



ZONING NOTES:
 CURRENT ZONING: WEST PARCEL L1, EAST PARCEL M(100)
 TOTAL LOT AREA: 6,589m²
 LOT AREA DEDICATED TO PARKLAND: 643m²
 LOT AREA TO BE RETAINED: 5,946m²

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 SEP. (ADJACENT TO S)	12.2m

BUILDING A (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 SEP. (ADJACENT TO S)	12.2m

NOTE: ALL EXISTING SITE INFORMATION IS 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 038 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	187	40%
1 BEDROOM + DEN	17	4%
2 BEDROOM (INTERNAL)	50	11%
2 BEDROOM	147	32%
2 BEDROOM + DEN	7	2%
3 BEDROOM + DEN	7	2%
MAXIMUM HEIGHT	120m	
NUMBER OF STOREYS	40 STOREYS	
AREA - BUILDING AREA	1609 SQ.M	
AREA - TYPICAL PODIUM	1008 SQ.M	
AREA - TYPICAL FLOOR	648 SQ.M	
AREA - TOTAL GROSS BUILDING AREA (GBA)	+3,346 SQ.M	
AREA - TOTAL GROSS FLOOR AREA (GFA - CITY DEFINITION)	+3,285 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	0	0%
3 BEDROOM + DEN	0	0%
MAXIMUM HEIGHT	120m	
NUMBER OF STOREYS	40 STOREYS	
AREA - BUILDING AREA	1361 SQ.M	
AREA - TYPICAL PODIUM	1361 SQ.M	
AREA - TYPICAL FLOOR	770 SQ.M	
AREA - TOTAL GROSS BUILDING AREA (GBA)	+3,452 SQ.M	
AREA - TOTAL GROSS FLOOR AREA (GFA - CITY DEFINITION)	+3,226 SQ.M	

LAND USE	PROVIDED RESIDENTIAL VEHICLE PARKING
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)

BUILDING A - BUILDING B (COMBINED) PARKING REQUIREMENTS: 856 UNITS * 0.5 = 428
PROVIDED BICYCLE PARKING
870 VERTICAL + 470 HORIZONTAL BICYCLE PARKING SPACES PROVIDED FOR 91 UNITS (1.07 UNIT) - *LOCATED IN UNDERGROUND PARKING GARAGE AT GROUND LEVEL (INT. WEST BUILDING)

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.
 DOES NOT SCALE DRAWINGS.
 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	DATE	SCALE
1997.02		
DRAWING NO.	REVISION NO.	
A1.00		

ONTARIO ASSOCIATION OF ARCHITECTS
 ARCH. J. HOBIN
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