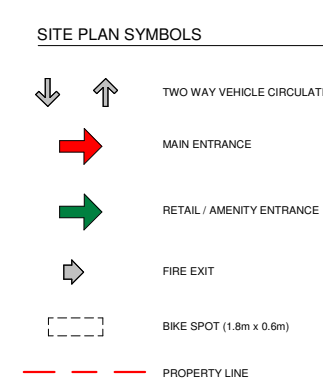


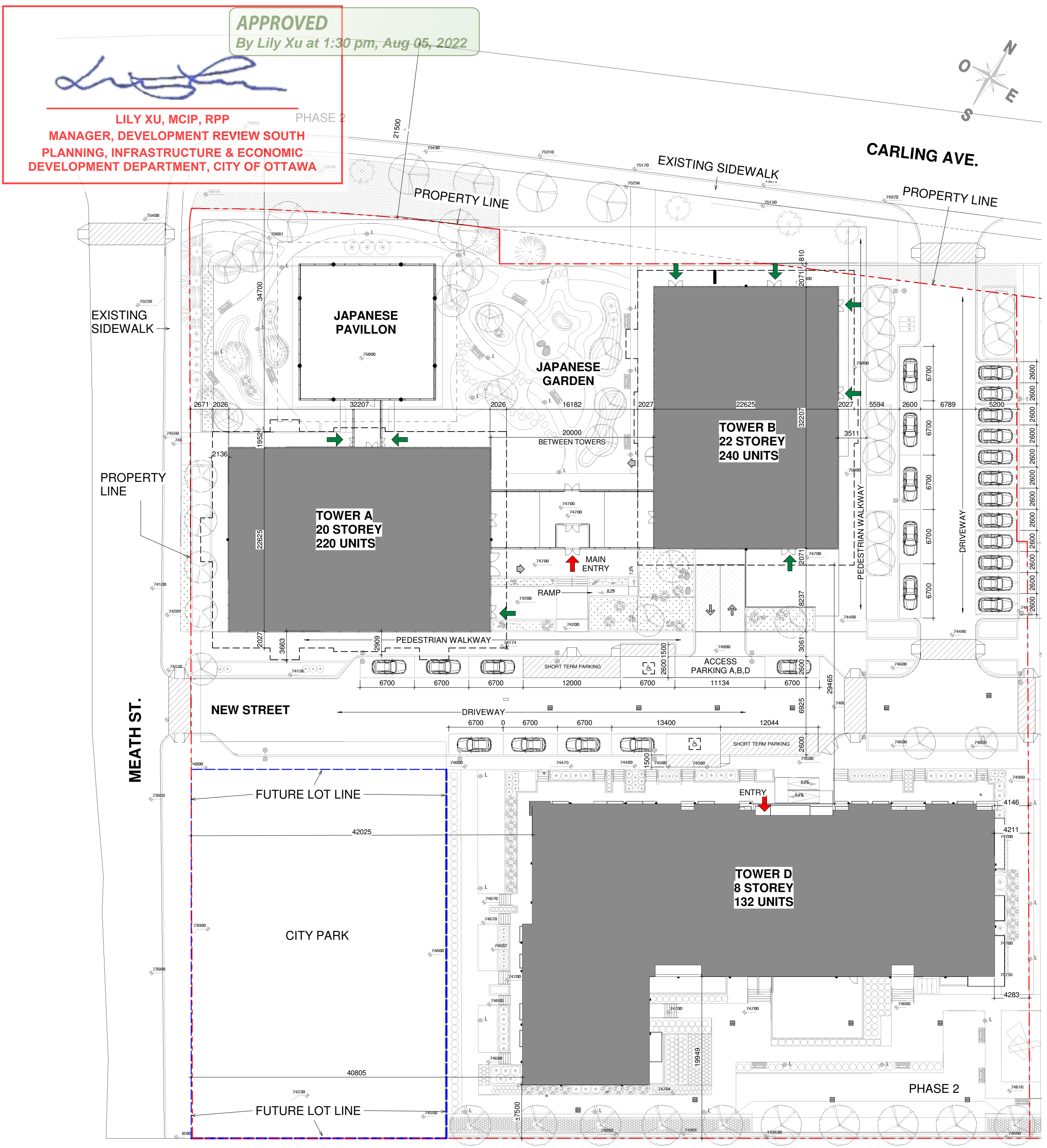


ZONING TABLE	
Current Zoning	AM1(2515) S389 (Phase 1 lands), AM1(2515) S389-h and O1(2520)-h (Phase 2 lands)
Site Area	18,924 m ²
Dwelling Units	592 (Building A: 220; Building B: 240; Building D: 132)
Proposed Retail Area	697.28m ² Building A-B
Hotel Rooms / GFA	-
In	REQUIRED PROPOSED
Setbacks	Front (Carling): No minimum Corner side (Meath): Building A: 2.4m, Building D: 3m, Floor: 2.9m Proposed: Front (Carling): No minimum Corner side (Meath): Building A: 2.67m, Building D: 40.8m, Floor: 2.76m
Building Wall	At least 50% of the frontage along Carling Avenue must be occupied by building walls located within 10 metres of the property line. At least 50% of the frontage along Meath Street must be occupied by building walls located within 6 metres of the property line. Proposed: Front (Carling): 25.93% within 10m Corner side (Meath): 23.43% within 6m
Ground Floor Height	Minimum: 4.5 metres within 10m of Carling Proposed: 4.95m
Glazing Requirement	A minimum of 50% of the surface area of the ground floor facade, measured from the average grade up to a height of 4.5 metres, shall be glazing. A public street must be comprised of transparent glazing and active customer or residential entrance doors.
Building Height	Minimum: 7.5 metres and at least 2 stories Maximum (Schedule 389): Area A: 120m (20 stories), Area B: 60m (22 stories), Area C: 24.4m (8 stories), Area D: 11m (3 stories) Proposed: Maximum: 16m Area A: 11.30m (20 stories), Area B: 68.25m (22 stories), Area C: 24.4m (8 stories), Area D: 6.60m (3 stories)
Amenity Area	Total - 3562 m ² Communal - 1776 m ² Proposed: Building A: 1227.20 m ² , Indoor Communal: 204.25 m ² , Garden Communal (AMB): 1982.55 m ² , Building B: 1458.42 m ² , Indoor Communal: 0 m ² , Building D: 1751.4 m ² , Indoor Communal: 151.4 m ² , Outdoor Terrace: 207 m ² , Private: 4410.22 m ² , Communal: 2748.21 m ²
+1 Parking	Residential: 206 spaces Residential: BUILDING A & B: 230 spaces, BUILDING D: 68 spaces Residential Visitor: 45 spaces Minimum: 0.1 dwelling unit resulting in the first 12 units. Retail Store: 9 spaces Non-Residential (600m ² or less): None Otherwise: 1.25x100m ² of GFA Proposed: Residential total (Garage): 323 spaces, BUILDING AMB: 233 spaces, Regular Cars: 230 spaces, Regular cars (bikes): 3 spaces, BUILDING D: 68 spaces, Regular cars: 68 spaces, Regular cars (bikes): 24 spaces, Exterior: BUILDING ABB (bikes): 24 spaces, BUILDING D (bikes): 0 spaces, Retail: 3 spaces, Total: 362 spaces
Bicycle Parking	Residential: 0.5 dwelling unit Retail: 1.25m ² of GFA 50% can be vertical 25% of residential spaces must be indoors Proposed: Residential: BUILDING A & B: 200 spaces, BUILDING D: 68 spaces, Retail: 3 spaces, Total: 299 spaces, Exterior: BUILDING ABB (bikes): 3 spaces, BUILDING ABB (Retail): 3 spaces, Total: 362 spaces

Drawings List	
Sheet Number	Sheet Name
PR-000	SITE PLAN, ZONING INFO, PROJECT CONTACTS



CIVIL ENGINEER Morrison Hershfield 2932 Baseline Road, Ottawa (On.), K2H 1B1.	SURVEYOR	LEGAL DESCRIPTION PART BLOCKS 6 AND 7 REGISTERED PLAN 221 AND PART OF ROAD ALLOWANCE BETWEEN CONCESSION 1 (OTTAWA FRONT) AND CONCESSION 1 (RIDEAU FRONT) CLOSED BY BY-LAW 231-66, INST 511589 GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA
GEOTECHNICAL ENGINEER	URBAN PLANNER Stantec Experts Conseil 300-555 René-Levesque O. Montréal, (Qc.), H2Z 1B1	PROJECT DEVELOPER HL General Partner Inc. 145 Hobsons Lake Drive, suite 106, Halifax NS B3S 0H9



1 SITE PLAN - PHASE 2
1:175

APPROVED
By Lily Xu at 1:30 pm, Aug 05, 2022

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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GENERAL NOTES:
Do not scale directly from the drawings.
All dimensions and general conditions must be verified on site before any work begins.
Do not proceed in case of uncertainties.
This drawing should be read together with the architectural specifications and general notes.

ONTARIO ASSOCIATION OF ARCHITECTS
1997
5307

Revision Schedule	
Rev.	Date

Client	

Structure	

Mechanical / Electrical	

Landscape Architect	

1376 Carling Ave. - OTTAWA, Ontario

Project: 1376 CARLING AVE.
Phase: PHASE 2

Design Title: **SITE PLAN, ZONING INFO, PROJECT CONTACTS**

Scale: 1:175 designed by: G.M.
Date: 12 SEP 2019 approved by: E.H.
File: 16-080 design: PR-000

Plan Number: 16501