



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: 5,906m²

DEVELOPMENT DATA PHASE 1 + PHASE 2	REQUIRED	PROPOSED
LOT WIDTH	101.4m (332.8ft)	101.4m (332.8ft)
LOT DEPTH	79.3m (259.9ft)	79.3m (259.9ft)
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 - 13.2m

BUILDING A (WEST BUILDING) - PHASE 2	PROPOSED
NO. OF STOREYS	40 STOREYS
BUILDING HEIGHT	120m
FRONT YARD SETBACK (SCOTT STREET)	VARIES 1.7-7.4m
FRONT YARD SETBACK (ATHLONE AVE)	VARIES 1.7-7.7m
INTERIOR SIDE YARD SETBACK	23.2m
INTERIOR SIDE YARD SETBACK (ADJACENT TO ADJACENT LOT)	25m
ADJACENT TO ADJACENT LOT (ADJACENT LOT)	12.2m

BUILDING A (EAST BUILDING) - PHASE 1	PROPOSED
NO. OF STOREYS	40 STOREYS
BUILDING HEIGHT	120m
FRONT YARD SETBACK (SCOTT STREET)	VARIES 2.0-7.7m
FRONT YARD SETBACK (ATHLONE AVE)	VARIES 2.4-13.2m
INTERIOR SIDE YARD SETBACK	23.2m
INTERIOR SIDE YARD SETBACK (ADJACENT TO ADJACENT LOT)	25m
ADJACENT TO ADJACENT LOT (ADJACENT LOT)	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 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	8	2%	
3 BEDROOM + DEN	7	2%	
MAXIMUM HEIGHT		120m	
NUMBER OF STOREYS		40 STOREYS	
AREA - BUILDING AREA		1689 SQ.M	
AREA - TYPICAL PODIUM		1008 SQ.M	
AREA - TYPICAL FLOOR		648 SQ.M	
AREA - TOTAL GROSS BUILDING AREA (GBA)		+/- 3448 SQ.M	
AREA - TOTAL GROSS FLOOR AREA (GFA - CITY DEFINITION)		+/- 3128 SQ.M	

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)	8	2%	
2 BEDROOM	150	38%	
2 BEDROOM + DEN	8	2%	
3 BEDROOM + DEN	8	2%	
MAXIMUM HEIGHT		120m	
NUMBER OF STOREYS		40 STOREYS	
AREA - BUILDING AREA		1361 SQ.M	
AREA - TYPICAL PODIUM		1361 SQ.M	
AREA - TYPICAL FLOOR		730 SQ.M	
AREA - TOTAL GROSS BUILDING AREA (GBA)		+/- 3452 SQ.M	
AREA - TOTAL GROSS FLOOR AREA (GFA - CITY DEFINITION)		+/- 2728 SQ.M	

BUILDING A - BUILDING B (COMBINED) PARKING REQUIREMENTS: MAXIMUM PARKING = 0.6 PER DWELLING UNIT = 656 + 0.6 x 514 PARKING SPACES MAXIMUM	
LAND USE	PROVIDED RESIDENTIAL VEHICLE PARKING
APARTMENT	313 RESIDENTIAL PARKING SPACES PROVIDED FOR 656 UNITS (0.57 UNIT)
APARTMENT	3
APARTMENT	60 VISITOR PARKING SPACES PROVIDED FOR 656 UNITS (0.07 UNIT = MAX. 30 SPACES PER BUILDING) * LOCATED IN PARKING GARAGE
TOTAL PARKING PROVIDED	376 TOTAL PARKING SPACES PROVIDED (ALL BELOW GRADE)

BUILDING A - BUILDING B (COMBINED) BICYCLE PARKING REQUIREMENTS: 0.56 UNITS * 0.5 = 428	
PROVIDED BICYCLE PARKING	428
PROVIDED BICYCLE PARKING	428

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.
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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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