



**ZONING NOTES:**

CURRENT ZONING: NORTH PARCEL AM 2 (H1), SOUTH PARCEL AM10[2196]

LOT AREA : 4,293 m<sup>2</sup>

DEVELOPMENT STATS PHASE 1	REQUIRED	PROPOSED
LOT WIDTH		63.44m
LOT DEPTH		70.3m IRREGULAR
UNITS		264
EAST TOWER UNITS		146
WEST TOWER UNITS		118
TOTAL UNITS		264
FRONT YARD SETBACK	CARLING AVENUE	3 m VARIES - 3.1m - 5m
REAR YARD SETBACK		7.5 m VARIES - 11.4m - 16.8m
CORNER SIDE YARD SETBACK	PARKDALE AVE.	1.3 m
CORNER SIDE YARD SETBACK	HAMILTON AVE.	1.3 m
MAXIMUM HEIGHT		30 m
EAST TOWER		83 m
WEST TOWER		50 m
NUMBER OF STOREYS		27 STOREYS
EAST TOWER		16 STOREYS
WEST TOWER		11 STOREYS
BUILDING AREA (TOTAL GROSS)		+/-20,987 m <sup>2</sup>
EAST TOWER		+/-12,414 m <sup>2</sup>
WEST TOWER		+/-8,573 m <sup>2</sup>

**NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED JUNE 12, 2018 AND PREPARED BY STANTEC**

**AMENITY SPACE REQUIREMENTS**

REQUIRED AMENITY SPACE 6 m<sup>2</sup> REQUIRED PER UNIT

410 UNITS X 6 SQ.M. = 2,460 SQ.M. TOTAL AMENITY REQUIRED

REQUIRED COMMON AMENITY SPACE - 1,230 SQ.M.

REQUIRED PRIVATE AMENITY SPACE - 1,230 SQ.M.

**AMENITY SPACE PROVIDED**

PROVIDED COMMON AMENITY SPACE - 1,900 SQ.M.

PROVIDED PRIVATE AMENITY SPACE - 2,329 SQ.M.

TOTAL AMENITY SPACE PROVIDED - 4,229 SQ.M.

WEST TOWER	PROPOSED	EAST TOWER	PROPOSED
TOTAL UNIT COUNT	146	TOTAL UNIT COUNT	264
STUDIOS	14 10%	STUDIOS	44 17%
1 BEDROOM	69 47%	1 BEDROOM	113 43%
1 BEDROOM + DEN	18 12%	1 BEDROOM + DEN	5 2%
2 BEDROOM	39 27%	2 BEDROOM	76 29%
2 BEDROOM + DEN	6 4%	2 BEDROOM + DEN	26 10%

**PARKING SUMMARY**

REQUIRED	Phase 1	Phase 2	Total
West Tower	140	298	438
East Tower	140	298	438
Units	140	298	438
Units reduced by 12			
Parking Req. (0.75 Unit)	70	129	199
Proposed Req. (0.75 Unit)	14	26	40
TOTAL	64	155	219

no. date revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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**LEGEND:**

- PROPOSED FIRE ROUTE
- PROPOSED BUILDING
- BUILDING TO BE DEMOLISHED
- EXISTING MAN HOLE
- EXISTING TRAFFIC LIGHT
- EXISTING FIRE HYDRANT
- CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS
- BIKE PARKING SPACE
- BOLLARD
- ANCHOR
- VALVE BOX
- PULL BOX
- MONITORING WELL
- CONCRETE PLANTER
- EDGE OF SIDEWALK
- PROPOSED PROPERTY LINE
- SETBACK
- PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARDS SC-7
- EXTENT OF PARKLAND
- CURB TO BE REBUILT
- ROLL CURB
- DEMOLITION
- EXISTING UTILITY POLE
- GAS SERVICE REGULATOR
- MAINTENANCE HOLE SANITARY
- TRAFFIC SIGNAL LIGHT
- LIGHT STANDARD
- EXISTING TREE
- UNDERGROUND PARKING
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- FRS SIGNAGE FOR ACCESSIBLE PARKING SPACE
- FRS SIGNAGE FOR FIRE ROUTE ACCESS
- EXISTING SIGN
- EXISTING LIGHT POLE
- NEW LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT
- EXISTING STREET LIGHTING BOX
- EXISTING TRAFFIC SIGNAL BOX
- MAINTENANCE HOLE HYDRO
- MAINTENANCE HOLE TRAFFIC
- ROAD WIDENING EASEMENT

0 5 10 15 20  
SCALE 1 : 150

**TAGGART REALTY MANAGEMENT**

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**PROJECT LOCATION:**  
TAGGART REALTY  
1081 CARLING AVE.  
OTTAWA ON.

**DRAWING TITLE:**  
SITE PLAN

**DRAWN BY:** DATE: SCALE:  
PB 23.02.23 1:150

**PROJECT:**  
2117

**DRAWING NO.:**  
A1.00

**REVISION NO.:**