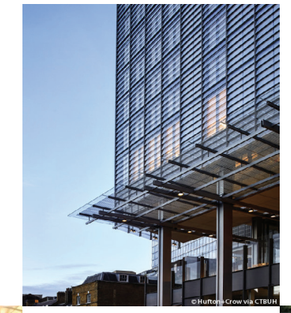
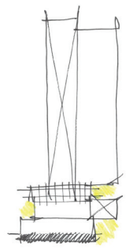
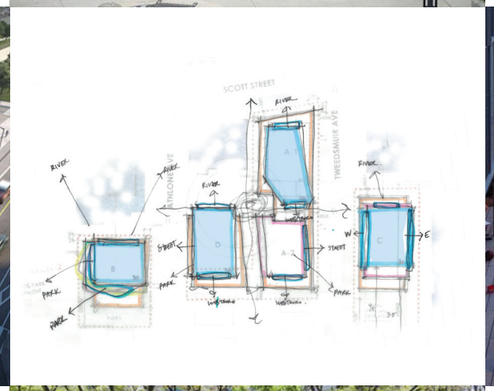
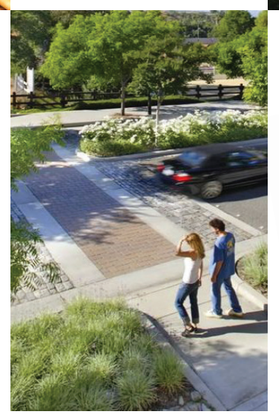
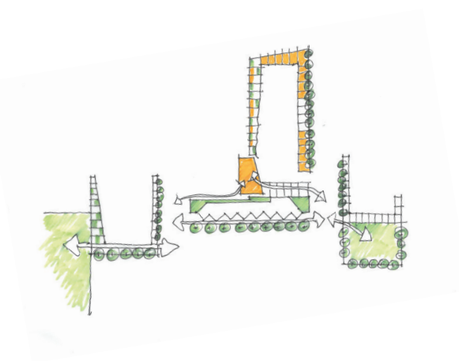










rla/architecture Stantec Urbantypology parkriver PROPERTIES

WESTBORO VILLAGE

1994 SCOTT STREET, OTTAWA OPA SUBMISSION 2026.04.15

architectural & urban design brief

INTRODUCTION

RLA Architecture, acting as agents for ParkRiver Properties, is pleased to submit this Urban Design Brief in support of an Official Plan Amendment for the three parcels termed ‘Westboro Village’ and anchored by 1994 Scott, in Ottawa’s Westboro neighbourhood. This Design Brief supports the OPA application that includes the demolition of sixteen (16) existing low-rise residential dwellings and a single-storey commercial building to be replaced with three (3) high-rise mixed-use residential buildings ranging in height from 29 to 40-storeys, and a low-rise residential laneway housing project. This Design Brief will demonstrate how the proposal aligns with the Official Plan, and relevant design guidelines. It illustrates the project’s high quality, context-sensitive design, its integration with the existing and planned surroundings, and its contribution to improving the area. Additionally, the design analysis serves to justify the proposal for the owners while assisting staff and the public in its review.

We trust that the contents of this Urban Design Brief are satisfactory.

Sincerely,

Kevin Reid OAA M.Arch CPHC
Director

1994 SCOTT STREET- ‘WESTBORO VILLAGE’

The following Design Brief outlines the proposed redevelopment of three assembled parcels located directly south of the newly constructed Westboro LRT station. The Master Plan is intended to establish a transit-supportive, radial urban neighbourhood, serving as a central hub of appropriate residential density, complemented by amenity and commercial uses - all situated within a 200-metre radius of the LRT station.

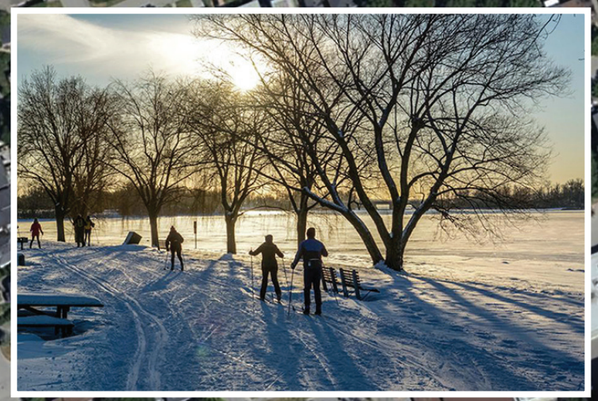
This Official Plan Amendment proposal includes 1,206 residential units distributed across three high-rise towers and a four-storey, through-block laneway building. The high-rise components are anchored by the 40-storey “A1” tower on the 1994 Scott Street parcel, located directly opposite the new LRT station. The A1 tower is set back slightly from the Scott Street frontage, creating a generous 3,552 sq. ft. Privately Owned Publicly Accessible Space (POPS) that functions as an urban plaza.

The Master Plan is framed by two 29-storey towers: one located to the east on Athlone Avenue and the other to the west on Tweedsmuir Avenue. The Tweedsmuir parcel also includes an 8,400 sq. ft. parkland dedication, complementing the existing Lion’s Park to the west. These two green spaces are connected by a multi-use pathway system extending across Parcels “B” and “A2.” This new east–west connection enhances access to Lion’s Park and provides a through-block pedestrian and cycling link between Athlone and Tweedsmuir Avenues.

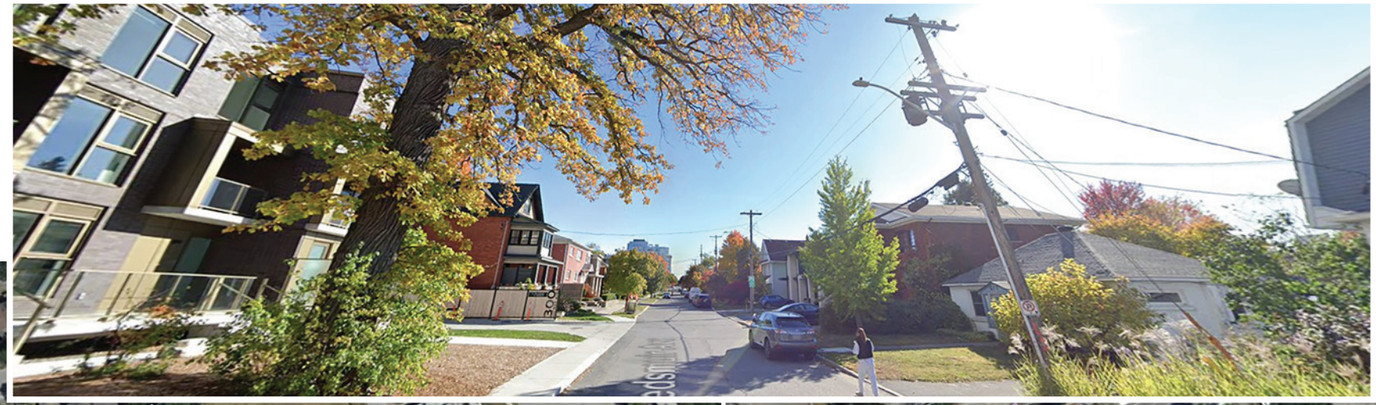
SUBJECT AREA

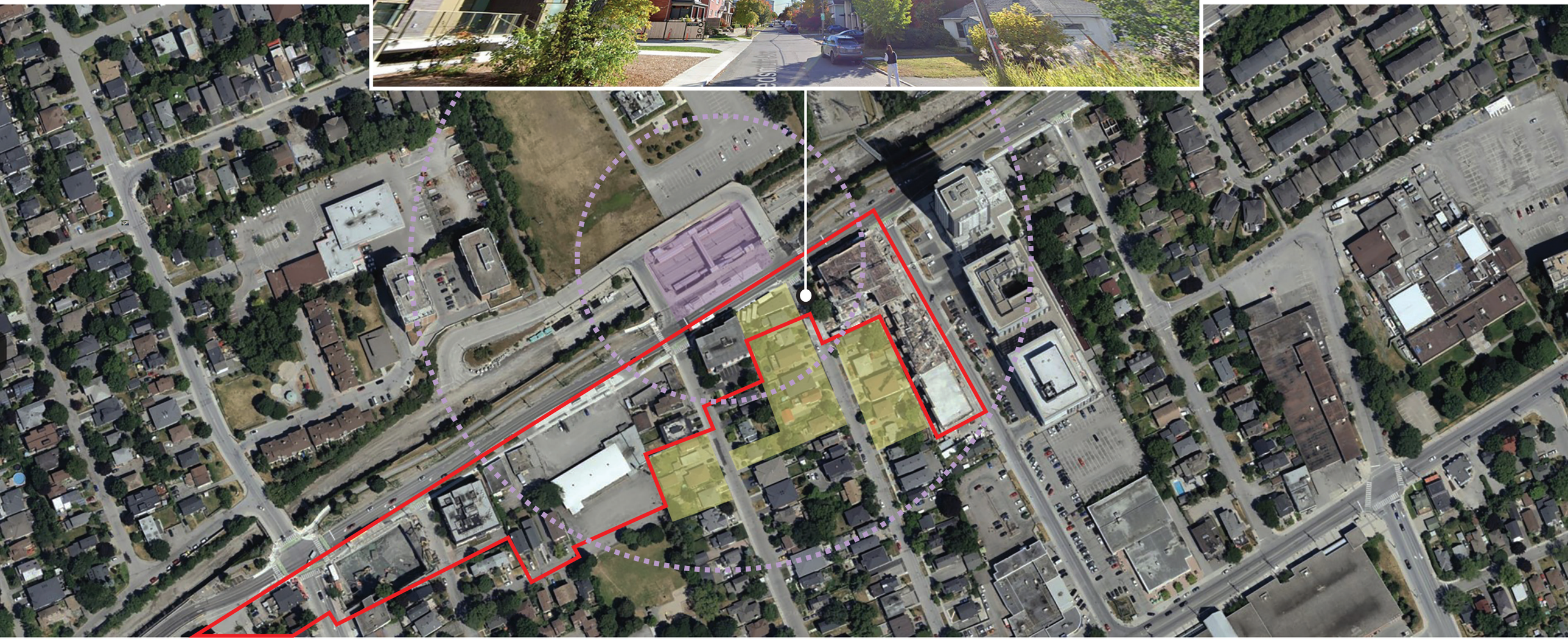
CONTEXT *PARK RIVER SITES (IN GOLD) IN RELATION TO 100M RADIUS & 200 M RADIUS FROM WESTBORO LRT STATION & MAINSTREET DESIGNATION ZONING (IN RED)*

CONTEXT + CONVENIENCE ***ACCESS TO TRANSPORTATION, URBAN PARKS & FOOD*** *WESTBORO LRT STATION TO THE NORTH, LION'S PARK TO THE WEST, AND FARMBOY TO THE EAST ON MCRAE AVENUE*



CONTEXT + CONVENIENCE ***ACCESS TO WORLD CLASS OUTDOOR LEISURE & TRADITIONAL MAIN STREET RETAIL & SERVICES*** *KICHISSIPPI M'KAN TRAIL IS A MERE 900M TO NORTH, WESTBORO'S RICHMOND RD SHOPPING DISTRICT LIES 200M TO SOUTH*





CONTEXT *TWEEDSMUIR AVENUE LOOKING SOUTH*

CONTEXT *TWEEDSMUIR AVENUE LOOKING NORTH*

CONTEXT *SCOTT STREET AND TWEEDSMUIR AVENUE LOOKING SOUTH EAST*

CONTEXT *SCOTT STREET AND TWEEDSMUIR AVENUE LOOKING SOUTH WEST*

CONTEXT *SCOTT STREET AND ATHLONE AVENUE LOOKING SOUTH EAST*

POLICY

THE PPS & TRANSIT ORIENTED DENSITY

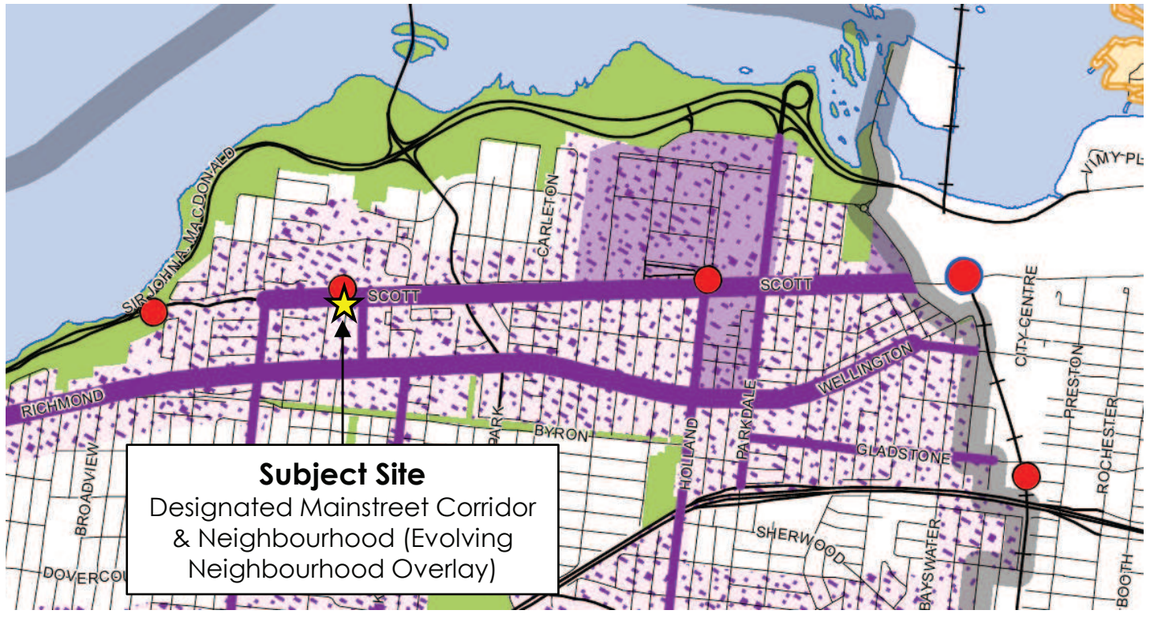
PROVINCIAL PLANNING STATEMENT 2024 (PPS)

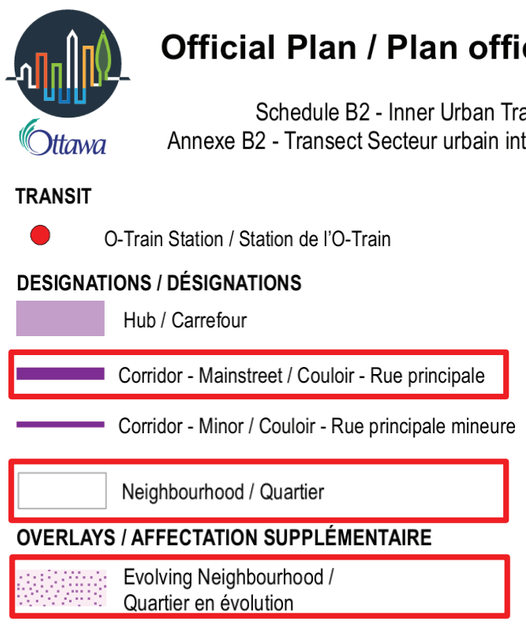
All decisions affecting planning matters shall be consistent with the PPS.

PPS standards represent minimum requirements, and planning authorities may go beyond these to address matters of importance, such as the provision of high-density housing proximate to rapid transit.

2.4.2.1 of the PPS states that “Planning authorities shall delineate the boundaries of major transit station areas on higher order transit corridors through a new official plan or official plan amendment. The delineation shall define an area within an approximately 500 to 800 metre radius of a transit station and that maximizes the number of potential transit users that are within walking distance of the station.”

2.4.2.1 of the PPS states that “Within major transit station areas on higher order transit corridors, planning authorities shall plan for a minimum density target of:
b) 160 residents and jobs combined per hectare for those that are served by [LRT or BRT]





TRANSIT ORIENTED DENSITY & MAINSTREET ZONING- AN ‘INVERSE’ RELATIONSHIP

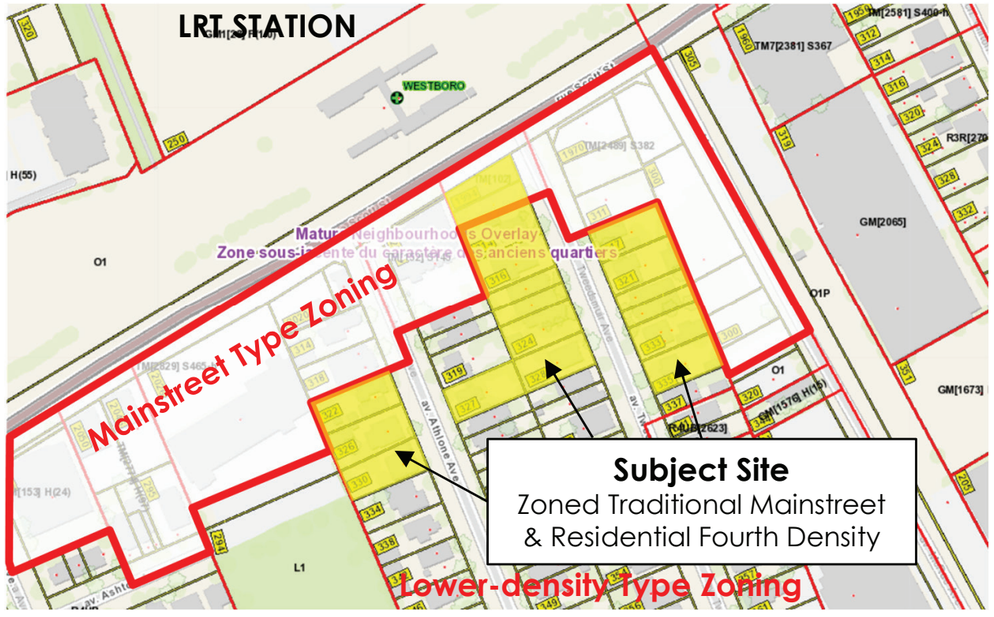
APPROPRIATE DENSITY AND HEIGHT IN PROXIMITY TO MASS TRANSIT (LRT) INFRASTRUCTURE

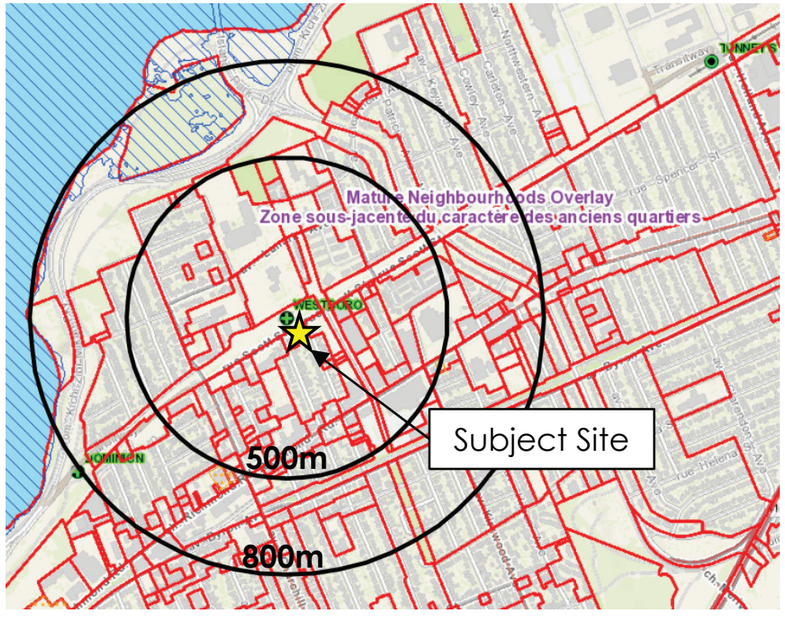
The overlay shown at below left depicts the application of ‘mainstreet zoning’ designation in relation to the assembled subject parcels, and the reveals the depth of that designation is the least at subject lands closest to the future Westboro LRT station.

The subject sites are is located immediately across from the Westboro Light Rail Transit Station, and the PPS is clear in that the City’s Official Plan is to delineate a 500 – 800m radius around the transit station where a minimum density of 160 residents and jobs per hectare is required.

An even further stringent application of 100m, 150m and 200m radii from the future Westboro LRT station reveals the high percentages of both area and density that the proposed development on the subject sites falls within the following zones:

Percentage of proposed development area/ density within 100m radius - 26%
Percentage of proposed development area/ density within 150m radius - 80%
Percentage of proposed development area/ density within 200m radius - 100%





DESIGN INTENT

ESTABLISH A ‘TRANSIT SUPPORTIVE DISTRICT’

Increasing ridership and ensuring the long-term financial viability of the emerging LRT system requires a shift toward more sustainable modes of urban transportation. To support this shift, it is essential to develop additional housing and amenities in close proximity to LRT stations and to reassess the character of the neighbourhoods evolving around these transit nodes.

A review of the existing density and services surrounding the Westboro Station area shows that current conditions are not aligned with the objectives of the Provincial Policy Statement (PPS) or the City of Ottawa.

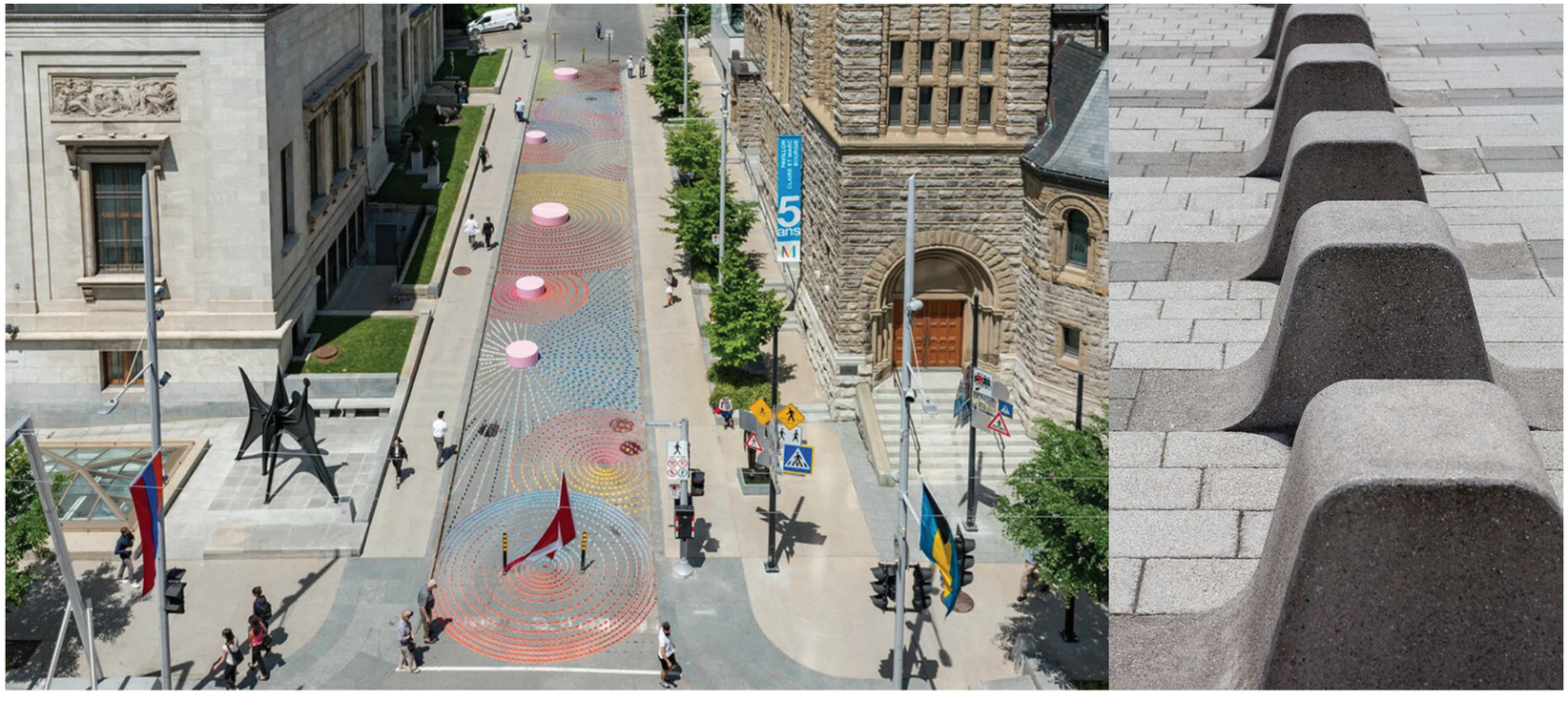
The subject site is located directly across Scott Street from the Westboro LRT Station. The PPS clearly states that the City’s Official Plan must identify a 500–800-metre radius around each transit station where a minimum density of 160 residents and jobs per hectare is required.

PROMOTE & ENHANCE ‘PEDESTRIAN PERMEABILITY’

ESTABLISH NEW LINKAGES, STRENGTHEN EXISTING CONNECTIONS AND IMPROVE LOCAL STREETSCAPES

It is not enough to simply upgrade the sidewalks around the new Westboro LRT station. A coordinated effort is needed to modernize the immediate station area, enhance walkability between key local destinations, and better connect and elevate adjacent public spaces—improving their quality, visibility, and potential for growth.

Establishing strong east–west connections between the proposed parkland dedication on Tweedsmuir Avenue and Lion’s Park to the west requires improving the existing side-walk network and ensuring public access to through-block multi-use pathways. This goal can be further supported by enhancing the streetscape with both tactile and visual cues that reinforce the east–west pathway system.



ESTABLISH A TRUE MIXED-USE COMMUNITY

PROVIDE NEW AMENITIES & STRENGTHEN EXISTING AMENITIES AND SERVICES

The Richmond Road commercial district lies directly to the south of the subject sites, but there is an intent to program the podia of the subject sites with both commercial and commuity services.

Having a more developed station area is not only essential to the immediate evolving neighbourhood, but also for those that are passing through the community to access the Westboro LRT station, or that of their destinations in the surrounding boroughs.

The new ground level spaces of the newly proposed buildings could also offer an increased scale of retail and commercial opportunities and experiences not yet offered by the traditional mainstreet typology of the Richmond Road shopping district.

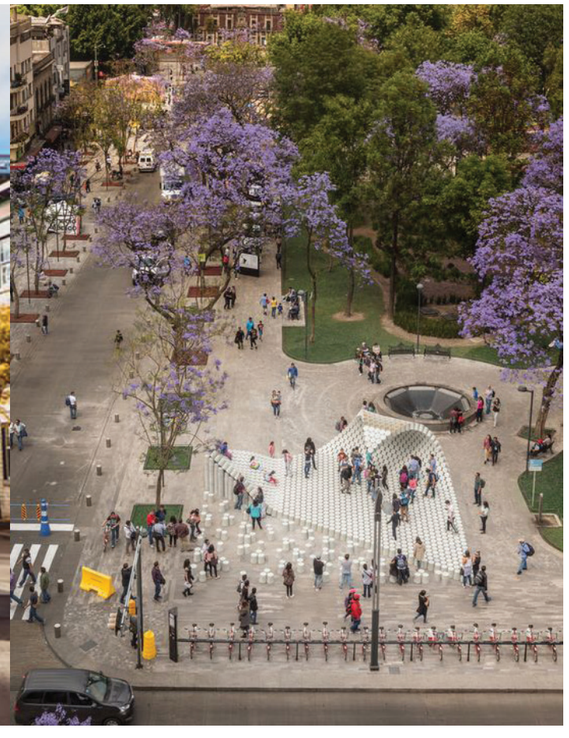
ENGENDER CIVIC PRIDE THROUGH ‘PLACEMAKING’

DEVELOPE AND PROMOTE LOCAL PRIDE AND CONFIDENCE THROUGH AN ARCHITECTURE OF PLACE

Arriving at the Westboro Station should be an experience that says ‘Welcome to Westboro!’

There is an incredible opportunity to create a strong civic presence at the ‘A1’ building site which sits directly to the south of the Westboro LRT station on Scott Street. Esatblishing an urban plaza on this site, at the corner of Scott & Tweedsmuir could represent the confluence of public art, informal gathering spaces and commercial uses.

The other major spaces of gathering and repose in this vision include Lion’s Park to the West, and the parkland dedication to the East on Tweedsmuir Avenue, essentially acting as ‘urban rooms’. The manor in which they are designed and integrated with the pathway networks is paramount to the this idea of placemaking.



DESIGN CONCEPT

THE THREE PARK RIVER PARCELS (IN GOLD) PROVIDE AN EXCELLENT OPPORTUNITY TO PROVIDE MUCH NEEDED DENSITY AND COMMUNITY DEVELOPMENT WELL WITHIN THE 200 M RADIUS OF THE WESTBORO LRT STATION.
THE PROPOSED MASTER PLANS IN THIS PROPOSAL LOOK AT THE ADDITON OF BOTH LOW AND HIGH-RISE DEVELOPMENT ON THESE SUBJECT SITES, AND AN APPROACH TO COMMUNITY DEVELOPMENT THROUGH THE ENHANCEMENT OF EXISTING COMMUNITY ASSETS AND THE INCREASED ACCESSIBILITY TO THOSE SPACES AND SERVICES.

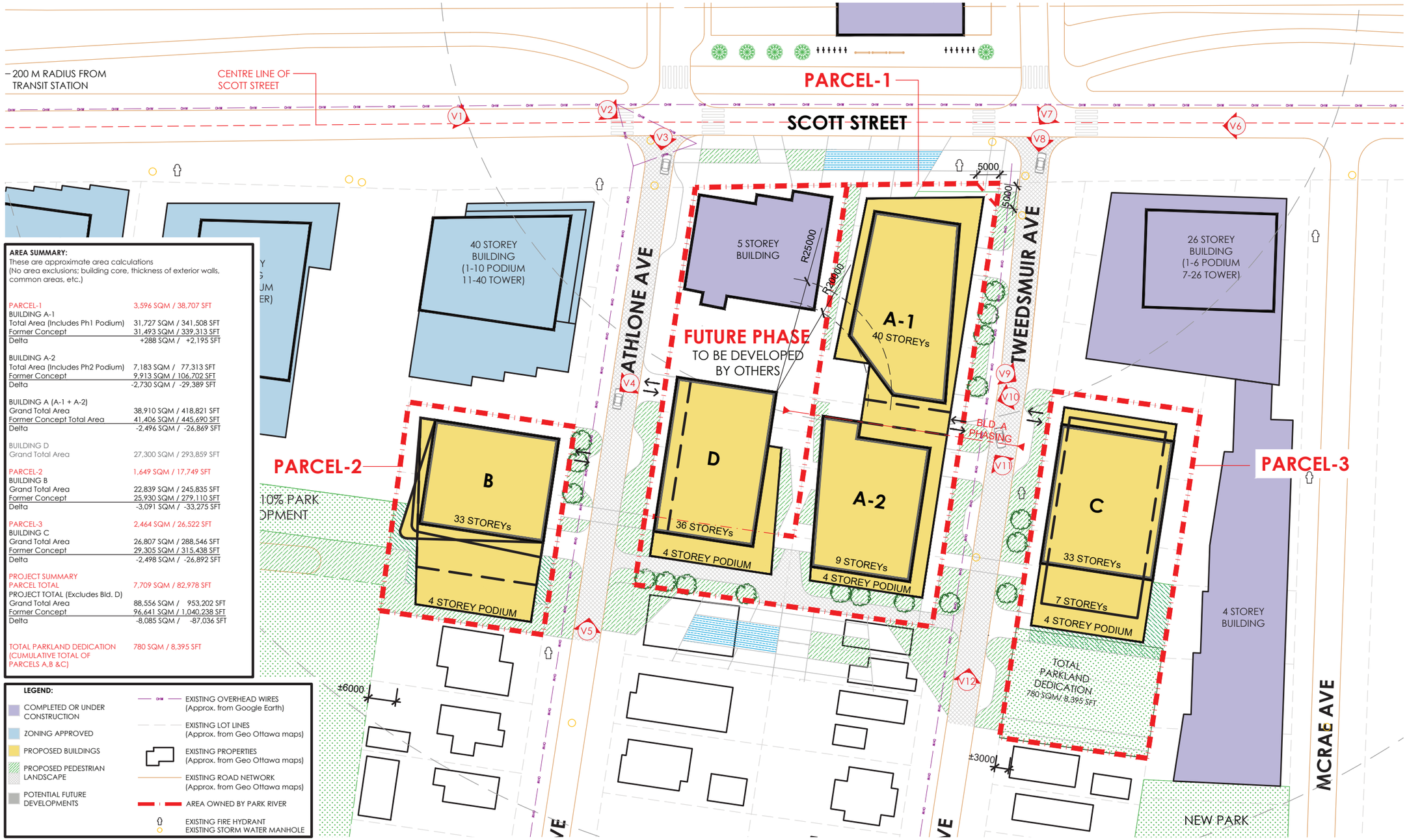
MASTER PLAN PARTI

CIRCULATION TO & THROUGH THE PARKRIVER SITES - PROMOTING STRONG NORTH/ SOUTH CONNECTIONS TO LRT STATION AND AND EAST/ WEST NETWORK OF PATHWAYS AND URBAN PARK SPACES ‘URBAN ROOMS’

MASTER PLAN PARTI

TWEEDSMUIR AVENUE IS A WIDER STREET THAN ATHLONE AVENUE AND HAS BOULEVARDS , MAKING IT A PERFECT NORTH/ SOUTH ‘GATEWAY’ BETWEEN THE WESTBORO LRT STATION AND THE ESTABLISHED RESIDENTIAL COMMUNITIES AND THE RICHMOND ROAD SHOPPING DISTRICT TO THE SOUTH. PARCEL 1 (DIRECTLY ACROSS FROM THE LRT STAION) IS ESSENTIALLY THE ‘WELCOME MAT’ FOR THE PROPOSED STATION AREA AND THE NORTHERN AND WESTERN ASPECTS OF THAT PARCEL OFFER AN EXCELLENT OPPORTUNITY FOR COMMERCIAL AND RETAIL USES (LIGHT GREEN)

EARLY MASTER PLAN CONCEPTS *PARKRIVER PARCELS A1, A2, B & C AND FUTURE POTENTIAL CONTEXT ON PARCEL D*



AREA SUMMARY:
These are approximate area calculations
(No area exclusions; building core, thickness of exterior walls, common areas, etc.)

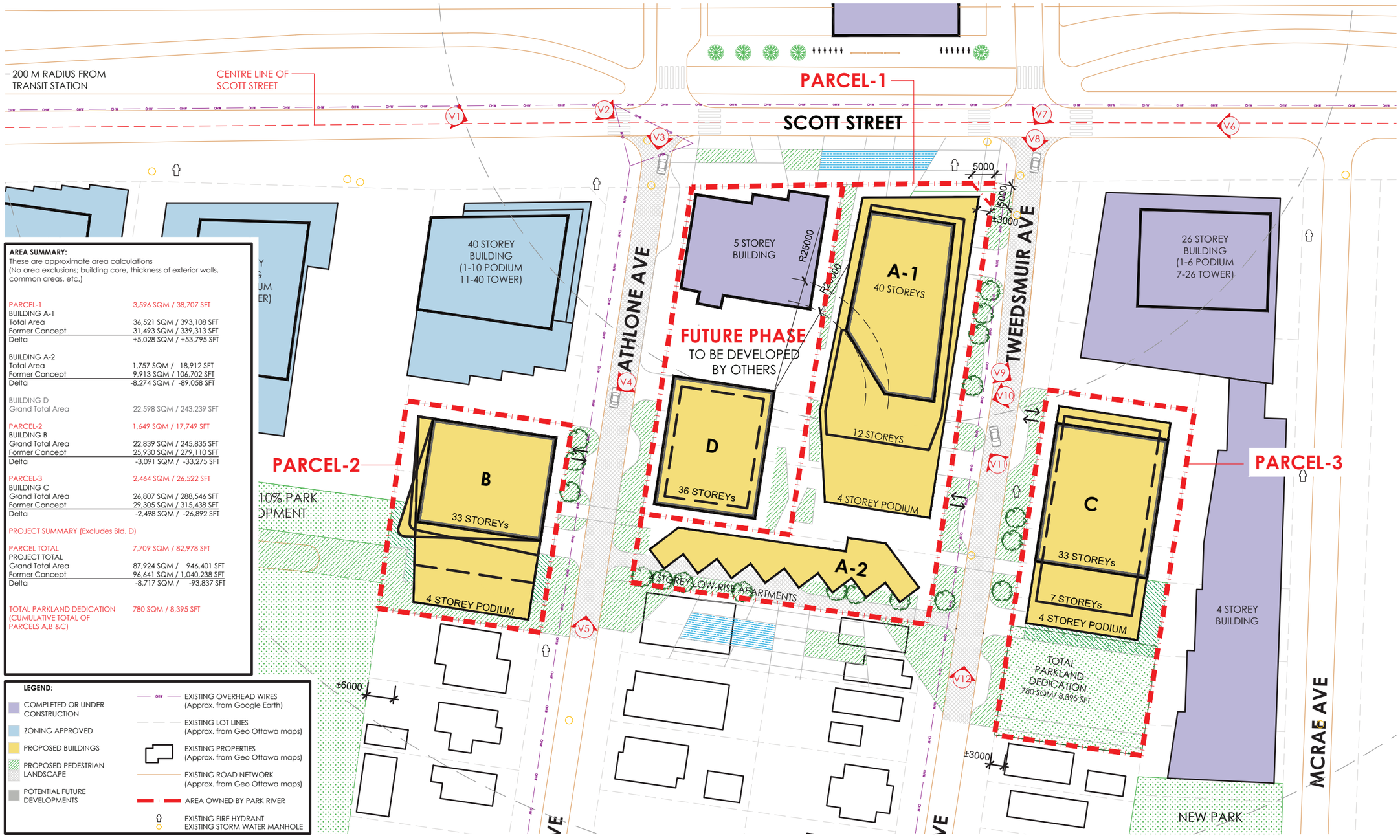
PARCEL-1	3,596 SQM / 38,707 SFT
BUILDING A-1	
Total Area (Includes Ph1 Podium)	31,727 SQM / 341,508 SFT
Former Concept	31,493 SQM / 339,313 SFT
Delta	+288 SQM / +2,195 SFT
BUILDING A-2	
Total Area (Includes Ph2 Podium)	7,183 SQM / 77,313 SFT
Former Concept	9,913 SQM / 106,702 SFT
Delta	-2,730 SQM / -29,389 SFT
BUILDING A (A-1 + A-2)	
Grand Total Area	38,910 SQM / 418,821 SFT
Former Concept Total Area	41,406 SQM / 445,690 SFT
Delta	-2,496 SQM / -26,869 SFT
BUILDING D	
Grand Total Area	27,300 SQM / 293,859 SFT
PARCEL-2	1,649 SQM / 17,749 SFT
BUILDING B	
Grand Total Area	22,839 SQM / 245,835 SFT
Former Concept	25,930 SQM / 279,110 SFT
Delta	-3,091 SQM / -33,275 SFT
PARCEL-3	2,464 SQM / 26,522 SFT
BUILDING C	
Grand Total Area	26,807 SQM / 288,546 SFT
Former Concept	29,305 SQM / 315,438 SFT
Delta	-2,498 SQM / -26,892 SFT
PROJECT SUMMARY	
PARCEL TOTAL	7,709 SQM / 82,978 SFT
PROJECT TOTAL (Excludes Bld. D)	
Grand Total Area	88,556 SQM / 953,202 SFT
Former Concept	96,641 SQM / 1,040,238 SFT
Delta	-8,085 SQM / -87,036 SFT
TOTAL PARKLAND DEDICATION (CUMULATIVE TOTAL OF PARCELS A,B &C)	780 SQM / 8,395 SFT

LEGEND:

- COMPLETED OR UNDER CONSTRUCTION
- ZONING APPROVED
- PROPOSED BUILDINGS
- PROPOSED PEDESTRIAN LANDSCAPE
- POTENTIAL FUTURE DEVELOPMENTS
- EXISTING OVERHEAD WIRES (Approx. from Google Earth)
- EXISTING LOT LINES (Approx. from Geo Ottawa maps)
- EXISTING PROPERTIES (Approx. from Geo Ottawa maps)
- EXISTING ROAD NETWORK (Approx. from Geo Ottawa maps)
- AREA OWNED BY PARK RIVER
- EXISTING FIRE HYDRANT
- EXISTING STORM WATER MANHOLE

A2 BUILDING AS A MIDRSE 12-STOREY BUILDING, SHARING A 4-STOREY PODIUM WITH THE A1 HIGH-RISE TOWER

EARLY MASTER PLAN CONCEPTS *PARKRIVER PARCELS A1, A2, B & C AND FUTURE POTENTIAL CONTEXT ON PARCEL D*



AREA SUMMARY:
These are approximate area calculations
(No area exclusions; building core, thickness of exterior walls, common areas, etc.)

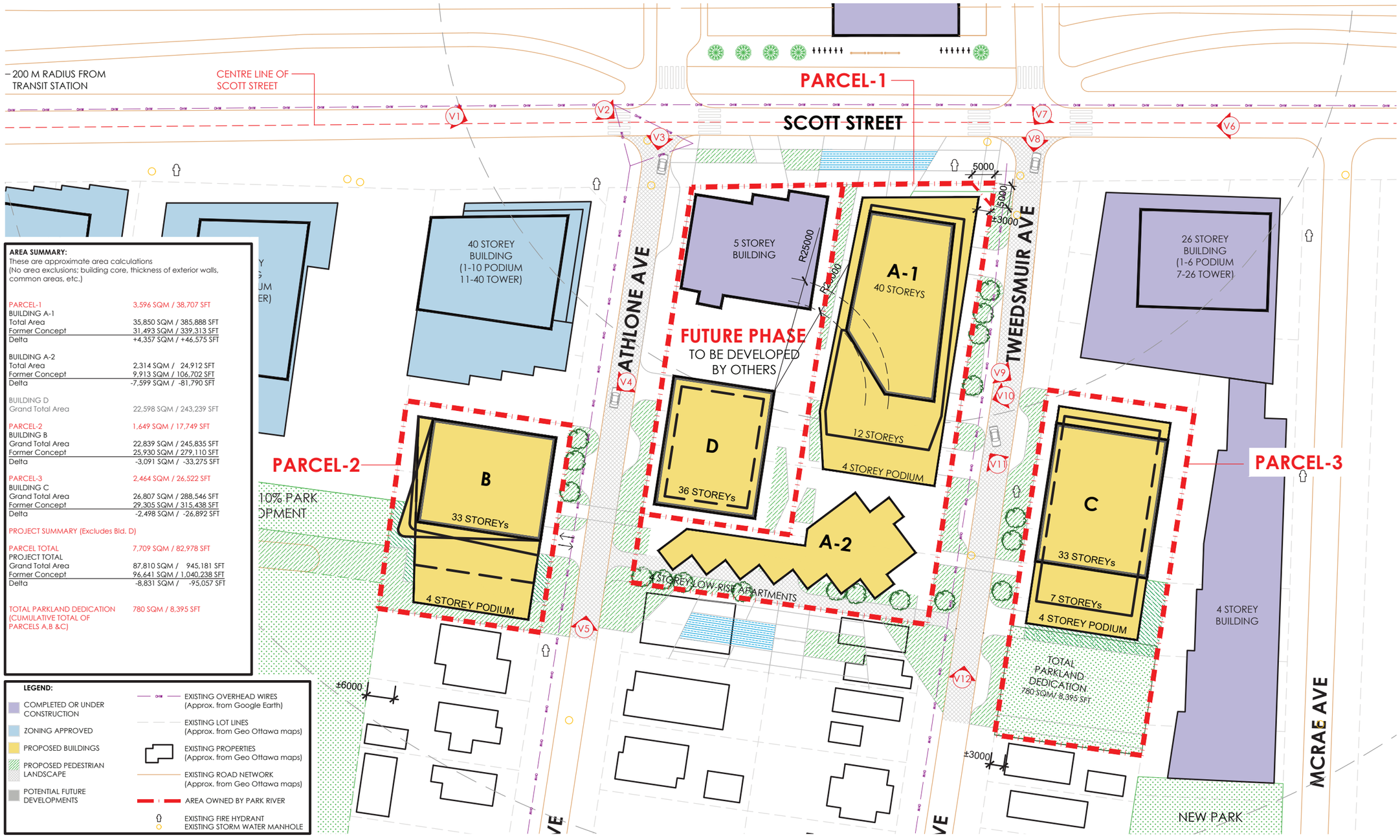
PARCEL-1	3,596 SQM / 38,707 SFT
BUILDING A-1	
Total Area	36,521 SQM / 393,108 SFT
Former Concept	31,493 SQM / 339,313 SFT
Delta	+5,028 SQM / +53,795 SFT
BUILDING A-2	
Total Area	1,757 SQM / 18,912 SFT
Former Concept	9,913 SQM / 106,702 SFT
Delta	-8,274 SQM / -89,058 SFT
BUILDING D	
Grand Total Area	22,598 SQM / 243,239 SFT
PARCEL-2	1,649 SQM / 17,749 SFT
BUILDING B	
Grand Total Area	22,839 SQM / 245,835 SFT
Former Concept	25,930 SQM / 279,110 SFT
Delta	-3,091 SQM / -33,275 SFT
PARCEL-3	2,464 SQM / 26,522 SFT
BUILDING C	
Grand Total Area	26,807 SQM / 288,546 SFT
Former Concept	29,305 SQM / 315,438 SFT
Delta	-2,498 SQM / -26,892 SFT
PROJECT SUMMARY (Excludes Bld. D)	
PARCEL TOTAL	7,709 SQM / 82,978 SFT
PROJECT TOTAL	
Grand Total Area	87,924 SQM / 946,401 SFT
Former Concept	96,641 SQM / 1,040,238 SFT
Delta	-8,717 SQM / -93,837 SFT
TOTAL PARKLAND DEDICATION (CUMULATIVE TOTAL OF PARCELS A,B &C)	780 SQM / 8,395 SFT

LEGEND:

- COMPLETED OR UNDER CONSTRUCTION
- ZONING APPROVED
- PROPOSED BUILDINGS
- PROPOSED PEDESTRIAN LANDSCAPE
- POTENTIAL FUTURE DEVELOPMENTS
- EXISTING OVERHEAD WIRES (Approx. from Google Earth)
- EXISTING LOT LINES (Approx. from Geo Ottawa maps)
- EXISTING PROPERTIES (Approx. from Geo Ottawa maps)
- EXISTING ROAD NETWORK (Approx. from Geo Ottawa maps)
- AREA OWNED BY PARK RIVER
- EXISTING FIRE HYDRANT
- EXISTING STORM WATER MANHOLE

A2 BUILDING IS NOW SEPARATED FROM A1 BUILDING AND IS A LOWRISE LANEWAY HOUSING CONCEPT LINKING ATHLONE AND TWEEDSMUIR.

EARLY MASTER PLAN CONCEPTS *PARKRIVER PARCELS A1, A2, B & C AND FUTURE POTENTIAL CONTEXT ON PARCEL D*



AREA SUMMARY:
These are approximate area calculations
(No area exclusions; building core, thickness of exterior walls, common areas, etc.)

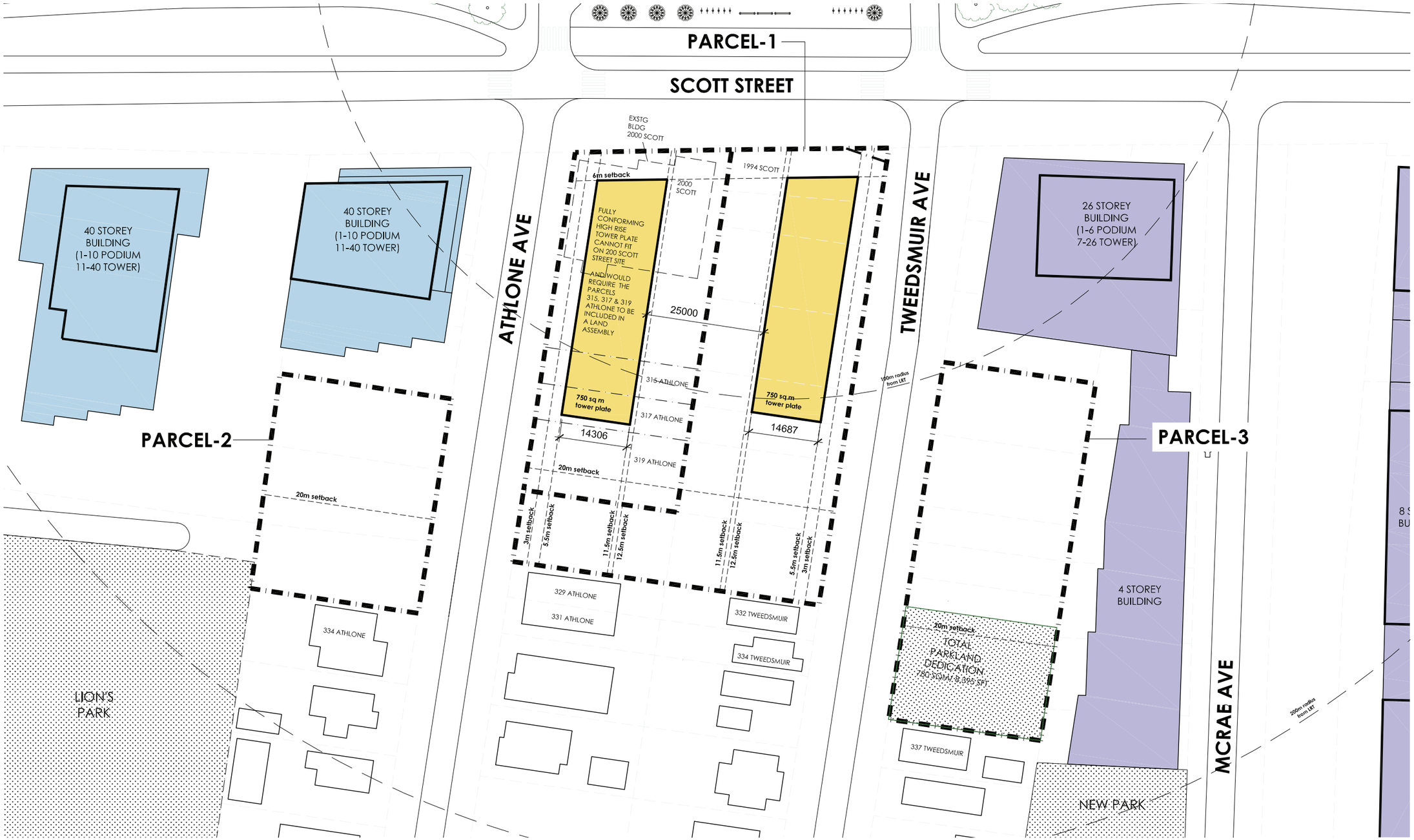
PARCEL-1	3,596 SQM / 38,707 SFT
BUILDING A-1	
Total Area	35,850 SQM / 385,888 SFT
Former Concept	31,493 SQM / 339,313 SFT
Delta	+4,357 SQM / +46,575 SFT
BUILDING A-2	
Total Area	2,314 SQM / 24,912 SFT
Former Concept	9,913 SQM / 106,702 SFT
Delta	-7,599 SQM / -81,790 SFT
BUILDING D	
Grand Total Area	22,598 SQM / 243,239 SFT
PARCEL-2	1,649 SQM / 17,749 SFT
BUILDING B	
Grand Total Area	22,839 SQM / 245,835 SFT
Former Concept	25,930 SQM / 279,110 SFT
Delta	-3,091 SQM / -33,275 SFT
PARCEL-3	2,464 SQM / 26,522 SFT
BUILDING C	
Grand Total Area	26,807 SQM / 288,546 SFT
Former Concept	29,305 SQM / 315,438 SFT
Delta	-2,498 SQM / -26,892 SFT
PROJECT SUMMARY (Excludes Bld. D)	
PARCEL TOTAL	7,709 SQM / 82,978 SFT
PROJECT TOTAL	
Grand Total Area	87,810 SQM / 945,181 SFT
Former Concept	96,641 SQM / 1,040,238 SFT
Delta	-8,831 SQM / -95,057 SFT
TOTAL PARKLAND DEDICATION (CUMULATIVE TOTAL OF PARCELS A,B &C)	780 SQM / 8,395 SFT

LEGEND:

- COMPLETED OR UNDER CONSTRUCTION
- ZONING APPROVED
- PROPOSED BUILDINGS
- PROPOSED PEDESTRIAN LANDSCAPE
- POTENTIAL FUTURE DEVELOPMENTS
- EXISTING OVERHEAD WIRES (Approx. from Google Earth)
- EXISTING LOT LINES (Approx. from Geo Ottawa maps)
- EXISTING PROPERTIES (Approx. from Geo Ottawa maps)
- EXISTING ROAD NETWORK (Approx. from Geo Ottawa maps)
- AREA OWNED BY PARK RIVER
- EXISTING FIRE HYDRANT
- EXISTING STORM WATER MANHOLE

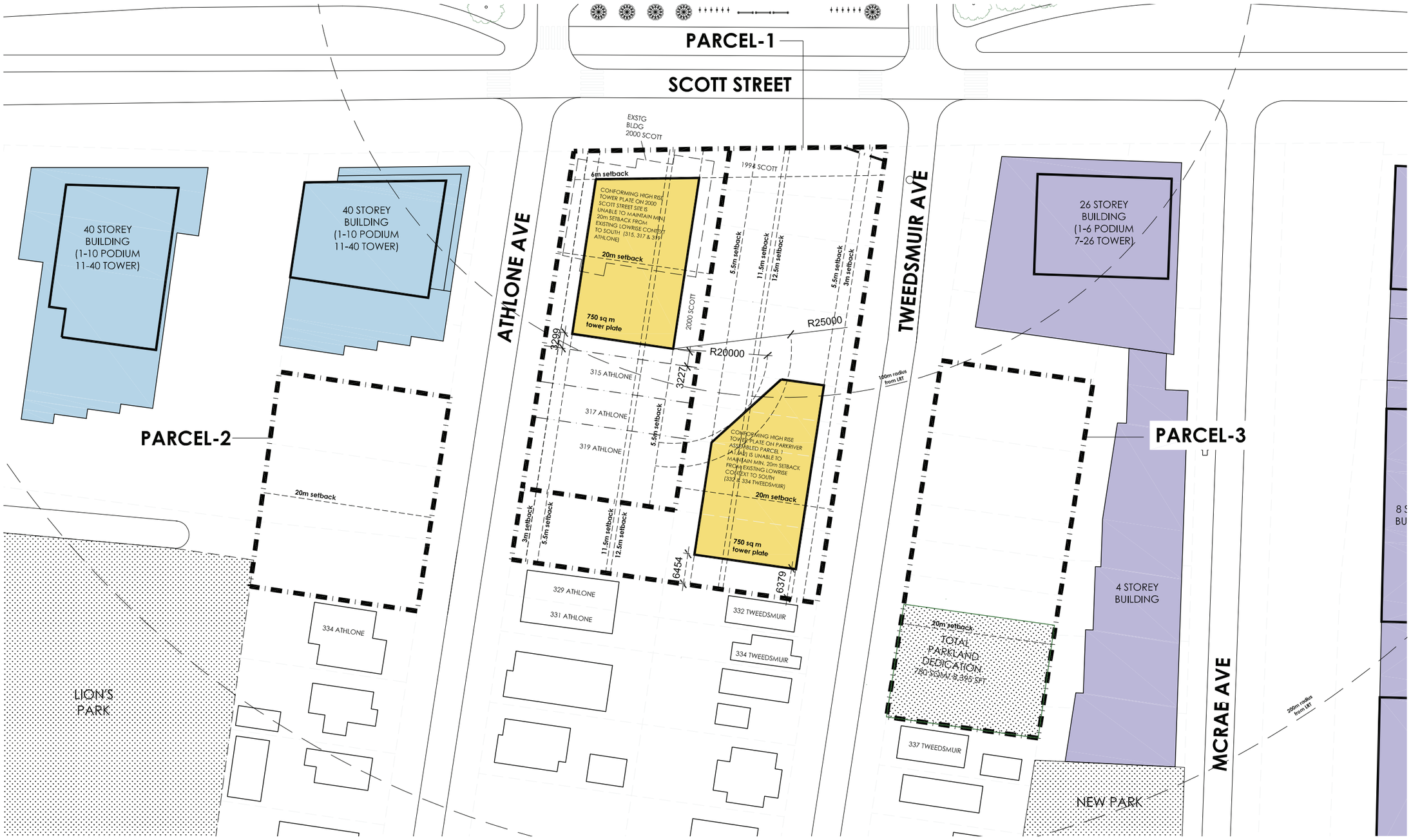
LOWRISE LANEWAY HOUSING CONCEPT FOR THE A2 BUILDING WITH EXPANDED FOOTPRINT, AND A REDUCED A1 BUILDING FOOTPRINT .

PARCEL 1 SITE PLAN STUDIES *STUDY #1 EXAMINES THE CONSTRAINTS OF ESTABLISHING TWO SIDE-BY-SIDE HIGH RISE TOWERS ON BOTH TH E 1994 SCOTT STREET SITE (@RIGHT) AND THE 2000 SCOTT STREET SITE (@ LEFT)*



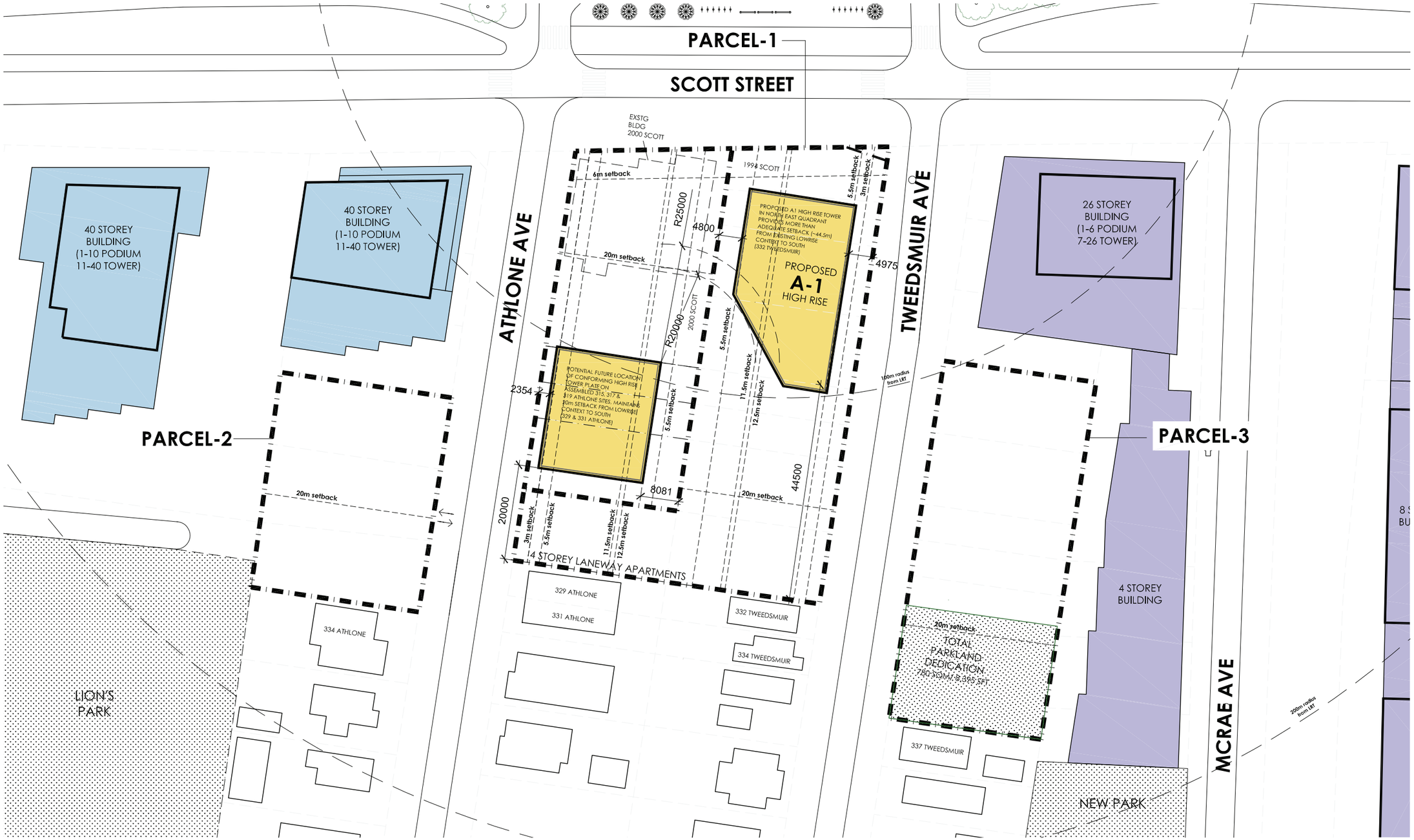
SITE PLAN STUDY #1 Study demonstrates the difficulties in achieving side-by-side high-rise towers on the combined Parcels A1 and A2 and the lands connected to the west. While a 750 sq m tower plate can be established on the 'A1', 1994 Scott Street site (shown at right), a corresponding 750 sq m tower plate on the westerly site of 2000 Scott Street (shown at left) would require a land assembly combining the four properties of 2000 Scott Street and 315, 317 and 319 Athlone Avenue. It is also of note that both tower plates would be unconventionally narrow at an approximately depth of ~14.5 m.

PARCEL 1 SITE PLAN STUDIES *STUDY #2 EXAMINES THE CONDITIONS OF ESTABLISHING TWO OFFSET HIGH-RISE TOWERS IN THE SOUTHEAST AND NORTHWEST QUADRANTSOF THE COMBINED BLOCK AREA.*



SITE PLAN STUDY #2 Study demonstrates that positioning the two high-rise towers in offset positions (a tower in the southeast quadrant and another in the northwest quadrant) provides for adequate tower separation between the two high-rise floor plates. However, locating one of the two towers in the southeast quadrant does not provided the minimum recommended tower setback of 20m from the existing low-rise context to the south. (332 Tweedsmuir). It is also worth noting that the northeast plaza created along Scott Street would have less than optimal solar exposure.

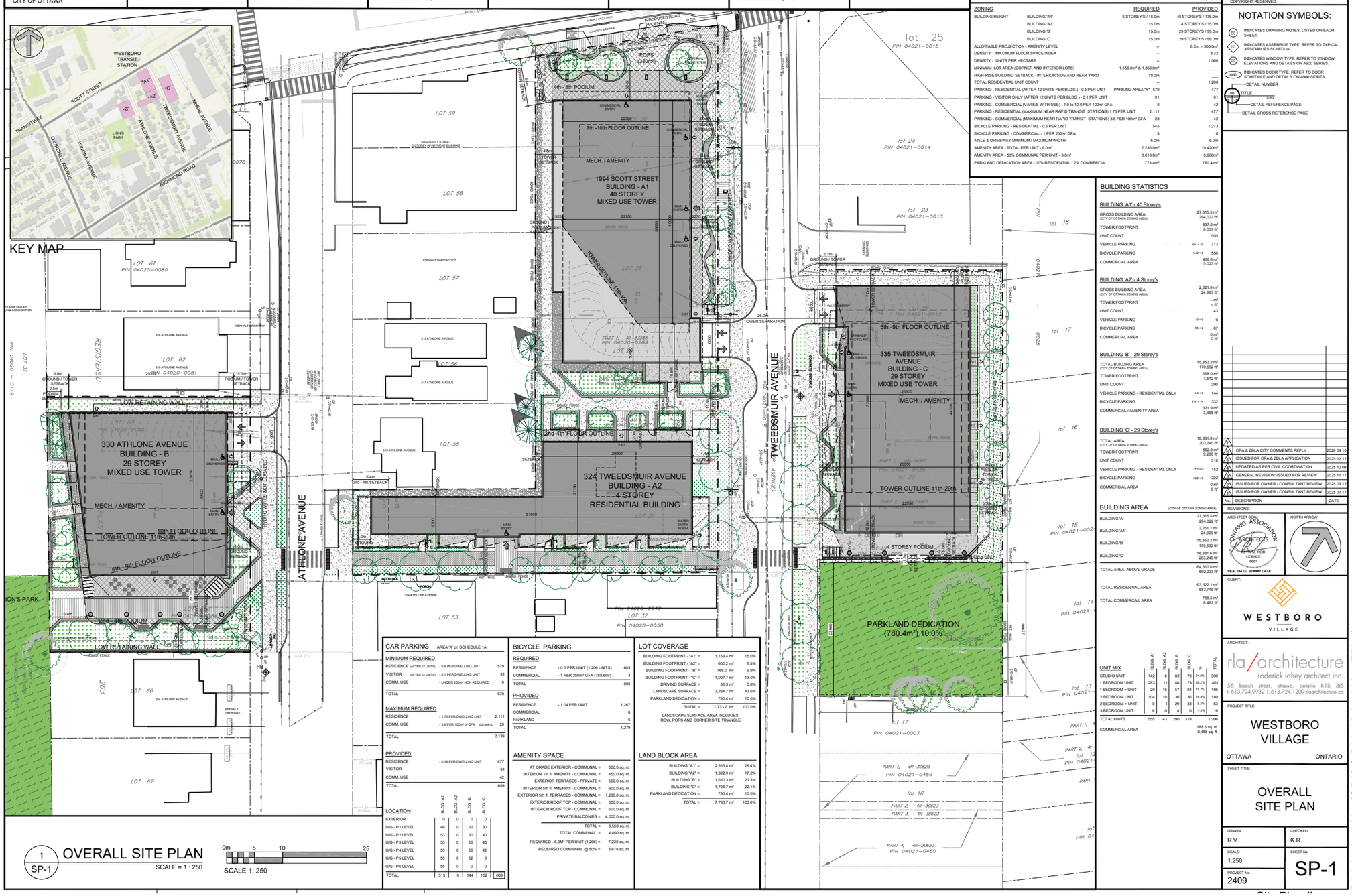
PARCEL 1 SITE PLAN STUDIES *STUDY #3 EXAMINES THE CONDITIONS OF ESTABLISHING TWO OFFSET HIGH-RISE TOWERS IN THE NORTHEAST AND SOUTHWEST QUADRANTS OF THE COMBINED BLOCK AREA.*



SITE PLAN STUDY #3 Study demonstrates that positioning the two high-rise towers in offset positions (tower in the northeast quadrant and another in the southwest quadrant) provides for adequate tower separation between the two high-rise floor plates. This arrangement that locates a future high-rise tower plate in the southwest can achieve the 20 m setback required from the low-rise context to the south (329 & 331 Athlone). The northwest plaza created along Scott Street in this concept does achieve excellent solar exposure. This site plan study produces the most positive outcomes and has informed the location of the proposed 'A1' high-rise tower plate.

MASTER SITE PLAN

LEGAL DESCRIPTION	SURVEYOR	GEOTECHNICAL ENGINEER	TRANSPORTATION	LANDSCAPE ARCHITECT	CIVIL ENGINEER	URBAN PLANNER	PROJECT DEVELOPER
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	**Stantec** 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) 229-7644 E-Mail: Reid.Hall@stantec.com	**Paterson Group** 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: 613.226-7381 Email: sdennis@patersongroup.ca	**Parsons** 1223 Michael Street, Suite 100, Ottawa, ON K1J 7T2 Tel: (613) 601-1528 Cell: (343) 996-5362 Email: Jake.Berube@parsons.com	**Urbantypology Inc.** 45 Spencer Street, Unit 101 Ottoaw ON K1Y 2P5 Tel: (4613) 867-3042 Email: ____@urbantypology.com	**Stantec** 300 - 1331 Clyde Avenue Ottawa, ON K2C 3G4 Tel: (613) 297-0571 Cell: (587) 721-1241 Email: Alyssa.Gladish@stantec.com	**Stantec** 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) ___-____ Email: barrett.wagar@stantec.com	**PARK RIVER PROPERTIES** Vaughan, Ontario, L4K 5Z5 E-Mail: kevin@parkriver.ca



PROJECT INFORMATION

Zoning By-law: 2008-250 Consolidation	TM [102] R4UB	SITE AREA: 1994 SCOTT ST.	2,265.4 m² / 24,385 ft²
		SITE AREA: 324 TWEEDSMUIR AVE.	1,332.9 m² / 14,347 ft²
SITE AREA: TOTAL ALL PARCELS	0.77 ha / 7,733.7 m² / 83,245 ft²	SITE AREA: 330 ATHLONE AVE.	1,650.3 m² / 17,764 ft²
		SITE AREA: 335 TWEEDSMUIR AVE.	2,485.1 m² / 26,749 ft²

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 = 300.0m²
DENSITY - MAXIMUM FLOOR SPACE INDEX		--	8.32
DENSITY - UNITS PER HECTARE		--	1,566
MINIMUM LOT AREA (CORNER AND INTERIOR LOTS)		1,150.0m² & 1,350.0m²	----
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 "Y"	579	477
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		91	91
PARKING - COMMERCIAL (VARIES WITH USE) - 1.0 to 10.0 PER 100m² GFA		0	42
PARKING - RESIDENTIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 1.75 PER UNIT		2,111	477
PARKING - COMMERCIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 3.6 PER 100m² GFA		28	42
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		545	1,273
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA		3	6
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m	6.0m
AMENITY AREA - TOTAL PER UNIT - 6.0m²		7,236.0m²	10,420m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²		3,618.0m²	5,000m²
PARKLAND DEDICATION AREA - 10% RESIDENTIAL / 2% COMMERCIAL		773.4m²	780.4 m²

BUILDING STATISTICS

BUILDING 'A1' - 40 Storey's

GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)	27,315.5 m² / 294,022 ft²
TOWER FOOTPRINT	837.0 m² / 9,007 ft²
UNIT COUNT	555
VEHICLE PARKING	294 + 19 / 313
BICYCLE PARKING	542 + 8 / 550
COMMERCIAL AREA	466.6 m² / 5,023 ft²

BUILDING 'A2' - 4 Storey's

GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)	2,321.9 m² / 24,993 ft²
TOWER FOOTPRINT	-- m² / -- ft²
UNIT COUNT	43
VEHICLE PARKING	0 + 0 / 0
BICYCLE PARKING	65 + 2 / 67
COMMERCIAL AREA	0 m² / 0 ft²

BUILDING 'B' - 29 Storey's

TOTAL BUILDING AREA (CITY OF OTTAWA ZONING AREA)	15,852.2 m² / 170,632 ft²
TOWER FOOTPRINT	698.0 m² / 7,512 ft²
UNIT COUNT	290
VEHICLE PARKING - RESIDENTIAL ONLY	144 + 0 / 144
BICYCLE PARKING	318 + 14 / 332
COMMERCIAL / AMENITY AREA	321.9 m² / 3,465 ft²

BUILDING 'C' - 29 Storey's

TOTAL AREA (CITY OF OTTAWA ZONING AREA)	18,881.6 m² / 203,240 ft²
TOWER FOOTPRINT	862.0 m² / 9,280 ft²
UNIT COUNT	316
VEHICLE PARKING - RESIDENTIAL ONLY	152 + 0 / 152
BICYCLE PARKING	322 + 0 / 322
COMMERCIAL AREA	0 m² / 0 ft²

BUILDING AREA (CITY OF OTTAWA ZONING AREA)

BUILDING 'A'	27,315.5 m² / 294,022 ft²
BUILDING 'A1'	2,261.1 m² / 24,339 ft²
BUILDING 'B'	15,852.2 m² / 170,632 ft²
BUILDING 'C'	18,881.6 m² / 203,240 ft²
TOTAL AREA ABOVE GRADE	64,310.6 m² / 692,233 ft²
TOTAL RESIDENTIAL AREA	63,522.1 m² / 683,746 ft²
TOTAL COMMERCIAL AREA	788.5 m² / 8,487 ft²

UNIT MIX

	BLDG. A1	BLDG. A2	BLDG. B	BLDG. C	#	%	TOTAL
STUDIO UNIT	142	6	82	70	300	24.9%	300
1 BEDROOM UNIT	283	11	88	79	461	38.2%	461
1 BEDROOM + UNIT	20	15	57	94	186	15.7%	186
2 BEDROOM UNIT	104	10	30	36	180	14.9%	180
2 BEDROOM + UNIT	0	1	29	33	63	5.2%	63
3 BEDROOM UNIT	6	0	4	6	16	1.3%	16
TOTAL UNITS	555	43	290	318	1,206		
COMMERCIAL AREA					788.6 sq. m. / 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 200m² NON REQUIRED	0
TOTAL		670
MAXIMUM REQUIRED		
RESIDENCE	- 1.75 PER DWELLING UNIT	2,111
COMM. USE	- 3.6 PER 100m² of GFA ESTIMATE	28
TOTAL		2,139
PROVIDED		
RESIDENCE	- 0.36 PER DWELLING UNIT	477
VISITOR		91
COMM. USE		42
TOTAL		609

LOCATION	BLDG. A1	BLDG. A2	BLDG. B	BLDG. C	
EXTERIOR	0	0	0	0	
U/G - P1 LEVEL	46	0	22	30	
U/G - P2 LEVEL	53	0	30	40	
U/G - P3 LEVEL	53	0	30	40	
U/G - P4 LEVEL	53	0	30	42	
U/G - P5 LEVEL	53	0	32	0	
U/G - P6 LEVEL	55	0	0	0	
TOTAL	313	0	144	152	609

BICYCLE PARKING

REQUIRED		
RESIDENCE	- 0.5 PER UNIT (1,206 UNITS)	603
COMMERCIAL	- 1 PER 250m² GFA (788.6m²)	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.
EXTERIOR 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 sq. m.
TOTAL COMMUNAL =	4,050 sq. m.
REQUIRED - 6.0M² PER UNIT (1,206) =	7,236 sq. m.
REQUIRED COMMUNAL @ 50% =	3,618 sq. m.

LOT COVERAGE

BUILDING FOOTPRINT - "A1" =	1,159.4 m²	15.0%
BUILDING FOOTPRINT - "A2" =	660.2 m²	8.5%
BUILDING FOOTPRINT - "B" =	768.0 m²	9.9%
BUILDING FOOTPRINT - "C" =	1,007.7 m²	13.0%
DRIVING SURFACE =	63.3 m²	0.8%
LANDSCAPE SURFACE =	3,294.7 m²	42.6%
PARKLAND DEDICATION =	780.4 m²	10.0%
TOTAL =	7,733.7 m²	100.0%

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

LAND BLOCK AREA

BUILDING "A1" =	2,265.4 m²	29.4%
BUILDING "A2" =	1,332.9 m²	17.2%
BUILDING "B" =	1,650.3 m²	21.3%
BUILDING "C" =	1,704.7 m²	22.1%
PARKLAND DEDICATION =	780.4 m²	10.0%
TOTAL =	7,733.7 m²	100.0%

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.

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NOTATION SYMBOLS:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (00) INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- (00) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 / SHEET — DETAIL NUMBER / TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
7	OPA & ZBLA CITY COMMENTS REPLY	2026 04 10
6	ISSUED FOR OPA & ZBLA APPLICATION	2025 12 12
5	UPDATED AS PER CIVIL COORDINATION	2025 12 09
4	GENERAL REVISION: ISSUED FOR REVIEW	2025 11 17
3	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 09 12
2	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 07 17
1	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 06 27

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — ROGER REID LICENCE 8687 — SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: WESTBORO VILLAGE

ARCHITECT: rla/architecture — roderick lahey architect inc. — 56 beech street, ottawa, ontario K1S 3J6 — t.613.724.9932 f.613.724.1209 rlaarchitecture.ca

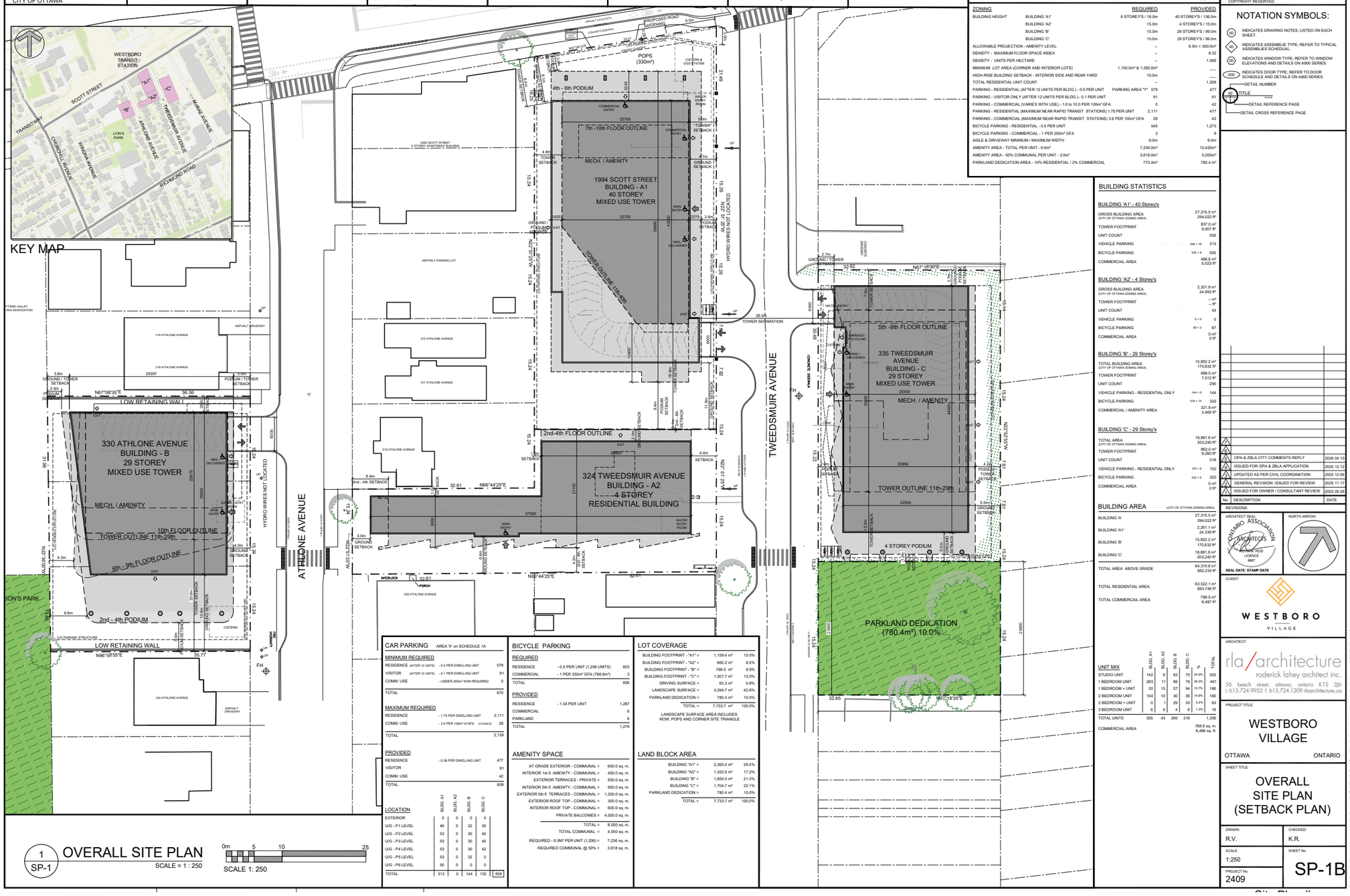
PROJECT TITLE: WESTBORO VILLAGE — OTTAWA ONTARIO

SHEET TITLE: OVERALL SITE PLAN

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

MASTER SITE PLAN *ZONING*

LEGAL DESCRIPTION	SURVEYOR	GEOTECHNICAL ENGINEER	TRANSPORTATION	LANDSCAPE ARCHITECT	CIVIL ENGINEER	URBAN PLANNER	PROJECT DEVELOPER
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	**Stantec** 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) 229-7644 E-Mail: Reid.Hall@stantec.com	**Paterson Group** 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: 613.226-7381 Email: sdennis@patersongroup.ca	**Parsons** 1223 Michael Street, Suite 100, Ottawa, ON K1J 7T2 Tel: (613) 601-1528 Cell: (343) 996-5362 Email: Jake.Berube@parsons.com	**Urbantypology Inc.** 45 Spencer Street, Unit 101 Ottoaw ON K1Y 2P5 Tel: (613) 867-3042 Email: ____@urbantypology.com	**Stantec** 300 - 1331 Clyde Avenue Ottawa, ON K2C 3G4 Tel: (613) 297-0571 Cell: (587) 721-1241 Email: Alyssa.Gladish@stantec.com	**Stantec** 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) ___-____ Email: barrett.wagar@stantec.com	**PARK RIVER PROPERTIES** E-Mail: kevin@parkriver.ca



PROJECT INFORMATION

Zoning By-law: 2008-250 Consolidation

SITE AREA: TOTAL ALL PARCELS 0.77 ha (TM [102] R41JB) 7,733.7 m² / 83,245 ft²

SITE AREA: 1994 SCOTT ST.	2,265.4 m² / 24,385 ft²
SITE AREA: 324 TWEEDSMUIR AVE.	1,332.9 m² / 14,347 ft²
SITE AREA: 330 ATHLONE AVE.	1,650.3 m² / 17,764 ft²
SITE AREA: 335 TWEEDSMUIR AVE.	2,485.1 m² / 26,749 ft²

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 = 300.0m²
DENSITY - MAXIMUM FLOOR SPACE INDEX		--	8.32
DENSITY - UNITS PER HECTARE		--	1,566
MINIMUM LOT AREA (CORNER AND INTERIOR LOTS)		1,150.0m² & 1,350.0m²	----
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 "Y"	579	477
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		91	91
PARKING - COMMERCIAL (VARIES WITH USE) - 1.0 to 10.0 PER 100m² GFA		0	42
PARKING - RESIDENTIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 1.75 PER UNIT		2,111	477
PARKING - COMMERCIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 3.6 PER 100m² GFA		28	42
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		545	1,273
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA		3	6
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m	6.0m
AMENITY AREA - TOTAL PER UNIT - 6.0m²		7,236.0m²	10,420m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²		3,618.0m²	5,000m²
PARKLAND DEDICATION AREA - 10% RESIDENTIAL / 2% COMMERCIAL		773.4m²	780.4 m²

BUILDING STATISTICS

BUILDING 'A1' - 40 Storey's

GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)	27,315.5 m² / 294,022 ft²
TOWER FOOTPRINT	837.0 m² / 9,007 ft²
UNIT COUNT	555
VEHICLE PARKING	294 + 19 / 313
BICYCLE PARKING	542 + 8 / 550
COMMERCIAL AREA	466.6 m² / 5,023 ft²

BUILDING 'A2' - 4 Storey's

GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)	2,321.9 m² / 24,993 ft²
TOWER FOOTPRINT	-- m² / -- ft²
UNIT COUNT	43
VEHICLE PARKING	0 + 0 / 0
BICYCLE PARKING	65 + 2 / 67
COMMERCIAL AREA	0 m² / 0 ft²

BUILDING 'B' - 29 Storey's

TOTAL BUILDING AREA (CITY OF OTTAWA ZONING AREA)	15,852.2 m² / 170,632 ft²
TOWER FOOTPRINT	698.0 m² / 7,512 ft²
UNIT COUNT	290
VEHICLE PARKING - RESIDENTIAL ONLY	144 + 0 / 144
BICYCLE PARKING	318 + 14 / 332
COMMERCIAL / AMENITY AREA	321.9 m² / 3,465 ft²

BUILDING 'C' - 29 Storey's

TOTAL AREA (CITY OF OTTAWA ZONING AREA)	18,881.6 m² / 203,240 ft²
TOWER FOOTPRINT	862.0 m² / 9,280 ft²
UNIT COUNT	318
VEHICLE PARKING - RESIDENTIAL ONLY	152 + 0 / 152
BICYCLE PARKING	322 + 0 / 322
COMMERCIAL AREA	0 m² / 0 ft²

BUILDING AREA (CITY OF OTTAWA ZONING AREA)

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TOTAL RESIDENTIAL AREA	63,522.1 m² / 683,746 ft²
TOTAL COMMERCIAL AREA	788.5 m² / 8,487 ft²

UNIT MIX	BLDG. A1	BLDG. A2	BLDG. B	BLDG. C	%	TOTAL
STUDIO UNIT	142	6	82	70	24.9%	300
1 BEDROOM UNIT	283	11	88	79	36.2%	461
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TOTAL UNITS	555	43	290	318		1,206
COMMERCIAL AREA						788.6 sq. m. 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 200m² NON REQUIRED	0
TOTAL		670
MAXIMUM REQUIRED		
RESIDENCE	- 1.75 PER DWELLING UNIT	2,111
COMM. USE	- 3.6 PER 100m² of GFA ESTIMATE	28
TOTAL		2,139
PROVIDED		
RESIDENCE	- 0.38 PER DWELLING UNIT	477
VISITOR		91
COMM. USE		42
TOTAL		609

LOCATION	BLDG. A1	BLDG. A2	BLDG. B	BLDG. C	
EXTERIOR	0	0	0	0	
U/G - P1 LEVEL	46	0	22	30	
U/G - P2 LEVEL	53	0	30	40	
U/G - P3 LEVEL	53	0	30	40	
U/G - P4 LEVEL	53	0	30	42	
U/G - P5 LEVEL	53	0	32	0	
U/G - P6 LEVEL	55	0	0	0	
TOTAL	313	0	144	152	609

BICYCLE PARKING

REQUIRED		
RESIDENCE	- 0.5 PER UNIT (1,206 UNITS)	603
COMMERCIAL	- 1 PER 250m² GFA (788.6m²)	3
PARKLAND		6
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.
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LOT COVERAGE

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PARKLAND DEDICATION =	780.4 m²	10.0%
TOTAL =	7,733.7 m²	100.0%

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.

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- TITLE
- SHEET
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- DETAIL CROSS REFERENCE PAGE

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4	GENERAL REVISION: ISSUED FOR REVIEW	2025 11 17
3	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 09 29

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — REGINALD REID LICENCE 8667

SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: WESTBORO VILLAGE

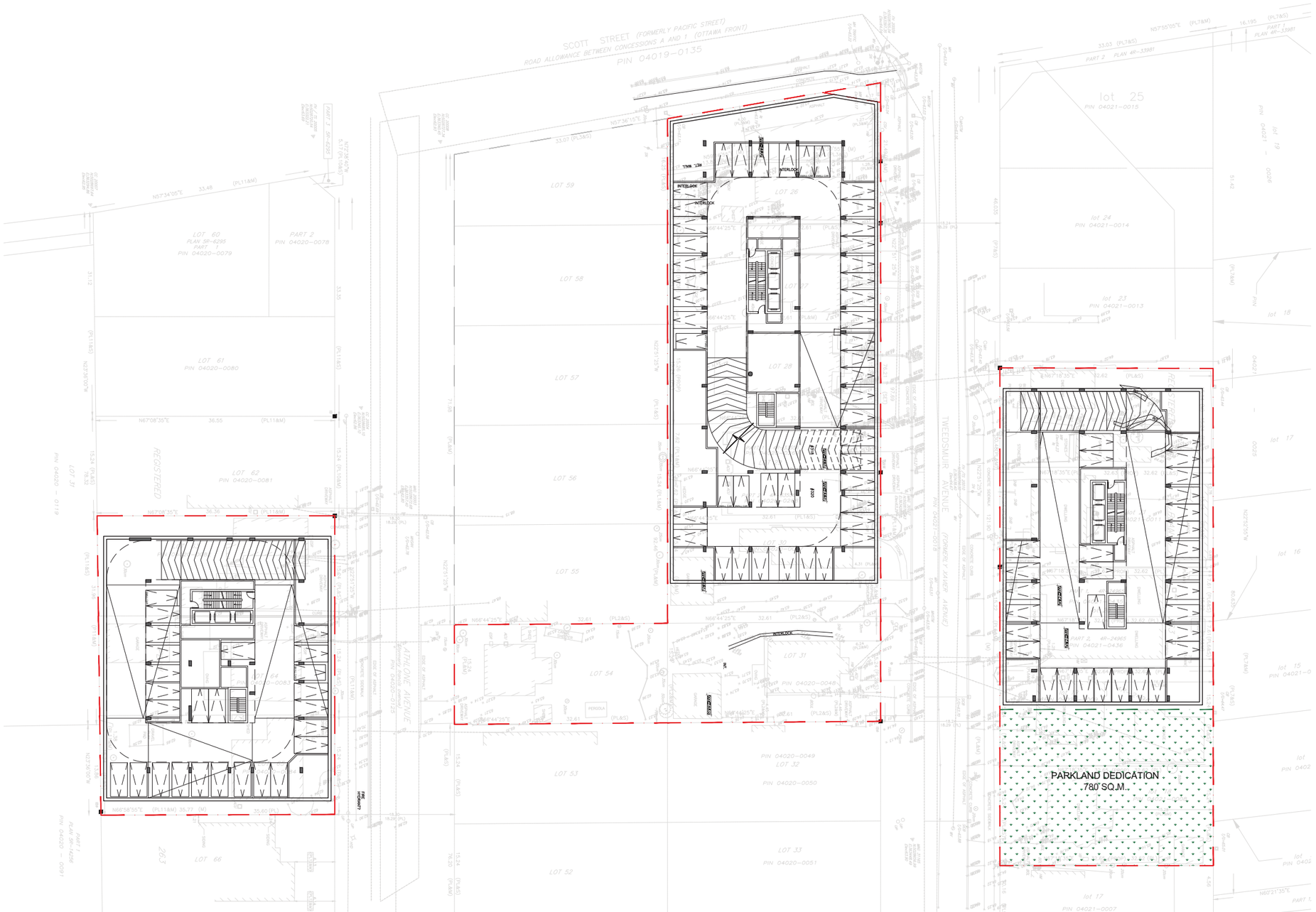
ARCHITECT: rla/architecture roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE: WESTBORO VILLAGE
OTTAWA ONTARIO

SHEET TITLE: OVERALL SITE PLAN (SETBACK PLAN)

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

MASTER PLAN UNDERGROUND STRUCTURES



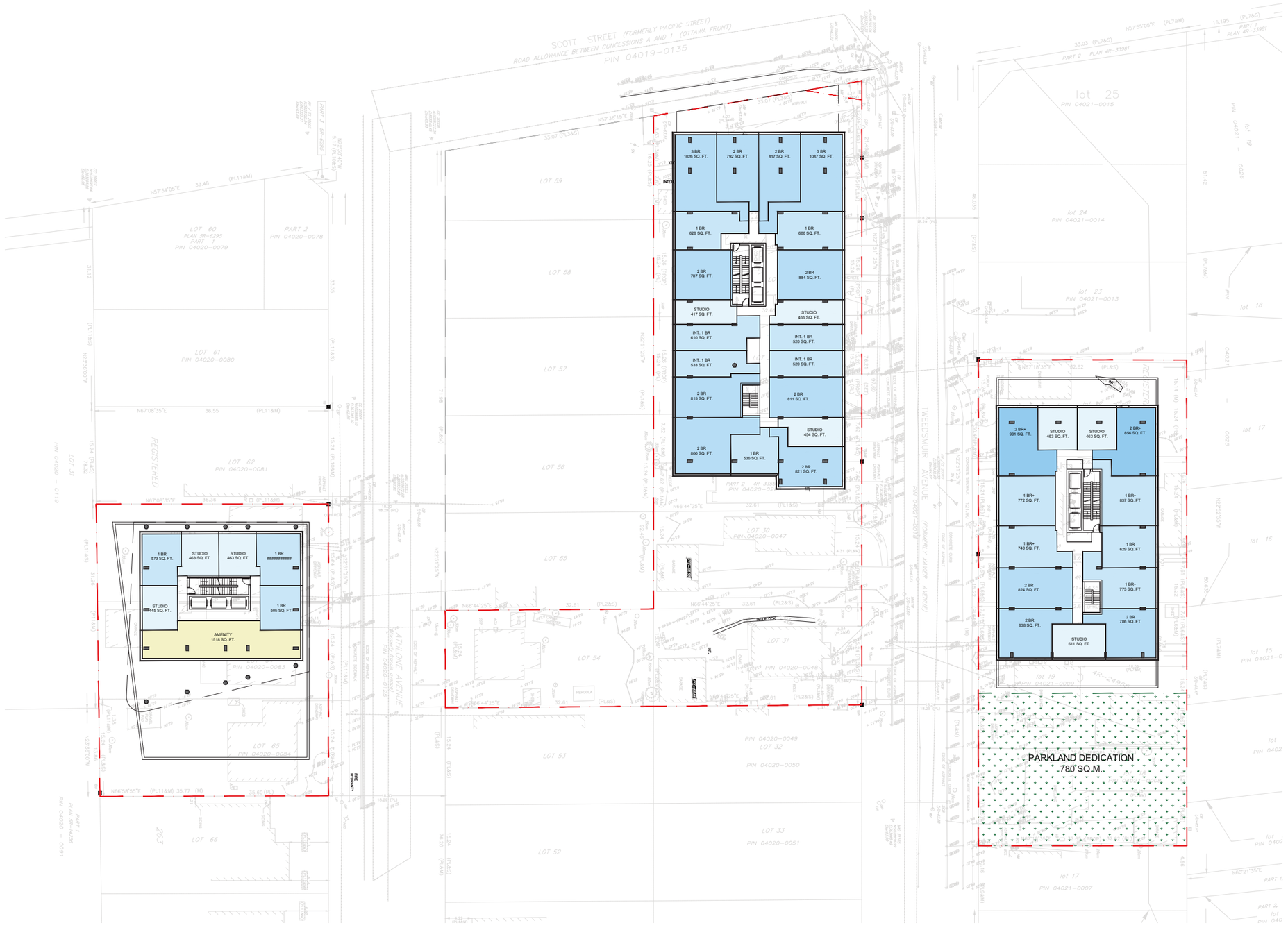
UNDERGROUND PARKING STRUCTURES ARE RELEGATED TO BUILDINGS 'A1, 'B' AND 'C'. THE 'A1' UNDERGROUND PARKING RAMP IS PULLED FURTHEST SOUTH ON THE BUILDING PARCEL TO MINIMIZE CONGESTION AND QUEING ISSUES AT THE CORNER OF TWEEDSMUIR AND SCOTT STREET. THE 'A2' UNDERGROUND STRUCTURE ACCOMMODATES MECHANICAL AND ELECTRICAL UTILITIES AND BIKE STORGAE SPACES. ENTRANCE

MASTER PLAN GROUND LEVEL

AMENITY USES SHOWN IN GOLD. COMMERCIAL USES SHOWN IN GREEN. RESIDENTIAL USES SHOWN IN BLUE. UTILITY , BUILDING OPERATIONS, ADMINISTRATION AND STORAGE SPACES SHOWN IN GREY. THE NORTHERN AND EASTERN PORTIONS OF THE 'A1' GROUND FLOOR HAVE THE MOST VIABLE COMMERCIAL OPPORTUNITIES WITH THEIR PROXIMITY TO THE WESTBORO LRT STATION AND THE 'A1' POPS AND THE TWEEDSMUIR CORRIDOR LINKING SCOTT STREET TO THE NORTH AND RICHMOND ROAD TO THE SOUTH. BUILDINGS 'B' AND 'C' HAVE AN ABUNDANCE OF GROUND LEVEL AMENITY SPACES THAT ARE ADJACENT TO LIONS PARK TO THE WEST OF BUILDING 'B', AND THE PARKLAND DEDICATION SOUTH OF BUILDING 'C'.

MASTER PLAN TYPICAL LEVELS 2-4

MASTER PLAN *TYPICAL LEVELS 5 & 6*

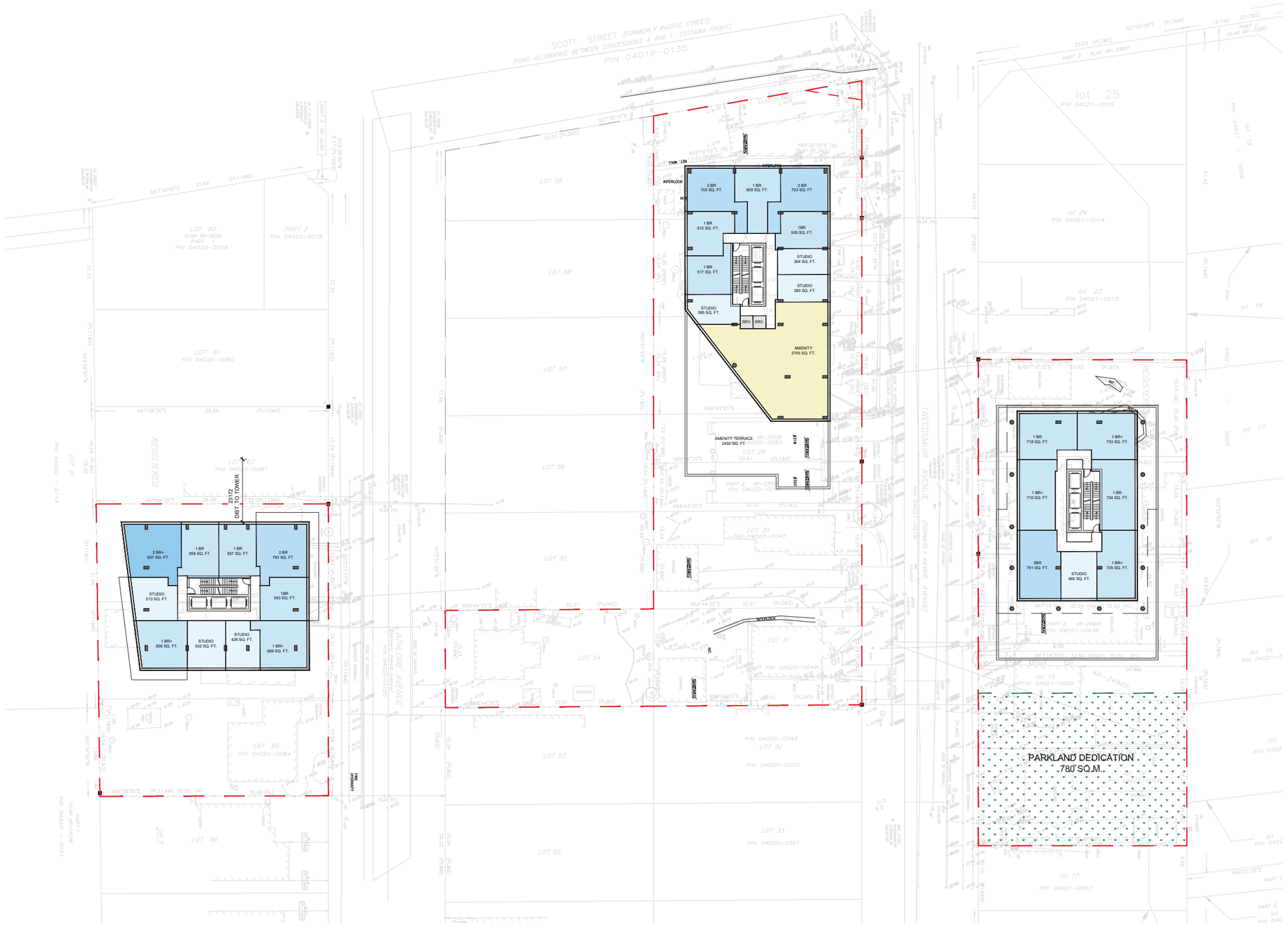


MASTER PLAN LEVELS 7

MASTER PLAN *TYPICAL LEVELS 8 & 9*

MASTER PLAN LEVEL 10

MASTER PLAN LEVEL 11



MASTER PLAN *TYPICAL LEVELS 12-29 (BUILDINGS B & C) TYPICAL LEVELS 12-40 (BUILDING A1)*

SCOTT STREET (FORMERLY PACIFIC STREET)
ROAD ALLOWANCE BETWEEN CONCESSIONS A AND 1 (OTTAWA FRONT)
PIN 04019–0135
R25000
R25000
R25000
23172
DIST. TO TOWER
2 BR+
837 SQ. FT.
1 BR
556 SQ. FT.
1 BR
557 SQ. FT.
2 BR
783 SQ. FT.
STUDIO
513 SQ. FT.
1BR
543 SQ. FT.
1 BR+
658 SQ. FT.
STUDIO
502 SQ. FT.
STUDIO
428 SQ. FT.
1 BR+
669 SQ. FT.
2 BR
703 SQ. FT.
1 BR
609 SQ. FT.
2 BR
703 SQ. FT.
1 BR
512 SQ. FT.
1BR
505 SQ. FT.
1 BR
517 SQ. FT.
STUDIO
364 SQ. FT.
STUDIO
377 SQ. FT.
STUDIO
395 SQ. FT.
STUDIO
438 SQ. FT.
1 BR
533 SQ. FT.
1 BR
507 SQ. FT.
1 BR
586 SQ. FT.
1 BR
576 SQ. FT.
1 BR
627 SQ. FT.
STUDIO
419 SQ. FT.
1 BR+
735 SQ. FT.
STUDIO
437 SQ. FT.
STUDIO
460 SQ. FT.
1 BR
601 SQ. FT.
1 BR+
713 SQ. FT.
1 BR+
694 SQ. FT.
1 BR
534 SQ. FT.
2 BR+
1004 SQ. FT.
2 BR
928 SQ. FT.
PARKLAND DEDICATION
780 SQ.M.
LOT 59
LOT 58
LOT 57
LOT 56
LOT 55
LOT 54
LOT 53
LOT 52
LOT 60
PLAN 5R–6295
PART 1
PIN 04020–0079
PART 2
PIN 04020–0078
LOT 61
PIN 04020–0080
LOT 65
PIN 04020–0084
LOT 66
LOT 25
PIN 04021–0015
LOT 24
PIN 04021–0014
LOT 23
PIN 04021–0013
LOT 17
PIN 04021–0007
LOT 30
PIN 04020–0047
LOT 31
PIN 04020–0048
LOT 32
PIN 04020–0049
LOT 33
PIN 04020–0051
LOT 29
PART 1 4R–33556
PIN 04020–0269
PART 2 4R–33556
PIN 04020–0268
PART 1 4R–33981
PART 2 4R–33981
PART 2 4R–24965
PIN 04021–0436
REGISTERED PLAN 4M-1428
PART 1 PLAN 5R-6295
PIN 04020 – 0091
PIN 04020 – 0110
PIN 04020 – 0025
PIN 04021 – 0026
TWEEDSMUIR AVENUE
ARTHUR AVENUE
REGISTERED PLAN 4M-1428
PIN 04021-0019
PIN 04021-0018
PIN 04021-0017
PIN 04021-0016
PIN 04021-0015
PIN 04021-0014
PIN 04021-0013
PIN 04021-0012
PIN 04021-0011
PIN 04021-0010
PIN 04021-0009
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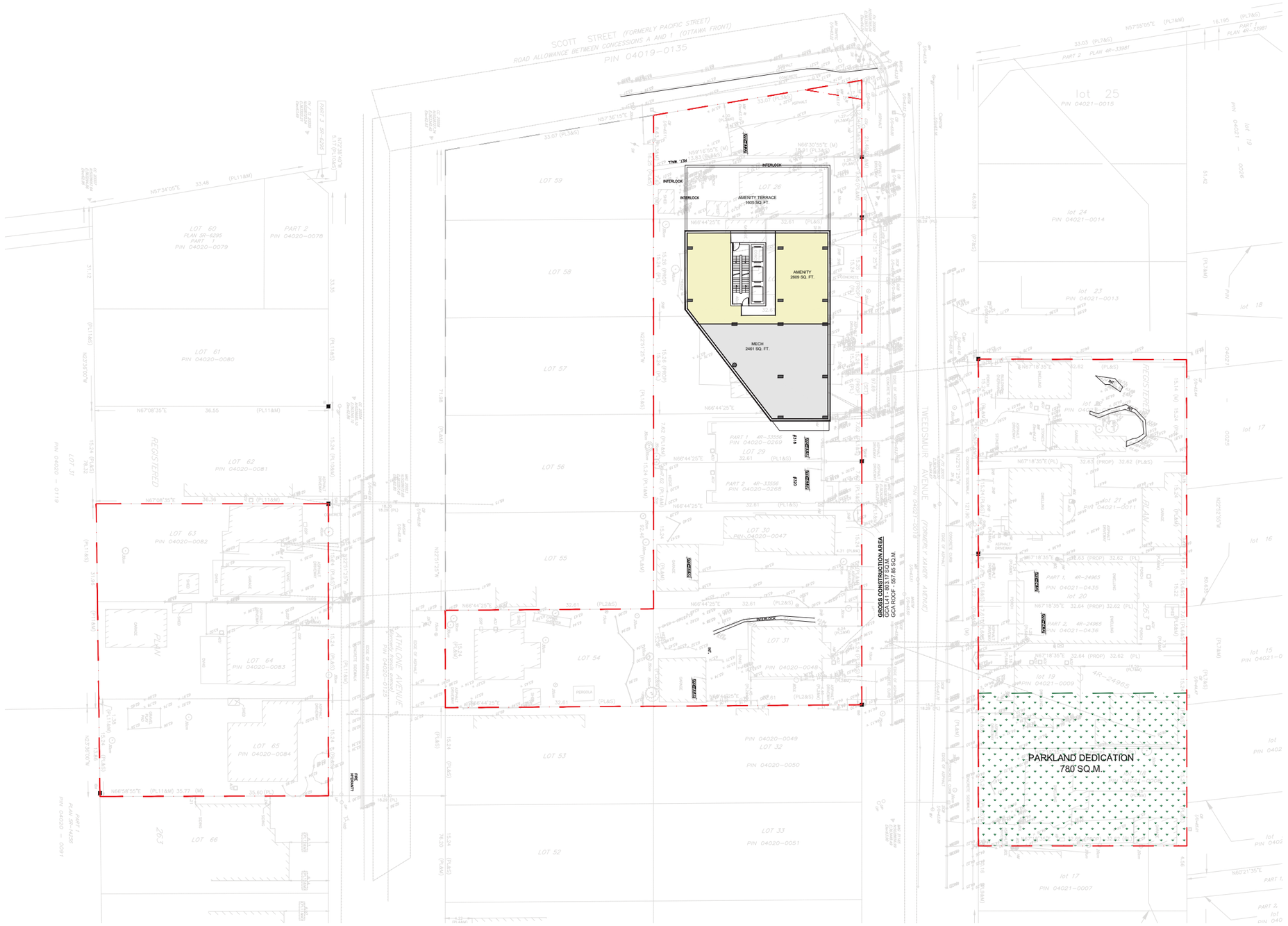
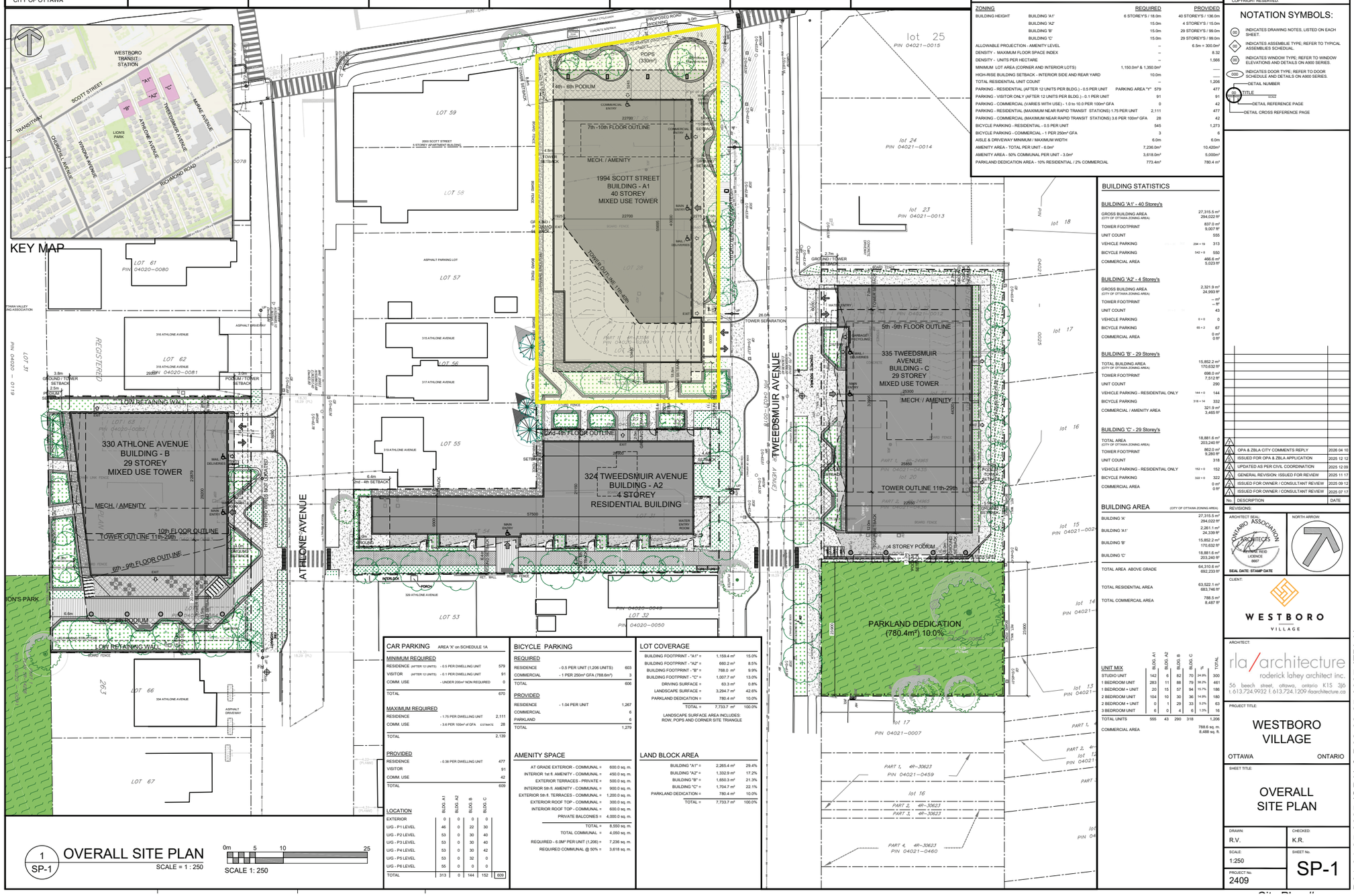
PIN 04020-0038
PIN 04020-0039
PIN 04020-0040
PIN 04020-0041
PIN 04020-0042
PIN 04020-0043
PIN 04020-0044
PIN

MASTER PLAN PENTHOUSE



MASTER PLAN *'A1' PARCEL*

LEGAL DESCRIPTION	SURVEYOR	GEOTECHNICAL ENGINEER	TRANSPORTATION	LANDSCAPE ARCHITECT	CIVIL ENGINEER	URBAN PLANNER	PROJECT DEVELOPER
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	**Stantec** 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) 229-7644 E-Mail: Reid.Hall@stantec.com	**Paterson Group** 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: 613.226-7381 Email: sdennis@patersongroup.ca	**Parsons** 1223 Michael Street, Suite 100, Ottawa, ON K1J 7T2 Tel: (613) 601-1528 Cell: (343) 996-5362 Email: Jake.Berube@parsons.com	**Urbantypology Inc.** 45 Spencer Street, Unit 101 Ottoaw ON K1Y 2P5 Tel: (4613) 867-3042 Email: ____@urbantypology.com	**Stantec** 300 - 1331 Clyde Avenue Ottawa, ON K2C 3G4 Tel: (613) 297-0571 Cell: (587) 721-1241 Email: Alyssa.Gladish@stantec.com	**Stantec** 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) ____-____ Email: barrett.wagar@stantec.com	**PARK RIVER PROPERTIES** Vaughan, Ontario L4K 5Z8 E-Mail: kevin@parkriver.ca



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

0m 5 10 25
SCALE 1: 250

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 200m² NON REQUIRED		0
TOTAL			670
MAXIMUM REQUIRED			
RESIDENCE	- 1.75 PER DWELLING UNIT		2,111
COMM. USE	- 3.6 PER 100m² of GFA (1,078m²GFA)		28
TOTAL			2,139
PROVIDED			
RESIDENCE	- 0.38 PER DWELLING UNIT		477
VISITOR			91
COMM. USE			42
TOTAL			609

LOCATION	BLDG. A1	BLDG. A2	BLDG. B	BLDG. C	
EXTERIOR	0	0	0	0	
U/G - P1 LEVEL	46	0	22	30	
U/G - P2 LEVEL	53	0	30	40	
U/G - P3 LEVEL	53	0	30	40	
U/G - P4 LEVEL	53	0	30	42	
U/G - P5 LEVEL	53	0	32	0	
U/G - P6 LEVEL	55	0	0	0	
TOTAL	313	0	144	152	609

BICYCLE PARKING

REQUIRED		
RESIDENCE	- 0.5 PER UNIT (1,206 UNITS)	603
COMMERCIAL	- 1 PER 250m² GFA (788.6m²)	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.
EXTERIOR 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 sq. m.
TOTAL COMMUNAL =	4,050 sq. m.
REQUIRED - 6.0M² PER UNIT (1,206) =	7,236 sq. m.
REQUIRED COMMUNAL @ 50% =	3,618 sq. m.

LOT COVERAGE

BUILDING FOOTPRINT - "A1" =	1,159.4 m²	15.0%
BUILDING FOOTPRINT - "A2" =	660.2 m²	8.5%
BUILDING FOOTPRINT - "B" =	768.0 m²	9.9%
BUILDING FOOTPRINT - "C" =	1,007.7 m²	13.0%
DRIVING SURFACE =	63.3 m²	0.8%
LANDSCAPE SURFACE =	3,294.7 m²	42.6%
PARKLAND DEDICATION =	780.4 m²	10.0%
TOTAL =	7,733.7 m²	100.0%

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

LAND BLOCK AREA

BUILDING "A1" =	2,265.4 m²	29.4%
BUILDING "A2" =	1,332.9 m²	17.2%
BUILDING "B" =	1,650.3 m²	21.3%
BUILDING "C" =	1,704.7 m²	22.1%
PARKLAND DEDICATION =	780.4 m²	10.0%
TOTAL =	7,733.7 m²	100.0%

PROJECT INFORMATION

Zoning By-law: 2008-250 Consolidation — TM [102] R4UB

SITE AREA: TOTAL ALL PARCELS 0.77 ha 7,733.7 m² 83,245 ft²

SITE AREA: 1994 SCOTT ST. 2,265.4 m² 24,385 ft²
SITE AREA: 324 TWEEDSMUIR AVE. 1,332.9 m² 14,347 ft²
SITE AREA: 330 ATHLONE AVE. 1,650.3 m² 17,764 ft²
SITE AREA: 335 TWEEDSMUIR AVE. 2,485.1 m² 26,749 ft²

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 = 300.0m²
DENSITY - MAXIMUM FLOOR SPACE INDEX		--	8.32
DENSITY - UNITS PER HECTARE		--	1,566
MINIMUM LOT AREA (CORNER AND INTERIOR LOTS)		1,150.0m² & 1,350.0m²	----
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 "Y"	579	477
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		91	91
PARKING - COMMERCIAL (VARIES WITH USE) - 1.0 to 10.0 PER 100m² GFA		0	42
PARKING - RESIDENTIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 1.75 PER UNIT		2,111	477
PARKING - COMMERCIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 3.6 PER 100m² GFA		28	42
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		545	1,273
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA		3	6
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m	6.0m
AMENITY AREA - TOTAL PER UNIT - 6.0m²		7,236.0m²	10,420m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²		3,618.0m²	5,000m²
PARKLAND DEDICATION AREA - 10% RESIDENTIAL / 2% COMMERCIAL		773.4m²	780.4 m²

BUILDING STATISTICS

BUILDING 'A1' - 40 Storey's

GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)		27,315.5 m² 294,022 ft²
TOWER FOOTPRINT		837.0 m² 9,007 ft²
UNIT COUNT		555
VEHICLE PARKING	294 + 19	313
BICYCLE PARKING	542 + 8	550
COMMERCIAL AREA		466.6 m² 5,023 ft²

BUILDING 'A2' - 4 Storey's

GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)		2,321.9 m² 24,993 ft²
TOWER FOOTPRINT		-- m² -- ft²
UNIT COUNT		43
VEHICLE PARKING	0 + 0	0
BICYCLE PARKING	65 + 2	67
COMMERCIAL AREA		0 m² 0 ft²

BUILDING 'B' - 29 Storey's

TOTAL BUILDING AREA (CITY OF OTTAWA ZONING AREA)		15,852.2 m² 170,632 ft²
TOWER FOOTPRINT		698.0 m² 7,512 ft²
UNIT COUNT		290
VEHICLE PARKING - RESIDENTIAL ONLY	144 + 0	144
BICYCLE PARKING	318 + 14	332
COMMERCIAL / AMENITY AREA		321.9 m² 3,465 ft²

BUILDING 'C' - 29 Storey's

TOTAL AREA (CITY OF OTTAWA ZONING AREA)		18,881.6 m² 203,240 ft²
TOWER FOOTPRINT		862.0 m² 9,280 ft²
UNIT COUNT		318
VEHICLE PARKING - RESIDENTIAL ONLY	152 + 0	152
BICYCLE PARKING	322 + 0	322
COMMERCIAL AREA		0 m² 0 ft²

BUILDING AREA (CITY OF OTTAWA ZONING AREA)

BUILDING 'A'	27,315.5 m² 294,022 ft²
BUILDING 'A1'	2,265.1 m² 24,339 ft²
BUILDING 'B'	15,852.2 m² 170,632 ft²
BUILDING 'C'	18,881.6 m² 203,240 ft²
TOTAL AREA ABOVE GRADE	64,310.6 m² 692,233 ft²
TOTAL RESIDENTIAL AREA	63,522.1 m² 683,746 ft²
TOTAL COMMERCAIL AREA	788.5 m² 8,487 ft²

UNIT MIX	BLDG. A1	BLDG. A2	BLDG. B	BLDG. C	%	TOTAL
STUDIO UNIT	142	6	82	70	24.9%	300
1 BEDROOM UNIT	283	11	88	79	38.2%	461
1 BEDROOM + UNIT	20	15	57	94	15.7%	186
2 BEDROOM UNIT	104	10	30	36	14.9%	180
2 BEDROOM + UNIT	0	1	29	33	5.2%	63
3 BEDROOM UNIT	6	0	4	6	1.0%	16
TOTAL UNITS	555	43	290	318		1,206
COMMERCIAL AREA						788.6 sq. m. 8,488 sq. ft.

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- DETAIL CROSS REFERENCE PAGE

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2	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 07 17
1	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 05 16

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — REGINALD REID LICENCE 8667 — SEAL DATE: STAMP DATE

NORTH ARROW

CLIENT: WESTBORO VILLAGE

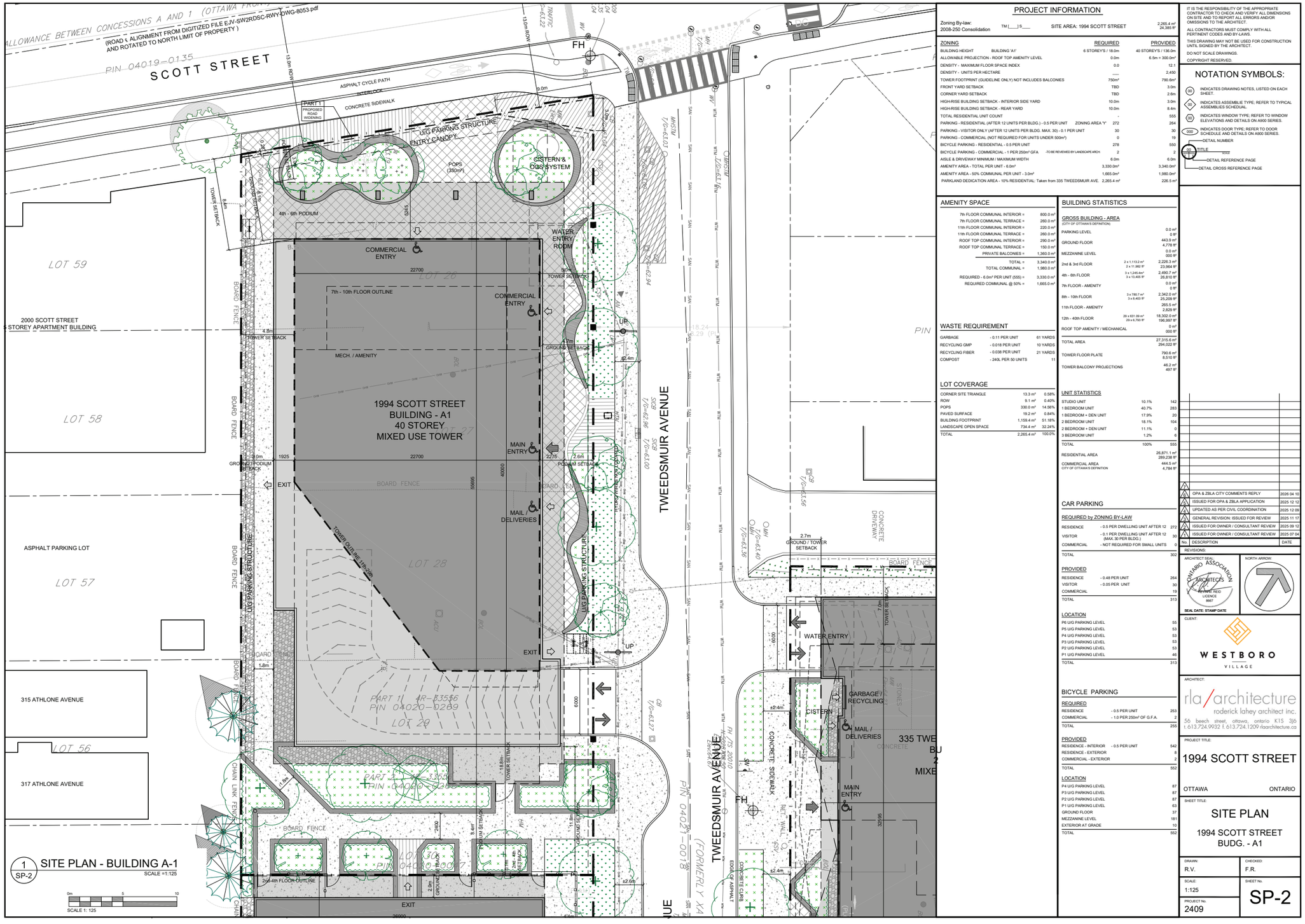
ARCHITECT: rla/architecture — roderick lahey architect inc. — 56 beech street, ottawa, ontario K1S 3J6 — t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE: WESTBORO VILLAGE — OTTAWA ONTARIO

SHEET TITLE: OVERALL SITE PLAN

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

SITE PLAN *'A1' PARCEL*



PROJECT INFORMATION

Zoning By-law: 2008-250 Consolidation

TM (___) S___

SITE AREA: 1994 SCOTT STREET — 2,265.4 m² / 24,385 ft²

ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT — BUILDING 'A1'	6 STOREYS / 18.0m	40 STOREYS / 136.0m
ALLOWABLE PROJECTION - ROOF TOP AMENITY LEVEL	0.0m	6.5m = 300.0m²
DENSITY - MAXIMUM FLOOR SPACE INDEX	0.0	12.1
DENSITY - UNITS PER HECTARE	—	2,450
TOWER FOOTPRINT (GUIDELINE ONLY) NOT INCLUDES BALCONIES	750m²	790.6m²
FRONT YARD SETBACK	TBD	3.0m
CORNER YARD SETBACK	TBD	2.6m
HIGH-RISE BUILDING SETBACK - INTERIOR SIDE YARD	10.0m	3.0m
HIGH-RISE BUILDING SETBACK - REAR YARD	10.0m	8.4m
TOTAL RESIDENTIAL UNIT COUNT	-	555
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT — ZONING AREA 'Y'	272	264
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG. MAX. 30) - 0.1 PER UNIT	30	30
PARKING - COMMERCIAL (NOT REQUIRED FOR UNITS UNDER 500m²)	0	19
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	278	550
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA -TO BE REVIEWED BY LANDSCAPE/ARCH	2	2
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m	6.0m
AMENITY AREA - TOTAL PER UNIT - 6.0m²	3,330.0m²	3,340.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²	1,665.0m²	1,980.0m²
PARKLAND DEDICATION AREA - 10% RESIDENTIAL: Taken from 335 TWEEDSMUIR AVE.	2,265.4 m²	226.5 m²

AMENITY SPACE

7th FLOOR COMMUNAL INTERIOR =	800.0 m²
7th FLOOR COMMUNAL TERRACE =	260.0 m²
11th FLOOR COMMUNAL INTERIOR =	220.0 m²
11th FLOOR COMMUNAL TERRACE =	260.0 m²
ROOF TOP COMMUNAL INTERIOR =	290.0 m²
ROOF TOP COMMUNAL TERRACE =	150.0 m²
PRIVATE BALCONIES =	1,360.0 m²
TOTAL =	3,340.0 m²
TOTAL COMMUNAL =	1,980.0 m²
REQUIRED - 6.0m² PER UNIT (555) =	3,330.0 m²
REQUIRED COMMUNAL @ 50% =	1,665.0 m²

WASTE REQUIREMENT

GARBAGE	- 0.11 PER UNIT	61 YARDS
RECYCLING GMP	- 0.018 PER UNIT	10 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	21 YARDS
COMPOST	- 240L PER 50 UNITS	11

LOT COVERAGE

CORNER SITE TRIANGLE	13.3 m²	0.58%
ROW	9.1 m²	0.40%
POPS	330.0 m²	14.56%
PAVED SURFACE	19.2 m²	0.84%
BUILDING FOOTPRINT	1,159.4 m²	51.18%
LANDSCAPE OPEN SPACE	734.4 m²	32.24%
TOTAL	2,265.4 m²	100.0%

BUILDING STATISTICS

GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)

PARKING LEVEL		0.0 m² / 0 ft²
GROUND FLOOR		443.9 m² / 4,778 ft²
MEZZANINE LEVEL		0.0 m² / 000 ft²
2nd & 3rd FLOOR	2 x 1,113.2 m² / 2 x 11,982 ft²	2,226.3 m² / 23,964 ft²
4th - 6th FLOOR	3 x 1,245.4m² / 3 x 13,405 ft²	2,490.7 m² / 26,810 ft²
7th FLOOR - AMENITY		0.0 m² / 0 ft²
8th - 10th FLOOR	3 x 780.7 m² / 3 x 8,403 ft²	2,342.0 m² / 25,209 ft²
11th FLOOR - AMENITY		265.5 m² / 2,829 ft²
12th - 40th FLOOR	29 x 631.09 m² / 29 x 6,793 ft²	18,302.0 m² / 196,997 ft²
ROOF TOP AMENITY / MECHANICAL		0 m² / 000 ft²
TOTAL AREA		27,315.6 m² / 294,022 ft²
TOWER FLOOR PLATE		790.6 m² / 8,510 ft²
TOWER BALCONY PROJECTIONS		46.2 m² / 497 ft²

UNIT STATISTICS

STUDIO UNIT	10.1%	142
1 BEDROOM UNIT	40.7%	283
1 BEDROOM + DEN UNIT	17.9%	20
2 BEDROOM UNIT	18.1%	104
2 BEDROOM + DEN UNIT	11.1%	0
3 BEDROOM UNIT	1.2%	6
TOTAL	100%	555
RESIDENTIAL AREA		26,871.1 m² / 289,238 ft²
COMMERCIAL AREA (CITY OF OTTAWA'S DEFINITION)		444.5 m² / 4,784 ft²

CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	- 0.5 PER DWELLING UNIT AFTER 12	272
VISITOR	- 0.1 PER DWELLING UNIT AFTER 12 (MAX. 30 PER BLDG.)	30
COMMERCIAL	- NOT REQUIRED FOR SMALL UNITS	0
TOTAL		302

PROVIDED

RESIDENCE	- 0.48 PER UNIT	264
VISITOR	- 0.05 PER UNIT	30
COMMERCIAL		19
TOTAL		313

LOCATION

P6 U/G PARKING LEVEL	55
P5 U/G PARKING LEVEL	53
P4 U/G PARKING LEVEL	53
P3 U/G PARKING LEVEL	53
P2 U/G PARKING LEVEL	53
P1 U/G PARKING LEVEL	46
TOTAL	313

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT	253
COMMERCIAL	- 1.0 PER 250m² OF G.F.A.	2
TOTAL		255

PROVIDED

RESIDENCE - INTERIOR	- 0.5 PER UNIT	542
RESIDENCE - EXTERIOR		8
COMMERCIAL - EXTERIOR		2
TOTAL		552

LOCATION

P4 U/G PARKING LEVEL	87
P3 U/G PARKING LEVEL	87
P2 U/G PARKING LEVEL	87
P1 U/G PARKING LEVEL	63
GROUND FLOOR	37
MEZZANINE LEVEL	181
EXTERIOR AT GRADE	10
TOTAL	552

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.

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- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- DETAIL NUMBER
- TITLE
- SHEET
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
7	OPA & ZBLA CITY COMMENTS REPLY	2026 04 10
6	ISSUED FOR OPA & ZBLA APPLICATION	2025 12 12
5	UPDATED AS PER CIVIL COORDINATION	2025 12 09
4	GENERAL REVISION: ISSUED FOR REVIEW	2025 11 17
3	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 09 12
2	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 07 04

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — BRENDA E. REID LICENCE 8667

SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: WESTBORO VILLAGE

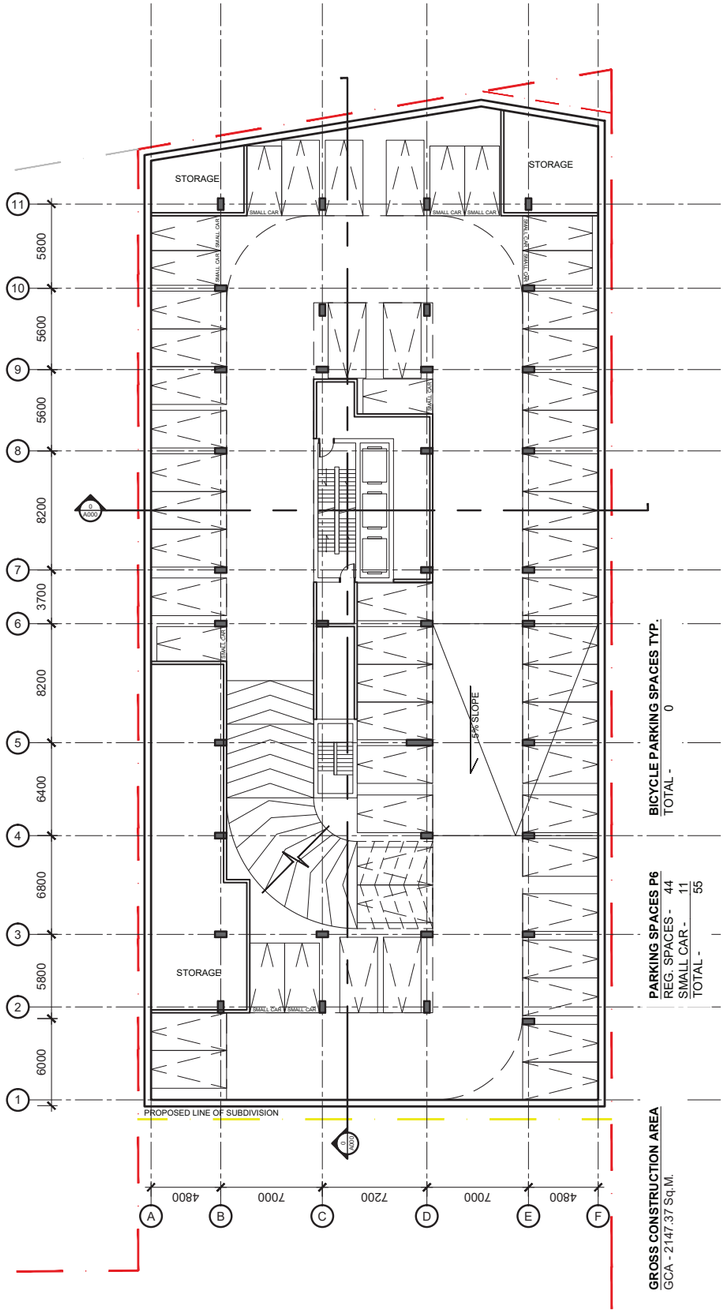
ARCHITECT: rla/architecture — roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE: 1994 SCOTT STREET — OTTAWA — ONTARIO

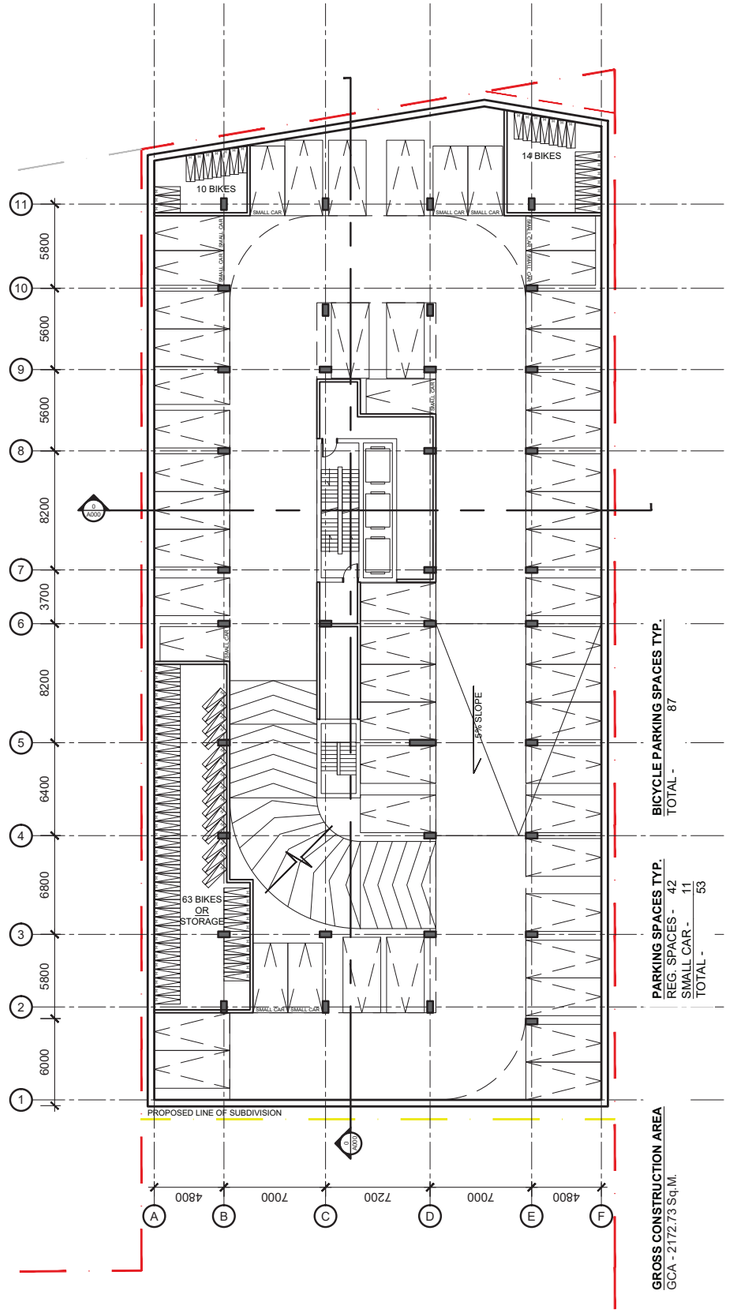
SHEET TITLE: SITE PLAN — 1994 SCOTT STREET BUDG. - A1

DRAWN:	CHECKED:
R.V.	F.R.
SCALE: 1:125	SHEET No.: SP-2
PROJECT No.: 2409	

BUILDING 'A1' PLANS P6 PARKING LEVEL PLAN (LEFT), TYPICAL (P5-P2) LEVELS (RIGHT)

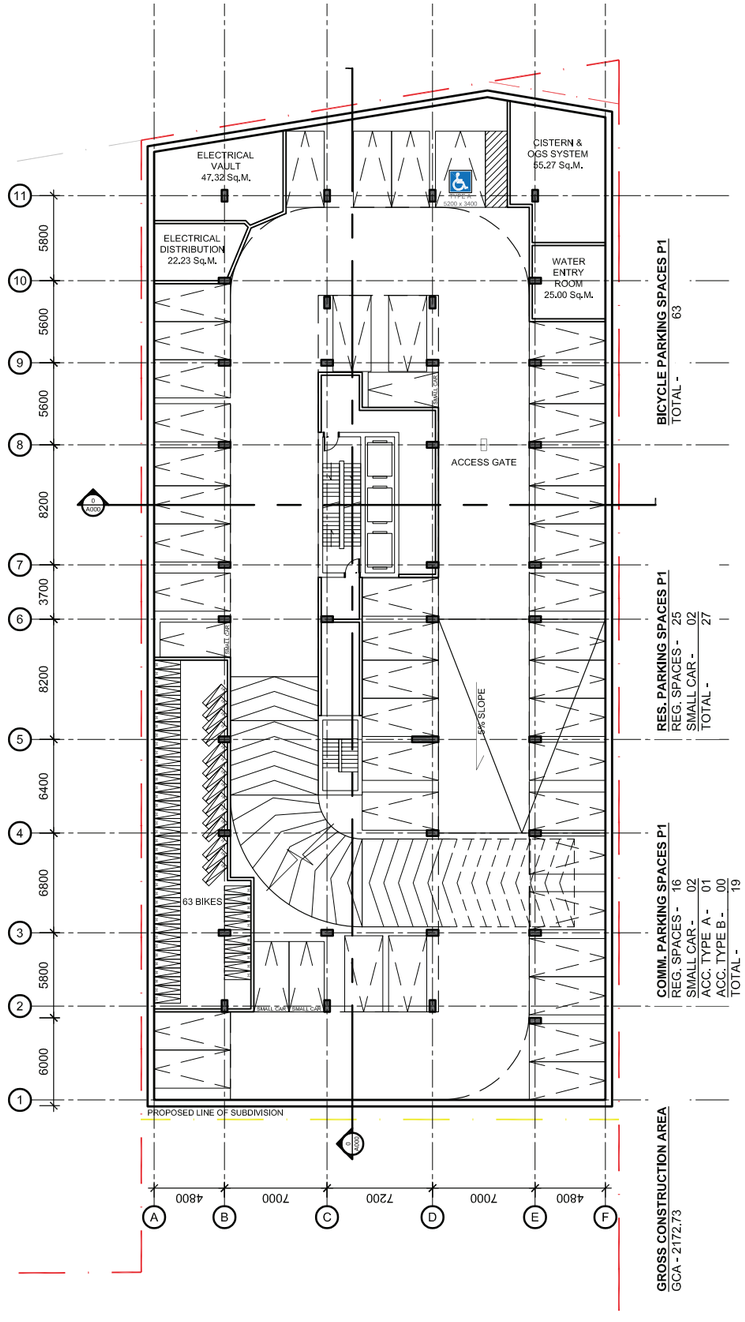


P6 PARKING LEVEL

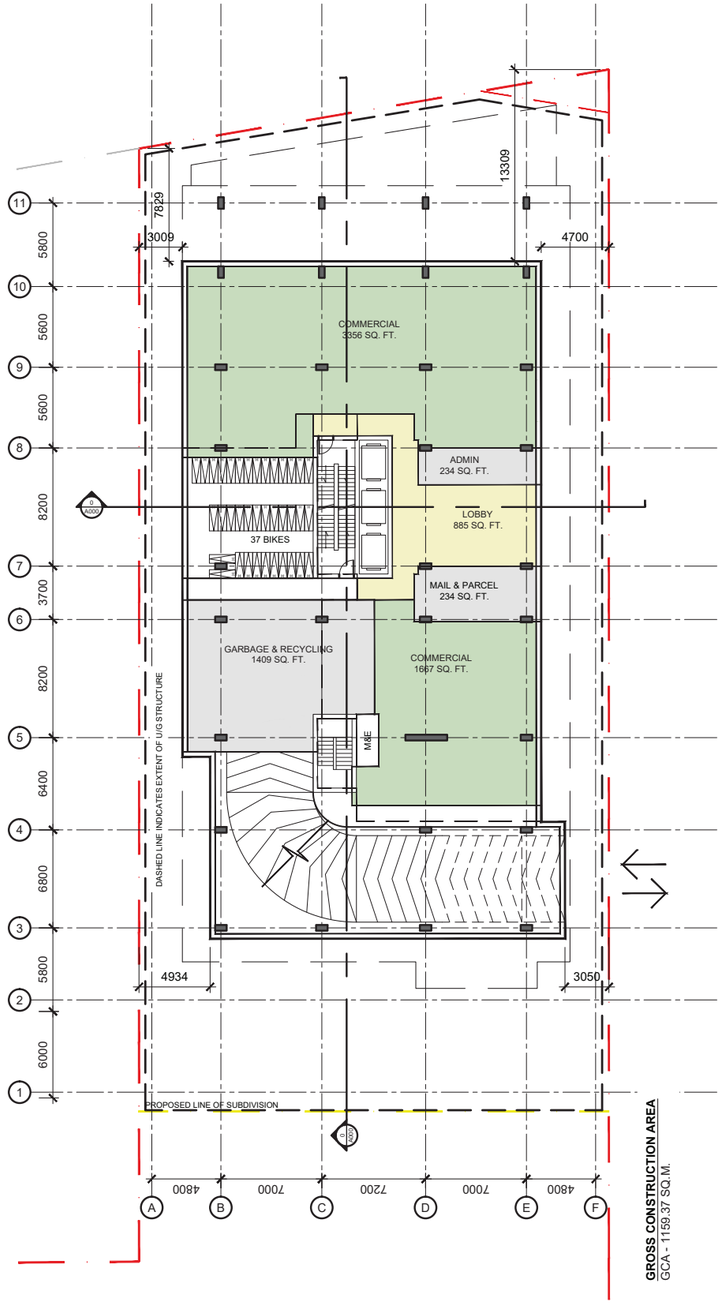


TYP. PARKING LEVEL

BUILDING 'A1' PLANS *P1 PARKING LEVEL PLAN (LEFT), GROUND LEVEL (RIGHT)*

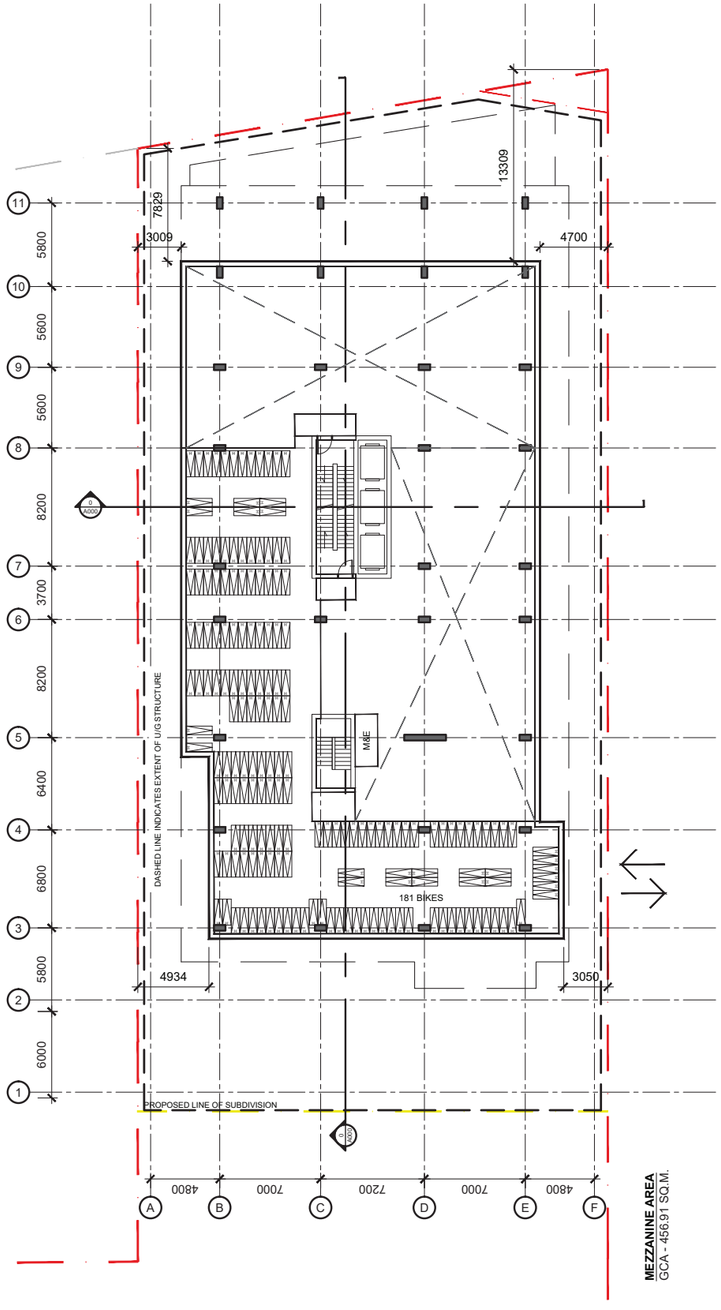


P1. PARKING LEVEL



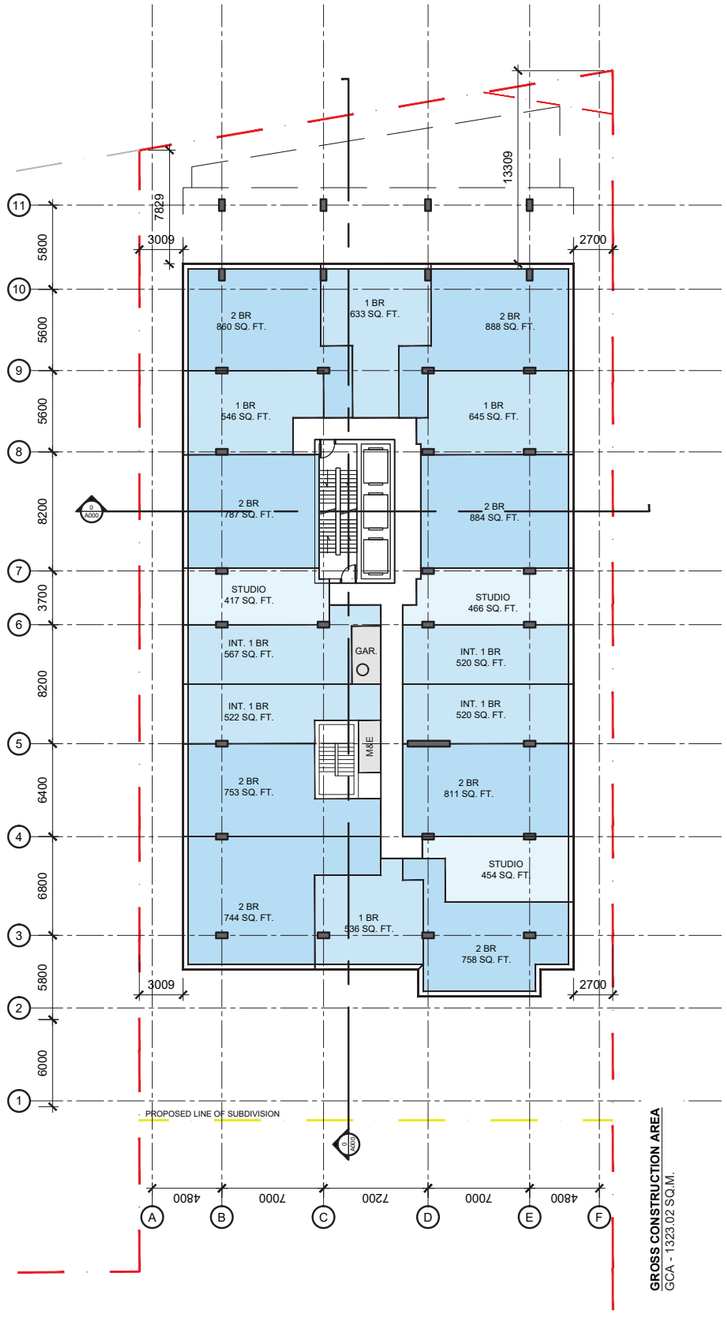
GROUND FLOOR

BUILDING 'A1' PLANS GROUND LEVEL BIKE STG MEZZANINE (LEFT), TYPICAL LEVELS 2 & 3 (RIGHT)



MEZZANINE

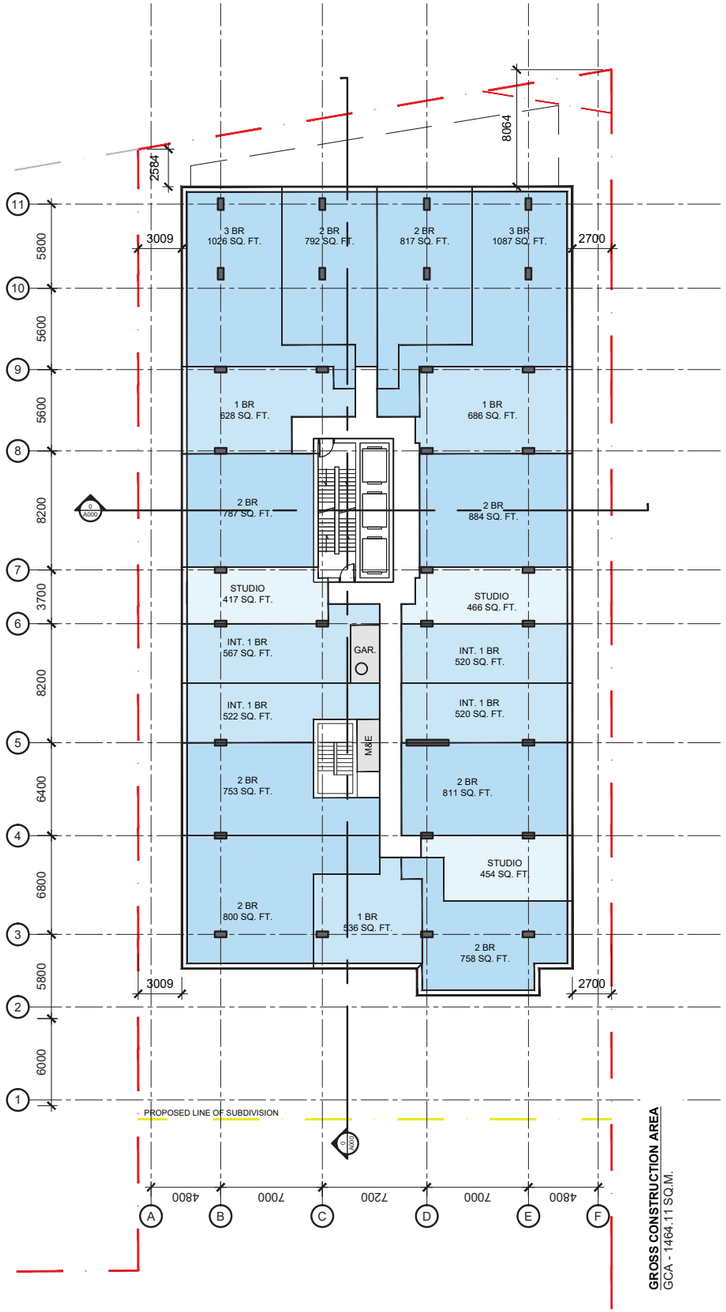
MEZZANINE AREA
GCA - 456.91 SQ.M.



GROSS CONSTRUCTION AREA
GCA - 1323.02 SQ.M.

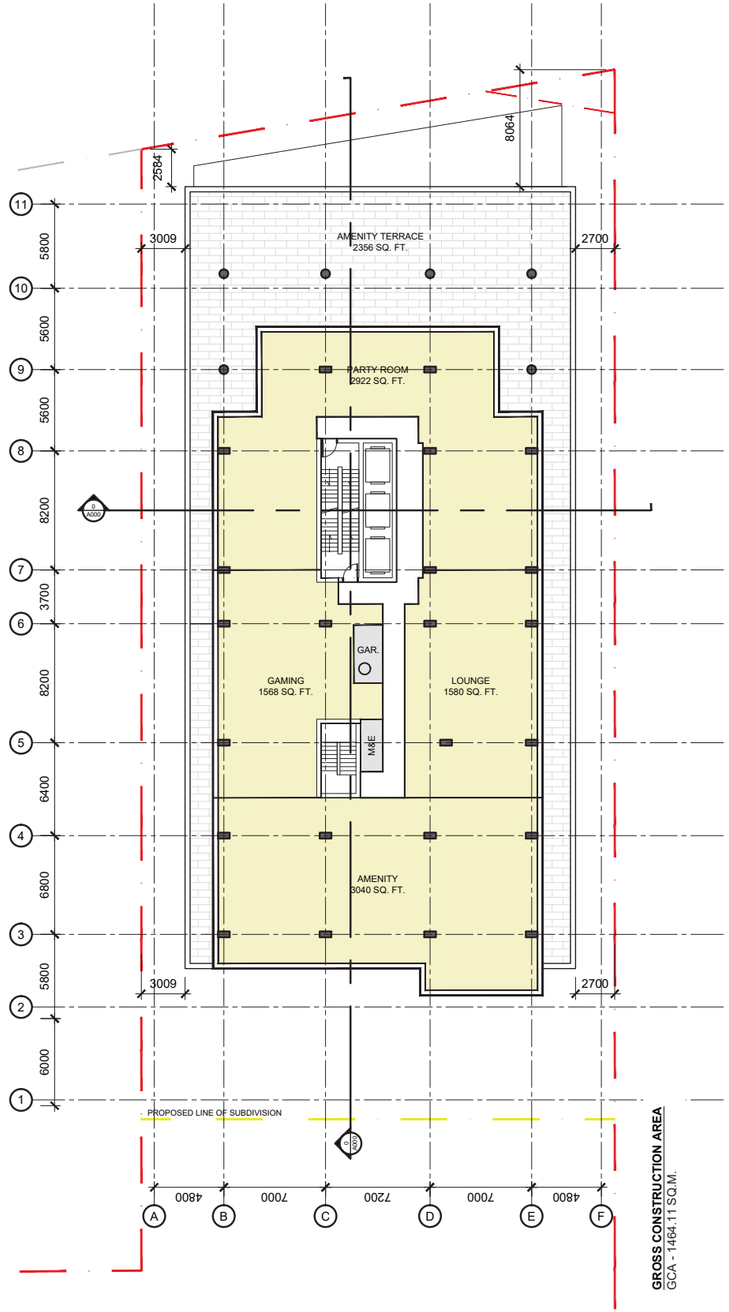
LEVEL 2-3

BUILDING 'A1' PLANS TYPICAL LEVELS 4-6 (LEFT), LEVEL 7 (RIGHT)



GROSS CONSTRUCTION AREA
GCA - 1464.11 SQ.M.

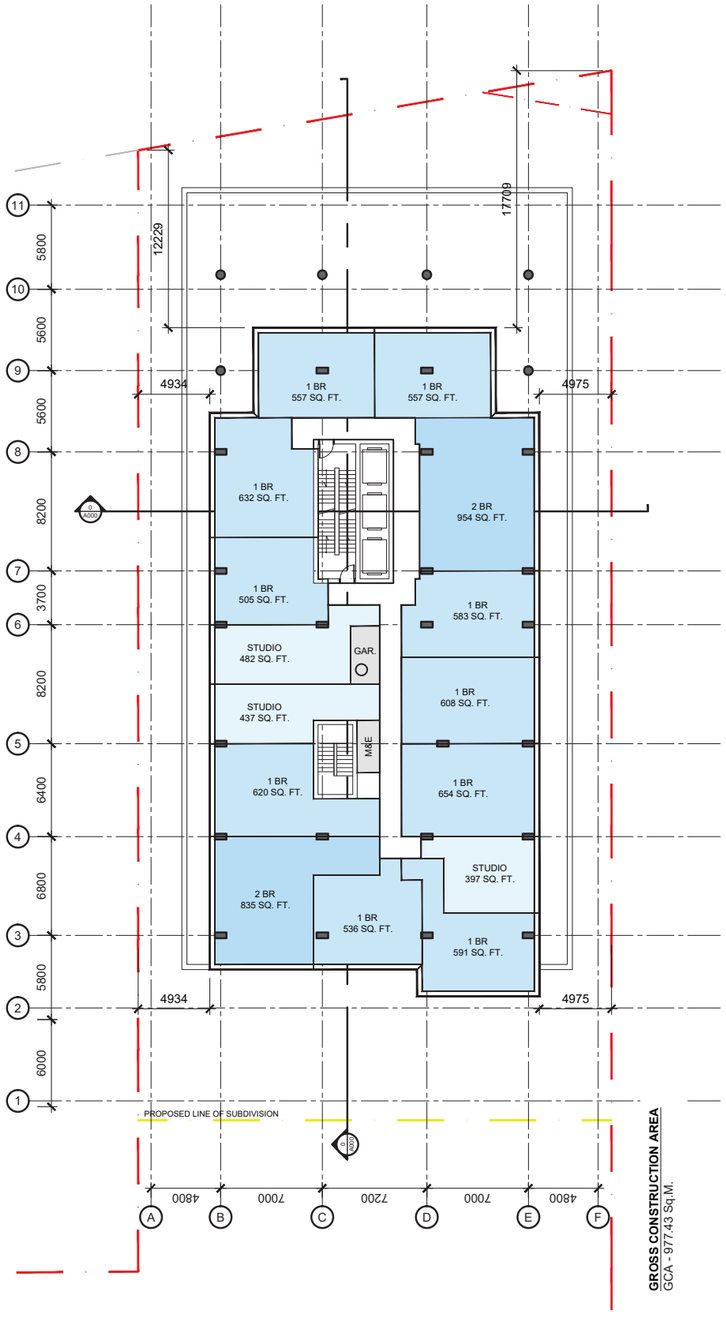
LEVEL 4-6



GROSS CONSTRUCTION AREA
GCA - 1464.11 SQ.M.

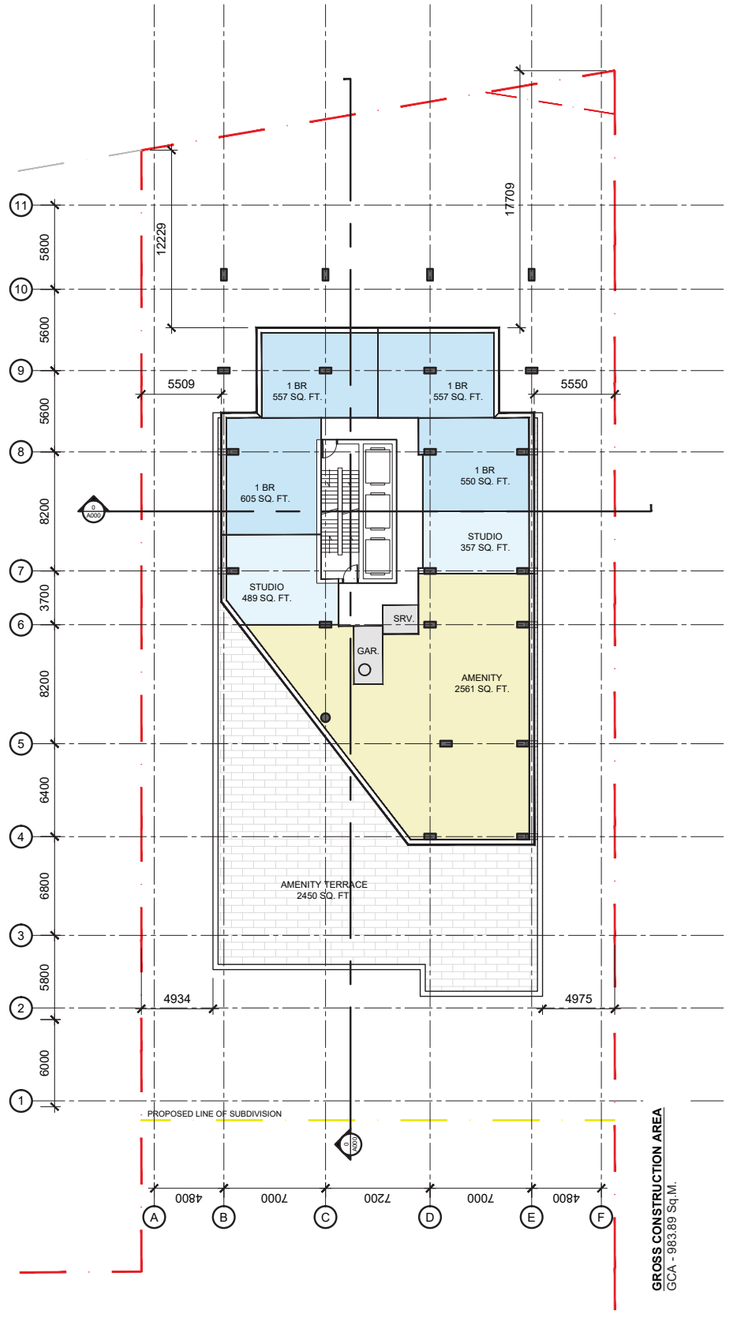
LEVEL 7

BUILDING 'A1' PLANS *TYPICAL LEVELS 8-10 (LEFT), LEVEL 11 (RIGHT)*



GROSS CONSTRUCTION AREA
GCA - 977.43 Sq.M.

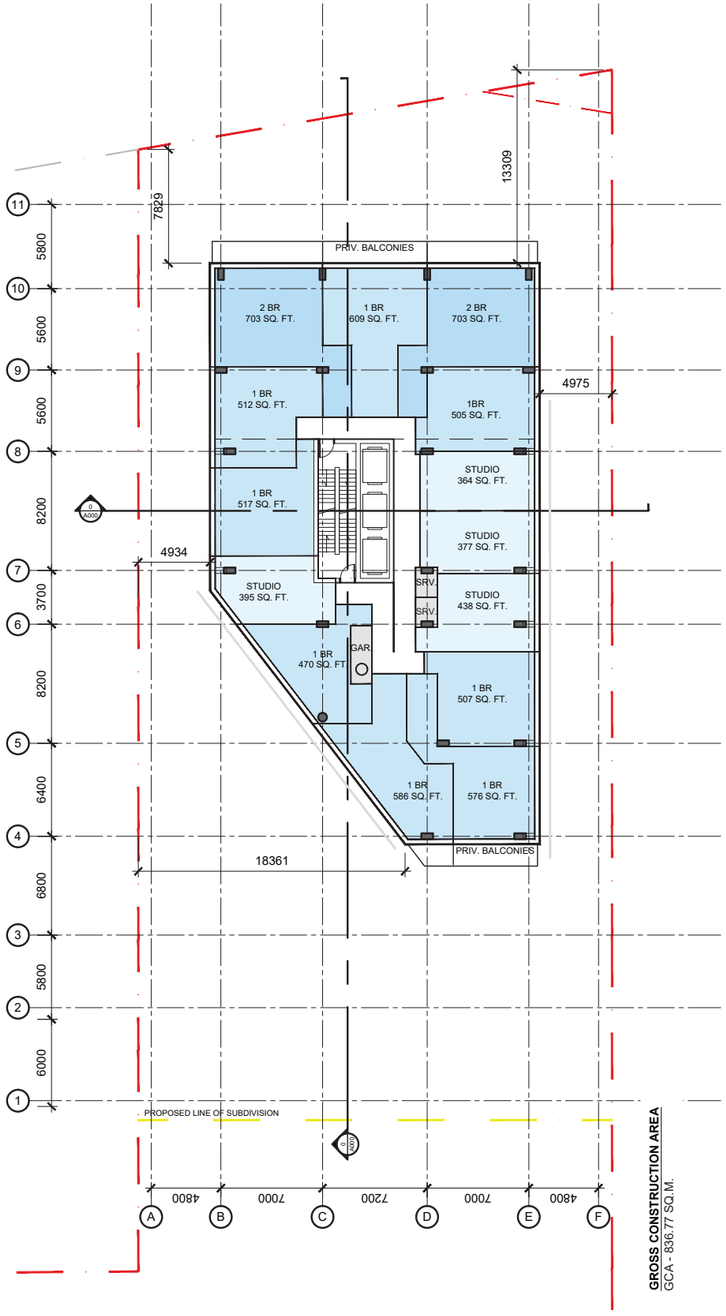
LEVEL 8-10



GROSS CONSTRUCTION AREA
GCA - 983.89 Sq.M.

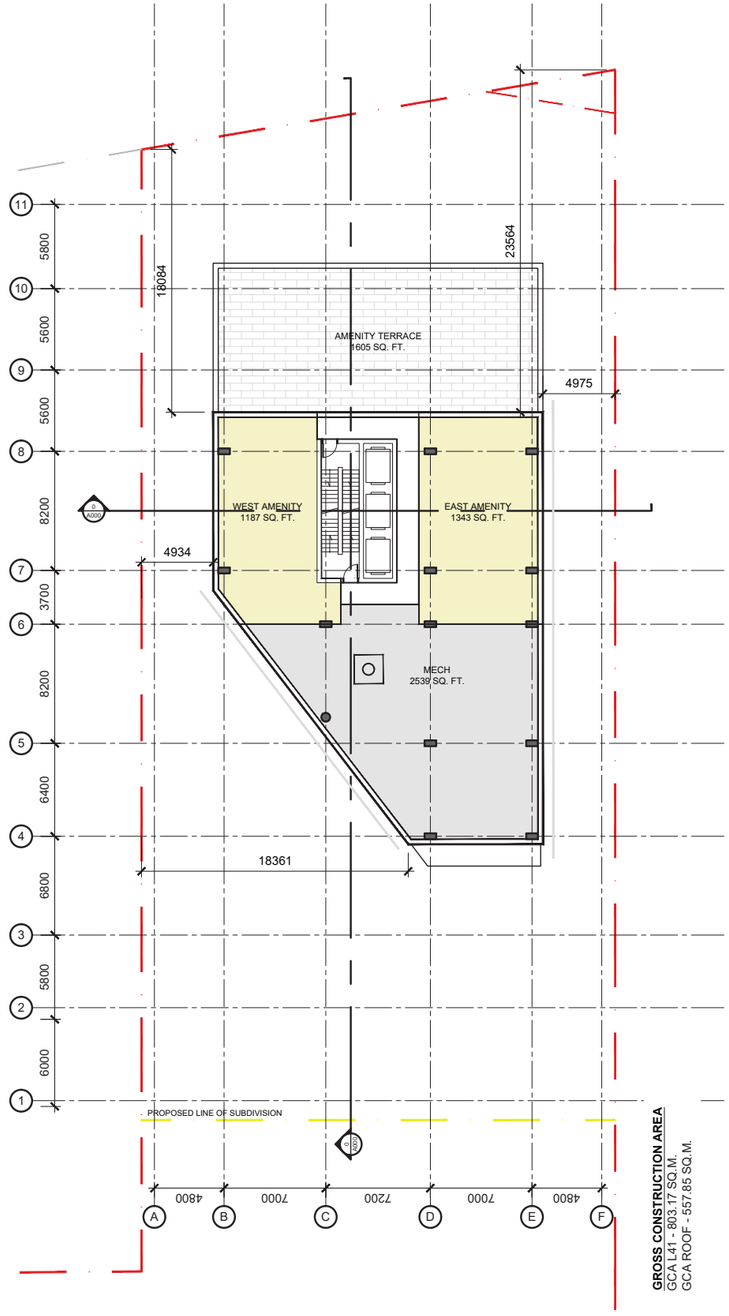
LEVEL 11

BUILDING ‘A1’ PLANS *TYPICAL LEVELS 12-40 (LEFT), PENTHOUSE LEVEL (RIGHT)*



GROSS CONSTRUCTION AREA
GCA - 836.77 SQ.M.

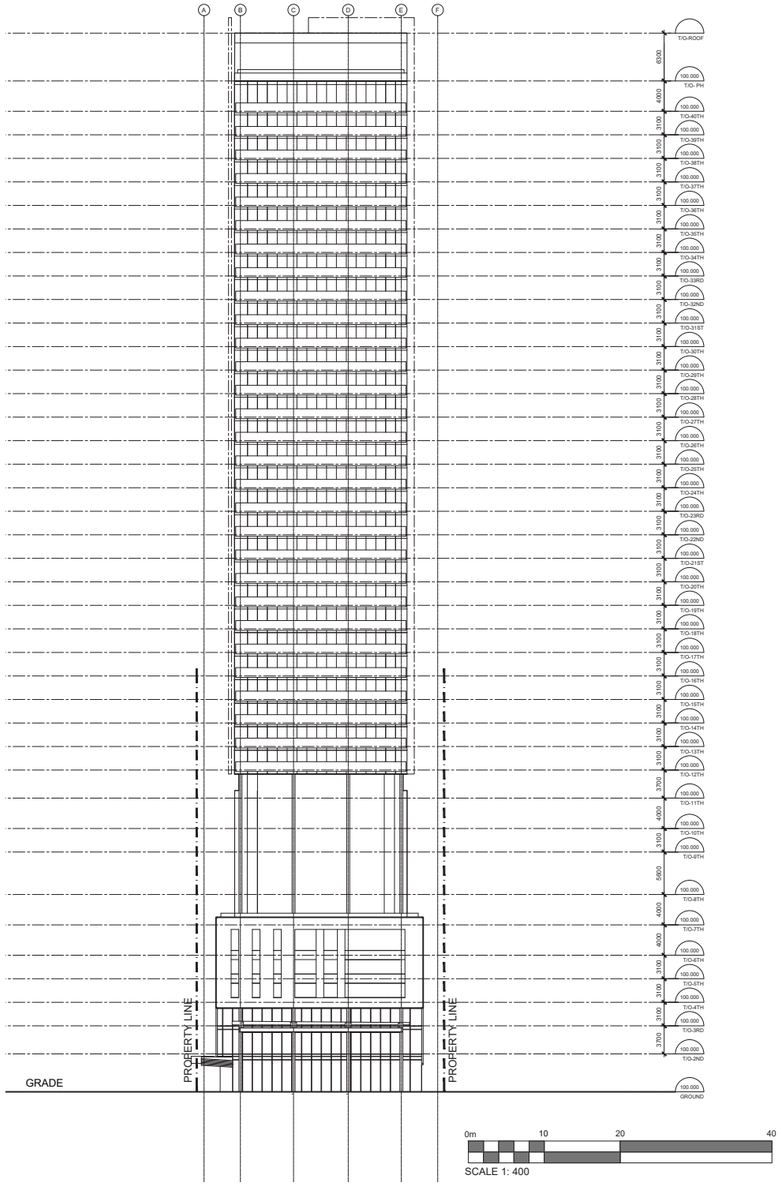
LEVEL 12-40

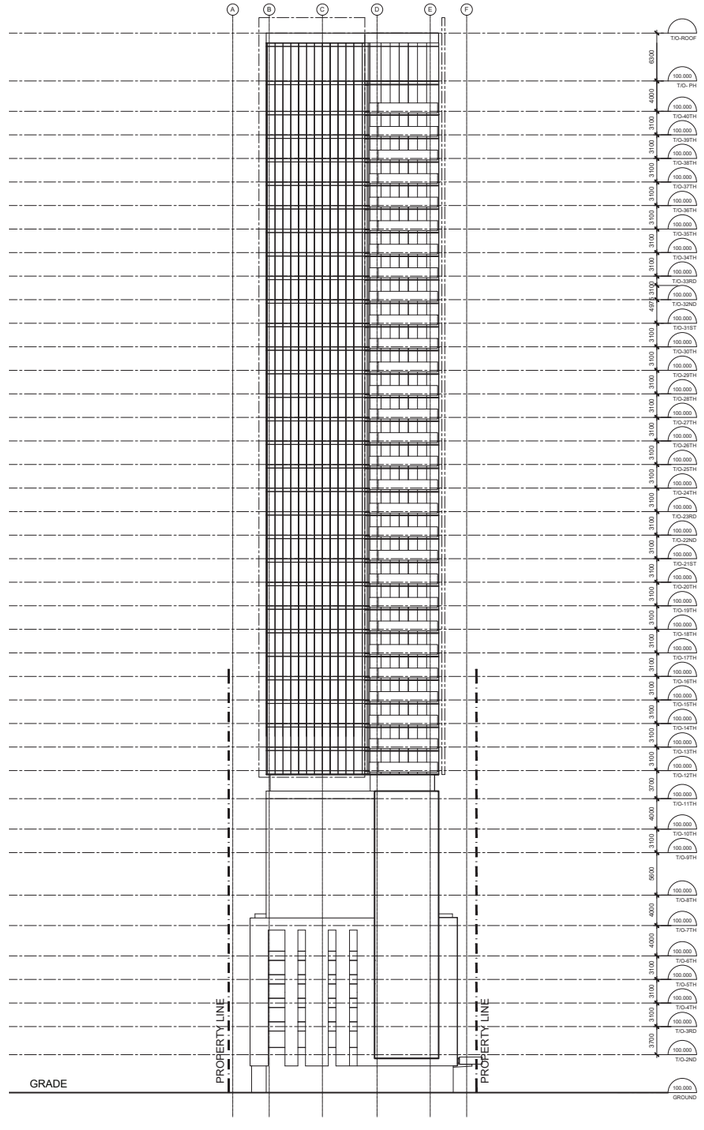


GROSS CONSTRUCTION AREA
GCA L41 - 803.17 SQ.M.
GCA ROOF - 557.85 SQ.M.

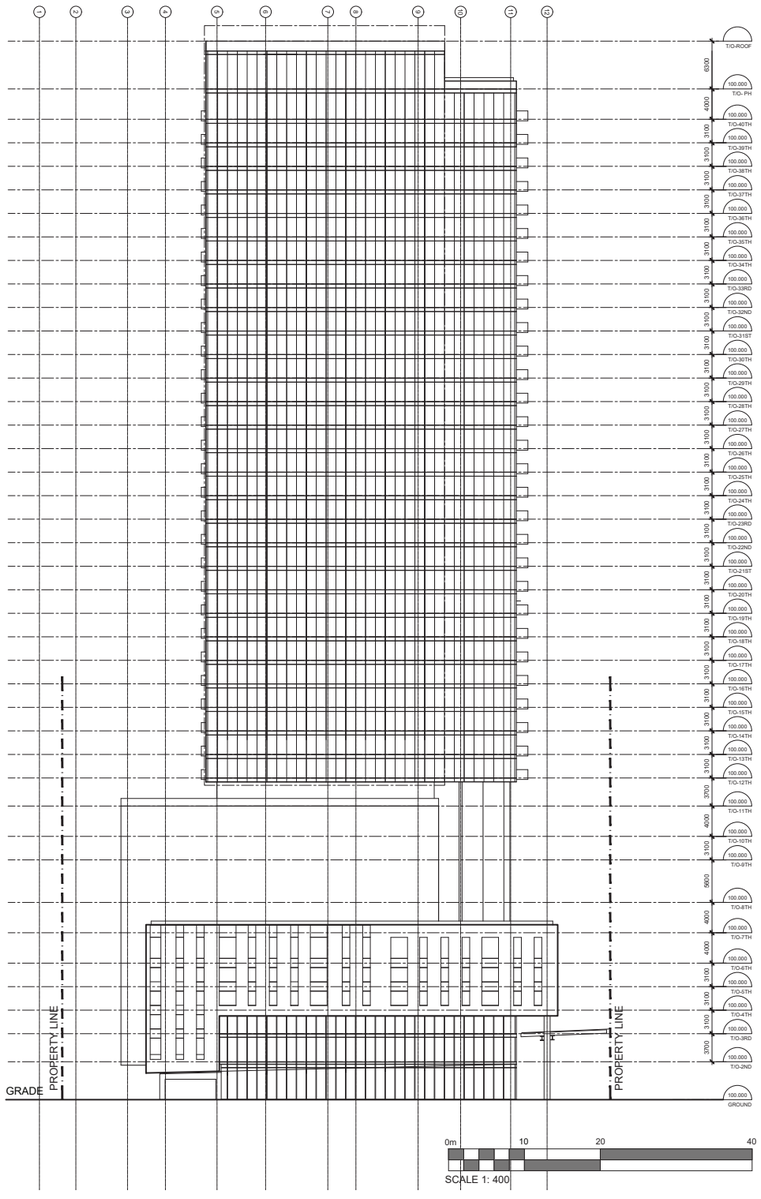
LEVEL 41

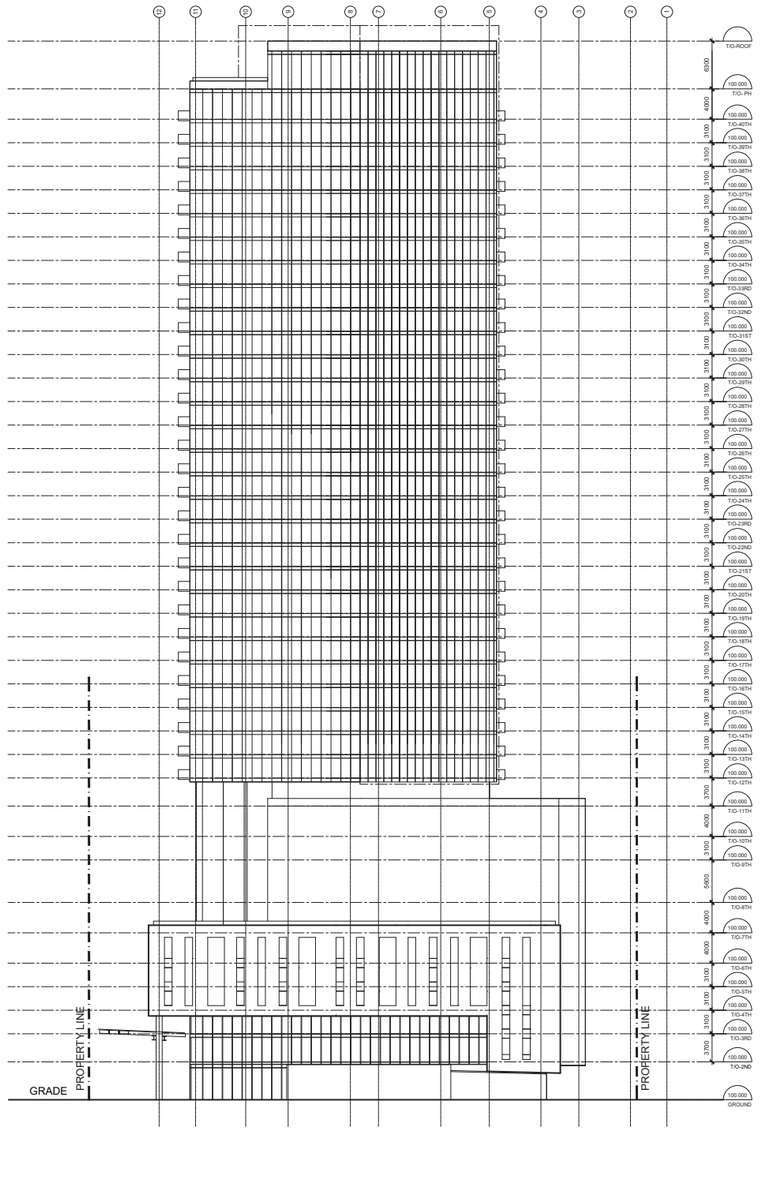
BUILDING 'A1' ELEVATIONS *NORTH (LEFT), SOUTH (RIGHT)*





BUILDING 'A1' ELEVATIONS *EAST (LEFT), WEST (RIGHT)*





MASTER PLAN *'A2' PARCEL*

LEGAL DESCRIPTION	SURVEYOR	GEOTECHNICAL ENGINEER	TRANSPORTATION	LANDSCAPE ARCHITECT	CIVIL ENGINEER	URBAN PLANNER	PROJECT DEVELOPER
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	**Stantec** 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) 229-7644 E-Mail: Reid.Hall@stantec.com	**Paterson Group** 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: 613.226-7381 Email: sdennis@patersongroup.ca	**Parsons** 1223 Michael Street, Suite 100, Ottawa, ON K1J 7T2 Tel: (613) 601-1528 Cell: (343) 996-5362 Email: Jake.Berube@parsons.com	**Urbantypology Inc.** 45 Spencer Street, Unit 101 Ottoaw ON K1Y 2P5 Tel: (4613) 867-3042 Email: ____@urbantypology.com	**Stantec** 300 - 1331 Clyde Avenue Ottawa, ON K2C 3G4 Tel: (613) 297-0571 Cell: (587) 721-1241 Email: Alyssa.Gladish@stantec.com	**Stantec** 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) ____-____ Email: barrett.wagar@stantec.com	**PARK RIVER PROPERTIES** Vaughan, Ontario L4K 5R E-Mail: kevin@parkriver.ca

PROJECT INFORMATION

Zoning By-law: 2008-250 Consolidation — TM [102] R4UB

SITE AREA: TOTAL ALL PARCELS 0.77 ha | 7,733.7 m² | 83,245 ft²

SITE AREA: 1994 SCOTT ST. 2,265.4 m² | 24,385 ft²

SITE AREA: 324 TWEEDSMUIR AVE. 1,332.9 m² | 14,347 ft²

SITE AREA: 330 ATHLONE AVE. 1,650.3 m² | 17,764 ft²

SITE AREA: 335 TWEEDSMUIR AVE. 2,485.1 m² | 26,749 ft²

ZONING		REQUIRED	PROVIDED
BUILDING HEIGHT	BUILDING 'A1'	6 STOREYS / 18.0m	40 STOREYS / 130.0m
	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 = 300.0m²
DENSITY - MAXIMUM FLOOR SPACE INDEX		--	8.32
DENSITY - UNITS PER HECTARE		--	1,566
MINIMUM LOT AREA (CORNER AND INTERIOR LOTS)		1,150.0m² & 1,350.0m²	----
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 "Y"	579	477
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		91	91
PARKING - COMMERCIAL (VARIES WITH USE) - 1.0 to 10.0 PER 100m² GFA		0	42
PARKING - RESIDENTIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 1.75 PER UNIT		2,111	477
PARKING - COMMERCIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 3.6 PER 100m² GFA		28	42
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		545	1,273
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA		3	6
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m	6.0m
AMENITY AREA - TOTAL PER UNIT - 6.0m²		7,236.0m²	10,420m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²		3,618.0m²	5,000m²
PARKLAND DEDICATION AREA - 10% RESIDENTIAL / 2% COMMERCIAL		773.4m²	780.4 m²

BUILDING STATISTICS

BUILDING 'A1' - 40 Storey's

GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)		27,315.5 m² / 294,022 ft²
TOWER FOOTPRINT		837.0 m² / 9,007 ft²
UNIT COUNT		555
VEHICLE PARKING	294 + 19	313
BICYCLE PARKING	542 + 8	550
COMMERCIAL AREA		466.6 m² / 5,023 ft²

BUILDING 'A2' - 4 Storey's

GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)		2,321.9 m² / 24,993 ft²
TOWER FOOTPRINT		-- m² / -- ft²
UNIT COUNT		43
VEHICLE PARKING	0 + 0	0
BICYCLE PARKING	65 + 2	67
COMMERCIAL AREA		0 m² / 0 ft²

BUILDING 'B' - 29 Storey's

TOTAL BUILDING AREA (CITY OF OTTAWA ZONING AREA)		15,852.2 m² / 170,632 ft²
TOWER FOOTPRINT		698.0 m² / 7,512 ft²
UNIT COUNT		290
VEHICLE PARKING - RESIDENTIAL ONLY	144 + 0	144
BICYCLE PARKING	318 + 14	332
COMMERCIAL / AMENITY AREA		321.9 m² / 3,465 ft²

BUILDING 'C' - 29 Storey's

TOTAL AREA (CITY OF OTTAWA ZONING AREA)		18,881.6 m² / 203,240 ft²
TOWER FOOTPRINT		862.0 m² / 9,280 ft²
UNIT COUNT		318
VEHICLE PARKING - RESIDENTIAL ONLY	152 + 0	152
BICYCLE PARKING	322 + 0	322
COMMERCIAL AREA		0 m² / 0 ft²

BUILDING AREA (CITY OF OTTAWA ZONING AREA)

BUILDING 'A'	27,315.5 m² / 294,022 ft²
BUILDING 'A1'	2,261.1 m² / 24,339 ft²
BUILDING 'B'	15,852.2 m² / 170,632 ft²
BUILDING 'C'	18,881.6 m² / 203,240 ft²
TOTAL AREA ABOVE GRADE	64,310.6 m² / 692,233 ft²
TOTAL RESIDENTIAL AREA	63,522.1 m² / 683,746 ft²
TOTAL COMMERCAIL AREA	788.5 m² / 8,487 ft²

UNIT MIX

	BLDG. A1	BLDG. A2	BLDG. B	BLDG. C	%	TOTAL
STUDIO UNIT	142	6	82	70	24.9%	300
1 BEDROOM UNIT	283	11	88	79	38.2%	461
1 BEDROOM + UNIT	20	15	57	94	15.7%	186
2 BEDROOM UNIT	104	10	30	36	14.9%	180
2 BEDROOM + UNIT	0	1	29	33	5.2%	63
3 BEDROOM UNIT	6	0	4	6	1.0%	16
TOTAL UNITS	555	43	290	318		1,206
COMMERCIAL AREA						788.6 sq. m. 8,488 sq. ft.

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- 00 / A000 — TITLE / DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
1	OPA & ZBLA CITY COMMENTS REPLY	2026 04 10
2	ISSUED FOR OPA & ZBLA APPLICATION	2025 12 12
3	UPDATED AS PER CIVIL COORDINATION	2025 12 09
4	GENERAL REVISION: ISSUED FOR REVIEW	2025 11 17
5	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 09 12
6	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 07 17

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RICHARD REID LICENCE 9667 — SEAL DATE: STAMP DATE

NORTH ARROW

CLIENT: WESTBORO VILLAGE

ARCHITECT: rla/architecture — roderick lahey architect inc. — 56 beech street, ottawa, ontario K1S 3J6 — t.613.724.9932 f.613.724.1209 rlaarchitecture.ca

PROJECT TITLE: WESTBORO VILLAGE — OTTAWA ONTARIO

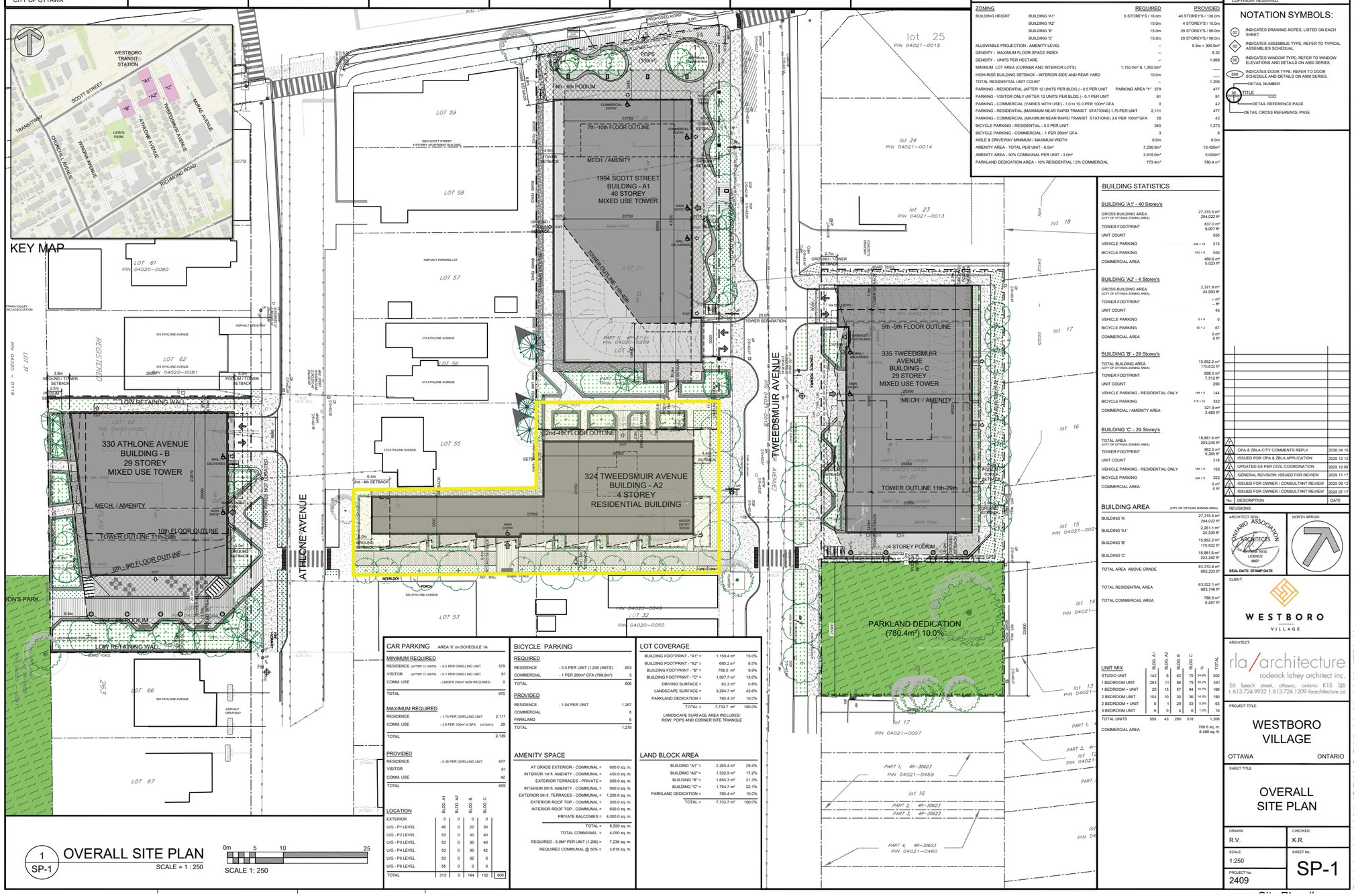
SHEET TITLE: OVERALL SITE PLAN

DRAWN: R.V. | CHECKED: K.R.

SCALE: 1:250 | SHEET No. SP-1

PROJECT No. 2409

KEY MAP



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

0m 5 10 25 — SCALE 1: 250

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 200m² NON REQUIRED	0
TOTAL		670

MAXIMUM REQUIRED		
RESIDENCE	- 1.75 PER DWELLING UNIT	2,111
COMM. USE	- 3.6 PER 100m² of GFA ESTIMATE	28
TOTAL		2,139

PROVIDED		
RESIDENCE	- 0.38 PER DWELLING UNIT	477
VISITOR		91
COMM. USE		42
TOTAL		609

LOCATION	BLDG. A1	BLDG. A2	BLDG. B	BLDG. C	
EXTERIOR	0	0	0	0	
U/G - P1 LEVEL	46	0	22	30	
U/G - P2 LEVEL	53	0	30	40	
U/G - P3 LEVEL	53	0	30	40	
U/G - P4 LEVEL	53	0	30	42	
U/G - P5 LEVEL	53	0	32	0	
U/G - P6 LEVEL	55	0	0	0	
TOTAL	313	0	144	152	609

BICYCLE PARKING

REQUIRED		
RESIDENCE	- 0.5 PER UNIT (1,206 UNITS)	603
COMMERCIAL	- 1 PER 250m² GFA (788.6m²)	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.
EXTERIOR 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 sq. m.
TOTAL COMMUNAL =	4,050 sq. m.
REQUIRED - 6.0M² PER UNIT (1,206) =	7,236 sq. m.
REQUIRED COMMUNAL @ 50% =	3,618 sq. m.

LOT COVERAGE

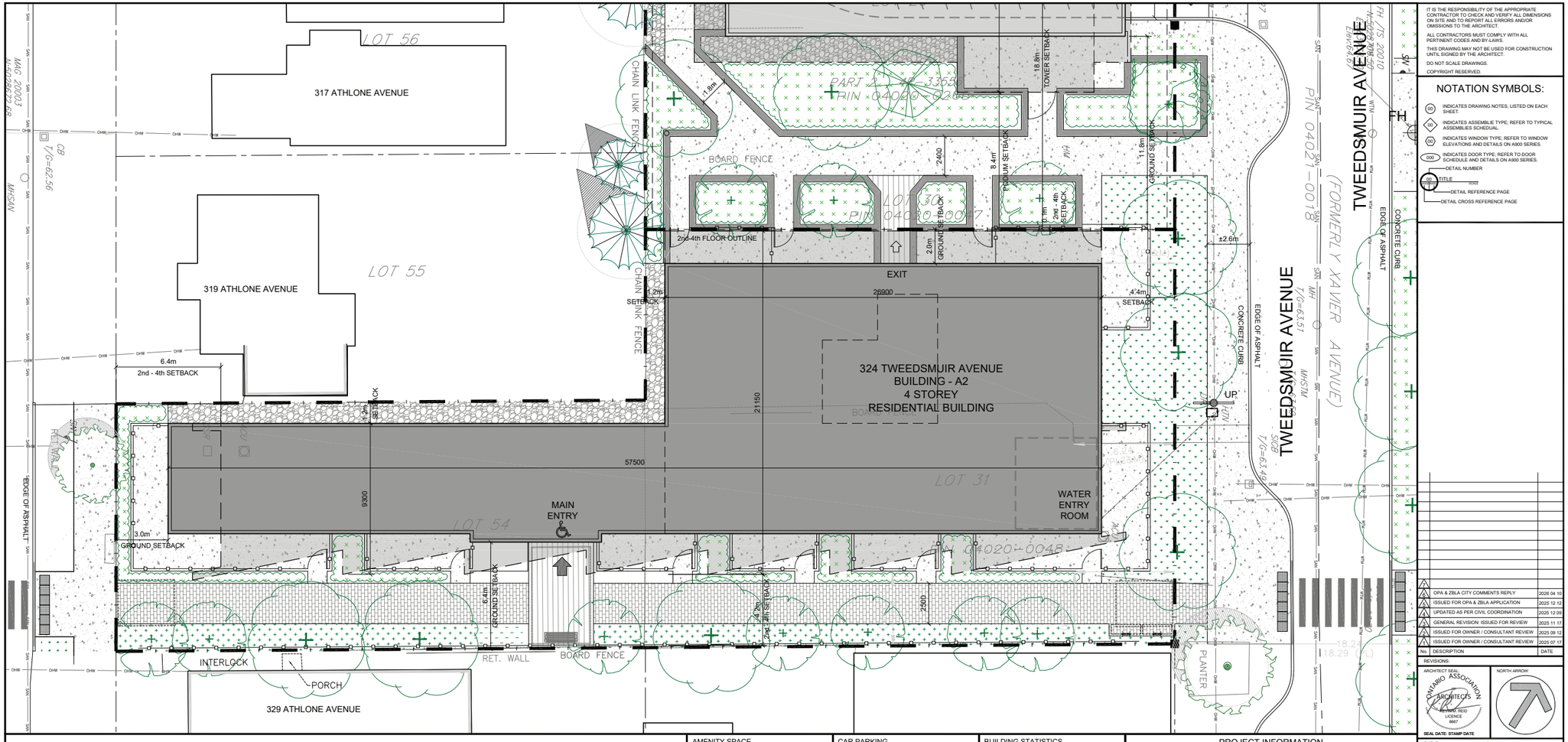
BUILDING FOOTPRINT - "A1" =	1,159.4 m²	15.0%
BUILDING FOOTPRINT - "A2" =	660.2 m²	8.5%
BUILDING FOOTPRINT - "B" =	768.0 m²	9.9%
BUILDING FOOTPRINT - "C" =	1,007.7 m²	13.0%
DRIVING SURFACE =	63.3 m²	0.8%
LANDSCAPE SURFACE =	3,294.7 m²	42.6%
PARKLAND DEDICATION =	780.4 m²	10.0%
TOTAL =	7,733.7 m²	100.0%

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

LAND BLOCK AREA

BUILDING "A1" =	2,265.4 m²	29.4%
BUILDING "A2" =	1,332.9 m²	17.2%
BUILDING "B" =	1,650.3 m²	21.3%
BUILDING "C" =	1,704.7 m²	22.1%
PARKLAND DEDICATION =	780.4 m²	10.0%
TOTAL =	7,733.7 m²	100.0%

SITE PLAN 'A2' PARCEL



1 SP-3 SITE PLAN: BUILDING A-2
SCALE =1:100

0m 5 10
SCALE 1: 100

AMENITY SPACE

GROUND FLOOR PRIVATE TERRACE =	200.0 m²	
ROOF TOP COMMUNAL TERRACE =	240.0 m²	
PRIVATE BALCONIES =	70.0 m²	
TOTAL =	510.0 m²	
TOTAL COMMUNAL =	240.0 m²	
REQUIRED - 6.0m² PER UNIT (43) =	258.0 m²	
REQUIRED COMMUNAL @ 50% =	129.0 m²	

WASTE REQUIREMENT

GARBAGE	- 0.11 PER UNIT	5 YARDS
RECYCLING GMP	- 0.018 PER UNIT	1 YARDS
RECYCLING FIBER	- 0.036 PER UNIT	2 YARDS
COMPOST	- 240L PER 50 UNITS	1

LOT COVERAGE

PAVED SURFACE	0.0 m²	0.00%
BUILDING FOOTPRINT	660.2 m²	49.53%
LANDSCAPE OPEN SPACE	672.7 m²	50.47%
TOTAL	1,332.9 m²	100.0%

CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	- 0.5 PER DWELLING UNIT AFTER 12	16
VISITOR	- 0.1 PER DWELLING UNIT AFTER 12	3
TOTAL		19

PROVIDED

RESIDENCE	- 0.0 PER UNIT	0
VISITOR	- 0.0 PER UNIT	0
TOTAL		0

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT	22

PROVIDED

RESIDENCE - INTERIOR	- 0.5 PER UNIT	65
RESIDENCE - EXTERIOR	- TO BE REVIEWED BY LANDSCAPE ARCH.	2
TOTAL		67

BUILDING STATISTICS

GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)

GROUND FLOOR		475.8 m² / 5,121 ft²
2nd FLOOR		615.4 m² / 6,624 ft²
3rd - 4th FLOOR	2 x 615.4m² / 2 x 6,624 ft²	1,230.8 m² / 13,248 ft²
5th FLOOR - AMENITY		0.0 m² / 0 ft²
TOTAL AREA		2,322.0 m² / 24,993 ft²

UNIT STATISTICS

STUDIO UNIT	14.0%	6
1 BEDROOM UNIT	25.6%	11
1 BEDROOM + DEN UNIT	34.9%	15
2 BEDROOM UNIT	23.2%	10
2 BEDROOM + DEN UNIT	2.3%	1
3 BEDROOM UNIT	0%	0
TOTAL	100%	43

PROJECT INFORMATION

Zoning By-law: 2008-250 Consolidation — R4UB — SITE AREA: 324 TWEEDSMUIR AVENUE — 1,332.9 m² / 14,347 ft²

ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT — BUILDING 'A-2'	11.0m	4 STOREYS / 15.0m
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m	4.5m = 200.0m²
FRONT YARD SETBACK	TBD	4.4m
INTERIOR SIDE YARD SETBACK (VARIES)	1.5m	0.1m / 4.2m
REAR YARD SETBACK (30% OF LOT DEPTH)	19.56m	3.0m
SOFT LANDSCAPE AREA: FRONT YARD (40%)	40% (46m²)	45% (52m²)
TOTAL RESIDENTIAL UNIT COUNT	--	43
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT — ZONING AREA X	16	0
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT	3	0
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	22	67
AMENITY AREA - TOTAL PER UNIT - 6.0m²	258.0 m²	550.0 m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²	129.0 m²	275.0 m²
PARKLAND DEDICATION AREA - 10% RESIDENTIAL: Taken from 335 TWEEDSMUIR AVE.	149.1 m²	149.1 m²

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.

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NOTATION SYMBOLS:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (AA) INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- (WW) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
7	OPA & ZBLA CITY COMMENTS REPLY	2026 04 10
6	ISSUED FOR OPA & ZBLA APPLICATION	2025 12 12
5	UPDATED AS PER CIVIL COORDINATION	2025 12 09
4	GENERAL REVISION: ISSUED FOR REVIEW	2025 11 17
3	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 09 12
2	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 07 17

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — ROBERT VEZINA — LICENCE 9667

SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: WESTBORO VILLAGE

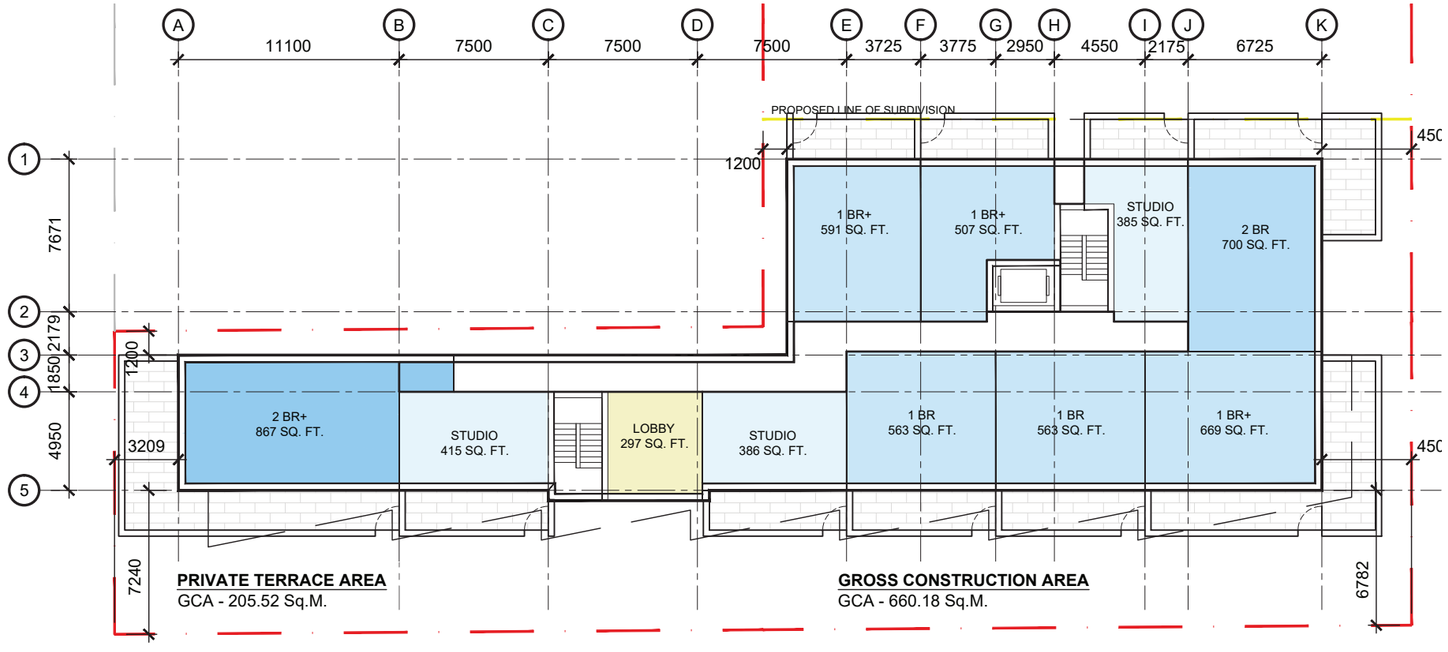
ARCHITECT: rla/architecture — roderick lahey architect inc. — 56 beech street, ottawa, ontario K1S 3J6 — t.613.724.9932 f.613.724.1209 rlaarchitecture.ca

PROJECT TITLE: 1994 SCOTT STREET — OTTAWA — ONTARIO

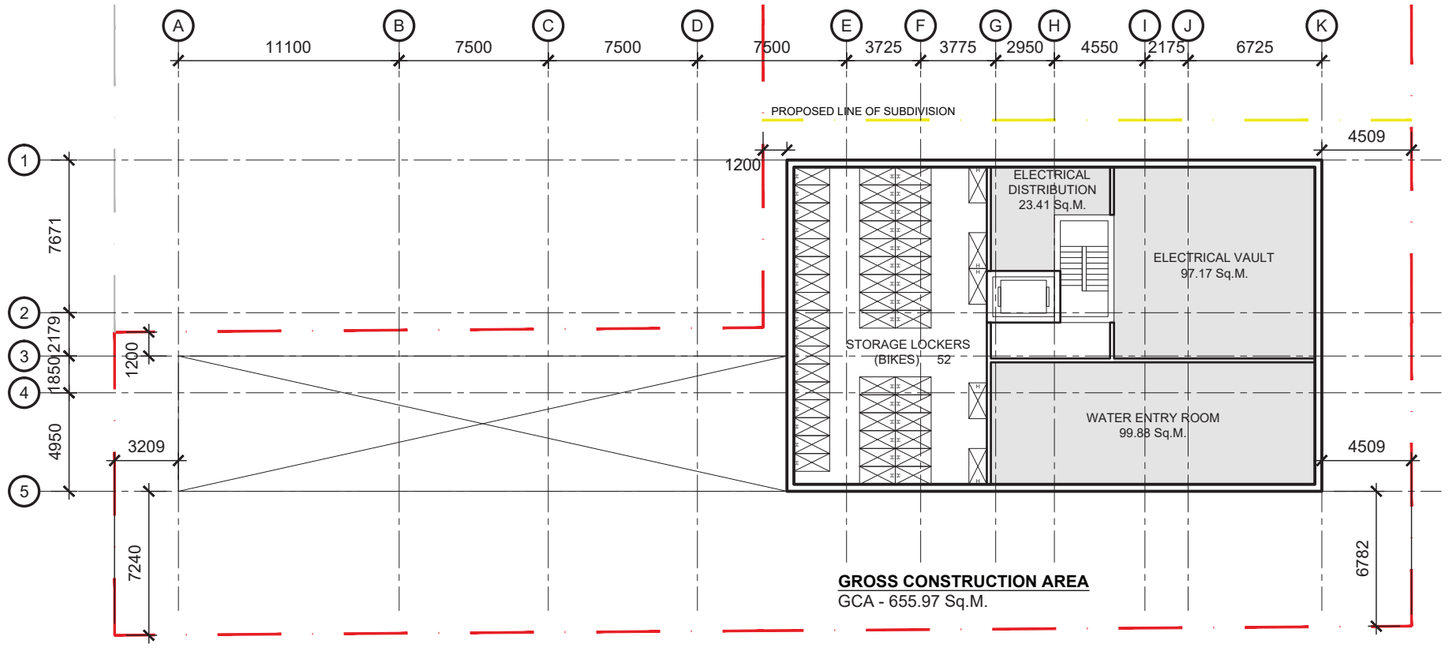
SHEET TITLE: SITE PLAN — 324 TWEEDSMUIR AVENUE BUDG. A-2

DRAWN:	CHECKED:
R.V.	R.V.
SCALE: 1:100	SHEET No. SP-3
PROJECT No. 2409	

BUILDING 'A2' PLANS *GROUND LEVEL (TOP), BASEMENT LEVEL (BOTTOM)*

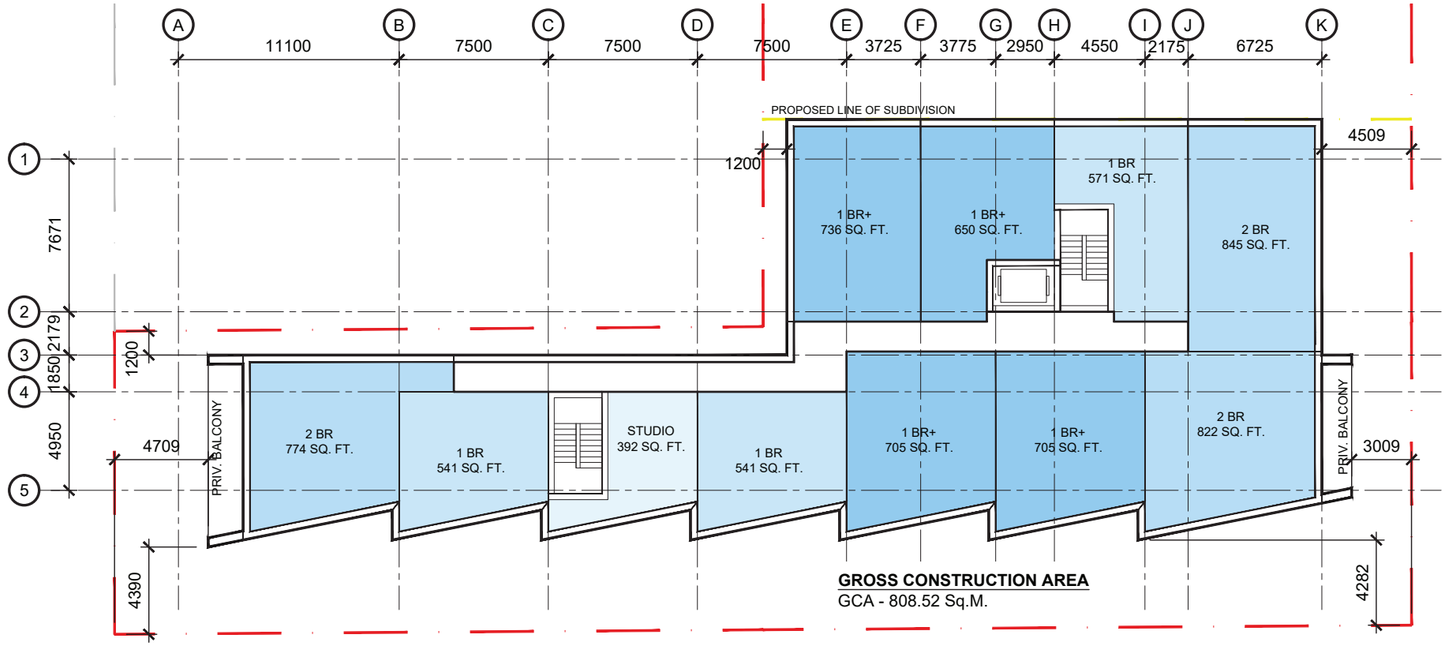


GROUND FLOOR

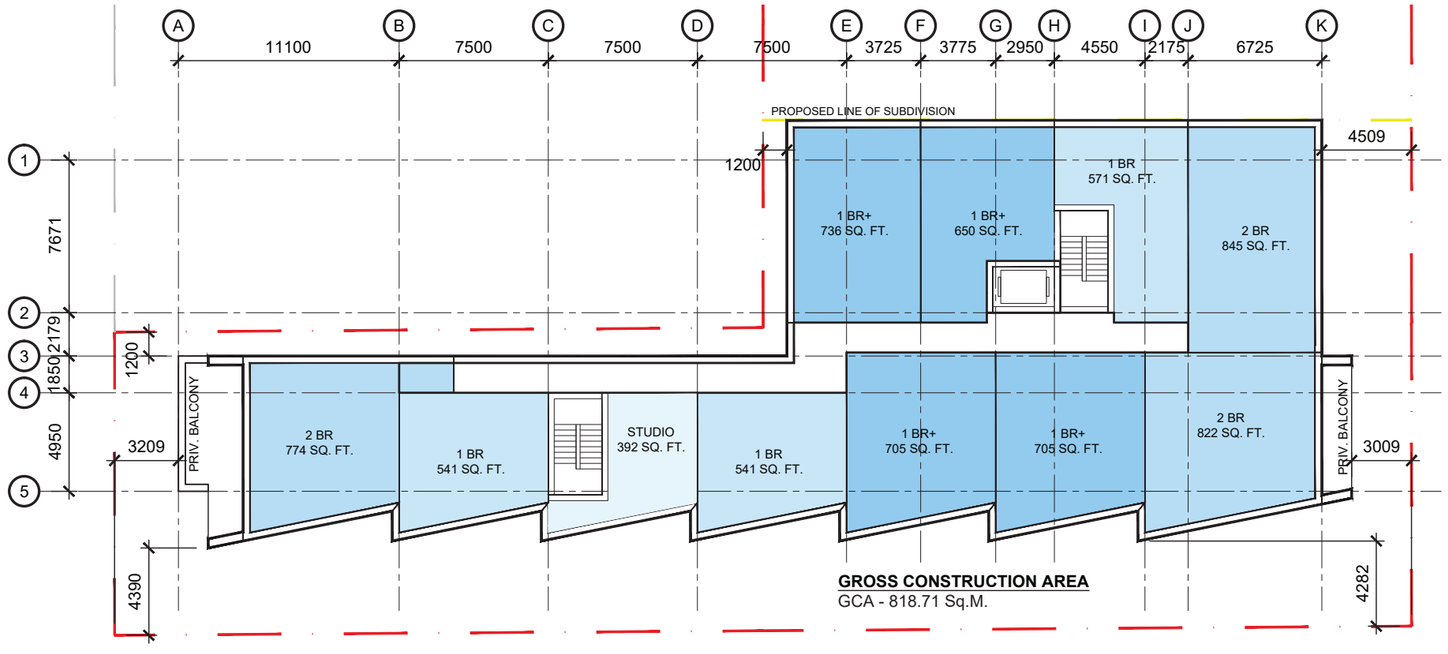


BASEMENT

BUILDING 'A2' PLANS *TYPICAL FLOOR LEVELS 3 & 4 (TOP), LEVEL 2 (BOTTOM)*

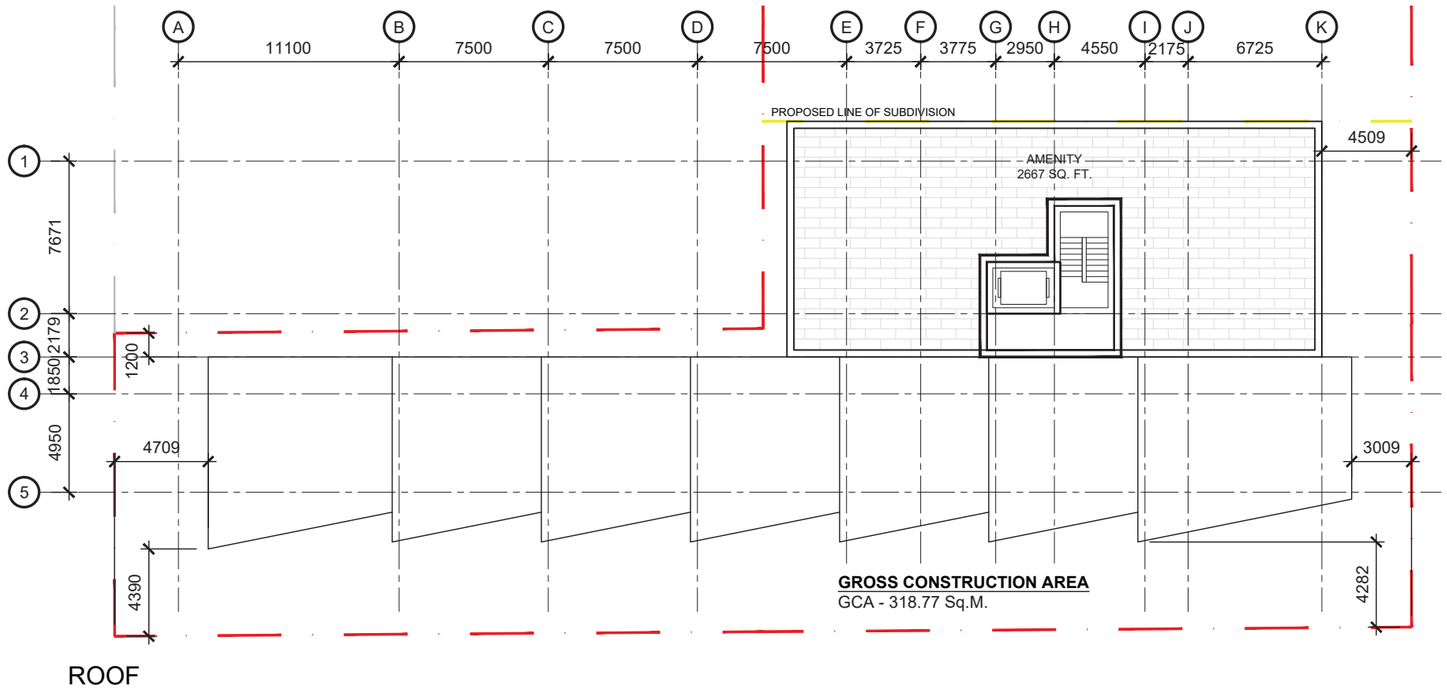


TYPICAL FLOOR



2ND FLOOR

BUILDING ‘A2’ PLANS *AMENITY ROOFTOP TERRACE LEVEL*

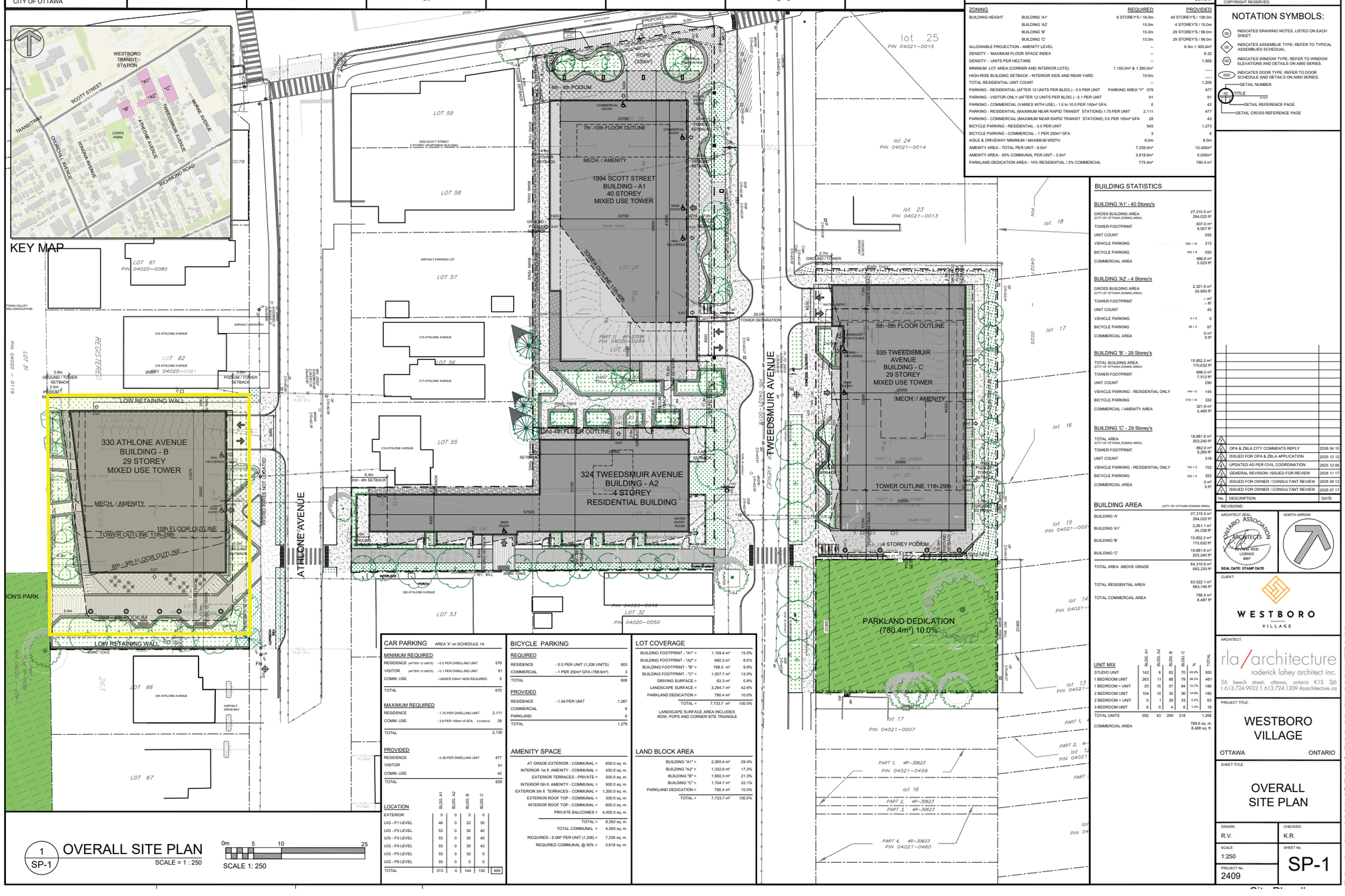


BUILDING 'A2' ELEVATIONS *WEST (TOP LEFT), EAST (TOP RIGHT), NORTH (MIDDLE), SOUTH (BOTTOM)*

SCALE 1: 200

MASTER PLAN 'B' PARCEL

LEGAL DESCRIPTION	SURVEYOR	GEOTECHNICAL ENGINEER	TRANSPORTATION	LANDSCAPE ARCHITECT	CIVIL ENGINEER	URBAN PLANNER	PROJECT DEVELOPER
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	**Stantec** 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) 229-7644 E-Mail: Reid.Hall@stantec.com	**Paterson Group** 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: 613.226-7381 Email: sdennis@patersongroup.ca	**Parsons** 1223 Michael Street, Suite 100, Ottawa, ON K1J 7T2 Tel: (613) 601-1528 Cell: (343) 996-5362 Email: Jake.Berube@parsons.com	**Urbantypology Inc.** 45 Spencer Street, Unit 101 Ottoaw ON K1Y 2P5 Tel: (4613) 867-3042 Email: ____@urbantypology.com	**Stantec** 300 - 1331 Clyde Avenue Ottawa, ON K2C 3G4 Tel: (613) 297-0571 Cell: (587) 721-1241 Email: Alyssa.Gladish@stantec.com	**Stantec** 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) ____-____ Email: barrett.wagar@stantec.com	**PARK RIVER PROPERTIES** Vaughan, Ontario L4K 5Z8 E-Mail: kevin@parkriver.ca



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

0m 5 10 25
SCALE 1: 250

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 2000m² NON REQUIRED	0
TOTAL		670
MAXIMUM REQUIRED		
RESIDENCE	- 1.75 PER DWELLING UNIT	2,111
COMM. USE	- 3.6 PER 100m² of GFA ESTIMATE	28
TOTAL		2,139
PROVIDED		
RESIDENCE	- 0.38 PER DWELLING UNIT	477
VISITOR		91
COMM. USE		42
TOTAL		609

LOCATION	BLDG. A1	BLDG. A2	BLDG. B	BLDG. C	
EXTERIOR	0	0	0	0	
U/G - P1 LEVEL	46	0	22	30	
U/G - P2 LEVEL	53	0	30	40	
U/G - P3 LEVEL	53	0	30	40	
U/G - P4 LEVEL	53	0	30	42	
U/G - P5 LEVEL	53	0	32	0	
U/G - P6 LEVEL	55	0	0	0	
TOTAL	313	0	144	152	609

BICYCLE PARKING

REQUIRED		
RESIDENCE	- 0.5 PER UNIT (1,206 UNITS)	603
COMMERCIAL	- 1 PER 250m² GFA (788.6m²)	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.
EXTERIOR 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 sq. m.
TOTAL COMMUNAL =	4,050 sq. m.
REQUIRED - 6.0M² PER UNIT (1,206) =	7,236 sq. m.
REQUIRED COMMUNAL @ 50% =	3,618 sq. m.

LOT COVERAGE

BUILDING FOOTPRINT - "A1" =	1,159.4 m²	15.0%
BUILDING FOOTPRINT - "A2" =	660.2 m²	8.5%
BUILDING FOOTPRINT - "B" =	768.0 m²	9.9%
BUILDING FOOTPRINT - "C" =	1,007.7 m²	13.0%
DRIVING SURFACE =	63.3 m²	0.8%
LANDSCAPE SURFACE =	3,294.7 m²	42.6%
PARKLAND DEDICATION =	780.4 m²	10.0%
TOTAL =	7,733.7 m²	100.0%

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

LAND BLOCK AREA

BUILDING "A1" =	2,265.4 m²	29.4%
BUILDING "A2" =	1,332.9 m²	17.2%
BUILDING "B" =	1,650.3 m²	21.3%
BUILDING "C" =	1,704.7 m²	22.1%
PARKLAND DEDICATION =	780.4 m²	10.0%
TOTAL =	7,733.7 m²	100.0%

PROJECT INFORMATION

Zoning By-law: 2008-250 Consolidation — TM [102] R4UB

SITE AREA: TOTAL ALL PARCELS 0.77 ha (7,733.7 m² / 83,245 ft²)

SITE AREA: 1994 SCOTT ST. 2,265.4 m² / 24,385 ft²
SITE AREA: 324 TWEEDSMUIR AVE. 1,332.9 m² / 14,347 ft²
SITE AREA: 330 ATHLONE AVE. 1,650.3 m² / 17,764 ft²
SITE AREA: 335 TWEEDSMUIR AVE. 2,485.1 m² / 26,749 ft²

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 = 300.0m²
DENSITY - MAXIMUM FLOOR SPACE INDEX		--	8.32
DENSITY - UNITS PER HECTARE		--	1,566
MINIMUM LOT AREA (CORNER AND INTERIOR LOTS)		1,150.0m² & 1,350.0m²	----
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 "Y"	579	477
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		91	91
PARKING - COMMERCIAL (VARIES WITH USE) - 1.0 to 10.0 PER 100m² GFA		0	42
PARKING - RESIDENTIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 1.75 PER UNIT		2,111	477
PARKING - COMMERCIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 3.6 PER 100m² GFA		28	42
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		545	1,273
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA		3	6
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m	6.0m
AMENITY AREA - TOTAL PER UNIT - 6.0m²		7,236.0m²	10,420m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²		3,618.0m²	5,000m²
PARKLAND DEDICATION AREA - 10% RESIDENTIAL / 2% COMMERCIAL		773.4m²	780.4 m²

BUILDING STATISTICS

BUILDING 'A1' - 40 Storey's

GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)		27,315.5 m² / 294,022 ft²
TOWER FOOTPRINT		837.0 m² / 9,007 ft²
UNIT COUNT		555
VEHICLE PARKING	294 + 19	313
BICYCLE PARKING	542 + 8	550
COMMERCIAL AREA		466.6 m² / 5,023 ft²

BUILDING 'A2' - 4 Storey's

GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)		2,321.9 m² / 24,993 ft²
TOWER FOOTPRINT		-- m² / -- ft²
UNIT COUNT		43
VEHICLE PARKING	0 + 0	0
BICYCLE PARKING	65 + 2	67
COMMERCIAL AREA		0 m² / 0 ft²

BUILDING 'B' - 29 Storey's

TOTAL BUILDING AREA (CITY OF OTTAWA ZONING AREA)		15,852.2 m² / 170,632 ft²
TOWER FOOTPRINT		698.0 m² / 7,512 ft²
UNIT COUNT		290
VEHICLE PARKING - RESIDENTIAL ONLY	144 + 0	144
BICYCLE PARKING	318 + 14	332
COMMERCIAL / AMENITY AREA		321.9 m² / 3,465 ft²

BUILDING 'C' - 29 Storey's

TOTAL AREA (CITY OF OTTAWA ZONING AREA)		18,881.6 m² / 203,240 ft²
TOWER FOOTPRINT		862.0 m² / 9,280 ft²
UNIT COUNT		318
VEHICLE PARKING - RESIDENTIAL ONLY	152 + 0	152
BICYCLE PARKING	322 + 0	322
COMMERCIAL AREA		0 m² / 0 ft²

BUILDING AREA (CITY OF OTTAWA ZONING AREA)

BUILDING 'A'	27,315.5 m² / 294,022 ft²
BUILDING 'A1'	2,261.1 m² / 24,339 ft²
BUILDING 'B'	15,852.2 m² / 170,632 ft²
BUILDING 'C'	18,881.6 m² / 203,240 ft²
TOTAL AREA ABOVE GRADE	64,310.6 m² / 692,233 ft²
TOTAL RESIDENTIAL AREA	63,522.1 m² / 683,746 ft²
TOTAL COMMERCAIL AREA	788.5 m² / 8,487 ft²

UNIT MIX	BLDG. A1	BLDG. A2	BLDG. B	BLDG. C	%	TOTAL
STUDIO UNIT	142	6	82	70	24.9%	300
1 BEDROOM UNIT	283	11	88	79	34.2%	461
1 BEDROOM + UNIT	20	15	57	94	15.7%	186
2 BEDROOM UNIT	104	10	30	36	14.9%	180
2 BEDROOM + UNIT	0	1	29	33	5.2%	63
3 BEDROOM UNIT	6	0	4	6	1.7%	16
TOTAL UNITS	555	43	290	318		1,206
COMMERCIAL AREA						788.6 sq. m. / 8,488 sq. ft.

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.

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- 00 DETAIL NUMBER
- 00 TITLE
- A000 DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
7	OPA & ZBLA CITY COMMENTS REPLY	2026 04 10
6	ISSUED FOR OPA & ZBLA APPLICATION	2025 12 12
5	UPDATED AS PER CIVIL COORDINATION	2025 12 09
4	GENERAL REVISION: ISSUED FOR REVIEW	2025 11 17
3	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 09 12
2	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 07 17
1	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 06 27

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — REGISTERED LICENCE 9967
SEAL DATE: STAMP DATE

NORTH ARROW

CLIENT: WESTBORO VILLAGE

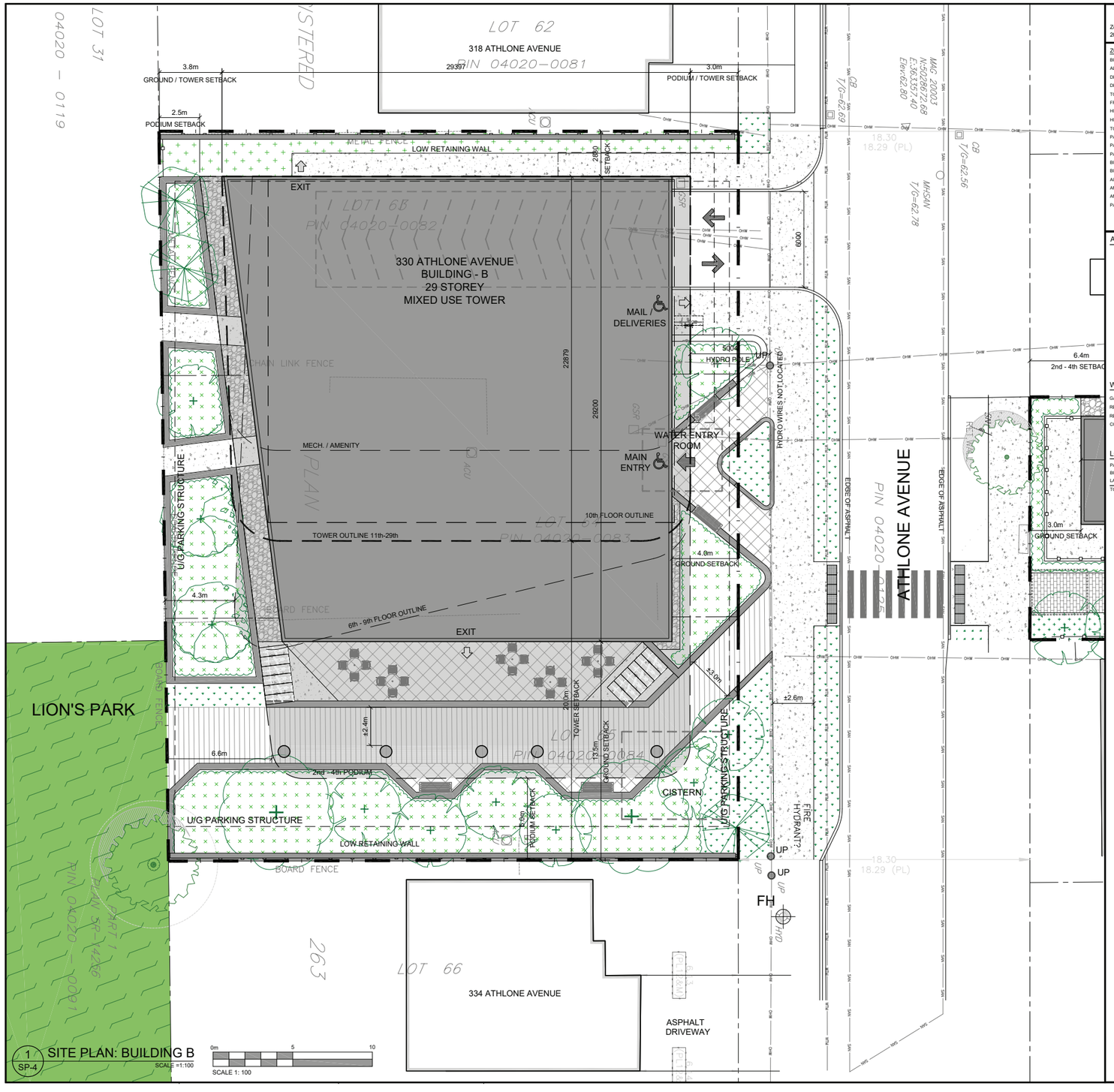
ARCHITECT: rla/architecture — roderick lahey architect inc. — 56 beech street, ottawa, ontario K1S 3j5 — t.613.724.9932 f.613.724.1209 rlaarchitecture.on

PROJECT TITLE: WESTBORO VILLAGE — OTTAWA — ONTARIO

SHEET TITLE: OVERALL SITE PLAN

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

SITE PLAN 'B' PARCEL



PROJECT INFORMATION

Zoning By-law: 2008-250 Consolidation

TM (____) S____

SITE AREA: 330 ATHLONE AVE. — 1,650.3 m² / 17,764 ft²

ZONING		REQUIRED	PROVIDED
BUILDING HEIGHT	BUILDING 'B'	11.0m	29 STOREYS / 89.0m
ALLOWABLE PROJECTION - ROOF TOP AMENITY LEVEL		0.0m	4.5m = 300.0 m²
DENSITY - MAXIMUM FLOOR SPACE INDEX		0.0	9.6
DENSITY - UNITS PER HECTARE		—	1,488
TOWER FOOTPRINT (GUIDELINE ONLY) NOT INCLUDES BALCONIES		750 m²	660.0 m²
FRONT YARD SETBACK		TBD	3.0m
HIGH-RISE BUILDING SETBACK - INTERIOR SIDE YARD		10.0m	2.7m / 19.0m
HIGH-RISE BUILDING SETBACK - REAR YARD		10.0m	3.8m
TOTAL RESIDENTIAL UNIT COUNT		-	290
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	ZONING AREA X	139	116
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		28	28
PARKING - COMMERCIAL (2.5 / 10 PER 100m² GFA) - FOR UNITS ABOVE 200m² GFA		0	0
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		145	328
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA		2	4
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m	6.0m
AMENITY AREA - TOTAL PER UNIT - 6.0m²		1,740.0 m²	2,205.0 m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²		870.0 m²	1,335.0 m²
PARKLAND DEDICATION AREA - 10% RESIDENTIAL; Taken from 335 TWEEDSMUIR AVE.		165.0 m²	165.0 m²

AMENITY SPACE

GROUND FLOOR COMMUNAL INTERIOR =	270.0 m²
AT GRADE COMMUNAL EXTERIOR =	300.0 m²
5th FLOOR COMMUNAL INTERIOR =	230.0 m²
5th FLOOR COMMUNAL TERRACE =	225.0 m²
ROOF TOP COMMUNAL INTERIOR =	200.0 m²
ROOF TOP COMMUNAL TERRACE =	110.0 m²
PRIVATE BALCONIES =	700.0 m²
PRIVATE TERRACE =	170.0 m²
TOTAL =	2,205.0 m²
TOTAL COMMUNAL =	1,335.0 m²
REQUIRED - 6.0m² PER UNIT (290) =	1,740.0 m²
REQUIRED COMMUNAL @ 50% =	870.0 m²

WASTE REQUIREMENT

GARBAGE	- 0.11 PER UNIT	32 YARDS
RECYCLING GMP	- 0.018 PER UNIT	6 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	11 YARDS
COMPOST	- 240L PER 50 UNITS	6

LOT COVERAGE

PAVED SURFACE	26.2 m²	1.6%
BUILDING FOOTPRINT	768.0 m²	46.5%
LANDSCAPE OPEN SPACE	856.1 m²	51.9%
TOTAL	1,650.3 m²	100.0%

BUILDING STATISTICS

GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)

PARKING LEVEL		0.0 m² / 0 ft²
GROUND FLOOR		0 m² / 0 ft²
MEZZANINE LEVEL		0.0 m² / 000 ft²
2nd - 4th FLOOR	3 x 891.50 m² / 3 x 9,596 ft²	2,674.5 m² / 28,788 ft²
5th FLOOR - AMENITY		291.4 m² / 3,137 ft²
6th - 9th FLOOR	4 x 614.9m² / 4 x 6,619 ft²	2,459.7 m² / 26,476 ft²
10th FLOOR		418.2 m² / 4,501 ft²
11th - 29th FLOOR	19 x 526.76 m² / 19 x 5,670 ft²	10,008.4 m² / 107,730 ft²
ROOF TOP AMENITY / MECHANICAL		0 m² / 000 ft²
TOTAL AREA		15,852.2 m² / 170,632 ft²
TOWER FLOOR PLATE		660.0 m² / 7,104 ft²
TOWER BALCONY PROJECTIONS		37.9 m² / 408 ft²

UNIT STATISTICS

STUDIO UNIT	28.3%	82
1 BEDROOM UNIT	30.3%	88
1 BEDROOM + DEN UNIT	19.7%	57
2 BEDROOM UNIT	10.3%	30
2 BEDROOM + DEN UNIT	10.0%	29
3 BEDROOM UNIT	1.4%	4
TOTAL	100%	290
RESIDENTIAL AREA		15,569.6 m² / 167,590 ft²
COMMERCIAL AREA (CITY OF OTTAWA'S DEFINITION)		282.6 m² / 3,042 ft²

CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	- 0.5 PER UNIT AFTER 12	139
VISITOR	- 0.1 PER UNIT AFTER 12, MAX. 30	28
COMMERCIAL	- NOT REQUIRED FOR SMALL UNITS	0
TOTAL		167

PROVIDED

RESIDENCE	- 0.4 PER UNIT	116
VISITOR	- 0.1 PER UNIT	28
COMMERCIAL		0
TOTAL		144

LOCATION

P5 U/G PARKING LEVEL	32
P4 U/G PARKING LEVEL	30
P3 U/G PARKING LEVEL	30
P2 U/G PARKING LEVEL	30
P1 U/G PARKING LEVEL	22
TOTAL	144

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT	145
COMMERCIAL	- 1.0 PER 250m² OF G.F.A.	4
TOTAL		147

PROVIDED

RESIDENCE - INTERIOR	- 0.5 PER UNIT	318
RESIDENCE - EXTERIOR		10
COMMERCIAL		4
TOTAL		332

LOCATION

P4 U/G PARKING LEVEL	74
P4 U/G PARKING LEVEL	40
P3 U/G PARKING LEVEL	40
P2 U/G PARKING LEVEL	40
P1 U/G PARKING LEVEL	0
GROUND FLOOR - EXTERIOR	14
MEZZANINE LEVEL	124
TOTAL	332

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.

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NOTATION SYMBOLS:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (A1) INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- (W1) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (D00) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 / SHEET — DETAIL NUMBER
- 00 / SHEET — TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
7	OPA & ZBLA CITY COMMENTS REPLY	2026 04 10
6	ISSUED FOR OPA & ZBLA APPLICATION	2025 12 12
5	ISSUED FOR OPA & ZBLA APPLICATION	2025 12 12
4	UPDATED AS PER CIVIL COORDINATION	2025 12 09
3	GENERAL REVISION; ISSUED FOR REVIEW	2025 11 17
2	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 09 12
1	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 05 23

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — KYLE RICHARD REID — LICENCE 9667 — SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: WESTBORO VILLAGE

ARCHITECT: rla/architecture — roderick lahey architect inc.
56 beach street, ottawa, ontario K1S 3j6
t.613.724.9932 f.613.724.1209 rlaarchitecture.ca

PROJECT TITLE: 1994 SCOTT STREET — OTTAWA ONTARIO

SHEET TITLE: SITE PLAN — 330 ATHLONE AVENUE BUDG. - B

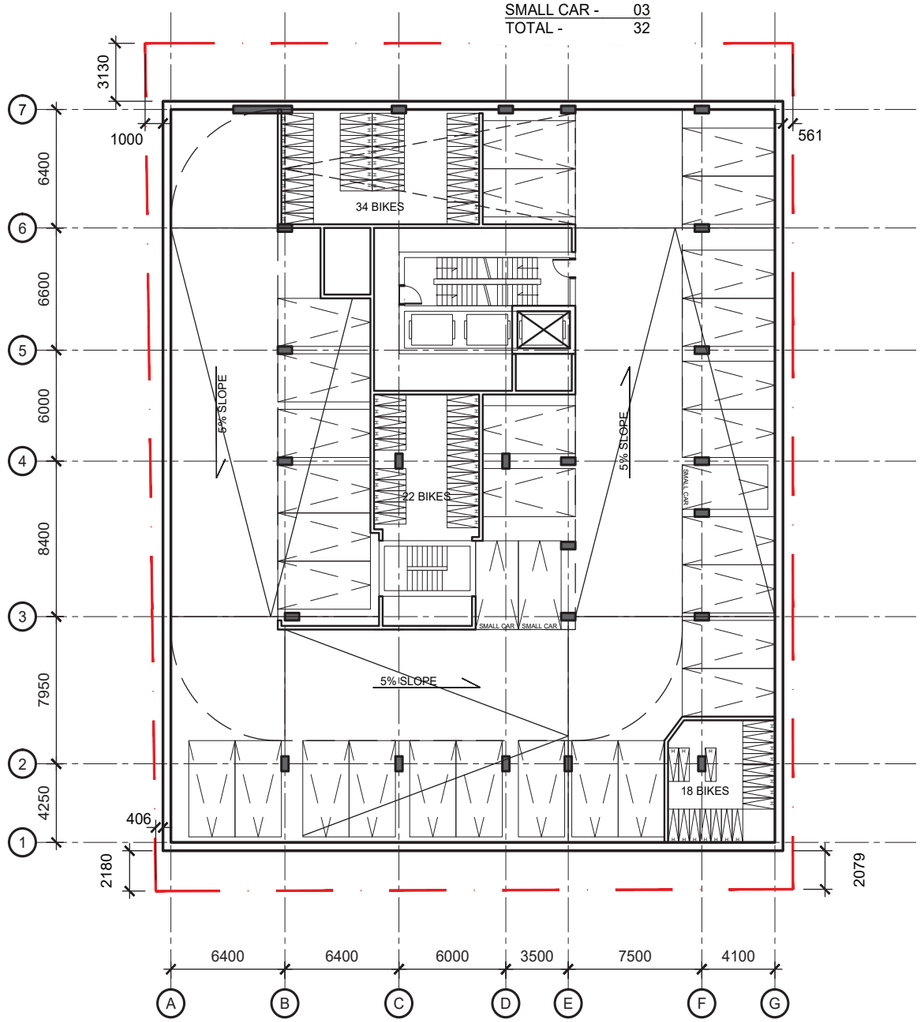
DRAWN:	CHECKED:
R.V.	K.R.
SCALE: 1:100	SHEET No.: SP-4
PROJECT No.: 2409	

BUILDING 'B' PLANS *P5 PARKING LEVEL PLAN (LEFT), TYPICAL (P4-P2) LEVELS (RIGHT)*

GROSS CONSTRUCTION AREA
GCA - 1409.40 Sq.M.

PARKING SPACES Px
REG. SPACES - 27
SMALL CAR - 03
TOTAL - 32

BICYCLE PARKING TOTAL Px
TOTAL - 74

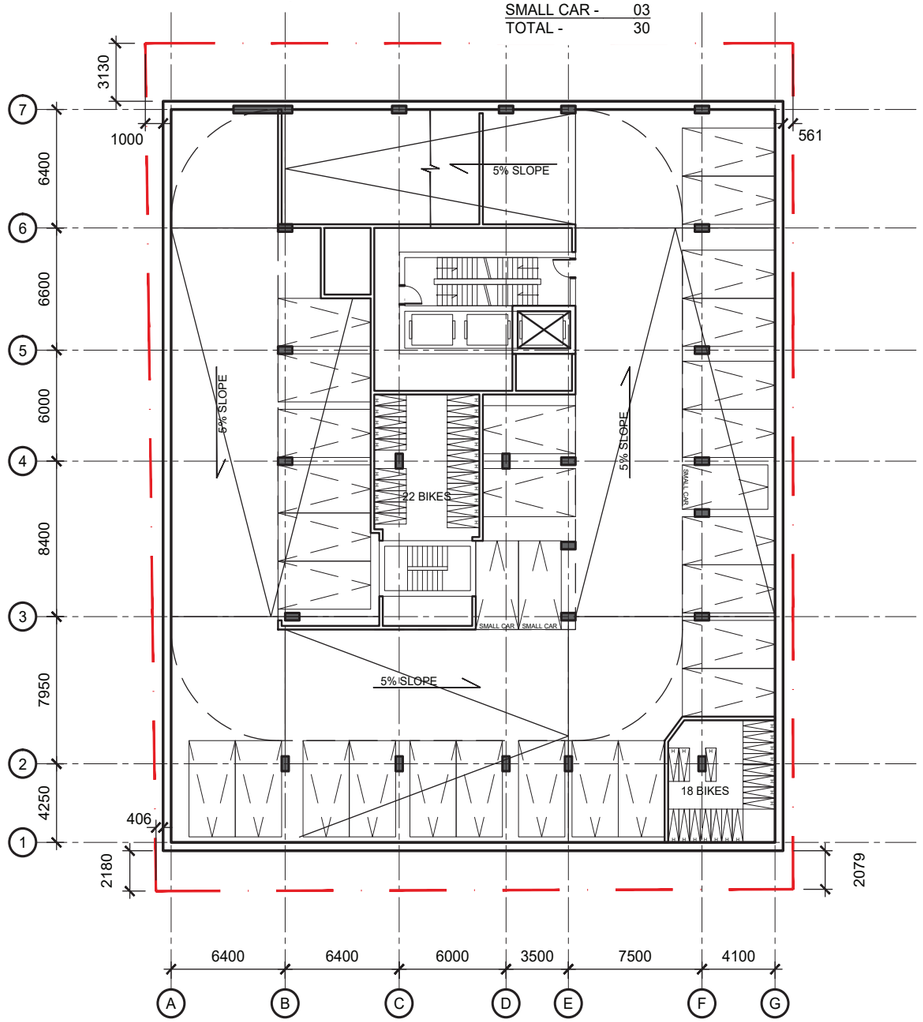


P5 PARKING LEVEL

GROSS CONSTRUCTION AREA
GCA - 1409.40 Sq.M.

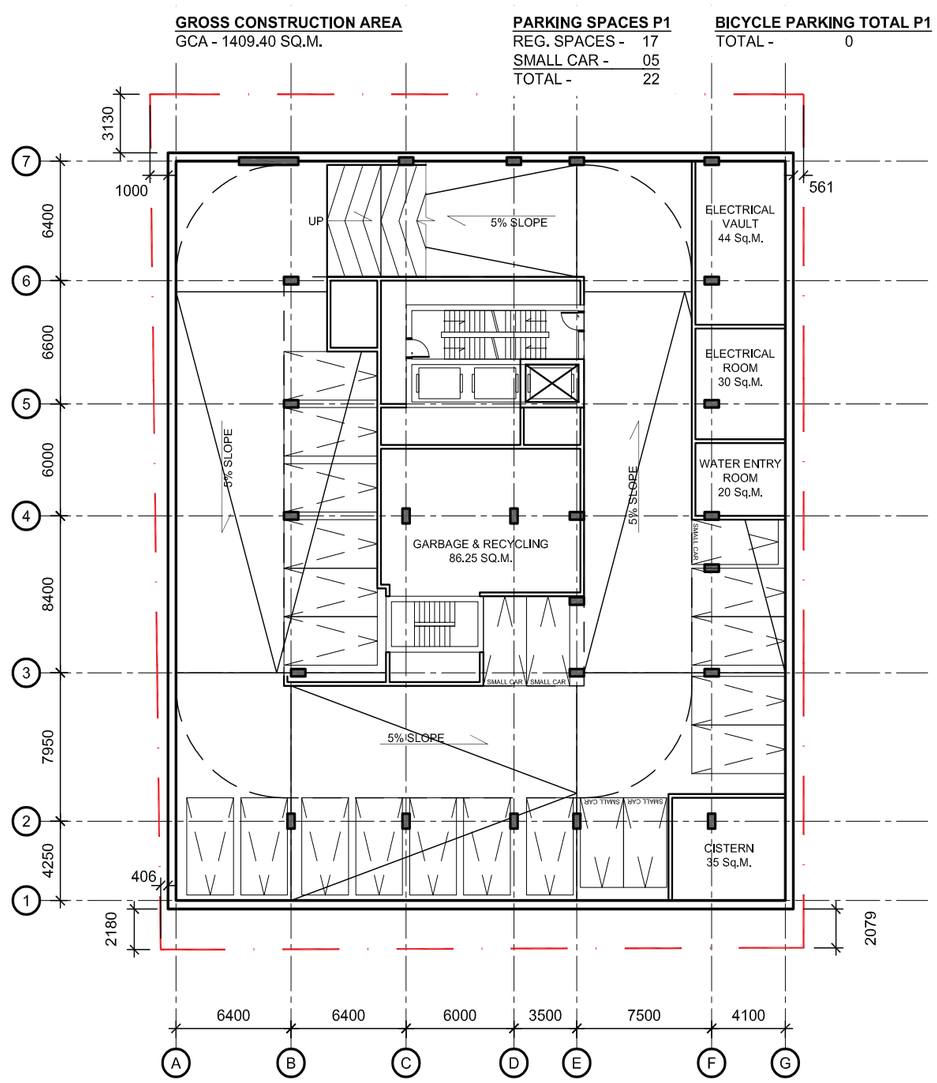
PARKING SPACES TYP.
REG. SPACES - 25
SMALL CAR - 03
TOTAL - 30

BICYCLE PARKING TOTAL TYP.
TOTAL - 40

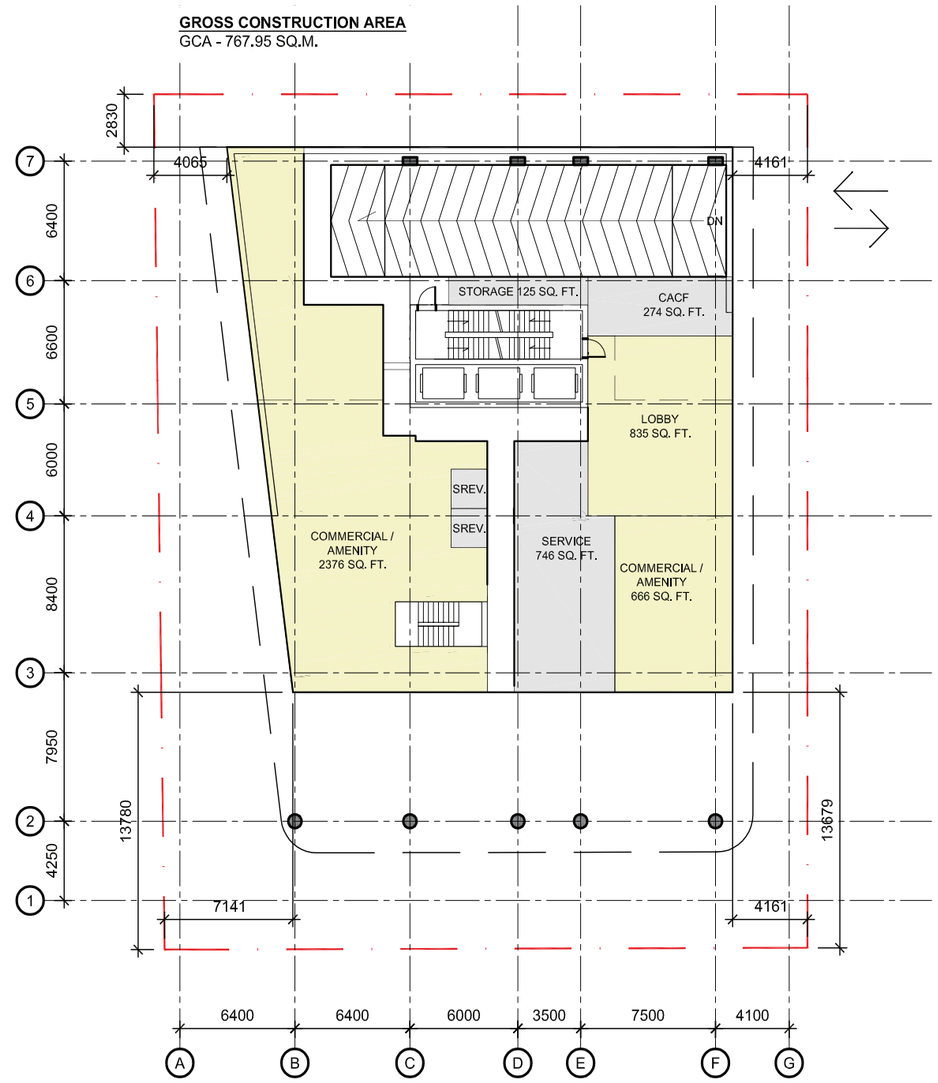


TYP. PARKING LEVEL

BUILDING 'B' PLANS *P1 PARKING LEVEL PLAN (LEFT), GROUND LEVEL (RIGHT)*

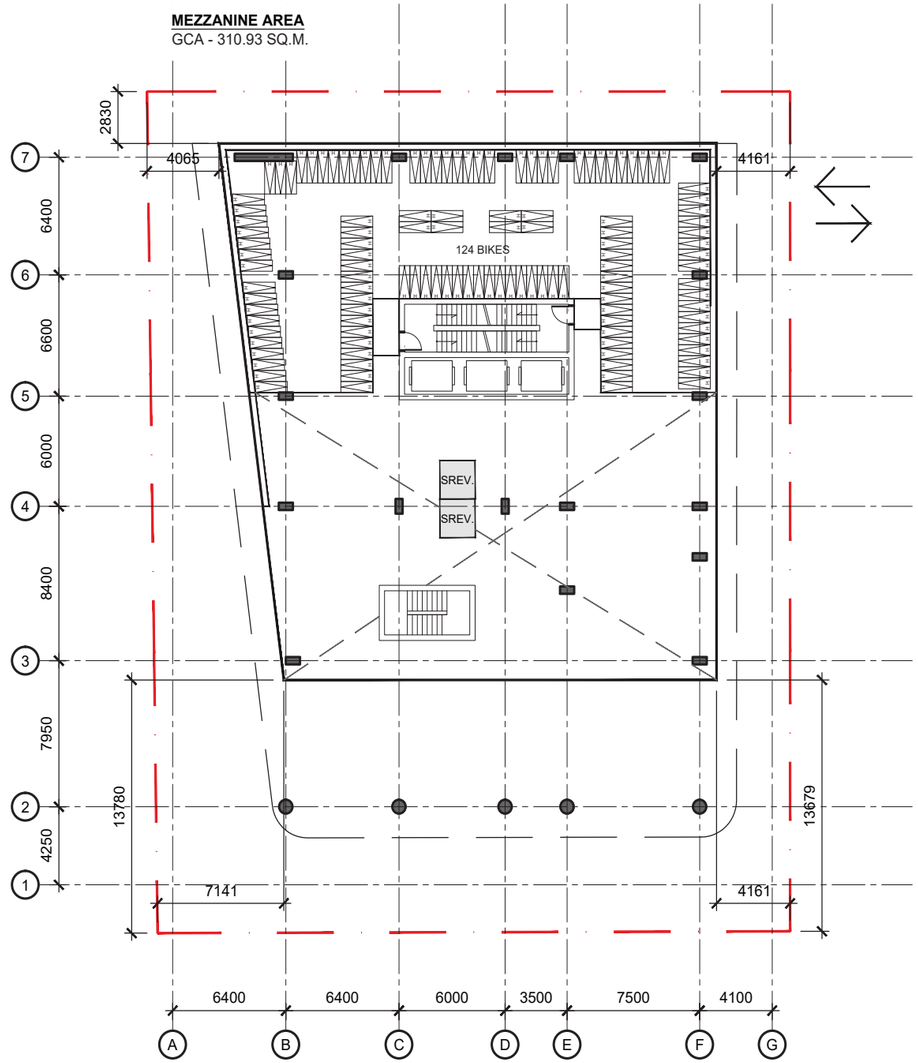


P1 PARKING LEVEL



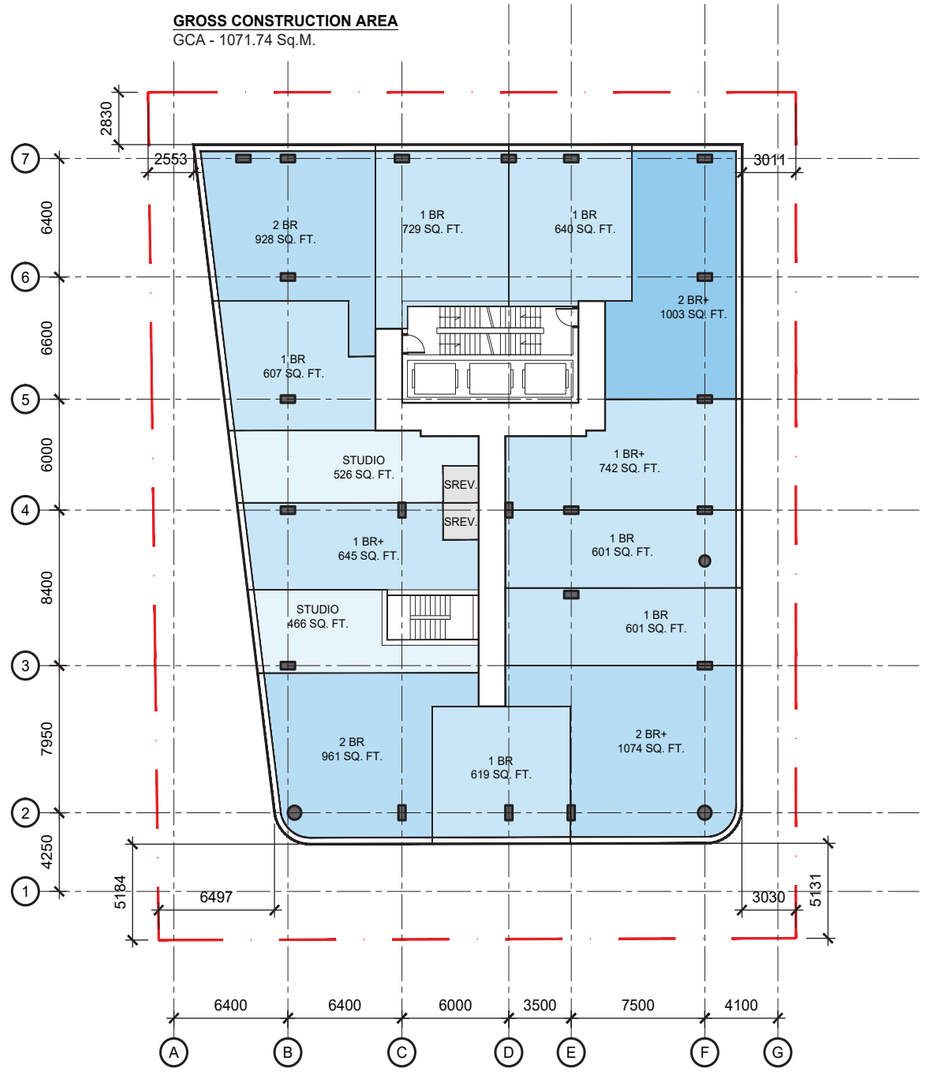
GROUND FLOOR

BUILDING 'B' PLANS GROUND LEVEL BIKE STG MEZZANINE

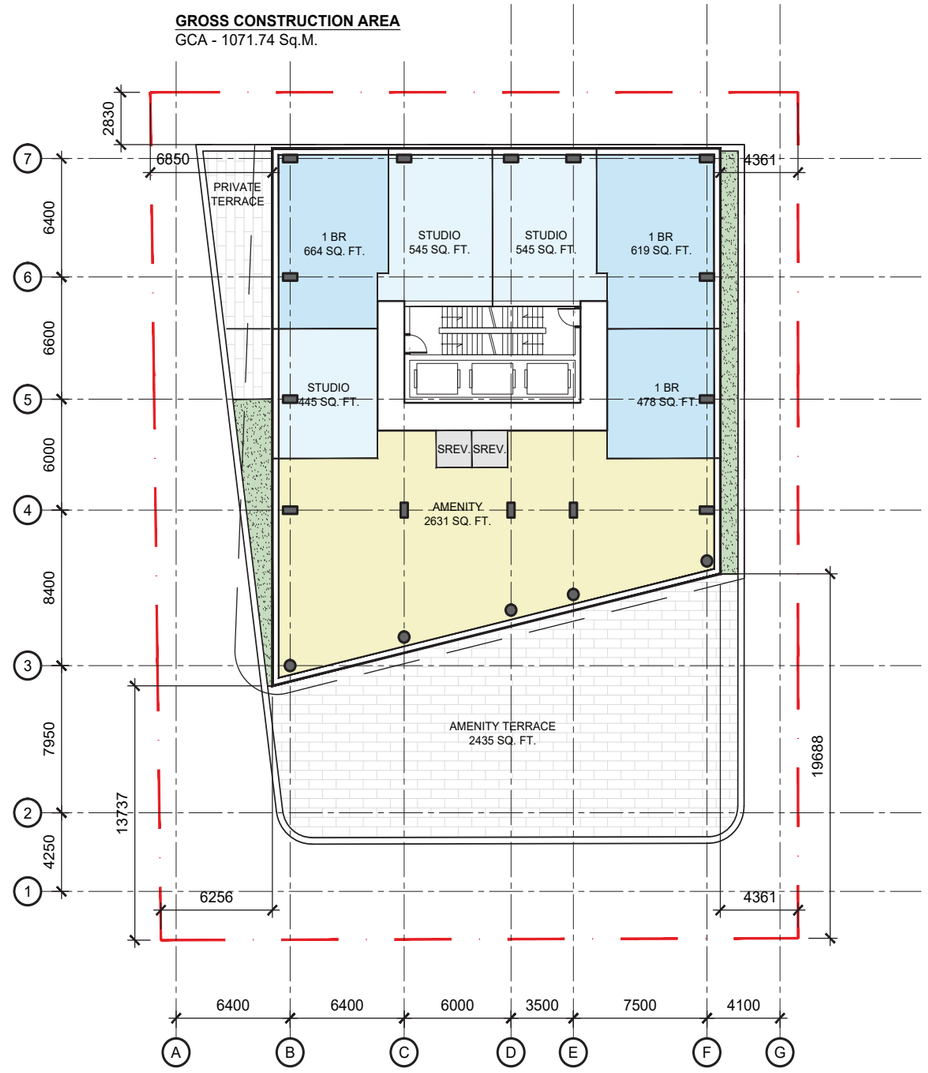


MEZZANINE

BUILDING 'B' PLANS *TYPICAL LEVELS 2-4 (LEFT), LEVEL 5 (RIGHT)*

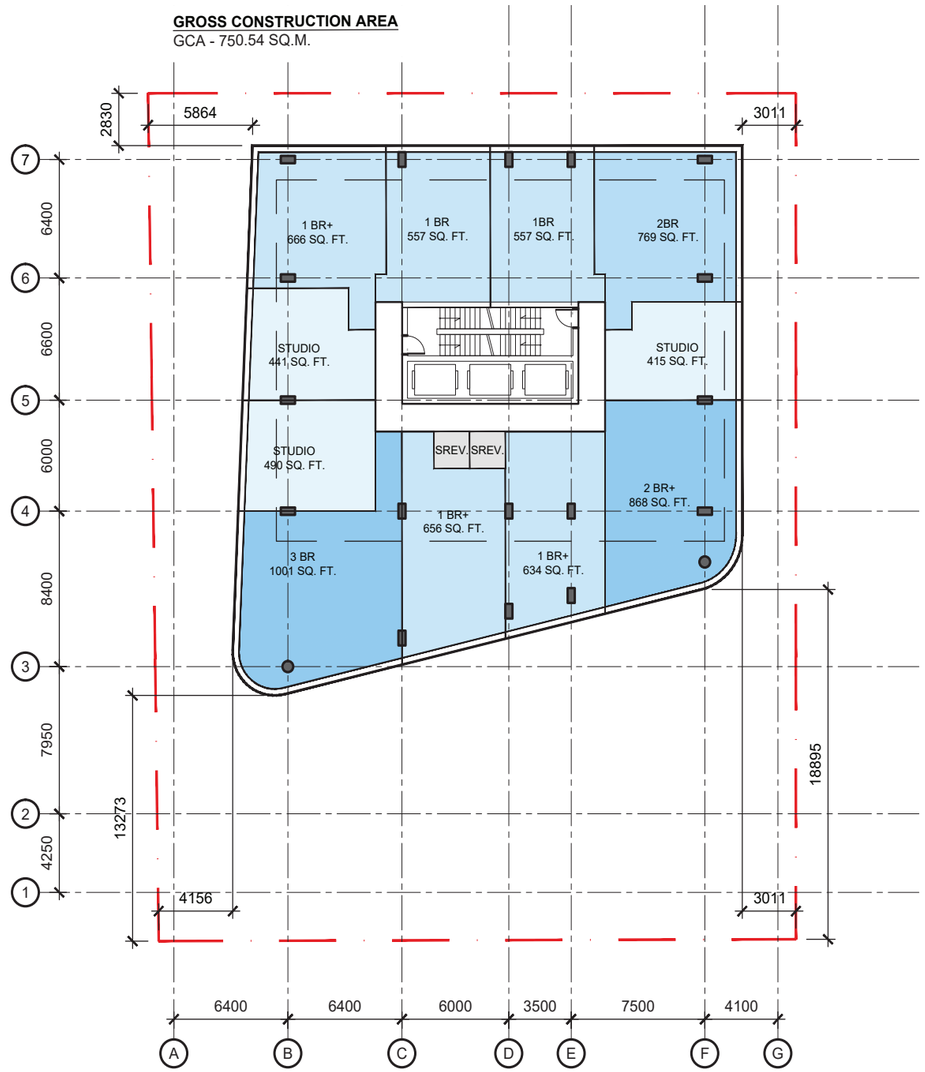


LEVEL 2-4

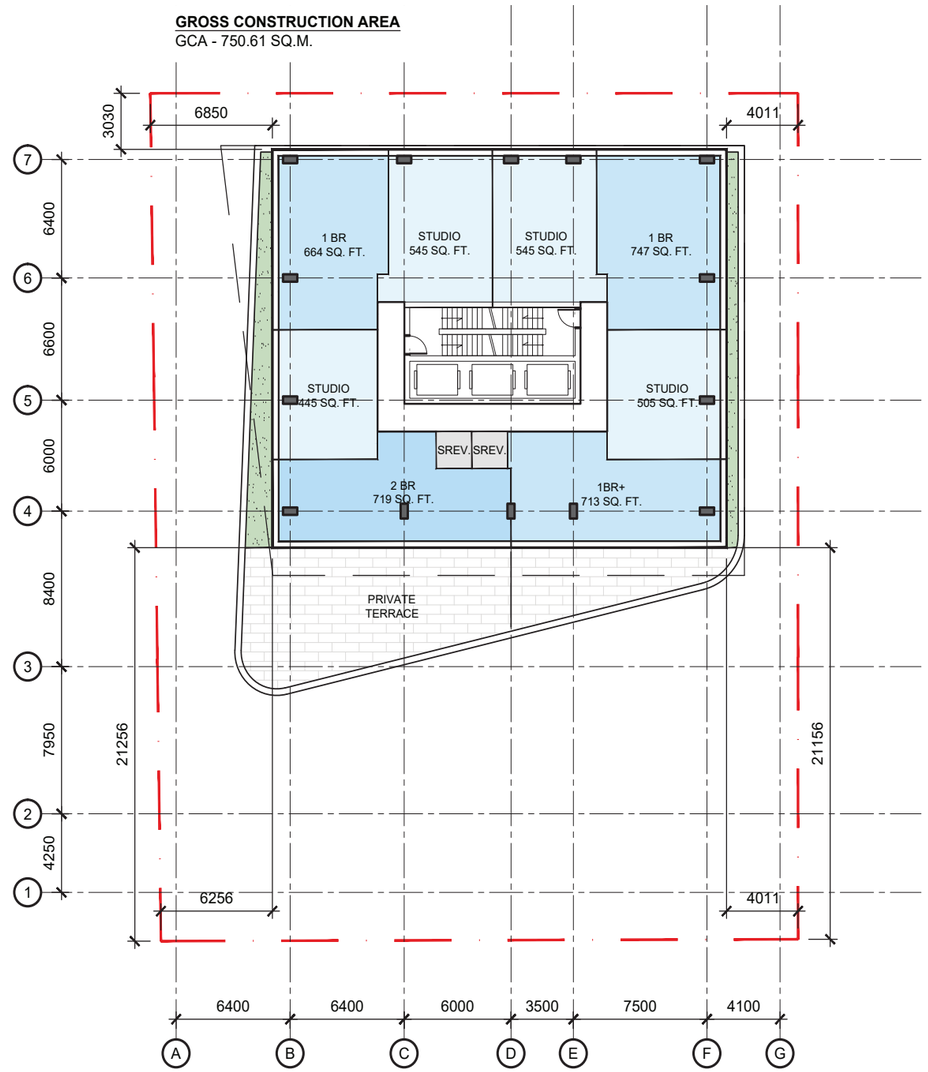


LEVEL 5

BUILDING 'B' PLANS *TYPICAL LEVELS 6-9 (LEFT), LEVEL 10 (RIGHT)*

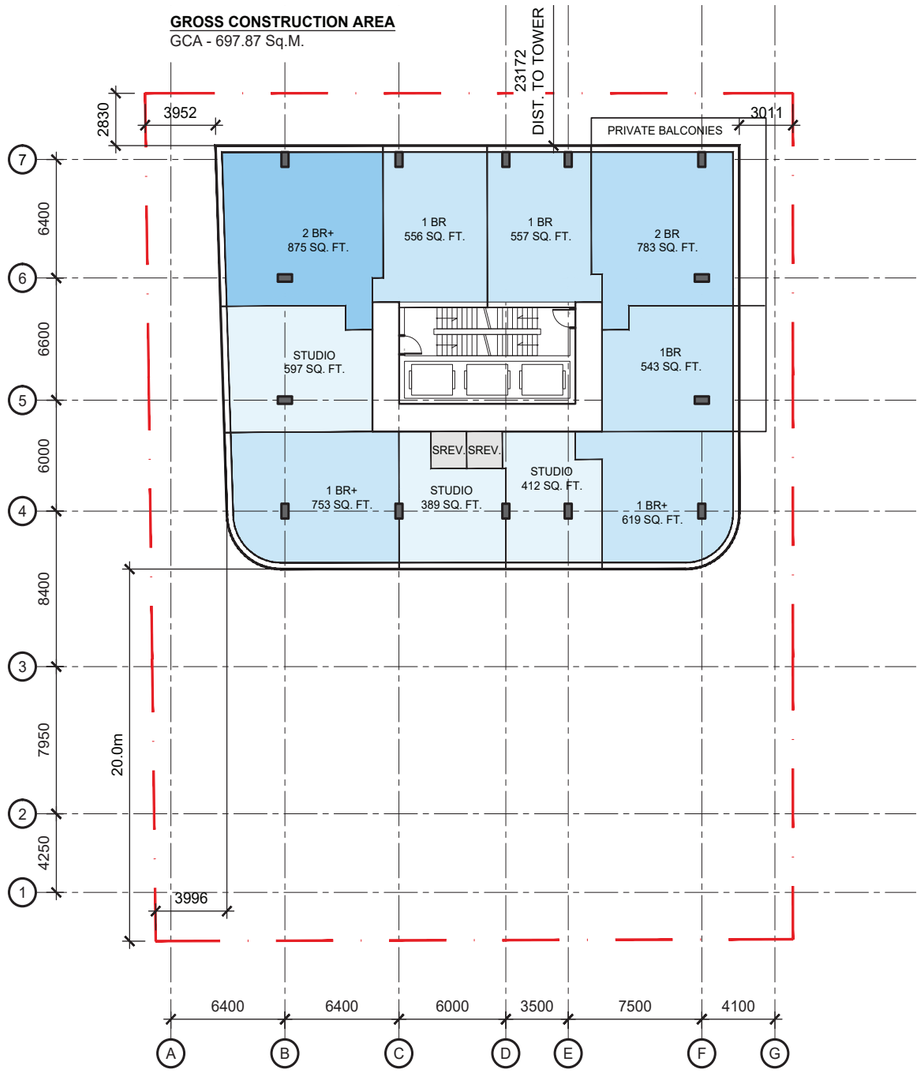


LEVEL 6-9

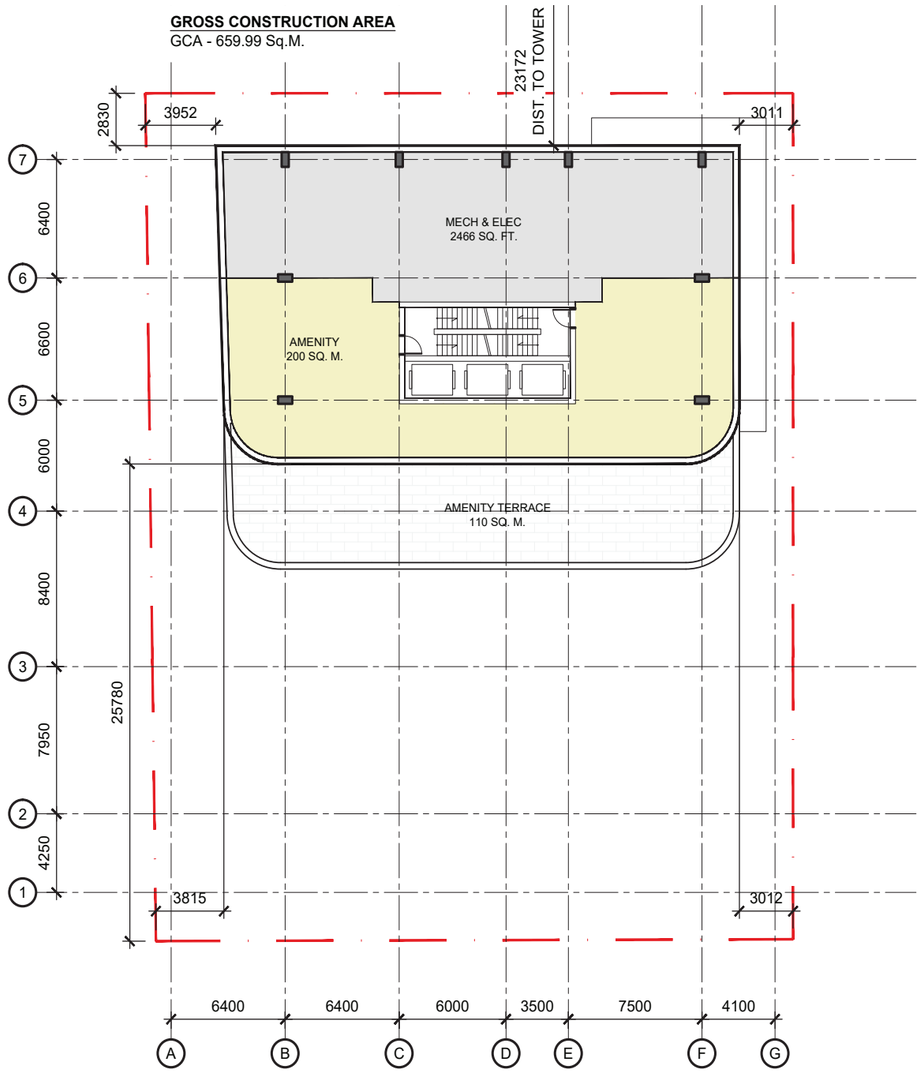


LEVEL 10

BUILDING 'B' PLANS *TYPICAL TOWER LEVELS 11-29 PLAN (LEFT), MECH & AMENITY PENTHOUSE LEVEL (RIGHT)*

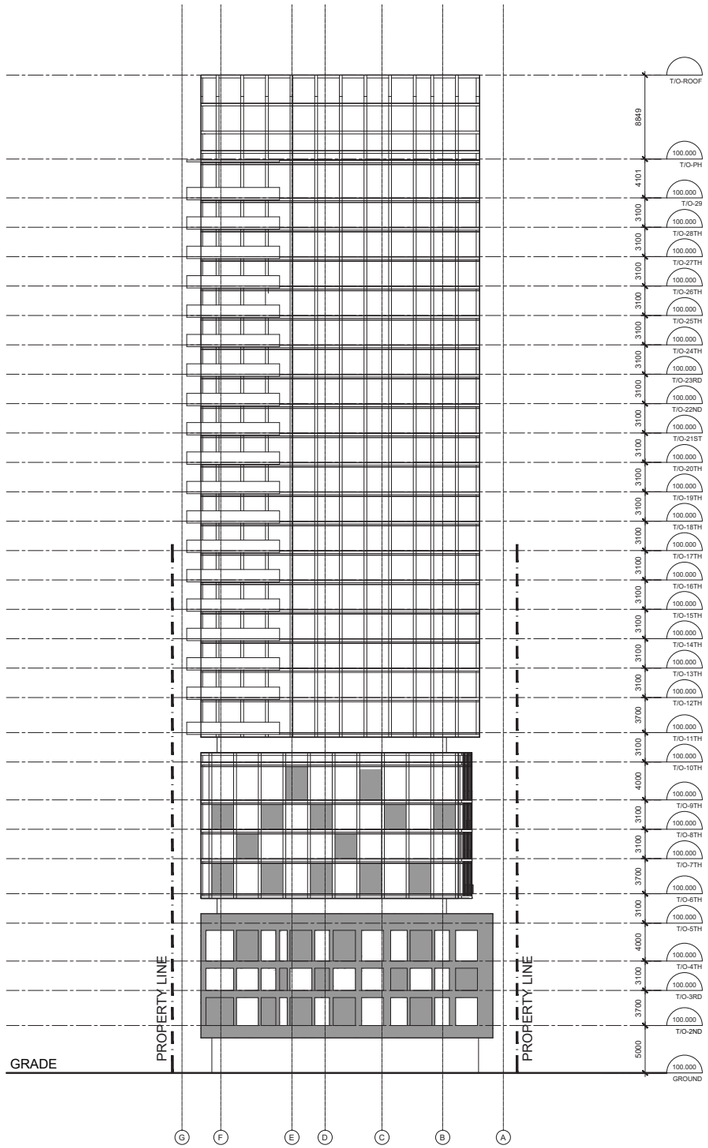


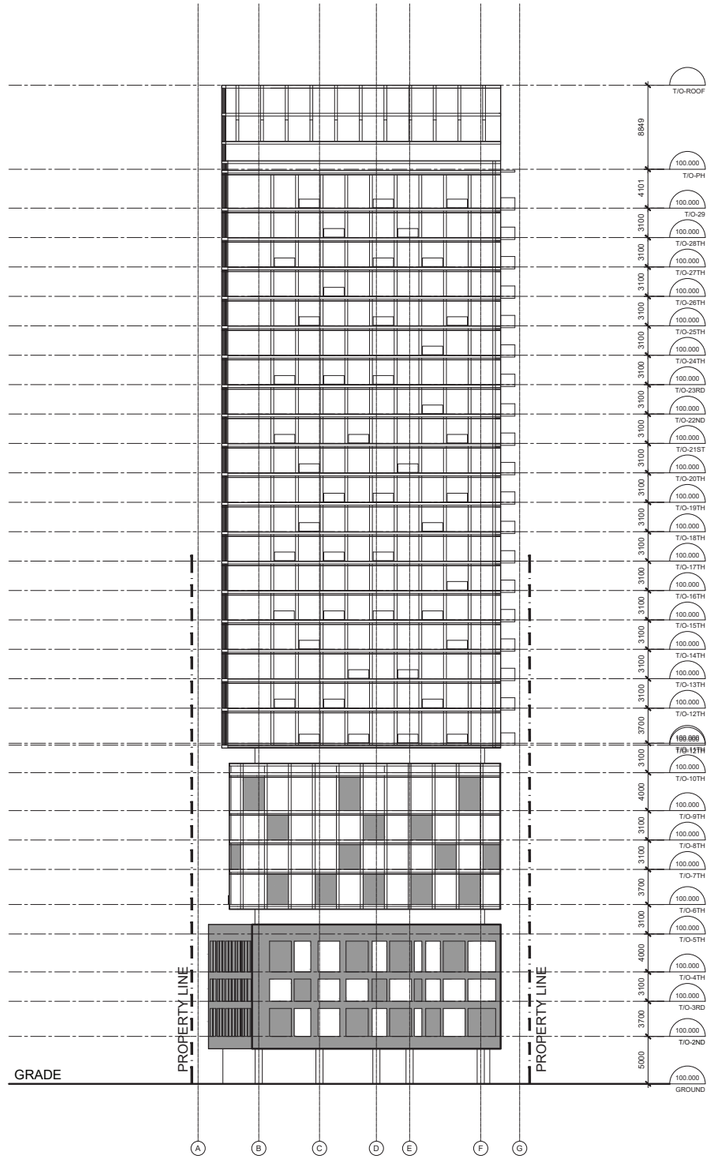
LEVEL 11-29

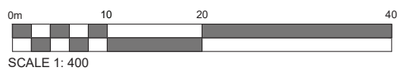


PENTHOUSE

BUILDING 'B' ELEVATIONS *NORTH (LEFT), SOUTH (RIGHT)*

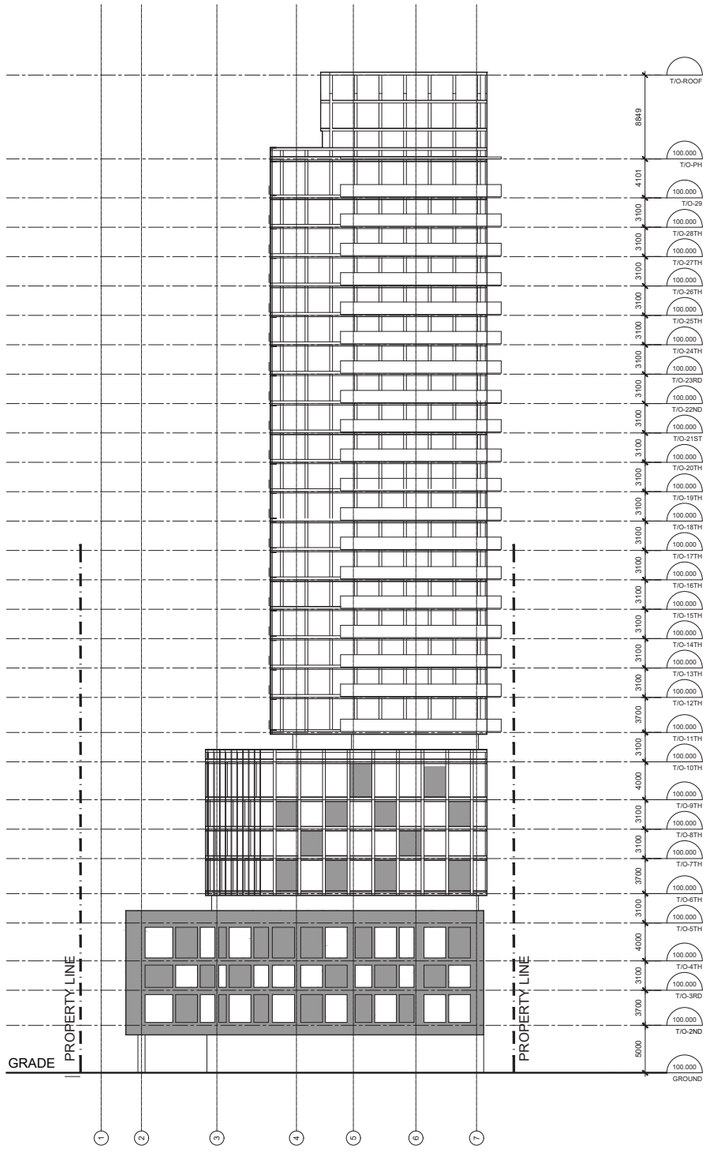


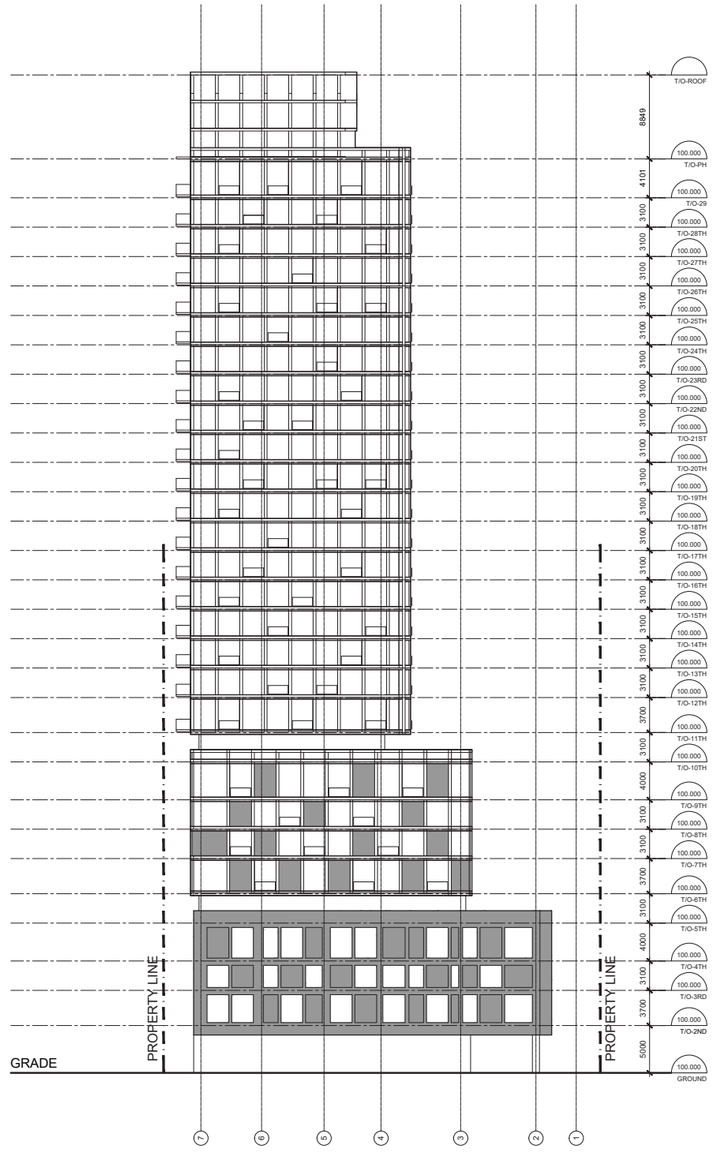




SCALE 1: 400

BUILDING 'B' ELEVATIONS *EAST (LEFT), WEST (RIGHT)*



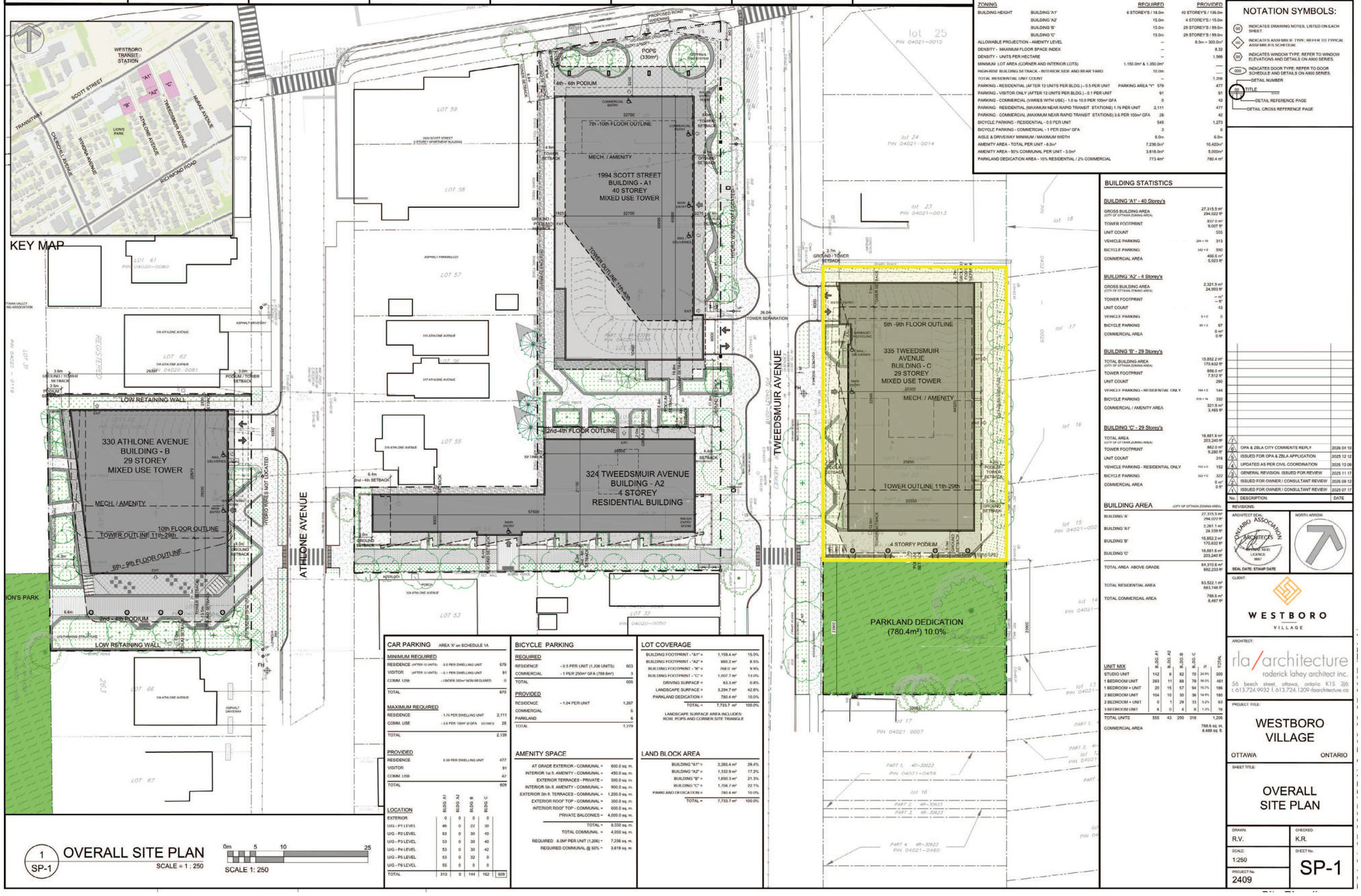


0m 10 20 40

SCALE 1: 400

MASTER PLAN 'C' PARCEL

LEGAL DESCRIPTION	SURVEYOR	GEOTECHNICAL ENGINEER	TRANSPORTATION	LANDSCAPE ARCHITECT	CIVIL ENGINEER	URBAN PLANNER	PROJECT DEVELOPER
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	**Stantec** 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) 229-7644 E-Mail: Reid.Hall@stantec.com	**Paterson Group** 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: 613.226-7381 Email: sdennis@patersongroup.ca	**Parsons** 1223 Michael Street, Suite 100, Ottawa, ON K1J 7T2 Tel: (613) 601-1528 Cell: (343) 996-5362 Email: Jake.Berube@parsons.com	**Urbantypology Inc.** 45 Spencer Street, Unit 101 Ottoaw ON K1Y 2P5 Tel: (4613) 867-3042 Email: ____@urbantypology.com	**Stantec** 300 - 1331 Clyde Avenue Ottawa, ON K2C 3G4 Tel: (613) 297-0571 Cell: (587) 721-1241 Email: Alyssa.Gladish@stantec.com	**Stantec** 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) ____-____ Email: barrett.wagar@stantec.com	**PARK RIVER PROPERTIES** E-Mail: kevin@parkriver.ca



CAR PARKING AREA 'A' 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 200m² NON-RES.(USES)	0
TOTAL		670
MAXIMUM REQUIRED		
RESIDENCE	1.75 PER DWELLING UNIT	2,111
COMM. USE	3.5 PER 100m² of GFA 51/1998/S	28
TOTAL		2,139
PROVIDED		
RESIDENCE	0.38 PER DWELLING UNIT	477
VISITOR		91
COMM. USE		42
TOTAL		609

LOCATION	BLDG. A1	BLDG. A2	BLDG. B	BLDG. C	
EXTERIOR	0	0	0	0	
U/G - P1 LEVEL	46	0	22	30	
U/G - P2 LEVEL	53	0	30	40	
U/G - P3 LEVEL	53	0	30	40	
U/G - P4 LEVEL	53	0	30	42	
U/G - P5 LEVEL	53	0	32	0	
U/G - P6 LEVEL	55	0	0	0	
TOTAL	313	0	144	152	609

BICYCLE PARKING

REQUIRED		
RESIDENCE	- 0.5 PER UNIT (1,206 UNITS)	603
COMMERCIAL	- 1 PER 250m² GFA (788.6m²)	3
TOTAL		606
PROVIDED		
RESIDENCE	- 1.04 PER UNIT	1,267
COMMERCIAL		6
PARKLAND		6
TOTAL		1,279

AMENITY SPACE

AT GRADE EXTERIOR - COMMUNAL =	690.0 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.
EXTERIOR 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 sq. m.
TOTAL COMMUNAL =	4,050 sq. m.
REQUIRED - 6.0M² PER UNIT (1,206) =	7,236 sq. m.
REQUIRED COMMUNAL @ 50% =	3,618 sq. m.

LOT COVERAGE

BUILDING FOOTPRINT - "A1" =	1,159.4 m²	15.0%
BUILDING FOOTPRINT - "A2" =	660.2 m²	8.5%
BUILDING FOOTPRINT - "B" =	768.0 m²	9.9%
BUILDING FOOTPRINT - "C" =	1,007.7 m²	13.0%
DRIVING SURFACE =	63.3 m²	0.8%
LANDSCAPE SURFACE =	3,294.7 m²	42.6%
PARKLAND DEDICATION =	780.4 m²	10.0%
TOTAL =	7,733.7 m²	100.0%

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

LAND BLOCK AREA

BUILDING "A1" =	2,265.4 m²	29.4%
BUILDING "A2" =	1,332.9 m²	17.2%
BUILDING "B" =	1,650.3 m²	21.3%
BUILDING "C" =	1,704.7 m²	22.1%
PARKLAND DEDICATION =	780.4 m²	10.0%
TOTAL =	7,733.7 m²	100.0%

PROJECT INFORMATION

Zoning By-law: 2008-250 Consolidation — TM [102] R4UB

SITE AREA: TOTAL ALL PARCELS 0.77 ha / 7,733.7 m² / 83,245 ft²

SITE AREA: 1994 SCOTT ST.	2,265.4 m² / 24,385 ft²
SITE AREA: 324 TWEEDSMUIR AVE.	1,332.9 m² / 14,347 ft²
SITE AREA: 330 ATHLONE AVE.	1,650.3 m² / 17,764 ft²
SITE AREA: 335 TWEEDSMUIR AVE.	2,485.1 m² / 26,749 ft²

ZONING		REQUIRED	PROVIDED
BUILDING HEIGHT	BUILDING 'A1'	6 STOREYS / 19.0m	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		--	6.0m = 300.0m²
DENSITY - MAXIMUM FLOOR SPACE INDEX		--	8.32
DENSITY - UNITS PER HECTARE		--	1,566
MINIMUM LOT AREA (CORNER AND INTERIOR LOTS)		1,150.0m² & 1,350.0m²	---
MECH.RENT 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 "Y"	579	477
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		91	91
PARKING - COMMERCIAL (VARIES WITH USE) - 1.0 to 10.0 PER 100m² GFA		0	42
PARKING - RESIDENTIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 1.75 PER UNIT		2,111	477
PARKING - COMMERCIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 3.6 PER 100m² GFA		28	42
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		545	1,273
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA		3	6
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m	6.0m
AMENITY AREA - TOTAL PER UNIT - 6.0m²		7,236.0m²	10,420m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²		3,618.0m²	5,000m²
PARKLAND DEDICATION AREA - 10% RESIDENTIAL / 2% COMMERCIAL		773.4m²	780.4 m²

BUILDING STATISTICS

BUILDING 'A1' - 40 Storey's

GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)		27,315.5 m² / 294,022 ft²
TOWER FOOTPRINT		837.0 m² / 9,007 ft²
UNIT COUNT		555
VEHICLE PARKING	284 + 29	313
BICYCLE PARKING	542 + 8	550
COMMERCIAL AREA		466.6 m² / 5,023 ft²

BUILDING 'A2' - 4 Storey's

GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)		2,321.9 m² / 24,993 ft²
TOWER FOOTPRINT		-- m² / -- ft²
UNIT COUNT		43
VEHICLE PARKING	0 + 0	0
BICYCLE PARKING	65 + 2	67
COMMERCIAL AREA		0 m² / 0 ft²

BUILDING 'B' - 29 Storey's

TOTAL BUILDING AREA (CITY OF OTTAWA ZONING AREA)		15,852.2 m² / 170,632 ft²
TOWER FOOTPRINT		698.0 m² / 7,512 ft²
UNIT COUNT		290
VEHICLE PARKING - RESIDENTIAL ONLY	144 + 0	144
BICYCLE PARKING	319 + 14	332
COMMERCIAL / AMENITY AREA		321.9 m² / 3,465 ft²

BUILDING 'C' - 29 Storey's

TOTAL AREA (CITY OF OTTAWA ZONING AREA)		18,881.6 m² / 203,240 ft²
TOWER FOOTPRINT		862.0 m² / 9,280 ft²
UNIT COUNT		318
VEHICLE PARKING - RESIDENTIAL ONLY	152 + 0	152
BICYCLE PARKING	322 + 0	322
COMMERCIAL AREA		0 m² / 0 ft²

BUILDING AREA (CITY OF OTTAWA ZONING AREA)

BUILDING 'A'	27,315.5 m² / 294,022 ft²
BUILDING 'A1'	2,265.1 m² / 24,339 ft²
BUILDING 'B'	15,852.2 m² / 170,632 ft²
BUILDING 'C'	18,881.6 m² / 203,240 ft²
TOTAL AREA ABOVE GRADE	64,310.8 m² / 692,233 ft²
TOTAL RESIDENTIAL AREA	63,522.1 m² / 683,746 ft²
TOTAL COMMERCAIL AREA	788.6 m² / 8,487 ft²

UNIT MIX	BLDG. A1	BLDG. A2	BLDG. B	BLDG. C		TOTAL
STUDIO UNIT	142	6	82	70	24.9%	300
1 BEDROOM UNIT	283	11	88	79	16.2%	461
1 BEDROOM + UNIT	20	15	57	94	15.7%	186
2 BEDROOM UNIT	104	10	30	36	14.9%	180
2 BEDROOM + UNIT	0	1	29	33	5.2%	63
3 BEDROOM UNIT	6	0	4	6	1.3%	16
TOTAL UNITS	555	43	290	318		1,206
COMMERCIAL AREA						788.6 sq. m. / 8,488 sq. ft.

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- (W) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 / 0000 — DETAIL NUMBER / TITLE / DETAIL REFERENCE PAGE / DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
7	OPA & ZBLA CITY COMMENTS REPLY	2026 04 10
6	ISSUED FOR OPA & ZBLA APPLICATION	2025 12 12
5	UPDATED AS PER CIVIL COORDINATION	2025 12 09
4	GENERAL REVISION. ISSUED FOR REVIEW	2025 11 17
3	ISSUED FOR OWNER / CONSULTANT REVIEW	2026 09 12
2	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 07 17

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — SEAL DATE: STAMP DATE

NORTH ARROW

CLIENT: WESTBORO VILLAGE

ARCHITECT: rla/architecture — roderick lahey architect inc. — 56 beech street, ottawa, ontario K1S 3j3 — t.613.724.9932 f.613.724.1209 rla@rlahitecture.on

PROJECT TITLE: WESTBORO VILLAGE — OTTAWA ONTARIO

SHEET TITLE: OVERALL SITE PLAN

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

SITE PLAN 'C' PARCEL

PROJECT INFORMATION

Zoning By-law: 2008-250 Consolidation

TM [___] S___

SITE AREA: 335 TWEEDSMUIR AVE. 2,485.1 m² / 26,749 ft²

ZONING		REQUIRED	PROVIDED
BUILDING HEIGHT	BUILDING 'C'	6 STOREYS / 18.0m	29 STOREYS / 89.0m
ALLOWABLE PROJECTION - AMENITY LEVEL		0.0m	4.5m = 300.0m²
DENSITY - MAXIMUM FLOOR SPACE INDEX		0.0	7.6
DENSITY - UNITS PER HECTARE		—	1,336
TOWER FOOTPRINT (GUIDELINE ONLY) NOT INCLUDES BALCONIES		750m²	770.9m²
FRONT YARD SETBACK - AVERAGE OF ADJACENT HOMES		TBD	2.0m
HIGH-RISE BUILDING SETBACK - INTERIOR SIDE YARD		10.0m	1.2m / 2.7m
HIGH-RISE BUILDING SETBACK - REAR YARD		10.0m	4.2m
TOTAL RESIDENTIAL UNIT COUNT		-	318
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	ZONING AREA Y	153	122
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		30	30
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		159	322
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m	6.0m
AMENITY AREA - TOTAL PER UNIT - 6.0m²		1,908.0m²	4,325.0 m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²		954.0m²	1,445.0 m²
PARKLAND DEDICATION AREA - 10% RESIDENTIAL: Taken from 335 TWEEDSMUIR AVE.		2,485.1 m²	248.5 m²

AMENITY SPACE

GROUND FLOOR COMMUNAL INTERIOR =	310.0 m²
AT GRADE COMMUNAL EXTERIOR =	400.0 m²
5th FLOOR COMMUNAL INTERIOR =	150.0 m²
5th FLOOR COMMUNAL TERRACE =	190.0 m²
ROOF TOP COMMUNAL INTERIOR =	165.0 m²
ROOF TOP COMMUNAL TERRACE =	230.0 m²
PRIVATE BALCONIES =	1,900.0 m²
PRIVATE TERRACE =	980.0 m²
TOTAL =	4,325.0 m²
TOTAL COMMUNAL =	1,445.0 m²
REQUIRED - 6.0m² PER UNIT (318) =	1,908.0 m²
REQUIRED COMMUNAL @ 50% =	954.0 m²

WASTE REQUIREMENT

GARBAGE	- 0.11 PER UNIT	35 YARDS
RECYCLING GMP	- 0.018 PER UNIT	6 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	12 YARDS
COMPOST	- 240L PER 50 UNITS	7

LOT COVERAGE

PARKLAND DEDICATION	780.4 m²	31.40%
PAVED SURFACE	17.9 m²	0.72%
BUILDING FOOTPRINT	1,007.7 m²	40.55%
LANDSCAPE OPEN SPACE	679.1 m²	27.33%
TOTAL	2,485.1 m²	100.0%

BUILDING STATISTICS

GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)

PARKING LEVEL		0.0 m² / 0 ft²
GROUND FLOOR		0.0 m² / 000 ft²
MEZZANINE LEVEL		0.0 m² / 000 ft²
2nd - 4th FLOOR	3 x 1,002.0 m² / 3 x 10,785 ft²	3,005.9 m² / 32,355 ft²
5th FLOOR - AMENITY		265.8 m² / 2,861 ft²
4th - 9th FLOOR	4 x 820.8m² / 4 x 8,835 ft²	3,283.2 m² / 35,340 ft²
10th FLOOR		521.4 m² / 5,612 ft²
11th - 29th FLOOR	19 x 621.34 m² / 19 x 6,688 ft²	11,805.4 m² / 127,072 ft²
30th - AMENITY / MECHANICAL PENTHOUSE		0 m² / 000 ft²
TOTAL AREA		18,881.6 m² / 203,240 ft²
TOWER FLOOR PLATE		770.9 m² / 8,298 ft²
TOWER BALCONY PROJECTIONS		91.2 m² / 982 ft²

UNIT STATISTICS

STUDIO UNIT	22.0%	70
1 BEDROOM UNIT	24.8%	79
1 BEDROOM + DEN UNIT	29.6%	94
2 BEDROOM UNIT	11.3%	36
2 BEDROOM + DEN UNIT	10.4%	33
3 BEDROOM UNIT	1.9%	6
TOTAL	100%	318

CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	- 0.5 PER UNIT AFTER 12	153
VISITOR	- 0.1 PER UNIT AFTER 12 (MAX. 30 PER BLDG.)	30
TOTAL		183

PROVIDED

RESIDENCE	- 0.38 PER UNIT	122
VISITOR	- 0.1 PER UNIT	30
TOTAL		152

LOCATION

P4 U/G PARKING LEVEL	42
P3 U/G PARKING LEVEL	40
P2 U/G PARKING LEVEL	40
P1 U/G PARKING LEVEL	30
TOTAL	152

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT	159

PROVIDED

RESIDENCE - INTERIOR	- 0.5 PER UNIT	322
RESIDENCE - EXTERIOR	-TO BE REVIEWED BY LANDSCAPE ARCH.	0
TOTAL		322

LOCATION

P4 U/G PARKING LEVEL	35
P3 U/G PARKING LEVEL	35
P2 U/G PARKING LEVEL	35
P1 U/G PARKING LEVEL	35
GROUND FLOOR	34
MEZZANINE LEVEL	148
TOTAL	322

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- 1/SP-5 DETAIL NUMBER / TITLE / DETAIL REFERENCE PAGE / DETAIL CROSS REFERENCE PAGE

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1	ISSUED FOR OPA & ZBLA APPLICATION	2025 12 12
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4	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 09 12
5	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 07 17

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RICHARD REID LICENCE 8667

SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: WESTBORO VILLAGE

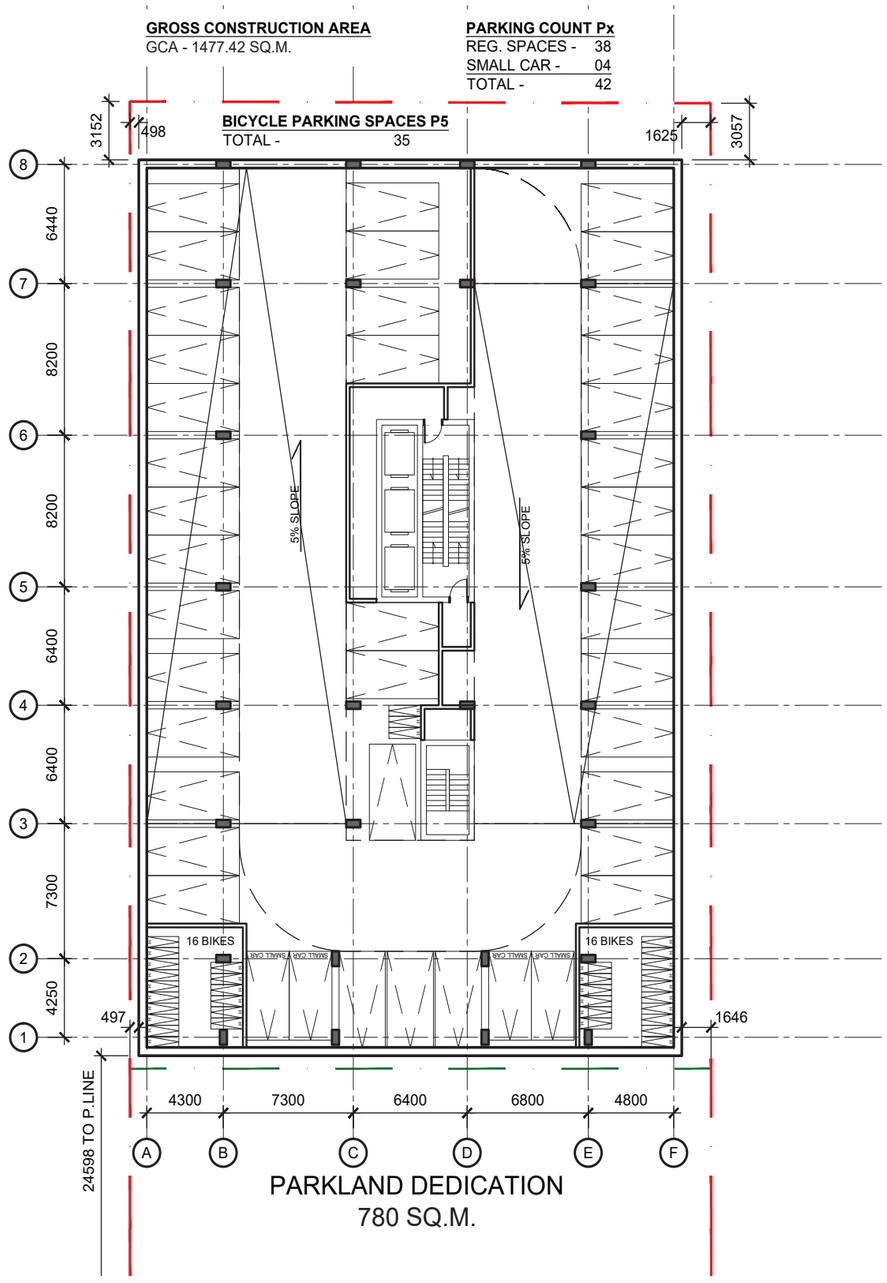
ARCHITECT: rla/architecture roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE: 1994 SCOTT STREET
OTTAWA ONTARIO

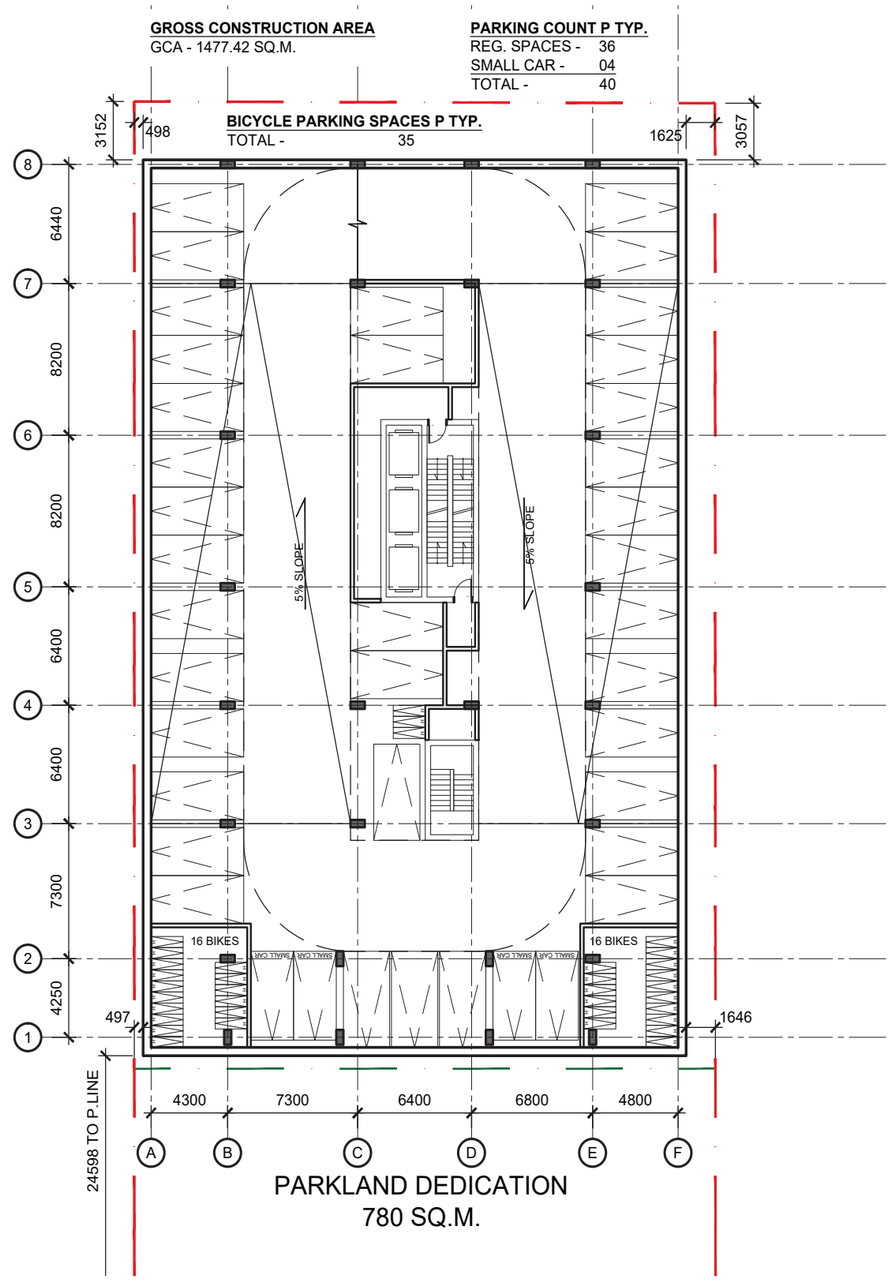
SHEET TITLE: SITE PLAN
1994 SCOTT STREET
BUDG. - C

DRAWN:	CHECKED:
R.V.	F.R.
SCALE: 1:125	SHEET No. SP-5
PROJECT No. 2409	

BUILDING 'C' PLANS *P4 PARKING LEVEL PLAN (LEFT), TYPICAL PARKING (P3-P2) LEVELS (RIGHT)*

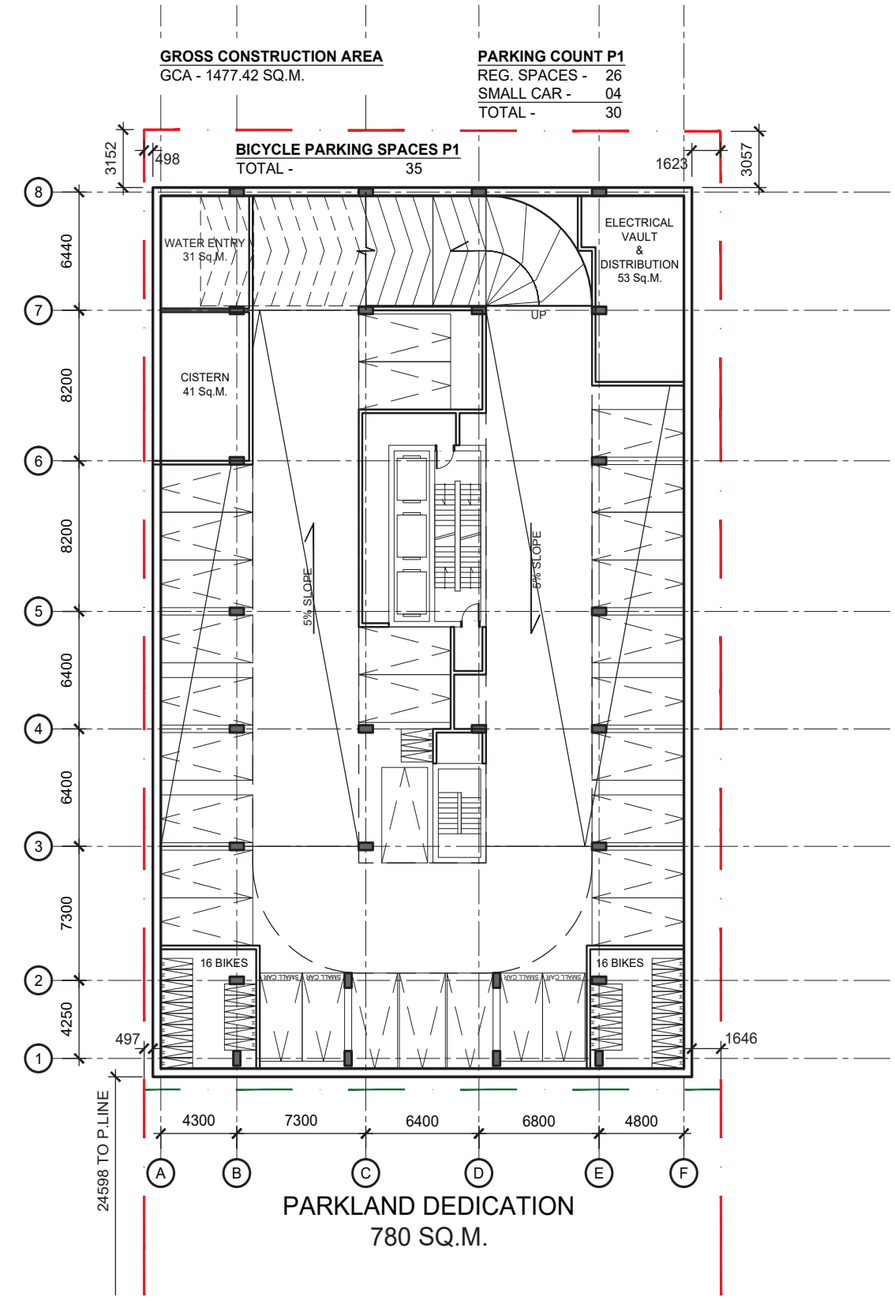


P4 PARKING LEVEL

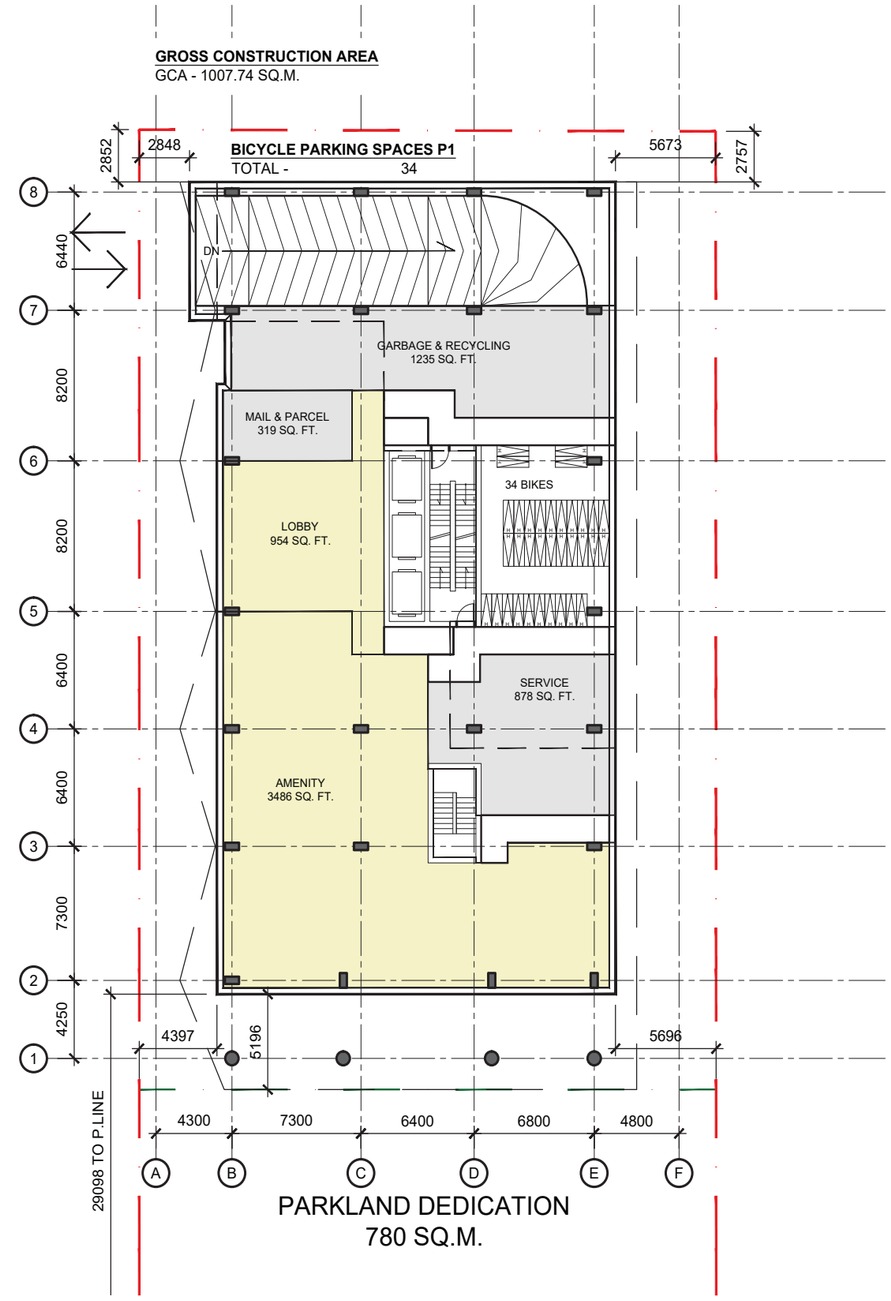


TYP. PARKING LEVEL

BUILDING 'C' PLANS *P1 PARKING LEVEL PLAN (LEFT), GROUNDLEVEL (RIGHT)*

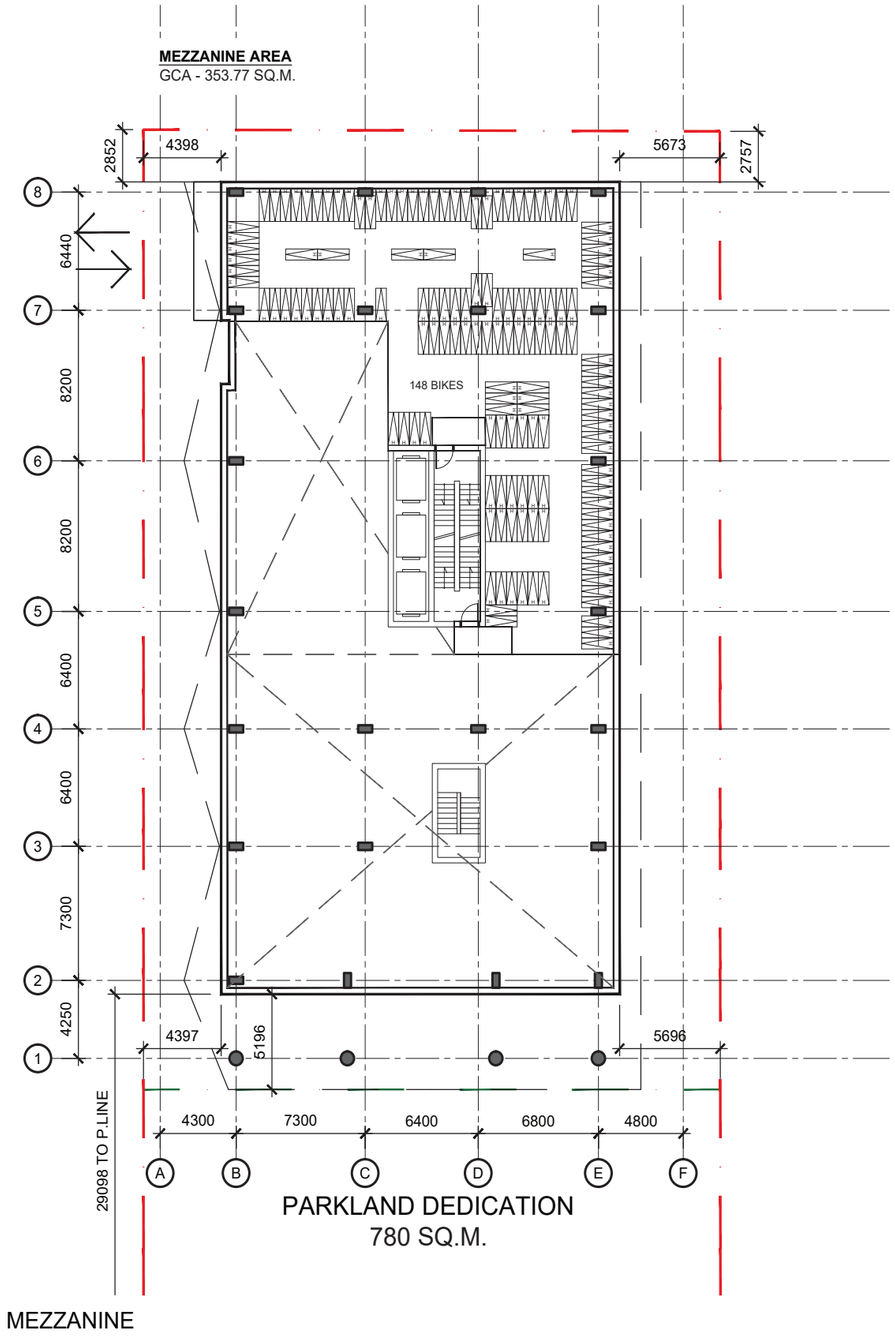


P1 PARKING LEVEL

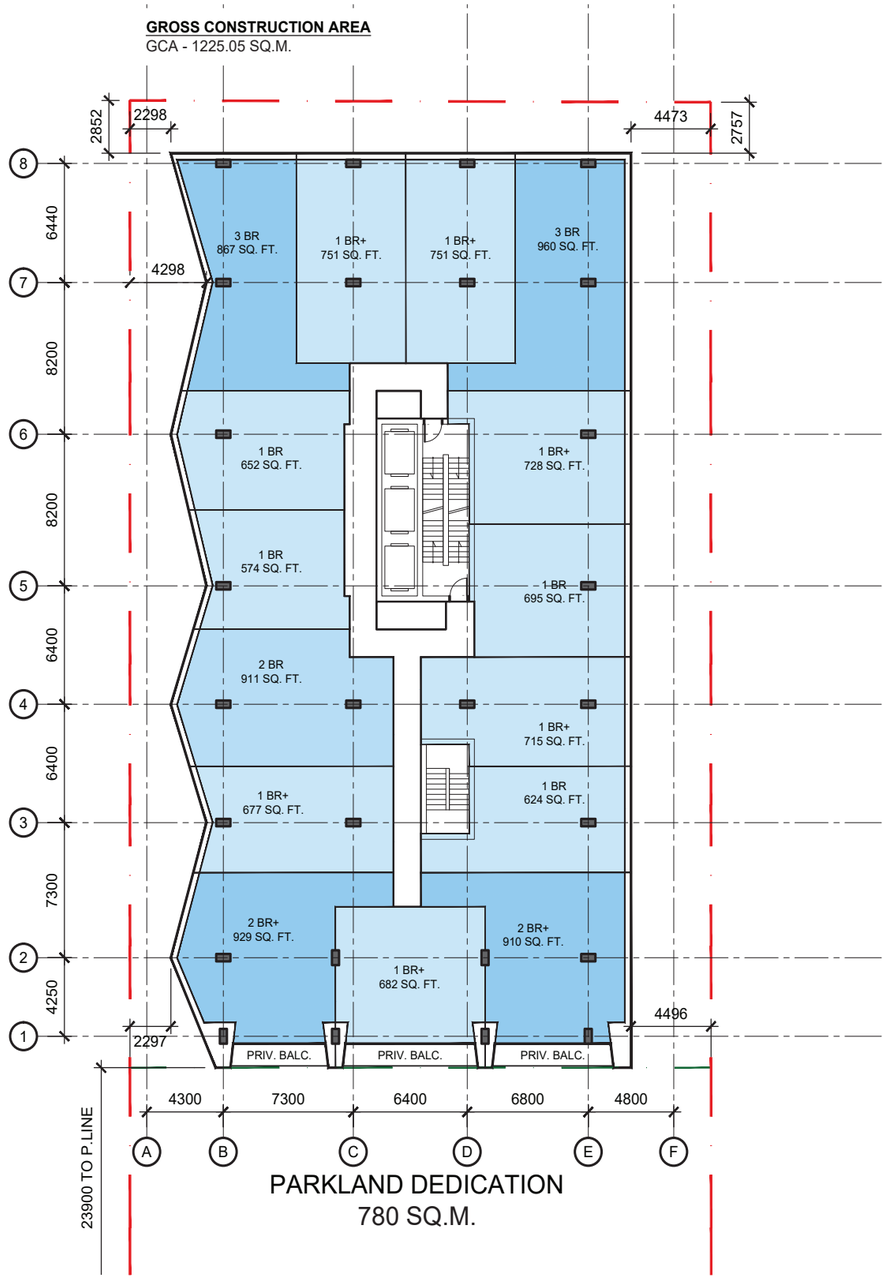


GROUND FLOOR

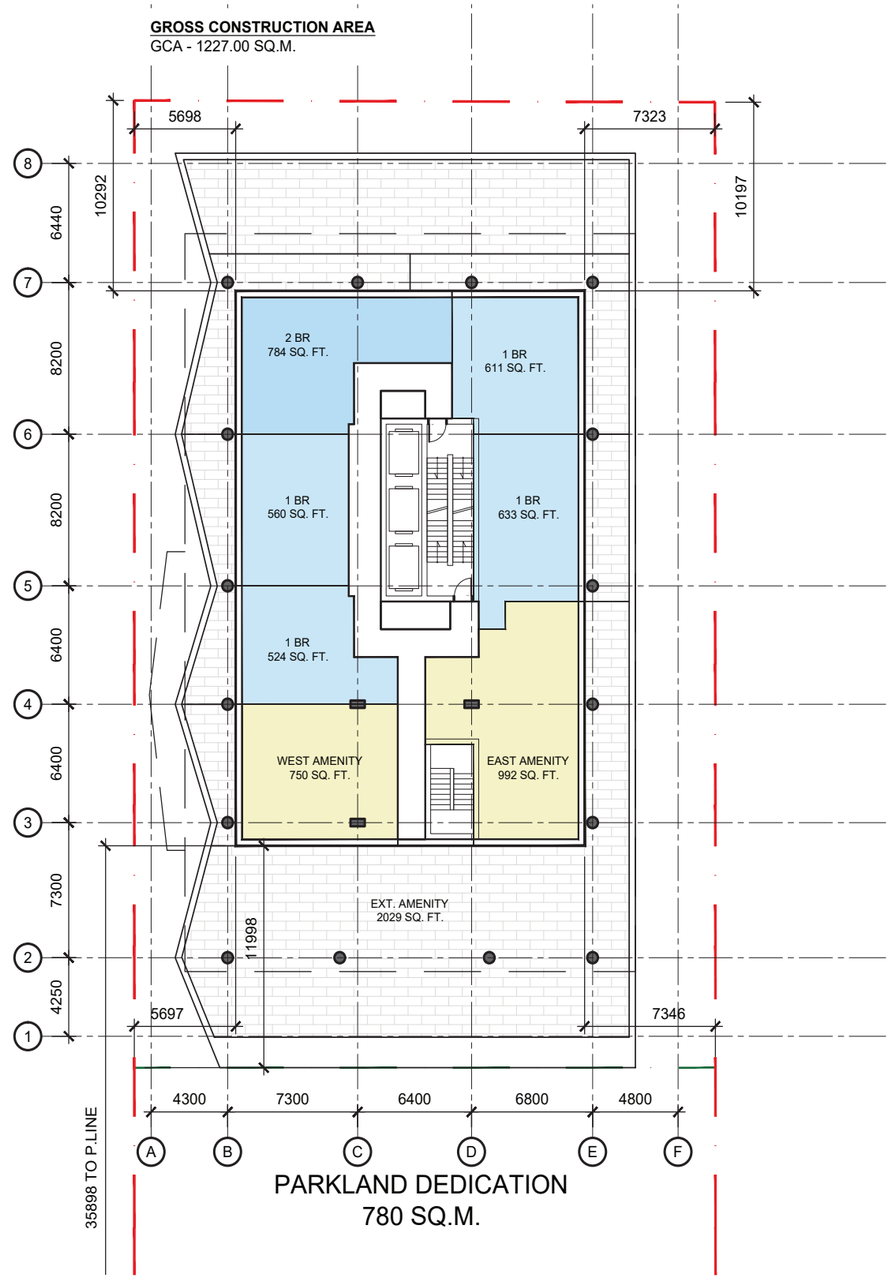
BUILDING 'C' PLANS *P4 PARKING LEVEL PLAN (LEFT), TYPICAL PARKING (P3-P2) LEVELS (RIGHT)*



BUILDING 'C' PLANS *TYPICAL PODIUM LEVELS 2-4 (LEFT), LEVEL 5 (RIGHT)*

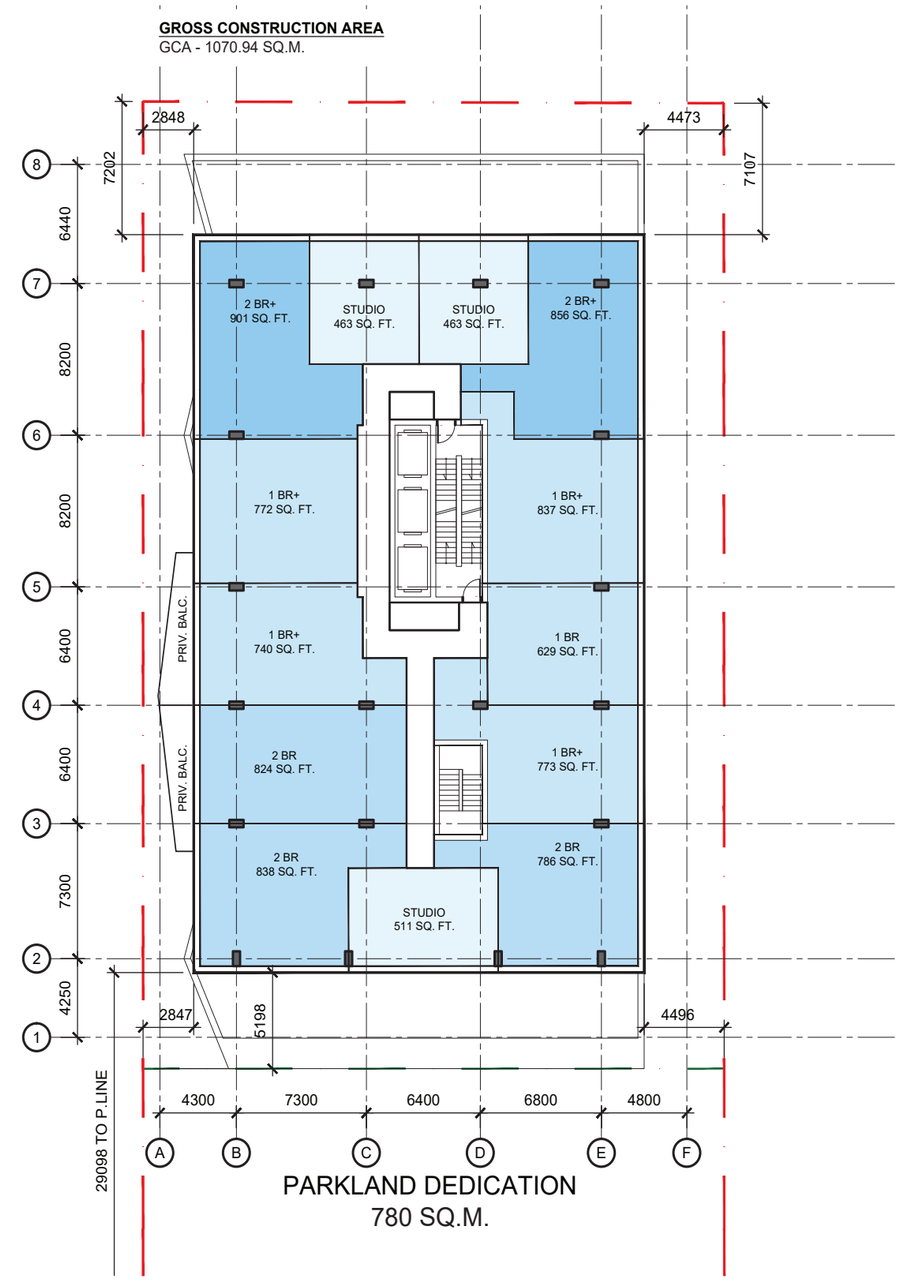


LEVEL 2-4

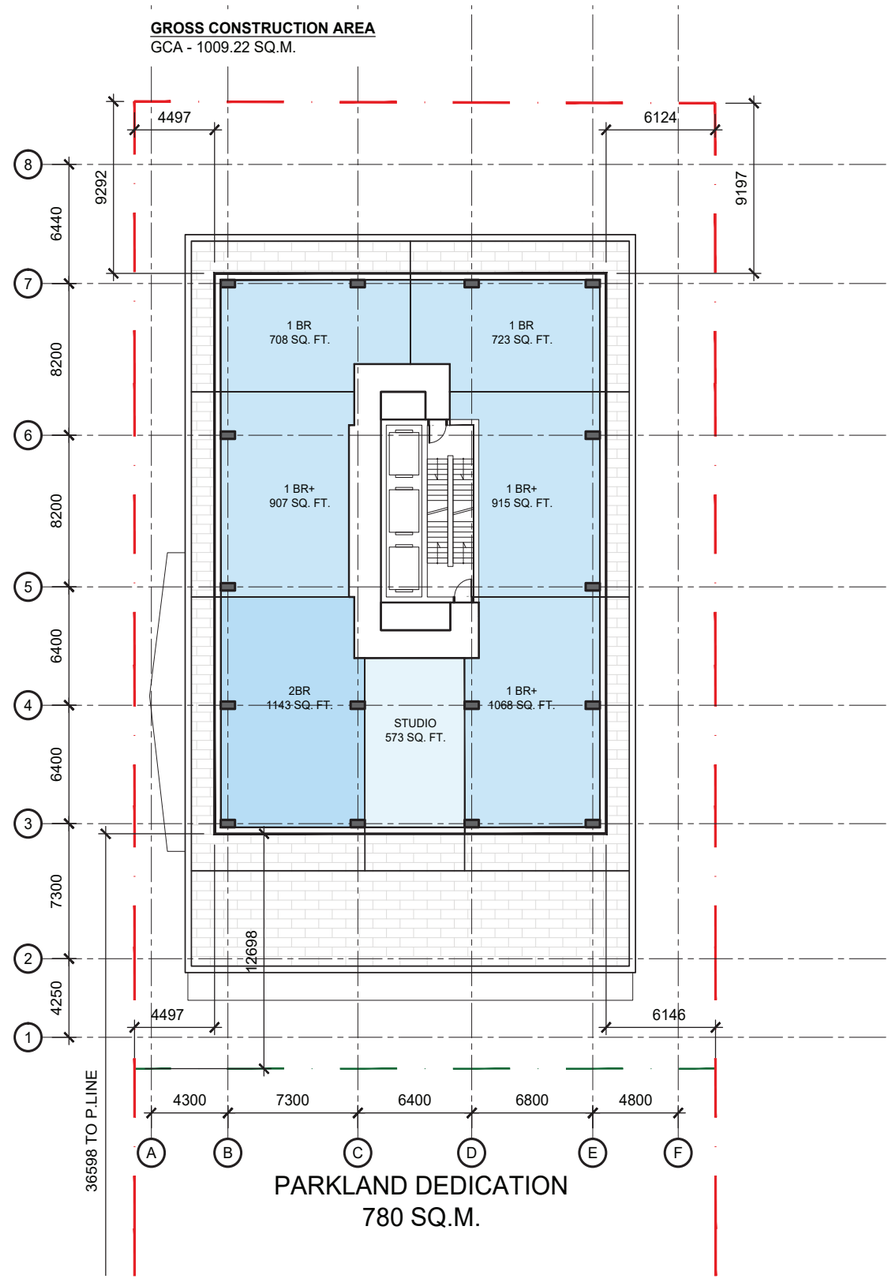


LEVEL 5

BUILDING 'C' PLANS *TYPICAL PODIUM LEVELS 6-9 (LEFT), LEVEL 10 (RIGHT)*

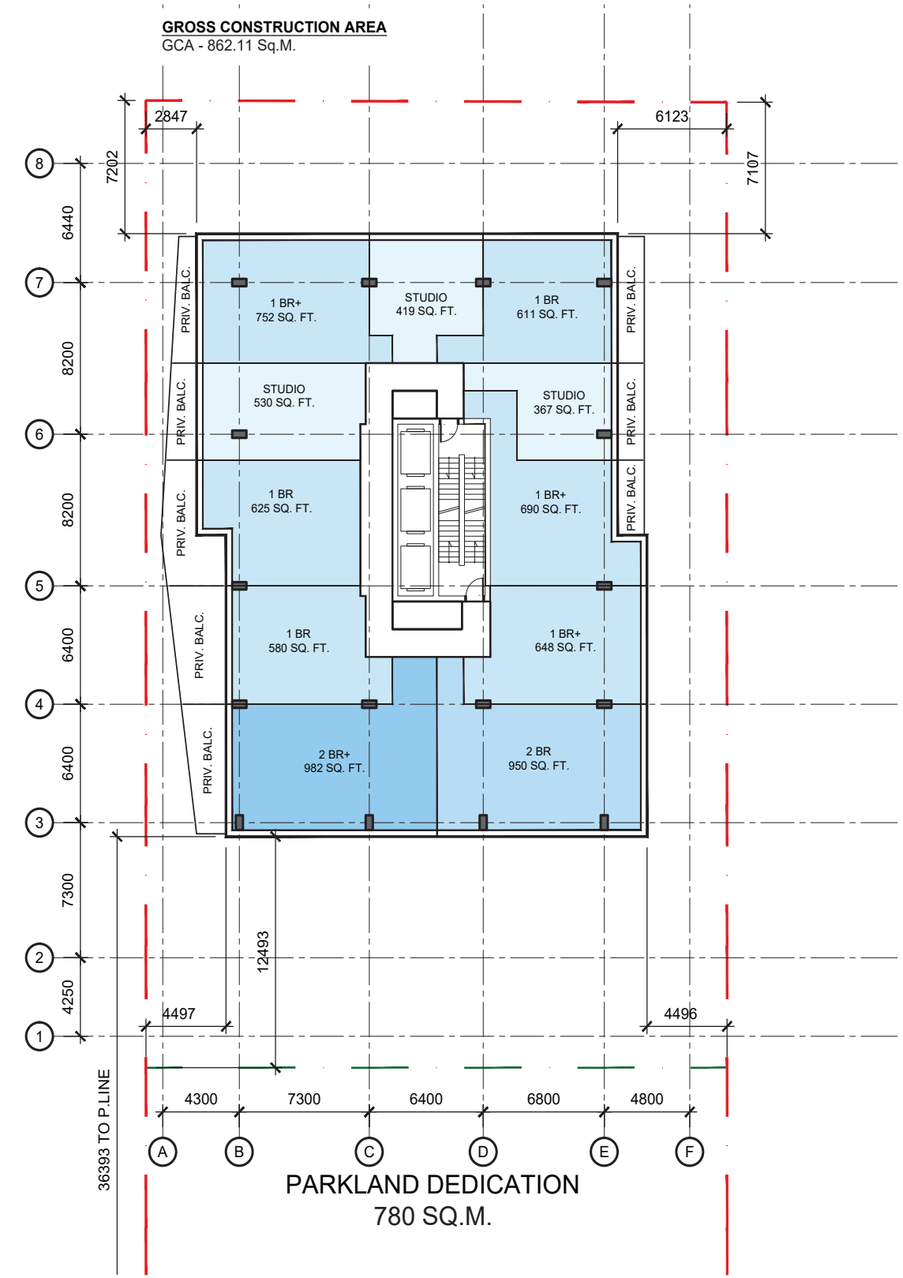


LEVEL 6-9

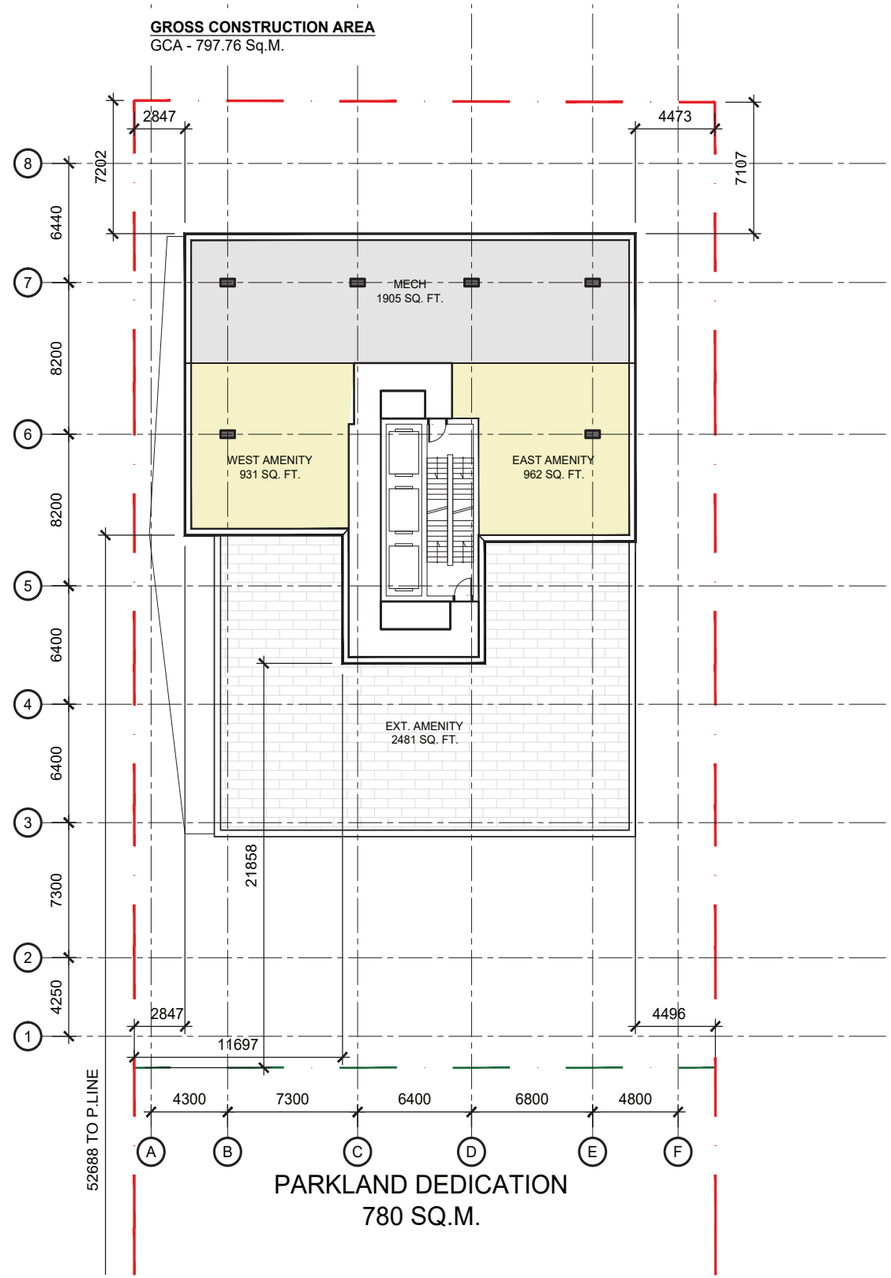


LEVEL 10

BUILDING 'C' PLANS *TYPICAL LEVELS 11-29 (LEFT), MECHANICAL & AMENITY PENTHOUSE (RIGHT)*

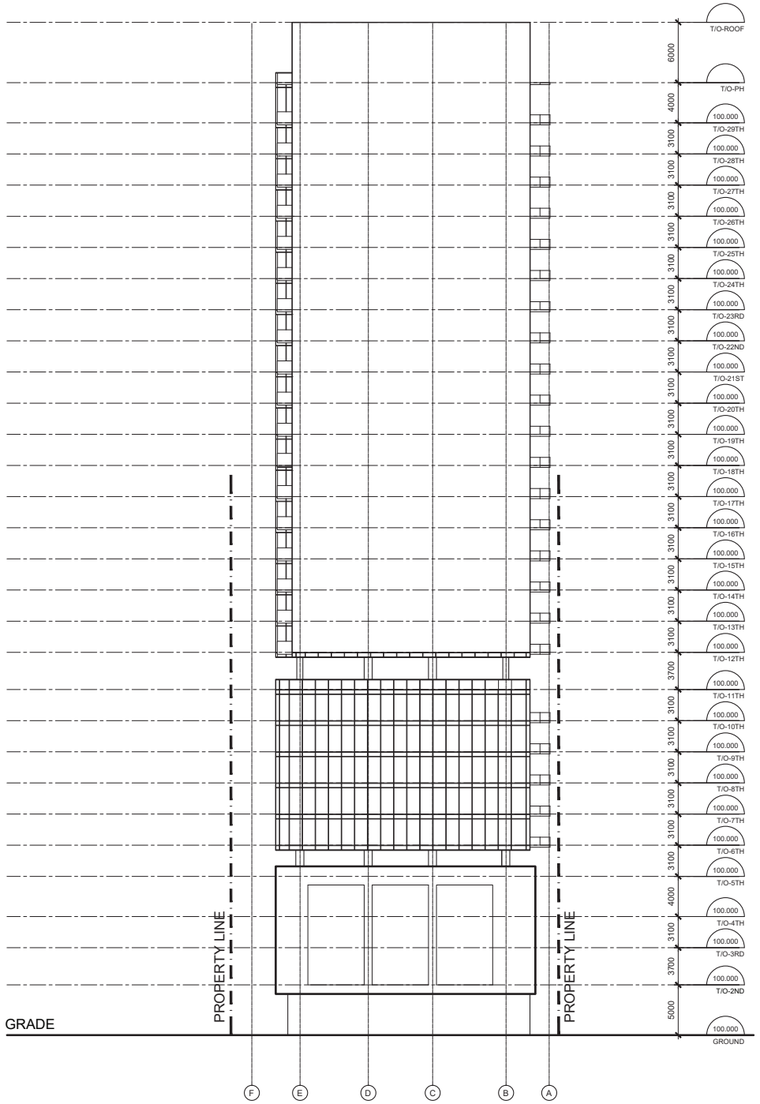


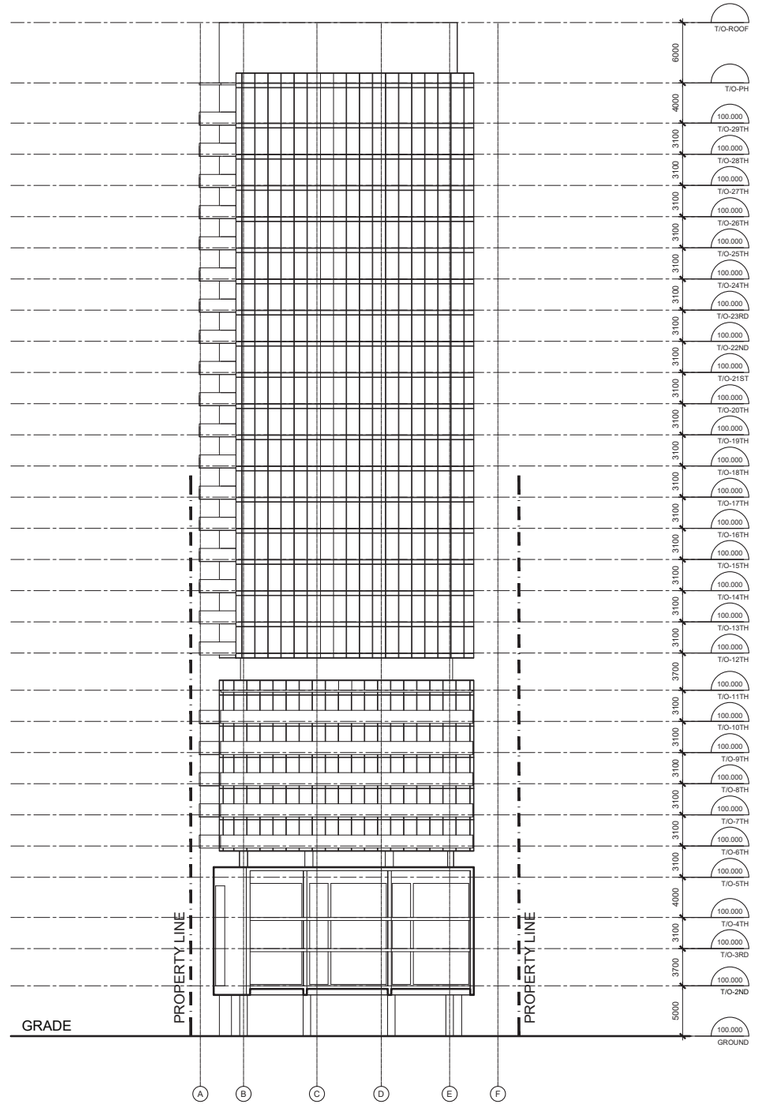
LEVEL 11-29

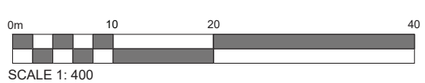


PENTHOUSE

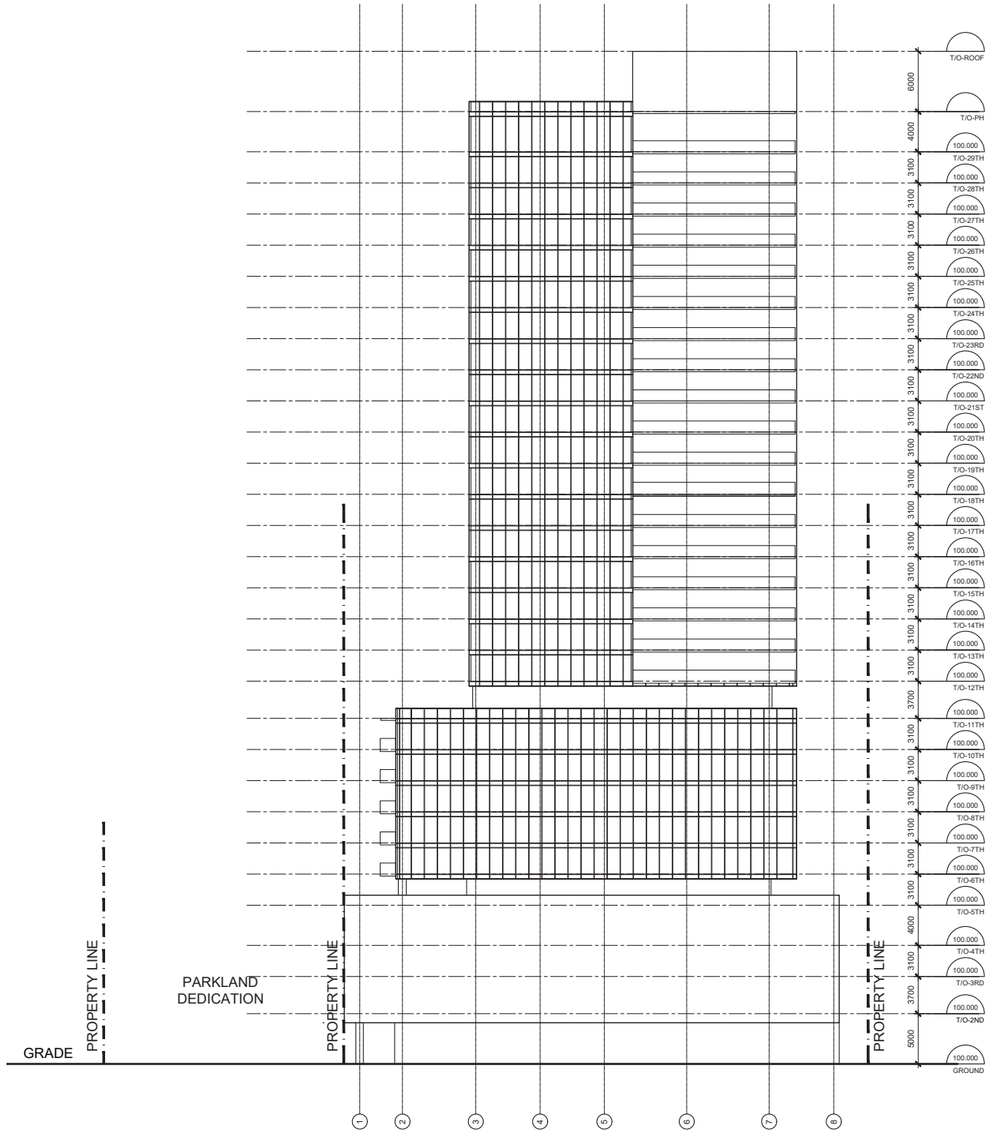
BUILDING 'C' ELEVATIONS *NORTH (LEFT), SOUTH (RIGHT)*

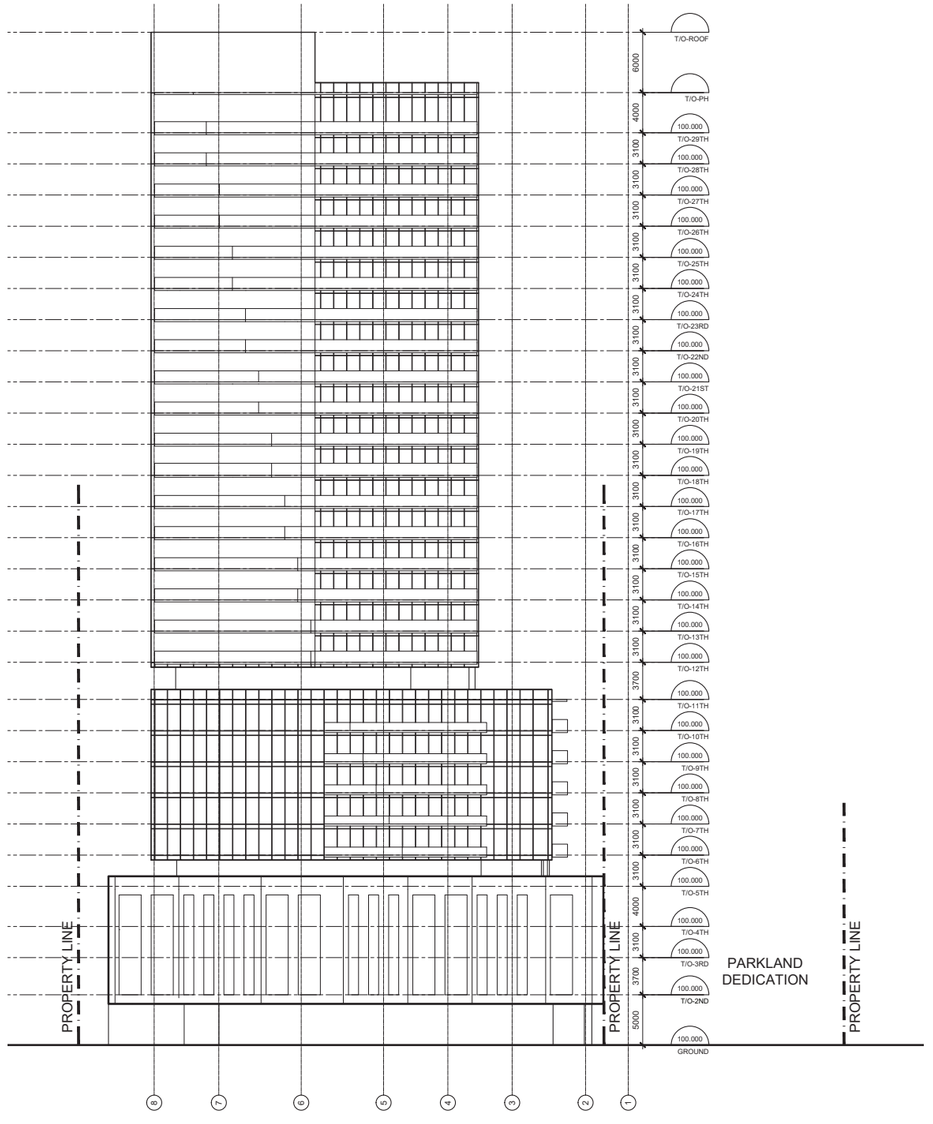






BUILDING 'C' ELEVATIONS *EAST (LEFT), WEST (RIGHT)*



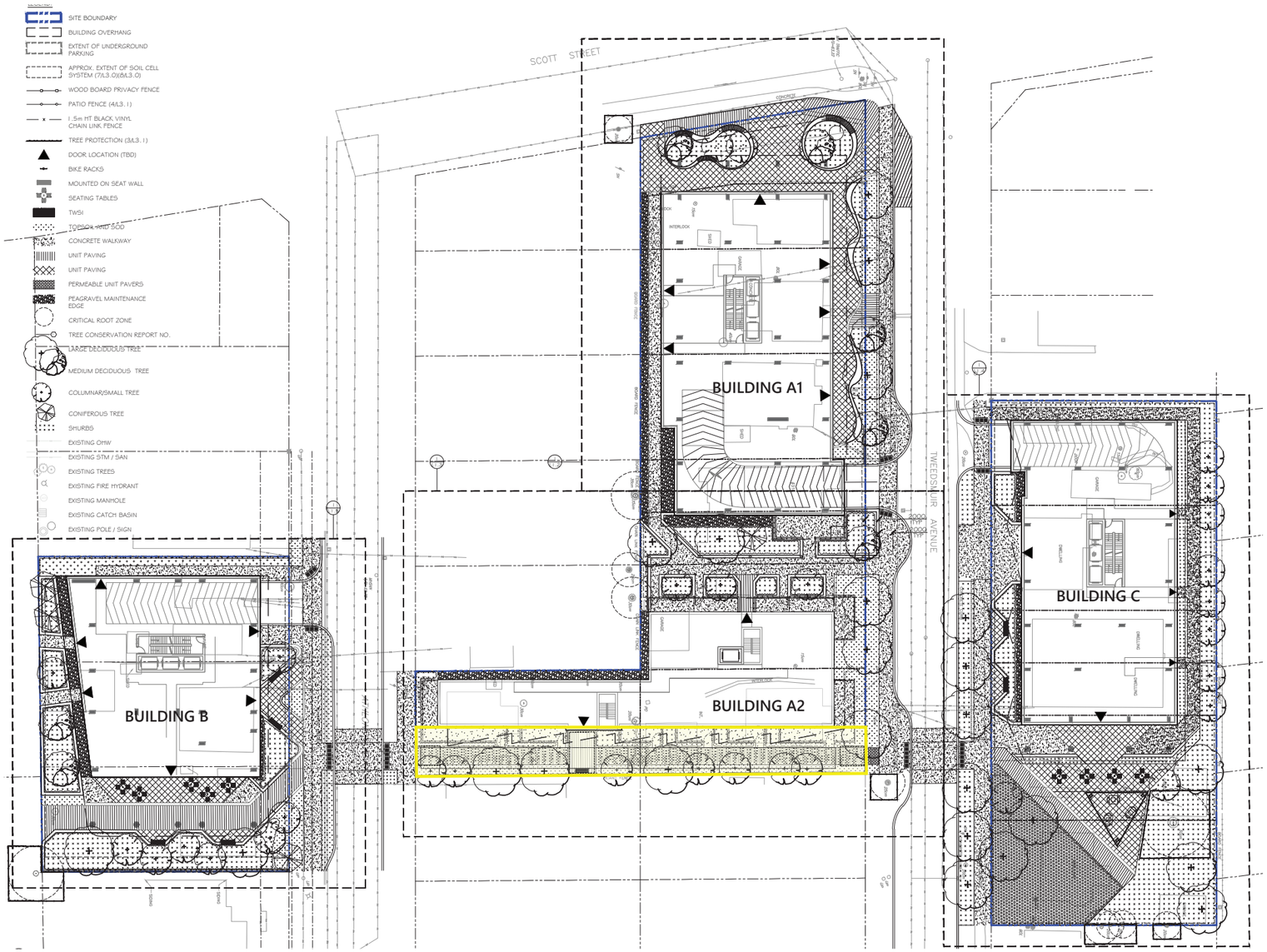


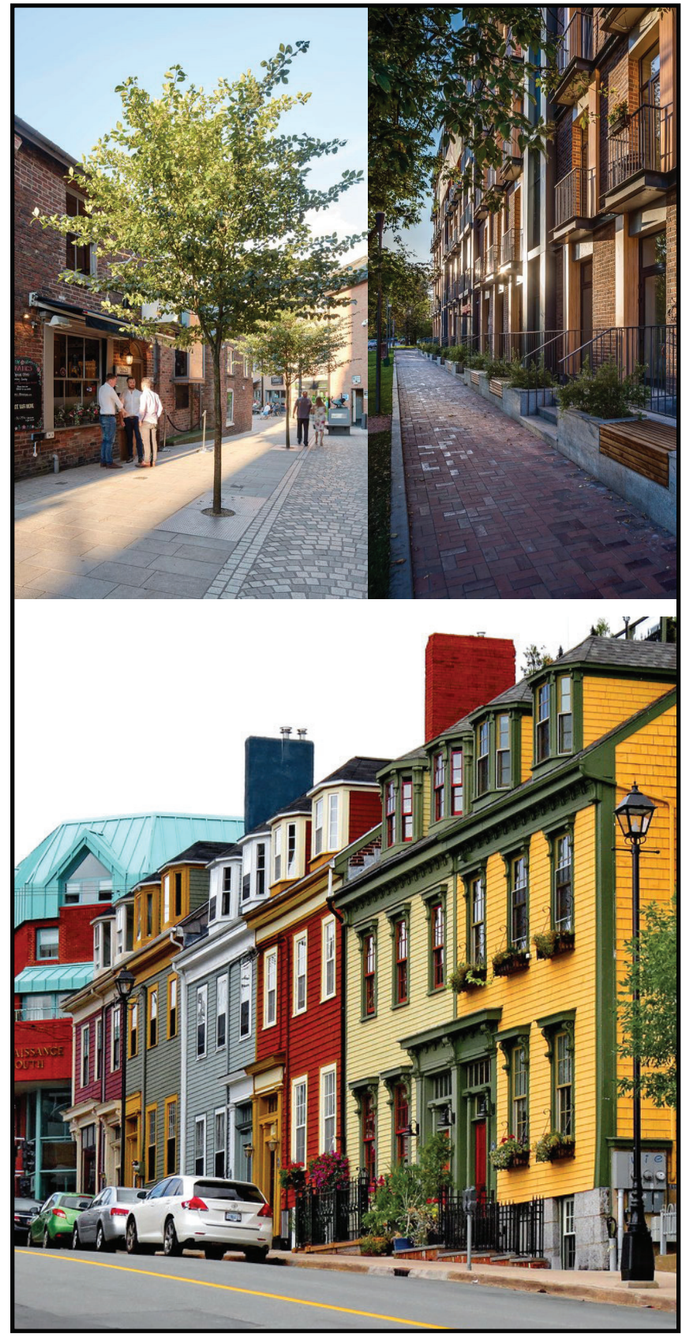
0m 10 20 40

SCALE 1: 400

LANDSCAPE PLAN

THE 'A2' MULTI-USE PATHWAY (MUP)IMPORTANT PRECEDENTS



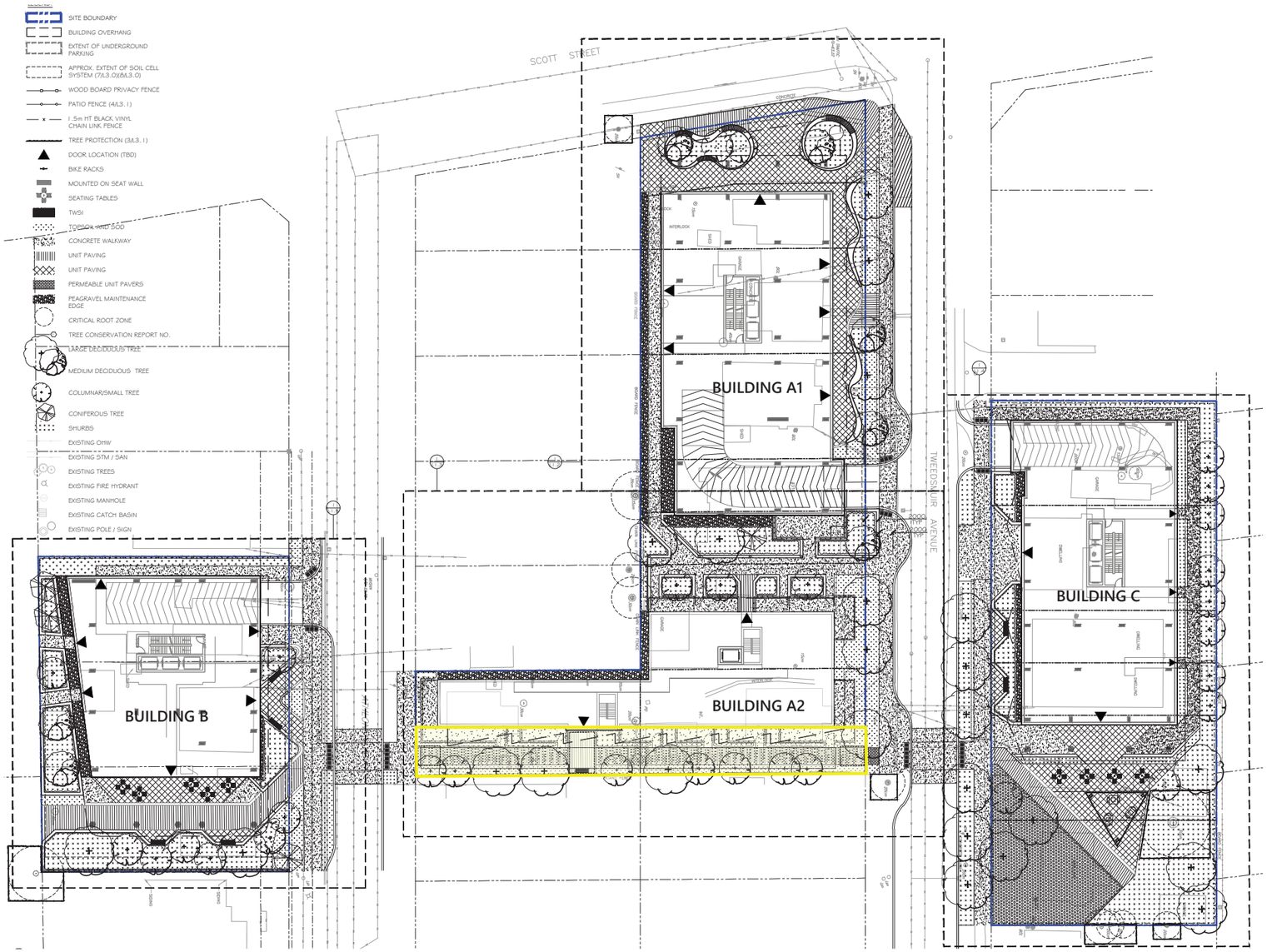


BOTH THE 'A2' MUP AND THE BUILDING ITSELF HAVE IMPORTANT HISTORICAL AND CURRENT PRECEDENTS. THE LANEWAY HOUSING TYPOLOGY AND THE ESTABLISHMENT OF A PUBLICLY ACCESSIBLE SPACE THAT PROMOTES HEALTHY PEDESTRIAN AND CYCLING PATHWAY SYSTEM

Above: Precedents of laneway housing and narrow pedestrian accessible urban spaces where the public and private realms successfully co-exist.

LANDSCAPE PLAN

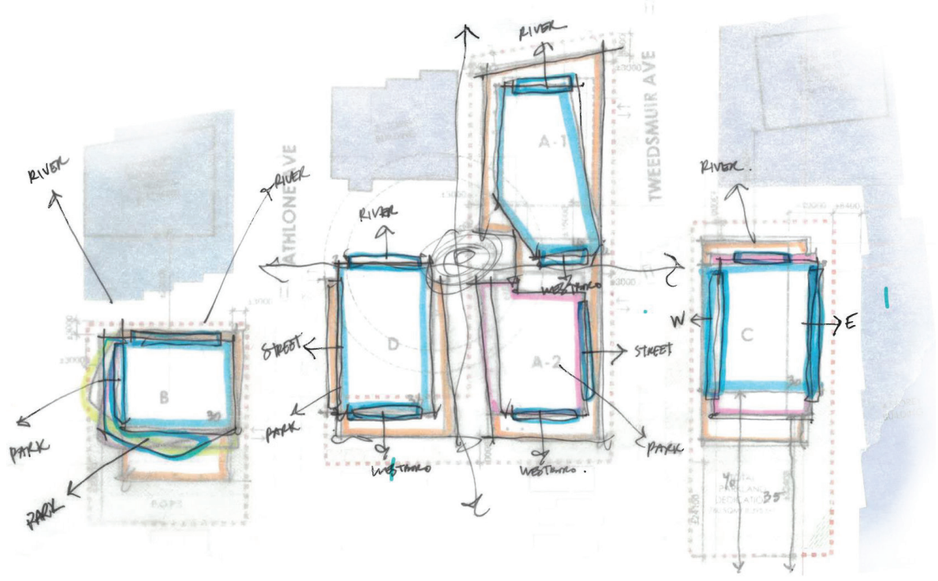
THE 'A2' MULTI-USE PATHWAY (MUP)IMPORTANT PRECEDENTS

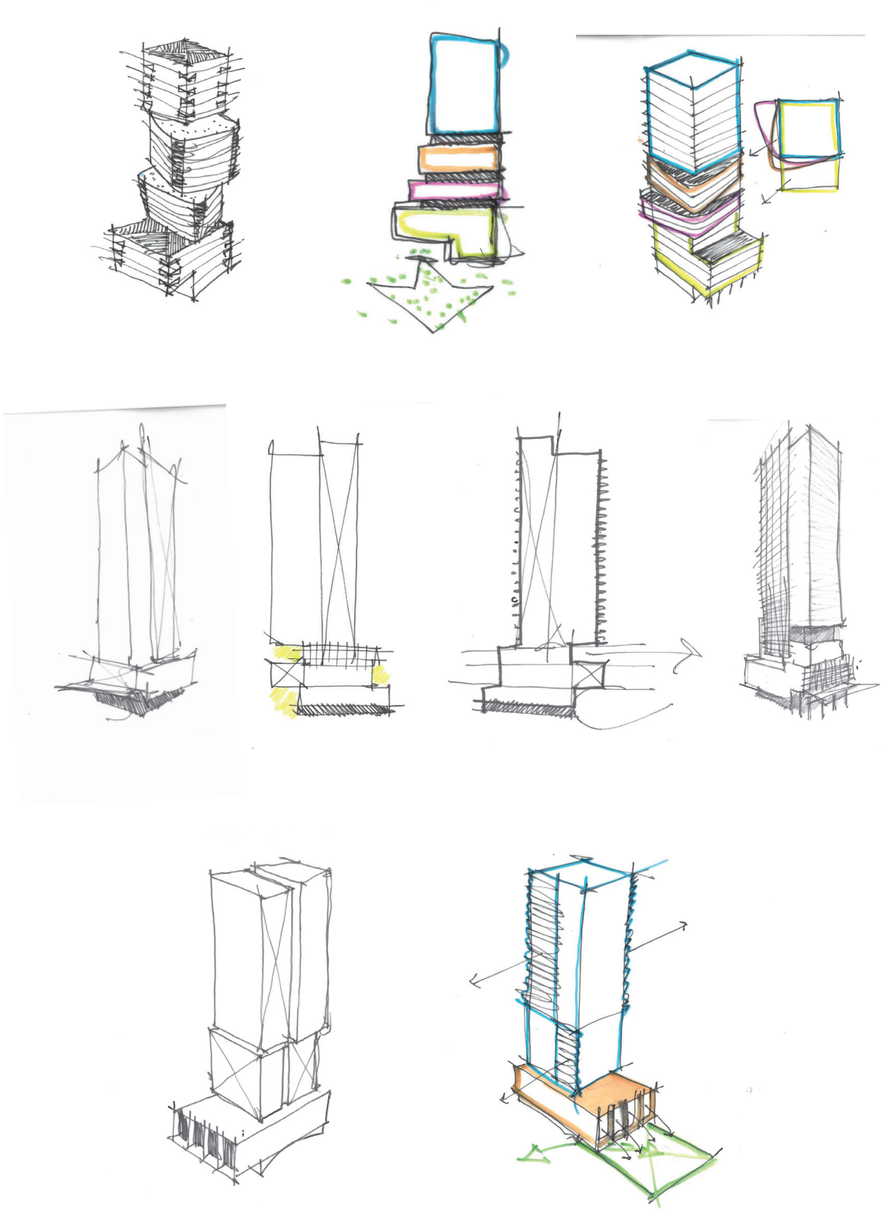


Above: Precedents of laneway housing and narrow pedestrian accessible urban spaces where the public and private realms successfully co-exist.

BOTH THE 'A2' MUP AND THE BUILDING ITSELF HAVE IMPORTANT HISTORICAL AND CURRENT PRECEDENTS. THE LANEWAY HOUSING TYPOLOGY AND THE ESTABLISHMENT OF A PUBLICLY ACCESSIBLE SPACE THAT PROMOTES HEALTHY PEDESTRIAN AND CYCLING PATHWAY SYSTEM

BUILDING FORM STUDIES

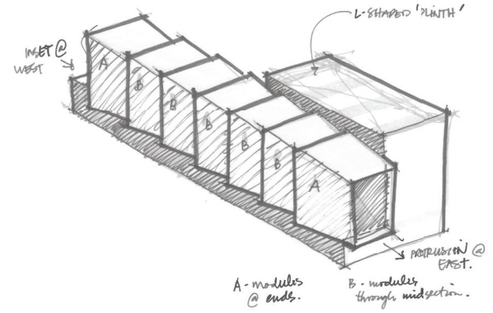


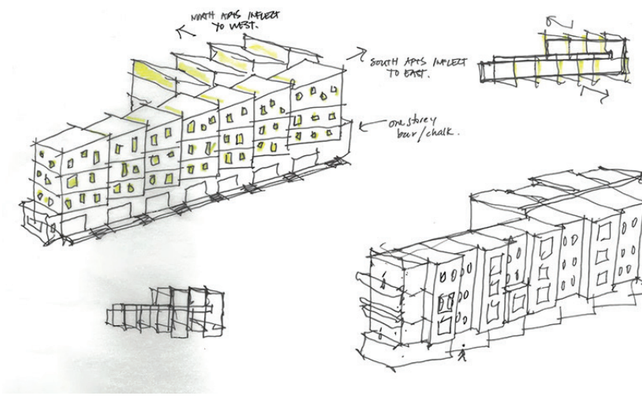


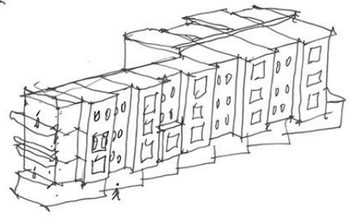
EARLY PLAN DIAGRAM & MASSING SKETCHES; BUILDINGS A1, B & C Plan Diagram at left: Colours indicate different common datum sets; orange indicates podium levels, blue indicates high-rise towers.
Form sketches at right; Top row - Building 'B' articulation of volumes with an emphasis to Lion's Park to the southwest Middle Row - Building 'A1' on Scott Street has an emphasis to the Ottawa River to the north and establishes a generous urban plaza at grade across from the Westboro LRT Station Bottom Row - Building 'C' establishes a high-rise tower that has balconies oriented to the east and west, while the podium produces a gesture to the parkland dedication to the south with the 4-storey tall 'monitors' looking onto the parkland.

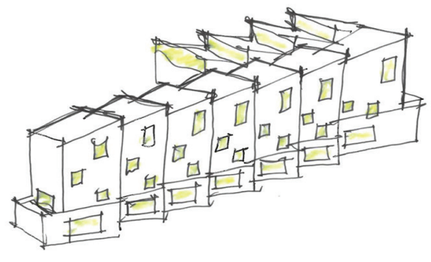
LOW RISE FORM STUDIES

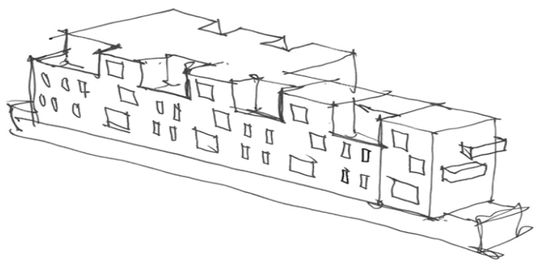
LANEWAY HOUSING BUILDING A2 ELEVATION & MASSING SKETCHES South Elevation Studies at left. Plan and massing studies at right.





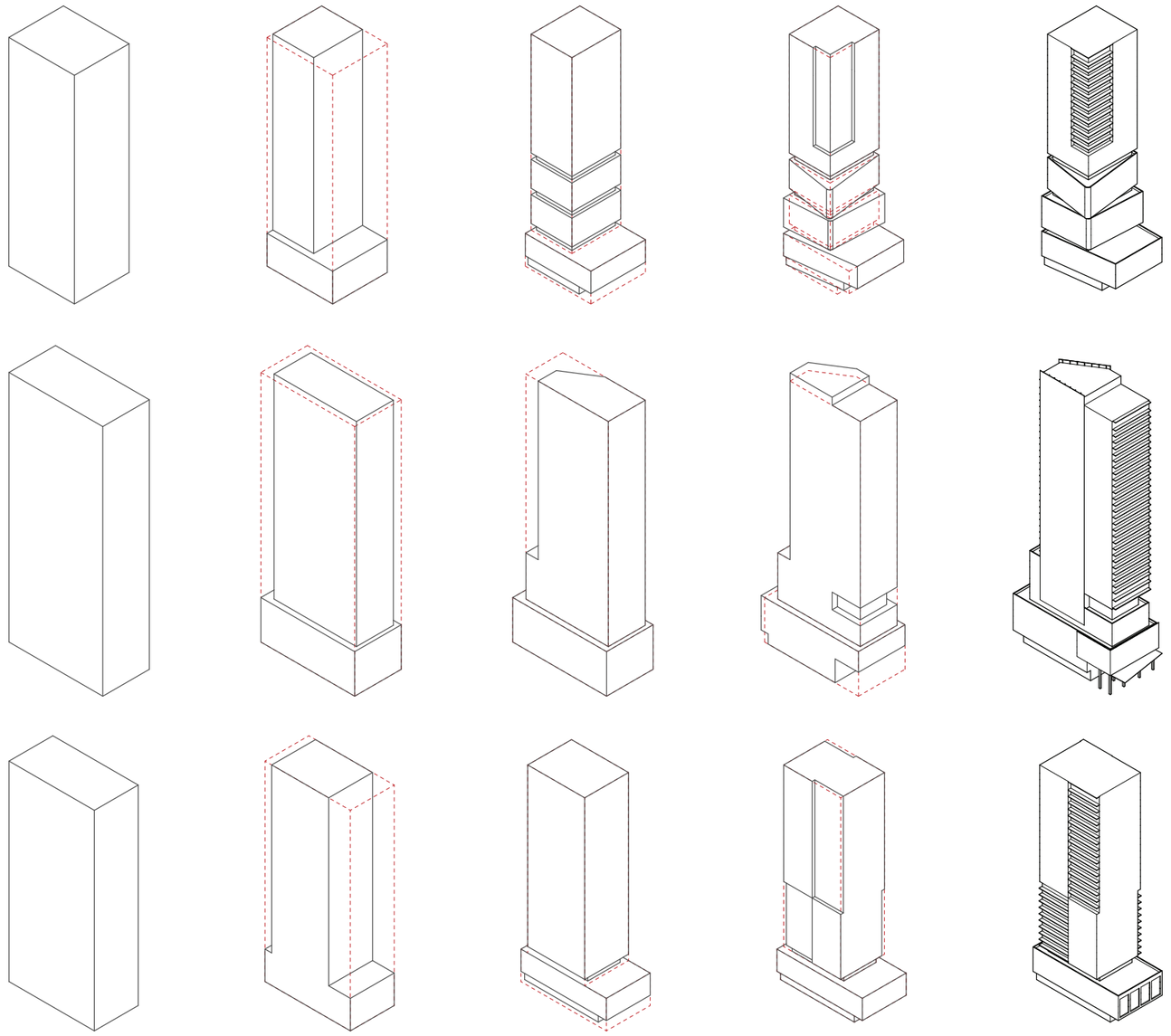






MASSING & ELEVATION SKETCHES; BUILDING A2 The massing and elevation studies explored a laneway housing approach that draws inspiration from historical precedent while embracing a contemporary, dynamic architectural expression.

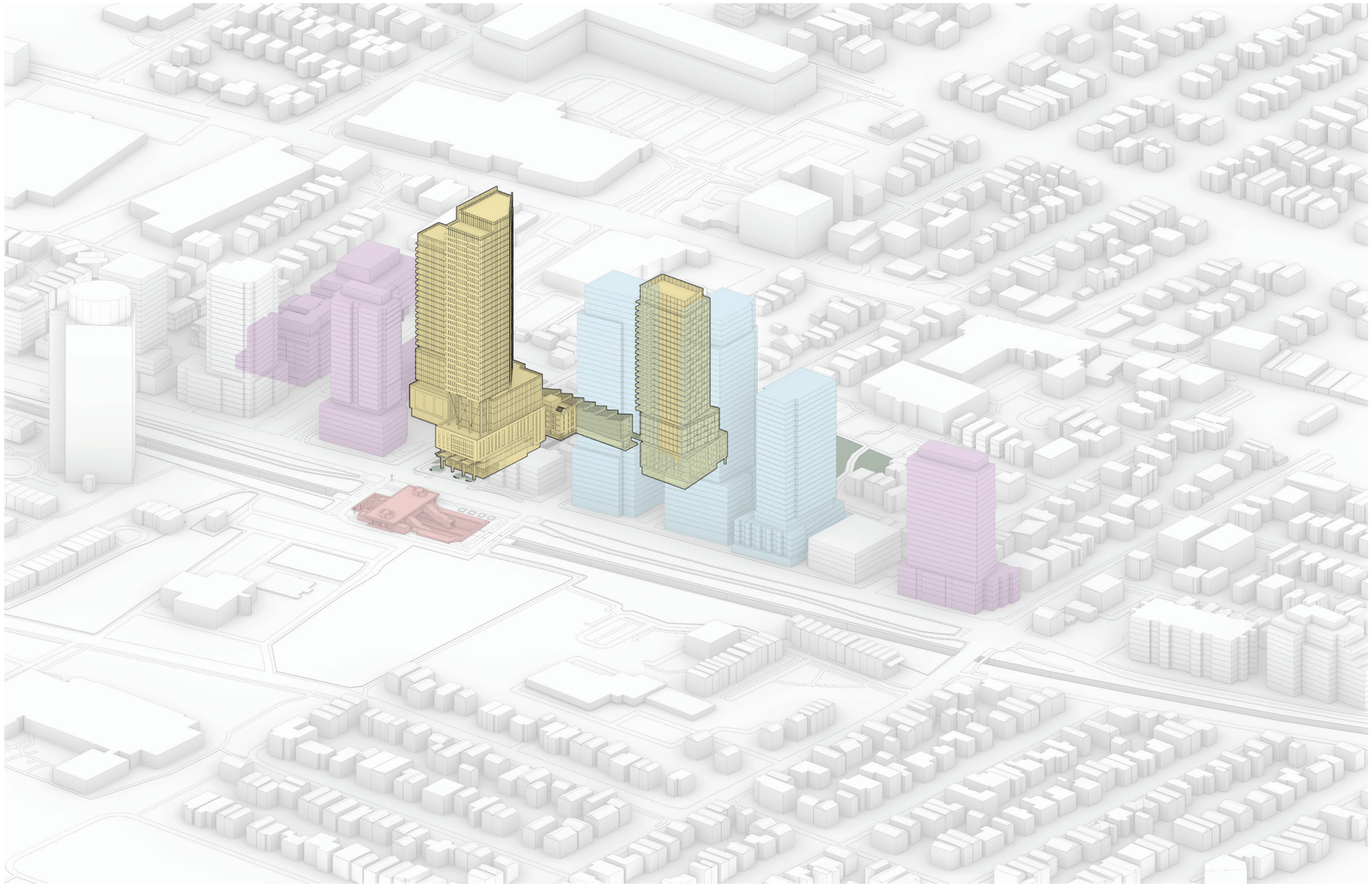
TOWER FORM STUDIES *MASSING ADAPTATION STUDY*



ADAPTIVE FORM STUDIES Top row - Building B sculpted to gesture towards Lion's Park Middle Row - Building A1 on Scott Street across from Westboro LRT Station establishes a strong northerly emphasis towards the Ottawa River and carves out volumes at-grade to provide for a POPS area. Bottom Row - Building C simultaneously creates a discreet east/west tower articulation and an inflection of the podium to the parkland dedication to the south.

CONTEXT MASSING STUDIES

MASSING VIEW *AERIAL VIEW FROM NORTH-WEST*



CONTEXT MASSING VIEW Yellow: Proposed ParkRiver Developments. Blue: Approved, unbuilt projects. Purple: Recently built midrise and highrise projects. Red: Westboro LRT Station

MASSING VIEW *AERIAL VIEW FROM NORTH-WEST*

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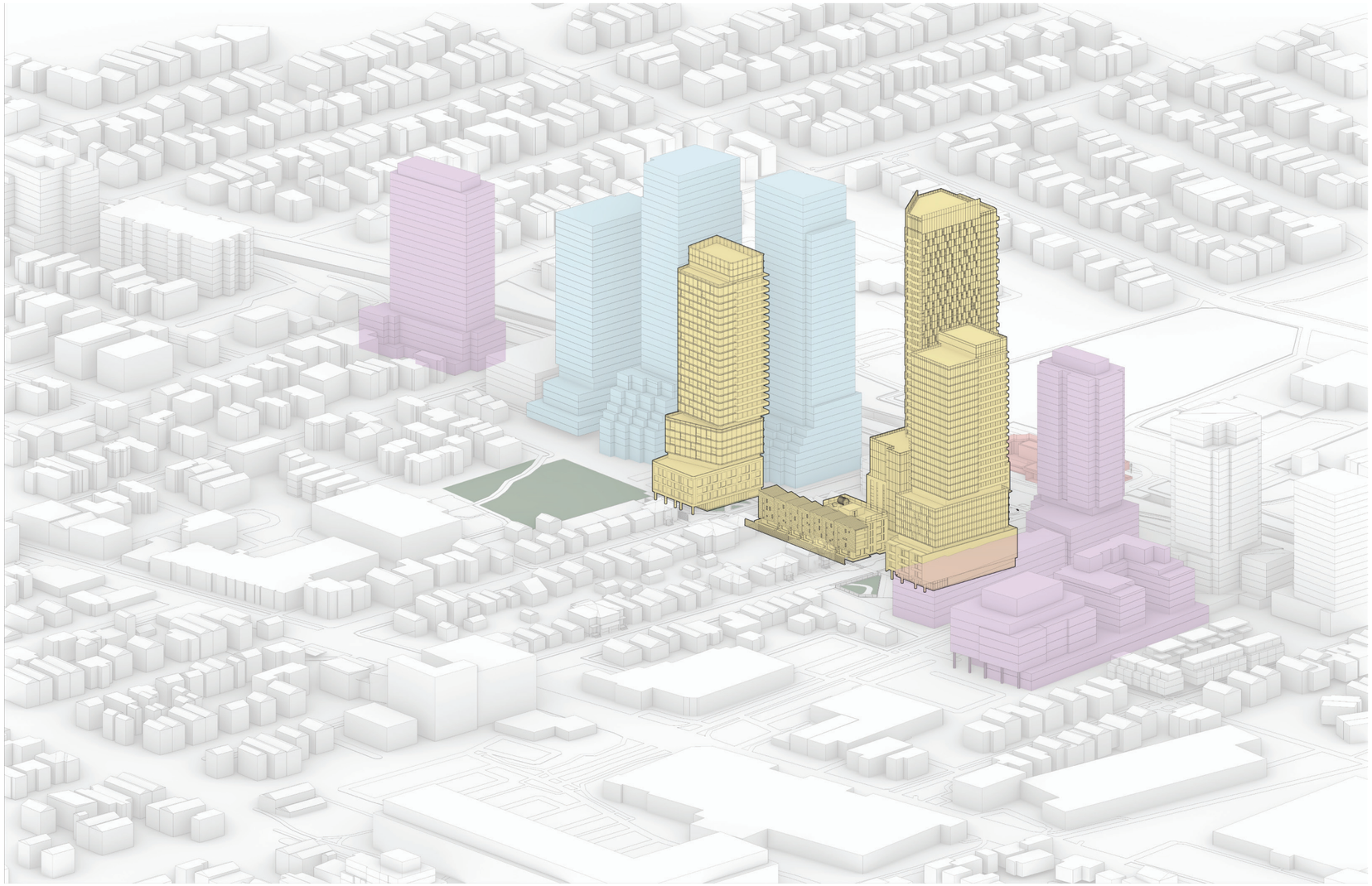

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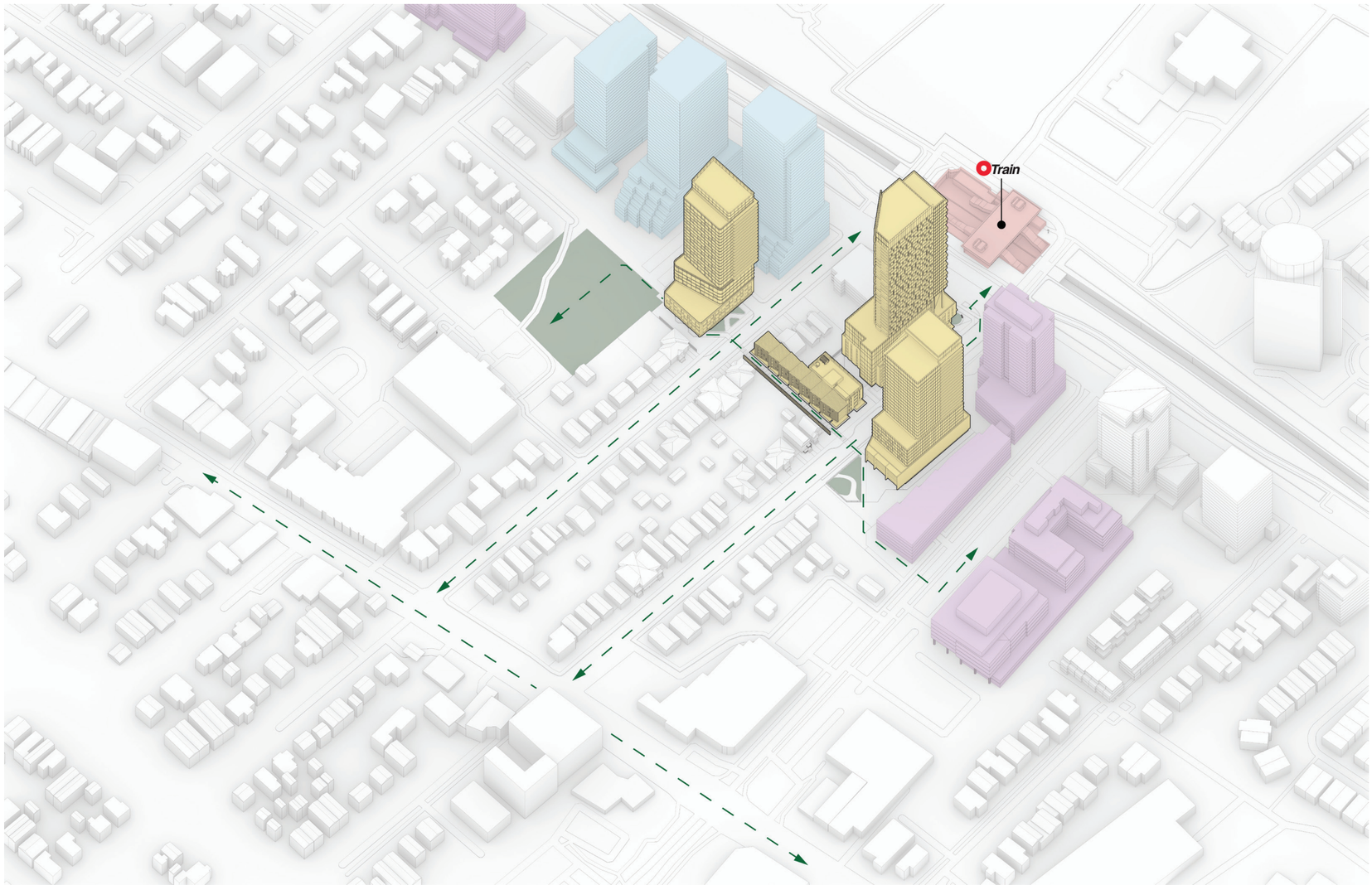
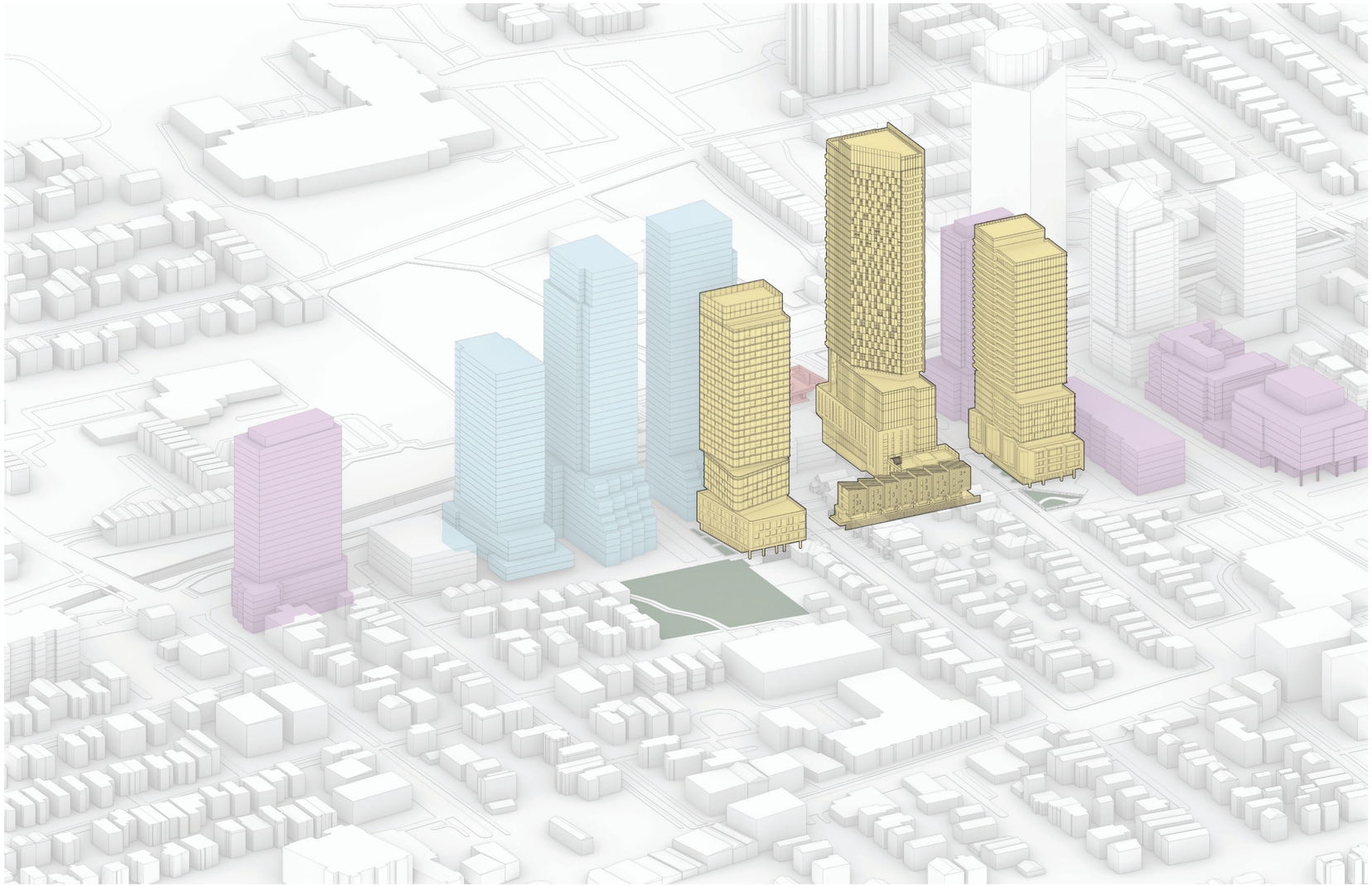
MASSING VIEW *AERIAL VIEW FROM NORTH-WEST*



CONTEXT MASSING VIEW The aerial view reinforces the intent of promoting strong north/south connections to lrt station and an east/west network of pathways and urban park spaces ‘urban rooms’

MASSING VIEW *AERIAL VIEW FROM NORTH-WEST*



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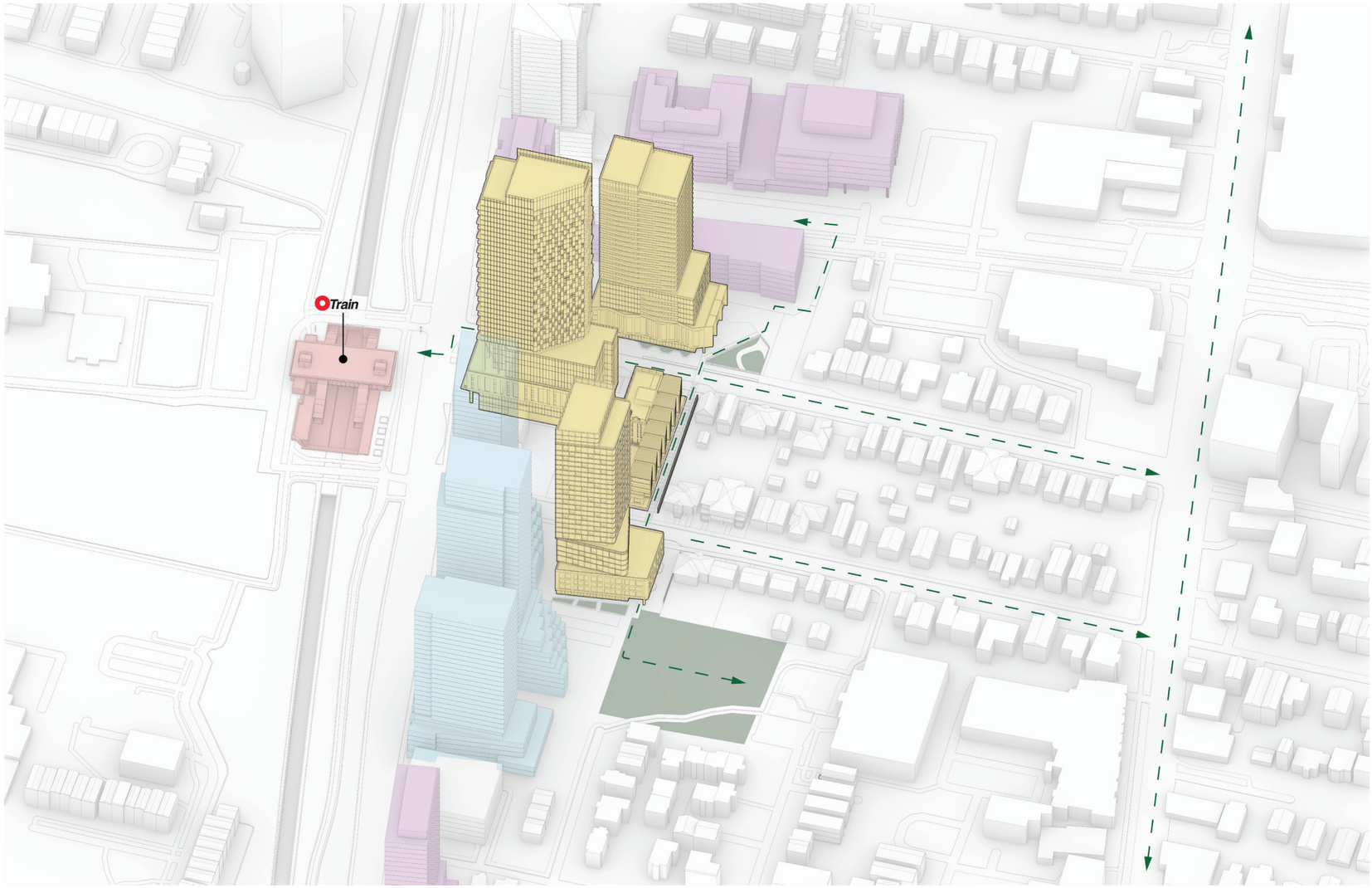


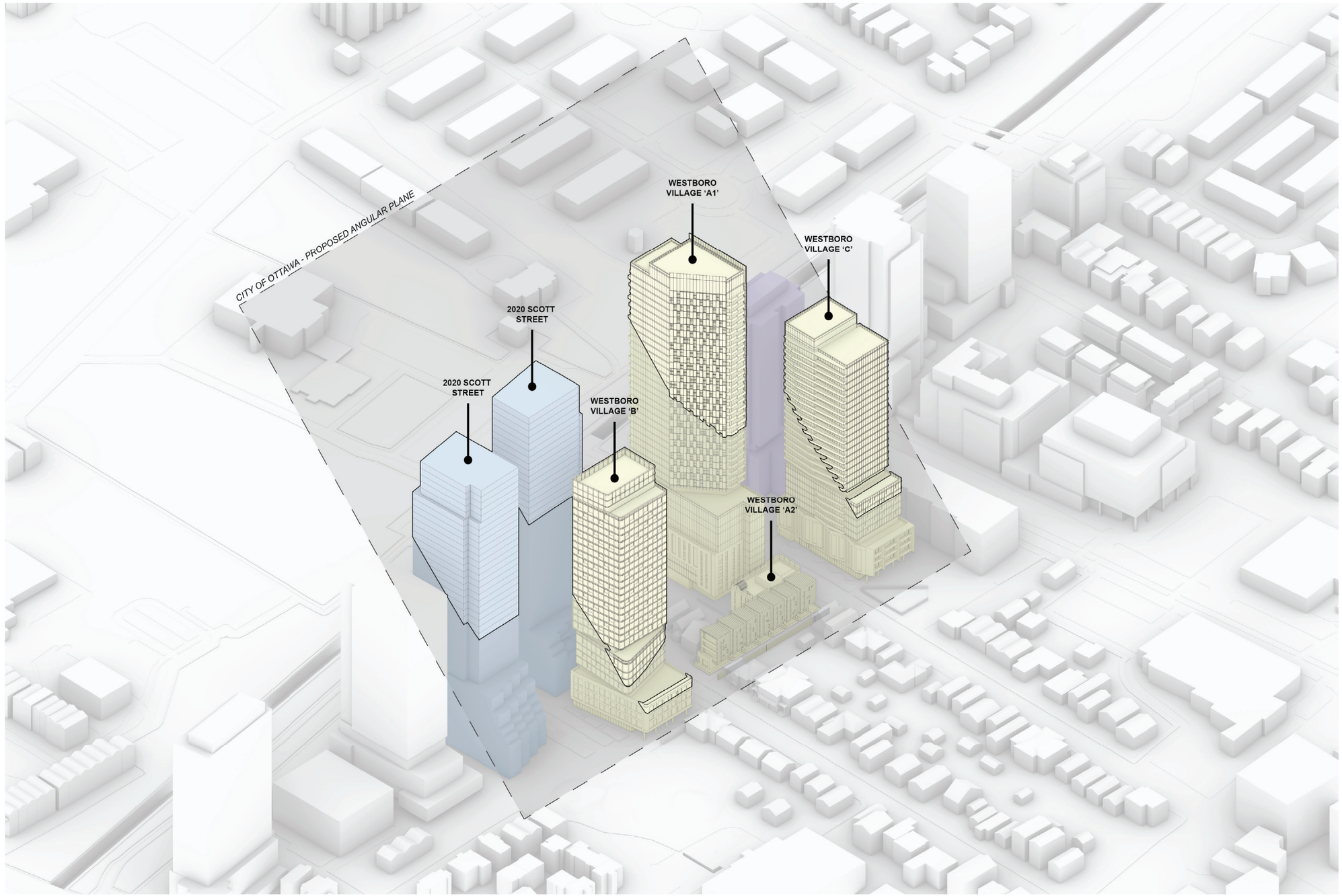
CONTEXT MASSING VIEW The aerial view reinforces the intent of promoting strong north/south connections to lrt station and an east/west network of pathways and urban park spaces ‘urban rooms’

45-Degree Angular Plane Studies

ANGULAR PLANE STUDY 1

In the above study the 45-degree angular plane is placed at the 220m offset point from the centreline of scott street (main street designation). Approved and unbuilt structures within study area shown in blue, built projects within study area shown in purple, proposed buildings on subject parcels in study area buildings A1, A2, B and C, shown in gold.

ANGULAR PLANE STUDY 2.



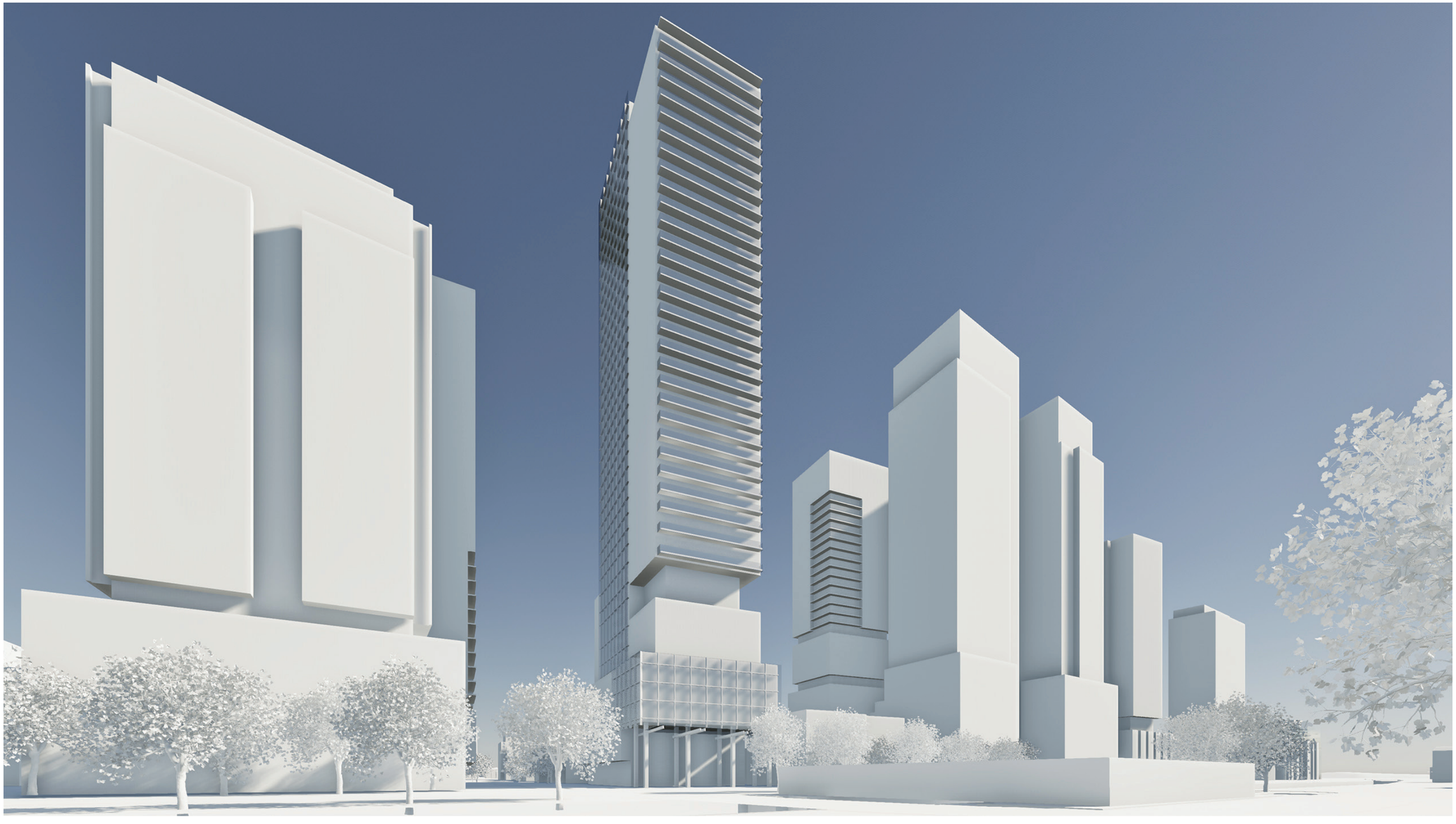
In this study the 45-degree angular plane is located at the nearest abutting property line located south of subject parcels B, A2 & C. This repositioning of the angular plane was requested by City of Ottawa Urban Design group, and reveals that significant portions of already approved buildings along Scott street (in blue) fall within the angular plane..

ANGULAR PLANE STUDY 3

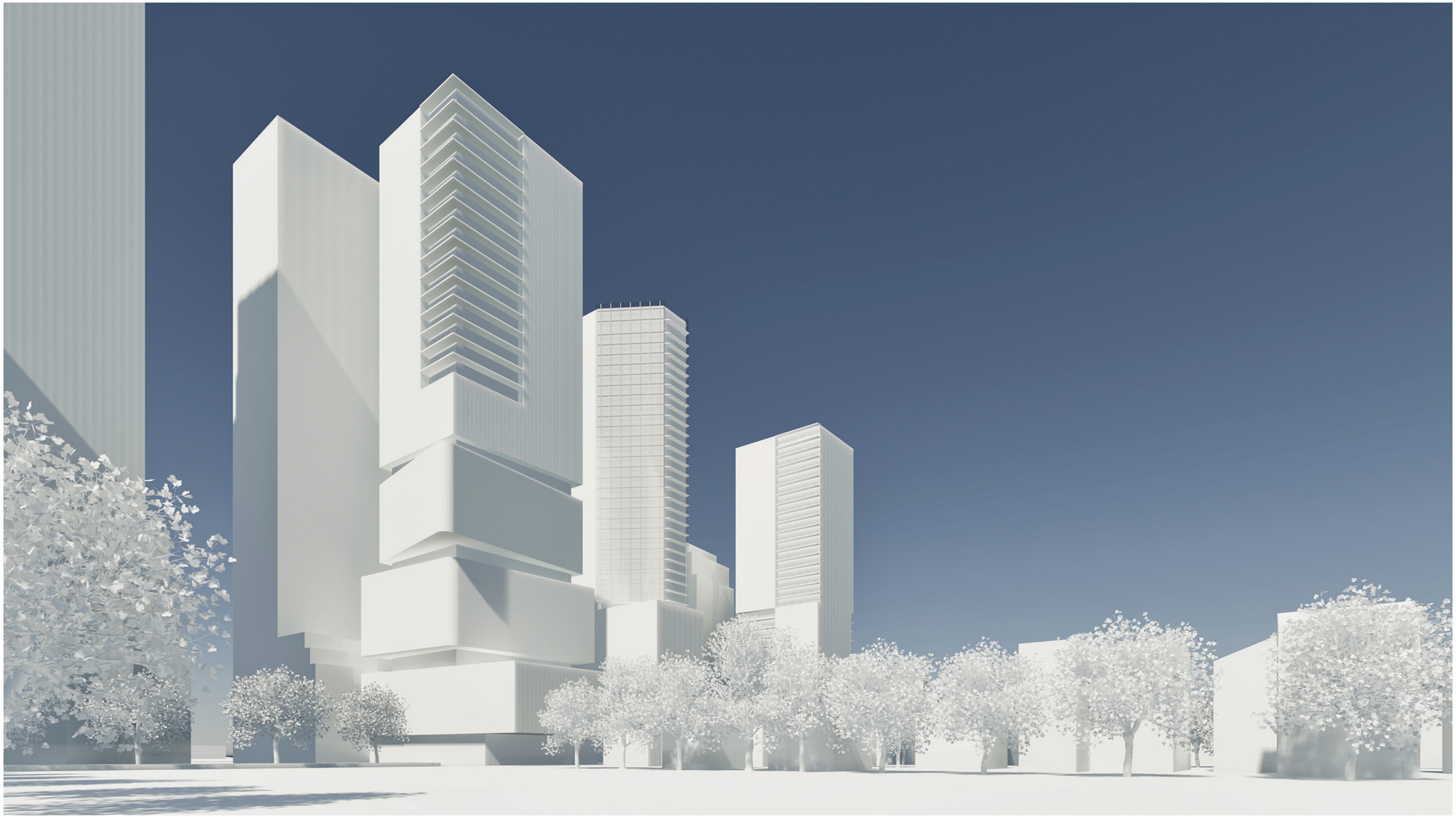
In this final study the 45-degree angular plane is positioned at the south edge of approved 40-storey buildings along Scott street (shown in blue). This positioning of the angular plane demonstrates adequate transition from approved buildings along scott street to the neighbourhood to the south, and that the reduced heights of buildings B and C (now both 29-storeys) fall well within the angular plane.

RENDERINGS

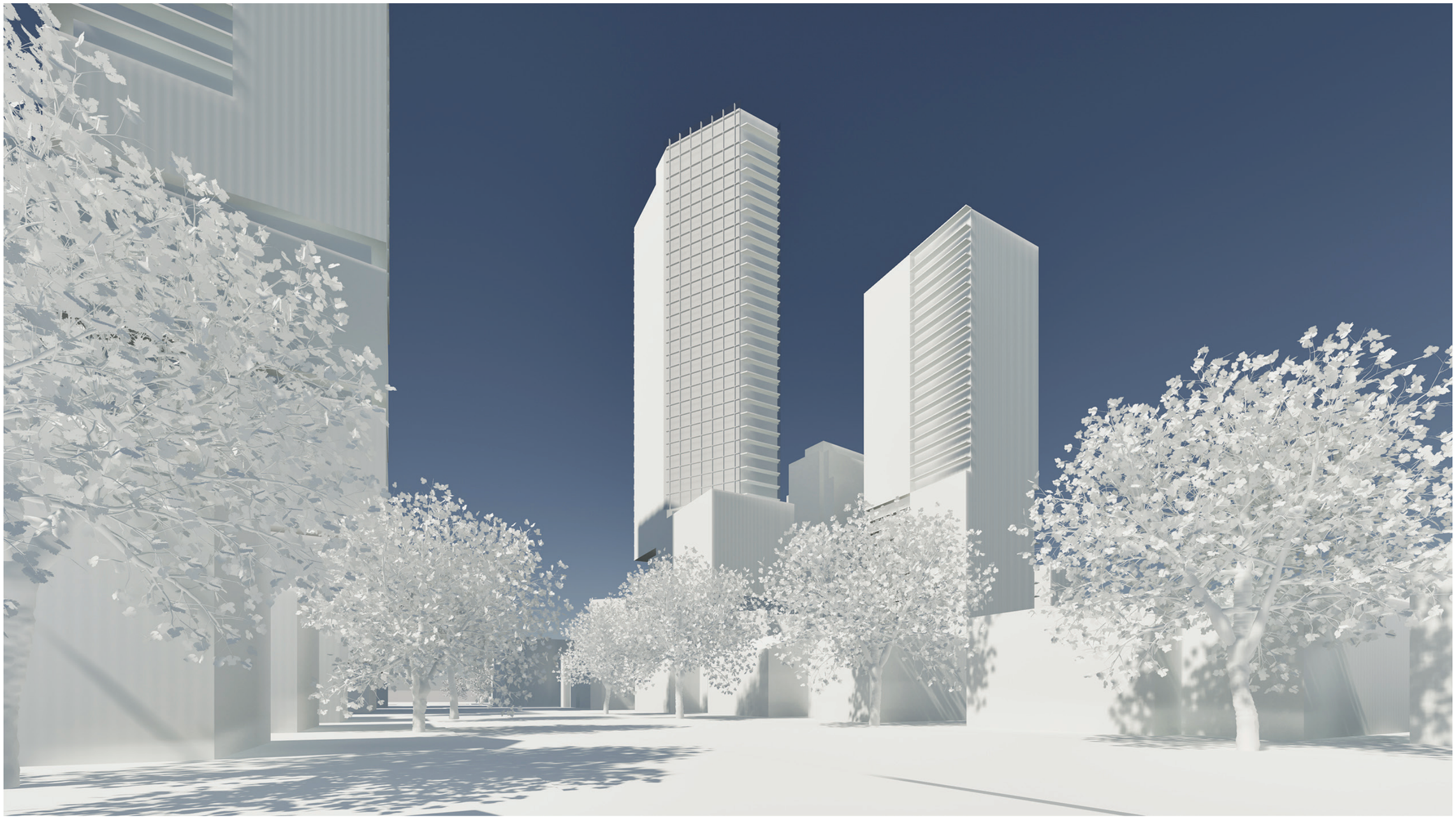
INITIAL MASSING CLAY RENDERINGS *GROUND LEVEL VIEW TO SOUTH - BUILDING 'A1' URBAN PLAZA AND BUILDING DIRECTLY ACROSS FROM WESTBORO LRT STATION*



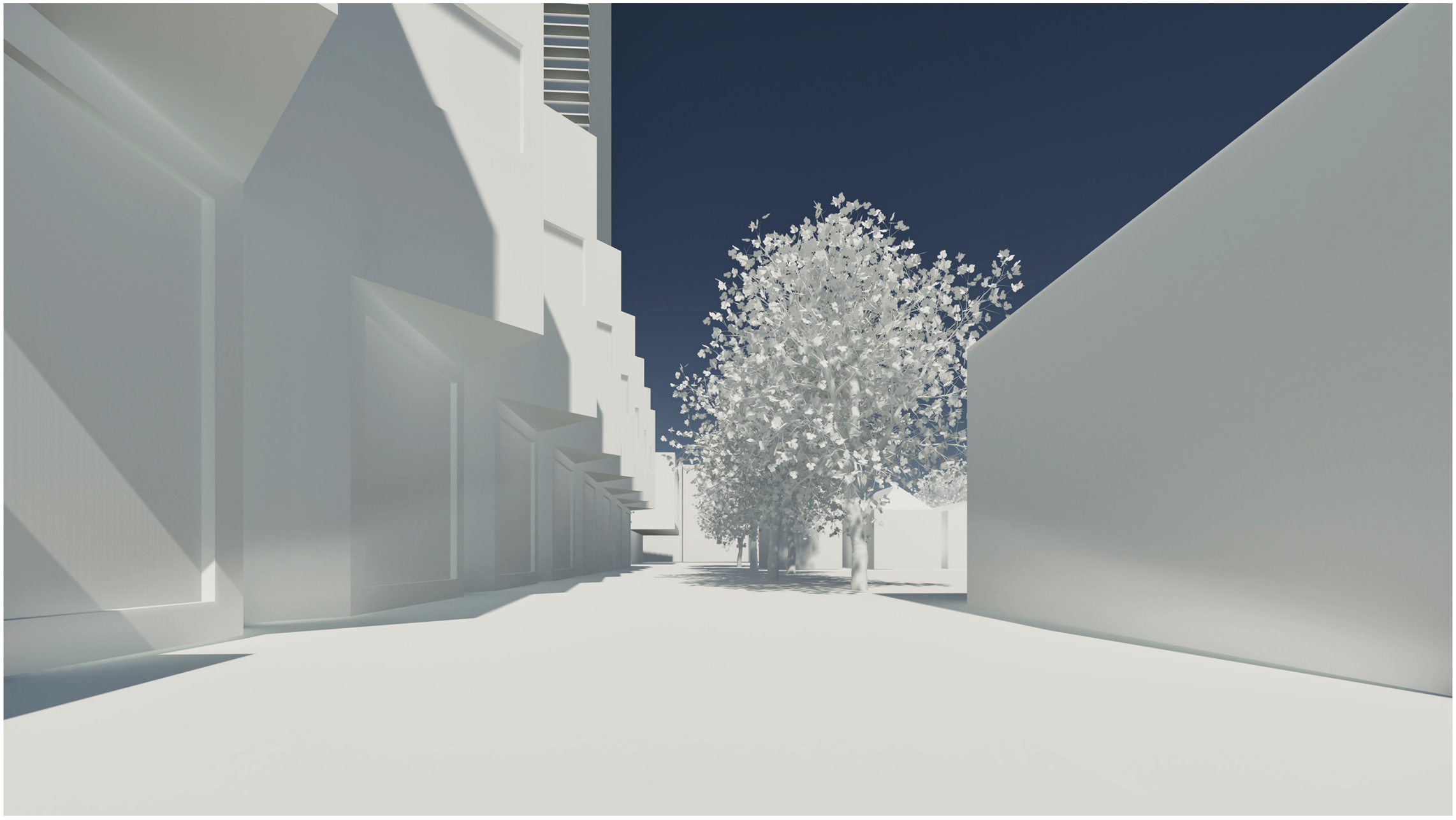
INITIAL MASSING CLAY RENDERINGS *GROUND LEVEL VIEW TO NORTH - FROM LION'S PARK LOOKING TOWARDS BUILDING 'B'*



INITIAL MASSING CLAY RENDERINGS *GROUND LEVEL VIEW TO NORTH - FROM ATHLONE AVENUE LOOKING TOWARDS BUILDING 'B' (@ left), BUIDING 'A1' (@ centre), and BUILDING 'C' (2 right)*

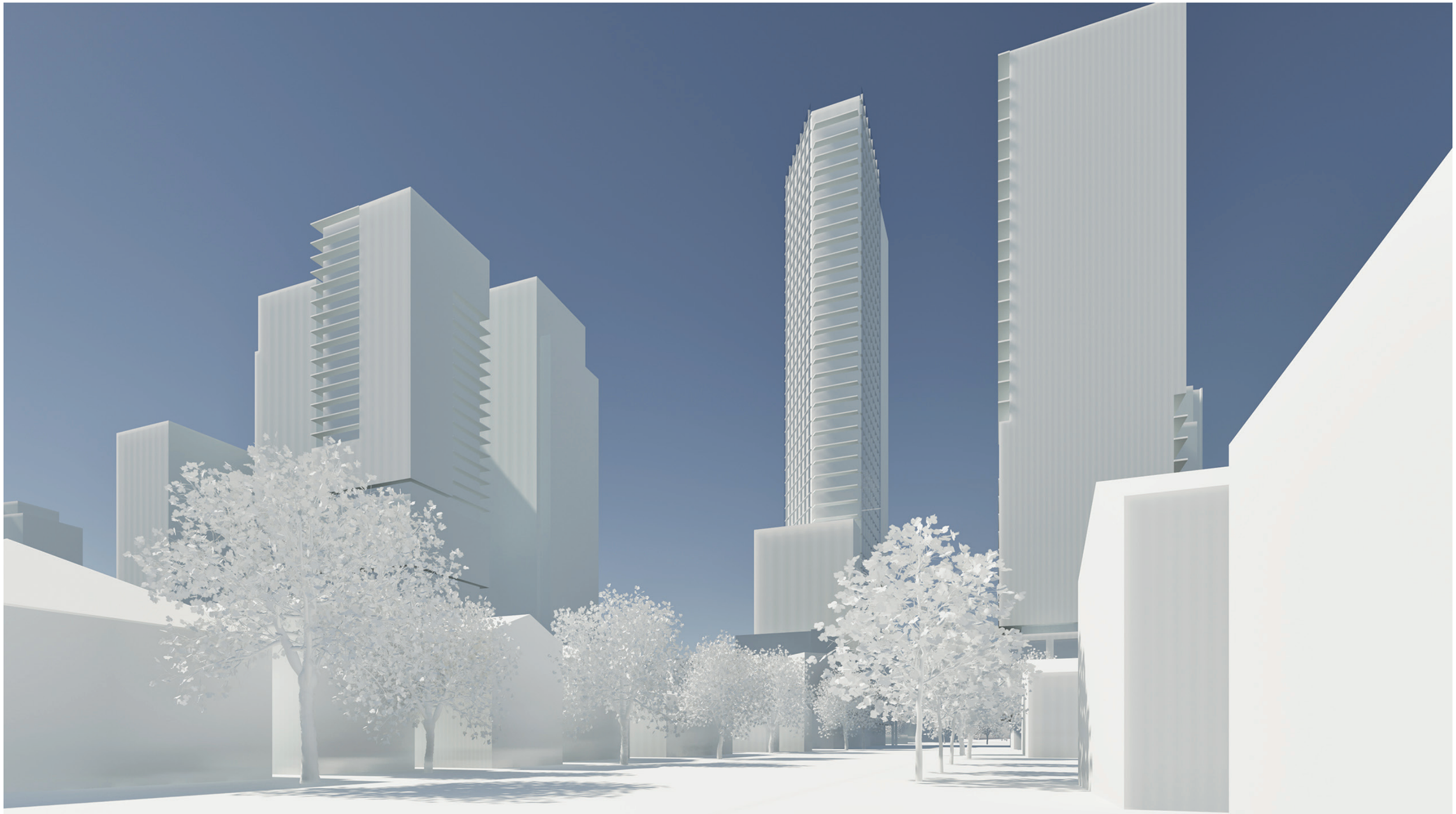


INITIAL MASSING CLAY RENDERINGS *GROUND LEVEL VIEW TO EAST - 'A2' LANEWAY LOOKING TOWARDS BPARKLAND DEDICATION JUST SOUTH OF BUILDING 'C'*



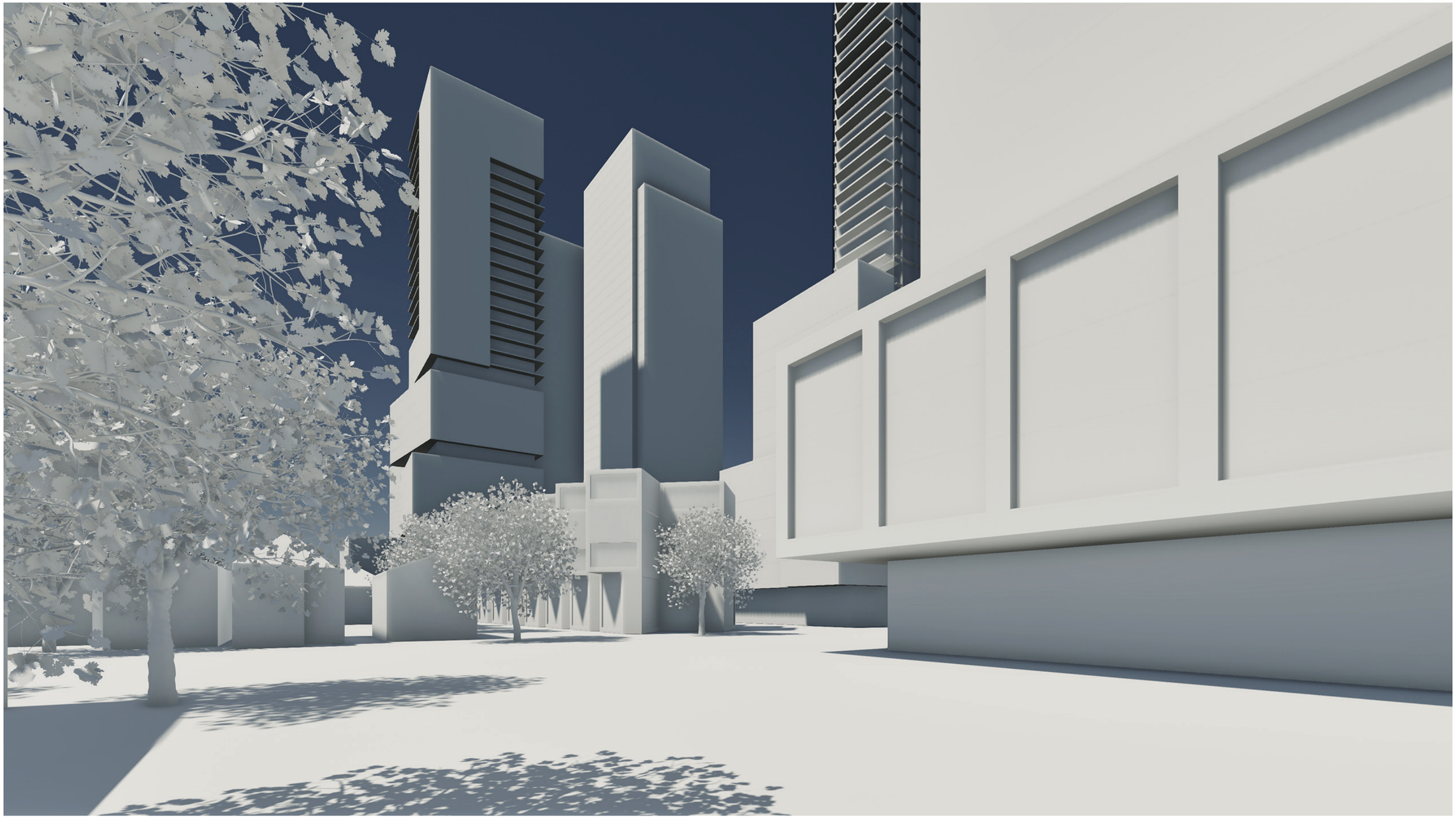
INITIAL MASSING CLAY RENDERINGS

GROUND LEVEL VIEW TO NORTH - FROM TWEEDSMUIR AVENUE LOOKING TOWARDS BUILDING 'B' (@ left), BUIDING 'A1' (@ centre), and BUILDING 'C' (2 right)



INITIAL MASSING CLAY RENDERINGS

VIEW TO WEST - FROM EAST PARKLAND DEDICATION SPACE JUST SOUTH OF BUILDING 'C' LOOKING TOWARDS 'A2 LANEWAY HOUSING IN FOREGROUND, AND BUILDING 'B' BEYOND TO THE WEST.



RENDERING

Looking southwest towards Building A1 with the Westboro LRT station in foreground (lower right).

RENDERING

Looking southwest towards Building A1 with the Westboro LRT station in foreground (lower right).

RENDERING

Looking southwest towards Building A1 with the Westboro LRT station in foreground (lower right). The POPS space along Scott Street and the generous sidewalk along Tweedsmuir promote a sense of destination and activity.

RENDERING

Looking northeast over Lions Park towards the four proposed developments; building B at left, A1 and A2 centre, and building C at right.

RENDERING

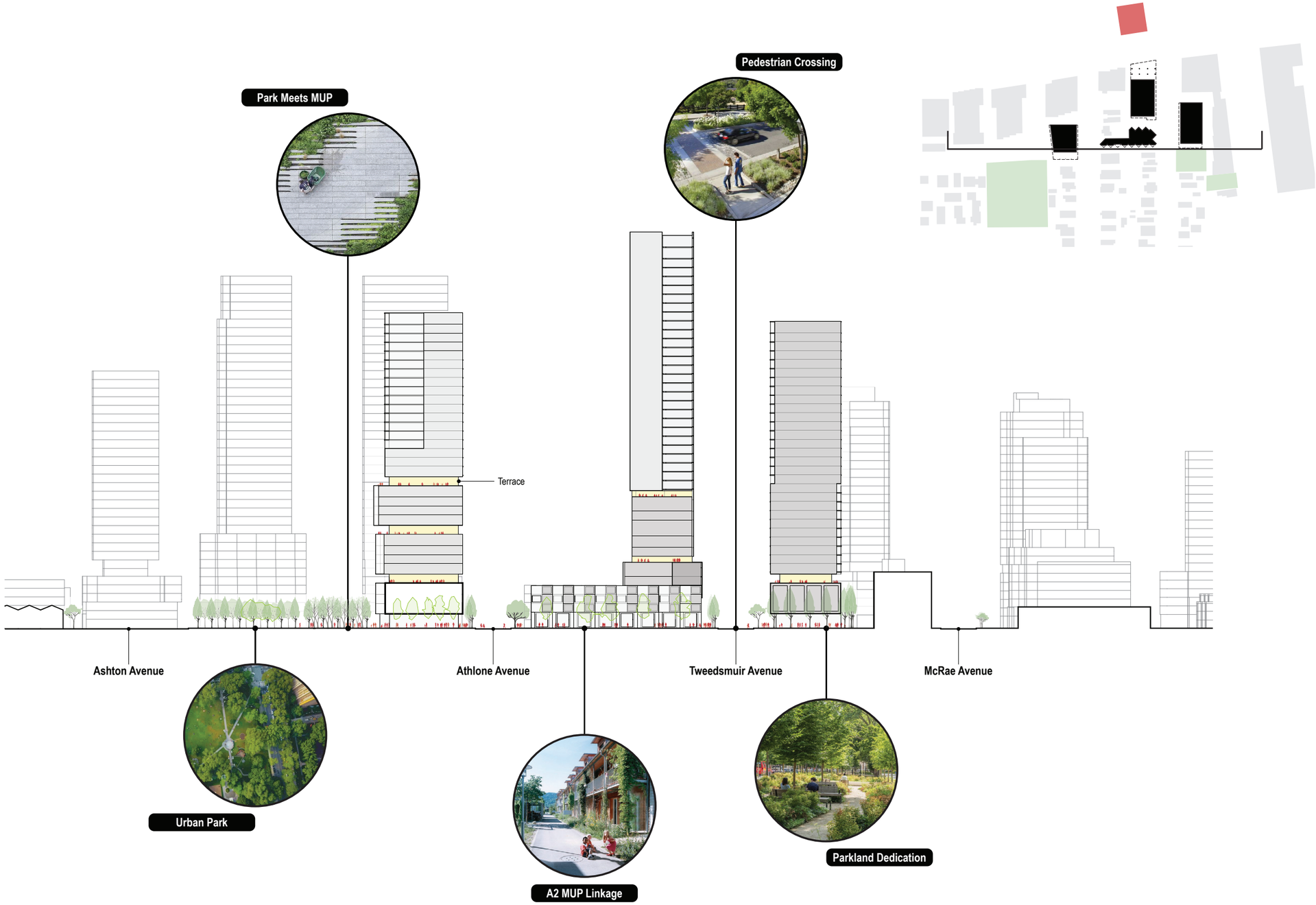
Looking northeast across Lions Park towards the proposed developments; building B at left, A1 centre, and building C at right.

RENDERING

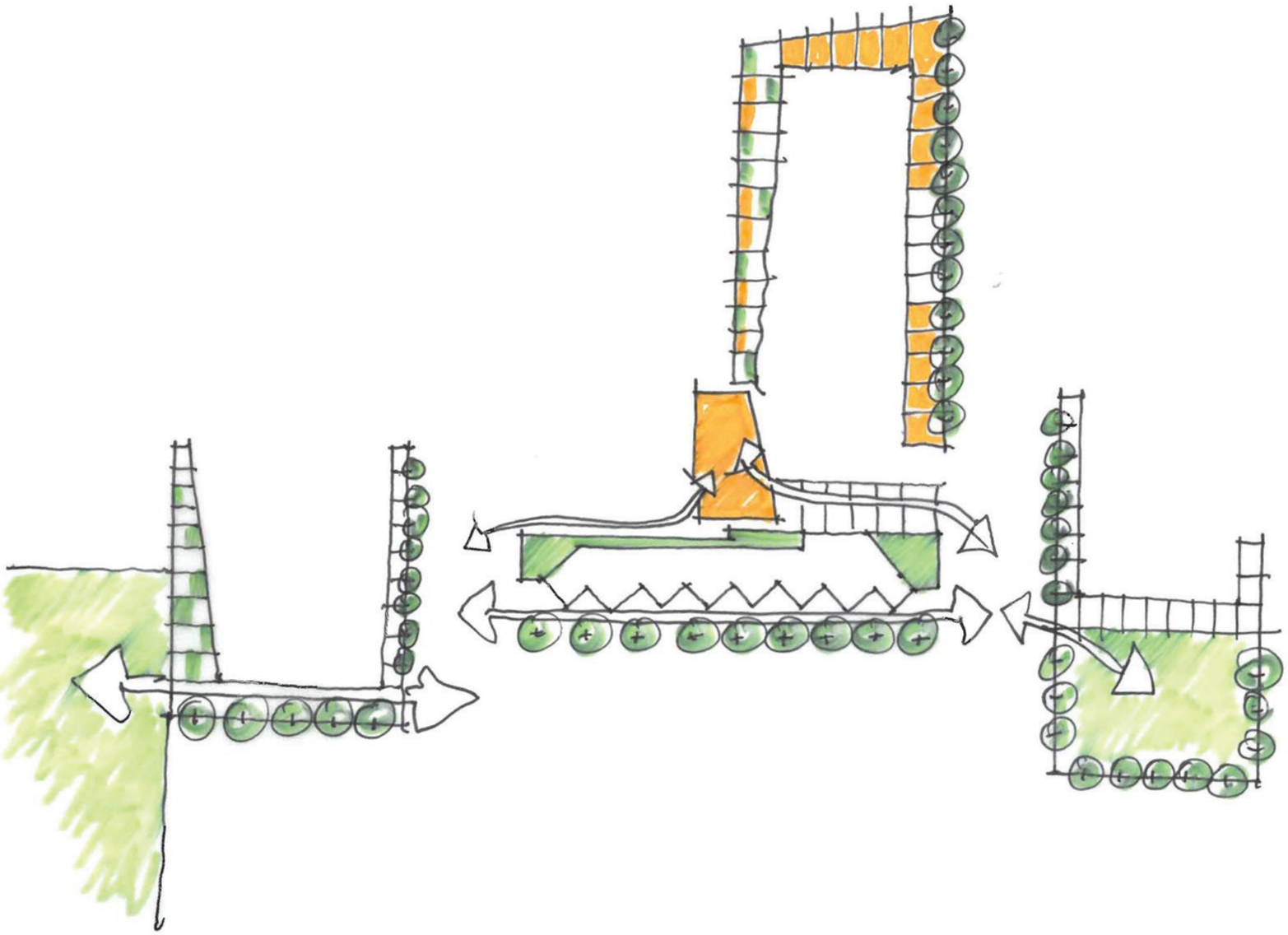
Looking southwest overtop of A2 towards Lions Park.

GROUND PLANE STUDIES

EAST WEST SITE SECTION

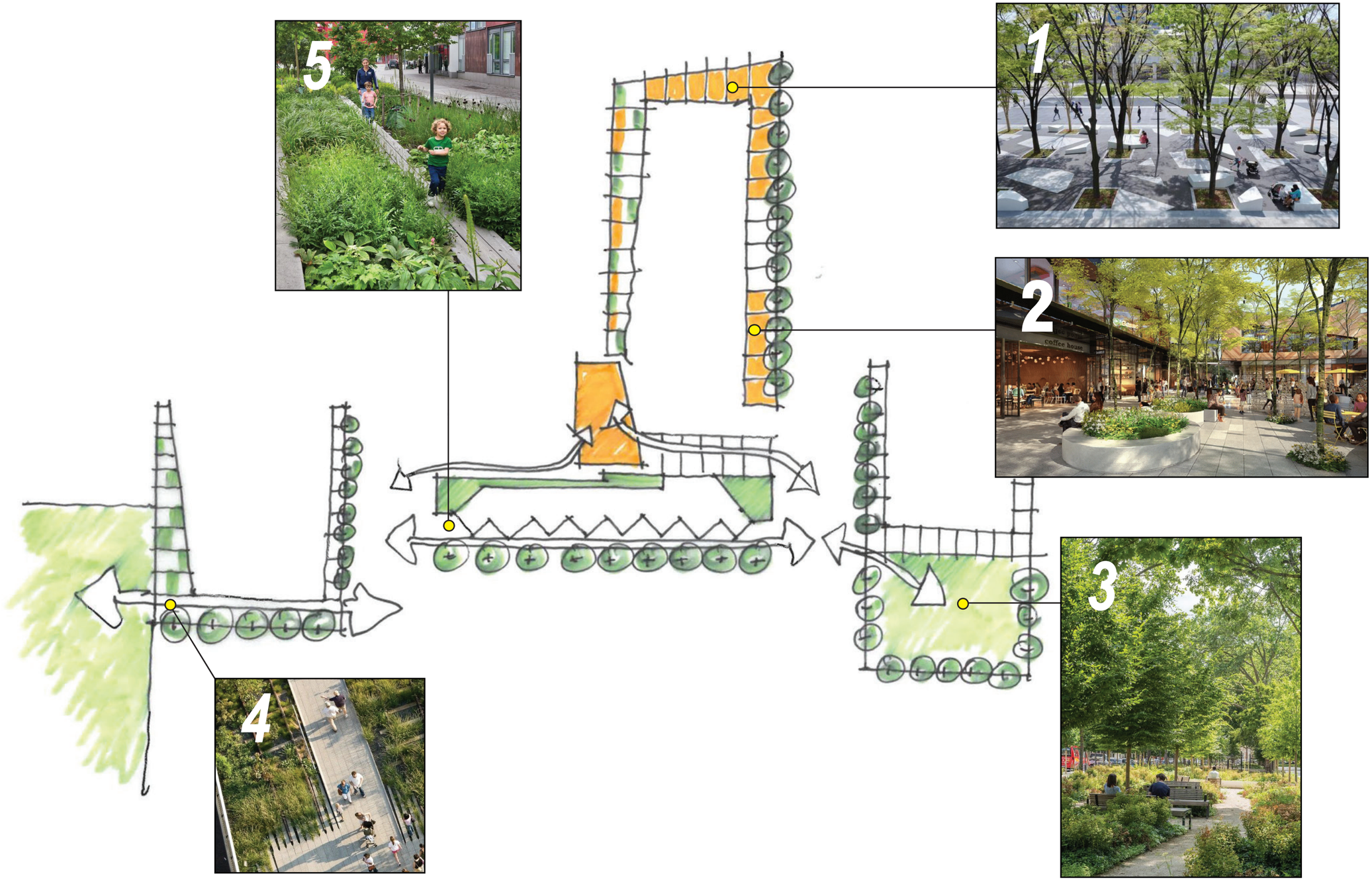


GROUND PLANE



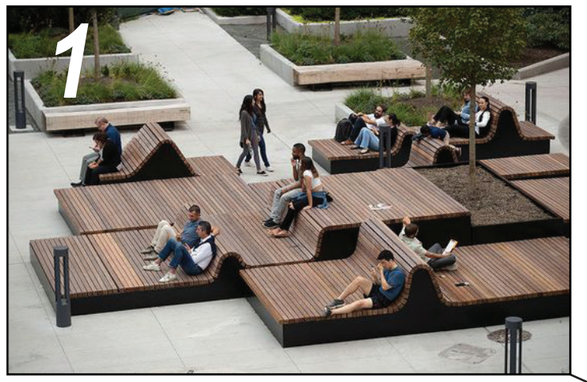
EARLY GROUND PLANE STUDY SKETCH - Estalishing a network of urban ‘rooms’ or destinations, and pathways connecting them. Lion’s Park to the West (left), The Multi-use pathway connection between Athlone and Tweedsmuir (bottom centre), The Parkland dedicated space to the East (right) and the POPS space plaza at north (top)

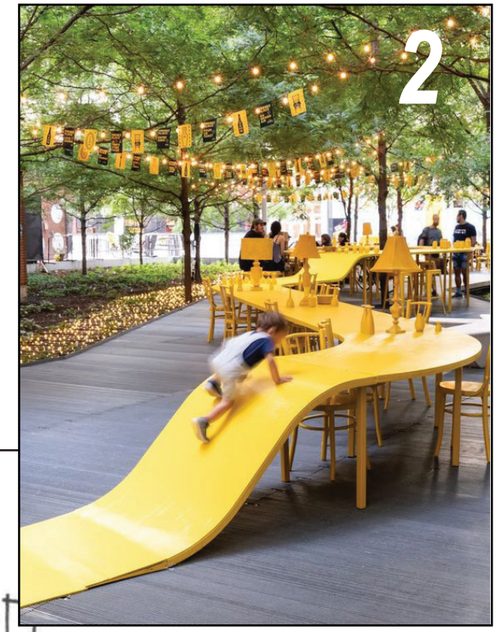
GROUND PLANE

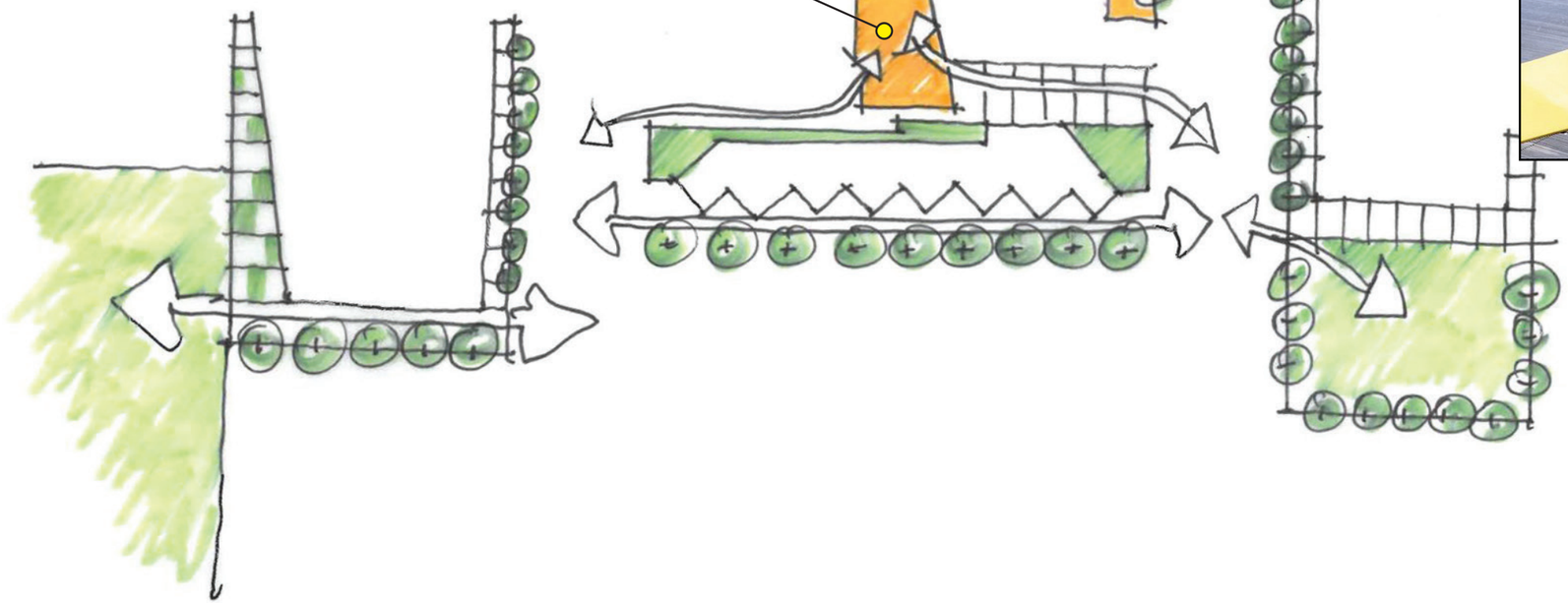


EARLY GROUND PLANE STUDY SKETCH & PRECEDENTS - 1. Civic Square & Urban Plaza at Bldg ‘A1’ 2. Outdoor Commercial space at Bildg ‘A1’ along west side of Tweedsmuir Avenue 3. Parkland Dedication south of Bldg ‘C’ 4. Integration/ Juncture between Lion’s Park and pathway east-west system . 5. Pathway edge conditions at west side of building ‘A1’ site and along southern edge of ‘A2’ laneway connecting Athlone and Tweesdmuir

GROUND PLANE



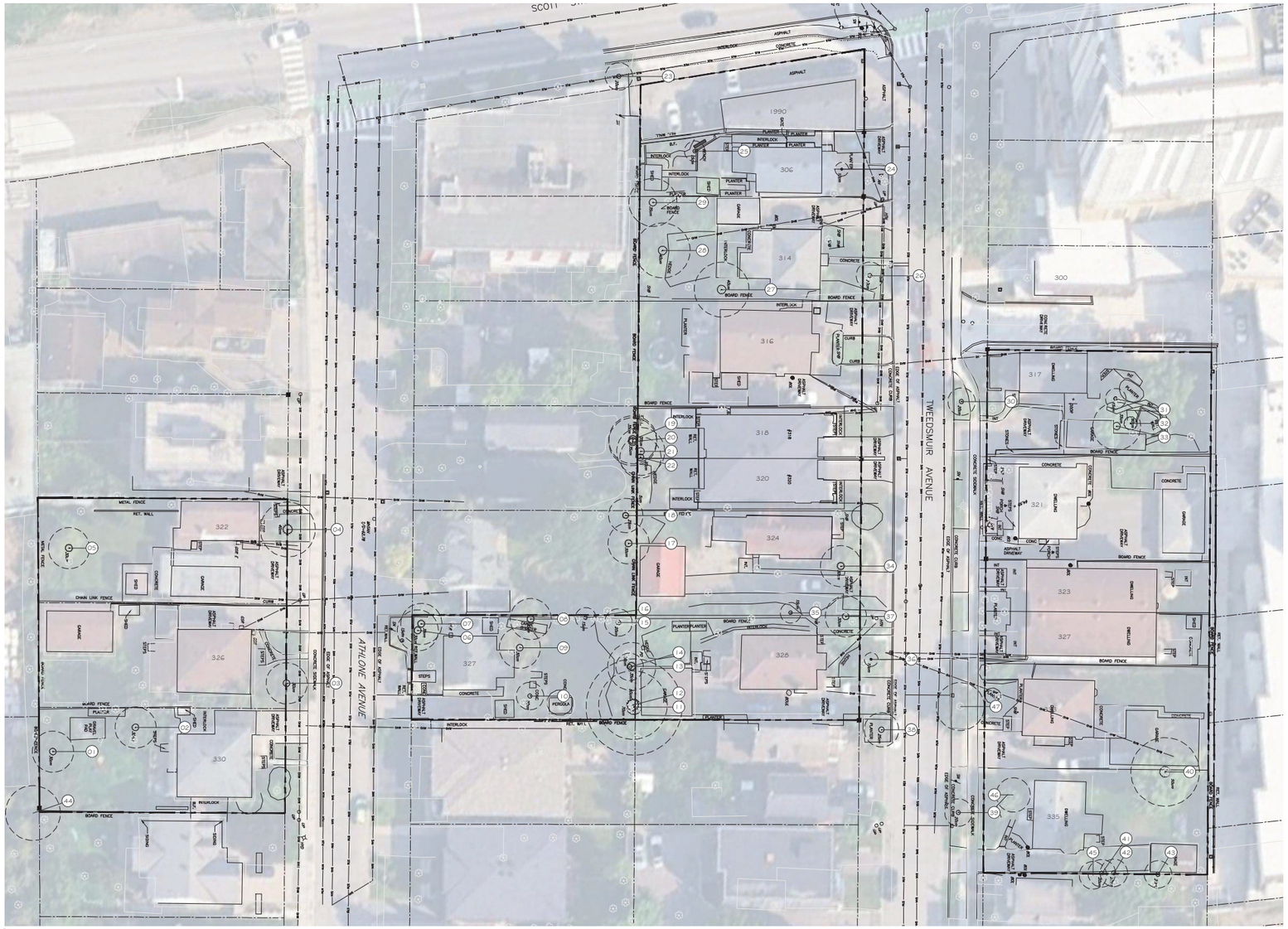




EARLY GROUND PLANE STUDY SKETCH & PRECEDENTS - 1 & 2 Semi-private, quiet inner square between Bldg ‘A1’ and ‘A2”

LANDSCAPE & PUBLIC REALM

CURRENT VEGETATION



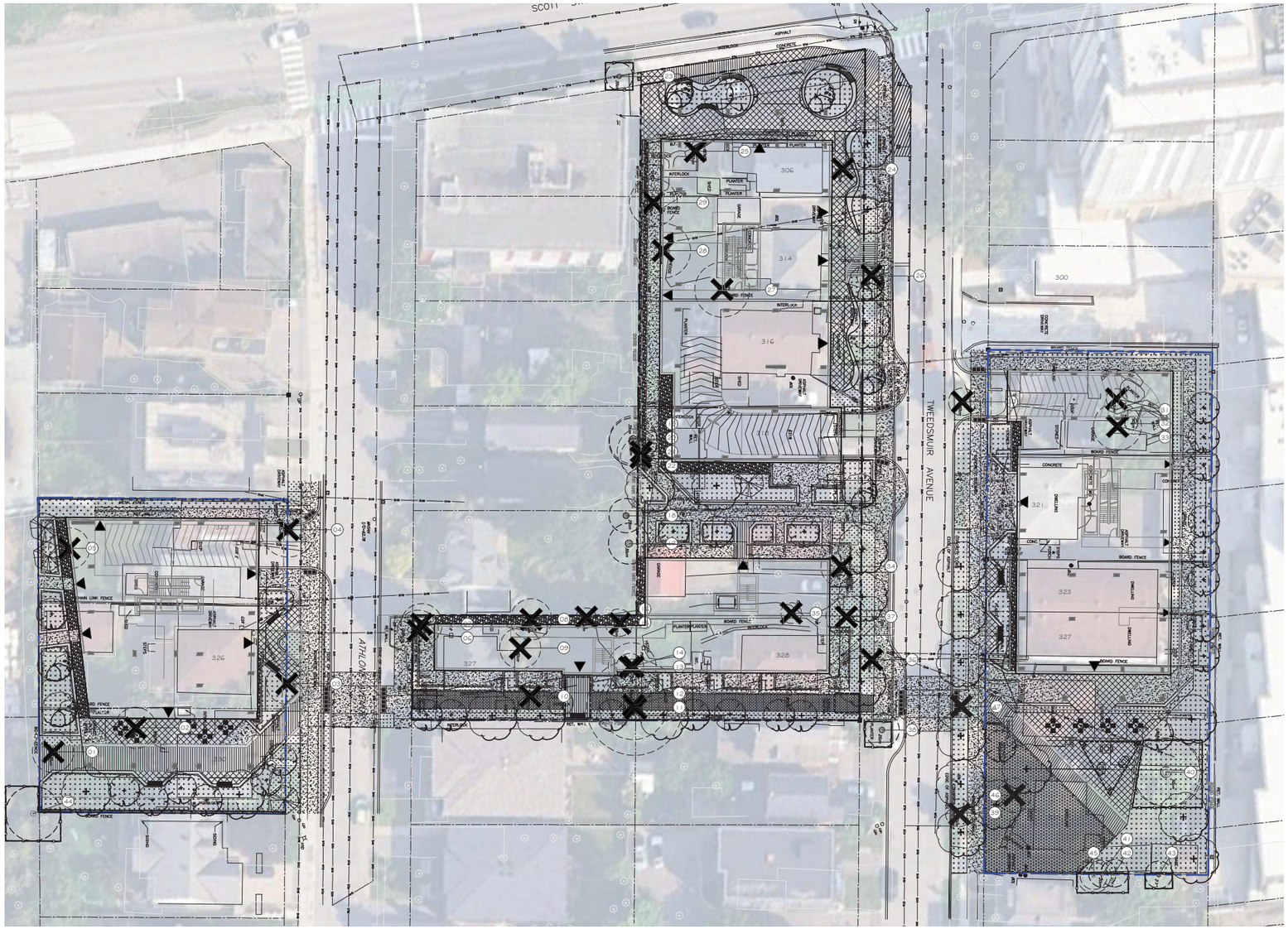
1 TREE INVENTORY PLAN

Scale: 1:250

1:250 5 0 5 10 15 m

CURRENT VEGETATION PLAN AS PREPARED BY URBANTYPOLOGY

CONSERVED VEGETATION



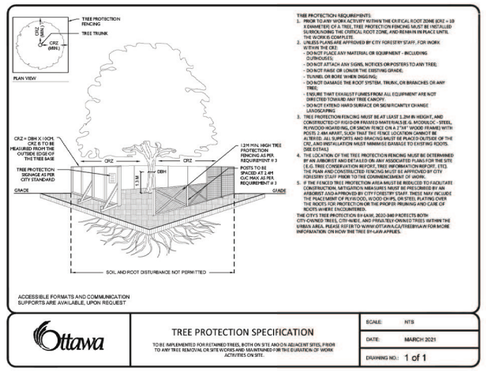
1 TREE INVENTORY PLAN

CONSERVED VEGETATION PLAN AS PREPARED BY URBANTYPOLOGY

TREE INVENTORY

Tree #	Scientific Name	Common Name	Ownership	DBH (cm)	Overall Tree Cond.	Critical Root Zone, Radius (m)	Survey Observation Notes	Arborist Recommendation	Removal Reason
1	Gleditsia sp.	Honey Locust	Priv. Owner	30	Good	3.0	Fence bracing on rear, Single stem with co-dominant leaders 2@1.5m above grade, included bark at leader split	REMOVE	WITHIN LIMITS OF CONSTRUCTION
2	Quercus macrocarpa	Burr Oak	Priv. Owner	30	Moderate	3.0	2 Leaders Pruned, Single Stem with co-dominant leaders 2@2m above grade, minor decay at trunk	REMOVE	WITHIN LIMITS OF CONSTRUCTION
3	Malus sp.	Crabapple sp.	Priv. Owner	30	Good	3.0	Symmetrical single stem, minor pruning, minor bark decay	REMOVE	WITHIN LIMITS OF CONSTRUCTION
4	Picea glauca	White Spruce	Muni. Road	40	Moderate	4.0	2 Co-dominant leaders @1m above grade, Minor pruning incl. lower limbs and @O.H. Hydro, nest present, <5% canopy dieback	REMOVE	WITHIN LIMITS OF CONSTRUCTION
5	Picea glauca	White Spruce	Priv. Owner	30	Good	3.0	Pruned Lower Limbs, Broken Limbs, Asymmetrical Canopy	REMOVE	WITHIN LIMITS OF CONSTRUCTION
6	Thuja occidentalis	Eastern White Cedar	Priv. Owner	30	Good	3.0	2@ 30cm Multistem, nest present, Minor pruning incl. lower limbs	REMOVE	WITHIN LIMITS OF CONSTRUCTION
7	Thuja occidentalis	Eastern White Cedar	Priv. Owner	30	Good	3.0	2@ 30cm Multistem, Minor pruning incl. lower limbs	REMOVE	WITHIN LIMITS OF CONSTRUCTION
8	Thuja occidentalis	Eastern White Cedar	Priv. Owner	30	Good	3.0	Asymmetrical canopy, minor pruning incl. lower limbs	REMOVE	WITHIN LIMITS OF CONSTRUCTION
9	Sorbus aucuparia	European Mountain Ash	Priv. Owner	30	Good	3.0	Minor pruning, ornaments within branches, bark decay present,	REMOVE	WITHIN LIMITS OF CONSTRUCTION
10	Malus sp.	Crabapple sp.	Priv. Owner	20	Moderate	2.0	Minor pruning, significant decay along trunk and limbs, included bark present	REMOVE	WITHIN LIMITS OF CONSTRUCTION
11	Acer saccharum	Sugar Maple	Priv. Owner	70	Good	7.0	Canopy dieback ~5%, clothesline present, inlcuded bark	REMOVE	WITHIN LIMITS OF CONSTRUCTION
12	-	-	-	-	Missing	-	-	-	-
13	Picea glauca	White Spruce	Priv. Owner	35	Good	3.5	Asymmetricasl canopy, <5% cnaopy dieback	REMOVE	WITHIN LIMITS OF CONSTRUCTION
14	Thuja occidentalis	Eastern White Cedar	Priv. Owner	20	Good	2.0	Single stem with symmetrical canopy.	REMOVE	WITHIN LIMITS OF CONSTRUCTION
15	Thuja occidentalis	Eastern White Cedar	Priv. Owner	20	Good	2.0	Single stem with symmetrical canopy. Corrected lean.	REMOVE	WITHIN LIMITS OF CONSTRUCTION
16	Sorbus aucuparia	European Mountain Ash	Priv. Owner	15	Good	1.5	Symmetrical single stem, minor included bark	REMOVE	WITHIN LIMITS OF CONSTRUCTION
17	Picea glauca	White Spruce	Priv. Non-Owner	30	Good	3.0	Symmetrical single stem, pruned lower limbs	RETAIN	-
18	Picea glauca	White Spruce	Priv. Non-Owner	25	Moderate	2.5	Asymmetrical single stem, pruned lower limbs	RETAIN	-
19	-	-	-	-	Missing	-	-	-	-
20	Picea pungens	Colorado spruce	Priv. Non-Owner	35	Good	3.5	Symmetrical single stem, pruned lower limbs	RETAIN	-
21	Malus sp.	Crabapple sp.	Priv. Owner	35	Good	3.5	Asymmetrical single stem, minor limb breakage, minor pruning, minor bark decay on limbs, corrected lean	REMOVE	-
22	-	-	-	-	Missing	-	-	-	-
23	Tilia americana	American linden	Muni. Road	20	Moderate	2.0	Asymmetrical, minor pruning, ~10% canopy dieback, trunk suckering, moderate mechanical damage	RETAIN	-
24	-	-	-	-	Missing	-	-	-	-
25	Malus sp.	Crabapple sp.	Priv. Owner	15	Good	1.5	Symmetrical single stem. Bird feeder in branches	REMOVE	WITHIN LIMITS OF CONSTRUCTION
26	Ginkgo biloba	Maidenhair	Muni. Road	20	Good	2.0	Asymmetrical canopy, minor pruning,	REMOVE	WITHIN LIMITS OF CONSTRUCTION
27	Malus sp.	Crabapple sp.	Priv. Owner	40	Moderate	4.0	Asymmetrical canopy, ~20% canopy dieback, broken limbs, minor pruning, corrected lean, bark decay present along trunk and limbs	REMOVE	WITHIN LIMITS OF CONSTRUCTION
28	Malus sp.	Crabapple sp.	Priv. Owner	40	Poor	4.0	~20% canopy dieback, substantial decay all over, broken missing co-dominant leader, corrected lean	REMOVE	WITHIN LIMITS OF CONSTRUCTION
29	Frangula alnus	Glossy buckthorn	Priv. Owner	35	Poor	3.5	3@ 14cm Asymmetrical multistem, ~15% canopy dieback, broken limbs, poor branch unions/ angles, substantial decay along limbs	REMOVE	WITHIN LIMITS OF CONSTRUCTION
30	Acer ginnala	Amur Maple	Muni. Road	20	Good	2.0	Symmetrical single stem, <5% canopy dieback, minor pruning, contains remnants of tissue paper streamers or similar	REMOVE	WITHIN LIMITS OF CONSTRUCTION
31	Abies balsamea	Balsam Fir	Priv. Owner	15	Good	1.5	Symmetrical single stem with lower limb pruning	REMOVE	WITHIN LIMITS OF CONSTRUCTION
32	-	-	-	-	Missing	-	-	-	-
33	Acer saccharum	Sugar Maple	Priv. Owner	35	Moderate	3.5	Asymmetrical single stem, minor pruning, ~10% canopy dieback, contains rope, nest, growing over and around edge of shed roof, and string around trunk at breast height, minor limb breakage. Several branches at poor angles on side adjacent to neighbour	REMOVE	WITHIN LIMITS OF CONSTRUCTION
34	Thuja occidentalis	Eastern White Cedar	Priv. Owner	30	Good	3.0	Asymmetrical single stem, central leader pruned, lower limbs pruned, contains lights and nest, <5% canopy dieback.	REMOVE	WITHIN LIMITS OF CONSTRUCTION
35	Malus sp.	Crabapple sp.	Priv. Owner	15	Good	1.5	Symmetrical single stem. Minor pruning.	REMOVE	WITHIN LIMITS OF CONSTRUCTION
36	Acer ginnala	Amur Maple	Muni. Road	10	Good	1.0	Symmetrical single stem. <5% canopy dieback.	REMOVE	WITHIN LIMITS OF CONSTRUCTION
37	Acer saccharum	Sugar Maple	Priv. Owner	30	Good	3.0	Single stem with co-dominant leaders 2 @ 4m. Nest present.	REMOVE	WITHIN LIMITS OF CONSTRUCTION
38	Acer saccharum	Sugar Maple	Muni. Road	25	Poor	2.5	Heavy pruning, incl. at o.h. hydro, ~30% canopy dieback.	RETAIN	-
39	Acer ginnala	Amur Maple	Muni. Road	20	Moderate	2.0	Asymmetrical single stem. ~10% canopy dieback. Decay cavities present.	REMOVE	WITHIN LIMITS OF CONSTRUCTION
40	Acer saccharum	Sugar Maple	Priv. Owner	50	Moderate	5.0	Asymmetrical single stem. <5% canopy die back. Moderate pruning. Large decay cavity	RETAIN	-
41	Acer negundo	Manitoba Maple	Priv. Shared Owner Non-Owner	20	Moderate	2.0	Asymmetrical formerly multistem with substantial corrected lean. Minor pruning.	RETAIN	-
42	Acer negundo	Manitoba Maple	Priv. Shared Owner Non-Owner	20	Moderate	2.0	3 @ 20cm multistem. Fence post grown within largest stem. Asymmetrical structure, minor bark decay along limbs.	RETAIN	-
43	Acer saccharum	Sugar Maple	Priv. Shared Owner Non-Owner	20	Good	2.0	Single stem with co-dominant leaders 2 @ 2m. Included bark at trunk.	RETAIN	-
44	Ulmus sp.	Elm sp.	Muni. Park	40	Moderate	4.0	Asymmetrical canopy, 3 @ 40cm multistem, 1 leaning	RETAIN	-
45	Acer negundo	Manitoba Maple	Priv. Shared Owner Non-Owner	25	Moderate	2.5	3 @ 25 asymmetrical multistem, <5% canopy die back, corrected lean	RETAIN	-
46	Acer negundo	Manitoba Maple	Priv. Owner	25	Good	2.5	Single stem with 2 co-dominant leaders @ 0.5m	REMOVE	WITHIN LIMITS OF CONSTRUCTION
47	Acer saccharum	Sugar Maple	Muni. Road	35	Good	3.5	Minor pruning, <5% canopy dieback	REMOVE	WITHIN LIMITS OF CONSTRUCTION

OWNERSHIP KEY
PRIV. OWNER: PROJECT OWNED LANDS
PRIV. NON-OWNER: PRIVATE PROPERTY OF LAND OWNER NOT ASSOCIATED WITH PROJECT
MUNI. ROAD: CITY OF OTTAWA LANDS WITHIN PUBLIC ROAD RIGHT-OF-WAY
MUNI. PARK: CITY OF OTTAWA LANDS WITHIN PARK PROPERTY

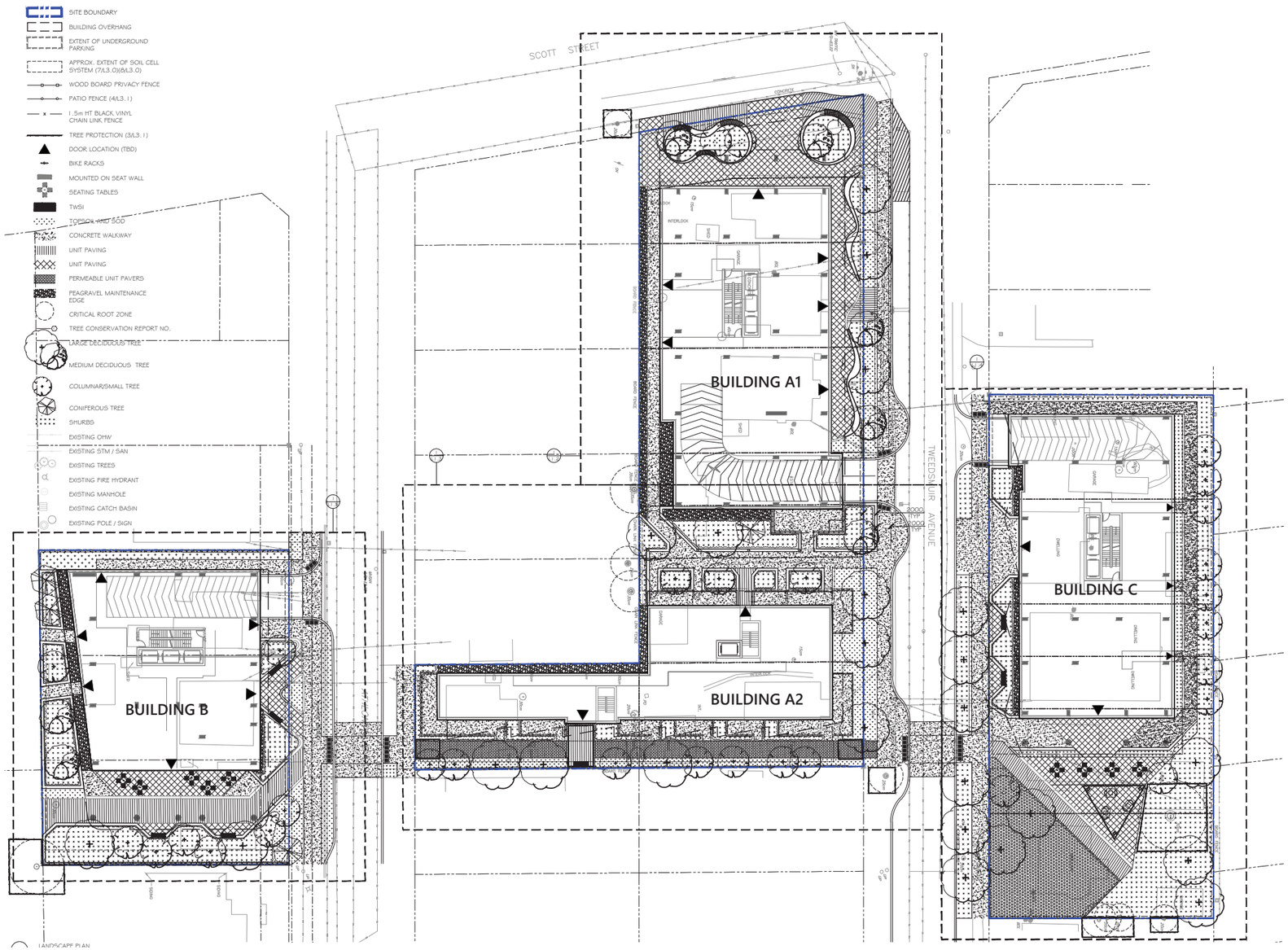


TREE INVENTORY AS PREPARED BY URBANTYPOLOGY

RENDERED LANDSCAPE PLAN

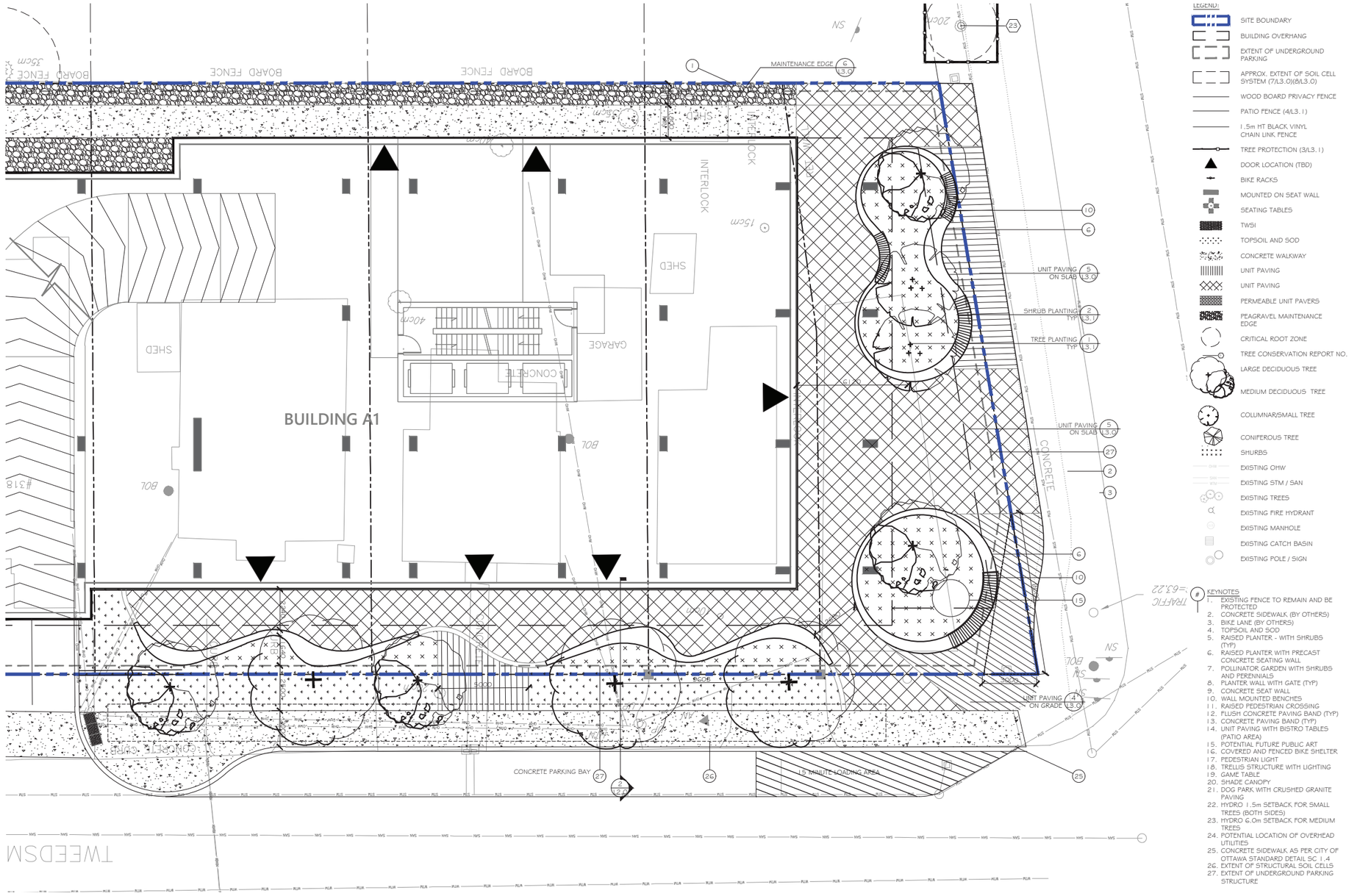
RENDERED LANDSCAPE PLAN AS PREPARED BY URBANTYPOLOGY

MASTER LANDSCAPE PLAN



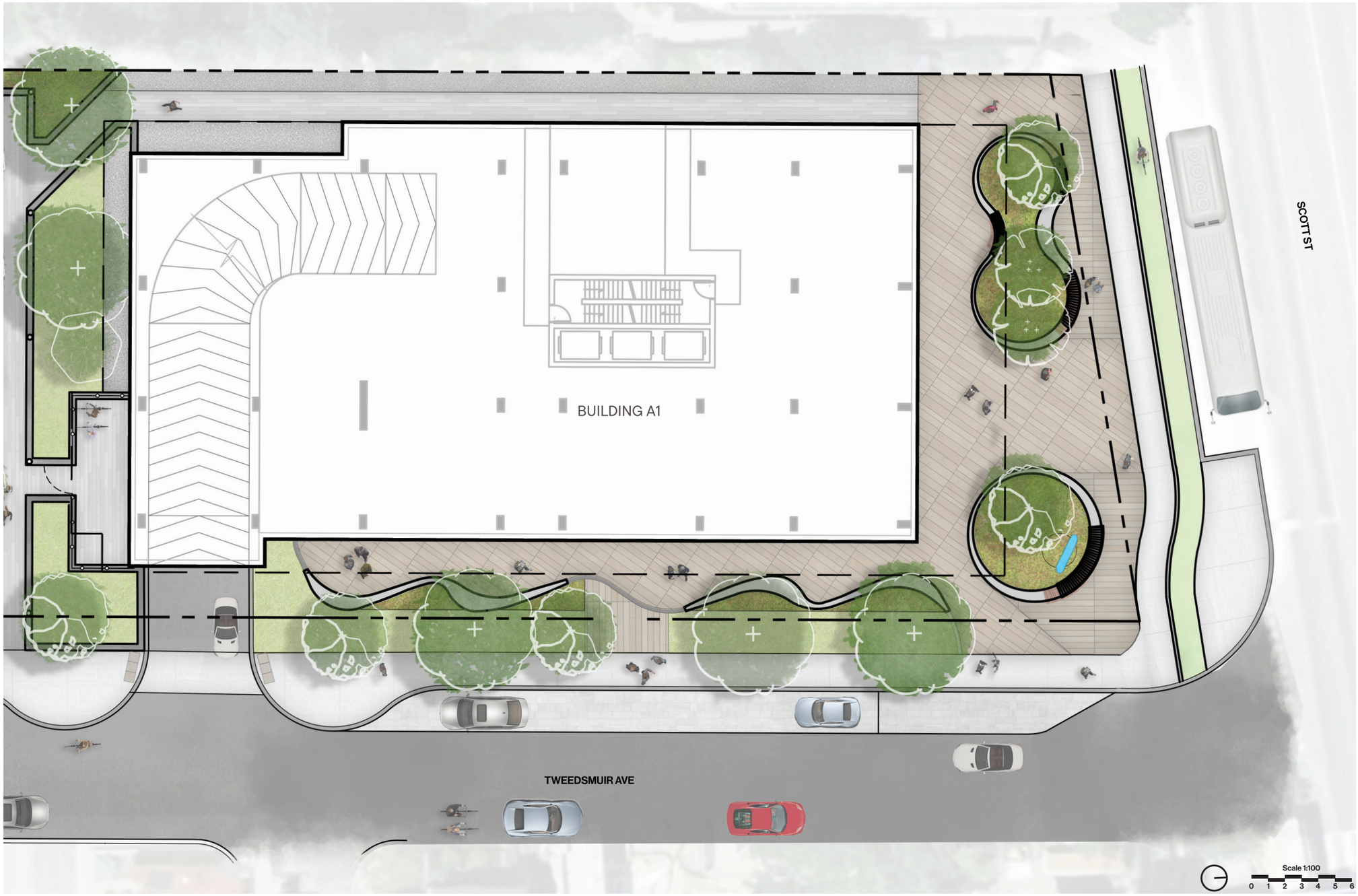
A WELL DEVELOPED LANDSCAPE PLAN FOR THE ENTIRE MASTER PLAN AREA SEEKS TO ESTABLISH A ROBUST NETWORK OF PATHWAYS AND DESTINATIONS FOR BOTH RECREATION AND REPOSE. THE MULIT-USE PATHWAY (MUP) THAT IS ESTABLISHED ON THE ‘A2’ SITE CONNECTS TWEEDSMUIR AND ATHLONE EFFECTIVELY KNITTING TOGETHER THE EAST AND WEST HEMISPHERES OF THE NEIGHBOURHOOD AND PROMOTES MORE PEDESTRIAN PERMABILITY AND EASY ACCESS TO PUBLIC SPACES FOR BOTH THE ESTABLISHED LION’S PARK (WEST OF PARCEL ‘B’), AND THE FUTURE PROPOSED PARKLAND DEDICATION (SOUTH OF PARCEL ‘C’), AND THE PRIVATELY OWNED PUBLIC SPACE/ POPS (THE NORTH EDGE OF THE ‘A1’ PARCEL).

'A1' PARCEL ENLARGED LANDSCAPE PLAN



BUILDING 'A1' ENLARGED LANDSCAPE PLAN AS PREPARED BY URBANTYPOLOGY

'A1' RENDERED LANDSCAPE PLAN

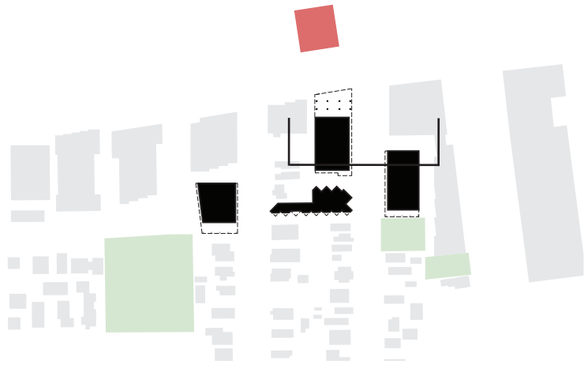


Detailed A1 Landscape Plan as prepared by Urbantypology - demonstrates a strong emphasis on achieving a high-quality pedestrian and public experience. The POPS (privately owned public space) to the north of the 'A1' site (at right) is a vibrant and welcoming civic space that complements the Westboro LRT station directly across the road on Scott street, and the Tweedsmuir streetscape is deep and layered with hard and softscaping that promote both commercial and amenity opportunities.

‘A1’ PARCEL POPS (LEFT) SCOTT STREET STREETSCAPE AND WESTBORO LRT STATION

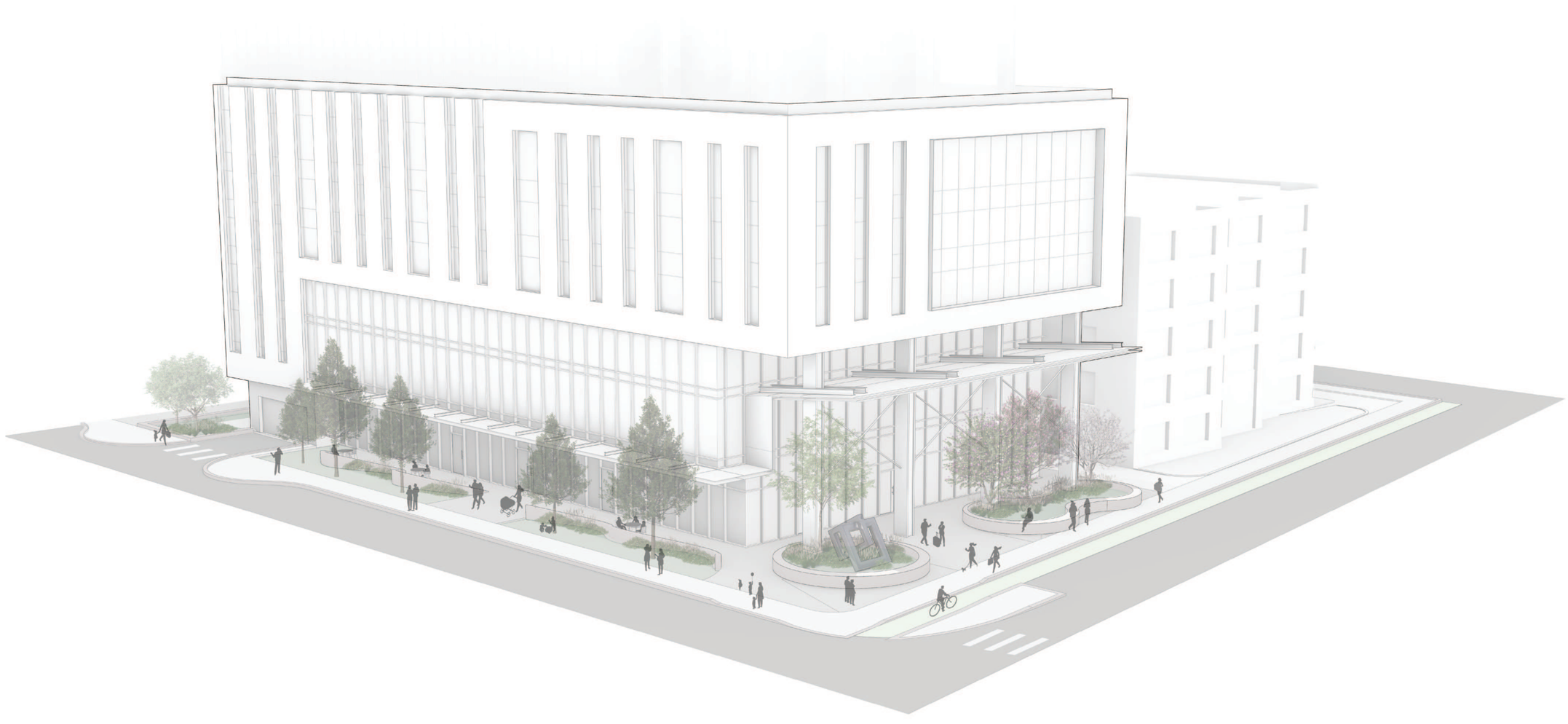
Section through Westboro LRT station, Scott street, and exterior plaza and covered loggia and POPS space of the ‘A1’ building

TWEEDSMUIR STREETSCAPE - 'A1' (LEFT) 'C' (RIGHT)



Section through east face of building A1 podium (left), Tweedsmuir Avenue, and building C podium (right)

'A1' SCOTT STREET POPS AND TWEEDSMUIR STREETSCAPE



The partial rendering demonstrates how the 'A1' public realm is enhanced by establishing a POPS (privately owned public space) at the north end of the ground floor directly adjacent to the Westboro LRT station, and a generous streetscape along the eastern edge of the A1 building which fronts onto Tweedsmuir Avenue.

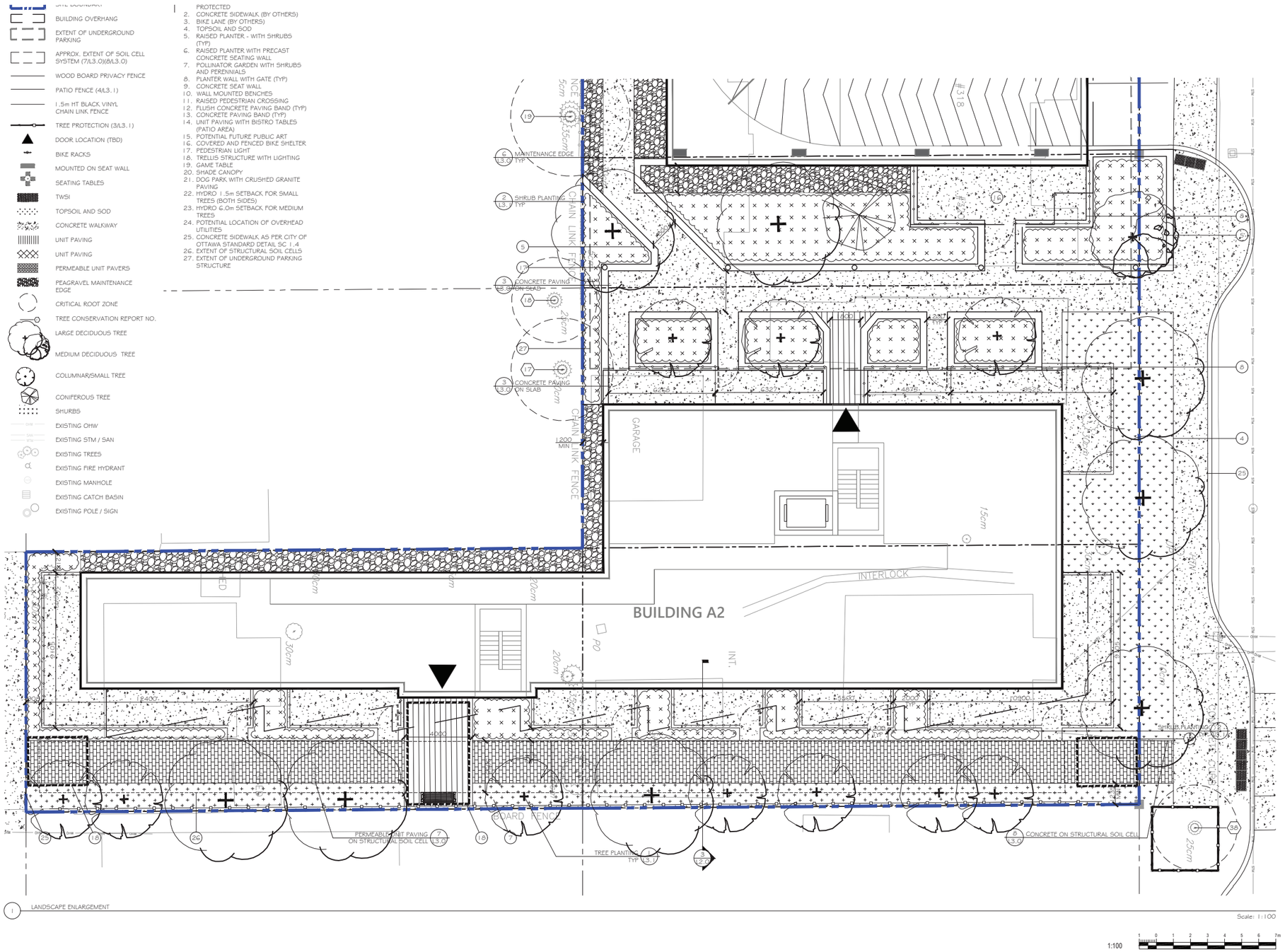
'A1' POPS RENDERING

Looking southeast across Scott Street from the Westboro LRT Station towards the A1 POPS (privately owned public space). Establishing a sense of destination and place.

SCOTT STREET POPS AND TWEEDSMUIR STREETSCAPE

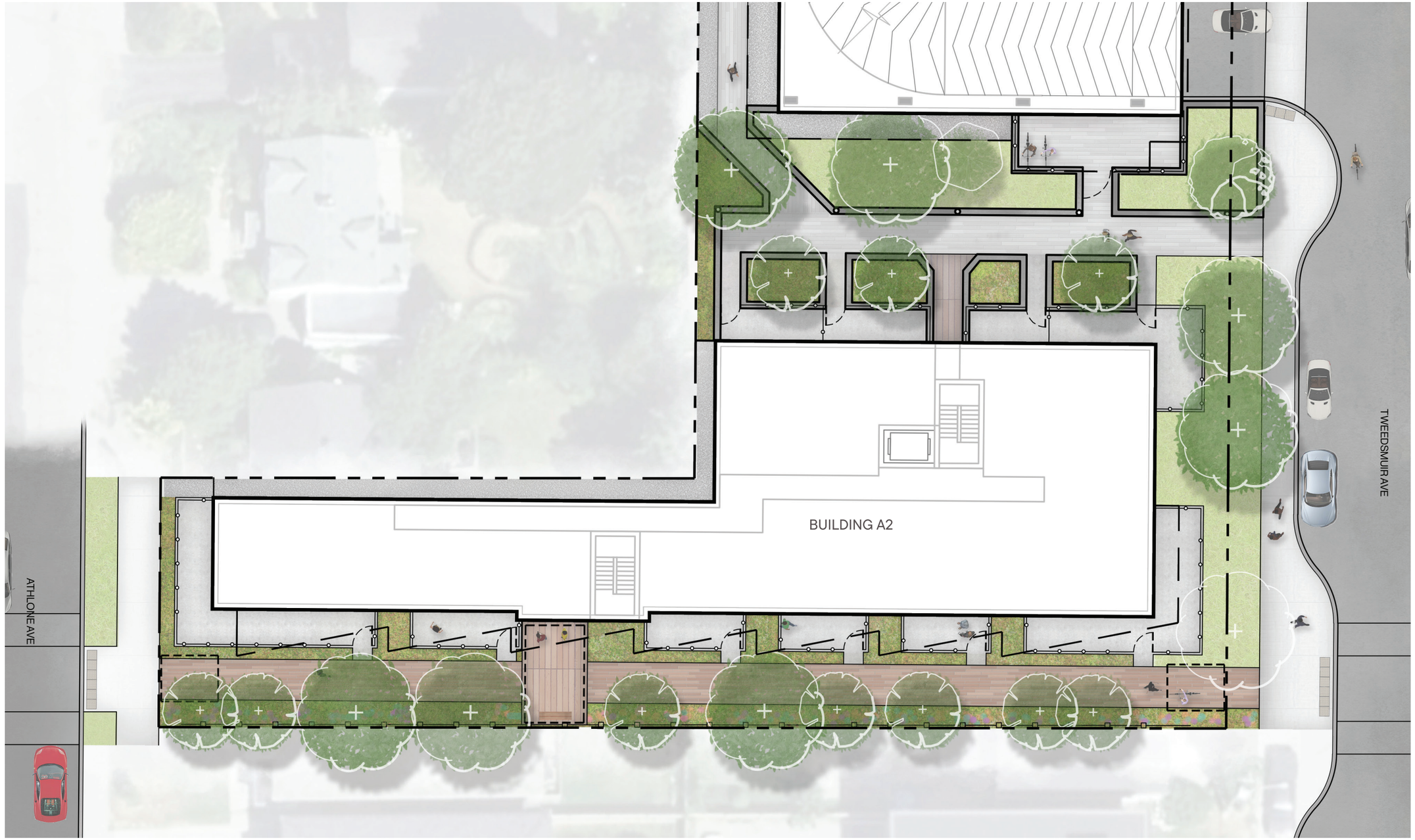
Looking north on Tweedsmuir Avenue from the east sidewalk in front of parcel C building, with the A1 building across the street and the Westboro LRT station on the northside of Scott Street.

‘A2’ PARCEL ENLARGED LANDSCAPE PLAN



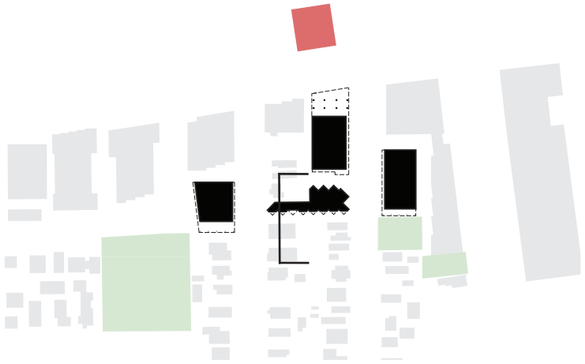
BUILDING ‘A2’ ENLARGED LANDSCAPE PLAN AS PREPARED BY URBANTYPOLOGY

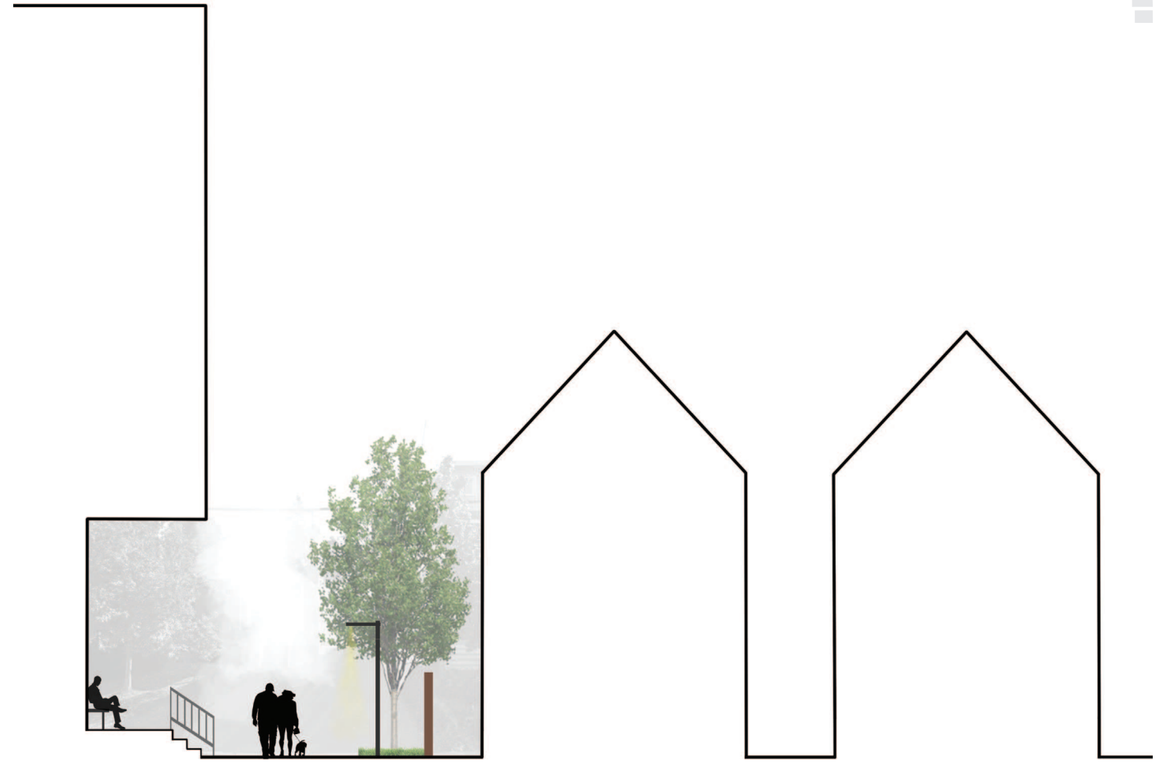
'A2' MULTI-USE PATHWAY (MUP) CONNECTION



Rendered landscape plan of the A2 parcel, and the multi-use pathway (MUP) connection between Athlone Avenue and Tweedsmuir Avenue. the MUP is an integral component in promoting pedestrian permeability; creating linkages from Lion's park to the west, and Athlone Avenue and the parkland dedication to the east.on Tweedsmuir Avenue.

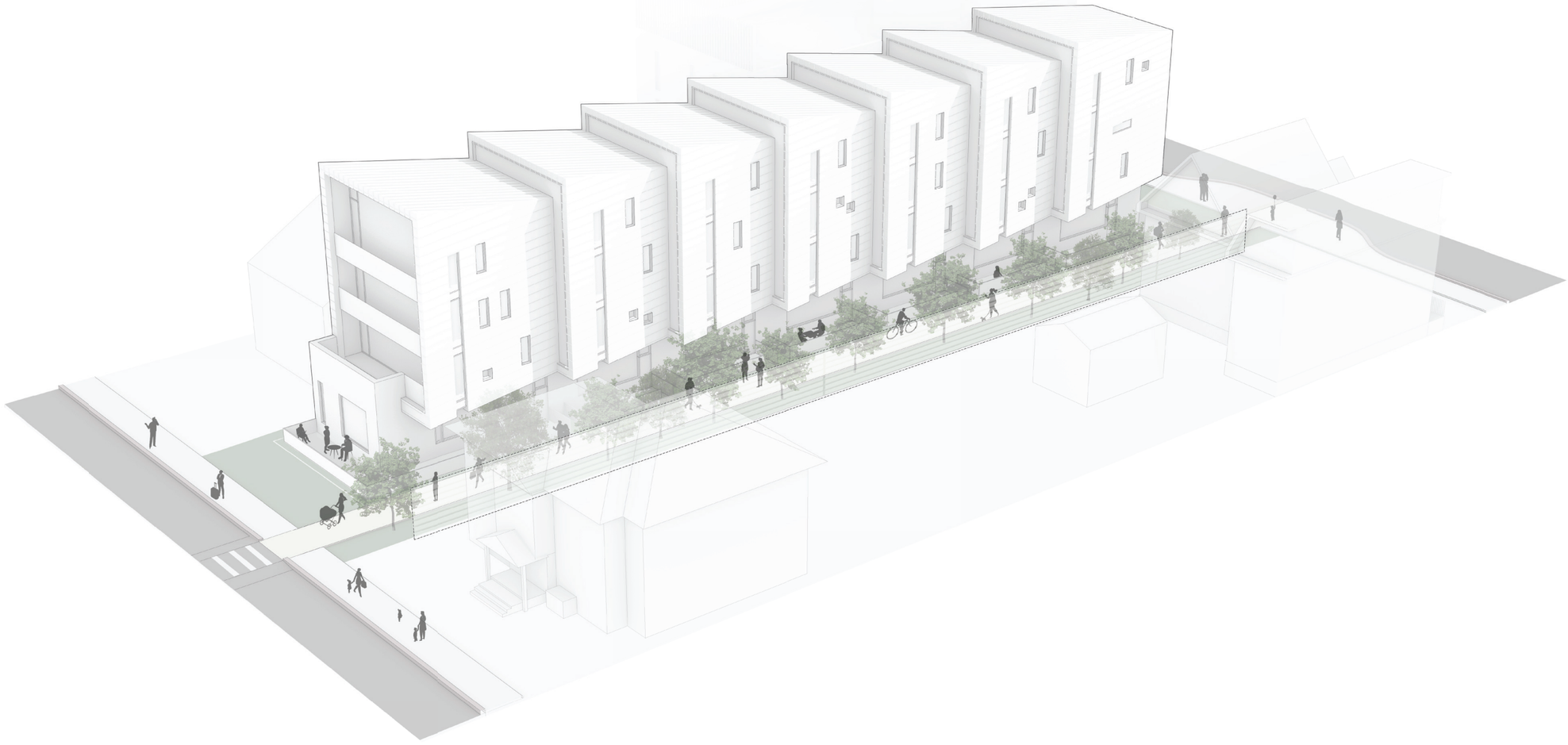
'A2' MULTI-USE PATHWAY (MUP) CONNECTION





Section through south face of A2 laneway housing (left), and MUP connection between Athlone and Tweedsmuir..

'A2' MULTI-USE PATHWAY (MUP) CONNECTION

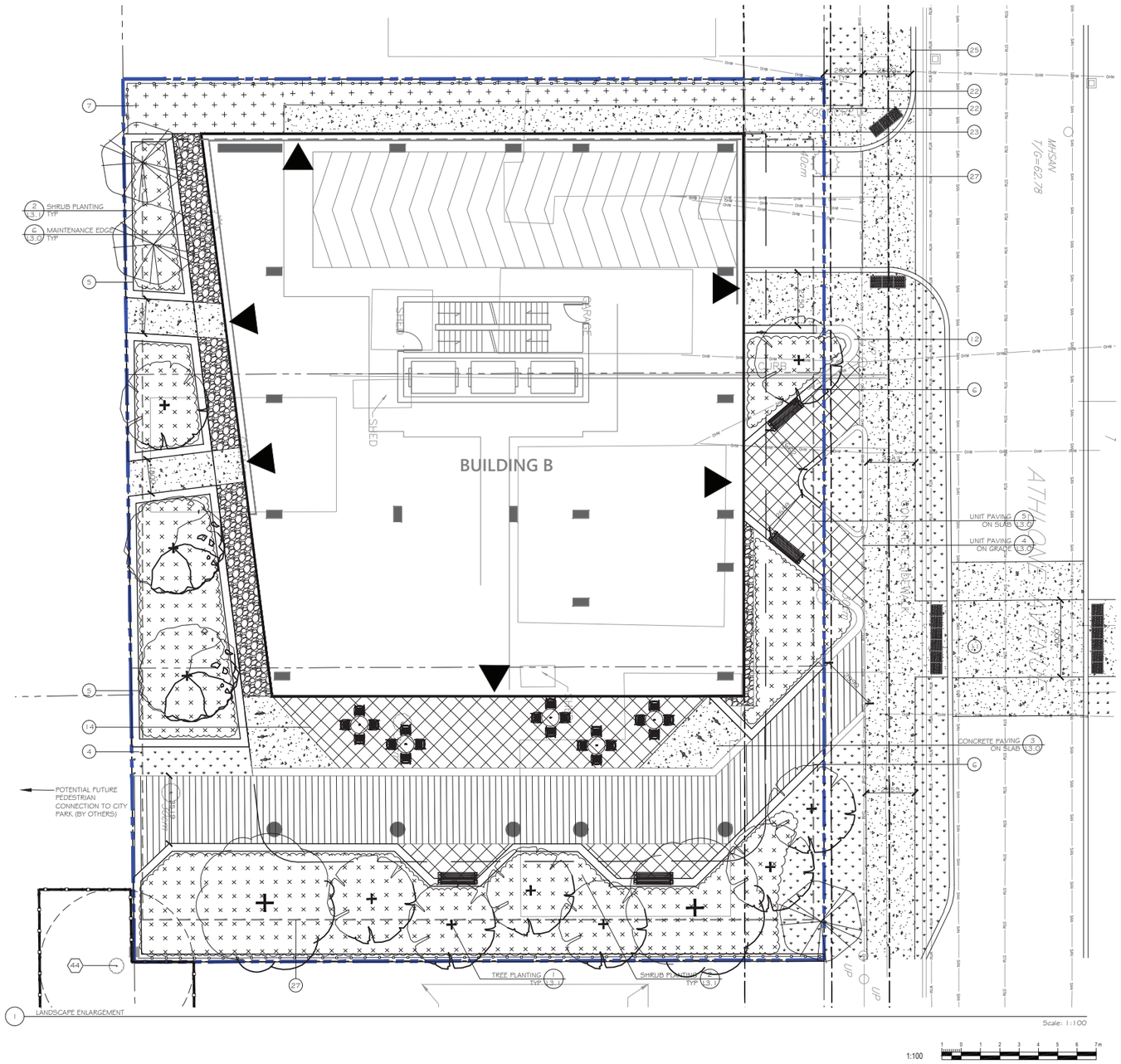


Partial rendering of the A2 public realm and MUP, demonstrates the opportunity to make an east-west connection through the subject site, increasing pedestrian permeability and access to parks and other urban amenities in the immediate community.

'A2' MULTI-USE PATHWAY (MUP) CONNECTION

Partial rendering of the A2 public realm and MUP, demonstrates the opportunity to make an east-west connection through the subject site, increasing pedestrian permeability and access to parks and other urban amenities in the immediate community.

‘B’ PARCEL ENLARGED LANDSCAPE PLAN



LEGEND:

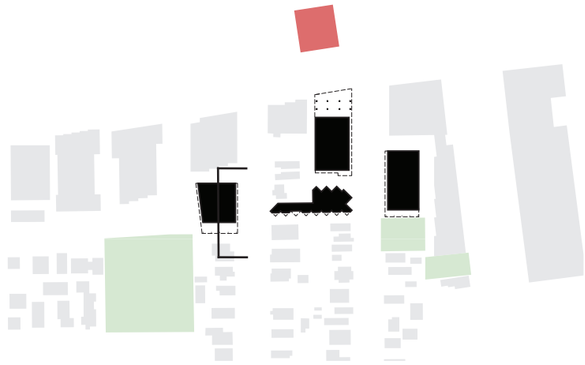
- SITE BOUNDARY
- BUILDING OVERHANG
- EXTENT OF UNDERGROUND PARKING
- APPROX. EXTENT OF SOIL CELL SYSTEM (7/L3.0)(8/L3.0)
- WOOD BOARD PRIVACY FENCE
- PATIO FENCE (4/L3.1)
- 1.5m HT BLACK VINYL CHAIN LINK FENCE
- TREE PROTECTION (3/L3.1)
- DOOR LOCATION (TBD)
- BIKE RACKS
- MOUNTED ON SEAT WALL
- SEATING TABLES
- TWSI
- TOPSOIL AND SOD
- CONCRETE WALKWAY
- UNIT PAVING
- UNIT PAVING
- PERMEABLE UNIT PAVERS
- PEAGRAVEL MAINTENANCE EDGE
- CRITICAL ROOT ZONE
- TREE CONSERVATION REPORT NO.
- LARGE DECIDUOUS TREE
- MEDIUM DECIDUOUS TREE
- COLUMNAR/SMALL TREE
- CONIFEROUS TREE
- SHURBS
- EXISTING OHW
- EXISTING STM / SAN
- EXISTING TREES
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING POLE / SIGN

(#) KEYNOTES

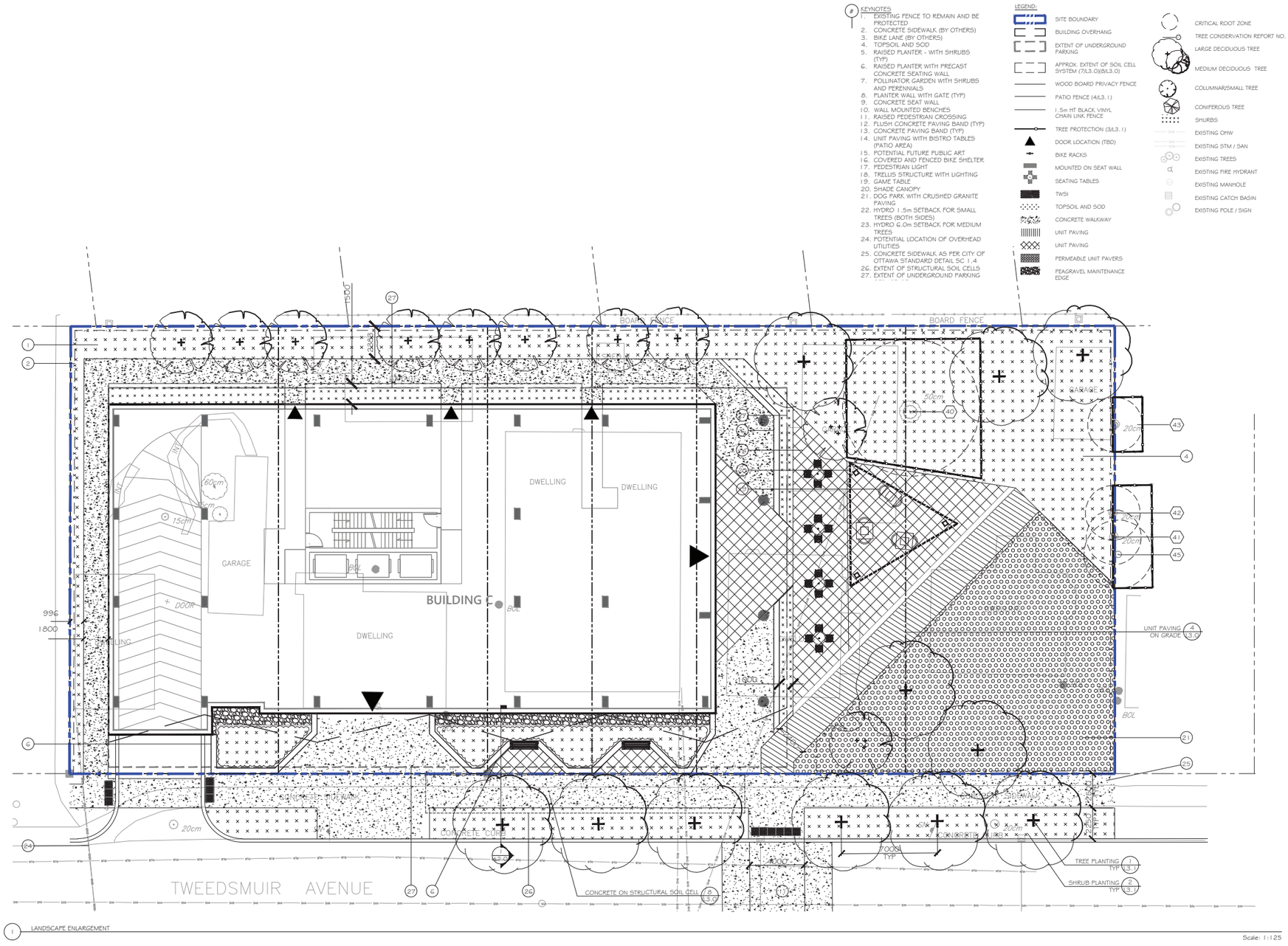
1. EXISTING FENCE TO REMAIN AND BE PROTECTED
2. CONCRETE SIDEWALK (BY OTHERS)
3. BIKE LANE (BY OTHERS)
4. TOPSOIL AND SOD
5. RAISED PLANTER - WITH SHRUBS (TYP)
6. RAISED PLANTER WITH PRECAST CONCRETE SEATING WALL
7. POLLINATOR GARDEN WITH SHRUBS AND PERENNIALS
8. PLANTER WALL WITH GATE (TYP)
9. CONCRETE SEAT WALL
10. WALL MOUNTED BENCHES
11. RAISED PEDESTRIAN CROSSING
12. FLUSH CONCRETE PAVING BAND (TYP)
13. CONCRETE PAVING BAND (TYP)
14. UNIT PAVING WITH BISTRO TABLES (PATIO AREA)
15. POTENTIAL FUTURE PUBLIC ART
16. COVERED AND FENCED BIKE SHELTER
17. PEDESTRIAN LIGHT
18. TRELLIS STRUCTURE WITH LIGHTING
19. GAME TABLE
20. SHADE CANOPY
21. DOG PARK WITH CRUSHED GRANITE PAVING
22. HYDRO 1.5m SETBACK FOR SMALL TREES (BOTH SIDES)
23. HYDRO 6.0m SETBACK FOR MEDIUM TREES
24. POTENTIAL LOCATION OF OVERHEAD UTILITIES
25. CONCRETE SIDEWALK AS PER CITY OF OTTAWA STANDARD DETAIL SC 1.4
26. EXTENT OF STRUCTURAL SOIL CELLS
27. EXTENT OF UNDERGROUND PARKING STRUCTURE

BUILDING ‘B’ ENLARGED LANDSCAPE PLAN AS PREPARED BY URBANTYPOLOGY

LION'S PARK CONNECTION THROUGH PARCEL 'B' *SECTION THROUGH SOUTH FACE OF **BUILDING B PODIUM** (LEFT), AND **MUP CONNECTION** BETWEEN LIONS PARK AND ATHLONE AVENUE*

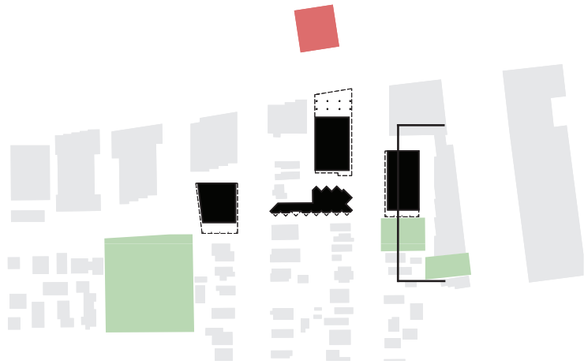


‘C’ PARCEL ENLARGED LANDSCAPE PLAN



BUILDING ‘C’ & PARKLAND DEDICATION ENLARGED LANDSCAPE PLAN AS PREPARED BY URBANTYPOLOGY

PARKLAND DEDICATION



Section through building C podium (left) and parkland dedication to the south of building C

PARKLAND DEDICATION

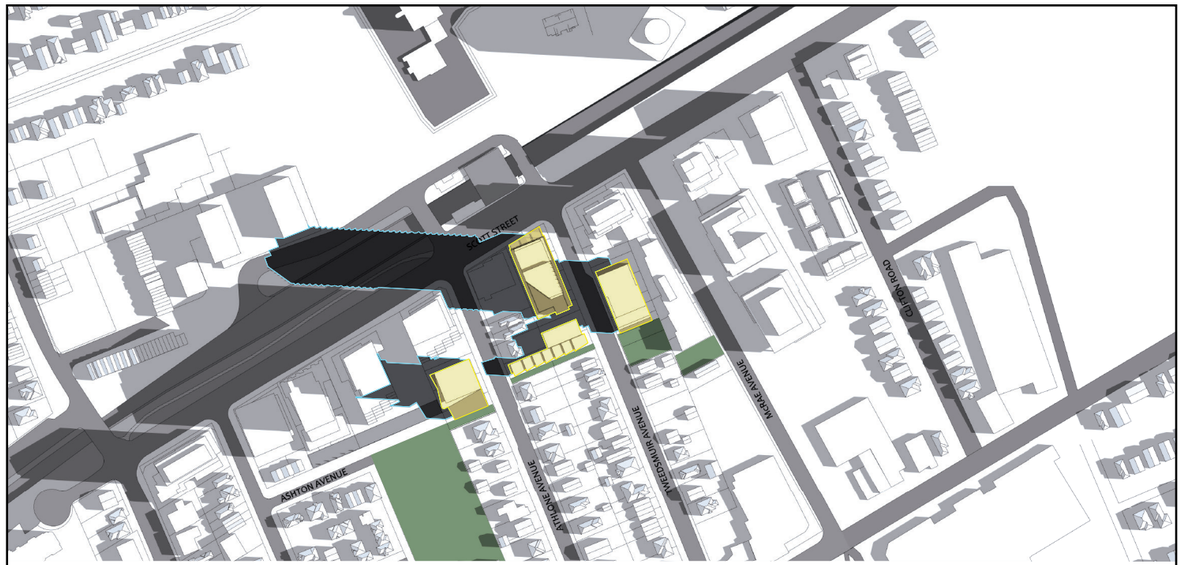
Partial rendering of the C building podium and 10% area Parkland dedication on Tweedsmuir. The parkland provides a place for gathering, walking pets and establishes a green buffer between the C building and the existing neighbourhood to the south.

PARKLAND DEDICATION

Looking north over the Parkland dedication on Tweedsmuir. The parkland provides a place for gathering, walking pets and establishes a green buffer between the C building and the existing neighbourhood to the south.

SOLAR SHADING STUDIES

SHADOW STUDY SUMMPER SOLSTICE (JUNE 21ST) 8am - 11am Existing and Approved project shadows shown in light grey Proposed Development shown in Gold Proposed Development shadows shown in dark grey with blue outline.



WESTBORO VILLAGE SHADOW STUDY
JUNE 21 - 08:00

WESTBORO VILLAGE SHADOW STUDY
JUNE 21 - 09:00

WESTBORO VILLAGE SHADOW STUDY
JUNE 21 - 10:00

WESTBORO VILLAGE SHADOW STUDY
JUNE 21 - 11:00

SHADOW STUDY SUMMPER SOLSTICE (JUNE 21ST) 12pm - 3pm Existing and Approved project shadows shown in light grey Proposed Development shown in Gold Proposed Development shadows shown in dark grey with blue outline.

WESTBORO VILLAGE SHADOW STUDY
JUNE 21 - 12:00

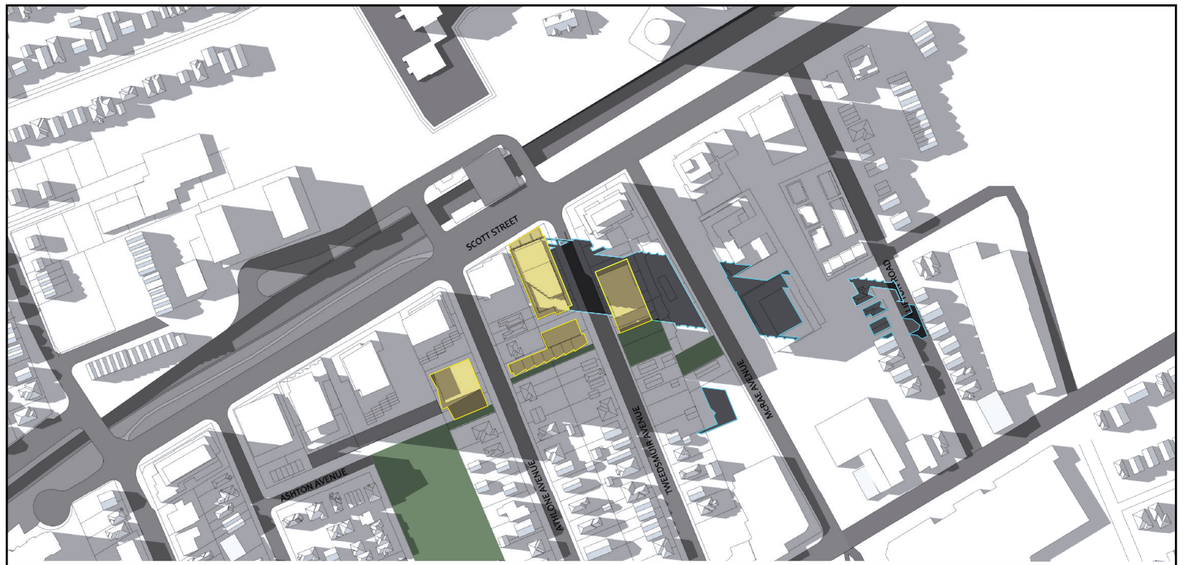
WESTBORO VILLAGE SHADOW STUDY
JUNE 21 - 13:00

WESTBORO VILLAGE SHADOW STUDY
JUNE 21 - 14:00

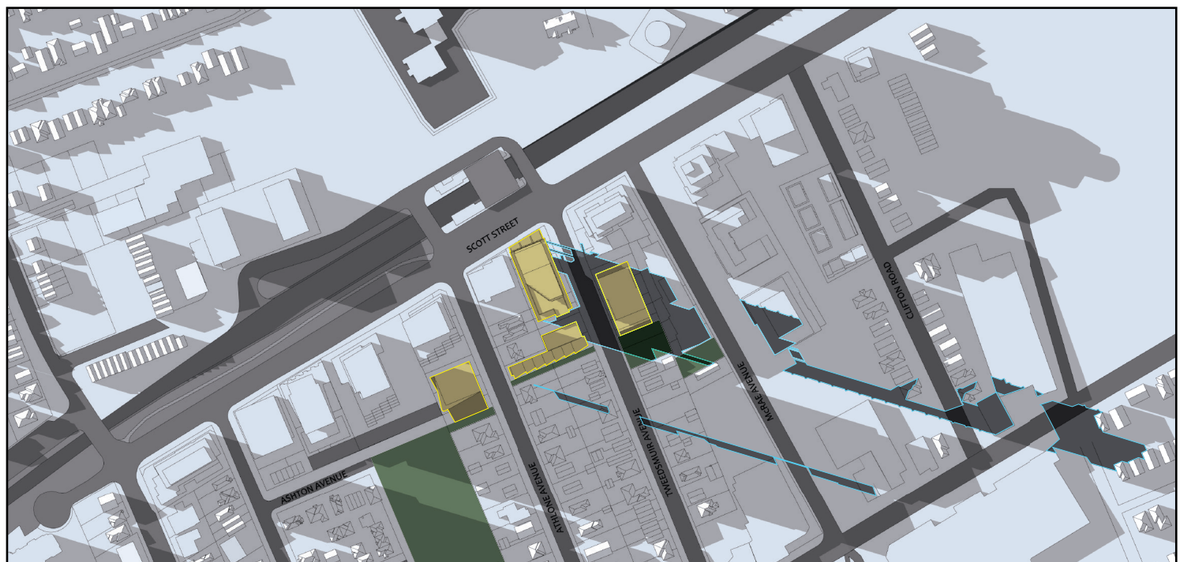
WESTBORO VILLAGE SHADOW STUDY
JUNE 21 - 15:00

SHADOW STUDY SUMMPER SOLSTICE (JUNE 21ST) 4pm - 7pm Existing and Approved project shadows shown in light grey Proposed Development shown in Gold Proposed Development shadows shown in dark grey with blue outline.

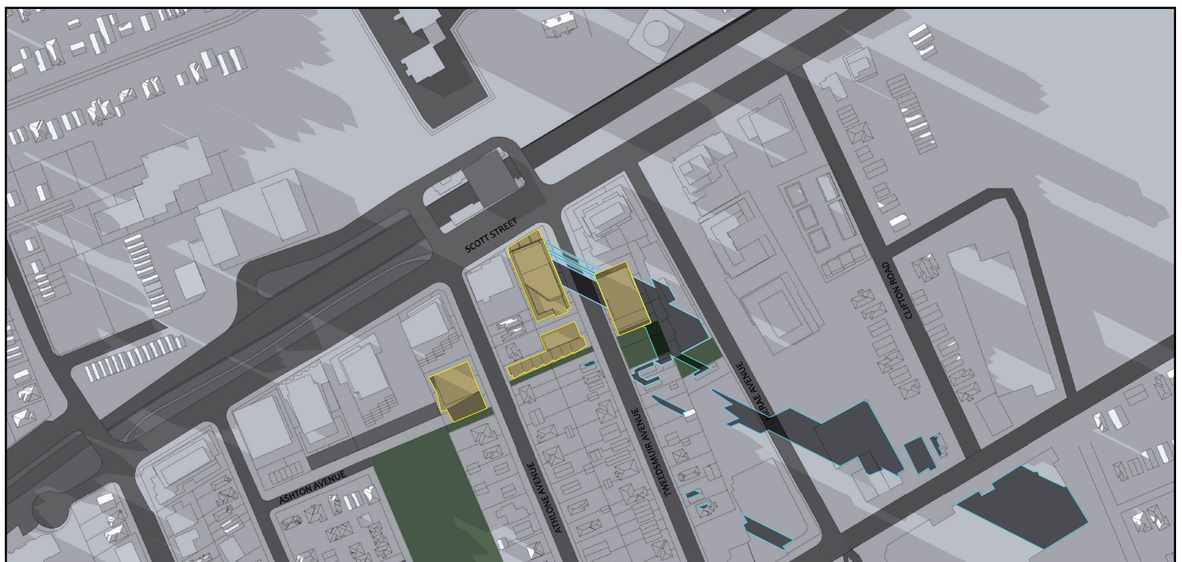
WESTBORO VILLAGE SHADOW STUDY
JUNE 21 - 16:00



WESTBORO VILLAGE SHADOW STUDY
JUNE 21 - 17:00



WESTBORO VILLAGE SHADOW STUDY
JUNE 21 - 18:00

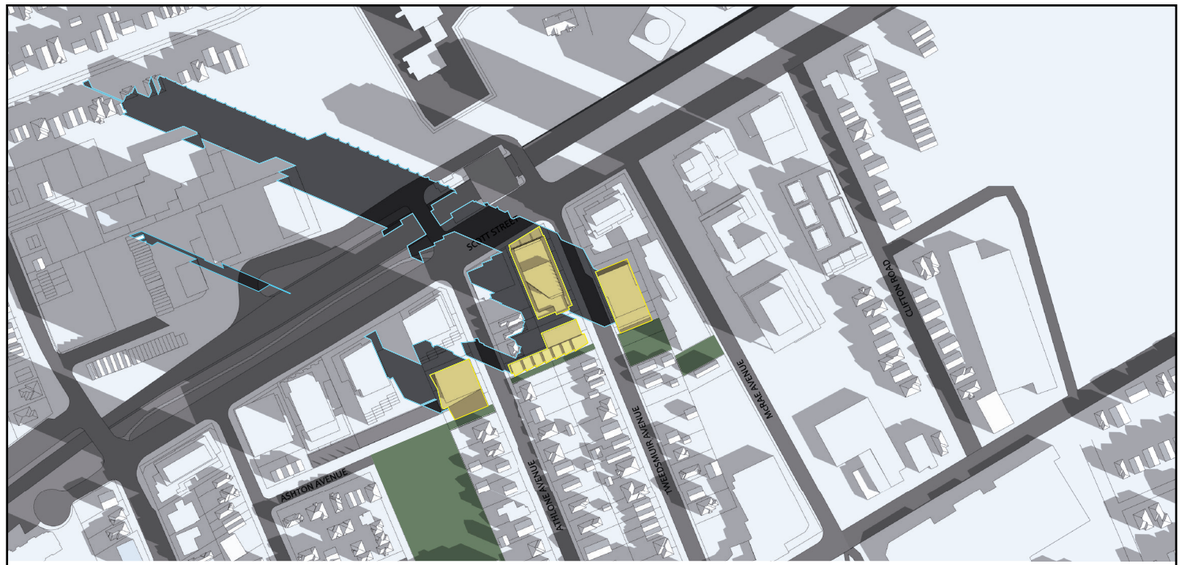


WESTBORO VILLAGE SHADOW STUDY
JUNE 21 - 19:00

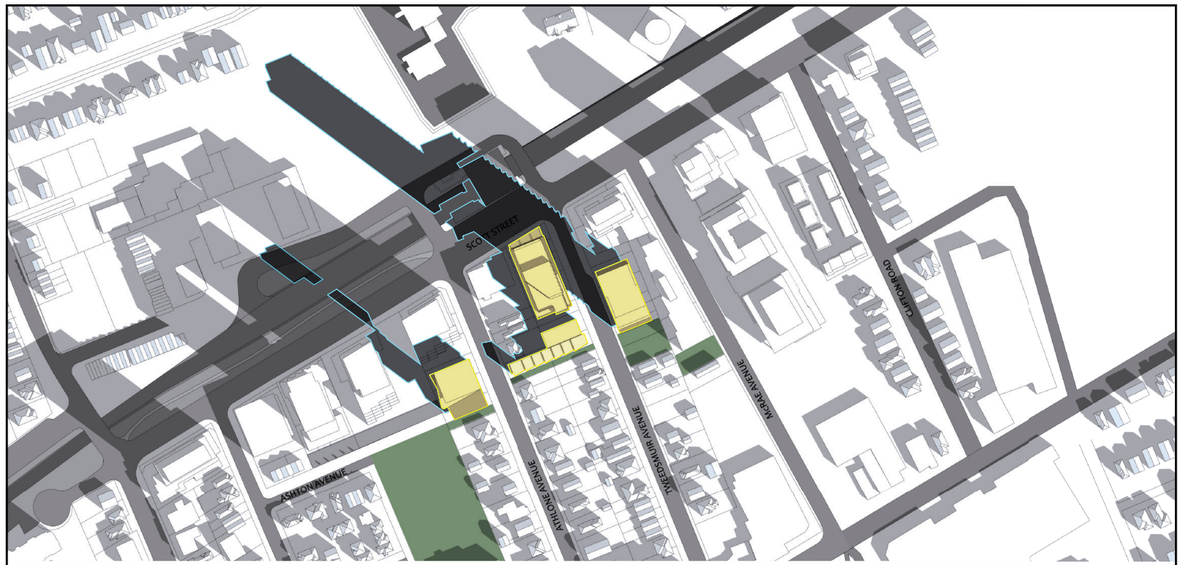
SHADOW STUDY SUMMPER SOLSTICE (JUNE 21ST) 8pm Existing and Approved project shadows shown in light grey Proposed Development shown in Gold Proposed Development shadows shown in dark grey with blue outline.

WESTBORO VILLAGE SHADOW STUDY
JUNE 21 - 20:00

SHADOW STUDY EQUINOX (MARCH/ SEPTEMBER 21ST) 8am - 11am Existing and Approved project shadows shown in light grey Proposed Development shown in Gold Proposed Development shadows shown in dark grey with blue outline.



WESTBORO VILLAGE SHADOW STUDY
SEPTEMBER 21 - 08:00



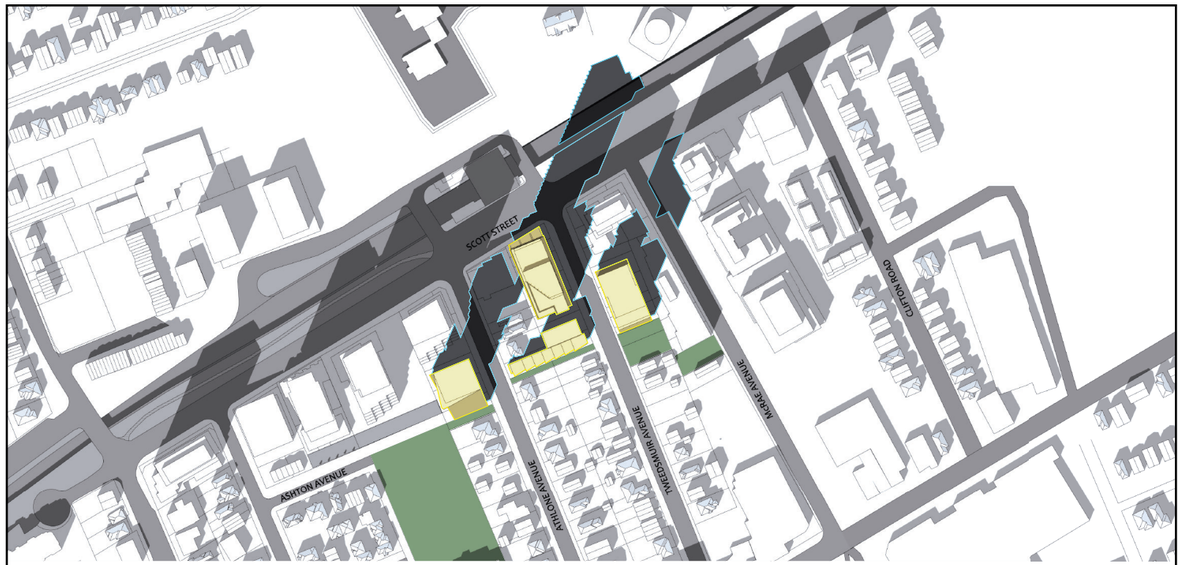
WESTBORO VILLAGE SHADOW STUDY
SEPTEMBER 21 - 09:00

WESTBORO VILLAGE SHADOW STUDY
SEPTEMBER 21 - 10:00

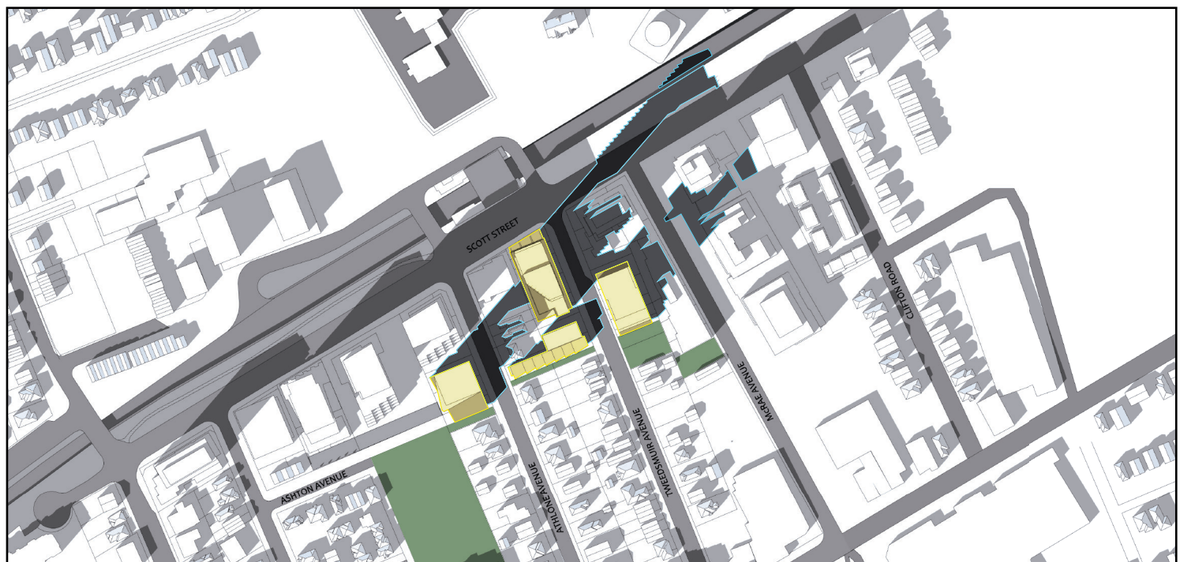
WESTBORO VILLAGE SHADOW STUDY
SEPTEMBER 21 - 11:00

SHADOW STUDY EQUINOX (MARCH/ SEPTEMBER 21ST) 12pm - 3pm Existing and Approved project shadows shown in light grey Proposed Development shown in Gold Proposed Development shadows shown in dark grey with blue outline.

WESTBORO VILLAGE SHADOW STUDY
SEPTEMBER 21 - 12:00



WESTBORO VILLAGE SHADOW STUDY
SEPTEMBER 21 - 13:00

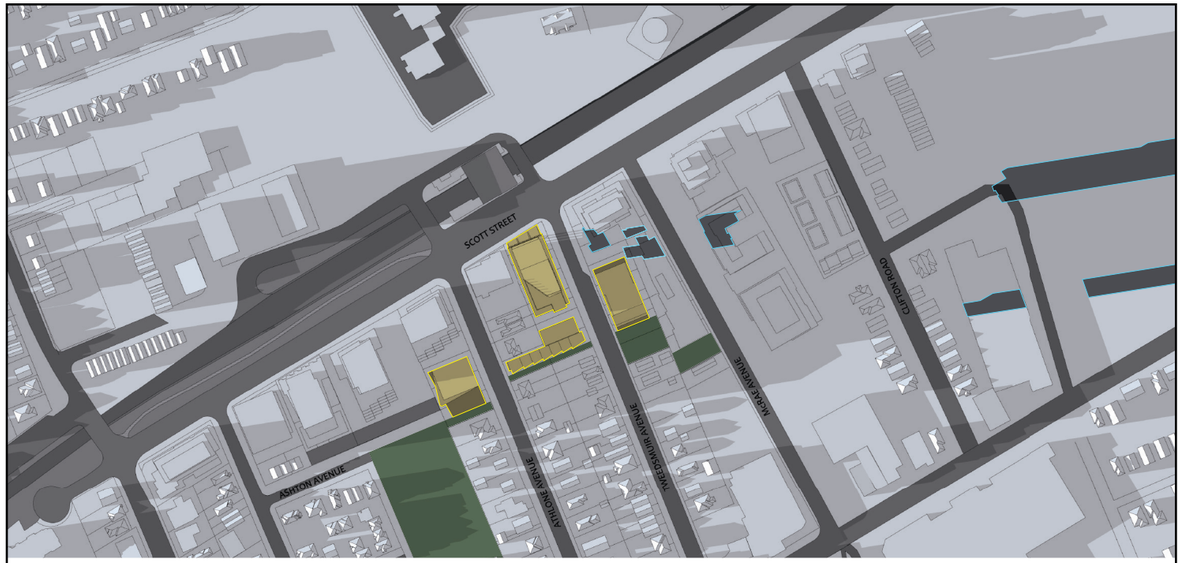


WESTBORO VILLAGE SHADOW STUDY
SEPTEMBER 21 - 14:00

WESTBORO VILLAGE SHADOW STUDY
SEPTEMBER 21 - 15:00

SHADOW STUDY EQUINOX (MARCH/ SEPTEMBER 21ST) 4pm - 6pm Existing and Approved project shadows shown in light grey Proposed Development shown in Gold Proposed Development shadows shown in dark grey with blue outline.

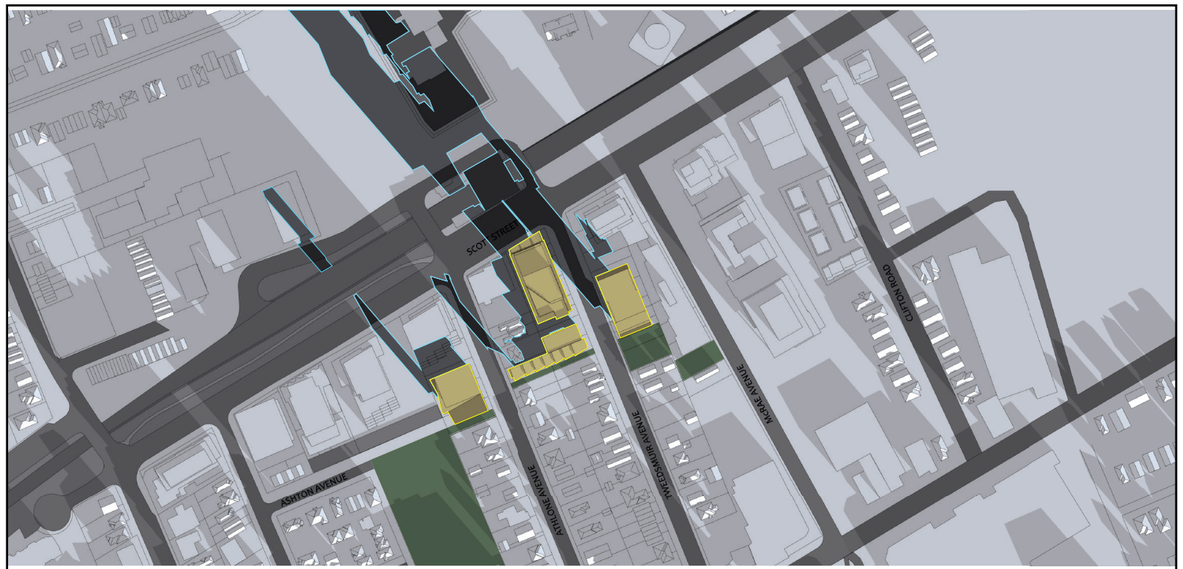
WESTBORO VILLAGE SHADOW STUDY
SEPTEMBER 21 - 16:00



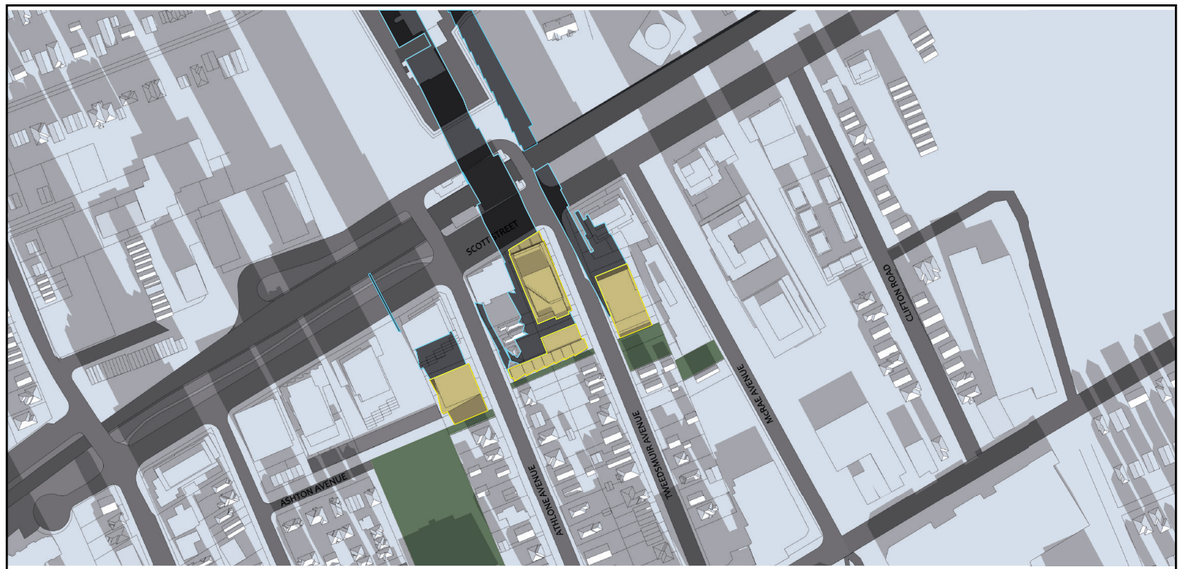
WESTBORO VILLAGE SHADOW STUDY
SEPTEMBER 21 - 17:00

WESTBORO VILLAGE SHADOW STUDY
SEPTEMBER 21 - 18:00

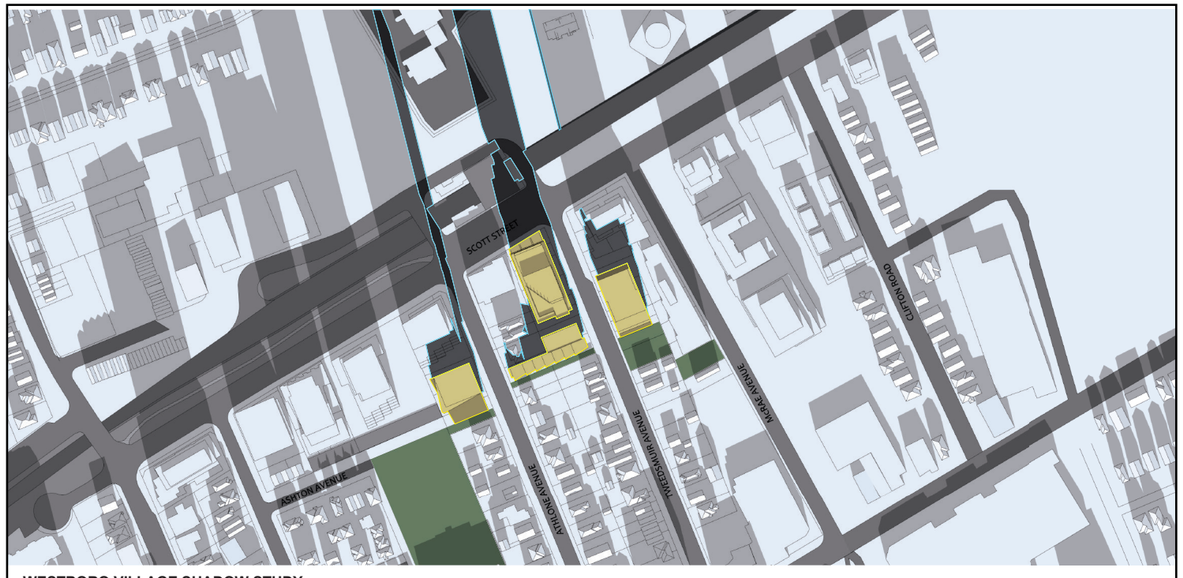
SHADOW STUDY WINTER SOLSTICE (DECEMBER 21ST) 9am - 12pm Existing and Approved project shadows shown in light grey Proposed Development shown in Gold Proposed Development shadows shown in dark grey with blue outline.



WESTBORO VILLAGE SHADOW STUDY
DECEMBER 21 - 09:00



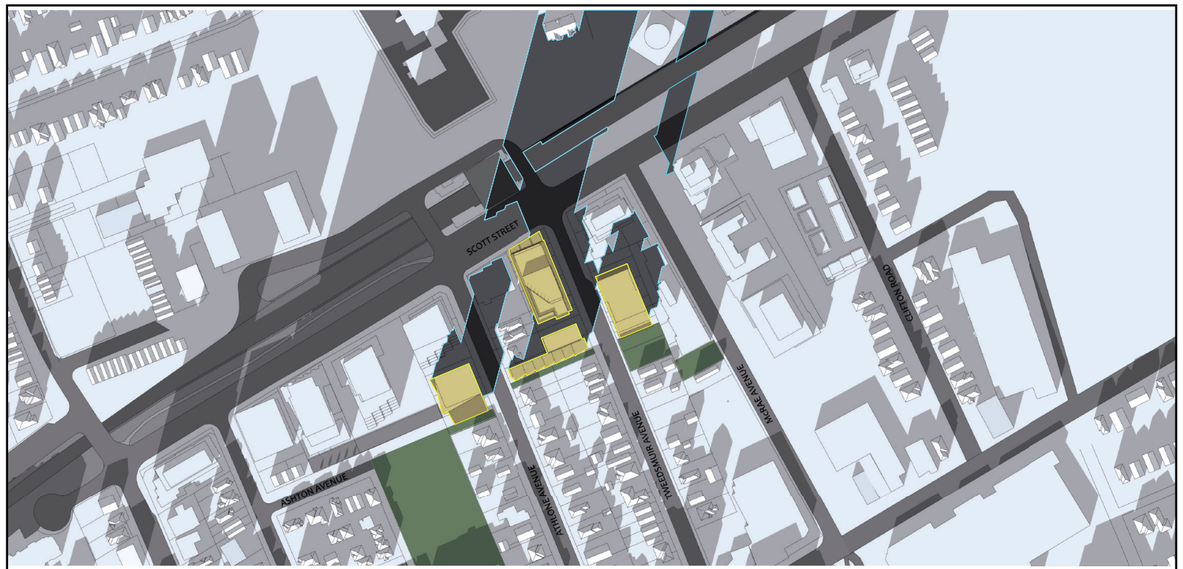
WESTBORO VILLAGE SHADOW STUDY
DECEMBER 21 - 10:00



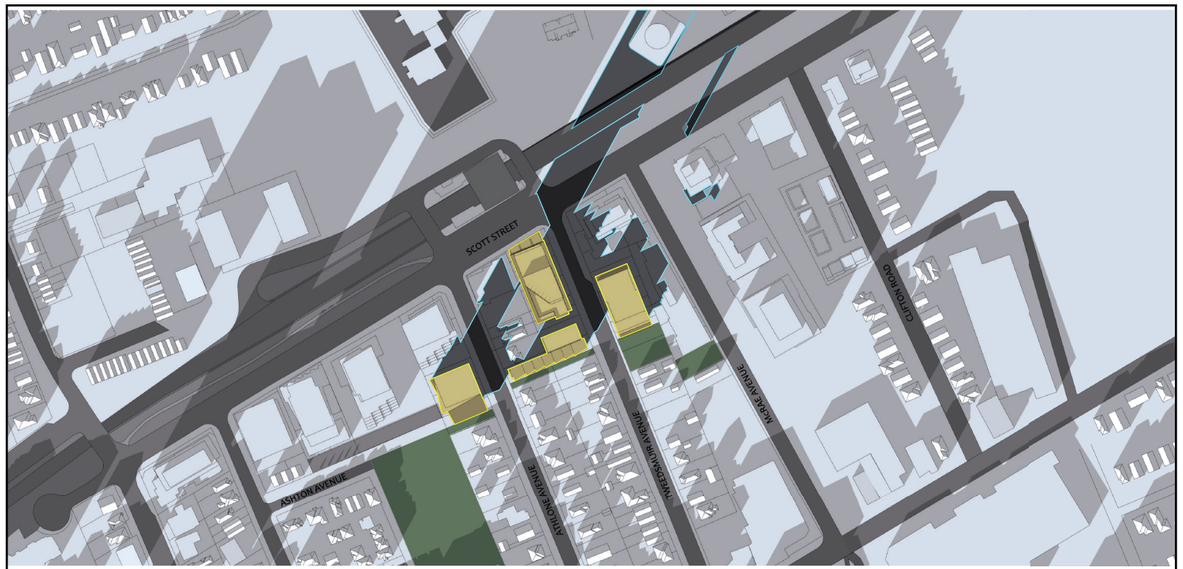
WESTBORO VILLAGE SHADOW STUDY
DECEMBER 21 - 11:00

WESTBORO VILLAGE SHADOW STUDY
DECEMBER 21 - 12:00

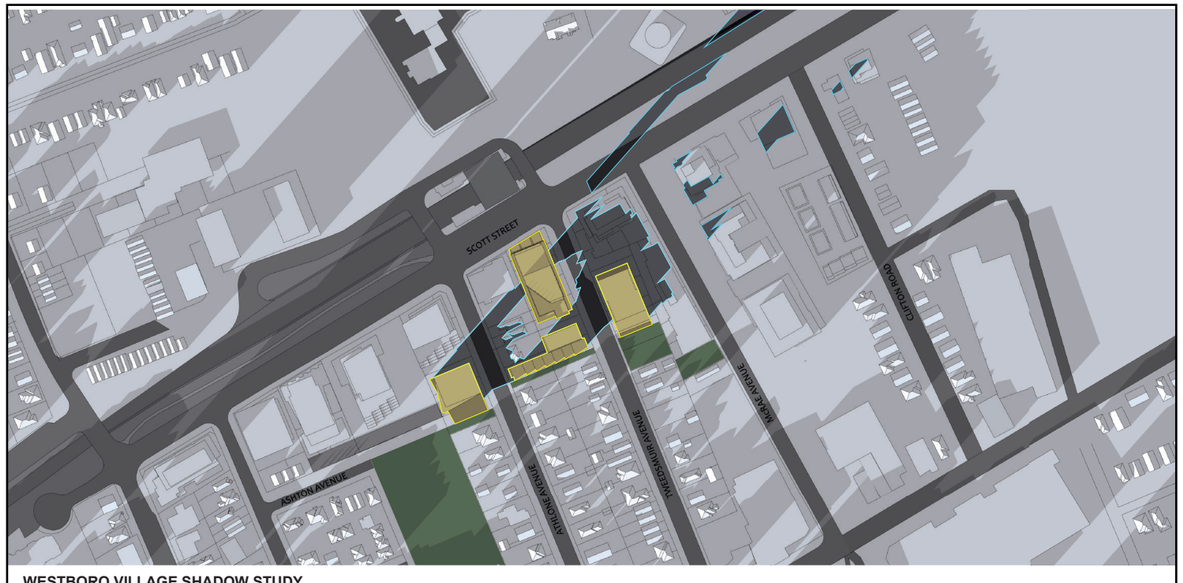
SHADOW STUDY WINTER SOLSTICE (DECEMBER 21ST) 1pm - pm Existing and Approved project shadows shown in light grey Proposed Development shown in Gold Proposed Development shadows shown in dark grey with blue outline.



WESTBORO VILLAGE SHADOW STUDY
DECEMBER 21 - 13:00



WESTBORO VILLAGE SHADOW STUDY
DECEMBER 21 - 14:00



WESTBORO VILLAGE SHADOW STUDY
DECEMBER 21 - 15:00