

**SITE INFORMATION**

ZONING: AM9(2102)

**SITE AREA**  
Total Site Area: 11,978m²

**HEIGHT**  
Commercial Ground Floor: 1 Storey (5.5m)  
Residential: 8 Storeys (25.6m)  
Total: 9 storeys (31.1m)

**PARKING RATES**  
Residential: Required Building A: 1.2 p/unit, Buildings B & C: 1.0 p/unit  
Visitor: 0.2 p/unit  
Retail: 3.4/100m² of GFA  
Bicycle (Residential): 0.5 p/unit  
Bicycle (Commercial): 1/250m² of GFA

**AMENITIES RATE**  
Required: 6m²/ p/ unit

**SETBACKS**  
F.Y.: 0m, S.Y.: 0m, R.Y.: 10m

**DEVELOPMENT STATISTICS**

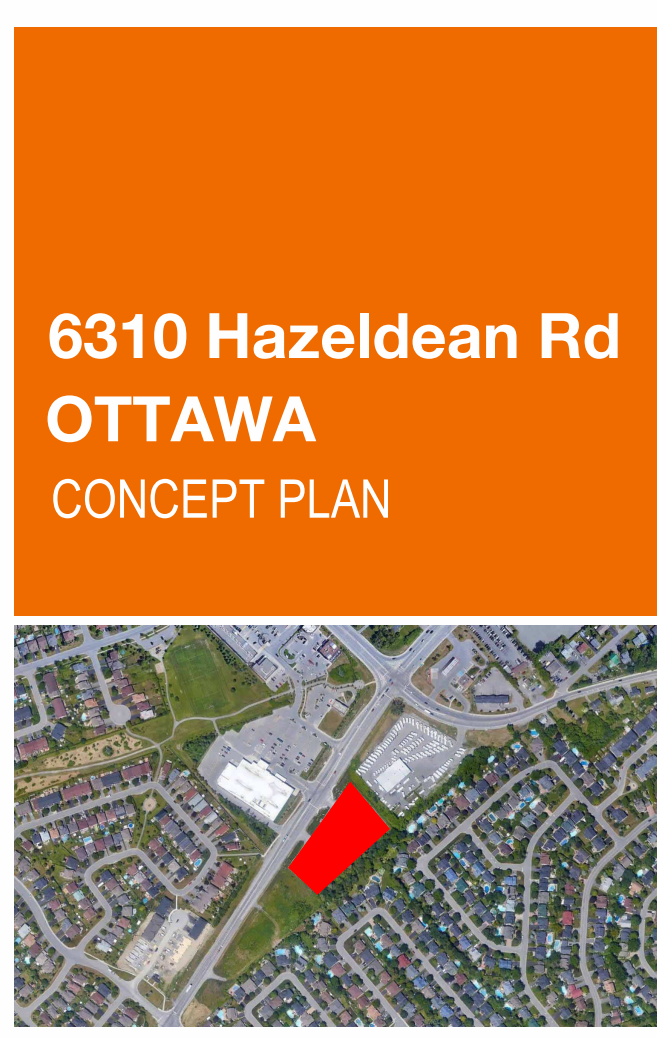
**RESIDENTIAL UNITS**  
Apartments (Total): 317  
Building A: 76  
Building B: 124  
Building C: 117

**GFA**  
Commercial: -1,630 m²  
Residential: -27,295 m²  
(w/balconies -29,024m²)

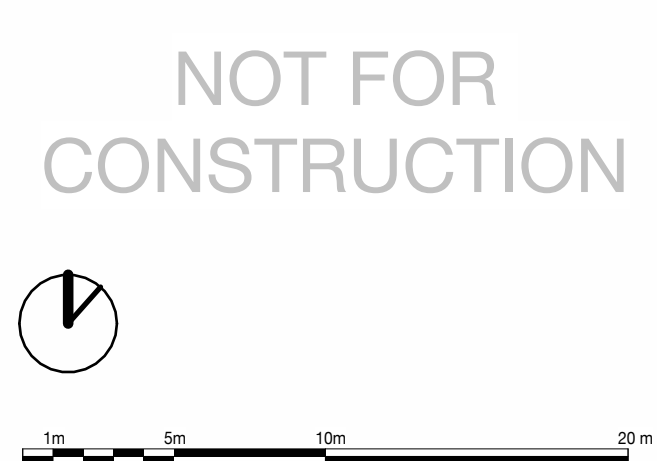
**TOTAL AREA**  
Commercial: -2,130 m²  
Residential: -37,426 m²

**PARKING**  
Retail: Required 55, Provided 55 surface  
Residential: Building A: 91 (91 ground floor), Building B: 124 (124 underground), Building C: 117 (117 underground)  
Visitor: 63 (30 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), Commercial: 7 (159, 168), TBD (outside)

**AMENITIES**  
Total Required: 6m²/ x 317 = 1,902m²  
Communal Required (50% min.): 951m²  
Communal Amenities Provided: 1,186m²  
Private Amenities Provided (Balconies): 2,270m²  
Total provided: 3,456m²



- NOTES:**
- Assumes typical Residential floor height of 3.2m. Assumes Retail Ground floor height of 5.5m.
  - For the purpose of this concept, an average of 90m²/ (968.7sf) unit size is used to calculate approximate total number of units.
  - \*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.
  - 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.
  - This concept may require minor variances for setback reduction, parking, heights, etc.



7	ARCH. STUDIES	2022-04-13	TK
6	REVISED CONCEPT PLAN	2022-03-08	TK
5	ARCH. STUDIES (DRAFT)	2022-02-10	TK
4	REVISED CONCEPT PLAN	2022-01-27	TK
3	REVISED CONCEPT PLAN	2022-01-26	TK
2	REVISED CONCEPT PLAN	2021-10-19	TK
1	CONCEPT PLAN	2021-09-24	TK

No REVISION DATE BY

**CLIENT/ OWNER**  
4329163 Canada Inc.

Urban Designer, Landscape Architects: Fotenn  
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Surveyor:

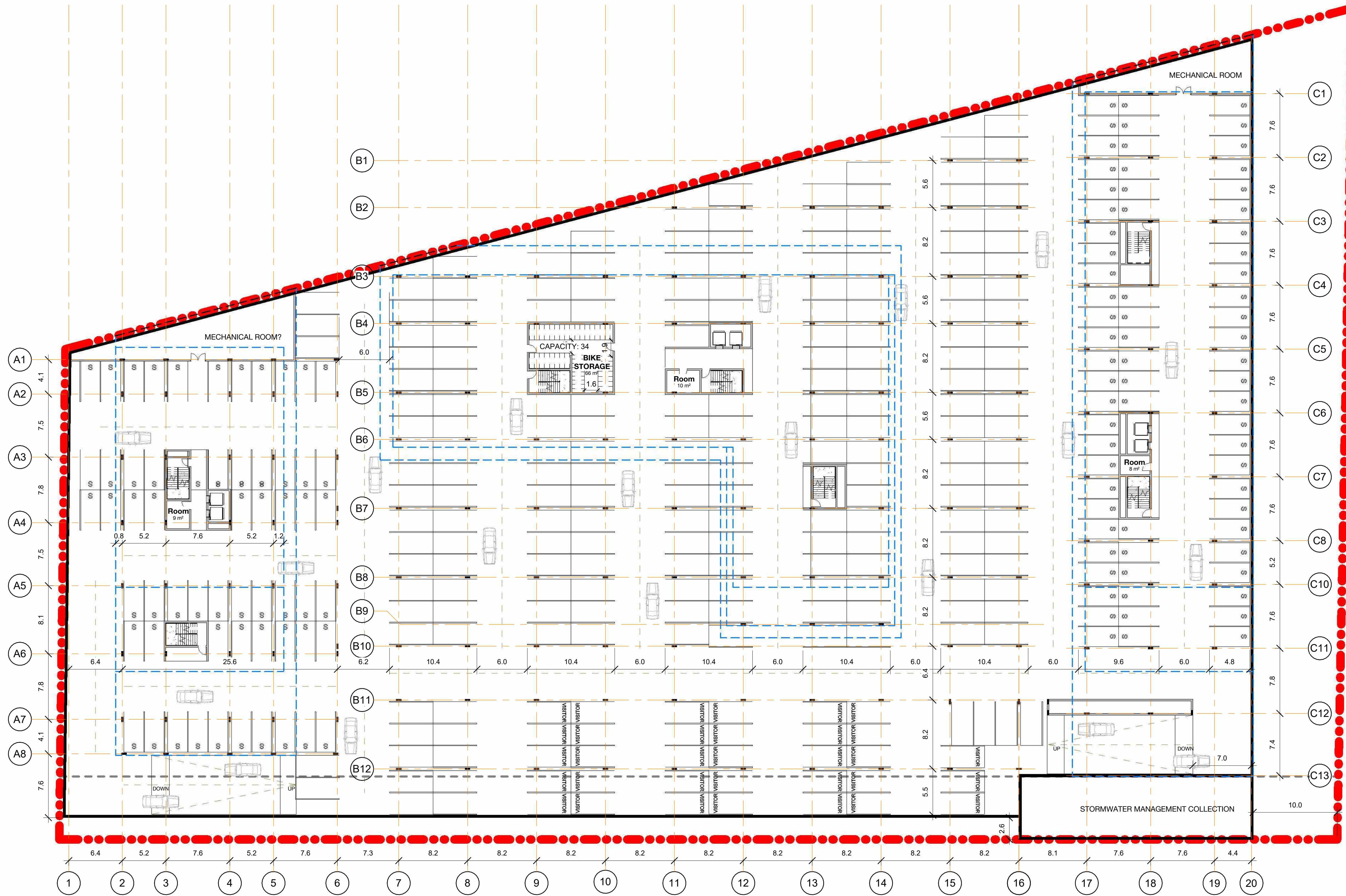
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Planning + Design

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DESIGNED: TK  
REVIEWED: RP  
DATE: 2021-09-17

**P1**

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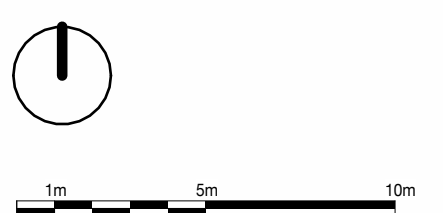


UNDERGROUND PARKING COUNT:

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

**LEVEL UG1 - PARKING**  
1 : 250

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2	ARCH. STUDIES	2022-04-13	TK
1	ARCH. STUDIES (DRAFT)	2022-02-10	TK

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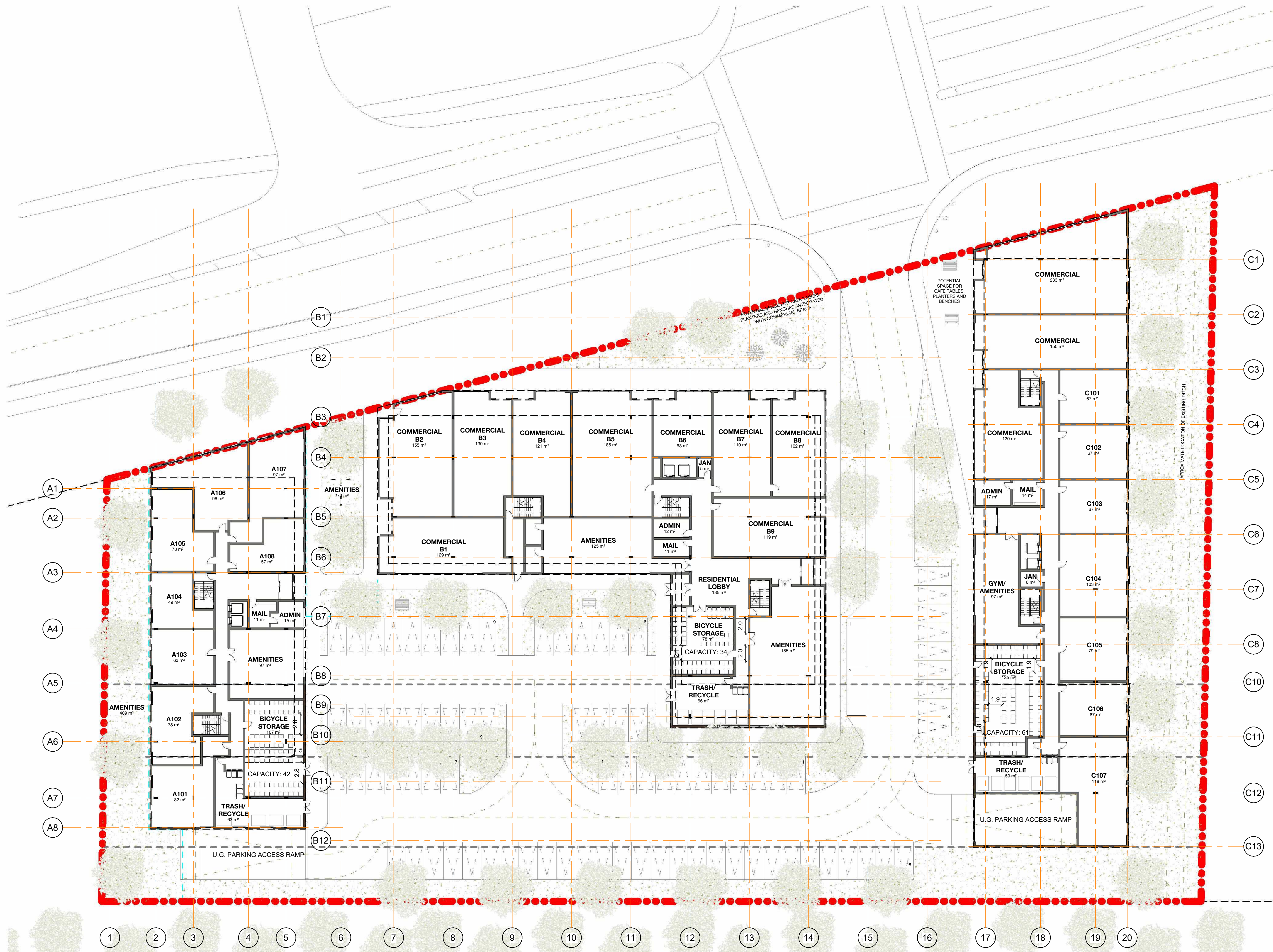
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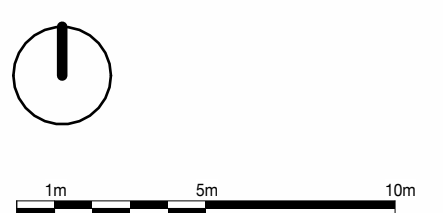
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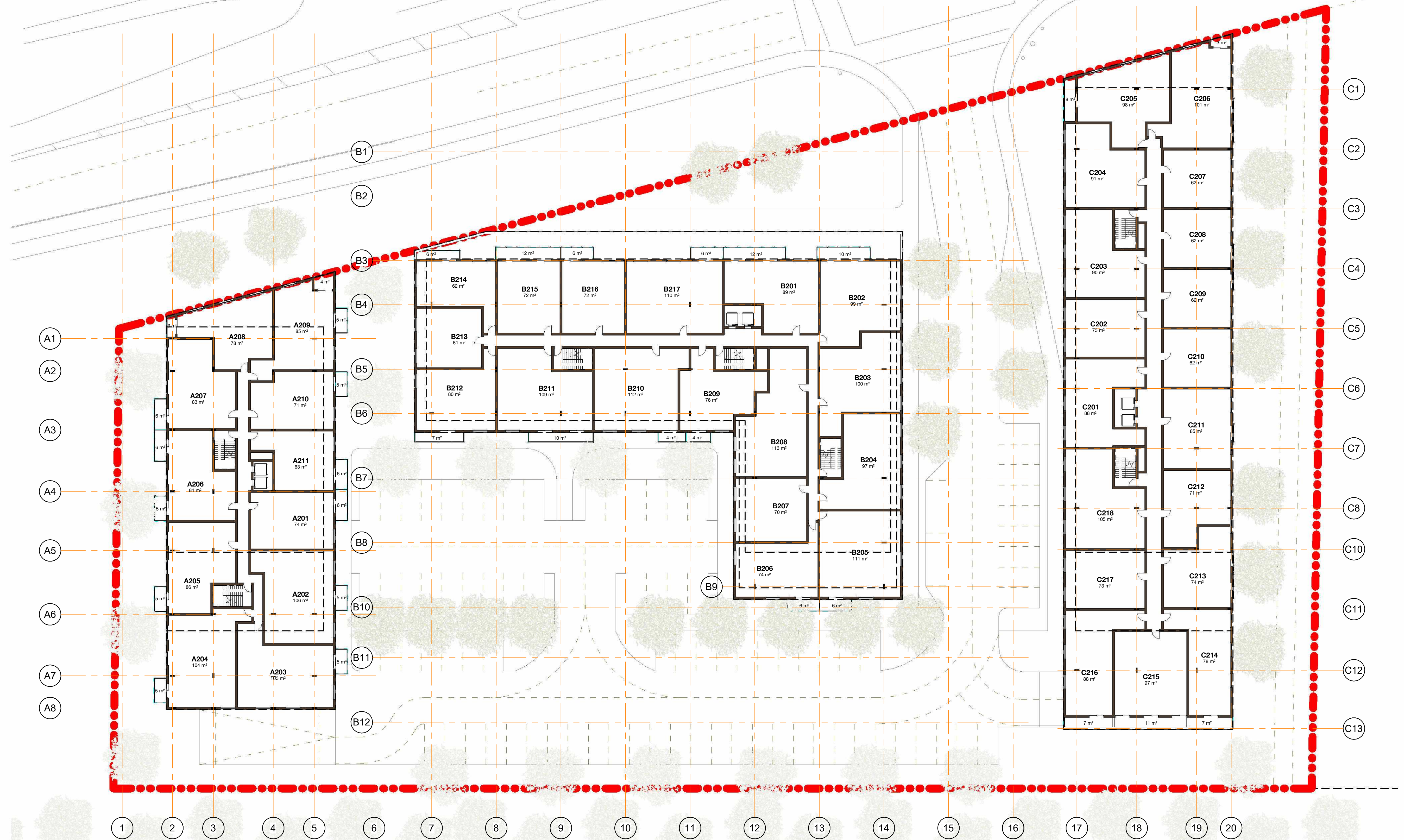
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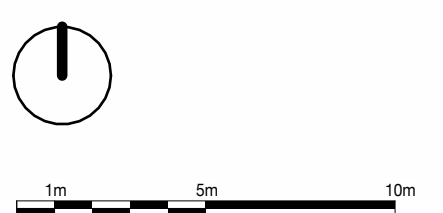
SURFACE PARKING COUNT:  
TOTAL: 85  
VISITORS: 30  
COMMERCIAL: 55

**GROUND FLOOR**  
1 : 250

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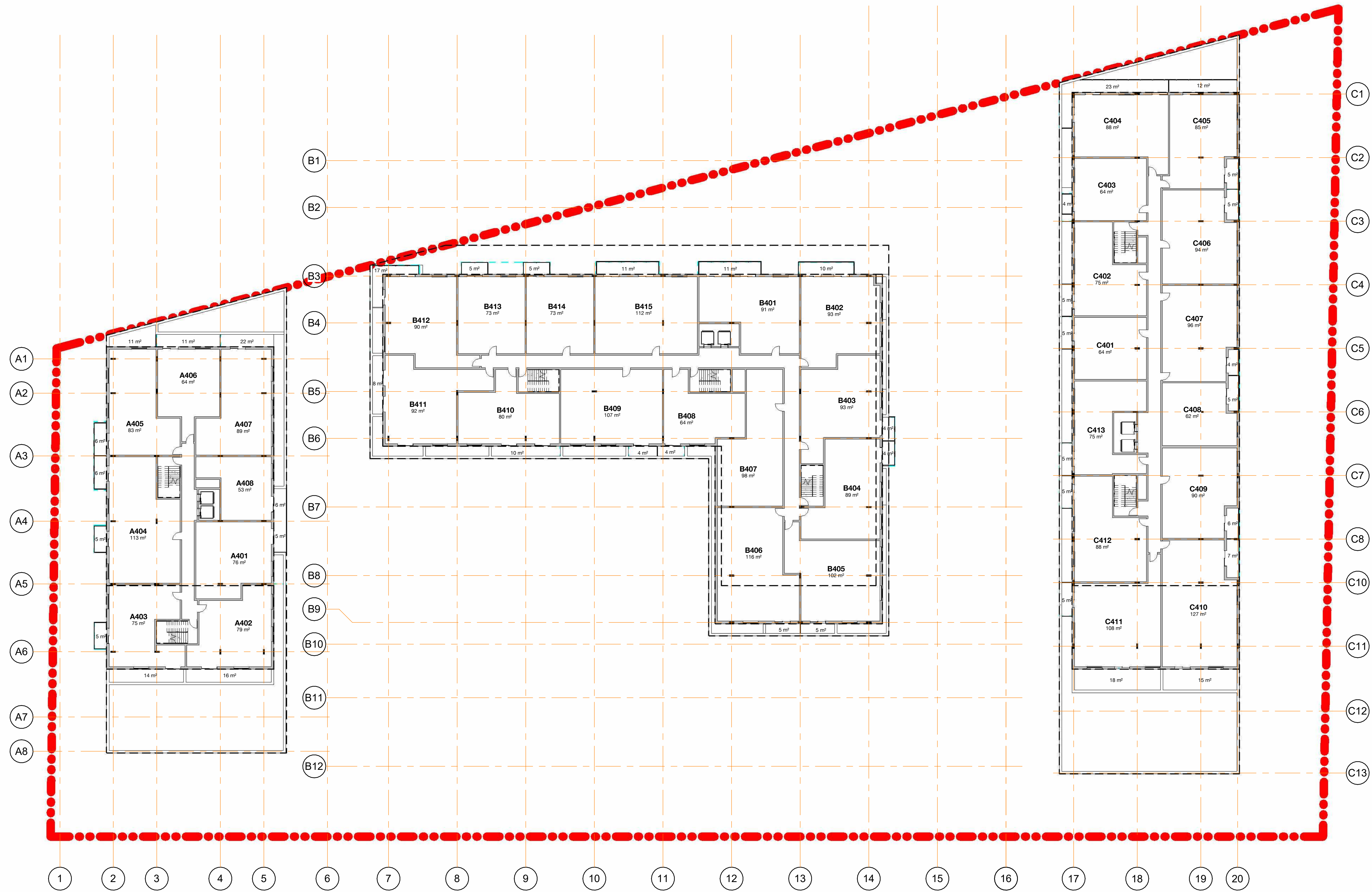
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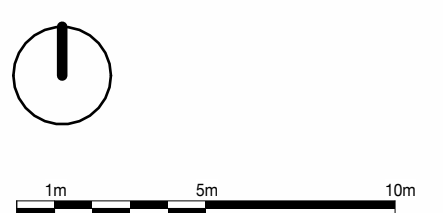
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 Surveyor:

TYPICAL FLOOR PLANS FOR LEVELS 2 & 3  
 1 : 250

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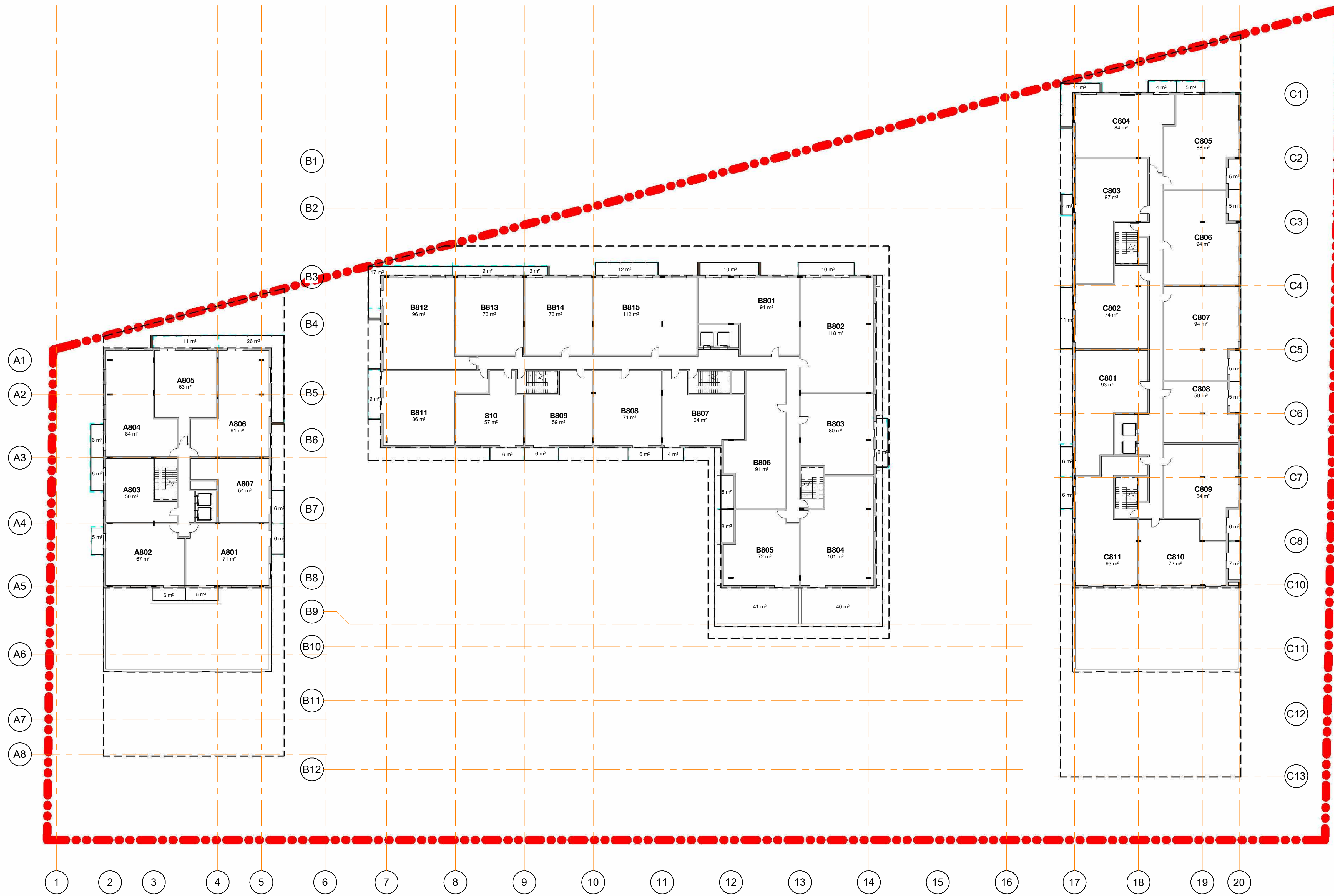
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**P5**

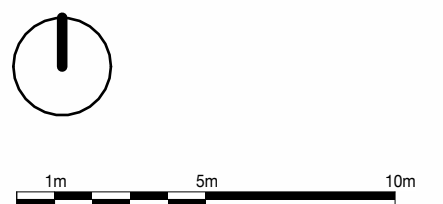
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TYPICAL FLOOR PLANS FOR LEVELS 4 - 7  
1 : 250

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TYPICAL FLOOR PLANS FOR LEVELS 8 & 9  
1 : 250

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**NORTH ELEVATION**  
1 : 250



**BUILDING A - EAST ELEVATION**  
1 : 250



**BUILDING A - WEST ELEVATION**  
1 : 250

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1 ARCH. STUDIES 2022-04-13 TK

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**SOUTH ELEVATION**  
1 : 250



**BUILDING B - WEST ELEVATION**  
1 : 250



**BUILDING B - EAST ELEVATION**  
1 : 250

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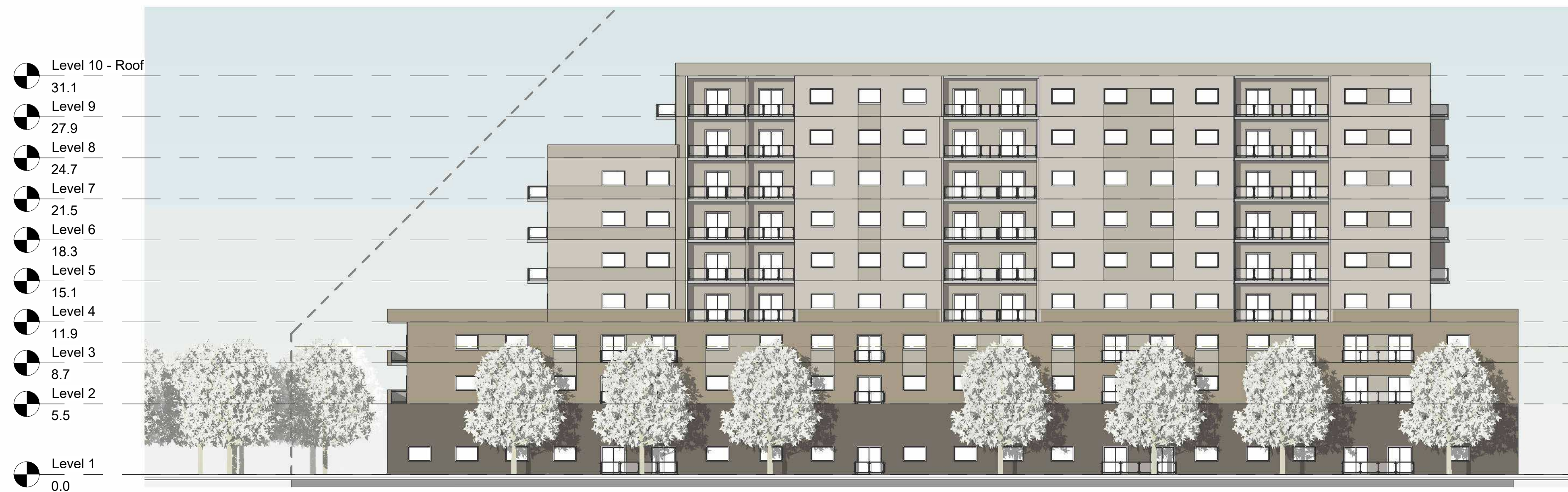
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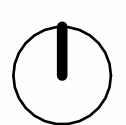


**BUILDING C - WEST ELEVATION**  
1 : 250



**BUILDING C - EAST ELEVATION**  
1 : 250

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**6310 Hazeldean Rd  
OTTAWA**  
PERSPECTIVE VIEWS



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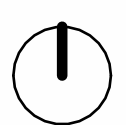
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