

2555 ERIN CENTRE

Preliminary Project Statistics

SITE	Area (sqm)
Site area (A)	10150.00
Building Area (B)	5571.10
Vehicular Paved Area + walk ways(C)	2588.80
Landscape Open space [A - (B+C)]	2047.10

SUMMARY	TOTAL	
	m²	ft²
Site Area	10,153	109,248
Total GCA	78,398	843,562
Total GFA	69,297	745,630
Landscape Area	2,047	22,027

GFA & GCA		
Tower 1 (34+MPH) & Block A Podium		
GCA	36,459	392,293
GFA	31,413	337,969
Tower 2 (31+MPH)		
GCA	16,310	175,017
GFA	16,796	180,406
Tower 3 (28+MPH) & Block B Podium		
GCA	23,629	254,252
GFA	21,118	227,225
Site Total (Block A & Block B)		
GCA	76,398	843,562
GFA	69,297	745,630

PARKING GCA		
Ground	1,462.3	15,734
2nd Floor	1,806.5	19,438
3rd Floor	2,311.4	24,871
4th Floor	2,319.4	24,957
P1	9,116.7	98,096
P2	9,116.7	98,096
P3	9,116.7	98,096
P4	9,116.7	98,096
Total	44,209	477,382

RETAIL		
	Proposed	
	m²	ft²
Ground Floor	1,080	11,629

FSI		
Site Area	10,153.0	109,289
Net Site Area (Excluding ROWS)	10,153.0	109,289
Landscape Area	2,047.1	22,035
Lot Coverage %		
FSI	6.83	

UNIT MIX							
Unit Type	Block A (Tower 1)		Block A (Tower 2)		Block B (Tower 3)		Avg Unit Size
	Total	%	Total	%	Total	%	
Studio	0	0%	0	0%	0	0%	0.00
1B	83	23%	55	16%	67	21%	48.2
1B+D	154	42%	103	48%	139	44%	56.9
2B	112	31%	103	31%	92	29%	69.2
2B+D	18	5%	16	5%	20	6%	81.8
3B	0	0%	0	0%	0	0%	0.0
Tower Total Units	367	100%	337	100%	316	100%	
Block Total Units			704		316		
Overall Total Units			1022				

AMENITY					
	Indoor Amenity		Outdoor Amenity		
	Required (sqm/Unit)	Proposed	Required (sqm/Unit)	Proposed	
Level 8		442.1		871.7	
Level 5		1005.1		921.7	
Block A (Tower 1 & 2) Total	1,408.0	1,447.2	1,408.0	1,793.4	
Level 8		354.3		474.4	
Ground Floor		428.7		387.1	
Block B (Tower 3) Total	636.0	613.0	636.0	841.5	
Combined Total	2,044.0	2,360.2	2,044.0	2,634.9	

VEHICULAR PARKING			
Parking	Req.	Provided	Ratio
Residential (0.85/unit)	869		0.87
P4		256	
P3		256	
P2		254	
P1		70	
GF		13	
L2		36	
L3		52	
L4		55	
Residential Total	869	992	
EYSE Required 25% of Total Residential	174	174	20%
Visitor (0.15/unit)	153		0.15
Retail Req. (Included within Visitor Req.)	68		
P1		149	
Ground Floor		5	
Retail/Visitor Total	153	154	
Visitor Accessible Parking (2 plus 2% of total required parking spaces)	6	7	2 + 2% of Total
EYSE Required 10% of total visitor	16	16	10%
VEHICULAR PARKING TOTAL	1022	1146	

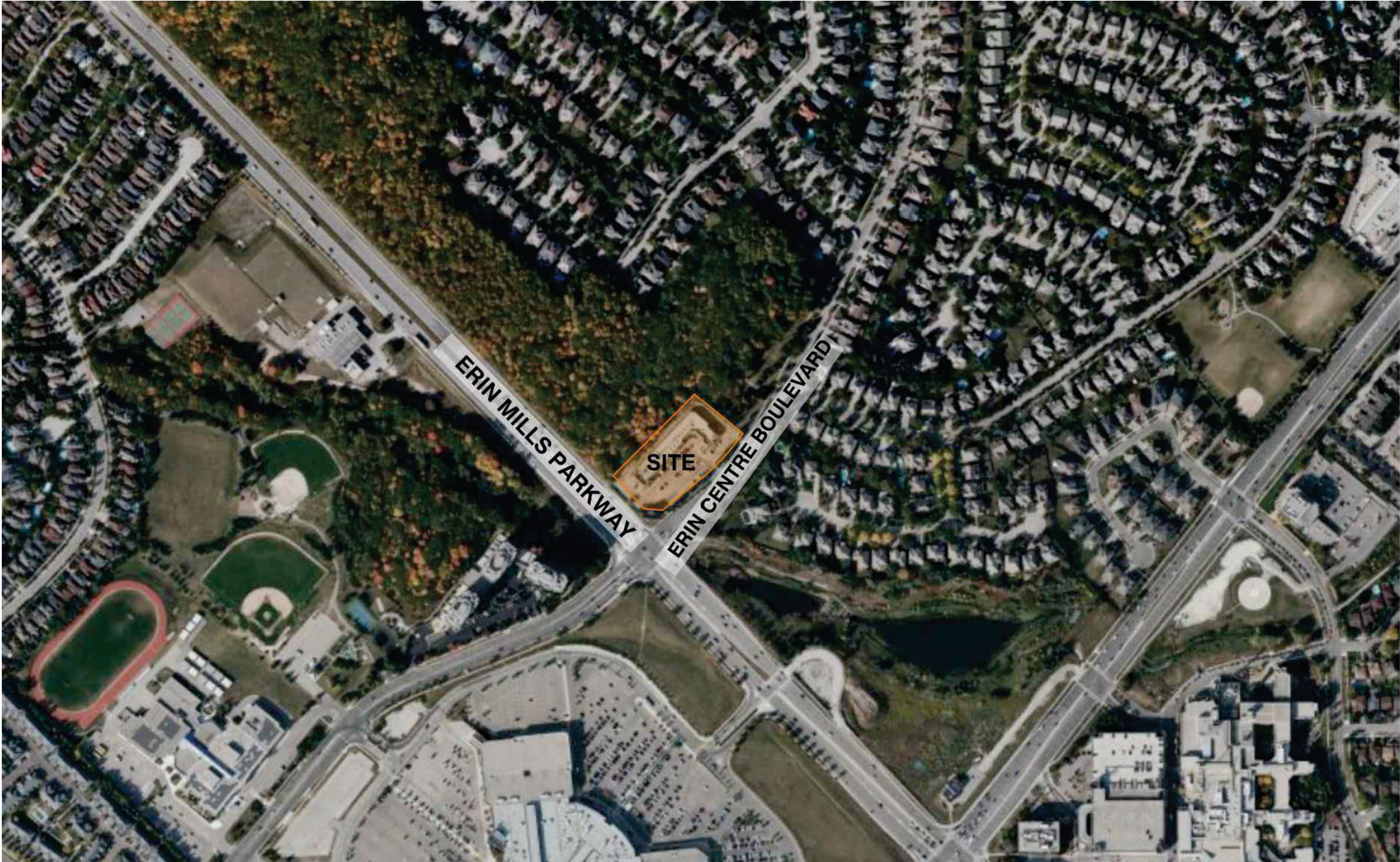
BICYCLE PARKING			
	Req.	Provided	Ratio
Residential Long Term (0.6/unit)	613	614	0.6
P1		362	
P2		252	
Residential Short Term (0.05 unit)	51		0.05
Ground Floor		52	
Retail Long Term (Retail Area/100)	2		0.15/100sqm
Ground Floor		2	
Retail Short Term (Retail Area/100)	2		0.2/100sqm
Ground Floor		2	
Total	668	970	

LOADING SPACES		
	Req.	Provided
Residential		3
Retail	Shared	Shared

WASTE MANAGEMENT			
TYPE	BUILDING A	BUILDING B	BUILDING C
Residential - GARBAGE (3CY)	7	7	6
Residential - RECYCLING (3CY)	9	9	8
Commercial - GARBAGE (3CY)	2	1	
Commercial - RECYCLING (3CY)	2	1	
TOTAL	20	17	14

BUILDING HEIGHT		Proposed
Number of Storeys - Tower 1 (Block A)		34+MPH
Number of Storeys - Tower 2 (Block A)		31+MPH
Number of Storeys - Tower 3 (Block B)		28+MPH

Notes:
*GFA is calculated based on the City of Ottawa Definition (upside down).
Gross Floor Area (GFA) means the total area of each floor whether located above, at or below grade, measured from the exterior of outside walls and including floor area occupied by stairs and walls and floor area created by any enclosures, but excluding:
(a) floor area occupied by related mechanical devices and electrical equipment that serve the building; (By-law 2006-200)
(b) common hallway, corridors, stairways, elevator shafts and other walls, steps and landings; Part 1 - Administration, Interpretation and Definitions 1 - 4
City of Ottawa Zoning By-law 2006-2005 Consolidation
(By-law 2008-2010) (By-law 2017-202)
(c) bicycle parking, motor vehicle parking or loading facilities;
(d) common laundry, storage and washroom facilities that serve the building or terrace;
(e) common storage areas that are accessory to the principal use of the building; (By-law 2008-2010)
(f) common amenity area and play area accessory to a principal use on the lot; and (By-law 2008-2010)
(g) living quarters for a caretaker of the building, (surface de plancher hors locaux)



CLIENT
STARMONT ESTATES
INC.

1681 Langstaff Rd, Vaughan, ON L4K 5T3

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

ISSUES		
01	ISSUED FOR REZONING	2024-12-12

SEAL



55 St. Clair Avenue West,
Toronto, ON M4V 2Y7, Canada
tel: 416 596 1530
www.arcadis.com

PROJECT
2555 ERIN CENTRE BLVD

PROJECT NO:

SHEET TITLE
CONTEXT & SITE STATISTICS

SHEET NUMBER
A100

ISSUE