

Mechanism	Required	Provided	Compliance
Minimum lot width	N/A	N/A	N/A
Minimum lot area	1,400 m ²	1,686.26 m ²	Yes
Maximum building height	14.5 m for stacked dwelling	11.435 m for Building A (stacked townhouses)	Yes
	11 m for 3-unit dwelling	9.175 m for Building B (triplex)	Yes
Minimum front yard setback	6 m	1.38 m along Judge St. 2.97 m along Vick Ave.	No - minor variance required
Minimum corner side yard setback	4.5 m	3.0 m along Carling Avenue	No - minor variance required
Minimum interior side yard setback (Endnote 6, Table 162B)	1.2 m	1.2 m	Yes

Building	# units	Required Min. Parking Space Rate	Required Min. Visitor Parking Space Rate	Total parking required	Total parking provided	Compliance
A - Dwelling, stacked	27	1.2 per dwelling unit = 32 spaces	0.2 per dwelling unit = 5	41	41	Yes
B - Dwelling, three-unit	3	1.2 per dwelling unit = 4 spaces	None required			

1408505 Ontario Inc.
c/o Holzman Consultants Inc.
Land Development Consultants
311 Richmond Road, Suite 203 | Ottawa, ON | K1Z 6X3

SITE LEGEND

- FIRE HYDRANT
- DEPRESSED CURB
- CONCRETE CURB
- CONCRETE SIDEWALK
- ASPHALT
- INTERLOCK PAVING STONES
- CATCH BASIN, NEW
- MAN HOLE, NEW
- BORE HOLE
- LIGHT STANDARD
- WALL MOUNT LIGHT FIXTURE
- WALL MOUNTED LIGHT
- POWER POLE
- GUARD POST
- SIGN
- EXISTING GRADE
- PROPOSED GRADE
- 1.8m HT. BLACK VINYL CHAIN LINK FENCE
- GAS METER
- ENTRANCE ARROW
- PAINTED LINES / NO PARKING
- DOWN SPOUT & DRAINAGE DIRECTION

- GENERAL NOTES:**
- SEE SITE SERVICES, ELECTRICAL & MECHANICAL DRAWINGS FOR UNDERGROUND UTILITIES LINES AND FOR NEW GRADING. EXCAVATE BACKFILL & PROVIDE CONCRETE TO REQUIREMENTS OF MECHANICAL, ELECTRICAL & SITE SERVICES DRAWINGS AND SPECIFICATIONS AND TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
 - PROVIDE 0.5M RADIUS FOR CONCRETE CURBS UNLESS OTHERWISE NOTED
 - PERFORM LANDSCAPE & SITE WORKS INCLUDING SIDEWALKS WITHIN THE ROAD ALLOWANCE & SITE SERVICES AS INDICATED
 - REFER TO TOPOGRAPHICAL SURVEY PLAN PREPARED BY FARLEY SMITH & DENIS SURVEYING LTD., DATED JUNE 21 2020.

REV.	DESCRIPTION	DATE
04	ISSUED FOR MINOR VARIANCE APPLICATION	17/06/2021
03	SITE PLAN RE - SUBMITTAL	11/05/2021
02	SITE PLAN RE - SUBMITTAL	16/03/2021
01	ISSUED FOR SITE PLAN APPLICATION	20/NOV/2020

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CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS AND/OR POSSIBLE TRADE INTERFERENCE/CONFLICT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS.

SEAL PROJECT NORTH

Not for construction unless SEALED and SIGNED

P R PYE & RICHARDS -
T Y TEMPRANO & YOUNG
ARCHITECTS INC.

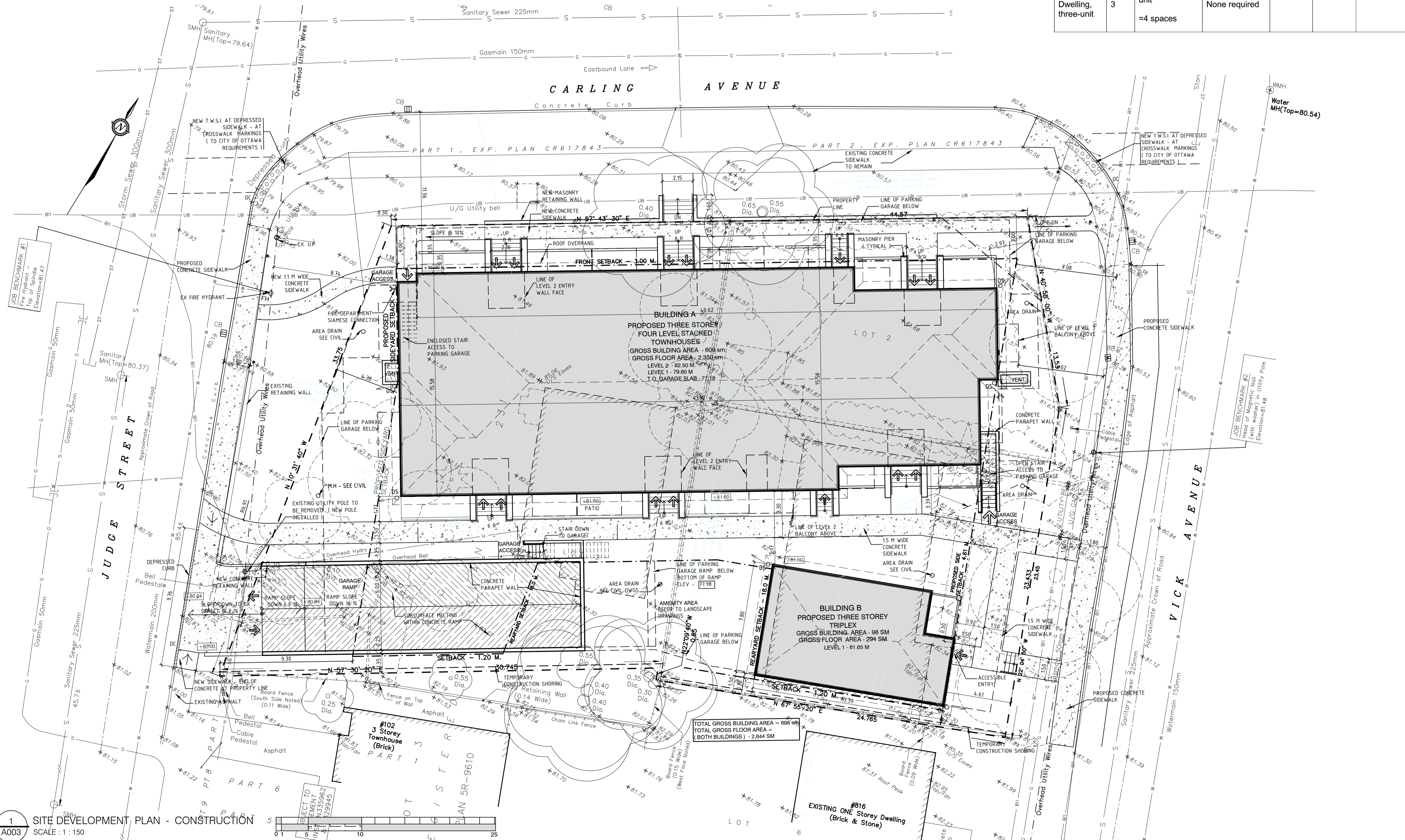
824 Meath St. Suite 200 613.724.7700
Ottawa, ON K1Z 6E8 info@prty.ca

PROJECT
RESIDENTIAL DEVELOPMENT
2830 CARLING AVENUE
STACKED TOWNHOUSES & TRIPLEX

2830 CARLING AVENUE OTTAWA, ONT
DRAWING

OVERALL SITE PLAN
NEW DEVELOPMENT

PROJECT NO. 20033	DRAWING NO. A003
SCALE - AS NOTED	
DRAWN - RJM	
CHECKED - GK	
PLOT DATE - 27/09/2021	PLOTTED BY: D.E.S.



1 SITE DEVELOPMENT PLAN - CONSTRUCTION
SCALE: 1:150

