

NERAL ARCHITECTURAL NOTES: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. SITE PLAN SYMBOLS LEGEND Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work. FDC FIRE DEPARTMENT CONNECTION BUILDING ENTRANCE Upon notice in writing, the Architect will provide written/graphic clarification or CONNECTION supplementary information regarding the intent of the Contract Documents. The Architectural drawings are to be read in conjuction with all other Contract BUILDING EXIT Documents including Project Manuals and the Structural, Mechanical and - FH FIRE HYDRANT Electrical Drawings. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the NEW STREET LIGHT Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by PROPERTY LINE STREET LIGHT TO BE \boxtimes the Architect. These documents are not to be used for construction unless specifically noted for REMOVED — — — — SETBACK LINE such purpose. EXISTING STREET LIGHT \square TO REMAIN OUP EXISTING UTILITY POLE INTERLOCKING STONE PAVERS TO REMAIN TSP EXISTING TRAFFIC SIGNAL POST UTILITY POLE TO BE REMOVED/RELOCATED R.P. RAISED PLANTER

SITE PLAN NOTES

(1) ASPHALT

(2) EXISTING STRUCTURE TO BE DEMOLISHED

KEY PLAN

- 3 CONCRETE SIDEWALK
- (4) SOFT LANDSCAPING
- (5) DEPRESSED CURB
- 6 LINE OF CANOPY/BUILDING ABOVE
- (7) BENCH
- 8 BALCONY ABOVE
- 9 CONCRETE CURB. SEE CIVIL
- (10) RAISED TERRACE. SEE CIVIL
- (11) BUS STOP SIGN
- (12) BIKE RACK. REFER TO LANDSCAPE

OWNER

2317916 ONT INC. 2081 MERIVALE ROAD OTTAWA, ON, K2G 1G9

ARCHITECT PROJECT1 STUDIO 260 ST. PATRICK ST, SUITE 300 OTTAWA, ON, K1N 5K5

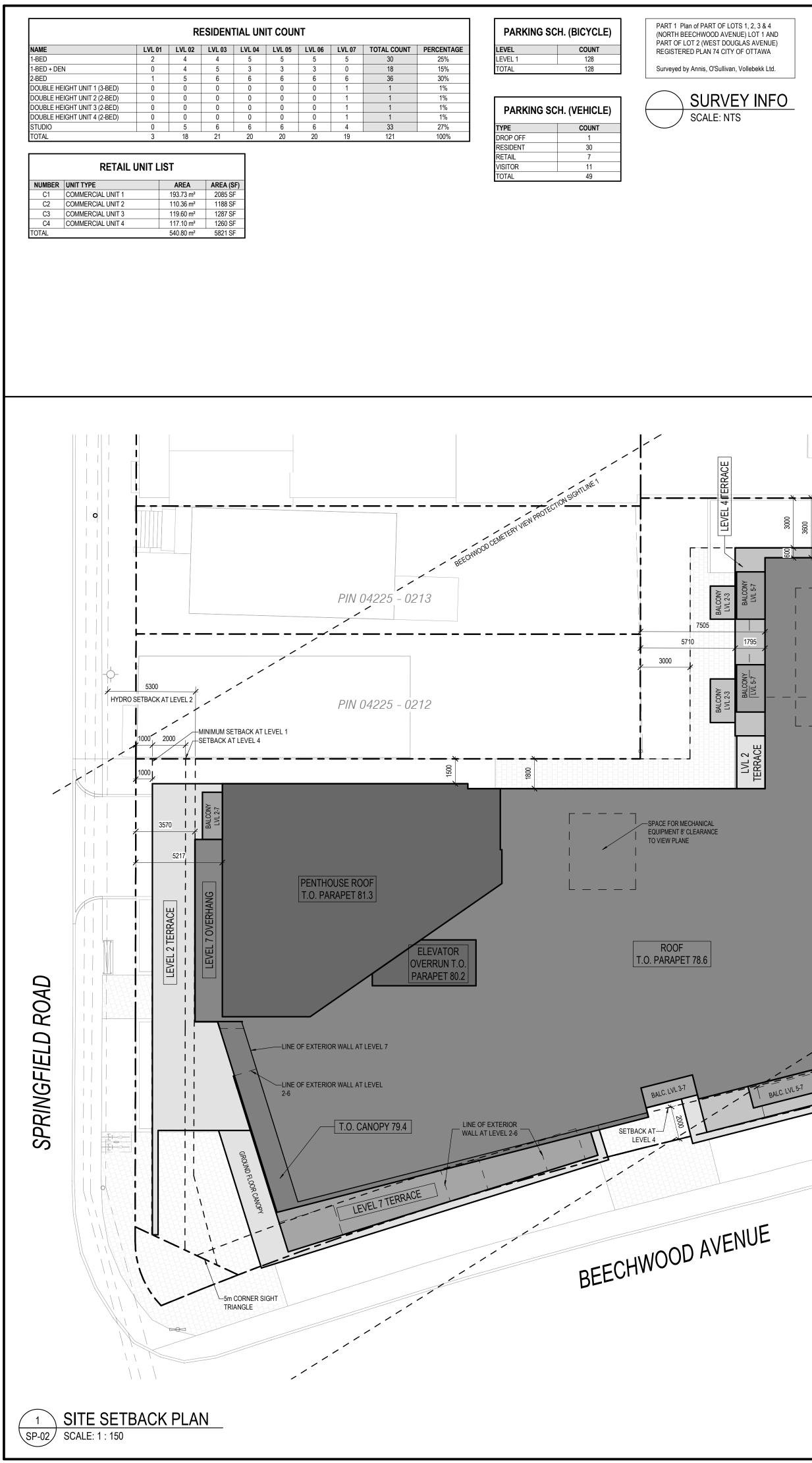
PLANNER NOVATECH 240 MICHAEL COWPLAND DRIVE, SUITE 200 OTTAWA, ON, K2M 1P6

LANDSCAPE ARCHITECT NOVATECH 240 MICHAEL COWPLAND DRIVE, SUITE 200 OTTAWA, ON, K2M 1P6

CIVIL ENGINEER STANTEC 300 - 1331 CLYDE AVENUE OTTAWA, ON, K2C 3G4

SURVEYOR ANNIS O'SULLIVAN VOLLEBEKK LTD. 14 CONCOURSE GATE, SUITE 500 OTTAWA, ON, K2E 7S6

218			
ROJ	scale NOTED	drawn JH	REVIEWED RMK
		rojo ct1 Studio Inc 4.3939 mail@proje	corporated
AR AR	ASSOCIAL OF CHITECTS VM. KOOLWINE LICENCE 7370		PROJECT NORTH
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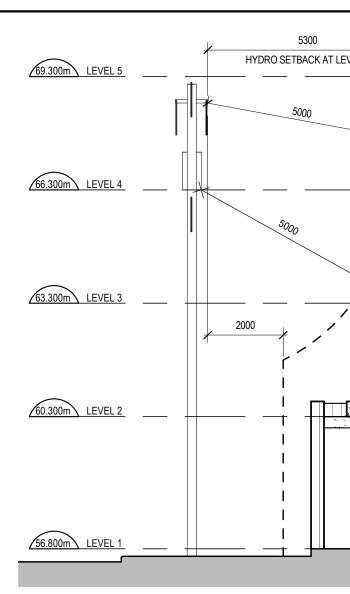


PIN 04225 - 0207 MINIMUM SETBACK AT LEVEL 1-SETBACK AT LEVEL 4-SPACE FOR MECHANICAL 4 Щ LINE OF EXTERIOR -EQUIPMENT 8' CLEARANCE 可 WALL AT LEVEL 4-7 TO VIEW PLANE Ш DOUGLAS AVENU LINE OF EXTERIOR WALL AT LEVEL 2-3 -5m CORNER SIGHT TRIANGLE

						GENERAL ARCHITECTURAL NOTES:
Site Statistics			GROSS AR	REA (OB	C)	 This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. Drawings are not to be scaled. The Contractor is responsible for checking and
Current Zoning Designation: Lot Width:	TM8 61.8m		LEVEL ARE	EA	AREA (SF)	 verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work. Upon notice in writing, the Architect will provide written/graphic clarification or
Total Lot Area: Gross Floor Area: Building Area	1930.5m ² 11290m ² 1514m ²		LEVEL P1 1759.9 LEVEL 1 1344.0 LEVEL 2 1405.2	08 m²	18944 SF 14468 SF	 supplementary information regarding the intent of the Contract Documents. The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and
Floor Space Index:	5.85		LEVEL 2 1405.2 LEVEL 3 1405.2 LEVEL 4 1293.7	25 m²	15126 SF 15126 SF 13926 SF	Electrical Drawings. 5. Positions of exposed or finished Mechanical or Electrical devices, fittings and
Proposed Development - 8 Storey Mid- No. of Units: 121	-Rise Apartment Building		LEVEL 5 1293.3 LEVEL 6 1293.3	35 m²	13921 SF 13922 SF	fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by
Zoning Mechanism Minimum Lot Area	Required No Minimum	Provided 1930.5m ²	LEVEL 7 1251.5 LEVEL 8 189.13	13 m²	13471 SF 2036 SF	the Architect.6. These documents are not to be used for construction unless specifically noted for such purpose.
Table 197(a) Minimum Lot Width	No Minimum	32m	TOTAL 11235.	.67 m²	120940 SF	
Table 197(b) Front Yard Setback	Om for the first 3 storeys	Om (first 3 storeys)	RENTABLE AREA	A (RESIE	DENTIAL)	
197(8)(b)(i) Corner Side Yard Setback 197(8)(b)(ii)	2m above third storey Min. 1m, Max 3m for the first 3 storeys 2m more above third storey	2m (above sixth storey) 1m (first 3 storeys) 2m greater than storeys 1-3	LEVEL ARE		AREA (SF) 2071 SF	
Rear Yard Setback 197(8)(b)(iii)	where abutting a residential zone, - 5 metres for the first three storeys	3m (first three storeys) 3.6m (above third storey)	LEVEL 2 1060.4 LEVEL 3 1235.9	90 m²	11414 SF 13303 SF	
	except in the case of corner or through lots 20 metres or greater in width, where setback is 3 metres for up to helf the lot width means and lot literations.		LEVEL 4 1135.1 LEVEL 5 1134.8	88 m²	12219 SF 12216 SF	
	half the lot width measured from the corner side lot line and 7.5 metres for the remaining portion of the lot width		LEVEL 6 1134.8 LEVEL 7 1094.3 LEVEL 8 169.5	38 m²	12216 SF 11780 SF 1825 SF	
	- 7.5 metres above the third storey		TOTAL 7157.6		77044 SF	
Max. Interior Side Yard Setback Table 197(d)(i) (abutting residential zone) - East side	Min. 3 metres for a non-residential use building or a mixed-use building abutting a residential zone	3m	GROSS FLOOR AREA	A (CITY (OF OTTAWA)	KEY PLAN
Min. Interior Side Yard Setback Table 197(d)(ii) (abutting mixed-use zone) - West side		1.5m on Springfield	LEVEL ARE	EA	AREA (SF)	
Minimum Building Height Table 197(g)(i)	6.7 metres for a distance of 20 metres from the front lot line as set out under subsection 197(5)	24.4m	LEVEL 1 497.13 LEVEL 2 998.00 LEVEL 3 1160.9)2 m²	5351 SF 10743 SF 12497 SF	
Maximum Building Height <i>Table 197(g)(ii)(1)</i> Angular Plane	20m / 6 storeys Add. setback of 2m where building greater than 4 stor. Rear lot line abuts an R3 zone.	24.4m / 8 storeys Additional 2m setback provided above 6 th storey A 45 degree angular plane is provided measured at a	LEVEL 3 1100.3 LEVEL 4 1069.3 LEVEL 5 1069.3	37 m²	11511 SF 11511 SF	
Table 197(g)(ii)(2)	A 45 degree angular plane is required measured at a height of 15 m from a point 7.5 m from the rear lot line,	height of 21.7 m from a point 3.6 m from the rear lot	LEVEL 6 1069.3 LEVEL 7 1033.7	37 m²	11511 SF 11128 SF	
Minimum Width of Landscaped Area	projecting upwards towards the front lot line. 3m (abbuting a residential zone)	0m (rear lot line)	LEVEL 8 147.4 TOTAL 7045.4		1587 SF 75837 SF	
Table 197(i) Minimum Driveway Width	All other cases: No Minimum – lot abuts a TM zone 6m for parking lots with 20 or more parking spaces	1.5m abutting Interior Side Yard lot lines 6m		A /01-		
Table 197(j) Total Amenity Area	726m ²	763m ²	GROSS LEASABLE F. A	•	(OF OTTAWA) AREA (SF)	
Table 137(4)(II) Communal Amenity Area Table 137(4)(III)	6m ² / unit for 121 units 363m ² Min. 50% of Total Amenity Area	296m ²	LEVEL 1 488.6 LEVEL 2 947.3	63 m² 83 m²	5260 SF 10197 SF	
Parking Requirements (Residential) Minimum Parking Spaces	Min. 50% of 1 otal Amenity Area 50 Spaces	30 Spaces	LEVEL 3 1103.9 LEVEL 4 1014.3	98 m² 36 m²	11883 SF 10918 SF	
101 (Sch. 1A - Area Y)	0 spaces for the first 12 units - Section 101(4)(b) 0.5 spaces / unit for 109 units - Table 101(R15) - 10%		LEVEL 5 1012.5 LEVEL 6 1012.3 LEVEL 7 980.5	36 m²	10899 SF 10897 SF 10554 SF	
Minimum Visitor Parking Spaces	Section 101(6) 11 Spaces	11 Spaces	LEVEL 7 930.5 LEVEL 8 146.8 TOTAL 6706.5	32 m²	1580 SF 72189 SF	
102 (Sch. 1A - Area Y)	0 spaces for first 12 units - Section 102(2) 0.1 spaces / unit for 109 units - Table 102					
Parking Requirements (Retail) Minimum Parking Spaces 101 (Sch. 1A - Area Y)	7 Spaces 1.25 space / 100m ² x 540m ² - Table 101(N79)	7 Spaces				
Bicycle Parking Rates Minimum Bicycle Parking Spaces (Residential)	61 Spaces	124 Spaces (interior spaces)				
Table 111A (Sch. 1 - Area B) Minimum Bicycle Parking Spaces (Retail)	0.5 spaces / unit for 121 units[111A(b)(i)] 2 Spaces	4 Spaces (exterior spaces)				
Table 111A (Sch. 1 - Area B)	1 space / 250m ² x 540m ² [111A(e)]					
AREA SCH. (COMI	MUNAL AMENITY) AREA AREA (SF)					
LEVEL 1 OUTDOOR AMENITY AREA LEVEL 2 AMENITY - COMMUNAL TERRAG LEVEL 2 AMENITY ROOM	105.09 m ² 1131 SF					
TOTAL	295.86 m ² 3185 SF					
AREA SCH. (PRI	VATE AMENITY)					
LEVEL LEVEL 1	AREA AREA (SF) 19.87 m² 214 SF					
LEVEL 2 LEVEL 3	50.54 m² 544 SF 61.00 m² 657 SF					
LEVEL 4 LEVEL 5	127.01 m ² 1367 SF 55.33 m ² 596 SF					
LEVEL 6 LEVEL 7 LEVEL 8	55.34 m² 596 SF 86.61 m² 932 SF 11.08 m² 119 SF					1 ISSUED FOR SPC 2023-06-08 ISSUE RECORD 2023-06-08 2023-06-08
TOTAL	466.78 m ² 5024 SF					
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						OF ARCHITECTS
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k	5300					HYAN M. KOOLWINE LICENCE 7370
69.300m LEVEL 5	HYDRO SETBACK AT LEVEL 2	<u>, 4 ()</u>				annummun. E
	5000					
						projec11
66.300m LEVEL 4						
						SIUCIO
	5000	BEECHWOOD CEMETERY VIEV PROTECTION SIGHTLINE	N			Project1 Studio Incorporated
						613.884.3939 mail@project1studio.ca
63.300m LEVEL 3						
	2000					
60.300m LEVEL 2						
ZOU.300M V LEVEL Z						
						proj scale drawn reviewed 2218 NOTED JH RMK
						PROJ SCALE DRAWN REVIEWED 2218 NOTED JH RMK
<u>56.800m LEVEL 1</u>						
						2218 NOTED JH RMK

Site Statistics			Г		 GENERAL ARCHITECTURAL NOTES: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
Current Zoning Designation:	TM8		GROSS AREA (OB	,	 Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
Lot Width: Total Lot Area: Gross Floor Area:	61.8m 1930.5m ² 11290m ²		LEVEL AREA LEVEL P1 1759.94 m² LEVEL P1 4244.00 m²	AREA (SF) 18944 SF	 Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
Building Area Floor Space Index:	1290112 1514m ² 5.85		LEVEL 1 1344.08 m² LEVEL 2 1405.25 m² LEVEL 3 1405.25 m²	14468 SF 15126 SF 15126 SF	 The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
Proposed Development - 8 Storey Mid-			LEVEL 5 1403.25 m ² LEVEL 5 1293.35 m ²	13926 SF 13921 SF	 Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings.
No. of Units: 121 Zoning Mechanism	Required	Provided	LEVEL 6 1293.36 m² LEVEL 7 1251.54 m²	13922 SF 13471 SF	Mechanical and Electrical items not clearly located will be located as directed by the Architect.
Minimum Lot Area Table 197(a)	No Minimum	1930.5m ²	LEVEL 8 189.13 m² TOTAL 11235.67 m²	2036 SF 120940 SF	 These documents are not to be used for construction unless specifically noted for such purpose.
Minimum Lot Width Table 197(b)	No Minimum	32m	[
Front Yard Setback 197(8)(b)(i)	Om for the first 3 storeys 2m above third storey	0m (first 3 storeys) 2m (above sixth storey)	RENTABLE AREA (RESI	,	
Corner Side Yard Setback 197(8)(b)(ii)	Min. 1m, Max 3m for the first 3 storeys 2m more above third storey	1m (first 3 storeys) 2m greater than storeys 1-3	LEVEL AREA LEVEL 1 192.40 m² LEVEL 2 1060.44 m²	AREA (SF) 2071 SF 11414 SF	
Rear Yard Setback 197(8)(b)(iii)	where abutting a residential zone, - 5 metres for the first three storeys except in the case of corner or through lots 20 metres	3m (first three storeys) 3.6m (above third storey)	LEVEL 2 1000.44 m LEVEL 3 1235.90 m ² LEVEL 4 1135.15 m ²	13303 SF 12219 SF	
	or greater in width, where setback is 3 metres for up to half the lot width measured from the corner side lot line		LEVEL 5 1134.88 m ² LEVEL 6 1134.88 m ²	12216 SF 12216 SF	
	and 7.5 metres for the remaining portion of the lot width		LEVEL 7 1094.38 m² LEVEL 8 169.59 m²	11780 SF 1825 SF	
	- 7.5 metres above the third storey		TOTAL 7157.62 m ²	77044 SF	
Max. Interior Side Yard Setback Table 197(d)(i) (abutting residential zone) - East side	Min. 3 metres for a non-residential use building or a mixed-use building abutting a residential zone	3m	GROSS FLOOR AREA (CITY	OF OTTAWA)	KEY PLAN
Min. Interior Side Yard Setback Table 197(d)(ii) (abutting mixed-use zone) - West side	No minimum 6.7 metres for a distance of 20 metres from the front	1.5m on Springfield 24.4m	LEVEL AREA LEVEL 1 497.15 m²	AREA (SF) 5351 SF	
Minimum Building Height <i>Table 197(g)(i)</i> Maximum Building Height	b.7 metres for a distance of 20 metres from the front lot line as set out under subsection 197(5) 20m / 6 storeys	24.4m 24.4m / 8 storeys	LEVEL 1 497.15 m ² LEVEL 2 998.02 m ² LEVEL 3 1160.98 m ²	10743 SF 12497 SF	
Table 197(g)(ii)(1) Angular Plane	Add. setback of 2m where building greater than 4 stor. Rear lot line abuts an R3 zone.	Additional 2m setback provided above 6 th storey A 45 degree angular plane is provided measured at a	LEVEL 5 1069.37 m ² LEVEL 5 1069.37 m ²	11511 SF 11511 SF	
Table 197(g)(ii)(2)	A 45 degree angular plane is required measured at a height of 15 m from a point 7.5 m from the rear lot line,	height of 21.7 m from a point 3.6 m from the rear lot	LEVEL 6 1069.37 m ² LEVEL 7 1033.78 m ²	11511 SF 11128 SF	
Minimum Width of Landscaped Area	projecting upwards towards the front lot line. 3m (abbuting a residential zone)	Om (rear lot line)	LEVEL 1 Robert of m LEVEL 8 147.42 m² TOTAL 7045.45 m²	1587 SF 75837 SF	
Table 197(i) Minimum Driveway Width	All other cases: No Minimum – lot abuts a TM zone 6m for parking lots with 20 or more parking spaces	1.5m abutting Interior Side Yard lot lines 6m			
Total Amenity Area	726m ²	763m ²	GROSS LEASABLE F. A. (CITY		
Table 137(4)(II) Communal Amenity Area	6 <i>m</i> ² / unit for 121 units 363m ²	296m ²	LEVEL AREA LEVEL 1 488.63 m² LEVEL 2 047.32 m²	AREA (SF) 5260 SF	
Table 137(4)(III) Parking Requirements (Residential)	Min. 50% of Total Amenity Area		LEVEL 2 947.33 m² LEVEL 3 1103.98 m² LEVEL 4 1014.36 m²	10197 SF 11883 SF 10918 SF	
Minimum Parking Spaces 101 (Sch. 1A - Area Y)	50 Spaces 0 spaces for the first 12 units - Section 101(4)(b)	30 Spaces	LEVEL 4 1014.36 m ² LEVEL 5 1012.59 m ² LEVEL 6 1012.36 m ²	10899 SF 10897 SF	
	0.5 spaces / unit for 109 units - Table 101(R15) - 10% Section 101(6)		LEVEL 0 1012.00 m ² LEVEL 7 980.50 m ² LEVEL 8 146.82 m ²	10554 SF 1580 SF	
Minimum Visitor Parking Spaces 102 (Sch. 1A - Area Y)	11 Spaces 0 spaces for first 12 units - Section 102(2)	11 Spaces	TOTAL 6706.58 m ²	72189 SF	
Parking Requirements (Retail)	0.1 spaces / unit for 109 units - Table 102				
Minimum Parking Spaces 101 (Sch. 1A - Area Y)	7 Spaces 1.25 space / 100m ² x 540m ² - Table 101(N79)	7 Spaces			
Bicycle Parking Rates Minimum Bicycle Parking Spaces (Residential) Table 111A (Sch. 1 - Area B)	61 Spaces 0.5 spaces / unit for 121 units[111A(b)(i)]	124 Spaces (interior spaces)			
Minimum Bicycle Parking Spaces (Retail) Table 111A (Sch. 1 - Area B)	2 Spaces 1 space / 250m ² x 540m ² [111A(e)]	4 Spaces (exterior spaces)			
AREA SCH. (COM					
LEVEL NAME	AREA AREA (SF)				
LEVEL 1 OUTDOOR AMENITY AREA LEVEL 2 AMENITY - COMMUNAL TERRAG					
LEVEL 2 AMENITY ROOM TOTAL	149.43 m² 1608 SF 295.86 m² 3185 SF				
AREA SCH. (PRI					
LEVEL	AREA AREA (SF)				
LEVEL 1 LEVEL 2	19.87 m² 214 SF 50.54 m² 544 SF				
LEVEL 3 LEVEL 4	61.00 m ² 657 SF 127.01 m ² 1367 SF				
LEVEL 5 LEVEL 6 LEVEL 7	55.33 m² 596 SF 55.34 m² 596 SF 86.61 m² 932 SF				1 ISSUED FOR SPC 2023-06-08
LEVEL 8 TOTAL	00:01 m 332 Si 11.08 m² 119 SF 466.78 m² 5024 SF				ISSUE RECORD
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66.300m LEVEL 4					
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		BEECHWOOD CEMETERY VIE PROTECTION SIGHTLINE			SIUUIO
63.300m LEVEL 3		BEECHWOOD CEMETERY VIE PROTECTION SIGHTLINE			Project1 Studio Incorporated
		BEECHWOOD CEMETERY VIE PROTECTION SIGHTLINE			Project1 Studio Incorporated
		BEECHWOOD CEMETERY VIE PROTECTION SIGHTLINE			Project1 Studio Incorporated
		BEECHWOOD CEMETERY VIE PROTECTION SIGHTLINE			Project1 Studio Incorporated
		BEECHWOOD CEMETERY VIE PROTECTION SIGHTLINE			Project1 Studio Incorporated
		BEECHWOOD CEMETERY VIE PROTECTION SIGHTLINE			Project1 Studio Incorporated [613.884.3939 mail@project1studio.ca
		BEECHWOOD CEMETERY VIE PROTECTION SIGHTLINE			Project1 Studio Incorporated
		BEECHWOOD CEMETERY VIE PROTECTION SIGHTLINE			Project1 Studio Incorporated [613.884.3939 mail@project1studio.ca
		BEECHWOOD CEMETERY VIE PROTECTION SIGHTLINE			Project1 Studio Incorporated [613.884.3939 mail@project1studio.ca PROJ 2218 SCALE DRAWN REVIEWED 2218 NOTED JH RMK PROJECT STATISTICS AND
60.300m LEVEL 2		BEECHWOOD CEMETERY VIE PROTECTION SIGHTLINE			Project1 Studio Incorporated [613.884.3939 mail@project1studio.ca PROJ SCALE DRAWN REVIEWED 2218 NOTED JH RMK

Site Statistics				GROSS AREA (OB	3C)	 GENERAL ARCHITECTURAL NOTES: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. Drawings are not to be scaled. The Contractor is responsible for checking and
Current Zoning Designation: Lot Width:	TM8 61.8m		LEVEL	AREA	AREA (SF)	verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.Upon notice in writing, the Architect will provide written/graphic clarification or
Total Lot Area: Gross Floor Area:	1930.5m ² 11290m ²		LEVEL P1 LEVEL 1	1759.94 m ² 1344.08 m ²	18944 SF 14468 SF	supplementary information regarding the intent of the Contract Documents.The Architectural drawings are to be read in conjuction with all other Contract
Building Area Floor Space Index:	1514m ² 5.85		LEVEL 2 LEVEL 3	1405.25 m ² 1405.25 m ²	15126 SF 15126 SF	Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.Positions of exposed or finished Mechanical or Electrical devices, fittings and
Proposed Development - 8 Storey Mid No. of Units: 121	I-Rise Apartment Building		LEVEL 4 LEVEL 5	1293.78 m ² 1293.35 m ²	13926 SF 13921 SF	fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings.
Zoning Mechanism	Required	Provided	LEVEL 6 LEVEL 7	1293.36 m ² 1251.54 m ²	13922 SF 13471 SF	Mechanical and Electrical items not clearly located will be located as directed by the Architect.6. These documents are not to be used for construction unless specifically noted for
Minimum Lot Area Table 197(a)	No Minimum	1930.5m ²	LEVEL 8 TOTAL	189.13 m ² 11235.67 m ²	2036 SF 120940 SF	such purpose.
Minimum Lot Width Table 197(b)	No Minimum	32m				
Front Yard Setback 197(8)(b)(i)	Om for the first 3 storeys 2m above third storey	0m (first 3 storeys) 2m (above sixth storey)		ABLE AREA (RESI	,	
Corner Side Yard Setback 197(8)(b)(ii)	Min. 1m, Max 3m for the first 3 storeys 2m more above third storey	1m (first 3 storeys) 2m greater than storeys 1-3	LEVEL LEVEL 1	AREA 192.40 m ²	AREA (SF) 2071 SF	
Rear Yard Setback 197(8)(b)(iii)	where abutting a residential zone, - 5 metres for the first three storeys	3m (first three storeys) 3.6m (above third storey)	LEVEL 2 LEVEL 3	1060.44 m ² 1235.90 m ²	11414 SF 13303 SF	
	except in the case of corner or through lots 20 metres or greater in width, where setback is 3 metres for up to		LEVEL 4 LEVEL 5	1135.15 m ² 1134.88 m ²	12219 SF 12216 SF	
	half the lot width measured from the corner side lot line and 7.5 metres for the remaining portion of the lot width		LEVEL 6 LEVEL 7	1134.88 m ² 1094.38 m ²	12216 SF 11780 SF	
	- 7.5 metres above the third storey		LEVEL 8 TOTAL	169.59 m ² 7157.62 m ²	1825 SF 77044 SF	
Max. Interior Side Yard Setback Table 197(d)(i) (abutting residential zone) - East side	Min. 3 metres for a non-residential use building or a mixed-use building abutting a residential zone	3m				KEY PLAN
Min. Interior Side Yard Setback Table 197(d)(ii) (abutting mixed-use zone) - West side	No minimum	1.5m on Springfield	LEVEL	LOOR AREA (CITY	AREA (SF)	
Minimum Building Height Table 197(g)(i)	6.7 metres for a distance of 20 metres from the front lot line as set out under subsection 197(5)	24.4m	LEVEL 1 LEVEL 2	497.15 m ² 998.02 m ²	5351 SF 10743 SF	
Maximum Building Height Table 197(g)(ii)(1)	20m / 6 storeys Add. setback of 2m where building greater than 4 stor.	24.4m / 8 storeys Additional 2m setback provided above 6th storey	LEVEL 2 LEVEL 3 LEVEL 4	1160.98 m ² 1069.37 m ²	12497 SF 11511 SF	
Angular Plane	Rear lot line abuts an R3 zone.	A 45 degree angular plane is provided measured at a	LEVEL 4 LEVEL 5 LEVEL 6	1069.37 m ² 1069.37 m ²	11511 SF 11511 SF 11511 SF	
Table 197(g)(ii)(2)	A 45 degree angular plane is required measured at a height of 15 m from a point 7.5 m from the rear lot line, projecting upwards towards the front lot line.	height of 21.7 m from a point 3.6 m from the rear lot line.	LEVEL 0 LEVEL 7 LEVEL 8	1033.78 m ²	11128 SF	
Minimum Width of Landscaped Area	3m (abbuting a residential zone)	Om (rear lot line)	TOTAL	147.42 m ² 7045.45 m ²	1587 SF 75837 SF	
Table 197(i) Minimum Driveway Width Table 107(i)	All other cases: No Minimum – lot abuts a TM zone 6m for parking lots with 20 or more parking spaces	1.5m abutting Interior Side Yard lot lines 6m				
Table 197(j) Total Amenity Area	726m ²	763m ²		ASABLE F. A. (CITY	AREA (SF)	
Table 137(4)(II) Communal Amenity Area	6m² / unit for 121 units 363m²	296m ²	LEVEL 1 LEVEL 2	AREA 488.63 m² 947.33 m²	5260 SF 10197 SF	
Table 137(4)(III) Parking Requirements (Residential)	Min. 50% of Total Amenity Area		LEVEL 2 LEVEL 3 LEVEL 4	1103.98 m ² 1014.36 m ²	11883 SF 10918 SF	
Minimum Parking Spaces 101 (Sch. 1A - Area Y)	50 Spaces 0 spaces for the first 12 units - Section 101(4)(b)	30 Spaces	LEVEL 4 LEVEL 5 LEVEL 6	1012.59 m ² 1012.36 m ²	10899 SF 10897 SF	
	0.5 spaces / unit for 109 units - Table 101(R15) - 10% Section 101(6)		LEVEL 7 LEVEL 8	980.50 m ² 146.82 m ²	10554 SF 1580 SF	
Minimum Visitor Parking Spaces 102 (Sch. 1A - Area Y)	11 Spaces 0 spaces for first 12 units - Section 102(2)	11 Spaces	TOTAL	6706.58 m ²	72189 SF	
Parking Requirements (Retail)	0.1 spaces / unit for 109 units - Table 102					
Minimum Parking Spaces 101 (Sch. 1A - Area Y)	7 Spaces 1.25 space / 100m² x 540m² - Table 101(N79)	7 Spaces				
Bicycle Parking Rates Minimum Bicycle Parking Spaces (Residential)	61 Spaces	124 Spaces (interior spaces)				
Table 111A (Sch. 1 - Area B) Minimum Bicycle Parking Spaces (Retail)	0.5 spaces / unit for 121 units[111A(b)(i)] 2 Spaces	4 Spaces (exterior spaces)				
AREA SCH. (COM LEVEL NAME LEVEL 1 OUTDOOR AMENITY AREA LEVEL 2 AMENITY - COMMUNAL TERRA LEVEL 2 AMENITY ROOM TOTAL TOTAL						
AREA SCH. (PRI	IVATE AMENITY)					
LEVEL LEVEL 1	AREA AREA (SF) 19.87 m² 214 SF					
LEVEL 2 LEVEL 3	50.54 m² 544 SF 61.00 m² 657 SF					
LEVEL 4 LEVEL 5	127.01 m² 1367 SF 55.33 m² 596 SF					
LEVEL 6 LEVEL 7	55.34 m² 596 SF 86.61 m² 932 SF					1 ISSUED FOR SPC 2023-06-08
LEVEL 8 TOTAL	11.08 m² 119 SF 466.78 m² 5024 SF					ISSUE RECORD
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56.800m LEVEL 1						PROJECT STATISTICS AND
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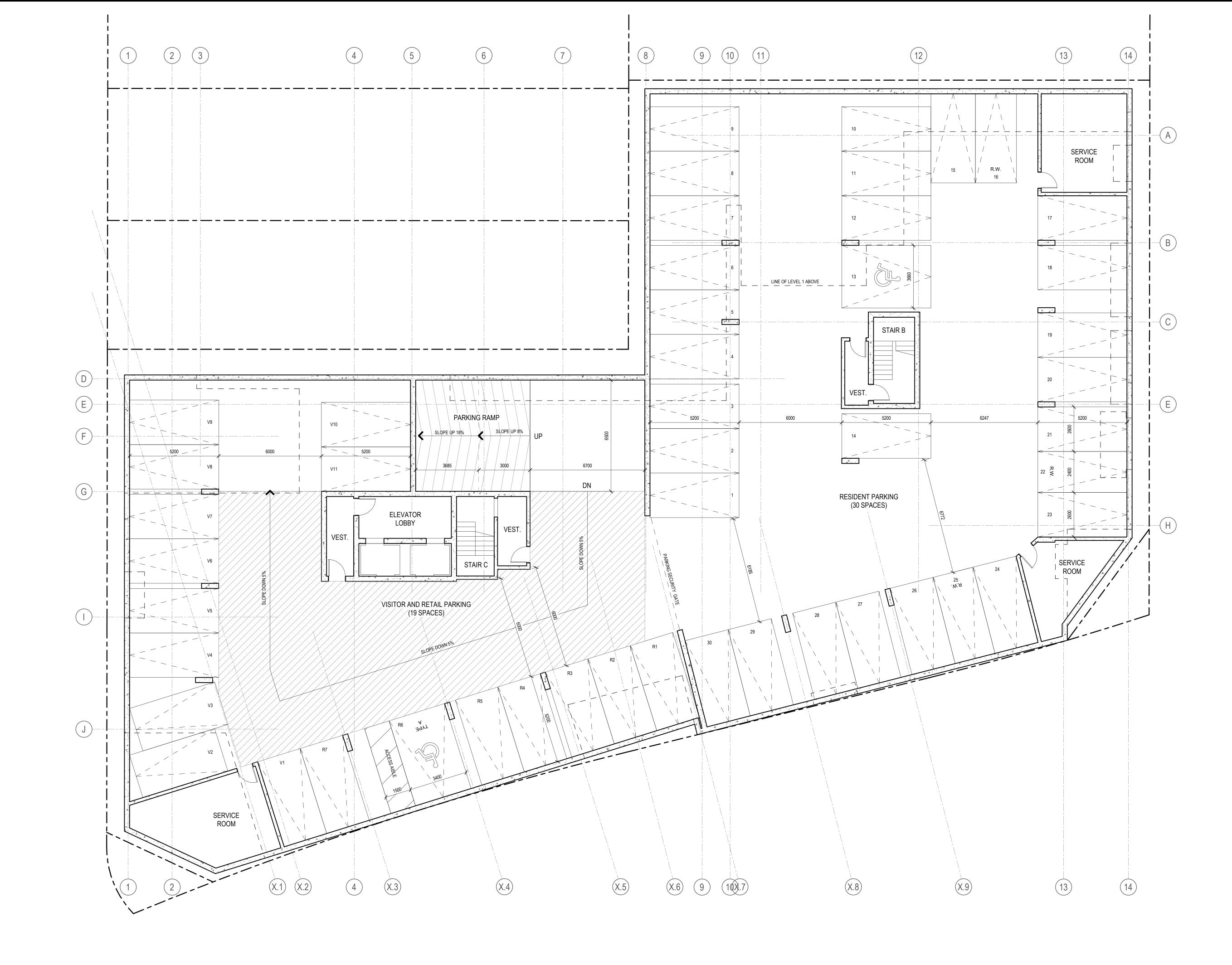


HYDRO WIRE SECTION 3 SP-02 SCALE: 1:100

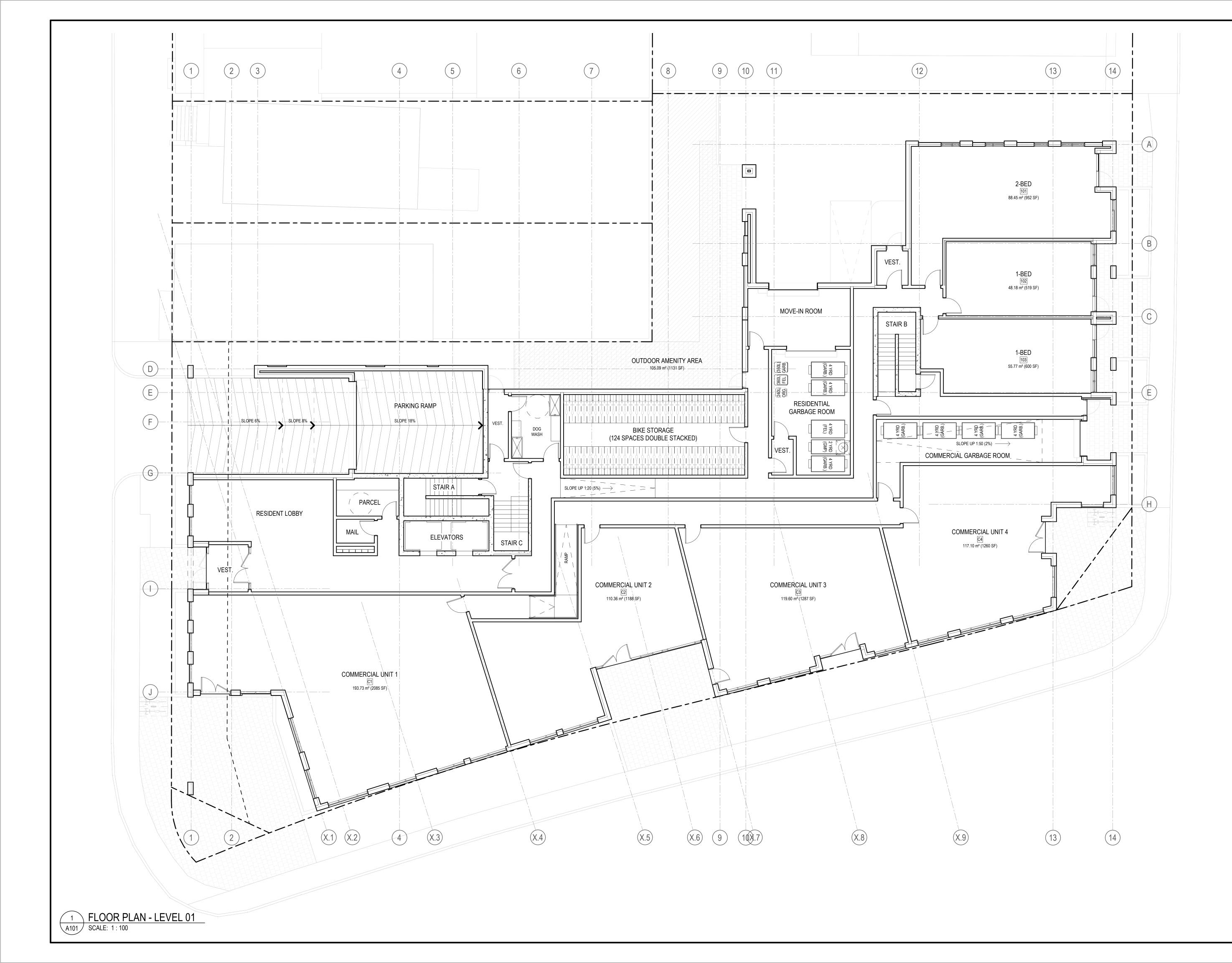


4 VIEW PROTECTION SIGHTLINES SP-02 SCALE:





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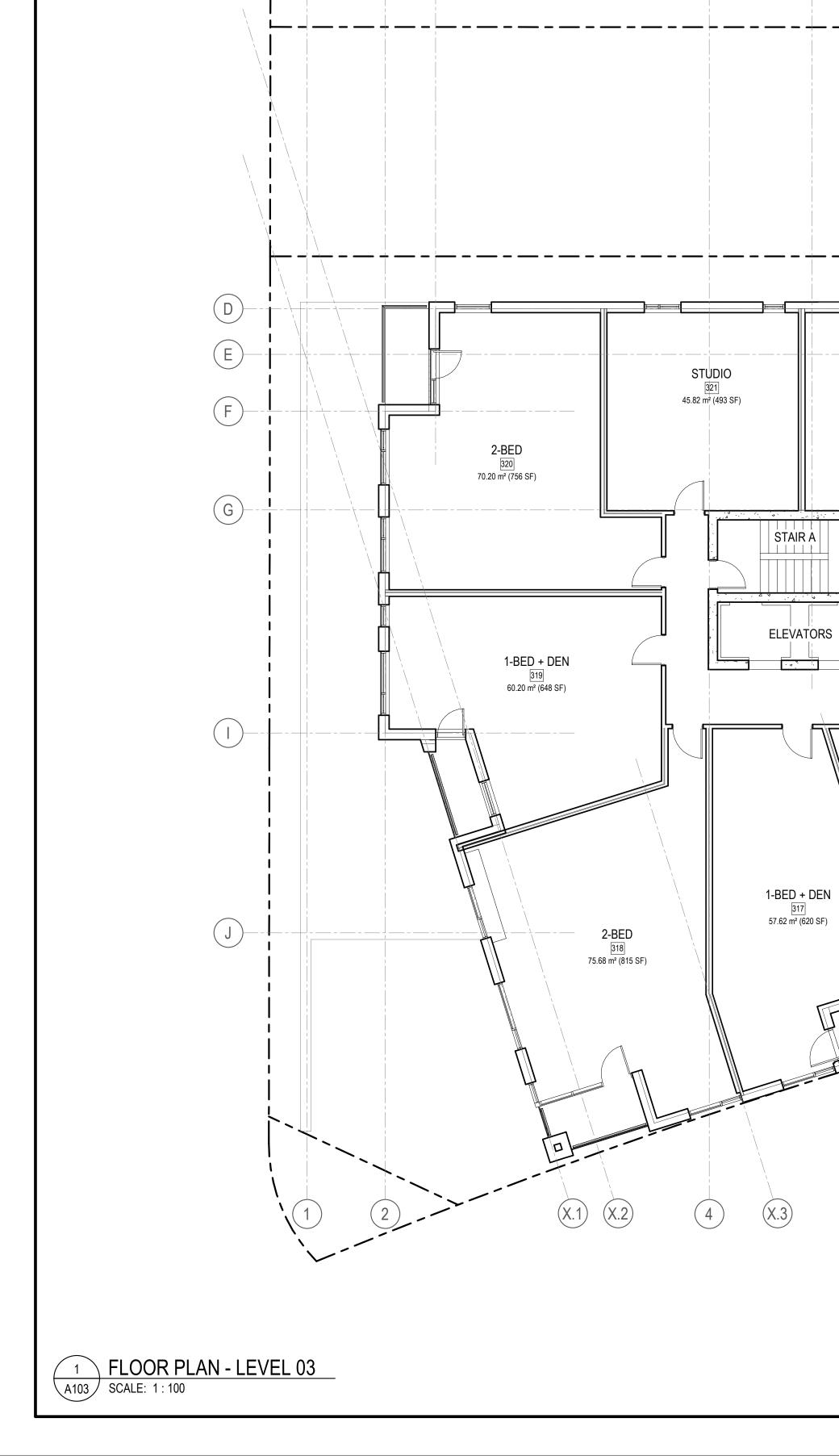


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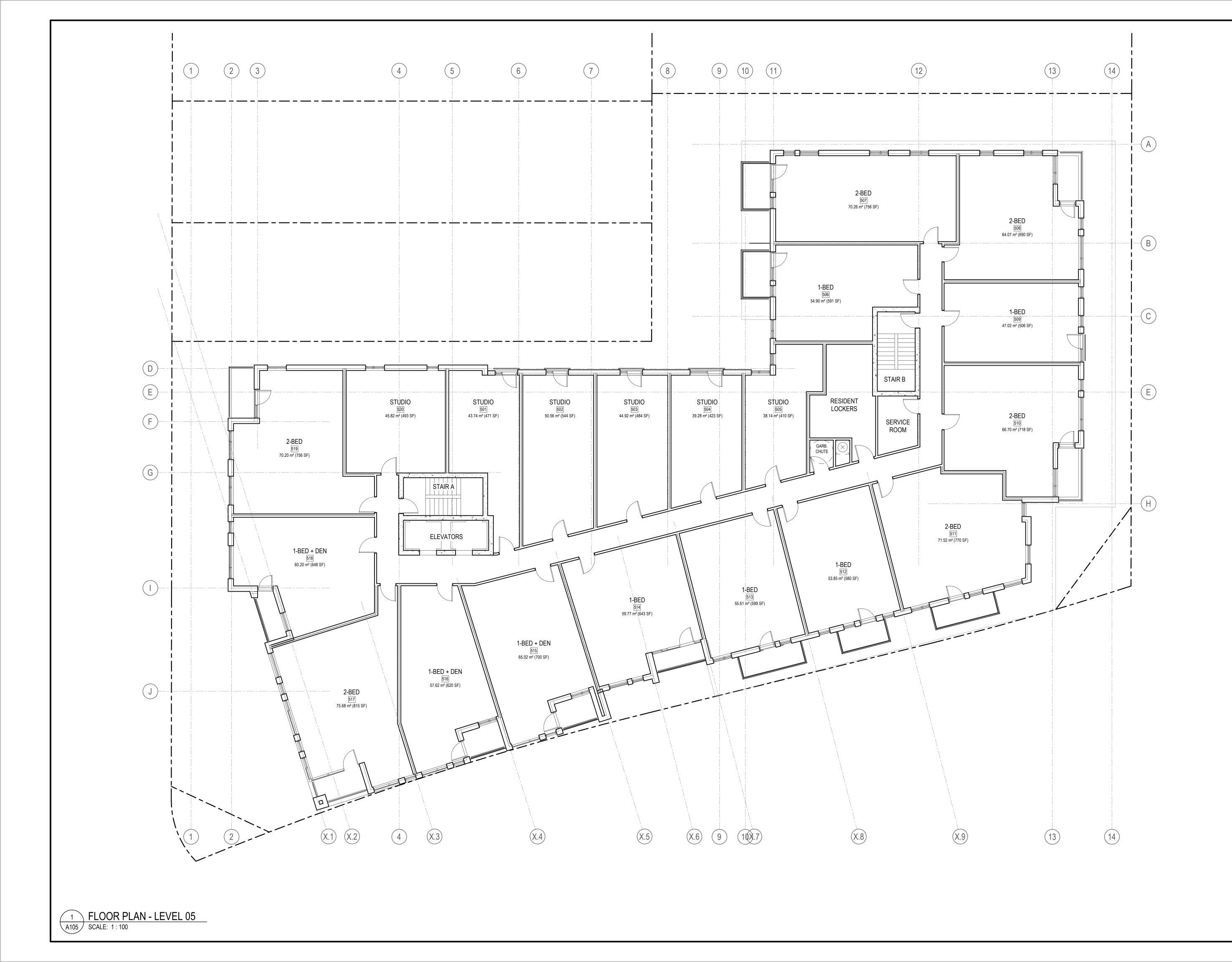


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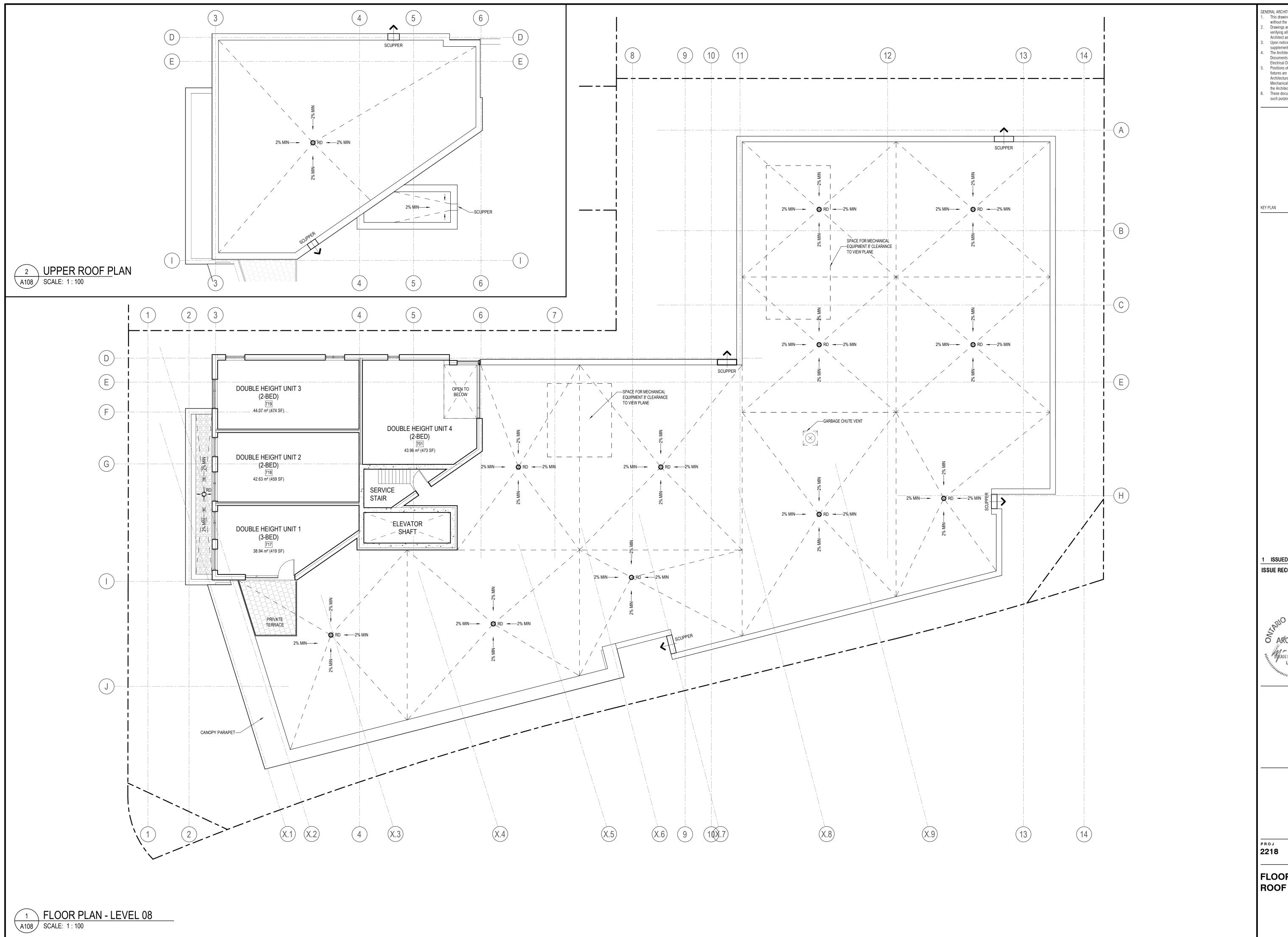


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