

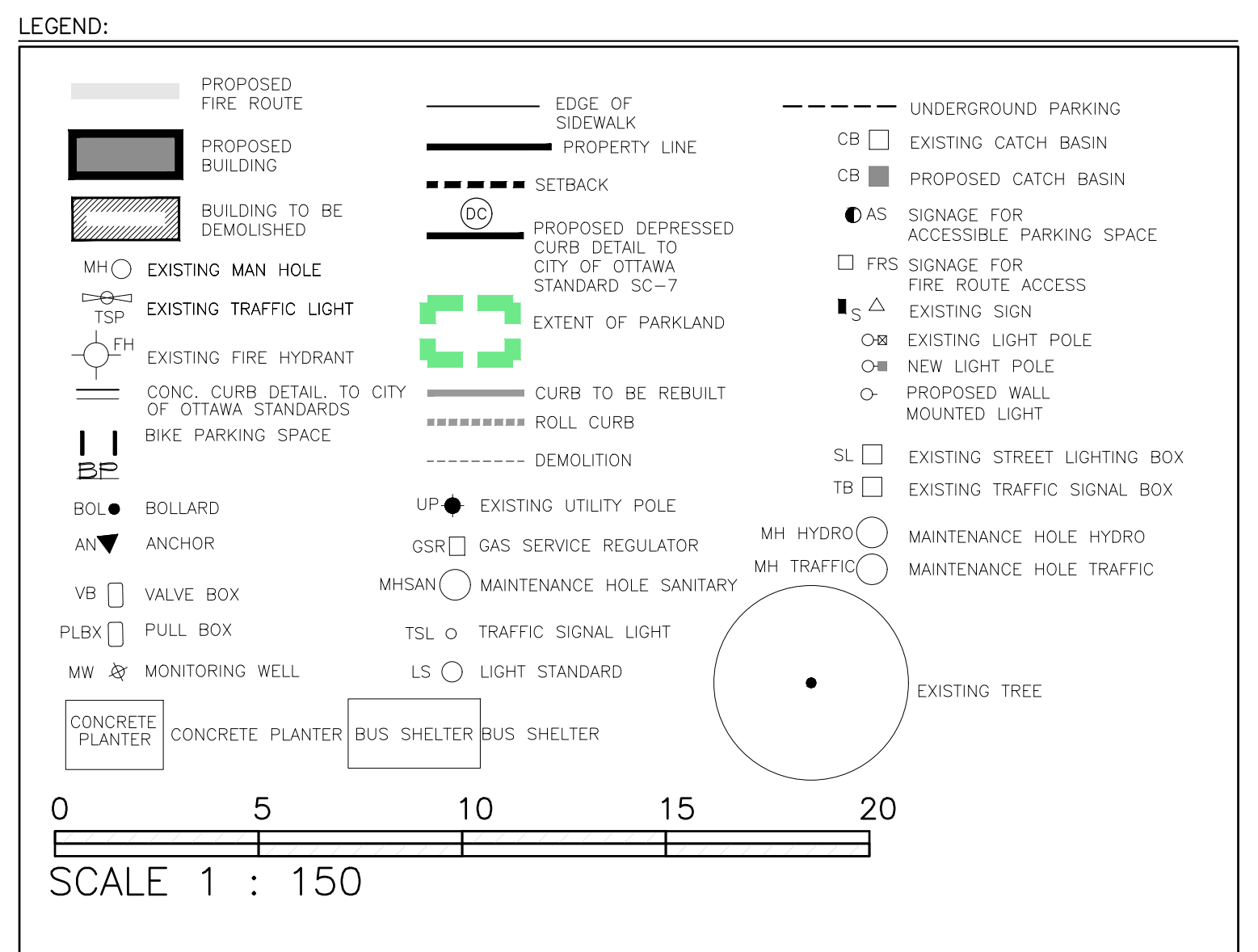
ZONING NOTES:
CURRENT ZONING: NORTH PARCEL AM 2 H(11), SOUTH PARCEL AM10[2196]
LOT AREA : 4,293 m²
DEVELOPMENT STATS PHASE 1

	REQUIRED	PROPOSED
LOT WIDTH		63.44m
LOT DEPTH		70.3m IRREGULAR
UNITS		
EAST TOWER UNITS		258
WEST TOWER UNITS		204
TOTAL UNITS		462
FRONT YARD SETBACK	CARLING AVENUE	3 m
REAR YARD SETBACK		7.5 m
CORNER SIDE YARD SETBACK	PARKDALE AVE.	VARIES - 7.5 MIN.
CORNER SIDE YARD SETBACK	HAMILTON AVE.	1.25 m
MAXIMUM HEIGHT		30 m
EAST TOWER		89 m
WEST TOWER		70 m
NUMBER OF STOREYS		
EAST TOWER		28 STOREYS
WEST TOWER		22 STOREYS
BUILDING AREA		
EAST TOWER		+/-21,437 m ²
WEST TOWER		+/-16,949 m ²

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

PARKING SUMMARY

REQUIRED	PHASE 1	PHASE 2	TOTAL	PROVIDED
Units	204	258	462	
Unit count reduced by 12	188	252	450	
Parking Req. (0.5 UNIT)	99	126	225	
TV Parking Req. (0.1 UNIT)	10.8	25.2	45	
TOTAL PARKING REQ.	118.8	151.2	270	
PROVIDED				
P1	33 (21 Vis. + 12 Res.)	52 (28 Vis. + 24 Res.)	85 (47 Visitor + 38 Res.)	
P2	33 (Res.)	52 (Res.)	85 (Res.)	
P3	33 (Res.)	52 (Res.)	85 (Res.)	
P4	33 (Res.)	52 (Res.)	85 (Res.)	
Subtotal	132 (21 Vis. + 111 Res.)	208 (28 Vis. + 180 Res.)	340 (47 Vis. + 293 Res.)	
TOTAL	118.8	151.2	270	342



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no.	date	revision
2	21-08-27	ISSUED FOR REZONING
1	21-06-08	CITY OF OTTAWA PRECONSULTATION

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: A0.01 **DATE:** 21.08.27 **SCALE:** 1:200

PROJECT: 2117 **DRAWING NO.:** A100

REVISION NO.: