

1806 Scott Street, Ottawa

Unit breakdown:

Zoning Data:	bach.	1-bed	1-b+d	2-bed	total
Zone: R1MM (existing)					
Adjacent zones:					
north: O1					
south: R1MM					
east: R1MM					
west: R1MM					
	total	9	0	2	5
					16

Proposed building area: 260.3 m<sup>2</sup>

Proposed GFA: 816.0 m<sup>2</sup>

level B 133.2  
level 1 133.2  
level 2 183.2  
level 3 183.2  
level 4 183.2

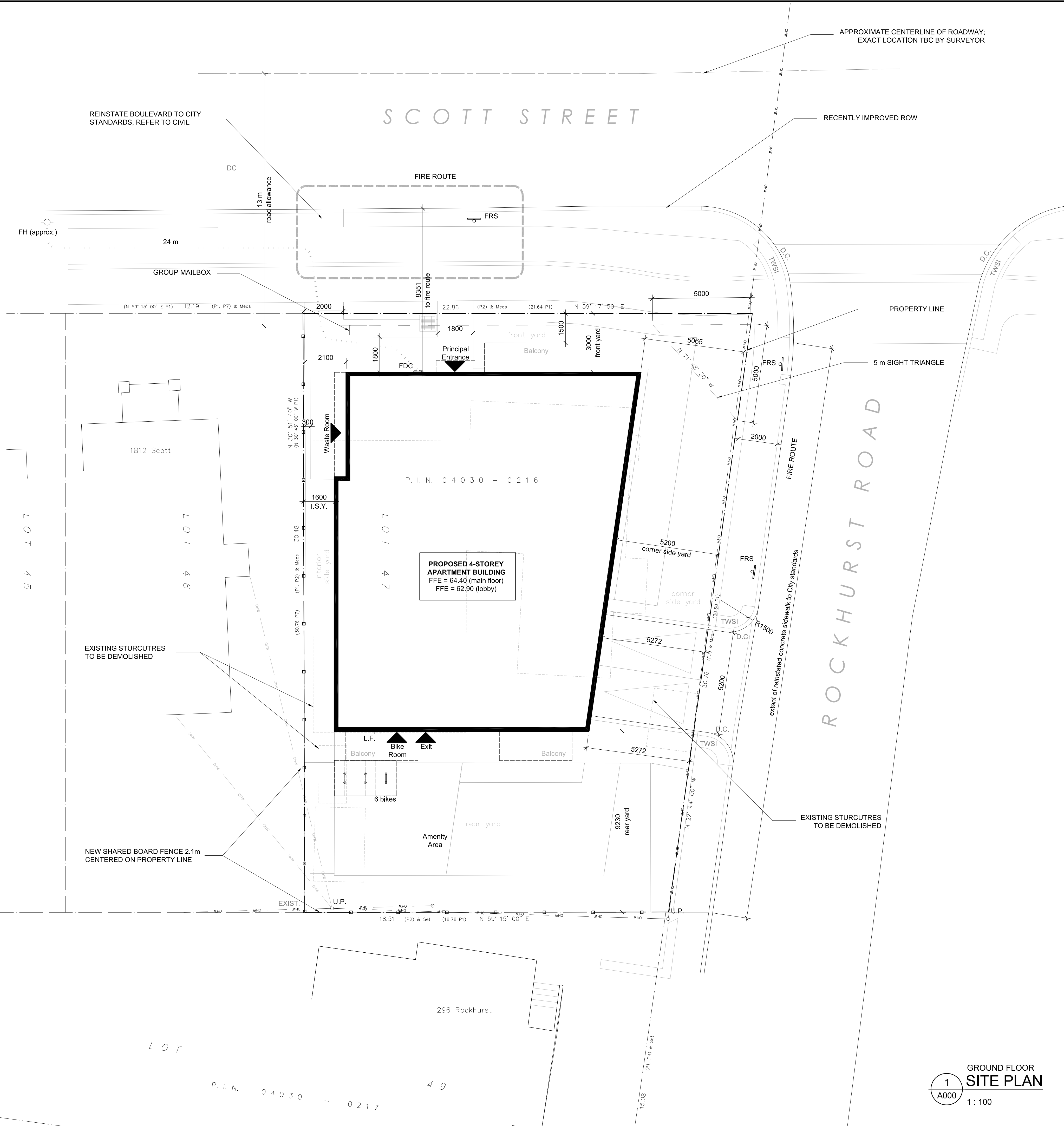
Proposed use: Apartment Dwelling, Low-Rise

Proposed number of units: 16  
Proposed car parking: 2

Proposed amenity area: 186 m<sup>2</sup> (96 m<sup>2</sup> required)  
Communal: 158 m<sup>2</sup>, exterior  
Private: 50 m<sup>2</sup>, balconies

Bikes: 16  
10 stacked in bike room at lobby level  
06 at corner side yard

R4UD Zoning	Requirement	Provided	Compliance
Minimum Lot Width (m)	15 m	22.86 m	yes
Minimum Lot Area (m <sup>2</sup> )	450 m <sup>2</sup>	629.87 m <sup>2</sup>	yes
Minimum FY Setback (Scott St., s. 144(1)(d), Table 162A)	R4UD: 4.5 m	3 m	no
Min. CSY Setback, Rockhurst Rd., s. 144(1)(g), Table 162A	R4UD: 4.5 m	5 m	yes
Min. RY Setback, Table 164A	30% of lot depth: 9.23 m	9.23 m	yes
Min. ISY Setback (m), s. 144(2) b) (i), Table 162A	1.5 m	1.0 m	yes
Minimum Building Height, Table 162A	14.5 m / 4 storeys	14.5 m / 4 storeys	yes
Two-bedroom dwelling units, s. 161(16)(b)	At least 25% of dwelling units must have at least two bedrooms	25% of dwelling units are 2-bedroom	yes
Minimum fenestration, s. 161(15)(g)	Front facade (Scott St.) must comprise at least 25% windows Corner side facade (Rockhurst Rd.) must comprise at least 15% windows	25.8% 65.12 m <sup>2</sup> / 243.08 m <sup>2</sup> 23.9% 69.74 m <sup>2</sup> / 291.35 m <sup>2</sup>	yes
Parking Requirements Area X on Schedule 1A	0.5/unit, less the first 12 units (resident); 2 required 0.1/unit, less the first 12 units (visitor); 0 required. Total parking required = 2 spaces.	2 provided	yes
Bicycle Parking Table 111A	0.5 per dwelling unit; 8 required	16 provided	yes



CLIENT / OWNER:  
GABRIELA GODINEZ-LAVERTY  
AND COLIN LAVERTY  
14 BREADNER BOULEVARD,  
TRENTON, ON K8V 1E2  
613-274-2872

STRUCTURAL ENGINEER:  
ALTRA DESIGN AND CONSTRUCTION LTD.  
2445 CLOVER STREET  
OTTAWA, ON K1V 8G4  
613-697-6974

CONSULTING PLANNER  
& LANDSCAPE ARCHITECT:  
FOTENN  
396 COOPER STREET, SUITE 300  
OTTAWA, ON K2P 2H7  
613-730-5709

SURVEYOR:  
FARLEY SMITH & DENIS SURVEYING LTD.  
1331 CLYDE AVENUE, SUITE 300  
OTTAWA, ON K2C 3G4  
613-722-4420

CIVIL ENGINEER:  
STANTEC  
30 COLONNADE ROAD, SUITE 275  
OTTAWA, ON K2E 7J6  
613-727-8226

rev. / issue	description	date
01	ISSUED FOR RESPONSE TO CITY COMMENTS	09 JAN. 2024

THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND PROMPTLY REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONSULTANT BEFORE WORK COMMENCES.

ALL WORK IS TO FOLLOW THE OBC 2012 AND ANY OTHER APPLICABLE CODES AND REGULATIONS.

DO NOT SCALE DRAWINGS.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS A BUILDING PERMIT IN RESPECT OF THIS PROJECT HAS BEEN GRANTED BY AUTHORITIES AND THEY ARE ISSUED FOR CONSTRUCTION.

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professional stamp

project north

open plan architects inc.

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project

1806 SCOTT STREET, OTTAWA  
RENTAL APARTMENT BUILDING

drawing

Site Plan

drawn	KDB	date	JUNE 2023
approved	KDB	revision	1
project no.	2120	scale	AS SHOWN
drawing no.			

**A000**



SURVEY INFORMATION TAKEN FROM  
SURVEY PREPARED FARLEY, SMITH &  
DENIS SURVEYING LTD., DATED  
JANUARY 17, 2022, FILE NO. 650-21

GROUND FLOOR  
**SITE PLAN**  
1  
A000  
1: 100

D07-12-23-0006 & D02-02-23-0007

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