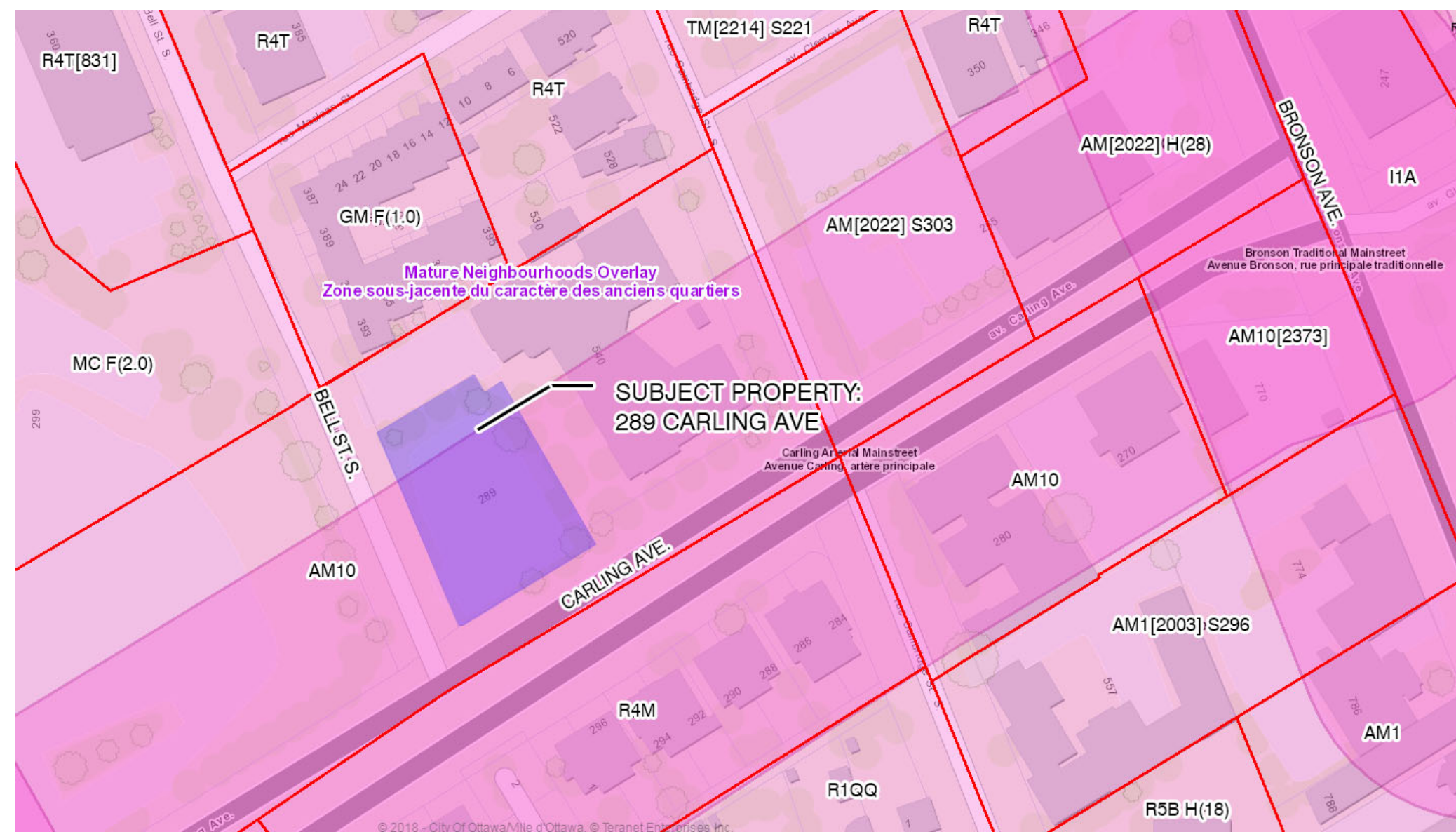


**PROJECT ZONING REVIEW / STATISTICS**

Municipality: City of Ottawa  
 Municipal Address: 289 Carling Avenue  
 Registered Owner: John Howard Society of Ottawa  
 Lot Area: 1270.526 m<sup>2</sup>  
 Zoning Analysis: Ottawa  
 Zoning By-Law: 2008-250  
 Zone: AM 10  
 Proposed Use: Mixed-Use Office and Apartment Building



LOCATION PLAN  
 SCALE 1 : 1

**Development Standards**

	Required	Provided	Compliance
Minimum Lot Area	No Minimum	1,270.53 sq.m	Yes
Minimum Lot Width	No Minimum	32.95m/27.23m	Yes
Minimum Required Yard			Yes
Front Yard (Carling Ave)	No minimum	3.7 m (ROW dedication)	Yes
	At least 50% of frontage must be occupied by building walls located within 3.0 m of the frontage	27.46m Frontage 25.88m = 94.25%	Yes
	Minimum ground floor height within 10 m of front lot line: 4.5 m	4.5 m	Yes
	Minimum building height within 10 m of front lot line: 7.5 m	10.15 m	Yes
Corner Side Yard	No minimum	0.05 m	Yes
Interior Side Yard	No minimum	0.24 - 0.77 m	Yes
Rear Yard	No minimum	0.14 m	Yes
Minimum Building Height	Any portion of a building within 10 m of a front or corner lot line must have a minimum of 2 (two) stories and have a minimum building height of: 7.5 m	7 Stories, 22.53 m	Yes
Minimum Building Height	Ground floor must be 4.5 m above average grade	4.5 m	Yes
Maximum Building Height	30 m (up to 9 storeys)	22.53m	Yes
Permitted Projections	parapet, rooftop access	0.9 m parapet 1.5m elevator penthouse	Yes
Corner Sight Triangle Landscaping	5x5m at Bell St and Carling Ave	provided	Yes
Orientation of Principal Entrance:	The ground floor facade facing a public street located within 3.0 m of the front or corner side lot line must include a minimum of one active entrance for each individual occupancy located immediately adjacent to the front or corner lot lines	2 entrances at corner	Yes
Façade Requirements	A minimum of 50% of the surface area of the ground floor facade facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors	Carling Ave: 52% Bell St: 51%	Yes
Parking Spaces	Area Y on Schedule 1A		
Parking Dwelling Units:	Occupant Units 0.5 spaces/dwelling unit, no off street motor vehicle parking is required to be provided for the first 12 units	40 units - 12 units = 28 units 28 units x 0.5 spaces/unit = 14 spaces	Yes
Parking Dwelling Units:	Visitor Units 0.1 spaces/dwelling unit, no off street motor vehicle parking is required to be provided for the first 12 units	40 units - 12 units = 28 units 28 units x 0.1 spaces/unit = 2.8 spaces = 3 spaces	Yes
Parking Office:	1 space/ 100 sq.m GFA	999 + 100 10 spaces	Yes
Parking Total:	Total Parking Spaces = 14 + 3 + 9 = 26 spaces	29 spaces	Yes
Driveway Width (parking access)	For lots containing fewer than 20 spaces, minimum: 3.0 m (single traffic)	3.0m/3.2m	Yes
Drive Aisle Width	Minimum 6.7 m	6.8 m	Yes
Size of parking spaces:	Minimum 2.6 m x 5.2 m	2.6 x 5.2 m	Yes
Parking For Physically Disabled	Type A: 1 Space Type B: 1 Space	1 Space 1 Space	Yes
Parking Location	Not in required front of corner side yard	located within building	Yes
Bicycle Parking	Dwelling units in the same building as a non-residential use: 0.5 spaces/unit 40 dwelling units x 0.5 20 spaces	20 Spaces	Yes
	Office: 1 space/ 250 m2 GFA 999 + 250 3.9 spaces = 4 spaces	4 Spaces	Yes
	Total (Indoor): 24 Spaces	24 Spaces	Yes
Loading Space	1 for every office use between 1,000 and 1,999 m2 office GFA	Office space: 999 m2 = 0 Loading Space	Yes
Amenity Space	Total Required: 6 sq.m / unit x 40 units 240 m2	359 sq.m	Yes
	Communal amenity area: Minimum 50% of total area required: 240 sq.m x 0.5 Minimum 120 sq.m	359 sq.m	Yes

**LEGAL DESCRIPTION:  
 LOT 10 AND PART OF LOTS 8, 9  
 AND 11 (CARLING AVENUE)  
 REGISTERED PLAN 31326**

CITY OF OTTAWA

**BUILDING AREA (OUT TO OUT)**

Level	Area (m2)	Area (Sq ft)
L0 LOWER PARKING/ BASEMENT MAIN ENTRANCES AND OFFICE	1009.85	10869.97
L1 UPPER PARKING	959.18	10324.47
L2 OFFICES	947.05	10193.93
L3 OFFICES AND RESIDENTIAL	546.93	5887.11
L4 RESIDENTIAL UNITS	546.92	5887.03
L5 RESIDENTIAL UNITS	546.92	5887.03
L6 RESIDENTIAL UNITS	546.92	5887.03

**GROSS FLOOR AREA (GFA)**

Name of Area	Level	Area
AMENITY	L3 OFFICES AND RESIDENTIAL	191 m <sup>2</sup>
AMENITY	L4 RESIDENTIAL UNITS	11 m <sup>2</sup>
AMENITY	L5 RESIDENTIAL UNITS	11 m <sup>2</sup>
AMENITY	L6 RESIDENTIAL UNITS	11 m <sup>2</sup>
		225 m <sup>2</sup>
EXT AMENITY	L3 OFFICES AND RESIDENTIAL	134 m <sup>2</sup>
		134 m <sup>2</sup>
OFFICE	L0 LOWER PARKING/ BASEMENT MAIN ENTRANCES AND OFFICE	188 m <sup>2</sup>
OFFICE	L2 OFFICES	729 m <sup>2</sup>
OFFICE	L3 OFFICES AND RESIDENTIAL	82 m <sup>2</sup>
		999 m <sup>2</sup>
Residential	L3 OFFICES AND RESIDENTIAL	131 m <sup>2</sup>
Residential	L4 RESIDENTIAL UNITS	387 m <sup>2</sup>
Residential	L5 RESIDENTIAL UNITS	387 m <sup>2</sup>
Residential	L6 RESIDENTIAL UNITS	387 m <sup>2</sup>
		1292 m <sup>2</sup>

**PBC**  
 Development & Construction Management Group Inc.  
 PROJECT MANAGER:  
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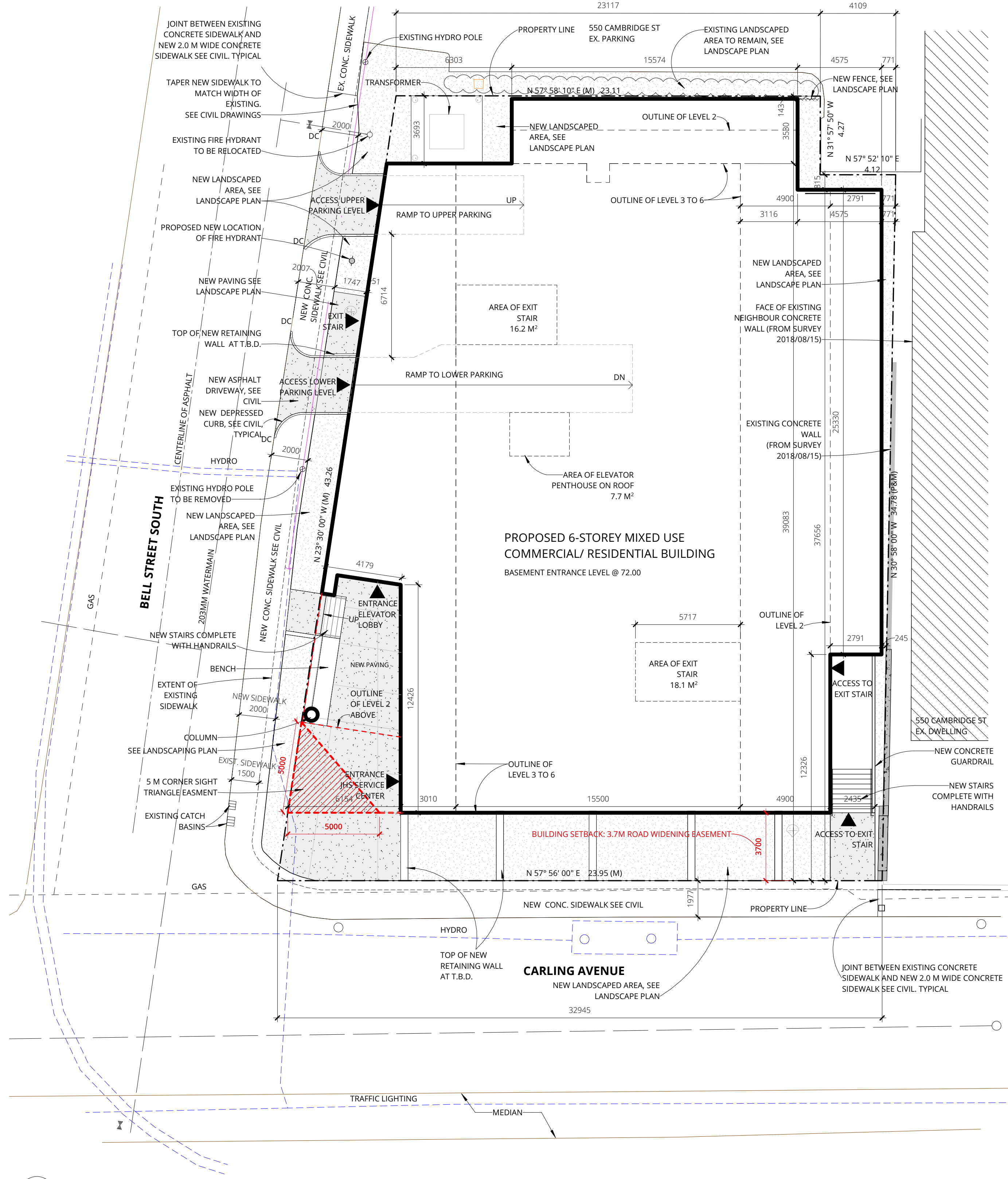
Geotechnical Engineer:  
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 Fax: e-mail:

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 190 COLONNADE ROAD  
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1 SITE PLAN  
 A100 SCALE 1 : 150

**LEGAL DESCRIPTION:**  
 LOT 10 AND PART OF LOTS 8, 9 AND 11 (CARLING AVENUE), REGISTERED PLAN 31326, CITY OF OTTAWA  
 Based on Survey by Fairhall Moffatt & Woodland LTD, dated 2018/08/16

**NOTES:**

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

no.	revision	date
0	ISSUED FOR SITE PLAN APPROVAL	16 AUG 2019

ONTARIO ASSOCIATION OF ARCHITECTS  
 RALPH WESSBROCK  
 LICENSE #270  
 383 Parkdale Avenue, Suite 201  
 Ottawa Ontario Canada K1Y 4R4  
**KWC ARCHITECTS INC.**  
 PHONE (613) 238-2117  
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detail no.	1	detail no.
sheet no.	A1	feuille no.

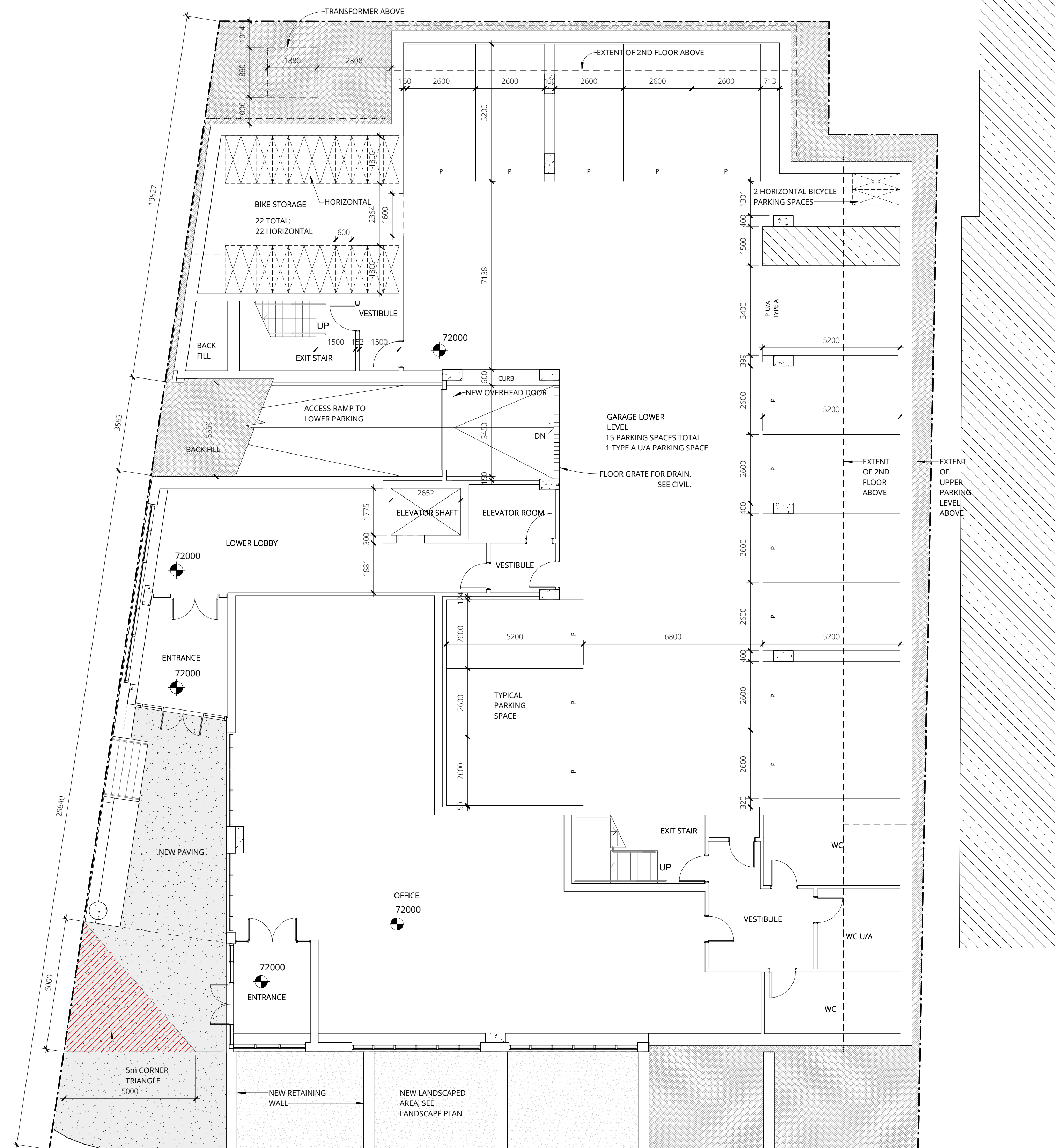
**JHS - 289 CARLING AVENUE**  
**JOHN HOWARD SOCIETY**  
 289 CARLING AVE, OTTAWA  
 designed by conip par KWC approved by RZ  
 drawn by E.I. project no. 1850  
 date 2019-MAY-09 scale as noted  
 drawing / dessin

**SITE PLAN**  
 revision sheet no. A100  
 no. de la feuille

plot scale 1:1



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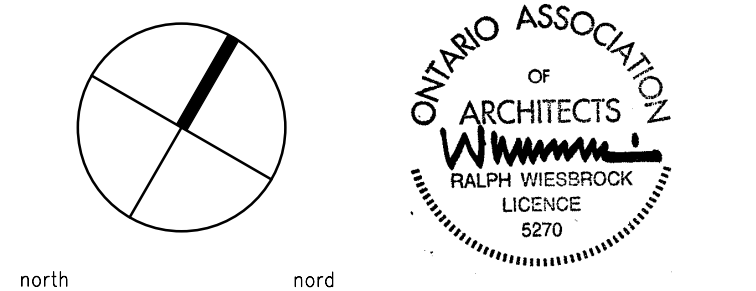


1 LO LOWER PARKING/ BASEMENT MAIN ENTRANCES AND OFFICE  
 A101 SCALE 1 : 100

**NOTES:**

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0	ISSUED FOR SITE PLAN APPROVAL	16 AUG 2019
no.	revision	date



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detail no.	1	detail no.
sheet no.	A1	feuille no.

project  
 projet  
**JHS - 289 CARLING AVENUE**

**JOHN HOWARD SOCIETY  
 289 CARLING AVE, OTTAWA**

designed by conçu par	KWC	approved by approuvé par	RZ
drawn by dessiné par	EI	project no. no. du projet	1850
date	2019-MAY-09	scale	as noted

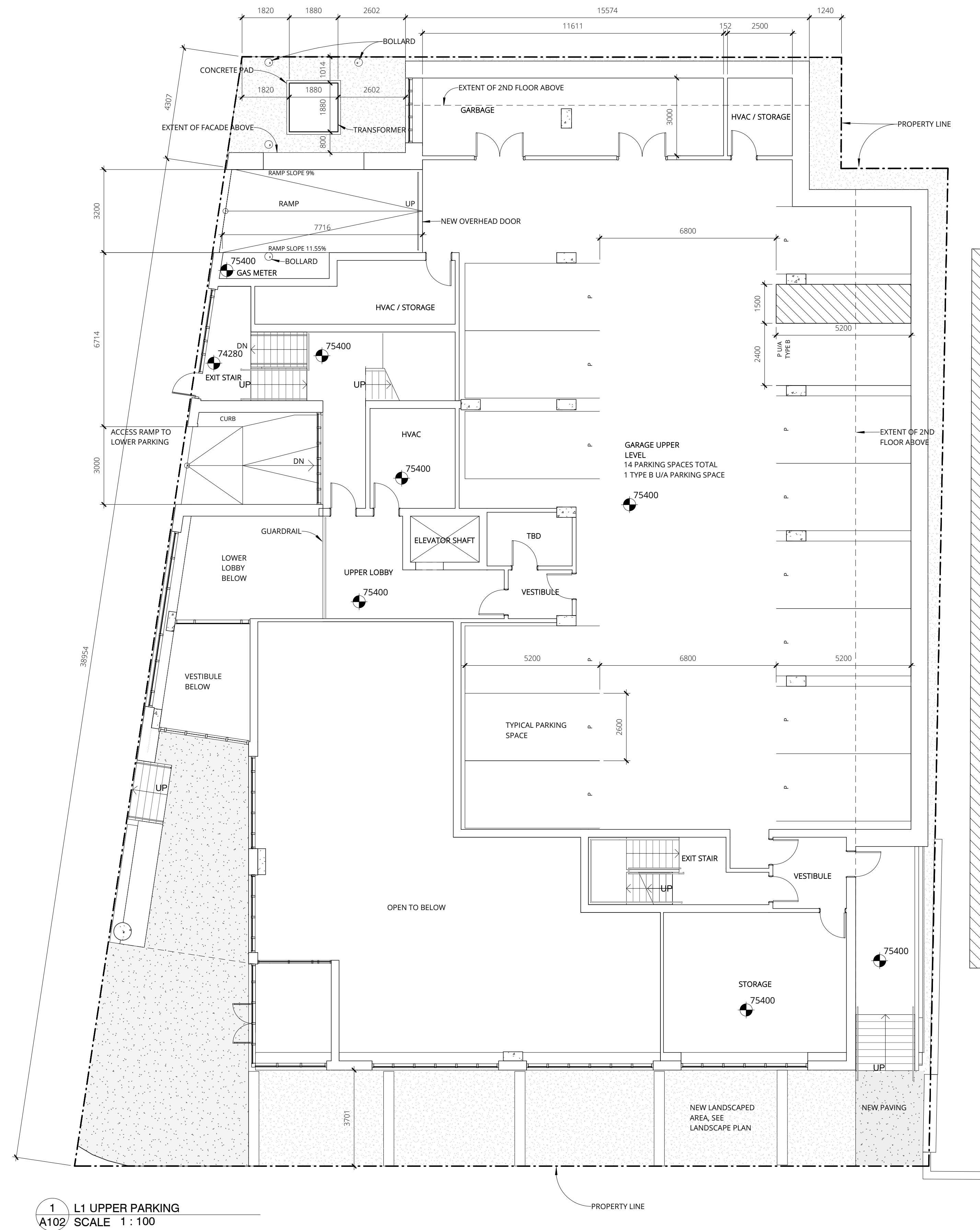
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**LEVEL 0 LOWER PARKING  
 PLAN**

revision  
 révison

sheet no.  
 no. de la feuille **A101**

plot scale 1:1

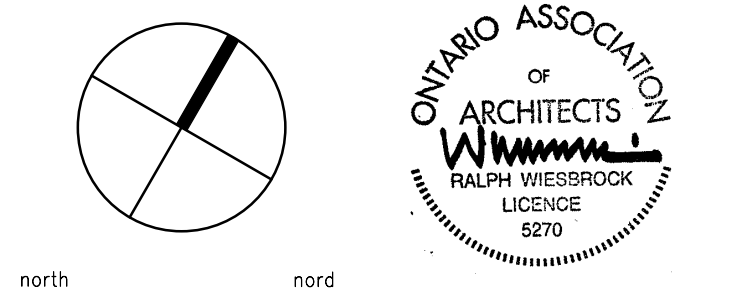


1 L1 UPPER PARKING  
A102 SCALE 1 : 100

**NOTES:**

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

0	ISSUED FOR SITE PLAN APPROVAL	16 AUG 2019
no.	revision	date



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detail no.	1	detail no.
sheet no.	A1	feuille no.

project  
projet

**JHS - 289 CARLING AVENUE**

**JOHN HOWARD SOCIETY  
289 CARLING AVE, OTTAWA**

designed by conçu par	KWC	approved by approuvé par	RZ
drawn by dessiné par	EI	project no. no. du projet	1850
date	2019-MAY-09	scale	as noted

drawing / dessin

**LEVEL 1 UPPER PARKING  
PLAN**

revision  
révision

sheet no.  
no. de la feuille

**A102**