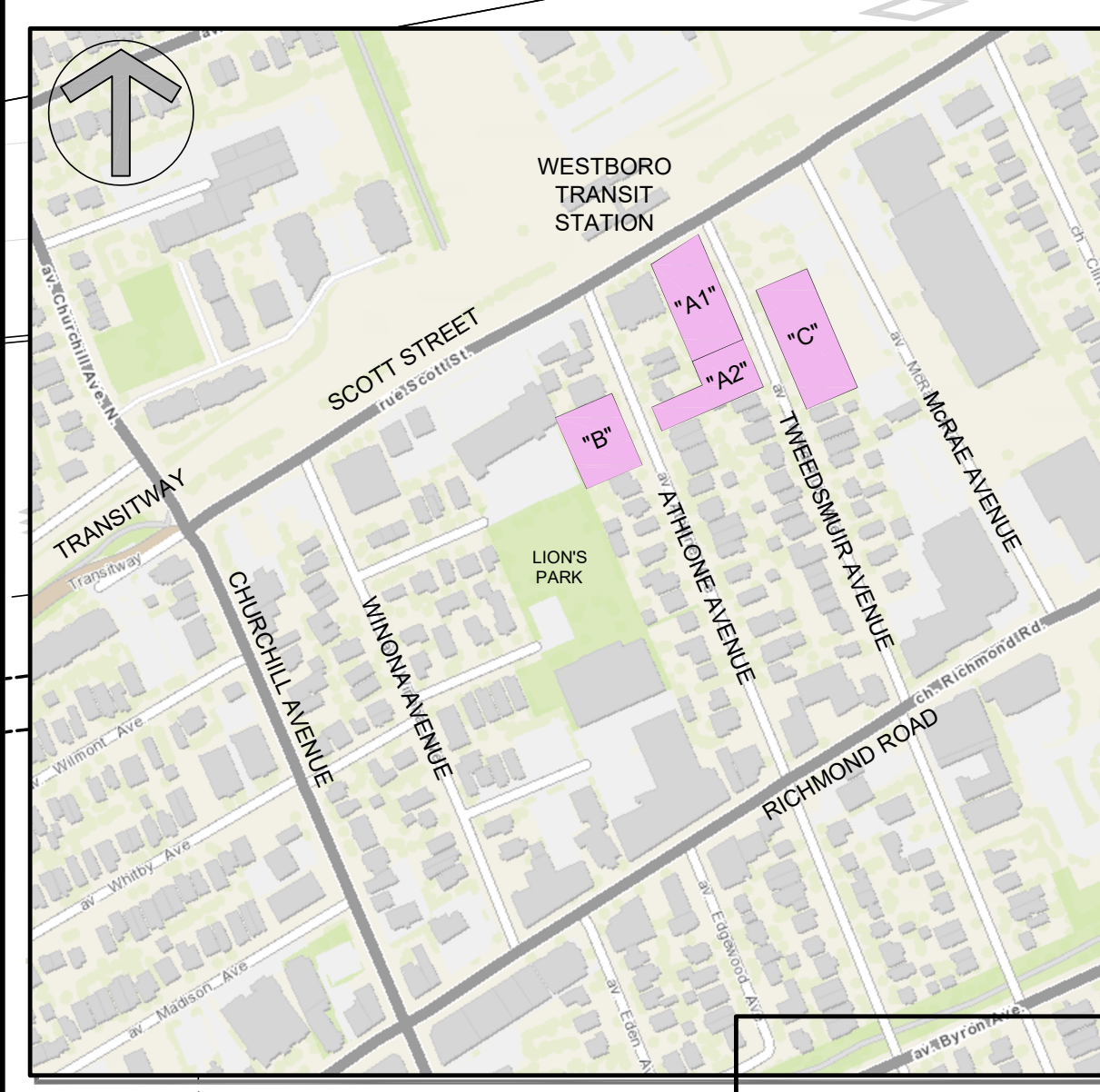
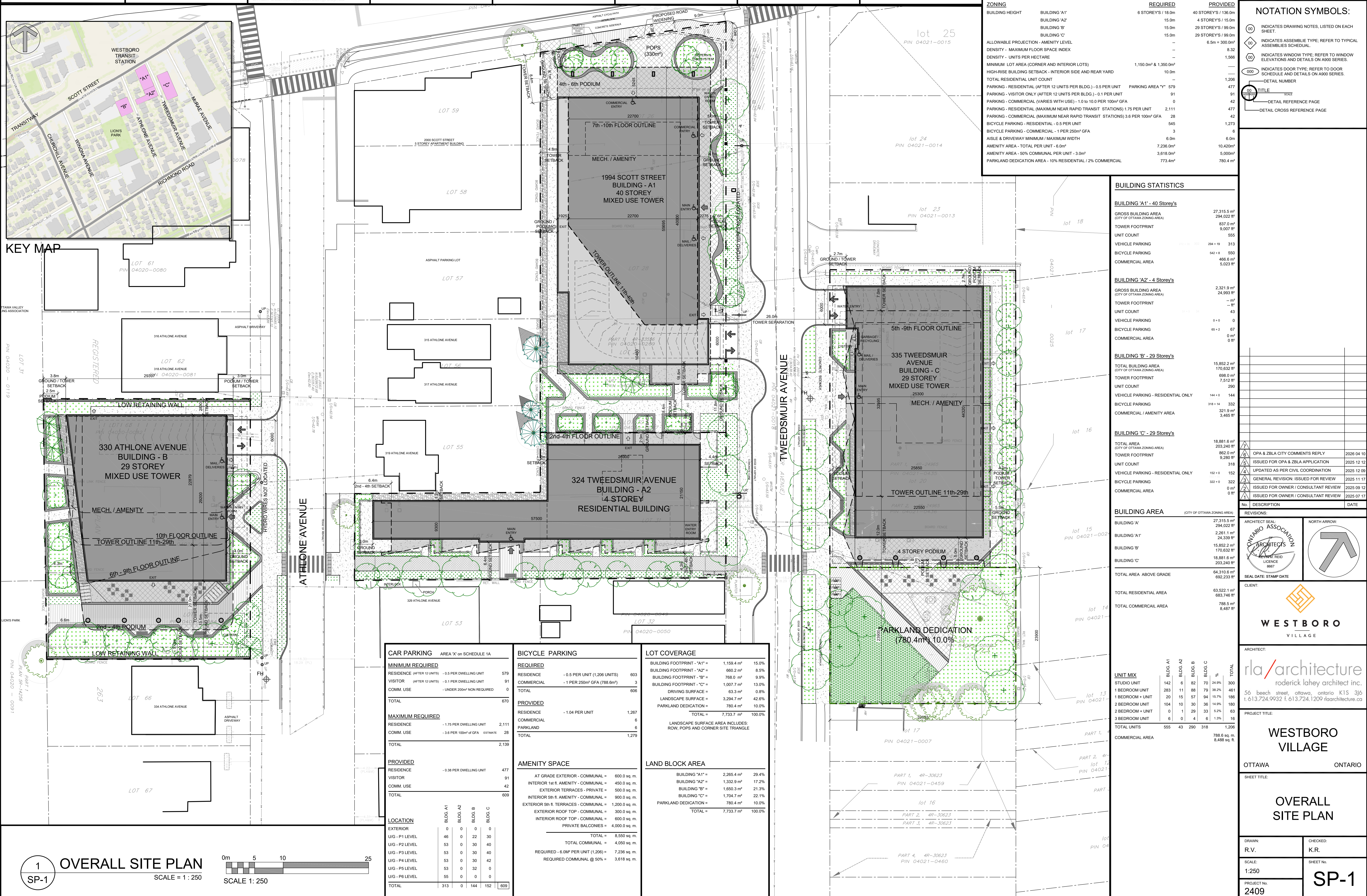


<b>LEGAL DESCRIPTION</b> TOPOGRAPHIC SKETCH OF LOTS 18 TO 22 & LOTS 26 TO 31, LOT 54 & LOTS 63 TO 65 REGISTERED PLAN 263 (GEOGRAPHIC TOWNSHIP OF) CITY OF OTTAWA	<b>SURVEYOR</b> <b>Stantec</b> 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) 229-7644 E-Mail: Reid.Hall@stantec.com	<b>GEOTECHNICAL ENGINEER</b> <b>PARSONS GROUP</b> 104 Colborne Road South Mississauga, Ontario L5E 7J5 Tel: (905) 276-7301 Email: mclay@parsonsgroup.ca	<b>TRANSPORTATION</b> <b>Parsons</b> 1223 Michael Street, Suite 100, Ottawa, ON K1J 7T2 Tel: (613) 601-1528 Cell: (343) 996-5362 Email: Jake.Berube@parsons.com	<b>LANDSCAPE ARCHITECT</b> <b>Urbantypology Inc.</b> 45 Spencer Street, Unit 101 Ottawa ON K1Y 2P5 Tel: (4613) 867-3042 Email: @urbantypology.com	<b>CIVIL ENGINEER</b> <b>Stantec</b> 300 - 1331 Clyde Avenue Ottawa, ON K2C 3G4 Tel: (613) 297-0571 Cell: (587) 721-1241 Email: Alyssa.Gladish@stantec.com	<b>URBAN PLANNER</b> <b>Stantec</b> 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) _____ Email: barrett.wagar@stantec.com	<b>PROJECT DEVELOPER</b> <b>PARK RIVER PROPERTIES</b> 3200 Highway 7 Vaughan, Ontario, L4K 5Z0 E-Mail: kevin@parkriver.ca	<b>PROJECT INFORMATION</b> Zoning By-law: 2008-250 Consolidation SITE AREA: TOTAL ALL PARCELS 0.77 ha 7,733.7 m <sup>2</sup> 83,245 ft <sup>2</sup> SITE AREA: 1994 SCOTT ST. 2,268.4 m <sup>2</sup> 24,385 ft <sup>2</sup> SITE AREA: 324 TWEEDSMUIR AVE. 1,332.0 m <sup>2</sup> 14,347 ft <sup>2</sup> SITE AREA: 330 ATHLONE AVE. 1,680.3 m <sup>2</sup> 17,958 ft <sup>2</sup> SITE AREA: 335 TWEEDSMUIR AVE. 2,485.1 m <sup>2</sup> 26,749 ft <sup>2</sup>	IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO 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 BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.
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ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT	BUILDING 'A1' 6 STOREYS / 18.0m	40 STOREYS / 136.0m
	BUILDING 'A2' 15.0m	4 STOREYS / 15.0m
	BUILDING 'B' 15.0m	29 STOREYS / 99.0m
	BUILDING 'C' 15.0m	29 STOREYS / 99.0m
		6.5m x 300m <sup>2</sup>
ALLOWABLE PROJECTION - AMENITY LEVEL		8.32
DENSITY - MAXIMUM FLOOR SPACE INDEX		1.566
DENSITY - UNITS PER HECTARE		1.566
MINIMUM LOT AREA (CORNER AND INTERIOR LOTS)	1,150.0m <sup>2</sup> & 1,350.0m <sup>2</sup>	
HIGH-RISE BUILDING SETBACK - INTERIOR SIDE AND REAR YARD	10.0m	
TOTAL RESIDENTIAL UNIT COUNT		1,206
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	PARKING AREA 'A'	579
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		91
PARKING - COMMERCIAL (VARIES WITH USE) - 1.0 TO 10.0 PER 100m <sup>2</sup> GFA		0
PARKING - RESIDENTIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 1.75 PER UNIT		427
PARKING - COMMERCIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 3.6 PER 100m <sup>2</sup> GFA		28
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		645
BICYCLE PARKING - COMMERCIAL - 1 PER 250m <sup>2</sup> GFA		3
AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>		7,236.0m <sup>2</sup>
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m <sup>2</sup>		3,618.0m <sup>2</sup>
PARKLAND DEDICATION AREA - 10% RESIDENTIAL / 2% COMMERCIAL		773.4m <sup>2</sup>

**NOTATION SYMBOLS:**

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

**BUILDING STATISTICS**

BUILDING	GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)	TOWER FOOTPRINT	UNIT COUNT	VEHICLE PARKING	BICYCLE PARKING	COMMERCIAL AREA
<b>BUILDING 'A1' - 40 Storeys</b>	27,315.5 m <sup>2</sup>	294,022 m <sup>2</sup>	555	294 + 19 = 313	542 + 8 = 550	466.6 m <sup>2</sup> 5,007 ft <sup>2</sup>
<b>BUILDING 'A2' - 4 Storeys</b>	2,321.9 m <sup>2</sup>	24,993 m <sup>2</sup>	43	0 + 0 = 0	65 + 2 = 67	0 m <sup>2</sup> 0 ft <sup>2</sup>
<b>BUILDING 'B' - 29 Storeys</b>	15,852.2 m <sup>2</sup>	170,632 m <sup>2</sup>	290	144 + 0 = 144	318 + 14 = 332	321.9 m <sup>2</sup> 3,465 ft <sup>2</sup>
<b>BUILDING 'C' - 29 Storeys</b>	18,881.6 m <sup>2</sup>	203,240 m <sup>2</sup>	318	152 + 0 = 152	322 + 0 = 322	0 m <sup>2</sup> 0 ft <sup>2</sup>

**BUILDING AREA** (CITY OF OTTAWA ZONING AREA)

BUILDING	GROSS BUILDING AREA	TOWER FOOTPRINT	UNIT COUNT	VEHICLE PARKING - RESIDENTIAL ONLY	BICYCLE PARKING	COMMERCIAL / AMENITY AREA
<b>BUILDING 'A'</b>	27,315.5 m <sup>2</sup>	294,022 m <sup>2</sup>	555	294 + 19 = 313	542 + 8 = 550	466.6 m <sup>2</sup> 5,007 ft <sup>2</sup>
<b>BUILDING 'A1'</b>	2,321.9 m <sup>2</sup>	24,993 m <sup>2</sup>	43	0 + 0 = 0	65 + 2 = 67	0 m <sup>2</sup> 0 ft <sup>2</sup>
<b>BUILDING 'B'</b>	15,852.2 m <sup>2</sup>	170,632 m <sup>2</sup>	290	144 + 0 = 144	318 + 14 = 332	321.9 m <sup>2</sup> 3,465 ft <sup>2</sup>
<b>BUILDING 'C'</b>	18,881.6 m <sup>2</sup>	203,240 m <sup>2</sup>	318	152 + 0 = 152	322 + 0 = 322	0 m <sup>2</sup> 0 ft <sup>2</sup>
<b>TOTAL AREA ABOVE GRADE</b>	64,310.6 m <sup>2</sup>	692,233 m <sup>2</sup>				
<b>TOTAL RESIDENTIAL AREA</b>	63,522.1 m <sup>2</sup>	683,746 m <sup>2</sup>				
<b>TOTAL COMMERCIAL AREA</b>	788.5 m <sup>2</sup>	8,487 m <sup>2</sup>				

**UNIT MIX**

BLDG	BLDG A1	BLDG A2	BLDG B	BLDG C	TOTAL
STUDIO UNIT	142	6	82	70	249
1 BEDROOM UNIT	283	11	88	70	382
1 BEDROOM + UNIT	20	15	57	94	157
2 BEDROOM UNIT	104	10	30	36	149
2 BEDROOM + UNIT	0	1	29	33	52
3 BEDROOM UNIT	6	0	4	6	13
<b>TOTAL UNITS</b>	555	43	290	318	1,206
<b>COMMERCIAL AREA</b>					788.6 sq. m. 8,488 sq. ft.

**CAR PARKING** AREA 'X' ON SCHEDULE 1A

MINIMUM REQUIRED	RESIDENCE (AFTER 12 UNITS)	VISITOR (AFTER 12 UNITS)	COMM. USE	TOTAL
RESIDENCE (AFTER 12 UNITS) - 0.5 PER DWELLING UNIT	579			
VISITOR (AFTER 12 UNITS) - 0.1 PER DWELLING UNIT	91			
COMM. USE - UNDER 200m <sup>2</sup> NON REQUIRED	0			
<b>TOTAL</b>	670			
MAXIMUM REQUIRED	RESIDENCE	COMM. USE	TOTAL	
RESIDENCE - 1.75 PER DWELLING UNIT	2,111			
COMM. USE - 3.6 PER 100m <sup>2</sup> OF GFA		28		
<b>TOTAL</b>	2,139			
PROVIDED	RESIDENCE	VISITOR	COMM. USE	TOTAL
RESIDENCE - 0.38 PER DWELLING UNIT	477			
VISITOR		91		
COMM. USE			42	
<b>TOTAL</b>	609			

**BICYCLE PARKING**

REQUIRED	RESIDENCE	COMMERCIAL	TOTAL
RESIDENCE - 0.5 PER UNIT (1,206 UNITS)	603		
COMMERCIAL - 1 PER 250m <sup>2</sup> GFA (788.6m <sup>2</sup> )		3	
<b>TOTAL</b>	606		
PROVIDED	RESIDENCE	COMMERCIAL	TOTAL
RESIDENCE - 1.04 PER UNIT	1,267		
COMMERCIAL		6	
PARKLAND			6
<b>TOTAL</b>	1,279		

**LOT COVERAGE**

BUILDING FOOTPRINT	AREA	PERCENTAGE
BUILDING FOOTPRINT - 'A1'	1,158.4 m <sup>2</sup>	15.0%
BUILDING FOOTPRINT - 'A2'	660.2 m <sup>2</sup>	8.3%
BUILDING FOOTPRINT - 'B'	768.0 m <sup>2</sup>	9.9%
BUILDING FOOTPRINT - 'C'	1,007.7 m <sup>2</sup>	13.0%
DRIVING SURFACE	63.3 m <sup>2</sup>	0.8%
LANDSCAPE SURFACE	3,294.7 m <sup>2</sup>	42.6%
PARKLAND DEDICATION	780.4 m <sup>2</sup>	10.0%
<b>TOTAL</b>	7,733.7 m <sup>2</sup>	100.0%

**LANDSCAPE SURFACE AREA INCLUDES:** ROW, POPS AND CORNER SITE TRIANGLE

**AMENITY SPACE**

AT GRADE EXTERIOR - COMMUNAL	INTERIOR 1st fl. AMENITY - COMMUNAL	EXTERIOR TERRACES - PRIVATE	INTERIOR 5th fl. AMENITY - COMMUNAL	EXTERIOR 5th fl. TERRACES - COMMUNAL	EXTERIOR ROOF TOP - COMMUNAL	INTERIOR ROOF TOP - COMMUNAL	PRIVATE BALCONIES
600.0 sq. m.	450.0 sq. m.	500.0 sq. m.	900.0 sq. m.	1,200.0 sq. m.	300.0 sq. m.	600.0 sq. m.	4,000.0 sq. m.
<b>TOTAL</b>	<b>TOTAL COMMUNAL</b>	<b>REQUIRED - 6.0m<sup>2</sup> PER UNIT (1,206)</b>	<b>REQUIRED COMMUNAL @ 50%</b>				
8,550.0 sq. m.	4,050.0 sq. m.	7,236.0 sq. m.	3,618.0 sq. m.				

**LAND BLOCK AREA**

BUILDING 'A1'	BUILDING 'A2'	BUILDING 'B'	BUILDING 'C'	PARKLAND DEDICATION	TOTAL
2,265.4 m <sup>2</sup>	1,332.9 m <sup>2</sup>	1,650.3 m <sup>2</sup>	1,704.7 m <sup>2</sup>	780.4 m <sup>2</sup>	7,733.7 m <sup>2</sup>
29.4%	17.2%	21.3%	22.1%	10.0%	100.0%

**1 OVERALL SITE PLAN**  
SCALE = 1 : 250

**WESTBORO VILLAGE**  
OTTAWA ONTARIO

**OVERALL SITE PLAN**  
SHEET TITLE: SP-1

DRAWN: R.V. CHECKED: K.R.  
SCALE: 1:250 SHEET No. SP-1  
PROJECT No. 2409