

# 1354-1376 CARLING AVE, OTTAWA CONCEPT SITE PLAN

## DEVELOPMENT STATISTICS

ZONING	AM10	
SITE AREA		
Total Site Area:	18,559m <sup>2</sup>	
SETBACKS		
F.Y.	0m	Road widening
C.Y. (A/B)	0m	3.5m
C.Y. (C/D)	3m	5m
R.Y.	7.5m	11.5m/26m
HEIGHT		
Commercial Ground Floor:	1(6m)	
A/B/C	20/22/20	
D/C	8	
Total:	20	

## RESIDENTIAL UNITS

Building A	195
Building B	215
Building C	273
Building D	108
Building E	108
<b>TOTAL:</b>	<b>899</b>

\*Unit counts as provided by the architects

ESTIMATED GFA	RETAIL	RESIDENTIAL
Building A	850m <sup>2</sup>	12,589m <sup>2</sup>
Building B	645m <sup>2</sup>	13,804m <sup>2</sup>
Building C	1,109m <sup>2</sup>	16,571m <sup>2</sup>
Building D		7,715m <sup>2</sup>
Building E		8,051m <sup>2</sup>

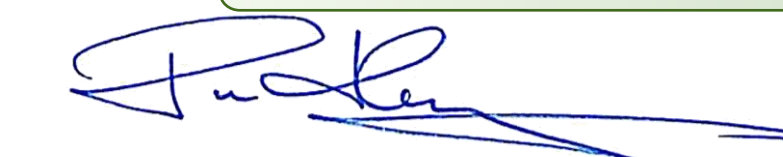
TOTAL: 2,604m<sup>2</sup> 58,730m<sup>2</sup>  
\*Assumes an 85% efficiency

PARKING	Above Ground
	49

## NOTES





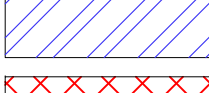

- Assumes a typical residential floor height of 3m. Assumes a minimum commercial ground floor height of 6m.
- For the purposes of this concept, an average unit size of 75m<sup>2</sup> (800sf) is used to calculate the approximate number of units.
- GFA: Assumes 85% efficiency for apartment buildings. Areas are approximate.  
\* Building includes interior amenity areas for the residents;

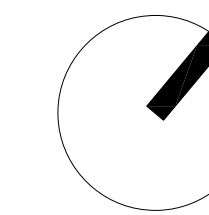
**APPROVED**  
By herweydo at 3:29 pm, Jan 16, 2019



**DON HERWEYER, MCIP, RPP**  
MANAGER, DEVELOPMENT REVIEW - SOUTH  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

## LEGEND

-  PROPERTY LINE
-  PHASING LINE
-  EXISTING HOTEL
-  ORIGINAL PROPERTY LINE
-  ROAD WIDENING (477m<sup>2</sup>)
-  SEWER EASEMENT (116m<sup>2</sup>)



0 5m 10m 15m 30m

8	UPDATED STATS	2018.06.20	EL
8	ADJUSTED BUILDING B	2018.05.23	EL
7	UPDATED UNIT COUNTS	2018.04.20	RP
6	ACCESS ROAD THROAT	2018.04.18	RP
5	FOR CLIENT REVIEW	2018.01.30	EL
4	FOR CLIENT REVIEW	2017.11.10	RP
3	FOR CLIENT REVIEW	2017.09.13	RP
2	REVIEW	2017.09.12	RP
1	DRAWING	2017.09.07	RP

CREATED BY: RP  
REVIEWED BY: PB  
DATE: 2018.04.20

CLIENT  
**HOLLOWAY LODGING CORPORATION**



# FOTENN

## Planning + Design

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