



**PROJECT INFORMATION**

<b>ZONING</b>	MC(2264) S349-F	<b>BUILDING STATISTICS (PHASE #1)</b>
<b>SITE AREA (OVERALL)</b>	54 acres 2,185,530 sq. m. 2,352,240 sq. ft.	<b>GROSS BUILDING - AREA</b> (CITY OF OTTAWA'S DEFINITION)
<b>SITE AREA (SOUTH PHASE)</b>	8.08 acres 352,004 sq. ft.	<b>GROUND FLOOR</b>
<b>TRANSIT PLAZA</b>	1.31 acres 5,292.0 sq. ft. 56,982 sq. ft.	<b>2nd-4th FLOOR</b>
<b>REQUIRED</b>		<b>5th FLOOR</b>
<b>BUILDING HEIGHT</b>	21 STORIES - 151.79m A.S.L.	<b>6th FLOOR</b>
<b>FRONT &amp; CORNER YARD SETBACK</b>	0.0 m	<b>7th FLOOR (TOWER A)</b>
<b>INTERIOR YARD SETBACK</b>	2.0 m	<b>7th FLOOR (TOWER B)</b>
<b>REAR YARD SETBACK</b>	2.0 m	<b>8th - 19th FLOOR (TOWER A)</b>
<b>AMENITY AREA PER UNIT</b>	6.0 sq. m	<b>8th - 19th FLOOR (TOWER B)</b>
<b>TOWER FOOTPRINT</b>	750 sq. m	<b>20th FLOOR (TOWER B)</b>
<b>VEHICLE PARKING - RESIDENTIAL</b>	NOT REQUIRED	<b>20th FLOOR (TOWER A)</b>
<b>VEHICLE PARKING - VISITOR ONLY</b>	30 PER BUILDING	<b>21st FLOOR (TOWER A)</b>
<b>BICYCLE PARKING - RESIDENTIAL</b>	0.5 PER UNIT	<b>21st FLOOR (TOWER B)</b>
<b>BICYCLE PARKING - COMMERCIAL</b>	1 PER 250m <sup>2</sup> GFA	
<b>PROVIDED</b>		<b>TOTAL AREA</b>
<b>BUILDING HEIGHT</b>	21 STORIES - 151.79m A.S.L.	28,383.0 sq. m. 305,512 sq. ft.
<b>FRONT &amp; CORNER YARD SETBACK</b>	0.0 m	<b>UNIT STATISTICS</b>
<b>INTERIOR YARD SETBACK</b>	2.0 m	<b>STUDIO UNIT</b>
<b>REAR YARD SETBACK</b>	2.0 m	<b>1 BEDROOM UNIT</b>
<b>AMENITY AREA PER UNIT</b>	6.0 sq. m	<b>1 BEDROOM + DEN UNIT</b>
<b>TOWER FOOTPRINT (STAGE 1, 4)</b>	890 sq. m	<b>2 BEDROOM UNIT</b>
<b>TOWER FOOTPRINT (STAGE 2, 3)</b>	750 sq. m	<b>3 BEDROOM</b>
<b>TOTAL GFA</b>	116,574.3 sq. m. 1,254,794 sq. ft.	<b>TOTAL</b>
<b>TOTAL UNIT COUNT</b>	1,710	446
<b>VEHICLE PARKING - RESIDENTIAL</b>	1,042	<b>PHASE 2 ZONING AREA BASED ON 75% CONSTRUCTION</b>
<b>VEHICLE PARKING - VISITOR ONLY</b>	120	<b>GROUND FLOOR</b>
<b>BICYCLE PARKING - RESIDENTIAL</b>	1,710	<b>PODIUM 2nd - 4th FLOOR</b>
<b>BICYCLE PARKING - COMMERCIAL</b>	1 PER 250m <sup>2</sup> GFA	<b>PODIUM 5th &amp; 6th FLOOR</b>
<b>TOTAL AMENITY AREA</b>	12,488 sq. m.	<b>TOWER A 7th - 19th FLOOR</b>
		<b>TOWER B 7th - 19th FLOOR</b>
		<b>TOWER A 20th &amp; 21st FLOOR</b>
		<b>TOWER B 20th &amp; 21st FLOOR</b>
		<b>TOTAL AREA</b>
		29,683.8 sq. m. 319,514 sq. ft.
		<b>UNIT COUNT</b>
		403
		<b>RESIDENCE PARKING - 0.6 PER UNIT</b>
		242
		<b>VISITOR PARKING</b>
		30
		<b>BICYCLE PARKING</b>
		403
		<b>AMENITY SPACE - 6.0m<sup>2</sup> PER UNIT</b>
		2,418 sq. m.
		<b>PHASE 3 ZONING AREA BASED ON 75% CONSTRUCTION</b>
		<b>GROUND FLOOR</b>
		1,592.2 sq. m. 16,170 sq. ft.
		<b>PODIUM 2nd - 4th FLOOR</b>
		4,888.7 sq. m. 52,622 sq. ft.
		<b>PODIUM 5th &amp; 6th FLOOR</b>
		4,048.2 sq. m. 43,575 sq. ft.
		<b>TOWER A 7th - 19th FLOOR</b>
		7,555.2 sq. m. 81,323 sq. ft.
		<b>TOWER B 7th - 19th FLOOR</b>
		7,555.2 sq. m. 81,323 sq. ft.
		<b>TOWER A 20th &amp; 21st FLOOR</b>
		764.5 sq. m. 8,229 sq. ft.
		<b>TOWER B 20th &amp; 21st FLOOR</b>
		764.5 sq. m. 8,229 sq. ft.
		<b>TOTAL AREA</b>
		29,078.5 sq. m. 311,470 sq. ft.
		<b>UNIT COUNT</b>
		404
		<b>RESIDENCE PARKING - 0.6 PER UNIT</b>
		242
		<b>VISITOR PARKING</b>
		30
		<b>BICYCLE PARKING</b>
		404
		<b>AMENITY SPACE - 6.0m<sup>2</sup> PER UNIT</b>
		2,424 sq. m.
		<b>PHASE 4 ZONING AREA BASED ON 80% CONSTRUCTION</b>
		<b>GROUND FLOOR</b>
		1,503.7 sq. m. 16,186 sq. ft.
		<b>PODIUM 2nd - 4th FLOOR</b>
		4,913.9 sq. m. 52,886 sq. ft.
		<b>PODIUM 5th &amp; 6th FLOOR</b>
		4,277.3 sq. m. 46,040 sq. ft.
		<b>TOWER A 7th - 19th FLOOR</b>
		9,246.5 sq. m. 99,529 sq. ft.
		<b>TOWER B 7th - 19th FLOOR</b>
		9,246.5 sq. m. 99,529 sq. ft.
		<b>TOWER A 20th &amp; 21st FLOOR</b>
		1,120.9 sq. m. 12,085 sq. ft.
		<b>TOWER B 20th &amp; 21st FLOOR</b>
		1,120.9 sq. m. 12,085 sq. ft.
		<b>TOTAL AREA</b>
		31,429.0 sq. m. 338,300 sq. ft.
		<b>UNIT COUNT</b>
		457
		<b>RESIDENCE PARKING - 0.6 PER UNIT</b>
		274
		<b>VISITOR PARKING</b>
		30
		<b>BICYCLE PARKING</b>
		457
		<b>AMENITY SPACE - 6.0m<sup>2</sup> PER UNIT</b>
		2,742 sq. m.

<b>SOFT LANDSCAPE</b>	
<b>TRANSIT PLAZA</b>	
<b>CONCRETE SIDEWALK</b>	
<b>PAVERS @ TERRACE LEVEL</b>	
<b>PROPERTY LINE</b>	
<b>BUILDING SETBACK LINE</b>	
<b>FENCE LINE</b>	
<b>BIKE RACK</b>	
<b>ENTRANCE / EXIT DOOR</b>	
<b>COMMERCIAL / EXIT DOOR</b>	
<b>FIRE HYDRANT</b>	
<b>VEHICULAR DIRECTION</b>	
<b>EXISTING TREE TO REMAIN</b>	
<b>SIAMSESE CONNECTION</b>	

<b>REVISIONS:</b>	
ARCHITECT SEAL	
ARCHITECT'S ASSOCIATION OF ONTARIO	
ARCHITECT'S LICENCE	
SEAL DATE: STAMP DATE	
CLIENT:	
<b>SMARTCENTRES</b>	
REAL ESTATE INVESTMENT TRUST	
ARCHITECT:	
rla/architecture	
roderick lahey architect inc.	
56 beech street, ottawa, ontario K1S 3J6	
t: 613.724.9932 f: 613.724.1209 rla@architecture.ca	
PROJECT TITLE:	
<b>SOUTHKEYS MALL</b>	
<b>2200 BANK STREET</b>	
OTTAWA	ONTARIO
SHEET TITLE:	
<b>SITE PLAN</b>	
<b>SOUTH PHASE</b>	
DRAWN:	CHECKED:
R.V.	A.K.
SCALE:	SHEET No.
1:400	
PROJECT No.	
2030	

<b>URBAN PLANNER</b> <b>Stantec</b> 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) - Email: barrett.wagar@stantec.com	<b>PROJECT DEVELOPER</b> <b>SMART CENTRES</b> 3200 Highway 7, Vaughan, Ontario, L4K 5Z5 Tel: (416) 970-5294 E-Mail: hjenkins@smartcentres.com
<b>CIVIL ENGINEER</b> <b>IBI GROUP</b> 333 Preston Street, Suite 400 Ottawa, ON K1S 5N4 Tel: (613) 225-1311 Fax: (613) 225-9868 Email: DHook@IBIGroup.com	<b>LEGAL DESCRIPTION</b> TOPOGRAPHIC SKETCH OF ALL OF BLOCK 2, PART OF BLOCK 1 REGISTERED PLAN 4M-944 AND PART OF LOT 3 (RIDEAU FRONT) (GEORGIAN TOWNSHIP OF GLOUCESTER) CITY OF OTTAWA
<b>LANDSCAPE ARCHITECT</b> <b>Levstek Consultants</b> 5871 Hugh Crescent Ottawa, (Osgoode) ON K0A 2W0 Tel: (613) 826-0518 Email: rlevstek@larocquelevstek.com	<b>SURVEYOR</b> <b>Stantec</b> 1331 Clyde Avenue, Suite 400 Ottawa ON K2C 3G4 Phone: (613) 724-4096 Cell: (613) 229-7644 E-Mail: BWebster@stantec.com
<b>TRANSPORTATION</b> <b>IBI GROUP</b> 333 Preston Street, Suite 400 Ottawa, ON K1S 5N4 Tel: (613) 225-1311 Fax: (613) 225-9868 Email: DHook@IBIGroup.com	<b>ELECTRICAL ENGINEER</b> <b>Quasar Consulting Group</b> 250 Rowntree Dairy Road, Woodbridge, ON, L4L 9J7 Phone: (905) 507-0800 Cell: (416) 797-627 E-Mail: terry.sedore@quasarcg.com

