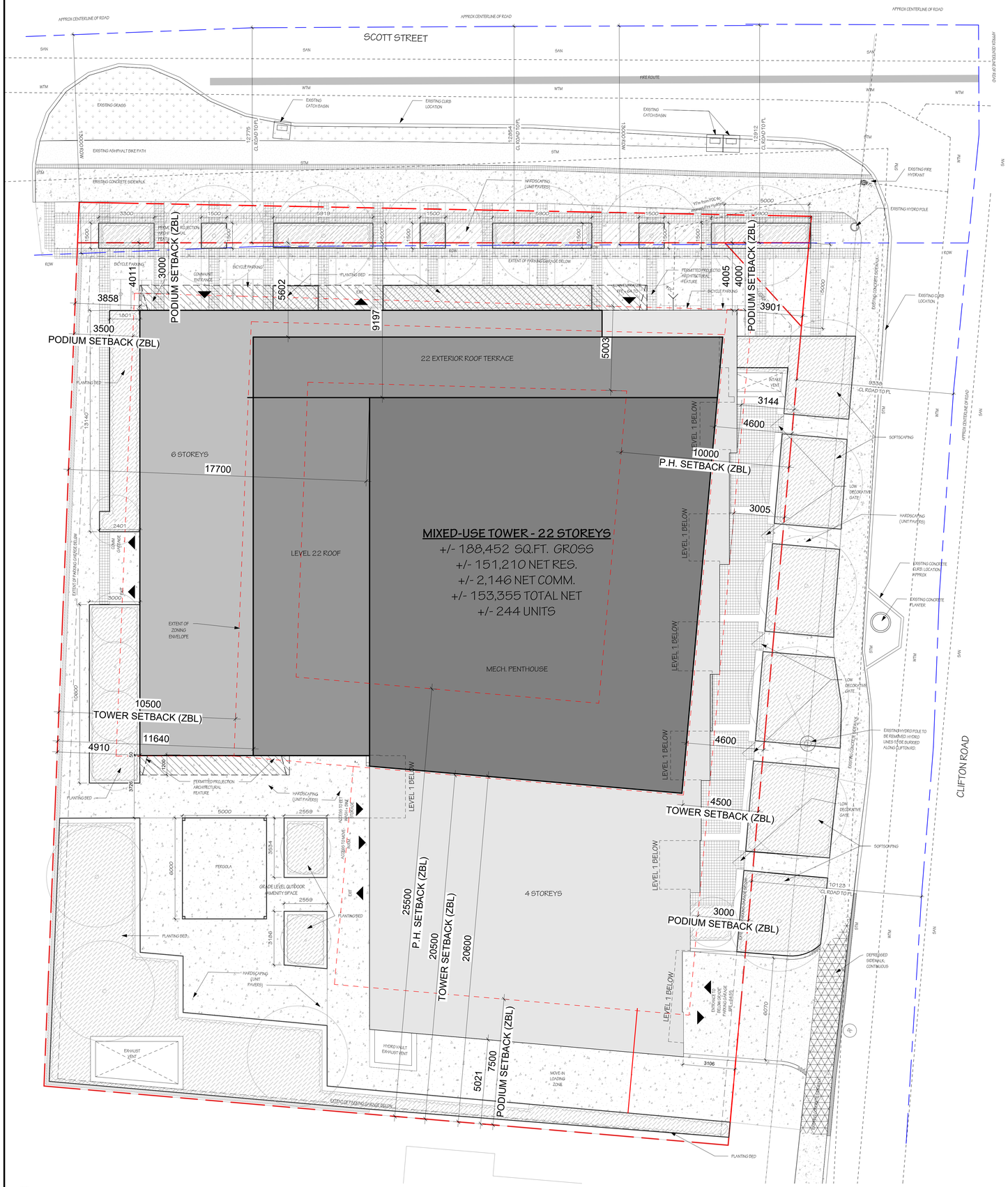
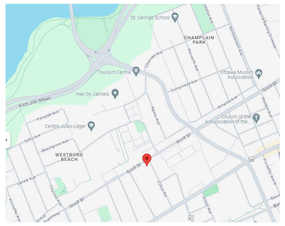


2 ARCHITECTURAL SITE PLAN - SPA

SPA - A1.00 SCALE: 1 : 100



Note: all existing site information as per site survey plan dated March 2, 2018 and prepared by STANTEC GEOMATICS ltd. Ref No. 161613828-110

LOTS 24 AND 25 AND PART OF LOTS 45, 46, 47 AND 48 REGISTERED PLAN 369 CITY OF OTTAWA

Note: Bearings and Lengths of all property boundaries noted on the site plan are reflect the original survey, and do not account for changes to the corner site triangle.

Snow Storage Strategy: Snow to be collected and relocated off site.

ZONING TABLE			
Current Zoning		TM[2581] S400-h	
Site Area		2,176.48 m²	23,427.43 ft²
Total Gross Building Area		18,109 m²	194,923 ft²
Total Gross Floor Area (City Def.)		14,373 m²	154,707 ft²
Residential Gross Floor Area (City. Def.)		14,178 m²	152,609 ft²
Comm./Retail Gross Floor Area (City. Def.)		195 m²	2,098 ft²
Number of Dwelling Units		244 units	
		Unit Type	No. of Units / Percentage
		Studio	67 / 28%
		1 Bed	60 / 25%
		1 Bed - Internal	3 / 1%
		1 Bed + Den Internal	3 / 1%
		1 Bed + Den	52 / 21%
		2 Beds - 1 Internal	20 / 8%
		2 Beds	39 / 16%
		2 Beds + Den	10 / 4%
		REQUIRED	PROVIDED
Lot Area		N/A	2,176.48 m² 23,427.43 ft
Lot Frontage		N/A	38.92 m
Minimum Lot Width		N/A	38.92 m
Setbacks	Front Yard	REFER TO ZONING ENVELOPE	4.0m
	Corner Side Yard	REFER TO ZONING ENVELOPE	3.0 m
	Interior Side Yard	REFER TO ZONING ENVELOPE	3.9 m
	Rearyard	REFER TO ZONING ENVELOPE	5.0 m
Maximum Building Height		68.5m - REFER TO ZONING ENVELOPE	68.5m (excludes permitted mech. projection)
Amenity Area Total of 6m² per dwelling unit, of which 50% is required to be communal		Total (6m² per dwelling unit), 1,463m² Communal (50% of required total): 732 m²	Private Amenity Space: 1,186 m² Common Amenity Space: 799 m² Total Amenity Space: 1,968 m²
Percentage of Site Landscaping 30% of site to be landscaped		30% Site Area = 651.870m²	Landscaped Area = 930 m²
Parking Residential: .5 spaces/ unit after first 12 Visitors: .1 spaces/unit after first 12		Minium Required: Residential: No Minimum Visitors: .1 = 25 spaces	Total Provided: 91 (0.37 ratio) Residential: 66 spaces (0.27 ratio) Visitors: 25 spaces (0.1 ratio)
Bycycle Parking Requirements Residential: 1.0 spaces/ unit		Minium Required: Residential: 244 units x 1.0 = 244	Total Provided: 245 (1.00 ratio) At Grade Int.: 22 spaces At Grade Ext.: 15 spaces Indoor: Vertical: 76 spaces Horizontal Double Stacked: 154 spaces

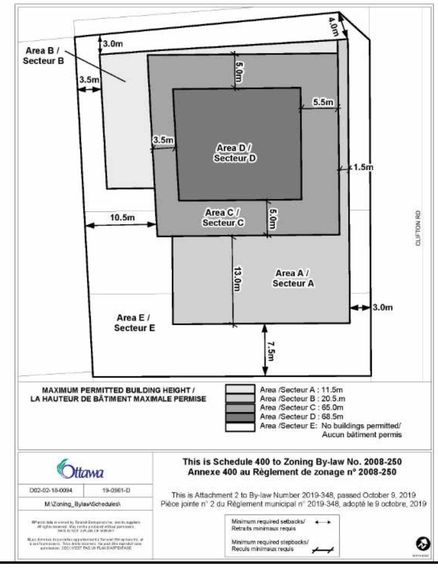
LEGEND:

- 32-Asphalt
- 32-Building Existing
- 32-Building New
- 32-Conc Curb Depressed
- 32-Conc Curb To City of Ottawa Standards SC7
- 32-Conc Retaining Wall
- 32-Concrete pavers
- 32-Concrete-Paver-02
- 32-Concrete-Sidewalk
- 32-Grass
- 32-Mech Grate
- 32-Planting-01
- 32-Planting-02
- 32-Site Utilities
- Herringbone Concrete Recess Pattern 12mm Deep Chevron Traction Grooves 300mm O.C
- PROPOSED FIRE ROUTE
- ROAD WIDENING EASEMENT
- AREA IMPACTED BY ROAD WIDENING EASEMENT
- DEPRESSED SIDEWALK, CONTINUOUS
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- NEW CATCH BASIN
- PLANTERS

- HAI-PROPERTY LINE
- HAI-SITE-ASPHALT
- HAI-SITE-BUILDING-ABOVE
- HAI-SITE-BUILDING-BELOW
- HAI-SITE-BUILDING-EXISTING
- HAI-SITE-BUILDING-OUTLINE
- HAI-SITE-CONC
- HAI-SITE-CONC-CURB DETAIL TO CITY OF OTTAWA STANDARDS
- HAI-SITE-CONC-CURB-DEPRESSED TO CITY OF OTTAWA STANDARD SC-7
- HAI-SITE-CONC-CURB-TO BE REBUILT
- HAI-SITE-ELEC
- HAI-SITE-FENCE
- HAI-SITE-FURNISHINGS
- HAI-SITE-MULCH
- HAI-SITE-NEIGHBOURING-LOTS
- HAI-SITE-PAVERS
- HAI-SITE-PLANTING
- HAI-SITE-RETAINING WALL
- HAI-SITE-SETBACK-LINE
- HAI-SITE-SIDEWALK
- HAI-SITE-SIDEWALK_JOINT
- HAI-SITE-SOFT-LANDSCAPE
- HAI-SITE-TREES
- HAI-SITE-UTILITIES
- EXISTING MAN HOLE
- FIRE DEPARTMENT CONNECTION
- EXISTING UTILITY POLE

SCALE 1:100

0 5 10 15 20 25



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COLONNADE BRIDGEPORT

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NOT FOR CONSTRUCTION

B	240920	Issued for ZBLA
A	240731	Issued for SPC
No.	date	revision

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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HOBIN ARCHITECTURE

PROJECT
1950 SCOTT STREET

DRAWING TITLE
SITE PLAN-SPA

DRAWN	DATE	SCALE
PB	07/31/2024	As indicated

PROJECT 2126

DRAWING NO. SPA - A1.00

REVISION NO. 3

ONTARIO ASSOCIATION OF ARCHITECTS — KARIM Z. HOBIN — LICENCE 3049

D07-12-24-0072

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