



SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- DRIVING SURFACE SURFACE
- SOFT LANDSCAPING
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- COMMERCIAL / FIRE EXIT
- PROPERTY LINE
- BICYCLE PARKING 600mm x 1800mm

PROJECT INFORMATION

ZONING BY-LAW 2008-250 TM (103) / R4G

SITE AREA 2,513.18 sq. m.
27,052 sq. ft.

TM (103) ZONING REQUIREMENT

BUILDING HEIGHT TM (103) - 20 m.

AMENITY AREA - 6m² PER UNIT (331 units) 1,986 sq. m.

FRONT YARD SETBACK <15m, HIGH 2.0 m. MAX. >15m, HIGH 2.0 m. MIN.

INTERIOR YARD SETBACK (EAST) 0 m. MIN 3.0 m. MAX.

REAR YARD SETBACK 4.5 m. MIN.

INTERIOR YARD SETBACK (WEST) 3.0 m. MIN.

LANDSCAPE AREA - ABUTTING RES. 3.0 m.

PROJECT STATISTICS

GRADE (GEODETIC ELEVATION)	63.40 m. easl
BUILDING HEIGHT	92.0 m.
REAR YARD SETBACK - ANGULAR PLANE @ 45°	74.5 m. HL
REAR YARD SETBACK	7.5 m.
TOWER FLOOR PLATE AREA	733.6 sq. m. 7,897 sq. ft.
STANDARD PARKING SPACE	2.6m X 5.2m
SMALL CAR PARKING SPACE	2.4m X 4.6m

GROSS BUILDING FLOOR AREA
(OTTAWA ZONING DEFINITION)

UG PARKING LEVELS	000 sq. m.
GROUND FLOOR	668.5 sq. m.
MEZZANINE LEVEL	335.6 sq. m.
2nd FLOOR	1,545.6 sq. m.
3rd to 5th FLOOR	3,779.3 sq. m.
6th FLOOR - AMENITY	0.0 sq. m.
7th & 30th FLOOR	14,530.8 sq. m.
MECHANICAL PENTHOUSE	000.0 sq. m.
TOTAL AREA ABOVE GRADE	20,859.8 sq. m.

UNIT STATISTICS

TOWNHOUSES	5
STUDIO UNIT	13
1 BEDROOM UNIT	169
1 BEDROOM UNIT + DEN	33
2 BEDROOM UNIT	111
TOTAL	331
COMMERCIAL RETAIL UNIT	152.3 sq. m.
DAYCARE COMMERCIAL UNIT	1,639 sq. ft.

CAR PARKING

REQUIRED	
RESIDENCE	- 0.5 PER DWELLING UNIT (AFTER 12 UNITS) (MIN. REDUCTION - ALL UNITS)
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS - MAX. 30)
TOTAL	174
PROVIDED	
RESIDENCE	- 0.49 PER UNIT (331 UNITS)
VISITOR	- 0.1 PER UNIT (331 UNITS)
TOTAL	213

BICYCLE PARKING

REQUIRED	
RESIDENCE	- 0.5 PER UNIT (331 UNITS)
COMMERCIAL RETAIL	- 1.0 PER 250m ² OF G.F.A.
TOTAL	167
PROVIDED	
BELOW GRADE LEVEL	250
GROUND FLOOR	22
MEZZANINE	72
TOTAL	353

AMENITY SPACE

AT GRADE EXTERIOR SIDE YARDS =	700.0 sq. m.
GROUND FLOOR AMENITY =	83.4 sq. m.
MEZZANINE =	173.4 sq. m.
PRIVATE BALCONIES =	1,708.8 sq. m.
3rd FLOOR - PRIVATE EXTERIOR =	214.3 sq. m.
6th FLOOR - INTERIOR =	372.9 sq. m.
6th FLOOR - EXTERIOR =	875.8 sq. m.
TOTAL =	4,128.8 sq. m.
TOTAL COMMUNAL =	2,205.5 sq. m.
REQUIRED - 6.0M ² PER UNIT (331) =	1,986 sq. m.
REQUIRED COMMUNAL @ 50% =	993 sq. m.

LOT COVERAGE

PAVED SURFACE =	22.0 sq. m.	0.8%
BUILDING FOOTPRINT =	1,631.1 sq. m.	65.0%
LANDSCAPE OPEN SPACE =	859.0 sq. m.	34.2%
TOTAL =	2,512.1 sq. m.	100.0%

PROPERTY OWNER

Surface Development
88 Spadina Avenue
Ottawa, Ontario, K1Y 2C1
Tel: (613) 225-5507
E-Mail: jakub@surfacedevelopments.com

URBAN PLANNER

FoTenn Consultants Inc.
223 McLeod Street
Ottawa, ON Canada, K2P 0Z8
Tel.: (613) 730-5709
Fax: (613) 730-1136
E-Mail: casagrande@fotenn.com

SURVEYOR

FARLEY, SMITH & DENIS SURVEYING LTD.
Ontario Land Surveyors
190 Colonnade Road
Ottawa, Ontario K2E 7J5
Tel: (613) 727-8226
Fax: (613) 727-1826
Email: _____

CIVIL ENGINEER

David Schaeffer Engineering Ltd.
120 Iber Road, Unit 203
Stittsville, Ontario, K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7183
Email: rfree@DSEL.ca

GEOTECHNICAL ENGINEER

Paterson Group
154 Colonnade Road South
Ottawa, Ontario, K2J 7J5
Tel: 613.226-7381
Email: kevin@ulra.ca

LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF SURVEY OF
LOTS 28 AND 29
REGISTERED PLAN 184
CITY OF OTTAWA

NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

ISSUED FOR INTERNAL REVIEW	Jan. 21, 22
ISSUED FOR UDRP RESUBMISSION	Aug. 18, 21
ISSUED FOR SITE PLAN COMMENTS	Jul. 05, 21
ISSUED FOR SITE PLAN APPROVAL	Apr. 06, 21
REVISED PROJECT DESIGN	Feb. 09, 21
REVISED PROJECT DESIGN	Mar. 30, 20
ISSUED FOR PUBLIC MEETING	Jan. 27, 20
ISSUED FOR ZONING AMENDMENT	Jan. 21, 20
No. DESCRIPTION	DATE

REVISIONS:

ARCHITECT SEAL:

OTARIO ASSOCIATION OF ARCHITECTS

ROBERT COLLIER

LICENCE # 4375

SEAL DATE: STAMP DATE

NORTH ARROW:

SCOTT STREET DEVELOPMENT INC.

ARCHITECT:

rla/architecture

PROJECT TITLE:

2050 SCOTT STREET

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

DRAWN:

V.M.

SCALE:

1:125

PROJECT No:

1928

CHECKED:

K.R.

SHEET No.

SP-1