

PLAN OF SURVEY OF
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)

CITY OF OTTAWA

Scale 1:250

Stantec Geomatics Ltd.
ONTARIO LAND SURVEYORS

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE
BEARINGS ARE GRID. DERIVED FROM THE CANMET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 1973035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

1973035 N: 500640.42 E: 320488.04
19680191 N: 5033564.26 E: 388044.94

ROTATION NOTE
FOR COMPARISON PURPOSES, A ROTATION OF 0°34'05" COUNTER CLOCKWISE HAS BEEN APPLIED TO BEARINGS ON P1, P3 AND P13 AND A ROTATION OF 13°22'25" COUNTER CLOCKWISE HAS BEEN APPLIED TO BEARINGS ON P.

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD 1928-1978) AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON P6 HAVING AN ELEVATION OF 64.02.

HORIZONTAL DATUM NOTE
PROJECTION: UNIVERSAL TRANSVERSE MERCATOR
(MTM, ZONE 9, CM76°30'W)
DATUM: NAD 83 (ORIGINAL)

DISTANCES ON THIS PLAN MAY BE CONVERTED TO GROUND DISTANCES BY DIVIDING BY A COMBINED SCALE FACTOR OF 0.999992.

UNDERGROUND SERVICE NOTE
ALL UNDERGROUND SERVICES ARE APPROXIMATE AND ARE COMPILED FROM CITY OF OTTAWA UTILITY DRAWINGS AND MUST BE VERIFIED FOR LOCATION AND OMISSION PRIOR TO CONSTRUCTION.

LEGEND

SYMBOL	DENOTES	FOUND MONUMENTS
■	SET MONUMENTS	
□	IRON BAR	
○	ROUND IRON BAR	
⊖	STANDARD IRON BAR	
⊕	SHORT STANDARD IRON BAR	
⊗	CUT CROSS	
⊙	CONCRETE PIN	
⊚	WITNESS	
⊛	PROPERTY IDENTIFICATION NUMBER	
M/MEAS	MEASURED	
PROP	PROPORTIONED	
OU	ORIGIN UNKNOWN	
SG	STANTEC GEOMATICS LTD.	
725	R.W. ARNETT, O.L.S. LTD.	
1287	FARLEY SMITH & MURRAY SURVEYING LTD.	
1547	ANNIS, O'SULLIVAN, VOLLEBECK LTD.	
1618	ANNIS, O'SULLIVAN, VOLLEBECK ONTARIO LAND SURVEYORS	
1701	FARSHALL, MCFARRETT & WOODLAND LIMITED	
P	REGISTERED PLAN 263	
P1	PLAN BY SG DATED OCT. 6, 2015	
P2	PLAN BY 1418 DATED AUG. 8, 1991	
P3	PLAN BY 1287 DATED MAY 20, 2005	
P4	PLAN BY 1465 DATED JULY 20, 1993	
P5	PLAN BY 1547 DATED APR. 22, 2010	
P6	PLAN BY 1931 DATED JUNE 12, 2020	
P7	PLAN BY 1701 DATED NOV. 18, 1992	
P8	PLAN PLAN 5R-14256	
P9	PLAN REGISTERED PLAN 184	
P10	PLAN PLAN BY 1465 DATED MAY 30, 2018	
P11	PLAN BY 725 DATED APRIL 23, 1984	
P12	PLAN 5R-10777	
P13	PLAN 5R-6295	
D1	INSTRUMENT NO. CR312969	

ACU	AIR CONDITIONING UNIT
AN	ANCHOR
BOL	BOLLARD
CB	CATCH BASIN
EPST	ELECTRICAL OUTLET
GSR	GAS SERVICE REGULATOR
HYD	FIRE HYDRANT
LS	LIGHT STANDARD
Mh	MAINTENANCE HOLE UNIDENTIFIED
MhSM	MAINTENANCE HOLE SANITARY
MhSTM	MAINTENANCE HOLE STORM
MhTRAF	MAINTENANCE HOLE TRAFFIC
TB BELL	TERMINAL BOX - BELL
TB CATV	TERMINAL BOX - CABLE
UP	UTILITY POLE
WV	WATER VALVE
○	TREE CONIFEROUS (D.B.H. SHOWN)
○	TREE DECIDUOUS (D.B.H. SHOWN)

SURVEYOR'S CERTIFICATE

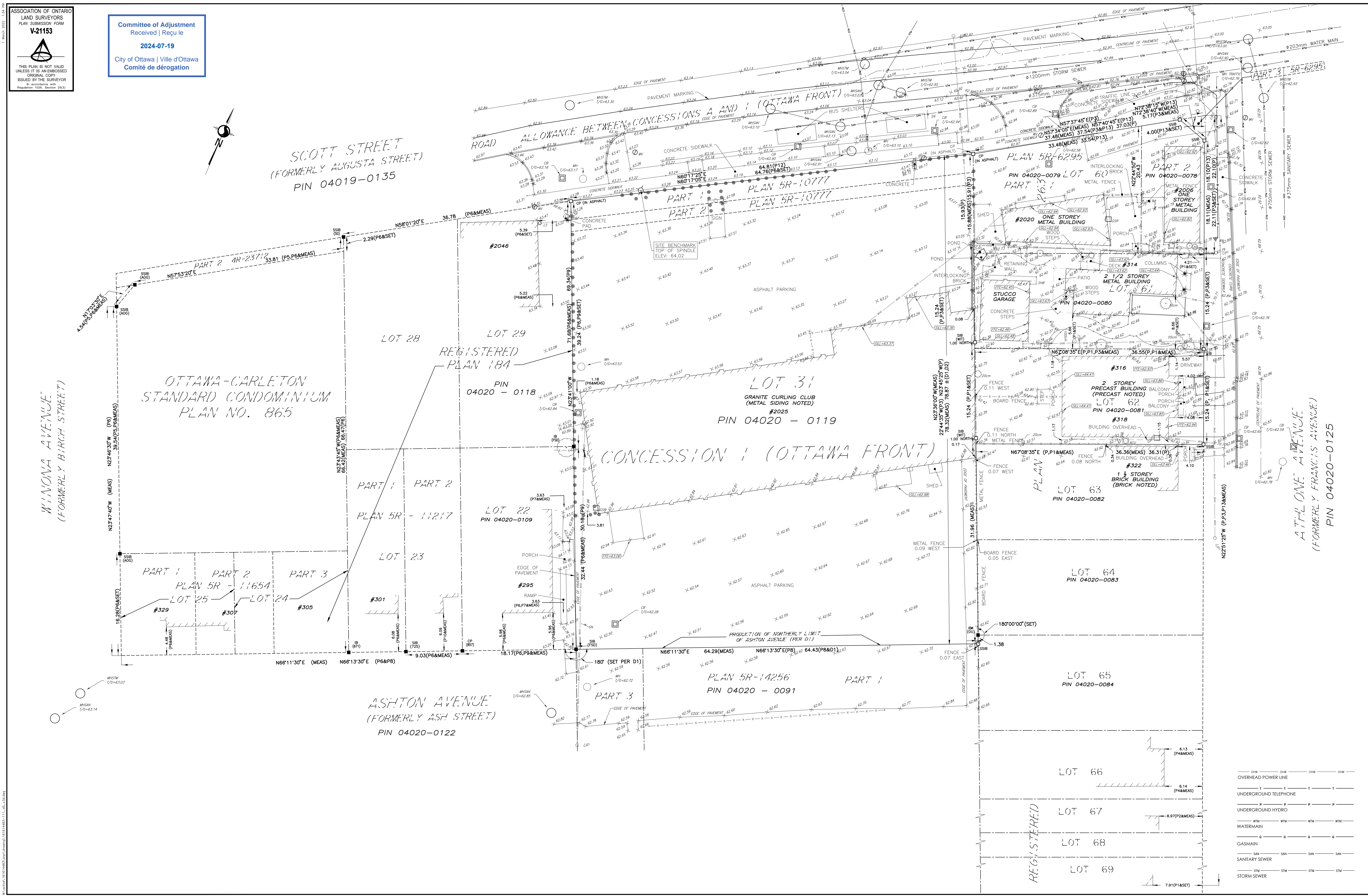
I CERTIFY THAT:

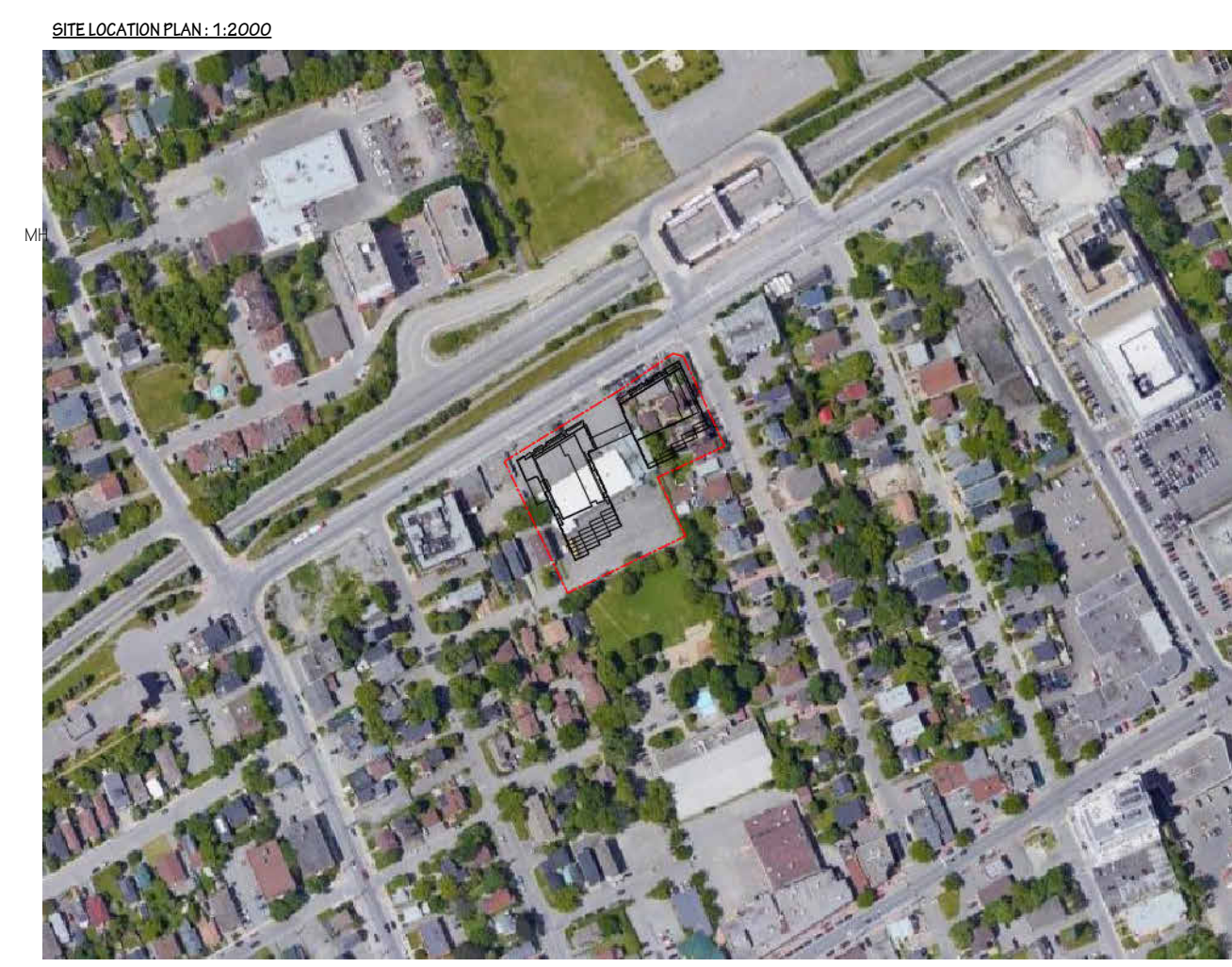
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 15th DAY OF FEBRUARY, 2022.

Mar. 1, 2022

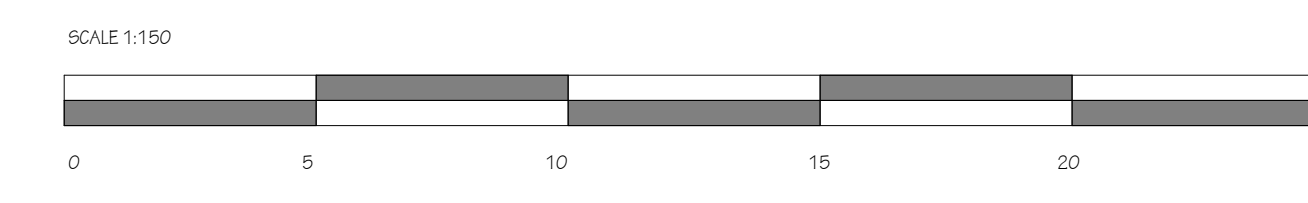
DATE

FRANCIS LAU
ONTARIO LAND SURVEYOR





- LEGEND**
- PROPOSED FIRE ROUTE
 - PROPOSED BUILDING
 - BUILDING TO BE DEMOLISHED
 - EXISTING MAN HOLE
 - EXISTING FIRE HYDRANT
 - EXISTING CATCH BASIN
 - EXISTING UTILITY POLE
 - FIRE DEPARTMENT CONNECTION
 - AREA IMPACTED BY ROAD WIDENING EASEMENT
 - EDGE OF SIDEWALK
 - PROPERTY LINE
 - SET BACK
 - DEPRESSED CURB TO CITY OF OTTAWA STANDARD SC-7
 - CONCRETE CURB DETAIL TO CITY OF OTTAWA STANDARDS
 - CONCRETE CURB TO BE REBUILT
 - PARKING GARAGE BELOW
 - ROAD WIDENING EASEMENT
 - PROPOSED WALL MOUNTED LIGHT
 - PROPOSED LIGHT STANDARD



ZONING NOTES

CURRENT ZONING: WEST PARCEL L1, EAST PARCEL M(100)

TOTAL LOT AREA: 6,586m²
 LOT AREA DEDICATED TO PARKLAND: 683m²
 LOT AREA TO BE RETAINED: 5,903m²

DEVELOPMENT DATA PHASE 1 + PHASE 2

	REQUIRED	PROPOSED
LOT WIDTH (LOT 62)	101.4m	101.4m
LOT DEPTH (LOT 62)	79.3m	79.3m
FRONT YARD SETBACK (SCOTT STREET)	3m	VARIES 2.7m - 7.4m
FRONT YARD SETBACK (ATHLONE AVE)	7.5m	VARIES 6.4m - 18.1m
SIDE YARD SETBACK (ATHLONE AVE)	5m	5.0m
INTERIOR SIDE YARD SETBACK	7.5m	VARIES 6.0m - 11.3m

AMENITY SPACE REQUIREMENTS
 REQUIRED AMENITY SPACE: 4m² REQUIRED PER UNIT
 856 UNITS 4m² = 3,424m² TOTAL AMENITY REQUIRED
 REQUIRED AMENITY SPACE TO BE COMMON: 2,568m²
 PROVIDED AMENITY SPACE TO BE COMMON: 2,568m²

BUILDING A (WEST BUILDING) - PHASE 2

	REQUIRED	PROPOSED
NO. OF STOREYS	46	46
BUILDING HEIGHT	120m	120m
FRONT YARD SETBACK (SCOTT STREET)	VARIES 2.7 - 7.4m	VARIES 2.7 - 7.4m
FRONT YARD SETBACK (ATHLONE AVE)	VARIES 6.4 - 11.3m	VARIES 6.4 - 11.3m
INTERIOR SIDE YARD SETBACK	7.5m	7.5m
INTERIOR SIDE YARD SETBACK (ADJACENT TO PARKING GARAGE)	12.2m	12.2m

BUILDING A (EAST BUILDING) - PHASE 1

	REQUIRED	PROPOSED
NO. OF STOREYS	40	40
BUILDING HEIGHT	120m	120m
FRONT YARD SETBACK (SCOTT STREET)	VARIES 2.7 - 7.4m	VARIES 2.7 - 7.4m
FRONT YARD SETBACK (ATHLONE AVE)	VARIES 6.4 - 11.3m	VARIES 6.4 - 11.3m
INTERIOR SIDE YARD SETBACK	7.5m	7.5m
INTERIOR SIDE YARD SETBACK (ADJACENT TO PARKING GARAGE)	12.2m	12.2m

NOTE: ALL EXISTING SITE INFORMATION AND PER TOPOGRAPHICAL SURVEY PLAN DATED MARCH 1, 2022, PREPARED BY SYNTAC GEOMATICS LTD.
 PART OF LOT 60 AND ALL OF LOTS 61 & 62 REGISTERED PLAN 238 AND PART OF LOT 51 CONCESSION 1 (OTTAWA FRONT), (GEOGRAPHIC TOWNSHIP OF NEPEAN)

WEST BUILDING - PHASE 2

	REQUIRED	PROPOSED
TOTAL UNIT COUNT	464	464
STUDIOS	38	17%
1 BEDROOM	187	40%
1 BEDROOM + DEN	17	4%
2 BEDROOM (INTERNAL)	50	11%
2 BEDROOM	147	32%
2 BEDROOM + DEN	8	2%
3 BEDROOM + DEN	7	2%

MAXIMUM HEIGHT: 120m
 NUMBER OF STOREYS: 46
 AREA - BUILDING AREA: 1689 SQ.M.
 AREA - TYPICAL PODIUM: 1008 SQ.M.
 AREA - TYPICAL FLOOR: 648 SQ.M.
 AREA - TOTAL GROSS BUILDING AREA (GBA): 344,808 SQ.M.
 AREA - TOTAL GROSS FLOOR AREA (GFA - CITY DEFINITION): 31,235 SQ.M.

EAST BUILDING - PHASE 1

	REQUIRED	PROPOSED
TOTAL UNIT COUNT	392	392
STUDIOS	88	21%
1 BEDROOM	160	36%
1 BEDROOM + DEN	5	1%
2 BEDROOM (INTERNAL)	8	2%
2 BEDROOM	150	35%
2 BEDROOM + DEN	0	0%
3 BEDROOM + DEN	0	0%

MAXIMUM HEIGHT: 120m
 NUMBER OF STOREYS: 40
 AREA - BUILDING AREA: 1361 SQ.M.
 AREA - TYPICAL PODIUM: 1361 SQ.M.
 AREA - TYPICAL FLOOR: 730 SQ.M.
 AREA - TOTAL GROSS BUILDING AREA (GBA): 34,562 SQ.M.
 AREA - TOTAL GROSS FLOOR AREA (GFA - CITY DEFINITION): 2,726 SQ.M.

BUILDING A - BUILDING B (COMBINED) PARKING REQUIREMENTS: MAXIMUM PARKING = 0.8 PER DWELLING UNIT = 856 x 0.8 = 685 PARKING SPACES MAXIMUM

LAND USE: PROVIDED RESIDENTIAL VEHICLE PARKING
 APPROXIMATE: 373 RESIDENTIAL PARKING SPACES PROVIDED FOR 856 UNITS (0.57 UNIT)
 REQUIRED VISITOR PARKING: 60 VISITOR PARKING SPACES PROVIDED FOR 856 UNITS (0.07 UNIT) - MAX. 30 SPACES PER BUILDING - *LOCATED IN PARKING GARAGE
 CONDUIT: PROVIDED VISITOR PARKING
 APPOINTMENT: 60 VISITOR PARKING SPACES PROVIDED FOR 856 UNITS (0.07 UNIT) - MAX. 30 SPACES PER BUILDING - *LOCATED IN PARKING GARAGE
 TOTAL PARKING PROVIDED: 373 TOTAL PARKING SPACES PROVIDED (ALL BELOW GRADE)

BUILDING A - BUILDING B (COMBINED) BI-CYCLE PARKING REQUIREMENTS: 856 UNITS * 0.5 = 428

PROVIDED BI-CYCLE PARKING: 876 (428 VERTICAL + 448 HORIZONTAL) BI-CYCLE PARKING SPACES PROVIDED FOR 81 UNITS (1.07 UNIT) - *LOCATED IN UNDERGROUND PARKING GARAGE AT GROUND LEVEL (INT. WEST BUILDING)

Committee of Adjustment
 Received | Reçu le
 2024-07-19
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

NOT FOR CONSTRUCTION

NO.	DATE	REVISION
1	240625	ISSUED FOR SITE PLAN CONTROL
2	240412	ISSUED FOR SITE PLAN CONTROL
3	240301	ISSUED FOR SITE PLAN CONTROL
4	240105	ISSUED FOR 30% DRAWING REVIEW

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.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.

COPYRIGHT RESERVED.

Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S 3K7
 T: 613-238-7200
 F: 613-235-2005
 E: mail@hobin.com
 hobinarc.com

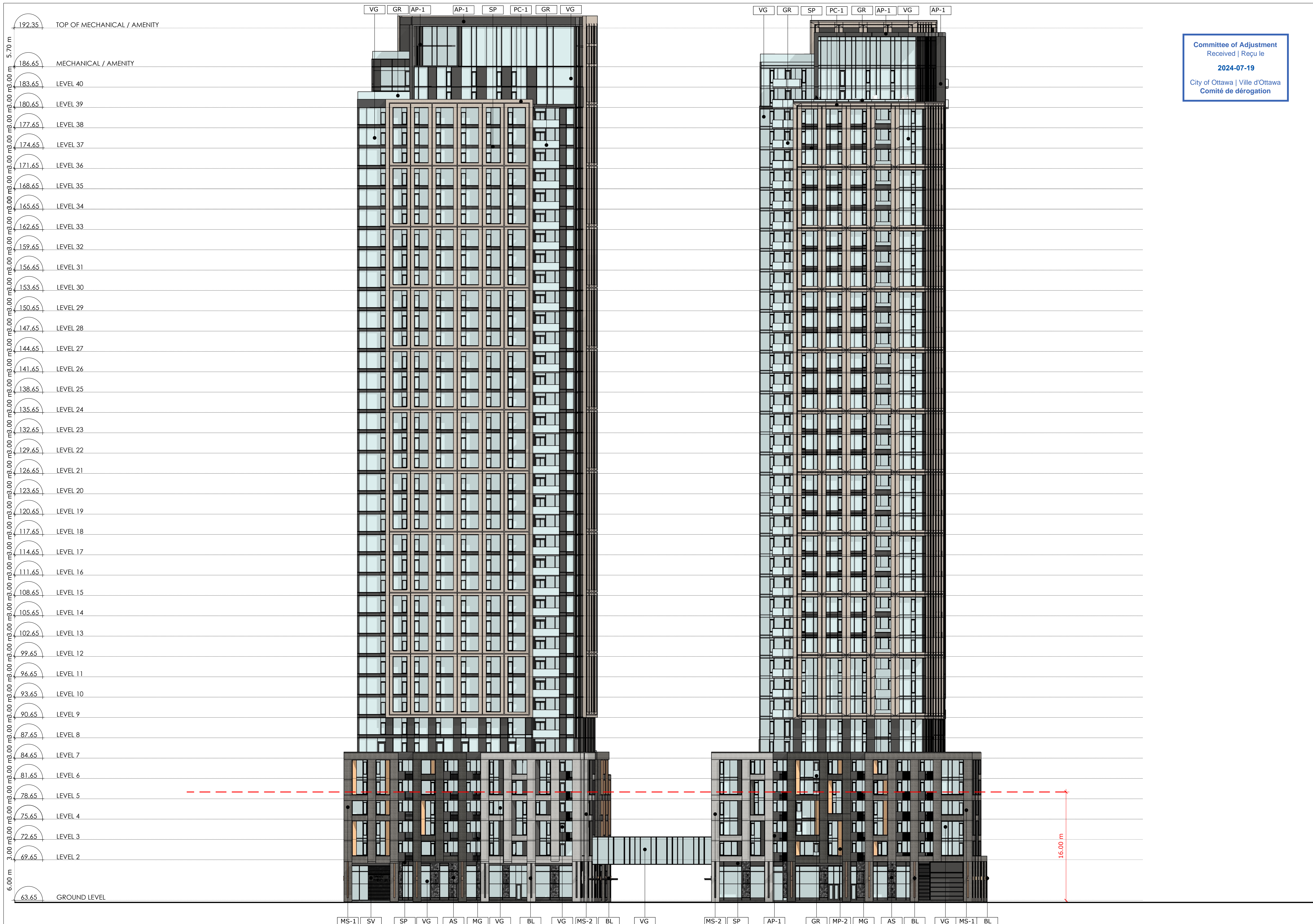
PROJECT: 2026 SCOTT ST

DRAWING TITLE: SITE PLAN

DRAWN: Author DATE: 12/21/23 SCALE: As Indicated

PROJECT: 1997.02 DRAWING NO. A1.00 REVISION NO. D

ONTARIO ASSOCIATION OF ARCHITECTS
 ARCHITECT: J. HOBIN
 LICENSE: 3049



Committee of Adjustment
Received | Reçu le
2024-07-19
City of Ottawa | Ville d'Ottawa
Comité de dérogation



PROJECT TEAM

- ARCHITECT**
HOBIN ARCHITECTURE
PATRICK BISSON
T 613-238-7200
- PLANNING**
FOTENN CONSULTANTS INC.
STEPHANIE MORRIS
T 613-730-3709
- CIVIL**
J.L. RICHARDS
LUCIE DALRYMPLE
T 613-913-4368
- LANDSCAPE ARCHITECT**
LASHLEY & ASSOCIATES LANDSCAPE ARCHITECTS
DANIELA CORREIA
T 613-233-4051
- TRANSPORTATION**
PARSONS
MARK BAKER
T 613-222-8234
- ENVIRONMENTAL**
GRADIENT WIND ENGINEERING
JOSHUA FOSTER
T 613-836-0634
- SURVEYOR**
STANTEC
BRIAN WEBSTER
T 613-229-7644

WIND FRIENDLY GLASS: AS PER CITY BIRD SAFETY GUIDELINES OUTLINE 2, TYPING IS A MARKER & IS NOT TO BE USED FOR DIMENSIONS.
1. GLASS PROVIDED FOR LOW REFLECTIVITY ONLY. 1.4
2. GLASS PROVIDED FOR BALCONY RAILINGS ON LEVEL 14
3. GLASS PROVIDED FOR ALL BALCONY RAILINGS ON ROOF TERRACE LEVELS

no.	date	revision
6	24-06-25	REISSUED FOR SPC
5	24-04-12	REISSUED FOR SPC
4	24-03-01	REISSUED FOR SPC
3	23-10-13	REISSUED FOR SPC
2	23-02-22	ISSUED FOR SPC
1	22-04-07	ISSUED FOR REZONING

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.

Copyright reserved.

LEGEND

AP-1	ALUMINUM PANEL 1	MP-1	METAL PANEL 1
AP-2	ALUMINUM PANEL 2	MP-2	METAL PANEL 2
AS	ALUMINUM SCREEN	SP	SPANDREL PANEL
BL	MASONRY 1	VG	VISION GLASS
BL-1	MASONRY 2	VG-1	STONE VENEER
BL-2	PRE-CAST MASONRY PANEL 1	BL	BUILDING LIGHTING
GR	GLASS RAILING	CA	CANOPY
MG	METAL GUARD		

Hobin Architecture Incorporated
63 Pamela Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

PROJECT/LOCATION:
314 & 318 ATHLONE AVE.,
2006, 2020 & 2026 SCOTT STREET

DRAWING TITLE:
BUILDINGS 1 + 2 - NORTH ELEVATION

DRAWN BY: PB/KM **DATE:** 231013 **SCALE:** 1:250

PROJECT: 1937
DRAWING NO.: A3-00
REVISION NO.:

1 NORTH ELEVATION
A3.00 Scale: 1: 250



Committee of Adjustment
Received | Reçu le
2024-07-19
City of Ottawa | Ville d'Ottawa
Comité de dérogation



PROJECT TEAM

- ARCHITECT**
HOBIN ARCHITECTURE
PATRICK BISSON
T 613-238-7200
- PLANNING**
FOTENN CONSULTANTS INC.
STEPHANIE MORRIS
T 613-730-3709
- CIVIL**
J.L. RICHARDS
LUCIE DALRYMPLE
T 613-913-4368
- LANDSCAPE ARCHITECT**
LASHLEY & ASSOCIATES LANDSCAPE ARCHITECTS
DANIELA CORREIA
T 613-233-4051
- TRANSPORTATION**
PARSONS
MARK BAKER
T 613-222-8234
- ENVIRONMENTAL**
GRADIENT WIND ENGINEERING
JOSHUA FOSTER
T 613-836-0634
- SURVEYOR**
STANTEC
BRIAN WEBSTER
T 613-229-7644

WIND FRIENDLY GLASS: AS PER CITY OF OTTAWA SAFETY REGULATIONS OUTLINE 2, TYPING IS AS SHOWN IN ALL
1. GLASS SPECIFIED FOR LOW REFLECTIVITY ONLY 1.4
2. GLASS PERMITTED FOR BALCONY RAILINGS ON LEVEL 14
3. GLASS PERMITTED FOR ALL BALCONY RAILINGS ON ROOF TERRACE LEVELS

no.	date	revision
6	24-06-25	REISSUED FOR SPC
5	24-04-12	REISSUED FOR SPC
4	24-03-01	REISSUED FOR SPC
3	23-10-13	REISSUED FOR SPC
2	23-02-22	ISSUED FOR SPC
1	22-04-07	ISSUED FOR REZONING

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.

Copyright reserved.

LEGEND

AP-1	ALUMINUM PANEL 1	MP-1	METAL PANEL 1
AP-2	ALUMINUM PANEL 2	MP-2	METAL PANEL 2
AS	ALUMINUM SCREEN	SP	SPANDREL PANEL
BL	MASONRY 1	VG	VISION GLAZES
BL-2	MASONRY 2	SV	STONE VENEER
PC-1	PRE-CAST MASONRY PANEL 1	BL	BUILDING LIGHTING
GR	GLASS RAILING	CA	CANOPY
MG	METAL GUARD		

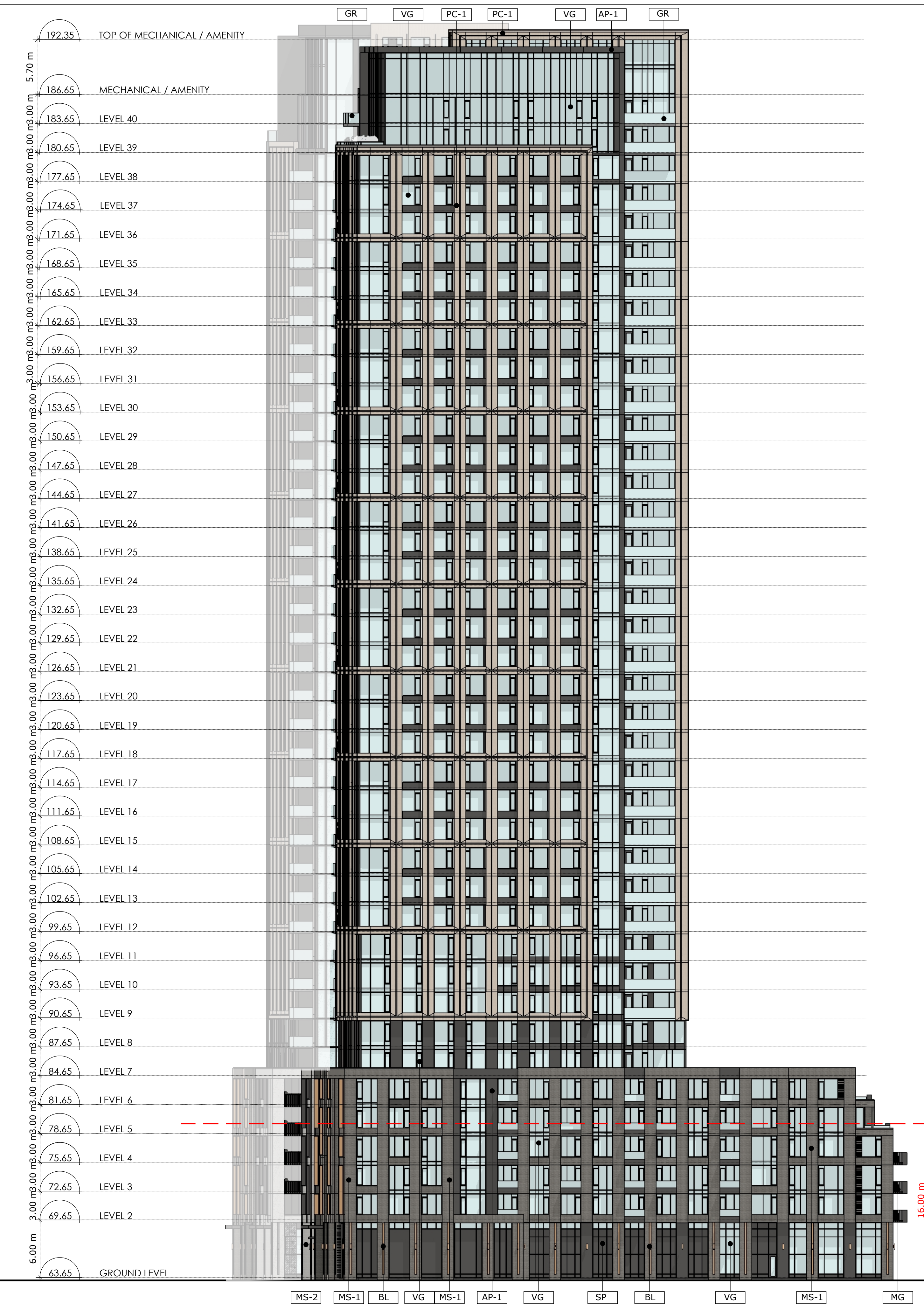
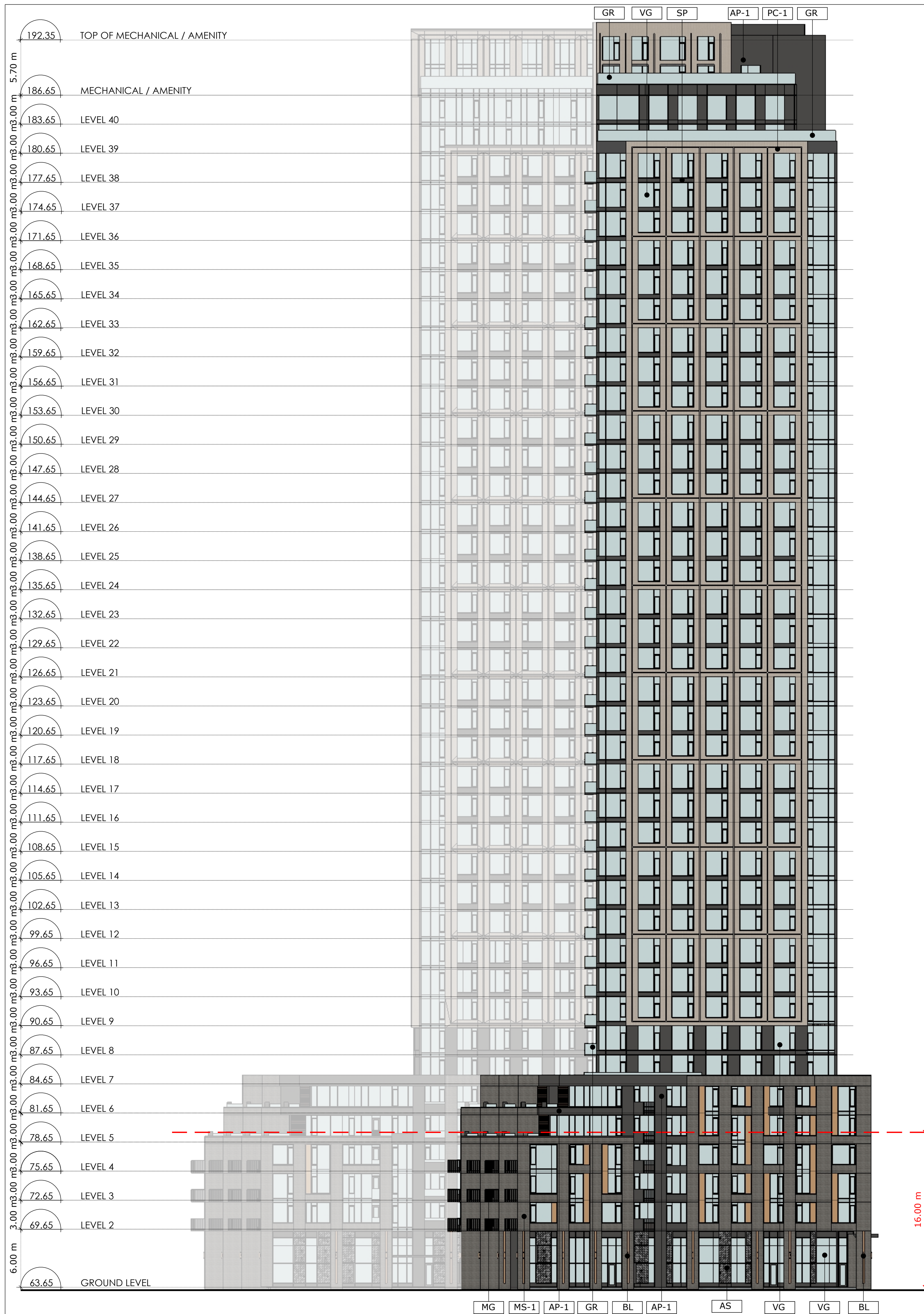
Hobin Architecture Incorporated
63 Pamela Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

PROJECT/LOCATION:
314 & 318 ATHLONE AVE.,
2006, 2020 & 2026 SCOTT STREET

DRAWING TITLE:
BUILDINGS 1 + 2 - SOUTH ELEVATION

DRAWN BY: PB/KM **DATE:** 231013 **SCALE:** 1:250

PROJECT: 1937
DRAWING NO.: A3-01
REVISION NO.:



1 EAST ELEVATION - EAST BUILDING
A3.02 Scale: 1: 250

2 WEST ELEVATION - WEST BUILDING
A3.02 Scale: 1: 250

Committee of Adjustment
 Received | Reçu le
 2024-07-19
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



PROJECT TEAM

ARCHITECT
 HOBIN ARCHITECTURE
 PATRICK BISSON
 T 613-238-7200

PLANNING
 FOTENN CONSULTANTS INC.
 STEPHANIE MORRIS
 T 613-730-3709

CIVIL
 J.L. RICHARDS
 LUCIE DALRYMPLE
 T 613-913-4368

LANDSCAPE ARCHITECT
 LASHLEY & ASSOCIATES LANDSCAPE ARCHITECTS
 DANIELA CORREIRA
 T 613-233-4051

TRANSPORTATION
 PARSONS
 MARK BAKER
 T 613-222-8234

ENVIRONMENTAL
 GRADIENT WIND ENGINEERING
 JOSHUA FOSTER
 T 613-836-0634

SURVEYOR
 STANTEC
 BRIAN WEBSTER
 T 613-229-7644

WIND FRIENDLY GLASS: AS PER CITY BIRD SAFETY GUIDELINES OUTLINE 2, TYPING IS A MARKER & IS NOT TO BE USED FOR DESIGN PURPOSES.
 1. GLASS SPECIFIED FOR LOW REFLECTIVITY ONLY (L4)
 2. GLASS PERFORMER FOR BALCONY RAILINGS ON LEVEL 14
 3. GLASS PERFORMER FOR ALL BALCONY RAILINGS ON ROOF TERRACE LEVELS

no.	date	revision
6	24-06-25	REISSUED FOR SPC
5	24-04-12	REISSUED FOR SPC
4	24-03-01	REISSUED FOR SPC
3	23-10-13	REISSUED FOR SPC
2	23-02-22	ISSUED FOR SPC
1	22-04-07	ISSUED FOR REZONING

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.

Copyright reserved.

LEGEND	
AP-1	ALUMINUM PANEL 1
AP-2	ALUMINUM PANEL 2
AS	ALUMINUM SCREEN
BL	MASONRY 1
MS-1	MASONRY 2
PC-1	PRE-CAST MASONRY PANEL 1
GR	GLASS RAILING
MG	METAL GUARD
MP-1	METAL PANEL 1
MP-2	METAL PANEL 2
SP	SPANDREL PANEL
VG	VISION GLAZE
VS	STONE VENEER
BL	BUILDING LIGHTING
CA	CANOPY

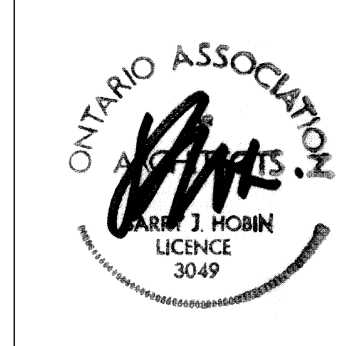
Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S 5K6
 T: 613-238-7200
 F: 613-235-2005
 E: mail@hobinarc.com
 hobinarc.com

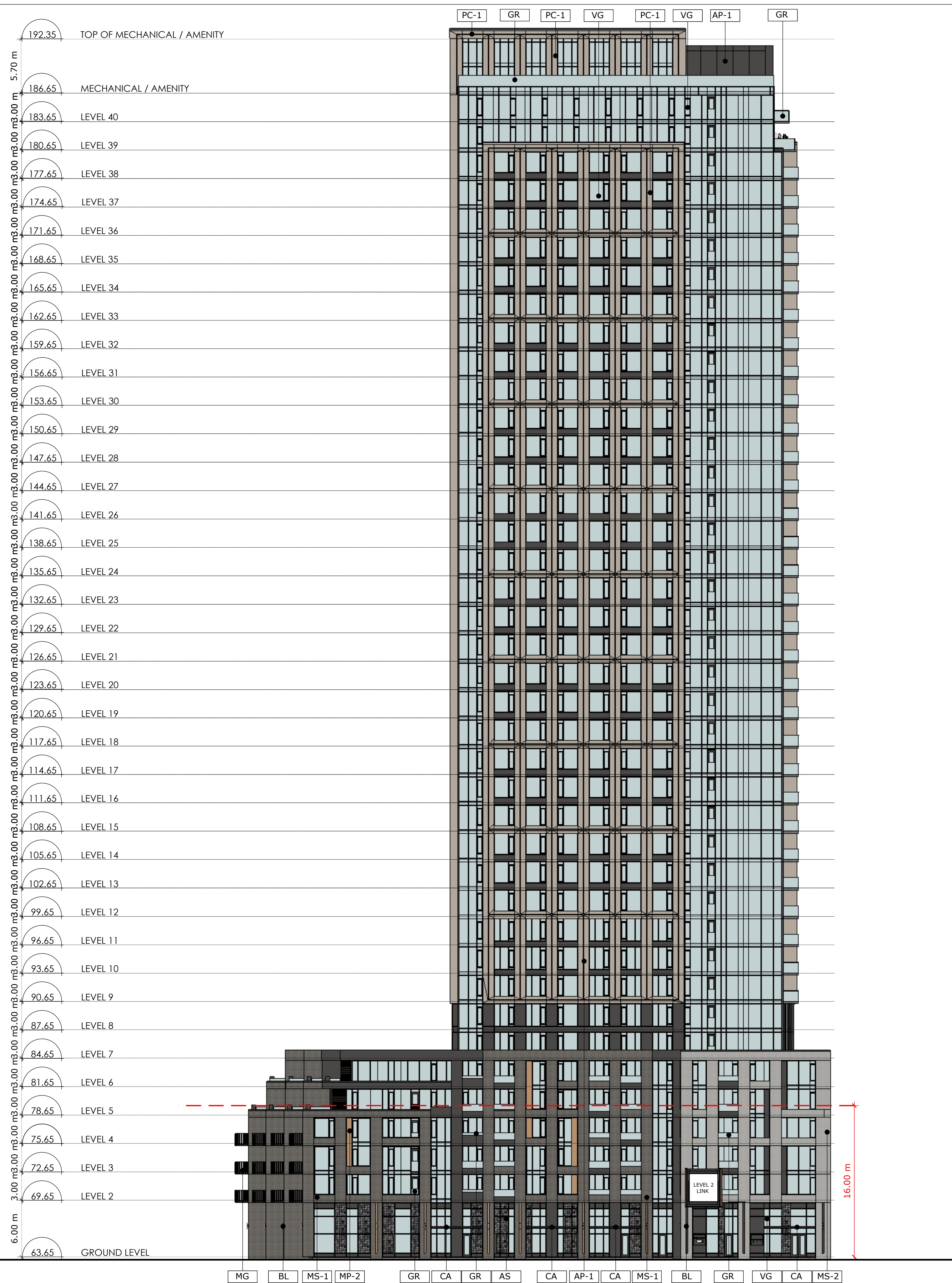
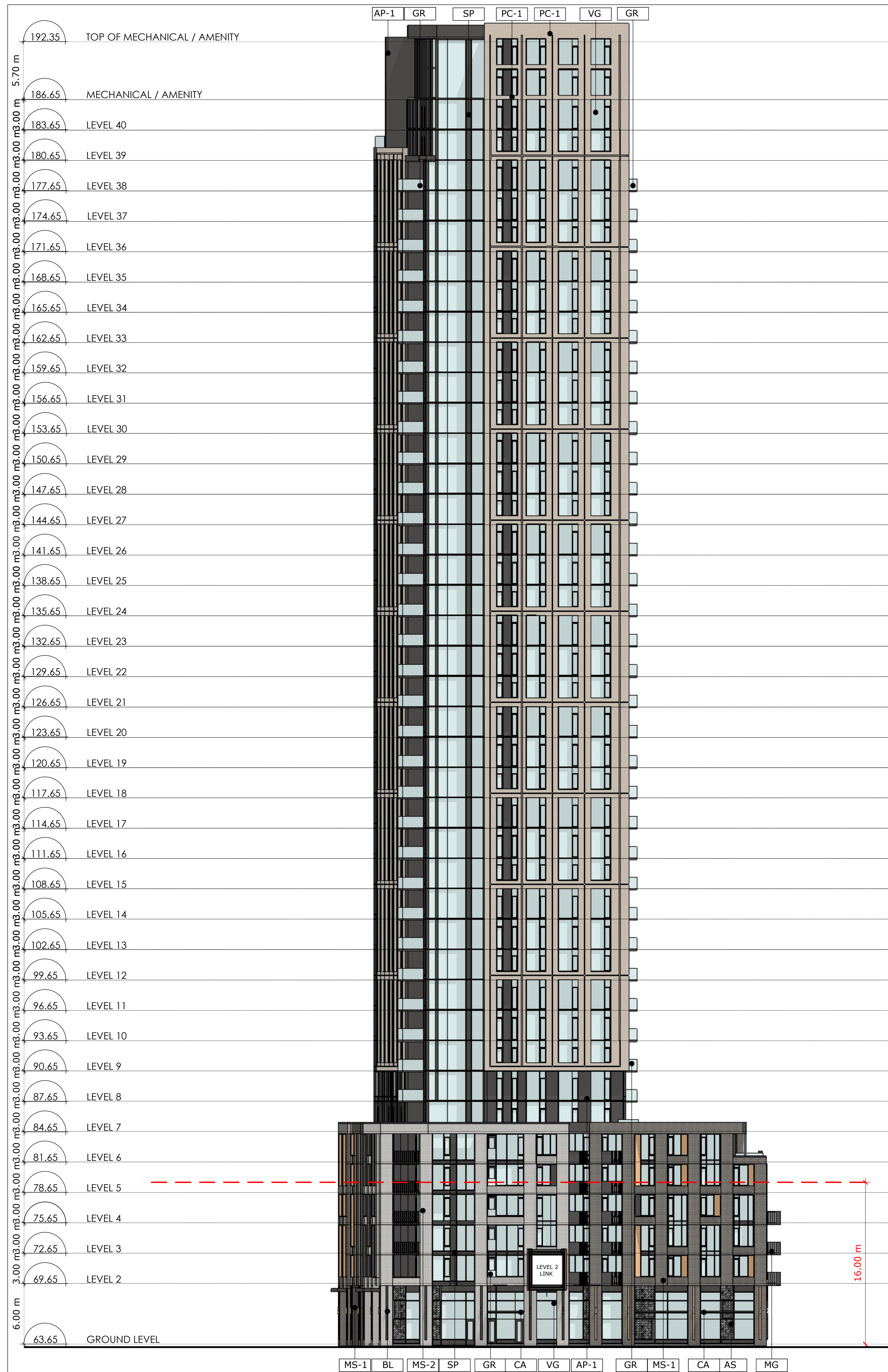
PROJECT/LOCATION:
 314 & 318 ATHLONE AVE.,
 2006, 2020 & 2026 SCOTT STREET

DRAWING TITLE:
 EAST ELEVATION - EAST BUILDING
 WEST ELEVATION - WEST BUILDING

DRAWN BY: PB/KM **DATE:** 231013 **SCALE:** 1:250

PROJECT: 1937
DRAWING NO.: A3-02
REVISION NO.:





1 WEST ELEVATION - EAST BUILDING
A3.03 Scale: 1: 250

2 EAST ELEVATION - WEST BUILDING
A3.03 Scale: 1: 250



PROJECT TEAM

ARCHITECT
 HOBIN ARCHITECTURE
 PATRICK BISSON
 T 613-238-7200

PLANNING
 FOTENN CONSULTANTS INC.
 STEPHANIE MORRIS
 T 613-730-3709

CIVIL
 J.L. RICHARDS
 LUCIE DALRYMPLE
 T 613-913-4368

LANDSCAPE ARCHITECT
 LASHLEY & ASSOCIATES LANDSCAPE ARCHITECTS
 DANIELA CORREIA
 T 613-233-4051

TRANSPORTATION
 PARSONS
 MARK BAKER
 T 613-222-8234

ENVIRONMENTAL
 GRADIENT WIND ENGINEERING
 JOSHUA FOSTER
 T 613-836-0634

SURVEYOR
 STANTEC
 BRIAN WEBSTER
 T 613-229-7444

WIND FRIENDLY GLASS: AS PER CITY BIRD SAFETY GUIDELINES OUTLINE 2, TYPING IS A MARKER & A
 1) GLASS PROVIDED FOR LOW REFLECTIVITY ONLY 14
 2) GLASS PROVIDED FOR BALCONY RAILINGS ON LEVEL 14
 3) GLASS PROVIDED FOR ALL BALCONY RAILINGS ON ROOF TERRACE LEVELS

no.	date	revision
6	24-06-25	REISSUED FOR SPC
5	24-04-12	REISSUED FOR SPC
4	24-03-01	REISSUED FOR SPC
3	23-10-13	REISSUED FOR SPC
2	23-02-22	ISSUED FOR SPC
1	22-04-07	ISSUED FOR REZONING

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.

Copyright reserved.

LEGEND

AP-1	ALUMINUM PANEL 1	MP-1	METAL PANEL 1
AP-2	ALUMINUM PANEL 2	MP-2	METAL PANEL 2
AS	ALUMINUM SCREEN	SP	SPANDREL PANEL
BL	MASONRY 1	VG	VISION GLAZES
BL-1	MASONRY 2	VS	STONE VENEER
PC-1	PRE-CAST MASONRY PANEL 1	BL	BUILDING LIGHTING
GR	GLASS RAILING	CA	CANOPY
MG	METAL GUARD		

Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S 5K6
 T: 613-238-7200
 F: 613-235-2005
 E: mail@hobinarc.com
 hobinarc.com

PROJECT/LOCATION:
 314 & 318 ATHLONE AVE.,
 2006, 2020 & 2026 SCOTT STREET

DRAWING TITLE:
 WEST ELEVATION - EAST BUILDING
 EAST ELEVATION - WEST BUILDING

DRAWN BY: PB/KM	DATE: 231013	SCALE: 1:250
PROJECT: 1937		DRAWING NO.: A3-03
REVISION NO.:		

Committee of Adjustment
 Received | Reçu le
 2024-07-19
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



Committee of Adjustment
Received | Reçu le

2024-07-19

City of Ottawa | Ville d'Ottawa
Comité de dérogation

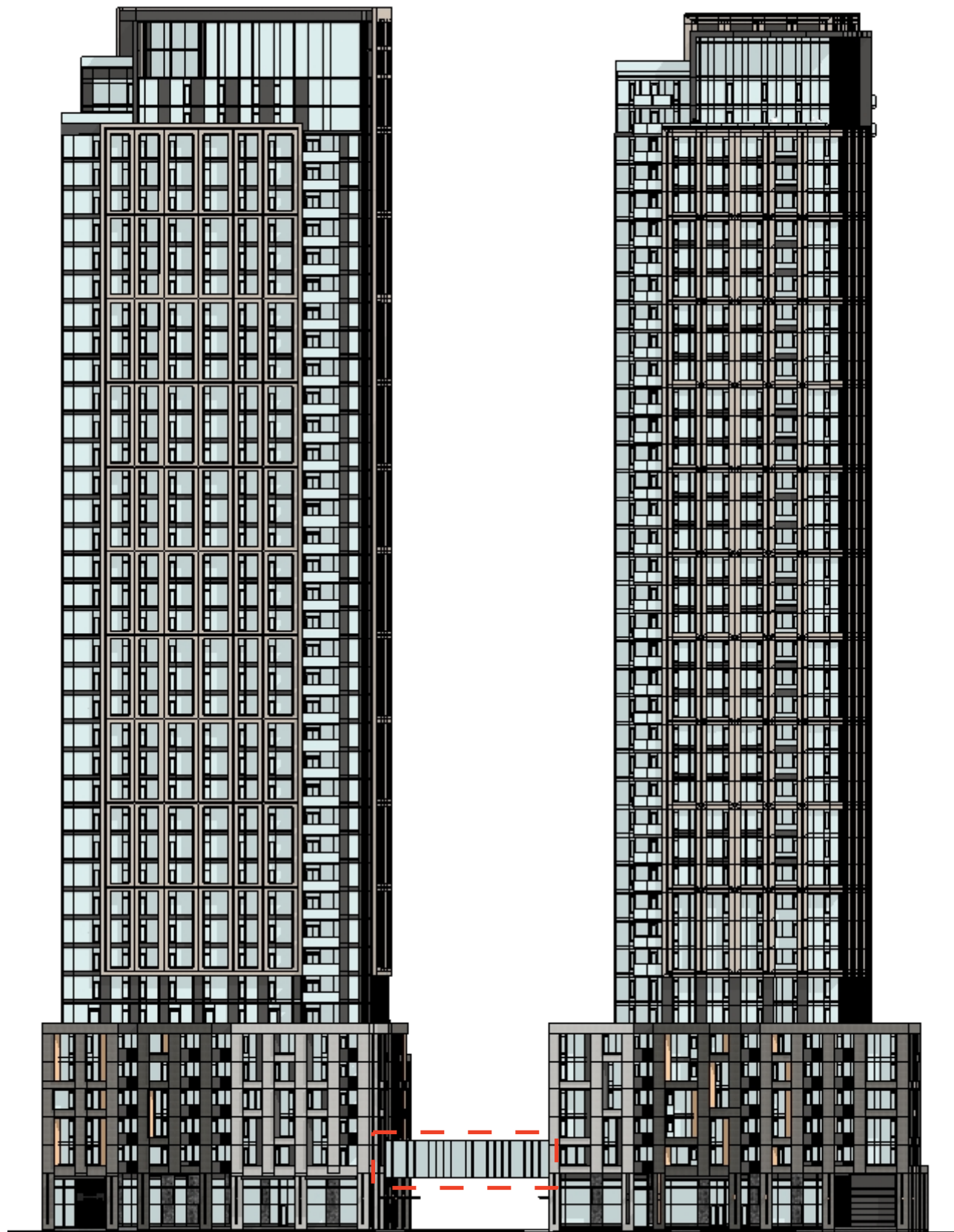
2026 Scott Street

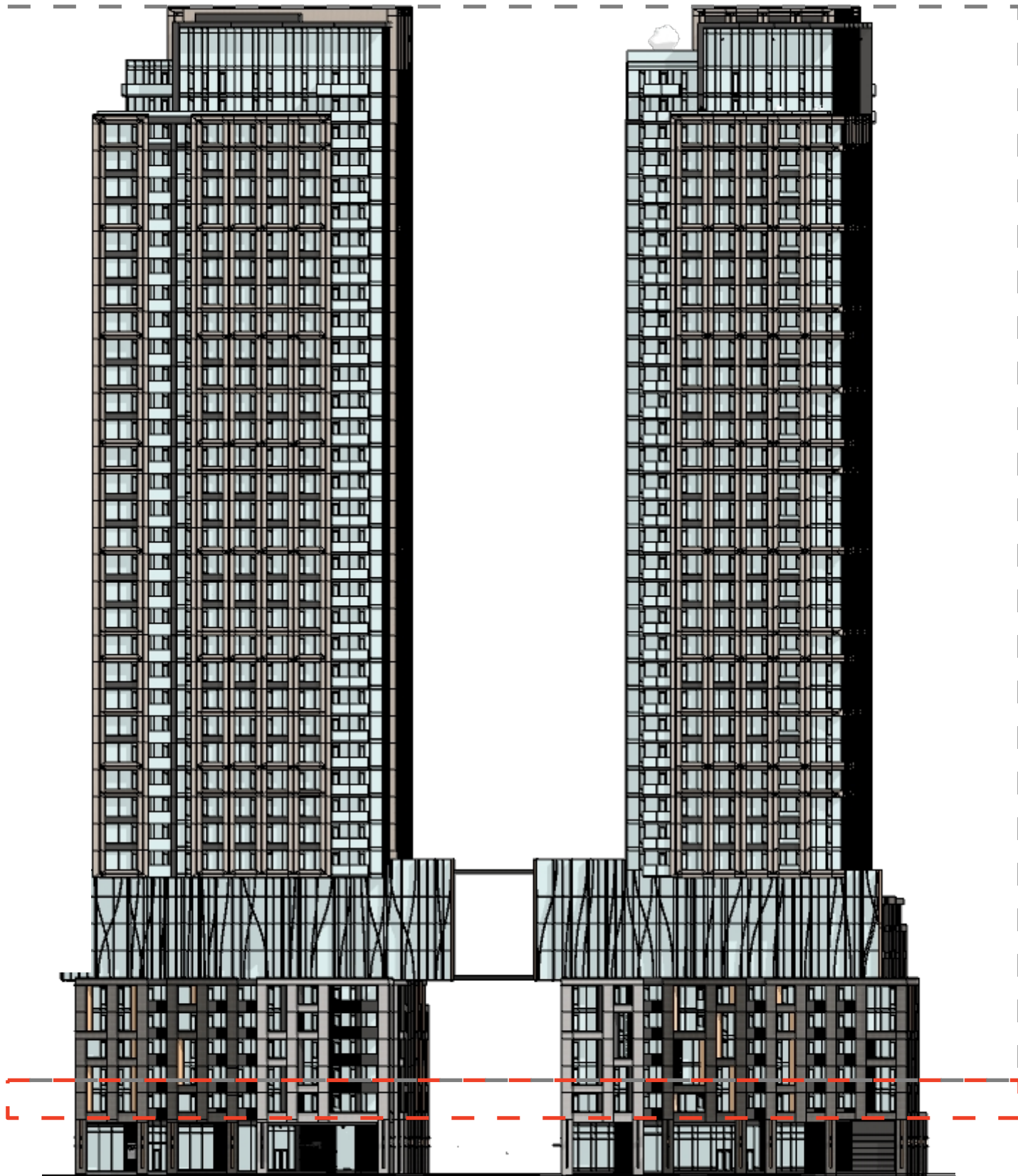
MINOR VARIANCE

24.07.02



HOBIN
ARCHITECTURE





ALLOWABLE
BUILDING AREA
FOR 4 STOREY
LINK PER EX. 3

PROPOSED
LOCATION FOR
LEVEL 2 LINK



**ZONING [2893]
EXCEPTION 3:**

"The 4-storey feature shown on Schedule 465 in Area D is permitted in the location as shown on the Schedule, but must be incorporated into the building above the second storey and is limited to a maximum height of 4 storeys for this feature."

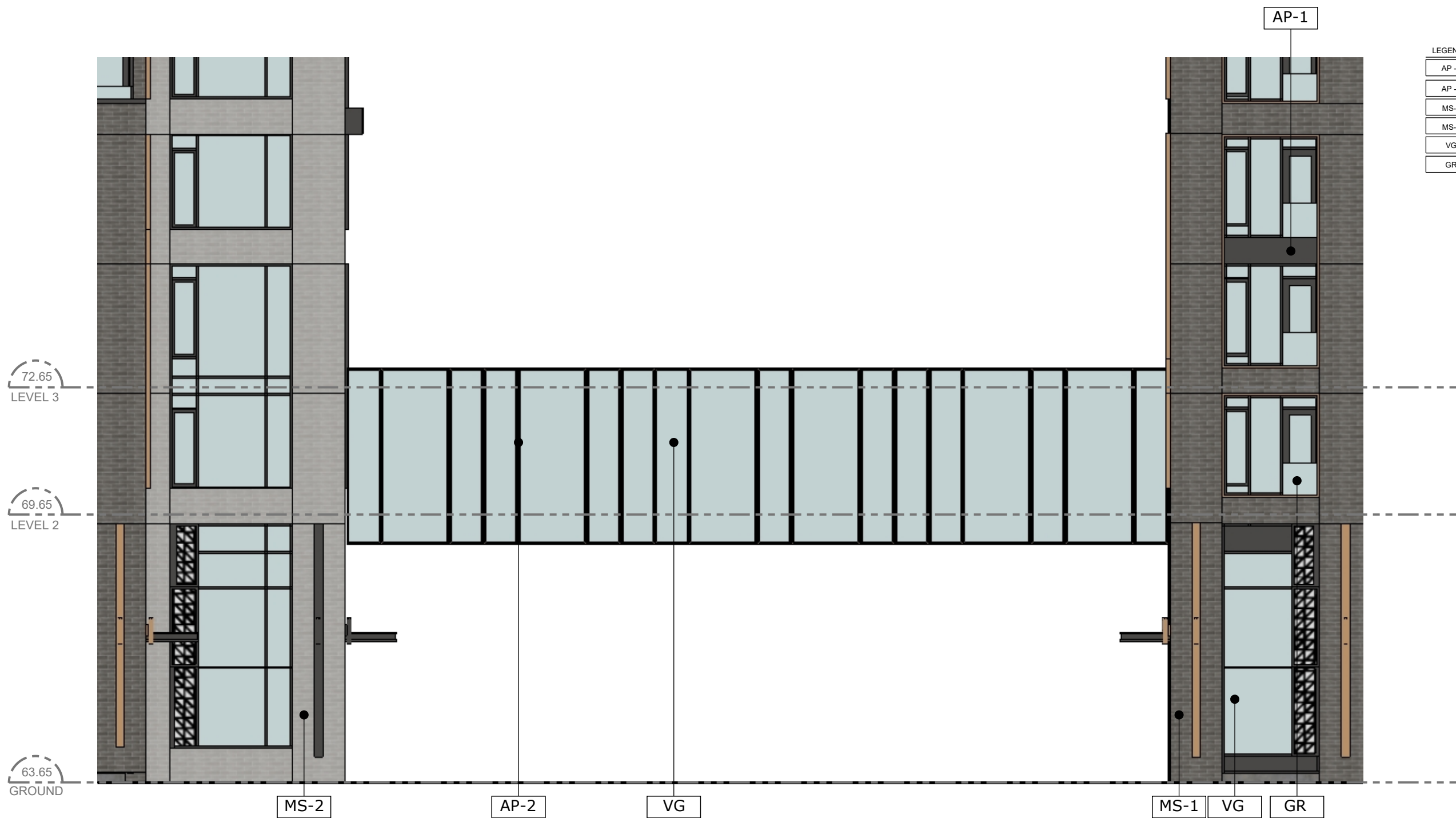




2026 SCOTT ST
Minor Variance

NORTH ELEVATION

24.07.02



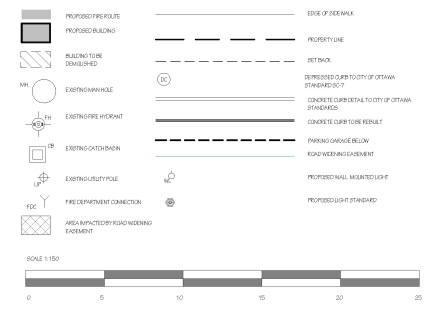
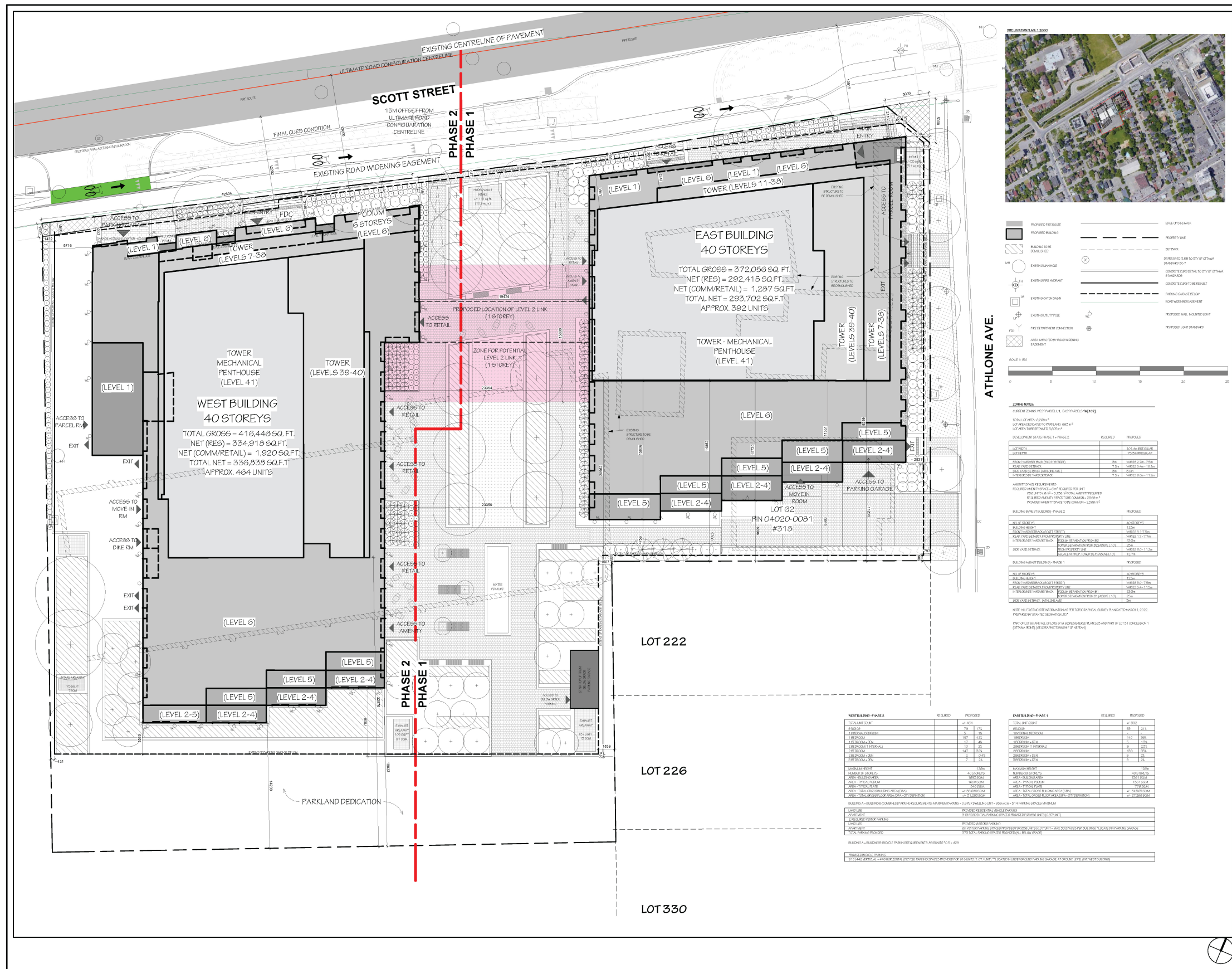
LEGEND:

AP-1	ALUMINUM PANEL 1
AP-2	ALUMINUM PANEL 2
MS-1	MASONRY 1
MS-2	MASONRY 2
VG	VISION GLASS
GR	GLASS RAILING



2026 SCOTT ST
Minor Variance





ZONING NOTES

CURRENT ZONING WEST PHASE 1, EAST PHASE 1 (R-100)

TOTAL LOT AREA: 62,800 sq ft
 LOT AREA REQUIRED FOR PHASE 1: 10,000 sq ft
 LOT AREA FOR REPHASE 1: 52,800 sq ft

DEVELOPMENT	REQUIRED	PROPOSED
OFFICE	0	0
RESIDENTIAL	0	0
RETAIL	0	0
RESTAURANT	0	0
BAR/CLUB	0	0
AMUSEMENT	0	0
OTHER	0	0
TOTAL	0	0

REQUIREMENTS - PHASE 2

REQUIREMENT	REQUIRED	PROPOSED
MAXIMUM HEIGHT	120m	120m
MINIMUM HEIGHT	100m	100m
MAXIMUM FLOOR AREA	100,000 sq ft	100,000 sq ft
MINIMUM FLOOR AREA	10,000 sq ft	10,000 sq ft
MAXIMUM FLOOR AREA PER STOREY	10,000 sq ft	10,000 sq ft
MINIMUM FLOOR AREA PER STOREY	1,000 sq ft	1,000 sq ft
MAXIMUM FLOOR AREA PER STOREY PER STOREY	10,000 sq ft	10,000 sq ft
MINIMUM FLOOR AREA PER STOREY PER STOREY	1,000 sq ft	1,000 sq ft
MAXIMUM FLOOR AREA PER STOREY PER STOREY	10,000 sq ft	10,000 sq ft
MINIMUM FLOOR AREA PER STOREY PER STOREY	1,000 sq ft	1,000 sq ft

REQUIREMENTS - PHASE 1

REQUIREMENT	REQUIRED	PROPOSED
MAXIMUM HEIGHT	120m	120m
MINIMUM HEIGHT	100m	100m
MAXIMUM FLOOR AREA	100,000 sq ft	100,000 sq ft
MINIMUM FLOOR AREA	10,000 sq ft	10,000 sq ft
MAXIMUM FLOOR AREA PER STOREY	10,000 sq ft	10,000 sq ft
MINIMUM FLOOR AREA PER STOREY	1,000 sq ft	1,000 sq ft
MAXIMUM FLOOR AREA PER STOREY PER STOREY	10,000 sq ft	10,000 sq ft
MINIMUM FLOOR AREA PER STOREY PER STOREY	1,000 sq ft	1,000 sq ft
MAXIMUM FLOOR AREA PER STOREY PER STOREY	10,000 sq ft	10,000 sq ft
MINIMUM FLOOR AREA PER STOREY PER STOREY	1,000 sq ft	1,000 sq ft

REQUIREMENTS - PHASE 2

REQUIREMENT	REQUIRED	PROPOSED
TOTAL LOT COEFFICIENT	0.4	0.4
MAXIMUM HEIGHT	120m	120m
MINIMUM HEIGHT	100m	100m
MAXIMUM FLOOR AREA	100,000 sq ft	100,000 sq ft
MINIMUM FLOOR AREA	10,000 sq ft	10,000 sq ft
MAXIMUM FLOOR AREA PER STOREY	10,000 sq ft	10,000 sq ft
MINIMUM FLOOR AREA PER STOREY	1,000 sq ft	1,000 sq ft
MAXIMUM FLOOR AREA PER STOREY PER STOREY	10,000 sq ft	10,000 sq ft
MINIMUM FLOOR AREA PER STOREY PER STOREY	1,000 sq ft	1,000 sq ft

REQUIREMENTS - PHASE 1

REQUIREMENT	REQUIRED	PROPOSED
TOTAL LOT COEFFICIENT	0.4	0.4
MAXIMUM HEIGHT	120m	120m
MINIMUM HEIGHT	100m	100m
MAXIMUM FLOOR AREA	100,000 sq ft	100,000 sq ft
MINIMUM FLOOR AREA	10,000 sq ft	10,000 sq ft
MAXIMUM FLOOR AREA PER STOREY	10,000 sq ft	10,000 sq ft
MINIMUM FLOOR AREA PER STOREY	1,000 sq ft	1,000 sq ft
MAXIMUM FLOOR AREA PER STOREY PER STOREY	10,000 sq ft	10,000 sq ft
MINIMUM FLOOR AREA PER STOREY PER STOREY	1,000 sq ft	1,000 sq ft



NOT FOR CONSTRUCTION



PROJECT: 2026 SCOTT ST

3008 SCOTT ST

SITE PLAN

DRAWN: Author DATE: 12/21/23 SCALE: As Indicated

PROJECT: 1987.02

DRAWING NO: A1.00

REVISION NO: 2