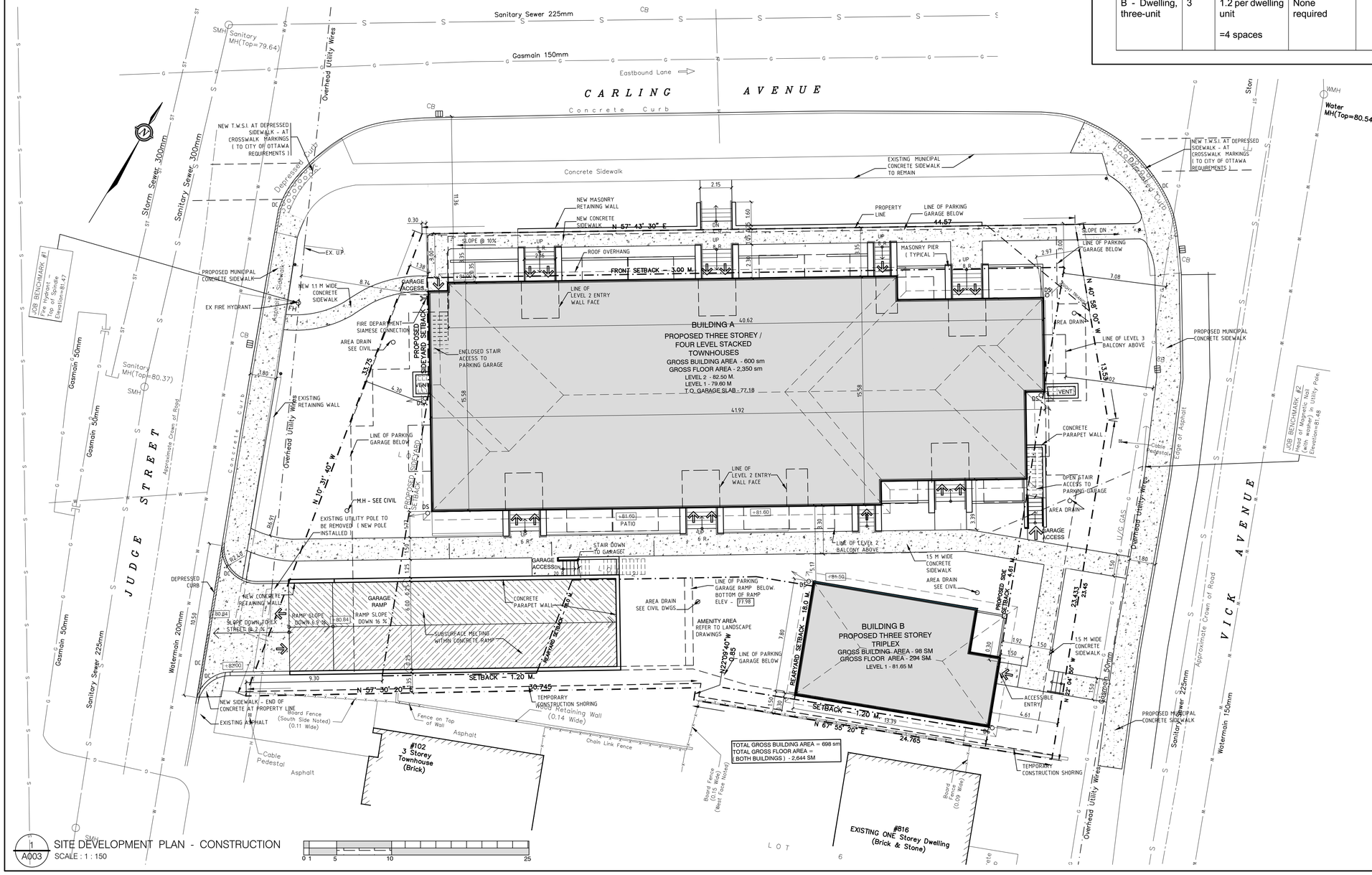
Residential Fourth Density, Subzone N (R4N)

Mechanism	Required	Provided	Compliance
Minimum lot width	N/A	N/A	N/A
Minimum lot area	1,400 m^2	1,686.26 m^2	Yes
Maximum building height	11 m	11.435 for Building A (stacked townhouses)	No – minor variance required
		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 = 33 spaces	0.2 per dwelling unit =6	43	41	No – minor variance required
B - Dwelling, three-unit	3	1.2 per dwelling unit =4 spaces	None required			



1 / A003 SITE DEVELOPMENT PLAN - CONSTRUCTION
SCALE : 1 : 150

0 1 5 10 25

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
- CB CATCH BASIN, NEW
- MH MAN HOLE, NEW
- BH BORE HOLE
- LS LIGHT STANDARD
- WL WALL MOUNT LIGHT FIXTURE
- WL WALL MOUNTED LIGHT
- PP POWER POLE
- GP GUARD POST
- SN SIGN
- +86.23 EXISTING GRADE
- +82.00 PROPOSED GRADE
- 1.8m HT. BLACK VINYL CHAIN LINK FENCE
- G GAS METER
- ENTRANCE ARROW
- PAINTED LINES / NO PARKING
- DS DOWN SPOUT & DRAINAGE DIRECTION

GENERAL NOTES:

1. 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.
2. PROVIDE 0.5M RADIUS FOR CONCRETE CURBS UNLESS OTHERWISE NOTED
3. PERFORM LANDSCAPE & SITE WORKS INCLUDING SIDEWALKS WITHIN THE ROAD ALLOWANCE & SITE SERVICES AS INDICATED
4. REFER TO TOPOGRAPHICAL SURVEY PLAN PREPARED BY FARLEY SMITH & DENIS SURVEYING LTD., DATED JUNE 21 2020.

REV.	DESCRIPTION	DATE
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

Not for construction unless SEALED and SIGNED

PROJECT NORTH

PLAN NORTH

PYE & RICHARDS - TEMPRANO & YOUNG ARCHITECTS INC.
824 Meath St. Suite 200 Ottawa, ON K1Z 6E8
613. 724. 7700 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 -	11/05/2021	**PLOTTED BY:**	R.M.

D07-12-20-0163

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