

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 368 CITY OF OTTAWA

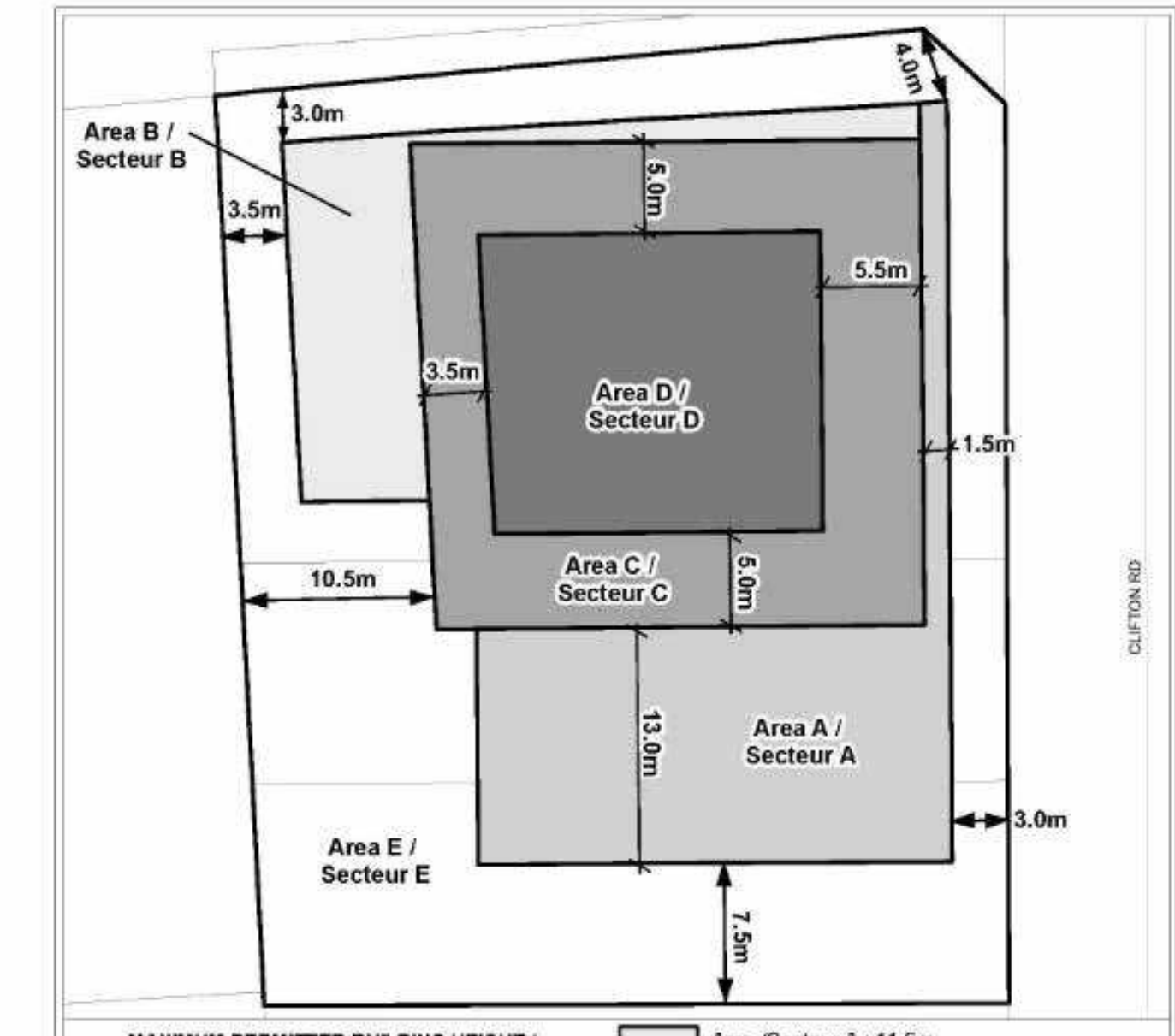
Note: Bearings and Lengths of all property boundaries noted on the site plan are reflect the original survey, and do not account for changes to the corner site triangle.

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

ZONING TABLE			
Current Zoning	TM2250(1) 2400 Z		
Site Area	2,176.45 m ²	23,427.43 ft ²	
Total Gross Building Area	10,109 m ²	108,923 ft ²	
Total Gross Floor Area (City Def)	14,375 m ²	154,707 ft ²	
Residential Gross Floor Area (City Def)	14,178 m ²	152,609 ft ²	
Comm./Retail Gross Floor Area (City Def)	195 m ²	2,098 ft ²	
Number of Dwelling Units	244 units		
	Unit Type	No. of Units	Percentage
	Studio	57	23%
	1 Bed	80	33%
	1 Bed - Internal	3	1%
	1 Bed + Den Internal	3	1%
	1 Bed + Den	92	38%
	2 Bed - 1 Internal	20	8%
	2 Bed	38	16%
	2 Bed + Den	12	5%
REQUIRED	PROVIDED		
Lot Area	N/A	2,176.45 m ²	23,427.43 ft ²
Lot Frontage	N/A	38.92 m	38.92 m
Minimum Lot Width	N/A	38.92 m	38.92 m
Setback	Front Yard	REFER TO ZONING ENVELOPE	4.0m
	Corner Side Yard	REFER TO ZONING ENVELOPE	3.0m
	Interior Side Yard	REFER TO ZONING ENVELOPE	3.0m
	Rear Yard	REFER TO ZONING ENVELOPE	5.0m
Maximum Building Height	60.5m - REFER TO ZONING ENVELOPE	60.5m (includes permitted mech. projection)	
Amenity Area	Total (6m ² per dwelling unit): 1,463m ²	Private Amenity Space: 1,196 m ²	
	Communal (50% of required total): 732m ²	Common Amenity Space: 789 m ²	
		Total Amenity Space: 1,985 m ²	
Percentage of Site Landscaping	30% Site Area = 651.87m ²	Landscaped Area = 930 m ²	
Parking	Minimum Required: Residential: 5 spaces/unit after first 12 Visitors: 1 space/unit after first 12	Total Provided: 91 (0.37 ratio) Residential: 66 spaces (0.27 ratio) Visitors: 25 spaces (0.1 ratio)	
Psychic Parking Requirements	Minimum Required: Residential: 1.0 spaces/unit	Total Provided: 245 (1.00 ratio) At Grade Int.: 22 spaces Indoor/Vertical: 19 spaces Horizontal Double Stack: 154 spaces	

LEGEND:

- 32 Asphalt
- 32 Building Existing
- 32 Building New
- 32 Conc. Curb Depressed
- 32 Conc. Curb To City of Ottawa Standards 5-7
- 32 Conc. Retaining Wall
- 32 Concrete pavers
- 32 Concrete Paver-O2
- 32 Concrete Sidewalk
- 32 Grass
- 32 Mech. Grate
- 32 Planting O1
- 32 Planting O2
- 32 Site Utilities
- Herringbone Concrete Recessed Pattern
- 12mm Deep Overseen Tractor Grooves 300mm C/C
- PROPOSED FIRE ROUTE
- ROAD WIDENING ENGAGEMENT
- AREA IMPACTED BY ROAD WIDENING ENGAGEMENT
- DEPRESSED SIDEWALK, CONTINUOUS
- FH EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- NEW CATCH BASIN
- PLANTERS
- HA-PROPERTY LINE
- HA-SITE ASPHALT
- HA-SITE BUILDING ABOVE
- HA-SITE BUILDING BELOW
- HA-SITE BUILDING EXISTING
- HA-SITE BUILDING OUTLINE
- HA-SITE CONC
- HA-SITE CONC CURB DETAIL TO CITY OF OTTAWA STANDARDS
- HA-SITE CONC CURB DEPRESSED TO CITY OF OTTAWA STANDARD 5-7
- HA-SITE CONC CURB TO BE RESULT
- HA-SITE ELEC
- HA-SITE FENCE
- HA-SITE FURNISHINGS
- HA-SITE MALCH
- HA-SITE NEIGHBOURING LOTS
- HA-SITE PAVERS
- HA-SITE PLANTING
- HA-SITE RETAINING WALL
- HA-SITE SETBACK LINE
- HA-SITE SIDEWALK
- HA-SITE SIDEWALK JOINT
- HA-SITE SOFT LANDSCAPE
- HA-SITE TREES
- HA-SITE UTILITIES
- EXISTING MAN HOLE
- FDC FIRE DEPARTMENT CONNECTION
- UP EXISTING UTILITY POLE



MAXIMUM PERMITTED BUILDING HEIGHT / LA HAUTEUR DE BÂTIMENT MAXIMALE PERMISE	Area / Secteur A: 11.5m
	Area / Secteur B: 20.5m
	Area / Secteur C: 65.0m
	Area / Secteur D: 65.5m
	Area / Secteur E: No buildings permitted/ Aucun bâtiment permis

This is Schedule 400 to Zoning By-law No. 2008-250
Annexe 400 au Règlement de zonage n° 2008-250

This is Attachment 2 to By-law Number 2019-348, passed October 9, 2019
Police partie n° 2 du Règlement municipal n° 2019-348, adopté le 9 octobre, 2019

Ottawa
M. Zoning, By-law Services

Minimum required setbacks / Réviser les reculés requis



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NOT FOR CONSTRUCTION

B 240920 Issued for ZDLA
A 240731 Issued for SPC

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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PROJECT: 1950 SCOTT STREET

DRAWING TITLE: SITE PLAN-SPA

DRAWN: [Signature]
DATE: 07/31/2024
SCALE: As Indicated

PROJECT: 2129
DRAWING NO.: SPA-
REVISION NO.: A100