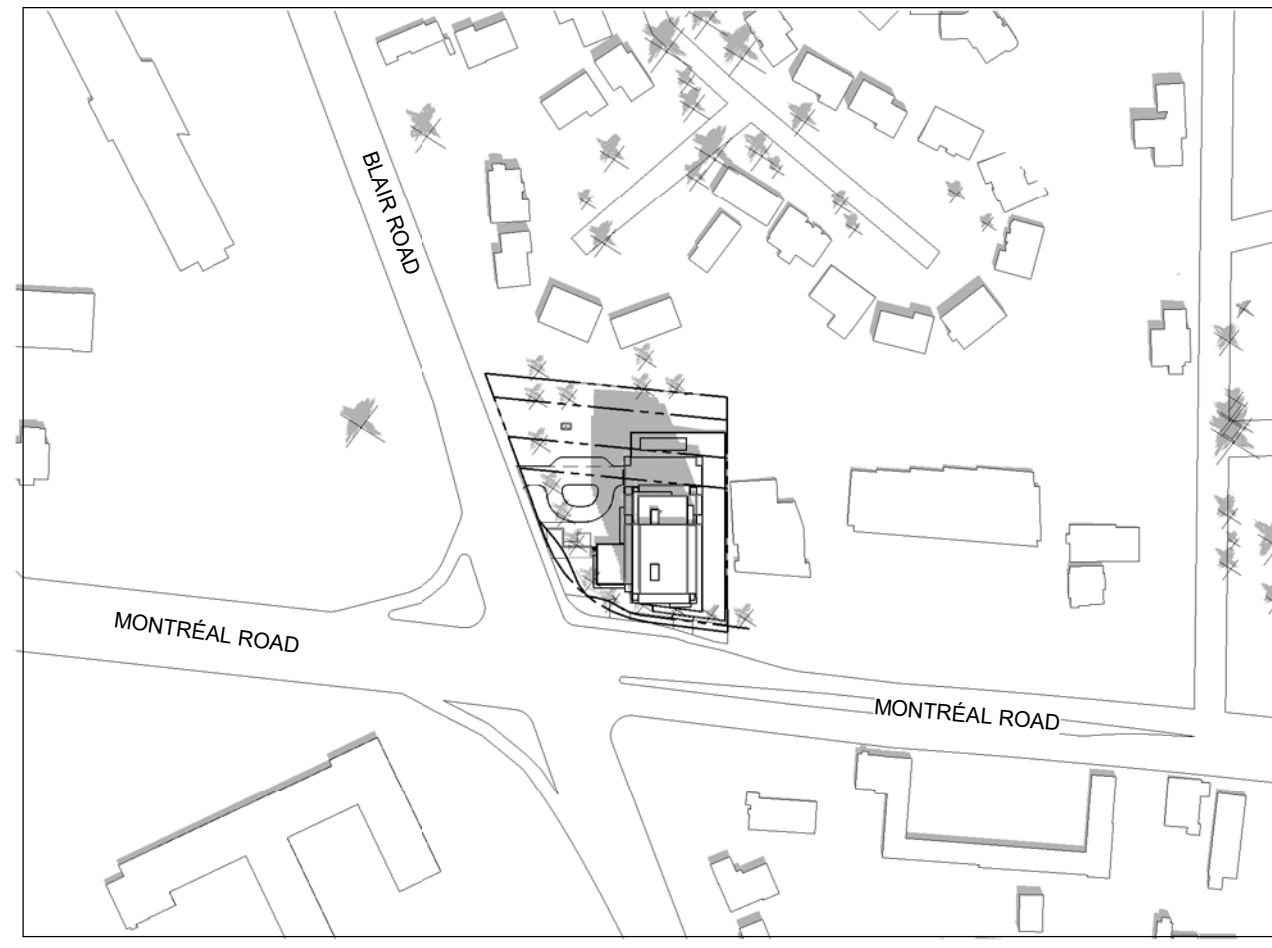
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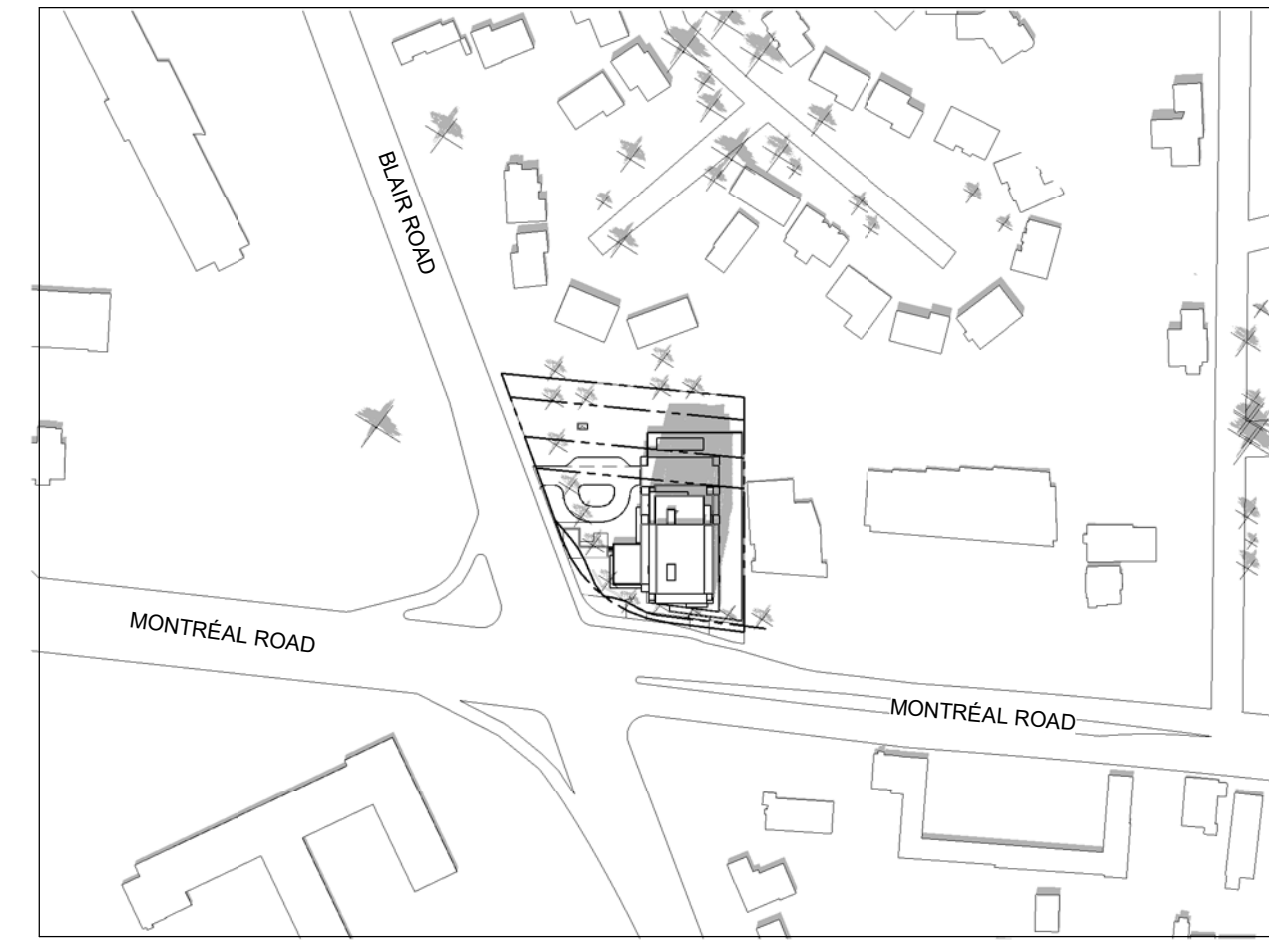
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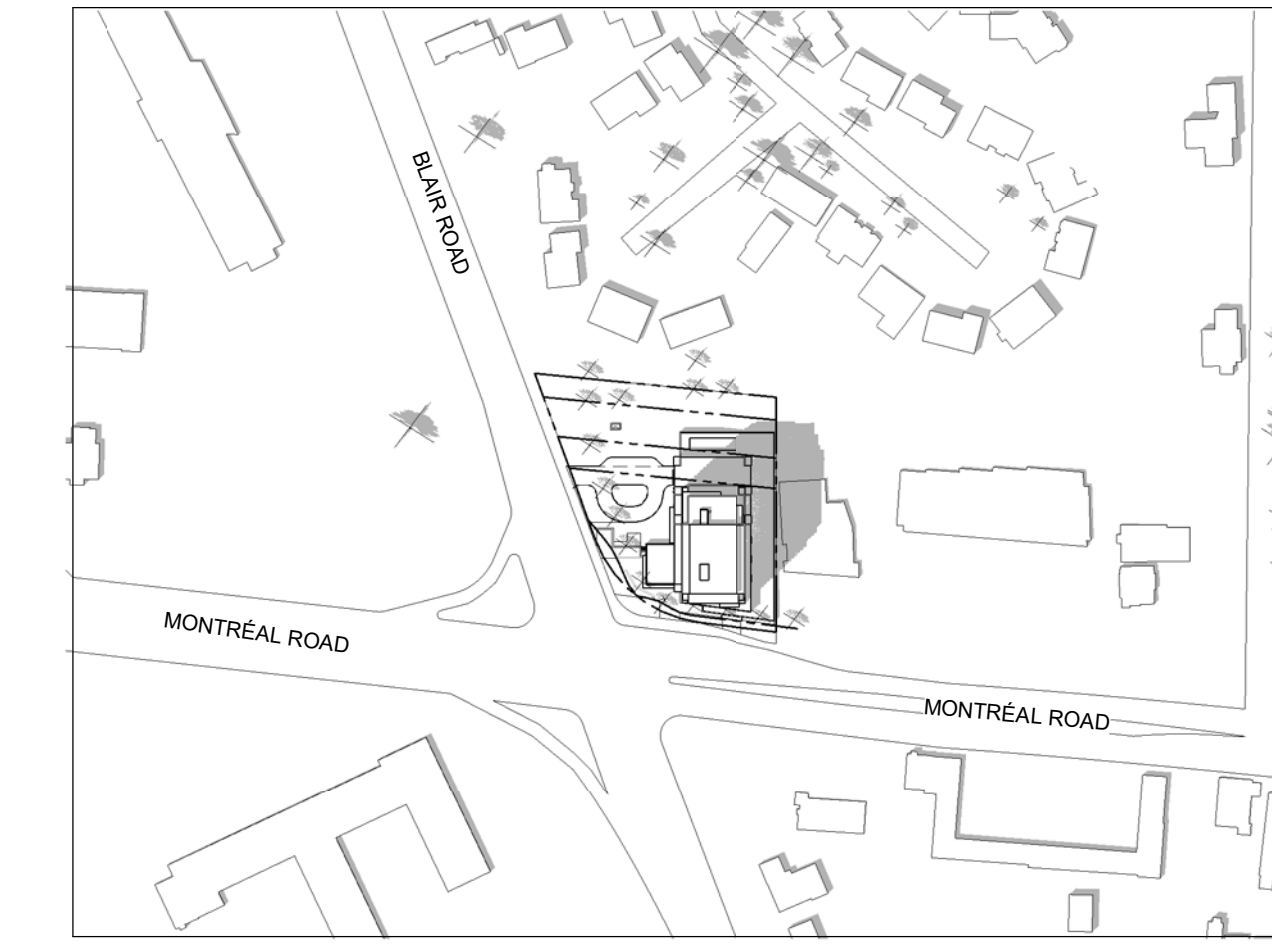
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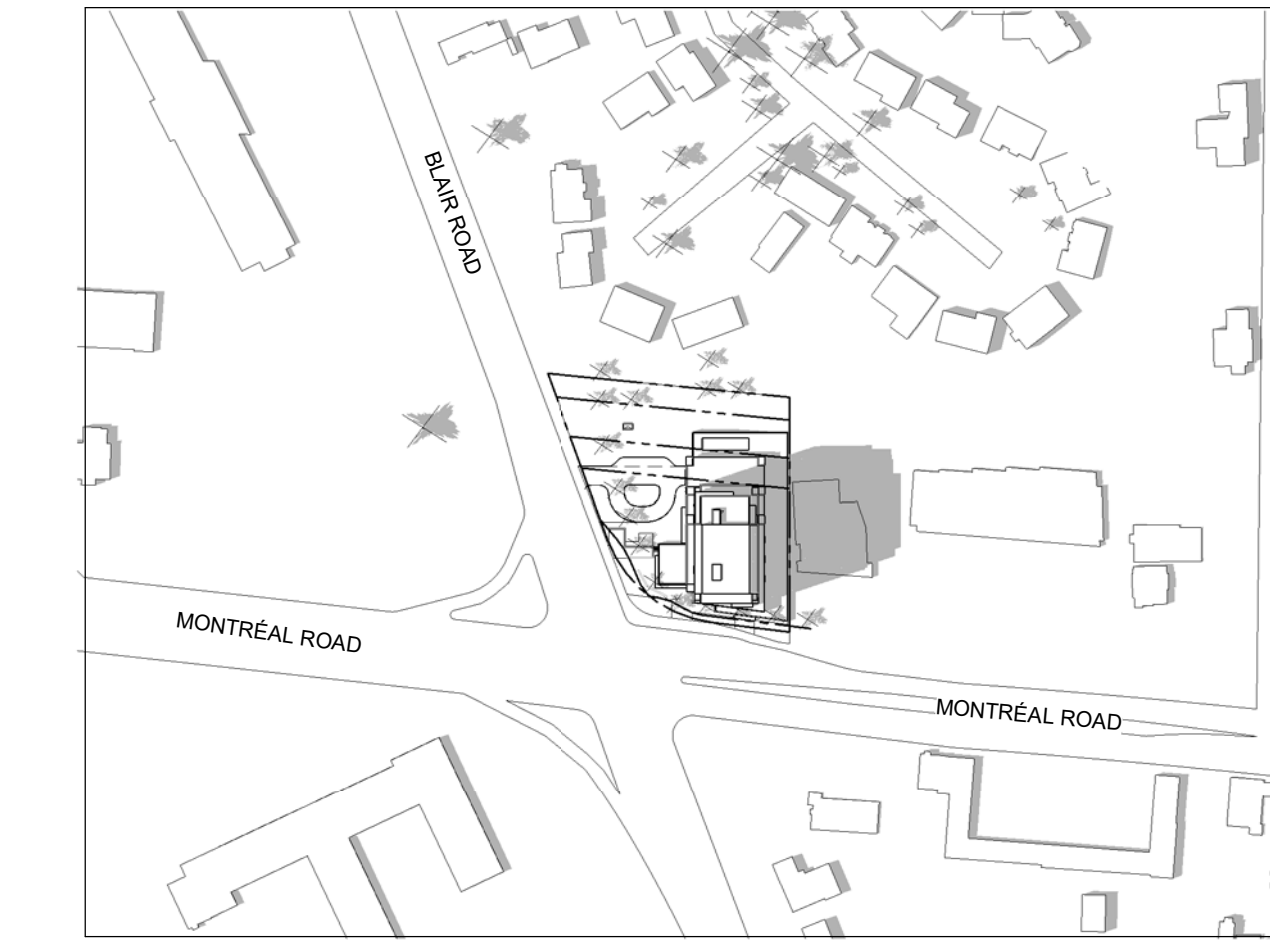
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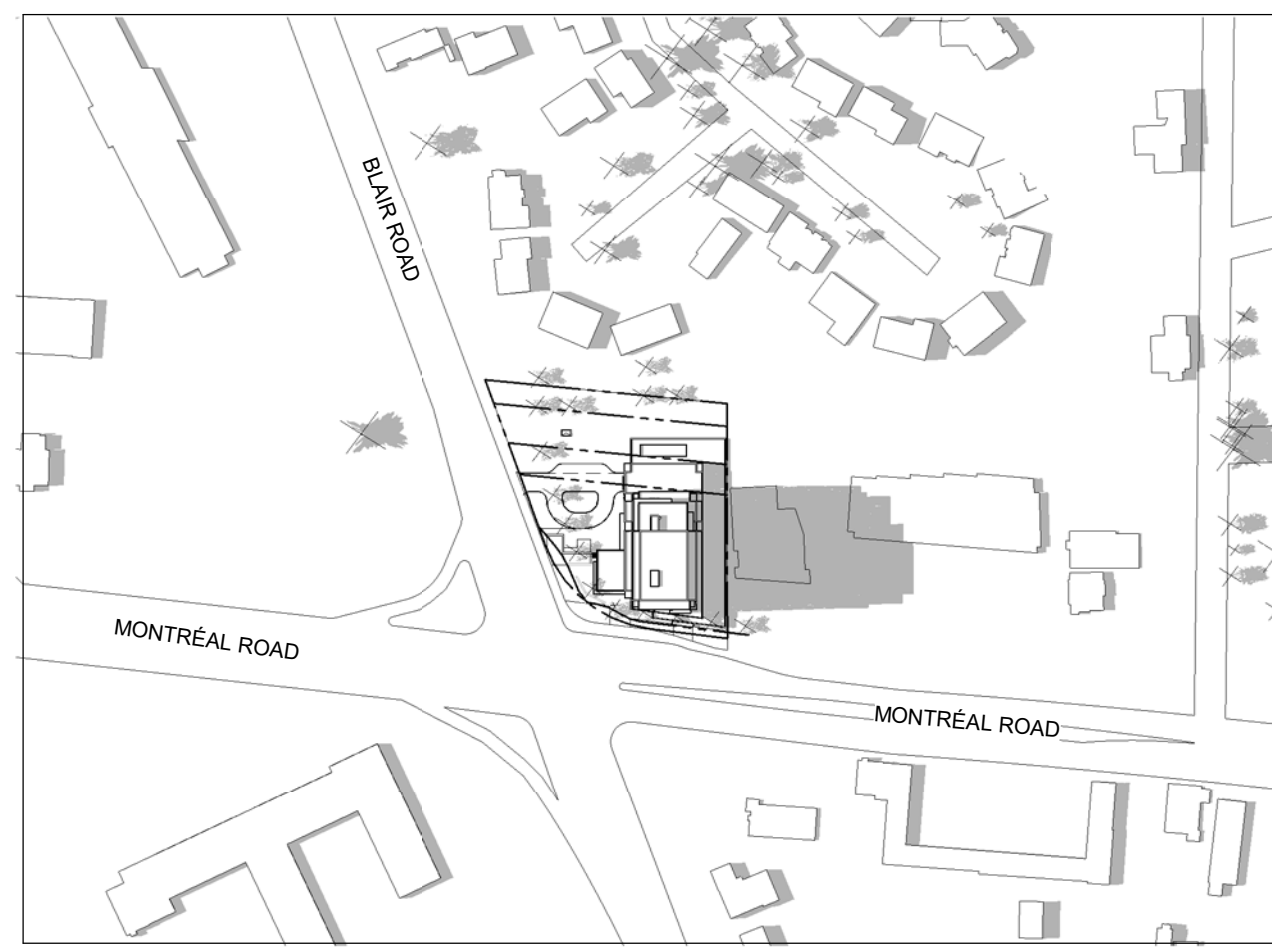
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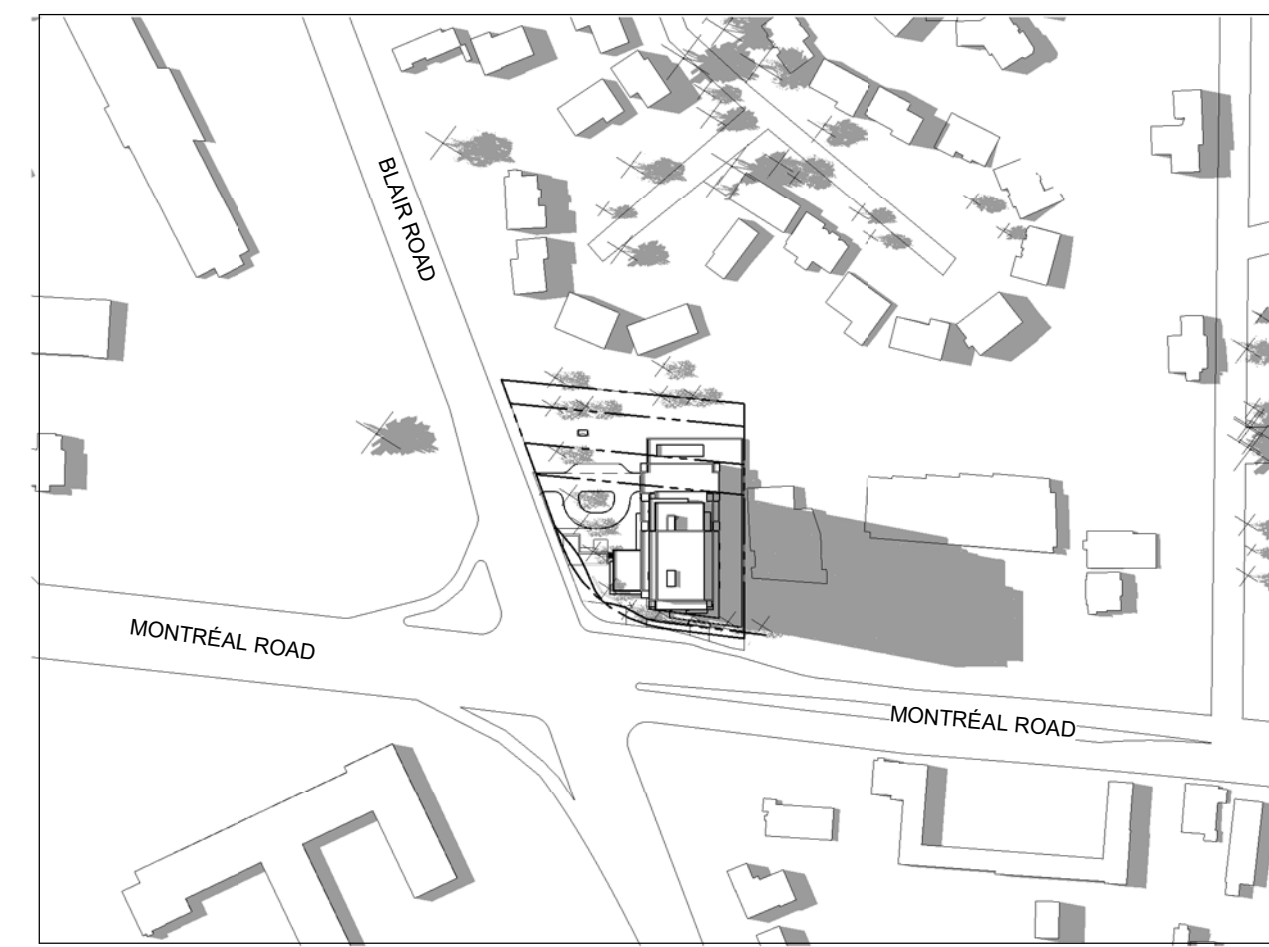
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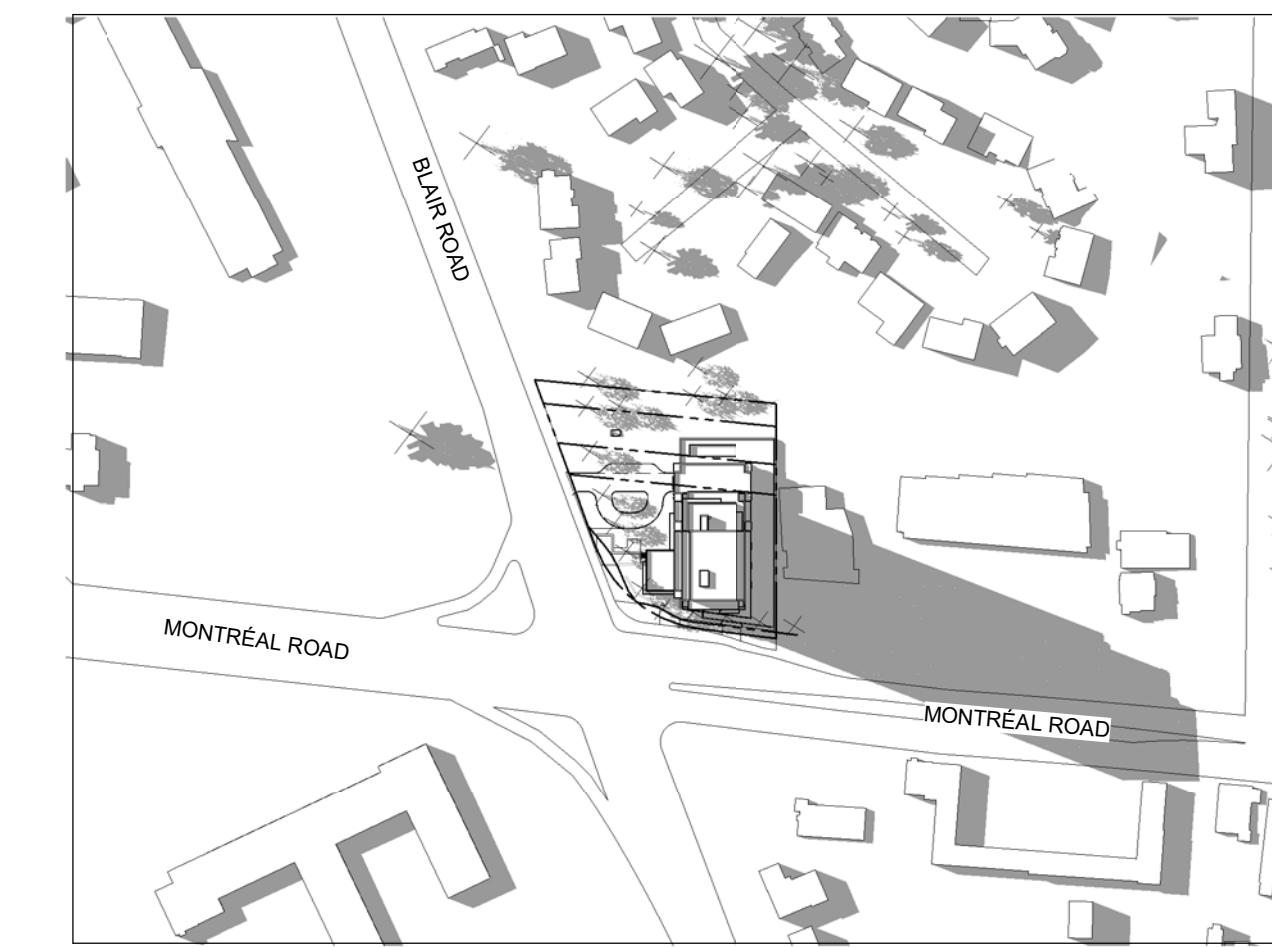
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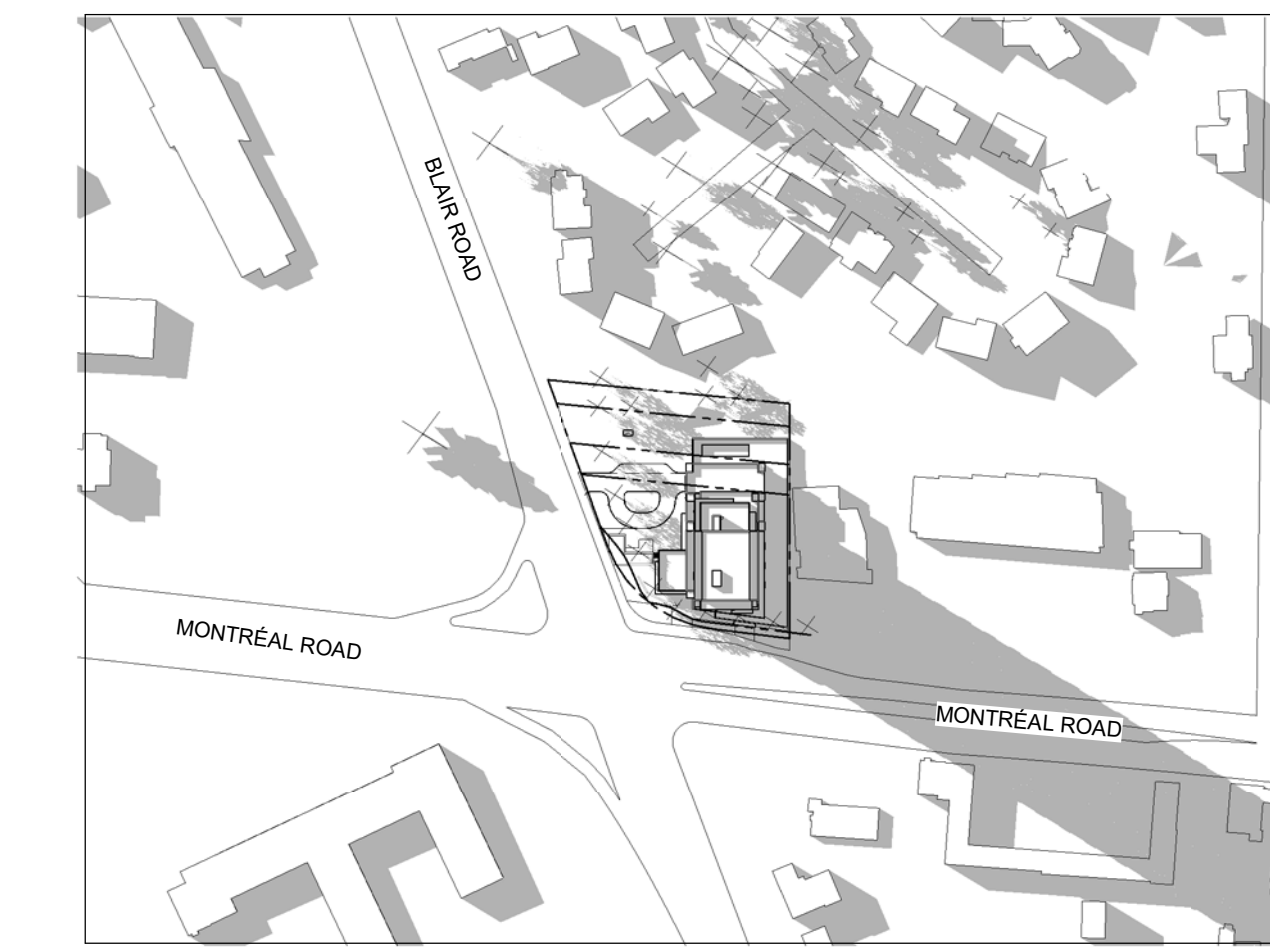
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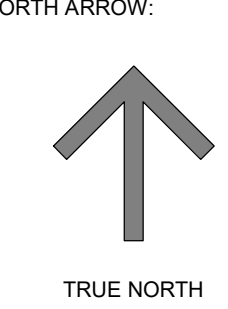


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1	ISSUED FOR ZONING AMENDMENT APP.	May 10, 21

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT:



ARCHITECT:  
**rla/architecture**  
56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

1649 MONTREAL ROAD

OTTAWA, ONTARIO

SHEET TITLE:

SUN STUDY - JUNE

DRAWN: AM	CHECKED: RIB
SCALE: 1 : 2500	SHEET No: <b>A-501</b>
PROJECT No: 2037	

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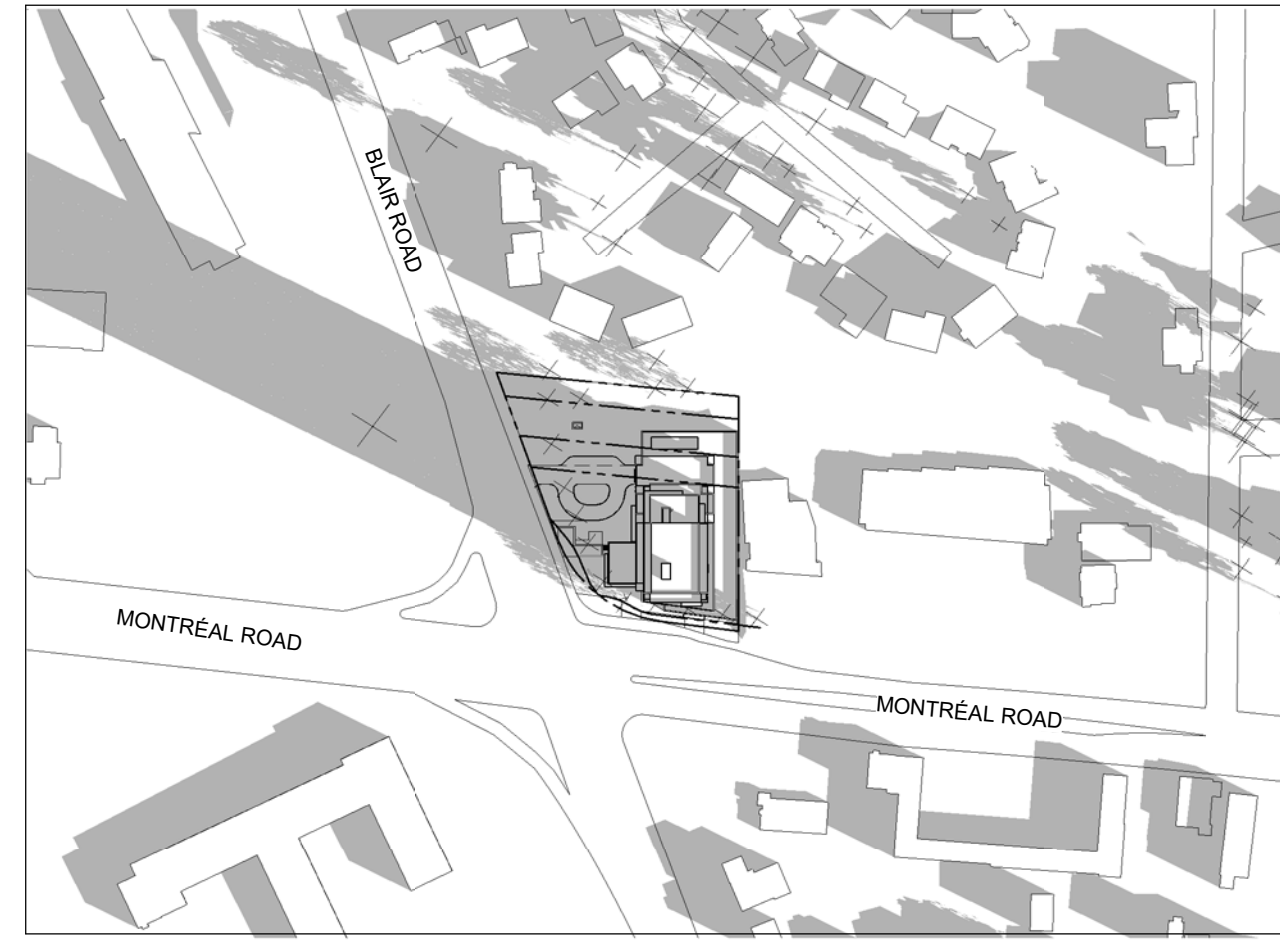
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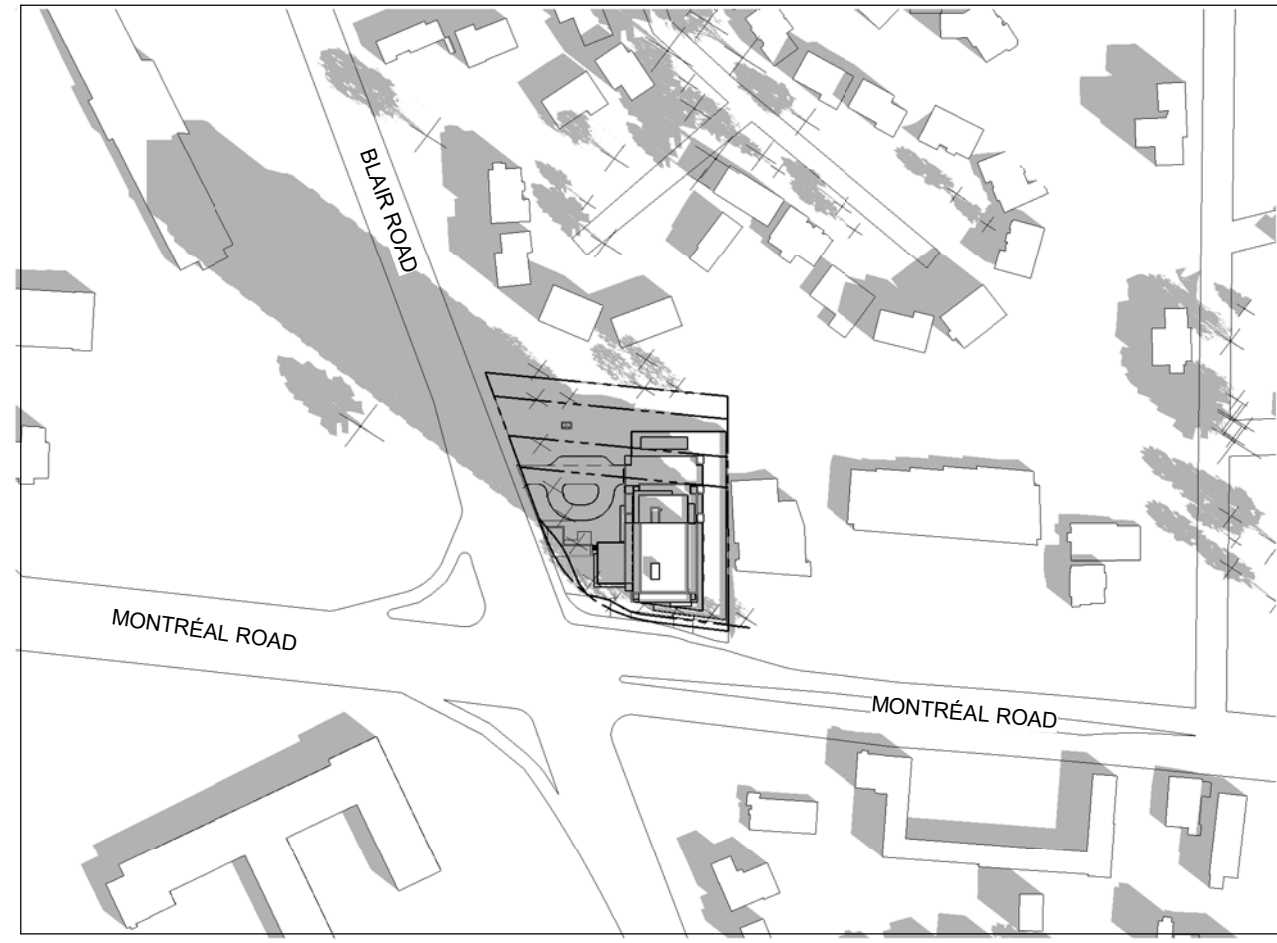
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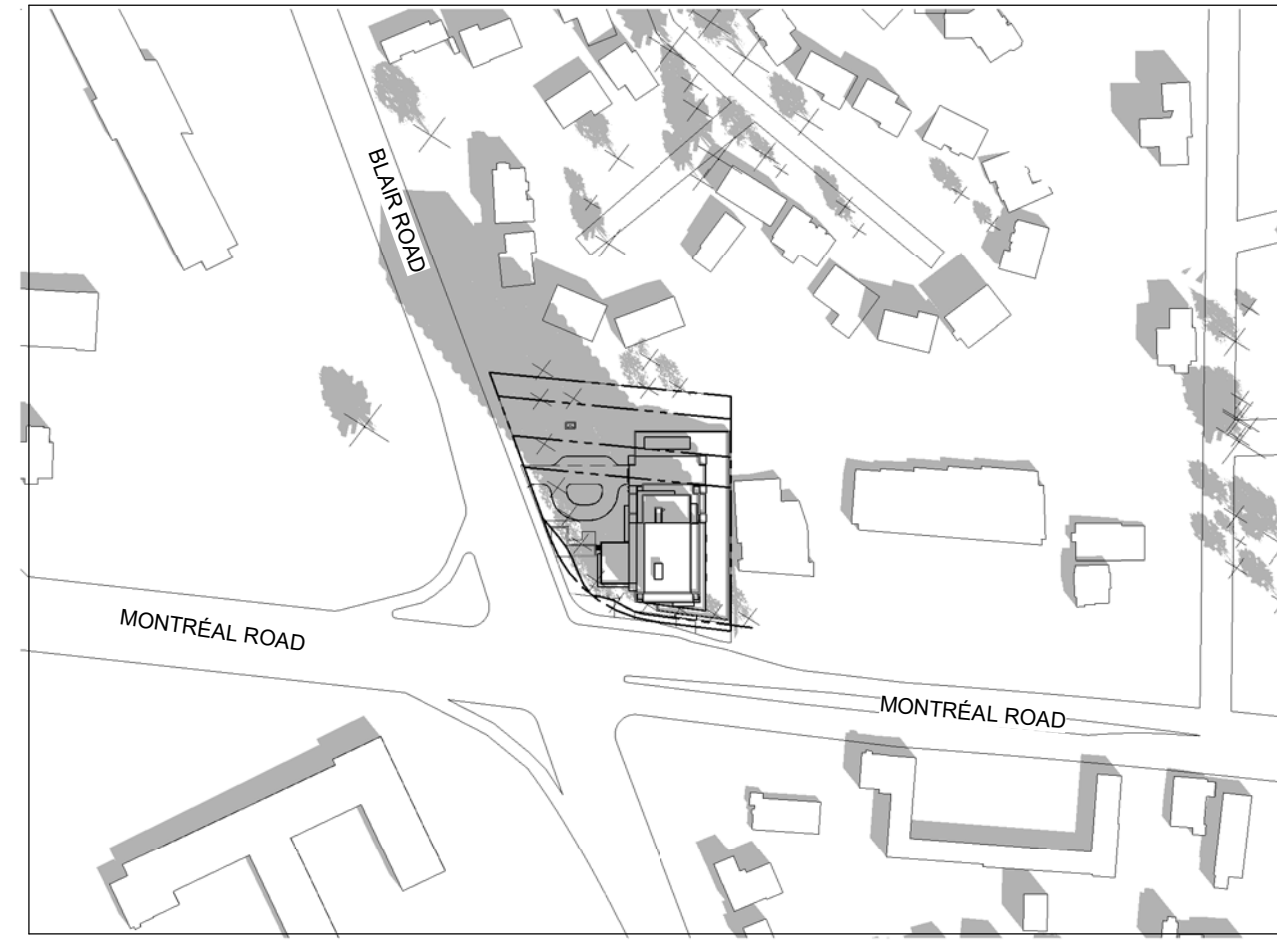
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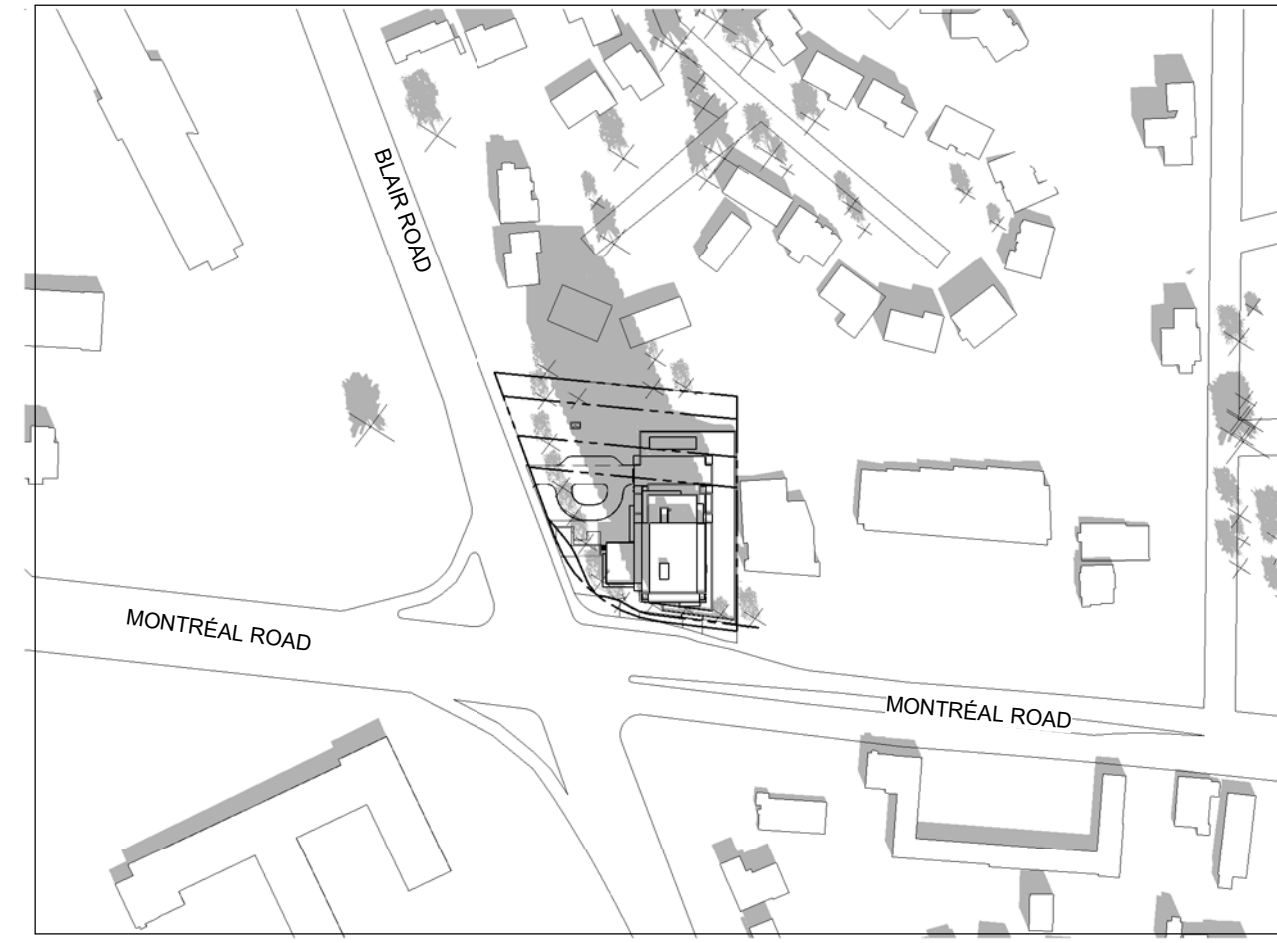
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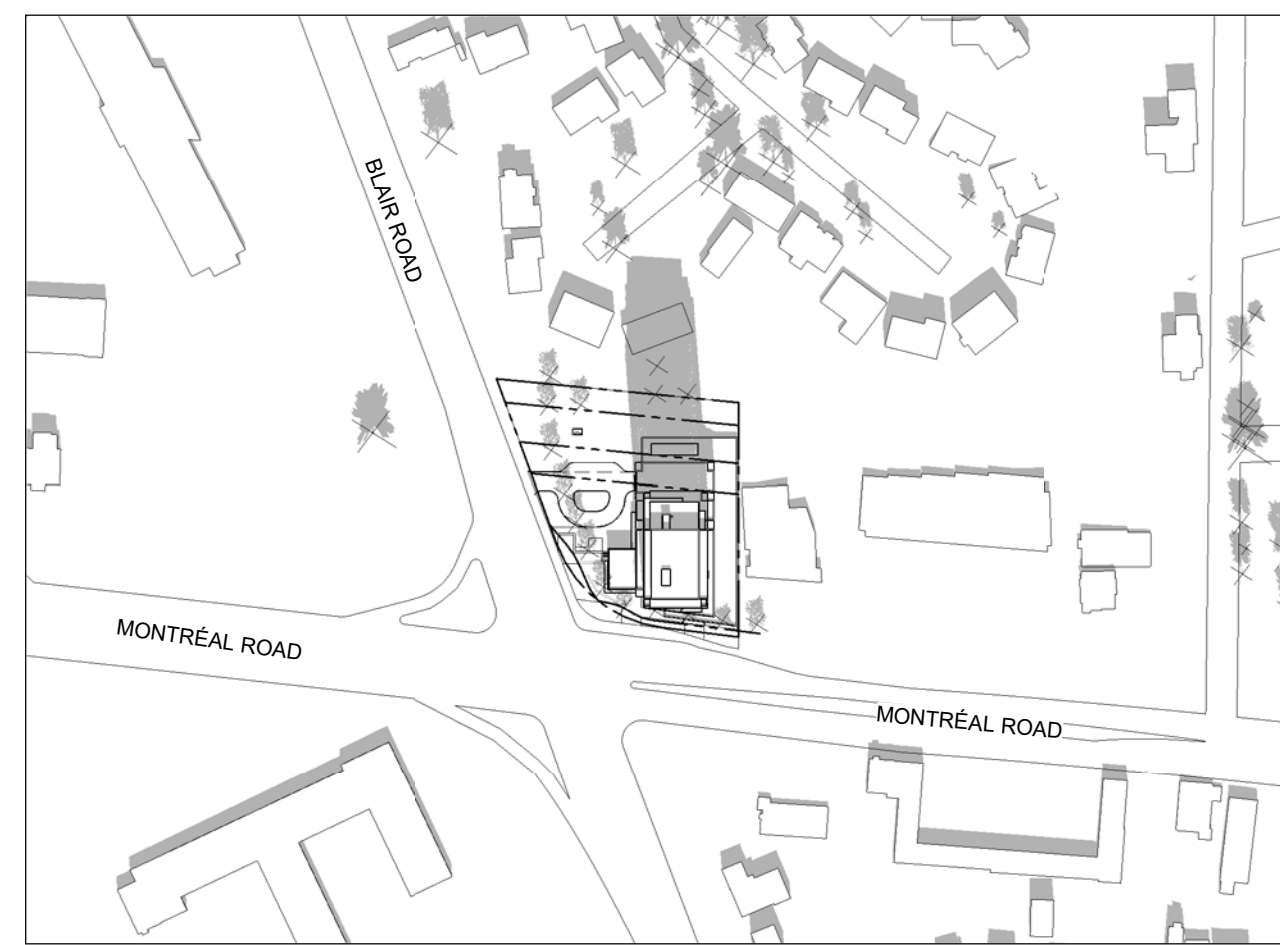
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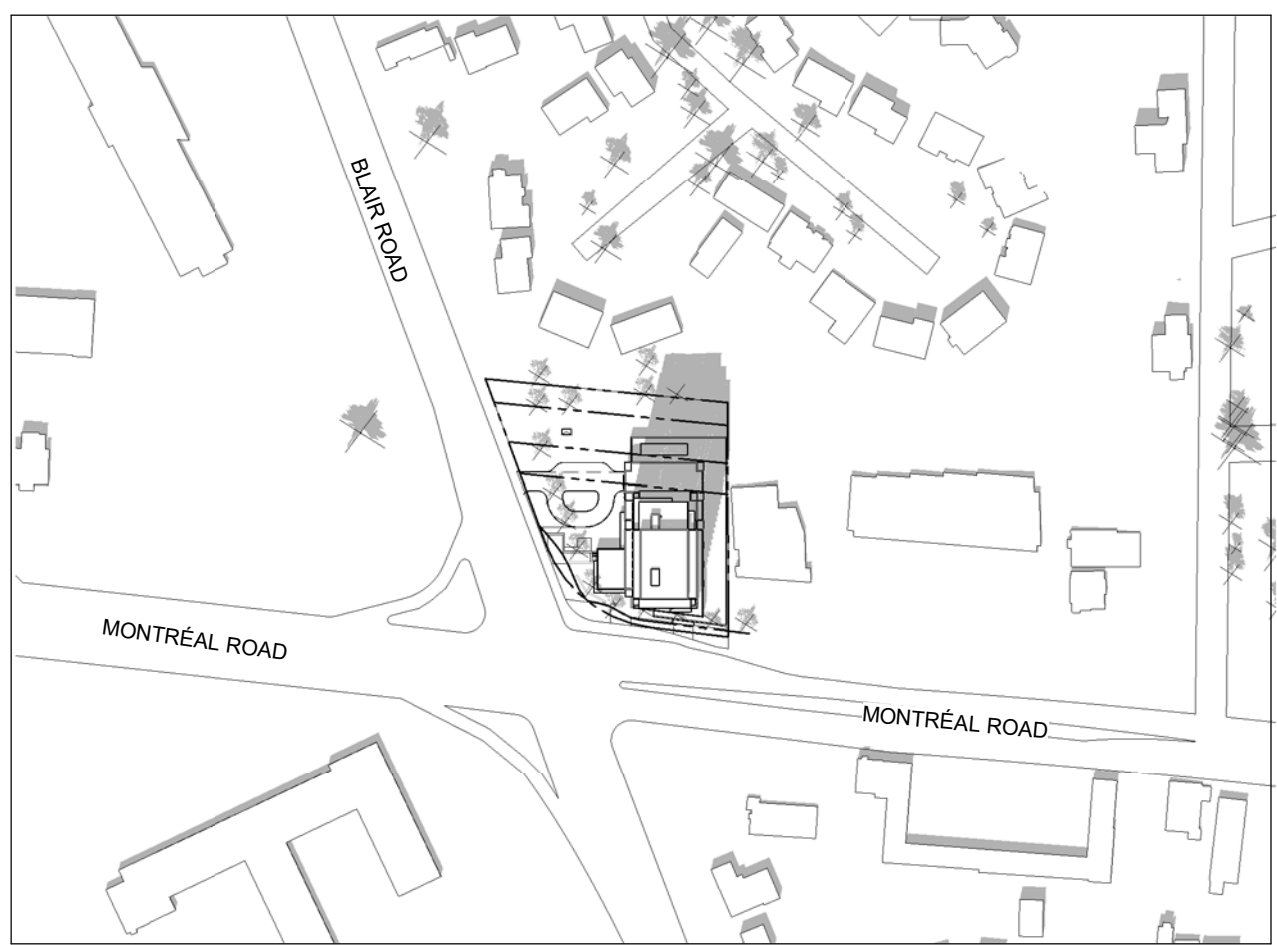
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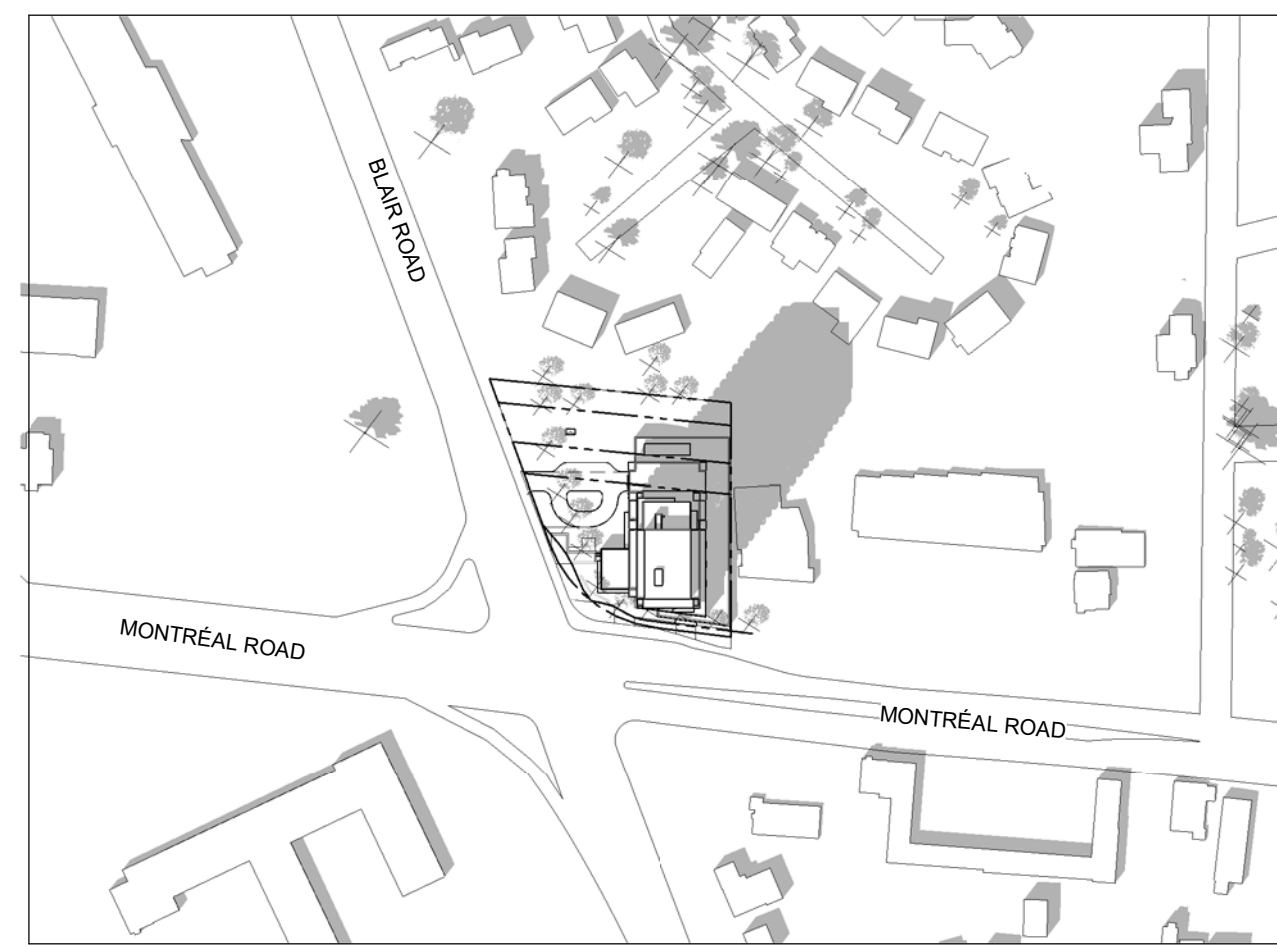
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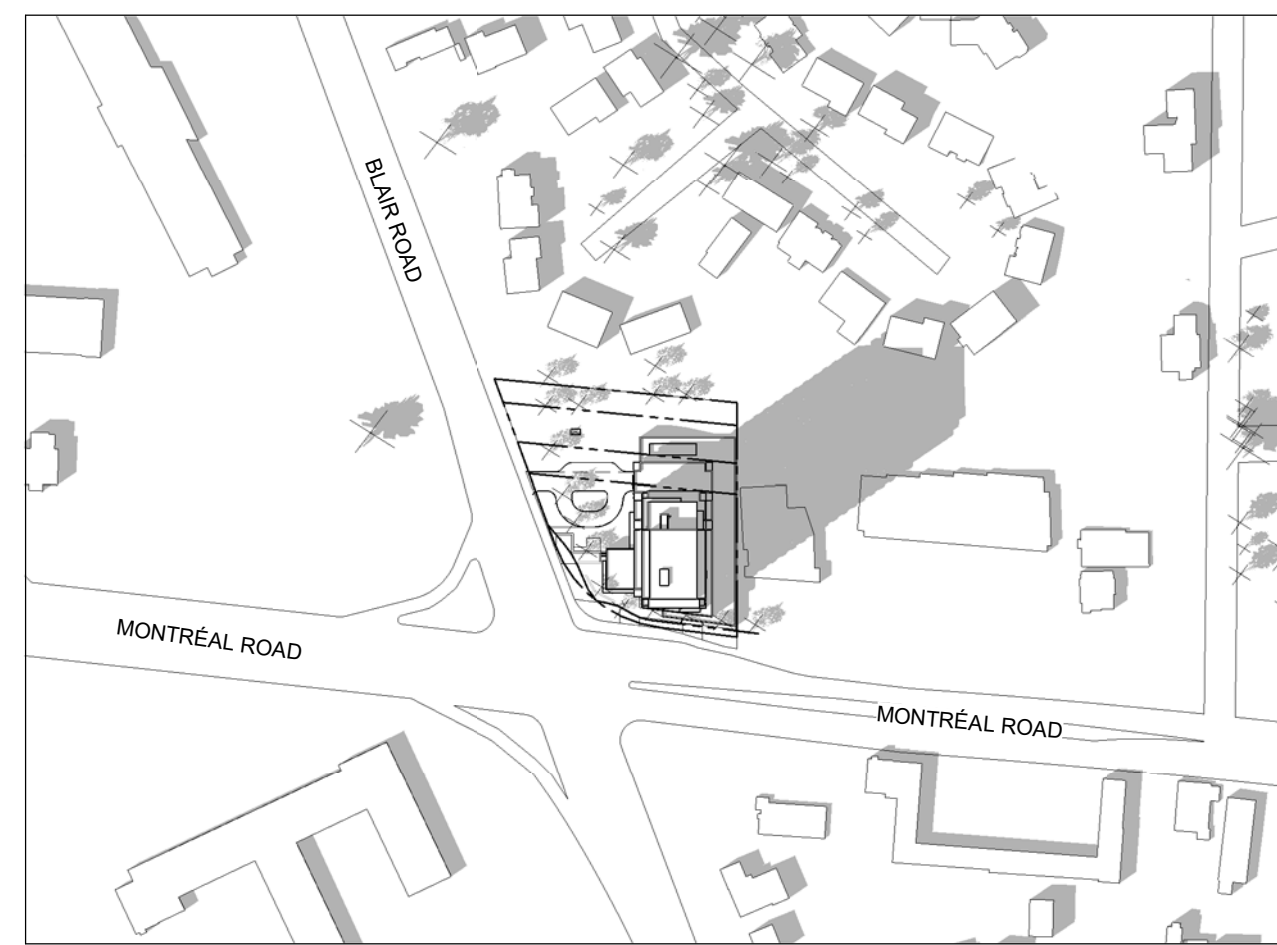
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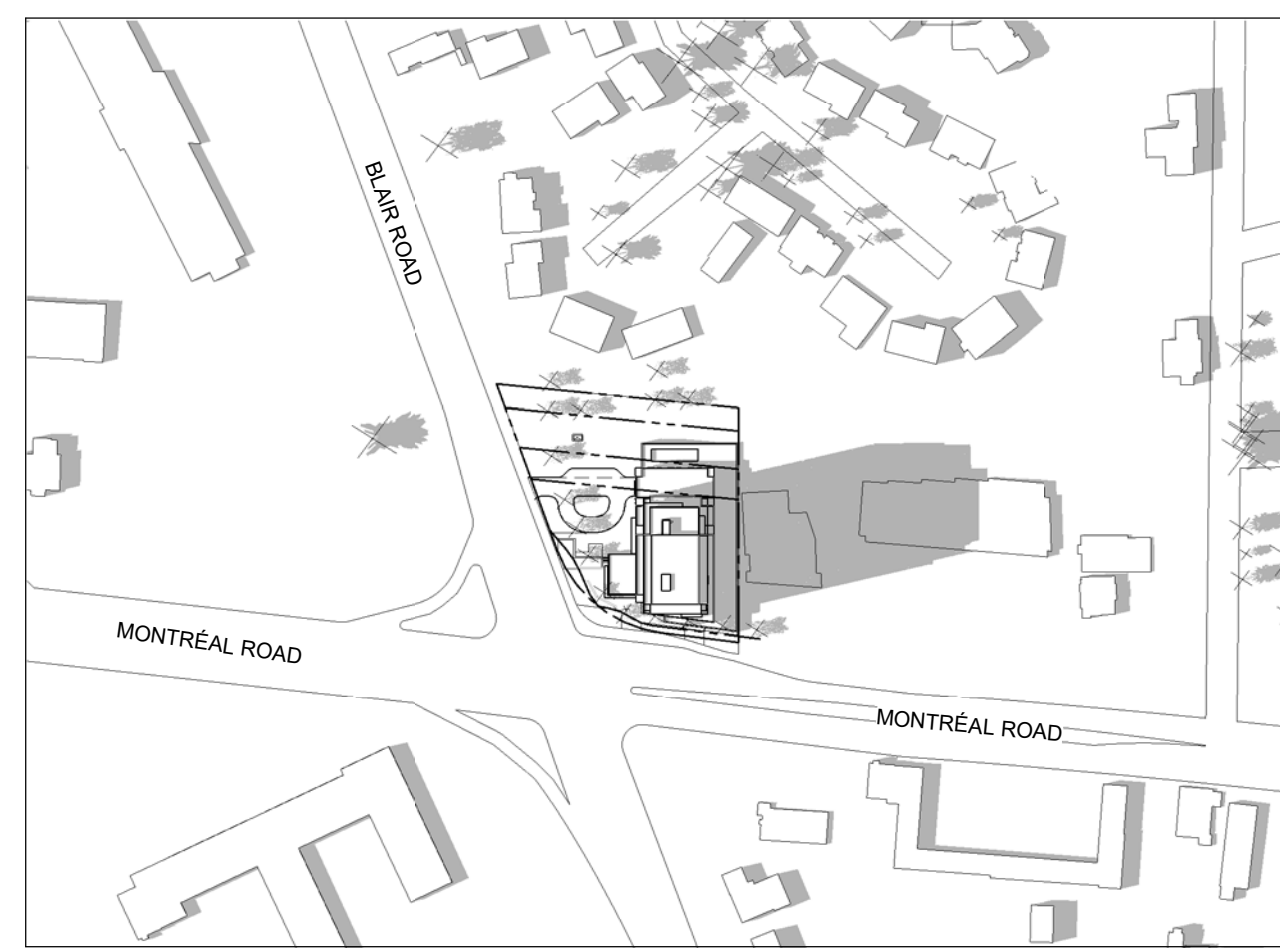
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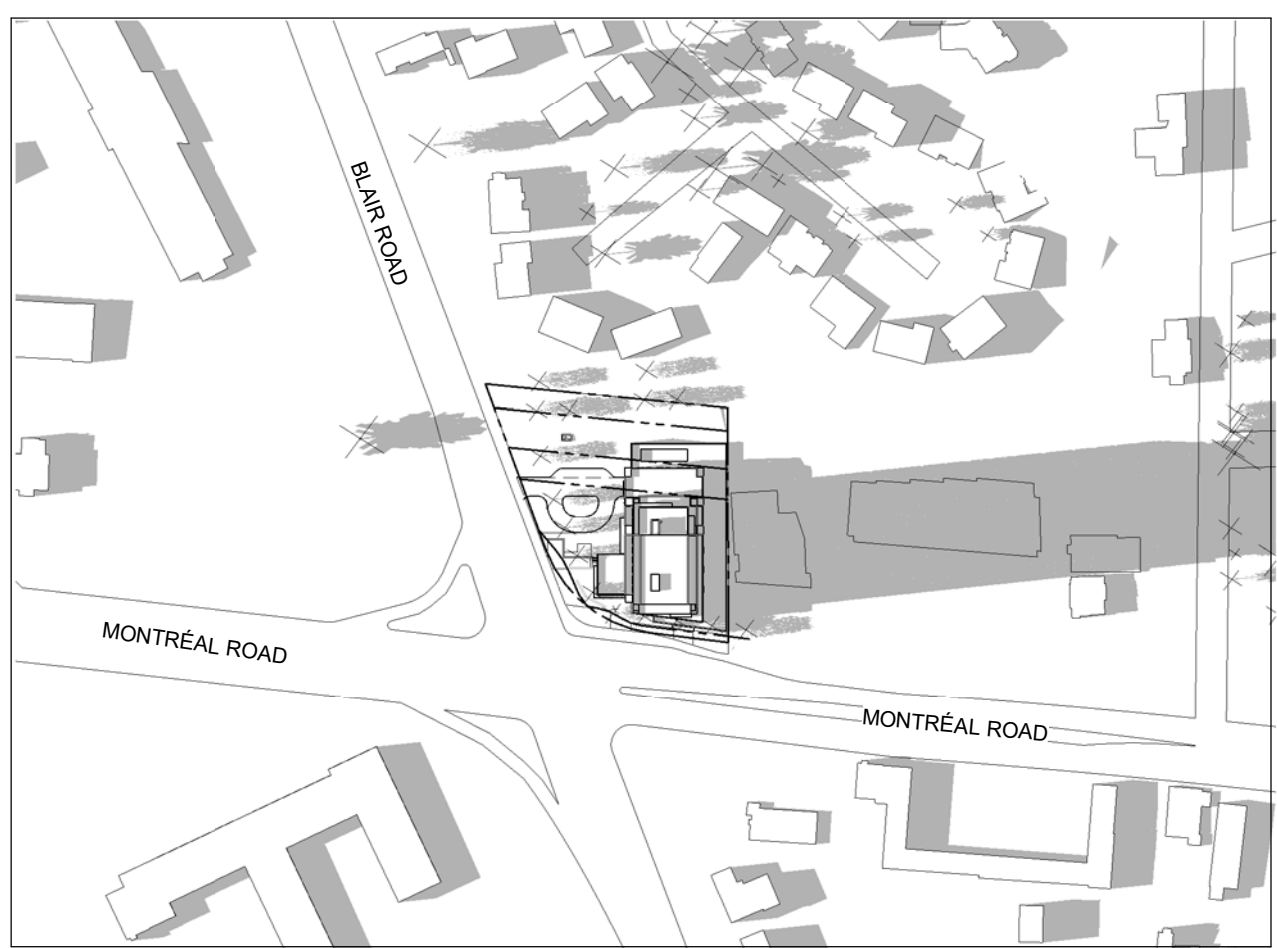
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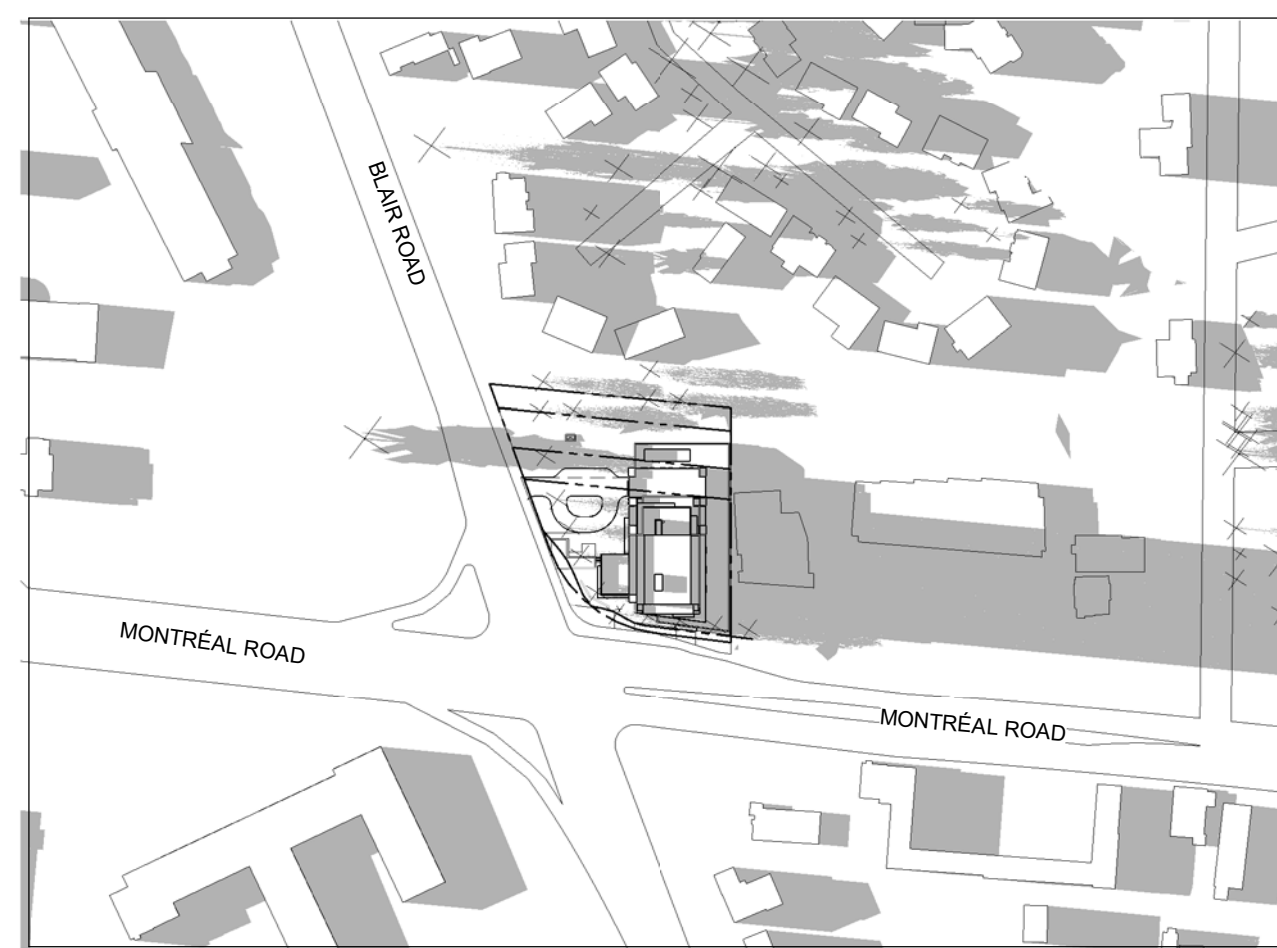
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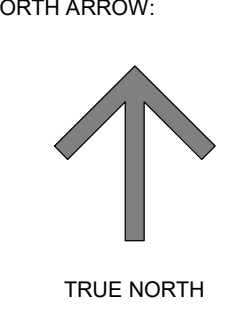
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ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT: 

ARCHITECT:   
56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 www.rodriklalley.ca

PROJECT TITLE:  
1649 MONTREAL ROAD

OTTAWA, ONTARIO

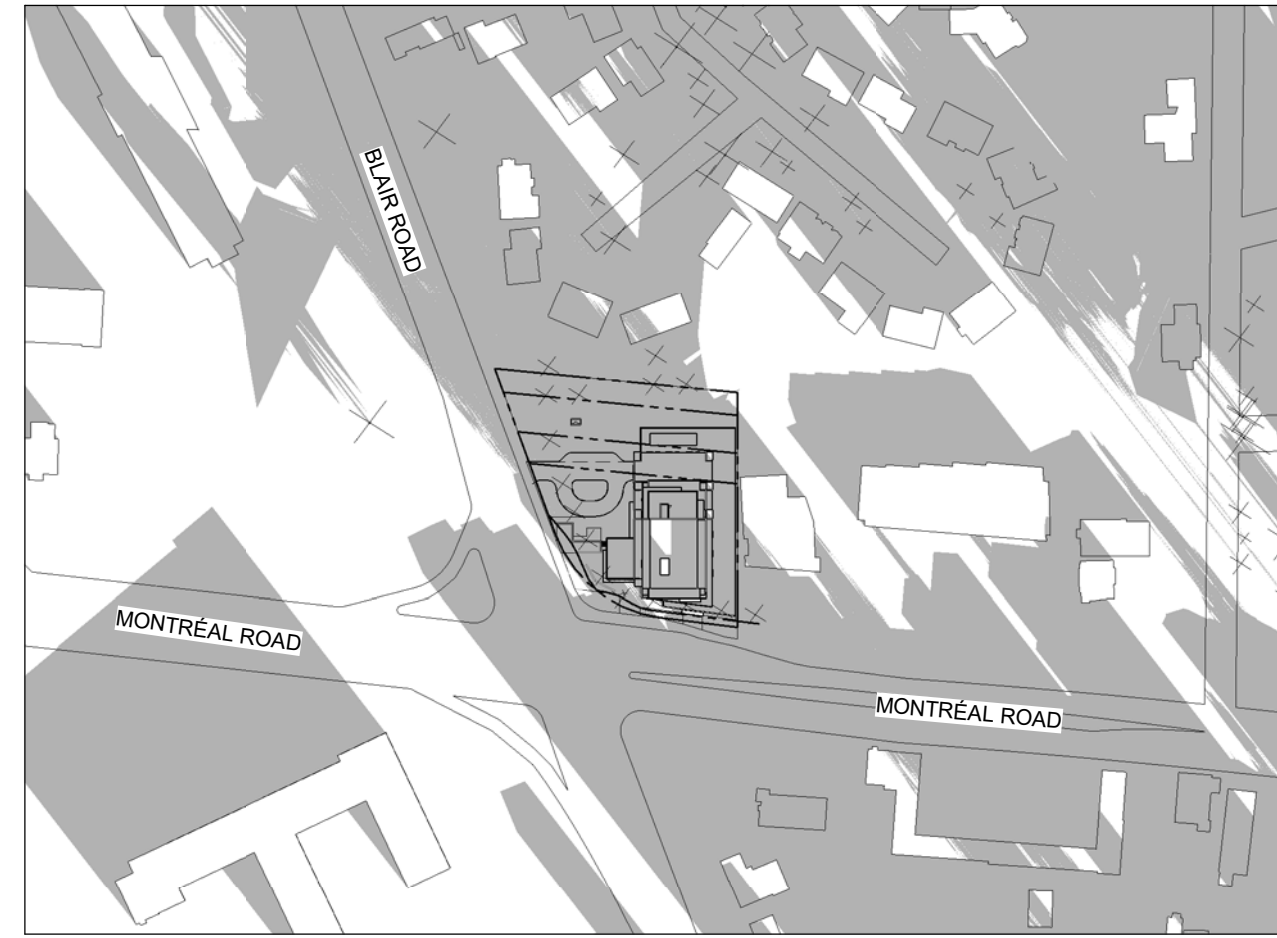
SHEET TITLE:  
SUN STUDY - SEPTEMBER

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PROJECT No: 2037	

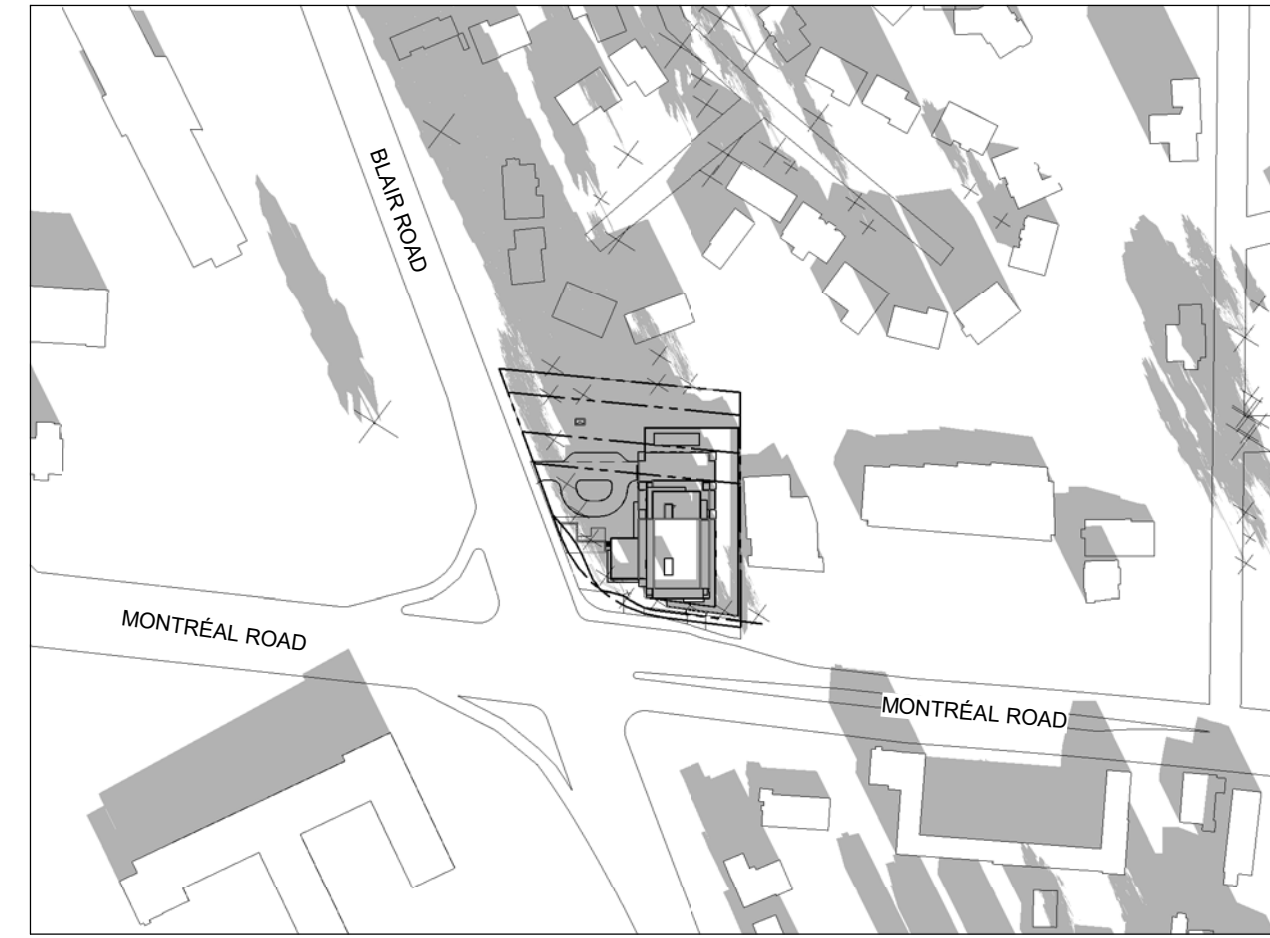
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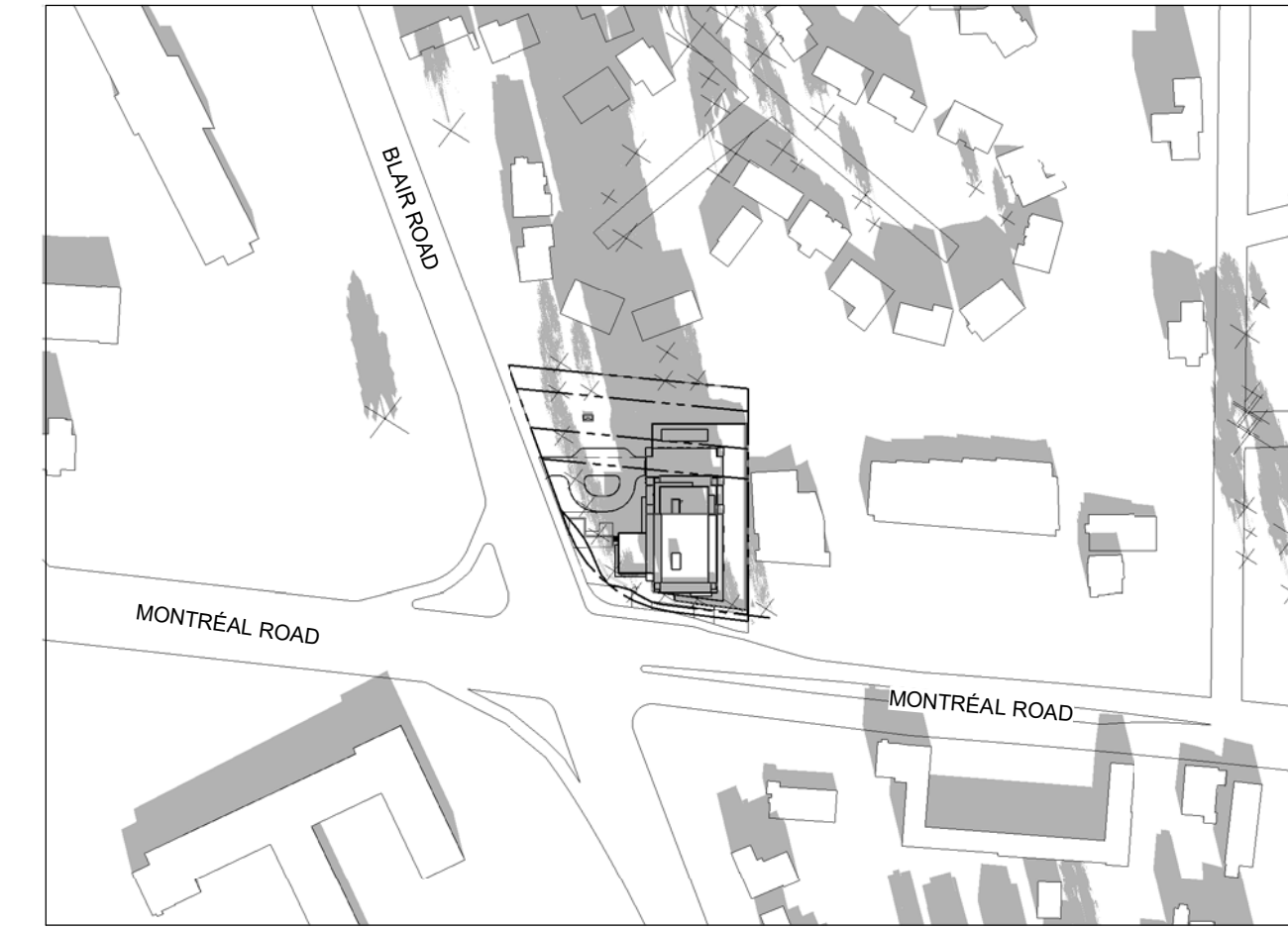
DECEMBER 21



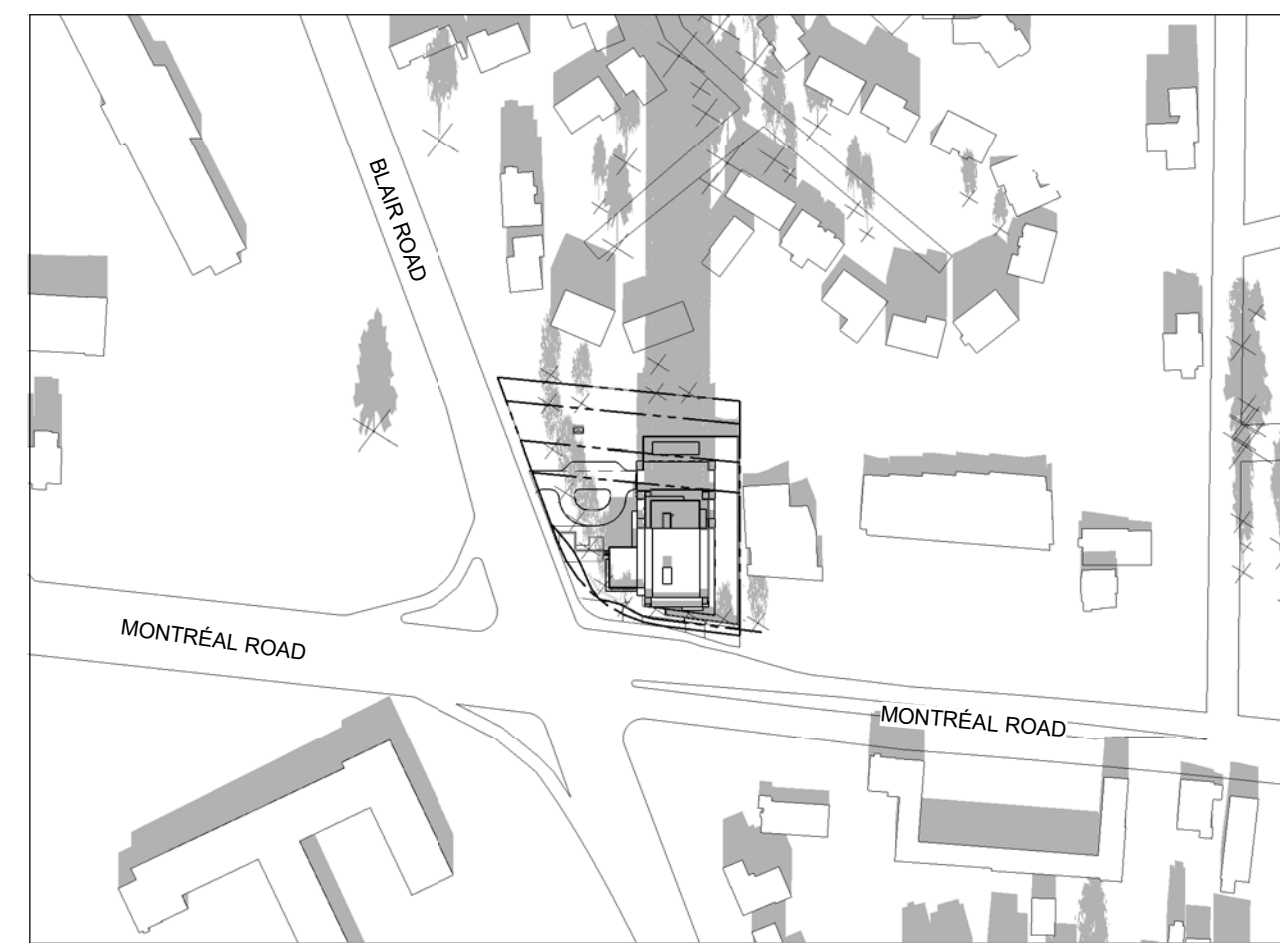
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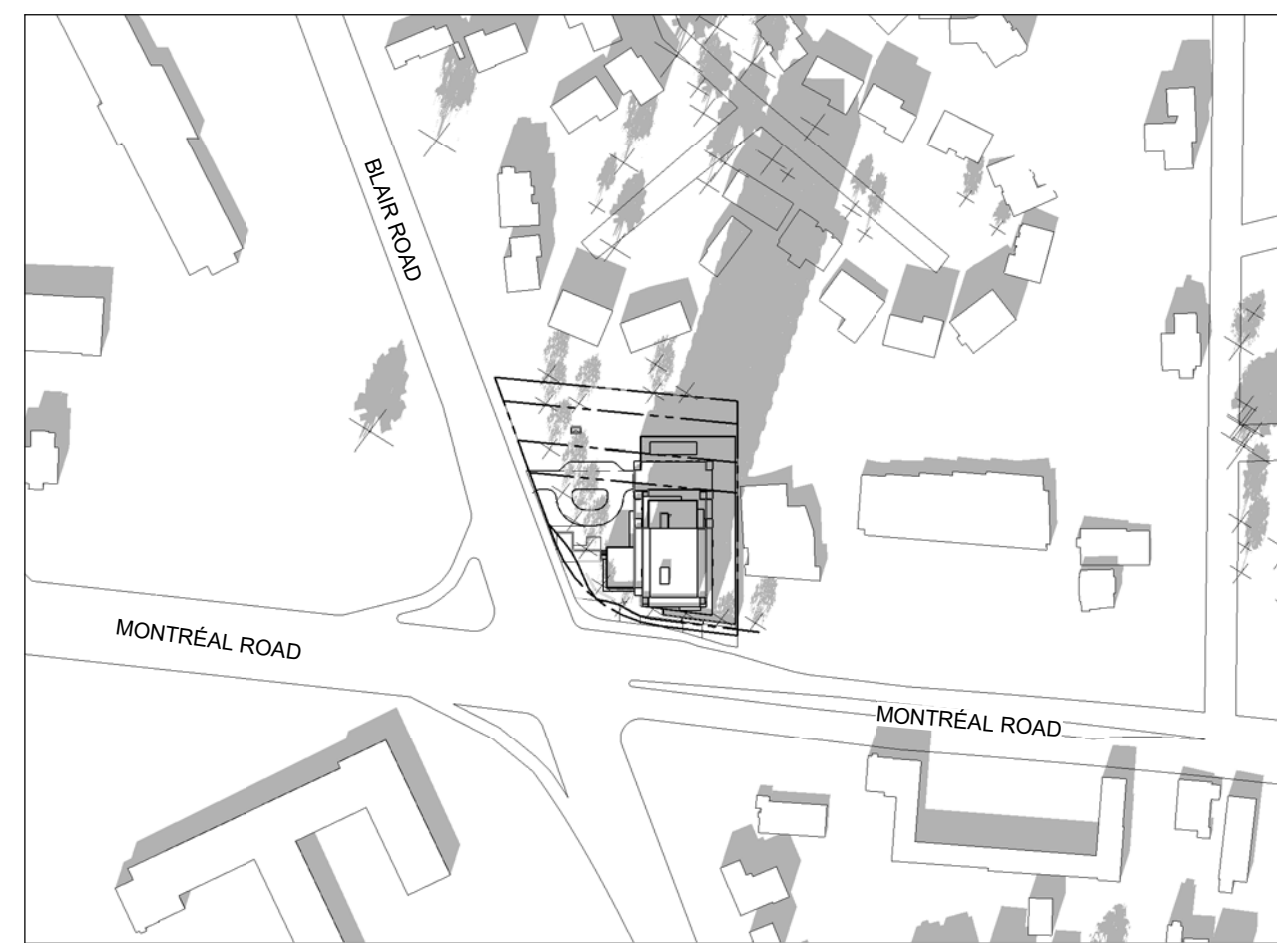
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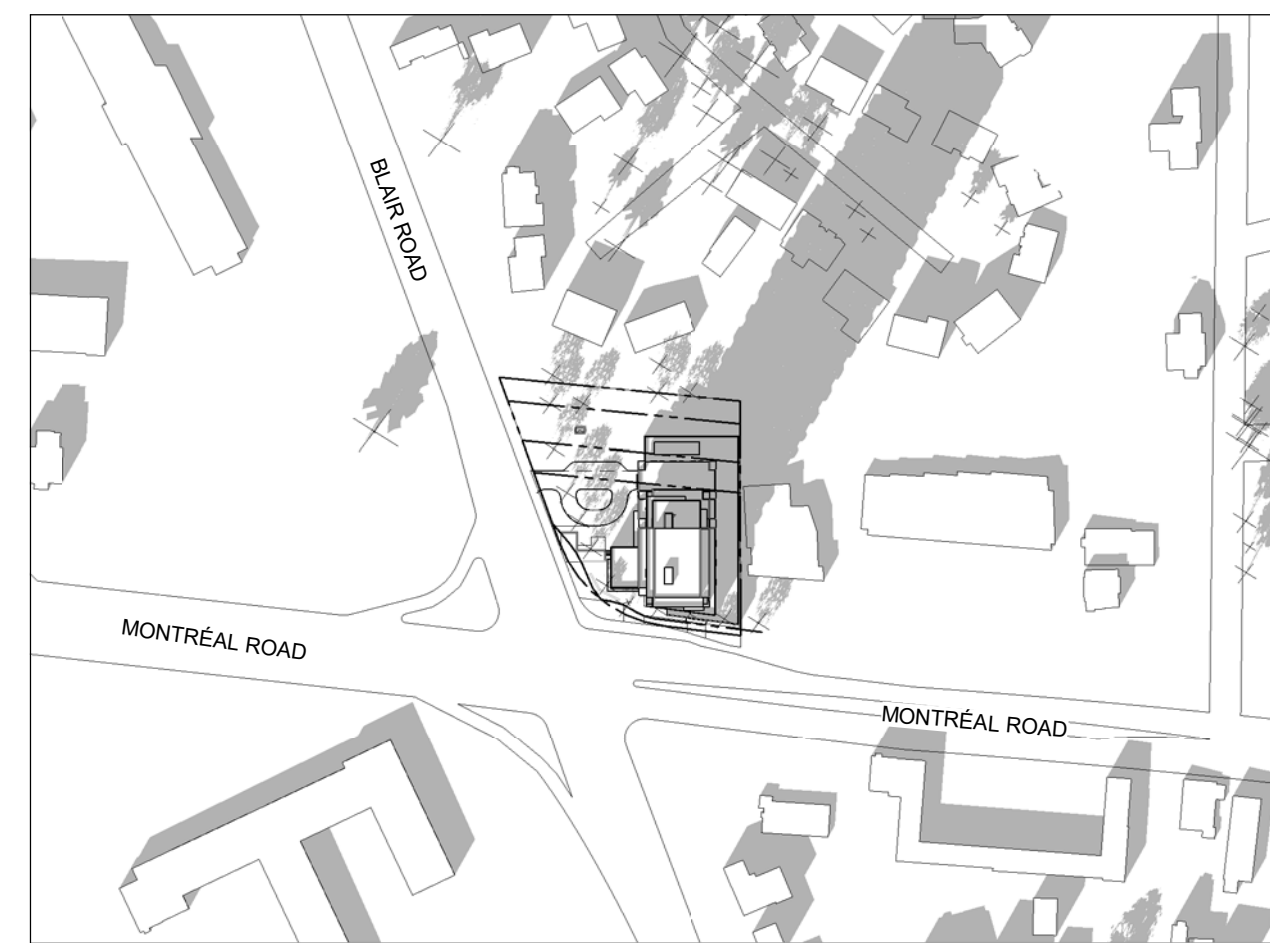
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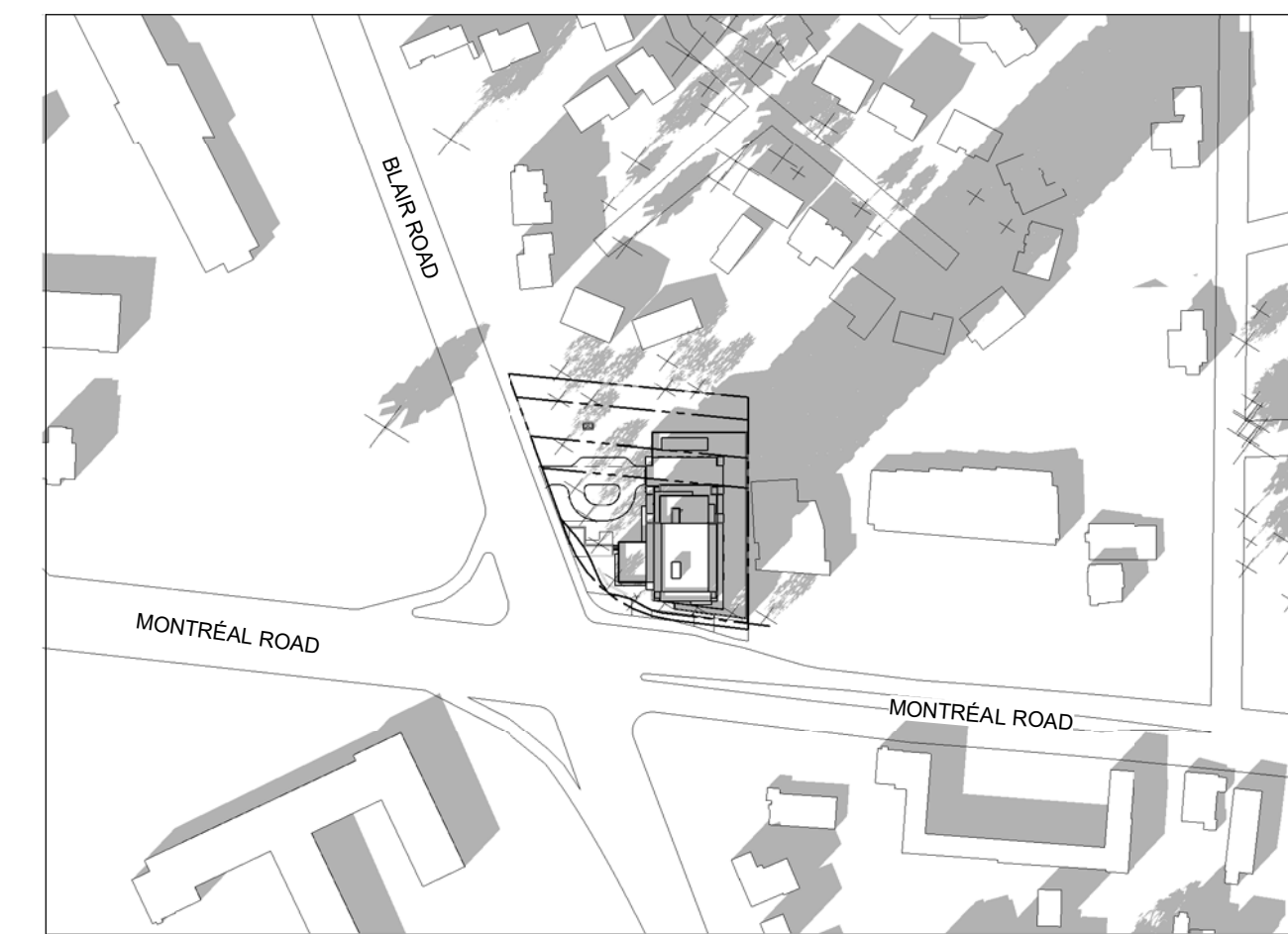
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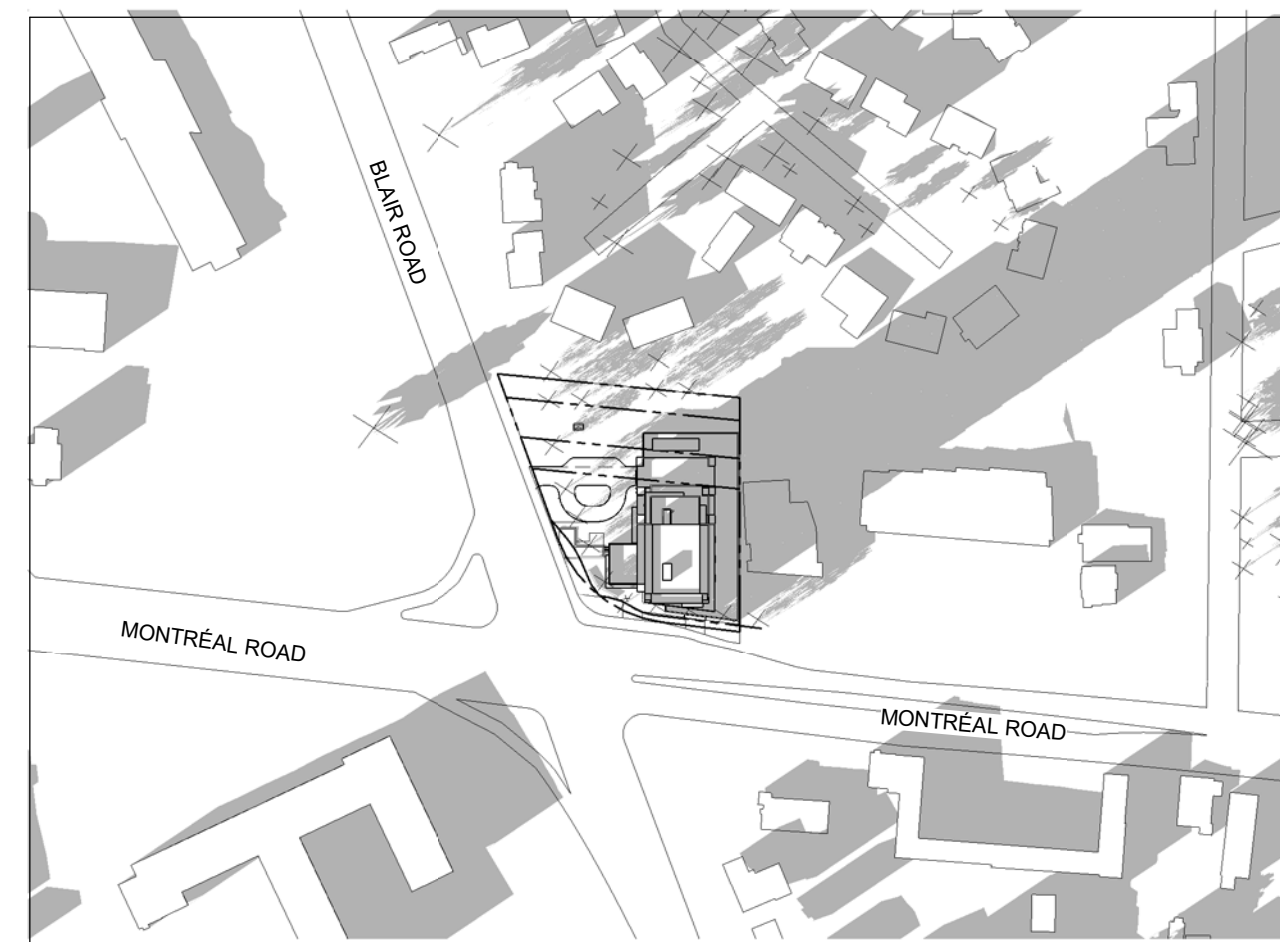
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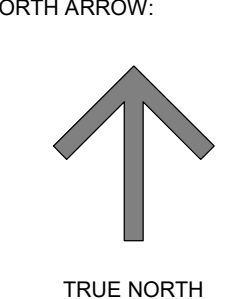
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CLIENT: 

ARCHITECT:   
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:  
**1649 MONTREAL ROAD**

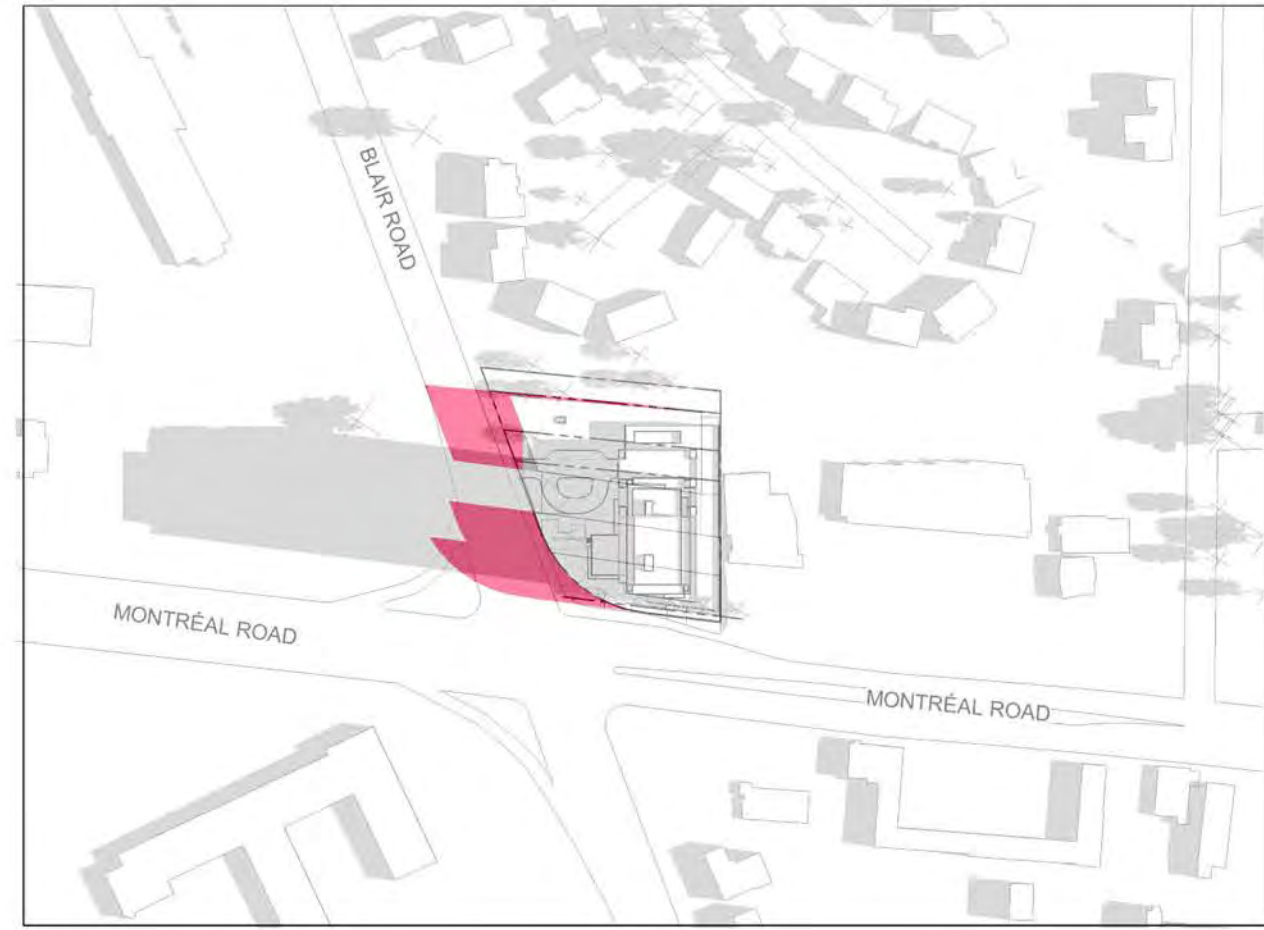
OTTAWA, ONTARIO

SHEET TITLE:  
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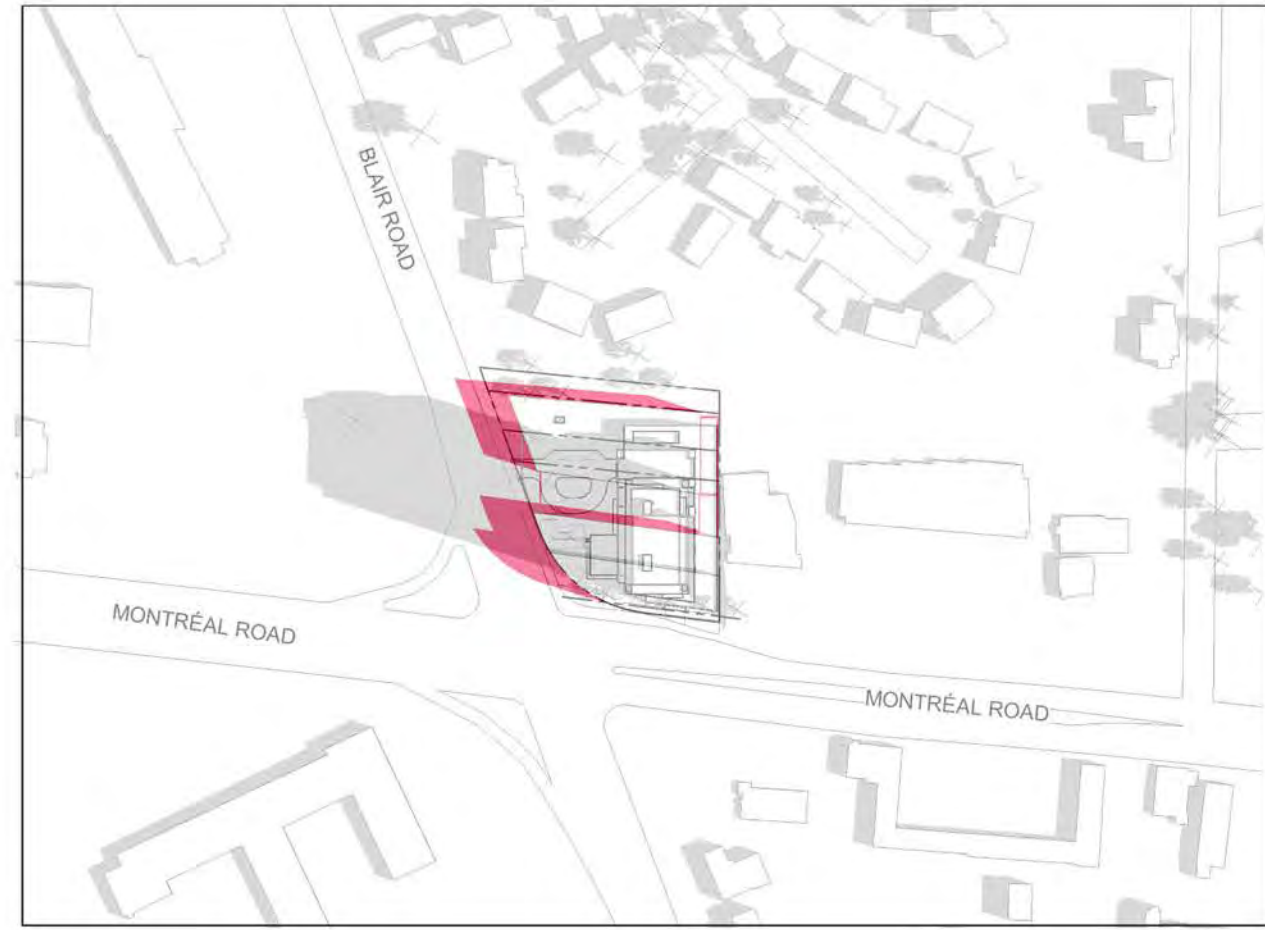
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JUNE 21 (DST)



8:00 AM



9:00 AM



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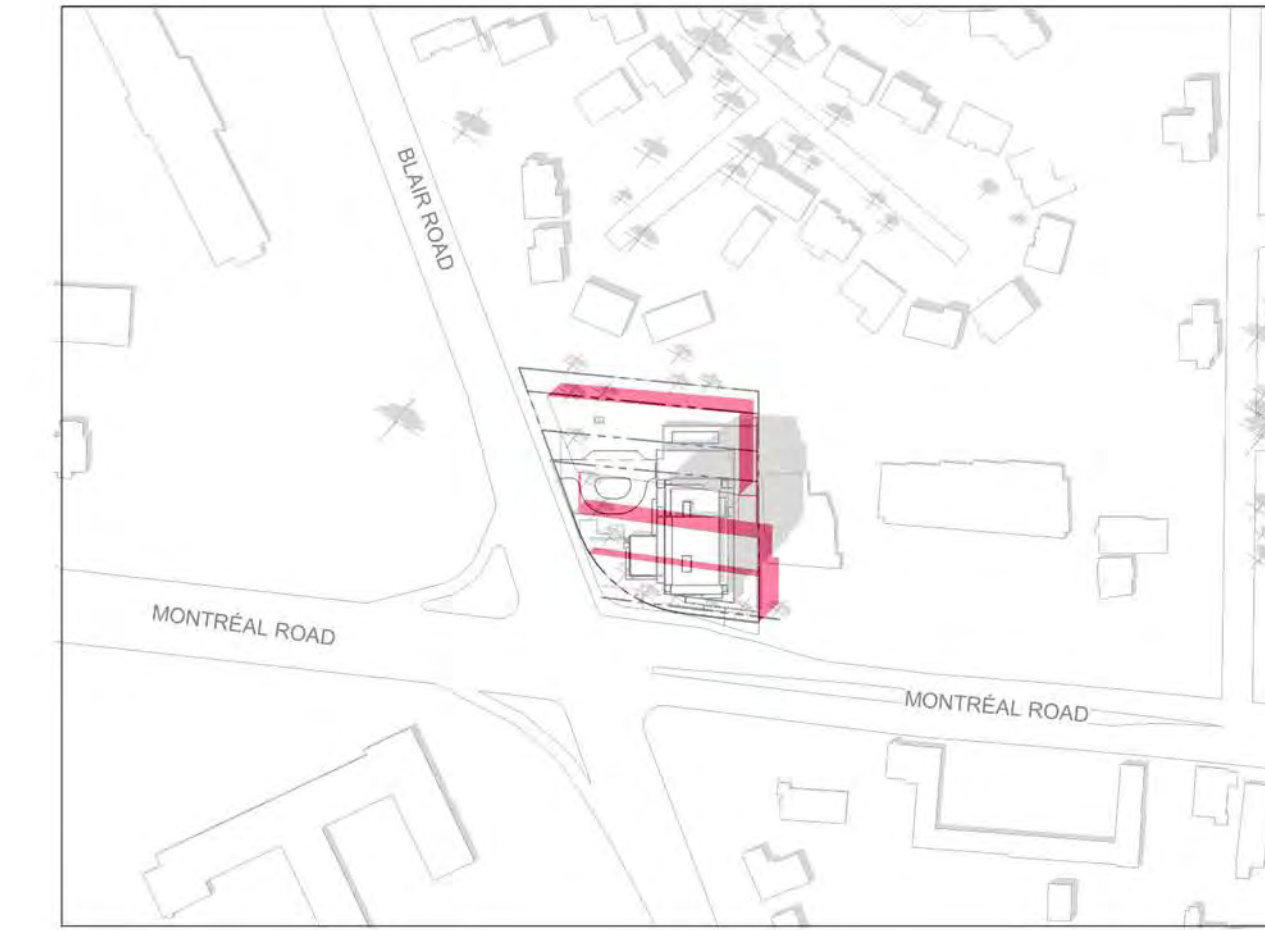
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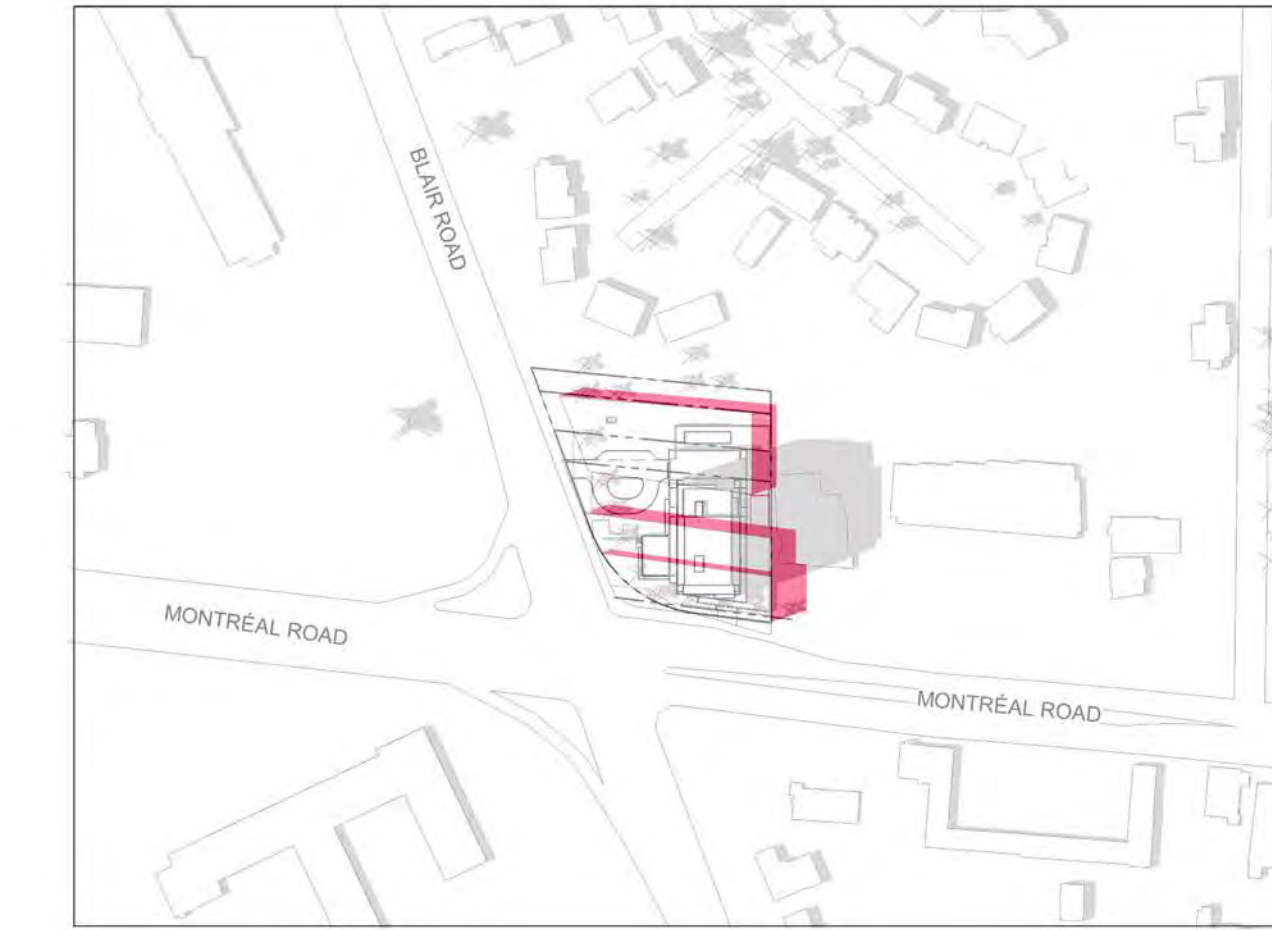
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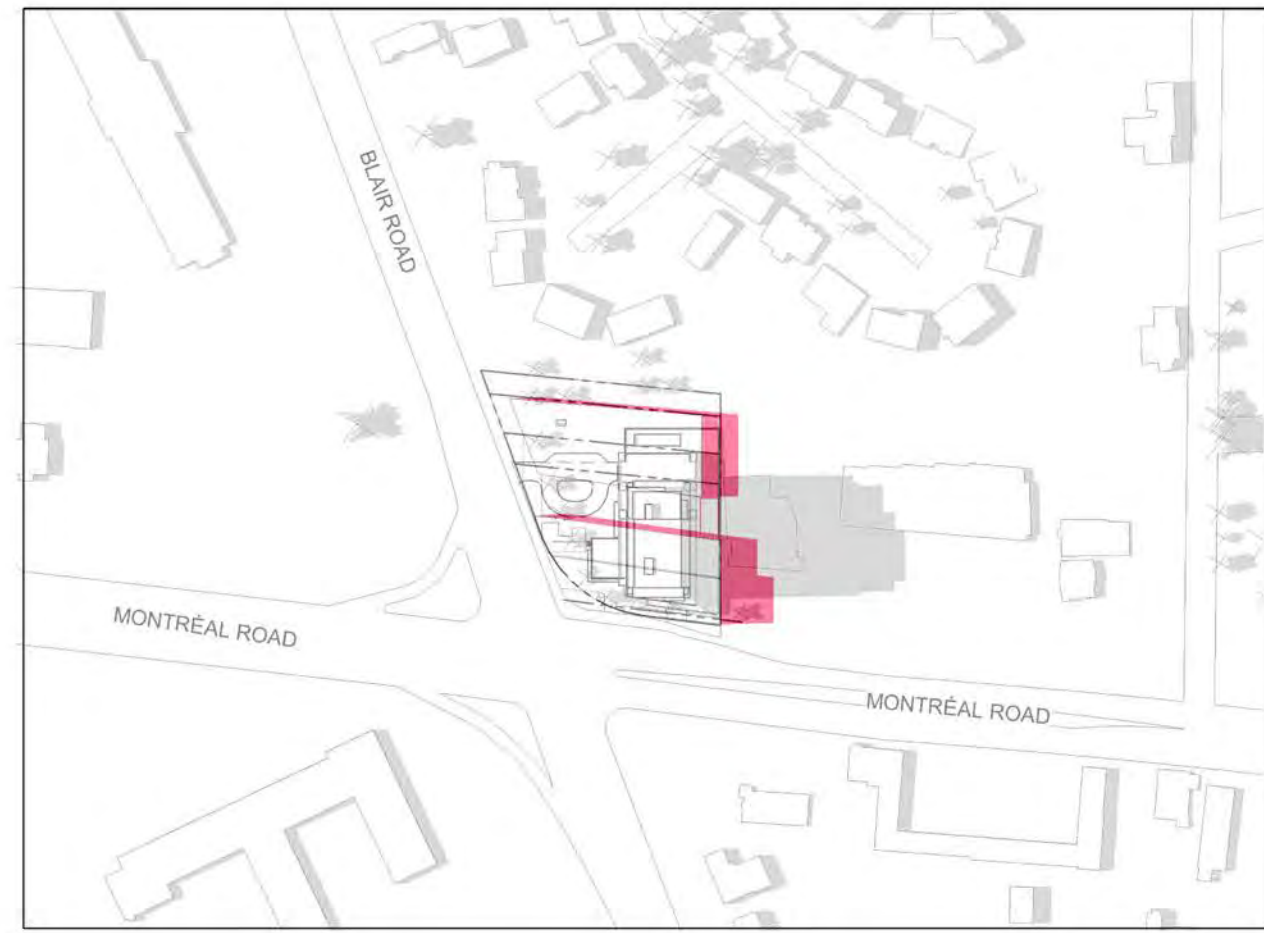
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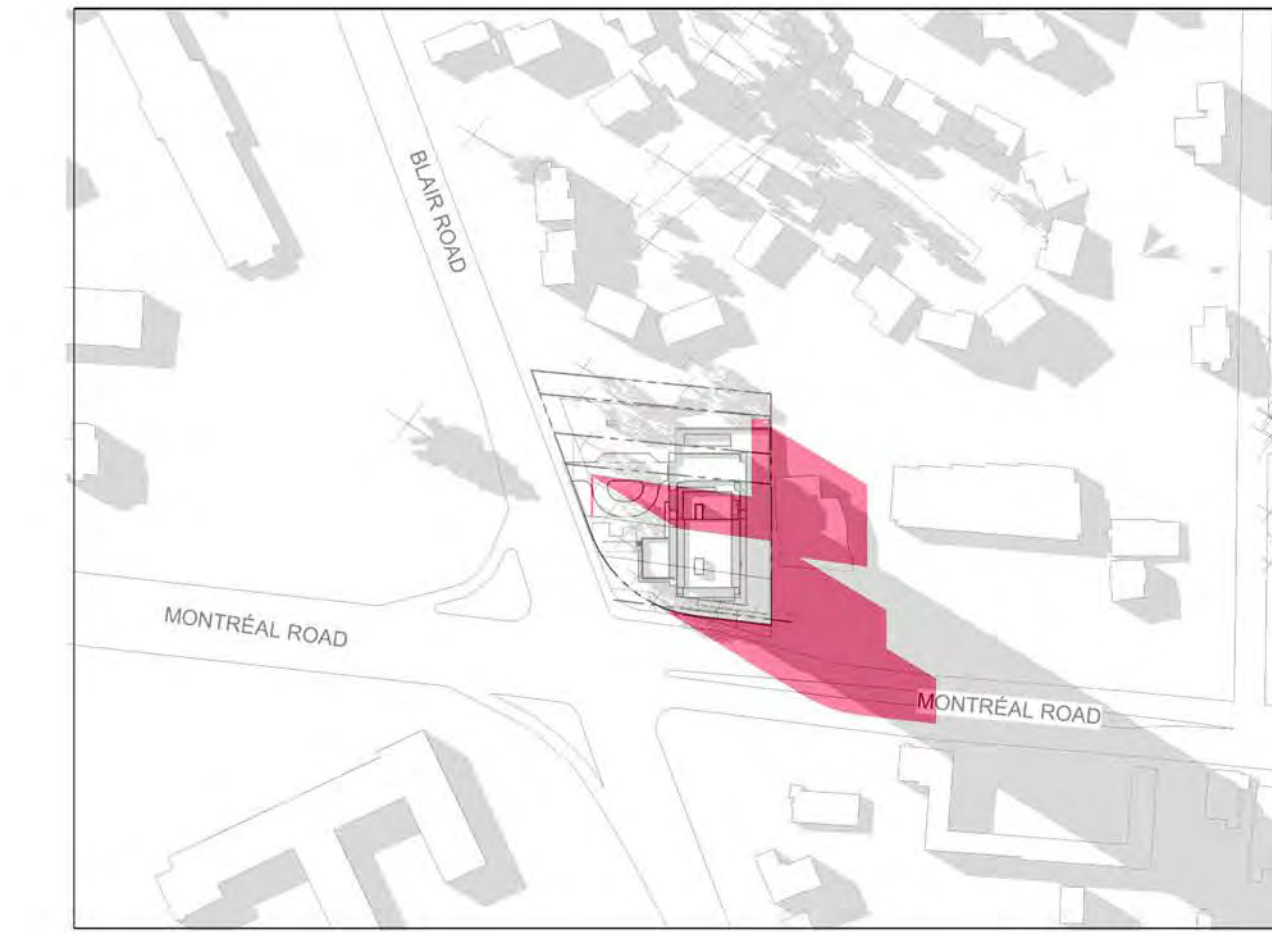
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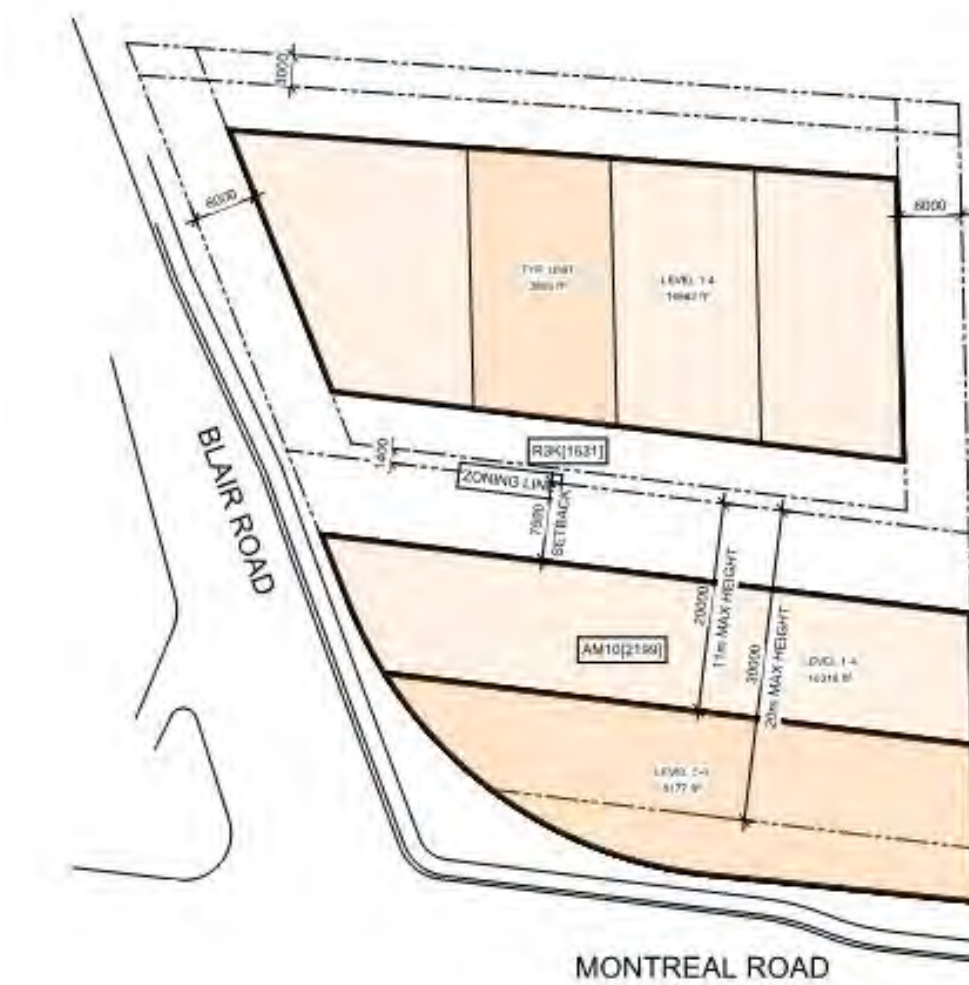
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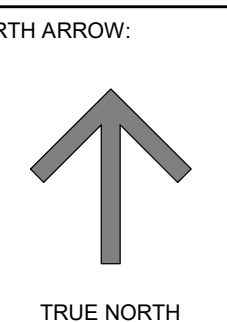
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CLIENT:



ARCHITECT:

**rla/architecture**  
56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

1649 MONTREAL ROAD

OTTAWA, ONTARIO

SHEET TITLE:

SUN STUDY - JUNE  
(PROPOSED vs SPLIT AS OF RIGHT)

DRAWN:

Author

CHECKED:

Checker

SCALE:

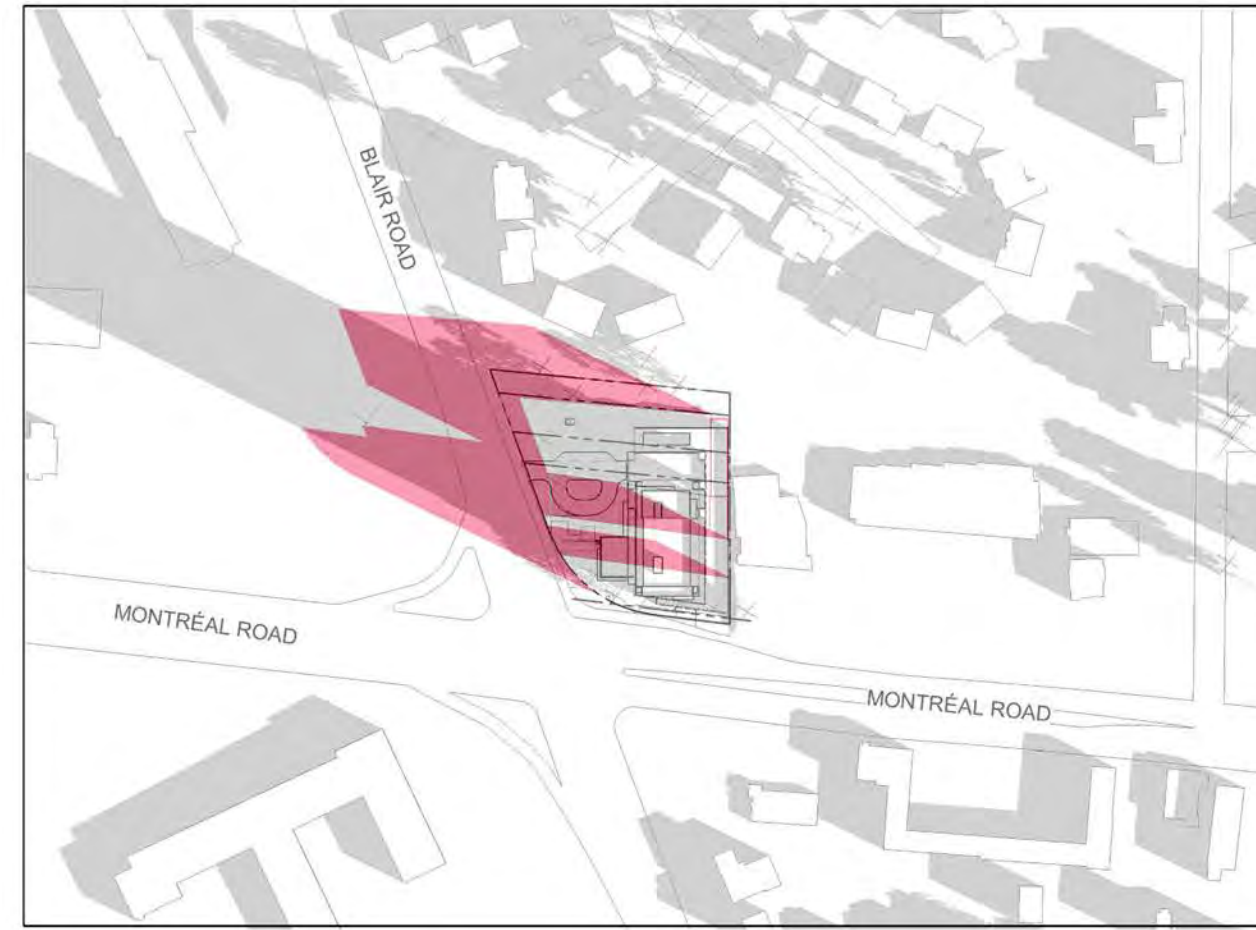
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PROJECT No:

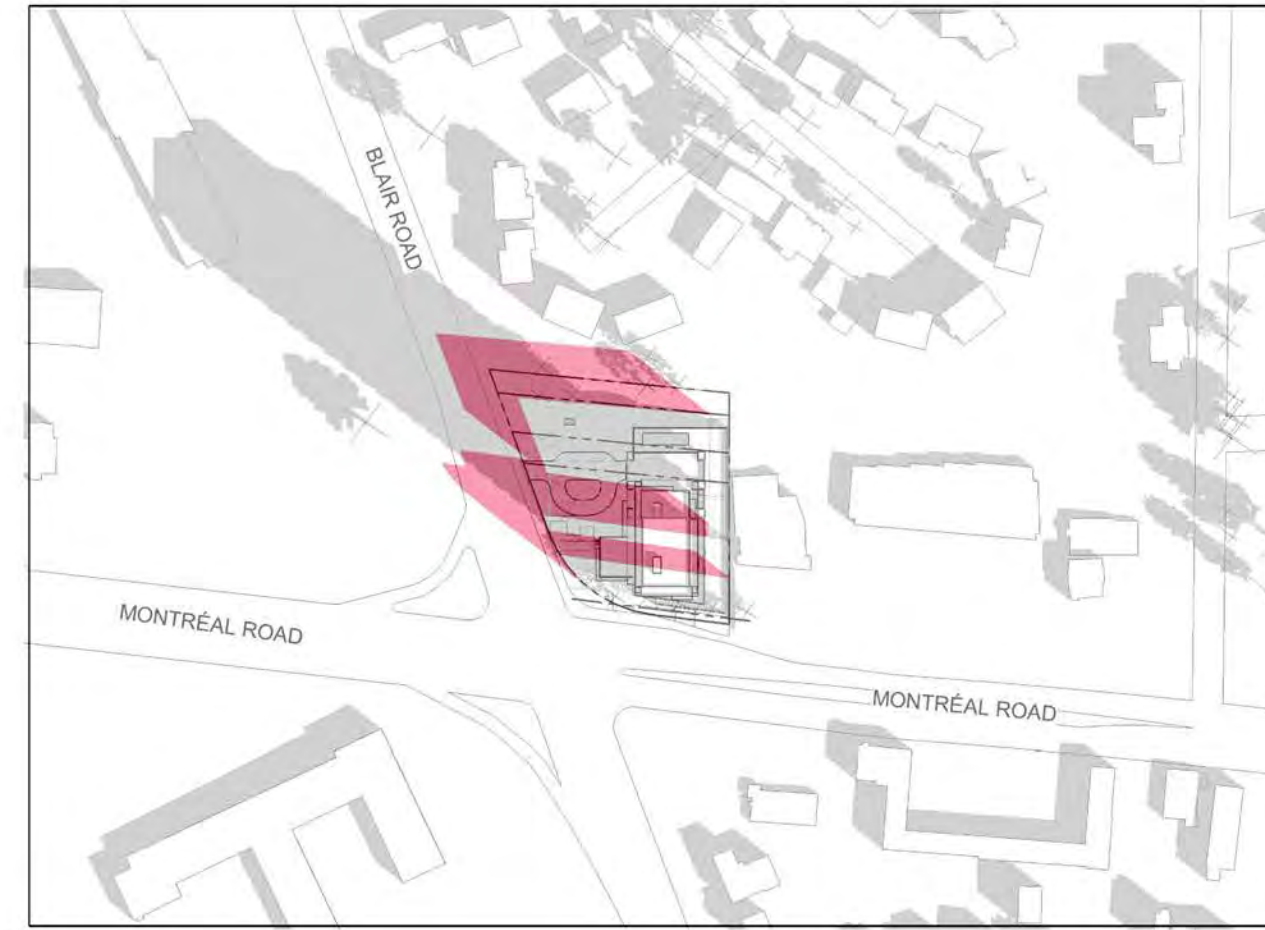
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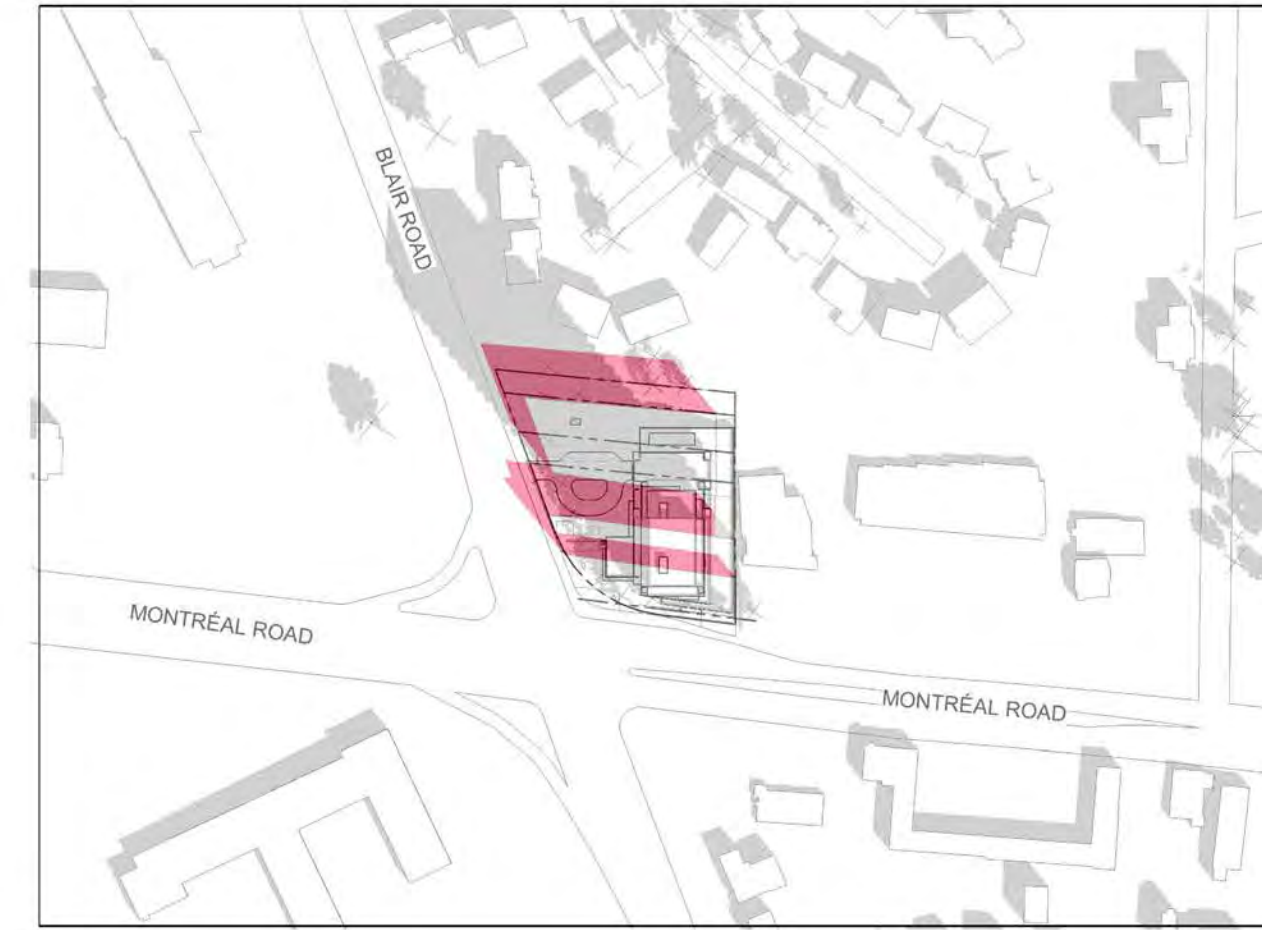
SEPTEMBER 21 (DST)



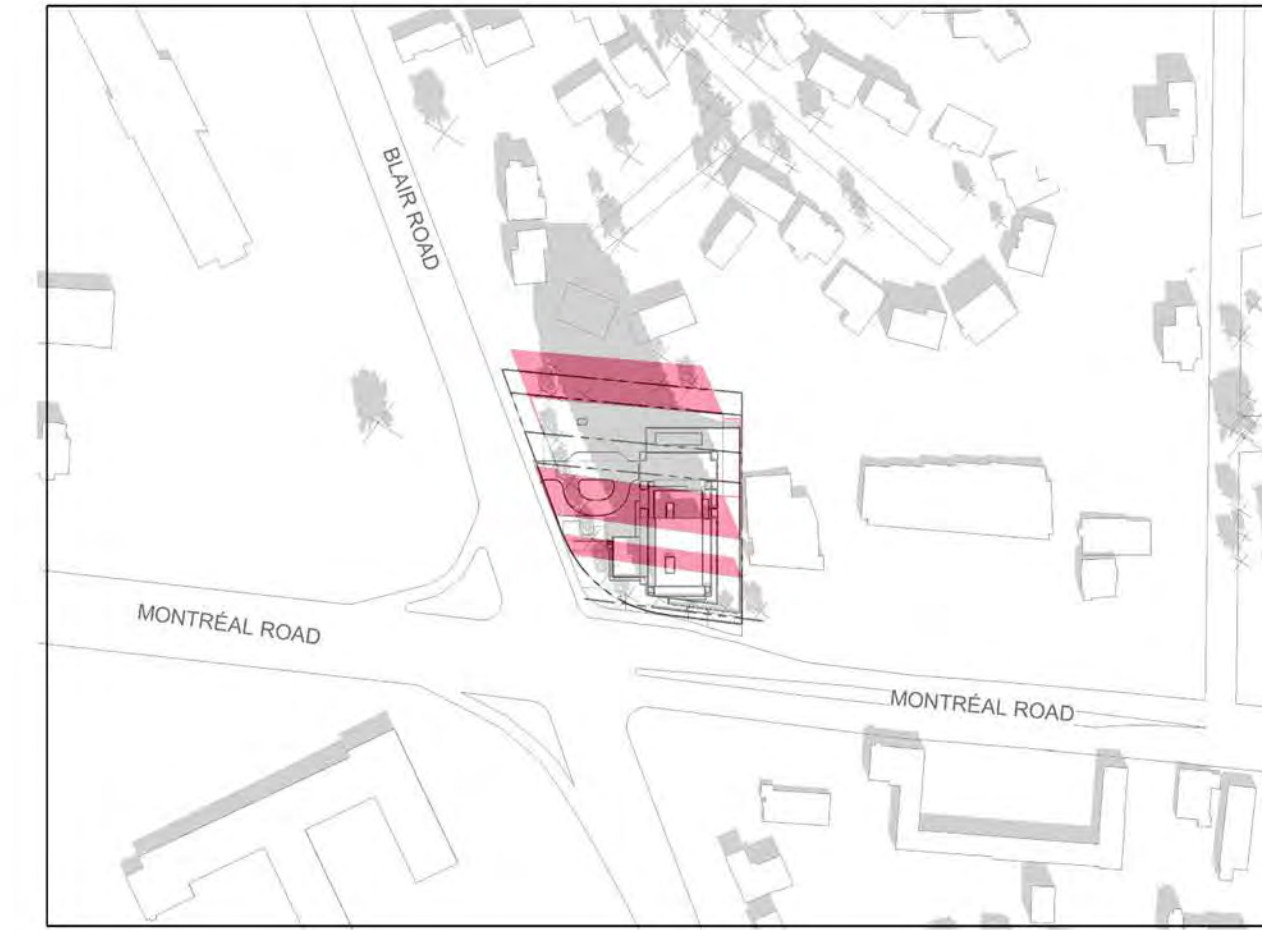
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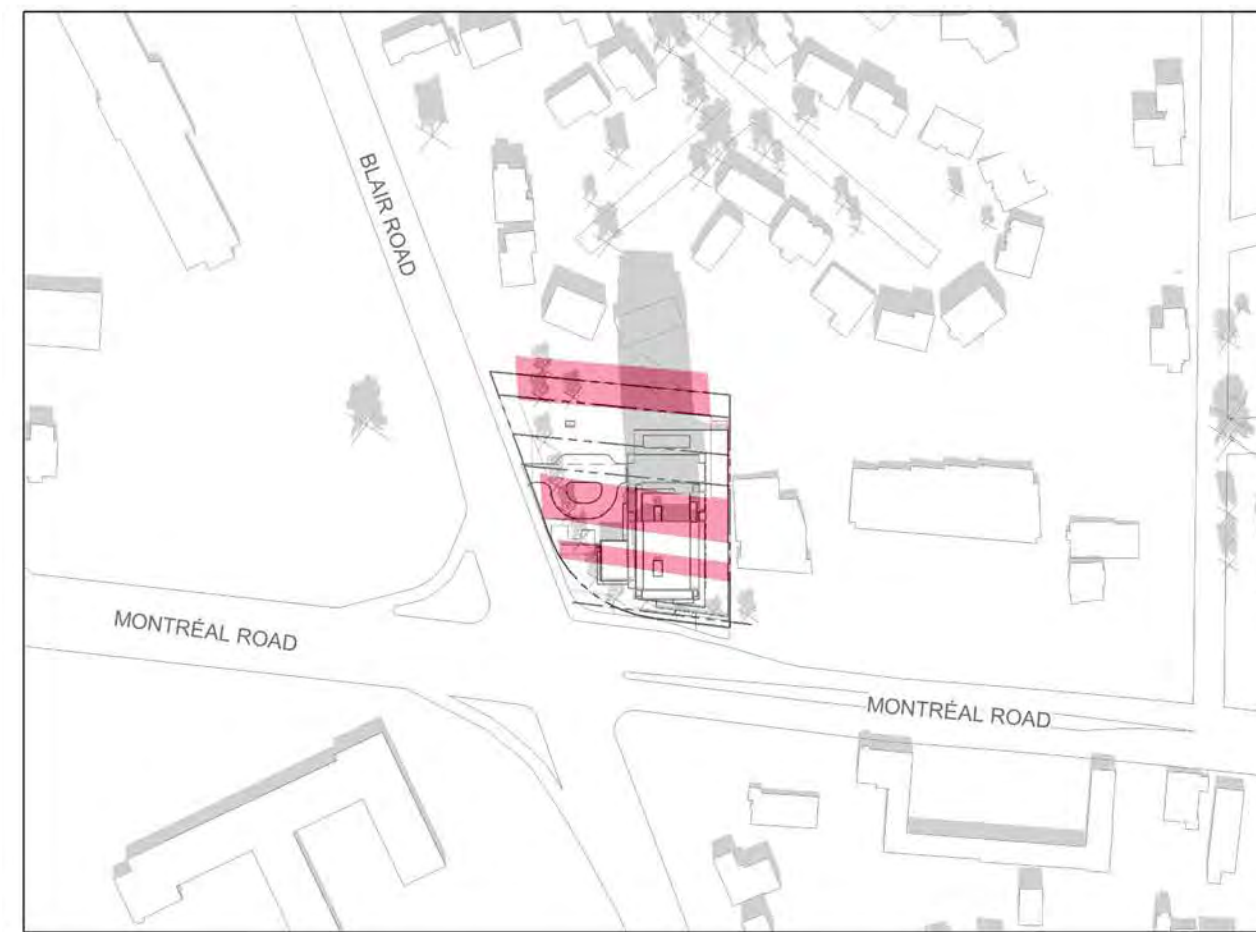
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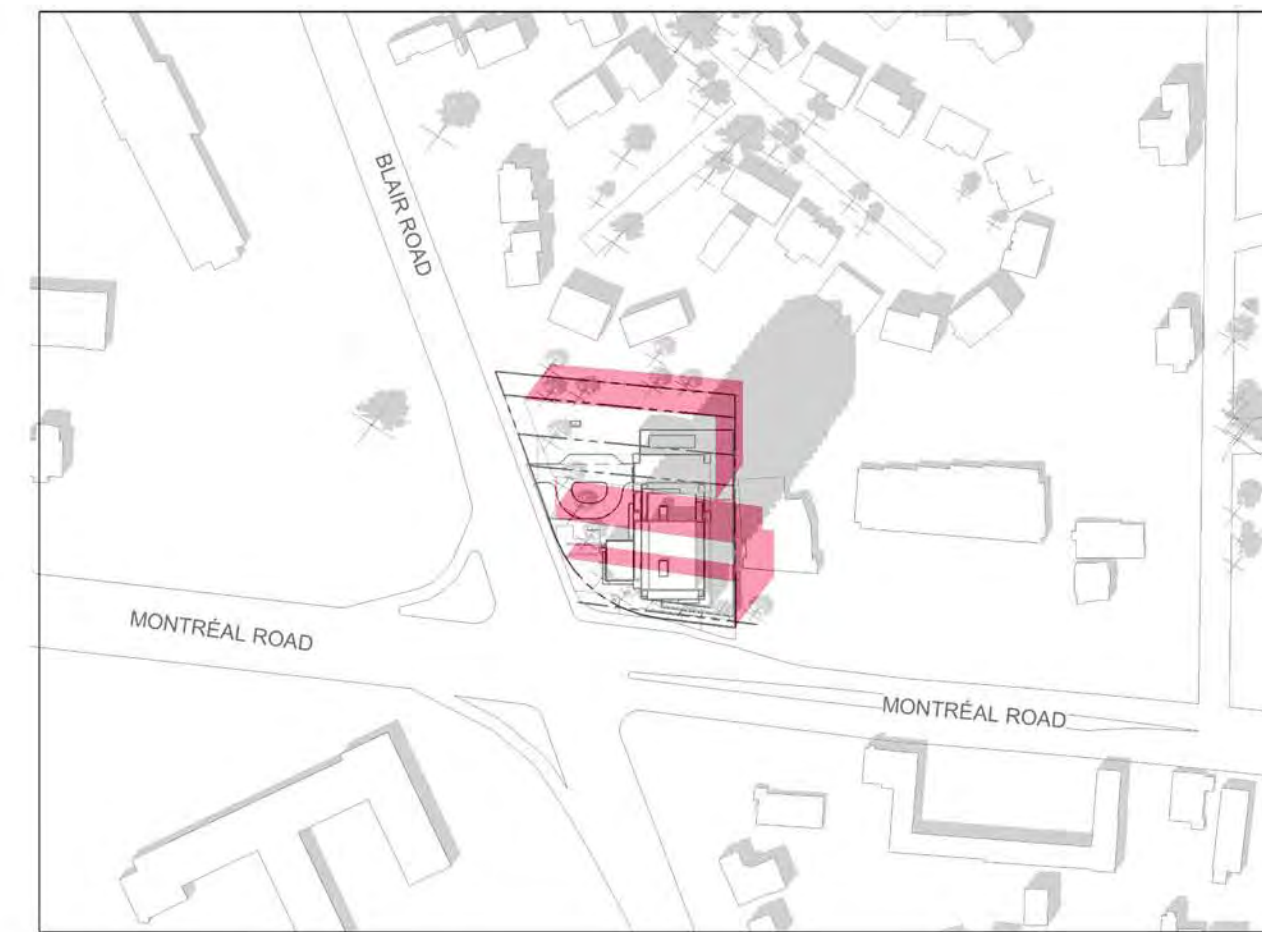
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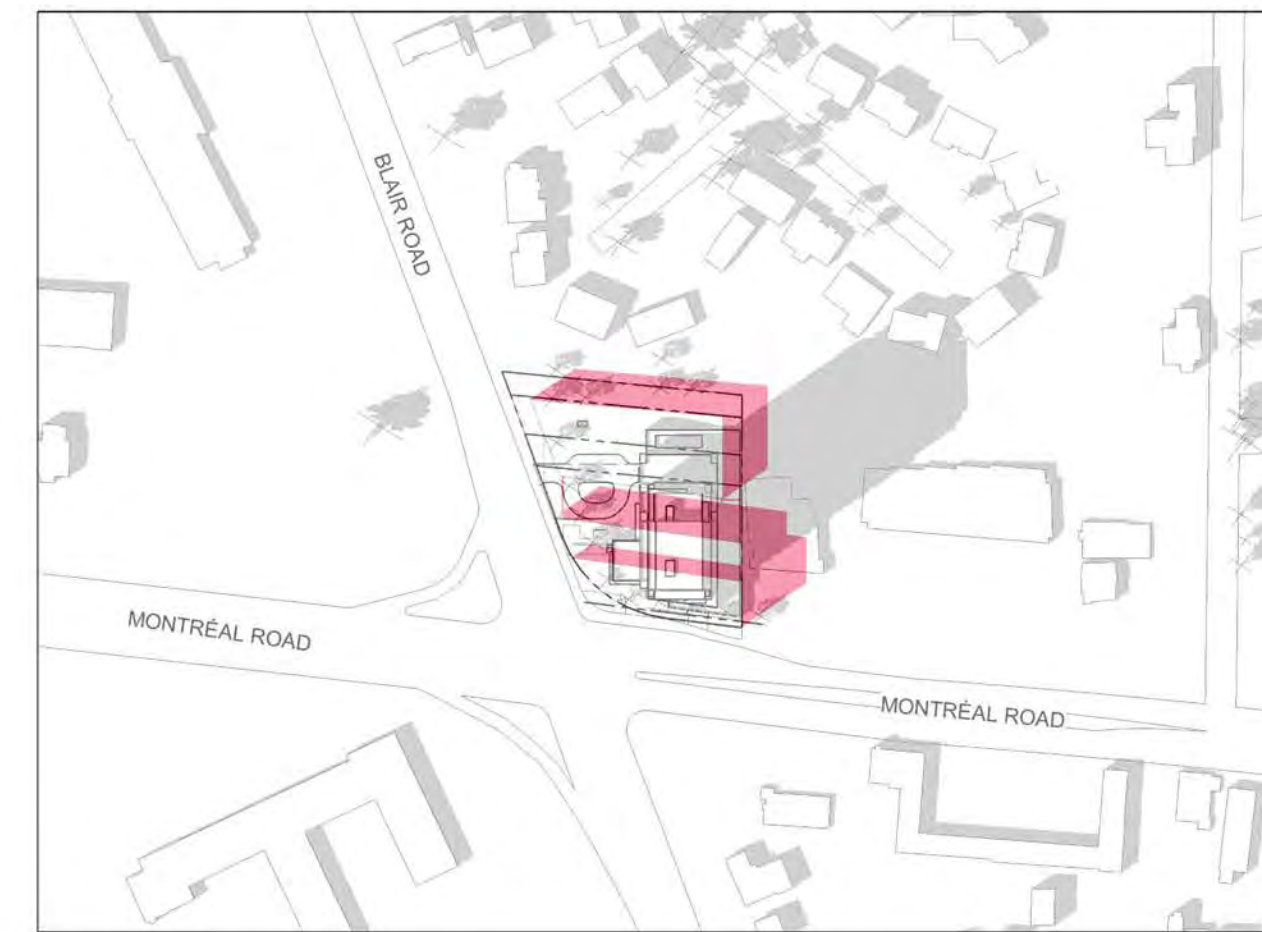
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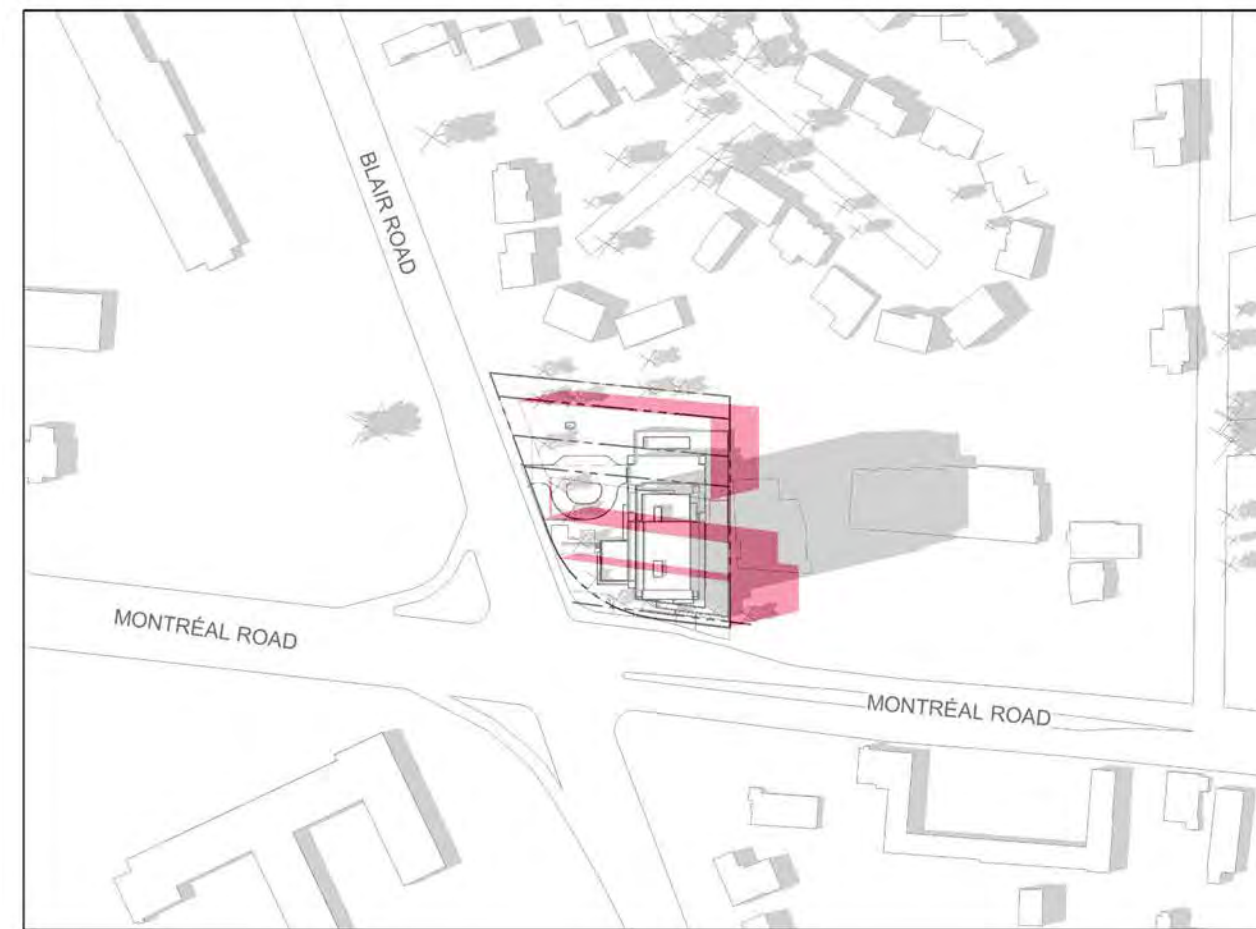
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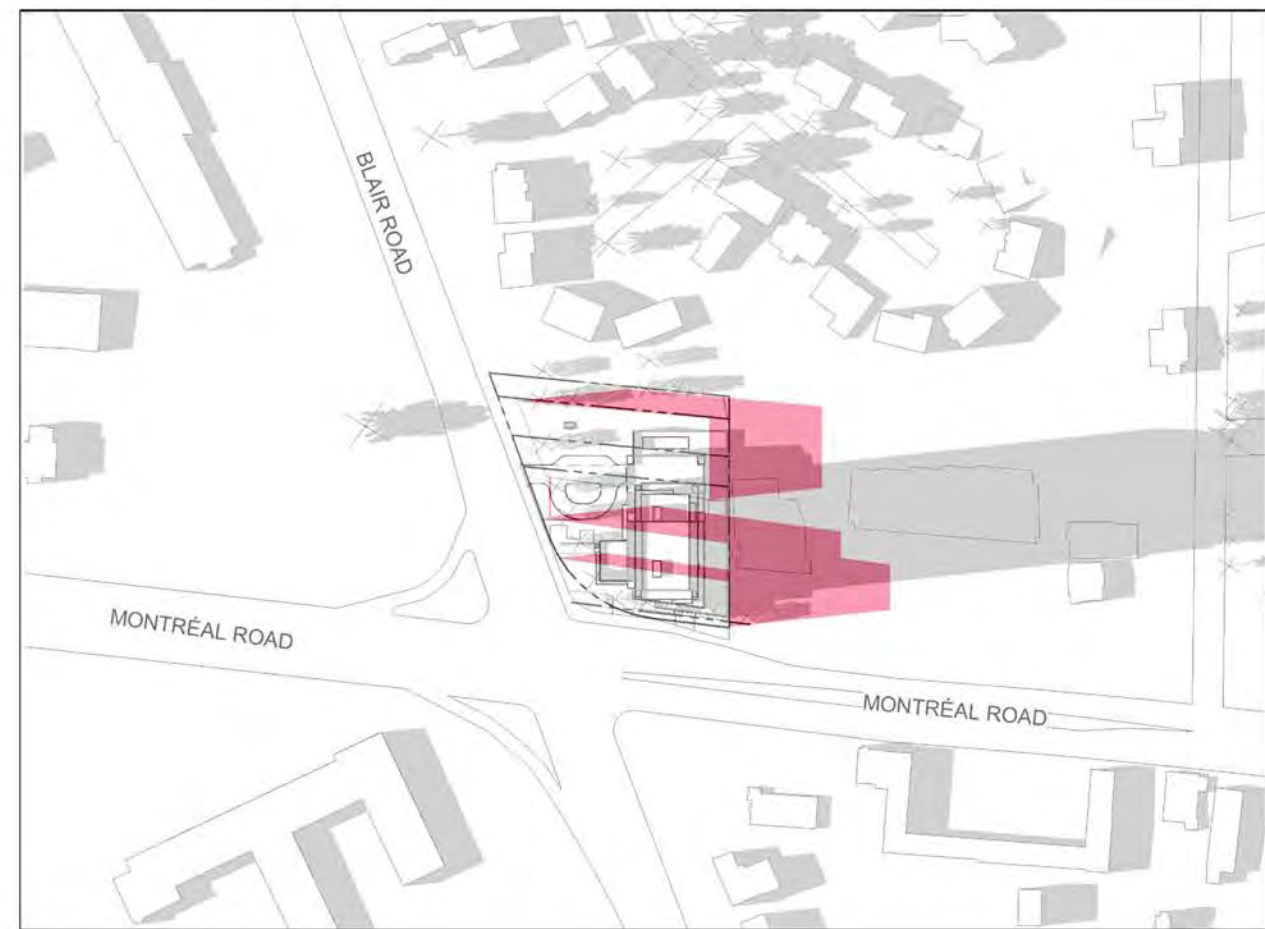
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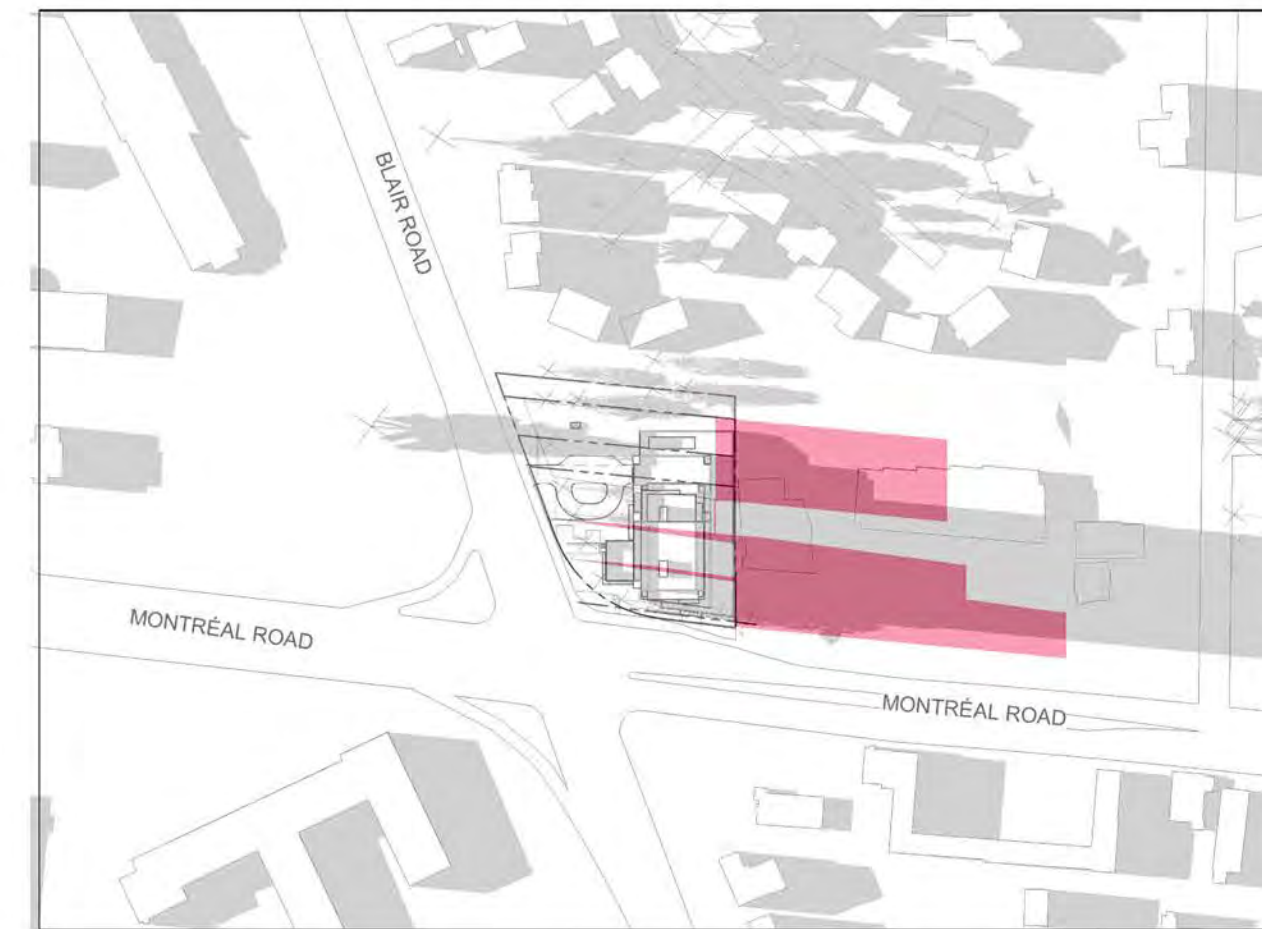
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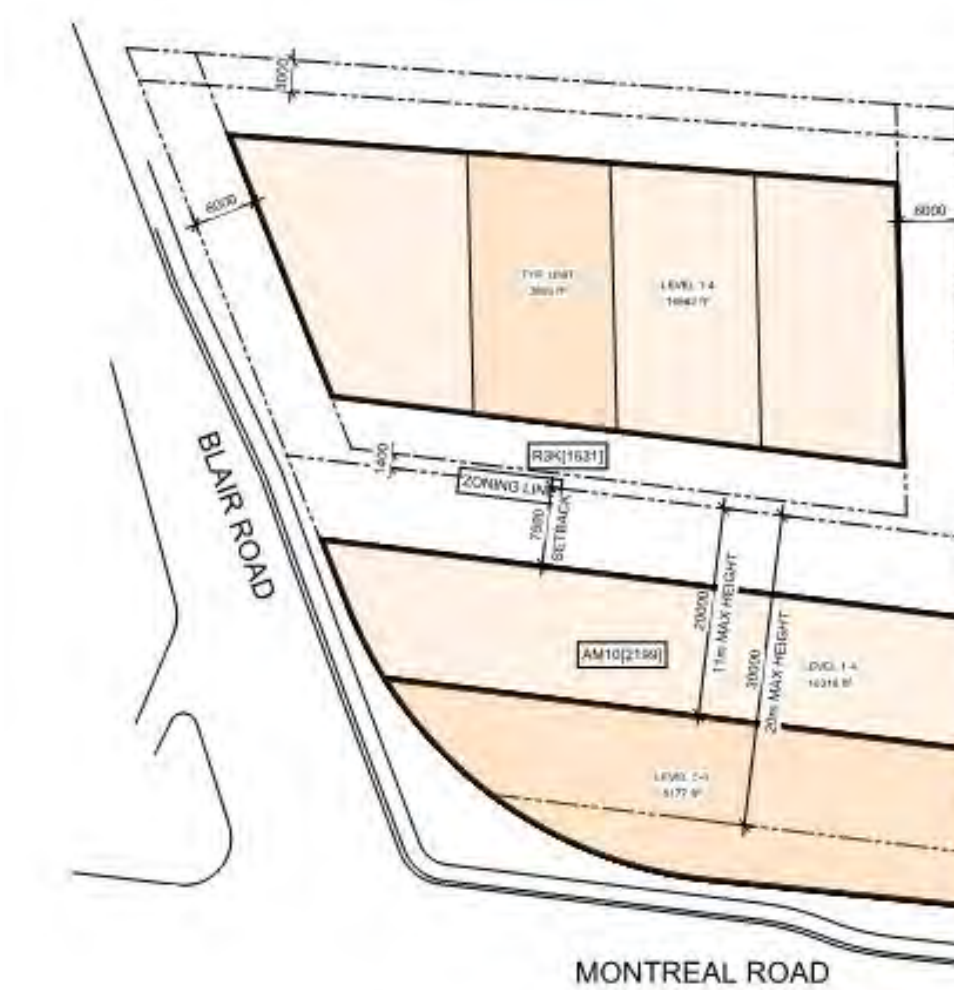
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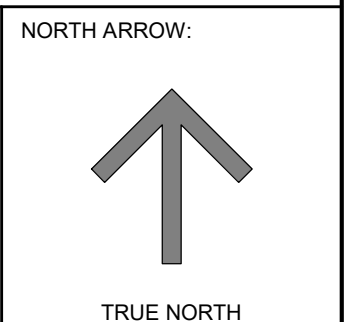
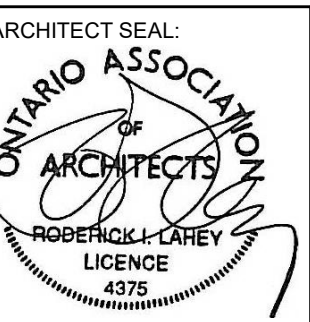
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3	ISSUED FOR REVIEW	July 27, 22
2	ISSUED FOR UDRP	Sep. 10, 21
1	ISSUED FOR ZONING AMENDMENT APP.	May 10, 21



ARCHITECT:  
**rla/architecture**  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:  
**1649 MONTREAL ROAD**  
 OTTAWA, ONTARIO  
 SHEET TITLE:  
**SUN STUDY - SEP (PROPOSED vs SPLIT AS OF RIGHT)**

DRAWN: Author	CHECKED: Checker
SCALE:	SHEET No: <b>A-505</b>
PROJECT No: 2037	

PAPER SIZE: ISO Full Sheet B1 (1070.00 x 1000.00mm)

PLOT SCALE: 1:1

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PLAN # 18876

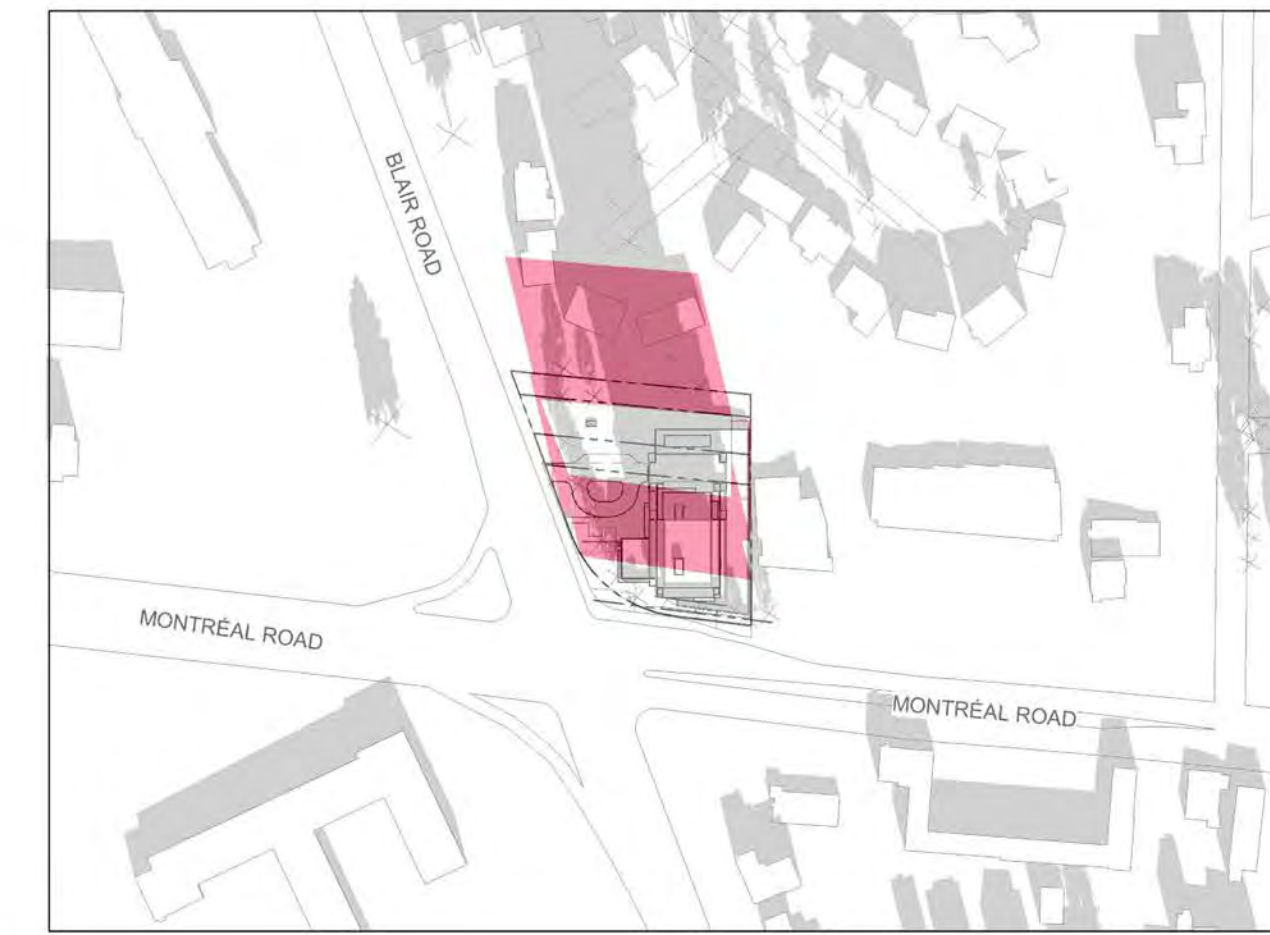
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9:00 AM



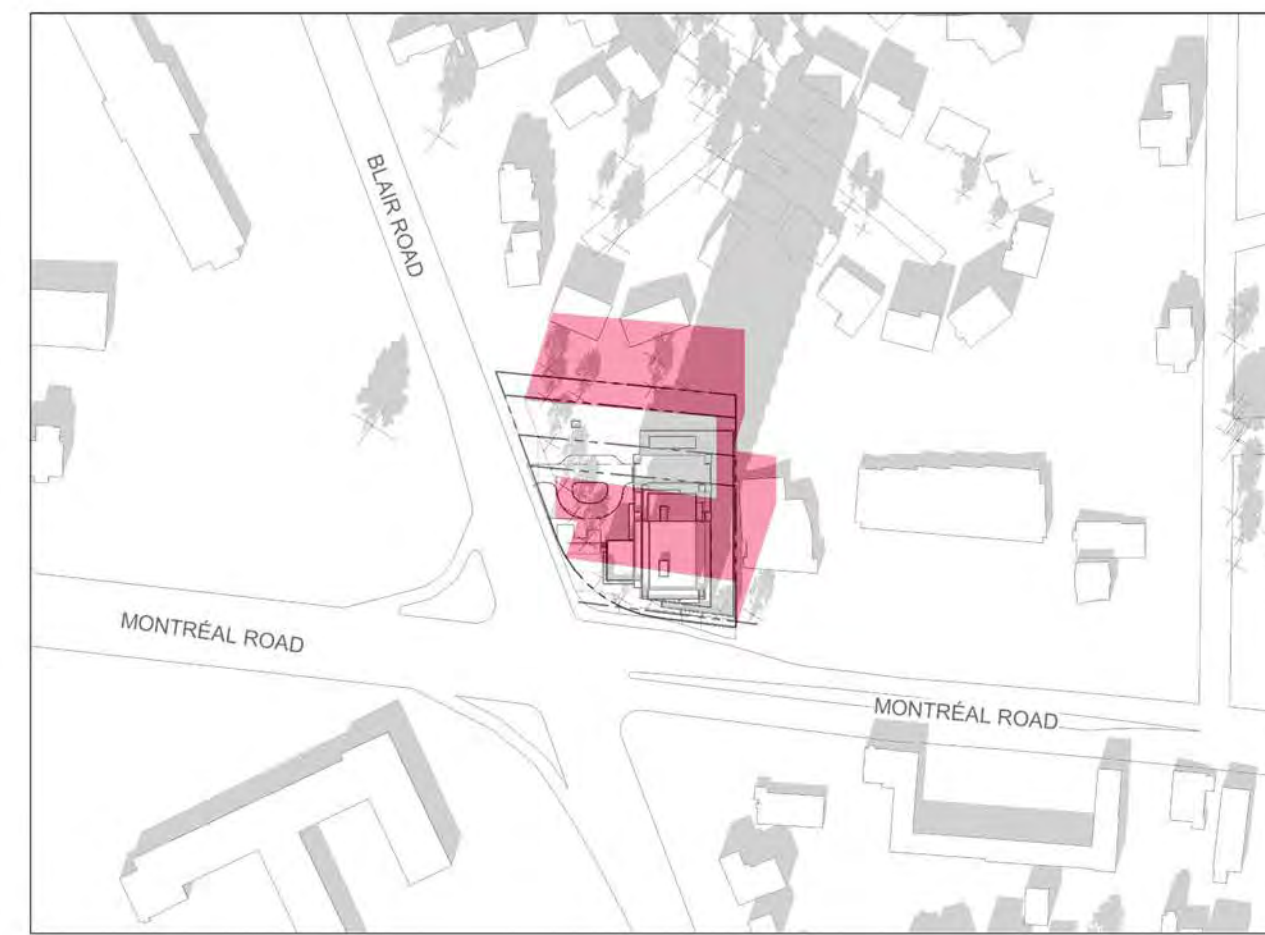
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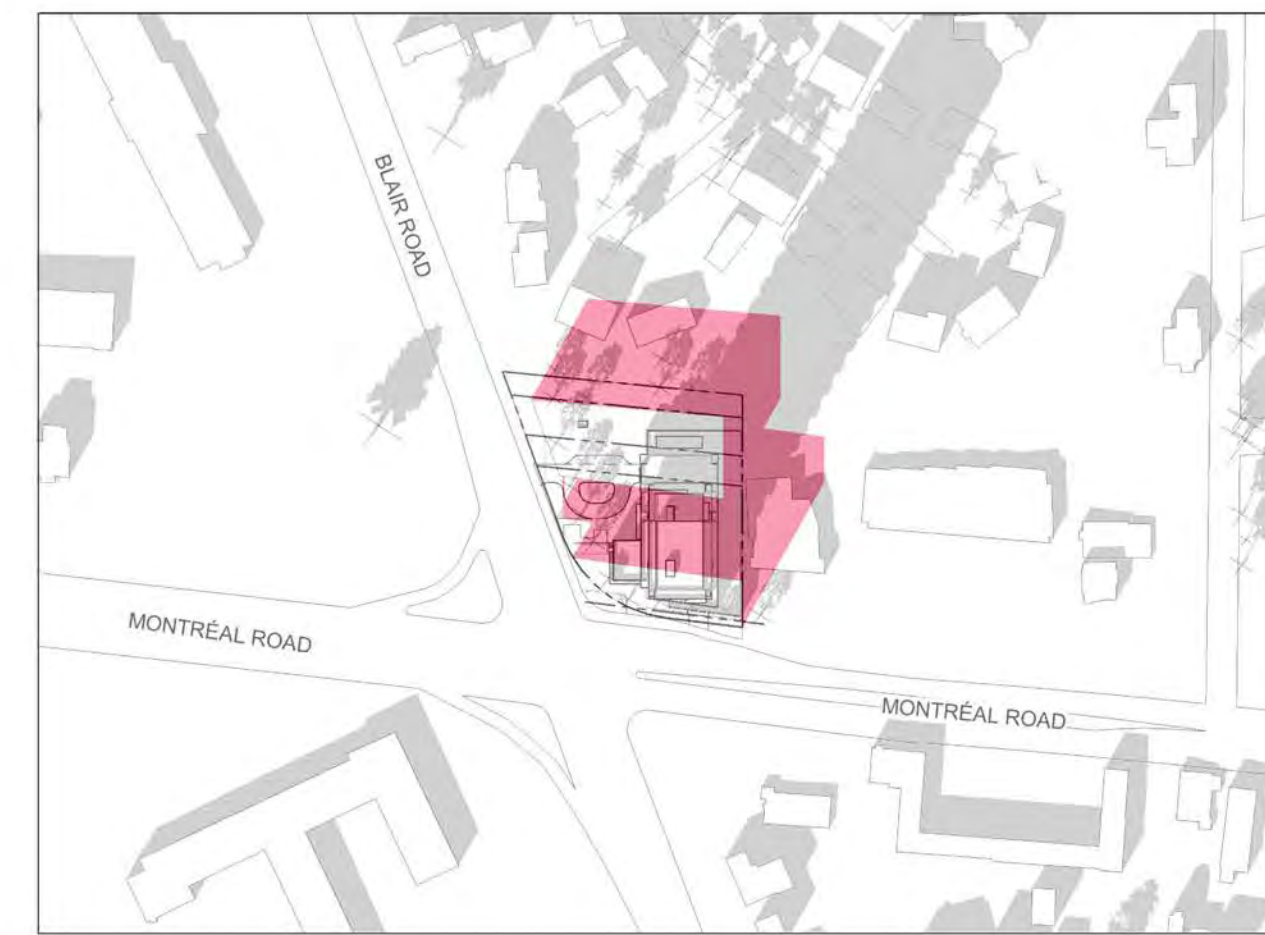
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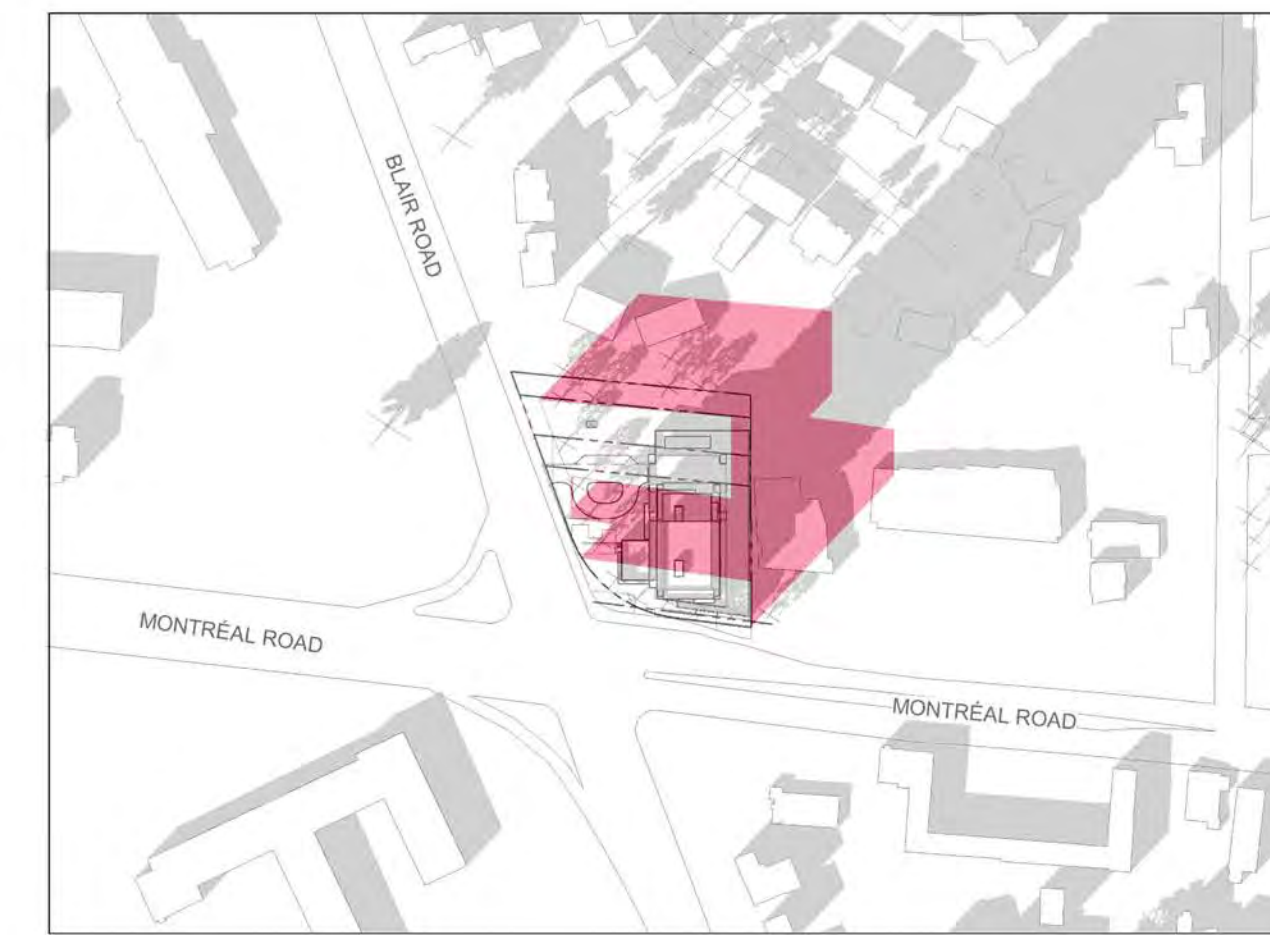
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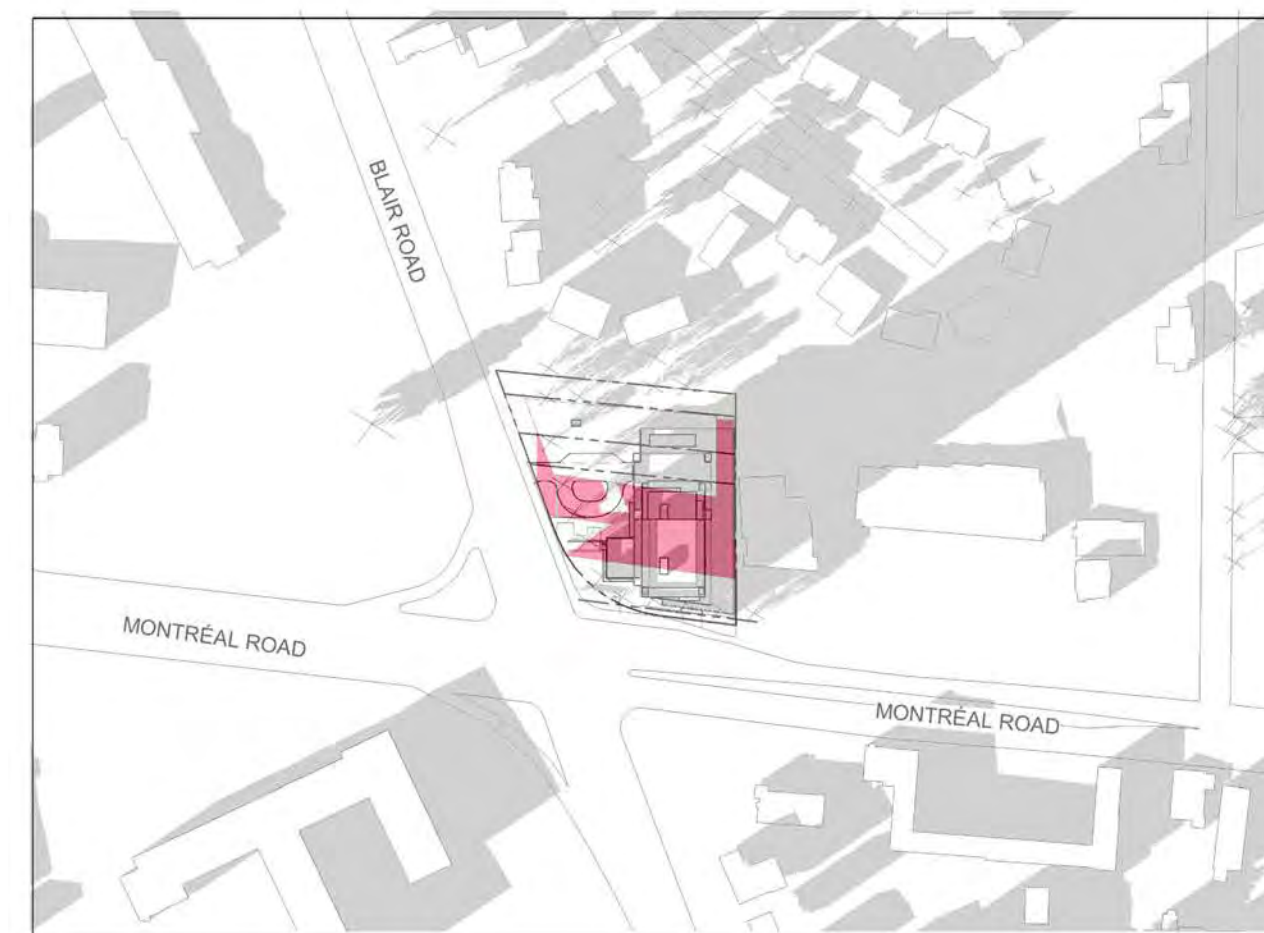
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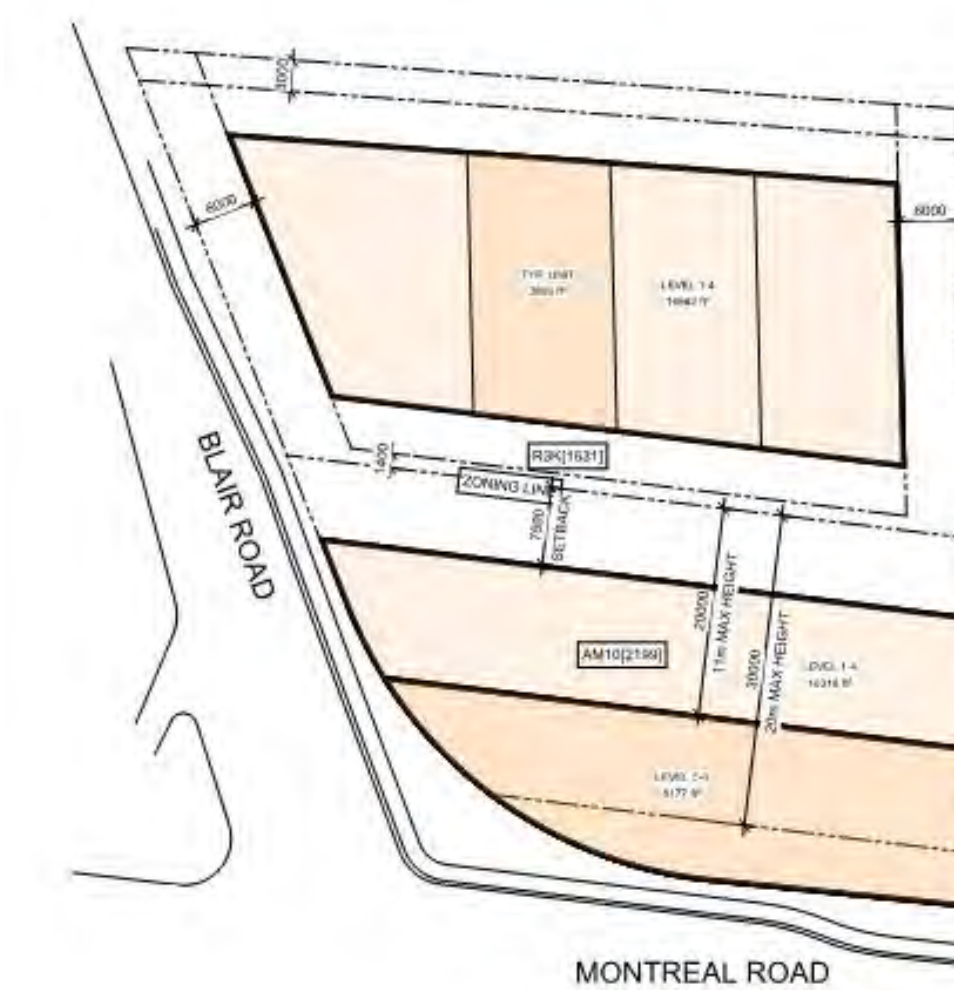
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1	ISSUED FOR ZONING AMENDMENT APP.	May 10, 21

REVISIONS:

ARCHITECT SEAL: 	NORTH ARROW: 
---------------------	------------------

CLIENT:

ARCHITECT:

**rla/architecture**  
56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

1649 MONTREAL ROAD

OTTAWA, ONTARIO

SHEET TITLE:

SUN STUDY - DEC (PROPOSED vs SPLIT AS OF RIGHT)

DRAWN: Author	CHECKED: Checker
SCALE:	SHEET No: <b>A-506</b>
PROJECT No: 2037	

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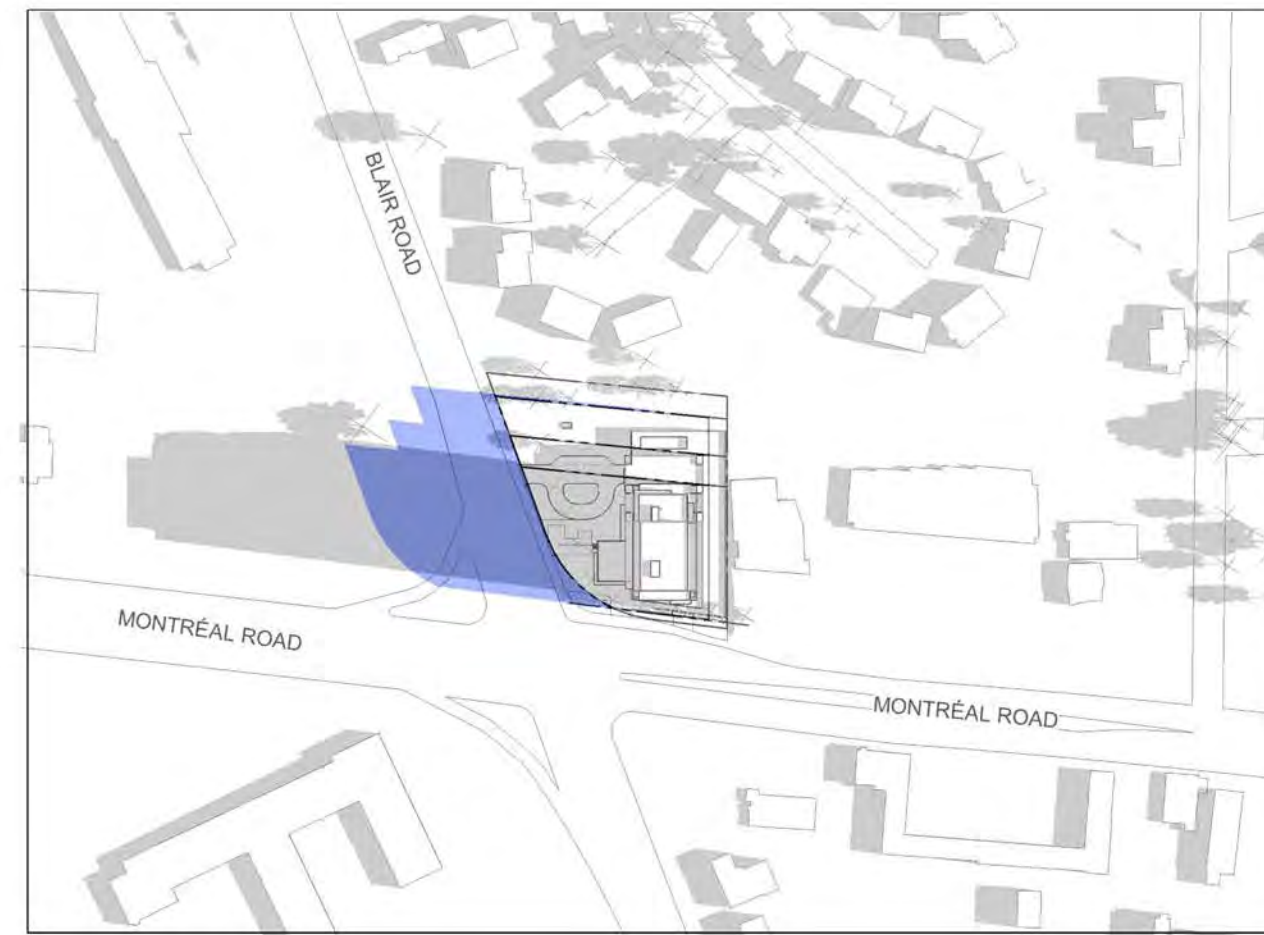
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DDP-1-22-2132

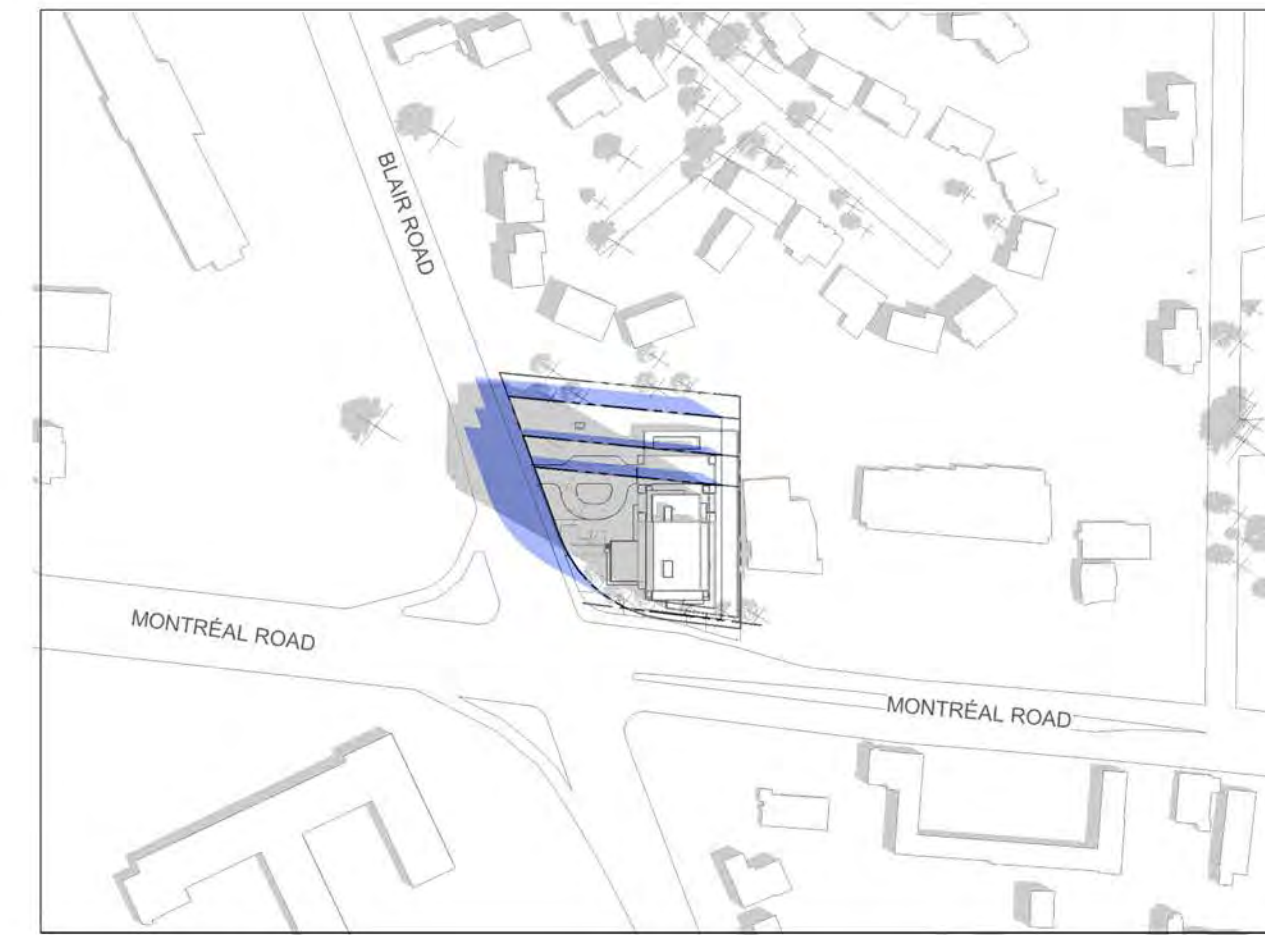
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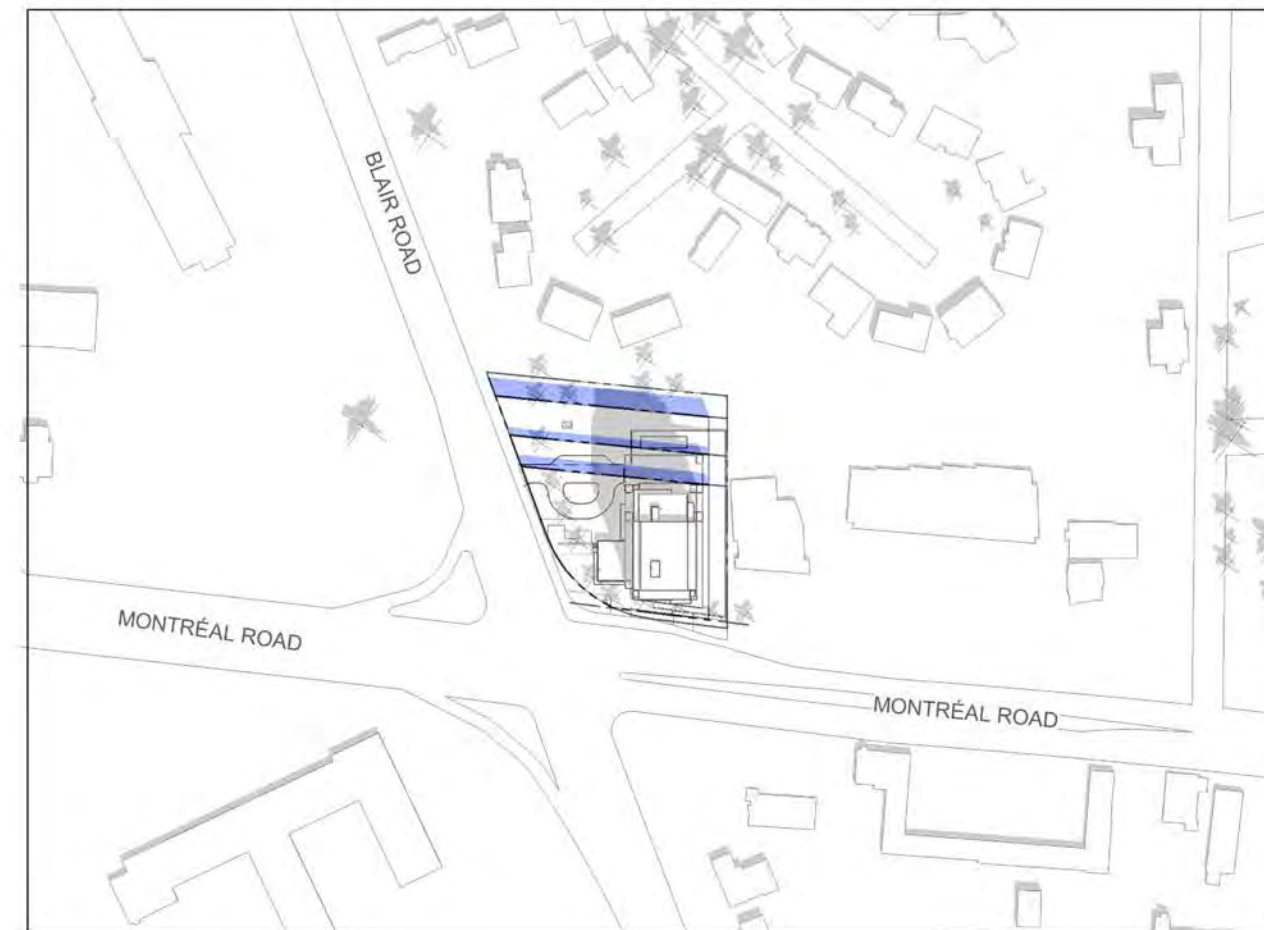
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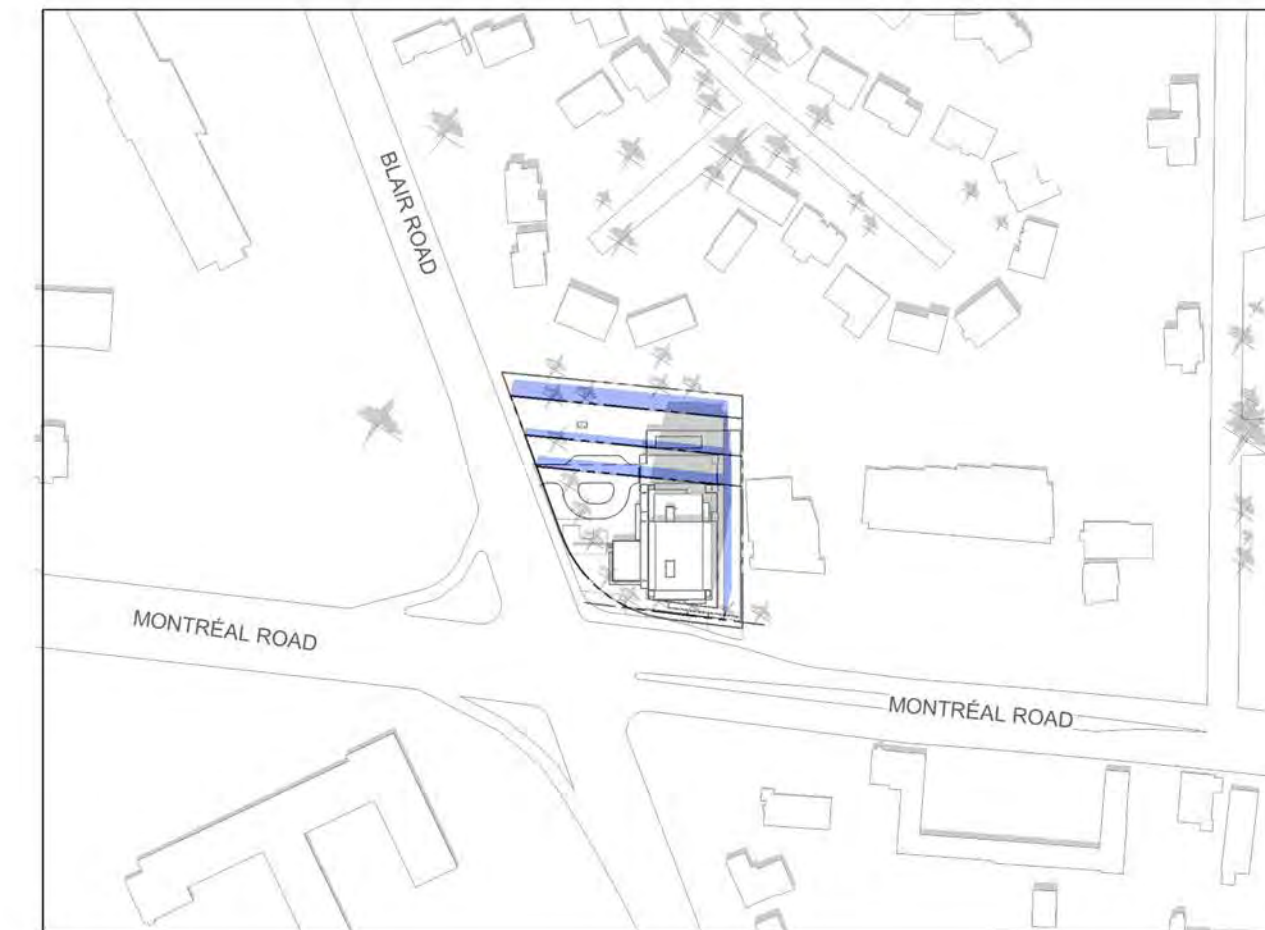
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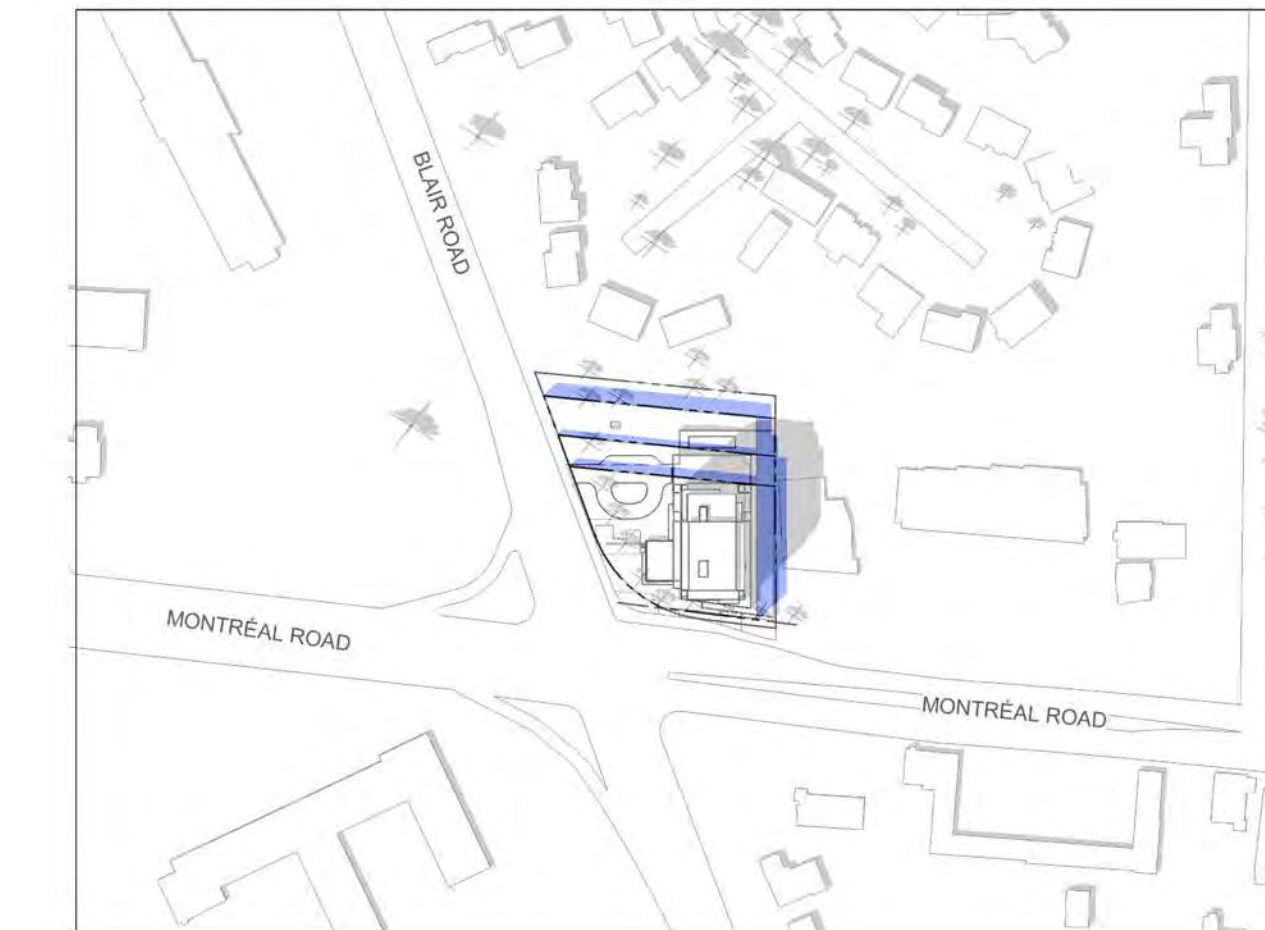
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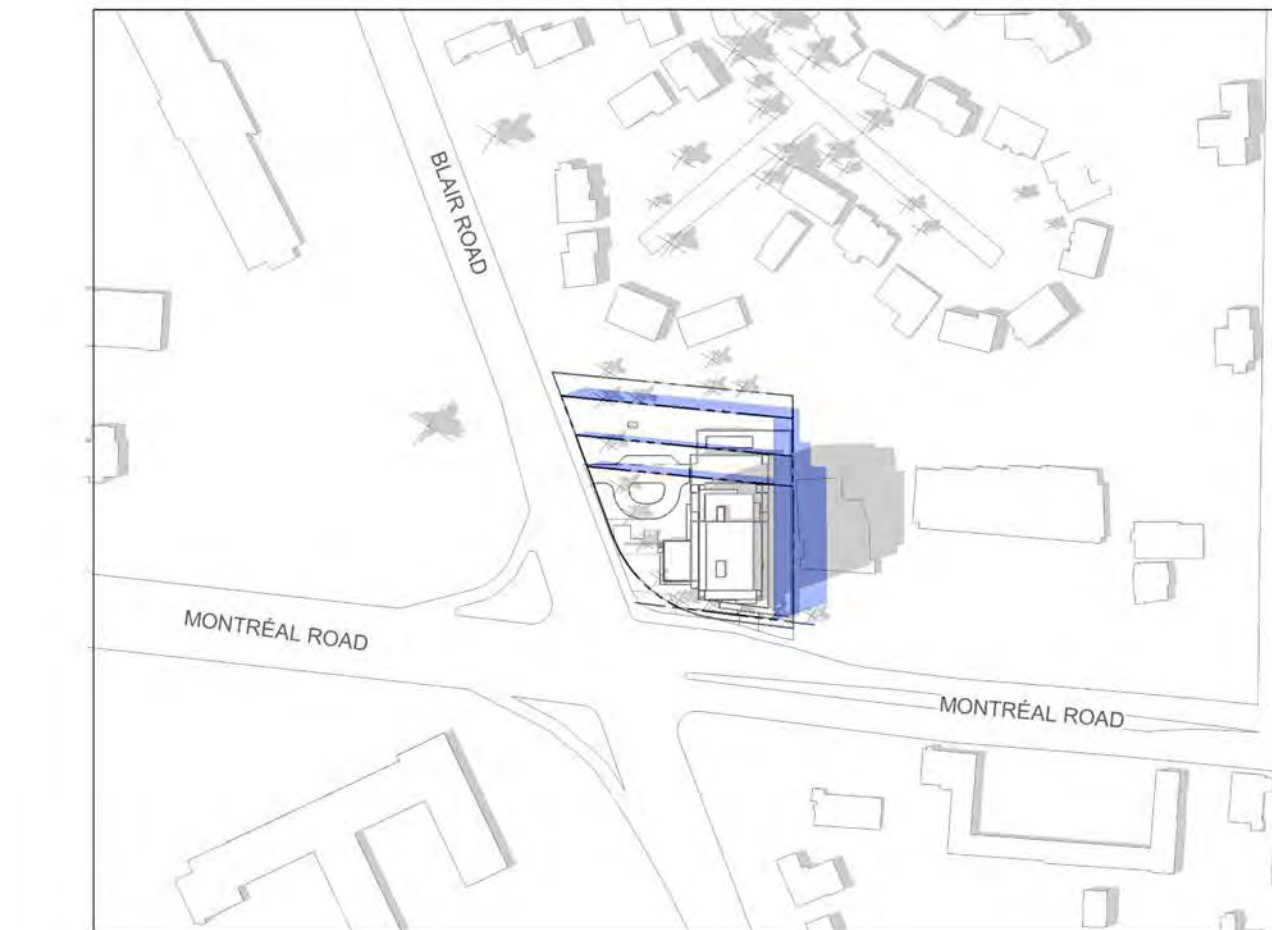
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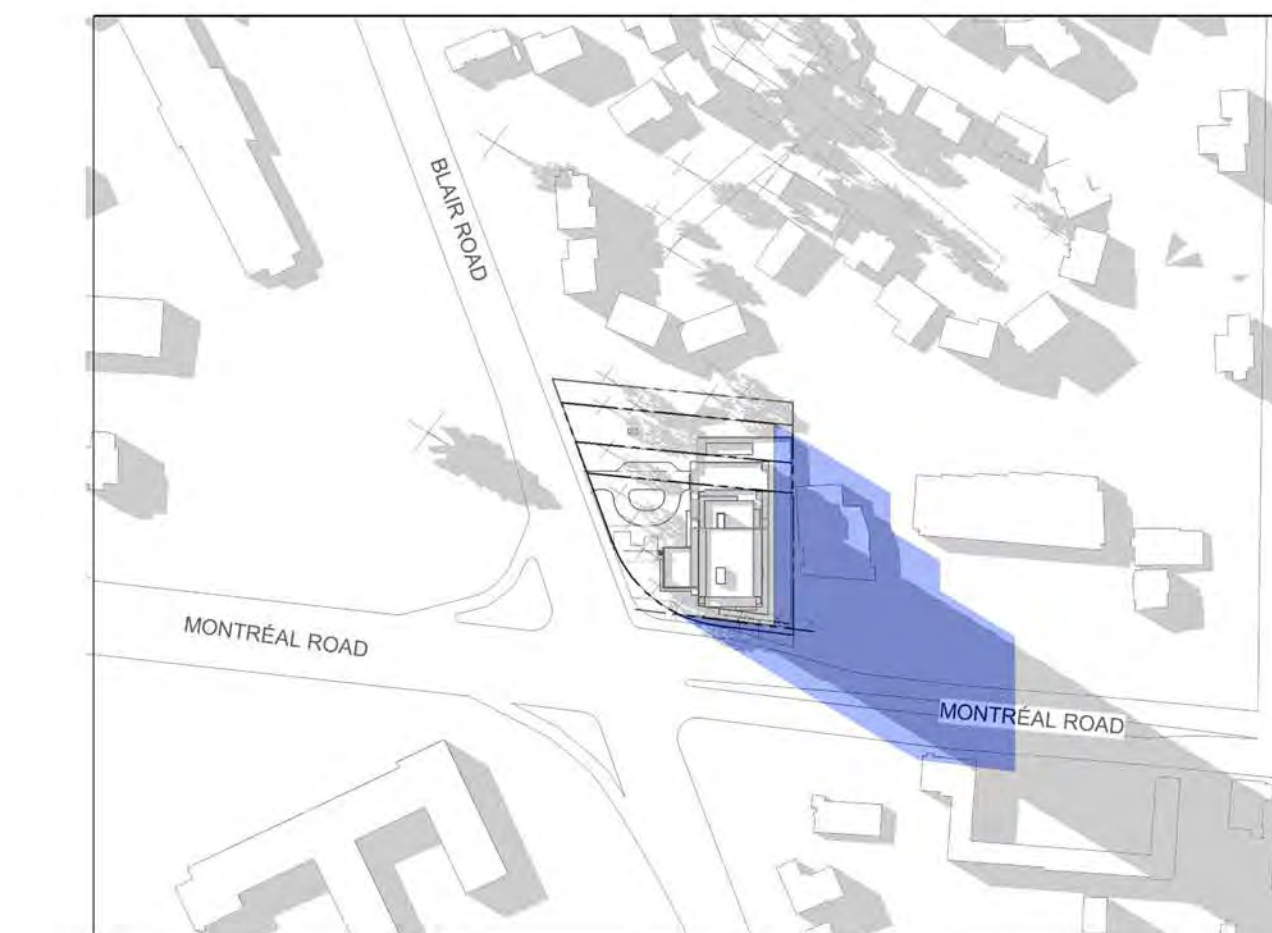
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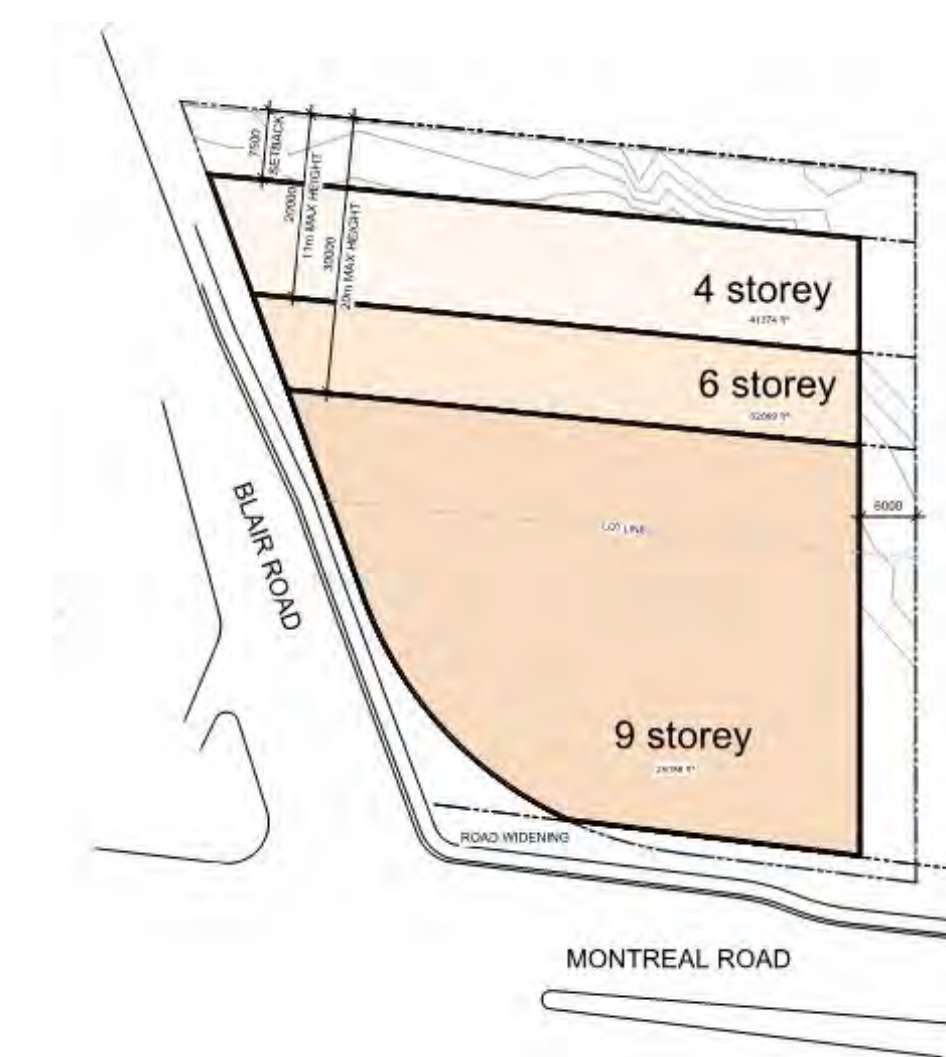
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REVISIONS:

ARCHITECT SEAL: NORTH ARROW:

CLIENT:



ARCHITECT:

**rla/architecture**  
56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 www.rodericklacey.ca

PROJECT TITLE:  
**1649 MONTREAL ROAD**

OTTAWA, ONTARIO

SHEET TITLE:  
**SUN STUDY - JUNE  
(PROPOSED vs COMBINED  
AM10 AS OF RIGHT)**

DRAWN: Author  
CHECKED: Checker

SCALE: SHEET No:

PROJECT No: **A-507**

2037

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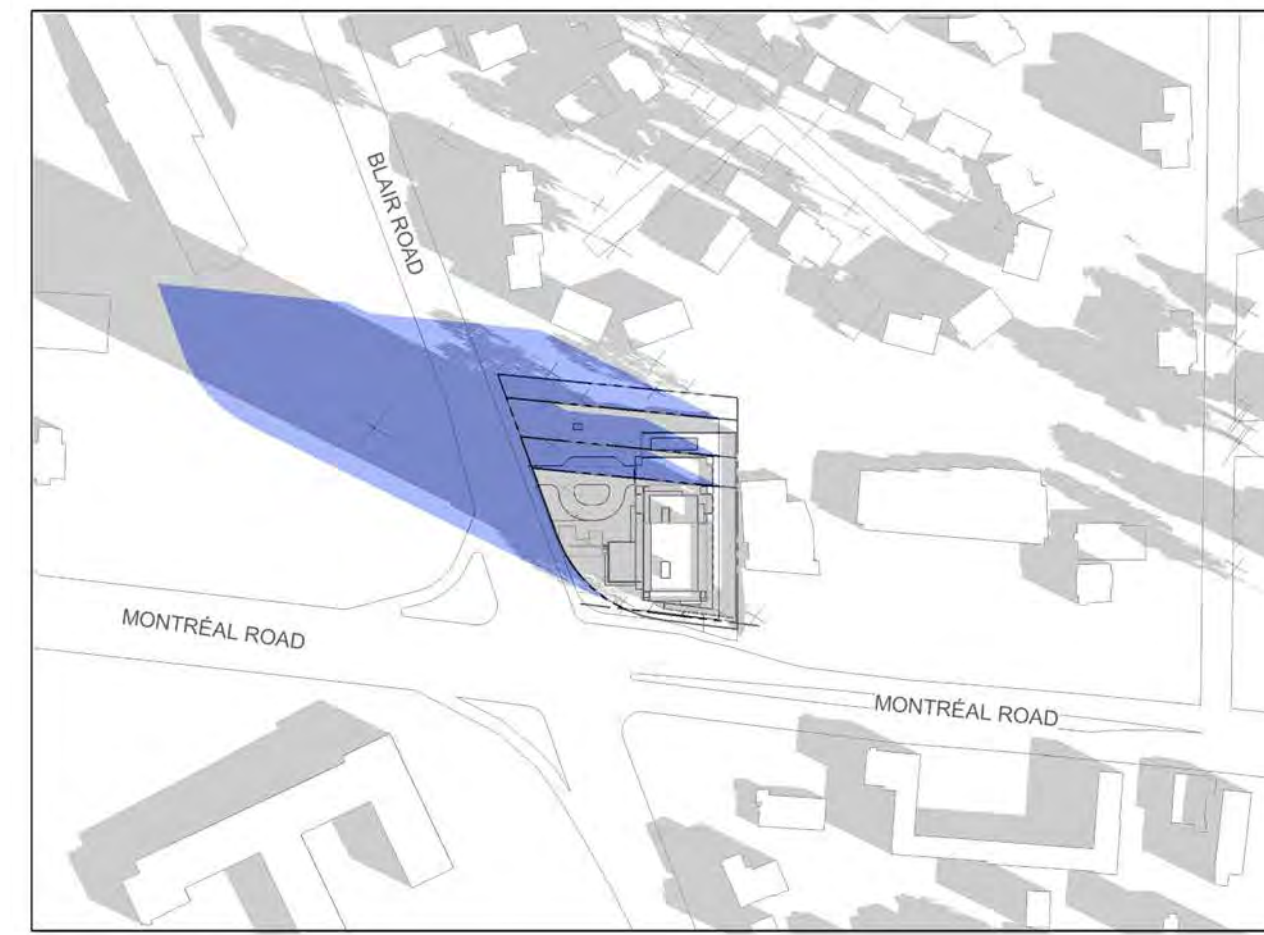
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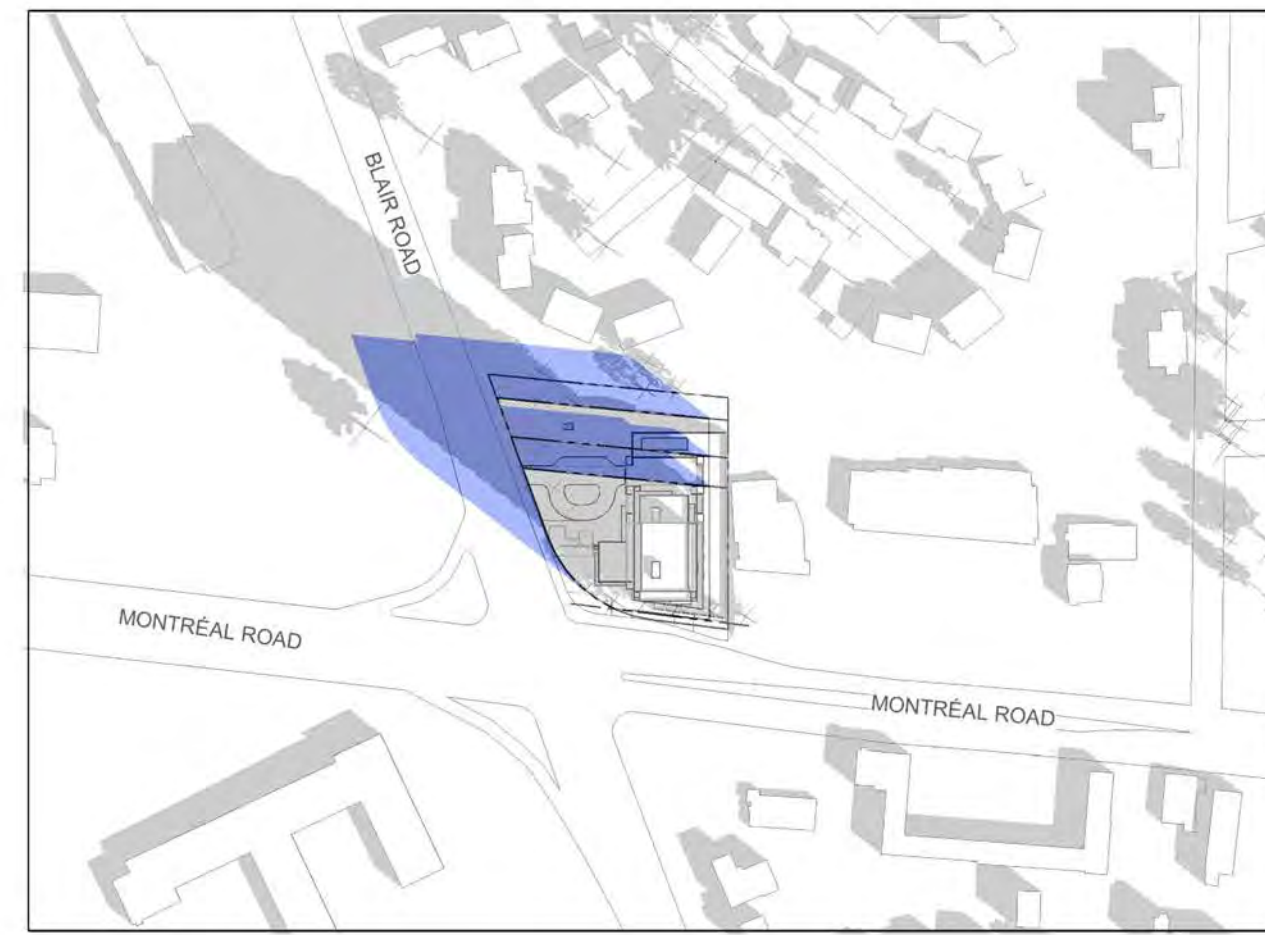
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PLAN # 18876

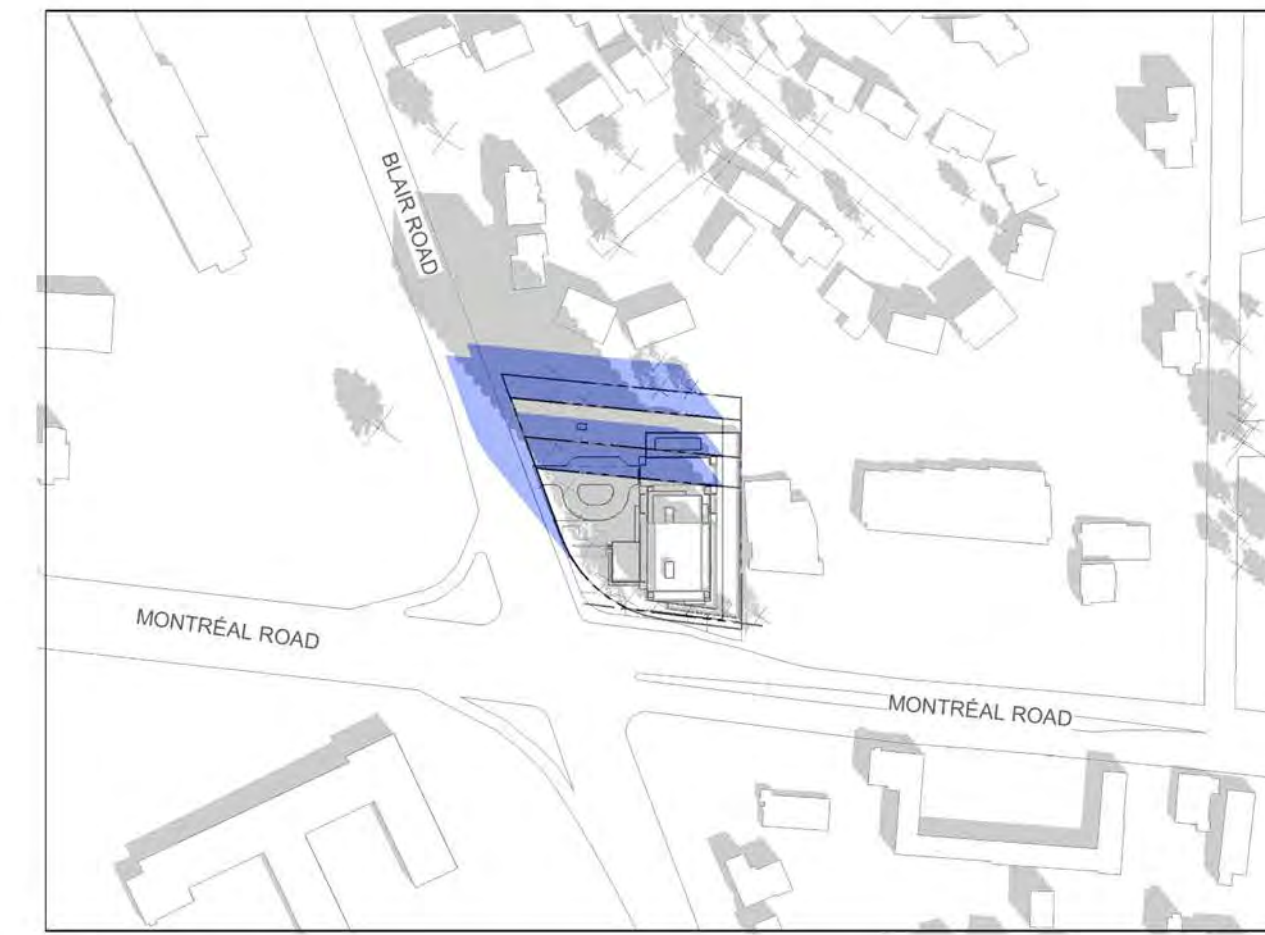
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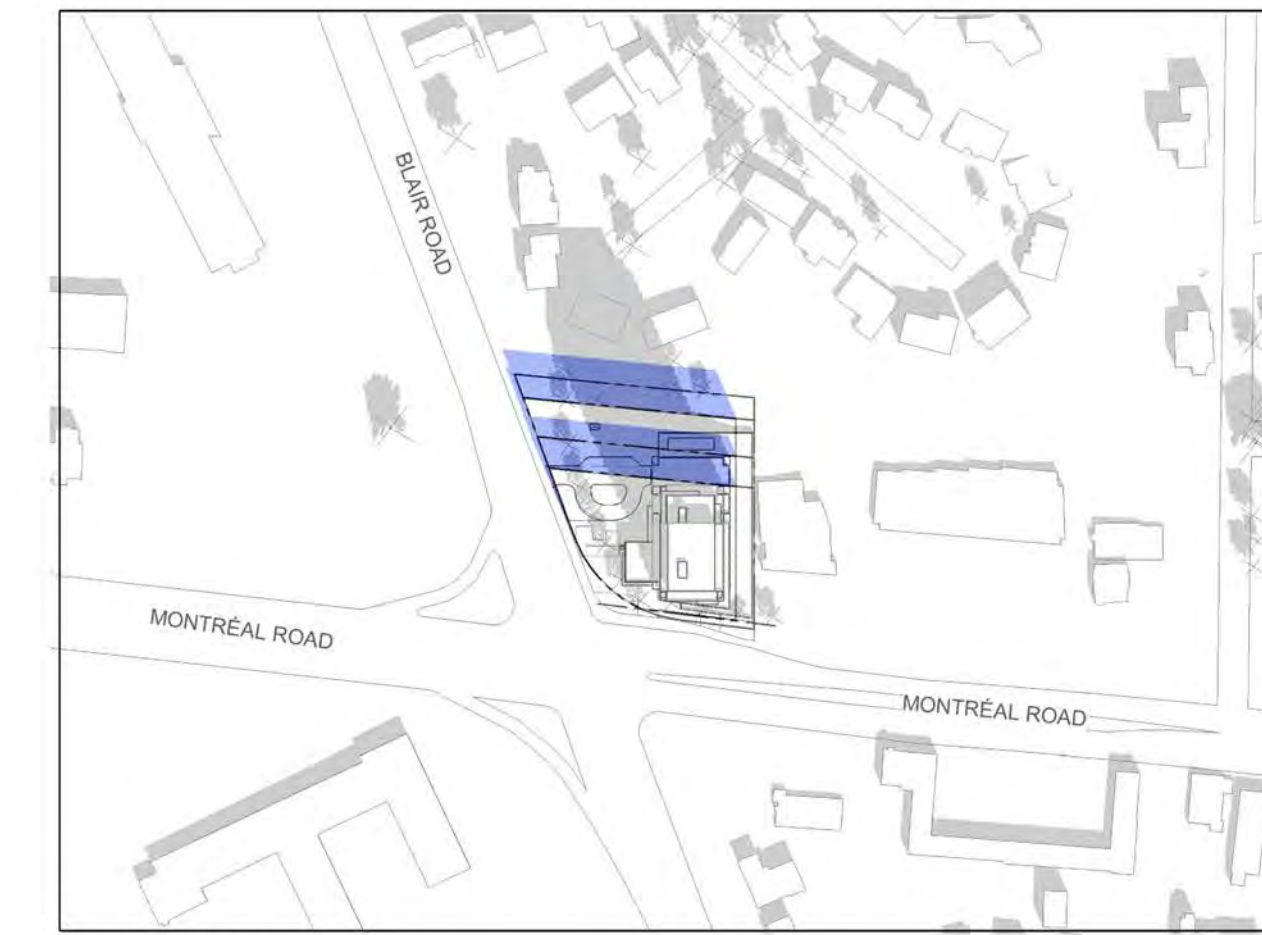
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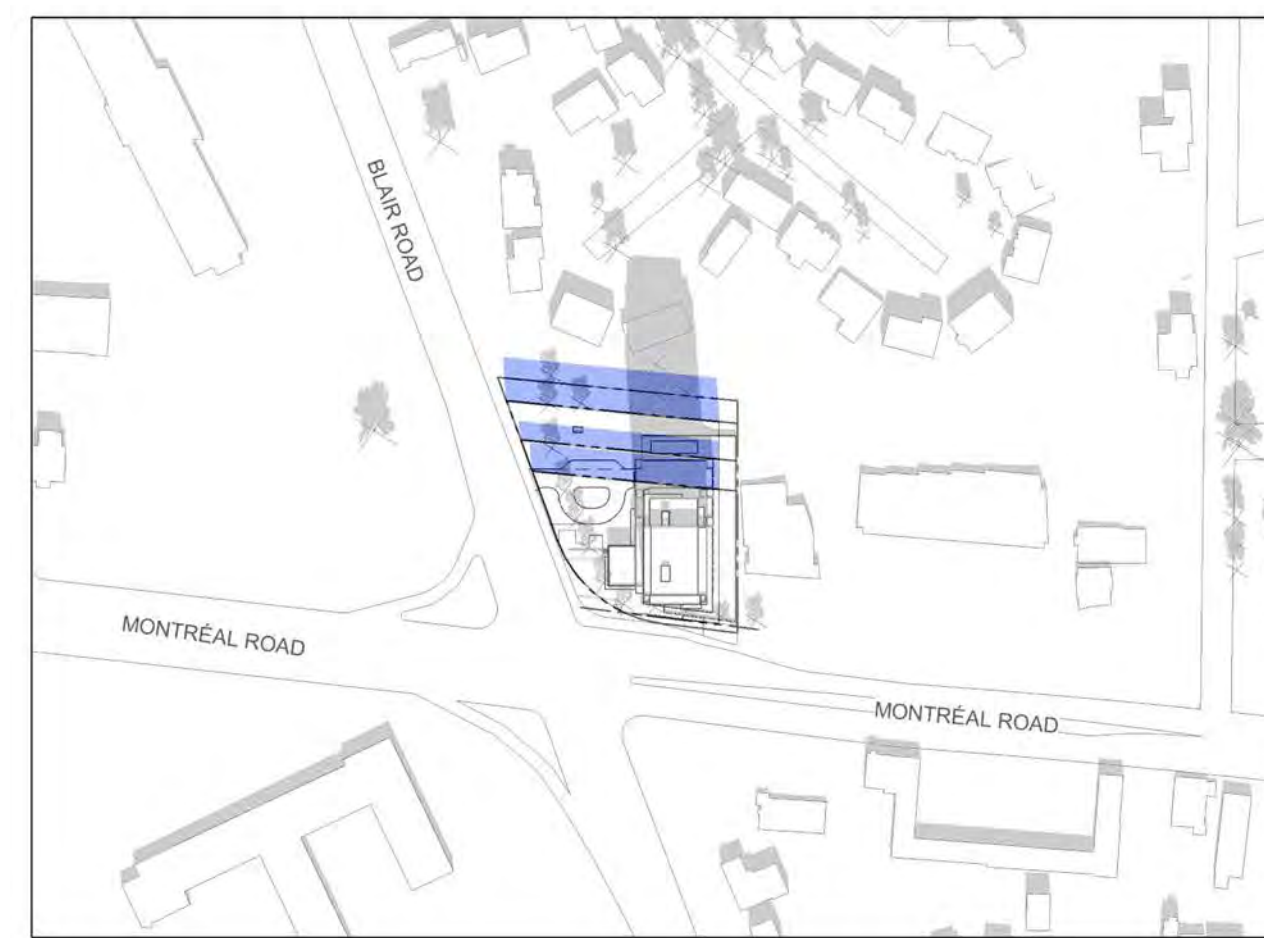
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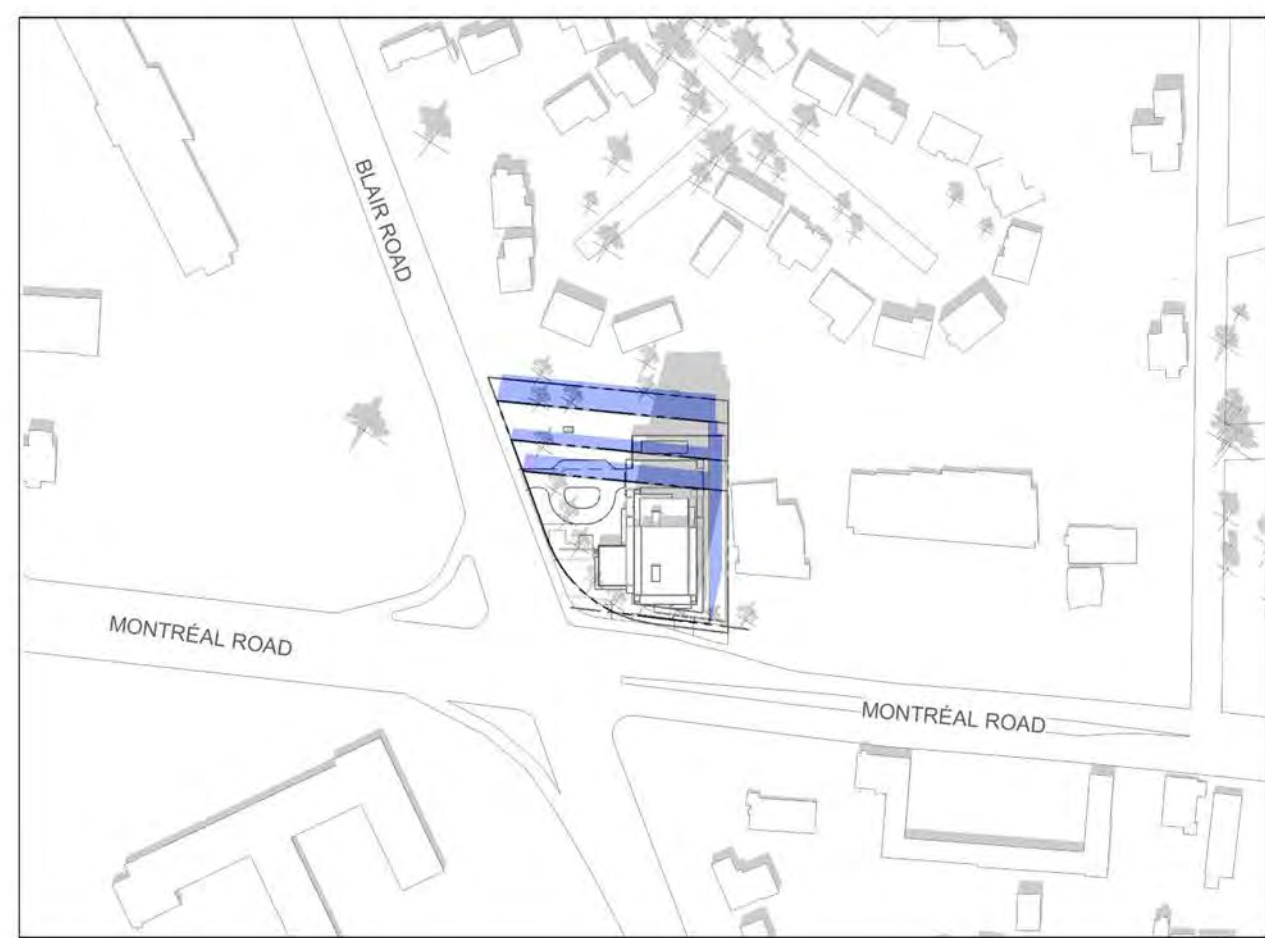
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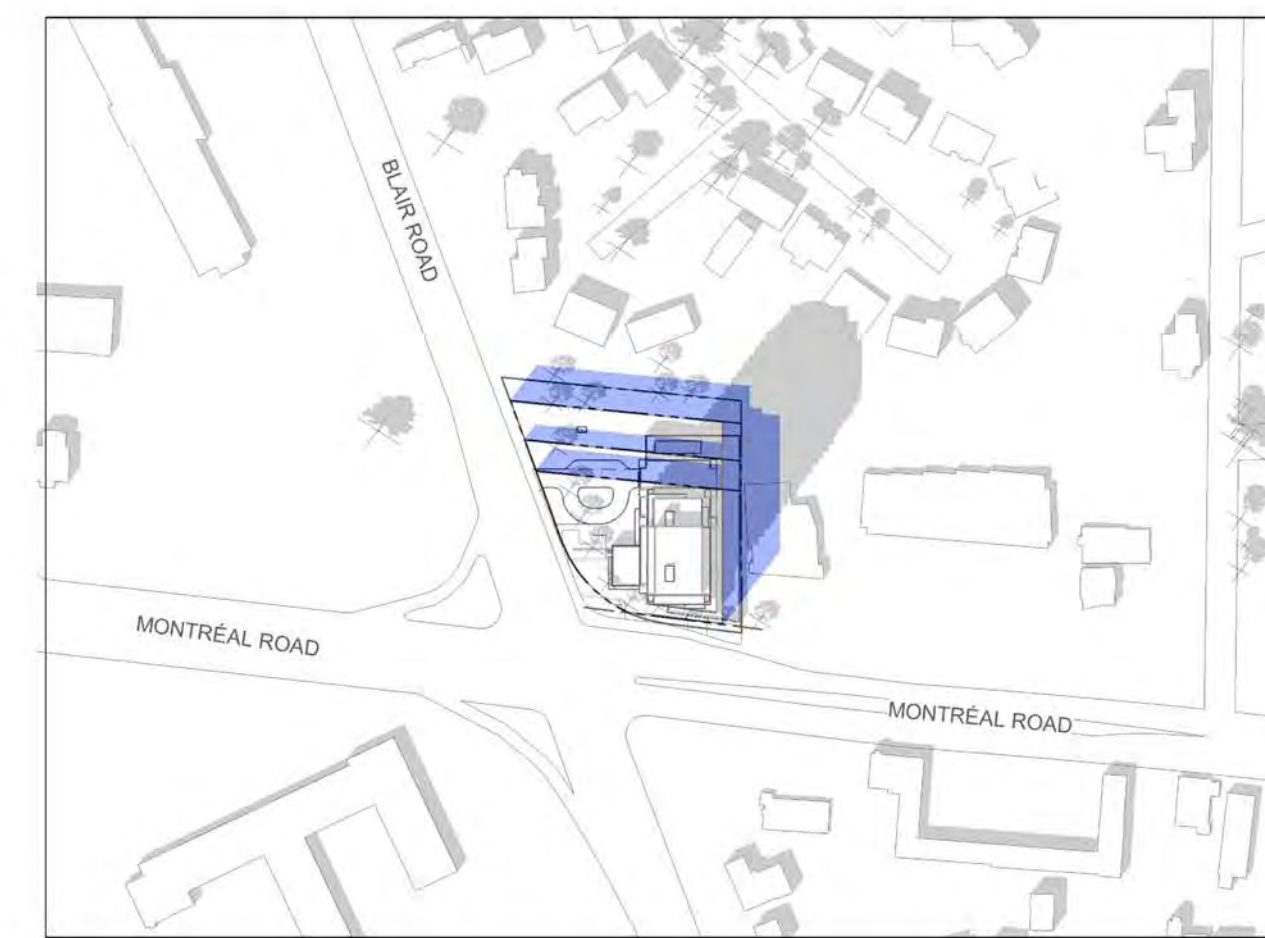
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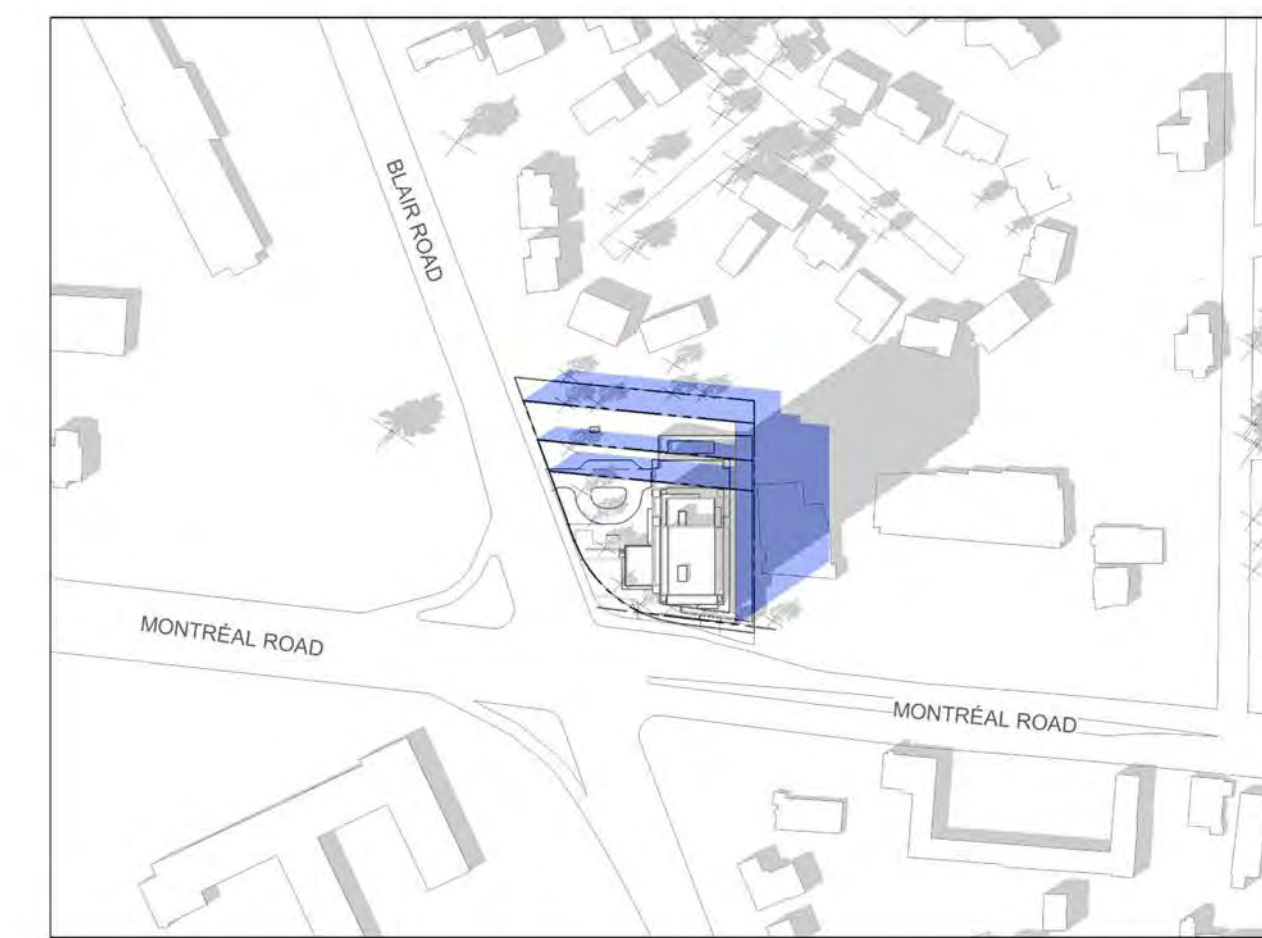
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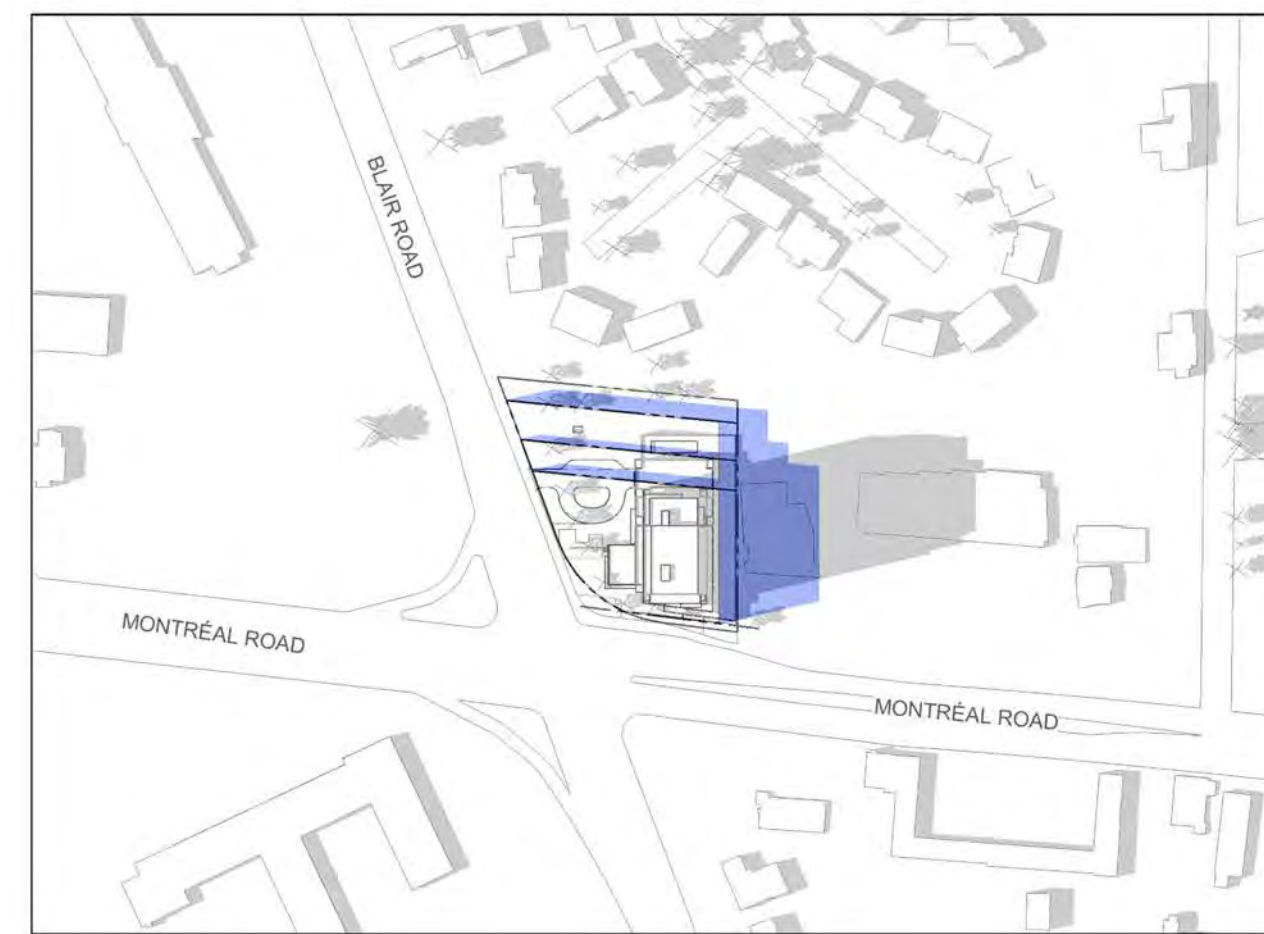
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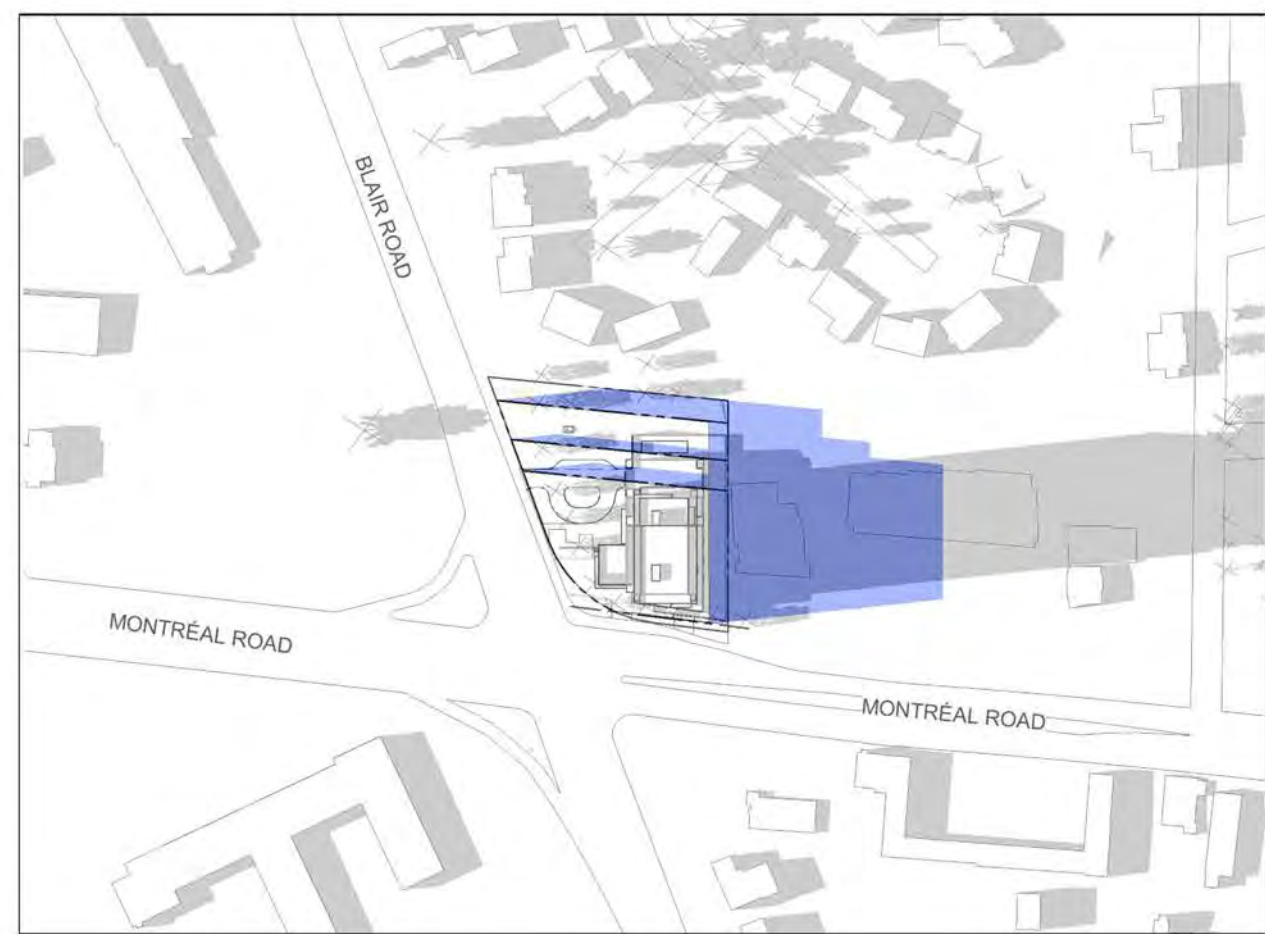
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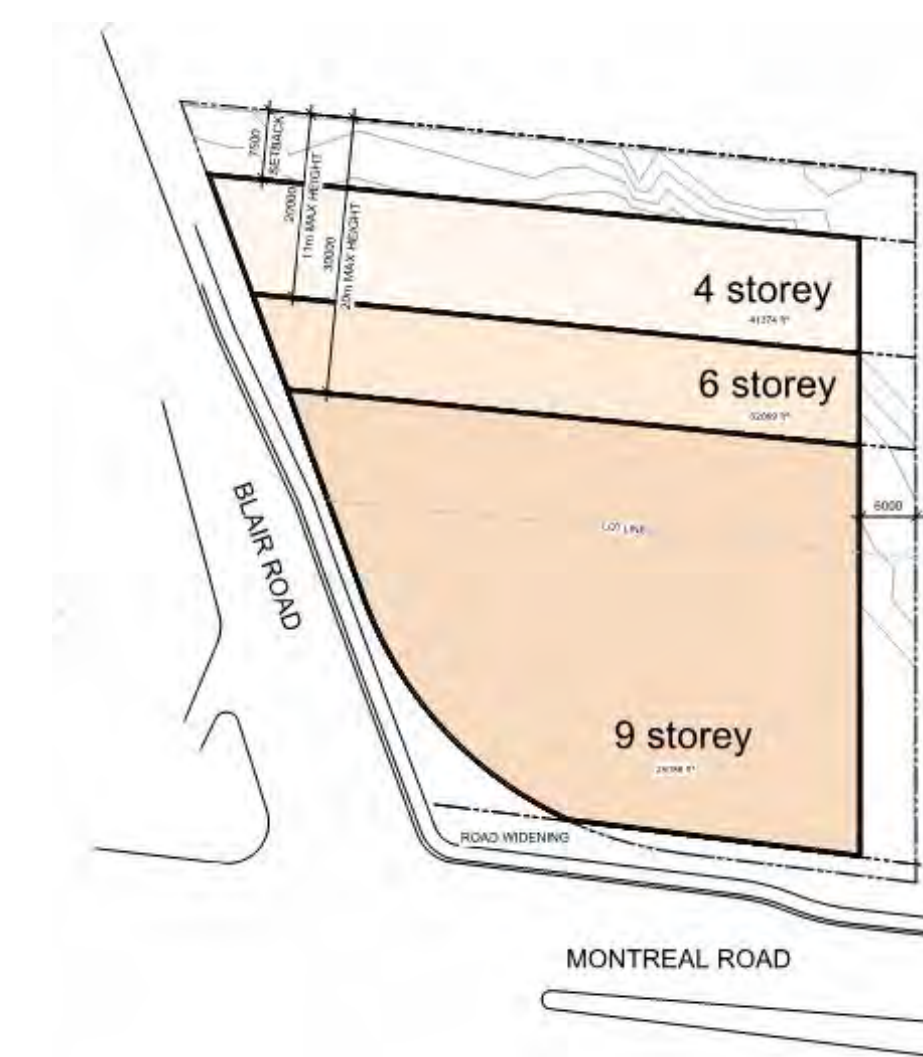
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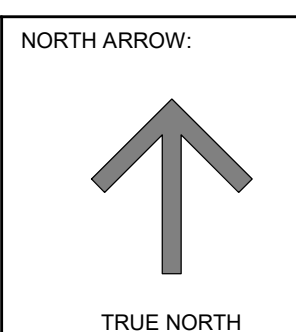
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CLIENT:



ARCHITECT:

**rla/architecture**  
56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

1649 MONTREAL ROAD

OTTAWA, ONTARIO

SHEET TITLE:

SUN STUDY - SEP (PROPOSED vs COMBINED AM10 AS OF RIGHT)

DRAWN:

Author

CHECKED:

Checker

SCALE:

SHEET No:

PROJECT No:

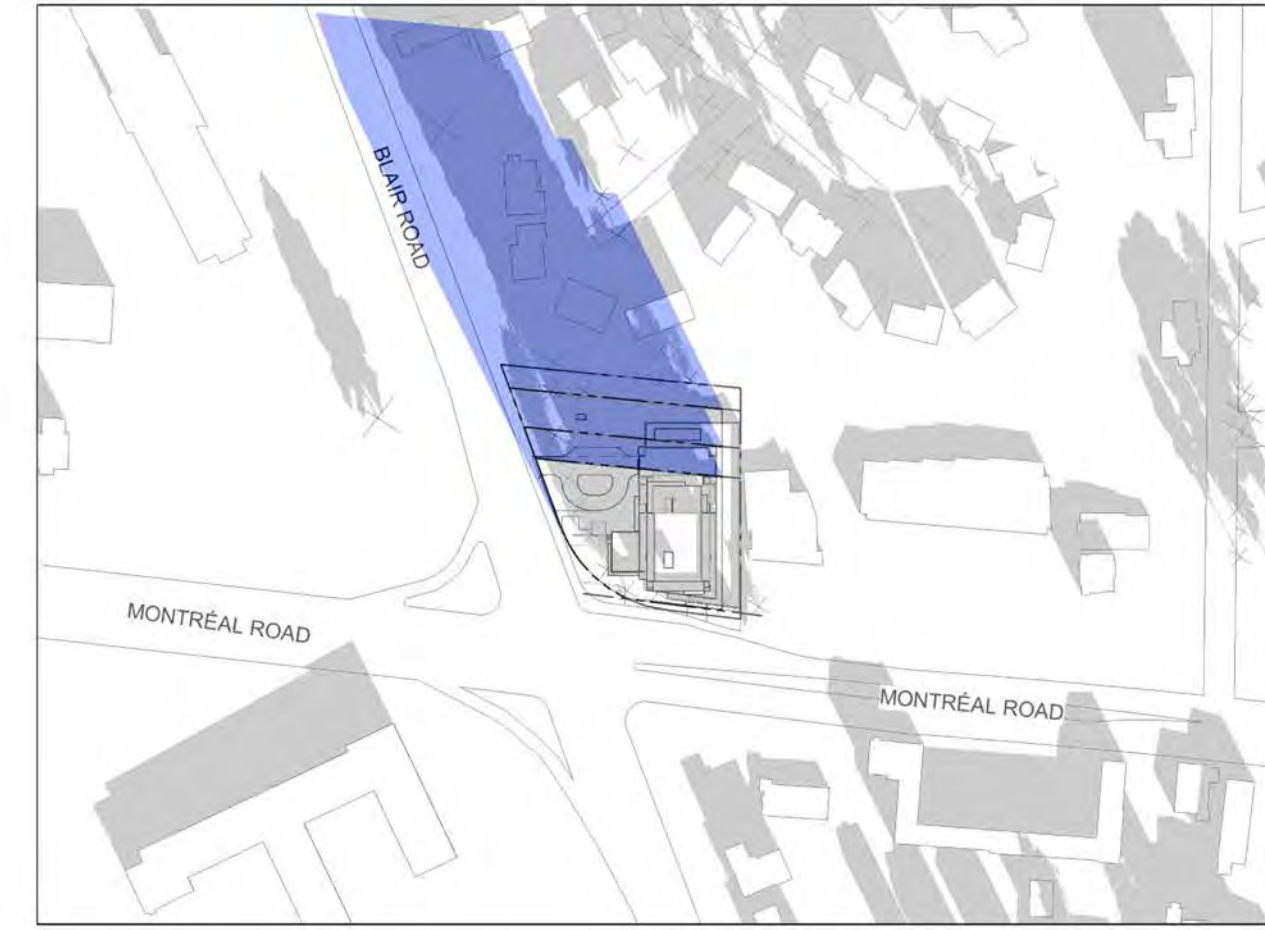
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**A-508**

DECEMBER 21



9:00 AM



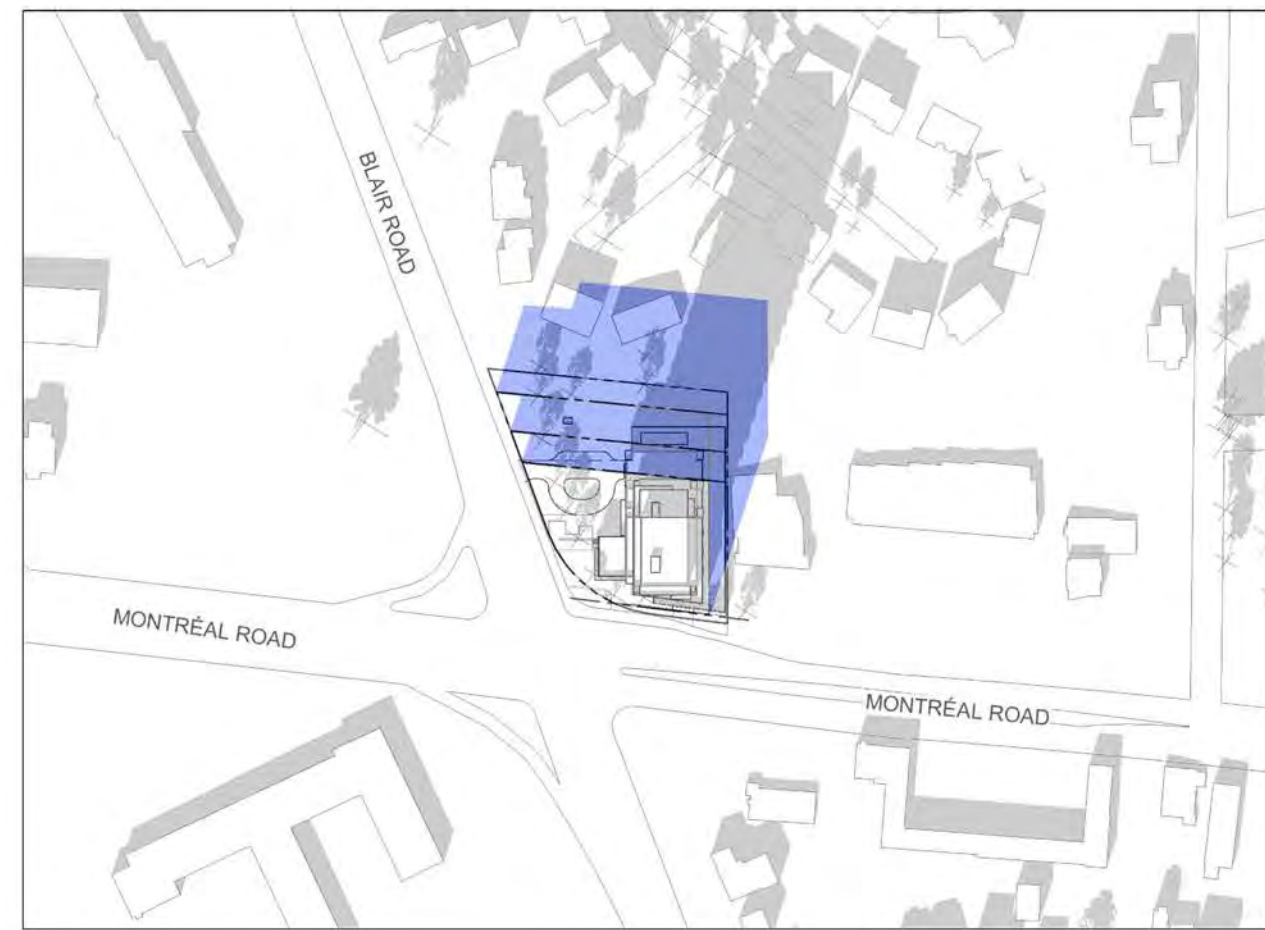
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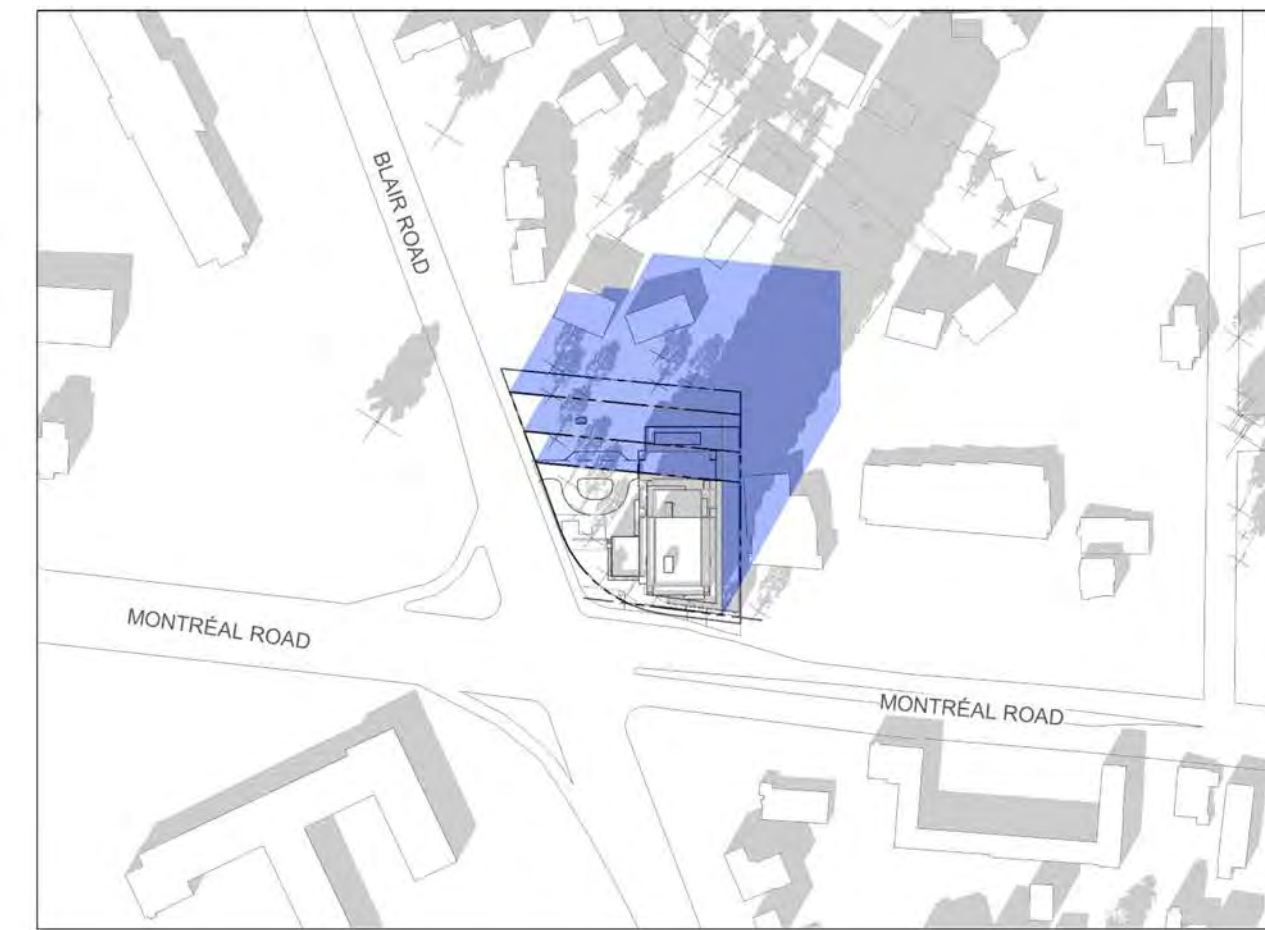
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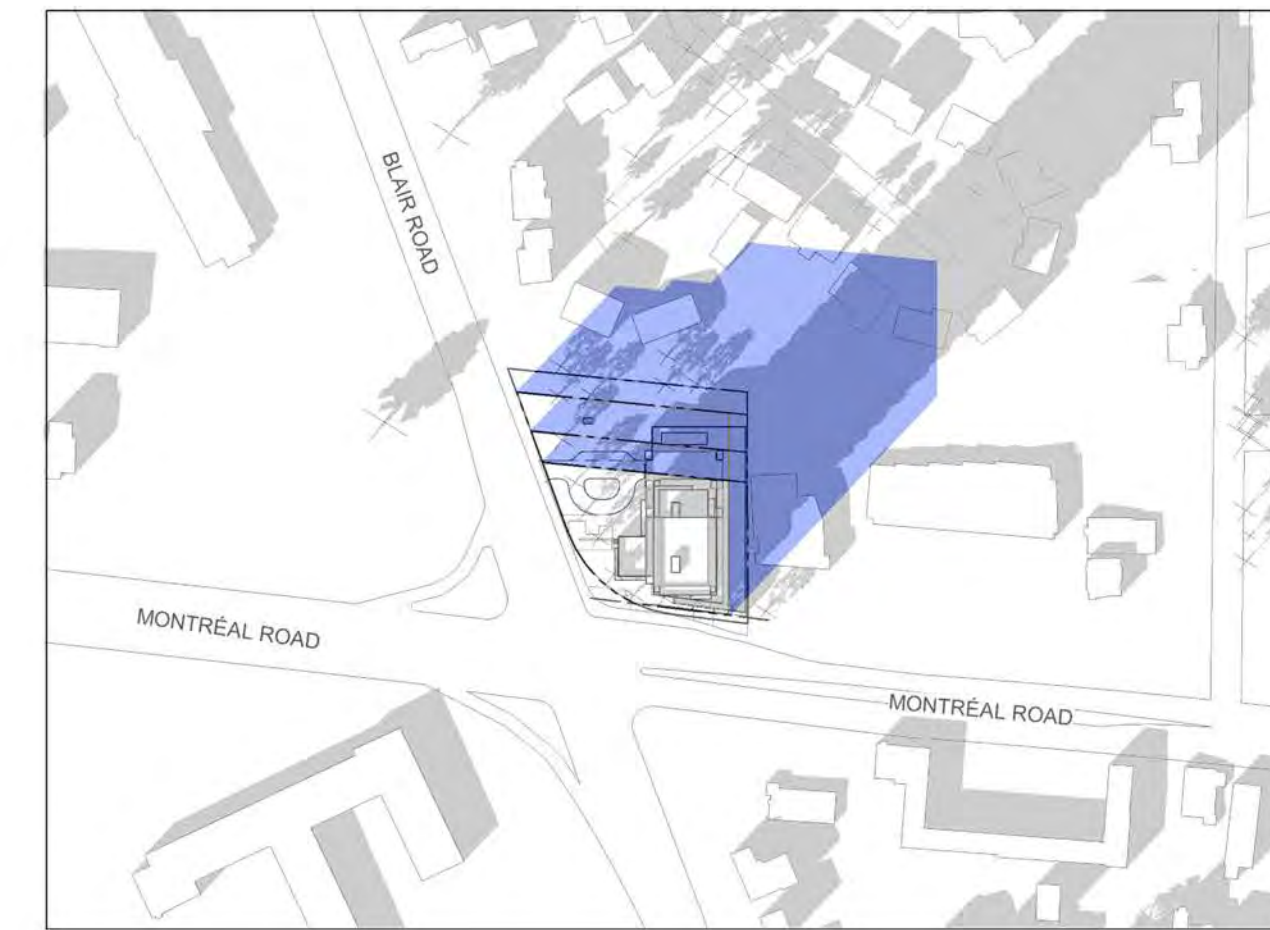
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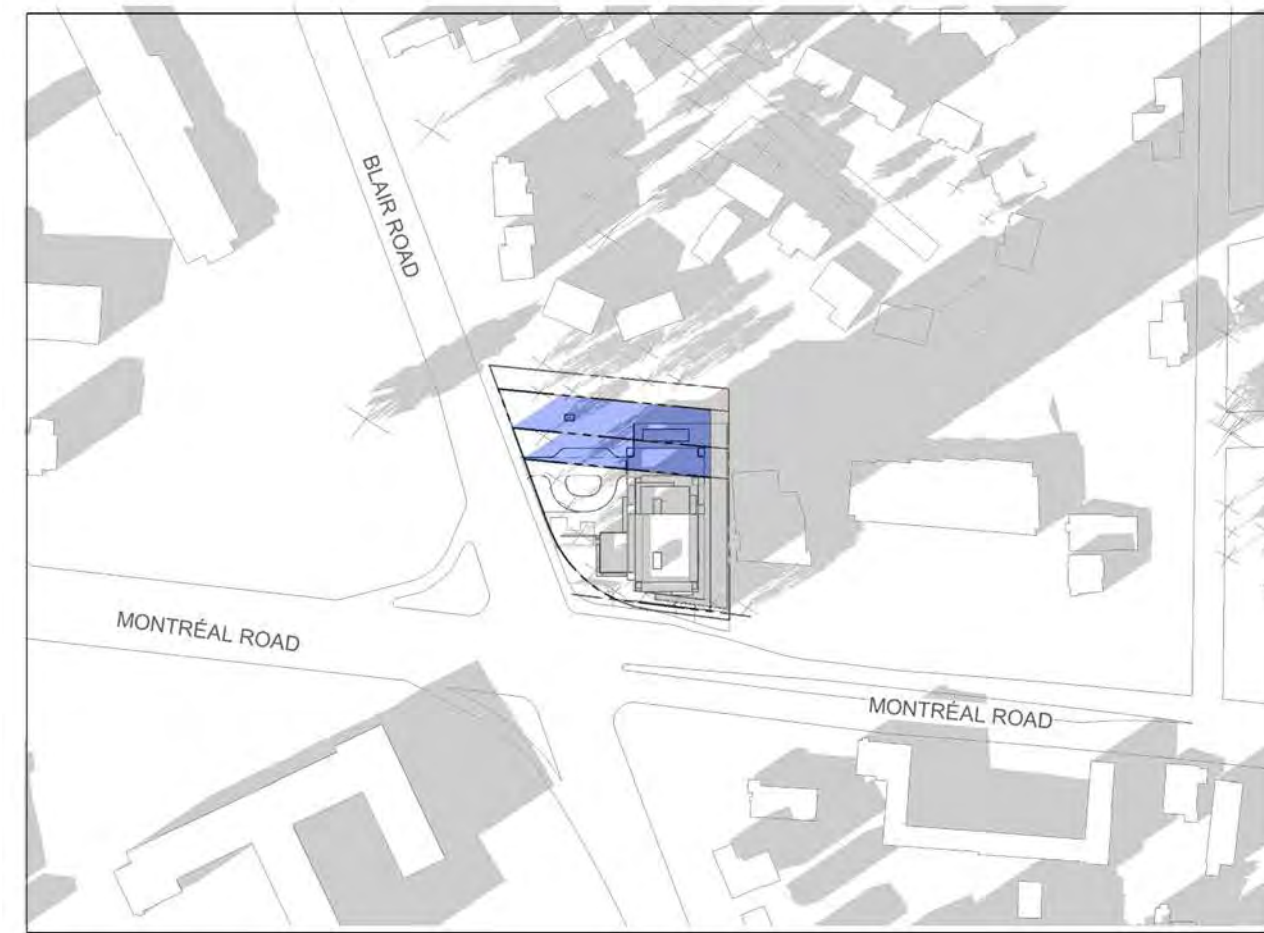
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4:00 PM



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REVISIONS:

ARCHITECT SEAL: NORTH ARROW:

CLIENT:

ARCHITECT:   
56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:  
**1649 MONTREAL ROAD**

OTTAWA, ONTARIO

SHEET TITLE:  
**SUN STUDY - DEC (PROPOSED vs COMBINED AM10 AS OF RIGHT)**

DRAWN: Author CHECKED: Checker

SCALE: SHEET No:

PROJECT No: 2037 **A-509**

PAPER SIZE: ISO Full Sheet B1 (1077.00 x 1050.00mm)

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DDP-1-22-2132