



LEGEND:

- PROPOSED FIRE ROUTE
- PROPOSED BUILDING
- BUILDING TO BE DEMOLISHED
- EXTENTS OF PRIVATELY OWNED PUBLIC SPACE
- EXISTING MAIN HOLE
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- FIRE DEPARTMENT CONNECTION
- EDGE OF SIDEWALK
- PROPERTY LINE
- SETBACK
- PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7
- CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS
- CURB TO BE REBUILT
- ROLL CURB
- PROPOSED PARK
- PARKING GARAGE BELOW
- ROAD WIDENING EASEMENT

ZONING NOTES:

CURRENT ZONING: WEST PARCEL L1, EAST PARCELS TM[102]

TOTAL LOT AREA = 6,288 m²
 LOT AREA DEDICATE TO PARKLAND: 663 m²
 LOT AREA RETAINED: 5,605 m²

DEVELOPMENT STATS PHASE 1 + PHASE 2

	REQUIRED	PROPOSED
LOT WIDTH		101.4m IRREGULAR
LOT DEPTH		75.3m IRREGULAR
FRONT YARD SETBACK	SCOTT STREET 3m	VARIES - 2.7-7.5m
REAR YARD SETBACK		VARIES - 5.4-18.1m
SIDE YARD SETBACK	ATHLONE AVE. 3m	3.0m
INTERIOR SIDE YARD SETBACK		VARIES-6.0-11.2m

AMENITY SPACE REQUIREMENTS

REQUIRED AMENITY SPACE: 6 m² REQUIRED PER UNIT
 856 UNITS X 6 SQ.M. = 5,136 SQ.M. TOTAL AMENITY REQUIRED
 REQUIRED AMENITY SPACE TO BE COMMON = 2968 SQ.M.
 PROVIDED PRIVATE AMENITY SPACE = 2568 SQ.M.

BUILDING B (WEST BUILDING) - PHASE 2

	PROPOSED
NO. OF STOREYS	40 STOREYS
BUILDING HEIGHT	12.3m
FRONT YARD SETBACK	SCOTT STREET VARIES - 3.1-7.5m
REAR YARD SETBACK	FROM PROPERTY LINE VARIES-12.6-18.1m
INTERIOR SIDE YARD SETBACK	PODIUM SEPARATION FROM B2 24.3m
TOWER SEPARATION FROM B2 (ABOVE LEVEL 10)	25.7m
SIDE YARD SETBACK	ATHLONE AVE. 3.0m
TOWER SEPARATION FROM B1 (ABOVE LEVEL 10)	25.7m
ADJACENT PROP. TOWER SEPARATION (ABOVE LEVEL 10)	13.5m

BUILDING A (EAST BUILDING) - PHASE 1

	PROPOSED
NO. OF STOREYS	40 STOREYS
BUILDING HEIGHT	12.3m
FRONT YARD SETBACK	SCOTT STREET VARIES-2.7-7.5m
REAR YARD SETBACK	FROM PROPERTY LINE VARIES-5.4-11.5m
SIDE YARD SETBACK	ATHLONE AVE. 3.0m
TOWER SEPARATION FROM B1	24.3m
INTERIOR SIDE YARD SETBACK	TOWER SEPARATION FROM B1 (ABOVE LEVEL 10) 25.7m

NOTE: ALL EXISTING SITE INFORMATION AS PER TOPOGRAPHICAL SURVEY PLAN DATED xxx xxx xxx

LEGAL DESCRIPTION

MORLEY HOPPNER

PROJECT TEAM

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BUILDING B (WEST BUILDING) - PHASE 2

	REQUIRED	PROPOSED
TOTAL UNIT COUNT		481
STUDIOS	84	17%
1 INTERNAL BEDROOM	10	2%
1 BEDROOM	214	44%
1 BEDROOM + DEN	5	1%
2 BEDROOM (1 INTERNAL)	9	2%
2 BEDROOM	131	27%
2 BEDROOM + DEN	19	4%
3 BEDROOM + DEN	9	2%
MAXIMUM HEIGHT		12.3m
NUMBER OF STOREYS		40 STOREYS
AREA - BUILDING AREA		1697 SQ.M.
AREA - TYPICAL PODIUM		1635 SQ.M.
AREA - TYPICAL PLATE		851 SQ.M.
AREA - TOTAL GROSS BUILDING AREA (GBA)		+/- 40,383 SQ.M.
AREA - TOTAL GROSS FLOOR AREA (GFA - CITY DEFINITION)		+/- 30,995 SQ.M.

BUILDING A + BUILDING B (COMBINED) PARKING REQUIREMENTS: 856 units (481+375) * 0.5 (after the first 12 units and reduced by 20 spaces overall) = 402 Residential + 856 units (481+375) * 0.1 (max. 30 spaces per building) = 60 Visitor = (Total = 462 parking spaces required)

BUILDING A (EAST BUILDING) - PHASE 1

	REQUIRED	PROPOSED
TOTAL UNIT COUNT		375
STUDIOS	66	18%
1 INTERNAL BEDROOM	2	0.5%
1 BEDROOM	166	44%
1 BEDROOM + DEN	5	1%
2 BEDROOM (1 INTERNAL)	12	3%
2 BEDROOM	105	28%
2 BEDROOM + DEN	13	4%
3 BEDROOM + DEN	6	2%
MAXIMUM HEIGHT		12.3m
NUMBER OF STOREYS		40 STOREYS
AREA - BUILDING AREA		1257 SQ.M.
AREA - TYPICAL PODIUM		1257 SQ.M.
AREA - TYPICAL PLATE		738 SQ.M.
AREA - TOTAL GROSS BUILDING AREA (GBA)		+/- 32,880 SQ.M.
AREA - TOTAL GROSS FLOOR AREA (GFA - CITY DEFINITION)		+/- 24,140 SQ.M.

PROVIDED RESIDENTIAL VEHICLE PARKING

358 RESIDENTIAL PARKING SPACES PROVIDED FOR 856 UNITS (0.42/UNIT)

PROVIDED VISITOR PARKING

60 VISITOR PARKING SPACES PROVIDED FOR 856 UNITS (0.07/UNIT - Max. 30 spaces per building)* LOCATED IN PARKING GARAGE

418 TOTAL PARKING SPACES PROVIDED (ALL BELOW GRADE)

BUILDING A + B BICYCLE PARKING REQUIREMENTS: 856 units * 0.5 = 428

PROVIDED BICYCLE PARKING

630 (309 VERTICAL + 311 HORIZONTAL) +/- 10 AT EXT. GRADE) BICYCLE PARKING SPACES PROVIDED FOR 856 UNITS (0.74/UNIT)
 * LOCATED IN UNDERGROUND PARKING GARAGE, AT GROUND LEVEL (INT.), AT AT GRADE (EXT.)

NO.	DATE	REVISION
3	23-02-22	ISSUED FOR SPC
2	22-04-07	ISSUED FOR REZONING
1	21-06-08	CITY OF OTTAWA PRECONSULTATION

LEGAL DESCRIPTION

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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HOBIN ARCHITECTURE

PROJECT LOCATION:
 MORLEY HOPPNER LTD.
 314 & 318 ATHLONE AVE., 2006, 2020, 2026 SCOTT ST.
 OTTAWA ON.

DRAWING TITLE:
 SITE PLAN

DRAWN BY: DATE: SCALE:
 PB 23-02-22 1:50

PROJECT:
 2126

DRAWING NO.:
 A1.00

REVISION NO.: