



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: 5,905m²

DEVELOPMENT DATA PHASE 1 + PHASE 2

	REQUIRED	PROPOSED
LOT WIDTH	101.4m (REQ/ULC)	101.4m
LOT DEPTH	79.3m (REQ/ULC)	79.3m
FRONT YARD SET BACK (SCOTT STREET)	3m	VARIES 2.7m - 7.7m
FRONT YARD SET BACK (ATHLONE AVE)	7.5m	VARIES 6.4m - 18.1m
SIDE YARD SET BACK (ATHLONE AVE)	5m	5.0m
INTERIOR SIDE YARD SET BACK	7.5m	VARIES 6.0m - 13.2m

AMENITY SPACE REQUIREMENTS
 REQUIRED AMENITY SPACE: 6m² REQUIRED PER UNIT
 856 UNITS 6m² = 5,136m² TOTAL AMENITY REQUIRED
 REQUIRED AMENITY SPACE TO BE COMMON: 2,569m²
 PROVIDED AMENITY SPACE TO BE COMMON: 2,569m²

BUILDING A (WEST BUILDING) - PHASE 2

	PROPOSED
NO. OF STOREYS	40 STOREYS
BUILDING HEIGHT	120m
FRONT YARD SET BACK (SCOTT STREET)	VARIES 1.7-7.7m
FRONT YARD SET BACK (ATHLONE AVE)	VARIES 1.7 - 7.7m
INTERIOR SIDE YARD SET BACK	23.2m
TOWER SEPARATION FROM D2	25m
TOWER SEPARATION FROM D1 (ADJACENT L2)	18.0m (6.0m - 13.2m)
TOWER SEPARATION FROM D1 (ADJACENT L5)	12.2m

BUILDING A (EAST BUILDING) - PHASE 1

	PROPOSED
NO. OF STOREYS	40 STOREYS
BUILDING HEIGHT	120m
FRONT YARD SET BACK (SCOTT STREET)	VARIES 2.0 - 7.7m
FRONT YARD SET BACK FROM PROPERTY LINE	VARIES 6.4 - 13.2m
INTERIOR SIDE YARD SET BACK	23.2m
TOWER SEPARATION FROM D1	25m
TOWER SEPARATION FROM D1 (ADJACENT L2)	25m

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 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	2	1%
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%

EAST BUILDING - PHASE 1

	REQUIRED	PROPOSED
TOTAL UNIT COUNT		+/- 392
STUDIO	8	2%
1 BEDROOM	150	38%
1 BEDROOM + DEN	5	1%
2 BEDROOM (INTERNAL)	9	2%
2 BEDROOM	150	38%
2 BEDROOM + DEN	0	0%
3 BEDROOM + DEN	0	0%

LAND USE
 APPOINTMENT: PROVIDED RESIDENTIAL VEHICLE PARKING
 B: REQUIRED VISITOR PARKING: 375 RESIDENTIAL PARKING SPACES PROVIDED FOR 856 UNITS (0.57 UNIT)
 C: REQUIRED VISITOR PARKING: PROVIDED VISITOR PARKING
 D: REQUIRED VISITOR PARKING: 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 81 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
 1997.02
DRAWING NO.
 A1.00
REVISION NO.
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