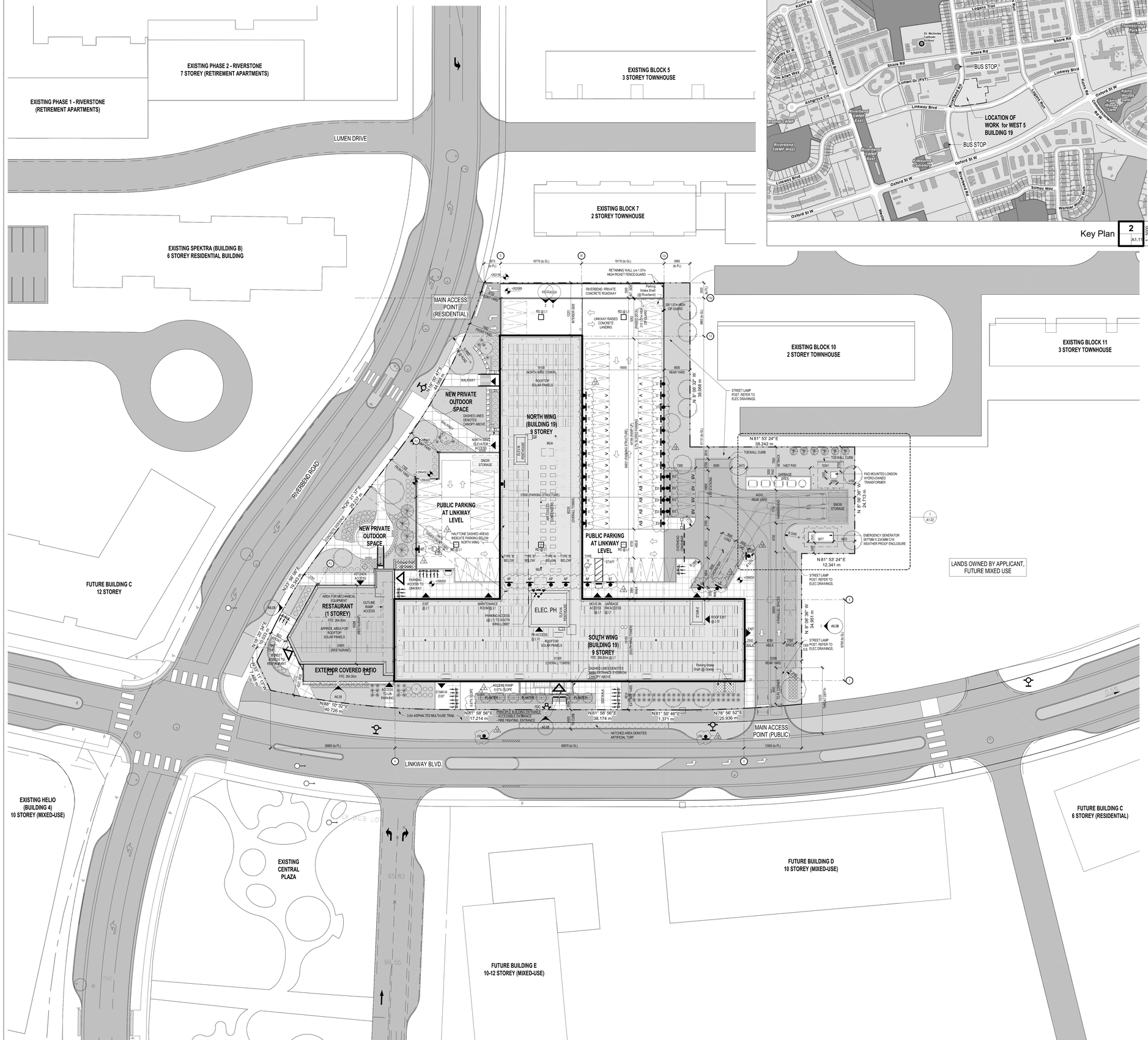
North & South Wing (9 Storeys - Ground Level, 8 Residential Levels)			
Floor Level	**Non-BF Units per Level**	**BF Units per Level**	**Total for 8 Levels**
2nd Floor			
Guest	0	1	1
Bachelor 475-500 s.f.	0	2	2
One bedroom approximately 650-680 s.f.	6	2	8
One bedroom plus den units approximately 800-850 s.f.	9	0	9
Two bedroom - two bathroom units approximately 1050-1200 s.f.	5	1	6
Two bedroom plus den 1250-1300 s.f.	0	1	1
3rd-6th Floor (Typical)			
Bachelor 475-500 s.f.	8	0	8
One bedroom approximately 650-680 s.f.	28	4	32
One bedroom plus den units approximately 800-850 s.f.	28	8	36
Two bedroom - two bathroom units approximately 1050-1200 s.f.	24	4	28
Two bedroom plus den 1250-1300 s.f.	4	0	4
7th-9th Floor (Typical)			
One bedroom approximately 650-680 s.f.	24	0	24
One bedroom plus den units approximately 800-850 s.f.	21	6	27
Two bedroom - two bathroom units approximately 1050-1200 s.f.	18	3	21
Two bedroom plus den 1250-1300 s.f.	3	3	6
Total	**178**	**35**	**213**
Total No. of Units North and South Wing			**213**

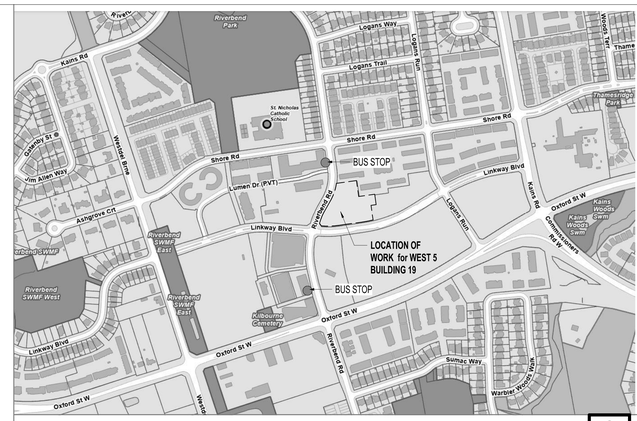
Parking Count	
RFP Requirement	1.5 Spots per unit X 213 Units = 320 Spots
Residential Parking	
P1/Riverbend Level	111 Spots Including; - 1 Accessible Spot (Type A) - 1 Accessible Spot (Type B) - 4 EV Charging Stations
P2/Underground Level 01	113 Spots Including; - 1 Accessible Spot (Type A) - 1 Accessible Spot (Type B) - 4 EV Charging Stations
P3/Underground Level 02	77 Spots Including; - 1 Accessible Spot (Type B) - 4 EV Charging Stations
Subtotal	**299 Standard (+ 5 accessible, + 12 EV)**
Grade/Linkway Level	95 Spots, Including; 3 Accessible Spots (Type A) 3 Accessible Spots (Type B) 21 Vistors Spots 8 EV Charging Stations
Total	**396 Spots (+ 11 accessible, + 20 EV)**

North Wing Area	**Proposed Area (GFA)**	
	m²	**ft²**
North Wing Building Footprint	1,167.61	12,568
North Wing Floors		
Ground floor Elevator and Stair	36.64	394
Residential Units		
Floor 02	1,167.61	12,568
Floor 03	1,167.61	12,568
Floor 04	1,167.61	12,568
Floor 05	1,167.61	12,568
Floor 06	1,167.61	12,568
Floor 07	1,167.61	12,568
Floor 08	1,167.61	12,568
Floor 09	1,167.61	12,568
Total Residential Area	9,340.88	100,544
North Wing Building Area (GFA):	**9,377.52**	**100,939**

South Wing Area	**Proposed Area (GFA)**	
	m²	**ft²**
South Wing Building Footprint	2,119.49	22,814
South Wing Floors		
Restaurant Area	507.50	5,463
Ground Floor	1,552.78	16,714
Total Ground Floor	2,060.28	22,177
Residential Units		
Floor 02	1,552.78	16,714
Floor 03	1,552.78	16,714
Floor 04	1,552.78	16,714
Floor 05	1,552.78	16,714
Floor 06	1,552.78	16,714
Floor 07	1,552.78	16,714
Floor 08	1,552.78	16,714
Floor 09	1,552.78	16,714
Total Residential Area	12,422.24	133,712
South Wing Building Area (GFA):	**14,482.52**	**155,889**
Total Builidng Area for the North and South Wing (GFA):	**23,860.04**	**256,827**

Parking Level Area	**Proposed Area (GFA)**	
	m²	**ft²**
Parking P1	5,008.00	53,906
Parking P2	4,908.00	52,829
Parking P3	4,132.00	44,476
Total Parking Area (GFA):	**14,048.00**	**151,211**





Key Plan 2 / A1.11 — 1 : 5000

G architects
London Office
1490 Richmond Street, Suite 305
London, ON N6G 0J4
t: 519.473.6641
w: www.garchitects.ca

LEGAL DESCRIPTION:

BLOCK 1, PART of LOTS 49 and 50 CONCESSION B,
CITY of LONDON,
COUNTY of MIDDLESEX

REGISTERED PLAN NUMBER 33M-753

SITE STATISTICS:

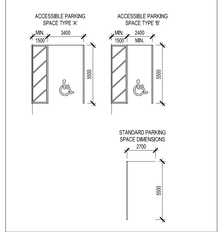
DESCRIPTION OF LAND		
MUNICIPAL STREET ADDRESS:	RIVERBEND ROAD AND LINKWAY BOULEVARD, LONDON, ON N6K 0J5	
LEGAL DESCRIPTION:	BLOCK 1, PART of LOTS 49 and 50 CONCESSION B	
STREET FRONTAGE/ STREET FLANKAGE (NAME):	1912 LINKWAY BOULEVARD	
EXISTING ZONE(S) IN Z.-1 ZONING BY-LAW:	BDC (31)	PROPOSED ZONE(S) IN ZONING BY-LAW: BDC (31)

BY-LAW RESTRICTIONS	REQUIRED (PROPOSED ZONE)	AS SHOWN ON PLAN
(A) USE	-	APARTMENT / RESTAURANT
(B) LOT AREA (m²) MIN	-	8,284.98m²
(C) LOT FRONTAGE (m) MIN	8m (MIN)	102.96m RIVERBEND
(D) FRONT YARD DEPTH (m) MAIN BUILDING (m) MAX	8m (MAX)	7.781m - 39.675m
(E) REAR YARD DEPTH (m) MIN	6m (MIN) RESIDENTIAL 3m (MIN) OTHER 0m SAME BDC ZONE	6.000m PARKING
(F) INTERIOR YARD DEPTH (m) MIN	6m (MIN) RESIDENTIAL 3m (MIN) OTHER 0m SAME BDC ZONE	3.500m PARKING
(G) EXTERIOR YARD DEPTH (m) MAX	8m (MAX)	6.614m PARKING
(H) LOT COVERAGE (%) MAX	60% (MAX)	Building: 2,722.6m² = 29.3% Parking: 2,229.3m² = 24.0% Generator: 13.7m² = 0.2% Restaurant: 507.5m² = 5.4% Total: 5,473.0m² = 59.0%
(I) LANDSCAPED OPEN SPACE (%) MIN	10% (MIN)	26% (HARD & SOFT)
(J) HEIGHT (m) MAX	38m	30.74m
(K) OFF-STREET PARKING MIN (RATE/ NUMBER)	- 1 SPACE PER UNIT (RES.) - 1 SPACE PER 30 m² (COMM.)	301 SPOTS (P1-P3 Levels) 95 SPOTS (L1 Level)
(L) BICYCLE PARKING MIN (RATE/ NUMBER)	- 1 SPACE PER UNIT (RES.) (0.5 LONG + 0.1 SHORT + 1) - 3 SPACES PLUS 0.3 SPACES PER 100m² (COMM.)	213 LONG TERM (TOWER) 21 SHORT TERM (TOWER) 6 SHORT TERM (COMM.)
(M) PARKING AREA COVERAGE (%) MAX	N/A	14.6% (ON-GRADE PARKING)
(N) PARKING SETBACK MIN TO PUBLIC ROAD ALLOWANCE	3m	N/A
(O) GROSS FLOOR AREA (m²) MAX	N/A	Parking Garage: 14,048.00m² Apartment Building: 23,352.54m² Restaurant: 507.50m²
(P) GROSS FLOOR AREA FOR SPECIFIC USES (m²) MAX	N/A (RESIDENTIAL) 30,000m² (COMMERCIAL)	23,352.54m² (TOWER) 507.50m² (RESTAURANT)
(Q) YARD ENCROACHMENTS (IF APPLICABLE)	N/A	N/A
(R) DENSITY MAX (RATE/ NUMBER) (SEE SECTION 3.4.1 FOR MIXED USE)	100 UNITS PER HECTARE/ 100 UNITS PER 10,000m²	213 UNITS PER 9.284.98m²

SITE LEGEND:

- SIDEWALK / WALKWAY
- CONCRETE PAVING
- SOFTSCAPE
- ASPHALT PAVING
- PAINTED LINES
- PROPERTY LINE
- SETBACK LINE
- FH — FIRE HYDRANT
- SC — SIAMESE CONNECTION
- PRINCIPAL BUILDING ENTRANCE
- BUILDING ENTRANCE / EXIT
- FR — FIRE ROUTE SIGN
- AP — ACCESSIBLE PARKING SIGN
- EV — EV CHARGING PARKING SIGN
- V — VISITOR PARKING SIGN
- ST — STAFF PARKING SIGN
- LZ — LOADING ZONE PARKING SIGN
- STOP — STOP SIGN

PARKING LEGEND:



#	Date	Revision	By
12	2025-12-xx	SPA 4th SUBMISSION	G
11	2025-12-08	ISSUED FOR PERMIT RESUBMISSION	G
9	2025-11-20	CONCRETE TENDER - ADDENDUM #1	G
8	2025-11-14	SPA 3rd SUBMISSION	G
7	2025-11-03	ISSUED FOR CONCRETE TENDER	G
6	2025-09-30	ISSUED FOR PERMIT	G
5	2025-09-12	80% PROGRESS (PRE-TENDERS)	G
4	2025-08-22	60% PROGRESS (PRE-TENDERS)	G
3	2025-07-17	30% PROGRESS (IFPRICING)	G
2	2025-08-01	SPA 2nd SUBMISSION	G
1	2025-05-21	SPA 1st SUBMISSION	G

All drawings and specifications are the property of the Architect. The Contractor shall verify all dimensions and information on site and report and discrepancy to the Architect before proceeding.

West 5, Building 19

1912 Linkway Blvd & Riverbend Road, London ON
Client: Sifton Properties
Project No.: 24150

PROPOSED SITE PLAN

Scale	As indicated
Drawn By	PJV
Reviewed By	PG/ PFL
Revision No.	12
Plot Date	2025-12-11

Drawing No. **A1.11**

SCALE BAR 1:300
0 2.5 5 10 20 M

SITE PLAN - PROPOSED 1 / A1.11 — 1 : 300