



1546 SCOTT STREET, OTTAWA, ON

SITE PLAN AGREEMENT / ZBA

PRINT DATE :AUGUST 18, 2022

TREGEBOV COGAN ARCHITECT

40 ST. CLAIR AVENUE EAST, UNIT 303
TORONTO, ON
M4T 1M9

PHONE: 647 352 33 50
EMAIL: office@tcarchitecture.ca



PLANNER:
IBI GROUP
650 Dalton Avenue,
Kingston, Ontario
K7M 8N7

LANDSCAPE ARCHITECT:
IBI GROUP
101- 410 Albert Street,
Waterloo, Ontario
N2L 3V3

TRAFFIC ENGINEER:
IBI GROUP
400-333 Preston Street,
Ottawa, Ontario
K1S 5N4

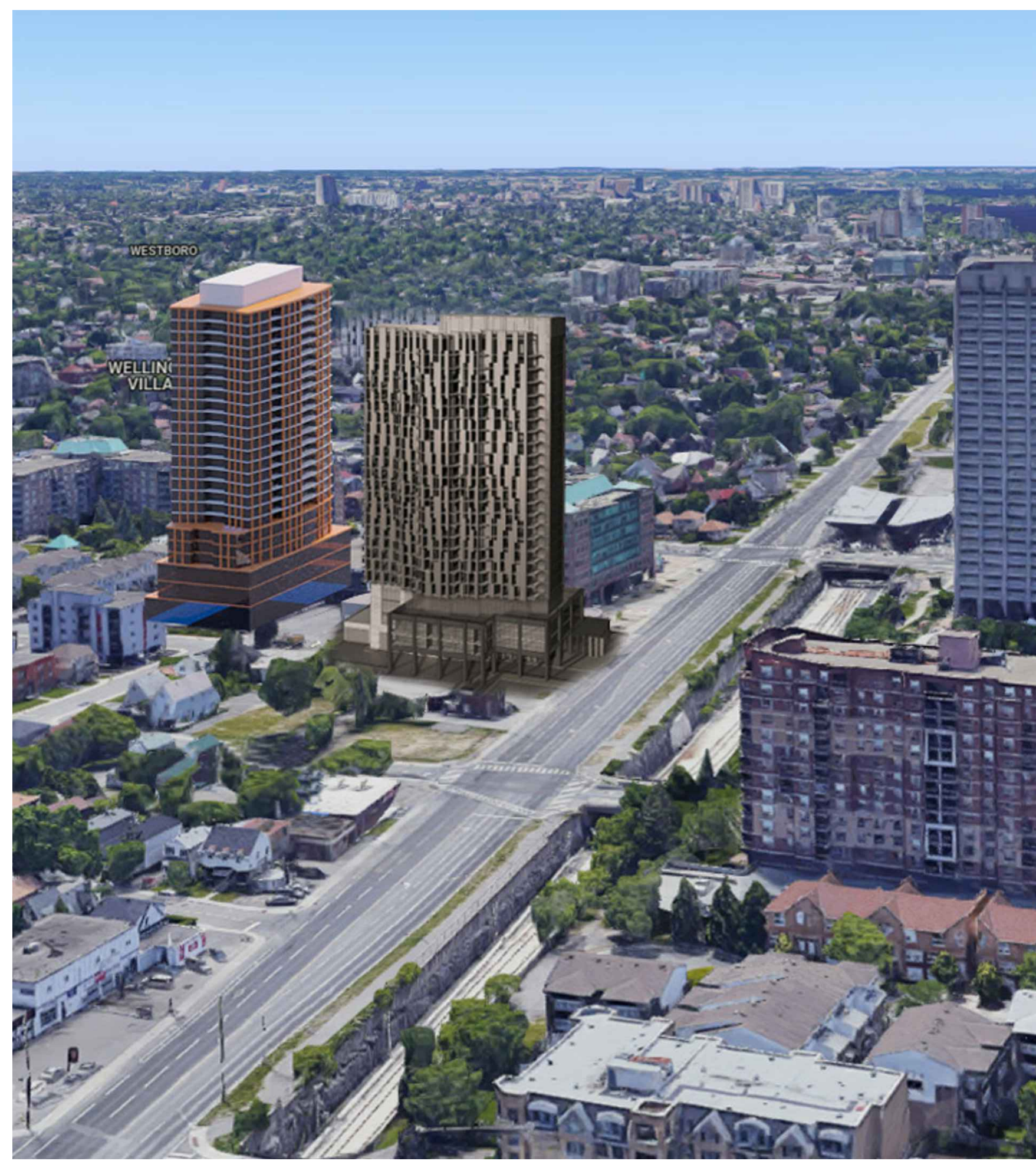
CIVIL ENGINEER:
IBI GROUP
400-333 Preston Street,
Ottawa, Ontario
K1S 5N4

NOISE & VIBRATION STUDY
AGILE RESPONSE
85 Bathurst Drive,
Unit D
Waterloo, Ontario
N2V 1Z5

GEOTECH
YURI MENDEZ ENGINEERING
196 Britannia Road
Waterloo, Ontario
K2B 5W9

WIND STUDY:
RWDI
600 Southgate Drive,
Guelph, Ontario
N1G 4P6

SURVEYOR:
FAIRHALL, MOFFATT & WOODLAND LTD.
600 Terry Fox Drive, #100
Kanata, Ontario
K2I 4B6



4 OVERVIEW

Scale: N.T.S



3 CONTEXT PLAN

Scale: N.T.S

1546 SCOTT STREET
OTTAWA, ON

LEGAL DESCRIPTION
PART OF LOTS 3&4 (NORTH OF BULLMAN STREET) AND PART OF LOTS 3&4 (SOUTH OF SCOTT STREET) REGISTER PLAN 58 AND PART OF LOTS 1290,1292 & 1303 REGISTER PLAN 157 CITY OF OTTAWA

SITE DATA

EXISTING LOT AREA	2,524.5 m ²
RESIDENTIAL GFA	14,060 m ²
COMMERCIAL GFA	200 m ²
TOTAL GFA	14,260 m ²
PSI(GFA/LOT AREA)	5.6
LOT COVERAGE	1,588 m ²
LOT COVERAGE %	62.9%

SETBACKS

	GROUND	2ND/3RD	TOWER
FRONT YARD	2.4 m	8.6 m	11.2 m
INTERIOR SIDE YARD	10.2m EAST 0.0 m WEST	1.9 m EAST 6.5 m WEST	4.1 m EAST 8.9 m WEST
REAR	0.6 m	13.1 m	11.6 m

BUILDING HEIGHT

	REQUIRED (EAS)	PROPOSED (EAS)
MINIMUM	6.7m	148.2
MAXIMUM	98.35m	148.2

LANDSCAPE

	PROVIDED	PROVIDED %
AREA	646.0 m ²	26%

LANDSCAPE PROVISION FOR PARKING LOT

	REQUIRED	PROVIDED
MINIMUM 15% AS PERIMETER OR INTERIOR LANDS AREA	15.0%	18.5%

FLOOR AREA DETAILS

FLOOR LEVEL	FLOOR AREA	COMMERCIAL GFA	RESIDENTIAL GFA	AMENITY INDOOR	AMENITY PRIVATE	AMENITY OUTDOOR	1 BR	2 BR	TOTAL
F1		200 m ²							0
F2	966 m ²	0	780 m ²	17 m ²			6	4	10
F3	966 m ²	0	780 m ²	17 m ²			6	4	10
F4	660 m ²	0		790 m ²	200 m ²		0	0	0
F5	715 m ²	0	595 m ²	17 m ²			6	4	10
F6	715 m ²	0	595 m ²	17 m ²			6	4	10
F7	715 m ²	0	595 m ²	17 m ²			6	4	10
F8	715 m ²	0	595 m ²	17 m ²			6	4	10
F9	715 m ²	0	595 m ²	17 m ²			6	4	10
F10	715 m ²	0	595 m ²	17 m ²			6	4	10
F11	715 m ²	0	595 m ²	17 m ²			6	4	10
F12	715 m ²	0	595 m ²	17 m ²			6	4	10
F13	715 m ²	0	595 m ²	17 m ²			6	4	10
F14	715 m ²	0	595 m ²	17 m ²			6	4	10
F15	715 m ²	0	595 m ²	17 m ²			6	4	10
F16	715 m ²	0	595 m ²	17 m ²			6	4	10
F17	715 m ²	0	595 m ²	17 m ²			6	4	10
F18	715 m ²	0	595 m ²	17 m ²			6	4	10
F19	715 m ²	0	595 m ²	17 m ²			6	4	10
F20	715 m ²	0	595 m ²	17 m ²			6	4	10
F21	715 m ²	0	595 m ²	17 m ²			6	4	10
F22	715 m ²	0	595 m ²	17 m ²			6	4	10
F23	715 m ²	0	595 m ²	17 m ²			6	4	10
F24	715 m ²	0	595 m ²	17 m ²			6	4	10
F25	715 m ²	0	600 m ²	17 m ²			6	4	10
TOTALS	17,607 m ²	200 m ²	14,060 m ²	790 m ²	391 m ²	200 m ²	138	92	230

AMENITY SPACE

	REQUIRED	PROVIDED				
RATE/UNIT	# OF UNITS	AREA REQUIRED	INDOOR	OUTDOOR	PRIVATE OUTDOOR	TOTAL AREA
6.0 m ²	230	1,380 m ²	790 m ²	200 m ²	391 m ²	1,381 m ²
AMENITY SPACE REQUIRED		1,380 m ²	TOTAL			1,381 m ²

LOADING DOCK

REQUIRED	PROVIDED
LOADING DOCK REQUIRED FOR RESIDENTIAL AND COMMERCIAL	11 LOADING DOCK - SHARED BY RESIDENTIAL AND COMMERCIAL

CAR PARKING

RESIDENTIAL PARKING	REQUIRED	PROVIDED			
UNIT TYPES	RATE	# OF UNITS	PARKING REQUIRED	PARKING LEVEL	RESIDENTIAL PARKING SPACES
1 BEDROOM	0.0	138	0	SURFACE	0
2 BEDROOM	0.0	92	0	P1 LEVEL	1
				P2 LEVEL	50
				P3 LEVEL	50
				P4 LEVEL	26
SUB-TOTAL	230	0			127
TOTAL RESIDENTIAL PARKING REQUIRED		0	TOTAL		127

VISITOR PARKING

REQUIRED	PROVIDED			
RATE	# OF UNITS	TOTAL SPACES	PARKING LEVEL	PARKING SPACES
0.1 x NUMBER OF UNITS MINUS THE FIRST 12 UNITS	218	22	SURFACE	5
			P1	17
TOTAL VISITOR PARKING REQUIRED	22	TOTAL		22

TOTAL PARKING PROVIDED SUMMARY

	RESIDENTIAL	VISITOR	TOTAL NUMBER OF PARKING ON SITE
TOTAL	127	22	149

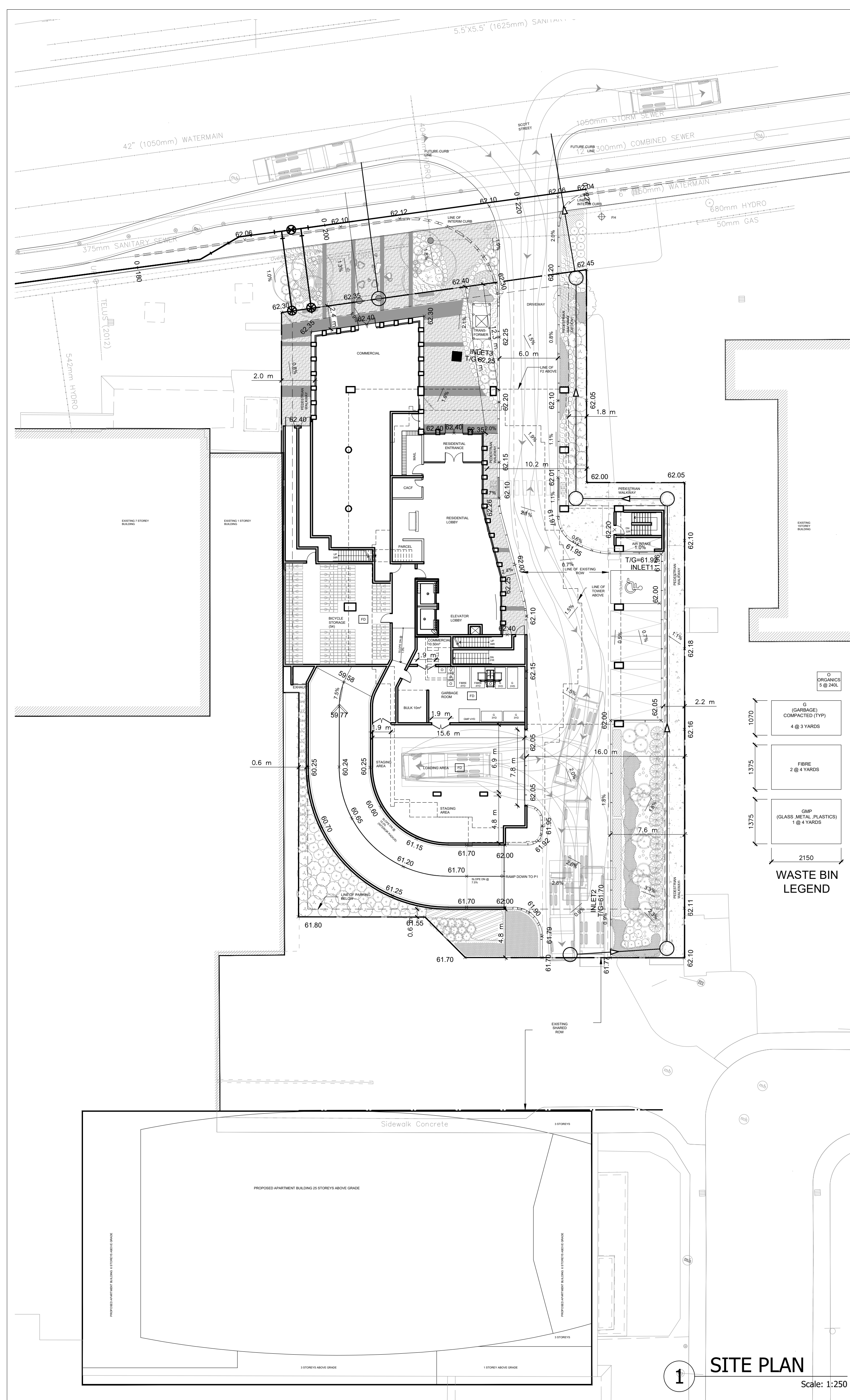
BICYCLE PARKING

RESIDENTIAL	REQUIRED	PROVIDED		
RATE	# OF UNITS	PARKING REQUIRED	PARKING LOCATION	NO. OF PARKING SPOTS
0.5 PER UNIT	230	115.00	OUTDOOR	6
			F1-INDOOR	61
			P1-INDOOR	169
TOTAL RESIDENTIAL BICYCLE PARKING REQUIRED	115	TOTAL		236

COMMERCIAL PARKING

REQUIRED	PROVIDED			
RATE	AREA	PARKING REQUIRED	PARKING LOCATION	NO. OF PARKING SPOTS
1 PER 250 m ²	200 m ²	1	OUTDOOR	6
TOTAL COMMERCIAL BICYCLE PARKING REQUIRED		1	BIKE PARKING PROVIDED	6

2 SITE STATISTICS



1 SITE PLAN

Scale: 1:250

CONSULTANTS:
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450 Dufferin Avenue
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RWDI
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SURVEYOR
FAIRHALL, MOFFATT & WOODLAND LTD.
602 Terry Fox Dr #100
Kanata, ON K2L 4B6
Tel +1 613 591-2580

Site Grading and Servicing information is for reference only. Refer to Site Grading Plan Drawing C-200, Storm Drainage Area Plan C-500 and Site Servicing Plan Drawing C-001 prepared by IBI GROUP, dated Aug 18, 2022, for the purpose of obtaining site grading and servicing information.
Landscape information is for reference only. Refer to the Landscape Plan Drawings L-1, L-2, LD1, LD2 and LD3 prepared by IBI GROUP dated Aug 18, 2022, for full landscape details.

Building classification:
OBC 3.2.2.42, Group C, Any Height, Any Area, Sprinklered

DATE	No.	ISSUE
2022-08-18	02	SPA/ZBA
2021-11-24	01	SPA/ZBA

ARCHITECT:
REGREBOV COGAN ARCHITECT
40 St. Clair Avenue East, Suite 303
Toronto, ON M4T 1M9
PHONE: 647.352.3350

OWNER:
REID'S
Heritage Properties

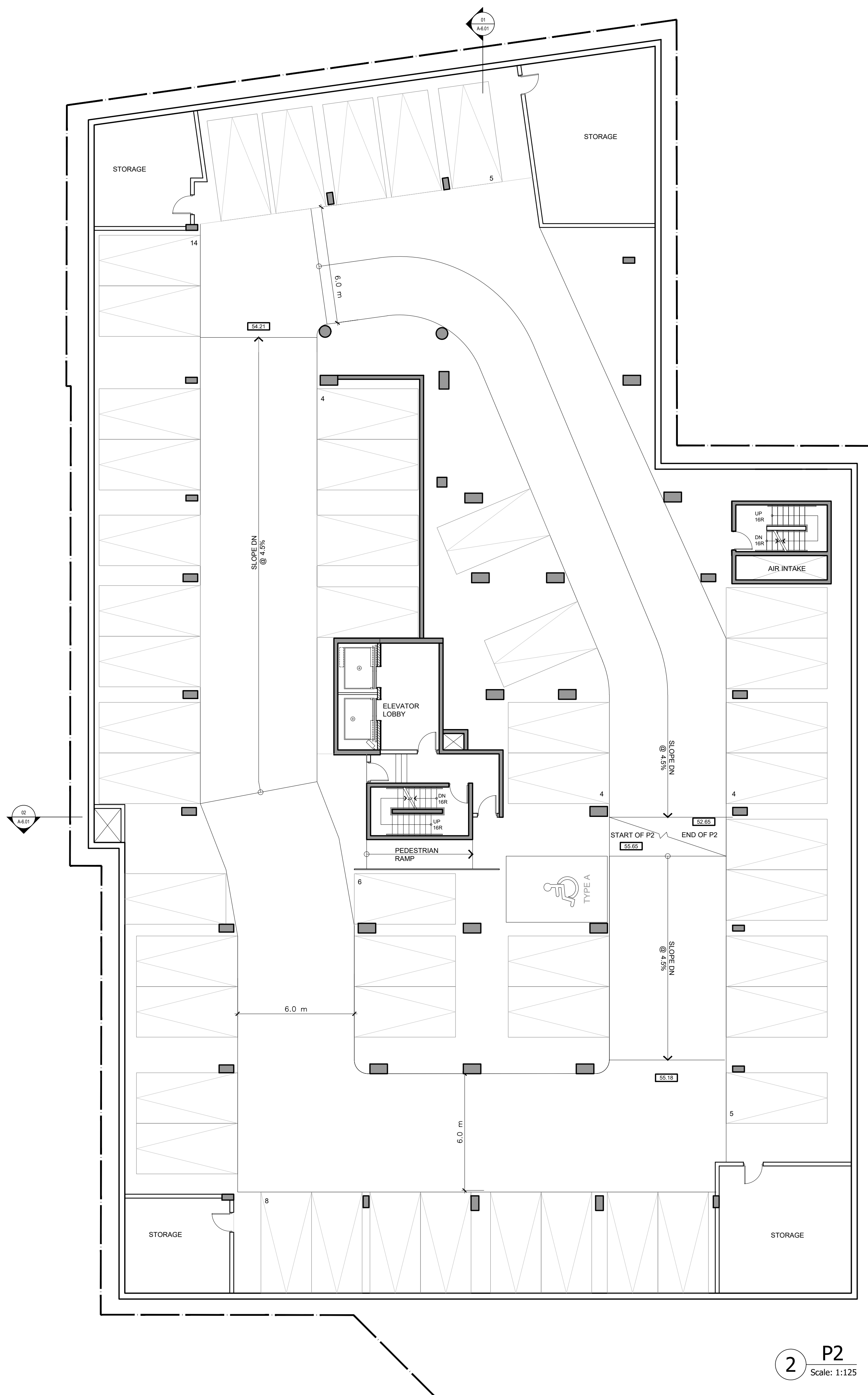
PROJECT NAME:
EVOKE

1546 SCOTT STREET OTTAWA, ON
Based on:
TOPOGRAPHY SURVEY OF PART OF LOTS 3&4 (NORTH OF BULLMAN STREET) AND PART OF LOTS 3 & 4 (SOUTH OF SCOTT STREET) REGISTERED PLAN 58 & PART OF LOTS 1290, 1292 & 1303 REGISTERED PLAN 157 CITY OF OTTAWA.
PREPARED BY FAIRHALL, MOFFATT & WOODLAND LIMITED, ONTARIO LAND SURVEYORS
JAN 21, 2020

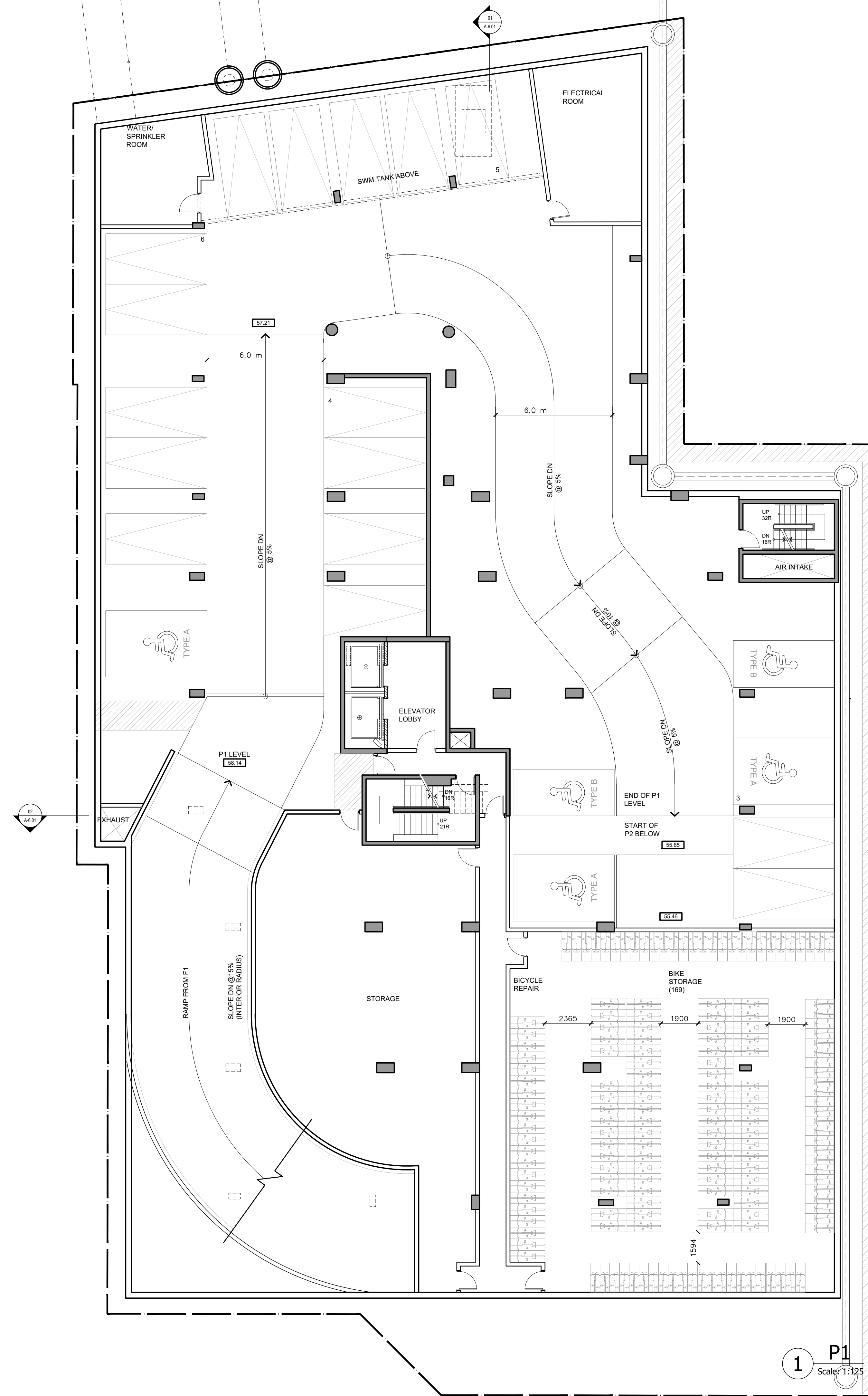
DRAWING TITLE:
**SITE PLAN
CONTEXT PLAN
SITE STATISTICS**

PRINT DATE: 2022-08-18

NORTH	PROJ. No.: 1085	CITY FILE #: D02-21-0148 CITY PLAN #: 18666	ONTARIO ASSOCIATION OF ARCHITECTS MICHAEL COGAN LICENCE 7284
SCALE: 1:250, AS NOTED	DWG NO. A1.01	SPA AND ZBA	
DRAWN BY: MC			

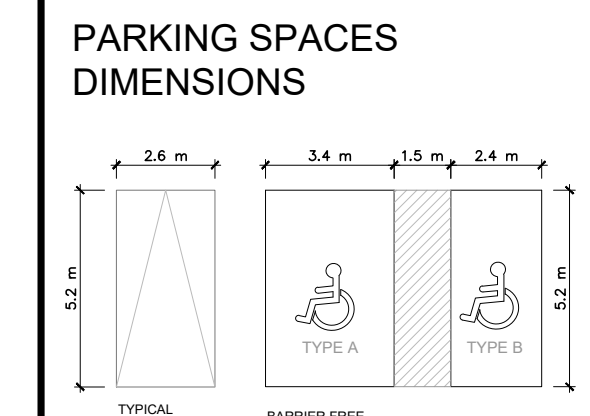
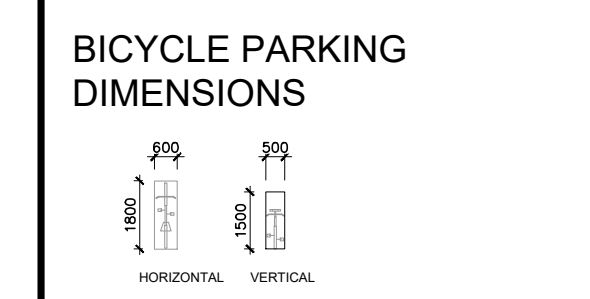


2 P2
Scale: 1:125



1 P1
Scale: 1:125

CONSULTANTS:
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IBI GROUP
 650 Dalton Avenue
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RWDI
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 SURVEYOR
FAIRHILL, MOFFATT & WOODLAND LTD.
 602 Terry Fox Dr #100
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 Tel: +1 613 591-2580



Building classification:
 OBC 3.2.2.42, Group C, Any Height,
 Any Area, Sprinklered

2022-08-18	02	SPA/ZBA
2021-11-24	01	SPA/ZBA

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ARCHITECT:
TREGEBOV COGAN ARCHITECT
 40 St. Clair Avenue East, Suite 303
 Toronto, ON M4T 1M9
 PHONE: 647.352.3350

OWNER:
REID'S
 Heritage Properties

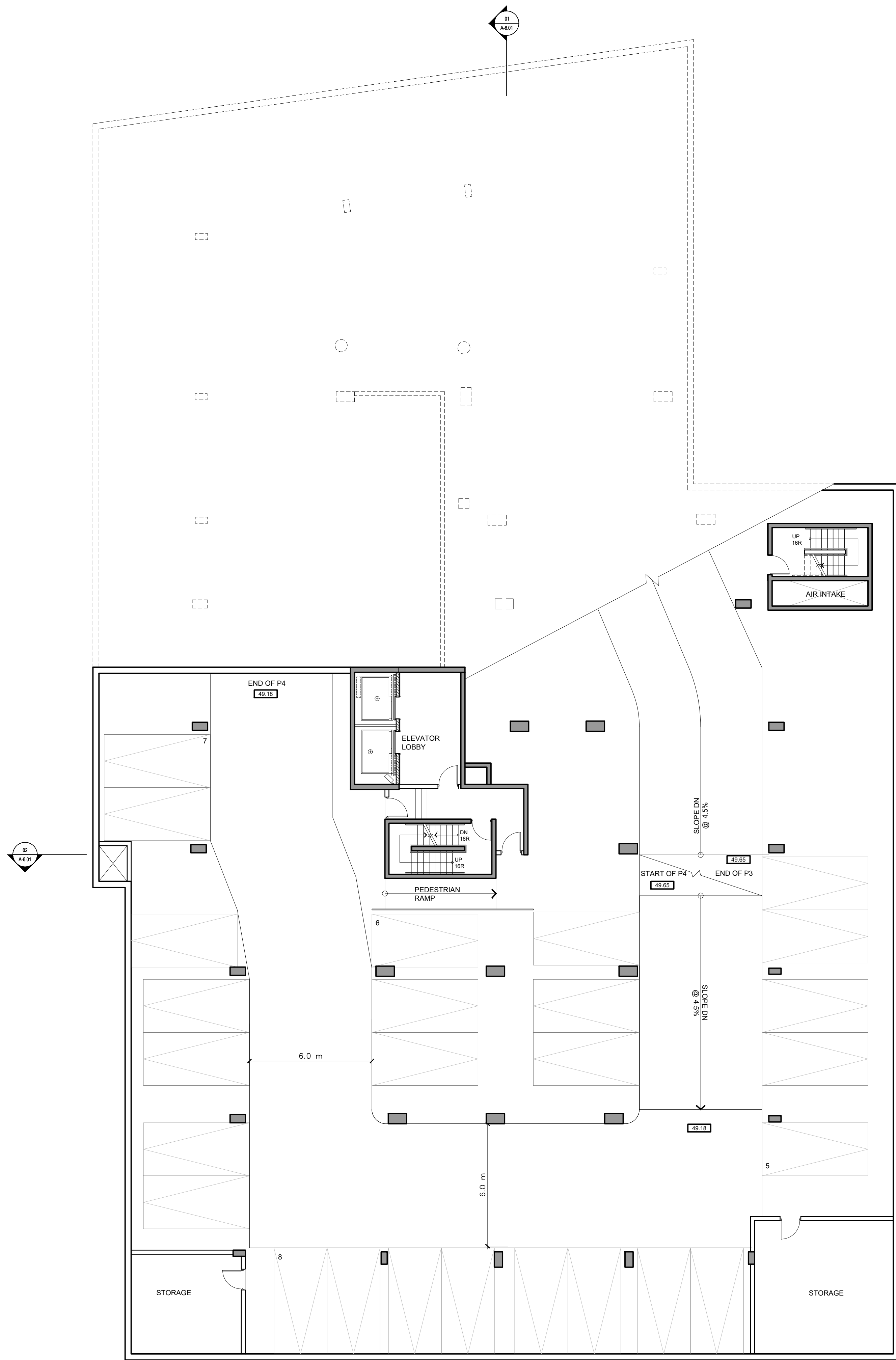
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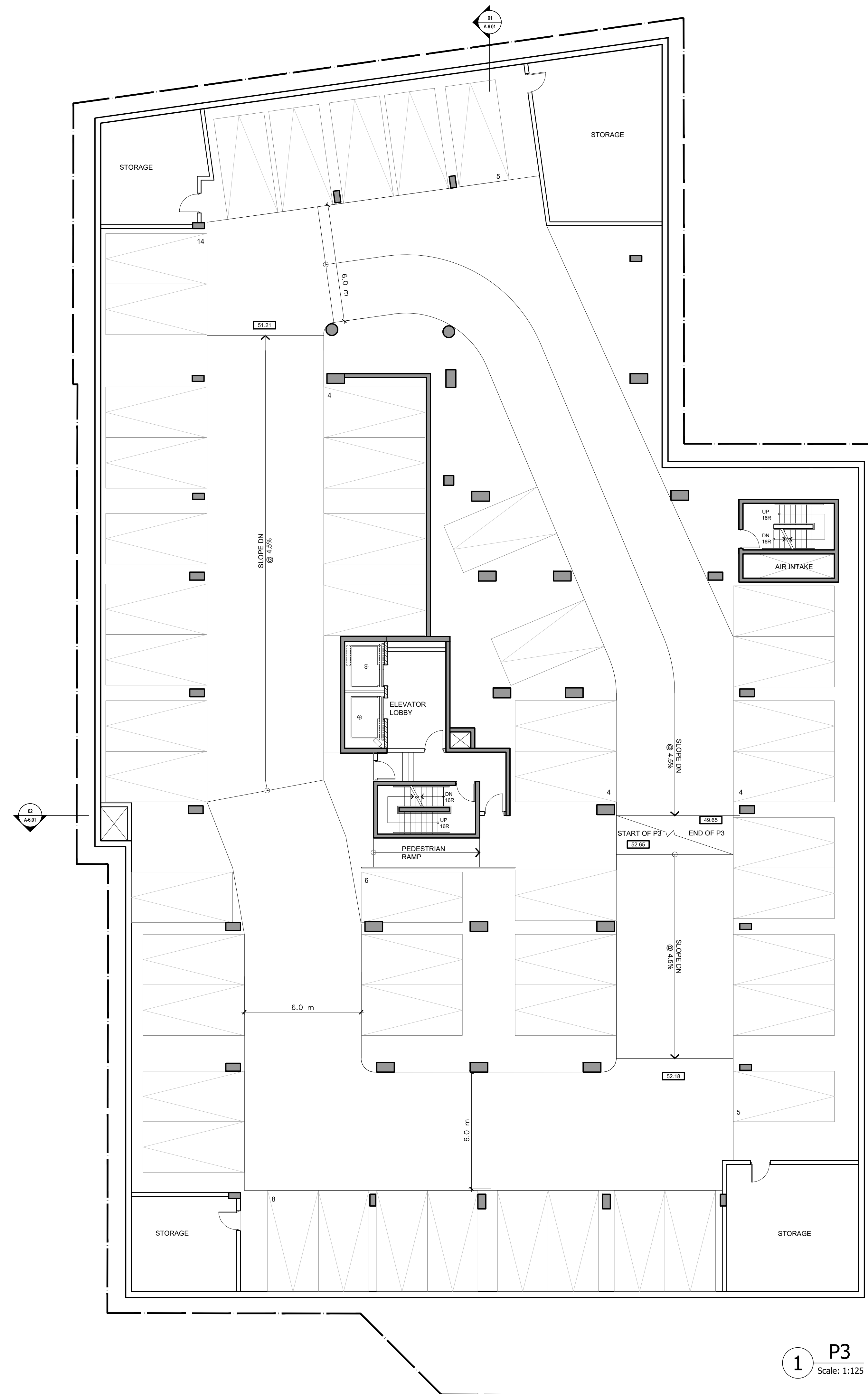
DRAWING TITLE:
P1 & P2 LEVEL PLAN

PRINT DATE: 2022-08-18

NORTH	PROJ. No.:	1085	CITY FILE #:	D02-21-0148
	SCALE:	1:125	CITY PLAN #:	18666
	DRAWN BY:	MC	DWG NO.:	A2.01
				SPA AND ZBA



2 P4
Scale: 1:125



1 P3
Scale: 1:125

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 WIND STUDY
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 500 Southgate Drive,
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 SURVEYOR
FAIRHILL, MOFFATT & WOODLAND LTD.
 602 Terry Fox Dr #100
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 Tel: +1 613 591-2580

Building classification:
 OBC 3.2.2.42, Group C, Any Height,
 Any Area, Sprinklered

DATE	No.	ISSUE
2022-08-18	02	SPA/ZBA
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ARCHITECT:
TRIGEBOV COGAN ARCHITECT
 40 St. Clair Avenue East, Suite 303
 Toronto, ON M4T 1M9
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OWNER:
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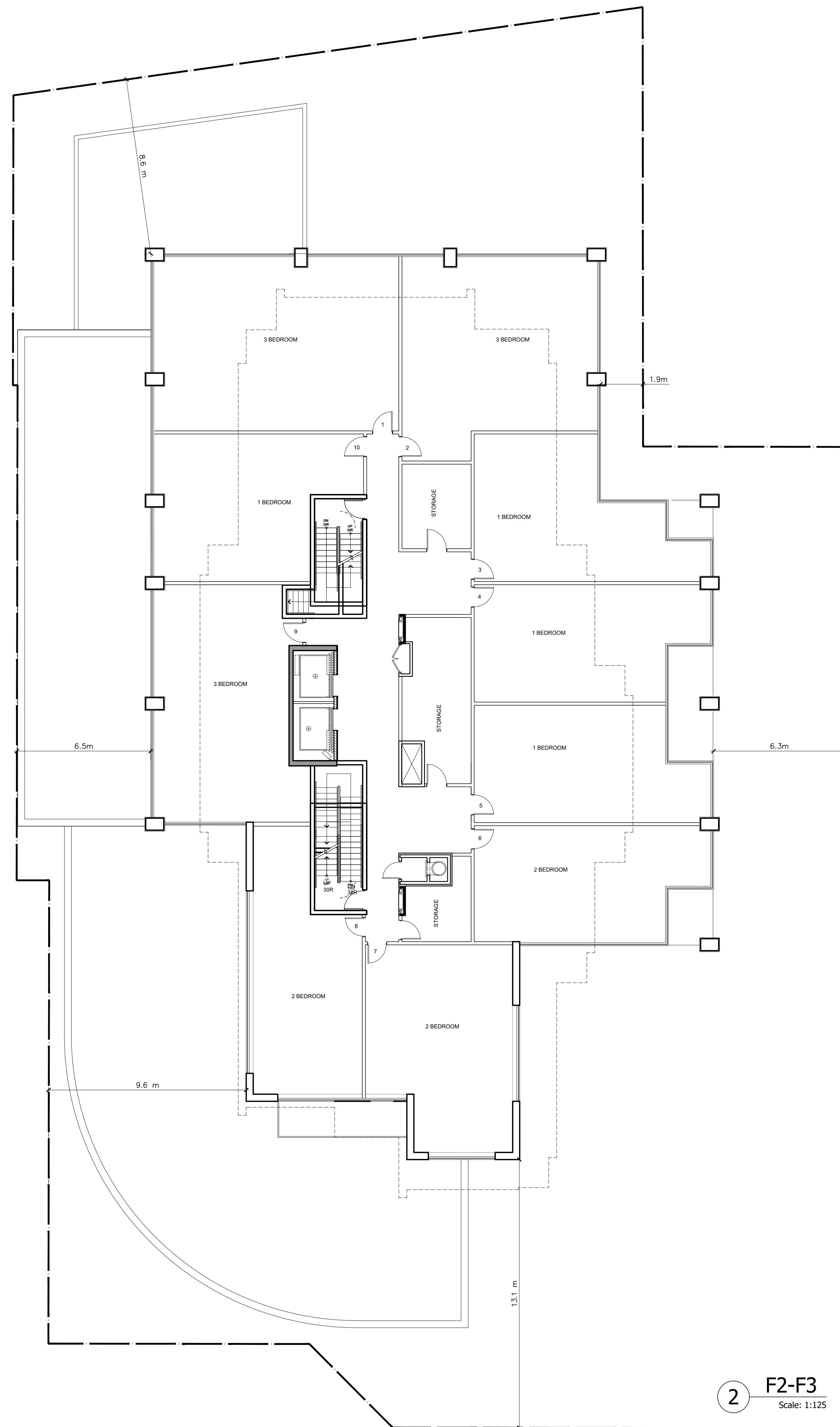
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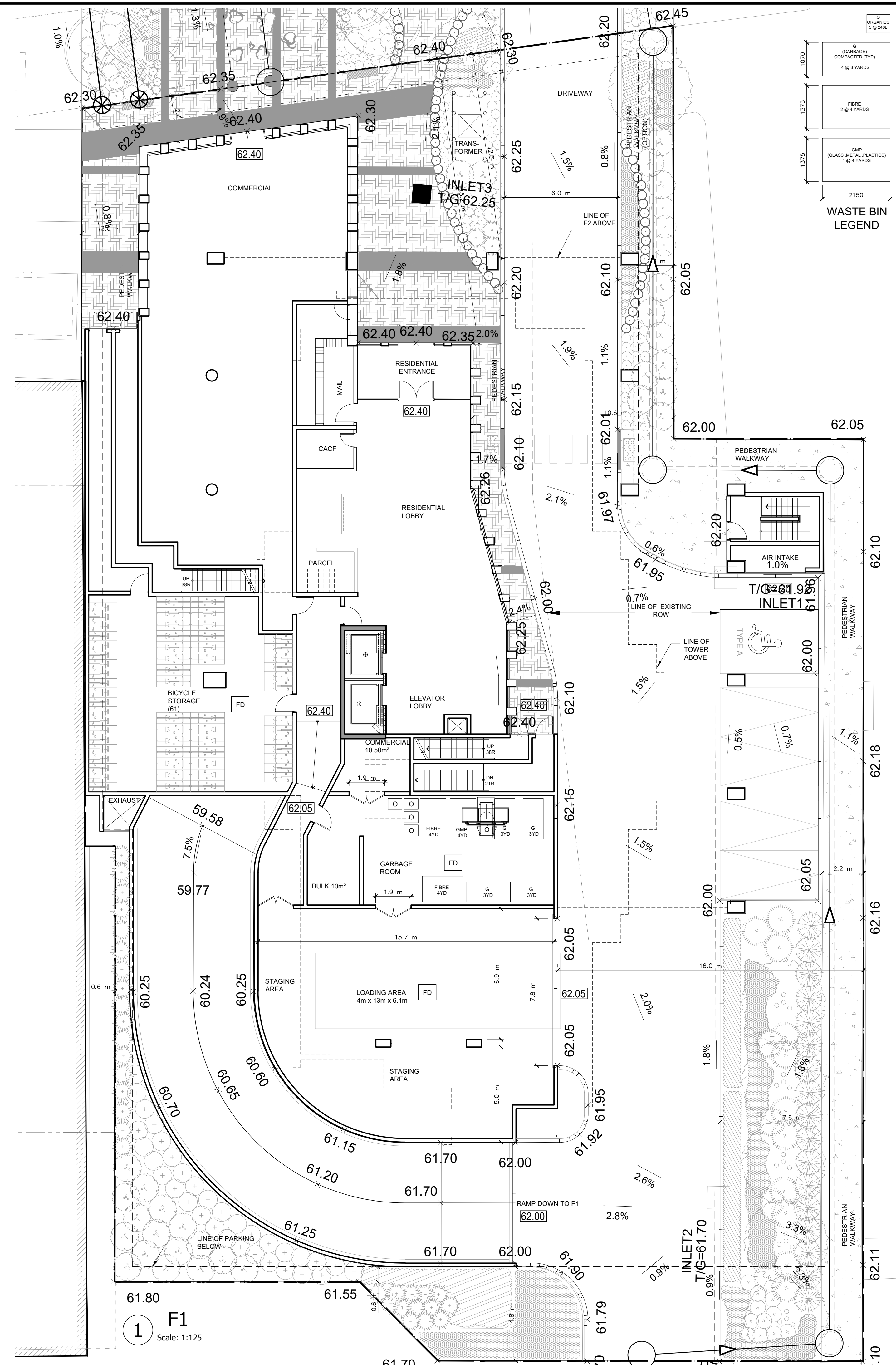
DRAWING TITLE:
P3 & P4 LEVEL PLAN

PRINT DATE: 2022-08-18

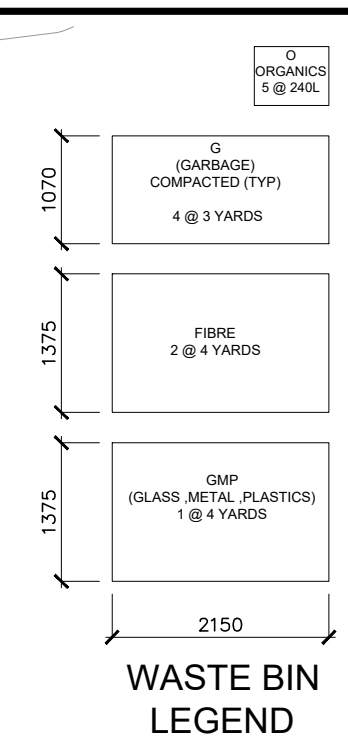
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		SCALE: 1:125	CITY PLAN #: 18666
		DRAWN BY: MC	DWG NO. A2.02
			SPA AND ZBA



2 F2-F3
Scale: 1:125



1 F1
Scale: 1:125



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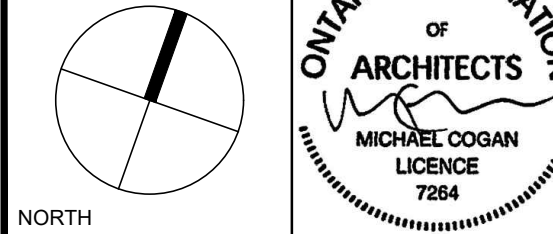
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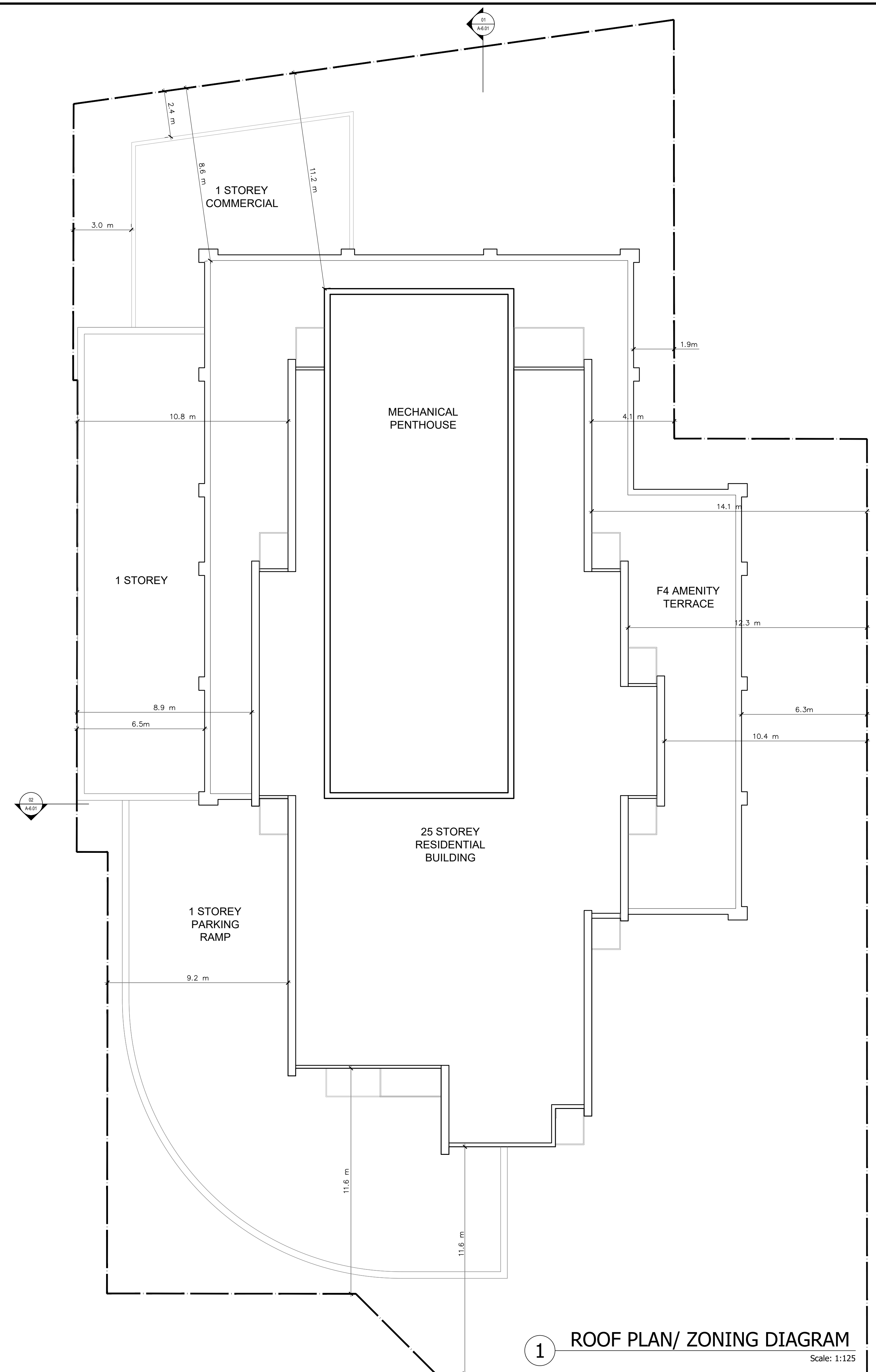
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DRAWING TITLE:
F1 & F2-F3 LEVEL PLAN

PRINT DATE: 2022-08-18



NORTH
 PROJ. No.: 1085
 SCALE: 1:125
 DRAWN BY: MC
 CITY FILE #: D02-21-0148
 CITY PLAN #: 18666
 DWG NO.
A2.03
 SPA AND ZBA



1 ROOF PLAN/ ZONING DIAGRAM
Scale: 1:125

CONSULTANTS:

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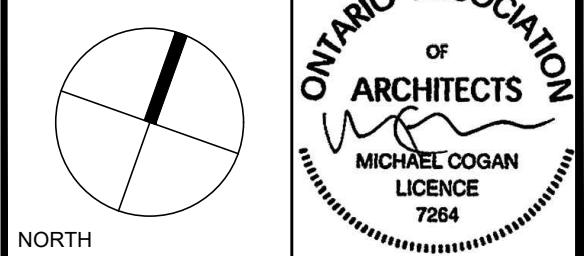
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SURVEYORS
JAN 21, 2020

DRAWING TITLE:
**ROOF PLAN/ ZONING
SETBACK DIAGRAM**

PRINT DATE: 2022-08-18



PROJ. No.: 1085
SCALE: 1:125
DRAWN BY: MC

CITY FILE #: D02-21-0148
CITY PLAN #: 18666
DWG NO.: **A2.05**
SPA AND ZBA

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NOISE & VIBRATION STUDY
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SCOTTECH
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LEGEND
 BIRD FRIENDLY GLAZING EXTENDS TO
 1/6 F3: VISUAL MARKERS
 5mm Ø, 5cm APART.

Building classification:
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 Any Area, Sprinklered

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ARCHITECT:
TRIGEBOV COGAN ARCHITECT
 40 St. Clair Avenue East, Suite 303
 Toronto, ON M4T 1M9
 PHONE: 647.352.3350

OWNER:
REID'S
 Heritage Properties

PROJECT NAME:
EVOKE

1546 SCOTT STREET OTTAWA, ON
 Based on:
 TOPOGRAPHY SURVEY OF PART OF LOTS 3&4
 (NORTH OF BULLMAN STREET) AND PART OF
 LOTS 3 & 4 (SOUTH OF SCOTT STREET)
 REGISTERED PLAN 58 & PART OF LOTS 1290,
 1292 & 1303 REGISTERED PLAN 157
 CITY OF OTTAWA,
 PREPARED BY FAIRHILL, MOFFATT &
 WOODLAND LIMITED, ONTARIO LAND
 SURVEYORS
 JAN 21, 2020

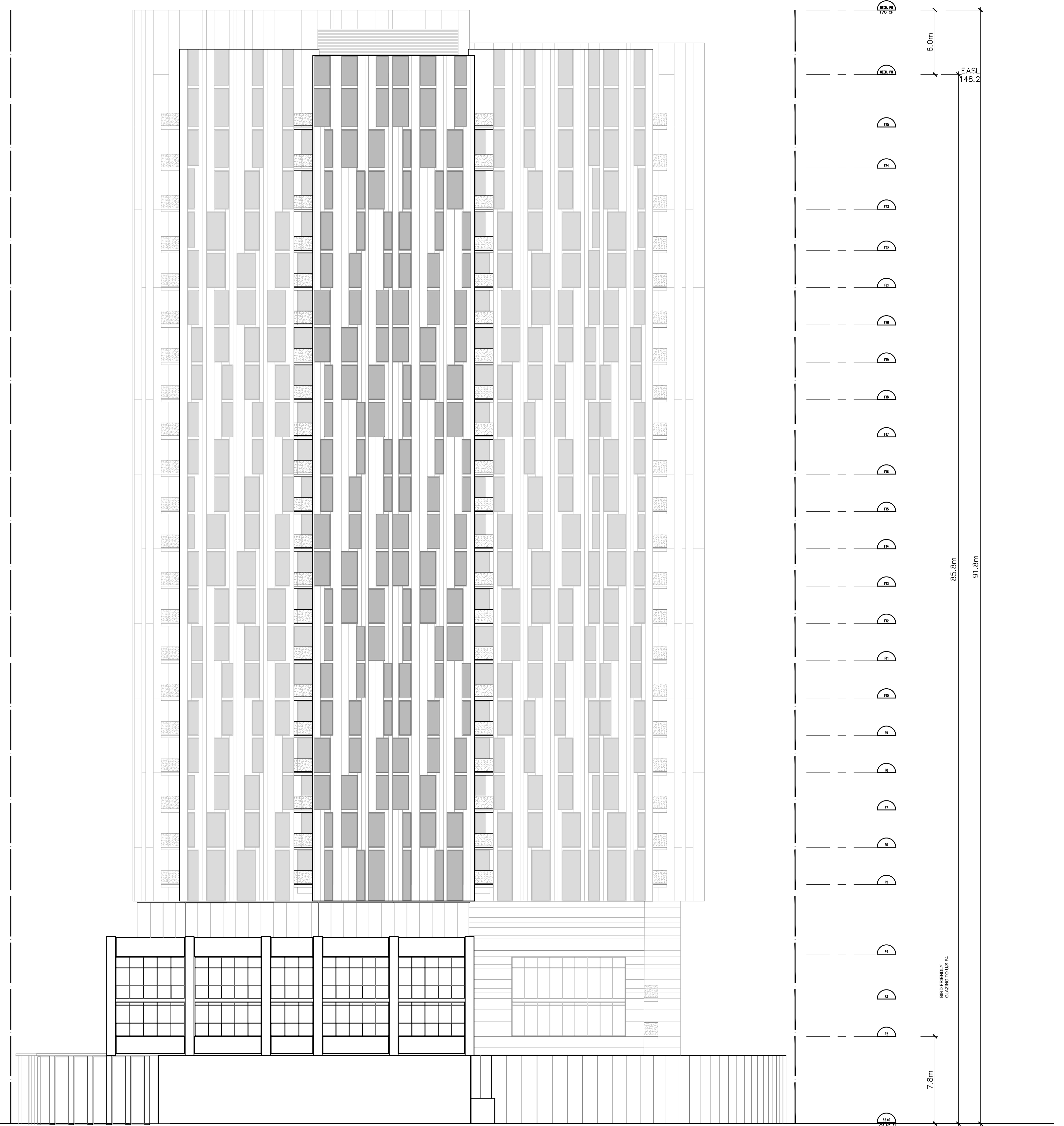
DRAWING TITLE:
**EAST AND WEST
 ELEVATIONS**

PRINT DATE: 2022-08-18

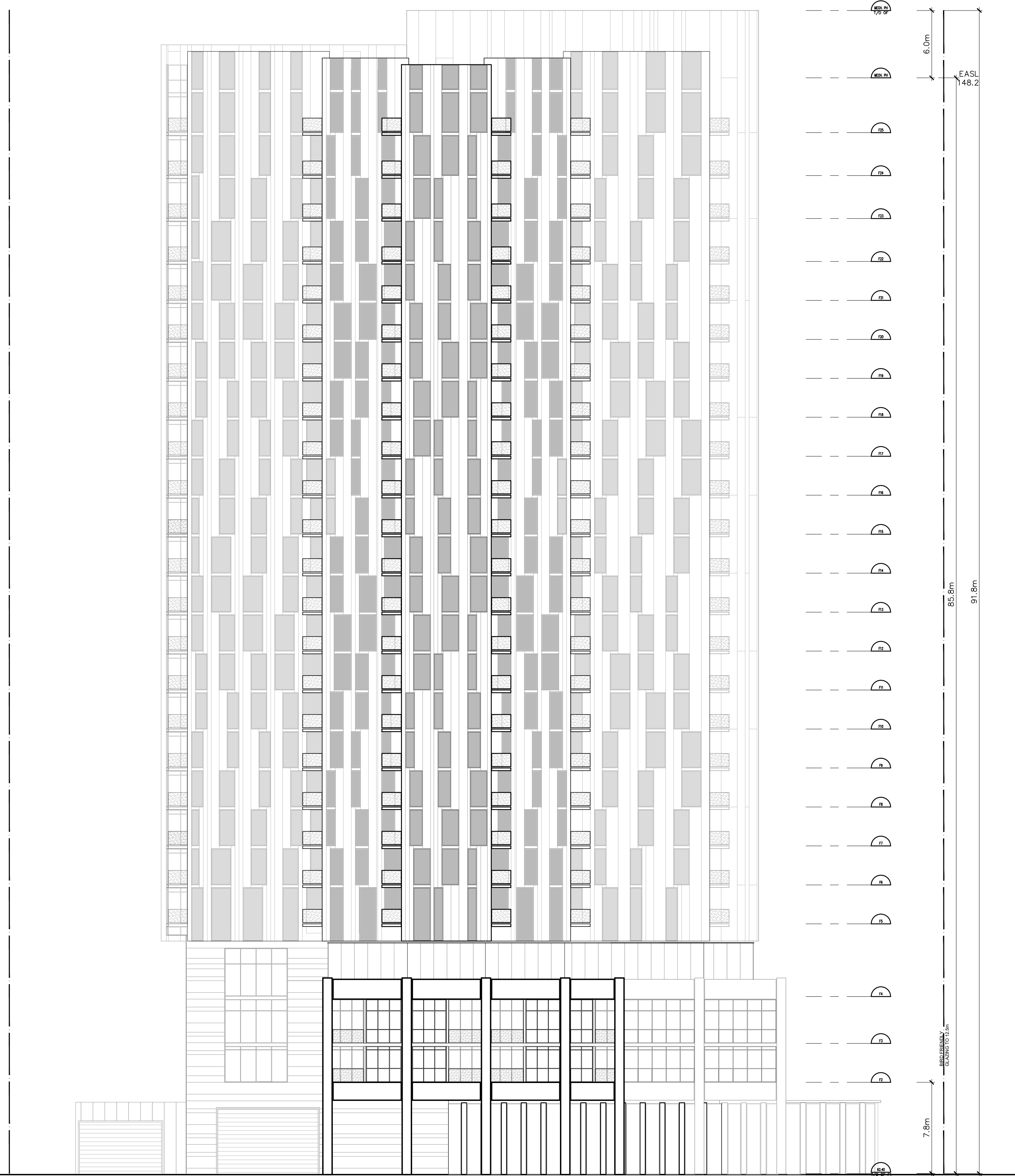


PROJ. No.: 1085
 CITY FILE #: D02-21-0148
 CITY PLAN #: 18666

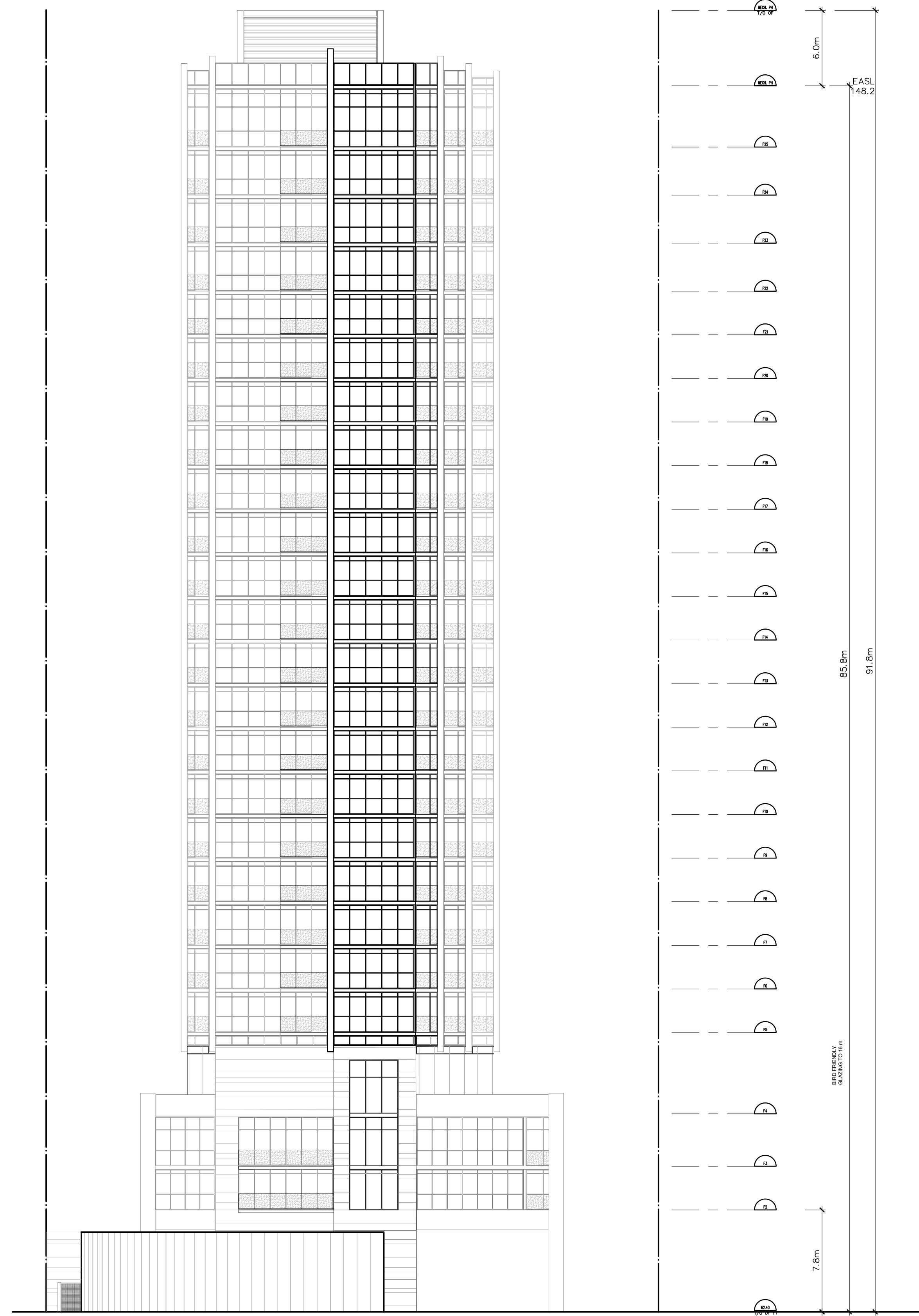
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 DRAWN BY: MC
 SPA AND ZBA



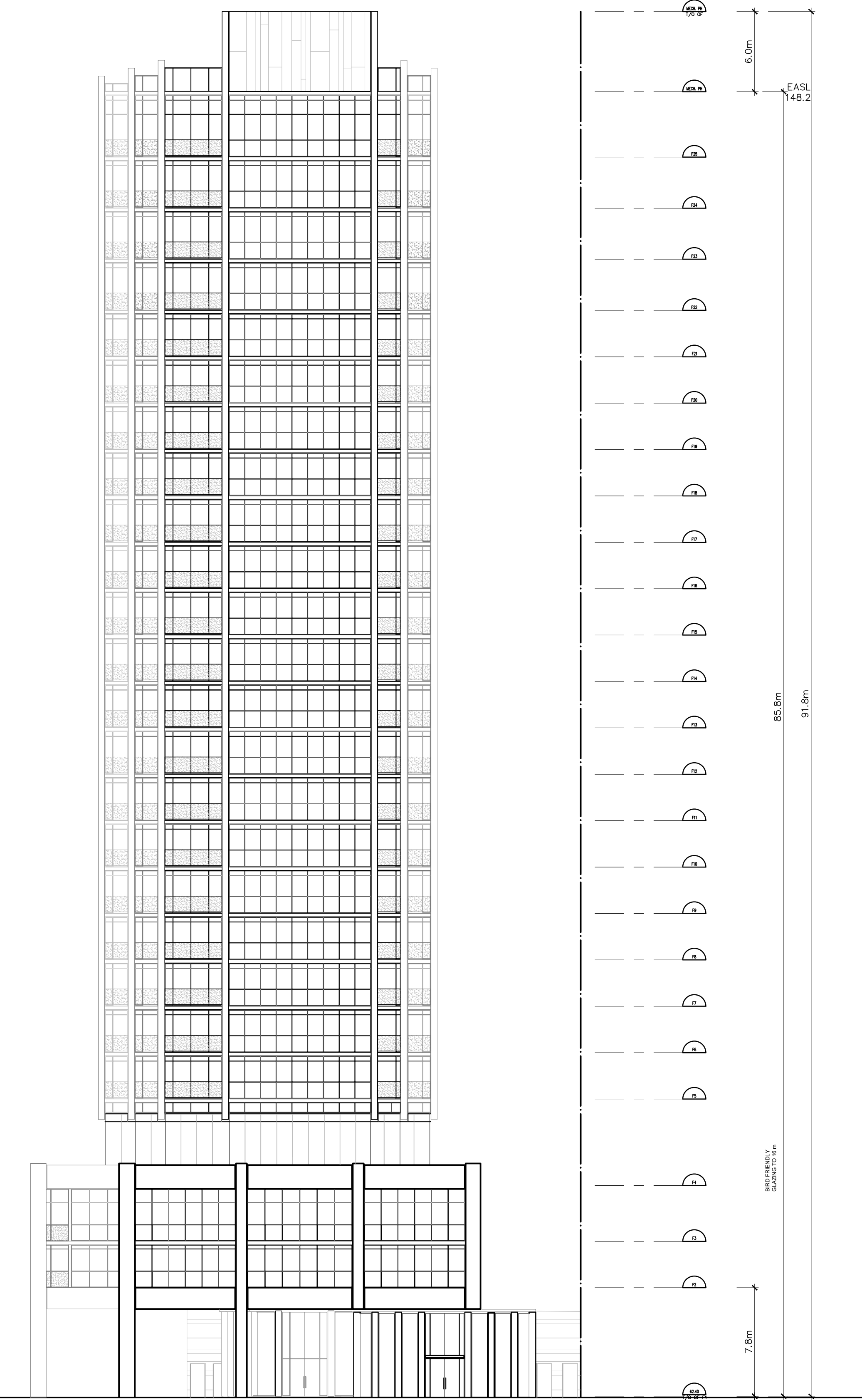
② WEST



① EAST



2 SOUTH



1 NORTH

CONSULTANTS:

PLANNER:
IBI GROUP
 650 Dalton Avenue
 Mississauga, ON M7M 5N7 Canada
 Tel: +1 613 531 4440 ext 63309

LANDSCAPE ARCHITECT
IBI GROUP
 Suite 101
 410 Albert Street,
 Waterloo, ON N2L 2V3
 Tel: +1 519 586 2255

TRAFFIC ENGINEER
IBI GROUP
 400-323 Preston Street
 Ottawa, ON K1S 2M4
 Tel: +1 613 225 1311

CIVIL ENGINEER
IBI GROUP
 400-323 Preston Street
 Ottawa, ON K1S 2M4
 Tel: +1 613 225 1311

NOISE & VIBRATION STUDY
AGILE RESPONSE
 61 Bathurst Street,
 Unit D,
 Waterloo, ON N2V 1Z5

SCOTTECH
YURI MENDEZ ENGINEERING
 198 Bathurst Road,
 Ottawa, ON K2E 5W9
 Tel: +1 613 899 0834

WIND STUDY
RWDI
 505 Southgate Drive,
 Guelph, ON N1G 4R6
 Tel: +1 519 823 1311

SURVEYOR
FAIRHILL, MOFFATT & WOODLAND LTD.
 602 Terry Fox Dr #100
 Kanata, ON K2L 4B6
 Tel: +1 613 591-2580

LEGEND
 BIRD FRIENDLY GLAZING EXTENDS TO
 1/2 F3: VISUAL MARKERS
 5mm Ø, 5cm APART.

Building classification:
 OBC 3.2.2.42, Group C, Any Height,
 Any Area, Sprinklered

2022-08-18	02	SPA/ZBA
2021-11-24	01	SPA/ZBA

DATE	No.	ISSUE
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ARCHITECT:
TREGEBOV COGAN ARCHITECT
 40 St. Clair Avenue East, Suite 303
 Toronto, ON M4T 1M9
 PHONE: 647.352.3350

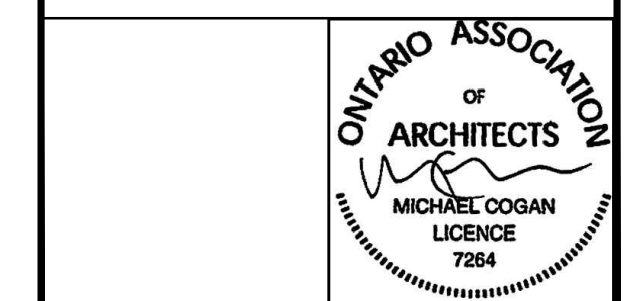
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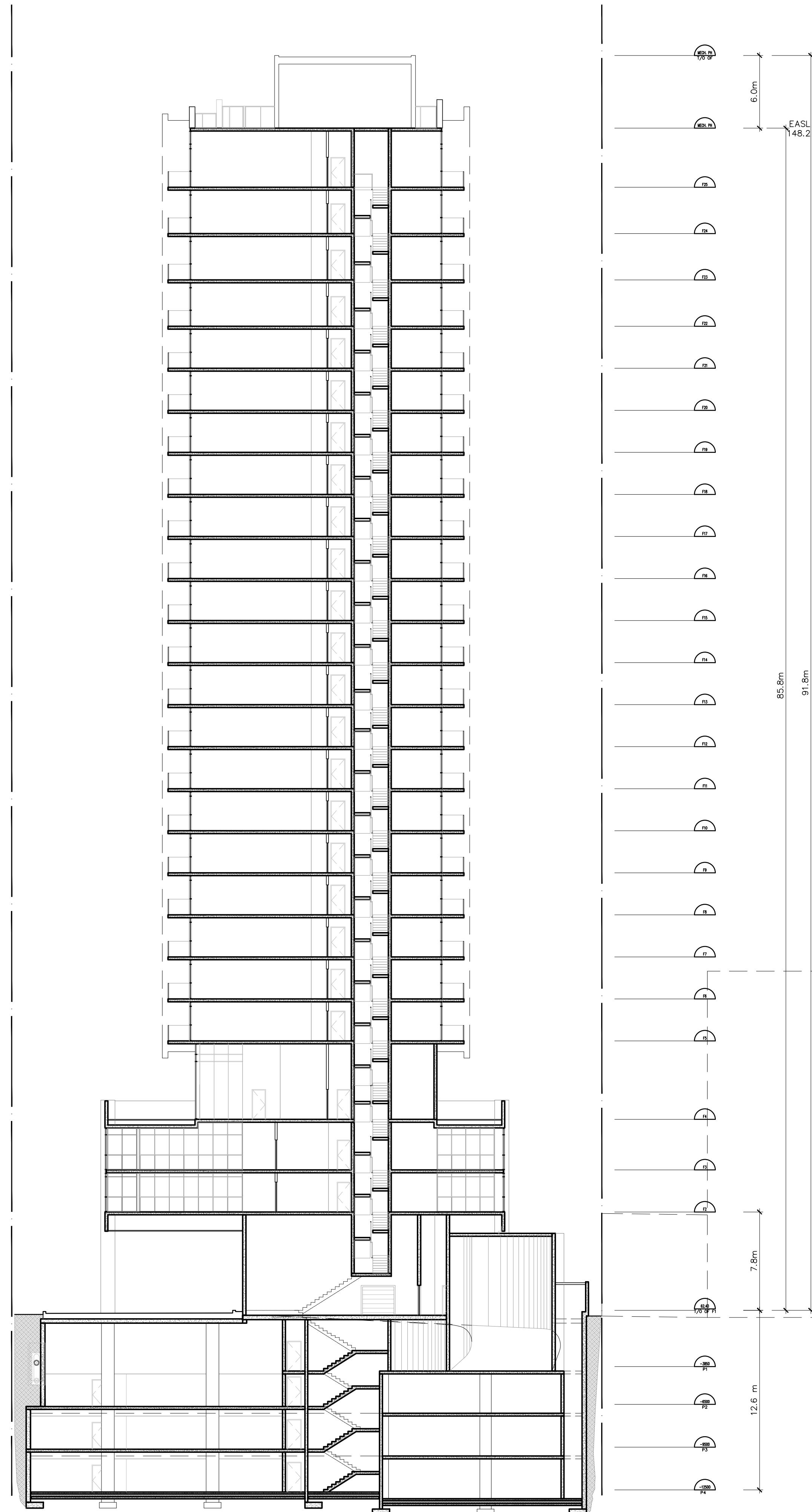
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 SURVEYORS
 JAN 21, 2020

DRAWING TITLE:
**NORTH AND SOUTH
 ELEVATIONS**

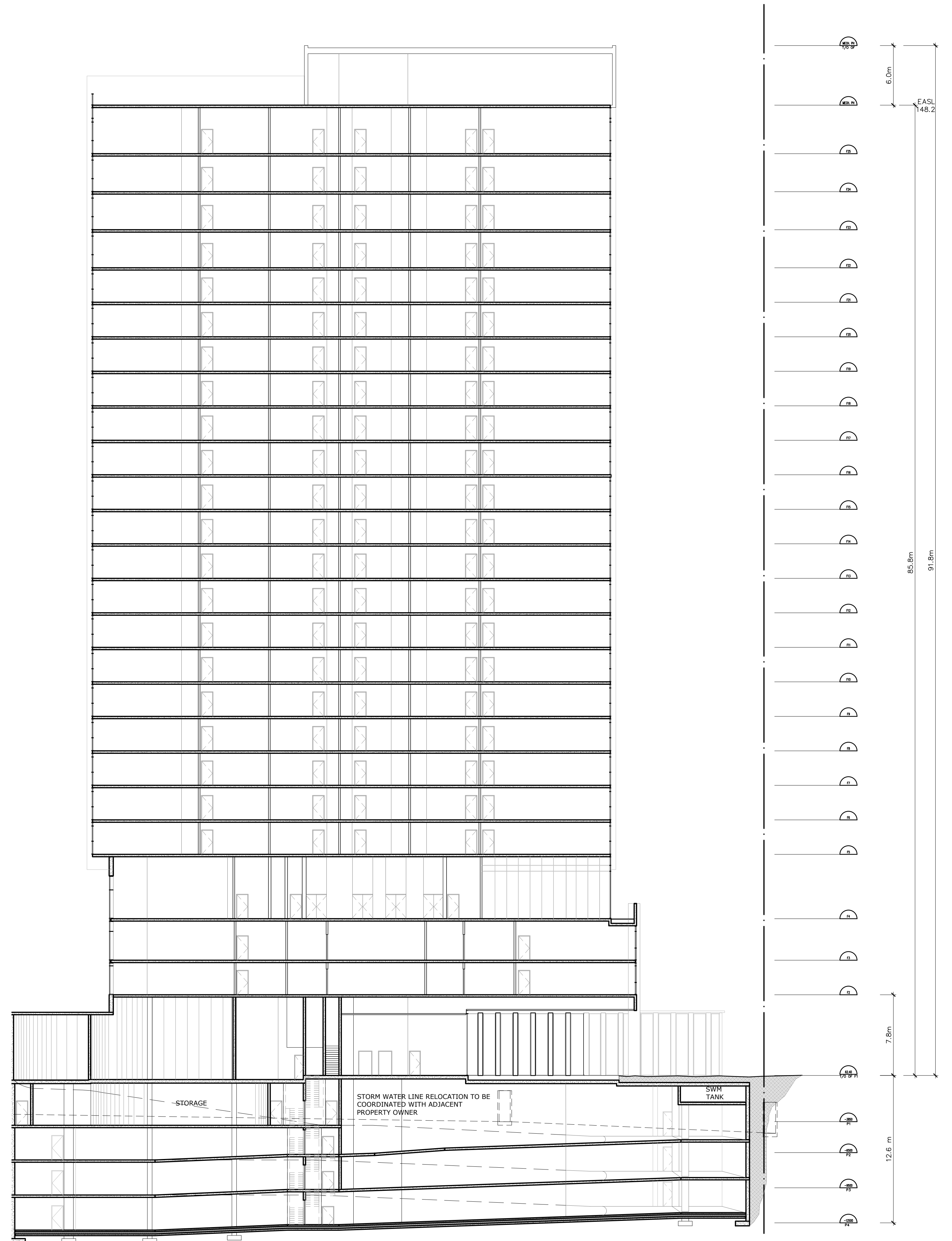
PRINT DATE: 2022-08-18



PROJ. No.:	1085	CITY FILE #: D02-21-0148 CITY PLAN #: 18666
SCALE:	1:200	DWG NO. A5.02
DRAWN BY:	MC	SPA AND ZBA



2 SECTION '2'
Scale: 1:200



1 SECTION '1'
Scale: 1:200

CONSULTANTS:

PLANNER
IBI GROUP
 650 Dalton Avenue
 Kitchener, ON N7M 5A7 Canada
 Tel: +1 613 531 4440 ext 63309

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 Suite 101
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SURVEYOR
FAIRHILL, MOFFATT & WOODLAND LTD.
 602 Terry Fox Dr #100
 Kanata, ON K2L 4B6
 Tel: +1 613 591-2580

Building classification:
 OBC 3.2.2.42, Group C, Any Height,
 Any Area, Sprinklered

2022-08-18	02	SPA/ZBA
2021-11-24	01	SPA/ZBA

DATE	No.	ISSUE
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TREGEBOV COGAN ARCHITECT
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 Toronto, ON M4T 1M9
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 SURVEYORS
 JAN 21, 2020

DRAWING TITLE:
 SECTION A AND C

PRINT DATE: 2022-08-18



PROJ. No.: 1085
 SCALE: 1:200
 DRAWN BY: MC

CITY FILE #: D02-21-0148
 CITY PLAN #: 18666
 DWG NO. **A6.01**
 SPA AND ZBA