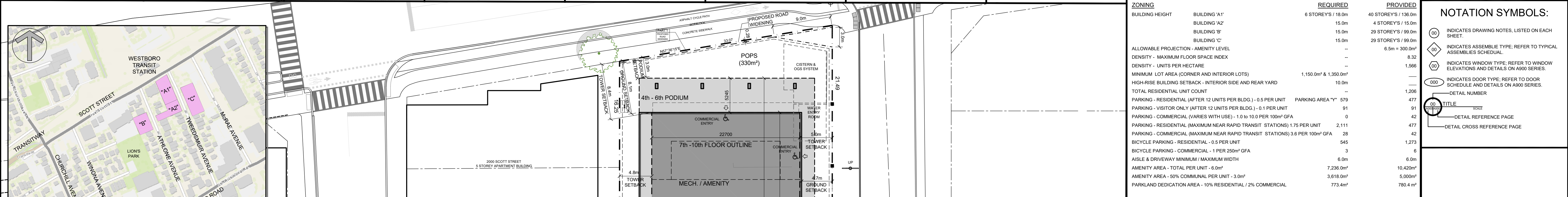


|   |  |  |   |  |  |   |   |  |   |
|---|--|--|---|--|--|---|---|--|---|
| <b>LEGAL DESCRIPTION</b><br>TOPOGRAPHIC SKETCH OF LOTS 18 TO 22 & LOTS 26 TO 31, LOT 54 & LOTS 63 TO 65 REGISTERED PLAN 263 (GEOGRAPHIC TOWNSHIP OF) CITY OF OTTAWA | <b>SURVEYOR</b><br><b>Stantec</b><br>1331 Clyde Avenue, Suite 400<br>Ottawa ON K2C 3G4<br>Phone: (613) 724-4096<br>Cell: (613) 229-7644<br>E-Mail: Reid.Hall@stantec.com | <b>GEOTECHNICAL ENGINEER</b><br><b>PARSONS GROUP</b><br>104 Colborne Road South<br>Ottawa, Ontario<br>K2E 7J5<br>Tel: (613) 235-7301<br>Email: melissa.g@parsonsgroup.ca | <b>TRANSPORTATION</b><br><b>Parsons</b><br>1223 Michael Street, Suite 100,<br>Ottawa, ON K1J 7T2<br>Tel: (613) 601-1528<br>Cell: (343) 996-5362<br>Email: Jake.Berube@parsons.com | <b>LANDSCAPE ARCHITECT</b><br><b>Urbantypology Inc.</b><br>45 Spencer Street, Unit 101<br>Ottawa ON K1Y 2P5<br>Tel: (4613) 867-3042<br>Email: @urbantypology.com | <b>CIVIL ENGINEER</b><br><b>Stantec</b><br>300 - 1331 Clyde Avenue<br>Ottawa, ON K2C 3G4<br>Tel: (613) 297-0571<br>Cell: (587) 721-1241<br>Email: Alyssa.Gladish@stantec.com | <b>URBAN PLANNER</b><br><b>Stantec</b><br>1331 Clyde Avenue, Suite 400<br>Ottawa ON K2C 3G4<br>Phone: (613) 724-4096<br>Cell: (613) _____<br>Email: barrett.wagar@stantec.com | <b>PROJECT DEVELOPER</b><br><b>PARK RIVER PROPERTIES</b><br>3200 Highway 7<br>Vaughan, Ontario, L4K 5Z0<br>E-Mail: kevin@parkriver.ca | <b>PROJECT INFORMATION</b><br>Zoning By-law: 2008-250 Consolidation<br>SITE AREA: TOTAL ALL PARCELS 0.77 ha 7,733.7 m <sup>2</sup> 83,245.9 ft <sup>2</sup><br>TM (102) RAUB<br>SITE AREA: 1994 SCOTT ST. 2,208.4 m <sup>2</sup> 24,385.9 ft <sup>2</sup><br>SITE AREA: 324 TWEEDSMUIR AVE. 1,332.0 m <sup>2</sup> 14,347 ft <sup>2</sup><br>SITE AREA: 330 ATHLONE AVE. 1,650.3 m <sup>2</sup> 17,758 ft <sup>2</sup><br>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.<br>ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.<br>THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.<br>DO NOT SCALE DRAWINGS.<br>COPYRIGHT RESERVED. |
|---|--|--|---|--|--|---|---|--|---|



| 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         |
| ALLOWABLE PROJECTION - AMENITY LEVEL   | -   | 6.5m = 300.0m <sup>2</sup> |
| DENSITY - MAXIMUM FLOOR SPACE INDEX  | -   | 8.32                       |
| 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                          | 91  | 477                        |
| PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT                         | 0   | 91                         |
| PARKING - COMMERCIAL (VARIES WITH USE) - 1.0 TO 10.0 PER 100m <sup>2</sup> GFA           | 2,111   | 42                         |
| PARKING - COMMERCIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 3.6 PER 100m <sup>2</sup> GFA | 645   | 1,273                      |
| BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT   | 3   | 6                          |
| BICYCLE PARKING - COMMERCIAL - 1 PER 250m <sup>2</sup> GFA                               | 6.0m  | 6                          |
| AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>  | 7,236.0m <sup>2</sup>                         | 10,420m <sup>2</sup>       |
| AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m <sup>2</sup>                                 | 3,618.0m <sup>2</sup>                         | 5,000m <sup>2</sup>        |
| PARKLAND DEDICATION AREA - 10% RESIDENTIAL / 2% COMMERCIAL                               | 773.4m <sup>2</sup>                           | 780.4m <sup>2</sup>        |

| NOTATION SYMBOLS: |   |
|-------------------|---|
| (N)               | INDICATES DRAWING NOTES, LISTED ON EACH SHEET.                                |
| (A)               | INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.               |
| (W)               | INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES. |
| (D)               | INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.      |
| (000)             | INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.      |
| (-)               | DETAIL NUMBER   |
| (-)               | TITLE   |
| (-)               | SCALE   |
| (-)               | DETAIL REFERENCE PAGE   |
| (-)               | DETAIL CROSS REFERENCE PAGE   |

| BUILDING STATISTICS                              |                         |
|--|-------------------------|
| BUILDING 'A1' - 40 Storeys                       |                         |
| GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA) | 27,315.5 m <sup>2</sup> |
| TOWER FOOTPRINT                                  | 837.0 m <sup>2</sup>    |
| UNIT COUNT                                       | 555                     |
| VEHICLE PARKING                                  | 294 + 19 = 313          |
| BICYCLE PARKING                                  | 542 + 8 = 550           |
| COMMERCIAL AREA                                  | 466.8 m <sup>2</sup>    |
| COMMERCIAL AREA                                  | 5,007.9 m <sup>2</sup>  |
| BUILDING 'A2' - 4 Storeys                        |                         |
| GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA) | 2,321.9 m <sup>2</sup>  |
| TOWER FOOTPRINT                                  | - m <sup>2</sup>        |
| UNIT COUNT                                       | 43                      |
| VEHICLE PARKING                                  | 0 + 0 = 0               |
| BICYCLE PARKING                                  | 65 + 2 = 67             |
| COMMERCIAL AREA                                  | 0 m <sup>2</sup>        |
| COMMERCIAL AREA                                  | 0 m <sup>2</sup>        |
| BUILDING 'B' - 29 Storeys                        |                         |
| TOTAL BUILDING AREA (CITY OF OTTAWA ZONING AREA) | 15,852.2 m <sup>2</sup> |
| TOWER FOOTPRINT                                  | 170,632 m <sup>2</sup>  |
| UNIT COUNT                                       | 290                     |
| VEHICLE PARKING - RESIDENTIAL ONLY               | 144 + 0 = 144           |
| BICYCLE PARKING                                  | 318 + 14 = 332          |
| COMMERCIAL / AMENITY AREA                        | 321.9 m <sup>2</sup>    |
| COMMERCIAL / AMENITY AREA                        | 3,465.9 m <sup>2</sup>  |
| BUILDING 'C' - 29 Storeys                        |                         |
| TOTAL AREA (CITY OF OTTAWA ZONING AREA)          | 10,881.6 m <sup>2</sup> |
| TOWER FOOTPRINT                                  | 203,240 m <sup>2</sup>  |
| UNIT COUNT                                       | 862.0 m <sup>2</sup>    |
| VEHICLE PARKING - RESIDENTIAL ONLY               | 152 + 0 = 152           |
| BICYCLE PARKING                                  | 322 + 0 = 322           |
| COMMERCIAL AREA                                  | 0 m <sup>2</sup>        |
| COMMERCIAL AREA                                  | 0 m <sup>2</sup>        |

| BUILDING AREA (CITY OF OTTAWA ZONING AREA) |                         |
|--|-------------------------|
| BUILDING 'A'                               | 27,315.5 m <sup>2</sup> |
| BUILDING 'A1'                              | 294,022 m <sup>2</sup>  |
| BUILDING 'A2'                              | 2,321.9 m <sup>2</sup>  |
| BUILDING 'B'                               | 15,852.2 m <sup>2</sup> |
| BUILDING 'C'                               | 10,881.6 m <sup>2</sup> |
| TOTAL AREA ABOVE GRADE                     | 64,310.6 m <sup>2</sup> |
| TOTAL AREA ABOVE GRADE                     | 692,233 m <sup>2</sup>  |
| TOTAL RESIDENTIAL AREA                     | 63,522.1 m <sup>2</sup> |
| TOTAL COMMERCIAL AREA                      | 683,746 m <sup>2</sup>  |
| TOTAL COMMERCIAL AREA                      | 788.5 m <sup>2</sup>    |
| TOTAL COMMERCIAL AREA                      | 8,487 m <sup>2</sup>    |

| UNIT MIX         |               |
|------------------|---------------|
|                  | TOTAL         |
| STUDIO UNIT      | 142           |
| 1 BEDROOM UNIT   | 283           |
| 1 BEDROOM + UNIT | 20            |
| 2 BEDROOM UNIT   | 104           |
| 2 BEDROOM + UNIT | 0             |
| 3 BEDROOM UNIT   | 6             |
| TOTAL UNITS      | 555           |
| COMMERCIAL AREA  | 43            |
| COMMERCIAL AREA  | 290           |
| COMMERCIAL AREA  | 318           |
| COMMERCIAL AREA  | 1,206         |
| COMMERCIAL AREA  | 788.6 sq. m.  |
| COMMERCIAL AREA  | 8,488 sq. ft. |

| CAR PARKING AREA 'X' ON SCHEDULE 1A                |       |
|--|-------|
| MINIMUM REQUIRED                                   |       |
| 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     |
| TOTAL  | 670   |
| MAXIMUM REQUIRED                                   |       |
| RESIDENCE - 1.75 PER DWELLING UNIT                 | 2,111 |
| COMM. USE - 3.6 PER 100m <sup>2</sup> OF GFA       | 28    |
| TOTAL  | 2,139 |
| PROVIDED   |       |
| RESIDENCE - 0.38 PER DWELLING UNIT                 | 477   |
| VISITOR  | 91    |
| COMM. USE  | 42    |
| TOTAL  | 609   |
| LOCATION   |       |
| EXTERIOR   | 0     |
| U/G - P1 LEVEL                                     | 46    |
| U/G - P2 LEVEL                                     | 53    |
| U/G - P3 LEVEL                                     | 53    |
| U/G - P4 LEVEL                                     | 53    |
| U/G - P5 LEVEL                                     | 53    |
| U/G - P6 LEVEL                                     | 55    |
| TOTAL  | 313   |

| BICYCLE PARKING   |                |
|---|----------------|
| REQUIRED  |                |
| RESIDENCE - 0.5 PER UNIT (1,206 UNITS)                          | 603            |
| COMMERCIAL - 1 PER 250m <sup>2</sup> GFA (788.6m <sup>2</sup> ) | 3              |
| TOTAL   | 606            |
| PROVIDED  |                |
| RESIDENCE - 1.04 PER UNIT                                       | 1,267          |
| COMMERCIAL  | 6              |
| PARKLAND  | 6              |
| TOTAL   | 1,279          |
| AMENITY SPACE   |                |
| AT GRADE EXTERIOR - COMMUNAL =                                  | 600.0 sq. m.   |
| INTERIOR 1st fl. AMENITY - COMMUNAL =                           | 450.0 sq. m.   |
| EXTERIOR TERRACES - PRIVATE =                                   | 500.0 sq. m.   |
| INTERIOR 5th fl. AMENITY - COMMUNAL =                           | 900.0 sq. m.   |
| EXTERIOR 5th fl. TERRACES - COMMUNAL =                          | 1,200.0 sq. m. |
| INTERIOR ROOF TOP - COMMUNAL =                                  | 300.0 sq. m.   |
| INTERIOR ROOF TOP - COMMUNAL =                                  | 600.0 sq. m.   |
| PRIVATE BALCONIES =   | 4,000.0 sq. m. |
| TOTAL   | 8,550.0 sq. m. |
| TOTAL COMMUNAL =  | 4,050.0 sq. m. |
| REQUIRED - 6.0m <sup>2</sup> PER UNIT (1,206) =                 | 7,236.0 sq. m. |
| REQUIRED COMMUNAL @ 50% =                                       | 3,618.0 sq. m. |

| LOT COVERAGE                |                               |
|-----------------------------|-------------------------------|
| 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%    |
| TOTAL =                     | 7,733.7 m <sup>2</sup> 100.0% |
| LAND BLOCK AREA             |                               |
| BUILDING 'A1' =             | 2,265.4 m <sup>2</sup> 29.4%  |
| BUILDING 'A2' =             | 1,332.9 m <sup>2</sup> 17.2%  |
| BUILDING 'B' =              | 1,650.3 m <sup>2</sup> 21.3%  |
| BUILDING 'C' =              | 1,704.7 m <sup>2</sup> 22.1%  |
| PARKLAND DEDICATION =       | 780.4 m <sup>2</sup> 10.0%    |
| TOTAL =                     | 7,733.7 m <sup>2</sup> 100.0% |



1 OVERALL SITE PLAN  
SCALE = 1 : 250  
SP-1

D01-01-25-0025 (OPA) & D02-02-25-0097 (ZBLA)

ARCHITECT: **rla / architecture**  
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PROJECT TITLE: **WESTBORO VILLAGE**

OTTAWA ONTARIO

SHEET TITLE: **OVERALL SITE PLAN (SETBACK PLAN)**

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