

HAMILTON AVE.

PARKDALE AVE.

CARLING AVE.

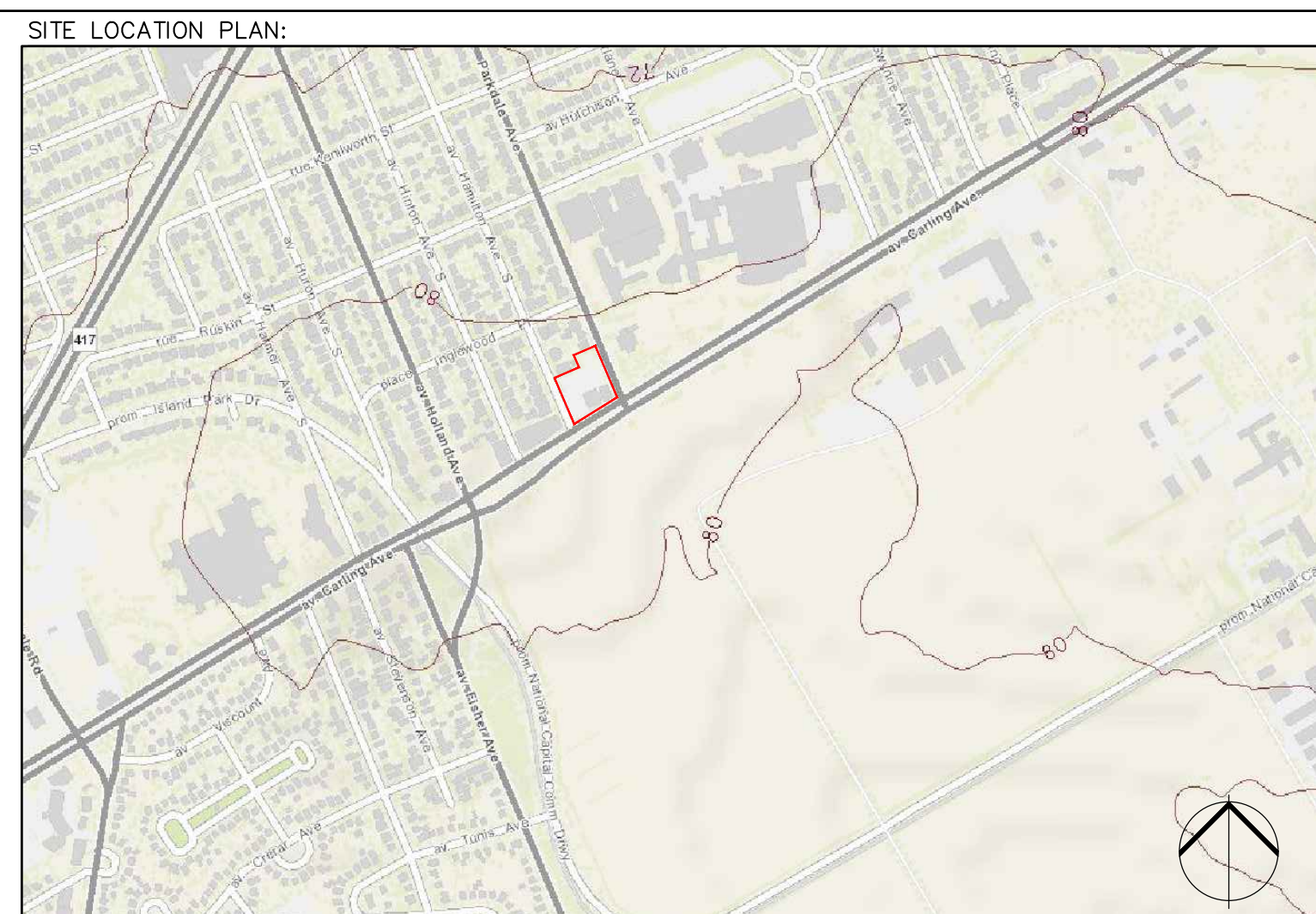
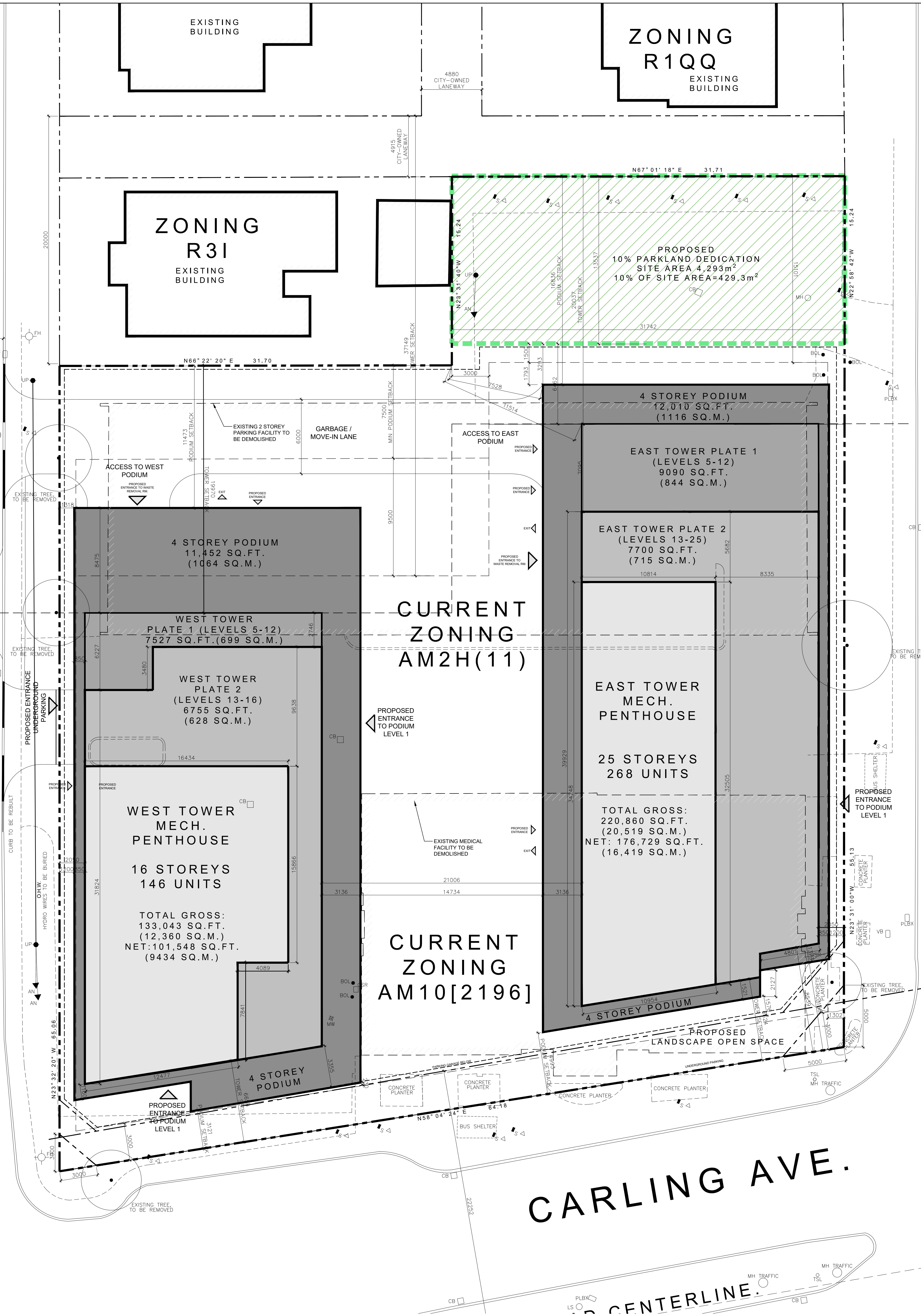
ZONING R1QQ  
EXISTING BUILDING

ZONING R31  
EXISTING BUILDING

CURRENT ZONING AM2H(11)

CURRENT ZONING AM10[2196]

PROPOSED 10% PARKLAND DEDICATION  
SITE AREA 4,293m<sup>2</sup>  
10% OF SITE AREA=429.3m<sup>2</sup>



ZONING NOTES:

CURRENT ZONING: NORTH PARCEL AM2 H(11), 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		
EAST TOWER UNITS	268	
WEST TOWER UNITS	146	
TOTAL UNITS	414	
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		77 m
WEST TOWER		50 m
NUMBER OF STOREYS		
EAST TOWER		25 STOREYS
WEST TOWER		16 STOREYS
BUILDING AREA (TOTAL GROSS)		
EAST TOWER		+/-21,072 m <sup>2</sup>
WEST TOWER		+/-12,240 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  
414 UNITS X 6 SQ.M. = 2,484 SQ.M. TOTAL AMENITY REQUIRED

AMENITY SPACE PROVIDED	AMENITY SPACE REQUIRED
PROVIDED COMMON AMENITY SPACE	1,242 SQ.M.
PROVIDED PRIVATE AMENITY SPACE	- 1,242 SQ.M.
TOTAL AMENITY SPACE PROVIDED	- 4,229 SQ.M.

WEST TOWER	PROPOSED	EAST TOWER	PROPOSED
TOTAL UNIT COUNT	146	TOTAL UNIT COUNT	268
STUDIOS	14 10%	STUDIOS	37 14%
1 BEDROOM	77 53%	1 BEDROOM	132 49%
1 BEDROOM + DEN	14 10%	1 BEDROOM + DEN	21 8%
2 BEDROOM	35 24%	2 BEDROOM	54 20%
2 BEDROOM + DEN	6 4%	2 BEDROOM + DEN	24 9%

PARKING SUMMARY

REQUIRED	PHASE 1	PHASE 2	TOTAL	PROVIDED
West Tower	146		146	
East Tower		268	268	
Subtotal	146	268	414	
Handicapped	14	14	28	
Visitor	14	14	28	
Subtotal	28	28	56	
Other	118	246	364	
Subtotal	146	268	414	
TOTAL	146	268	414	394

LEGEND:

- PROPOSED FIRE ROUTE
- PROPOSED 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
- PROPERTY LINE
- SETBACK
- PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7
- EXTENT OF PARKLAND
- CURB TO BE REBUILT
- ROLL CURB
- DEMOLITION
- EXISTING UTILITY POLE
- GAS SERVICE REGULATOR
- MAINTENANCE HOLE SANITARY
- PULL BOX
- TRAFFIC SIGNAL LIGHT
- LIGHT STANDARD
- UNDERGROUND PARKING
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- SIGNAGE FOR ACCESSIBLE PARKING SPACE
- 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
- EXISTING TREE

SCALE 1 : 150



PROJECT TEAM

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

DRAWING TITLE:  
SITE PLAN

DRAWN BY: DATE: SCALE:  
PB 22.10.19 1:150

PROJECT:  
2117

DRAWING NO.:

A1.00

REVISION NO.: