



1546 SCOTT STREET, OTTAWA, ON

SITE PLAN AGREEMENT / ZBA

PRINT DATE :NOVEMBER 24, 2021

TREGEBOV COGAN ARCHITECT

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

PHONE: 647 352 33 50
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PLANNER:
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650 Dalton Avenue,
Kingston, Ontario
K7M 8N7

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

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

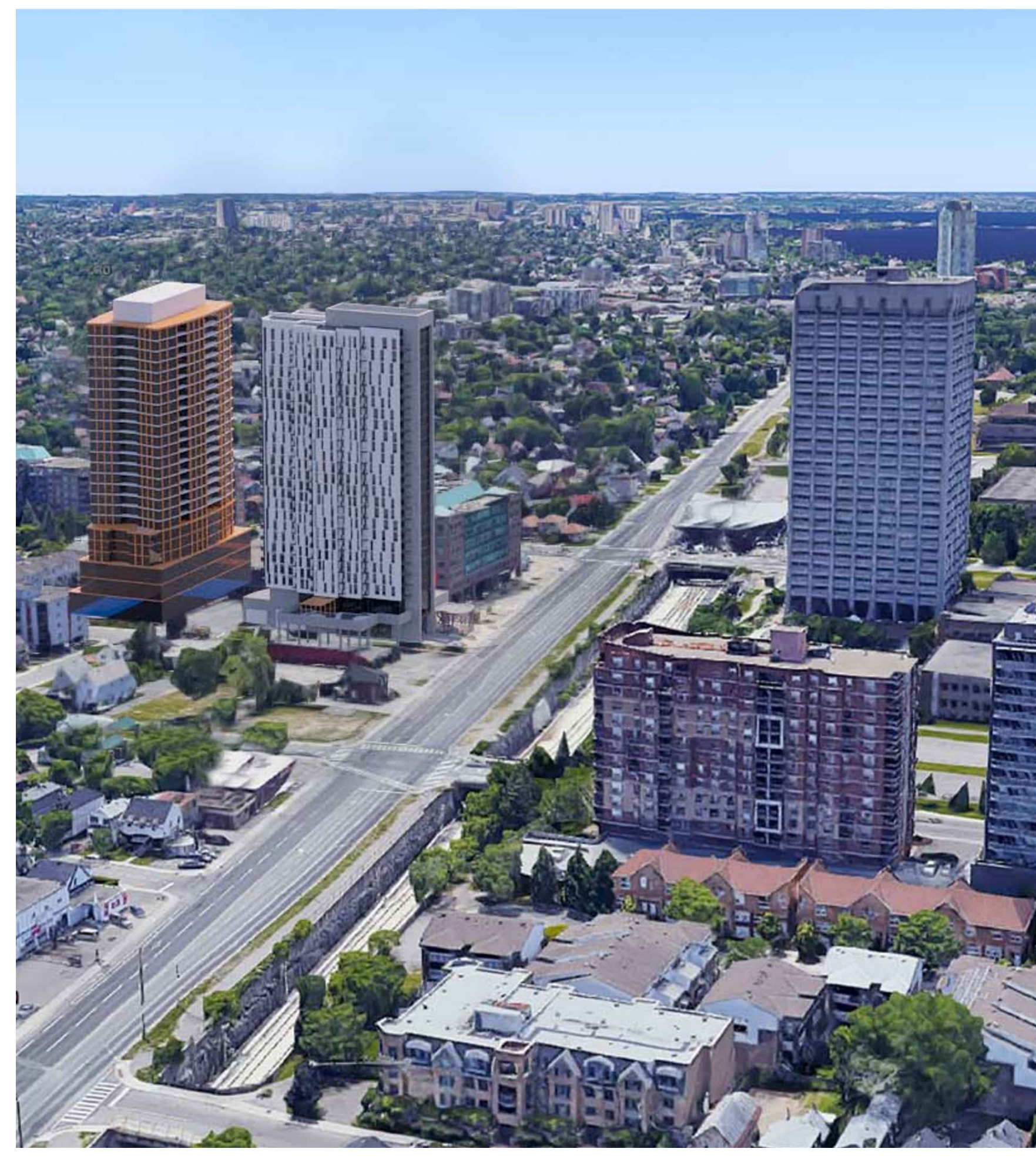
CIVIL ENGINEER:
IBI GROUP
400-333 Preston Street,
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K1S 5N4

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
PLAN OF SURVEY
PART OF LOTS 384 (NORTH OF BULLMAN STREET) AND PART
OF LOTS 384 (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	13,685 m ²
COMMERCIAL GFA	222 m ²
TOTAL GFA	13,907 m ²
FSI(GFA/LOT AREA)	5.5
LOT COVERAGE	1,544 m ²
LOT COVERAGE %	61.2%

SETBACKS	GROUND FL.	TOWER
FRONT YARD & CORNER SIDE YARD	2.8m	12.3m
INTERIOR SIDE YARD	7.8m EAST 0.0m WEST	4.1m EAST 8.9m WEST
REAR	0.6m	11.6m

BUILDING HEIGHT	REQUIRED (EAS)	PROVIDED (EAS)
MINIMUM	FOR ALL USES WITHIN 400M OF A RAILROAD TRANSIT STATION, OTHER THAN A GAS HAR.T IS PERMITTED BY AN EXCEPTION	6.7m
MAXIMUM		98.35m

LANDSCAPE AREA	REQUIRED	PROVIDED
	N/A	189 m ²

LANDSCAPE PROVISION FOR PARKING LOT	REQUIRED	PROVIDED
MINIMUM UNLS PER PERIMETER OR INTERIOR LANDS AREA	min 15%	8%
LOCATION OF A BUFFER NOT ABUTTING A STREET FOR A PARKING LOT CONTAINING MORE THAN 20 BUT FEWER THAN 300 SPACES	1.5m	1.3m

FLOOR AREA DETAILS									
FLOOR LEVEL	FLOOR AREA	COMMERCIAL	GFA	AMENITY INDOOR	AMENITY OUTDOOR	1 BR	2 BR	TOTAL	
F1		222 m ²							
F2	631 m ²	0	595 m ²	566 m ²	308 m ²	0	0	0	
F3	690 m ²	0	595 m ²			6	4	10	
F4	690 m ²	0	595 m ²			6	4	10	
F5	690 m ²	0	595 m ²			6	4	10	
F6	690 m ²	0	595 m ²			6	4	10	
F7	690 m ²	0	595 m ²			6	4	10	
F8	690 m ²	0	595 m ²			6	4	10	
F9	690 m ²	0	595 m ²			6	4	10	
F10	690 m ²	0	595 m ²			6	4	10	
F11	690 m ²	0	595 m ²			6	4	10	
F12	690 m ²	0	595 m ²			6	4	10	
F13	690 m ²	0	595 m ²			6	4	10	
F14	690 m ²	0	595 m ²			6	4	10	
F15	690 m ²	0	595 m ²			6	4	10	
F16	690 m ²	0	595 m ²			6	4	10	
F17	690 m ²	0	595 m ²			6	4	10	
F18	690 m ²	0	595 m ²			6	4	10	
F19	690 m ²	0	595 m ²			6	4	10	
F20	690 m ²	0	595 m ²			6	4	10	
F21	690 m ²	0	595 m ²			6	4	10	
F22	690 m ²	0	595 m ²			6	4	10	
F23	690 m ²	0	595 m ²			6	4	10	
F24	690 m ²	0	595 m ²			6	4	10	
F25	690 m ²	0	595 m ²			6	4	10	
TOTALS	16,503 m ²	222 m ²	13,685 m ²	566 m ²	308 m ²	138	92	230	

AMENITY SPACE						
RATE/UNIT	# OF UNITS	REQUIRED		PROVIDED		
		AREA REQUIRED	INDOOR	OUTDOOR	PRIVATE	TOTAL AREA
6.0 m ²	230	1,380 m ²	566 m ²	308 m ²	690 m ²	1,564 m ²
AMENITY SPACE REQUIRED		1,380 m ²	TOTAL			1,564 m ²

LOADING DOCK		
REQUIRED	PROVIDED	
LOADING DOCK REQUIRED FOR RESIDENTIAL AND COMMERCIAL	1 LOADING DOCK, SHARED BY RESIDENTIAL AND COMMERCIAL	

CAR PARKING						
RESIDENTIAL PARKING			PROVIDED			
UNIT TYPES	RATE	# OF UNITS	PARKING REQUIRED	PARKING LEVEL	RESIDENTIAL	PARKING SPACES
1 BEDROOM	0.0	138	0	P1 LEVEL	10	
2 BEDROOM	0.0	92	0	P2 LEVEL	55	
SUB-TOTAL		230	0	P3 LEVEL	55	
				P4 LEVEL	34	
TOTAL RESIDENTIAL PARKING REQUIRED			0	TOTAL	154	

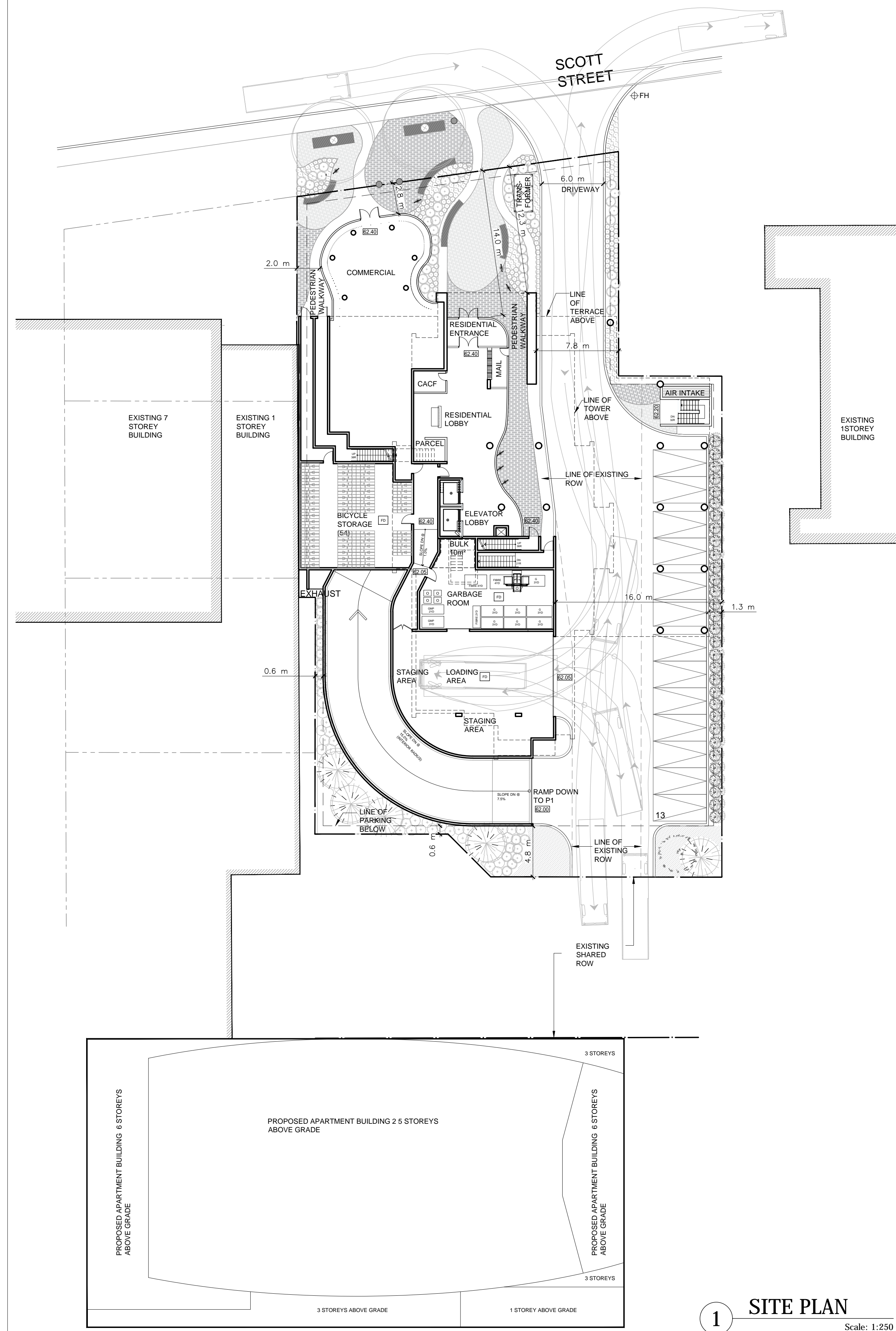
VISITOR PARKING					
RATE	# OF UNITS	TOTAL SPACES	PARKING LEVEL	PARKING SPACES	
0.1 PER UNIT	218	22	SURFACE	13	
			P1	9	
TOTAL VISITOR PARKING REQUIRED			22	TOTAL	22

TOTAL PARKING PROVIDED SUMMARY			
RESIDENTIAL	VISITOR	TOTAL NUMBER OF PARKING ON SITE	
154	22	176	

BICYCLE PARKING					
RESIDENTIAL			PROVIDED		
RATE	# OF UNITS	PARKING REQUIRED	PARKING LOCATION	NO. OF PARKING SPOTS	
0.5 PER UNIT	230	115.00	OUTDOOR	5	
			F1-INDOOR	54	
			P1-INDOOR	61	
TOTAL RESIDENTIAL BICYCLE PARKING REQUIRED			TOTAL	120	

COMMERCIAL PARKING				
RATE	AREA	PARKING REQUIRED	PARKING LOCATION	NO. OF PARKING SPOTS
1 PER 250 m ²	222 m ²	1	OUTDOOR	2
TOTAL COMMERCIAL BICYCLE PARKING REQUIRED			BIKE PARKING PROVIDED	2

2 SITE STATISTICS



1 SITE PLAN

Scale: 1:250

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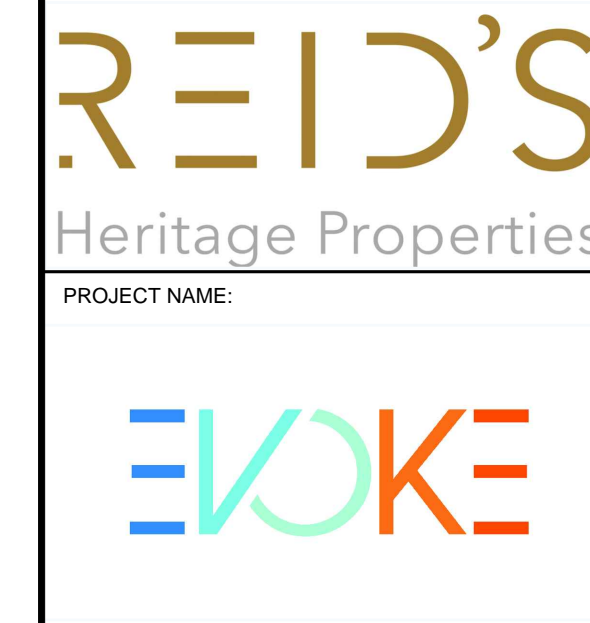
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DATE	No.	ISSUE
2021-11-24	01	SPA/ZBA

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

OWNER:
REID'S
Heritage Properties

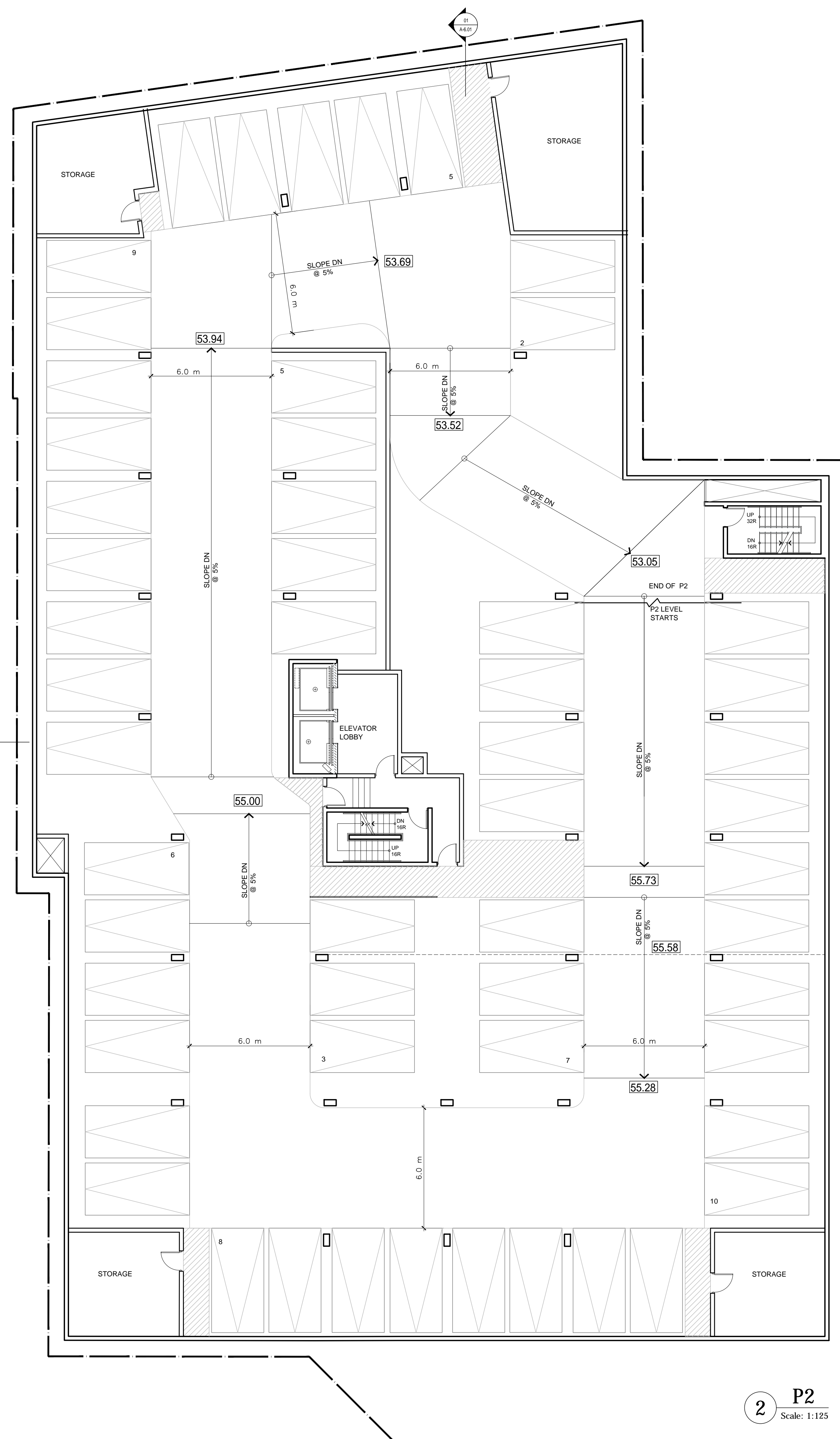


1546 SCOTT STREET
OTTAWA, ON

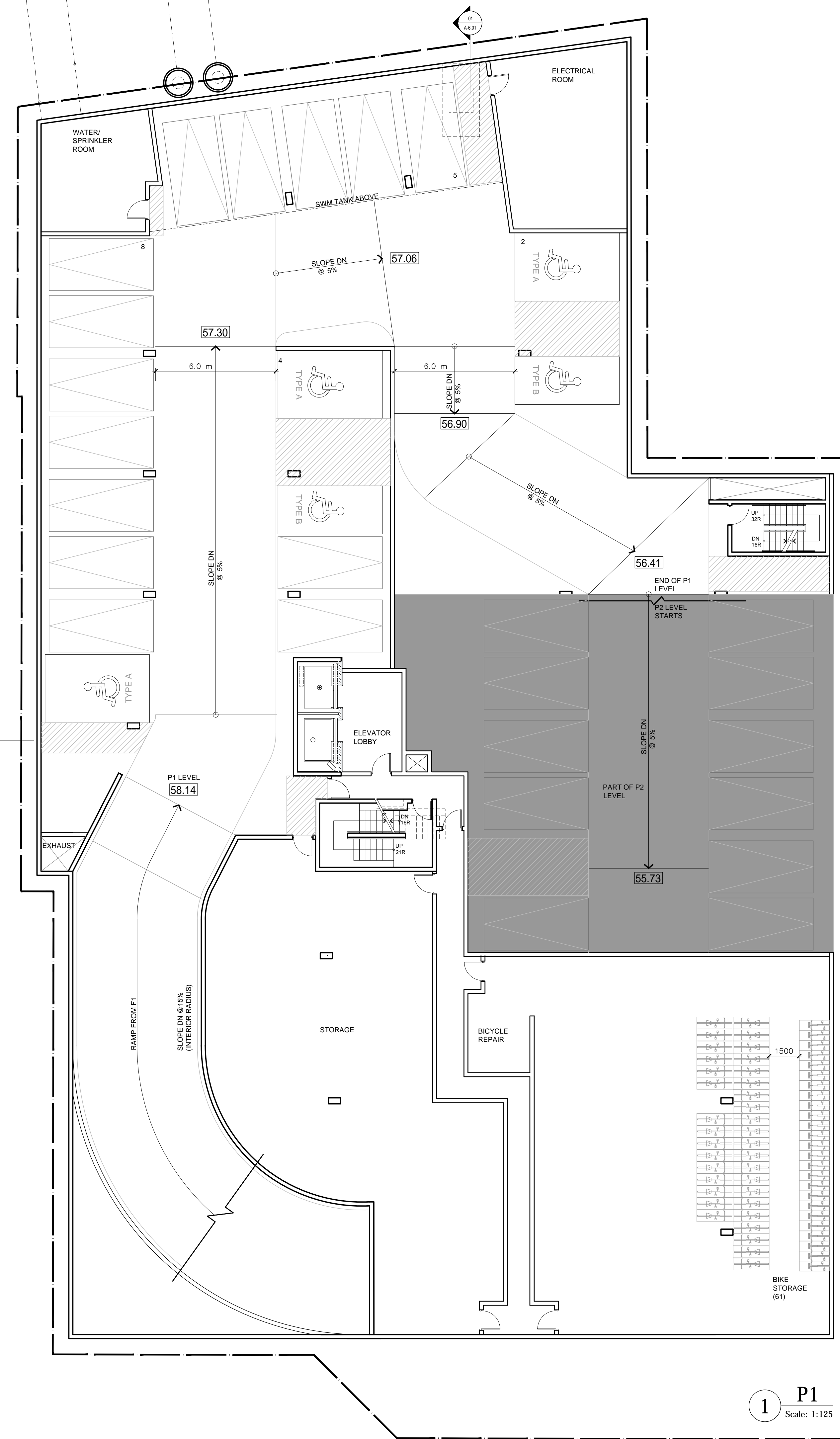
DRAWING TITLE:
**SITE PLAN
CONTEXT PLAN
SITE STATISTICS**

PRINT DATE: 2021-11-24

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SCALE: 1:250, AS NOTED	DWG NO. A1.01	SPA AND ZBA
DRAWN BY: MC		

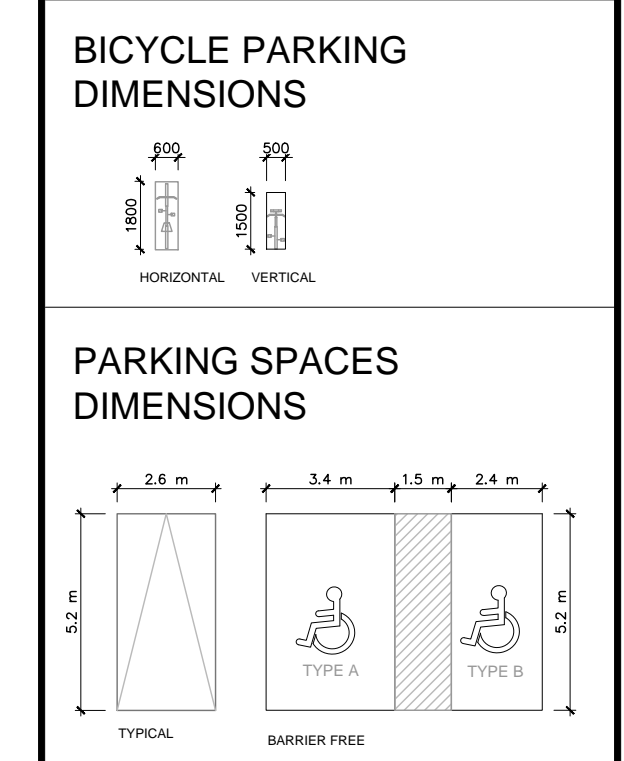


2 P2
Scale: 1:125



1 P1
Scale: 1:125

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2021-11-24	01	SPA/ZBA
DATE	No.	ISSUE

ARCHITECT:
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 PHONE: 647.352.3350

OWNER:
REID'S
 Heritage Properties

PROJECT NAME:
EVOKE

1546 SCOTT STREET
 OTTAWA, ON

DRAWING TITLE:
P1 & P2 LEVEL PLAN

PRINT DATE: 2021-11-24

NORTH

PROJ. No.: 1085

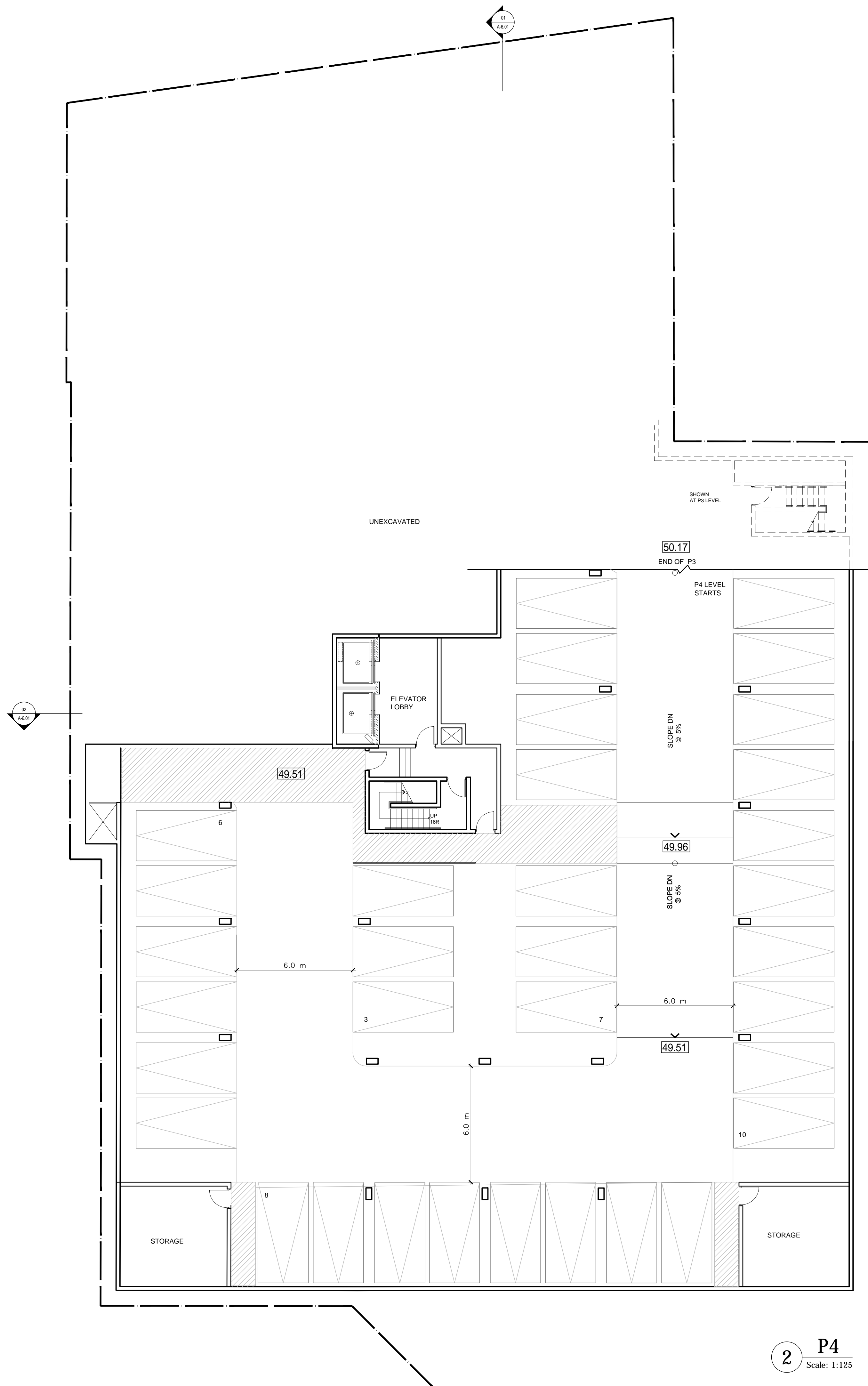
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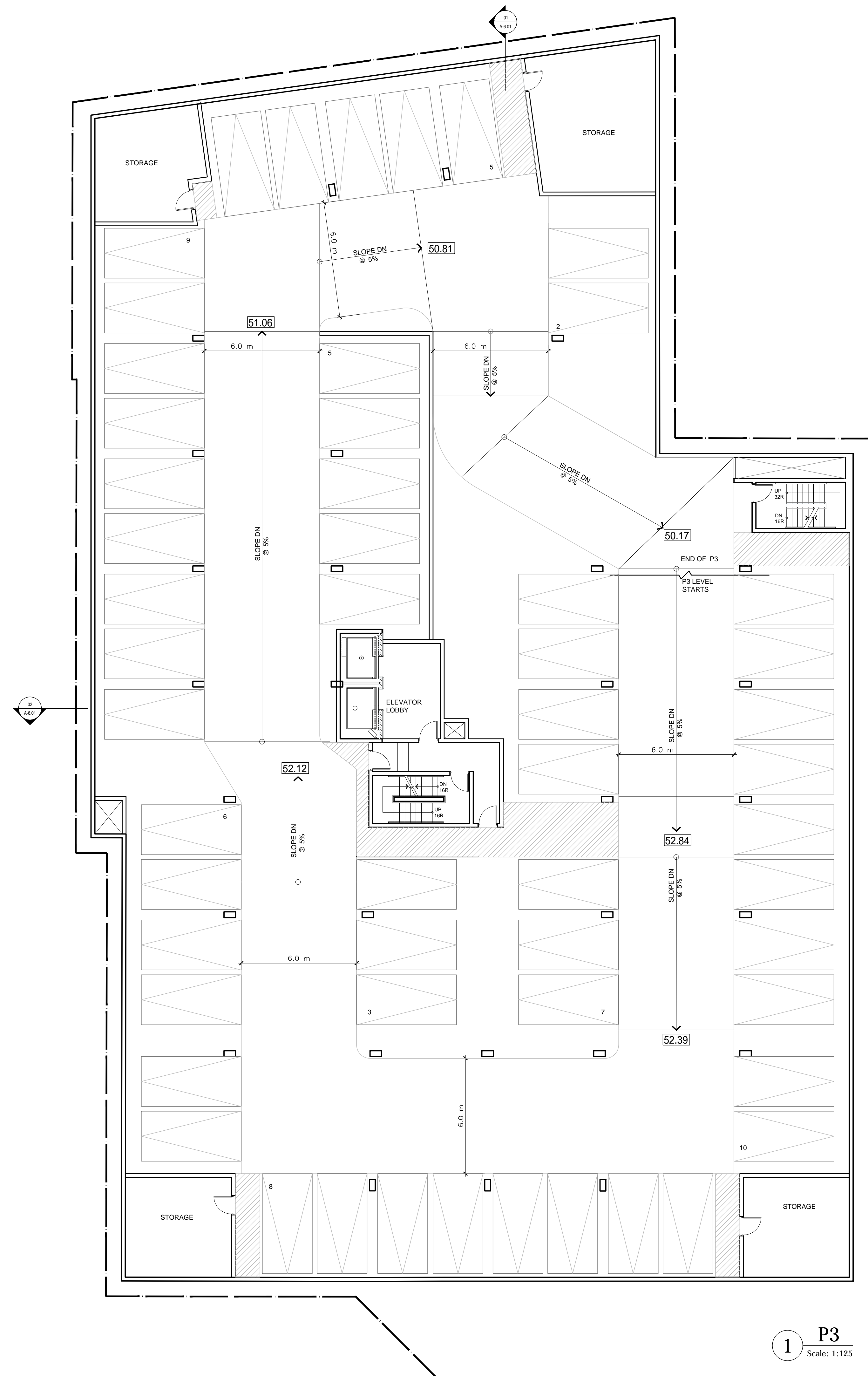
ONTARIO ASSOCIATION OF ARCHITECTS
 MICHAEL COGAN
 LICENCE 7284

DEV APPLICATION NO.:

DWG NO. **A2.01**
 SPA AND ZBA



2 P4
Scale: 1:125



1 P3
Scale: 1:125

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2021-11-24	01	SPA/ZBA
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DATE	No.	ISSUE
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 40 St. Clair Avenue East, Suite 303
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 PHONE: 647.352.3350

OWNER:
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 Heritage Properties

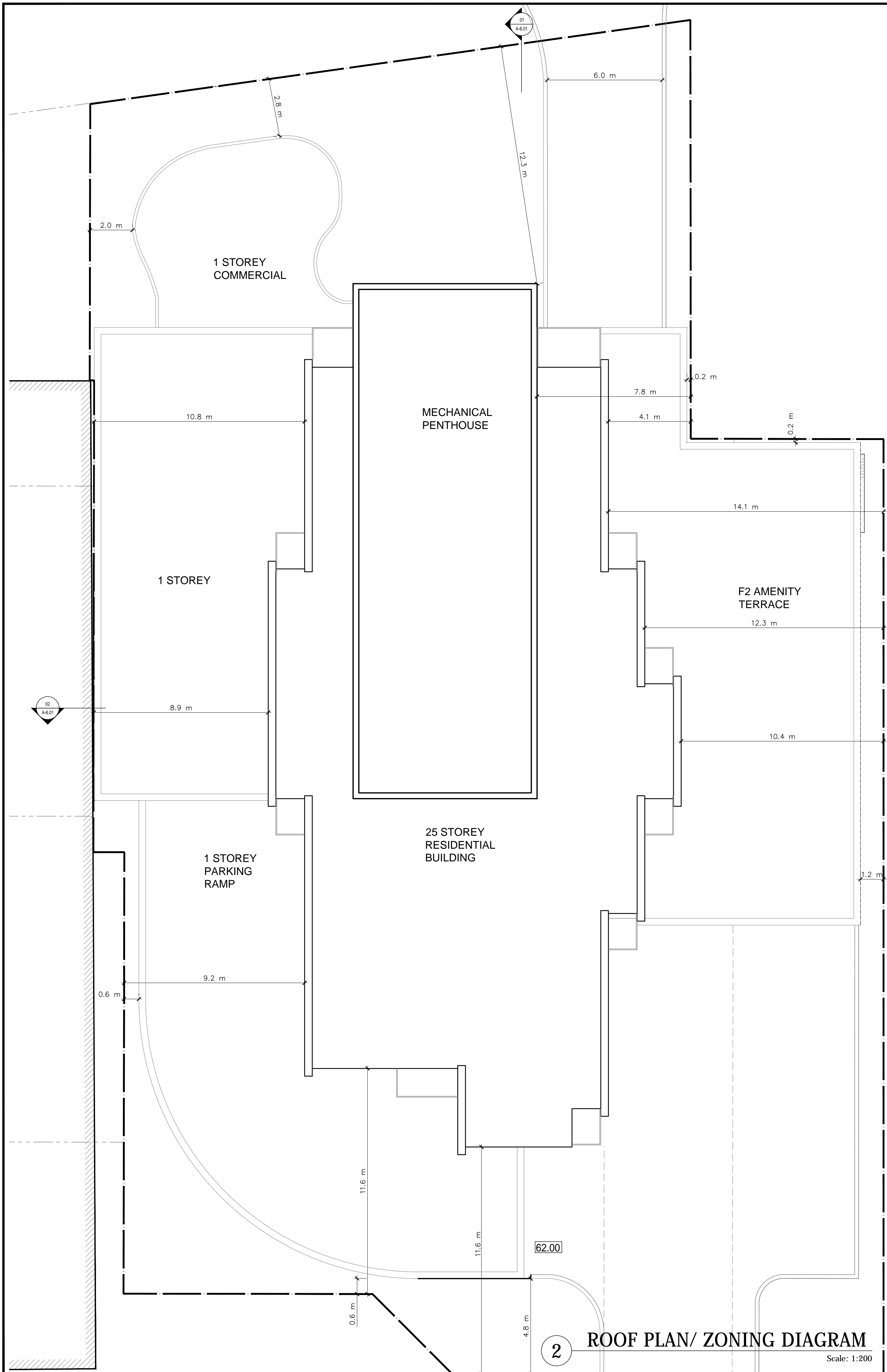
PROJECT NAME:
EVOKE

1546 SCOTT STREET
 OTTAWA, ON

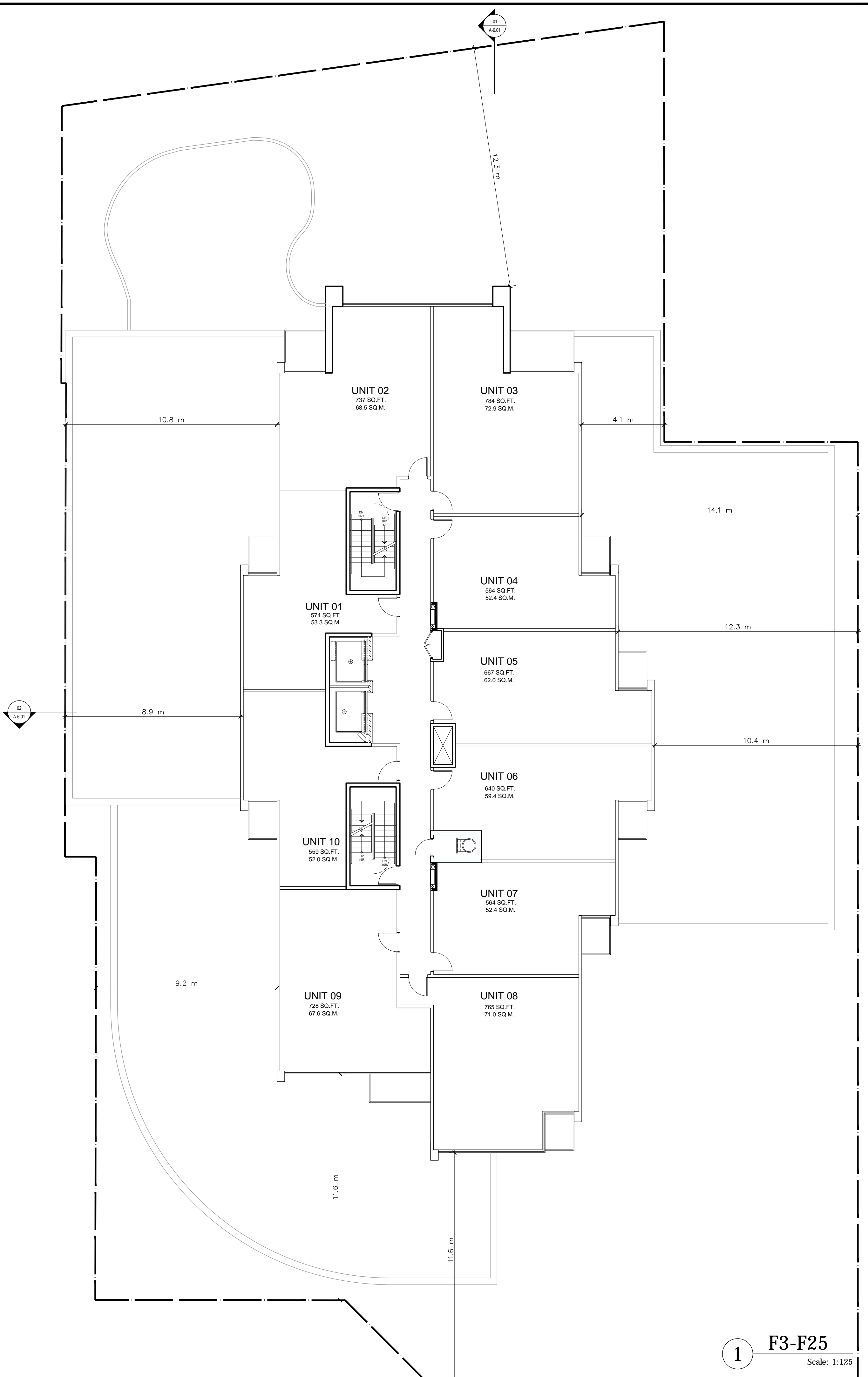
DRAWING TITLE:
P3 & P4 LEVEL PLAN

PRINT DATE: 2021-11-24

		PROJ. No.: 1085	DEV APPLICATION NO.:
		SCALE: 1:125	DWG NO. A2.02
		DRAWN BY: MC	SPA AND ZBA



2 ROOF PLAN/ ZONING DIAGRAM
Scale: 1:200



1 F3-F25
Scale: 1:125

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2021-11-24	01	SPA/ZBA
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DATE No. ISSUE
 ARCHITECT:
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 PHONE: 647.352.3350

OWNER:
REID'S
 Heritage Properties

PROJECT NAME:
EVOKE

1546 SCOTT STREET
 OTTAWA, ON

DRAWING TITLE:
**F3-F25 LEVEL PLAN AND
 ROOF PLAN/ ZONING
 SETBACK DIAGRAM**

PRINT DATE: 2021-11-24

		PROJ. No.:	1085	DEV APPLICATION NO.:	
		SCALE:	1:125	DWG NO.:	A2.04
		DRAWN BY:	MC	SPA AND ZBA	

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LEGEND

BIRD FRIENDLY
 GLAZING
 VISUAL MARKERS
 5mm Ø, 5cm APART

2021-11-24	01	SPA/ZBA
DATE	No.	ISSUE

ARCHITECT:
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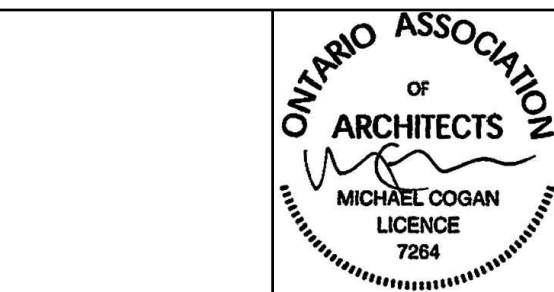
OWNER:
REID'S
 Heritage Properties

PROJECT NAME:

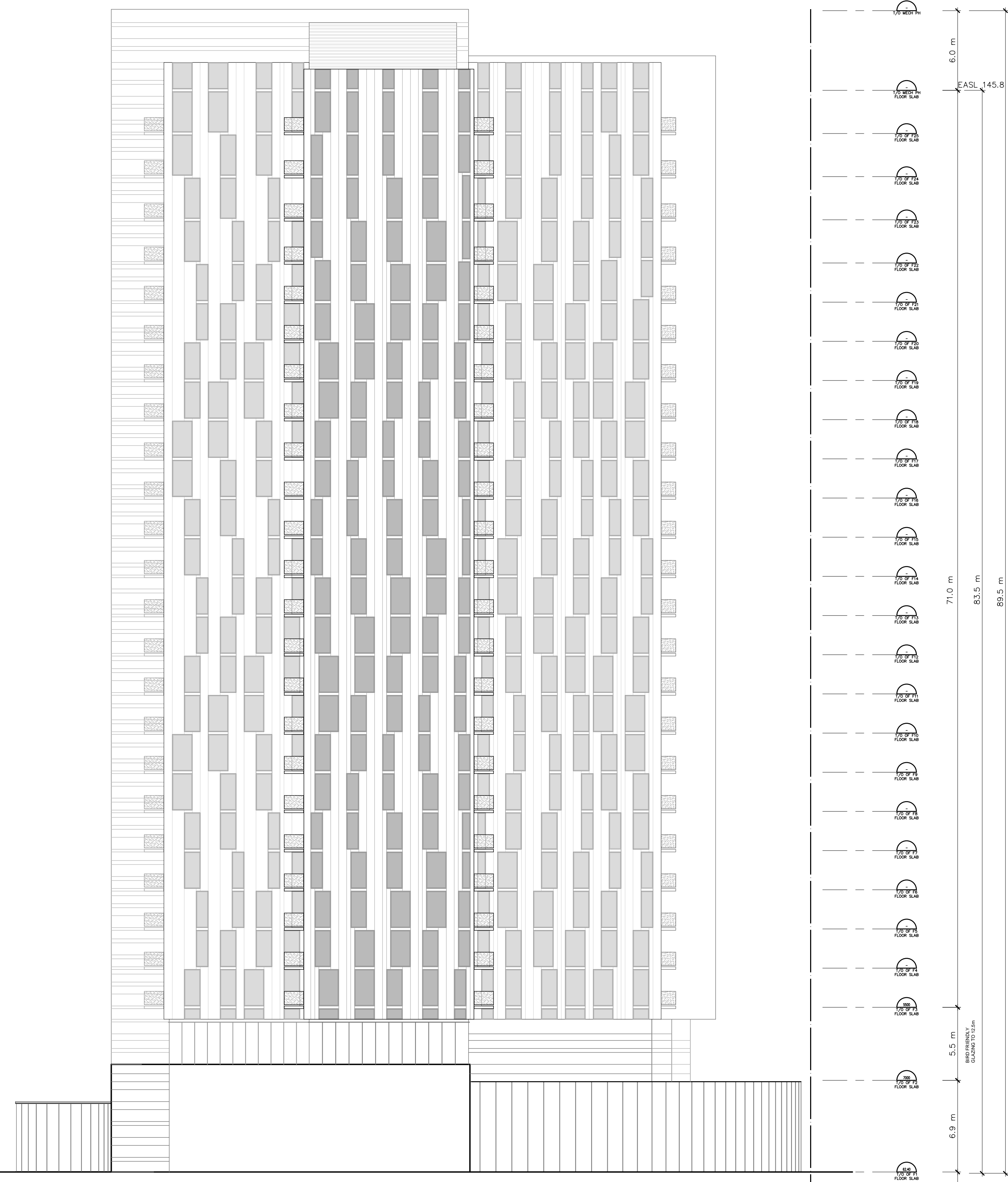

1546 SCOTT STREET
 OTTAWA, ON

DRAWING TITLE:
**EAST AND WEST
 ELEVATIONS**

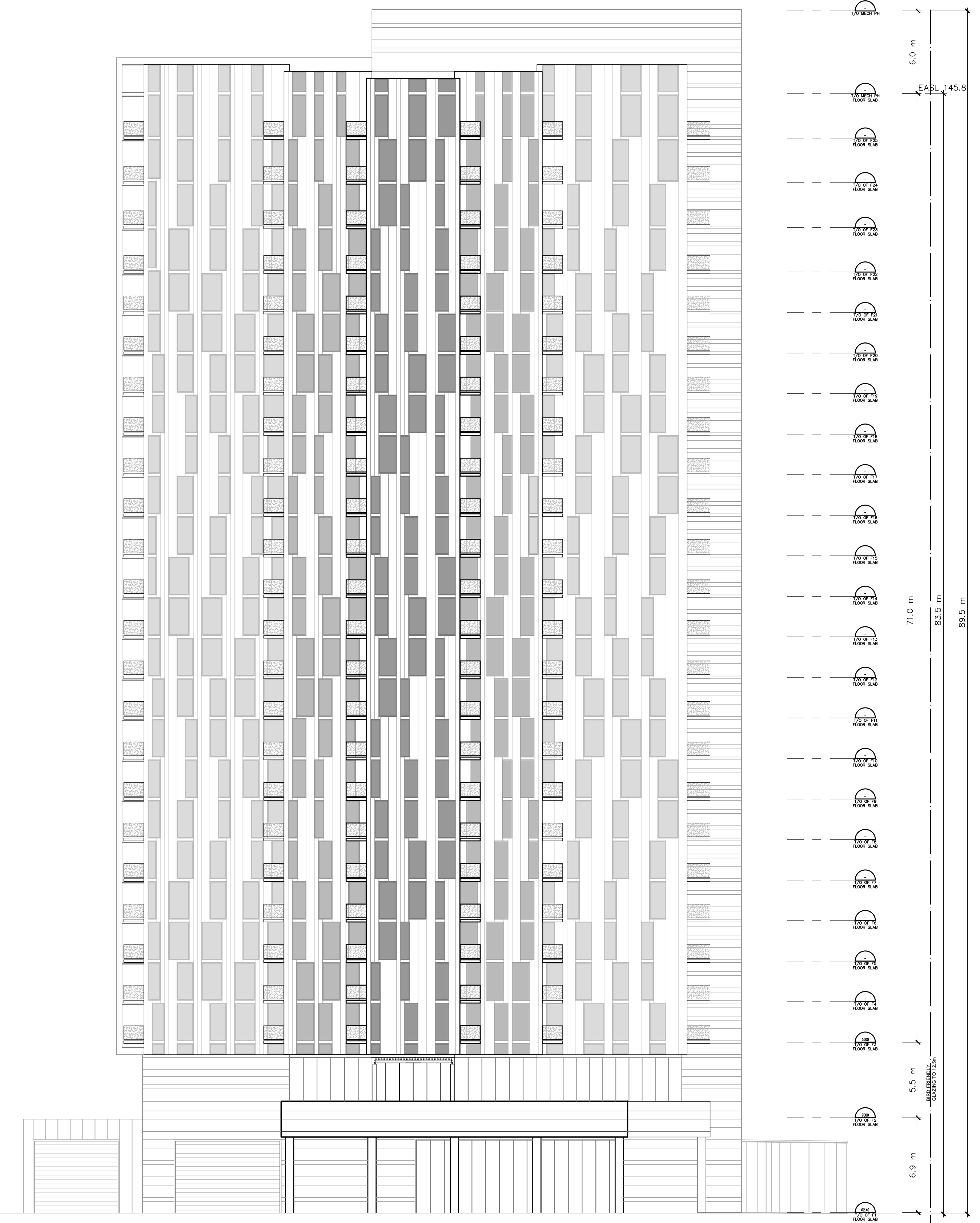
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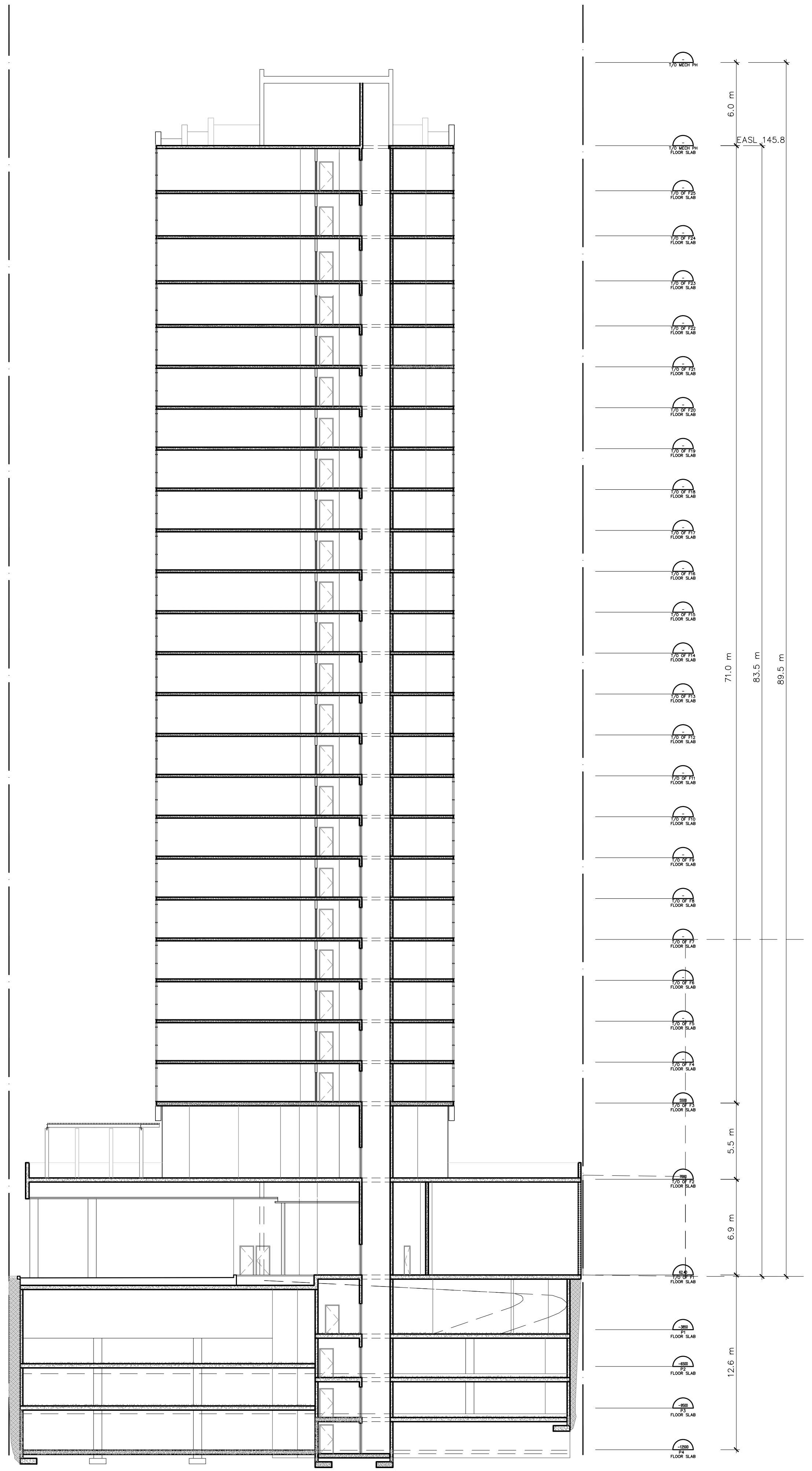
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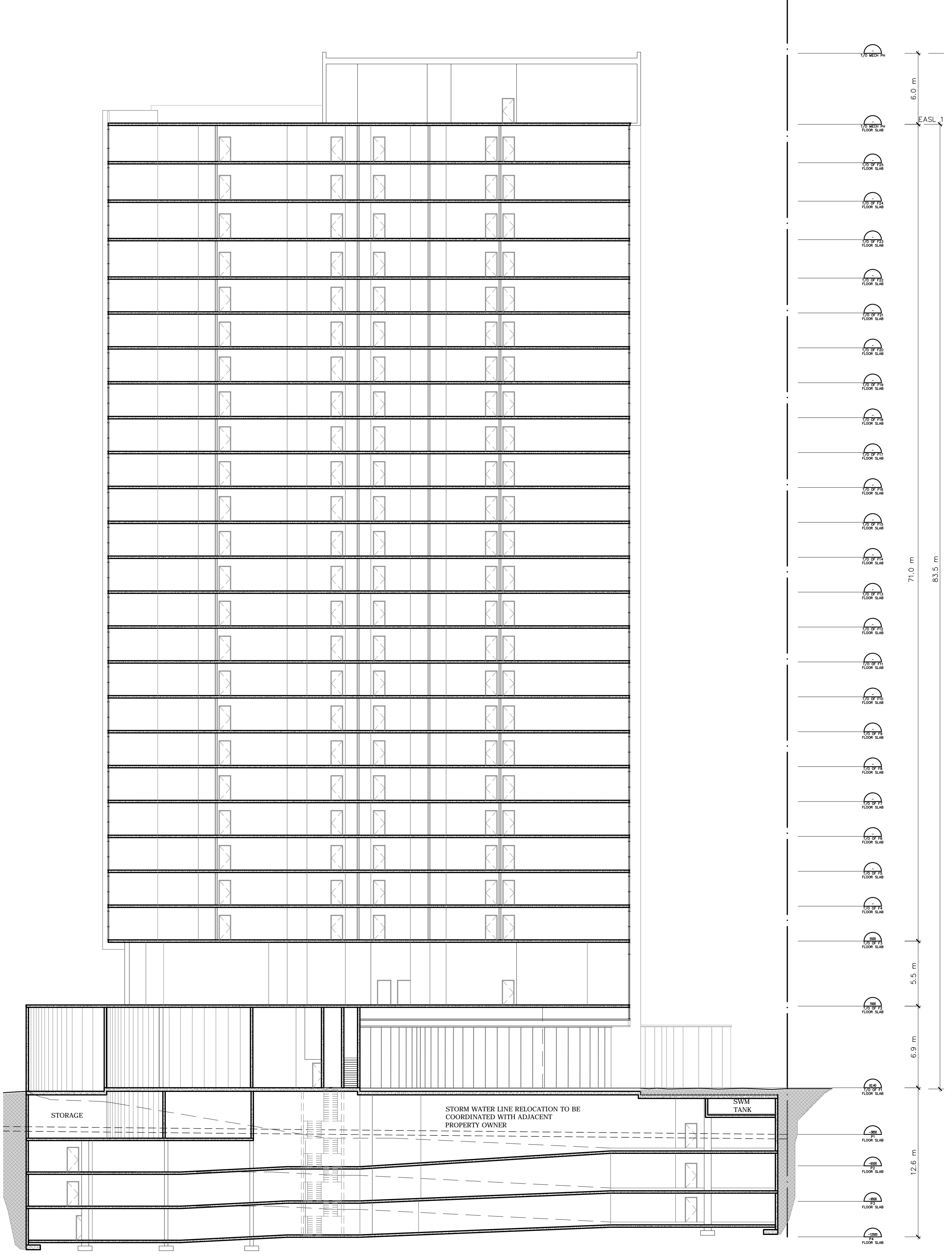
2 WEST



1 EAST



2 SECTION '2'
Scale: 1:200



1 SECTION '1'
Scale: 1:200

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2021-11-24	01	SPA/ZBA
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 PHONE: 647.352.3350

OWNER:
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 Heritage Properties

PROJECT NAME:
EVOKE

1546 SCOTT STREET
 OTTAWA, ON

DRAWING TITLE:
 SECTION A AND C

PRINT DATE: 2021-11-24



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

DEV APPLICATION NO.:
 DWG NO.:
A6.01
 SPA AND ZBA