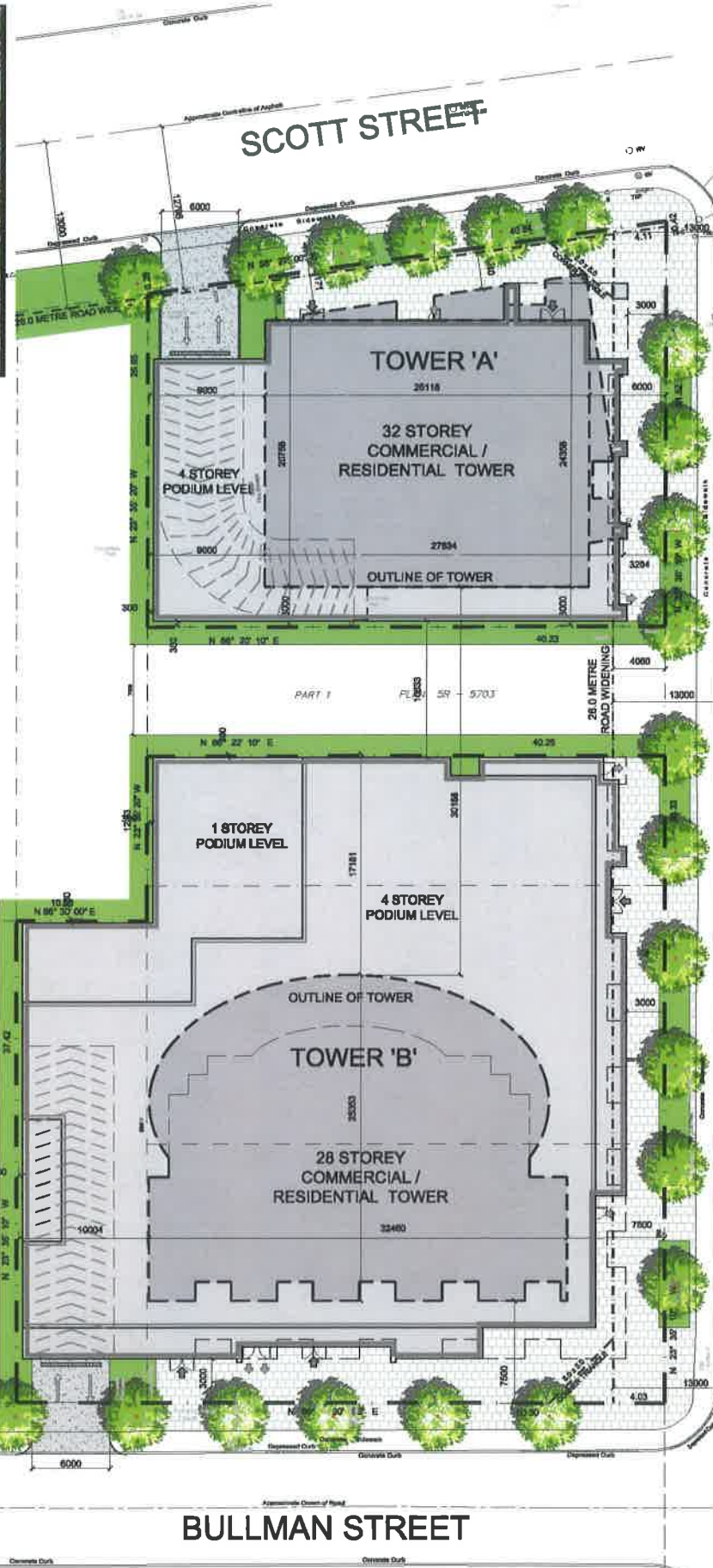


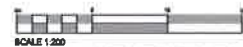
LOCATION PLAN



KEY PLAN



SITE PLAN



**TOWER 'A'
250 PARKDALE AVENUE**

PROJECT INFORMATION

ZONING	Zoning By-Law 2006-250	MC12 F(2.0) H(19)
SITE AREA	1,158.57 sq. m. (12,449 sq. ft.)	
PROJECT STATISTICS		
FLOOR SPACE INDEX	14,304.8 sq. m. (153,976) sq. ft.	12.6
BUILDING HEIGHT TOWER 'A'		103.0 M
LANDSCAPE AREA	301.7 sq. m. (3,247) sq. ft.	26%
AMENITY SPACE	PRIVATE = 1,748 sq. m. COMMUNAL = 650 sq. m. TOTAL = 2,398 sq. m.	

GROSS BUILDING - AREAS
(CITY OF OTTAWA'S DEFINITION)

PARKING LEVEL (TYPICAL)

GROUND FLOOR	835.0 sq. m. (2,581) sq. ft.	
2nd & 3rd FLOOR	2 x 636.8 sq. m. 2 x (6,862) sq. ft.	1,273.2 sq. m. (13,704) sq. ft.
4th FLOOR	625.9 sq. m. (5,881) sq. ft.	
TYPICAL FL. (SQUARE)	7 x 362.5 sq. m. 7 x (4,117) sq. ft.	2,877.4 sq. m. (28,819) sq. ft.
TYPICAL FL. (ANGLED)	20 x 430.54 sq. m. 20 x (4,534) sq. ft.	8,610.8 sq. m. (92,688) sq. ft.
PENTHOUSE FLOOR (32)	362.5 sq. m. (4,117) sq. ft.	
TOTAL AREA (ABOVE GRADE)	14,304.8 sq. m. (153,976) sq. ft.	

UNIT STATISTICS

1 BEDROOM UNIT	124
2 BEDROOM UNIT	84
TOTAL	208
COMMERCIAL RETAIL	238.9 sq. m. (2,582) sq. ft.
COMMERCIAL OFFICE	2,110 sq. m. (22,713) sq. ft.

CAR PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (208 UNITS)	104
VISITOR	- 0.2 PER DWELLING UNIT (AFTER 12 UNITS)	38
COMMERCIAL RETAIL	- 2.5 PER 100m² OF G.F.A.	6
COMMERCIAL OFFICE	- 1.8 PER 100m² OF G.F.A.	38
TOTAL		187

PROVIDED

RESIDENCE	- 0.7 PER UNIT (208 UNITS)	146
VISITOR	- 0.20 PER DWELLING UNIT	
COMMERCIAL RETAIL	- 2.5 PER 100m² OF G.F.A.	
COMMERCIAL OFFICE	- 2.5 PER 100m² OF G.F.A.	
(VISITOR / COMMERCIAL - SHARED)		44
TOTAL		190

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (208 UNITS)	104
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.	1
COMMERCIAL OFFICE	- 1.0 PER 250m² OF G.F.A.	9
TOTAL		114

PROVIDED

UNDERGROUND		120
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**TOWER 'B'
274 PARKDALE AVENUE**

PROJECT INFORMATION

ZONING	Zoning By-Law 2006-250	MC12 F(2.0) H(19)
SITE AREA	2,400.0 sq. m. (25,833 sq. ft.)	
PROJECT STATISTICS		
FLOOR SPACE INDEX	18,702.4 sq. m. (201,311) sq. ft.	8.0
BUILDING HEIGHT TOWER 'B'		91.0 M
LANDSCAPE AREA	387.85 sq. m. (4,282) sq. ft.	16.6%
AMENITY SPACE	PRIVATE = 2,200 sq. m. COMMUNAL = 880 sq. m. TOTAL = 3,180 sq. m.	

GROSS BUILDING - AREAS
(CITY OF OTTAWA'S DEFINITION)

PARKING LEVEL (TYPICAL)

GROUND FLOOR	1,243.1 sq. m. (13,381) sq. ft.	
2nd & 3rd FLOOR	2 x 1,411.2 sq. m. 2 x (15,190) sq. ft.	2,822.4 sq. m. (30,380) sq. ft.
4th FLOOR	1,249.1 sq. m. (13,445) sq. ft.	
TYPICAL FLOOR (8th - 27th)	23 x 563.2 sq. m. 23 x (6,062) sq. ft.	12,953.6 sq. m. (139,428) sq. ft.
PENTHOUSE FLOOR (28)	434.2 sq. m. (4,674) sq. ft.	
TOTAL AREA (ABOVE GRADE)	18,702.4 sq. m. (201,311) sq. ft.	

UNIT STATISTICS

1 BEDROOM UNIT	
2 BEDROOM UNIT	
TOTAL	291
COMMERCIAL FOOD RETAIL	1,243.1 sq. m. (13,381) sq. ft.

CAR PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (291 UNITS)	146
VISITOR	- 0.2 PER DWELLING UNIT (AFTER 12 UNITS)	56
COMMERCIAL RETAIL	- 2.5 PER 100m² OF G.F.A.	31
TOTAL		233

PROVIDED

RESIDENCE	- 0.7 PER UNIT (291 UNITS)	104
VISITOR	- 0.20 PER DWELLING UNIT	
COMMERCIAL RETAIL	- 2.5 PER 100m² OF G.F.A.	
(VISITOR / COMMERCIAL - SHARED)		56
TOTAL		260

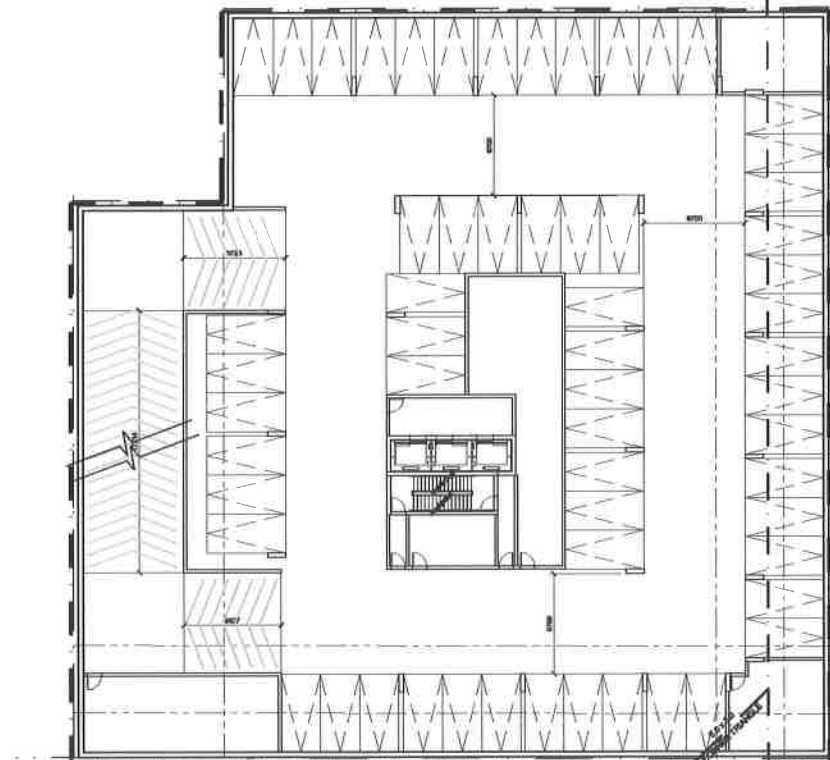
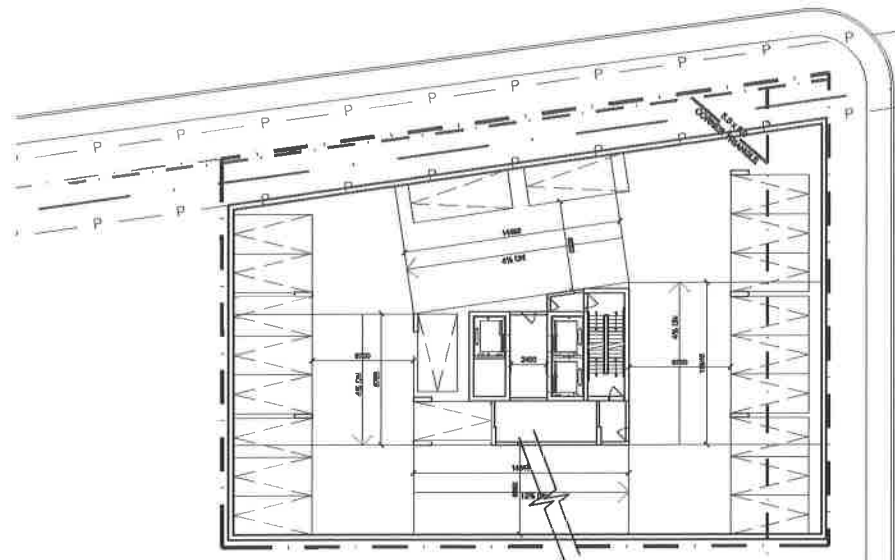
BICYCLE PARKING

REQUIRED

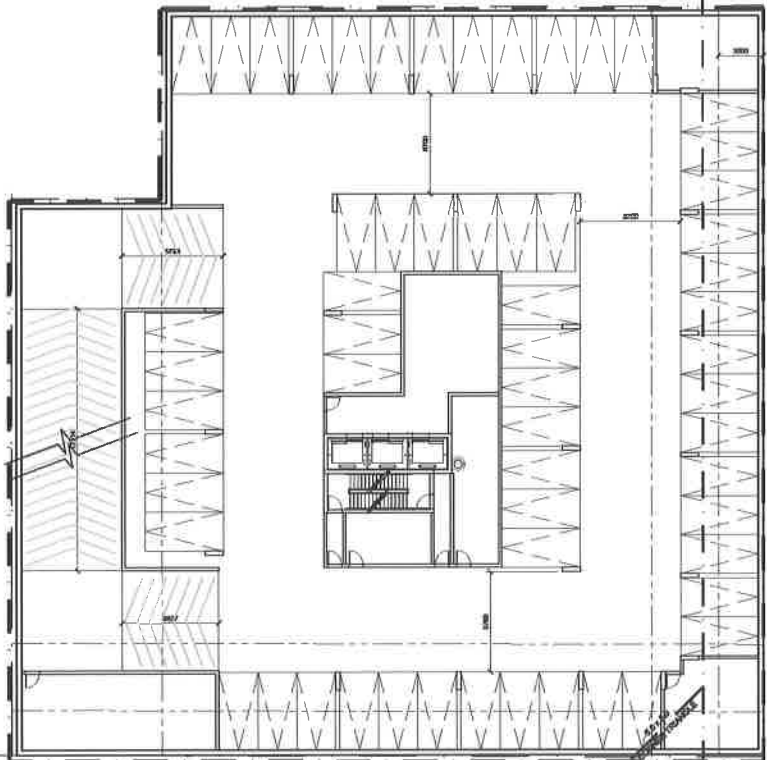
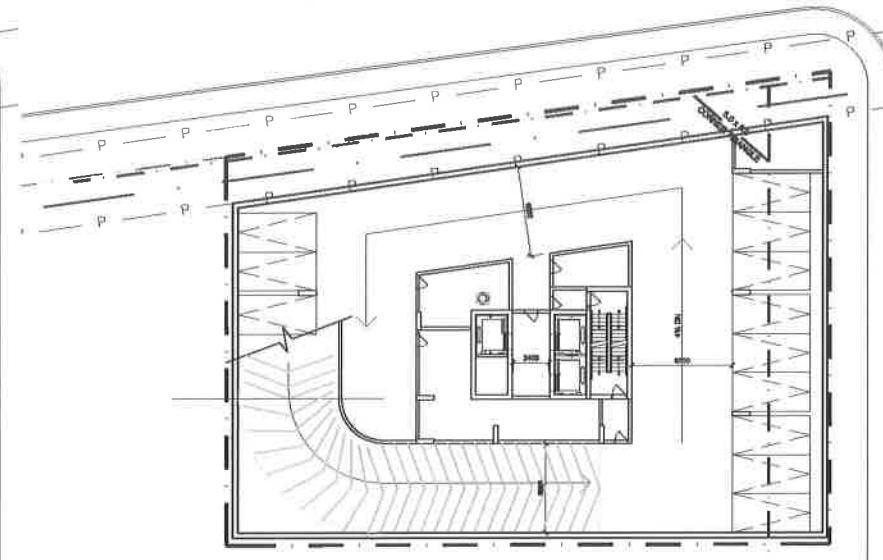
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COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.	5
TOTAL		151

PROVIDED

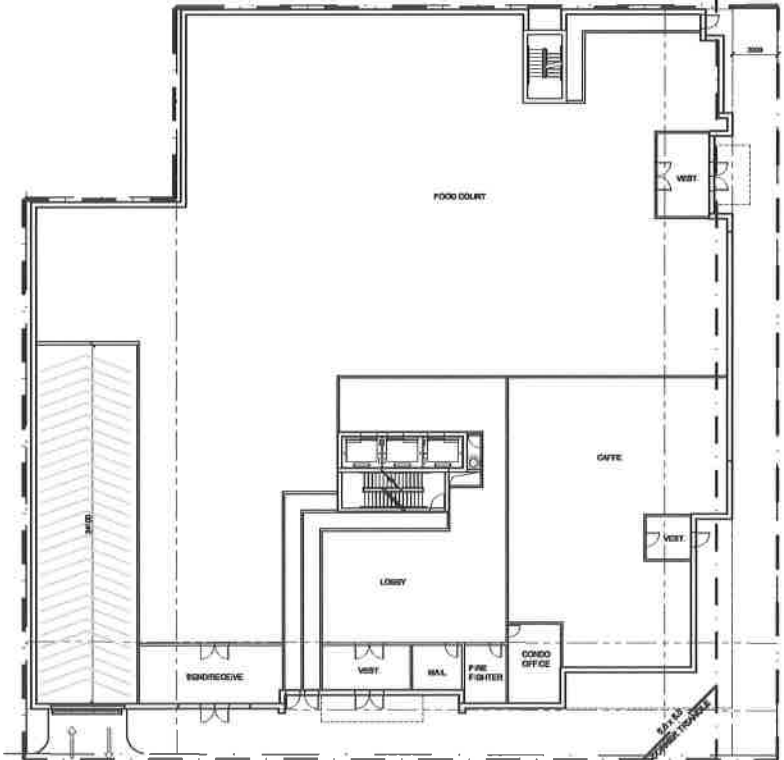
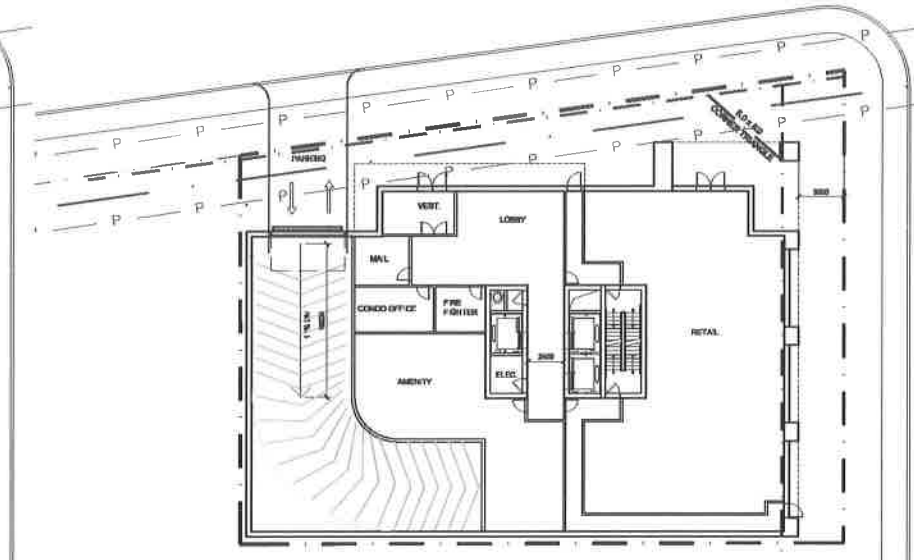
UNDERGROUND		160
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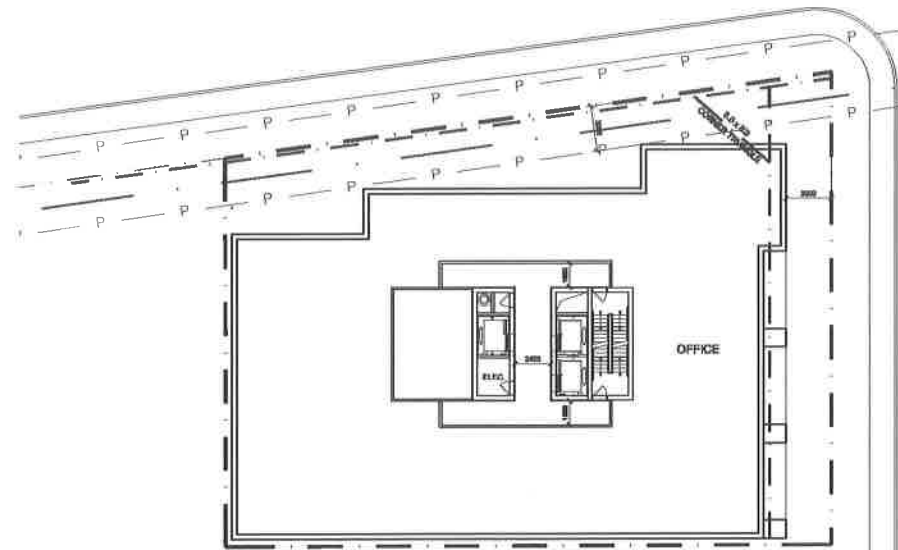
TYPICAL PARKING FLOOR PLAN



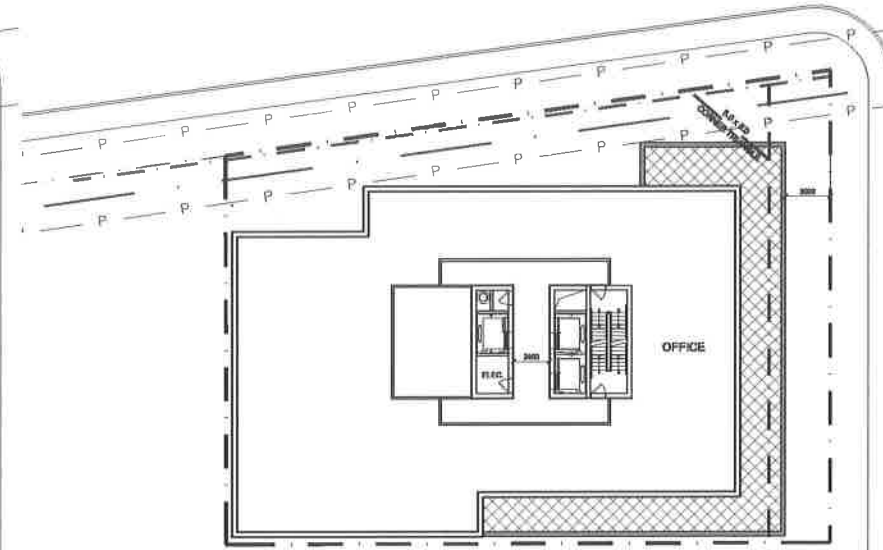
P1 FLOOR PLAN



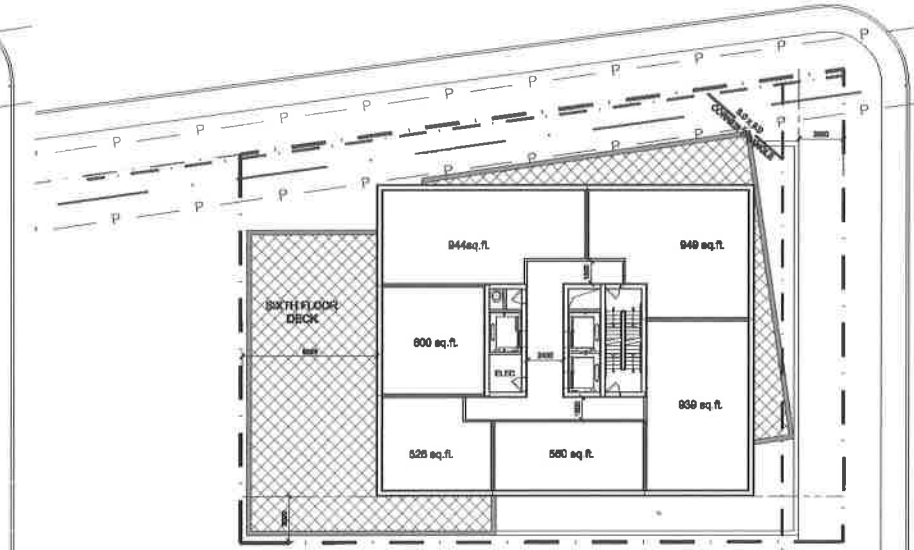
GROUND FLOOR PLAN



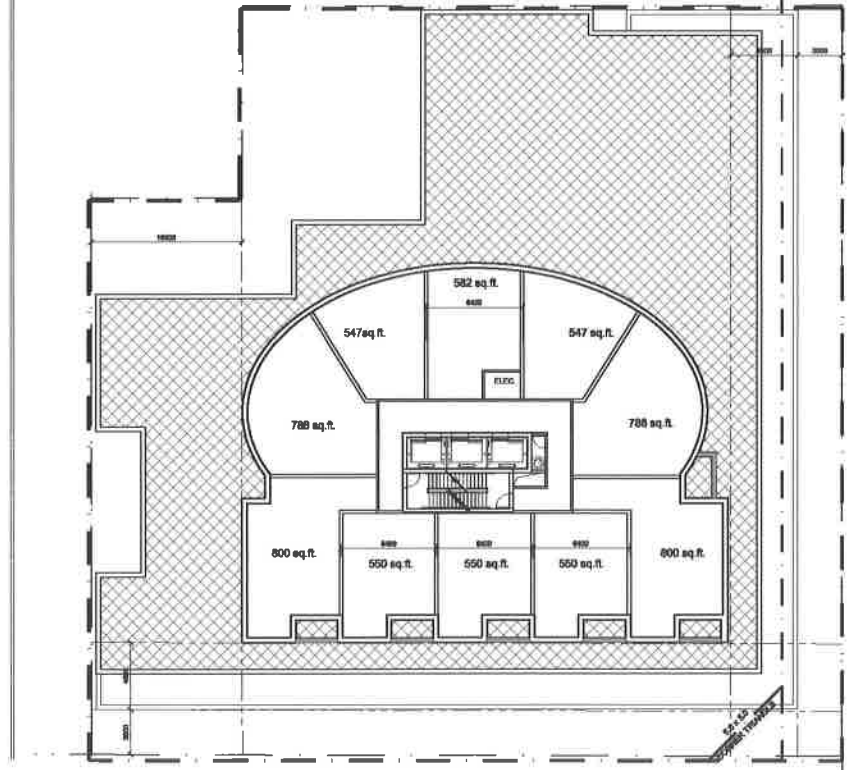
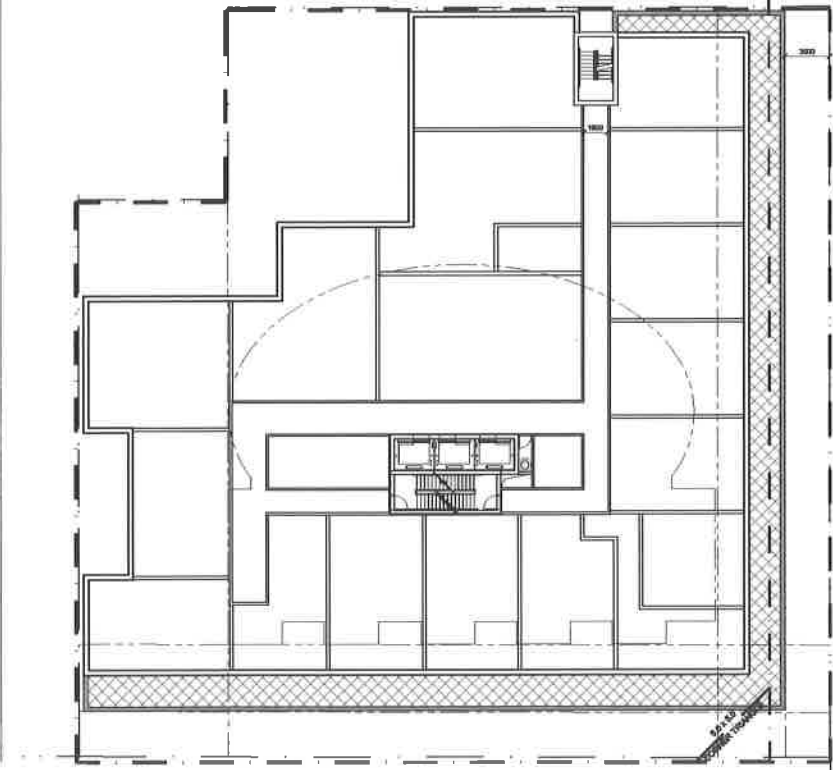
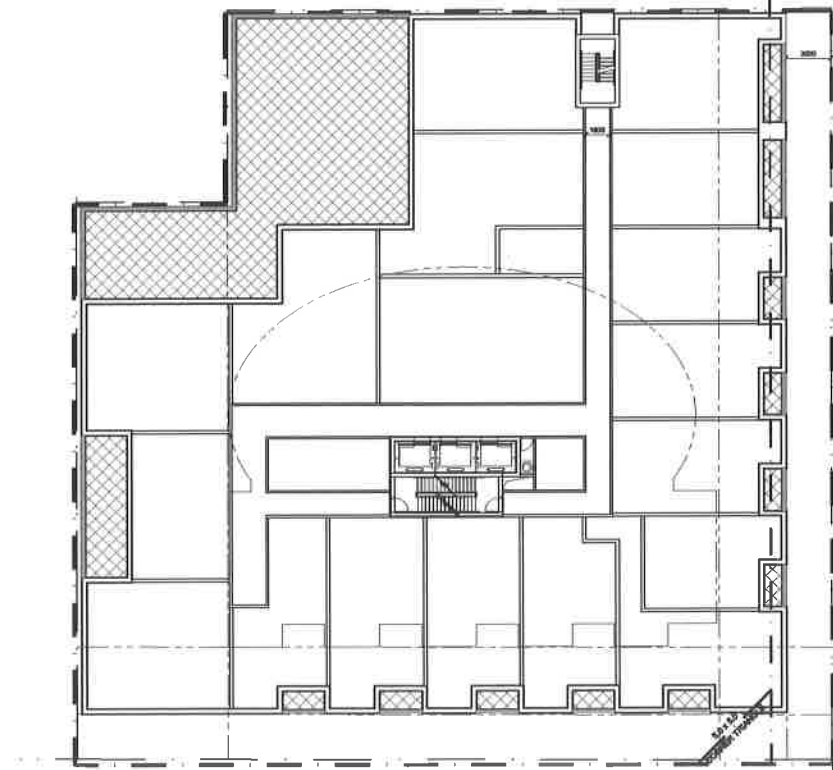
2ND AND 3 RD FLOOR PLAN

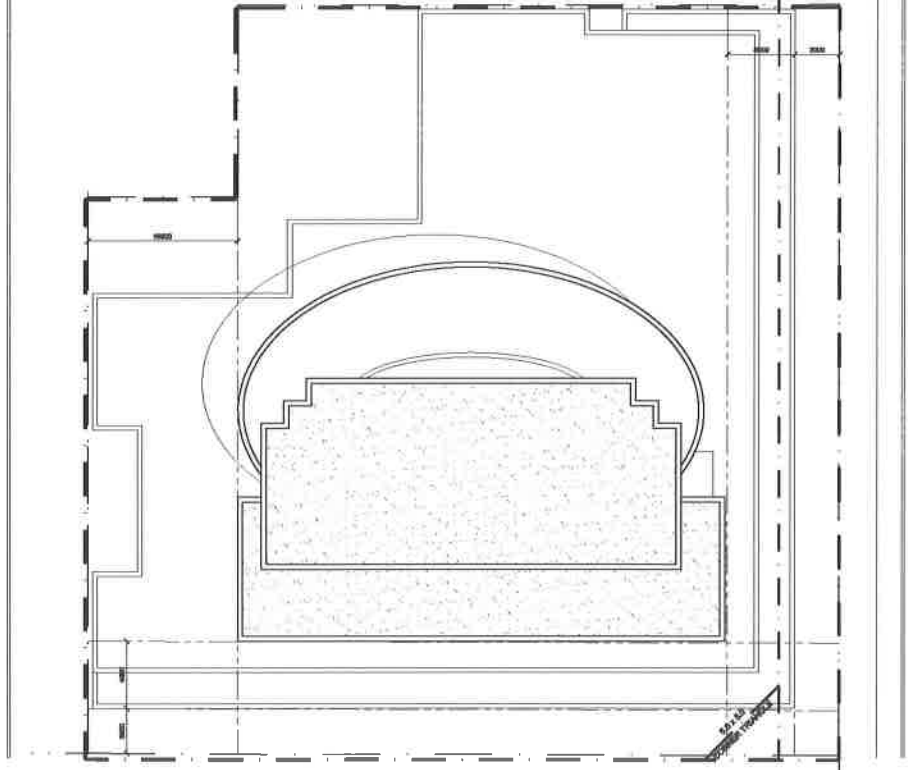
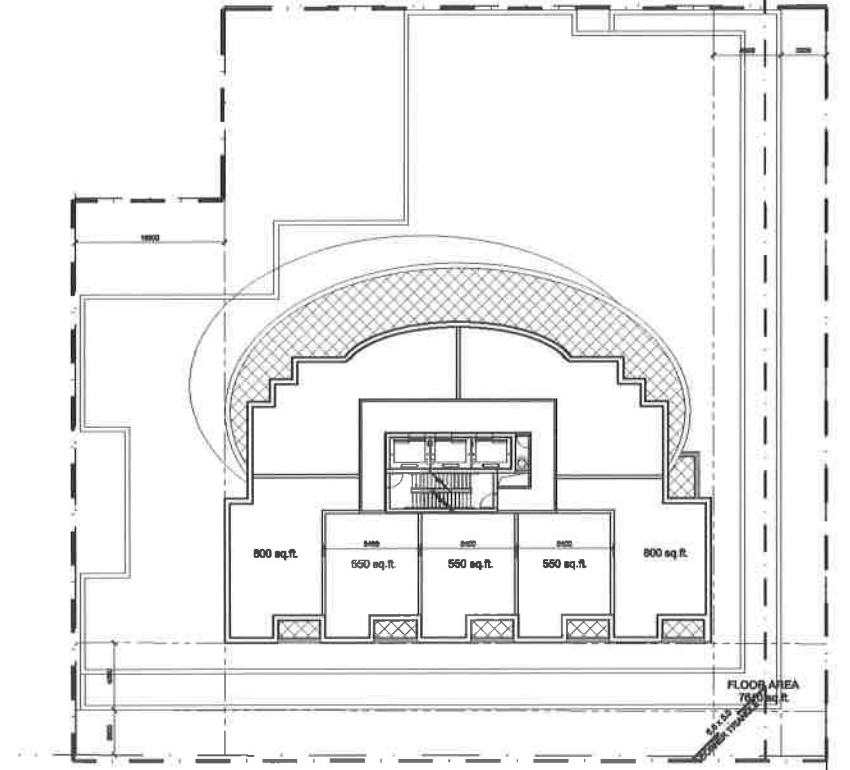
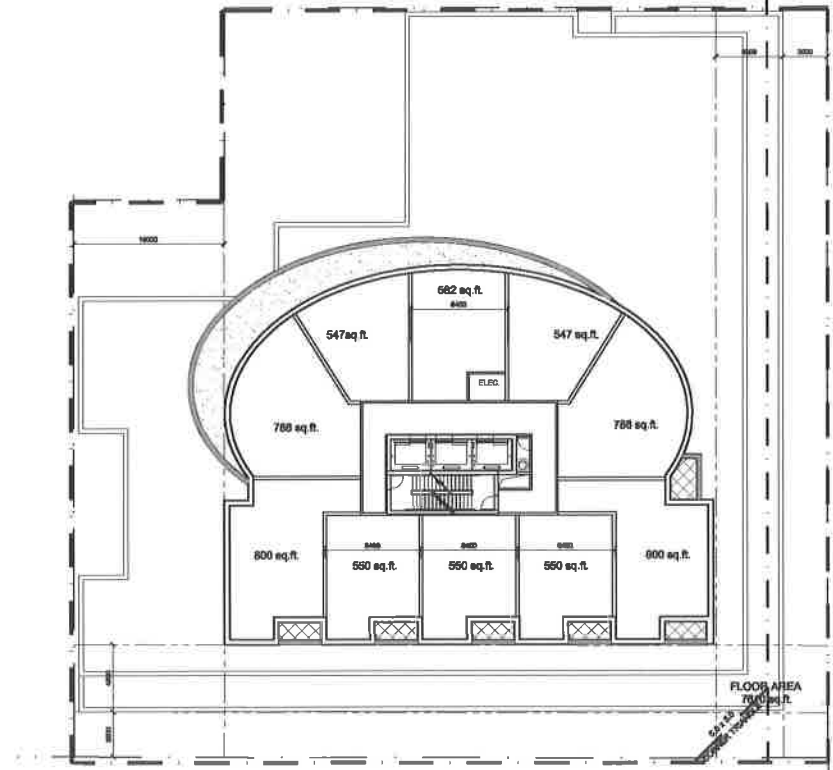
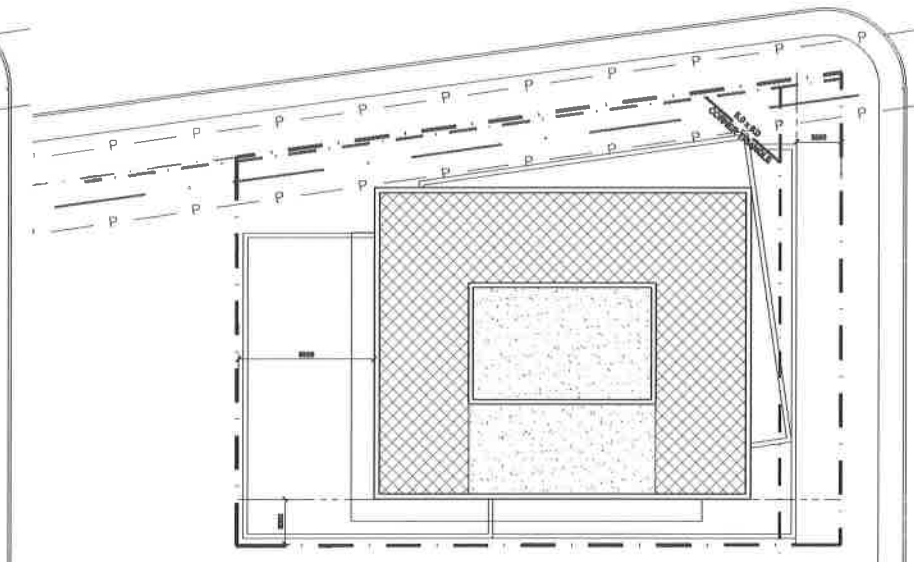
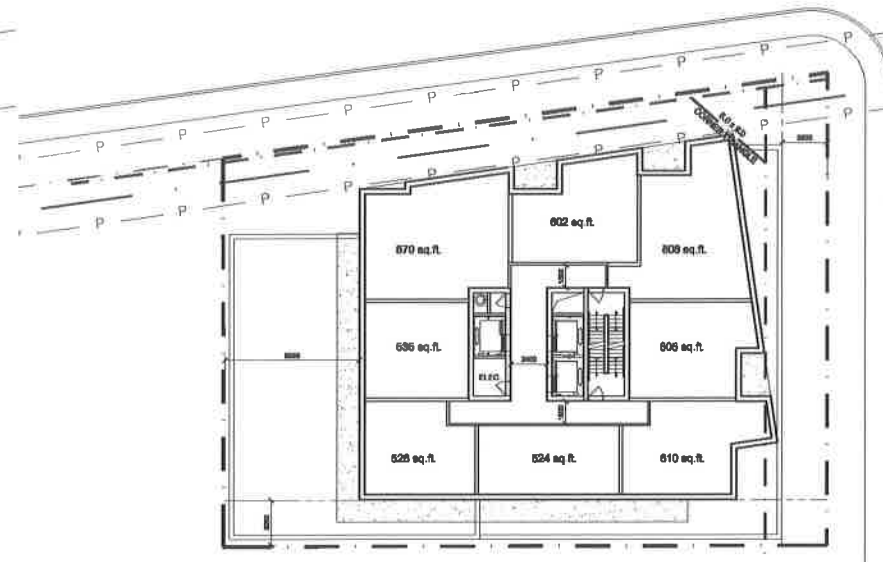
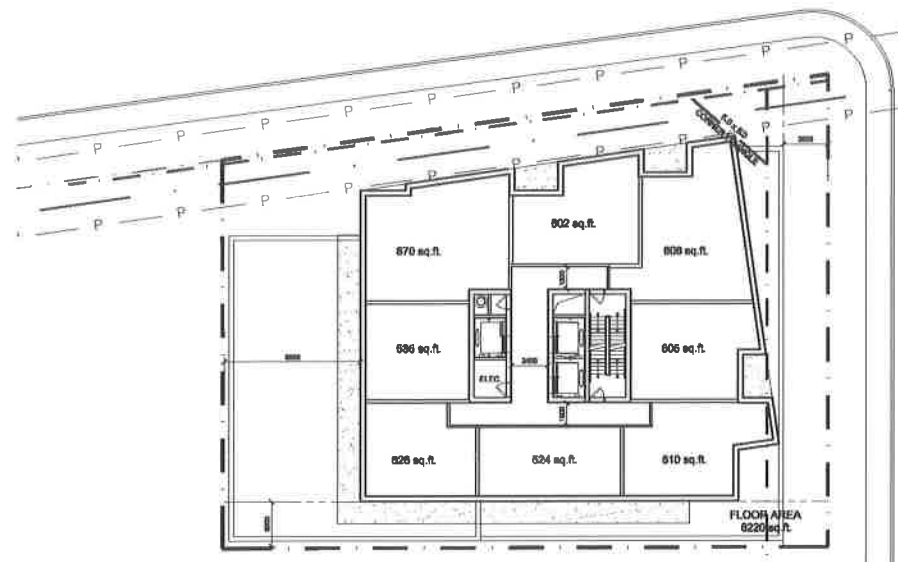


4TH FLOOR PLAN



TYPICAL FLOOR PLAN

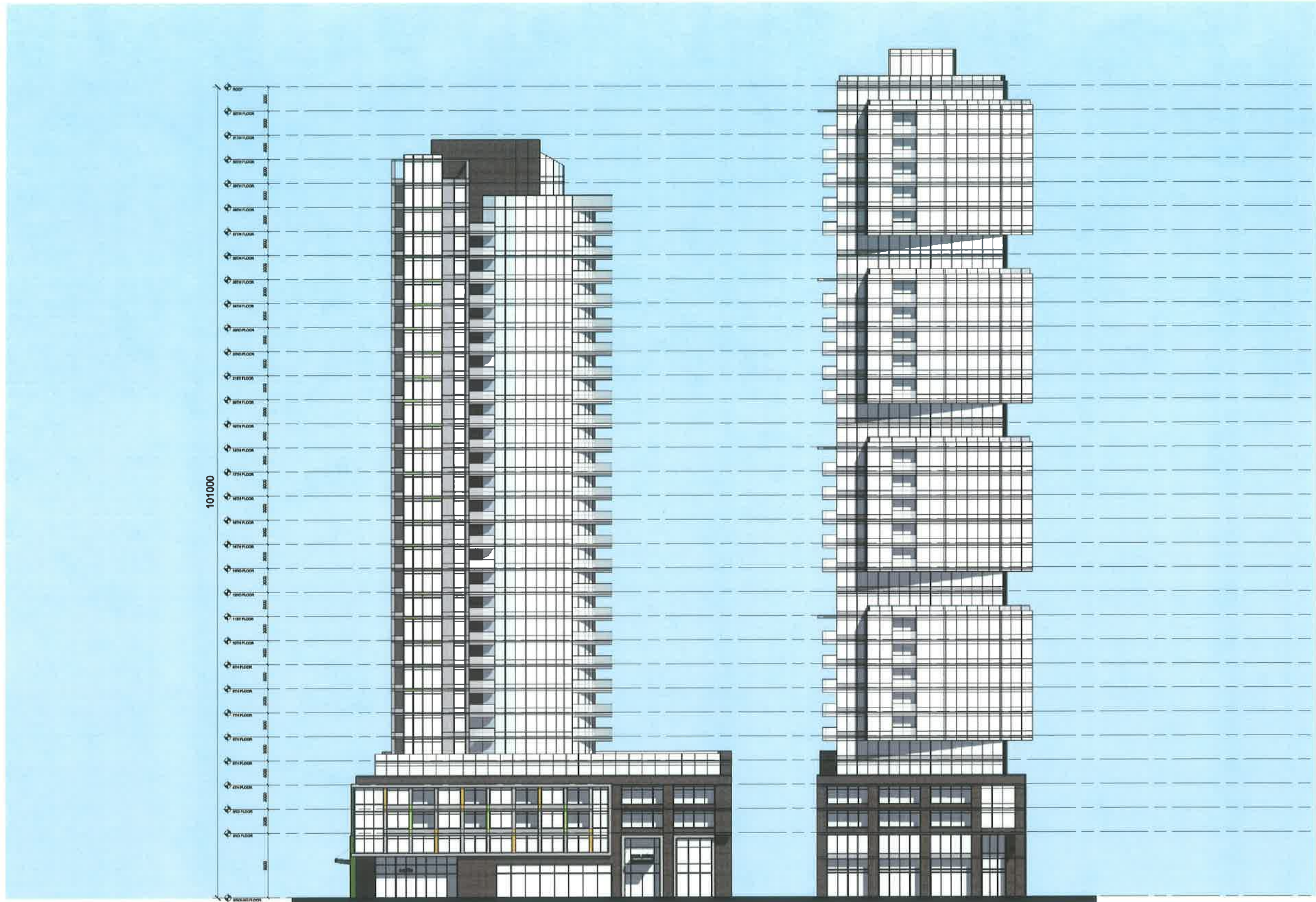




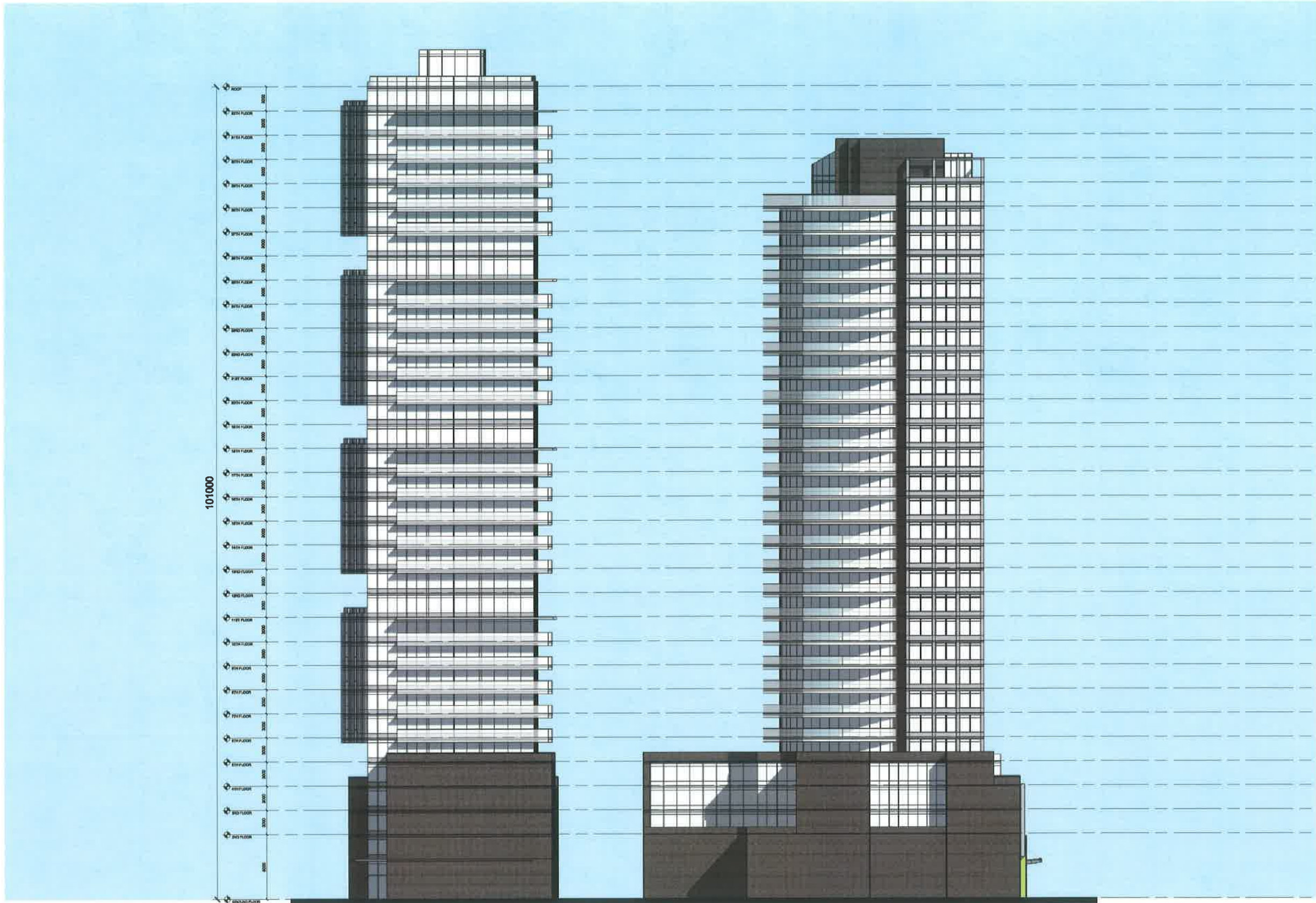
TYPICAL FLOOR PLAN

PENTHOUSE (28TH) FLOOR PLAN

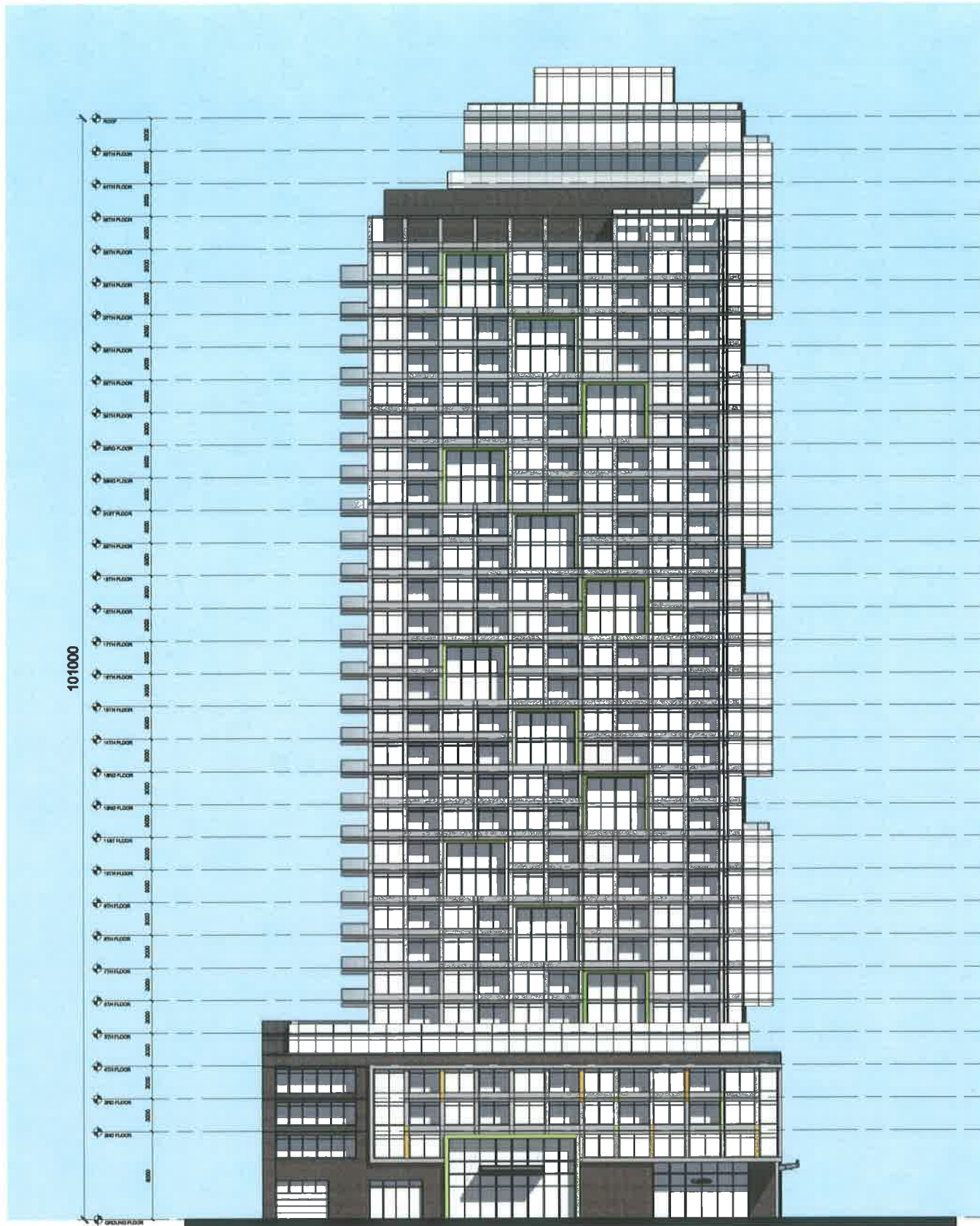
ROOF PLAN



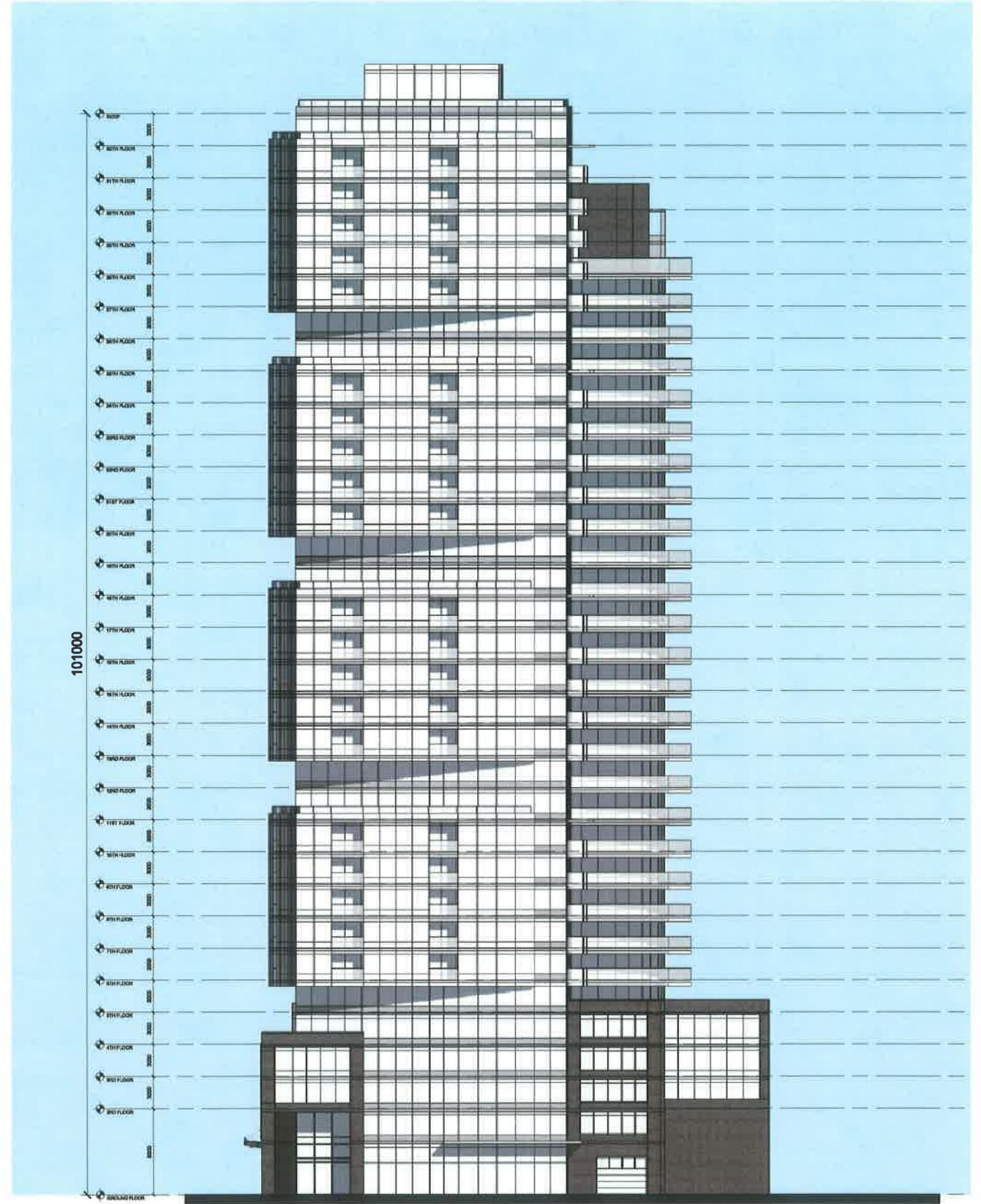
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



SOUTH & EAST BUILDING
ELEVATION ON BULLMAN AT PARKDALE AVENUE



EAST BUILDING ELEVATION ON PARKDALE AVENUE



NORTH & WEST BUILDING
ELEVATION ON SCOTT AT PARKDALE AVENUE



NORTH & WEST BUILDING ELEVATION



SOUTH & WEST BUILDING ELEVATION



SOUTH BUILDING ELEVATION ON BULLMAN STREET



VIEW NORTH WEST ALONG PARKDALE AVENUE



VIEW SOUTH WEST ALONG PARKDALE AVENUE



VIEW NORTH WEST ALONG PARKDALE AVENUE



VIEW SOUTH WEST ALONG PARKDALE AVENUE
AT SCOTT STREET



VIEW SOUTH WEST ALONG SCOTT STREET



VIEW SOUTH WEST ALONG SCOTT STREET



VIEW NORTH EAST ALONG BULLMAN STREET



VIEW NORTH ALONG PARKDALE AVENUE

MARCH 21, DST



8:00 am



10:00 am



12:00 pm



2:00 pm

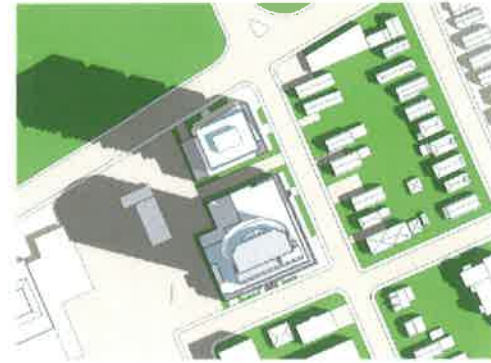


4:00 pm

JUNE 21, DST



8:00 am



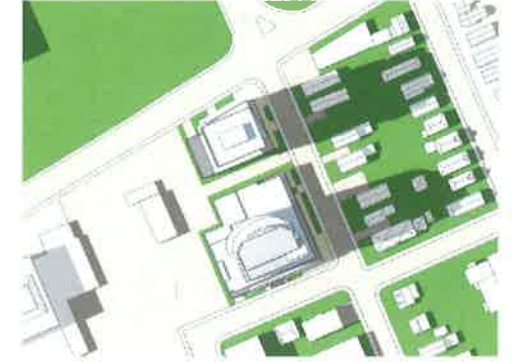
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12:00 pm



2:00 pm



4:00 pm

SEPTEMBER 21, DST



8:00 am



10:00 am



12:00 pm



2:00 pm



4:00 pm

DECEMBER 21



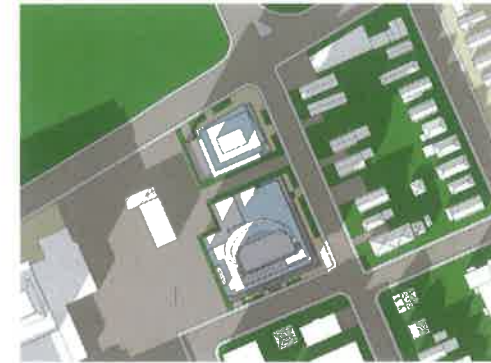
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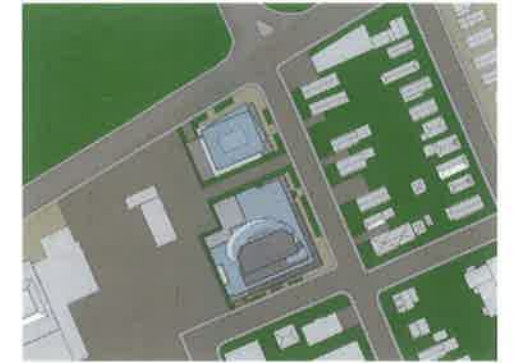
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