

PROJECT INFORMATION

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|--------------------------------------|-----------------------|--------------------------------|-------------------------|--------------------------------|--------------------------------|----------------------------------|
| Zoning By-law 2008-250 Consolidation | MC(2284) 5349-h | SITE AREA (OVERALL) | 21.85 ha 54.00 acres | SITE AREA (PHASE 1) | 2.05 ha 5.055 acres | 20,524 sq. m. 220,920 sq. ft. |
| SITE AREA (SOUTH PHASE) | 3.27 ha 8.08 acres | SITE AREA (PHASE 1 - NET AREA) | 0.57 ha 1.40 acres | SITE AREA (PHASE 1 - NET AREA) | 5,682 sq. m. 61,161 sq. ft. | |
| | | TRANSIT PLAZA | 0.53 ha 1.31 acres | | 5,294 sq. m. 56,984 sq. ft. | |

LOT COVERAGE

| | | |
|------------------------|----------------------|---------------|
| PAVED SURFACE = | 3,529.1 sq. m. | 10.8% |
| BUILDING FOOTPRINT = | 15,887.2 sq. m. | 48.6% |
| LANDSCAPE OPEN SPACE = | 7,993.9 sq. m. | 24.4% |
| TRANSIT PLAZA = | 5,294 sq. m. | 16.2% |
| TOTAL = | 32,713 sq. m. | 100.0% |

AMENITY SPACE

| | |
|---|------------------------|
| EXTERIOR AT GRADE = | 700.0 sq. m. |
| GROUND FLOOR COMMUNAL INTERIOR = | 1,500.0 sq. m. |
| COMMUNAL INTERIOR = | 800.0 sq. m. |
| COMMUNAL EXTERIOR PATIO = | 4,000.0 sq. m. |
| PRIVATE BALCONIES = | 5,000.0 sq. m. |
| TOTAL = | 12,000.0 sq. m. |
| TOTAL COMMUNAL = | 7,000.0 sq. m. |
| REQUIRED - 6.0M ² PER UNIT (1,554) = | 9,324.0 sq. m. |
| REQUIRED COMMUNAL @ 50% = | 4,662.0 sq. m. |

DENSITY COVERAGE (SOUTH PHASE)

| | | |
|-----------------------------|---------------|----------------------|
| TRANSIT PLAZA = | 16.2% | 5,294 sq. m. |
| ROADS = | 10.2% | 3,332 sq. m. |
| PHASE #1 = | 17.4% | 5,682 sq. m. |
| PHASE #2 = | 19.4% | 6,355 sq. m. |
| PHASE #3 = | 17.7% | 5,801 sq. m. |
| PHASE #4 = | 19.1% | 6,244 sq. m. |
| TOTAL AREA = | 100.0% | 32,713 sq. m. |
| TOTAL DENSITY AREA = | 73.6% | 24,082 sq. m. |

DENSITY (SOUTH PHASE)

| PHASE | PROPOSED UNITS | PROPOSED DENSITY (U/HA) | PROPOSED DENSITY (U/1000 SQ. M.) |
|---------------------|----------------------|-------------------------|----------------------------------|
| PHASE #1 = | 5,682 sq. m. | 296 | 516 |
| PHASE #2 = | 6,355 sq. m. | 403 | 634 |
| PHASE #3 = | 5,801 sq. m. | 404 | 697 |
| PHASE #4 = | 6,244 sq. m. | 457 | 732 |
| TOTAL AREA = | 24,082 sq. m. | 1,554 | 361 |

UNIT STATISTICS

| | | |
|----------------------|---------------|------------|
| STUDIO UNIT | 5% | 25 |
| 1 BEDROOM UNIT | 34% | 101 |
| 1 BEDROOM + DEN UNIT | 16% | 54 |
| 2 BEDROOM UNIT | 20% | 58 |
| 3 BEDROOM | 17% | 52 |
| TOTAL | 100.0% | 290 |

REVISIONS

| No. | DESCRIPTION | DATE |
|-----|---------------------------------------|------------|
| 1 | ISSUED FOR SPC 1st ROUND COMMENTS | 2023 10 18 |
| 2 | REVISED CONCEPT ISSUED TO CONSULTANTS | 2023 07 28 |
| 3 | ISSUED FOR SPC APPLICATION | 2021 10 28 |
| 4 | ISSUED WITH GENERAL UPDATES | 2021 10 26 |
| 5 | ISSUED FOR CONSULTANT START UP | 2021 06 31 |

PHASE 2 ZONING AREA BASED ON 75% CONSTRUCTION

| | |
|---------------------------|------------------------|
| GROUND FLOOR | 1,485.5 sq. m. |
| PODIUM 2nd - 4th FLOOR | 15,990 sq. ft. |
| PODIUM 5th & 6th FLOOR | 4,764.3 sq. m. |
| TOWER A 7th - 19th FLOOR | 4,084.5 sq. m. |
| TOWER B 7th - 19th FLOOR | 43,965 sq. ft. |
| TOWER A 20th & 21st FLOOR | 7,555.2 sq. m. |
| TOWER B 20th & 21st FLOOR | 81,323 sq. ft. |
| TOTAL AREA | 29,683.8 sq. m. |

PHASE 4 ZONING AREA BASED ON 80% CONSTRUCTION

| | |
|---------------------------|------------------------|
| GROUND FLOOR | 1,502.2 sq. m. |
| PODIUM 2nd - 4th FLOOR | 4,888.7 sq. m. |
| PODIUM 5th & 6th FLOOR | 4,048.2 sq. m. |
| TOWER A 7th - 19th FLOOR | 7,555.2 sq. m. |
| TOWER B 7th - 19th FLOOR | 81,323 sq. ft. |
| TOWER A 20th & 21st FLOOR | 764.5 sq. m. |
| TOWER B 20th & 21st FLOOR | 8,229 sq. ft. |
| TOTAL AREA | 27,078.5 sq. m. |

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:

(N) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

(A) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.

(W) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.

(D) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.

(#) - DETAIL NUMBER

(R) - DETAIL REFERENCE PAGE

(C) - DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

(A) REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.

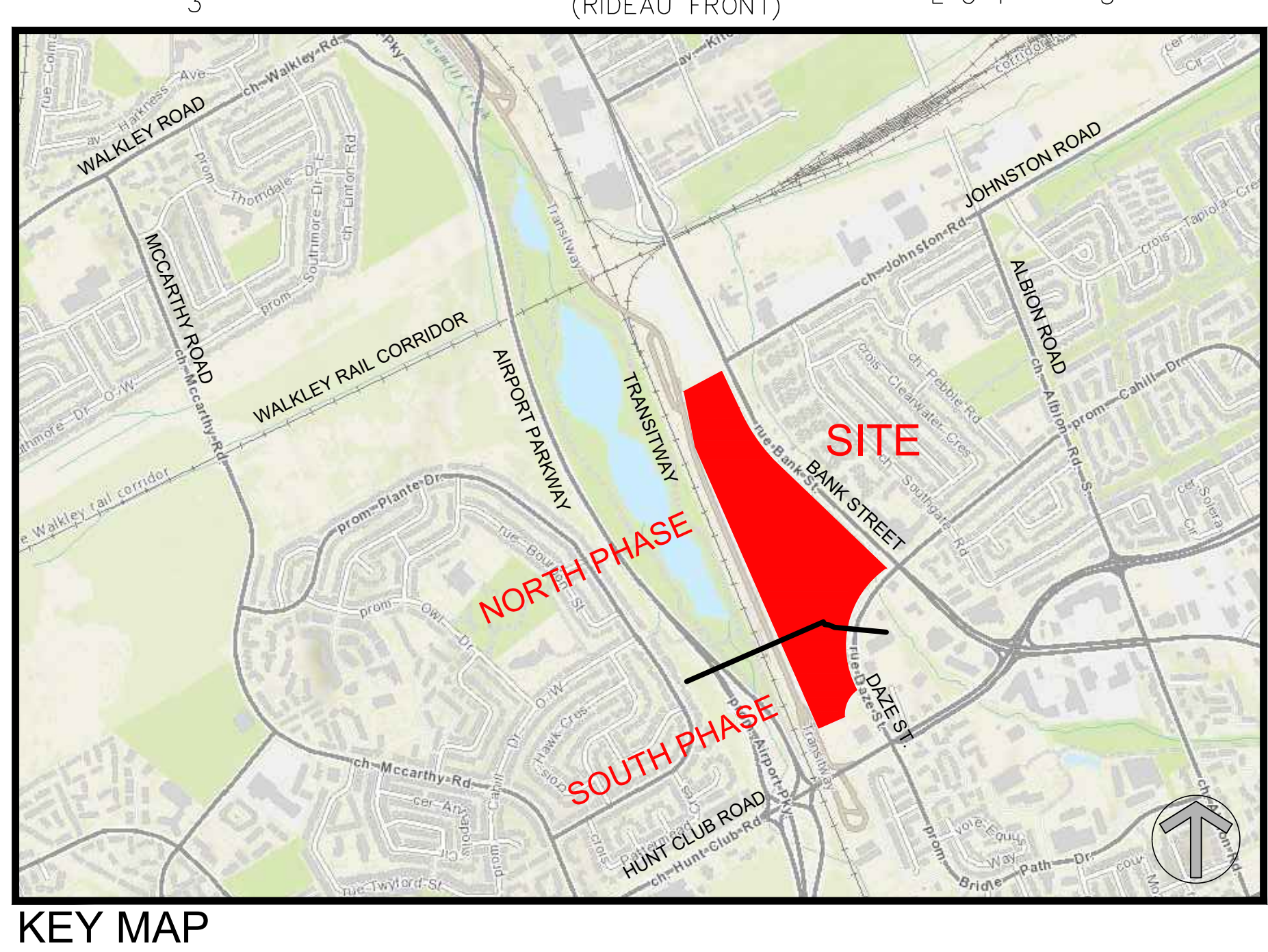
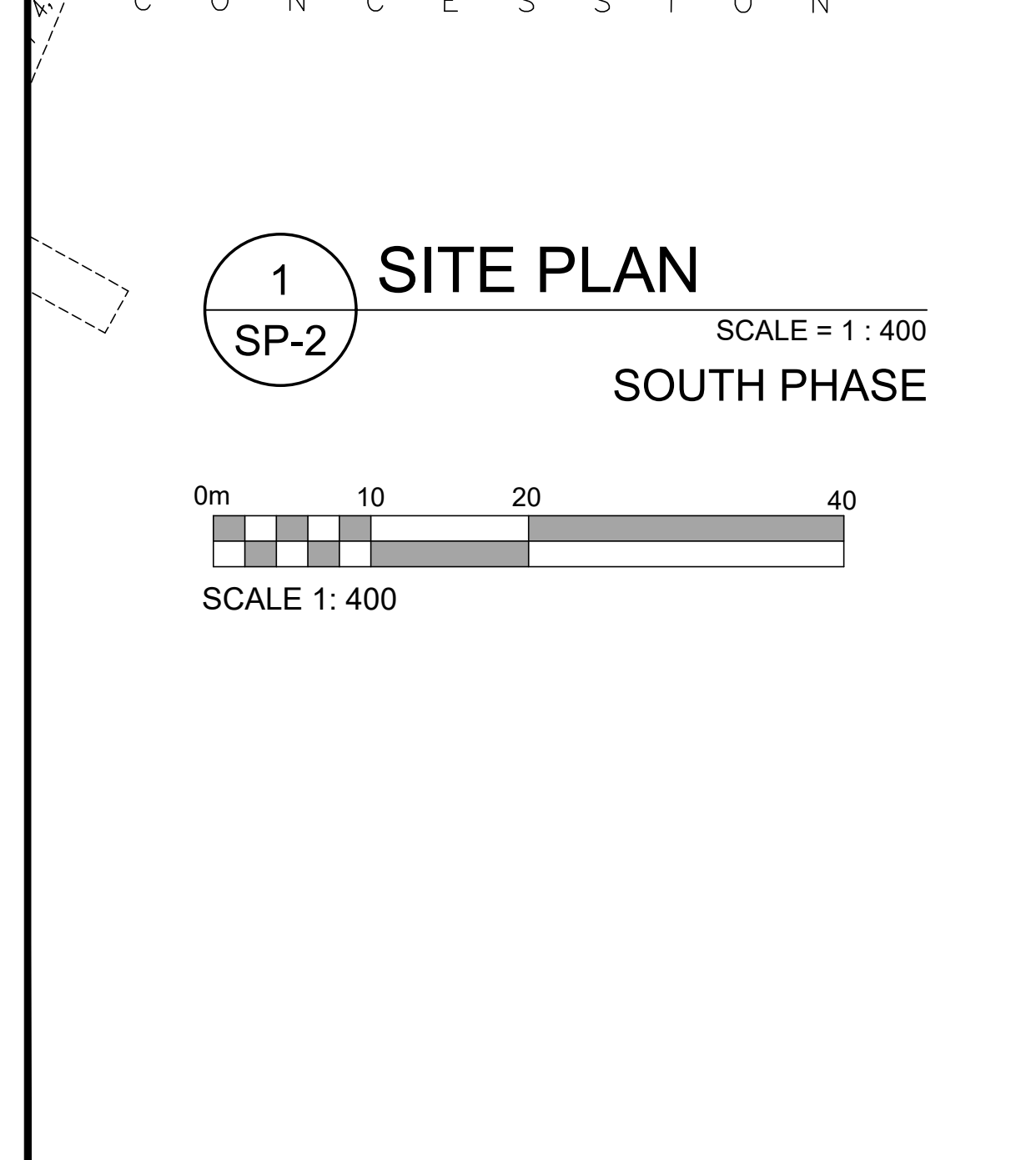
(B) FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A300 SERIES.

(C) ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.

(D) ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.

(E) ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.

(F) ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.



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LEGAL DESCRIPTION

TOPOGRAPHIC SKETCH OF ALL OF BLOCK 2, PART OF BLOCK 1 REGISTERED PLAN 4M-944 AND PART OF LOT 5 CONCESSION 3 (RIDEAU FRONT) (GEOGRAPHIC TOWNSHIP OF GLOUCESTER) CITY OF OTTAWA

SURVEYOR

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