



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	
PROPOSED SITE	
PROPERTY DESCRIPTION	
3-STOREY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	03979-0011
MUNICIPAL ADDRESS	1983 Carling Avenue
SITE INFORMATION	
LOT AREA:	ORIGINAL LOT = 4713.41m ² / PROPOSED SEVERED LOT = 991.95m ²
LOT FRONTAGE:	124.33m
LOT DEPTH:	39.02m (E) and 39.65m (W)
BUILDING INFORMATION	
BUILDING AREA:	383m ²
BUILDING FLOOR AREA:	1584m ²
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	AM10 H(20)	REQUIRED	PROPOSED
CITY OF OTTAWA ZONING BY-LAW No. 2008-250			
MINIMUM LOT AREA	NONE		4713.41m ²
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		1.81m
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		11.98m
HYDRO SETBACK	5m		5.00m
MAXIMUM FLOOR SPACE INDEX	N/A		
GLAZING REQUIREMENTS	50% OF FRONT FACADE, MEASURED FROM GRADE TO 4.5m HEIGHT		37m ² of 74.6m ² 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 486m ² = 72.9m ²		16.5% = 80m ²
AMENITY AREA REQUIREMENTS	Table 137 - Apartment building, low-rise over 4 units: 6m ² per dwelling unit = 126m ² 50% Communal = 63m ²		150m ² 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)

LEGEND

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

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

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	28/12/2022	SPC RESPONSE 1
7	26/06/2023	SPC RESPONSE 2

INGENIEUR / ENGINEER
(Mechanical & Electrical) / (Mechanical & Electrical)

INGENIEUR / ENGINEER
(Structure) / (Structure)

Client / Client

Architecte / Architect
Collectif d'architectes

Fig. 1
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Fig. 2
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T. 613 695-6122

Architecte / Architect
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Ontario Association of Architects
ROBERTO CRIMOS
7401
JANUARY 2024

Project / Projet

3-STOREY RESIDENTIAL BUILDING

1983 CARLING AVENUE

Title / Titre

SITE PLAN

Drawn by / Dessiné par: 2044
Author / Auteur: 2044
No. project / Numéro de projet: 2044
No. design / Drawing number / Révision / Revision: 1
Checked / Vérifié par: 2044
Escale / Scale: 1:500

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

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