

Residential Fourth Density, Subzone N (R4N)

Mechanism	Required	Provided	Compliance
Minimum lot width	N/A	N/A	N/A
Minimum lot area	1,400 m <sup>2</sup>	1,686.26 m <sup>2</sup>	Yes
Maximum building height	11 m	11.435 for Building A (stacked townhouses)	No - minor variance required
		9.175 m for Building B (triplex) 1.38 m along Judge St. 2.97 m along Vick Ave.	Yes
Minimum front yard setback	6 m	3.0 m along Carling Avenue	Minor Variance Granted
Minimum corner side yard setback	4.5 m	3.0 m along Carling Avenue	Minor Variance Granted
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**

- ⊕ FH FIRE HYDRANT
- ▨ DC DEPRESSED CURB
- ▬ CONCRETE CURB
- ▭ CONCRETE SIDEWALK
- ▭ ASPHALT
- ▭ INTERLOCK PAVING STONES
- ▭ CATCH BASIN, NEW
- ⊙ MH MAN HOLE, NEW
- ⊙ BH BORE HOLE
- ⊙ LS LIGHT STANDARD
- ⊙ W.L. WALL MOUNT LIGHT FIXTURE
- ⊙ WL WALL MOUNTED LIGHT
- ⊙ PP POWER POLE
- ⊙ GP GUARD POST
- ⊙ ISN SIGN
- ⊙ EXISTING GRADE
- ⊙ PROPOSED GRADE
- ▬ 1.8m HT. BLACK VINYL CHAIN LINK FENCE
- ⊙ G GAS METER
- ➔ ENTRANCE ARROW
- ▬ PAINTED LINES / NO PARKING
- ⊙ ODS 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
06	RE-ISSUED	17/02/2022
05	SITE PLAN RE-SUBMITTAL	15/NOV/2021
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

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF PYE & RICHARDS - TEMPRANO & YOUNG ARCHITECTS INC. COPYRIGHT RESERVED

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.

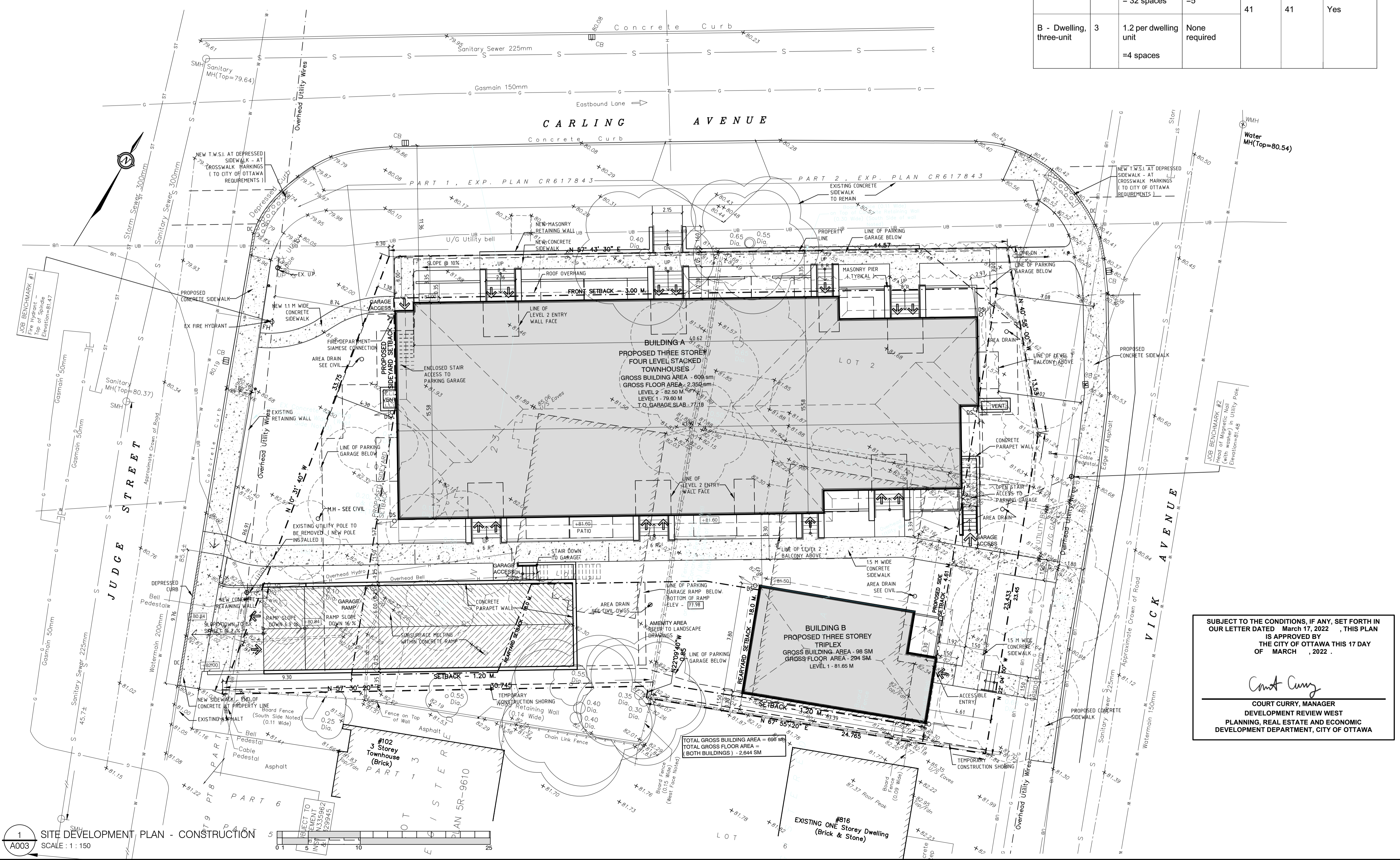
824 Meath St. Suite 200 613.724.7700  
Ottawa, ON K1Z 6E8 info@prty.ca

**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 - 17/02/2022	PLOTTED BY: DDANDRIDGE



SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED March 17, 2022, THIS PLAN IS APPROVED BY THE CITY OF OTTAWA THIS 17 DAY OF MARCH, 2022.

*Court Curry*  
COURT CURRY, MANAGER  
DEVELOPMENT REVIEW WEST  
PLANNING, REAL ESTATE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

1 SITE DEVELOPMENT PLAN - CONSTRUCTION  
SCALE: 1:150