

**PROJECT TEAM**

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STANTEC  
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LOCATION PLAN 1:2000



**LEGEND:**

- PROPOSED FIRE ROUTE
- PROPOSED BUILDING
- 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 OF OTTAWA 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 m<sup>2</sup>

DEVELOPMENT STATS ALL PHASES		REQUIRED	PROPOSED
LOT WIDTH			101.4m IRREGULAR
LOT DEPTH			75.3m IRREGULAR
FRONT YARD SETBACK	SCOTT STREET	3m	VARIES = 2.7-7.5m
REAR YARD SETBACK		7.5m	VARIES=5.4-18.1m
SIDE YARD SETBACK	ATHLONE AVE.	3m	3.0m
INTERIOR SIDE YARD SETBACK		7.5m	VARIES=6.0-11.2m
<b>TOTAL DEVELOPMENT UNIT COUNT</b>			
	No.	%	857
	STUDIO	88	10%
	1 BED	335	40%
	1 BED + DEN	173	20%
	2 BED	173	20%
	2 BEDS + DEN	88	10%
	3 BED	0	0%

**PARKING REQUIREMENTS**  
NO MINIMUM REQUIRED. MAXIMUM PARKING = 0.6 PER DWELLING UNIT = 857\*0.6 = 514 MAX.  
PROVIDED PARKING = 441 INDOOR PARKING SPACES LOCATED BELOW GRADE (3 PARKING LEVELS).  
TOTAL DEVELOPMENT PARKING RATIO = 0.5

REQUIRED BICYCLE PARKING: 0.5\*857 = 429 MINIMUM + 1 COMMERCIAL/RETAIL BICYCLE STALL = 430  
PROVIDED BICYCLE PARKING: 442, LOCATED IN UNDERGROUND PARKING GARAGE OR AT GRADE (0.5 RATIO)

BUILDING 1 (EAST BUILDING) - PHASE 1		PROPOSED
NO. OF STOREYS		26 STOREYS
BUILDING HEIGHT		84m w/o Permitted Projection
FRONT YARD SETBACK	SCOTT STREET	3.2m
REAR YARD SETBACK	FROM PROPERTY LINE	5.1m
INTERIOR SIDE YARD SETBACK	PODIUM SEPARATION FROM B2	18.1m
	TOWER SEPARATION FROM B2 (ABOVE LEVEL 6)	24.0m
	FROM PROPERTY LINE (ATHLONE AVE.)	3.5m
<b>PHASE 1 UNIT COUNT</b>		
	No.	%
	STUDIO	30
	1 BED	105
	1 BED + DEN	60
	2 BED	60
	2 BEDS + DEN	30
	3 BED	0

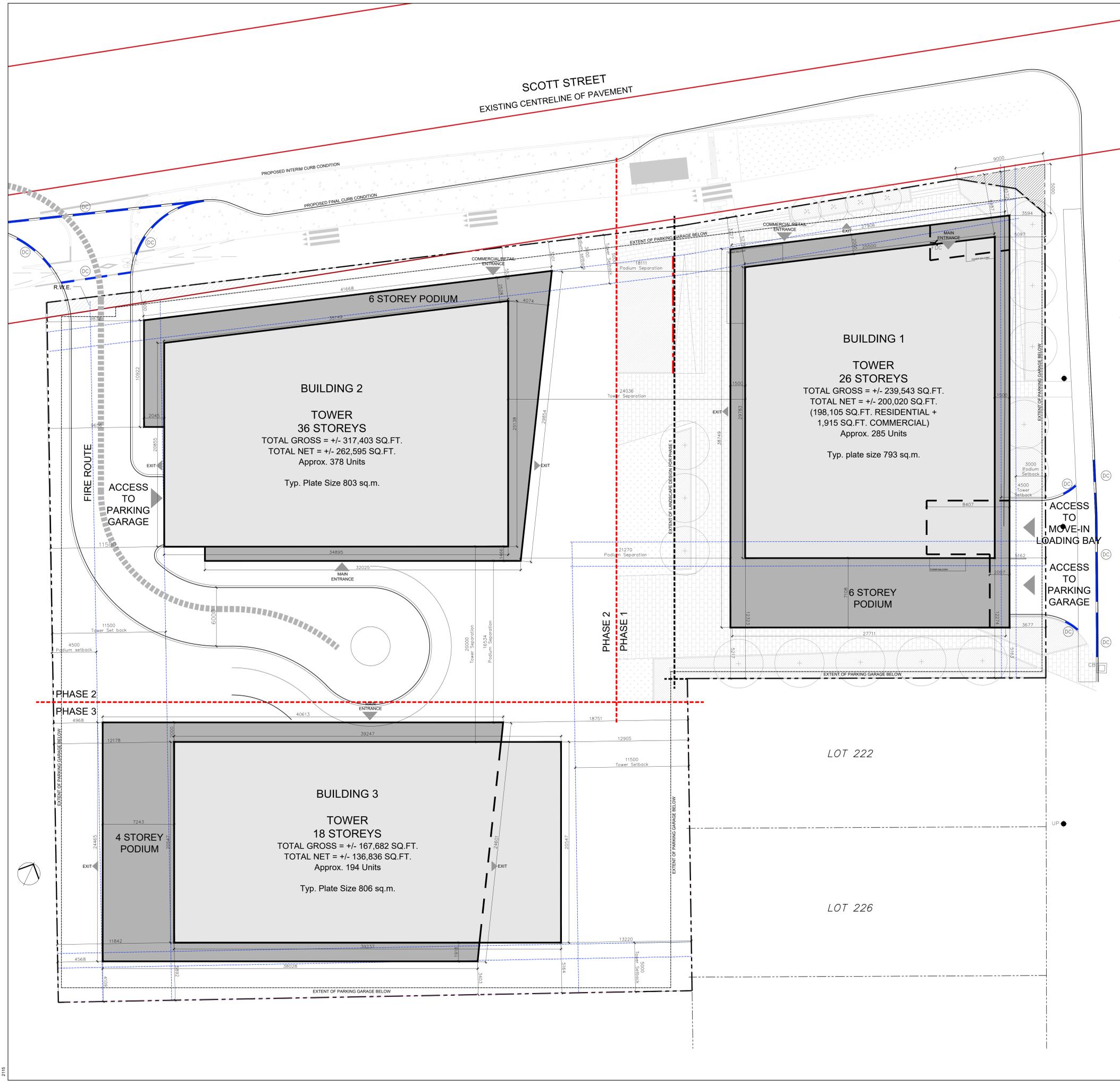
BUILDING 2 (WEST BUILDING) - PHASE 2		PROPOSED
NO. OF STOREYS		36 STOREYS
BUILDING HEIGHT		114m w/o Permitted Projection
FRONT YARD SETBACK	SCOTT STREET	3.0m
REAR YARD SETBACK	PODIUM SEPARATION FROM B3	16.5m
	TOWER SEPARATION FROM B3 (ABOVE LEVEL 6)	20.0m
SIDE YARD SETBACK	FROM PROPERTY LINE	9.6m
INTERIOR SIDE YARD SETBACK	PODIUM SEPARATION FROM B1	18.1m
	TOWER SEPARATION FROM B2 (ABOVE LEVEL 6)	24.0m
<b>PHASE 2 UNIT COUNT</b>		
	No.	%
	STUDIO	38
	1 BED	152
	1 BED + DEN	75
	2 BED	75
	2 BEDS + DEN	38
	3 BED	0

BUILDING 3 (SOUTH BUILDING) - PHASE 3		PROPOSED
NO. OF STOREYS		18 STOREYS
BUILDING HEIGHT		59.5m w/o Permitted Projection
FRONT YARD SETBACK	PODIUM SEPARATION FROM B2	16.5m
	TOWER SEPARATION FROM B2 (ABOVE LEVEL 6)	20.0m
REAR YARD SETBACK	FROM PROPERTY LINE	3.4m
SIDE YARD SETBACK	FROM PROPERTY LINE	4.5m
INTERIOR SIDE YARD SETBACK	FROM PROPERTY LINE	12.9m
<b>PHASE 3 UNIT COUNT</b>		
	No.	%
	STUDIO	20
	1 BED	78
	1 BED + DEN	38
	2 BED	38
	2 BEDS + DEN	20
	3 BED	0

**AMENITY SPACE REQUIREMENTS**  
REQUIRED AMENITY SPACE = 6 m<sup>2</sup> REQUIRED PER UNIT  
285 UNITS X 6 SQ.M. = 1,710 SQ.M. TOTAL AMENITY REQUIRED  
REQUIRED AMENITY SPACE TO BE COMMON = 855 SQ.M.  
PROVIDED AMENITY SPACE TO BE COMMON = 855 SQ.M.  
AMENITY SPACE PROVIDED = 1710 SQ.M.

**AMENITY SPACE REQUIREMENTS**  
REQUIRED AMENITY SPACE = 6 m<sup>2</sup> REQUIRED PER UNIT  
194 UNITS X 6 SQ.M. = 1,164 SQ.M. TOTAL AMENITY REQUIRED  
REQUIRED AMENITY SPACE TO BE COMMON = 582 SQ.M.  
PROVIDED AMENITY SPACE TO BE COMMON = 582 SQ.M.  
AMENITY SPACE PROVIDED = 1164 SQ.M.

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)



no.	date	revision
3	26-02-04	ISSUED FOR SPA
2	26-02-04	ISSUED FOR REZONING
1	25-09-25	CITY OF OTTAWA PRECONSULTATION

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.  
This drawing may not be used for construction until signed.

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**PROJECT LOCATION:**  
MORLEY HOPNER LTD.  
314 & 318 ATHLONE AVE., 2006, 2020, 2026 SCOTT ST.  
OTTAWA, ON.

**DRAWING TITLE:**  
SITE PLAN

**DRAWN BY:** FB **DATE:** 25-10-24 **SCALE:** 1/150

**PROJECT:** 2569

**DRAWING NO.:** A1.00

**REVISION NO.:**