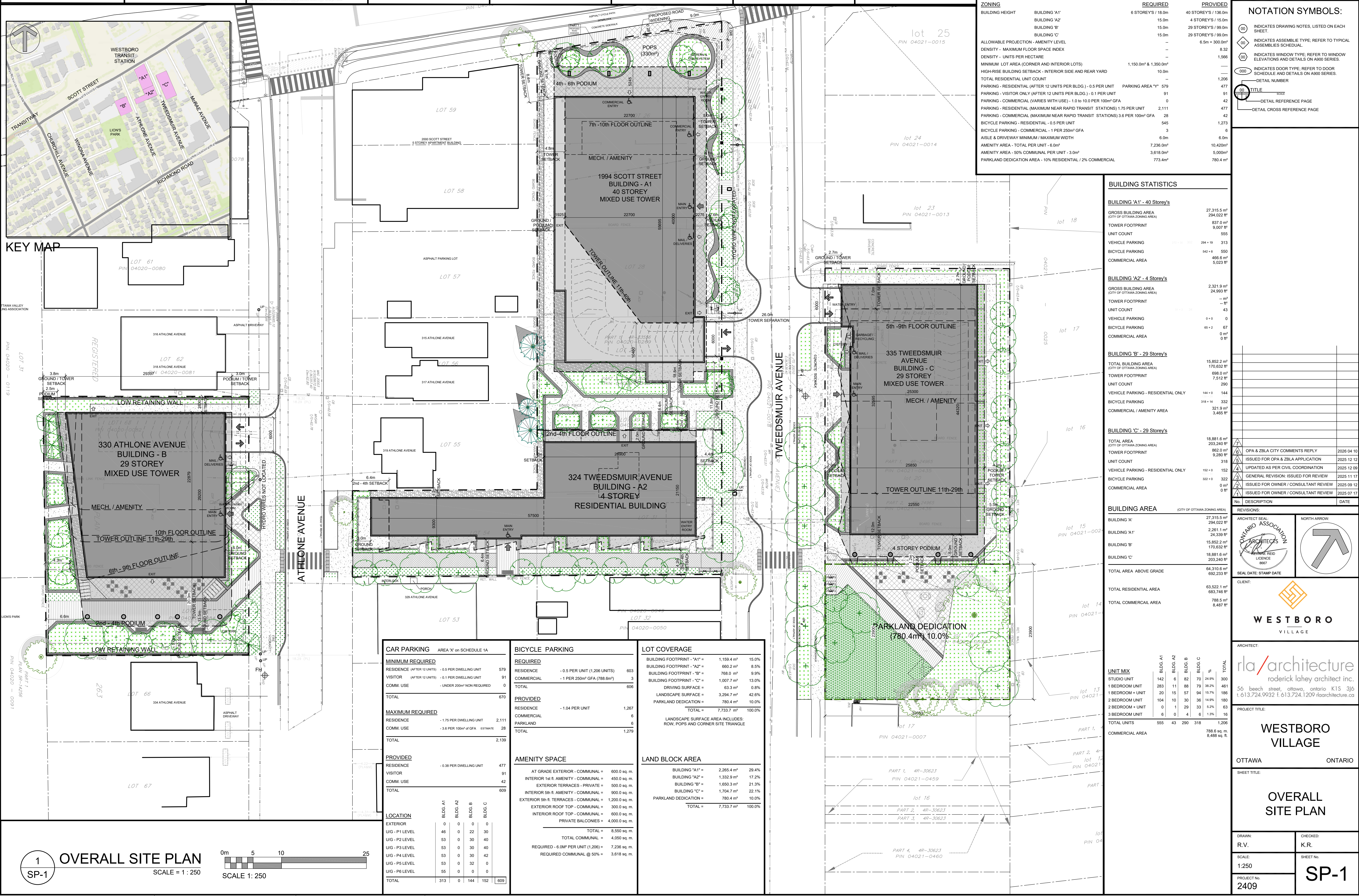


LEGAL DESCRIPTION TOPOGRAPHIC SKETCH OF LOTS 18 TO 22 & LOTS 26 TO 31, LOT 54 & LOTS 63 TO 65 REGISTERED PLAN 263 (GEOGRAPHIC TOWNSHIP OF) CITY OF OTTAWA	SURVEYOR Stantec 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) 229-7644 E-Mail: Reid.Hall@stantec.com	GEOTECHNICAL ENGINEER PARSONS GROUP 104 Colborne Road South Mississauga, Ontario L5E 7J5 Tel: (905) 276-7301 Email: mclay@parsonsgroup.ca	TRANSPORTATION Parsons 1223 Michael Street, Suite 100, Ottawa, ON K1J 7T2 Tel: (613) 601-1528 Cell: (343) 996-5362 Email: Jake.Berube@parsons.com	LANDSCAPE ARCHITECT Urbantypology Inc. 45 Spencer Street, Unit 101 Ottawa ON K1Y 2P5 Tel: (4613) 867-3042 Email: @urbantypology.com	CIVIL ENGINEER Stantec 300 - 1331 Clyde Avenue Ottawa, ON K2C 3G4 Tel: (613) 297-0571 Cell: (587) 721-1241 Email: Alyssa.Gladish@stantec.com	URBAN PLANNER Stantec 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) _____ Email: barrett.wagar@stantec.com	PROJECT DEVELOPER PARK RIVER PROPERTIES 5200 Highway 7 Vaughan, Ontario, L4K 5Z0 E-Mail: kevin@parkriver.ca	PROJECT INFORMATION Zoning By-law: 2008-250 Consolidation SITE AREA: TOTAL ALL PARCELS 0.77 ha 7,733.7 m ² 83,245 ft ² SITE AREA: 1994 SCOTT ST. 2,268.4 m ² 24,385 ft ² SITE AREA: 324 TWEEDSMUIR AVE. 1,332.0 m ² 14,347 ft ² SITE AREA: 330 ATHLONE AVE. 1,680.3 m ² 17,758 ft ² SITE AREA: 335 TWEEDSMUIR AVE. 2,485.1 m ² 26,749 ft ²	IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.
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ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT	BUILDING 'A1' 6 STOREYS / 18.0m	40 STOREYS / 136.0m
	BUILDING 'A2' 15.0m	4 STOREYS / 15.0m
	BUILDING 'B' 15.0m	29 STOREYS / 99.0m
	BUILDING 'C' 15.0m	29 STOREYS / 99.0m
		6.5m x 300m ²
ALLOWABLE PROJECTION - AMENITY LEVEL		8.32
DENSITY - MAXIMUM FLOOR SPACE INDEX		1.566
DENSITY - UNITS PER HECTARE		1.566
MINIMUM LOT AREA (CORNER AND INTERIOR LOTS)	1,150.0m ² & 1,350.0m ²	
HIGH-RISE BUILDING SETBACK - INTERIOR SIDE AND REAR YARD	10.0m	
TOTAL RESIDENTIAL UNIT COUNT		1,206
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	PARKING AREA 'A'	579
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		91
PARKING - COMMERCIAL (VARIES WITH USE) - 1.0 TO 10.0 PER 100m ² GFA		0
PARKING - RESIDENTIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 1.75 PER UNIT		427
PARKING - COMMERCIAL (MAXIMUM NEAR RAPID TRANSIT STATIONS) 3.6 PER 100m ² GFA		28
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		645
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA		3
AMENITY AREA - TOTAL PER UNIT - 6.0m ²		7,236.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²		3,618.0m ²
PARKLAND DEDICATION AREA - 10% RESIDENTIAL / 2% COMMERCIAL		773.4m ²

NOTATION SYMBOLS:

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

BUILDING STATISTICS

BUILDING 'A1' - 40 Storeys	
GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)	27,315.5 m ²
TOWER FOOTPRINT	837.0 m ²
UNIT COUNT	555
VEHICLE PARKING	294 + 19 = 313
BICYCLE PARKING	542 + 8 = 550
COMMERCIAL AREA	466.6 m ² 5,007 ft ²
BUILDING 'A2' - 4 Storeys	
GROSS BUILDING AREA (CITY OF OTTAWA ZONING AREA)	2,321.9 m ²
TOWER FOOTPRINT	— m ²
UNIT COUNT	43
VEHICLE PARKING	0 + 0 = 0
BICYCLE PARKING	65 + 2 = 67
COMMERCIAL AREA	0 m ² 0 ft ²
BUILDING 'B' - 29 Storeys	
TOTAL BUILDING AREA (CITY OF OTTAWA ZONING AREA)	15,852.2 m ²
TOWER FOOTPRINT	170,632 m ²
UNIT COUNT	290
VEHICLE PARKING - RESIDENTIAL ONLY	144 + 0 = 144
BICYCLE PARKING	318 + 14 = 332
COMMERCIAL / AMENITY AREA	321.9 m ² 3,465 ft ²
BUILDING 'C' - 29 Storeys	
TOTAL BUILDING AREA (CITY OF OTTAWA ZONING AREA)	18,881.6 m ²
TOWER FOOTPRINT	203,240 m ²
UNIT COUNT	318
VEHICLE PARKING - RESIDENTIAL ONLY	152 + 0 = 152
BICYCLE PARKING	322 + 0 = 322
COMMERCIAL AREA	0 m ² 0 ft ²

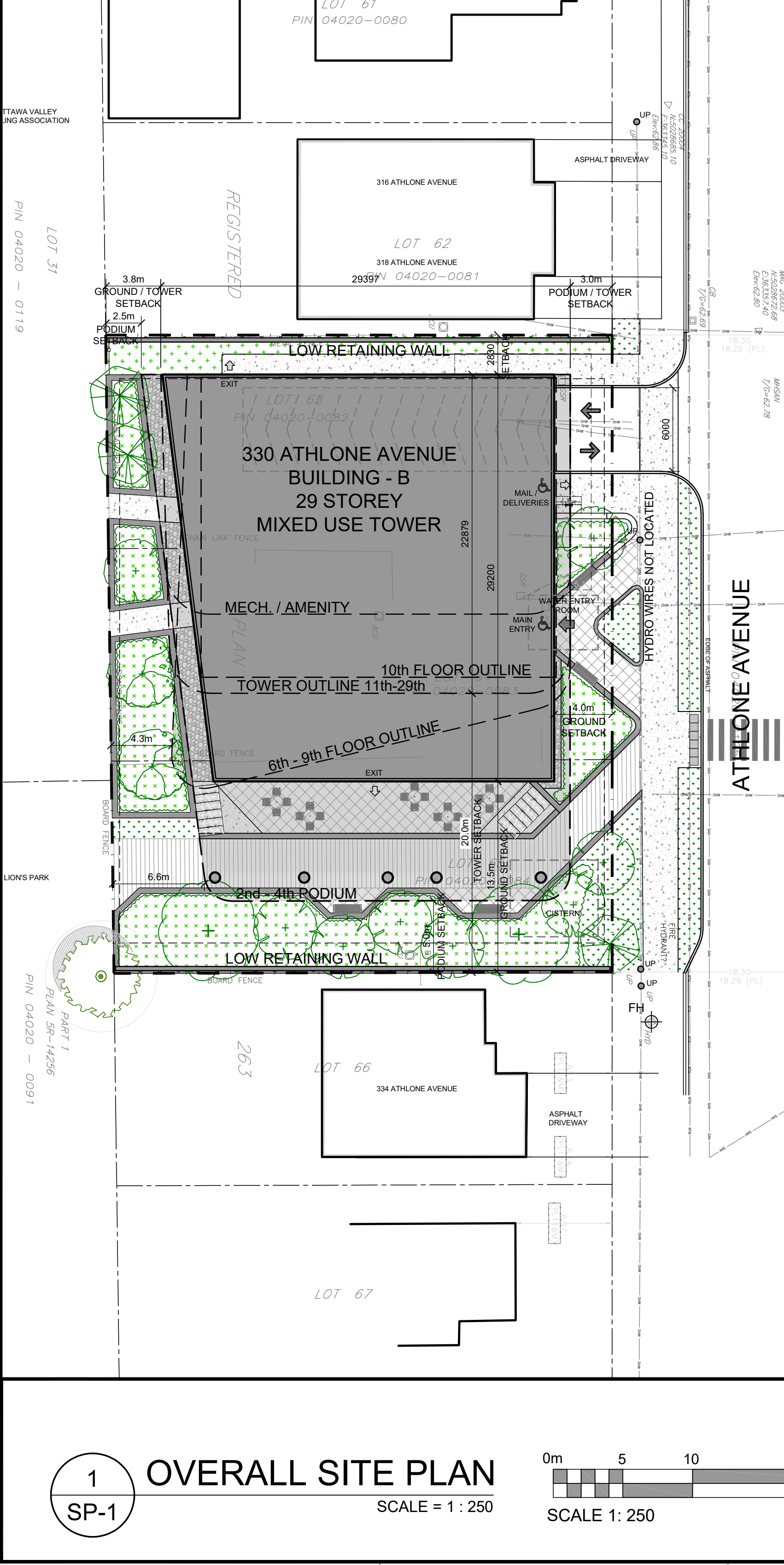
BUILDING AREA (CITY OF OTTAWA ZONING AREA)

BUILDING 'A'	27,315.5 m ²
BUILDING 'A1'	294,022 m ²
BUILDING 'B'	2,321.9 m ²
BUILDING 'C'	18,881.6 m ²
TOTAL AREA ABOVE GRADE	64,310.6 m ² 692,233 ft ²
TOTAL RESIDENTIAL AREA	63,522.1 m ² 683,746 ft ²
TOTAL COMMERCIAL AREA	788.5 m ² 8,487 ft ²

UNIT MIX

	BLDG A1	BLDG A2	BLDG B	BLDG C	TOTAL
STUDIO UNIT	142	6	82	70	249
1 BEDROOM UNIT	293	11	88	70	382
1 BEDROOM + UNIT	20	15	57	94	157
2 BEDROOM UNIT	104	10	30	36	149
2 BEDROOM + UNIT	0	1	29	33	52
3 BEDROOM UNIT	6	0	4	6	13
TOTAL UNITS	555	43	290	318	1,206
COMMERCIAL AREA					788.6 sq. m. 8,488 sq. ft.

KEY MAP



CAR PARKING AREA 'X' ON SCHEDULE 1A

MINIMUM REQUIRED	RESIDENCE (AFTER 12 UNITS)	VISITOR (AFTER 12 UNITS)	COMM. USE	TOTAL
	0.5 PER DWELLING UNIT	0.1 PER DWELLING UNIT	UNDER 200m ² NON REQUIRED	670
MAXIMUM REQUIRED	1.75 PER DWELLING UNIT	0.1 PER 100m ² OF GFA	ESTIMATE	2,111
PROVIDED	0.38 PER DWELLING UNIT			477
LOCATION				
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

BICYCLE PARKING

REQUIRED	RESIDENCE	COMMERCIAL	TOTAL
	0.5 PER UNIT (1,206 UNITS)	1 PER 250m ² GFA (788.6m ²)	603
PROVIDED	1.04 PER UNIT		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	8,550.0 sq. m.
TOTAL COMMUNAL	4,050.0 sq. m.
REQUIRED - 6.0m ² PER UNIT (1,206)	7,236.0 sq. m.
REQUIRED COMMUNAL @ 50%	3,618.0 sq. m.

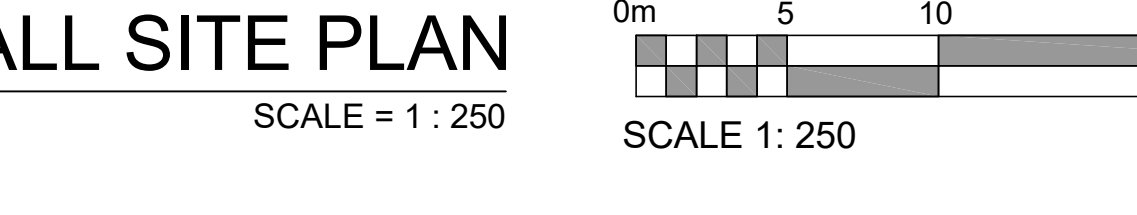
LOT COVERAGE

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

LAND BLOCK AREA

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

1 OVERALL SITE PLAN
SP-1



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

WESTBORO VILLAGE

OTTAWA ONTARIO

OVERALL SITE PLAN

SHEET TITLE: SP-1

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

SCALE: 1:250 SHEET No.

PROJECT No: 2409

ARCHITECT: rla/architecture
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