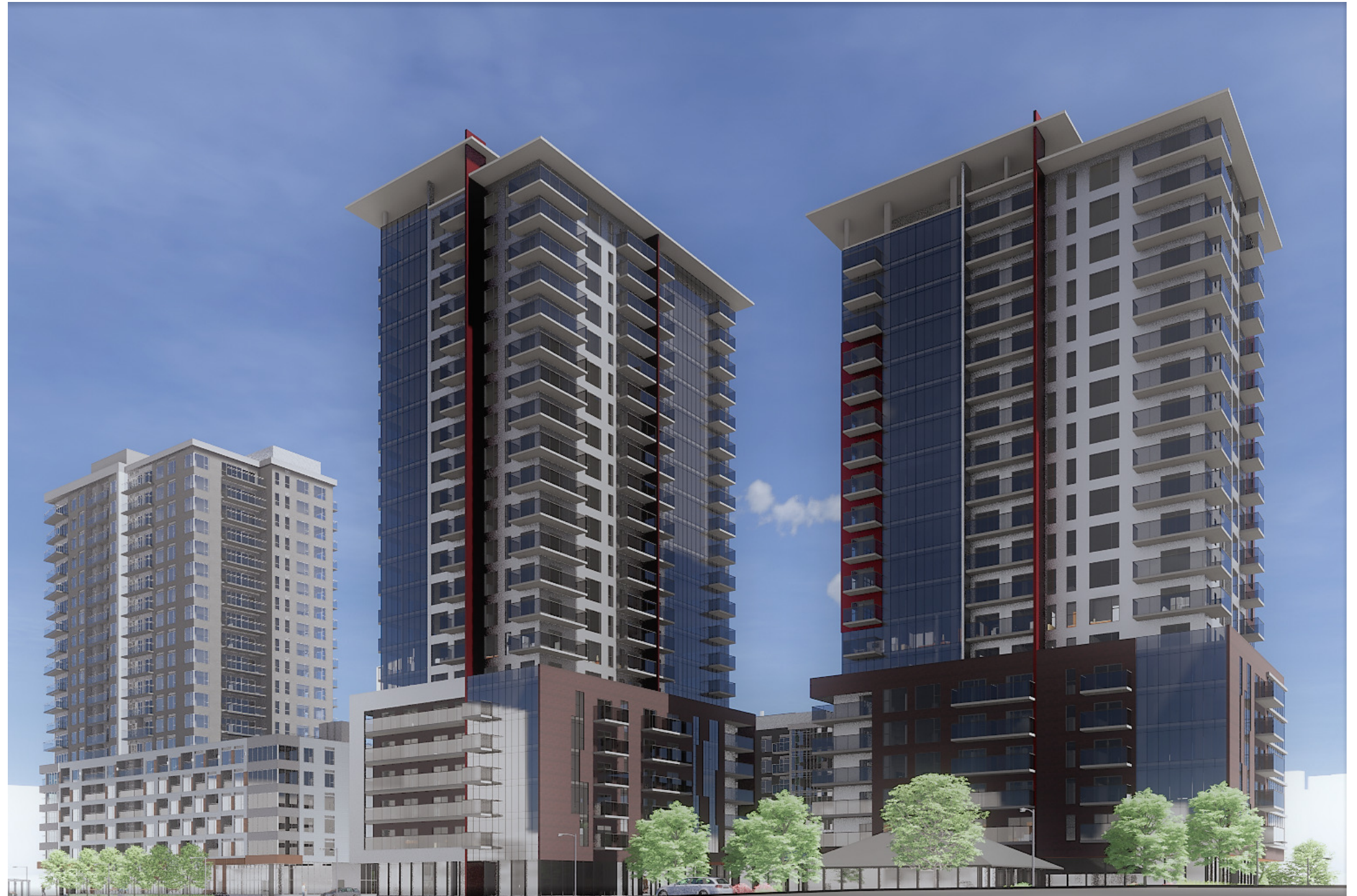


**SITE PLAN APPLICATION**  
*June 18, 2021*



**CARLING, PHASE 2**

Ottawa, Ontario.

18 June 2021

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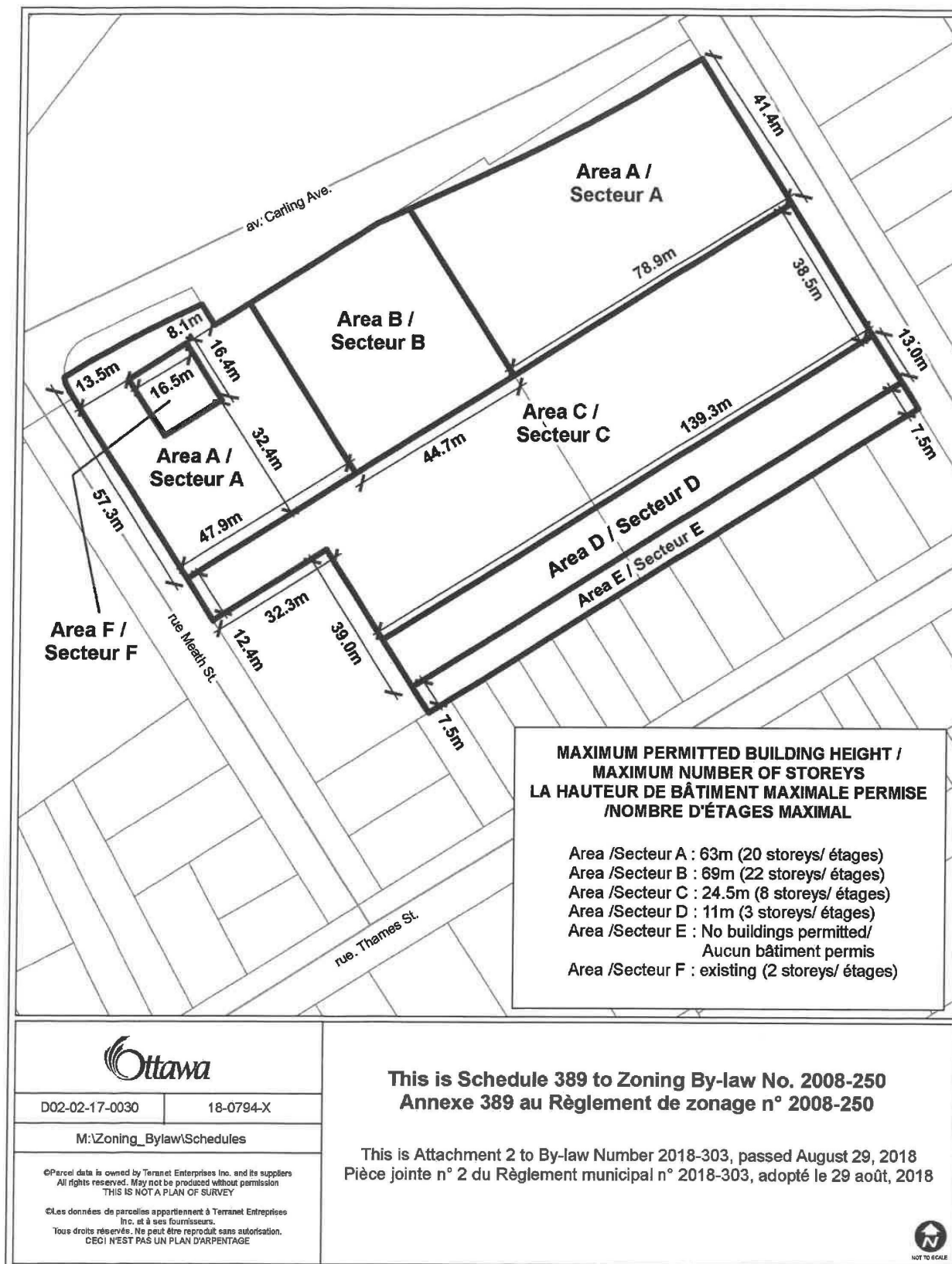
### Project Team

- *Architect: Geiger and Huot Architects,  
424 rue Guy, Bureau 104, Montreal, (Qc.) H3J 1S6*
- *Landscape Architect: Stantec Experts Conseil,  
300-555 René-Levesque O. Montréal, (Qc.), H2Z 1B1*
- *Civil Engineer: Morrison Hershfield,  
2932 Baseline Road, Ottawa (On), K2H 1B1.*

## CARLING, PHASE 2

Ottawa, Ontario.

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ZONING TABLE		
Current Zoning	AM10[2518] S389 (Phase 1 lands); AM10[2519] S389-h and O1[2520]-h (Phase 2 lands)	
Site Area	18,804 m <sup>2</sup>	
Dwelling Units	592 (Building A: 220; Building B: 240; Building D: 132)	
Proposed Retail Area	696.76m <sup>2</sup> Building A+B	
Hotel Rooms / GFA	-	
in	REQUIRED	PROPOSED
Setbacks	Front (Carling): No minimum Corner Side (Meath): Building A: 2.4m Building D: 3m Rear: 7.5m	Front (Carling): Corner Side (Meath): Building A: 2.4m Building D: 40.7m Rear: 7.76m
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.	Front (Carling): 25.93 % within 10m Corner Side (Meath): 23.45% within 6m
Ground Floor Height	Minimum: 4.5 metres within 10m of Carling	4.95m
Glazing Requirement	A minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors	
Building Height	Minimum: 7.5 metres and at least 2 storeys Maximum (Schedule 389): Area A: 63m (20 storeys) Area B: 69m (22 storeys) Area C: 24.5m (8 storeys) Area D: 11m (3 storeys)	Minimum: 18m Maximum: Area A: 61.95m (20 storeys) Area B: 68.25m (22 storeys) Area C: 24.5m (8 storeys) Area D: 6.54m (3 storeys)
Amenity Area 6m <sup>2</sup> per unit of which 50% is required to be communal	Total = 3552 m <sup>2</sup> Communal = 1776 m <sup>2</sup>	Building A: Private Balconies: 1557.71 m <sup>2</sup> Indoor Communal: 512.45 m <sup>2</sup> Outdoor Garden (A&B): 2067.72 m <sup>2</sup> Building B: Private Balconies: 1860.36 m <sup>2</sup> Indoor Communal: 0 m <sup>2</sup> Building D: Private Balconies: 1724.4 m <sup>2</sup> Indoor Communal: 161.4 m <sup>2</sup> Outdoor Terrace: 207.6 m <sup>2</sup> Total: 5142.47 m <sup>2</sup> Communal: 2949.17 m <sup>2</sup>
+1 Parking Residential: Minimum: 0.5/dwelling unit Residential Visitor: Minimum: 0.1/dwelling unit excluding the first 12 units Retail Store: Non-Residential (500m <sup>2</sup> or less): None Otherwise: 1.25/100m <sup>2</sup> of GFA	Residential: 296 spaces BUILDING A & B: 230 spaces BUILDING D: 66 spaces Residential Visitor: 57 spaces BUILDING A & B: 45 spaces BUILDING D: 12 spaces Retail: 9 spaces Total: 362 spaces	Residential total (Garage): 323 spaces BUILDING A&B: 233 spaces Regular Cars: 230 spaces Regular cars (visitors): 3 spaces  BUILDING D: 90 spaces Regular cars: 66 spaces Regular cars (visitors): 24 spaces  Exterior: 39 spaces BUILDING A&B (visitor): 24 spaces BUILDING D (visitor): 6 spaces Retail: 9 spaces Total: 362 spaces
Bicycle Parking Residential: 0.5/dwelling unit Retail: 1/250m <sup>2</sup> of GFA 50% can be vertical 25% of residential spaces must be indoors	Residential 296 spaces BUILDING A & B: 230 spaces BUILDING D: 66 spaces Retail: 3 spaces Total: 299 spaces	Residential total (Garage) 319 spaces BUILDING A & B: 253 spaces Garage : (100+153) 253 spaces BUILDING D : 66 spaces Garage : 66 spaces  Exterior 3 spaces BUILDING A&B (Retail): 3 spaces Total: 362 spaces



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<b>BUILDING A:</b>			<b>BUILDING B:</b>			<b>BUILDING D:</b>		
<b>RENTABLE - COMMERCIAL AREA</b>			<b>RENTABLE - COMMERCIAL AREA</b>					
Units Number	Area (m2)	Area (ft2)	Units Number	Area (m2)	Area (ft2)	Units Number	Area (m2)	Area (ft2)
1	484.14	5211	1	213.14	2294			
<b>RENTABLE - LEVEL 02 to 06</b>			<b>RENTABLE - LEVEL 02 to 06</b>			<b>RENTABLE - LEVEL 01</b>		
Units Number	Area (m2)	Area (ft2)	Units Number	Area (m2)	Area (ft2)	Units Number	Area (m2)	Area (ft2)
16	820.72	8834	16	774.5	8337	18	984.4	10596
80	4103.6	44170	80	3872.5	41683			
<b>RENTABLE - LEVEL 07</b>			<b>RENTABLE - LEVEL 07</b>			<b>RENTABLE - LEVEL 02</b>		
Units Number	Area (m2)	Area (ft2)	Units Number	Area (m2)	Area (ft2)	Units Number	Area (m2)	Area (ft2)
10	613.47	6603	10	613.47	6603	22	1237	13321
<b>RENTABLE - LEVEL 08 to 20</b>			<b>RENTABLE - LEVEL 08 to 22</b>			<b>RENTABLE - LEVEL 03</b>		
Units Number	Area (m2)	Area (ft2)	Units Number	Area (m2)	Area (ft2)	Units Number	Area (m2)	Area (ft2)
10	613.99	6609	10	613.99	6609	22	1128	12150
130	7981.87	85915	150	9209.85	99132			
<b>RENTABLE - LEVEL 02 to 20</b>			<b>RENTABLE - LEVEL 02 to 22</b>			<b>RENTABLE - LEVEL 04 to 08</b>		
Units Number	Area (m2)	Area (ft2)	Units Number	Area (m2)	Area (ft2)	Units Number	Area (m2)	Area (ft2)
220	12698.94	136688	240	13695.82	147418	14	854	9101
						70	4270	45505
<b>RENTABLE - LEVEL 01 to 08</b>								
Units Number	Area (m2)	Area (ft2)						
132	7619.4	81572						



**CARLING, PHASE 2**

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**1.1 Application and Submission Details**

This report has been prepared in support of a site plan application by HL General Partners to permit the development of the second phase of a 2 phase project located at 1354 Carling. Phase 1 is currently under construction, and this application is specific to the second phase consisting of 3 buildings totaling 594 dwelling units with commercial activity at the ground floor bordering Carling.

The site is organised around 2 interior private streets, one entering the site off Carling and dividing the 2 phases, the other running parallel to Carling just south, and connecting the 2 side streets, running West to East from Meath to Archibald. 2 High Rise towers, one of 20 storeys and the other of 22 storeys will fill the North-west quadrant of the site and will frame the existing Japanese pavilion that currently stands in that location.

The pavilion itself will be rebuilt in the same location and will be surrounded by a new Japanese inspired garden, both these gestures paying homage to the original buildings that were original to the site.

Buildings A (20 storeys) and B (22 storeys), as identified on the site plan, feature ground floor commercial activity facing the surrounding streets as well as some common amenity spaces for the tenants, mainly in areas facing the new garden and in the repurposed pavilion. Two levels of underground parking will house most of the interior parking and bicycle parking, as well as service spaces.

Building D (8 storeys) is entirely residential and mirrors Building E (Phase1) with its individual accesses at street level and its tiered volume reducing the visual impact on the single-family dwellings to the south.

**1.2 Project Vision**

1354 Carling is a 2-phase mixed use development that will bring high quality housing to an area that is rapidly changing as the needs of the city are evolving.

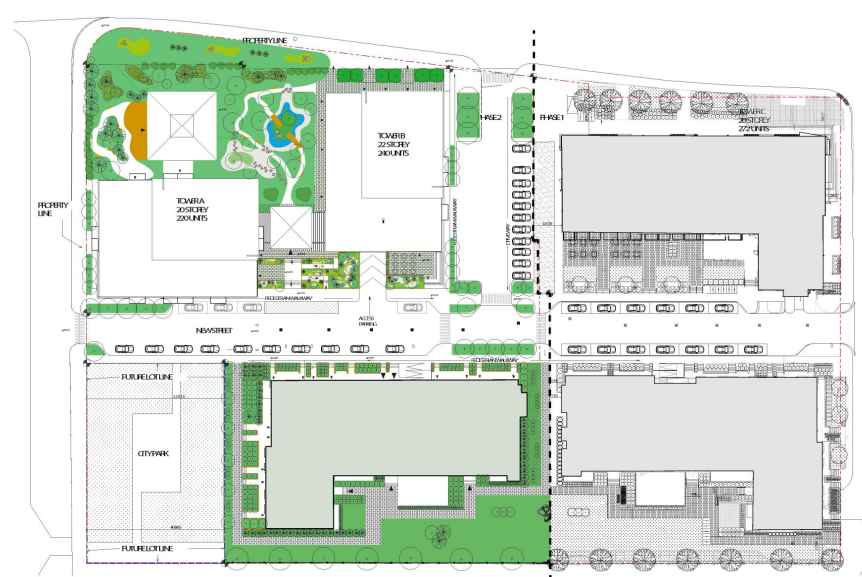
This inward-looking development creates a sense of place while at the same time opening the site to the surrounding neighborhood thus continuing the trend of city intensification. It should be noted that the south-west corner of the site is targeted to become a public park for the benefit of the entire community.

**1.3 Subject Property**

The subject property is the western half of the lot bordered by Carling Avenue to the North, Meath and Archibald streets to the West and East, and the single family homes on Thames street to the south.

The total area is 18,804 m<sup>2</sup>.

The site is presently occupied by a 2 storey hotel that is scheduled to be demolished as part of this application, leaving only the Japanese pavilion to be rebuilt in the same location that it now occupies.



Site plan

**1.4 Surrounding Area**

The site is located along Carling Avenue and is within the commercial corridor which stretches from the Bronson in the east and march rad in the west to the off ramp of the 417. This corridor consists of mixed-use commercial retail and office, mainly low to mid-rise buildings and is currently undergoing transformation and intensification. The subject property is within 400 metres of planned rapid transit stations at Carling/ Merivale, and Carling/Kirkwood. Carling Avenue is also a transit priority corridor in the city.

To the south is a neighborhood of low-density residential abutting Thames Street. Further south is the Carlington neighborhood with commercial/retail uses along Merivale.

**1.5 Response to City Policies**

Under the city of Ottawa comprehensive Zoning By-Law, the subject property falls in Am10 (2519) S389-h and O1 (2520)- h- Arterial Mainstreets and as such our design follows the guidelines by:

- Locating towers A and B along the public street edge,
- Providing a 2.0-metre-wide concrete sidewalk along the podium base,
- Creating a continuous streetscape along Carling Avenue,
- Respecting the setbacks along Meath and Carling and defining the corner site, as well as creating a backdrop for the heritage pavilion at the corner,
- Providing a significant architectural statement at the corner and creating an integrated landscape accessible to all,
- Creating an intensified, mixed use development,
- Ensuring a continuous street frontage along Carling Avenue,
- Creating a transition in the scale and density of the built form from the High-rise buildings along the Avenue to the low-rise buildings of the neighbors to the south,
- Creating street front units with direct access along the interior street,
- Using clear glass at the retail base along the Avenue,
- Intensive landscape over the site introducing a network of pedestrian walkways 2 metres wide permeating the entire site,
- Providing covered walkways at the commercial / retail level,
- Locating the surface parking at the side and rear of the site,
- Providing minimal surface parking,

The proposed development responds positively to all of the design guidelines for the Arterial Mainstreets.

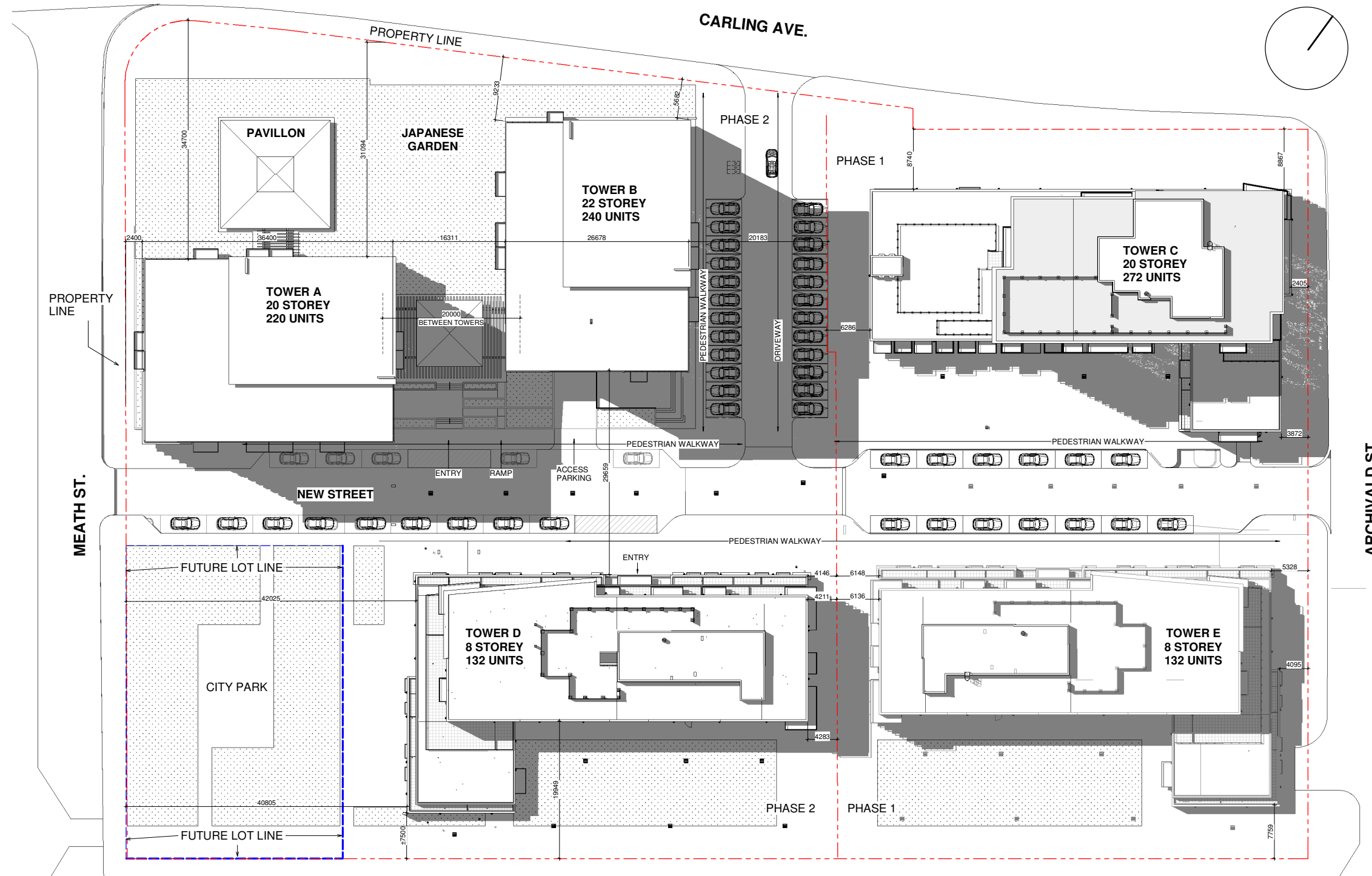




### CARLING, PHASE 2

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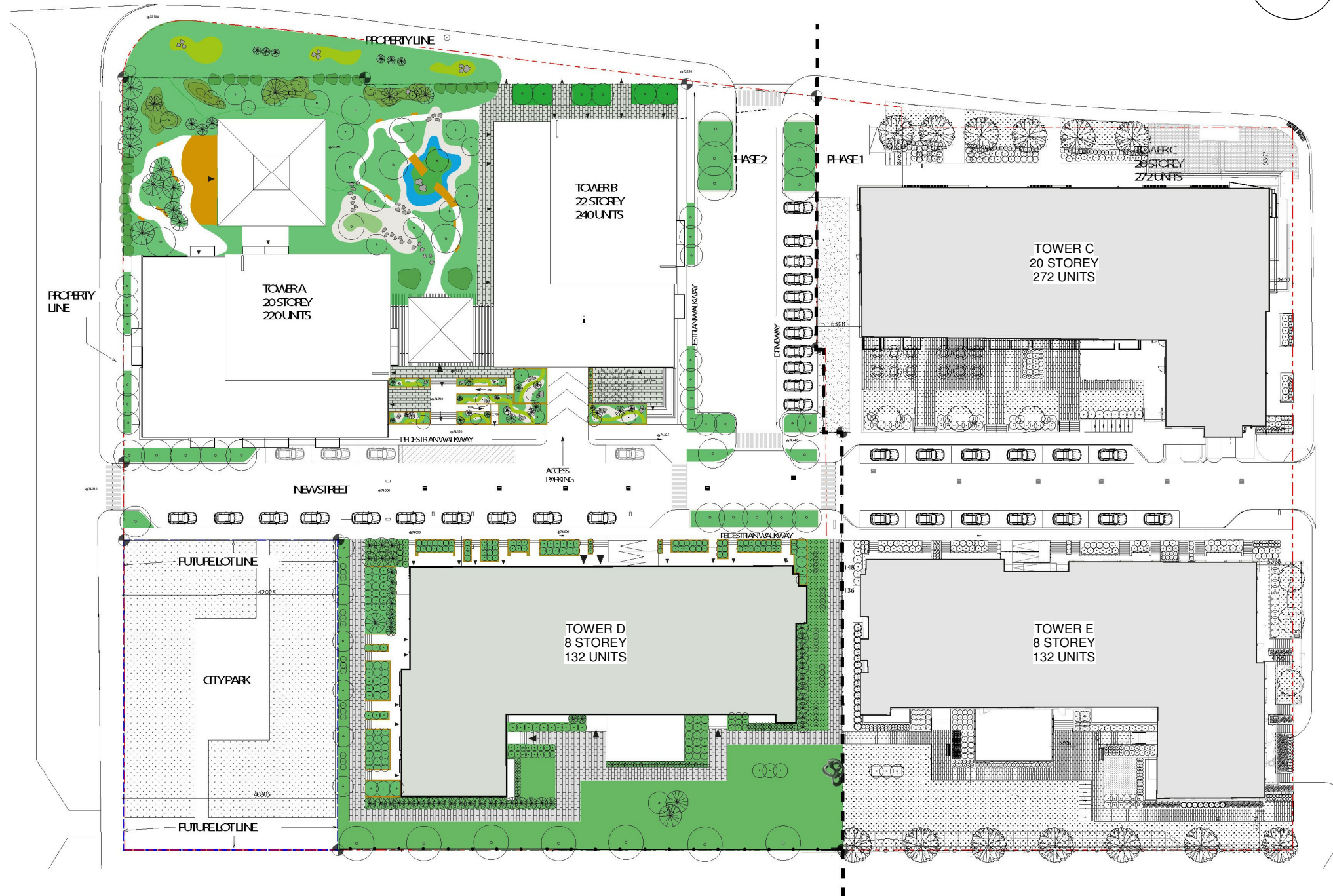
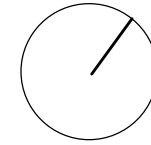


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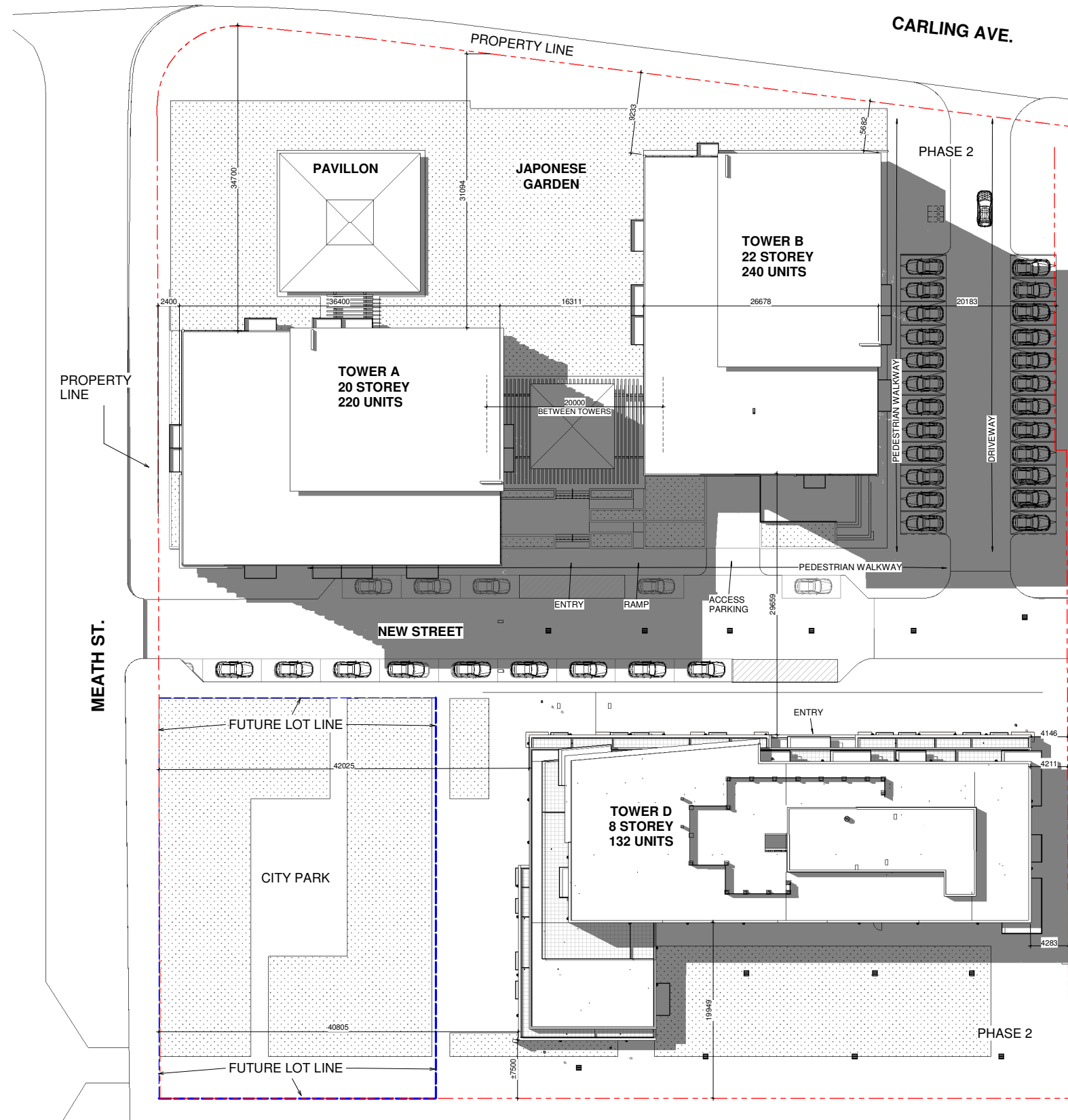




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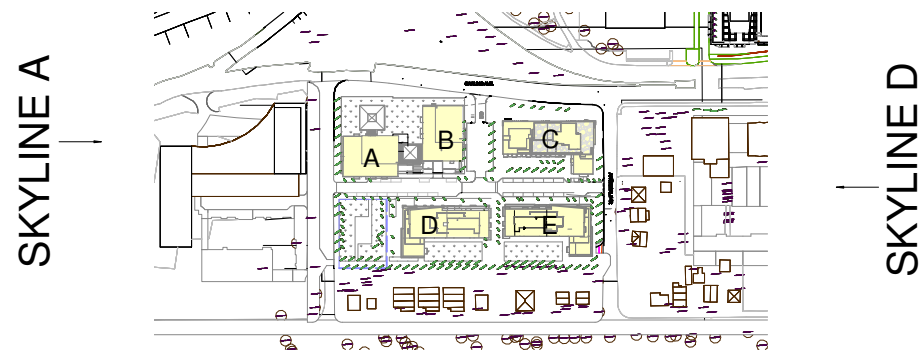
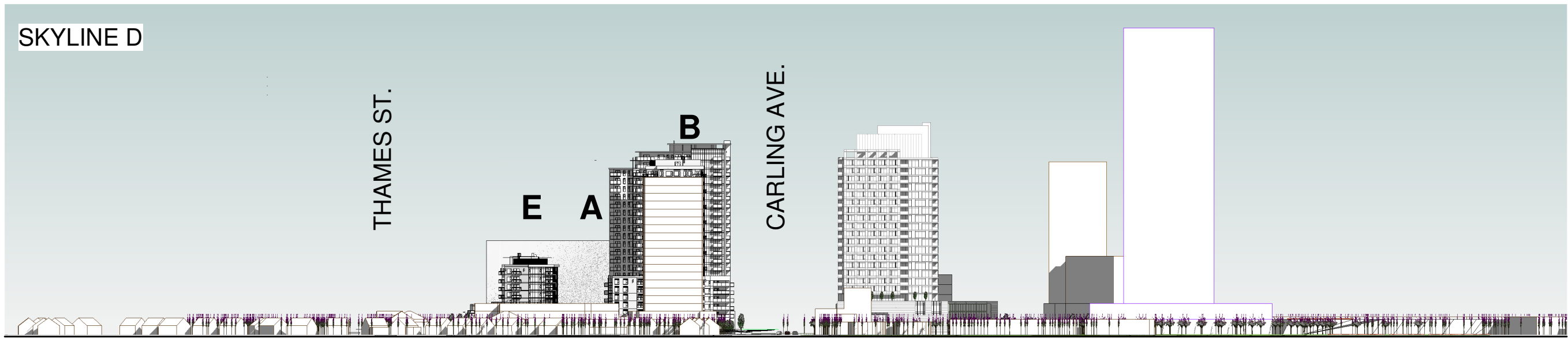
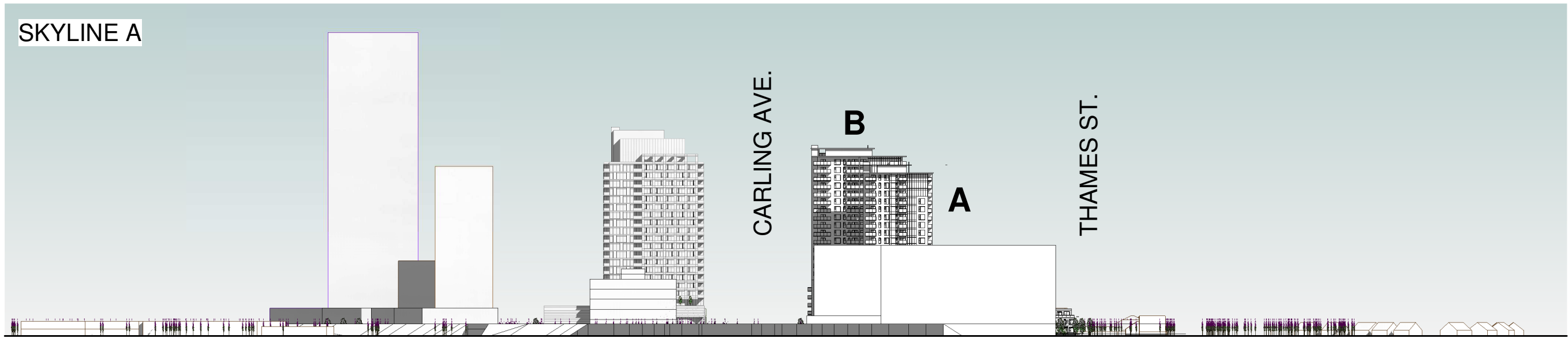
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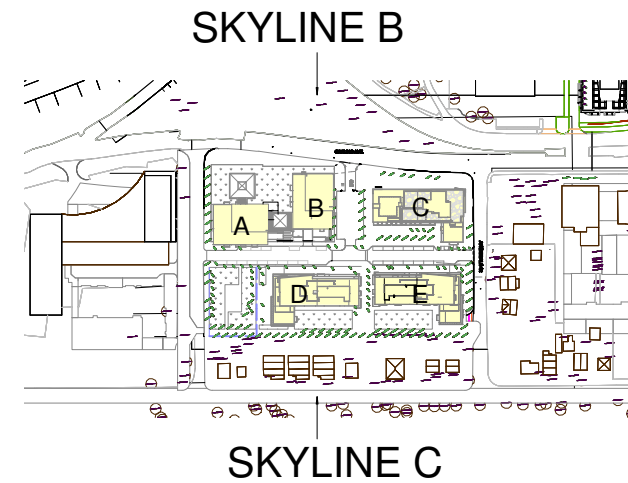
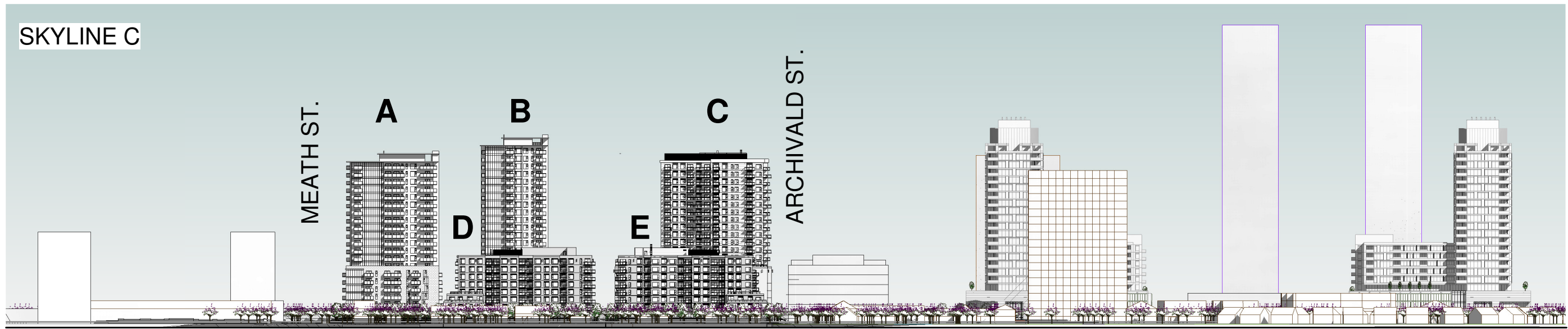
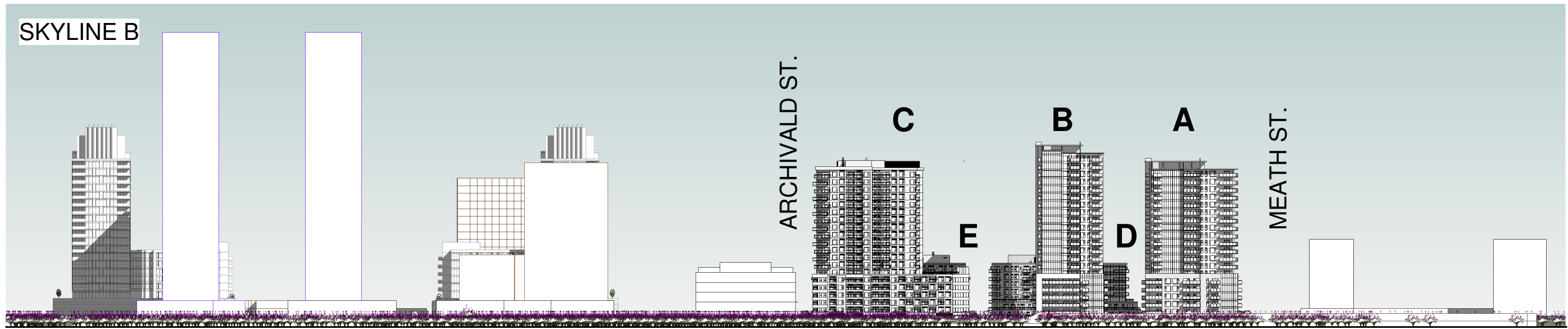
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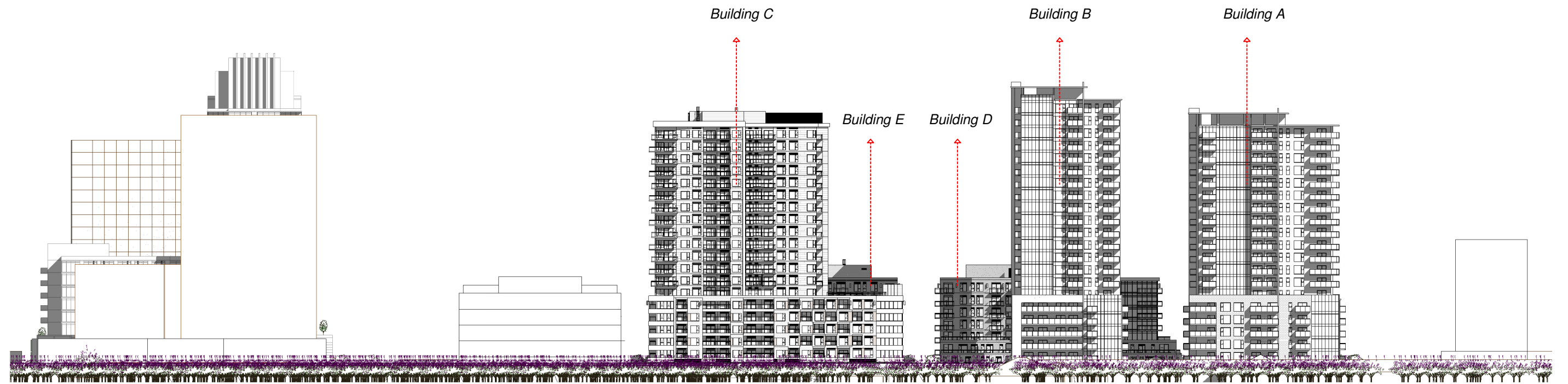
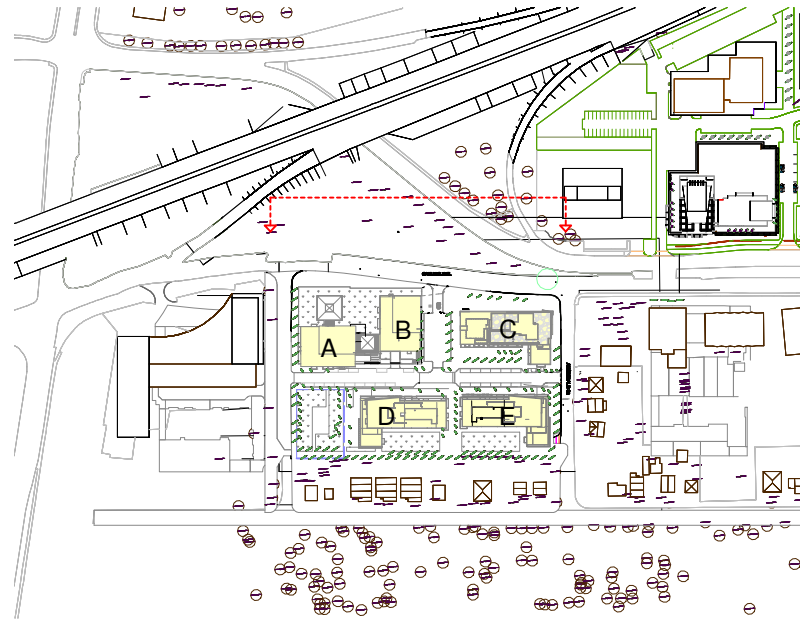
18 June 2021



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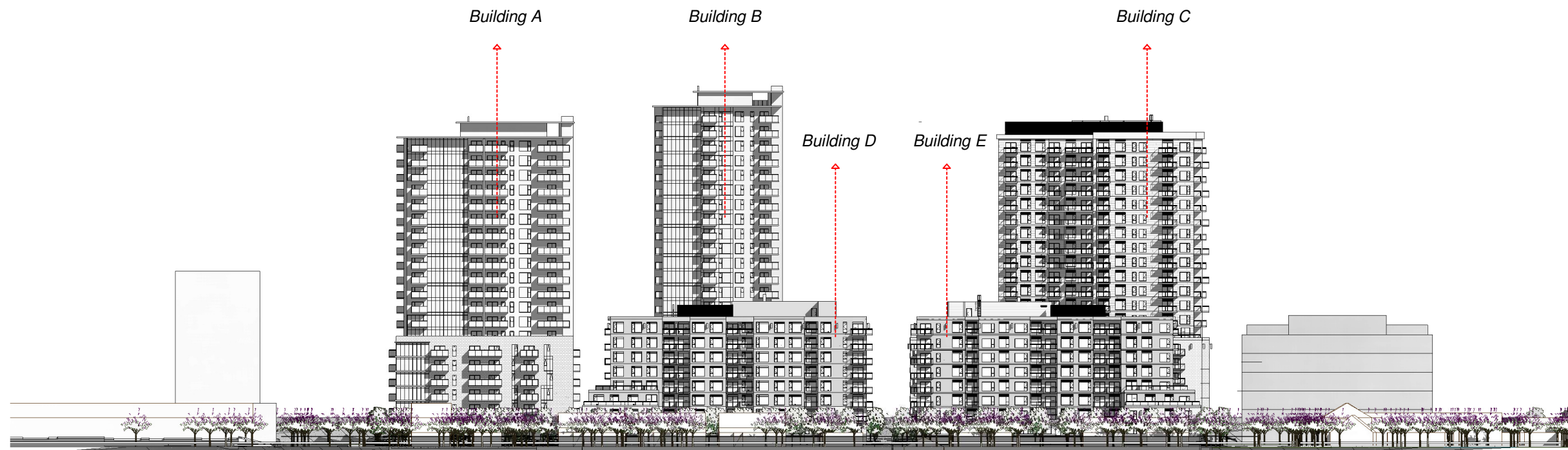
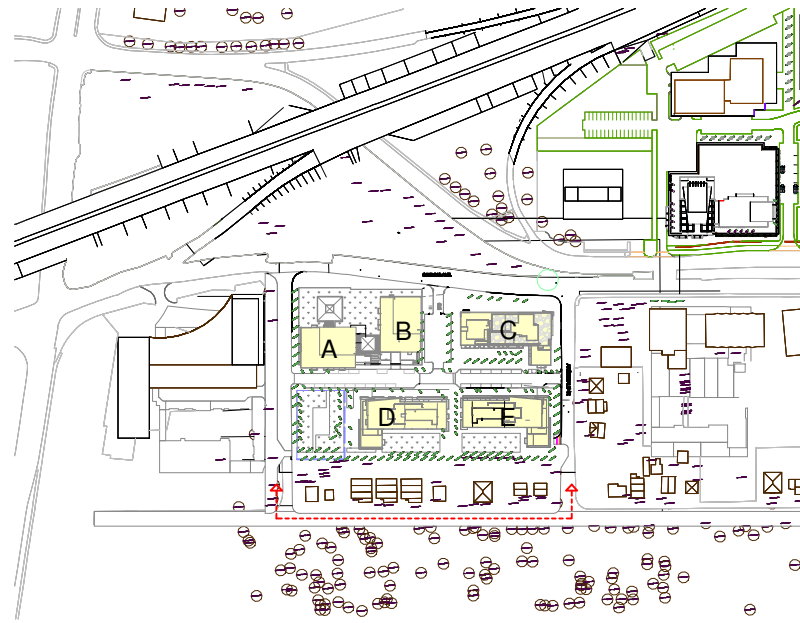


Section Carling Avenue

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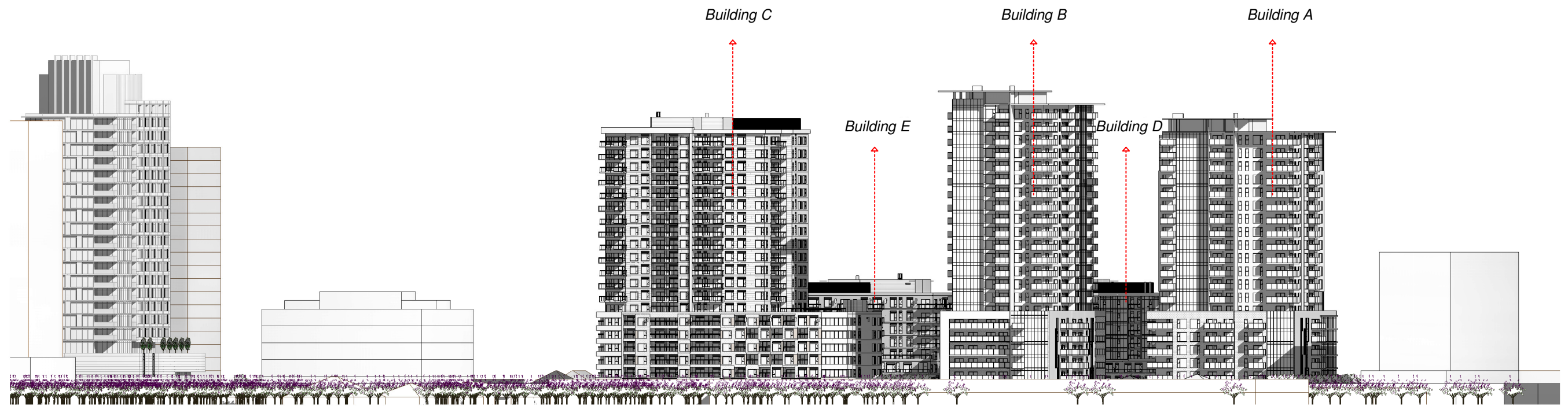
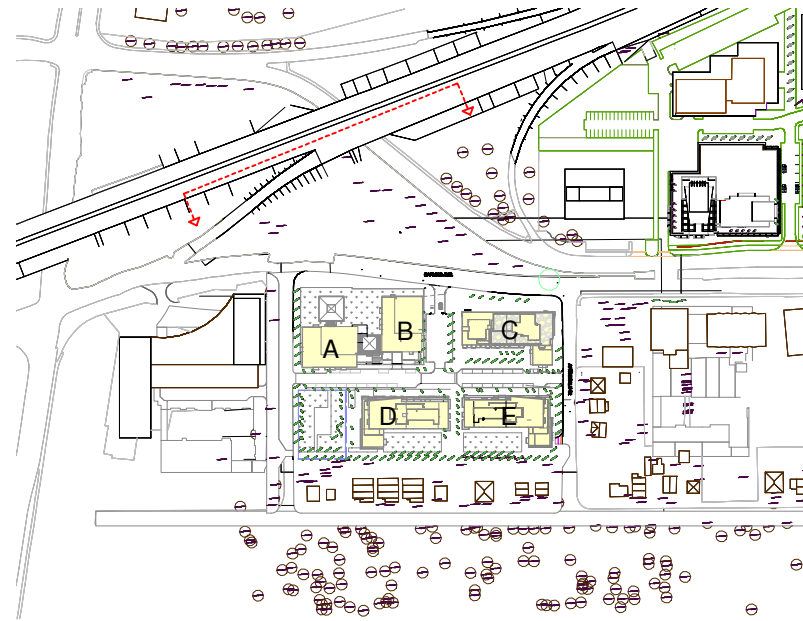


Section Thames Street

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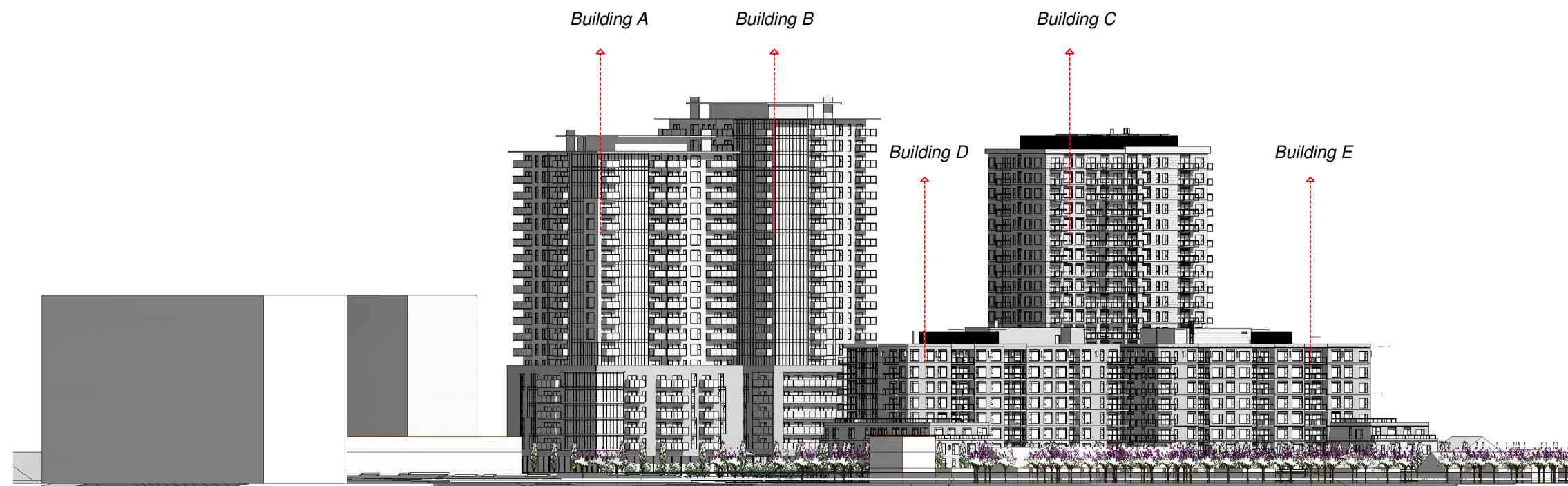
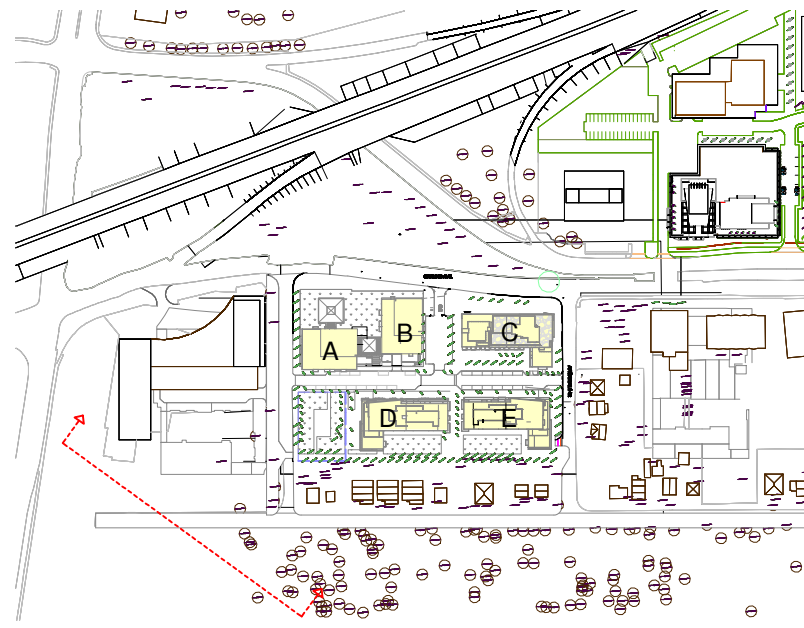


Section Trans Canada Highway/Queensway

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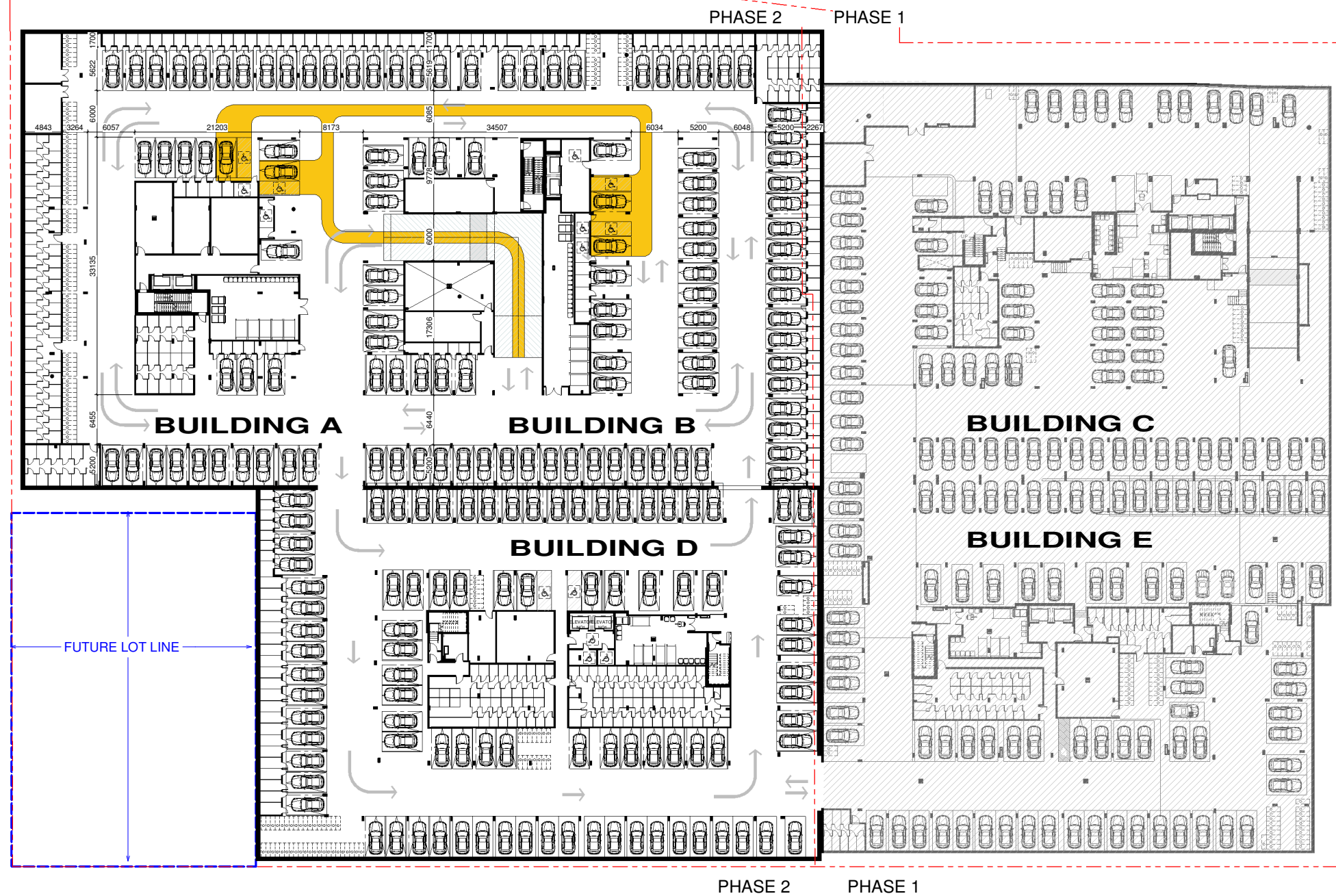
Section Meath/Thames Street

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**LEVEL P1**

**BUILDING A+B:**

PARKING SPACES: **TOTAL 115**

RESIDENTIAL: 115 SPACES

BICYCLES: **100 HORIZONTAL**

LOCKERS: **211 UNITS**

**BUILDING D:**

PARKING SPACES: **TOTAL 90**

RESIDENTIAL: 66 SPACES

VISITORS: 24 SPACES

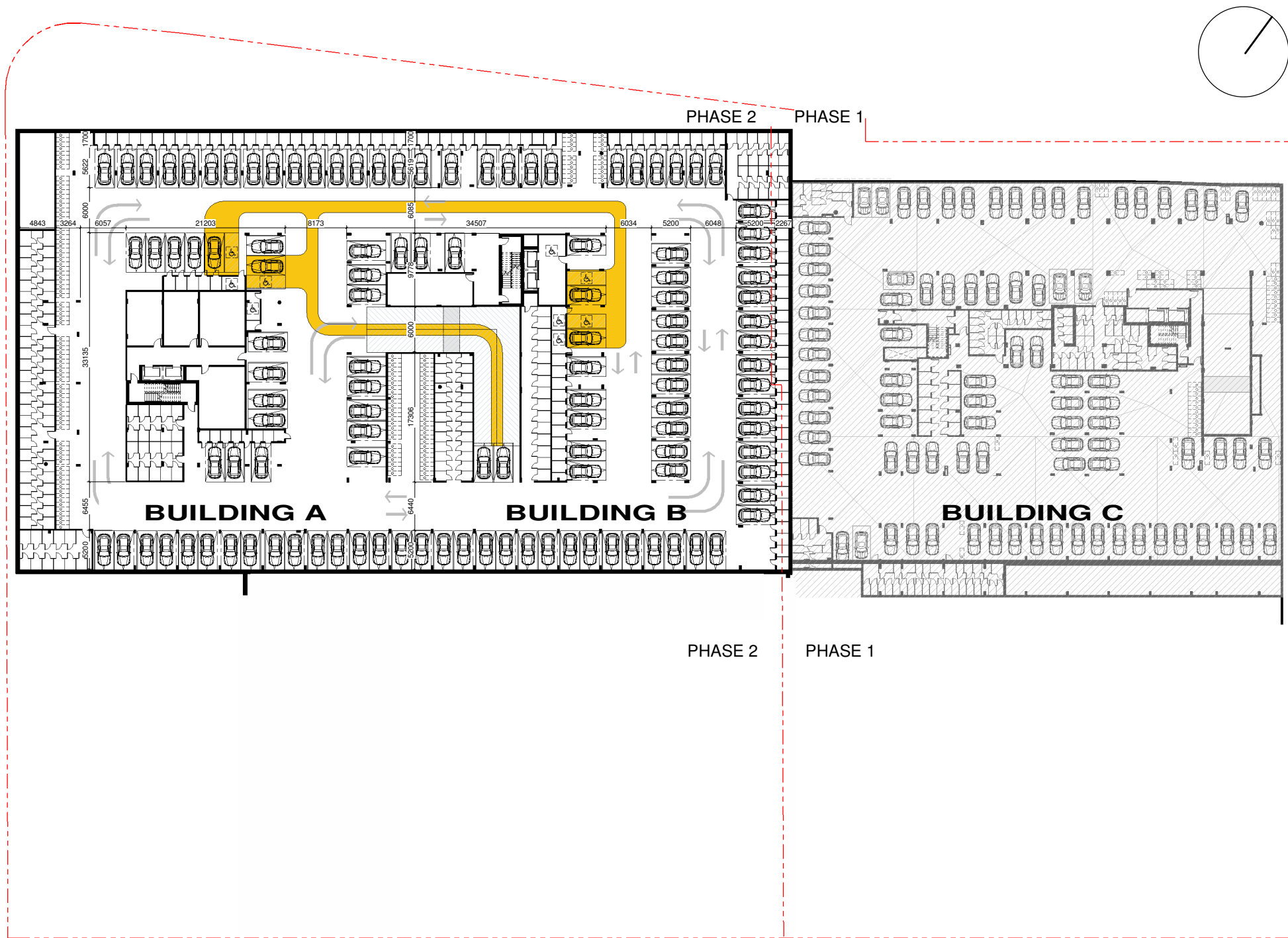
BICYCLES: **66 HORIZONTAL**

LOCKERS: **136 UNITS**

**CARLING, PHASE 2**

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**LEVEL P2**

**BUILDING A+B:**

PARKING SPACES: **TOTAL 118**

RESIDENTIAL: 115 SPACES

VISITORS: 3 SPACES

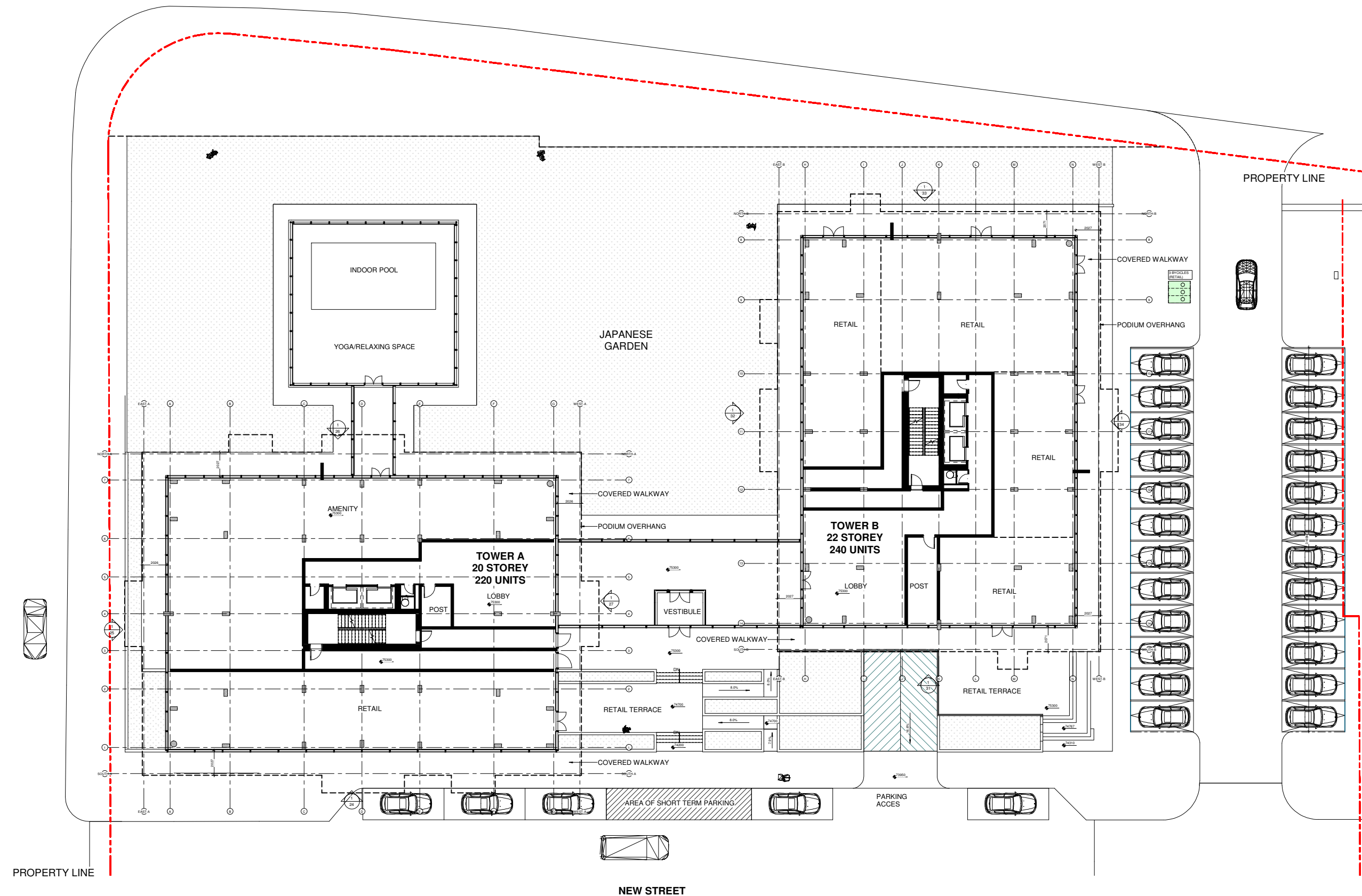
BICYCLES: **153 HORIZONTAL**

LOCKERS: **252 UNITS**

**CARLING, PHASE 2**

Ottawa, Ontario.

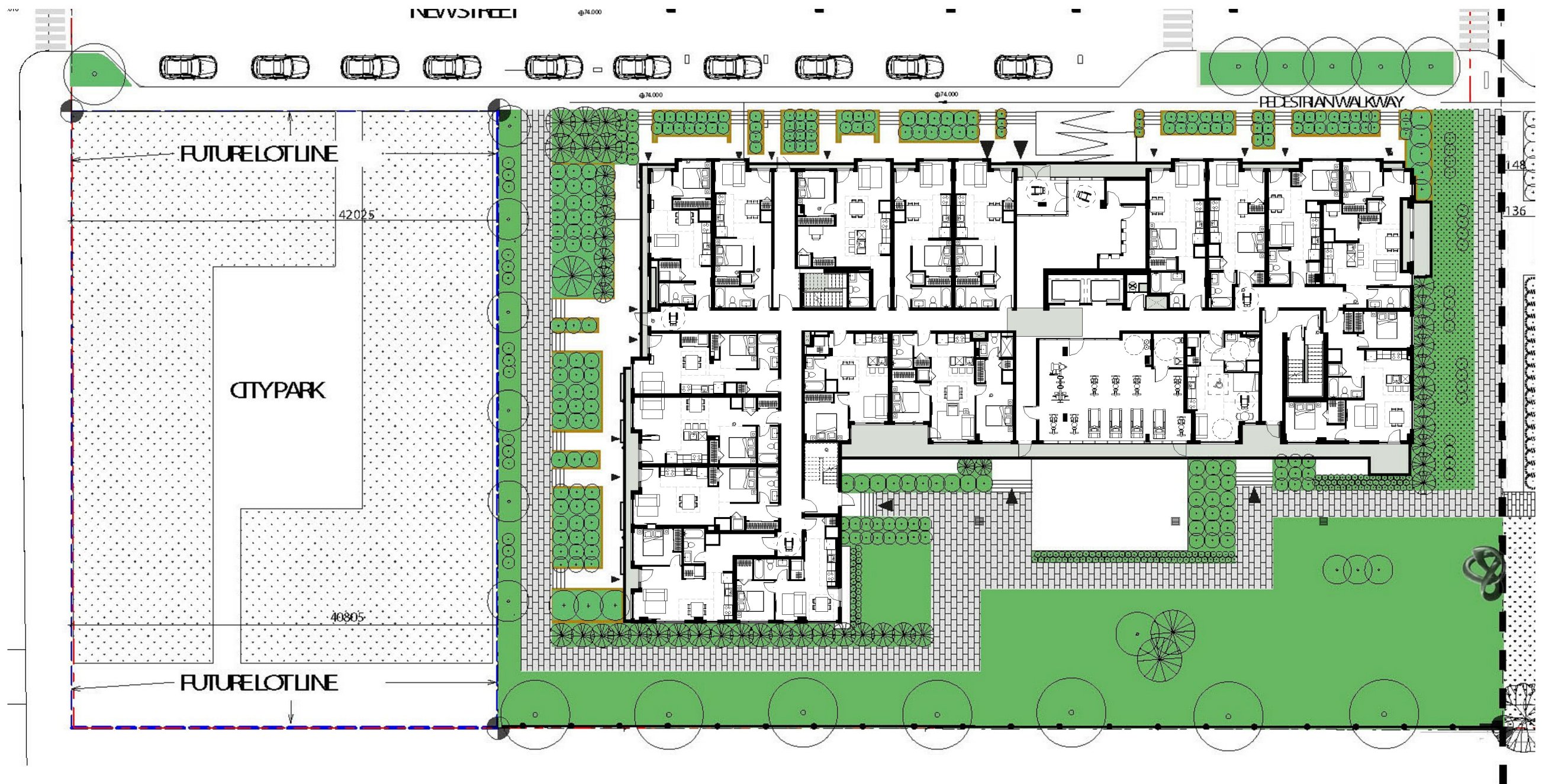
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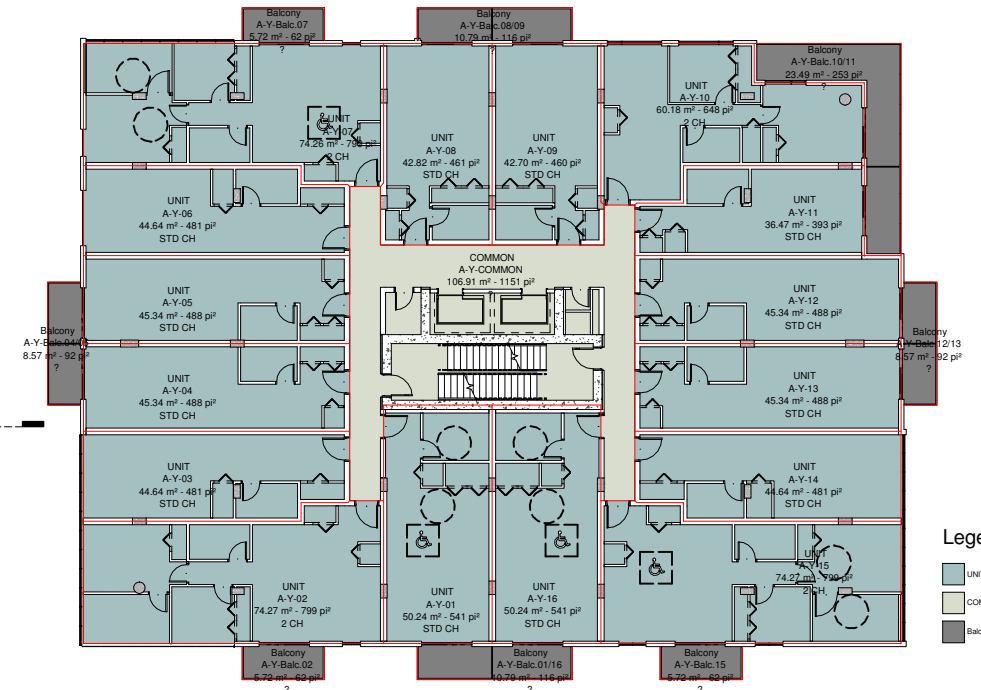
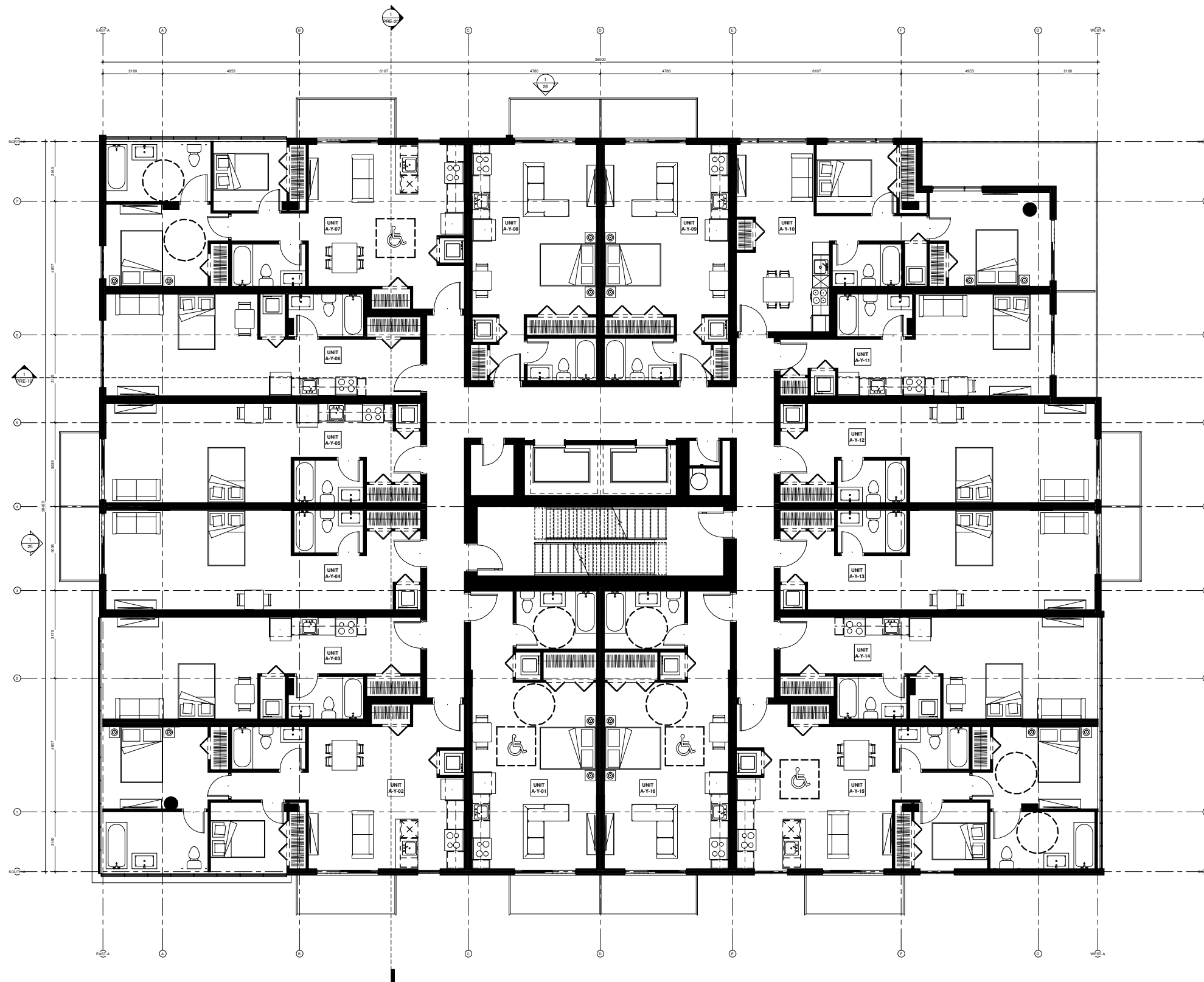
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**Legend Areas**

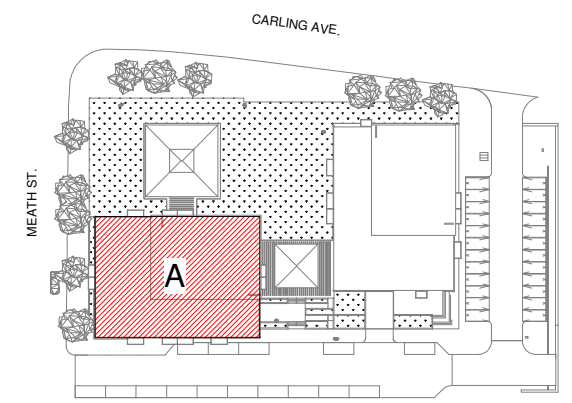
- UNIT
- COMMON
- Balcony

**Gross - A - LEVEL 02 to 06 (x5)**

Unit Number	Area (m <sup>2</sup> )	psf	Bedrooms
A-Y-01	50.24	541	STD
A-Y-02	74.27	799	2
A-Y-03	44.64	481	STD
A-Y-04	45.34	488	STD
A-Y-05	45.34	488	STD
A-Y-06	44.64	481	STD
A-Y-07	74.26	799	2
A-Y-08	42.82	461	STD
A-Y-09	42.7	460	STD
A-Y-10	60.18	648	2
A-Y-11	36.47	393	STD
A-Y-12	45.34	488	STD
A-Y-13	45.34	488	STD
A-Y-14	44.64	481	STD
A-Y-15	74.27	799	2
A-Y-16	50.24	541	STD
A-Y-Balc.01/16	10.79	116	
A-Y-Balc.02	5.72	62	
A-Y-Balc.04/05	8.57	92	
A-Y-Balc.07	5.72	62	
A-Y-Balc.08/09	10.79	116	
A-Y-Balc.10/11	23.49	253	
A-Y-Balc.12/13	8.57	92	
A-Y-Balc.15	5.72	62	
A-Y-COMMON	106.91	1151	
Grand total: 25	1,006.99	10,839	

**Rentable - A - LEVEL 02 to 06 (x5)**

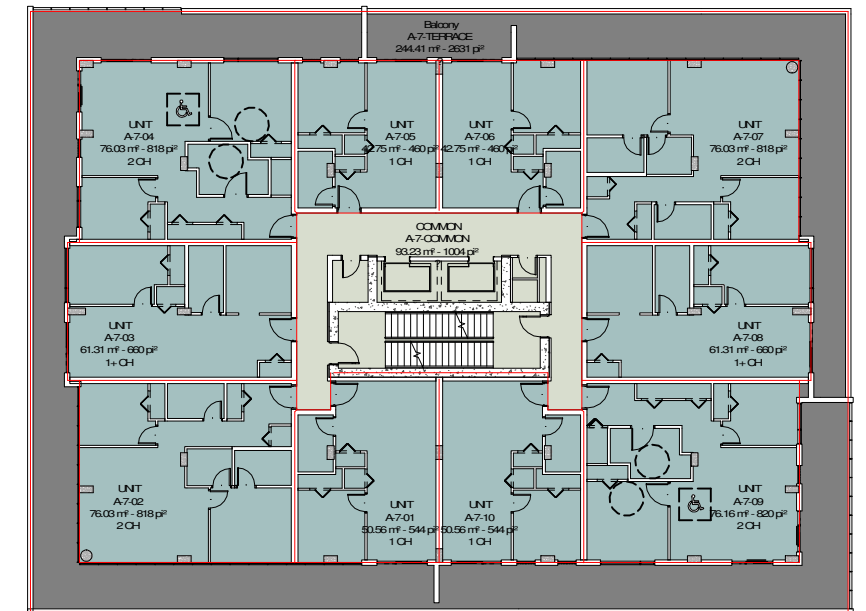
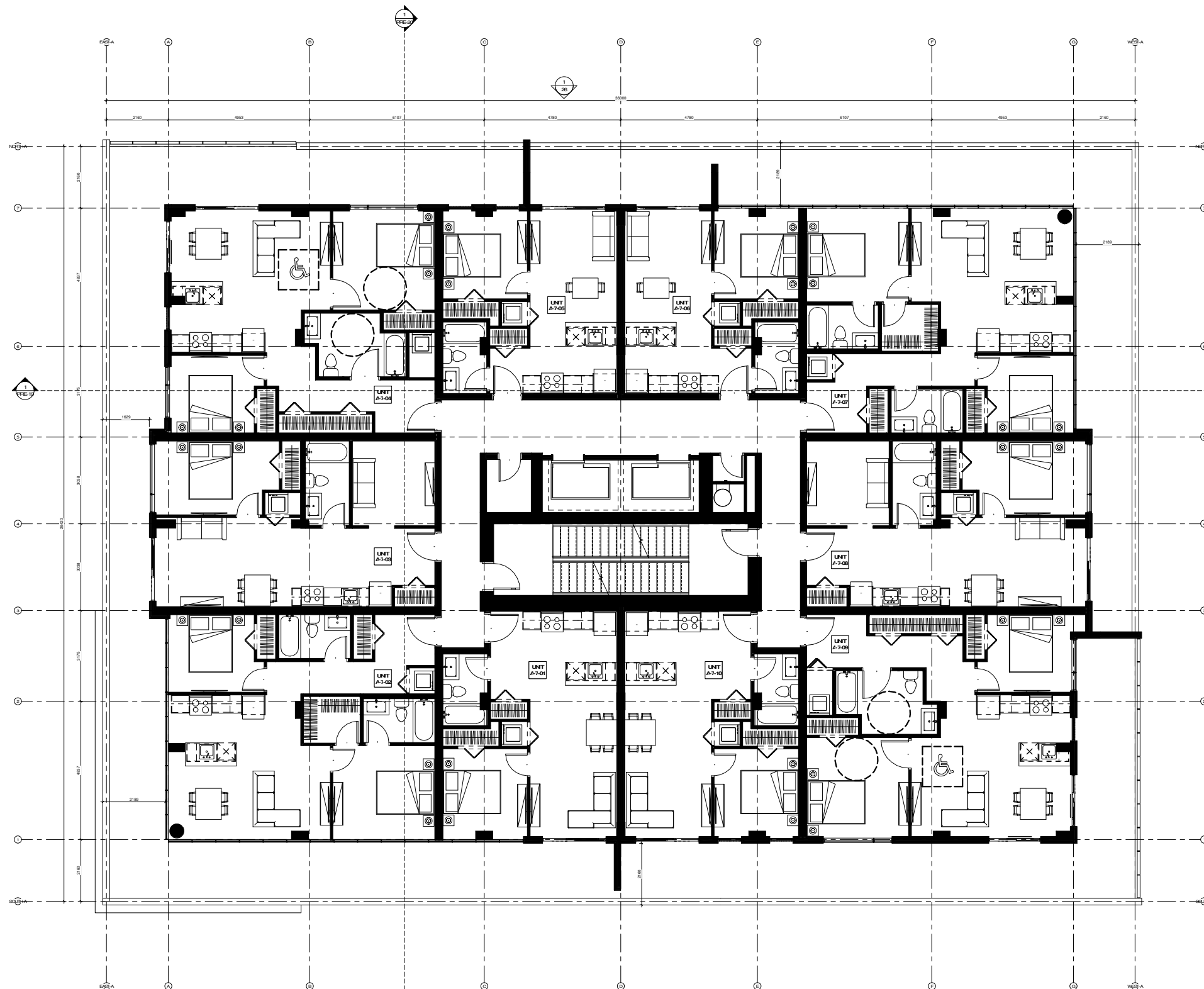
Unit Number	Area (m <sup>2</sup> )	psf	Bedrooms
A-Y-01	50.24	541	STD
A-Y-02	74.27	799	2
A-Y-03	44.64	481	STD
A-Y-04	45.34	488	STD
A-Y-05	45.34	488	STD
A-Y-06	44.64	481	STD
A-Y-07	74.26	799	2
A-Y-08	42.82	461	STD
A-Y-09	42.7	460	STD
A-Y-10	60.18	648	2
A-Y-11	36.47	393	STD
A-Y-12	45.34	488	STD
A-Y-13	45.34	488	STD
A-Y-14	44.64	481	STD
A-Y-15	74.27	799	2
A-Y-16	50.24	541	STD
Grand total: 16	820.72	8,834	



**CARLING, PHASE 2**

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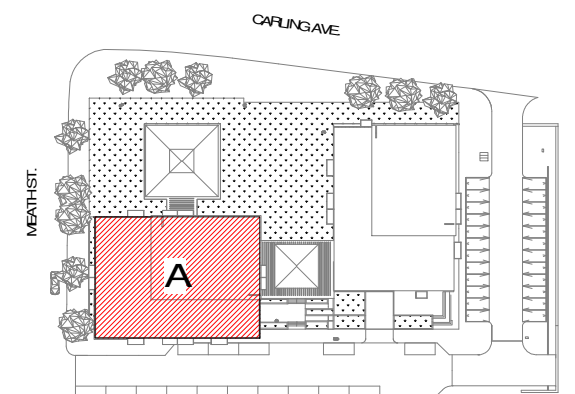
Legend Areas  
 UNIT  
 COMMON  
 Balcony

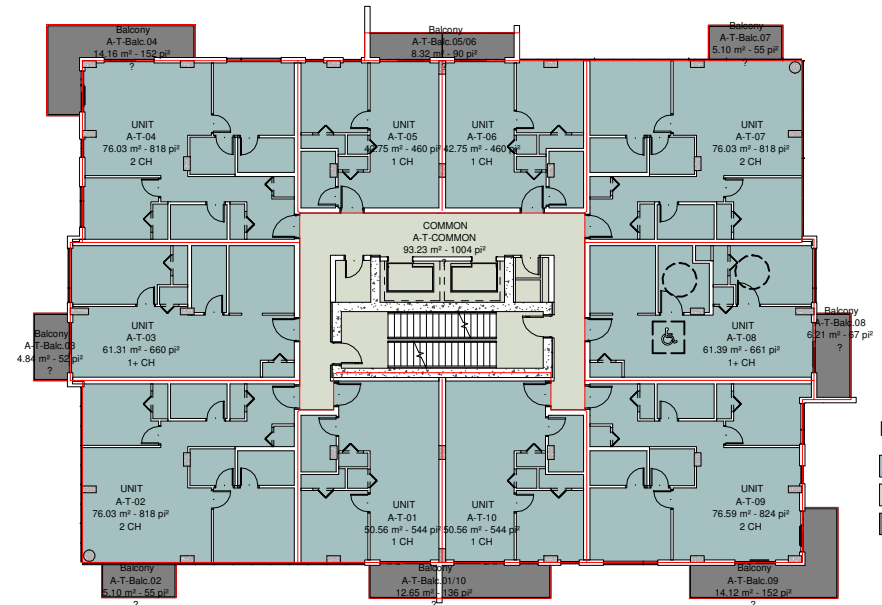
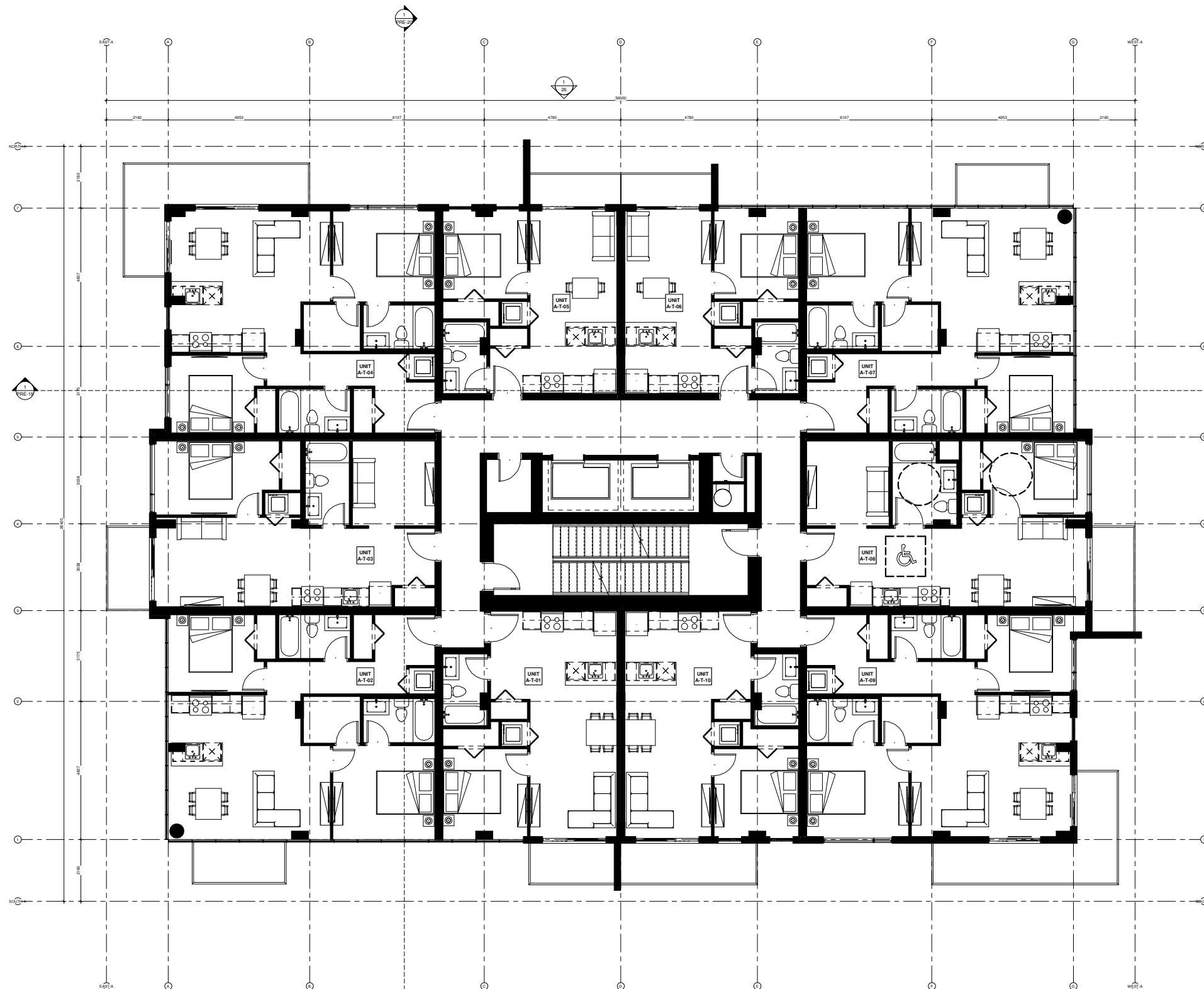
**Gross - A - LEVEL 07 (x1)**

Unit Number	Area (m <sup>2</sup> )	psf	Bedrooms
A-7-01	50.56 m <sup>2</sup>	544 psf	1
A-7-02	76.03 m <sup>2</sup>	818 psf	2
A-7-03	61.31 m <sup>2</sup>	660 psf	1+
A-7-04	76.03 m <sup>2</sup>	818 psf	2
A-7-05	42.75 m <sup>2</sup>	460 psf	1
A-7-06	42.75 m <sup>2</sup>	460 psf	1
A-7-07	76.03 m <sup>2</sup>	818 psf	2
A-7-08	61.31 m <sup>2</sup>	660 psf	1+
A-7-09	76.16 m <sup>2</sup>	820 psf	2
A-7-10	50.56 m <sup>2</sup>	544 psf	1
A-7-COMMON	93.23 m <sup>2</sup>	1,004 psf	
A-7-TERRACE	244.41 m <sup>2</sup>	2,631 psf	
Grand total: 12	951.12 m <sup>2</sup>	10,238 psf	

**Rentable - A - LEVEL 07 (x1)**

Unit Number	Area (m <sup>2</sup> )	psf	Bedrooms
A-7-01	50.56 m <sup>2</sup>	544 psf	1
A-7-02	76.03 m <sup>2</sup>	818 psf	2
A-7-03	61.31 m <sup>2</sup>	660 psf	1+
A-7-04	76.03 m <sup>2</sup>	818 psf	2
A-7-05	42.75 m <sup>2</sup>	460 psf	1
A-7-06	42.75 m <sup>2</sup>	460 psf	1
A-7-07	76.03 m <sup>2</sup>	818 psf	2
A-7-08	61.31 m <sup>2</sup>	660 psf	1+
A-7-09	76.16 m <sup>2</sup>	820 psf	2
A-7-10	50.56 m <sup>2</sup>	544 psf	1
Grand total: 10	613.47 m <sup>2</sup>	6,603 psf	





Legend Areas

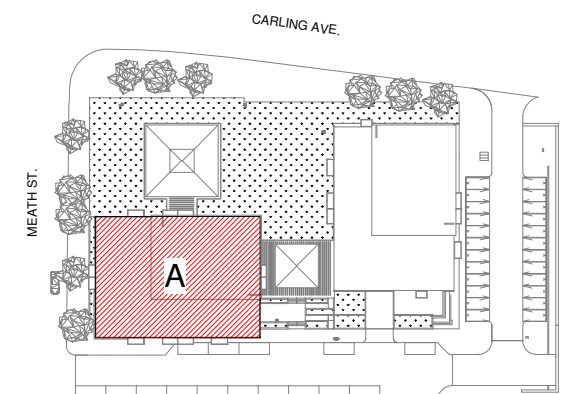


Gross - A - LEVEL 08 to 20 (x13)

Unit Number	Area (m <sup>2</sup> )	sq ft	Bedrooms
A-T-01	50.56 m <sup>2</sup>	544 sq ft	1
A-T-02	76.03 m <sup>2</sup>	818 sq ft	2
A-T-03	61.31 m <sup>2</sup>	660 sq ft	1+
A-T-04	76.03 m <sup>2</sup>	818 sq ft	2
A-T-05	42.75 m <sup>2</sup>	460 sq ft	1
A-T-06	42.75 m <sup>2</sup>	460 sq ft	1
A-T-07	76.03 m <sup>2</sup>	818 sq ft	2
A-T-08	61.39 m <sup>2</sup>	661 sq ft	1+
A-T-09	76.59 m <sup>2</sup>	824 sq ft	2
A-T-10	50.56 m <sup>2</sup>	544 sq ft	1
A-T-Balc.01/10	12.65 m <sup>2</sup>	136 sq ft	
A-T-Balc.02	5.1 m <sup>2</sup>	55 sq ft	
A-T-Balc.03	4.84 m <sup>2</sup>	52 sq ft	
A-T-Balc.04	14.16 m <sup>2</sup>	152 sq ft	
A-T-Balc.05/06	8.32 m <sup>2</sup>	90 sq ft	
A-T-Balc.07	5.1 m <sup>2</sup>	55 sq ft	
A-T-Balc.08	6.21 m <sup>2</sup>	67 sq ft	
A-T-Balc.09	14.12 m <sup>2</sup>	152 sq ft	
A-T-COMMON	93.23 m <sup>2</sup>	1,004 sq ft	
Grand total: 19	777.74 m <sup>2</sup>	8,372 sq ft	

Rentable - A - LEVEL 08 to 20 (x13)

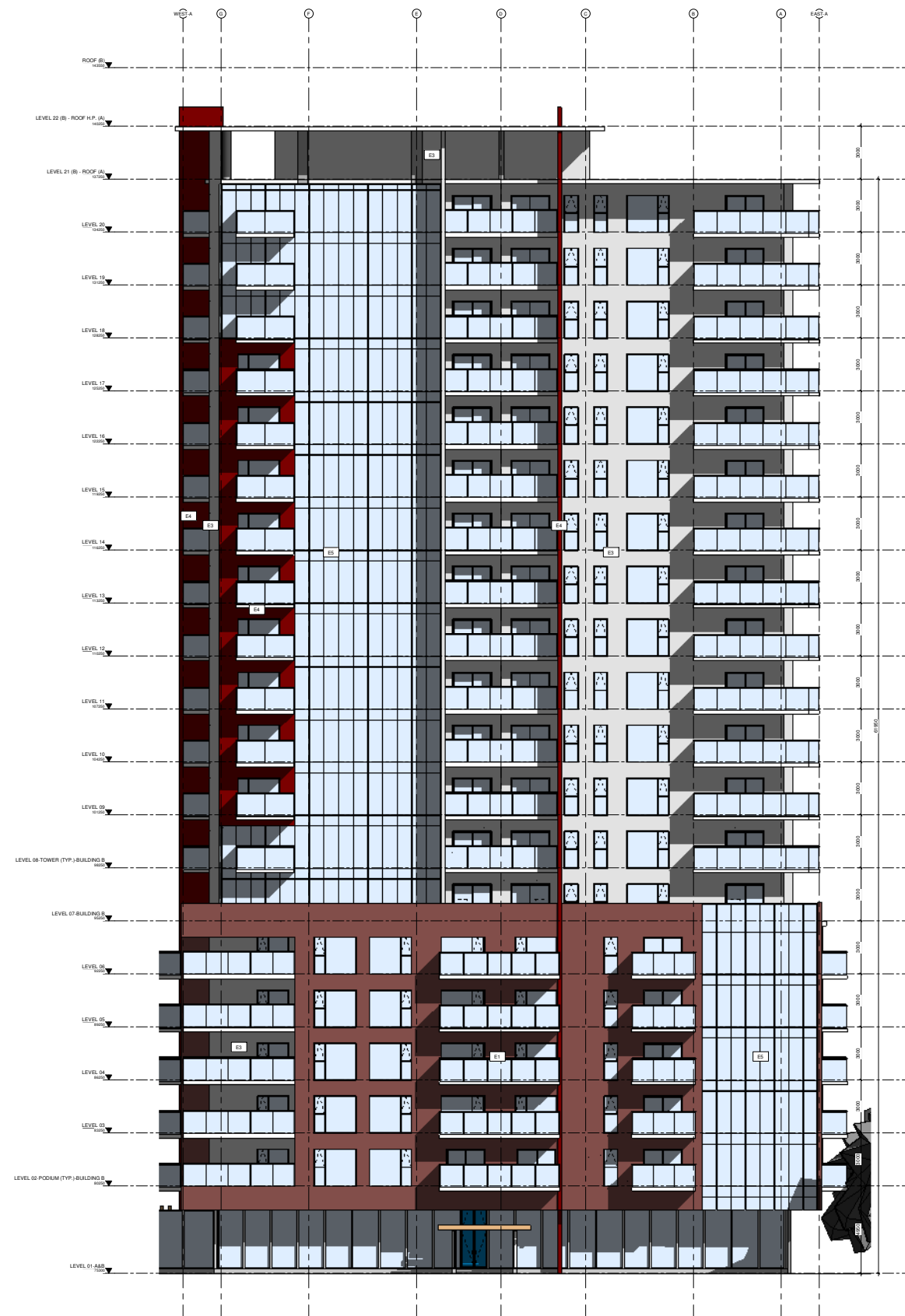
Unit Number	Area (m <sup>2</sup> )	sq ft	Bedrooms
A-T-01	50.56 m <sup>2</sup>	544 sq ft	1
A-T-02	76.03 m <sup>2</sup>	818 sq ft	2
A-T-03	61.31 m <sup>2</sup>	660 sq ft	1+
A-T-04	76.03 m <sup>2</sup>	818 sq ft	2
A-T-05	42.75 m <sup>2</sup>	460 sq ft	1
A-T-06	42.75 m <sup>2</sup>	460 sq ft	1
A-T-07	76.03 m <sup>2</sup>	818 sq ft	2
A-T-08	61.39 m <sup>2</sup>	661 sq ft	1+
A-T-09	76.59 m <sup>2</sup>	824 sq ft	2
A-T-10	50.56 m <sup>2</sup>	544 sq ft	1
Grand total: 10	613.99 m <sup>2</sup>	6,609 sq ft	



**CARLING, PHASE 2**

Ottawa, Ontario.

18 June 2021

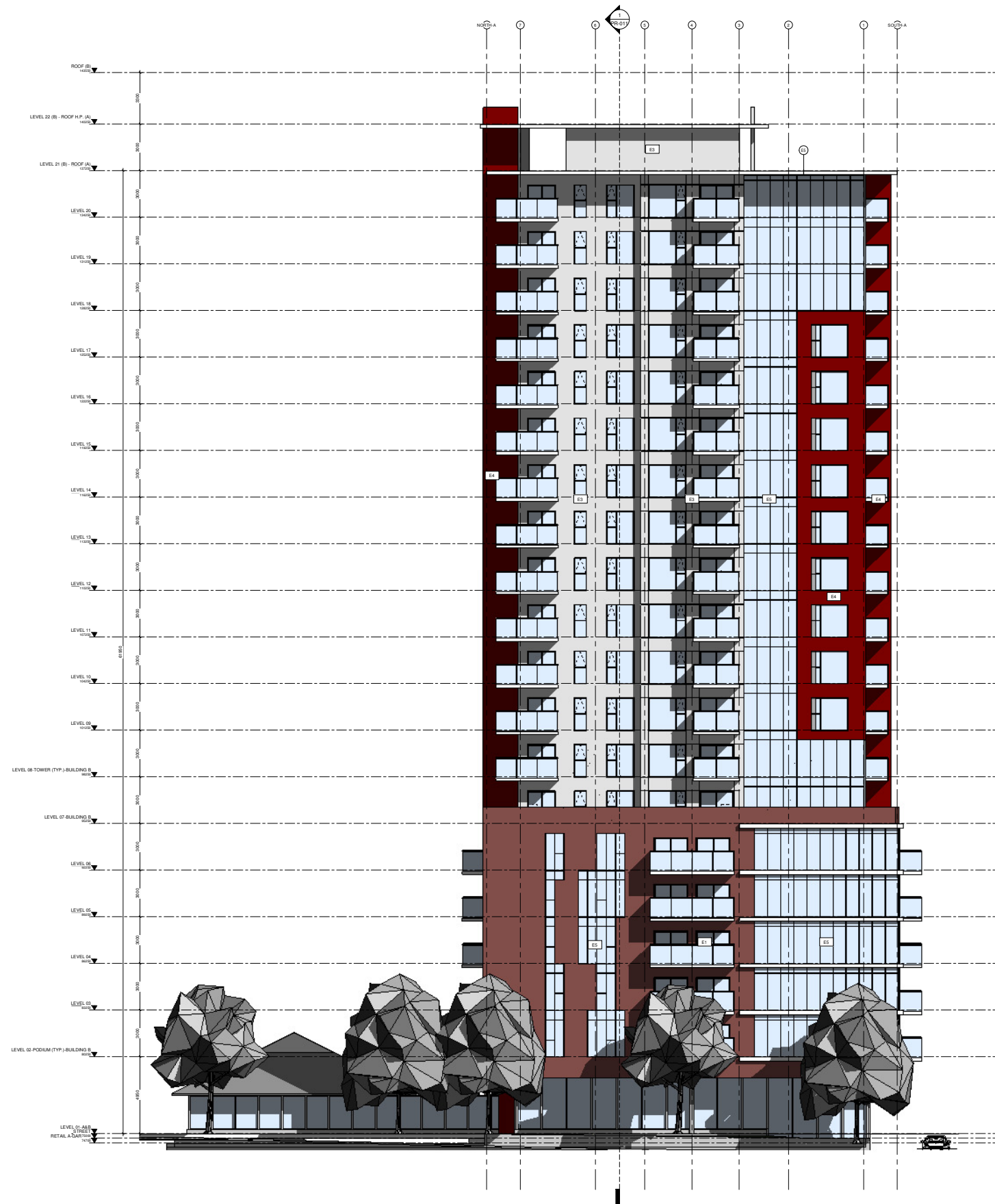


**CARLING, PHASE 2**

Ottawa, Ontario.

18 June 2021



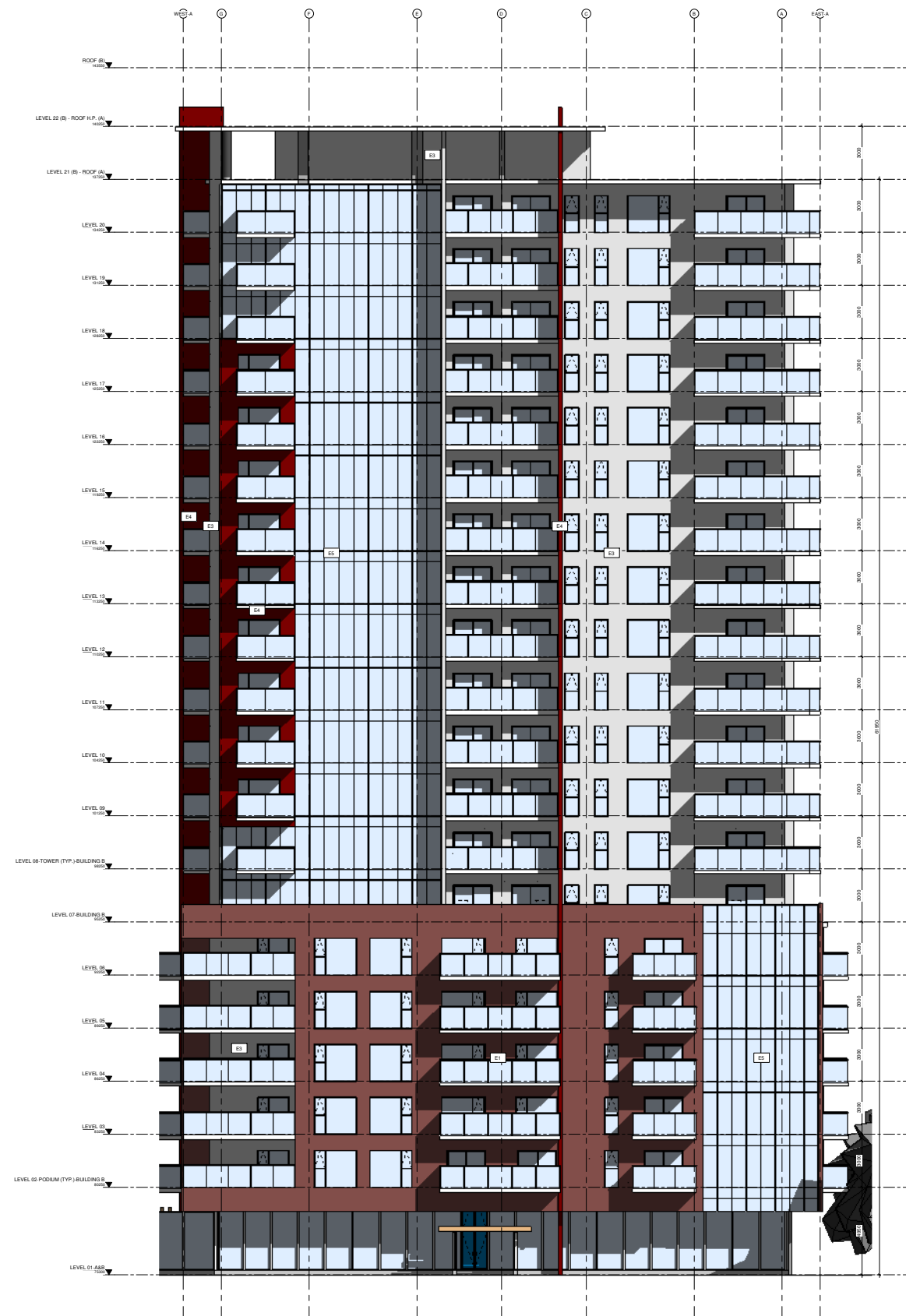


LEGEND	
	E1 RED BRICKS - COLOR MTL. SHADOW SMOOTH OR ENLAR
	E2 ALUMINUM PANEL/FAN/AB OR EQUIVALENT / NATURAL ALUMINUM (LIGHT GRAY)
	E3 ALUMINUM PANEL/FAN/AB OR EQUIVALENT / NATURAL ALUMINUM (DARK RED)
	E4 WINDOW WALL / CURTAIN WALL / WINDOW / PUNCH WINDOW (ALUMINUM FRAME)

**CARLING, PHASE 2**

Ottawa, Ontario.

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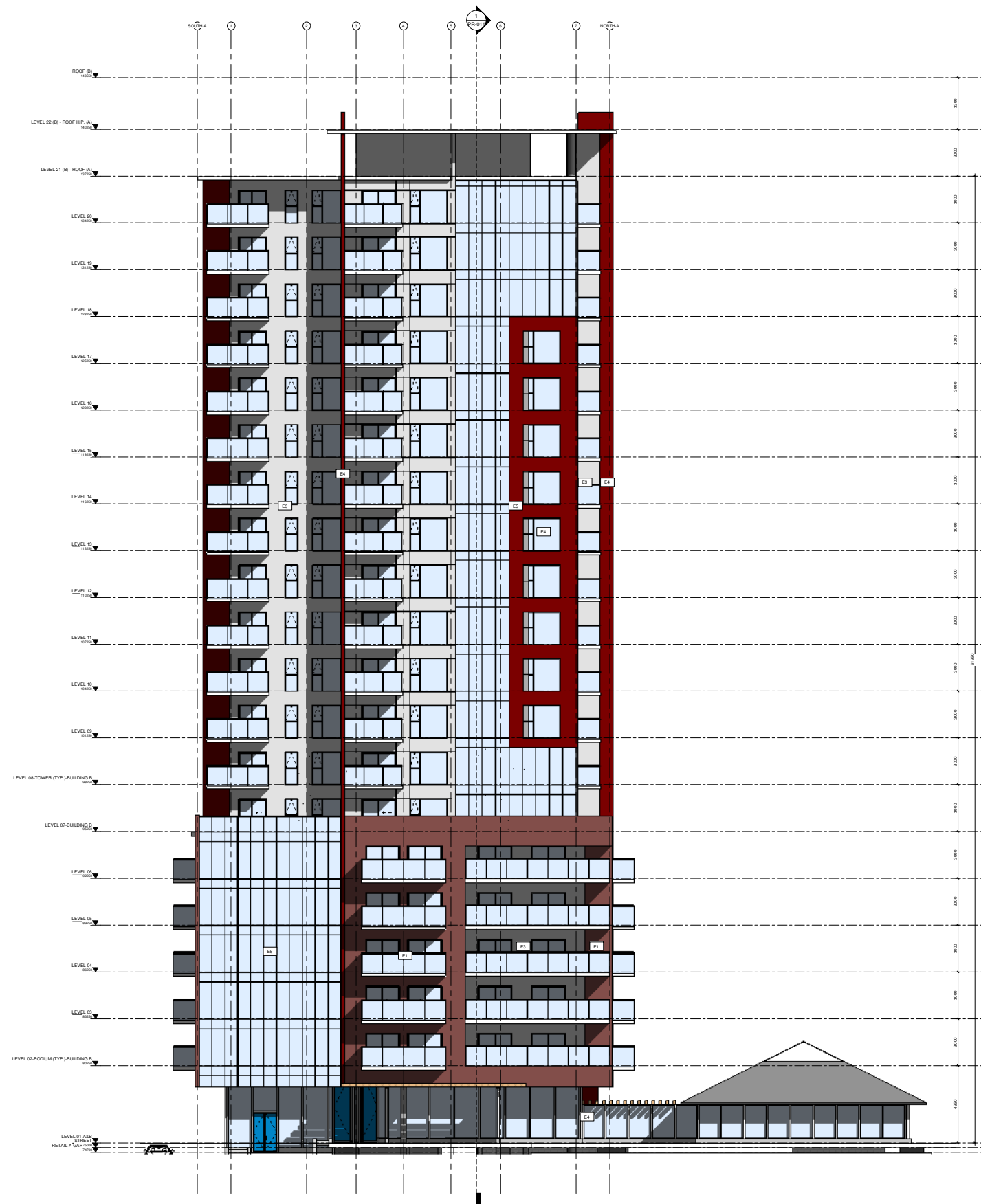
**LEGEND**

E1	RED BRICKS - COLOR MTL. SHADOW SMOOTH OR ENLARG
E2	ALUMINUM PANEL/PAN/AB OR EQUIVALENT) NATURAL ALUMINUM (LIGHT GRAY)
E3	ALUMINUM PANEL/PAN/AB OR EQUIVALENT) NATURAL ALUMINUM (DARK RED)
E4	WINDOW WALL / CURTAIN WALL / WINDOW / PUNCH WINDOW (ALUMINUM FRAME)

**CARLING, PHASE 2**

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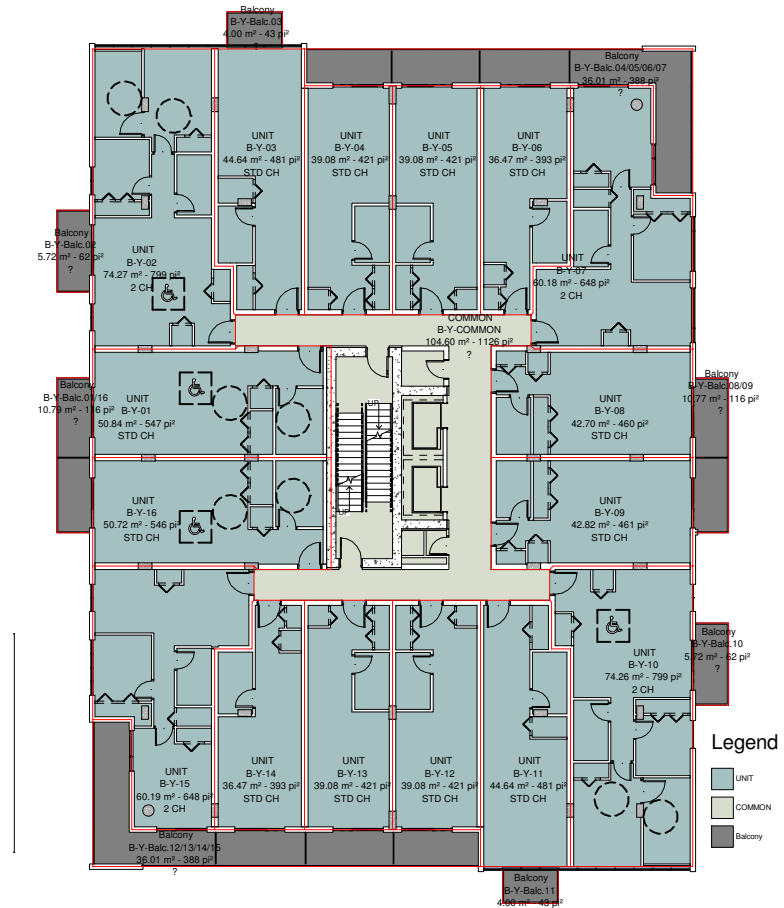
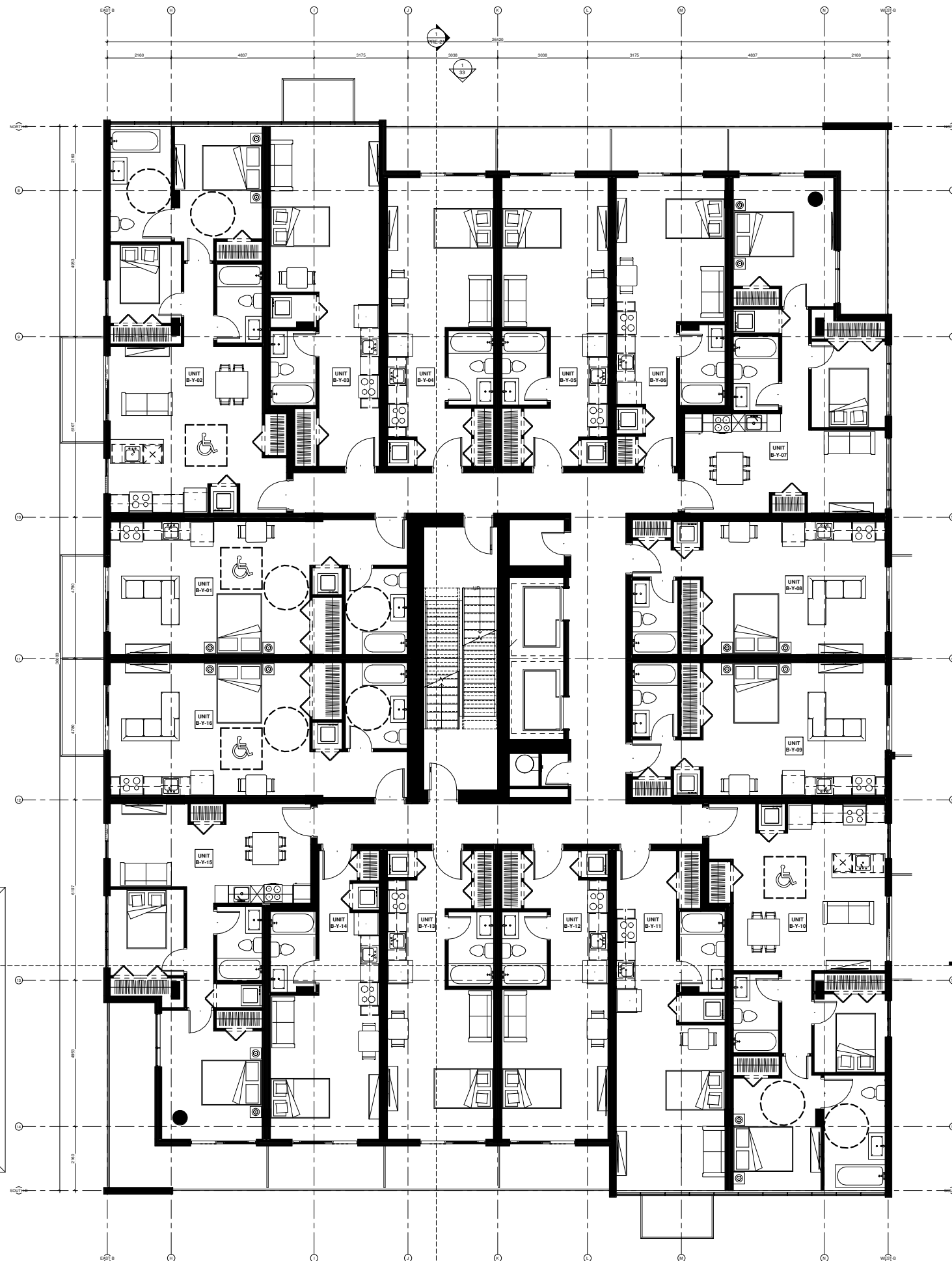
**LEGEND**

	RED BRICKS - COLOR MTL. SHADOW SMOOTH OR ENLARL
	ALUMINUM PANEL/PANFAB OR EQUIVALENT / NATURAL ALUMINUM (LIGHT GRAY)
	ALUMINUM PANEL/PANFAB OR EQUIVALENT / NATURAL ALUMINUM (DARK RED)
	WINDOW WALL / CURTAIN WALL / WINDOW / PUNCH WINDOW (ALUMINUM FRAME)

**CARLING, PHASE 2**

Ottawa, Ontario.

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Legend Areas

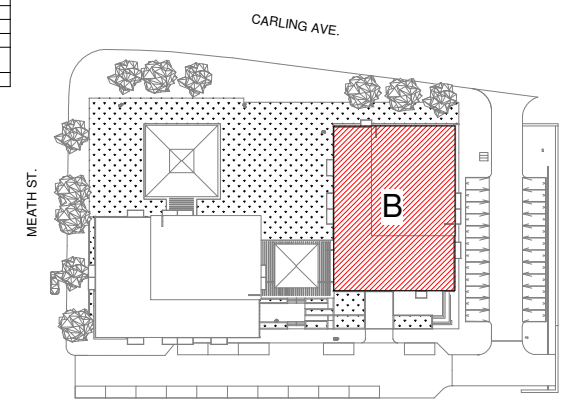


Gross - B - LEVEL 02 to 06 (x5)

Unit Number	Area (m <sup>2</sup> )	sqft	Bedrooms
B-Y-01	50.84	547	STD
B-Y-02	74.27	799	2
B-Y-03	44.64	481	STD
B-Y-04	39.08	421	STD
B-Y-05	39.08	421	STD
B-Y-06	36.47	393	STD
B-Y-07	60.18	648	2
B-Y-08	42.7	460	STD
B-Y-09	42.82	461	STD
B-Y-10	74.26	799	2
B-Y-11	44.64	481	STD
B-Y-12	39.08	421	STD
B-Y-13	39.08	421	STD
B-Y-14	36.47	393	STD
B-Y-15	60.19	648	2
B-Y-16	50.72	546	STD
B-Y-Balc.01/16	10.79	116	sqft
B-Y-Balc.02	5.72	62	sqft
B-Y-Balc.03	4	43	sqft
B-Y-Balc.04/05/06/07	36.01	388	sqft
B-Y-Balc.08/09	10.77	116	sqft
B-Y-Balc.10	5.72	62	sqft
B-Y-Balc.11	4	43	sqft
B-Y-Balc.12/13/14/15	36.01	388	sqft
B-Y-COMMON	104.6	1,126	sqft
Grand total: 25	992.11	10,679	sqft

Rentable - B - LEVEL 02 to 06 (x5)

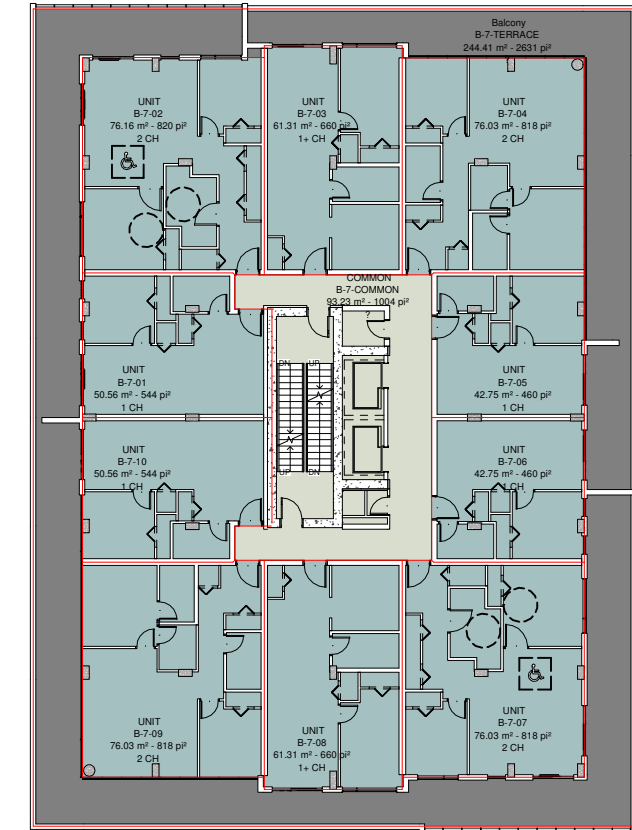
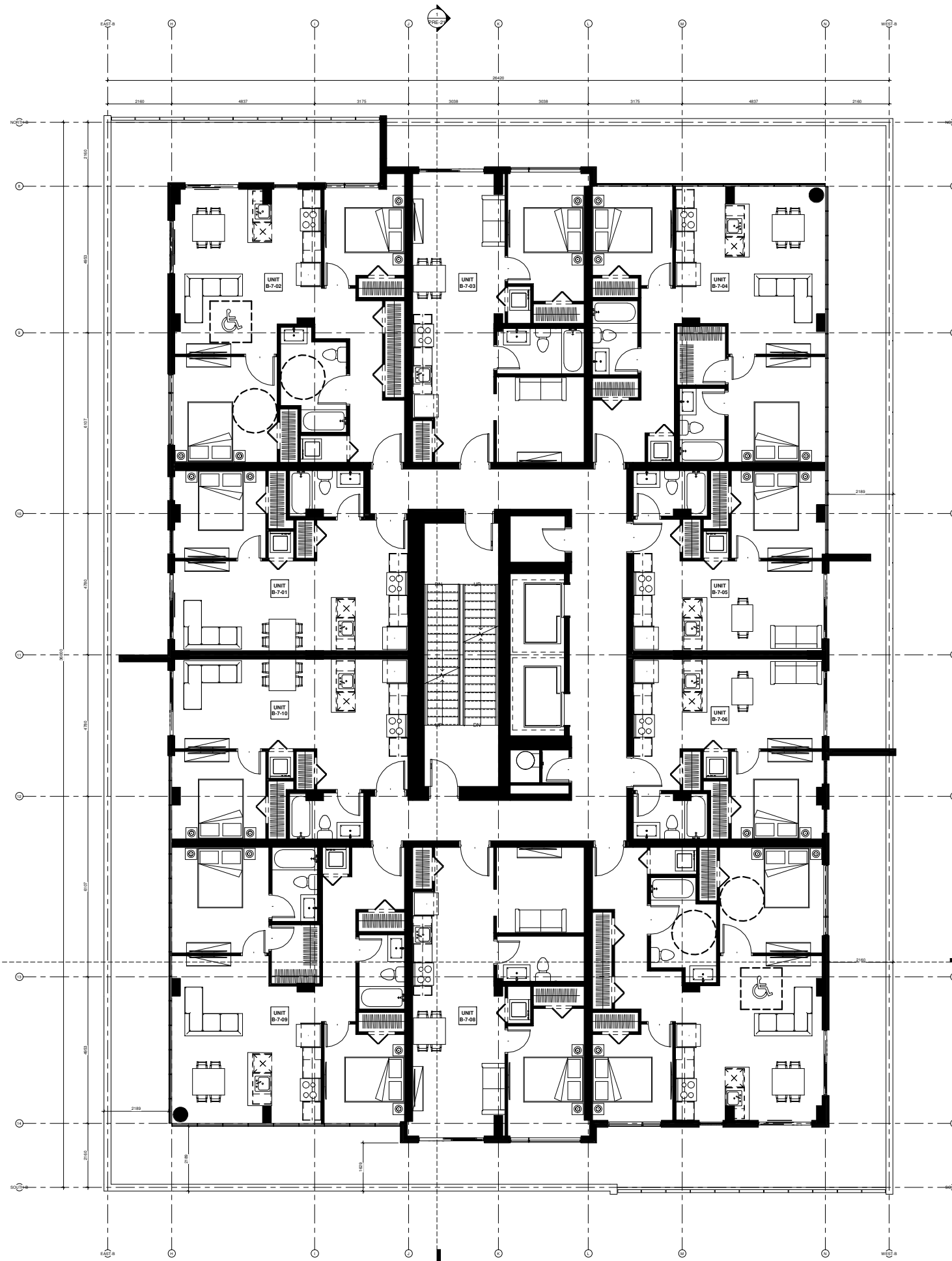
Unit Number	Area (m <sup>2</sup> )	sqft	Bedrooms
B-Y-01	50.84	547	STD
B-Y-02	74.27	799	2
B-Y-03	44.64	481	STD
B-Y-04	39.08	421	STD
B-Y-05	39.08	421	STD
B-Y-06	36.47	393	STD
B-Y-07	60.18	648	2
B-Y-08	42.7	460	STD
B-Y-09	42.82	461	STD
B-Y-10	74.26	799	2
B-Y-11	44.64	481	STD
B-Y-12	39.08	421	STD
B-Y-13	39.08	421	STD
B-Y-14	36.47	393	STD
B-Y-15	60.19	648	2
B-Y-16	50.72	546	STD
Grand total: 16	774.5	8,337	sqft



**CARLING, PHASE 2**

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Legend Areas

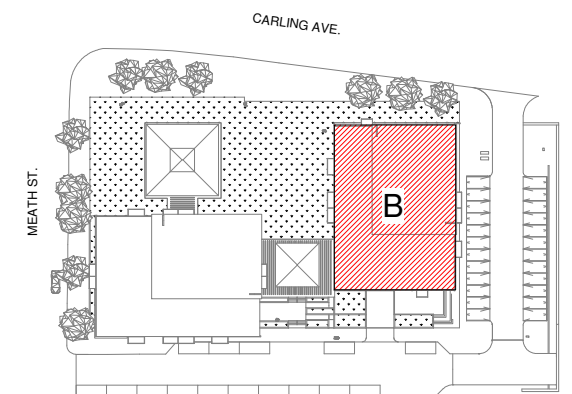
- UNIT
- COMMON
- Balcony

**Gross - B - LEVEL 07 (x1)**

Unit Number	Area (m <sup>2</sup> )	psf	Bedrooms
B-7-01	50.56 m <sup>2</sup>	544 psf	1
B-7-02	76.16 m <sup>2</sup>	820 psf	2
B-7-03	61.31 m <sup>2</sup>	660 psf	1+
B-7-04	76.03 m <sup>2</sup>	818 psf	2
B-7-05	42.75 m <sup>2</sup>	460 psf	1
B-7-06	42.75 m <sup>2</sup>	460 psf	1
B-7-07	76.03 m <sup>2</sup>	818 psf	2
B-7-08	61.31 m <sup>2</sup>	660 psf	1+
B-7-09	76.03 m <sup>2</sup>	818 psf	2
B-7-10	50.56 m <sup>2</sup>	544 psf	1
B-7-COMMON	93.23 m <sup>2</sup>	1,004 psf	
B-7-TERRACE	244.41 m <sup>2</sup>	2,631 psf	
<b>Grand total: 12</b>	<b>951.12 m<sup>2</sup></b>	<b>10,238 psf</b>	

**Rentable - B - LEVEL 07 (x1)**

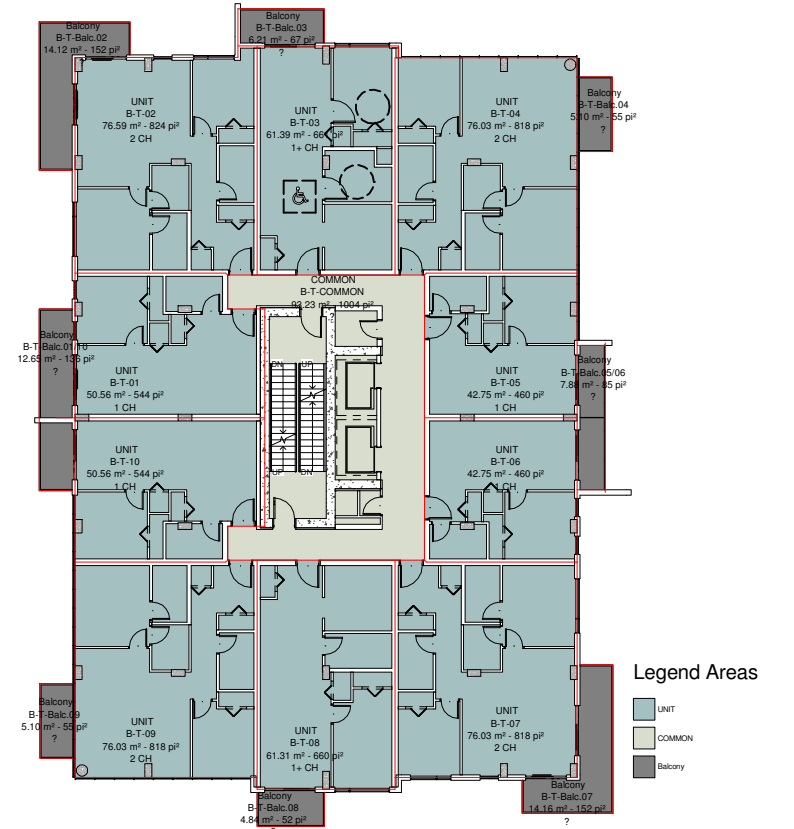
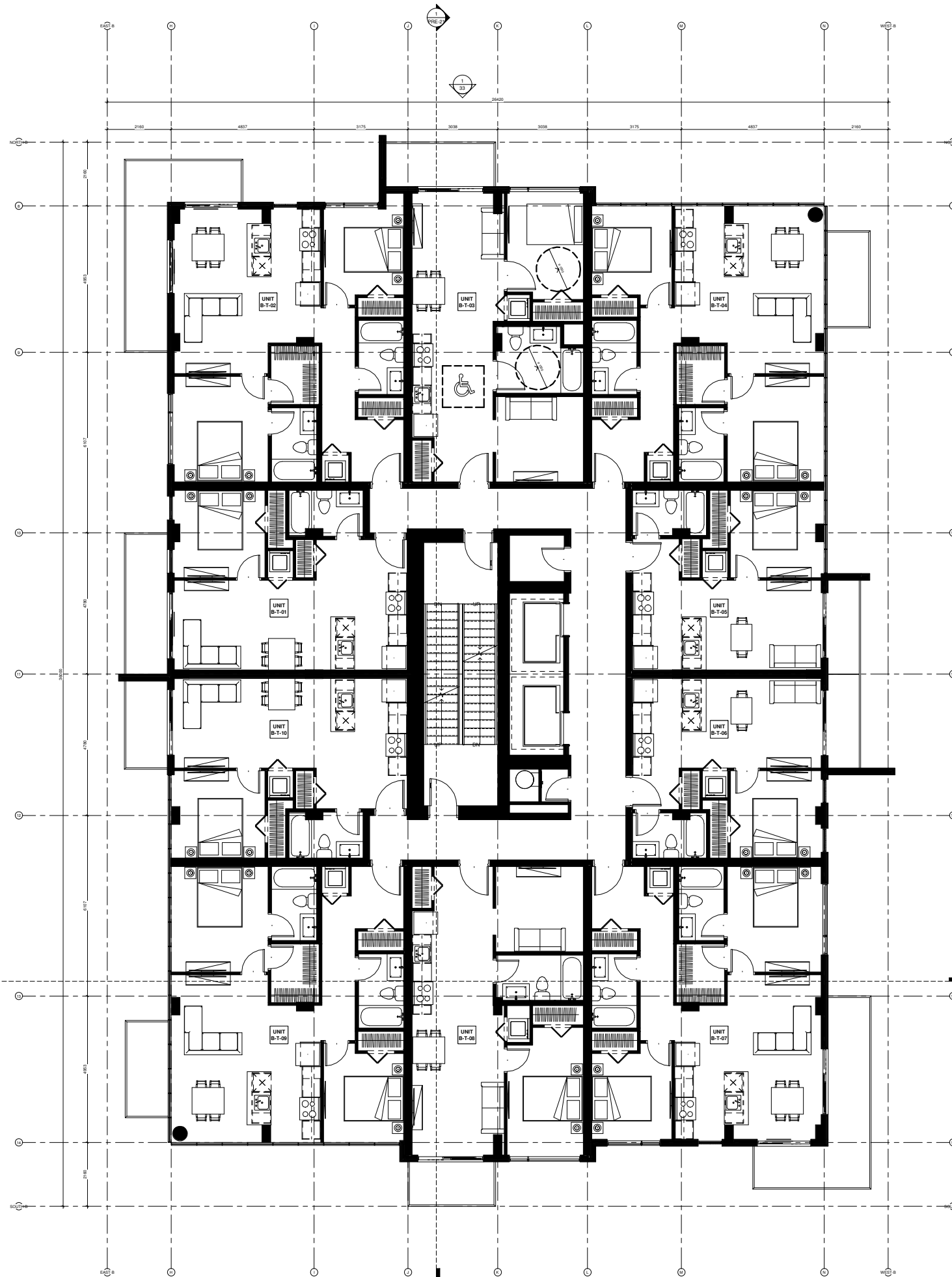
Unit Number	Area (m <sup>2</sup> )	psf	Bedrooms
B-7-01	50.56 m <sup>2</sup>	544 psf	1
B-7-02	76.16 m <sup>2</sup>	820 psf	2
B-7-03	61.31 m <sup>2</sup>	660 psf	1+
B-7-04	76.03 m <sup>2</sup>	818 psf	2
B-7-05	42.75 m <sup>2</sup>	460 psf	1
B-7-06	42.75 m <sup>2</sup>	460 psf	1
B-7-07	76.03 m <sup>2</sup>	818 psf	2
B-7-08	61.31 m <sup>2</sup>	660 psf	1+
B-7-09	76.03 m <sup>2</sup>	818 psf	2
B-7-10	50.56 m <sup>2</sup>	544 psf	1
<b>Grand total: 10</b>	<b>613.47 m<sup>2</sup></b>	<b>6,603 psf</b>	



**CARLING, PHASE 2**

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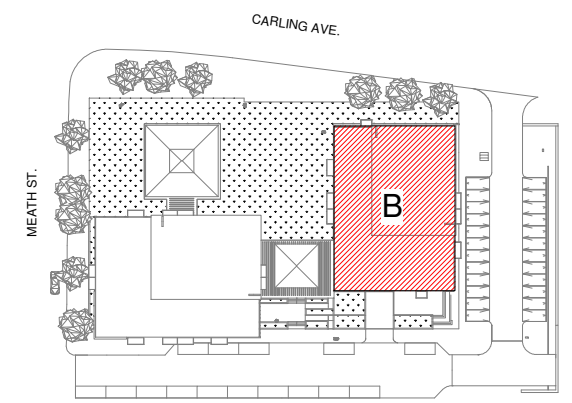


**Gross - B - LEVEL 08 to 22 (x15)**

Unit Number	Area (m <sup>2</sup> )	sq ft	Bedrooms
B-T-01	50.56 m <sup>2</sup>	544 sq ft	1
B-T-02	76.59 m <sup>2</sup>	824 sq ft	2
B-T-03	61.39 m <sup>2</sup>	661 sq ft	1+
B-T-04	76.03 m <sup>2</sup>	818 sq ft	2
B-T-05	42.75 m <sup>2</sup>	460 sq ft	1
B-T-06	42.75 m <sup>2</sup>	460 sq ft	1
B-T-07	76.03 m <sup>2</sup>	818 sq ft	2
B-T-08	61.31 m <sup>2</sup>	660 sq ft	1+
B-T-09	76.03 m <sup>2</sup>	818 sq ft	2
B-T-10	50.56 m <sup>2</sup>	544 sq ft	1
B-T-Balc.01/10	12.65 m <sup>2</sup>	136 sq ft	
B-T-Balc.02	14.12 m <sup>2</sup>	152 sq ft	
B-T-Balc.03	6.21 m <sup>2</sup>	67 sq ft	
B-T-Balc.04	5.1 m <sup>2</sup>	55 sq ft	
B-T-Balc.05/06	7.88 m <sup>2</sup>	85 sq ft	
B-T-Balc.07	14.16 m <sup>2</sup>	152 sq ft	
B-T-Balc.08	4.84 m <sup>2</sup>	52 sq ft	
B-T-Balc.09	5.1 m <sup>2</sup>	55 sq ft	
B-T-COMMON	93.23 m <sup>2</sup>	1,004 sq ft	
Grand total: 19	777.3 m <sup>2</sup>	8,367 sq ft	

**Rentable - B - LEVEL 08 to 22 (x15)**

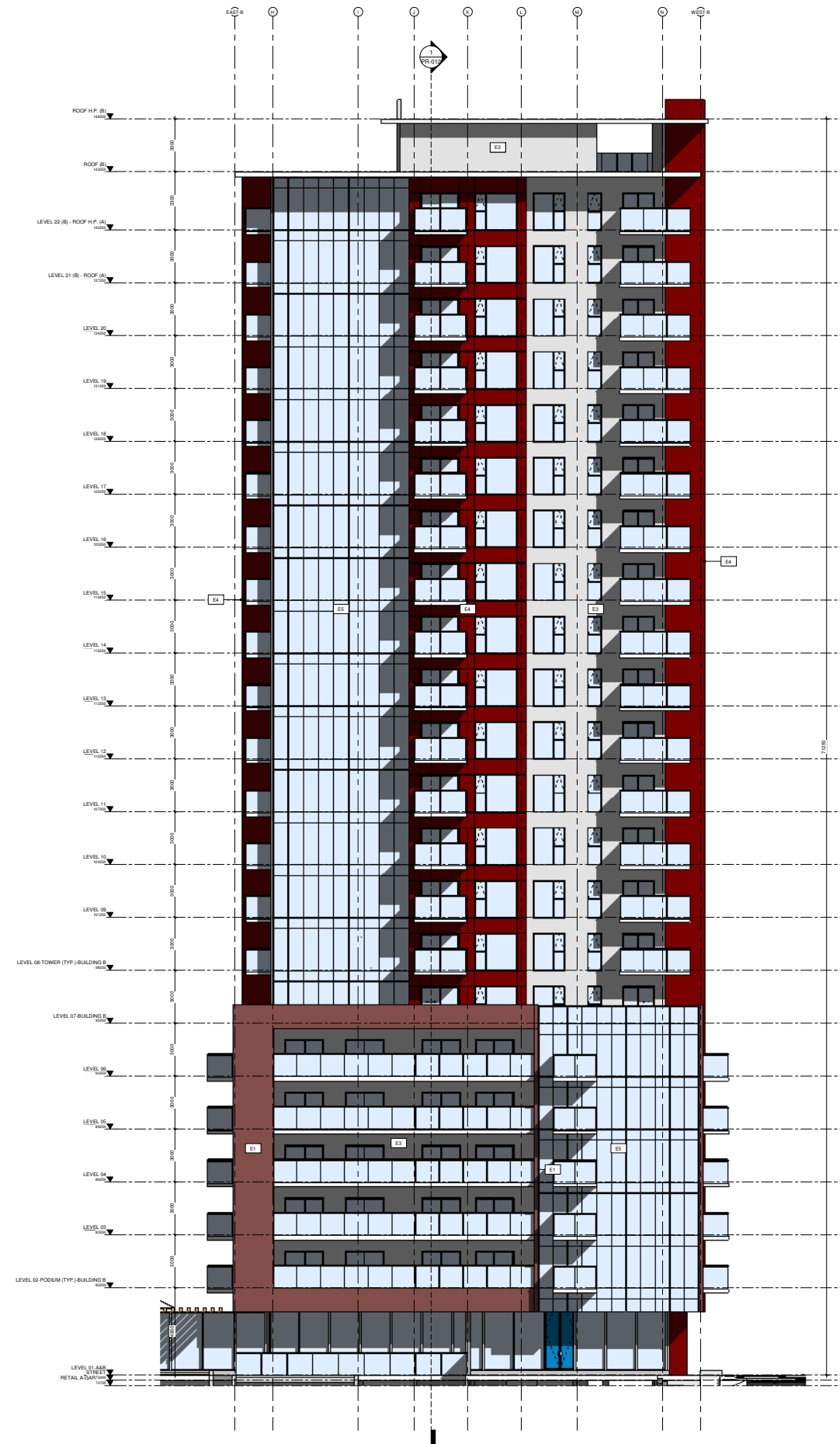
Unit Number	Area (m <sup>2</sup> )	sq ft	Bedrooms
B-T-01	50.56 m <sup>2</sup>	544 sq ft	1
B-T-02	76.59 m <sup>2</sup>	824 sq ft	2
B-T-03	61.39 m <sup>2</sup>	661 sq ft	1+
B-T-04	76.03 m <sup>2</sup>	818 sq ft	2
B-T-05	42.75 m <sup>2</sup>	460 sq ft	1
B-T-06	42.75 m <sup>2</sup>	460 sq ft	1
B-T-07	76.03 m <sup>2</sup>	818 sq ft	2
B-T-08	61.31 m <sup>2</sup>	660 sq ft	1+
B-T-09	76.03 m <sup>2</sup>	818 sq ft	2
B-T-10	50.56 m <sup>2</sup>	544 sq ft	1
Grand total: 10	613.99 m <sup>2</sup>	6,609 sq ft	



**CARLING, PHASE 2**

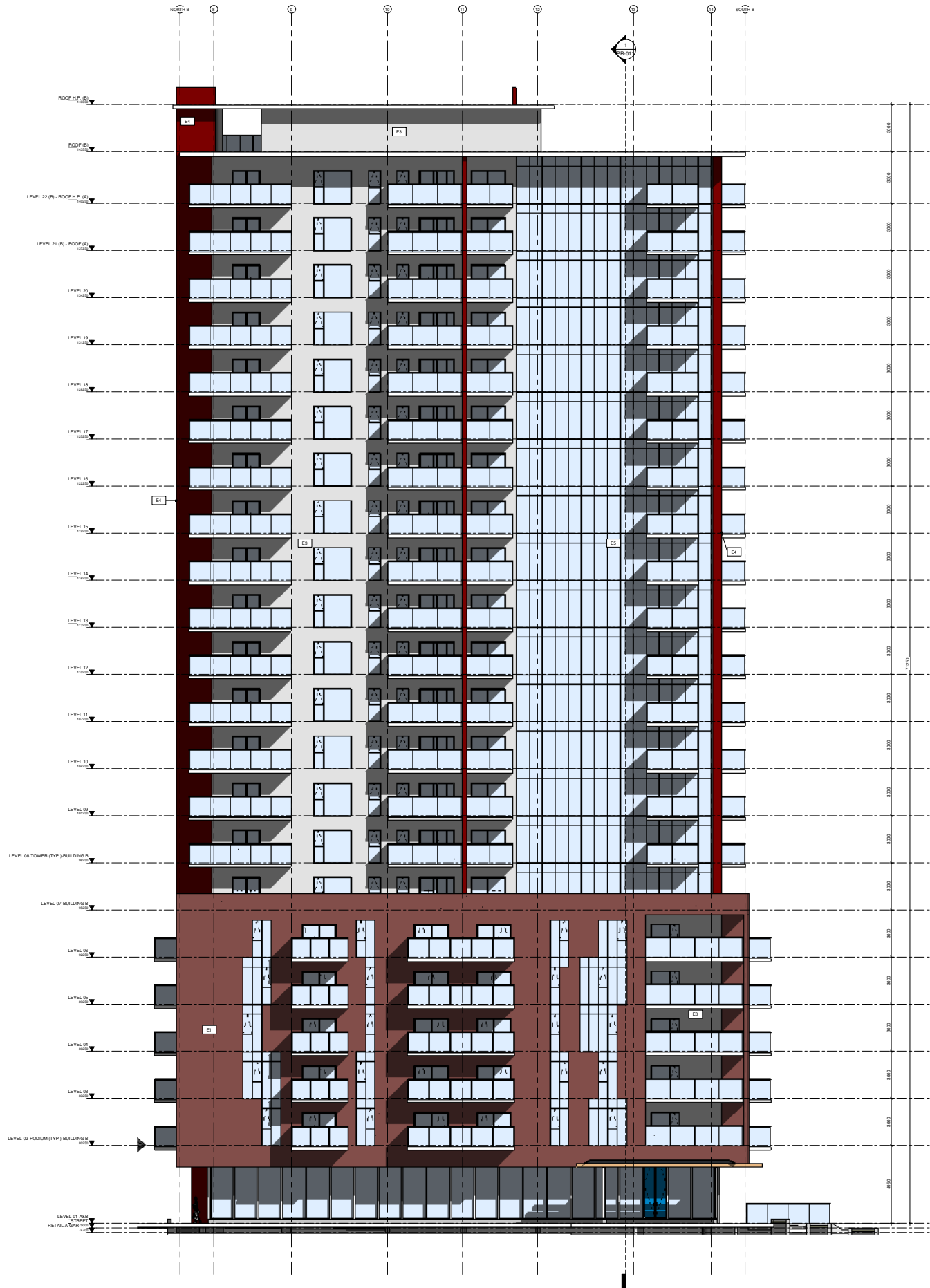
Ottawa, Ontario.

18 June 2021



LEGEND	
E1	RED BRICKS - COLOR MTL. SHADOW SMOOTH OR ENLARG
E2	ALUMINUM PANEL/PAN/FAB OR EQUIVALENT) NATURAL ALUMINUM (LIGHT GRAY)
E3	ALUMINUM PANEL/PAN/FAB OR EQUIVALENT) NATURAL ALUMINUM (DARK RED)
E4	WINDOW WALL / CURTAIN WALL / WINDOW / PUNCH WINDOW (ALUMINUM FRAME)

**CARLING, PHASE 2**  
Ottawa, Ontario.  
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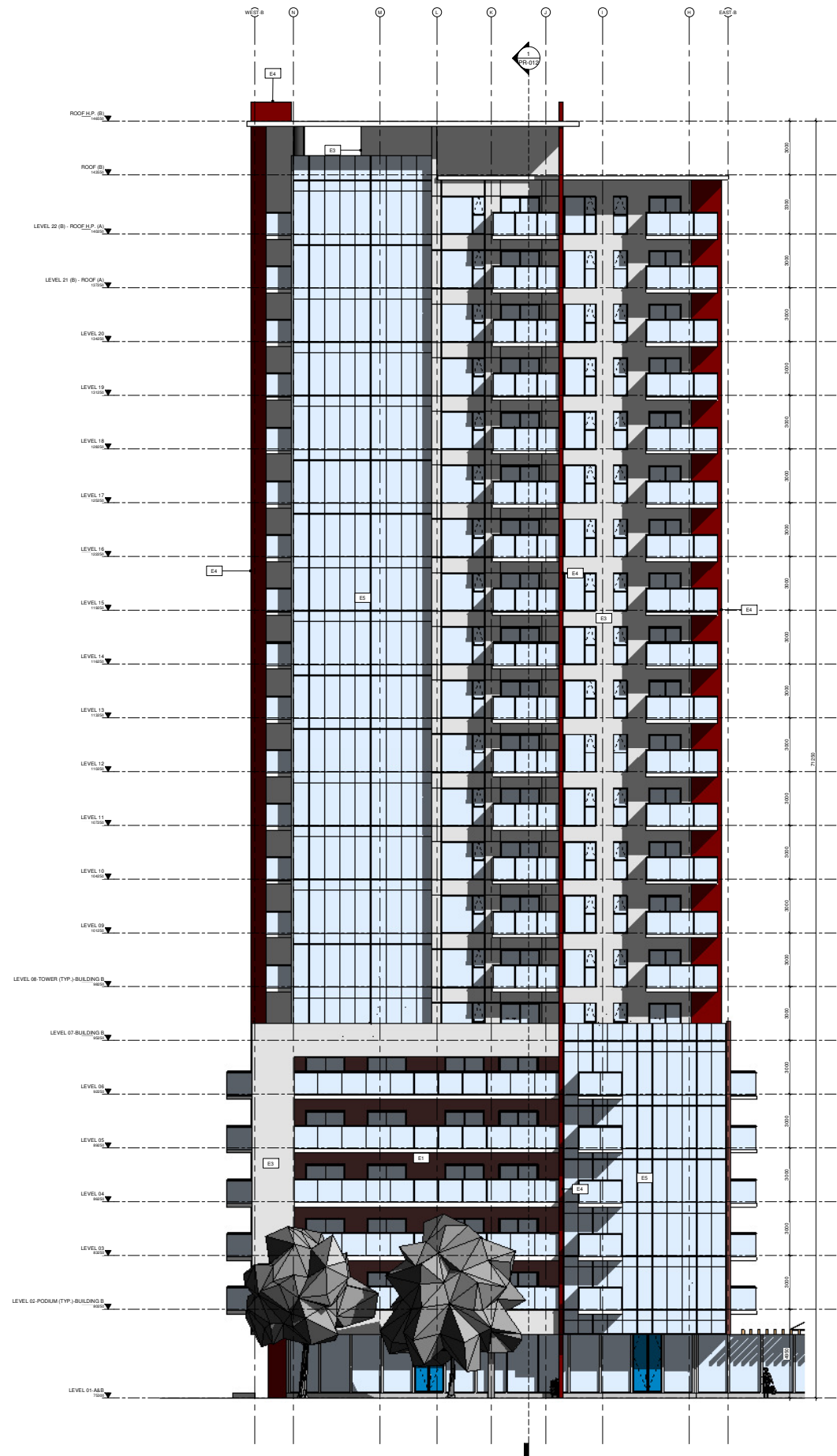
**LEGEND**

E1	RED BRICKS - COLOR MTL. SHADOW SMOOTH OR SIMILAR
E2	ALUMINUM PANEL/PANES OR EQUIVALENT / NATURAL ALUMINUM (LIGHT GRAY)
E3	ALUMINUM PANEL/PANES OR EQUIVALENT / NATURAL ALUMINUM (DARK RED)
E4	WINDOW WALL / CURTAIN WALL / WINDOW / PUNCH WINDOW (ALUMINUM FRAME)

**CARLING, PHASE 2**  
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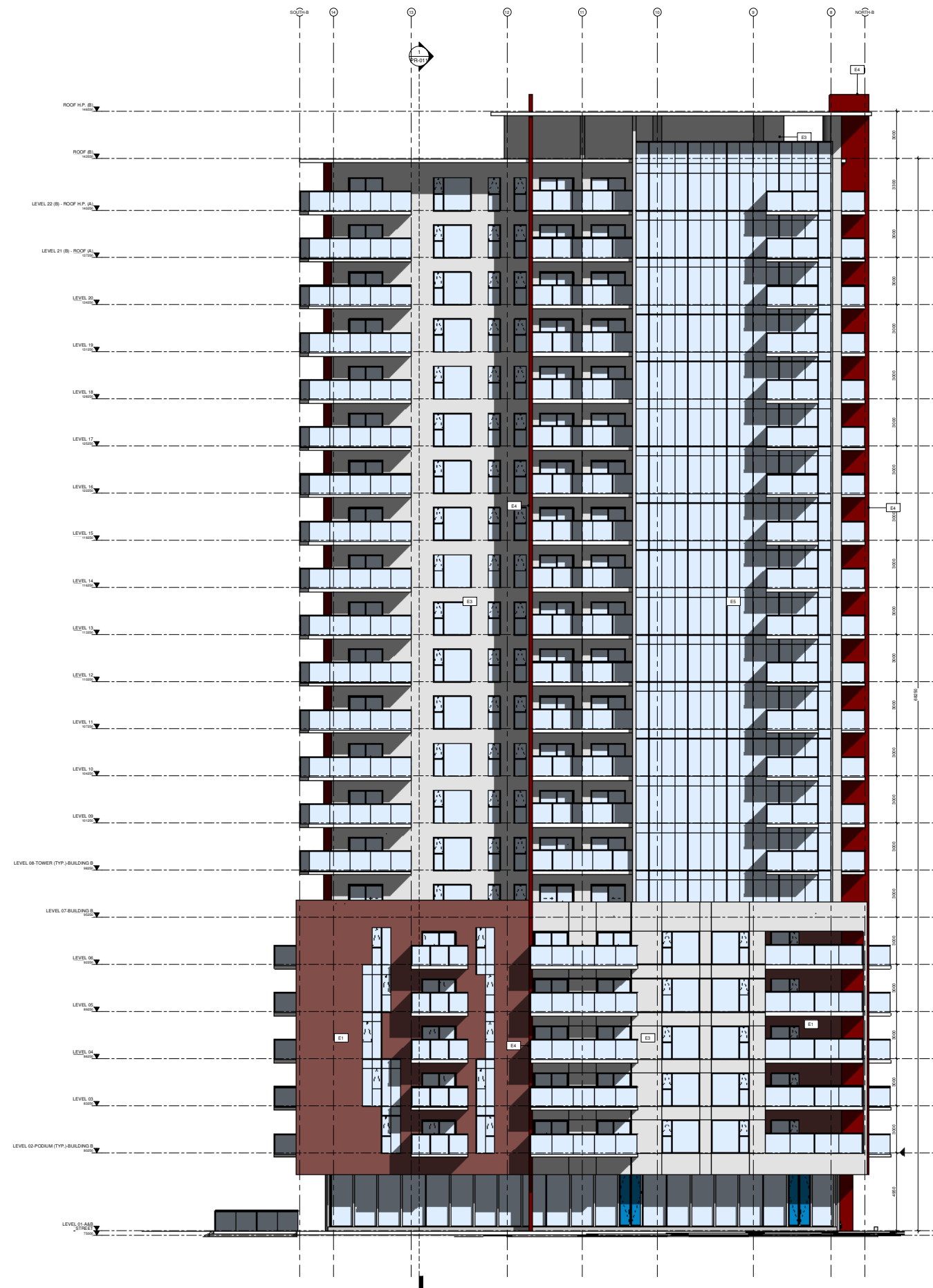


LEGEND	
	SOB BRICKS - COLOR MTL. SHADOW SMOOTH OR SMILAR
	ALUMINUM PANEL/PANFAB OR EQUIVALENT) NATURAL ALUMINUM (LIGHT GRAY)
	ALUMINUM PANEL/PANFAB OR EQUIVALENT) NATURAL ALUMINUM (DARK RED)
	WINDOW WALL / CURTAIN WALL / WINDOW / PUNCH WINDOW (ALUMINUM FRAME)

**CARLING, PHASE 2**

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**LEGEND**

	RED BRICKS - COLOR MTN. SHADOW SMOOTH OR SIMILAR
	ALUMINUM PANEL/PANFAB OR EQUIVALENT / NATURAL ALUMINUM (LIGHT GRAY)
	ALUMINUM PANEL/PANFAB OR EQUIVALENT / NATURAL ALUMINUM (DARK RED)
	WINDOW WALL / CURTAIN WALL / WINDOW / PUNCH WINDOW (ALUMINUM FRAME)



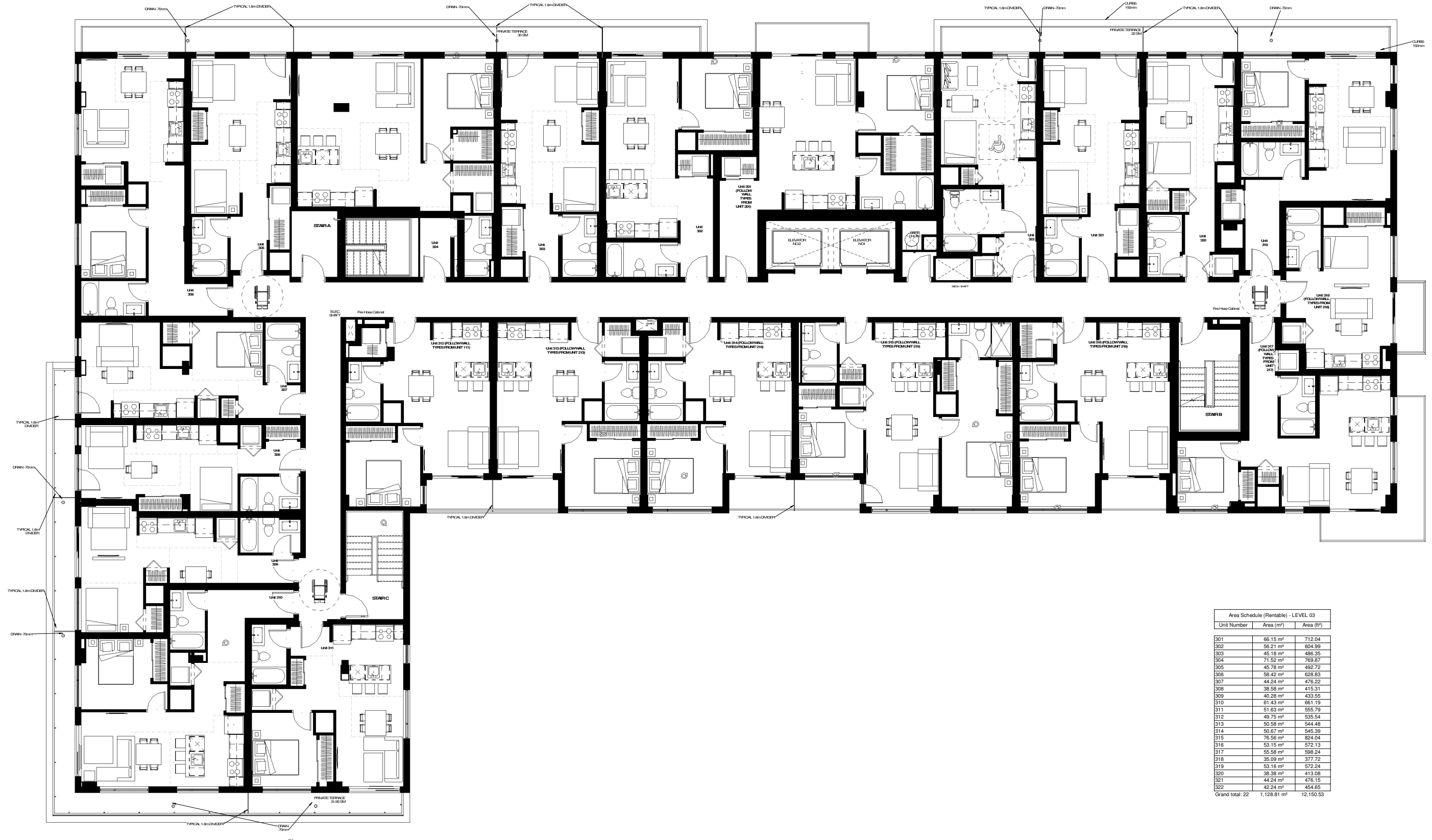
Area Schedule (Rentable) - LEVEL 02

Unit Number	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
201	66.15 m <sup>2</sup>	712.04
202	62.93 m <sup>2</sup>	677.37
203	51.66 m <sup>2</sup>	556.07
204	66.64 m <sup>2</sup>	717.3
205	68.49 m <sup>2</sup>	737.24
206	65.09 m <sup>2</sup>	701.39
207	47.29 m <sup>2</sup>	510.11
208	42.89 m <sup>2</sup>	461.64
209	47.37 m <sup>2</sup>	509.88
210	80.92 m <sup>2</sup>	871.07
211	60.52 m <sup>2</sup>	651.48
212	49.75 m <sup>2</sup>	535.54
213	60.59 m <sup>2</sup>	644.51
214	50.68 m <sup>2</sup>	545.49
215	76.56 m <sup>2</sup>	824.04
216	53.44 m <sup>2</sup>	575.21
217	55.29 m <sup>2</sup>	595.16
218	35.08 m <sup>2</sup>	377.65
219	56.46 m <sup>2</sup>	607.7
220	50.79 m <sup>2</sup>	546.72
221	49.61 m <sup>2</sup>	534.05
222	48.63 m <sup>2</sup>	523.45
Grand total: 22	1,237.93 m <sup>2</sup>	13,325.12

**CARLING, PHASE 2**

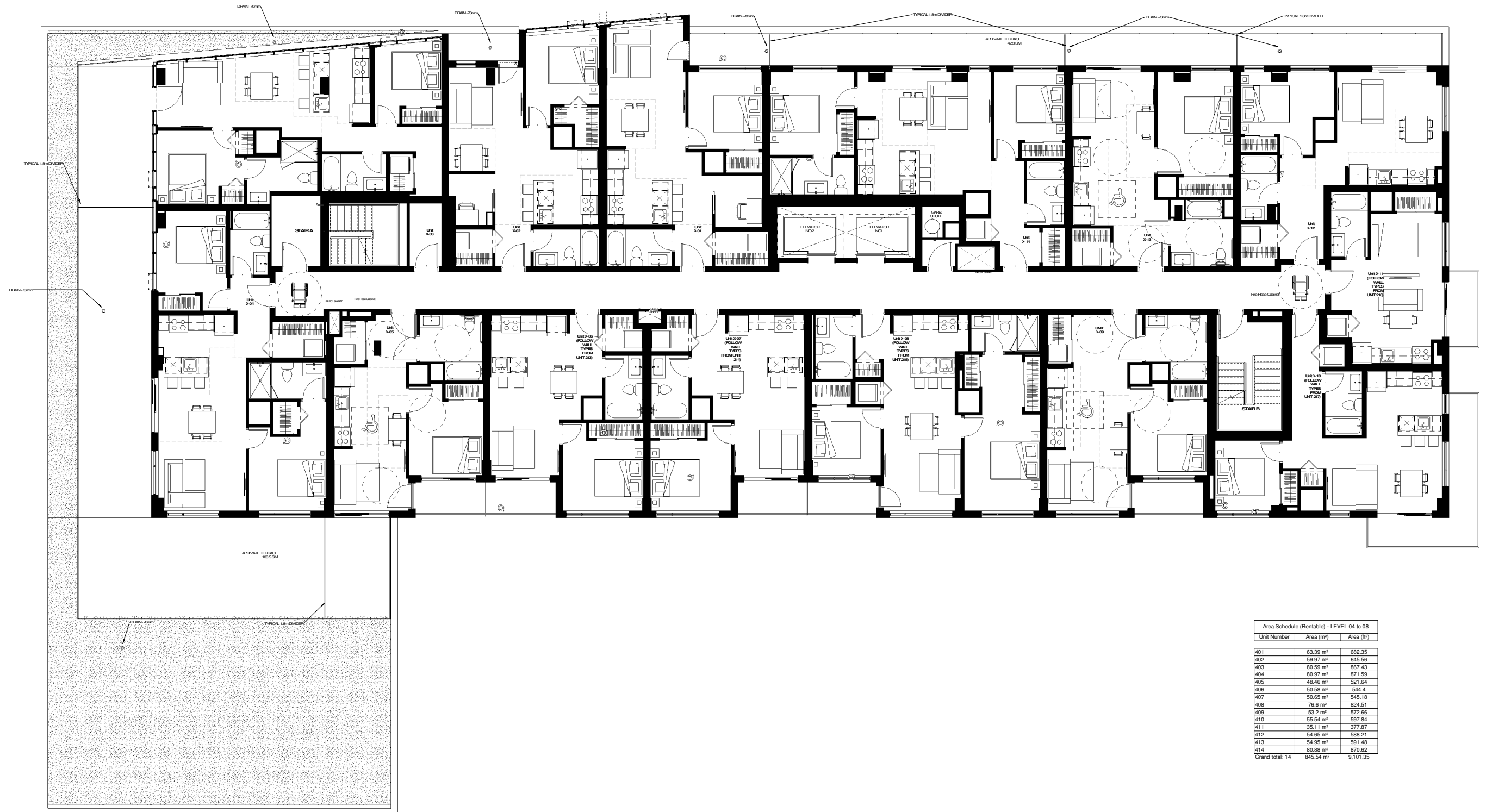
Ottawa, Ontario.

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Area Schedule (Rentable) - LEVEL 03

Unit Number	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
301	66.15 m <sup>2</sup>	712.04
302	56.21 m <sup>2</sup>	604.99
303	45.18 m <sup>2</sup>	486.35
304	71.52 m <sup>2</sup>	769.87
305	45.78 m <sup>2</sup>	492.72
306	58.42 m <sup>2</sup>	628.83
307	44.24 m <sup>2</sup>	474.22
308	38.58 m <sup>2</sup>	415.31
309	40.28 m <sup>2</sup>	433.55
310	61.43 m <sup>2</sup>	661.19
311	51.63 m <sup>2</sup>	555.79
312	49.75 m <sup>2</sup>	535.54
313	60.56 m <sup>2</sup>	644.48
314	50.67 m <sup>2</sup>	545.39
315	76.56 m <sup>2</sup>	824.04
316	53.15 m <sup>2</sup>	572.13
317	55.58 m <sup>2</sup>	598.24
318	35.09 m <sup>2</sup>	377.72
319	53.16 m <sup>2</sup>	572.24
320	38.38 m <sup>2</sup>	413.08
321	44.24 m <sup>2</sup>	474.15
322	42.24 m <sup>2</sup>	454.65
Grand total: 22	1,128.81 m <sup>2</sup>	12,150.53



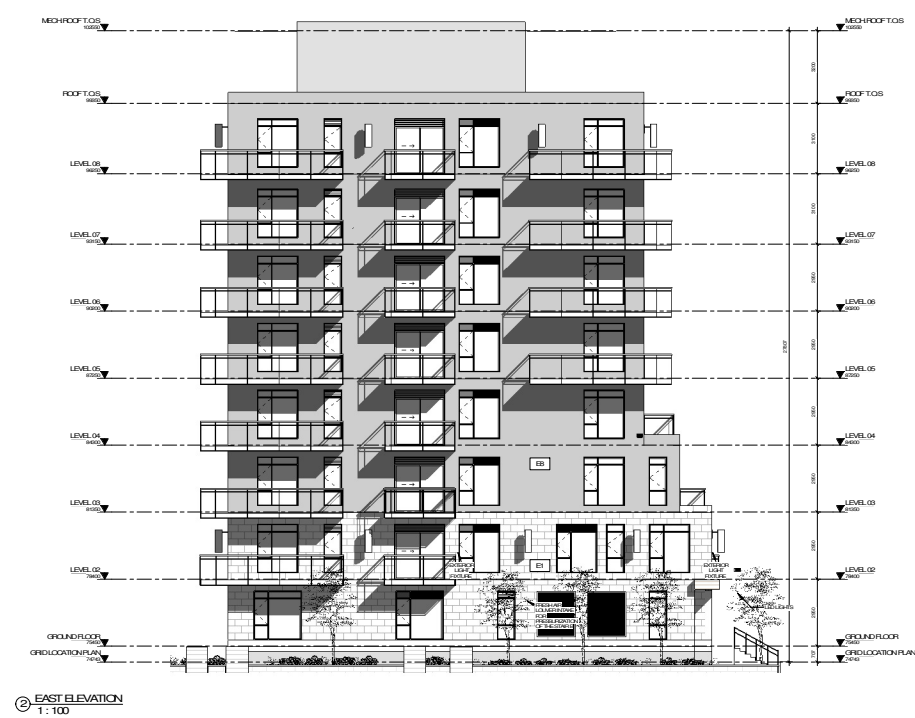
Area Schedule (Rentable) - LEVEL 04 to 08

Unit Number	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
401	63.39 m <sup>2</sup>	682.35
402	59.97 m <sup>2</sup>	645.56
403	80.59 m <sup>2</sup>	867.43
404	80.97 m <sup>2</sup>	871.59
405	48.46 m <sup>2</sup>	521.64
406	50.58 m <sup>2</sup>	544.4
407	50.65 m <sup>2</sup>	545.18
408	76.6 m <sup>2</sup>	824.51
409	53.2 m <sup>2</sup>	572.66
410	55.54 m <sup>2</sup>	597.84
411	35.11 m <sup>2</sup>	377.87
412	54.65 m <sup>2</sup>	588.21
413	54.95 m <sup>2</sup>	591.48
414	80.88 m <sup>2</sup>	870.62
Grand total: 14	845.54 m <sup>2</sup>	9,101.35



Area Schedule (Rentable) - LEVEL 04 to 08

Unit Number	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
401	63.39 m <sup>2</sup>	682.35
402	59.97 m <sup>2</sup>	645.56
403	80.59 m <sup>2</sup>	867.43
404	80.97 m <sup>2</sup>	871.59
405	48.46 m <sup>2</sup>	521.64
406	50.58 m <sup>2</sup>	544.4
407	50.65 m <sup>2</sup>	545.18
408	76.6 m <sup>2</sup>	824.51
409	53.2 m <sup>2</sup>	572.66
410	55.54 m <sup>2</sup>	597.84
411	35.11 m <sup>2</sup>	377.87
412	54.65 m <sup>2</sup>	588.21
413	54.95 m <sup>2</sup>	591.48
414	80.88 m <sup>2</sup>	870.62
Grand total: 14	845.54 m <sup>2</sup>	9,101.35



**LEGEND**

	BLOCK MASONRY (LIGHT GREY) OR BRICKWORK (RED OR BLACK) (EQUIVALENT)
	BRICK MASONRY (BLACK) OR BRICKWORK (BLACK) (EQUIVALENT)
	ALUMINUM PANEL (PRE-FABRICATED) (EQUIVALENT)
	HORIZONTAL SIDING (WOOD) OR VERTICAL SIDING (WOOD) (EQUIVALENT)
	GLASS PANEL (FRAME OR EQUIVALENT) (EQUIVALENT)
	WINDOW WALL / CURTAIN WALL / WINDOW PANEL (EQUIVALENT) (EQUIVALENT)



**LEGEND**

[E1]	BLOCKWORK (LIME GREY OR WHITE FINISH TO EXTERIOR WALLS)
[E2]	BLOCKWORK (RED OR BLACK AND/OR BROWN)
[E3]	ALUMINUM PANELS (FINISH TO EXTERIOR WALLS)
[E4]	HOR. METAL SINGLES (WOOD FINISH)
[E5]	GLASS PANELS (FINISH TO EXTERIOR WALLS)
[E6]	WINDOW WALL (CLUTTER WALL / WINDOW / GLASS WINDOW / ALUMINUM PANELS)





*View along Meath Street : Significant architectural statement at the corner and creating an integrated landscape accessible to all*

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18 June 2021



*Entrance to the site from Carling Avenue : Covered walkways at the commercial / retail level.*

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18 June 2021



*View along interior street : Ground floor commercial with covered walkways.*

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*View along interior street : Entrance to towers A and B*

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Ottawa, Ontario.  
18 June 2021



*View along interior street : Entrance to towers A and B*

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Ottawa, Ontario.  
18 June 2021



*View into Japanese garden: Landscaped area accesible to all.*

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*Townhouses lining interior street*

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*Pavillion marking intersection.*



*Pavillion marking intersection.*



*Pavillion marking intersection.*



*View from Meath Street.*

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18 June 2021



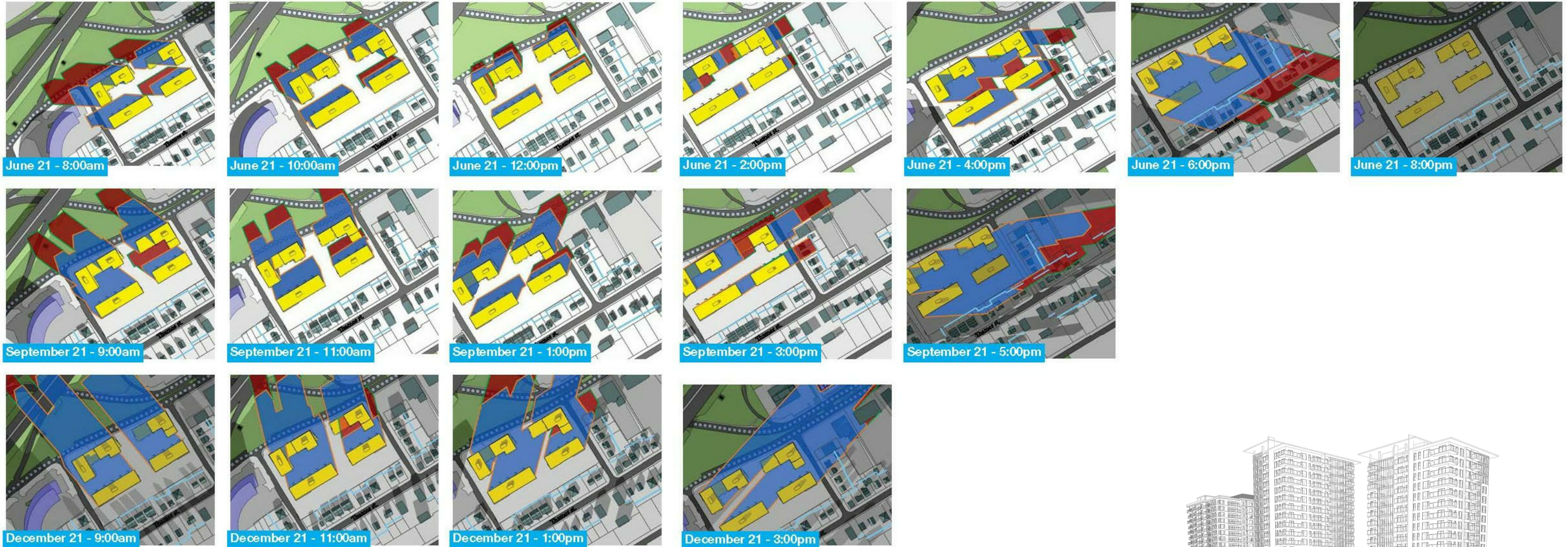


*View along Meath Street*



*View along Carling Avenue*

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18 June 2021



**CARLING, PHASE 2**

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18 June 2021