NEUF

ARCHITECT(E)S

1950 SCOTT STREET

October 15th 2018

PROJECT 11646

EBC

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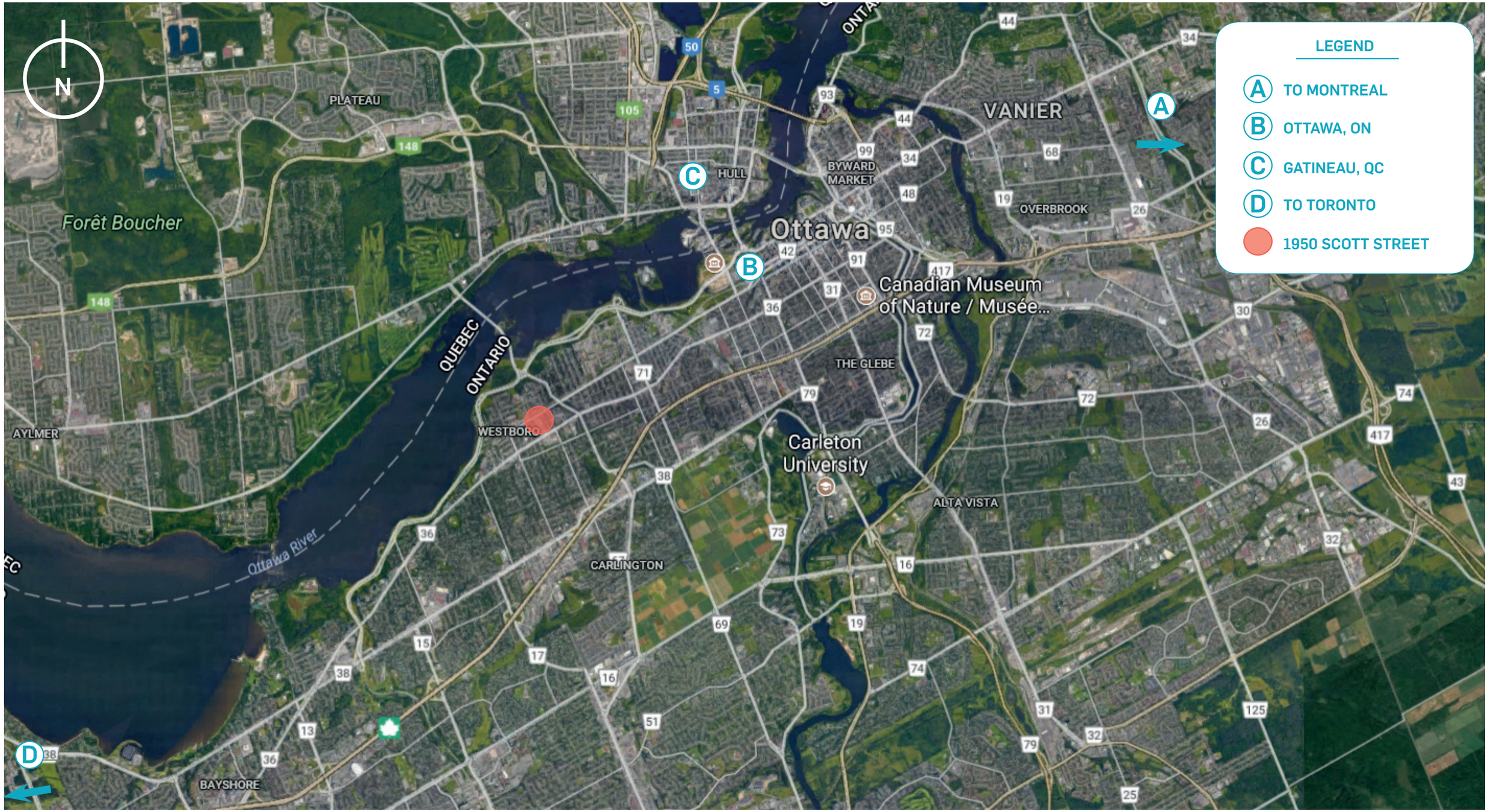
01

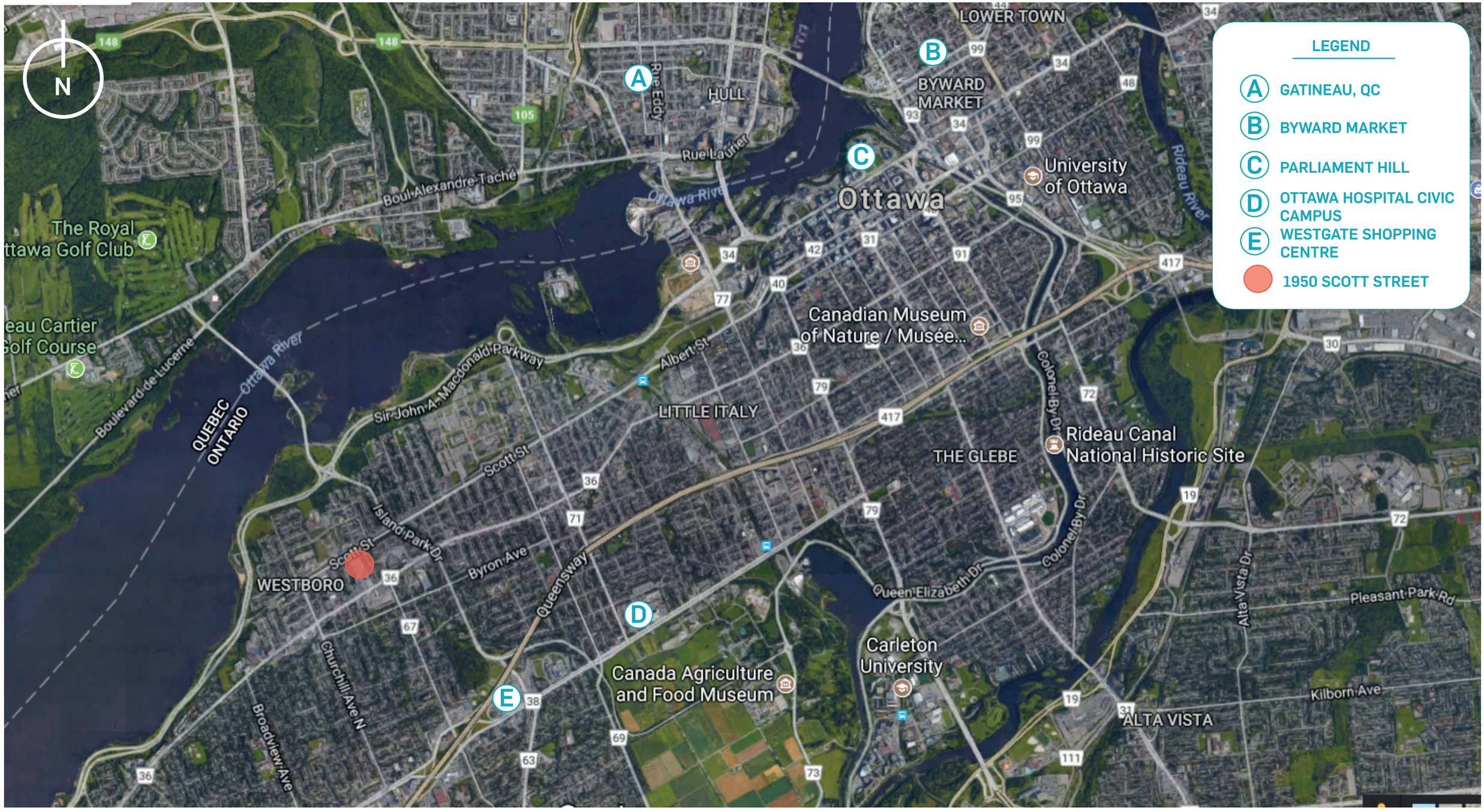
SITE



SITE LOCATION

EBC

NEUF ARCHITECT(E)S



SITE LOCATION - SURROUNDINGS

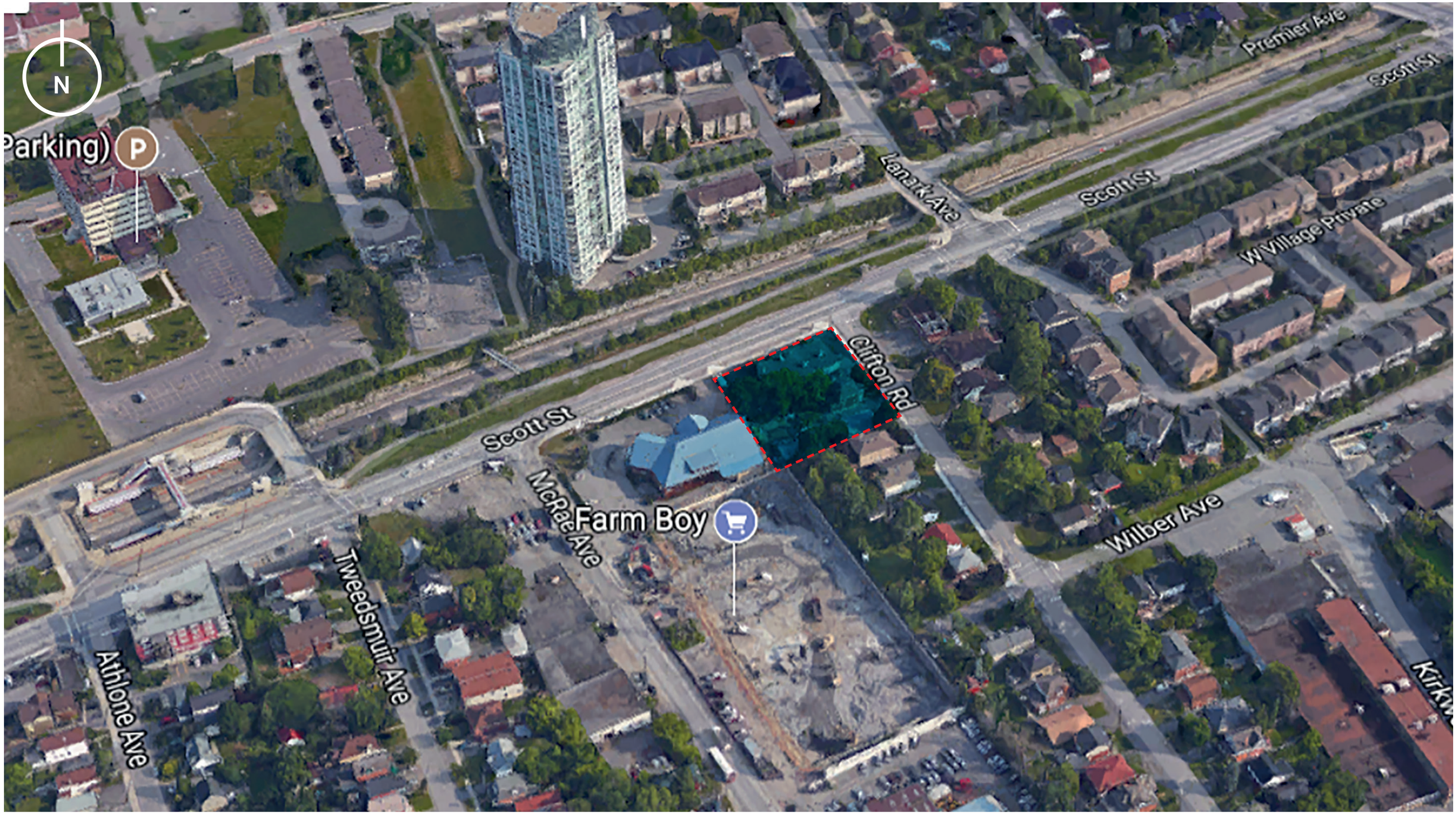
EBC

NEUF ARCHITECT(E)S

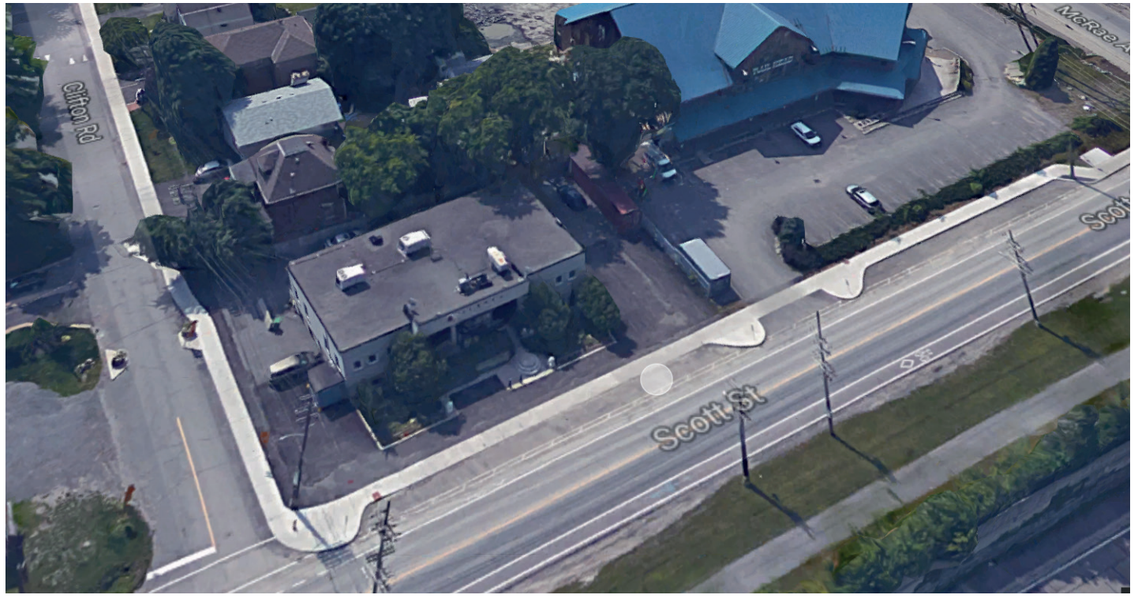
SITE - VIEWS

EBC

NEUF
ARCHITECT(E)S



SITE LOCATION - ZOOM



SITE PICTURES

02

STARTING DATA

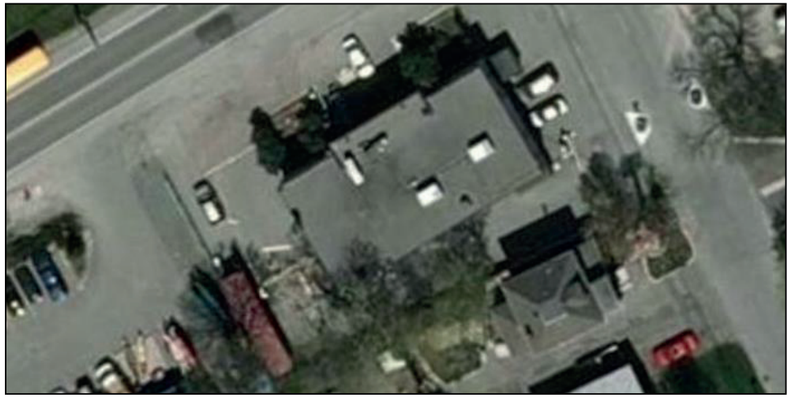
PROPERTY INFORMATION
INFORMATION SUR LA PROPRIÉTÉ

Run On: 10/19/2017 10:47:33 AM

1950 SCOTT ST — PIN: 040210239

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
040210239	PLAN 369 LOT 45 TO 48 RP;4R-8932 PART 3



PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ

	040210239
FRONTAGE - ft / FAÇADE - pi:	142.74
DEPTH - ft / PRONFONDEUR - pi:	97.65
PROPERTY AREA - acre / SUPERFICIE - acre:	0.3200

SERVICES / SERVICES

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
040210239	Z3 City FRI A

WARD INFORMATION / INFORMATIONS WARD

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
040210239	15	KITCHISSIPPI	Jeff Leiper

PROPERTY INFORMATION
INFORMATION SUR LA PROPRIÉTÉ

Run On: 10/19/2017 8:59:27 AM

312 CLIFTON RD — PIN: 040210050

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
040210050	PLAN 369 LOT 25

PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ

	040210050
FRONTAGE - ft / FAÇADE - pi:	40.00
DEPTH - ft / PRONFONDEUR - pi:	138.00
PROPERTY AREA - acre / SUPERFICIE - acre:	0.0000

SERVICES / SERVICES

PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
040210050	Z3 City FRI A

WARD INFORMATION / INFORMATIONS WARD

PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
040210050	15	KITCHISSIPPI	Jeff Leiper

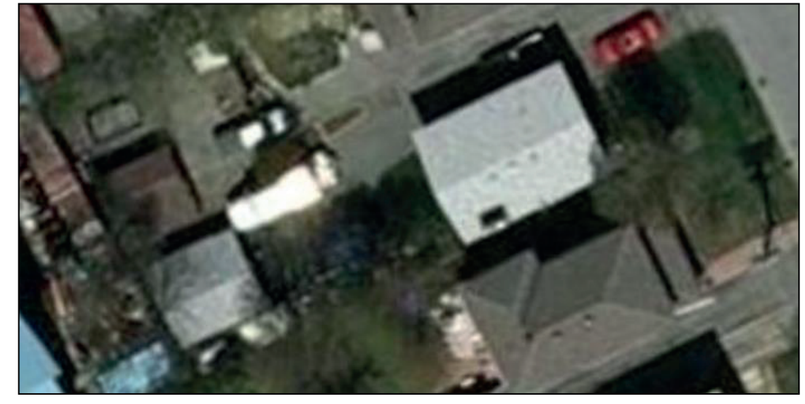
PROPERTY INFORMATION
INFORMATION SUR LA PROPRIÉTÉ

Run On: 10/19/2017 8:56:09 AM

314 CLIFTON RD — PIN: 040210049

LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE

PIN	LEGAL DESCRIPTION / DESCRIPTION OFFICIELLE
040210049	PLAN 369 LOT 24 CLIFTON RD W



PROPERTY DIMENSIONS / DIMENSIONS DE LA PROPRIÉTÉ

	040210049
FRONTAGE - ft / FAÇADE - pi:	40.00
DEPTH - ft / PRONFONDEUR - pi:	138.00
PROPERTY AREA - acre / SUPERFICIE - acre:	0.0000

SERVICES / SERVICES

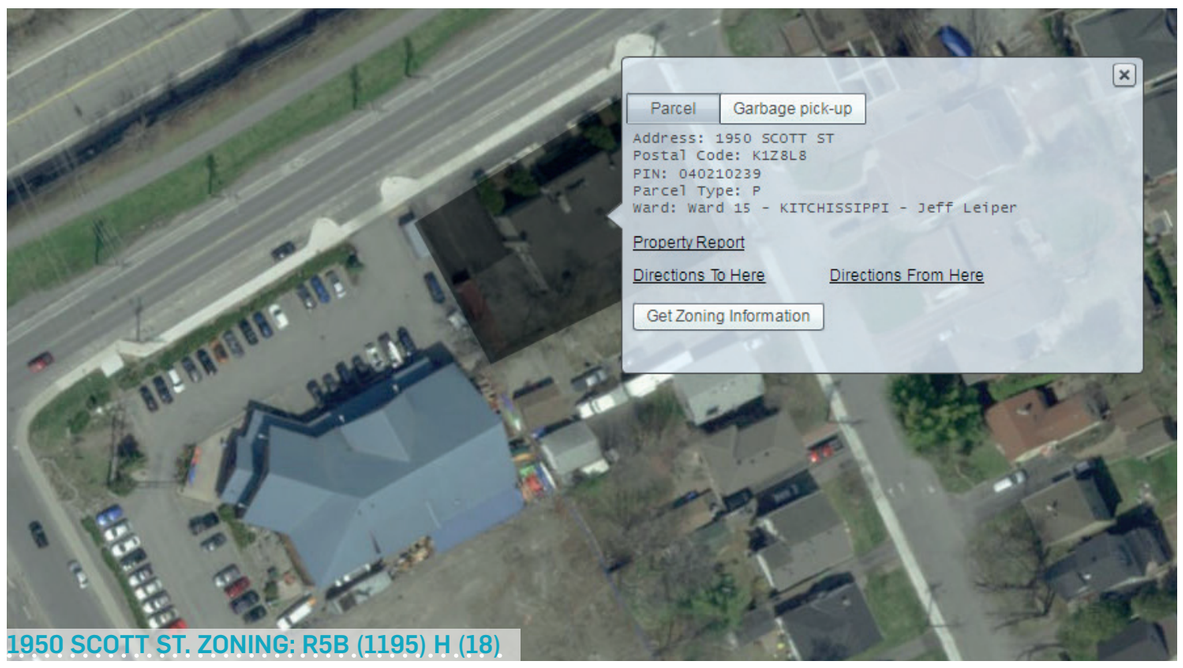
PIN	WASTE COLLECTION PICK-UP DAY AND ZONE / JOUR ET ZONE DE LA COLLECTE DES ORDURES
040210049	Z3 City FRI A

WARD INFORMATION / INFORMATIONS WARD

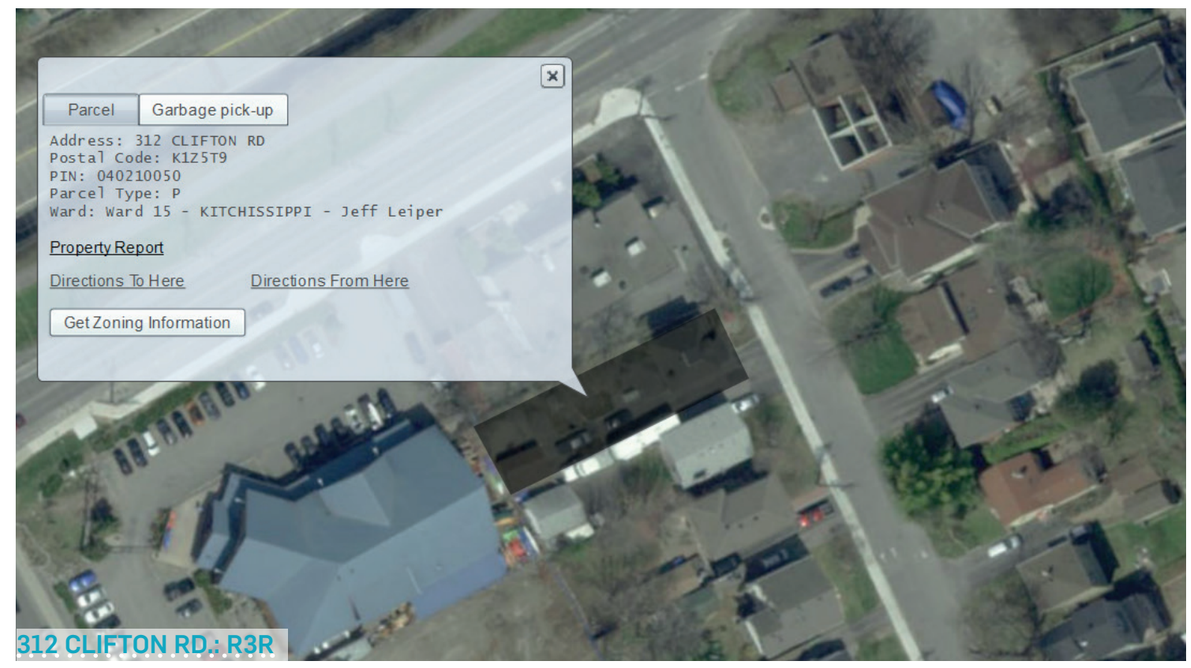
PIN	WARD NUMBER / NUMÉRO DU QUARTIER	WARD NAME / NOM DU QUARTIER	COUNCILLOR NAME / NOM DU CONSEILLER - (ÈRE)
040210049	15	KITCHISSIPPI	Jeff Leiper

ALL PROPERTIES UNDER MATURE NEIGHBOURHOODS OVERLAY

314 CLIFTON RD.: R3R



1950 SCOTT ST. ZONING: R5B (1195) H (18)



312 CLIFTON RD.: R3R

ZONNING INFORMATION

SUMMARY REPORT PREPARED BY FOTENN

POLICY & REGULATORY FRAMEWORK

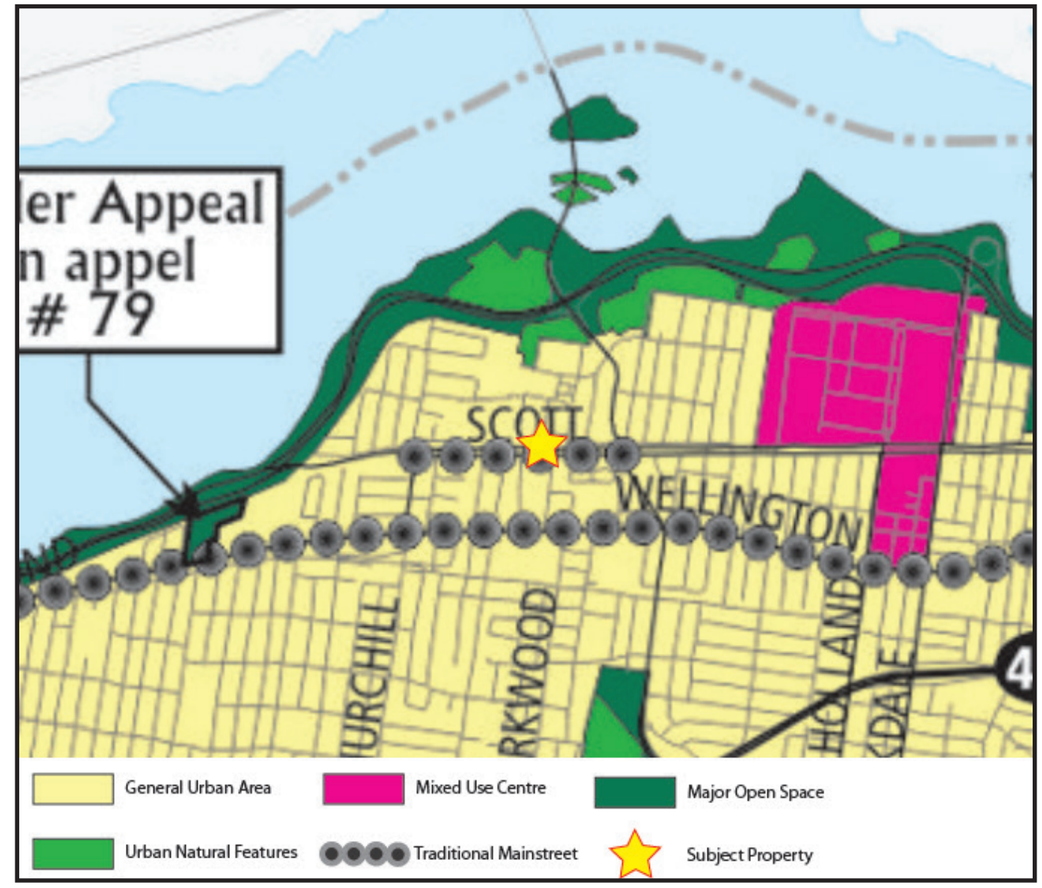
- **Official Plan:**
  - o Designated Traditional Mainstreet
  - o The subject property is designated Traditional Mainstreet on City of Ottawa Official Plan Schedule B (Urban Policy). Lands within this policy designation are intended to develop as compact, mixed-use, pedestrian-oriented streets that provide for access by foot, cycle, transit and automobile.
  - o Traditional Mainstreets are intensification target areas
  - o High-rise buildings permitted within 600 metres of rapid transit (Policy 9, Section 4.11)

- **Official Plan Amendment (OPA) 150**
  - o (Subject to approval by OMB)
  - o Contains policies requiring building stepbacks, tower separation (23 m), and tower residential floorplates (750 m2)

- **Richmond Road / Westboro Secondary Plan & Community Design Plan (CDP)**
  - o Redevelopment / intensification encouraged along Scott Street
  - o Permits 4-6 storeys
  - o Exceptions:
    - - Prevailing building heights / transition
    - - Community focus on corner lot / support transit
  - o Compatibility and appropriate transition required

- **Zoning:**
  - o Residential Fifth Density Subzone B, Exception 1195, Maximum Height 18 Metres (R5B [1195] H(18))
  - o 1960 Scott Street zoned TM7 [2381] S367 (allows 24 storeys)

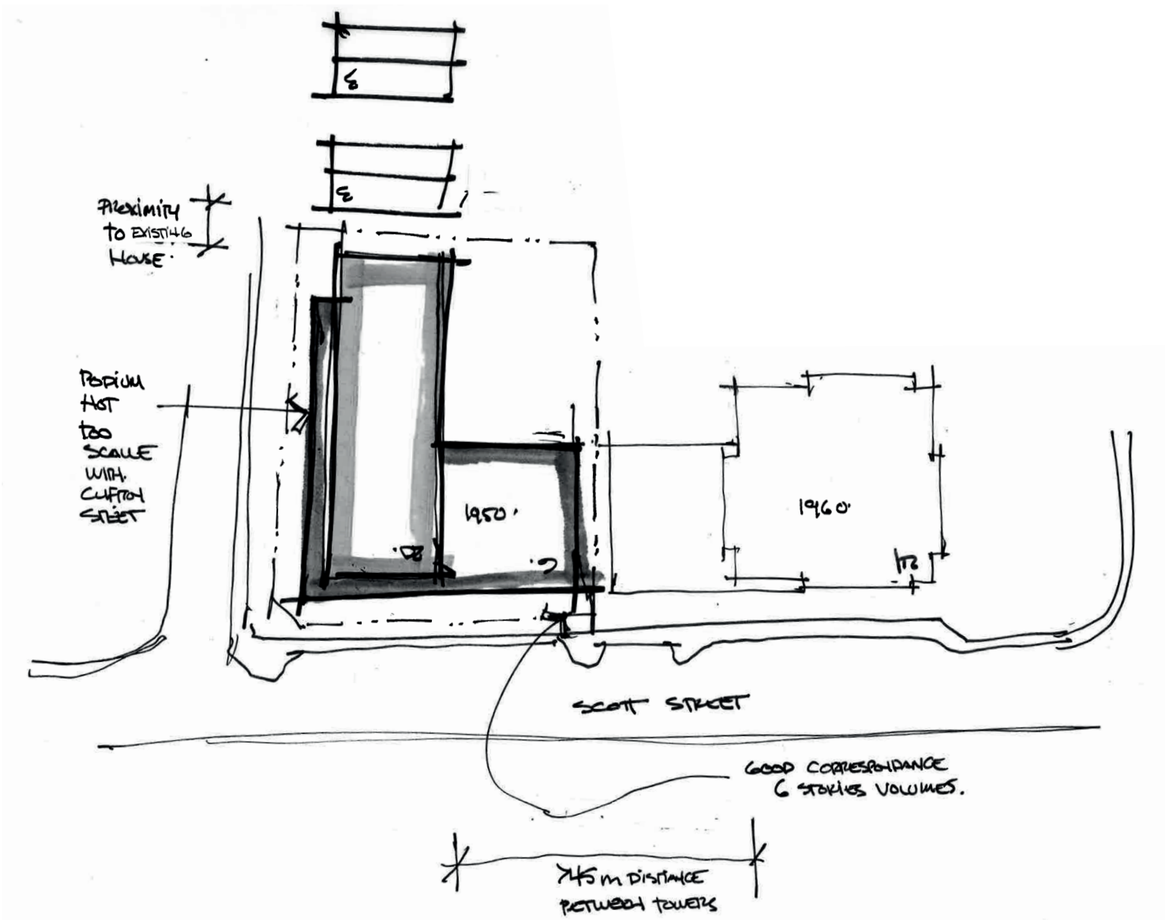
- **Urban Design Guidelines**
  - o Urban Design Guidelines for Development Along Traditional Mainstreet
  - o Urban Design Guidelines for High-Rise Housing
  - o Urban Design Guidelines for Transit-Oriented Development

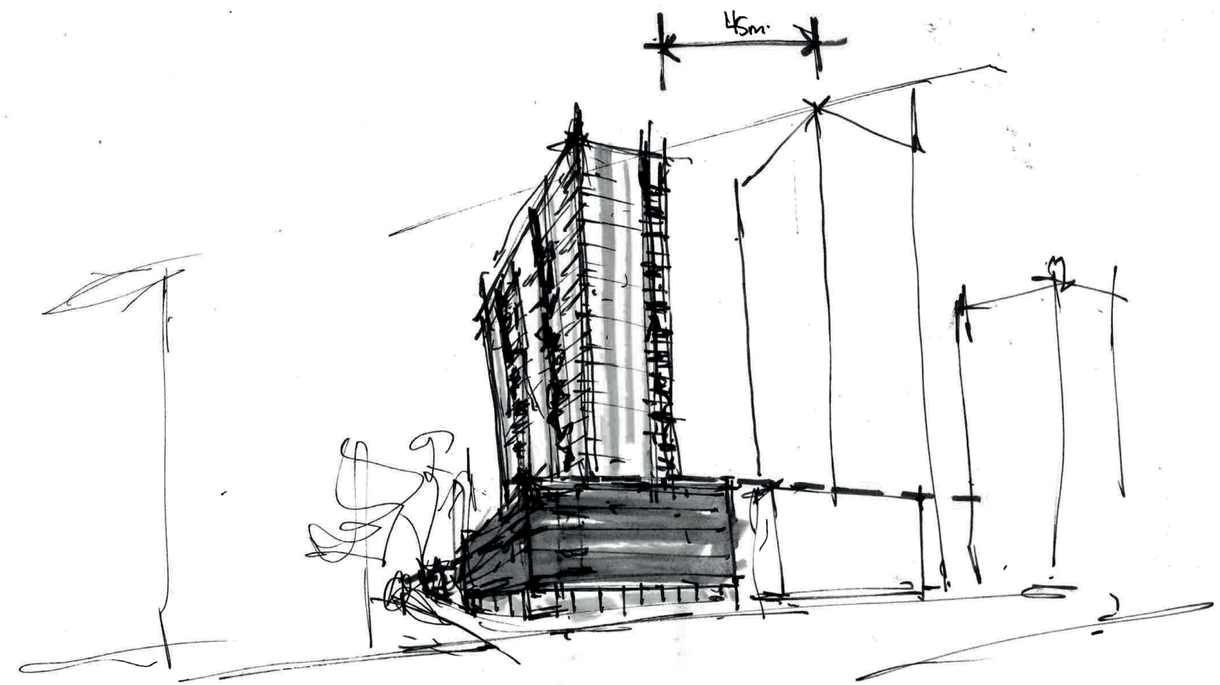


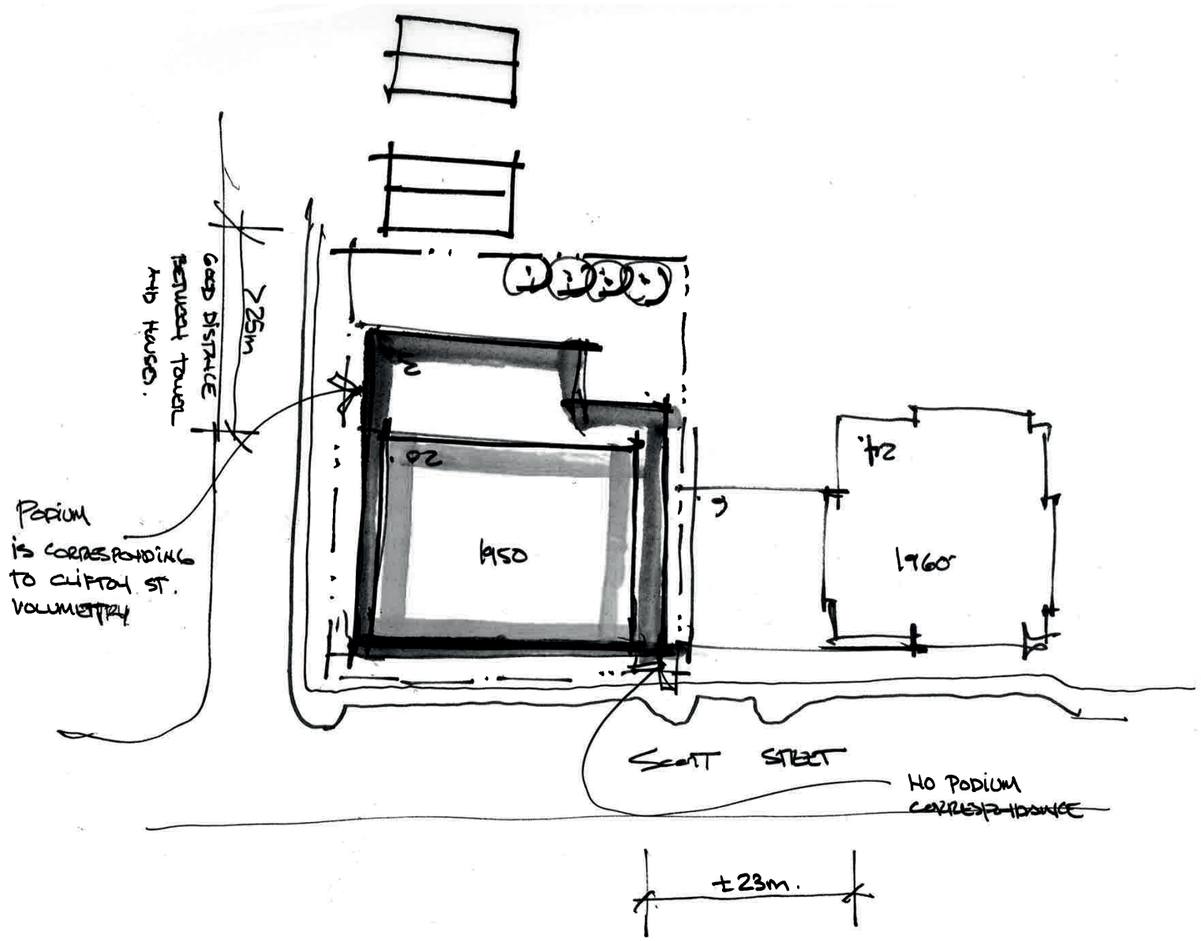
ZONING INFORMATION

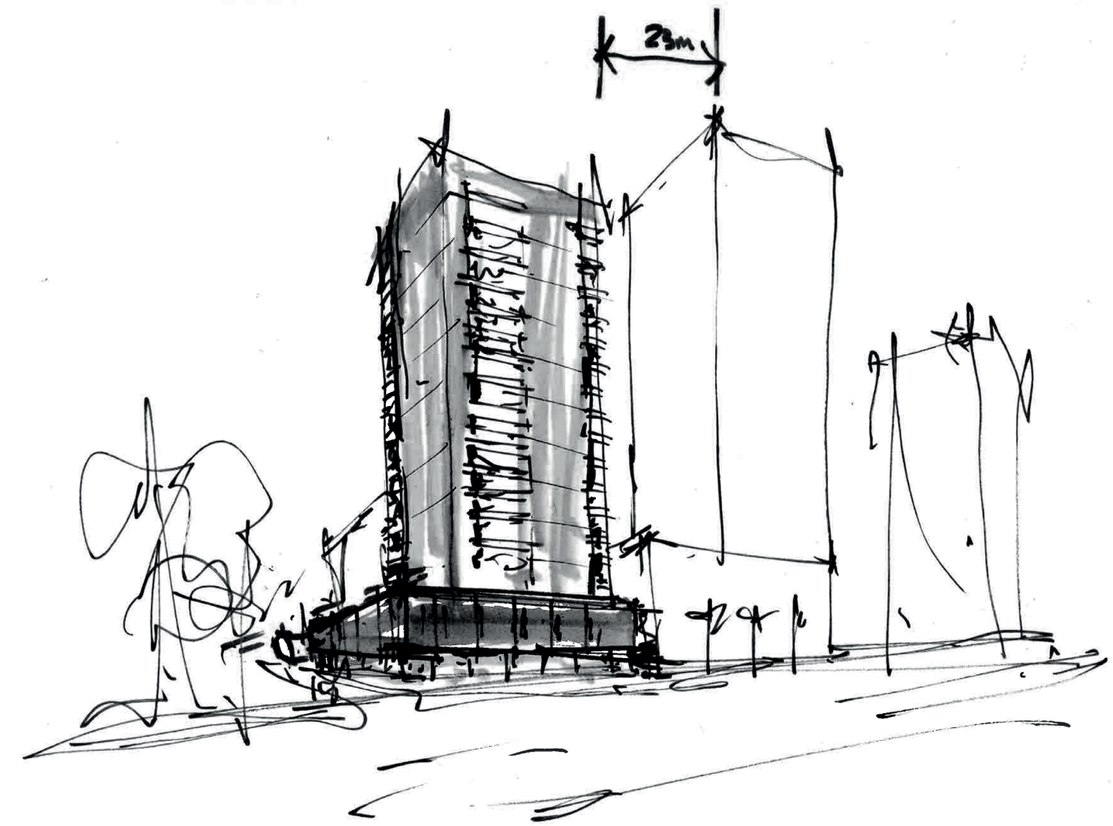
03

SCENARIOS


PROXIMITY TO EXISTING HOUSE
PODIUM NOT TOO SCALE WITH CLIFTON STREET
1950
1960
SCOTT STREET
GOOD CORRESPONDANCE 6 STORIES VOLUMES.
>45 m DISTANCE BETWEEN TOWERS


45m


>25m
GOOD DISTANCE BETWEEN TOWER AND HOUSES.
PODIUM IS CORRESPONDING TO CLIFTON ST. VOLUMETRY
20
1950
9
24
1960
SCOTT STREET
NO PODIUM CORRESPONDENCE
±23m.


23m

04

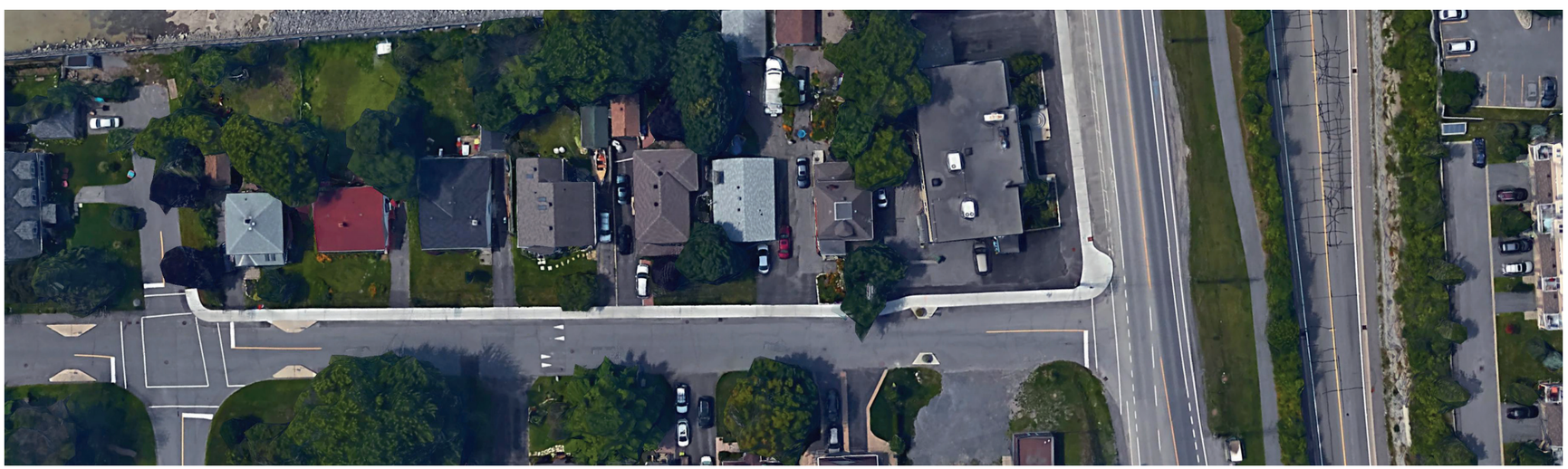
PROPOSAL

PROJECT STATS:

- 20 floors + 1 Mezzanine
- 141 units
- 1 260 m^2 building footprint
- 714 m^2 typical floor
- 2.5 levels underground parking
- 169 parking stalls
- 79 bicyle parking spots

SECTION OF SCOTT STREET AND PROPOSED PROJECTS

Continuity of the neighboorhood scale with a 3 stories podium

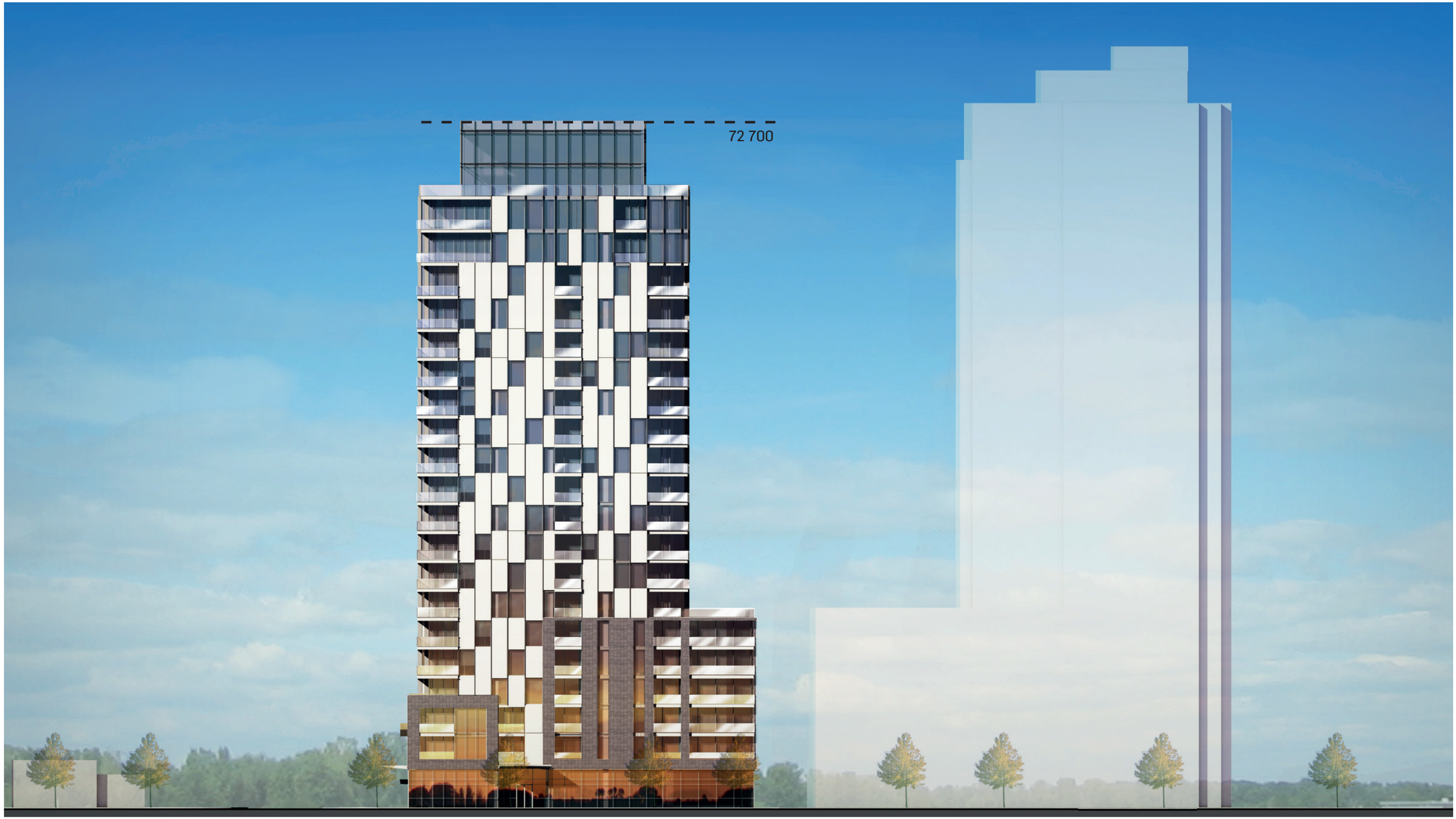


SECTION OF CLIFTON ROAD AND PROPOSED PROJECTS

PERSPECTIVE FROM SCOTT STREET LOOKING EAST

PERSPECTIVE FROM CORNER OF CLIFTON AND SCOTT STREET

PERSPECTIVE FROM CLIFTON STREET TOWARDS SCOTT STREET



ELEVATION NORTH-WEST - SCOTT ST

EBC

NEUF ARCHITECT(E)S

ELEVATION NORTH-EAST - CLIFTON RD

EBC

NEUF ARCHITECT(E)S

ELEVATION SOUTH-EAST - 310 CLIFTON RD

EBC

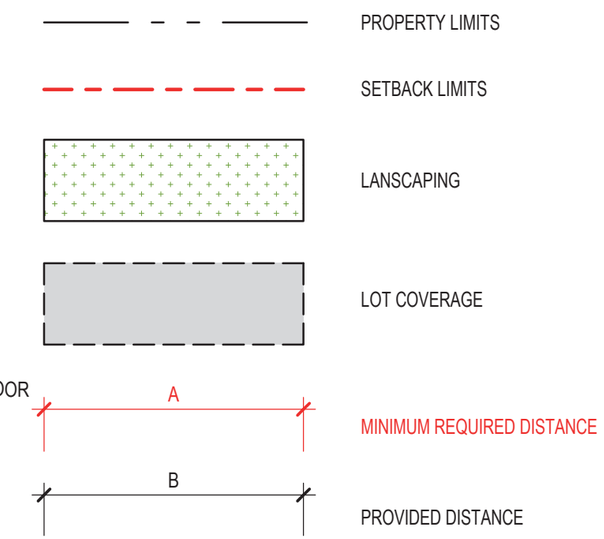
NEUF
ARCHITECT(E)S

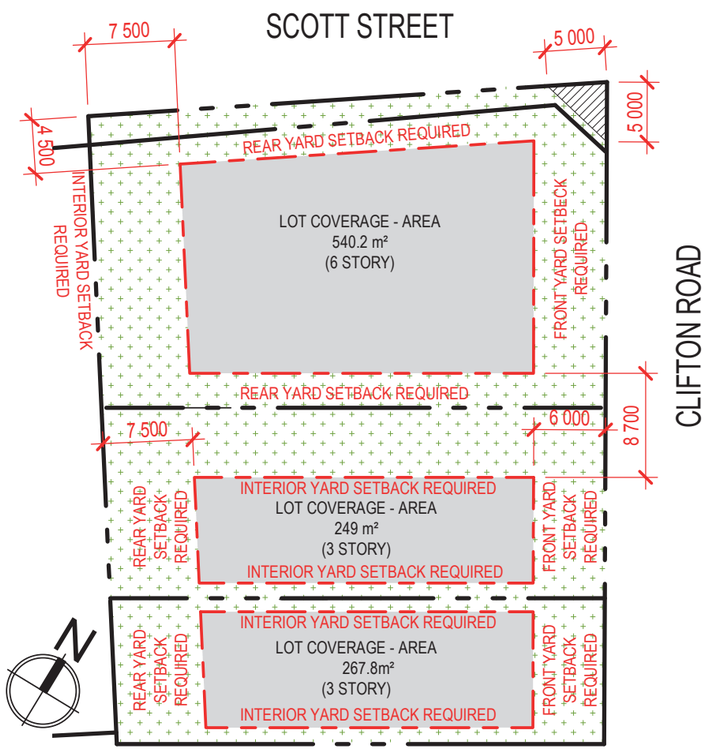
ELEVATION SOUTH-WEST - 1960 SCOTT ST

EBC

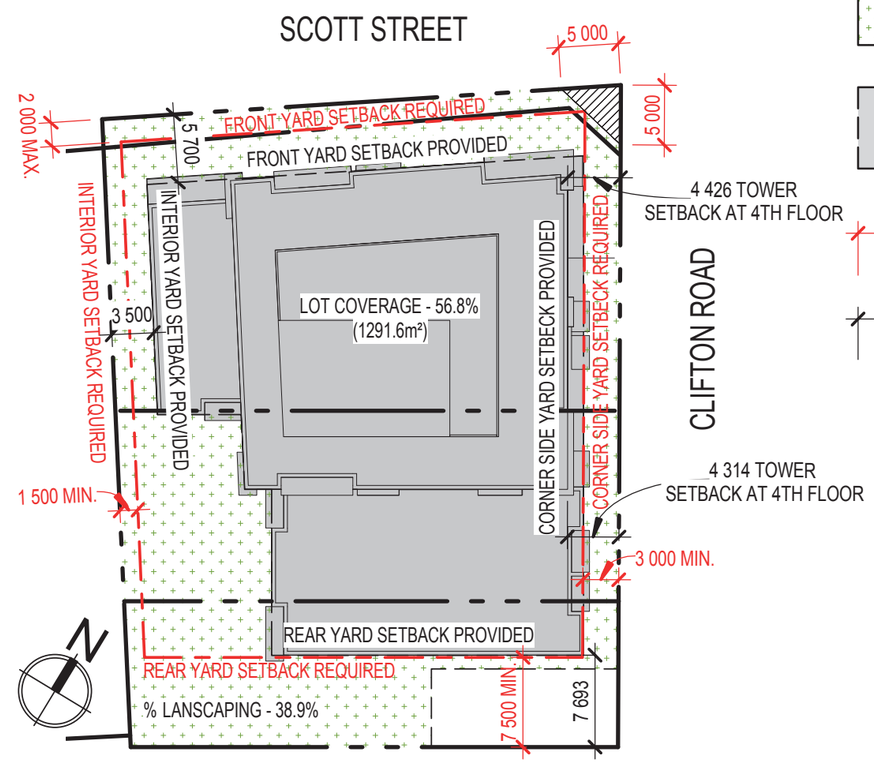
NEUF ARCHITECT(E)S

LEGEND - ZONING PLAN





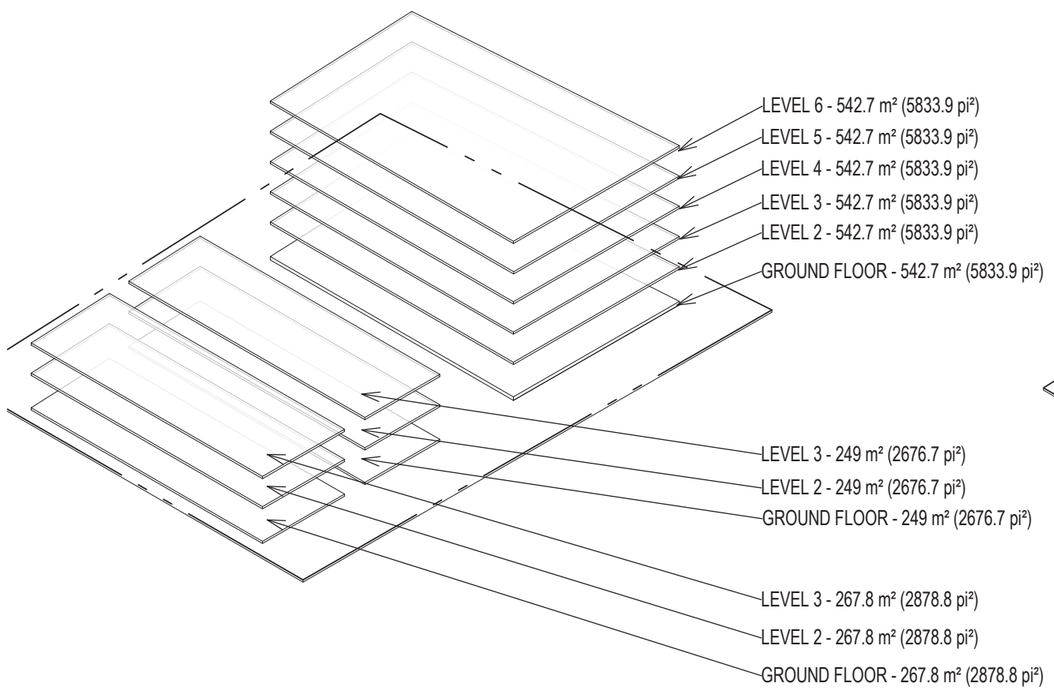
AS OF RIGHT LOT COVERAGE

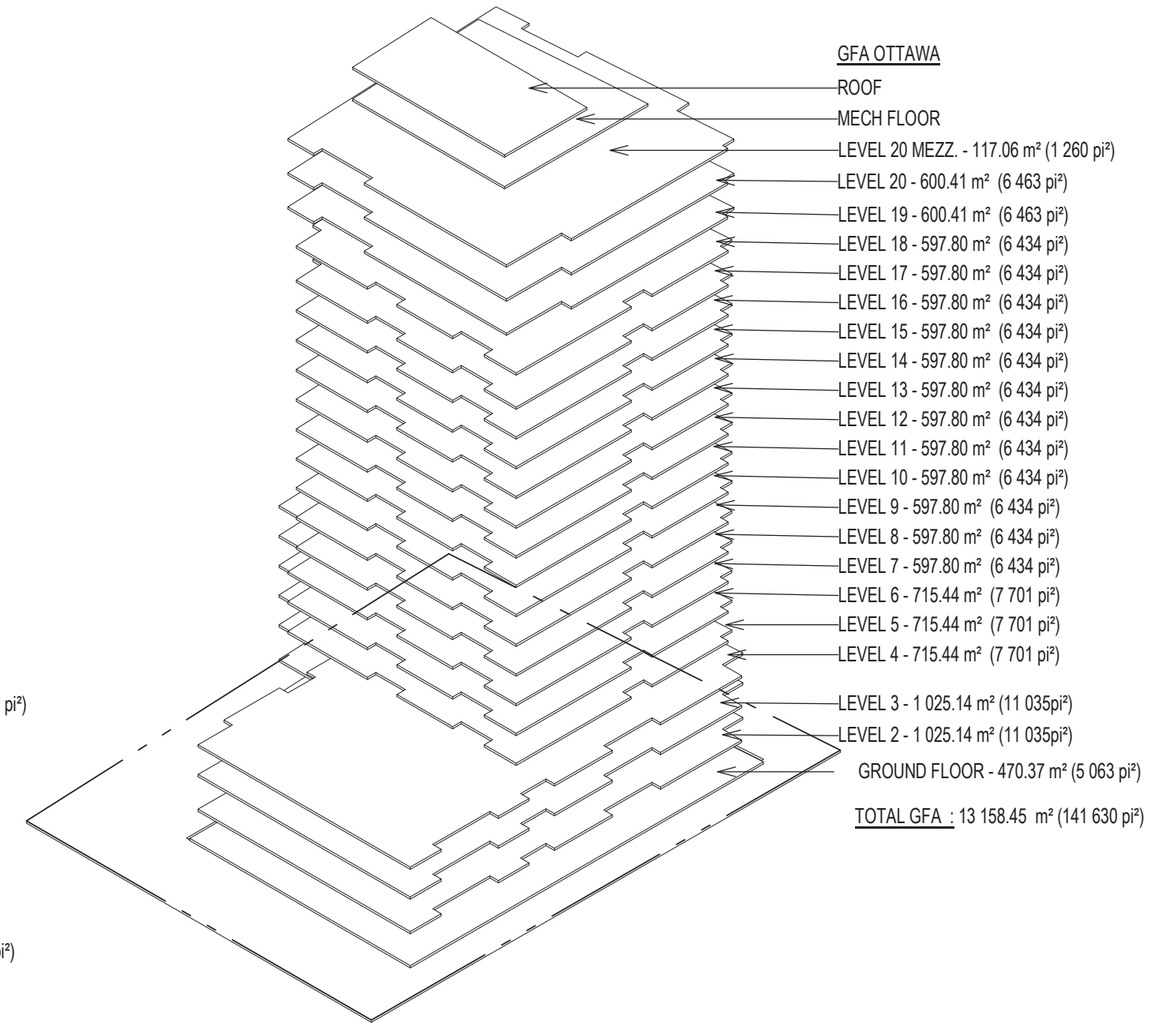


PROPOSED LOT COVERAGE

AS-OF RIGHT TOTAL GFA
4 805.6 m² / 51 670sq.ft.

PROPOSED TOTAL GFA
13 158.45 m² / 141 630 sq.ft.



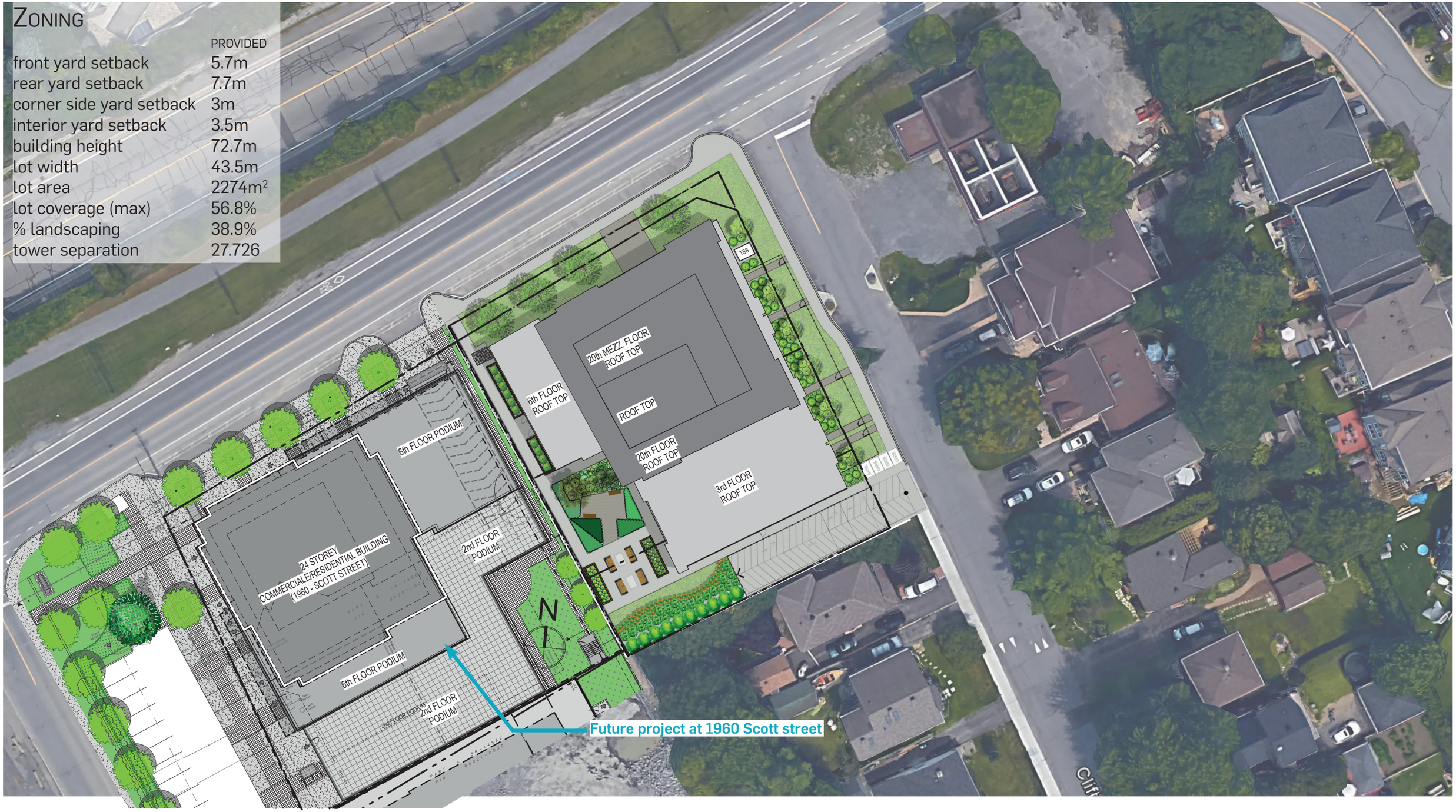


AS OF RIGHT BUILDABLE AREA

PROPOSED PROJECT

ZONING

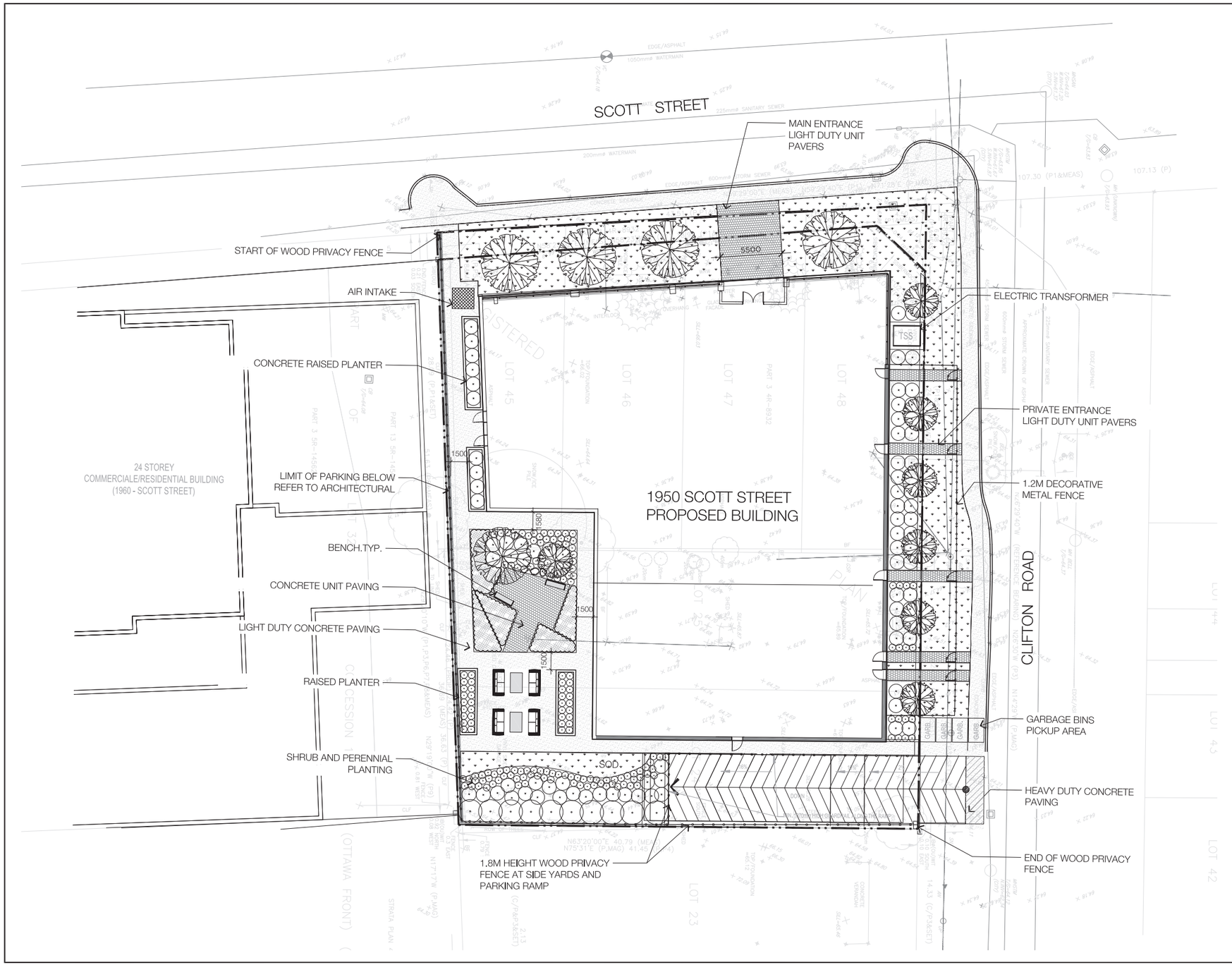
	PROVIDED
front yard setback	5.7m
rear yard setback	7.7m
corner side yard setback	3m
interior yard setback	3.5m
building height	72.7m
lot width	43.5m
lot area	2274m²
lot coverage (max)	56.8%
% landscaping	38.9%
tower separation	27.726



SITE PLAN

EBC

NEUF ARCHITECT(E)S



GENERAL NOTES

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
2. ALL UNDERGROUND UTILITIES TO BE LOCATED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK. THE LANDSCAPE ARCHITECT BARES NO RESPONSIBILITY FOR ANY UNKNOWN SUBSURFACE CONDITIONS.
3. CONTRACTOR TO COMPLETE LAYOUT TO APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION.
4. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
7. ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS, SURVEYS, AERIAL PHOTOS, AND LANDSCAPE ARCHITECT'S FIELD NOTES.
8. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REQUIRES THE PERMISSION OF THE LANDSCAPE ARCHITECT FOR USE. COPYRIGHT IS RESERVED BY THE LANDSCAPE ARCHITECT THAT HAS STAMPED AND SIGNED THE DRAWINGS.
9. DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT, AS ISSUED FOR CONSTRUCTION.
10. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.
11. DO NOT SCALE DRAWING.

LEGEND

- PROPERTY LINE
- LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- UNIT PAVERS
- NEW DECIDUOUS TREE
- SHRUB + PERENNIAL PLANTINGS
- SOD
- DECORATIVE METAL FENCE (1.2m HIGH)
- WOOD PRIVACY FENCE (1.8 m HIGH)

REVISIONS

NO.	D/M/Y	MILESTONE / PART SHEDLANT	FORMAT
2	011/06/2018	FOR CLIENT REVIEW	PDF
1	26/04/2018	FOR CLIENT REVIEW	PDF

PROJECT / LOCATION :

1950 SCOTT STREET

OTTAWA, ONTARIO

CLIENT

EBC GROUP

FOTENN Planning + Design

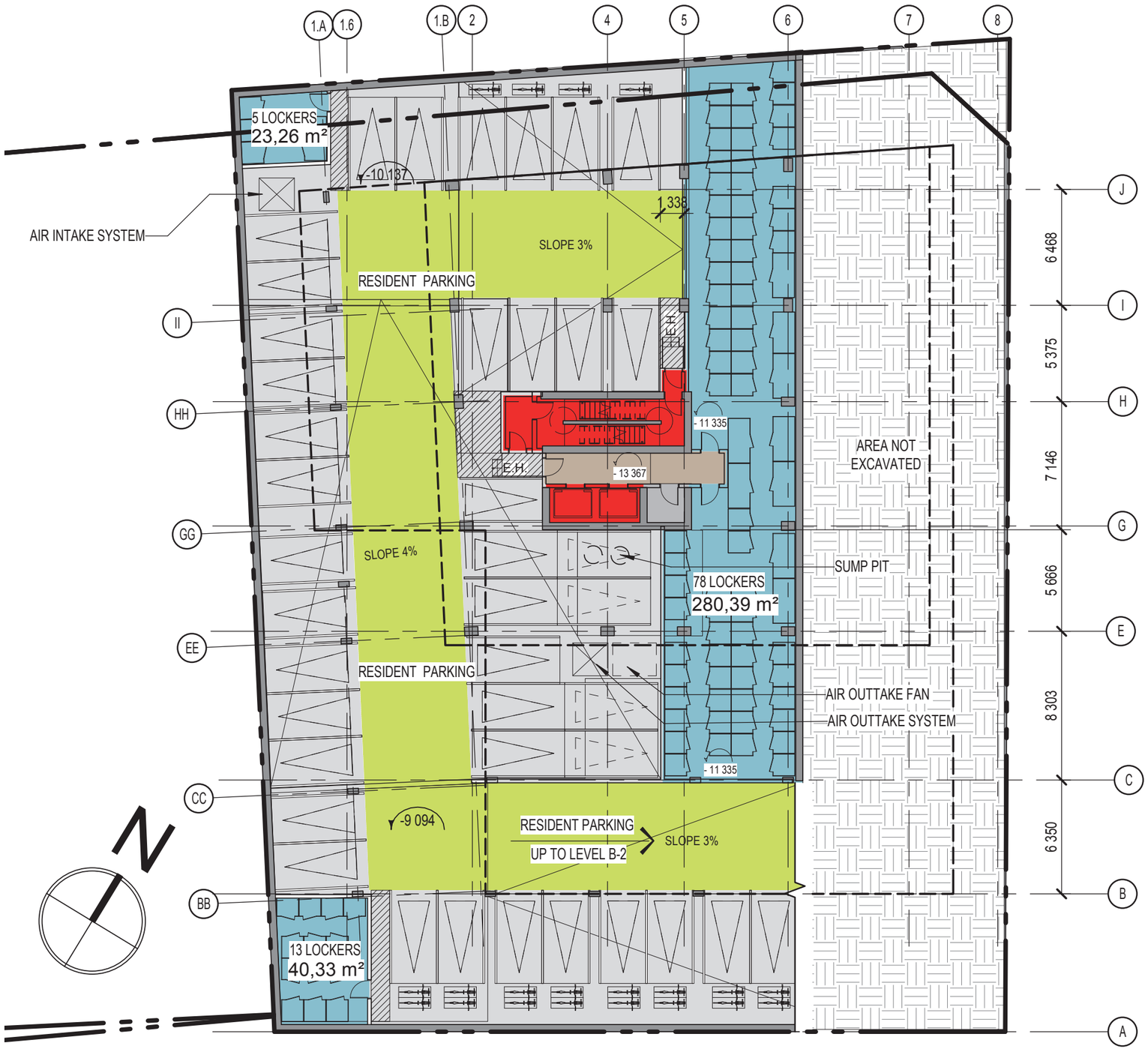
223 McLeod Street, Ottawa ON K2P 0Z8 613.730.5709 www.fotenn.com

SHEET TITLE

LANDSCAPE SITE PLAN

REVIEWED	GH	DRAWING NO.	
DRAWN	KZ		
DATE	13 April 2018	SHEET NO.	L1-1
SCALE	1:150		

LANDSCAPE PLAN



LEGEND

- CORRIDOR
- LOCKERS
- PARKING AREA
- SERVICES
- VEHICULE CIRCULATION
- VERT. CIRCULATION

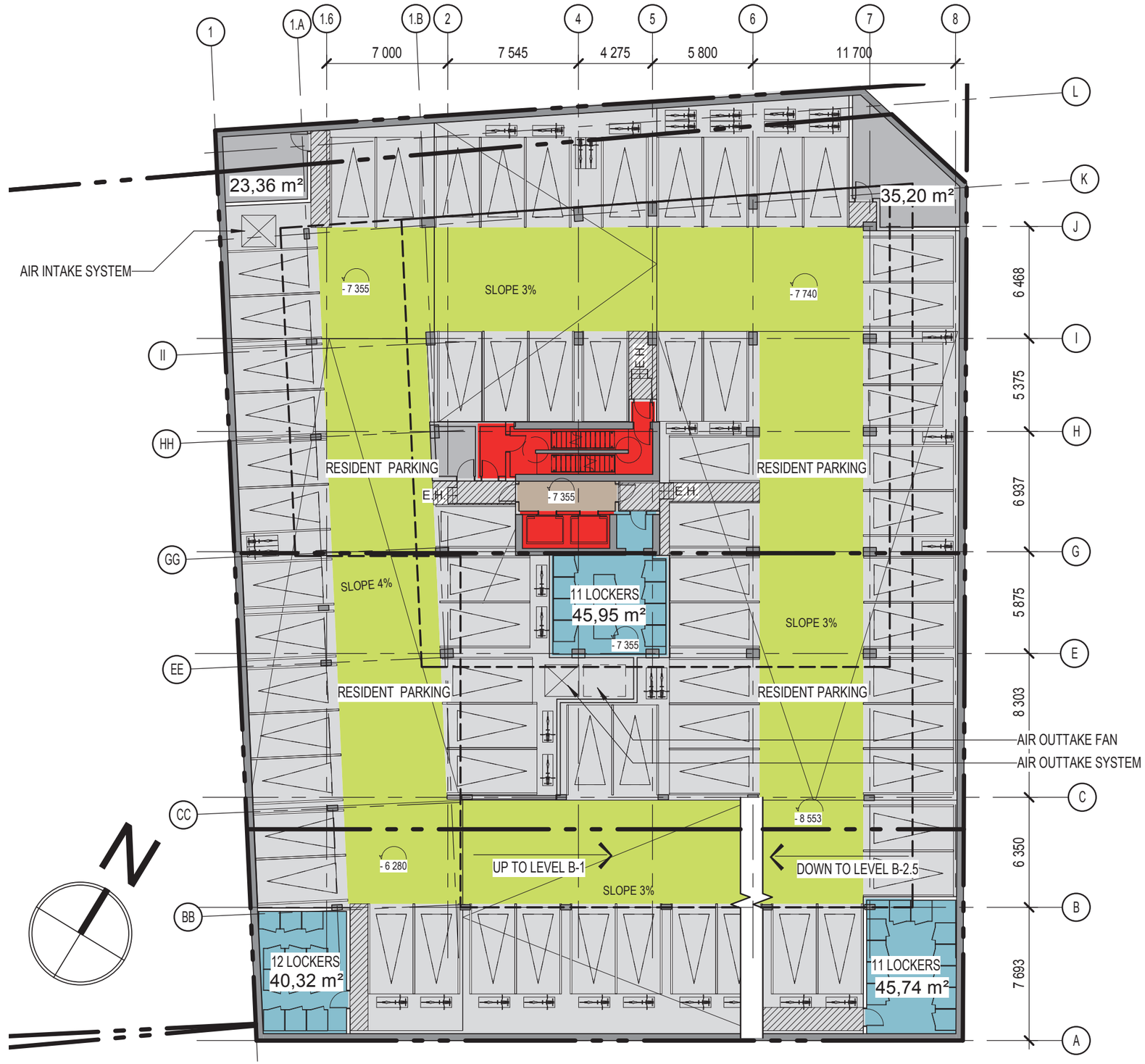
BASEMENT B-2.5

SCALE 1 : 250

EBC

NEUF ARCHITECT(E)S

1950 SCOTT STREET 2018-05-02 A 200-A



LEGEND

- CORRIDOR
- LOCKERS
- PARKING AREA
- SERVICES
- VEHICULE CIRCULATION
- VERT. CIRCULATION

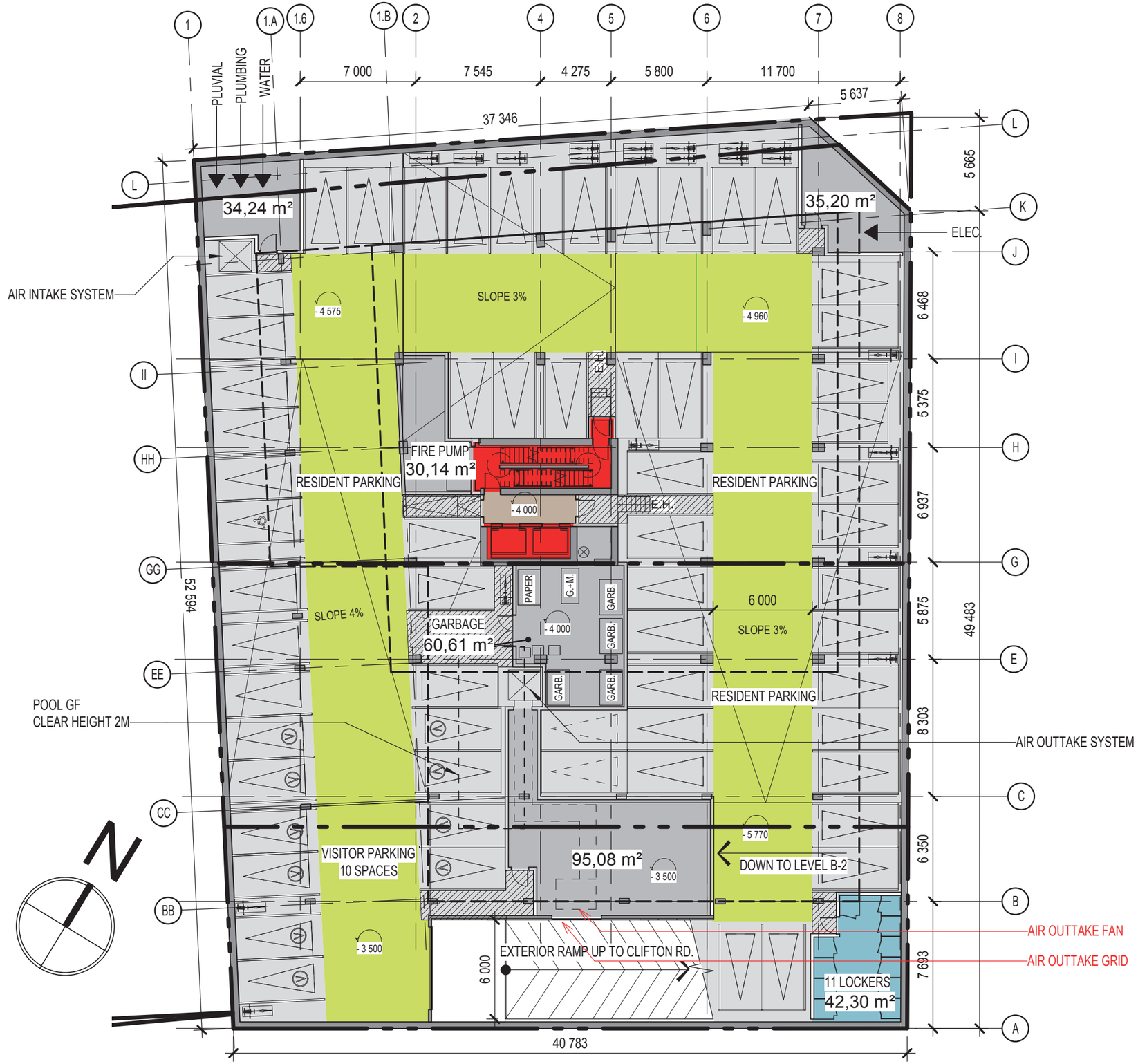
BASEMENT B-2

SCALE 1 : 250

EBC

NEUF ARCHITECT(E)S

1950 SCOTT STREET 2018-05-02 A 200-B



LEGEND

- CORRIDOR
- LOCKERS
- PARKING AREA
- SERVICES
- VEHICULE CIRCULATION
- VERT. CIRCULATION

PARKING

B1	
SMALL SPACES (2 400 X 4 600)	03 SPACES
REG. SPACES (2 600 X 5 200)	56 SPACES
TANDEM (2 600 X 5 200)	02 SPACES
TOTAL B1	61 SPACES
B2	
SMALL SPACES (2 400 X 4 600)	03 SPACES
REG. SPACES (2 600 X 5 200)	64 SPACES
TANDEM (2 600 X 5 200)	00 SPACES
TOTAL B2	67 SPACES
B2.5	
SMALL SPACES (2 400 X 4 600)	01 SPACES
REG. SPACES (2 600 X 5 200)	36 SPACES
TANDEM (2 600 X 5 200)	04 SPACES
TOTAL B2.5	41 SPACES
TOTAL B1+B2+PB.5	169 SPACES
VISITOR PARKING	10 SPACES
RESIDENT PARKING	159 SPACES

BICYCLE

BICYCLE B1	21 SPACES
BICYCLE B2	36 SPACES
BICYCLE B2.5	22 SPACES
TOTAL BICYCLE	79 SPACES

LOCKERS

B1	11 LOCKERS
B2	34 LOCKERS
PB.5	96 LOCKERS
TOTAL	141 LOCKERS

RATIO RESIDENTIAL
141 UNITS / 1.13 SPACE UNIT 159 SPACES

RATIO RESIDENTIAL INCLUDING VISITORS
141 UNITS / 1.2 SPACE UNIT 169 SPACES

BASEMENT B-1

SCALE 1 : 250

EBC

NEUF

1950 SCOTT STREET 2018-03-29 A 200-C

LEGEND

- 1BR + D
- 2BR
- ADMINISTRATION
- CORRIDOR
- FIRE ROOM
- GYM
- LOBBY
- MAIL
- MEN LOCKER
- MULTIPURPOSE ROOM
- POOL
- SERVICES
- VERT. CIRCULATION
- WOMEN LOCKER

GROUND FLOOR

SCALE 1 : 250

EBC

NEUF ARCHITECT(E)S

1950 SCOTT STREET 2018-05-22 A 201

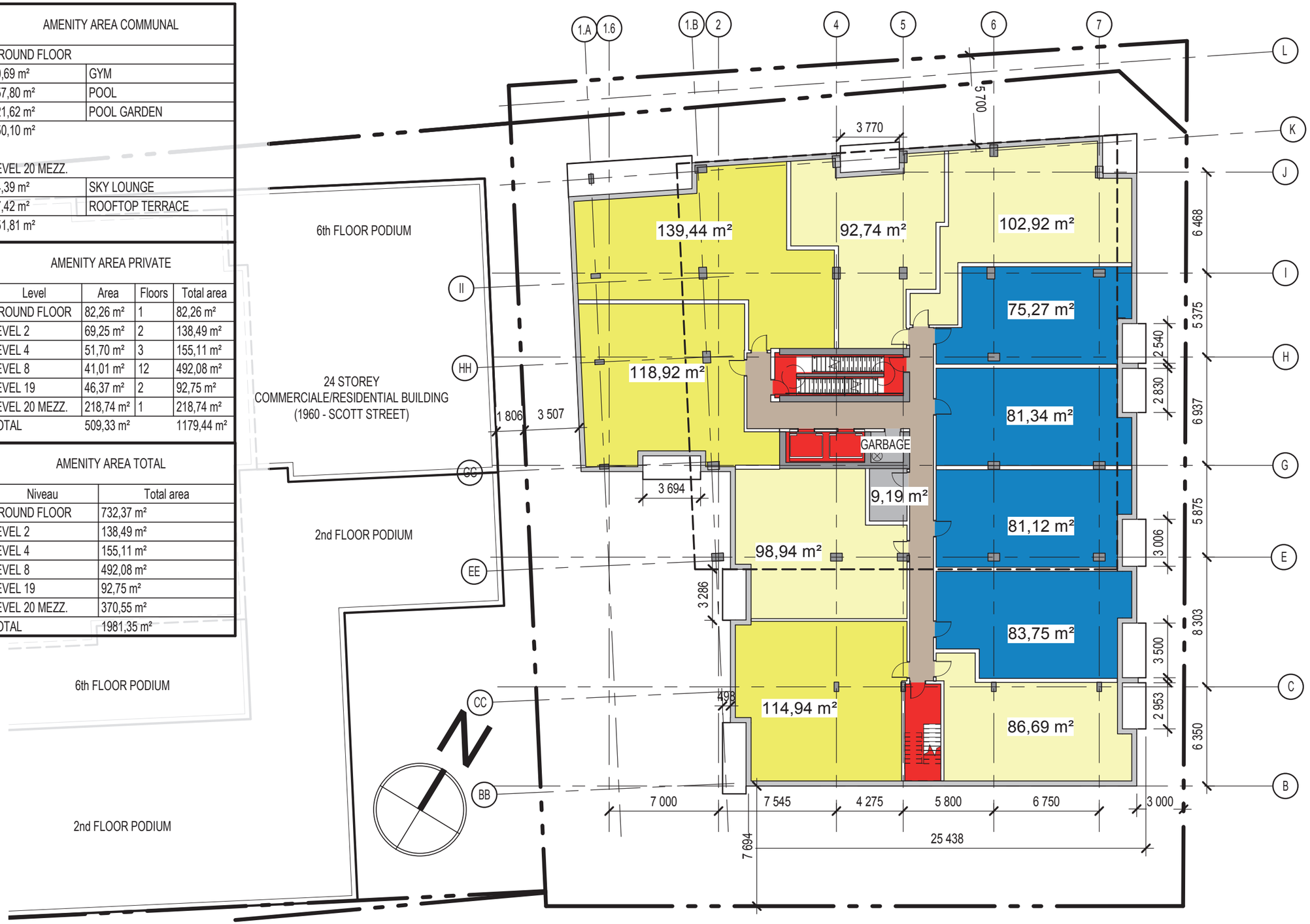
AMENITY AREA COMMUNAL	
GROUND FLOOR	
70,69 m²	GYM
157,80 m²	POOL
421,62 m²	POOL GARDEN
650,10 m²	
LEVEL 20 MEZZ.	
54,39 m²	SKY LOUNGE
97,42 m²	ROOFTOP TERRACE
151,81 m²	

AMENITY AREA PRIVATE

Level	Area	Floors	Total area
GROUND FLOOR	82,26 m²	1	82,26 m²
LEVEL 2	69,25 m²	2	138,49 m²
LEVEL 4	51,70 m²	3	155,11 m²
LEVEL 8	41,01 m²	12	492,08 m²
LEVEL 19	46,37 m²	2	92,75 m²
LEVEL 20 MEZZ.	218,74 m²	1	218,74 m²
TOTAL	509,33 m²		1179,44 m²

AMENITY AREA TOTAL

Niveau	Total area
GROUND FLOOR	732,37 m²
LEVEL 2	138,49 m²
LEVEL 4	155,11 m²
LEVEL 8	492,08 m²
LEVEL 19	92,75 m²
LEVEL 20 MEZZ.	370,55 m²
TOTAL	1981,35 m²



LEGEND

- 1BR + D
- 2BR
- 2BR + D
- CORRIDOR
- PRIVATE BALCONY
- SERVICES
- VERT. CIRCULATION

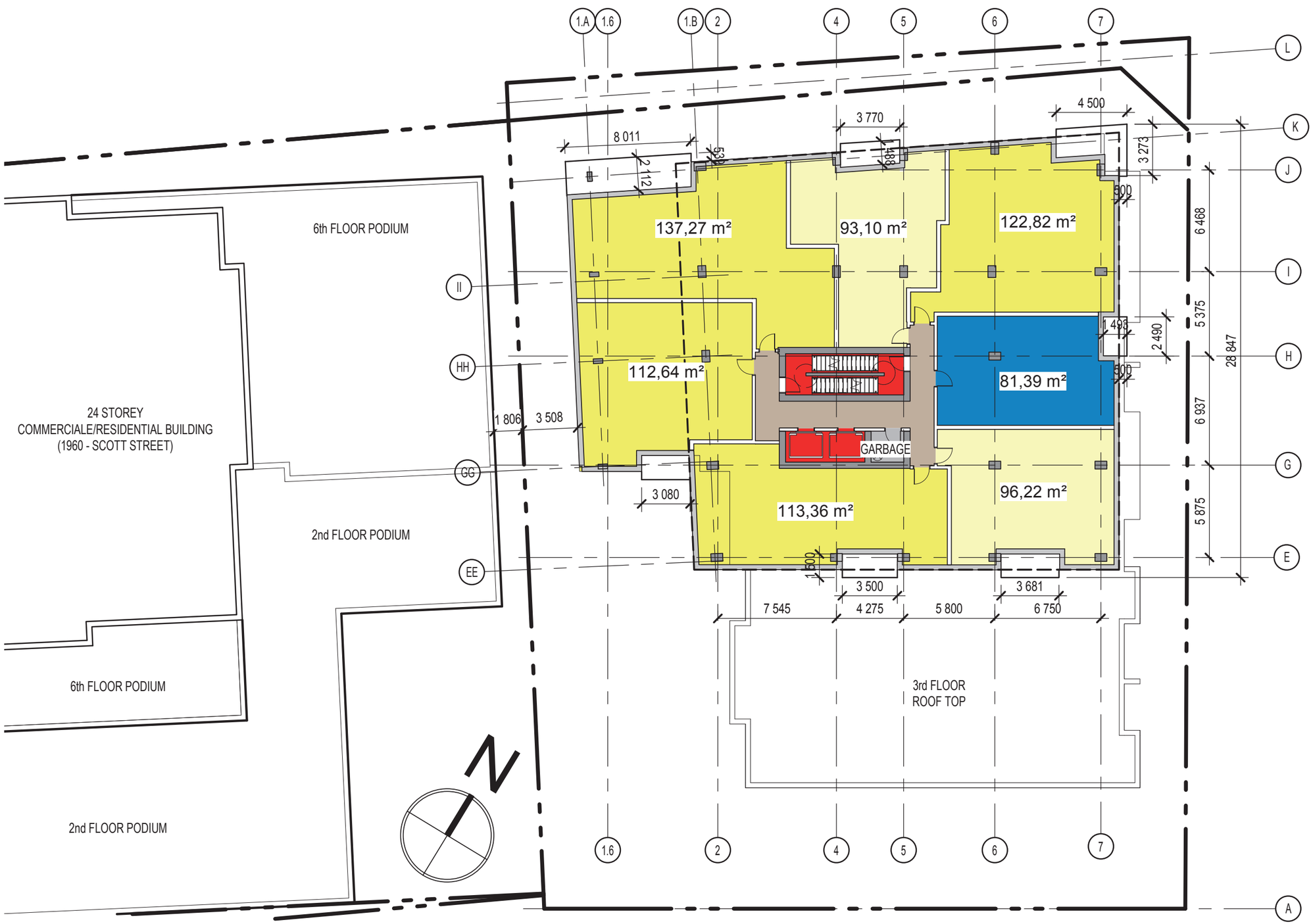
2nd & 3rd FLOORS

SCALE 1 : 250

EBC

NEUF ARCHITECT(E)S

1950 SCOTT STREET 2018-05-22 A 202



LEGEND

- 1BR + D
- 2BR
- 2BR + D
- CORRIDOR
- PRIVATE BALCONY
- SERVICES
- VERT. CIRCULATION

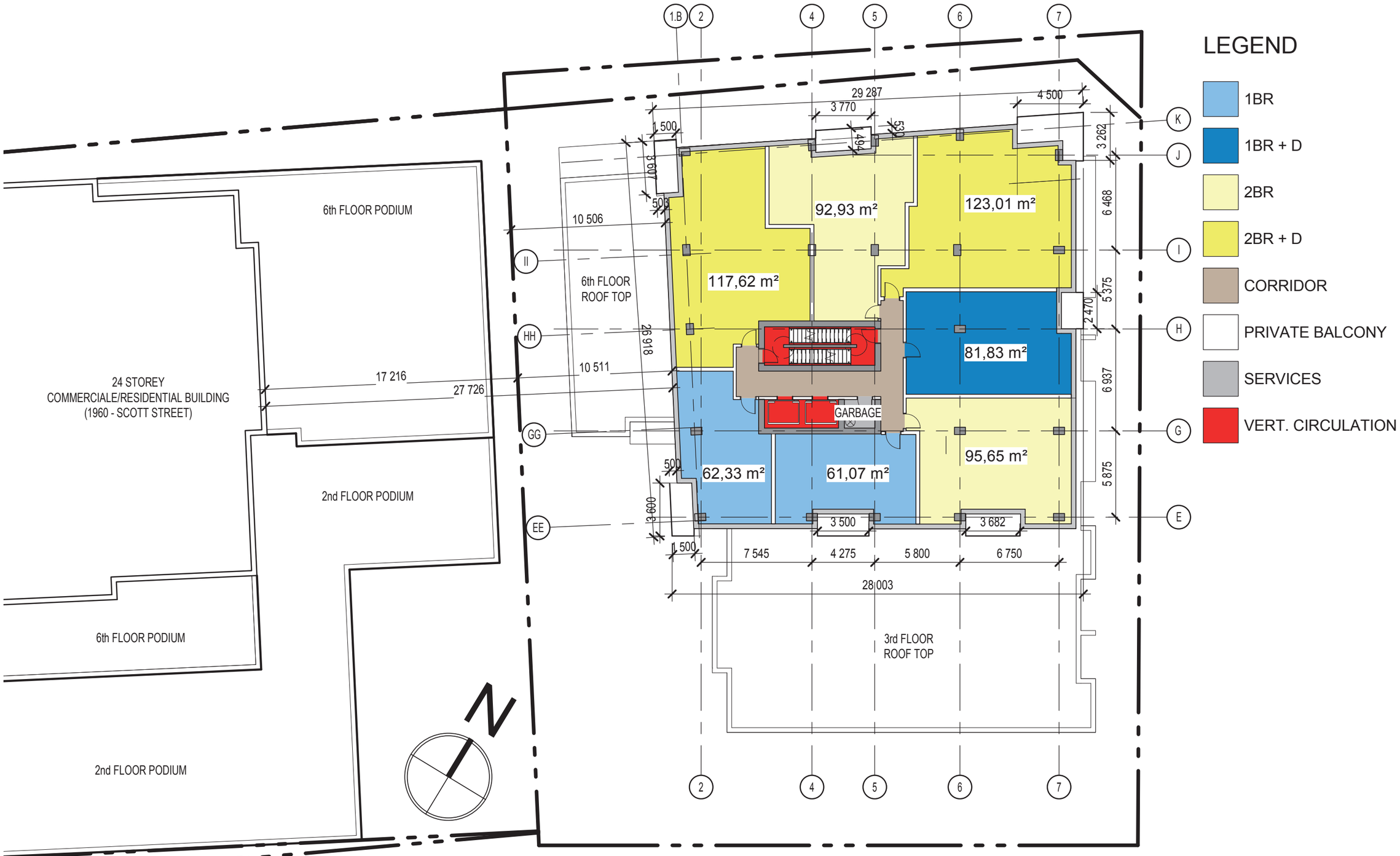
4th @ 6th FLOORS

SCALE 1 : 250

EBC

NEUF ARCHITECT(E)S

1950 SCOTT STREET 2018-05-22 A 203



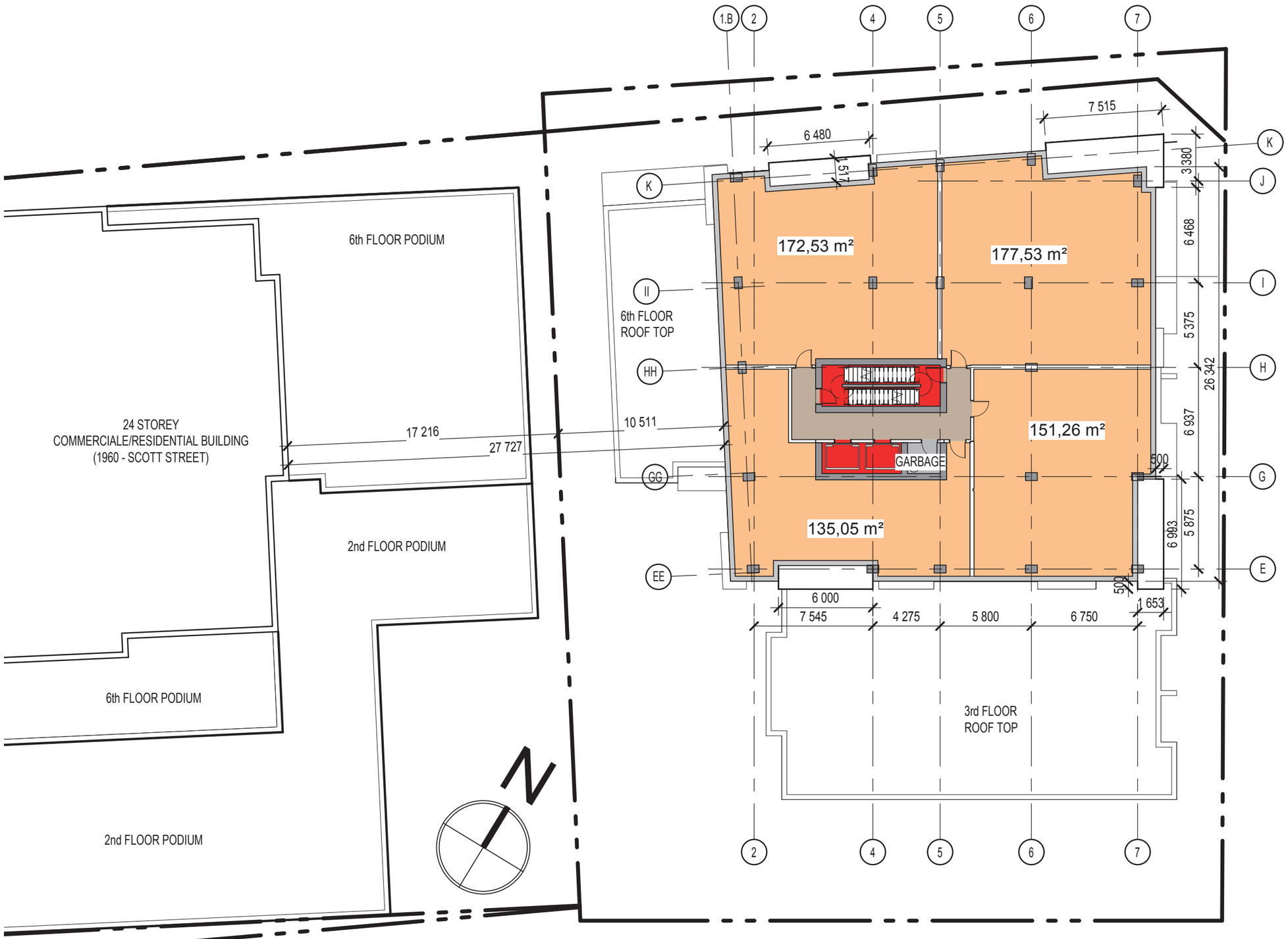
7th @ 18th FLOORS

SCALE 1 : 250

EBC

NEUF ARCHITECT(E)S

1950 SCOTT STREET 2018-05-22 A 204



LEGEND

- 3BR
- CORRIDOR
- PRIVATE BALCONY
- SERVICES
- VERT. CIRCULATION

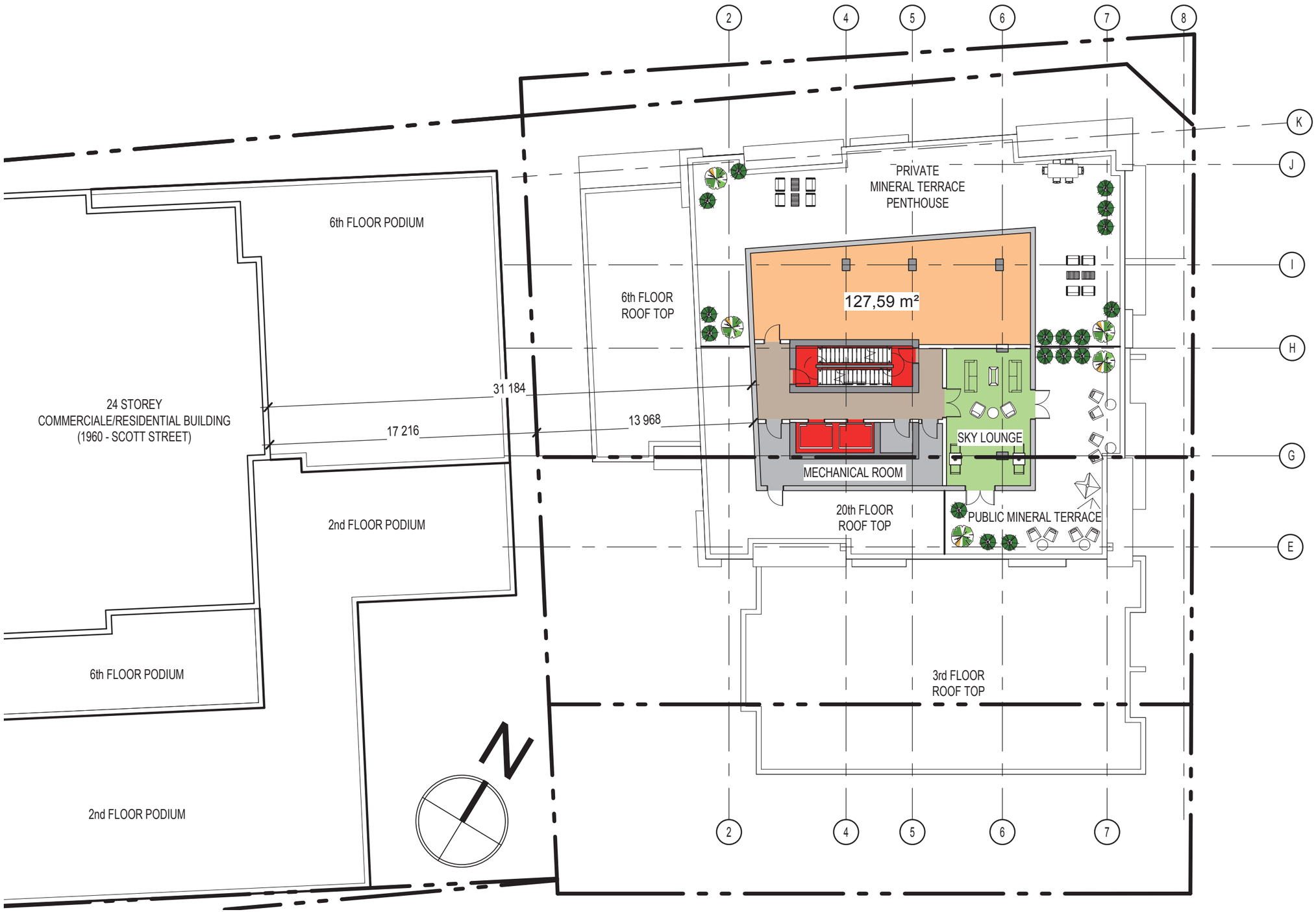
19th & 20th FLOORS

SCALE 1 : 250

EBC

NEUF ARCHITECT(E)S

1950 SCOTT STREET 2018-05-22 A 205



LEGEND

- 3BR
- CORRIDOR
- SERVICES
- SKY LOUNGE
- VERT. CIRCULATION

MEZZ. FLOOR AREA: 299 M²
MEZZ. FLOOR COVERAGE : 39.5%

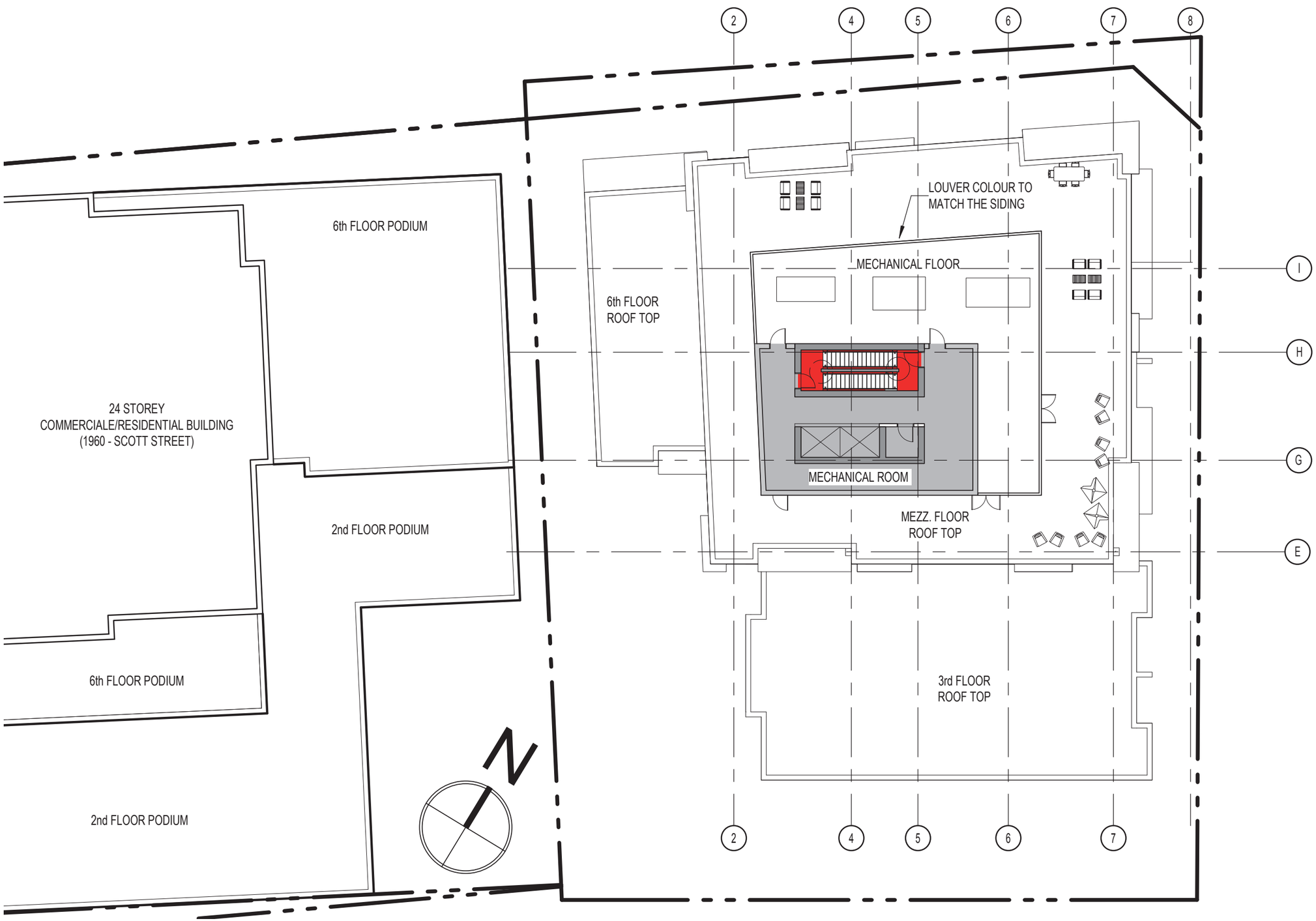
20th Mezz./ Sky Lounge FLOOR

SCALE 1 : 250

EBC

NEUF ARCHITECT(E)S

1950 SCOTT STREET 2018-05-22 A 206



LEGEND

- SERVICES
- VERT. CIRCULATION

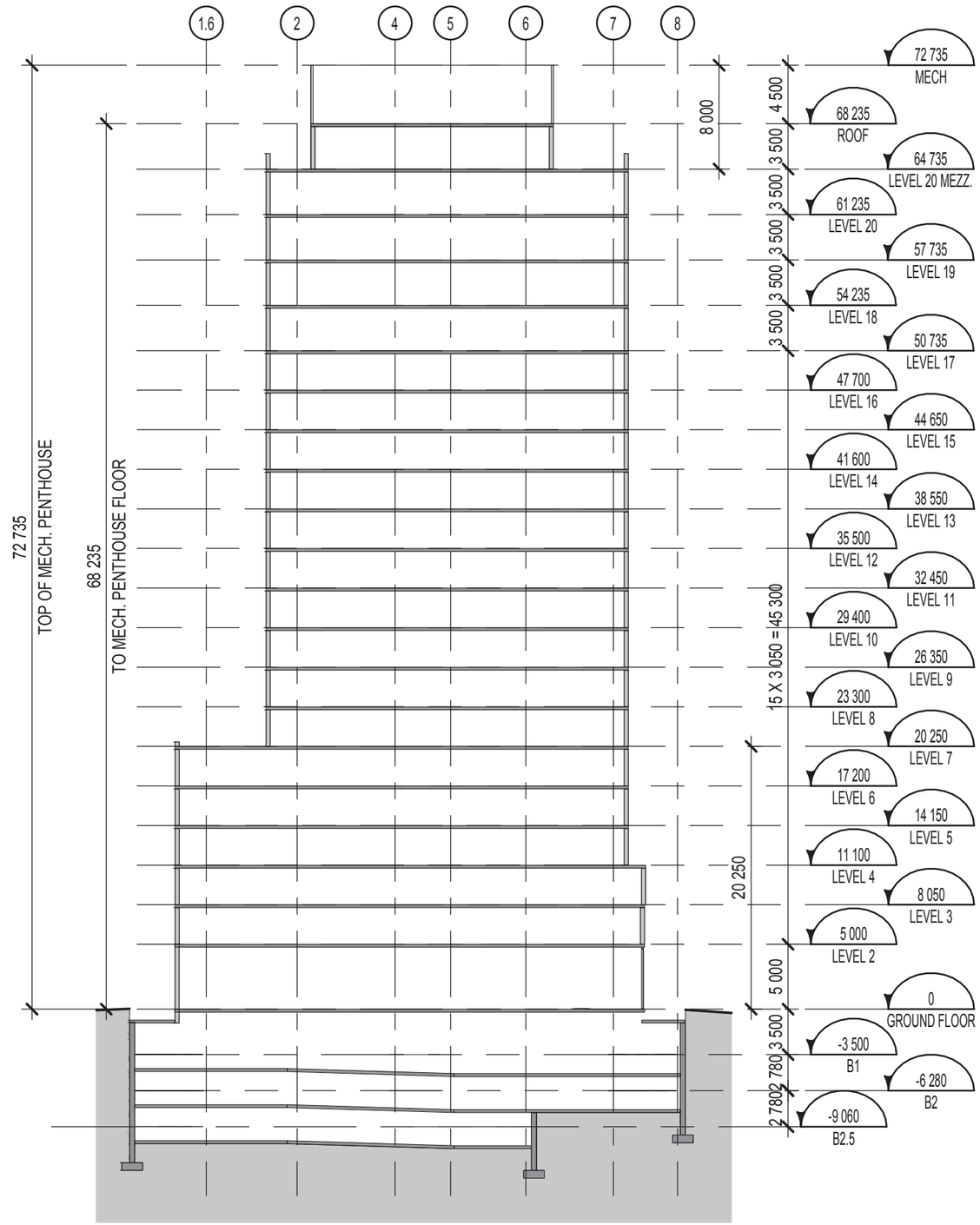
MECHANICAL PENTHOUSE

SCALE 1 : 250

EBC

NEUF ARCHITECT(E)S

1950 SCOTT STREET 2018-05-02 A 207



SECTION

SCALE 1 : 400

EBC

NEUF ARCHITECT(E)S

1950 SCOTT STREET 2018-05-02 A 300

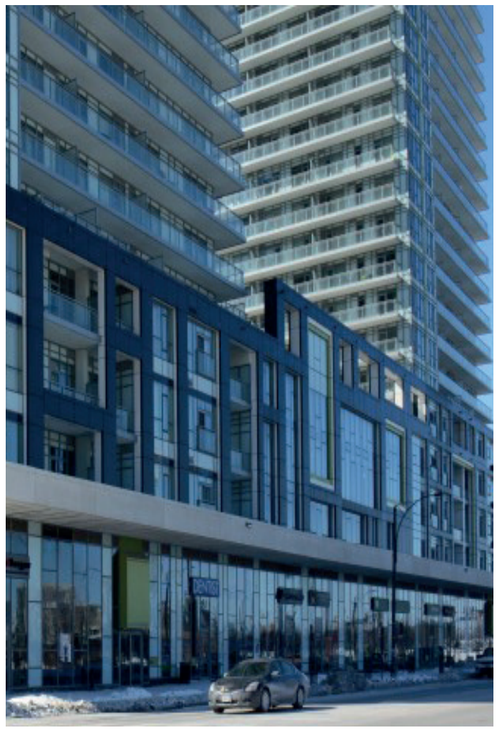
05

INSPIRATIONAL IMAGES

THE PODIUM

DARK MATERIAL AND
DEEP WINDOWS

SPACIOUS CORNER
BALCONIES

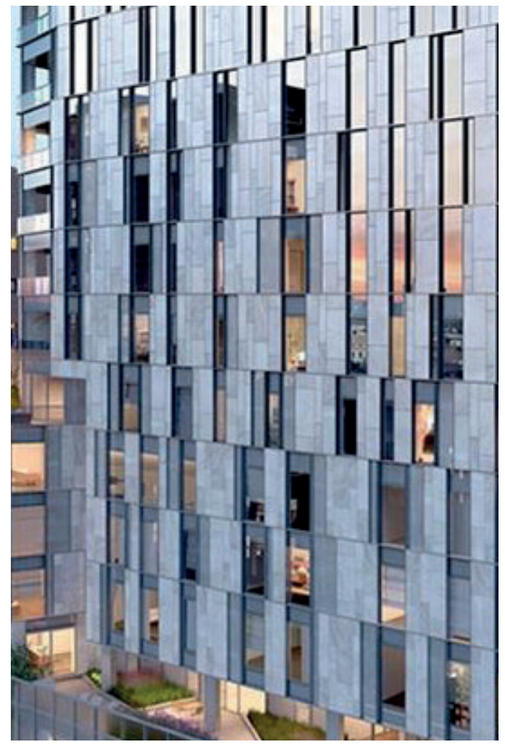


DOUBLE HEIGHT PODIUM
WITH CONTRASTING MATERIALITY

TOWER FACADE

LARGE FULL HEIGHT
WINDOWS

RHYTHM FACADE MADE WITH
CONCRETE PANELS



SIGNATURE ALEATORY
FACADE PATTERN

ACCENT ELEMENTS

RHYTHM FACADE
GRID

WITHDRAWN
UPPER STOREY

UNDERLINING THE
PENTHOUSE FLOORS

INSPIRATIONAL IMAGES

06

UDRP IMPROVEMENTS

RECOMMANDATIONS

- The front facade should be aligned with the 1960 Scott Street project
- Steps to reach the main entrance should be avoided
- A landscape plan should put the emphasis on the integration of the building to the streetscape and the importance of green spaces
- The amenity spaces should be moved to the front facade and the retail office spaces should be eliminated

December 2017

June 2018

INTEGRATION OF THE UDRP COMMENTS

RECOMMANDATIONS

- The floorplate of the tower should be revised to ensure a 11.5m setback from the property line and an appropriate distance between the 1960 Scott street project

- The units on the 2nd and 3rd floor next the podium of 1960 Scott should be reoriented to avoid facing a blank wall

December 2017

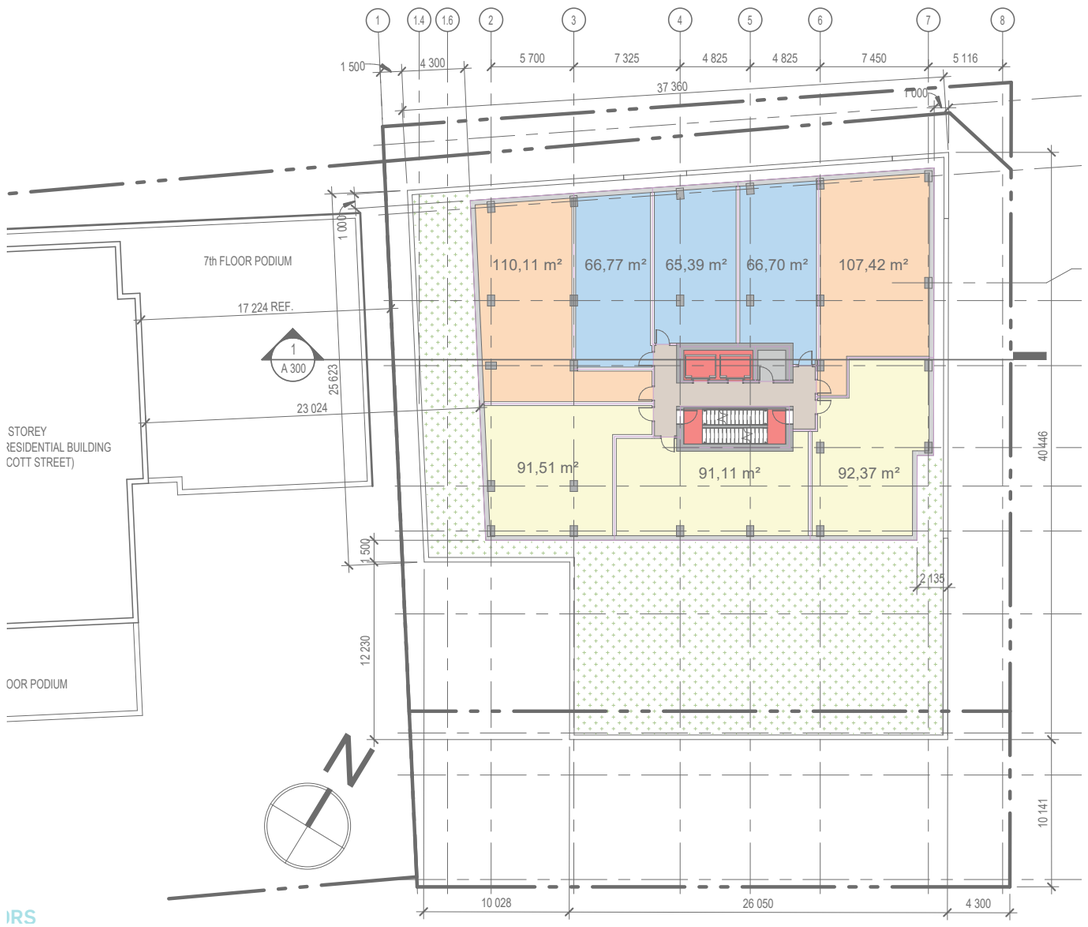
June 2018

INTEGRATION OF THE UDRP COMMENTS

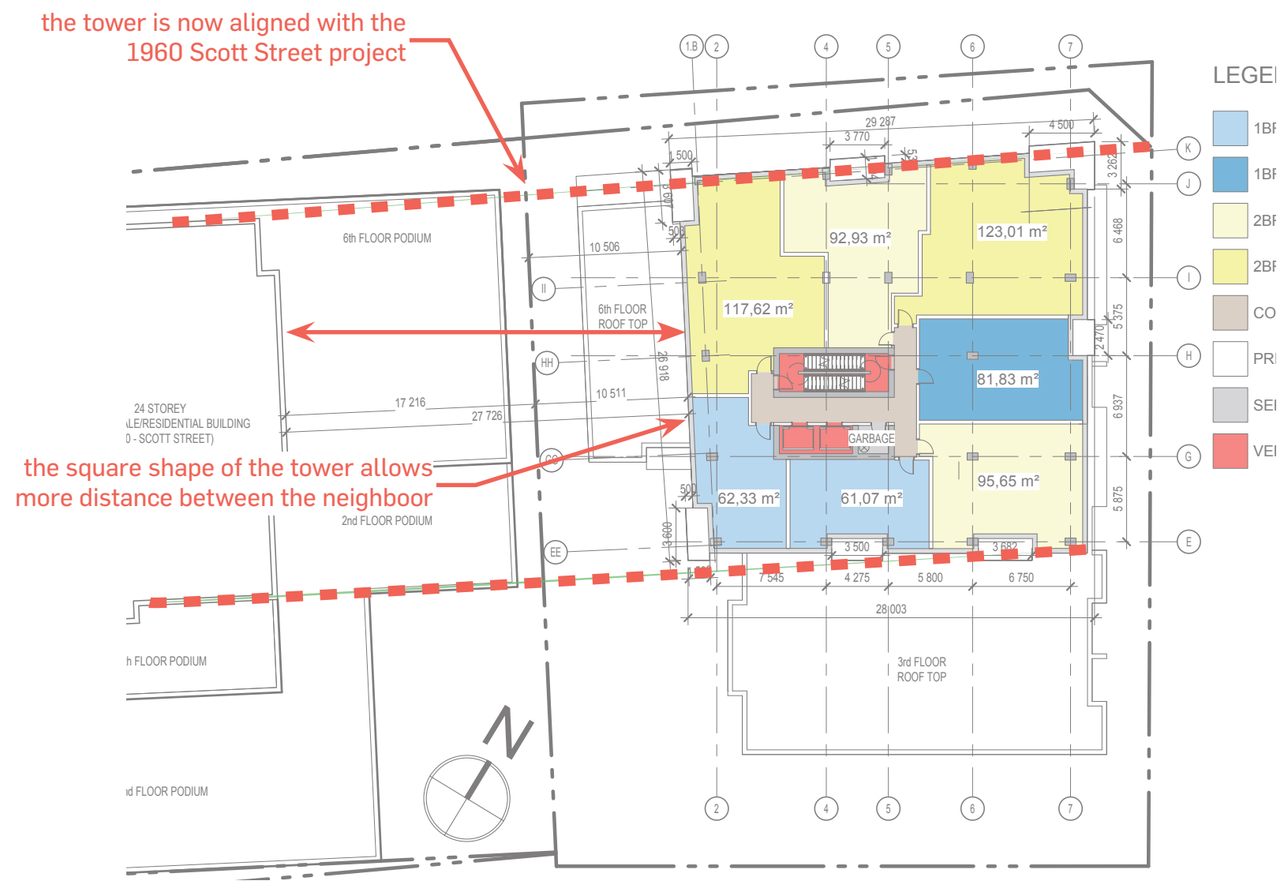
RECOMMANDATIONS

- The floorplate of the tower should be revised to ensure a 11.5m setback from the property line and an appropriate distance between the 1960 Scott street project

- The tower should be rotated and have a more square shape closer to Clifton road



December 2017



June 2018

INTEGRATION OF THE UDRP COMMENTS

RECOMMANDATIONS

- The tower and podium should be better integrated and read as a whole on Scott Street

- The podium should relate to the 1960 Scott Street project and create a continuous façade between the 2 projects

December 2017

June 2018

INTEGRATION OF THE UDRP COMMENTS

07

STATISTICS

PROJECT # 11646 - 1950 Scott Street

07-mai-18

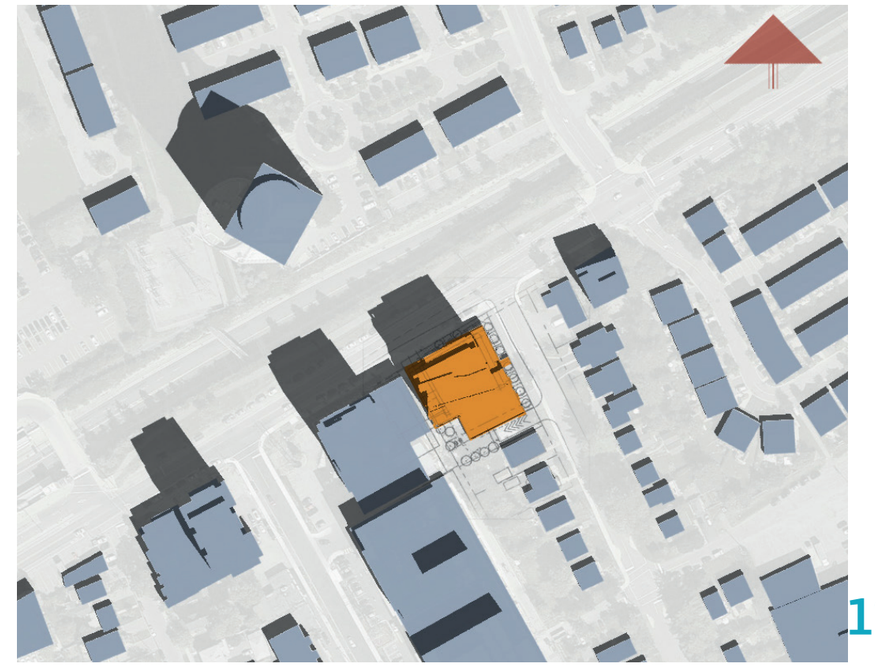
OFFICE / RESIDENTIAL

| RENTABLE | | |

08

SUN STUDY

9h



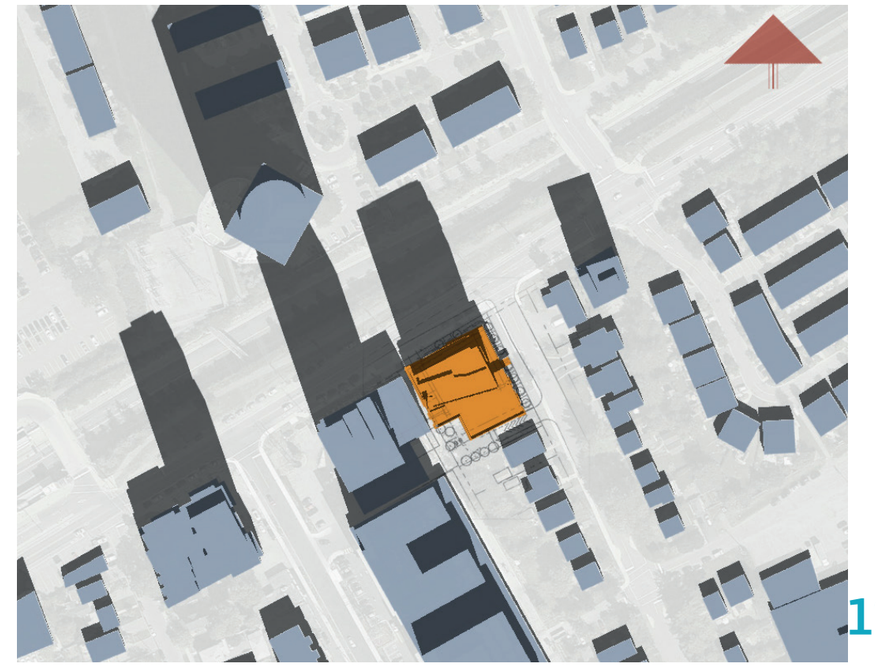
12h

15h

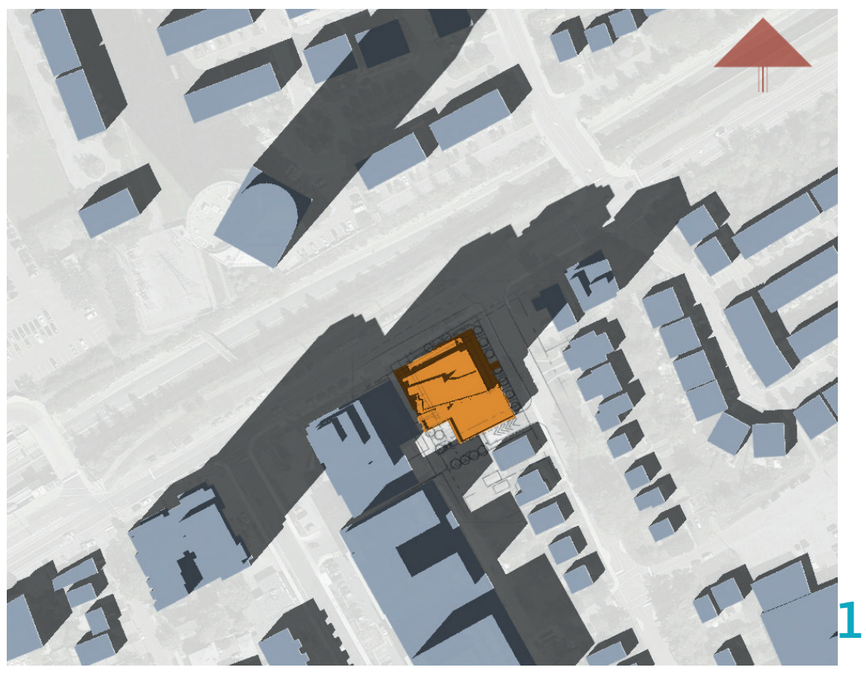
18h

JUNE

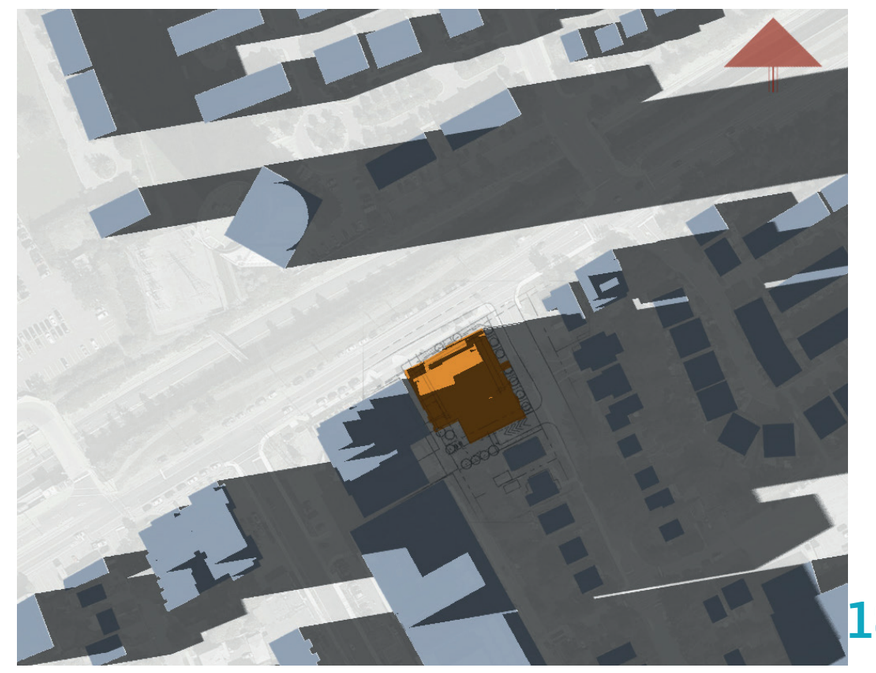
9h



12h



15h

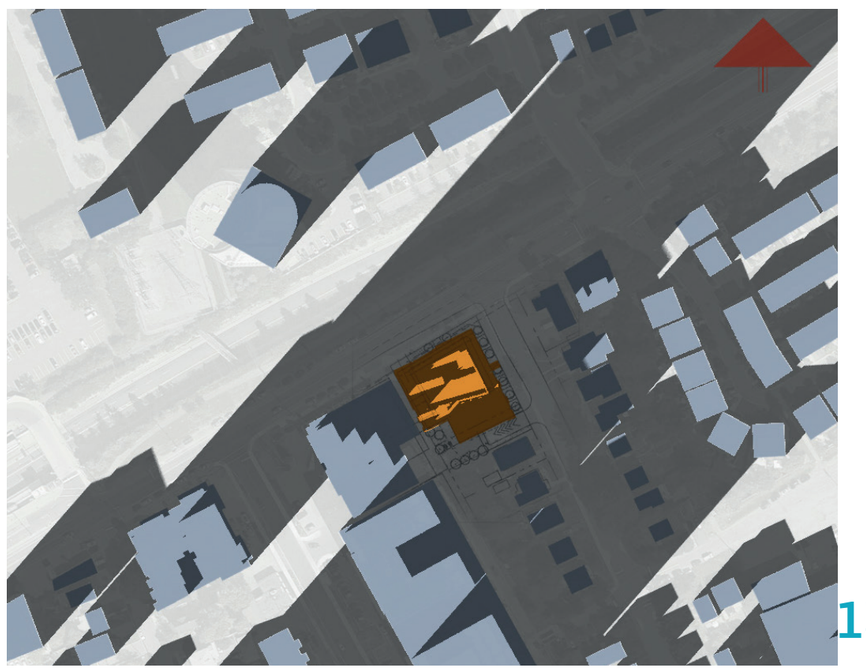


18h

SEPTEMBER / OCTOBER

9h

12h



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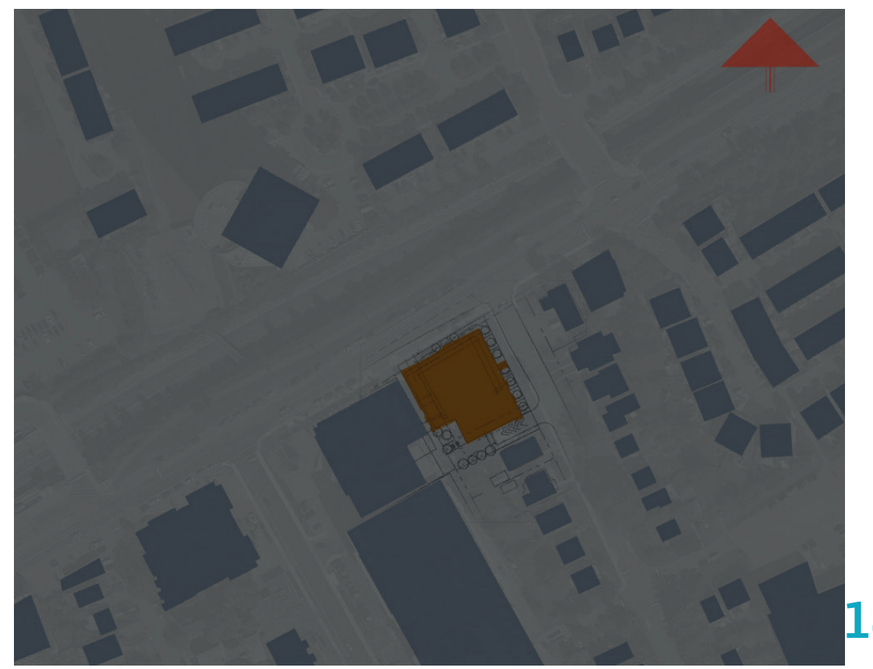

18h

DECEMBER