\*Not Including Mechanical Penthouse

## GROSS FLOOR AREA

GFA definition per City of Ottawa Zoning By-law 2008-250 Consolidation, Part 1, Section 54

	Sq M	Sq Ft	
RESIDENTIAL GFA**	35,244	379,362	97%
NON-RESIDENTIAL GFA**	983	10,583	3%
TOTAL GFA	36,227	389,946	100%

\*\*GFA exemption as per Ottawa By-Law 2008-250

\*\*\*Deduction includes floor area occupied by exterior walls and (a) floor area occupied by shared mechanical, service and electrical equipments (b) common hallways, corridors, stairwells, elevator shafts and other voids, steps and

landings (c) bicycle parking; motor vehicle parking or loading facilities (d) common storage (f) common amenity areas **BELOW GRADE PARKING** 

Level	Floor-to- Floor (m)	GC	CA	Res G	FA**	Deduct	ions***
	Tioor (iii)	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
P2	-3.0	6,167	66,382	130	1,395	6,038	64,987
P1	-4.0	6,167	66,382	135	1,450	6,032	64,931
Sub-Total	-7.0	12,334	132,763	264	2,845	12,070	129,919

#### **PARKWAY HOUSE**

Level	Floor-to- Floor (m)	G	CA	Res GF	<b>4**</b>	Deduct	ions***	Non-Res	s GFA**	Total	GFA
	11001 (111)	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G	3.5	1,380	14,854	16	172	381		983	10,584	999	10,756
2	3.5	876	9,430	722	7,777	154				722	7,777
3	3.2	950	10,226	810	8,714	140				810	8,714
4	3.4	950	10,226	804	8,650	146				804	8,650
5	3.4	901	9,694	756	8,142	144				756	8,142
6	3.4	851	9,162	710	7,644	141				710	7,644
7	3.4	802	8,631	667	7,176	135				667	7,176
MPH	6.0	105	1,130	ì	-	105				-	-
Sub-Total	29.8	6,815	73,353	4,485	48,273	1,347	14,496	983	10,584	5,468	58,857

#### **WEST TOWER (T1)**

Level	Floor-to- Floor (m)		GCA	Res	GFA**	Deduct	ions***
1 loor (III)		Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G	4.0	782	8,419	385	4,141	397	4,278
2	3.5	691	7,440	248	2,670	105	1,126
3	3.0	782	8,418	667	7,182	115	1,236
4	3.0	782	8,418	667	7,182	115	1,236
5	3.0	782	8,418	667	7,182	115	1,236
6	3.0	782	8,418	667	7,182	115	1,236
7	3.0	782	8,418	667	7,182	115	1,236
8	3.0	782	8,418	667	7,182	115	1,236
9	3.0	782	8,418	667	7,182	115	1,236
10	3.0	782	8,418	667	7,182	115	1,236
11	3.3	782	8,418	667	7,182	115	1,236
12	3.0	782	8,418	667	7,182	115	1,236
13	3.0	782	8,418	667	7,182	115	1,236
14	3.0	782	8,418	667	7,182	115	1,236
15	3.0	782	8,418	667	7,182	115	1,236
16	3.5	782	8,418	667	7,182	115	1,236
MPH	6.0	268	2,881	-	-	268	2,881
Sub-Total	56.3	12,689	136,585	9,974	107,361	2,376	25,580

#### **EAST TOWER (T2)**

Level	Floor-to-	GC	CA	Res G	FA**	Deducti	ons***
	Floor (m)	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G	4.0	1,181	12,710	669	7,202	512	5,508
2	3.5	1,092	11,750	427	4,596	127	1,365
3	3.0	1,180	12,698	1,011	10,883	169	1,815
4	3.0	1,180	12,698	1,011	10,883	169	1,815
5	3.0	1,180	12,698	1,011	10,883	169	1,815
6	3.0	1,180	12,698	1,011	10,883	169	1,815
7	3.5	1,180	12,698	1,011	10,883	169	1,815
8	3.5	1,046	11,263	891	9,592	155	1,67
9	3.5	920	9,898	777	8,369	142	1,530
10	3.0	785	8,454	668	7,195	117	1,259
11	3.3	785	8,454	668	7,195	117	1,259
12	3.0	785	8,454	668	7,195	117	1,259
13	3.0	785	8,454	668	7,195	117	1,259
14	3.0	785	8,454	668	7,195	117	1,259
15	3.0	785	8,454	668	7,195	117	1,259
16	3.0	785	8,454	668	7,195	117	1,259
17	3.0	785	8,454	668	7,195	117	1,259
18	3.0	785	8,454	668	7,195	117	1,259
19	3.0	785	8,454	668	7,195	117	1,259
20	3.0	785	8,454	668	7,195	117	1,259
21	3.3	785	8,454	668	7,195	117	1,259
22	3.0	785	8,454	668	7,195	117	1,259
23	3.0	785	8,454	668	7,195	117	1,259
24	3.0	785	8,454	668	7,195	117	1,259
25	3.0	785	8,454	668	7,195	117	1,259
26	3.0	785	8,454	668	7,195	117	1,259
27	3.0	785	8,454	668	7,195	117	1,259
28	3.5	785	8,454	668	7,195	117	1,259
MPH	6.0	274	2,951	-	•	274	2,95
Sub-Total	94.1	25,334	272,693	20,521	220,884	4,275	46,020

### AMENITY AREA

Amenity Area definition per City of Ottawa Zoning By-law 2008-250 Consolidation, Part 1, Section 54. Amenity requirements per Part 5, section 137

Communal A	menity	Interior	1,013	10,904	1.99	m2 per unit
		Exterior	963	10,370	1.89	m2 per unit
		Sub-Total	1,976	21,274	3.88	m2 per unit
Personal Amenity			6,932	74,619	13.59	m2 per unit
Total Amenity	1		8,909	95,893	17.47	m2 per unit
PARKWAY H	OUSE					3
Level	Shared Am	nenity (Int)	Shared Am	enity (Ext)	Personal	Amenity
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G	-	- 1				
2	-	-			119	1,285
3	137	1,471	313	3,373	64	687
4					77	
5					117	
6					117	
7					117	
MPH		<u>-</u>		2		=
Sub-Total	137	1,471	313	3,373	612	6,584

Communal Amenity	Interior	2.32	m2 per unit
	Exterior	5.31	m2 per unit
	Sub-Total	7.63	m2 per unit
Personal Amenity		2.2	m2 per unit
Total Amenity		17.5	m2 per unit

Level	Shared Am	enity (Int)	Shared Am	enity (Ext)	Personal Amenity		
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	
G	¥	8		-		=	
2	339	3,644	31	332	19	208	
3	-			-	118	1,265	
4					115	1,237	
5					124	1,330	
6					126	1,352	
7					118	1,274	
8				-	118	1,274	
9					118	1,268	
10					124	1,334	
11					124	1,334	
12					126	1,353	
13					119	1,284	
14					119	1,284	
15					118	1,268	
16					115	1,24	
MPH			289			-	
Sub-Total	339	3,644	320	3,440	1,701	18,305	

Communal Amenity	Interior	1.90	m2 per unit
	Exterior	1.80	m2 per unit
	Sub-Total	3.70	m2 per unit
Personal Amenity		6.2	m2 per unit
Total Amenity		13.6	m2 per unit

EACT	TOWE
EASI	IOVE

Level	C= M	C F4	C= M	C = Et	C-M	C = F+
parter.	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G					848	9,128
2	538	5789	44	477	44	47
3					186	2,000
4					186	2,000
5					186	2,000
6					176	1,89
7					168	1,805
8					280	3,009
9					243	2,618
10					225	2,425
11					121	1,300
12					121	1,297
13					113	1,220
14					113	1,220
15					113	1,22
16					112	1,203
17					121	1,300
18					121	1,297
19					113	1,220
20					113	1,220
21					113	1,22
22					112	1,203
23					121	1,300
24					121	1,297
25					113	1,220
26					113	1,220
27					113	1,220
28					112	1,203
MPH	0		286	3080		
Sub-Total	538	5789	331	3558	4620	49730

Communal Amenity	Interior	1.97	m2 per unit
	Exterior	1.21	m2 per unit
	Sub-Total	3.18	m2 per unit
Personal Amenity		16.9	m2 per unit
Total Amonity		22.2	m2 por unit

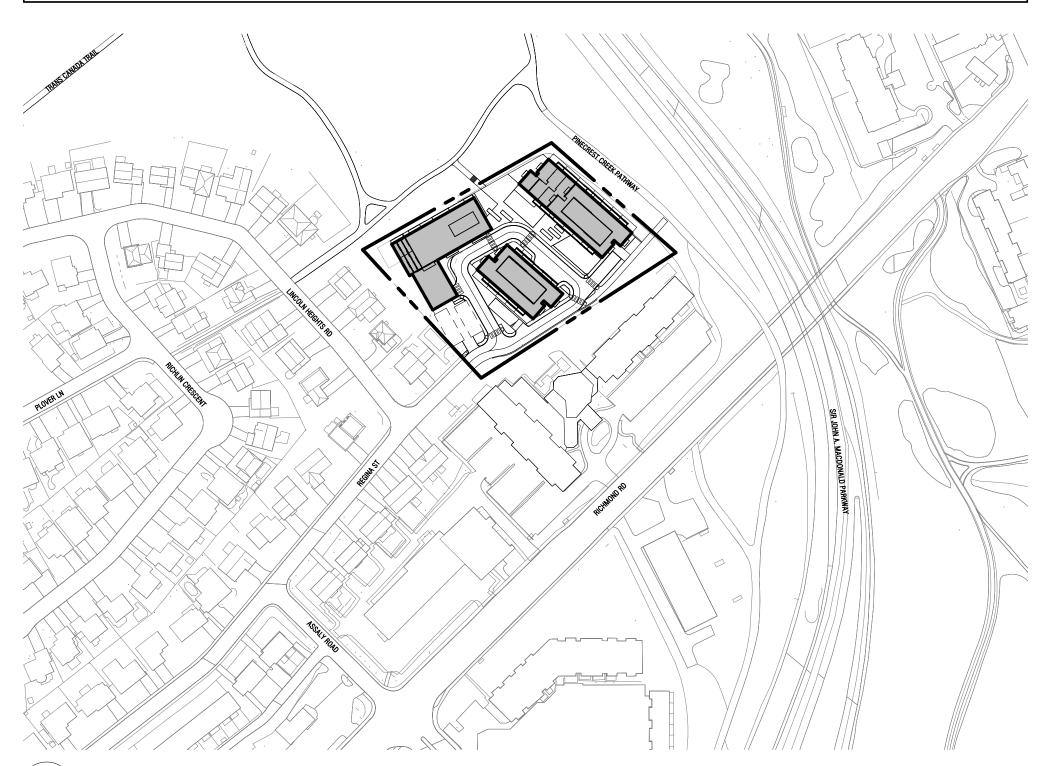
### PARKING AND BICYCLE PARKING

Parking requirements per City of Ottawa Zoning By-law 2008-250 Consolidation, Part 4, Section 101. Accesible parking requirements per City of Ottawa Accesibility Design Standard. Bicycle parking requirements per ity of Ottawa Zoning By-law 2008-250 Consolidation, Part 4, Section 111.

evel	Parking Space (5.2 X2.6m)	Type A Accessible (5.2X3.4m)	Type B Accessible (5.2X2.4m)
P2	122	2	2
P1	119	2	2
G	10	2	
Sub-Total	251	6	4
Parkway House Parking Residential Parking Visitor Parking			12 224 25
Total Parking Spaces			261
Parking Rate	(Spaces per unit)		0.51
ICYCLE PAF	RKING		
Total Parking	Spaces		510
53-00 32-02: SENDOVE (** T.S.	(Spaces per unit)		1.00

## **UNIT MIX**

Level	WEST TOWER (T1)				EAST TOWER (T2)			PARKWAY HOUSE			Sub-Total	Proposed unit mix number and
LOVOI	s	1B	2B	3B	1B	2B	3B	1B	2B	3B		percentage subject to modifications based on further project design
G	0	3	2	0	5	3	1	0	0	0	9	development
2	0	0	3	0	0	4	1	3	5	1	14	
3	1	4	4	1	9	5	1	4	2	3	24	
4	1	4	4	1	9	5	1	5	4	2	26	
5	1	4	4	1	9	5	1	4	4	2	25	
6	1	4	4	1	9	5	1	4	5	1	25	
7	1	4	4	1	9	5	1	6	3	1	25	
8 -MPH	1	4	4	1	7	5	1				13	
9	1	4	4	1	5	5	1				11	
10	1	4	4	1	6	4	0				10	
11	1	4	4	1	6	4	0				10	
12	1	4	4	1	6	4	0				10	
13	1	4	4	1	6	4	0				10	
14	1	4	4	1	6	4	0				10	
15	1	4	4	1	6	4	0				10	
16	1	4	4	1	6	4	0				10	
17 - MPH					6	4	0				10	
18					6	4	0				10	
19					6	4	0				10	
20					6	4	0				10	
21					6	4	0				10	
22					6	4	0				10	
23					6	4	0				10	
24					6	4	0				10	
25					6	4	0				10	
26					6	4	0				10	
27					6	4	0				10	
28					6	4	0				10	
MPH											0	
Sub-Total	14	59	61	14	176	118	9	26	23	10		
Unit Count		14	48			303			59		510	
	Studio	1 BED	2 BED	3 BED								
Total Unit	14	261	202	33								



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#### **ISSUED**

1 22-05-13 Issued for ZBA 3 23-01-31 Issued for ZBA Resubmission

## diamond schmitt

#### OTTAWA PARKWAY

## 2475 Regina St Ottawa, ON K2B 6X3

#### CONTEXT PLAN & STATISTICS

ale:	1:2000				
oject No:	211005				
to·	10/21/22				

A001



VIEW FROM LINCOLN HEIGHTS ROAD FACING SOUTH WEST



VIEW FROM SOUTH WEST



VIEW FROM SOUTH EAST



VIEW FROM CENTAL GREEN

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PERSPECTIVE VIEWS 2

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