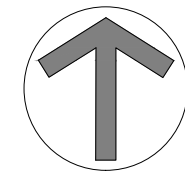


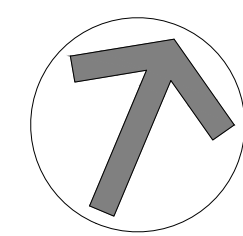


KEY PLAN



MC12 F(2.0) H(19)

MC12 F(2.0) H(19)



SITE PLAN



SCALE 1:200



GM1 F(1.0) H(13.5)

R4S

R4S

R4S

BULLMAN STREET

TOWER 'A'
250 PARKDALE AVENUE

PROJECT INFORMATION

ZONING	Zoning By-Law 2008-250	MC12 F(2.0) H(19)
SITE AREA	1,156.57 sq. m. (12,449 sq. ft.)	
PROJECT STATISTICS		
FLOOR SPACE INDEX	9,436.2 sq. m. (101,565 sq. ft.)	8.5
BUILDING HEIGHT	74.0 M	
AMENITY SPACE		
5th FL. INTERNAL COMMUNAL	60.0 sq. m.	
5th FL. EXTERIOR COMMUNAL	172.0 sq. m.	
PRIVATE BALCONIES (6th-24th FL.)	643.0 sq. m.	
25th FL. EXTERIOR COMMUNAL	184.0 sq. m.	
TOTAL	1,059 sq. m.	

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

PARKING LEVEL (TYPICAL)		
GROUND FLOOR	249.0 sq. m. (2,680) sq. ft.	
2nd to 4th FLOOR	3 x 633.9 sq. m. 3 x (6,823) sq. ft.	1,901.6 sq. m. (20,469) sq. ft.
5th FLOOR	448.0 sq. m. (4,820) sq. ft.	
TYPICAL FLOOR	18 x 376.0 sq. m. 18 x (4,047) sq. ft.	6,768.0 sq. m. (72,846) sq. ft.
MECHANICAL / AMENITY PENTHOUSE		
TOTAL AREA (ABOVE GRADE)	9,366.6 sq. m. (100,821) sq. ft.	

UNIT STATISTICS

STUDIO UNIT	19
1 BEDROOM UNIT	76
2 BEDROOM UNIT	38
TOTAL	133
COMMERCIAL RETAIL	249.0 sq. m. (2,680.0) sq. ft.
COMMERCIAL OFFICE	2,349.5 sq. m. (25,290) sq. ft.

CAR PARKING

REQUIRED		
RESIDENCE	- 0.5 PER UNIT (133 UNITS)	67
VISITOR	- 0.2 PER DWELLING UNIT (AFTER 12 UNITS)	24
COMMERCIAL RETAIL	- 2.5 PER 100m ² OF G.F.A.	6
COMMERCIAL OFFICE	- 1.8 PER 100m ² OF G.F.A.	42
TOTAL		148

PROVIDED

RESIDENCE	- 0.5 PER UNIT (133 UNITS)	67
VISITOR	- 0.20 PER DWELLING UNIT	
COMMERCIAL RETAIL	- 2.5 PER 100m ² OF G.F.A.	
COMMERCIAL OFFICE	- 2.5 PER 100m ² OF G.F.A.	
	(VISITOR / COMMERCIAL - SHARED)	49
TOTAL		116

BICYCLE PARKING

REQUIRED		
RESIDENCE	- 0.5 PER UNIT (133 UNITS)	67
COMMERCIAL RETAIL	- 1.0 PER 250m ² OF G.F.A.	1
COMMERCIAL OFFICE	- 1.0 PER 250m ² OF G.F.A.	9
TOTAL		77
PROVIDED		
UNDERGROUND		80

TOWER 'B'
274 PARKDALE AVENUE

PROJECT INFORMATION

ZONING	Zoning By-Law 2008-250	MC12 F(2.0) H(19)
SITE AREA	2,400.0 sq. m. (25,833 sq. ft.)	
PROJECT STATISTICS		
FLOOR SPACE INDEX	17,842.3 sq. m. (192,052) sq. ft.	7.9
BUILDING HEIGHT	77.0 M	
AMENITY SPACE		
2nd to 4th FL. INTERIOR COMMUNAL	330.0 sq. m.	
5th FL. INTERNAL COMMUNAL	283.0 sq. m.	
5th FL. EXTERIOR COMMUNAL	257.0 sq. m.	
6th FL. EXTERIOR COMMUNAL	625.0 sq. m.	
PRIVATE BALCONIES (2nd-25th FL.)	900.0 sq. m.	
ROOF EXTERIOR COMMUNAL	234.0 sq. m.	
TOTAL	2,629 sq. m.	

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

PARKING LEVEL (TYPICAL)		
GROUND FLOOR	1,420.4 sq. m. (15,289) sq. ft.	
2nd to 4th FLOOR	3 x 1,348.4 sq. m. 3 x (14,514) sq. ft.	4,045.2 sq. m. (43,542) sq. ft.
5th FLOOR	687.6 sq. m. (7,401) sq. ft.	
6th & 7th FLOOR	2 x 383.8 sq. m. 2 x (4,131) sq. ft.	767.6 sq. m. (8,262) sq. ft.
TYPICAL FLOOR	18 x 606.75 sq. m. 18 x (6,531) sq. ft.	10,921.5 sq. m. (117,558) sq. ft.
26th FLOOR (AMENITY LEVEL)		
TOTAL AREA (ABOVE GRADE)	17,842.3 sq. m. (192,052) sq. ft.	

UNIT STATISTICS

STUDIO UNIT	21
1 BEDROOM UNIT	127
2 BEDROOM UNIT	94
3 BEDROOM UNIT	9
TOTAL	251
COMMERCIAL RETAIL	407.3 sq. m. (4,384) sq. ft.
COMMERCIAL FOOD RETAIL	1,010 sq. m. (10,872) sq. ft.

CAR PARKING

REQUIRED		
RESIDENCE	- 0.5 PER UNIT (251 UNITS)	126
VISITOR	- 0.2 PER DWELLING UNIT (AFTER 12 UNITS)	48
COMMERCIAL RETAIL	- 2.5 PER 100m ² OF G.F.A.	10
COMMERCIAL RETAIL FOOD	- 2.5 PER 100m ² OF G.F.A.	25
TOTAL		209

PROVIDED

RESIDENCE	- 0.5 PER UNIT (251 UNITS)	126
VISITOR	- 0.20 PER DWELLING UNIT	
COMMERCIAL RETAIL	- 2.5 PER 100m ² OF G.F.A.	
COMMERCIAL RETAIL FOOD	- 2.5 PER 100m ² OF G.F.A.	
	(VISITOR / COMMERCIAL - SHARED)	48
TOTAL		174

BICYCLE PARKING

REQUIRED		
RESIDENCE	- 0.5 PER UNIT (251 UNITS)	126
COMMERCIAL RETAIL	- 1.0 PER 250m ² OF G.F.A.	2
COMMERCIAL RETAIL FOOD	- 1.0 PER 250m ² OF G.F.A.	4
TOTAL		132
PROVIDED		
UNDERGROUND		144