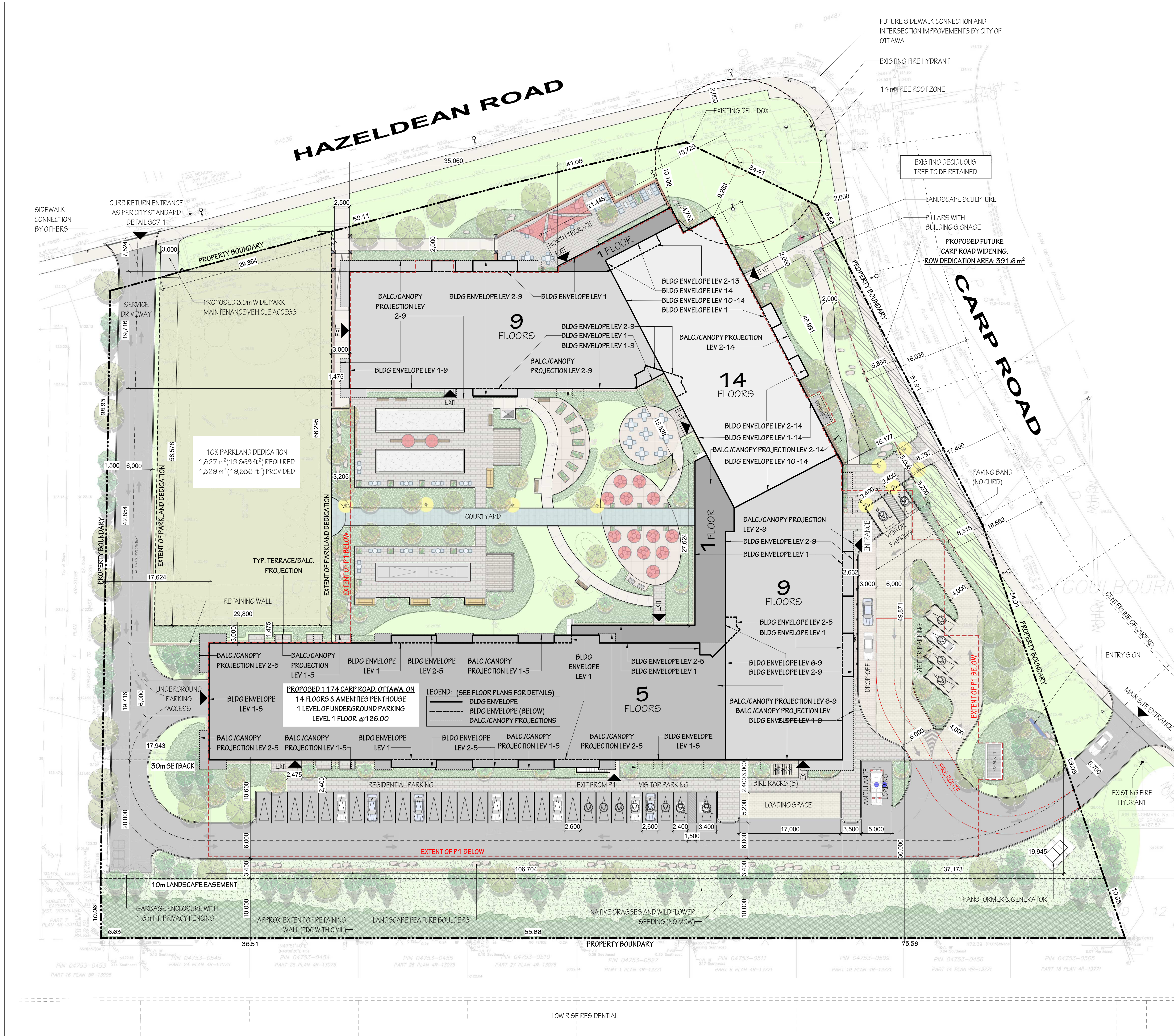




PROJECT STATISTICS

SITE AREA

= 196,662 ft² (18,272 m²)

FOOTPRINT AREA

= 4,795 m²

10% PARKLAND PROVIDED

= 19,666 ft² (1,829 m²)

LOT COVERAGE

= 26.2 %

TOTAL UNITS

= 413

OPEN SPACE

= 73.8 %

GFA SUMMARY (NOT INCLUDING PARKING)

GFA PER FLOOR

OF FLOORS

TOTAL GFA

LEVEL 1

4,785 m²

51,510 ft²

1

4,785 m²

51,510 ft²

LEVEL 2-5

4,574 m²

49,229 ft²

4

18,294 m²

196,918 ft²

LEVEL 6-9

2,916 m²

30,510 ft²

4

11,665 m²

121,239 ft²

LEVEL 10-13

905 m²

9,740 ft²

4

3,619 m²

38,956 ft²

LEVEL 14

905 m²

9,740 ft²

1

905 m²

9,740 ft²

TOTAL GFA

30,567 m²

418,364 ft²

GFA SUMMARY - PARKING (UNDERGROUND)

	# OF FLOORS	TOTAL GFA	
P1 PARKING	1	10,187 m ²	109,656 ft ²

ZONING GFA SUMMARY

	GFA PER FLOOR		# OF FLOORS	TOTAL GFA	
LEVEL 1	823 m ²	8,860 ft ²	1	823 m ²	8,860 ft ²
LEVEL 2-5	3,872 m ²	41,673 ft ²	4	15,486 m ²	166,680 ft ²
LEVEL 6-9	2,545 m ²	25,236 ft ²	4	9,378 m ²	100,845 ft ²
LEVEL 10-13	731 m ²	7,865 ft ²	4	2,923 m ²	31,462 ft ²
LEVEL 14	552 m ²	5,724 ft ²	1	552 m ²	5,724 ft ²
ZONING GFA TOTAL				28,142 m ²	313,681 ft ²

NET RES AREA SUMMARY

	NET RES AREA PER FLOOR	# OF FLOORS	TOTAL NET RES AREA	E		
LEVEL 1	867 m ²	9,329 ft ²	1	867 m ²	18	
LEVEL 2-5	4,044 m ²	43,529 ft ²	4	16,176 m ²	174,115 ft ²	55
LEVEL 6-9	2,458 m ²	26,400 ft ²	4	9,833 m ²	106,542 ft ²	88
LEVEL 10-13	773 m ²	8,322 ft ²	4	3,092 m ²	33,286 ft ²	95
LEVEL 14	561 m ²	6,036 ft ²	1	561 m ²	6,036 ft ²	61
TOTAL NET RES AREA	8,703 m ²	93,676 ft ²		30,529 m ²	329,609 ft ²	

AMENITY AREA SUMMARY (COMMUNAL)		TOTAL AMENITY AREA	
LEVEL 1	OUTDOOR AMENITY - NORTH TERRACE	225 m ²	2,396 ft ²
LEVEL 1	OUTDOOR AMENITY - COURTYARD	2,549 m ²	27,438 ft ²
LEVEL 1	INDOOR AMENITY - LEVEL 1	3,396 m ²	36,556 ft ²
LEVEL 14	INDOOR AMENITY - SALON/PANORAMIQUE	220 m ²	2,364 ft ²
TOTAL AMENITY AREA PROVIDED		6,390 m ²	68,753 ft ²
TOTAL AMENITY AREA REQUIRED = 6 m ² x 413 UNITS = 2,478 m ²			
% OF REQUIRED AMENITY AREA IS COMMUNAL = 1,259 %			

PARKING SUMMARY

TOTAL SURFACE LEVEL PARKING		TOTAL UNDERGROUND PARKING ("P1")	
VISITOR PARKING 5200x2600	10	RES. PARKING 5200x2400 SMALL	3
BF VISITOR PARKING 5200x2400	2	RES. PARKING 5500x2400 SMALL	13
BF VISITOR PARKING 5200x2400	2	RES. PARKING 5500x2750	259
RES. PARKING 5200x2600	21		275
	35		
TOTAL RESIDENTIAL PARKING = 236 SPACES		TOTAL ACCESSIBLE PARKING = 4	
TOTAL VISITOR PARKING = 16 SPACES			
TOTAL PARKING COUNT = 310			

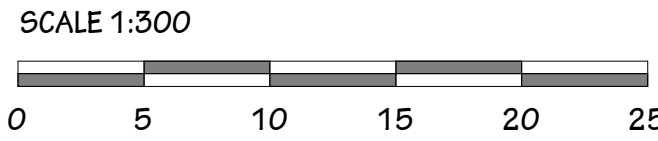
BICYCLE PARKING SUMMARY

	TOTAL SURFACE LEVEL PARKING	TOTAL UNDERGROUND PARKING (P1)
TOTAL BICYCLE PARKING COUNT	= 115	= 110

SURVEY/LEGAL DESCRIPTION

The property boundaries are taken from the survey submitted with the application, and dated as per the below:

Part of Lot 23, Concession 12
Part of Road Allowance Between Concessions 11 And 12
(Closed By By-Law 39-95, INST. N731738)
Geographic Township of Goulbourn
City of Ottawa
Designated as Parts 1, 2 and 3 Plan 4R-21312
Being All of PINs O4753-0289 and O481
Borrowed By Annex, O'Ballance, Volante & Ltd.



LEGROUPE MAURICE
LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

A	250704	RESUBMITTED FOR ZBA
NO.	DATE	REVISION

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PROJECT NORTH

TRUE NORTH

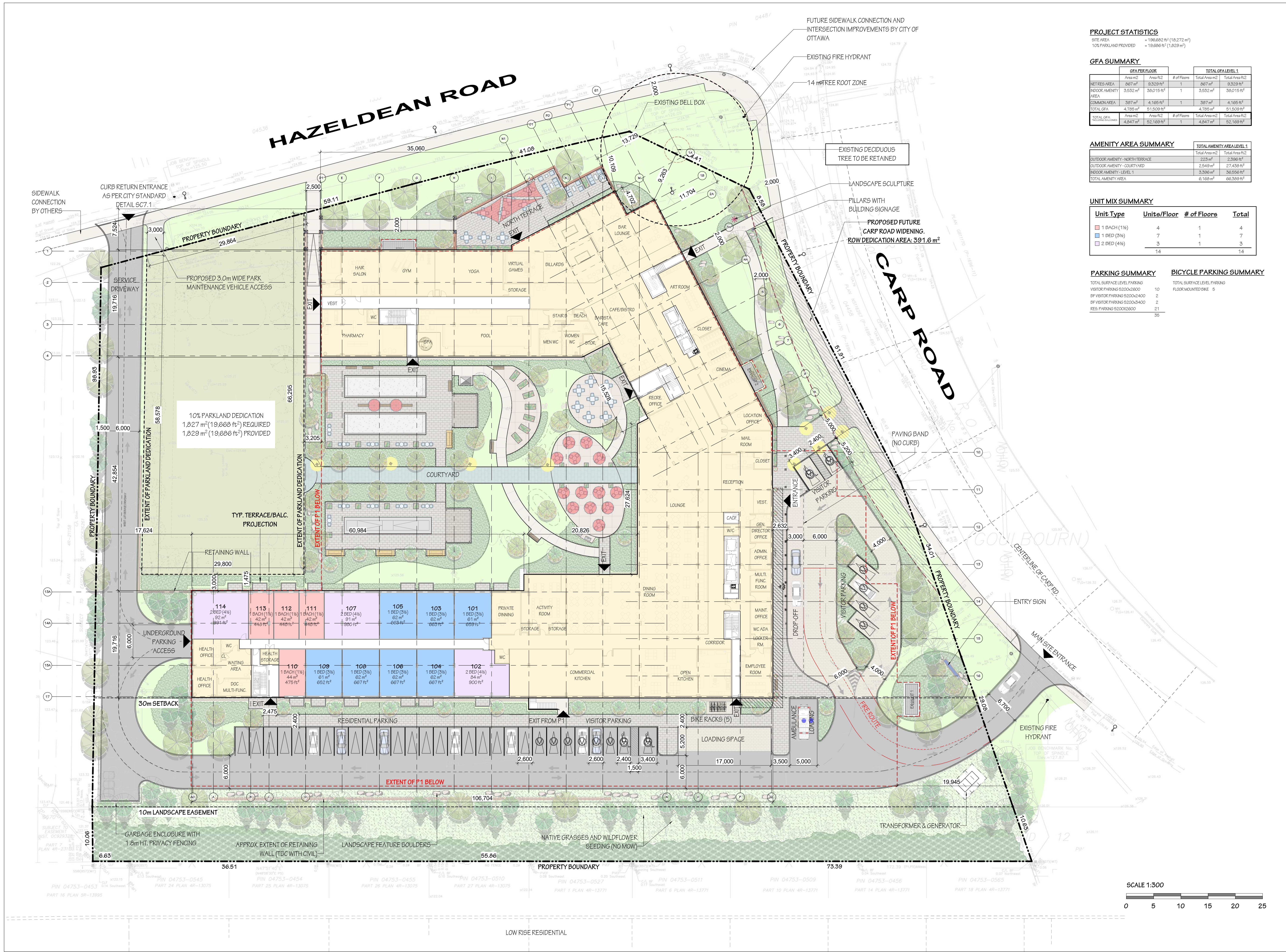
PROJECT LOCATION:
CARP & HAZELDEAN

1174 CARP RD, OTTAWA, ON K2S 1B9

DRAWING TITLE:
SITE PLAN

PROJECT NO: 2301	SCALE: 1 : 300	DRAWING NO.: ZB1.01
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB1.01- RA- SITE PLAN



PROJECT STATISTICS					
SITE AREA		= 198,682 ft² (18,272 m²)			
10% PARKLAND PROVIDED		= 19,686 ft² (1,829 m²)			
GFA SUMMARY					
GFA PER FLOOR			TOTAL GFA LEVEL 1		
Area m²	Area ft²	# of Floors	Total Area m²	Total Area ft²	
NET RES AREA	867 m²	1	867 m²	9,329 ft²	
INDOOR AMENITY AREA	3,532 m²	1	3,532 m²	38,015 ft²	
COMMON AREA	387 m²	1	387 m²	4,169 ft²	
TOTAL GFA	4,786 m²	1	4,786 m²	51,509 ft²	
TOTAL GFA INCLUDING BALCONIES			TOTAL GFA INCLUDING BALCONIES		
Area m²	Area ft²	# of Floors	Total Area m²	Total Area ft²	
4,847 m²	52,169 ft²	1	4,847 m²	52,169 ft²	
AMENITY AREA SUMMARY					
			TOTAL AMENITY AREA LEVEL 1		
OUTDOOR AMENITY - NORTH TERRACE			Total Area m²	Total Area ft²	
			2,231 m²	2,398 ft²	
OUTDOOR AMENITY - COURTYARD			2,549 m²	27,436 ft²	
INDOOR AMENITY AREA			3,386 m²	36,556 ft²	
TOTAL AMENITY AREA			6,166 m²	66,390 ft²	
UNIT MIX SUMMARY					
Unit Type	Units/Floor	# of Floors	Total		
1 BACH (1 1/2)	4	1	4		
1 BED (3 1/4)	7	1	7		
2 PED (4 1/4)	3	1	3		
	14		14		
PARKING SUMMARY					
TOTAL SURFACE LEVEL PARKING					
VISITOR PARKING 5200x2600		10			
BF VISITOR PARKING 5200x2400		2			
BF VISITOR PARKING 5200x3400		2			
RES PARKING 5200x2600		21			
		35			
BICYCLE PARKING SUMMARY					
TOTAL SURFACE LEVEL PARKING					
FLOOR MOUNTED BIKE		5			

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PROJECT NORTH

TRUE NORTH

PROJECT LOCATION:
CARP & HAZELDEAN

1174 CARP RD, OTTAWA, ON K2S 1B9

DRAWING TITLE:
LEVEL 1

PROJECT NO:
2301

SCALE:
1 : 300

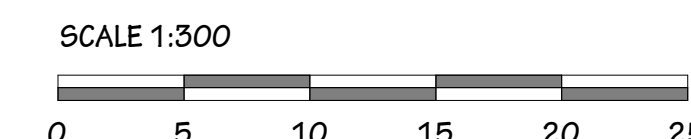
DRAWN BY:
CH

DATE:
July 4, 2025

REVISION NO.:
A

DRAWING NO.:
ZB2.02

2B2-02-RA-LEVEL 1



Unit Type	Unit/Floor	# of Floors	Total
1 BACH (1%)	1	4	4
1 BED (2%)	4	4	16
1 BED (2%) + BAY	3	4	12
1 BED (3%)	13	4	52
1 BED (3%) + BAY	17	4	68
1 BED (3%) + DEN	4	4	16
1 BED (3%) + DEN + BAY	1	4	4
2 BED (4%)	7	4	28
2 BED (4%) + BAY	1	4	4
2 BED (4%) + DEN	2	4	8
2 BED (4%) + DEN + BAY	2	4	8
3 BED (5%)	1	4	4
	56		224

<u>Unit Type</u>	<u>Units/Floor</u>	<u># of Floors</u>	<u>Total</u>
1 BACH (1%)	1	4	4
1 BED (2%)	4	4	16
1 BED (2%) + BAY	3	4	12
1 BED (3%)	13	4	52
1 BED (3%) + BAY	17	4	68
1 BED (3%) + DEN	4	4	16
1 BED (3%) + DEN + BAY	1	4	4
2 BED (4%)	7	4	28
2 BED (4%) + BAY	1	4	4
2 BED (4%) + DEN	2	4	8
2 BED (4%) + DEN + BAY	2	4	8
3 BED (5%)	1	4	4
	56		224

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NO.	DATE	REVISION

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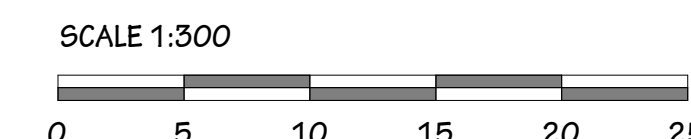
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1174 CARP RD. OTTAWA, ON K2S 1B9

ZB2.03
REVISION NO : A

ZB2.03- RA- LEVEL 2-5



GFA SUMMARY					
	GFA PER FLOOR			TOTAL GFA LEVEL 10-13	
	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
NET RES AREA	773 m2	8,322 ft2	4	3,092 m2	33,286 ft2
CORCOMM AREA	132 m2	1,418 ft2	4	527 m2	5,672 ft2
TOTAL GFA	905 m2	9,740 ft2		3,619 m2	38,958 ft2
TOTAL GFA EXCLUDED AREAS	Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2
	890 m2	10,659 ft2	4	3,561 m2	42,635 ft2

UNIT MIX SUMMARY			
<u>Unit Type</u>	<u>Units/Floor</u>	<u># of Floors</u>	<u>Total</u>
 1 BED (3½%)	2	4	8
 1 BED (3½%) + DEN	1	4	4
 1 BED (3½%) + DEN + BAY 1	1	4	4
 2 BED (4½%)	3	4	12
 2 BED (4½%) + BAY 1	1	4	4
 2 BED (4½%) + DEN + BAY 1	1	4	4
	<u>9</u>		<u>36</u>

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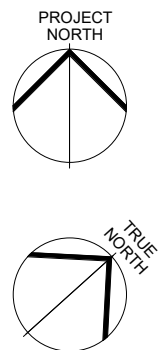
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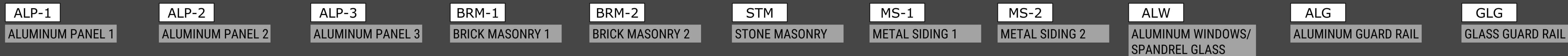
PROJECT/LOCATION:
CARP & HAZELDEAN

1174 CARP RD, OTTAWA, ON K2S 1B9

DRAWING TITLE:
LEVEL 10-13

PROJECT NO: 2301	SCALE: 1 : 300	DRAWING NO.: ZB2.05
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB2.05- RA- LEVEL 10-13



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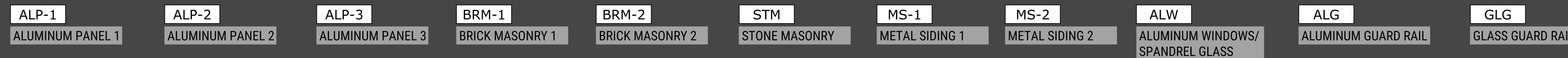
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ZB3.01- RA- NORTH WEST ELEVATION



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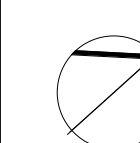
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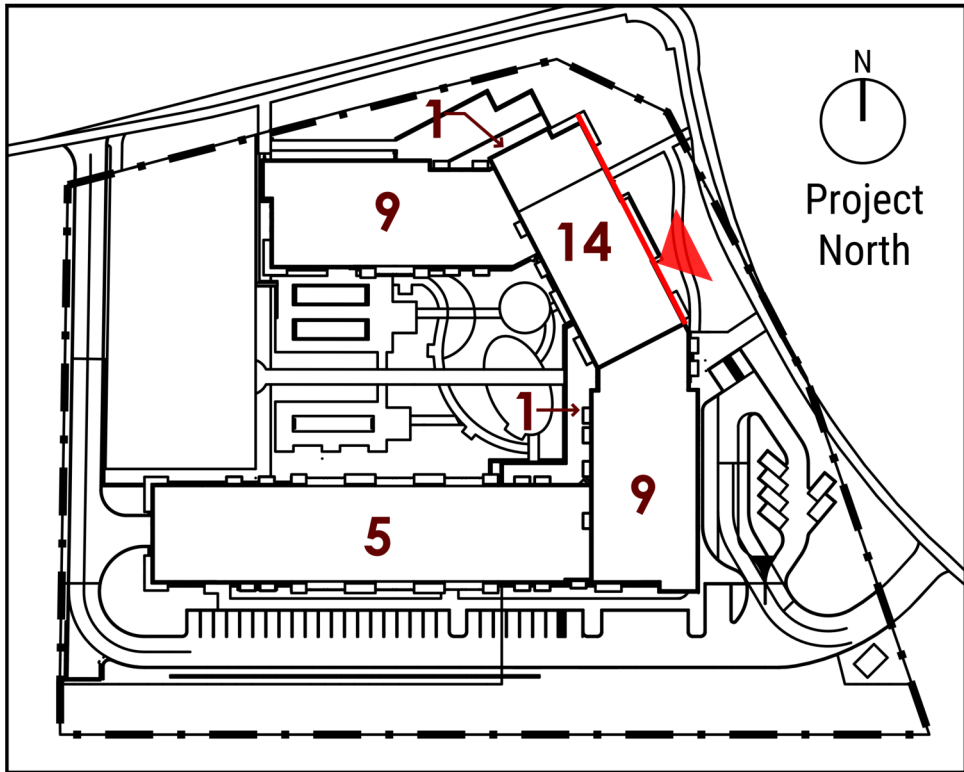


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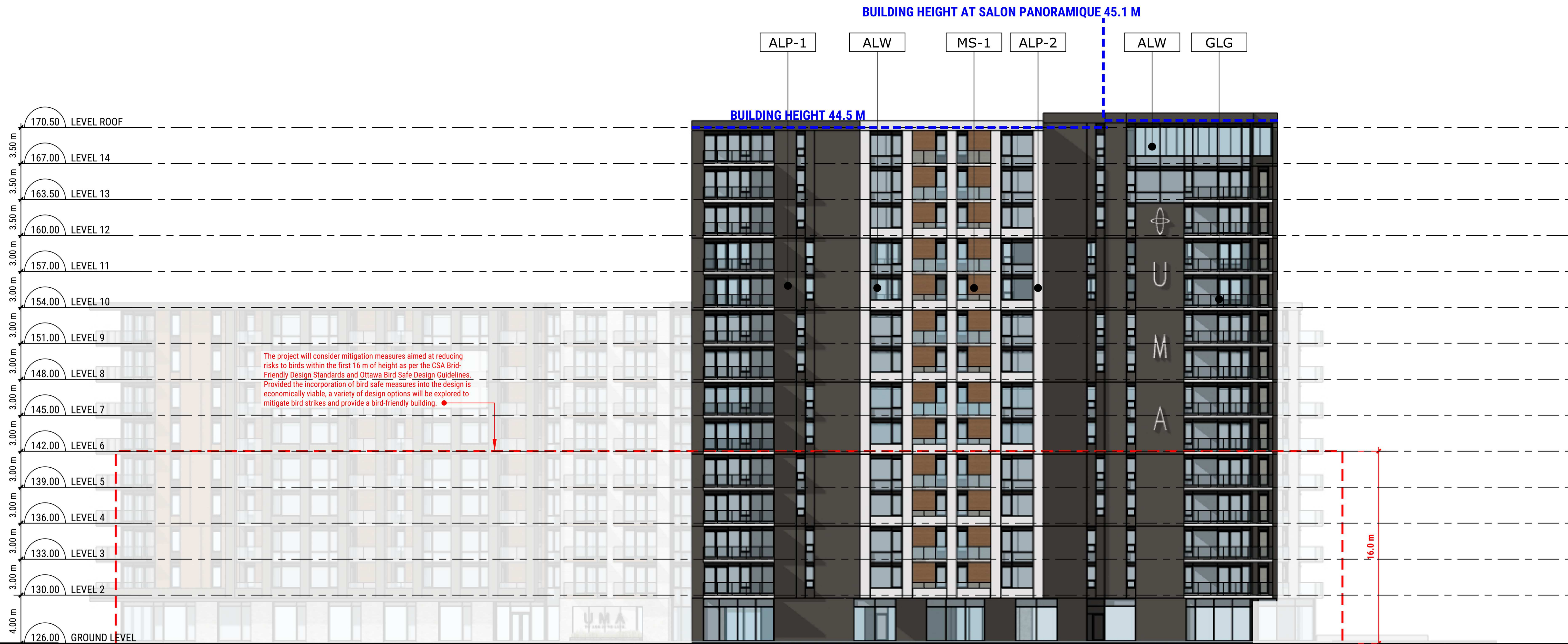
NORTH ELEVATION

ZB3.0

ZB3.02- RA- NORTH ELEVATION



KEY PLAN 1 : 1500



- ALP-1
ALUMINUM PANEL 1
- ALP-2
ALUMINUM PANEL 2
- ALP-3
ALUMINUM PANEL 3
- BRM-1
BRICK MASONRY 1
- BRM-2
BRICK MASONRY 2
- STM
STONE MASONRY
- MS-1
METAL SIDING 1
- MS-2
METAL SIDING 2
- ALW
ALUMINUM WINDOWS/
SPANDREL GLASS
- ALG
ALUMINUM GUARD RAIL
- GLG
GLASS GUARD RAIL

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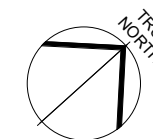
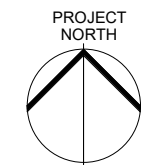
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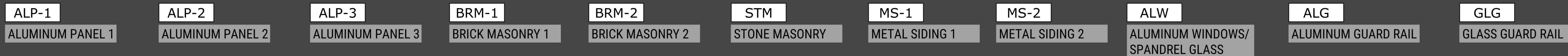
PROJECT/LOCATION:
CARP & HAZELDEAN

1174 CARP RD, OTTAWA, ON K2S 1B9

DRAWING TITLE:
**NORTH EAST
ELEVATION**

PROJECT NO: 2301	SCALE: 1 : 200	DRAWING NO.: ZB3.03
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB3.03- RA- NORTH EAST ELEVATION



16.0 m

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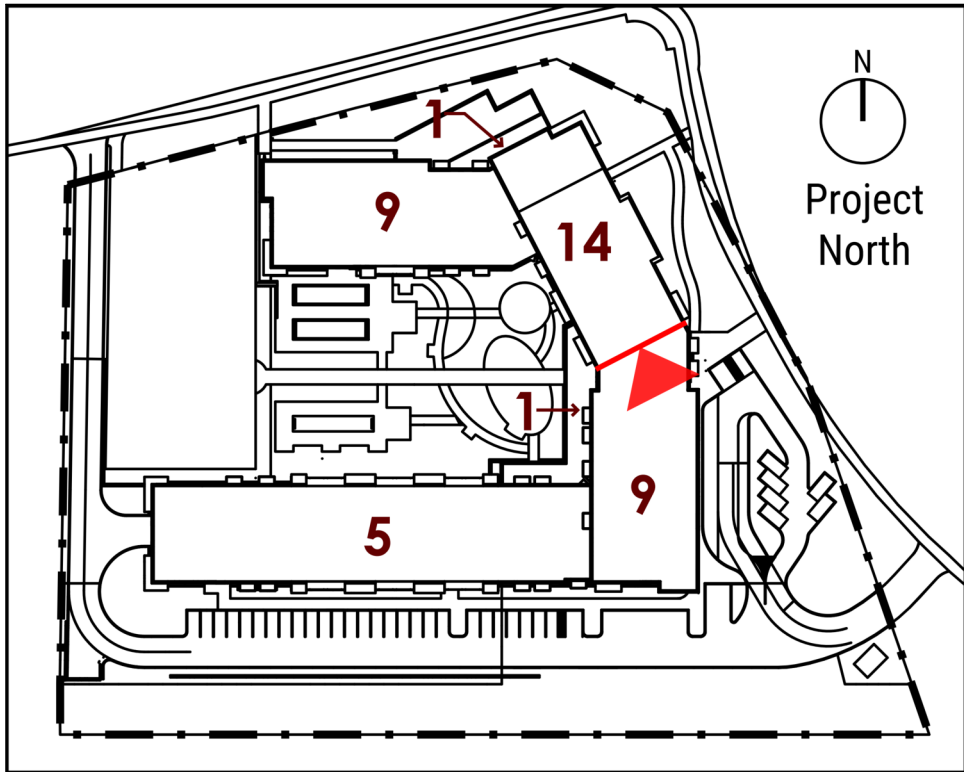


1174 CARP RD, OTTAWA, ON K2S 1B9

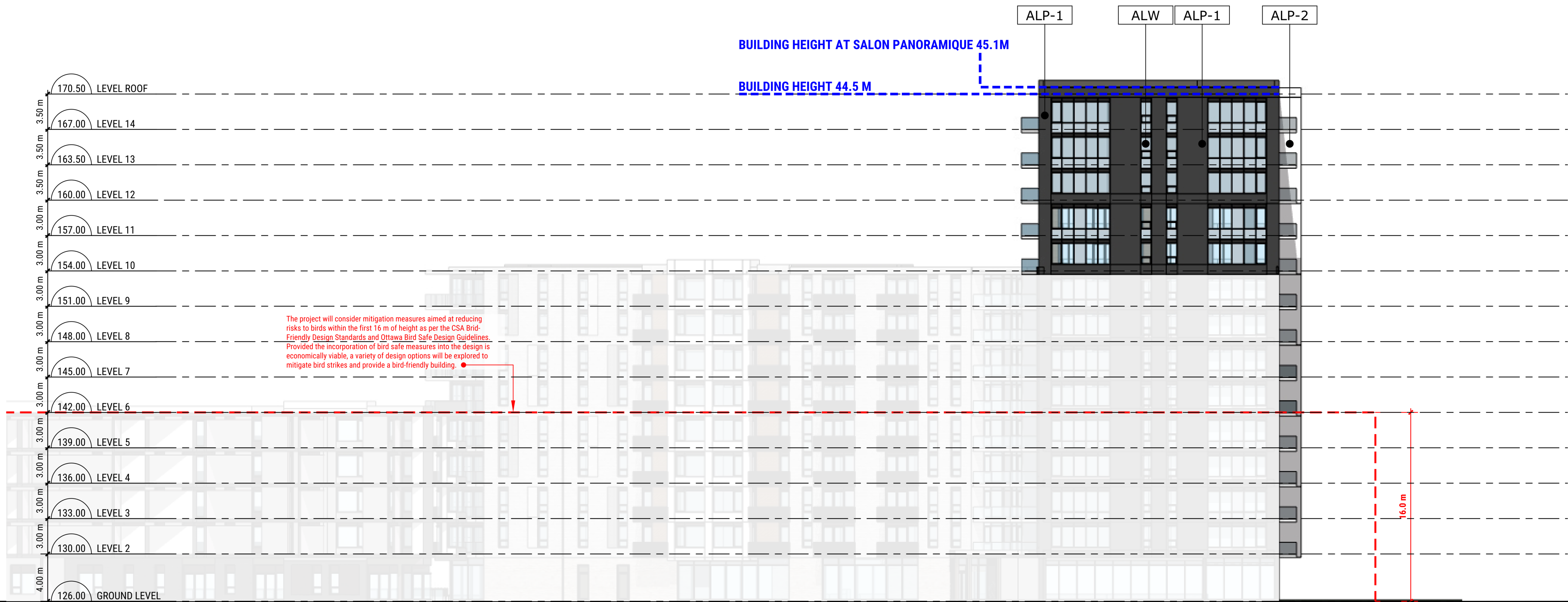
PROJECT NO: 2301	SCALE: 1 : 200	DRAWING NO.: ZB3.0
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB3.04- RA- EAST ELEVATION





KEY PLAN 1 : 1500



ALP-1

ALUMINUM PANEL 1

ALP-2

ALUMINUM PANEL 2

ALP-3

ALUMINUM PANEL 3

BRM-1

BRICK MASONRY 1

BRM-2

BRICK MASONRY 2

STM

STONE MASONRY

MS-1

METAL SIDING 1

MS-2

METAL SIDING 2

ALW

ALUMINUM WINDOWS/
SPANDREL GLASS

ALG

ALUMINUM GUARD RAIL

GLG

GLASS GUARD RAIL

LEGROUPE^{MD}
MAURICE
LES RETRAITÉS
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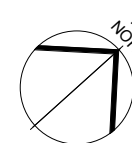
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PROJECT/LOCATION:

CARP & HAZELDEAN

1174 CARP RD, OTTAWA, ON K2S 1B9

DRAWING TITLE:

**SOUTH EAST
ELEVATION**

PROJECT NO:
2301

SCALE:
1 : 200

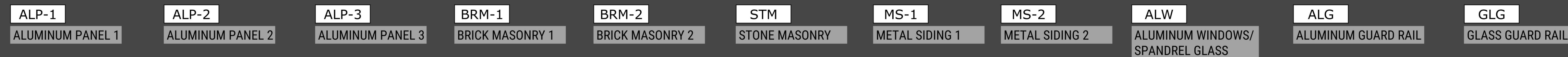
DRAWN BY:
CH

DATE:
July 4, 2025

DRAWING NO.:
ZB3.06

REVISION NO.: A

ZB3.06- RA- SOUTH EAST ELEVATION



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BUILDING HEIGHT AT SALON PANORAMIQUE 45.1 M

BUILDING HEIGHT 44.5 M

BUILDING HEIGHT 29 M

The project will consider mitigation measures aimed at reducing risks to birds within the first 16 m of height as per the CSA Bird-Friendly Design Standards and Ottawa Bird Safe Design Guidelines. Provided the incorporation of bird safe measures into the design is economically viable, a variety of design options will be explored to mitigate bird strikes and provide a bird-friendly building. ●

16.0 m

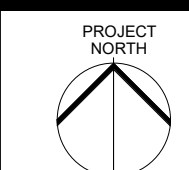
WEST ELEVATION - COURTYARD

ALP-1	ALP-2	ALP-3	BRM-1	BRM-2	STM	MS-1	MS-2	ALW	ALG	GLG
ALUMINUM PANEL 1	ALUMINUM PANEL 2	ALUMINUM PANEL 3	BRICK MASONRY 1	BRICK MASONRY 2	STONE MASONRY	METAL SIDING 1	METAL SIDING 2	ALUMINUM WINDOWS/ SPANDREL GLASS	ALUMINUM GUARD RAIL	GLASS GUARD RAIL

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NO.	DATE	REVISION

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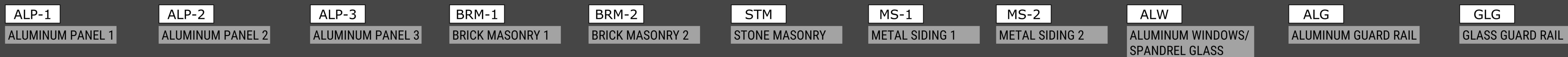


1174 CARP RD. OTTAWA, ON K2S 1B

WEST ELEVATION
(COURTYARD)

PROJECT NO: 2301	SCALE: 1 : 200	DRAWING NO.: ZB3.0
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB3.08- RA- SOUTH WEST & WEST ELEVATION
(COURTYARD)



300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K1

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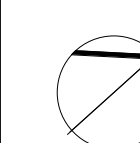
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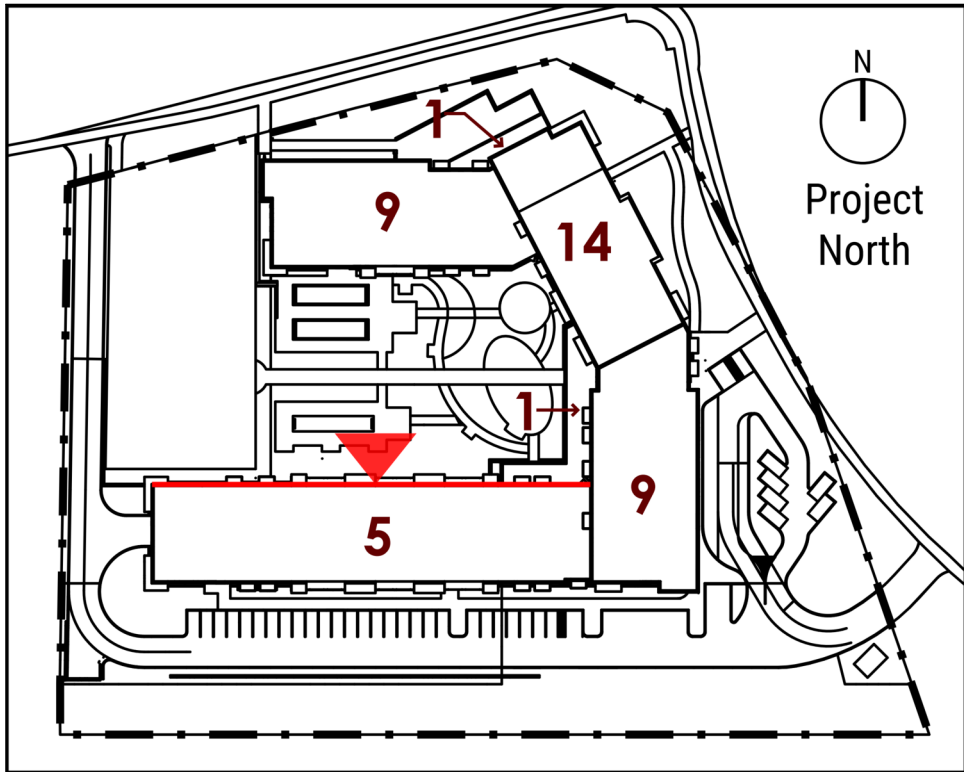
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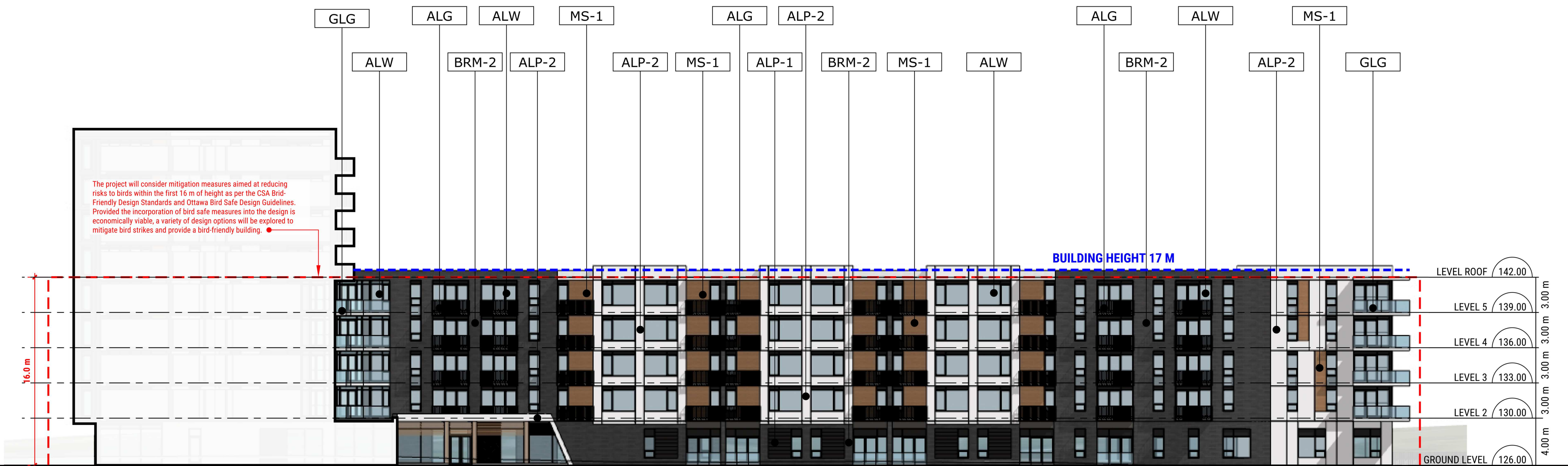
1174 CARP RD, OTTAWA, ON K2S 1B9

PROJECT NO: 2301	SCALE: 1 : 200	DRAWING NO.: ZB3.0
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB3.09- RA- SOUTH ELEVATION (COURTYARD)



KEY PLAN 1 : 1500



ALP-1	ALP-2	ALP-3	BRM-1	BRM-2	STM	MS-1	MS-2	ALW	ALG	GLG
ALUMINUM PANEL 1	ALUMINUM PANEL 2	ALUMINUM PANEL 3	BRICK MASONRY 1	BRICK MASONRY 2	STONE MASONRY	METAL SIDING 1	METAL SIDING 2	ALUMINUM WINDOWS/ SPANDREL GLASS	ALUMINUM GUARD RAIL	GLASS GUARD RAIL

LEGROUPE
MAURICE
LES RETRAITÉS
NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

A	250704	RESUBMITTED FOR ZBA
NO.	DATE	REVISION

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

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

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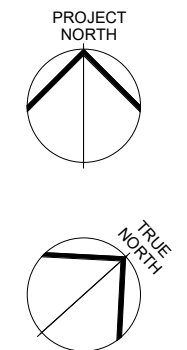
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ARCHITECTURE



PROJECT/LOCATION:
CARP & HAZELDEAN

1174 CARP RD, OTTAWA, ON K2S 1B9

DRAWING TITLE:
NORTH ELEVATION
(COURTYARD)

PROJECT NO: 2301	SCALE: 1 : 200	DRAWING NO.: ZB3.10
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB3.10- RA- NORTH ELEVATION (COURTYARD)