



**KEY PLAN**

**PROPERTY DESCRIPTION**

24-STORY RESIDENTIAL BUILDING	04002 0008
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:	1,968m <sup>2</sup>
LOT FRONTAGE:	39.62m
LOT DEPTH:	49.68m

**BUILDING INFORMATION**

BUILDING AREA:	1,119m <sup>2</sup>
BUILDING FLOOR AREA:	16,761m <sup>2</sup>
PROPOSED USE:	MIXED-USE RESIDENTIAL, HIGH-RISE

**UNIT BREAKDOWN:**

FLOORS 2:	9 UNITS	7-1BD, 2-2BD
FLOORS 3-5:	12 UNITS	1- STUDIO, 5-1 BD, 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**

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
LOT AREA	No minimum	
LOT WIDTH	No minimum	
FRONT YARD SETBACK	0m	7.21m (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 R4 zone: 15m 20-30m from R4 zone: 20m 30-m from R4 zone: 30m (up to 9 storeys)	Commercial Ground Floor 1(5.8m) Residential 24(69m) Total 25(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% = 295m <sup>2</sup> 3m buffer between parking lots and lot lines (10-99 parking spaces)	17.8% = 350.8m <sup>2</sup>
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	Residential: 0.5 spaces/unit after first 12 units [175 x 0.5 = 88] Residential visitor: 0.1/unit after first 12 units [175 x 0.1 = 18] At-grade restaurant use (GFA<350m <sup>2</sup> ): 0 spaces At-grade non-residential use (GFA<500m <sup>2</sup> ): 0 spaces Other non-residential: 1-5 spaces/100m <sup>2</sup> GFA	62 SPACES TOTAL VISITOR = 18 RESIDENTIAL = 36 COMMERCIAL = 8 PARKING AREA: 498m <sup>2</sup> LANDSCAPE AREA: 92m <sup>2</sup>
LOADING	1 space for 2,000-4,999m <sup>2</sup> non-residential GFA	1 SPACE
AMENITY AREA REQUIREMENTS	6m <sup>2</sup> per unit 50% communal and at least one area of min. 54m <sup>2</sup> Total = 1,110m <sup>2</sup>	COMMUNAL AMENITY: 525m <sup>2</sup> BALCONIES: 878m <sup>2</sup> TOTAL AMENITY: 1,403m <sup>2</sup>
BICYCLE PARKING SPACES	0.5 per dwelling unit + 93 1/250m <sup>2</sup> non-residential GFA	156 SPACES

**LEGEND**

- SOFT LANDSCAPING REFER TO LANDSCAPE
- UNIT PAVERS REFER TO LANDSCAPE
- ASPHALT PAVING
- CONCRETE
- EXISTING BUILDING ELEMENT TO BE REMOVED
- EXISTING FENCE
- NEW BOARD FENCE REFER TO LANDSCAPE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FIRE HYDRANT. REFER TO CIVIL
- CATCH BASIN
- MANHOLE
- FLOOR DRAIN
- UTILITY POLE
- OVERHEAD UTILITY WIRES
- LIGHT STANDARD
- DEPRESSED CURB
- 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
- EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
- NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X' E INDICATES EXISTING TO REMAIN

**FIGUR**

Collectif d'architectes / Architects Collective

Fig. 1  
3500, Saint-Antoine O.  
Montréal QC H4C 1A9  
T. 514 881-9122

Fig. 2  
190 Somerset St W #206  
Ottawa ON K2P 5A4  
T. 613 956-6122

www.figur.ca

**ROBERTO CAMPOS**  
LICENCE  
7401

**MIXED-USE RESIDENTIAL BUILDING**

1330 Carling Avenue  
Ottawa, ON

**SITE PLAN**

Designé par / Drawn by: MD  
No. projet / Project number: 1956

Vérifié par / Verified by: RC  
No. dessin / Drawing number: 1956

Échelle / Scale: AS SHOWN

Date de création du dessin / Drawing creation date: 2020-01-06

A-105