

| PROPERTY DESCRIPTION       |  |                                                  |  |
|----------------------------|--|--------------------------------------------------|--|
| REZONE DEVELOPMENT PROJECT |  |                                                  |  |
| CITY OF OTTAWA PIN NUMBER  |  | 04462-0719, 04462-0733, 04462-0481 & 04462-0484  |  |
| MUNICIPAL ADDRESS          |  | 5872, 5880, 5884 HAZELDEAN ROAD & 7 SAVACE DRIVE |  |
| SITE INFORMATION           |  |                                                  |  |
| TOTAL SITE AREA:           |  | 5857 m <sup>2</sup>                              |  |

| SITE & ZONING                                      |                                                                                                                                                                   |                          |                                                                                             |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------|
| 5872, 5880, 5884 HAZELDEAN ROAD                    | 7 SAVACE DRIVE                                                                                                                                                    |                          |                                                                                             |
| ZONING TABLE                                       |                                                                                                                                                                   |                          |                                                                                             |
| GM14 H(11)                                         | R1D                                                                                                                                                               |                          |                                                                                             |
| CITY OF OTTAWA ZONING BY-LAW No. 2008-250          |                                                                                                                                                                   |                          |                                                                                             |
| REQUIRED                                           | REQUIRED                                                                                                                                                          | PROPOSED                 |                                                                                             |
| MINIMUM LOT AREA                                   | no minimum                                                                                                                                                        | 600m <sup>2</sup>        | 5857 m <sup>2</sup>                                                                         |
| MINIMUM LOT WIDTH                                  | no minimum                                                                                                                                                        | 20m                      | 78m                                                                                         |
| MINIMUM FRONT YARD AND CORNER SIDE YARD SETBACK    | 3m                                                                                                                                                                | FY = 6m<br>CSY = 4.5m    | FY = BLDG A: 3.9m<br>BLDG B: 4.4m<br>CSY = BLDG A: 3m                                       |
| HYDRO SETBACK                                      | 6m                                                                                                                                                                | 6m                       | 6m                                                                                          |
| ROW WIDENING                                       | 37.5m                                                                                                                                                             | -                        | Provided                                                                                    |
| MINIMUM INTERIOR SIDE YARD SETBACK                 | 1.2m                                                                                                                                                              | 1m                       | BLDG B: 9.7m<br>BLDG C: 5m                                                                  |
| MINIMUM REAR YARD SETBACK                          | 7.5m                                                                                                                                                              | 9m                       | RY = BLDG A: 42.8m<br>BLDG B: 9.7m<br>BLDG C: 3.9m                                          |
| MAXIMUM BUILDING HEIGHT                            | 11m                                                                                                                                                               | 11m (AREA C)             | BLDG A: 47.5m<br>BLDG B: 83.5m<br>BLDG C: 13m                                               |
| MAXIMUM LOT COVERAGE                               | -                                                                                                                                                                 | 40 %                     | 44.4%                                                                                       |
| VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A) | 1.2 PER UNIT = 541 SPOTS                                                                                                                                          | 1.2 PER UNIT = 541 SPOTS | 239 SPOTS BELOW GRADE (239-86 VISITOR = 153 Resident Spots)                                 |
| VISITOR PARKING REQUIREMENTS (AREA C, SCHEDULE 1A) | 0.2 PER UNIT = 90 SPOTS                                                                                                                                           | -                        | 86 SPOTS BELOW GRADE<br>4 SURFACE PARKING = 90 TOTAL VISITOR                                |
| AMENITY AREA REQUIREMENTS                          | 6m <sup>2</sup> per unit (50% min. must be communal)<br>TOWERS (BLDG A + B): 416 units x 6m <sup>2</sup> = 2496m <sup>2</sup><br>Min. 1248m <sup>2</sup> Communal | -                        | COMMUNAL: 1497m <sup>2</sup><br>BALCONIES: 1907m <sup>2</sup><br>TOTAL = 3404m <sup>2</sup> |
| BICYCLE PARKING SPACES                             | 0.5 PER UNIT = 226 SPACES                                                                                                                                         | -                        | 248 TOTAL BIKE PARKING = 152 FLOOR MOUNT + 96 (48 STACKED SPOTS)                            |

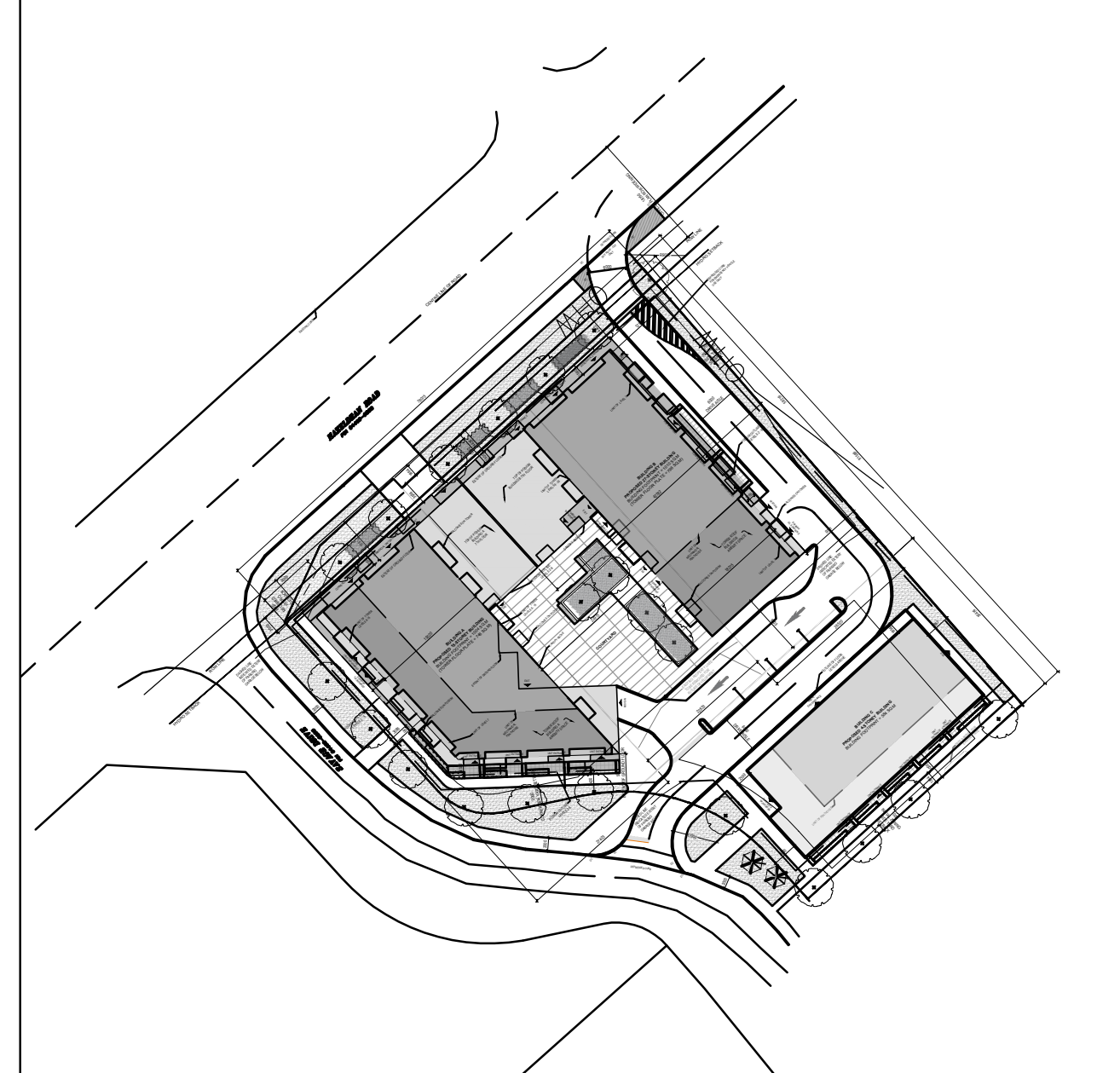
| BUILDING INFORMATION             |                                                |                              |                                  |
|----------------------------------|------------------------------------------------|------------------------------|----------------------------------|
| BUILDING AREA:                   | BLDG A: 1004m <sup>2</sup>                     | BLDG B: 1010m <sup>2</sup>   | BLDG C: 584m <sup>2</sup>        |
| GROSS AREA (ABOVE GRADE):        | BLDG A: 13,297m <sup>2</sup>                   | BLDG B: 23,273m <sup>2</sup> | BLDG C: 2600m <sup>2</sup>       |
| TOTAL: 39,170m <sup>2</sup>      |                                                |                              |                                  |
| PROPOSED USE:                    | APARTMENT DWELLING, LOW-RISE AND TWO HIGH-RISE |                              |                                  |
| TOWER FLOOR PLATES:              | BLDG A: 746m <sup>2</sup>                      | BLDG B: 796m <sup>2</sup>    |                                  |
| TOWER STEPBACKS FROM THE PODIUM: | BLDG A: Front = 2m Side = 2.5m                 |                              | BLDG B: Front = 1.5m Side = 1.2m |

| UNIT BREAKDOWN:  |    |        |                  |     |        |                 |    |        |                  |     |        |
|------------------|----|--------|------------------|-----|--------|-----------------|----|--------|------------------|-----|--------|
| BUILDING A:      |    |        | BUILDING B:      |     |        | BUILDING C:     |    |        | TOTAL:           |     |        |
| TYPE             | #  | RATIO  | TYPE             | #   | RATIO  | TYPE            | #  | RATIO  | TYPE             | #   | RATIO  |
| 1BD              | 54 | 38.57% | 1BD              | 151 | 54.71% | 1BD             | 29 | 82.86% | 1BD              | 234 | 51.88% |
| 1BD-D            | 14 | 10.00% | 1BD-D            | 5   | 1.81%  | 1BD-D           | 3  | 8.57%  | 1BD-D            | 22  | 4.88%  |
| 2BD              | 57 | 40.71% | 2BD              | 95  | 34.42% | 2BD             | 3  | 8.57%  | 2BD              | 155 | 34.37% |
| 2BD-D            | 10 | 7.14%  | 2BD-D            | 5   | 1.81%  | 2BD-D           | -  | -      | 2BD-D            | 15  | 3.33%  |
| STUDIO           | 5  | 3.57%  | STUDIO           | 20  | 7.25%  | STUDIO          | -  | -      | STUDIO           | 25  | 5.54%  |
| TOTAL: 140 UNITS |    |        | TOTAL: 276 UNITS |     |        | TOTAL: 35 UNITS |    |        | TOTAL: 451 UNITS |     |        |

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Scale / Échelle

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Project / Projet  
**2428 - HAZELDEAN ROAD REZONE**

5872, 5880, 5884 HAZELDEAN ROAD & 7 SAVACE DRIVE

Title / Titre  
**SITE PLAN**

Dessiné par / Drawn by: AT  
No. projet / Project number: 2428

Vérifié par / Verified by: RC  
No. dessin / Drawing number: [blank]  
Revision / Révision: [blank]

Échelle / Scale: 1:200

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**A000**