



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: 1,968m²
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, 3-1BD, 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, 53-1BD, 82-2BD

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	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% = 295m ² 3m buffer between parking lots and lot lines (10-99 parking spaces)	17.8% = 350.8m ²
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	Residential: 0.22 spaces/unit [175 x 0.22 = 39] Residential visitor: 0.1unit 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: 498m ² LANDSCAPE AREA: 92m ²
LOADING	1 space for 2,000-4,999m ² non-residential GFA	1 SPACE
AMENITY AREA REQUIREMENTS	6m ² per unit 50% communal and at least one area of min. 54m ² Total = 1,050m ²	COMMUNAL AMENITY: 525m ² BALCONIES: 815m ² TOTAL AMENITY: 1,362m ²
BICYCLE PARKING SPACES	0.5 per dwelling unit = 88 1/250m ² 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
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FIRE HYDRANT
- CATCH BASIN
- MANHOLE
- FLOOR DRAIN
- UTILITY POLE
- OVERHEAD UTILITY WIRES
- LIGHT STANDARD
- DEPRESSED CURB
- SOFT LANDSCAPING
- UNIT PAVERS
- EXISTING TREE TO REMAIN
- NEW TREE
- NEW SHRUBS
- NEW EVERGREEN SHRUB
- FIRE DEPARTMENT CONNECTION
- EXISTING GROUND ELEVATION
- NEW GROUND ELEVATION

FIGUR

ROBERTO CAMPOS LUCENCE 7401

MIXED-USE RESIDENTIAL BUILDING

1330 Carling Avenue
Ottawa, ON

SITE PLAN

Desseiner / Drawn by: MD
No. projet / Project number: 1956

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

Échelle / Scale: AS SHOWN

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

Scale: 1:100

LILY XU, MCIP, RPP
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APPROVED
By Lily Xu at 2:24 pm, Jun 09, 2022