HOK INTERNATIONAL, LTD.

ARCHITECTURE, ENGINEERING, PLANNING
INTERIORS, GRAPHICS, CONSULTING

NEW CONSTRUCTION OF

3 SELKIRK ST. & 2 MONTREAL RD.

Ottawa, ON

Prepared for

SELKIRK AND MAIN DEVELOPMENTS INC.

Issued information

REZONING APPLICATION

2020-06-15

Dedicated to Design Excellence and the Team Approach

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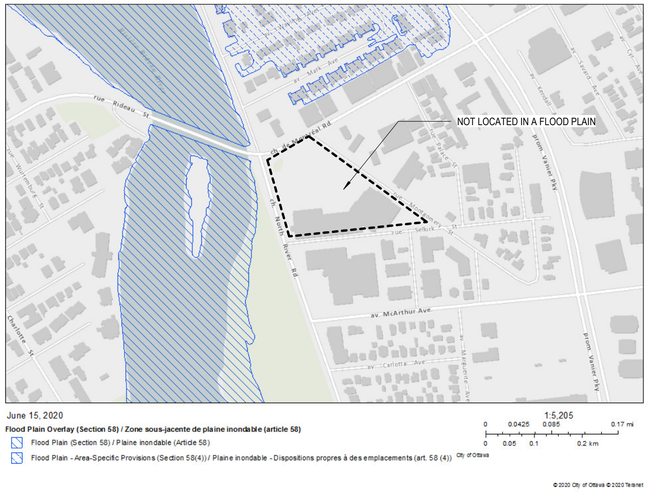
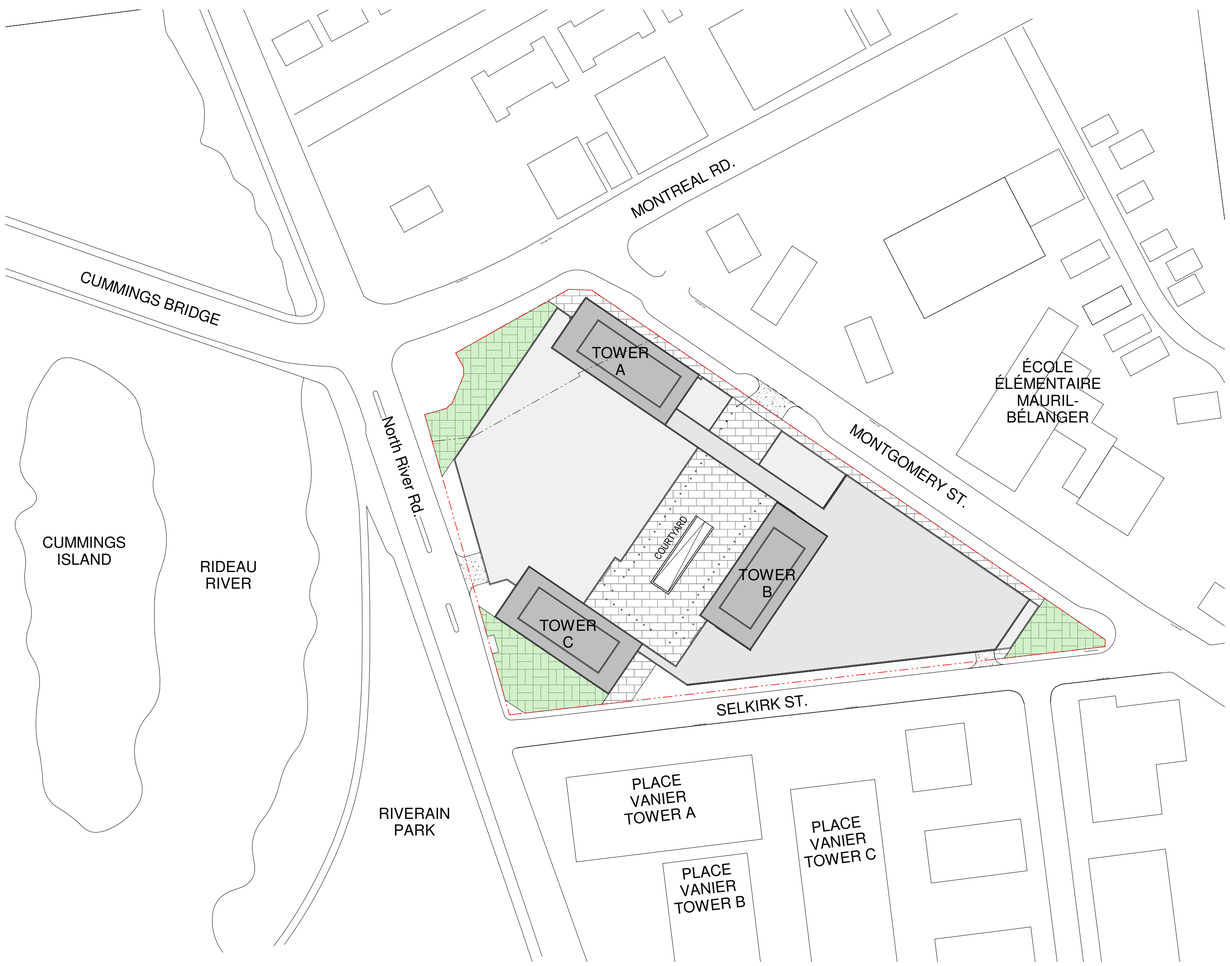


FLOOD PLAIN OVERLAY © CITY OF OTTAWA



1 CONTEXT PLAN
1 : 1000

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PROJECT INFORMATION

3 MIXED-USE RESIDENTIAL TOWERS
GROUND FLOOR COMMERCIAL AND PARKING PODIUM

ZONING	3 Selkirk St.	GM11[175] F(3.0) H(42)
	2 Montreal Rd	TM3 H(42)
SITE AREA COMBINED	16,930.46 sq.m.	(182,237.95) sq.f.

PROJECT STATISTICS

FLOOR SPACE INDEX	3.7	
BUILDING HEIGHTS (INCLUDING MECHANICAL PENTHOUSE)		
TOWER A - 28 STORIES	94 m	(308) f.
TOWER B - 22 STORIES	76 m	(249) f.
TOWER C - 32 STORIES	106 m	(345) f.
PARKLAND DEDICATION	1,694 sq.m.	(18,232) sq.f.

(10% OF SITE AREA REQ'D = 1,692 sq.m.)

GROSS FLOOR AREA (CITY OF OTTAWA'S DEFINITION)

PODIUM (GROUND, MEZZANINE, AND SECOND)		
RESIDENTIAL	419 sq.m.	(4,510) sq.f.
COMMERCIAL (RETAIL)	2,926 sq.m.	(31,496) sq.f.
	3,345 sq.m.	(36,006) sq.f.
TOWER A (3RD TO 28TH) 26 x 776 sq.m.	20,519 sq.m.	(220,865) sq.f.
TOWER B (3RD TO 22ND) 20 x 776 sq.m.	15,784 sq.m.	(169,898) sq.f.
TOWER C (3RD TO 32ND) 30 x 776 sq.m.	23,675 sq.m.	(254,835) sq.f.
TOTAL	**63,323 sq.m.**	**(681,603) sq.f.**

AMENITY STATISTICS (CITY OF OTTAWA'S DEFINITION)

PRIVATE BALCONIES @ 50% MAX ALLOWANCE	3,443 sq.m.	(37,060) sq.f.
COMMUNAL INTERIOR AMENITIES	1,580 sq.m.	(17,006) sq.f.
COMMUNAL EXTERIOR AMENITIES	1,266 sq.m.	(13,627) sq.f.
TOTAL (REQ'D = 1003X6 = 6,018 sq.m.)	**6,289 sq.m.**	**(67,694) sq.f.**

UNIT STATISTICS

TOWER A	**345 UNITS**	
1 BDR	212	61%
2 BDR	107	31%
3 BDR	26	8%
TOWER B	**260 UNITS**	
1 BDR	160	61%
2 BDR	80	31%
3 BDR	20	8%
TOWER C	**398 UNITS**	
1 BDR	244	61%
2 BDR	124	31%
3 BDR	30	8%
TOTAL	**1,003 UNITS**	

PARKING STATISTICS

RESIDENTIAL	803	(0.8 PER UNIT)
COMMERCIAL	80	
VISITOR	80	
TOTAL	**963**	

BIKE STATISTICS

RESIDENTIAL	502	(0.5 PER UNIT)
COMMERCIAL	12	(1.0 PER 250 sq.m.)
TOTAL	**514**	

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Key Plan

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No.	Description	Date
1	Issued for Rezoning	2020-06-15

Project No:

Sheet Title
CONTEXT PLAN & STATISTICS

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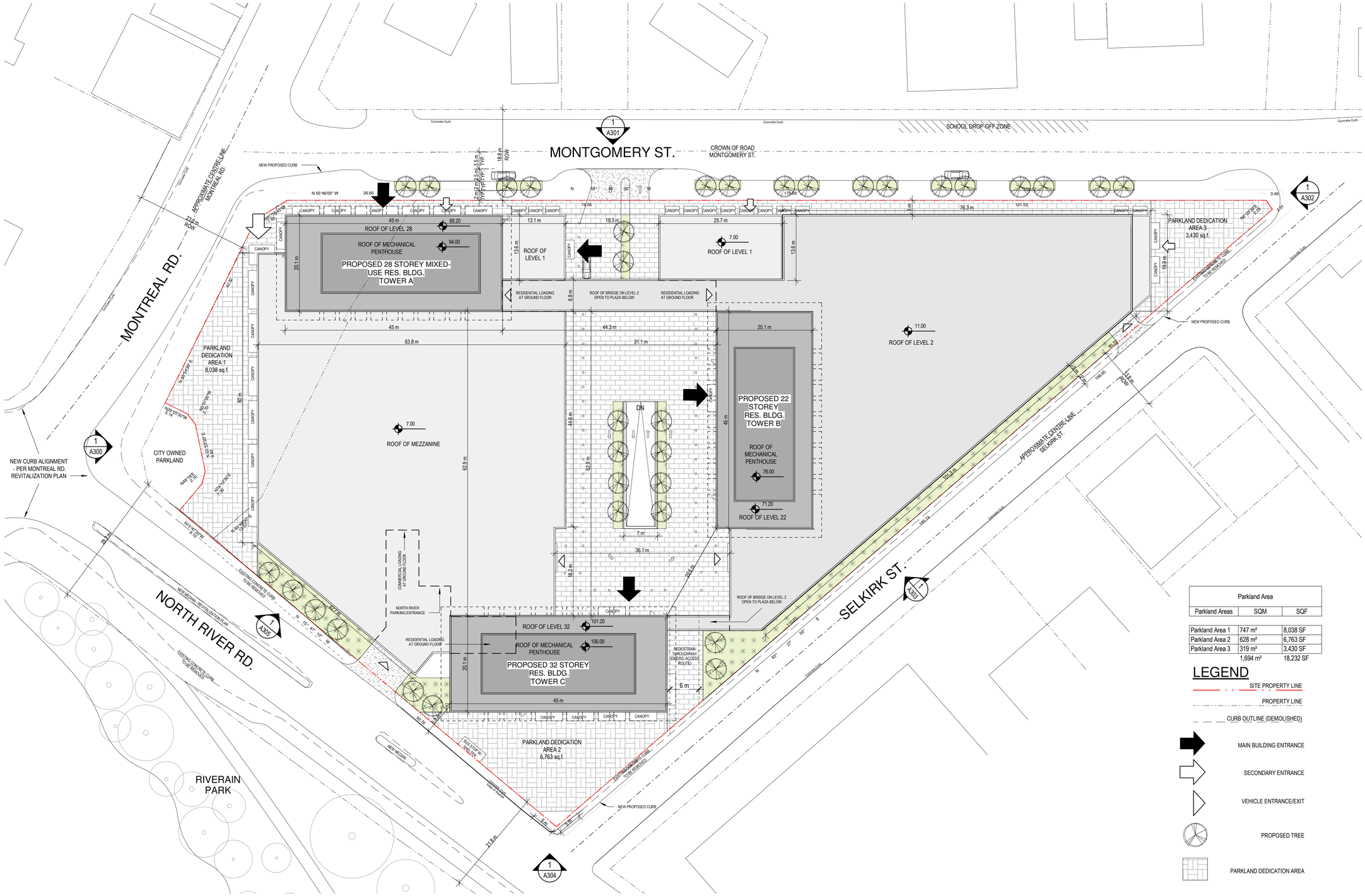
Sheet Number
A001



Parkland Area		
Parkland Areas	SQM	SQF
Parkland Area 1	747 m²	8,038 SF
Parkland Area 2	628 m²	6,763 SF
Parkland Area 3	319 m²	3,430 SF
	1,694 m²	18,232 SF

LEGEND

- SITE PROPERTY LINE
- PROPERTY LINE
- CURB OUTLINE (DEMOLISHED)
- MAIN BUILDING ENTRANCE
- SECONDARY ENTRANCE
- VEHICLE ENTRANCE/EXIT
- PROPOSED TREE
- PARKLAND DEDICATION AREA

1 SITE PLAN
1 : 400

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SITEPLAN

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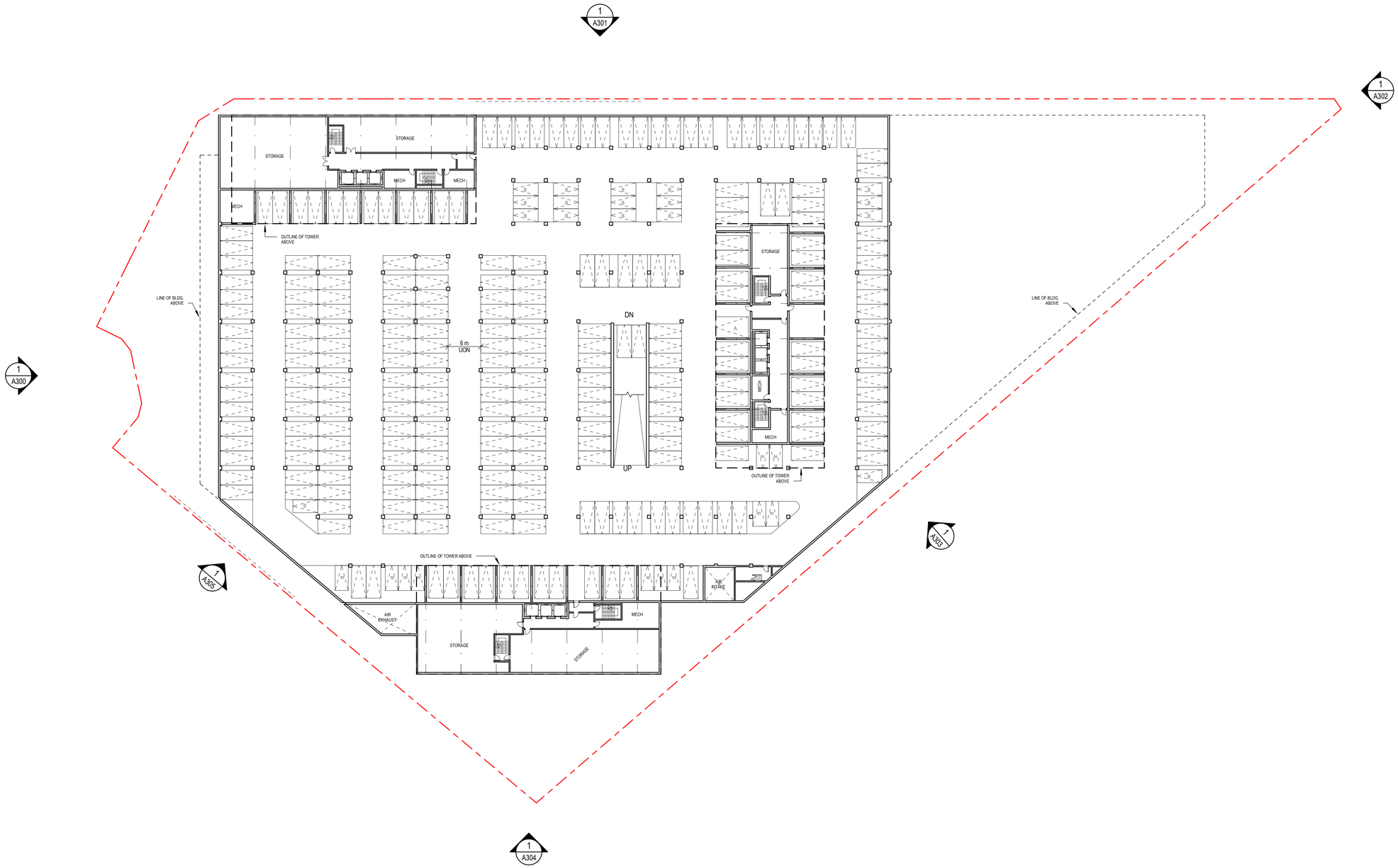

1 P2 PLAN
1 : 400

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P2 PLAN

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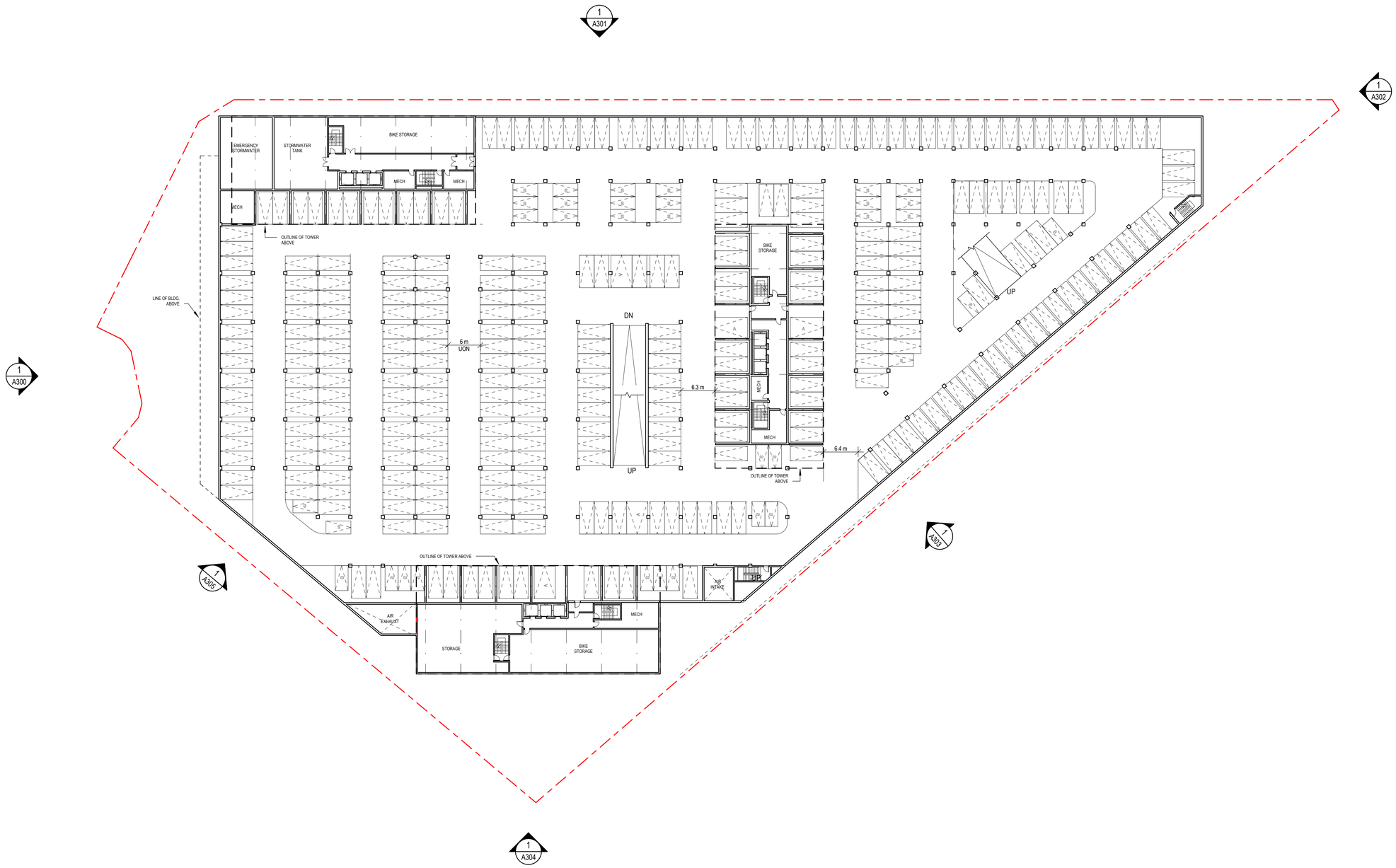
A200



1 P1 PLAN
1 : 400

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P1 PLAN

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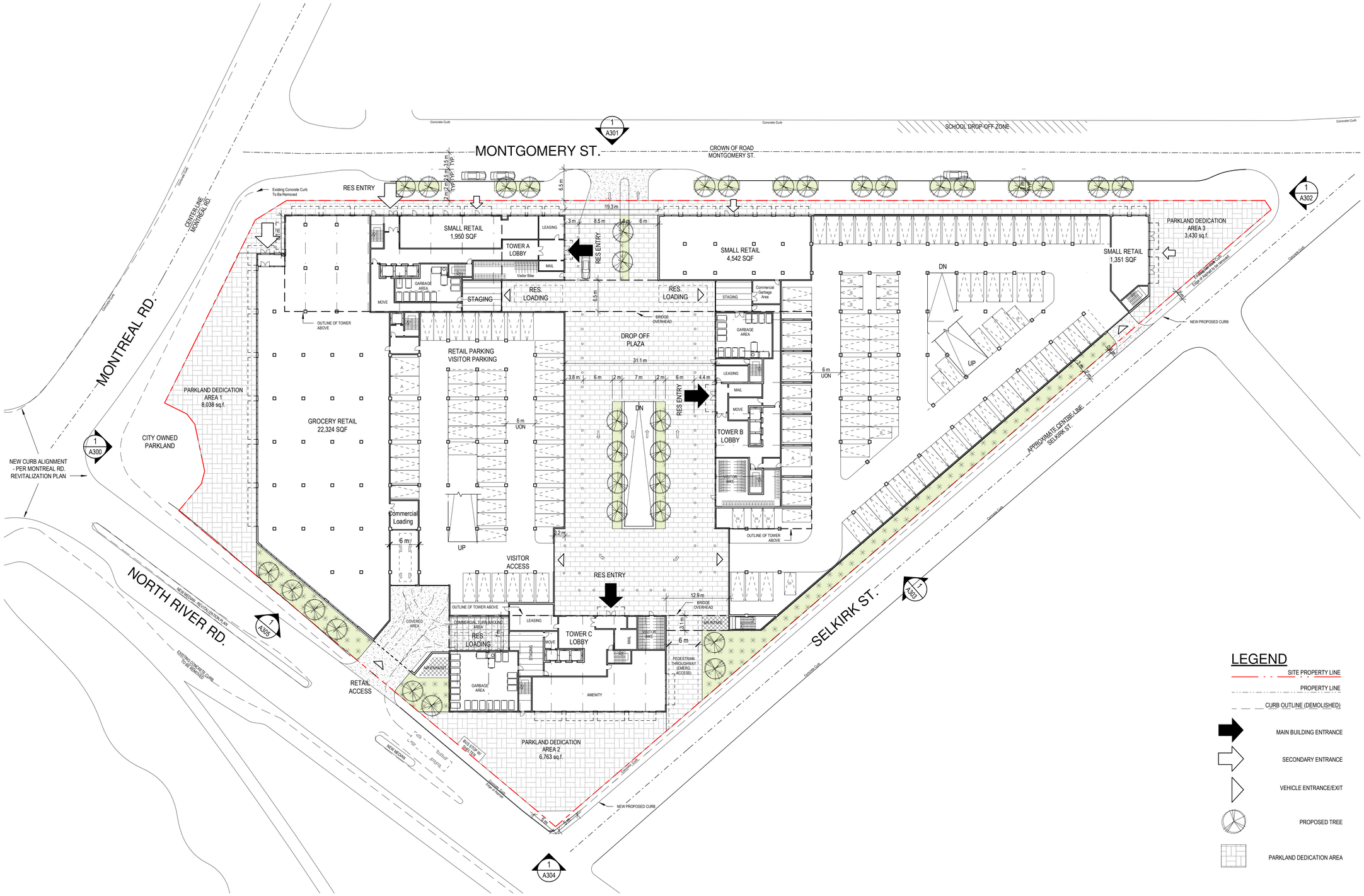
A201



1 LEVEL 1 PLAN
1 : 400

LEGEND

- SITE PROPERTY LINE
- PROPERTY LINE
- CURB OUTLINE (DEMOLISHED)
- MAIN BUILDING ENTRANCE
- SECONDARY ENTRANCE
- VEHICLE ENTRANCE/EXIT
- PROPOSED TREE
- PARKLAND DEDICATION AREA

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Sheet Title
GROUND PLAN

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Sheet Number
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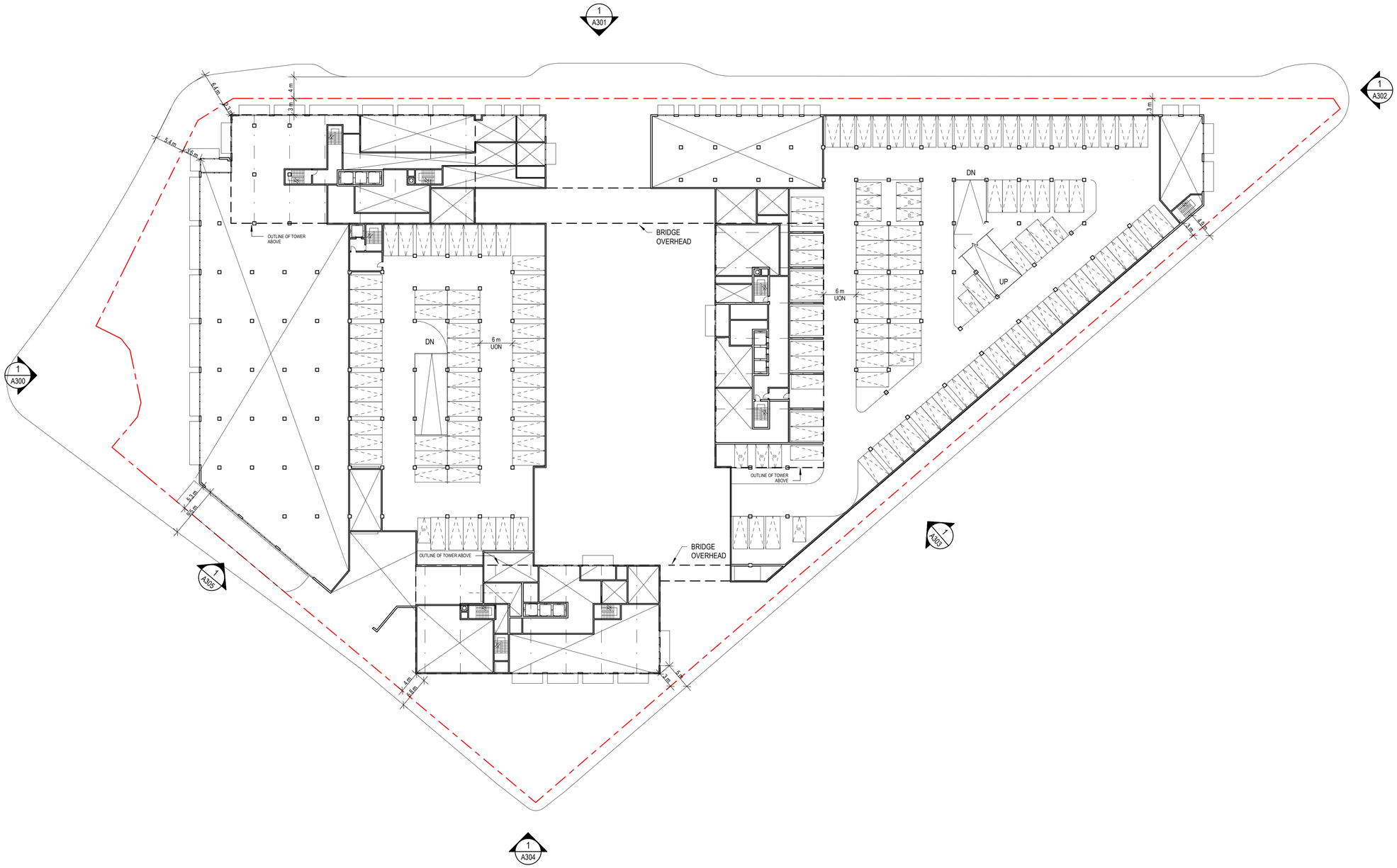

1 MEZZANINE PLAN
1 : 400

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MEZZANINE PLAN

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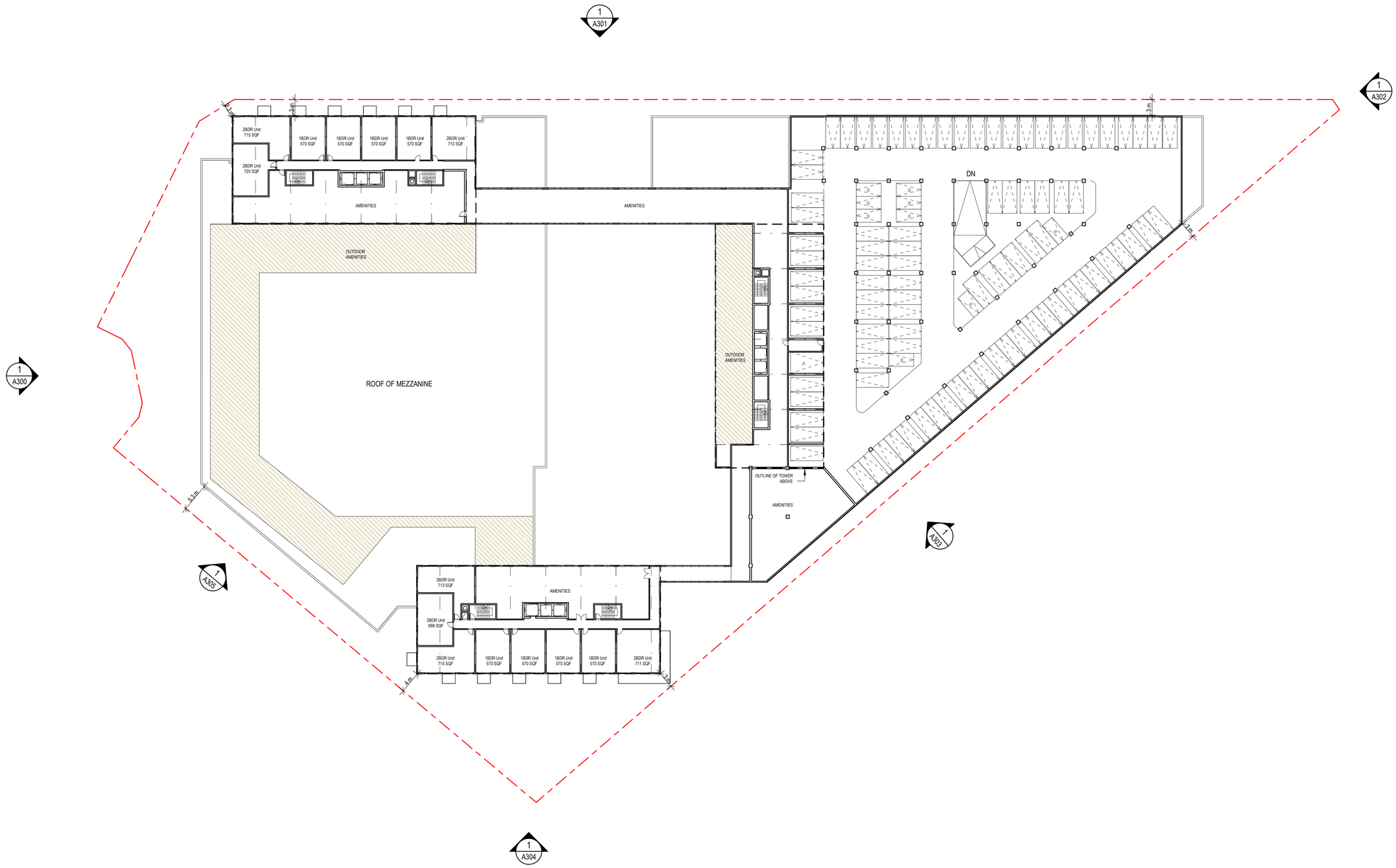

1 LEVEL 2 PLAN
1 : 400

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LEVEL 2 PLAN

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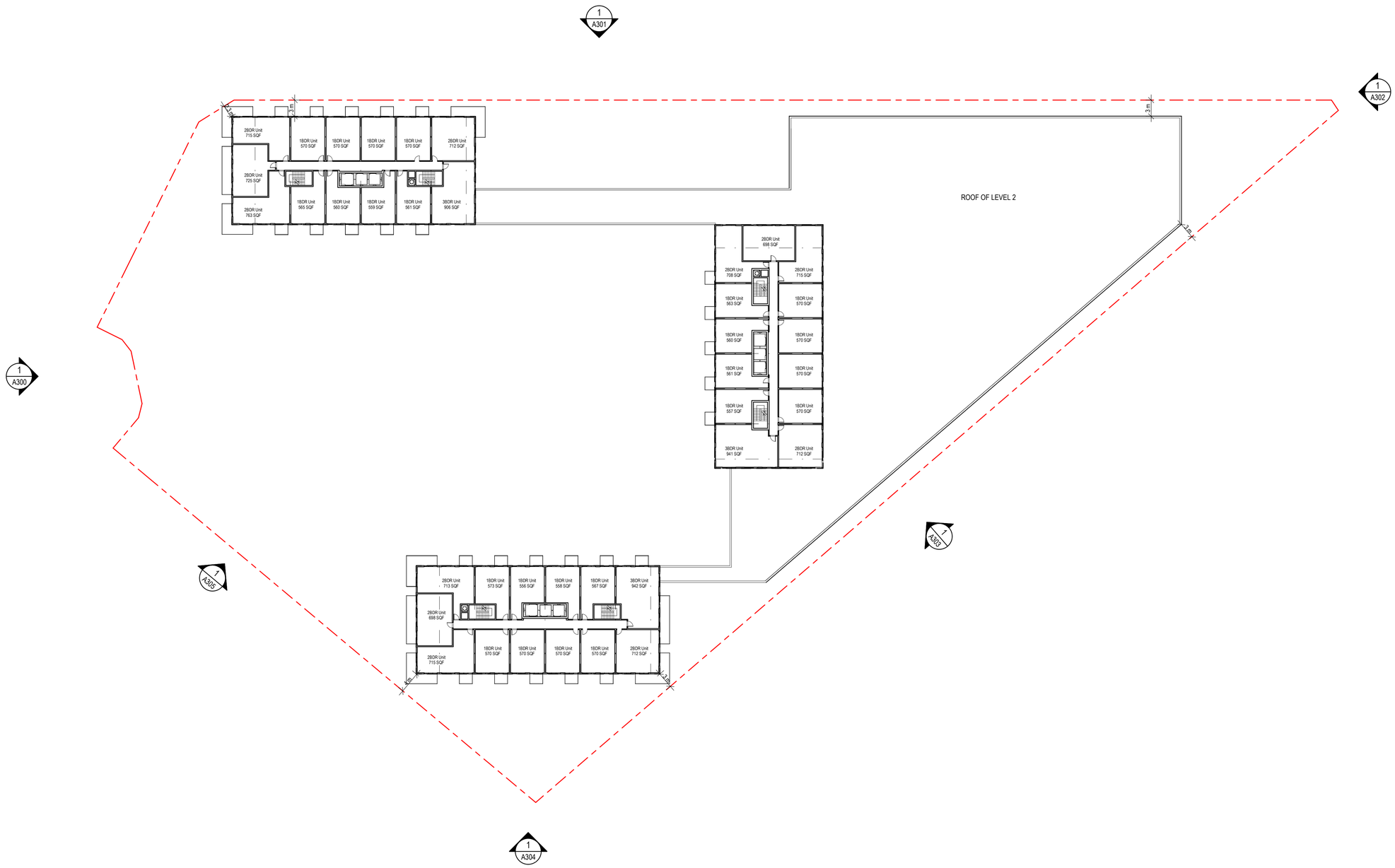

1 LEVEL 3 PLAN
1 : 400

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LEVEL 3 PLAN

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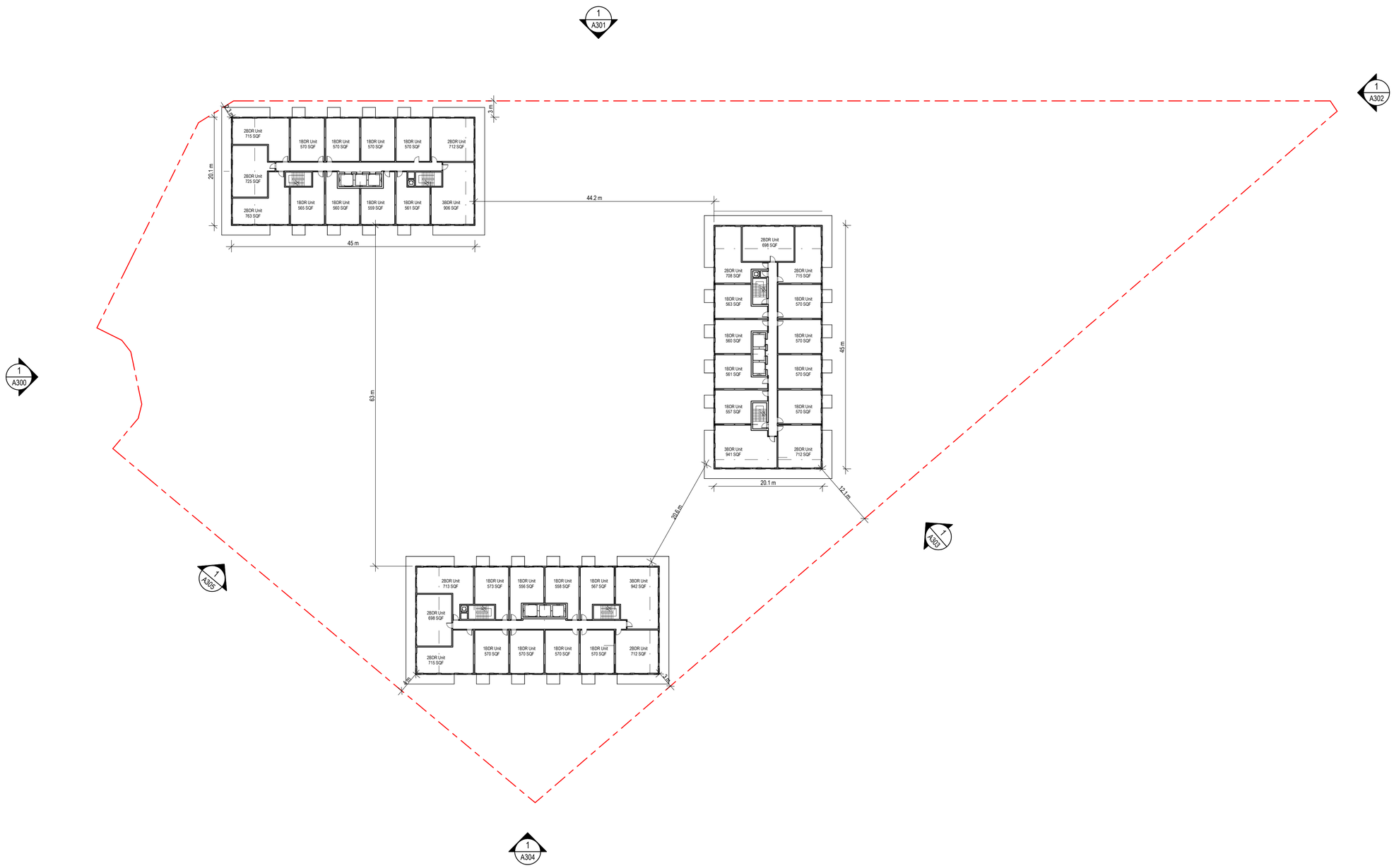

1 TYPICAL TOWER PLAN

1 : 400

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TYPICAL TOWER PLAN

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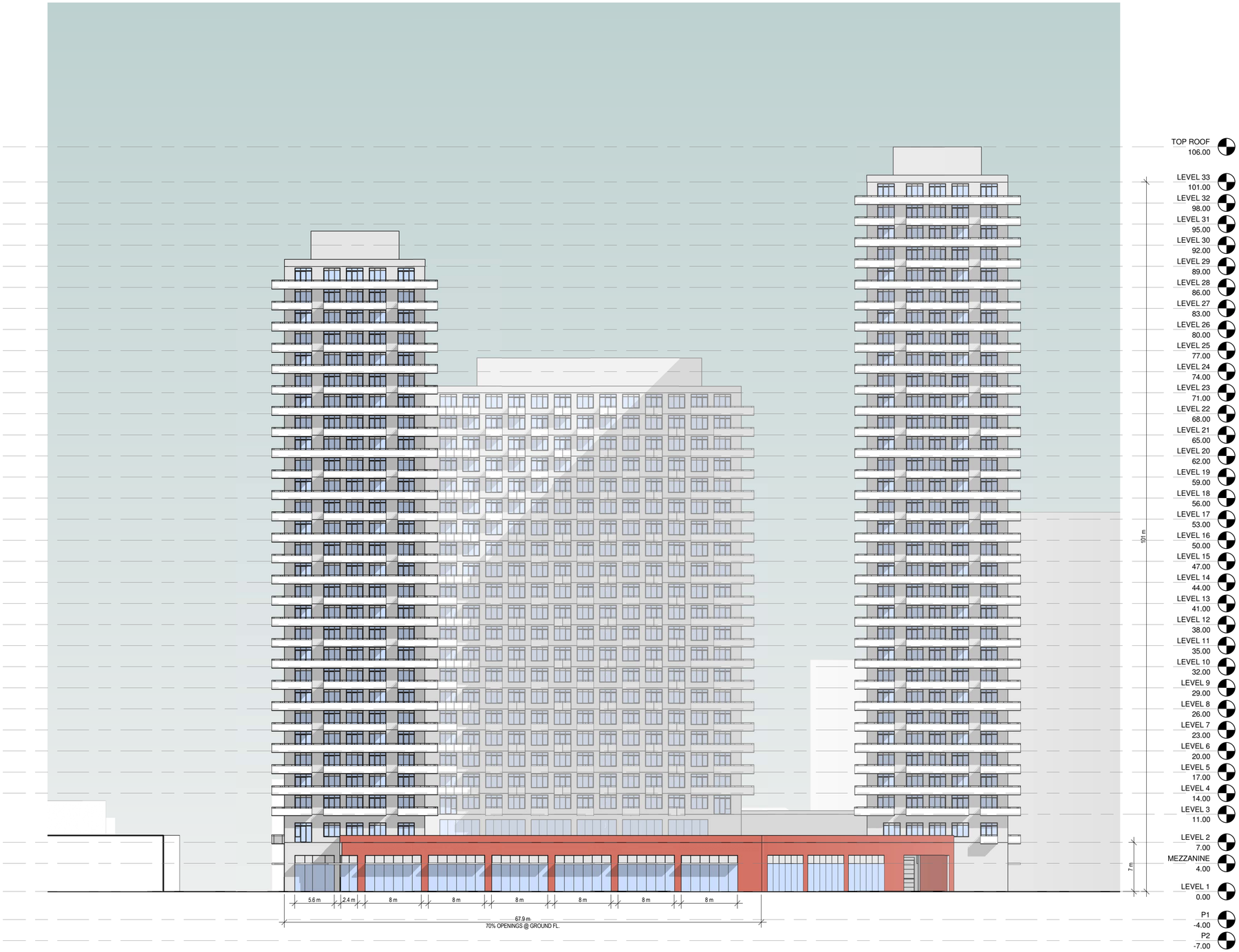
A206



1 WEST ELEVATION
1 : 300

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Sheet Title
WEST ELEVATION

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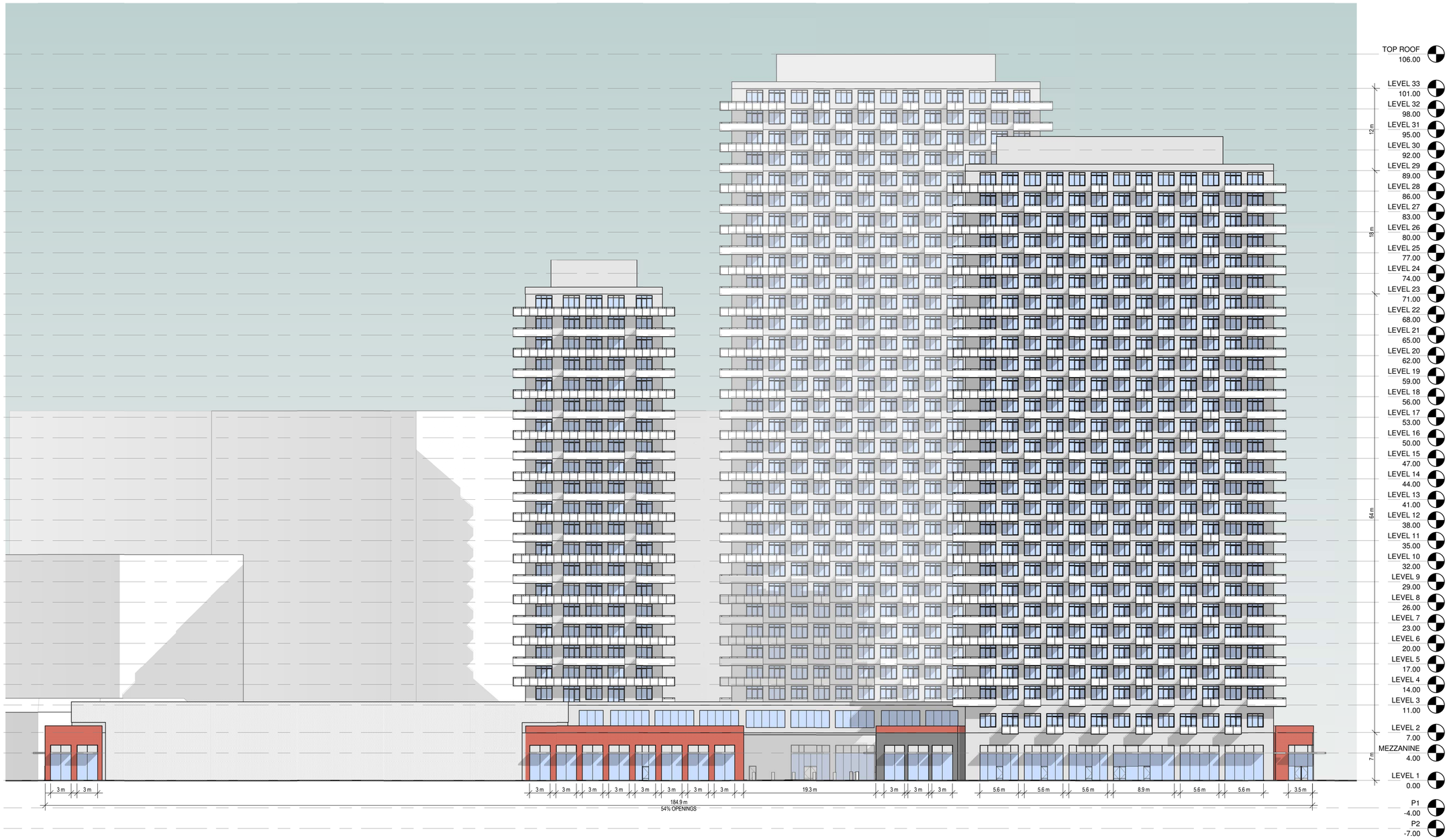
A300



1 NORTH ELEVATION
1 : 300

2020-06-17 10:32:10 AM

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Sheet Title
NORTH ELEVATION

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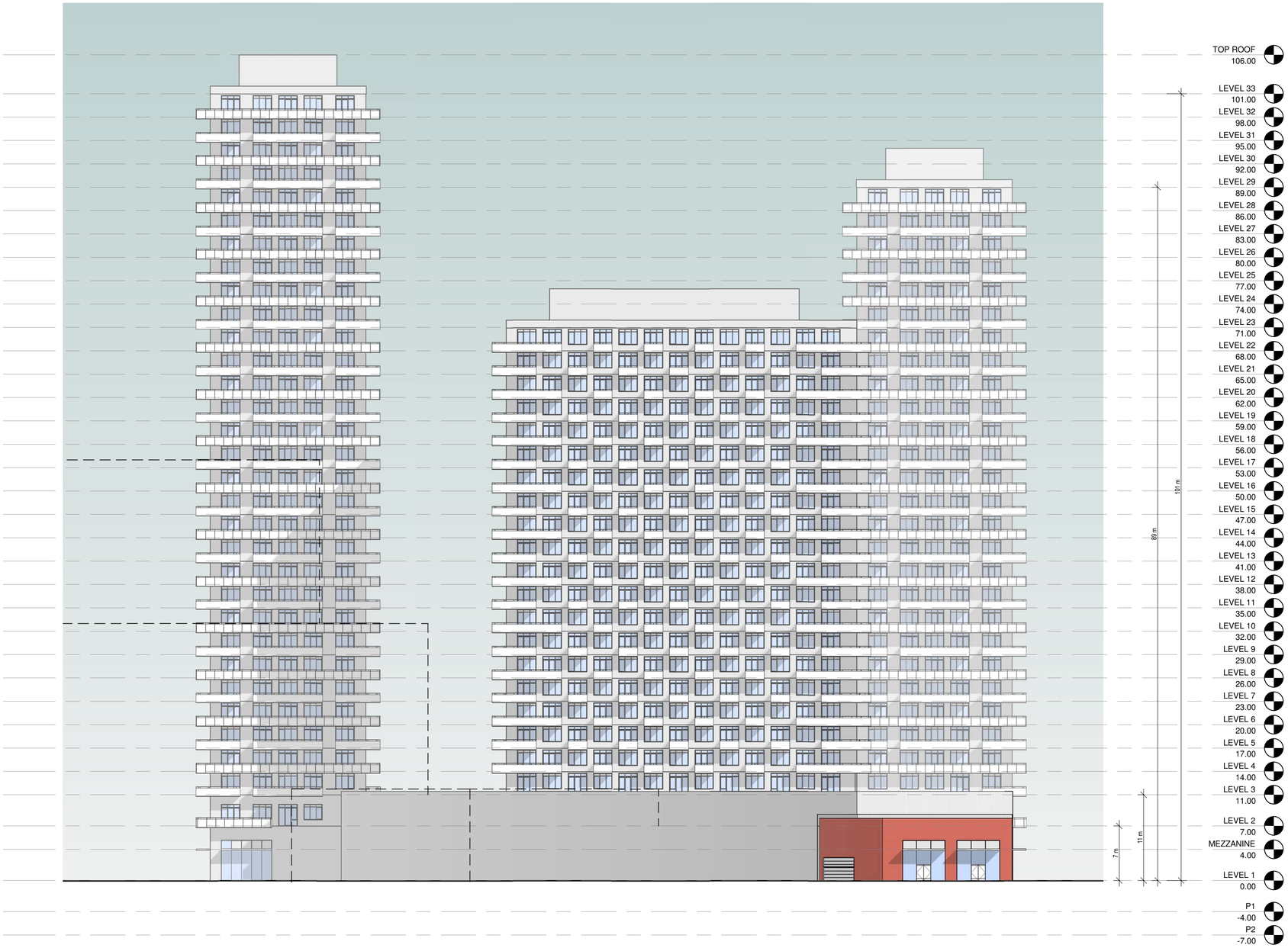
A301



1 EAST ELEVATION
1 : 300

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Sheet Title
EAST ELEVATION

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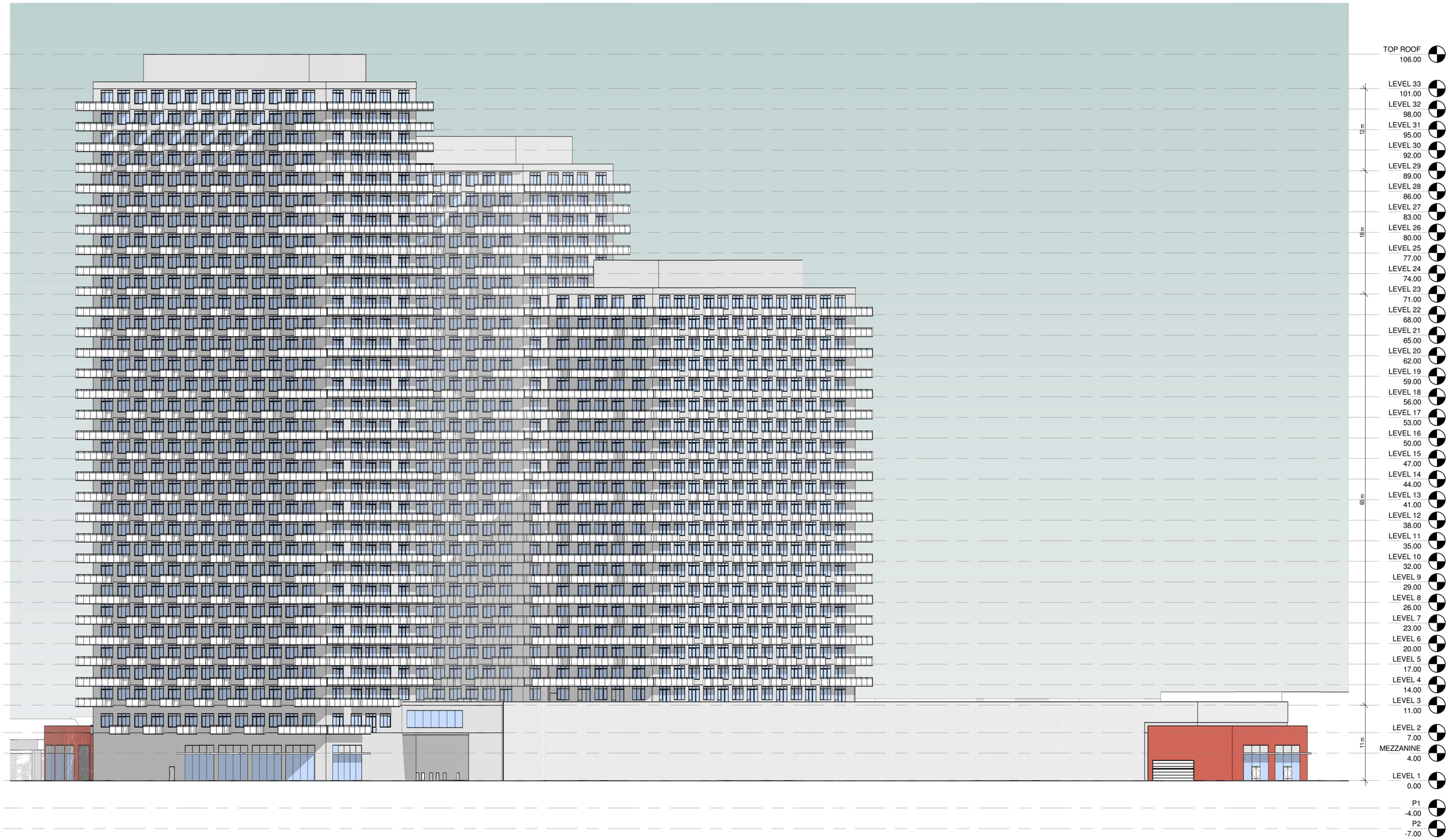
A302



1 SOUTH EAST ELEVATION
1 : 300

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Sheet Title
SOUTH EAST ELEVATION

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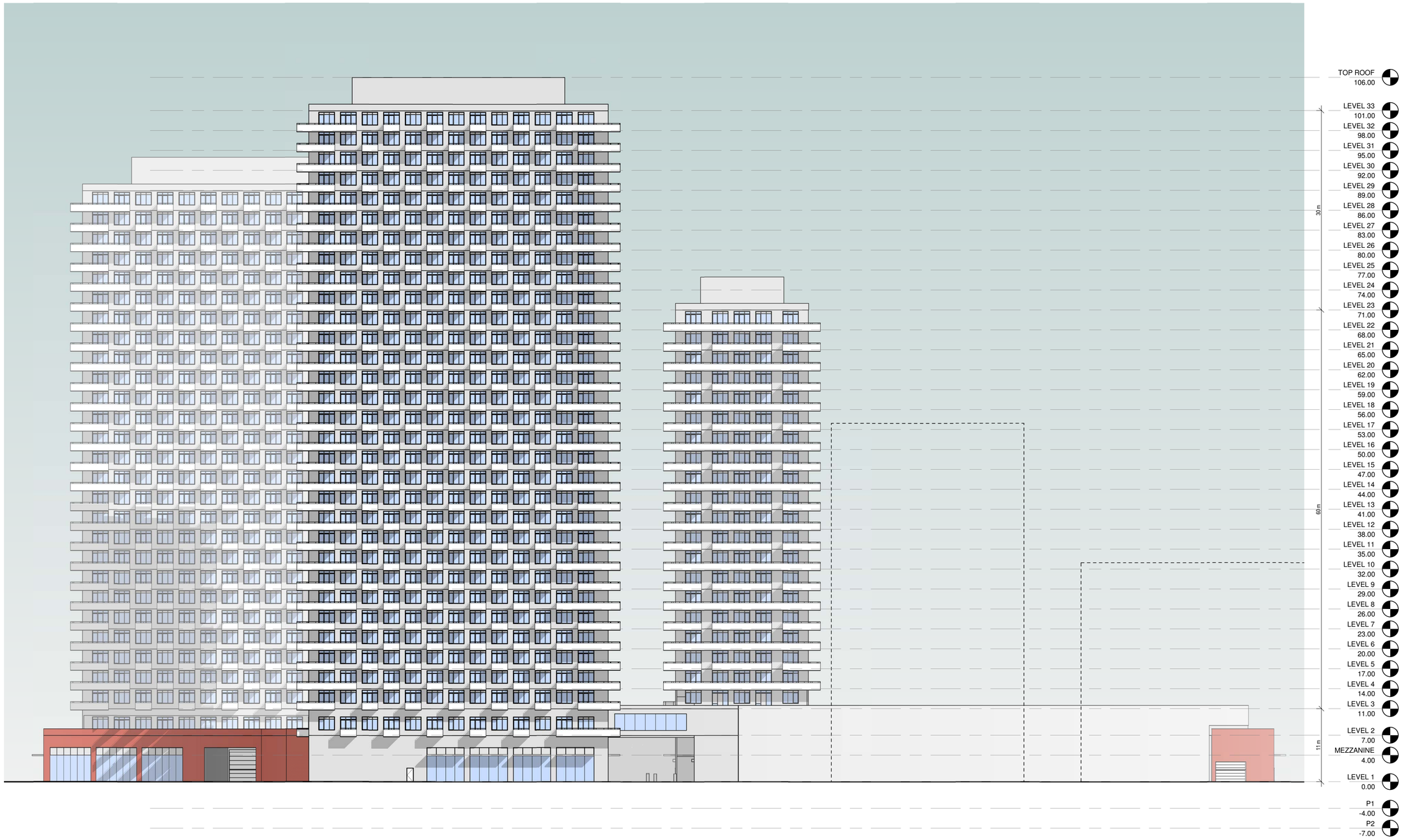
A303



1 SOUTH ELEVATION
1 : 300

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No.	Description	Date

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Sheet Title
SOUTH ELEVATION

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Sheet Number
A304

1 SOUTH WEST ELEVATION
1 : 300

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Sheet Title
SOUTH WEST ELEVATION

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Sheet Number
A305

AERIAL VIEW FROM CUMMINGS BRIDGE

2020-06-17 10:43:16 AM

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Sheet Title

RENDERINGS

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Sheet Number

A400

AERIAL VIEW FROM MONTGOMERY ST.

2020-06-17 10:43:21 AM

main + main

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RENDERINGS

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Sheet Number

A401

AERIAL VIEW FROM SELKIRK ST.

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Sheet Title

RENDERINGS

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Sheet Number

A402

VIEW FROM SELKIRK AND MONTGOMERY ST.

2020-06-17 10:43:32 AM

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Sheet Title

RENDERINGS

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Sheet Number

A403

VIEW FROM RIVERAIN PARK

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main + main

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Sheet Title

RENDERINGS

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Sheet Number

A404

VIEW OF MAIN ENTRY OFF MONTGOMERY ST.

2020-06-17 10:43:44 AM

main + main

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Sheet Title

RENDERINGS

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A405

VIEW FROM MONTGOMERY ST. AND MONTREAL RD.

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main + main

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Professional Seals

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No.	Description	Date
1	Issued for Rezoning	2020-06-15

Project No:

Sheet Title
RENDERINGS

Original drawing is A1. Do not scale contents of this drawing.

Sheet Number
A406

VIEW FROM NORTH RIVER AND MONTREAL RD.

2020-06-17 10:43:56 AM

main + main

Project

3 SELKIRK ST. & 2 MONTREAL RD.

Prepared For

SELKIRK AND MAIN DEVELOPMENTS INC.

HOK, Inc.
205 Catherine Street, Suite 101
Ottawa, Ontario K2P 1C3 Canada
t +1 613 226 9650 f +1 613 226 9656

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Professional Seals

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No.	Description	Date
1	Issued for Rezoning	2020-06-15

Project No:

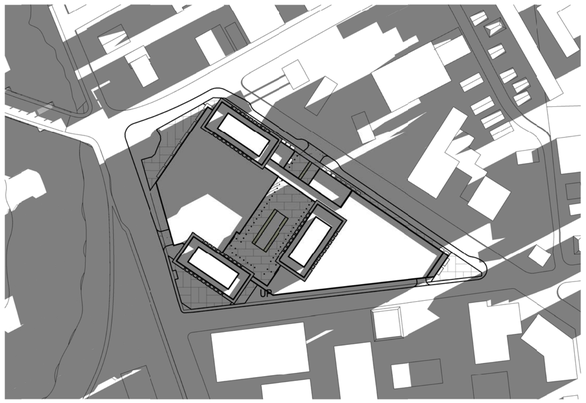
Sheet Title

RENDERINGS

Original drawing is A1. Do not scale contents of this drawing.

Sheet Number

A407



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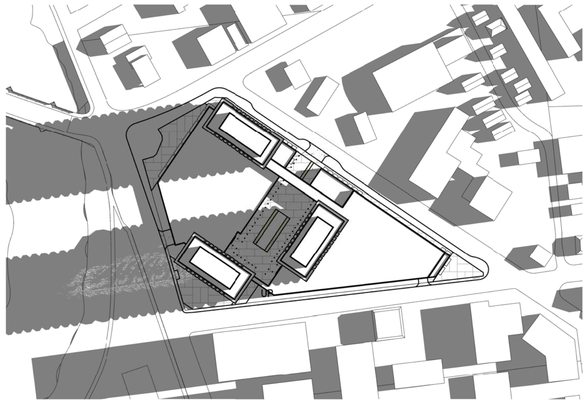

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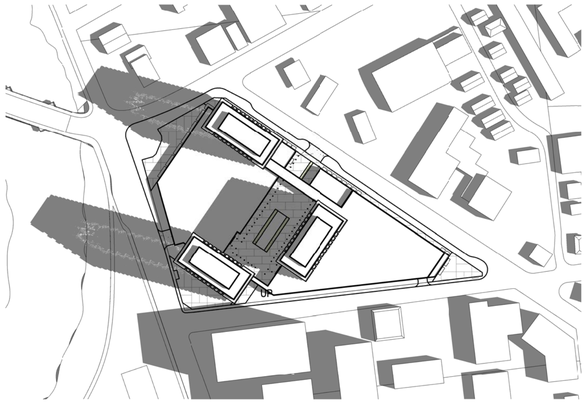

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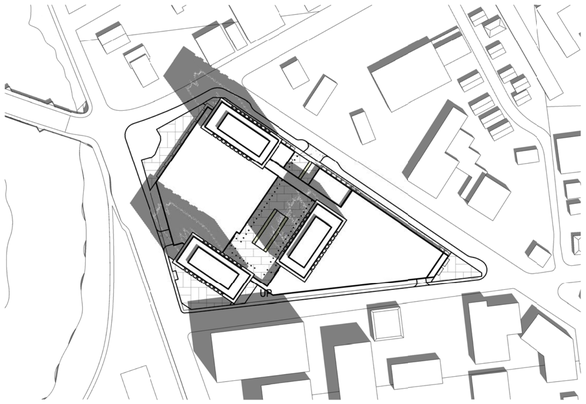

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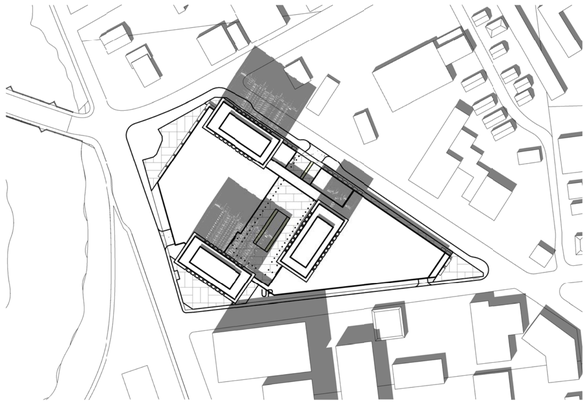

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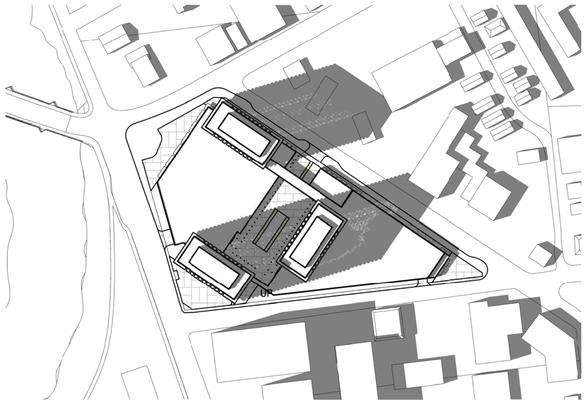

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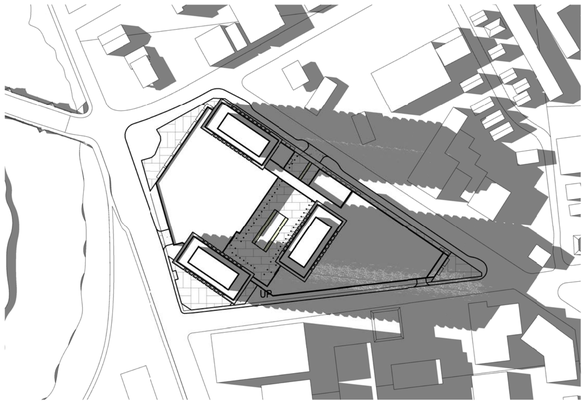

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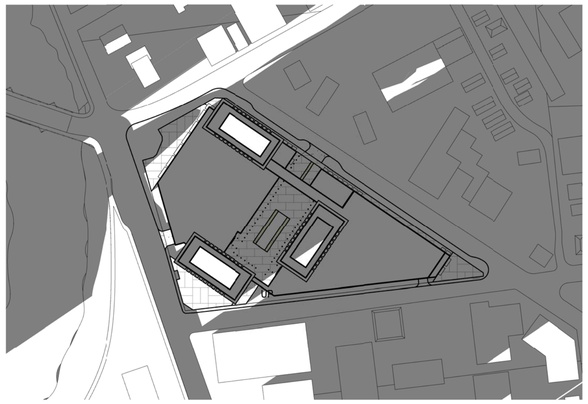

8 JUNE 21 2000
1 : 2000

2020-06-17 10:47:59 AM

main + main

Project
3 SELKIRK ST. & 2 MONTREAL RD.

Prepared For
SELKIRK AND MAIN DEVELOPMENTS INC.

h+k
PICK PROJECT LOCATION!!

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No.	Description	Date
1	Issued for Rezoning	2020-06-15

Project No:

Sheet Title
SHADOW STUDY JUNE 21

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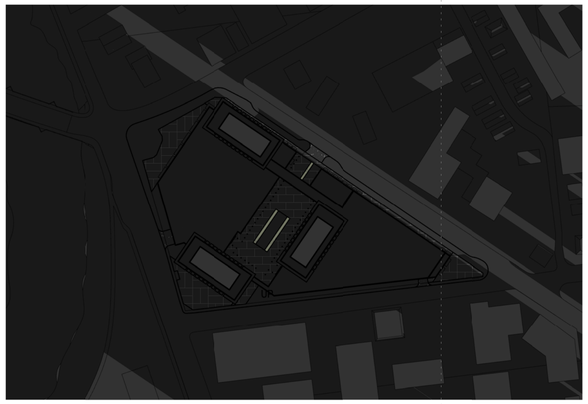
Sheet Number
A500



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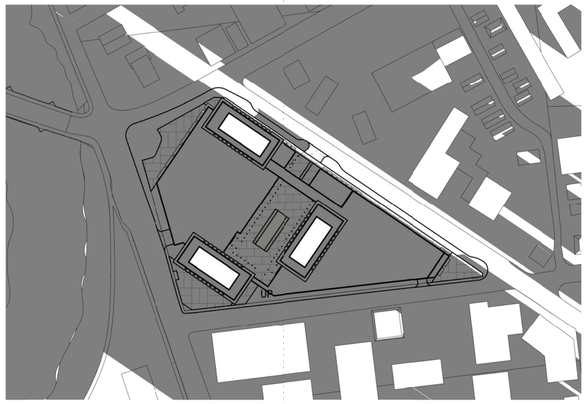

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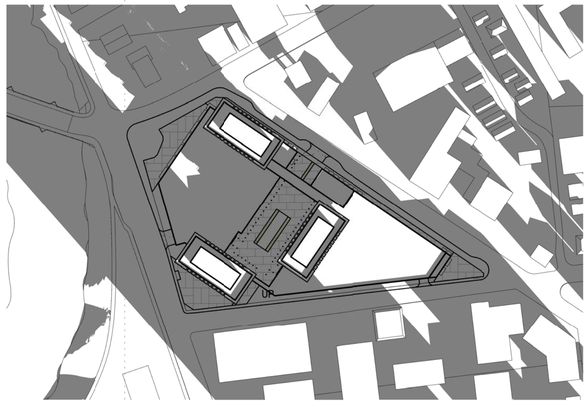

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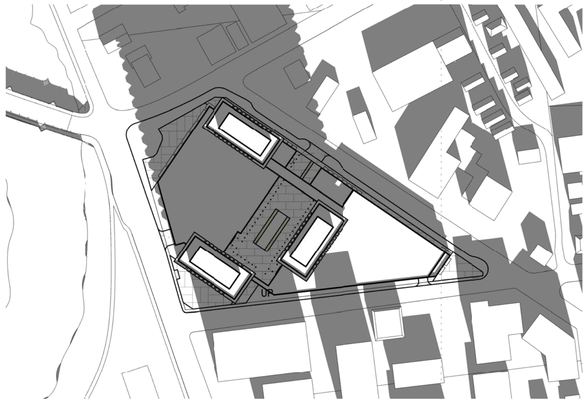

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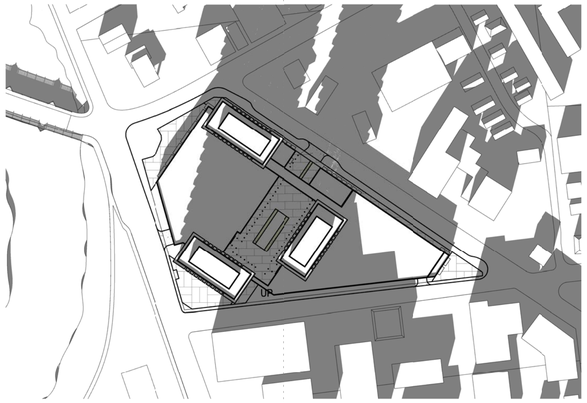

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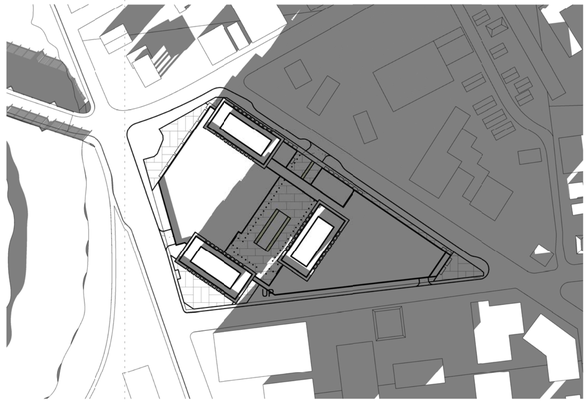

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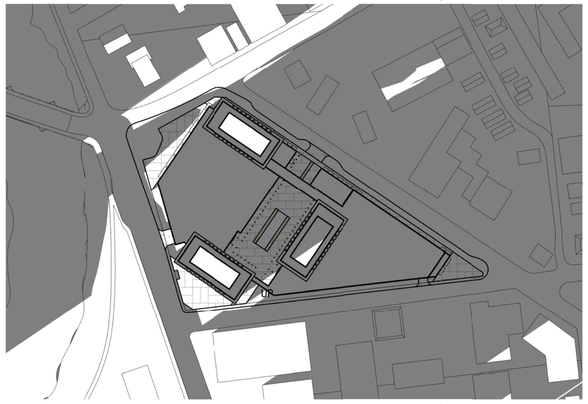

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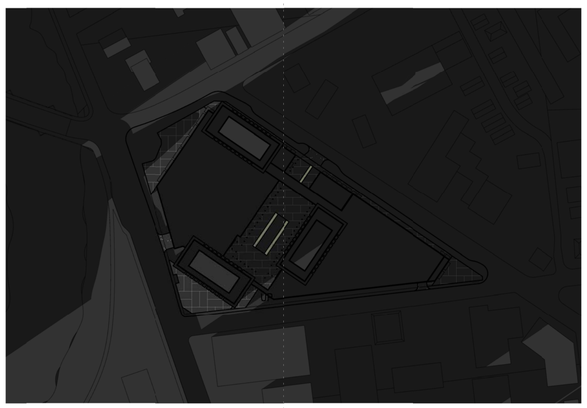

8 DEC 21 2000
1 : 2000

2020-06-17 10:53:56 AM

main + main

Project
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Prepared For
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Project No:

Sheet Title
SHADOW STUDY DEC 21

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Sheet Number
A501