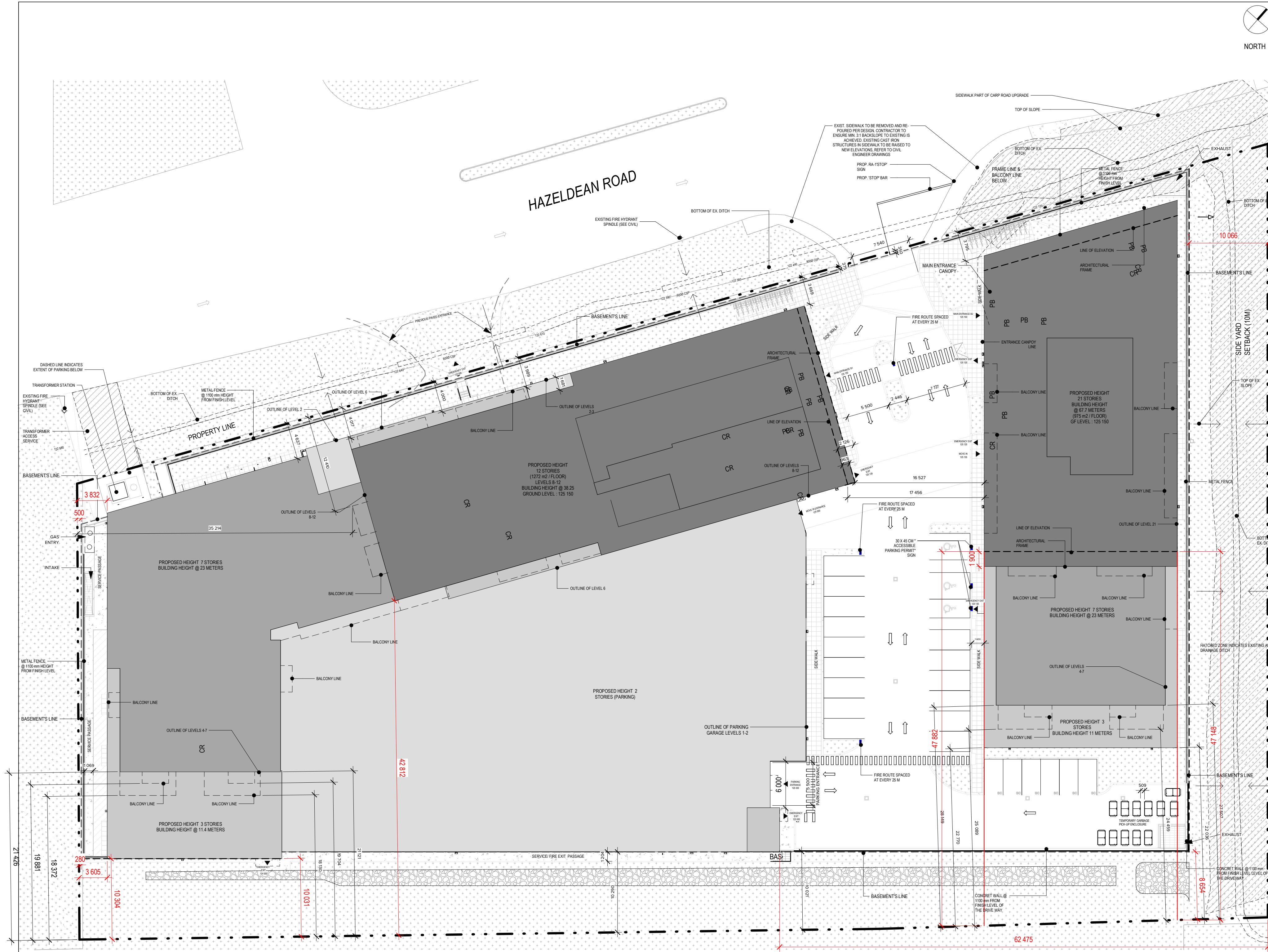
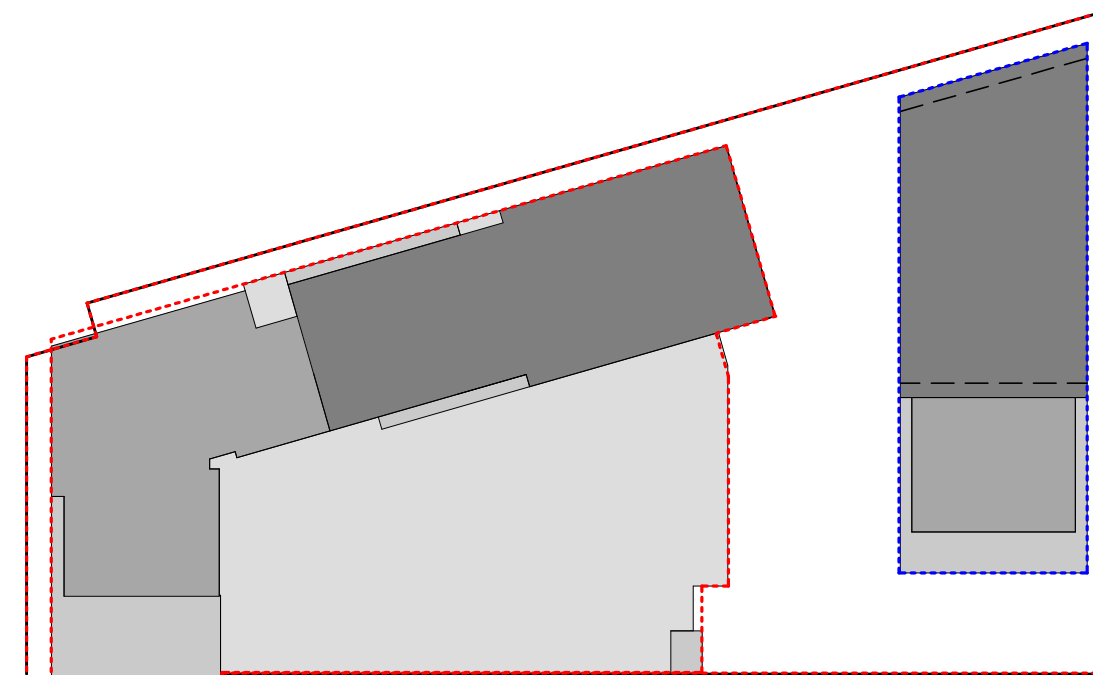




1 SITE PLAN - SPA
SCALE: 1 : 300

CONSTRUCTION PHASE DIAGRAM



CLIENT
FELIX ALLAIRE
4329163 CANADA INC.
6310 HAZELDEAN ROAD
P.O. BOX 1791
STITTSVILLE, ON K2S 1B4

CONSULTANTS

PLANNER
PATRICIA WARREN
FOTENN PLANNING
420 O'CONNOR STREET, OTTAWA, ON K2P 1W4

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

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

PROJECT DESCRIPTION:	
PROPOSED DESIGN	2 RESIDENTIAL BUILDING
BUILDING 01 (A)	12 STORY
BUILDING 02 (B)	21 STORY
LOCAL AUTHORITY	CITY OF OTTAWA
FILE NUMBER	14753.0270, 0271, 0272
MUNICIPAL ADDRESS	6310 HAZELDEAN ROAD
LEGAL DESCRIPTION	Part of lot 22, concession 12, Geographic Township of Oubourtn, city of Ottawa
SITE INFORMATION:	
LOT AREA	12,014 m ²
LOT FRONTAGE	152m
LOT DEPTH	78.5m
BUILDINGS INFORMATION:	
BUILDING AREA 01 (A)	5,030 m ²
BUILDING AREA 02 (B)	1,325 m ²
BUILDING FLOOR AREA (ABOVE GRADE)	
BUILDING 01 (A) PROPOSED USE:	HIGH-RISE DWELLING UNITS
BUILDING 02 (B) PROPOSED USE:	HIGH-RISE DWELLING UNITS
BUILDING 01 (A) NUMBER OF UNITS	248
BUILDING 02 (B) NUMBER OF UNITS	209
TOTAL NUMBER OF UNITS	457
PROJECT ZONING BY LAW AND APPLICABLE BUILDING CODE:	
ZONING TABLE	AM92/102/5501 Provisions
MINIMUM LOT AREA	No minimum
Table 185	154 m
MINIMUM LOT WIDTH	No minimum
Table 185	154 m
MINIMUM FRONT YARD SETBACK	0.2 m
Schedule 501	Building 01 (A): 0.3 m
MINIMUM INTERIOR SIDE YARD	EAST: 10 m
Schedule 501	WEST: 0.2 m
MINIMUM REAR YARD	8.2 metres for the first 63 metres from the eastern property line, and 10 metres for the remainder of the rear lot line
Schedule 501	Building 02 (B): 10.2 m
MINIMUM BUILDING HEIGHT	Area A: 38.5 m
Schedule 501	Area B: 35.7 m
Area C: 24 m	Area D: 11.4 m
Area E: 1.4 m	Area F: no building
Area F: no building	N/A
MAXIMUM FLOOR SPACE INDEX	N/A
AMENITY AREA	Total 6 m ² / Dwelling unit (2,736 m ²)
Table 185	Building 01 (A) Private Amenities: 1191.51 m ²
Approx. 4 Building Mid-High Rise	Building 02 (B) Private Amenities: 2415.29 m ²
Communal: 50% of the required total amenity	Total Private Amenities: 3606.8 m ²
area (1,368 m ²)	Internal Communal Amenities: 726.3 m ²
	External Communal Amenities: 2363.3 m ²
	Total Communal Amenities: 3089.6 m ²
MINIMUM LOT AREA FOR HIGH-RISE BUILDINGS	1800 m ²
Section 77	12014 m ²
Area B: Schedule 402	
MINIMUM INTERIOR SIDE AND REAR YARD SETBACK	11.5 m
Section 77	11.5 m
Area B: Schedule 402	
MINIMUM SEPARATION DISTANCE BETWEEN TOWERS ON THE SAME LOT	16.5 m
Urban Exception 2102	16.5 m
ORNAMENTAL ELEMENTS SUCH AS BALCONIES, CORNICES, CORNICES, CORNICES AND PILASTERS	Building 01 (A): 0.9 m
Table 665.1	Building 02 (B): 1.9 m
MINIMUM VEHICLE PARKING SPACE RATE	0.75 spaces/ unit (343 spaces)
Urban Exception 2102	465 spaces
VEHICLE PARKING SIZE	2.6 wide x 5.2 m long
Section 2102	Fifty percent of spaces may be reduced to 2.4 x 4.6 m for compact cars
	451 (2.4 x 4.6 m), includes visitors
	92 (2.4 x 4.6 m),
	7 (Accessible type A) and
	7 (Accessible type B)
	Total 537
MINIMUM VISITORS PARKING SPACE	0.2 spaces/ unit (91 spaces)
Section 106	92 spaces (2.6 x 5.2 m)
MINIMUM AISLE AND DRIVEWAY SIZE	Driveway Width:
Section 107	Minimum 6m,
	maximum 18 m
	Minimum Aisle Width: 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	Provided
1.5 m landscape buffer	
OUTDOOR REFUSE	Located 3 m (minimum) from a lot line.
Section 110	Screened from view by an opaque screen with a height of 2 m
MINIMUM BICYCLE PARKING SPACE RATE	1 Space dwelling unit (457 spaces)
Section 111	471 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
Section 111	Table 111B, Subsections 111(B)(b), (B)(c), (1), and (11) do not apply. Staked, vertical, horizontal bicycle parking is permitted.
MINIMUM BICYCLE PARKING SPACE PROVISIONS	Compliant
Section 111	Aisle width: 1.5 m

PROJECT STATISTICS:	
GFA Calculation - (Zoning by Law Part 1- Definitions)	
Building 01:	
GROUND FLOOR	1065 m ²
2 ND FLOOR	1067 m ²
3 RD FLOOR	1068 m ²
4 TH FLOOR	1071 m ²
5 TH FLOOR	1064 m ²
6 TH FLOOR	1088 m ²
7 TH FLOOR	1080 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
TOTAL	16,802 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 TH FLOOR	787 m ²
TOTAL	16,404 m ²

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.

ALL CONSTRUCTION WORK MUST COMPLY WITH THE CURRENT EDITION OF THE LOCAL/PROVINCIAL CONSTRUCTION CODE WHERE THE CONSTRUCTION IS TAKING PLACE.

COPYRIGHT NOTE: THIS ARCHITECTURAL DOCUMENT IS THE PROPERTY OF ACDF* AND IS INTENDED EXCLUSIVELY FOR THE PURPOSES MENTIONED HEREIN. ANY REPRODUCTION OR ADAPTATION, PARTIAL OR TOTAL, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ACDF*.

THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION PURPOSES

OWNER / PROPRIÉTAIRE

4329163 CANADA INC.
6310 HAZELDEAN ROAD
P.O. BOX 1791
STITTSVILLE (ON), K2S 1B4

CLIENT

LES PROPRIÉTÉS SCALIA INC
5130 DE COURTRAIN AVENUE,
BUREAU 300
(514) 525-2929
MONTREAL (QC), H3W 0A9

PLANNER

FOTENN
Planning + Design

FOTENN PLANNING + DESIGN
420 O'CONNOR STREET
OTTAWA (ON), K2P 1W4

CIVIL

LRL

LRL ENGINEERING
5430 CANOTEK ROAD
PHONE: 613-842-3434
FAX: 613-842-4338
OTTAWA (ON), K1J 9G2

LANDSCAPE ARCHITECTS / ARCHITECTES DU PAYSAGE

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS

JAMES B. LENNOX & ASSOCIATES INC.
3332 CARLING AVENUE
PHONE: 613-722-5168
FAX: 1-866-343-3942
OTTAWA (ON), K2H 5A8

MECHANIC - ELECTRICITY / MÉCANIQUE - ÉLECTRICITÉ

GWAL
Goodkey, Weemark & Associates Ltd.

GOODKEY, WEEMARK & ASSOCIATES LTD.
1588 WOODWARD DRIVE
PHONE: 613-727-5111
FAX: 613-727-5115
OTTAWA (ON), K2C 3R8

STRUCTURE

LEROUX + CYR
Solutions structurales

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

5	SPA REVISION 05	2026-08-21	
4	SPA REVISION 04	2026-06-04	FM
3	SPA REVISION 03	2026-03-11	FM
2	SPA REVISION 02	2026-01-26	FM
1	SPA REVISION 01	2025-11-05	FM
NO.	ÉMISSION	DATE	PAR

ARCHITECTS

ACDF
ARCHITECTURE

Montréal
6250, rue Hutchison, suite 201
QC H2V 4C5
T : 514 456-1151
F : 514 288-0418

St-Hyacinthe
1690, rue Girouard Ouest
QC J2S 2Z7
T : 450 778-1151
F : 450 778-1594

PROJECT

SCALIA
WESTWALK HAZELDEAN
6310 Hazeldean Rd, Stittsville, Ottawa, ON K2S 0T2

DRAWING
SITE PLAN

SCEAU ASSOCIATION OF ARCHITECTS
JOAN RENAUD
LICENCE 10089

DOSSIER / NUMBER
25-1839
DESSIN / DRAWING NO
A-025
RÉV. NO.
5
DATE
JULY 2026
ÉCHELLE / SCALE
As indicated
DESIGNÉ PAR / DRAWN BY
VÉRIFIÉ PAR / VERIFIED BY
FM FM

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