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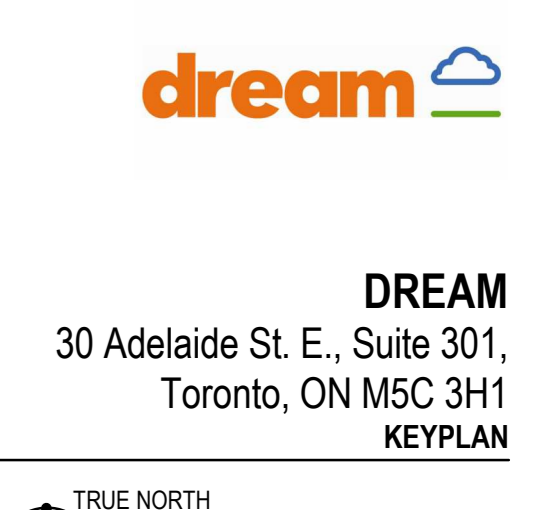
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Westview Projects  
18 Louisa St., Ottawa, ON K1R 6Y6



**PROJECT**

**LEBRETON LIBRARY PARCEL**  
665 Albert St  
Ottawa, ON  
Canada



**ISSUE CHART**

NO.	DATE	DESCRIPTION
1	2024-04-23	ISSUED FOR SPA / ZBA / SPA
2	2024-05-27	ISSUED FOR 60% SD
3	2024-06-10	ISSUED FOR 100% SD
4	2024-08-19	ISSUED FOR 60% SD
5	2024-09-30	ISSUED FOR 100% SD
6	2024-11-09	ISSUED FOR SPA RESUBMISSION
7	2024-11-09	ISSUED FOR NCC 99% FLUENTIA
8	2024-12-09	ISSUED FOR FOUNDATION PERMIT
9	2024-12-16	ISSUED FOR SIGNING & EXCAVATION PERMIT
10	2024-01-27	ISSUED FOR ELEVATOR & EXCAVATION TENDER
11	2024-02-03	RESUBMITTED FOR SPA & NCC 99%
12	2024-02-17	ISSUED FOR FOUNDATION PERMIT
13	2024-03-03	ISSUED FOR PROGRESS REVIEW
14	2024-03-24	ISSUED FOR SITE PLAN CONTROL
15	2024-03-24	ISSUED FOR TENDER REVIEW
16	2024-04-13	ISSUED FOR TENDER REVIEW
17	2024-04-27	ISSUED FOR FOUNDATION PERMIT
18	2024-05-12	ISSUED FOR FOUNDATION PERMIT
19	2024-05-12	ISSUED FOR NCC 99% FLUENTIA
20	2024-06-05	ISSUED FOR TENDER REVIEW
21	2024-07-14	ISSUED FOR PERMIT
22	2024-11-15	ISSUED FOR PERMIT
23	2024-12-28	ISSUED FOR TENDER REVIEW
24	2024-12-28	ISSUED FOR ADDENDUM 01
25	2024-01-15	ISSUED FOR CONSTRUCTION COORDINATION
26	2024-01-21	ISSUED FOR CONSTRUCTION
27	2024-06-10	ISSUED FOR SI-52
28	2024-10-29	ISSUED FOR SI-71
29	2024-10-31	ISSUED FOR SPA AMENDMENT
30	2024-10-31	ISSUED FOR SPA AMENDMENT
31	2024-02-06	ISSUED FOR SPA AMENDMENT
32	2024-02-06	ISSUED FOR SPA AMENDMENT
33	2024-02-06	ISSUED FOR SPA AMENDMENT

**ISSUED FOR CONSTRUCTION 2024-10-21**

TYPE	REQUIRED	PROPOSED
RETAIL	0	SHARED
OTHER (DAY CARE)	1	1
RESIDENTIAL	0	SHARED
TOTAL TYP LOADING SPACES	1	1

1 TYPE G LOADING SPACE IS PROVIDED FOR WASTE COLLECTION  
1 ADDITIONAL SU LOADING SPACE IS LOCATED IN P1 FOR WEST TOWER LOADING CONVENIENCE

**BICYCLE PARKING SPACES**

TYPE	PROVISION	REQUIRED	PROPOSED
RESIDENTIAL	0.5/unl	305	
RETAIL	1/250 m <sup>2</sup>	6	
DAY CARE	1/250 m <sup>2</sup>	5	
TOTAL REQUIRED		316	

PROVIDED SPACES	MIN 25%	79	668
INTERIOR SECURE SPACES			
EXTERIOR SPACES	MAX 50%	N/A	132
TOTAL PROVIDED			800

NUMBER OF REQUIRED SPACES TO BE PROVIDED

AT GROUND LEVEL HORIZONTAL	50% OF REQD	158
INTERIOR		26
EXTERIOR		132
TOTAL		158

**STORAGE LOCKERS**

TYPE	REQUIRED	PROPOSED
TOTAL	422	

**SITE PLAN LEGEND**

AD	AREA DRAIN
AP	ACCESSIBLE PARKING SIGNAGE
AW	AREA WELL GRATE POROSITY LESS THAN 20mm x 20mm
B	BOLLARD
B-F	BARRIER-FREE
BR	BIKE RACK (SEE LANDSCAPE)
CB	CATCH BASIN
CW	CONCRETE WALKWAY
DC	DEPRESSED CURB
EX-CW	EXISTING CONCRETE WALKWAY
EX-LS	EXISTING LIGHT STANDARD
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FH-EX	EXISTING FIRE HYDRANT
FR	FIRE ROUTE SIGNAGE
HB	HOSE BIB (SEE MECHANICAL)
MH	MANHOLE
NIC	NOT IN CONTRACT
TD	TRENCH DRAIN

Job Number 44201  
TITLE  
SHEET NUMBER  
**G01-01**  
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**NOTES**

SITE PLAN BASED ON TOPOGRAPHIC SURVEY BY: STANTEC GEOMATICS LTD.  
300-1331 CLYDE AVENUE,  
OTTAWA, ON K2C 0A9  
C/O R. G. BENNETT  
APRIL 7, 2022

DATE:

**SITE / ZONING DATA**

	REQUIRED	PROVIDED
TOTAL LOT AREA		9,629 m <sup>2</sup>
GROSS FLOOR AREA		38,936.13 m <sup>2</sup>
FLOOR SPACE INDEX		4.04
LOT FRONTAGE ON ALBERT STREET		144.0 m
LOT FRONTAGE ON BOOTH STREET		77.9 m
LOT FRONTAGE ON LRT		138.6 m
LOT FRONTAGE ON EAST PROPERTY LINE		63.8 m
PROPOSED BUILDING LENGTH AT GRADE ON ALBERT STREET		
EAST TOWER (PARALLEL)		23.6 m
EAST TOWER (ANGLED)		43.1 m
WEST TOWER (PARALLEL)		42.8 m
WEST TOWER (ANGLED)		24.5 m
PROPOSED BUILDING LENGTH AT GRADE ON BOOTH STREET		
WEST TOWER		24.5 m
PROPOSED BUILDING LENGTH AT GRADE ON LRT		
EAST TOWER (PARALLEL)		42.2 m
EAST TOWER (ANGLED)		21.8 m
EAST TOWER (ANGLED)		15.3 m
WEST TOWER (PARALLEL)		45.8 m
WEST TOWER (ANGLED)		11.4 m
PROPOSED BUILDING LENGTH AT GRADE ON EAST PROPERTY LINE		
EAST TOWER		47.3 m
SETBACK DATA		
FRONT YARD (ALBERT STREET)	NO MIN	1.8 m-4.7 m
CORNER SIDE YARD SETBACK	NO MIN	0.0 m-8.5 m
EASTERLY INTERIOR SIDE YARD SETBACK	9.0 m	9.0 m
REAR YARD SETBACK (LRT)	NO MIN	10.1 m
TOWER SETBACK FROM EASTERLY SIDE YARD	14.5 m	15.5 m
TOWER DATA		
TOWER SEPARATION	23.0 m	55.3 m
TOWER FLOOR-PLATE AREA	750 m <sup>2</sup> MAX	709 m <sup>2</sup>
BUILDING HEIGHT		
EAST TOWER AVERAGE GRADE		62.91 m
MIDPOINT OF EAST TOWER ROOF		166.84 m
EAST TOWER BUILDING HEIGHT	110 m	103.92 m
WEST TOWER AVERAGE GRADE		62.59 m
MIDPOINT OF WEST TOWER ROOF		182.65 m
WEST TOWER BUILDING HEIGHT	127 m	120.06 m

**AMENITY AREA**

AMENITY LOCATION	AMENITY FUNCTION	AREA
INDOOR AMENITY	COMMUNAL AMENITY	1709.28 m <sup>2</sup>
OUTDOOR AMENITY	COMMUNAL AMENITY	2310.09 m <sup>2</sup>
OUTDOOR AMENITY	PRIVATE AMENITY	1519.22 m <sup>2</sup>
TOTAL AMENITY SPACE		5538.59 m <sup>2</sup>

REQUIRED AMENITY AREA = 609 Units x 6m x 3654 m<sup>2</sup> 50% IS REQUIRED TO BE COMMUNAL = 1827 m<sup>2</sup>

**PARKING SPACES**

TYPE	REQUIRED	REQUIRED	PROPOSED
RESIDENT	N/A, MAX 1.5 per	0 MIN, 910 MAX	139
RESIDENT BARRIER-FREE	N/A	0	8
TOTAL RESIDENTIAL			148
VISITOR RESIDENTIAL	0.1/unl	61	58 (+3 BPT)
VISITOR RETAIL	N/A, MAX 10	0	8
VISITOR DAY CARE	N/A	0	4
VISITOR BARRIER-FREE	20-99 spaces = 1	1 of (61)	4
TOTAL VISITOR			76
GRAND TOTAL		61 MIN	224

NOTES  
REFER TO A10-008 FOR FURTHER INFORMATION ON VEHICULAR PARKING SPACE SIZES AND WASTE STATISTICS.

**LOADING SPACES**

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PRIMARY ENTRY/EXIT  
EXIT  
PROPERTY AND EASEMENT LINES  
FIRE ROUTE

COORDINATION OF ALBERT STREETSCAPE ONGOING WITH CITY STAFF DELIVERING ALBERT-SLATER RECONSTRUCTION PROJECT

GENERATOR ENCLOSURE, SEE GENERATOR ENCLOSURE DWGS

REMOVABLE BOLLARDS (6)

WEDGE PARK

RETAIL ENTRY

TERRACE ON LEVEL 5

TERRACE ON LEVEL 4

TERRACE ON LEVEL 3

TERRACE ON LEVEL 6

TERRACE ON LEVEL 5

TERRACE ON LEVEL 4

RETAIL ENTRY

RETAIL ENTRY

PEDESTRIAN EASEMENT

EXISTING UNDERGROUND CONTROL VAULT COORDINATION OF EXISTING CONTROL VAULT SUPPLY, EXHAUST, AND ACCESS HATCH IS ONGOING WITH THE CITY

COORDINATION OF ALBERT STREETSCAPE ONGOING WITH CITY STAFF DELIVERING ALBERT-SLATER RECONSTRUCTION PROJECT

1 SITE PLAN  
1:200

SITE PLAN NOTES  
1. REFER TO LANDSCAPE AND CIVIL DRAWING FOR LANDSCAPE DESIGN, SITE LIGHTING, SITE SERVICING, AND GRADING INFORMATION  
2. REFER TO G01-02 FOR SETTING OUT POINT

