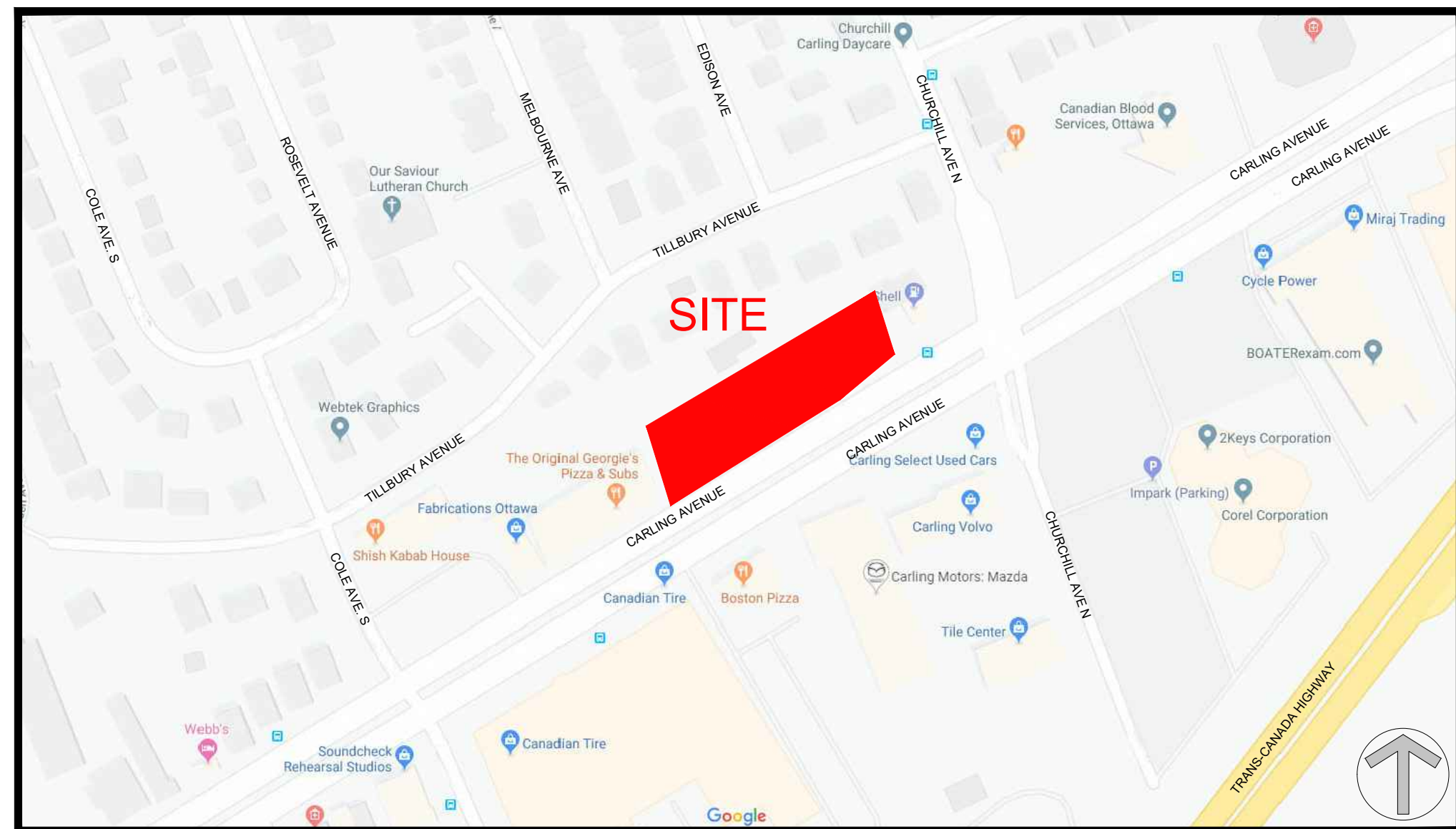


ANDREW MCCREIGHT
 MANAGER (A), DEVELOPMENT REVIEW CENTRAL
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 2:48 pm, Aug 23, 2022

1 SITE PLAN
 SP-1 SCALE = 1 : 200



URBAN PLANNER Ainley Engineering Group 2724 Fenton Road Gloucester, ON K1T 3T7 Tel: (613) 822-1052 Email: guy.ste-croix@ainleygroup.com	PROJECT DEVELOPER 1655 CARLING DEVELOPMENT INC. 2535 Halpern, Suite 1 Saint-Laurent, QC, H4S 1N9 Tel: (514) 731-0035 E-Mail: mtylbor@clobracon.com
CIVIL ENGINEER Ainley Engineering Group 2724 Fenton Road Gloucester, ON K1T 3T7 Tel: (613) 822-1052 Email: guy.ste-croix@ainleygroup.com	LEGAL DESCRIPTION TOPOGRAPHIC PLAN OF SURVEY OF PART OF BLOCK 1 REGISTERED PLAN 492 CITY OF OTTAWA FARLEY, SMITH & DENIS SURVEYING LTD. 2019
LANDSCAPE ARCHITECT LASHLEY+ASSOCIATES SUITE 202, 950 GLADSTONE AVENUE OTTAWA, ON K1Y 3E6 Tel: 613 233 8579 Fax: 613 233 4051 Email: cney@lashleyla.com	SURVEYOR Farley, Smith & Denis Ltd. Ontario Land Surveyors 190 Colonnade Road, Suite 500, Ottawa, Ontario K2E 7J5 Tel: (613) 727-8226 Fax: (613) 727-1826 E-Mail: xxx@xxx.com

SITE PLAN SYMBOLS:

- TERRACE/LANDSCAPE PLANTING
- ASPHALT DRIVE/VEHICLE PARKING
- CONCRETE SIDEWALK
- CONCRETE PAVERS - SEE LANDSCAPE DRAWINGS
- PAVERS @ TERRACE LEVEL
- ASPHALT BIKE PATH
- PROPERTY LINE
- BUILDING SETBACK LINE
- FENCE LINE
- BIKE RACK
- ENTRANCE / EXIT DOOR
- COMMERCIAL / EXIT DOOR
- FIRE HYDRANT
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- SIAMSE CONNECTION
- PROPOSED GRADE - SEE CIVIL DRAWINGS
- ROOF DRAIN
- AREA DRAIN - SEE CIVIL DRAWINGS

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

DRAWING NOTES:

- PROPERTY LINE
- BUILDING / HEIGHT SETBACK LINE
- LINE OF 4.0m ROAD WIDENING ALLOWANCE - 18.95m FROM CL OF ROAD
- OUTLINE OF TOWER
- LINE OF PODIUM LEVEL BALCONIES ABOVE SCOPE
- LINE OF TOWER BALCONIES ABOVE
- LINE OF PARKING GARAGE BELOW
- HEATED RAMP TO U/G GARAGE WITH TRENCH DRAIN
- EXISTING FIRE HYDRANT
- 1.8m HIGH WOOD FENCE - SEE LANDSCAPE
- EXISTING COMMERCIAL BUILDING
- DEPRESSED CURBS
- BIKE RACKS, SEE LANDSCAPE PLAN FOR TYPE
- REAR YARD LANDSCAPE SETBACK
- INTAKE / EXHAUST SHAFT FOR GARAGE
- 2.6 X 5.2m STANDARD PARKING SPACES
- AREA OF TEMPORARY SNOW STORAGE
- GAS PRESSURE RELEASE STATION
- SOFT LANDSCAPING
- HARD LANDSCAPING - PAVERS
- 7th FLOOR AMENITY TERRACE
- CONCRETE RETAINING WALL
- SHORT TERM PARKING SPACE
- EXISTING 3.66m WIDE ACCESS EASEMENT
- EXISTING TREE TO BE REMOVED
- LINE OF CISTERN BELOW. SEE CIVIL AND MECHANICAL FOR DETAILS
- SITE FURNITURE AS SPECIFIED AND LOCATED BY LANDSCAPE ARCHITECT.
- RAISED SEASONAL PLANTERS AROUND AMENITY SPACE
- RE-LOCATED BUS STOP WITH CONCRETE PAD
- STREET TREES WITH GRATES. SEE LANDSCAPE
- LINE OF ELECTRICAL VAULT BELOW
- LINE OF WATER ENTRY ROOM BELOW
- TRENCH DRAIN
- OUTLINE OF LOADING BAY
- ACCESS HATCHES TO CISTERN BELOW
- 2.6M H. WIND SCREEN @ L7 TERRACE

DRAWING NOTES (cont'd):

- LINE OF TOWER BALCONIES ABOVE
- LINE OF PARKING GARAGE BELOW
- HEATED RAMP TO U/G GARAGE WITH TRENCH DRAIN
- EXISTING FIRE HYDRANT
- 1.8m HIGH WOOD FENCE - SEE LANDSCAPE
- EXISTING COMMERCIAL BUILDING
- DEPRESSED CURBS
- BIKE RACKS, SEE LANDSCAPE PLAN FOR TYPE
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PROJECT INFORMATION		UNIT STATISTICS	
ZONING	Arterial Main Street, AM10 (H20)	STUDIO UNIT	64
SITE AREA	4,552.5 sq. m. 49,903 sq. ft.	1 BEDROOM UNIT	186
BUILDING HEIGHT	20 m	2 BEDROOM (1 INTERNAL BR) UNIT	186
FRONT YARD SETBACK	0.0 m	3 BEDROOM UNIT	148
INTERIOR YARD SETBACK UNDER 11.0 m HT.	0.0 m	3 BEDROOM UNIT	10
REAR YARD SETBACK	7.5 m	TOTAL	418
AMENITY AREA @ 6.0 PER UNIT (418)	2,508 sq. m.	COMMERCIAL RETAIL	771.1 sq. m. (8,300 sq. ft.)
SITE AREA		CAR PARKING	
BUILDING HEIGHT, L1-6:	PERMITTED: 21.0 m PROPOSED: 20.5 m	REQUIRED BY ZONING BY-LAW	
BUILDING HEIGHT, TOWER A:	PERMITTED: 57.0 m PROPOSED: 56.5 m	RESIDENCE	-0.5 PER UNIT (418 UNITS) (AFTER 12 UNITS)
BUILDING HEIGHT, TOWER B:	PERMITTED: 51.0 m PROPOSED: 50.5 m	VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS), MAX. 30
BUILDING STATISTICS		COMMERCIAL RETAIL	-NOT REQUIRED FOR UNITS UNDER 500m ² G.F.A.
GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)		TOTAL	242
PARKING LEVEL - P1	0.0 sq. m.	PROVIDED	
GROUND FLOOR	662.4 sq. m.	RESIDENCE	-0.53 PER UNIT
2nd FLOOR	2,055.5 sq. m.	VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS), MAX. 30
3rd-5th FLOOR	3 x 2,055.5 sq. m. 3 x 22,125 sq. m.	COMMERCIAL RETAIL	-1.25 PER 100m ² OF G.F.A.
6th FLOOR	2,172.2 sq. m.	TOTAL	258 (28 A/G & 230 B/G)
7th - 12th FLOOR (TOWER A)	6 x 610.8 sq. m. 6 x 6,575 sq. m.	PARKING AISLE	
7th - 12th FLOOR (TOWER B)	6 x 610.4 sq. m. 6 x 6,570 sq. m.	REQUIRED AT GRADE	6.0m
13th - 16th FLOOR (TOWER A)	4 x 966.2 sq. m. 4 x 6,095 sq. m.	PROVIDED	6.7m
13th - 16th FLOOR (TOWER B)	4 x 963.5 sq. m. 4 x 6,065 sq. m.	REQUIRED BELOW GRADE	6.0m
17th & 18th FLOOR (TOWER A)	2 x 968.8 sq. m. 2 x 6,015 sq. m.	PROVIDED	6.0m
MECHANICAL PENTHOUSE (TOWER A)	0 sq. m.	BICYCLE PARKING	
MECHANICAL PENTHOUSE (TOWER B)	0 sq. m.	REQUIRED	
TOTAL AREA	23,723.7 sq. m. 255,360 sq. ft.	RESIDENCE	-0.5 PER UNIT (418 UNITS)
BUILDING CONSTRUCTION AREA (BUILDING FOOTPRINT)		COMMERCIAL RETAIL	-1.0 PER 250m ² OF G.F.A.
PARKING LEVEL - P3	673.5 sq. m.	TOTAL	212
PARKING LEVEL - P2	7,250 sq. m.	PROVIDED	
PARKING LEVEL - P1	4,049.6 sq. m. 43,590 sq. ft.	EXTERIOR	16
GROUND FLOOR	4,049.6 sq. m.	L1 (INTERIOR)	50
2nd FLOOR	43,590 sq. m.	UNDERGROUND PARKING LEVEL	153
3rd-5th FLOOR	3 x 2,569.2 sq. m. 3 x 27,655 sq. ft.	TOTAL	219
6th FLOOR	2,361.6 sq. m.	LOT COVERAGE	
7th - 12th FLOOR (TOWER A)	6 x 763.7 sq. m. 6 x 8,220 sq. ft.	PAVED SURFACE =	1,469.1 sq. m. 32.3%
7th - 12th FLOOR (TOWER B)	6 x 762.7 sq. m. 6 x 8,210 sq. ft.	BUILDING FOOTPRINT =	1,847.4 sq. m. 40.6%
13th - 16th FLOOR (TOWER A)	4 x 707.9 sq. m. 4 x 7,528 sq. ft.	LANDSCAPE OPEN SPACE =	1,236.0 sq. m. 27.1%
13th - 16th FLOOR (TOWER B)	4 x 699.4 sq. m. 4 x 7,528 sq. ft.	TOTAL =	4,552.5 sq. m. 100.0%
17th & 18th FLOOR (TOWER A)	2 x 968.8 sq. m. 2 x 10,450 sq. ft.	PARKING LOT COVERAGE	
MECHANICAL PENTHOUSE (TOWER A)	0 sq. m.	PAVED SURFACE =	1,254.7 sq. m. 73.4%
MECHANICAL PENTHOUSE (TOWER B)	0 sq. m.	SOFT LANDSCAPING =	454.5 sq. m. 26.6%
TOTAL AREA	40,152.4 sq. m. 432,197 sq. ft.	TOTAL =	1,709.2 sq. m. 100.0%
AMENITY SPACE		REFUSE REQUIREMENT (418 UNITS)	
EXTERIOR AT GRADE = 280.0 sq. m.		GARBAGE	-0.11 PER UNIT 46 YARDS
GROUND FLOOR COMMUNAL INTERIOR = 165.0 sq. m.		RECYCLING GMP	-0.018 PER UNIT 7.5 YARDS
7th FLOOR COMMUNAL INTERIOR = 75.0 sq. m.		RECYCLING FIBER	-0.038 PER UNIT 16 YARDS
7th FLOOR COMMUNAL EXTERIOR PATIO = 380.0 sq. m.		COMPOST	-240L PER 50 UNITS 9
17th & 18th FLR COMMUNAL EXTERIOR PATIO = 780.0 sq. m.			
6th FLOOR PRIVATE DECKS = 204.0 sq. m.			
PRIVATE BALCONIES = 2,265.0 sq. m.			
TOTAL = 4,159.0 sq. m.			
TOTAL COMMUNAL = 1,680.0 sq. m.			
REQUIRED - 6.0M ² PER UNIT (418) = 2,508.0 sq. m.			
REQUIRED COMMUNAL @ 50% = 1,254.0 sq. m.			

NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE: REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

- REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES
- FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A300 SERIES
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL
- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING
- ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE
- ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE

REVISIONS:

No.	DESCRIPTION	DATE (MM/YY)
1	SPA REVISION PER JUNE 29 COMMENTS	21-07-2022
2	ISSUED FOR TENDER R-II	21-06-2022
3	ISSUED FOR EXCAVATION PERMIT	16-06-2022
4	ISSUED FOR TENDER I	13-05-2022
5	REVISED AS PER ROUND 3 CITY COMMENTS	13-05-2022
6	ISSUED FOR BUILDING PERMIT	14-04-2022
7	ISSUED FOR 66% REVIEW	18-03-2022
8	REVISED AS PER ROUND 2 CITY COMMENTS	10-03-2022
9	REVISED AS PER ROUND 2 CITY COMMENTS	21-01-2022
10	ISSUED FOR FOUNDATION PERMIT	21-12-2021
11	REVISED AS PER ROUND 1 CITY COMMENTS	21-04-2021
12	ISSUED FOR SITE PLAN CONTROL	30-11-2020
13	REVISED BUILDING DESIGN	31/08/2020
14	REVISED BUILDING DESIGN	17/06/2020
15	ISSUED FOR REZONING APPLICATION-R1	31/01/2020
16	ISSUED FOR REZONING APPLICATION	15/10/2019
17	ISSUED FOR COMMUNITY MEETING	03/10/2019

1655 CARLING DEVELOPMENTS INC.

rla/architecture
 roderick lahey architect inc.
 56 beech street, ottawa, ontario K1S 3J6
 t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
1619 - 1655 CARLING AVENUE

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: R.V. **CHECKED:** JG

SCALE: 1:200 **SHEET No.:** SP-1

PROJECT No.: 1927