



ZONING NOTES:
 CURRENT ZONING: WEST PARCEL L1, EAST PARCEL M(100)
 TOTAL LOT AREA: 6,589m²
 LOT AREA DEDICATED TO PARKLAND: 683m²
 LOT AREA TO BE RETAINED: 5,906m²

DEVELOPMENT DATA PHASE 1 + PHASE 2	REQUIRED	PROPOSED
LOT WIDTH	101.4m	101.4m
LOT DEPTH	79.3m	79.3m
FRONT YARD SETBACK (SCOTT STREET)	3m	3m
FRONT YARD SETBACK (ATHLONE AVE)	7.5m	7.5m
SIDE YARD SETBACK (ATHLONE AVE)	5.0m	5.0m
INTERIOR SIDE YARD SETBACK	7.5m	7.5m

BUILDING A (WEST BUILDING) - PHASE 2	PROPOSED
NO. OF STOREYS	40 STOREYS
BUILDING HEIGHT	120m
FRONT YARD SETBACK (SCOTT STREET)	3m
FRONT YARD SETBACK (ATHLONE AVE)	7.5m
INTERIOR SIDE YARD SETBACK	7.5m
ADJACENT FROM TOWER SEEP (ADJACENT TO)	12.2m

BUILDING B (EAST BUILDING) - PHASE 1	PROPOSED
NO. OF STOREYS	40 STOREYS
BUILDING HEIGHT	120m
FRONT YARD SETBACK (SCOTT STREET)	3m
FRONT YARD SETBACK (ATHLONE AVE)	7.5m
INTERIOR SIDE YARD SETBACK	7.5m
ADJACENT FROM TOWER SEEP (ADJACENT TO)	12.2m

NOTE: ALL EXISTING SITE INFORMATION AND PER TOPOGRAPHICAL SURVEY PLAN DATED MARCH 1, 2022, PREPARED BY SYNTAC GEOMATICS LTD.
 PART OF LOT 60 AND ALL OF LOTS 61 & 62 REGISTERED PLAN 238 AND PART OF LOT 51 CONVEYANCE 1 (OTTAWA FRONT), (GEOGRAPHIC TOWNSHIP OF NEPEAN)

WEST BUILDING - PHASE 2		REQUIRED	PROPOSED
TOTAL UNIT COUNT			+/- 464
STUDIO	38	17%	
1 BEDROOM	17	4%	
1 BEDROOM + DEN	17	4%	
2 BEDROOM (INTERNAL)	50	2%	
2 BEDROOM	147	32%	
2 BEDROOM + DEN	8	2%	
3 BEDROOM + DEN	7	2%	
MAXIMUM HEIGHT	120m		
NUMBER OF STOREYS	40 STOREYS		
AREA - BUILDING AREA	1689 SQ.M		
AREA - TYPICAL PODIUM	1008 SQ.M		
AREA - TYPICAL FLOOR	648 SQ.M		
AREA - TOTAL GROSS FLOOR AREA (GFA) - CITY DEFINITION	+/- 3448 SQ.M		
AREA - TOTAL GROSS FLOOR AREA (GFA) - CITY DEFINITION	+/- 3128 SQ.M		

EAST BUILDING - PHASE 1		REQUIRED	PROPOSED
TOTAL UNIT COUNT			+/- 392
STUDIO	88	21%	
1 BEDROOM	150	38%	
1 BEDROOM + DEN	5	1%	
2 BEDROOM (INTERNAL)	8	2%	
2 BEDROOM	150	38%	
2 BEDROOM + DEN	8	2%	
3 BEDROOM + DEN	8	2%	
MAXIMUM HEIGHT	120m		
NUMBER OF STOREYS	40 STOREYS		
AREA - BUILDING AREA	1361 SQ.M		
AREA - TYPICAL PODIUM	1361 SQ.M		
AREA - TYPICAL FLOOR	730 SQ.M		
AREA - TOTAL GROSS FLOOR AREA (GFA) - CITY DEFINITION	+/- 3452 SQ.M		
AREA - TOTAL GROSS FLOOR AREA (GFA) - CITY DEFINITION	+/- 2728 SQ.M		

LAND USE	PROVIDED RESIDENTIAL VEHICLE PARKING
APARTMENT	375 RESIDENTIAL PARKING SPACES PROVIDED FOR 856 UNITS (0.57 UNIT)
APARTMENT	375 RESIDENTIAL PARKING SPACES PROVIDED FOR 856 UNITS (0.57 UNIT)
APARTMENT	60 VISITOR PARKING SPACES PROVIDED FOR 856 UNITS (0.07 UNIT = MAX. 30 SPACES PER BUILDING) * LOCATED IN PARKING GARAGE
TOTAL PARKING PROVIDED	375 TOTAL PARKING SPACES PROVIDED (ALL BELOW GRADE)

NOT FOR CONSTRUCTION

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.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.
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PROJECT
 2026 SCOTT ST
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DRAWING TITLE
 SITE PLAN

DRAWN	DATE	SCALE
Author	12/21/23	As Indicated

PROJECT
 1997.02
DRAWING NO.
 A1.00
REVISION NO.
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