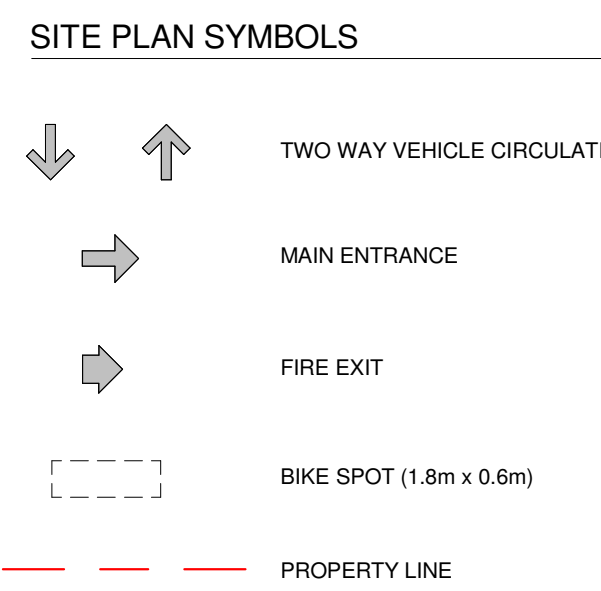




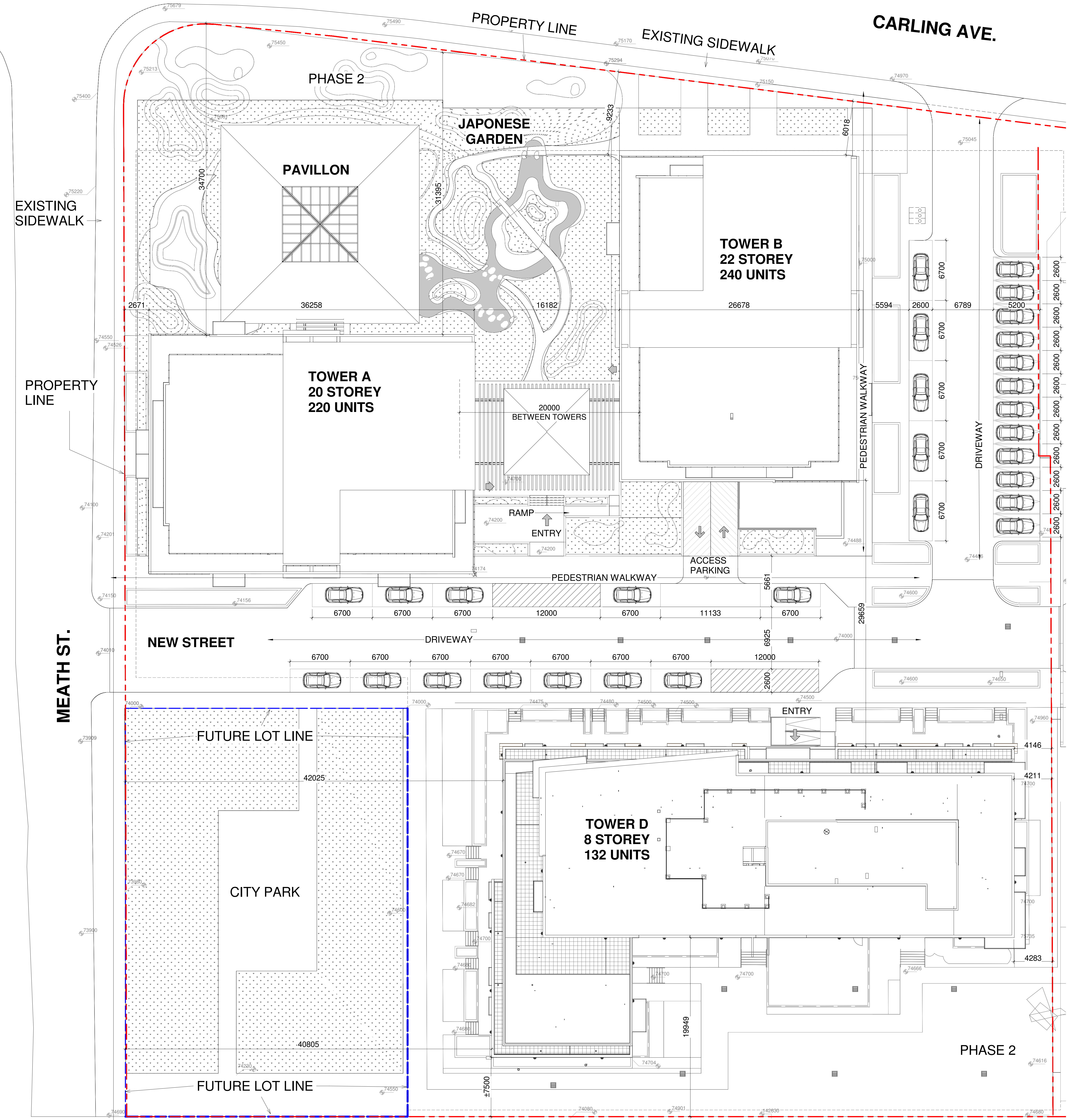
ZONING TABLE	
Current Zoning	AM1(2)18 S389 (Phase 1 lands), AM1(2)18 S389-n and O1(2)20-n (Phase 2 lands)
Site Area	18,904 m <sup>2</sup>
Dwelling Units	592 (Building A: 220; Building B: 240; Building D: 132)
Proposed Retail Area	697 25m <sup>2</sup> Building A, B
Hotel Rooms / GFA	-
In	REQUIRED
Setbacks	Front (Carling): No minimum Corner Side (Meath): Building A: 2.4m Building D: 3m Rear: 7.5m
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.
Ground Floor Height	Minimum: 4.5 metres within 10m of Carling
Glazing Requirements	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, facing a public street must be composed of transparent glazing and active customer or resident entrance access doors.
Building Height	Minimum: 7.5 metres and at least 2 stories Maximum (Schedule 285): Area A: 62m (20 stories) Area B: 69m (22 stories) Area C: 34.5m (8 stories) Area D: 11m (3 stories)
Amenity Area	Total - 3562 m <sup>2</sup> Communal - 1776 m <sup>2</sup>
Parking	Residential: 296 spaces Residential: 230 spaces Residential Visitor: 48 spaces Retail: 9 spaces Total: 362 spaces
Bicycle Parking	Residential: 0.5 dwelling unit Retail: 1/200m <sup>2</sup> of GFA 50% can be vertical 25% of residential spaces must be indoor

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



CIVIL ENGINEER	SURVEYOR	LEGAL DESCRIPTION
Morrison Hershfield 2932 Baseline Road, Ottawa (On.), K2H 1B1.		PART BLOCKS 6 AND 7 REGISTERED PLAN 221 AND PART OF ROAD ALLOWANCE BETWEEN CONCESSION 1 (OTTAWA FRONT) AND CONCESSION A (RIDEAU FRONT) CLOSED BY BY-LAW 231-65, INST 511589 GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA
GEOTECHNICAL ENGINEER	URBAN PLANNER	PROJECT DEVELOPER
	Stantec Experts Conseil 300-555 René-Levesque O. Montréal, (Qc.), H2Z 1B1	HL General Partner Inc. 145 Hobsons Lake Drive, suite 106, Halifax NS B3S 0H9

1 SITE PLAN - PHASE 2  
1:175



Revision Schedule	
Rev.	Date

APPROVED	REFUSED
<input type="checkbox"/>	<input type="checkbox"/>
THIS DAY OF _____ 20__	

Date	Description	By
18.10.2019	GEOTECHNICAL LANDSCAPE	G.M.
01.10.2019	CITY COMMENTS	G.M.
01.10.2019	CITY COMMENTS	G.M.
22.08.2019	PRELIMINARY	G.M.

Civil Engineer: Morrison Hershfield, 2932 Baseline Road, Ottawa (On.), K2H 1B1

Mechanical - Electrical

Landscape Architect  
Landscape Architect: Stantec Experts Conseil, 300-555 René-Levesque O. Montréal, (Qc.) H2Z 1B1

**SITE PLAN APPLICATION  
FORMAL REVIEW**  
*October 8, 2021*



**CARLING, PHASE 2**

Ottawa, Ontario.  
19 October 2021



D07-12-21-0092  
Plan number : 18501

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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: Morrisson Hershfield, 2932 Baseline Road, Ottawa (On.), K2H 1B1.

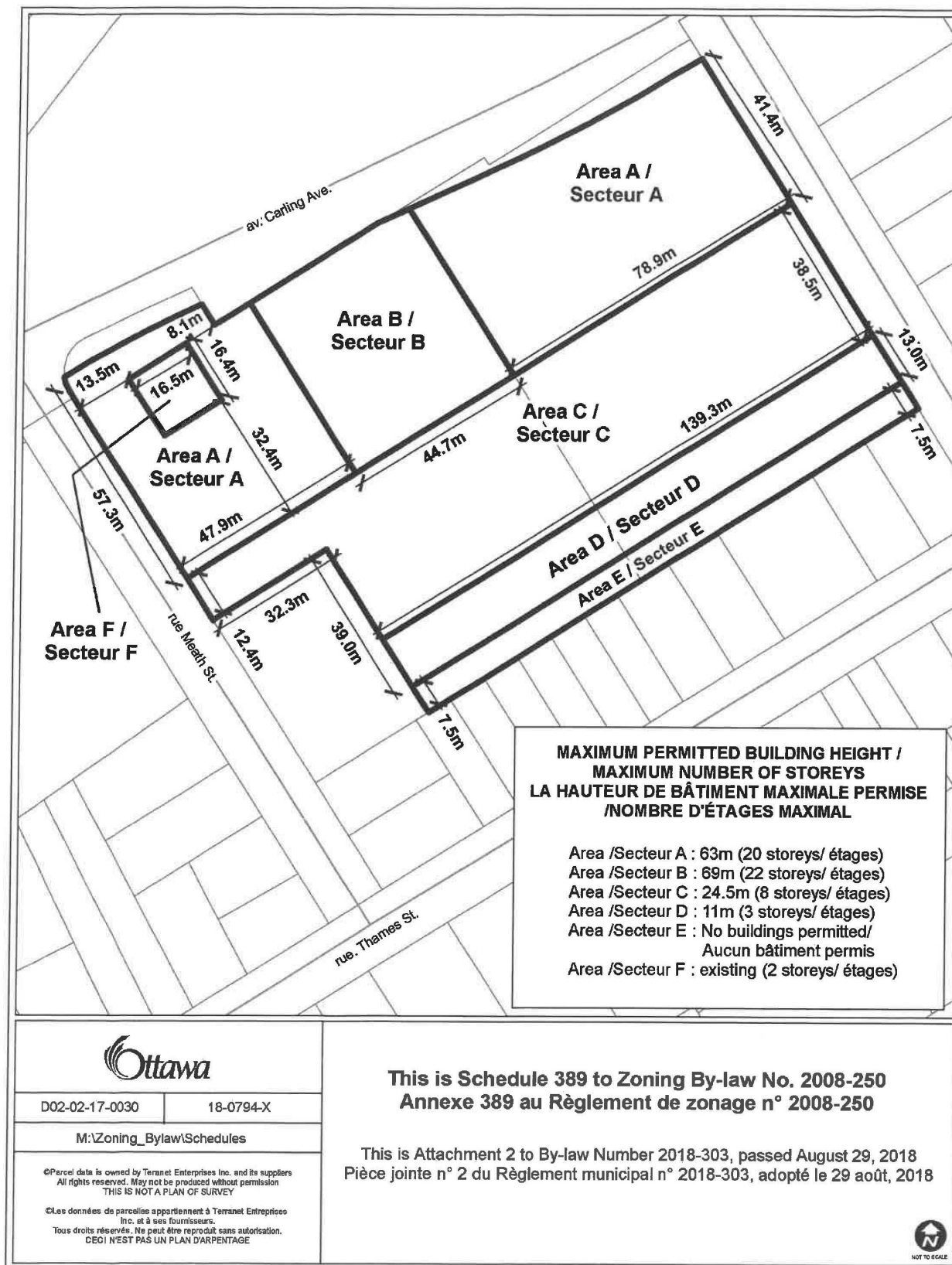
## CARLING, PHASE 2

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**CARLING, PHASE 2**

Ottawa, Ontario.  
19 October 2021

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	697.28m <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: 2.67m Building D: 40.8m 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: 24.4m (8 storeys) Area D: 6.60m (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: 1227.20 m <sup>2</sup> Indoor Communal: 604.25 m <sup>2</sup> Garden Communal (A&B): 1982.56 m <sup>2</sup> Building B: Private Balconies: 1458.62 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> Private: 4410.22 m <sup>2</sup> Communal: 2748.21 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 <b>Total: 362 spaces</b>	Residential total (Garage): <b>323 spaces</b> BUILDING A&B: <b>233 spaces</b> Regular Cars: 230 spaces Regular cars (visitors): 3 spaces  BUILDING D: <b>90 spaces</b> Regular cars: 66 spaces Regular cars (visitors): 24 spaces  Exterior: <b>39 spaces</b> BUILDING A&B (visitor): 24 spaces BUILDING D (visitor): 6 spaces Retail: 9 spaces <b>Total: 362 spaces</b>
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 <b>Total: 299 spaces</b>	Residential total (Garage): <b>319 spaces</b> BUILDING A & B: <b>253 spaces</b> Garage : (100+153) 253 spaces BUILDING D : <b>66 spaces</b> Garage : 66 spaces  Exterior: <b>3 spaces</b> BUILDING A&B (Retail): 3 spaces <b>Total: 362 spaces</b>



**CARLING, PHASE 2**

Ottawa, Ontario.

19 October 2021

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GROSS AREA TABLE - PHASE 1 and PHASE 2

	PHASE 1		PHASE 2		TOTAL
	Building C	Building E	Building A and B	Building D	
Retail Gross floor area (m2)	576.10	0.00	697.28	0.00	1,273.38
Residential Gross floor area (m2)	19,038.60	8,887.40	32,950.42	8,887.40	69,763.82
TOTAL Gross floor area (m2)	19,614.70	8,887.40	33,647.70	8,887.40	71,037.20

RENTABLE AREA TABLE - PHASE 2

BUILDING A:	BUILDING B:	BUILDING D:																								
<table border="1"> <caption>RENTABLE - COMMERCIAL AREA</caption> <thead> <tr> <th>Units Number</th> <th>Area (m2)</th> <th>Area (ft2)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>484.14</td> <td>5211</td> </tr> </tbody> </table>	Units Number	Area (m2)	Area (ft2)	1	484.14	5211	<table border="1"> <caption>RENTABLE - COMMERCIAL AREA</caption> <thead> <tr> <th>Units Number</th> <th>Area (m2)</th> <th>Area (ft2)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>213.14</td> <td>2294</td> </tr> </tbody> </table>	Units Number	Area (m2)	Area (ft2)	1	213.14	2294													
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**CARLING, PHASE 2**

Ottawa, Ontario.

19 October 2021

D07-12-21-0092  
Plan number : 18501

**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 592 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.

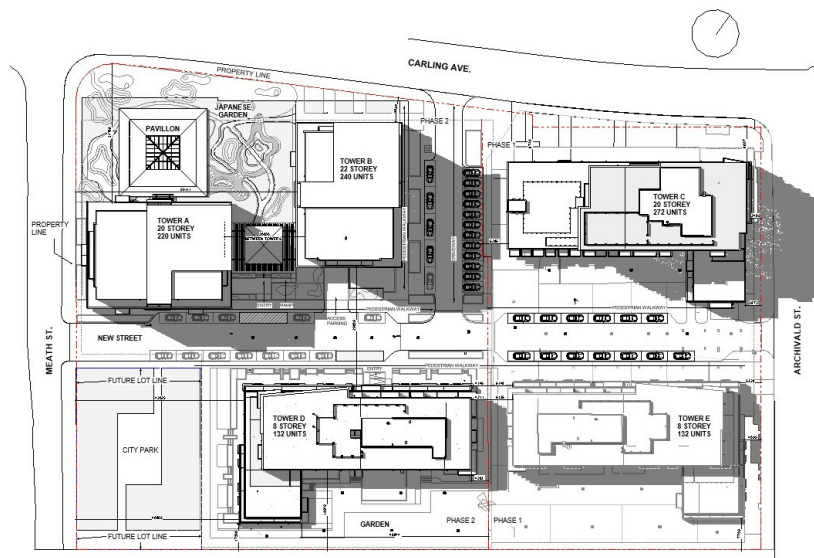
This inward-looking development creates a sense of place while at the same time opening the site to the surrounding neighborhood thus continuing the trend of city intensification. It should be noted that the south-west corner of the site is targeted to become a public park for the benefit of the entire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

**1.3 Subject Property**

The subject property is the western half of the lot bordered by Carling Avenue 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 m2.

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 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 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**

Ottawa, Ontario.

19 October 2021



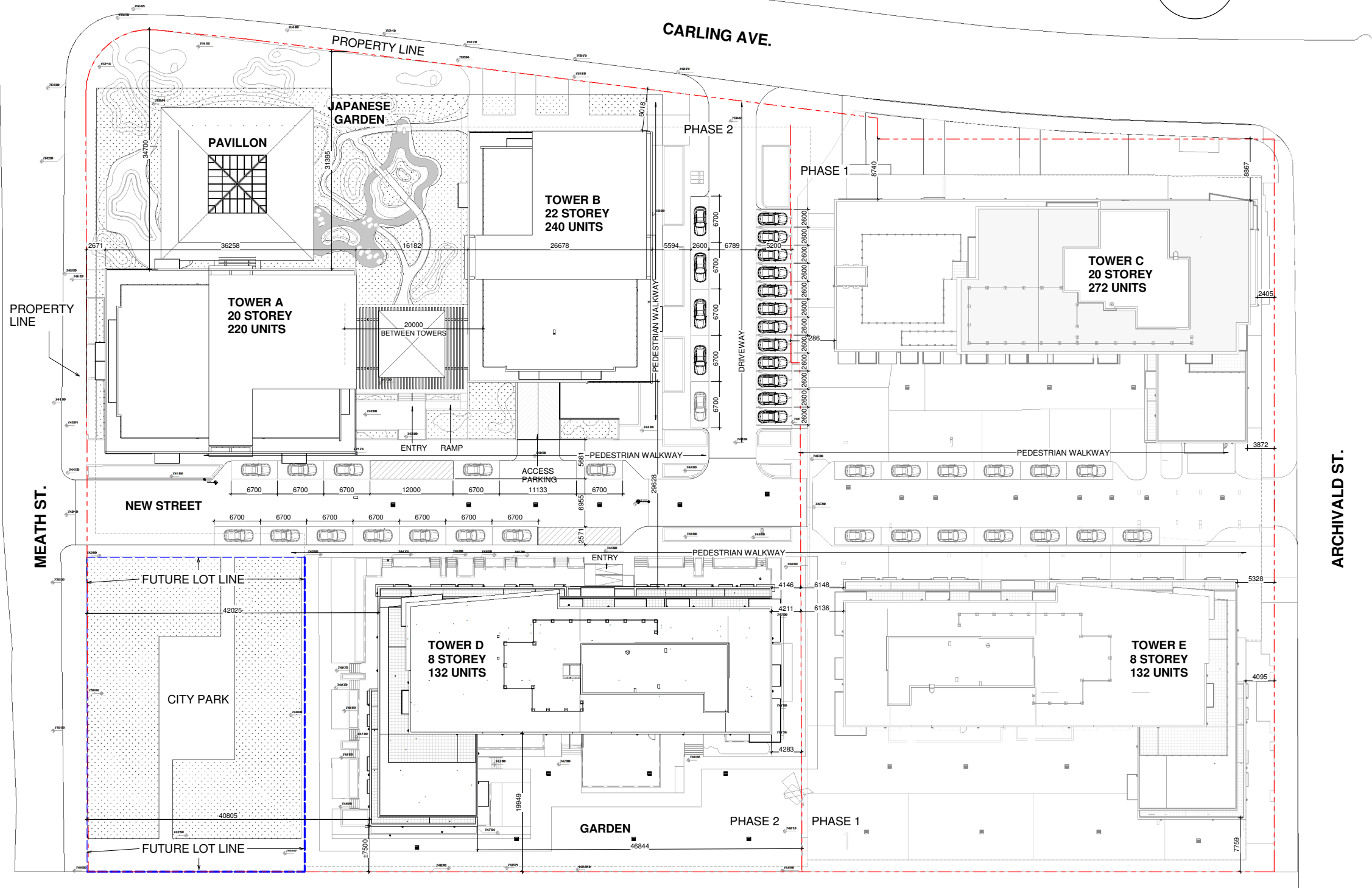
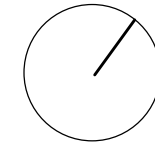
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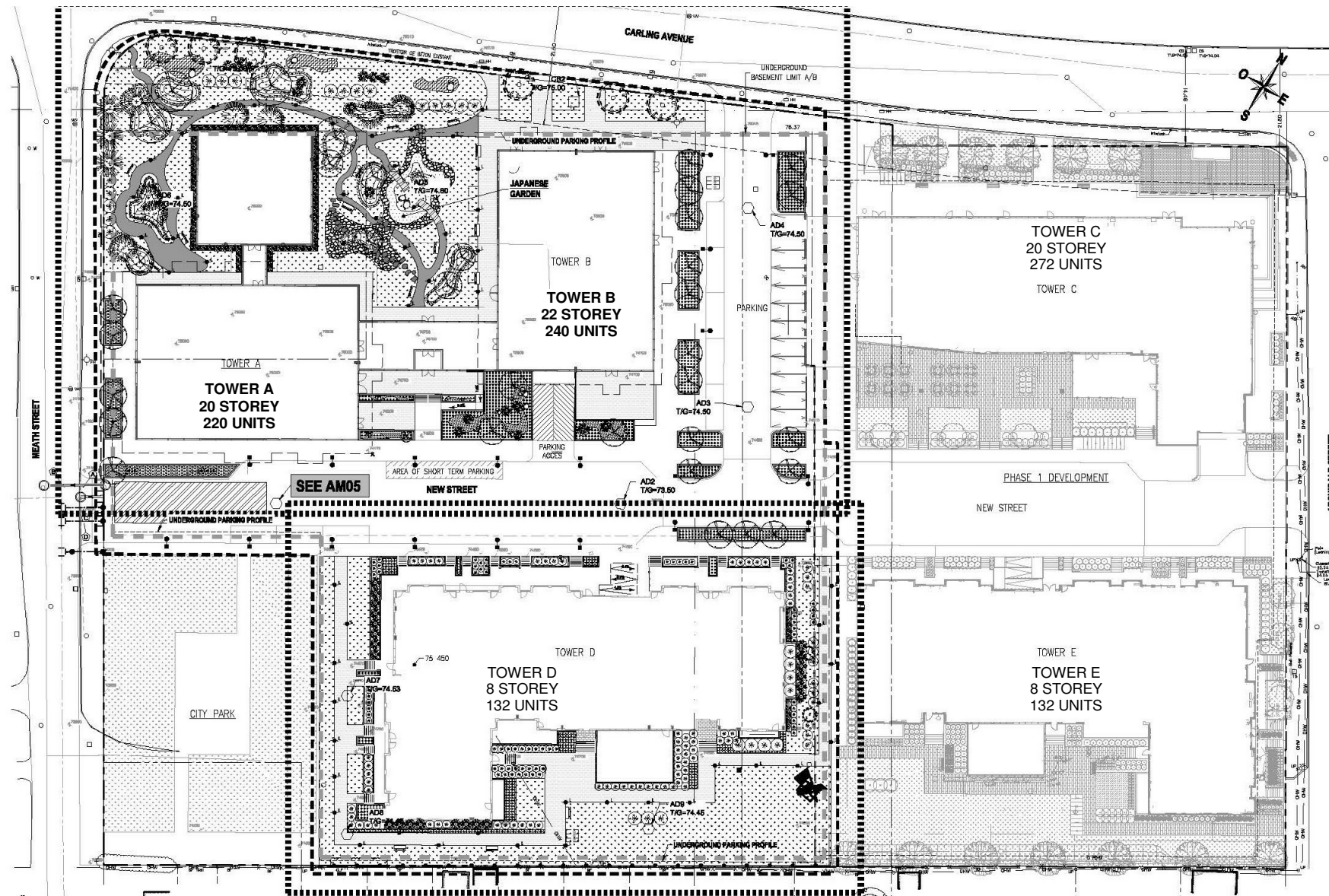
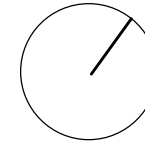
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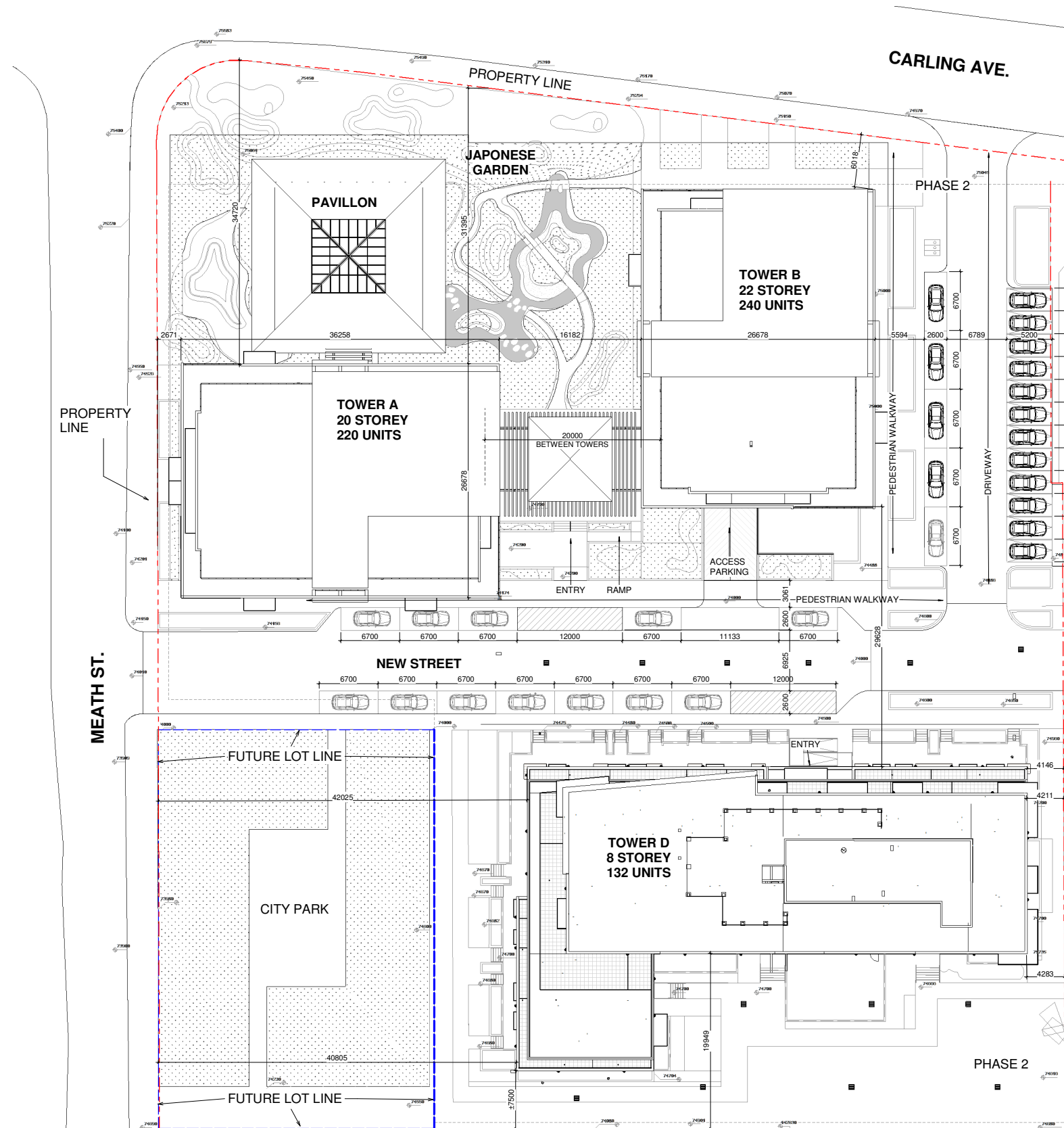
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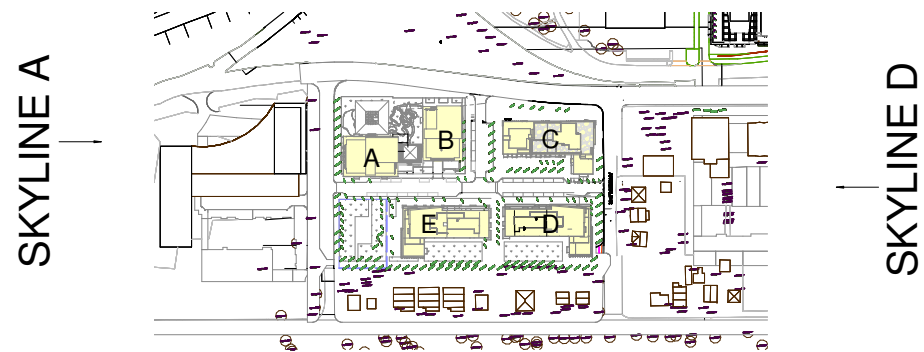
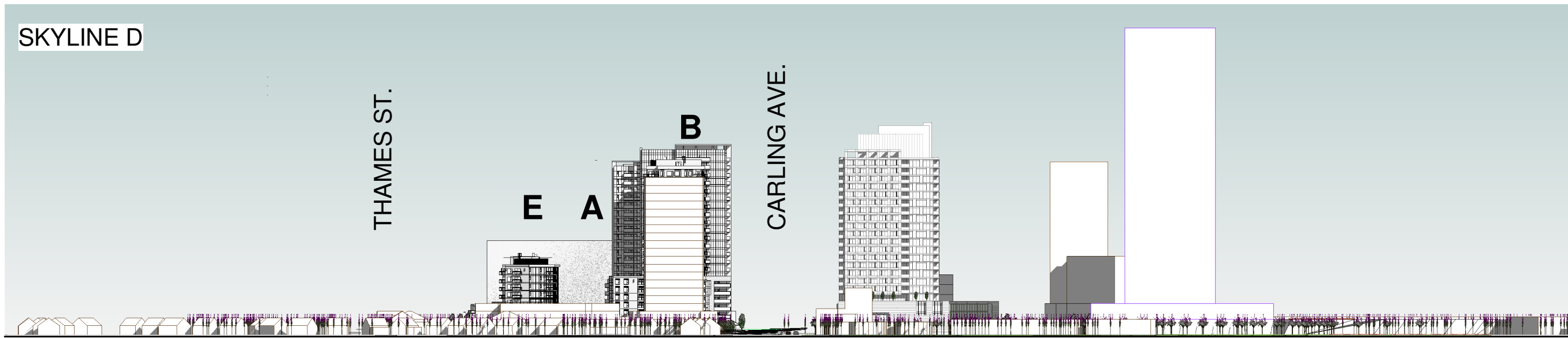
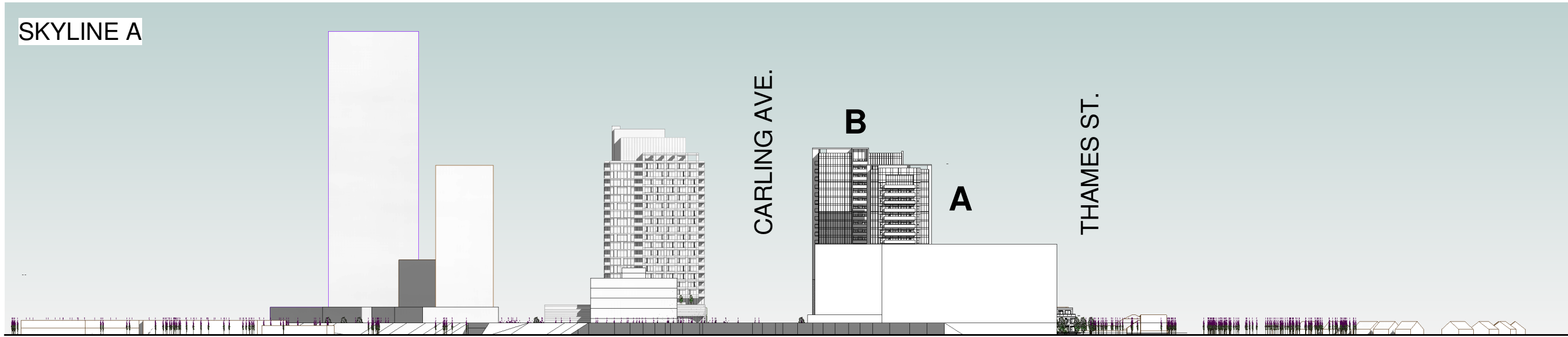
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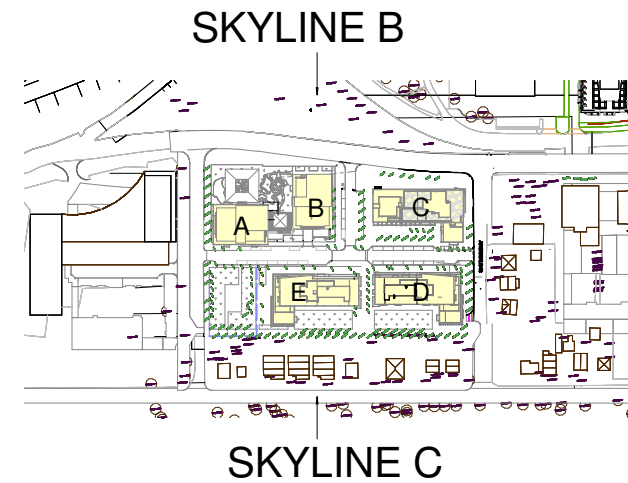
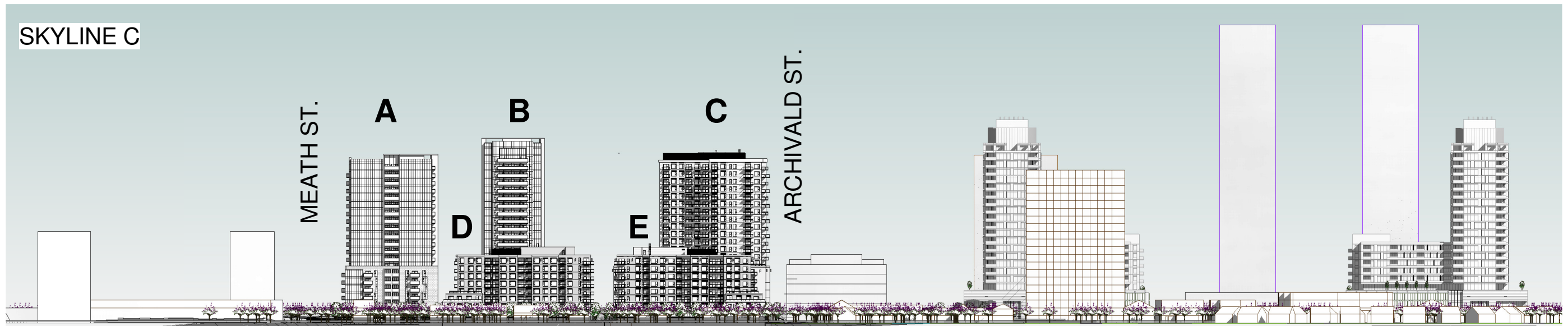
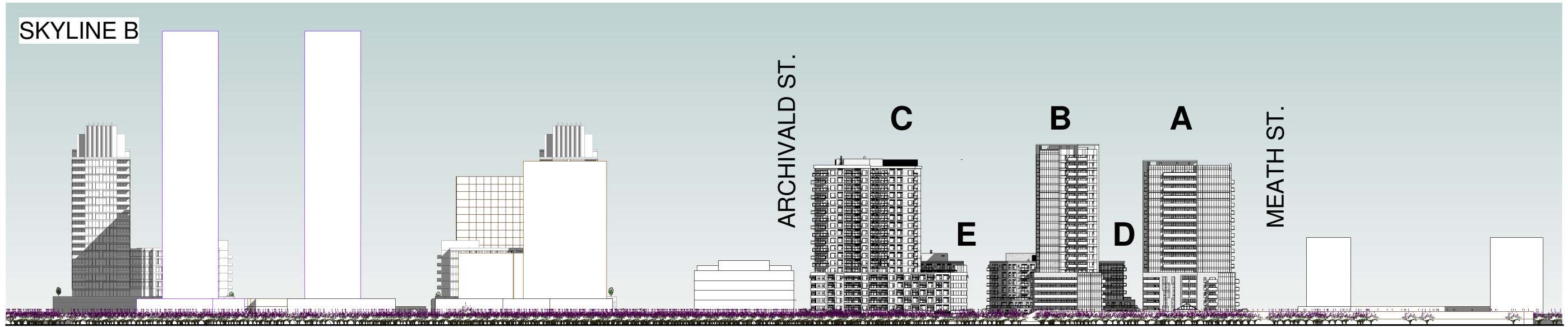


D07-12-21-0092  
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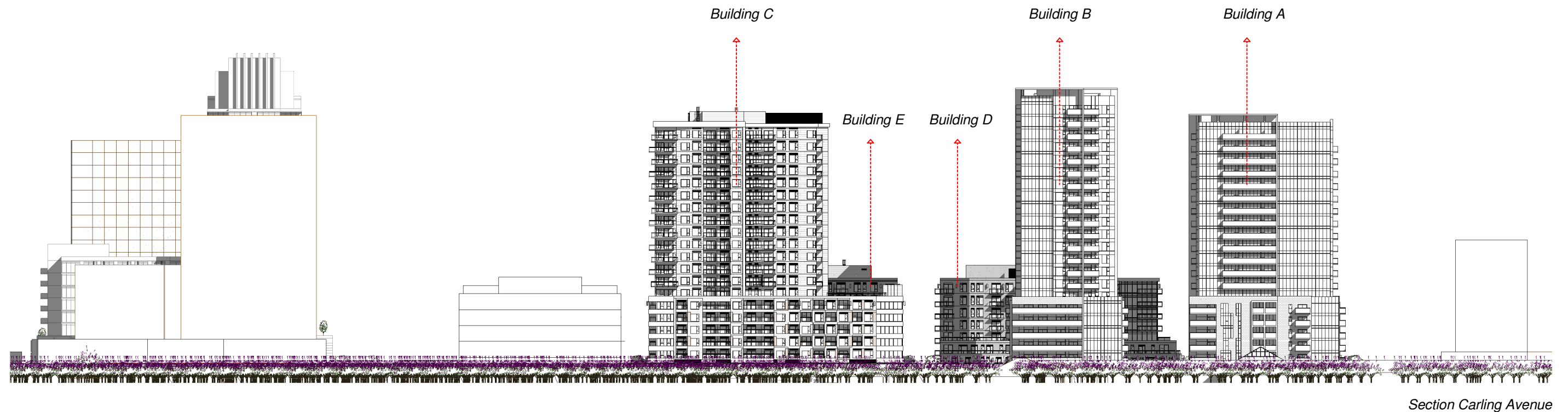
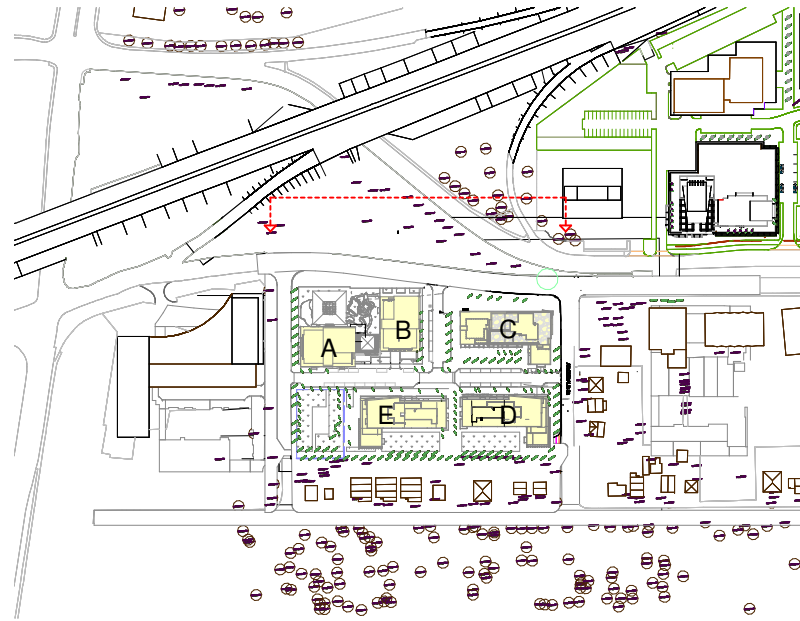


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Ottawa, Ontario.

01 October 2021

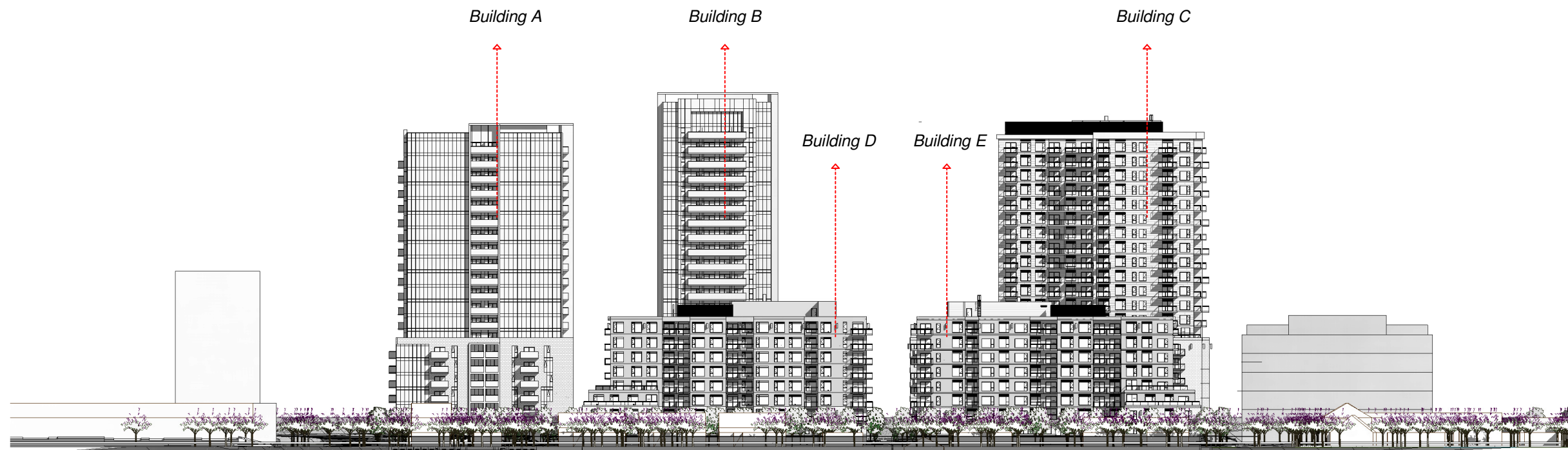
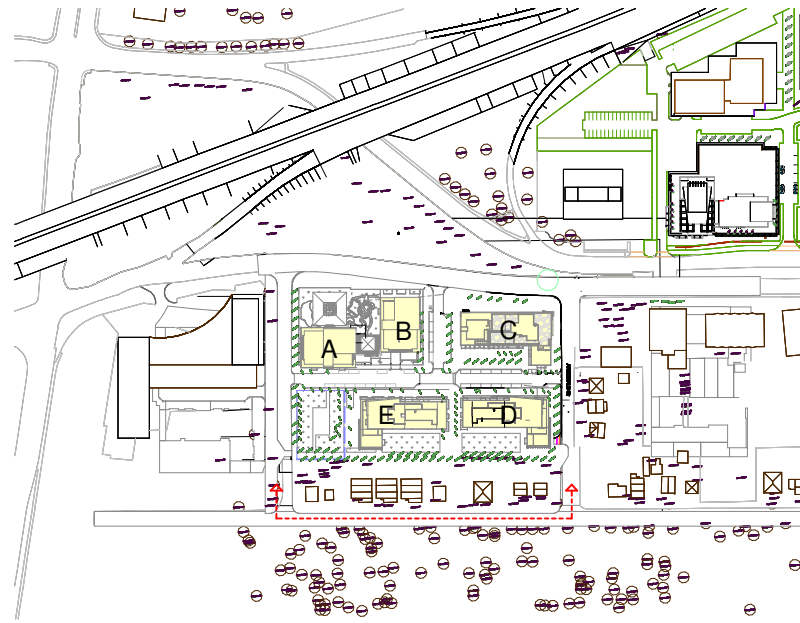




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Section Thames Street

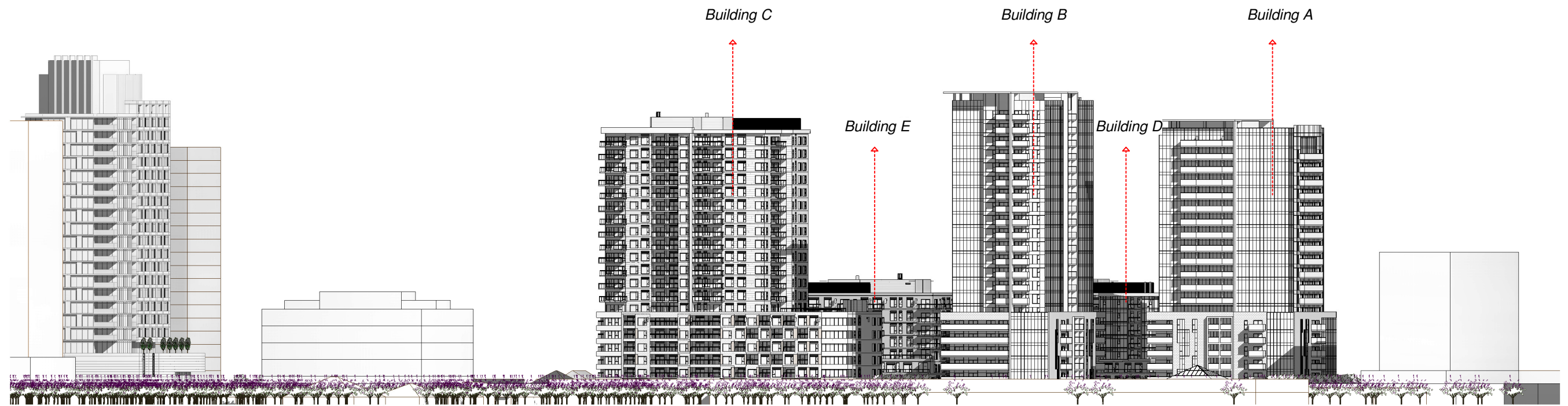
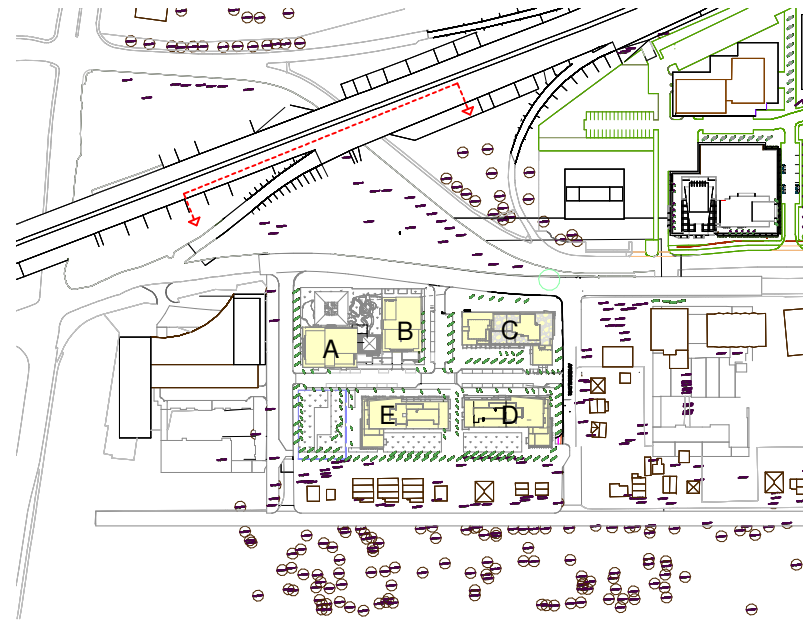
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Section Trans Canada Highway/Queensway

**CARLING, PHASE 2**

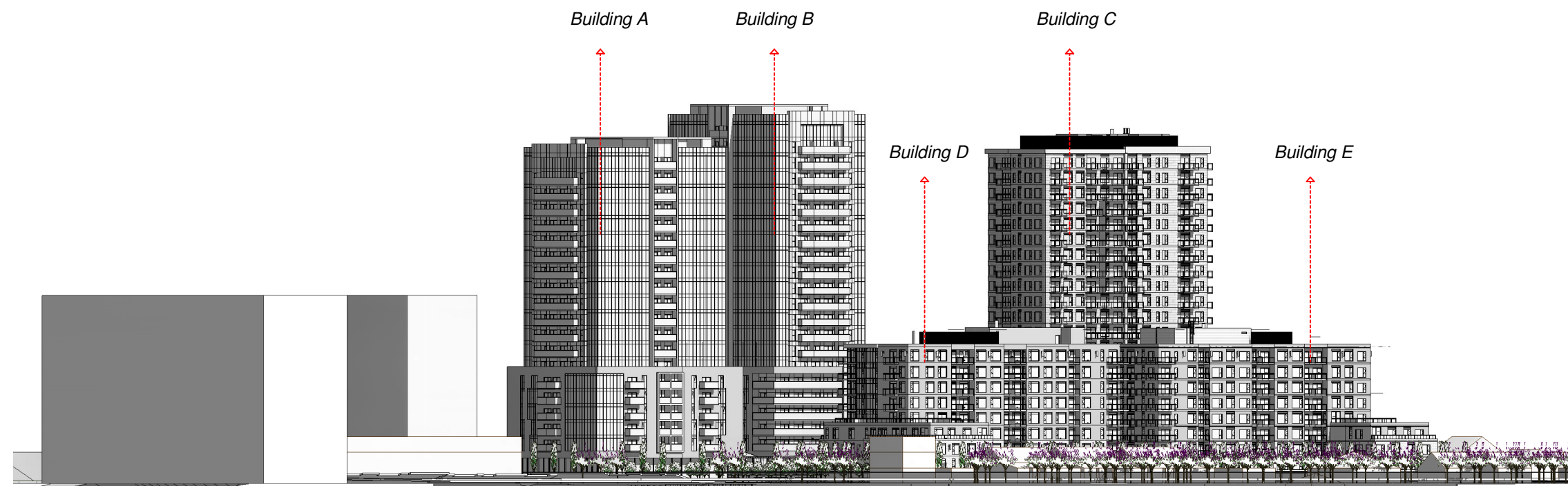
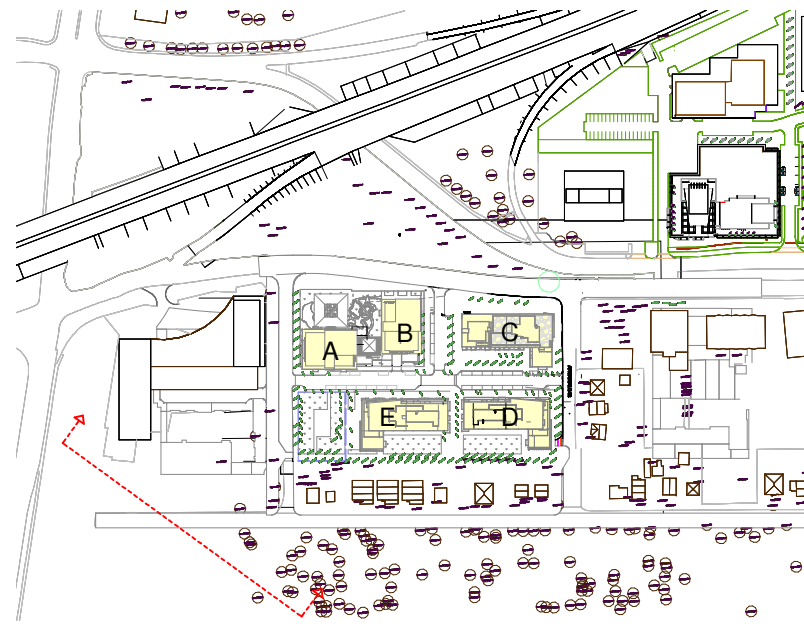
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Section Meath/Thames Street

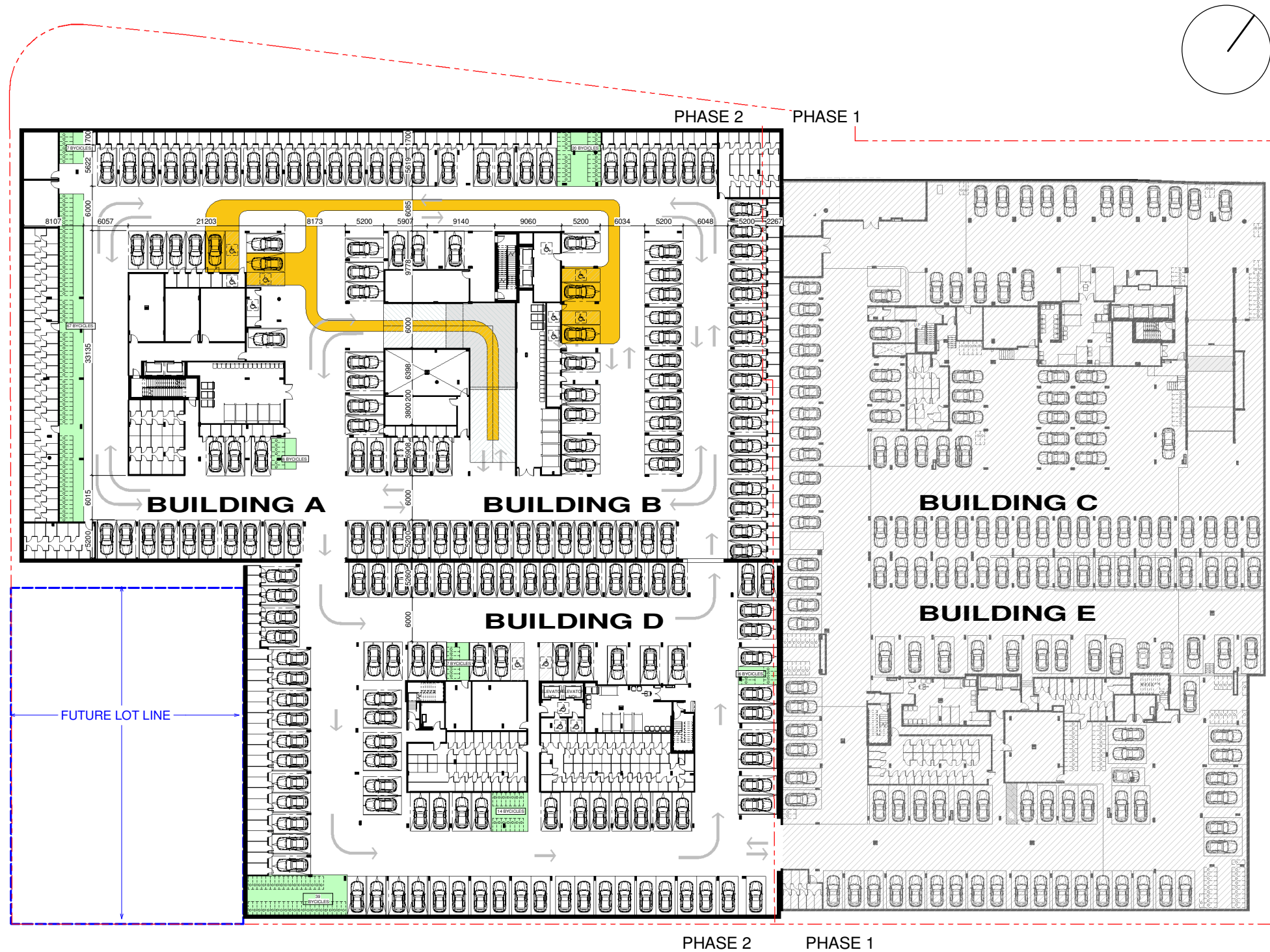
**CARLING, PHASE 2**

Ottawa, Ontario.

01 October 2021



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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

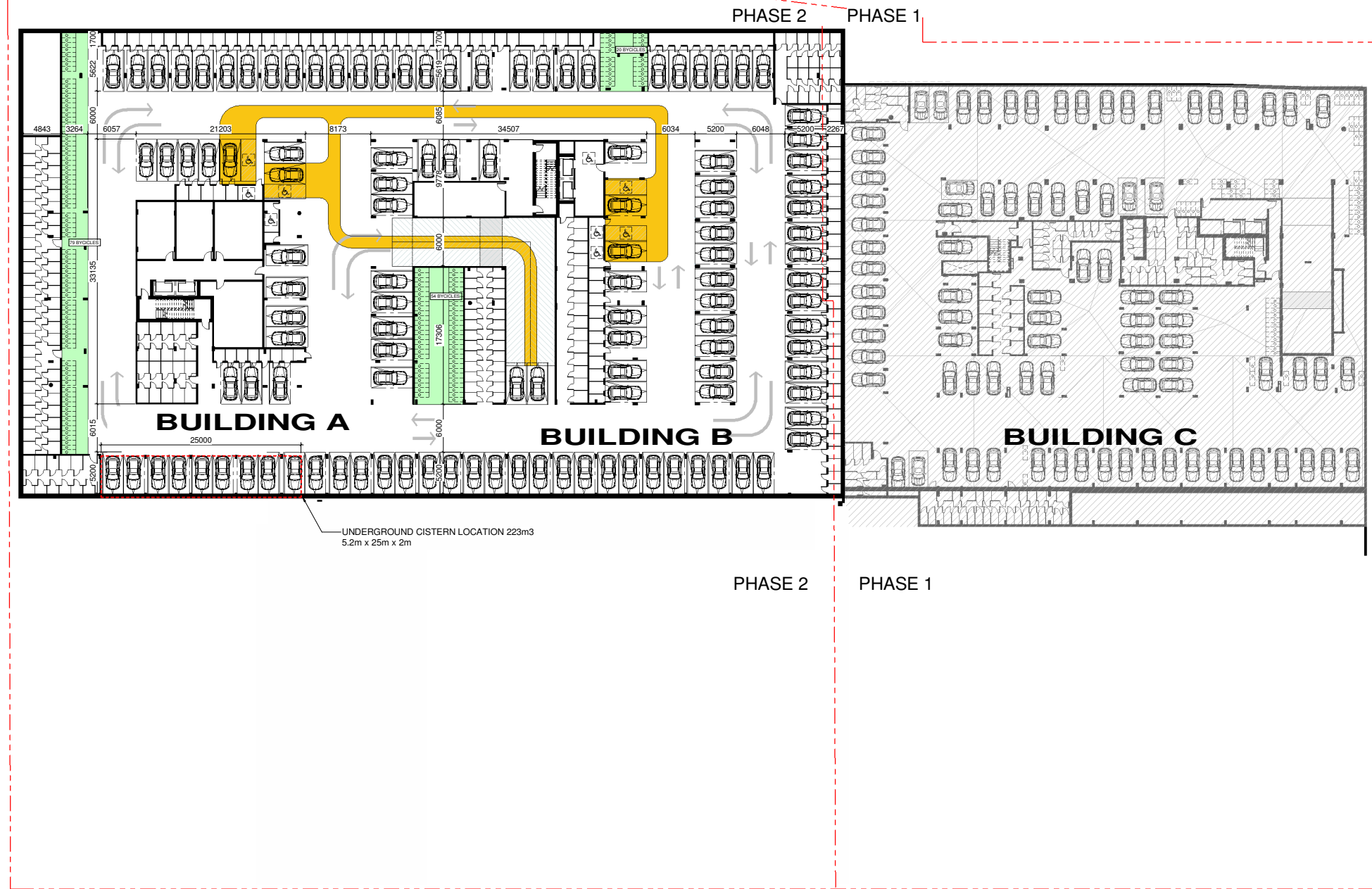
 BICYCLES: 66 HORIZONTAL

LOCKERS: 136 UNITS

**CARLING, PHASE 2**

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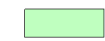
**LEVEL P2**

**BUILDING A+B:**

PARKING SPACES: **TOTAL 118**

RESIDENTIAL: 115 SPACES

VISITORS: 3 SPACES

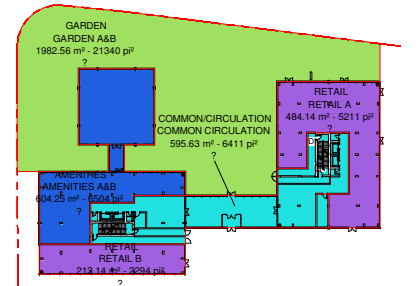
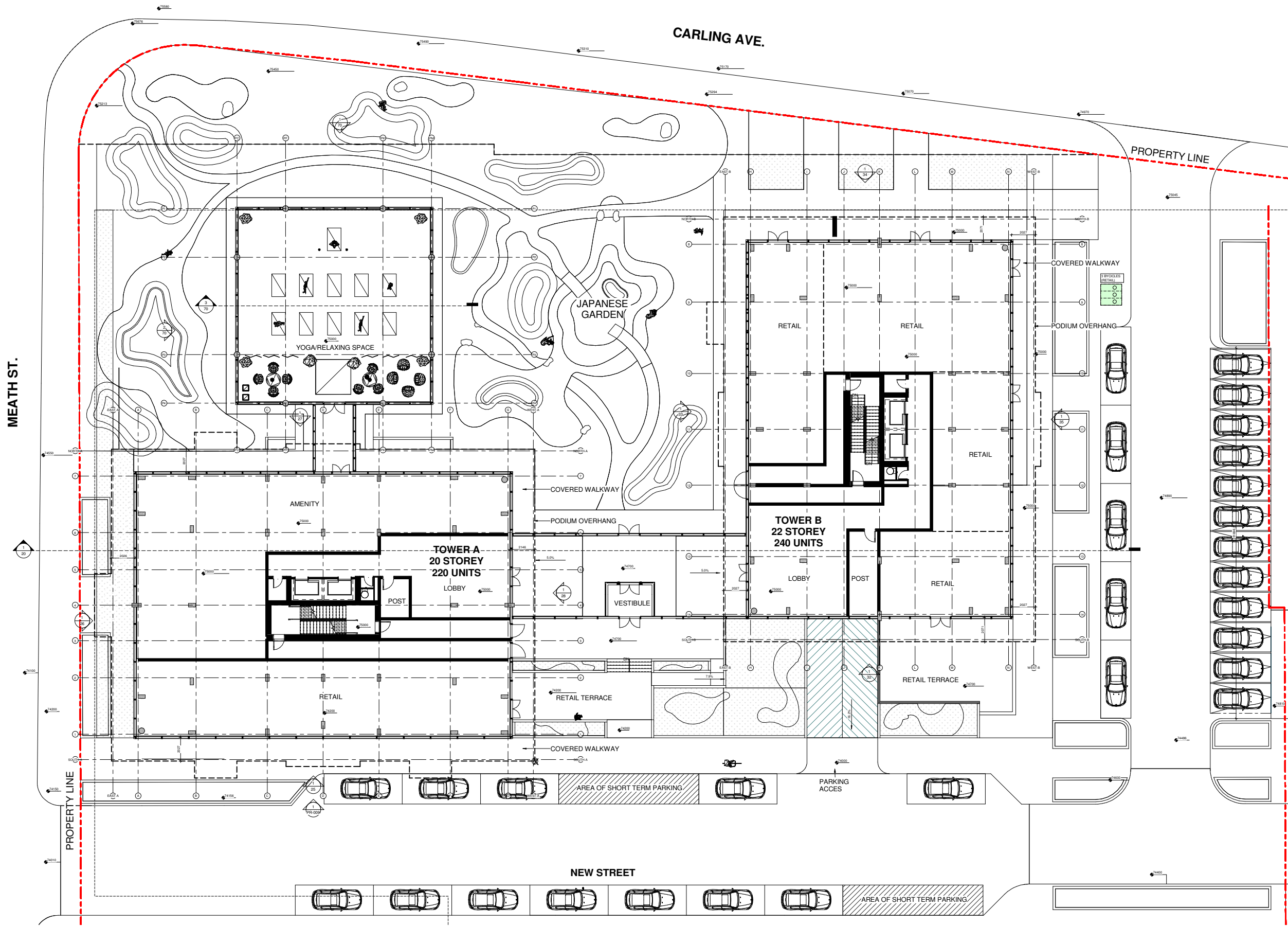
 BICYCLES: **153 HORIZONTAL**

LOCKERS: **252 UNITS**

**CARLING, PHASE 2**

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Legend Areas

- AMENITIES
- COMMON CIRCULATION
- RETAIL
- GARDEN

Gross - A&B - LEVEL 01...

Unit Number	Area (m <sup>2</sup> )	psf
AMENITIES A&B	604.25 m <sup>2</sup>	6,504 ft <sup>2</sup>
COMMON CIRCULATION	595.63 m <sup>2</sup>	6,411 ft <sup>2</sup>
RETAIL A	484.14 m <sup>2</sup>	5,211 ft <sup>2</sup>
RETAIL B	213.14 m <sup>2</sup>	2,294 ft <sup>2</sup>
Grand total: 4	1,897.16 m <sup>2</sup>	20,421 ft <sup>2</sup>

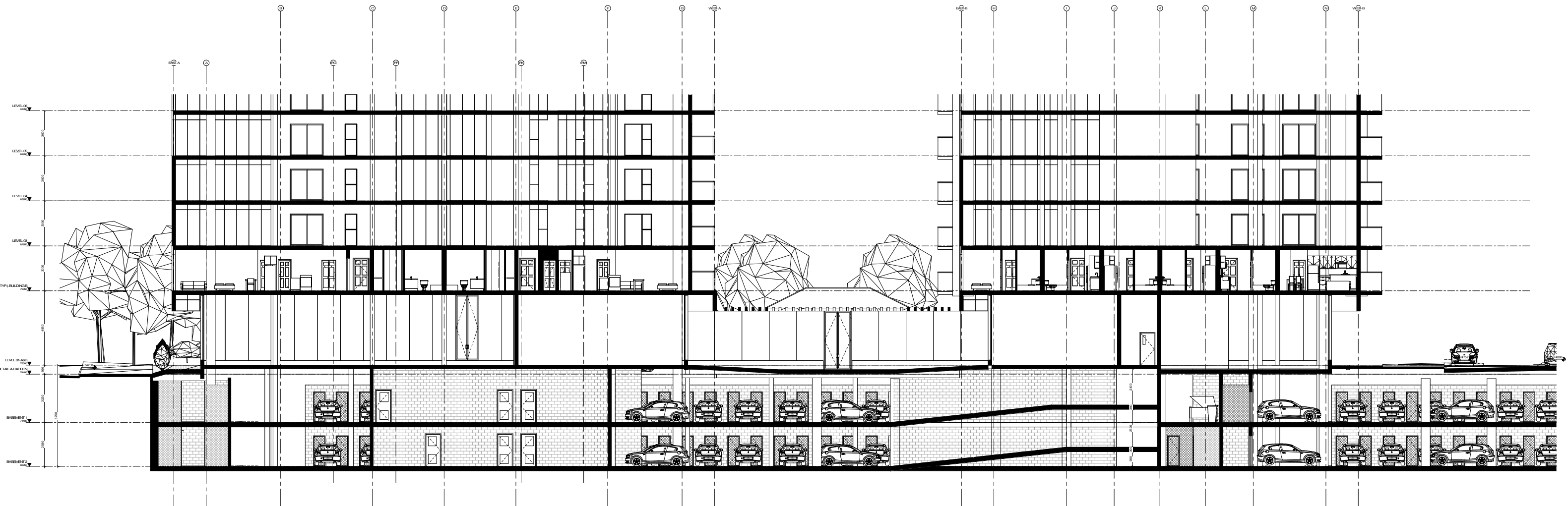
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**CARLING, PHASE 2**  
Ottawa, Ontario.  
14 October 2021

**GeigerHuot**  
GeigerHuot  
architectes

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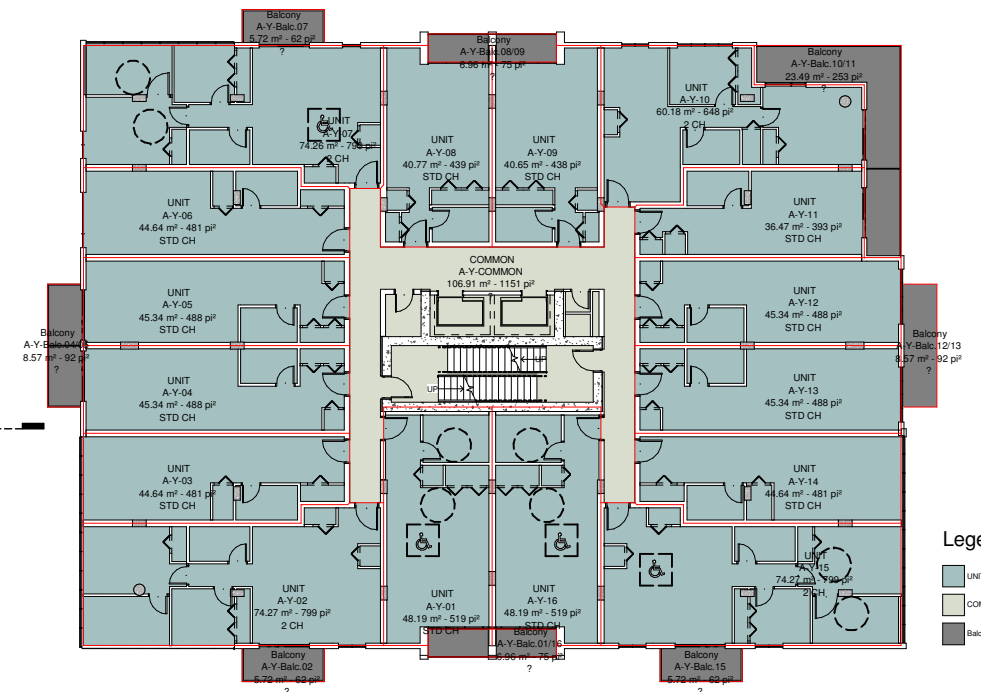
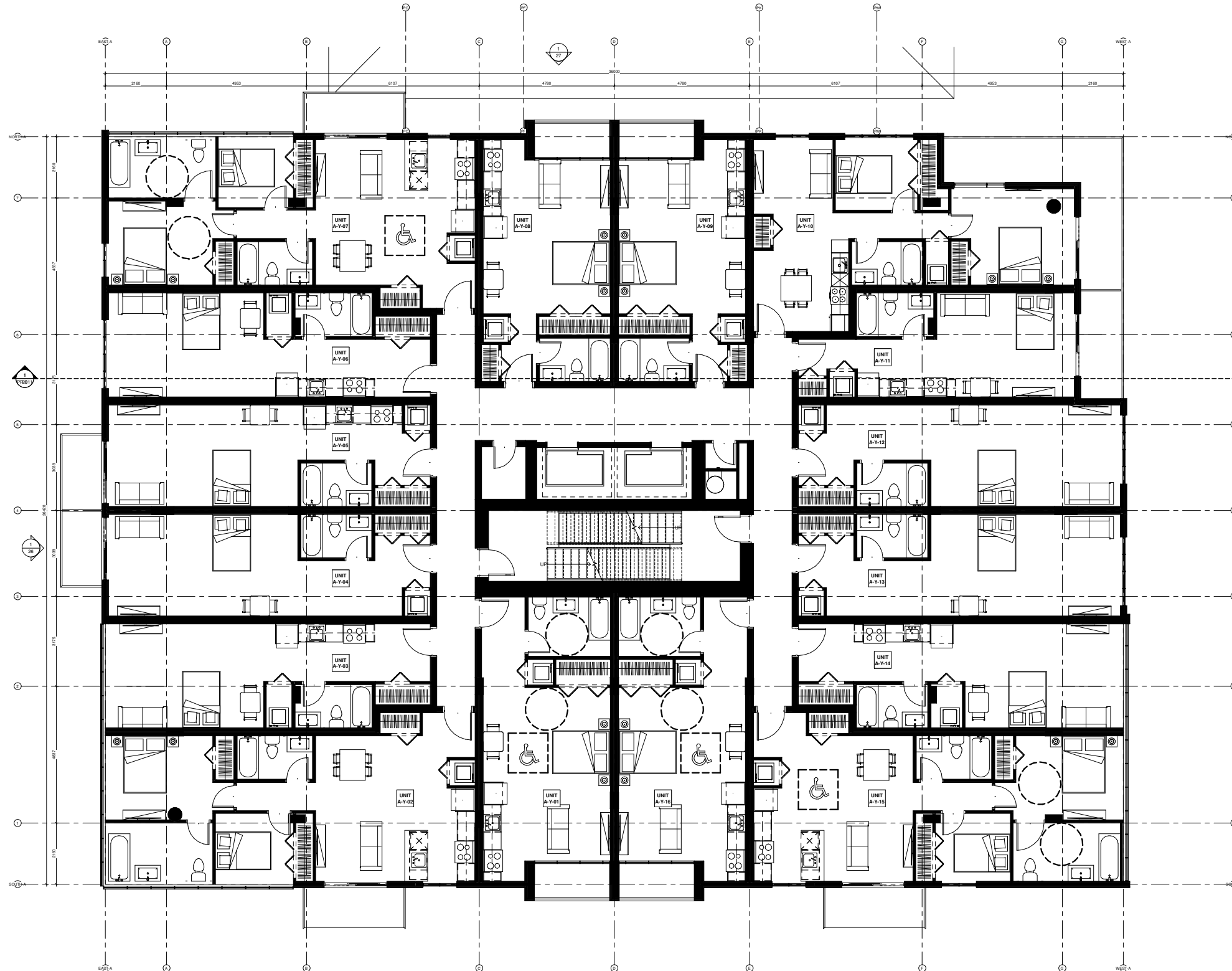
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19 October 2021



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**Legend Areas**

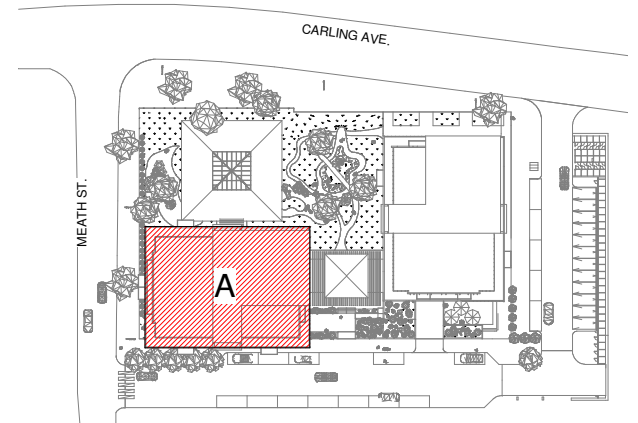
- UNIT
- COMMON
- Balcony

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

Unit Number	Area (m <sup>2</sup> )	psf	Bedrooms
A-Y-01	48.19	519	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	40.77	439	STD
A-Y-09	40.65	438	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	48.19	519	STD
A-Y-Balc.01/16	6.96	75	
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	6.96	75	
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	991.14	10,669	

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

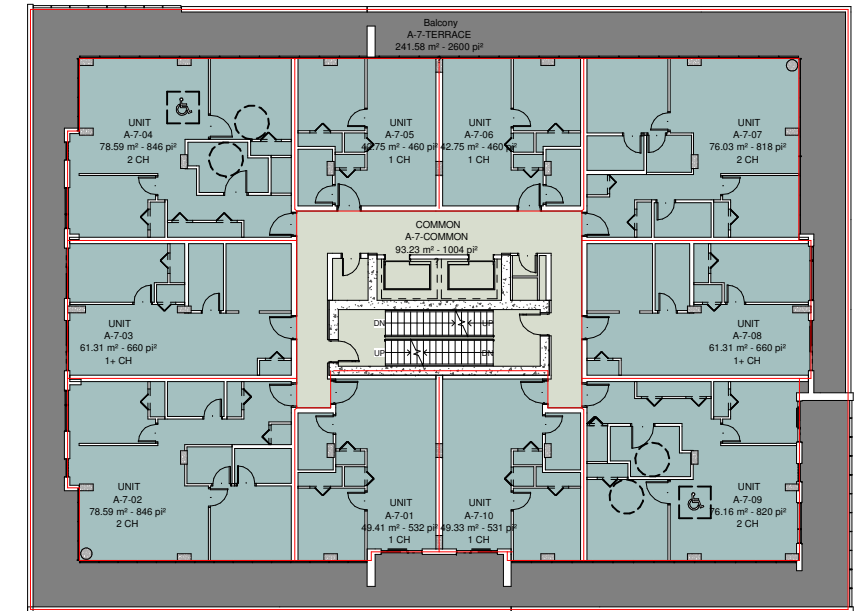
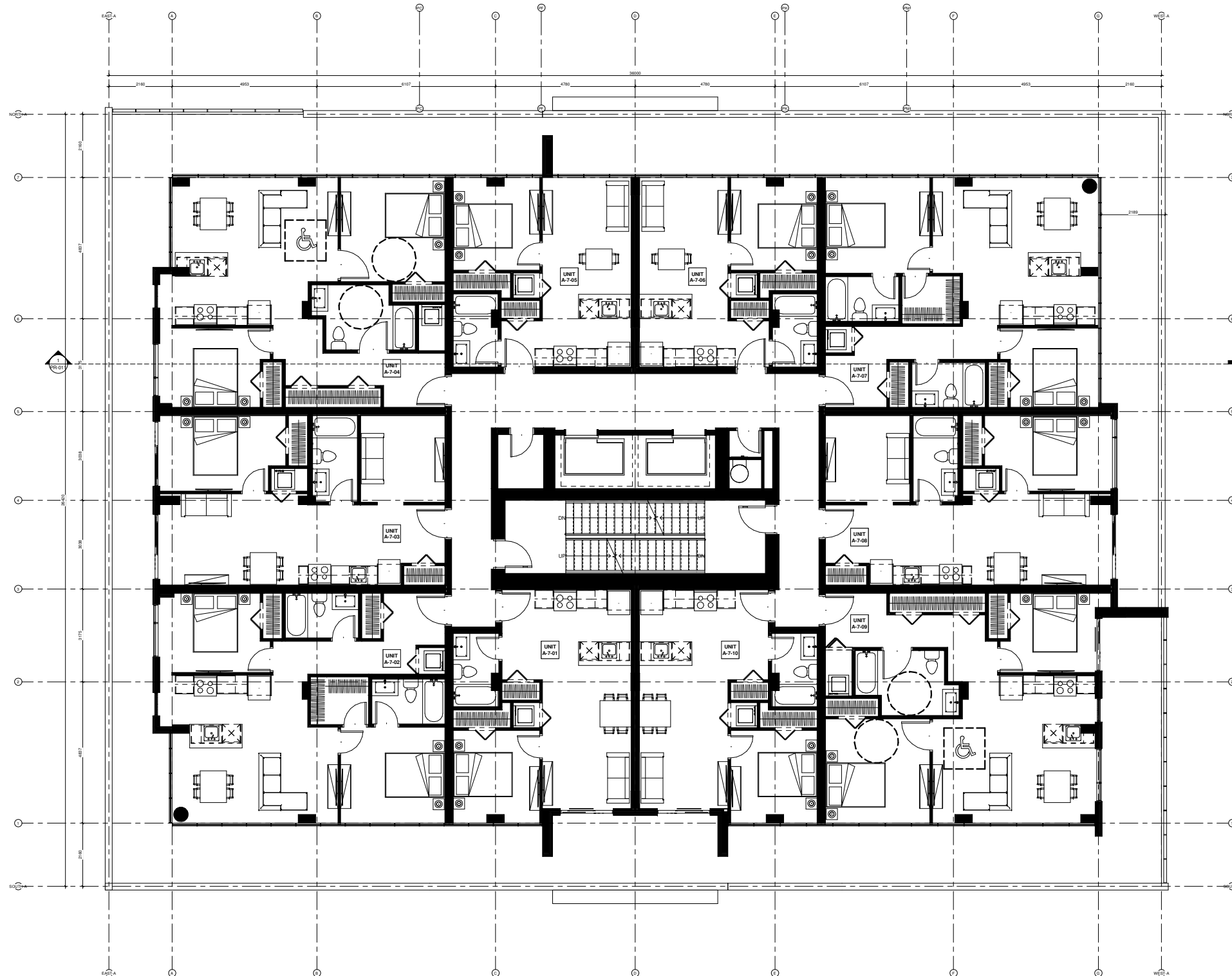
Unit Number	Area (m <sup>2</sup> )	psf	Bedrooms
A-Y-01	48.19	519	STD
A-Y-02	74.27	799	2
A-Y-03	44.64	481	STD
A-Y-04	45.34	488	STD
A-Y-05	45.34	488	STD
A-Y-06	44.64	481	STD
A-Y-07	74.26	799	2
A-Y-08	40.77	439	STD
A-Y-09	40.65	438	STD
A-Y-10	60.18	648	2
A-Y-11	36.47	393	STD
A-Y-12	45.34	488	STD
A-Y-13	45.34	488	STD
A-Y-14	44.64	481	STD
A-Y-15	74.27	799	2
A-Y-16	48.19	519	STD
Grand total: 16	812.53	8,746	



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Legend Areas

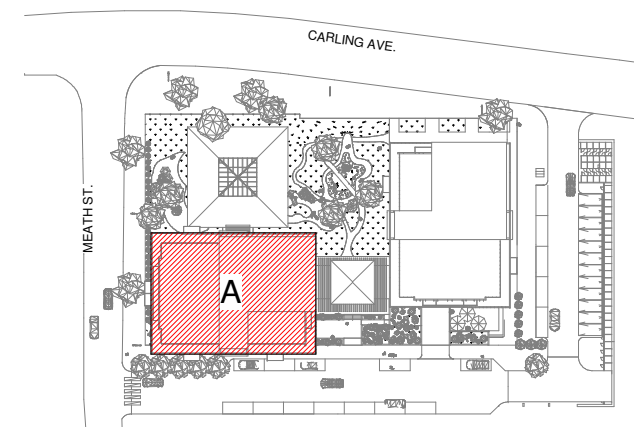
- UNIT
- COMMON
- Balcony

Gross - A - LEVEL 07 (x1)

Unit Number	Area (m²)	p²	Bedrooms
A-7-01	49.41 m²	532 p²	1
A-7-02	78.59 m²	846 p²	2
A-7-03	61.31 m²	660 p²	1+
A-7-04	78.59 m²	846 p²	2
A-7-05	42.75 m²	460 p²	1
A-7-06	42.75 m²	460 p²	1
A-7-07	76.03 m²	818 p²	2
A-7-08	61.31 m²	660 p²	1+
A-7-09	76.16 m²	820 p²	2
A-7-10	49.33 m²	531 p²	1
A-7-COMMON	93.23 m²	1,004 p²	
A-7-TERRACE	241.58 m²	2,600 p²	
Grand total: 12	951.04 m²	10,237 p²	

Rentable - A - LEVEL 07 (x1)

Unit Number	Area (m²)	p²	Bedrooms
A-7-01	49.41 m²	532 p²	1
A-7-02	78.59 m²	846 p²	2
A-7-03	61.31 m²	660 p²	1+
A-7-04	78.59 m²	846 p²	2
A-7-05	42.75 m²	460 p²	1
A-7-06	42.75 m²	460 p²	1
A-7-07	76.03 m²	818 p²	2
A-7-08	61.31 m²	660 p²	1+
A-7-09	76.16 m²	820 p²	2
A-7-10	49.33 m²	531 p²	1
Grand total: 10	616.22 m²	6,633 p²	



**CARLING, PHASE 2**

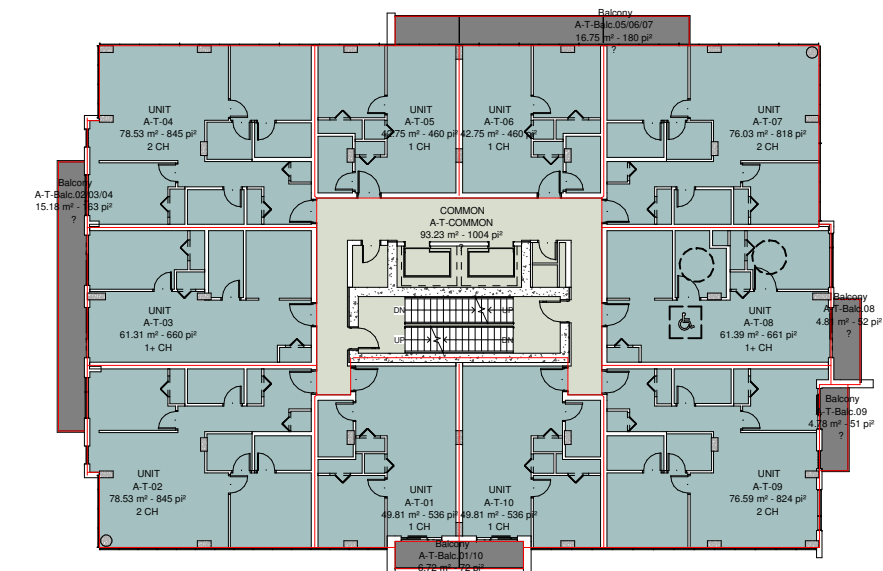
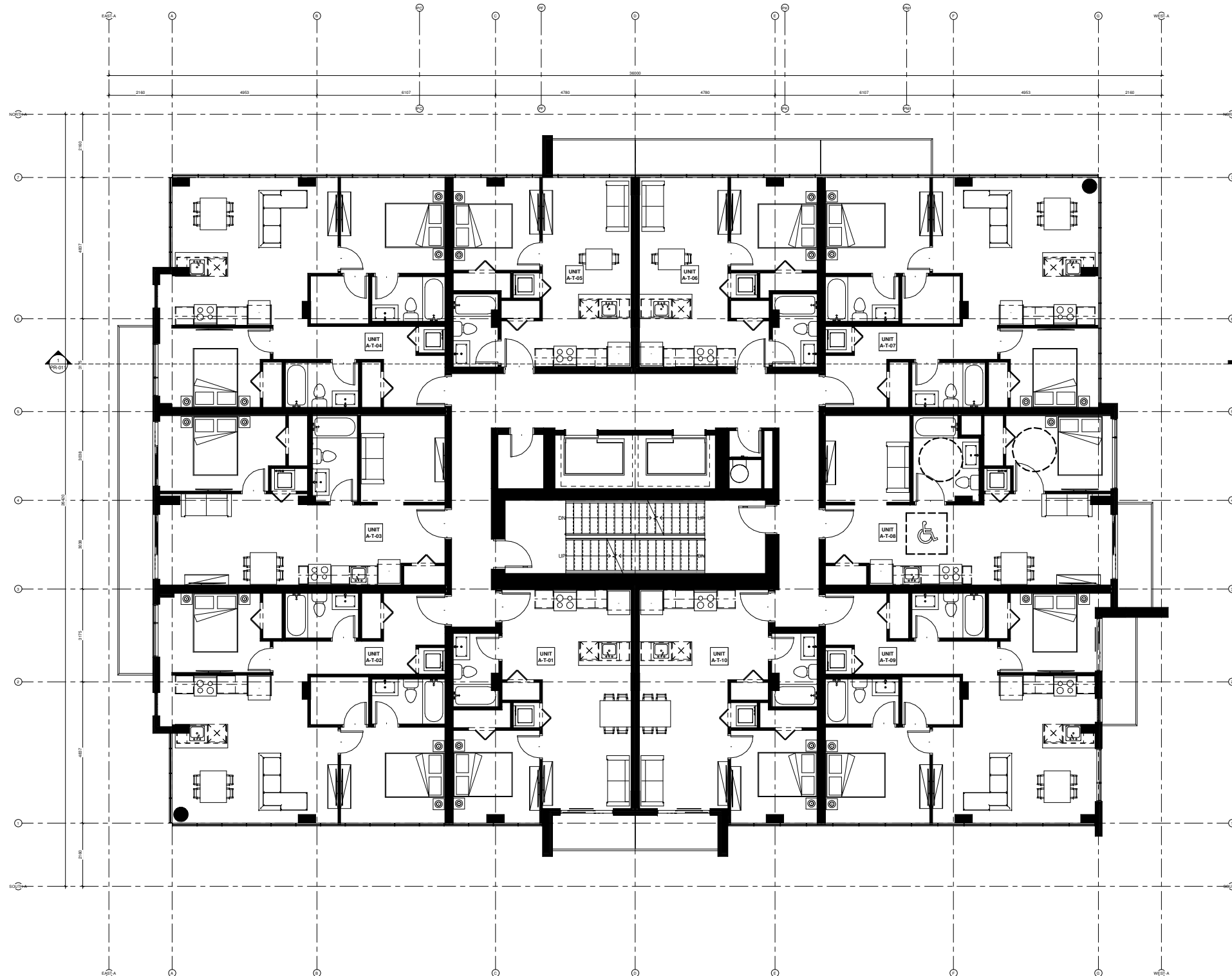
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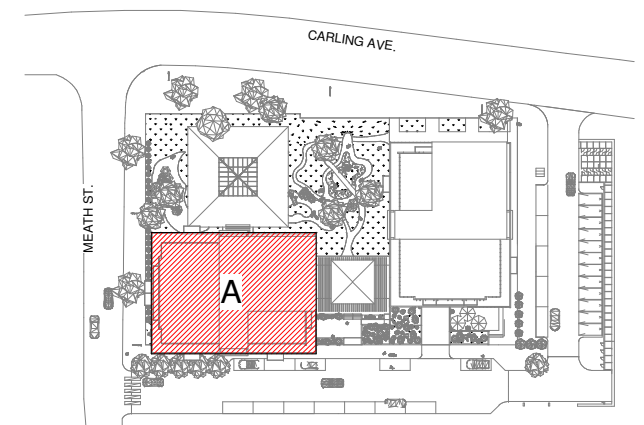
Legend Areas

- UNIT
- COMMON
- Balcony

Gross - A - LEVEL 08 to 20 (x13)			
Unit Number	Area (m <sup>2</sup> )	psf	Bedrooms
A-T-01	49.81 m <sup>2</sup>	536 psf	1
A-T-02	78.53 m <sup>2</sup>	845 psf	2
A-T-03	61.31 m <sup>2</sup>	660 psf	1+
A-T-04	78.53 m <sup>2</sup>	845 psf	2
A-T-05	42.75 m <sup>2</sup>	460 psf	1
A-T-06	42.75 m <sup>2</sup>	460 psf	1
A-T-07	76.03 m <sup>2</sup>	818 psf	2
A-T-08	61.39 m <sup>2</sup>	661 psf	1+
A-T-09	76.59 m <sup>2</sup>	824 psf	2
A-T-10	49.81 m <sup>2</sup>	536 psf	1
A-T-Balc.01/10	6.72 m <sup>2</sup>	72 psf	
A-T-Balc.02/03/04	15.18 m <sup>2</sup>	163 psf	
A-T-Balc.05/06/07	16.75 m <sup>2</sup>	180 psf	
A-T-Balc.08	4.81 m <sup>2</sup>	52 psf	
A-T-Balc.09	4.78 m <sup>2</sup>	51 psf	
A-T-COMMON	93.23 m <sup>2</sup>	1,004 psf	
<b>Grand total: 16</b>	<b>758.97 m<sup>2</sup></b>	<b>8,169 psf</b>	

Rentable - A - LEVEL 08 to 20 (x13)			
Unit Number	Area (m <sup>2</sup> )	psf	Bedrooms
A-T-01	49.81 m <sup>2</sup>	536 psf	1
A-T-02	78.53 m <sup>2</sup>	845 psf	2
A-T-03	61.31 m <sup>2</sup>	660 psf	1+
A-T-04	78.53 m <sup>2</sup>	845 psf	2
A-T-05	42.75 m <sup>2</sup>	460 psf	1
A-T-06	42.75 m <sup>2</sup>	460 psf	1
A-T-07	76.03 m <sup>2</sup>	818 psf	2
A-T-08	61.39 m <sup>2</sup>	661 psf	1+
A-T-09	76.59 m <sup>2</sup>	824 psf	2
A-T-10	49.81 m <sup>2</sup>	536 psf	1
<b>Grand total: 10</b>	<b>617.5 m<sup>2</sup></b>	<b>6,647 psf</b>	

**GROSS AREA TYP. PLAN TOWER A=758.97 m<sup>2</sup> / 8,169 ft<sup>2</sup>**  
 (INCLUDES THE BALCONIES AS SHOWN ON THE COLORED AREA AND THE LEFT TABLE ABOVE)



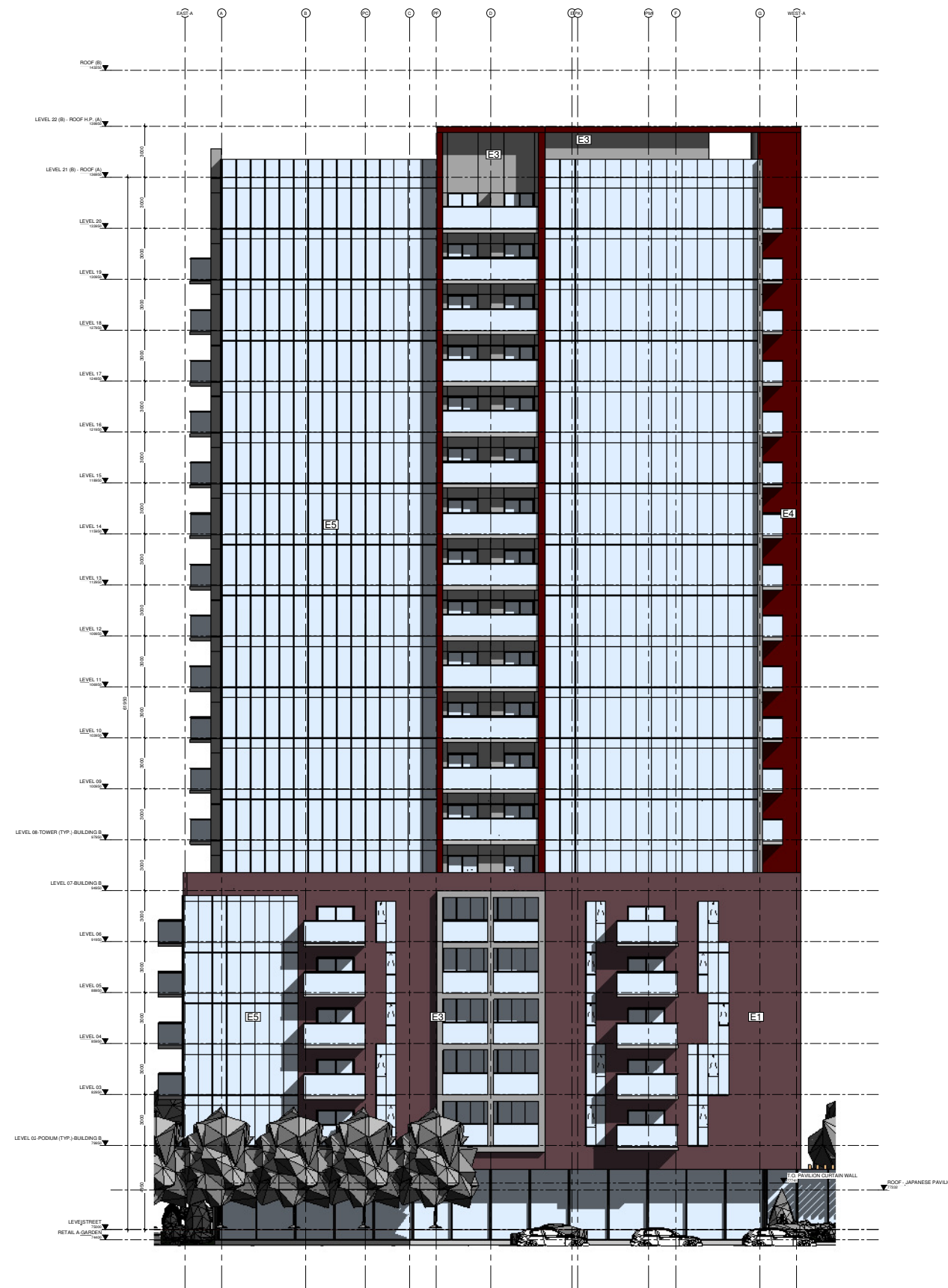
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LEGEND	
	SCB BRICKS - COLOR MTN. SHADOW SMOOTH OR SIMILAR
	ALUMINIUM PANEL(PANFAB OR EQUIVALENT) NATURAL ALUMINIUM (MEDIUM GRAY)
	ALUMINIUM PANEL(PANFAB OR EQUIVALENT) NATURAL ALUMINIUM (DARK RED)
	WINDOW WALL / CURTAIN WALL / WINDOW / PUNCH WINDOW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

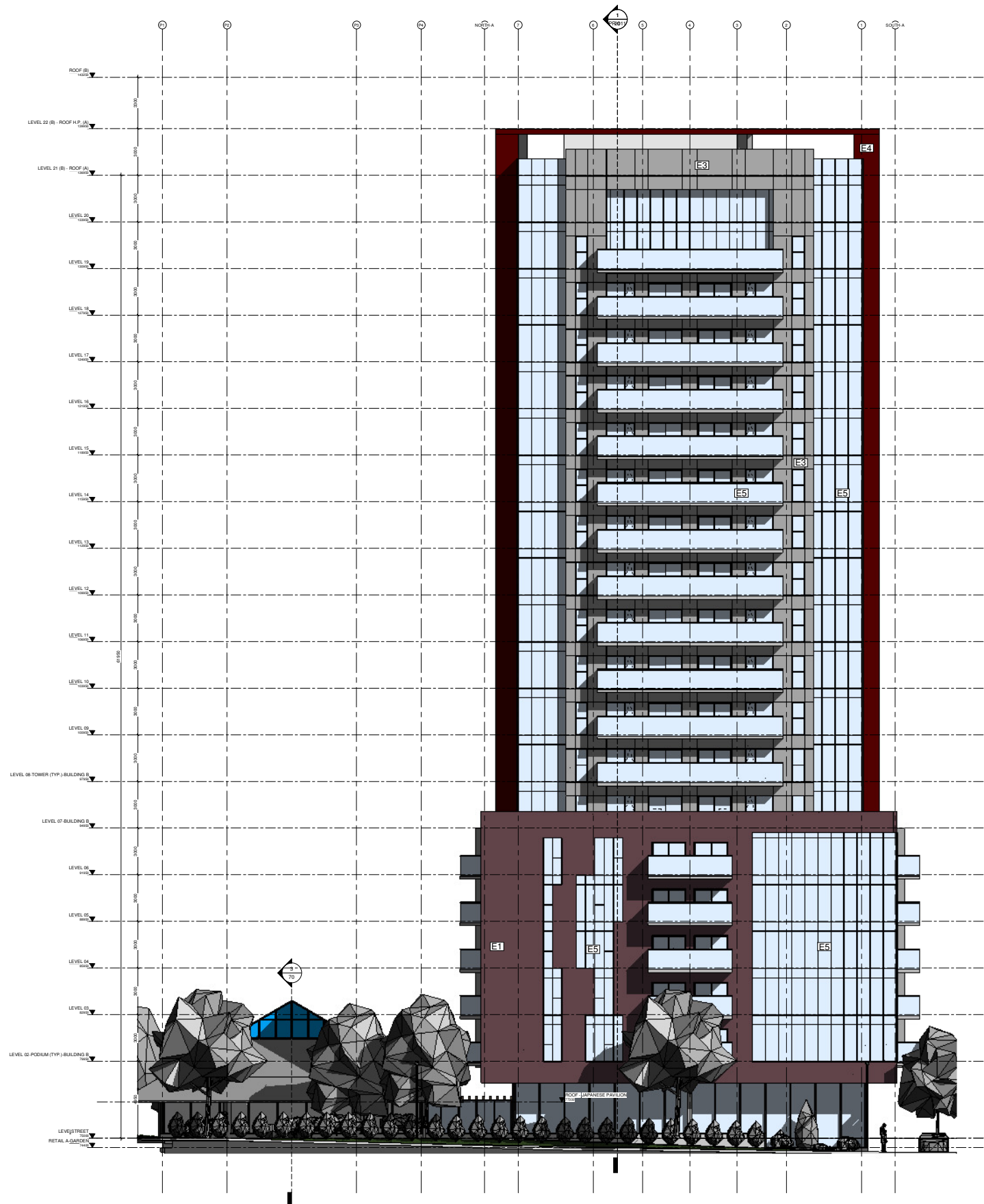
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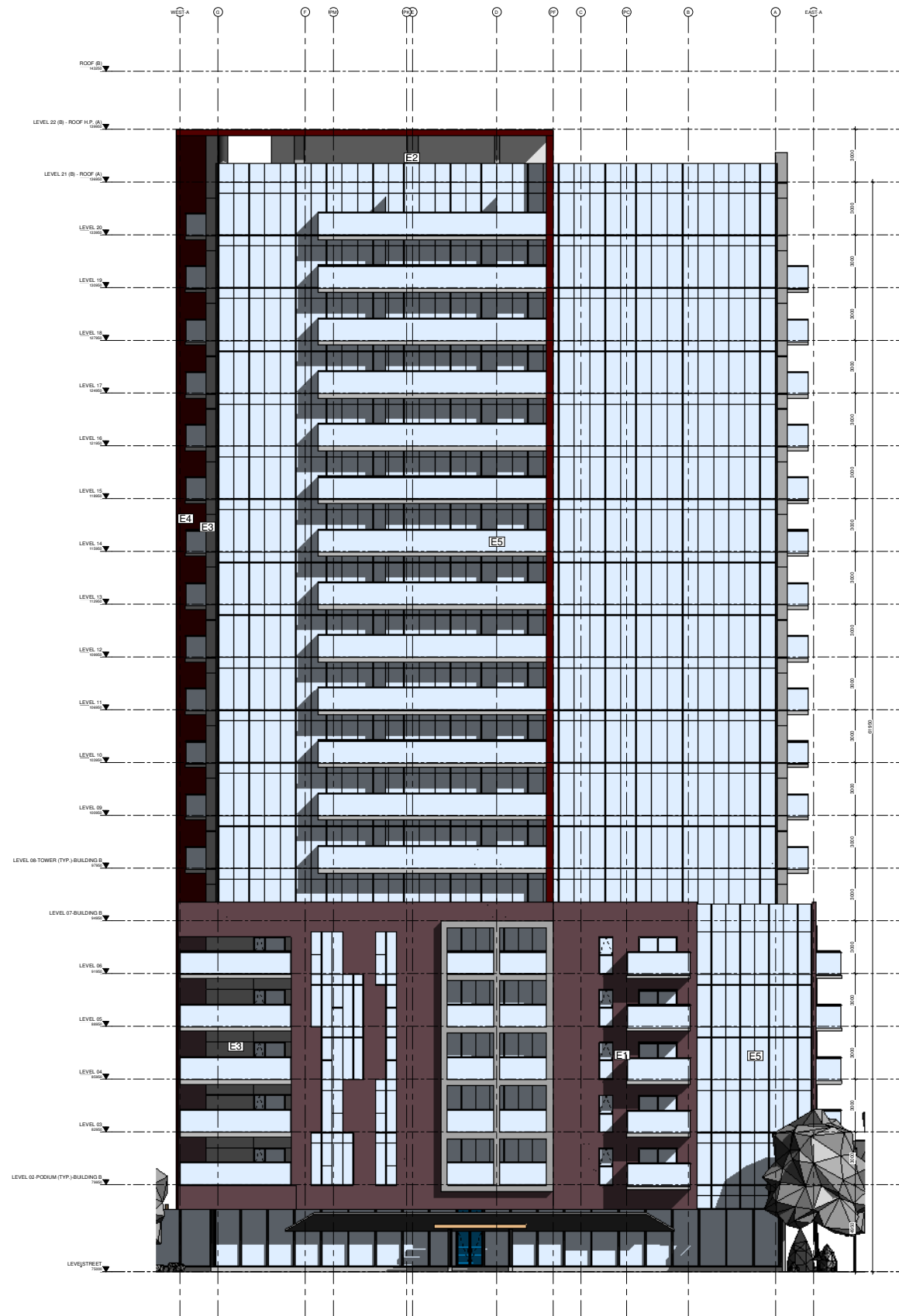
LEGEND

	E1 SCB BRICKS - COLOR MTN. SHADOW SMOOTH OR SIMILAR
	E3 ALUMINIUM PANEL (PANFAB OR EQUIVALENT) NATURAL ALUMINIUM (MEDIUM GRAY)
	E4 ALUMINIUM PANEL (PANFAB OR EQUIVALENT) NATURAL ALUMINIUM (DARK RED)
	E5 WINDOW WALL / CURTAIN WALL / WINDOW / PUNCH WINDOW (ALUMINIUM FRAME)

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**LEGEND**

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

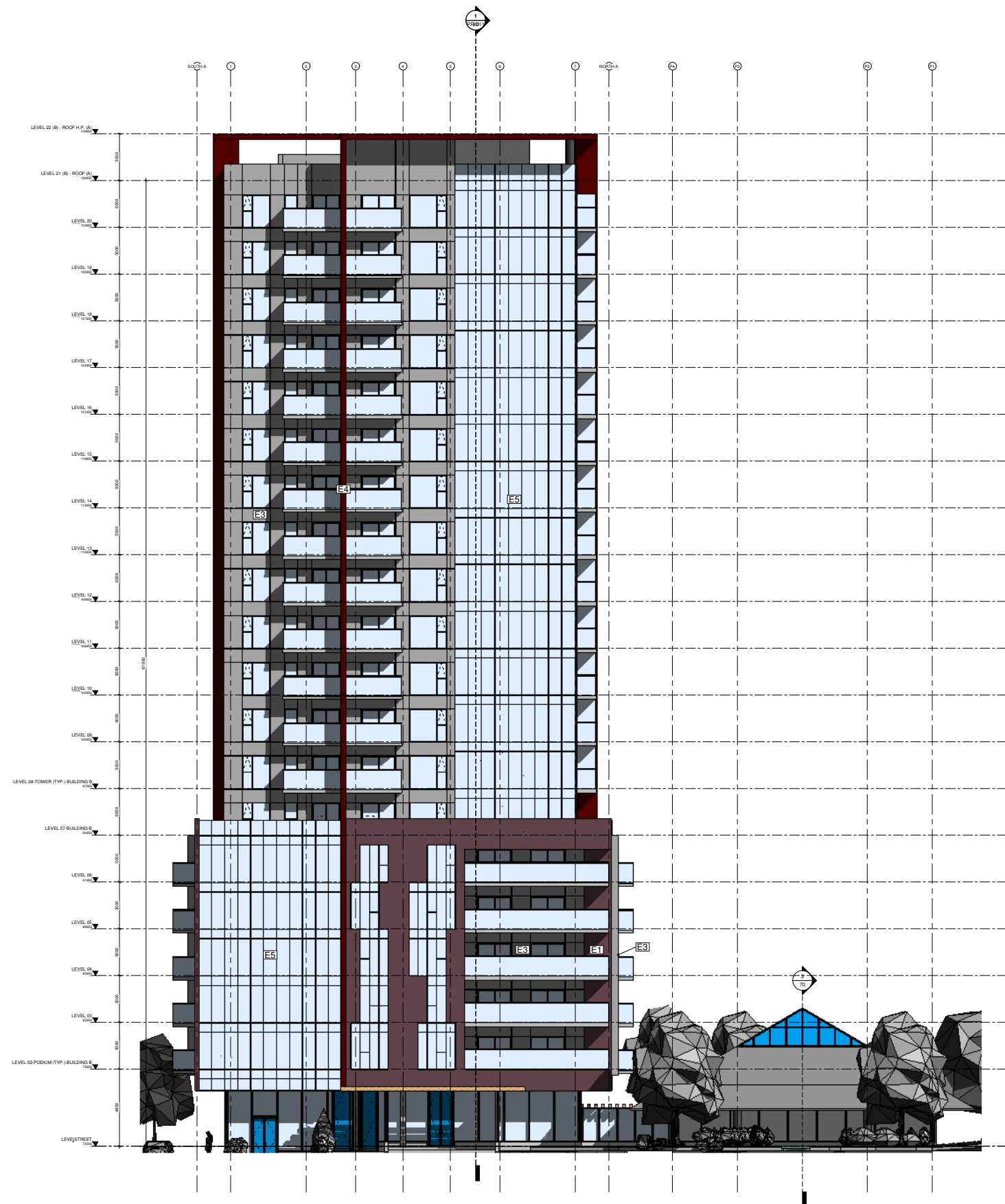
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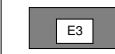


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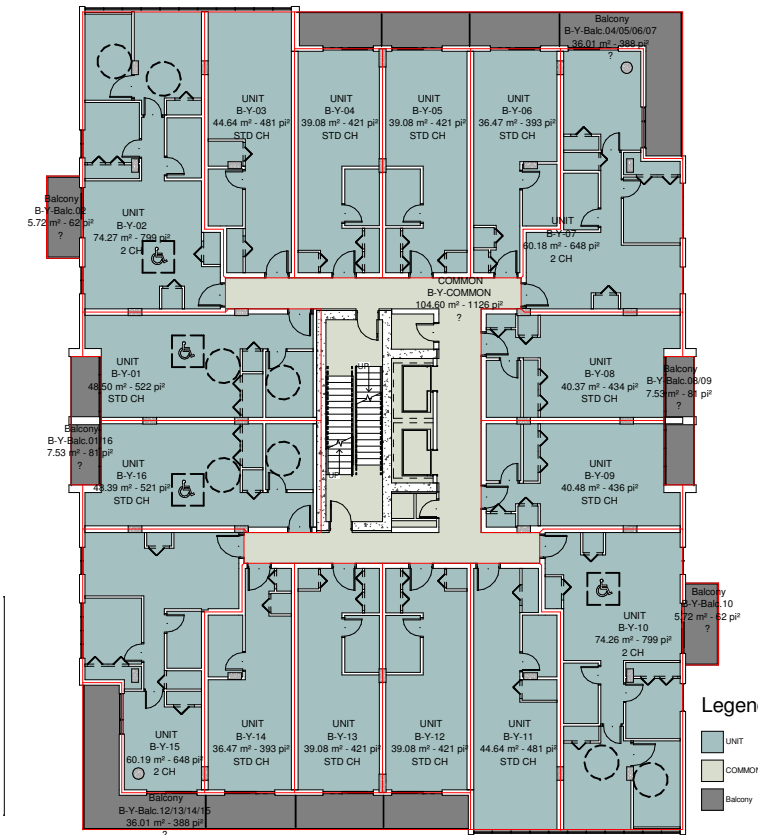
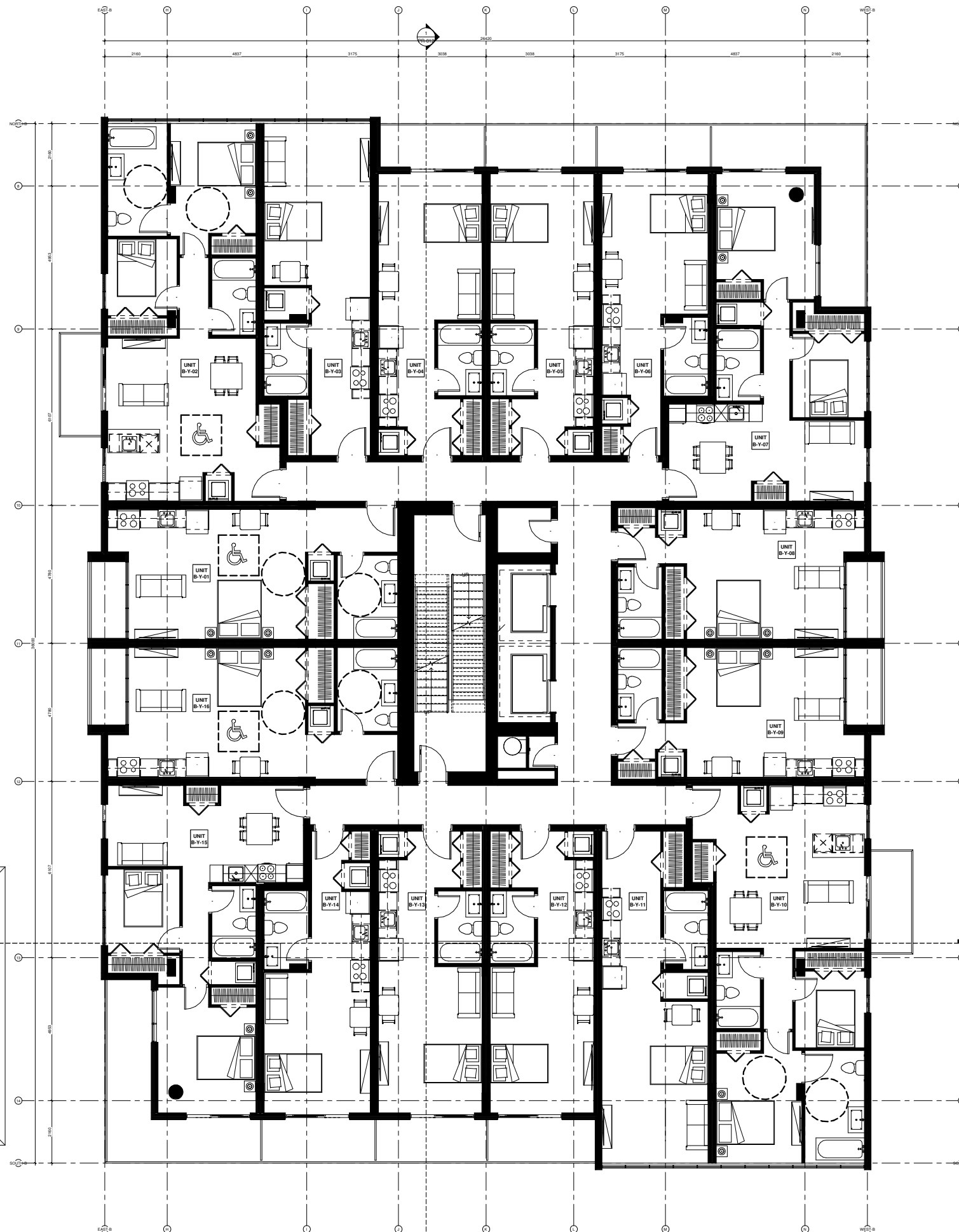
LEGEND

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

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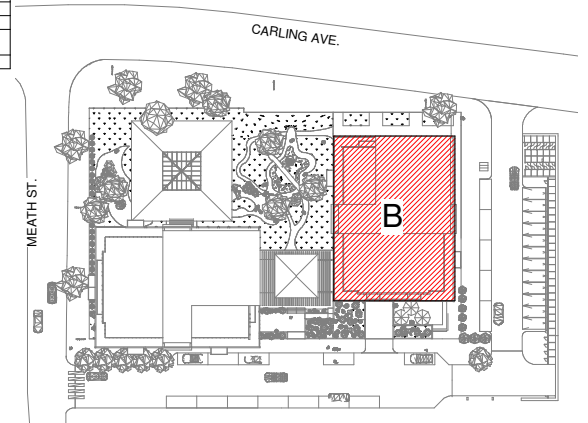
Legend Areas

Gross - B - LEVEL 02 to 06 (x5)

Unit Number	Area (m <sup>2</sup> )	sq ft	Bedrooms
B-Y-01	48.5	522	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	40.37	434	STD
B-Y-09	40.48	436	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	48.39	521	STD
B-Y-Balc.01/16	7.53	81	
B-Y-Balc.02	5.72	62	
B-Y-Balc.04/05/06/07	36.01	388	
B-Y-Balc.08/09	7.53	81	
B-Y-Balc.10	5.72	62	
B-Y-Balc.12/13/14/15	36.01	388	
B-Y-COMMON	104.6	1,126	
Grand total: 23	968.28	10,422	

Rentable - B - LEVEL 02 to 06 (x5)

Unit Number	Area (m <sup>2</sup> )	sq ft	Bedrooms
B-Y-01	48.5	522	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	40.37	434	STD
B-Y-09	40.48	436	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	48.39	521	STD
Grand total: 16	765.17	8,236	



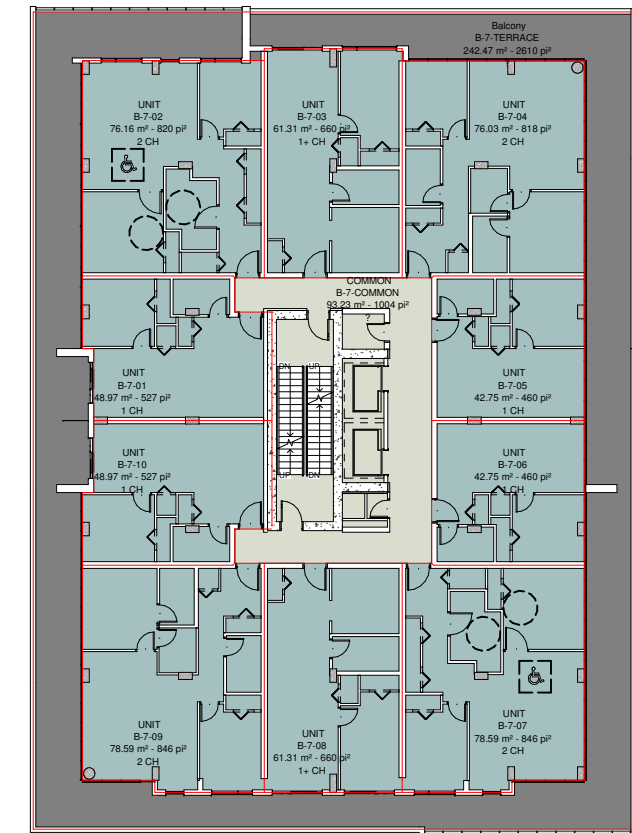
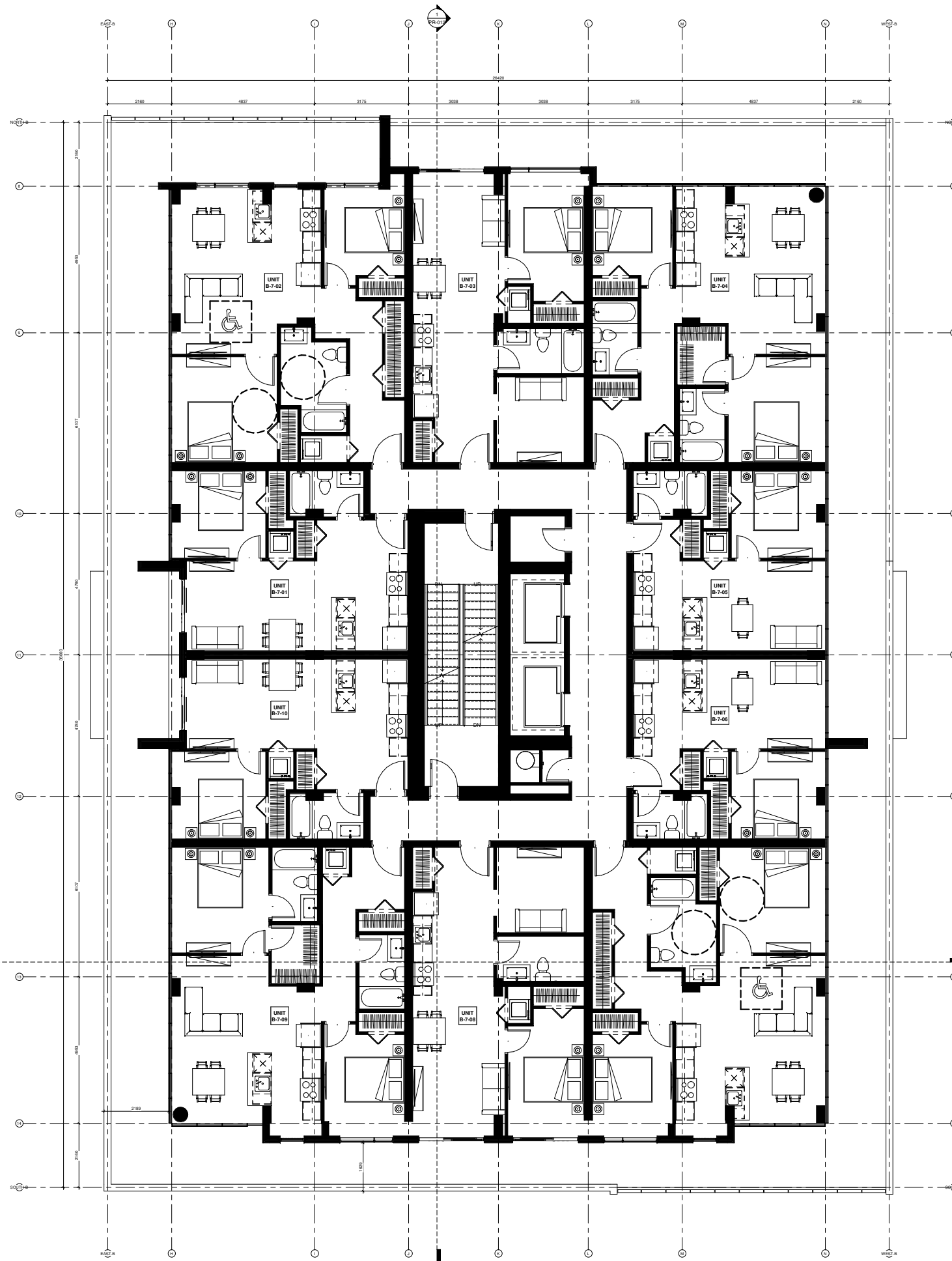
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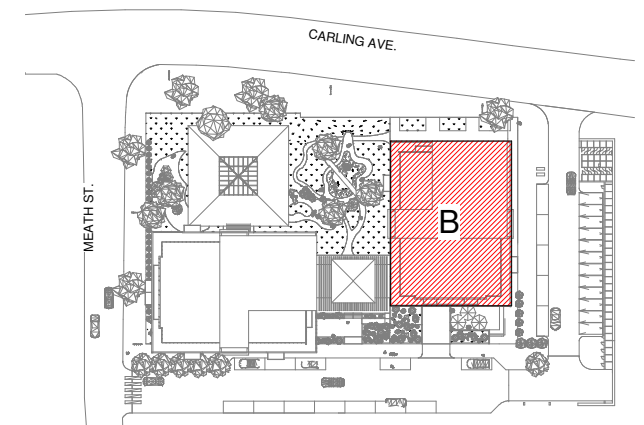


Legend Areas

- UNIT
- COMMON
- Balcony

Gross - B - LEVEL 07 (x1)			
Unit Number	Area (m <sup>2</sup> )	psf	Bedrooms
B-7-01	48.97 m <sup>2</sup>	527 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	78.59 m <sup>2</sup>	846 psf	2
B-7-08	61.31 m <sup>2</sup>	660 psf	1+
B-7-09	78.59 m <sup>2</sup>	846 psf	2
B-7-10	48.97 m <sup>2</sup>	527 psf	1
B-7-COMMON	93.23 m <sup>2</sup>	1,004 psf	
B-7-TERRACE	242.47 m <sup>2</sup>	2,610 psf	
<b>Grand total: 12</b>	<b>951.12 m<sup>2</sup></b>	<b>10,238 psf</b>	

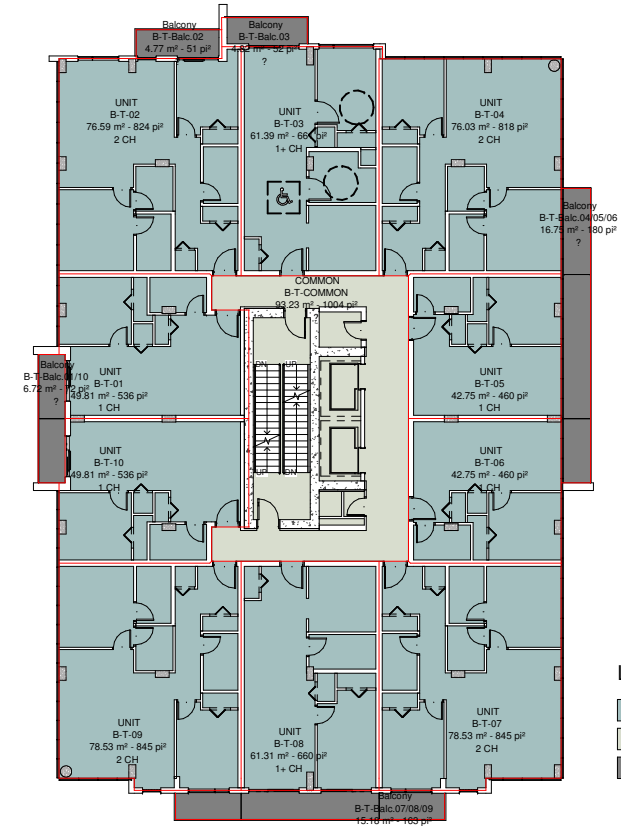
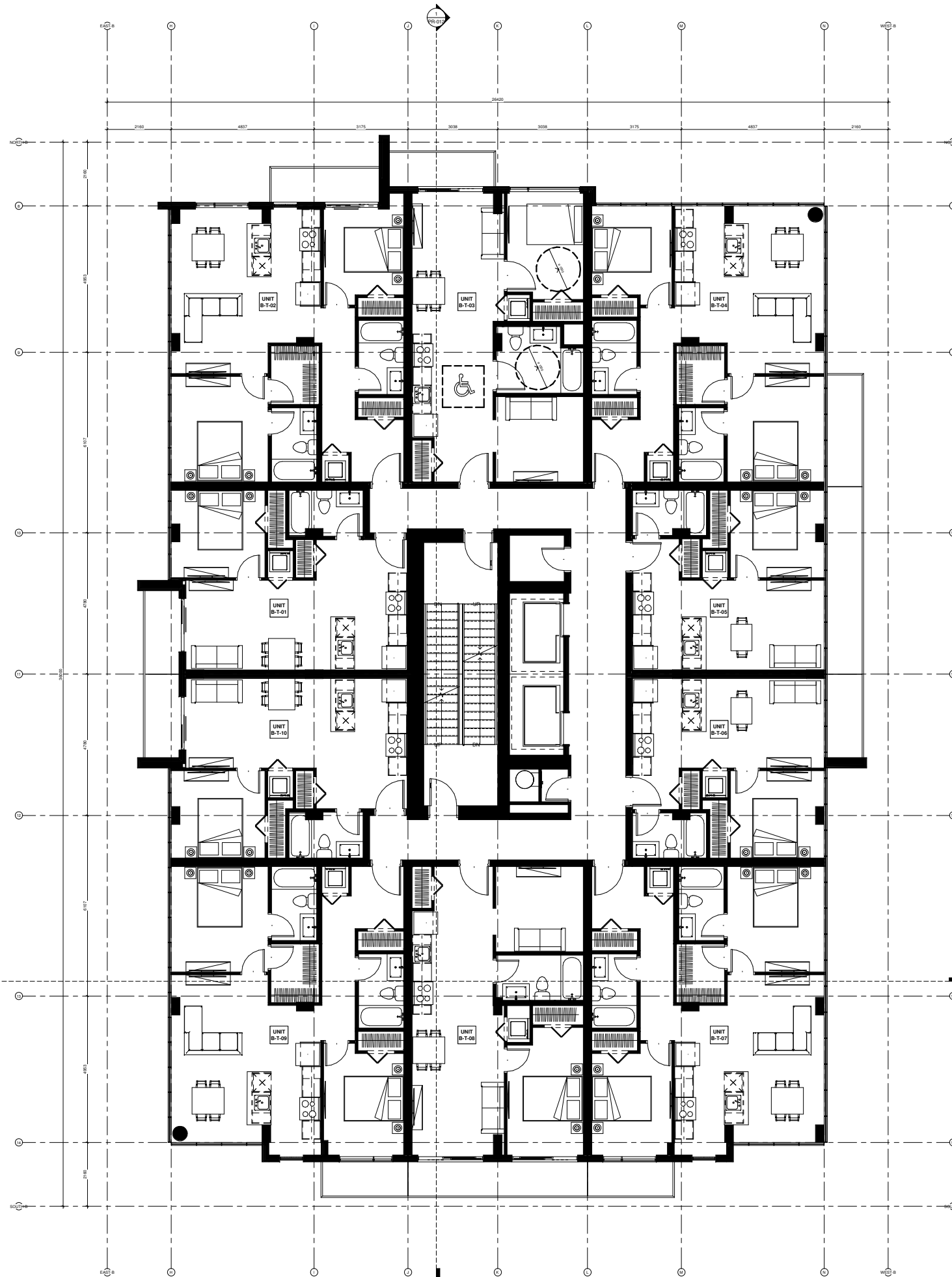
Rentable - B - LEVEL 07 (x1)			
Unit Number	Area (m <sup>2</sup> )	psf	Bedrooms
B-7-01	48.97 m <sup>2</sup>	527 psf	1
B-7-02	76.16 m <sup>2</sup>	820 psf	2
B-7-03	61.31 m <sup>2</sup>	660 psf	1+
B-7-04	76.03 m <sup>2</sup>	818 psf	2
B-7-05	42.75 m <sup>2</sup>	460 psf	1
B-7-06	42.75 m <sup>2</sup>	460 psf	1
B-7-07	78.59 m <sup>2</sup>	846 psf	2
B-7-08	61.31 m <sup>2</sup>	660 psf	1+
B-7-09	78.59 m <sup>2</sup>	846 psf	2
B-7-10	48.97 m <sup>2</sup>	527 psf	1
<b>Grand total: 10</b>	<b>615.42 m<sup>2</sup></b>	<b>6,624 psf</b>	



**CARLING, PHASE 2**

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**Legend Areas**

- UNIT
- COMMON
- Balcony

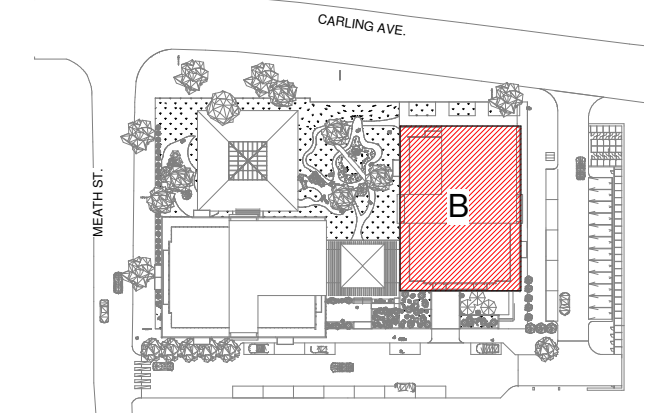
**Gross - B - LEVEL 08 to 22 (x15)**

Unit Number	Area (m <sup>2</sup> )	psf	Bedrooms
B-T-01	49.81 m <sup>2</sup>	536 psf	1
B-T-02	76.59 m <sup>2</sup>	824 psf	2
B-T-03	61.39 m <sup>2</sup>	661 psf	1+
B-T-04	76.03 m <sup>2</sup>	818 psf	2
B-T-05	42.75 m <sup>2</sup>	460 psf	1
B-T-06	42.75 m <sup>2</sup>	460 psf	1
B-T-07	78.53 m <sup>2</sup>	845 psf	2
B-T-08	61.31 m <sup>2</sup>	660 psf	1+
B-T-09	78.53 m <sup>2</sup>	845 psf	2
B-T-10	49.81 m <sup>2</sup>	536 psf	1
B-T-Balc 01/10	6.72 m <sup>2</sup>	72 psf	
B-T-Balc 02	4.77 m <sup>2</sup>	51 psf	
B-T-Balc 03	4.82 m <sup>2</sup>	52 psf	
B-T-Balc 04/05/06	16.75 m <sup>2</sup>	180 psf	
B-T-Balc 07/08/09	15.18 m <sup>2</sup>	163 psf	
B-T-COMMON	93.23 m <sup>2</sup>	1,004 psf	
<b>Grand total: 16</b>	<b>758.97 m<sup>2</sup></b>	<b>8,170 psf</b>	

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

Unit Number	Area (m <sup>2</sup> )	psf	Bedrooms
B-T-01	49.81 m <sup>2</sup>	536 psf	1
B-T-02	76.59 m <sup>2</sup>	824 psf	2
B-T-03	61.39 m <sup>2</sup>	661 psf	1+
B-T-04	76.03 m <sup>2</sup>	818 psf	2
B-T-05	42.75 m <sup>2</sup>	460 psf	1
B-T-06	42.75 m <sup>2</sup>	460 psf	1
B-T-07	78.53 m <sup>2</sup>	845 psf	2
B-T-08	61.31 m <sup>2</sup>	660 psf	1+
B-T-09	78.53 m <sup>2</sup>	845 psf	2
B-T-10	49.81 m <sup>2</sup>	536 psf	1
<b>Grand total: 10</b>	<b>617.5 m<sup>2</sup></b>	<b>6,647 psf</b>	

**GROSS AREA TYP. PLAN TOWER B=758.97 m2 / 8,170 ft2**  
 (INCLUDES THE BALCONIES AS SHOWN ON THE COLORED AREA AND THE LEFT TABLE ABOVE)

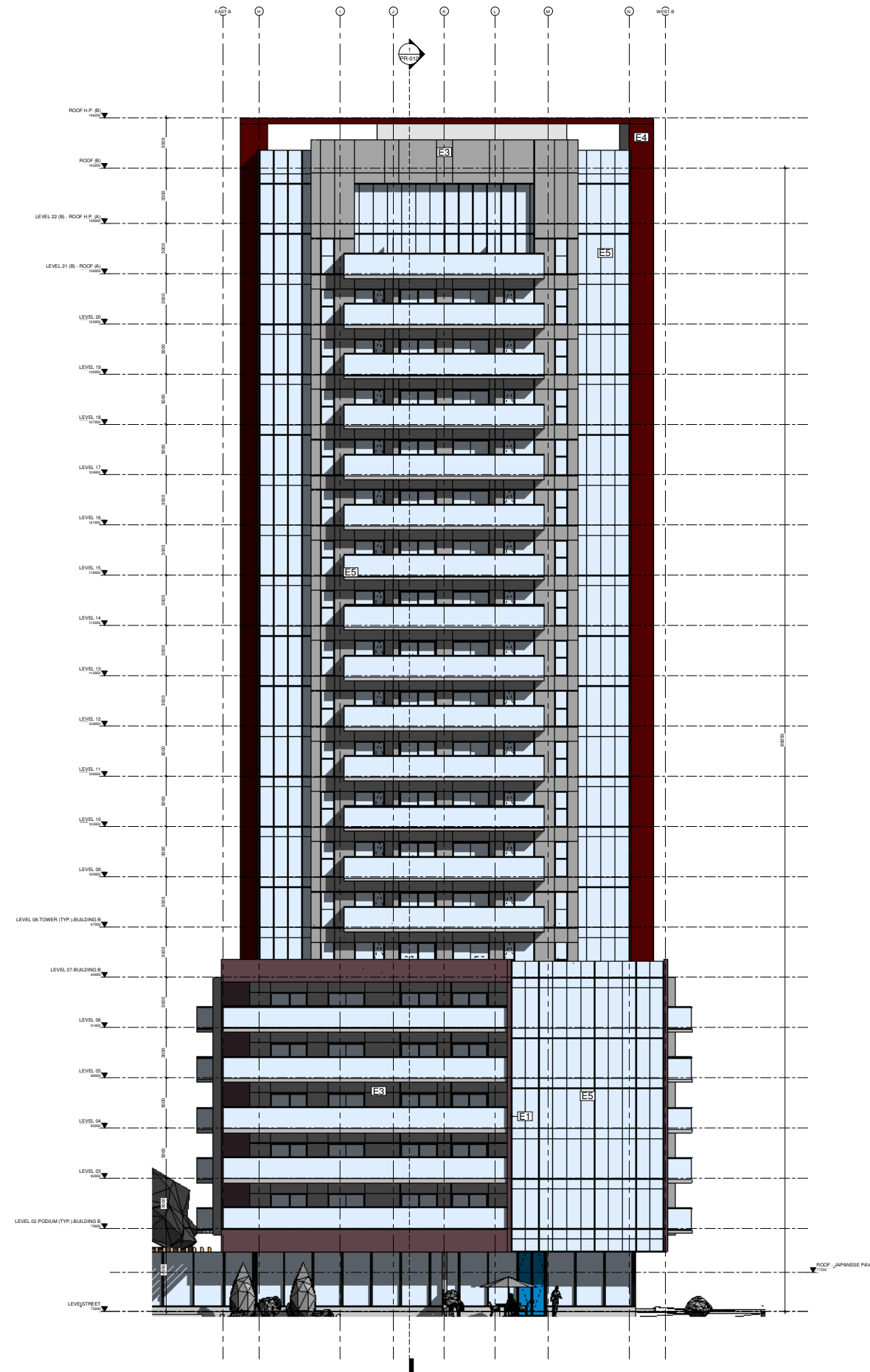


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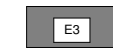

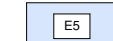
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LEGEND

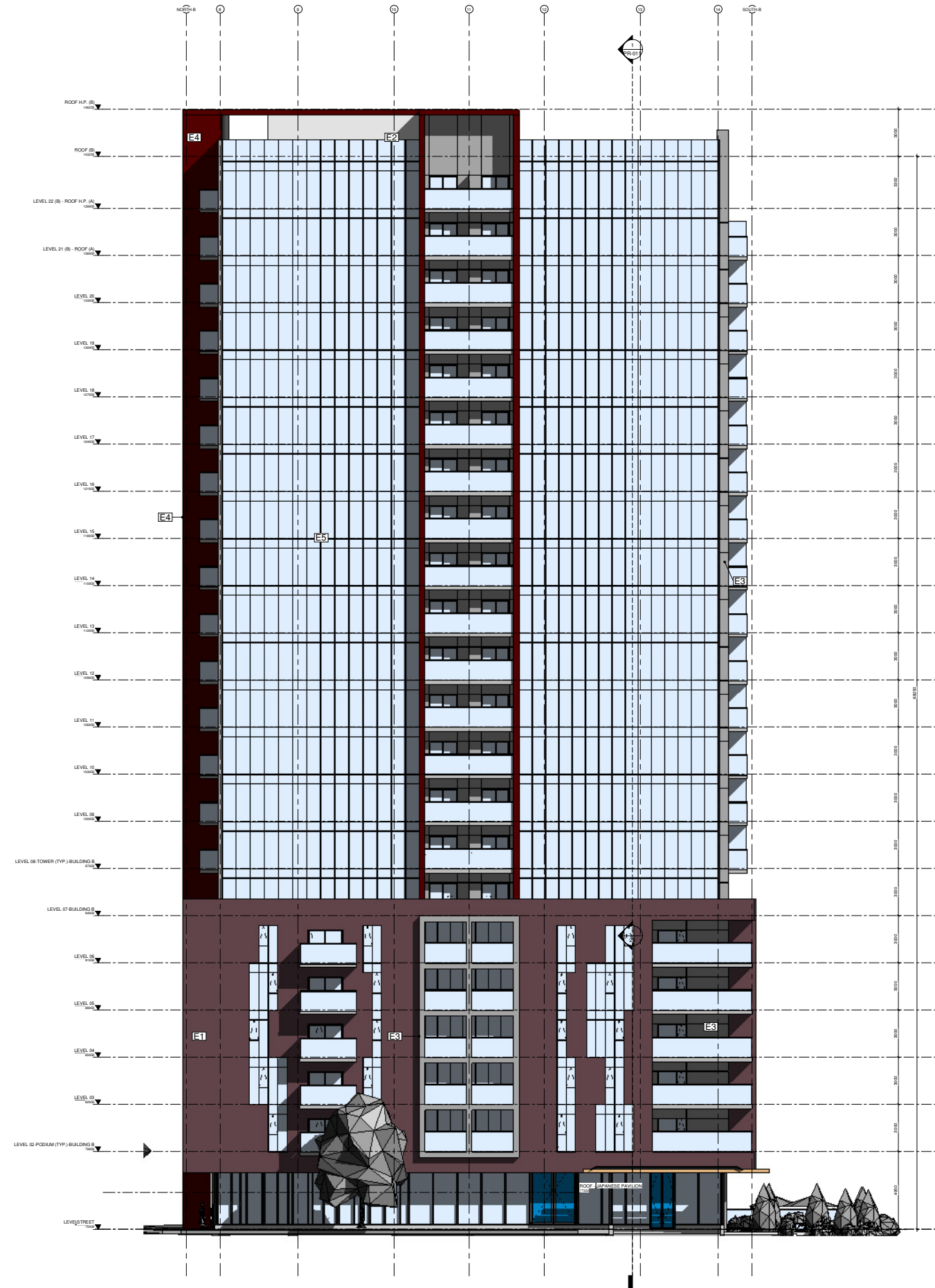
-  E1 SCB BRICKS - COLOR MTN. SHADOW SMOOTH OR SIMILAR
-  E3 ALUMINIUM PANEL (PANFAB OR EQUIVALENT) NATURAL ALUMINIUM (MEDIUM GRAY)
-  E4 ALUMINIUM PANEL (PANFAB OR EQUIVALENT) NATURAL ALUMINIUM (DARK RED)
-  E5 WINDOW WALL / CURTAIN WALL / WINDOW / PUNCH WINDOW (ALUMINIUM FRAME)

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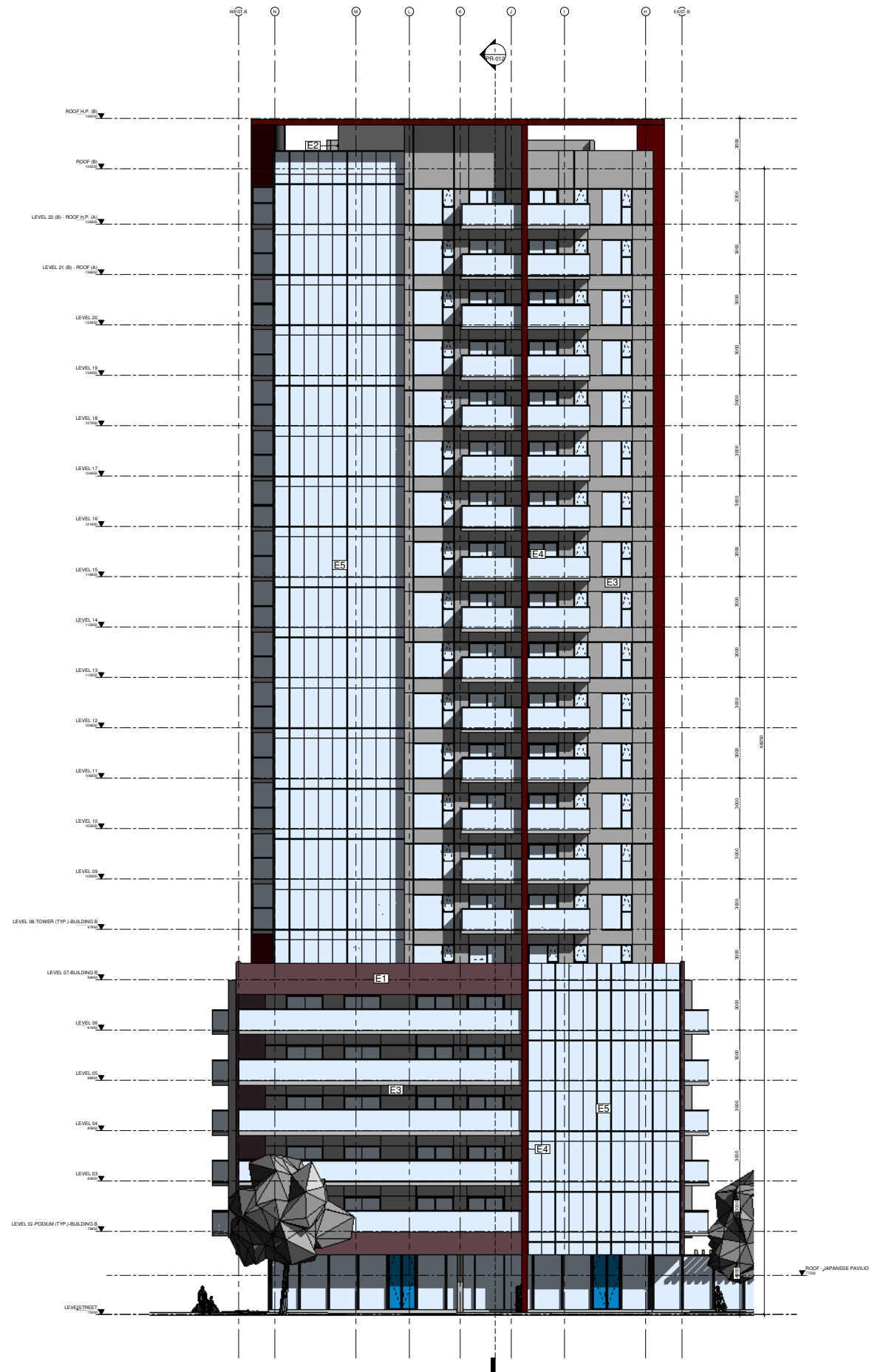
LEGEND

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

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 Plan number : 18501

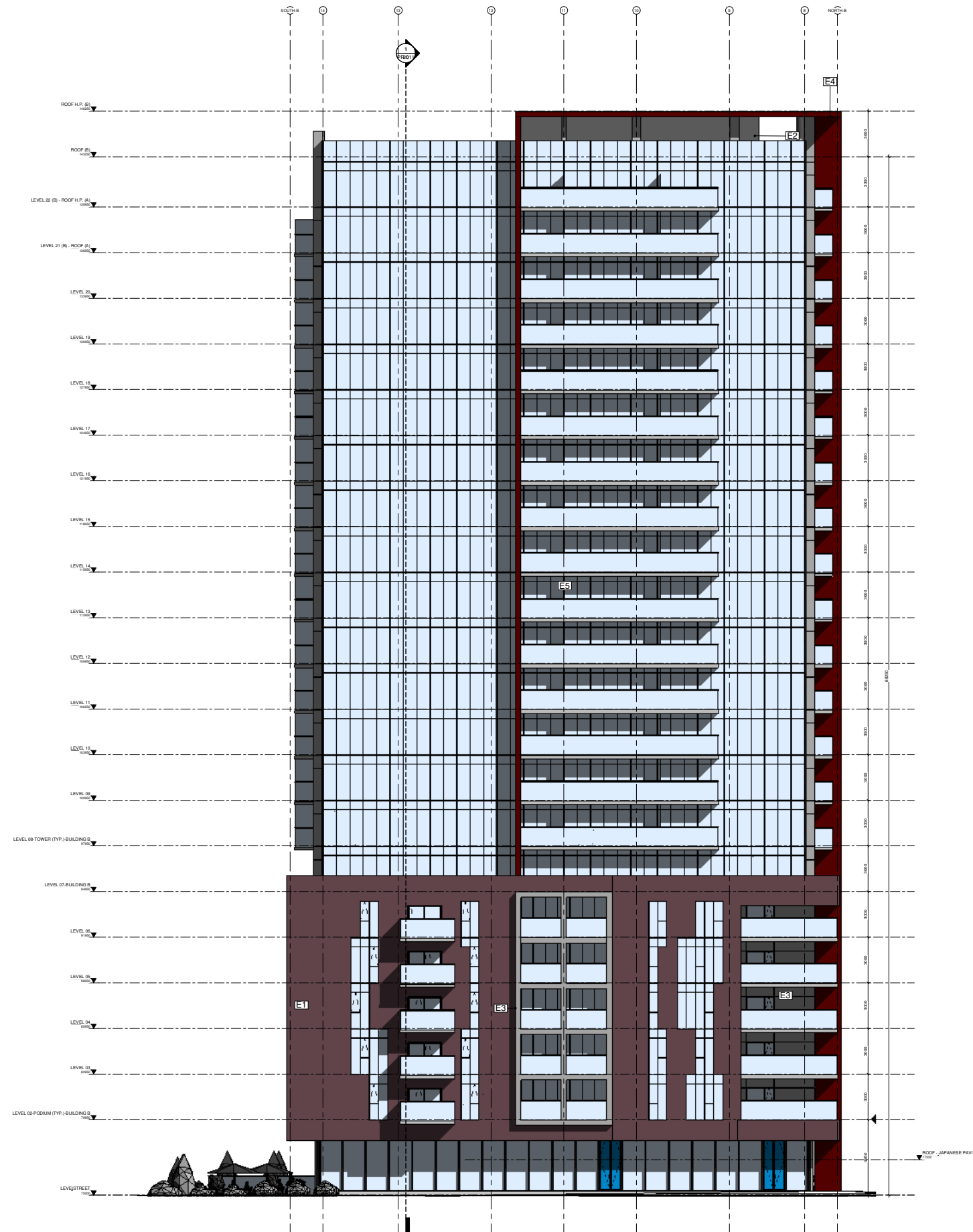


LEGEND	
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	ALUMINIUM PANEL(PANFAB OR EQUIVALENT) NATURAL ALUMINIUM (MEDIUM GRAY)
	ALUMINIUM PANEL(PANFAB OR EQUIVALENT) NATURAL ALUMINIUM (DARK RED)
	WINDOW WALL / CURTAIN WALL / WINDOW / PUNCH WINDOW (ALUMINIUM FRAME)

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**LEGEND**

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

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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>	654.48
212	49.75 m <sup>2</sup>	535.54
213	60.59 m <sup>2</sup>	654.51
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

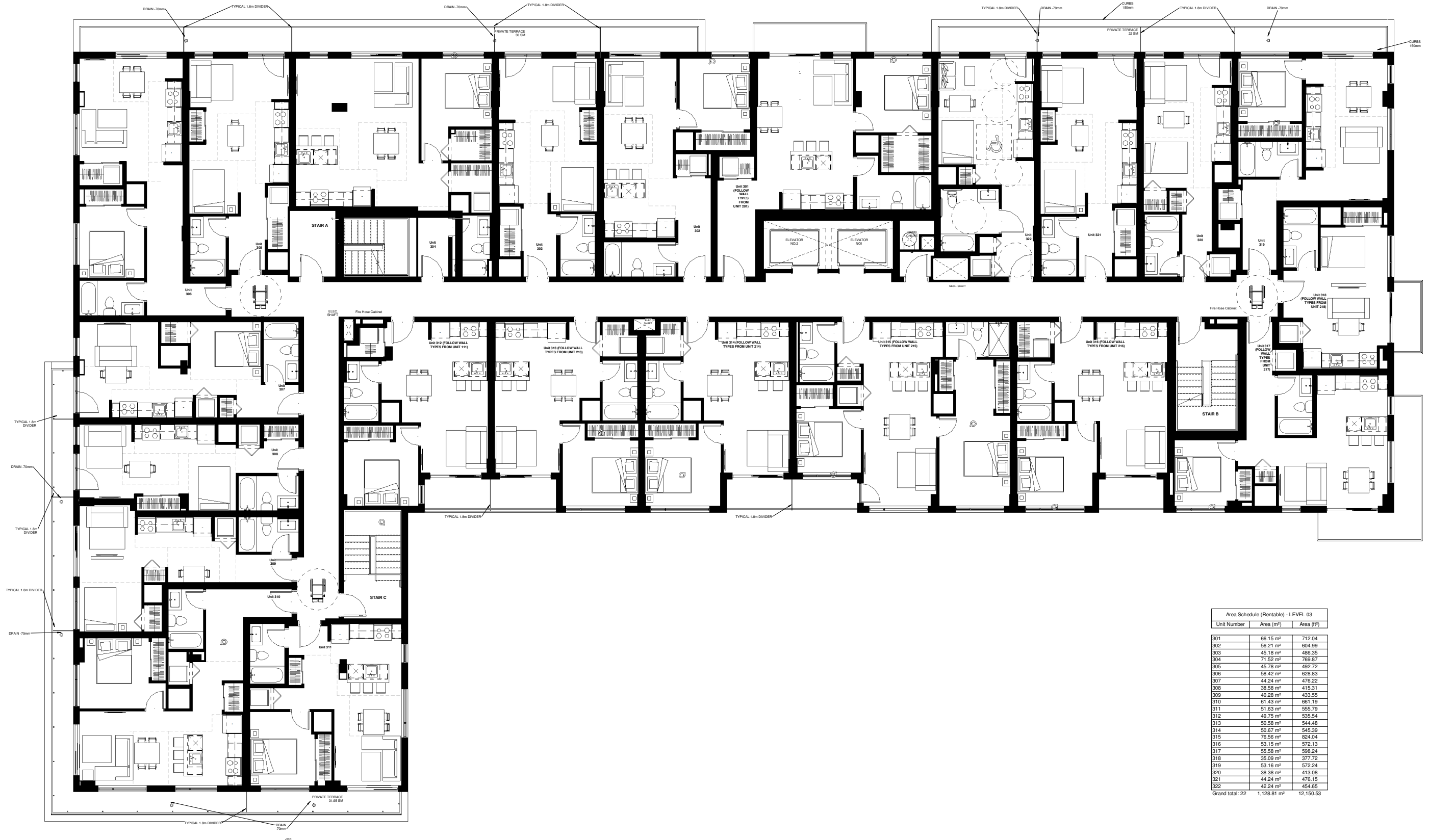
**CARLING, PHASE 2**

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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	50.58 m <sup>2</sup>	544.48
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

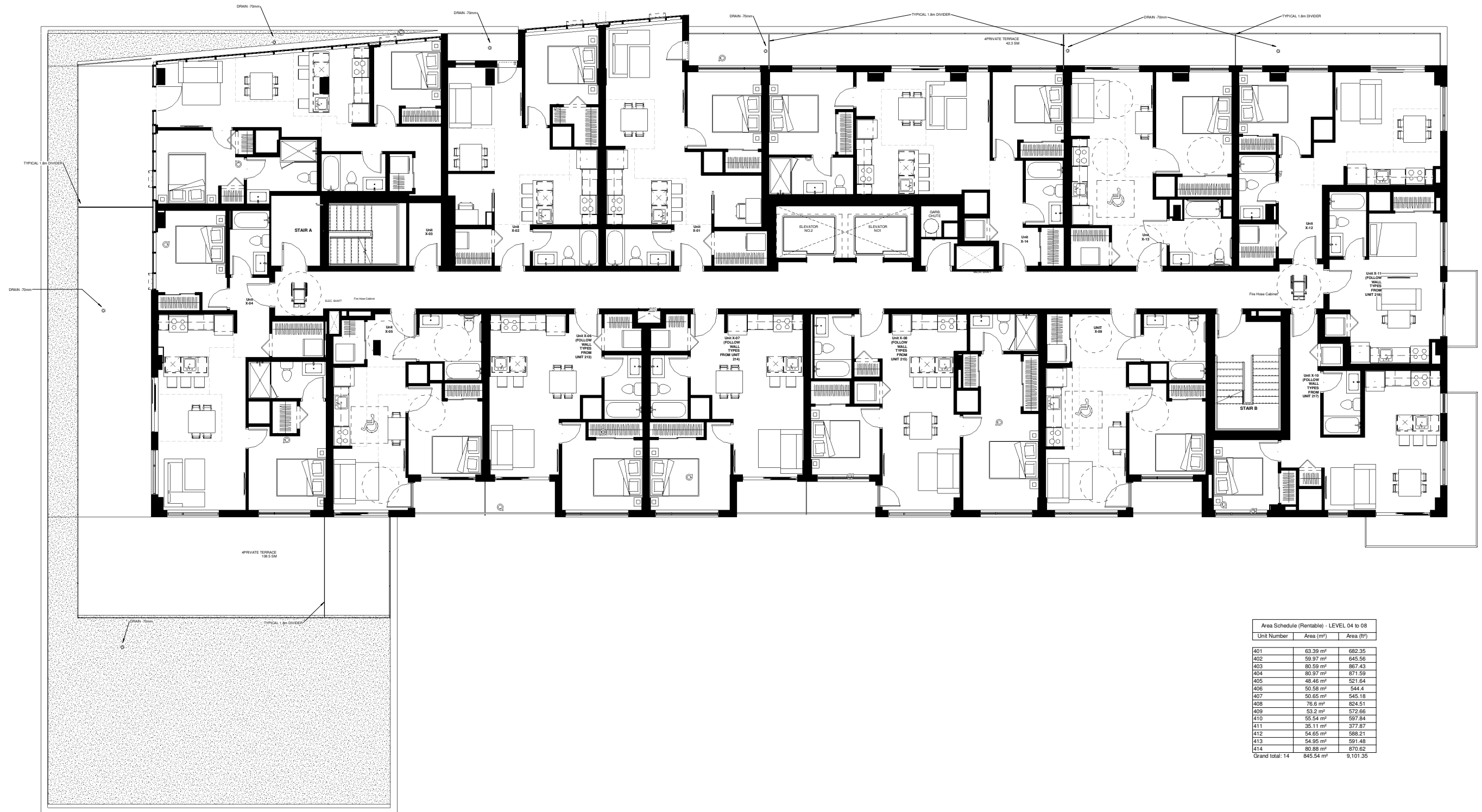
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Area Schedule (Rentable) - LEVEL 04 to 08

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

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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

**CARLING, PHASE 2**

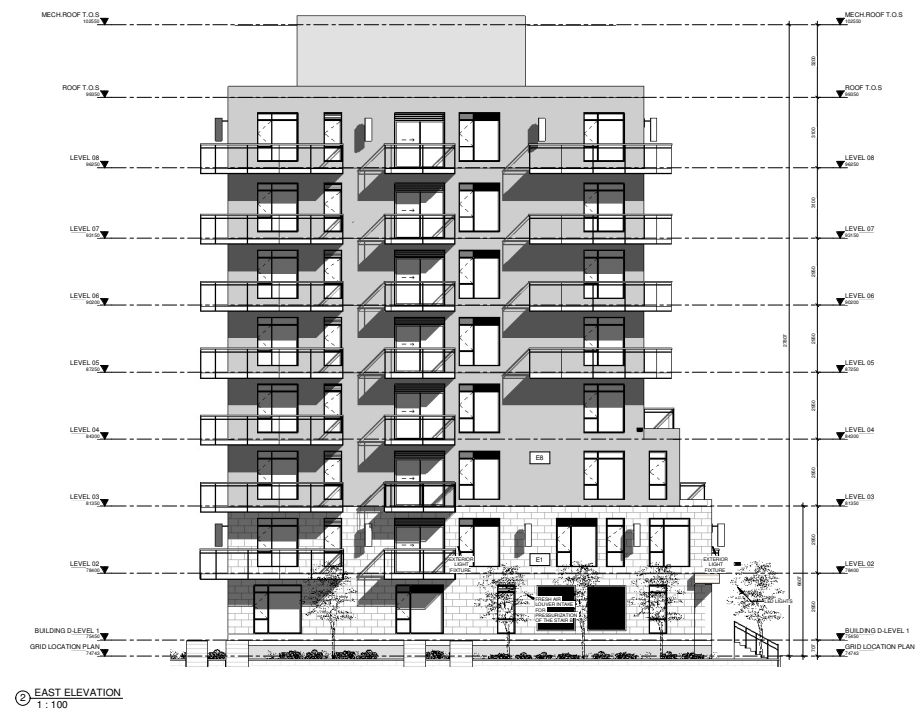
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② EAST ELEVATION  
1:100

LEGEND	
	BLOCK MASONRY (LIGHT GREY, GRANITEX FINISH, TECO BLOC OR EQUIVALENT)
	BRICK MASONRY (BELDEN, BLACK DIAMOND OR EQUIVALENT)
	ALUMINIUM PANEL (PANFAB OR EQUIVALENT) NATURAL ALUMINIUM (COLOUR JUPITER)
	HOR. METAL SIDING WITH WOODGRAIN FINISH
	GLASS RAILINGS, RAMP-ART (OR EQUIVALENT) FROSTED GLASS
	WINDOW WALL / CURTAIN WALL / WINDOW / PUNCH WINDOW (ALUMINIUM FRAME)

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**LEGEND**

	BLOCK MASONRY (LIGHT GREY, GRANITEX FINISH, TECO BLOC OR EQUIVALENT)
	BRICK MASONRY (BELDEN, BLACK DIAMOND OR EQUIVALENT)
	ALUMINIUM PANEL (PANFAB OR EQUIVALENT) NATURAL ALUMINIUM (COLOUR JUPITER)
	HOR. METAL SIDING WITH WOODGRAIN FINISH
	GLASS RAILINGS, RAMP-ART (OR EQUIVALENT) FROSTED GLASS
	WINDOW WALL / CURTAIN WALL / WINDOW / PUNCH WINDOW (ALUMINIUM FRAME)

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

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

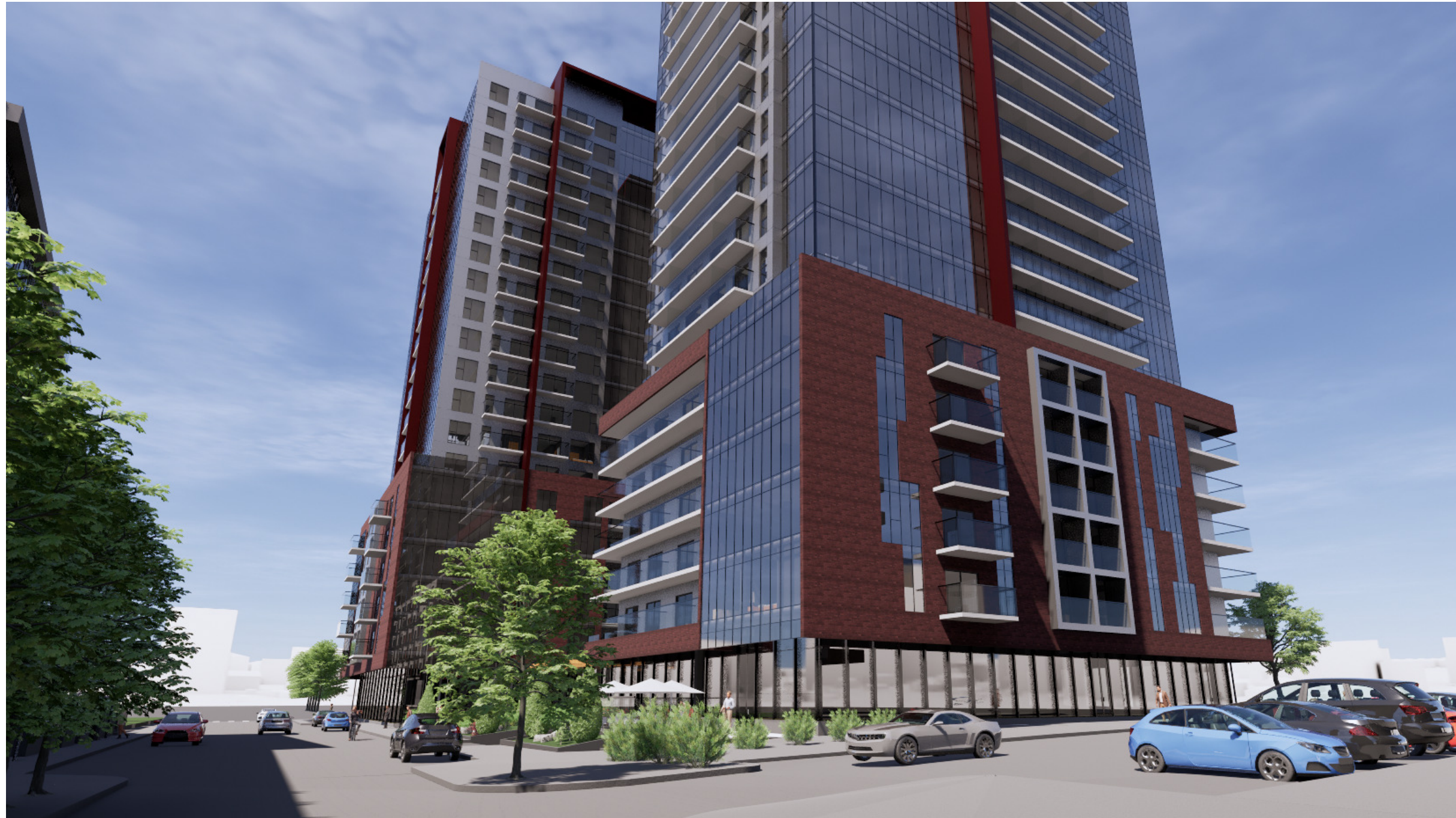
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*View along interior street : Ground floor commercial with covered walkways.*

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View along interior street : Entrance to towers A and B

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

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*View from street intersection : Access to the Retail Terrace*

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*View from pedestrian walkway : Opened space for Retail and gardens*

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*View from transversal street : Terrace Retail and gardens integrated with buildings A and B.*

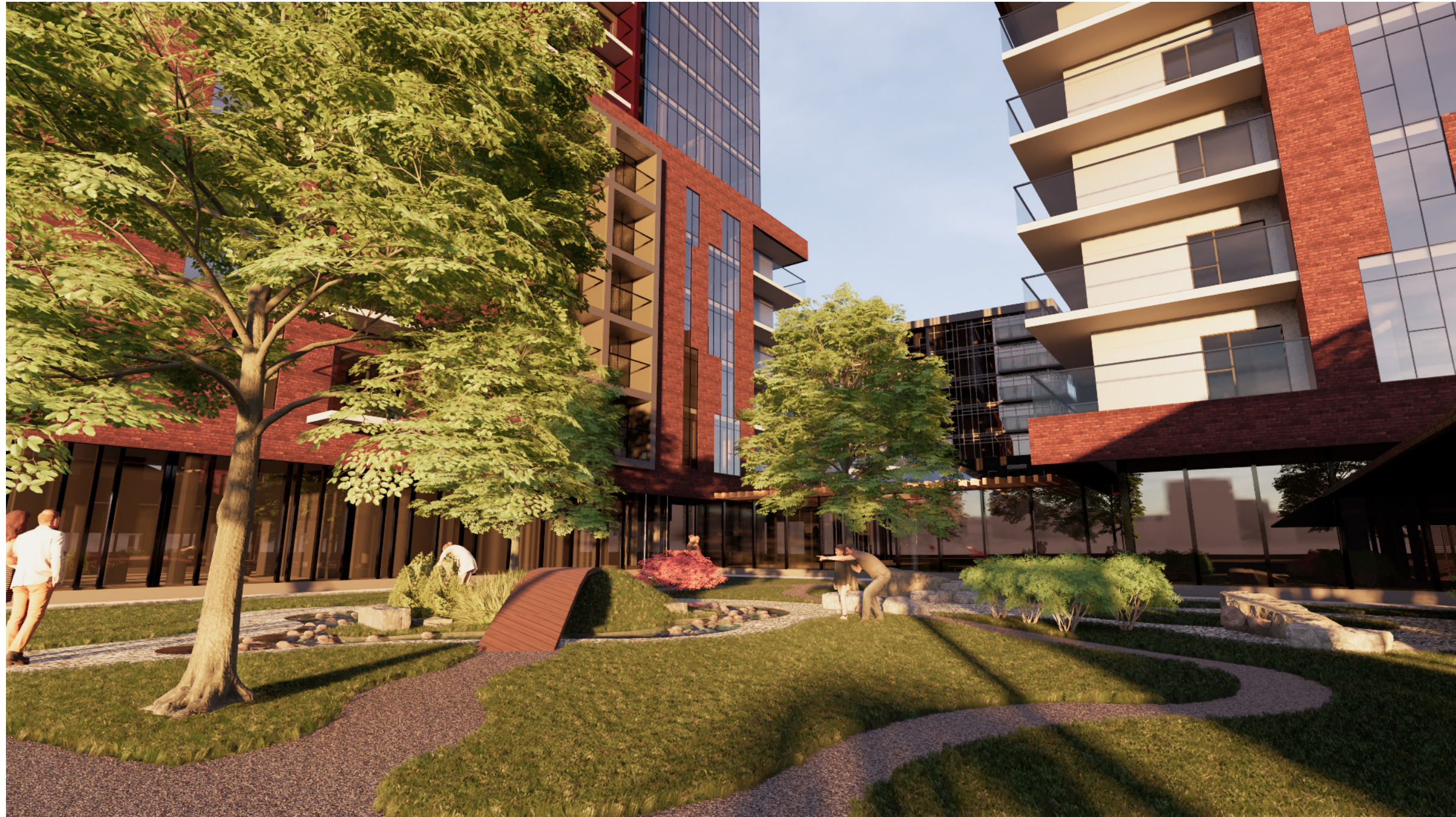
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*View into Japanese garden: Landscaped area accesible to all.*

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Tower C, B and A.

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*Building A: View from Meath street*

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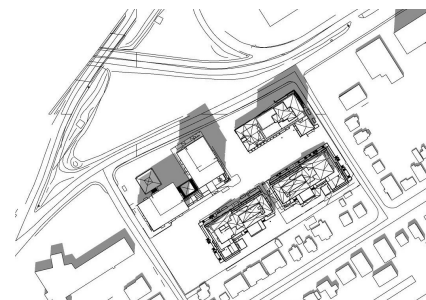
D07-12-21-0092  
Plan number : 18501



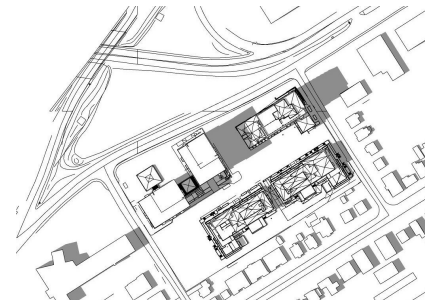
June 21 - 08:00am



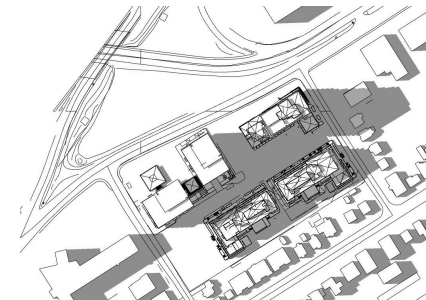
June 21 - 10:00am



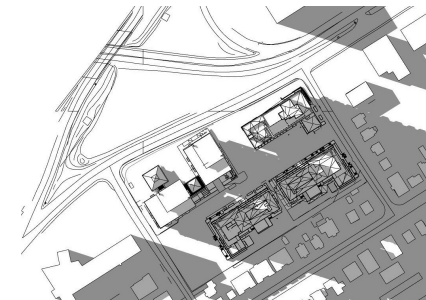
June 21 - 12:00pm



June 21 - 2:00pm



June 21 - 4:00pm



June 21 - 6:00pm



June 21 - 8:00pm



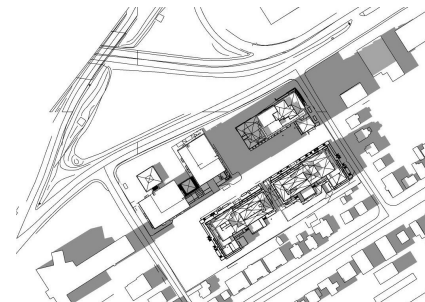
September 21 - 09:00am



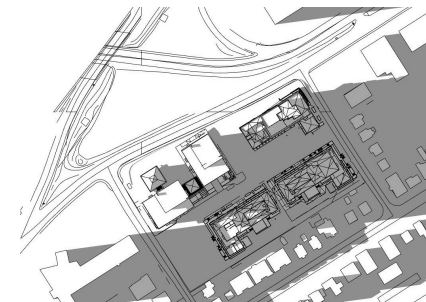
September 21 - 11:00am



September 21 - 1:00pm



September 21 - 3:00pm



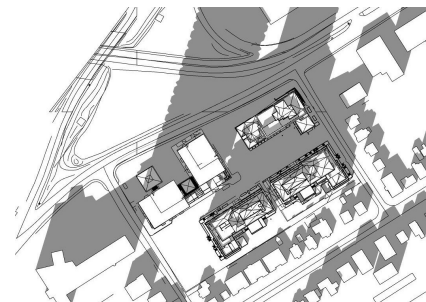
September 21 - 5:00pm



December 21 - 09:00am



December 21 - 11:00am



December 21 - 1:00pm



December 21 - 3:00pm



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Photo 1: Corner at Carling Ave. x Meath St.



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Photo 2: Sidewalk along Meath St.



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Photo 3: Meath St. x back access street



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Photo 4: back access street towards Archibald St.



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Photo 5: back access street towards Meath St.



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Photo 6: Archibald St. x back access street



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Photo 7: Archibald St.



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Photo 8: Corner at Archibald St. x Carling Ave.



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Photo 9: Actual Travellodge Hotel at Carling Ave.



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**Treatment of the Heritage Pavilion**

The existing concrete structure of the pavilion is built on the common foundation of the main Hotel which is to be demolished. This demolition would very likely result in structural damage to the pavilion requiring steel reinforcement which would very likely alter the appearance, at least on the inside, quite significantly. Luckily, we are in possession of the original drawings of the building, and because of its simplicity we can recreate it to its original appearance.

The main structure is one of poured concrete columns and beams, and the cladding elements need renovation which in many cases means replacement.

The glass walls for instance are dated and of poor quality, to reach the performance results required by today's standards replacement is the only option, likewise, for the skylight in the peak of the roof.

The roofing material itself has been changed over the years and is no longer reflective of the original construction.

By using the original drawings, we can reconstruct the pavilion to the original look and recreate all the original detailing, some of which has been lost over time.

To salvage the original building means in fact salvaging the 8 concrete columns at the perimeter of the building, as the rest of the building mostly requires replacement to renovate it to the quality it has to be to be part of this complex.

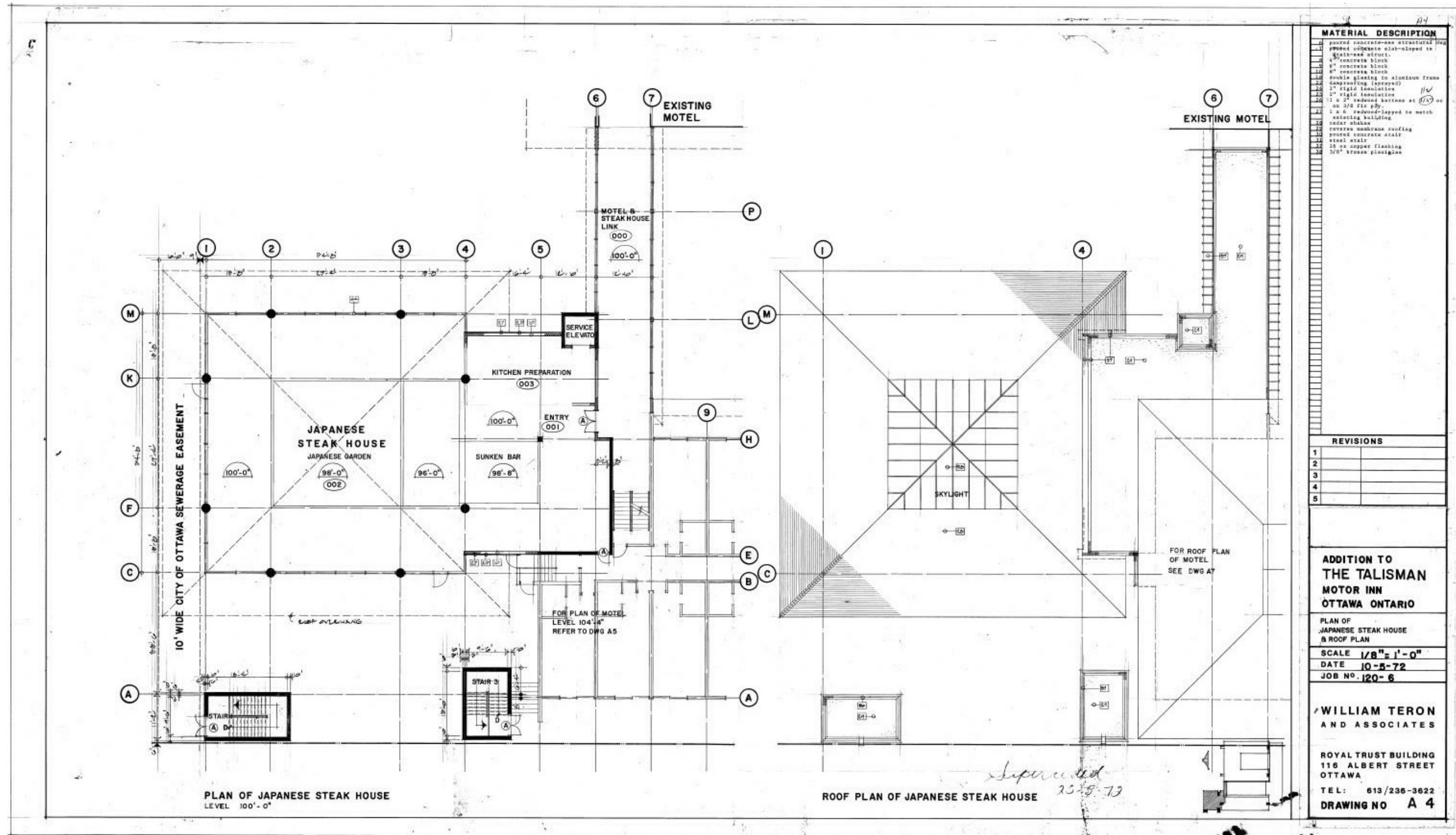


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N.T.S.

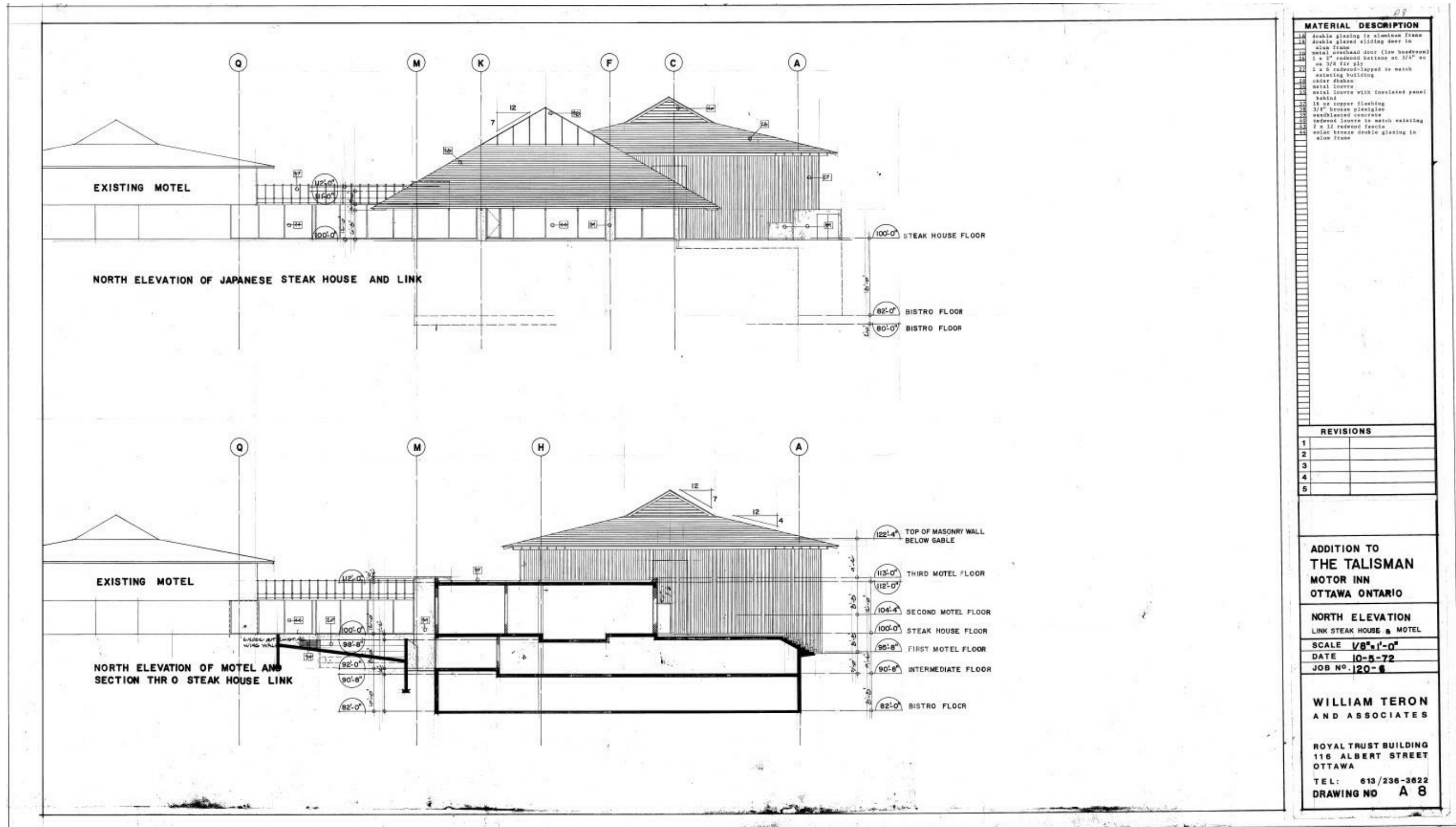
**CARLING, PHASE 2**

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N.T.S.

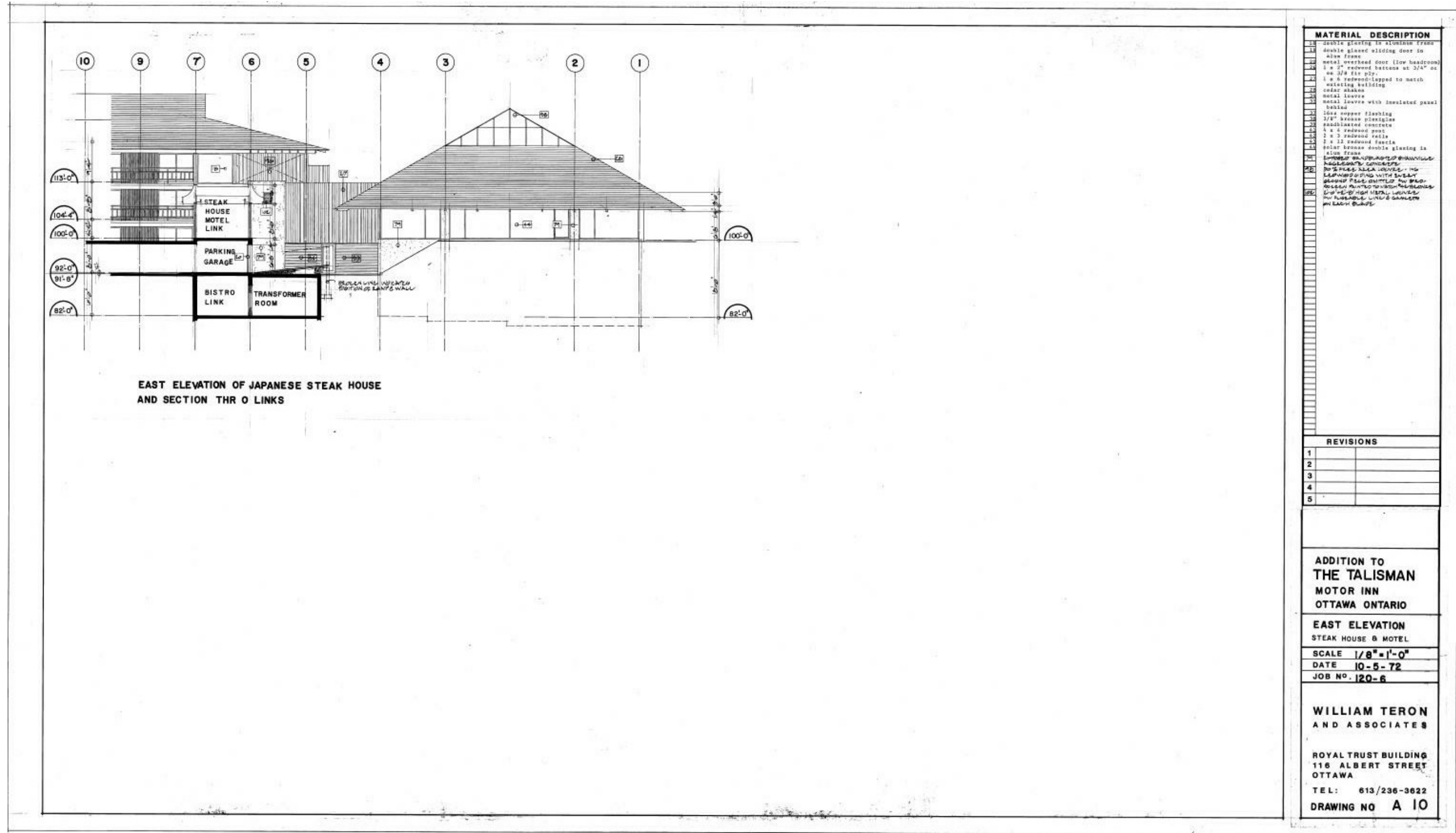
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D07-12-21-0092  
Plan number : 18501

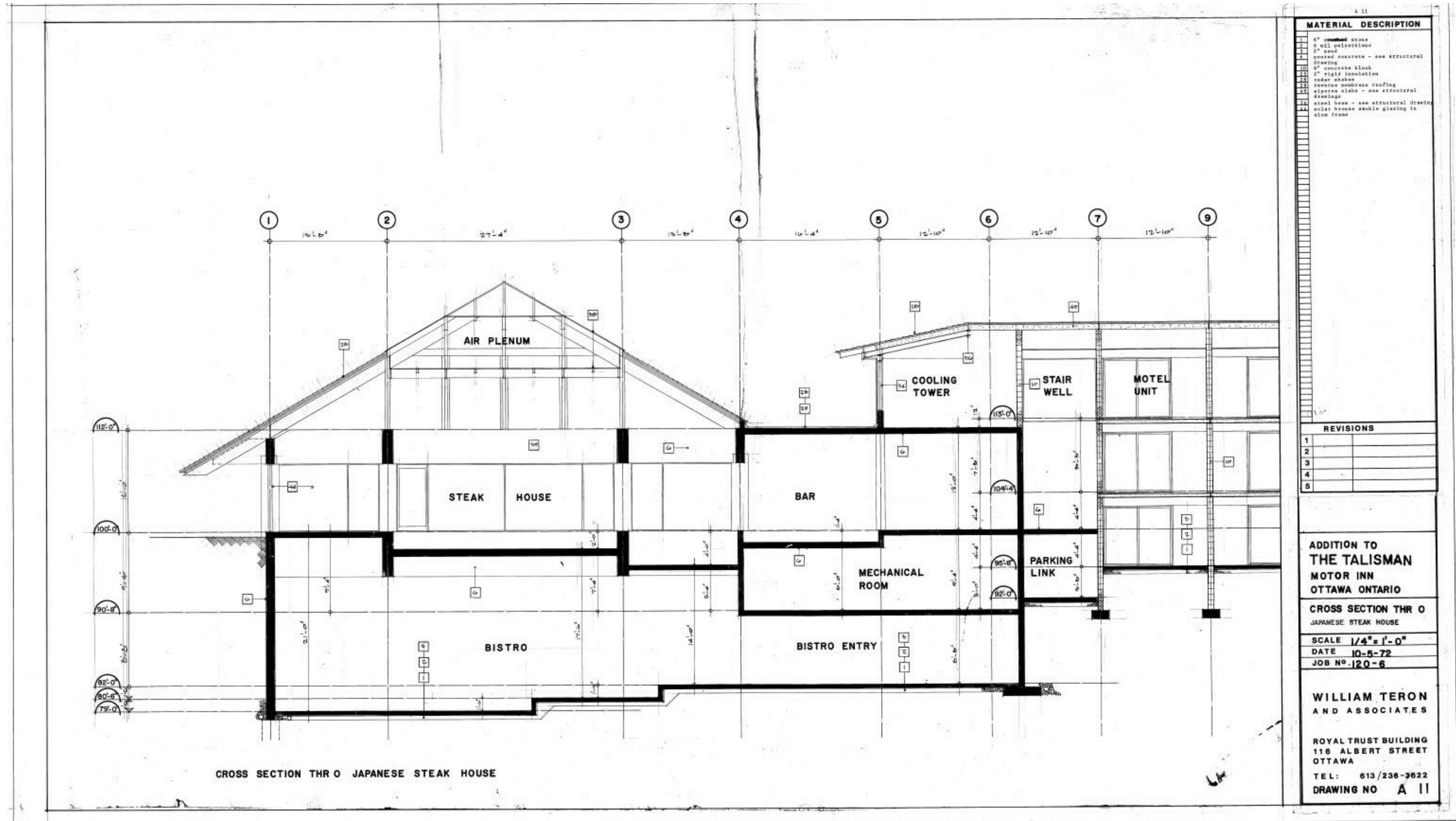


N.T.S.

**CARLING, PHASE 2**  
Ottawa, Ontario.  
19 October 2021



D07-12-21-0092  
Plan number : 18501



N.T.S.

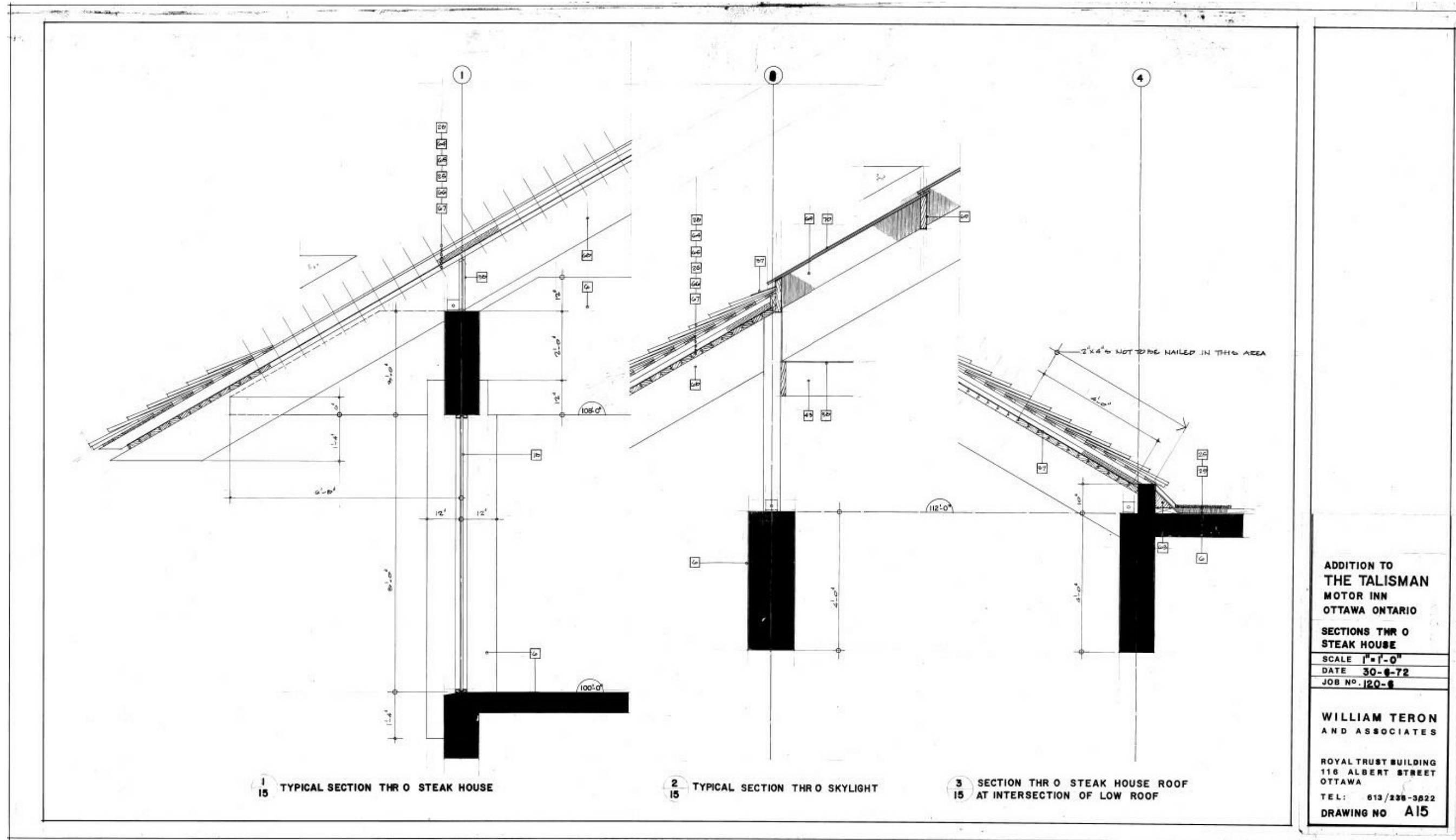
**CARLING, PHASE 2**

Ottawa, Ontario.

19 October 2021



D07-12-21-0092  
Plan number : 18501



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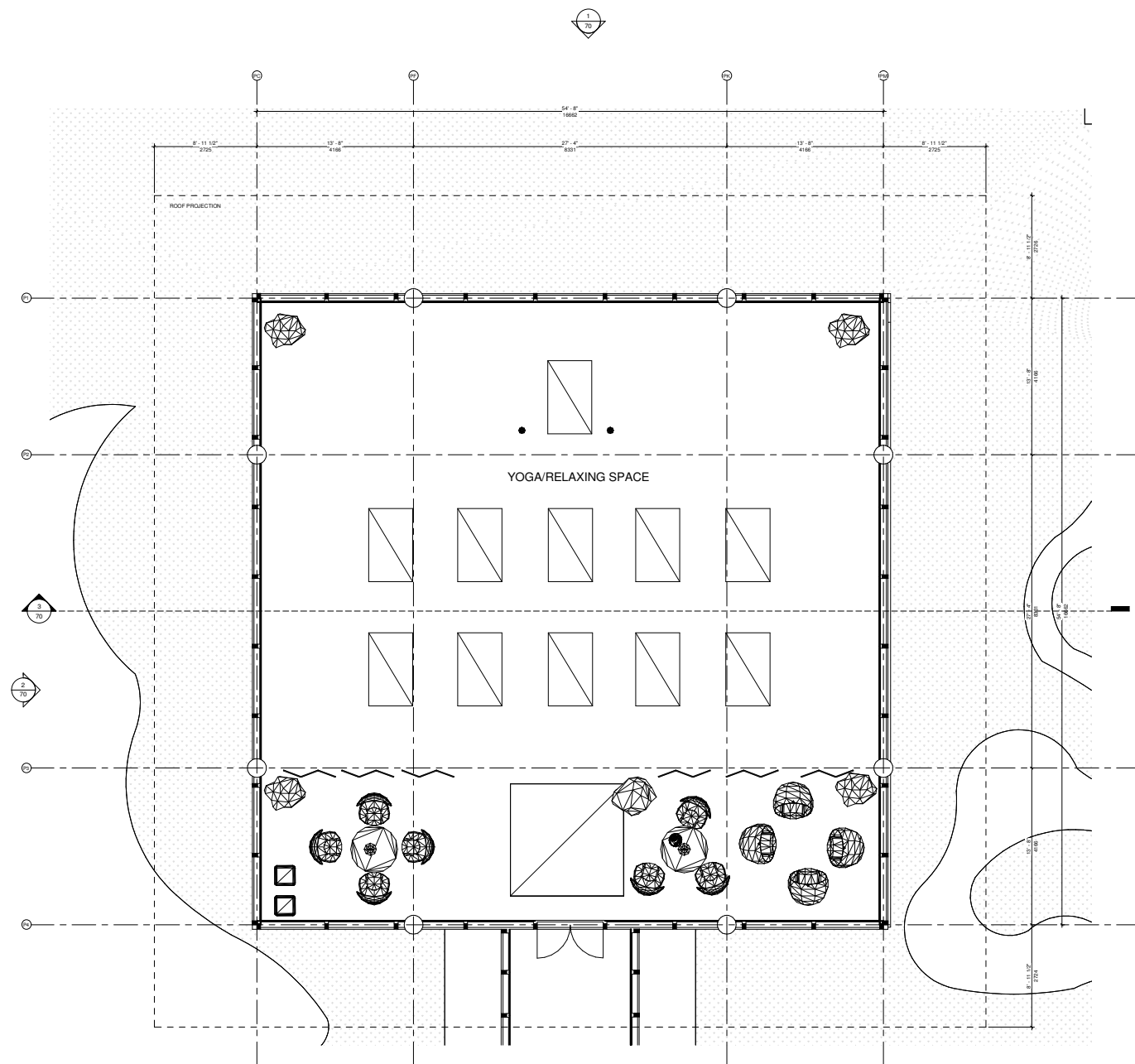
### CARLING, PHASE 2

Ottawa, Ontario.

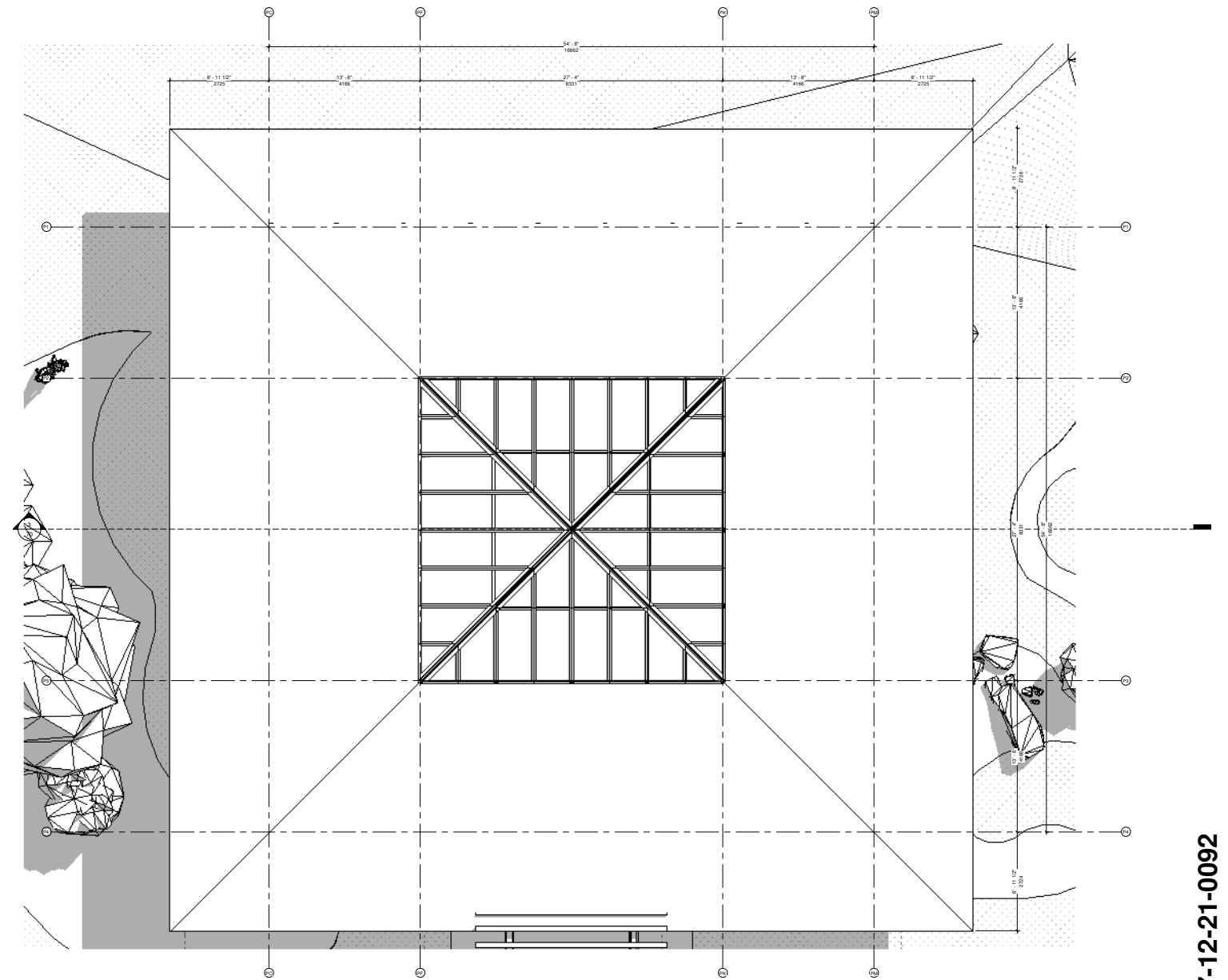
19 October 2021



D07-12-21-0092  
Plan number : 18501



1 LEVEL 01 - JAPANESE PAVILION  
1 : 50

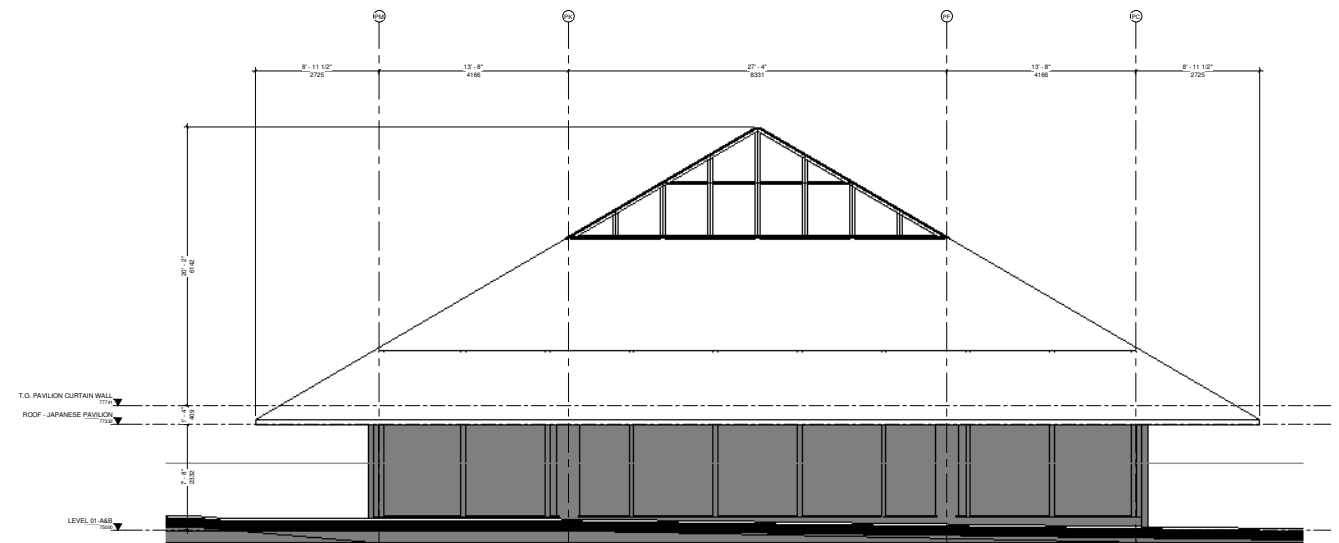


2 ROOF - JAPANESE PAVILION  
1 : 50

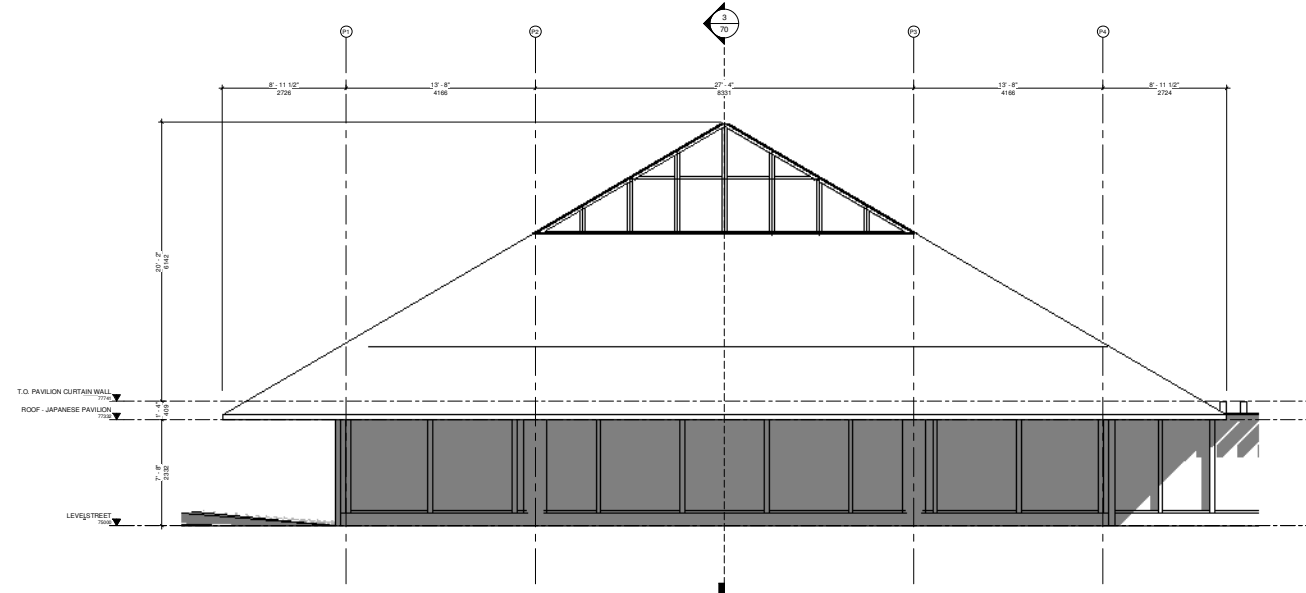
**CARLING, PHASE 2**  
Ottawa, Ontario.  
01 October 2021



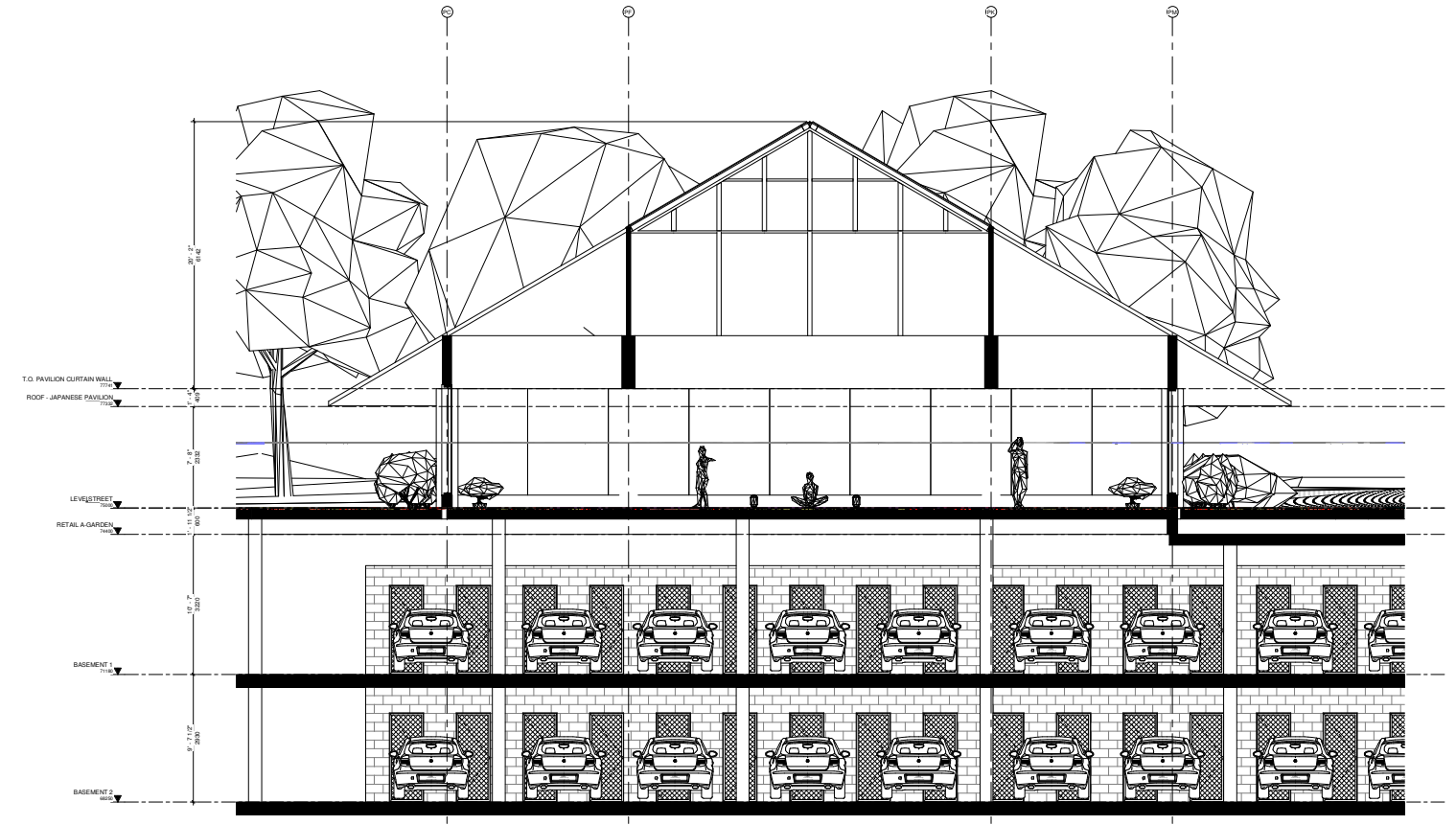
D07-12-21-0092  
Plan number : 18501



1 NORTH ELEVATION - JAPANESE PAVILLION  
1 : 50



2 WEST ELEVATION - JAPANESE PAVILLION  
1 : 50



3 SECTION JAPANESE PAVILLION  
1 : 50

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*Entrance Japanese Pavilion*

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Plan number : 18501





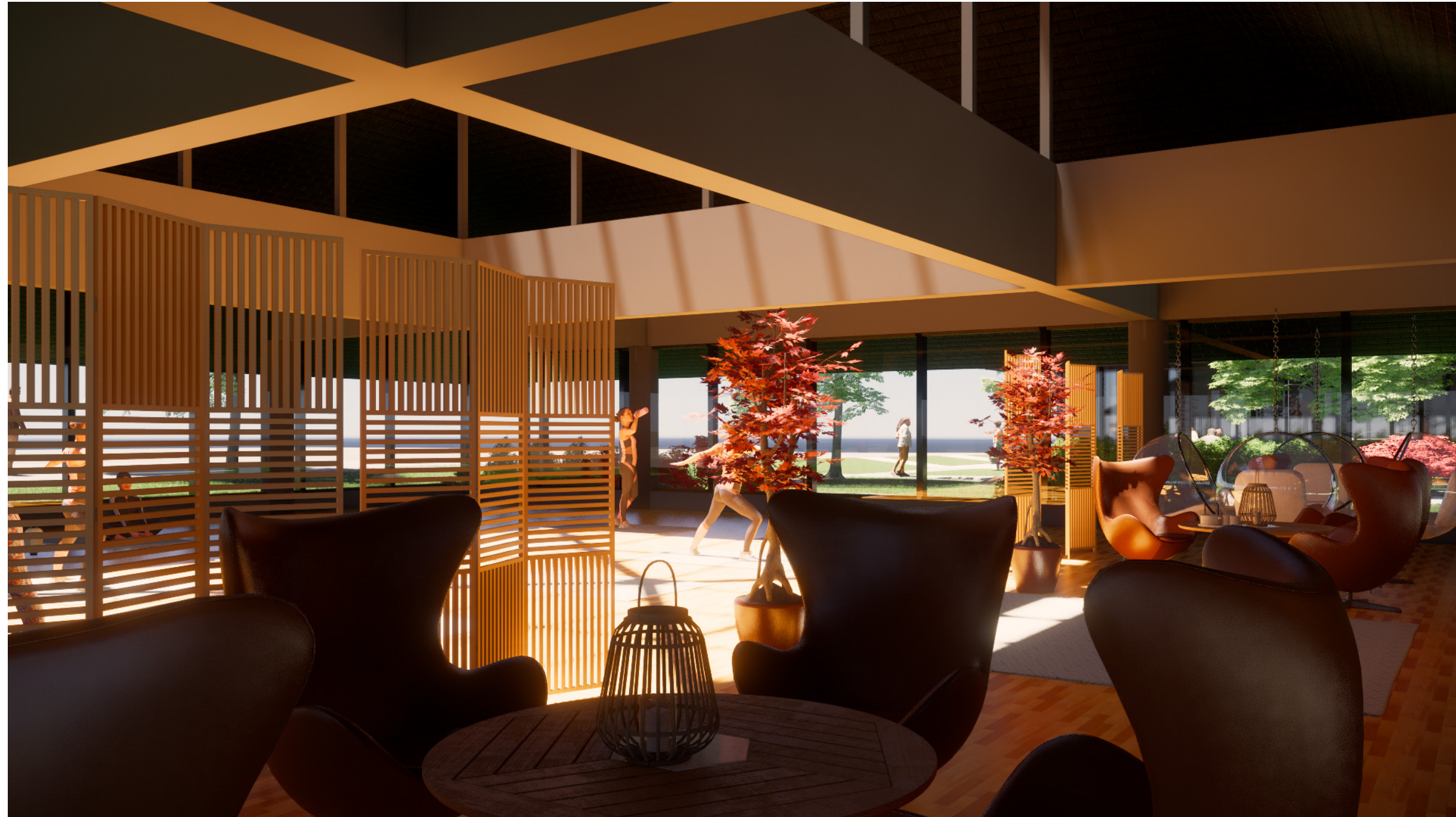
*New use: Yoga / relaxing space*

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01 October 2021

D07-12-21-0092  
Plan number : 18501



*New use: Yoga / relaxing space*

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Ottawa, Ontario.

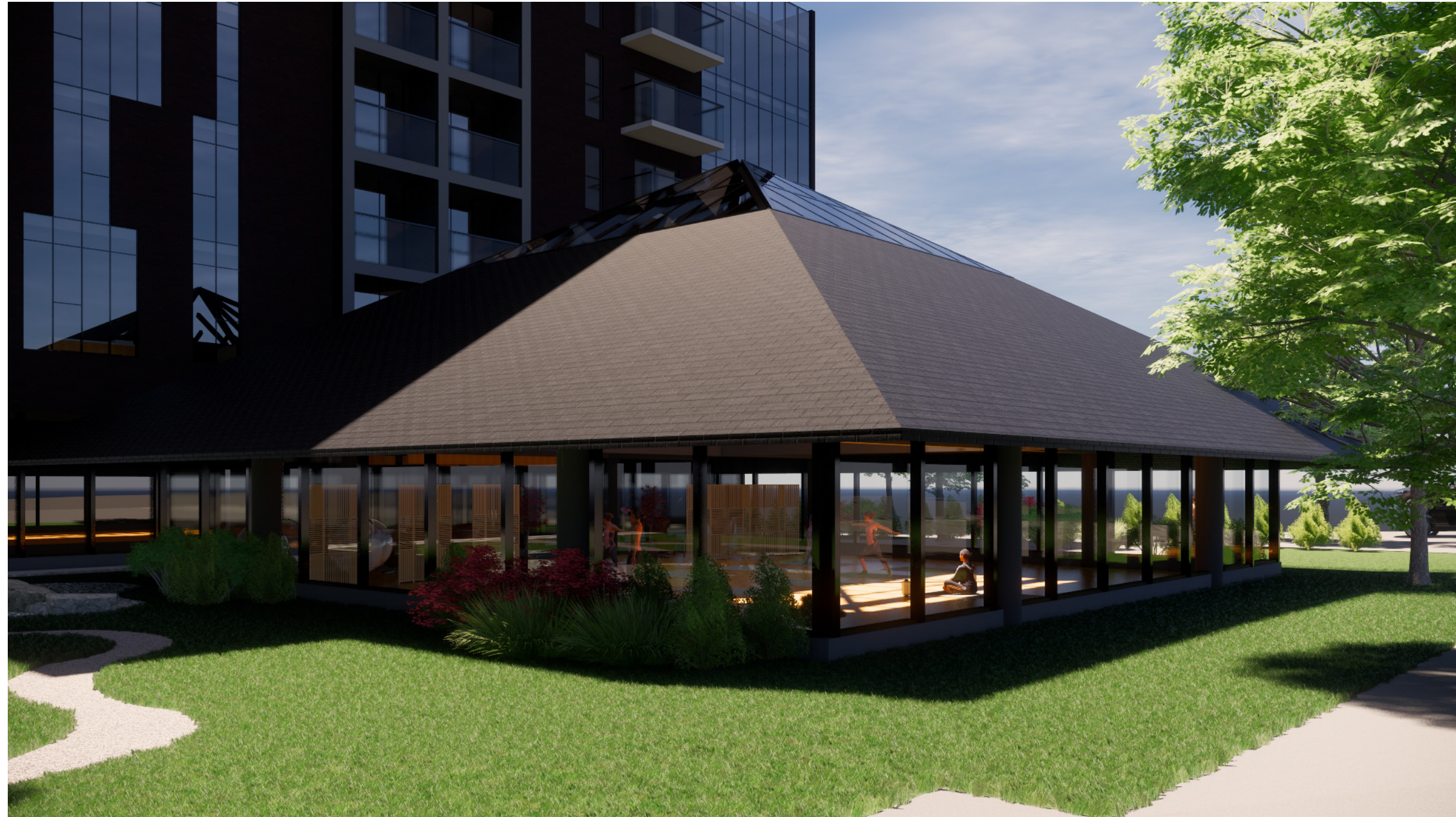
01 October 2021



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