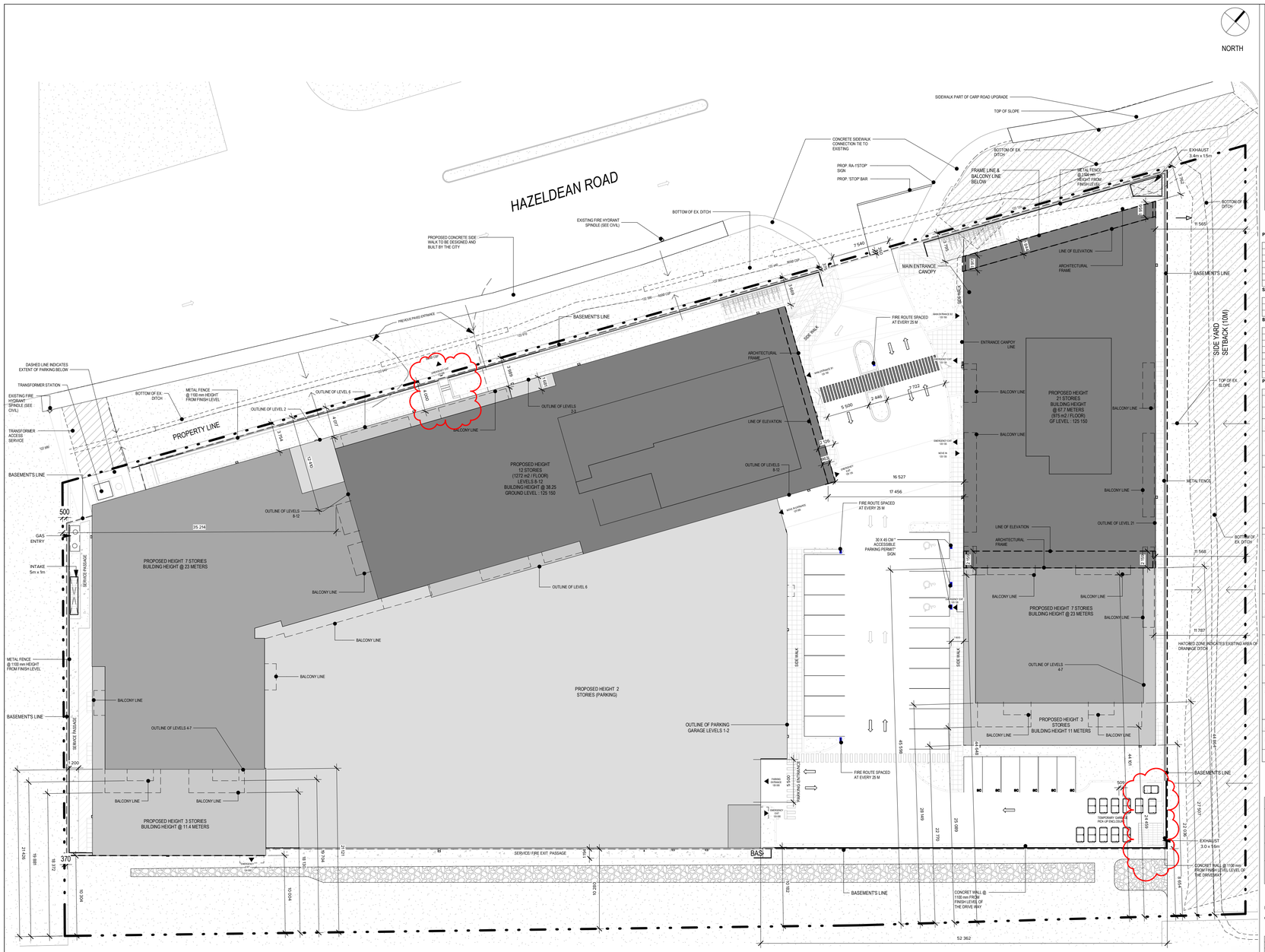
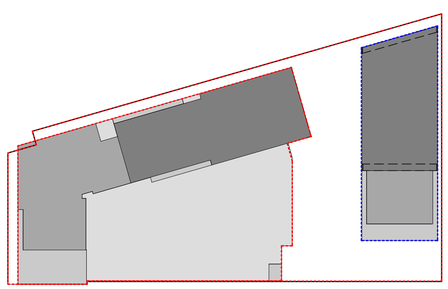


1 / A-025 SITE PLAN - SPA
SCALE:1 : 300

CONSTRUCTION PHASE DIAGRAM



PHASE 01 (Building 01 and Underground parking)

PHASE 02 (Tower 02)

CLIENT
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6310 HAZELDEAN ROAD
P.O.BOX 1791
STITTSVILLE, ON K2S 1B4

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CIVIL ENGINEER
MAXIME LONGTIN
5430 CANOTEK RD, OTTAWA, ON

SURVEYOR

PROJECT DESCRIPTION:

PROPOSED DESIGN	2 RESIDENTIAL BUILDING
BUILDING 01	12 STORY
BUILDING 02	21 STORY
LOCAL AUTHORITY	CITTY OF OTTAWA
PIN NUMBER	04753-0270, 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	12,014m²
LOT FRONTAGE	152m
LOT DEPTH	78.5m

BUILDINGS INFORMATION:

BUILDING AREA 01	5,030m²
BUILDING AREA 02	1,325m²
BUILDING FLOOR AREA (ABOVE GRADE)	
BUILDING 01 PROPOSED USE:	HIGH-RISE DWELLING UNITS
BUILDING 02 PROPOSED USE:	HIGH-RISE DEWLLING 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	AM9[2102] S501 Provisions	PROPOSED
MINIMUM LOT AREA Table 185	No minimum	12,014m²
MINIMUM LOT WIDTH Table 185	No minimum	154m
MINIMUM FRONT YARD SETBACK Schedule 501	3 m	Building 01: 0.3 m Building 02: 0.3 m
MINIMUM INTERIOR SIDE YARD Schedule 501	EAST: 10 m WEST: 3 m	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	8.2 m
MINIMUM BUILDING HEIGHT Schedule 501	Area A: 41 m Area B: 67.7 m Area C: 24 m Area D: 11 m Area E: 0 m Area F: 0 m	Area A: 38.5 m Area B: 65.37 m Area C: 23.28 m Area D: 11.4 m Area E: 0 m Area F: 1.8 m
MINIMUM SETBACK ABOVE 4TH FLOOR FOR ANY PORTION OF A BUILDING 10 FLOOR OR MORE Urban Exception 2102	1.5 m	Building 1: 1.5 m Above the 6th 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
AMENITY AREA Section 137 Apartment Building Mid-High Rise	Total 6 m² / Dwelling unite (2,736 m²) Communal: 50% of the required total amenity area (1,368 m²)	Building 01 Private Amenities: 1191.51m² Building 02 Private: 2415.29 m² Total Privat Amenities: 3606 m² Internal Communal Amenities: 720 m² External Communal Amenities: 2363.3 m² Total Communal Amenities: 3083 m²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS Section 77 Area B on Schedule 402	1800 m²	12014m²
MINIMUM INTERIOR SIDE AND REAR YARD SETBACK Section 77 Area B on Schedule 402	11.5 m	11.5 m
MINIMUM SEPRATION DISTANCE BETWEEN TOWERS ON THE SAME LOT Urban Exception 2102	19 m	17 m
ORNAMENTAL ELEMENTS SUCH AS SILLS, BELT COURSES, CORNICES, PARAPETS AND PILASTERS Table 65(3)	0.6 m, but not closer than 0.6 m to a lot line	Building 1: 1 m Building 2: 2.2 m
MINIMUM VEHICLE PARKING SPACE RATE Urban Exception 2102	0.75 spaces/ unit (343 spaces)	464 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	447 (2.6 m x 5.2 m), includes visitors 95 (2.4 m x 4.6 m), 7 (Accessible type A) and 7 (Accessible type B) Total 556
MINIMUM VISITOR PARKING SPACE Section 106	0.2 spaces/ units (91.6spaces)	92 spaces (2.6 m x 5.2m)
MINIMUM AISLE AND DRIVEAWAY SIZE Section 107	Aisle 6 m Driveway (double traffic) min: 6 m Max: 6.7 m	6m
MINIMUM LANDSCAPING PROVISIONS FOR PARKING LOTS	15% of the area of any parking lot provided as perimeter of interior landscape area.	Provided

Section 110	1.5 m landscape buffer	Provided
OUTDOOR REFUSE Section 110	Located 3 m (minimum) from a lot line. Screened from view by an opaque screen with a height of 2 m	East setback 12.6 m South (Rear) setback 9 m
MINIMUM BICYCLE PARKING SPACE RATE Section 111	1 Space dwelling unit (457 spaces)	477 spaces
LOCATION OF BICYCLE PARKING SPACES Section 111	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 Section 111	Horizontal: 0.6 m x 1.8 m Vertical: 0.5 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: 0.5 m x 1.5 m Aisle: 1.5 m provided

PROJECT STATISTICS:

GFA Calculation- (Zoning by Law Part 1- Definitions)

Building 01:

GROUND FLOOR	1065 m²
2ND FLOOR	1267 m²
3RD FLOOR	1681 m²
4TH FLOOR	1917 m²
5TH FLOOR	1904 m²
6TH FLOOR	1886 m²
7TH FLOOR	1880 m²
8TH FLOOR	1040.30 m²
9TH FLOOR	1040.30 m²
10TH FLOOR	1040.30 m²
11TH FLOOR	1040.30 m²
12TH FLOOR	1040.30 m²
TOTAL	16,802 m²

Building 02:

GROUND FLOOR	850 m²
2ND FLOOR	1,142 m²
3RD FLOOR	1,196 m²
4TH FLOOR	1,048 m²
5TH FLOOR	1,050 m²
6TH FLOOR	1,050 m²
7TH FLOOR	1,050 m²
8TH FLOOR	787 m²
9TH FLOOR	787 m²
10TH FLOOR	787 m²
11TH FLOOR	787 m²
12TH FLOOR	787 m²
13TH FLOOR	787 m²
14TH FLOOR	787 m²
15TH FLOOR	787 m²
16TH FLOOR	787 m²
17TH FLOOR	787 m²
18TH FLOOR	787 m²
19TH FLOOR	787 m²
20TH FLOOR	787 m²
21ST FLOOR	787 m²
TOTAL	16,404 m²

UNIT MIX:

	STUDIO	1 BEDROOM	2 BEDROOMS	3 BEDROOMS
BUILDING 01	33	142	67	6
BUILDING 02	12	63	106	28
TOTAL	45	205	173	34

TOTAL: BUILDING 01 248 + 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 2.5 m X 5.2m	7
VISITORS PARKING 2.6m X 5.2m	92
TOTAL	556

BICYCLE BREAKDOWN:

INTERIOR BICYCLE SPACE	453
EXTERIOR BICYCLE SPACE	24
TOTAL	477

FORMAT: A1

THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION AND SITE LAYOUT DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIVERGENCE BETWEEN THESE DOCUMENTS, THOSE OF THE OTHER PROFESSIONALS, AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION SHALL BE SCALED FROM THE DRAWINGS.

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LEROUX + CYR
130 BOUL. HENRI-BOURASSA EST
(438) 381-7773
MONTRÉAL (QC), H3L 1B7

NO.	ÉMISSION	DATE	PAR
3	SPA REVISION 03	2026-03-11	FM
2	SPA REVISION 02	2026-01-26	FM
1	SPA REVISION 01	2025-11-05	FM

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F : 514 288-0418

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QC J2S 2Z7
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F : 450 778-1594

PROJECT

SCALIA
STITTSVILLE-HAZELDEAN

6310 Hazeldean Rd, Ottawa, ON K2S 0T2

DRAWING
SITE PLAN

SCEAU: ONTARIO ASSOCIATION OF ARCHITECTS — JOAN RENAUD — LICENCE 10089

DOSSIER / NUMBER: 25-1839
DESSIN / DRAWING NO: A-025
REV. NO.: 3
DATE: FEBRUARY 2026
ÉCHELLE / SCALE: As indicated
DESSINÉ PAR / DRAWN BY: FM
VERIFIÉ PAR / VERIFIED BY: FM

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