



# PARKWAY TOWERS

1071 Ambleside Drive, Ottawa ON



DESIGN PROPOSAL  
FOR  
ZONING BY-LAW AMENDMENT APPLICATION

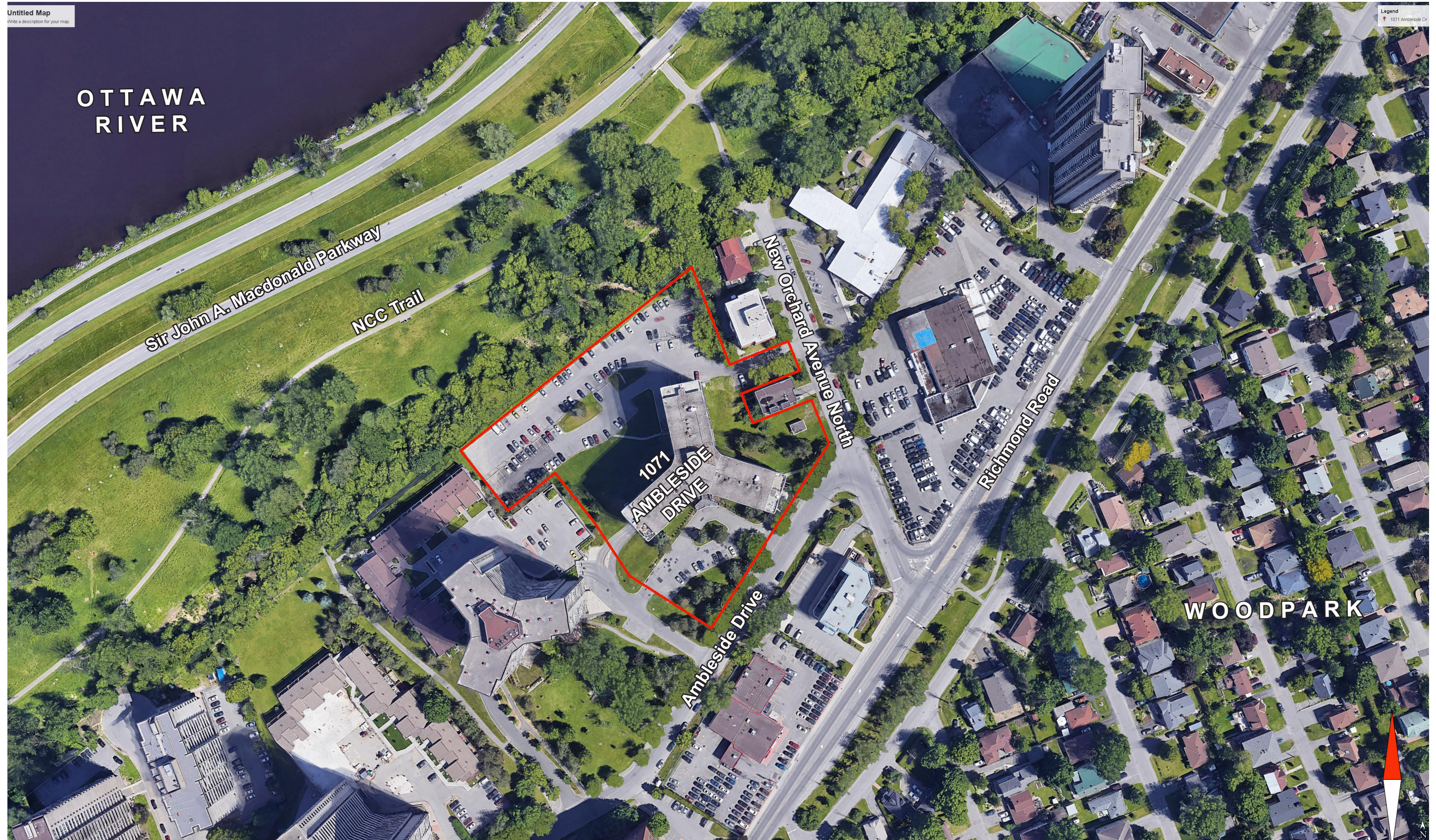
# Site Location

1071 Ambleside Drive

Concept Design

Site Area = 14,686.75 sq m (3.63 ac)

Zone R5C[872] F(3.0) H(39)



# Site Context



# Site Plan

1071 Ambleside Drive

Concept Design



Site Area = 14,686.75 sq m (3.63 ac)  
 Current Zoning R5C[872] F(3.0) H(39)

### Existing Building:

Existing Building's GFA = 17,451.2 sq m  
 (City of Ottawa Definition) (187,844 sq ft)  
 Building Height = 13 Storeys  
 Existing Residential Units = 252 DUs  
 Existing Parking in two underground parking levels = 77 car spaces

### Proposed Building:

Proposed Building's GFA = 20,861.17 sq m  
 (City of Ottawa Definition) (224,549 sq ft)  
 Building Height = 30 STOREYS  
 Proposed Residential Units = 293 DUs

Total no. of Dwelling Units (Existing + Proposed)  
 = 252 + 293 = 545 DUs

### Car Parking (For Existing + Proposed)

Zoning requirement = no minimum  
 Provided = 440 car spaces (0.81 per DU)  
 Surface Parking = 20  
 Level P1 = 95  
 Level P2 = 163  
 Level P3 = 85  
 Existing Building = 77

### Bicycle Parking (For Proposed)

Zoning Requirement @ 0.5 per unit = 147 bike spaces  
 Provided = 152 bike spaces

### Amenity Space (For Proposed)

Zoning Requirement @ 6 sq m per unit = 1758 sq m  
 (Minimum Communal @ 50% = 879 sq m)  
 Provided = 5007 sq m  
 Communal Amenity Area = 87%

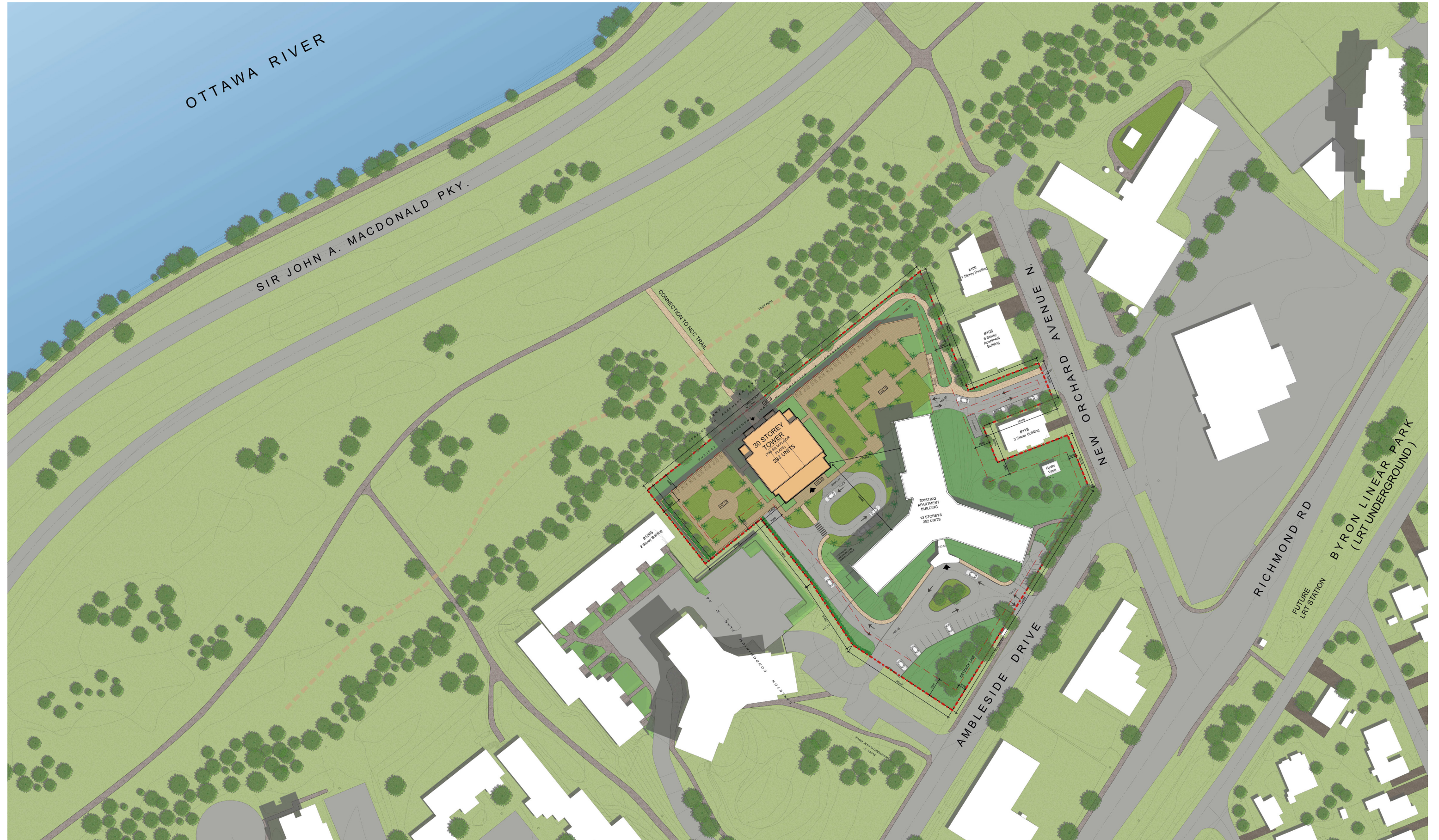
FSI ~ 2.61

Notes:

Details for 'Green Roof' over P1 roof level will be included at the site plan control application stage.

# Site Plan and the Surrounding Context

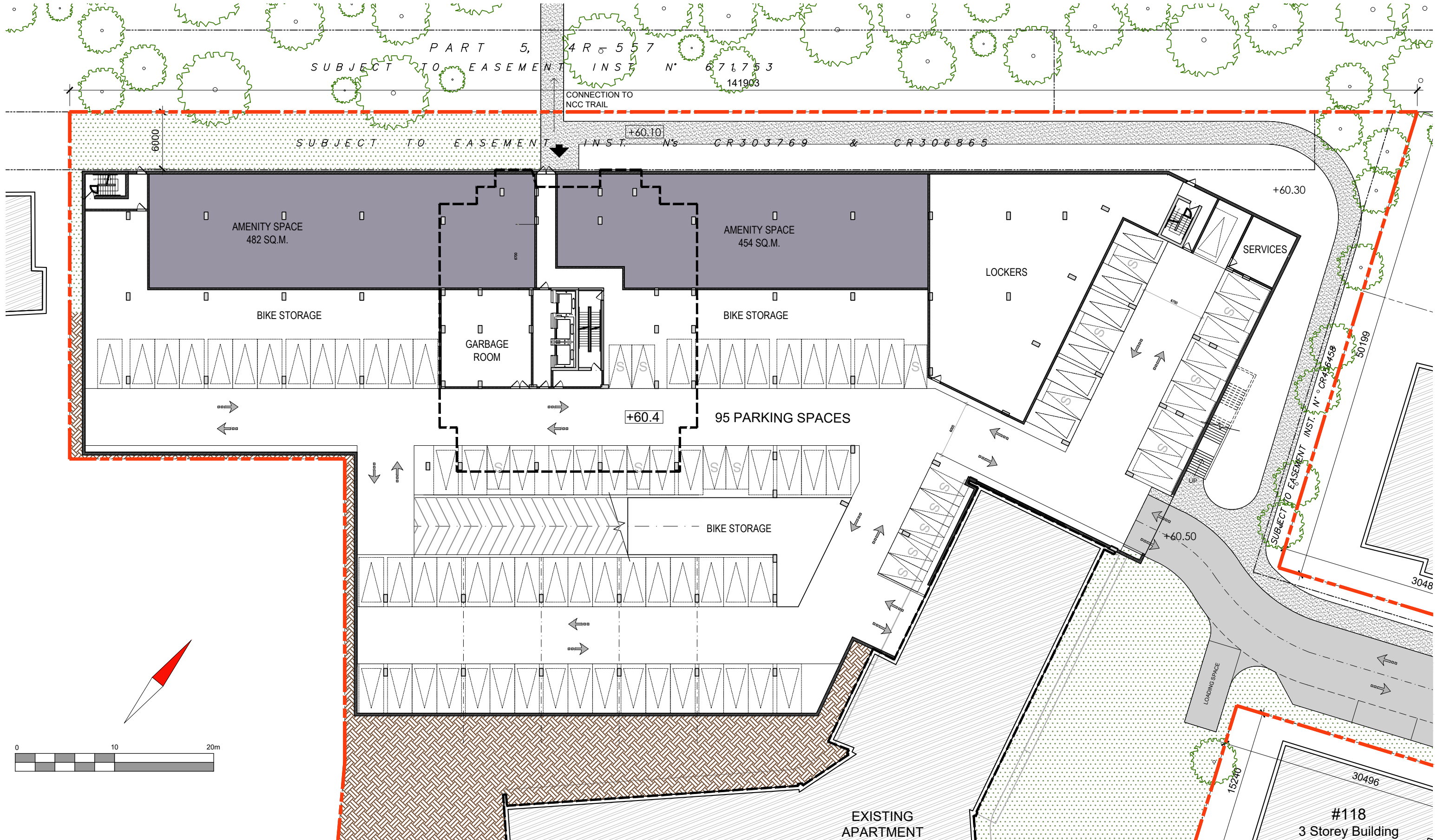
1071 Ambleside Drive  
Concept Design



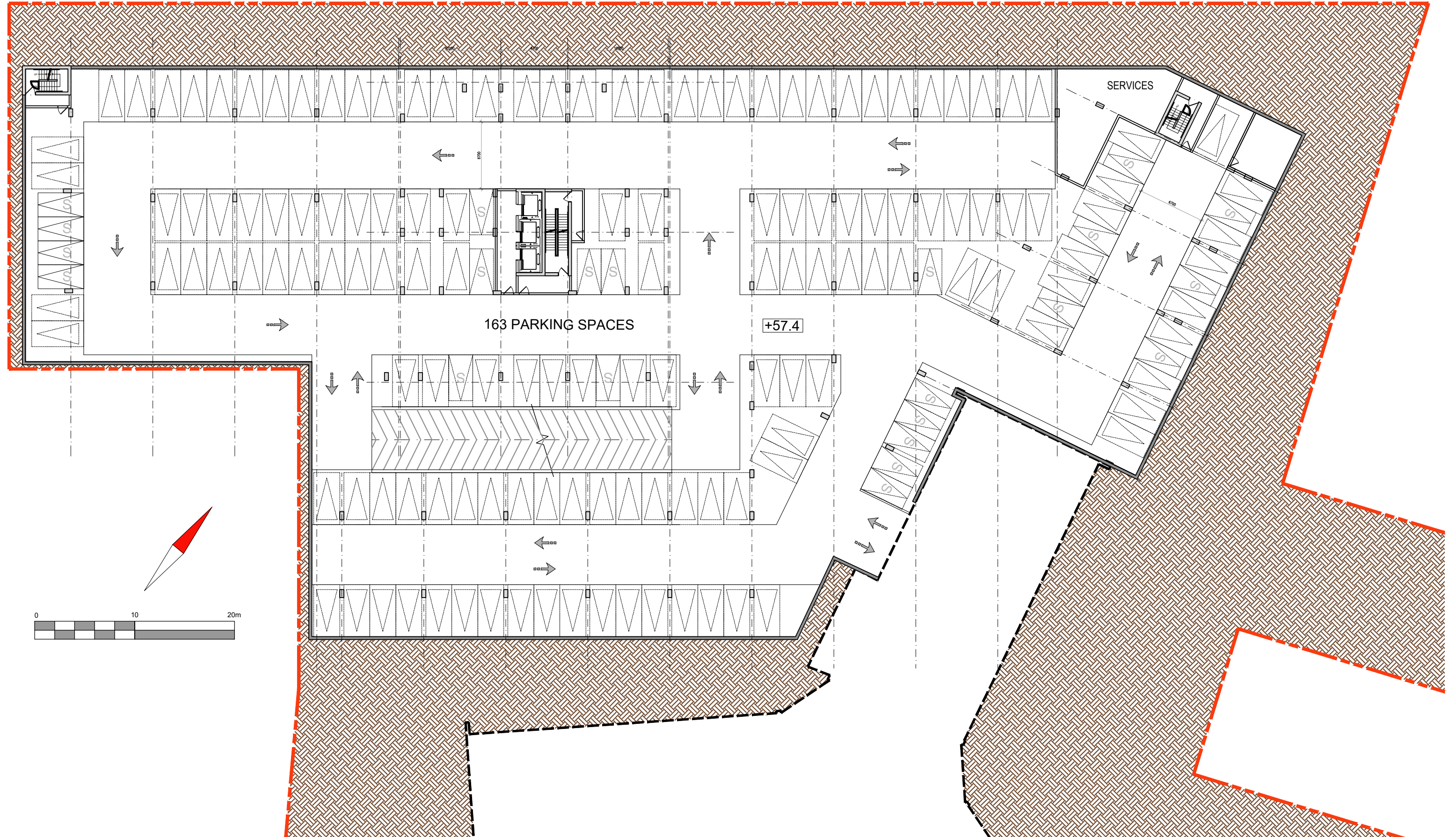
# Pedestrian Connectivity



# Parking Level P1

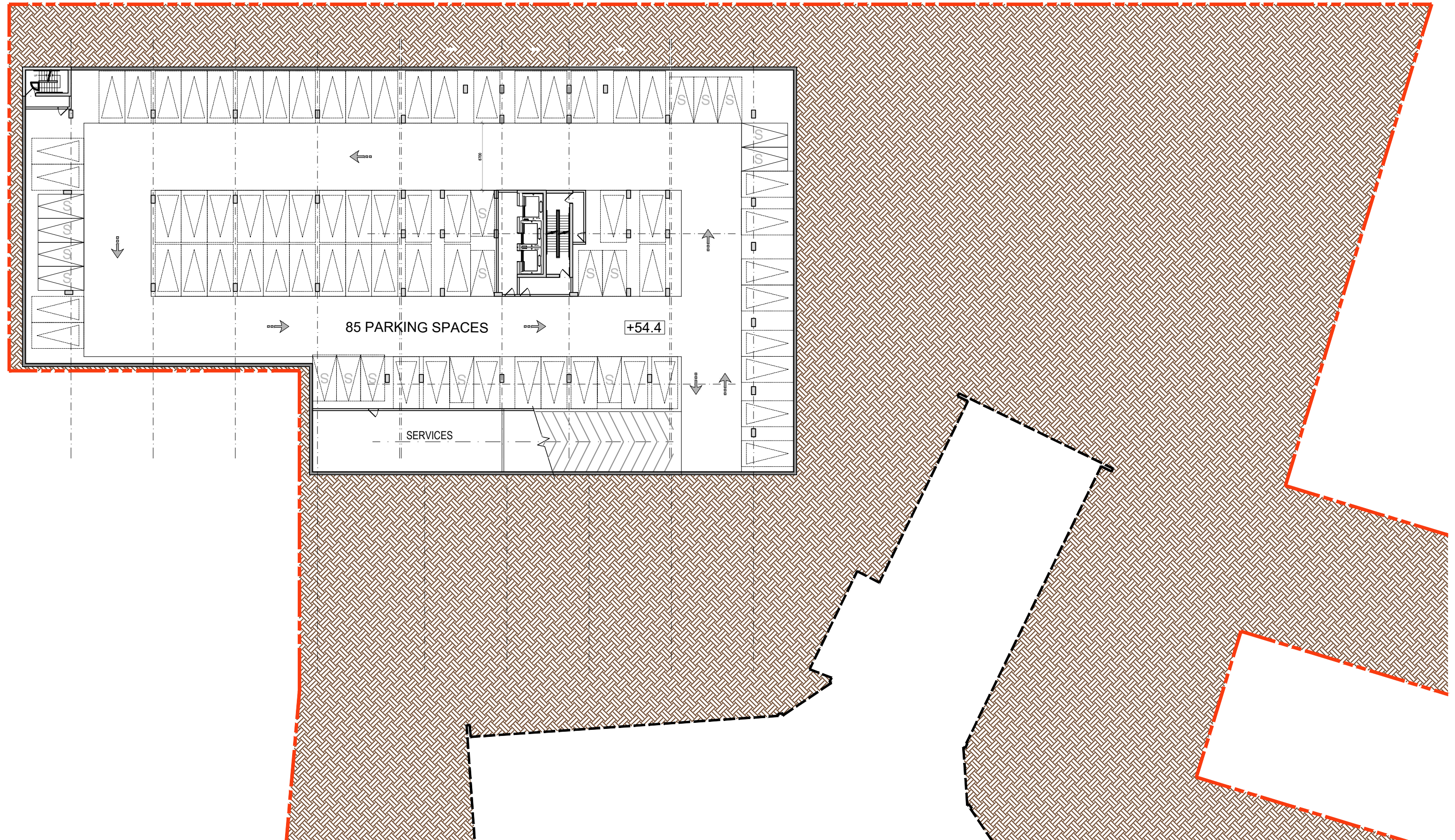


# Parking Level P2





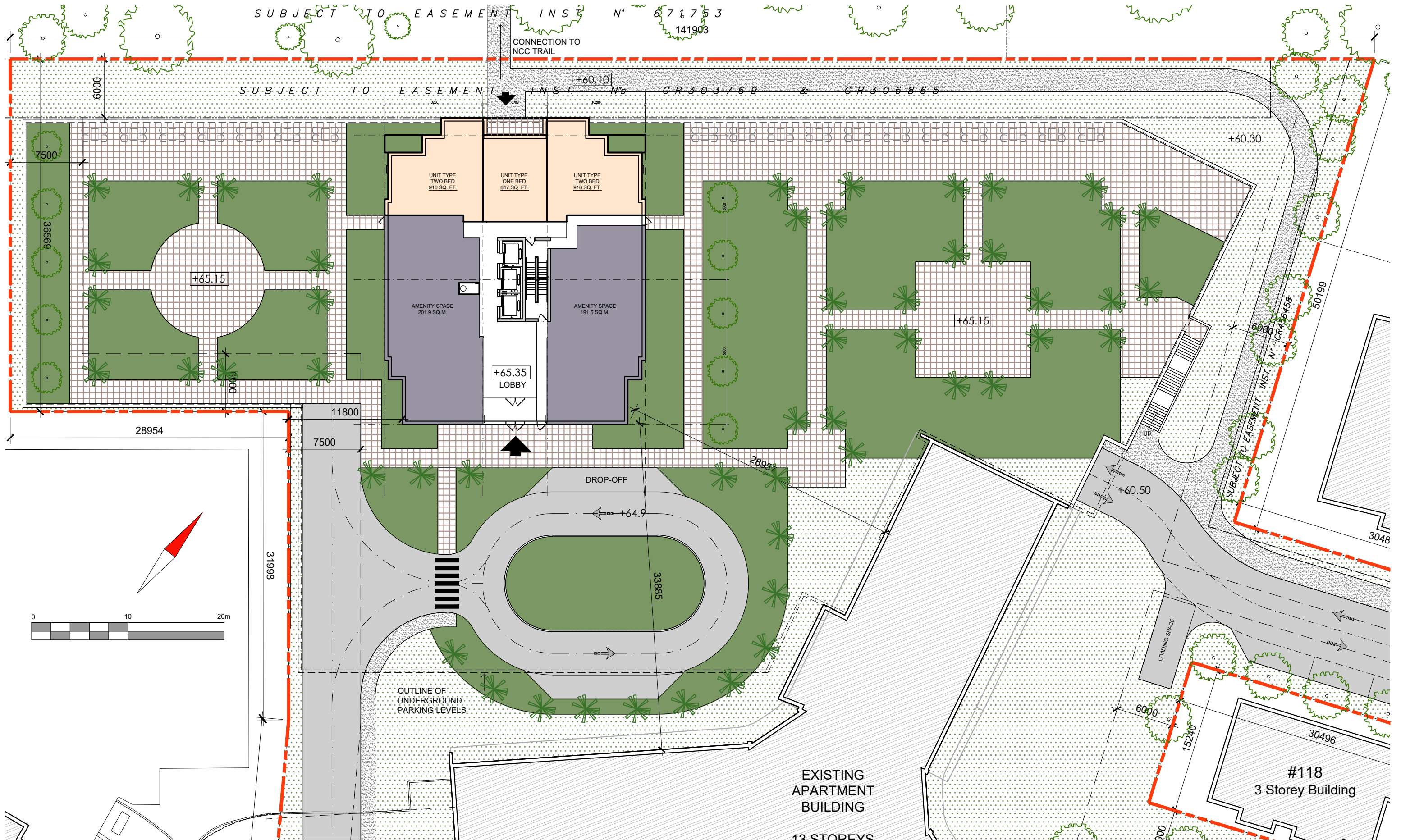
# Parking Level P3



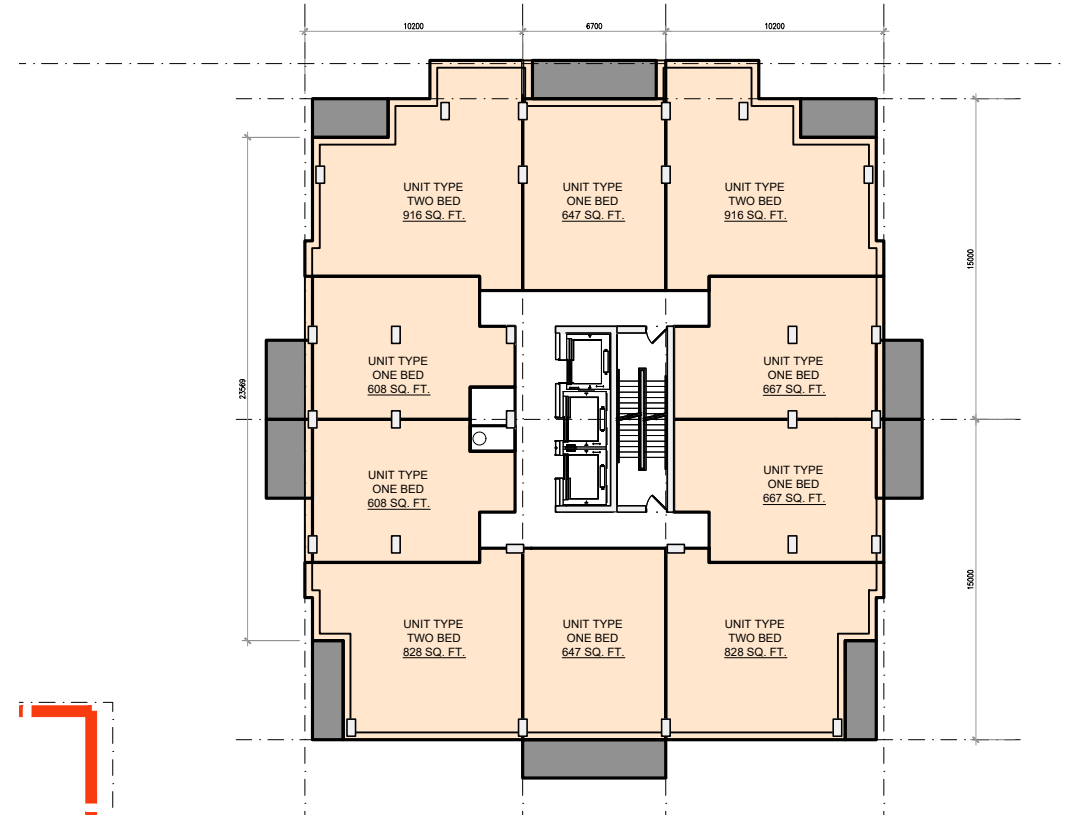
# Ground Floor Plan

1071 Ambleside Drive

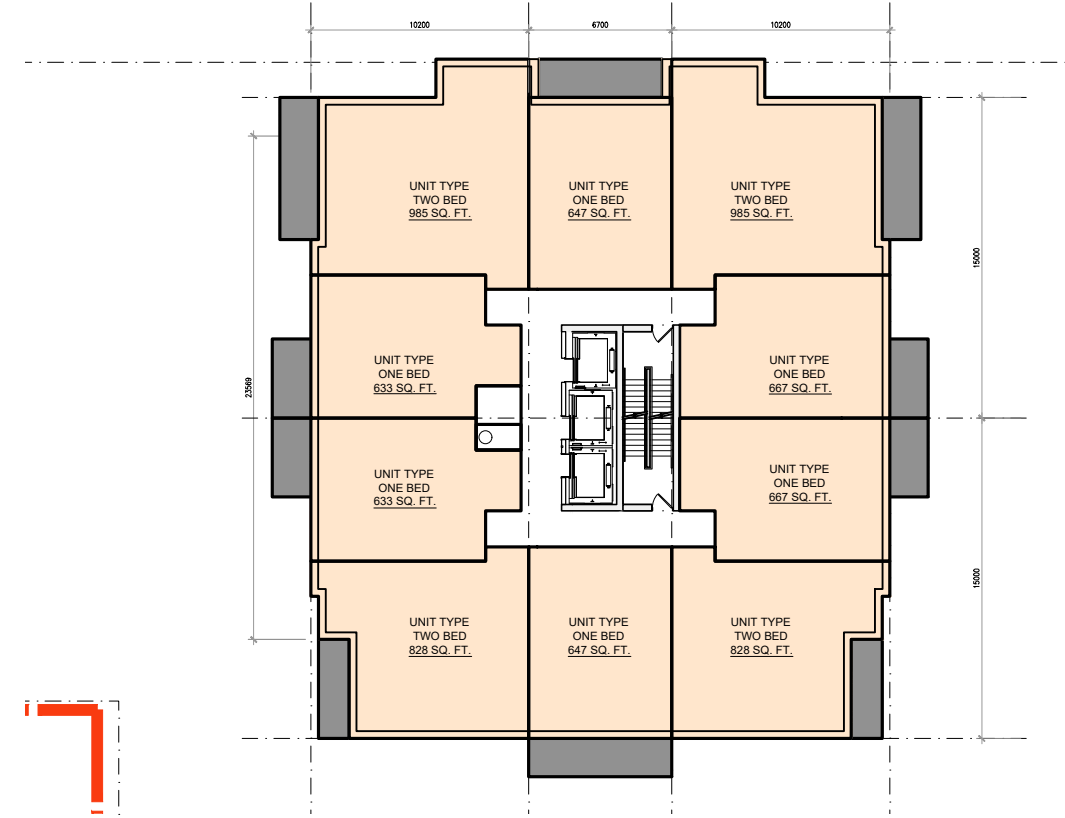
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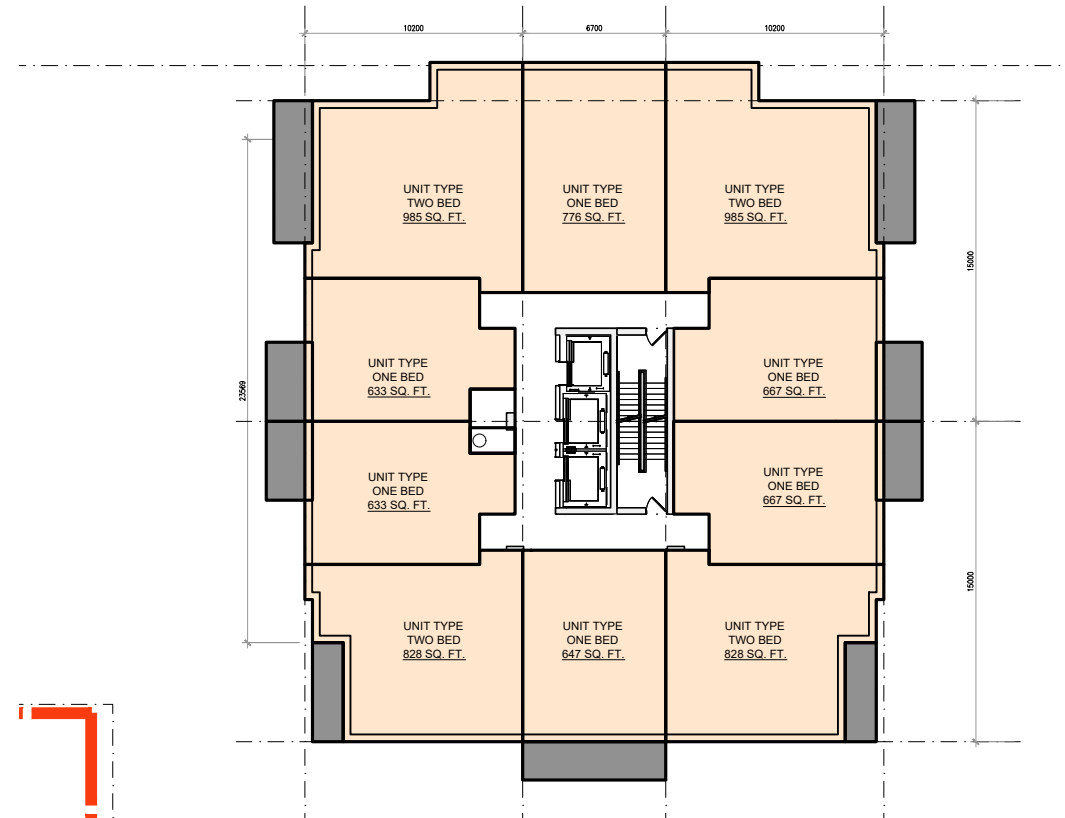
# Tower Floor Plans



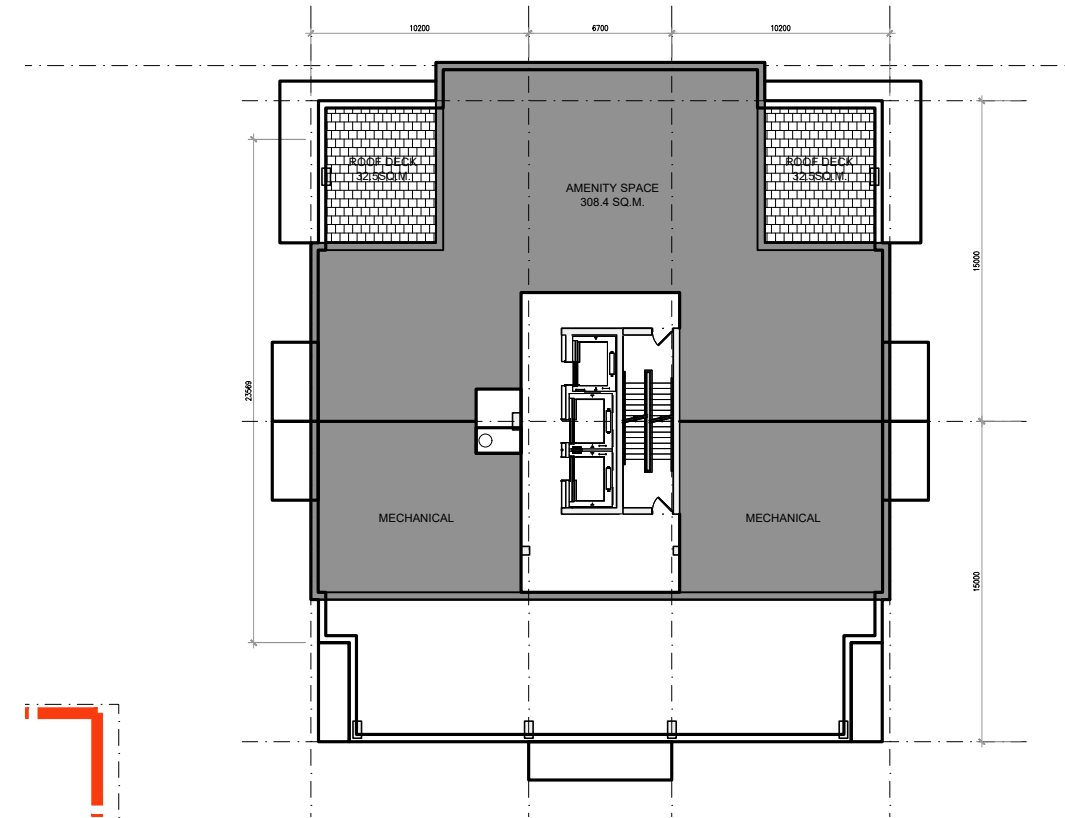
**L2 - L24**



**L25 - L27**

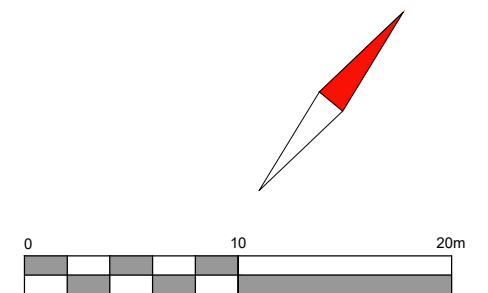


**L28 - L30**

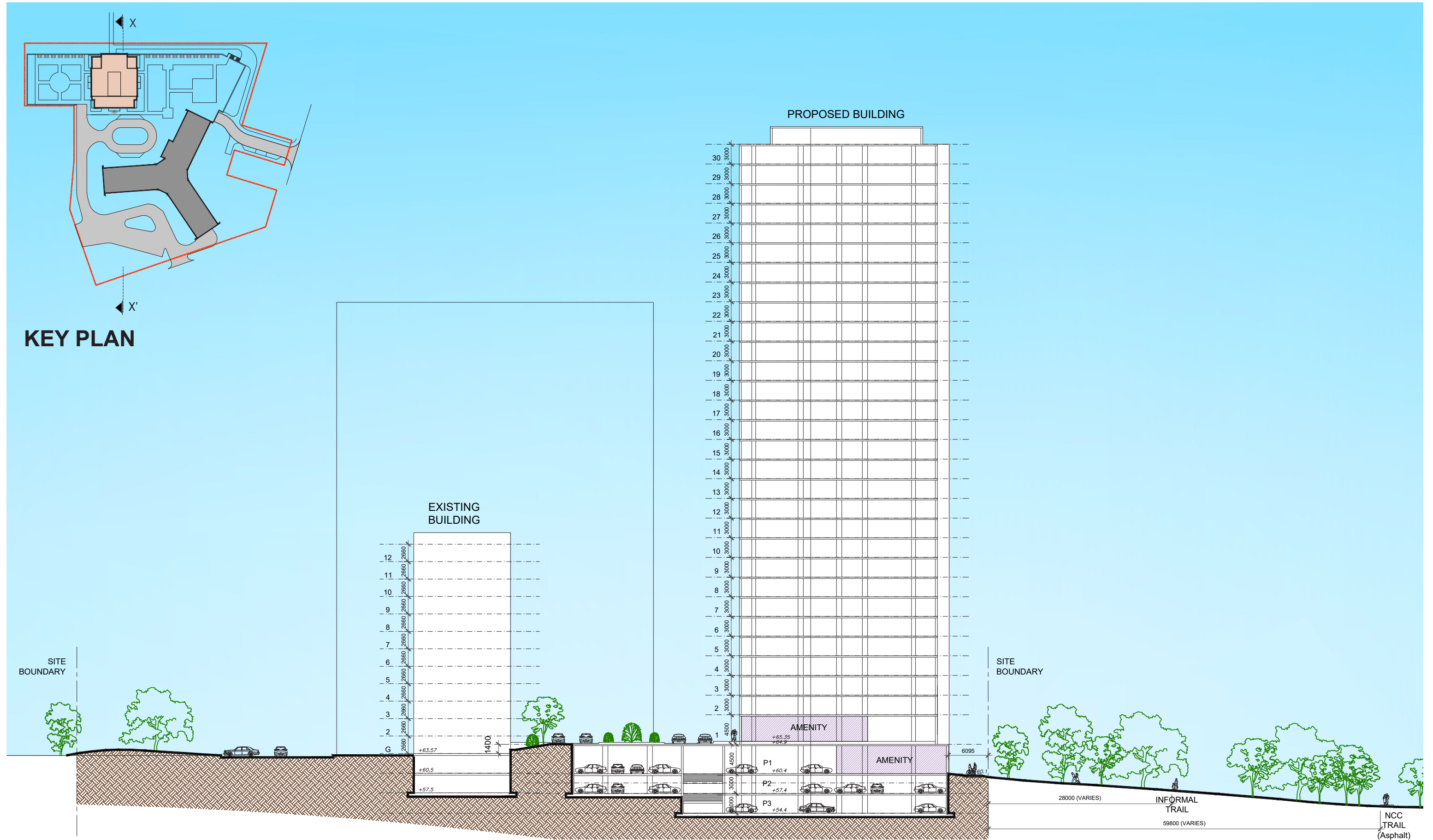


**L31**

(As permitted projections)

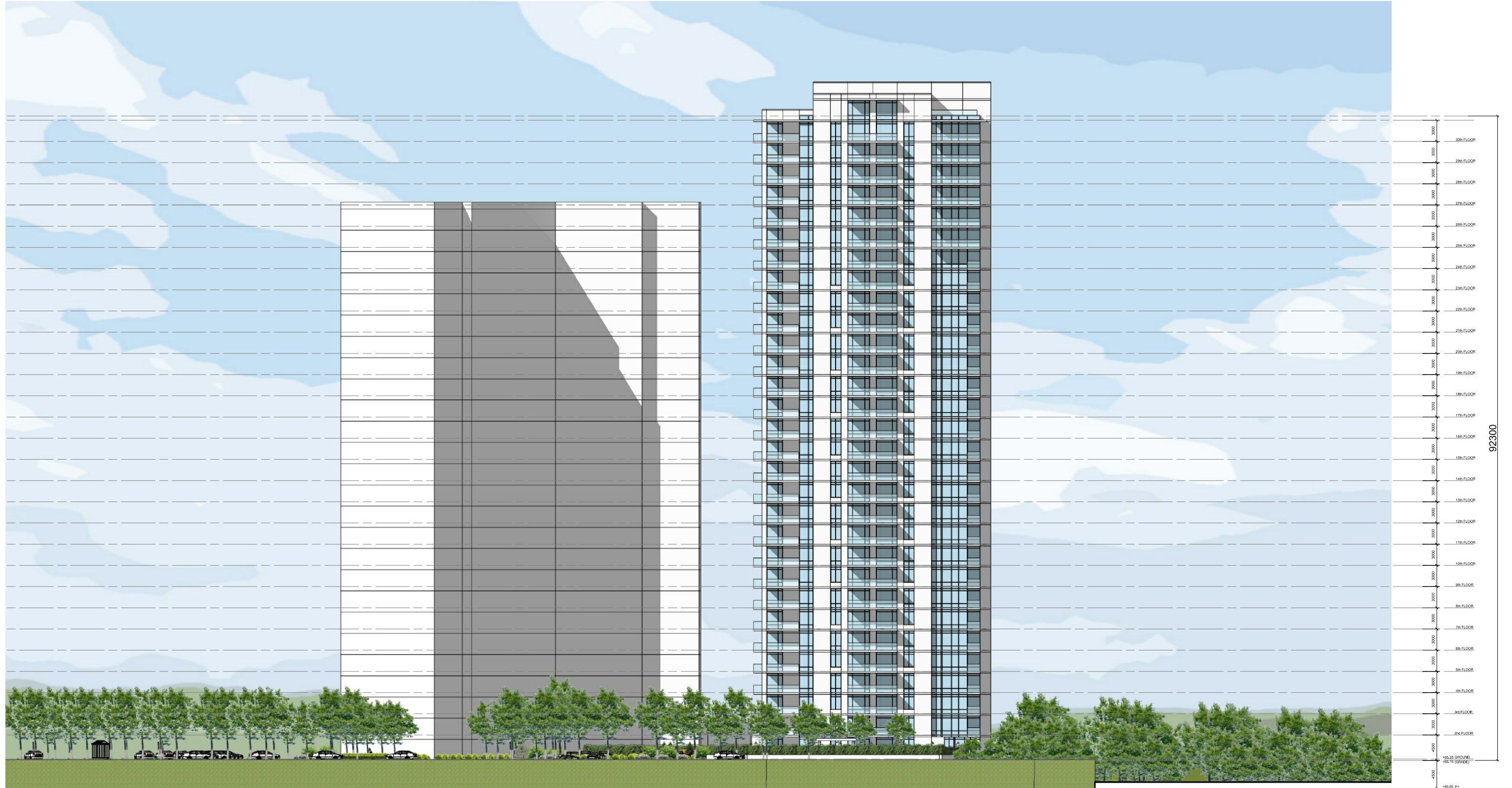


# Building Section



# Building Elevations

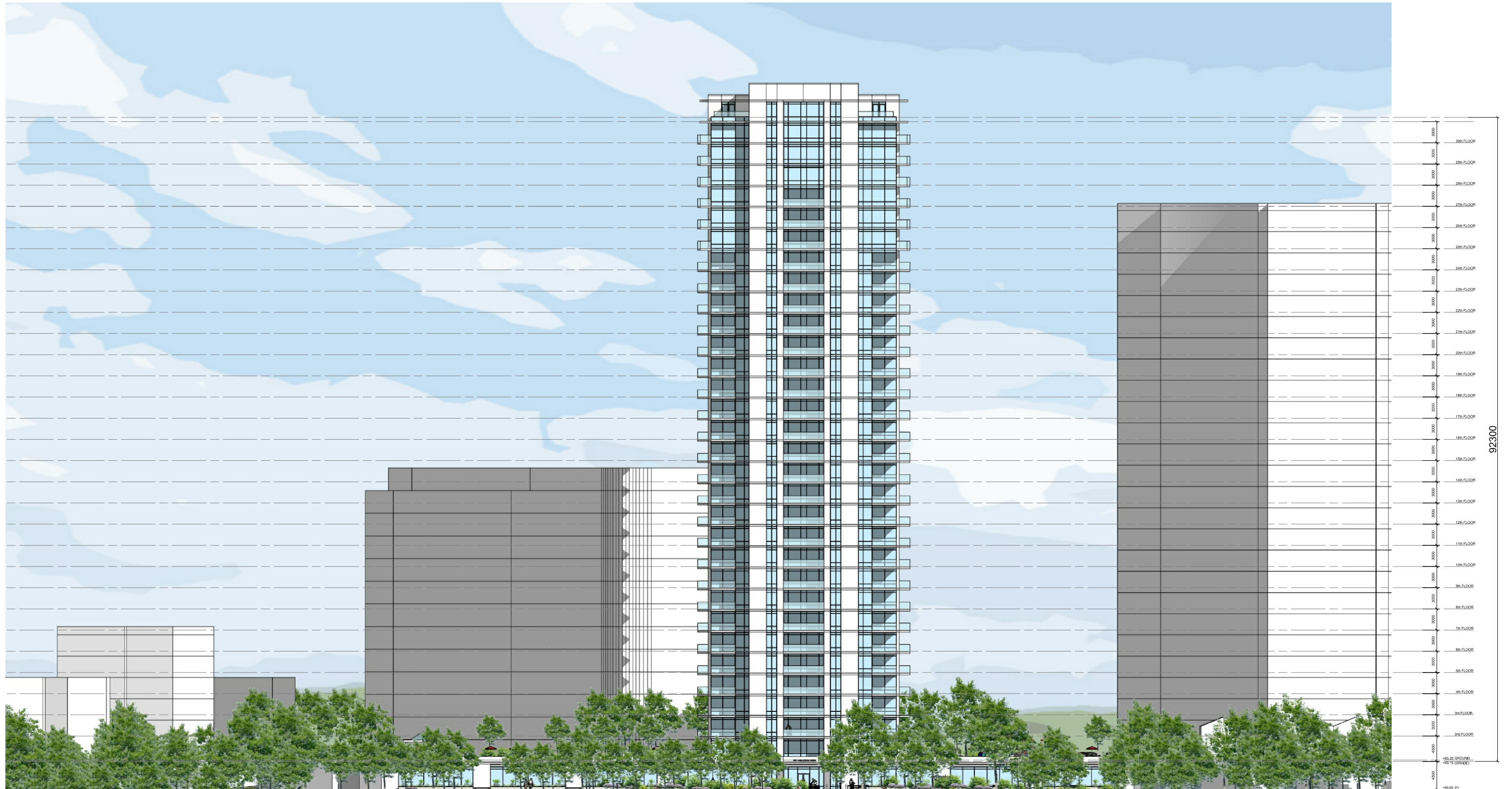
1071 Ambleside Drive  
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NORTH-EAST ELEVATION

# Building Elevations

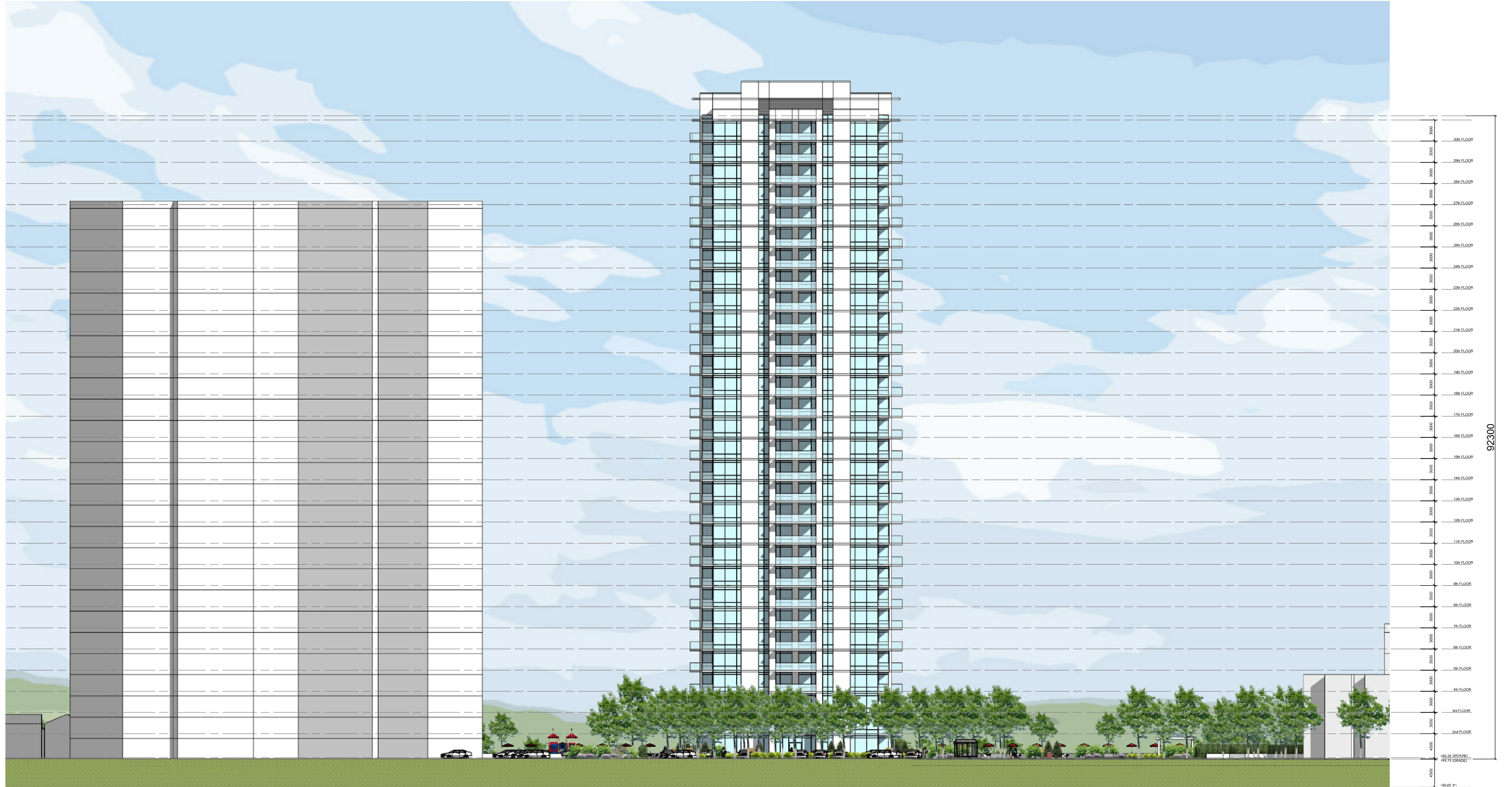
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NORTH-WEST ELEVATION

# Building Elevations

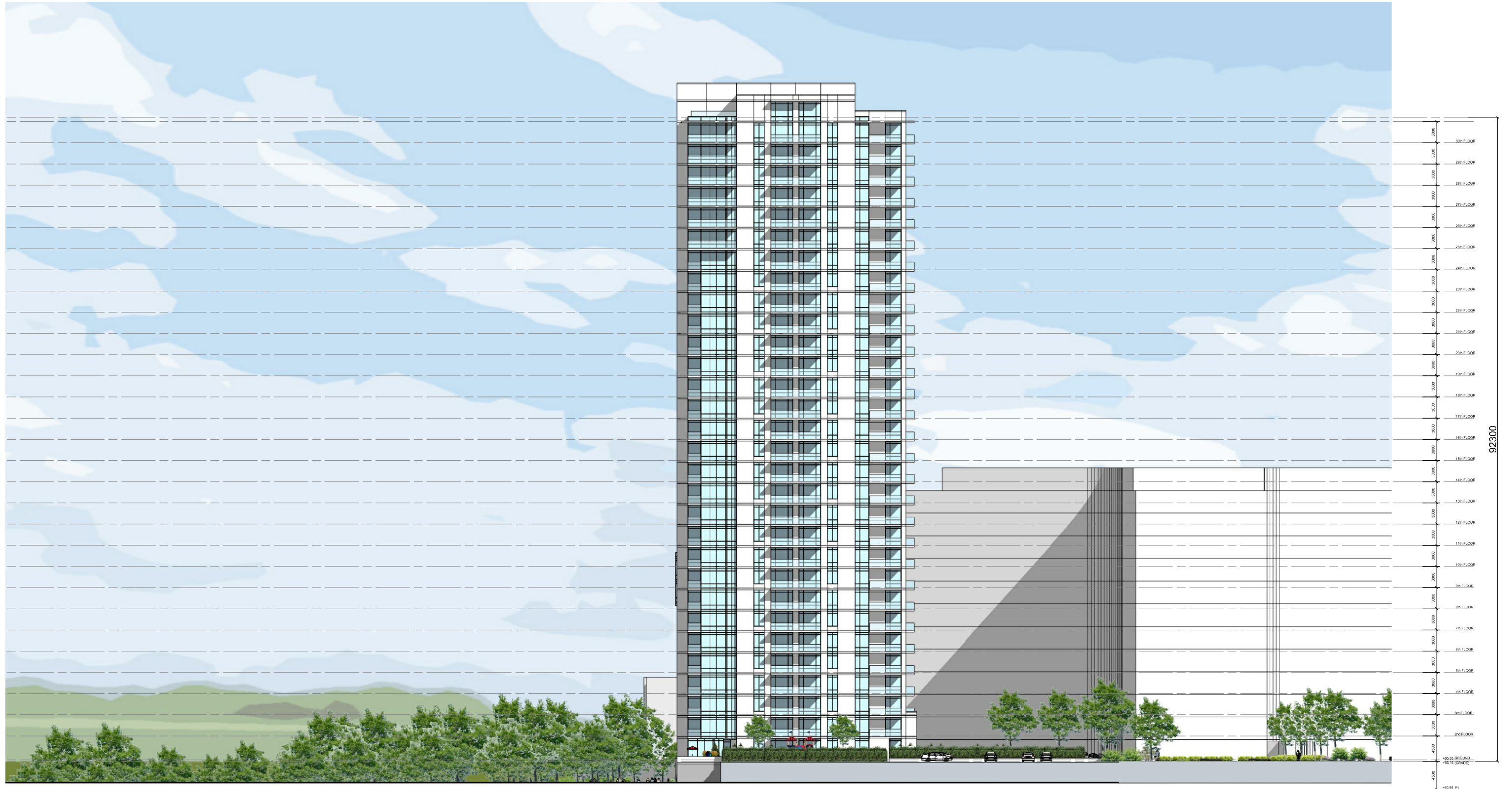
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SOUTH-EAST ELEVATION

# Building Elevations

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Concept Design



SOUTH-WEST ELEVATION



# Perspective View

1071 Ambleside Drive  
Concept Design



# Perspective View

1071 Ambleside Drive  
Concept Design



# Perspective Views



# Perspective View

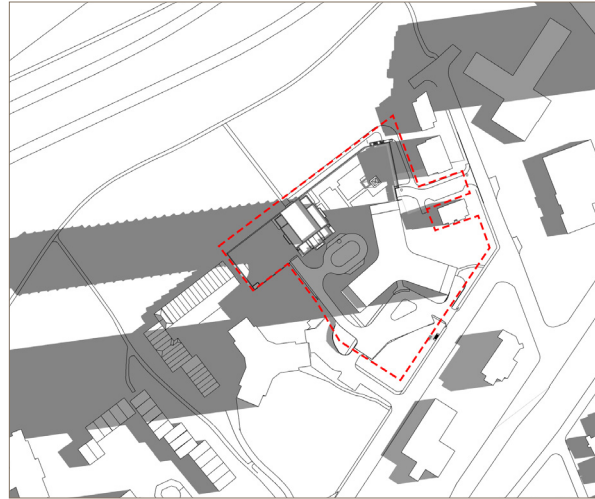


# Perspective Views

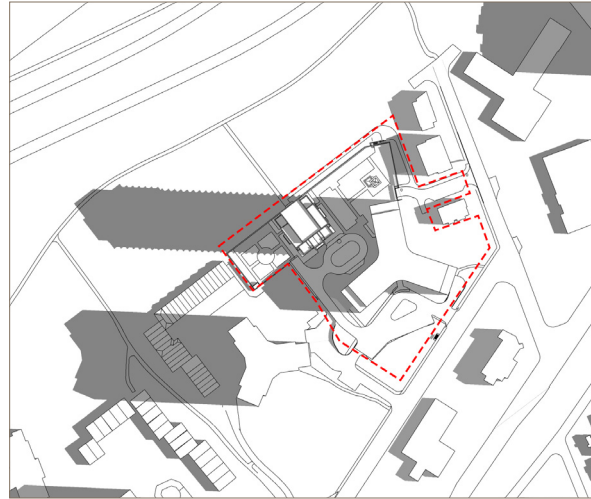


# Shadow Study

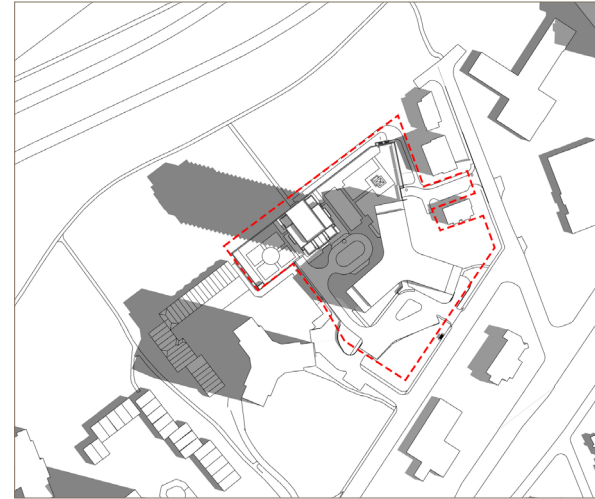
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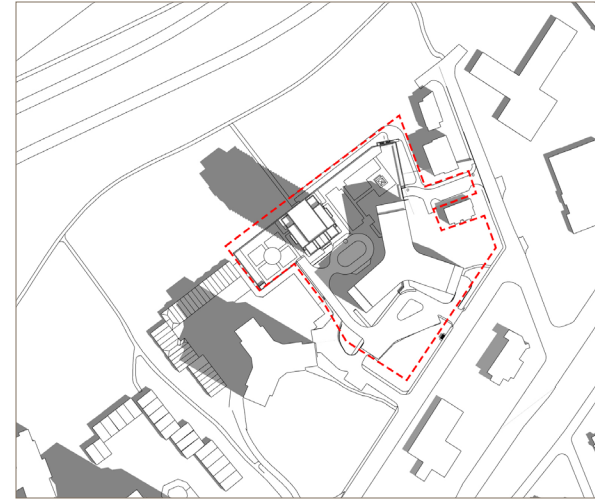
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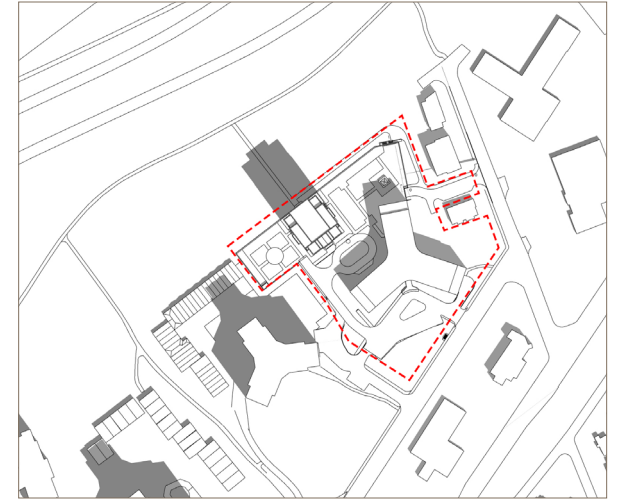
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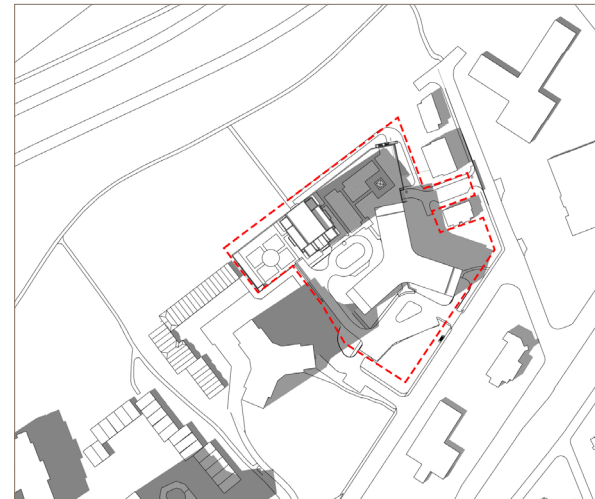
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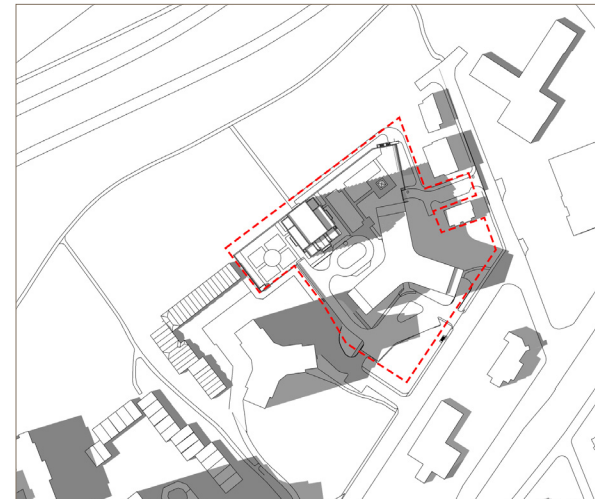
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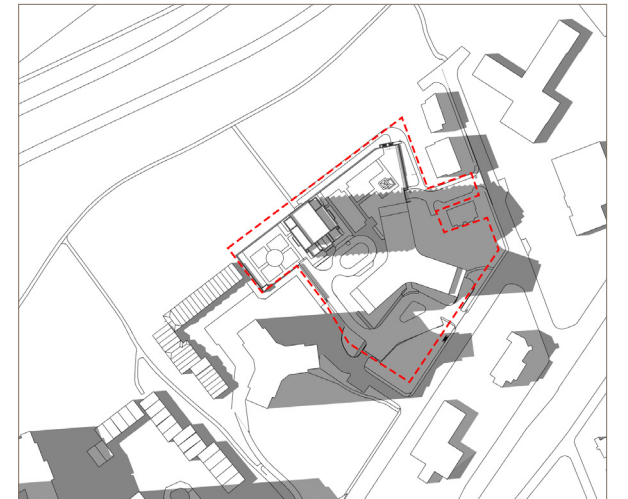
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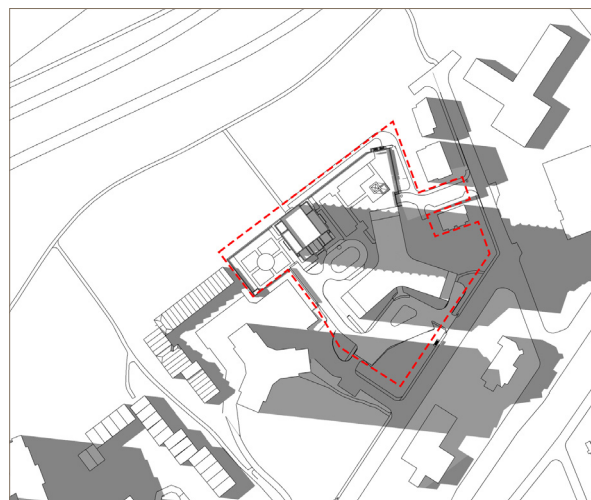
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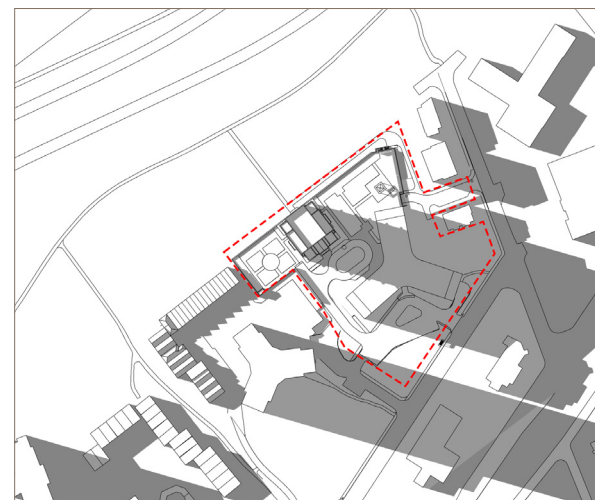
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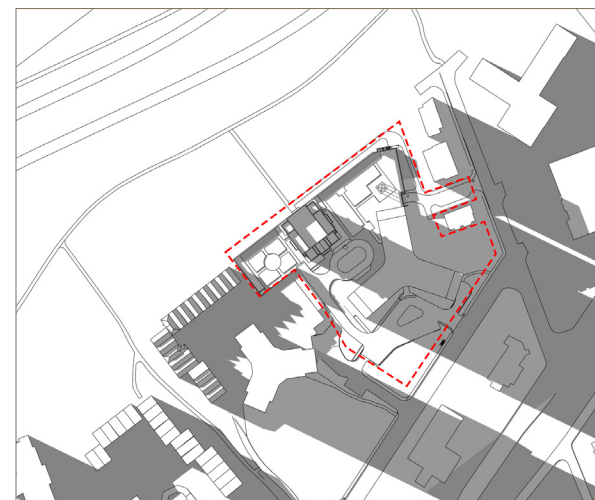
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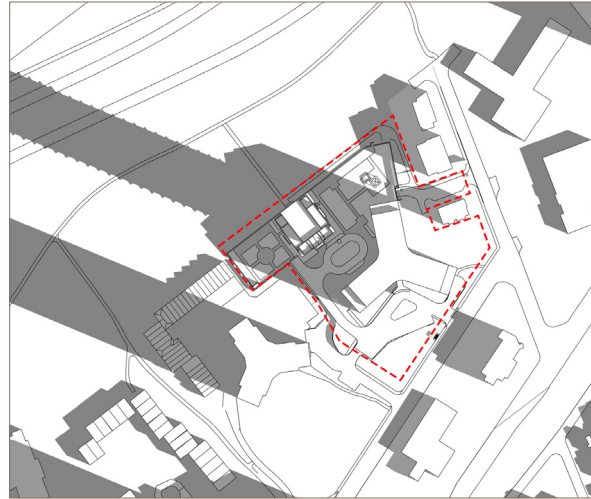
JUNE 21 (DST)

# Shadow Study

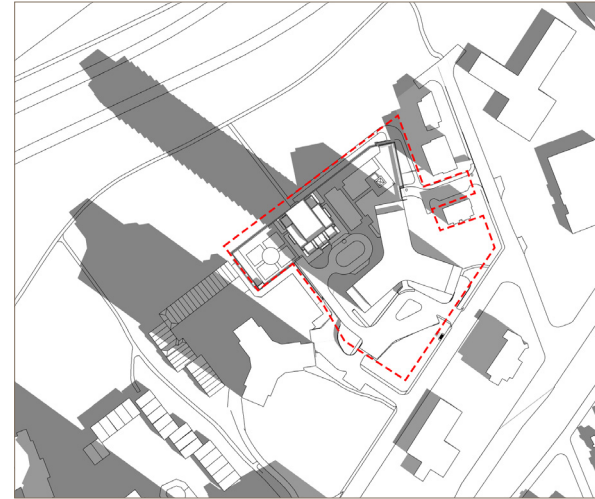
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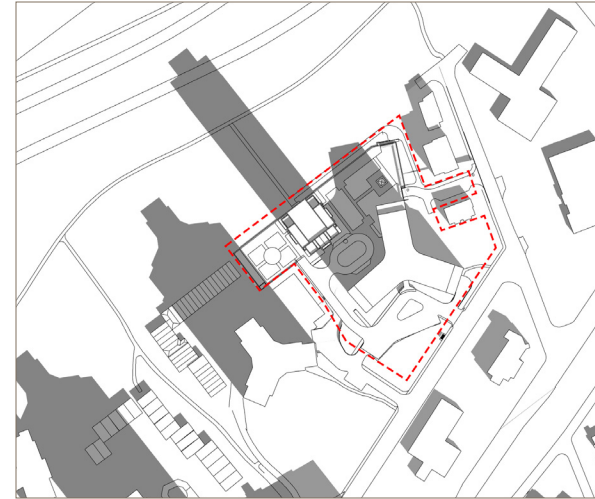
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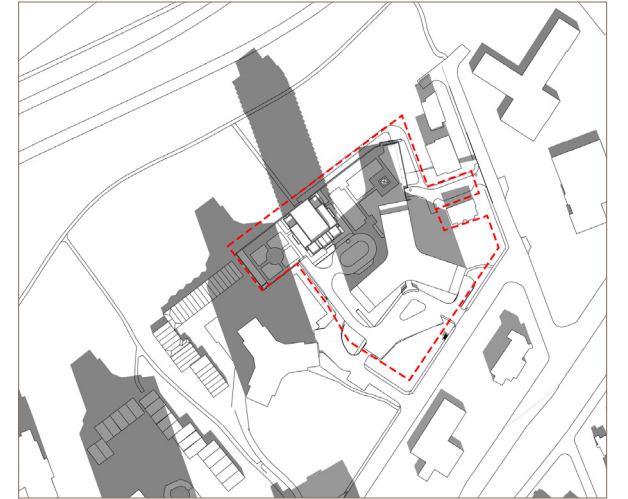
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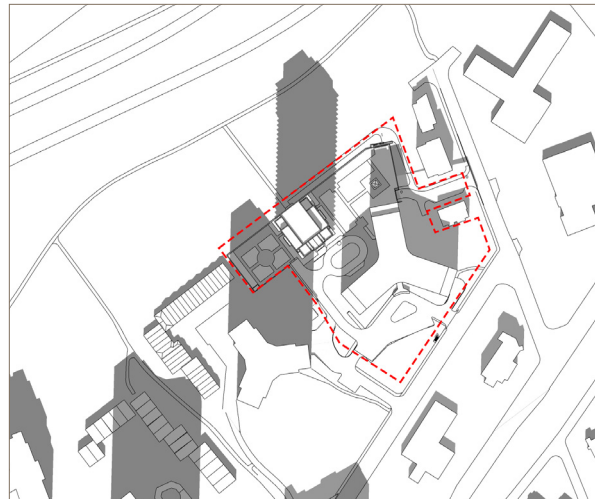
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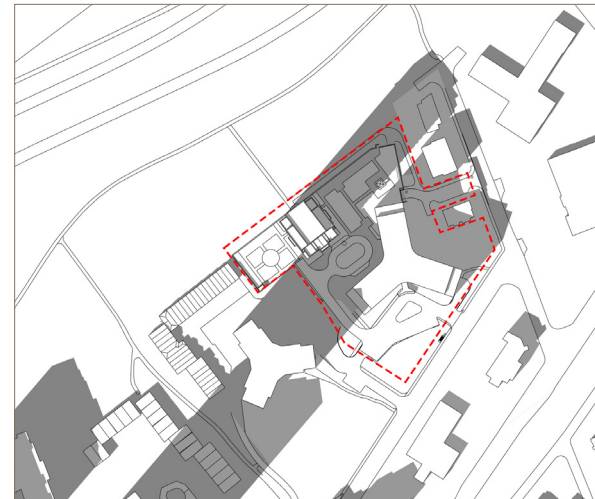
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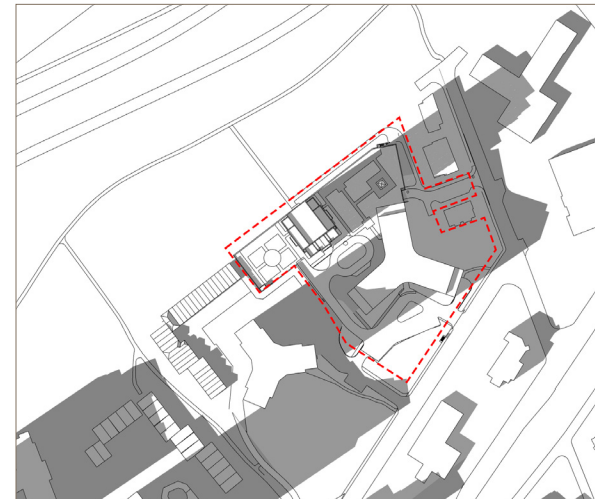
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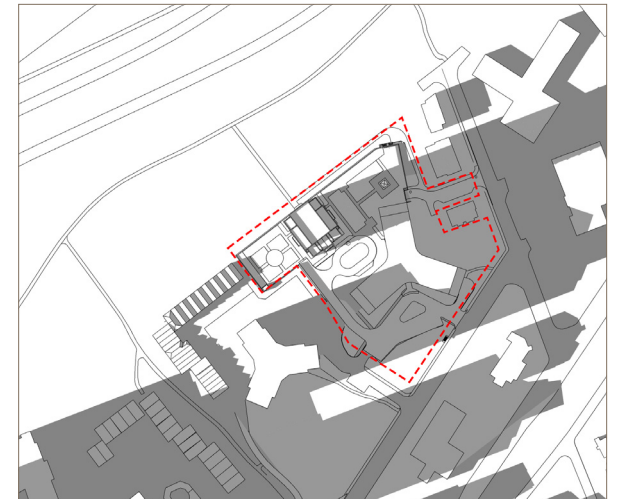
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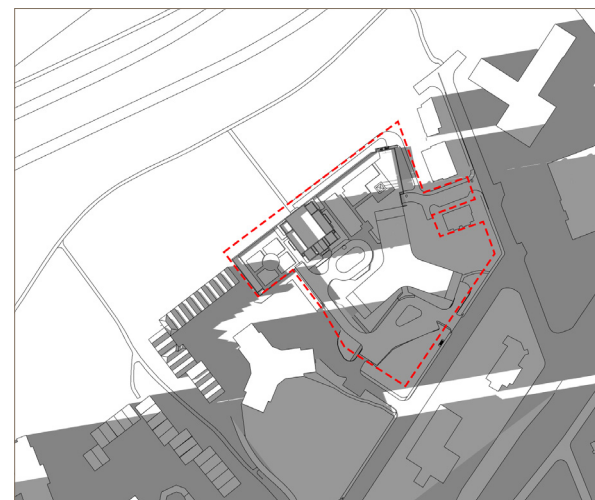
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SEPTEMBER 21 (DST)

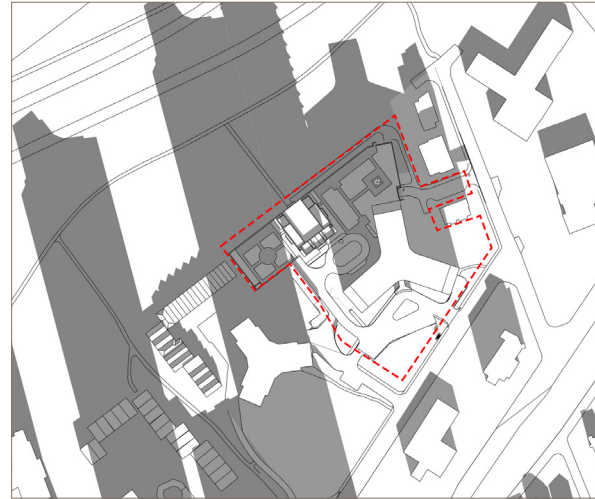
# Shadow Study



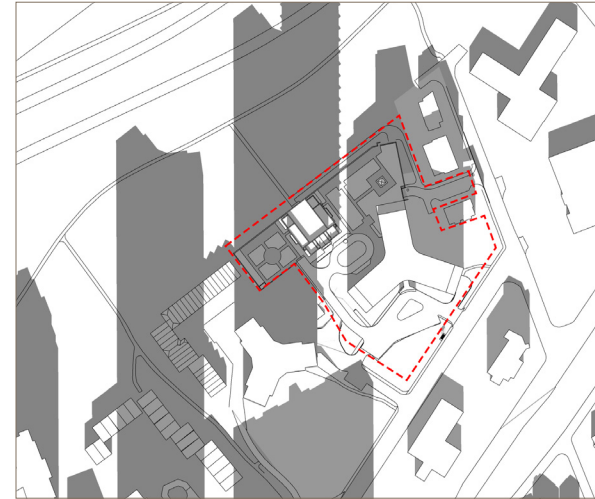
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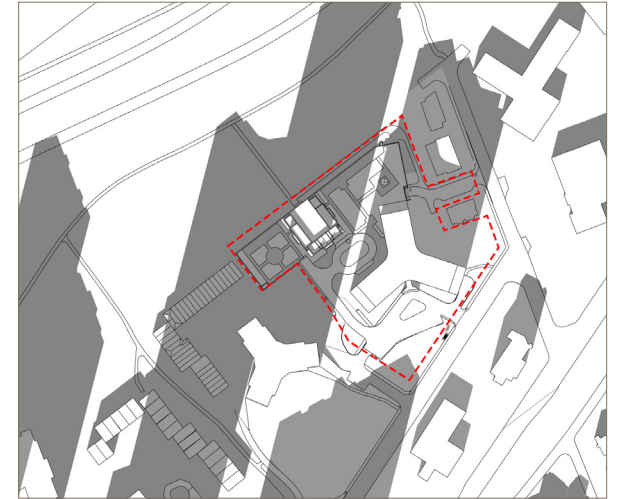
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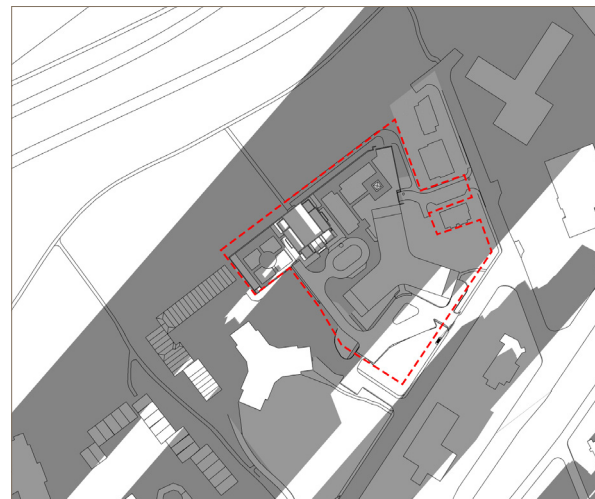
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DECEMBER 21