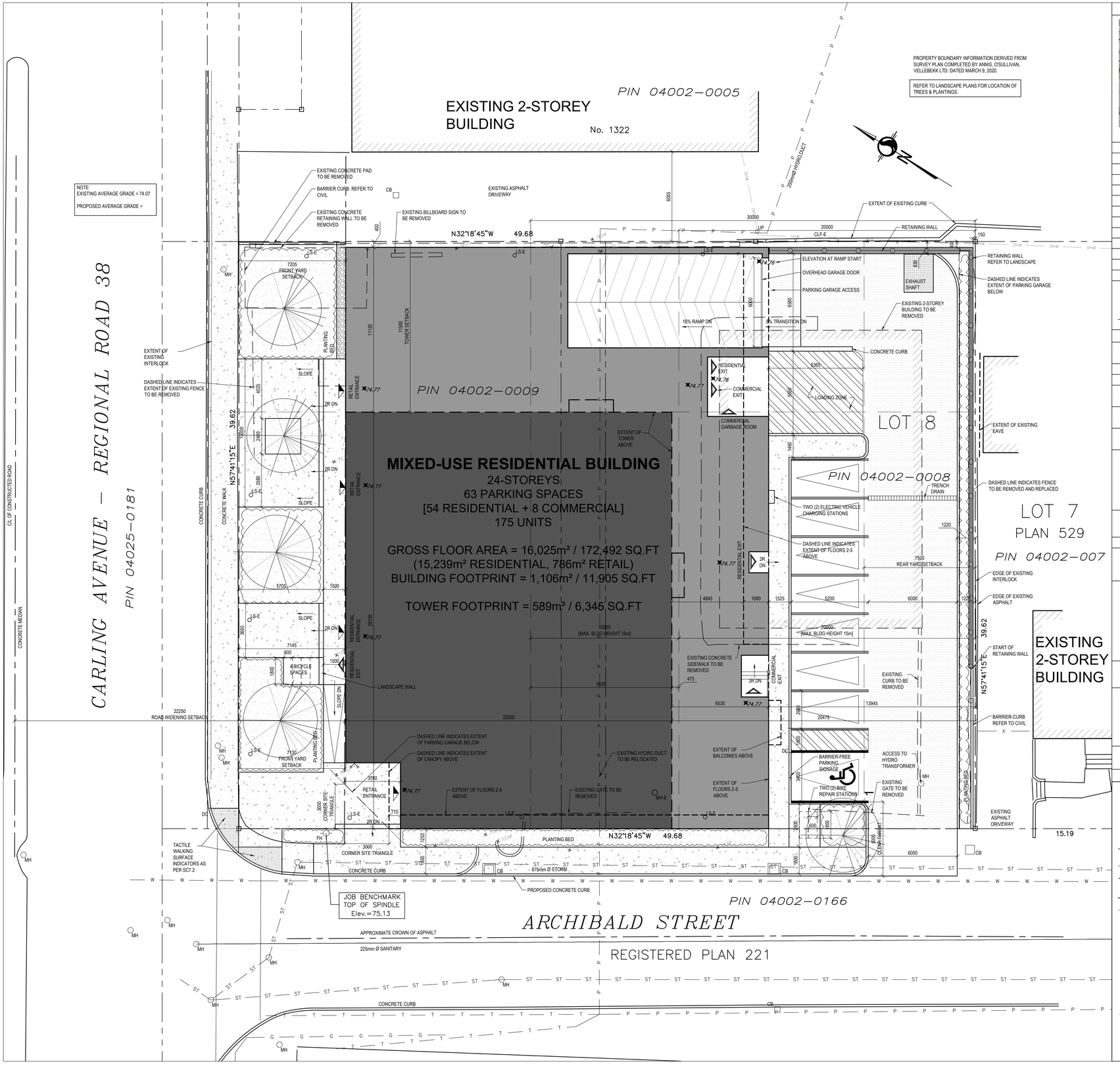

KEY PLAN

PROPERTY DESCRIPTION

24-STOREY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	04002 0008
MUNICIPAL ADDRESS	1330 Carling Avenue
PART 1, PART OF BLOCK 8 REGISTERED PLAN 221 AND LOT 8 AND PART OF LOT 7 REGISTERED PLAN 529	

SITE INFORMATION

LOT AREA:	1,969m²
LOT FRONTAGE:	39.62m
LOT DEPTH:	49.68m

BUILDING INFORMATION

BUILDING AREA:	1,106m²
GROSS FLOOR AREA:	16,025m²
PROPOSED USE:	MIXED-USE RESIDENTIAL, HIGH-RISE

UNIT BREAKDOWN:

FLOORS 2:	9 UNITS	7- 1BD, 2- 2BD
FLOORS 3-5:	12 UNITS	1- STUDIO, 9- 1BD, 2- 2BD
FLOOR 6:	4 UNITS	1- STUDIO, 1- 1BD, 2- 2BD
TYPICAL FLOORS 7-24:	7 UNITS	2- STUDIO, 1- 1BD, 4- 2BD
TOTAL:	175 UNITS	40- STUDIO, 53- 1 BD, 82- 2 BD

ZONING TABLE — AM10

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
LOT AREA	No minimum	
LOT WIDTH	No minimum	
FRONT YARD SETBACK	0m	0m (as per road widening)
MINIMUM INTERIOR SIDE YARD SETBACK	0m	0.4m
MINIMUM REAR YARD SETBACK	3m for the first 20m from Archibald; 7.5m otherwise	13.9m
MAXIMUM BUILDING HEIGHT	Within 20m of rear lot line: 18.5m Beyond 20m of rear lot line: 77m	Commercial Ground Floor 1(5.8m) Residential 23(70.6m) Total 24(76.4m) Within 20m of R4 zone: 18.3m 20-30m from R4 zone: 74.8m
GROUND FLOOR HEIGHT/GLAZING	4.5m & min. 50% glazing on Carling and Archibald	4.5m ground floor height 74% glazing on Carling Avenue 52% glazing on Archibald Street
MAXIMUM FLOOR SPACE INDEX	N/A	
LANDSCAPED AREA	15% = 295m² 3m buffer between parking lots and lot lines (10-99 parking spaces)	17.8% = 350.8m²
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	Residential: 0.22 spaces/unit [175 x 0.22 = 39] Residential visitor: 0.1/unit after first 12 units [163 x 0.1 = 16] Min. 2 and Max. 8 parking spaces for non-residential uses.	63 SPACES TOTAL VISITOR = 16 RESIDENTIAL = 39 COMMERCIAL = 8 PARKING AREA: 498m² LANDSCAPE AREA: 92m²
LOADING	1 space for 2,000-4,999m² non-residential GFA	1 SPACE
AMENITY AREA REQUIREMENTS	6m² per unit 50% communal and at least one area of min. 54m² Total = 1,050m²	COMMUNAL AMENITY: 525m² BALCONIES: 815m² TOTAL AMENITY: 1,362m²
BICYCLE PARKING SPACES	0.5 per dwelling unit =88 1/250m² non-residential GFA	172 SPACES + 4 EXTERIOR

LEGEND

- ASPHALT PAVING
- HEAVY DUTY ASPHALT
- CONCRETE
- EXISTING BUILDING ELEMENT TO BE REMOVED
- EXISTING FENCE
- NEW BOARD FENCE REFER TO LANDSCAPE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FH — FIRE HYDRANT. REFER TO CIVIL
- CB — CATCH BASIN
- MH — MANHOLE
- FLOOR DRAIN
- UTILITY POLE
- OHW — OVERHEAD UTILITY WIRES
- LS. — LIGHT STANDARD
- DC — DEPRESSED CURB
- SOFT LANDSCAPING REFER TO LANDSCAPE
- UNIT PAVERS REFER TO LANDSCAPE
- EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
- NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
- FIRE DEPARTMENT CONNECTION
- 77.70 — EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- 58.84 — NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No.	Date	Émis pour / Object
1	2020-01-24	PRECONSULTATION
2	2020-02-26	COORDINATION
3	2020-03-26	COORDINATION
4	2020-04-17	SITE PLAN CONTROL
5	2020-11-26	SITE PLAN CONTROL RESPONSE
6	2021-08-16	COORDINATION
7	2021-09-26	COORDINATION
8	2021-12-22	SITE PLAN CONTROL RESPONSE
9	2022-03-11	SITE PLAN CONTROL RESPONSE
–	---	---
–	---	---
–	---	---
–	---	---
–	---	---
–	---	---
–	---	---
–	---	---
–	---	---
–	---	---
–	---	---

Ingénieur / Engineer
(Mécanique & Électricité / Mechanical & Electrical)

Ingénieur / Engineer
(Structure / Structure)

Architecte/ Architect
(paysagiste / Landscape)

Gino J. Aiello **landscape architect** www.GJALA.com
GINO@GJALA.com (613) 852 1345
110 Didsbury Road Unit #9 | Ottawa Ontario | K2T0C2

Ingénieur / Engineer
(Civil / Civil)

McINTOSH PERRY

Client / Client

Architecte / Architect
fig. 1
3550, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 861-5122

fig. 2
190 Somerset St W #206
Ottawa ON K2P 0J4
T. 613 695-6122

Collectif d'architectes / Architects Collective
figurr
www.figurr.ca

Droit d'auteur / Copyright

Ce dessin est sujet au droit d'auteur. Il ne peut être reproduit pour quelques intentions ou usages que ce soit, il ne peut être utilisé uniquement avec l'apposition de la signature et de l'estampe originale.

This drawing is subject to copyright. It is not to be reproduced for any purpose or by any means, and may only be used if it bears an original stamp and signature.

Sceau / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE
7401

Note:
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Projet / Project

MIXED-USE RESIDENTIAL BUILDING

1330 Carling Avenue

Ottawa, ON

Titre / Title

SITE PLAN

Dessiné par / Drawn by: MD	No. projet / Project number: 1956
Vérifié par / Verified by: RC	No. dessin / Drawing number: A-105
Échelle / Scale: AS SHOWN	Révision / Revision: 0
Date de création du dessin / Drawing creation date: 2020-01-06	

D07-12-20-0063

#18182