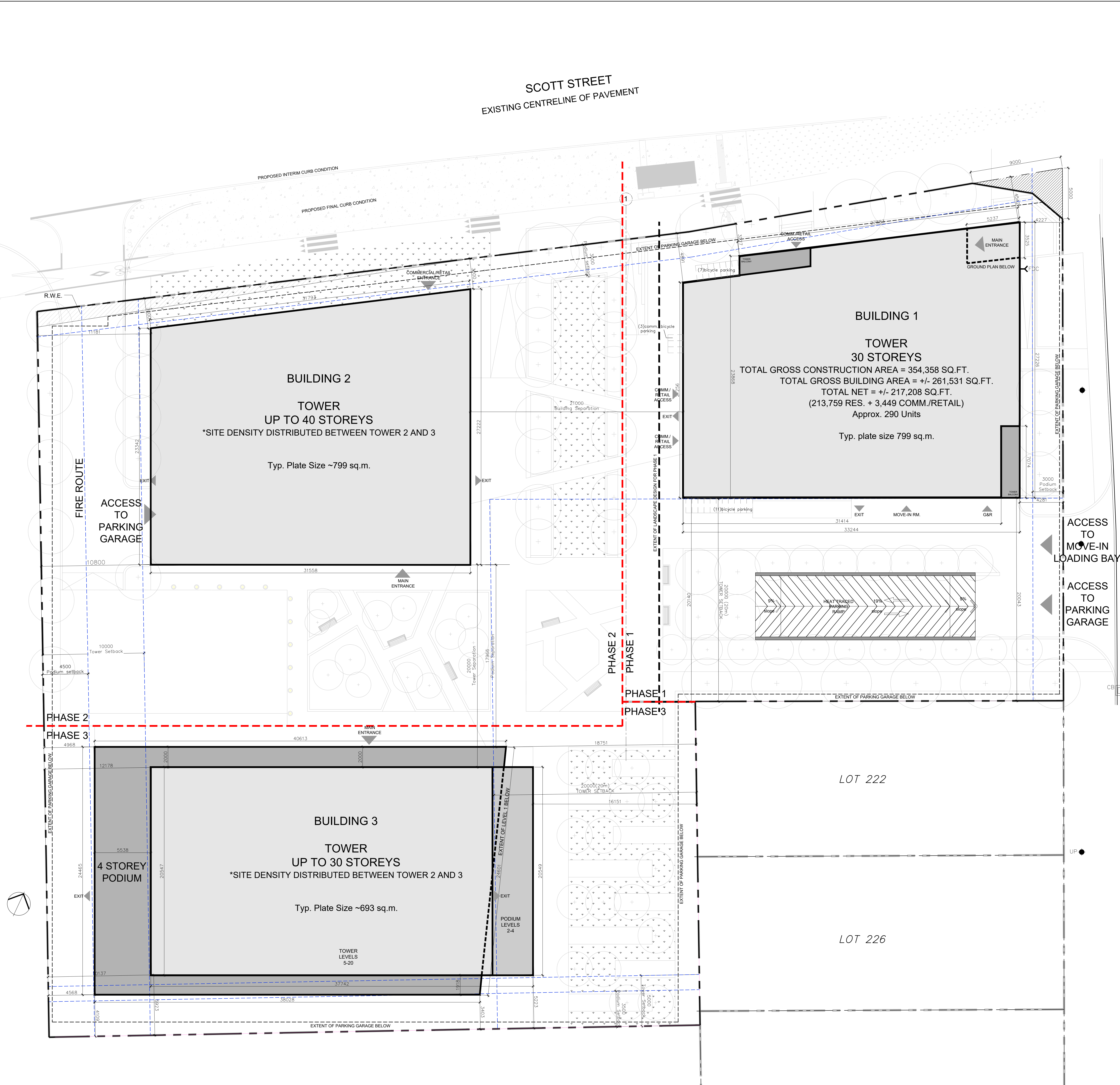




LOCATION PLAN 1:2000



LEGEND:

- PROPOSED FIRE ROUTE
- PROPOSED BUILDING
- BUILDING TO BE DEMOLISHED
- EXTENTS OF PRIVATELY OWNED PUBLIC SPACE
- EXISTING MAN HOLE
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- FIRE DEPARTMENT CONNECTION
- EDGE OF SIDEWALK
- PROPERTY LINE
- SETBACK
- PROPOSED DEPRESSED CURB DETAIL TO CITY STANDARD SC-7
- CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS
- CURB TO BE REBUILT
- ROLL CURB
- PROPOSED PARK
- PARKING GARAGE BELOW
- ROAD WIDENING EASEMENT
- NEW LIGHT STANDARD
- PROPOSED WALL MOUNTED LIGHT



SCALE 1 : 150

ZONING NOTES:

CURRENT ZONING: WEST PARCEL L1, EAST PARCELS 1M(102)
TOTAL LOT AREA : 6,268 m²

BUILDING 1 (EAST BUILDING) - PHASE 1			PROPOSED
NO. OF STOREYS	30 STOREYS		30 STOREYS
BUILDING HEIGHT	100m w/o Permitted Projection		100m w/o Permitted Projection
FRONT YARD SETBACK	SCOTT STREET		3.2m
REAR YARD SETBACK	FROM PROPERTY LINE		20.0m
INTERIOR SIDE YARD SETBACK	GROUND LEVEL SEPARATION FROM B2		21.0m
SIDE YARD SETBACK	PODIUM/TOWER SEPARATION FROM B2 (ABOVE LEVEL 1)		21.0m
	FROM PROPERTY LINE (ATHLONE AVE.)		4.2m
PHASE 1 UNIT COUNT			290
	No.	%	
	STUDIO	29	10%
	1 BED	58	20%
	2 BED	87	30%
	2 BEDS + DEN	87	30%
	3 BED	29	10%
	3 BED	0	0%

AMENITY SPACE REQUIREMENTS

REQUIRED AMENITY SPACE = 6 m² REQUIRED PER UNIT
290 UNITS X 6 SQ.M. = 1,740 SQ.M. TOTAL AMENITY REQUIRED
REQUIRED AMENITY SPACE TO BE COMMON = 870 SQ.M.
PROVIDED AMENITY SPACE TO BE COMMON = 870 SQ.M.
AMENITY SPACE PROVIDED = 2868 SQ.M. (870 SQ.M. COMMON)

PARKING REQUIREMENTS

NO MINIMUM REQUIRED. MAXIMUM PARKING = 0.6 PER DWELLING UNIT = 861*0.6 = 517 MAX.
PROVIDED PARKING = 438 INDOOR PARKING SPACES LOCATED BELOW GRADE (3 PARKING LEVELS).
TOTAL DEVELOPMENT PARKING RATIO = 0.50

REQUIRED BICYCLE PARKING: 0.5*861 = 431 MINIMUM
PROVIDED BICYCLE PARKING: 645, LOCATED IN UNDERGROUND PARKING GARAGE OR AT GRADE
INTERIOR (0.75 RATIO)
REQUIRED BICYCLE PARKING(PHASE 1): 5*290 = 145 MINIMUM LONG TERM

PROVIDED BICYCLE PARKING (PHASE 1): 218, LOCATED IN UNDERGROUND PARKING GARAGE OR AT GRADE INTERIOR (0.75 RATIO)
18 SHORT TERM PROVIDED
3 RETAIL SPACES PROVIDED



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no.	date	revision
4	26-07-21	ISSUED FOR SPA/2BA
3	26-02-04	ISSUED FOR SPA
2	26-02-04	ISSUED FOR REZONING
1	25-09-25	CITY OF OTTAWA PRE-CONSULTATION

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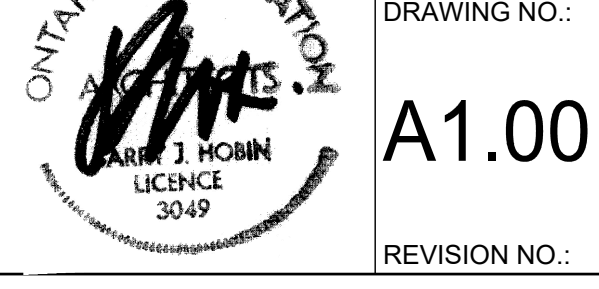
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PROJECT/LOCATION:
MORLEY HOPPNER LTD.
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OTTAWA ON.

DRAWING TITLE:
SITE PLAN

DRAWN BY: DATE: SCALE:
PB 26-07-21 1:150

PROJECT: 2569
DRAWING NO.: A1.00



NOTE: ALL EXISTING SITE INFORMATION AS PER TOPOGRAPHICAL SURVEY PLAN DATED MARCH 1, 2022
PREPARED BY STANTEC GEOMATICS LTD.
PART OF LOT 60 AND ALL OF LOTS 61 & 62 REGISTERED PLAN 263 AND PART OF LOT 31 CONCESSION 1 (OTTAWA FRONT), (GEOGRAPHIC TOWNSHIP OF NEPEAN)

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PROJECT/LOCATION:
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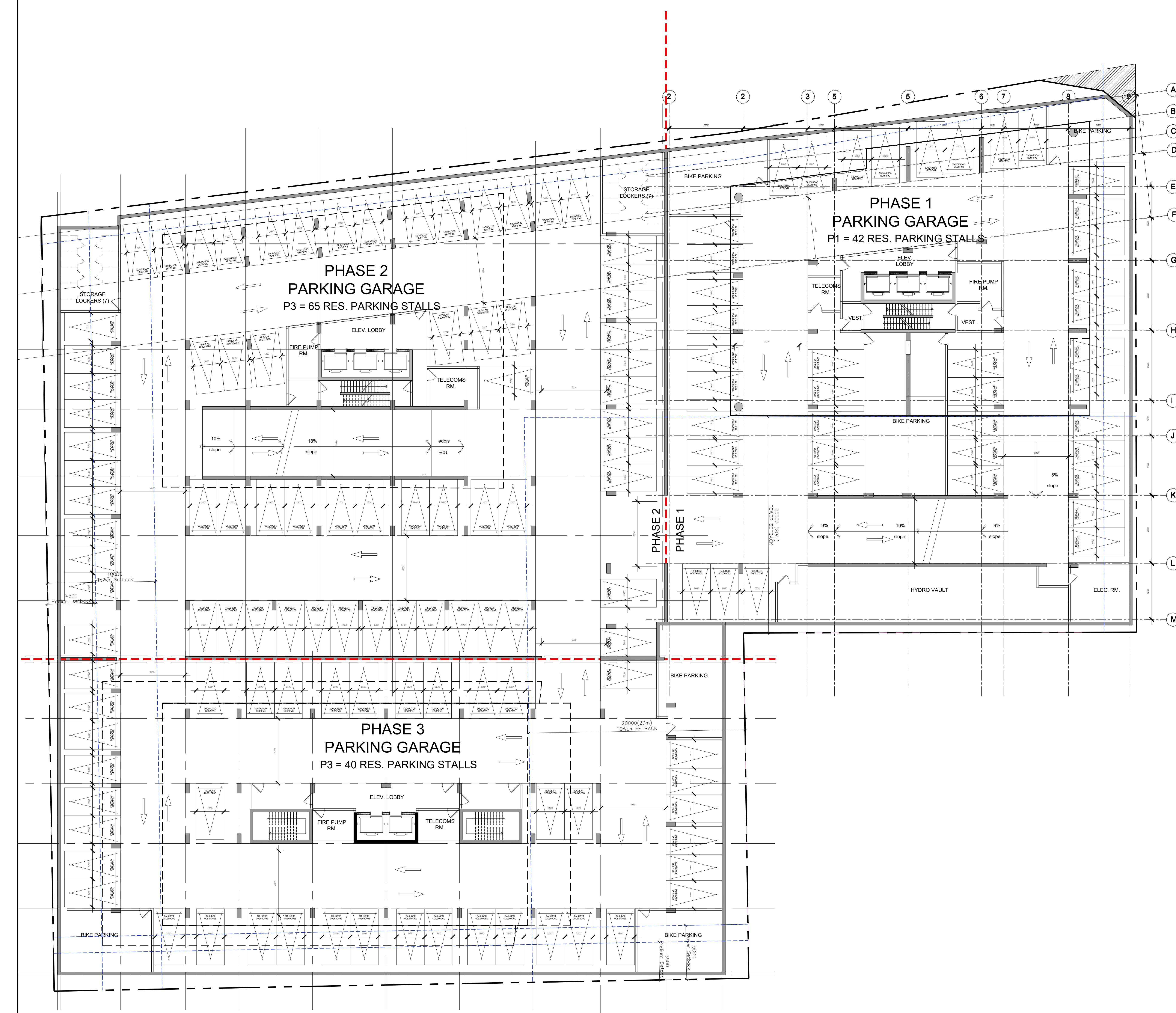
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PARKING LEVEL P3

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PROJECT:
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DRAWING NO.:
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REVISION NO.:
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SCALE 1 : 150

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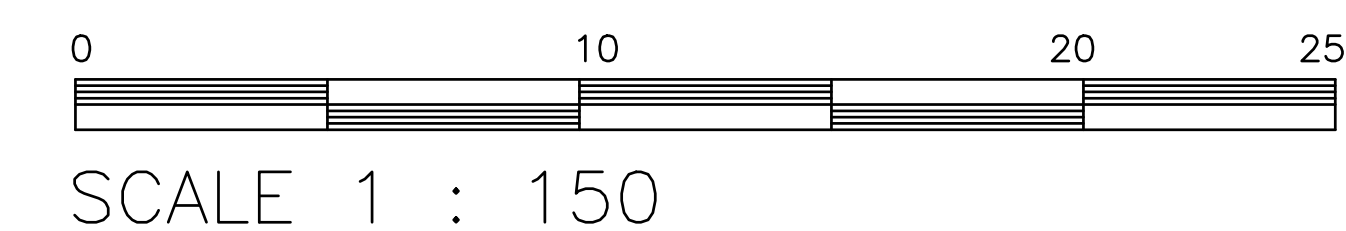
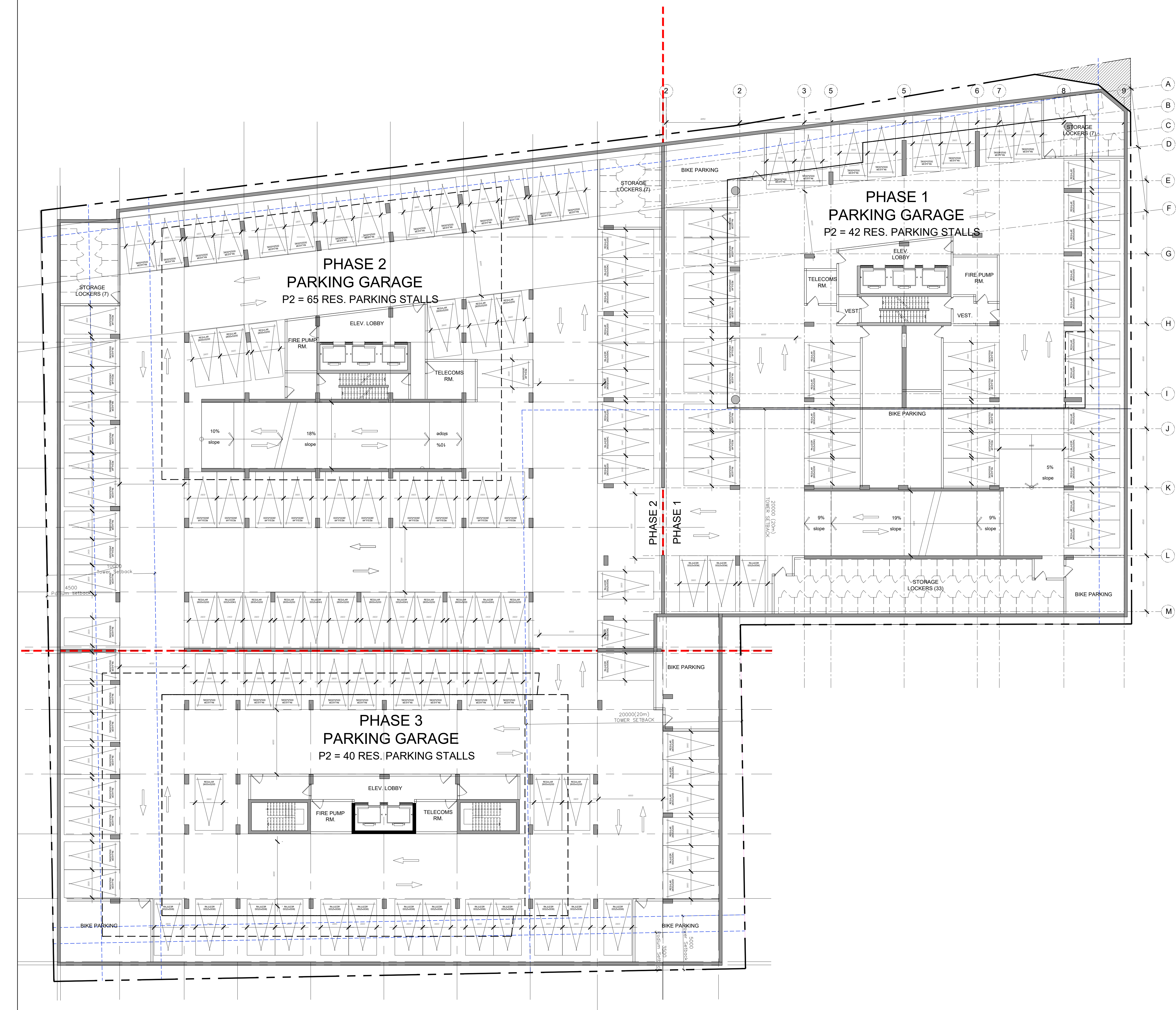
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PARKING LEVEL P2

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PROJECT:
2569

DRAWING NO.:
A1.00

REVISION NO.:
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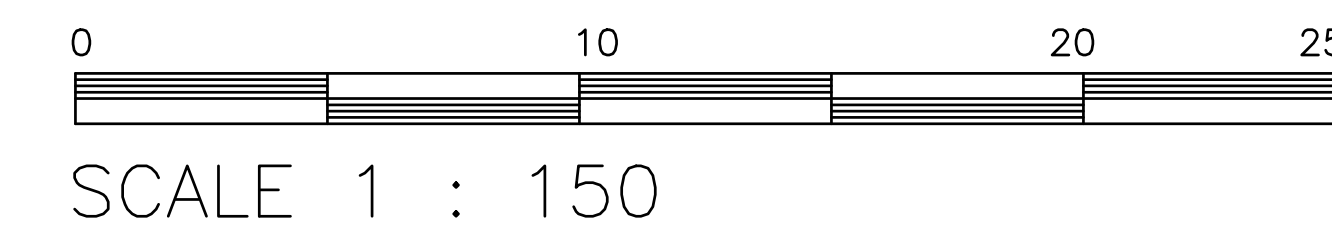
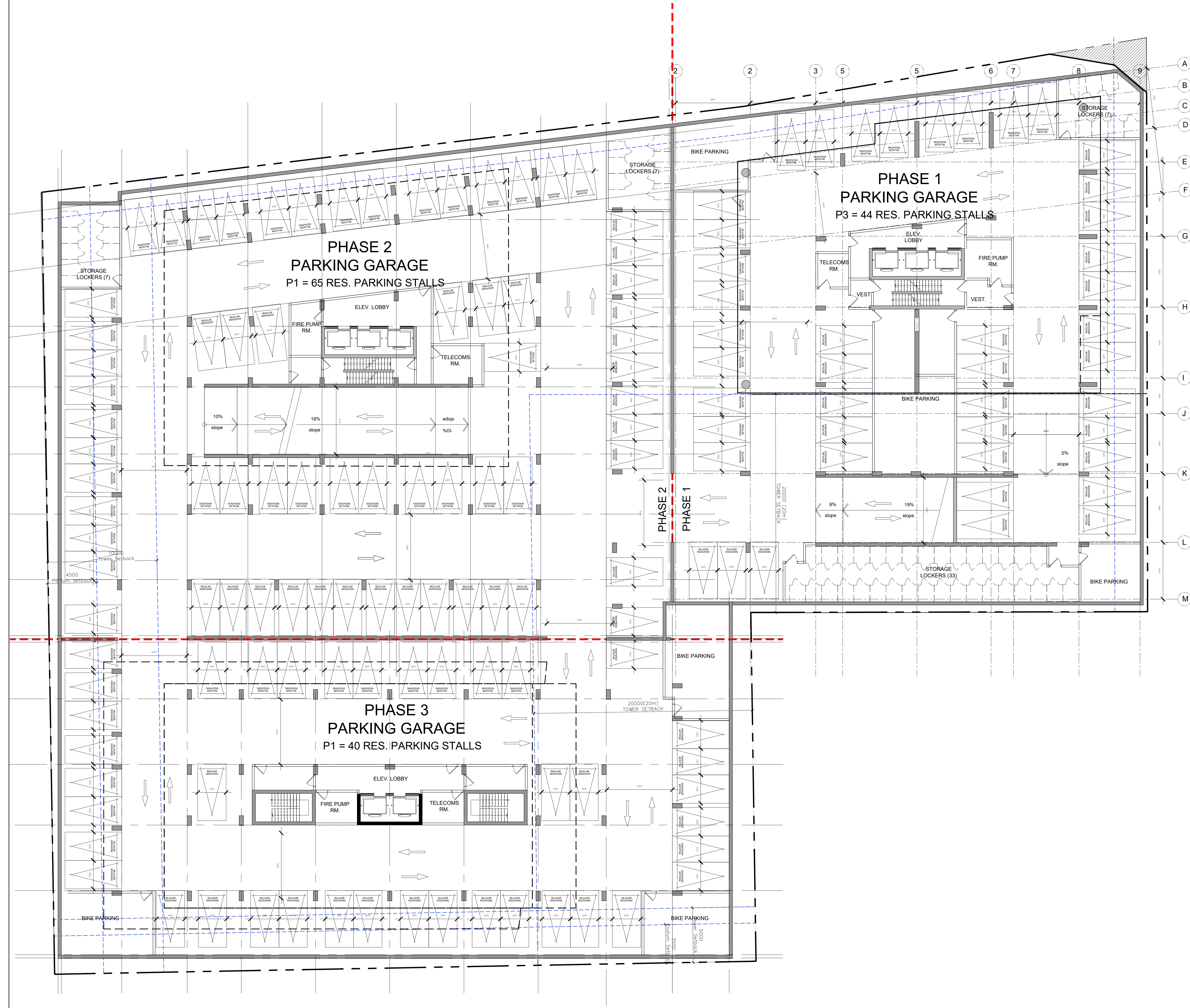
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PHASE 1
BUILDING 1
GROUND LEVEL

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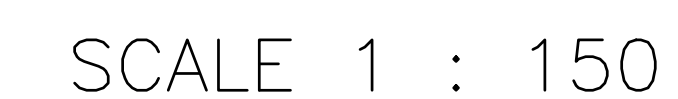
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1997-1998

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3049



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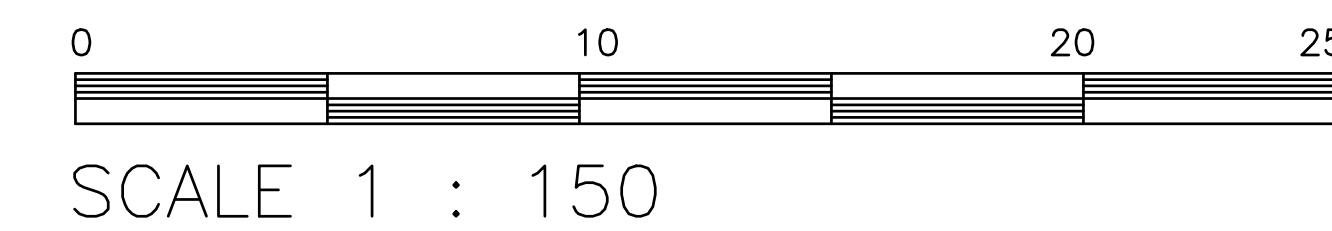
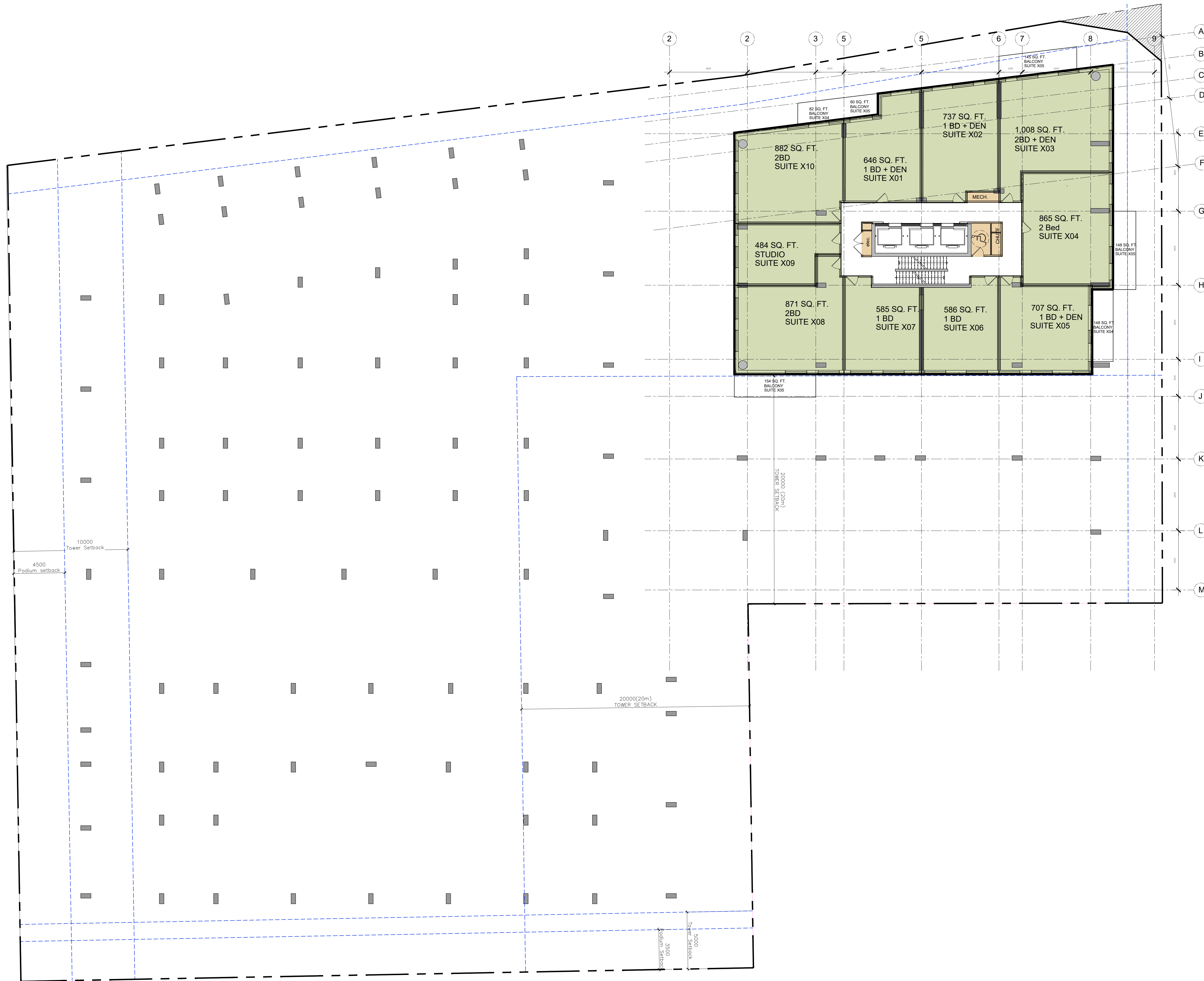
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**PHASE 1
BUILDING 1
TYP. LEVELS 2-30**

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PB 26-07-21 1/150

PROJECT:
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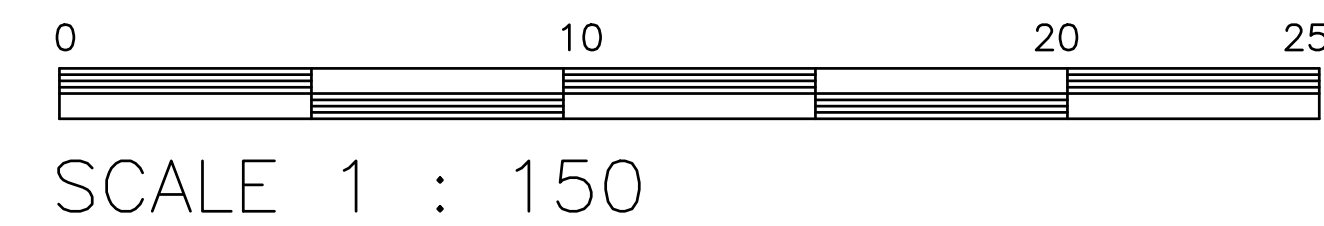
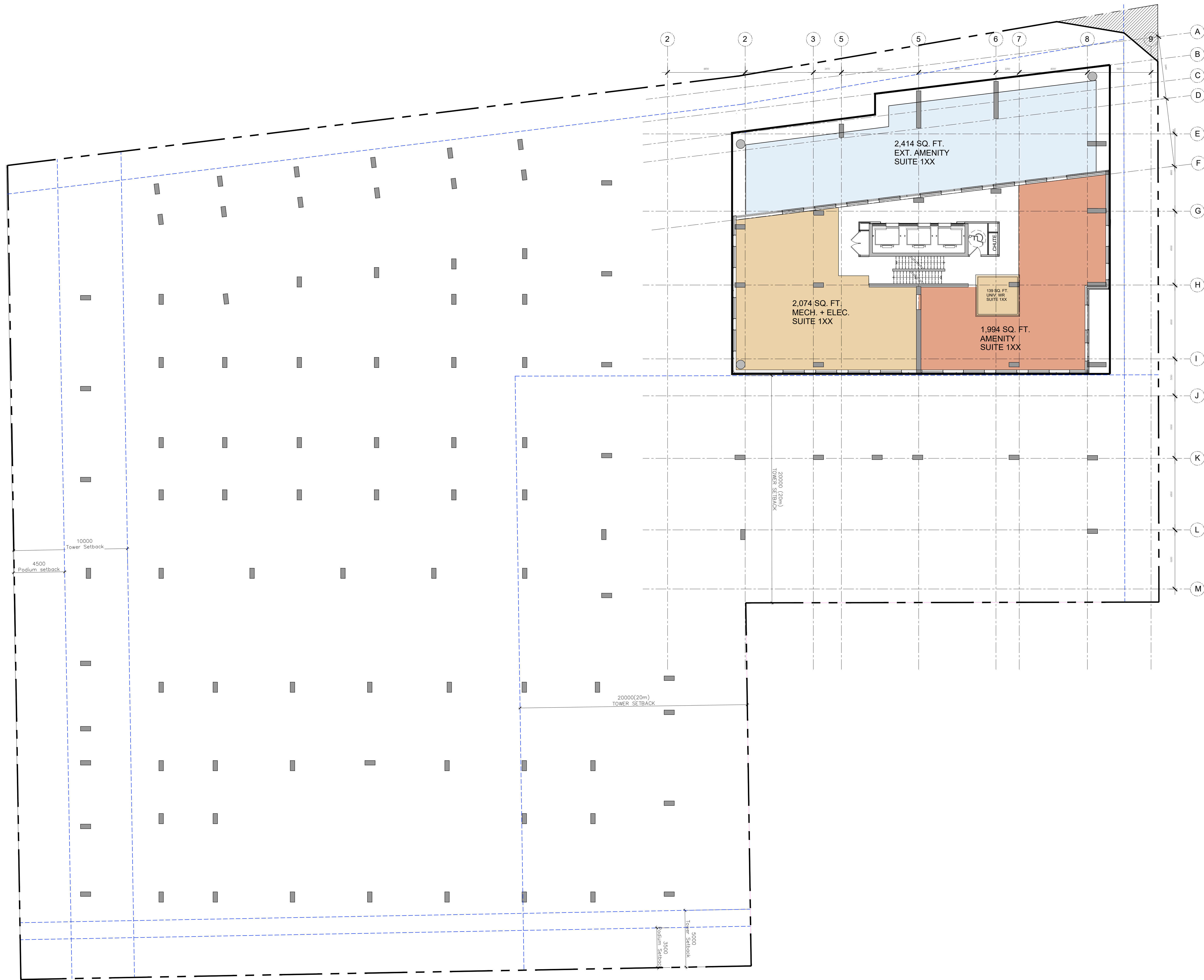
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**PHASE 1
BUILDING 1
TYP. TOWER LEVELS 7-26**

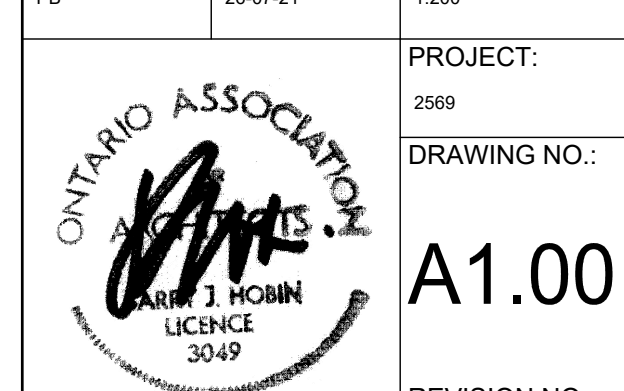
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PROJECT:
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A1.00

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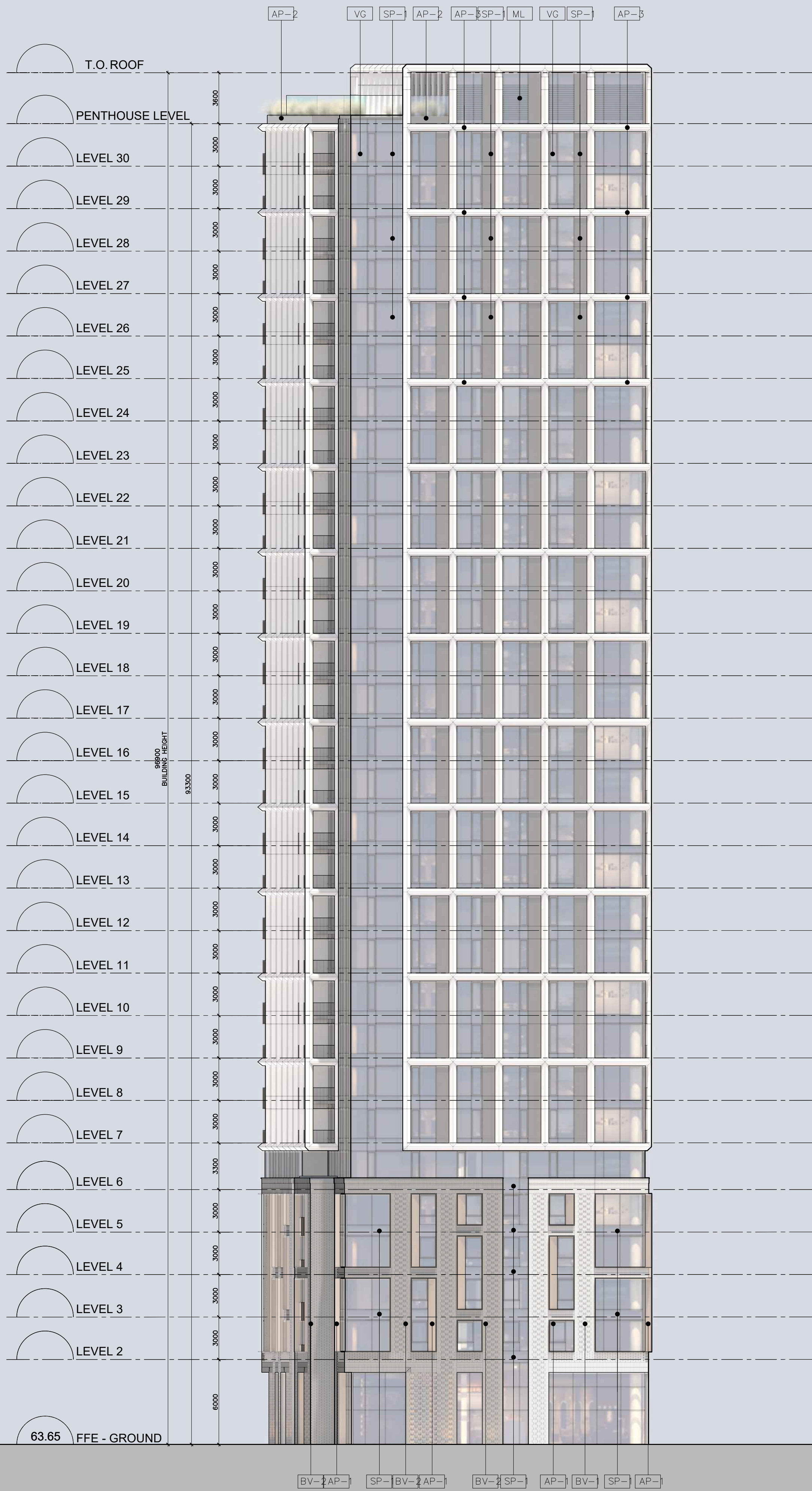
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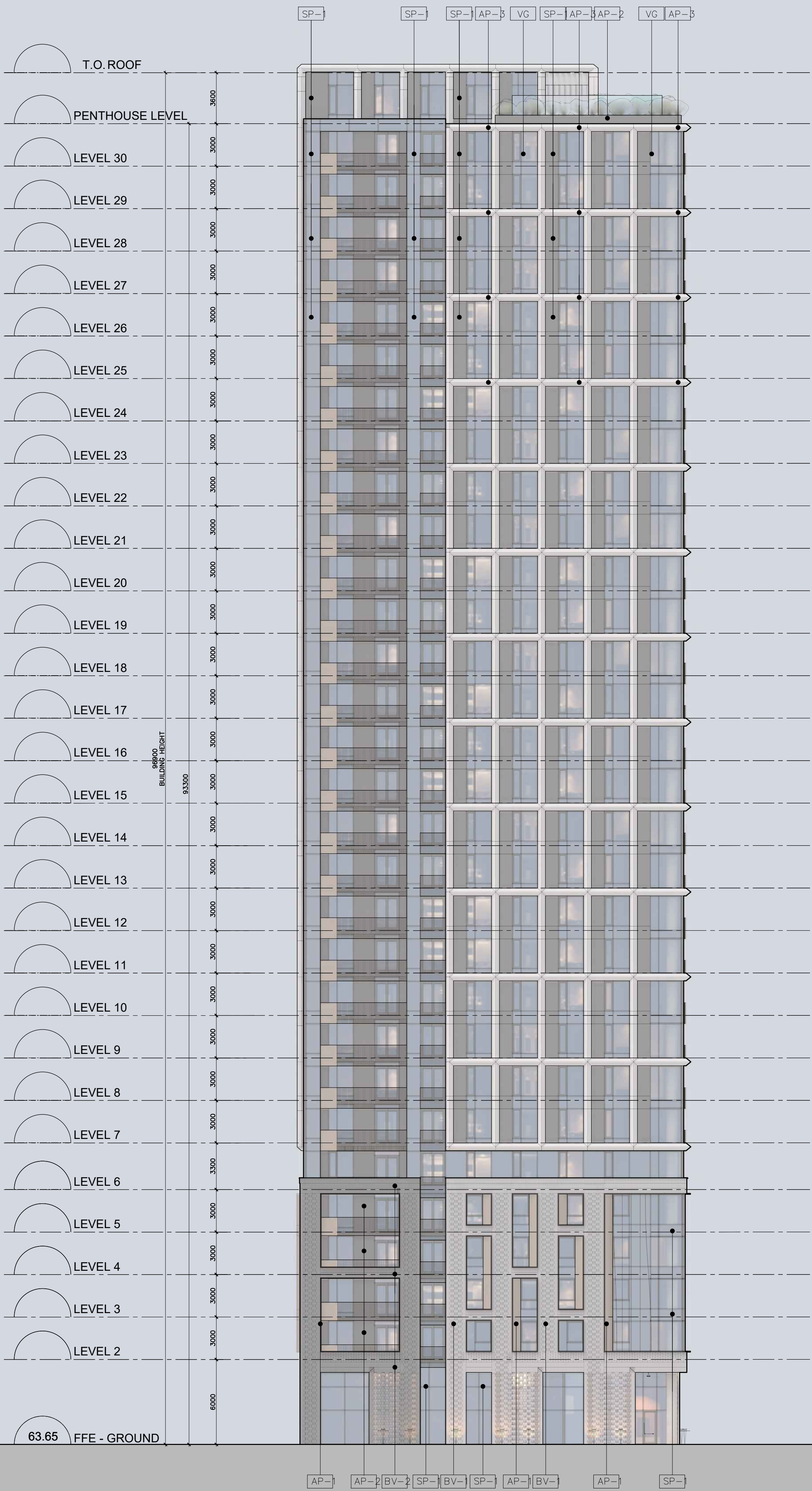
	2589
	DRAWING NO. :



- AP-1 ALUMINUM PANEL - BRASS
AP-2 ALUMINUM PANEL - CHARCOAL
AP-3 ALUMINUM PANEL - OFF WHITE
BV-1 BRICK VENEER - LIGHT GREY
BV-2 BRICK VENEER - DARK GREY
ML MECHANICAL LOUVER
SP-1 SPANDREL PANEL
VG VISION GLASS



WEST ELEVATION



EAST ELEVATION



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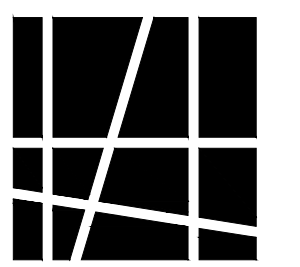
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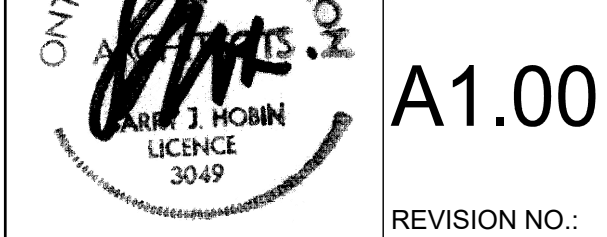
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MORLEY HOPPNER LTD.
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OTTAWA ON.

DRAWING TITLE:
**PHASE 1
BUILDING 1
ELEVATIONS**

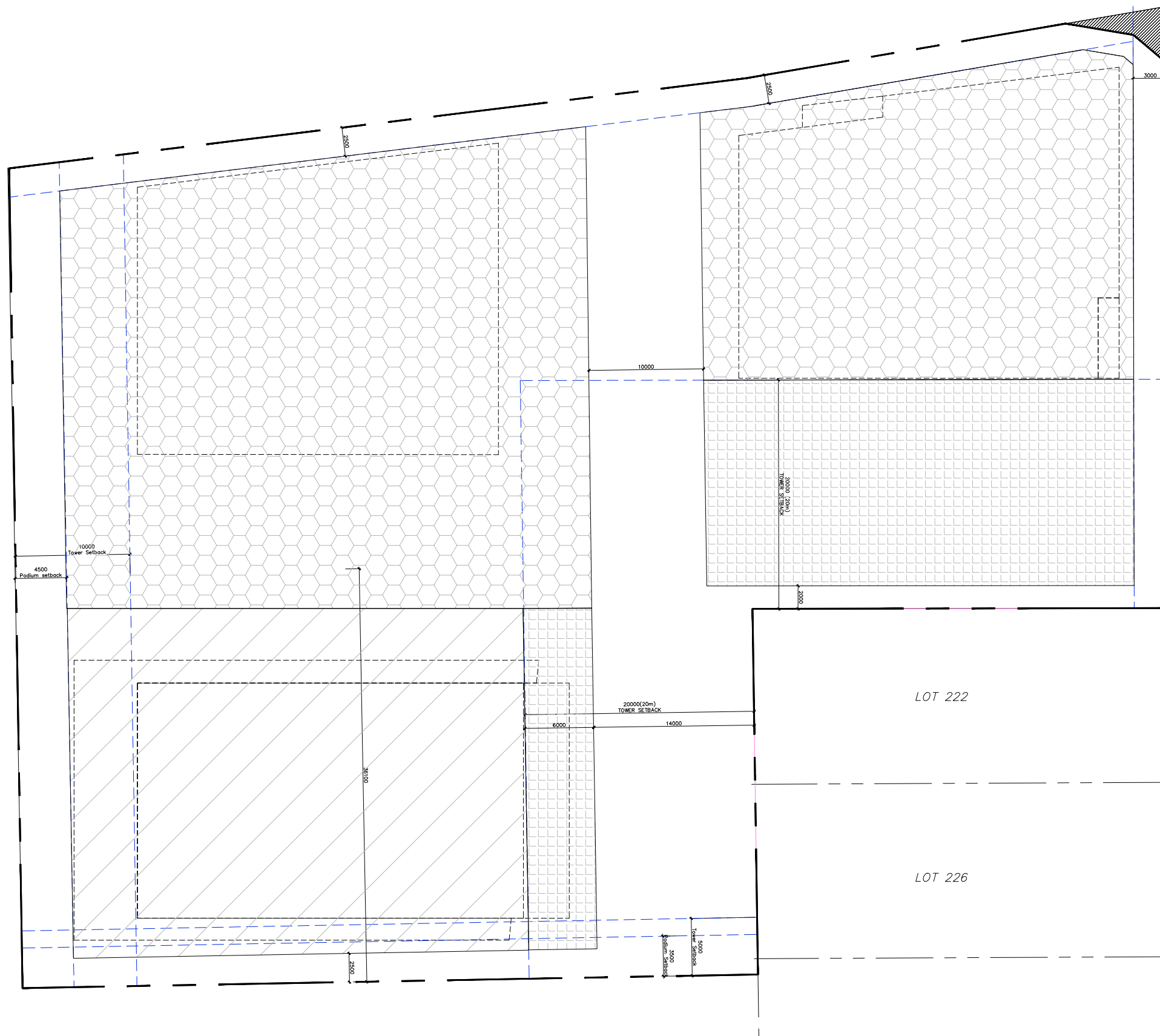
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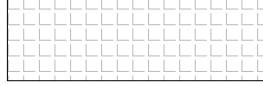
PROJECT:
2569

DRAWING NO.:
A1.00



EXISTING CURB



-  AREA 'A'
126m (40 Storeys)
-  AREA 'B'
96m (30 Storeys)
-  AREA 'C'
24m (6 Storeys)
-  AREA 'D'
No Building Above
Grade Permitted

2026 SCOTT STREET

