



SITE PLAN LEGEND

- EXISTING BUILDING
- NEW BUILDING
- NEW BUILDING WITH COMMERCIAL SPACE AT-GRADE
- GRASS
- ASPHALT
- LOT LINE
- SETBACKS
- NEW TREE, SEE LANDSCAPE
- FIREWALL
- SIDEWALK

LOTS AREAS

NAME	AREAS (sq m)	NAME	AREAS (sq m)
L01	23.97	L88	183
L02	5.056	L89	176
L03	272	L90	176
L04	181	L91	183
L05	181	L92	173
L06	241	L93	222
L07	316	L94	343
L08	317	L95	181
L09	317	L96	182
L10	316	L97	187
L11	316	L98	188
L12	316	L99	186
L13	316	L100	185
L14	316	L101	345
L15	316	L102	222
L16	316	L103	173
L17	316	L104	183
L18	316	L105	176
L19	461	L106	176
L20	728	L107	183
L21	319	L108	173
L22	534	L109	222
L23	332	L110	312
L24	306	L111	173
L25	306	L112	173
L26	306	L113	176
L27	367	L114	177
L28	274	L115	172
L29	168	L116	173
L30	178	L117	312
L31	171	L118	218
L32	171	L119	169
L33	178	L120	179
L34	168	L121	173
L35	216	L122	173
L36	216	L123	179
L37	168	L124	169
L38	178	L125	218
L39	171	L126	312
L40	171	L127	174
L41	178	L128	175
L42	168	L129	180
L43	216	L130	181
L44	216	L131	179
L45	168	L132	180
L46	178	L133	218
L47	171	L134	218
L48	172	L135	169
L49	178	L136	179
L50	168	L137	173
L51	419	L138	173
L52	479	L139	179
L53	503	L140	169
L54	424	L141	218
L55	162	L142	357
L56	170	L143	186
L57	164	L144	195
L58	165	L145	188
L59	171	L146	187
L60	162	L147	192
L61	209	L148	181
L62	210	L149	232
L63	164	L150	248
L64	173	L151	186
L65	168	L152	185
L66	168	L153	184
L67	175	L154	183
L68	166	L155	242
L69	212	L156	180
L70	211	L157	222
L71	164	L158	172
L72	173	L159	180
L73	166	L160	173
L74	166	L161	172
L75	173	L162	317
L76	164	L163	249
L77	226	L164	194
L78	342	L165	205
L79	179	L166	194
L80	179	L167	249
L81	183	L168	249
L82	183	L169	194
L83	179	L170	194
L84	179	L171	332
L85	342	L172	8,214
L86	222	L173	3,596
L87	173		

SITE INFORMATION & DEVELOPMENT STATISTICS

LOT PIN: 04487-1709

SITE AREA: ~970,765 sq ft ~90,187 sq m (9.02ha)

TOTAL DEVELOPABLE AREA: ~840,521 sq ft ~78,087 sq m (7.81ha)

NET SITE AREA: ~618,892 sq ft ~57,497 sq m (5.75ha)

UNITS

- SINGLES HOUSES: 20 UNITS
- TOWNHOUSES: 150 UNITS
- CONDOS: 5 BUILDINGS OF EACH 48 UNITS / TOTAL OF 240 UNITS
- APARTMENT BUILDING: 159 UNITS
- COMMERCIAL SPACES: ~1,800 sq m / ~19,400 sq ft

TOTAL NUMBER OF UNITS: 570

ZONING	REQUIRED	PROVIDED
MINIMUM LOT WIDTH		R3YY
DETACHED DWELLING	9 m	7.9 m
TOWNHOUSE	6 m	5.8 m
MINIMUM LOT AREA		
DETACHED DWELLING	240 sq m	306 sq m
TOWNHOUSE	150 sq m	162 sq m
MAXIMUM BUILDING HEIGHT	14.5 m	14.5 m
SETBACKS		
MINIMUM FRONT YARD:	6 m	5.2/6 m
MINIMUM CORNER SIDE YARD:	4.5 m	3.19 m
MINIMUM INTERIOR SIDE YARD:		
DETACHED HOUSE:	0.6 m	1.2 m
TOWNHOUSE	1.2 m	1.2 m
MINIMUM REAR YARD:	6 m	6/7.5 m
ZONING		AM9
	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	NO MIN.	-
MINIMUM LOT AREA	NO MIN.	-
MAXIMUM BUILDING HEIGHT	15 m	30.2 m
SETBACKS		
MINIMUM FRONT YARD & CORNER SIDE YARD:		
NON-RESIDENTIAL OR MIXED-USE:	NO MIN.	5 m
RESIDENTIAL:	3 m	5 m
MINIMUM INTERIOR SIDE YARD:		
ABUTTING A RESIDENTIAL ZONE:	7.5 m	7.5 m
ALL OTHER CASES:	NO MIN.	-
MINIMUM REAR YARD:		
NON-RESIDENTIAL OR MIXED-USE:	10 m	10 m
ABUTTING A STREET:	3 m	3 m
ABUTTING A RESIDENTIAL ZONE:	7.5 m	7.5 m
FOR A RESIDENTIAL BUILDING:	7.5 m	7.5 m
ALL OTHER CASES:	NO MIN.	-
PARKING RATES		
R4 - DETACHED DWELLING:	1 p/unit = 20	40 (DOUBLE GARAGES)
VISITOR:	0	40 (DOUBLE DRIVE AISLES)
R9 - TOWNHOUSES:	1 p/unit = 150	150 (GARAGES)
VISITOR:	0	150 (DRIVE AISLES)
R12 - CONDOS:	0.8 p/unit = 192	218
VISITOR:	0.2 p/unit = 48	7 ext. + 41 int. (48T)
R12 - APARTMENTS:	0.8 p/unit = 128	174
VISITOR:	0.2 p/unit = 32	32
N79 - RETAIL STORE:	3.4 p/100 m ² GFA = 49	20 ext. + 29 int. (49T)
GROSS FLOOR AREA		
SINGLES:	3,272 sq ft	304 sq m
TOWNHOUSE A:	2,874 sq ft	267 sq m
TOWNHOUSE B:	2,573 sq ft	239 sq m
TOWNHOUSE C:	2,497 sq ft	232 sq m
TOWNHOUSE C (CORNER UNIT):	2,540 sq ft	236 sq m
TOWNHOUSE D:	2,421 sq ft	225 sq m
TOTAL MODEL 01 (ABBBBBA)	21,183 sq ft	1,968 sq m
TOTAL MODEL 02 (ABBBBA)	16,038 sq ft	1,490 sq m
TOTAL MODEL 03 (ABBA)	10,893 sq ft	1,012 sq m
TOTAL MODEL 04 (CCDCDC)	19,763 sq ft	1,836 sq m
TOTAL MODEL 05 (CCDC)	12,422 sq ft	1,154 sq m
TOTAL MODEL 06 (CC)	5,081 sq ft	472 sq m
TOTAL: 222,813 sq ft		20,700 sq m
CONDOS BUILDINGS (A,B,C,D,E):		
RESIDENTIAL:	44,563 sq ft	4,140 sq m
APARTMENT BUILDING 2:		
RESIDENTIAL:	155,000 sq ft	14,400 sq m
COMMERCIAL SPACE:	19,375 sq ft	1,800 sq m

REVISIONS

NO	DESCRIPTION	DATE
1	FOR COORDINATION	2021-10-14
2	FOR COORDINATION	2021-09-08
3	FOR COORDINATION	2021-08-10
4	FOR COORDINATION	2021-08-10
5	FOR COORDINATION	2021-08-10
6	FOR COORDINATION	2021-08-10

NOTE: IT IS THE RESPONSIBILITY OF THE ARCHITECTURAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

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FOR COORDINATION
DO NOT USE FOR
CONSTRUCTION
2021-10-14

DATE	DESIGNED
2021-10-14	PM
	DRAWN
	PP
	CHECKED
	PM
	SHEET TITLE
	SITE PLAN

SHEET NO. A100

PROJECT

HAZELDEAN HORIZONS

OWNER

LATITUDE HOMES

1202, CARP ROAD, STITTSVILLE, ON K2S 1B9

ARCHITECTURAL

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exp.

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PLANNER

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Co-LaBB
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Moffatt &
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KEY PLAN

ARCHITECT SEAL

ONTARIO ASSOCIATION
OF ARCHITECTS
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