



1202, CARP ROAD, STITTSVILLE, ON K2S 1B9



1491 651 8584
INFO@PMAARCHITECTS.COM
3050, CHEMIN DES QUATRE-BORDEURS
QUÉBEC (QC) G1W 2K4
PMAARCHITECTS.COM



53, SAINT-RAYMOND BOULEVARD,
GATINEAU, QC JBY 1R8



2650, QUEENSWAY DRIVE, SUITE 100,
OTTAWA, ON K2B 8H6



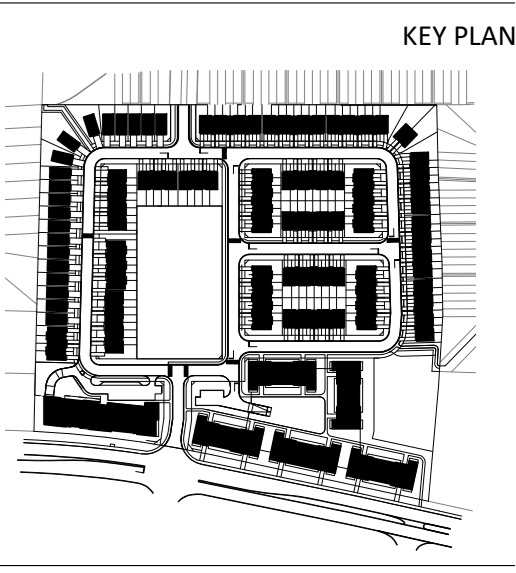
288 Colborne Street, Suite 300, Ottawa, ON K1P 2H7
613 720-3700 www.fotenr.com



98, BLANCHARD STREET, SUITE 123,
SAINTE-THÉRÈSE, QC J7E 4R9



600, TERRY FOX DRIVE, SUITE 100,
KANATA, ON K2L 4B6



ARCHITECT SEAL

| REVISIONS | |
|-----------|----|
| 1 | NO |
| 2 | NO |
| 3 | NO |
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| 98 | NO |
| 99 | NO |
| 100 | NO |

NOTE
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

FOR COORDINATION
DO NOT USE FOR
CONSTRUCTION
2021-10-14

| DATE | DESIGNED |
|------------|-------------|
| 2021-10-14 | PM |
| | DRAWN |
| | PP |
| | CHECKED |
| | PM |
| | SHEET TITLE |

SHEET NO.

A100

SITE PLAN LEGEND

- EXISTING BUILDING
- NEW BUILDING
- NEW BUILDING WITH COMMERCIAL SPACE AT-GRADE
- GRASS
- ASPHALT
- LOT LINE
- SETBACKS
- NEW TREE, SEE LANDSCAPE
- FIREWALL
- SIDEWALK

LOTS AREAS

| NAME | AREAS (sq m) | NAME | AREAS (sq m) |
|------|--------------|------|--------------|
| L01 | 13,937 | L88 | 183 |
| L02 | 5,056 | L89 | 176 |
| L03 | 272 | L90 | 176 |
| L04 | 181 | L91 | 183 |
| L05 | 181 | L92 | 173 |
| L06 | 241 | L93 | 222 |
| L07 | 316 | L94 | 343 |
| L08 | 317 | L95 | 181 |
| L09 | 317 | L96 | 182 |
| L10 | 316 | L97 | 187 |
| L11 | 316 | L98 | 188 |
| L12 | 316 | L99 | 186 |
| L13 | 316 | L100 | 185 |
| L14 | 316 | L101 | 345 |
| L15 | 316 | L102 | 222 |
| L16 | 316 | L103 | 173 |
| L17 | 316 | L104 | 183 |
| L18 | 316 | L105 | 176 |
| L19 | 461 | L106 | 176 |
| L20 | 728 | L107 | 183 |
| L21 | 319 | L108 | 173 |
| L22 | 534 | L109 | 222 |
| L23 | 332 | L110 | 312 |
| L24 | 306 | L111 | 173 |
| L25 | 306 | L112 | 173 |
| L26 | 306 | L113 | 176 |
| L27 | 367 | L114 | 177 |
| L28 | 274 | L115 | 172 |
| L29 | 168 | L116 | 173 |
| L30 | 178 | L117 | 312 |
| L31 | 171 | L118 | 218 |
| L32 | 171 | L119 | 169 |
| L33 | 178 | L120 | 179 |
| L34 | 168 | L121 | 173 |
| L35 | 216 | L122 | 173 |
| L36 | 216 | L123 | 179 |
| L37 | 168 | L124 | 169 |
| L38 | 178 | L125 | 218 |
| L39 | 171 | L126 | 312 |
| L40 | 171 | L127 | 174 |
| L41 | 178 | L128 | 175 |
| L42 | 168 | L129 | 180 |
| L43 | 216 | L130 | 181 |
| L44 | 216 | L131 | 179 |
| L45 | 168 | L132 | 180 |
| L46 | 178 | L133 | 218 |
| L47 | 171 | L134 | 218 |
| L48 | 172 | L135 | 169 |
| L49 | 178 | L136 | 179 |
| L50 | 168 | L137 | 173 |
| L51 | 419 | L138 | 173 |
| L52 | 479 | L139 | 179 |
| L53 | 503 | L140 | 169 |
| L54 | 424 | L141 | 218 |
| L55 | 162 | L142 | 357 |
| L56 | 170 | L143 | 186 |
| L57 | 164 | L144 | 195 |
| L58 | 165 | L145 | 188 |
| L59 | 171 | L146 | 187 |
| L60 | 162 | L147 | 192 |
| L61 | 209 | L148 | 181 |
| L62 | 210 | L149 | 232 |
| L63 | 164 | L150 | 248 |
| L64 | 173 | L151 | 186 |
| L65 | 168 | L152 | 185 |
| L66 | 168 | L153 | 184 |
| L67 | 175 | L154 | 183 |
| L68 | 166 | L155 | 242 |
| L69 | 212 | L156 | 180 |
| L70 | 211 | L157 | 222 |
| L71 | 164 | L158 | 172 |
| L72 | 173 | L159 | 180 |
| L73 | 166 | L160 | 173 |
| L74 | 166 | L161 | 172 |
| L75 | 173 | L162 | 317 |
| L76 | 164 | L163 | 249 |
| L77 | 226 | L164 | 194 |
| L78 | 342 | L165 | 205 |
| L79 | 179 | L166 | 194 |
| L80 | 179 | L167 | 249 |
| L81 | 183 | L168 | 249 |
| L82 | 183 | L169 | 194 |
| L83 | 179 | L170 | 194 |
| L84 | 179 | L171 | 332 |
| L85 | 342 | L172 | 8,214 |
| L86 | 222 | L173 | 3,596 |
| L87 | 173 | | |

SITE INFORMATION & DEVELOPMENT STATISTICS

LOT PIN: 04487-1709

SITE AREA

TOTAL SITE AREA: ~970,765 sq ft ~90,187 sq m (9.02ha)
TOTAL DEVELOPABLE AREA: ~840,521 sq ft ~78,087 sq m (7.81ha)
NET SITE AREA: ~618,892 sq ft ~57,497 sq m (5.75ha)

UNITS

SINGLES HOUSES: 20 UNITS
TOWNHOUSES: 150 UNITS
CONDOS: 5 BUILDINGS OF EACH 48 UNITS / TOTAL OF 240 UNITS
APARTMENT BUILDING: 159 UNITS
COMMERCIAL SPACES: ~1,800 sq m / ~19,400 sq ft

TOTAL NUMBER OF UNITS: 570

ZONING

| | REQUIRED | PROVIDED |
|--|-----------------------------------|--------------------------|
| MINIMUM LOT WIDTH | 9 m | 7.9 m |
| DETACHED DWELLING | 6 m | 5.8 m |
| MINIMUM LOT AREA | | |
| DETACHED DWELLING | 240 sq m | 306 sq m |
| TOWNHOUSE | 150 sq m | 162 sq m |
| MAXIMUM BUILDING HEIGHT | 14.5 m | 14.5 m |
| SETBACKS | | |
| MINIMUM FRONT YARD: | 6 m | 5.2/6 m |
| MINIMUM CORNER SIDE YARD: | 4.5 m | 3.19 m |
| MINIMUM INTERIOR SIDE YARD: | | |
| DETACHED HOUSE: | 0.6 m | 1.2 m |
| TOWNHOUSE | 1.2 m | 1.2 m |
| MINIMUM REAR YARD: | 6 m | 6/7.5 m |
| ZONING | | AM9 |
| | REQUIRED | PROVIDED |
| MINIMUM LOT WIDTH | NO MIN. | - |
| MINIMUM LOT AREA | NO MIN. | - |
| MAXIMUM BUILDING HEIGHT | 15 m | 30.2 m |
| SETBACKS | | |
| MINIMUM FRONT YARD & CORNER SIDE YARD: | | |
| NON-RESIDENTIAL OR MIXED-USE: | NO MIN. | 5 m |
| RESIDENTIAL: | 3 m | 5 m |
| MINIMUM INTERIOR SIDE YARD: | | |
| ABUTTING A RESIDENTIAL ZONE: | 7.5 m | 7.5 m |
| ALL OTHER CASES: | NO MIN. | - |
| MINIMUM REAR YARD: | | |
| NON-RESIDENTIAL OR MIXED-USE: | 10 m | 10 m |
| ABUTTING A STREET: | 3 m | 3 m |
| ABUTTING A RESIDENTIAL ZONE: | 7.5 m | 7.5 m |
| FOR A RESIDENTIAL BUILDING: | 7.5 m | 7.5 m |
| ALL OTHER CASES: | NO MIN. | - |
| PARKING RATES | | |
| R4 - DETACHED DWELLING: | 1 p/unit = 20 | 40 (DOUBLE GARAGES) |
| VISITOR: | 0 | 40 (DOUBLE DRIVE AISLES) |
| R9 - TOWNHOUSES: | 1 p/unit = 150 | 150 (GARAGES) |
| VISITOR: | 0 | 150 DRIVE AISLES |
| R12 - CONDOS: | 0.8 p/unit = 192 | 218 |
| VISITOR: | 0.2 p/unit = 48 | 7 ext. + 41 int. (48T) |
| R12 - APARTMENTS: | 0.8 p/unit = 128 | 174 |
| VISITOR: | 0.2 p/unit = 32 | 32 |
| N79 - RETAIL STORE: | 3.4 p/100 m ² GFA = 49 | 20 ext. + 29 int. (49T) |
| GROSS FLOOR AREA | | |
| SINGLES: | 3,272 sq ft | 304 sq m |
| TOWNHOUSE A: | 2,874 sq ft | 267 sq m |
| TOWNHOUSE B: | 2,573 sq ft | 239 sq m |
| TOWNHOUSE C: | 2,497 sq ft | 232 sq m |
| TOWNHOUSE C (CORNER UNIT): | 2,540 sq ft | 236 sq m |
| TOWNHOUSE D: | 2,421 sq ft | 225 sq m |
| TOTAL MODEL 01 (ABBBBBA) | 21,183 sq ft | 1,968 sq m |
| TOTAL MODEL 02 (ABBBBA) | 16,038 sq ft | 1,490 sq m |
| TOTAL MODEL 03 (ABBA) | 10,893 sq ft | 1,012 sq m |
| TOTAL MODEL 04 (CCDCDC) | 19,763 sq ft | 1,836 sq m |
| TOTAL MODEL 05 (CCDC) | 12,422 sq ft | 1,154 sq m |
| TOTAL MODEL 06 (CC) | 5,081 sq ft | 472 sq m |
| CONDOS BUILDINGS (A,B,C,D,E): | TOTAL: 222,813 sq ft | 20,700 sq m |
| RESIDENTIAL: | 44,563 sq ft | 4,140 sq m |
| APARTMENT BUILDING 2: | TOTAL: 174,375 sq ft | 16,200 sq m |
| RESIDENTIAL: | 155,000 sq ft | 14,400 sq m |
| COMMERCIAL SPACE: | 19,375 sq ft | 1,800 sq m |

- ASSUMES TYPICAL RESIDENTIAL FLOOR HEIGHT OF 3m.
- THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDING AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY OF FAIRHALL MOFFATT & WOODLAND LTD.
- DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



6171 HAZELDEAN ROAD - SITE PLAN

1:500

BIM 360://HAZELDEAN-KANATA/20019_HAZELDEAN_SITE_PLAN_R21.rvt