

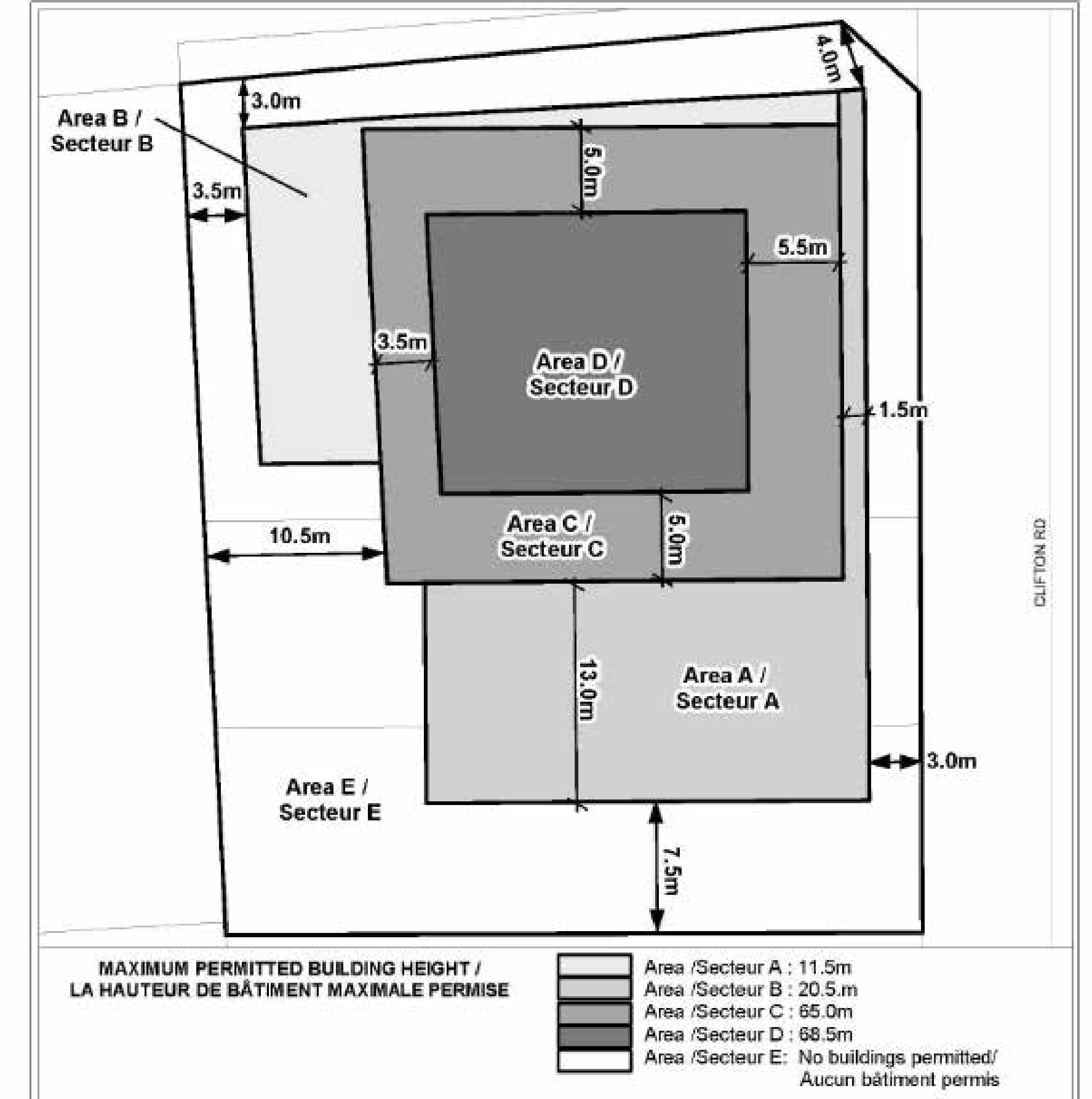
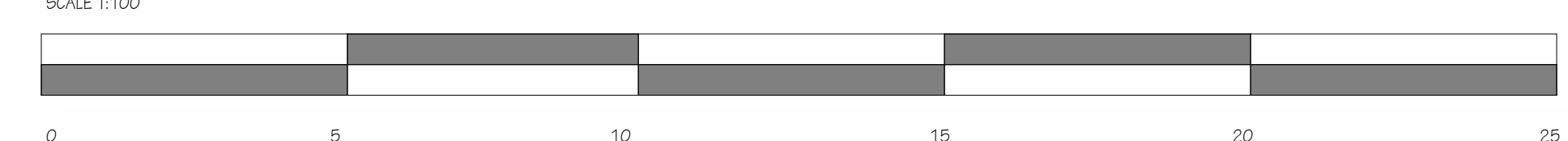
Note all existing site information as per site survey plan dated March 2, 2018 and prepared by STANTEC GEOMATICS Ltd. Ref No: 18181-1002A-110

LOTS 24 AND 25 AND PART OF LOTS 46, 47 AND 48 REGISTERED PLAN 360 CITY OF OTTAWA

ZONING TABLE	
Current Zoning	TM22(2)1(2400)h
Site Area	2,176.48 m <sup>2</sup> 23,427.43 ft <sup>2</sup>
Number of Dwelling Units	244 units
Lot Area	N/A
Lot Frontage	N/A
Minimum Lot Width	N/A
Setbacks	Front Yard: REFER TO ZONING ENVELOPE Corner Side Yard: REFER TO ZONING ENVELOPE Interior Side Yard: REFER TO ZONING ENVELOPE Rearyard: REFER TO ZONING ENVELOPE
Maximum Building Height	65.5m - REFER TO ZONING ENVELOPE
Amenity Area	Total (6m <sup>2</sup> per dwelling unit): 1,374m <sup>2</sup> Common (50% of required total): 687m <sup>2</sup>
Percentage of Site Landscaping	30% of site to be landscaped
Parking	Residential: 5 spaces/unit after first 12 Visitors: 1 space/unit after first 12 By-Grade Parking Requirements: Residential: 1.0 spaces/unit
	Private Amenity Space: 1,286.12 m <sup>2</sup> Common Amenity Space: 714.00 m <sup>2</sup> Total Amenity Space: 2,012.81 m <sup>2</sup>
	Landscaped Area = 664.61 m <sup>2</sup>
	Total Provided: 87 (0.36 ratio) Residential: 62 spaces (0.25 ratio) Visitors: 25 spaces (0.1 ratio)
	Total Provided: 252 (1.03 ratio) At-Grade: 50 spaces Indoor Vertical: 97 spaces Horizontal/Double-Stacked: 110 spaces

LEGEND:

- 32 Asphalt
- 32 Building Existing
- 32 Building New
- 32 Conc. Curb Depressed
- 32 Conc. Curb To City of Ottawa Standards SC7
- 32 Concrete
- 32 Concrete Pavers
- 32 Concrete Paver-O2
- 32 Concrete Sidewalk
- 32 Grass
- 32 Mech. Grate
- 32 Planting O1
- 32 Planting O2
- 32 Site Utilities
- Herringbone Concrete Reseal Pattern
- 12mm Deep Chevron Traction Grooves 300mm G.C.
- PROPOSED FIRE ROUTE
- ROAD WIDENING EASEMENT
- AREA IMPACTED BY ROAD WIDENING EASEMENT
- DEPRESSED SIDEWALK, CONTINUOUS
- FH EXISTING FREE HYDRANT
- EXISTING CATCH BASIN
- NEW CATCH BASIN
- PLANTERS
- HA-PROPERTY LINE
- HA-SITE ASPHALT
- HA-SITE BUILDING ABOVE
- HA-SITE BUILDING BELOW
- HA-SITE BUILDING EXISTING
- HA-SITE BUILDING OUTLINE
- HA-SITE CONC.
- HA-SITE CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS
- HA-SITE CONC. CURB DEPRESSED TO CITY OF OTTAWA STANDARD SC-7
- HA-SITE CONC. CURB TO BE REBUILT
- HA-SITE ELEC.
- HA-SITE FENCE
- HA-SITE FURNISHINGS
- HA-SITE MALCH
- HA-SITE NEIGHBOURING LOTS
- HA-SITE PAVERS
- HA-SITE PLANTING
- HA-SITE RETAINING WALL
- HA-SITE SETBACK LINE
- HA-SITE SIDEWALK
- HA-SITE SIDEWALK JOINT
- HA-SITE SOFT LANDSCAPE
- HA-SITE TREES
- HA-SITE UTILITIES
- EXISTING MANHOLE
- FDC FIRE DEPARTMENT CONNECTION
- EXISTING UTILITY POLE



This is Schedule 400 to Zoning By-law No. 2008-250  
Annexe 400 au Règlement de zonage n° 2008-250

OTAWA  
M. Zoning, By-law/Schedules

D02-03-18-0094 19-0961-D

Minimum required setbacks/  
Retraits minimums requis

Minimum required setbacks/  
Retraits minimums requis



NOT FOR CONSTRUCTION

Issue	24/07/21	Issued for SPC
Revised		
Revised		

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.

DO NOT SCALE DRAWINGS.

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PROJECT: 1950 SCOTT STREET

DRAWING TITLE: SITE PLAN-SPA

DRAWN	DATE	SCALE
FB	07/5/2024	As Indicated

PROJECT: 2129

DRAWING NO: SPA - A1.00

REVISION NO: 3049