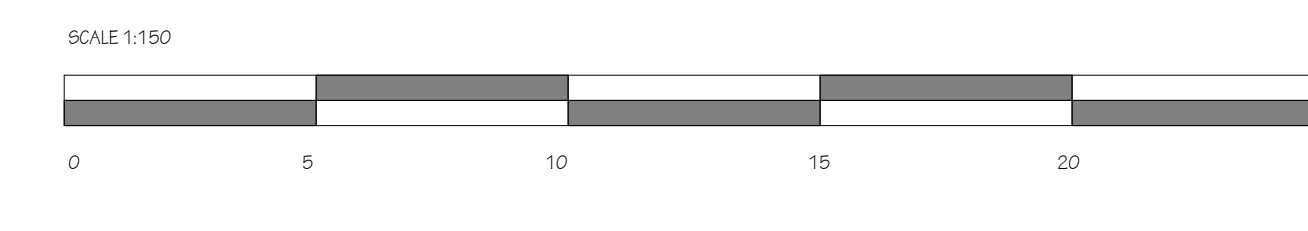


- LEGEND**
- PROPOSED FIRE ROUTE
  - PROPOSED BUILDING
  - BUILDING TO BE DEMOLISHED
  - EXISTING MAN HOLE
  - EXISTING FIRE HYDRANT
  - EXISTING CATCH BASIN
  - EXISTING UTILITY POLE
  - FIRE DEPARTMENT CONNECTION
  - AREA IMPACTED BY ROAD WIDENING EASEMENT
  - EDGE OF SIDEWALK
  - PROPERTY LINE
  - SET BACK
  - DEPRESSED CURB TO CITY OF OTTAWA STANDARD SC-7
  - CONCRETE CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7
  - CONCRETE CURB TO BE REBUILT
  - PARKING GARAGE BELOW
  - ROAD WIDENING EASEMENT
  - PROPOSED WALL MOUNTED LIGHT
  - PROPOSED LIGHT STANDARD



**ZONING NOTES**

CURRENT ZONING: WEST PARCEL L1, EAST PARCEL M(100)

TOTAL LOT AREA: 6,586m<sup>2</sup>  
 LOT AREA DEDICATED TO PARKLAND: 685m<sup>2</sup>  
 LOT AREA TO BE RETAINED: 5,901m<sup>2</sup>

DEVELOPMENT DATA PHASE 1 + PHASE 2

	REQUIRED	PROPOSED
LOT WIDTH (LOT 60/61)	101.4m (332.9ft)	79.3m (260.2ft)
LOT DEPTH	117.0m (384.0ft)	117.0m (384.0ft)
FRONT YARD SETBACK (SCOTT STREET)	3m	VARIES 2.7m - 7.4m
FRONT YARD SETBACK (ATHLONE AVE)	7.5m	VARIES 6.4m - 18.1m
SIDE YARD SETBACK (ATHLONE AVE)	5m	5.0m
INTERIOR SIDE YARD SETBACK	7.5m	VARIES 6.0m - 11.3m

AMENITY SPACE REQUIREMENTS  
 REQUIRED AMENITY SPACE: 461m<sup>2</sup> REQUIRED PER UNIT  
 856 UNITS 6m<sup>2</sup> + 5,156m<sup>2</sup> TOTAL AMENITY REQUIRED  
 REQUIRED AMENITY SPACE TO BE COMMON: 2,569m<sup>2</sup>  
 PROVIDED AMENITY SPACE TO BE COMMON: 2,569m<sup>2</sup>

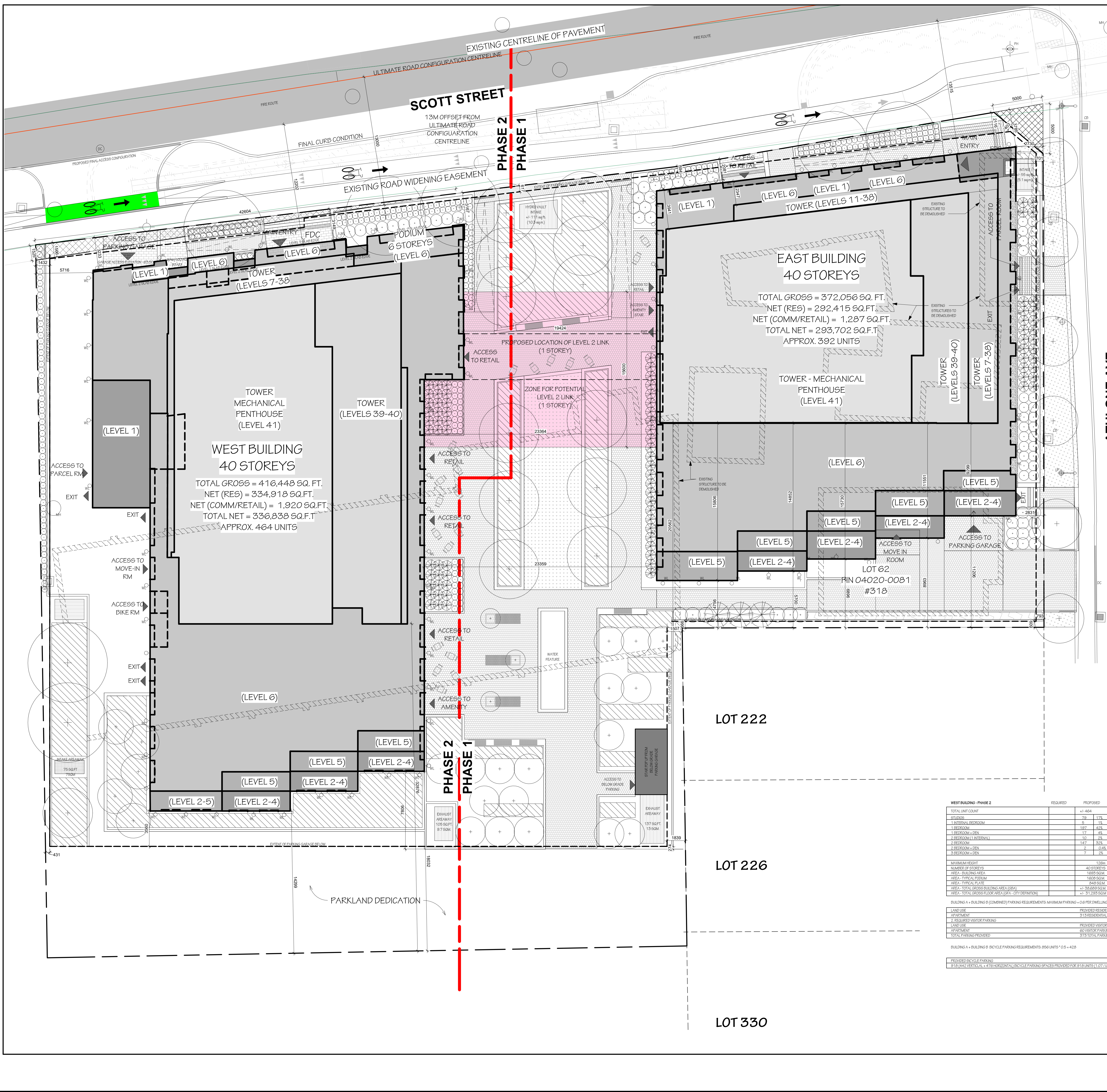
**BUILDING A (WEST BUILDING) - PHASE 2**

	REQUIRED	PROPOSED
NO. OF STOREYS	46	46
BUILDING HEIGHT	120m	120m
FRONT YARD SETBACK (SCOTT STREET)	VARIES 2.7 - 7.4m	VARIES 2.7 - 7.4m
FRONT YARD SETBACK (ATHLONE AVE)	7.5m	VARIES 6.4 - 18.1m
INTERIOR SIDE YARD SETBACK	7.5m	VARIES 6.0 - 11.3m
ADJACENT FROM TOWER SEPT (LEVEL 1-5)	12.2m	12.2m

**BUILDING A (EAST BUILDING) - PHASE 1**

	REQUIRED	PROPOSED
NO. OF STOREYS	40	40
BUILDING HEIGHT	120m	120m
FRONT YARD SETBACK (SCOTT STREET)	VARIES 2.0 - 7.7m	VARIES 2.0 - 7.7m
FRONT YARD SETBACK FROM PROPERTY LINE	VARIES 6.4 - 11.3m	VARIES 6.4 - 11.3m
INTERIOR SIDE YARD SETBACK	7.5m	7.5m
ADJACENT FROM TOWER SEPT (ADJACENT LEVEL 1-5)	12.2m	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 038 AND PART OF LOT 51 CONCESSION 1 (OTTAWA FRONT), (GEOGRAPHIC TOWNSHIP OF NEPEAN)



**WEST BUILDING  
40 STOREYS**  
 TOTAL GROSS = 416,448 SQ. FT.  
 NET (RES) = 334,918 SQ. FT.  
 NET (COMM/RETAIL) = 1,920 SQ. FT.  
 TOTAL NET = 336,838 SQ. FT.  
 APPROX. 464 UNITS

**EAST BUILDING  
40 STOREYS**  
 TOTAL GROSS = 372,056 SQ. FT.  
 NET (RES) = 292,415 SQ. FT.  
 NET (COMM/RETAIL) = 1,287 SQ. FT.  
 TOTAL NET = 293,702 SQ. FT.  
 APPROX. 392 UNITS

**WEST BUILDING - PHASE 2**

	REQUIRED	PROPOSED
TOTAL UNIT COUNT	464	464
STUDIOS	38	17%
1 BEDROOM	157	45%
1 BEDROOM + DEN	17	4%
2 BEDROOM (INTERNAL)	50	25%
2 BEDROOM	147	32%
2 BEDROOM + DEN	8	2%
3 BEDROOM + DEN	7	2%

MAXIMUM HEIGHT: 120m  
 NUMBER OF STOREYS: 46  
 AREA - BUILDING AREA: 1689 SQ.M  
 AREA - TYPICAL PODIUM: 1008 SQ.M  
 AREA - TYPICAL FLOOR: 648 SQ.M  
 AREA - TOTAL GROSS BUILDING AREA (GBA): +/- 346,800 SQ.M  
 AREA - TOTAL GROSS FLOOR AREA (GFA - CITY DEFINITION): +/- 31,295 SQ.M

**EAST BUILDING - PHASE 1**

	REQUIRED	PROPOSED
TOTAL UNIT COUNT	392	392
STUDIOS	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  
 AREA - BUILDING AREA: 1361 SQ.M  
 AREA - TYPICAL PODIUM: 1361 SQ.M  
 AREA - TYPICAL FLOOR: 730 SQ.M  
 AREA - TOTAL GROSS BUILDING AREA (GBA): +/- 34,562 SQ.M  
 AREA - TOTAL GROSS FLOOR AREA (GFA - CITY DEFINITION): +/- 27,286 SQ.M

**LAND USE**  
 APPOINTMENT  
 CONDO  
 APARTMENT

**PARKING**  
 PROVIDED VISITOR PARKING: 60 VISITOR PARKING SPACES PROVIDED FOR 856 UNITS (207 UNIT = MAX. 30 SPACES PER BUILDING) \* LOCATED IN PARKING GARAGE  
 TOTAL PARKING PROVIDED: 375 TOTAL PARKING SPACES PROVIDED (ALL BELOW GRADE)

**BICYCLE PARKING**  
 PROVIDED BICYCLE PARKING: 876 BICYCLE VERTICAL + 470 HORIZONTAL BICYCLE PARKING SPACES PROVIDED FOR 91 UNITS (127 UNIT) \* LOCATED IN UNDERGROUND PARKING GARAGE AT GROUND LEVEL (INT. WEST BUILDING)

NOT FOR CONSTRUCTION

NO.	DATE	REVISION
1	24/06/25	ISSUED FOR SITE PLAN CONTROL
2	24/04/24	ISSUED FOR SITE PLAN CONTROL
3	24/03/01	ISSUED FOR SITE PLAN CONTROL
4	24/01/05	ISSUED FOR 30% DRAWING REVIEW

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 ISSUED.

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PROJECT: 2026 SCOTT ST

DRAWING TITLE: SITE PLAN

DRAWN	DATE	SCALE
Author	12/21/23	As Indicated

PROJECT: 1997.02  
 DRAWING NO.: A1.00  
 REVISION NO.: D

