



LOT INFORMATION		
APARTMENT DWELLING ON LOT		
PROPOSED (NEW):	21 UNITS	
1983, 1967, 1951 CARLING:	35 UNITS	
TOTAL:	56 UNITS	
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling mid-high rise apartment: 0.5 per dwelling unit = 12	27 SPACES (EXIST.) 1 ACCESSIBLE 5 SPACES (NEW)
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 102 - Apartment dwelling, low-rise or mid-high rise: 0.1 per dwelling unit = 5 SPACES	2 SPACES (EXIST.) 1 SPACE (NEW)

KEY PLAN	
PROPERTY DESCRIPTION 3-STORY RESIDENTIAL BUILDING CITY OF OTTAWA PIN NUMBER: 03979-0011 MUNICIPAL ADDRESS: 1983 Carling Avenue	
SITE INFORMATION LOT AREA: ORIGINAL LOT = 4713.41m² / PROPOSED SEVERED LOT = 991.95m² LOT FRONTAGE: 124.33m LOT DEPTH: 39.02m (E) and 39.65m (W)	
BUILDING INFORMATION BUILDING AREA: 383m² BUILDING FLOOR AREA: 1584m² PROPOSED USE: APARTMENT DWELLING, LOW-RISE UNIT BREAKDOWN: BASEMENT FLOOR: 4 UNITS FIRST FLOOR: 5 UNITS SECOND FLOOR: 6 UNITS THIRD FLOOR: 6 UNITS TOTAL: 21 UNITS	
ZONING TABLE	
ZONING TABLE	AM10 H(20)
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
FRONT YARD SETBACK	0m
CORNER YARD SETBACK	6.79m to property line 0m to road widening 2.695m
MINIMUM INTERIOR SIDE YARD SETBACK	Abutting a street: 3m All other cases: NONE Abutting a residential zone: 7.5m
MINIMUM REAR YARD SETBACK	7.5m
MAXIMUM BUILDING HEIGHT	In area up to and including 20m from property line: 11m In area over 20m from property line: 20m
HYDRO SETBACK	5m
MAXIMUM FLOOR SPACE INDEX	N/A
GLAZING REQUIREMENTS	50% OF FRONT FACADE, MEASURED FROM GRADE TO 4.5m HEIGHT
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling mid-high rise apartment: 0.5 per dwelling unit = 5 SPACES
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 102 - Apartment dwelling, low-rise or mid-high rise: 0.1 per dwelling unit = 1 SPACE
PARKING AREA AND SURROUNDING LANDSCAPING	15% MIN OF 486m² = 72.9m²
AMENITY AREA REQUIREMENTS	Table 137 - Apartment building, low-high rise over 4 units: 6m² per dwelling unit = 126m² 50% Communal = 63m²
BICYCLE PARKING SPACES	Table 111a - Apartment dwelling, low-rise: 0.5 per dwelling unit = 11

LEGEND	
[Symbol]	SOFT LANDSCAPING
[Symbol]	UNIT PAVERS REFER TO LANDSCAPE
[Symbol]	ASPHALT PAVING
[Symbol]	CONCRETE
[Symbol]	RIVERSTONE REFER TO LANDSCAPE
[Symbol]	EXISTING BUILDING ELEMENT TO BE REMOVED
[Symbol]	EXISTING FENCE
[Symbol]	NEW BOARD FENCE REFER TO LANDSCAPE
[Symbol]	LOT LINE
[Symbol]	SETBACK LINE
[Symbol]	DESIGNATED BUILDING ENTRANCE / EXIT
[Symbol]	FIRE HYDRANT. REFER TO CIVIL
[Symbol]	CATCH BASIN
[Symbol]	MANHOLE
[Symbol]	FLOOR DRAIN
[Symbol]	UTILITY POLE
[Symbol]	OVERHEAD UTILITY WIRES
[Symbol]	LIGHT STANDARD
[Symbol]	DEPRESSED CURB
[Symbol]	EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
[Symbol]	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
[Symbol]	NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
[Symbol]	NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
[Symbol]	EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
[Symbol]	NEW GROUND ELEVATION REFER TO CIVIL

No. Date Émis pour / Object

1	19/02/2018	CLIENT REVIEW
2	16/09/2021	SITE PLAN CONTROL
3	29/04/2022	CLIENT REVIEW
4	13/02/2022	CLIENT REVIEW
5	23/09/2022	CLIENT REVIEW
6	12/03/2022	SPC RESPONSE 1

PROPOSED SITE

PROPERTY DESCRIPTION

3-STORY RESIDENTIAL BUILDING
CITY OF OTTAWA PIN NUMBER: 03979-0011
MUNICIPAL ADDRESS: 1983 Carling Avenue

SITE INFORMATION

LOT AREA: ORIGINAL LOT = 4713.41m² / PROPOSED SEVERED LOT = 991.95m²
LOT FRONTAGE: 124.33m
LOT DEPTH: 39.02m (E) and 39.65m (W)

BUILDING INFORMATION

BUILDING AREA: 383m²
BUILDING FLOOR AREA: 1584m²
PROPOSED USE: APARTMENT DWELLING, LOW-RISE
UNIT BREAKDOWN:
BASEMENT FLOOR: 4 UNITS
FIRST FLOOR: 5 UNITS
SECOND FLOOR: 6 UNITS
THIRD FLOOR: 6 UNITS
TOTAL: 21 UNITS

ZONING TABLE

ZONING TABLE	REQUIRED	PROPOSED
CITY OF OTTAWA ZONING BY-LAW No. 2008-250		
MINIMUM LOT AREA	NONE	4713.41m²
MINIMUM LOT WIDTH	NONE	39.02m
FRONT YARD SETBACK	0m	6.79m to property line 0m to road widening 2.695m
CORNER YARD SETBACK		
MINIMUM INTERIOR SIDE YARD SETBACK		Abutting a street: 3m All other cases: NONE Abutting a residential zone: 7.5m
MINIMUM REAR YARD SETBACK	7.5m	8.23m
MAXIMUM BUILDING HEIGHT		In area up to and including 20m from property line: 11m In area over 20m from property line: 20m
HYDRO SETBACK	5m	5.00m
MAXIMUM FLOOR SPACE INDEX	N/A	
GLAZING REQUIREMENTS	50% OF FRONT FACADE, MEASURED FROM GRADE TO 4.5m HEIGHT	37m² of 74.6m² 50%
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling mid-high rise apartment: 0.5 per dwelling unit = 5 SPACES	5 SPACES
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 102 - Apartment dwelling, low-rise or mid-high rise: 0.1 per dwelling unit = 1 SPACE	1 SPACES
PARKING AREA AND SURROUNDING LANDSCAPING	15% MIN OF 486m² = 72.9m²	16.5% = 80m²
AMENITY AREA REQUIREMENTS	Table 137 - Apartment building, low-high rise over 4 units: 6m² per dwelling unit = 126m² 50% Communal = 63m²	150m² EXTERIOR ROOFTOP AMENITY
BICYCLE PARKING SPACES	Table 111a - Apartment dwelling, low-rise: 0.5 per dwelling unit = 11	6 STACKED INTERIOR STORAGE SPACES (12 TOTAL)

CLIENT / CLIENT

ARCHITECT / ARCHITECT

figuri
3550, Saint-Archie O.
Montréal QC H3C 1A9
T. 514 861-9122
www.figuri.ca

PROFESSIONAL ASSOCIATION OF ARCHITECTS

ROBERTO CRIMOS
7401
JENCE

3-STORY RESIDENTIAL BUILDING

1983 CARLING AVENUE

SITE PLAN

Drawn by / Dessiné par: 2044
Author / Auteur: 2044
Checked by / Vérifié par: 2044
Checker / Vérificateur: 2044
Scale / Échelle: 1:500

Date de création du dessin / Drawing creation date: 05/23/18

A105