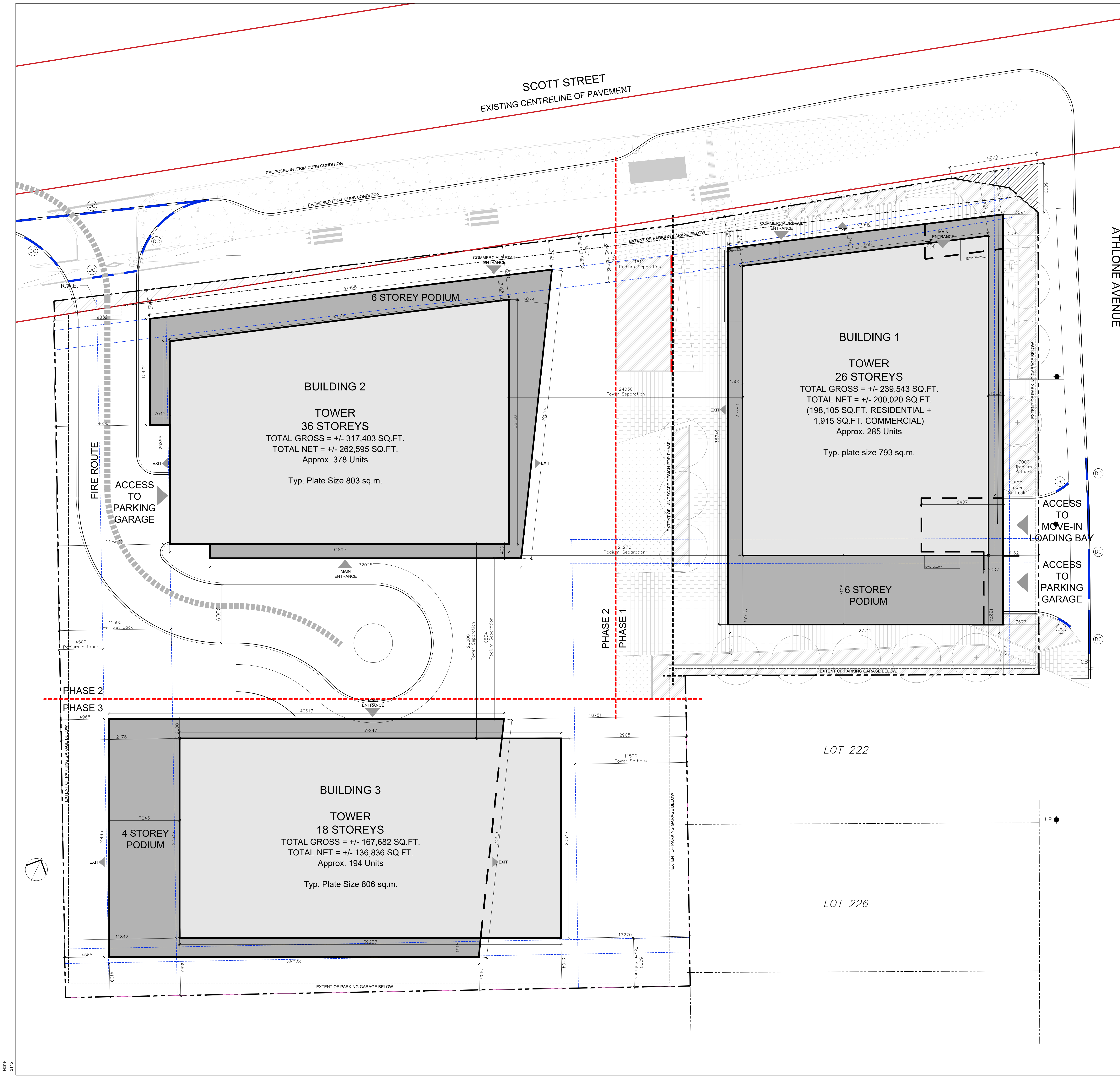




SCALE 1 : 150

ZONING NOTES:

CURRENT ZONING: WEST PARCEL L1, EAST PARCELS 1M[102]

TOTAL LOT AREA = 6,268 m²

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 1.0m
INTERIOR SIDE YARD SETBACK		7.5m VARIES-6.0-11.2m
TOTAL DEVELOPMENT UNIT COUNT		
	No.	%
STUDIO	88	10%
1 BED	335	40%
2 BED	173	20%
2 BEDS + DEN	173	20%
3 BED	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 INTERIOR (0.5 RATIO)

BUILDING 1 (EAST BUILDING) - PHASE 1		
NO. OF STOREYS	PROPOSED	
26 STOREYS	26 STOREYS	
BUILDING HEIGHT	84m w/a 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
SIDE YARD SETBACK	TOWER SEPARATION FROM B2 (ABOVE LEVEL 6)	24.0m
	FROM PROPERTY LINE (ATHLONE AVE.)	3.5m
PHASE 1 UNIT COUNT		
	No.	%
STUDIO	30	11%
1 BED	105	37%
2 BED	60	21%
2 BEDS + DEN	60	21%
3 BED	30	11%
3 BED	0	0%

AMENITY SPACE REQUIREMENTS

REQUIRED AMENITY SPACE = 6 m² 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.

BUILDING 2 (WEST BUILDING) - PHASE 2		
NO. OF STOREYS	PROPOSED	
36 STOREYS	36 STOREYS	
BUILDING HEIGHT	114m w/a Permitted Projection	
FRONT YARD SETBACK	SCOTT STREET	3.0m
REAR YARD SETBACK	PODIUM SEPARATION FROM B3	16.5m
SIDE YARD SETBACK	TOWER SEPARATION FROM B3 (ABOVE LEVEL 6)	20.0m
INTERIOR SIDE YARD SETBACK	FROM PROPERTY LINE	9.6m
	PODIUM SEPARATION FROM B1	18.1m
	TOWER SEPARATION FROM B2 (ABOVE LEVEL 6)	24.0m
PHASE 2 UNIT COUNT		
	No.	%
STUDIO	38	10%
1 BED	152	40%
2 BED	75	20%
2 BEDS + DEN	75	20%
3 BED	38	10%
3 BED	0	0%

AMENITY SPACE REQUIREMENTS

REQUIRED AMENITY SPACE = 6 m² REQUIRED PER UNIT

378 UNITS X 6 SQ.M. = 2,268 SQ.M. TOTAL AMENITY REQUIRED

REQUIRED AMENITY SPACE TO BE COMMON = 882 SQ.M.

PROVIDED AMENITY SPACE TO BE COMMON = 1134 SQ.M.

AMENITY SPACE PROVIDED = 2268 SQ.M.

BUILDING 3 (SOUTH BUILDING) - PHASE 3		
NO. OF STOREYS	PROPOSED	
18 STOREYS	18 STOREYS	
BUILDING HEIGHT	59.5m w/a Permitted Projection	
FRONT YARD SETBACK	PODIUM SEPARATION FROM B2	16.5m
REAR YARD SETBACK	TOWER SEPARATION FROM B2 (ABOVE LEVEL 6)	20.0m
SIDE YARD SETBACK	FROM PROPERTY LINE	3.4m
INTERIOR SIDE YARD SETBACK	FROM PROPERTY LINE	4.5m
	FROM PROPERTY LINE	12.9m
PHASE 3 UNIT COUNT		
	No.	%
STUDIO	20	10%
1 BED	78	40%
2 BED	38	20%
2 BEDS + DEN	38	20%
3 BED	20	10%
3 BED	0	0%

AMENITY SPACE REQUIREMENTS

REQUIRED AMENITY SPACE = 6 m² 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)

MORLEY HOPPNER

COLONNADE BRIDGEPORT.

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3	26-02-04	ISSUED FOR SPA
2	26-02-04	ISSUED FOR REZONING
1	26-09-25	CITY OF OTTAWA PRECONSULTATION
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.

This drawing may not be used for construction until signed.

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PROJECT/LOCATION:
MORLEY HOPPNER LTD.
314 & 318 ATHLONE AVE., 2006.2020, 2026 SCOTT ST.
OTTAWA ON.

DRAWING TITLE:
SITE PLAN

DRAWN BY: DATE: SCALE:
PB 25-10-24 1:150

PROJECT:
2569

DRAWING NO.:
A1.00

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS
3049