

1 : 250

SITE INFORMATION ZONING AM9[2102] SITE AREA Total Site Area: 11,978m² HEIGHT Commercial Ground Floor: 1 Storey (5.5m) 8 Storeys (25.6m) 9 storeys (31.1m) Residential: Total: PARKING RATES Required Building A: 1.2 p/unit Residential: Buildings B & C: 1.0 p/unit 0.2 p/unit Visitor: Retail: 3.4/ 100m² of GFA Bycicle (Residential): 0.5 p/unit 1/250m² of GFA Bycicle (Commercial): AMENITIES RATE Required 6m2/p/unit F.Y. S.Y. R.Y. SETBACKS 0m 0m 10m DEVELOPMENT STATISTICS **RESIDENTIAL UNITS** Apartments (Total): 317 76

Building Building Building	g B:		76 124 117	
GFA	Comn	nercial		Residential
	~1,63		w/balc	~27,295 m² onies ~29,024m²)
TOTAL	AREA	Comm		Residential
2		~2,130) m²	~37,426 m ²
PARKI	NG	Requir	ed	Provided
Retail:		55		55 surface
Reside				
	Building A:	91		91 underground
	Building B:	124		124 underground
	Building C:	117		117 underground
Visitor:		63) surface + 33 u.g
Total:		450	85	surface + 365 u.g
Bicycle	Storage			
	Building A:	38		42 ground floor
	Building B:	62		34 g.f. + 31 u.g.
	Building C:	59		61 ground floor
	0	159		168
	Commercial	7		TBD (outside)
AMENI	TIES			
66 .	equired		6m ²	/ x 317 = 1,902m ²
	unal Required (50% mir		951m ²

Communal Required (50% min.) 1,186m² Communal Amenities Provided 2,270m² Private Amenitties Provided (Balconies) 3,456m² Total provided

NOTES:

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case and and

Assumes typical Residential floor height of 3.2m.
Assumes Retail Ground floor height of 5.5m.

2. For the purpose of this concept, an average of 90m2/ (968.7sf) unit size is used to calculate approximate total number of units.

3. *GFA: as defined in City of Ottawa Zoning Bylaw means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls, but excluding areas dedicated for uses such as mechanical and electrical rooms, common hallways, corridors, staircases and elevators, interior amenities, bicycle storage and parking. Assume 85% efficiency for Retail, Office and Apartment buildings. Areas are approximate. Building includes interior amenity areas for the residents.

4. The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.

5. This concept may require minor variances for setback reduction, parking, heights, etc.

6310 Hazeldean Rd **OTTAWA CONCEPT PLAN**



NOT FOR CONSTRUCTION



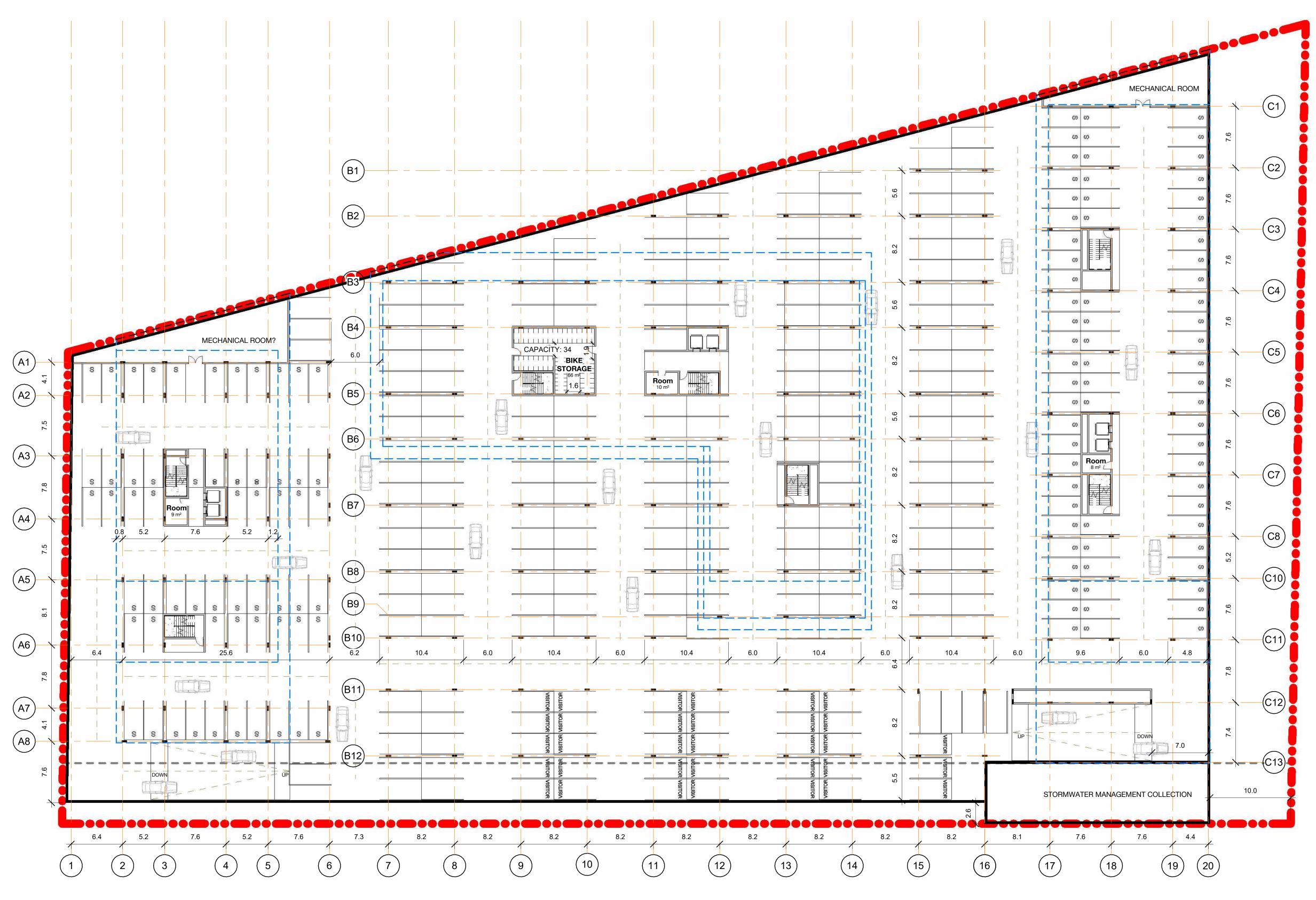
7	ARCH. STUDIES	2022-04-13	ΤK
6	REVISED CONCEPT PLAN	2022-03-08	ΤK
5	ARCH. STUDIES (DRAFT)	2022-02-10	ΤK
4	REVISED CONCEPT PLAN	2022-01-27	ΤK
3	REVISED CONCEPT PLAN	2022-01-26	ΤK
2	REVISED CONCEPT PLAN	2021-10-19	ΤK
1	CONCEPT PLAN	2021-09-24	ΤK
No	REVISION	DATE	ΒY

CLIENT/ OWNER

4329163 Canada Inc.

Urban Designer, Landscape Architects: Fotenn 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 Surveyor:





UNDERGROUND PARKING COUNT:

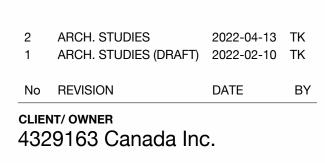
TOTAL: 365 VISITORS: 33 **RESIDENTS: 332** \ LARGE: 199 (60%) \ SMALL: 133 (40%) BIKE STORAGE (BLDG B): 46

LEVEL UG1 - PARKING 1:250

6310 Hazeldean Rd OTTAWA UNDERGROUND FLOOR PLAN







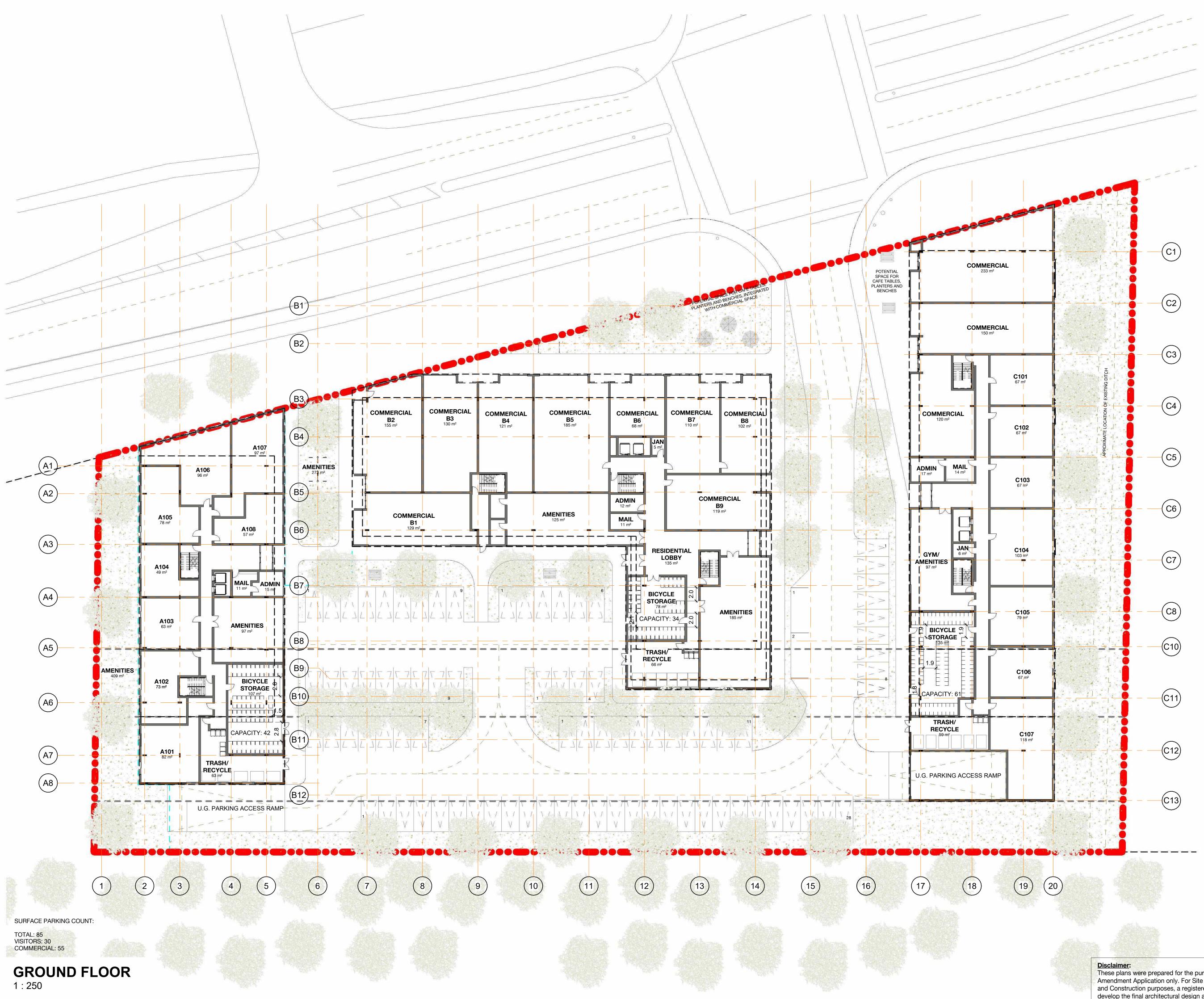
Urban Designer, Landscape Architects: Fotenn 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 Surveyor:

FOTENN FOTENN Planning + Design 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 13.730.5709 www.fotenn.com Designer **P2** DOO

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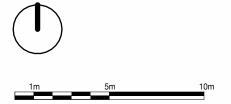
DESIGNED REVIEWED Checker DATE 2021-09-17



6310 Hazeldean Rd OTTAWA GROUND FLOOR PLAN



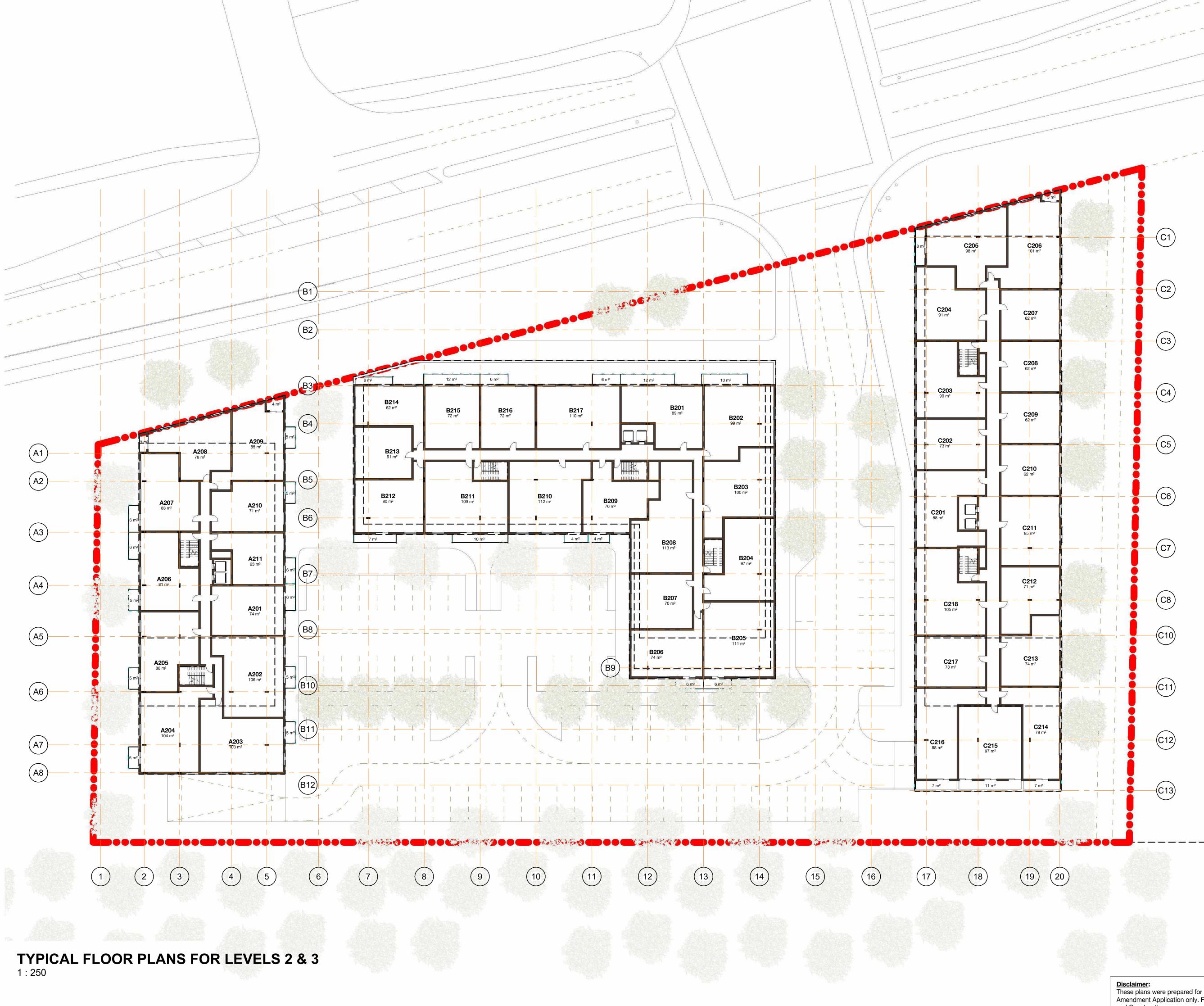




client/owner 4329163 Canada Inc.									
No	REVISION	DATE	BY						
2 1	ARCH. STUDIES ARCH. STUDIES (DRAFT)	2022-04-13 2022-02-10							

Urban Designer, Landscape Architects: Fotenn 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 Surveyor:

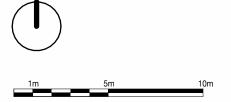




6310 Hazeldean Rd OTTAWA PODIUM TYPICAL FLOOR PLAN



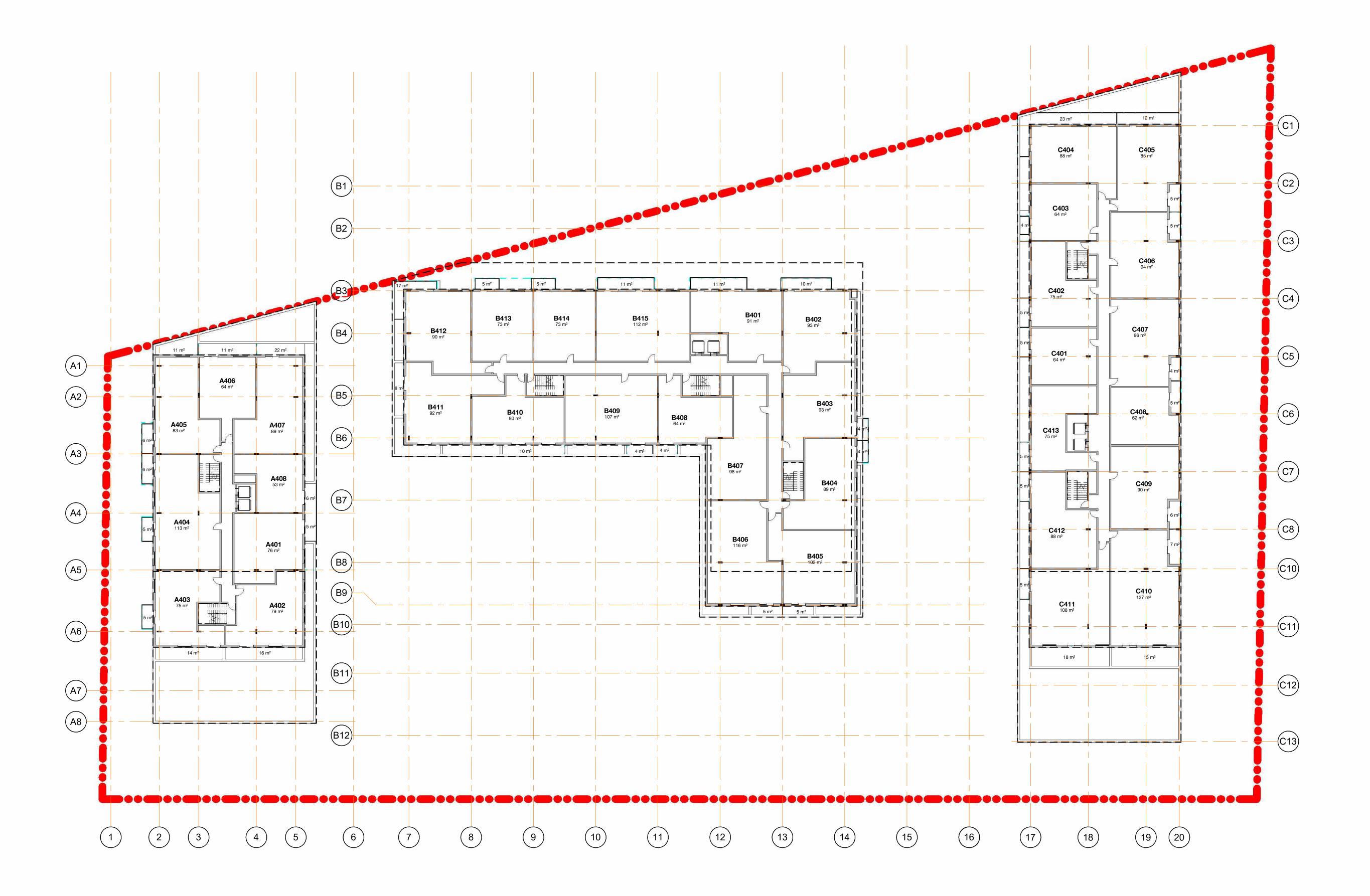




CLIENT/ OWNER 4329163 Canada Inc.									
No	REVISION	DATE	BY						
2 1	ARCH. STUDIES ARCH. STUDIES (DRAFT)	2022-04-13 2022-02-10	TK TK						

Urban Designer, Landscape Architects: Fotenn 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 Surveyor:



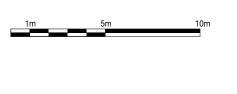


TYPICAL FLOOR PLANS FOR LEVELS 4 - 7 1 : 250

6310 Hazeldean Rd OTTAWA MIDRISE TYPICAL FLOOR PLAN







2 1	ARCH. STUDIES ARCH. STUDIES (DRAFT)	2022-04-13 2022-02-10							
No	REVISION	DATE	BY						
client/owner 4329163 Canada Inc.									

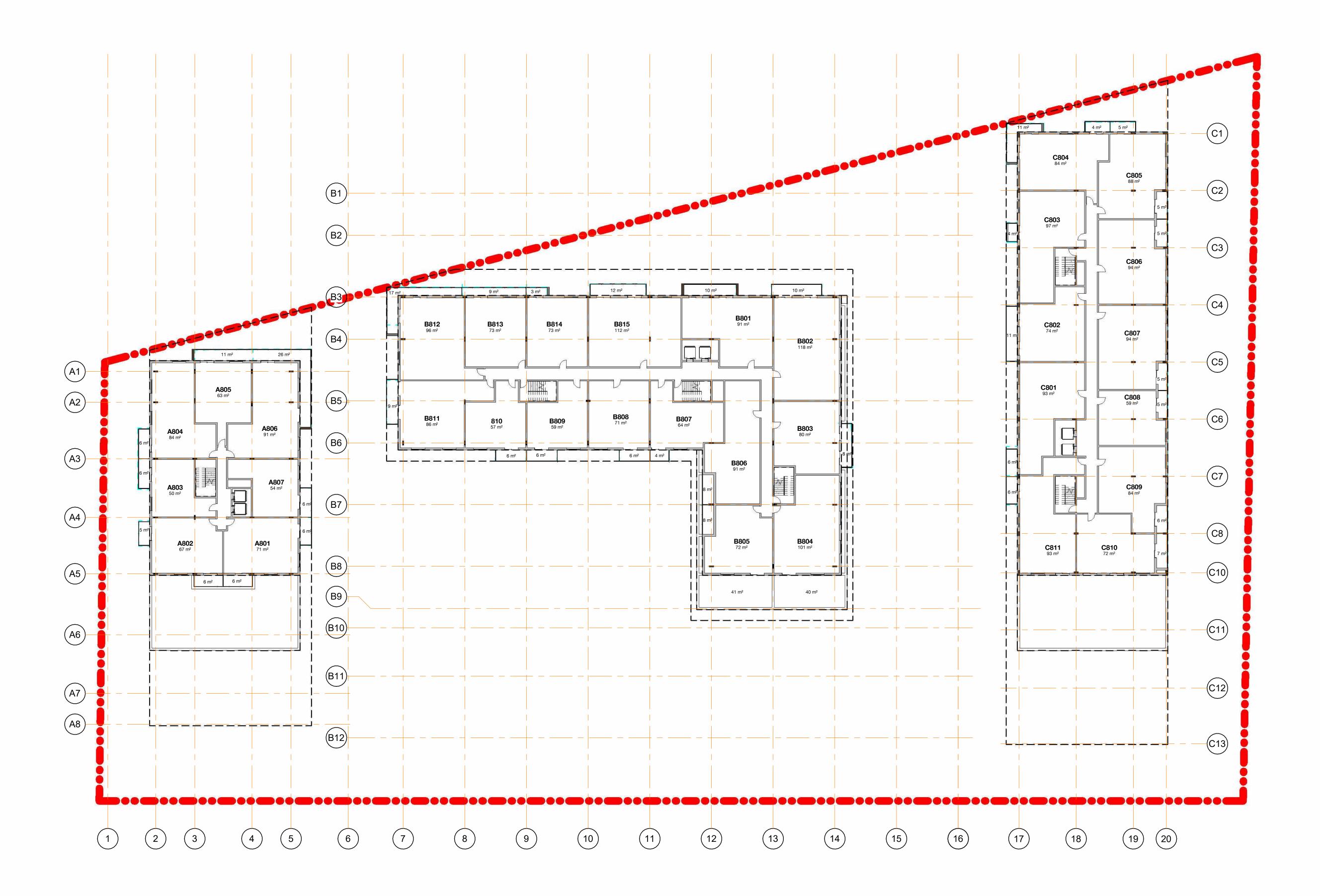
Urban Designer, Landscape Architects: Fotenn 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 Surveyor:

FOTENN Planning + Design 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 13.730.5709 www.fotenn.com DESIGNED Designer **P5** REVIEWED

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Checker 2021-09-17

DATE

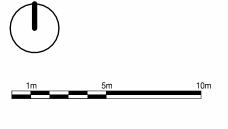


TYPICAL FLOOR PLANS FOR LEVELS 8 & 9 1 : 250

6310 Hazeldean Rd OTTAWA MIDRISE TYPICAL FLOOR PLAN







2 1	ARCH. STUDIES ARCH. STUDIES (DRAFT)	2022-04-13 2022-02-10							
No	REVISION	DATE	BY						
client/owner 4329163 Canada Inc.									

Urban Designer, Landscape Architects: Fotenn 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 Surveyor:

FOTENNO Planning + Designer Designer

DESIGNED REVIEWED Checker DATE 2021-09-17



Ĺ	Level 10 - Roof				 	le	
	31.1 Level 9						1
(27.9						-
(Level 8						
	24.7						
	Level 7						
(Level 6				🕂		
	18.3 Level 5						
(15.1 — —						
(Level 4						
	11.9 Level 3				alla Size L		
(Evel 3 8.7						
(Level 2 5.5					- Argentaria	5
	5.5						12
=	Level 1			+ +			
	0.0						
(Level UG1 - Parking -3.2						
	0.2						

Level 10 - Roof 31.1

1 : 250

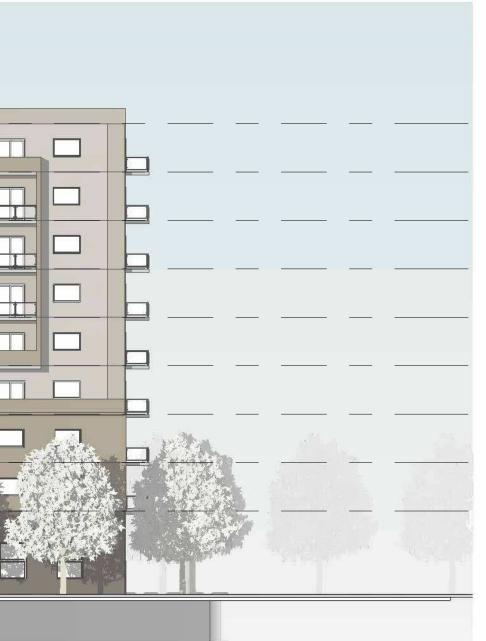
NORTH ELEVATION 1 : 250

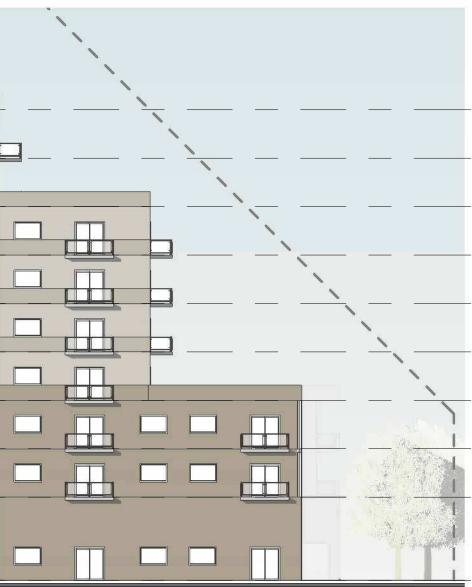
Level 10 - Roof 31.1 Level 9 27.9 Level 8 24.7 Level 7 21.5 Level 6 18.3 Level 5 15.1 Level 4 11.9 Level 3 8.7 Level 2 5.5 Level 1 0.0

BUILDING A - EAST ELEVATION

0.0 **BUILDING A - WEST ELEVATION**

U	31.1												
	Level 9												
	27.9												
	Level 8										I		
	24.7												
	Level 7 21.5												
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	Level 5						÷						
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	Level 4	 											
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	Level 3				- grie gr								10
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	Level 2		一人名科特		Y'A Sector A sector							山口	
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	Level 1			M									





6310 Hazeldean Rd OTTAWA ELEVATIONS



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1 ARCH. STUDIES 2022-04-13 TK DATE BY No REVISION

client/owner 4329163 Canada Inc.

Urban Designer, Landscape Architects: Fotenn 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 Surveyor:

FOTENNO Planning + Designer Designer D00-

DESIGNED REVIEWED Checker DATE 2021-09-17

P7

BUILDING B - WEST ELEVATION 1 : 250

	Level 10 - Ro	Roof	
U	31.1		
	Level 9		
	27.9		
	Level 8		
U	24.7		
	Level 7		
	21.5		
	Level 6		
\cup	18.3		
	Level 5		
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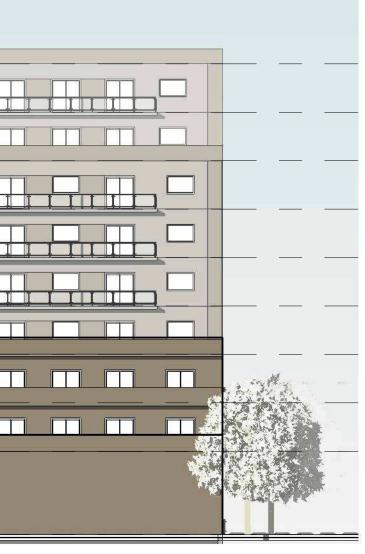


BUILDING B - EAST ELEVATION

1 : 250







NOT FOR CONSTRUCTION

2022-04-13 TK 1 ARCH. STUDIES No REVISION DATE BY

CLIENT/ OWNER 4329163 Canada Inc.

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DATE

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Checker

2021-09-17

FOTENNO Planning + Designer DESIGNED Designer **P8** DOO



BUILDING C - WEST ELEVATION 1 : 250



BUILDING C - EAST ELEVATION 1:250

6310 Hazeldean Rd OTTAWA ELEVATIONS





1 ARCH. STUDIES 2022-04-13 TK DATE BY

No REVISION **CLIENT/ OWNER** 4329163 Canada Inc.

Urban Designer, Landscape Architects: Fotenn 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 Surveyor:



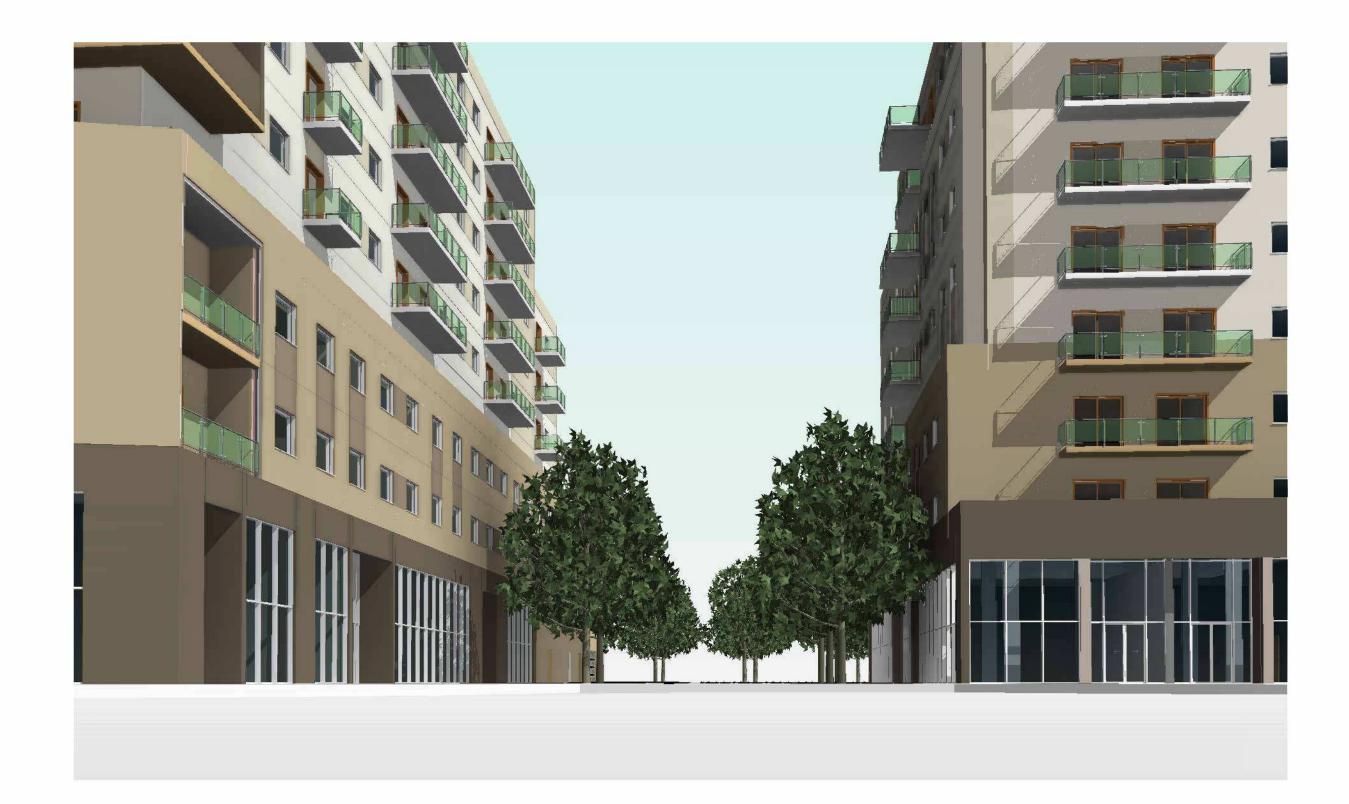
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Disclaimer:









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6310 Hazeldean Rd OTTAWA PERSPECTIVE VIEWS



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1 ARCH. STUDIES 2022-04-13 TK No REVISION DATE BY

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Urban Designer, Landscape Architects: Fotenn 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 Surveyor:

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6310 Hazeldean Rd OTTAWA PERSPECTIVE VIEWS





1 ARCH. STUDIES 2022-04-13 TK No REVISION DATE BY

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