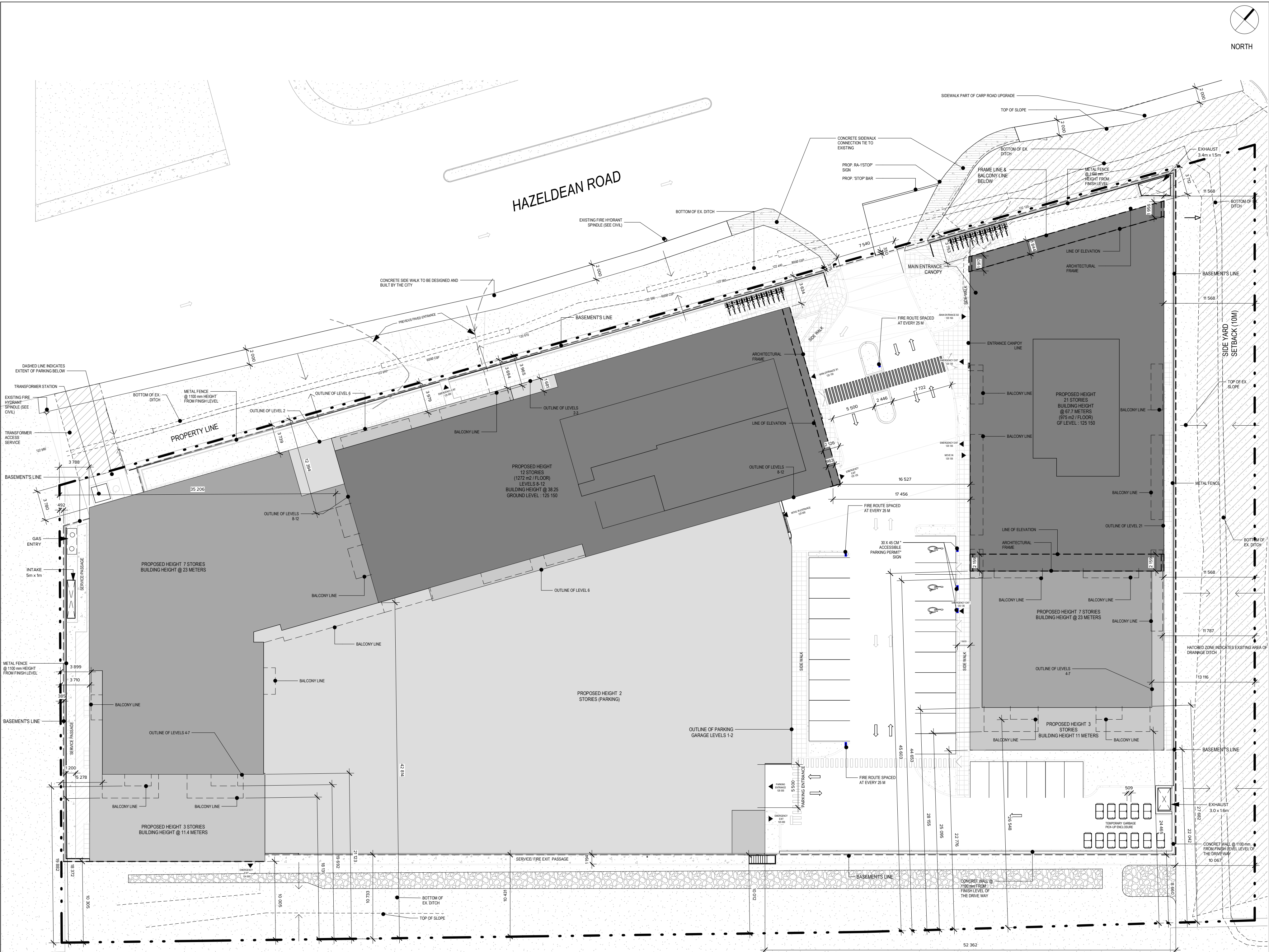
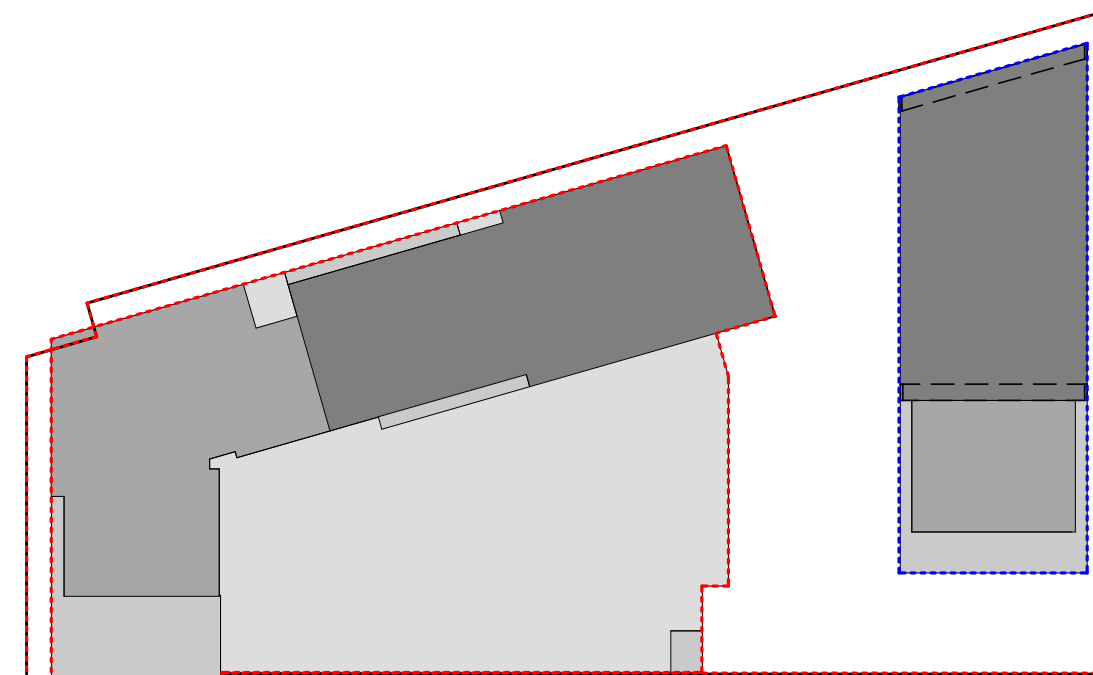




1 SITE PLAN - SPA
SCALE: 1 : 300

CONSTRUCTION PHASE DIAGRAM



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FELIX ALLAIRE
4329163 CANADA INC.
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P.O. BOX 1791
STITTSVILLE, ON K2S 1B4

CONSULTANTS

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ACDF ARCHITECTURE
201, 6250 RUE HUTCHISON, MONTREAL, QUEBEC H2V 4C3

CIVIL ENGINEER
MAXIME LONGTIN
5430 CANOTEK RD, OTTAWA, ON
SURVEYOR

PROJECT DESCRIPTION:		2 RESIDENTIAL BUILDING
PROPOSED DESIGN	12 STORY	
BUILDING 01	21 STORY	
BUILDING 02		
LOCAL AUTHORITY	CITY OF OTTAWA	
PH. NUMBER	46753-0270, 0271, 0272	
MUNICIPAL ADDRESS	6310 HAZELDEAN ROAD	
LEGAL DESCRIPTION	Part of lot 22, concession 12, Geographic Township of Goulbourn, city of Ottawa	
SITE INFORMATION:		
LOT AREA	12,014m ²	
LOT FRONTAGE	152m	
LOT DEPTH	78.5m	
BUILDINGS INFORMATION:		
BUILDING AREA 01	5,030m ²	
BUILDING AREA 02	1,325m ²	
BUILDING FLOOR AREA (ABOVE GRADE)		
BUILDING 01 PROPOSED USE:	HIGH-RISE DWELLING UNITS	
BUILDING 02 PROPOSED USE:	HIGH-RISE DWELLING UNITS	
BUILDING 01 NUMBER OF UNITS	248	
BUILDING 02 NUMBER OF UNITS	209	
TOTAL NUMBER OF UNITS	457	
PROJECT ZONING BY LAW AND APPLICABLE BUILDING CODE:		
ZONING TABLE		
MINIMUM LOT AREA	AM52/102/5501 Provisions	PROPOSED
Table 185	No minimum	12,014m ²
MINIMUM LOT WIDTH	Table 185	154m
MINIMUM FRONT YARD SETBACK	Schedule 501	Building 01: 0.3 m Building 02: 0.3 m
MINIMUM INTERIOR SIDE YARD	Schedule 501	Building 01 (East): N/A Building 01 (West): 0.2 m Building 02 (East): 10.2 m Building 02 (West): N/A
MINIMUM REAR YARD	Schedule 501	10 m
MINIMUM BUILDING HEIGHT	Schedule 501	Area A: 41 m Area B: 65.37 m Area C: 24 m Area D: 11.4 m Area E: 0 m Area F: 1.8 m
MINIMUM SETBACK ABOVE 4 th FLOOR FOR ANY PORTION OF A BUILDING 10 FLOOR OR MORE	Table 185	Building 1: 1.5 m Above the 8 th floor for a portion of building, no set back for remainder Building 2: 0 m (no setback)
MAXIMUM FLOOR SPACE INDEX	N/A	N/A
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	Section 7	Total 6 m ² / Dwelling unit (2,736 m ²)
MINIMUM INTERIOR SIDE AND REAR YARD SETBACK	Section 107	Building 02 Private: 2415.29 m ² Communal: 50% of the required total amenity area (1,368 m ²)
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	Section 7	1800 m ²
MINIMUM INTERIOR SIDE AND REAR YARD SETBACK	Section 107	11.5 m
MINIMUM SEPARATION DISTANCE BETWEEN TOWERS ON THE SAME LOT	Table 185	19 m
ORNAMENTAL ELEMENTS SUCH AS SILL, BELT COURSES, CORNICES, PARAPETS AND PLASTER	Table 65(3)	0.6 m, but not closer than 0.6 m to a lot line
MINIMUM VEHICLE PARKING SPACE RATE	Table 185	0.75 spaces/unit (343 spaces)
VEHICLE PARKING SIZE	Section 2102	2.6 m wide x 5.2 long Fifty percent of spaces may be reduced to 2.4 m x 4.6 m for compact cars
MINIMUM VISITOR PARKING SPACE	Section 105	0.2 spaces/units (91 spaces)
MINIMUM ADLE AND DRIVEWAY SIZE	Section 107	Alley 6 m Driveway (double traffic) min: 6 m
MINIMUM LANDSCAPING PROVISIONS FOR PARKING LOTS		15% of the area of any parking lot provided as perimeter of interior landscape area.

Section 110	1.5 m landscape buffer	Provided
OUTDOOR REFUSE	Located 3 m (minimum) from a lot line	East setback 12.6 m
Section 110	Screened from view by an opaque screen with a height of 2 m	South (East) setback 9 m
MINIMUM BICYCLE PARKING SPACE RATE	1 Space dwelling unit (457 spaces)	477 spaces
LOCATION OF BICYCLE PARKING SPACES	A maximum of 50% of the required bicycles spaces or 15 spaces which ever is greater may be in a landscape area	24 Exterior bicycle spaces
MINIMUM BICYCLE PARKING SPACE PROVISIONS	Horizontal: 0.6 m x 1.8 m Vertical: 0.6 m x 1.5 m Stacked: 0.37 m x 1.8 m Aisle: 1.5 m	Horizontal: 0.6 m x 1.8 m provided Vertical: 0.6 m x 1.5 m Aisle: 1.5 m provided

PROJECT STATISTICS:		
GFA Calculation - (Zoning by Law Part 1 - Definitions)		
Building 01:		
GROUND FLOOR	1069 m ²	
2 nd FLOOR	1267 m ²	
3 rd FLOOR	1681 m ²	
4 th FLOOR	1917 m ²	
5 th FLOOR	1904 m ²	
6 th FLOOR	1886 m ²	
7 th FLOOR	1880 m ²	
8 th FLOOR	1040.30 m ²	
9 th FLOOR	1040.30 m ²	
10 th FLOOR	1040.30 m ²	
11 th FLOOR	1040.30 m ²	
12 th FLOOR	1040.30 m ²	
13 th FLOOR	1040.30 m ²	
14 th FLOOR	1040.30 m ²	
15 th FLOOR	1040.30 m ²	
16 th FLOOR	1040.30 m ²	
17 th FLOOR	1040.30 m ²	
18 th FLOOR	1040.30 m ²	
19 th FLOOR	1040.30 m ²	
20 th FLOOR	1040.30 m ²	
21 st FLOOR	1040.30 m ²	
TOTAL	16,862 m ²	
Building 02:		
GROUND FLOOR	850 m ²	
2 nd FLOOR	1,142 m ²	
3 rd FLOOR	1,196 m ²	
4 th FLOOR	1,048 m ²	
5 th FLOOR	1,050 m ²	
6 th FLOOR	1,050 m ²	
7 th FLOOR	1,050 m ²	
8 th FLOOR	787 m ²	
9 th FLOOR	787 m ²	
10 th FLOOR	787 m ²	
11 th FLOOR	787 m ²	
12 th FLOOR	787 m ²	
13 th FLOOR	787 m ²	
14 th FLOOR	787 m ²	
15 th FLOOR	787 m ²	
16 th FLOOR	787 m ²	
17 th FLOOR	787 m ²	
18 th FLOOR	787 m ²	
19 th FLOOR	787 m ²	
20 th FLOOR	787 m ²	
21 st FLOOR	787 m ²	
TOTAL	15,464 m ²	
UNIT MIX:		
BUILDING 01	STUDIO	1 BEDROOM
BUILDING 02	2 BEDROOMS	3 BEDROOMS
TOTAL	45	209
TOTAL BUILDING 01 + BUILDING 02 209+457		

CAR PARKING BREAKDOWN:		
REGULAR PARKING 2.6m x 5.2m	355	
SMALL PARKING (COMPACT) 2.4m x 4.2m	95	
ACCESSIBLE TYPE A 3.4m x 5.2m	7	
ACCESSIBLE TYPE B 3.5 m x 5.2m	7	
VISITORS PARKING 2.6m x 5.2m	62	
TOTAL	556	
BICYCLE BREAKDOWN:		
INTERIOR BICYCLE SPACE	463	
EXTERIOR BICYCLE SPACE	24	
TOTAL	477	

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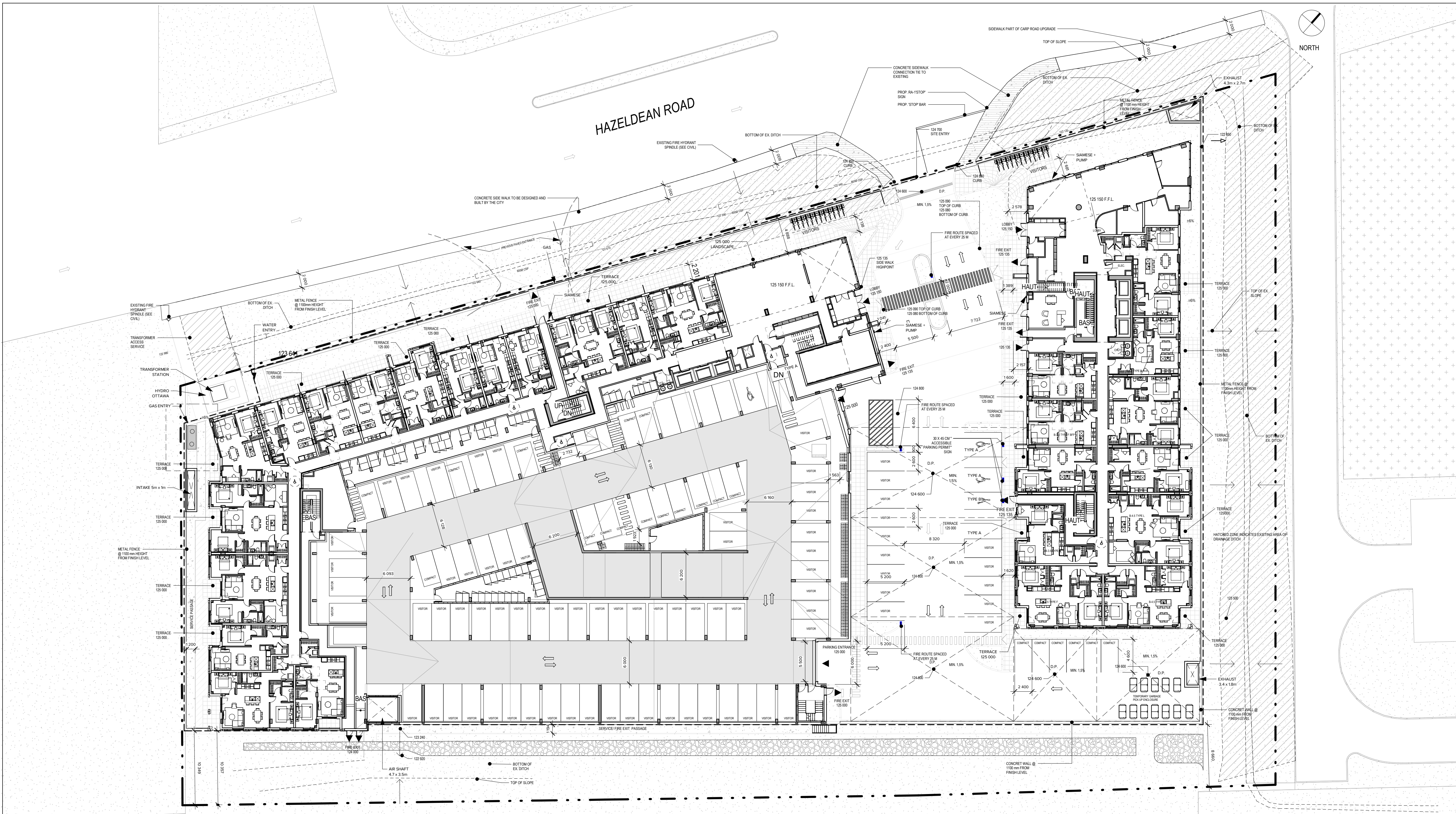
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PROJECT

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DRAWING
SITE PLAN

OSCEAU ASSOCIATION OF ARCHITECTS JOAN RENAUD LICENCE 10089		DOSSIER / NUMBER 25-1839 DESSIN / DRAWING NO A-025 DATE JANUARY 2026 ÉCHELLE / SCALE As indicated	RÉV. NO. 2
DESIGNED PAR / CONÇU PAR FM		VERIFIÉ PAR / VÉRIFIÉ PAR FM	



1 SITE PLAN GROND FLOOR
A-026 SCALE: 1 : 300

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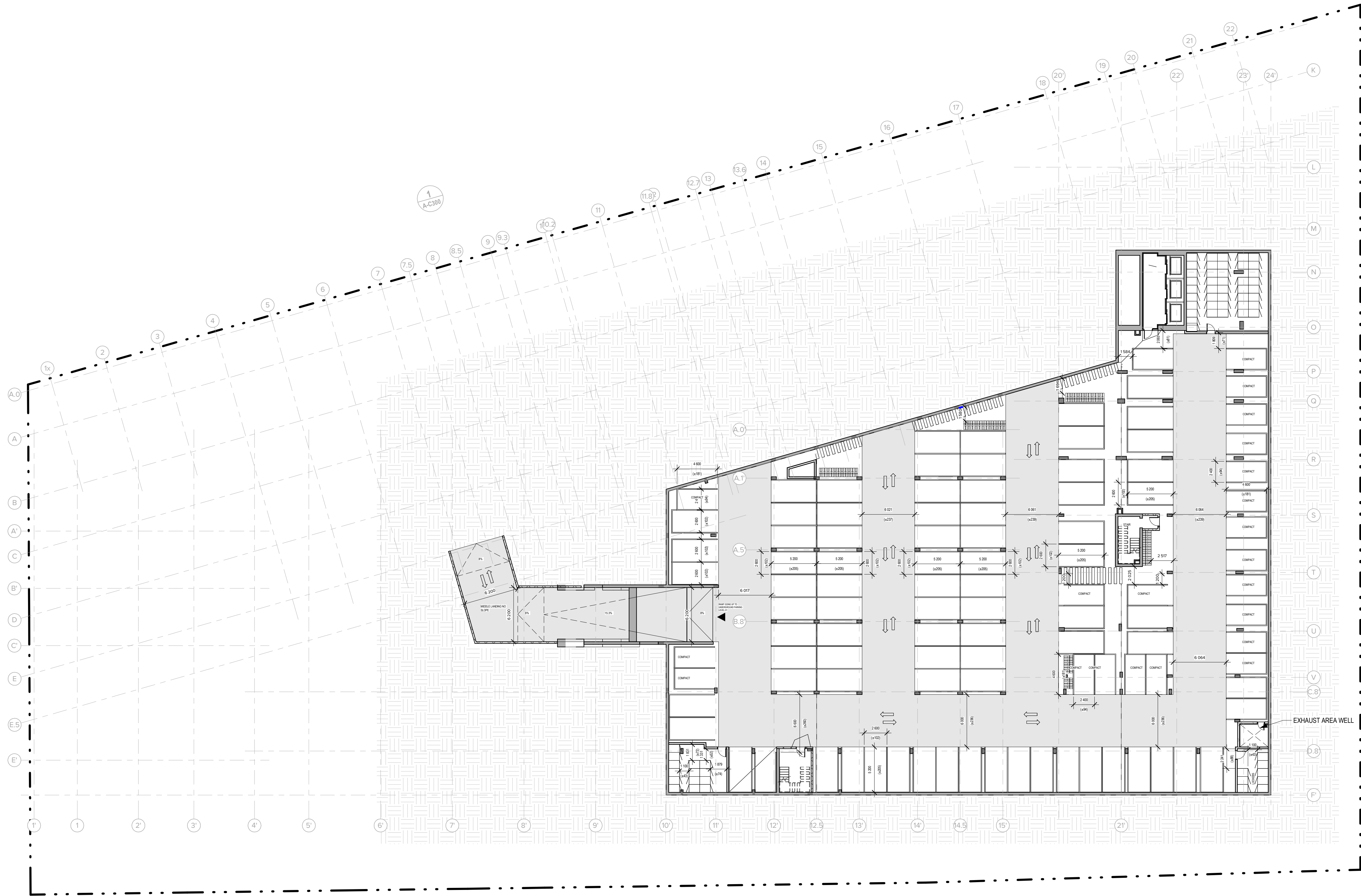
PROJECT

SCALIA
STITTSVILLE-HAZELDEAN
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
SITE PLAN GROUND FLOOR

ONTARIO ASSOCIATION OF ARCHITECTS JOAN RENAULT LICENCE 10089	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-026
	REV. NO.	2
	DATE	JANUARY 2026
	ÉCHELLE / SCALE	1 : 300
DESIGNÉ PAR / DRAWN BY	VERIFIÉ PAR / VERIFIED BY	
Auteur	Vérificateur	

FORMAT: A1



1 LEVEL UNDERGROUND PARKING - 2
A-099 SCALE: 1 : 250

PARKING - UNDERGROUND LEVEL 2	
Total	Type
25	2.4 x 4.6m (COMPACT)
78	2.6m X 5.2m
TOTAL : 103	

BICYCLES - UNDERGROUND LEVEL 2		
Racks	Bikes	Niveau
52	52	LEVEL - 2 - UNDERGROUND PARKING
TOTAL : 52		

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PROJECT

SCALIA
STITTSTVILLE-HAZELDEAN
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING

UNDERGROUND PARKING PLAN 02

SCEAU ASSOCIATION OF ARCHITECTS		DOSSIER / NUMBER	
25-1839		25-1839	
DESSIN / DRAWING NO		REV. NO.	
A-099		2	
DATE		JANUARY 2026	
ÉCHELLE / SCALE		1 : 250	
DESIGNÉ PAR / DRAWN BY		VÉRIFIÉ PAR / VERIFIED BY	
Author		Checker	

FORMAT: A1



BICYCLES - UNDERGROUND LEVEL 1		
Racks	Bikes	Niveau
254	254	LEVEL -1 - UNDERGROUND PARKING HIGH
TOTAL : 254		

OSCA ONTARIO ASSOCIATION OF ARCHITECTS  JOAN RENAUD LICENCE 10089	DOSSIER / NUMBER	
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	DESSIN / DRAWING NO.	REV. NO.
	A-100	2
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JANUARY 2026		
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FILE NUMBER D07-12-25-0121 PLAN NUMBER 19408



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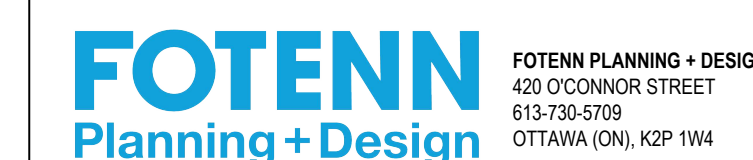
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PLANNER



CIVIL



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LANDSCAPE ARCHITECTS

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STRUCTURE

LEROUX + CYR
Solutions structurales

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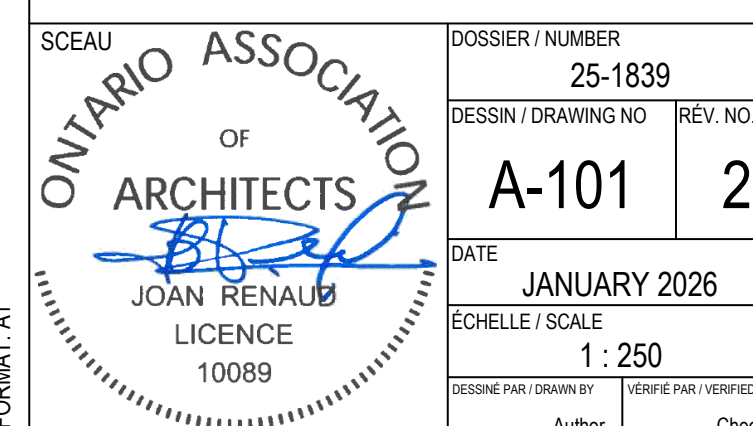
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SCALIA

STITTSVILLE-HAZELDEAN

6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
GROUND FLOOR PLAN



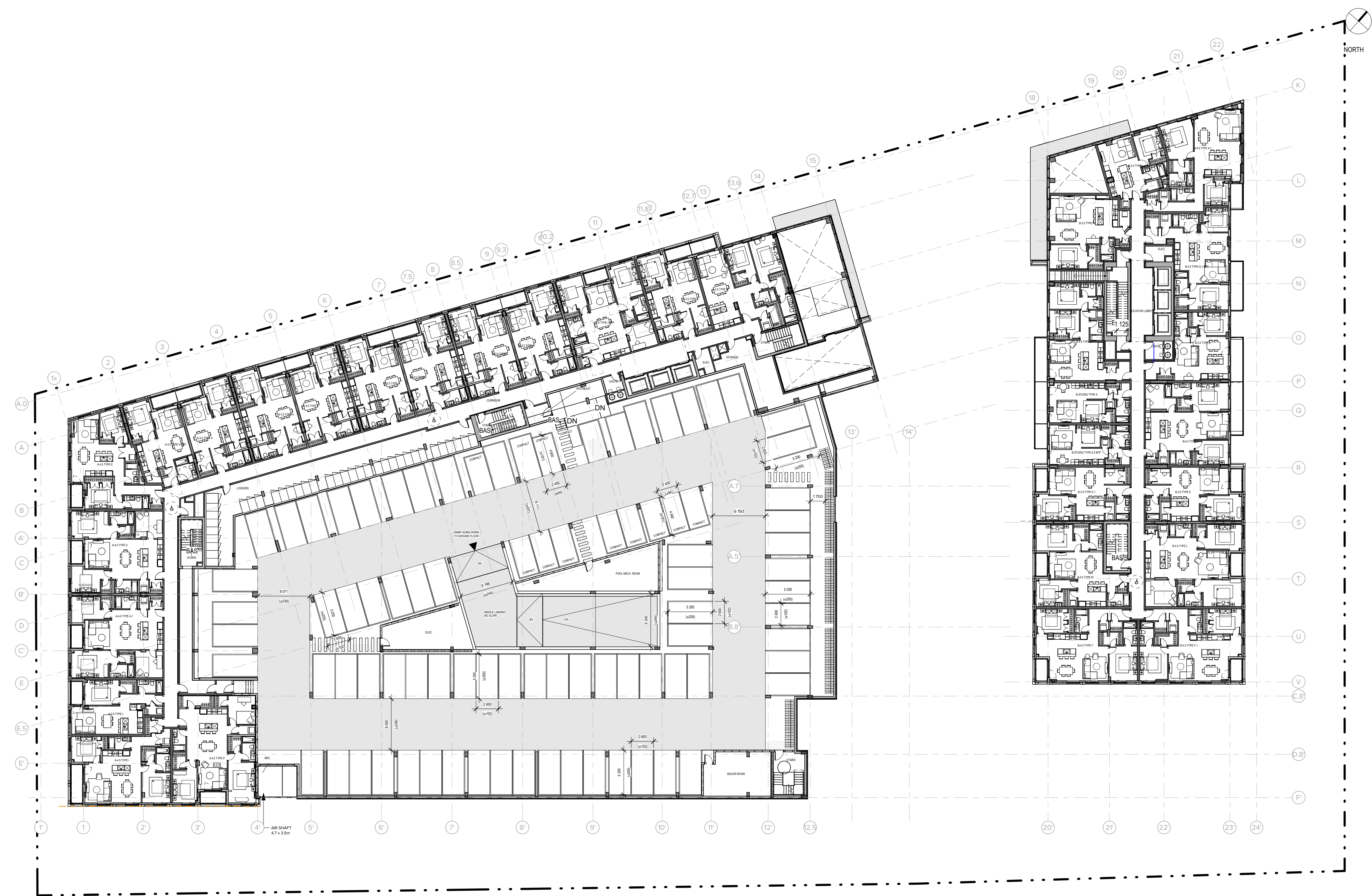
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FILE NUMBER D07-12-25-0121 PLAN NUMBER 19408

2 LEVEL 1 - B1 & B2
A-101 SCALE:1 : 250

PARKING - LEVEL 1	
Total	Type
16	2.4 x 4.6m (COMPACT)
1	2.4 x 5.2m + 1.5m (ACCESSIBLE- TYPE
87	2.6m X 5.2m
3	3.4 x 5.2m + 1.5m (ACCESSIBLE- TYPE
TOTAL: 107	

BICYCLES - LEVEL 1	
Racks	Bikes
66	66
6	24
TOTAL = 90	



1 LEVEL 2 - B1 & B2
SCALE: 1 : 250

PARKING - LEVEL 2	
Total	Type
12	2.4 x 4.6m (COMPACT)
74	2.6m X 5.2m
TOTAL: 86	

BICYCLES - LEVEL 2	
Racks	Bikes
81	81
TOTAL : 81	

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F : 450 778-1594

PROJECT

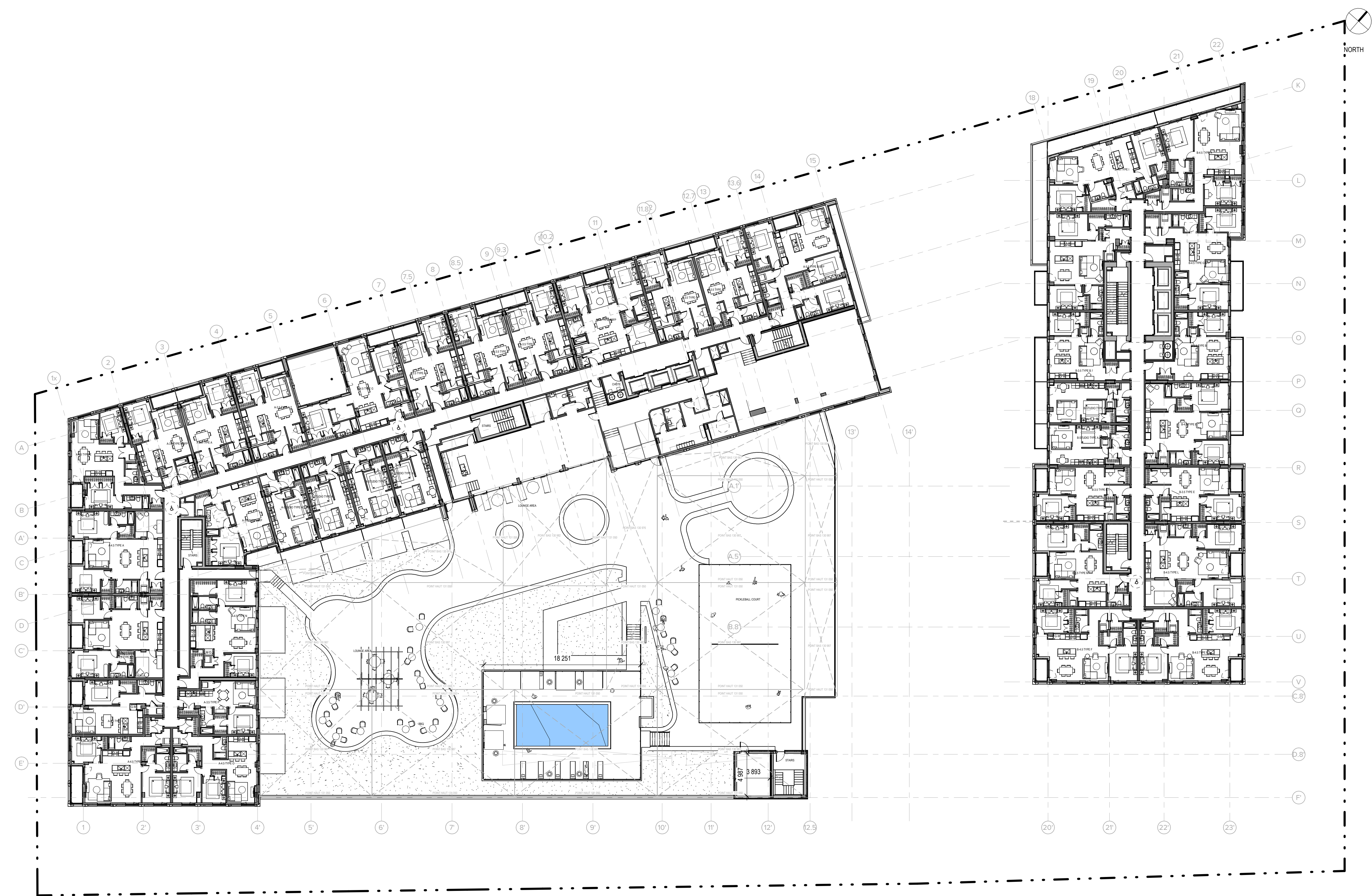
SCALIA
STITTVILLE-HAZELDEAN
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING

2ND FLOOR PLAN

SCEAU ASSOCIATION OF ARCHITECTS		DOSSIER / NUMBER	
		25-1839	
		DESSIN / DRAWING NO	RÉV. NO.
		A-102	2
		DATE	JANUARY 2026
ECHELLE / SCALE		1 : 250	
DESIGNÉ PAR / DRAWN BY		JOAN RENAULT	
LICENCE		10089	
Author		Checker	

FORMAT: A1



1 LEVEL 3-B1 & B2
A-103 SCALE: 1 : 250

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2	SPA REVISION 02	2026-01-26	FM
1	SPA REVISION 01	2025-11-05	FM

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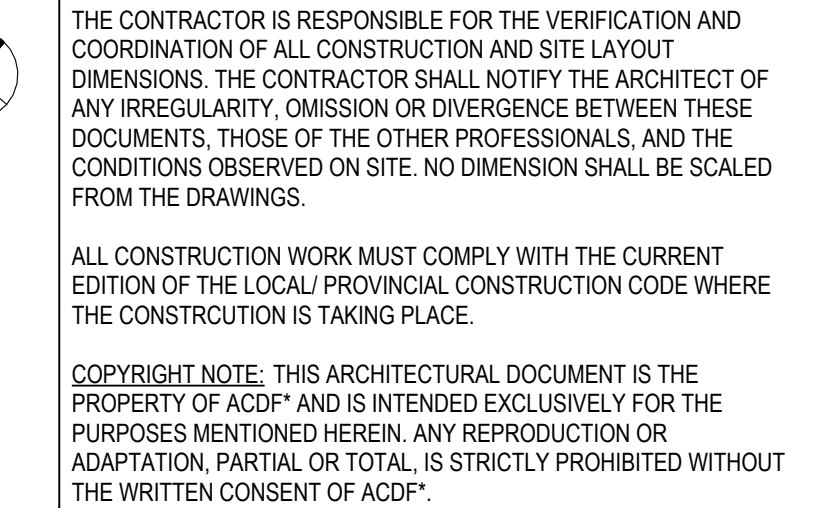
PROJECT

SCALIA
STITTVILLE-HAZELDEAN
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
3RD FLOOR PLAN

DOSSIER / NUMBER	25-1839
DESSIN / DRAWING NO	A-103
RÉV. NO.	2
DATE	JANUARY 2026
ÉCHELLE / SCALE	1 : 250
DESIGNÉ PAR / DRAWN BY	JOAN RENAULT
VERIFIÉ PAR / VERIFIED BY	10089
Author	Checker

FILE NUMBER D07-12-25-0121 PLAN NUMBER 19408



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SCEAU 	DOSSIER / NUMBER 25-1839	
	DESSIN / DRAWING NO A-104	REV. NO. 1
	DATE JANUARY 2026	
	ECHELLE / SCALE 1: 250	
DESSINE PAR / DRAWN BY Author		VERIFIE PAR / VERIFIED BY Checker

FILE NUMBER D07-12-25-0121 PLAN NUMBER 19408



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		PAR

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PROJECT

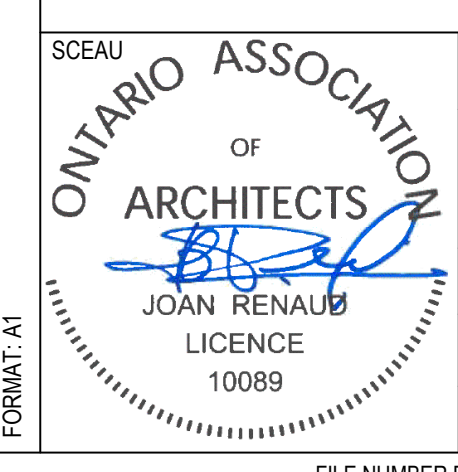
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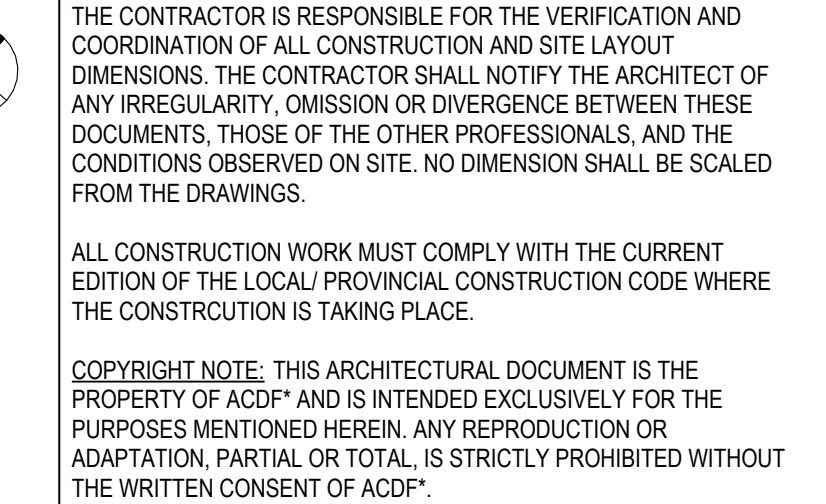
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING

5TH FLOOR PLAN

	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-105
	REV. NO.	1
	DATE	JANUARY 2026
	ECHELLE / SCALE	1 : 250
DESIGNER / DRAWN BY	JOAN RENAUD	
VERIFIER / CHECKED BY	JOAN RENAUD	
Author	Checker	

FORMAT: A1



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The logo for ACDF ARCHITECTS. It features the word "ARCHITECTS" in a small, black, sans-serif font at the top left. To its right is a large, stylized "ACDF" in a serif font, with the word "ARCHITECTURE" in a smaller, black, sans-serif font centered below it.

PROJECT

SCALIA

STITTSVILLE-HAZELDEAN

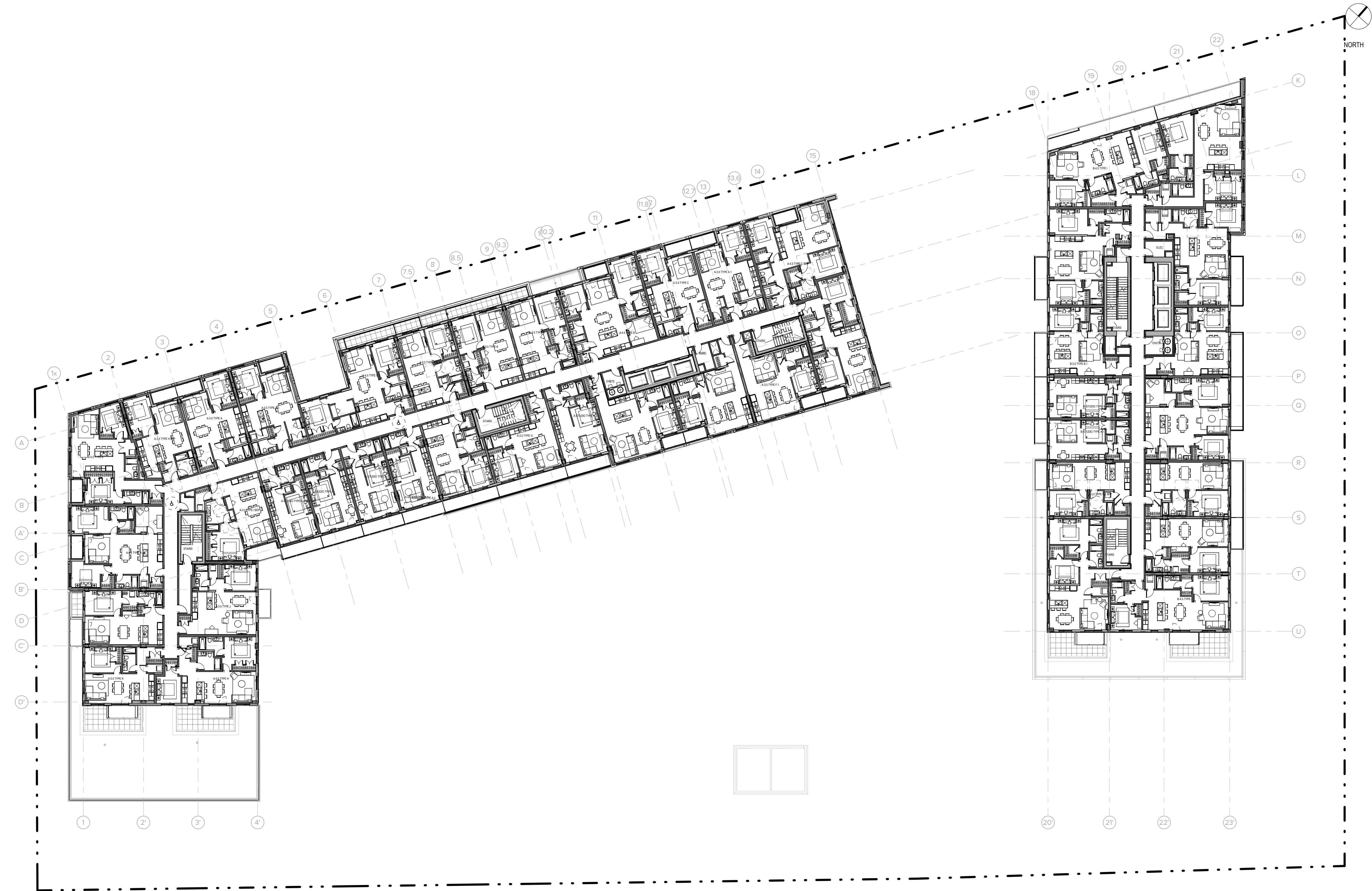
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
6TH FLOOR PLAN

SCEAU OF ARCHITECTS JOAN RENAULT LICENCE 10089	DOSSIER / NUMBER 25-1839	
	DESSIN / DRAWING NO A-106	RÉV. NO. 1
	DATE JANUARY 2026	
	ECHELLE / SCALE 1:250	
DESSINE PAR / DRAWN BY Author		VÉRIFIÉ PAR / VERIFIED BY Checker

FILE NUMBER D07-12-25-0121 PLAN NUMBER 19408

1
A-106



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PROJECT

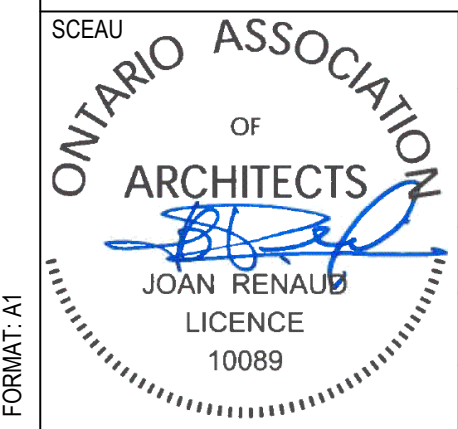
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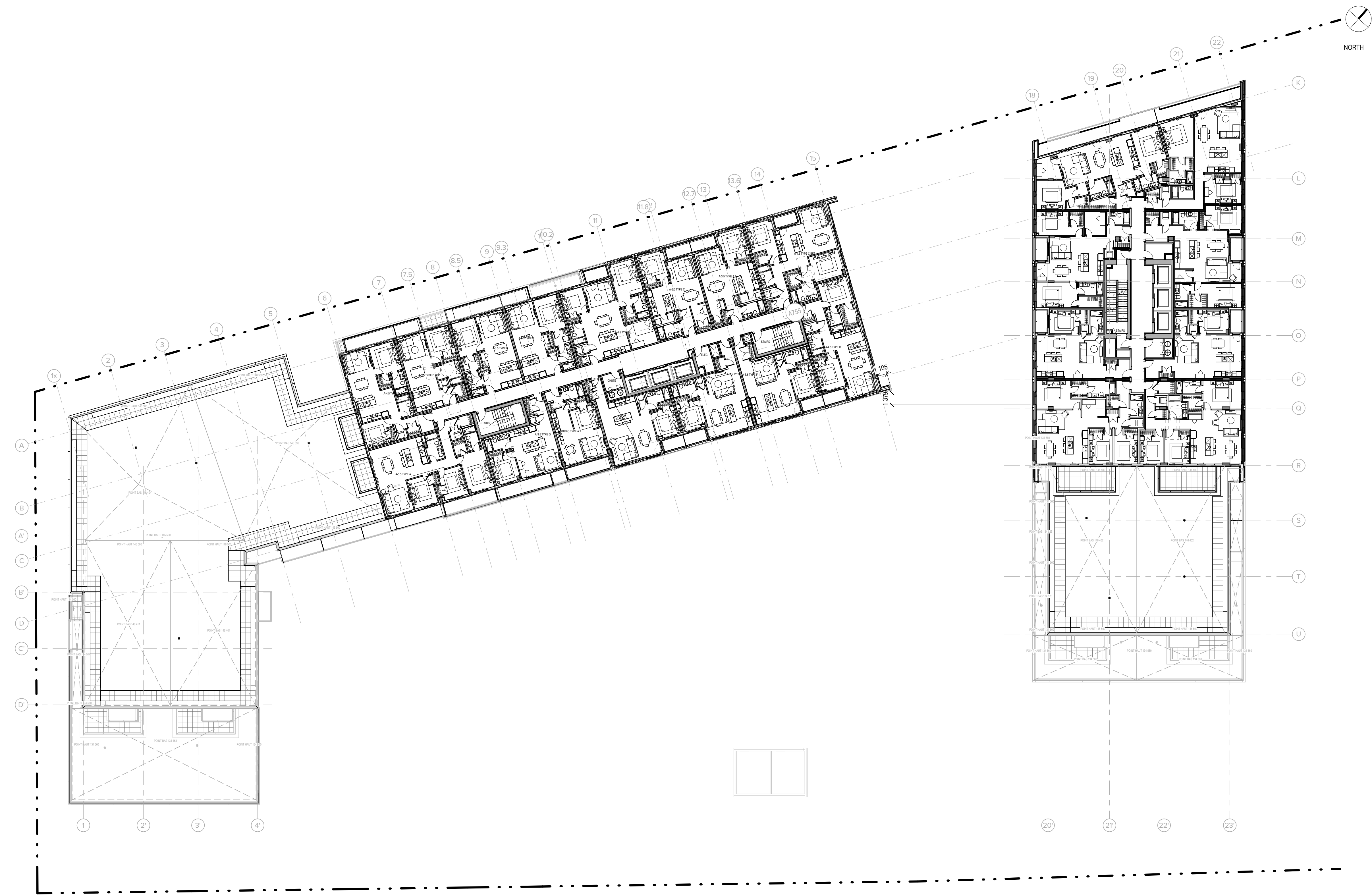
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DRAWING

7TH FLOOR PLAN

	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-107
	REV. NO.	1
	DATE	JANUARY 2026
	ECHELLE / SCALE	1 : 250
DESIGNÉ PAR / DRAWN BY	VERIFIÉ PAR / VERIFIED BY	
Author	Checker	



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1690, rue Girouard Ouest
QC J2S 2Z7
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PROJECT

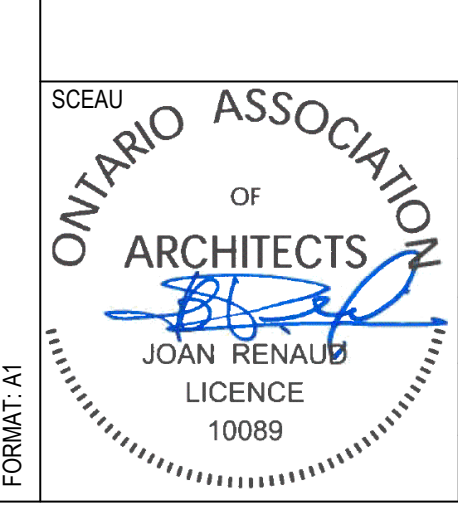
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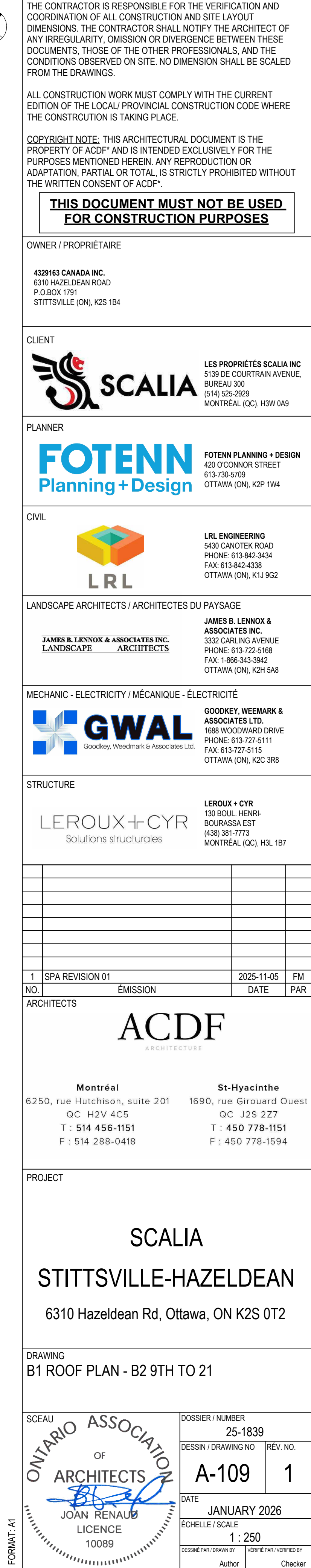
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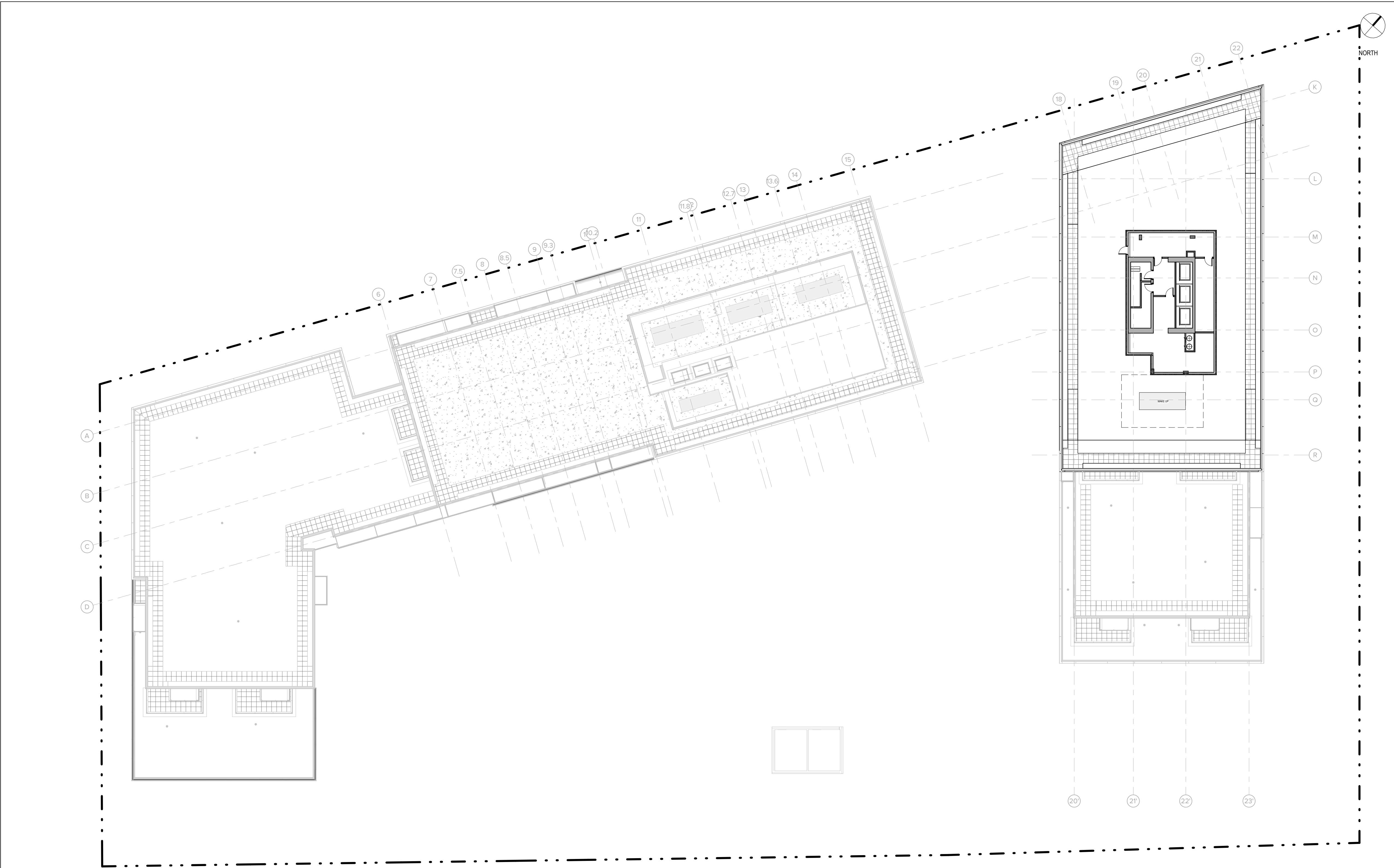
8TH TO 12TH FLOOR PLAN

	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-108
	REV. NO.	1
	DATE	JANUARY 2026
	ECHELLE / SCALE	1 : 250
DESIGNÉ PAR / DRAWN BY	JOAN RENAUD	LICENCE 10089
VERIFIÉ PAR / CHECKED BY		
Author	Checker	

FILE NUMBER D07-12-25-0121 PLAN NUMBER 19408



2 MECHANICAL EQUIPMENT SCREEN ELEVATION
A-109 SCALE: 1 : 250



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NO.	ÉMISSION	DATE
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F : 450 778-1594

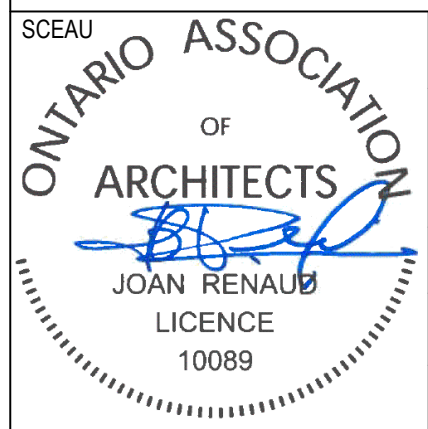
PROJECT

SCALIA

STITTVILLE-HAZELDEAN

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DRAWING
B2 ROOF PLAN

	DOSSIER / NUMBER 25-1839	
	DESSIN / DRAWING NO	RÉV. NO.
	A-110	1
	DATE JANUARY 2026	
	ÉCHELLE / SCALE 1 : 250	
DESIGNÉ PAR / DRAWN BY Author		VÉRIFIÉ PAR / VERIFIED BY Checker

FORMAT: A1

MATERIALS LEGEND	
1	PREFABRICATED CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
2	PRE-PAINTED STEEL CLADDING, ANTHRACITE COLOR (XONEST A2000 TYPE)
3	PREFABRICATED CONCRETE PANEL, DARK COLORED, SANDBLASTED FINISH
4	ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR (PAINFAB TYPE)
5	CORRUGATED ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR
6	TEMPERED DOUBLE GLAZING GLASS
7	TEMPERED DOUBLE GLAZING GLASS WITH BIRD SAFETY PROTECTION FILM
8	TEMPERED ULTRA CLEAR GLASS GUARDRAIL WITH CERAFRIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN NATURAL ANODIZED COLOR
9	TEMPERED ULTRA CLEAR GLASS GUARDRAIL WITH CERAFRIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR WITH BIRD PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAIL IN NATURAL ANODIZED COLOR
10	TEMPERED GLASS GUARDRAIL WITH CERAFRIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, BLACK COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN BLACK COLOR
11	TEMPERED GLASS GUARDRAIL WITH CERAFRIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, BLACK COLOR WITH BIRD PROTECTION FILM AND PRE-PAINTED ALUMINUM GUARDRAIL IN BLACK COLOR

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F : 450 778-1594

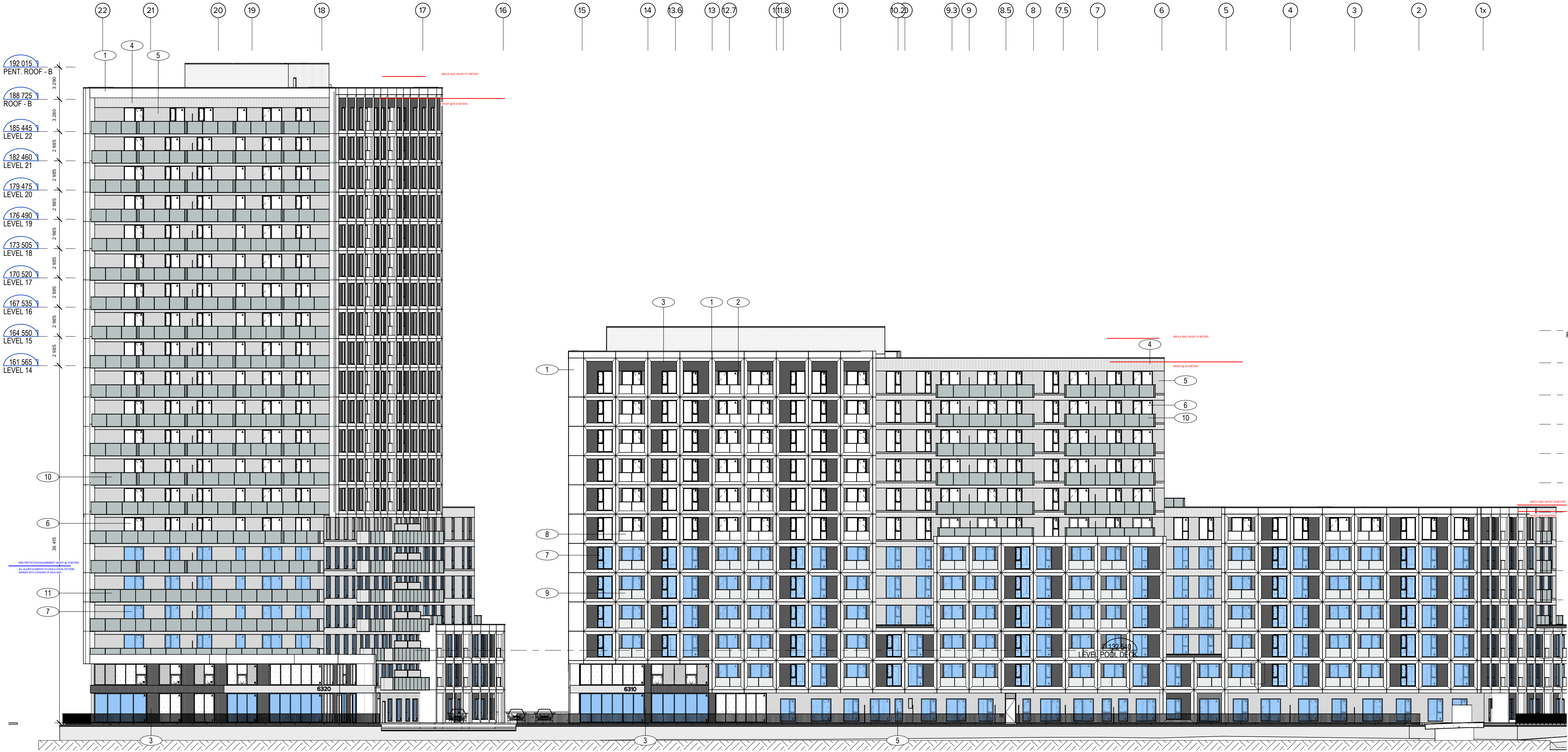
PROJECT

SCALIA
STITTSTVILLE-HAZELDEAN
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
NORTH ELEVATION

ONTARIO ASSOCIATION OF ARCHITECTS JOAN RENAULT LICENCE 10089	DOSSIER / NUMBER 25-1839	REV. NO. 1
	DESSIN / DRAWING NO A-300	
	DATE JANUARY 2026	
	ECHELLE / SCALE 1 : 250	
DESIGNER / DRAWN BY Author	VERIFIER / VERIFIED BY Checker	

FILE NUMBER D07-12-25-0121 PLAN NUMBER 19408



1 NORTH ELEVATION - HAZELDEAN ROAD
SCALE: 1:250

1	PREFABRICATED CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
2	PRE-PANDED STEEL CLADDING, ANTHRACITE COLOR (NORWEST ADOSS TYPE)
3	PREFABRICATED CONCRETE PANEL, DARK COLORED, SANDBLASTED FINISH
4	ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR (PANFAB TYPE)
5	CORRUGATED ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR
6	TEMPERED DOUBLE GLAZING GLASS
7	TEMPERED DOUBLE GLAZING GLASS WITH BIRD SAFETY PROTECTION FILM
8	TEMPERED ULTRA CLEAR GLASS GUARDRAIL WITH CERAFRIT - 3 MM HOLES SPACED 6 MM C/C, 60% COVERAGE, WHITE COLOR AND PRE-PAINTED ALUMINUM GUARDRAIL IN NATURAL ANODIZED COLOR
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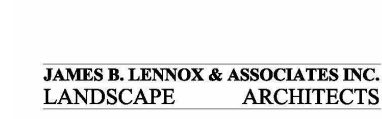
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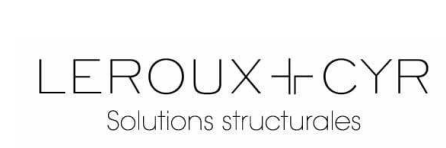
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2	SPA REVISION 02	2026-01-26	FM
1	SPA REVISION 01	2025-11-05	FM
NO.	ÉMISSION	DATE	PAR

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F : 450 778-1594

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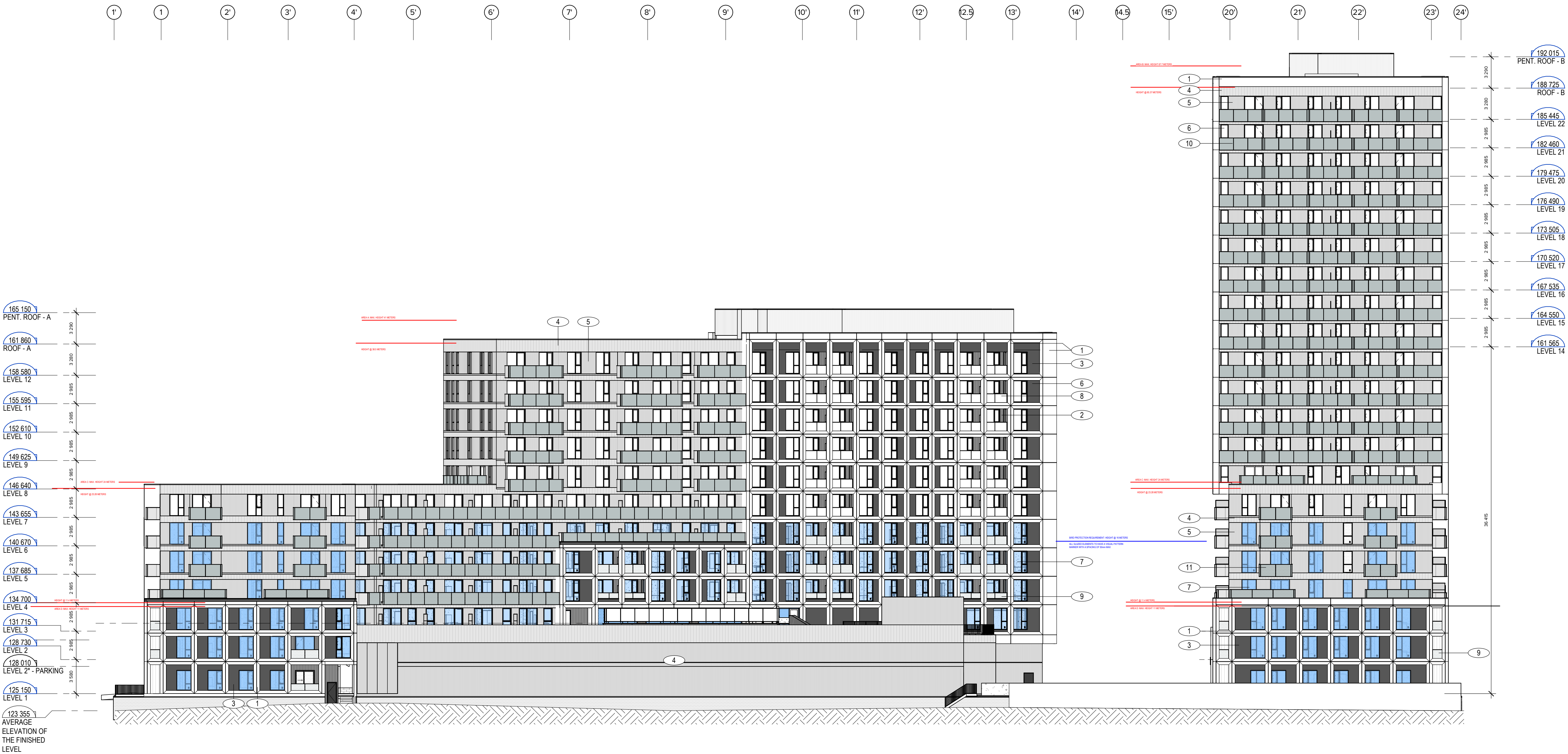
DRAWING

SOUTH ELEVATION

	DOSSIER / NUMBER	25-1839
	DESSIN / DRAWING NO	A-301
	RÉV. NO.	2
	DATE	JANUARY 2026
	ÉCHELLE / SCALE	1 : 250
DESIGNÉ PAR / DRAWN BY	JOAN RENAULT	VERIFIÉ PAR / VERIFIED BY
Author		Checker

FORMAT: A1

FILE NUMBER D07-12-25-0121 PLAN NUMBER 19408



1 SOUTH ELEVATION SPA
SCALE: 1 : 250

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STRUCTURE

[illegible]

ARCHITECTS

PROJECT

DRAWING
EAST ELEVATION

FORMAT: A1

FILE NUMBER D07-12-25-0121 PLAN NUMBER 19408



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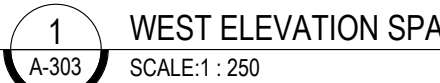
PROJECT

DRAWING

WEST ELEVATION

FORMAT: A1

FILE NUMBER D07-12-25-0121 PLAN NUMBER 19408



MATERIALS LEGEND	
1	PREFABRICATED CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
2	PRE-PAINTED STEEL CLADDING, ANTHRACITE COLOR (VCMWEST A2000 TYPE)
3	PREFABRICATED CONCRETE PANEL, DARK COLORED, SANDBLASTED FINISH
4	ALUMINUM PANELS, CHAMPAGNE METALLIC BRONZE COLOR (PANFAB TYPE)
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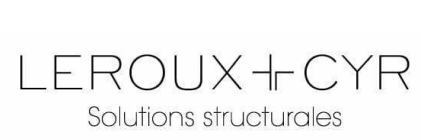
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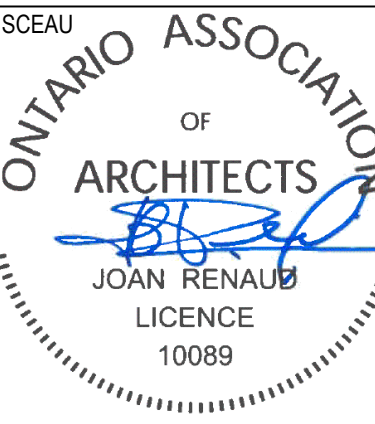
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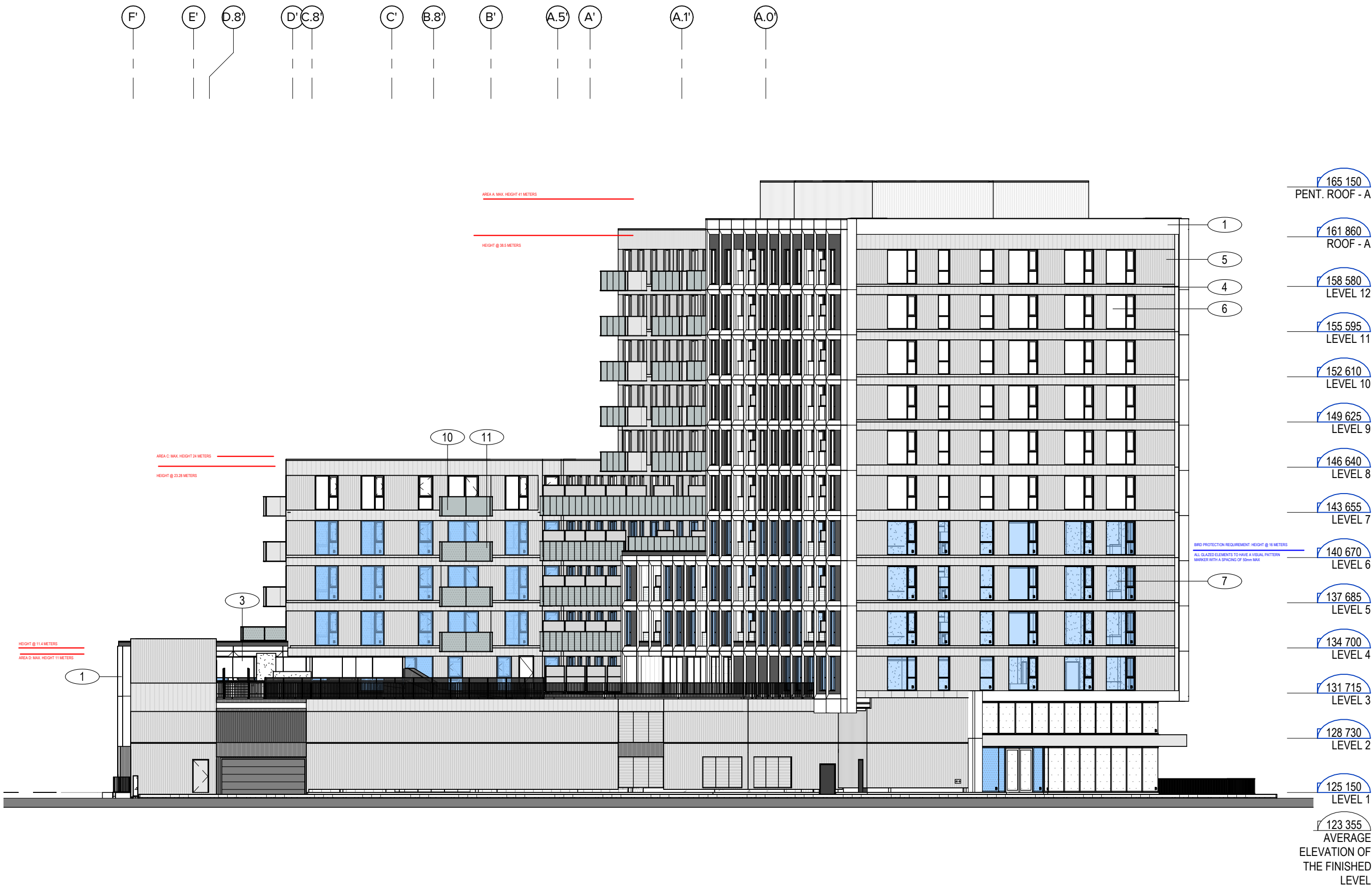
PROJECT

SCALIA
STITTSTVILLE-HAZELDEAN
6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
WEST ELEVATION BUILDING A

	DOSSIER / NUMBER 25-1839	
	DESSIN / DRAWING NO	RÉV. NO.
	A-304	1
	DATE JANUARY 2026	
	ÉCHELLE / SCALE 1 : 250	
DESIGNÉ PAR / DRAWN BY Author		VÉRIFIÉ PAR / VERIFIED BY Checker

FORMAT: A1



MATERIALS LEGEND	
1	PREFABRICATED CONCRETE PANEL, LIGHT COLORED, SANDBLASTED FINISH
2	PRE-PAINTED STEEL CLADDING, ANTHRACITE COLOR (VCMWEST A2000 TYPE)
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DRAWING
EAST ELEVATION BUILDING B

	DOSSIER / NUMBER 25-1839	
	DESSIN / DRAWING NO	RÉV. NO.
	A-305	1
	DATE JANUARY 2026	
	ÉCHELLE / SCALE 1 : 250	
DESIGNÉ PAR / DRAWN BY Author		VÉRIFIÉ PAR / VERIFIED BY Checker

