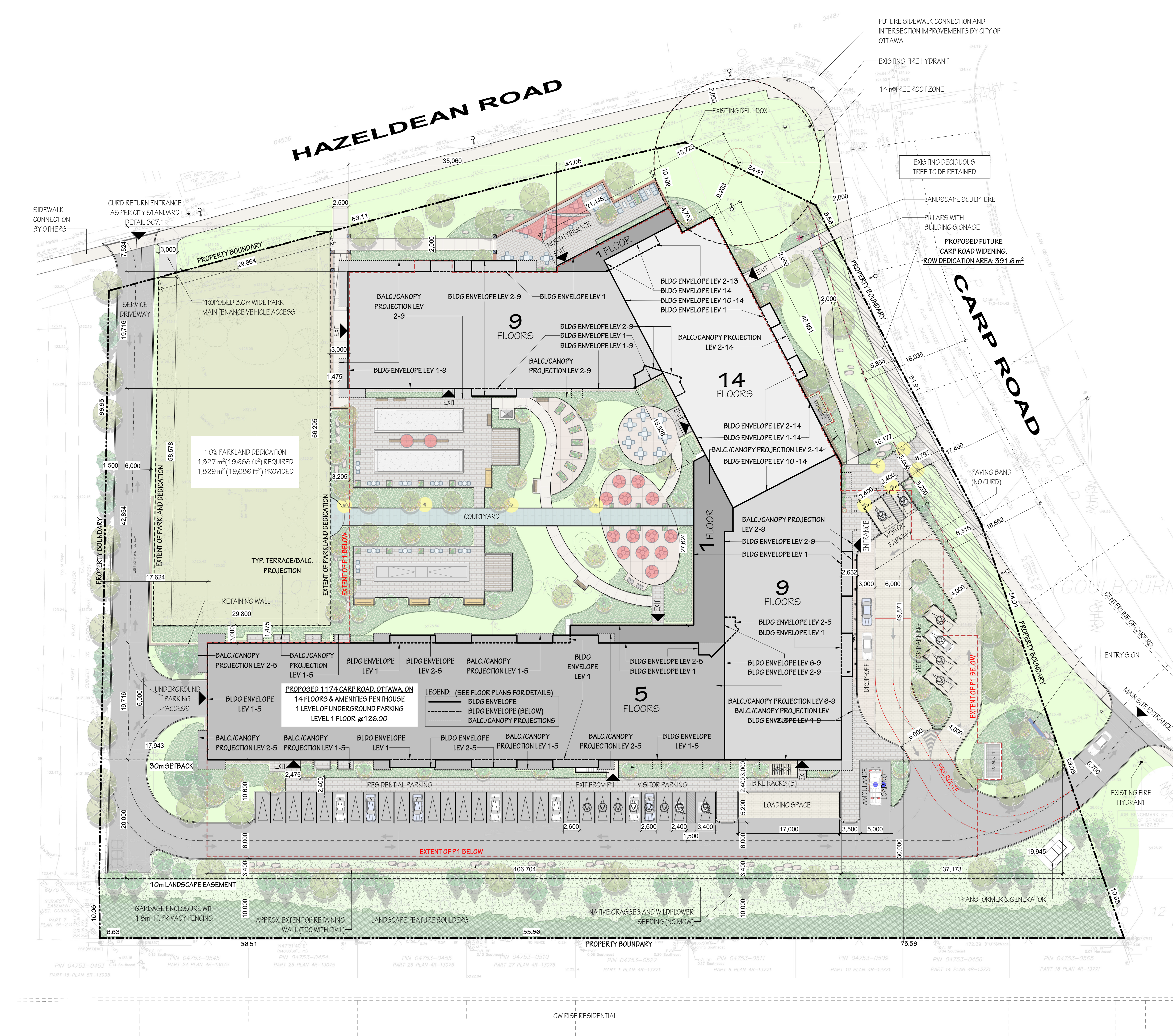




PROJECT STATISTICS

SITE AREA

= 196,662 ft² (18,272 m²)

FOOTPRINT AREA

= 4,795 m²

10% PARKLAND PROVIDED

= 19,666 ft² (1,829 m²)

LOT COVERAGE

= 26.2 %

TOTAL UNITS

= 413

OPEN SPACE

= 73.8 %

GFA SUMMARY (NOT INCLUDING PARKING)

GFA PER FLOOR

OF FLOORS

TOTAL GFA

LEVEL 1

4,785 m²

51,510 ft²

1

4,785 m²

51,510 ft²

LEVEL 2-5

4,574 m²

49,229 ft²

4

18,294 m²

196,918 ft²

LEVEL 6-9

2,916 m²

30,510 ft²

4

11,665 m²

121,239 ft²

LEVEL 10-13

905 m²

9,740 ft²

4

3,619 m²

38,956 ft²

LEVEL 14

905 m²

9,740 ft²

1

905 m²

9,740 ft²

TOTAL GFA

30,567 m²

418,364 ft²

GFA SUMMARY - PARKING (UNDERGROUND)

	# OF FLOORS	TOTAL GFA
P1 PARKING	1	10,187 m ² 109,656 ft ²

ZONING GFA SUMMARY

	GFA PER FLOOR		# OF FLOORS	TOTAL GFA	
LEVEL 1	823 m ²	8,860 ft ²	1	823 m ²	8,860 ft ²
LEVEL 2-5	3,872 m ²	41,673 ft ²	4	15,486 m ²	166,690 ft ²
LEVEL 6-9	2,545 m ²	25,236 ft ²	4	9,378 m ²	100,845 ft ²
LEVEL 10-13	731 m ²	7,865 ft ²	4	2,923 m ²	31,462 ft ²
LEVEL 14	552 m ²	5,724 ft ²	1	552 m ²	5,724 ft ²
ZONING GFA TOTAL				28,142 m ²	313,651 ft ²

*AS PER SECTION 54 (DEFINITIONS-GROSS FLOOR AREA)
CITY OF OTTAWA ZONING BY-LAW

NET RES AREA SUMMARY

	NET RES AREA PER FLOOR	# OF FLOORS	TOTAL NET RES AREA	E		
LEVEL 1	867 m ²	9,329 ft ²	1	867 m ²	18	
LEVEL 2-5	4,044 m ²	43,529 ft ²	4	16,176 m ²	174,115 ft ²	88
LEVEL 6-9	2,458 m ²	26,460 ft ²	4	9,833 m ²	105,842 ft ²	87
LEVEL 10-13	773 m ²	8,322 ft ²	4	3,092 m ²	33,286 ft ²	95
LEVEL 14	561 m ²	6,036 ft ²	1	561 m ²	6,036 ft ²	61
TOTAL NET RES AREA	8,703 m ²	93,676 ft ²		30,529 m ²	329,609 ft ²	

AMENITY AREA SUMMARY (COMMUNAL)		TOTAL AMENITY AREA	
LEVEL 1	OUTDOOR AMENITY - NORTH TERRACE	225 m ²	2,396 ft ²
LEVEL 1	OUTDOOR AMENITY - COURTYARD	2,549 m ²	27,438 ft ²
LEVEL 1	INDOOR AMENITY - LEVEL 1	3,396 m ²	36,556 ft ²
LEVEL 14	INDOOR AMENITY - SALON/PANORAMIQUE	220 m ²	2,364 ft ²
TOTAL AMENITY AREA PROVIDED		6,390 m ²	68,753 ft ²
TOTAL AMENITY AREA REQUIRED = 6 m ² x 413 UNITS = 2,478 m ²			
100% OF REQUIRED AMENITY AREA IS COMMUNAL = 1,239 m ²			

PARKING SUMMARY

TOTAL SURFACE LEVEL PARKING		TOTAL UNDERGROUND PARKING ("P1")	
VISITOR PARKING 5200x2600	10	RES. PARKING 5200x2400 SMALL	3
BF VISITOR PARKING 5200x2400	2	RES. PARKING 5500x2400 SMALL	13
BF VISITOR PARKING 5200x2400	2	RES. PARKING 5500x2750	259
RES. PARKING 5200x2600	21		275
	35		
TOTAL RESIDENTIAL PARKING = 236 SPACES		TOTAL ACCESSIBLE PARKING = 4	
TOTAL VISITOR PARKING = 16 SPACES			
TOTAL PARKING COUNT = 310			

BICYCLE PARKING SUMMARY

	TOTAL SURFACE LEVEL PARKING = 5	TOTAL UNDERGROUND PARKING (P1) = 110
TOTAL BICYCLE PARKING COUNT = 115		

SURVEY/LEGAL DESCRIPTION

The property boundaries are taken from the survey submitted with the application, and dated as per the below:
Part of Lot 23, Concession 12
Part of Road Allowance Between Concessions 11 And 12 (Closed By By-Law 59-95, INST. N731788)
Geographic Township of Goulbourn
City Of Ottawa
Designated as Parts 1, 2, and 3 Plan 4R-21312
Being All of PINs 04753-0289 and 0291
Bounded By Areas: O'Leary, Volenski Ltd.

LEGROUPE MAURICE
LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

A	250704	RESUBMITTED FOR ZBA
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PROJECT NORTH

TRUE NORTH

PROJECT LOCATION:
CARP & HAZELDEAN

1174 CARP RD, OTTAWA, ON K2S 1B9

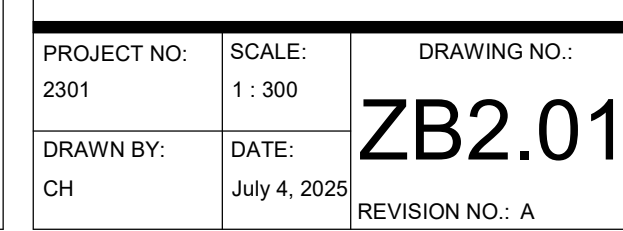
DRAWING TITLE:
SITE PLAN

PROJECT NO: 2301	SCALE: 1 : 300	DRAWING NO.: ZB1.01
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

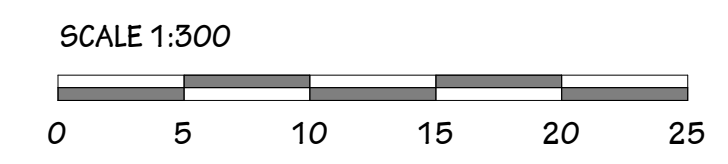
ZB1.01- RA- SITE PLAN

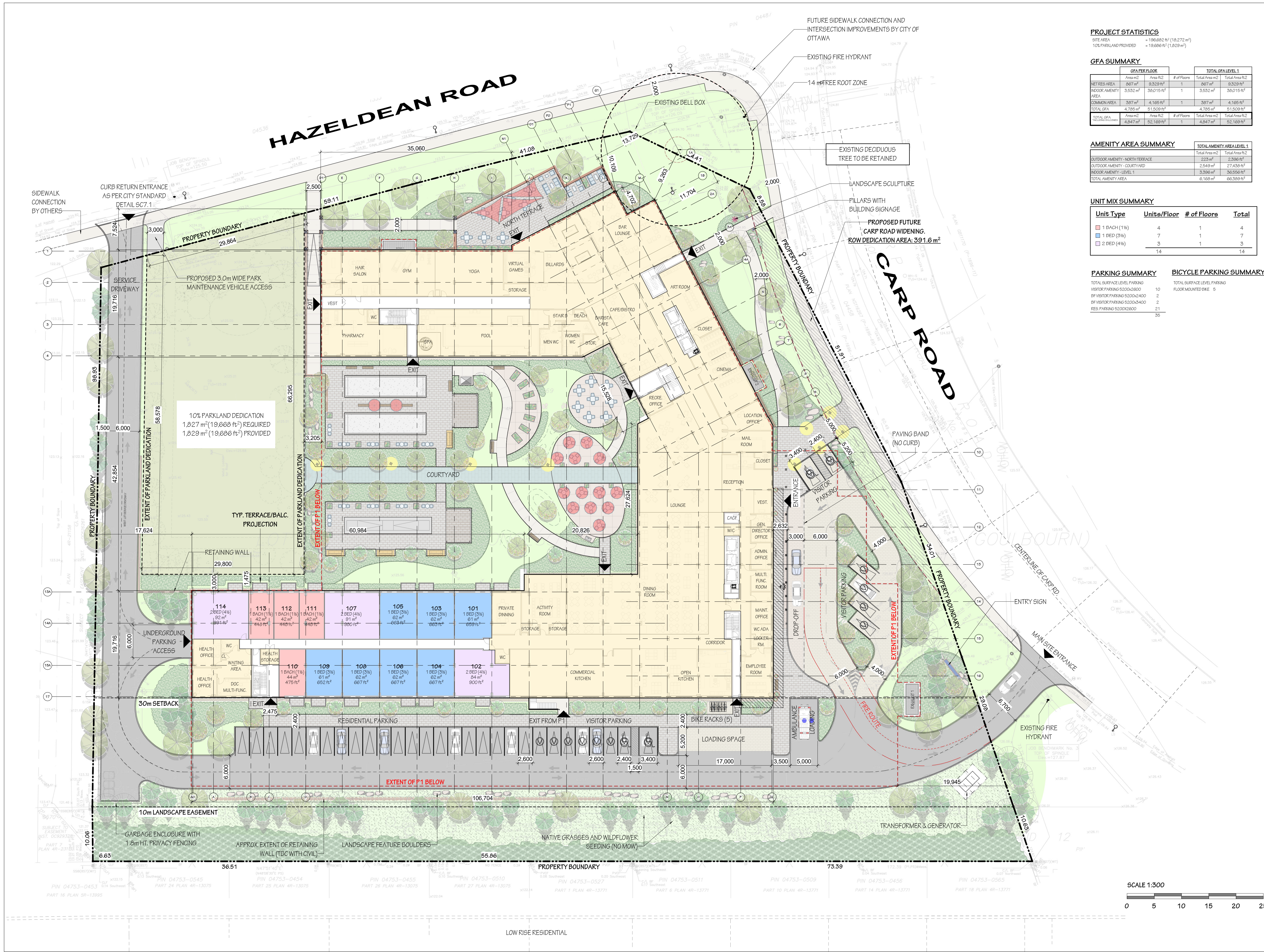
TOTAL UNDERGROUND PARKING (P1)	
FLOOR MOUNTED BIKE	110

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4



ZB2.01- RA- LEVEL P1





PROJECT STATISTICS					
SITE AREA		= 196,662 ft² (18,272 m²)			
10% PARKLAND PROVIDED		= 19,666 ft² (1,829 m²)			
GFA SUMMARY					
GFA PER FLOOR			TOTAL GFA LEVEL 1		
Area m2	Area ft2	# of Floors	Total Area m2	Total Area ft2	
NET RES AREA	867 m²	1	867 m²	9,329 ft²	
INDOOR AMENITY AREA	3,532 m²	1	3,532 m²	38,015 ft²	
COMMON AREA	387 m²	1	387 m²	4,169 ft²	
TOTAL GFA	4,786 m²	1	4,786 m²	51,509 ft²	
TOTAL GFA		Area m2	Area ft2	# of Floors	Total Area m2
RESIDENTIAL BUILDINGS		4,847 m²	52,169 ft²	1	4,847 m²
					52,169 ft²
AMENITY AREA SUMMARY					
			TOTAL AMENITY AREA LEVEL 1		
			Total Area m2	Total Area ft2	
OUTDOOR AMENITY - NORTH TERRACE			2,231 m²	2,398 ft²	
OUTDOOR AMENITY - COURTYARD			2,549 m²	27,436 ft²	
INDOOR AMENITY AREA			3,386 m²	36,556 ft²	
TOTAL AMENITY AREA			8,166 m²	86,390 ft²	
UNIT MIX SUMMARY					
Unit Type	Units/Floor	# of Floors	Total		
1 BACH (1 1/2)	4	1	4		
1 BED (3 1/4)	7	1	7		
2 PED (4 1/4)	3	1	3		
	14		14		
PARKING SUMMARY					
TOTAL SURFACE LEVEL PARKING					
VISITOR PARKING 5200x2600		10			
BF VISITOR PARKING 5200x2400		2			
BF VISITOR PARKING 5200x3400		2			
RES PARKING 5200x2600		21			
		35			
BICYCLE PARKING SUMMARY					
TOTAL SURFACE LEVEL PARKING					
FLOOR MOUNTED BIKE		5			

LEGROUPE MAURICE
LES RETRAITÉS NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

PROJECT NORTH

TRUE NORTH

PROJECT LOCATION:
CARP & HAZELDEAN

1174 CARP RD, OTTAWA, ON K2S 1B9

DRAWING TITLE:
LEVEL 1

PROJECT NO:
2301

SCALE:
1:300

DRAWN BY:
CH

DATE:
July 4, 2025

REVISION NO.:
A

DRAWING NO.:
ZB2.02

PROJECT NO:
2301

SCALE:
1:300

DRAWN BY:
CH

DATE:
July 4, 2025

REVISION NO.:
A

DRAWING NO.:
ZB2.02

PROJECT NO:
2301

SCALE:
1:300

DRAWN BY:
CH

DATE:
July 4, 2025

REVISION NO.:
A

DRAWING NO.:
ZB2.02

PROJECT NO:
2301

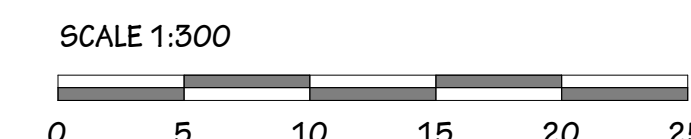
SCALE:
1:300

DRAWN BY:
CH

DATE:
July 4, 2025

REVISION NO.:
A

DRAWING NO.:
ZB2.02



Unit Type	Units/Floor	# of Floors	Total
1 BED (3½%)	2	4	8
1 BED (3½%) + DEN	1	4	4
1 BED (3½%) + DEN + BAY	1	4	4
2 BED (4½%)	3	4	12
2 BED (4½%) + BAY	1	4	4
2 BED (4½%) + DEN + BAY	1	4	4
	9		36

LE GROUPE^{MD}
MAURICE
LES RETRAITÉS
NOUS HABITENT

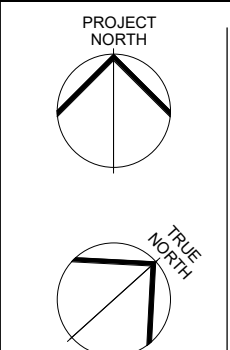
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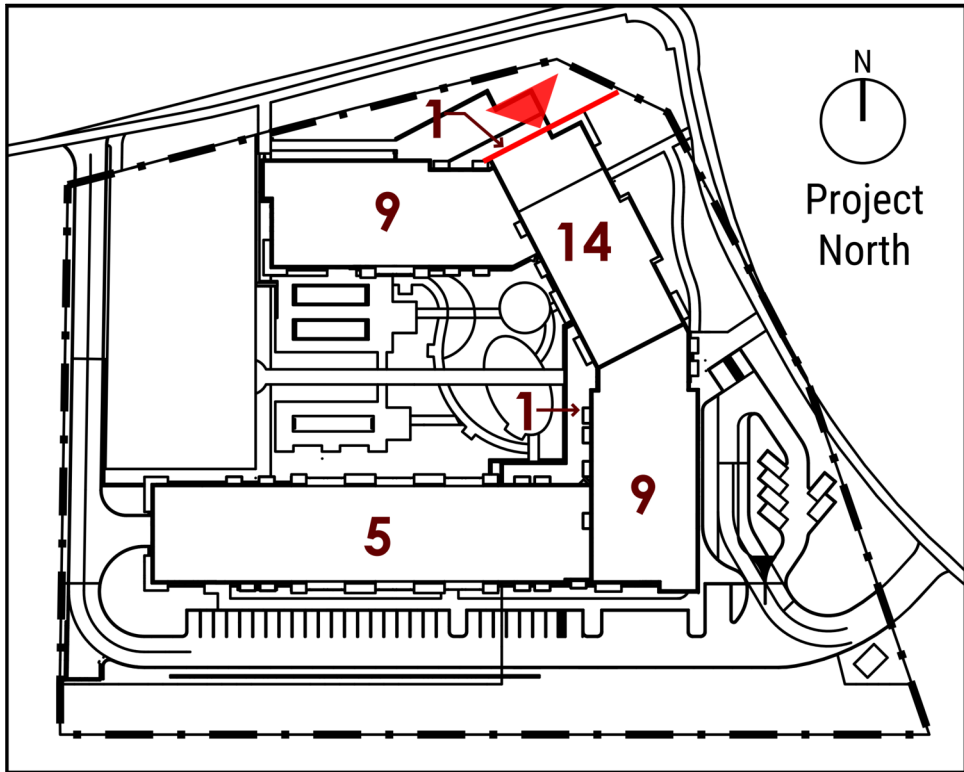
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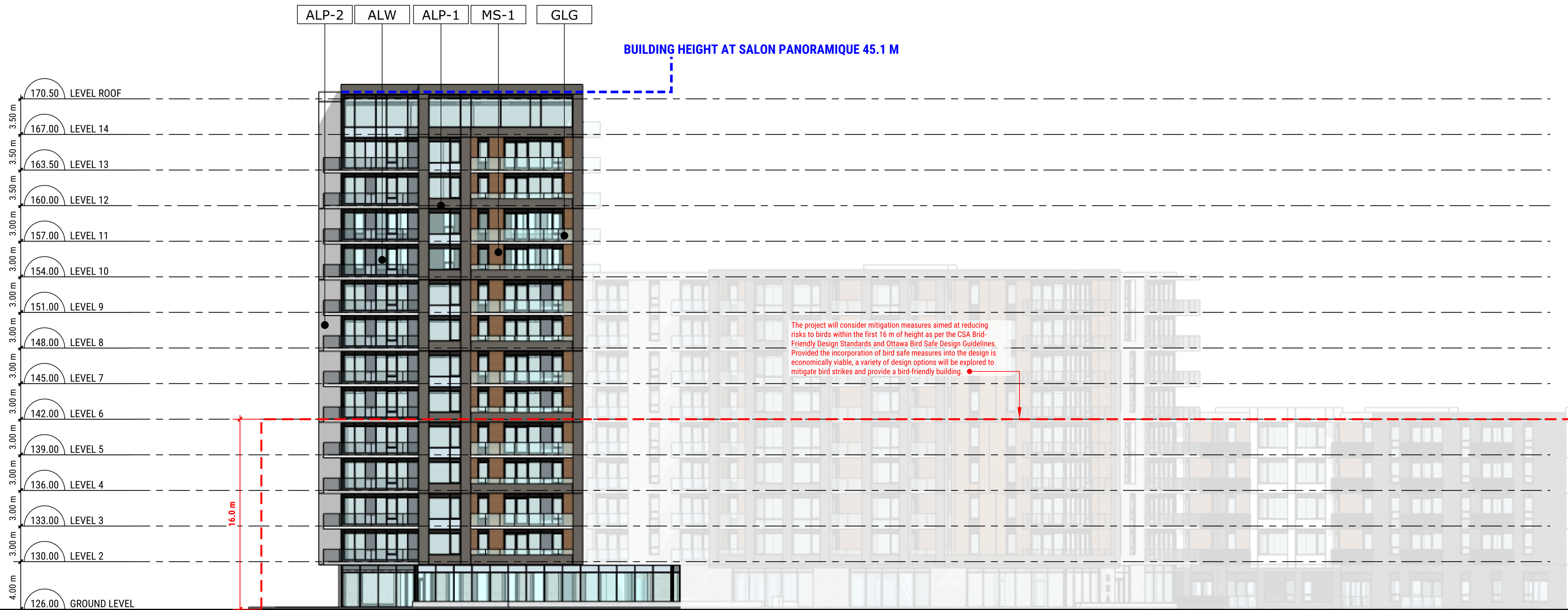
1174 CARP RD. OTTAWA, ON K2S 1B9

PROJECT NO: 2301	SCALE: 1 : 300	DRAWING NO.: ZB2.05
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB2.05- RA- LEVEL 10-13



KEY PLAN 1 : 1500



ALP-1	ALP-2	ALP-3	BRM-1	BRM-2	STM	MS-1	MS-2	ALW	ALG	GLG
ALUMINUM PANEL 1	ALUMINUM PANEL 2	ALUMINUM PANEL 3	BRICK MASONRY 1	BRICK MASONRY 2	STONE MASONRY	METAL SIDING 1	METAL SIDING 2	ALUMINUM WINDOWS/ SPANDREL GLASS	ALUMINUM GUARD RAIL	GLASS GUARD RAIL

LEGROUPE
MAURICE
LES RETRAITÉS
NOUS HABITENT

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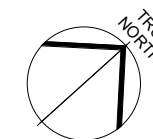
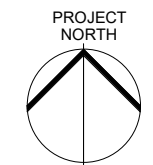
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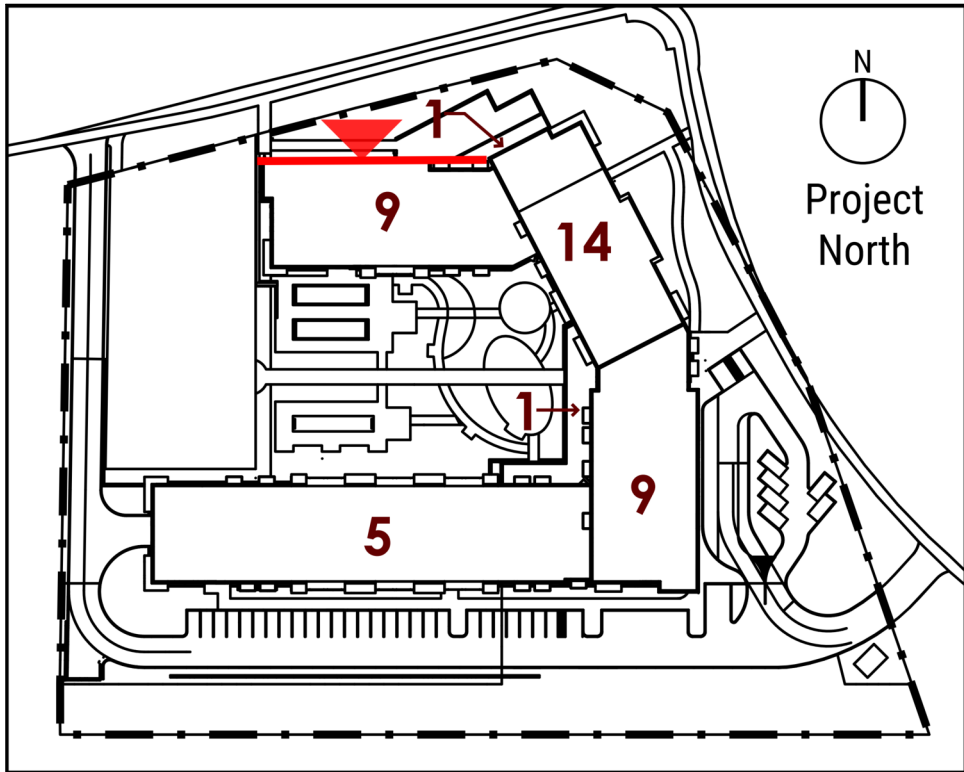
PROJECT/LOCATION:
CARP & HAZELDEAN

1174 CARP RD, OTTAWA, ON K2S 1B9

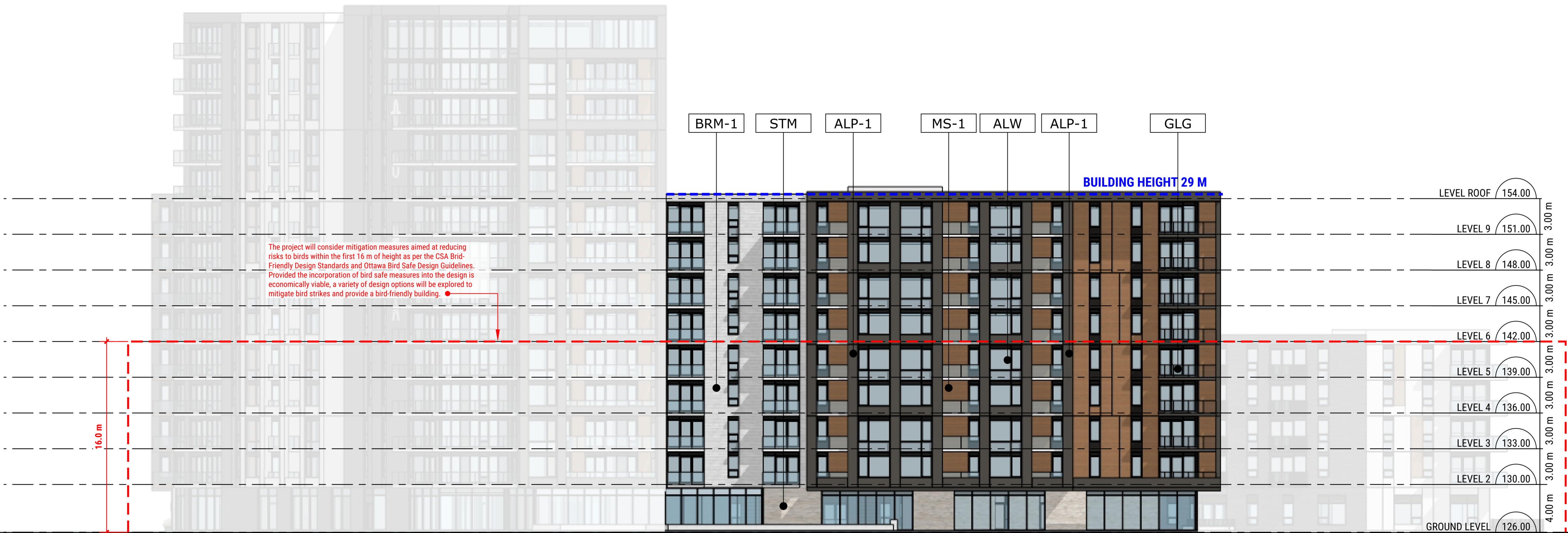
DRAWING TITLE:
NORTH WEST
ELEVATION

PROJECT NO: 2301	SCALE: 1 : 200	DRAWING NO.: ZB3.01
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB3.01- RA- NORTH WEST ELEVATION



KEY PLAN 1 : 1500



ALP-1	ALP-2	ALP-3	BRM-1	BRM-2	STM	MS-1	MS-2	ALW	ALG	GLG
ALUMINUM PANEL 1	ALUMINUM PANEL 2	ALUMINUM PANEL 3	BRICK MASONRY 1	BRICK MASONRY 2	STONE MASONRY	METAL SIDING 1	METAL SIDING 2	ALUMINUM WINDOWS/ SPANDREL GLASS	ALUMINUM GUARD RAIL	GLASS GUARD RAIL

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NO.	DATE	REVISION

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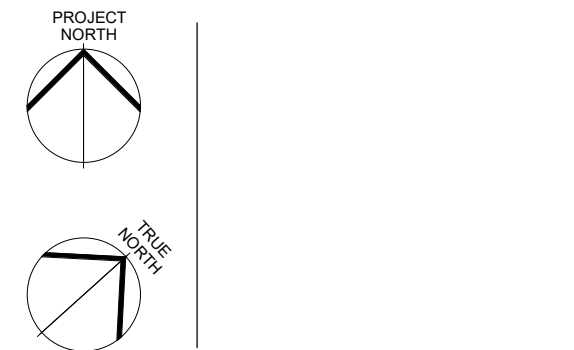
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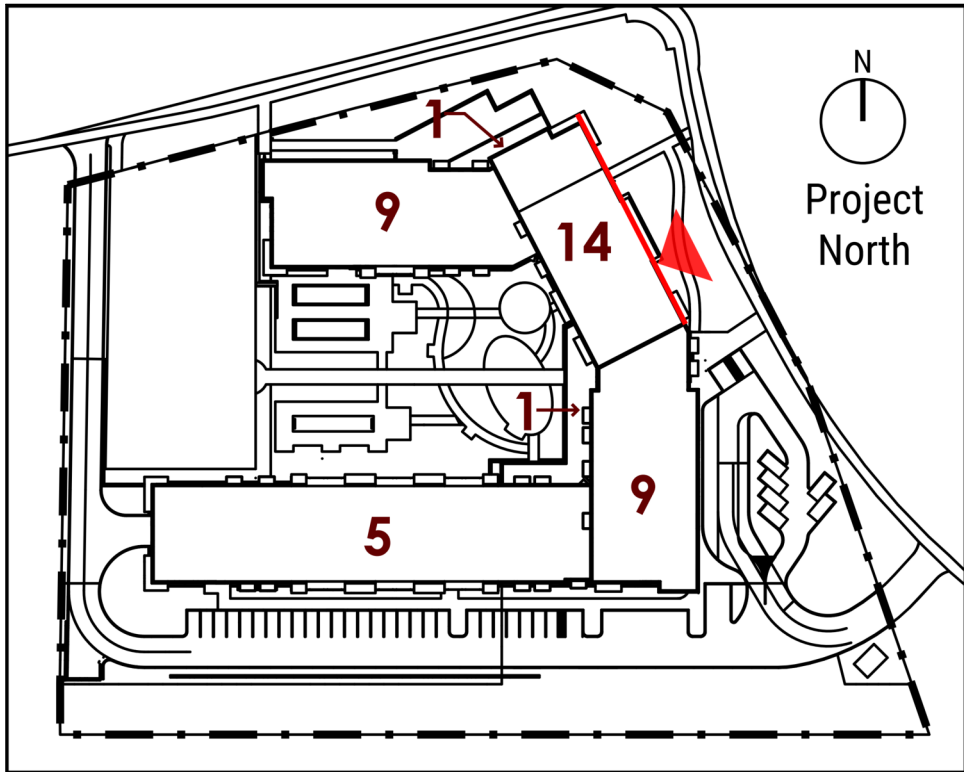


PROJECT/LOCATION:
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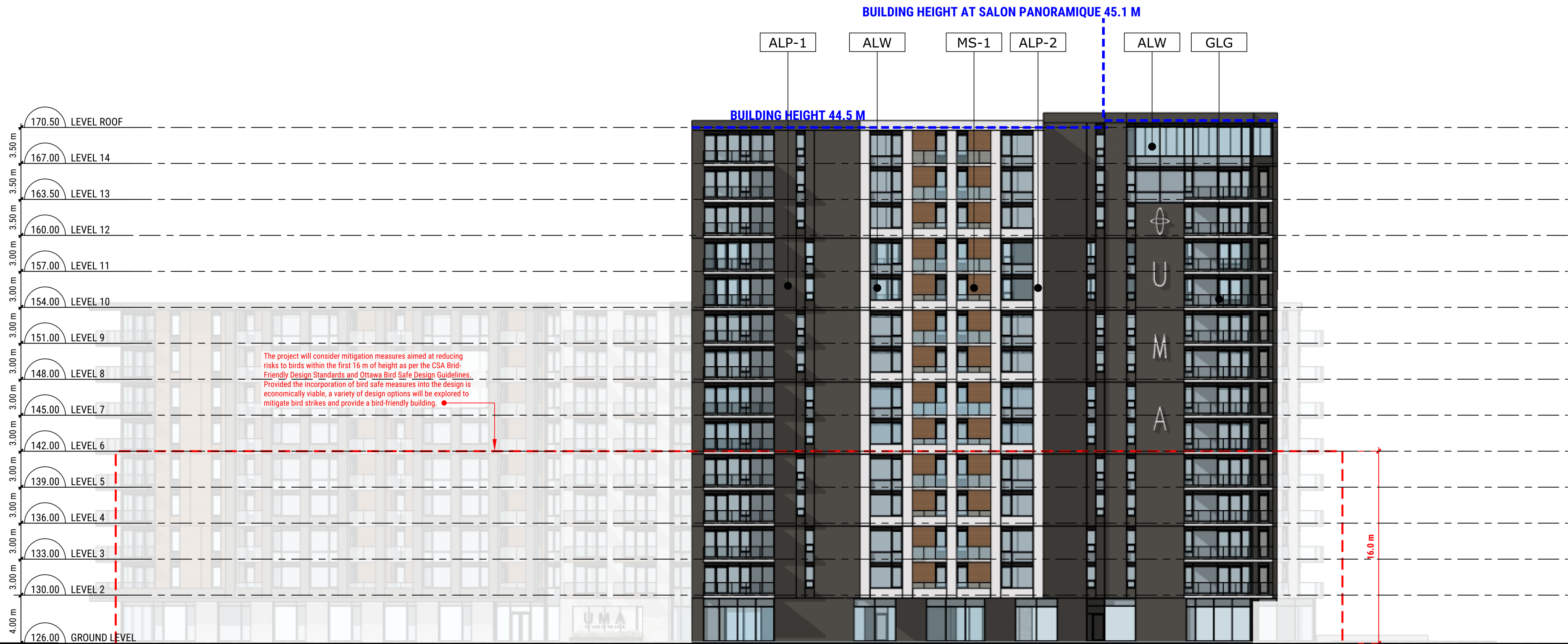
1174 CARP RD, OTTAWA, ON K2S 1B9

DRAWING TITLE:
NORTH ELEVATION

PROJECT NO: 2301	SCALE: 1 : 200	DRAWING NO.: ZB3.02
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A



KEY PLAN 1 : 1500



ALP-1
ALUMINUM PANEL 1

ALP-2
ALUMINUM PANEL 2

ALP-3
ALUMINUM PANEL 3

BRM-1
BRICK MASONRY 1

BRM-2
BRICK MASONRY 2

STM
STONE MASONRY

MS-1
METAL SIDING 1

MS-2
METAL SIDING 2

ALW
ALUMINUM WINDOWS/
SPANDREL GLASS

ALG
ALUMINUM GUARD RAIL

GLG
GLASS GUARD RAIL

LEGROUPE^{MD}
MAURICE
LES RETRAITÉS
NOUS HABITENT

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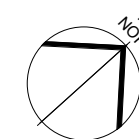
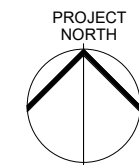
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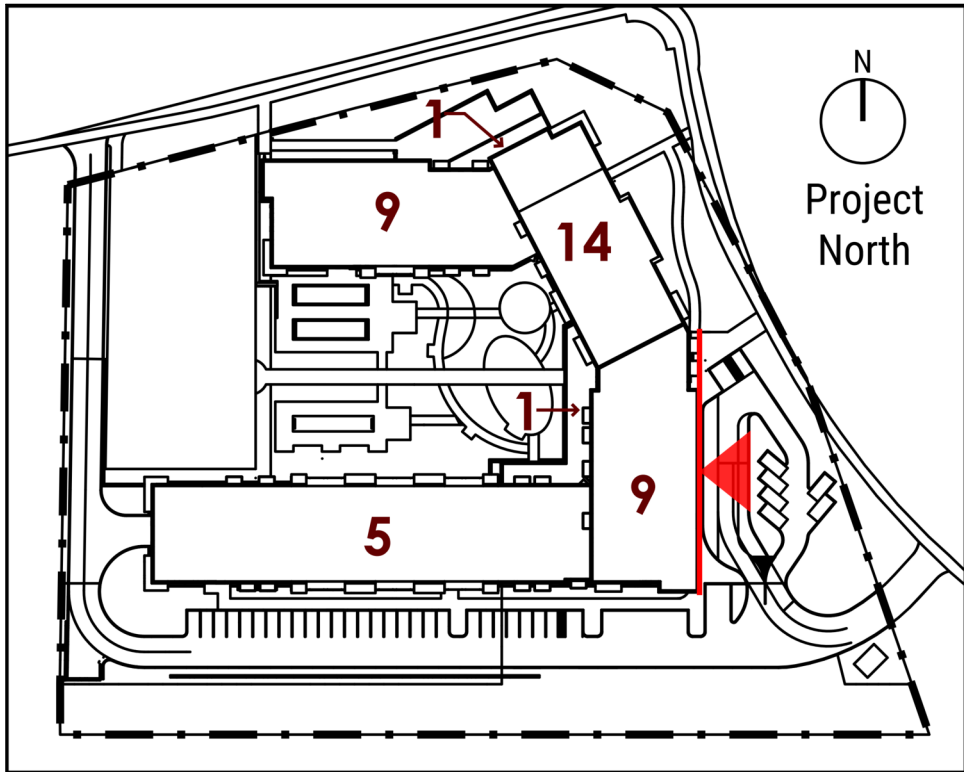
PROJECT/LOCATION:
CARP & HAZELDEAN

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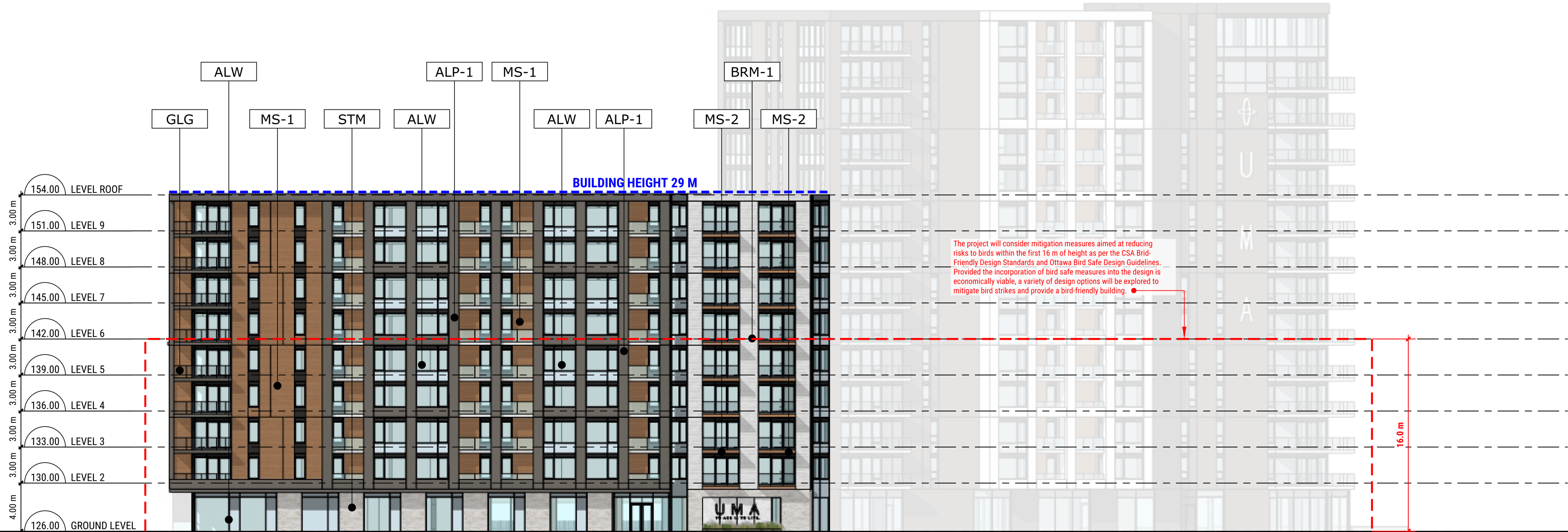
DRAWING TITLE:
**NORTH EAST
ELEVATION**

PROJECT NO: 2301	SCALE: 1 : 200	DRAWING NO.: ZB3.03
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB3.03- RA- NORTH EAST ELEVATION



KEY PLAN 1 : 1500



The project will consider mitigation measures aimed at reducing risks to birds within the first 16 m of height as per the CSA Bird-Friendly Design Standards and Ottawa Bird Safe Design Guidelines. Provided the incorporation of bird safe measures into the design is economically viable, a variety of design options will be explored to mitigate bird strikes and provide a bird-friendly building.

- ALP-1
ALUMINUM PANEL 1
- ALP-2
ALUMINUM PANEL 2
- ALP-3
ALUMINUM PANEL 3
- BRM-1
BRICK MASONRY 1
- BRM-2
BRICK MASONRY 2
- STM
STONE MASONRY
- MS-1
METAL SIDING 1
- MS-2
METAL SIDING 2
- ALW
ALUMINUM WINDOWS/
SPANDREL GLASS
- ALG
ALUMINUM GUARD RAIL
- GLG
GLASS GUARD RAIL

LEGROUPE
MAURICE
LES RETRAITÉS
NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K4

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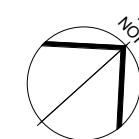
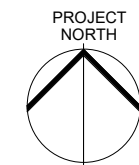
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PROJECT/LOCATION:
CARP & HAZELDEAN

1174 CARP RD, OTTAWA, ON K2S 1B9

DRAWING TITLE:
EAST ELEVATION

PROJECT NO: 2301	SCALE: 1 : 200	DRAWING NO.: ZB3.04
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB3.04- RA- EAST ELEVATION



The project will consider mitigation measures aimed at reducing risks to birds within the first 16 m of height as per the CSA Bird-Friendly Design Standards and Ottawa Bird Safe Design Guidelines. Provided the incorporation of bird safe measures into the design is economically viable, a variety of design options will be explored to mitigate bird strikes and provide a bird-friendly building. ●

BUILDING HEIGHT 17 M

BUILDING HEIGHT 29 M

**LE GROUPE
MAURICE**
LES RETRAITÉS
NOUS HABITENT

300 BD WILFRID-LAVIGNE, GATINEAU, QC J9H 0K1

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NO.	DATE	REVISION

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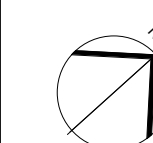
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PROJECT/LOCATION:

CARP & HAZELDEAN

1174 CARP RD, OTTAWA, ON K2S 1B9

DRAWING TITLE:

SOUTH ELEVATION

PROJECT NO:
2301

230·

SCALE
1 : 200

1 : 200

DRAWING NO.

ZB3.0

REVISION NO.: A

ZB3.05- RA- SOUTH ELEVATION



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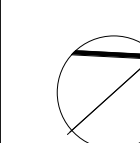
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025 REVISION NO.: A



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BUILDING HEIGHT AT SALON PANORAMIQUE 45.1 M

BUILDING HEIGHT 44.5 M

BUILDING HEIGHT 29 M

The project will consider mitigation measures aimed at reducing risks to birds within the first 16 m of height as per the CSA Bird-Friendly Design Standards and Ottawa Bird Safe Design Guidelines. Provided the incorporation of bird safe measures into the design is economically viable, a variety of design options will be explored to mitigate bird strikes and provide a bird-friendly building. ●

16.0 m

WEST ELEVATION - COURTYARD

ALP-1	ALP-2	ALP-3	BRM-1	BRM-2	STM	MS-1	MS-2	ALW	ALG	GLG
ALUMINUM PANEL 1	ALUMINUM PANEL 2	ALUMINUM PANEL 3	BRICK MASONRY 1	BRICK MASONRY 2	STONE MASONRY	METAL SIDING 1	METAL SIDING 2	ALUMINUM WINDOWS/ SPANDREL GLASS	ALUMINUM GUARD RAIL	GLASS GUARD RAIL

A	250704	RESUBMITTED FOR ZBA
NO.	DATE	REVISION

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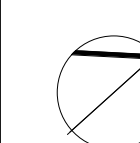
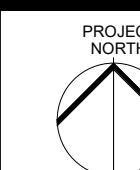
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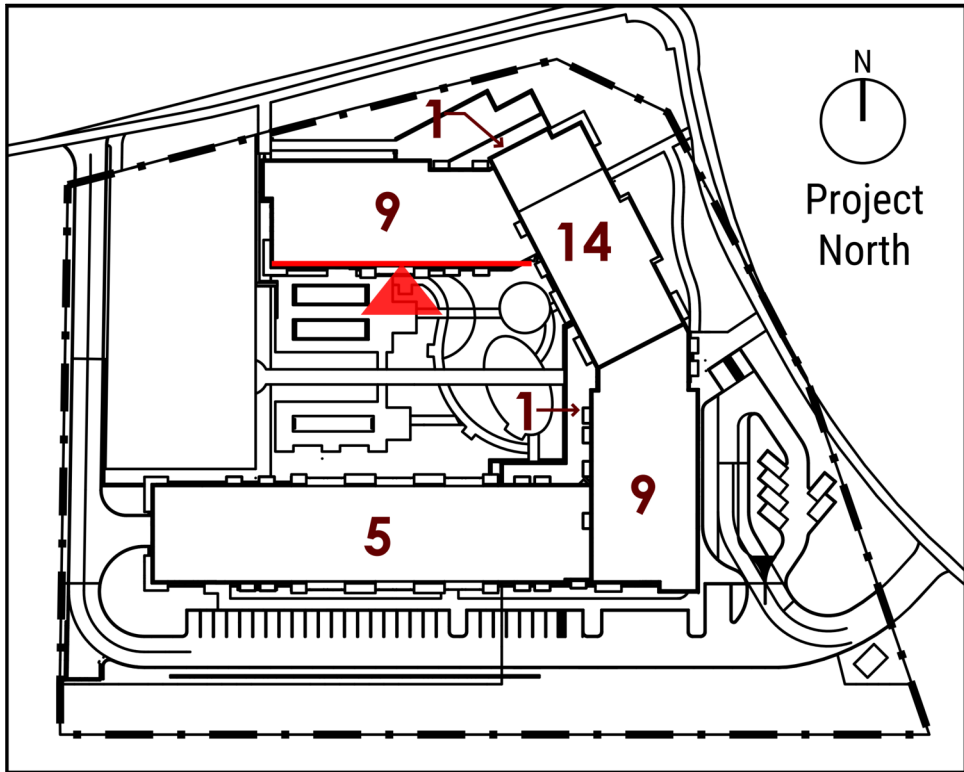
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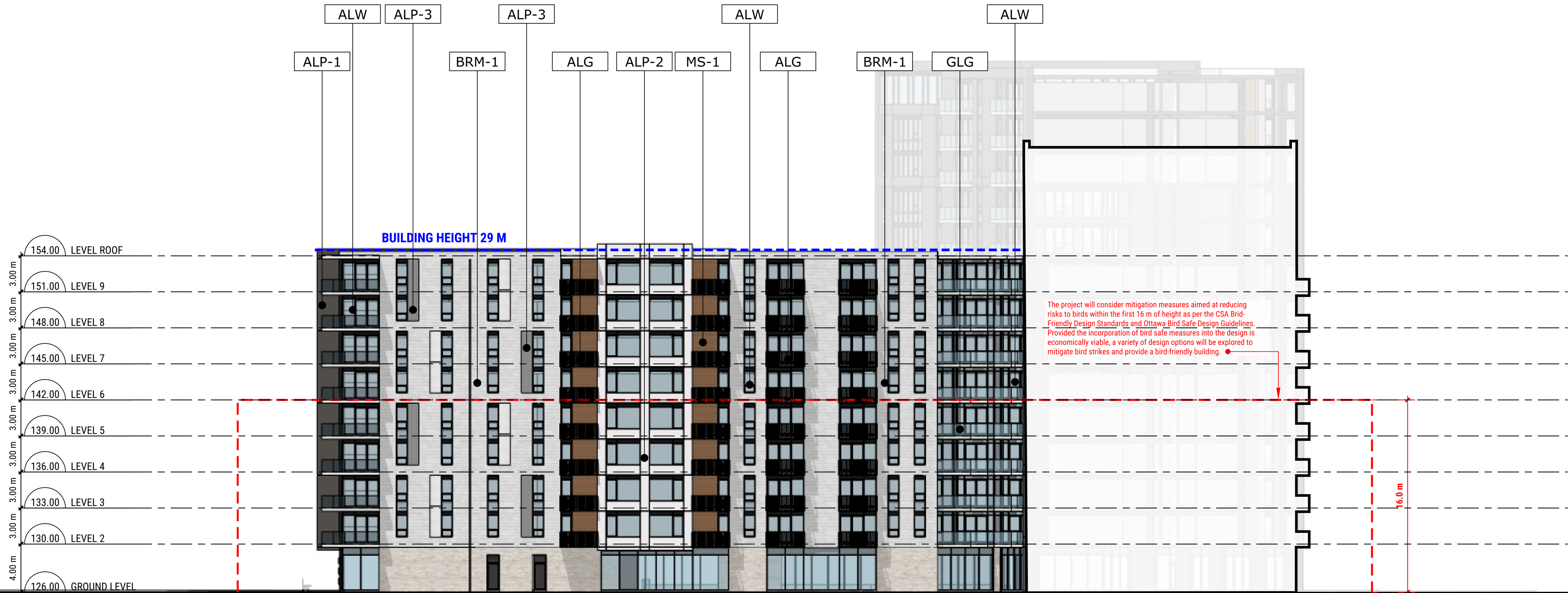
SOUTH WEST &
WEST ELEVATION
(COURTYARD)

PROJECT NO: 2301	SCALE: 1 : 200	DRAWING NO.: ZB3.0
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A

ZB3.08- RA- SOUTH WEST & WEST ELEVATION
(COURTYARD)



KEY PLAN 1 : 1500



- ALP-1 ALUMINUM PANEL 1
- ALP-2 ALUMINUM PANEL 2
- ALP-3 ALUMINUM PANEL 3
- BRM-1 BRICK MASONRY 1
- BRM-2 BRICK MASONRY 2
- STM STONE MASONRY
- MS-1 METAL SIDING 1
- MS-2 METAL SIDING 2
- ALW ALUMINUM WINDOWS/ SPANDREL GLASS
- ALG ALUMINUM GUARD RAIL
- GLG GLASS GUARD RAIL

NO.	DATE	REVISION
A	250704	RESUBMITTED FOR ZBA

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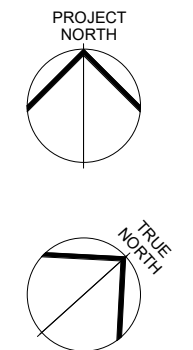
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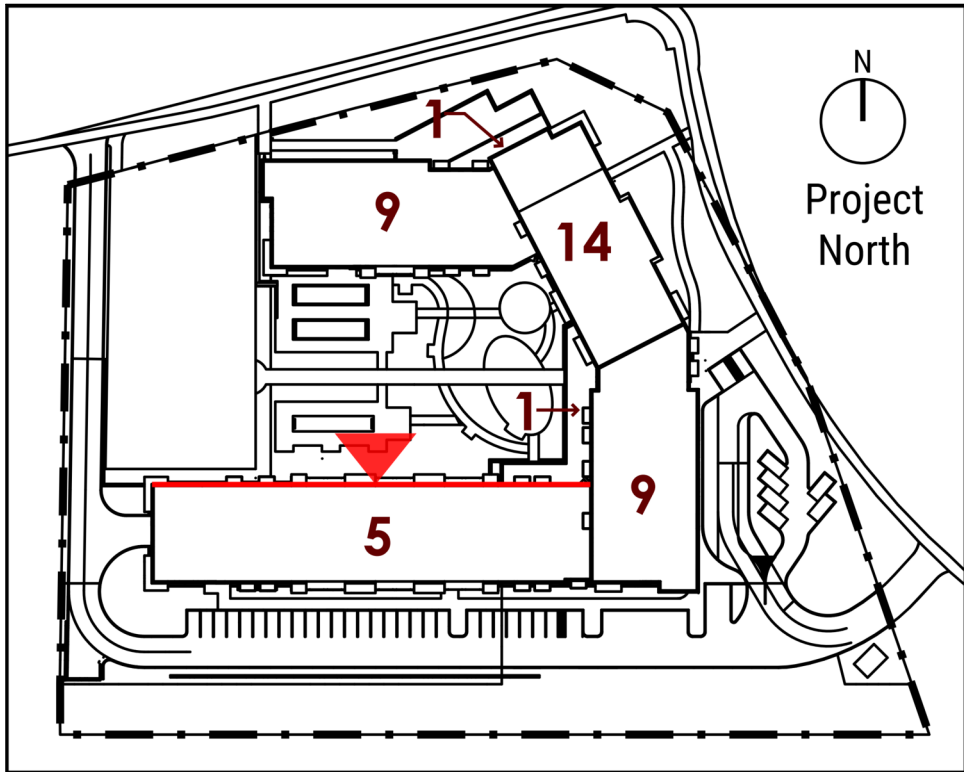


PROJECT/LOCATION:
CARP & HAZELDEAN

1174 CARP RD, OTTAWA, ON K2S 1B9

DRAWING TITLE:
**SOUTH ELEVATION
(COURTYARD)**

PROJECT NO: 2301	SCALE: 1 : 200	DRAWING NO.: ZB3.09
DRAWN BY: CH	DATE: July 4, 2025	REVISION NO.: A



KEY PLAN 1 : 1500



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NOUS HABITENT

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PROJECT NORTH

TRUE NORTH

PROJECT/LOCATION:

CARP & HAZELDEAN

1174 CARP RD, OTTAWA, ON K2S 1B9

DRAWING TITLE:

NORTH ELEVATION (COURTYARD)

PROJECT NO:	SCALE:	DRAWING NO.:
2301	1 : 200	ZB3.10
DRAWN BY:	DATE:	REVISION NO.:
CH	July 4, 2025	A

ZB3.10- RA- NORTH ELEVATION (COURTYARD)