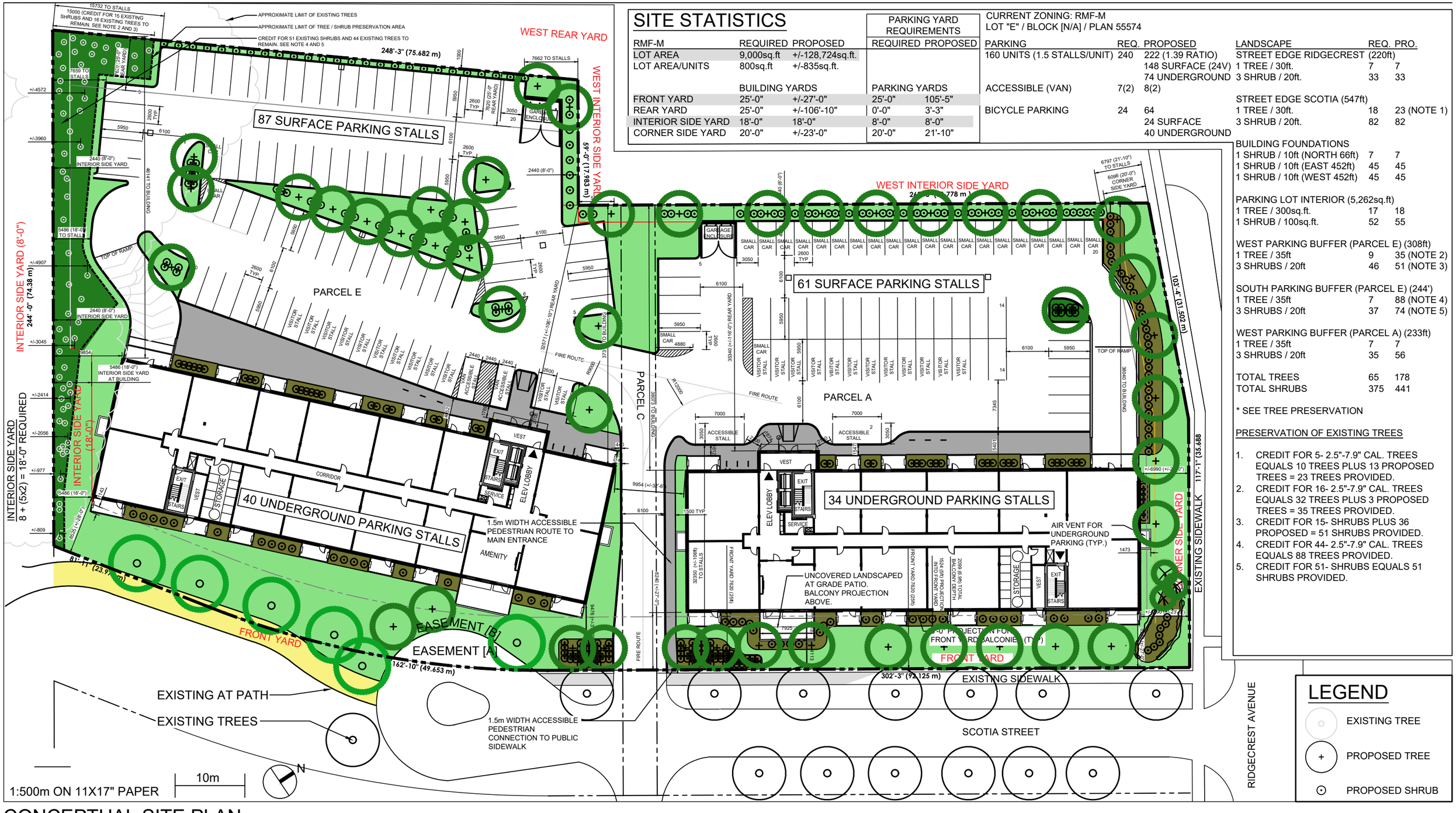


SITE STATISTICS

RMF-M	REQUIRED	PROPOSED
LOT AREA	9,000sq.ft	+/-128,724sq.ft.
LOT AREA/UNITS	800sq.ft	+/-835sq.ft.
	BUILDING YARDS	
FRONT YARD	25'-0"	+/-27'-0"
REAR YARD	25'-0"	+/-106'-10"
INTERIOR SIDE YARD	18'-0"	18'-0"
CORNER SIDE YARD	20'-0"	+/-23'-0"

PARKING YARD REQUIREMENTS		
	REQUIRED	PROPOSED
PARKING YARDS		
FRONT YARD	25'-0"	105'-5"
REAR YARD	0'-0"	3'-3"
INTERIOR SIDE YARD	8'-0"	8'-0"
CORNER SIDE YARD	20'-0"	21'-10"

CURRENT ZONING: RMF-M
LOT "E" / BLOCK [N/A] / PLAN 55574

PARKING	REQ.	PROPOSED
160 UNITS (1.5 STALLS/UNIT)	240	222 (1.39 RATIO)
		148 SURFACE (24V)
		74 UNDERGROUND
ACCESSIBLE (VAN)	7(2)	8(2)
BICYCLE PARKING	24	64
		24 SURFACE
		40 UNDERGROUND

LANDSCAPE	REQ.	PRO.
STREET EDGE RIDGECREST (220ft)		
1 TREE / 30ft.	7	7
3 SHRUB / 20ft.	33	33
STREET EDGE SCOTIA (547ft)		
1 TREE / 30ft.	18	23 (NOTE 1)
3 SHRUB / 20ft.	82	82
BUILDING FOUNDATIONS		
1 SHRUB / 10ft (NORTH 66ft)	7	7
1 SHRUB / 10ft (EAST 452ft)	45	45
1 SHRUB / 10ft (WEST 452ft)	45	45
PARKING LOT INTERIOR (5,262sq.ft)		
1 TREE / 300sq.ft.	17	18
1 SHRUB / 100sq.ft.	52	55
WEST PARKING BUFFER (PARCEL E) (308ft)		
1 TREE / 35ft	9	35 (NOTE 2)
3 SHRUBS / 20ft	46	51 (NOTE 3)
SOUTH PARKING BUFFER (PARCEL E) (244')		
1 TREE / 35ft	7	88 (NOTE 4)
3 SHRUBS / 20ft	37	74 (NOTE 5)
WEST PARKING BUFFER (PARCEL A) (233ft)		
1 TREE / 35ft	7	7
3 SHRUBS / 20ft	35	56
TOTAL TREES	65	178
TOTAL SHRUBS	375	441

* SEE TREE PRESERVATION

PRESERVATION OF EXISTING TREES

1. CREDIT FOR 5- 2.5"-7.9" CAL. TREES EQUALS 10 TREES PLUS 13 PROPOSED TREES = 23 TREES PROVIDED.
2. CREDIT FOR 16- 2.5"-7.9" CAL. TREES EQUALS 32 TREES PLUS 3 PROPOSED TREES = 35 TREES PROVIDED.
3. CREDIT FOR 15- SHRUBS PLUS 36 PROPOSED = 51 SHRUBS PROVIDED.
4. CREDIT FOR 44- 2.5"-7.9" CAL. TREES EQUALS 88 TREES PROVIDED.
5. CREDIT FOR 51- SHRUBS EQUALS 51 SHRUBS PROVIDED.

LEGEND

- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB

CONCEPTUAL SITE PLAN MARCH 3, 2026

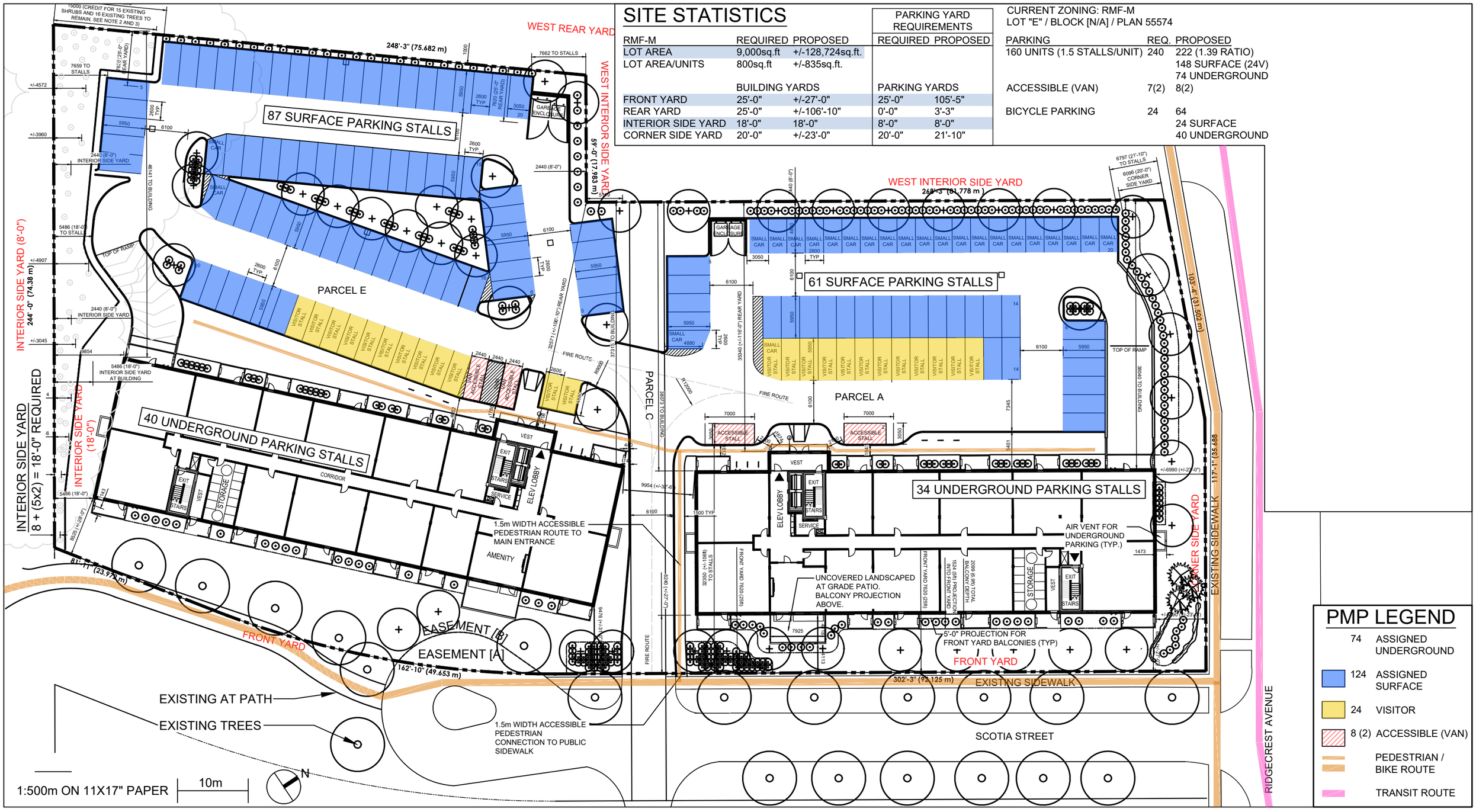
SITE STATISTICS

RMF-M	REQUIRED	PROPOSED
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LOT AREA/UNITS	800sq.ft	+/-835sq.ft.
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PARKING YARD REQUIREMENTS		
REQUIRED	PROPOSED	
PARKING YARDS		
25'-0"	105'-5"	
0'-0"	3'-3"	
8'-0"	8'-0"	
20'-0"	21'-10"	

CURRENT ZONING: RMF-M
LOT "E" / BLOCK [N/A] / PLAN 55574

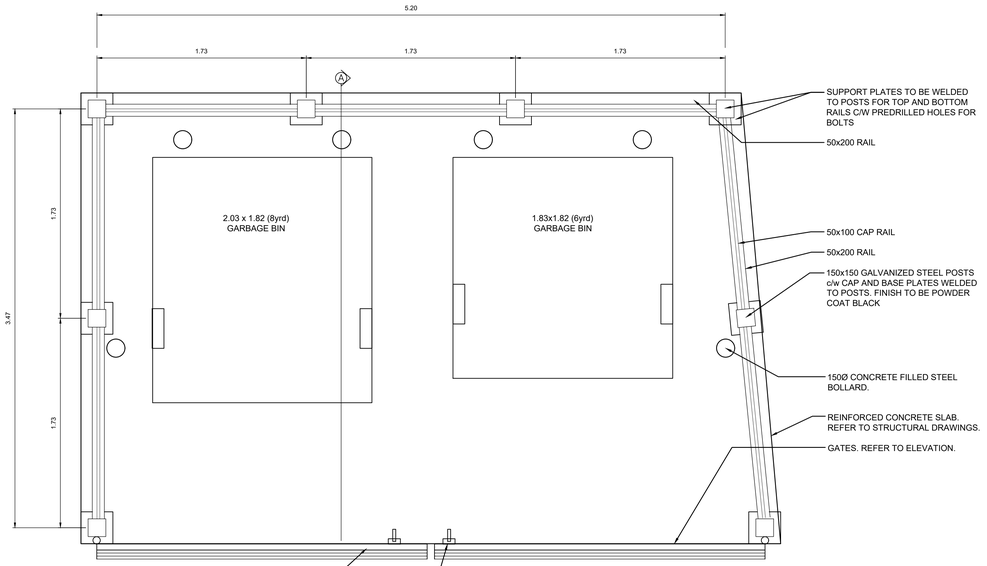
PARKING	REQ.	PROPOSED
160 UNITS (1.5 STALLS/UNIT)	240	222 (1.39 RATIO)
		148 SURFACE (24V)
		74 UNDERGROUND
ACCESSIBLE (VAN)	7(2)	8(2)
BICYCLE PARKING	24	64
		24 SURFACE
		40 UNDERGROUND



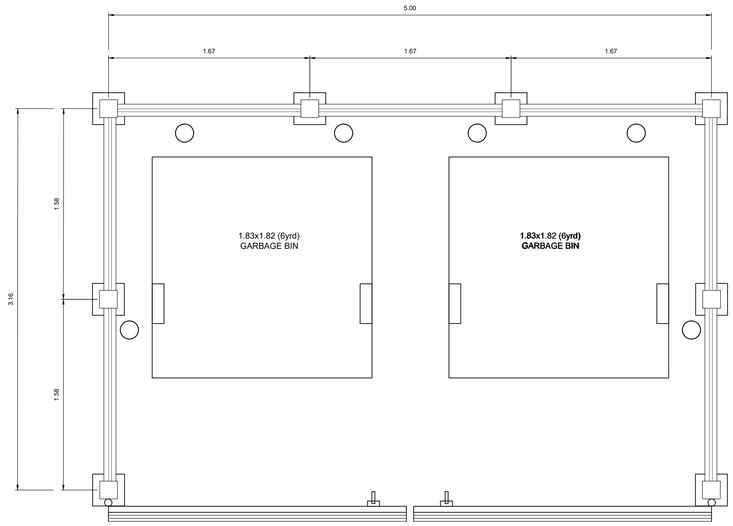
PMP LEGEND

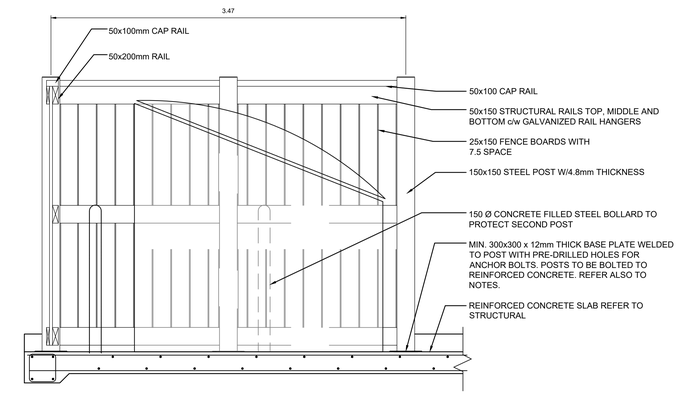
74	ASSIGNED UNDERGROUND
124	ASSIGNED SURFACE
24	VISITOR
8 (2)	ACCESSIBLE (VAN)
	PEDESTRIAN / BIKE ROUTE
	TRANSIT ROUTE

PARKING MANAGEMENT PLAN DECEMBER 18th, 2025



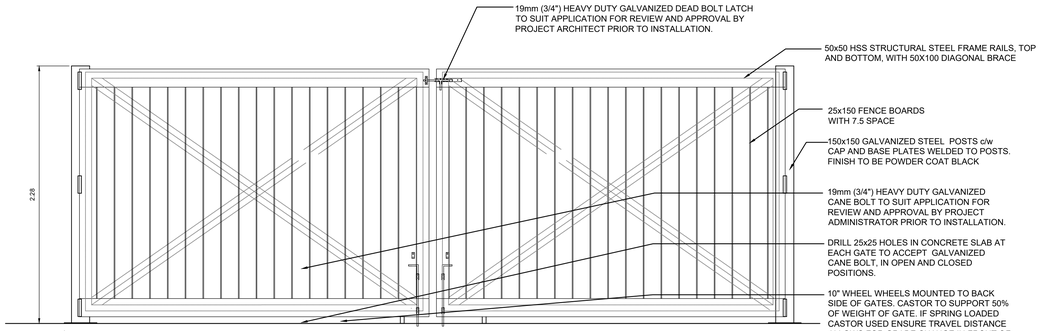
PLAN



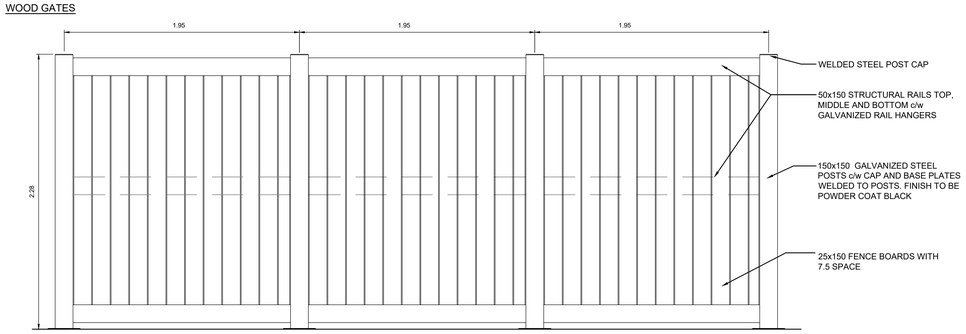


SECTION A-A

1 L4.0 GARBAGE ENCLOSURE ON REINFORCED CONCRETE SLAB



WOOD GATES



PARTIAL REAR ELEVATION

No.	Revisions	Date	By
1	PLAN APPROVAL APPLICATION	2026-02-04	VH

Date: 2026-02-04
Scale: NTS
Designed By: VH
Drawn By: VH
Checked By: SR / JW
Seals

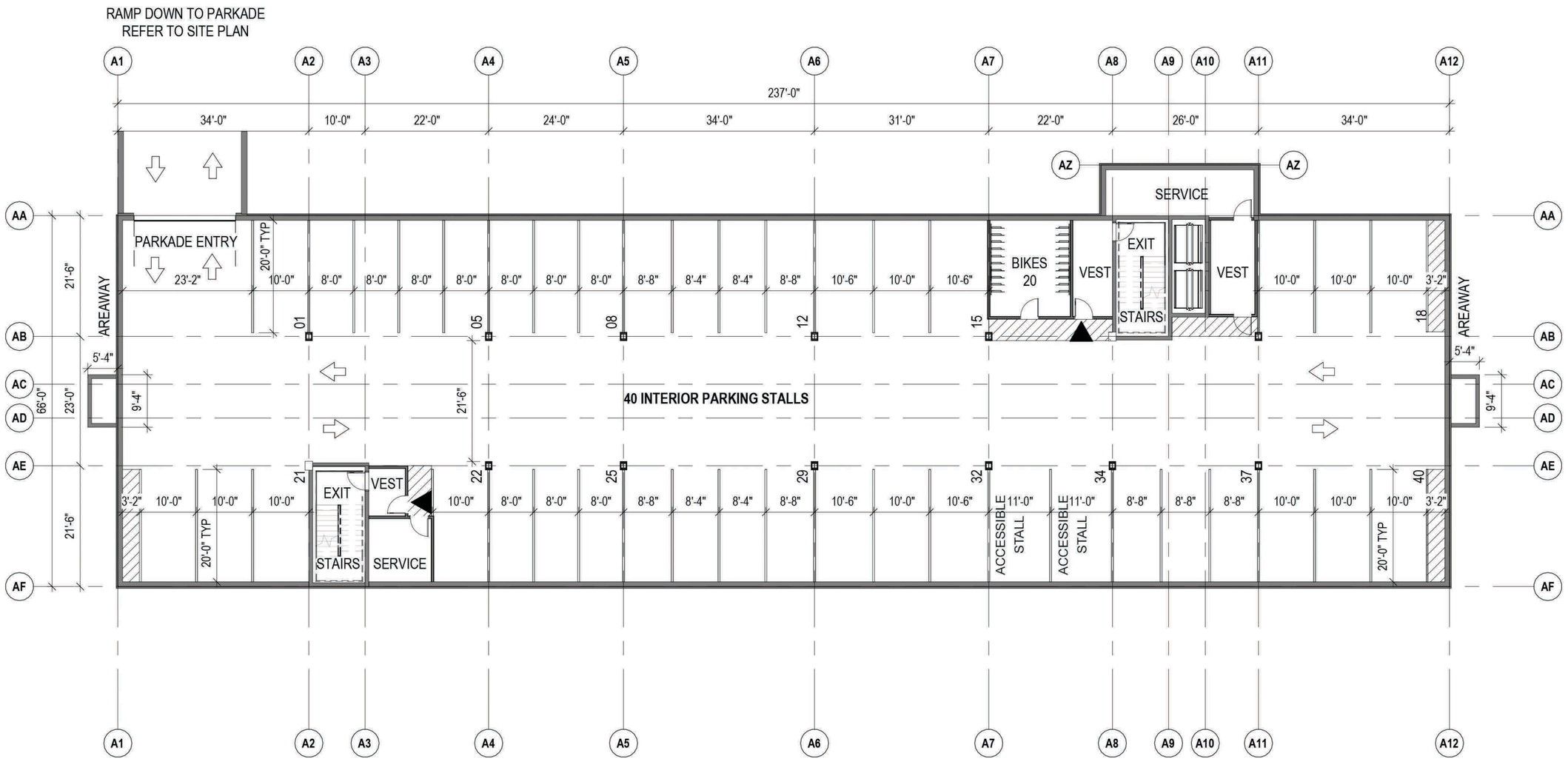
McGOWAN·RUSSELL
Client

Project Title
SCOTIA STREET APARTMENTS

Sheet Title
DETAILS

Project No. 25-010
Drawing No. L3.0

FILE: N:\25-010 Scotia Street - Keith\dwg\dwg dwg\25-010 - Scotia Street - Details - 2026-02-04.dwg



1 PA LEVEL 00 FLOOR PLAN

1" = 20'-0"

AREA 15,894 SF

PRELIMINARY DRAWING ONLY

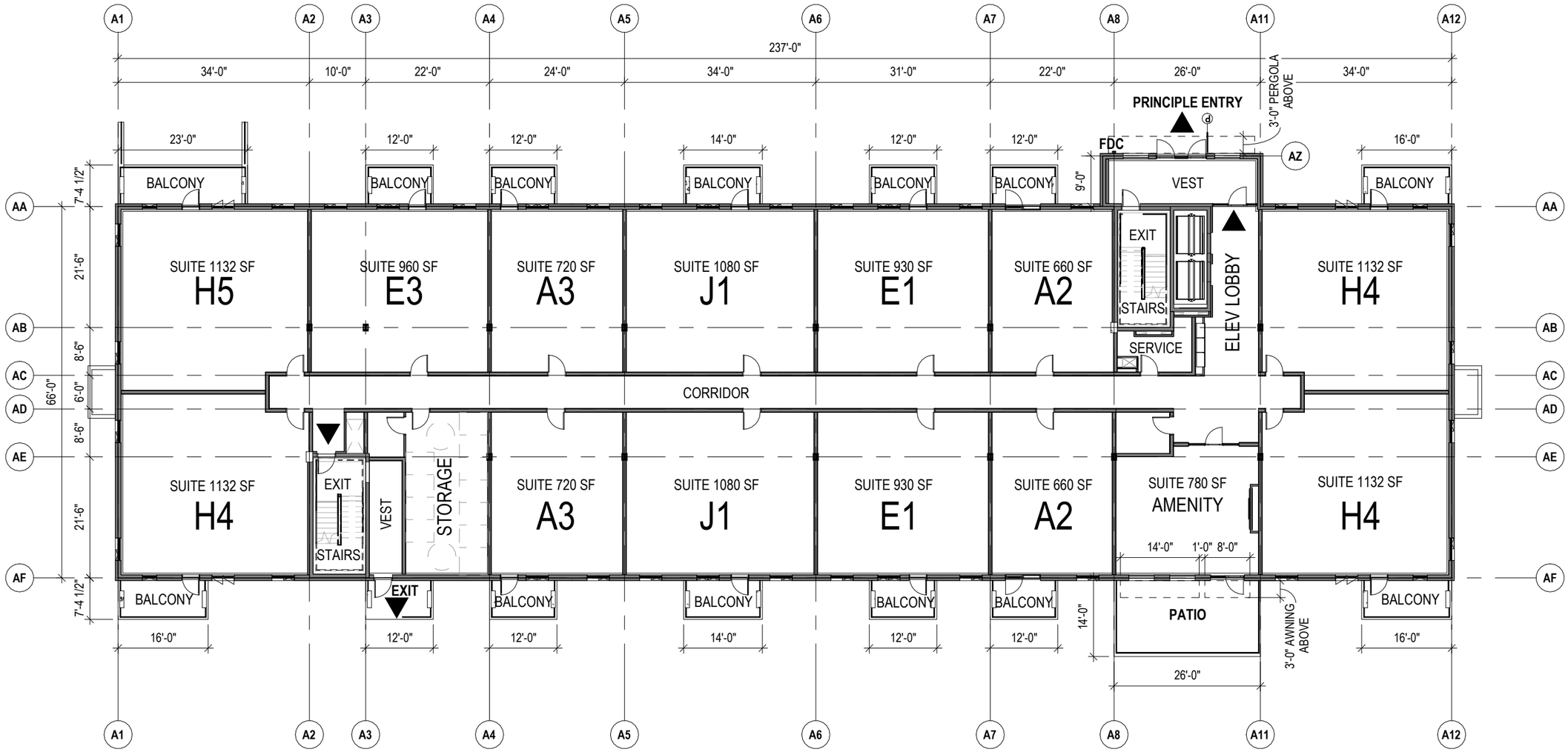
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PROJECT
SCOTIA STREET - BLDG A
LEVEL 00 FLOOR PLAN
Address

DWG BY BLDG REV'D BY KS
DATE 12/19/2025
SCALE 1" = 20'-0"

PROJECT NO. 2025_02
DRAWING NO. **PA02**



1 PA LEVEL 01 FLOOR PLAN

1" = 20'-0"

AREA 15,894 SF

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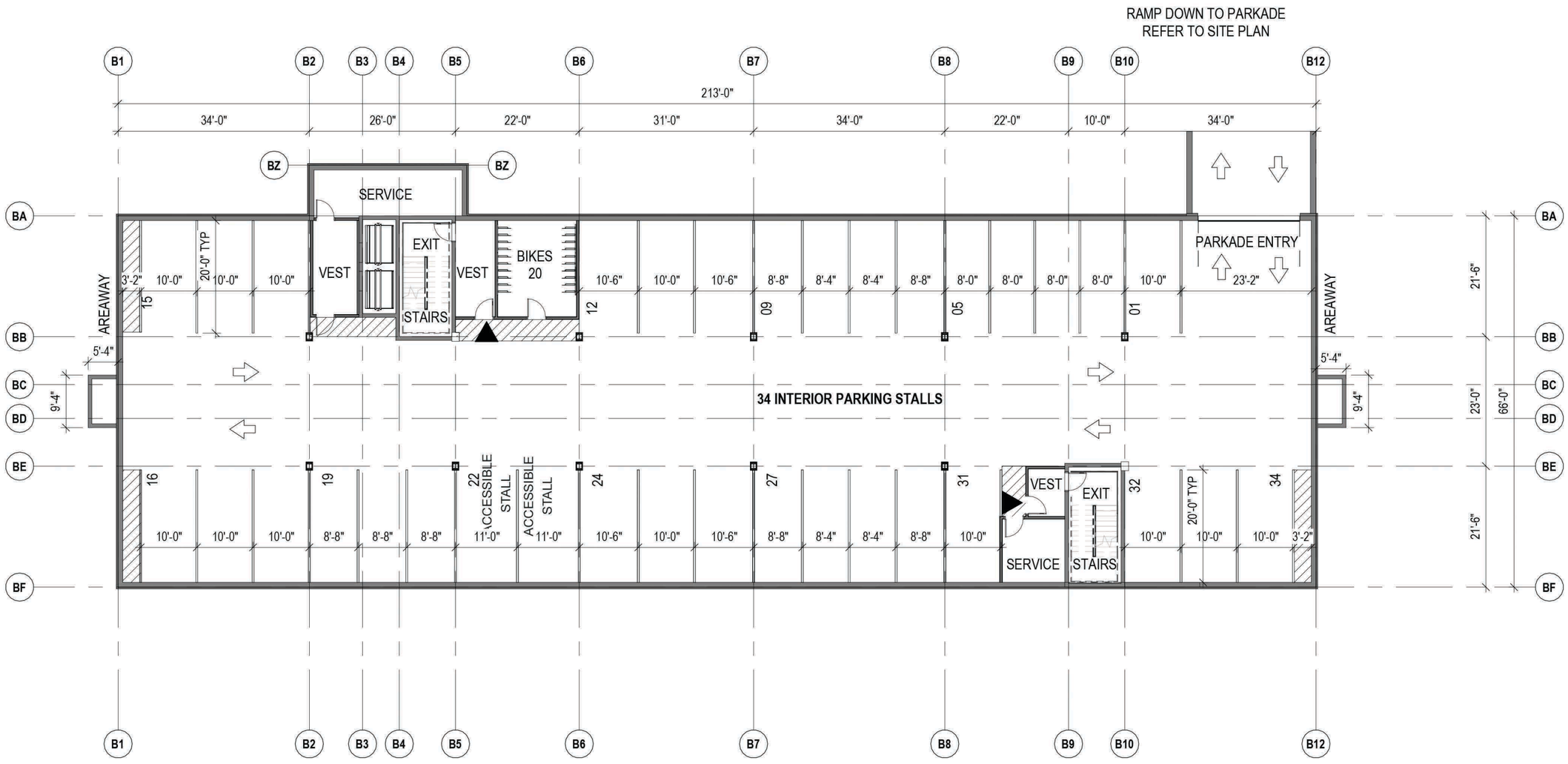
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LEVEL 01 FLOOR PLAN
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SCALE 1" = 20'-0"

PROJECT NO. 2025_02
DRAWING NO. **PA03**



1 PA LEVEL 00 FLOOR PLAN
1" = 20'-0"

AREA 14,310 SF

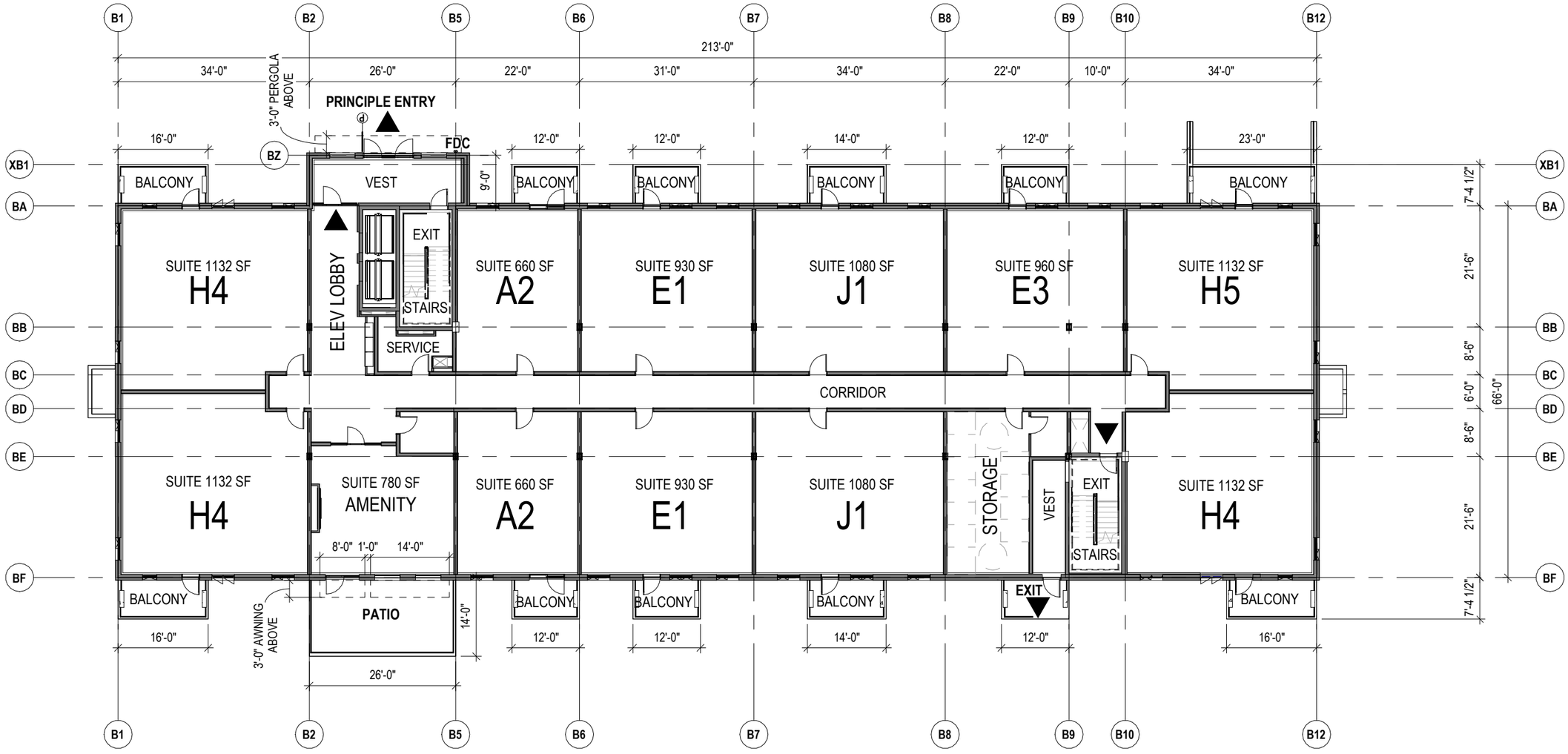
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PROJECT
SCOTIA STREET - BLDG B
LEVEL 00 FLOOR PLAN
Address

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DATE 12/19/2025
SCALE 1" = 20'-0"

PROJECT NO. 2025_02
DRAWING NO. **PA02**



1 PA LEVEL 01 FLOOR PLAN

1" = 20'-0"

AREA 14,310 SF

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LEVEL 01 FLOOR PLAN
Address

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DATE 12/19/2025
SCALE 1" = 20'-0"

PROJECT NO. 2025_02
DRAWING NO. **PA03**

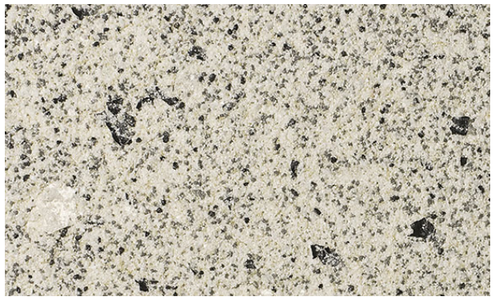
EXTERIOR COLOUR PALETTE



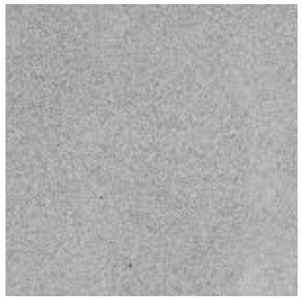
WINDOW/GLAZING FRAMES
BALCONY RAILS
AWNINGS/PERGOLAS



CLADDING 01
EIFS FIELD COLOUR



CLADDING 03
EIFS ACCENT COLOUR
COLOUR 03
W/ STENCIL PATTERN



BACLONY SLABS &
COLUMNS
PRECAST CONCRETE



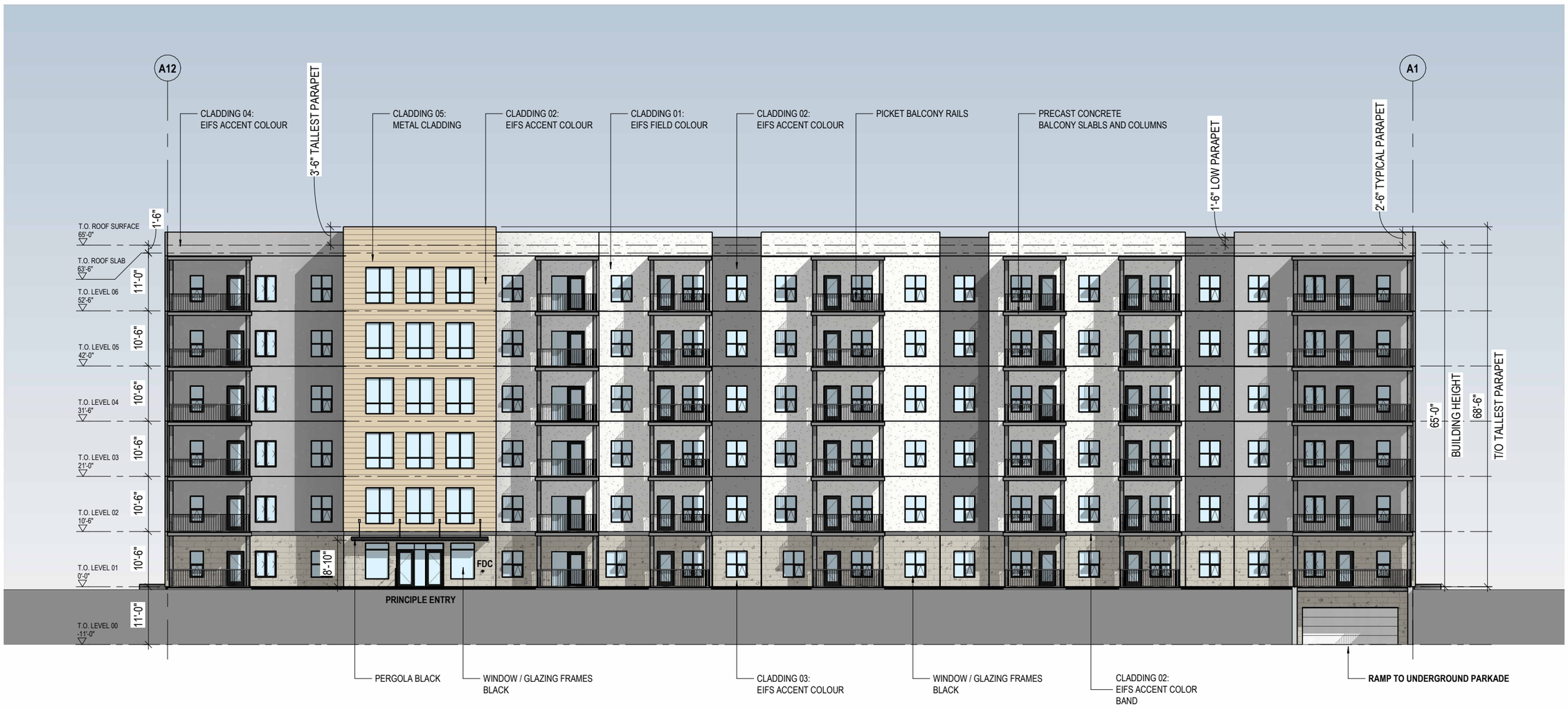
CLADDING 02
EIFS ACCENT COLOUR
COLOUR 02



CLADDING 04
EIFS ACCENT COLOUR
COLOUR 04



CLADDING 05
METAL CLADDING
WOOD TONE



1 PA ELEVATION 1

1" = 20'-0"

1

BUILDING A

KEYPLAN

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EXTERIOR ELEVATIONS
Address

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PROJECT NO. 2025_02
DRAWING NO. **PA21**



2 PA ELEVATION 2

1" = 20'-0"

BUILDING A

KEYPLAN

2

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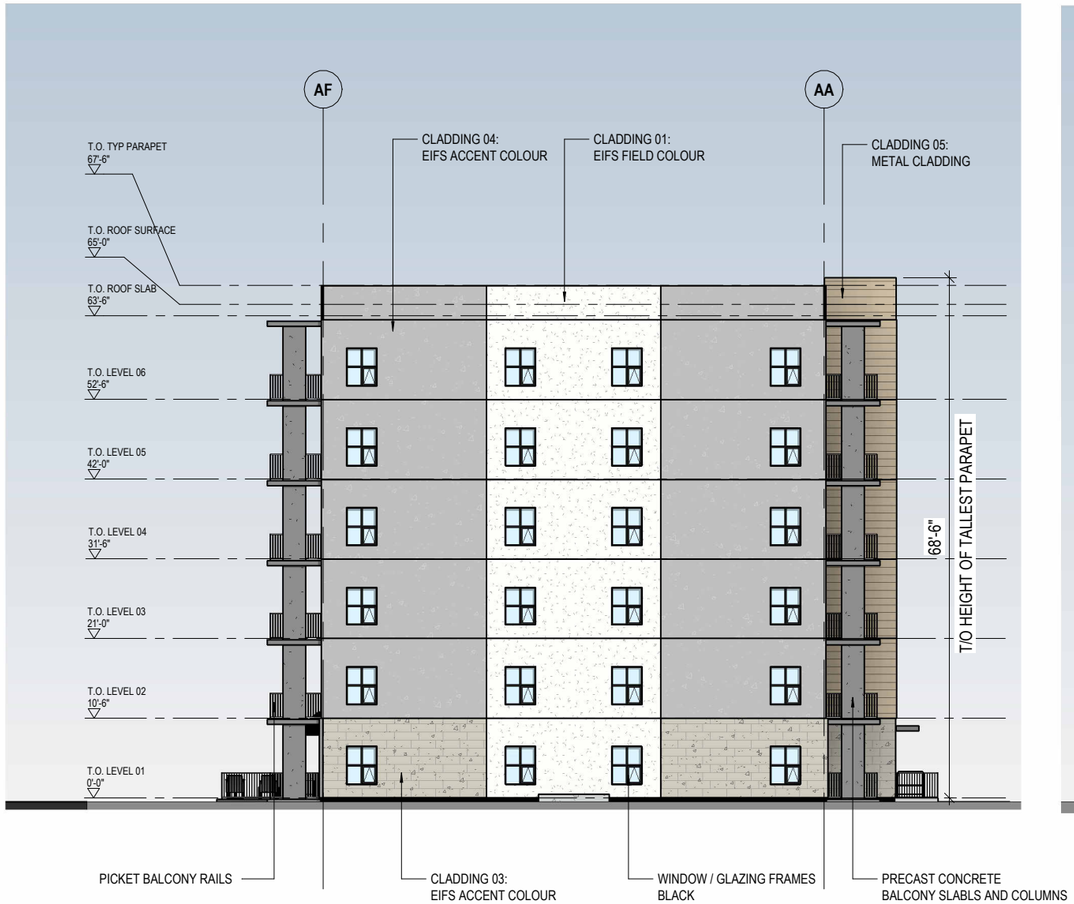
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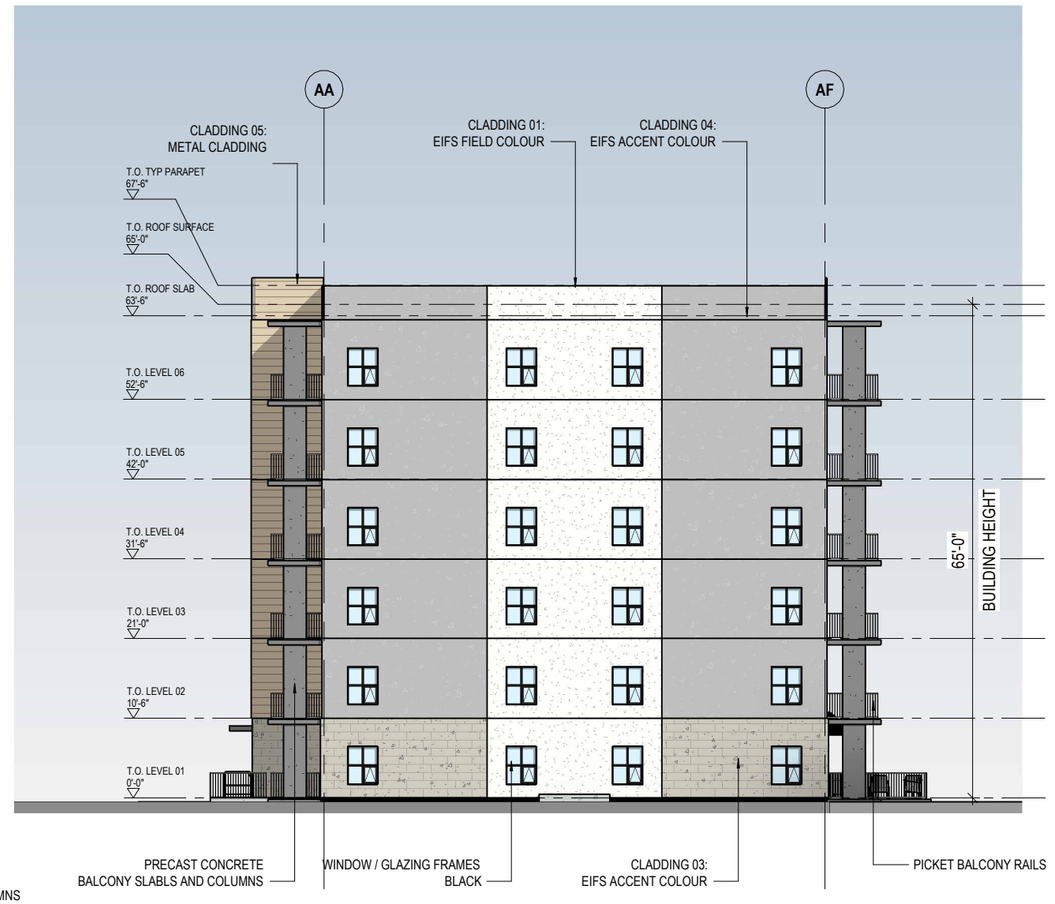
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DATE 12/19/2025
SCALE As indicated

PROJECT NO. 2025_02
DRAWING NO. **PA22**



3 PA ELEVATION 3

1" = 20'-0"



4 PA ELEVATION 4

1" = 20'-0"

4 **BUILDING A** 3

KEYPLAN

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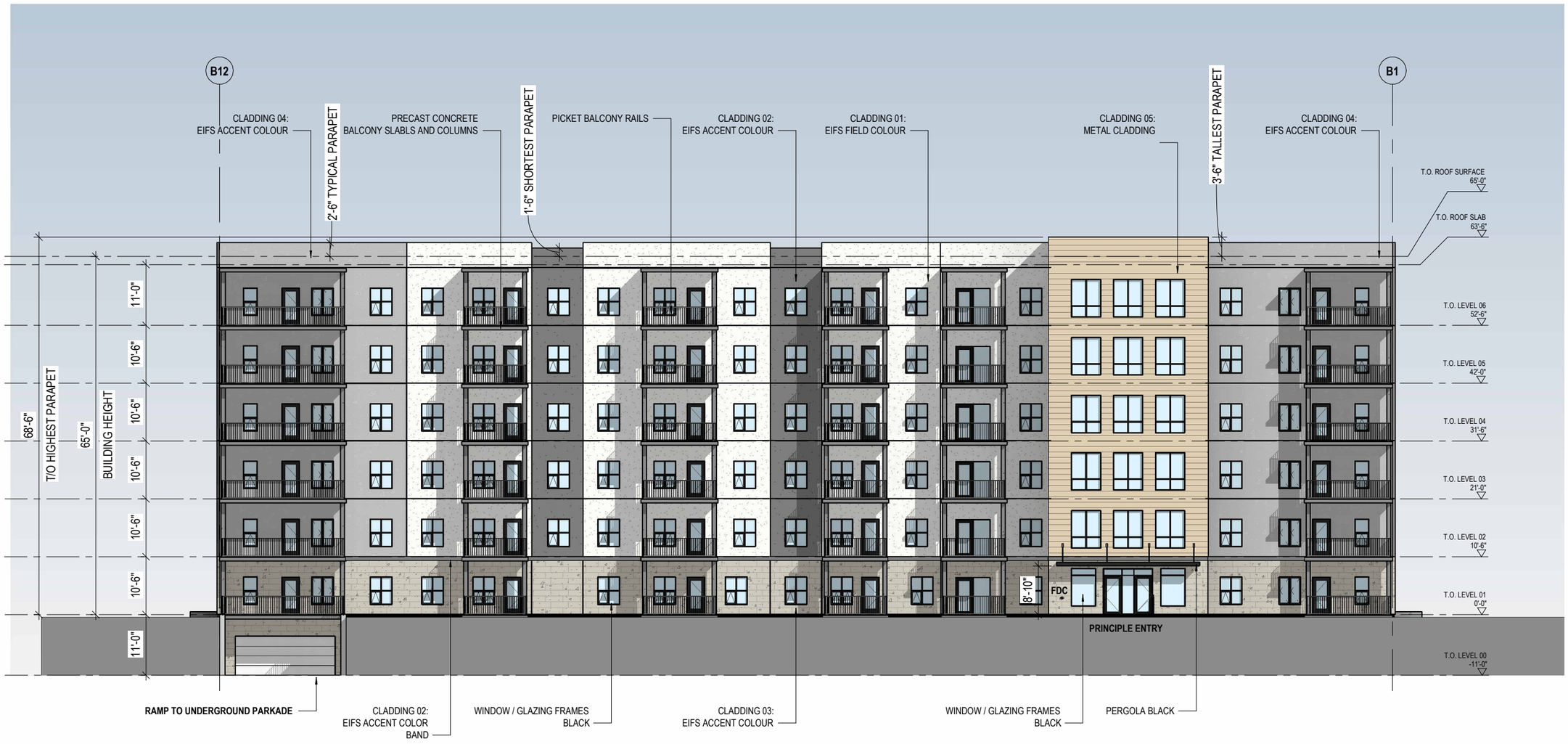
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EXTERIOR ELEVATIONS
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DATE 12/19/2025 **DRAWING NO.** **PA23**

SCALE As indicated



1 PA ELEVATION 1
1" = 20'-0"

1

BUILDING B

KEYPLAN

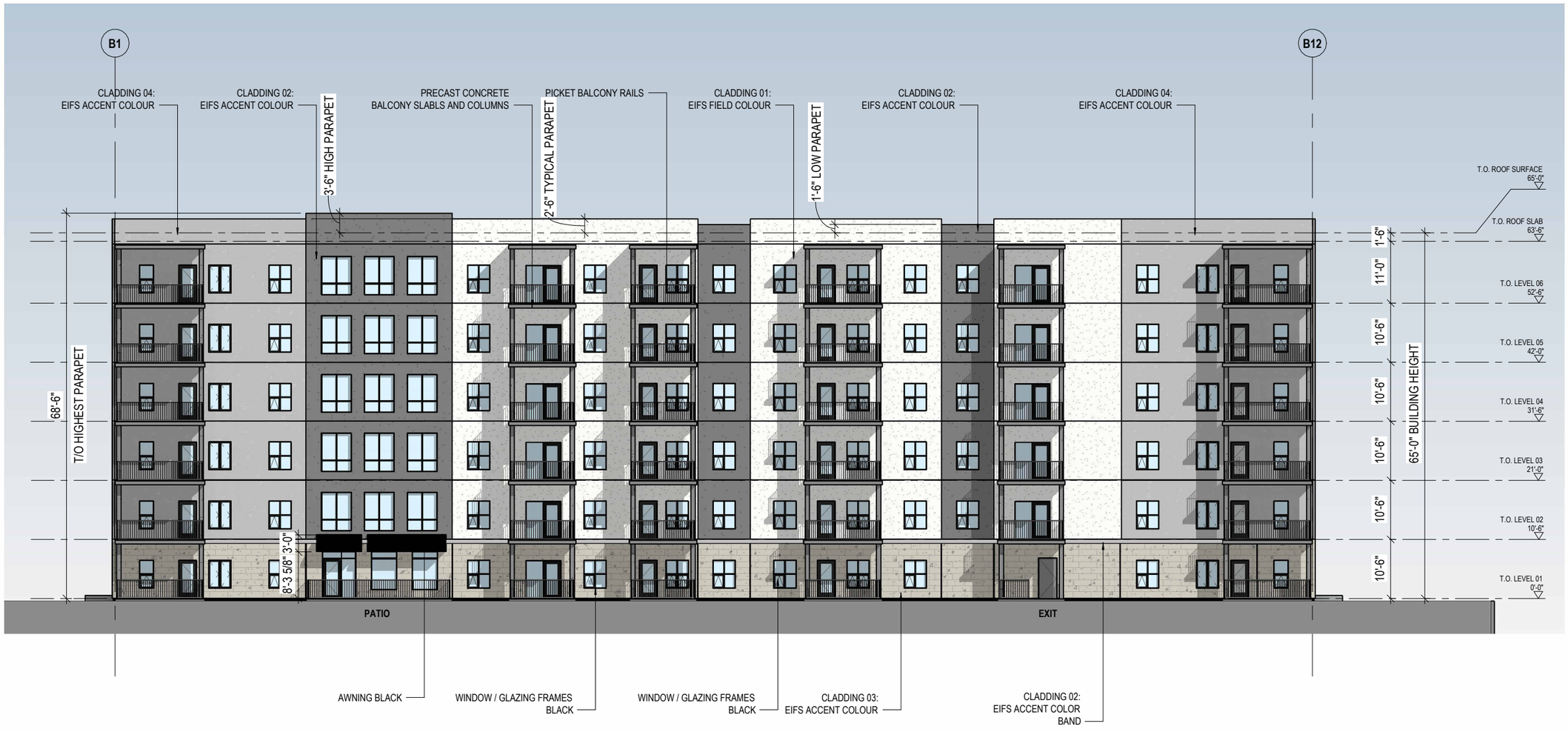
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PROJECT NO. 2025_02
DRAWING NO. **PA21**



2 PA ELEVATION 2

1" = 20'-0"

BUILDING B

KEYPLAN

2

PRELIMINARY DRAWING ONLY

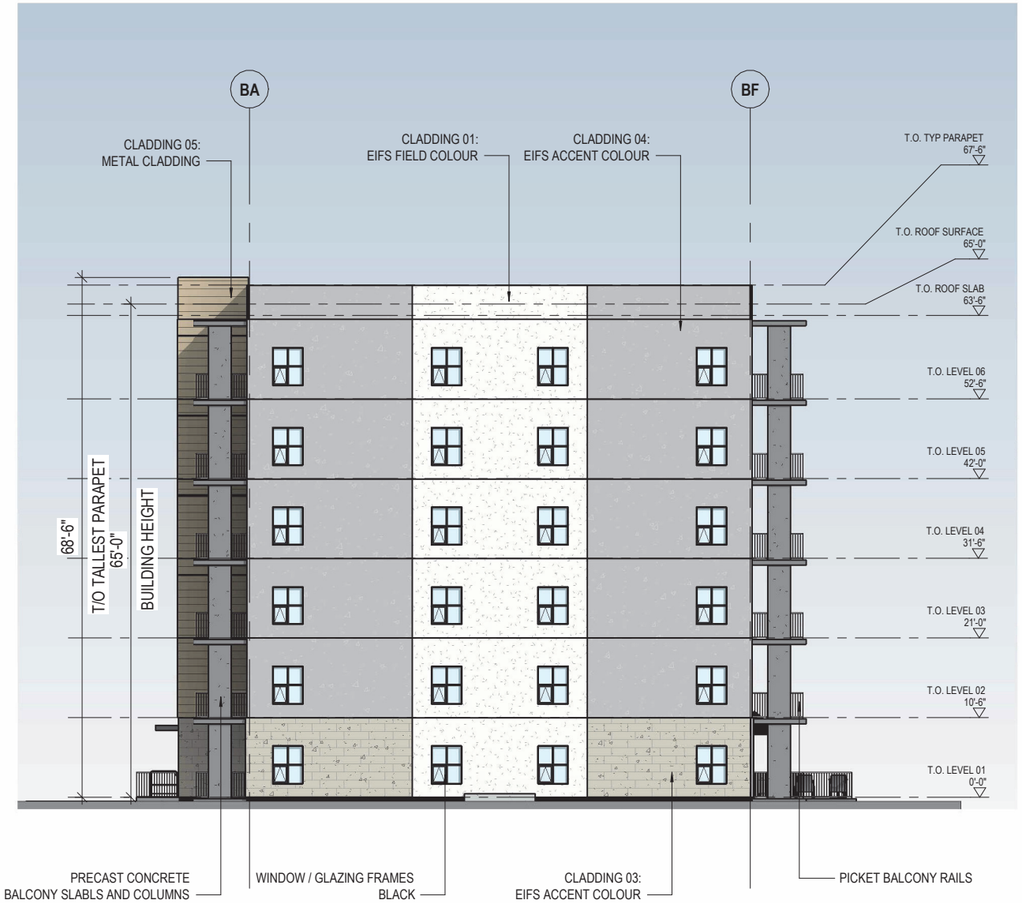
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EXTERIOR ELEVATIONS
Address

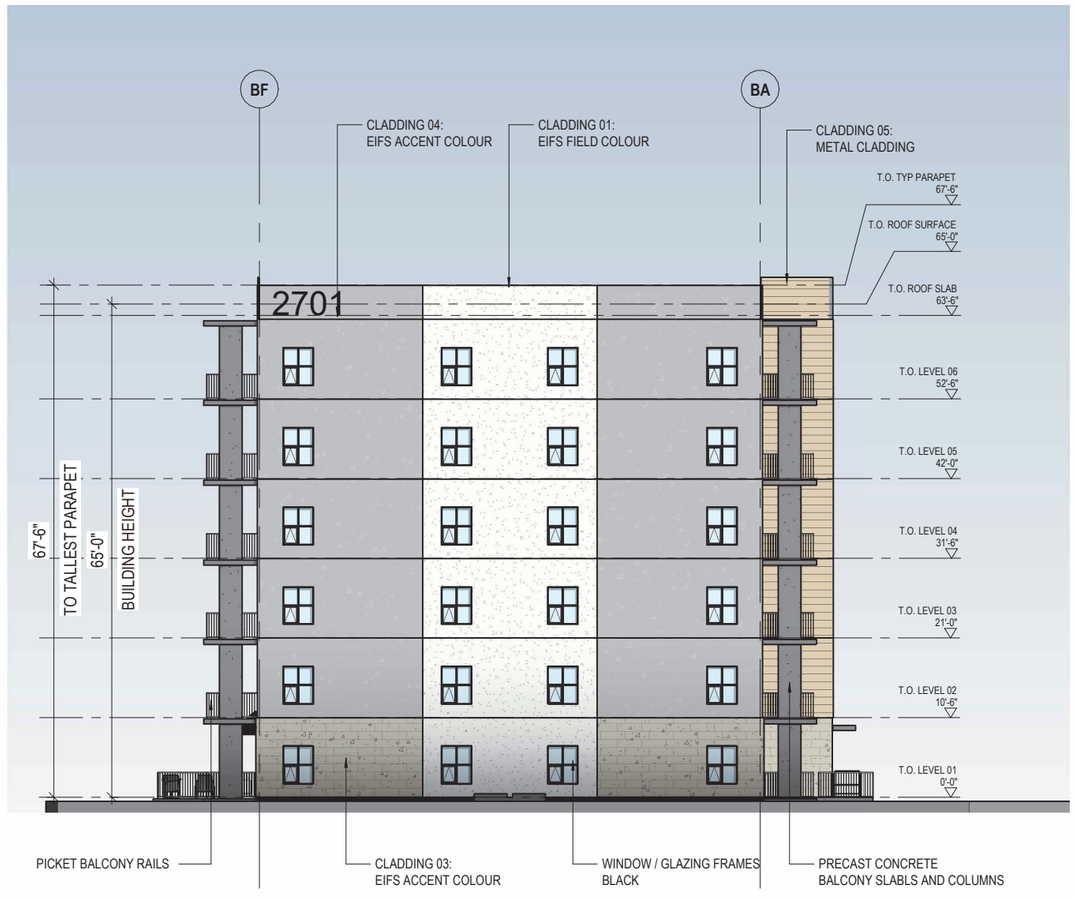
DWG BY BLDG **REV'D BY** KS
DATE 12/19/2025
SCALE As indicated

PROJECT NO. 2025_02
DRAWING NO. **PA22**



3 PA ELEVATION 3

1" = 20'-0"



4 PA ELEVATION 4

1" = 20'-0"

3

BUILDING B

4

KEYPLAN

PRELIMINARY DRAWING ONLY

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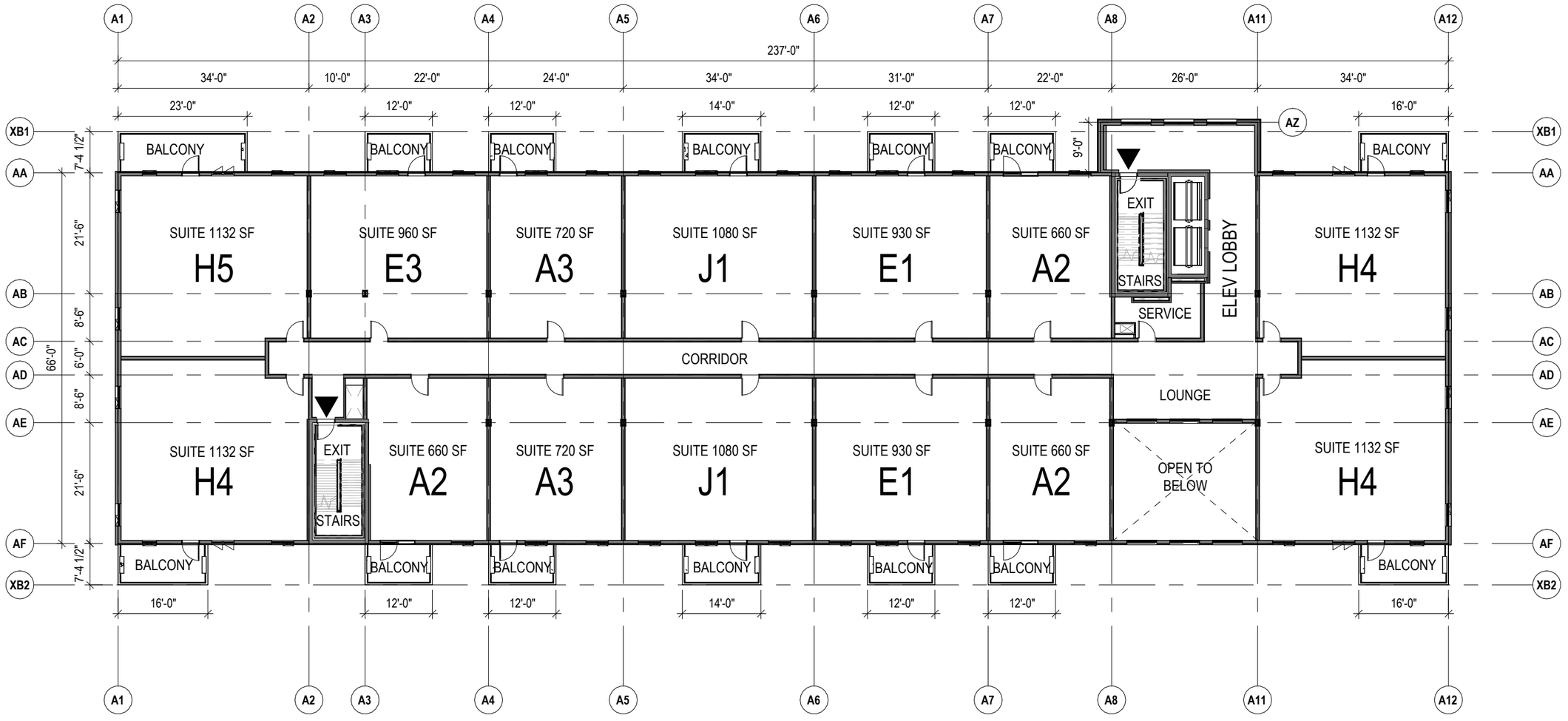
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EXTERIOR ELEVATIONS
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DATE 12/19/2025 **DRAWING NO.** **PA23**

SCALE As indicated



1 PA LEVEL 02, 04 & 06 FLOOR PLAN

1" = 20'-0"

AREA 15,894 SF

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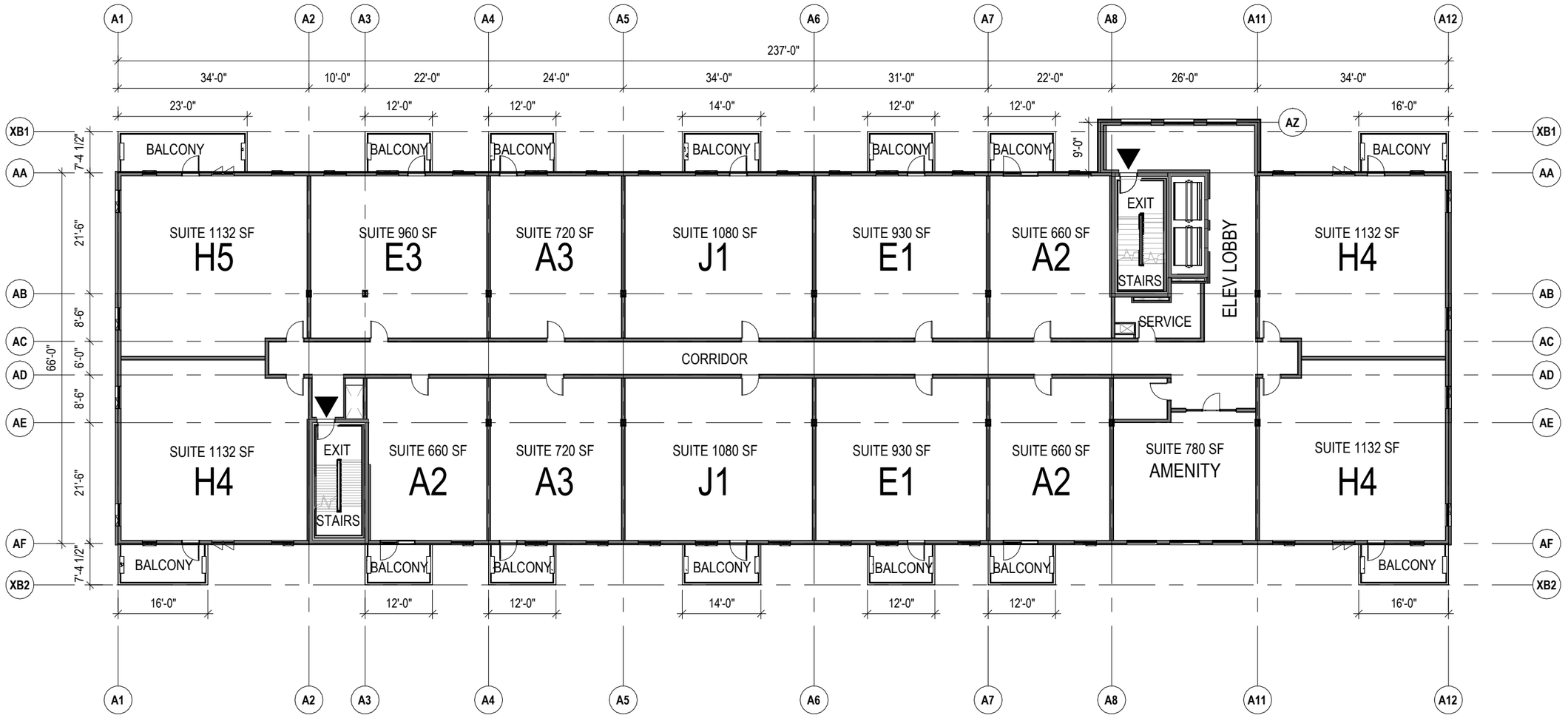
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PROJECT
SCOTIA STREET - BLDG A
LEVEL 02, 04, & 06 FLOOR PLAN
Address

DWG BY AD **REV'D BY** KS **PROJECT NO.** 2025_02

DATE 12/04/25 **DRAWING NO.** **PA04**

SCALE 1" = 20'-0"



1 PA LEVEL 03 & 05 FLOOR PLAN

1" = 20'-0"

AREA 15,894 SF

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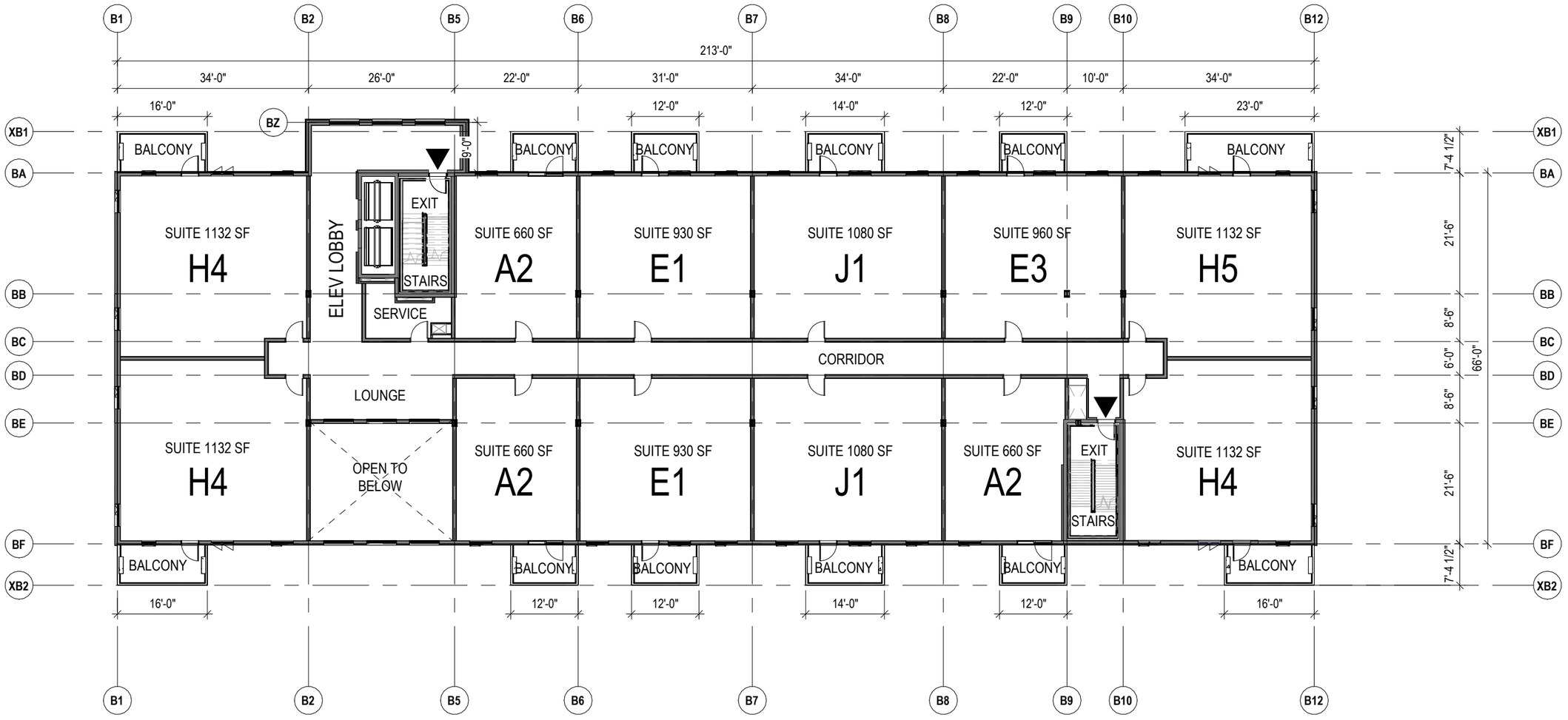
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PROJECT
SCOTIA STREET - BLDG A
LEVEL 03 & 05 FLOOR PLAN
Address

DWG BY BLDG REV'D BY KS
DATE 12/19/2025
SCALE 1" = 20'-0"

PROJECT NO. 2025_02
DRAWING NO. **PA05**



1 PA LEVEL 02, 04 & 06 FLOOR PLAN

1" = 20'-0"

AREA 14,310 SF

PRELIMINARY DRAWING ONLY

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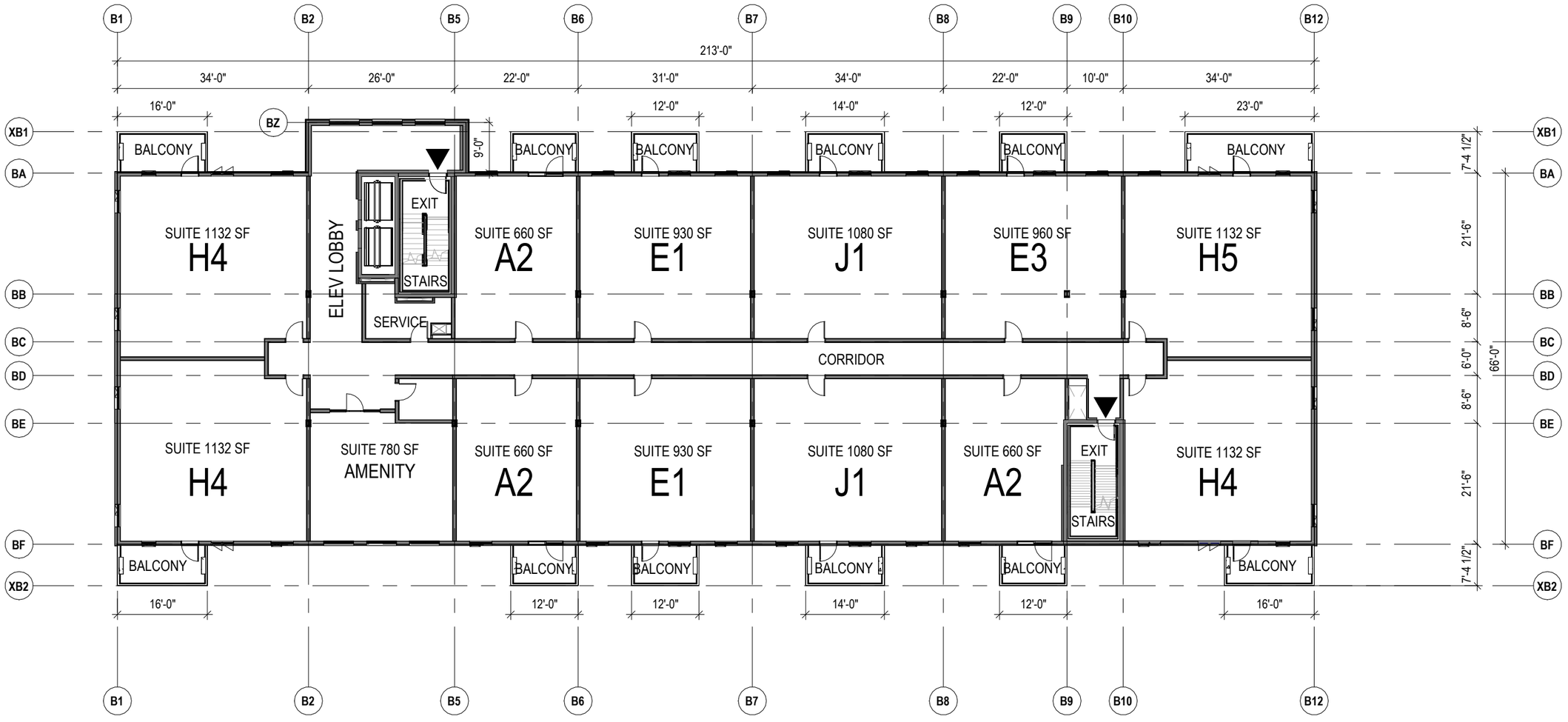
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E: info@bldgoffice.com

PROJECT
SCOTIA STREET - BLDG B
LEVEL 02, 04, & 06 FLOOR PLAN
Address

DWG BY AD **REV'D BY** KS **PROJECT NO.** 2025_02

DATE 12/04/25 **DRAWING NO.** **PA04**

SCALE 1" = 20'-0"



1 PA LEVEL 03 & 05 FLOOR PLAN

1" = 20'-0"

AREA 14,310 SF

PRELIMINARY DRAWING ONLY

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Canada, R3L 2B9

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PROJECT
SCOTIA STREET - BLDG B
LEVEL 03 & 05 FLOOR PLAN
Address

DWG BY BLDG REV'D BY KS
DATE 12/19/2025
SCALE 1" = 20'-0"

PROJECT NO. 2025_02
DRAWING NO. **PA05**